



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

**PLANNING COMMISSION
CASE NO. 2020-377**

**SITE PLAN REVIEW FOR A PROPOSED BUILDING
48 CLINTON STREET**

DECISION

Based on the evidence and representations to the Commission by the applicant and property owner Todd Smith, JMS Property Group LTD, 48 Clinton Street, Hudson, Ohio 44236, and City staff at a public meeting of the Planning Commission held remotely via video-conference pursuant to HB 197 on at its regular meeting on June 8, 2020. The Planning Commission approved the application for a free-standing building 2,452 square feet footprint with a mezzanine level above and an outdoor patio and pergola at 48 Clinton Street, Parcel #3202053 per Case No. 2020-377 according to plans submitted on May 11, 2020 with the condition that the applicant must address the following:

1. A 30 foot wide access easement to the City of Hudson shall be granted for the underground detention system and shall also be 30 feet past the 100-year water surface of the system.
2. Conditional upon approval from the Board of Zoning and Building Appeals for the requested variance to the parking lot perimeter landscaping requirement.
3. An exterior lighting plan and fixture spec sheets including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
4. The comments of Assistant City Engineer Nate Wonsick must be addressed per the May 29, 2020 correspondence.
5. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
6. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

Dated: June 8, 2020

CITY OF HUDSON
PLANNING COMMISSION

Thomas Harvie, Chair

Meeting Date:

June 8, 2020

Location:

48 Clinton Street

Parcel Number

3202053

Request:

Site Plan Application

Applicant:

Laura Yeager Smith

Property Owner:

JMS Property Group LTD

Zoning:

D5-Village Core District

Case Manager:

Kris McMaster

Staff Recommendation

Approval subject to
conditions on page three.

Contents

- Site Plan/Elevations,
5/11/20
- Development Plans,
5/11/20
- Landscaping Plan.
5/11/2020
- Photos, 5/29/20
- Asst. City Engineer
review, 5/29/20
- Fire Marshal review,
5/14/20



Existing Conditions, City of Hudson GIS

Project Background:

The property at 44 Clinton Street was split into two lots on February 19, 2019. The newly created lot, 48 Clinton Street is located west of 44 Clinton Street. Planning commission granted approval for a 5,016 square foot building On February 10, 2019, per case 19-3897. Since that time the approval has expired, and the property owner has prepared a revised design. The current proposal includes proposing a free-standing building 2,452 square feet footprint with a mezzanine level above and an outdoor patio and pergola. The new building will be used for a retail home furnishing and showroom. The two properties will utilize a shared access and parking area. This parcel will be under separate ownership except for an easement to utilize the driveway and parking for 44 Clinton Street. The cross-access easement agreement was recorded May 23, 2019.

	Sq. Ft.	# of Parking Spaces on site
New Bldg. 2020	2452	14
Proposed Bldg. 2019	5409	8

Adjacent Development:

To the south and east is the Hudson Library & Historical Society, to the north is office and business and to the west is property owned by the City of Hudson and future location of Downtown Phase II. All adjacents on located in District 5-Village Core District.

District Standards (Section 1205)

- ☒ **Property Standards** Application complies with applicable standards
- ☒ **Non-Residential Uses-Shared Parking** A Cross Parking, Access and Use Declaration Document #564722505 for 44 and 48 Clinton Street and recorded on May 23, 2019.
- ☒ **Pedestrian Amenities** The existing sidewalk abutting the curb will be relocated and widened to match the rest of Clinton Street. City council authorized assisting in the establishment of on-street spaces and widened sidewalk per Ordinance #18-195 approved January 8, 2019.

Use Standards (Section 1206)

- ☒ **Use** The development proposes a free-standing building 2,452 square feet with a mezzanine level above and an outdoor patio and pergola to accommodate a retail home furnishing and showroom. The proposed use is permitted by right.

Site Plan Standards (Section 1207)

- ☒ **Impervious Surface** The impervious surface coverage may be no more than 80% of the total gross lot area. Application complies with applicable standards
- ☒ **Wetlands/Streams** No suspect wetland areas were noted. A riparian setback is located east of the site, however, will not impact the development.
- ☐ **Stormwater Management** A 30' wide access easement to the City of Hudson shall be granted to the underground detention pipes and shall also be 30' past the 100-year water surface of the system. Show the limits of this easement on the improvement plans. This easement shall be recorded prior to acceptance of the improvements. (Condition 1)
- ☒ **Parking** The applicant has proposed 14 spaces onsite with 22 existing on street spaces within in 300 feet of the parcel and 5 proposed on-street spaces for a total of 41 spaces. Application complies with applicable standards.

44 and 48 Clinton Street			
	Sq. ft	Regulation	Spaces Req
Existing Building (Office)	3236	One per 250-400 sq ft	8-13
Proposed Building (Retail/Studio)	2452	One per 250-400 sq ft	6-10
TOTAL		5,689	14-23

- ☐ **Perimeter Landscaping** Code requires a 5-foot parking lot landscape buffer to the adjacent property to the south. The applicant has submitted an application the Board of Building and Appeals Board for a variance of 4'2" from the required 5-foot setback resulting in a 10-inch setback from the south property line to be reviewed at the BZBA Meeting of June 18, 2020. (Condition 2) Applicant should indicate if any landscaping will be installed along the parking lot perimeter.
- ☐ **Exterior Lighting** An exterior lighting plan and fixture spec sheets including photometrics should be submitted in compliance with applicable standards of Section 1207.18(g) (Condition 3).

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2020-337 Received May 11, 2020	June 5, 2020

- ☒ **Architectural Design** The AHBR has reviewed the design informally on 5/27/20 and has provide comments to the applicant.

City Departments:

- ☐ **Engineering** Assistant City Engineer Nate Wonsick has submitted a review letter dated May 29, 2020. Mr. Wonsick notes the preliminary site plan is acceptable and comments on the plan will need to be addressed as noted in review letter. (Condition 4)
- ☒ **Fire Department** Fire Marshal Shawn Kasson has submitted a review letter dated May 14, 2020 and is acceptable with the proposed application.

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

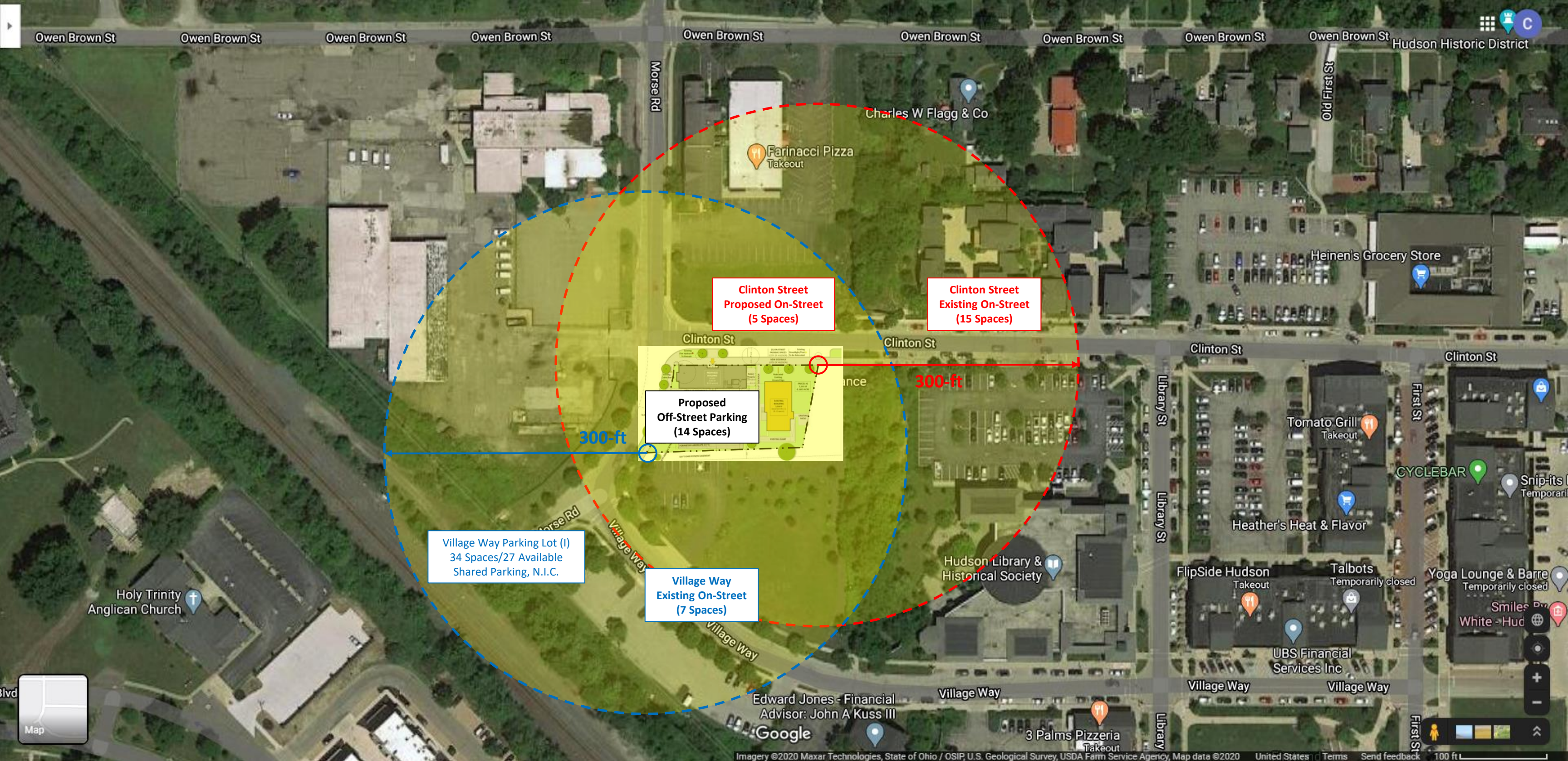
Required PC Action

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

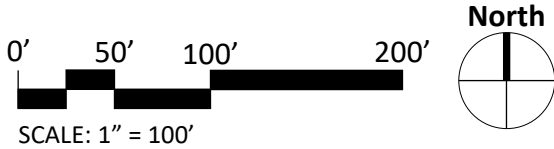
Approve the site plan in Case 2020-337 for 48 Clinton Street, Parcel #3202053, according to plans received May 11, 2020 subject to the following conditions:

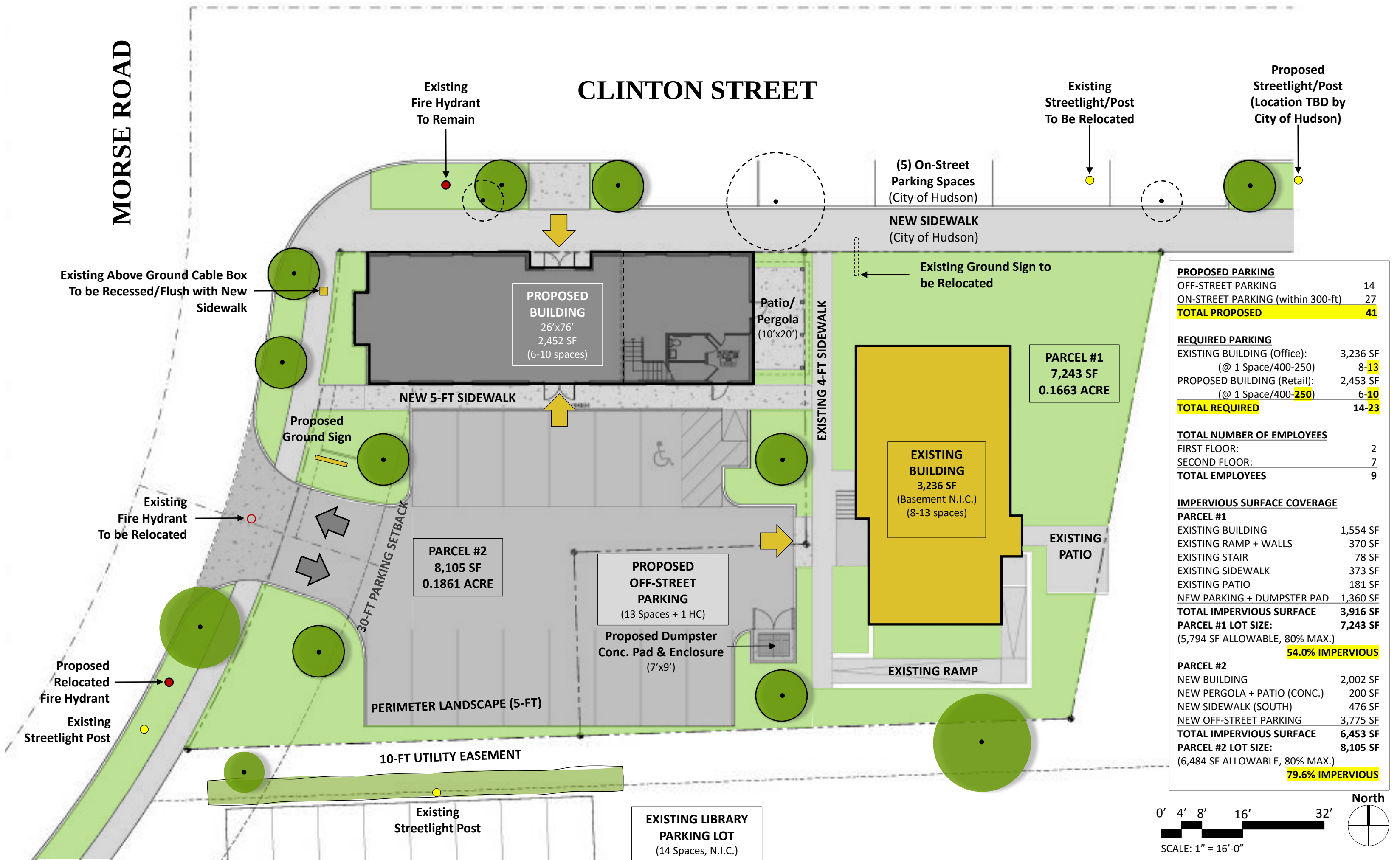
1. A 30' wide access easement to the City of Hudson shall be granted to the underground detention pipes and shall also be 30' past the 100-year water surface of the system.
2. Conditional upon approval from the Board of Zoning and Building Appeals for the parking lot perimeter landscaping requirement.
3. An exterior lighting plan and fixture spec sheets including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
4. The comments of Assistant City Engineer Nate Wonsick must be addressed per the May 29, 2020 correspondence.
5. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
6. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.



Shared Parking as permitted under Sec. 1207.12(h) of City of Hudson municipal code. City Code requires that shared parking spaces be located no more than **300-feet from the uses they are intended to serve.**

- 15 - Existing On-Street/Public Parking Spaces (Clinton Street)**
- 05 - Proposed On-Street (Clinton Street, South)**
- 14 - Proposed Off-Street (Proposed Parking Lot)**
- 07 - Existing On-Street Spaces (Village Way)**
- 41 Total Spaces**





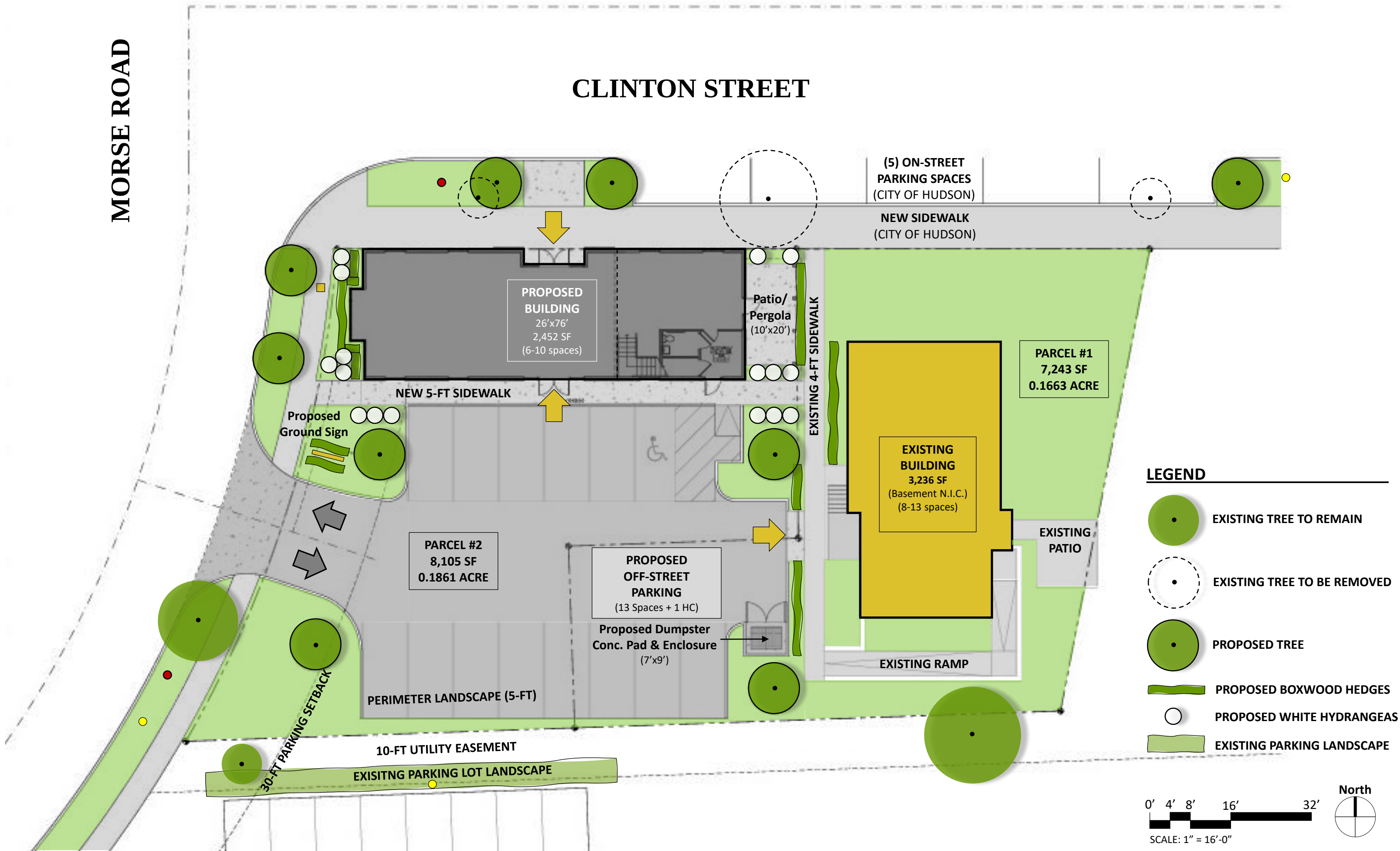
Smiths Curated Building Proposed Site Plan

48 Clinton Street, Hudson, OH



MORSE ROAD

CLINTON STREET



Smiths Curated Building Proposed Landscape Plan

48 Clinton Street, Hudson, OH



MORSE ROAD

CLINTON STREET

(3) Recessed Soffit Lighting
(Type 'A') &
(3) Building Signage Lighting
(Type 'B') above Entrance

**PROPOSED
BUILDING**
26'x76'
2,452 SF
(6-10 spaces)

(2) Wall
Sconce
Lighting
Type 'C'

Proposed
Ground Lighting
Type 'E'

(2) Wall Sconce Lighting
(Type 'D') &
(3) Building Signage Lighting
(Type 'B', above Entrance)

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

Existing
Wall-Mounted
Entrance Light

Proposed
Relocated
Streetlight/Post
(Location TBD by
City of Hudson)

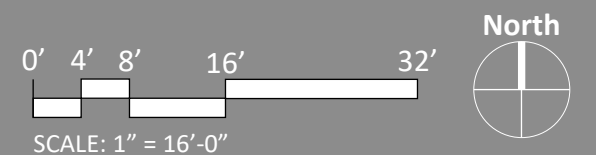
Existing
Streetlight/Post

10-FT UTILITY EASEMENT

Existing
Streetlight/Post

NOTE:

- REFER TO ATTACHED EXTERIOR LIGHTING CUTSHEETS FOR PROPOSED LIGHT FIXTURE TYPES AND PHOTOMETRICS.
- REFER TO BUILDING ELEVATIONS FOR EXTERIOR BUILDING LIGHT LOCATIONS



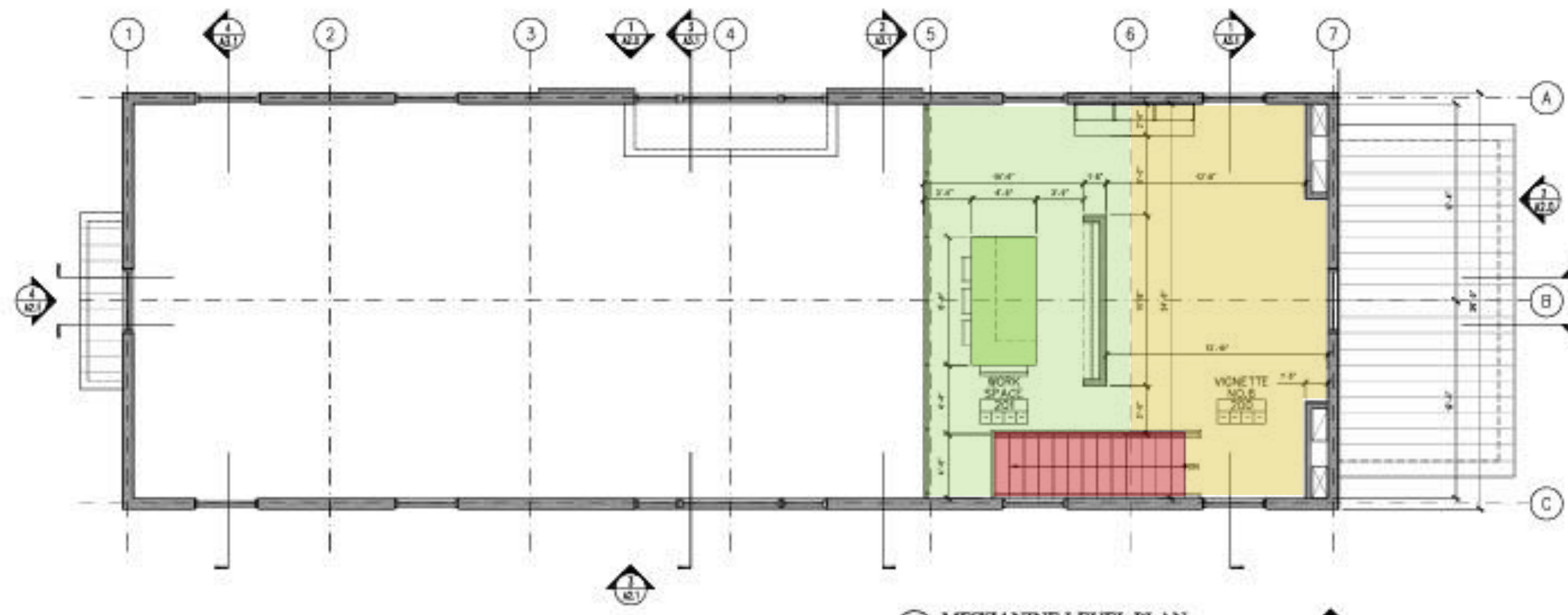
Smiths Curated Building Proposed Exterior Lighting Plan

48 Clinton Street, Hudson, OH



I 04
05.11.20

H
G
F
E
D
C
B
A



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

KEYNOTES: ①

- 1. EBT
- 2. EBT
- 3. EBT
- 4. EBT
- 5. EBT
- 6. EBT
- 7. EBT
- 8. EBT
- 9. EBT
- 10. EBT
- 11. EBT
- 12. EBT

NOTES:

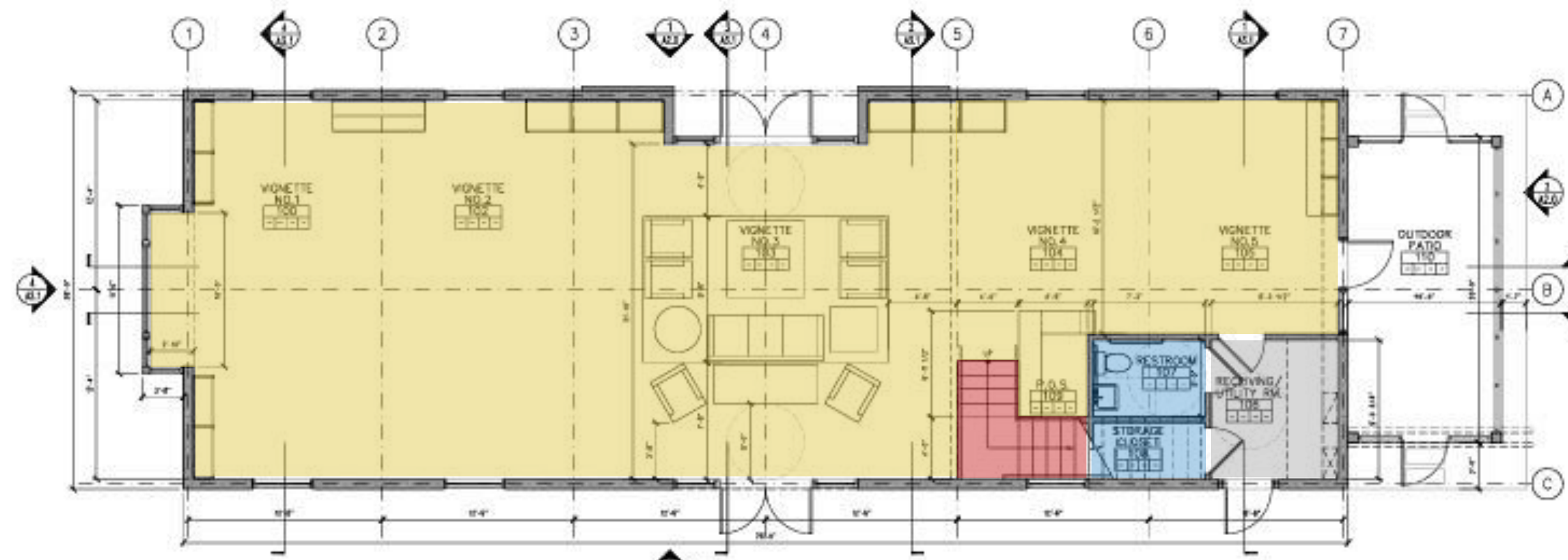
- A. ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- B. REFER TO SHEET A4.2 INTERIOR ELEVATIONS FOR ADDITIONAL MATERIAL AND FINISH SCOPE OF WORK.

ROOM FINISH CODES:

FLOOR	WALL	CEILING	FLOORING
1. ENTRY	1. EXISTING	1. EXISTING	1. EXISTING
2. OFFICE	2. EXISTING	2. EXISTING	2. EXISTING
3. OFFICE	3. EXISTING	3. EXISTING	3. EXISTING
4. OFFICE	4. EXISTING	4. EXISTING	4. EXISTING
5. OFFICE	5. EXISTING	5. EXISTING	5. EXISTING
6. OFFICE	6. EXISTING	6. EXISTING	6. EXISTING
7. OFFICE	7. EXISTING	7. EXISTING	7. EXISTING
8. OFFICE	8. EXISTING	8. EXISTING	8. EXISTING
9. OFFICE	9. EXISTING	9. EXISTING	9. EXISTING
10. OFFICE	10. EXISTING	10. EXISTING	10. EXISTING

LEGEND:

- EXISTING MASONRY WALL
- EXISTING CONSTRUCTION
- REMOVE EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW CMU BLOCK FOUNDATION WALL
- INDICATES EXISTING/NEW CEILING HEIGHT, ABOVE FINISHED FLOOR (AFF) OR FINISHED FLOOR LEVEL (FFL)
- ELECTRICAL POWER OUTLET



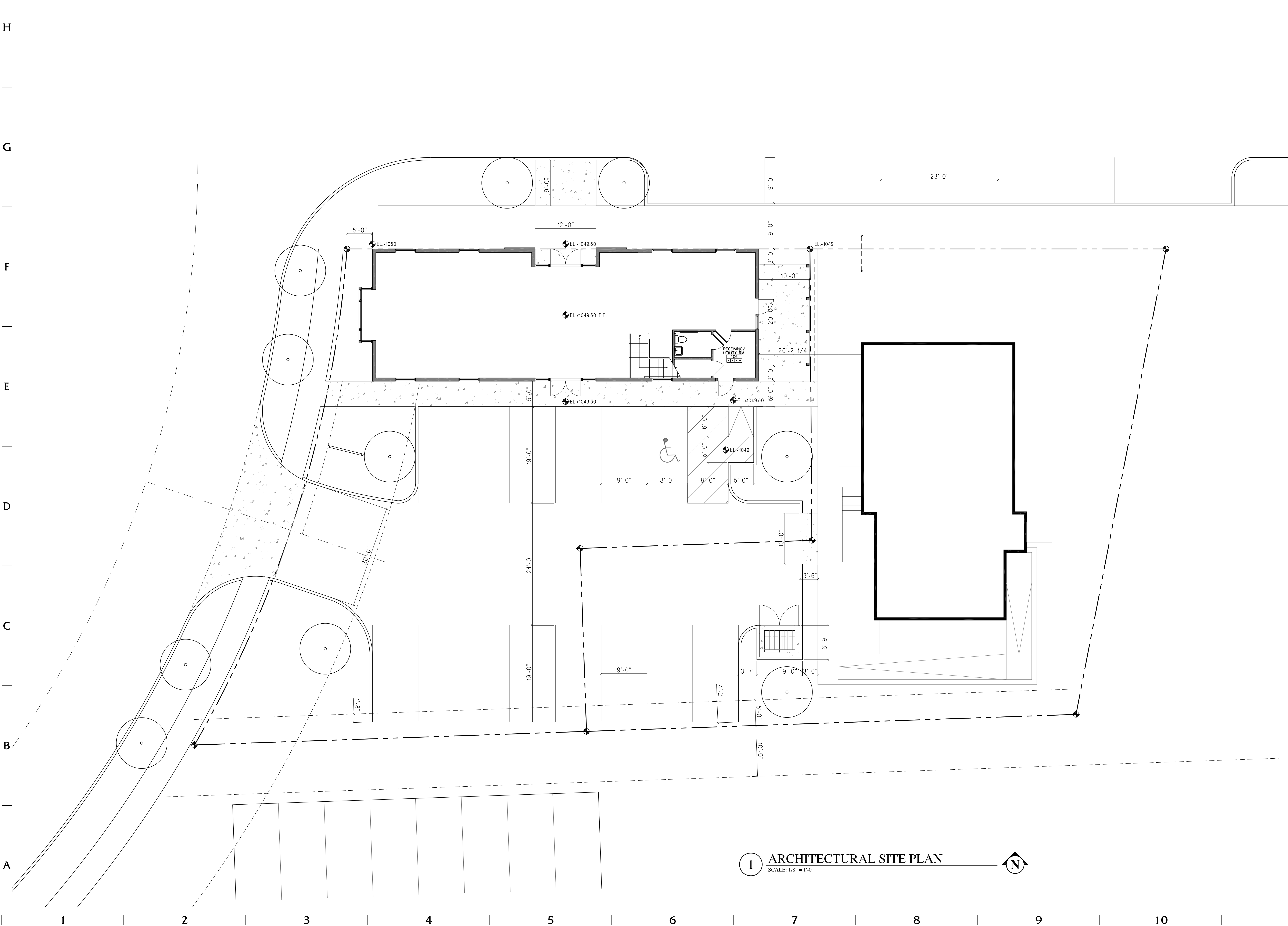
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SMITHS CURATED BUILDING
48 Clinton Street
Hudson, Ohio 44236

Sheet	Rev	Description
A1.1	1	MEZZANINE FLOOR
A1.1	2	MEZZANINE FLOOR
A1.1	3	MEZZANINE FLOOR
A1.1	4	MEZZANINE FLOOR
A1.1	5	MEZZANINE FLOOR
A1.1	6	MEZZANINE FLOOR
A1.1	7	MEZZANINE FLOOR
A1.1	8	MEZZANINE FLOOR
A1.1	9	MEZZANINE FLOOR
A1.1	10	MEZZANINE FLOOR

A1.1

A

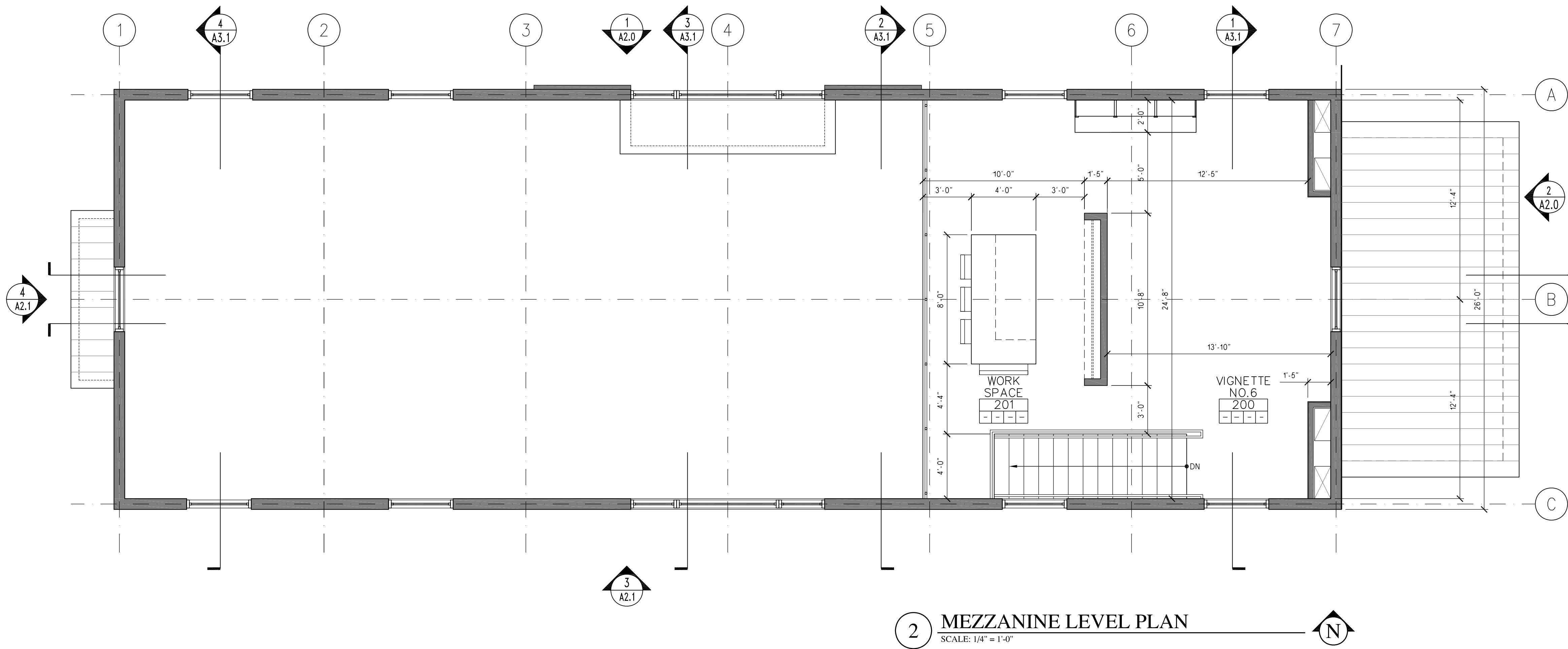


48 Clinton Street
Hudson, Ohio 44236

[illegible]Architectural
Site Plan

A0.1

H
G
F
E
D
C
B
A



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

KEYNOTES: ①

1. EDIT
2. EDIT
3. EDIT
4. EDIT
5. EDIT
6. EDIT
7. EDIT
8. EDIT
9. EDIT
10. EDIT
11. EDIT
12. EDIT

NOTES:

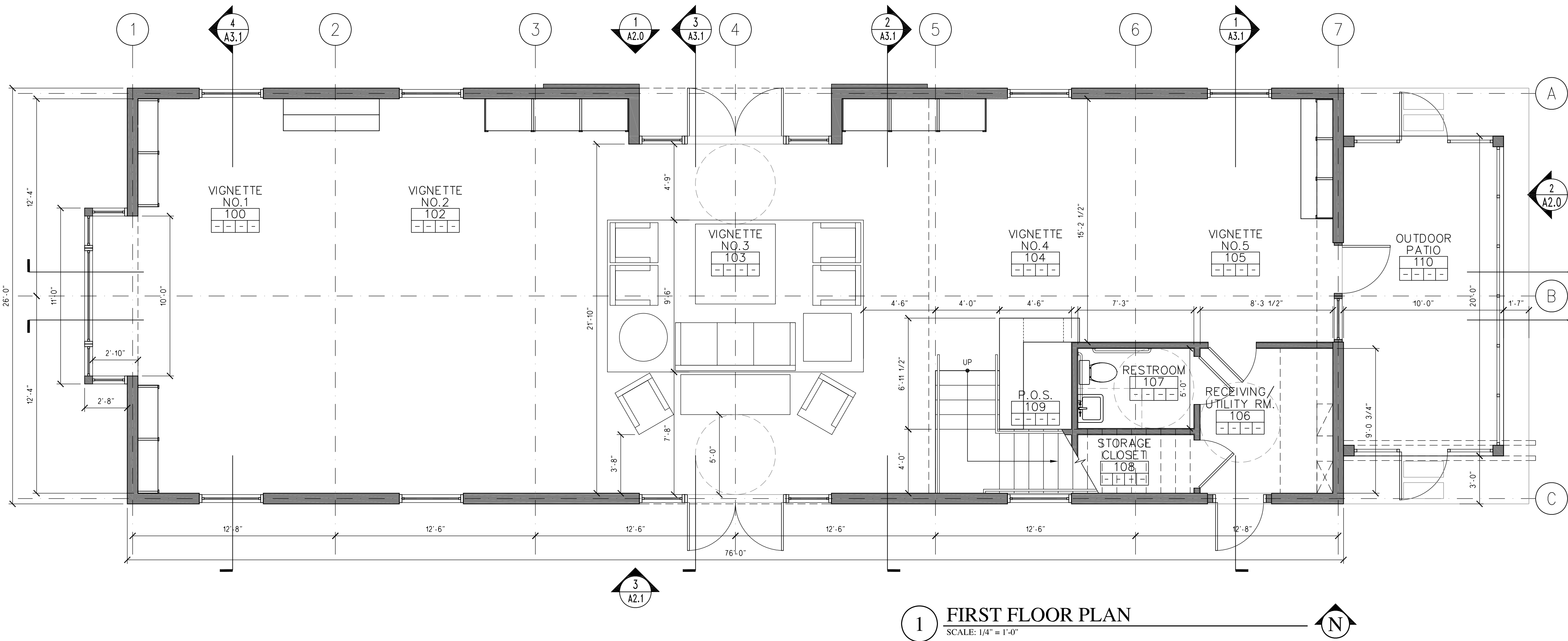
- ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), UNLESS NOTED OTHERWISE
- REFER TO SHEET A4.0 INTERIOR ELEVATIONS FOR ADDITIONAL MATERIAL AND FINISH SCOPE OF WORK.

ROOM FINISH CODES:

DET. SHEET ENLARGED PLAN	ROOM XXX	ROOM NAME	ROOM FINISH SCHEDULE: UNLESS OTHERWISE NOTED ON PLANS	
FLOOR	BASE	WALL	CEILING	
1 EXISTING CARPET	A EXISTING BRICK	1 EXISTING BRICK	A EXISTING PLASTER	
2 EXISTING CONCRETE	B WOOD BD. STAINED	2 EXISTING PLASTER	B EXIST./ACT PLASTER	
3 WOOD PLANK	C EXISTING/ PATCH	3 WD. PANEL STAINED	C EXISTING WD. PANEL	
4 EXISTING/ PATCH		4 GYPSUM BD PAINTED	D GYPSUM BD PAINTED	
		5 EXISTING/ PATCH	E NO WORK	

LEGEND:

- EXISTING MASONRY WALL
- EXISTING CONSTRUCTION
- REMOVE EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW CMU BLOCK FOUNDATION WALL
- INDICATES EXISTING/NEW CEILING HEIGHT, ABOVE FINISHED FLOOR (A.F.F.) OR FINISHED FLOOR LEVEL (F.F.L.)
- ELECTRICAL POWER OUTLET

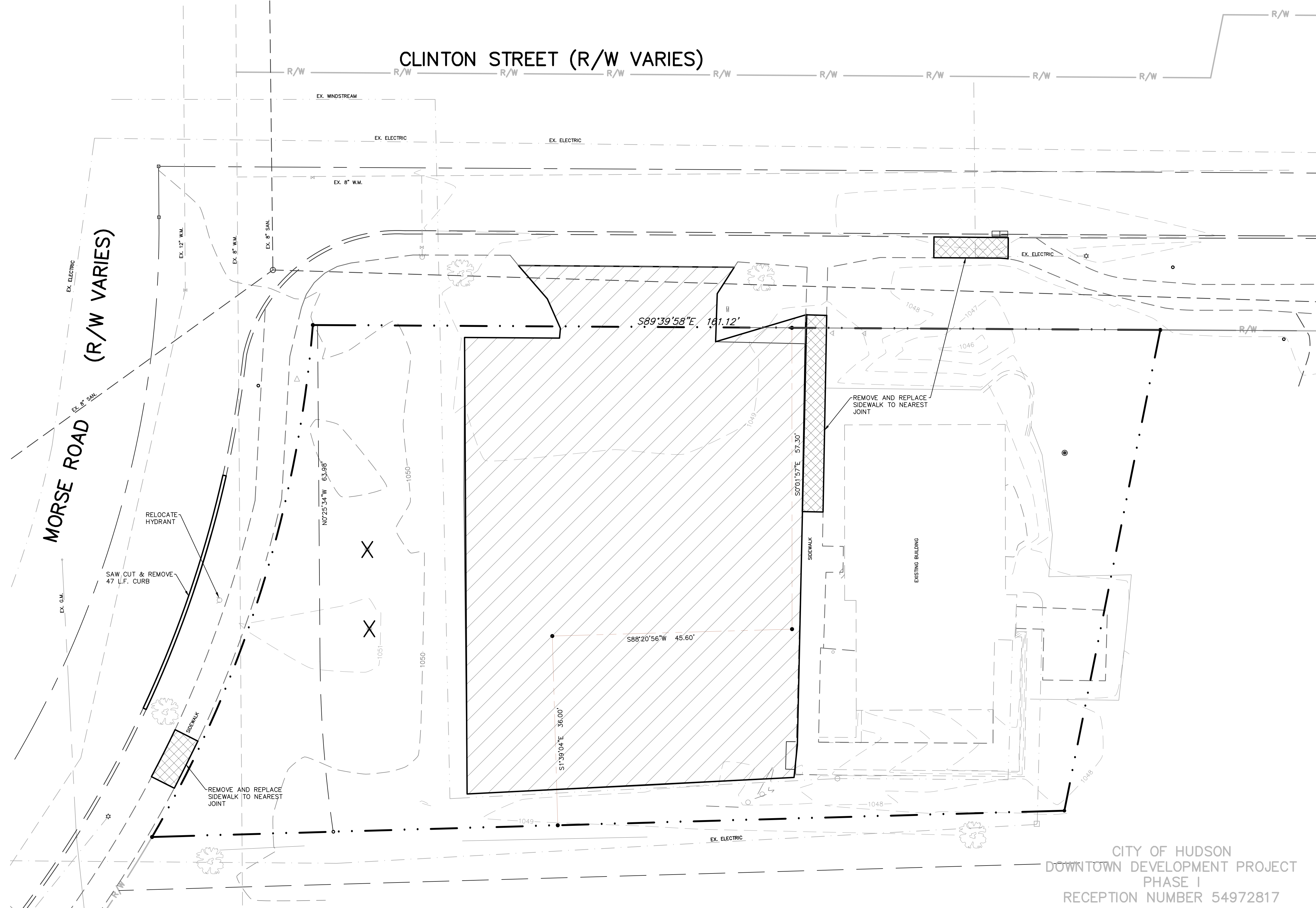


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SMITHS CURATED BUILDING
48 Clinton Street
Hudson, Ohio 44236

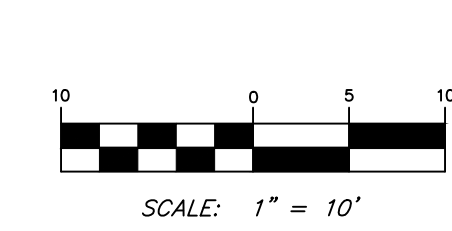
Date	PC SUBMITTAL
05/11/20	
Scale	As Noted
First Floor & Mezzanine Plans	
A1.1	

f:/44 Clinton/3d dwg/dwg/bose-44 clinton site plan (Demo) 2-1-2019



SITE DATA

IMPERVIOUS AREA:
PRE CONSTRUCTION = 8006 S.F. = 52%
POST CONSTRUCTION = 9987 S.F. = 66%
TOTAL SITE AREA = 15,348 S.F. = 0.3523 Ac.



BASIS OF BEARINGS:
OHIO STATE PLANE
COORDINATES NAD 83,
OHIO NORTH ZONE
COMB. FACTOR 0.9999321

LEGEND

- 5/8" IRON PINS TO BE SET
(WITH IDENTIFICATION CAPS 7604)
- IRON PIN FOUND AS NOTED
- MONUMENT BOX WITH 1" IRON PIN FOUND AS NOTED

FLOOD ZONE

PARCEL LIES IN FLOOD ZONE X (AREA
DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) PER FLOOD
INSURANCE RATE MAP NO. 39153C0127E
WITH AN EFFECTIVE DATE OF JULY 20,
2009.

LEGEND

- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- TREE TO BE REMOVED
- BUSH TO BE REMOVED

CITY OF HUDSON
DOWNTOWN DEVELOPMENT PROJECT
PHASE I
RECEPTION NUMBER 54972817

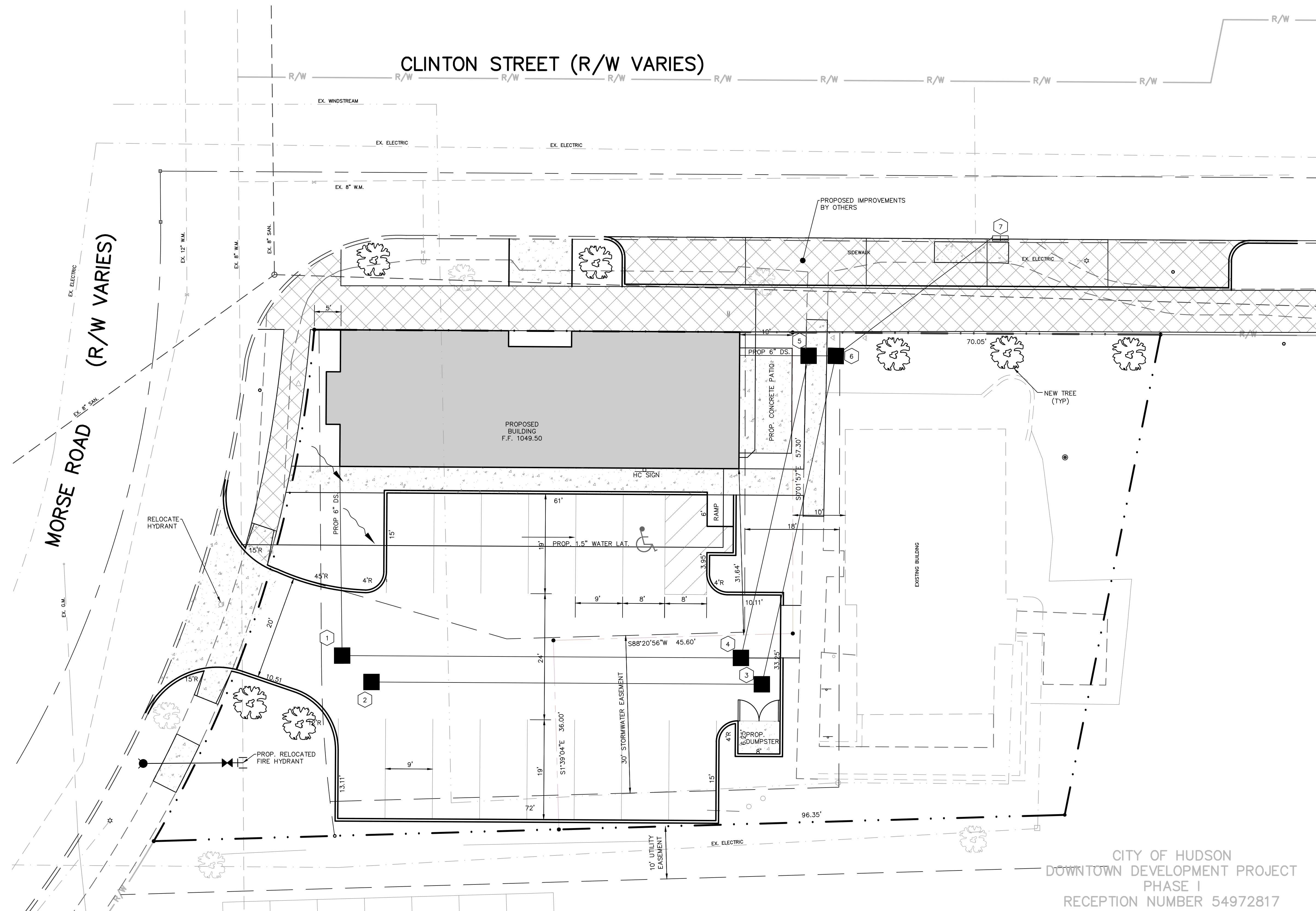


Prepared By
SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS — SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836-6661

Demolition Plan for
SMITH CURATED BUILDING
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 10'

MAY, 2020



BASIS OF BEARINGS:
OHIO STATE PLANE
COORDINATES NAD 83,
OHIO NORTH ZONE,
COMB. FACTOR 0.9999321

LEGEND

- 5/8" IRON PINS TO BE SET
(WITH IDENTIFICATION CAPS 7604)
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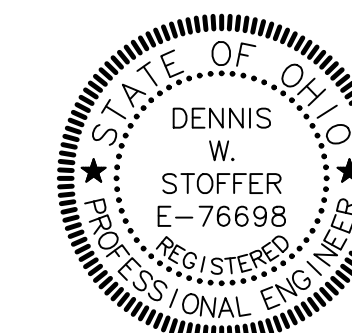
FLOOD ZONE

PARCEL LIES IN FLOOD ZONE X (AREA
DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) PER FLOOD
INSURANCE RATE MAP NO. 39153C0127E
WITH AN EFFECTIVE DATE OF JULY 20,
2009.

NOTES:

1. ALL ROOF DRAINS SHALL BE CONNECTED
TO THE UNDERGROUND SYSTEM.
2. STORMWATER EASEMENT TO INCLUDE
DRIVE ACCESS TO MORSE ROAD.
3. PAVEMENT DIMENSIONS ARE EDGE OF
PAVEMENT OR FACE OF CURB.
4. IMPERVIOUS AREA FOR PARCEL 1 IS 0.09
AC. WHICH IS 54.0% OF THE SITE.
IMPERVIOUS AREA FOR PARCEL 2 IS 0.15
AC. WHICH IS 79.6% OF THE SITE. THE
IMPERVIOUS AREA FOR THE TOTAL
PROJECT IS 0.24 AC. WHICH IS 68.6% OF
THE SITE.
5. PARKING SPACES PROVIDED: 14 SPACES
OFF-STREET PARKING, 20 SPACES
ON-STREET PARKING (WITHIN 300 FEET).
TOTAL PROVIDED SPACES = 34.
6. REQUIRED PARKING = 23 SPACES

CITY OF HUDSON
DOWNTOWN DEVELOPMENT PROJECT
PHASE I
RECEPTION NUMBER 54972817



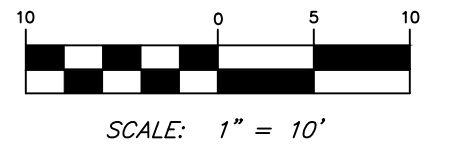
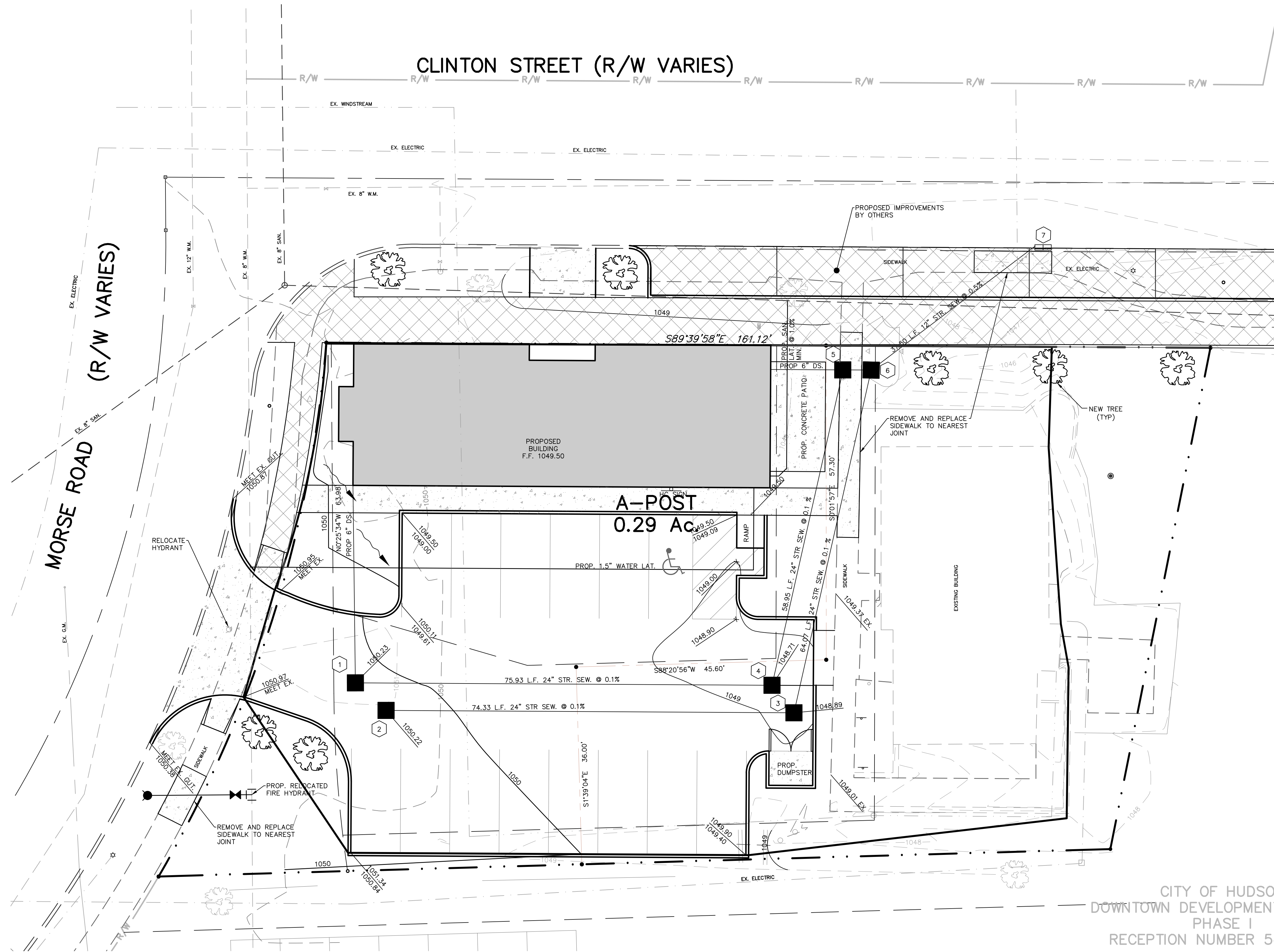
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SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS — SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836-6661

Geometric Plan for
SMITHS CURATED BUILDING
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 10'

MAY, 2020

f:/44 Clinton/3d dwg/bose-44 clinton site plan (post development)
12-14-2018



BASIS OF BEARINGS:
OHIO STATE PLANE
COORDINATES NAD 83,
OHIO NORTH ZONE.
COMB. FACTOR 0.9999321

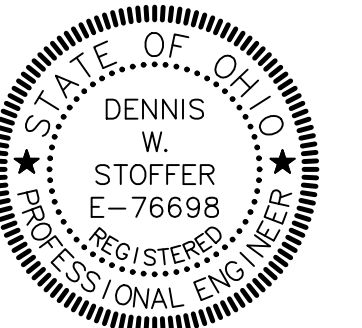
LEGEND

- 5/8" IRON PINS TO BE SET
(WITH IDENTIFICATION CAPS 7604)
- IRON PIN FOUND AS NOTED
- MONUMENT BOX WITH 1" IRON PIN FOUND AS NOTED

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ANNUAL CHANCE FLOODPLAIN) PER FLOOD
INSURANCE RATE MAP NO. 39153C0127E
WITH AN EFFECTIVE DATE OF JULY 20,
2009.

CITY OF HUDSON
DOWNTOWN DEVELOPMENT PROJECT
PHASE I
RECEPTION NUMBER 54972817



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SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS — SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836-6661

Post Development Plan for
SMITHS CURATED BUILDING
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 10'

MAY, 2020

PROPOSED STORM STRUCTURE DATA				
No.	STRUCTURE	TOP	INV.	PIPE INFORMATION
1	CB	1050.22	1046.74-6" N. 1045.24-24" E.	75.93 L.F. 24" HDPE @ 0.1%
2	CB	1050.22	1045.24-24" E.	74.33 L.F. 24" HDPE @ 0.1%
3	CB	1049.39	1045.16-24" N. & S.	64.07 L.F. 24" HDPE @ 0.1%
4	CB	1048.68	1045.16-24" N. & S.	58.95 L.F. 24" HDPE @ 0.1%
5	CB	1049.50	1046.60-6" W. 1045.10-24" E. & S.	5.12 L.F. 24" HDPE @ 0.1%
6	CONTROL STRUCTURE	1049.50	1045.09-24" N., S. & N.E.	37.50 L.F. 24" HDPE @ 0.5%
7	EX. CB	1047.60	1044.90-12" S.W.	



ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

Date: May 29, 2020

To: Kris McMaster, City Planner, Community Development

From: Nate Wonsick, P.E., Assistant City Engineer

Re: **48 Clinton Street New Building**
Preliminary Engineering Approval - Viewpoint #20-337

The City of Hudson Engineering Department has reviewed the preliminary plan for the above referenced site and recommends preliminary approval. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

Other agency approvals that will be needed prior to the City of Hudson Final Engineering acceptance include:

1. Summit County Building Standards shall review the building structures and fire lines.
2. Summit County DSSS shall review and approve the sanitary sewer for this site. (note: there will likely be no basement or hung plumbing due to routine sanitary backups in this area of the system.)
3. Northeast Ohio Regional Sewer District shall review the storm water management system.
4. Submit documentation of approval of all the above.

General Comments:

5. A professional engineer with a current Ohio registration shall stamp, sign and date the plans for all applicable engineering work including the storm water management calculations.
6. Bonds and fees will be identified when more detailed plan is submitted.
7. The City will perform a complete and thorough review when the complete set of improvement plans and reports are submitted to the City at a future date and the City reserves the right to add to these comments as needed.

Detailed Plan Comments:

8. The commercial drive apron shall be 8" **MS** concrete. See Hudson Engineering Standards.
9. Add notes to the plans regarding the construction phasing of the proposed work, impacts to the right-of-way, and maintenance of traffic. Items to include are as follows: Staging, vehicle locations, material delivery and storage, sidewalk detours, etc. This shall be reviewed and included in the plans. Agreements for staging may need to be worked out with nearby properties.
10. No road closures will be permitted. All work within the R/W shall be approved by the City of Hudson.
11. All utility trenches within the City of Hudson Right of Way shall be per the City of Hudson Engineering Standards. Add the City trench detail to the plans.

Storm Sewer/ Storm Water Management Comments:

12. A professional engineer shall stamp and sign the storm water management plans and calculations.
13. Provide pre and post drainage area maps with the storm water management report.

14. Submit a draft copy of the Long Term Maintenance Agreement for the underground detention pipes.
15. All storm sewer pipes from an outlet structure to a City sewer shall meet City of Hudson standards for pipe material per City Engineering standards section 4.1.A (the storm sewer from Structure #6 to #7 cannot be HDPE). Indicate all storm sewer pipe materials.
16. A 30' wide access easement to the City of Hudson shall be granted to the underground detention pipes and shall also be 30' past the 100-year water surface of the system. Show the limits of this easement on the improvement plans. This easement shall be recorded prior to acceptance of the improvements.

If you have any questions, please contact me.

Sincerely,



Nate Wonsick, P.E.
Assistant City Engineer

C: File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: May 14, 2020
TO: Kris McMaster
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: 48 Clinton Street

I have reviewed the site plan set dated *May 2020* for the proposed building at 48 Clinton Street. Upon review I have the following comment:

- A Knox Box must be furnished and installed in an approved location.

Please contact me with any questions.

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A. ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), UNLESS NOTED OTHERWISE

B. REFER TO SHEET A4.0 INTERIOR ELEVATIONS FOR ADDITIONAL MATERIAL AND FINISH SCOPE OF WORK.

Date	
05/11/20	PC SUBMITTAL
Scale	As Noted
Building Elevations	
A2.0	

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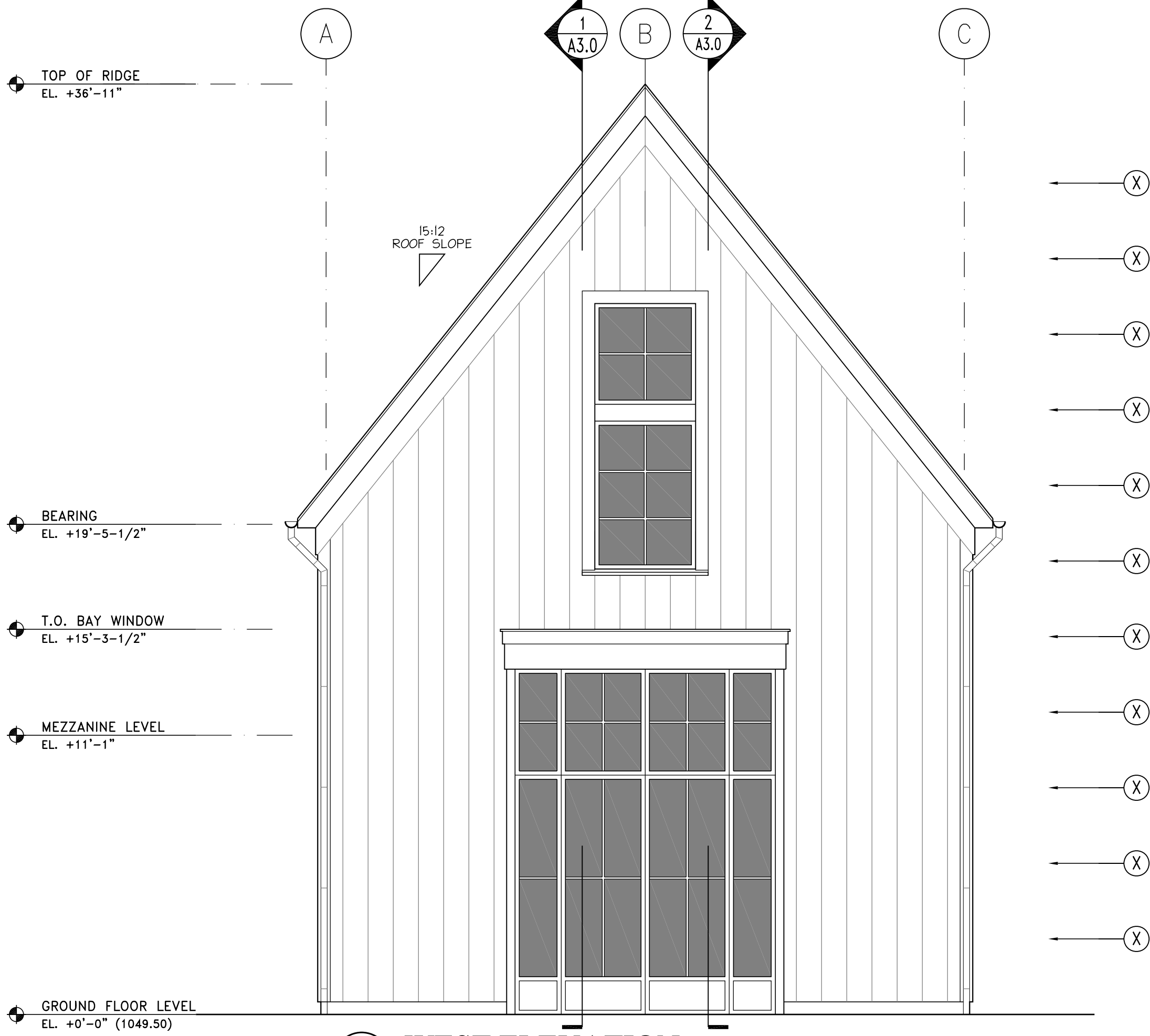
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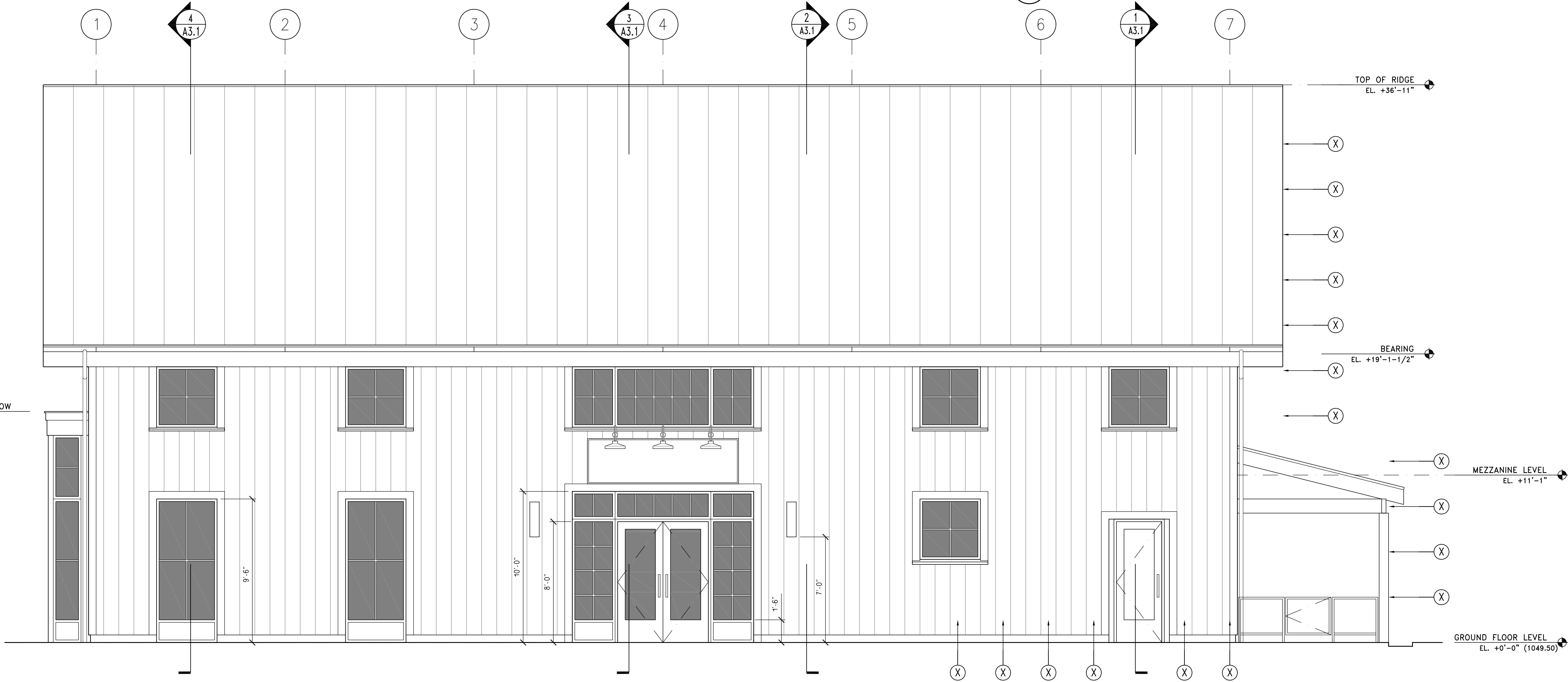
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2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES: ① →

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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- A. ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), UNLESS NOTED OTHERWISE
- B. REFER TO SHEET A4.0 INTERIOR ELEVATIONS FOR ADDITIONAL MATERIAL AND FINISH SCOPE OF WORK.

SMITHS CURATED BUILDING
48 Clinton Street
Hudson, Ohio 44236

Date	
05/11/20	PC SUBMITTAL
Scale	As Noted
Building Elevations	

A2.1