



FORSYTH RESIDENCE



PROJECT INFORMATION

CITY HUDSON
COUNTY SUMMIT COUNTY
PARCEL NO 3201335
ZONING ZONE 4 - HISTORIC RESIDENTIAL NEIGHBORHOOD
LOT .1915 ACRE

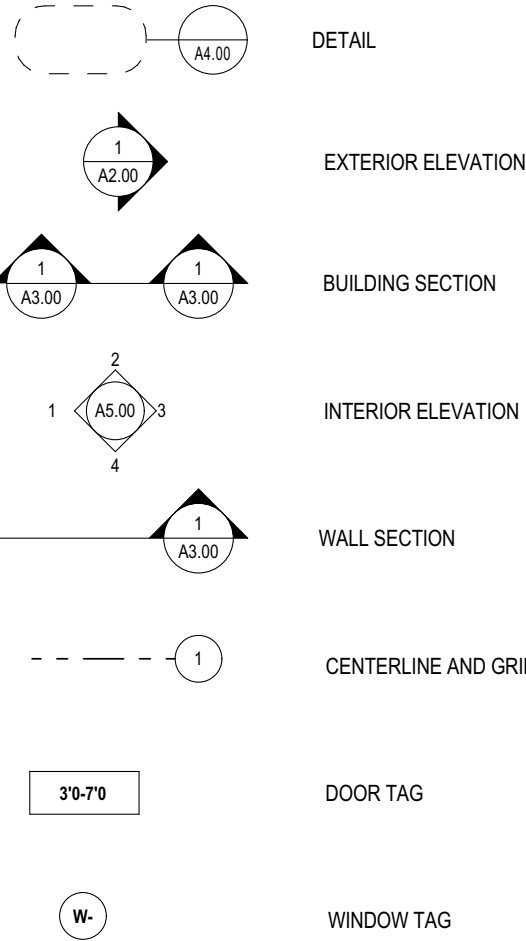
PROJECT NEW TWO STORY SINGLE FAMILY RESIDENCE

APPLICABLE CODE BUILDING: 2019 OHIO RESIDENTIAL BUILDING CODE
ZONING: CITY OF HUDSON

PROJECT AREA

FIRST FLOOR 1,400 SF
SECOND FLOOR 1,351 SF
TOTAL 2,751 SF

DRAWING SYMBOLS



DRAWING INDEX

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PROJECT TEAM

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CONTACT: NATE BAILEY

PROJECT GENERAL NOTES

THE CONTRACTOR WILL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, PERMITS, TAXES, AND INSURANCE NECESSARY TO COMPLETE THE WORK INDICATED AND/ OR IMPLIED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE AND WILL COORDINATE THE WORK RESPONSIBILITIES OF ALL SUBCONTRACTORS. ALL LABOR AND MATERIALS TO CARRY OUT FULLY THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THE CONTRACT, WHETHER OR NOT SPECIFICALLY DOCUMENTED.

ALL WORK WILL CONFORM TO THE CURRENT OHIO BUILDING, MECHANICAL & PLUMBING CODES, AS WELL AS THE CURRENT NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL OTHER APPLICABLE CITY CODES, LOCAL LAWS, AND AUTHORITIES HAVING JURISDICTION. CODE STANDARDS AND PUBLICATIONS OF PRIVATE AND PUBLIC BODIES MENTIONED WITHIN THE SPECIFICATIONS OR ON THE DRAWINGS, WILL BE CONSIDERED TO BE THOSE IN FORCE AT THE TIME OF THE CONTRACT AWARD.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONTROLLED INSPECTIONS AND ANY TECHNICAL TESTING REQUIRED FOR CONTROLLED INSPECTIONS AS STIPULATED BY ALL APPLICABLE CODES.

ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT WILL BE NEW AND FREE OF DEFECTS AND WILL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY THE RESPECTIVE MANUFACTURERS, UNLESS SPECIFIED OTHERWISE.

THE CONTRACTOR WILL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES IN AND BETWEEN THE DRAWINGS AND THE SPECIFICATIONS PRIOR TO PROCEEDING WITH THE WORK. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT, THE CONTRACTOR WILL BE DEEMED TO HAVE INSPECTED THE DRAWINGS AND SPECIFICATIONS AND TO HAVE FOUND THEM IN PROPER FORM FOR EXECUTION.

THE CONTRACTOR REPRESENTS THAT HE HAS HAD ADEQUATE ACCESS TO THE JOB SITE AND BUILDING AREA IN WHICH THE WORK IS TO BE PERFORMED, THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF WORK, INCLUDING ANY OBSTRUCTIONS, SCOPE OF WORK, ACTUAL LEVELS, THE EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE EXECUTION OF THE WORK AND ALL OTHER MATTERS, WHICH CAN IN ANY WAY AFFECT THE WORK OR THE COST THEREOF UNDER THIS CONTRACT, AND THAT HE HAS STUDIED THE CONTRACT DOCUMENTS AND ALL OTHER DOCUMENTS PERTAINING TO THE INSTALLATION OF OTHER TRADES WHICH MAY INFLUENCE HIS WORK.

THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY, INCLUDING RESPONSIBILITY FOR ALL RELATED COSTS FOR ANY AND ALL WORK DONE WITHOUT THE APPROVAL OF THE ARCHITECT IF SUCH WORK IS IN CONFLICT WITH THE CONTRACT, DRAWINGS, OR SPECIFICATIONS.

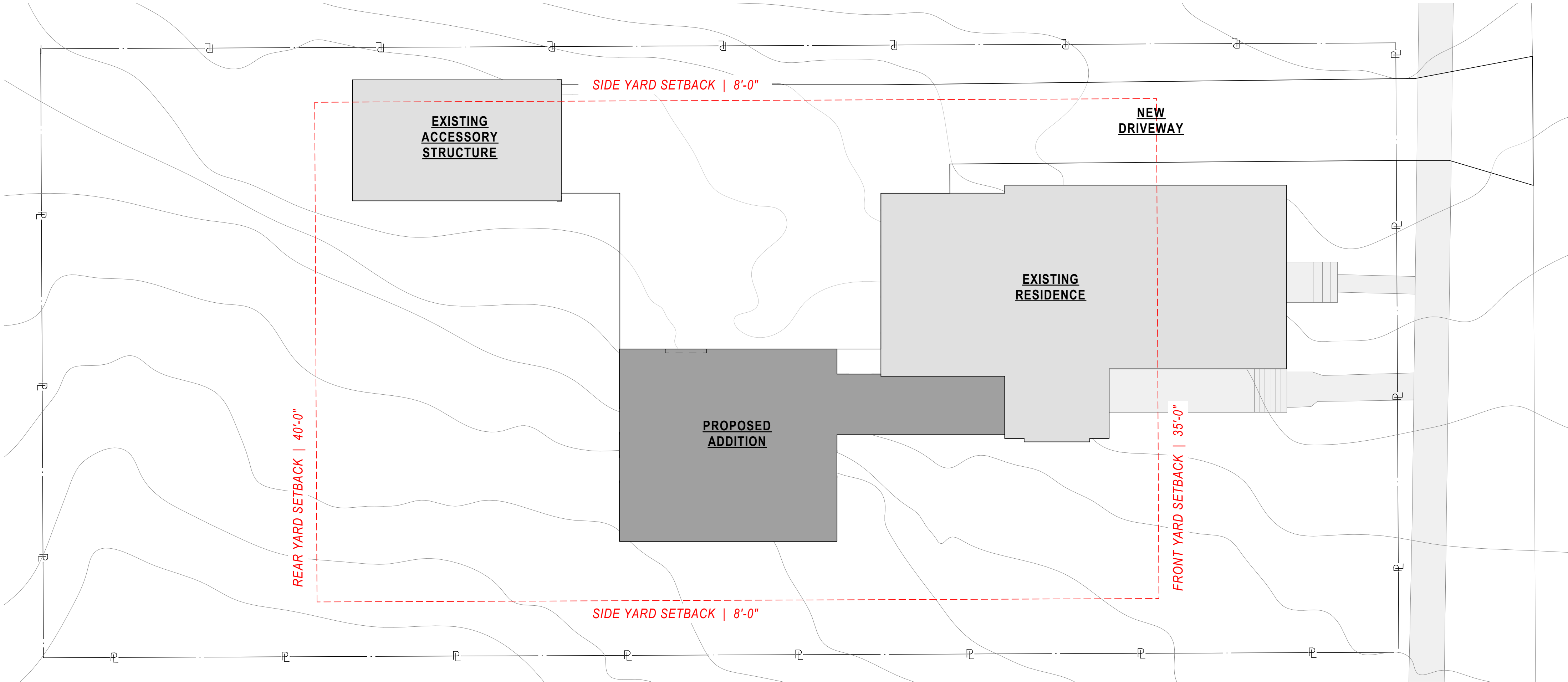
THE OWNER WILL ESTABLISH THE LIMITS OF THE CONSTRUCTION SITE IN ADDITION TO ANY CONTRACT LIMIT LINES SHOWN IN THE DRAWINGS. THE CONTRACTOR WILL CONTINUE HIS OPERATIONS WITHIN THESE LIMITS, UNLESS UPON WRITTEN REQUEST AND REPLY, A VARIANCE IS AGREED TO BY THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE FOR TRESPASS ON AND/ OR DAMAGE TO OTHER PROPERTY BY ANY OF HIS EMPLOYEES OR HIS SUBCONTRACTOR'S EMPLOYEES.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SAFE WORKING CONDITIONS AT THE SITE. THE ARCHITECT AND OWNER WILL NOT BE DEEMED TO HAVE ANY RESPONSIBILITY OR LIABILITY IN CONNECTION HEREWITH.

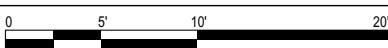
CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, ELECTRICAL, OR OTHER SERVICES TO ANY PORTION OF THE BUILDING OUTSIDE THE LIMITS OF THE CONSTRUCTION SITE DESCRIBED IN NOTE 9.

THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES CAUSED BY DEFECTIVE OR ILL TIMED WORK AT NO ADDITIONAL COST TO THE OWNER.

NO SUBSTITUTIONS ARE PERMITTED EXCEPT WHERE THE TERM 'APPROVED EQUAL' APPEARS. ALL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT. THE CONTRACTOR IS TO SUBMIT SAMPLES OR CATALOG CUTS OF ALL VISIBLE MATERIALS AND EQUIPMENT FOR THE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.



1 SITE PLAN
SCALE: 1" = 10'



FORSYTH RESIDENCE

258 NORTH MAIN STREET, Hudson, Ohio 44236

PROJECT #: 2525

ISSUE	ID	DATE
ADDENDUM #1	1	07/16/2026
BIDDING	A	05/27/2026

FOR
CONSTRUCTION

COVER SHEET

G100

LEGEND:

- 1

PLANTING BEDS
- 2

RETAINING WALLS
- 3

LAWN
- 4

PROPOSED DRIVEWAY
- 5

PATIO
- 6

STEPS TO PATIO & POOL
- 7

EXISTING TREE
- 8

FENCE GATES
- 9

6'PRIVACY FENCE
- 10

4' FENCE
- 11

PAVER WALK IN BED
- 12

SUGGESTED POOL MECHANICALS LOCATION
- 13

GRILL NOOK
- 14

POOL
- 15

POOL DECK
- 16

NEW DRIVEWAY
- 17

EX DECK STEPS
- 18

EX TREES
- 19

EX ELECTRIC POLES

CONSTRUCTION NOTES:

- A

FLAGSTONE WALK SHOWN THROUGH PLANTING BED TO REDUCE IMPERVIOUS SURFACE. 3'X3' PAVERS ARE SHOWN. THESE ARE TO BE LAID ON COMPACTED GRAVEL BASE WITH LEVELING AGENT TO ENSURE INTEGRITY.
- B

WALLS AND POOL ARE PARALLEL TO THE EXISTING BARN/FUTURE POOL HOUSE.
- C

POOL (LATHAM MILANO 16 X10) IS CENTERED ON THE MAIN OPENING TO THE BARN. POOL TO HAVE AN AUTOCOVER.
- D

SINGLE DOOR TO REPLACE A SOUTHWEST WINDOW TO PROVIDE GARAGE ACCESS.
- E

FENCE GATE TO EXTEND OFF OF STEPS.
- F

THE FENCE IS SHOWN ON TOP OF THE WALL.
- G

FENCE TO MEET ALL APPROPRIATE POOL CODES.
- H

A NEW MAN DOOR WILL BE ADDED TO THE GARAGE.
- I

THERE IS A POSSIBILITY SOME OF THE ELECTRIC & TELECOMM LINES COULD BE BURIED. THE FENCE WAS PLACED 10' FROM THE EX ELECTRIC POLES.
- J

ALL RETAINING WALLS SHOULD BE BUILT WITH THE APPROPRIATE FOOTERS AND TO CODE. ALL RETAINING WALLS ARE SHOWN 1' WIDE +/- . FINAL WALL MATERIAL SELECTION AND CONSTRUCTION METHOD TO DETERMINE FINAL WIDTH.
- K

POOL DECK EDGE TO ALIGN WITH EDGE OF GARAGE.
- L

3' X 3' SPLASH PADS FOR DAY-LIGHTED DRAIN LINES FROM GUTTERS & CATCH BASIN
- M

(6) IN DECK POOL FOUNTAINS ARE SHOWN. (3) EACH ON THE NORTH AND SOUTH SIDES. FINAL LOCATIONS TBD BY MOCK PROPERTY SERVICES.

GENERAL CONSTRUCTION NOTES:

ALL PRODUCTS SHOULD BE INSTALLED PER MANUFACTURERS SPECS AND USING ALL APPROPRIATE CODES AND BEST PRACTICES.

ALL DIMENSIONS ARE TO BE DOUBLE CHECKED BY THE CONTRACTOR AND AMENDED AS NECESSARY. SIGNIFICANT CHANGES SHOULD BE BROUGHT TO DESIGNER'S ATTENTION. ANY DISCREPANCIES SHOULD ALSO BE BROUGHT TO THE DESIGNER'S ATTENTION.

THE POOL EDGE MUST BE 10' AWAY FROM THE EXISTING OVERHEAD POWER LINES.

PER A DISCUSSION WITH HUDSON PUBLIC POWER, THE FENCE IS SHOWN 10' FROM THE EXISTING POWER POLES.

DISCUSSION HAS OCCURRED ABOUT BURYING SOME OF THE ELECTRIC & COMMUNICATION LINES FROM THE HOUSE TO THE EXISTING ELECTRIC POLE AND POSSIBLY EVEN FROM THE ONE POLE TO THE NEXT ALONG THE SOUTH SIDE OF THE PROPERTY. THESE UTILITIES REQUIRE SEPARATE CONDUIT AND THE EXECUTION TO BURY NEEDS TO BE COORDINATED BY ALL APPROPRIATE UTILITIES AS WELL AS THE NEIGHBOR TO THE SOUTH.

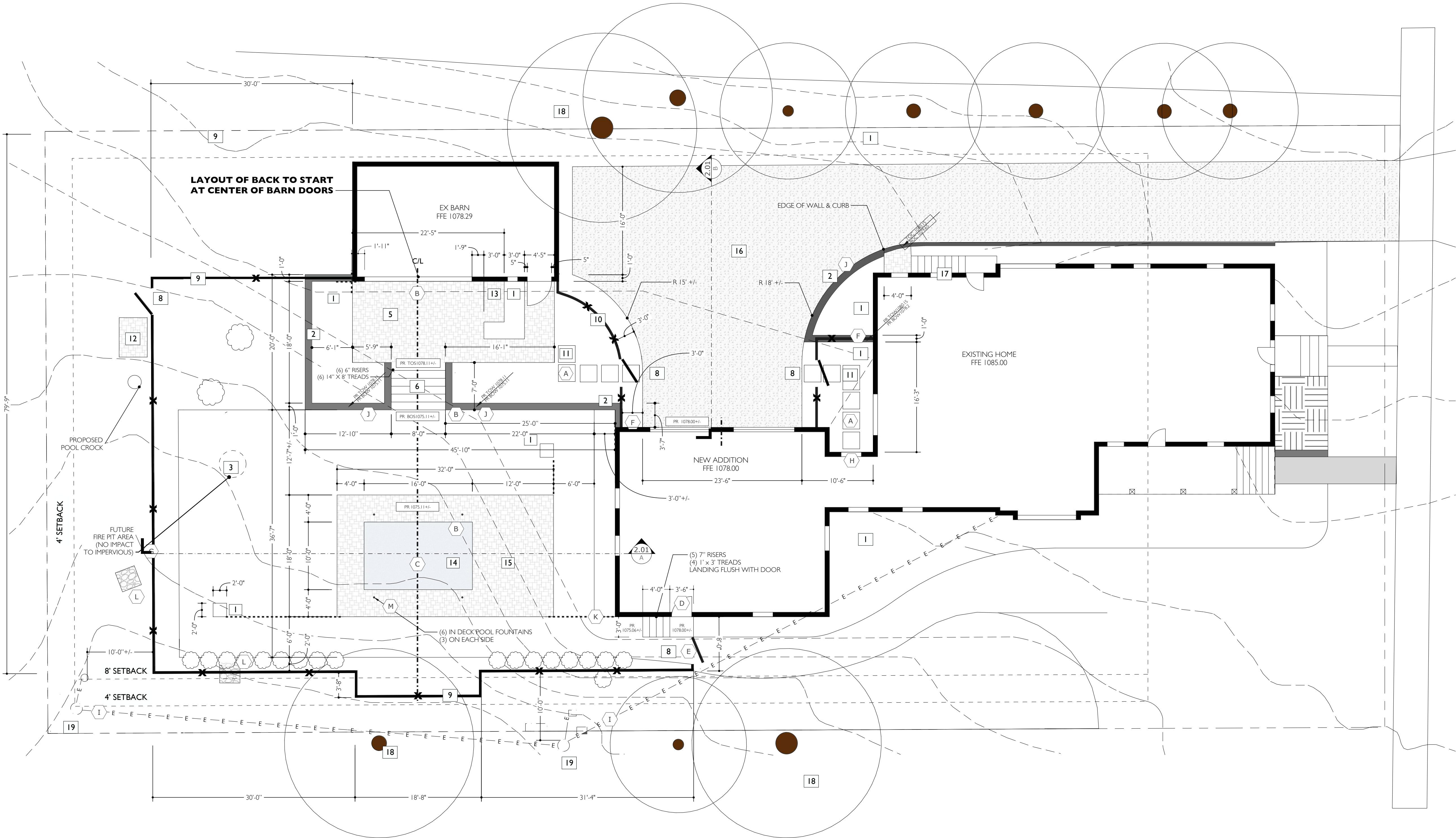




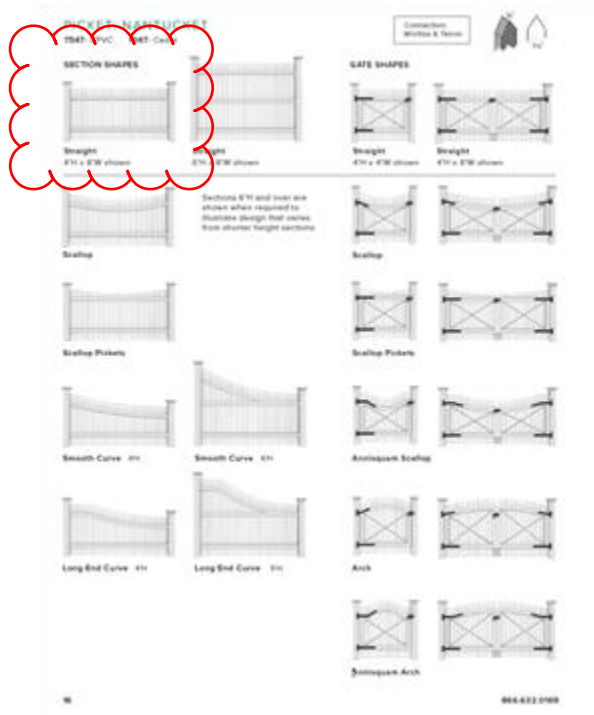
Image of 4ft fencing and Arbor



4ft fencing gate



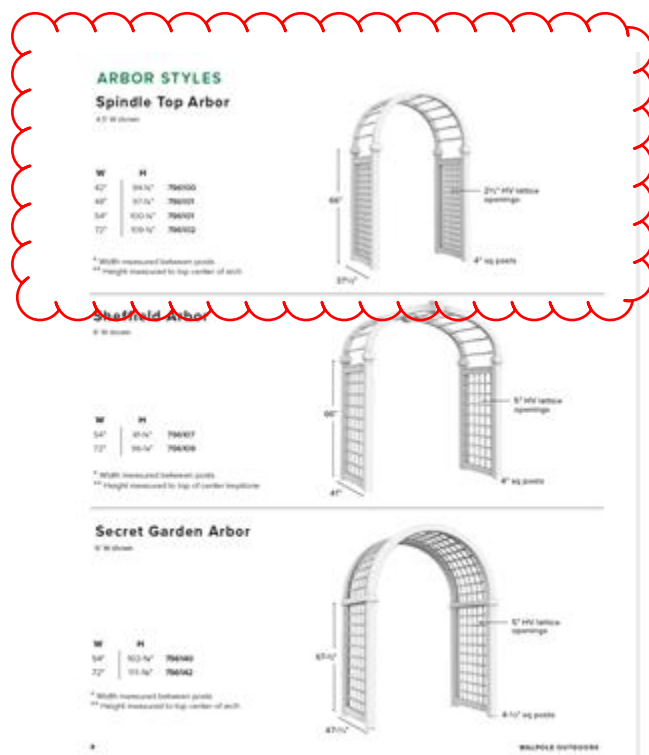
6 ft privacy fencing with gate



1. Fencelust with Scalloped Picket sections and double gate 2. Fencelust with straight sections leading to entry by gravel path 3. Fencelust with straight sections in Curve, painted White Green 4. Fencelust with straight sections leading to Open Bay curve

WALPOLEOUTDOORS.COM

17



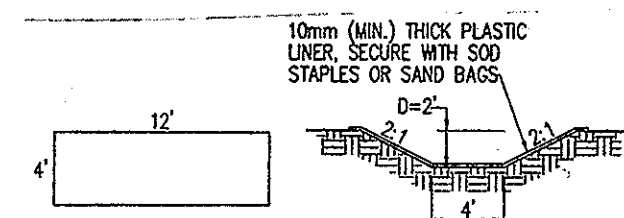
TOP: Spindle Top Arbor / Spindle Top Arbor
BOTTOM: Shedfield Arbor / Secret Garden Arbor

ARBORS

18

IMPERVIOUS AREA RUNOFF STORAGE CALCULATIONS

FROM SITE SURVEY:
AREA OF LOT = 17,622 S.F.
TOTAL EXISTING IMPERVIOUS AREA = 7241 S.F.
FROM SITE IMPROVEMENTS PLAN:
EXIST. IMP. AREA REMOVED BEYOND NEW ROOF/HARDSURFACE AREA = -1294 S.F.
NEW ROOF/HARDSURFACE AREA ADDED BEYOND EXIST. IMP. AREA = +1113 S.F.
NEW TOTAL SITE IMPERVIOUS AREA = 7241 - 1294 + 1113 = 7060/7,622 S.F. = 92.08%
MAX. ALLOWABLE IMPERVIOUS AREA W/O ON-SITE STORAGE = 7048.8 S.F. (40%)
NOTE: SOILS ARE ELLSWORTH-URBAN (EuC) AND Mahoning-urban (Mu)
NOTE: ALL PAVERS MUST BE PERVIOUS

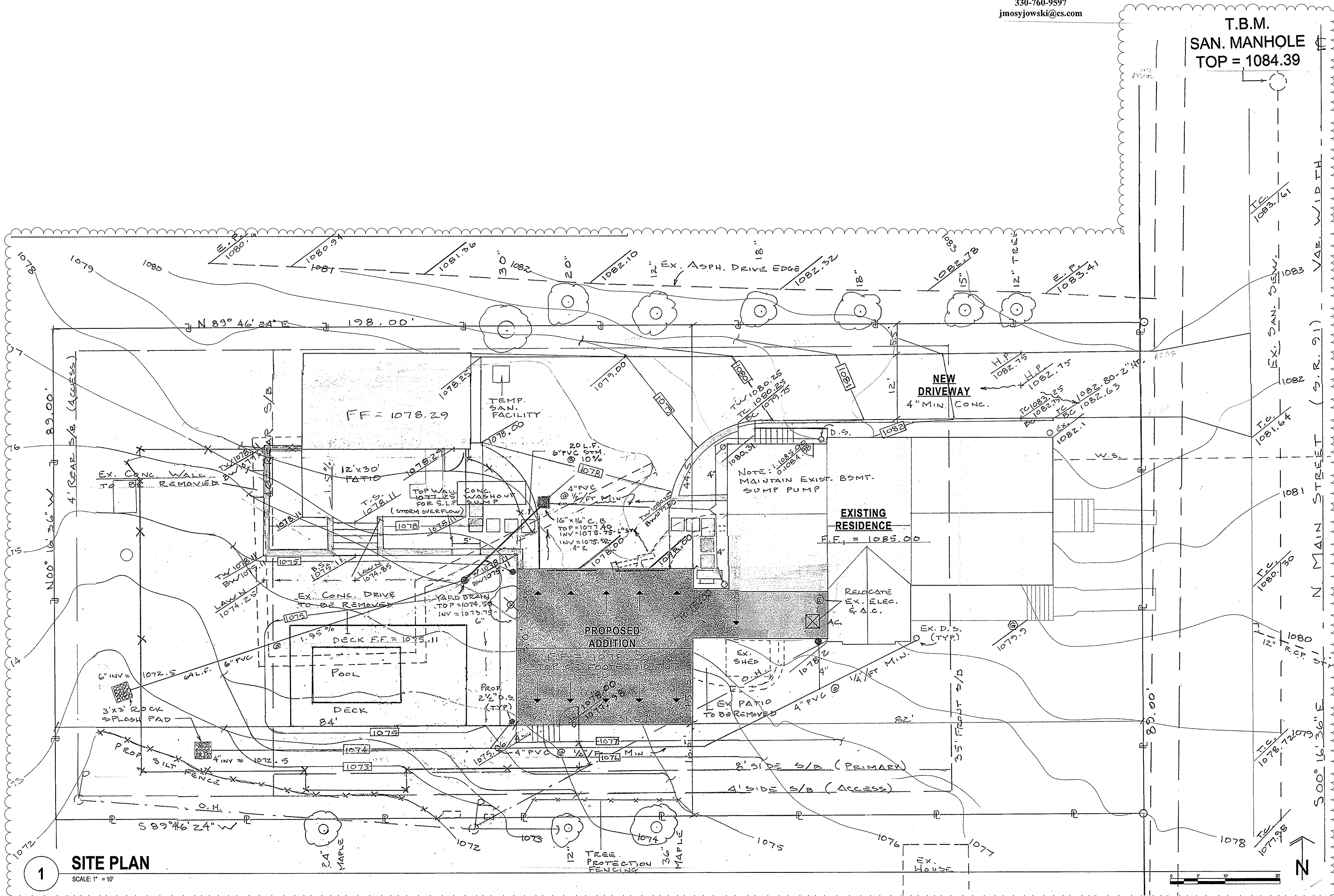


DETAIL - CONCRETE
WASHOUT SUMPS
NO SCALE

- CONSTRUCTION SEQUENCE NARRATIVE
1. INSTALL SILT FENCE PERIMETER CONTROL.
 2. PROCEED WITH NECESSARY DEMOLITION.
 3. STRIP TOPSOIL, STOCKPILE TOPSOIL, THEN TEMPORARY SEED OR ENCLOSE PERIMETER WITH SILT FENCE.
 4. EXCAVATE FOR ADDITION AND GRADE THE SITE.
 5. INSPECT AND MAINTAIN PERIMETER CONTROLS AND KEEP ROADWAY FREE FROM MUD AFTER EACH CONSTRUCTION DAY.
 6. UPON COMPLETION OF HEAVY CONSTRUCTION ACTIVITY, RE-SPREAD STOCKPILED TOPSOIL, THEN SEED AND MULCH DISTURBED AREAS.
 7. MAINTAIN SEEDING AND MULCHING UNTIL PERMANENT, STABLE GROUND COVER HAS BEEN ESTABLISHED.

PROPOSED SITE IMPROVEMENTS PLAN
FORSYTH RESIDENCE BUILDING ADDITION
258 NORTH MAIN STREET
CITY OF HUDSON, SUMMIT COUNTY, OHIO

MAY, 2026
REV. JUNE 12, 2026
PREPARED BY:
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HARTVILLE, OH 44632
330-760-9597
jmosyjowski@cs.com



1 SITE PLAN
SCALE: 1" = 10'

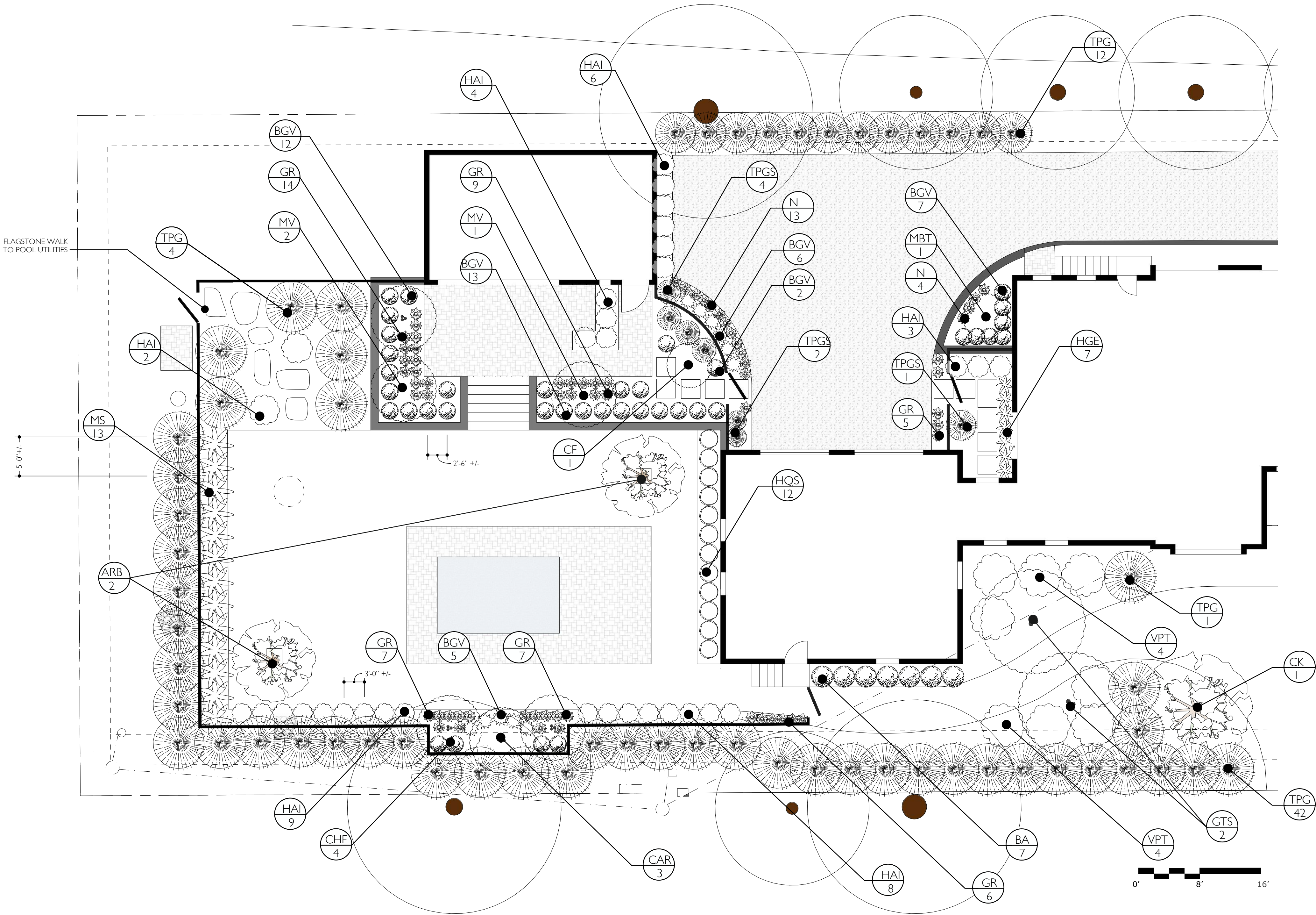
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ALL PLANTS SHOULD BE PLANTED IN APPROPRIATELY AMENDED BEDS AND MULCHED.

ABBR	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
ARB	2	ACER RUBRUM BRANDYWINE	BRANDYWINE RED MAPLE		
CAR	3	CERCIS CANADENSIS APPALACHIAN RED	APP RED REDBUD		SINGLE TRUNK FORM
CF	1	CORNUS FLORIDA	EASTERN DOGWOOD		SINGLE TRUNK
CK	1	CORNUS KOUSA	CHINESE DOGWOOD		CLUMP FORM
MBT	1	MAGNOLIA BLACK TULIP	BLACK TULIP MAGNOLIA		SINGLE TRUNK FORM
HV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA		SINGLE TRUNK FORM
GTS	2	GLEDTISIA TRI STREET KEEPER	STREET KEEPER HONEY LOCUST		
TPG	67	THUJA PLICATA GREEN GIANT	GREEN GIANT ARB		PLANTED 5' O.C.
TPGS	7	THUJA PLICATA GREEN SCREEN	GREEN SCREEN ARB		
SHRUBS					
BGV	45	BUXUS GREENVELVET	GREENVELVET BOXWOOD		
CHF	4	CEPHALOTAXUS HARRINGTONIA FASTIGIATA	UPRIGHT JAPANESE PLUM YEW		TRY & GET A 4' OR TALLER HEIGHT TO START - GOAL IS TO HIDE UTILITES
HAI	32	HYDRANGEA ARB INCREDIBALL	INCREDIBALL SMOOTH HYDRANGEA		
HQS	12	HYDRANGEA QUERCIFOLIA SIKES DWARF	SIKES DWARF OAKLEAF HYDRANGEA		
VPT	8	VIBURNUM PLI TOM MARISEI	MARISEI DOUBLE FILE VIBURNUM		
VINES, GROUND COVER, & PERENNIALS					
BA	7	BAPTISIA AUSTRALIS	FALSE INDIGO		
GR	42	GERANIUM ROZANNE	ROZANNE GERANIUM		
HGE	7	HOSTA GREAT EXPECTATIONS	GREAT EXPECTATIONS HOSTA		
MS	13	MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN GRASS		
NWL	17	NEPETA WALKER'S LOW	WALKER'S LOW CATMINT		

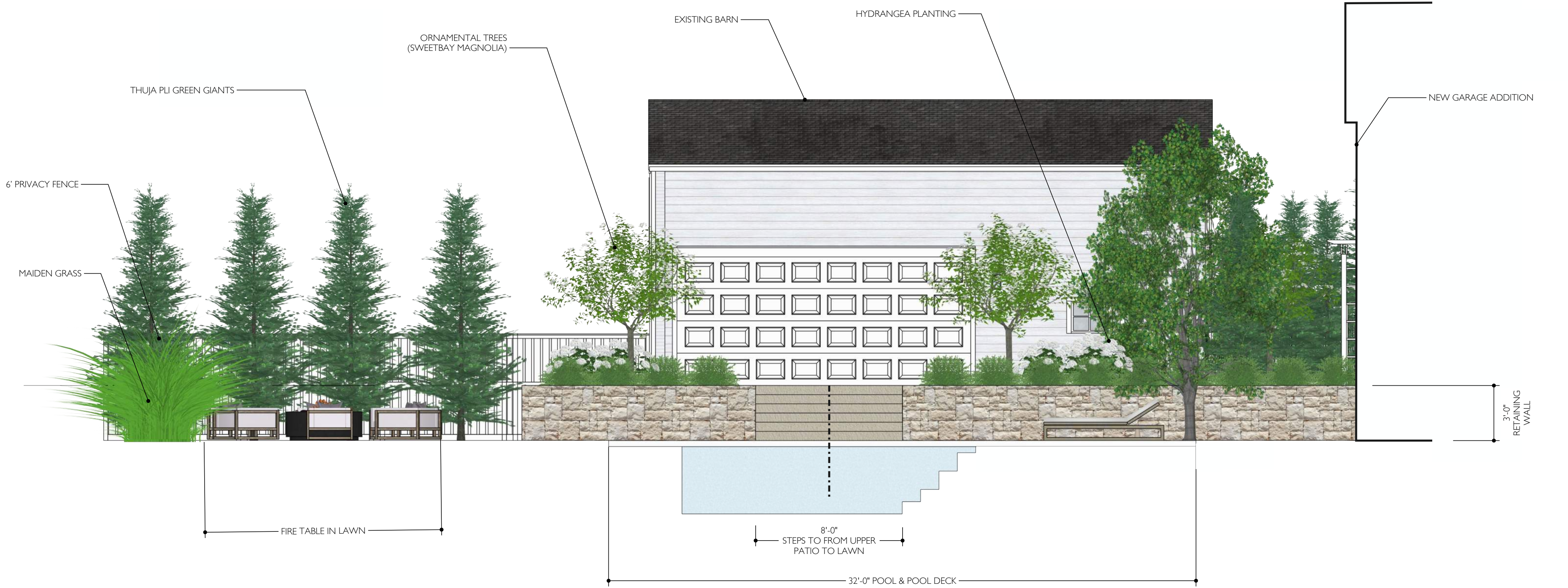


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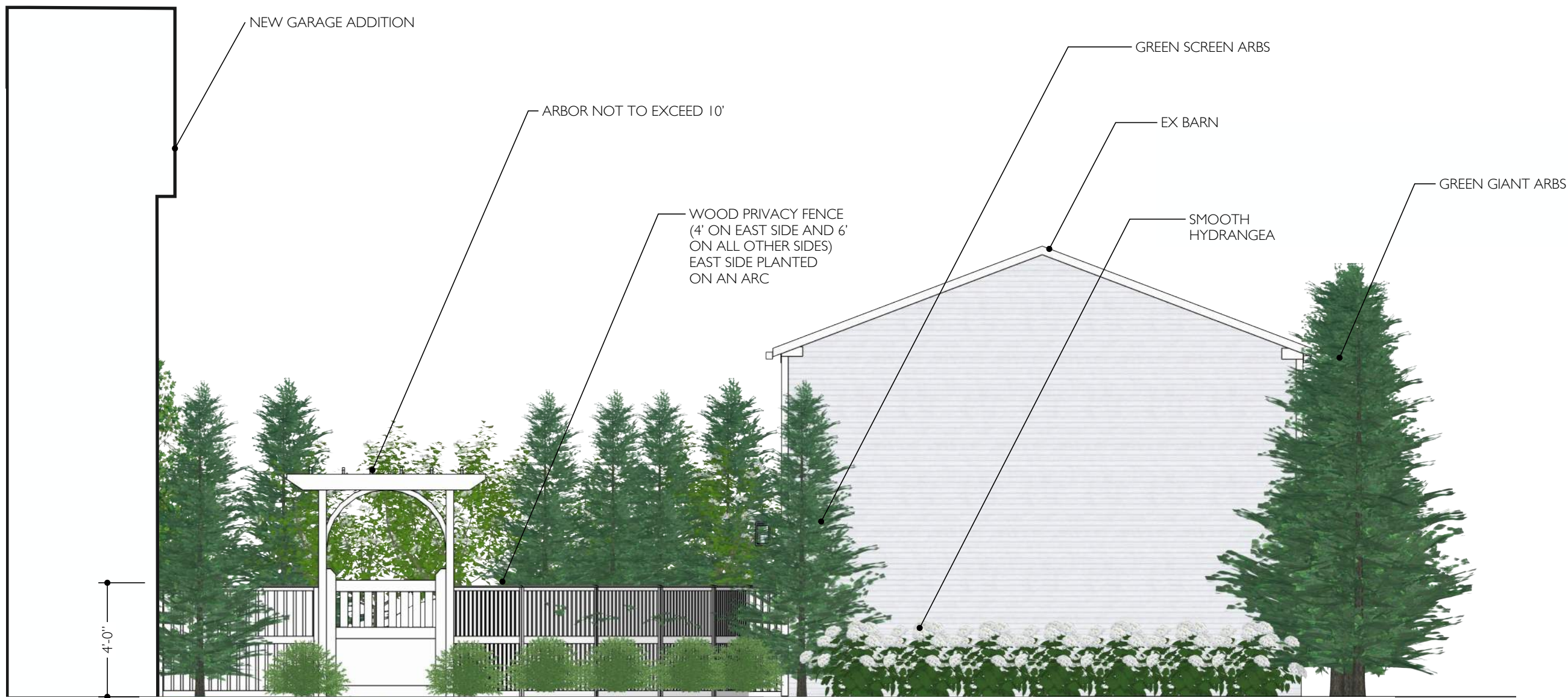
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A NORTH FACING SECTION OF POOL & EXISTING BARN

SCALE: 1"=4'-0"



B WEST FACING SECTION SHOWING ENTRANCE TO POOL WITH ARBOR

SCALE: 1"=4'-0"