

EXISTING CONDITIONS AND BOUNDARY SURVEY

FOR

**JENNIFER YOWZIAK, TRS.**

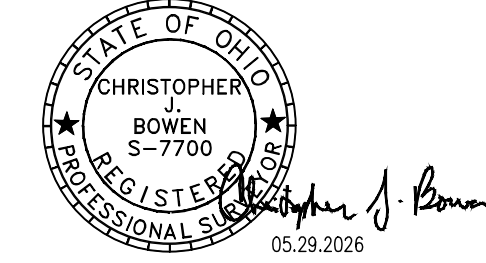
322 SIMON ROAD  
HUDSON, OHIO 44236

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO, AND KNOWN AS BEING LOT NUMBER 128 IN JOHN E. MATTHEW'S EVAMERE HEIGHTS SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 68, PAGES 16-17 OF SUMMIT COUNTY RECORDS.

**SURVEYOR'S CERTIFICATION**

THIS SURVEY WAS PREPARED FROM A FIELD SURVEY DONE AT MY DIRECTION ON MAY 20, 2026 AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC CH. 4733-37). BASIS OF BEARINGS USED IS TO THE NORTHERLY LINE OF ESMAR ESTATES PART "B", N 00° 20' 00" W, AS RECORDED AND SHOWN IN SUMMIT COUNTY MAP RECORDS VOLUME 90, PAGE 38. DATUM WAS ESTABLISHED USING GPS EQUIPMENT CONNECTED TO THE ODOT VRS RTK NETWORK. DIMENSIONS ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE PLOTTED FROM RECORD DATA.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.



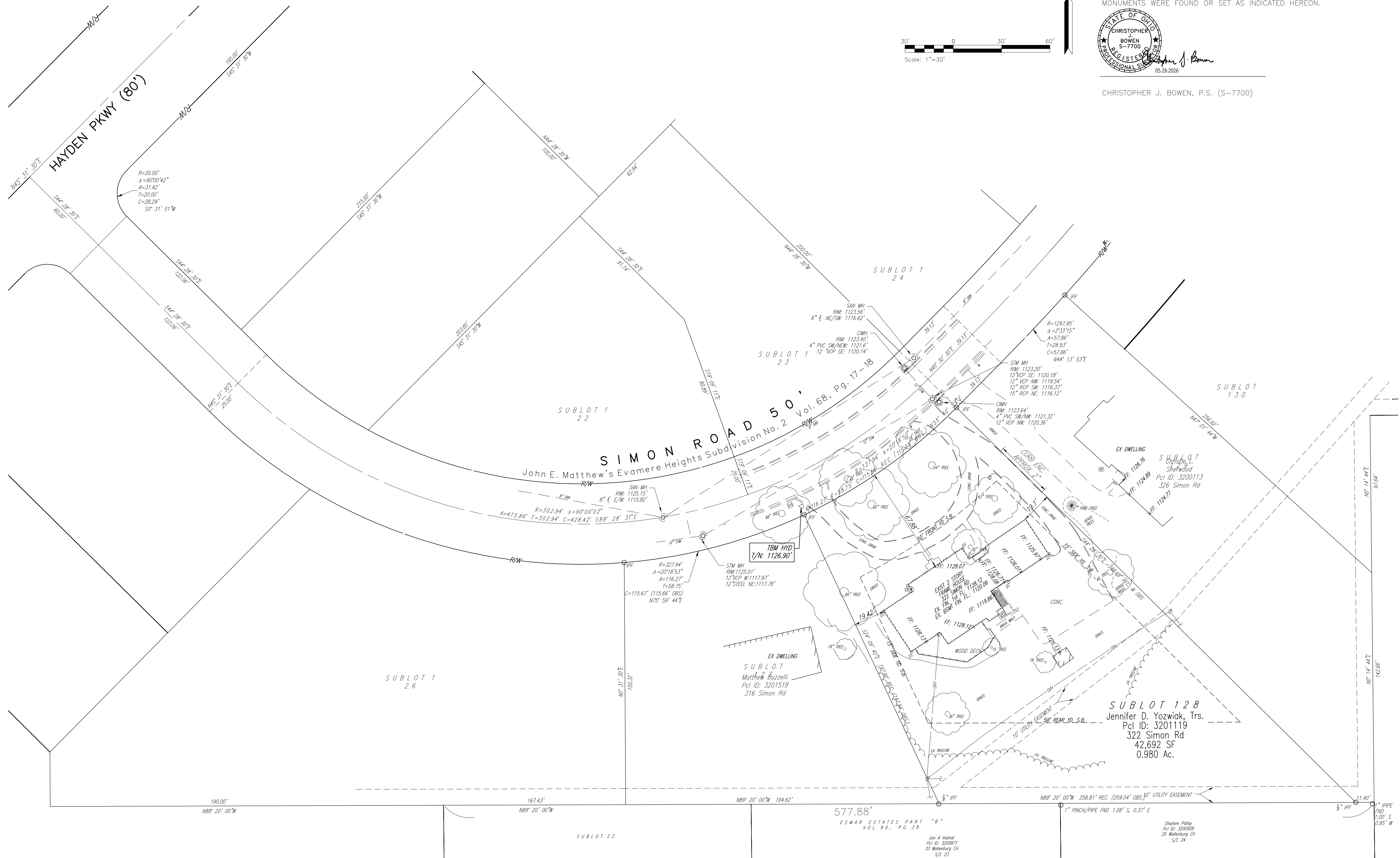
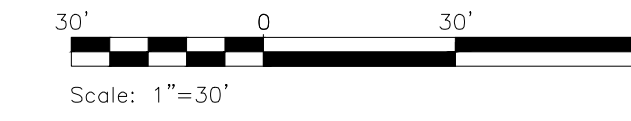
CHRISTOPHER J. BOWEN, P.S. (S-7700)

**LEGEND OF SYMBOLS**

STORM MANHOLES		ELECTRIC CO. MH/Vaults	
CATCH BASINS		POWER/UTILITY POLES	
CLEANOUTS		LAMPPOST	
DOWNSPOUTS		GAS LINE VALVE	
SANITARY MANHOLES		GAS METER	
WATER METER MANHOLE		CHAIN LINK FENCE	
LINE VALVE		Monument Box Found	
WATER SHUT-OFFS		IPin Found	
HYDRANTS			

**ABBREVI**

MON	Monument
FD	Found
OBS	Observed
ACT	Actual
REC / R	Record
MSD	Measured
CALC	Calculated
IPIN	Iron Pin
IPP	Iron Pipe
PPN	Permanent Parcel No.

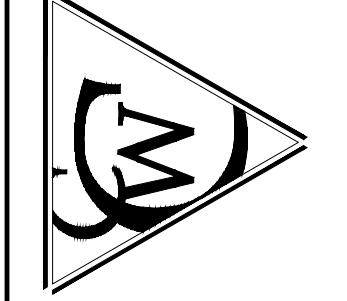


REVISIONS

No.	Date	Remarks

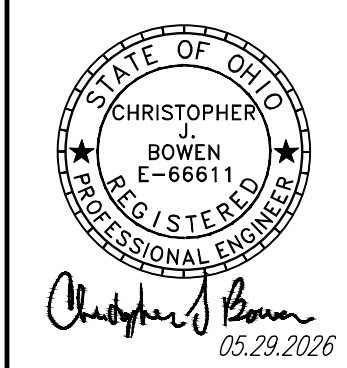
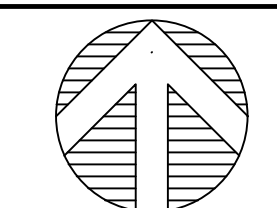
THE CITY OF HUDSON, OHIO  
JENNIFER D. YOWZIAK, TRS.  
322 SIMON ROAD  
**EXISTING CONDITIONS & BOUNDARY SURVEY**

**THE C.W. COURTNEY COMPANY**  
Civil & Consulting Engineers  
Land Surveyors  
700 Beta Drive, Suite 200  
Cleveland, Ohio 44143-2384  
Iphone) 440.449.4005 | fax) 440.449.0883  
www.cwcourtney.com



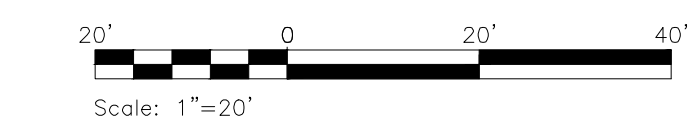
Drawn By: CJB  
Chk'd By: CMG  
Horiz. Scale: 1" = 30'  
Vert. Scale: N/A  
Date: 05.29.2026  
Job No.: 3010-3  
Sheet 1 of 3

P:\3010 Planets\Revised\3010-3 Yozwiak Site Plan - 322 Simon Rd\DWG\3010-3\_322\_Simon-Rd.dwg, 5/29/2026, 2:03:15 PM



# DEMOLITION AND ABBREVIATED STORMWATER MANAGEMENT PLAN

FOR  
**JENNIFER D. YOZWIAK, TRS.**  
322 SIMON ROAD  
HUDSON, OHIO 44236

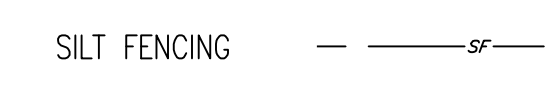


## LEGEND OF SYMBOLS

STORM MANHOLES		ELECTRIC CO. MH/Vaults	
CATCH BASINS		POWER/UTILITY POLES	
CLEANOUTS		LAMPPOST	
DOWNSPOUTS		GAS LINE VALVE	
SANITARY MANHOLES		GAS METER	
WATER METER MANHOLE		CHAIN LINK FENCE	
LINE VALVE		Monument Box Found	
WATER SHUT-OFFS		IPin Found	
HYDRANTS			

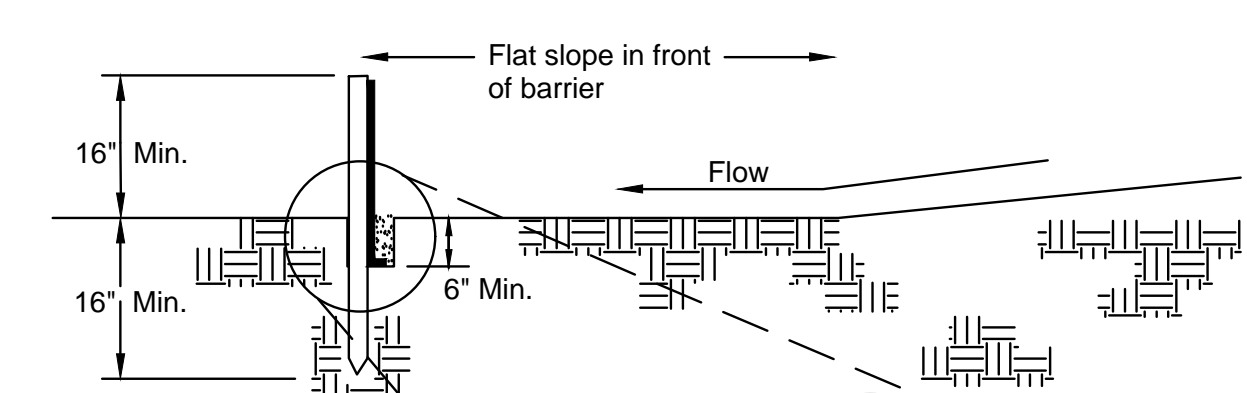
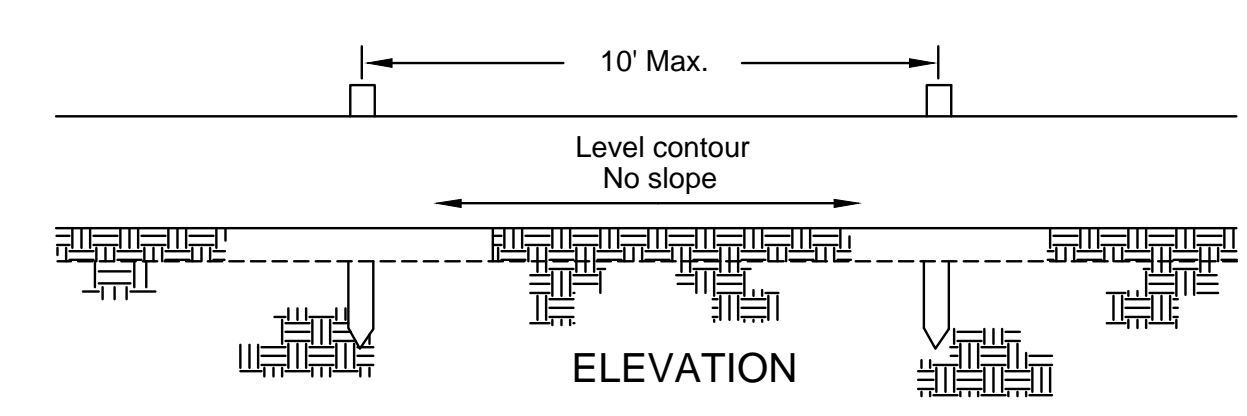
## ABBREVI

MON	Monument
FD	Found
OBS	Observed
ACT	Actual
REC / R	Record
MSD	Measured
CALC	Calculated
IPIN	Iron Pin
IPP	Iron Pipe
PPN	Permanent Parcel No.

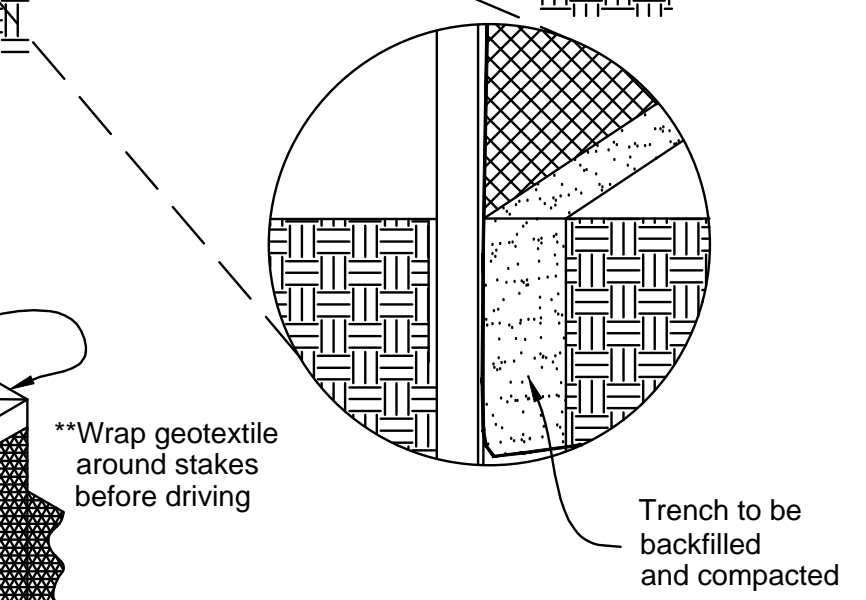
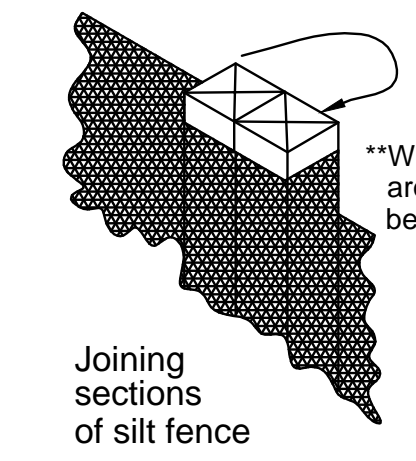


### Silt Fence

(Not to Scale)

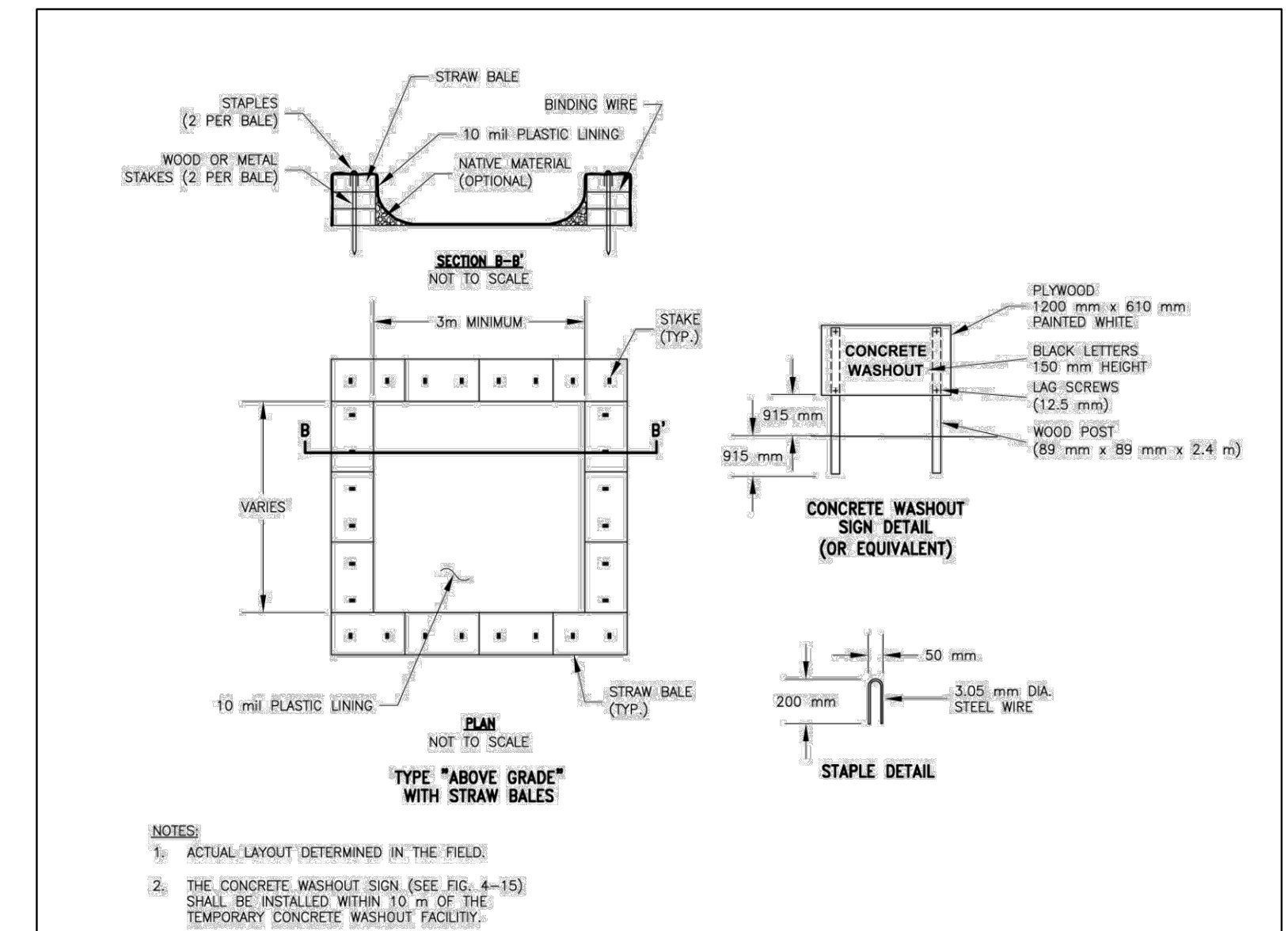


### SECTION



\*\*Wrap geotextile around stakes before driving

Joining sections of silt fence



### NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

REVISIONS

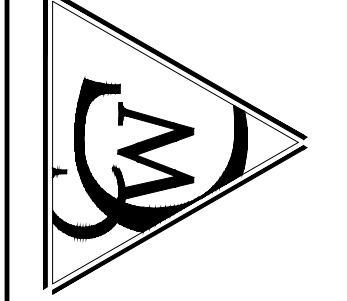
No.	Date	Remarks

THE CITY OF HUDSON, OHIO

JENNIFER D. YOZWIAK, TRS.  
322 SIMON ROAD

## DEMOLITION AND ABBREVIATED STORMWATER MANAGEMENT PLAN (SW3P)

**THE C.W. COURTNEY COMPANY**  
Civil & Consulting Engineers  
Land Surveyors  
700 Beta Drive, Suite 200  
Cleveland, Ohio 44143-2384  
Iphone) 440.449.4005 I fax) 440.449.0883  
www.cwcourtney.com



Drawn By: CJB  
Chk'd By: CMG  
Horiz. Scale: 1" = 20'  
Vert. Scale: N/A  
Date: 05.29.2026  
Job No.: 3010-3  
Sheet 2 of 3

CITY OF HUDSON, OHIO ZONING REGULATIONS				
3 - OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD (C.O. 1205.06)				
CRITERION	REQUIREMENT	PROVISION	VARIANCE NEEDED?	CODE REF.
MIN. LOT AREA	16,000 SF	42,692 SF	NO	1205.06(d)(3)(A)
MIN. LOT WIDTH	100 FT	116.27 FT	NO	1205.06(d)(4)(A)
FRONT YARD SETBACK	50 FT	63.92 FT	NO	1205.06(d)(5)(C)(1)
SIDE YARD SETBACK	15 FT	19.1 FT.	NO	1205.06(d)(5)(D)(1)
REAR YARD SETBACK	50 FT	> 50'	NO	1205.06(d)(5)(E)(1)

LEGEND OF SYMBOLS

- STORM MANHOLES
- CATCH BASINS
- CLEANOUTS
- DOWNSPOUTS
- SANITARY MANHOLES
- WATER METER MANHOLE
- LINE VALVE
- WATER SHUT-OFFS
- HYDRANTS
- ELECTRIC CO. MH/VAULTS
- POWER/UTILITY POLES
- LAMPOST
- GAS LINE VALVE
- GAS METER
- CHAIN LINK FENCE
- Monument Box Found
- IPin Found

ABBREVI

- MON Monument
- FD Found
- OBS Observed
- ACT Actual
- REC / R Record
- MSD Measured
- CALC Calculated
- IPIN Iron Pin
- IPP Iron Pipe
- PPN Permanent Parcel No.

BUILDING SITE PLAN

FOR

JENNIFER D. YOZWIAK, TRS.

322 SIMON ROAD  
HUDSON, OHIO 44236



NOTES:

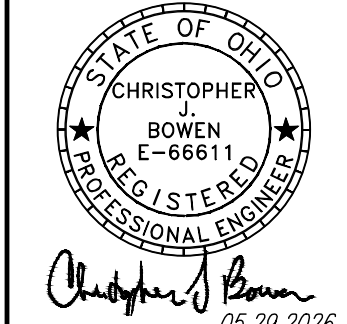
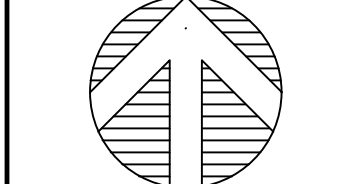
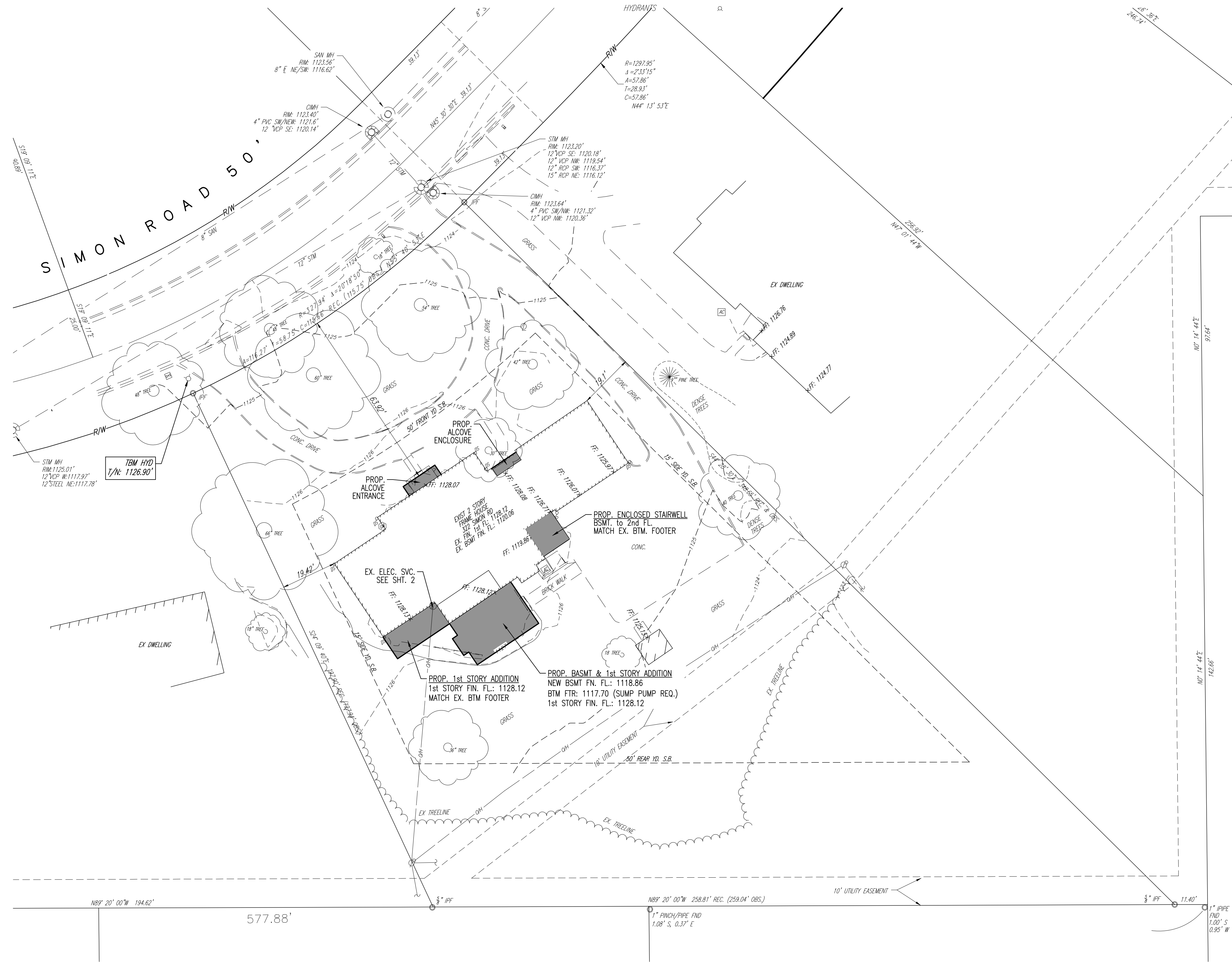
- EXCEPT AS NOTED, ALL EXISTING MUNICIPAL AND PRIVATE UTILITY LATERALS AND CONNECTIONS ARE TO REMAIN.
- EXISTING GRADES, ELEVATIONS AND DRAINAGE PATTERNS OUTSIDE OF PROPOSED ADDITION LIMITS ARE TO REMAIN UNCHANGED.

EXISTING IMPERVIOUS COVER:

9,620 SF  
% IMPERVIOUS: 9,620 SF/42,692 SF x 100% = 22.53%

PROPOSED IMPERVIOUS COVER:

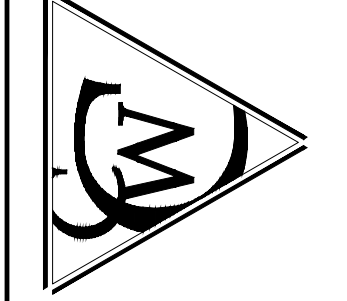
10,290 SF  
% IMPERVIOUS: 10,290 SF/42,692 SF x 100% = 24.10% (+1.57%)



No.	Date	Remarks

THE CITY OF HUDSON, OHIO  
JENNIFER D. YOZWIAK, TRS.  
322 SIMON ROAD  
**BUILDING SITE PLAN**

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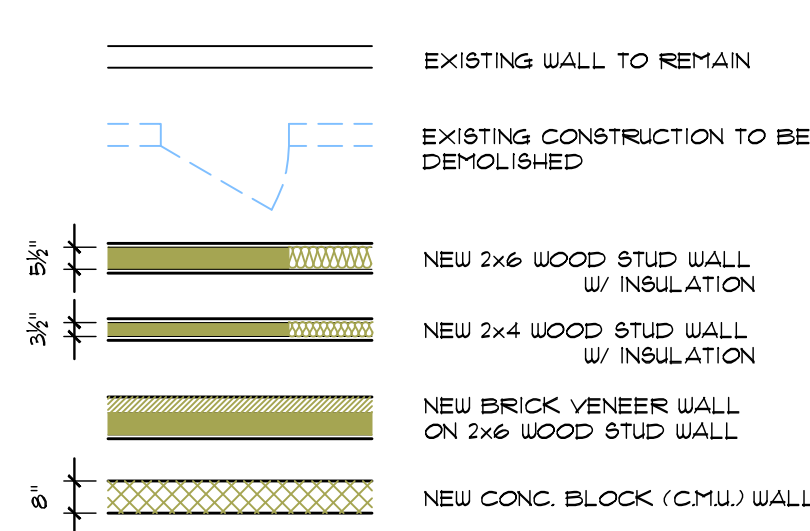
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Chk'd By: CMG  
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Vert. Scale: N/A  
Date: 05.29.2026  
Job No.: 3010-3  
Sheet 3 of 3

JENNIFER D. YOZWIAK, TRS.

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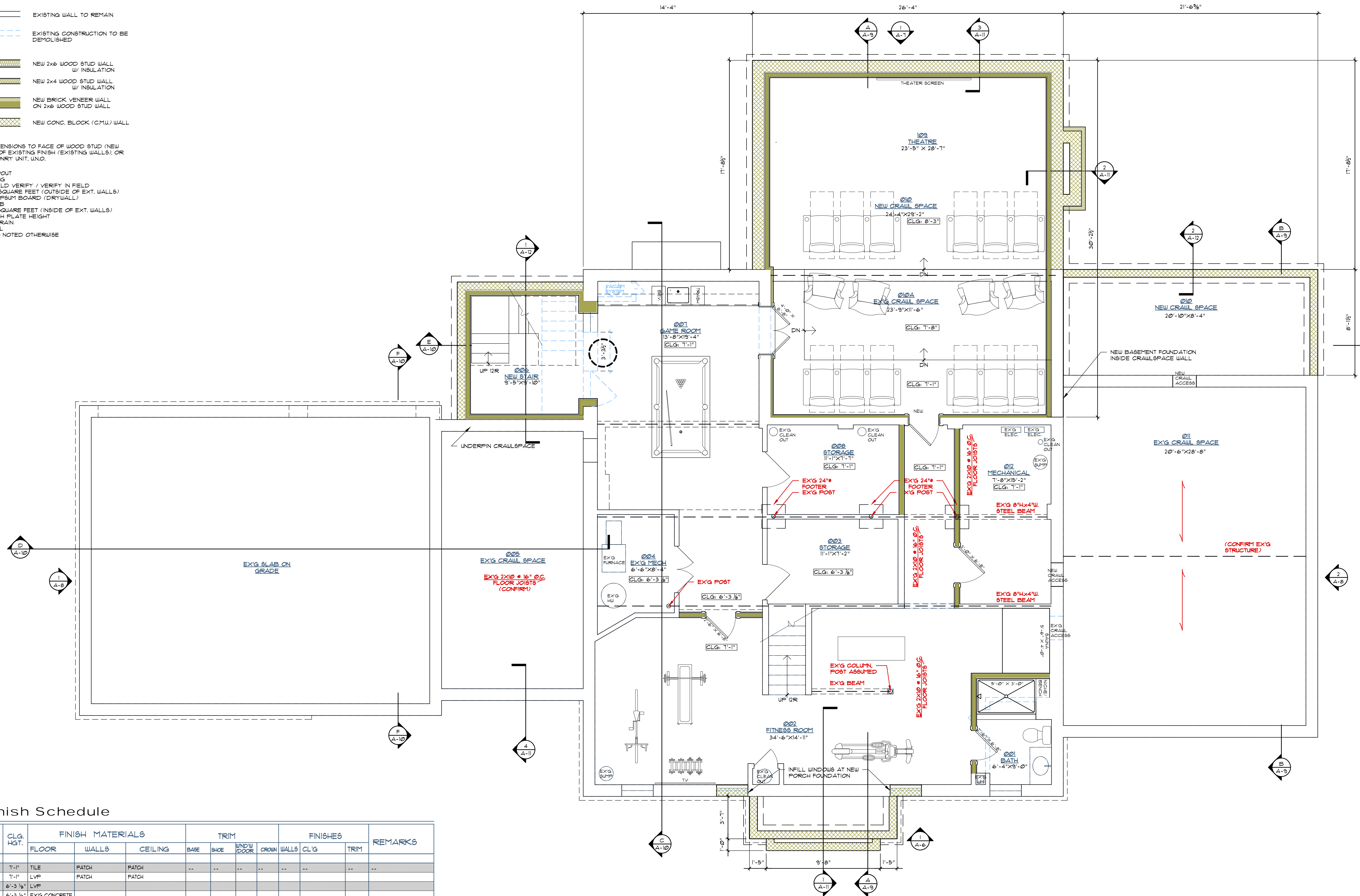


**Wall Legend**



NOTE: ALL DIMENSIONS TO FACE OF WOOD STUD (NEW WALLS), FACE OF EXISTING FINISH (EXISTING WALLS), OR FACE OF MASONRY UNIT, UNO.

D.S. = DOWNSPOUT  
 EX'G = EXISTING  
 F.V. / V.F. = FIELD VERIFY / VERIFY IN FIELD  
 G.S.F. = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)  
 GYP. BD. = GYPSUM BOARD (DRYWALL)  
 H.B. = HOSE BIB  
 NET SQ. = NET SQUARE FEET (INSIDE OF EXT. WALLS)  
 R.L.H.T. = ROUGH PLATE HEIGHT  
 R.D. = ROOF DRAIN  
 TYP. = TYPICAL  
 UNO. = UNLESS NOTED OTHERWISE



**Room Finish Schedule**

ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES		REMARKS
		FLOOR	WALLS	CEILING	BASE	SHOE	WINDOW DOOR	CROWN	WALLS	CLG.	
BASEMENT											
001 BATH	7'-11"	TILE	PATCH	PATCH	--	--	--	--	--	--	--
002 FITNESS ROOM	7'-11"	LVP	PATCH	PATCH							
003 STORAGE	6'-3 1/2"	LVP									
004 EX'G MECH.	6'-3 1/2"	EX'G CONCRETE									
005 EX'G CRAWL SPACE	--	EX'G CONCRETE									
006 NEW STAIR	7'-11"	LVP	5/8" GYP. BOARD	5/8" GYP. BOARD							
007 GAME ROOM	7'-11"	LVP	PATCH	PATCH							
008 STORAGE	7'-11"	LVP									
009 THEATRE	VARIABLE	LVP	5/8" GYP. BOARD	5/8" GYP. BOARD							
010 NEW CRAWL SPACE	--	CONCRETE									
011 EX'G CRAWL SPACE	--	EX'G CONCRETE									
012 MECHANICAL	7'-11"	LVP									



1  
A-2

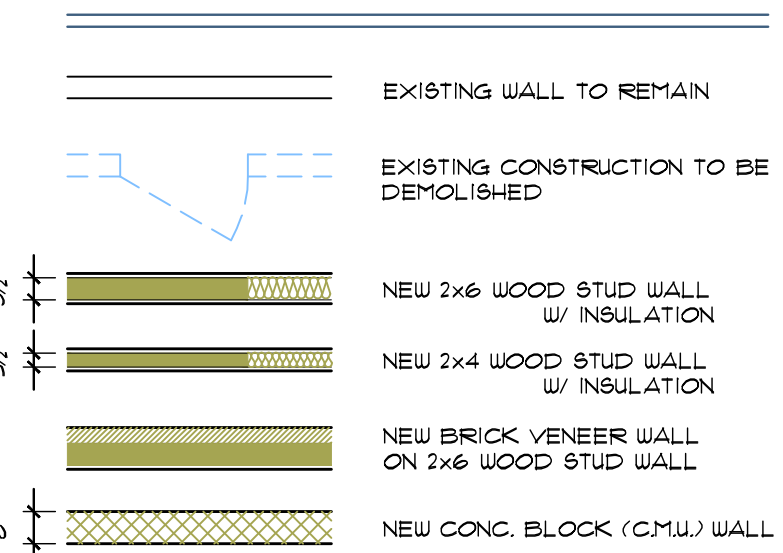
**Basement Plan**

1/4" = 1'-0"

Room Finish Schedule

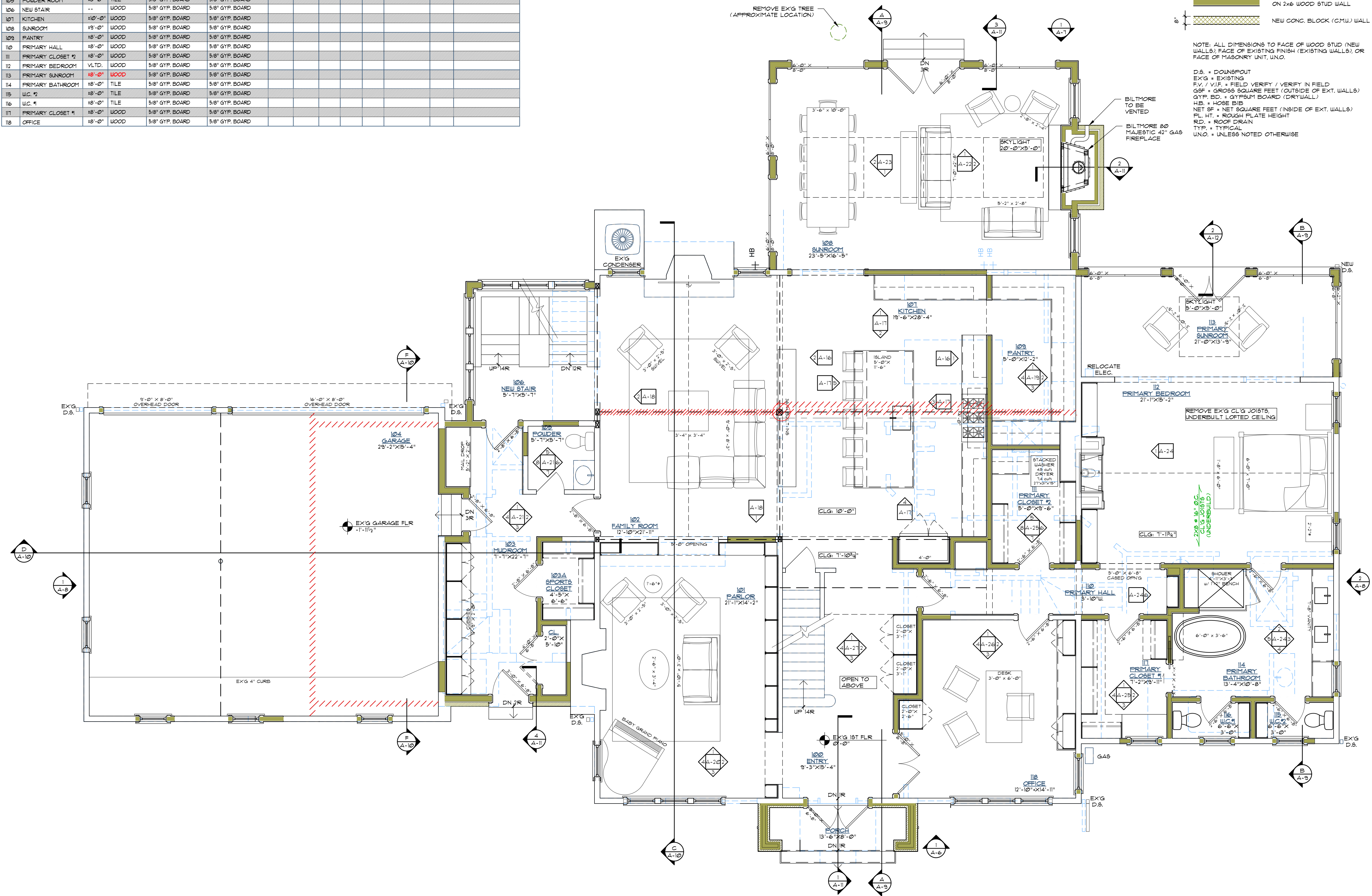
ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES		REMARKS
		FLOOR	WALLS	CEILING	BASE	SHOE	WINDOW DOOR	CROWN	WALLS	CLG.	
100 ENTRY	11'-10"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD	..	..	..	..	..	..	..
101 PARLOR	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
102 FAMILY ROOM	VLTD.	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
103 MUDROOM	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
103A SPORTS CLOSET	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
104 GARAGE	10'-10"	EX'G CONC.	5/8" TYPE-X GYP. BD.	5/8" TYPE-X GYP. BD.							
105 POWDER ROOM	10'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
106 NEW STAIR	..	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
107 KITCHEN	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
108 SUNROOM	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
109 PANTRY	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
110 PRIMARY HALL	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
111 PRIMARY CLOSET #1	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
112 PRIMARY BEDROOM	VLTD.	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
113 PRIMARY SUNROOM	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
114 PRIMARY BATHROOM	10'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
115 W.C. #1	10'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
116 W.C. #2	10'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
117 PRIMARY CLOSET #2	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
118 OFFICE	10'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							

Wall Legend



NOTE: ALL DIMENSIONS TO FACE OF WOOD STUD (NEW WALLS), FACE OF EXISTING FINISH (EXISTING WALLS), OR FACE OF MASONRY UNIT, UNO.

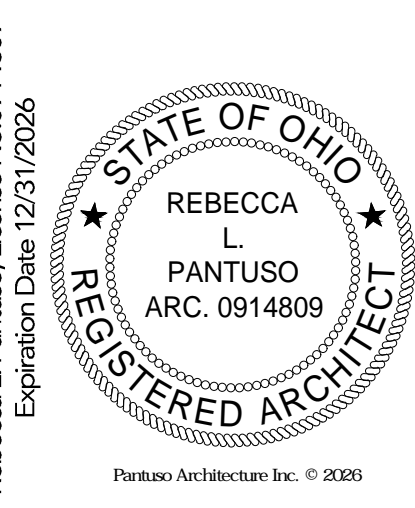
D.S. = DOWNSPOUT  
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 H.B. = HOSE BIB  
 NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)  
 FLT. HT. = ROUGH PLATE HEIGHT  
 R.D. = ROOF DRAIN  
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1  
A-3

First Floor Plan

1/4" = 1'-0"



PANTUSO ARCHITECTURE  
 30 S Franklin Street, Chagrin Falls, Ohio 44022  
 440.589.7589 PantusoArchitecture.com

Additions and Renovations to  
**The Yozwiak Residence**  
 322 Simon Road, Hudson, OH 44236  
**First Floor Plan**

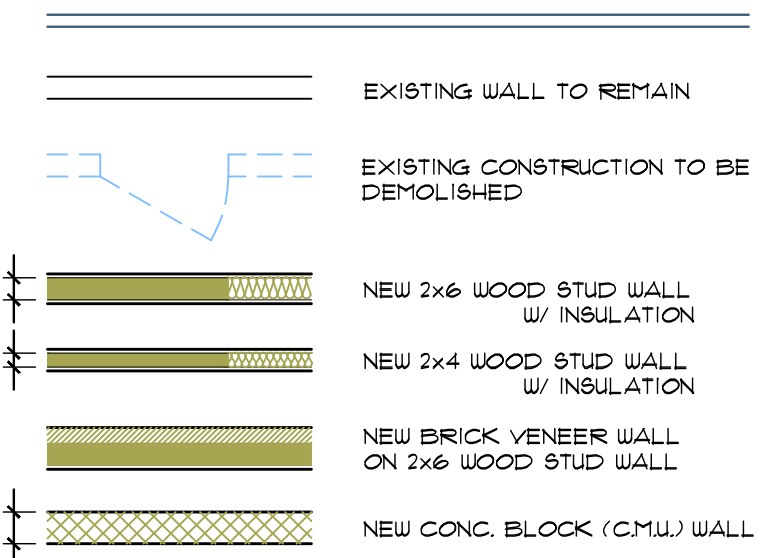
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 ISSUANCE 2026.04.23 Hudson AHRB



Room Finish Schedule

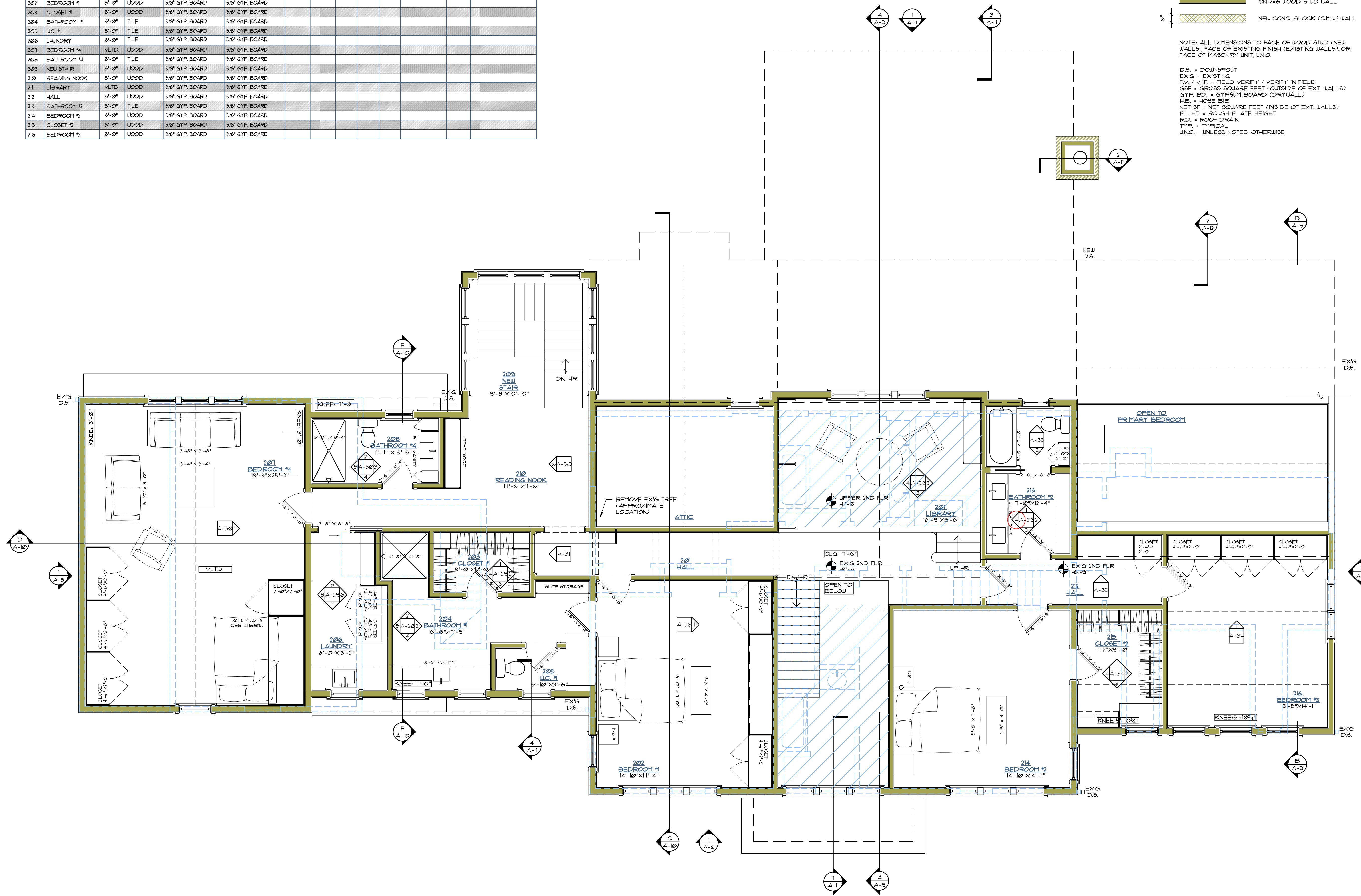
ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES		REMARKS
		FLOOR	WALLS	CEILING	BASE	SHOE	WINDU. / DOOR	CROWN	WALLS	CLG.	
<b>SECOND FLOOR</b>											
201 HALL	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD	..	..	..	..	..	..	..
202 BEDROOM #1	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
203 CLOSET #1	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
204 BATHROOM #1	8'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
205 W.C. #1	8'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
206 LAUNDRY	8'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
207 BEDROOM #4	8'-0"	VLTD.	5/8" GYP. BOARD	5/8" GYP. BOARD							
208 BATHROOM #4	8'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
209 NEW STAIR	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
210 READING NOOK	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
211 LIBRARY	8'-0"	VLTD.	5/8" GYP. BOARD	5/8" GYP. BOARD							
212 HALL	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
213 BATHROOM #2	8'-0"	TILE	5/8" GYP. BOARD	5/8" GYP. BOARD							
214 BEDROOM #2	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
215 CLOSET #2	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							
216 BEDROOM #3	8'-0"	WOOD	5/8" GYP. BOARD	5/8" GYP. BOARD							

Wall Legend



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 H.B. = HOSE BIB  
 NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)  
 PL. HT. = ROUGH PLATE HEIGHT  
 R.D. = ROOF DRAIN  
 TYP. = TYPICAL  
 UNO. = UNLESS NOTED OTHERWISE



1  
A-4

Second Floor Plan

1/4" = 1'-0"



**PANTUSO ARCHITECTURE**  
 30 S Franklin Street, Chagrin Falls, Ohio 44022  
 440.589.7589 PantusoArchitecture.com

Additions and Renovations to  
**The Yozwiak Residence**  
 322 Simon Road, Hudson, OH 44236  
**Second Floor Plan**

Job Number 2518 Drawn By RP/DE  
 ISSUANCE 2026.04.23 Hudson AHRB







2 Existing Rear Elevation (NW)  
A-6 N.T.S.



1 Existing Front Elevation (NW)  
A-6 1/4" = 1'-0"

Rebecca L. Pantuso, License No. 0914809  
Expiration Date 12/31/2026  
REBECCA L. PANTUSO  
REGISTERED ARCHITECT  
ARC. 0914809  
Pantuso Architecture Inc. © 2025



Additions and Renovations to  
**The Yozwiak Residence**  
322 Simon Road, Hudson, OH 44236  
**Elevations, Details, Spec. 7-8**

Job Number 2518 Drawn By RP/DE  
ISSUANCE 2026.04.23 Hudson AHRB





2 Existing Rear Elevation (SE)  
1/4" = 1'-0"



1 Rear Elevation (SE)  
1/4" = 1'-0"



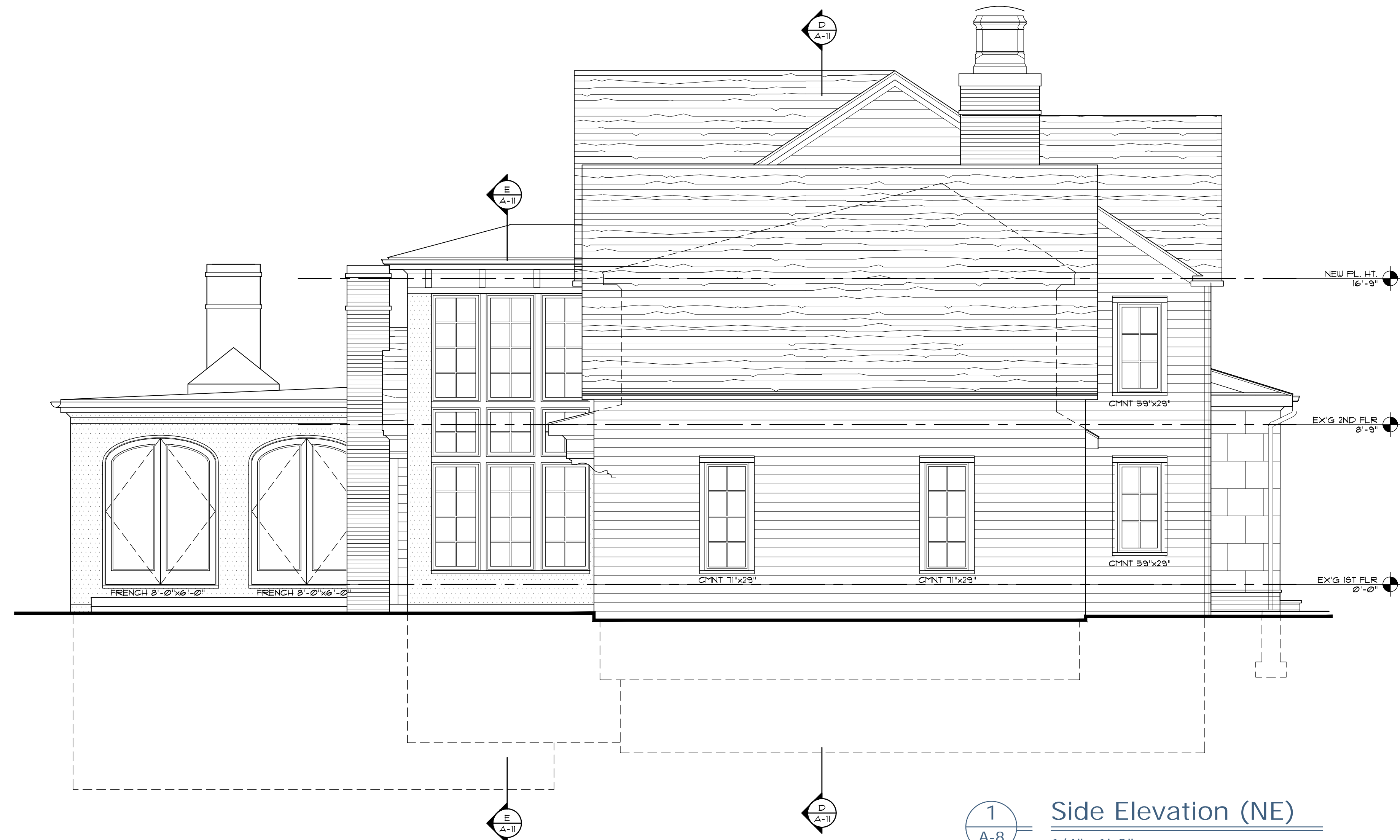
4 Existing Side Elevation (SW)  
1/4" = 1'-0"



2 Proposed Side Elevation (SW)  
1/4" = 1'-0"



3 Existing Side Elevation (NE)  
1/4" = 1'-0"



1 Side Elevation (NE)  
1/4" = 1'-0"





Side (SW) Elevation



Front (NW) Elevation



Rear (SE) Elevation



Side (NE) Elevation



313 Simon Road



316 Simon Road



321 Simon Road



326 Simon Road



327 Simon Road