

## Zoning Certificate



**CLEARCREEK TOWNSHIP**

Warren County, Ohio

Planning and Zoning Department

7593 Bunnell Hill Rd, Springboro, Ohio 45066

937-748-1267

**Certificate Number: 2018-09550**

**ADDRESS: 3494 ROUTE 741**

**PARCEL NO.: 08154010020**

**ZONING: B-1**

**ISSUED TO: PAP OIL COMPANY LLC**

**4365 LISA DR**

**TIPP CITY OH 45371**

**PERMIT TYPE: OTHER**

**DETAILS: REMODEL OF CURRENT BUILDING**

**PERMIT DATE: 04/12/2018**

**FEE: \$0.00**

**EXPIRE DATE: 04/12/2019**

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

**APPROVED BY:**

**DATE:**

**04/12/2018**

Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy  
Applicant's Copy/ Office Copy





**PROJECT INFORMATION :**

Use Group :	M : MERCANTILE
Construction Type : (Per O.B.C. table 503)	VB
Allowable Building Height : (Per O.B.C. table 503)	M : 1 STORY
Actual Building Height :	1 STORY
Allowable Floor Area : (Per O.B.C. table 503)	M : 9,000 SQ. FT.
Actual Floor Area :	TOTAL BUILDING = 2,814 SQ. FT.
Occupant Load : (Per O.B.C. table 1004.1.1)	RETAILS SALES AREA : 1,752 / 60 = 30 PERSONS CASHIER / WASH AREA : 400 SQ. FT. / 100 = 4 PERSONS STORAGE AREA : 337 SQ. FT. / 100 = 2 PERSONS OFFICE / R.R. : 325 SQ. FT. / 100 = 4 PERSONS  TOTAL OCCUPANT LOAD = 40 PERSONS
Designed wind load : (Per O.B.C. section 1603.1.4)	22.25# PER SQ. FT. (115 MPH) - EXISTING
Designed snow load : (Per O.B.C. section 1603.1.4)	25# PER SQ. FT. (GROUND SNOW) - EXISTING
Designed floor load(s) : (Per O.B.C. table 1607.1)	EXISTING CONCRETE SLAB = 125 PSF
Exit Access travel distance : (Per O.B.C. table 1017.2)	200' MAX. W/OOUT NEEDING A SPRINKLER SYSTEM
Width of egress doors : (Per O.B.C. table 1010.1.1)	36"
Number of exits required : (Per O.B.C. table 1006.3.2(2))	1 EXIT
Sprinkler system : (Per O.B.C. section 903)	NOT REQUIRED

**2017 O.B.C. CODE NOTES :**

- The minimum required width of passageways, aisle access ways, aisles, or corridors will be 36 inches for occ. < 50 & 44" for occ. > 50 persons. (Per O.B.C. table 1017.2)
- The minimum required length of dead-end passageways or corridors shall not be more than 20 feet. (Per O.B.C. section 1017.3)
- Locks & Latches : All means of egress doors will be readily openable from the side from which egress is to be made w/out the use of a key or special knowledge or effort. (Per O.B.C. section 1008.1.8.3)
- All means of egress will be equipped with artificial lighting which will provide not less than one (1) foot candle at floor level. (Per O.B.C. section 1006.2)
- All means of egress doors will be of the side-swinging type. All doors shall swing in the direction of egress where serving an occupant load of 50 or more persons. (Per O.B.C. section 1008.1.2)
- Interior finish for walls and floors will comply with the requirements of O.B.C. section 803 & 804.
- Exit signs are required at all exit doors (Per O.B.C. section 1011.1)
- Exit signs shall have red letters at least 6 inches high. (Per O.B.C. section 1011.5.1)
- Fire extinguishers shall be located in accordance with the requirements of the local fire official. (Per O.B.C. section 906.1)
- Alarm system is not required per O.B.C. 903.2.8.
- Occupant load sign shall be installed and maintained in a legible manner by the owner. The sign shall be durable and indicate the number of occupants permitted. O.B.C. section 1004.3
- Walking surfaces along the means of egress shall have a slip-resistant surface securely attached to the concrete floor.
- Fire blocking is required at the ceiling levels of all partitions.
- In the M, Mercantile use group a public restroom is not required. A handicap unisex restroom is provided for employees and will accommodate 15 persons per O.B.C. table 2902.1.
- Drinking water will provided upon request per O.B.C. table 2902.1.
- A mop sink is provided as required per O.B.C. table 2902.1.

**DRAWING INDEX :**

- CS-0 COVER SHEET
- S-1 SITE PLAN
- A-1 EXISTING FLOOR PLAN & FOUNDATION PLAN
- A-2 FLOOR PLAN & SCHEDULES
- A-3 ROOF PLAN & WALL SECTIONS
- A-4 FRONT & RIGHT SIDE ELEVATIONS
- A-4.1 REAR & LEFT SIDE ELEVATIONS
- A-5 HANDICAP R.R. DETAILS & SPECIFICATIONS

**GAS STATION REMODEL FOR :**



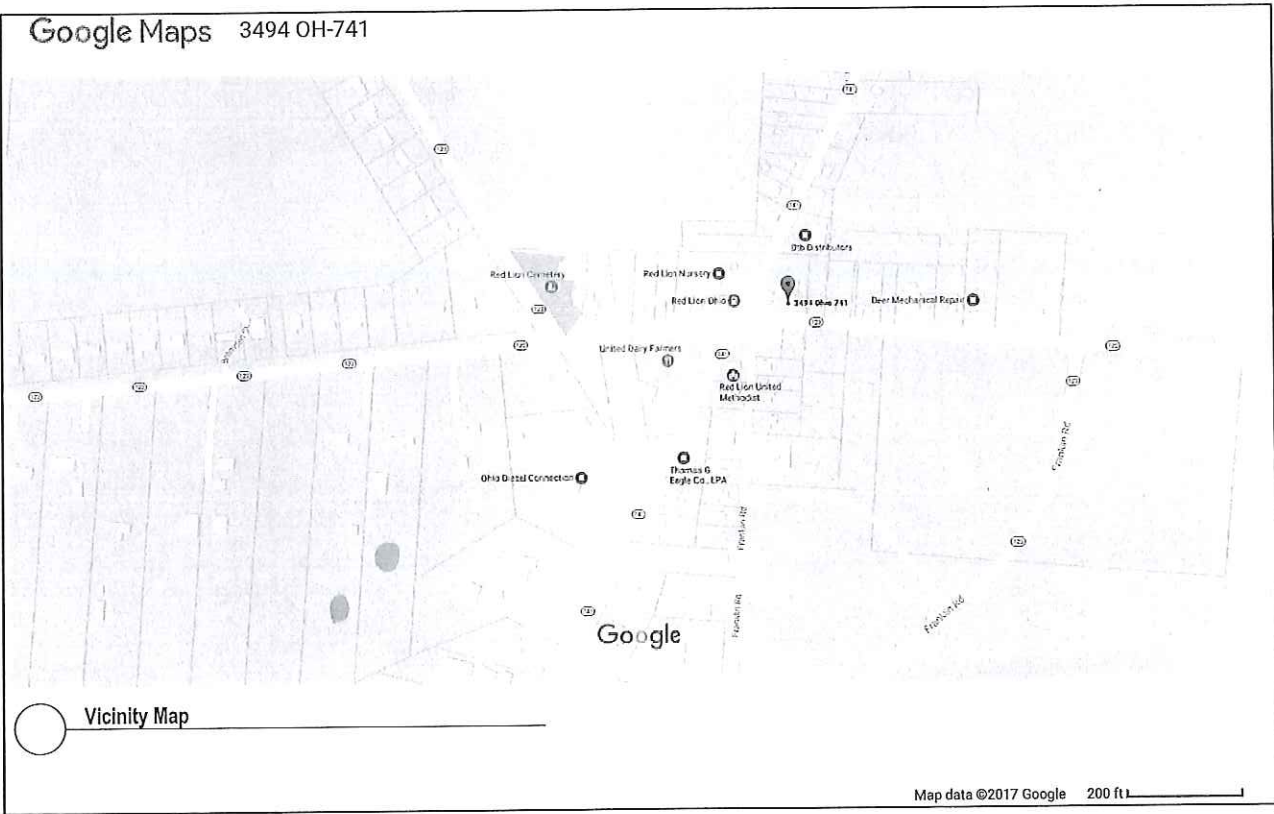
**RED LION MARATHON**  
3494 STATE RT. 741  
LEBANON, OH 45036



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tel : 937.605.6882

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*4-12-18*  
*Drive Through*  
*NOT APPROVED*

*only reconstructing/Remover of Existing Building*

*Handwritten signatures and initials at the top right of the drawing.*

*4-11-18*

**STATE OF OHIO**  
DENNIS R. BEATTY, A.I.A.  
REGISTERED ARCHITECT  
EXPIRES 12/31/2019

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email : architect@cincldr.com  
\*Residential \*Commercial \*Industrial

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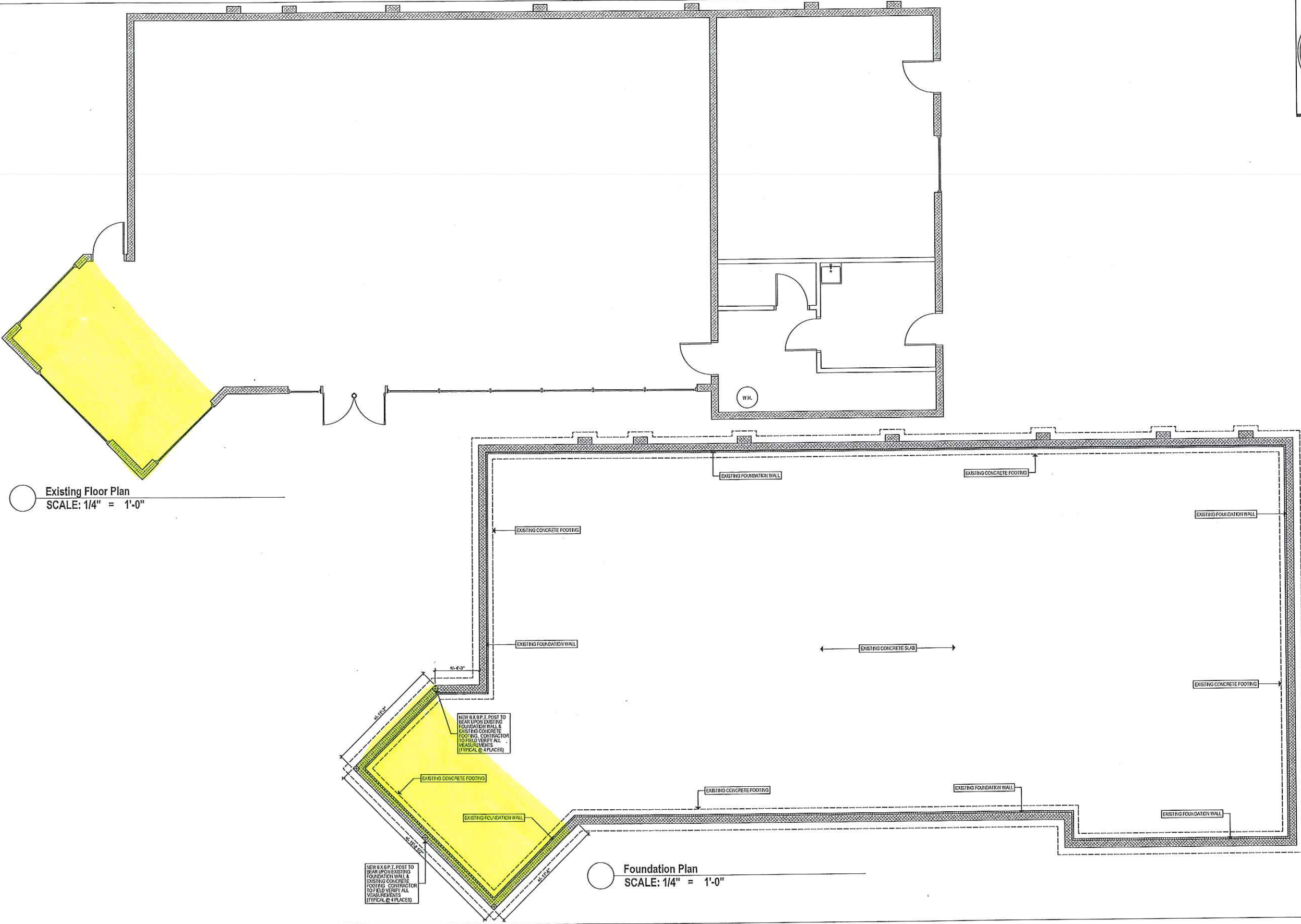
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**Cover Sheet**

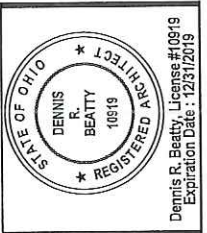
Rev:	2.22.2018
Task:	as noted
Drawn:	Chad D. Pequinol
Job:	#18025
Sheet Name:	CS-0





Existing Floor Plan  
SCALE: 1/4" = 1'-0"

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



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GAS STATION REMODEL FOR:

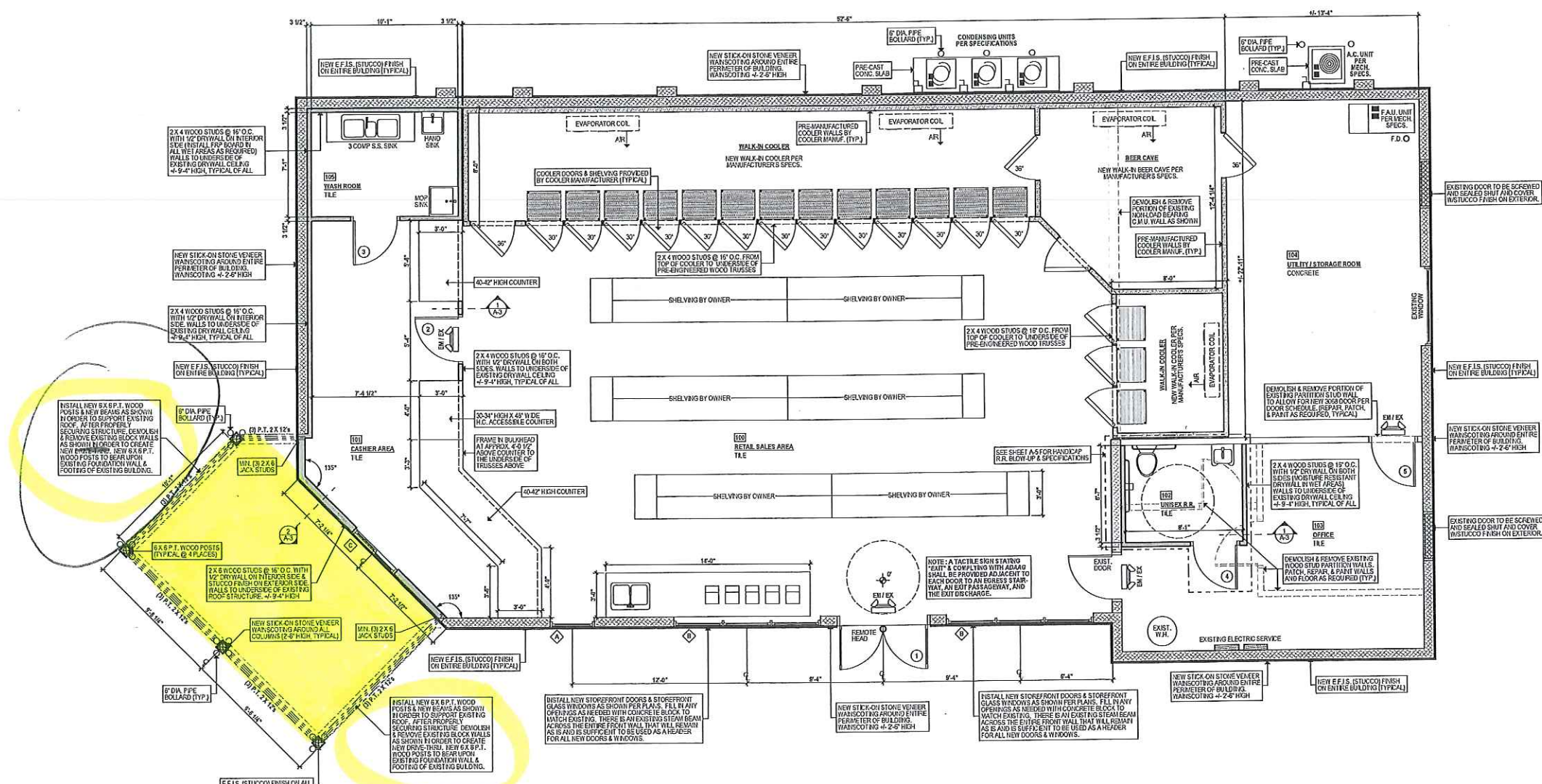
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Existing Floor Plan  
& Foundation Plan

Rev:	2.22.2018
Iss:	as noted
Prep:	Chad D. Pequinot
Sk:	#18025
Sheet:	A-1

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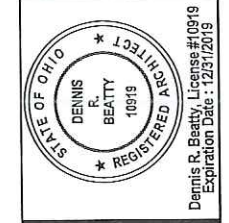
Proposed Floor Plan  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE														
ID	Qty	Type	SIZE		Const.	Material	Frame material	Threshold	Fire rating	FINISH	HANDLE	NOTES	DOOR TYPE	ADDITIONAL NOTES
			Width	Height										
1	1	EXT.	6'-0"	6'-8"	NEW	ALUM./GLASS	METAL	H.C. THOLD	-	PRE-FINISHED	PANIC HARDWARE	12' FIXED TRANSOM WINDOW	DOUBLE DOORS	FULLY TEMP. GLASS DOORS
2	1	INT.	3'-0"	6'-8"	NEW	STEEL	H.C. METAL	-	-	PRE-FINISHED or PAINT	LOCKSET	-	SINGLE SWINGING DOOR	-
3	1	INT.	3'-0"	6'-8"	NEW	WOOD	H.C. METAL or WOOD	-	-	PRE-FINISHED or PAINT	PASSAGE	-	SINGLE SWINGING DOOR	-
4	1	INT.	3'-0"	6'-8"	NEW	WOOD	H.C. METAL or WOOD	-	-	PRE-FINISHED or PAINT	PRVACY	HANDICAP "UNISEX R.R." SIGNAGE	SINGLE SWINGING DOOR	-
5	1	INT.	3'-0"	6'-8"	NEW	WOOD	H.C. METAL or WOOD	-	-	PRE-FINISHED or PAINT	LOCKSET	-	SINGLE SWINGING DOOR	-

NOTE: ALL DOORS TO HAVE GRASPABLE LEVER STYLE HANDLE

ROOM FINISH SCHEDULE										
ID #	ROOM NAME	FLOOR	BASEBOARD	CEILING			WALLS			COMMENTS
				MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	HEIGHT	
100	RETAIL SALES AREA	TILE	RUBBER or VINYL	DRYWALL	PANIC	+1'-9"	DRYWALL	PANIC	-	
101	CASHER AREA	TILE	RUBBER or VINYL	DRYWALL	PANIC	+1'-9"	DRYWALL	PANIC	-	
102	CASHIER R.R.	TILE	RUBBER or VINYL	DRYWALL	PANIC	+1'-9"	DRYWALL	PANIC	-	
103	OFFICE	TILE	RUBBER or VINYL	DRYWALL	PANIC	+1'-9"	DRYWALL	PANIC	-	
104	UTILITY/STORAGE ROOM	CONCRETE	RUBBER or VINYL	DRYWALL	PANIC	+1'-9"	DRYWALL	PANIC	-	
105	RASH ROOM	TILE	RUBBER or VINYL	DRYWALL	PANIC	+1'-9"	DRYWALL	PANIC	-	

WINDOW SCHEDULE										
ID	QTY.	TYPE	SIZE		Sill height	Frame Material	Glass type	U Factor	SHGC of glass	NOTES
			WIDTH	HEIGHT						
A	1	FIXED	3'-0"	5'-4"	2'-8"	METAL				TEMPERED STOREFRONT GLASS WINDOWS
B	2	FIXED	10'-0"	5'-4"	2'-8"	METAL				TEMPERED STOREFRONT GLASS WINDOWS
C	1	SLIDING	4'-0"	3'-0"	4'-3'-0"	METAL				BULLETPROOF GLASS WINDOW



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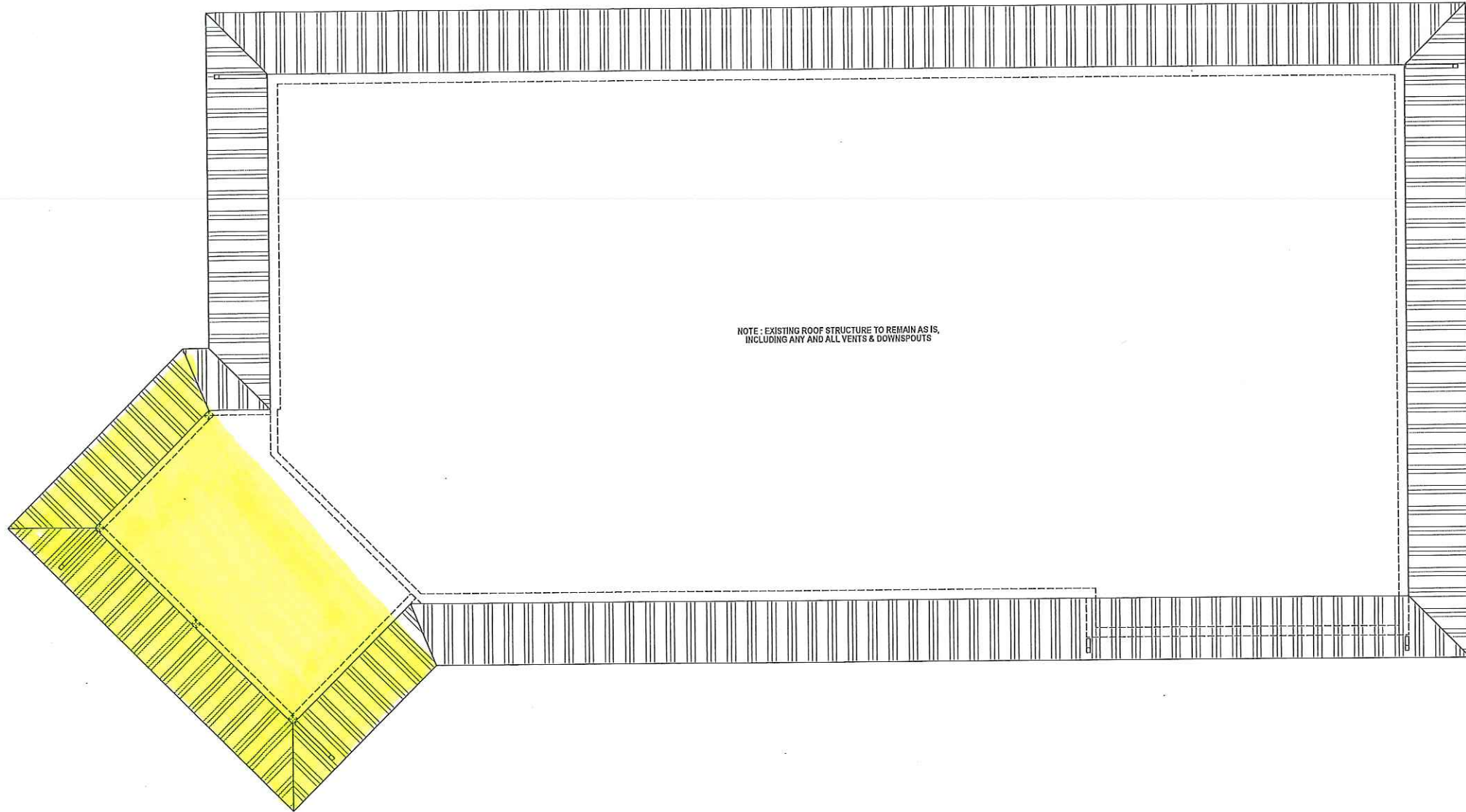
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RED LION MARATHON  
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**Floor Plan & Schedules**

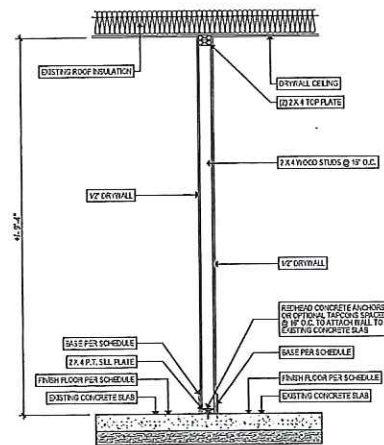
Rev: 2.22.2018  
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Des: Chad D. Pequinot  
Ak: #18025  
Dwg#&c:

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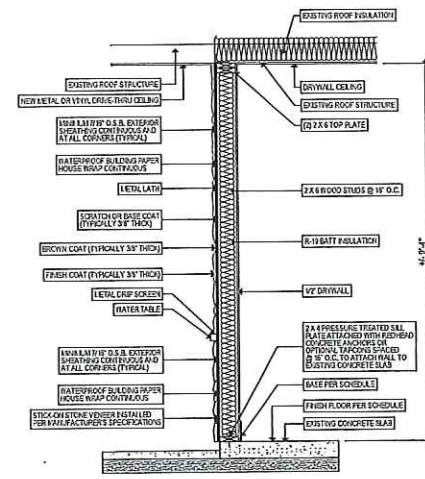




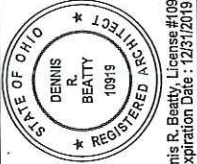
Roof Plan  
SCALE: 1/4" = 1'-0"



1 Interior Wall Section #1  
SCALE: 1/2" = 1'-0"



2 Exterior Wall Section #2  
SCALE: 1/2" = 1'-0"



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Roof Plan & Wall Sections

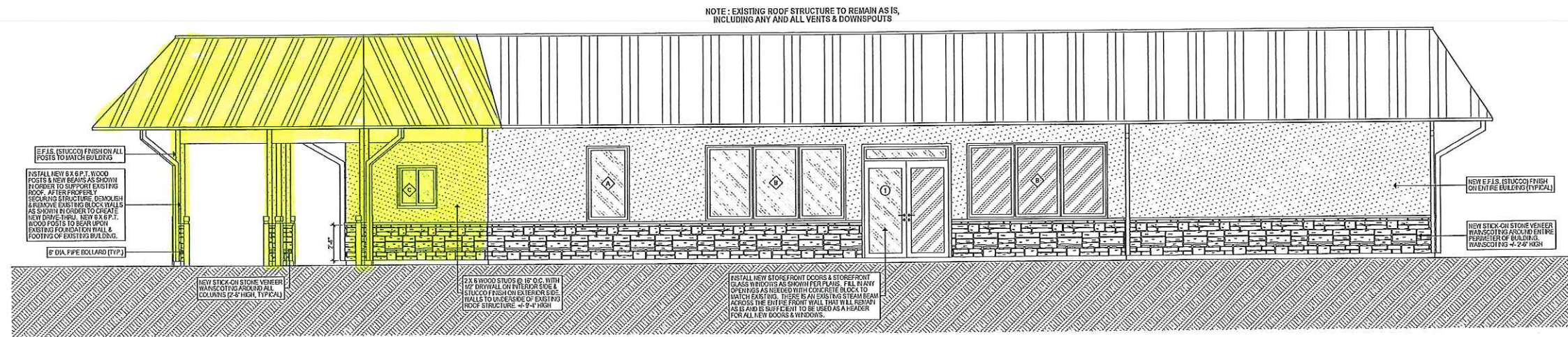
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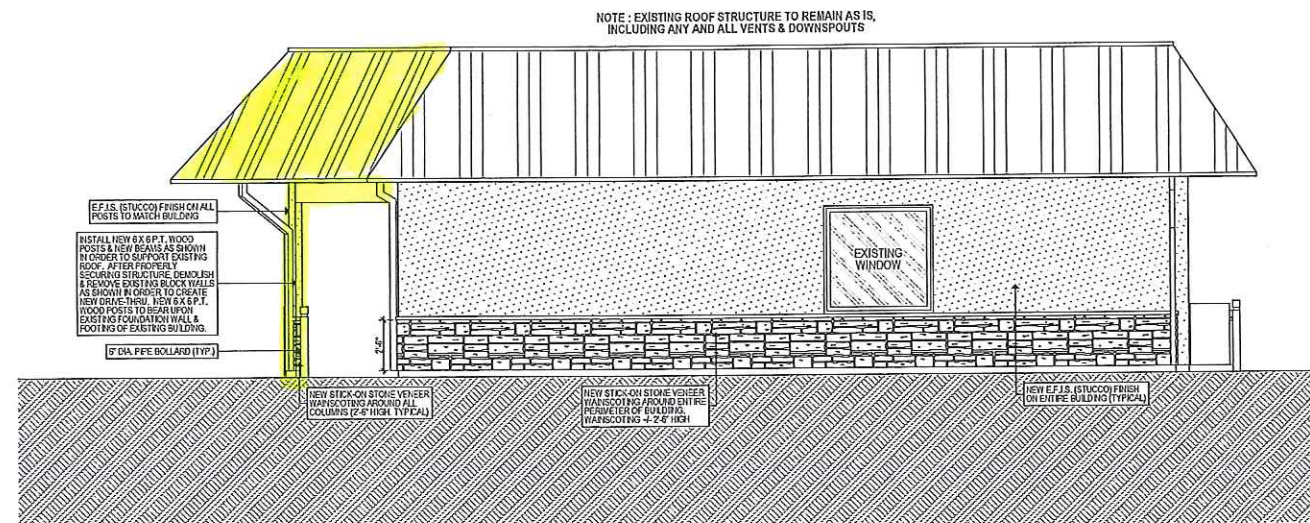
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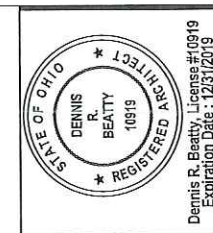




○ Front Elevation  
SCALE: 1/4" = 1'-0"



○ Right Side Elevation  
SCALE: 1/4" = 1'-0"



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**Front & Right Side Elevations**

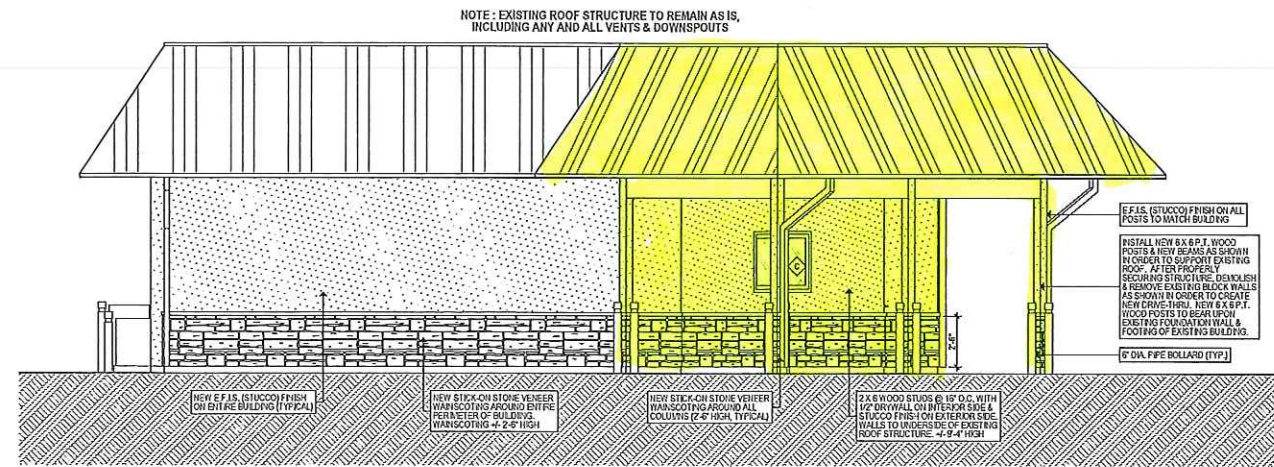
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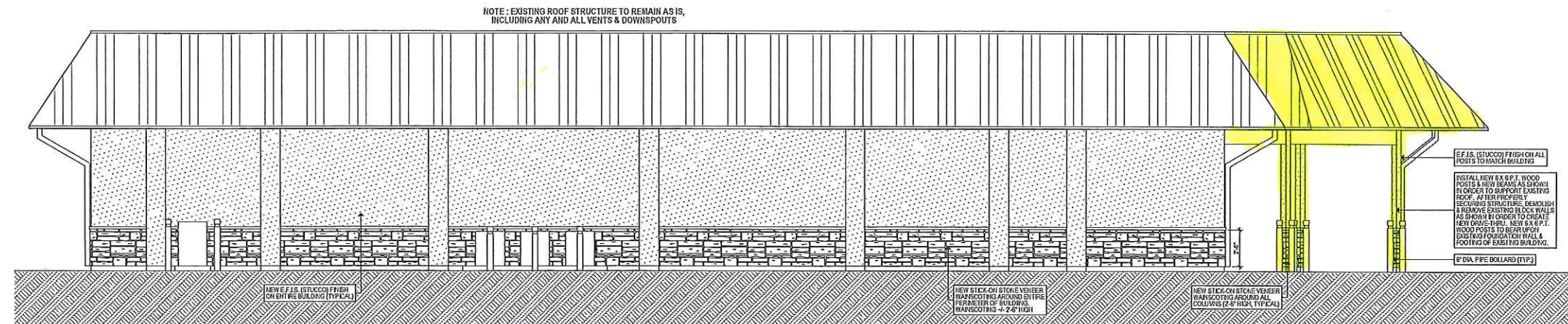
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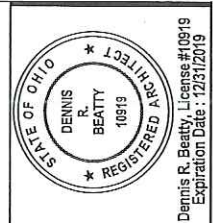




Left Side Elevation  
SCALE: 1/4" = 1'-0"



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



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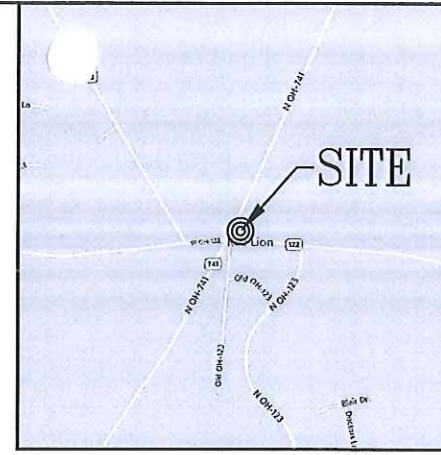
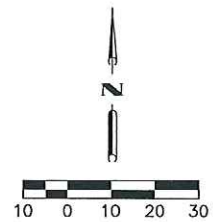
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LEBANON, OH 45036

Rear & Left Side Elevations

Rev:	2.22.2018
Site:	as noted
Drawn:	Chad D. Peruginot
Arch:	#18025
Sheet:	A-4.1

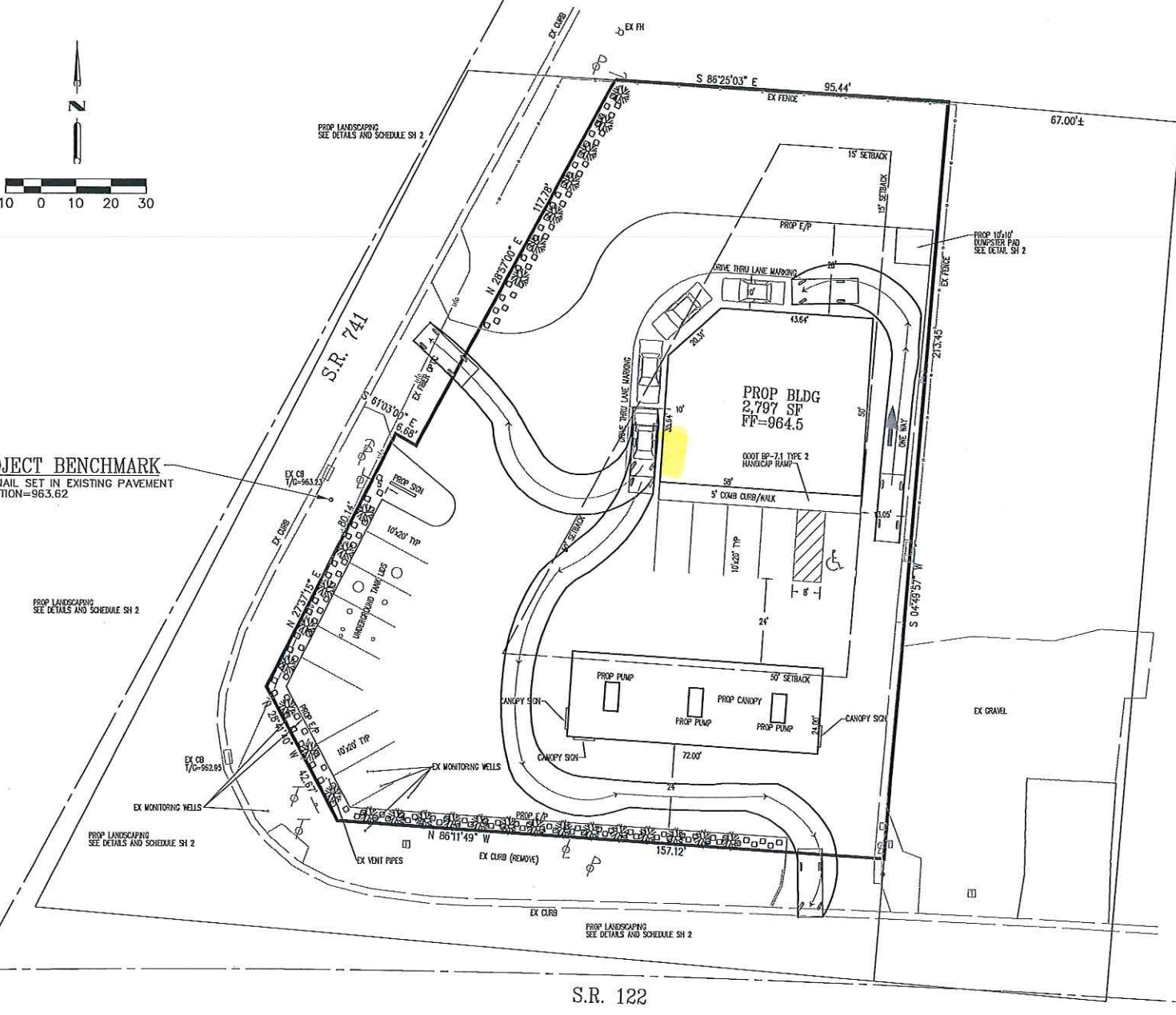
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VICINITY MAP  
NOT TO SCALE

**PROJECT BENCHMARK**  
MAG NAIL SET IN EXISTING PAVEMENT  
ELEVATION=963.62



**OWNER/DEVELOPER**  
PAP OIL COMPANY, LLC  
4365 LISA DRIVE  
TIPP CITY, OHIO 45371  
937-604-0012

**ENGINEER**  
APEX ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD.  
MIDDLETOWN, OHIO 45042  
(513) 424-5202



**APPROVAL**

WARREN COUNTY ENGINEER \_\_\_\_\_

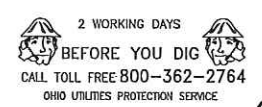
DATE \_\_\_\_\_

**GENERAL NOTES**

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS AND/OR WARREN COUNTY MANUAL OF DESIGN, LATEST EDITION.
- CONTRACTOR SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL LAWS, STATUTES, AND ORDINANCES AS RELATED TO THIS PROPERTY AND ACTIVITY.
- CONTRACTOR SHALL CONTACT OHIO UTILITY PROTECTION SERVICE 48 HOURS PRIOR TO THE BEGINNING OF EXCAVATION.
- EXISTING WATER AND SANITARY SERVICES TO BE TIED INTO NEW BUILDING.
- PARKING PROVIDED:  
REGULAR PARKING= 12 SPACES  
HANDICAP PARKING= 1 SPACES  
PARKING REQUIRED:  
2797 SF BUILDING (1 SPACE PER 350 SF) = 8 SPACES

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VARIANCE PLAN  
RED LION MARATHON  
SECTION 15, TOWN 3, RANGE 4  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO

SCALE: 1"=20'  
DATE: 09-13-17  
DRAWN: JLL  
DESIGNED: JLL  
CHECKED:



REVISIONS: 1. 2. 3. 4.	PROJECT: 160676 DRAWING: 160676ZA	SHEET 1 OF 1
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