



Rick Hawksley AIA Architect
Design with a Vision
160 North Chestnut Street Ravenna, Ohio 44266
Without a vision, the people perish

February 8th 2018

Nick Sugar
City of Hudson Community Development

RE: Modifications to Submission for Architectural Review Board
188 Hudson Street Property

Dear Nick,

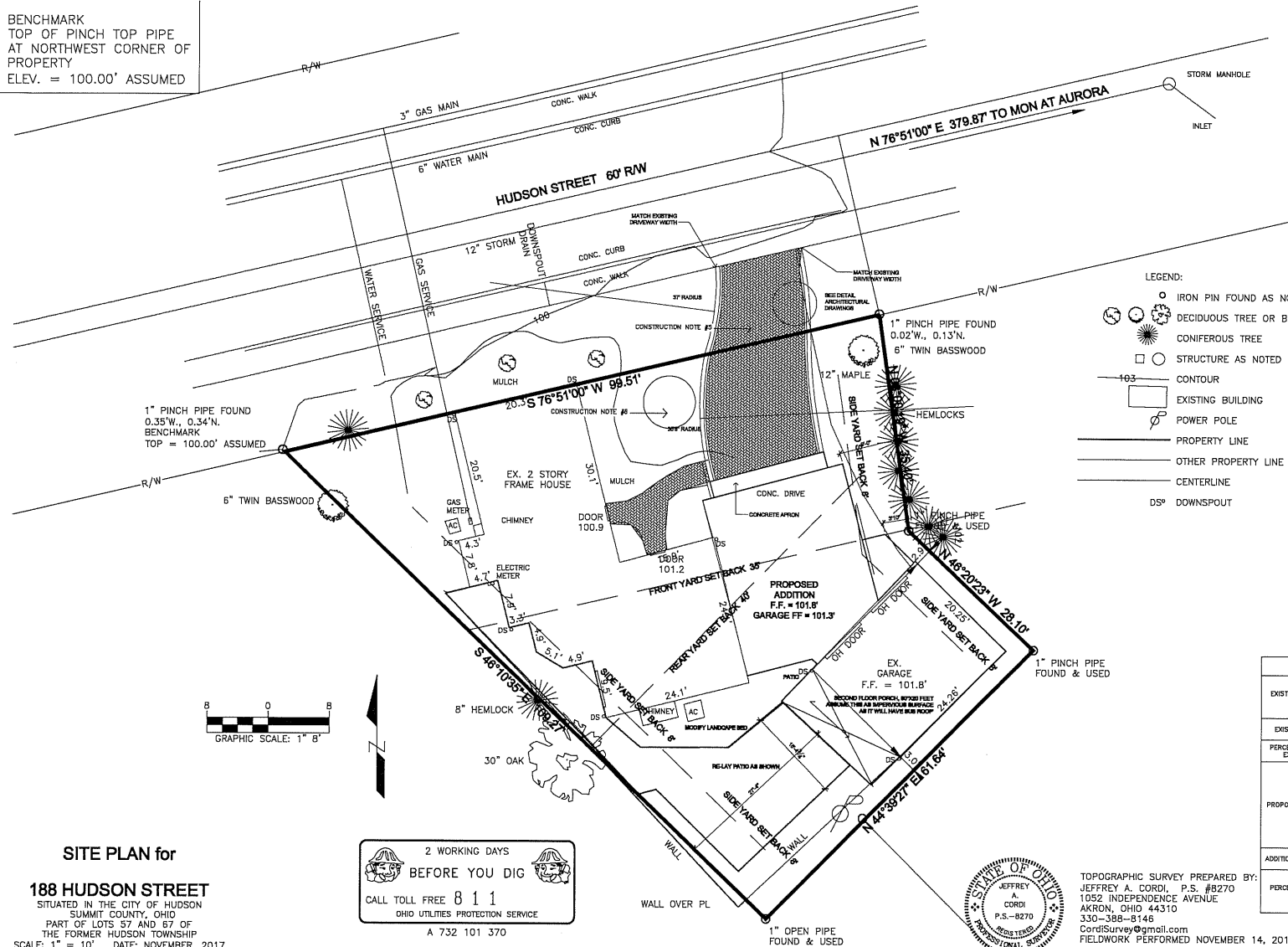
Per your comments regarding the height and the dormer, we have modified the dormer as a shed dormer so as not to compete with the main house. Per the Secretary of Interior Standards this helps differentiate it from the existing house dormers so that it can clearly be understood as an addition. We have also, on the Northeast View uploaded on Viewpoint, shown detailed surrounds and hoods over the garage doors.

Regarding the height of the addition, I have uploaded two building sections to show why the addition is the height it is. The existing structure is very diminutive, with the floor to floor being 8'-0", And the spring of the framing being less than 5 feet, so it is really less than 1-1/2 stories. Also adding to the height is the fact that the existing garage floor is 7'-1/2" above the level of the south part of the house. We looked at lowering that, but the surrounding properties and grades do not make this possible. As you can see from the sections, we have kept the building as low as reasonable, with an 8 foot ceiling in the bedroom. We feel lowering that doesn't make sense given the scope of the project and today's living standards. We have kept the ceiling on the second floor at 7'-4", which we feel is also a minimum practical height.

We hope that these changes and clarifications will help gain your recommended approval.

Rick Hawksley AIA
Architect

BENCHMARK
TOP OF PINCH TOP PIPE
AT NORTHWEST CORNER OF
PROPERTY
ELEV. = 100.00' ASSUMED

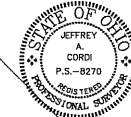


CONSTRUCTION NOTES

1. SEE TABLE OF IMPERVIOUS SURFACES. EXISTING STORM WATER IS CURRENTLY RETAINED ON SITE. A RETENTION RAIN GARDEN IS SHOWN.
2. PROTECT ALL VEGETATION DURING CONSTRUCTION.
3. EXCAVATED SOILS SHALL BE REMOVED FROM SITE IF NOT SUITABLE FOR FILL UNDER PROPOSED SLABS. PROVIDE CITY WITH INFORMATION REGARDING WHERE SOILS ARE TAKEN.
4. INSTALL SILT FENCE AS SPECIFIED.
5. TEMPORARY CONCRETE WASH OUT AREA. REMOVE COMPLETELY UPON COMPLETION OF CONCRETE WORK.
6. TEMPORARY CONSTRUCTION ACCESS 6" MINIMUM ODOT #1 AND #2 AGGREGATE, 10'X20'
7. TIE EXISTING DOWNSPOUTS AND NEW DOWNSPOUTS INTO EXISTING STORM DRAIN. SEWER-(SCHEDULE 35) 8" IN R.O.W. (BY PERMIT) 6" ON SITE, 4" DS LATERALS AND BOOTS. PAINT TO MATCH HOUSE. CATCH BASINS NDS #2400, #2404, 24" x 24" WITH GRATES DISCOUNT DRAINAGE SUPPLY. VERIFY DRAIN ELEVATIONS. TIE IN FOUNDATION DRAIN BY EXTERIOR SUMP. VERIFY LOCATION OF ALL UTILITIES AND TREES. MODIFY AS NECESSARY.

TABLE OF IMPERVIOUS SURFACES		
EXISTING IMPERVIOUS SURFACE	3718 SF	DRIVEWAY ON PROPERTY 941SF SIDEWALK 223SF HOUSE 1360SF GARAGE 491 SF PATIO 830 SF
EXISTING LOT SIZE	5,983 SF	
PERCENT IMPERVIOUS EXISTING LOT	62%	
PROPOSED IMPERVIOUS	3871 SF	PROPOSED DRIVEWAY 377 SF EXISTING SIDEWALK 223SF GARAGE AND HALL 711SF EXISTING HOUSE 1360SF EXISTING GARAGE CONVERTED TO BEDRM PLUS PORCH 627SF PATIO LESS AREA UNDER NEW PORCH 704 SF
ADDITIONAL IMPERVIOUS	155 SF	
PERCENT IMPERVIOUS PROPOSED	64.7%	

TOPOGRAPHIC SURVEY PREPARED BY:
JEFFREY A. CORDI, P.S. #8270
1052 INDEPENDENCE AVENUE
AKRON, OHIO 44310
330-368-8148
CordiSurvey@gmail.com
FIELDWORK PERFORMED NOVEMBER 14, 2017

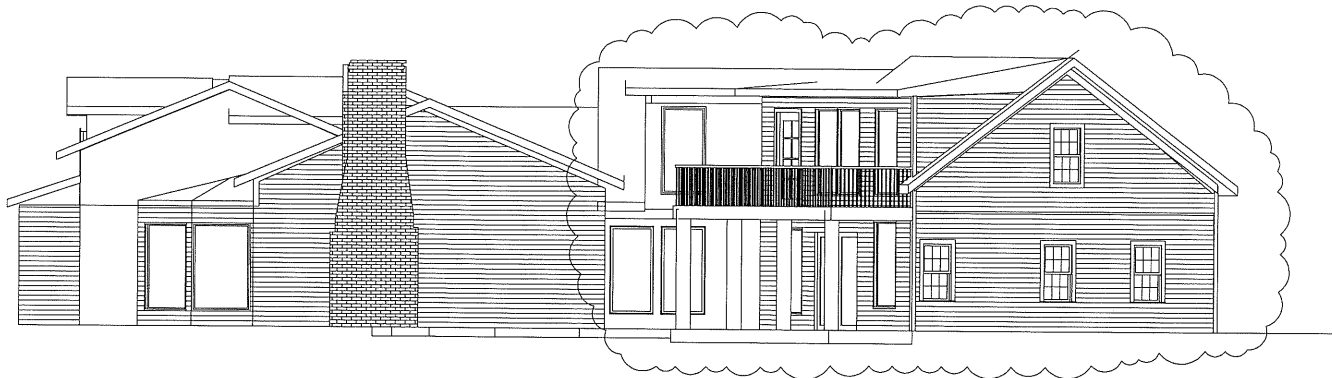


PROJECT DATE
1-30-2017
REVISIONS
2/7/2018

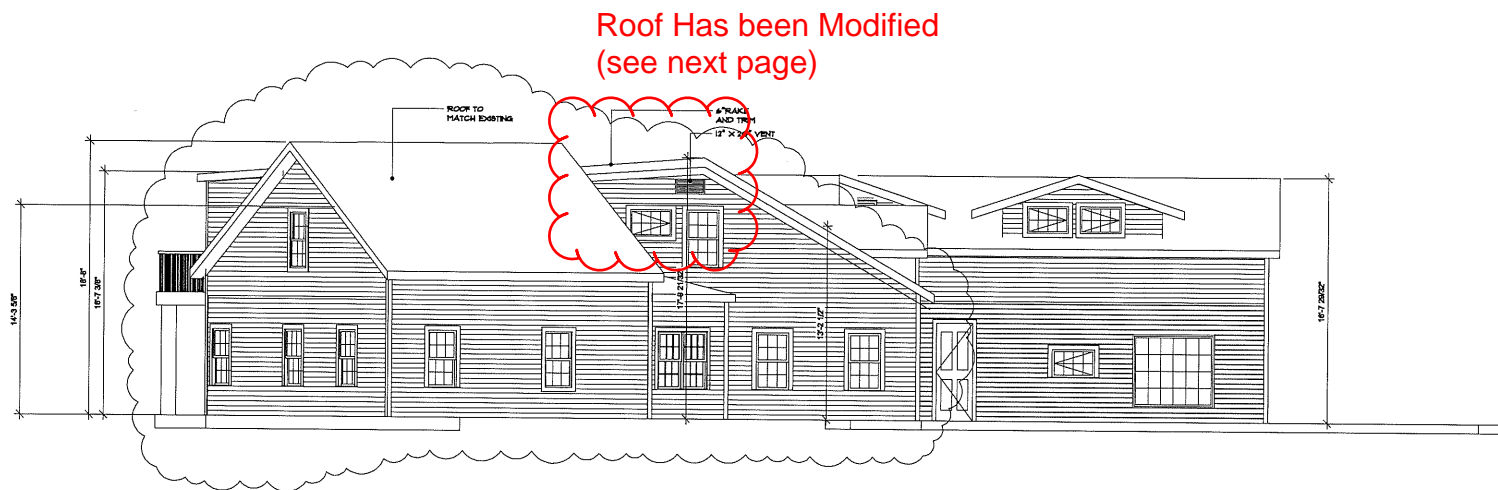
RENOVATIONS AND ADDITIONS
188 HUDSON STREET
HUDSON, OHIO

DESIGN with a VISION
RICK HAWKSLEY ARCHITECT
PO Box 664 Kent, OH 44240
330-715-2354

CONTENTS:
SITE PLAN



SOUTH ELEVATION
 $\frac{1}{4}" = 1'-0"$



EAST ELEVATION
 $\frac{1}{4}" = 1'-0"$

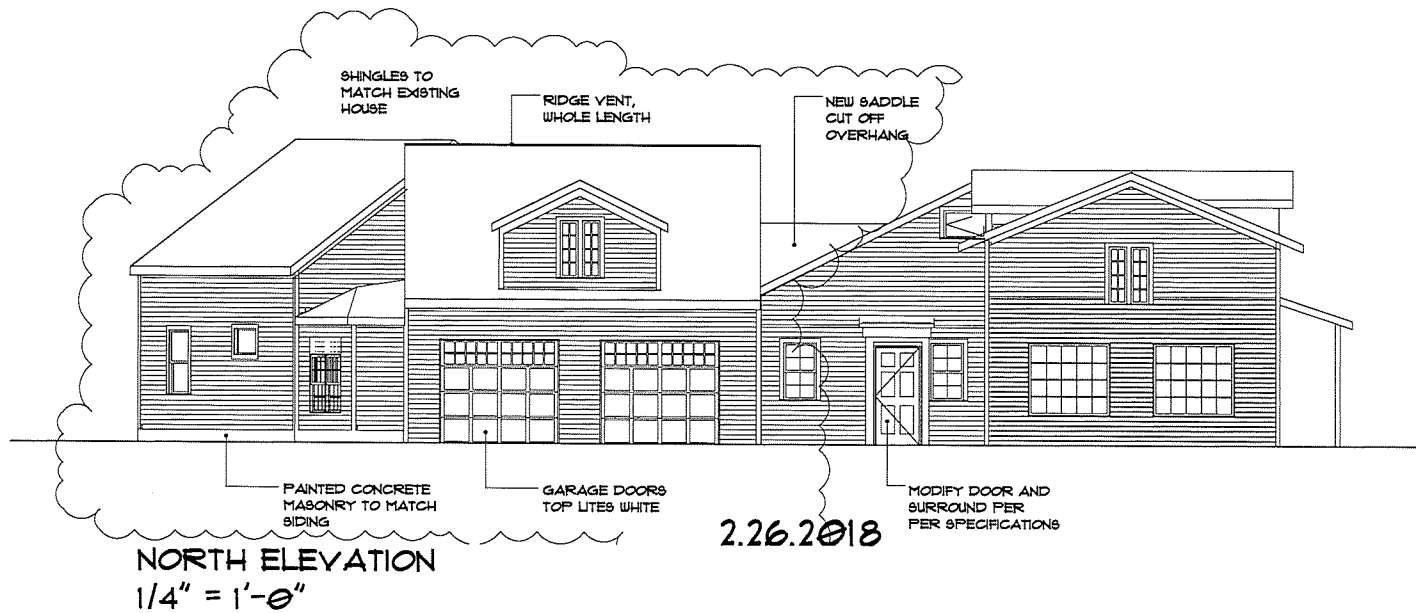
PROJECT DATE
 2-5-2018
 REVISIONS

RENOVATIONS AND ADDITIONS
 188 HUDSON STREET
 HUDSON, OHIO

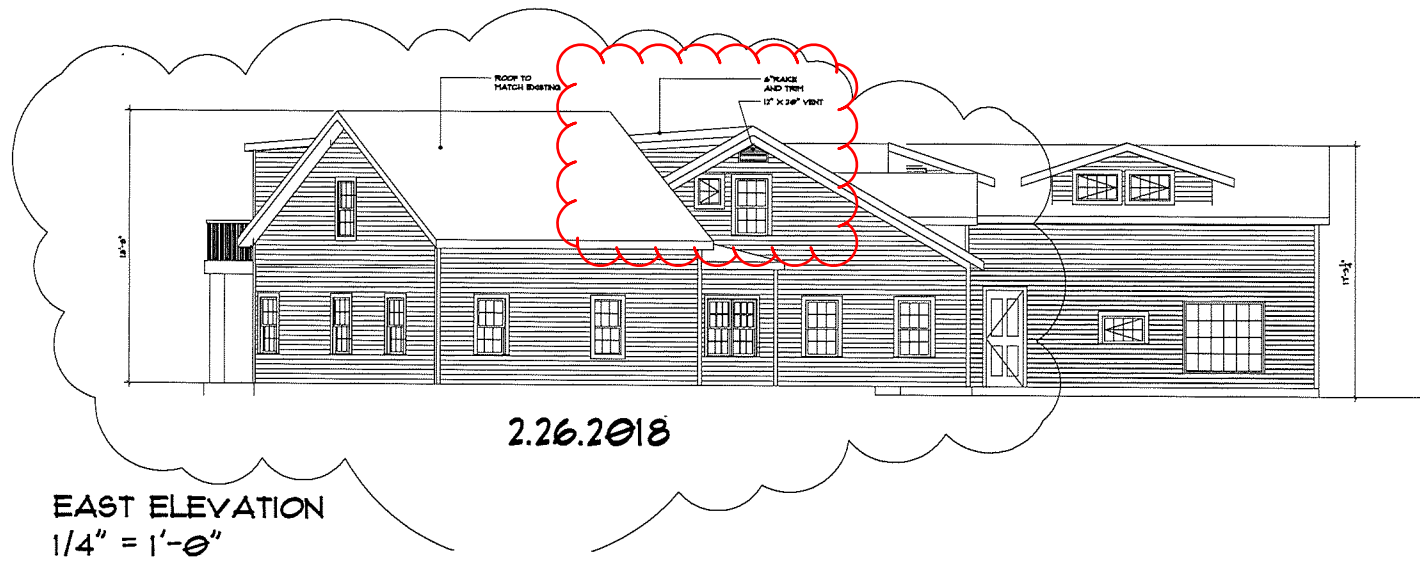
DESIGN with a VISION
 RICK HAWKSLEY ARCHITECT
 PO Box 664 Kent, OH 44240
 330-715-2354

CONTENTS:
 SOUTH AND I
 ELEVATIONS

A-3



95% CHECK SET



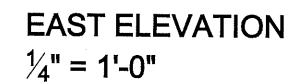
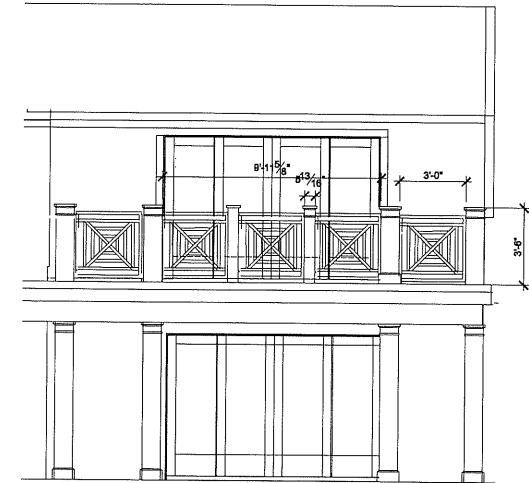
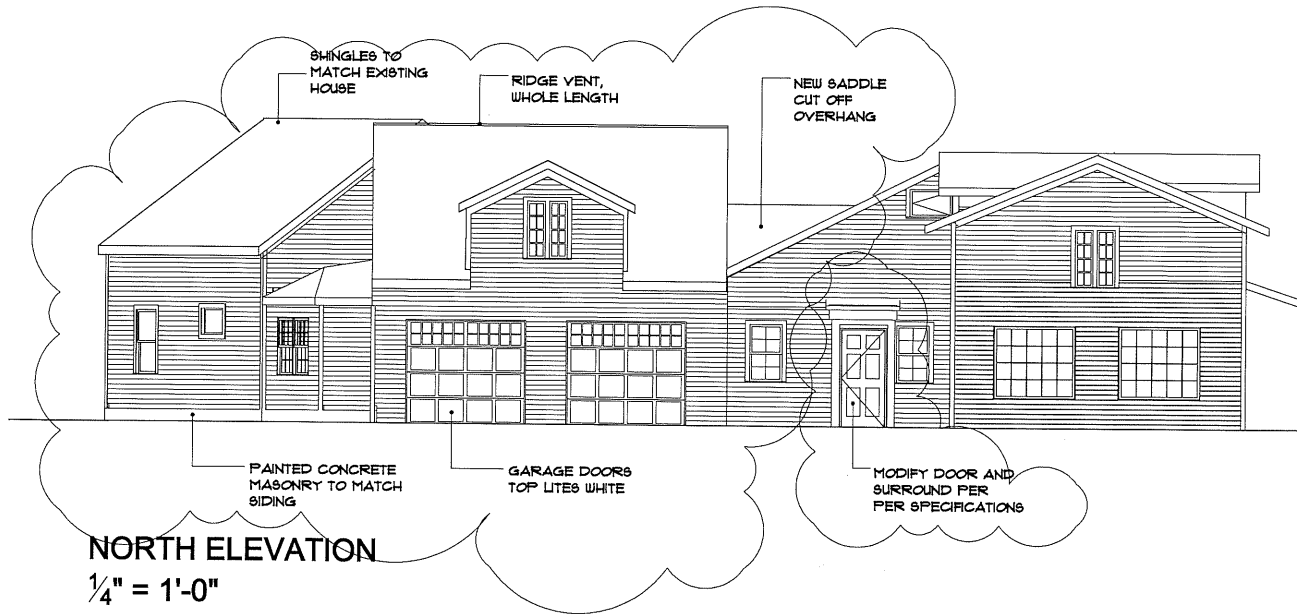
PROJECT DATE
2-20-2018
REVISIONS

RENOVATIONS AND ADDITIONS
188 HUDSON STREET
HUDSON, OHIO

DESIGN with a VISION
RICK HAWKLEY ARCHITECT
PO Box 664 Kent, OH 44240
330-715-2354

CONTENTS:
NORTH
EAST
ELEVATIONS

A-3



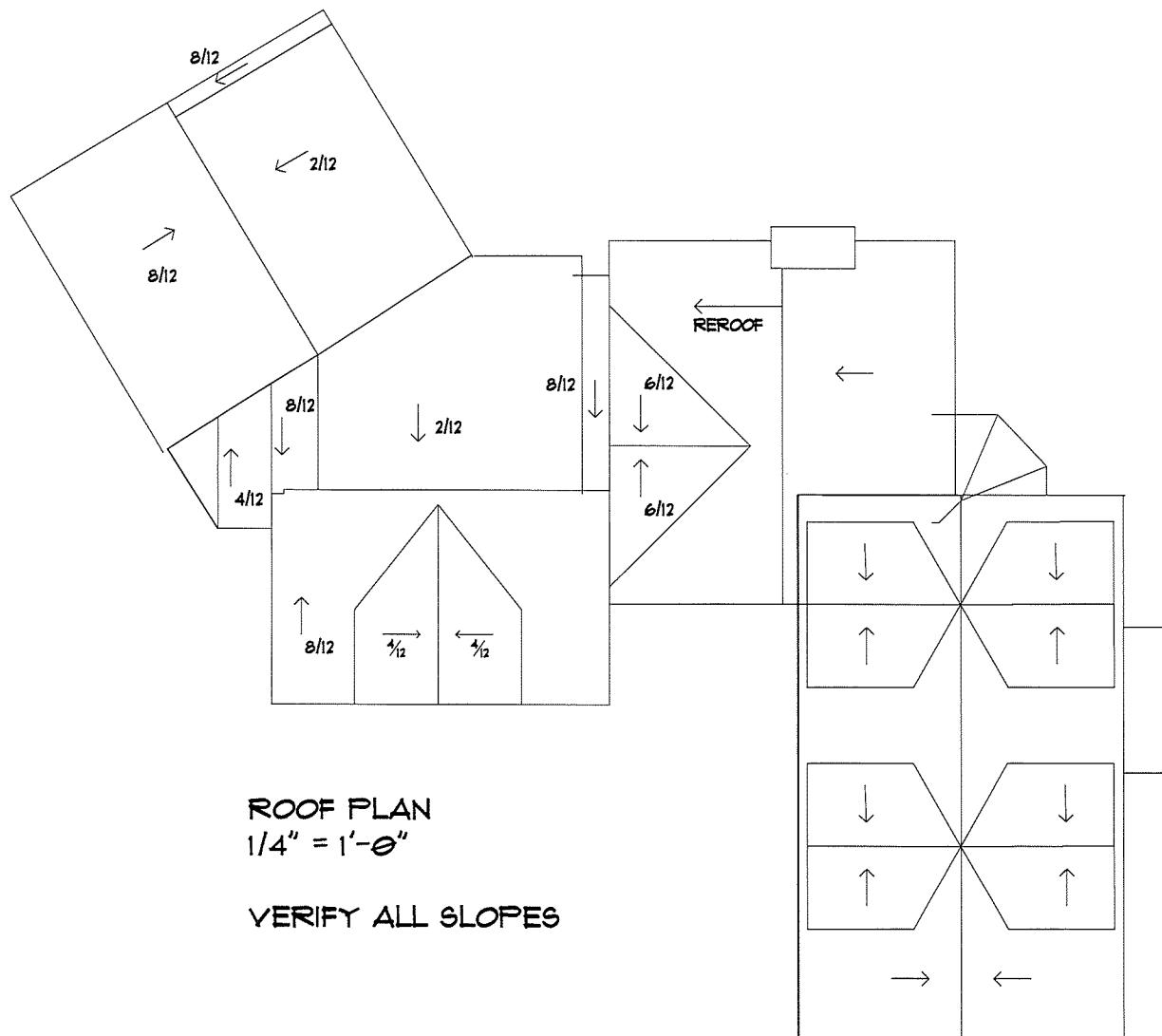
PROJECT DATE
 2-5-2018
 REVISIONS

RENOVATIONS AND ADDITIONS
 188 HUDSON STREET
 HUDSON, OHIO

DESIGN with a VISION
 RICK HAWKSLEY ARCHITECT
 PO Box 664 Kent, OH 44240
 330-715-2354

CONTENTS:
 SECOND FLR
 PLAN

95% CHECK SET



ROOF PLAN
1/4" = 1'-0"

VERIFY ALL SLOPES

PROJECT DATE
2-20-2018
REVISIONS

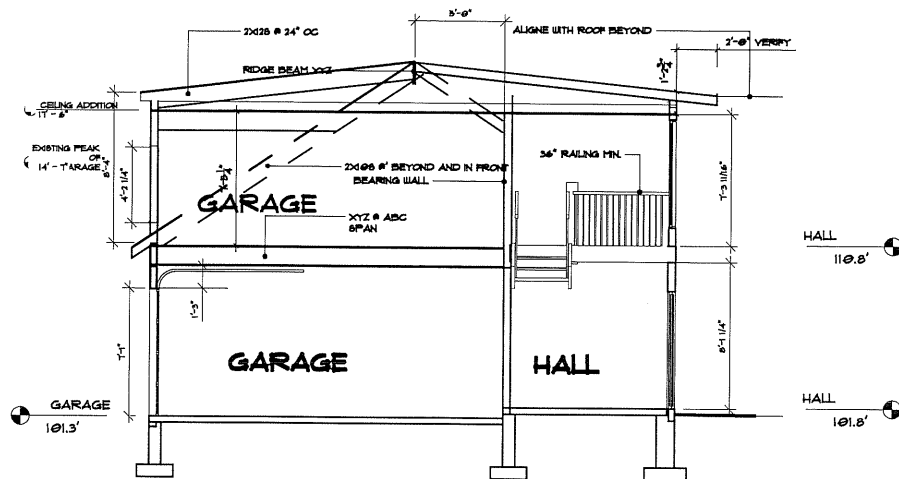
RENOVATIONS AND ADDITIONS
188 HUDSON STREET
HUDSON, OHIO

DESIGN WITH A VISION
RICK HAWKSLEY ARCHITECT
PO BOX 864 KENT, OH 44240
330-715-2354

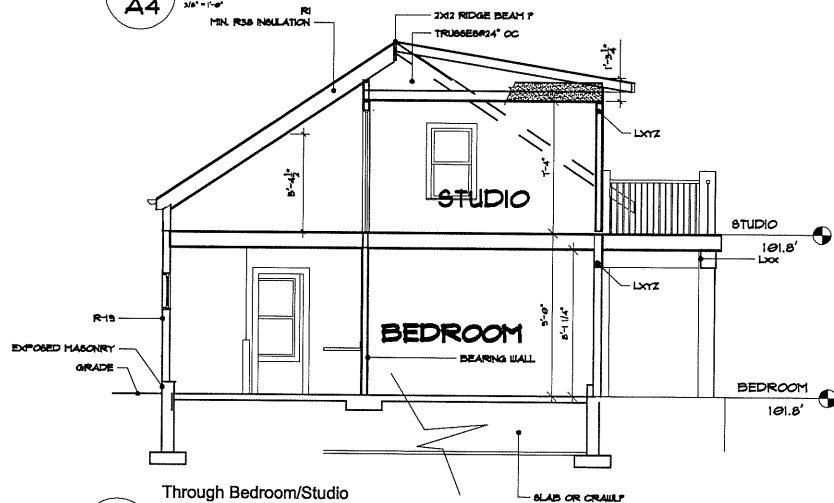
CONTENTS:
ROOF PLAN

A-E





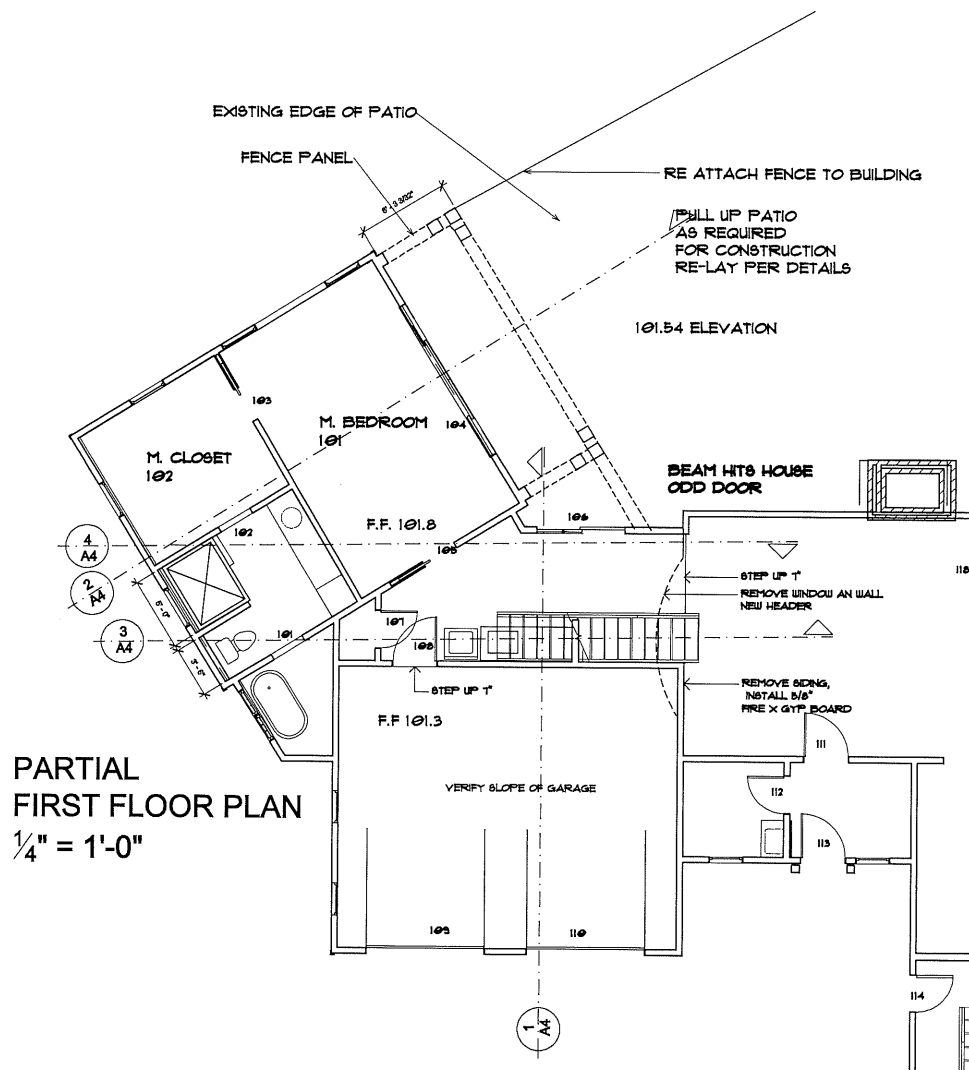
1
A4
Thru Garage/Hall
BUILDING SECTION
3/8" = 1'-0"



2
A4
Through Bedroom/Studio
BUILDING SECTION
3/8" = 1'-0"


preliminary
BUILDING SECTIONS

PRELIMINARY 2-2015




FINISH SCHEDULE																			
MARK	ROOM	FLOOR	BASE				WALLS						CEILING				NOTES		
			N	E	E	W	MATERIAL			P	F	N	Z	E	W	MATERIAL			P
FIRST FLOOR																			
101																			
102																			
103																			
104																			
105																			
107																			
108																			
109																			
110																			
11																			
12																			
13																			
SECOND FLOOR																			
201																			
202																			
203																			
204																			
205																			
206																			
207																			
208																			
209																			
210																			
21																			
22																			
	WALLS (SEE WALL TYPE)																		
	GR-GYPSUM WALL BOARD	P-PART				OR		GYP-SM-BD	F	PART-SMOOTH	NO	WOOD		NO	WOOD				
	D- EXSTING REPAIR	WO-WALL COATING	PR			PRE-FINISHED			PT	TEXTURED	GT	QUARRY TILE		GT	QUARRY TILE				
	B-MASONRY	UN-UPPERED	W			WOOD			W	WOOD	C	CARPET		C	CARPET				
		9'-4" TILE MANBOOT							X	EXSTING	X	EXSTING		X	EXSTING				
									A	ACERUSTIAL	N	FLURSH CORN		LVT	FLURSH WOOD				
											N	NONE		N	NONE				
														CT	CEVANO TILE				
														FT	STONE TILE				
														P	PANOLET				


DOOR SCHEDULE						
FIRST FLOOR						
MARK	TYPE	LOCATION	WIDTH	HEIGHT	HARDWARE	REMARKS
101						
102						
103						
104						
105						
106						
107						
108						
109						
110						
111						
112						
113						
114						
115						
SECOND FLOOR						
201						
202						
203						
204						
205						
206						
207						
208						
209						
210						
211						
212						
213						
214						
215						




1




2




3




4



5

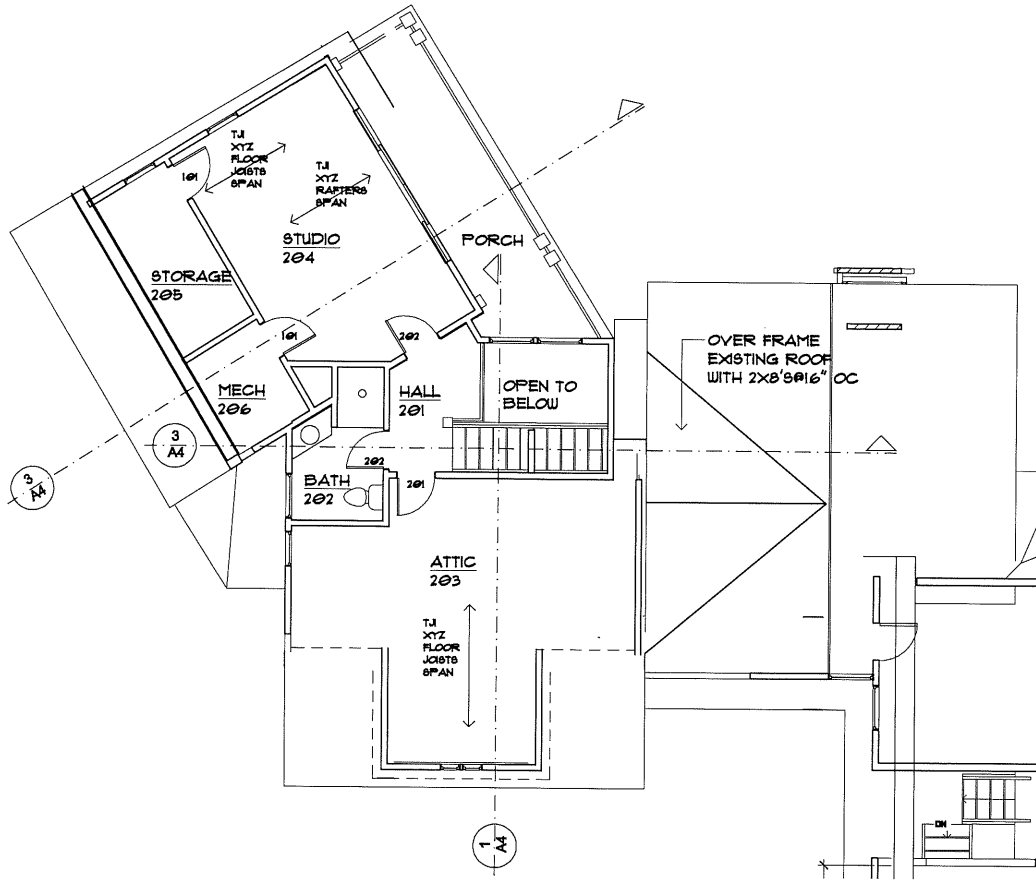


6



7

**DESIGN
DEVELOPMENT**



PARTIAL
SECOND FLOOR PLAN
1/4" = 1'-0"

TABLE OF AREAS				
AREAS	EXISTING	PROPOSED	TOTAL	NOTES
BASEMENT	NONE	NONE	NONE	ATTIC ADDED
FIRST FLOOR	1354 SF	703 SF	2057 SF	EXISTING GARAGE CONVERTED TO LIVING SPACE
GARAGE	496 SF	474 SF	474 SF	NEW GARAGE ADDED WITH ATTIC ABOVE
SECOND FLOOR PORCH	0	140 SF	144 SF	NEW GARAGE ADDED WITH ATTIC ABOVE
ATTIC	NONE	415 SF	415 SF	ADDED TO COMPENSATE FOR LACK OF BASEMENT
SECOND FLOOR	791 SF	385 SF	1176 SF	STUDIO ADDED TO ALLOW MAINTENANCE OF 3 BEDROOMS
TOTAL HABITABLE	2145 SF	1088 SF	3233 SF	

FLOOR AND ROOF FRAMING F-X, R-X							
MARK	LOCATION	LUMBER TYPE	SPAN	REQUIREMENT	BRIDGING	CONNECTORS	FOUNDATION ATTACHMENT
F-1	MUSIC STUDIO	82 SPF	12'-6" 10'-10"	2X10@12" OC 2X10@16" OC	6'-0" OC		3.5" BEARING
F-2	HALL	82 SPF	10'-0"	2X10@16" OC	MIDSPAN		SMITHSON JOIST HANGERS
F-3	ATTIC	TJI	18'-2"	11.25" TJI XYZ @	8'-0" OC		
F-4	PORCH	METAL	COPY				
R-1	FRONT PORCH	82 SPF	6'-0"	2X8@24" OC ON MIN 2-2X6 BEAM TRU BOLTED TO EXIST. POST.		JOIST HANGERS	BEAM WITH HURRICANE CLIPS
R-2	KITCHEN	N.A.	16'-0"	TJI 16 @24" OC	MIDSPAN AND RIDGE	TJI HANGERS AND TOP PLATE HURRICANE ANCHORS	NEW WALLS WITH HURRICANE CLIPS
R-3	BEDROOM #1	82 SPF	12'-0"	2X2 RAPTERS @ 24" OC WITH 2X8 SECONDARY CLS JOISTS AT 24" OC		FULL OVERLAP AND THRU BOLT 4-3/8" BOLTS	NEW WALLS WITH HURRICANE CLIPS
R-4	BEDROOM # 4	N.A.	20'-0" VERIFY	PREFAB. TRUSS@24" OC	PER ENGINEERING DOCUMENTS	HURRICANE PER ENGINEERING DOCUMENTS	NEW WALLS WITH HURRICANE CLIPS

LINTEL SCHEDULE				
MARK	SPAN	REQUIREMENT	FLOORS ABOVE	CONNECTIONS
L-1	3'	2X6@ WITH 1/2" PLYWOOD FLITCH	1	
L-2	3'-5'	2X8@ WITH 1/2" PLYWOOD FLITCH	1	
L-3	5'-8'	11.25" TJI XYZ @	1	
L-4	8'-10'	3 LVL 1.5@X11.25 GARAGE DOOR LINTELS	1	
L-5	12'	3-LVL 11.25X11.25 PORCH BEAM, PATIO DOORS	1	

**DESIGN
DEVELOPMENT**

PROJECT DATE
2-5-2018
REVISIONS

RENOVATIONS AND ADDITIONS
188 HUDSON STREET
HUDSON, OHIO

DESIGN with a VISION
RICK HAWKSLEY ARCHITECT
PO Box 664 Kent, OH 44240
330-715-2354

CONTENTS:
SECOND
FLOOR
PLAN
FRAMING

Dormer For Garage





1. Brick Pavers



2. Stone Patio



3. Shingles



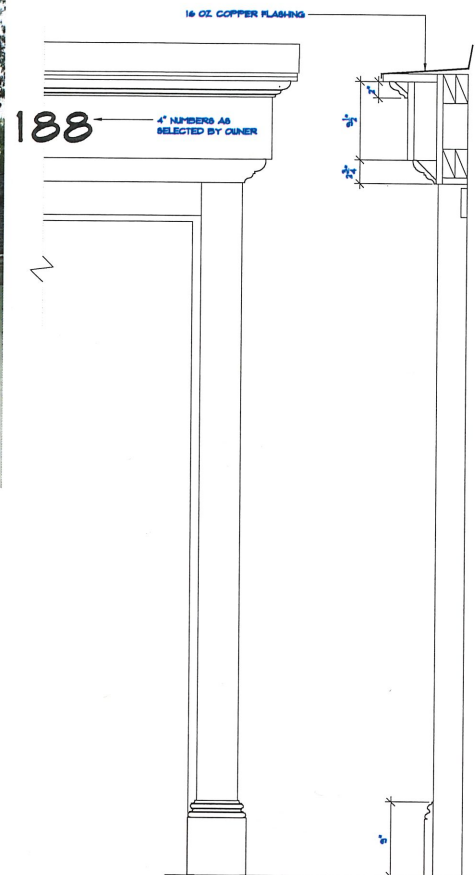
4. Trim Posts



5. Siding And Trim



6 and 7. Door and Surround and Lantern (see detail)



6 Door Surround Detail



8. Overhead Door

SPECIFICATIONS

SITE

1. DRIVEWAY PAVERS- UNILOCK ENDURACOLOR COLOR BLEND, WITH BRUSSELS BLOCK HALF STONE BORDER, LIMESTONE COLOR. STEEL BINDER EDGING

SIDEWALK, MATCH DRIVEWAY BODY.

2. STONE PATIO RELAY EXISTING IF NEEDED TO SUPPLEMENT PENNSYLVANIA FLAGSTONE 1" thick - patterned Modules of 6" (less 1/2" for joints) Size range of 11 1/2" X 11 1/2" to 35 1/2" X 23 1/2" Weight: Approx. 14.3 lbs per square foot Briar Hill Company 12470 State Route 520 P.O. Box 457 Glenmont, OH 44828 (330) 377-5100 Fax (330) 377-5110

BUILDING EXTERIOR

3. MAIN HOUSE ROOFING - MATCH EXISTING EQUAL TO Timberline HD Lifetime Architectural Shingles with StainGuard

4. TRIM POSTS AZEK 10" Post Wraps and custom trim OR EQUAL

5. SIDING- MATCH EXISTING PROFILE AND CORNER BOARDS

6. EXTERIOR ENTRY SURROUND AS DETAILED

7.. MAIN ENTRY DOOR-Colonial Six Panel with Lites in lieu of Panels. Painted Gloss Black

8. OVERHEAD DOORS C.H.I. OVERHEAD DOORS WITH TOP LITES OVERLAY CARAIGE HOUSE AS SELECTED

PROJECT DATE
2-2-2018
REVISIONS

188 HUDSON STREET
HUDSON, OHIO

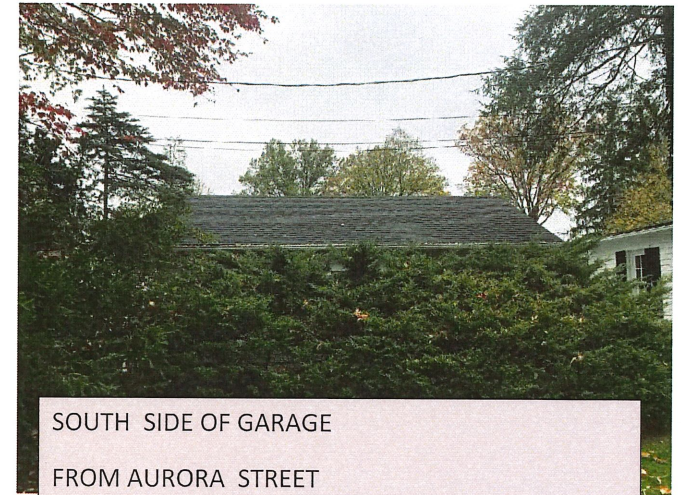
DESIGN with a VISION
RICK HAWKSLEY ARCHITECT
PO Box 664 Kent, OH 44240
330-715-2354

CONTENTS:
SPECIFICATI

A-4

FRONT VIEWS SHOWING ADJOINER TO EAST,
WORK AREA







EAST SIDE OF LIVING ROOM WING



LIVING ROOM WING AND ENTRY



WEST SIDE OF EXISTING GARAGE



SOUTH SIDE OF EXISTING HOUSE



WEST SIDE OF HOUSE,
FENCE IS 5' 4" HIGH



PATIO LOOKING SOUTH WEST