

BATH TOWNSHIP
BOARD OF
ZONING APPEALS

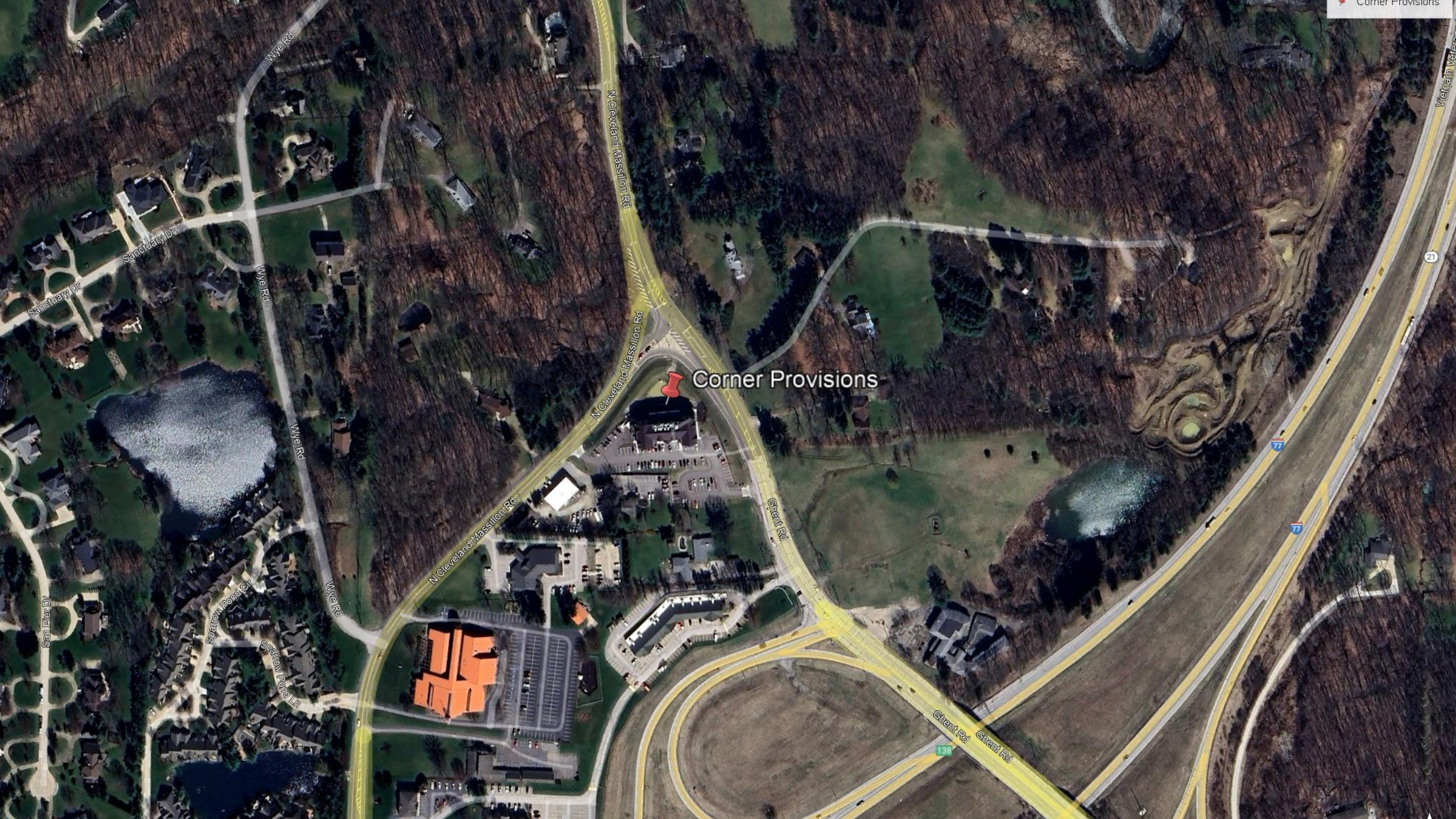
October 21, 2025





BZA 25-19

- Tom Giltner
- Corner Provision
- 1070 Ghent Rd.
- Requesting variance from Article 13, Section 1309-B to exceed the maximum area and location of wall signs



Corner Provisions

Comer Provisions, 1070 Ghent Rd, Bath, Oh 44333

Facing Parking Lot / Ghent Rd Restaurant Entry Sign:

BEFORE



AFTER



Method of Construction/Installation

Restaurant Main Entry Sign:

- 25" x 120" x 1.25" Thick High Density Urethane Single Sided Panel w/ Sandblasted Background, Raised Text and Raised Border.
- Panel to be screw mounted to Wooden Beam Above using Quantity 4
20" x 1.5" x .25" flat bars painted to Dark Bronze.
- Bottom of Sign Panel Above Grade is 124"
- Sign is Non-Illuminated.

Project: Comer Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

The artwork and designs shown are the property of FastSigns Z2 (B-01) and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns Z2 (B-01).

1 of 6

FASTSIGNS.
Make Your Statement™

5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

Comer Provisions, 1070 Ghent Rd, Bath, Oh 44333

Restaurant Patio Rear Sign: Facing Intersection N. Cleveland Massillon Rd & Ghent Rd

BEFORE



AFTER



Method of Construction/Install

Restaurant Rear Patio Sign:

- 32" x 156" x 0.25" Thick Aluminum Faced Single Sided Sign Panels w/ Direct Graphic Print;
Due to length (2) Sign Panels are needed.
- Panels to be butted up against each other and screw mounted to the 2.5" Wide Vertical Metal Railings / Supports.
- Bottom of Sign Panel Above Grade is 124"
- Sign is Non-Illuminated.

Project: Comer Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

The artwork and designs shown are the property of FastSigns Z2 (B-01) and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns Z2 (B-01).

2 of 6

FASTSIGNS.
Make Your Statement™

5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

**Restaurant Entry Sign:
Facing Parking Lot / Ghent Rd**



**Restaurant Patio Rear Sign:
Facing Intersection N. Cleveland Massillon Rd & Ghent Rd**



Monterey Taupe
Hex # CAC8B8
CMYK 21, 16, 27, 0
PMS 42 39 C



Dark Bronze
Hex #3A322A
CMYK 62, 62, 70, 61
PMS 8 623 C

Entry Sign:	Rear Sign:
Square Feet: 20.8 sq. ft.	Square Feet: 34.7 sq. ft.

Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

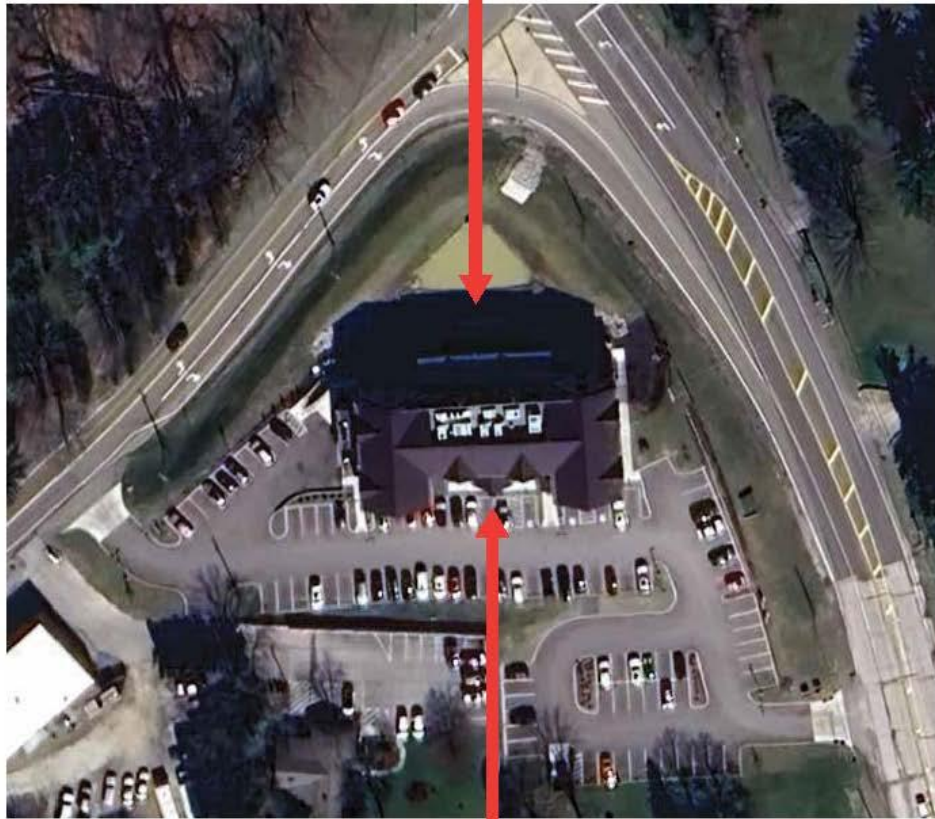
The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns 220301.

3 of 6

FASTSIGNS.
Make Your Statement™

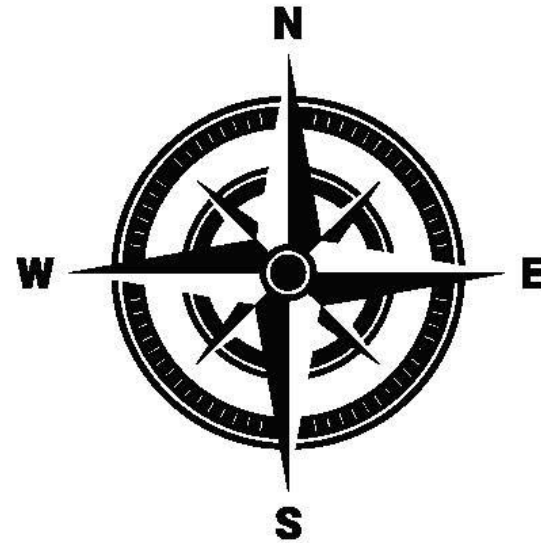
5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

**Restaurant Patio Rear Sign:
Facing Intersection N. Cleveland Massillon Rd & Ghent Rd**



**Restaurant Entry Sign:
Facing Parking Lot / Ghent Rd**

149 ft linear frontage Front and Rear



Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

FASTSIGNS.
Make Your Statement™

The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns 220301.



25" x 120"



32" x 156"



BZA 25-23

- Brian Becker of Becker Signs
- Arcadian Detail Supply
- 1864 N. Cleveland Massillon Rd.
- Requesting variance from Article 13, Section 1309-A to exceed the allowed number of ground-mounted signs on a parcel



Arcadian

Ira Rd

Ira Rd

Ira Rd

Ira Rd

Roberts Ridge

N Cleveland Massillon Rd

Orchard Dr

Orchard Dr

Orchard Dr

North Fork Yellow Creek



**2-SIDED 60" WIDE X 33" TALL SIGN PANEL MOUNTED IN WHITE VINYL FRAME
VINYL FRAME POSTS ARE BURIED 36" IN GROUND AND CONCRETED
SIGN PANEL IS MATTE-LAMINATED DIGITAL PRINTS MOUNTED TO 1/4" ACM
SIGN IS INSTALLED IN EXISTING LANDSCAPED AREA.**

13.75 S.F.



EXISTING LANDSCAPING, CENTER SHRUB TO BE REMOVED



EXISTING SIGN ON PROPERTY

BECKER SIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

ALL ARTWORK AND DRAWINGS ARE PROPERTY OF BECKER SIGNS INC. ANY USE OTHER THAN VIEWING FOR CUSTOMER APPROVAL OR PERMIT APPLICATION IS PROHIBITED UNLESS SPECIFICALLY ALLOWED IN WRITING BY BECKER SIGNS INC. COST OF ART DEVELOPMENT MUST BE PAID TO BECKER SIGNS INC. PRIOR TO ANY OTHER USE.

PROJECT
ARCADIAN DETAIL SUPPLY
1864 CLEVELAND MASSILLON ROAD, BATH

DWG
PROPERTY PERSPECTIVE

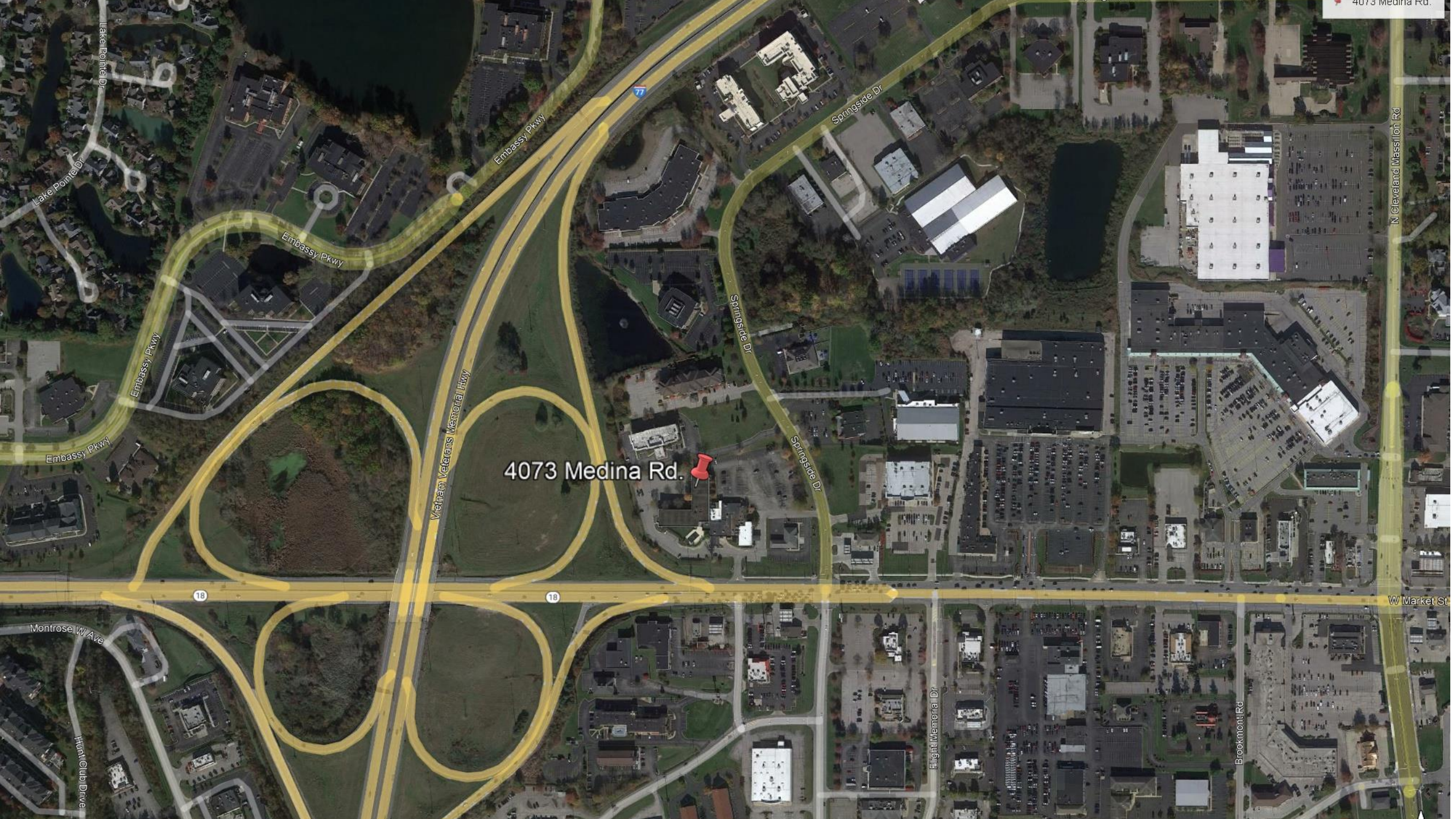
DRAWN BY BDB
REV
DATE 9/17/25

BECKER SIGNS INC.
6381 CHITTENDEN ROAD, E9
HUDSON, OH 44236
330-659-4504
BECKERSIGNS.COM



BZA 25-24

- Michael Bizjak of CESCO Imaging
- Hyde Park Prime Steakhouse
- 4073 Medina Rd.
- Requesting variance from Article 13, Section 1309-B(2) to exceed the number of wall signs and the allowed maximum sign size.



4073 Medina Rd.

77

18

18

W Market St

N Cleveland Massillon Rd

Brookmont Rd

Flight Memorial Dr

Springside Dr

Springside Dr

Springside Dr

Embassy Pkwy

Embassy Pkwy

Embassy Pkwy

Embassy Pkwy

Lake Pointe Dr

Lake Pointe Dr

Montrose W Ave

Hunt Club Drive

4073 MEDINA-SITE PLAN

SIGN/LIGHTING PLAN

BUILDING SIGNS

- HI-W1 - EXISTING SIGN
- HI-S1 - EXISTING SIGN
- HP-1S - PROPOSED SIGN
- HP-2S - PROPOSED SIGN
- HP-1E - PROPOSED SIGN

MONUMENT SIGNS

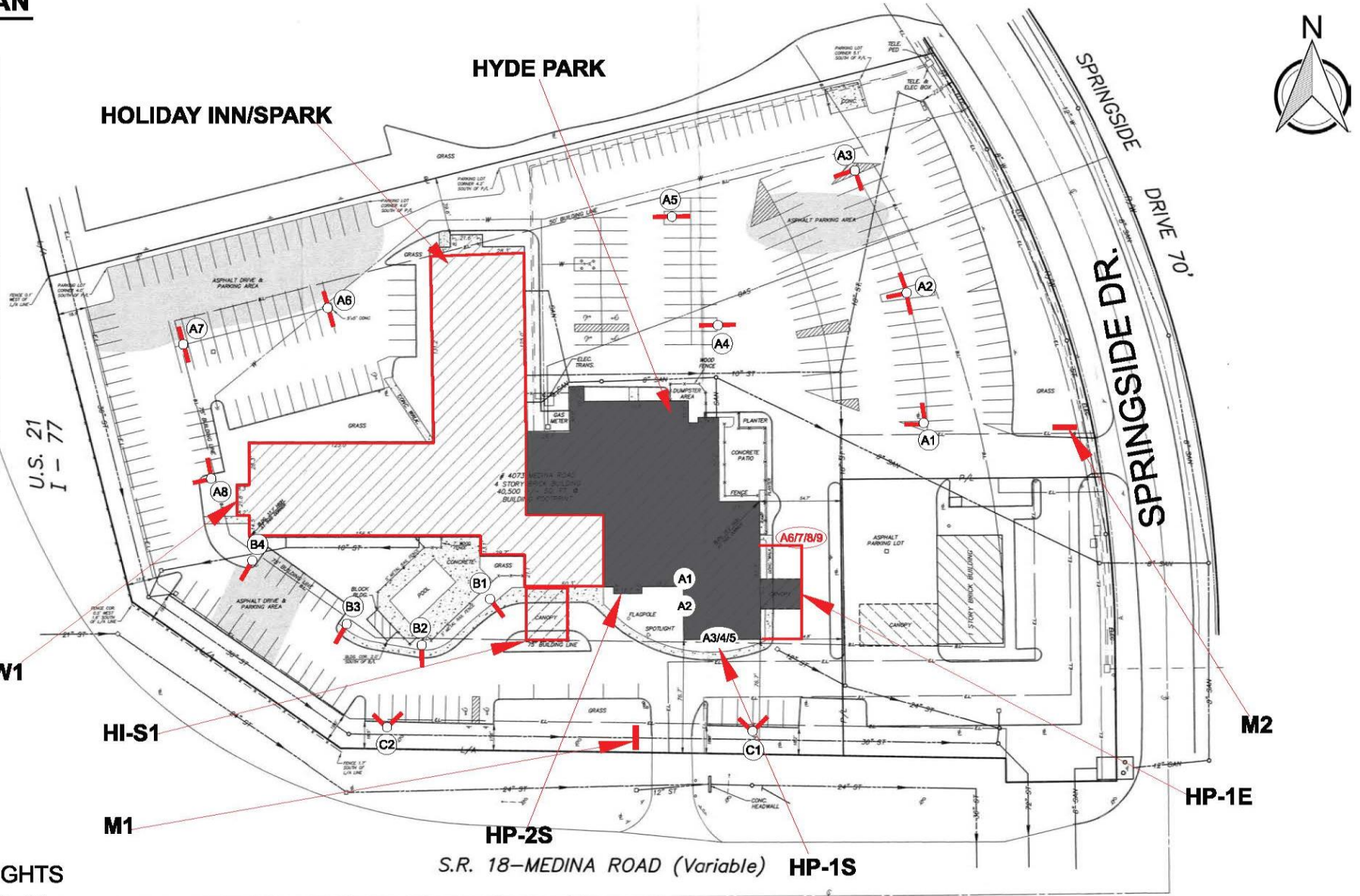
- M1-EXISTING SIGN
- M2 EXISTING SIGN

AWNINGS

- A1/2/3/4/5/6/7/8/9 - EX. SIGN

LIGHT POLES

- TYPE A - 25' HT
- TYPE B - 12' HT
- TYPE C - UTILITY CO POLE LIGHTS
(NO WORK PROPOSED)



Serving Ohio and This Nation For 59 Years!
 MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH 44005
 SHIPPING ADDRESS: 4330 NORTH BEND RD. ASHTABULA, OH 44004
 1(800)242-6462 FAX: 1(440)992-8021
 www.cescoimaging.com



ALL COLORS, MATERIALS, AND SPECIFICATIONS, ARE TO BE APPROVED BY SALESMAN AND/OR CLIENT PRIOR TO THE START OF PRODUCTION. THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.	
PROPERTY OF CESCO IMAGING. INFORMATION FOUND HERE, MAY NOT BE USED, DUPLICATED, SHARED OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM CESCO IMAGING.	
PROJECT: HYDE PARK SALEMAN: M. BIZJAK DRAWN BY: L. SHOLTIS FONT(S): FONT TYPE VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277	LOCATION: BATH, OH -TYPE OF SIGN: ... DESIGN APPROVAL SIGNATURE X DATE OF DRAWING: 09/17/2025 PRINT # HYDE PARK SITE PLAN-2504

4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 1

Photo 1 – South Elevation – HP1S Sign Location – Awning A3/A4/A5 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 2

Photo 2 – East Elevation – HP1E Sign Location – Awning A6/A7/A8/A9 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 3

Photo 3 – Partial West Elevation of Hyde Park – Awning A1/A2 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 4

Photo 4 – South Elevation – Previous Holiday Inn Sign Location – New HP2S Sign Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 5

Photo 5 – West Elevation – Previous Holiday Inn Sign Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 6

Photo 6 – Medina Rd Frontage – Ex. Sign M1 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 7

Photo 7 – Springside Dr Frontage – Ex. Sign M2 Location



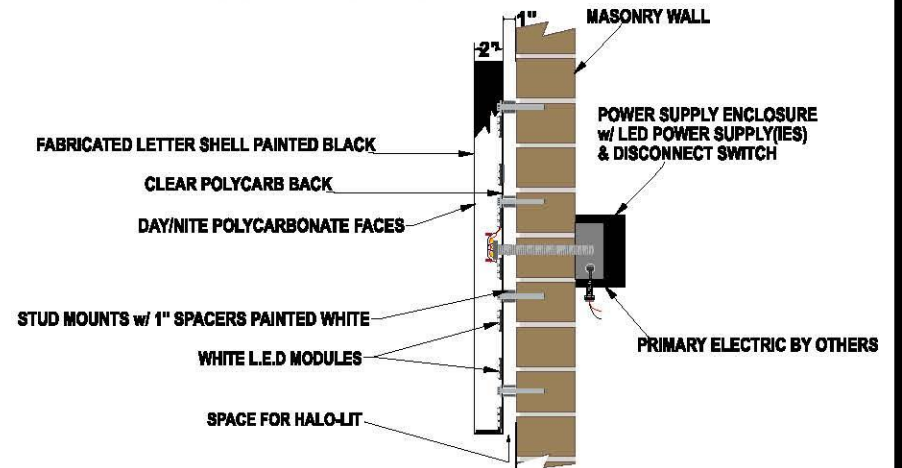
MAIN BUILDING ID - CHANNEL LETTERS - SOUTH 1

CODE CONFORMING IN
ZONING DISTRICT 39.4 SQF

HP1S



CONSTRUCTION DETAIL



CONSTRUCTION STANDARD - HALO LIT:

BLACK FABRICATED REVERSE CHANNEL LETTERS.
WHITE LED ILLUMINATION HALO/SILHOUETTE

CESCO IMAGING
Serving Ohio and This Nation For 59 Years!
MAILING ADDRESS: P.O. BOX 234, ASHTABULA, OH 44005
SHIPPING ADDRESS: 4330 NORTH BEND RD., ASHTABULA, OH 44004
1(800)242-6482 FAX: 1(440)1982-8021
www.cescosigns.com



ALL COLORS, MATERIALS, AND SPECIFICATIONS, ARE TO BE APPROVED BY SALESMAN AND/OR CLIENT PRIOR TO THE START OF PRODUCTION. THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.
PROPERTY OF CESCO IMAGING. INFORMATION FOUND HERE, MAY NOT BE USED, DUPLICATED, SHARED OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM CESCO IMAGING.
PROJECT: HYDE PARK/SPARK | LOCATION: BATH, OH
SALESMAN: M.BIZJAK | TYPE OF SIGN: ...
DRAWN BY: L.SHOLTIS
FONT(S): FONT TYPE
VOLTAGE: 120 277

DESIGN APPROVAL SIGNATURE
X
DATE OF DRAWING: **09/17/2025**
PRINT #
HYDE PARK BUILDING ID-2500REV1

MAIN BUILDING ID - CHANNEL LETTER RENDERING



CESCO IMAGING

Serving Ohio and This Nation For 59 Years!
 MAILING ADDRESS: P.O. BOX 244
 ASHTABULA, OH 44005
 1 (800) 242-5462
 www.cescoimaging.com

ETL Intertek
 111760
 ELECTRIC SIGNS
 CONFORMS TO
 ANSI/UL 579-49

<p>ALL COLORS, MATERIALS, AND SPECIFICATIONS, ARE TO BE APPROVED BY SALESMAN AND/OR CLIENT PRIOR TO THE START OF PRODUCTION. THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.</p> <p>PROPERTY OF CESCO IMAGING. INFORMATION FOUND HERE, MAY NOT BE USED, DUPLICATED, SHARED OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM CESCO IMAGING.</p>		<p>DESIGN APPROVAL SIGNATURE X</p>
<p>PROJECT: HYDE PARK/SPARK</p>	<p>LOCATION: BATH, OH</p>	<p>DATE OF DRAWING: 09/17/2025</p>
<p>SALESMAN: M.BIZJAK</p>	<p>TYPE OF SIGN: ...</p>	<p>PRINT # HYDE PARK BUILDING ID-2500R</p>
<p>DRAWN BY: L.SHOLTIS</p>	<p>FONT(S): FONT TYPE</p>	
<p>VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277</p>		

MAIN BUILDING ID - SIGN - EAST

HP1E



SCOPE OF WORK:

MANUFACTURE & INSTALL ONE(1) SINGLE LED ILLUMINATED WALL SIGN

COLORS

- MP BLACK
- 7328 WHITE ACRYLIC

CESCO IMAGING
 Serving Ohio and This Nation For 59 Years!
 MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH 44005
 SHIPPING ADDRESS: 4330 NORTH BEND RD. ASHTABULA, OH 44004
 1(800)242-6462 FAX: 1(440)992-8021
 www.cescosign.com

ALL COLORS, MATERIALS, AND SPECIFICATIONS, ARE TO BE APPROVED BY SALESMAN AND/OR CLIENT PRIOR TO THE START OF PRODUCTION. THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.

PROPERTY OF CESCO IMAGING. INFORMATION FOUND HERE, MAY NOT BE USED, DUPLICATED, SHARED OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM CESCO IMAGING.

PROJECT: HYDE PARK/SPARK	LOCATION: BATH, OH
SALEMAN: M.BIZJAK	TYPE OF SIGN: ...
DRAWN BY: L.SHOLTIS	
FONT(S): FONT TYPE	
VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277	

DESIGN APPROVAL SIGNATURE	X
DATE OF DRAWING:	09/17/2025
PRINT #	HYDE PARK BUILDING ID-2501REV1



MAIN BUILDING ID - SIGN RENDERING - EAST



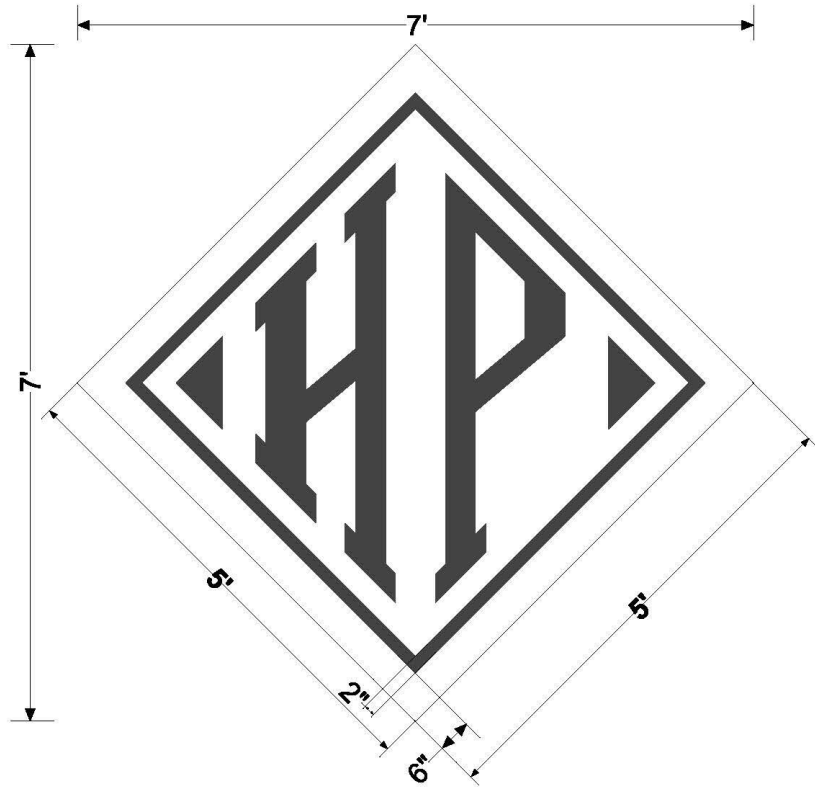
CESCO IMAGING

Serving Ohio and This Section for 27 Years!
 MAILING ADDRESS: P.O. BOX 354
 ASHTABULA, OH 44004
 1 (888) 242-6482
 www.cescosign.com

Interlock
 117169
 EXCLUSIVE SELLER
 CONFORMS TO
 ANSI/UL STD 46

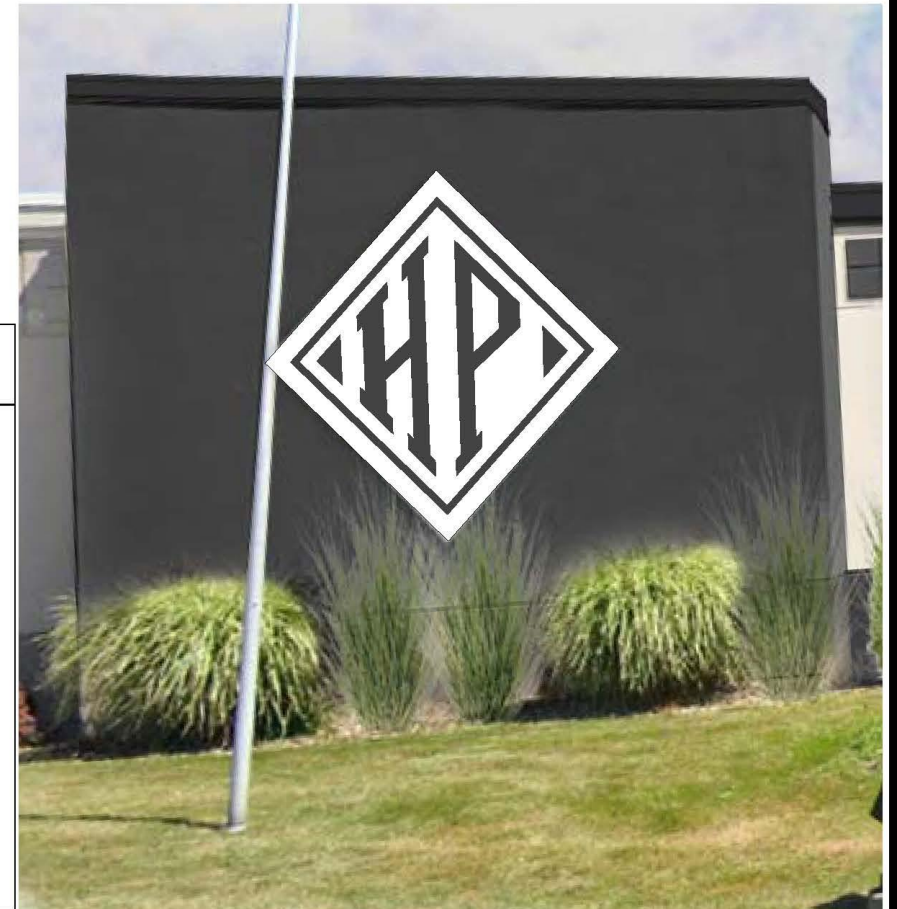
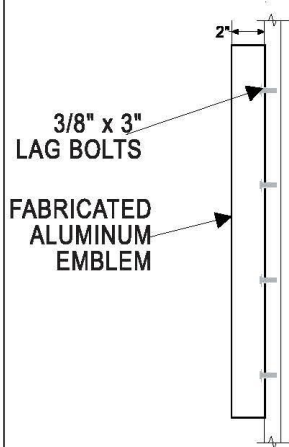
<p>ALL COLORS, MATERIALS, AND SPECIFICATIONS ARE TO BE APPROVED BY SALESMAN AND/OR CLIENT PRIOR TO THE START OF PRODUCTION. THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.</p> <p>PROPERTY OF CESCO IMAGING. INFORMATION FOUND HERE, MAY NOT BE USED, DUPLICATED, SHARED OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM CESCO IMAGING.</p>		<p>DESIGN APPROVAL SIGNATURE</p> <p>X</p>
<p>PROJECT: HYDE PARK/SPARK</p> <p>SALEMAN: M.BIZJAK</p>	<p>LOCATION: BATH, OH</p> <p>TYPE OF SIGN ...</p>	<p>DATE OF DRAWING: 09/17/2025</p>
<p>DRAWN BY: L.SHOLTIS</p> <p>FONT(S): FONT TYPE</p>	<p>VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277</p>	<p>PRINT #</p> <p>HYDE PARK BUILDING ID-2501R-REV1</p>

MAIN BUILDING ID - BUILDING SIGN - SOUTH 2



HP2S

SIDE VIEW



EMBLEM PIECES - WHITE
VOIDS/SPACES - WALL COLOR

OPTION 1

NON ILLUMINATED REVERSE
CHANNEL FABRICATED ALUM EMBLEM PIECES.



Serving Ohio and This Nation For 59 Years!
MAILING ADDRESS: P.O. BOX 234
ASHTABULA, OH 44005
1(800)242-6462
www.cescoimaging.com



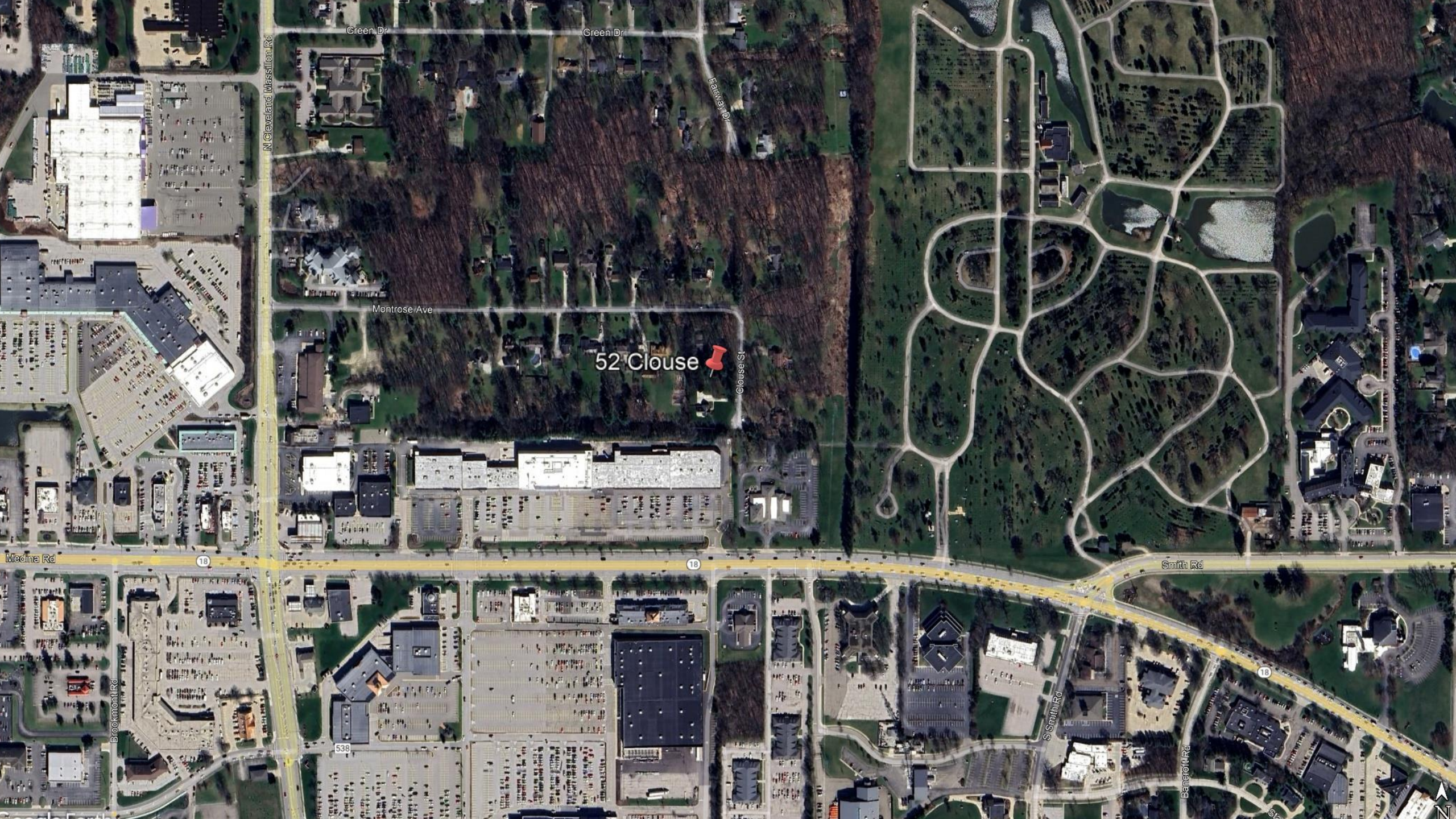
ALL COLORS, MATERIALS, AND SPECIFICATIONS, ARE TO BE APPROVED BY SALESMAN AND/OR CLIENT PRIOR TO THE START OF PRODUCTION. THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.
PROPERTY OF CESCO IMAGING. INFORMATION FOUND HERE, MAY NOT BE USED, DUPLICATED, SHARED OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM CESCO IMAGING.
PROJECT: HYDE PARK/SPARK
SALEMAN: M.BIZJAK
DRAWN BY: L.SHOLTIS
FONT(S): FONT TYPE
VOLTAGE: 120 277

DESIGN APPROVAL SIGNATURE
X
DATE OF DRAWING: 09/17/2025
PRINT #
HYDE PARK BUILDING ID-2503REV1



BZA 25-25

- Luke and Serenity Messner
- 52 Clouse Ave.
- Requesting conditional use approval per Article 7, Table 701-1 for an accessory dwelling unit and variances from Article 7, Section 701-D(2) for a reduction in the setback to lot lines for an accessory dwelling unit and from Article 5, Table 504-1 for a reduction in the rear yard setback.



Green Dr

Green Dr

Farmway Dr

N Cleveland Massillon Rd

Montrose Ave

52 Clouse

Clouse St

Medina Rd

18

18

Smith Rd

18

Brookmont Rd

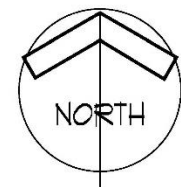
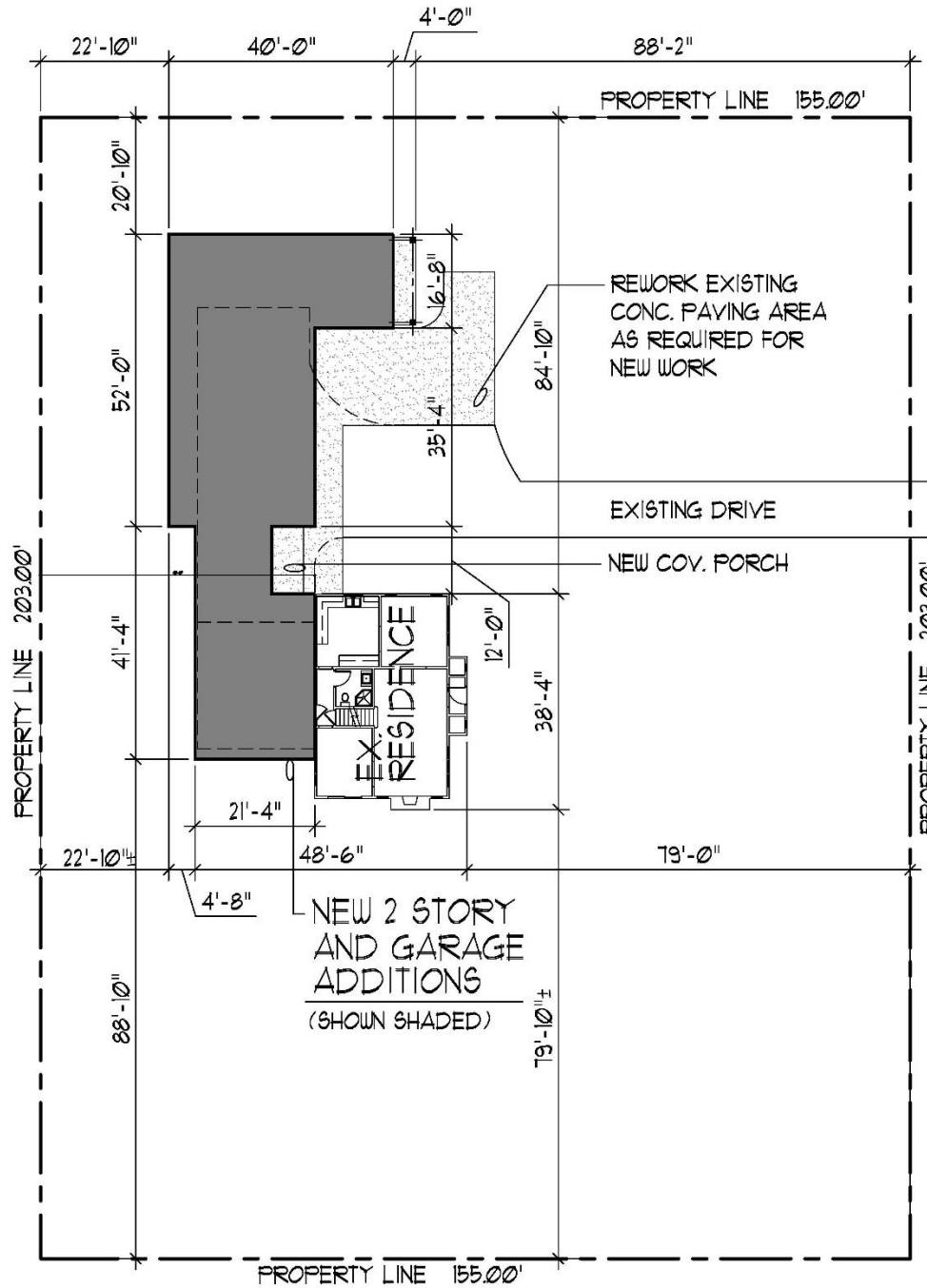
538

S Smith Rd

Bancroft Rd

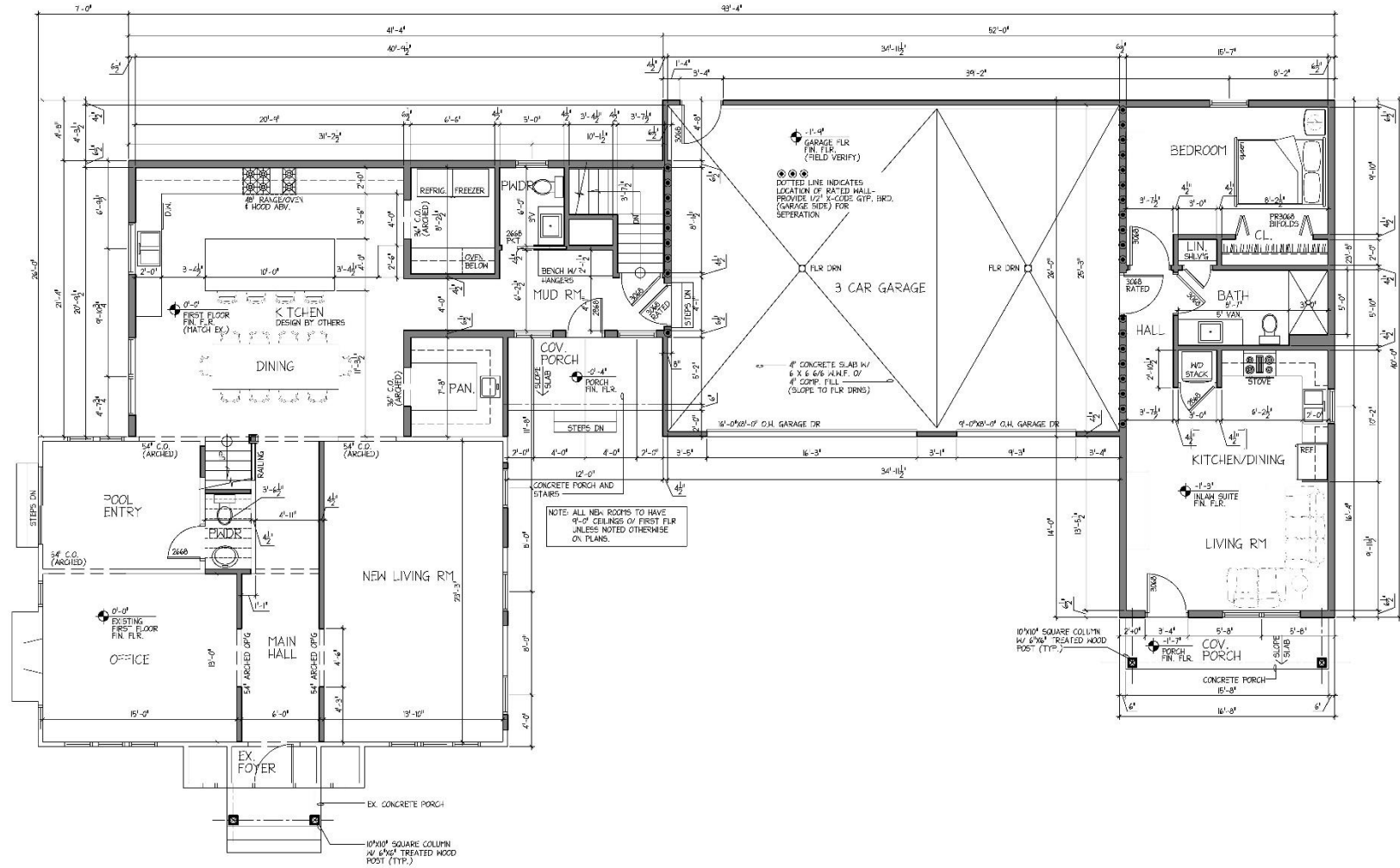






SITE PLAN

SCALE: 1" = 20'-0"



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

NOTE:
 CONTRACTOR/BUILDER SHALL VERIFY ALL
 DIMENSIONS & ELEVATIONS IN FIELD PRIOR
 TO WORK BEGINNING AND CONTRACTOR/BUILDER
 SHALL COORDINATE AS REQUIRED.

BUILDER:

MESSNER RESIDENCE
 52 CLOUSE AVENUE / AKRON, OHIO 44333

First Floor Plan	
Project number:	
Date:	09-27-2025
Revision:	
Drawn by:	B. Bjeclow
Checked by:	BSB
A105	
Sheet:	See Plan

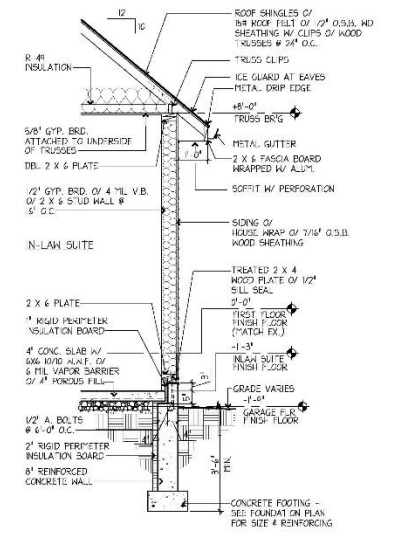


A EXTERIOR 'FRONT' ELEVATION
SCALE: 1/4"=1'-0"

WINDOWS NOTE:
WINDOW SIZES SHOWN FOR REFERENCE ONLY - FINAL SELECTION TYPE, MANUF. & SIZE TO BE DETERMINED BY BUILDER AND COMPLY W/ NOTE BELOW (SIZES 5'-0" IN INCHES)
WINDOW EGRESS NOTE:
WINDOW TYPE AND SIZE AS PER OWNER - SIZE WINDOWS IN BELIEF ROOM AREAS FOR EGRESS - (5.7 SQ. FT. CLEAR OPENING - 20" MIN. WIDTH & 24" MIN. HEIGHT W/ 44" MAX. SILL HEIGHT A.F.F.)



B EXTERIOR 'SIDE' ELEVATION
SCALE: 1/4"=1'-0"



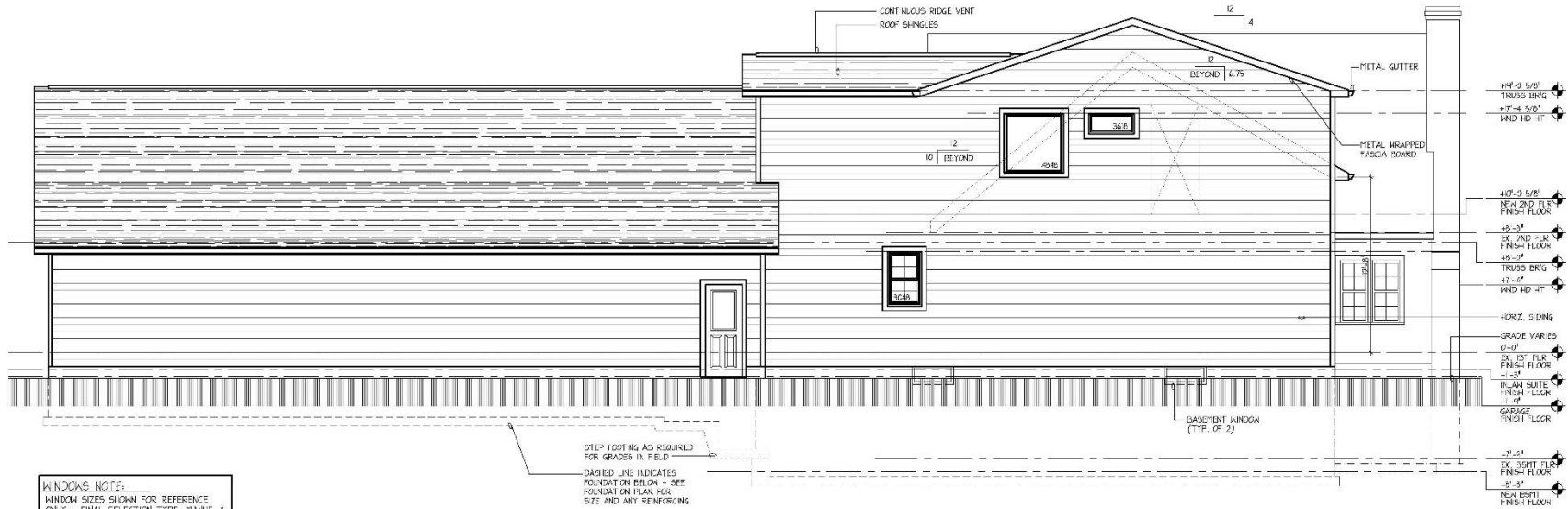
I WALL SECTION
SCALE: 1/2"=1'-0"

NOTE:
CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN FIELD PRIOR TO WORK BEGINNING AND CONTRACTOR/BUILDER SHALL COORDINATE AS REQUIRED.

BUILDER:

MESSNER RESIDENCE
52 CLOUSE AVENUE / AKRON, OHIO 44333

Exterior Elevations w/ Section
Project number:
Date: 09-27-2025
Revisions:



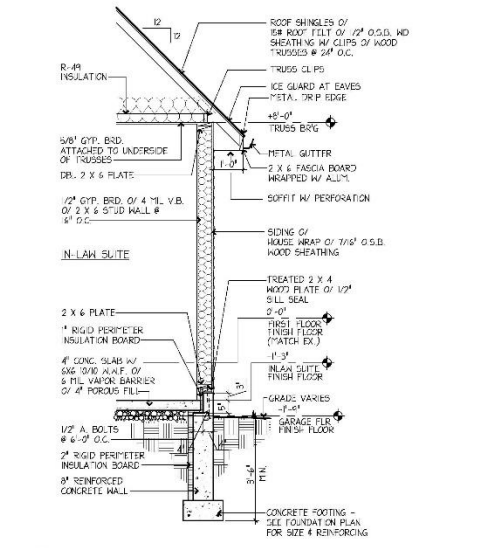
WINDOWS NOTE:
 WINDOW SIZES SHOWN FOR REFERENCE ONLY - FINAL SELECTION, TYPE, MANUF. & SIZE TO BE DETERMINED BY BUILDER AND COMPLY W/ NOTE BELOW (SIZES SHOWN IN INCHES).
WINDOW EGRESS NOTE:
 WINDOW TYPE AND SIZE AS PER OWNER - SIZE WINDOWS IN BEDROOM AREAS FOR EGRESS - (5.7 SQ. FT. CLEAR OPENING - 20" MIN. WIDTH & 24" MIN. HEIGHT W/ 44" MAX. SILL HEIGHT A.F.F.)

A EXTERIOR 'REAR' ELEVATION
 SCALE: 1/4"=1'-0"



B EXTERIOR 'SIDE' ELEVATION
 SCALE: 1/4"=1'-0"

NOTE:
 CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN FIELD PRIOR TO WORK BEGINNING AND CONTRACTOR/BUILDER SHALL COORDINATE AS REQUIRED.



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

Draftee, Inc.
 Commercial Residential
 10000 Zionsville Road
 Columbus, Ohio 43241
 Phone: 614.773.8335
 Email: draftee@gmail.com

BUILDER:

MESSNER RESIDENCE
 52 CLOUSE AVENUE / AKRON, OHIO 44333

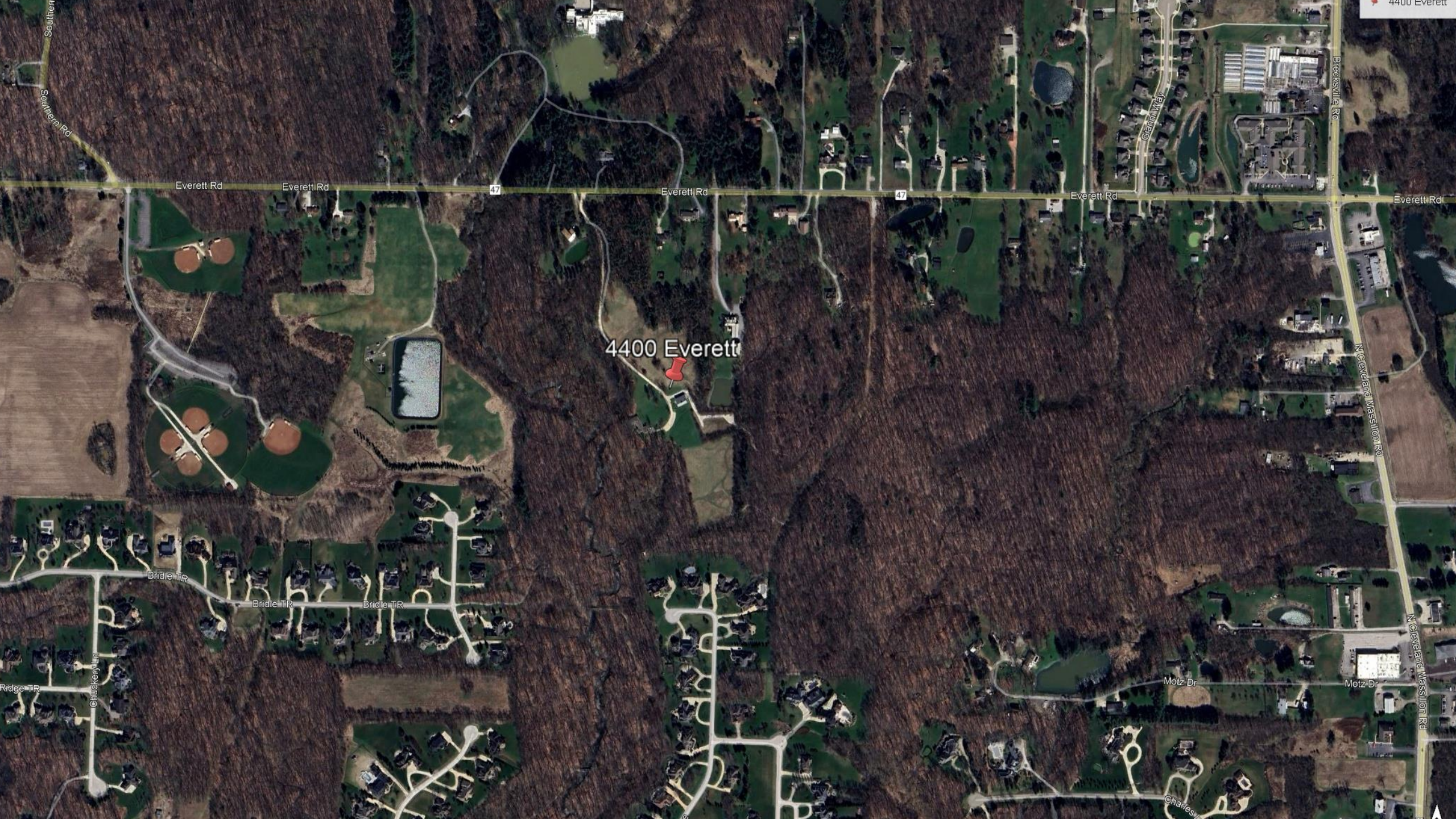
Project number:
 Date: 09-27-2025
 Revisions:

Exterior Elevations w/ Section
 Drawn by: B. Higelow
 Checked by: BSB
A110
 Scale: See Plan



BZA 25-26

- Bath Township Trustees
- North Fork Preserve
- 4400 Everett Rd.
- Requesting conditional use approval per Article 5, Table 502-I for a Park and a variance from Article 5, Section 503-N for a reduction in the minimum setback for an existing structure.



4400 Everett

Everett Rd

Everett Rd

Everett Rd

Everett Rd

Bridle Tr

Bridle Tr

Bridle Tr

Ridge Tr

Chuckey Ln

Motz Dr

Motz Dr

Charles

N Cleveland Mission Rd

N Cleveland Mission Rd

Breaksville Rd

Castaway

Southern Rd

47

47



PROCESS
 NOT FOR
 CONSTRUCTION
 1/19/20

PROJECT TEAM

ARCHITECT

PENINSULA ARCHITECTS
 1947-198

CONTRACTOR

LEWIS LAND PROFESSIONALS, INC.
 1000 W. 10th Street
 Bath, OH 44203

ENGINEER

TTR Engineers
 1000 W. 10th Street
 Bath, OH 44203

REGISTERED SURVEYOR

TRK ASSOCIATES
 1000 W. 10th Street
 Bath, OH 44203



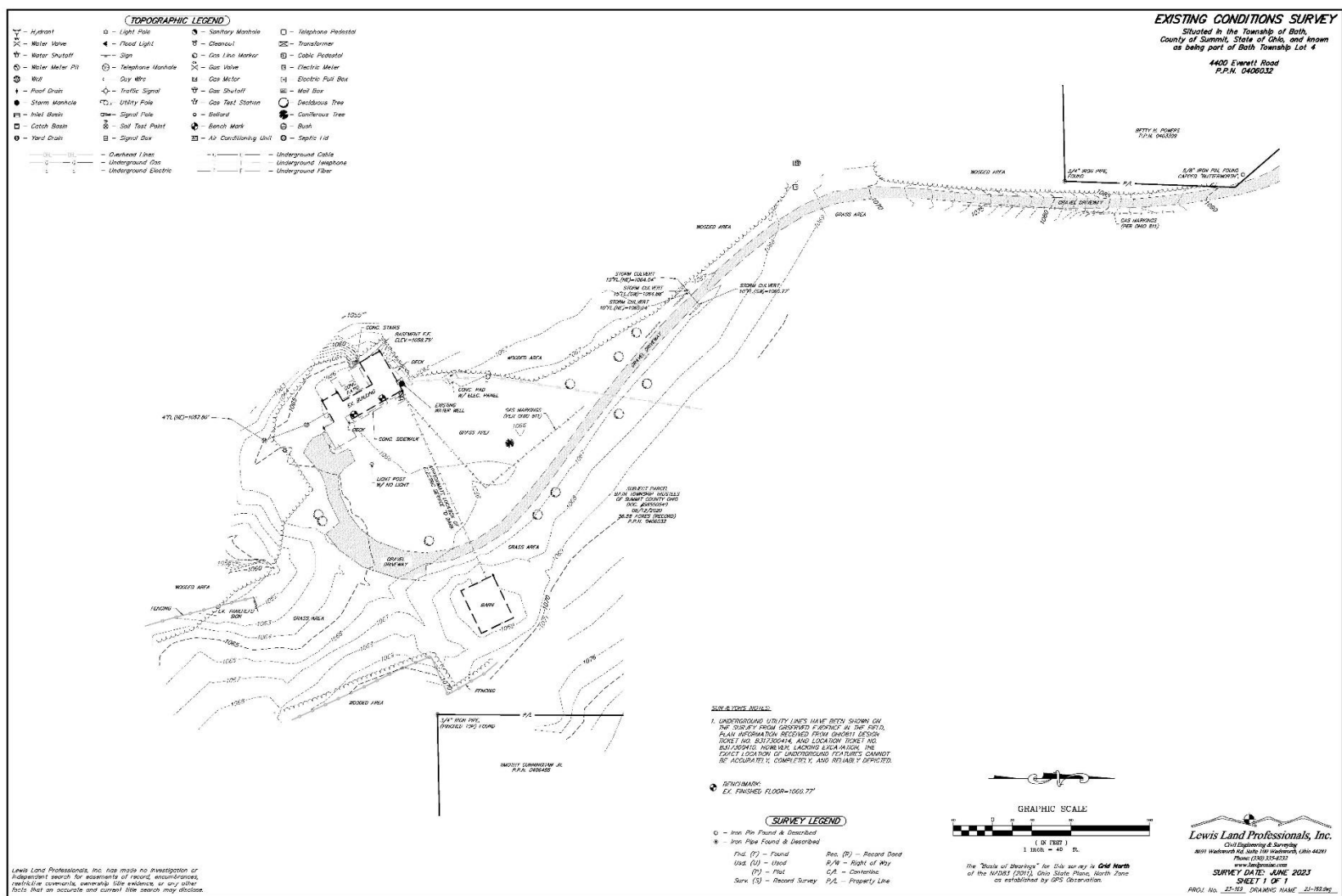
NORTH FORK PRESERVE BARN RENOVATION
 4400 EVERETT ROAD, AERON, OH 44330

PROJECT #224
 DATE 05/20/2020
 05 REVIEW 12/23/2020
 06 REVIEW 05/26/2021
 FINAL REVIEW 05/26/2021

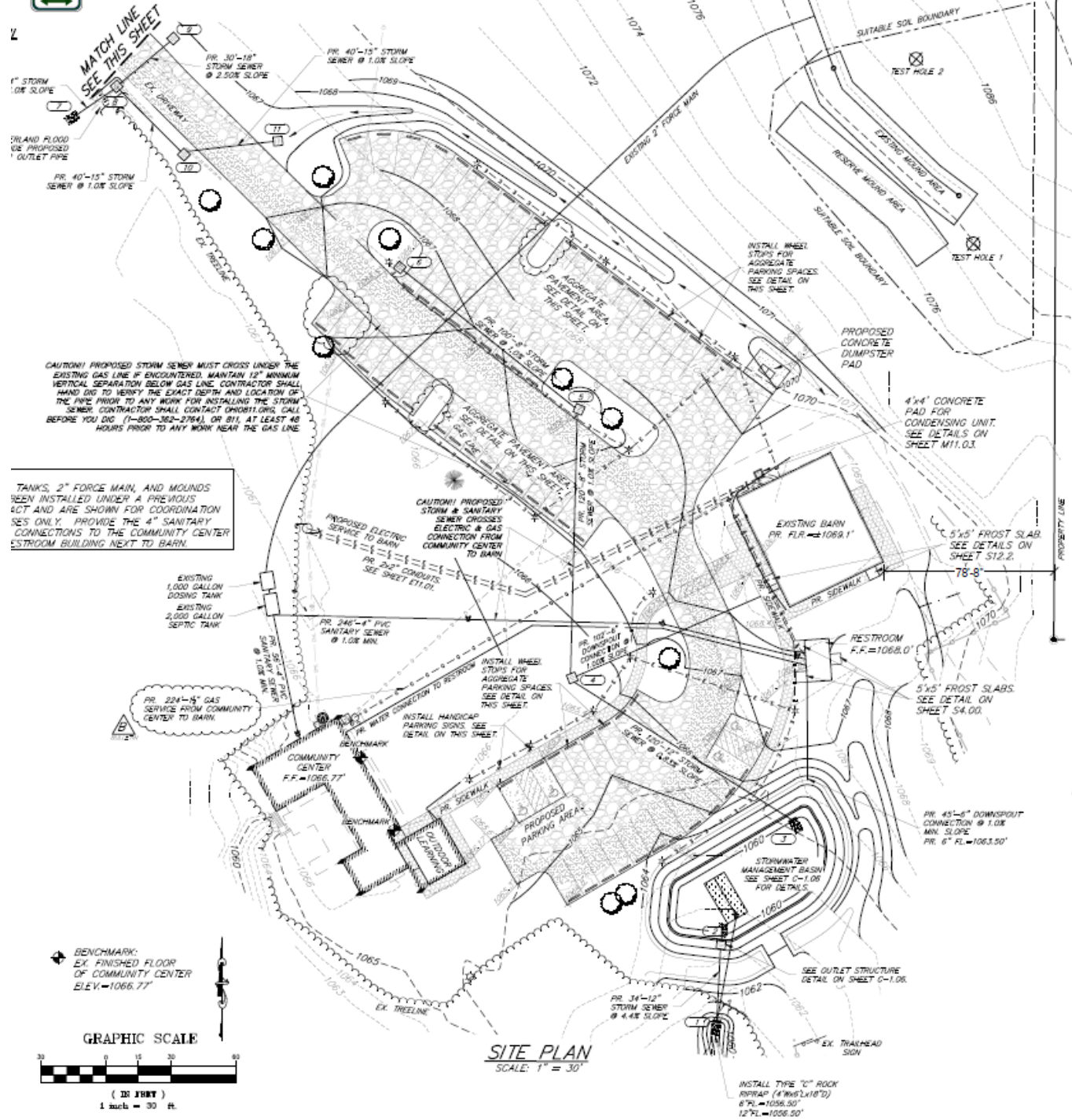
EXISTING CONDITIONS

C10.1

DATE: 05/26/2021



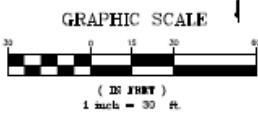
Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encroachments, restrictive covenants, servitudes, title evidence, or any other facts that an accurate and current title search may disclose.



CAUTION! PROPOSED STORM SEWER MUST CROSS UNDER THE EXISTING GAS LINE IF ENCOUNTERED. MAINTAIN 12" MINIMUM VERTICAL SEPARATION BELOW GAS LINE. CONTRACTOR SHALL HAND DIG TO VERIFY THE EXACT DEPTH AND LOCATION OF THE PIPE PRIOR TO ANY WORK FOR INSTALLING THE STORM SEWER. CONTRACTOR SHALL CONTACT OPOB11.ORG, CALL BEFORE YOU DIG (1-800-362-2764), OR 811, AT LEAST 48 HOURS PRIOR TO ANY WORK NEAR THE GAS LINE.

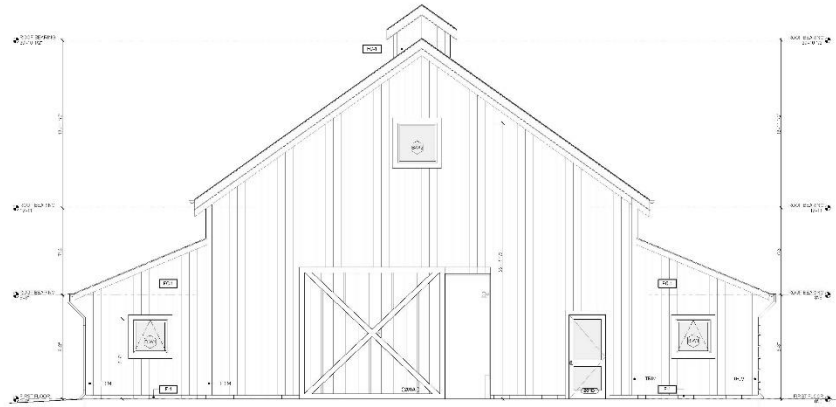
TANKS, 2" FORCE MAIN, AND MOUNDS BEEN INSTALLED UNDER A PREVIOUS LOT AND ARE SHOWN FOR COORDINATION SES ONLY. PROVIDE THE 4" SANITARY CONNECTIONS TO THE COMMUNITY CENTER ESTROOM BUILDING NEXT TO BARN.

BENCHMARK:
EX. FINISHED FLOOR OF COMMUNITY CENTER
ELEV. = 1066.77'

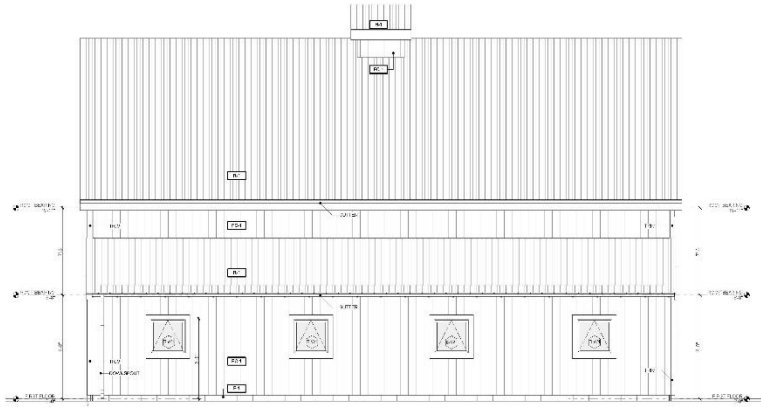


SITE PLAN
SCALE: 1" = 30'

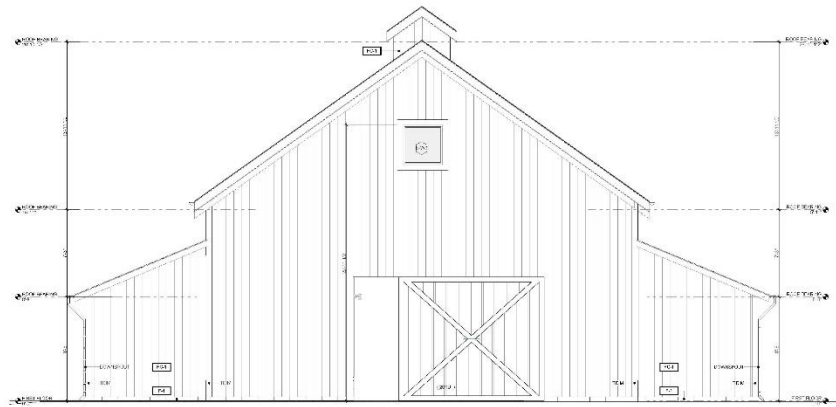
INSTALL TYPE "C" ROCK RIPPAP (1 1/2" x 1 1/2" x 1 1/2") 6" PL = 1056.50' 12" PL = 1056.50'



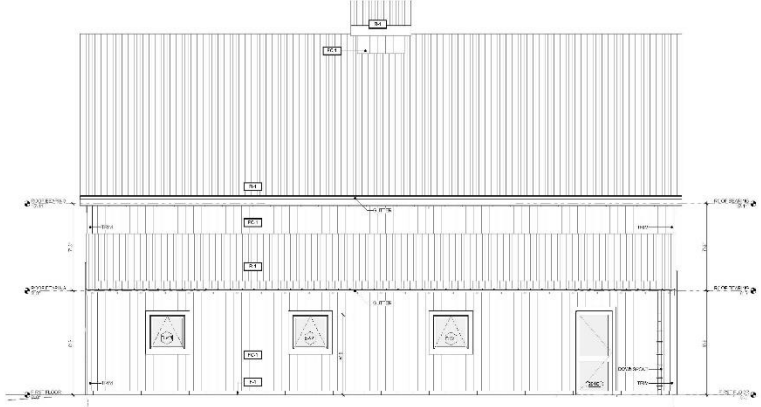
1 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



3 EAST ELEVATION
SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL SCHEDULE

ALL MATERIALS TO BE SHOWN SHALL BE OF THE QUALITY AND MANUFACTURE SPECIFIED IN THE SCHEDULE.
 UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.
 ALL MATERIALS SHALL BE OF THE QUALITY AND MANUFACTURE SPECIFIED IN THE SCHEDULE.
 UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.
 ALL MATERIALS SHALL BE OF THE QUALITY AND MANUFACTURE SPECIFIED IN THE SCHEDULE.
 UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.

EXTERIOR ELEVATION GENERAL NOTES

1. ALL MATERIALS SHALL BE OF THE QUALITY AND MANUFACTURE SPECIFIED IN THE SCHEDULE.
 UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.
 ALL MATERIALS SHALL BE OF THE QUALITY AND MANUFACTURE SPECIFIED IN THE SCHEDULE.
 UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.
 ALL MATERIALS SHALL BE OF THE QUALITY AND MANUFACTURE SPECIFIED IN THE SCHEDULE.
 UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.

WINDOW LEGEND

ID	WINDOW SCHEDULE	REMARKS
W1	1'-0" x 6'-0"	
W2	1'-0" x 6'-0"	
W3	1'-0" x 6'-0"	

Peninsula

www.peninsularchitects.com
 1000 N. 10th St.
 Bath, VT 05602
 (802) 875-1111

PROJECT TEAM
 ARCHITECT: PENINSULA ARCHITECTS
 CIVIL ENGINEER: JAMES P. PETERSON, INC.
 LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECTS, INC.
 STRUCTURAL ENGINEER: TTR Engineers

MECHANICAL ENGINEER: MECHANICAL ASSOCIATES, INC.
 ELECTRICAL ENGINEER: ELECTRICAL ASSOCIATES, INC.



NORTH FORK PRESERVE BARN RENOVATION
 4400 EVERETT ROAD, PARSON, VT 05443

PROJ. #	2024
DATE	11/15/2024
NO. REVISED	0
DATE REVISED	
DESIGNED BY	
DRAWN BY	

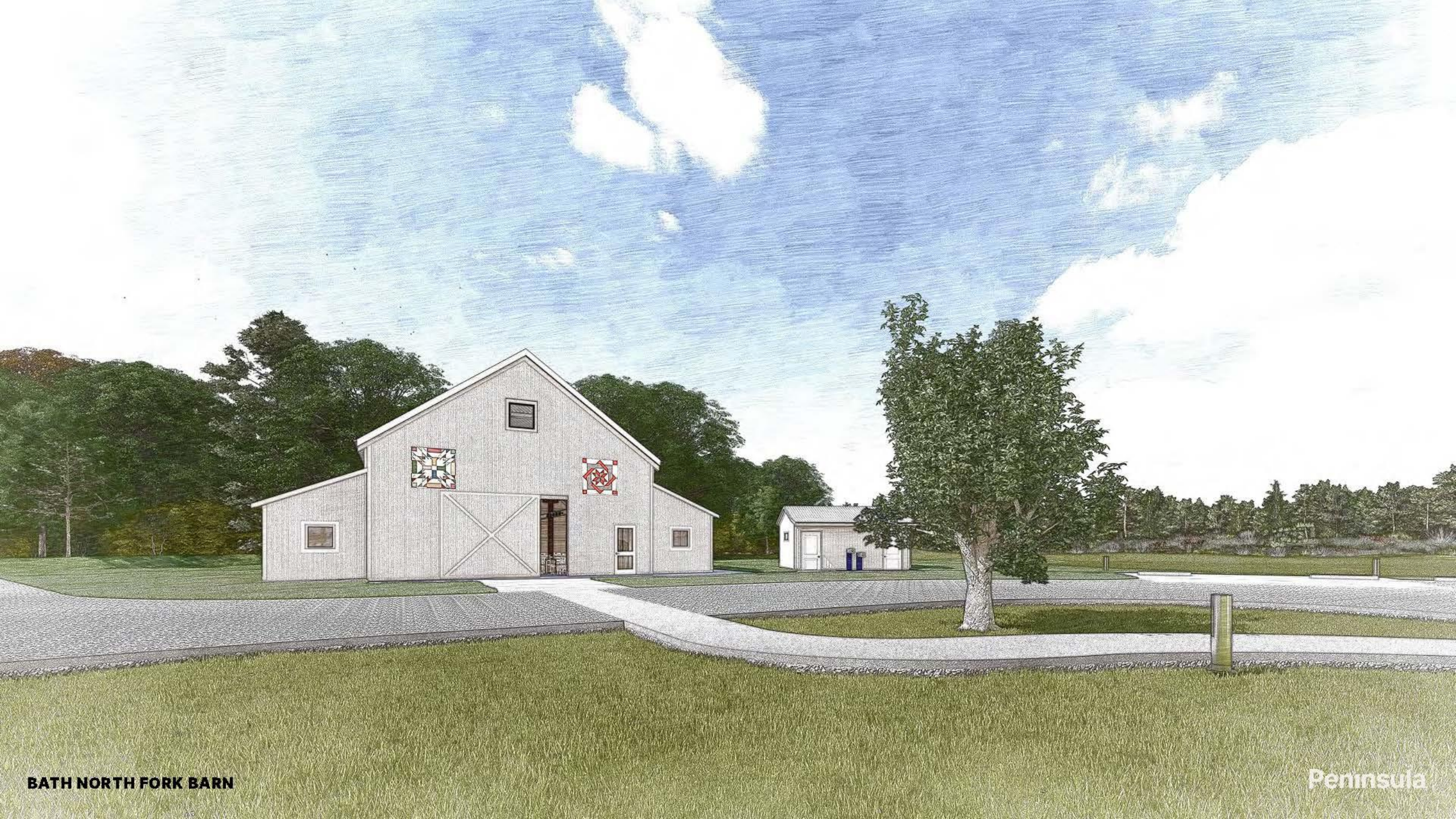
EXTERIOR ELEVATIONS



BATH NORTH FORK BARN

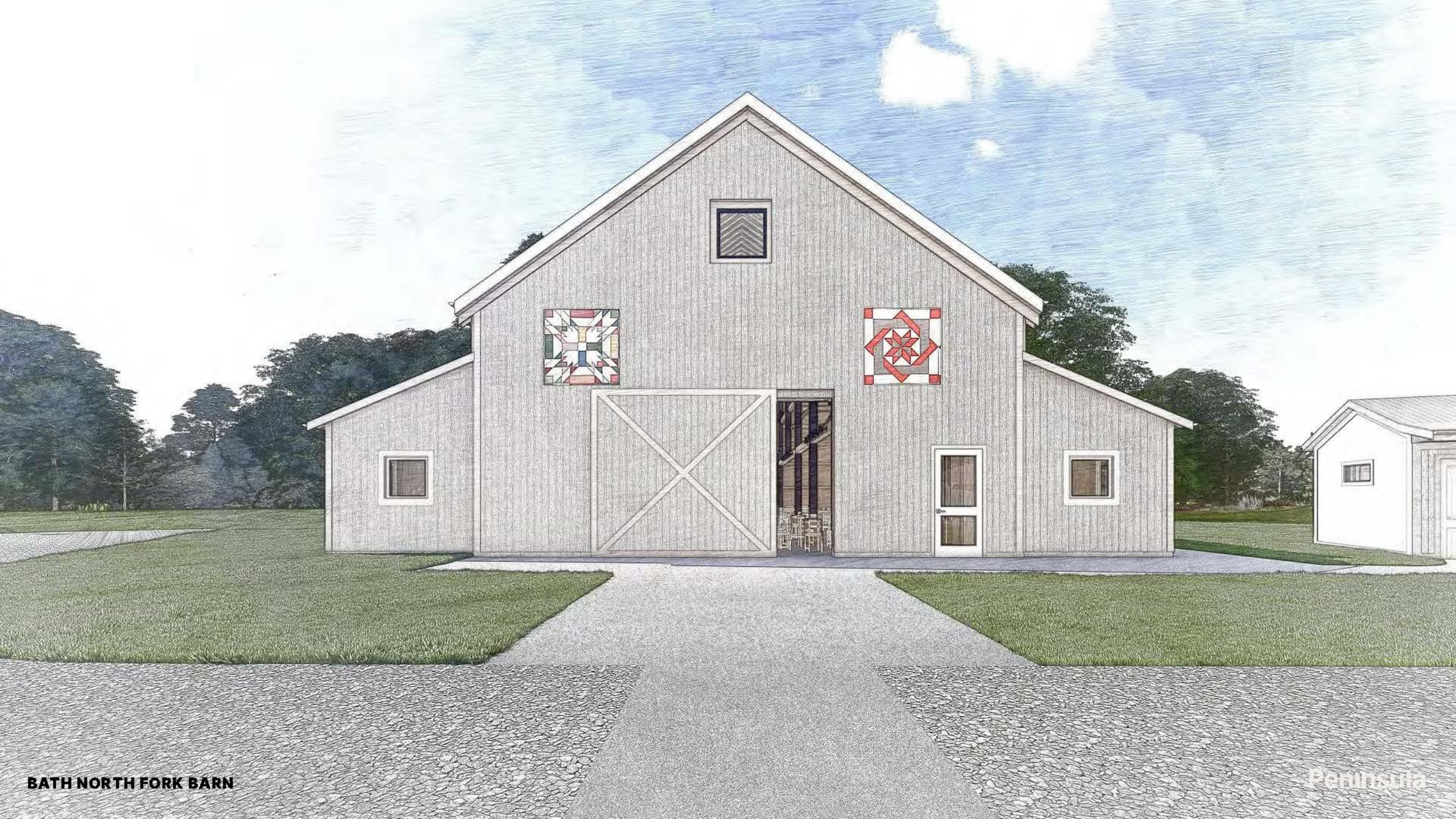


BATH NORTH FORK BARN



BATH NORTH FORK BARN

Peninsula



BATH NORTH FORK BARN

Peninsula



BATH NORTH FORK BARN

Peninsula



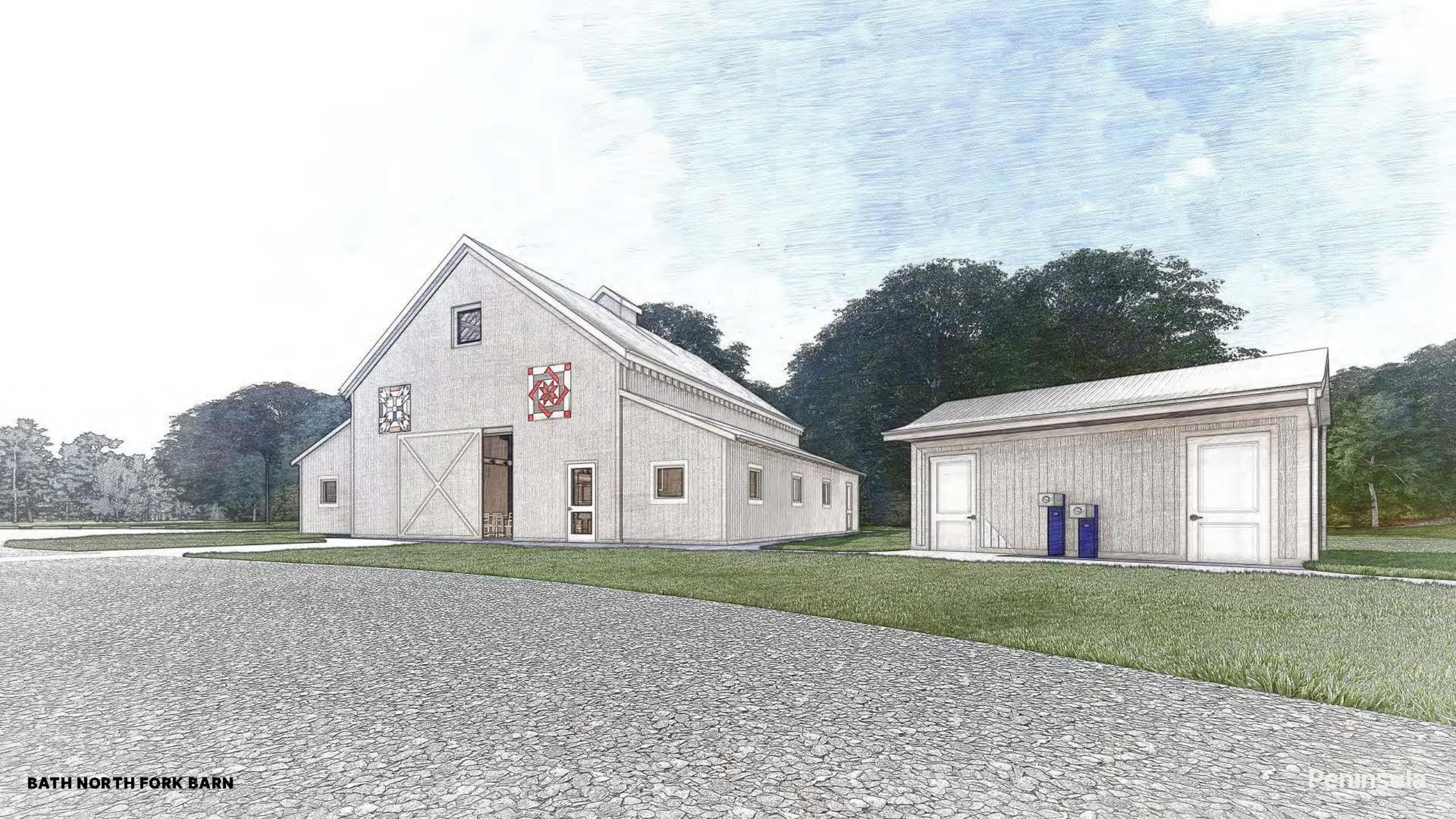
BATH NORTH FORK BARN

Peninsula

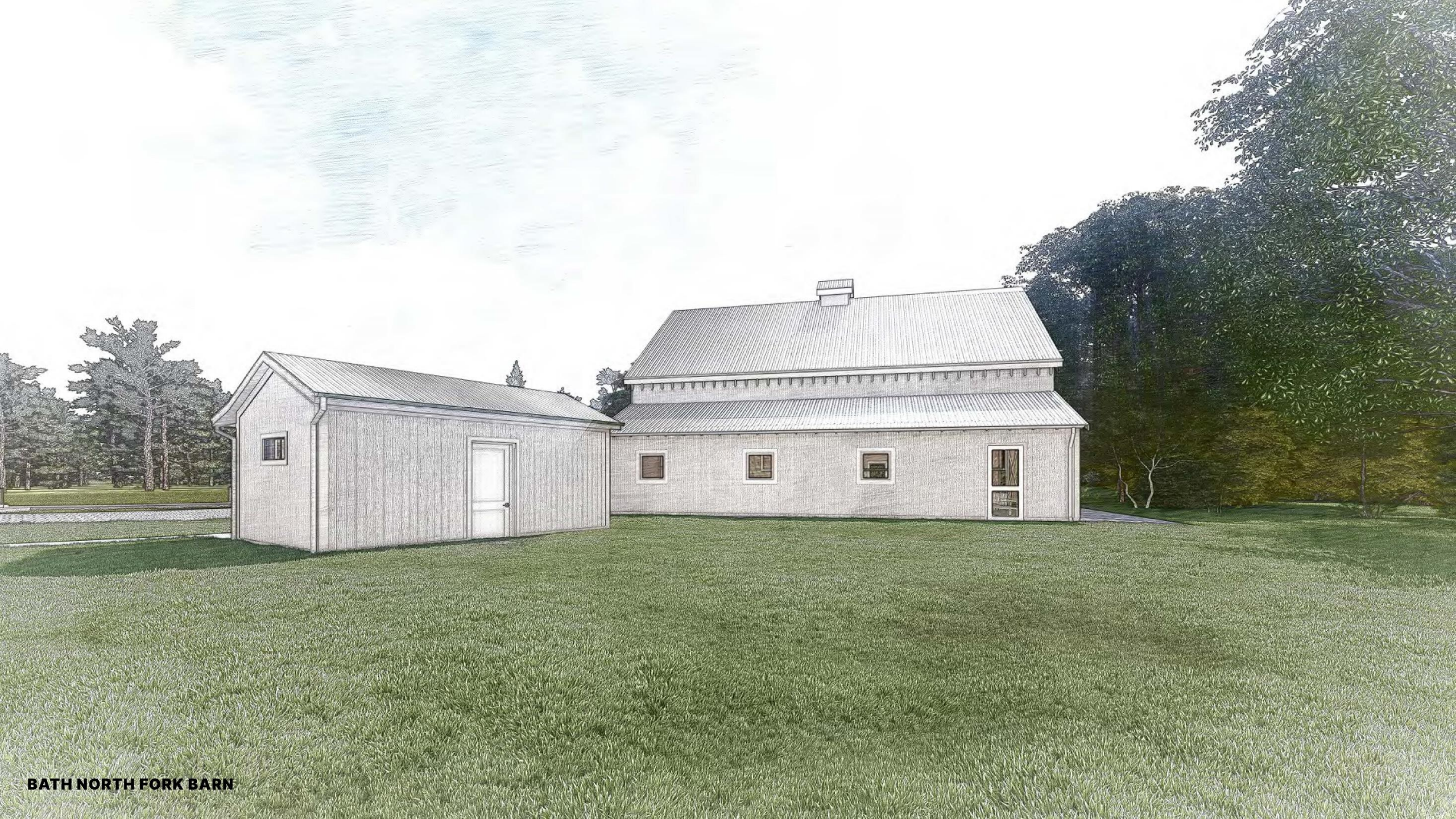


BATH NORTH FORK BARN

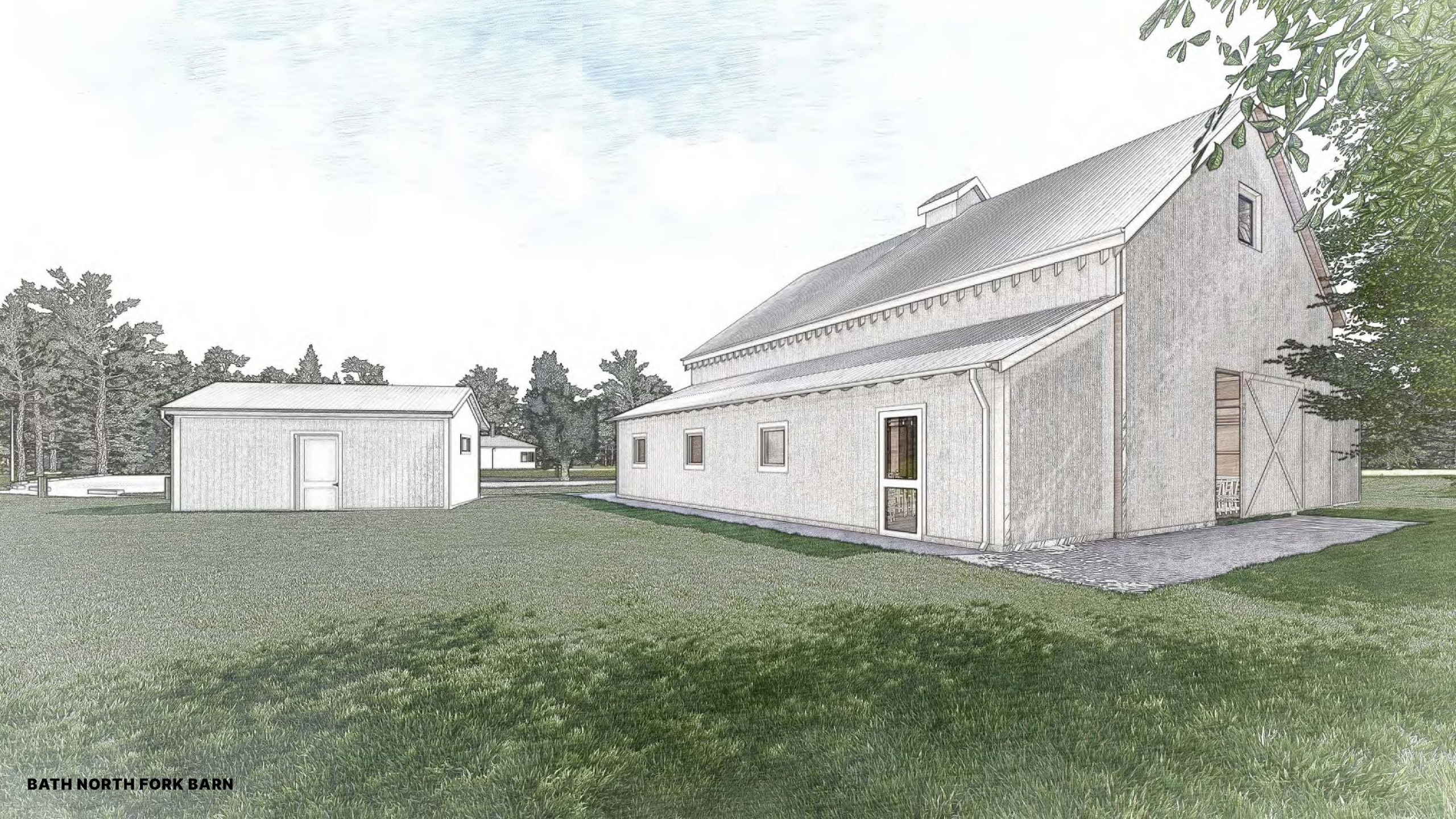
Penncolt



BATH NORTH FORK BARN



BATH NORTH FORK BARN



BATH NORTH FORK BARN

BATH TOWNSHIP
BOARD OF
ZONING APPEALS

