

THIS SET OF DRAWINGS WAS PREPARED BY A CONTRACTED ARCHITECTURAL DRAFTSMAN WITH FIELD KNOWLEDGE & SPECIALIZED SKILLS. THE DRAFTSMAN HAS A WIDE RANGE OF EXPERIENCE IN ARCHITECTURAL DRAWING & DESIGNING. IT SHOULD BE KEPT IN MIND THAT DRAFTSMEN ARE NOT LICENSED ARCHITECTS & OFFER THEIR SERVICES TO BUILDERS & INDIVIDUALS ON A CONTRACT BASIS.

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SECTION / DETAIL STANDARDS:	
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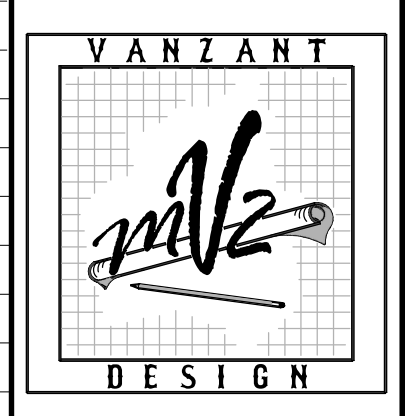
DRAWING PREPARED FOR:

CUSTOMER:  
MIKE MILES  
512 N. REVERE RD  
AKRON, OH 44333

BUILDING ADDRESS:  
512 N. REVERE RD  
AKRON, OH 44333

CUSTOMER PLAN APPROVED SIGNATURES:  
CUST:  
CUST:  
DATE:

PROFESSIONAL DRAWINGS BY:  
MARK VANZANT



**(330) 447 4346**  
**DRAFTING**  
**DESIGN AND**  
**BLUEPRINTS**  
MARKVZ@SBCGLOBAL.NET

SECTION / DETAIL LEGEND:	
—	LOT LINE
○	LOT PIN
- - -	SET BACK LINE
- - -	EASEMENT
▨	CONCRETE SLAB
▧	ROOF PITCH
⊞	FLOOR DRAIN
—	PLUMBING LINE
⊕	PLUMBING DROP
⊗	FLUE
▬	16" x 4" PILASTER
▬	2" BLOCK LEDGE
—	ELECTRICAL LINE
⊙	ROUND COLUMN
⊠	SQUARE COLUMN

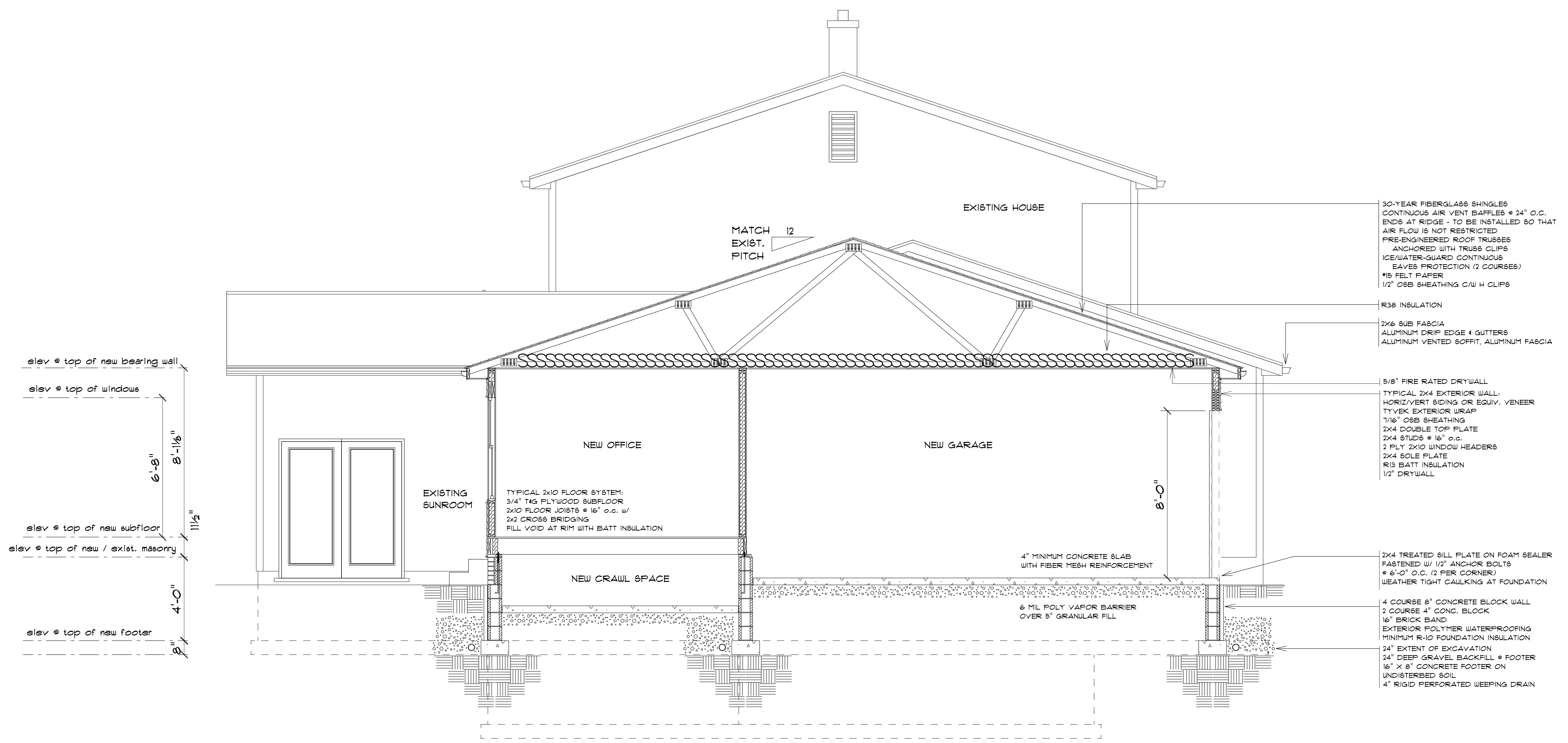
DATE: DECEMBER 29, 2025

SCALE: AS SHOWN  
80 FT.

BSMT: 174 (OFFICE)  
1st FLOOR: 334 (GARAGE)  
2nd FLOOR:  
TOTAL: 508

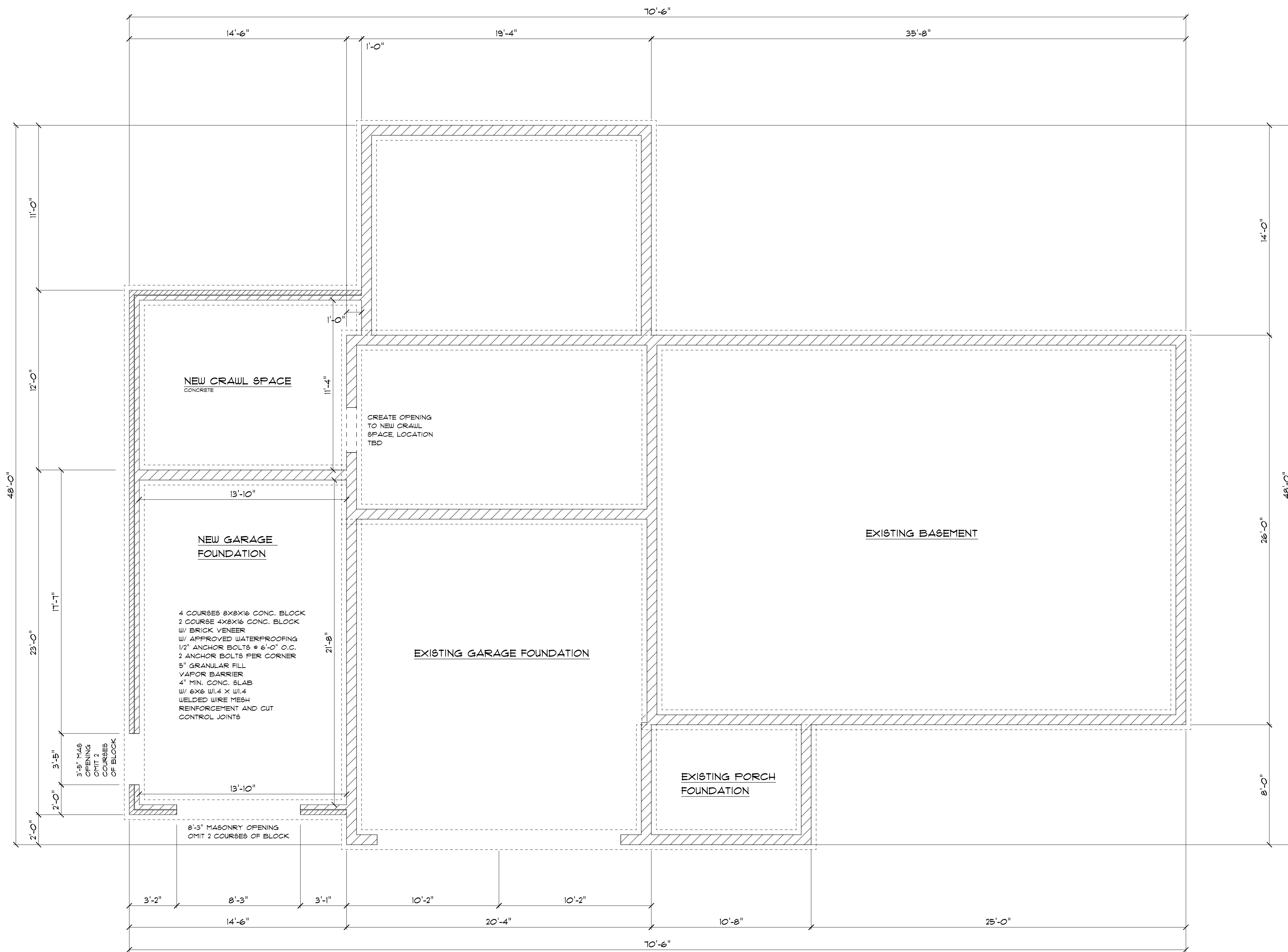
PLAN:  
**DETAILS & SECTIONS**

PAGE:  
**E-1**



- 30-YEAR FIBERGLASS SHINGLES
- CONTINUOUS AIR VENT BAFFLES @ 24" O.C.
- ENDS AT RIDGE - TO BE INSTALLED SO THAT AIR FLOW IS NOT RESTRICTED
- PRE-ENGINEERED ROOF TRUSSES
- ANCHORED WITH TRUSS CLIPS
- ICE/WATER-GUARD CONTINUOUS
- EAVES PROTECTION (2 COURSES)
- #15 FELT PAPER
- 1/2" OSB SHEATHING C/W H CLIPS
- R38 INSULATION
- 2X6 SUB FASCIA
- ALUMINUM DRIP EDGE & GUTTERS
- ALUMINUM VENTED SOFFIT, ALUMINUM FASCIA
- 5/8" FIRE RATED DRYWALL
- TYPICAL 2X4 EXTERIOR WALL:
- HORIZ/VERT SIDING OR EQUIV. VENEER
- TYVEK EXTERIOR WRAP
- 7/16" OSB SHEATHING
- 2X4 DOUBLE TOP PLATE
- 2X4 STUDS @ 16" o.c.
- 2 PLY 2X10 WINDOW HEADERS
- 2X4 SOLE PLATE
- R13 BATT INSULATION
- 1/2" DRYWALL
- 2X4 TREATED SILL PLATE ON FOAM SEALER
- FASTENED W/ 1/2" ANCHOR BOLTS @ 6'-0" O.C. (2 PER CORNER)
- WEATHER TIGHT CAULKING AT FOUNDATION
- 4 COURSE 8" CONCRETE BLOCK WALL
- 2 COURSE 4" CONG. BLOCK
- 16" BRICK BAND
- EXTERIOR POLYMER WATERPROOFING
- MINIMUM R-10 FOUNDATION INSULATION
- 24" EXTENT OF EXCAVATION
- 24" DEEP GRAVEL BACKFILL @ FOOTER
- 16" X 8" CONCRETE FOOTER ON UNDISTURBED SOIL
- 4" RIGID PERFORATED WEEPING DRAIN

**BUILDING SECTION**  
E-1  
3/8" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

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**REVISIONS:**

**GENERAL NOTES:**

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**FOUNDATION STANDARDS:**

- CONTRACTOR TO VERIFY SOIL BEARING CONDITIONS
- PROVIDE ADEQUATE WALL BRACING AT BACKFILL
- CONCRETE FOOTERS 16" W x 8" D (UNLESS NOTED)
- CONCRETE BLOCK WALLS 8" (UNLESS NOTED)
- 12 COURSES OF CONCRETE BLOCK (UNLESS NOTED)
- ROD & CORE CONC. BLK WALLS @ 5'-4" O.C. (U.N.)
- WALLS COATED WITH POLYMER WATERPROOFING
- 1/2" ANCHOR BOLTS @ 4'-0" O.C. (2 PER CORNR) (U.N.)
- 1/2" ANCHOR BOLTS @ BOTH SIDES OF ALL OPENINGS
- 30" x 30" x 12" CONCRETE POST PADS (U.N.)
- 4" INTERIOR AND EXTERIOR FOOTER DRAINS
- 8" h x 8" w x 4" d BEAM POCKETS (UNLESS NOTED)
- 16" w x 4" d BEAM PILASTERS
- PROVIDE TERMITE PROTECTION PER LOCAL CODE
- 16" w x 2" d CONC. BLOCK SLAB LEDGES @ 4'-0" O.C.
- 3" ADJUSTABLE MONO POSTS (UNLESS NOTED)
- ENGINEERED STEEL BEAMS (UNLESS NOTED)
- 5" GRANULAR SLAB BASE WITH VAPOR BARRIER
- 4" CONCRETE SLABS WITH 6X6 W/UM
- PROVIDE EXP JOINT MAT'L @ SLABS & MASONRY
- PROVIDE DEEP SCORE CONTROL JOINTS ALL SLABS

**DRAWING PREPARED FOR:**

**CUSTOMER:**  
MIKE MILES  
513 N. REVERE RD  
AKRON, OH 44333

**BUILDING ADDRESS:**  
513 N. REVERE RD  
AKRON, OH 44333

**CUSTOMER PLAN APPROVED SIGNATURES:**

CUST:  
DATE:

**PROFESSIONAL DRAWINGS BY:**

MARK VANZANT



**(330) 447 4346**

**DRAFTING  
DESIGN AND  
BLUEPRINTS**

MARKYZ@SBCGLOBAL.NET

**FOUNDATION LEGEND:**

— LOT LINE	SECTION
○ LOT PIN	— ELEVATION
- - - SET BACK LINE	— ELEVATION
- - - EASEMENT	— ELEVATION
CONCRETE SLAB	REVISION MARKER
ROOF PITCH	
FLOOR DRAIN	
PLUMBING LINE	
PLUMBING DROP	
FLUE	
16" x 4" PILASTER	
2" BLOCK LEDGE	
ELECTRICAL LINE	
ROUND COLUMN	
SQUARE COLUMN	

DATE: DECEMBER 23, 2025

SCALE: 1/4" = 1'-0" (U.N.)

8 SQ FT:

B8MT: 174 (OFFICE)

1st FLOOR: 334 (GARAGE)

2nd FLOOR: 508

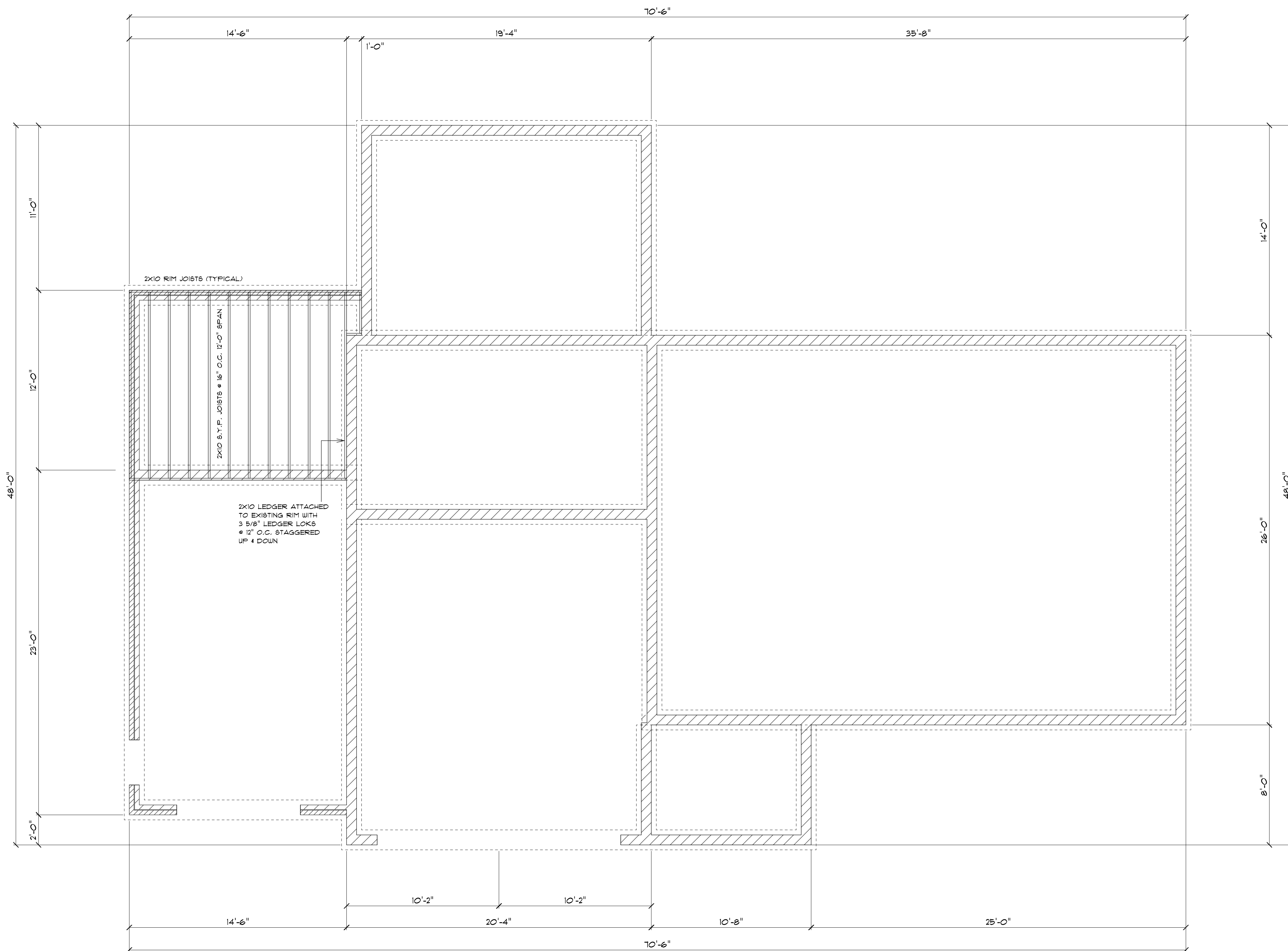
TOTAL: 508

PLAN:

FOUNDATION

PAGE:

C-1



**FIRST FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

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FRAMING STANDARDS:	
1	FRAMING LOADS TO BE VERIFIED BY CONTRACTOR
2	EXT. DIMENSIONS SHOWN ARE TO OUTSIDE OF SHTG.
3	INT. DIMENSIONS SHOWN ARE TO ROUGH FRAME
4	2X8 SILL PLATE (UNLESS NOTED)
5	2X10 FLOOR JOISTS @ 16" O.C. UNLESS NOTED (U.N.)
6	3/4" TAG OSB SUBFLOOR GLUED & SCREWED (U.N.)
7	2X4 STUD WALLS @ 16" O.C. W/ DBL TOP PLATE (U.N.)
8	2X10 EXTERIOR DOOR & WINDOW HEADERS (U.N.)
9	7/16" OSB WALL SHEATHING (U.N.)
10	2X4 TRUSS SYSTEM @ 24" O.C. UNLESS NOTED (U.N.)
11	1/2" OSB ROOF SHEATHING W/ APPROVED CLIPS (U.N.)
12	SOLID BLOCKING @ ALL HANDRAIL LOCATIONS
13	WINDOWS TO MEET PROPER EGRESS REGULATIONS
14	USE PROPER METAL HANGERS & CLIPS AS NEEDED
15	DOUBLE RIM JOIST OVER BSMT WINDOWS W/HANGERS
16	ALL BALLOON FRAMED WALLS TO BE 2X6 (U.N.)
17	2X6 SUB-FASCIA AND RAKES (U.N.)
18	12" OVERHANGS AND RAKES (U.N.)
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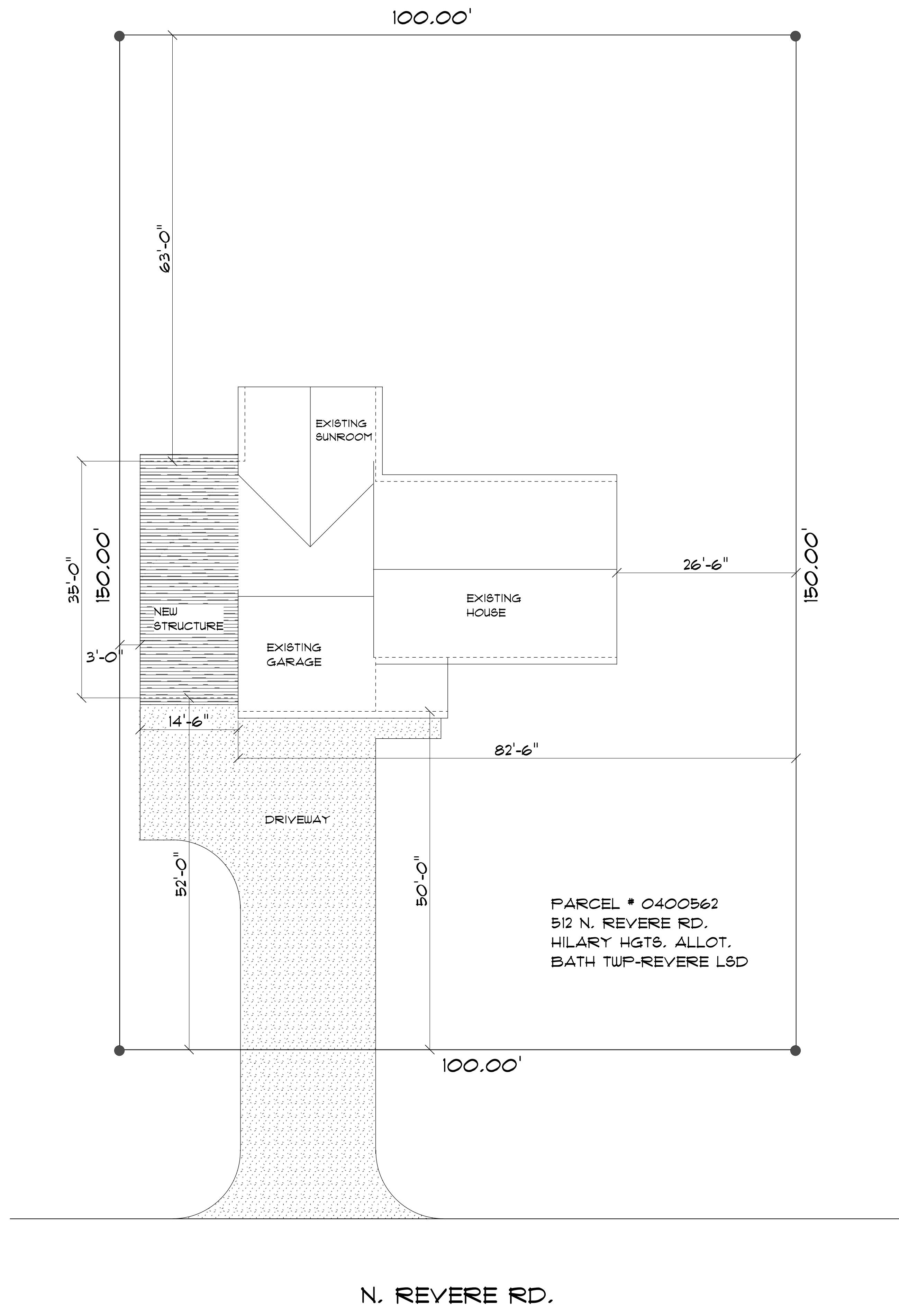
DRAWING PREPARED FOR:  
CUSTOMER:  
MIKE MILES  
512 N. REVERE RD  
AKRON, OH 44333  
BUILDING ADDRESS:  
512 N. REVERE RD  
AKRON, OH 44333  
CUSTOMER PLAN APPROVED SIGNATURES:  
CUST:  
DATE:

PROFESSIONAL DRAWINGS BY:	
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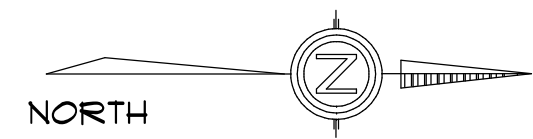
MARK VANZANT  
  
**(330) 447 4346**  
**DRAFTING**  
**DESIGN AND**  
**BLUEPRINTS**  
 MARKVZ@SBCGLOBAL.NET

FRAMING LEGEND:	
—	LOT LINE
○	LOT PIN
- - -	SET BACK LINE
- - -	EASEMENT
▨	CONCRETE SLAB
▧	ROOF PITCH
⊠	FLOOR DRAIN
---	PLUMBING LINE
⊕	PLUMBING DROP
⊗	FLUE
▭	16" X 4" PILASTER
▭	2" BLOCK LEDGE
---	ELECTRICAL LINE
○	ROUND COLUMN
□	SQUARE COLUMN

DATE: DECEMBER 23, 2025  
 SCALE: 1/4" = 1'-0" (U.N.)  
 SQ FT:  
 FIN. BSMT: 174 (OFFICE)  
 1st FLOOR: 334 (GARAGE)  
 2nd FLOOR:  
 TOTAL: 508  
 PLAN:  
 FRAMING PLAN  
 PAGE:  
**D-3**



PARCEL # 0400562  
 512 N. REVERE RD.  
 HILARY HGTS. ALLOT.  
 BATH TWP-REVERE LSD



N. REVERE RD.

### SITE PLAN

SCALE: 1" = 20'-0"

SHEET	CONTENTS
A-1	SITE PLAN
A-2	LANDSCAPING PLAN
B-1	ELEVATIONS
B-2	ELEVATIONS
B-3	ELEVATIONS
B-4	ELEVATIONS
C-1	FOUNDATION PLAN
C-2	FOUNDATION PLAN
D-1	FIRST FLOOR PLAN
D-2	SECOND FLOOR PLAN
D-3	FRAMING PLAN
D-4	FRAMING PLAN
D-5	FRAMING PLAN
E-1	SECTIONS / DETAILS
E-2	SECTIONS / DETAILS
E-3	NOTES / SCHEDULES
F-1	ELECTRICAL FOUND. PLAN
F-2	ELECTRICAL FLOOR PLAN
F-3	ELECTRICAL FLOOR PLAN
G-1	PLUMBING FOUND. PLAN
G-2	PLUMBING FLOOR PLAN
G-3	PLUMBING FLOOR PLAN
H-1	HVAC FOUND. PLAN
H-2	HVAC FLOOR PLAN
H-3	HVAC FLOOR PLAN

**TABLE OF CONTENTS**  
 IF SHEET IS MISSING, IT IS NOT INCLUDED IN THIS SET OF PLANS.

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**REVISIONS:**

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**SITE STANDARDS:**

- 1 SITE PLAN FOR PERMITS + BLDG PLACEMENT ONLY
- 2 SITE CONDITION TO BE VERIFIED BY CONTRACTOR
- 3 SOIL BEARING CAPACITY TO BE VERIFIED
- 4 EXCAVATION OF FOUNDATION AND BACKFILL
- 5 ROUGH + FINISH GRADING OF DISTURBED AREAS
- 6 POS. GRADE AWAY FROM BLDG. @ 6" TO EVERY 10'
- 7 FORM SWALES TO CARRY WATER AWAY FROM BLDG.
- 8 CONCRETE PORCHES, STEPS, SIDEWALK TO DRIVE
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**DRAWING PREPARED FOR:**  
 CUSTOMER:  
 MIKE HILES  
 512 N. REVERE RD  
 AKRON, OH 44333

**BUILDING ADDRESS:**  
 512 N. REVERE RD  
 AKRON, OH 44333

**CUSTOMER PLAN APPROVED SIGNATURES:**  
 CUST:  
 CUST:  
 DATE:

**PROFESSIONAL DRAWINGS BY:**  
 MARK VANZANT

**(330) 447 4346**  
**DRAFTING**  
**DESIGN AND**  
**BLUEPRINTS**  
 MARKVZ@SBCGLOBAL.NET

**SITE LEGEND:**

— LOT LINE	△ SECTION
● LOT PIN	△ REVISION MARKER
- - - SET BACK LINE	
- - - EASEMENT	
CONCRETE SLAB	
ROOF PITCH	
FLOOR DRAIN	
PLUMBING LINE	
PLUMBING DROP	
FLUE	
16" x 4" PILLASTER	
2" BLOCK LEDGE	
ELECTRICAL LINE	
ROUND COLUMN	
SQUARE COLUMN	

DATE: DECEMBER 29, 2019

SCALE: AS NOTED

SQ FT:  
 FIN. BSMT: 174 (OFFICE)  
 1st FLOOR: 334 (GARAGE)  
 2nd FLOOR:  
 TOTAL: 508

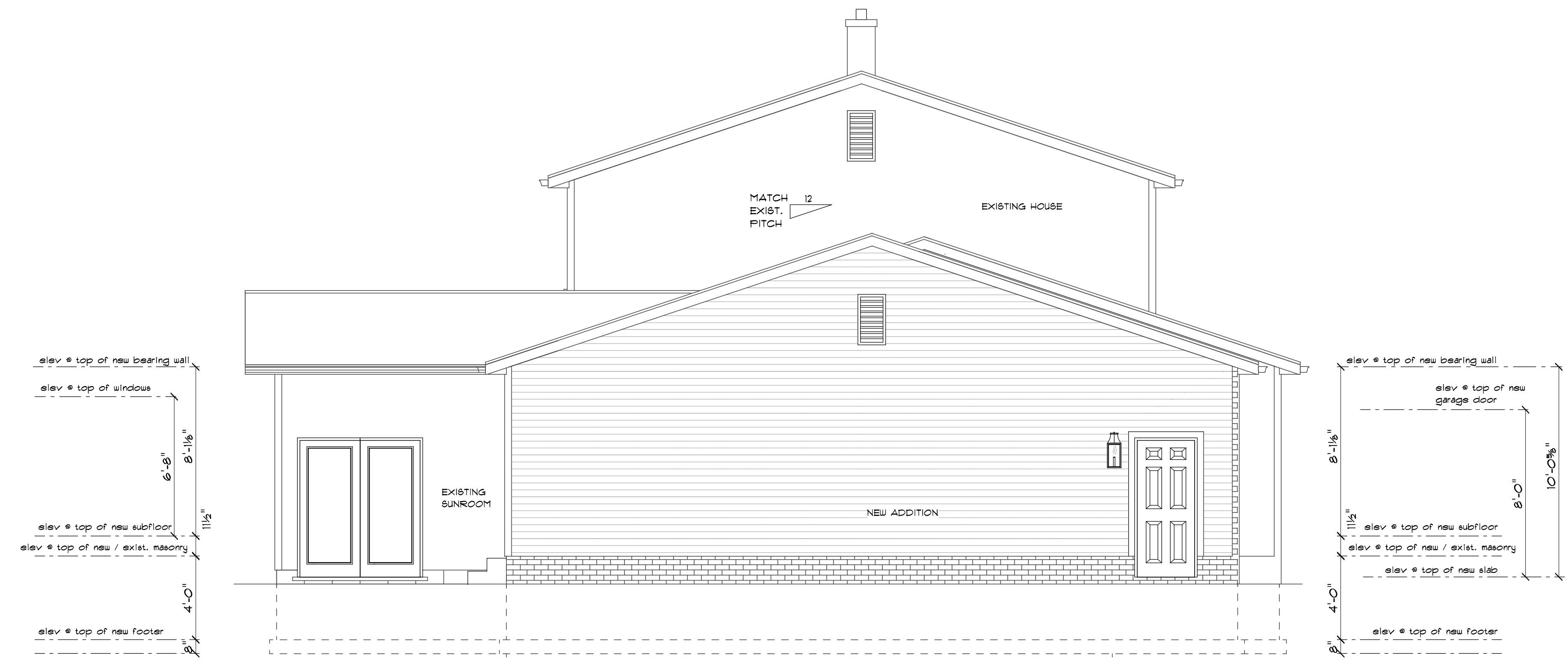
**PLAN:**  
**SITE PLAN**

**PAGE:**  
**A-1**

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**LEFT ELEVATION**

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



**FRONT ELEVATION**

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

**ELEVATION STANDARDS:**

- ELEVATIONS TO BE SET BY CONTRACTOR
- DOWNSPOUTS ARE NOT SHOWN FOR CLARITY
- ROOF PENETRATIONS TO BE KEPT TO REAR
- PROVIDE ATTIC VENTILATION PER LOCAL CODE
- PROVIDE ALL APPROPRIATE FLASHING
- PROVIDE ALL APPROPRIATE SADDLES, CRICKETS

DRAWING PREPARED FOR:  
 CUSTOMER:  
 MIKE MILES  
 513 N. REVERE RD  
 AKRON, OH 44333  
 BUILDING ADDRESS:  
 513 N. REVERE RD  
 AKRON, OH 44333  
 CUSTOMER PLAN APPROVED SIGNATURES:  
 CUST:  
 CUST:  
 DATE:

**PROFESSIONAL DRAWINGS BY:**

MARK VANZANT



**(330) 447 4346**

**DRAFTING  
 DESIGN AND  
 BLUEPRINTS**

MARKYZ@SBCGLOBAL.NET

**ELEVATION LEGEND:**

- LOT LINE
- LOT PIN
- - - SET BACK LINE
- - - EASEMENT
- CONCRETE CONCRETE SLAB
- ROOF PITCH
- FLOOR DRAIN
- PLUMBING LINE
- PLUMBING DROP
- FLUE
- 16" X 4" PILASTER
- 2" BLOCK LEDGE
- ELECTRICAL LINE
- ROUND COLUMN
- SQUARE COLUMN
- SECTION - PAGE SECTION IS LOCATED
- ELEVATION - PAGE ELEVATION IS LOCATED
- REVISION MARKER

DATE: DECEMBER 23, 2025

SCALE: 1/4"=1'-0" / 1/8"=1'-0"

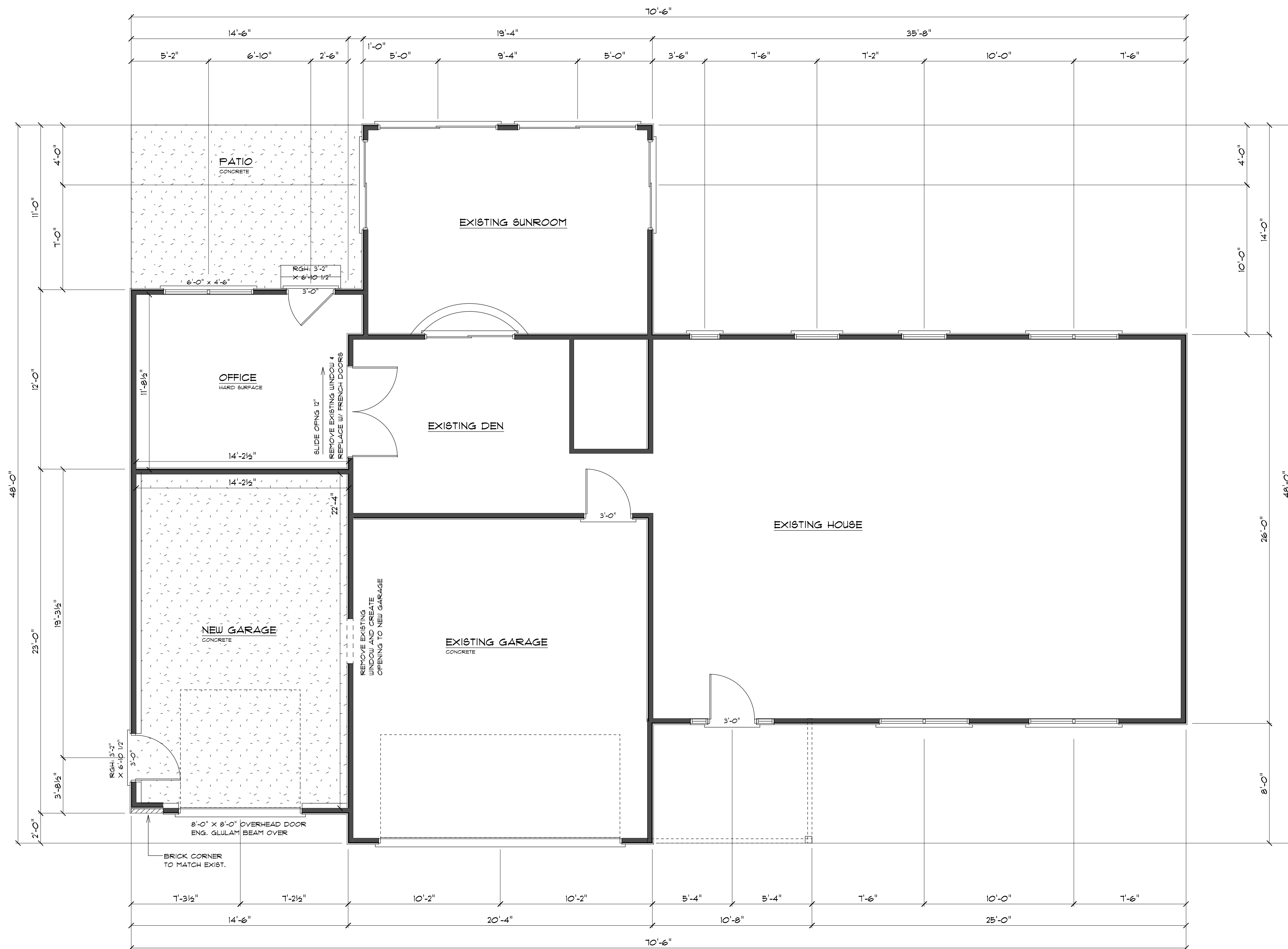
84 FT:  
 1st FLOOR: 174 (OFFICE)  
 2nd FLOOR: 134 (GARAGE)  
 TOTAL: 308

PLAN:  
**ELEVATIONS**

PAGE:

**B-1**





**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**REVISIONS:**

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**GENERAL NOTES:**

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**FRAMING STANDARDS:**

- FRAMING LOADS TO BE VERIFIED BY CONTRACTOR
- EXT. DIMENSIONS SHOWN ARE TO OUTSIDE OF SHGT.
- INT. DIMENSIONS SHOWN ARE TO ROUGH FRAME
- 2X8 SILL PLATE (UNLESS NOTED)
- 2X10 FLOOR JOISTS @ 16" O.C. UNLESS NOTED (U.N.)
- 3/4" TAG OSB SUBFLOOR GLUED & SCREWED (U.N.)
- 2X4 STUD WALLS @ 16" O.C. W/ DBL TOP PLATE (U.N.)
- 2X10 EXTERIOR DOOR & WINDOW HEADERS (U.N.)
- 7/16" OSB WALL SHEATHING (U.N.)
- 2X4 TRUSS SYSTEM @ 24" O.C. UNLESS NOTED (U.N.)
- 1/2" OSB ROOF SHEATHING W/ APPROVED CLIPS (U.N.)
- SOLID BLOCKING @ ALL HANDRAIL LOCATIONS
- WINDOWS TO MEET PROPER EGRESS REGULATIONS
- USE PROPER METAL HANGERS & CLIPS AS NEEDED
- DOUBLE RIM JOIST OVER BSMT WINDOWS W/HANGERS
- ALL BALLOON FRAMED WALLS TO BE 2X6 (U.N.)
- 2X6 SUB-FASCIA AND RAKES (U.N.)
- 12" OVERHANGS AND RAKES (U.N.)

DRAWING PREPARED FOR:  
CUSTOMER:  
MIKE MILES  
512 N. REVERE RD  
AKRON, OH 44333  
BUILDING ADDRESS:  
512 N. REVERE RD  
AKRON, OH 44333  
CUSTOMER PLAN APPROVED SIGNATURES:  
CUST:  
CUST:  
DATE:

PROFESSIONAL DRAWINGS BY:  
MARK VANZANT

**(330) 447 4346**  
**DRAFTING**  
**DESIGN AND**  
**BLUEPRINTS**  
MARKVZ@BSCGLOBAL.NET

**FRAMING LEGEND:**

— LOT LINE	SECTION - PAUSE SECTION IS LOCATED
○ LOT PIN	ELEVATION - PAUSE ELEVATION IS LOCATED
- - - SET BACK LINE	CONCRETE SLAB
- - - EASEMENT	ROOF PITCH
CONCRETE SLAB	FLOOR DRAIN
ROOF PITCH	PLUMBING LINE
FLOOR DRAIN	PLUMBING DROP
PLUMBING LINE	FLUE
PLUMBING DROP	16" x 4" PILLASTER
FLUE	2" BLOCK LEDGE
16" x 4" PILLASTER	ELECTRICAL LINE
2" BLOCK LEDGE	ROUND COLUMN
ELECTRICAL LINE	SQUARE COLUMN
ROUND COLUMN	
SQUARE COLUMN	

DATE: DECEMBER 23, 2025  
SCALE: 1/4" = 1'-0" (U.N.)  
SQ FT:  
BSMT: 174 (OFFICE)  
1st FLOOR: 334 (GARAGE)  
2nd FLOOR:  
TOTAL: 508  
PLAN:  
FLOOR PLAN  
PAGE:  
D-1



# BATH TOWNSHIP ZONING

Summit County, Ohio

3884 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188

Phone: 330.666.4007 - Fax: 330.666.0305

www.bathtownship.org

## ZONING VARIANCE APPLICATION

For office use only:	ARC File No.:	BZA File No.:	<u>26-03</u>
Associated permits:			

### Applicant Data

Name: Impact Remodeling Joe Chiera

Company Name: \_\_\_\_\_

Address: 1410 Medina Rd. Medina OH 44256

Telephone No.: 330-388-2214 Email: jchiera@impactmylandscape.com

### Property Data

Zoning District: (circle one) R-1 (R-2) R-3 R-4 B-1 B-2 B-3 B-4 B-5

Corner Lot:  Yes  No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 512 N. Revere Rd. Parcel No.: 0400562

Allotment Name: Hilary Heights Lot No.: \_\_\_\_\_

Owner(s): Mike Miles

Owner Address: 512 N. Revere Rd.

Telephone No.: 330 388-2214

### Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought along with a description of each variance. The Zoning Resolution is available online at [www.bathtownship.org](http://www.bathtownship.org) through the zoning link.

1. Section: 701-B<sup>(11)</sup>B Description: Reduce left side setback to 3' from 20'

2. Section: \_\_\_\_\_ Description: \_\_\_\_\_

3. Section: \_\_\_\_\_ Description: \_\_\_\_\_

4. Section: \_\_\_\_\_ Description: \_\_\_\_\_

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Site Plan Data and Architectural/Construction Drawings

1. Six (6) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). The site plan must show the following:
  - A North arrow and scale
  - Existing structures and dimensions
  - Driveway and road access locations (existing and/or proposed)
  - Proposed structure(s) and dimensions
  - All setbacks
  - Roads
  - Lot dimensions
  - Easements and details
  - Septic system and well location (if applicable)
  - Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
  - Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses
  - All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines
2. If applicable, Six (6) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).
3. The "Bath Township Area Variance Supplemental Form" shall be filled out completely for each variance requested.
4. Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

Applicant Signature:  Date: 1-28-26

Fee - due at time of application (make check payable to Bath Township Trustees)

- for residential applications - two hundred and fifty dollars (\$250.00)
- for commercial/business applications - three hundred and fifty dollars (\$350.00)
- for major subdivisions or use variances - five hundred dollars (\$500.00)

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

Hearing Date: \_\_\_\_\_ Public Notice Date: \_\_\_\_\_

Published In: \_\_\_\_\_ Abutting Property Owners Notification Date: \_\_\_\_\_

- Approved       Approved with Conditions       Denied

Comments: \_\_\_\_\_

Zoning Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

## PROJECT OVERVIEW

Provide an overview of the project:

Add an attached garage/office  
 see plans

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## 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):

Placement of the house does not  
 allow this project to work without  
 variance

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- 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.

Adding sq-footage and a garage  
 for storage would help our family  
 stay in Bath

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- C. Explain whether the variance is substantial or not:

Yes it does not negatively  
 effect the neighbors

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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.

Not at all

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

No

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

Didn't realize this

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.

No

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).

It can not be solved  
without a variance given  
current house placement

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

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*\*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.*

