

Peninsula

Village Dental
Planning Commission

Nick Sugar
City Planner

August 15, 2025

Dear Nick,

The Village Dental building addition and landscape work has been reviewed during,

- Informal Review from the City of Hudson - February 25, 2025.
- BZBA – May 15, 2025 – variance approved pending further city approvals

Permits have not been submitted to the state or county.

The landscape work will cost approximately \$30,000. The Owner will submit a Letter of Credit for 125% of the value of the landscape estimate prior to issuance of a Zoning Certificate.

The civil engineer has confirmed that a permit will not need to be filed demonstrating compliance with National Pollution Discharge Elimination System (NPDES) because the site disturbance is less than an acre.

Sincerely,



Joseph Matava
Principal – Director of Design



Peninsula Architects

pa-architects.com

P: 330.657.2800

E: info@pa-architects.com



Monticello Construction LLC
PO Box 477 Hudson, OH 44236
tyler@monticelloconstructionco.com
(330) 219-2843

Village Dental Addition

Date: Sep 12, 2025

For
Village Dental
41 E Main St, Hudson, OH 44236, USA

Estimate

Demolition	\$28,585.50
<ul style="list-style-type: none">• Remove existing trees, bushes, and landscaping elements• Demolish concrete paving, curbs, and building components• Install tree protection fencing and manage debris removal	
Concrete	\$61,846.75
<ul style="list-style-type: none">• Install basement footers and block work• Pour concrete for 4" slab• Complete concrete labor for foundation and flatwork	

Framing	\$26,689.95
<ul style="list-style-type: none">• Framing of floors, walls, and roof structure• Installation of subfloor, sheathing, and trusses• Construction of stairs and implementation of safety features	
Roofing	\$9,624.67
<ul style="list-style-type: none">• Install new roofing system including shingles, underlayment, and protective elements• Replace soffit, fascia, gutters, and downspouts• Apply finishing touches with ridge vent, drip edge, and flashing	
Siding	\$14,596.01
<ul style="list-style-type: none">• Install new wood lap siding and trim• Apply house wrap for moisture protection• Caulk exterior for weatherproofing	
Windows	\$16,253.56
<ul style="list-style-type: none">• Install various window types including double hung, transom, arched, and multi-unit• Add structural headers and exterior trim for windows• Apply window flashing for weatherproofing	
Doors	\$4,519.36
<ul style="list-style-type: none">• Install interior and exterior doors• Add door hardware for all doors• Install overhead door for storage area	

Insulation	\$11,578.46
<ul style="list-style-type: none">• Install vapor barrier and insulation in floors, walls, and roof• Use fiberglass insulation for floors and walls• Apply closed-cell polyiso insulation for the roof	
Drywall	\$8,673.00
<ul style="list-style-type: none">• Install drywall throughout the specified area	
Painting	\$39,885.06
<ul style="list-style-type: none">• Exterior painting of the house• Interior painting of walls and trim• Priming and painting new drywall surfaces	
Plumbing	\$16,051.07
<ul style="list-style-type: none">• Install new water supply and drainage systems• Set up water heater and shut-off valves• Apply pipe insulation to plumbing lines	
Electrical	\$14,737.57
<ul style="list-style-type: none">• Install new electrical system including panel, wiring, and conduit• Add light switches, outlets, and interior light fixtures• Mount exterior gooseneck light fixtures	

HVAC	\$51,778.40
<ul style="list-style-type: none">• Install new HVAC system including air handlers, AC units, and ductwork• Set up controls, wiring, and thermostats• Obtain necessary permits and conduct system testing	
Landscaping	\$45,838.58
<ul style="list-style-type: none">• Install reclaimed brick paver driveway and create stabilized aggregate and gravel pathways• Plant various trees and shrubs including Japanese Maple, Rhododendron, and Flowering Dogwood• Add landscaping features such as decorative boulders, mulch, and topsoil	
Foundation	\$72,425.47
<ul style="list-style-type: none">• Install concrete foundation including footings, walls, and slab• Apply waterproofing and insulation to foundation• Install drainage system and vapor barrier	
Permits	\$5,900.00
<ul style="list-style-type: none">• Obtain necessary construction permits for the project	
Site Work	\$12,980.00
<ul style="list-style-type: none">• Implement site protection measures• Set up temporary facilities• Perform site cleanup	
Total	\$441,963.37

SCOPE OF WORK

Village Dental Addition

41 E. Main Street, Hudson, OH 44236

PROJECT OVERVIEW

Project Description

This scope of work covers the construction of a two-story commercial/residential addition to the existing Village Dental facility located at 41 E. Main Street, Hudson, OH 44236. The addition will provide 1,050 square feet of additional space with a 35'-0" x 15'-0" footprint, featuring split-level design and professional wood lap siding exterior.

Project Objectives

- Construct a two-story addition with first floor entry, office, and storage areas
- Provide second floor open office/storage space
- Integrate seamlessly with existing building structure
- Meet all applicable building codes and ADA requirements
- Deliver high-quality commercial construction suitable for dental practice operations

Key Project Details

- **Total Building Area:** 1,050 SF (525 SF per floor)
 - **Building Dimensions:** 35'-0" x 15'-0" footprint
 - **Foundation Depth:** -3'-3 3/4" below first floor elevation
 - **Building Heights:** First floor 0'-0", Second floor 10'-4 5/8", Roof bearing 18'-7 1/8"
 - **Primary Exterior Finish:** Wood lap siding (horizontal installation)
 - **Estimated Duration:** 16-20 weeks, anticipated start date of 03/02/2026 and completion date of 07/17/2026
 - **Contract Value:** \$441,963
-

SPECIFIC TASKS AND DELIVERABLES

Phase 1: Pre-Construction and Site Preparation (Weeks 1-2)

Deliverables:

- Obtain all required construction permits
- Set up temporary facilities and site protection
- Install tree protection fencing at dripline of existing trees
- Complete utility locates and site survey verification

Tasks:

- Submit permit applications to City of Hudson
- Establish construction staging area
- Install silt fencing and erosion control measures
- Coordinate with existing building operations for minimal disruption

Phase 2: Demolition and Site Work (Weeks 2–3)

Deliverables:

- Remove specified existing building elements for connection points
- Clear and dispose of existing concrete paving and curbs
- Remove burning bushes (5 EA) and sweetgum trees (3 EA) as specified
- Complete site grading and drainage improvements

Tasks:

- Selective demolition of existing building connection points
- Remove 1,000 SF of existing concrete paving
- Remove 150 LF of existing concrete curbs
- Install bio-retention cell (130 SF) for stormwater management
- Dispose of 75 CY of demolition debris

Phase 3: Foundation and Concrete Work (Weeks 3–6)

Deliverables:

- Install concrete footings at specified depths
- Construct CMU foundation walls with stepped design
- Pour 4" reinforced concrete slab with proper base preparation
- Install foundation waterproofing and drainage systems

Tasks:

- Excavate and install concrete footings at -3'-3 3/4" below first floor
- Build CMU foundation walls accommodating split-level design
- Install perimeter drainage system (100 LF)
- Place 4" thick 4000 PSI concrete slab with 6x6 WWF reinforcement
- Install 10 mil vapor barrier and 4" compacted base
- Pour 3" concrete scratch slab (3000 PSI) for utility areas
- Install 24" horizontal Styrofoam insulation under slab edge

Phase 4: Structural Framing (Weeks 6–9)

Deliverables:

- Complete 2x6 wood stud exterior wall framing
- Install 2x12 floor/ceiling joists at 16" O.C.

- Construct engineered wood truss roof system
- Install all structural headers and blocking

Tasks:

- Frame exterior walls with 2x6 studs
- Install 700 LF of 2x12 floor joists
- Set 22 engineered wood trusses
- Install structural headers for 12 window openings
- Complete stair framing for split-level design
- Install hurricane ties and structural connections
- Complete OSB sheathing installation

Phase 5: Roofing and Exterior Shell (Weeks 9-12)

Deliverables:

- Install complete asphalt shingle roofing system
- Complete wood lap siding installation
- Install all windows and exterior doors
- Complete exterior weatherization

Tasks:

- Install roofing felt and ice & water shield
- Install 6 squares of asphalt shingles
- Install 100 LF of 5" K-style gutters with downspouts
- Install HardiBoard fascia and soffit materials
- Apply house wrap to entire exterior
- Install 1,050 SF of wood lap siding horizontally
- Install siding trim package for windows and corners
- Set premium Pella Reserve windows including specialty arched window
- Install exterior entry door and overhead storage door
- Complete all exterior caulking and weatherproofing

Phase 6: Mechanical, Electrical, and Plumbing Rough-In (Weeks 10-14)

Deliverables:

- Install complete HVAC system with 4 AC units
- Rough-in electrical systems and panel
- Install plumbing systems and connections

Tasks:

- Install 4 AC condenser units and 4 air handlers
- Complete 1,050 SF of ductwork installation
- Install HVAC controls, wiring, and thermostats
- Rough-in electrical wiring (500 LF) and install panel
- Install electrical outlets (20 EA), switches (8 EA), and breakers
- Run PEX piping (300 LF) and PVC drain piping (200 LF)
- Install water heater and supply lines

- Complete all rough-in inspections

Phase 7: Insulation and Drywall (Weeks 13–15)

Deliverables:

- Install insulation in walls, floors, and roof assemblies
- Complete drywall installation, taping, and finishing
- Prepare surfaces for painting

Tasks:

- Install R-21 fiberglass batt insulation in walls (1,680 SF)
- Install R-19 fiberglass floor insulation (525 SF)
- Install R-49 closed-cell polyiso roof insulation (525 SF)
- Install vapor barriers and draft stops
- Hang, tape, and finish 2,100 SF of drywall
- Sand and prepare all surfaces for painting

Phase 8: Interior Finishes and Painting (Weeks 15–17)

Deliverables:

- Complete all interior and exterior painting
- Install interior doors and hardware
- Complete trim work and final finishes

Tasks:

- Prime all new drywall surfaces
- Apply interior paint to 2,100 SF of wall surfaces
- Apply exterior paint to 1,400 SF of siding and trim
- Paint 500 LF of trim work
- Install 2 interior solid core wood doors with hardware
- Install door hardware sets for all openings
- Complete final caulking and touch-up work

Phase 9: Final Systems and Landscaping (Weeks 17–19)

Deliverables:

- Complete all mechanical system startup and testing
- Install landscaping per approved plans
- Complete site improvements and paving

Tasks:

- System startup and testing for all HVAC equipment
- Install lighting fixtures (interior and exterior)
- Complete final electrical connections and testing
- Install specified plantings including trees and shrubs
- Place decorative boulders and complete hardscape features
- Install reclaimed brick paver driveway (525 SF)
- Complete gravel paths and stabilized aggregate pathways

- Spread topsoil and mulch for landscaped areas

Phase 10: Final Inspections and Project Closeout (Weeks 19–20)

Deliverables:

- Obtain all final inspections and certificates of occupancy
- Complete project documentation and warranties
- Conduct final walkthrough and punch list completion

Tasks:

- Schedule and complete all required final inspections
- Address any punch list items identified
- Provide all warranty documentation and operating manuals
- Complete final site cleanup and restoration
- Remove temporary facilities and protection measures
- Conduct final project walkthrough with owner

TIMELINE AND MILESTONES

Critical Milestones

Milestone	Target Week	Description
Permits Issued	Week 1	All construction permits approved
Foundation Complete	Week 6	Foundation and slab work finished
Framing Complete	Week 9	Structural framing and roof installation
Dried-In	Week 12	Building weatherproof with siding complete
Rough-In Complete	Week 14	All MEP systems rough-in finished
Drywall Complete	Week 15	All drywall hung, taped, and finished
Final Inspections	Week 19	All inspections passed
Project Complete	Week 20	Certificate of occupancy issued

Weather Considerations

- Foundation and concrete work weather dependent (minimum 40°F)
 - Roofing installation requires dry conditions
 - Exterior painting requires temperatures above 50°F
 - Site work may be delayed by wet conditions
-

MATERIALS AND EQUIPMENT NEEDED

Major Material Categories

Foundation Materials:

- Concrete (4000 PSI and 3000 PSI mixes)
- CMU blocks and mortar
- Rebar and welded wire fabric (6x6 W2.9xW2.9)
- 10 mil vapor barrier
- Foundation waterproofing materials
- Crushed gravel for drainage

Framing Materials:

- 2x6 pressure-treated lumber for walls
- 2x12 dimensional lumber for floor joists
- Engineered wood trusses (22 EA)
- OSB sheathing (70 sheets)
- Structural hardware and fasteners
- Hurricane ties and clips

Roofing Materials:

- Asphalt shingles (6 squares)
- Roofing felt and ice & water shield
- 5" K-style gutters and downspouts
- HardiBoard fascia and soffit
- Roof flashing and ridge vents

Exterior Materials:

- Wood lap siding (1,050 SF)
- Siding trim package materials
- House wrap (1,050 SF)
- Exterior caulking and sealants
- Premium exterior paint and primer

Windows and Doors:

- Pella Reserve Traditional double-hung windows (6 EA)
- Specialty arched window (1 EA)
- Large multi-unit window assembly (1 EA)
- Transom windows (2 EA)
- Aluminum/glass entry door (1 EA)
- Overhead storage door (1 EA)

- Interior solid core wood doors (2 EA)

Insulation Materials:

- R-21 fiberglass batt insulation
- R-19 floor insulation
- R-49 closed-cell polyiso roof insulation
- 6 mil polyethylene vapor barrier

Drywall and Paint:

- 5/8" gypsum board
- Joint compound and tape
- Interior latex paint (premium grade)
- Exterior paint and primer
- Semi-gloss trim paint

Mechanical Systems:

- AC condenser units (4 EA)
- Air handlers (4 EA)
- Ductwork and fittings
- Thermostats and controls
- PEX piping and fittings
- PVC drain piping
- Water heater

Electrical Materials:

- Electrical panel and breakers
- Wiring and conduit
- Outlets, switches, and boxes
- Interior and exterior light fixtures

Landscaping Materials:

- Specified trees and shrubs per landscape plan
- Premium screened topsoil (10 CY)
- Double-shredded hardwood mulch (5 CY)
- Reclaimed brick pavers
- Decorative boulders
- Gravel and stabilizer additives

Equipment Requirements

- Excavator for foundation work
 - Concrete trucks and pumps
 - Crane for truss installation
 - Scaffolding for exterior work
 - Drywall lifts and finishing equipment
 - Paint sprayers for large surfaces
 - Landscaping equipment for final grading
-

LABOR REQUIREMENTS

Skilled Trades Required

General Construction (1,012 Total Hours)

- Framing crew: 200 hours
- Concrete crew: 120 hours
- Siding installers: 120 hours
- Roofing crew: 80 hours
- Insulation installers: 80 hours
- Drywall crew: Subcontracted
- Painting crew: Subcontracted

Mechanical Trades

- HVAC technicians: 60 hours for installation and startup
- Plumbers: 120 hours for rough-in and finish work
- Electricians: 80 hours for complete electrical installation

Specialty Trades

- Window installers: 80 hours
- Door installers: 16 hours
- Landscaping crew: 60 hours

Supervision Requirements

- General superintendent: Full-time project oversight
 - Trade supervision: As required for each phase
 - Quality control inspector: Weekly inspections
 - Safety coordinator: Regular site safety oversight
-

QUALITY STANDARDS

Construction Standards

- All work shall comply with current building codes adopted by City of Hudson
- Materials shall meet or exceed manufacturer specifications
- Installation shall follow manufacturer guidelines and industry best practices
- All work subject to inspection by qualified personnel

Specific Quality Requirements

Foundation Work:

- Concrete strength testing per ACI standards
- Foundation walls plumb and level within 1/4" tolerance
- Proper curing procedures for all concrete work
- Waterproofing installation per manufacturer specifications

Framing Standards:

- All lumber properly graded and stamped
- Framing square, plumb, and level within building code tolerances
- Proper fastening schedules followed
- Structural connections inspected and approved

Exterior Finish Quality:

- Siding installed with proper drainage details
- All joints properly sealed and weatherproofed
- Paint application per manufacturer specifications
- Window and door installation watertight and properly flashed

Interior Finish Standards:

- Drywall level 4 finish throughout
- Paint coverage uniform with no visible defects
- Door operation smooth with proper clearances
- All mechanical systems properly tested and commissioned

Testing and Inspection Requirements

- Concrete compressive strength testing
 - Structural framing inspection before sheathing
 - Rough-in inspections for all trades
 - Insulation inspection before drywall
 - Final inspections for certificate of occupancy
-

ACCEPTANCE CRITERIA

Project Completion Standards

Project completion requires satisfaction of all following criteria:

Regulatory Compliance:

- All required building permits obtained
- All inspections passed with approvals
- Certificate of occupancy issued
- All code compliance items addressed

Functional Performance:

- All mechanical systems operational and commissioned
- Electrical systems fully functional and tested
- Plumbing systems pressure tested and operational
- Building envelope weathertight and secure

Quality Standards:

- All work completed per approved plans and specifications
- Materials installed per manufacturer requirements

- Workmanship meets industry standards
- No outstanding deficiencies or punch list items

Documentation Requirements:

- As-built drawings provided
- All equipment manuals and warranties delivered
- Maintenance schedules and procedures provided
- Lien waivers from all subcontractors submitted

Final Walkthrough Process

1. Pre-final inspection by contractor quality control
 2. Systems testing and commissioning verification
 3. Punch list walkthrough with owner representative
 4. Completion of all identified items
 5. Final walkthrough and acceptance
 6. Key turnover and project closeout
-

EXCLUSIONS

The following items are specifically excluded from this scope of work:

Site Conditions

- Existing utility conflicts not shown on provided drawings
- Hazardous material remediation if encountered
- Rock excavation beyond normal soil conditions
- Dewatering requirements exceeding normal construction needs

Building Systems

- Specialized dental equipment installation
- Security system installation beyond basic electrical rough-in
- Communications and data cabling beyond basic electrical provision
- Kitchen appliances or specialized equipment

Exterior Work

- Existing building repairs beyond connection points
- Utilities beyond building connection points
- Street or sidewalk improvements
- Landscaping maintenance after installation

Interior Finishes

- Specialty flooring installation (assumed concrete floors)
- Built-in cabinetry or millwork
- Specialty lighting beyond standard fixtures
- Window treatments or blinds

Permits and Fees

- Special assessment fees or impact fees
 - Utility connection fees beyond standard hookups
 - Change order costs for code compliance updates after permit issuance
 - Professional fees for design changes during construction
-

ASSUMPTIONS

This scope of work is based on the following assumptions:

Site Conditions

- Normal soil bearing capacity adequate for proposed footings
- No existing utilities conflict with proposed construction
- Site accessible for normal construction equipment
- Existing building structurally sound for connection points

Design and Engineering

- Structural engineering adequate for loading requirements
- No changes to approved permit drawings during construction
- All required easements and permits obtainable
- ADA compliance achieved through design shown

Construction Access

- Reasonable access for material delivery and equipment
- Existing dental operations can continue during construction
- Parking available for construction workers
- Weather delays typical for region and season

Existing Building

- Existing structure adequate for proposed connections
- No asbestos or other hazardous materials in demolition areas
- Existing utilities adequate for increased loads
- Tie-in points accessible as shown on drawings

Regulatory Environment

- Current building codes remain unchanged during construction
 - Standard inspection and approval processes
 - No extraordinary permit conditions imposed
 - Utility companies provide standard connection services
-

CHANGE ORDER PROCEDURES

Change Order Process

Changes to the original scope of work will be handled through formal change order procedures:

1. Change Identification

- Changes requested by owner
- Field conditions requiring design modifications
- Code compliance updates
- Unforeseen conditions encountered

2. Change Order Documentation

- Written description of proposed change
- Cost impact analysis (labor, materials, schedule)
- Schedule impact assessment
- Reason for change (owner request, field condition, etc.)

3. Approval Process

- Contractor prepares change order proposal
- Owner reviews and approves/rejects/negotiates
- Signed change order required before work proceeds
- Updated contract amount and schedule documented

4. Cost Determination

- Labor costs at established hourly rates plus overhead and profit
- Materials at cost plus markup percentage
- Equipment costs at actual rates
- Subcontractor work at actual cost plus markup

Change Order Rates

When change orders are required, the following rates will apply:

Labor Rates (including overhead and profit):

- Skilled carpentry/framing: \$68.00 per hour
- General labor: \$50.00 per hour
- Specialized trades: At prevailing rates plus 18% markup

Material Markup: Cost plus 18%

Equipment Rental: Actual cost plus 18%

Subcontractor Work: Actual cost plus 10%

Schedule Impact

- Change orders may impact project schedule
- Schedule adjustments will be documented in change order
- Delays caused by owner-requested changes may extend completion date
- Weather delays and other factors will be considered

Emergency Changes

- Field safety issues addressed immediately with documentation to follow
 - Structural issues requiring immediate attention handled per engineer direction
 - Code compliance items implemented as required with formal documentation
-

Project Contact Information:

- **Project Superintendent:** [To be assigned]
- **Project Manager:** [Contact information]
- **Emergency Contact:** [24-hour contact number]

Document Control:

- **Revision:** Original
- **Date:** [Current date]
- **Prepared By:** [Company name]
- **Approved By:** [Project manager signature]

This Scope of Work document shall be read in conjunction with the project plans, specifications, and contract documents. In case of conflict, the contract documents shall govern.

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SEC. 319.202 REV. CODE
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JOHN A. DONOFRIO By UB
Fiscal Officer Deputy Fiscal Officer
No. of pages 2

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2010 MAY 25 AM 9:10
JOHN A. DONOFRIO
FISCAL OFFICER
COUNTY OF SUMMIT

*mail to

Warranty Deed

Know All Men By These Presents, that **Alam M. Qadri and Muntzra K. Qadri**, husband and wife, the Grantors, for valuable consideration paid, grant, with General Warranty Covenants, to **Azam M. Qadri**, a married man, the Grantee, whose tax mailing address shall be 41 East Main Street, Hudson, Ohio 44236, their entire ownership interest in the following real property:

Situated in the ~~Village~~ ^{City JMB} of Hudson, County of Summit and State of Ohio:

Known as part of Great Lot No. 56 of Hudson Township and part of Block No. 3 in said Village:

Beginning at the intersection of the south line of Division Street with the east line of East Main Street which point is the Northwest corner of said block;

thence with the south line of said Division Street, S 89° 47' 00" E. 147.96 feet to an iron pipe;

thence with the west line of premises sold to L. Laudenslager S. 0° 28' 00" W. 30 feet to a point in said line;

thence westerly along a line drawn approximately parallel to the south line of Division Street to a point in the east line of East Main Street, said point being 30 feet from the point of intersection of the south line of Division Street with the east line of East Main Street;

thence with the east line of East Main Street N. 0° 13' 00" E. 30 feet to the place of beginning.

Property Address: 41 East Main Street, Hudson, Ohio 44236

Permanent Parcel No.: HU-00320-06-008 (32-00737)

Prior Instrument Reference: OR 1213, Pages 794-795 of the Records of Summit County, Ohio

SUBJECT TO easements, conditions, restrictions, and limitations of record; taxes and assessments, both general and special, that are a lien, but are not yet due and payable; zoning laws and regulations, if any; and those matters which would be disclosed by an accurate survey of the real property.

Description approved by Tax Maps
Approval good for 30 days from
No 320-06-008 5-25-10


John A Donofrio, Summit Fiscal Officer

55701965
Pg: 1 of 2
05/25/2010 09:11A
DE 28.00

EXECUTED this 24th day of May, 2010.

Alam M. Qadri 5/21/10
Alam M. Qadri

Muntzra K. Qadri 5/21/10
Muntzra K. Qadri

STATE OF Ohio)
) ss:
COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 24th day of May, 2010, by Alam M. Qadri and Muntzra K. Qadri.

Carolyn H. Konefal
Notary Public
Carolyn H. Konefal
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: July 9, 2012

This instrument prepared by: *
John S. Seich, Esq.
McCarthy, Lebit, Crystal & Liffman Co., L.P.A.
101 West Prospect Avenue, Suite 1800
Cleveland, Ohio 44115-1088
(216) 696-1422

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John A Donofrio, Summit Fiscal Officer

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DE 28.00

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SEC. 319.202 REV. CODE

JOHN A. DONOFRIO
Fiscal Officer
Consideration \$ FEE
By UB
Deputy Fiscal Officer
No. of pages 2

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2010 MAY 26 PM 3:16

JOHN A. DONOFRIO
FISCAL OFFICER
COUNTY OF SUMMIT

Paul Hylton Box
Summit Examining Services

Warranty Deed

Know All Men By These Presents, that **Azam M. Qadri**, a married man, the Grantor, for valuable consideration paid, grants, with General Warranty Covenants, to **41 East Main, LLC**, an Ohio limited liability company, the Grantee, whose tax mailing address shall be 41 East Main Street, Hudson, Ohio 44236, his entire ownership interest in the following real property:

Situated in the City of Hudson, County of Summit and State of Ohio:

Known as part of Great Lot No. 56 of Hudson Township and part of Block No. 3 in said Village:

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thence with the east line of East Main Street N. 0° 13' 00" E. 30 feet to the place of beginning.

Property Address: 41 East Main Street, Hudson, Ohio 44236

Permanent Parcel No.: HU-00320-06-008 (32-00737)

Description approved by Tax Maps
Approval good for 30 days from

5/26/10 cm l HU/320

Prior Instrument Reference: OR 55701965, Pages 1-2 of the Records of
Summit County, Ohio

SUBJECT TO easements, conditions, restrictions, and limitations of record; taxes and assessments, both general and special, that are a lien, but are not yet due and payable; zoning laws and regulations, if any; and those matters which would be disclosed by an accurate survey of the real property.



John A Donofrio, Summit Fiscal Officer

55702640
Pg: 1 of 2
05/26/2010 03:21P
DE 28.00

Betty J. Qadri, spouse of Grantor, hereby releases to Grantee all rights of dower in the above-described real property.

EXECUTED this 26th day of May, 2010.

Reverse Title - Summit County

Order #: _____

Escrow #: HACC-1130

Azam M. Qadri
Azam M. Qadri

Betty J. Qadri
Betty J. Qadri

STATE OF OHIO)

COUNTY OF Summit)

) ss:

The foregoing instrument was acknowledged before me this 26th day of May, 2010, by Azam M. Qadri and Betty J. Qadri.

JAMES P. McKAY
Notary Public, State of Ohio
My Commission Expires May 11, 2013

James P. McKay
Notary Public

This instrument prepared by:
John S. Seich, Esq.
McCarthy, Lebit, Crystal & Liffman Co., L.P.A.
101 West Prospect Avenue, Suite 1800
Cleveland, Ohio 44115-1088
(216) 696-1422

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John A Donofrio, Summit Fiscal Officer

55702640
Pg: 2 of 2
05/26/2010 03:21P
DE 28.00

FW: updated landscape plan attached

From Joe Matava <jmatava@pa-architects.com>
Date Wed 8/13/2025 9:15 AM
To Elizabeth Swearingen <ESwearingen@pa-architects.com>

Can you please upload the email below into the Village Dental portal...Thx



JOSEPH G. MATAVA
Principal - Director of Design

M: [330.338.8437](tel:330.338.8437) • O: [330.657.2800](tel:330.657.2800)
pa-architects.com

From: Jay Bixby <jgbixby@yahoo.com>
Sent: Wednesday, August 13, 2025 7:52 AM
To: Bixby Courtney <cbixby@hotmail.com>; Joe Matava <jmatava@pa-architects.com>
Cc: Azam Qadri <hudsondrillers@gmail.com>; Qadri betty <dr.betty64@gmail.com>
Subject: Re: updated landscape plan attached

Dear Joe,

Many thanks to you and the Qadris for your collaboration throughout the landscape design process for the area between our house and their new structure. We have reviewed the plans and are pleased to inform you that we are comfortable with them and give our approval of the final landscape design sent Monday, August 11, 2025 (attached).

Let us know if you need anything else at this point.

Thanks,

Jay and Courtney

On Monday, August 11, 2025 at 12:42:15 PM EDT, Joe Matava <jmatava@pa-architects.com> wrote:

Hello Jay and Courtney,

Attached is an updated landscape plan based on our conversation...Please note the following changes-

1. Pjm Rhododendrons are included
2. We added some boxwood to hide the ac on the south wall of the new addition
3. We took out the ferns and replaced with Procumbens Nana
4. We added the dogwood tree on your property

Please take a look and let me know if you have any questions or changes...

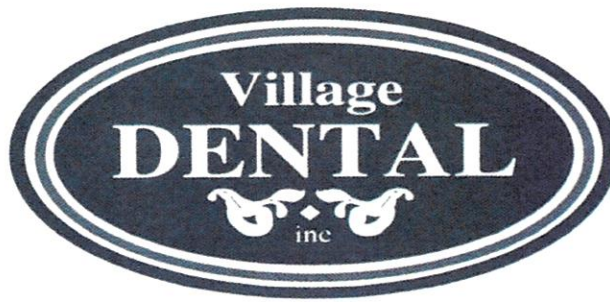
If you are good with it could you please type out an email saying that after working through this design process you both are cool with the design. This is something that the Zoning Board said would be required if they were to allow us to move the building 5' off the sidewalk.

Please call me if you want to chat through any of this...Thanks



JOSEPH G. MATAVA
Principal - Director of
Design

M: 330.338.8437 • O:
330.657.2800
pa-architects.com



Nick Sugar
City Planner

September 4, 2025

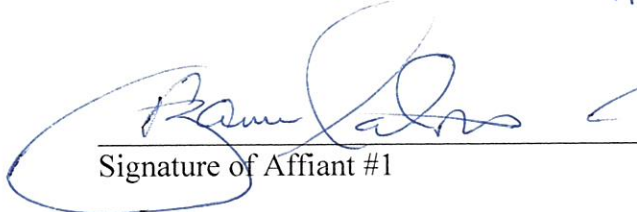
Dear Nick,

We, Azam Qadri and Betty J. Qadri, Owners of Village Dental, having an office address at 41 E. Main Street, Hudson, OH 44236, hereby state that we are the legal Owners of the parcel.

Village Dental is engaged with Peninsula Architects and hereby state that we are aware of and support the plans that are being submitted for the addition of the office building and landscape work.

If you have any questions, please contact us at 330-655-2916.

Dated this the 12th day or, September


Signature of Affiant #1


Signature of Affiant #2

IN TESTIMONY WHEREOF, I have set my hand and official seal at Hudson, Ohio,
this day of September 12th, 2025.

NOTARY PUBLIC



PRINT NAME

Anthony Malfara

My Commission Expires:

04/29/2026



City of Hudson, Ohio
Building Department
1140 Terex Road
Hudson, OH 44236

September 16, 2025

Attn: Nick Sugar, City Planner

Re: Village Dental
4967 Akron Cleveland Road
Boston Township, Ohio 44264

Dear Nick,

Below is a checklist of the submittal requirements that were met in this application:

Site Plan Review (Other than Minor Development)

32. A drawing of the subject property at a scale not less than one (1) inch equals one hundred (100) feet, on sheets no larger than thirty (30) inches by forty-two (42) inches.

Survey site plan (C1.00) is 1" = 10', Civil SWM plan (C1.1) is 1" = 10', Architectural site plan on AS1.01 at 1/8" = 1'-0", Landscape plan (L.0.01) at 1/4" = 1'-0" on 30x42 sheets.

33. Legal description of the property.

G1.01, Project Information describes project and lists property information.

34. Indication of building envelopes and proposed limits of clearing.

Building footprint is shown on site plans. Existing landscaping is shown on survey and civil plans, new landscaping shown on architectural and landscape plans. Architectural site plans show areas of disturbance.

35. Approximate square footage and approximate dimensions of each lot and the total acreage of the subject property.

Lot information on G1.00 under Project Information, and dimensions on survey and architectural site plan.

36. Site/building plan(s) shall include the following:

- a. Location of every existing and proposed building with the number of floors and gross floor area.

Shown on site plans.

- b. For multi-family residential developments, a statement of the average project density as well as the maximum density per acre in the project must be provided.

Not applicable.

- c. All modifications, changes, or additions to existing building(s) and structure(s) including floor area, heights, and setbacks.

Shown on G1.00, AS1.01, A1.01, A3.00, and A4.00.

- d. Location and type of all proposed uses including approximate number of acres, gross floor area, and height as well as the approximate area of any proposed open space including the location of any proposed recreational amenities.

Shown on G1.00, AS1.01, A1.01, A3.00, and A4.00. Location of shared garden between Owner and Neighbor's property shown on L0.01.

- e. Location of all proposed pedestrian walkways.



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Existing sidewalks to remain. New gravel sidewalk for Owner and Neighbor shown on L0.01.

- f. Location and type of buffering proposed between single family residential, multi-family residential, and non-residential uses.

Landscaping shown on L0.01.

- g. A description of the location and screening of waste facilities, loading facilities and other service structures.

Not applicable.

- 37. A map of existing topography plotted in at least two (2) foot intervals. Identification of the environmental features of the site including soil types, wetland areas, and wetland related vegetation; surficial and subsurficial geologic formations; and any other significant natural features. The City has a copy of the report containing the Index of Ecological Integrity Scores and applicant shall confer with Community Development staff prior to submitting application, to see which IEI elements should be included in the application.

Site survey shown on C1.00. No wetland areas on this site. Planting locations noted.

- 38. The location and size of existing wells, and septic tanks.

Not applicable.

- 39. Sign plan.

Not applicable.

- 40. Either a copy of the notice of intent (NOI) application, or a statement that a notice of intent to file for a permit demonstrating compliance with National Pollution Discharge Elimination System (NPDES) will be sought.

The civil engineer has confirmed that a permit will not need to be filed demonstrating compliance with National Pollution Discharge Elimination System (NPDES) because the site disturbance is less than an acre.

- 41. Demonstrated compliance with the U.S. Army Corps of Engineer and Ohio EPA approvals for any activities disturbing wetland areas, including copies of permits.

No wetlands on site, not applicable.

- 42. Submittal of Improvement Plan(s) (See submittal requirements above).

Building footprint is shown on site plans. Existing landscaping is shown on survey and civil plans, new landscaping shown on architectural and landscape plans.

- 43. Performance bond(s) for required improvements.

In tabular form, indicate the following information concerning the site: total area of site, total impervious cover, percentage of site covered by impervious cover, total building coverage, floor area to lot area ratio, gross flow area, % total area of undisturbed land with a breakdown by use.

In tabular form indicate the following information for each building: proposed use and square footage for each use within each structure on the site, number of stories, actual height, finished floor elevation, foundation type, and total square footage for building and for each floor.

Civil calculations have been provided on C-1.1, C1.02, and C1.03. Additional information can be provided. Information about addition is provided on G1.00, AS1.01, A1.01, A3.00, and A4.00.

- 44. Distances between buildings.

Shown on C1.00 and AS1.01.

- 46. Location of external transformers or other equipment and detail of proposed screening.



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Not applicable. Existing AC units are being relocated and new units will be added and screened with landscaping. Location of all units are hidden from streets by the addition and neighboring building.

47. Finished floor elevation of the ground floor and entrances to all buildings.

Shown on AS1.01, L0.01, A1.01, A3.00, and A4.00.

48. Any other information deemed necessary by the City to make a fully informed and deliberate decision on the site plan.

Core Submittal Requirements (as Applicable)

1. A complete application form provided by the Community Development Department, copies of the plan or plat as required, and the required fee as established by City Council.

Application and drawings submitted through portal.

2. Name of Development or Subdivision; names of adjacent subdivisions.

Not applicable.

3. Name and address, including telephone number of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the current proposal, giving grantor, grantee, date, and land records reference.

Name, address, and telephone number included in application. Deed and notarized letter have been uploaded to the portal.

4. All existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel.

Property is not a subdivision, not applicable.

5. Name and address, including telephone number, fax number and/or e-mail address of the professional person(s) responsible for site or subdivision design, for the design of public improvements, and for surveys.

Owner, Architect, and Surveyor's information included in application and/or on G0.01.

6. Name and address of adjoining property owners from the latest assessment rolls within five hundred (500) feet of any perimeter property line of the site or subdivision.

Adjacent neighbors are Jay and Courtney Bixby (3200817 and 3200818) (37 E Main Street), and Jeffrey Gotthardt (3200436) (30 Division Street). On 8/14, Nick mentioned in a phone call that the entire list of names and addresses would be provided by the city and was not a necessary task for PA.

7. A vicinity map, locating the subject property and showing streets and other general development of the surrounding area.

Map on AS1.00.

8. A drawing of the subject property at the required scale, with north arrow and date. This will include the location of the property by municipality and parcel number according to County real estate records. All plans and plan revisions shall be dated: month, day, year.

Included on C1.00, C-1.1, AS1.01, and L0.01.

9. The approximate location, dimensions, and areas of all proposed or existing lots. A statement of the proposed use of the building sites or lots. Include the existing land use of the site and adjacent land, and location of existing buildings within 200 feet of the property line of the site or subdivision. Where applicable, list of lots, blocks, parcels and applicable acreages.

Location, dimensions, and areas are included in plans. Building description is included on G1.00.



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10. The approximate location, dimensions, and area of all parcels of land proposed to be set aside for open space, park or other public use, or for the use of property owners in the proposed development.

Not applicable.

11. Location of property lines, existing easements and other restrictions, railroad rights-of-way, watercourses, wetlands, other natural features such as steep slope, rock out croppings and existing wooded areas. Also indicate limits of 100 year flood boundaries as defined by the Flood Insurance Rate Maps (FIRM) of the U.S. Department of Housing and Urban Development. (Available for review at the Community Development Department).

Applicable information is included on drawings.

12. Tree and Vegetation Plan and Landscaping/Bufferyard Plan. (see following submittal requirements list).

Drawing L0.01.

13. Location, width, and names of all existing streets within or immediately adjacent to the property.

Existing streets are shown on drawings.

14. The approximate location and widths of proposed streets, and easements.

Not applicable, no proposed streets and easements.

15. Location, sizes, elevations and slopes of existing sewers, water mains, storm drains, fire hydrants, culverts, gas, electric and telephone lines and other underground structures within the tract and immediately adjacent thereto; existing utility poles on or immediately adjacent to the site and utility rights-of-way.

Where applicable, utilities are labeled on survey and civil drawings.

16. Preliminary proposals for connection with existing water supply and sanitary sewage systems, preliminary provisions for storm water management; plans shall show the relationship with existing utility capacities.

New utilities will tie into the existing. Information for new downspouts, bio retention area, and trench drain on C-1.1.

17. Location of all existing oil and gas wells, easements, tank batteries, flow and sale lines, ingress and egress roads, and other activities usually associated with such oil and gas extraction within five hundred (500) feet of the site or subdivision boundaries.

Not applicable.

18. A map of existing topography.

Provided on survey.

19. Zoning classifications and district boundaries applicable to the site or subdivision and surrounding property.

Zoning information on G1.01.

20. Demonstration of compliance with the requirements of this Land Development Code on any plans or proposals submitted. Provide check list of all materials submitted with dates of submission.

Refer to drawings.

21. Anticipated impact on traffic levels and off-site circulation system. Traffic impact study demonstrating peak hour level of service pre-development and post-development and any recommended mitigation. Traffic impact studies shall be in accordance with the Hudson Guideline Manual for the "Preparation of a Traffic Impact Study." See Section [1207.13](#) Transportation, Circulation and Pedestrian Linkage.

A trip generated report was performed and the corresponding letter was submitted to the portal.



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22. Anticipated phases of development and timing. A development schedule shall indicate the approximate date when construction of the project or stages of the same can be expected to be completed, including the proposed phasing of construction of public improvements and recreational and common space areas.

The Contractor has provided a letter that includes project costs, anticipated phases, dates, and duration. This letter was submitted to the portal.

23. Anything that is digitally produced submitted in a format acceptable to the City.

Confirmed.

24. Storm Water Pollution Prevention Plan.

David Rapp has confirmed that a SWPP plan is not needed for this site (9/12/26).

25. Current deed.

Submitted to the portal.

26. Written authorization of all owners on deed.

Notorized letter from the property Owner was submitted to the portal. Neighbor has written an email with consent of the landscape plan and work, this was submitted to the portal as well.

27. Any special natural area or environmental study or report as requested by the Planning Director.

Not requested.

28. All existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel.

Not applicable.

29. Subject property is staked at time of application (property boundaries, building envelope, limits of disturbance, parking areas).

Required boundaries, building envelope, limits of disturbance and parking areas were staked.

30. Record and application for an approval status of all necessary permits from state and county officials.

- *Informal Review from the City of Hudson - February 25, 2025.*
- *BZBA – May 15, 2025 – variance approved pending further city approvals*
- *Permits have not been submitted to the state or county.*

Thank you for your attention to this project. Please feel free to call or email if you have any questions about this project, our response, or the drawing revisions.

Sincerely,



Elizabeth Swearingen
Designer



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