Bath Township Zoning

Summit County, Ohio
3864 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.: 16-18
Associated permits:			

Applicant Data

Name: John Grabenstetter

Company Name:

Address: 1188 meadow spur

Telephone No.: 330.802.8265 Email: johnbaden@gmail.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: 1188 MEADOW SPUR Parcel No.: 0401375

Allotment Name: GHENT HILLS #2 Lot No.: 40 PT & PT LOT 59 66 67

Owner(s): JOHN & RAECHEL GRABENSTETTER

Owner Address: 1188 MEADOW SPUR

Telephone No.: 330.802.8265

Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought, a description of each variance being sought, and explain the practical difficulty justifying the application for each variance being sought. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

1. Section: 802 Description: There shall be a minimum setback of 50 feet from the edge of any steep slope area.

Practical Difficulty: The current location of the house is near the steep slope. We are adding on to the back of the house.

2. Section: 602 Description: no construction in the riparian setback

Practical Difficulty:

BATH TOWNSHIP

Summit County, Ohio

November 2, 2016

Bath Township
Board of Zoning Appeals
Case No. BZA-16-18

Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing at the Bath Township Administrative Offices, 3864 W. Bath Road, Bath, Ohio on Tuesday, November 15, 2016 at 7:00 PM for the appeal of **Case No. BZA-16-18**, John Grabenstetter, requesting variances from Article 8, Section 802-C-1 to reduce the required setback from the edge of any steep slope and from Article 6, Section 602-C-2 for a reduction in the riparian setback for an addition. Property is located at 1188 Meadow Spur in the R-2 Residential District.

This message is for the purpose of giving abutting property owners and other interested parties a notice of such hearing. However, this hearing is not limited to those persons receiving a copy of this notice. If you know of any property owners or affected neighbors who are interested and have not received a copy of this notice, please have them contact the undersigned.

Applicant or agent for said application must be present for this meeting.

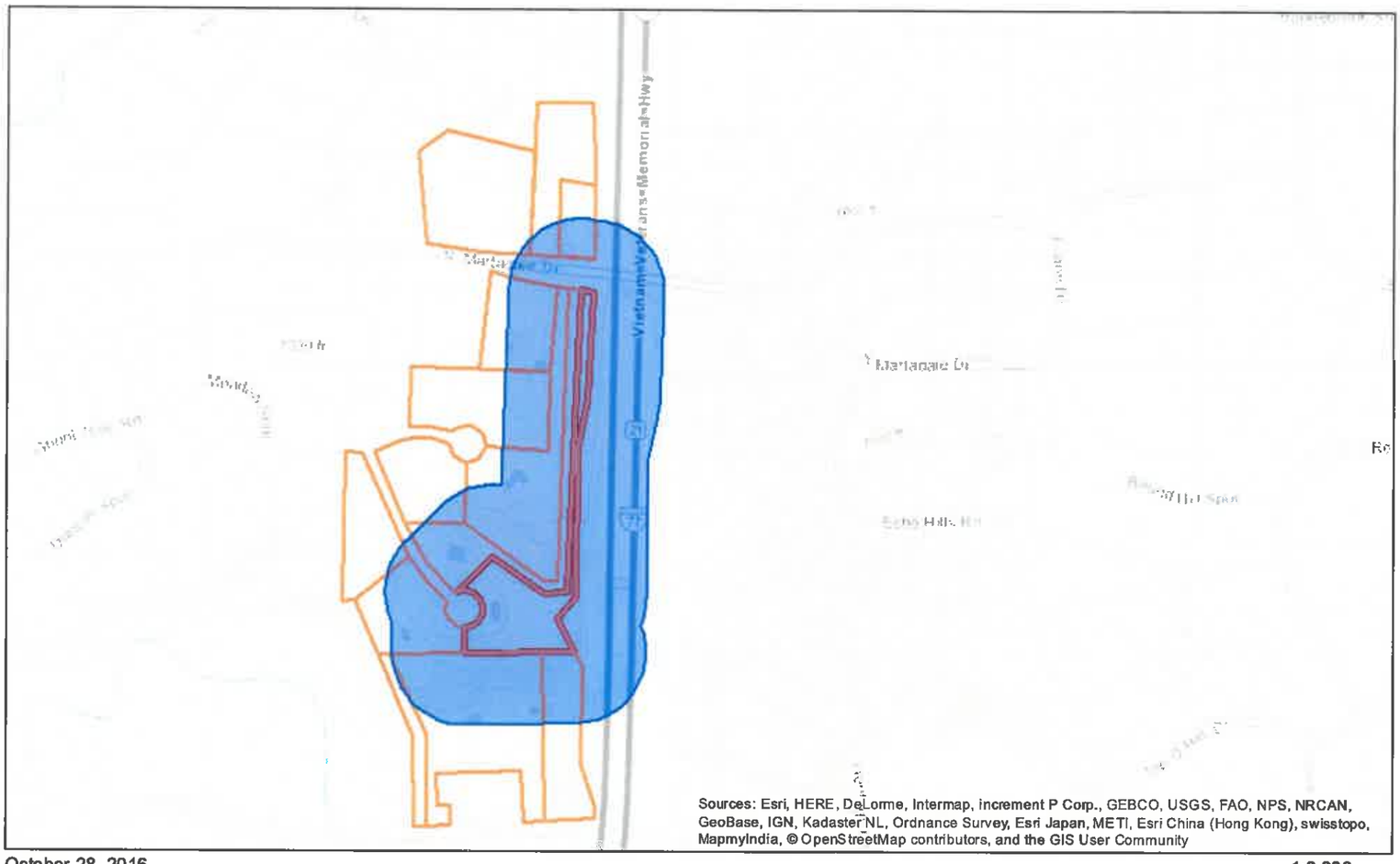
Sincerely,

Bath Township Zoning Office

cc: Board of Zoning Appeals (7)
File
Applicant
Attached abutting properties per the Summit County G.I.S. map application

County of Summit GIS

BZA 16-18 1188 Meadow Spur



October 28, 2016

Override 1 | Intersected Parcels | Selected Parcel | Attribute Selection | Parcels

1:8,880

0 0.05 0.1 0.2 mi

Disclaimer:
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff with in reason have made every effort to assure the accuracy of the map and the data provided. However, we make no guarantees regarding the currentness, accuracy or completeness of the data. No information is in this site is intended to serve as professional (i.e. legal, medical, surveying, engineering, etc.) advice. Such information should be sought from a professional licensed to provide such professions in the State of Ohio. Moreover, the County of Summit and its GIS staff do not assume responsibility arising from the misuse or misinterpretations of the data. Users of the map accept all risk.

BZA 16-18

VARGO DANIEL J TRUSTEE
3303 MARTADALE DR
AKRON OH 44333

TRANSCONTINENTAL OIL & GAS INC
1509 PAGE RD
AURORA OH 44202

GABOR JOHN D
3423 YELLOW CREEK RD
AKRON OH 44333

PIGNATO A JOY
3253 N MARTADALE DR
AKRON OH 44333

HERMAN LISA K
1266 MEADOW SPUR
AKRON OH 44333

KUZAS GEOFFREY A
3276 MARTADALE DR
AKRON OH 44333

LAWLESS MARY E
1190 MEADOW SPUR
AKRON OH 44333

OLSCHLAGER JAMES J
6850 MILLER RD
BRECKSVILLE OH 44141

SWARY JESSICA R
1220 MEADOW SPUR
AKRON OH 44333

PICKERING GAYLE T
1180 MEADOW SPUR
AKRON OH 44333

GRABENSTETTER JOHN P
1188 MEADOW SPUR
AKRON OH 44333

COSTILL ROBERT D
1184 MEADOW SPUR
AKRON OH 44333

GABOR JOHN D
3423 YELLOW CREEK RD
AKRON OH 44333

GABOR JOHN D
3423 YELLOW CREEK RD
AKRON OH 44333

VERIZON
PO BOX 521807
LONGWOOD FL 32752

IFIED ADVERTISING

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LEGAL NOTICES

"Notice of Public Hearing"

Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing at the Bath Township Administrative Offices, 3864 W. Bath Road, Bath, Ohio on Tuesday, November 15, 2016 at 7:00 p.m. for the appeal of: **(1) Case No. BZA-16-18,** John Grabenstetter, requesting variances from Article 8, Section 802-C-1 to reduce the required setback from the edge of any steep slope and from Article 6, Section 602-C-2 for a reduction in the riparian setback for an addition. Property is located at 1188 Meadow Spur in the R-2 Residential District, **(2) Case No. BZA-16-19,** Robert & Nancy Schlesswohl, requesting variance from Article 5, Section 504-B, Table 504-1 to reduce the required minimum width at the building setback line and at the street right-of-way for a lot split. Property is located at 3371 W. Bath Road in the R-2 Residential District, **(3) BZA-16-20** David Fike of Fike Builders, Inc., requesting conditional use per Article 7, Section 701-D-2 for an accessory dwelling unit. Property is located at 3006 Bumbrick Road in the R-2 Residential District.

Applications are on file at the Township Administrative Offices and available for viewing. All meetings are open to the public.

William J. Funk Jr.,
Zoning Inspector/Administrator

The listed vehicles were towed by the Fairlawn Police Department and are currently unclaimed:

1) 2001 Ford Taurus 4dr
VIN: 1FAFP56SX1G207747
2) 2001 Ford Windstar
VIN: 2FMZA51431BB23290

If you are the registered owner or lien holder of any of the vehicles listed, please contact the Fairlawn Police Department at 330-670-4300 for further information.

COMMUNITY BULLETIN BOARD

38th Annual Happy Holly Days Craft Bazaar November 12-13 at Saint Matthew School (Ellet area).

Find Us At
www.twitter.com/
akrondotcom

COMMUNITY BULLETIN BOARD

MEDINA GUN SHOW
November 12-13
Medina County Community Center
On the Fairgrounds
735 Lafayette Road (State Rt. 42)
Buy, sell and trade. New and used firearms and accessories
Saturday, 9-5pm. Sunday, 9-3pm
Admission $6, Free parking
Info: 330-948-4400

13th Annual Craft Show
St. Matthew Lutheran Church
5451 S. Cleve-Mass. Road
November 5th, 9am-3pm

LOST & FOUND

LOST!
Toy fox terrier, all white with black ears and head, about 9 pounds, last seen near edge of Copley condominiums & Aberth Rd. Very Skittish, likes to hide for shelter. If seen please contact 330-285-7362

PRAYERS

For any prayer requests: 330-667-6512 or send to: With Wings as Eagles Prayer Ministries, P.O. Box 3841, Akron, Ohio 44314.

AUCTIONS

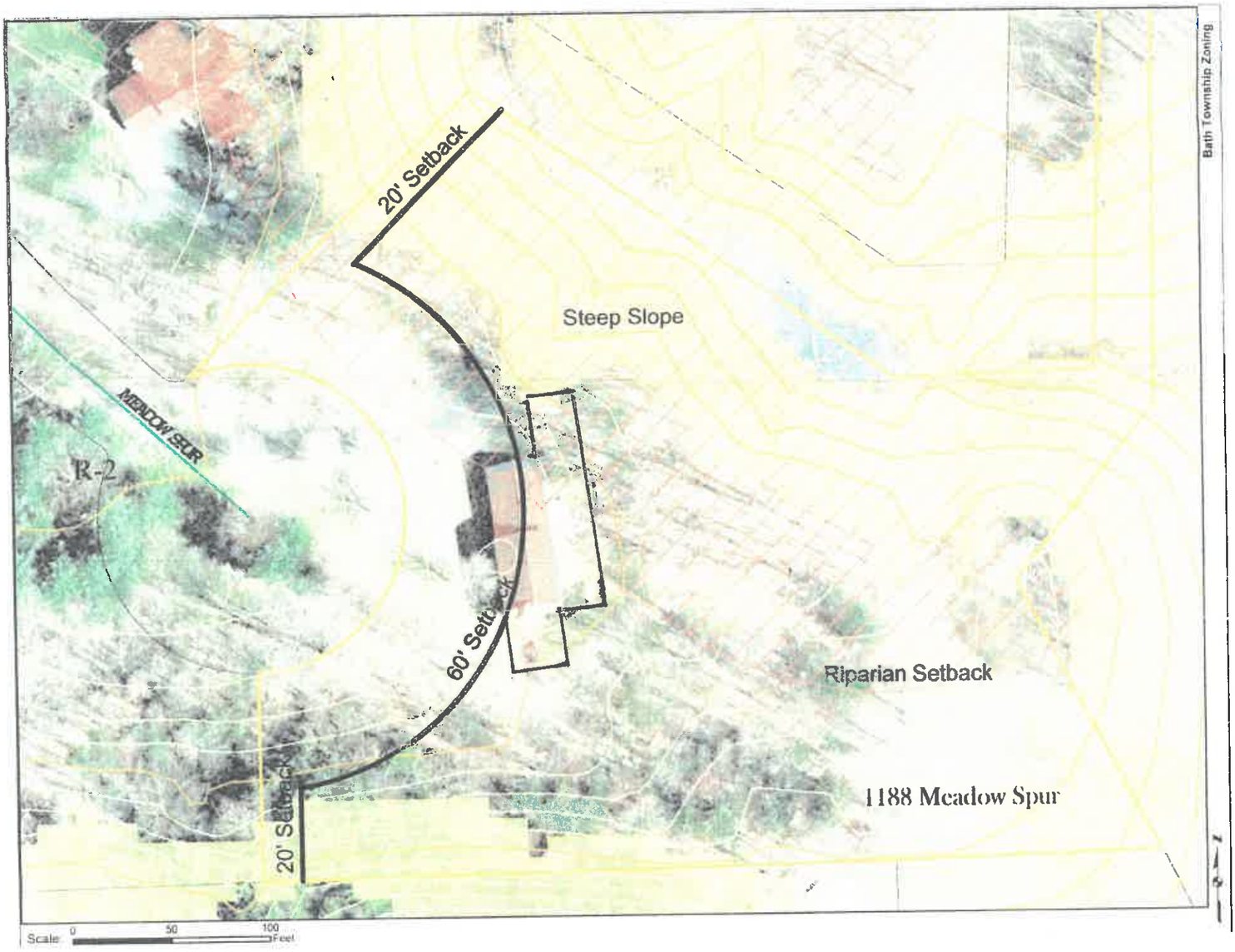
NOTICE OF PUBLIC AUCTION

PURSUANT TO SECTION 5322 OF THE OHIO REVISED CODE, A PUBLIC AUCTION WILL BE HELD ON November 12, 2016 @12 PM @ COPLEY MINI STORAGE, 1020 N. JACOBY RD, COPLEY, OH 44321. THE FOLLOWING UNITS WILL BE SOLD: A33 Zachery Meyerson 2755 Lockraven Blvd. Apt. G Copley, OH 44321, B45 Craig Consilio 699 Beachler Rd. Tallmadge, OH 44278, B53 Jay Valentine 803 Sugar Rd. Copley, OH 44321, C21 Ronald Moore 8468 Bella Wood Dr. Lewis Center, OH 43035, D41 Summer Hall 1363 Winhurst Dr. Akron, OH 44313, E10 Maureen Dora 2776 Mull *Ave. Copley, OH 44321, F9 Amanda Lopiccolo 569 Country Rd. 40 Sullivan, OH 44880. THE ABOVE LISTED UNITS CONTAIN MISC. HOUSEHOLD ITEMS. Terms: Cash, money order, or certified checks only.

ESTATE/ TAG SALES

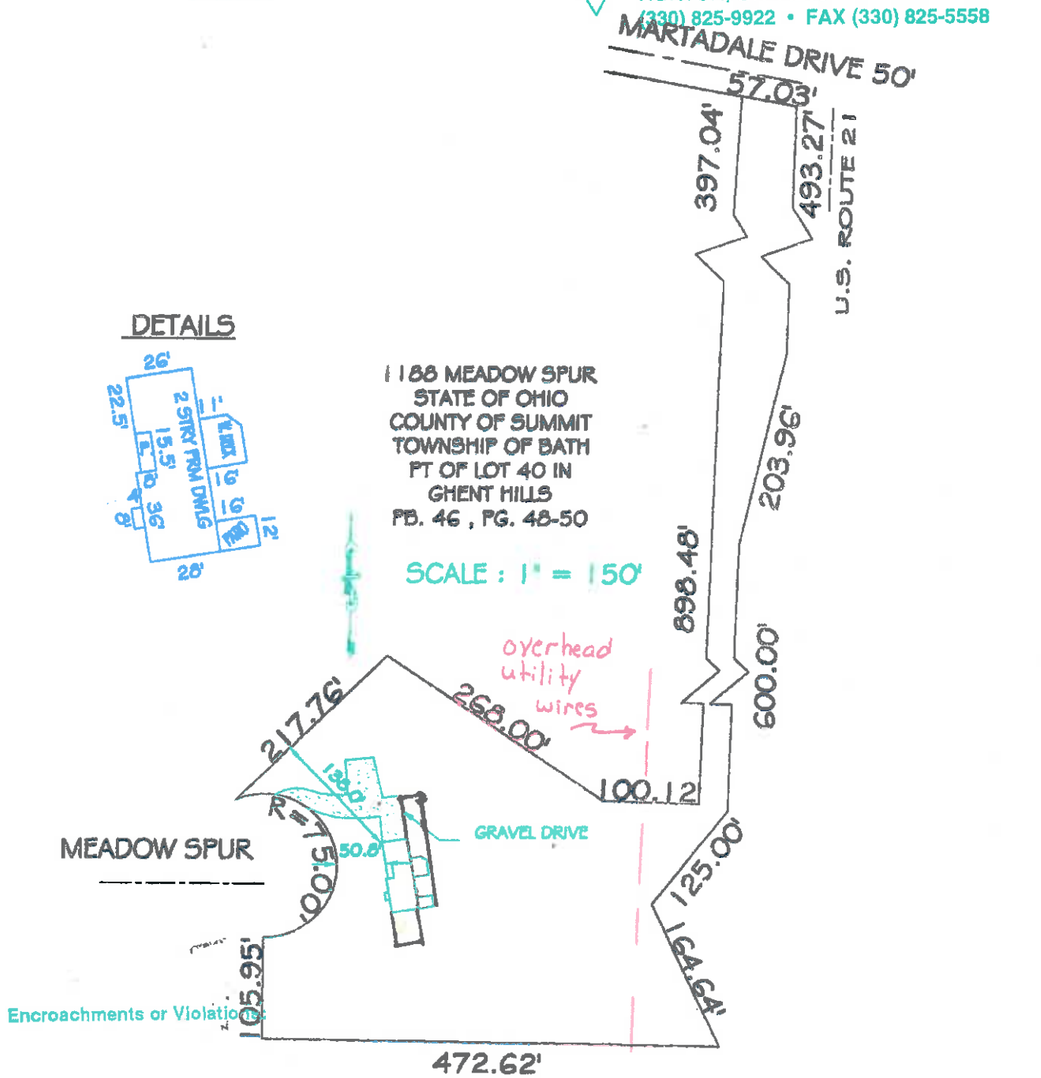
DOWNSIZING/MOVING SALE
3pm-6pm Friday, Nov. 4
9am-3pm Saturday, Nov. 5
525 Woodbury Dr. In Lake of the Woods.

End tables, light fixtures, reading and table lamps, space heater, TV trays, area rugs, ladder, fan, garden tools, dollies, framed art, trunk, wine rack, Europine armoire, serving cart, air mattresses with pump, kitchen, Christmas, sports items, antique tools, and more!


Bath Township Zoning
20' Setback
Steep Slope
MEADOW SPUR
R-2
60' Setback
Riparian Setback
1188 Meadow Spur
20' Setback
Scale 0 50 100 Feet

MORTGAGE LOCATION SURVEY
PLAT

WOODSCROFT SURVEYING
3172 HEMPHILL RD.
NORTON, OH 44203
(330) 825-9922 • FAX (330) 825-5558



STEPHANIE ANN SIRES - REGISTERED SURVEYOR NO. 7467

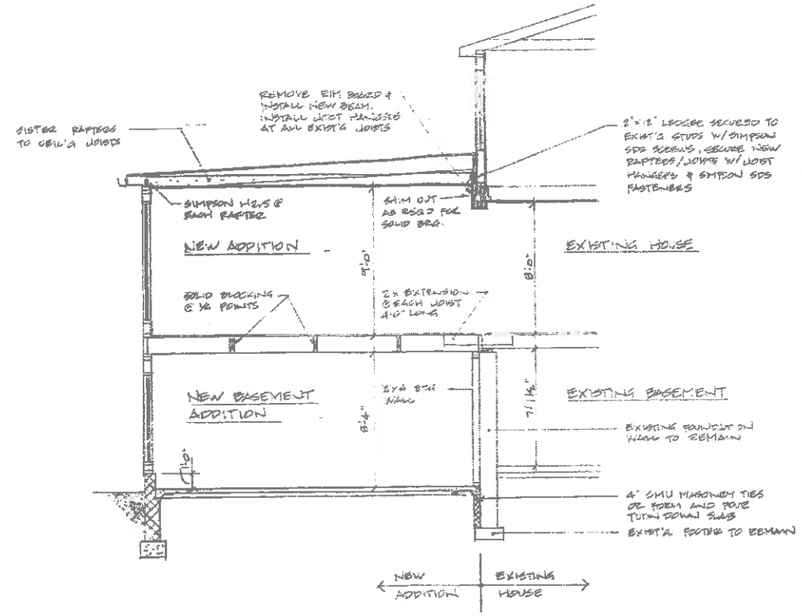
STATE OF OHIO
Stephanie Ann Sires 7467
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING MORTGAGE LOCATION SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF SAID CODE. THIS MORTGAGE LOCATION SURVEY IS CERTIFIED ONLY TO THE STATED TITLE COMPANY AND/OR LENDER. IT IS NOT INTENDED FOR USE BY THE PROPERTY OWNER AND SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES

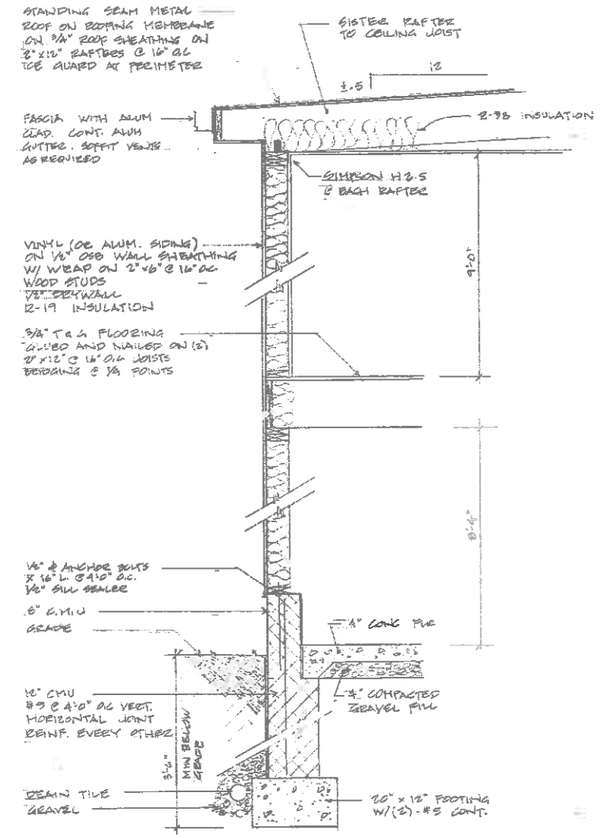
NEW HOME ADDITION FOR:
MR. AND MRS. GRABENSTETTER
1188 MEADOW SPUR
GHENT, OHIO 44333

GENERAL NOTES

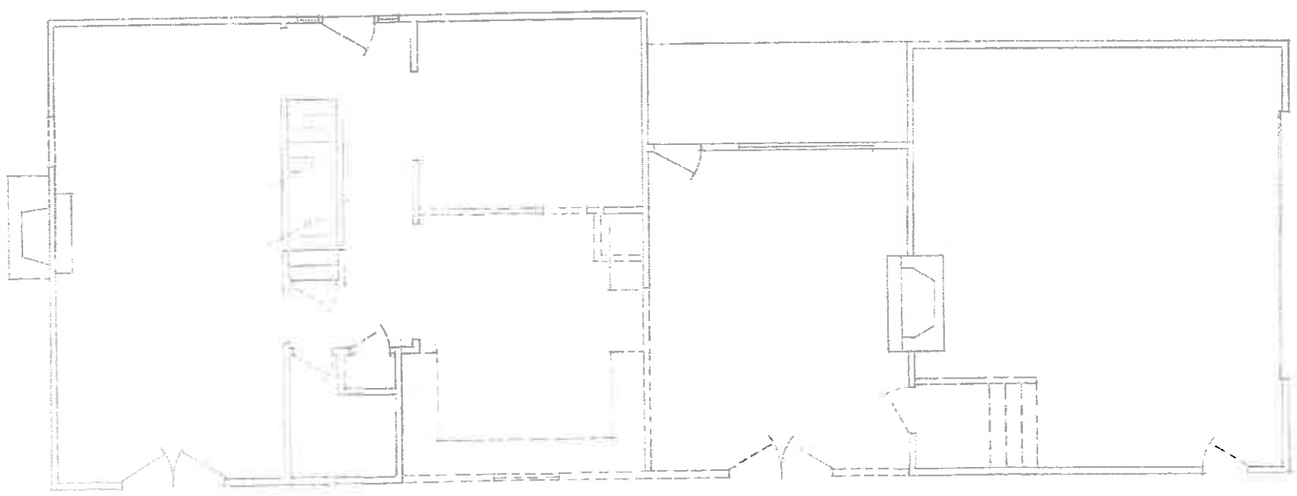
1. All construction to comply with the 2013 Residential Code of Ohio and all local codes and ordinances.
2. These drawings show the intended look and construction of the house, however, field and hidden conditions may require alterations as necessary.
3. Dimensions are nominal, verify exact dimensions where required for door and window openings, heights, cabinets, plumbing fixtures, etc.
4. Verify all dimensions and conditions in the field before the start of construction, specifically where the existing house and the additions are connected.
5. Match existing materials where possible. Where materials cannot be matched, verify acceptance by owner before installing.
6. Rework and add, or install new electrical, plumbing, and HVAC systems as required to accommodate the requirements of the new addition.
7. Where wood is in contact with concrete, use galvanized wood framing members.
8. At rear house doors, location of future decks, provide landing and stairs per Section 311 of the Residential Code.
9. Window sizes are based on Pella Windows.
10. See Structural Notes and Details for typical details and braced wall information.



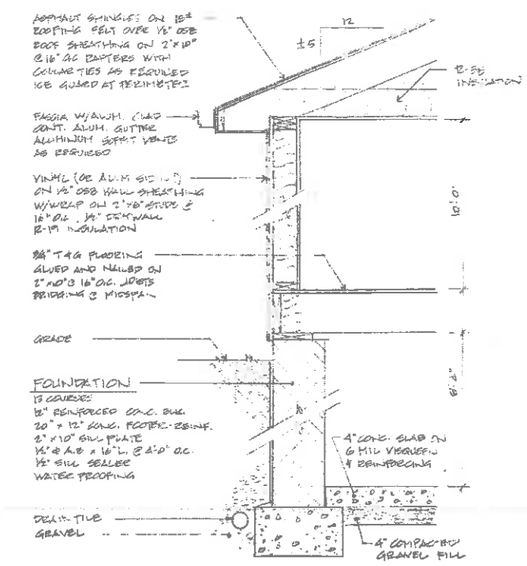
CROSS SECTION AT REAR OF HOUSE
SCALE: 1/4" = 1'-0"
SEE TYPICAL WALL SECTION FOR EXTERIOR WALL



TYPICAL WALL SECTION AT REAR ADDITION
SCALE: 3/4" = 1'-0"

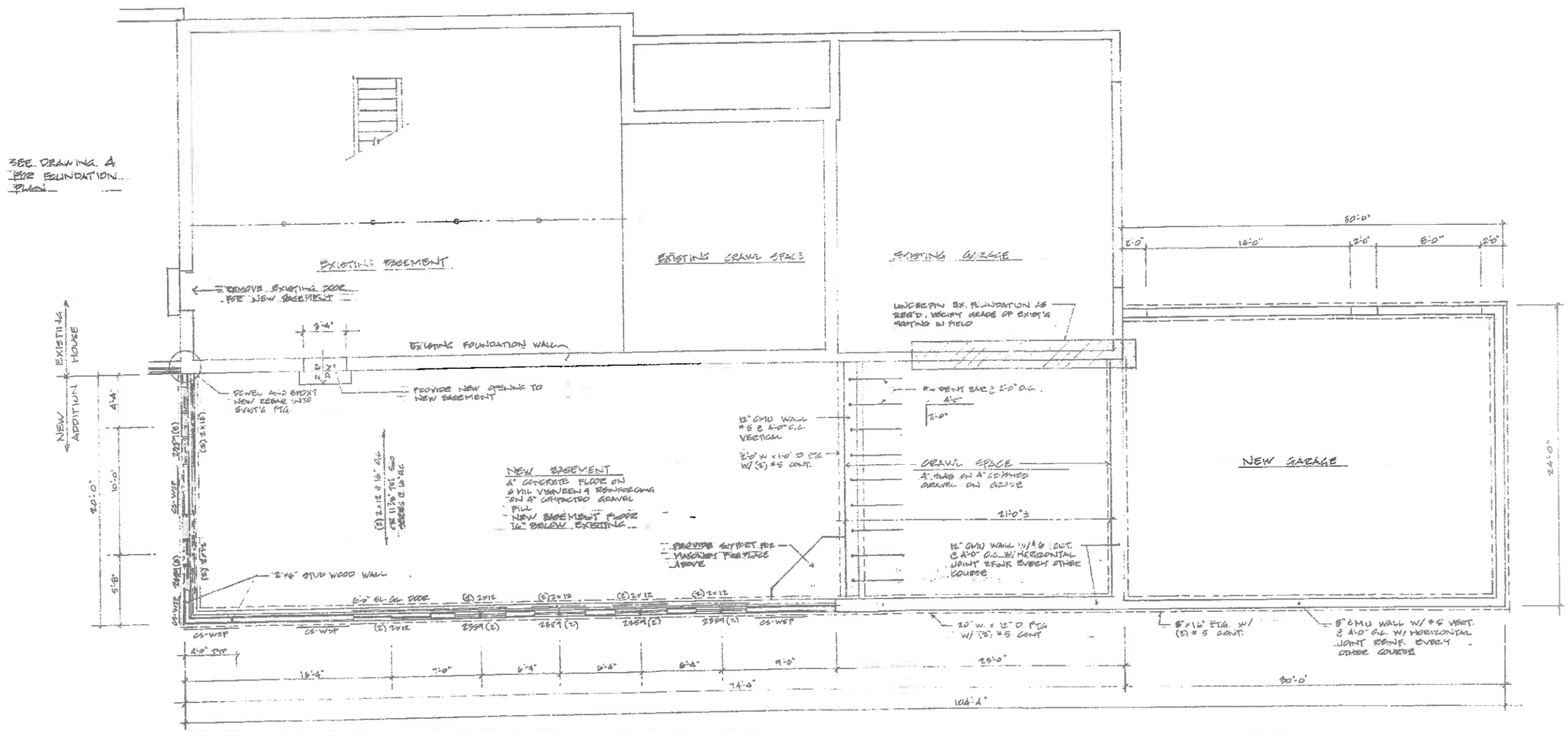


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"
WALLS, DOORS, WINDOWS, CABINETS, ETC. TO BE REMOVED



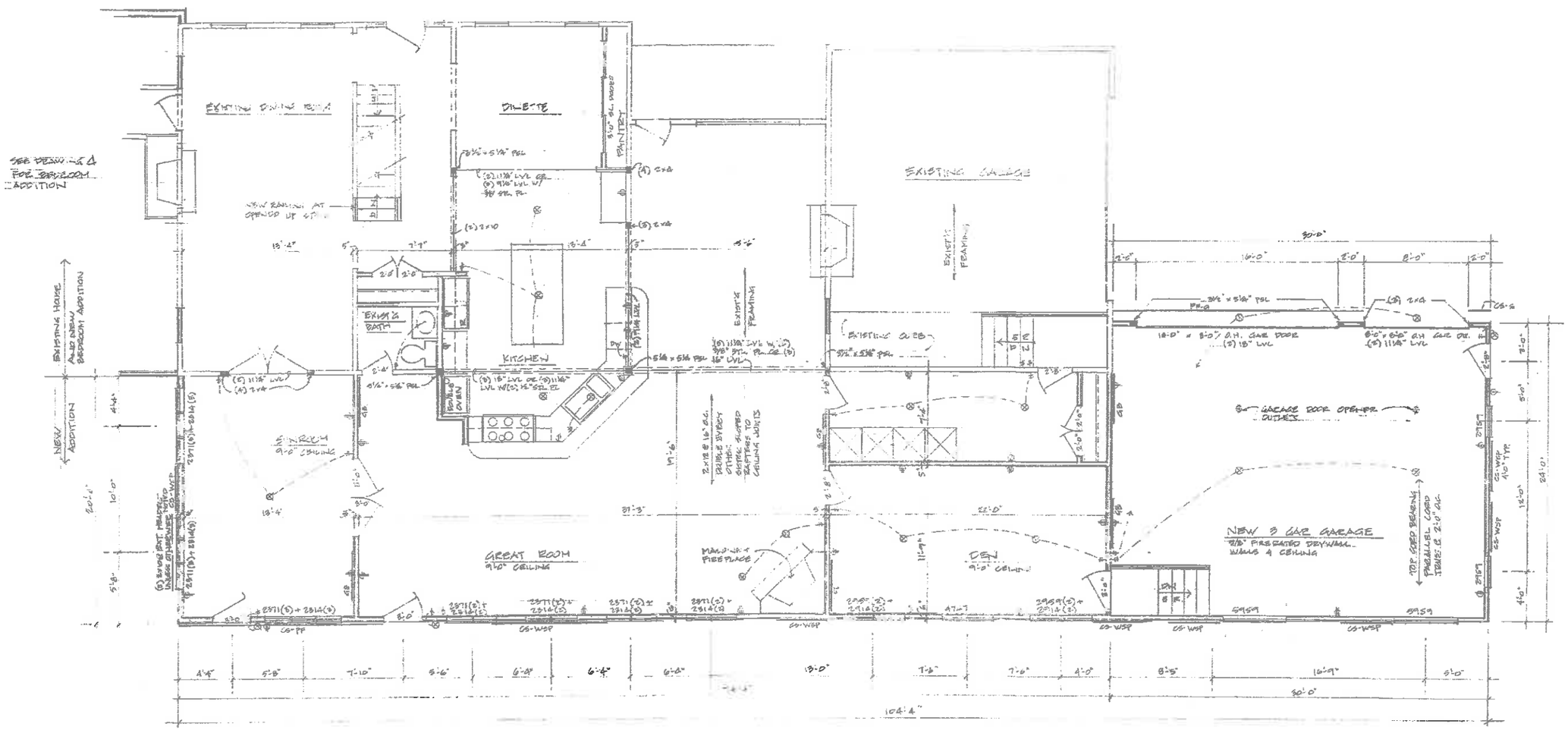
TYPICAL WALL SECTION AT BEDROOM ADDITION
SCALE: 3/4" = 1'-0"

DWG-1



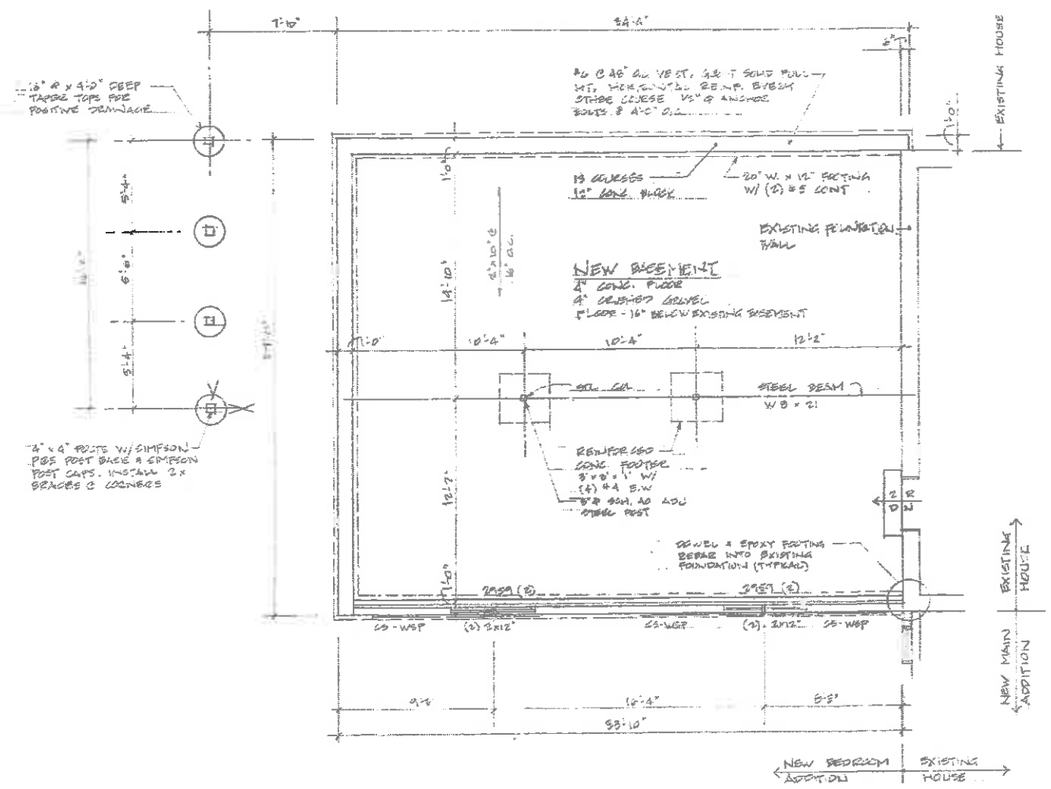
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DWG-2



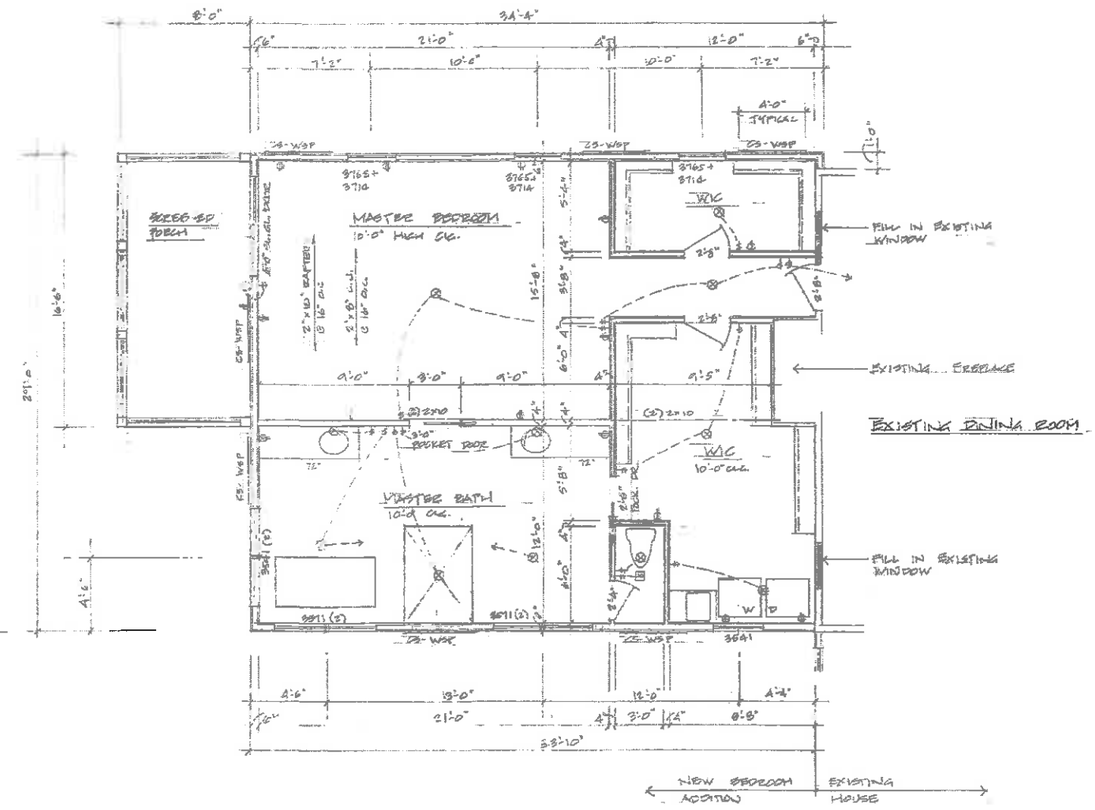
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DWG-3



FOUNDATION PLAN AT MASTER BEDROOM

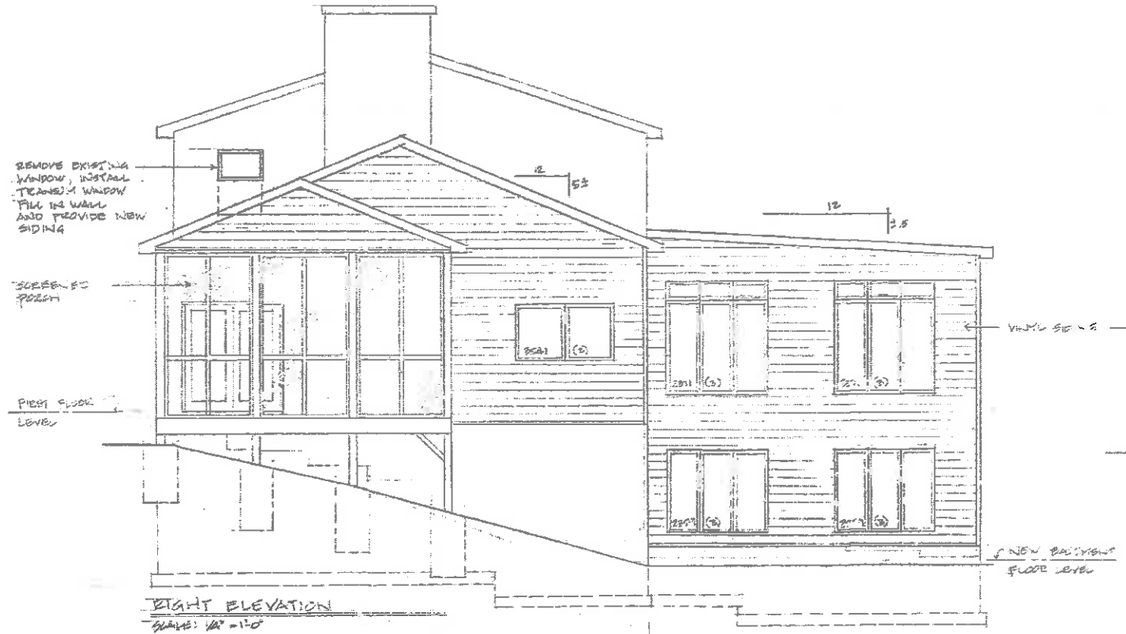
SCALE: 1/4" = 1'-0"



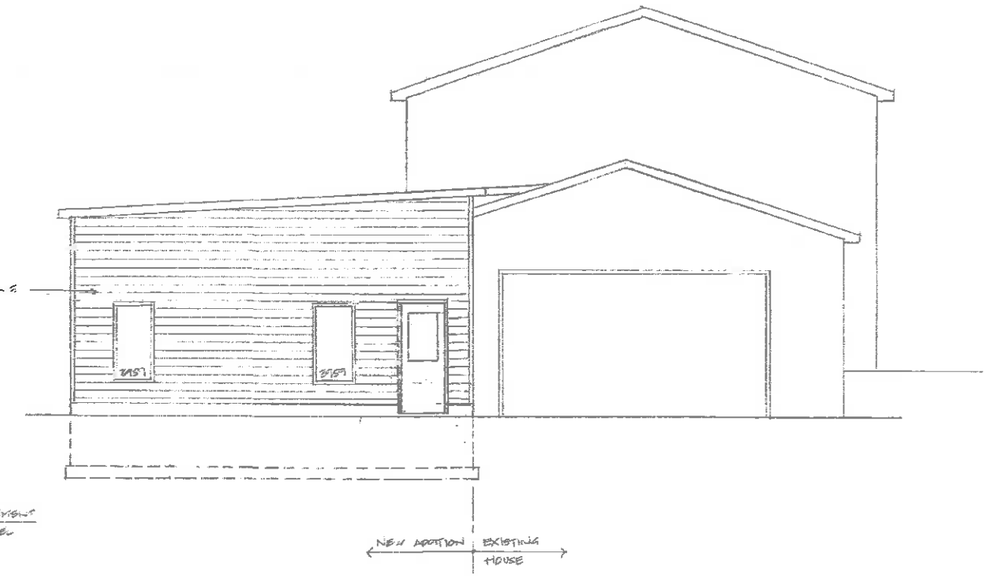
FIRST FLOOR PLAN ADDITION AT MASTER BEDROOM

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

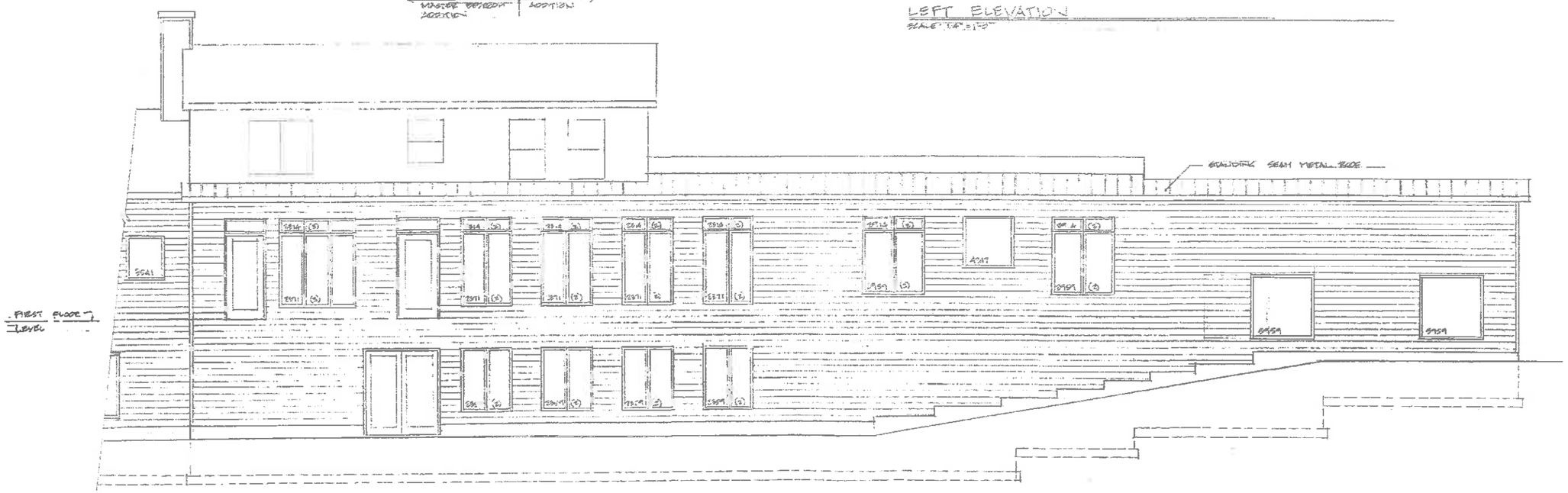
DWG-4



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



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

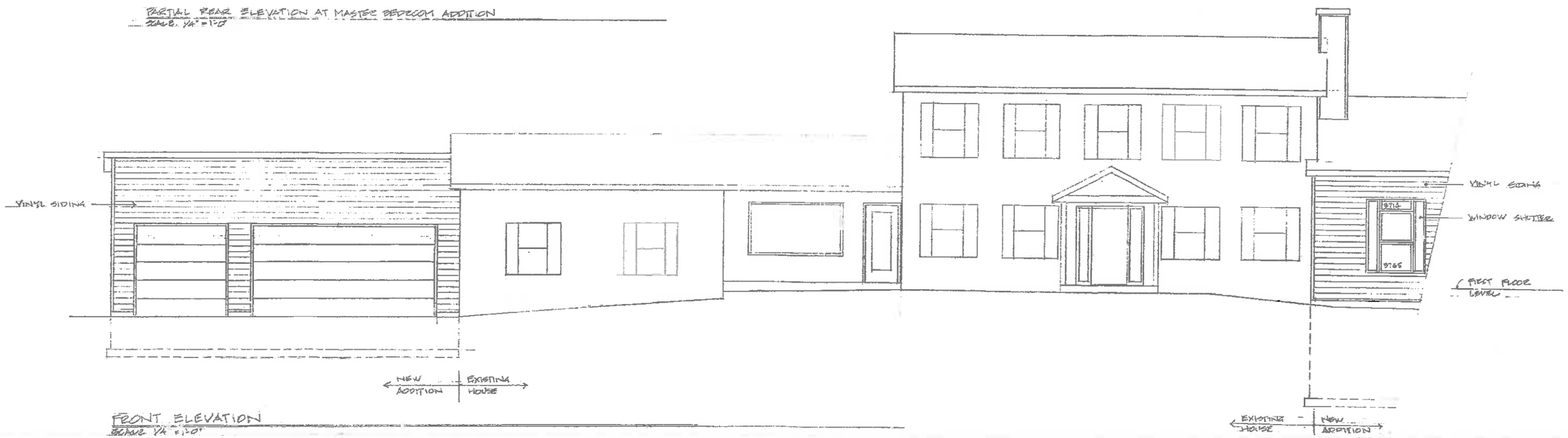


REAR ELEVATION
SCALE: 1/4" = 1'-0"

DWG-5

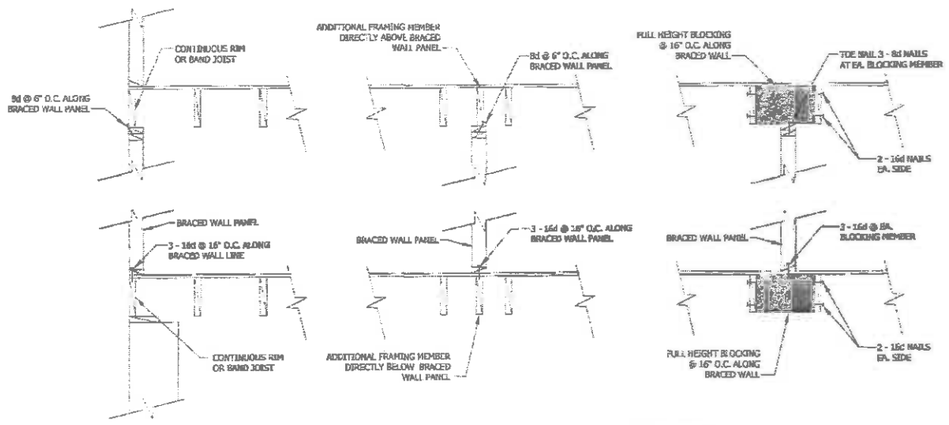
PARTIAL REAR ELEVATION AT MASTER BEDROOM ADDITION
SCALE: 1/4" = 1'-0"

PARTIAL FRONT ELEVATION AT MASTER BEDROOM ADDITION
SCALE: 1/4" = 1'-0"



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

DWG-6



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

NO SCALE

BRACED WALL SCHEDULE

WSP / BWP — WOOD STRUCTURAL PANEL

1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. EDGE NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED

GB / BWP — GYPSOM BOARD

1. 1/2" DRYWALL APPLIED TO BOTH SIDES
2. 7" O.C. FASTENING (EDGE AND FIELD)
3. ALL PANEL EDGES TO BE BLOCKED
4. LENGTH AS NOTED
5. FASTENERS IN ACCORDANCE w/ RCD 702.3.6

CS-WSP / BWP — CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL

1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. EDGE NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED

CS-PF / BWP — CONTINUOUSLY SHEATHED PORTAL FRAME (APA)

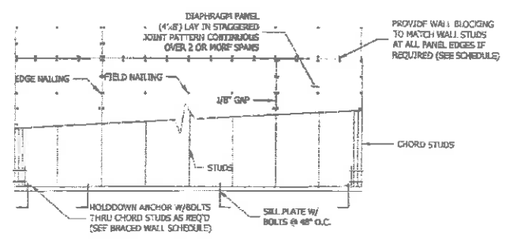
1. REFERENCE FIGURE 602.10.6.4 IN RESIDENTIAL CODE OF OHIO (RCO)

CS-G / BWP — CONTINUOUSLY SHEATHED ADJACENT TO GARAGE OPENING

1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. EDGE NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED

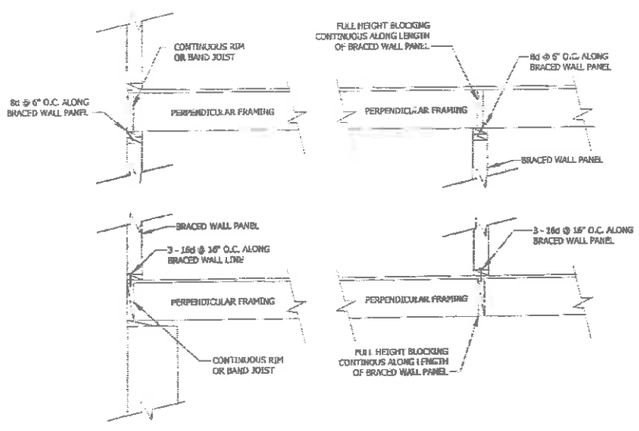
ABW / BWP — ALTERNATE BRACED WALL PANEL

1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO BOTH SIDES OF WALL FOR TWO STORY WALLS, APPLY TO ONE SIDE FOR ONE STORY WALLS.
2. 4" O.C. EDGE NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. PROVIDE TWO 1/2" DIA. ANCHOR BOLTS AT QUARTER POINTS FOR ONE-STORY WALLS. PROVIDE THREE 1/2" DIA. ANCHOR BOLTS AT ONE-FIFTH POINTS FOR TWO STORY WALLS.
6. (2) HOLD-DOWNS @ (2) 2x CHORD STUDS MINIMUM 3000 LB. UPLIFT CAPACITY FOR TWO-STORY WALLS 1800 LB. UPLIFT CAPACITY FOR ONE-STORY WALLS
7. REFERENCE FIGURE 602.10.6.1 IN RESIDENTIAL CODE OF OHIO (RCO)



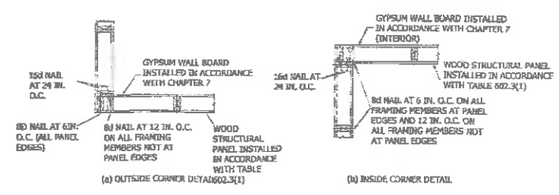
TYP. SHEAR WALL (BRACED WALL) ELEVATION DETAIL

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



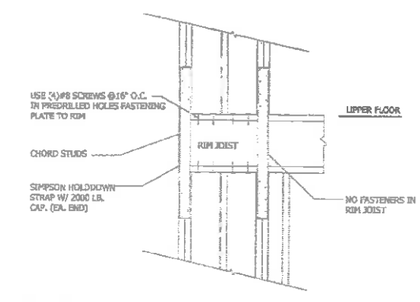
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

NO SCALE



BRACED WALL METHOD CS-WSP CORNER FRAMING DETAIL

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



FIRST-TO-SECOND FLOOR STRAP DETAIL

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

DWG-7

GENERAL STRUCTURAL NOTES:

A. GENERAL

1. THE DRAWINGS SHOW THE GENERAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE ADDITIONAL DETAILS ARE REQUIRED, OR WHERE CONDITIONS ARE ENCOUNTERED THAT ARE NOT ANTICIPATED BY THE DRAWINGS

2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.

3. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING,TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECESSARY.

B. DESIGN CRITERIA

1. STRUCTURAL DESIGN STANDARDS:
RESIDENTIAL CODE OF OHIO (CURRENT EDITION)
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)
AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (ASD)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)

2. FLOOR LIVE LOADS:

LIVING SPACE	=	40 PSF
SLEEPING ROOMS	=	30 PSF
STAIRS & BALCONIES	=	100 PSF
DECKS	=	SAME AS OCCUPANCY SERVED

3. ROOF LIVE LOAD:

MINIMUM	=	20 PSF
SNOW	=	25 PSF+ DRIFT (PER ASCE 7)
Pg	=	20 PSF
Ce	=	1.0 (EXPOSURE B, PARTIALLY EXPOSED)
Ct	=	1.0 (R>25)

4. WIND LOAD:

BASIC WIND SPEED (3 SEC GUST)	=	90 MPH
Iw	=	1.0 (CATEGORY II, EXPOSURE B
GCpi	=	(ENCLOSED, H LESS THAN 60 FT., EXPOSURE B)
DESIGN WIND PRESSURE FOR EXTERIOR COMPONENT & CLADDING:		REFER TO OBC TABLE 1609.6.2.1(2) AND USE H=15 FT AND EXPOSURE C, ADJUSTMENT COEFFICIENT = 1.29

C. FOUNDATION NOTES

1. DESIGN ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF (ASSUMED)
THE CONTRACTOR IS TO VERIFY ALLOWABLE SOIL BEARING PRESSURE DURING FOUNDATION CONSTRUCTION.

2. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED SOIL. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE.

3. ALL DISTURBED EARTH UNDER FOOTINGS SHALL BE REPLACED WITH CONCRETE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.

4. ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES. IF SOIL OF THE DESIGN CAPACITY IS NOT ENCOUNTERED AT THE ELEVATIONS SHOWN, THE FOOTINGS SHALL BE LOWERED OR THE SIZE AND REINFORCEMENT ADJUSTED AS DIRECTED BY THE ENGINEER.

D. CONCRETE REINFORCEMENT:

1. ASTM A-615 GRADE 60 REINFORCING BARS

2. ASTM A-185 FOR WELDED WIRE FABRIC (WWF)

3. NO TACK WELDING OF REINFORCING IN THE FIELD SHALL BE PERMITTED.

4. MINIMUM LAP SPLICE AND ANCHORAGE DIMENSION TABLE FOR NON-COATED BARS:

	3000 PSI CONCRETE				4000 PSI CONCRETE			
	TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
BAR SIZE	LAP	ANCHORAGE	LAP	ANCHORAGE	LAP	ANCHORAGE	LAP	ANCHORAGE
#3	21"	16"	16"	13"	18"	14"	14"	14"
#4	28"	22"	22"	17"	24"	19"	19"	15"
#5	35"	27"	27"	21"	30"	24"	24"	18"
#6	46"	35"	35"	27"	40"	31"	31"	24"
#7	63"	48"	48"	37"	54"	42"	42"	32"
#8	82"	63"	63"	49"	71"	55"	55"	42"
#9	104"	80"	80"	62"	90"	69"	69"	54"
#10	MS	102"	102"	78"	MS	88"	88"	68"
#11	MS	125"	MS	96"	MS	108"	MS	83"
#14	MS	170"	MS	131"	MS	147"	MS	113"
#18	MS	250"	MS	192"	MS	216"	MS	156"

WHEN LAPPING TWO DIFFERENT SIZE BARS, USE THE LAP DIMENSION OF THE SMALLER BAR OR THE ANCHORAGE OF THE LARGER BAR.
MS = MECHANICAL SPLICE THAT DEVELOPS 125 PERCENT OF THE BAR YIELD STRENGTH. THE "LENTON REBAR SPLICE" MAY BE USED IN LIEU OF MS.

E. CONCRETE (REGULAR WEIGHT):

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:

LOCATION	STRENGTH	SLUMP	AIR CONTENT
FOUNDATIONS	3000 PSI	MAX. 5"	NONE
SLAB-ON-GRADE	4000 PSI	MAX. 4"	6% +/-1% (EXPOSED)
WALLS	3000 PSI	MAX. 3"	6% +/-1% (EXPOSED)
FORMED SLABS	4000 PSI	MAX. 3"	NONE

NOTES

1. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS.

2. FIELD VERIFY ALL EXISTING DIMENSIONS.

3. IT SHALL BE THE CONTRACTORS'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING, AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

G. MASONRY:

1. WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACI 530.1/ASCE 530/TMS 602 SPECIFICATION FOR MASONRY STRUCTURES.

2. HOLLOW CONCRETE MASONRY UNITS SHALL BE ASTM C90, TYPE 1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI (AVE. NET AREA)

3. BRICK MASONRY UNITS SHALL BE ASTM C216, GRADE SW, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,400 PSI (AVE. NET AREA).

4. MORTAR FOR LOAD BEARING (REINFORCED AND NON-REINFORCED) WALLS SHALL BE ASTM 476 TYPE S WITH A SPECIFIED 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.

5. MORTAR FOR NON-LOAD BEARING PARTITION WALLS SHALL BE TYPE N WITH A SPECIFIED 28 DAY COMPRESSIVE STRENGTH OF 750 PSI.

6. GROUT STRENGTH SHALL BE 3000 PSI MINIMUM. SLUMP TO BE 8" TO 10". PLACE GROUT IN 4'-0" (MAX.) LIFTS.

7. REINFORCING SPLICES SHALL BE LAPPED 48 BAR DIAMETERS.

8. ALL MASONRY UNITS SHALL HAVE GALVANIZED HORIZONTAL REINFORCEMENT AS FOLLOWS:
LADDER TYPE, #9 GAGE SIDE AND CROSS RODS SPACED 16" O.C. VERTICALLY (8" O.C. VERTICALLY FOR ALL WALLS BELOW GRADE).

9. PROVIDE 16" THICK (MIN.) SOLID OR GROUTED MASONRY UNDER ALL STEEL BEARING ON MASONRY.

10. PROVIDE VERTICAL WALL REINFORCING AS NOTED ON PLAN AND (2)-#5 AT ALL CORNERS AND AT EDGE OF WALL OPENINGS GREATER THAN 7'-0" HIGH.

H. LINTELS FOR MASONRY OPENINGS:

1. PROVIDE 8" MINIMUM BEARING FOR ALL CONCRETE MASONRY LINTELS AND 4" MINIMUM BEARING FOR ALL STEEL LINTELS UP TO 6'-0" AND 8" MINIMUM BEARING FOR SPANS GREATER THAN 6'-0"

2. PROVIDE LINTELS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE FOR ALL OPENINGS IN MASONRY WALLS, U.N.O.:

STEEL LINTELS:

OPENING SIZE	LINTEL SIZE
LESS THAN 4'-0"	L3-1/2x3-1/2x5/16
FROM 4'-0" TO LESS THAN 5'-0"	L4x3-1/2x5/16 LLV
FROM 5'-0" TO LESS THAN 6'-0"	L5x3-1/2x5/16 LLV
FROM 6'-0" TO LESS THAN 7'-0"	L6X3-1/2x5/16 LLV
FROM 7'-0" TO LESS THAN 10'-0"	W8x13 + 1/4 BOTTOM PLATE

CONCRETE MASONRY LINTELS: (f'c = 3000 PSI)

OPENING SIZE	LINTEL SIZE (WxD)	REINF. (2" COVER)
LESS THAN 4'-0"	12x8 OR 8x8	(1) #5 T&B
FROM 4'-0" TO LESS THAN 5'-0"	12x8 OR 8x8	(1) #6 T&B
FROM 5'-0" TO LESS THAN 6'-0"	12x8 OR 8x8	(2) #5 T&B
FROM 6'-0" TO LESS THAN 7'-0"	12x8 OR 8x8	(2) #6 T&B
FROM 7'-0" TO LESS THAN 10'-0"	12x16 OR 8x16	(2) #6 T&B

3. USE ONE ANGLE FOR EACH 4" WIDTH OF MASONRY.

4. HOT DIP GALVANIZE ALL MISCELLANEOUS STEEL LINTELS IN EXTERIOR WALLS.

I. STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL BEAM AND CHANNEL SECTIONS SHALL CONFORM TO: ASTM A992 (Fy=50KSI)

2. OTHER SECTIONS AND PLATE SHALL CONFORM TO: ASTM A36 (Fy=36 KSI)

3. HSS/TS SECTIONS SHALL CONFORM TO: ASTM A500 GRADE B (Fy=46 KSI) U.N.O.

4. ANCHOR BOLTS SHALL CONFORM TO: ASTM F1554 (Fy=36 KSI)
(PROVIDE G185 HOT-DIPPED GALVANIZED BOLTS WHEN USED IN CONTACT WITH TREATED LUMBER.)

5. DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

6. ALL STRUCTURAL STEEL WHICH IS NOT SPRAY FIREPROOFED SHALL BE SHOP PRIMED.

7. PROVIDE AISC STANDARD CONNECTIONS USING 3/4" DIA. ASTM A325-N BOLTS.

8. DESIGN CONNECTIONS FOR FULL STRENGTH OF MEMBER FOR SPAN PER AISC BEAM LOAD TABLES.

9. ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES PER THE LATEST AWS SPECIFICATIONS.

H. STRUCTURAL WOOD:

1. DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AFS NATIONAL DESIGN SPECIFICATIONS AND THE GOVERNING BUILDING CODE.

2. ALL STRUCTURAL FRAMING MEMBERS SHALL BE SYP NO. 2 OR BETTER, U.N.O.

3. PLYWOOD ROOF DECK SHALL BE APA STRUCTURAL RATED SHEATHING 40/20, EXPOSURE 1, 3/4" U.N.O.

4. PLYWOOD WALL SHEATHING SHALL BE APA STRUCTURAL RATED SHEATHING 32/16, EXPOSURE 1, 1/2" U.N.O.

5. NAIL ROOF DECK AND PLYWOOD SHEAR WALLS WITH 8d COMMON NAILS AT 4" O.C. ALONG EDGES AND BOUNDARY ELEMENTS. SPACE NAILS 6" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD NAILING).

6. USE PRESSURE TREATED LUMBER WHERE WOOD IS EXPOSED TO WEATHER, MOISTURE, CONCRETE, MASONRY OR THE GROUND.

I. COMPOSITE WOOD PRODUCTS:

1. DETAIL, FABRICATE AND ERECT COMPOSITE WOOD PRODUCTS IN ACCORDANCE WITH THE AFS NATIONAL DESIGN SPECIFICATIONS, GOVERNING BUILDING CODES AND MANUFACTURER'S REQUIREMENTS AND CONTRACT DOCUMENTS.

2. ALL COMPOSITE WOOD PRODUCTS SHALL BE FRAMED WITH SIMPSON STRONG-TIE CONNECTORS.

3. MANUFACTURER SHALL DETAIL AND PROVIDE ALL REQUIRED CONNECTORS AS PART OF THE COMPOSITE WOOD PRODUCT SYSTEM. MANUFACTURER TO SIZE REQUIRED CONNECTORS FOR REVIEW BY ENGINEER.

4. ENGINEERED I-JOISTS AND LVL LUMBER SHALL CONFORM TO STANDARDS SET FORTH IN NES REPORTS NER-200 AND 451 RESPECTIVELY.

5. PRODUCTS SHALL BE PROVEN BY TESTING AND EVALUATION IN ACCORDANCE WITH THE PROVISIONS OF ASTM D-5055.

6. PRODUCTS SHALL PERFORM TO OR BETTER THAN THOSE MANUFACTURED BY TRUS JOIST MACMILLAN AND BOISE CASCADE.

J. PREFABRICATED WOOD TRUSSES:

1. DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE TPI STANDARDS AND THE GOVERNING BUILDING CODE.

2. TRUSS DESIGN DOCUMENTS SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

3. DESIGN DEAD, LIVE AND WIND LOADS SHALL BE DEVELOPED FROM THE CRITERIA SHOWN ON THE CONTRACT DOCUMENTS AND SHALL NOT BE LESS THAN:
TOP CHORD= 20 PSF LIVE LOAD + SNOW DRIFT LOADS
15 PSF DEAD LOAD
BOTTOM CHORD= 30 PSF ATTIC STORAGE LIVE LOAD (WHERE INDICATED)
10 PSF DEAD LOAD
THE TRUSS DESIGNER SHALL COMBINE LOADS PER O.B.C. REQUIREMENTS.

4. THE ROOF DECK IS DESIGNED TO TRANSFER HORIZONTAL WIND LOAD TO SHEAR WALLS.

5. PROVIDE MINIMUM TRUSS BRACING AS FOLLOWS:
BOTTOM CHORD HORIZONTAL LATERAL BRACES USING CONTINUOUS 2x4 PERPENDICULAR TO BOTTOM CHORD AT 10'-0" O.C. (MAX) ADJACENT TO WEB MEMBER. WEB MEMBER VERTICAL BRACES USING 2x4 AT 45° TO WEB MEMBER EXTENDING FROM TOP CHORD TO BOTTOM CHORD, SPACED APART TWO TIMES LENGTH OF "X" BRACE AND AT ENDS OF BUILDING, LOCATED ACROSS TRUSS. BOTTOM CHORD LATERAL BRACES AND 8' MAXIMUM APART ON FLOORS, 12' MAXIMUM APART ON ROOFS AND ALL LATERALLY BRACED MEMBERS.

6. ALL TRUSSES SHALL BE FRAMED WITH SIMPSON STRONG-TIE HANGERS AND HOLDDOWNS.

7. TRUSS MANUFACTURER TO SIZE AND SUPPLY REQUIRED CONNECTORS FOR REVIEW BY ENGINEER.

8. SCISSOR TRUSSES:

A. SEE THE ARCHITECTURAL DRAWINGS FOR THE BOTTOM CHORD PITCH.

B. TRUSS MANUFACTURER SHALL DESIGN THE SCISSOR TRUSS WITH ONE END "FIXED" AND THE OTHER END FREE TO "MOVE". THE SUPPORTING STRUCTURE IS NOT DESIGNED TO PROVIDE HORIZONTAL THRUST RESISTANCE.

C. CONNECT TRUSS AT "FIXED" END AS INDICATED USING HURRICANE CLIPS. CONNECT TRUSS AT "SLIP" END WITH SIMPSON TYPE TC26 TRUSS CONNECTOR, INSTALLING NAILS TO ALLOW TRUSS MOVEMENT (DURING CONSTRUCTION). DURING CONSTRUCTION, BRACE SUPPORTING WALLS AT BOTH ENDS AND APPLY ALL DEAD LOADS (EXCEPT OMIT STRIP OF CEILING AT "SLIP" END). AFTER ALL DEAD LOADS ARE IN PLACE, PROVIDE NAILS AT THE "SLIP" END SO THAT IT IS NOW "FIXED". NO ADDITIONAL HORIZONTAL SLIPPING SHALL OCCUR.

D. SOME FUTURE LONG-TERM MOVEMENT WILL OCCUR DUE TO LIVE LOADS AND CREEP WHICH WILL CONSIST OF MOVEMENT OF THE WALL SUPPORTS.

E. TRUSS MANUFACTURER SHALL DESIGN TRUSS TO LIMIT THE LONG-TERM HORIZONTAL DEFLECTION TO BE LESS THAN 0.50" TOTAL. LONG-TERM HORIZONTAL DEFLECTION SHALL BE CALCULATED USING 1.5xDEAD LOAD DEFLECTION PLUS THE DEFLECTION DUE TO SNOW LOADS.

GENERAL FRAMING NOTES

1.) TRUSJOIST SHALL BE RESPONSIBLE FOR PROVIDING BRIDGING.

2.) FRAMING MEMBERS:
KD, 19% MOISTURE CONTENT OR LESS
BEARING WALLS AT SECOND FLOOR: 2x4 SPF STUD GRADE @ 16" O.C.
BEARING WALLS AT FIRST FLOOR: 2x6 SPF STUD GRADE @ 24" O.C.
ROOF RAFTERS, FLOOR JOISTS: 2x SPF NO 1/2 GRADE @ 16" O.C. (SEE PLAN)
HEADERS: SEE SCHEDULE

3.) UNLESS SPECIFICALLY STATED ON THE DRAWINGS, LVL's USED FOR SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
MINIMUM PROPERTIES:
Fv = 285 PSI
Fb = 2600 PSI
E = 1,900,000 PSI

4.) WHERE BUILT-UP SECTIONS OF DIMENSIONAL LUMBER ARE INDICATED, FASTENING SHALL BE IN ACCORDANCE WITH NDS 15.3.3. MULTI-PLY LVL SECTIONS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

5.) TOP & BOTTOM PLATES OF STUD WALLS SHALL BE SAME GRADE AS STUDS. BOTTOM PLATE AT SLAB SHALL BE TREATED SOUTHERN YELLOW PINE. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED

6.) USE JOIST HANGERS DESIGNED FOR GIVEN MEMBER SIZE TO SUPPORT ALL RAFTERS/HEADERS FRAMING INTO SIDES OF OTHER MEMBERS.

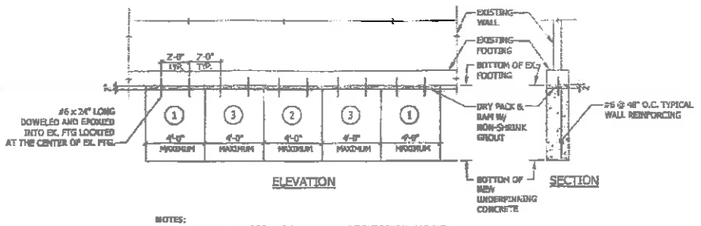
7.) PROVIDE 3/4" BOLTS @ 16" O.C. IN "W" PATTERN FOR FLITCH BEAMS.

8.) HANGERS FOR ALL TRUSSES AND LVL BEAMS BY TRUSS MANUFACTURER.

9.) TYPICAL TRUSS SPACING = 2'-0" EXCEPT WHERE SPECIFICALLY NOTED

10.) DO NOT SUBSTITUTE SPECIFIED MATERIAL FOR STRUCTURAL ELEMENTS WITHOUT THE CONSENT OF A QUALIFIED DESIGN PROFESSIONAL.

DWG 3

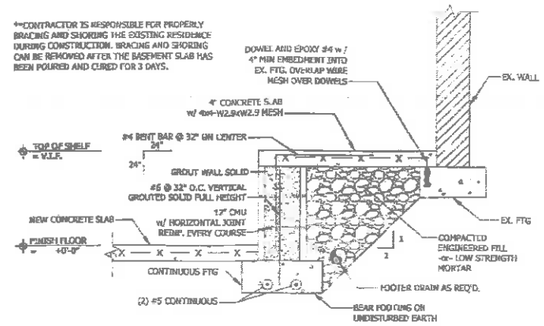


NOTES:

1. UNDERPINNING OF THE EXISTING ADJACENT BUILDING WALLS AND FOUNDATION SHALL BE OF PLAIN CONCRETE HAVING A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. UNDERPINNING SHALL BE CONTINUOUS ALONG THE WALLS AND BEAR ON UNDISTURBED EARTH (OR AT ELEVATION ON PLAN).
3. EXISTING WALLS SHALL BE ADEQUATELY BRACED AND SUPPORTED UNTIL NEW FOUNDATION IS IN PLACE.
4. ALTERNATE UNDERPINNING UNITS AS FOLLOWS:
   A. INSTALL "1" UNITS BEFORE PROCEEDING WITH "2" UNITS.
   B. ADJACENT UNITS SHALL NOT BE PLACED WITHIN 4 DAYS OF EACH OTHER.
   C. ALLOW 24 HOURS OF CURING PRIOR TO PLACING 2" DRY PACKING TO EXISTING WORK.
5. CAST A 2x4 KEY BETWEEN EACH UNDERPINNING UNIT TO DEVELOP LATERAL SUPPORT.

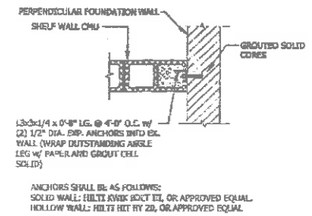
11 WALL UNDERPINNING DETAIL

SCALE: NTS



10 FOUNDATION SHELF WALL DETAIL

SCALE: N.T.S.



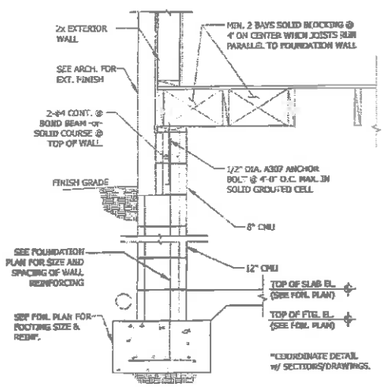
9 LATERAL SUPPORT ANGLE DETAIL

SCALE: NTS

FASTENING SCHEDULE

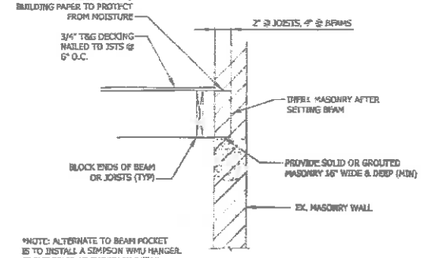
CONNECTION	FASTENING a, b	LOCATION
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C. 3" x 0.135" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d EACH 16" 3" x 0.135" NAIL 16" 3" 14 GAGE STAPLE PER 16"	BRACED WALL PANELS
TOP PLATE TO STUD	2-16d COMMON 3 - 3" x 0.135" NAIL 3 - 3" 14 GAGE STAPLE	END NAIL
STUD TO SOLE PLATE	4-8d COMMON 4 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL
	2-16d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	END NAIL
DOUBLE STUDS	16d AT 24" O.C. 3" x 0.135" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 8" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	16d AT 16" O.C. 3" x 0.135" NAIL AT 12" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	FACE NAIL
	8-16d COMMON 12 - 3" x 0.135" NAIL 12 - 3" 14 GAGE STAPLE TYPICAL (NO. NAIL	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL
RIM JOIST TO TOP PLATE	8d AT 6" (150 MM) O.C. 3" X 0.131" NAIL AT 6" O.C. 3" 14 GAGE STAPLE AT 6" O.C.	TOE NAIL
TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON 3 - 3" x 0.135" NAIL 3 - 3" x 14 GAGE STAPLE	FACE NAIL
RAFTER TO PLATE SEE SECTION 2308.10.1, TABLE 2308.10.1	3-8d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2 - 3" x 0.131" NAIL 2 - 3" 14 GAGE STAPLE	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON 3" x 0.135" NAIL 3" 14 GAGE STAPLE	24" o.c. 16" o.c. 16" o.c.
BUILT-UP GIRDER AND BEAMS	20d COMMON 32" O.C. 3" x 0.135" NAIL 24" O.C. 3" 14 GAGE STAPLE 24" O.C. 2-20d COMMON 3 - 3" x 0.135" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
JOINED STRUT	3-16d COMMON 4 - 3" x 0.135" NAIL 4 - 3" x 14 GAGE STAPLE	FACE NAIL

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE NOTED.
b. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16 INCH.
c. SEE SECTIONS FOR FASTENING NOTES NOT SHOWN IN THIS TABLE.



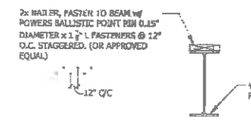
7 TYPICAL EXTERIOR WALL @ JOISTS RUNNING PARALLEL TO FDN WALL

SCALE: N.T.S.



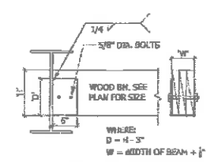
6 BEAM BRG AT MASONRY

SCALE: N.T.S.



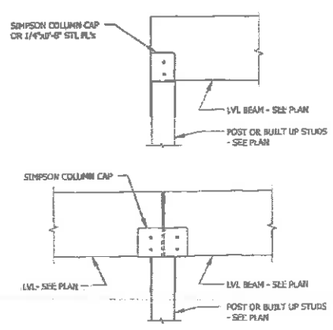
8 TYPICAL WOOD PLATE TO STEEL BEAM SECTION

SCALE: N.T.S.



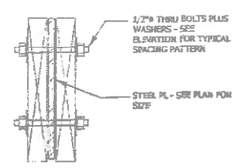
5 WOOD BEAM TO STEEL BEAM CONNECTION

SCALE: N.T.S.



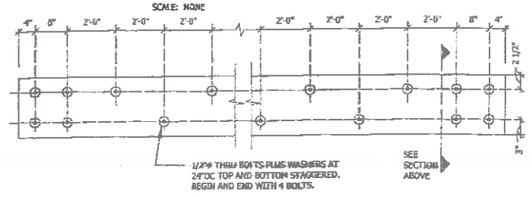
4 LVL-TO-POST SECTION

SCALE: NTS



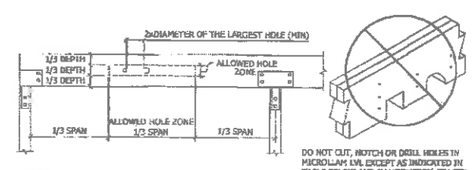
FLITCH BEAM SECTION

SCALE: NONE



3 FLITCH BEAM ELEVATION

SCALE: NONE



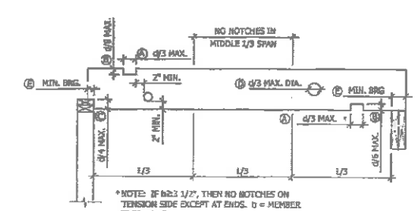
DO NOT CUT, NOTCH OR DRILL HOLES IN MICROLLAM LVL EXCEPT AS INDICATED IN TABLE BELOW AND ILLUSTRATION AT LEFT.

NOTES:
1) THE ALLOWED HOLE ZONE IS SUITABLE ONLY FOR UNIFORMLY LOADED BEAMS.
2) RECTANGULAR HOLES ARE NOT ALLOWED.
3) HOLES IN CANTILEVERS REQUIRE ADDITIONAL ANALYSIS.
4) IF LARGER HOLES ARE REQUIRED CONTACT STRUCTURAL ENGINEER FOR EVALUATION.

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
5 1/2"	1 3/4"
7 1/4" TO 18"	2"

2 ALLOWABLE HOLES IN LVL & PARALLAM BEAMS

SCALE: N.T.S.



JOIST SIZE	(A) MAXIMUM NOTCH LENGTH	(B) MAXIMUM NOTCH DEPTH	(C) MAXIMUM END NOTCH DEPTH	(D) MAXIMUM HOLE DEPTH	(E) MINIMUM (1) BEARING LENGTH	
2x8	2 3/8"	1 3/16"	1 13/16"	2 3/8"	1 1/2"	3"
2x10	3 1/16"	1 1/2"	2 5/16"	3 1/16"	1 1/2"	3"
2x12	3 3/4"	1 7/8"	2 13/16"	3 3/4"	1 1/2"	3"

NOTE:
(1) MINIMUM BEARING: 1 1/2" ON WOOD OR STEEL, 3" BEARING ON MASONRY.

1 JOIST HOLES & NOTCHES

SCALE: N.T.S.

DWG-9

SUMMIT
SOIL & WATER
CONSERVATION DISTRICT

1180 South Main Street, Suite 241
Akron, Ohio 44301
(330) 929-2871

15 November 2016

William Funk
Bath Township Planning Director/Zoning Inpsector
3864 W. Bath Rd.
Akron, OH 44333

Dear William Funk,

This letter is in response to the proposed expansion of a residential structure at 1188 Meadow Spur. The proposed expansion is located within the additional 100'buffer placed around riparian areas that have steep slopes. The area where work will take place is currently graded and consists of mowed grassed and a wood deck. The expansion of the living space appears to have little impact to the 100' buffer. However, the expansion of the garage is adjacent to steep slopes. Some large trees exist at the top of the steep slope. The root system of these trees are keeping the slopes in place and preventing soil from eroding. These trees should remain in place and only be trimmed to allow for garage construction.

If you have any questions, please don't hesitate to contact our office.

Respectfully yours,

Stephanie Deibel
Storm water Specialist
Summit Soil & Water Conservation District

Cc:
File