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PROJECT #:

ISSUE:

RFI 42 2023-02-23

RFI 43 2023-02-28

RFI 46 2023-02-28

RFI 92 2023-06-24

ADDENDUM #8 2023-05-17

ADDENDUM #11 2023-09-19

PLAN UPDATE 2024-05-17

SITE PLAN

C1.02

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SITE PLAN LEGEND

PROPOSED SIDEWALK (DESIGNED
BY OTHERS, BUT INCLUDED IN
CONTRACTOR'S SCOPE OF WORK)

PROPOSED CONCRETE DRIVE
APRON

PROPOSED CONCRETE SIDEWALK
(SEE LANDSCAPE FOR SECTION)

PEDESTRIAN UNIT PAVER
(SEE LANDSCAPE FOR SECTION)

CONCRETE PAVEMENT WITH
CONCRETE JOINTS
(SEE LANDSCAPE FOR SECTION)

STABILIZED AGGREGATE
SURFACE
(SEE LANDSCAPE FOR SECTION)

SITE ASPHALT PAVEMENT
(SEE C5.00 FOR SECTION)

ASPHALT PAVEMENT WITHIN R/W,
BY OTHERS

VEHICULAR UNIT PAVER
(SEE LANDSCAPE FOR SECTION)

OPEN SPACE (§ 1207.05)

LANDSCAPE STRIP
(SEE LANDSCAPE FOR PLANTINGS)

FENCE

LIMITS OF CONSTRUCTION

SITE LAYOUT PLAN NOTES:

- DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, AND FACE OF WALL UNLESS OTHERWISE NOTED.
- EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO BE SEALED WITH HOT APPLIED JOINT SEALER.
- ALL PROPOSED PAVEMENT MARKINGS TO BE 4" IN WIDTH AND WHITE IN COLOR, UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING IMPROVEMENTS.
- ALL ADA SITE FEATURES SHALL BE CONSTRUCTED TO MEET FEDERAL, STATE AND LOCAL CODE.
- ACCESSIBLE ROUTES WHERE DESIGNATED SHALL HAVE A MAX 1:20 RUNNING SLOPE AND MAX 1:48 CROSS SLOPE.
- CONSTRUCTION SHALL NOT IMPACT ANY ROADWAY PARKING SPACES.
- THERE SHALL BE NO STAGING OF EQUIPMENT, MATERIALS, OR EMPLOYEE VEHICLES IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO STAGING OR IMPACTS TO HISTORIC GREENS.

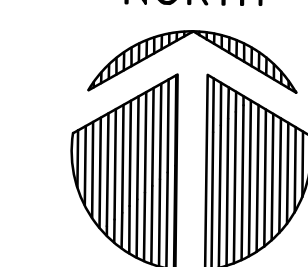
SITE LAYOUT PLAN CODED NOTES:

- CURB RAMP
- CONCRETE STAIRS
- ASPHALT PAVEMENT (SEE C5.00 FOR SECTION)
- CONCRETE WALK WITH CONTROL JOINTS (SEE LANDSCAPE FOR SECTION)
- RETAINING WALL
- CONCRETE CURB (SEE C5.00 FOR DETAIL)
- FLUSH CURB (SEE C5.00 FOR DETAIL)
- FULL DEPTH SAW CUT
- MILL AND OVERLAY
- CONCRETE DRIVE APRON
- WORK BY OTHERS
- CONCRETE SIDEWALK
- PARALLEL PARKING SPACES
- CONCRETE CURB
- PAVEMENT MARKING
- ADA CURB RAMP
- CONCRETE CURB RAMP
- REHABILITATION OF EX. SW. BY OTHERS

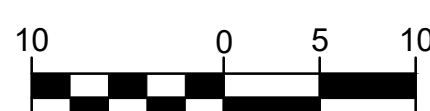
ZONING SUMMARY

PROPERTY INFORMATION	PARCEL 3203943	PARCEL 3204005	PARCEL 3204006
	OWNER MBI REAL ESTATE INC.	MBI REAL ESTATE INC.	MBI REAL ESTATE INC.
ADDRESS	53 1ST ST, HUDSON, OHIO	WEST STREETSBORO STREET, HUDSON, OHIO	17 WEST STREETSBORO STREET, HUDSON, OHIO
EXISTING USE	COMMERCIAL	COMMERCIAL	COMMERCIAL
USE DISTRICT	5 VILLAGE CORE GATEWAY	5 VILLAGE CORE GATEWAY	5 VILLAGE CORE GATEWAY
LOT AREA	0.30 AC	0.02 AC	0.04 AC
OVERLAY DISTRICT	N/A	N/A	N/A
BLDG HEIGHT LIMIT	1205.08(D)(9)(C) - FORTY-FIVE FEET, EXCEPT THAT NO FACADE OR PORTION OF A BUILDING SHALL EXCEED A HEIGHT SUCH THAT IT WOULD BE VISIBLE ABOVE THE HEIGHT OF EXISTING FACADES OF BUILDINGS FRONTING ON MAIN STREET WHEN VIEWED FROM THE VILLAGE GREEN.	1205.08(D)(9)(C) - FORTY-FIVE FEET, EXCEPT THAT NO FACADE OR PORTION OF A BUILDING SHALL EXCEED A HEIGHT SUCH THAT IT WOULD BE VISIBLE ABOVE THE HEIGHT OF EXISTING FACADES OF BUILDINGS FRONTING ON MAIN STREET WHEN VIEWED FROM THE VILLAGE GREEN.	1205.08(D)(9)(C) - FORTY-FIVE FEET, EXCEPT THAT NO FACADE OR PORTION OF A BUILDING SHALL EXCEED A HEIGHT SUCH THAT IT WOULD BE VISIBLE ABOVE THE HEIGHT OF EXISTING FACADES OF BUILDINGS FRONTING ON MAIN STREET WHEN VIEWED FROM THE VILLAGE GREEN.
BLDG HEIGHT PROPOSED	28' TO PEAK	28' TO PEAK	28' TO PEAK
BLDG HEIGHT EXISTING	30' TO PEAK	30' TO PEAK	30' TO PEAK
MAXIMUM IMPERVIOUS AREA	80% OF SITE AREA - 0.24 AC	80% OF SITE AREA - 0.016 AC	80% OF SITE AREA - X AC
SETBACKS	FRONT YARD SIDE YARD REAR YARD	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET
SETBACKS	FRONT YARD SIDE YARD REAR YARD	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET
PROPERTY INFORMATION	PARCEL 3204007	PARCEL 3204008	CONSOLIDATED PARCEL
	OWNER MBI REAL ESTATE INC.	MBI REAL ESTATE INC.	MBI REAL ESTATE INC.
ADDRESS	FIRST STREET, HUDSON, OHIO	36 NORTH MAIN STREET, HUDSON, OHIO	
EXISTING USE	PRIVATE CULTURAL FACILITY	PRIVATE CULTURAL FACILITY	N/A
PROPOSED USE	PRIVATE CULTURAL FACILITY	PRIVATE CULTURAL FACILITY	PRIVATE CULTURAL FACILITY
USE DISTRICT	5 VILLAGE CORE GATEWAY	5 VILLAGE CORE GATEWAY	5 VILLAGE CORE GATEWAY
LOT AREA	0.35 AC	0.22 AC	0.93 AC
OVERLAY DISTRICT	N/A	N/A	N/A
BLDG HEIGHT LIMIT	1205.08(D)(9)(C) - FORTY-FIVE FEET, EXCEPT THAT NO FACADE OR PORTION OF A BUILDING SHALL EXCEED A HEIGHT SUCH THAT IT WOULD BE VISIBLE ABOVE THE HEIGHT OF EXISTING FACADES OF BUILDINGS FRONTING ON MAIN STREET WHEN VIEWED FROM THE VILLAGE GREEN.	1205.08(D)(9)(C) - FORTY-FIVE FEET, EXCEPT THAT NO FACADE OR PORTION OF A BUILDING SHALL EXCEED A HEIGHT SUCH THAT IT WOULD BE VISIBLE ABOVE THE HEIGHT OF EXISTING FACADES OF BUILDINGS FRONTING ON MAIN STREET WHEN VIEWED FROM THE VILLAGE GREEN.	1205.08(D)(9)(C) - FORTY-FIVE FEET, EXCEPT THAT NO FACADE OR PORTION OF A BUILDING SHALL EXCEED A HEIGHT SUCH THAT IT WOULD BE VISIBLE ABOVE THE HEIGHT OF EXISTING FACADES OF BUILDINGS FRONTING ON MAIN STREET WHEN VIEWED FROM THE VILLAGE GREEN.
BLDG HEIGHT PROPOSED	28' TO PEAK	28' TO PEAK	28' TO PEAK
BLDG HEIGHT EXISTING	30' TO PEAK	30' TO PEAK	30' TO PEAK
MAXIMUM IMPERVIOUS AREA	80% OF SITE AREA - 0.28 AC	80% OF SITE AREA - 0.18 AC	80% OF SITE AREA - 0.744 AC
MAXIMUM IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	0.48 AC OR 51.6% OF SITE IS IMPERVIOUS	
SETBACKS	FRONT YARD SIDE YARD REAR YARD	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET
SETBACKS	FRONT YARD SIDE YARD REAR YARD	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET	75% OF BUILDING AT RIGHT-OF-WAY. 0 FEET 10 FEET
PROPOSED			PEG'S BALDWIN 0' 95'-10" W. STREETSBORO ST. 62'-7" 136'-7" PARK LANE 80'-7" 54'-5" WEST PARCEL LINE 79'-7" 29'-4"
PARKING REQUIREMENTS REQUIRED			OFFICE USES ARE REQUIRED TO PROVIDE A MINIMUM OF ONE SPACE PER 400 SQ. FT. AND A MAXIMUM OF ONE SPACE PER 250 SQ. FT. CONVENTION/CONFERENCE CENTERS REQUIRE ONE SPACE PER THREE SEATS OF CAPACITY. THE APPLICATION SHOULD INCORPORATE ADDITIONAL DETAILS REGARDING THE INTENDED USES AND ANTICIPATED PARKING NEED. THE FINAL CALCULATION MAY BE ADJUSTED BASED ON SUCH. ANY ON-STREET PARKING LOCATED WITHIN THREE HUNDRED (300) FEET OF THE SUBJECT SITE THAT CAN BE ACCESSED BY SIDEWALKS AND CROSS WALKS WITHIN THAT DISTANCE SHALL BE COUNTED TOWARD THE OFF-STREET PARKING REQUIREMENT. BALDWIN-BUSS HOUSE - 2239 SF, ONE SPACE PER 250-400 SF = 6 - 9 PEG'S FOUNDATION - 9,373 ONE SPACE PER 250-400 SF = 23 - 37 TOTAL REQUIRED - 29-46 ONSITE - 12 ON-STREET WITHIN 300 - 65 TOTAL 77
LANDSCAPE REQUIREMENTS REQUIRED			STREET TREES/ STREET TREE PLANTINGS SHOULD BE INTEGRATED WITH ON STREET PARKING ALONG PARK LANE. PERIMETER LANDSCAPING (5 FT. DEPTH) IS REQUIRED TO SCREEN ANY PROPOSED PARKING LOTS FROM THE PERIMETER AND ADJACENT DEVELOPMENT. SUGGEST ADDITIONAL LANDSCAPING ALONG W. STREETSBORO STREET AND ADJACENT TO THE VILLAGE GREEN. STREET TREES ARE INTEGRATED PARKING ALONG PARK LANE, SEE LANDSCAPE PLAN. 5' LANDSCAPING STRIP PROPOSED
PROPOSED			
LANDSCAPE REQUIREMENTS REQUIRED			
PROPOSED			

NORTH

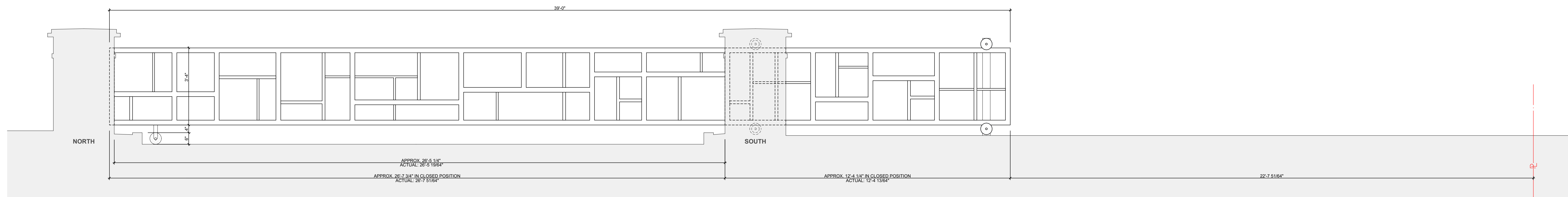


GRAPHIC SCALE

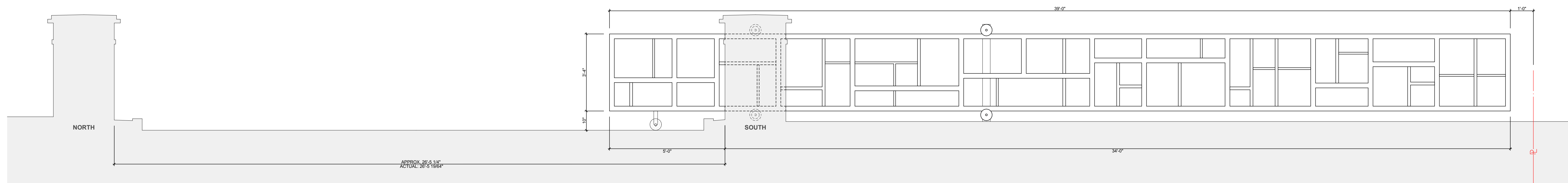


(IN FEET)

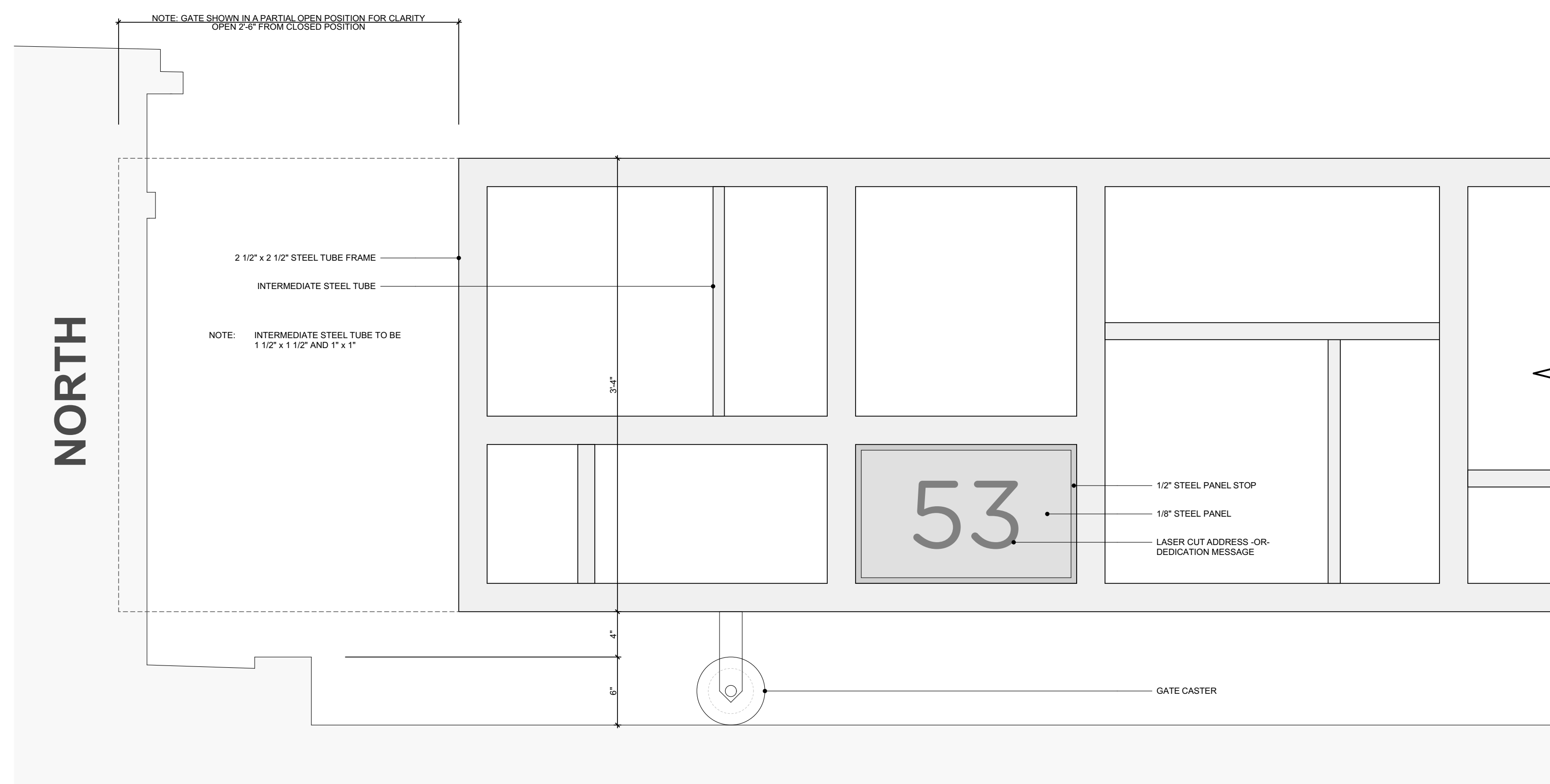
1 inch = 10 ft.



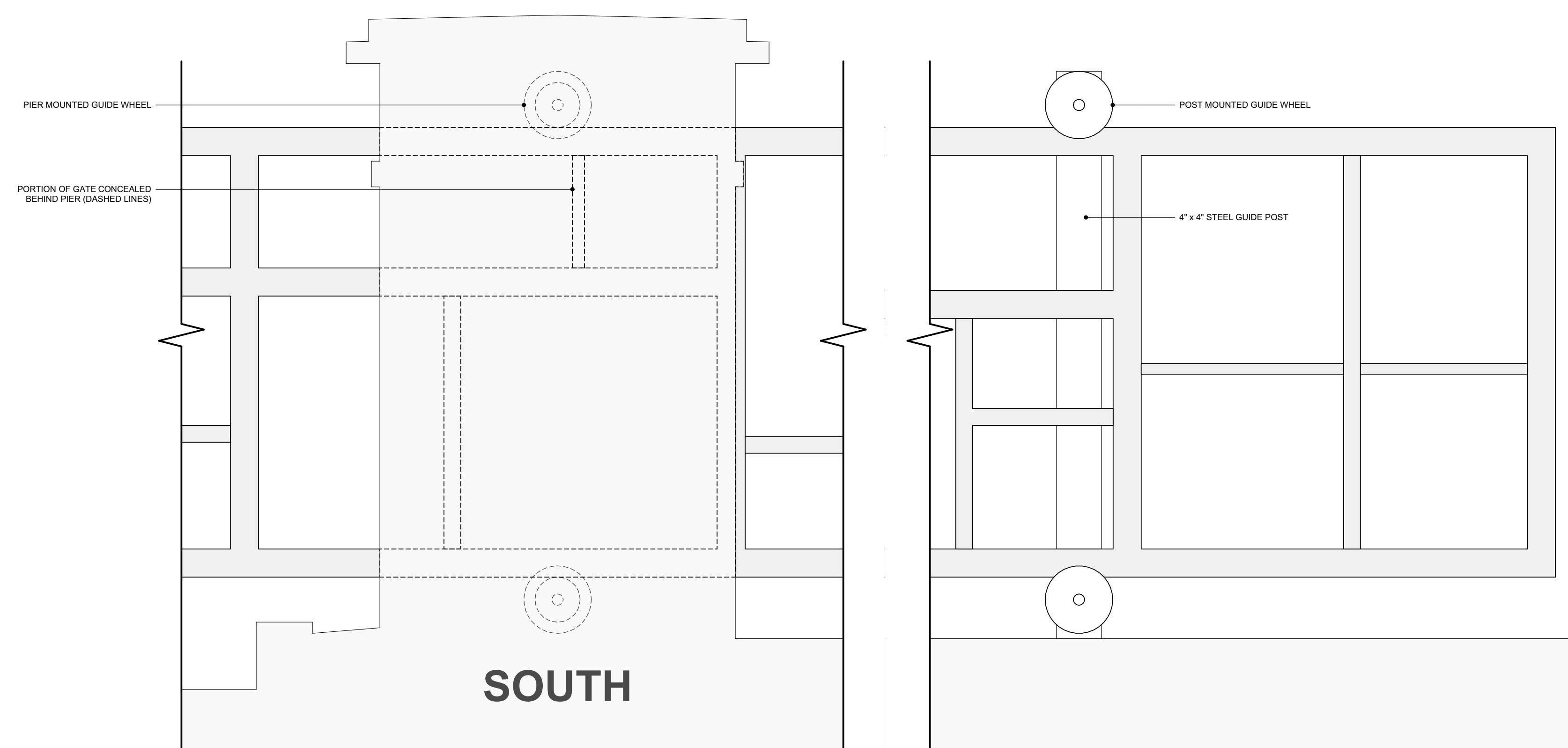
3 GATE ELEVATION - CLOSED
SCALE: 1/2" = 1'-0"



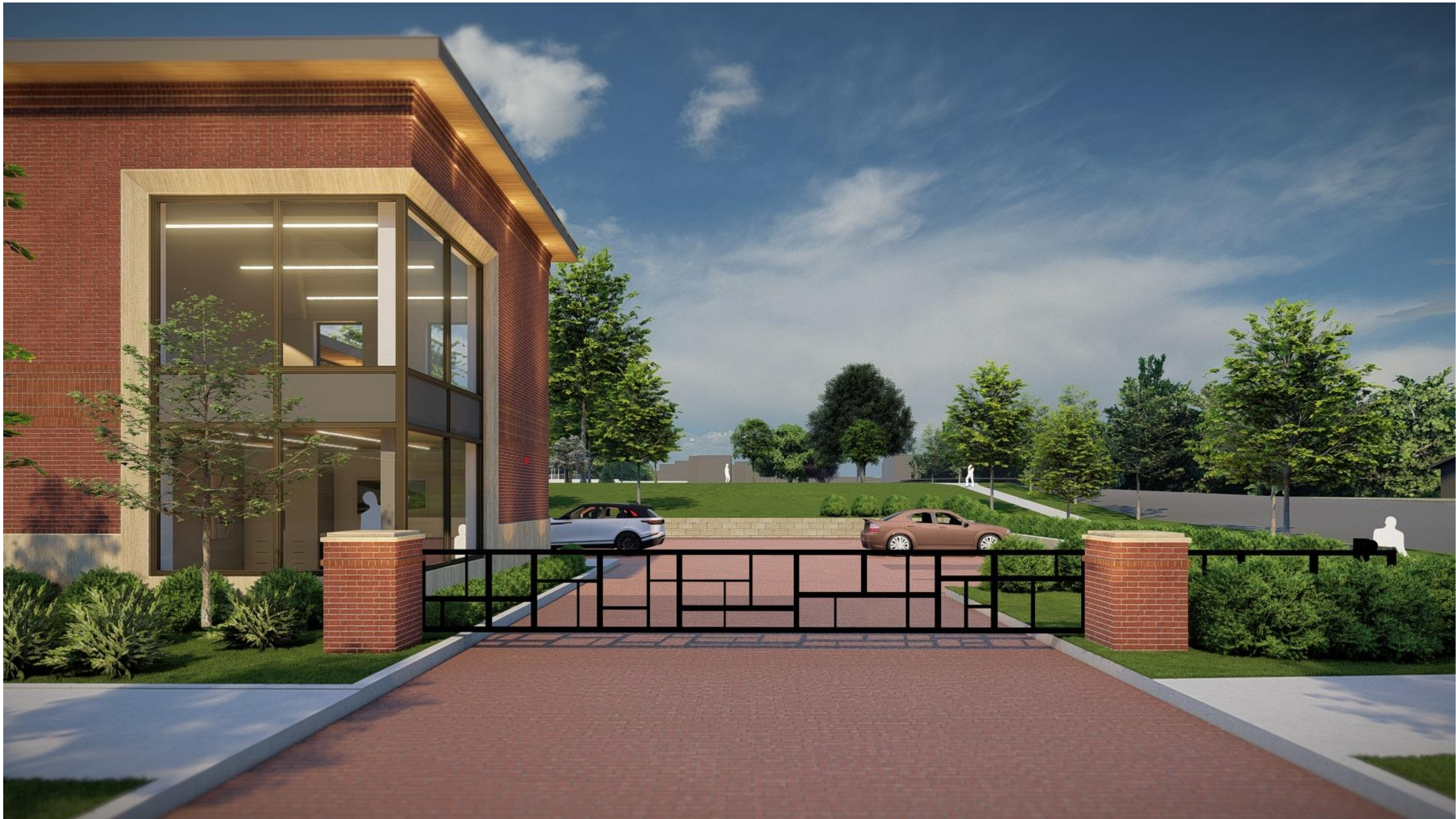
2 GATE ELEVATION - OPEN
SCALE: 1/2" = 1'-0"



1 GATE - SIDE PANEL DETAIL
SCALE: 1 1/2" = 1'-0"







OUTSIDE OF GATE - FIRST STREET LOOKING EAST

INSIDE OF GATE - PEG'S PARKING LOT LOOKING WEST TOWARDS FIRST STREET



