Bath Township Area Variance Supplemental Form

BZA-2619
Mark Hammer
764 N. Hametown

Project Overview

Provide an overview of the project:

THE HOUSE ORGINALLY WAS A HUNTING CABIN CONVERTED INTO A SINGLE FAMILY RANCH ON THE UPPER HIGHT OF THE PROPERTY - DUE TO LAYOUT WITH THE MASTER BEDROOM ON THE FAR END THE OWNER WANTS TO ADD 2 ADDITIONAL BED ROOMS, BATH, A COMMON AREA & A SMALL AREA. SEE PLANS

Practical Difficulties

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

WITH WHERE THE HOUSE IS ALREADY POSITIONED IT WOULD NOT BE ABLE TO ADD TO THE FAR END OF THE HOUSE WITH OUT REDOING THE ENTIRE INSIDE.

B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

THE AMOUNT OF MONEY & TIME TO REMODE EXISTING HOUSE TO ADD THE REQUESTED BED ROOMS, WOULD NOT ADD TO THE VALUE

C. Explain whether the variance is substantial or not:

TO MAKE THIS PROJECT PRACTICAL, AND TO REASONABLY COST IS TO COME OFF THE WEST SIDE OF EXISTING HOUSE

D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

WE ARE MAINTAINING THE CHARACTER OF THE HOUSE TO ENSURE IT DOES NOT LOSE ITS CHARM

E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services,).

F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

THE OWNER WAS NOT AWARE

G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

THE PLANS SUBMITTED WILL ENSURE WE WILL OBSERVE YOUR DECISION

**No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*

ArcGIS Web Map

Abandon EXISTING DRIVEWAY

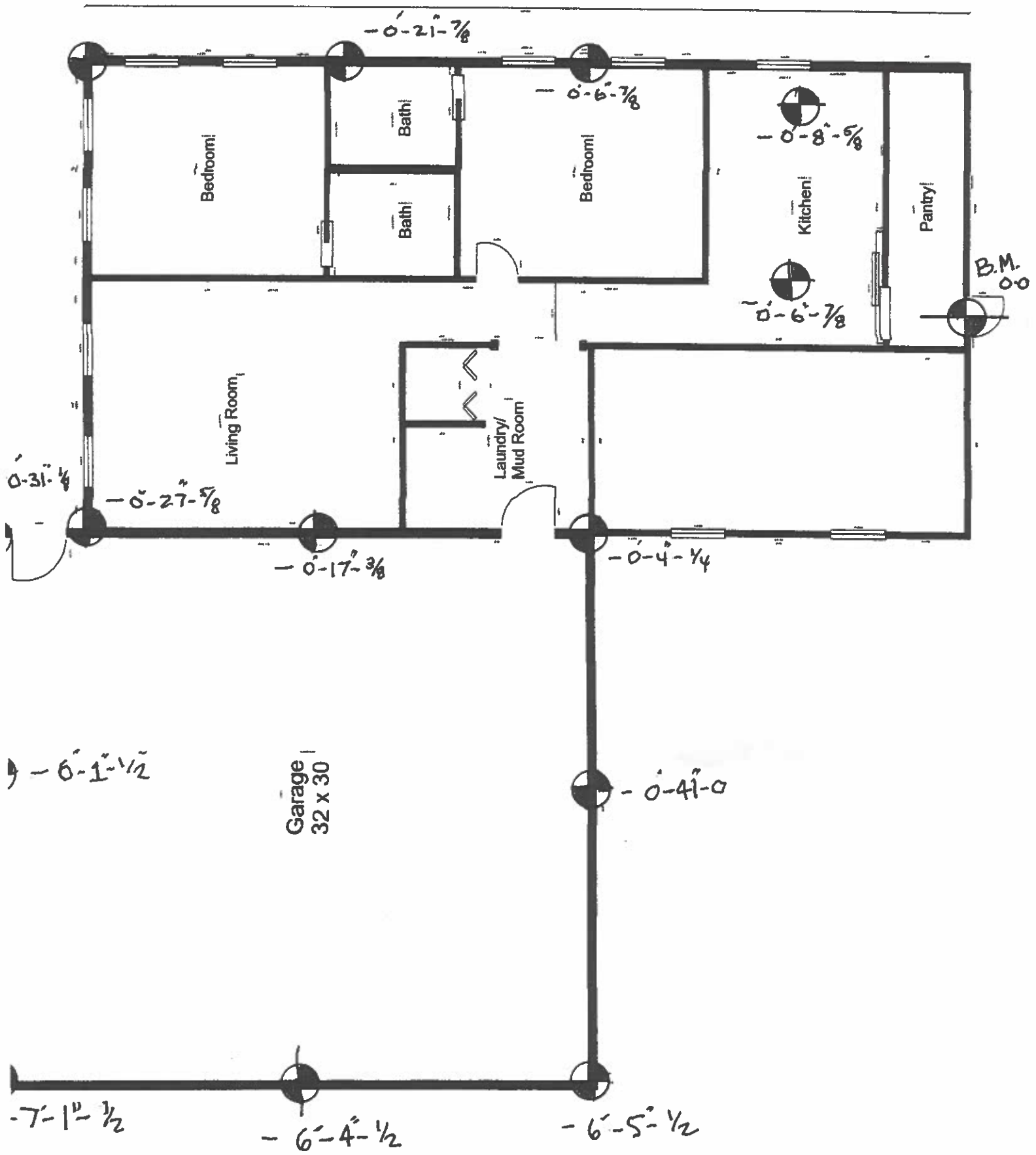
ADD Mound AND LANDSCAPING



USE LOWER DRIVE WAY Access

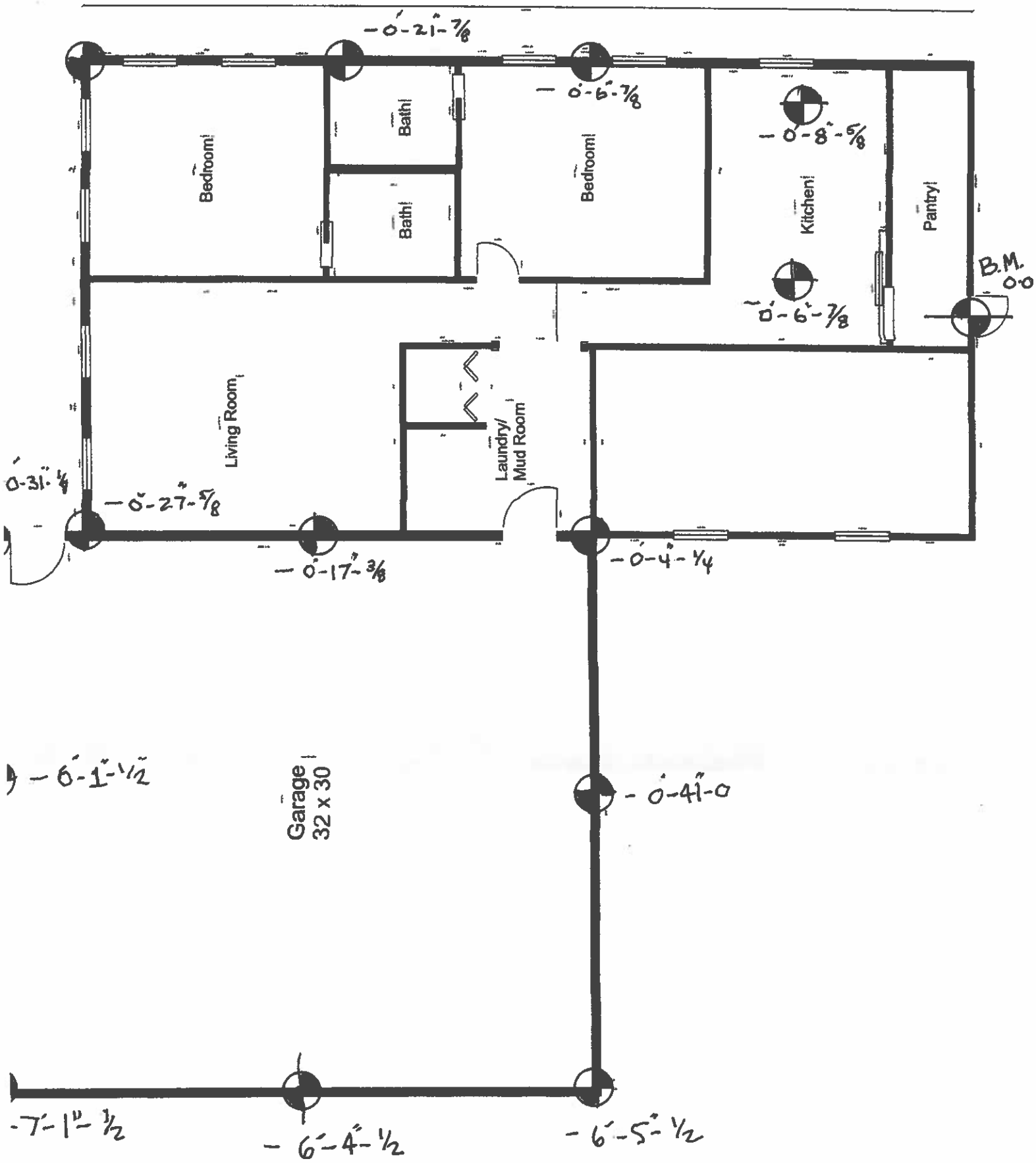
EXISTING GRADES

B.M. = A.F.F



EXISTING GRADES

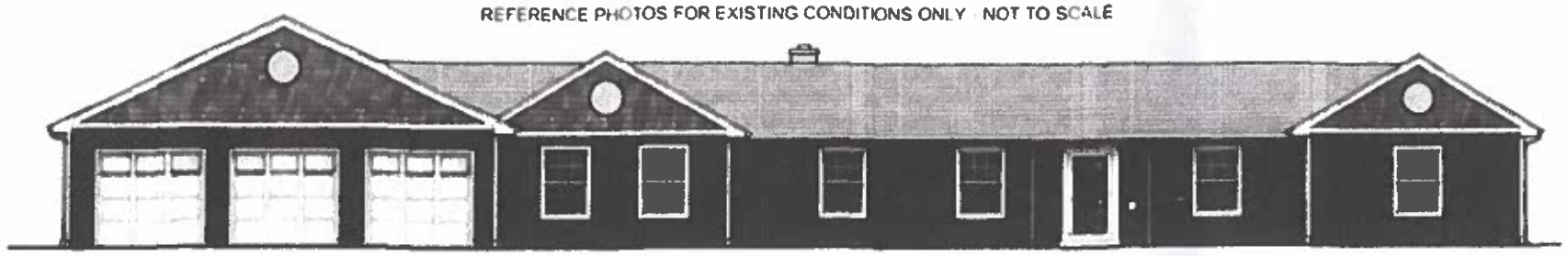
B.M. = A.F.F





FRONT VIEW

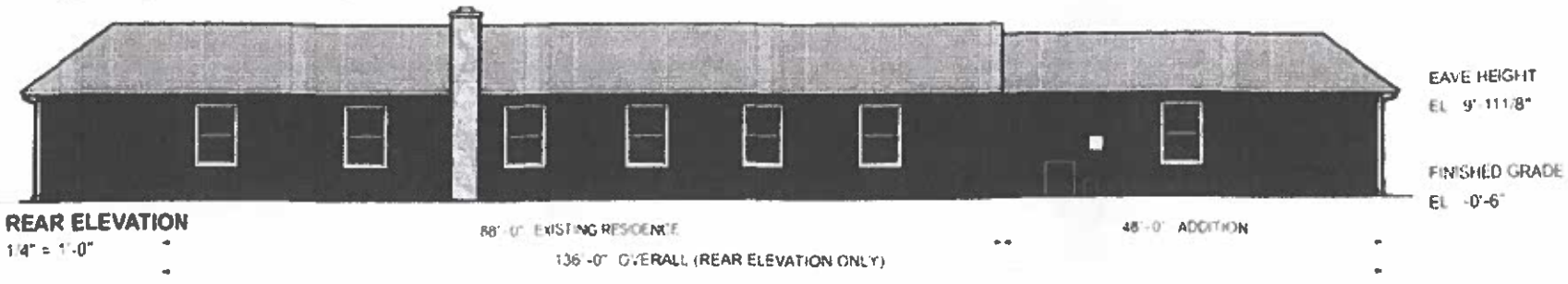
REFERENCE PHOTOS FOR EXISTING CONDITIONS ONLY - NOT TO SCALE



1 FRONT ELEVATION

1/4" = 1'-0"

NOTE: NEW GARAGE PROJECTS FORWARD OF EXISTING RESIDENCE

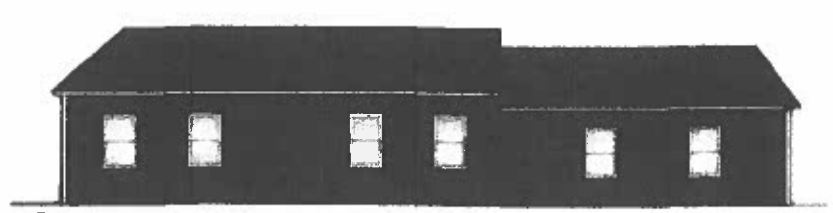


2 REAR ELEVATION

1/4" = 1'-0"

88'-0" EXISTING RESIDENCE | 48'-0" ADDITION

136'-0" OVERALL (REAR ELEVATION ONLY)



3 LEFT SIDE ELEVATION (TOWARD ROAD)

1/4" = 1'-0"



4 RIGHT SIDE ELEVATION

1/4" = 1'-0"

GRAPHIC SCALE

0' 4' 8' 16' 24'

1/4" = 1'-0"

N

NORTH

DIMENSION / NOTES

EXISTING RESIDENCE = 88'-0" (LENGTH) x 26'-0" (DEPTH)
ADDITION = 48'-0" (LENGTH) x 25'-0" (DEPTH)
REAR OVERALL LENGTH (EXISTING + ADDITION) = 136'-0"
NEW GARAGE = 32'-0" x 13'-0" (ATTACHED IN FRONT)

NOTE: NEW GARAGE IS ATTACHED IN FRONT OF THE EXISTING RESIDENCE AND CREATES A THIRD GABLE AT THE ROAD-FACING ELEVATION

ROOF INFORMATION NOTE

EXISTING ROOF PITCH (TYP.) -
PROVIDE ROOF PITCH EQUAL TO EXISTING ON ALL NEW ROOF AREAS

MATCH EXISTING ROOF OVERHANGS, SOFFITS, FASCIAS, AND VENTING

LEGEND

EXISTING CONSTRUCTION (CONVERTED TO RESIDENTIAL)

NEW CONSTRUCTION (MATCH EXISTING FINISHES)

THE NELSON PROJECT

JAMES 2026

SITE:
761 N. Hometown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
28 E Clinton St
Doylestown, OH 44230

DRAWN BY:
Shenal Nguyen

REVISION SCHEDULE

NO	DATE	DESCRIPTION

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION
2. EXISTING CONSTRUCTION SHOWN LIGHT GRAY. NEW CONSTRUCTION SHOWN DARK GRAY.
3. MATCH EXISTING ROOF PITCH, EAVE HEIGHTS, AND MATERIALS AS SHOWN
4. ALL EXTERIOR FINISHES TO MATCH EXISTING UNLESS NOTED OTHERWISE

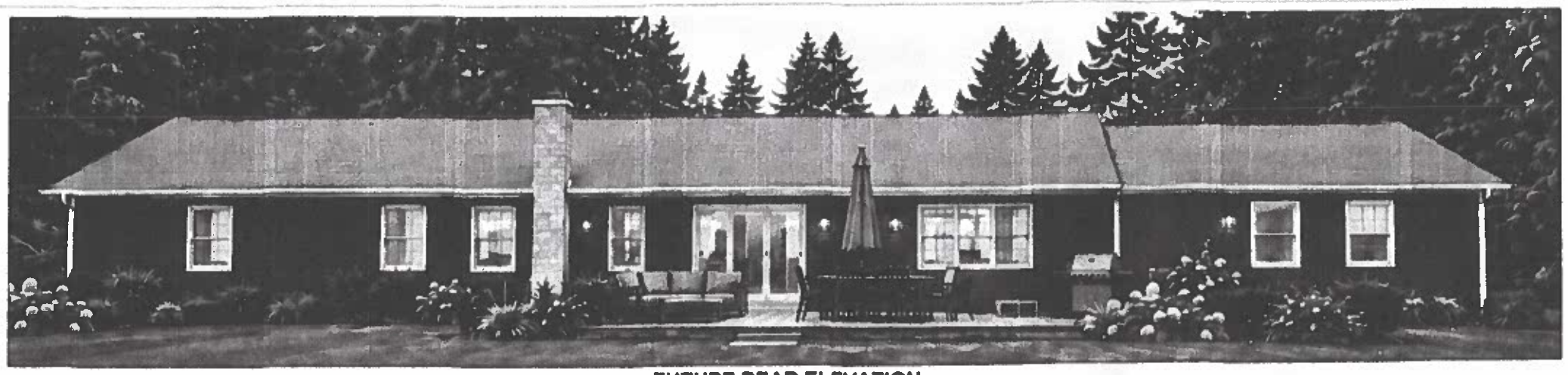
DRAWING TITLE:

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

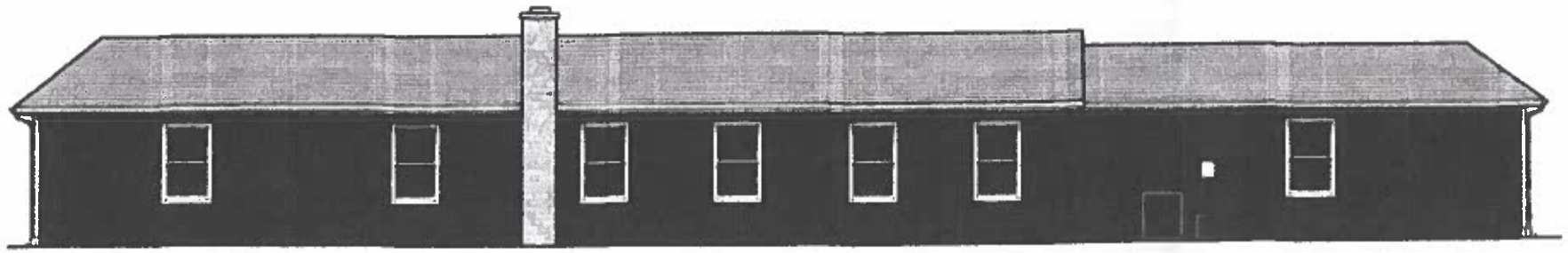
DATE: 05/16/2026

A3.0



FUTURE REAR ELEVATION

CONCEPTUAL RENDERING FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



1 REAR ELEVATION

1/4" = 1'-0"

86'-0" EXISTING RESIDENCE

48'-0" ADDITION

136'-0" OVERALL (REAR ELEVATION ONLY)

GRAPHIC SCALE

0' 4' 8' 16' 24'

1/4" = 1'-0"

N

NORTH

DIMENSION / NOTES

EXISTING RESIDENCE = 86'-0" (LENGTH) x 26'-0" (DEPTH)
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MATCH EXISTING ROOF OVERHANGS, SOFFITS, FASCIAS, AND VENTING

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EXISTING CONSTRUCTION (CONVERTED TO RESIDENTIAL)

NEW CONSTRUCTION (MATCH EXISTING FINISHES)

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Shenal Nguyen

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DRAWING TITLE:

REAR ELEVATIONS

SCALE 1/4" = 1'-0"

DATE 05/16/2026

A3.1

A0.0 COVER SHEET / DRAWING INDEX



EXISTING RESIDENCE - FRONT REFERENCE PHOTO

DRAWING INDEX

SHEET	DESCRIPTION
A0.0	Cover Sheet / Drawing Index
A1.0	Demo / Layout Plan
A2.0	Roof Plan
A3.0	Exterior Elevations
A3.0 ALT	Alternate Exterior Elevations
A3.1	Left Side Elevation
A4.0	Typical Exterior Wall Section
A5.0	Construction Details
A5.2	Window Schedule / Location Plan
S1.0	Foundation / Framing Plan
M1.0	Mechanical Plan
P1.0	Plumbing Plan
E1.0	Electrical Plan

PROJECT SCOPE

- Residential renovation/addition project.
- Existing garage area converted to residential space.
- New attached garage construction.
- Exterior work to match existing residence unless noted otherwise.

GENERAL NOTES

1. Verify all dimensions and existing conditions in field before construction.
2. Do not scale drawings; use written dimensions.
3. Coordinate architectural, mechanical, plumbing, electrical work before installation.
4. Contractor responsible for permits, code compliance, field verification.
5. Report conflicts/discrepancies before proceeding.

THE NELSON PROJECT

JAMES 2026

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Akron, OH 44313

CONTRACTOR:

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Doylestown, OH 44230

DRAWN BY:

Shenal Nguyen

REVISION SCHEDULE

DRAWING:

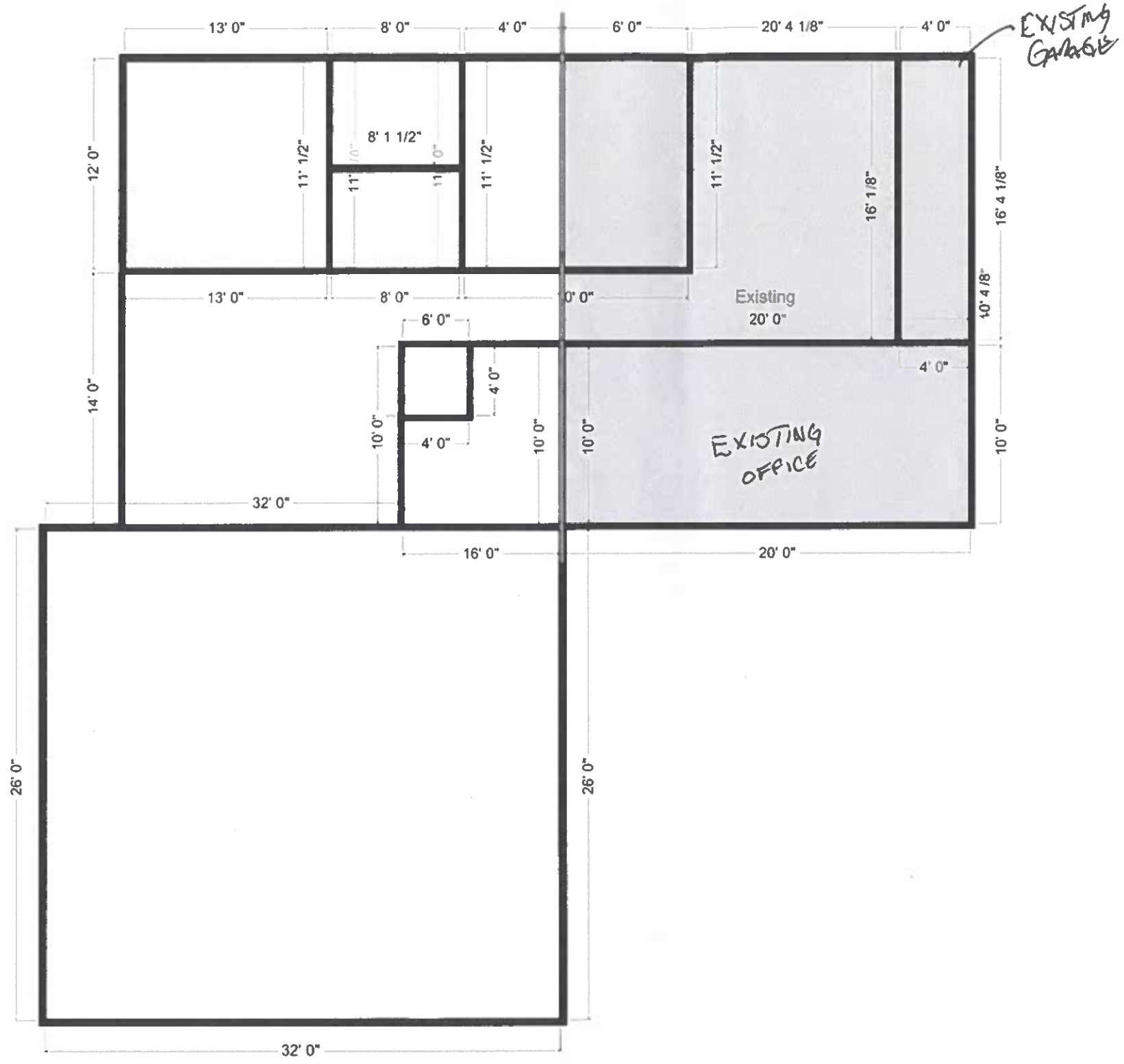
COVER SHEET

SCALE: N T S.

STATUS: CONTRACTOR REVIEW

A0.0

A1.0 DEMO PLAN



THE NELSON PROJECT
JAMES 2026

SITE:
761 N. Hometown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
Doylestown, OH 44230

SQUARE FOOTAGE

EXISTING GARAGE: 340 SF
NEW LIVING AREA: 306 SF *
NEW GARAGE: 928 SF *

NOTES:

Confirm all existing dimensions prior to construction.

DRAWING:
DEMO PLAN

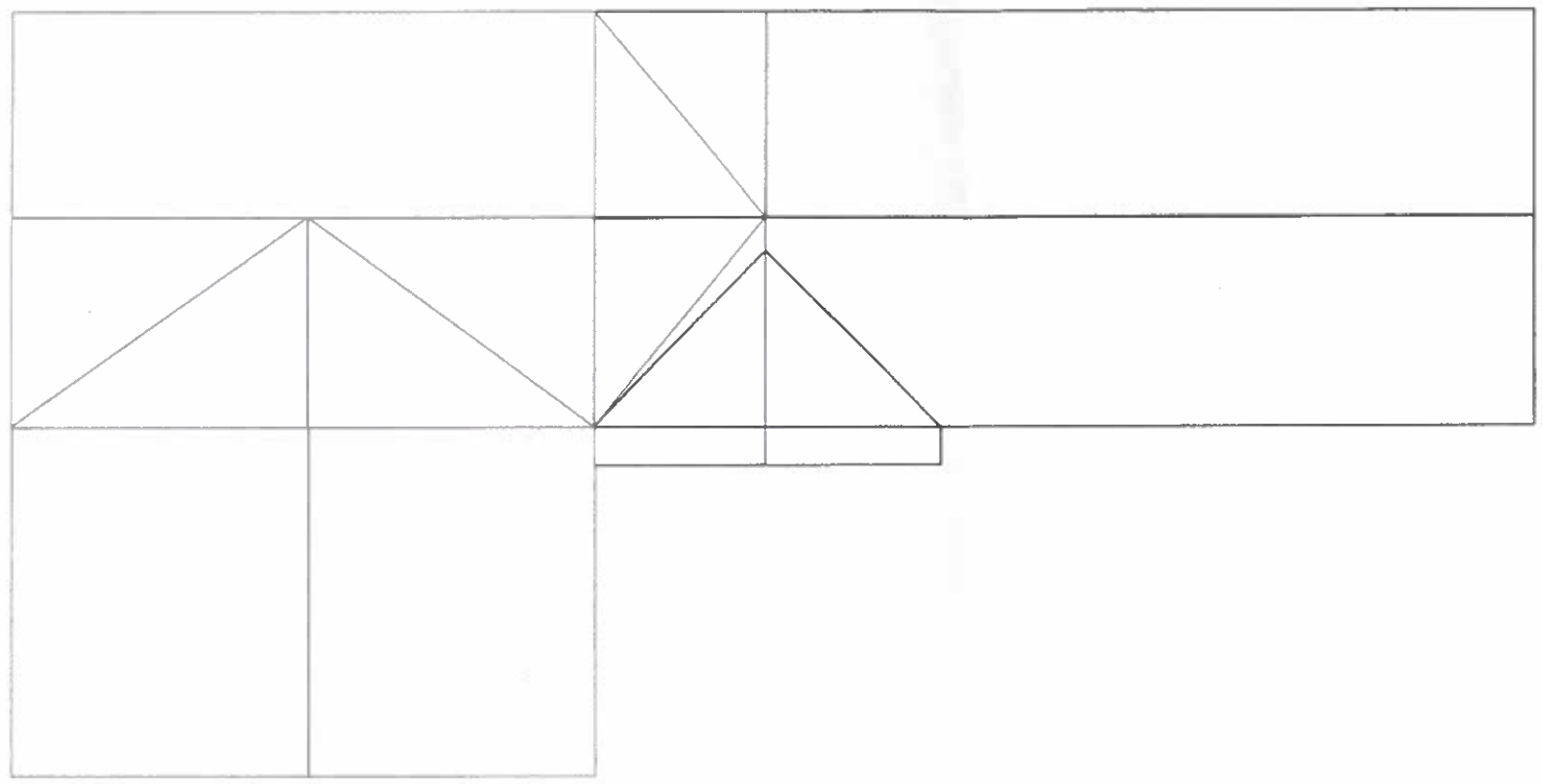
SCALE: 1/4 in = 1 ft

STATUS: MASTERED PREVIEW

A1.0

DEMO PLAN

A2.0 ROOF PLAN



LEGEND

NEW WORK

EXISTING

THE NELSON PROJECT
JAMES 2026

SITE:
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CONTRACTOR:
Hammer Construction LLC
Doylestown, OH 44230

NOTES:

Confirm all existing dimensions prior to construction.

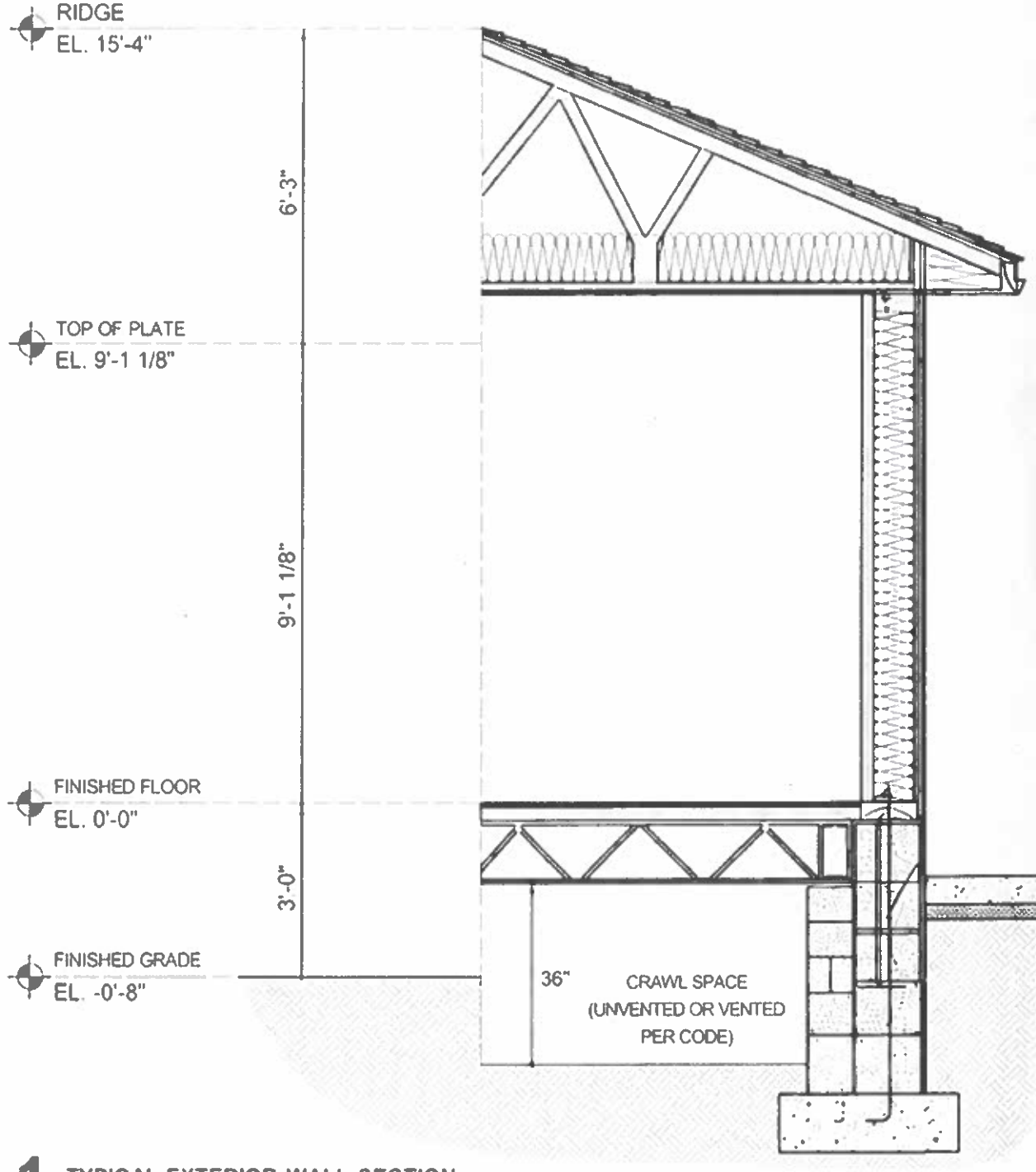
DRAWING:
ROOF PLAN

SCALE: 1/4 in = 1 ft

STATUS: MASTERED PREVIEW

A2.0

ROOF PLAN



ASPHALT SHINGLES
ROOFING UNDERLAYMENT
1/2" ROOF SHEATHING
ENGINEERED ROOF TRUSSES @ 24" O.C.

VENTED ATTIC SPACE
BLOWN ATTIC INSULATION (R-38 MIN.)
CEILING GYPSUM BOARD

SOFFIT (VENTED)
FASCIA BOARD
DRIP EDGE
ALUMINUM GUTTER

FIBER-CEMENT / HARDIE PLANK SIDING
WEATHER-RESISTIVE BARRIER
7/16" WALL SHEATHING
2x6 WOOD STUDS @ 16" O.C.
R-19 INSULATION (R-19 MIN.)
INTERIOR GYPSUM BOARD

FINISHED FLOOR (SEE PLAN)
FLOOR TRUSS
2x6 SILL PLATE (P.T.)

(5) COURSES 8" CMU
#4 VERTICAL REBAR @ 32" O.C.

(2) COURSES 12" CMU

CONCRETE FOOTING W/ (2) #5 CONT.
(PER STRUCTURAL)
FOOTING WIDTH 1'-8" (MIN.)
FOOTING DEPTH PER LOCAL FROST DEPTH / CODE

1 TYPICAL EXTERIOR WALL SECTION

1 1/2" = 1'-0"

TYPICAL WALL SECTION NOTES

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
2. MATCH EXISTING ROOF PITCH, OVERHANGS, AND FINISHES.
3. ALL FLASHING BY CONTRACTOR TO ENSURE WEATHER TIGHTNESS.
4. INSULATION VALUES TO MEET OR EXCEED LOCAL ENERGY CODE.

KEYNOTES

1. ROOF ASSEMBLY - SEE CALLOUTS
2. WALL ASSEMBLY - SEE CALLOUTS
3. WINDOW ASSEMBLY - V.I.F.
4. SLAB ON GRADE ASSEMBLY
5. FOUNDATION ASSEMBLY

LEGEND

- BATT / BLOWN INSULATION
- CONCRETE
- COMPACTED GRAVEL
- RIGID INSULATION
- EARTH / COMPACTED SOIL
- AIR / VAPOR BARRIER

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REVISION SCHEDULE

NO	DATE	DESCRIPTION

GENERAL NOTES:

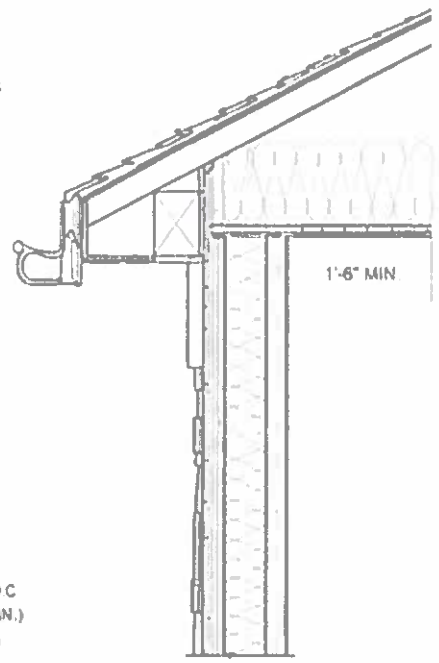
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DRAWING TITLE:
WALL SECTION

SCALE:
1 1/2" = 1'-0"

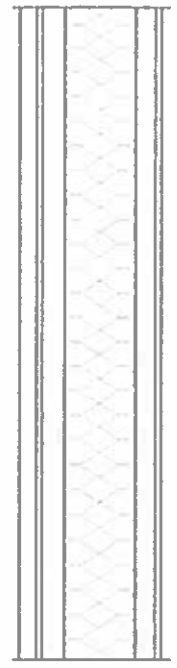
DATE:
05/16/2026

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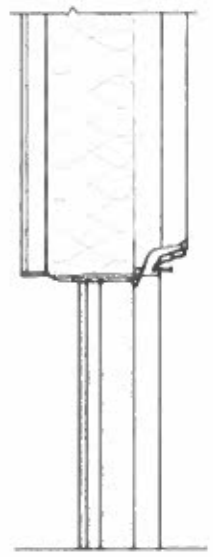
ASPHALT SHINGLES
ROOFING UNDERLAYMENT
1/2" ROOF SHEATHING
ENGINEERED ROOF TRUSS @ 24" O.C.
VENT BAFFLE
INSULATION (R-38 MIN.)
FREEZE BLOCKING
DRIP EDGE
ALUMINUM GUTTER
FASCIA BOARD
SOFFIT (VENTED)
VENTED SOFFIT PANEL
2x4 SUB FASCIA (AS REQ.)
CONTINUOUS BEAD OF SEALANT
VINYL SIDING
FIBER-CEMENT / HARDIE PLANK SIDING
WEATHER-RESISTIVE BARRIER
7/16" WALL SHEATHING
2x6 WOOD STUDS @ 16" O.C.
BATT INSULATION (R-21 MIN.)
INTERIOR GYPSUM BOARD

1 TYPICAL EAVE / SOFFIT DETAIL
1 1/2" = 1'-0"



INTERIOR GYPSUM BOARD
BATT INSULATION (R-21 MIN.)
2x6 WOOD STUDS @ 16" O.C.
7/16" WALL SHEATHING
WEATHER-RESISTIVE BARRIER
HARDIE PLANK SIDING
METAL FLASHING W/ HEMMED DRIP EDGE

2 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



INTERIOR GYPSUM BOARD
BATT INSULATION (R-21 MIN.)
2x6 WOOD STUDS @ 16" O.C.
7/16" WALL SHEATHING
WEATHER-RESISTIVE BARRIER
HARDIE PLANK SIDING
SEALANT (TYP.)
WINDOW UNIT
BACKER ROD & SEALANT
INTERIOR TRIM (PAINTED)
INTERIOR GYPSUM BOARD

3 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



HARDIE PLANK SIDING
WEATHER-RESISTIVE BARRIER
7/16" WALL SHEATHING
SILL FLASHING (END DAMMED)
SEALANT
WINDOW UNIT
BACKER ROD & SEALANT
SILL PAN (SLOPED TO OUTSIDE) EXTEND 6" MIN. BEYOND JAMB EACH SIDE
WINDOW SILL
INTERIOR TRIM (PAINTED)
BATT INSULATION (R-21 MIN.)
INTERIOR GYPSUM BOARD

4 WINDOW SILL DETAIL
1 1/2" = 1'-0"

VINYL / HARDIE SIDING
WEATHER-RESISTIVE BARRIER
7/16" WALL SHEATHING
2x6 WOOD STUDS @ 16" O.C.
BATT INSULATION (R-21 MIN.)
INTERIOR GYPSUM BOARD
OPEN-WEB FLOOR TRUSSES
CMU FOUNDATION WALL
RIGID INSULATION (R-10 MIN.)
SUPPLY LAYER
VAPOR BARRIER
EARTH
COMPACTED GRAVEL BASE (4" MIN.)
FINISHED GRADE (SLOPE AWAY)

5 SLAB EDGE / EXTERIOR WALL DETAIL
1 1/2" = 1'-0"

INTERIOR GYPSUM BOARD
BATT INSULATION (R-21 MIN.)
2x6 WOOD STUDS @ 16" O.C.
BOTTOM PLATE SEALANT
PRESSURE-TREATED SILL PLATE W/ ANCHOR BOLTS @ 6'-0" O.C.
CMU FOUNDATION WALL
WATERPROOFING (AS REQUIRED)
DAMP-PROOFING / FOUNDATION COATING
RIGID INSULATION (R-10 MIN.)
COMPACTED BACKFILL
FOOTING DRAIN (AS REQUIRED)
CONCRETE FOOTING
COMPACTED GRAVEL BASE (4" MIN.)

6 FOUNDATION / FOOTING DETAIL
1 1/2" = 1'-0"

NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2. MATCH EXISTING FINISHES WHERE APPLICABLE.
3. COORDINATE ALL FLASHING, SEALANTS, AND WEATHER BARRIERS PER CONTINUITY
4. VERIFY ALL ASSEMBLIES AND MATERIALS WITH CONTRACTOR AND LOCAL CODE.

KEYNOTES

1. ROOF ASSEMBLY - SEE CALLOUTS
2. WALL ASSEMBLY - SEE CALLOUTS
3. WINDOW ASSEMBLY - VINYL
4. SLAB ON GRADE ASSEMBLY
5. FOUNDATION ASSEMBLY

LEGEND

- BATT / BLOWN INSULATION
- CONCRETE
- COMPACTED GRAVEL
- RIGID INSULATION
- EARTH / COMPACTED SOIL
- AIR / VAPOR BARRIER
- CONTINUOUS SEALANT
- FLASHING
- VAPOR BARRIER

THE NELSON PROJECT

JAMES 2026

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Doylestown, OH 44230

DRAWN BY:
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REVISION SCHEDULE

NO	DATE	DESCRIPTION

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DRAWING TITLE:
CONSTRUCTION DETAILS

SCALE:
1 1/2" = 1'-0"

DATE:
05/16/2026

A5.0

A5.2 WINDOW SCHEDULE / LOCATION PLAN

WINDOW LOCATION REFERENCE PLAN



WINDOW SCHEDULE

MARK	QTY	INSTALL	TYPE	MIN REQUIRED FRAME	ACTUAL SIZE	ROUGH OPENING	TRIM	NOTES
A1	1	NEW CASEMENT	CASE_NEW	4'-4" × 4'-10"	4'-0" × 4'-6"	4'-1" × 4'-7"	BRICK MOULD	
A2	1	NEW CASEMENT	CASE_NEW	2'-4" × 3'-4"	2'-0" × 3'-0"	2'-1" × 3'-1"	BRICK MOULD	
A3	1	NEW CASEMENT	CASE_NEW	2'-4" × 3'-4"	2'-0" × 3'-0"	2'-1" × 3'-1"	BRICK MOULD	
A4	1	NEW CASEMENT	CASE_NEW	2'-4" × 5'-4"	2'-0" × 5'-0"	2'-1" × 5'-1"	BRICK MOULD	
A5	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A6	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A7	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A8	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A9	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A10	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A11	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A12	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A13	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A14	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A15	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A16	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A17	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A18	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A19	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A20	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A21	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A22	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A23	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	
A24	1	NEW CASEMENT	CASE_NEW	4'-4" × 5'-4"	4'-0" × 5'-0"	4'-1" × 5'-1"	BRICK MOULD	

WINDOW NOTES

1. ALL WINDOWS TO BE ENERGY STAR RATED, U-FACTOR ≤ 0.30, SHGC ≤ 0.25 (CLIMATE ZONE 5A).
2. ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS: MIN. 5.7 SQ FT CLEAR OPENING, 24" MIN. HEIGHT, 20" MIN. WIDTH, 44" MAX. SILL HEIGHT.
3. ALL WINDOWS IN WET AREAS (BATHS) TO BE OBSCURE GLAZED.
4. ALL WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND FLASHED PER R703.8.
5. ALL GLAZING IN DOORS AND WITHIN 24" OF DOORS TO BE TEMPERED PER R308.4.

THE NELSON PROJECT

JAMES 2026

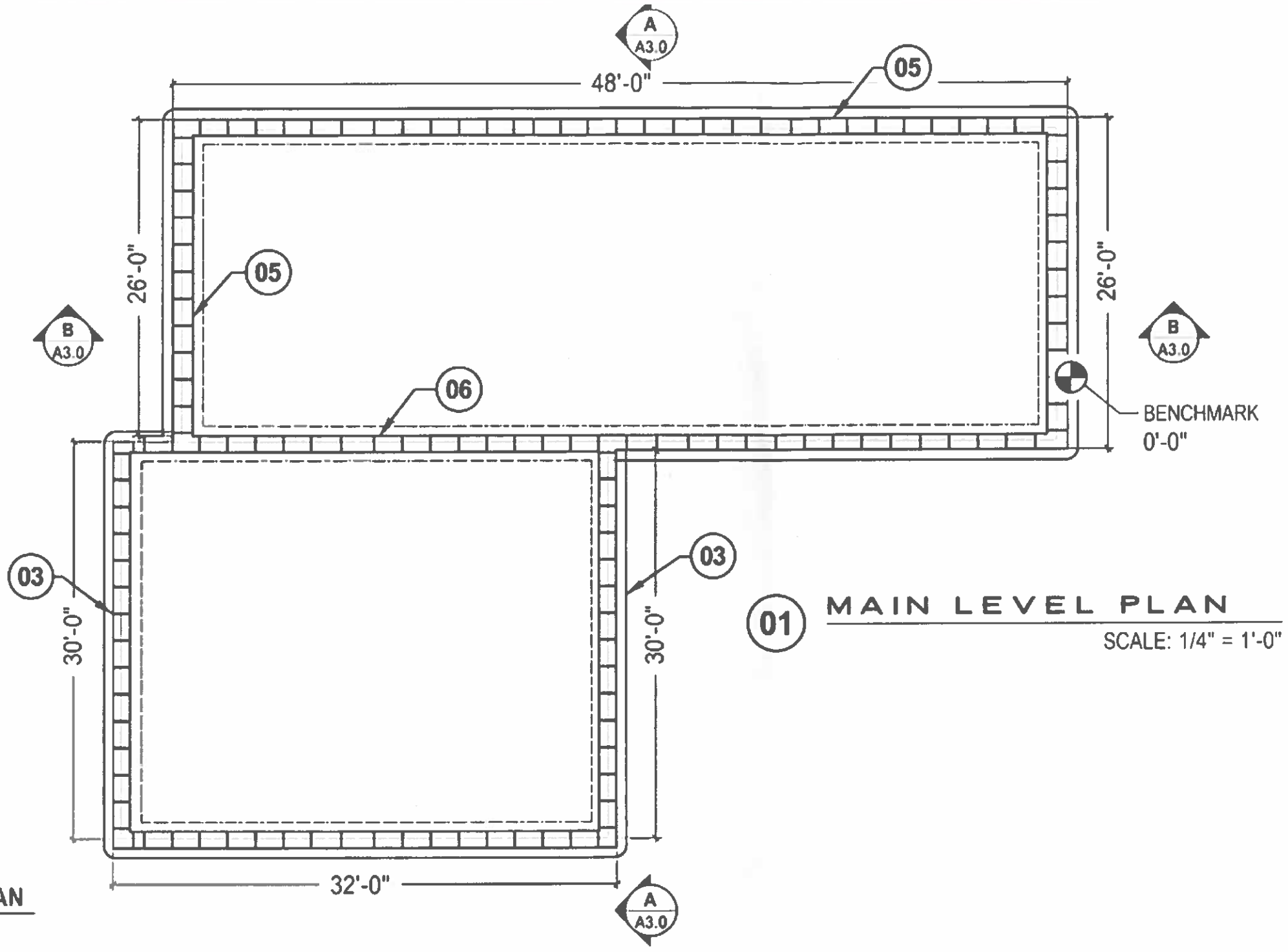
SITE
781 N. Hametown Rd
Akron, OH 44313

CONTRACTOR
Hammer Construction LLC
Doylestown, OH 44230

DRAWING:
WINDOW SCHEDULE

SCALE N.T.S.
STATUS MASTER PREVIEW

A5.2



1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

01 MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

Nelson

761 N. Hometown rd
Akron, OH 44313

DRAWING INDEX

A0.0	Cover Sheet / Index
A0.1	Existing / Demolition Plan
A1.0	Proposed Floor Plan
S1.0	Foundation / Framing Plan
A2.0	Roof Plan
A3.0	Exterior Elevations
A4.0	Building Sections
A5.0	Door Schedule / Details
A5.1	Window Schedule
M1.0	HVAC Plan
P1.0	Plumbing Plan
E1.0	Electrical / Lighting Plan

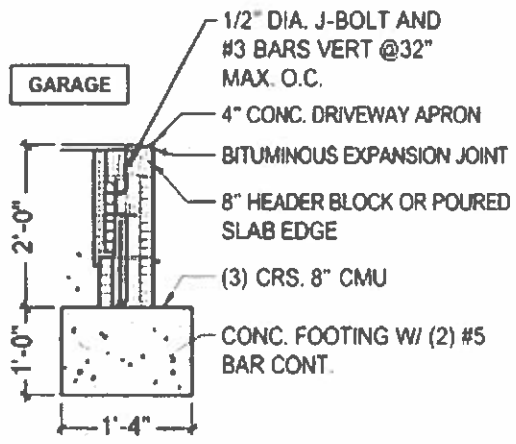
FOUNDATION PLAN LEGEND

CMU FOUNDATION WALL (SEE DETAILS 02 – 06)

CONCRETE FOOTING (SEE DETAILS 02, 04, 05, 06)

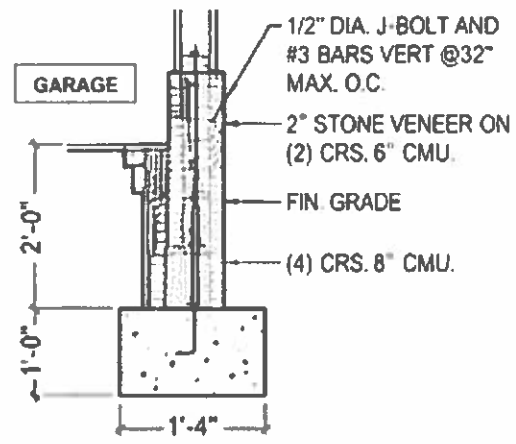
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CMU (F.O.M. UNLESS OTHERWISE NOTED.
2. FOUNDATION WALLS SHALL BE CMU BLOCK WITH REINFORCED AND GROUTED CORES PER DETAILS 02 – 06.
3. PROVIDE CONTINUOUS CONCRETE FOOTINGS WITH (2) #5 BARS, TYP. PER DETAILS 02, 04, 05, (
4. SEE DETAILS 02 – 06 FOR WALL, SLAB, GARAGE, SUITE, AND CRAWL SPACE CONDITIONS.
5. VERIFY ALL DIMENSIONS IN FIELD.
6. COORDINATE ALL TRADES PRIOR TO CONSTRUCTION.



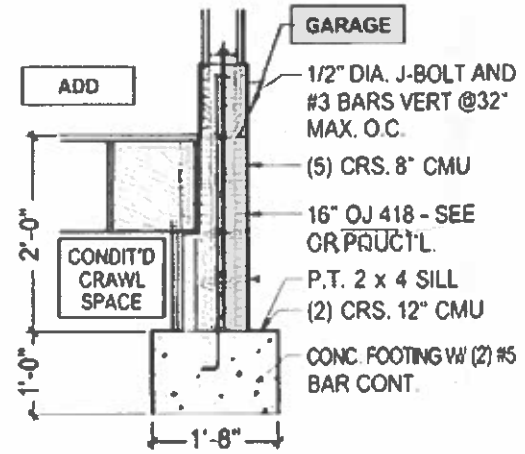
02 DETAIL

SCALE: 1/4" = 1'-0"



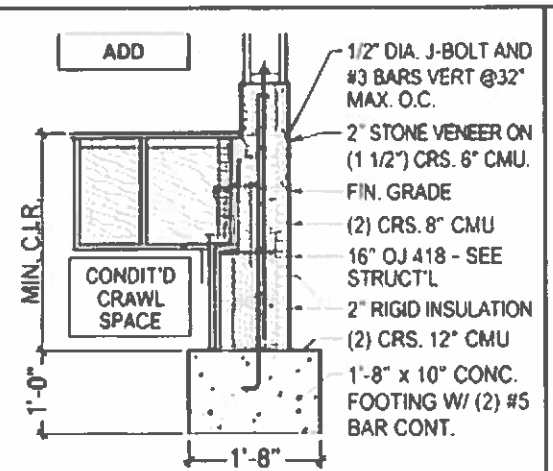
03 DETAIL

SCALE: 3/4" = 1'-0"



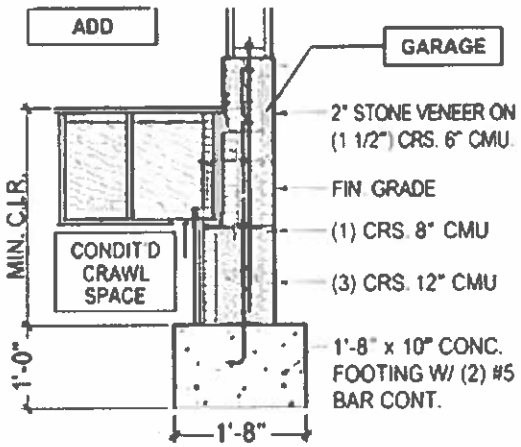
04 DETAIL

SCALE: 3/4" = 1'-0"



05 DETAIL

SCALE: 3/4" = 1'-0"



06 DETAIL

SCALE: 3/4" = 1'-0"

PROJECT INFO

Drawn By:	S. Nguyen
Checked By:	M. Hamme
Project No.:	2501
Date:	06/24/2025
Scale:	1/4" = 1'-0"

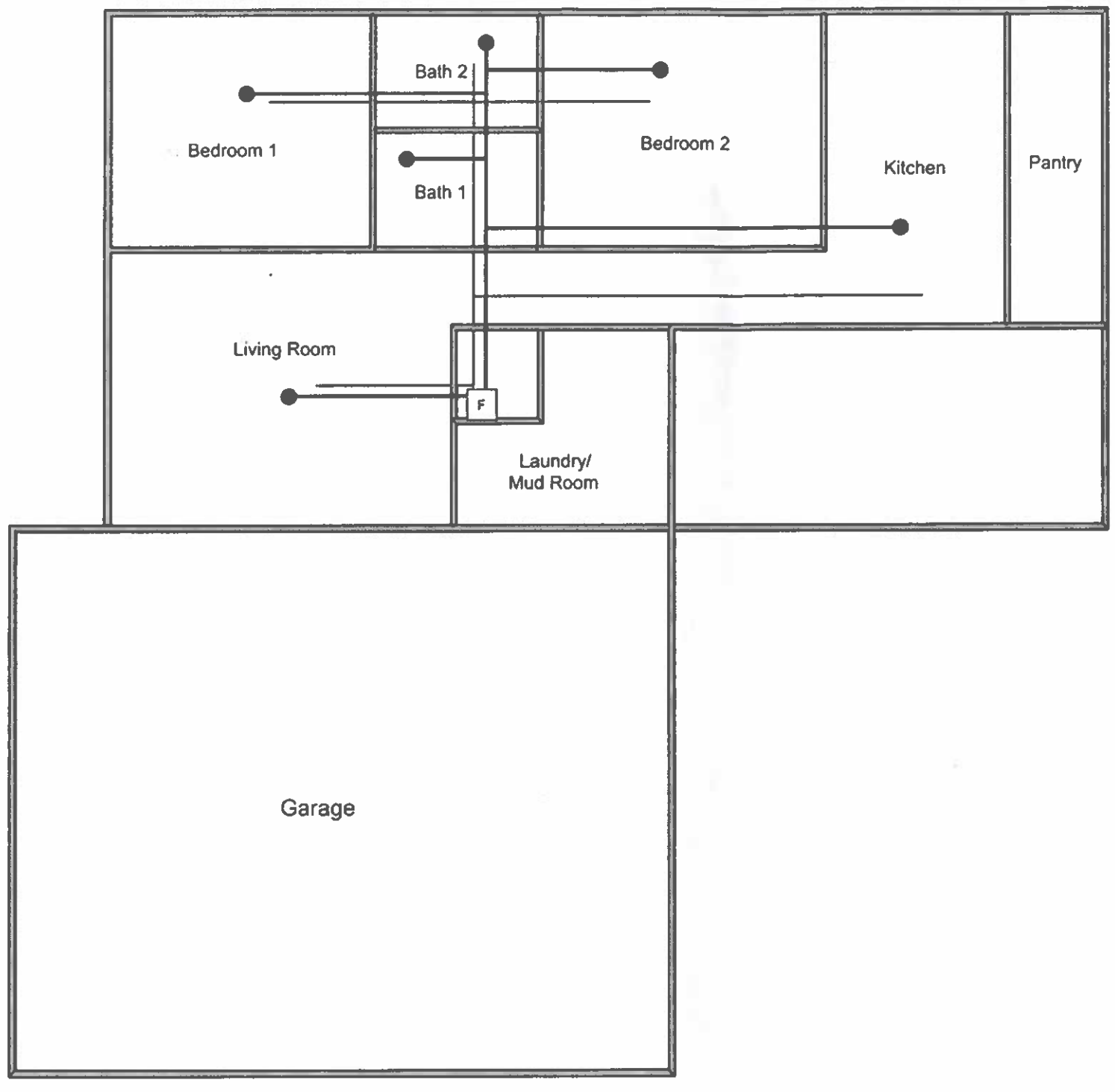
DRAWING TITLE

FOUNDATION PLA

SHEET NUMBER

S1.0

M1.0 PLUMBING PLAN



THE NELSON PROJECT
JAMES 2026

SITE:
761 N. Hometown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
Doylestown, OH 44230

MECHANICAL LEGEND

- PLUMBING FIXTURE
- COLD WATER
- WASTE & VENT
- F — FURNACE

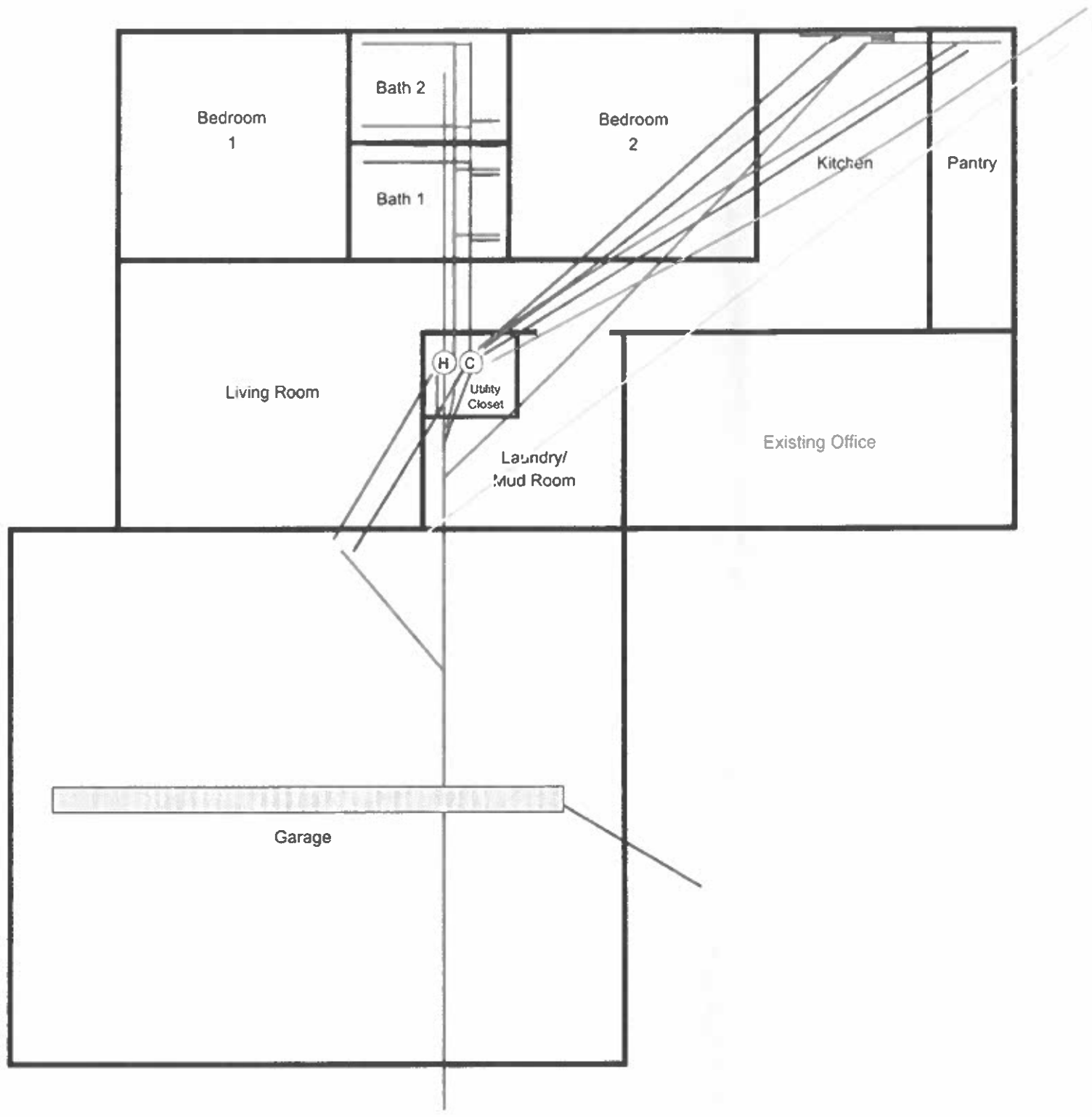
NOTES:

1. SEE SHEET P1.0 FOR PLUMBING NOTES.
2. ALL FIXTURES TO BE CONNECTED TO WASTE & VENT SYSTEM PER CODE.

DRAWING:
PLUMBING PLAN
SCALE: 1/4 in = 1 ft
STATUS: MASTERED PREVIEW

M1.0
PLUMBING PLAN

P1.0 PLUMBING PLAN



THE NELSON PROJECT
JAMES 2026

SITE:
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Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
Doylestown, OH 44230

PLUMBING LEGEND

- HOT WATER
- COLD WATER
- VENT
- KITCHEN DRAIN
- BATH DRAIN
- PANTRY DRAIN
- (H) HOT WATER HEATER
- (C) COLD WATER SUPPLY

NOTES:
Plumbing is diagrammatic. Contractor to verify all connections and routing in field.

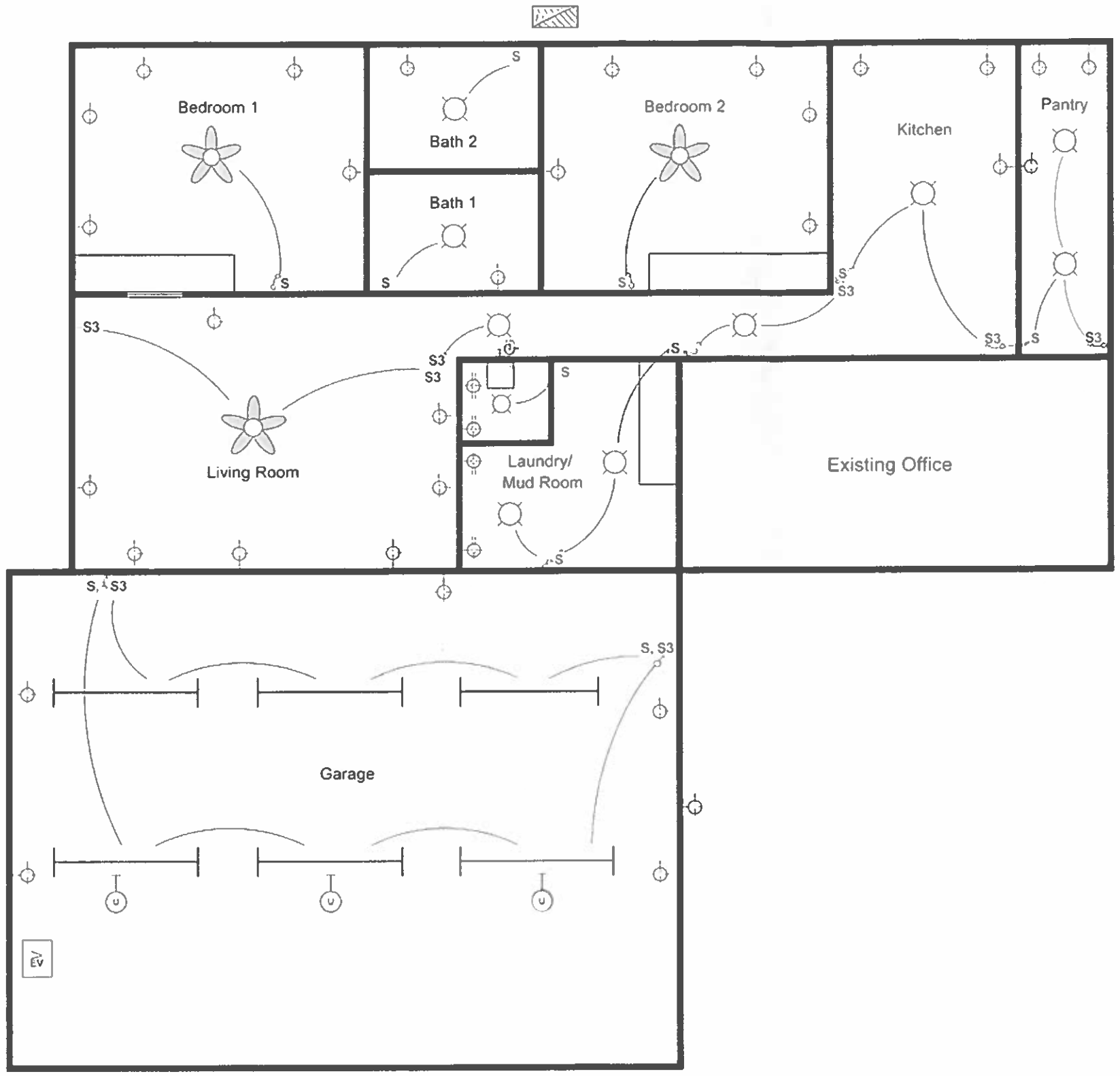
DRAWING:
PLUMBING PLAN

SCALE: 1/4 in = 1 ft

STATUS: MASTERED PREVIEW

P1.0

P1.0 PLUMBING PLAN



THE NELSON PROJECT

JAMES 2026

SITE:
761 N. Hametown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
Doylestown, OH 44230

ELECTRICAL LEGEND

S3	3-WAY SWITCH
S	SWITCH
	CEILING MOUNT OUTLET
	FAN
	CAN LIGHT
	OUTLET
	APPLIANCE OUTLET
EV	EV CHARGER
	GENERAC
ATS	AUTOMATIC TRANSFER SWITCH

NOTES:

Terminology follows the supplied electrical sheet.

Existing plan symbols remain unchanged; this box standardizes their labels.

DRAWING:
ELECTRICAL PLAN

SCALE: 1/4 in = 1 ft

STATUS: MASTERED PREVIEW

E1.0

E1.0 ELECTRICAL PLAN