FUSCO RESIDENCE

35 INGLESIDE DRIVE HUDSON, OH

ARCHITECT

PENINSULA ARCHITECTS
1775 MAIN STREET, PENINSULA, OH 44264
T: 330.657.2800

CONTACT: NIK SIRNA

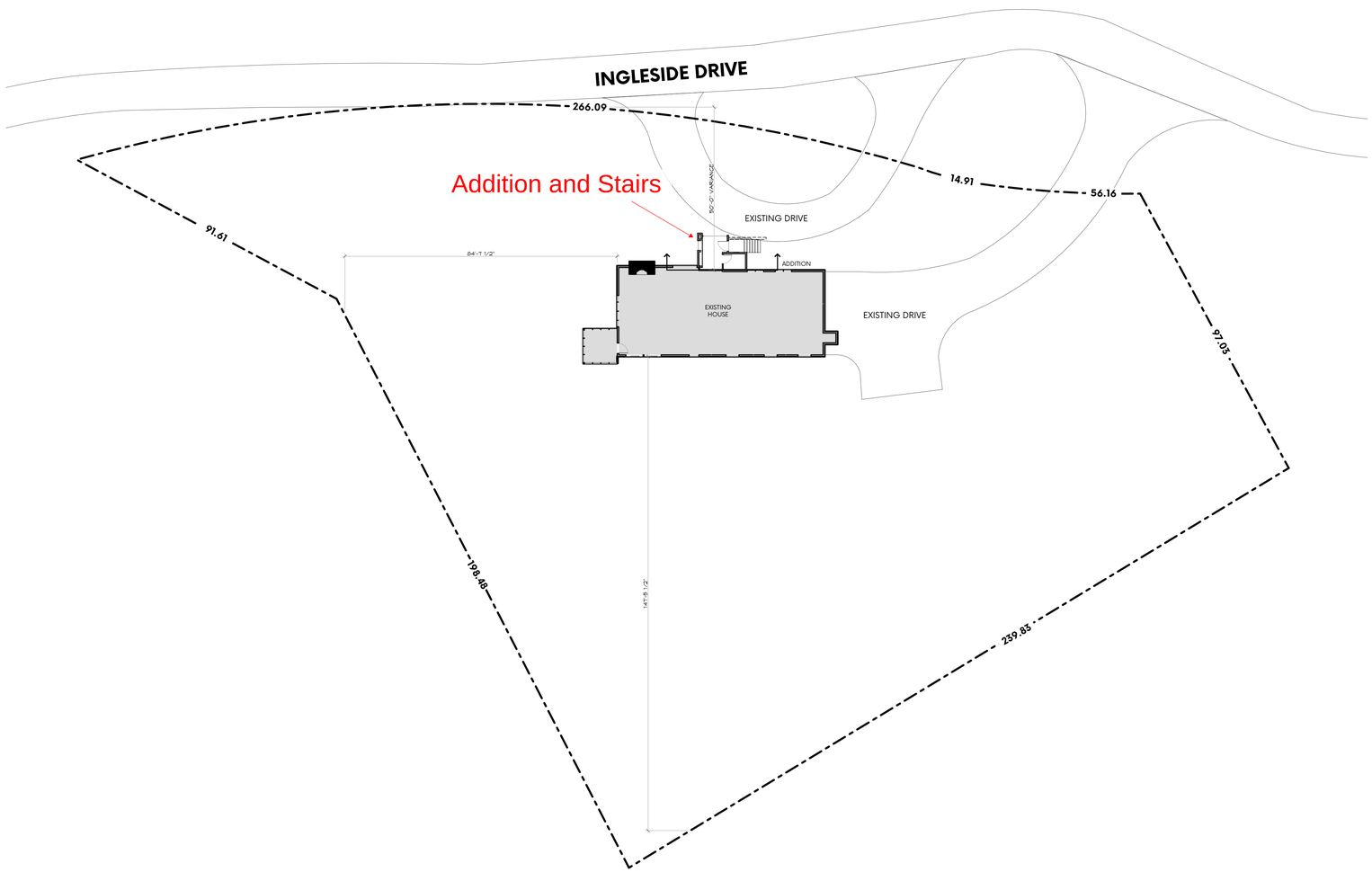
BUILDER

TBD
T: -

CONTACT: -

GENERAL INFORMATION

EXISTING FIRST FLOOR:	1,896 SF
ADDITIONAL FIRST FLOOR:	130 SF
TOTAL BUILDING AREA:	2,026 SF



GENERAL NOTES:

CITY OF HUDSON LAND DEVELOPMENT CODE -
3/OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD
PARCEL # 3202010
DIMENSIONS: 97.03 x 239.83 x 198.48 x 91.61 x 266.09 x 71.07
LOT SIZE: APPROX. 46,175

EXISTING RESIDENCE: 3,124 SQ FT
EXISTING GARAGE: 627 SQ FT
TOTAL UNDER ROOF: 3,751 SQ FT
EXISTING IMPERVIOUS SURFACE APPROX: 8,596 SQ FT or 18.6% +/-

NEW ADDITION: 130 SQ FT +
TOTAL UNDER ROOF: 3,881 SQ FT
REVISED IMPERVIOUS SURFACE APPROX: 8,726 SQ FT (+ 1,370 SQ FT) or 18.8% +/-

- ALL EXCAVATION WITHIN THE CITY OF HUDSON RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF HUDSON ENGINEERING STANDARDS.
- ALL TREES TO BE SAVED NEED ROOTING PROTECTION. SILT FENCE WILL BE PLACED ALONG PROPERTY LINES IN AN EFFORT TO PROTECT NEIGHBORING TREES.
- ALL WORK PERFORMED WITHIN THE CITY OF HUDSON RIGHT-OF-WAY REQUIRES INSPECTION BY THE CITY OF HUDSON ENGINEERING DEPARTMENT.

1. NOTIFY ARCHITECT IMMEDIATELY WHERE CONFLICTS MAY ARISE BETWEEN ARCHITECTS DOCUMENTS AND OWNER'S CONSULTANTS DOCUMENTS

2. ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.

3. ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFIED.

4. ALL EXTERIOR FRAME WALLS TO BE 2x6 STUDS AT 16" O.C. WALLS DRAWNGS AT 6 1/2" , ASSUMED 2x6 STUD WALLS WITH 1/2" GWB OR SHEATHING BOTH SIDES. IF GWB OR SHEATHING SPECIFIED DIFFERS FROM CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS AT CRITICAL DIMENSIONS.

5. PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.

6. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
DS	DOWNSPOUT
ENG. HRWD	ENGINEERED HARDWOOD
EXST.	EXISTING
FIN.	FINISHED
FIN. FL.	FINISHED FLOOR
GA	GAGE
GYP. BD.	GYPSUM BOARD
HDWR.	HARDWARE
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
MAX.	MAXIMUM
MIN.	MINIMUM
O/	OVER
O.C.	ON CENTER
OPP.	OPPOSITE
REQ'D	REQUIRED
SS	STAINLESS STEEL
TYP	TYPICAL
W/	WITH
WWF	WELDED WIRE FABRIC

VARIANCE

VARIANCE APPROVED JULY 19, 2018

VARIANCE APPEALS DOCKET NO: 2018-23

PENINSULA ARCHITECTS
P.O. Box 235 | 1775 Main Street
Peninsula, OH 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

FUSCO RESIDENCE
35 Ingleside Drive Hudson, Ohio

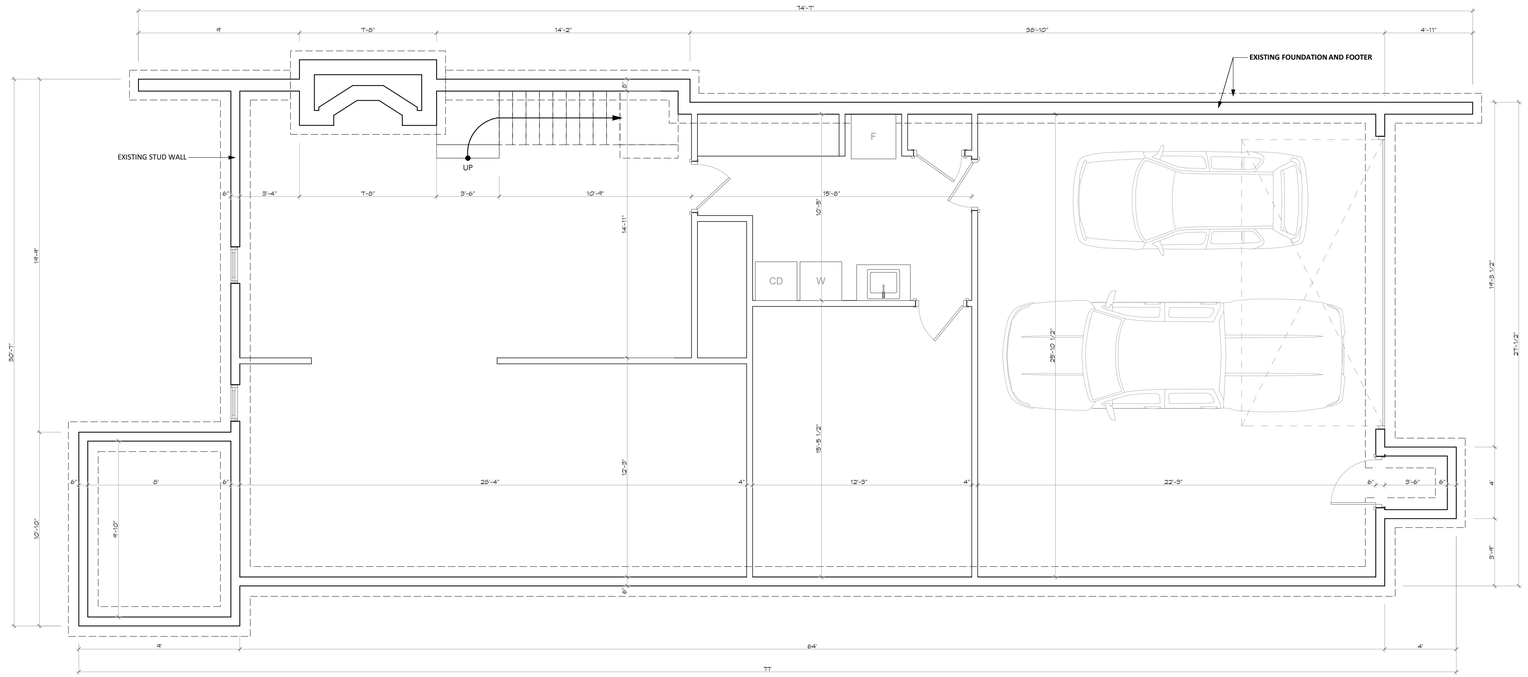
DATE	ISSUE
3.14.18	DESIGN DEVELOPMENT
5.22.18	VARIANCE REVIEW

SCALE	AS NOTED

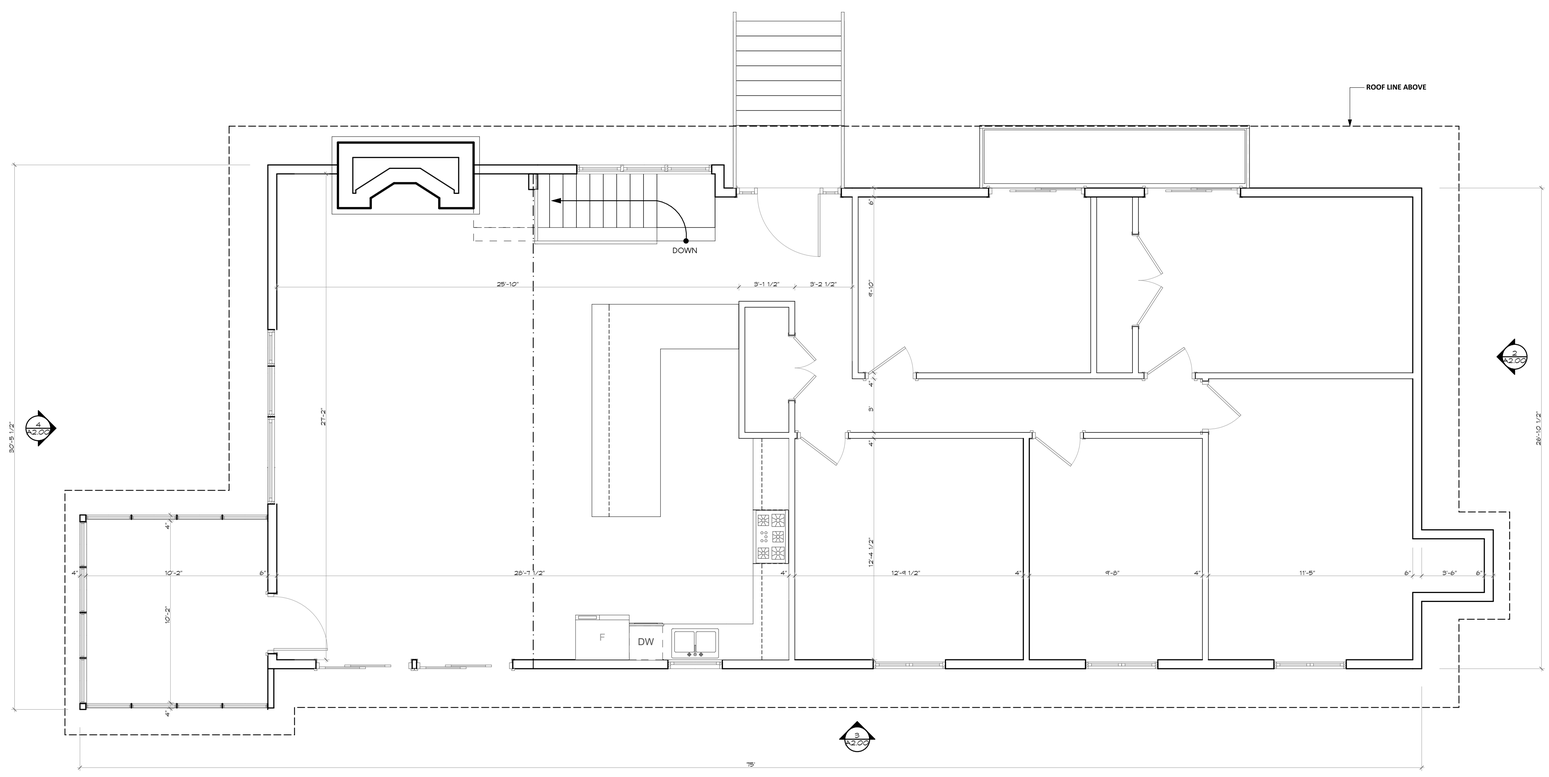
COVER SHEET

C0.00

© 2017 Peninsula Associates Architects LLC



1 Existing Lower Level
SCALE: 1/4" = 1'-0"



2 Existing First Floor
SCALE: 1/4" = 1'-0"

PENINSULA
ARCHITECTS
P.O. Box 235 | 1775 Main Street
Peninsula, OH 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

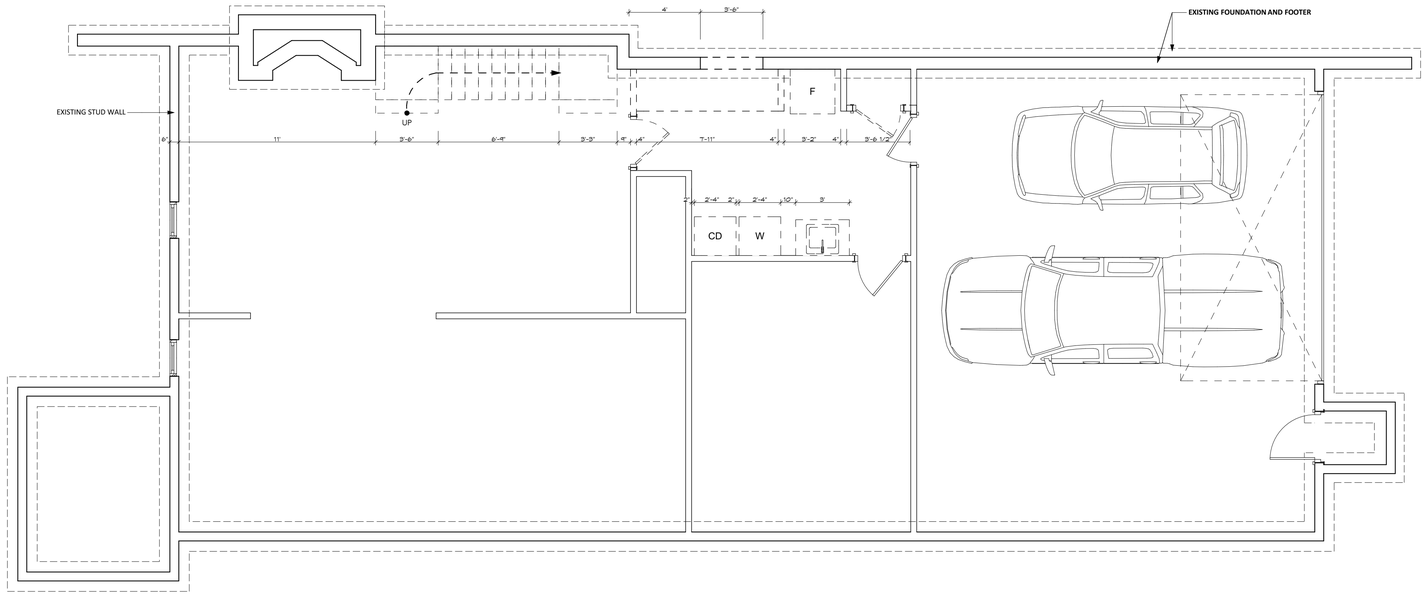
FUSCO RESIDENCE
35 Ingleside Drive Hudson, Ohio

DATE	ISSUE
3.14.18	DESIGN DEVELOPMENT
5.22.18	VARIANCE REVIEW
SCALE	AS NOTED

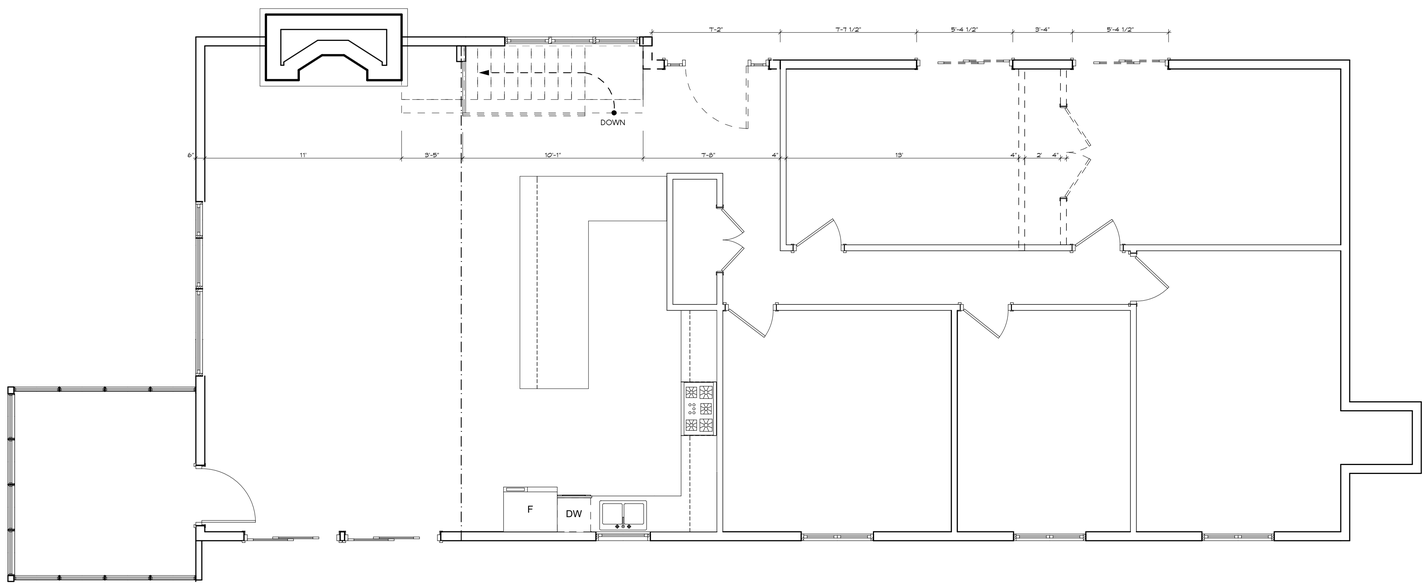
EXISTING CONDITIONS

A1.00

© 2017 Peninsula Associates Architects LLC



1 Lower Level Demo Plan
SCALE: 1/4" = 1'-0"



2 First Floor Demo Plan
SCALE: 1/4" = 1'-0"

PENINSULA
ARCHITECTS
P.O. Box 235 | 1775 Main Street
Peninsula, OH 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

FUSCO RESIDENCE
35 Ingleside Drive Hudson, Ohio

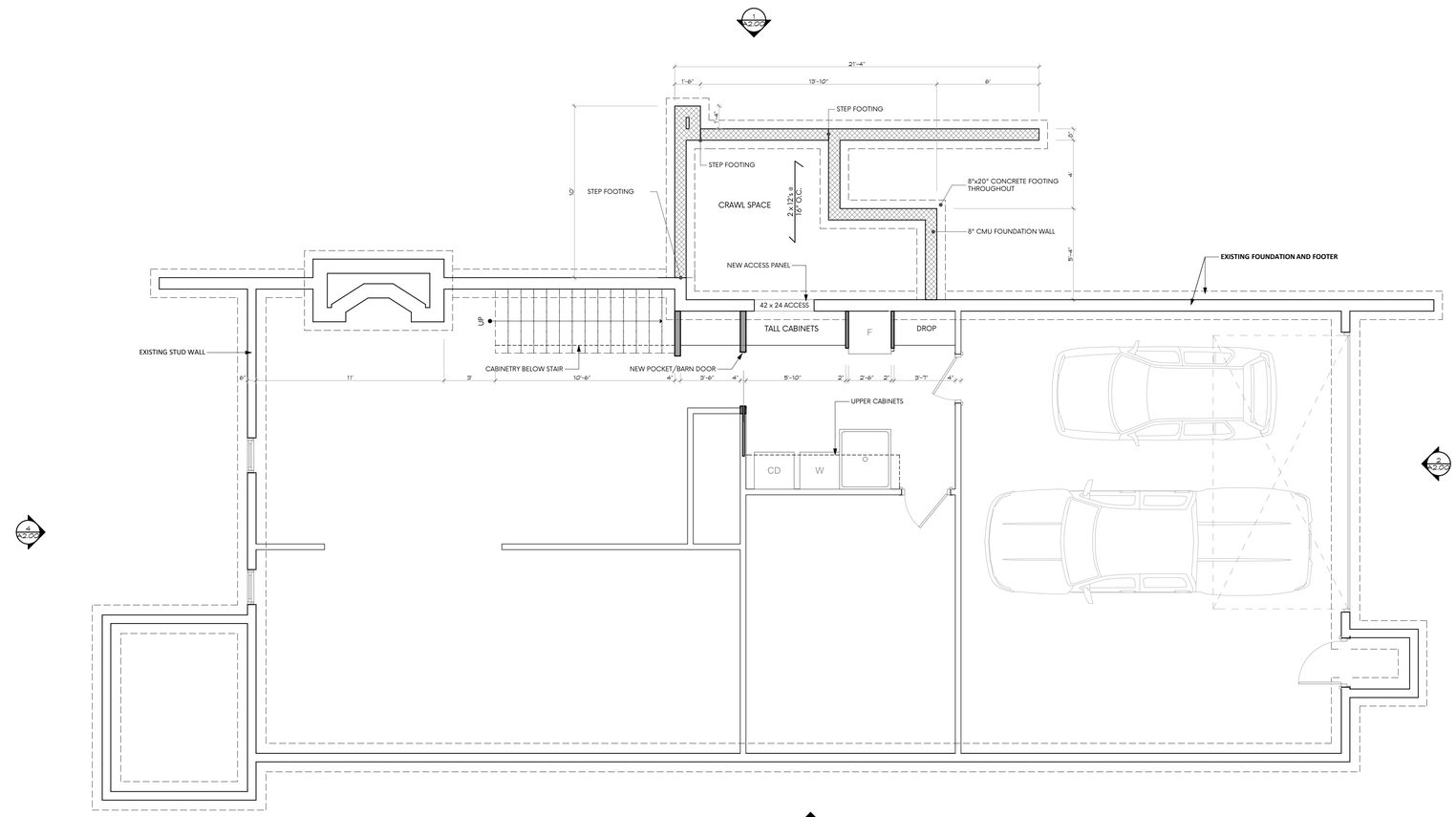
DATE	ISSUE
3.14.18	DESIGN DEVELOPMENT
5.22.18	VARIANCE REVIEW

SCALE AS NOTED

DEMOLITION PLANS

A1.01

© 2017 Peninsula Associates Architects LLC



1 Proposed Lower Level

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

0 2' 4' 8'

PENINSULA ARCHITECTS
P.O. Box 235 | 1775 Main Street
Peninsula, OH 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

FUSCO RESIDENCE

35 Ingleside Drive Hudson, Ohio

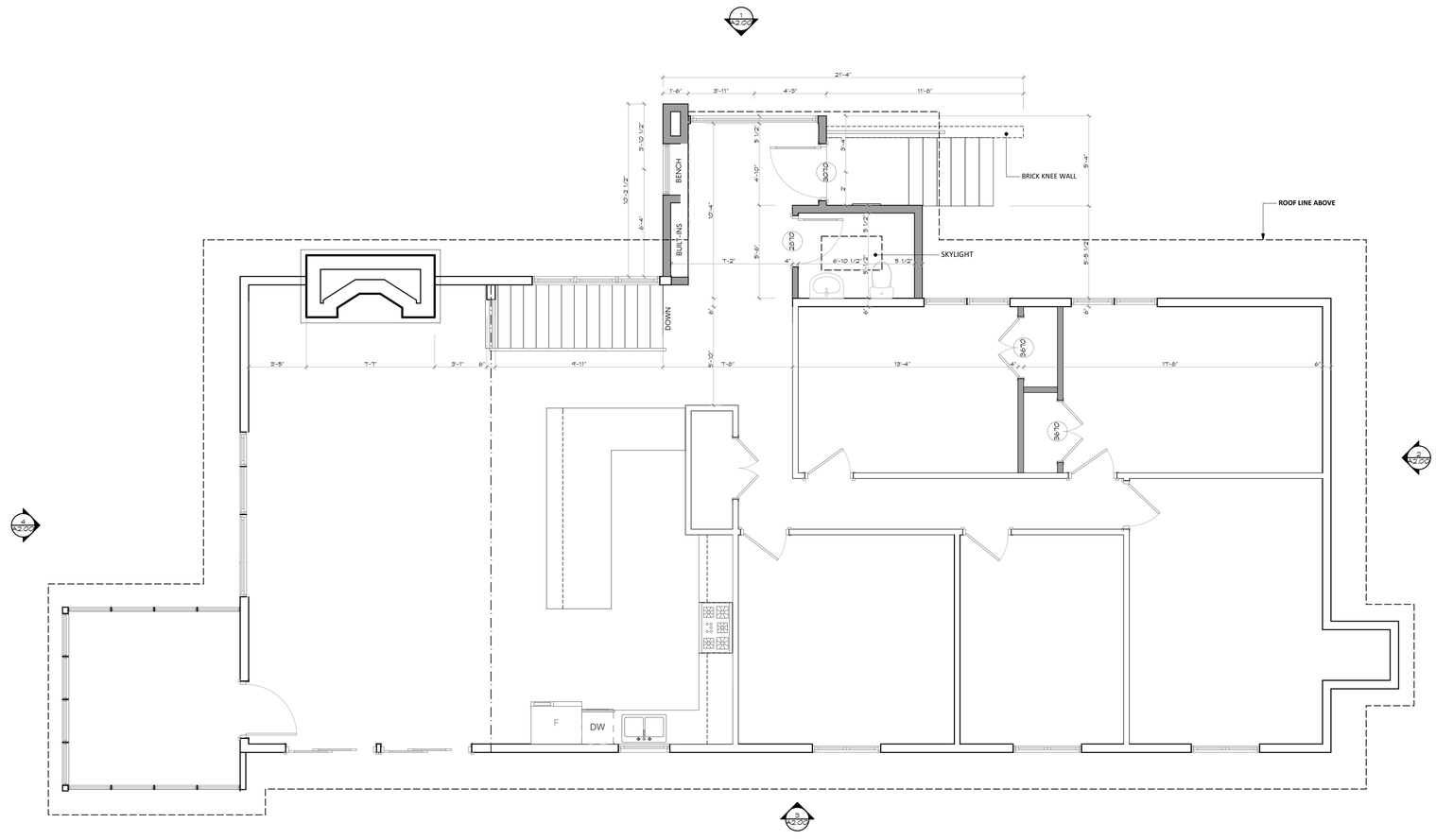
DATE	ISSUE
3.14.18	DESIGN DEVELOPMENT
5.22.18	VARIANCE REVIEW

SCALE	AS NOTED

PROPOSED PLANS

A1.02

© 2017 Peninsula Associates Architects LLC



1 Proposed First Floor

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

0 2' 4' 8'

PENINSULA
ARCHITECTS
P.O. Box 235 | 1775 Main Street
Peninsula, OH 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

FUSCO RESIDENCE

35 Ingleside Drive Hudson, Ohio

DATE	ISSUE
3.14.18	DESIGN DEVELOPMENT
5.22.18	VARIANCE REVIEW

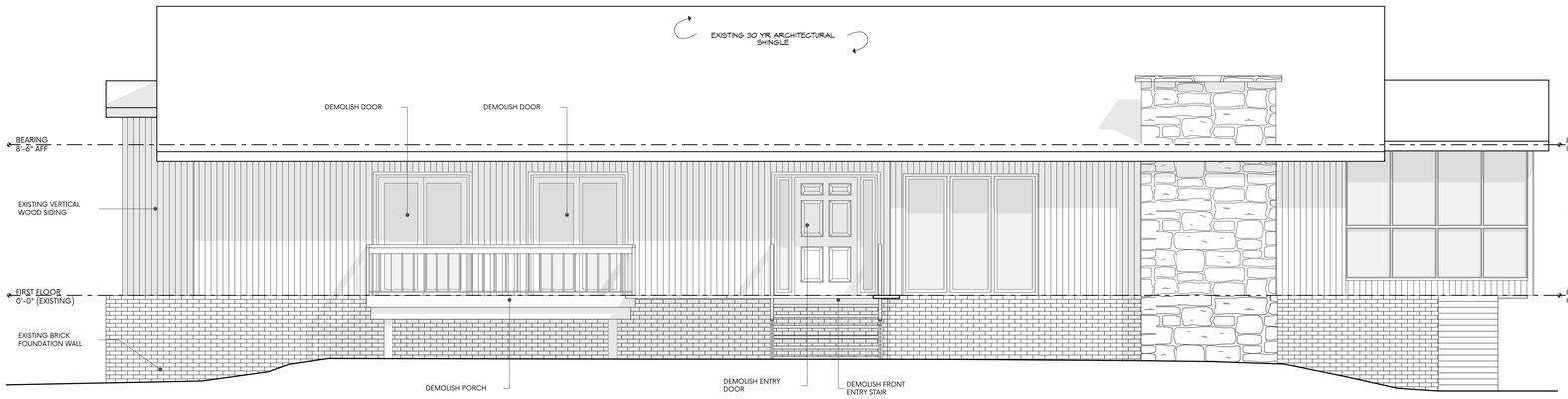
SCALE	AS NOTED

PROPOSED PLANS

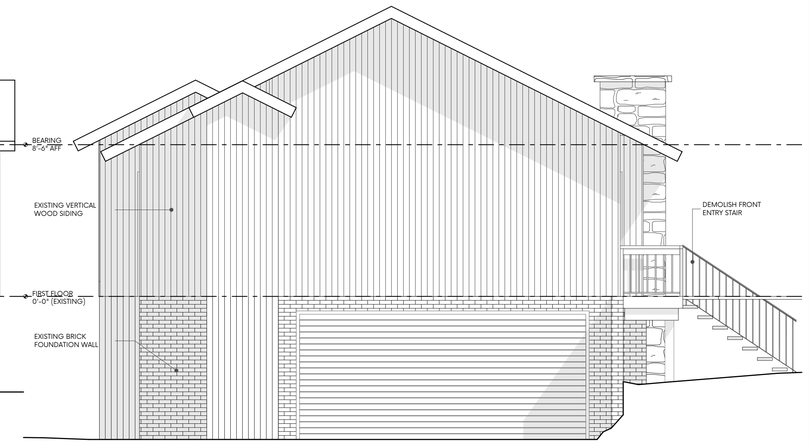
A1.03

© 2017 Peninsula Associates Architects LLC

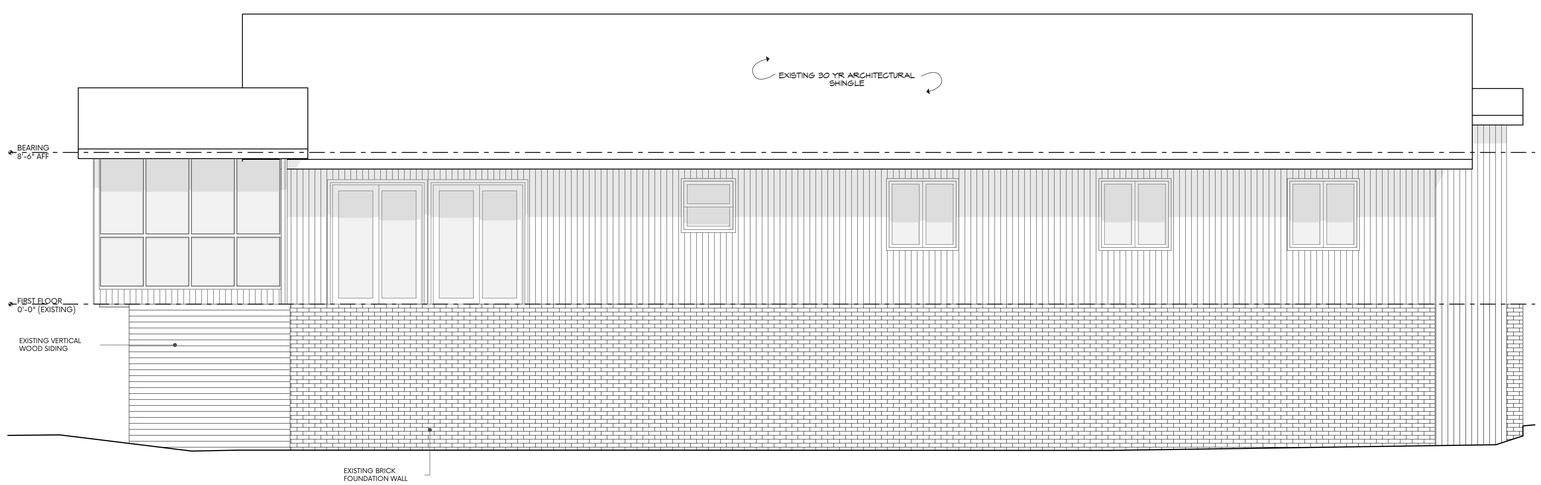
Existing



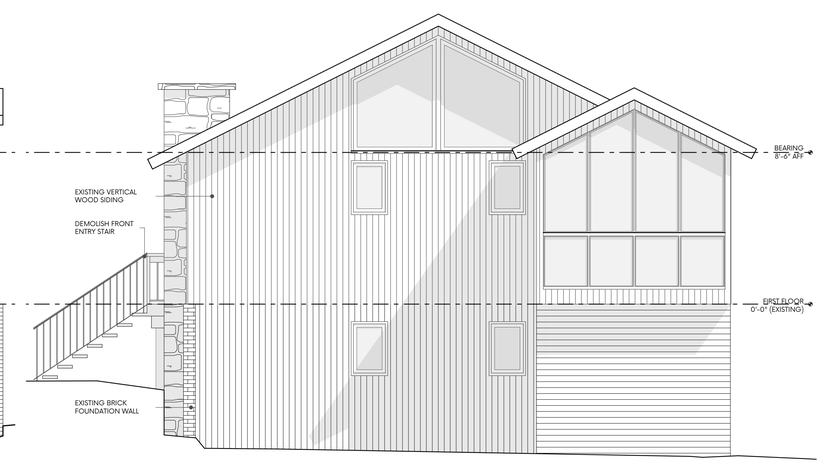
1 Existing North Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 Existing East Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 Existing South Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



4 Existing West Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

PENINSULA ARCHITECTS
P.O. Box 235 | 1775 Main Street
Peninsula, OH 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

FUSCO RESIDENCE
35 Ingleside Drive Hudson, Ohio

DATE	ISSUE
3.14.18	DESIGN DEVELOPMENT
5.22.18	VARIANCE REVIEW

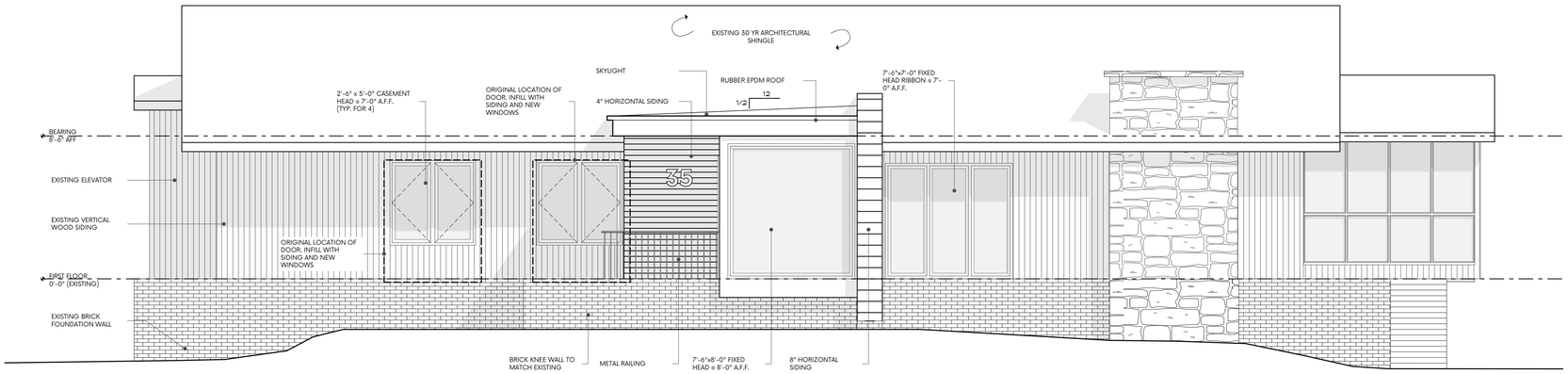
SCALE AS NOTED

EXISTING ELEVATIONS

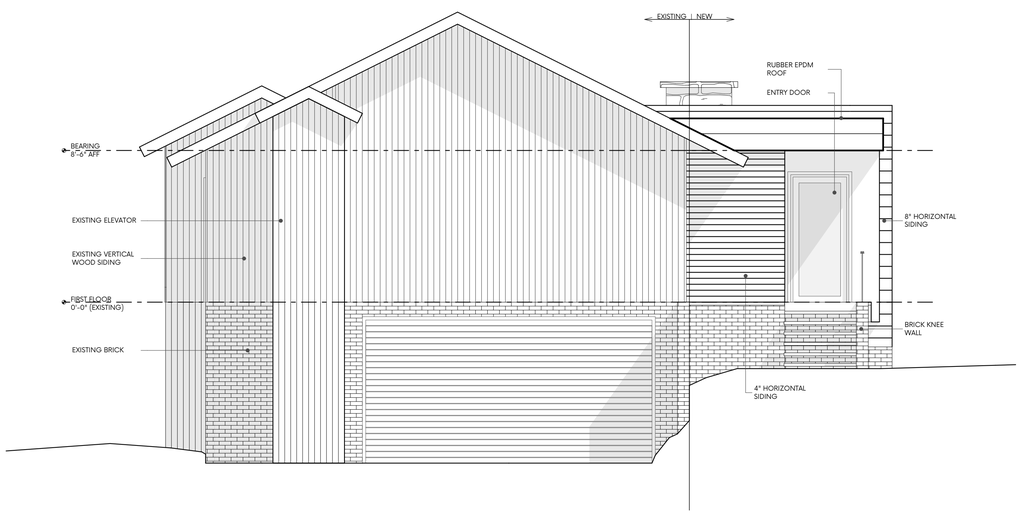
A2.00

© 2017 Peninsula Associates Architects LLC

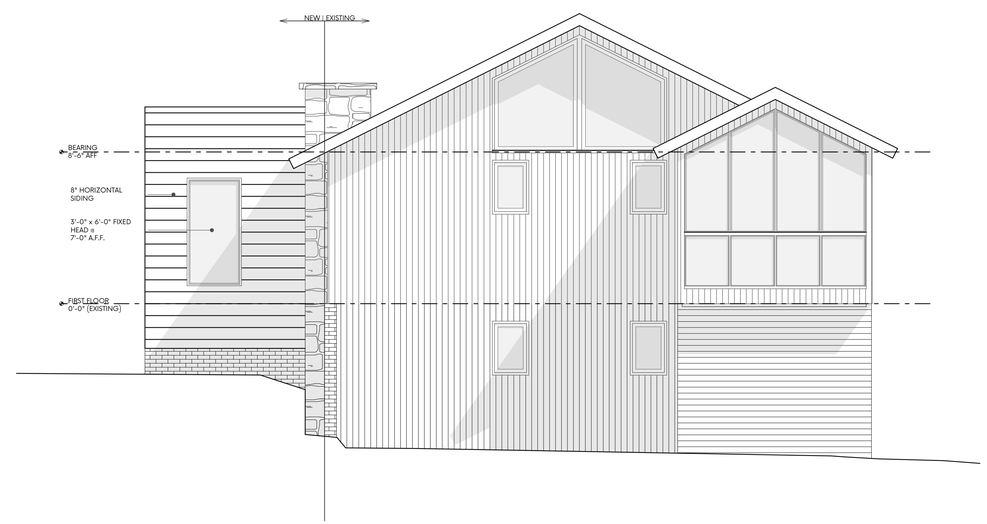
Proposed



1 Proposed North Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 Proposed East Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 Proposed West Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

PENINSULA ARCHITECTS
P.O. Box 235 | 1775 Main Street
Peninsula, OH 44264
v 330.657.2800 | f 330.657.2419
www.pa-architects.com

FUSCO RESIDENCE
35 Ingleside Drive Hudson, Ohio

DATE	ISSUE
3.14.18	DESIGN DEVELOPMENT
5.22.18	VARIANCE REVIEW

SCALE AS NOTED

PROPOSED ELEVATIONS

A2.01

© 2017 Peninsula Associates Architects LLC