

Project Overview

The project is located at the southeast corner of Morse Road and Clinton Street on a previously approved lot split (48 Clinton Street) of approximately .19 acres. The new proposed commercial building is approximately 2,642 sf with ground floor retail/showroom (1,969 sf) and an open mezzanine level (673 sf) with a workroom/studio. The primary entrance is facing Clinton Street with a secondary entrance to the south (back) facing the parking lot. The new entrance drive is off Morse Road to the west, and includes a new parking lot with 14 spaces. There are an additional (20) available on-street/shared parking spaces (15 existing, 5 proposed).

The proposed building is 37'-0" high at the ridge of the roof with a 15:12 roof slope. The standing seam metal roof includes matching 6" half-round metal gutters and 4" downspouts. The building's exterior material/finish is an EIFS/Stucco system. The window system is being proposed as a Pella Reserve "Contemporary" aluminum clad wood window. A large bay window faces west and is made-up of aluminum clad, wood window system.

On the east side of the building is an outdoor, covered pergola that will be constructed on wood timber framing with wood screen/trellis panels in between wood timber posts. Two large "barn" wood paneled doors (6'w x 12'h) flank the primary entrance on Clinton Street. The barn doors are hung from a heavy-duty metal flat track/sliding/hanging system, which may be exposed or concealed above the head of the windows above.



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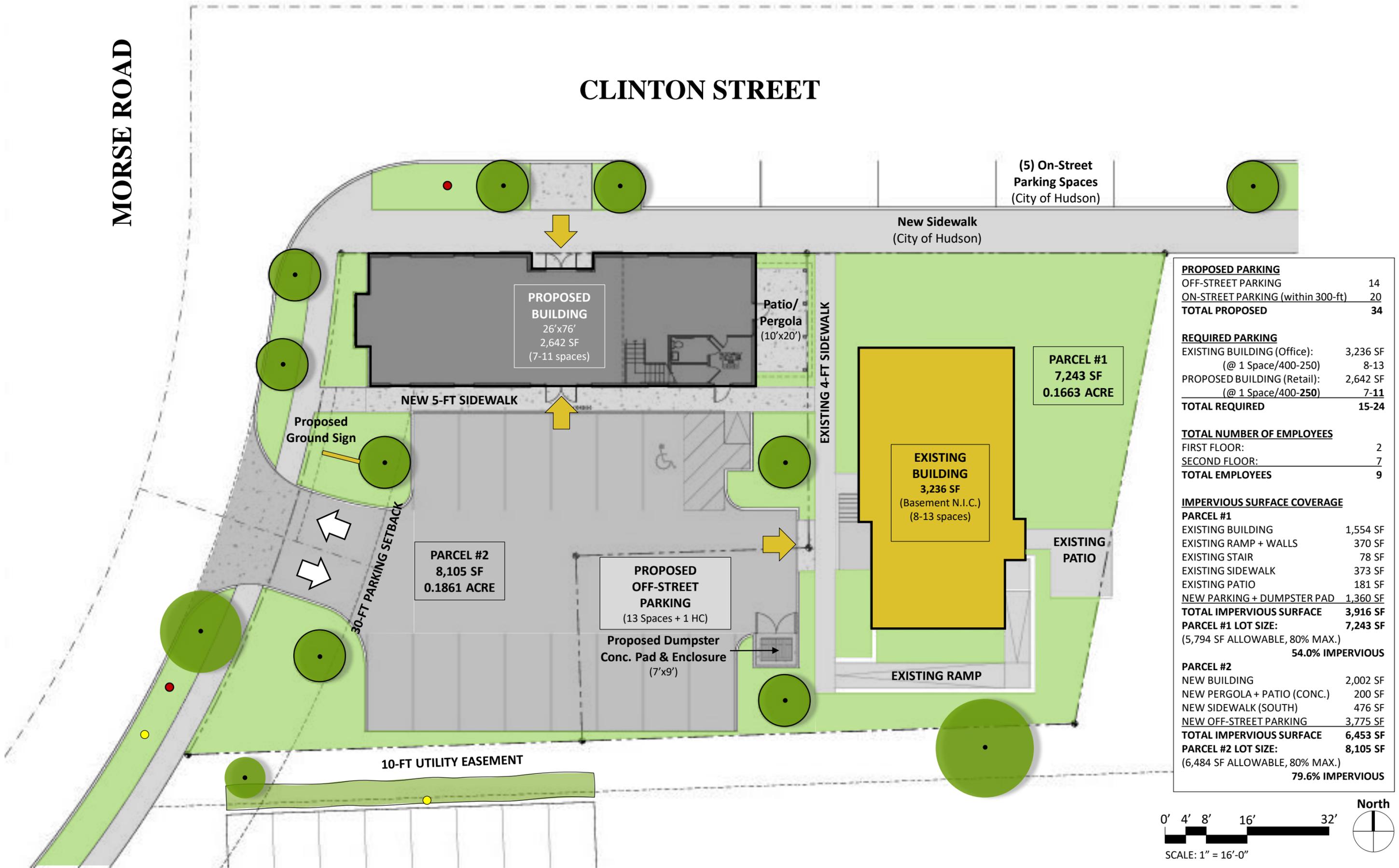
Smiths Curated Building Site Location Map

48 Clinton Street, Hudson, OH



MORSE ROAD

CLINTON STREET



(5) On-Street
Parking Spaces
(City of Hudson)

New Sidewalk
(City of Hudson)

PROPOSED
BUILDING
26'x76'
2,642 SF
(7-11 spaces)

Patio/
Pergola
(10'x20')

PARCEL #1
7,243 SF
0.1663 ACRE

EXISTING
BUILDING
3,236 SF
(Basement N.I.C.)
(8-13 spaces)

Proposed
Ground Sign

NEW 5-FT SIDEWALK

EXISTING 4-FT SIDEWALK

EXISTING
PATIO

PARCEL #2
8,105 SF
0.1861 ACRE

PROPOSED
OFF-STREET
PARKING
(13 Spaces + 1 HC)

Proposed Dumpster
Conc. Pad & Enclosure
(7'x9')

EXISTING RAMP

10-FT UTILITY EASEMENT

30-FT PARKING SETBACK

PROPOSED PARKING	
OFF-STREET PARKING	14
ON-STREET PARKING (within 300-ft)	20
TOTAL PROPOSED	34
REQUIRED PARKING	
EXISTING BUILDING (Office): (@ 1 Space/400-250)	3,236 SF 8-13
PROPOSED BUILDING (Retail): (@ 1 Space/400-250)	2,642 SF 7-11
TOTAL REQUIRED	15-24
TOTAL NUMBER OF EMPLOYEES	
FIRST FLOOR:	2
SECOND FLOOR:	7
TOTAL EMPLOYEES	9
IMPERVIOUS SURFACE COVERAGE	
PARCEL #1	
EXISTING BUILDING	1,554 SF
EXISTING RAMP + WALLS	370 SF
EXISTING STAIR	78 SF
EXISTING SIDEWALK	373 SF
EXISTING PATIO	181 SF
NEW PARKING + DUMPSTER PAD	1,360 SF
TOTAL IMPERVIOUS SURFACE	3,916 SF
PARCEL #1 LOT SIZE:	7,243 SF
(5,794 SF ALLOWABLE, 80% MAX.)	
	54.0% IMPERVIOUS
PARCEL #2	
NEW BUILDING	2,002 SF
NEW PERGOLA + PATIO (CONC.)	200 SF
NEW SIDEWALK (SOUTH)	476 SF
NEW OFF-STREET PARKING	3,775 SF
TOTAL IMPERVIOUS SURFACE	6,453 SF
PARCEL #2 LOT SIZE:	8,105 SF
(6,484 SF ALLOWABLE, 80% MAX.)	
	79.6% IMPERVIOUS

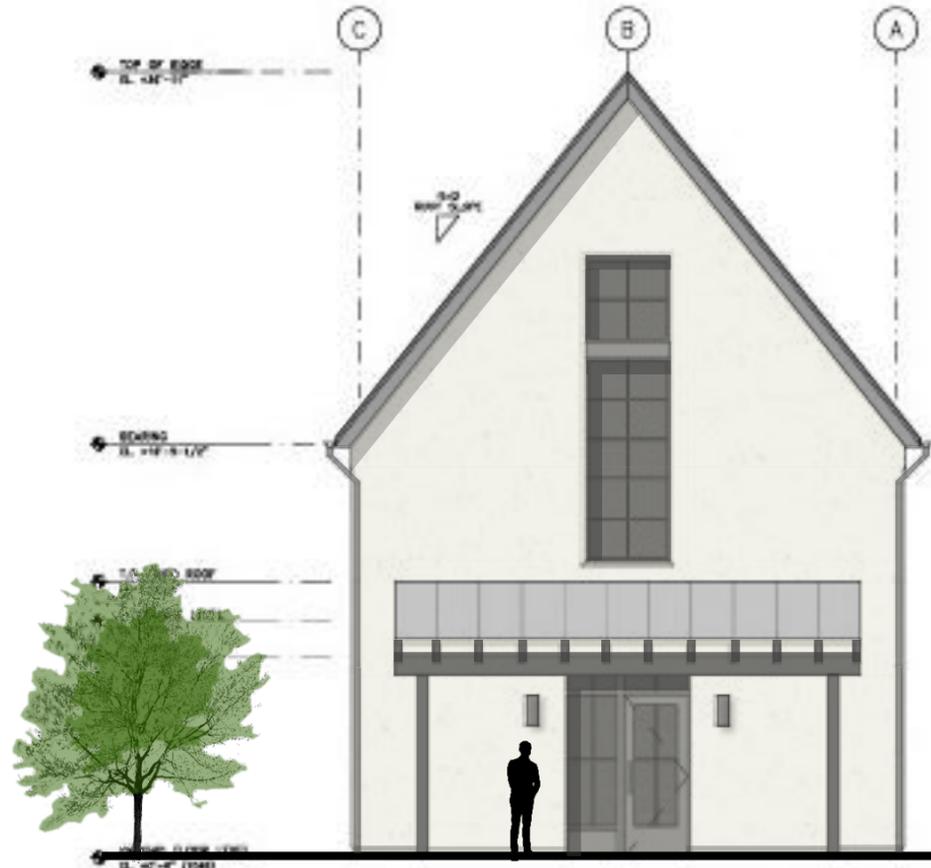


Smiths Curated Building Proposed Site Plan

48 Clinton Street, Hudson, OH



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East Elevation



Wood Pergola & Screen



- Standing Seam Metal Roof
- Wood Timber Framing, Stained
- Teak Wood Screen/Trellis w/ Square Openings
- Boxwood Hedges



North Elevation (Clinton Street)

- Standing Seam Metal Roof
- 6" Half-Round Metal Gutter
- EIFS/Stucco System w/ Fine Sand Finish
- Aluminum Clad Bay Window
- Aluminum Clad Window (Fixed) and Base Panel
- Exposed Concrete Base

Smiths Curated Building Proposed Elevations

48 Clinton Street, Hudson, OH





West Elevation (Morse Road)

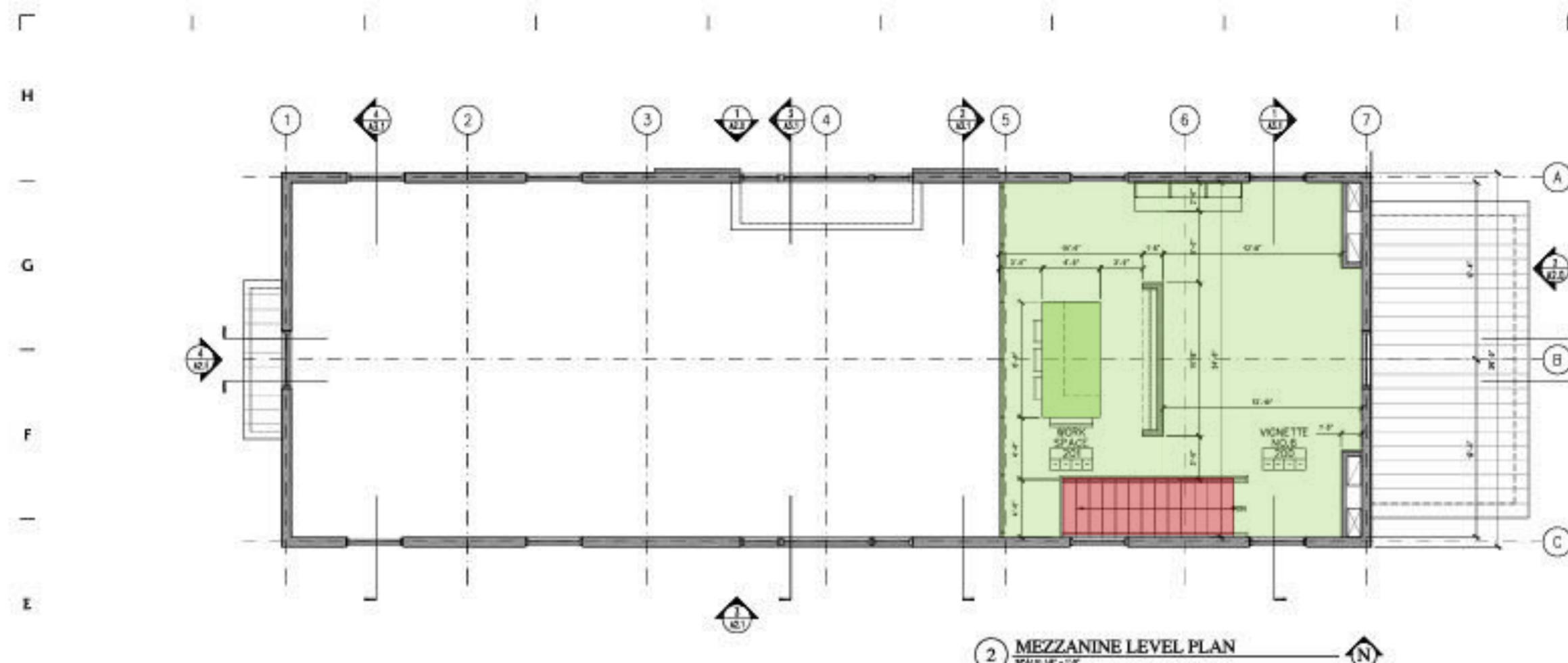


South Elevation (Parking Lot)

Smiths Curated Building Proposed Elevations

48 Clinton Street, Hudson, OH

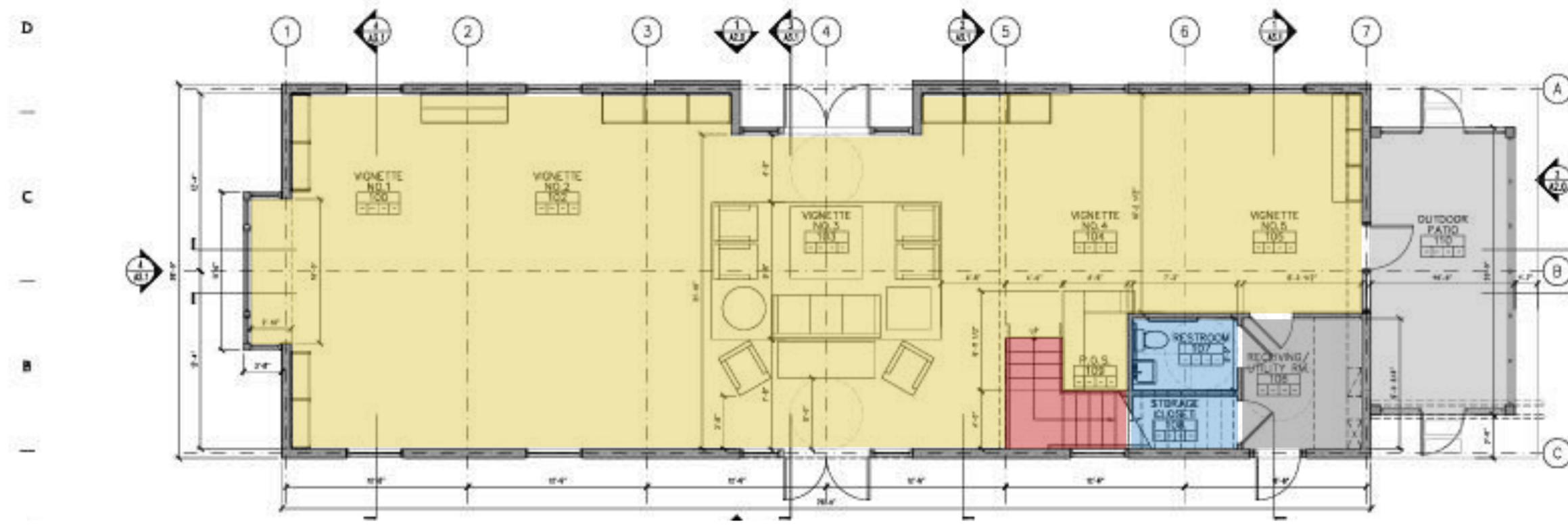




2 MEZZANINE LEVEL PLAN
SCALE 1/4" = 1'-0"

- KEYNOTES:**
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- NOTES:**
- A. ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - B. REFER TO SHEET A4.8 INTERIOR ELEVATIONS FOR ADDITIONAL MATERIAL AND FINISH SCOPE OF WORK.



ROOM FINISH CODES:

FLOOR	WALL	CEILING	FLOOR
1. ENTRY	A	1	A
2. OFFICE	B	2	B
3. OFFICE	C	3	C
4. OFFICE	D	4	D
5. OFFICE	E	5	E

- LEGEND:**
- EXISTING MASONRY WALL
 - EXISTING CONSTRUCTION
 - REMOVE EXISTING CONSTRUCTION
 - NEW CONSTRUCTION
 - NEW CMU BLOCK FOUNDATION WALL
 - INDICATES EXISTING/NEW CEILING HEIGHT BREAK POINTS



Smiths Curated Building Site Looking North

48 Clinton Street, Hudson, OH





Smiths Curated Building Site Looking East

48 Clinton Street, Hudson, OH





Smiths Curated Building Site Looking South

48 Clinton Street, Hudson, OH





Smiths Curated Building Site Looking West

48 Clinton Street, Hudson, OH





Lake Forest Country Club



Lake Forest House, 1928



Lake Forest House, 1928

Smiths Curated Building Gable-End Roof Precedents

48 Clinton Street, Hudson, OH





Stucco Finish, 39 Clinton Street

Smiths Curated Building Surrounding Buildings

48 Clinton Street, Hudson, OH





Hudson Library, Brick Finish w/o Base

Smiths Curated Building Surrounding Buildings

48 Clinton Street, Hudson, OH



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Vinyl Siding, 86 Owen Brown Street

Smiths Curated Building Surrounding Buildings

48 Clinton Street, Hudson, OH



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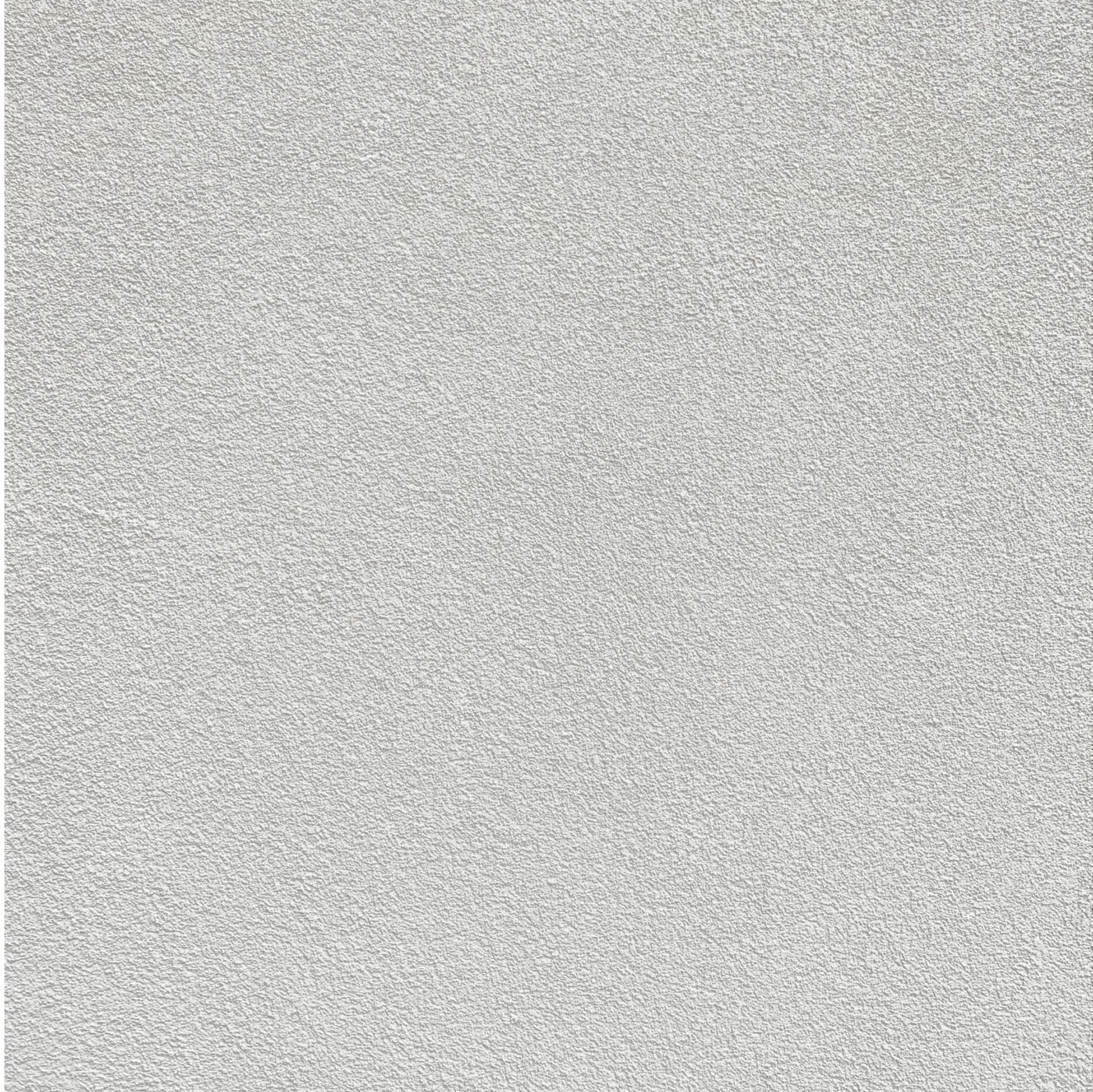
Metal Siding, 86 Owen Brown Street

Smiths Curated Building Surrounding Buildings

48 Clinton Street, Hudson, OH



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Stucco, Fine Sand Finish

