

AGENDA

December 7, 2020

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of November 2, 2020

Cases

CASE NO. 2020-1778

Patrick and Erin Dimuzio, the property owners of 6675 West Beechlands Drive are requesting a variance to Zoning Code Section 154.12 (A) (4). If approved, the variance would allow for a 360 square foot accessory structure to be constructed in the rear yard for the residence.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD VIA ZOOM
MONDAY, NOVEMBER 2, 2020**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission via Zoom on Monday, November 2 at 7:00 p.m.

Roll was called:

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Wolf
Scott Rubenstein

ALSO PRESENT:

Andrew Kaake, Village Solicitor
Wes Brown, Zoning Administrator
Scot Lahrmer, Village Manager
Tammy Reasoner, Clerk of Council

Chairperson Bardach welcomed everyone to the meeting and led those in attendance through the Pledge of Allegiance.

Chairperson Bardach asked if there were any corrections to the minutes of the October 5, 2020 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2020-1740

Village Zoning Administrator Wes Brown introduced Case No. 2020-1740, in which Michael and Elizabeth Davis of 7191 West Aracoma Drive requested a variance to Zoning Code Section 154.12(A) to allow for an accessory structure to be constructed in the rear yard, 5' from the side lot.

Mr. Davis stated his application letter covered the request, and said the biggest issue they face with shed placement is the slope of the yard. He also said he would have to cut down trees in the back if he were to follow code requirements, as well as have the shed doors face the street.

Mr. Wolf asked if the structure would be painted to match the house, to which Mr. Davis responded it would.

Jeff and Kristen Bickel of 7102 Willowbrook Drive are neighbors to the side of the property, and joined the meeting by phone and stated they had no problems with the Davis' variance request to install the shed.

Mr. Bardach asked Village Manager Scot Lahrmer if there had been any other resident feedback regarding the request. Mr. Lahrmer responded there had not.

Mr. Rubenstein asked if the neighbor to the north of the property was agreeable to the proposal. Mr. Davis stated he had spoken to them and they were amenable.

Mr. Lauer moved to grant the variance, which was seconded by Mr. Rubenstein, and the motion passed unanimously.

CASE NO. 2020-1743

Mr. Brown then introduced Case No. 2020-1743, in which Shawn and Tricia Reynolds of 2430 Section Road requested a variance to Zoning Code Section 154.14 (A). The variance would allow for the extension of an existing front yard fence.

Mr. Reynolds explained he was in the process of purchasing the home, but had received a letter of approval to apply for the variance from the current owner. He said the fence was a critical element to the purchase of the home, as the family had two young children. The property has a fast-moving creek in the front yard, which could pose a danger to the children.

Ms. Rissover asked Mr. Reynolds about the height of the existing fence. He responded the fence was four feet but was hidden from street visibility by trees and elevation from Section Road.

Ms. Rissover asked if the homeowner planned to enclose the fence across the driveway. Mr. Reynolds stated the intention was to close off the fence with a gate which would be electrically operated. Ms. Rissover expressed her concern that the gate would add to the visibility from the street. Mr. Reynolds said it would still be hardly noticeable.

Ms. Rissover asked if the gate would be the same type of fencing as the rest of the fence. Mr. Reynolds said it would.

Mr. Wolf attested to the depth of the creek in the area of Mr. Reynolds' pending property, and stated he was sympathetic to his concerns.

Mr. Reynolds said he had concerns about the purchase of the home if the fence was not permitted.

Ms. Rissover asked staff if the gated entry would pose any difficulty with regard to emergency services, to which Mr. Brown replied the Police-Fire Department would want accessibility. Mr. Reynolds said he would not only be happy to provide access, but would prefer the Police-Fire Department to have it.

Ms. Rissover said she had concerns with setting a precedent that would encourage gated entries in the Village, which she felt was a separate issue from the variance request altogether.

Mr. Reynolds said his primary concern was the safety of his children.

Mr. Lauer stated he had no concerns with setting precedence, and the Board of Zoning Appeals prided itself on successfully considering the unique circumstances of each individual who presented a case.

Mr. Bardach requested the record reflect the issues in this case so its specific circumstances were distinguishable from any future gated entry requests.

Mr. Bardach asked Mr. Lahrmer if there had been any feedback from neighbors, to which Mr. Lahrmer stated there had not.

Mr. Wolf moved to approve the variance request based on the speed at which the creek rises in that area, and the close proximity to the street. The motion was seconded by Ms. Rissover and passed unanimously.

NEW BUSINESS

There being no new business, Chairman Bardach announced the meeting was adjourned at 7:26 p.m.

Tammy Reasoner, Clerk of Council

Richard Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: December 7, 2020 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Monday, December 7, 2020** at 7:00 p.m. online via Zoom. Those wishing to speak at the meeting are invited to participate via the contact information listed below, or to submit comments in writing to the Village Clerk at tprasoner@amberleyvillage.org. The public meeting will be held to review the following item:

Mr. and Mrs. Dimuzio are the property owners of 6675 West Beechlands Drive, and are requesting a variance to Zoning Code Section 154.12 (A) (4). If the variance is approved, it would allow for a 360 square foot covered accessory structure to be constructed in the rear yard for their residence.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tprasoner@amberleyvillage.org, or you may attend the **Monday, December 7, 2020** Planning Commission/Board of Zoning Appeals public meeting in person or by phone. If you should have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

December Planning Commission/Board of Zoning Appeals Meeting
When: Dec 7, 2020 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:
<https://us02web.zoom.us/joining/register/tZ0tcuyorDMuHN1iVxX7cHmKpANIE2Ffw27P>

**After registering, you will receive a
confirmation email containing information about joining the meeting.**

cc: Patrick and Erin Dimuzio, 6675 West Beechlands Drive
Amanda Starner, 2676 Fair Oaks Lane

Leslie Kreines, 6695 West Beechlands Drive
Beechlands Realty Co, 6690 West Beechlands Drive
Rachel Sabath, 6665 West Beechlands Drive
Mark and Christina Lawson, 2752 Losantiridge Avenue
Michael Daley and June Pfaff, 2742 Losantiridge Avenue
Christopher Dowden and Lynn Butler, 2738 Losantiridge Avenue
Daniel and Margaret Shaw, 2738 Losantiridge Avenue
Kyle Hackett and Michelle Peeden, 2726 Losantiridge Avenue



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

December 7, 2020

Subject:

6675 West Beechlands Drive

Variance:

Square footage for an accessory structure

Item: Case#2020-1778

Variance Request: Patrick and Erin Dimuzio, the property owners of 6675 West Beechlands Drive are requesting a variance to Zoning Code Section 154.12 (A) (4). If approved, the variance would allow for a 360 square foot accessory structure to be constructed in the rear yard for the residence.

Zoning Code Review: 154.12 ACCESSORY STRUCTURES.

(A) An accessory structure is permitted in a residential district if it meets the following restrictions:

(4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property.

Variance Review: Mr. and Mrs. Dimuzio are the property owners of 6675 West Beechlands Drive and are requesting a variance to Zoning Code Section 154.12 (A) (4). If the variance is approved, it would allow for a 360 square foot covered accessory structure to be constructed in the rear yard for their residence.

The property is a 1.4 acres parcel in the Residence A zoning District and is bordered by Pleasant Ridge to the south. Village Code Section 154.12 states that an accessory structure not open to the sky shall not cover more than 200 square feet in floor area.

The proposed covered accessory structure would have a floor area of 360 square feet (15'x24') and would be open on 3-sides. The south-facing side is proposed to be enclosed by a screen wall constructed of stained wood slats spaced 1" apart.

The letter to the Board states that the project is an attempt to revitalize and update the rear yard and exterior living space. The project includes the proposed structure for seating and dining, brushed concrete to update the hardscape while keeping with the homes existing integrity and surrounding natural landscaping. The project will not adversely affect government services or public health, safety, comfort, and will provide an economic benefit to the community by raising the property value of the home.

The letter also states that they feel the design and required variance is the best option for meeting their

needs for the outdoor entertainment area while trying to observe the intent of the code, and that the covered space will be aesthetically appealing.

The variance is required for the structure to be constructed as submitted.

Project Recommendations: The project is to be considered on its merits.

Date: 11/16/2020

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

An outdoor structure that is covered ~~approx~~
the exceeds Chapter 154.12 max sqft of 200
sqft. Our open structure is approx. 390 sqft.

The structure is proposed at the following address:

10675 West Beechlands

I certify the attached plat and measurements are accurate.

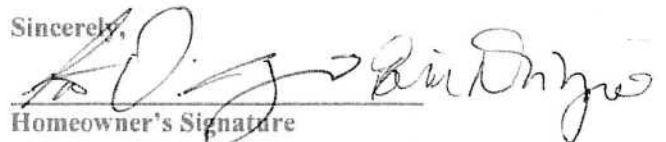
Neal's Design Remodel
Contractor's Name

Amanda Mahito

770 E. Kemper Cir. OH 45249
Contractor's Address

513-489-7700
Telephone Number

Sincerely,


Homeowner's Signature

PATRICK DIMUZIO ERIN DIMUZIO
Homeowner's Printed Name

513-351-5878
Telephone Number (daytime)

November 16th, 2020

Amberley Village Board of Zoning Appeals
7149 Ridge Road
Cincinnati, OH 45237

To Amberley Village Board of Zoning Appeals:

The following is a brief summary description of the proposed outdoor living addition and covered outdoor structure for the single-family residence at 6675 West Beechlands, and the reasons for the final design proposed. References to the Village of Amberley Zoning Code criteria defining/pertinent information for granting us a variance approval are addressed throughout the description below.

The proposed project is a result of Patrick and Erin Dimuzio's attempt to revitalize/update their existing home's back yard and exterior living space for the associated property. Their specific goals for this request are to have a covered outdoor open structure that will exceed the 200 sqft maximum for an accessory structure, per chapter 154.12 (4) Accessory Structures. In maintaining the homes existing integrity as well as coordinating with the home's surrounding natural landscape, we are proposing cedar finishes, with open wood slat dividers. Brushed concrete will update the hardscape and will increase their use of outdoor entertaining as well as increase the home's property value.

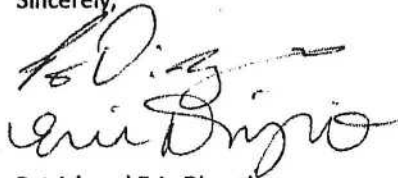
We have completed our design process and Neal's Design-Remodel has generated detailed plans, elevation and rendering; as well as ran cost estimates, and prepared a variance submittal for the proposed renovation. We feel that our final design addresses the variety of considerations highlighted by your appeal process including the following:

1. We have designed the addition to comply with the existing home's architectural look and character as well as the essential character of the surrounding neighborhood in terms of materials, details, colors, style and aesthetics thus preserving the character of the community and Village of Amberley.
2. The work will be done in a clean and orderly manner with cleanup occurring every day to leave a clean and presentable site. We will dispose of any hazardous materials, if any, per federal, state, and local regulations.
3. We will minimize any adverse effects on fire, police, or other public services so that the scope of work/construction process with not endanger the public health, safety, comfort, and general welfare or affect the delivery of governmental services.
4. The new renovation provides economic benefit to the community by raising the net worth of the home, increasing tax valuation and raising property values.
5. The renovation work will be done in a timely manner with an estimated construction start to completion length of approx. four months staring mid Jan to mid May.
6. We feel that this specific design and its required variance is the best option in meeting the Dimuzio's needs for outdoor entertaining while trying to observe the intent behind the zoning requirements of limited square footage. The covered space will be aesthetic appealing as well as pleasing to the eye.
7. The proposed renovation requires no change to the home's existing footprint, and just increased the outdoor landscaping.
8. All new drainage will be incorporated to eliminate any potential water run-off issues for adjacent neighbors.

November 16th, 2020

In conclusion, we wish to thank the Variance Board for your time regarding this matter. Patrick and Erin are hoping that the improvements they wish to make are acceptable and look forward to the commencement of construction.

Sincerely,

Handwritten signatures of Patrick and Erin Dimuzio. The signature for Patrick is written above the signature for Erin.

Patrick and Erin Dimuzio
and
Neal's Design Remodel

NEAL'S
DESIGN • REMODEL

7770 East Kemper Rd.
Cincinnati, OH 45249
513.489.7700

HAMILTON COUNTY, OHIO
PLANNING & DEVELOPMENT DEPARTMENT

ROOM 801, 138 E. COURT STREET, CINTI OH, 45202

(513) 946-4550

(FAX) 946-4511

RESIDENTIAL APPLICATION

BUILDING PERMIT

NEW 1, 2 & 3 FAMILY DWELLINGS,
ADDITIONS, ALTERATION, DECKS,
ACCESSORY STRUCTURES, ETC.

APPLICATION NO.

DO NOT WRITE IN THIS SPACE

PROJECT INFORMATION:

USE BALL POINT PEN OR TYPE

1 PROJECT ADDRESS:

60675 Beechlands

Zip Code

45237

feet N 1/2 E 1/2 W from intersection of

Lot Number

14

Parcel

Subdivision Beechland Acres

Township 1

Municipality

2 NAME	STREET ADDRESS	CITY	ST.	ZIP CODE	PHONE NO.
OWNER <u>Patrick + Erin Pinizio</u>	<u>60675 West Beechlands</u>	<u>Amherley</u>	<u>OH</u>	<u>45237</u>	
CONTRACTOR <u>Neal's Design Remodel</u>	<u>7770 East Kemper</u>	<u>Cin</u>	<u>OH</u>	<u>45249</u>	
DESIGNER <u>Neal's Design Remodel</u>					
APPLICANT <u>Neal's Design Remodel</u>					

APPLICANT'S E-MAIL ADDRESS

FAX NO.

3 WORK TYPE: NEW SFD ☐ ADDITION ☐ ALTERATION ☐ ACCESSORY STRUCTURE ☒ DECK ☐ OTHER ☐

4 DESCRIBE THE WORK: outdoor update - Addition of covered outdoor structure

5 GROSS SQ. FEET: 1ST + UPPER LEVELS 2,000 FIN. BASEMENT 0 UNFIN. BASEMENT 0 GARAGE 550

6 NO. BEDROOMS: 4 **7 EST. COST:** \$165,000 **8 EST. START DATE:** JAN 11, 2021 **9 EST. FINISH DATE:** MAY 13, 2021

10 WOOD FRAME: ☒ OTHER: ☐

11 PUBLIC SEWER: ☒ PUBLIC WATER: ☒ PRIVATE SEWER: ☐ PRIVATE WATER: ☐

12 ENERGY CONSERVATION: ALL ONE-, TWO- AND THREE-FAMILY DWELLINGS AND ALL ACCESSORY STRUCTURES THAT ARE HEATED AND/OR COOLED SHALL CONFORM

TO THE REQUIREMENTS OF CHAPTER 11, RESIDENTIAL CODE OF OHIO (RCO), Section 1101.2
DRAWINGS, THE INSULATION R-VALUES LISTED BELOW ARE CONSIDERED THE MINIMUM PRESCRIPTIVE METHOD REQUIREMENTS CONTAINED IN THE RCO.
1101.2 COMPLIANCE. COMPLIANCE SHALL BE DEMONSTRATED BY MEETING THE REQUIREMENT OF ONE OF THE FOLLOWING OPTIONS:

PLEASE INDICATE THE METHOD OF COMPLIANCE BELOW

- ☐ THE INTERNATIONAL ENERGY CONSERVATION CODE
☐ SECTION 1101 THROUGH 1104 OF CHAPTER 11 OF THE RESIDENTIAL CODE OF OHIO (RCO)
☐ SECTION 1105 THE HOME BUILDER'S ASSOCIATION (OHBA) ALTERNATIVE ENERGY CODE

13 MECHANICAL INFORMATION: (MARK ALL THAT APPLY BELOW) ALL HEATING EQUIPMENT SHALL BE SIZED TO ACHIEVE AND MAINTAIN AN INSIDE TEMPERATURE OF 68° F AT 36 INCHES ABOVE THE FLOOR IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS 7° F.

A. TYPE OF SYSTEM: ☐ NEW ☒ EXISTING ☐ GEO-THERMAL ☐ TRADITIONAL **B. FUEL TYPE:** ☐ NAT. GAS ☐ LP. GAS ☐ ELECT. ☐ OTHER

C. FURNACE: 1) SEALED UNIT: ☒ YES ☐ NO 2) SEALED UNIT: ☒ YES ☐ NO 3) SEALED UNIT: ☐ YES ☐ NO **D. WATER HEATER:** (Circle) Electric or Gas

INPUT <u>N/A</u> Btu	INPUT <u>N/A</u> Btu	INPUT _____ Btu	1) INPUT _____ Btu
OUTPUT _____ Btu	OUTPUT _____ Btu	OUTPUT _____ Btu	2) INPUT _____ Btu
COOLING _____ Btu	COOLING _____ Btu	COOLING _____ Btu	

OFFICE USE ONLY							
INDOOR COMBUST. AIR	MIN	SQ. FT.	MIN	SQ. FT.	MIN	SQ. FT.	1) MIN
OUTDOOR COMBUST. AIR	MIN	INCHES	MIN	INCHES	MIN	INCHES	MIN
SUPPLY & RETURN (EA)	MIN	SQ. IN.	MIN	SQ. IN.	MIN	SQ. IN.	2) MIN
(ALL AREA FIGURES BASED ON 7'-6 1/2" CEILING HEIGHT)							MIN
TOTAL INDOOR COMBUSTION AIR	MIN	SQ. FT.	TOTAL OUTDOOR COMBUSTION AIR	MIN	DIAMETER	INCHES	

The owner of this building and undersigned, do hereby covenant and agree to comply with all of the laws of the State of Ohio and with the resolutions of the County of Hamilton, pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with drawings and specifications submitted herewith, and 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.

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

APPLICANT'S PRINTED NAME Amanda Morchart DATE 11/16/2020 APPLICANT'S SIGNATURE Amanda Morchart DATE 11/16/2020

DO NOT WRITE BELOW THIS LINE

RECOMMENDS PLAN APPROVAL: _____ DATE _____ CLARIFICATION MEMO ☐ ITEMS _____

ZONING APPROVED BY: _____ DATE _____

DATE PERMIT ISSUED _____ PERMIT NUMBER _____ TOTAL PERMIT FEE _____ LESS PRE-PAYMENT AMOUNT DUE _____

ResBldgApp.xls 05/24/11



HAMILTON COUNTY EARTHWORK APPLICATION

Hamilton County Soil & Water Conservation District

22 Triangle Park Drive, Cincinnati, OH 45246

ph (513) 772-7645 / fax (513) 772-7656

EMAIL: earthworkpermits@hamilton-co.org

APPLICATION NO.

DO NOT WRITE IN THIS SPACE

1. INSTRUCTIONS: Legibly complete all applicable sections of this form. Depths of excavation and fill refer to mass earthwork sections, and should not include excavations or backfill for footings/foundations. Slopes are expressed in terms of ratio: horizontal to vertical (e.g. 3H:1V), and/or as a percentage. Earthwork quantities and Import/Export information should refer to mass earthwork quantities, not including aggregate for backfill and/or road base, or other construction materials. Use "2" if uncertain, "UNKN" if unknown, or describe on back.

DATE OF SUBMITTAL: 11/16/2020 PROJECT DESCRIPTION: outdoor renovation w/ New covered outdoor structure

NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
A) Owner	Patrick Dimuzio	6675 West Beechlands	OH	45237	513.351.5878	
B) Developer	Neal's Design Remodel	7770 E. Kemper	OH	45249	513.489.7700	amanda@neals.com
C) Applicant	Neal's Design Remodel	7770 E. Kemper	OH	45249	"	amanda@neals.com
D) Contractor	Neal's Design Remodel	7770 E. Kemper	OH	45249	"	

2. PROJECT INFORMATION:

Is disturbed area greater than one (1) acre? ☒ YES ☐ NO

If YES, what is total acreage disturbed: _____

Project Title: Dimuzio Outdoor

Address: _____

City/Twp: West Beechlands

City/Twp: Amberley

3. EARTHWORK INFORMATION: (Complete parts A, B, C) --OR-- Initial here _____ for NO EARTHWORK REQUIRED (Proceed to Section 4)

A. EXCAVATION

1. Volume of EXCAVATION (cubic yards): 21,988 CY
2. Maximum depth of Excavation: 3 ft
3. Existing Maximum Slope of Area to be Excavated: 4:1 H:V
4. Proposed Maximum Slope of Area to be Excavated: 5:1 H:V

B. FILL

1. Volume of FILL (cubic yards): 3,280 CY
2. Maximum depth of Fill: 2.5 ft
3. Existing Maximum Slope of Area to be Filled: _____ H:V
4. Proposed Maximum Slope of Area to be Filled: _____ H:V

C. Will EXPORT or IMPORT be required: ☒ NO ☐ YES

If YES: Volume: _____ CY Export / Import (Circle One)

Location of Borrow or Export site: _____

4. THE OWNER OF THE DEVELOPMENT, AND/OR UNDERSIGNED AS AGENT FOR THE OWNER, DO HEREBY COVENANT AND AGREE TO COMPLY WITH ALL LAWS OF THE STATE OF OHIO AND THE REGULATIONS OF THE COUNTY OF HAMILTON, PERTAINING TO EARTHWORK, AND INCLUDING SEDIMENT AND EROSION CONTROL, AND THAT THE SAID CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith, AND CERTIFY THAT THE INFORMATION AND STATEMENT GIVEN ON THIS APPLICATION ARE TRUE.

APPLICATION BY: ~~Patrick Dimuzio~~ Amanda Monhart

EMAIL: _____

amanda@neals.com

SIGNATURE: Amanda Monhart

TELEPHONE: 513.489.7700

DATE: _____

(PRINT)

(SIGN)

PLEASE DO NOT WRITE BELOW THIS LINE

EXEMPT _____

PERMIT REQUIRED _____

DATE _____

INITIALS _____



Online Property Access

Parcel ID 526-0010-0105-00 Address 6675 W BEECHLANDS DR Index Order Parcel Number Tax Year 2019 Payable 2020

Property Information

Tax District	017 - AMBERLEY-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	52608 - AMBERLEY 08	
Land Use	510 - SINGLE FAMILY DWLG	
Owner Name and Address	DIMUZIO PATRICK M & ERIN SWEENEY DIMUZIO 6675 W BEECHLANDS DR CINCINNATI OH 452373729 (call 946-4015 if incorrect)	Mailing Name and Address CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)
Assessed Value	144,830	Effective Tax Rate 85.353964
		Total Tax \$10,931.56
Property Description W BEECHLANDS DR 124.92 X 320.46 IRR LOT 14 BEECHLANDS ACRES		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	11
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	2
Last Sale Date	8/17/2009
Last Sale Amount	\$400,000
Conveyance Number	26657
Deed Type	WD - Warranty Deed (Conv)
Deed Number	190152
# of Parcels Sold	1
Acreage	1.464

Tax/Credit/Value Summary

Board of Revision	YES(11)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	104,720
CAUV Value	0
Market Improvement Value	309,090
Market Total Value	413,810
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$10,931.56
Tax as % of Total Value	2.635%

Notes

1) bor #10-405775 decrease to 400,000

I Want To...

Start a New Search
Email the Auditor
View the Online Help
Auditor's Home

View:

Property Summary
Appraisal Information
Levy Information
Transfer
Value History
Board of Revision
Payment Detail
Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

Print:

Current Page
Property Report

PROJECT ADDRESS:

Patrick & Erin Dimuzio
6675 West Beechlands
Cincinnati, OH
45237

Project Consultant:
Mike Hendy
Designer:
Amanda Morehart
Field Supervisor:
Drew Schroeder

OWNER/PROJECT LOCATION: Patrick & Erin Dimuzio
6675 West Beechlands
Cincinnati, OH
45237

BUILDER/DESIGNER: Neal's Design - Remodel
7700 East Kemper Rd., Cincinnati, OH 45249
513.489.7700

STRUCTURAL ENGINEER: Steve Alexander
CCI Engineering
6658 Chestnut Street
Cincinnati, OH 45227
513.272.8776

SCOPE OF WORK IS LIMITED TO RENOVATION OF EXISTING OUTDOOR PATIO SPACE AND NEW OUTDOOR OPEN STRUCTURE. REMOVING EXISTING RADIANT HEATING IN AREA OF WORK ONLY WITH NEW DUCT WORK. NEW ACCESSORY STRUCTURE IS OPEN WITH COVERED FLAT ROOF.

DRAWING INDEX:

TS	TITLE SHEET
0.1	EXISTING CONDITIONS & DEMO PLANS
A1	NEW CONSTRUCTION PLAN
A1.1	COVERED STRUCTURE DETAIL PLAN
A1.2	OUTDOOR ELEVATIONS & DETAILS
A1.3	CONSTRUCTION FINISH DETAILS
A1.4	WOOD SLAT WALL DETAILS
M1	ELECTRIC PLAN
S1	STRUCTURAL PLAN & DETAILS
S2	STRUCTURAL NOTES

GENERAL NOTES:

1. ALL LUMBER SHALL BE PRESSURE TREATED FOR EXTERIOR USE. ALL METAL FASTENERS & HANGERS SHALL BE #185 GALVANIZED, STAINLESS STEEL, OR OTHERWISE COMPATIBLE WITH THE WOOD TREATMENT.
2. ALL BOLTS SHALL BE $\frac{1}{2}$ " DIAMETER, MINIMUM.
3. ALL BEAMS, JOISTS, POSTS AND DECKING SHALL BE #2 SOUTHERN PINE, OR BETTER.
4. ALL BEAM SPLICES AND TOP RAILS SHALL OCCUR AT A POST OR OTHERWISE ADEQUATE BEARING.
5. ALL FOOTINGS SHALL BE CAST-IN-PLACE CONCRETE WITH MINIMUM 2500 PSI COMPRESSIVE STRENGTH.
6. GUARDS ARE REQUIRED AT ALL AREAS WHERE THE DECK/PORCH FLOOR IS GREATER THAN 30" ABOVE GRADE AT ANY POINT.
7. REQUIRED GUARDS SHALL BE 36" TALL (MIN) AND BE CONSTRUCTED SUCH THAT A 4" DIA OBJECT WILL NOT PASS THROUGH.
8. GUARD POST SPACING SHALL NOT EXCEED 8' O.C.
9. REQUIRED GUARDS AND HANDRAILS AT STAIRS SHALL RANGE FROM 34"-38" VERTICALLY ABOVE THE STAIR NOSINGS.
10. HANDRAIL ENDS, AT THE TOP & BOTTOM, SHALL TERMINATE INTO A POST OR BE RETURNED TO A WALL.
11. ON STAIRS WITH CLOSED RISERS, TREADS SHALL HAVE A PROJECTED NOSING RANGING FROM $\frac{3}{4}$ "-1". ALL TREADS AND RISERS SHALL BE EQUAL.
12. THE DECK/FLOOR SHALL BE WITHIN 8" OF THE TOP OF THE DOOR THRESHOLD.
13. GUARDS SHALL BE DESIGNED FOR A 200# CONCENTRATED LOAD PLACED ALONG THE TOP RAIL IN ANY DIRECTION, AT ANY POINT.
14. THIS DECK/FLOOR IS NOT DESIGNED FOR HOT TUB OR SPA LOADING.
15. ALL EXTERIOR STAIRS & ASSOCIATED LANDINGS SHALL BE ILLUMINATED.

PROJECT INFORMATION:

Dusty Rhodes, Hamilton County Auditor

generated on 4/10/2020 1:23:08 PM EDT

Property Report

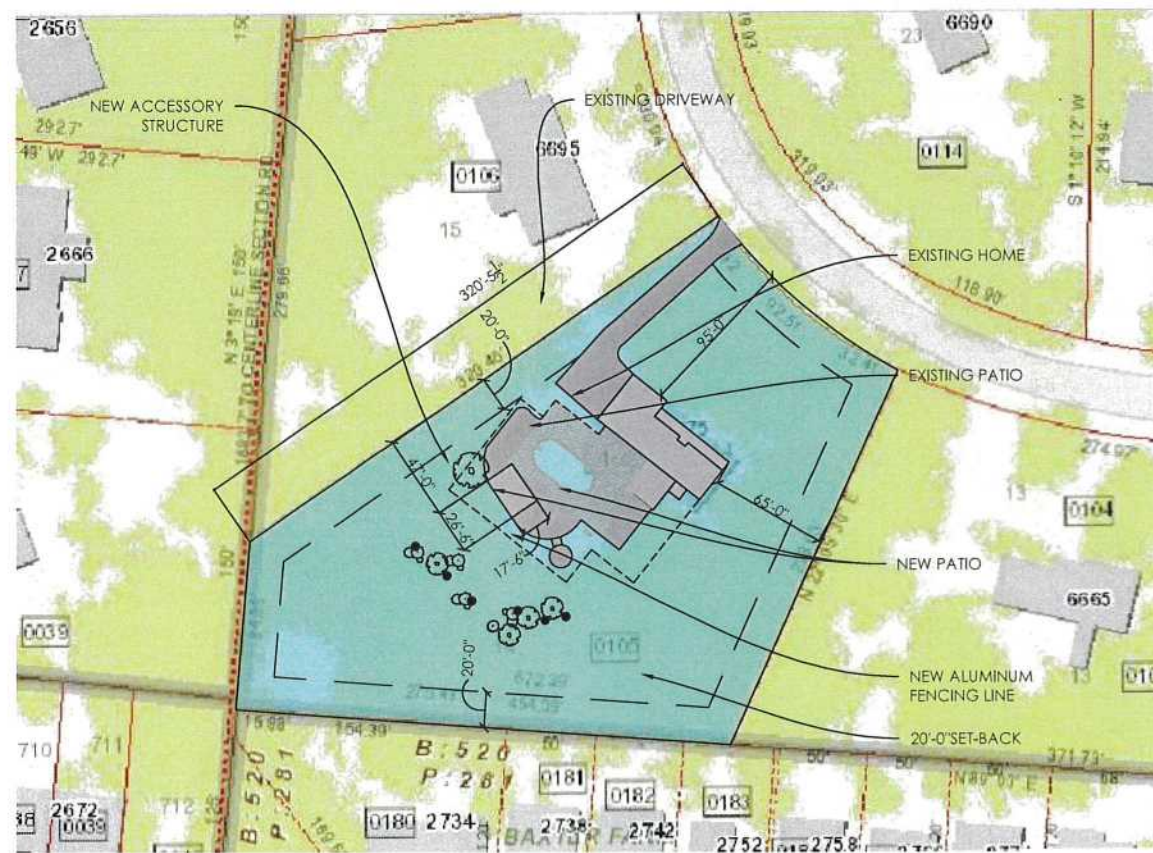
Parcel ID 526-0010-0105-00	Address 6675 W BEECHLANDS DR	Index Order Parcel Number	Tax Year 2019 Payable 2020
Property Information			
Tax District School District	017 - AMBERLEY-CINTI CSD CINCINNATI CSD		Images/Sketches 
Appraisal Area 52608 - AMBERLEY 08	Land Use 510 - SINGLE FAMILY DWLG		
Owner Name and Address DIMUZIO PATRICK M & ERIN SWEENEY DIMUZIO 6675 W BEECHLANDS DR CINCINNATI OH 452373729 (call 946-4015 if incorrect)	Mailing Name and Address CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)		
Assessed Value 144,830	Effective Tax Rate 85.353964		
Property Description W BEECHLANDS DR 124.92 X 320.46 IRR LOT 14 BEECHLANDS ACRES		Total Tax \$10,931.56	

Appraisal/Sales Summary	
Year Built	1971
Total Rooms	11
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	2
Last Sale Date	8/17/2009
Last Sale Amount	\$400,000
Conveyance Number	26657
Deed Type	WD - Warranty Deed (Conv)
Deed Number	190152
# of Parcels Sold	1
Acreage	1.464

PROJECT INFORMATION:

Tax/Credit/Value Summary	
Board of Revision	YES(11)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	104,720
CAUV Value	0
Market Improvement Value	309,090
Market Total Value	413,810
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$5,465.78
Tax as % of Total Value	2.635%

1) bor #10-405775 decrease to 400,000



SITE PLAN
SCALE: 1/64" = 1' - 0"

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PROJECT OUTDOOR LIVING RENOVATION

CLIENT

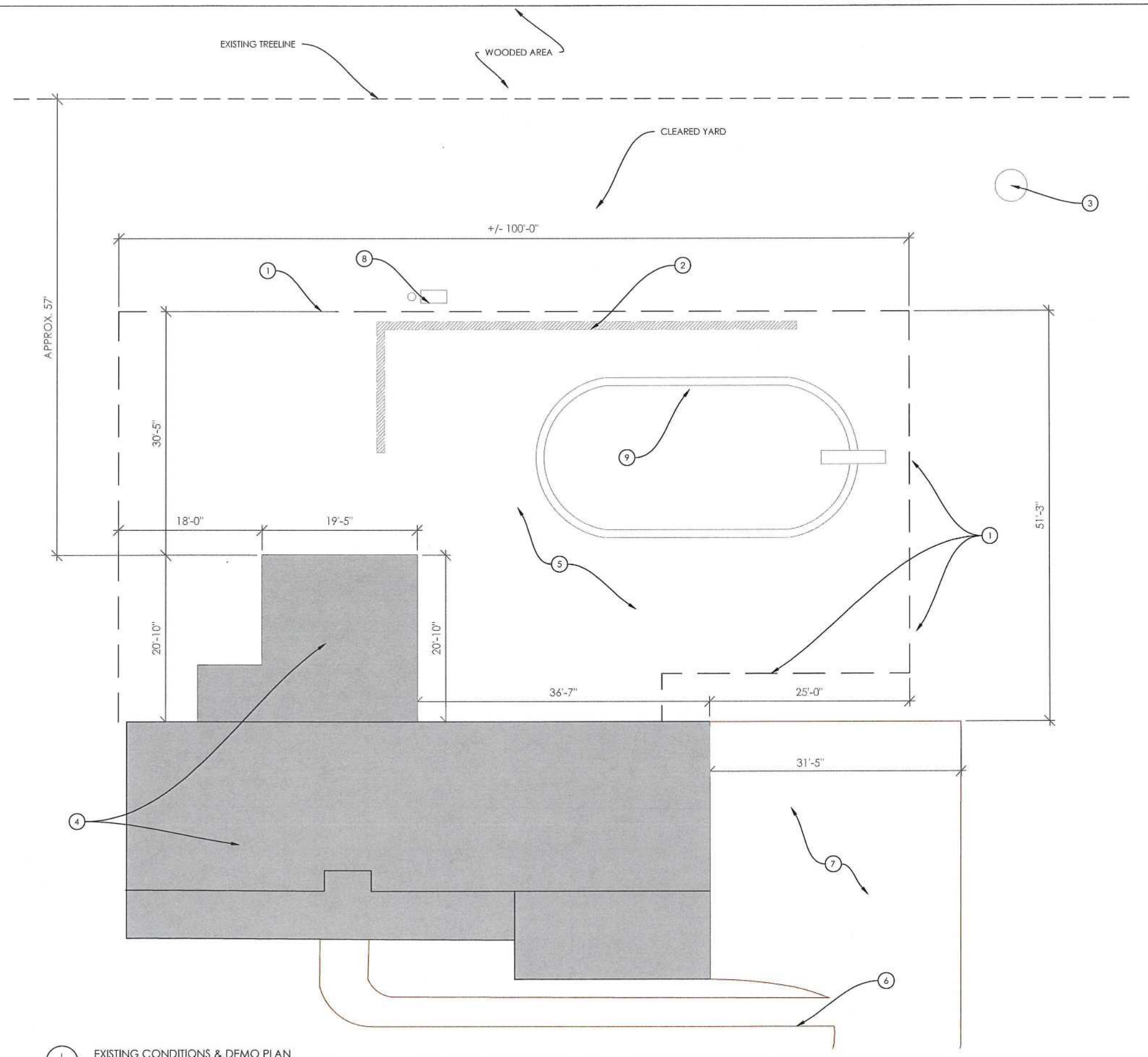
PROJECT CONSULTANT
MHFIELD SUPERVISOR
DSDRAWN BY
AM

ISSUE DATE 11/23/2020

DRAWING SET PERMIT SET

SHEET TITLE
TITLE SHEETPROJECT NO
49050

TS



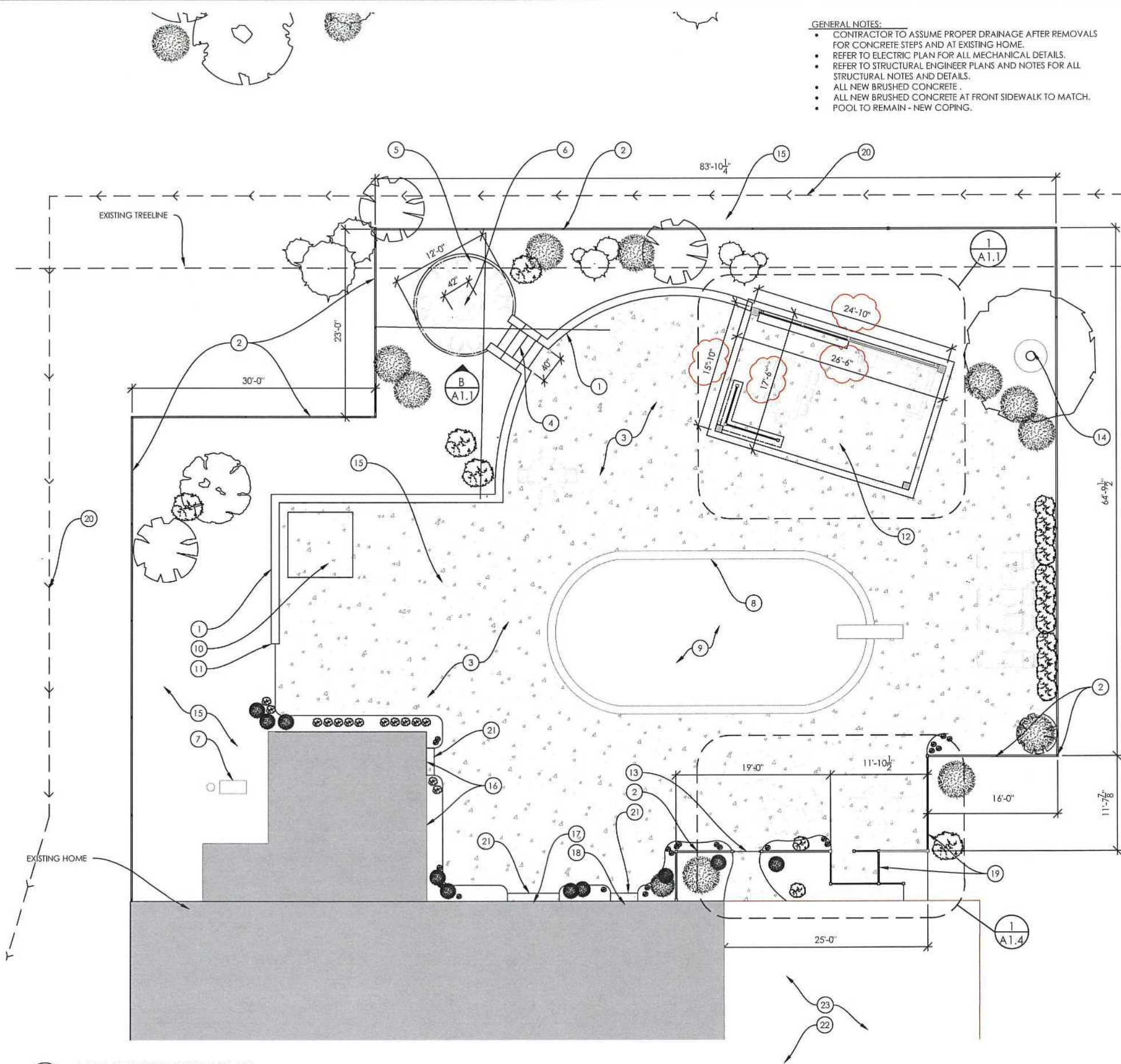
DRAWING LEGEND:	
	= DEMO WALL
	= DEMO CABINETRY
	= DEMO SOFFIT

- DRAWING NOTES:**
1. DEMO/REMOVE ALL EXISTING ALUMINUM FENCING.
 2. DEMO/ REMOVE EXISTING STONE RETAINING WALL.
 3. NOTED EXISTING TREE TO REMAIN UNTOUCHED.
 4. EXISTING HOME FOOTPRINT TO REMAIN UNTOUCHED.
 5. REMOVE ALL EXISTING CONCRETE AND HARDSCAPE.
 6. DEMO AND REMOVE EXISTING SIDEWALK AT FRONT OF HOUSE.
 7. EXISTING DRIVEWAY TO REMAIN.
 8. EXISTING POOL EQUIPMENT LOCATION TO MOVE - REFER TO SHEET A1 FOR NEW LOCATION.
 9. REMOVE EXISTING POOL COPING - POOL TO REMAIN.

EXISTING CONDITIONS & DEMO PLAN
 SCALE: 1/16" = 1' - 0"

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SHEET TITLE EXISTING CONDITIONS & DEMO PLAN PROJECT NO 49050	0.1	ISSUE DATE 11/23/2020	PERMIT SET
		DRAWING SET	
PROJECT CONSULTANT MH FIELD SUPERVISOR DS DRAWN BY AM	CLIENT Patrick & Erin Dimuzio 6675 West Beechlands Cincinnati, OH 45237	PROJECT OUTDOOR LIVING RENOVATION	



- GENERAL NOTES:**
- CONTRACTOR TO ASSUME PROPER DRAINAGE AFTER REMOVALS FOR CONCRETE STEPS AND AT EXISTING HOME.
 - REFER TO ELECTRIC PLAN FOR ALL MECHANICAL DETAILS.
 - REFER TO STRUCTURAL ENGINEER PLANS AND NOTES FOR ALL STRUCTURAL NOTES AND DETAILS.
 - ALL NEW BRUSHED CONCRETE.
 - ALL NEW BRUSHED CONCRETE AT FRONT SIDEWALK TO MATCH.
 - POOL TO REMAIN - NEW COPING.

- DRAWING NOTES:**
1. NEW A8 BLOCK RETAINING WALL WITH MATCHING LEDGE - A8 BLOCK, HICKORY BLEND ASHLAR BLEND PATTERN.
 2. NEW 4'-0" H ALUMINUM FENCING - REFER TO ELEVATION DETAIL C - SHEET A1.2.
 3. NEW BRUSHED CONCRETE.
 4. STONE STEPS TO MATCH A8 BLOCK RETAINING WALL WITH COPING.
 5. 12'-0" RADIAL GRAVEL FIRE PIT AREA.
 6. BUILT-IN 42" RADIAL STONE FIRE PIT TO MATCH RETAINING WALL WITH CAP - SEE ELEVATION B-SHEET A1.3.
 7. EXISTING POOL EQUIPMENT TO BE MOVE TO LEFT OF SUNROOM.
 8. NEW POOL COPING - STEGMIEER BULLNOSE COPING.
 9. POOL TO REMAIN.
 10. HOT TUB LOCATION - WITH DESIGNATED 240V CIRCUIT WITH 50 AMP SERVICE.
 11. RETAINING WALL STEP DOWN.
 12. 3/8" SLOPE SHED ROOF ROOF OPEN STRUCTURE WITH STEEL POST AND BEAMS (REFER TO SHEET S1 FOR DETAILS) WITH RUBBER ROOF MEMBRANE (REFER TO SHEET A1.1 FOR DETAIL PLAN).
 13. NEW 4' WIDE ALUMINUM GATE TO MATCH FENCING W/ SELF-CLOSING HINGES AND MAGNA LATCH - REFER TO ELEVATION DETAIL C - SHEET A1.2 FOR FENCING DETAILS.
 14. EXISTING TREE TO REMAIN.
 15. RE-GRADE GROUND.
 16. EXISTING DOOR AND WINDOWS TO REMAIN.
 17. EXISTING SLIDERS TO REMAIN.
 18. EXISTING GARAGE ENTRY DOOR TO REMAIN.
 19. WOOD SLAT WALL FEATURE - REFER TO SHEET A1.4 FOR DETAILS.
 20. NEW FRENCH DRAIN; DRAIN RIGHT TO LEFT AND DOWN LEFT SIDE OF OUT.
 21. NEW 5" H x 12" DEEP CONCRETE STEP.
 22. NEW BRUSHED CONCRETE SIDEWALK TO MATCH NEW PATIO.
 23. EXISTING DRIVEWAY TO REMAIN UNTOUCHED.

NEW CONSTRUCTION PLAN
SCALE: 1/8" = 1' - 0"

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CLIENT
Patrick & Erin Dimuzio
6675 West Beechlands
Cincinnati, OH 45237

PROJECT
OUTDOOR LIVING RENOVATION

PROJECT CONSULTANT	MH
FIELD SUPERVISOR	DS
DRAWN BY	AM

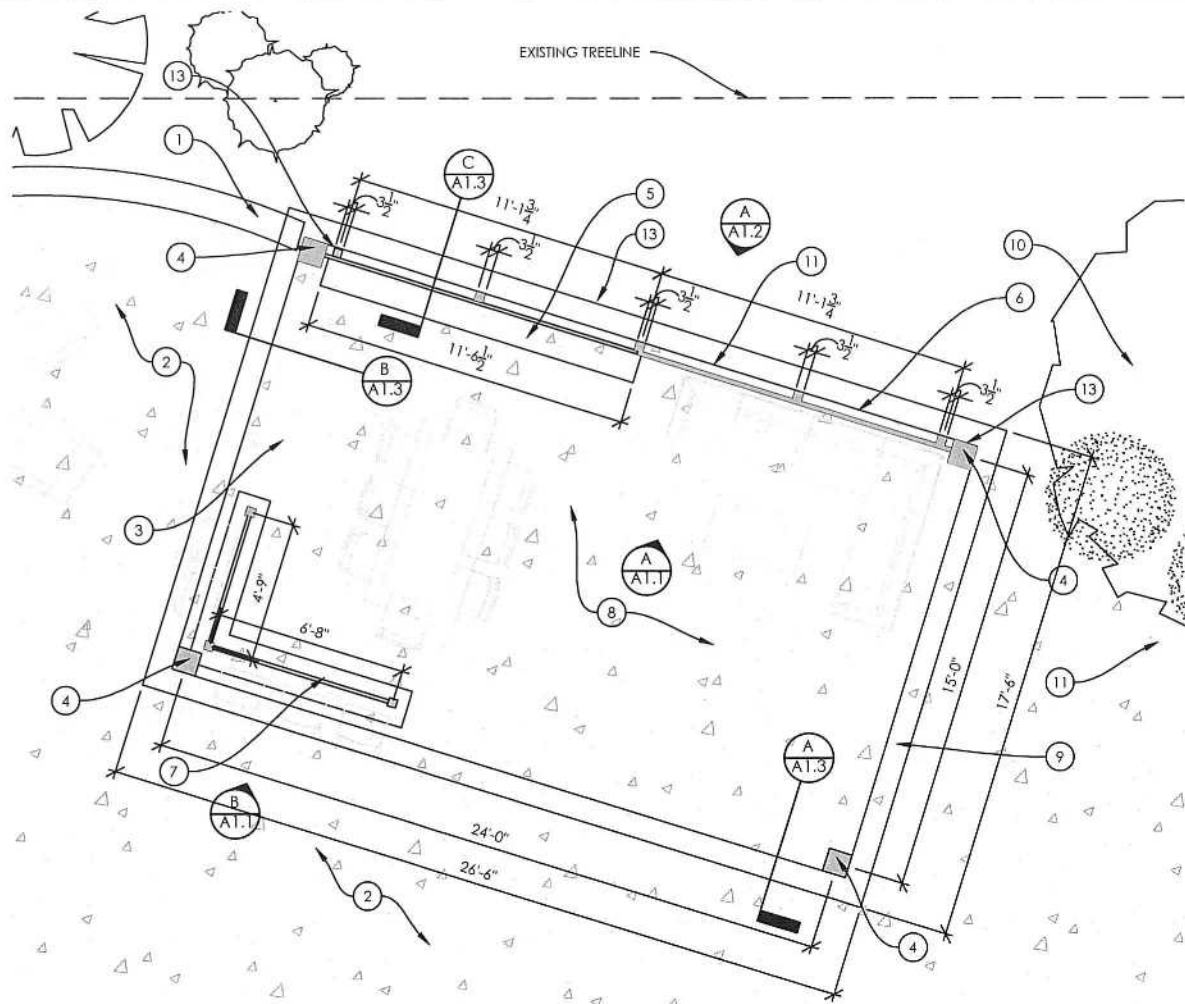
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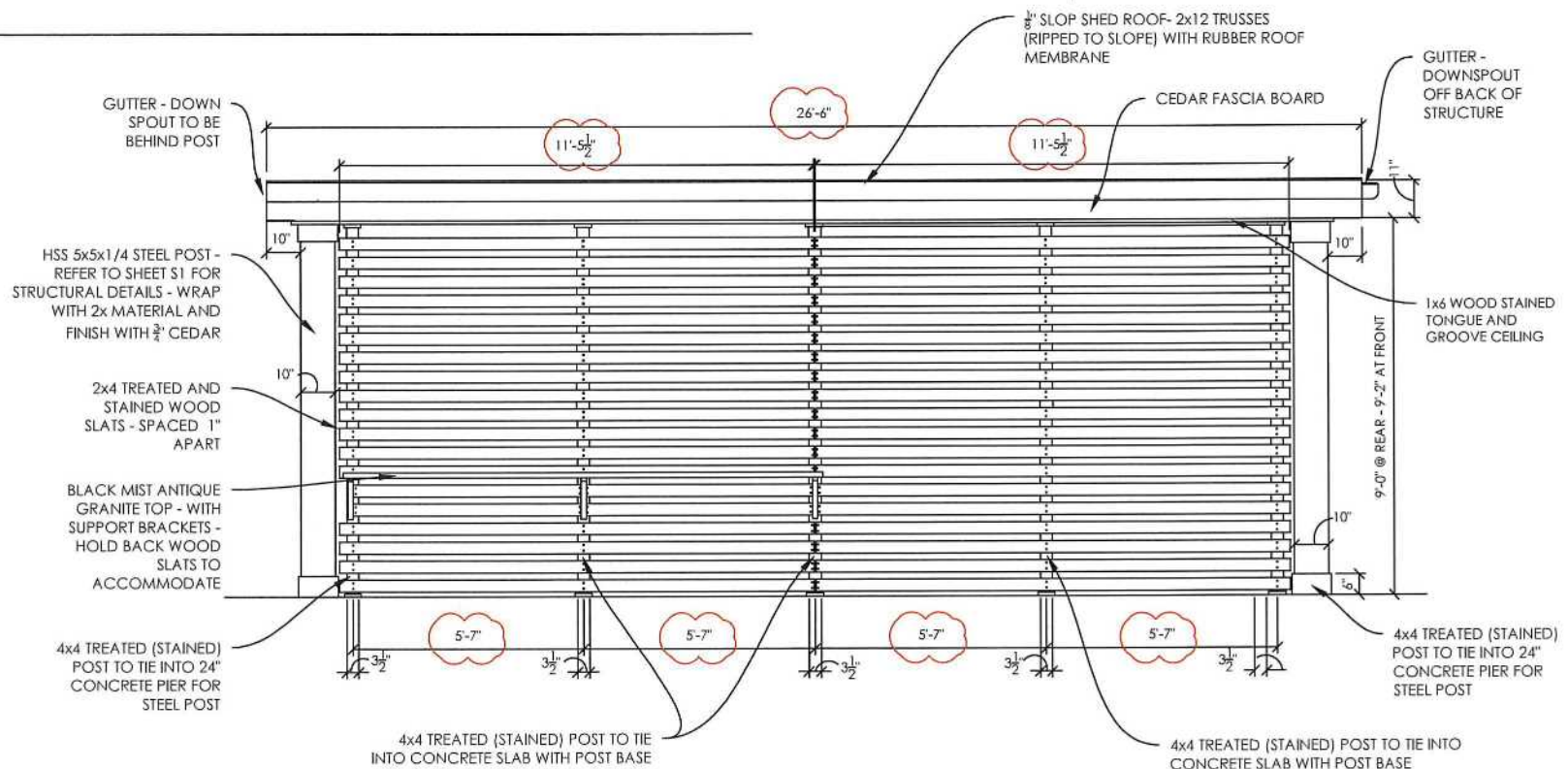
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NEW CONSTRUCTION PLAN

PROJECT NO
49050

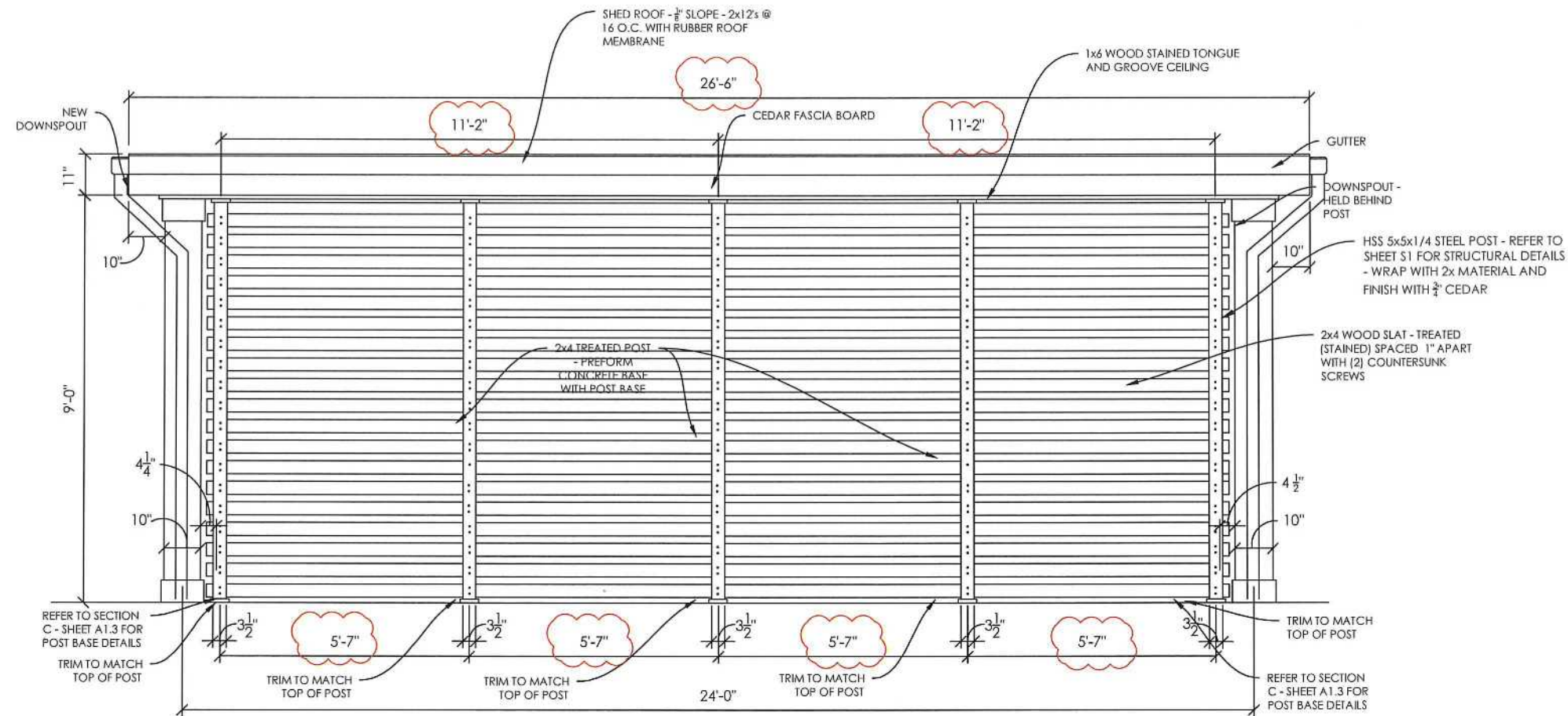
A1



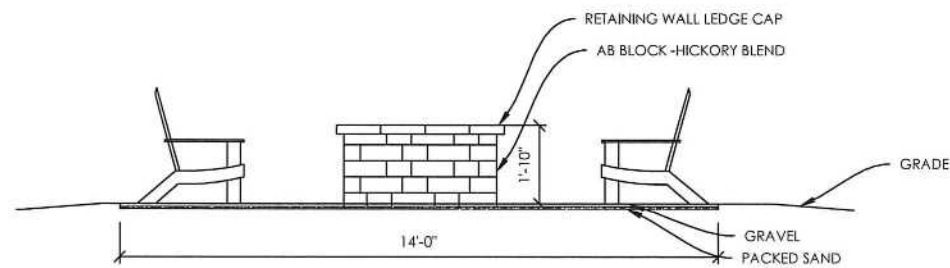
1
A1.1
COVERED PATIO DETAIL PLAN
SCALE: 1/4" = 1' - 0"



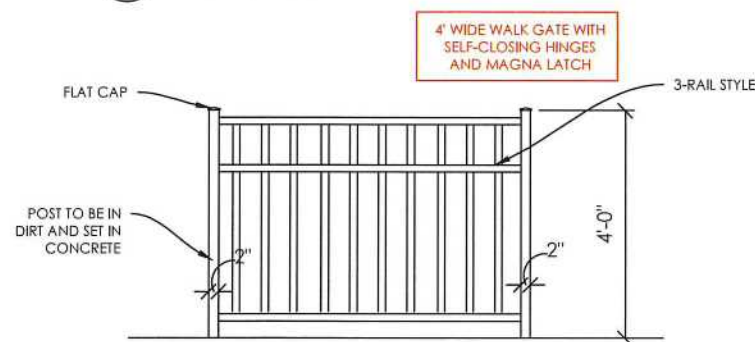
A
A1.1
OUTDOOR STRUCTURE ELEVATION A
SCALE: 3/8" = 1' - 0"



A
A1.2 OUTDOOR STRUCTURE ELEVATION A
SCALE: 1/2" = 1' - 0"



B
A1.2 FIREPIT ELEVATION - STONE DETAIL
SCALE: 1/2" = 1' - 0"



C
A1.2 ALUMINUM FENCING DETAIL
SCALE: 1/2" = 1' - 0"



I
A1.2 NEW COVERED STRUCTURE RENDERING
SCALE: not to scale

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PROJECT
OUTDOOR LIVING RENOVATION

PROJECT CONSULTANT
MH
FIELD SUPERVISOR
DS
DRAWN BY
AM

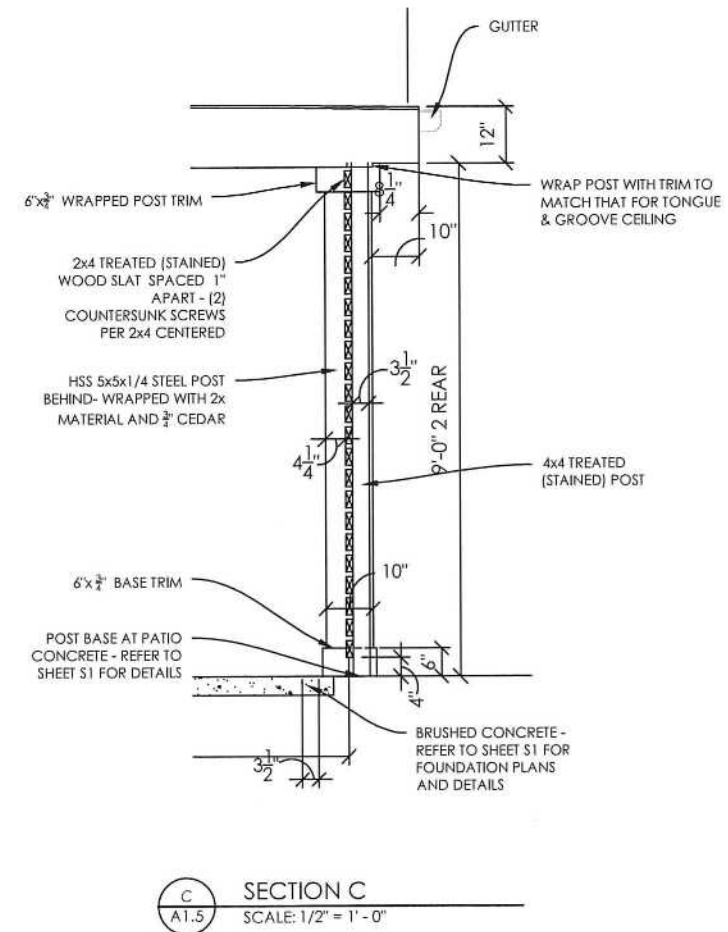
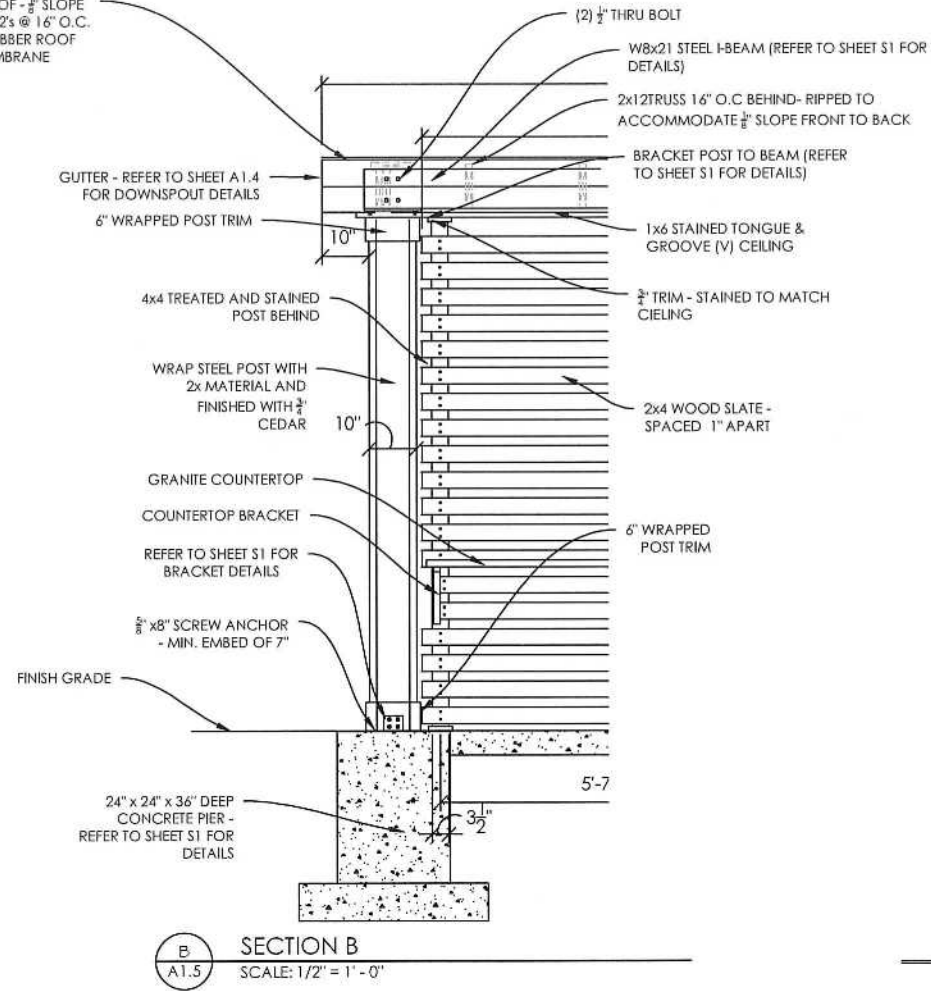
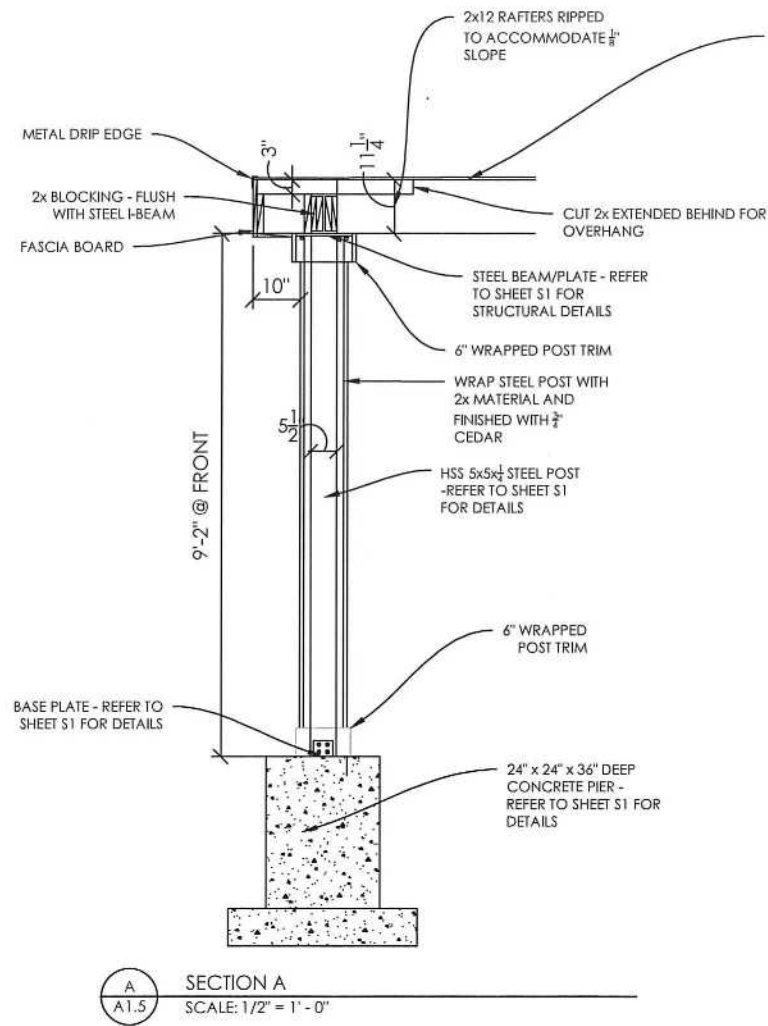
ISSUE DATE
11/23/2020
11/12/2020

DRAWING SET
PERMIT SET

SHEET TITLE
OUTDOOR ELEVATIONS & DETAILS

PROJECT NO
49050

A1.2



REFER TO SHEETS S1 AND S2 FOR ALL STRUCTURAL DETAILS - THIS FOR FINISHING DETAILS ONLY

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PROJECT
OUTDOOR LIVING RENOVATION

PROJECT CONSULTANT
MH

FIELD SUPERVISOR
DS

DRAWN BY
AM

ISSUE DATE
11/23/2020

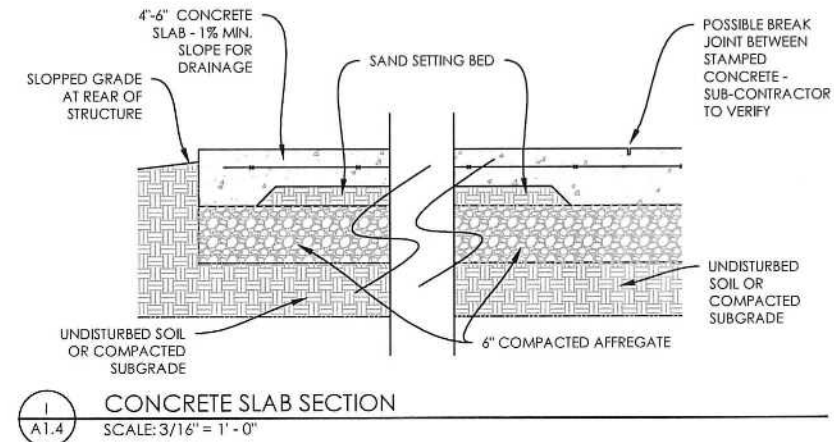
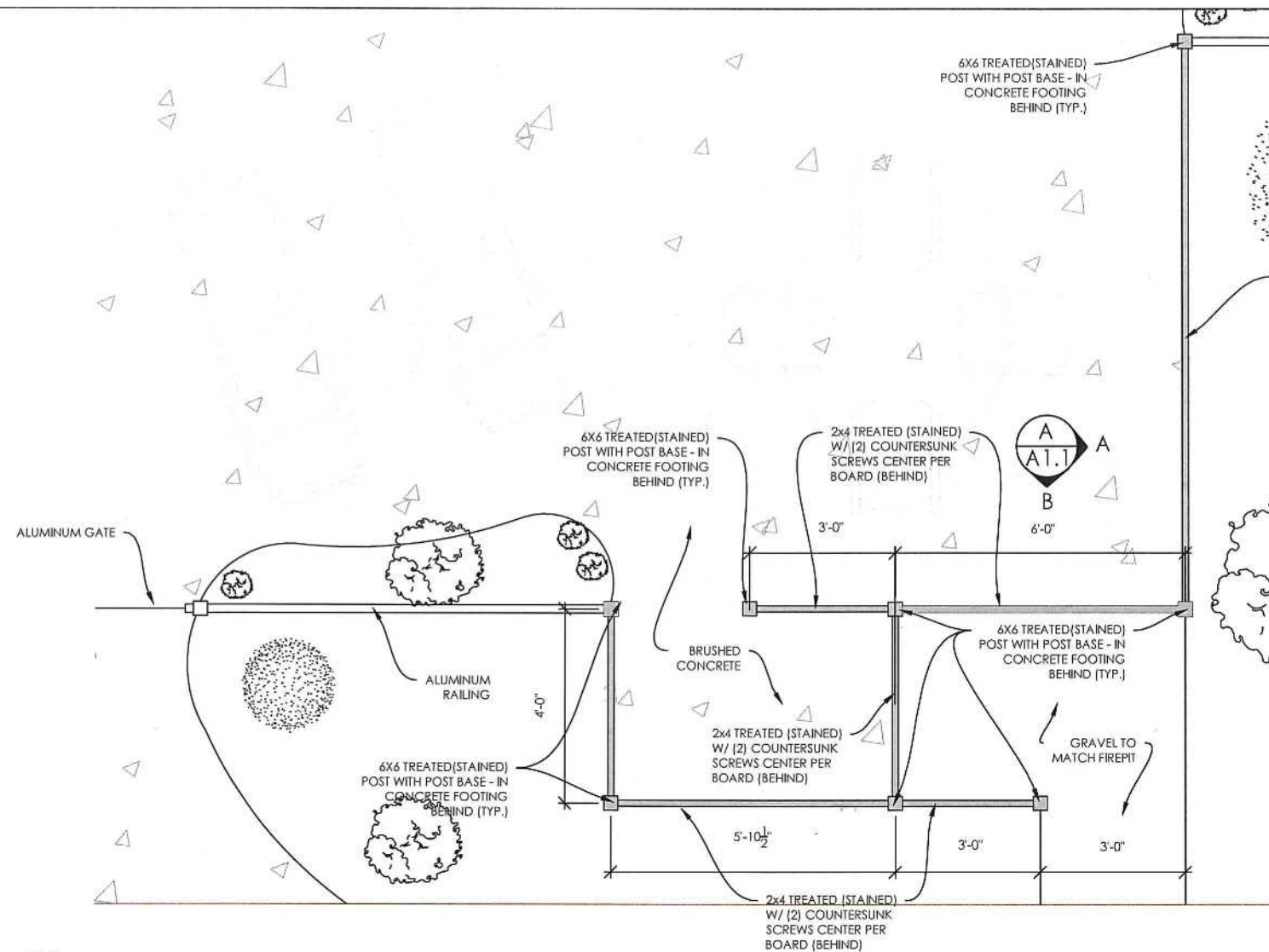
ISSUE DATE
11/12/2020

DRAWING SET
PERMIT SET

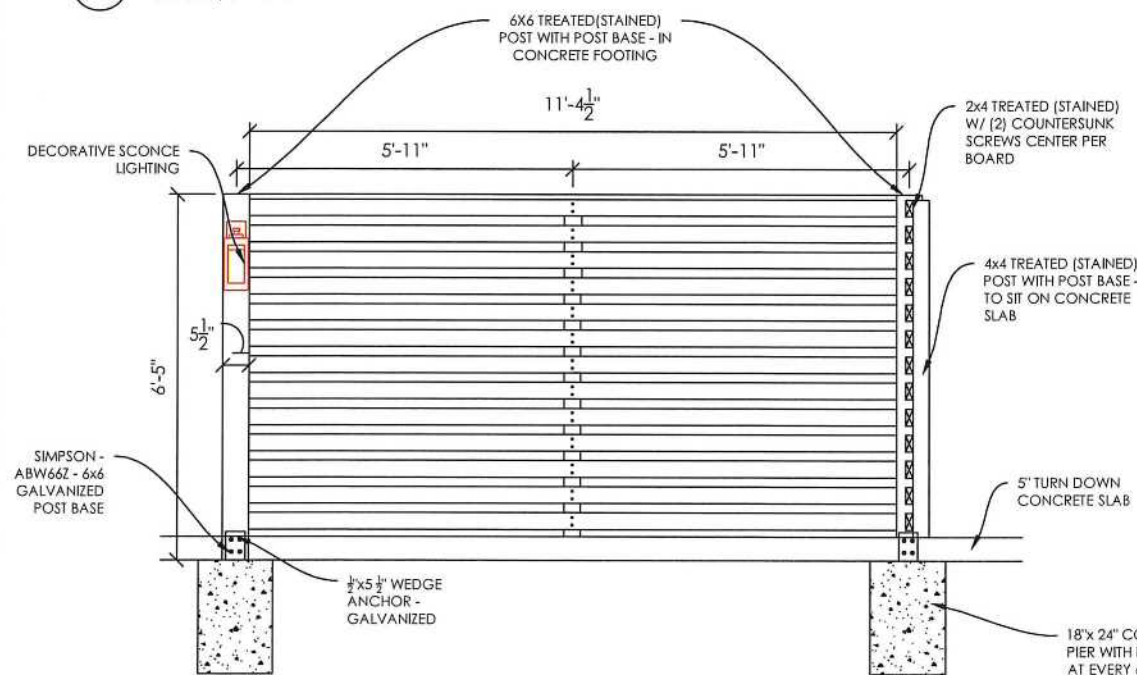
SHEET TITLE
SECTION DETAILS

PROJECT NO
49050

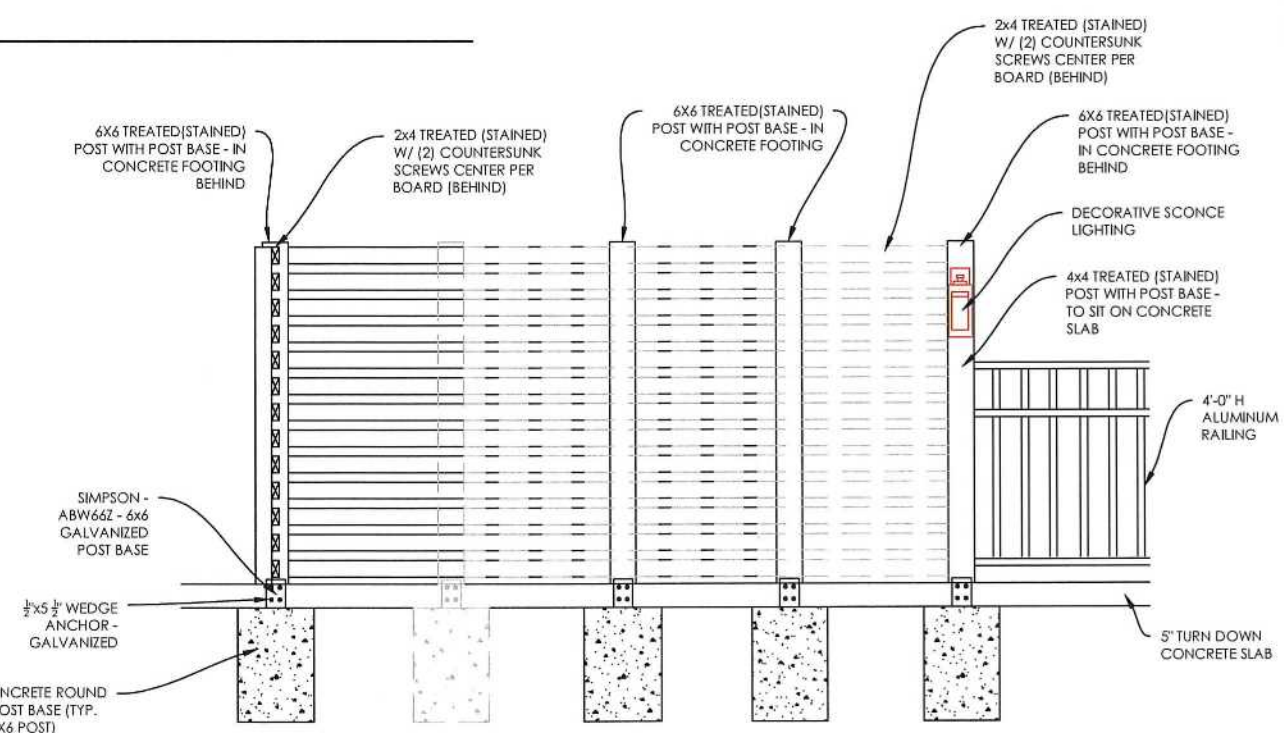
A1.3



WOOD WALL PLAN DETAILS
SCALE: 1/4" = 1' - 0"



WOOD SLAT WALL ELEVATION A
SCALE: 1/2" = 1' - 0"



WOOD SLAT WALL ELEVATION B
SCALE: 1/2" = 1' - 0"

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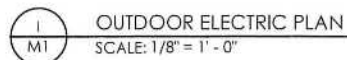
Patrick & Erin Dimuzio
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Cincinnati, OH 45237

CLIENT
PROJECT OUTDOOR LIVING RENOVATION

PROJECT CONSULTANT
MH
FIELD SUPERVISOR
DS
DRAWN BY
AM

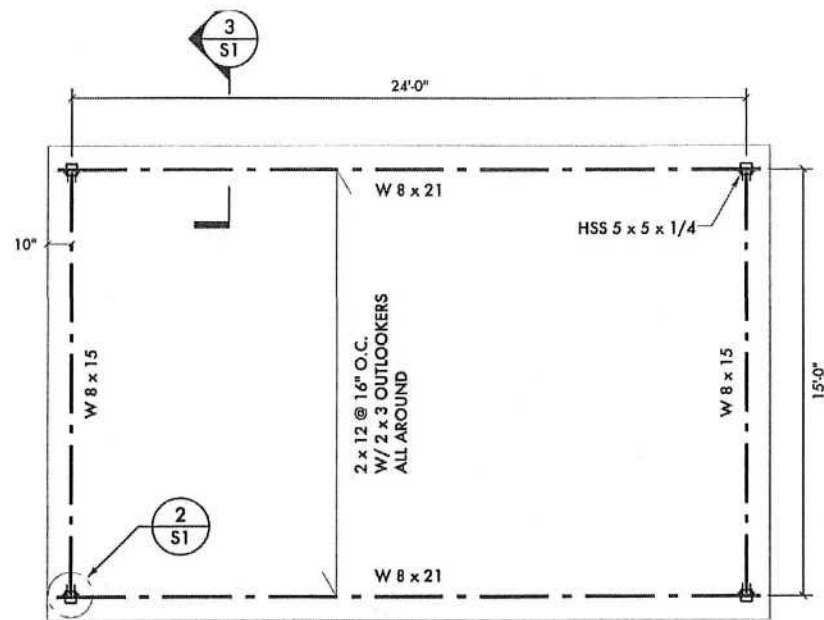
REV 11/23/2020
ISSUE DATE 11/12/2020
DRAWING SET PERMIT SET

SHEET TITLE WOOD SLAT WALL DETAILS
PROJECT NO 49050
A1.4



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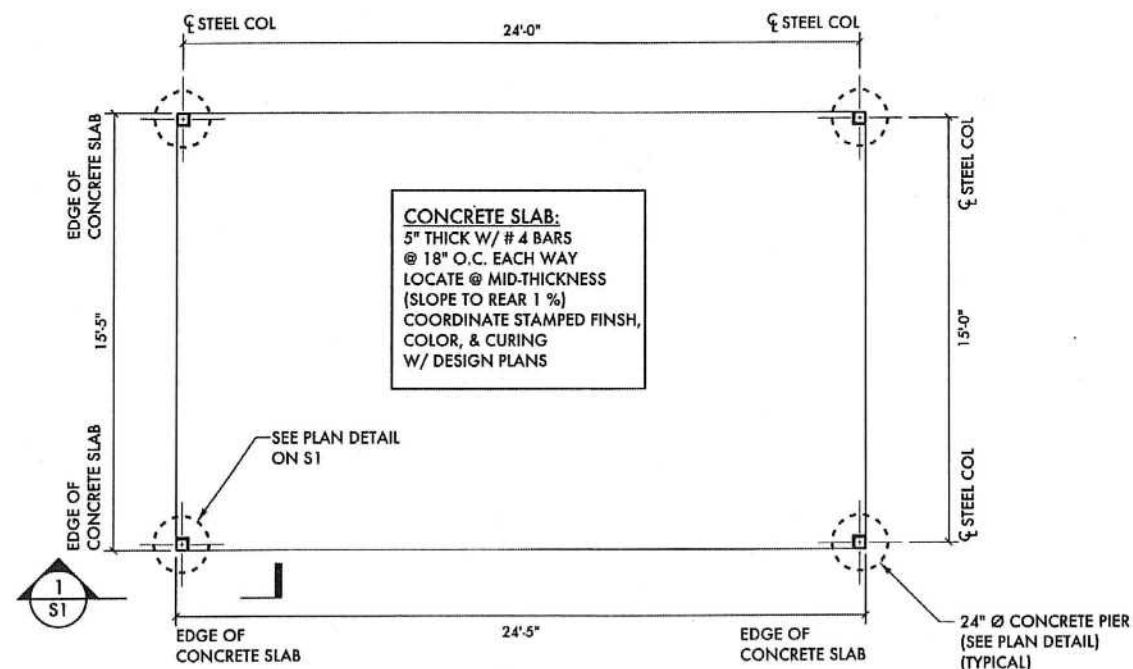
PROJECT NO
49050



Framing Plan

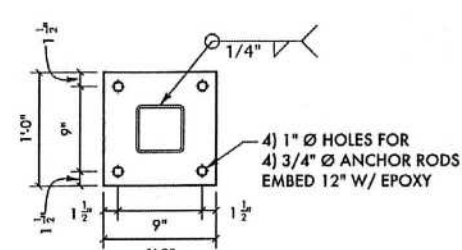
Scale: 1/4"=1'-0"

COORDINATE ROOF SLOPE
W/ ARCHITECTURAL PLANS



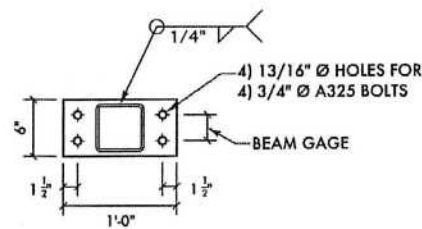
Foundation Plan

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



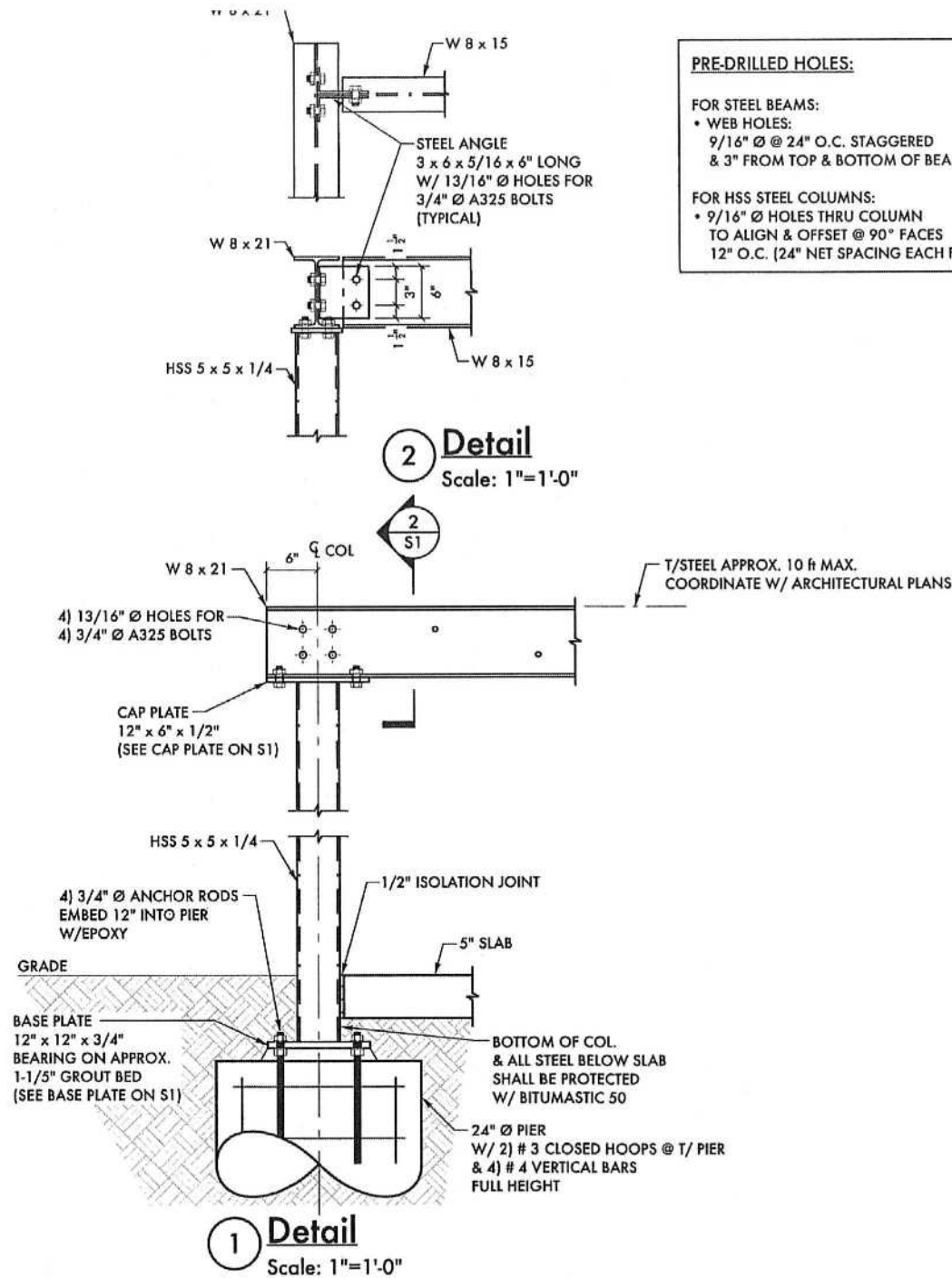
Base Plate

Scale: 1"=1'-0"



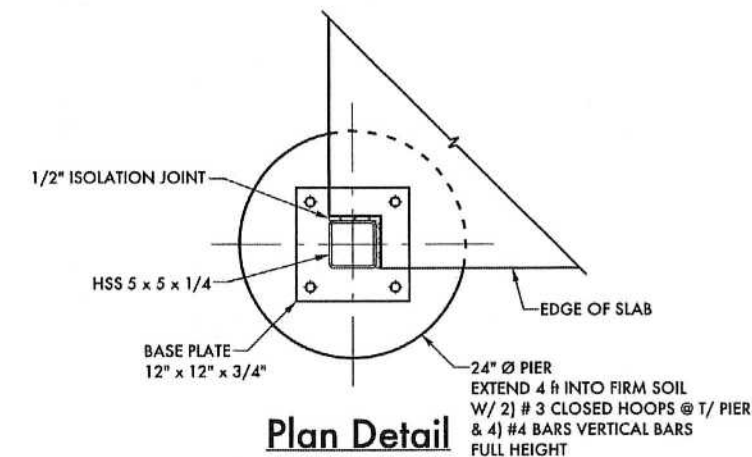
Cap Plate

Scale: 1"=1'-0"



Detail 1

Scale: 1"=1'-0"



Plan Detail

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

PRE-DRILLED HOLES:

FOR STEEL BEAMS:

- WEB HOLES:
9/16" Ø @ 24" O.C. STAGGERED
& 3" FROM TOP & BOTTOM OF BEAM

FOR HSS STEEL COLUMNS:

- 9/16" Ø HOLES THRU COLUMN
TO ALIGN & OFFSET @ 90° FACES
12" O.C. (24" NET SPACING EACH FACE)

CCI Engineering

CCI Engineering, Inc.
6658 Chestnut Street
Cincinnati, Ohio 45227
513 272 8776
www.cciengineering.com

Project: Pool House
6675 W Beechlands Dr.,
Cincinnati, OH 45237

Prepared For: Neal's Design
Remodel
7770 E Kemper Rd.,
Cincinnati, OH 45249

Drawing Title: Plan & Details

Issue date: 11/16/20
For Permit
& Construction

Project No.: 20157
Drawn by: ATH
Checked by: SEA
Plotted: 11/16/20

S1
1 OF 2

STRUCTURAL NOTES

DESIGN LOADS

1. Roofs 20 psf ground snow
2. Basic Wind Speed 115 mph Wind exposure B

TOTAL LOAD DEFLECTION LIMITS

1. Roof (except elevated terrace) L / 360
2. Building Frame Drift H / 300

CONSTRUCTION AND SAFETY

1. Contractor shall brace entire structure as required to maintain stability until complete and functioning as the designed unit.
2. Engineer shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by contractor.
3. The contractor will be solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. When on site, the engineer is responsible for his own safety but has no responsibility for the safety of other personnel or safety conditions at the site.
4. Contractor and his agent(s) shall verify all information and dimensions contained within these construction documents. Contractor shall verify all existing conditions, including buildings, site conditions, and soil bearing pressure. All errors, omissions, and inconsistencies are to be reported to the engineer before proceeding with the work. Any changes from these documents are the responsibility of the contractor. These drawings are not to be scaled. If insufficient information exists, contact the engineer for clarification before proceeding with the work.

FOUNDATIONS

1. Foundation elevations shown are for bidding purposes and may vary to suit sub-surface soil condition. Elevation and bearing strata should be approved prior to placing concrete.
2. Contractor shall contact utility companies for locating underground services and is responsible for their protection and support.
3. Foundation design is based on the expectation of favorable conditions at or near the depths indicated on the plans. Bearing soils shall be verified prior to concrete placement.
4. Allowable Soil Pressure for design of pier footings on moderately stiff brown clay = 1500 psf
5. All piers should be socketed into the target bearing strata indicated on the plans and details. Estimated depth of piers is provide for pricing and shall be confirmed prior to concrete placement. Allowable bearing pressure for piers bearing on firm and undisturbed soil.
6. Covered Terrace Floor Slab On Grade construction:
 - A. Floor slab bearing material will be compacted fill.
 - B. A minimum 4" thick compacted granular leveling course compacted to at least 98% Standard Proctor Density. The granular leveling course should consist of crushed stone such as No. 57 aggregate and should have positive gravity drainage to interior perimeter drains. The interior perimeter drains should be separate and not tied to the exterior drains.
8. Backfill and Compaction:
 - A. Backfill against walls:
 - i. Backfill along exterior face of shallow wall foundations to be compacted granular material with 4" diameter foundation drain line at the bottom of the granular material. Drain to have positive slope to daylight or to existing trench drains.
9. Site drainage shall be designed to direct flow to drainage channels. Downspout lines may not be discharged onto natural slopes but must be piped into storm sewer drainage ways having adequate erosion protection. Catch basins, curbs, swales and other controls should be used to prevent concentrated discharge of water onto the existing slopes.

DRILLED PIER FOOTINGS

1. Construction tolerances:
 - A. The bottom elevation of drilled piers shown on the drawings is estimated. The geotechnical engineer will determine actual final bearing level during excavation.
 - B. The center of the shaft shall be located within three inches (3") of the plan location.
 - C. The tops of piers shall be within two inches (2") of the elevations shown on plan.
2. Any shafts varying beyond the above tolerances shall be corrected to the satisfaction of the structural engineer.
3. Construction:
 - A. Bearing strata shall be verified prior to concrete placement.
4. Concrete placement:
 - A. Dewater excavation prior to placing concrete. No more than 1 inch of standing water shall be allowed prior to concrete placement.
 - B. If water inflows continue during pumping, use casings socketed into bottom of excavation or other approved means to reduce inflow.
 - C. Concrete shall be directed through a hopper and elephant trunk down the center of the shaft without hitting sides or reinforcing.
 - D. Vibrate top 5 feet of concrete.
 - E. Place concrete in pier in one continuous operation.

CONCRETE

1. Concrete work shall conform to all requirements of ACI 301-08, "Specifications For Structural Concrete For Buildings", except as modified by the supplemental requirements below, and The Recommended Practice For Residential Concrete Construction ACI-332R-08.
2. Materials:
 - A. Concrete unless noted: $f'_c = 3500$ psi., Normal aggregate.
 - B. Concrete for footings: $f'_c = 3000$ psi.
 - C. Concrete for Covered Slab: $f'_c = 4500$ psi, (5% to 7% entrained air). Minimum cement content = 520 #/cy, maximum water / cementitious ratio = 0.40
 - D. Reinforcing steel: ASTM A615 60 ksi yield deformed bars
 - E. Admixtures:
 - i. Admixtures containing chloride are not permitted in reinforced concrete or concrete containing metals.
 - F. Coordinate slab curing and finish with design for stamped and color
3. When the air temperature is less than 40° F, the temperature of the concrete shall be maintained between 60° and 70°F for 7 days.
4. During hot weather, when necessary, provide for protective measures in advance of placement.
5. Lap splice reinforcing bars 48 diameters unless otherwise noted.

ADHESIVE ANCHORS

1. Adhesive anchors shall be Epoxy-Tie or Acrylic-Tie Adhesive resin anchors as supplied by Simpson Strong-Tie and shall be installed per the manufacturers specifications. Substitutes may be considered; submit manufacturer's data prior to installation.

STRUCTURAL STEEL

1. All detailing, fabrication, and erection shall conform to AISC specifications for "design, fabrication, and erection of structural steel for buildings", and the AISC "code of standard practice for steel buildings and bridges", latest edition.
2. Field connections shall be bolted except where welded connections are indicated.
3. Welding shall be in accordance with the American Welding Society (AWS D1.1, latest edition).
4. Materials:
 - A. Rolled shapes and plates:
 - i. L shapes, C shapes, plates: ASTM A36
 - ii. W shapes: ASTM A992
 - B. Square/rectangular tubular shapes : ASTM A500, grade B.
 - C. Bolts: ASTM A325-N
 - D. Anchor bolts:
 - i. Threaded anchor rods: ASTM A193 or ASTM A36, 36 ksi yield strength, plain finish with nut and washer at embedded end. Washer shall have a minimum outer diameter of 2 times the bolt diameter.
 - ii. Provide and embedment of 12 bolt diameters for anchor bolts unless noted otherwise on the drawings. Embedment shall be in a monolithically placed section of cast in place concrete.
 - E. Field welds: AWS E70xx, low hydrogen electrodes.
 - F. Non-shrink non-metallic grout: CRD-C-621 and ASTM C1107 for interior and exterior applications.
 - G. Provide a 2x wood plate bolted to the top flange of all steel beams with 3/8" diameter bolts staggered at 2'-0" o.c. or 3/16" diameter power driven fasteners (i.e. Ramset pins) at 16" on center.
5. Paint and protection:
 - A. For portion of steel column and base plate to be embedded in and below terrace slab, embedded portion shall be protected with Bitumastic 50 coal tar mastic applied per manufacturers specification. Provide 30 mil (dry) minimum thickness for all below slab conditions.
 - B. Steel components with interior exposure: shall be painted with fabricators standard prime coat.

WOOD

1. Materials:
 - A. Framing Lumber:
 - i. 2 x 4 and larger for blocking: No. 2 grade or better Southern Pine, kiln dried.
 - ii. ACQ or MCQ pressure treat pieces in contact with foundation or exposed to weather.
 - B. Sheathing:
 - i. Roof: 32/16 APA rated sheathing, min. 23/32 thickness Exposure 1
 - C. Connectors for ACQ or MCQ treated members shall be stainless steel or hot dipped galvanized.
 - D. Light gauge metal connectors: All connection hardware specified on the structural drawings shall be manufactured by the Simpson Strong-Tie Company and fastened as specified in the manufacturer's instruction manual.
 - E. Fasteners:
 - i. Nails: ASTM F1667, common wire nails.
 - ii. Wood Screws: ASME B18.6.1.
 - iii. Lag Bolts: ASME B18.2.1
 - iv. Bolts: Steel bolts complying with ASTM A307, grade A.
 - v. Fasteners exposed to weather, in contact with ground, pressure-preservative treatment, or in areas of high relative humidity shall be hot-dipped zinc coated complying with ASTM A153 or Type 304 stainless steel.
 - F. Wood trusses:
 - ii. All work shall conform to "National Design Standard For Metal-Plate Connected Wood Truss Construction" (ANSI/TPI 1).
 - iii. Unless noted otherwise, all trusses shall be designed for the loads as shown in the design load section of these notes.
 - iv. Shop drawings are required and shall bear the designers seal, show all design and fabrication data, temporary and permanent bracing requirements, and handling and erection instructions. Shop drawings shall clearly show permanent bracing requirements for web compression members an erection plan locating all trusses shall be provided.
 - v. An erection plan locating all trusses shall be provided.
 - vi. The truss supplier shall design all truss to girder truss connections and indicate fasteners, hangers, etc. on the erection drawings.
 - vii. All trusses shall be braced during erection per "Commentary And Recommendations For Handling, Installing And Bracing Metal Plate Connected Wood Trusses" (TPI HIB) and "Recommended Design Specification For Temporary Bracing Of Metal Plate Connected Wood Trusses" (TPI DSB) unless more strict bracing is required by the truss manufacturer.
 - viii. Design wood trusses to bear on the exterior wall unless indicated otherwise on the construction documents.
2. Unless noted otherwise, framing members shall be connected per table r-602.3(1), "Fastening Schedule For Structural Members", in the residential Building Code of Ohio.

CClEngineering



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6658 Chestnut Street
Cincinnati, Ohio 45227
513 272 8776
513 272 8777 fax
www.cciengineering.com

Issue date: 11/16/20
For Permit & Construction

Project No. 20157
Drawn by: ATH
Checked by: SEA
Plotted: 11/16/20

Project: Pool House
6675 W Beechlands Dr,
Cincinnati, OH 45237

Prepared For: Neal's Design Remodel
7770 E Kemper Rd,
Cincinnati, OH 45249

Drawing Title: Structural Notes

S 2
2 OF 2