

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX

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MAR 26 2019

SYCAMORE TWP.

BZA APPLICATION

FEES:
APPEAL: \$150.00
VARIANCE: \$150.00
CONDITIONAL USE: \$500.00
NON-CONFORMING USE: \$500.00

COMMERCIAL RESIDENTIAL

X

APPLICATION NUMBER

SYCB190005

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 9148 Shadetree Dr. ZIP CODE: 45242

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER KEVIN & BRIANNE KROGER	9148 Shadetree	Cincinnati	OH	45242	513 407-0796
CONTRACTOR WB CONTRACTORS	246 Palm Springs Drive	Fairfield	OH	45014	513 479-3219
DESIGNER N. JEFFREY WATSON	1387 Harvest Run Drive	Lebanon	OH	45036	843-422-0378
APPLICANT Devin Wofford	246 Palm Springs Drive	Cincinnati	OH	45014	513 479 3219
APPLICANTS E-MAIL ADDRESS					

3. BZA ACTION REQUESTED: APPEAL ☐ VARIANCE ☒
CONDITIONAL USE ☐ NON-CONFORMING USE ☐

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Single Family Residential

5. SQUARE FEET: 1950 6. USE: Residential 7. HEIGHT: 18'
8. EST. START DATE: APRIL 15TH 9. EST. FINISH DATE: July 15TH

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Board of Zoning Appeals application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

APPLICANT'S SIGNATURE

DATE

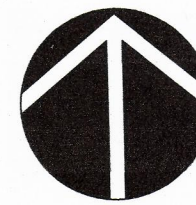
3/14/19

PROPERTY OWNER'S SIGNATURE

DATE

3/14/19

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SYCAMORE TWP.



1 Base Site Plan
SCALE 1" = 20'-0"

JOB NUMBER Kroger	SHEET NUMBER A-0	Base Site Plan	DATE: 12/4/18
			CHECKED BY:

REVISION RECORD

Proposed Interior Remodel & Dormer Addition

Kevin & Brianne Kroger

Residence

9148 Shadetree Drive
Cincinnati, Ohio 45242

WBC
Contractors

246 Palm Springs Drive
Fairfield, Ohio 45014

N. Jeffrey Watterson
& associates design

Building Design Visual Solutions
Project Management Stock Plan Services

1397 Harvest Run Drive
Lebanon, Ohio 45036
(843) 422-0378

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NOTES AND DIMENSIONS.

Proposed Interior Remodel & Dormer Addition

Kevin & Brianne Kroger

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9148 Shadetree Drive

Cincinnati, Ohio 45242

General Notes

- MAX DEFLECTION
- ROOF- TRUSSES & GIRDERS >3/12 SLOPE w/ CLG
- DECK COLUMNS & GUARDRAIL
- EXTERIOR WALL STUDS w/ BRICK VENEER
- FLOOR
- ALL OTHERS
- DESIGN LOADS
- ROOF LL
- FLOOR LL
- WIND
- GARAGE FLOOR
- MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
- BALCONIES
- BALCONIES
- DECKS
- GARAGES
- ATTICS (LOW SLOPE)
- ATTICS (HIGH SLOPE W/STORAGE)
- DWELLING UNITS (EXCEPT SLEEPING AREAS)
- SLEEPING ROOMS
- STAIRS
- GUARDRAILS AND HANDRAILS
- DISCLAIMER
- FOUNDATIONS AND CONCRETE
- FIRESTOPPING
- WEATHER RESISTANT COVER
- ROOF & FLOOR TRUSSES

* INDIVIDUAL STAIR DESIGNED FOR UNIFORM LOAD OR 300 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES.

DISCLAIMER

THE SCOPE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THESE DRAWINGS ARE NOT INTENDED TO REPLACE OR SUBSTITUTE THE EXPERIENCE NECESSARY TO CONSTRUCT THE PROJECT DELINEATED WITHIN. IT SHALL BE ASSUMED THAT ANYONE SUCCESSFULLY DELIVERING A BID OR CONTRACT HAS THOROUGHLY SCRUTINIZED THESE DRAWINGS, AND WITHOUT CONVEYING ANY DISCREPANCIES PRIOR TO FINAL CONTRACT, PERMITS AND CONSTRUCTION, SHALL HOLD DESIGNER HARMLESS. ADDITIONAL FEES, EXPENSES, OR THIRD PARTY INVOLVEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

FOUNDATIONS AND CONCRETE

ALL INTERIOR AND EXTERIOR CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI ACHIEVED WITHIN A 28 DAY CURING CYCLE.

ALL EXTERIOR CONCRETE OR CONCRETE IN AREAS SUBJECT TO FREEZING AND THAWING SHALL HAVE 5% TO 7% AIR ENTRAINMENT. (FOUNDATION WALLS, GARAGE FLOORS, EXT CONCRETE)

ALL FOOTINGS SHALL REST NO LESS THAN 30" BELOW FINISHED GRADE AND ON UNDISTURBED SOIL OR ON ENGINEERED FILL HAVING ASSUMED BEARING CAPACITY OF 1500 PSF MIN.

THE SILL PLATE OR FLOOR SYSTEM SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER BOLTS PLACED 72" ON CENTER AND NOT MORE THAN 12" FROM CORNERS. BOLTS SHALL EXTEND A MINIMUM OF 15" INTO MASONRY OR 7" INTO CONCRETE. SILL PLATES SHALL BE PROTECTED FROM DECAY AS REQUIRED. A CONTINUOUS SILL SEAL SHALL BE PROVIDED UNDER ALL SILL PLATES SURROUNDING HEATED AREAS OF THE BUILDING.

FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 8" ABOVE FINISHED GRADE ALL AROUND.

ANY FOUNDATIONS ENCLOSING HABITABLE SPACE BELOW GRADE WHICH SHALL BE FINISHED MUST HAVE AN APPROVED WATERPROOFING SYSTEM APPLIED FROM FOOTING TO FINISH GRADE. THOSE SPACES BELOW GRADE WHICH SHALL NOT BE FINISHED NEED 2 COATS HOT APPLIED ASPHALTIC DAMPROOFING FROM FOOTING TO FINISH GRADE.

FIRESTOPPING

- FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING AREAS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FIRED SPACES AT THE CEILING AND FLOOR LEVEL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON-COMBUSTIBLE MATERIALS.

WEATHER RESISTANT COVER

A WEATHER RESISTIVE COVER, TYVEK OR 15# FELT PAPER SHALL BE APPLIED OVER ANY WOOD SHEATHING UNDER BRICK, STONE OR SHAKE VENEERING. ALL JOINTS SHALL BE TAPED.

ROOF & FLOOR TRUSSES

ROOF TRUSS DESIGN CRITERIA INCLUDING ENGINEERED CUT SHEETS AND TRUSS LAYOUTS SHALL BE AVAILABLE TO THE INSPECTOR AT THE ROUGH FRAMING INSPECTION.

ALL TRUSSES SHALL BE FASTENED TO RESIST THE UPLIFT FORCES ON THE TRUSS DRAWINGS, BUT NEVER LESS THAN 175 LBS. USE STRONGTIE H SERIES AS REQUIRED.

BRICK VENEER

VENEER TIES SHALL BE SPACED AT NOT MORE THAN 24" ON CENTER HORIZONTALLY AND NOT MORE THAN 16" ON CENTER VERTICALLY.

TIES AROUND OPENINGS SHALL BE PLACED 36" MAX ALL AROUND OPENING & 12" MAX FROM OPENING

A CONTINUOUS 1" MIN AIR SPACE SHALL BE MAINTAINED BETWEEN BRICK VENEER AND SHEATHING.

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT ALL OTHER POINTS OF SUPPORT.

WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF ALL MASONRY WALLS OR VENEER AT A MAXIMUM SPACING OF 32" ON CENTER ABOVE LINTELS AND BELOW SILLS.

SPACING OF 32" ON CENTER, WEEPHOLES SHALL BE NOT LESS THAN 3/16" IN DIAMETER AND LOCATED IMMEDIATELY ABOVE THE FLASHING, MIN 3/4" HEADED VENT

VENTS AND EXHAUST FANS

ALL VENTS AND EXHAUST FANS FROM DRIVERS, RANGE HOODS, ETC SHALL BE VENTED TO THE EXTERIOR IN EITHER THE SUBFLOOR OR CEILING. EVACUATION SHALL BE TERMINATED WITH A SPRING LOADED LOUVERED CAP THAT IS WEATHER RESISTIVE.

BATH EXHAUST FANS SHALL BE 50 CFM MINIMUM

LUMBER SPECIES

ALL WOOD FLOOR JOISTS SHALL BE #1 SYP

ALL COMMON NON-LOAD BEARING STUDS SHALL BE UTILITY GRADE SYP

ALL STRUCTURAL STUDS SHALL BE #2 SYP OR BETTER

ALL TRUSS MEMBERS SHALL BE #2 SYP OR GREATER

PROTECTION AGAINST DECAY

THE FOLLOWING AREAS ARE CONSIDERED SUBJECT TO DECAY AND REQUIRE THE USE OF PRESSURE TREATED MATERIALS:

WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO EXPOSED GROUND IN GRAVEL SPACES OR UNECAVATED AREAS.

ALL SILLS OR PLATES WHICH REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND.

SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB WHICH IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

THE ENDS OF WOOD GIRDERS ENTERING MASONRY OR CONCRETE WALLS HAVING CLEARANCES LESS THAN 1/2" LESS THAN 8" FROM THE GROUND.

WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOOR OR ROOFS WHICH ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

ALL WOOD IN CONTACT WITH THE GROUND OR MOISTURE WHICH SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY.

ALL POSTS/COLUMNS WHICH ARE EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO THE WEATHER.

SMOKE DETECTORS

SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA (VICINITY OF SLEEPING ROOMS), AND ON EACH BUILDING LEVEL (INCLUDING BASEMENTS) IONIZATION TYPE DETECTORS SHALL BE USED IN BEDROOMS; ALL OTHERS SHALL BE PHOTOELECTRIC. ACTIVATION OF ANY ALARM WILL ACTIVATE ALL ALARMS AND WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS.

WHEN ALTBATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT, OR WHEN A SLEEPING AREA IS ADDED TO AN EXISTING SPACE, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS AS LOCATED FOR NEW BUILDINGS.

CARBON DETECTORS SHALL BE PLACED OUTSIDE ALL SLEEPING AREAS.

ALL SMOKE DETECTORS SHALL BE FITTED WITH A BATTERY BACKUP AND BE 110V

WINDOW AND DOOR GLAZING PERFORMANCE

MINIMUM VALUE FOR WINDOW GLAZING SHALL BE Uo = 0.35 MAX

Sheet Index	
NUMBER	DESCRIPTION
CS-0	COVER SHEET
CS-1	SITE PHOTOS
A-1	EXISTING SECOND FLOOR PLAN
A-2	SECOND FLOOR DEMOLITION PLAN
A-3	PROPOSED SECOND FLOOR PLAN
A-4	FRAMING SECTION
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS

JOB NUMBER

Kroger

SHEET NUMBER

CS-0

Cover Sheet

DRAWN BY: NUW DATE: 12/14/18

CHECKED BY: _____ DATE: _____

REVISION RECORD

Proposed Interior Remodel & Dormer Addition

Kevin & Brianne Kroger

Residence

9148 Shadetree Drive

Cincinnati, Ohio 45242

WBC

Contractors

246 Palm Springs Drive

Fairfield, Ohio 45014

N. Jeffrey Watterson

Associates design

Building Design Visual Solutions

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Indianapolis, Indiana 46203

(813) 432-4578

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Site Photo




Site Photo

JOB NUMBER Kroger	
SHEET NUMBER CS-1	
Site Photos	
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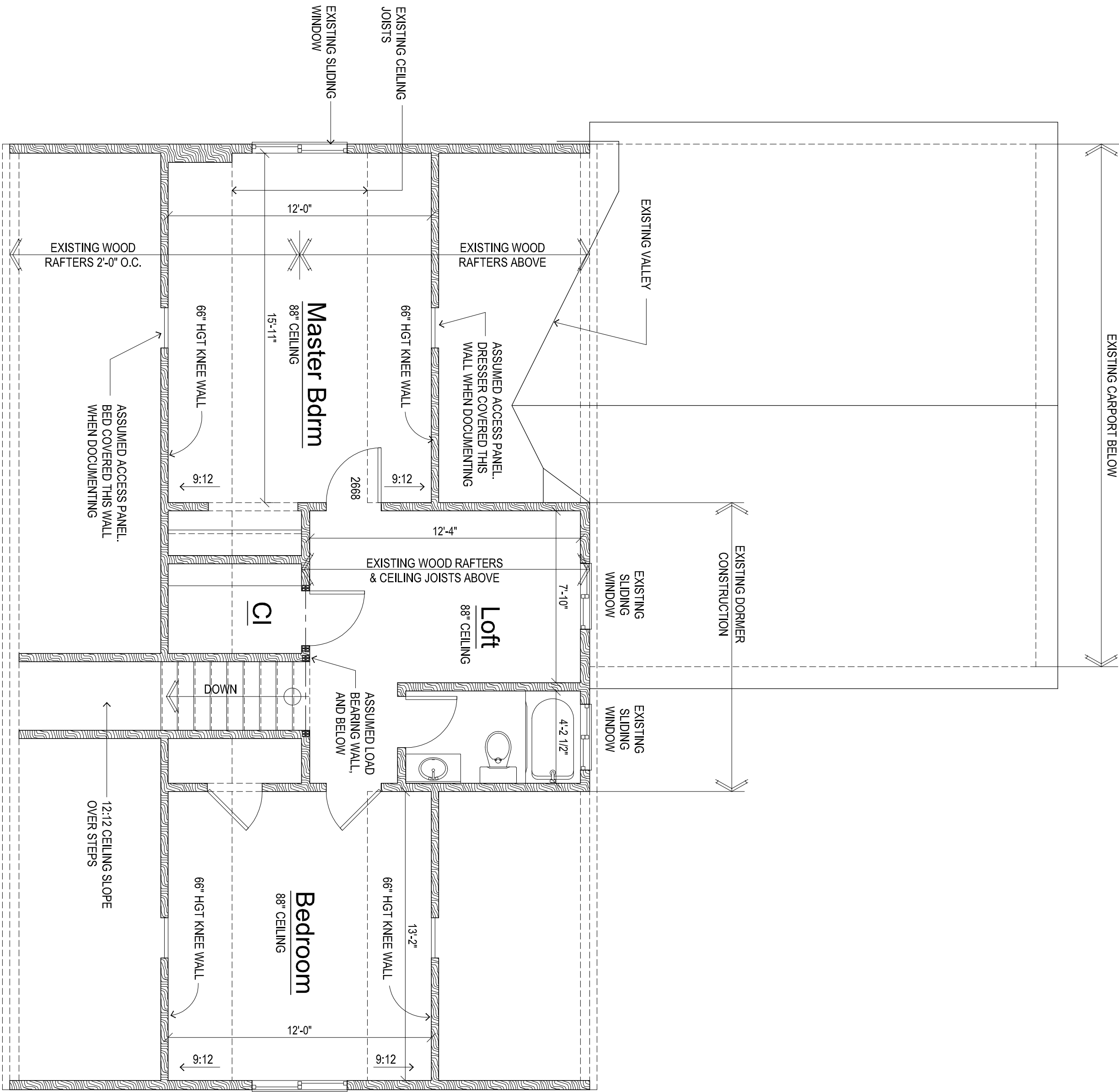
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**Existing
Second Floor Plan**

1

SCALE 1/4" = 1'-0"

SOME ELEMENTS OF EXISTING ROOF FRAMING WERE NOT VISIBLE FOR DOCUMENTATION WITHOUT INVASIVE MEANS. THE CONTRACTOR SHOULD VERIFY ALL AFFECTED SITE CONDITIONS DURING DISCOVERY, PRIOR TO NEW WORK

JOB NUMBER	
Kroger	
SHEET NUMBER	
A-1	
Existing Second Floor Plan	
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**N. Jeffrey
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& associates design

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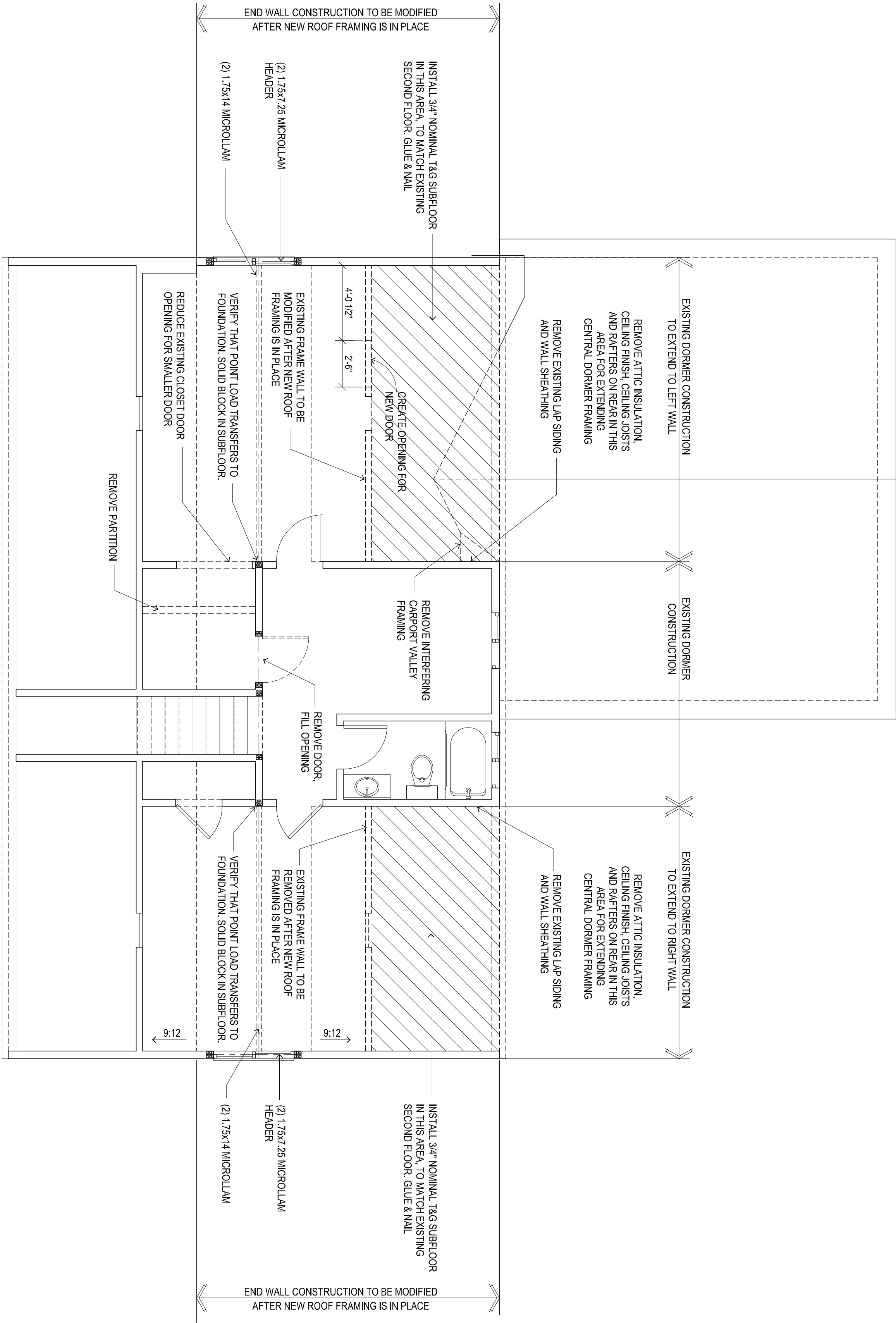
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Second Floor Demolition Plan

- 1 SCALE 1/4" = 1'-0"
- SHORE ALL AFFECTED COMPONENTS PRIOR TO DEMOLITION.

JOB NUMBER
Kroger

SHEET NUMBER

A-2

Second Floor Demolition Plan

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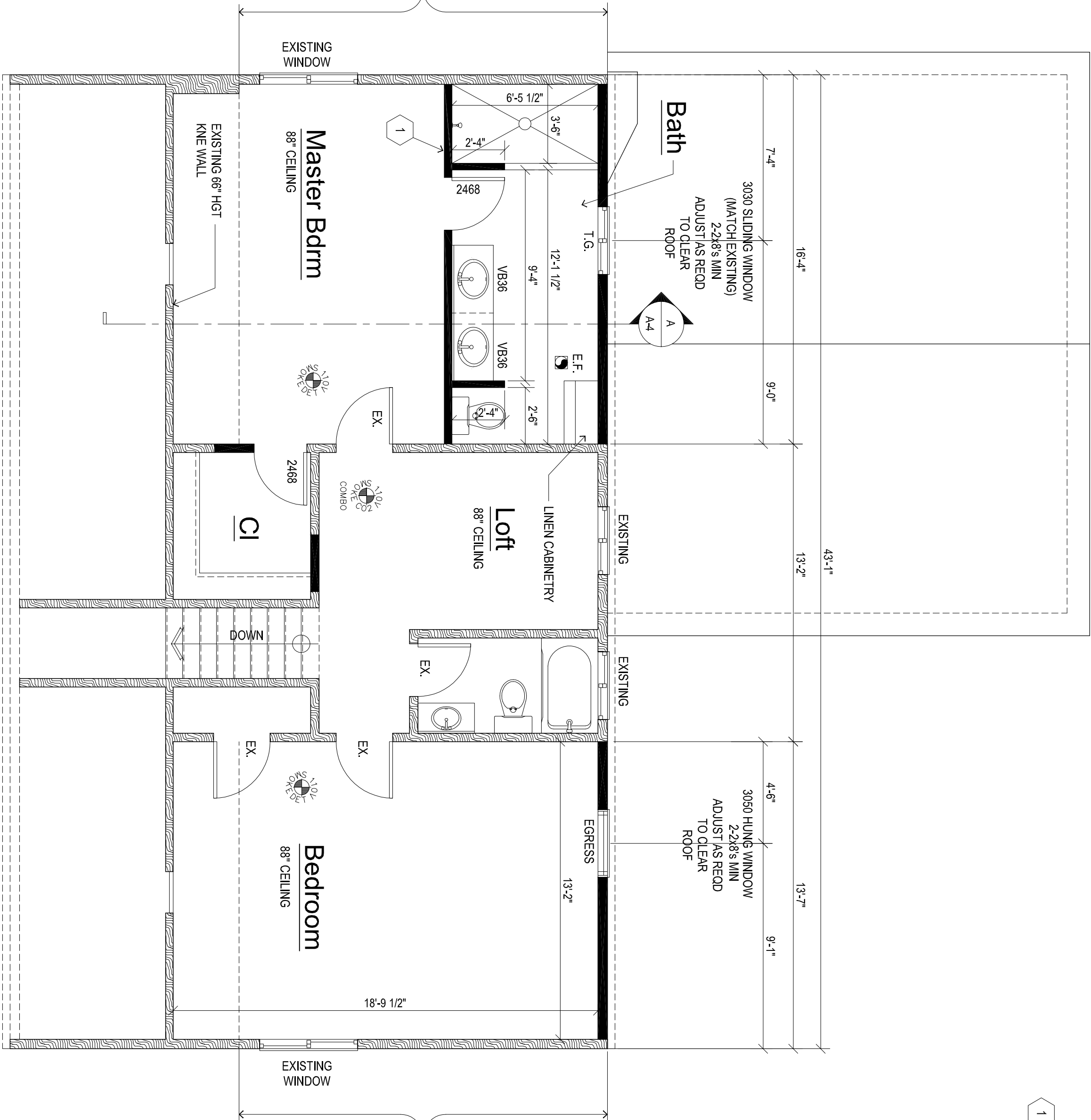
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Kroger

SHEET NUMBER
A-3

Second Floor Plan

REVISION RECORD

REMOVE TOP PLATE AND INSTALL FULL HEIGHT STUDS TO UNDERSIDE OF NEW ROOF SHEATHING. FASTEN EXISTING STUDS TO NEW, INSTALL SHEATHING, HOUSE WRAP, SIDING TO MATCH, INSULATE AND COVER INTERIOR w/ 1/2" GYPSUM TO MATCH EXISTING



Second Floor Plan

SCALE 1/4" = 1'-0"

CONTRACTOR AND OWNER TO SELECT AN APPROPRIATE LOCATION FOR A CHASE ON THE FLOOR BENEATH TO BE USED FOR WATER SUPPLY AND WASTE LINES FROM THE NEW BATHROOM.

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SHEET NUMBER

A-3

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JOB NUMBER

Kroger

SHEET NUMBER

A-4

Framing Section

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N. Jeffrey

Waterson

& a s s o c i a t e s d e s i g n

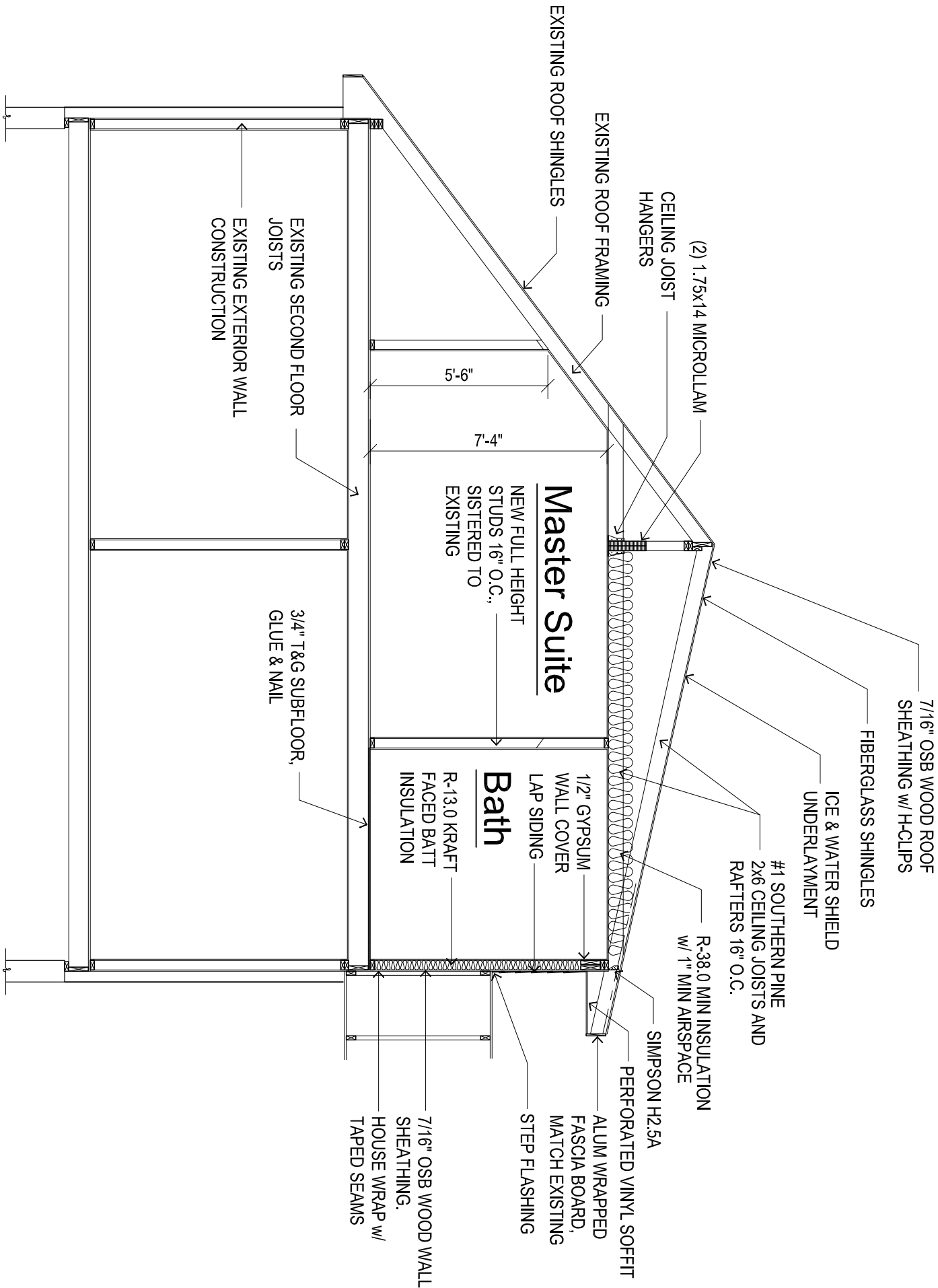
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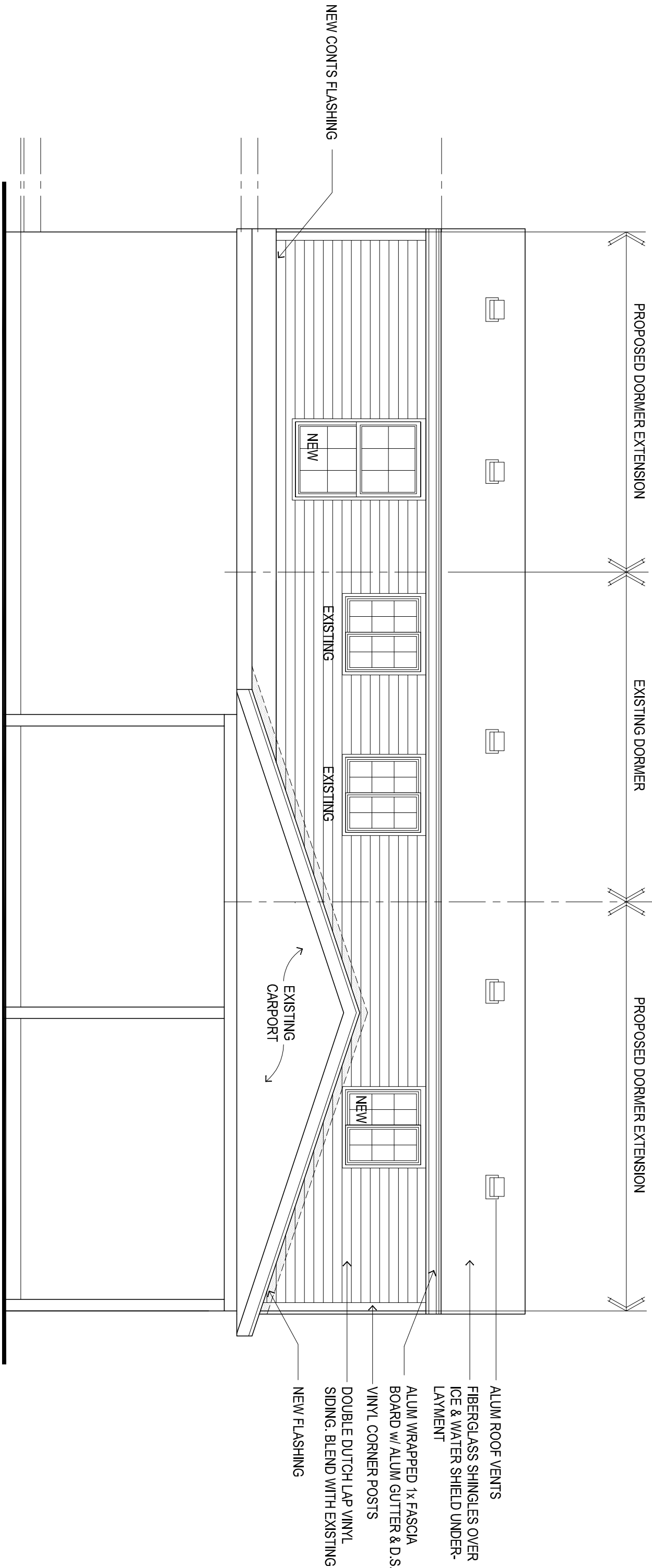
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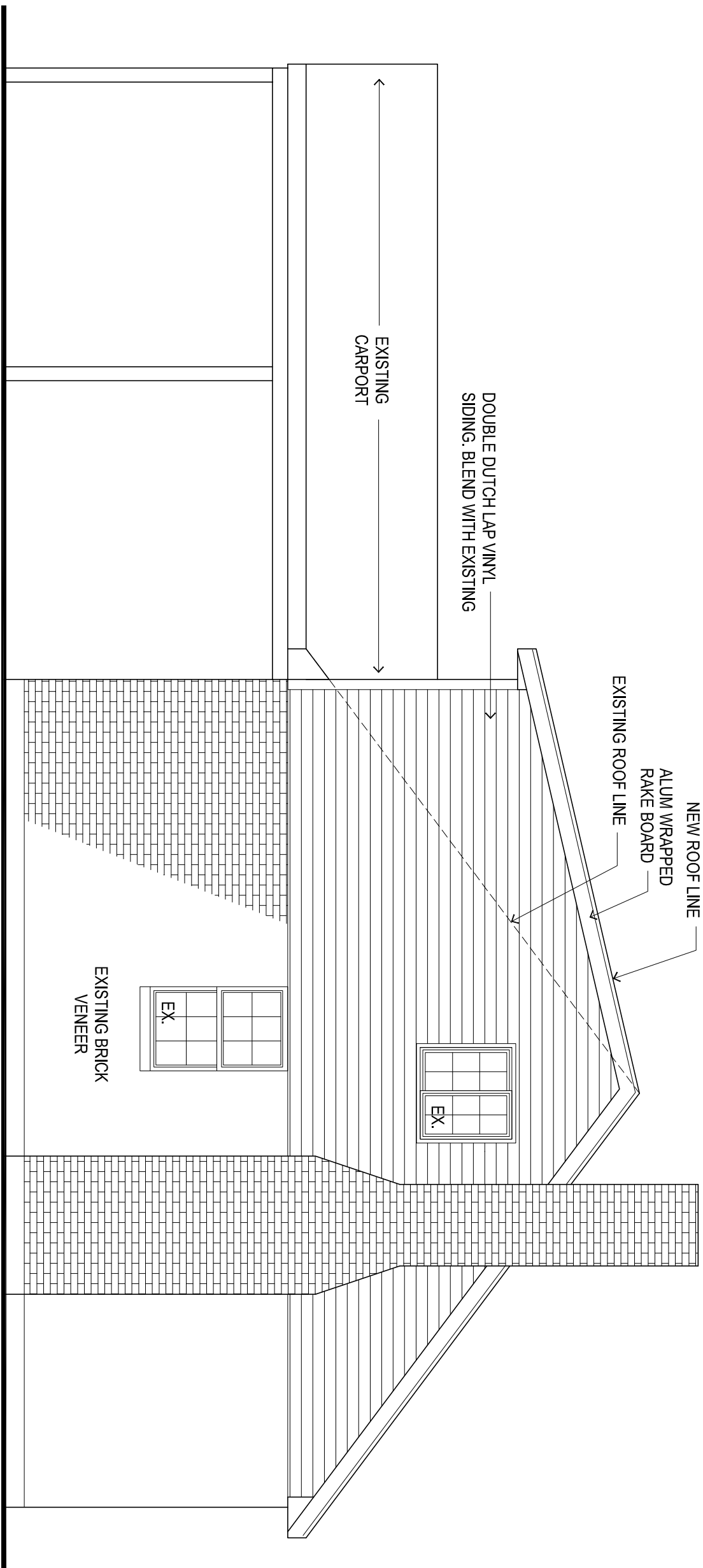
Framing Section

A

SCALE 1/4" = 1'-0"



1
Rear Elevation
SCALE 1/4" = 1'-0"



2
Left Elevation
SCALE 1/4" = 1'-0"

JOB NUMBER
Kroger

SHEET NUMBER
A-5

Exterior Elevations

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JOB NUMBER

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SHEET NUMBER

A-6

Exterior Elevations

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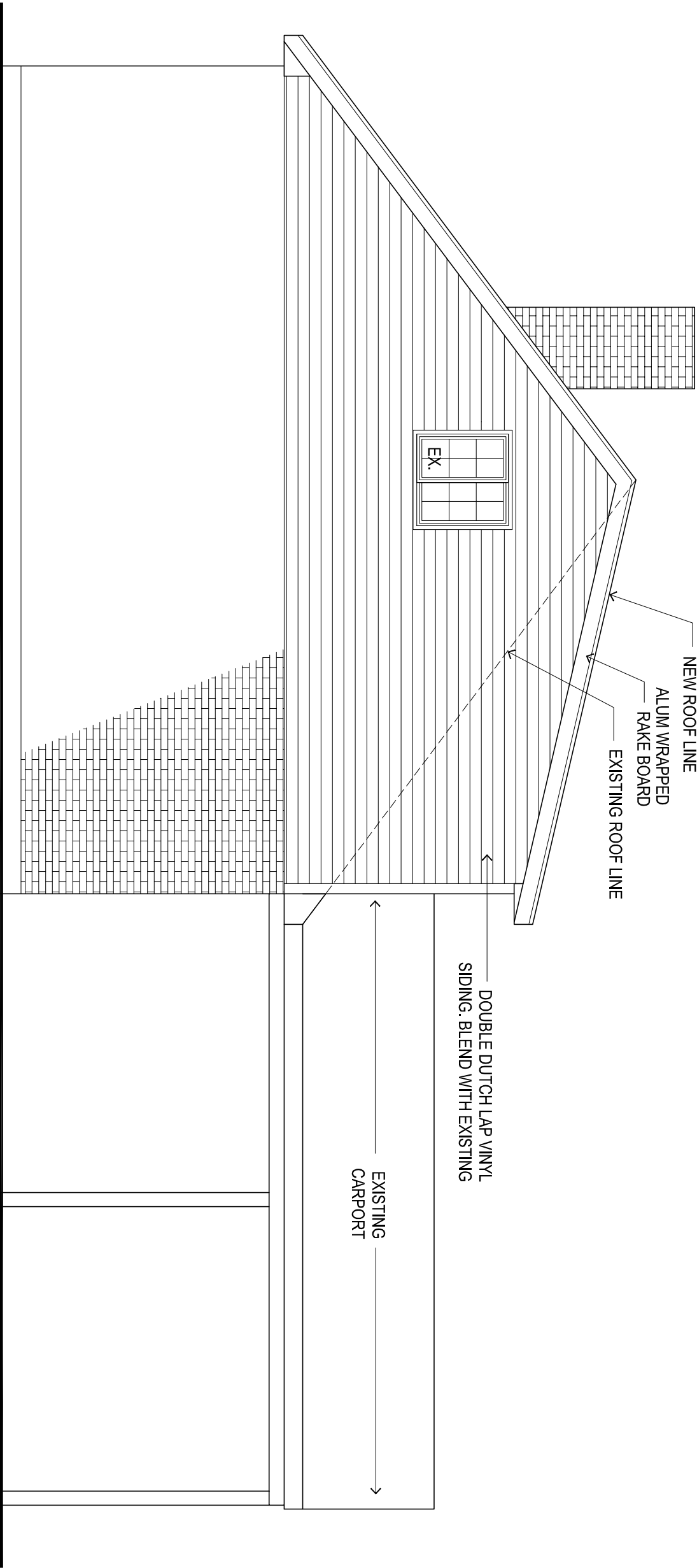
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Project Management Stock Plan Services

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Lafayette, Ohio 45030

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1 Right Elevation

SCALE 1/4" = 1'-0"

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