

OWNER/APPELLANT IS REQUESTING THIS VARIANCE FOR THE FOLLOWING REASON(S):

We request the extra 8 ½" of height for various reasons in which we believe we meet the criteria for a variance.

Based on our topography in which we plan to connect the driveway to the structure, in which we have proper permit, we are requesting an 8 ½" increase in height to structure which will give correct visibility when the lights on the side of garage are lit at night. Due to topography of decline in the driveway this will be beneficial with safety in mind at night when parking.

In addition, to the topography because of the hill and slopes the 8 ½ " request would add more of a secure safe and balanced walk way to the adjacent house. We are trying to eliminate all steps going on to our patio and the increase in the height will enable us to create a walk way that is balanced with both structures.

Our topography to our surrounding area is unique. We are essentially an island unto ourselves with .75 acreage and mainly surrounded by large asphalt parking lots. Our property is unique in fact that it is an English Tudor 2-story in which the new garage/accessory building will be finished to match the House in that it will have same shingles, type of windows and color. We are also unique in that we are zoned residential/commercial.

There is no financial gain in this request. In fact, it is increasing our costs. We have preordered materials a year ago for the structure. The additional 8 ½ " height will make the structure more secure and safe.

We are firm believers in sound construction and safety. So for the safety of the structure and the aesthetics of surrounding property to include proper roof pitch, safety of topography, the 8 ½" will cause no burden, but will make property safer and secure.

This addition 8 ½" height will cause no detriment to surrounding or adjacent properties. It will be aesthetically pleasing, well-constructed with safety in mind.

In addition, it will be professionally landscaped with Arbor Vitae trees around full perimeter in which structure will not be visible to the general public.

With the addition of 8 ½ " increase to height, we know there will be no impairment of light or air to adjacent property as before there were trees that were much taller than the structure lining the adjacent property that completely blocked sunlight.

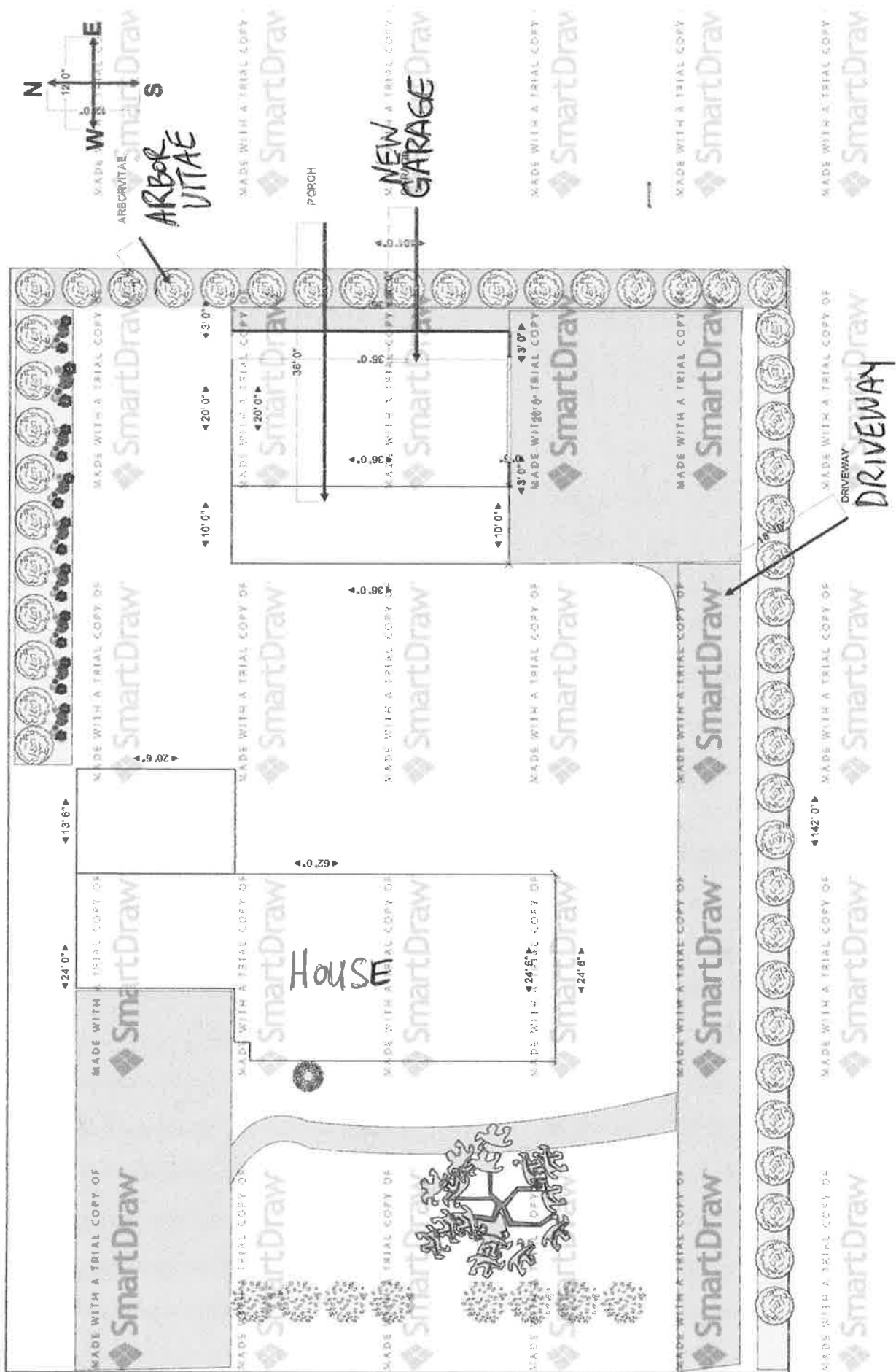
There will be no drainage problems as we have adequate land for drainage. In addition it will not affect/cause congestion to streets as we have a private driveway. It will be properly landscaped with brick retaining walls for fire safety and brick surround with fire safety in mind. Also, structure will be well lit for safety.

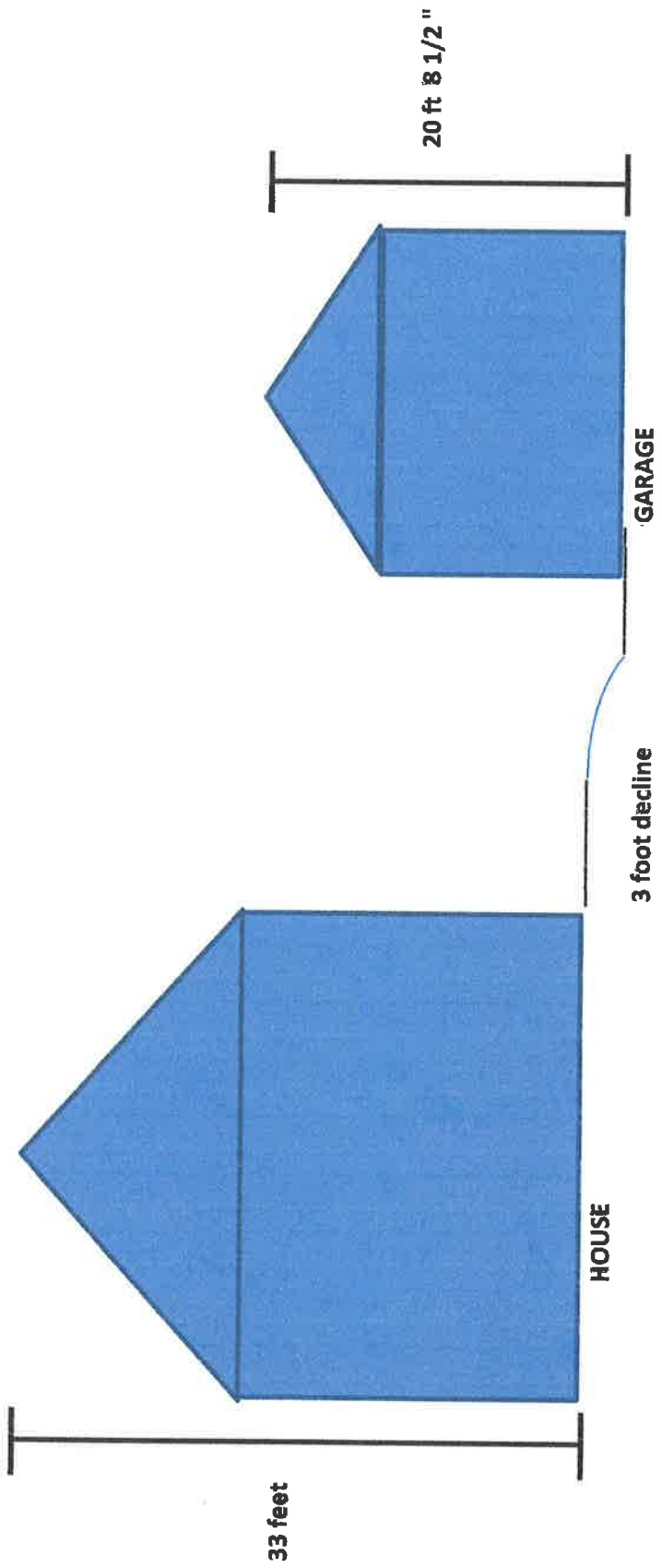
Finally, this will not only add an aesthetic value to our property, but to the surrounding area with no interference to others.

We request only 8 ½" of sky/height. Your help in this matter is greatly appreciated.

Gina & Anthony Dentici

LATHROP AVENUE





DRAWING INDEX
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.

**1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 5618**

PO No. Inv No. 12
Customer:
ANTHONY DENTICI
Description:
ACCESSORY BUILDING
2 X (20' X 36') = 1440 SQ FT
Site Address:
3105 LATHROP AVE.
RACINE, WI 53405

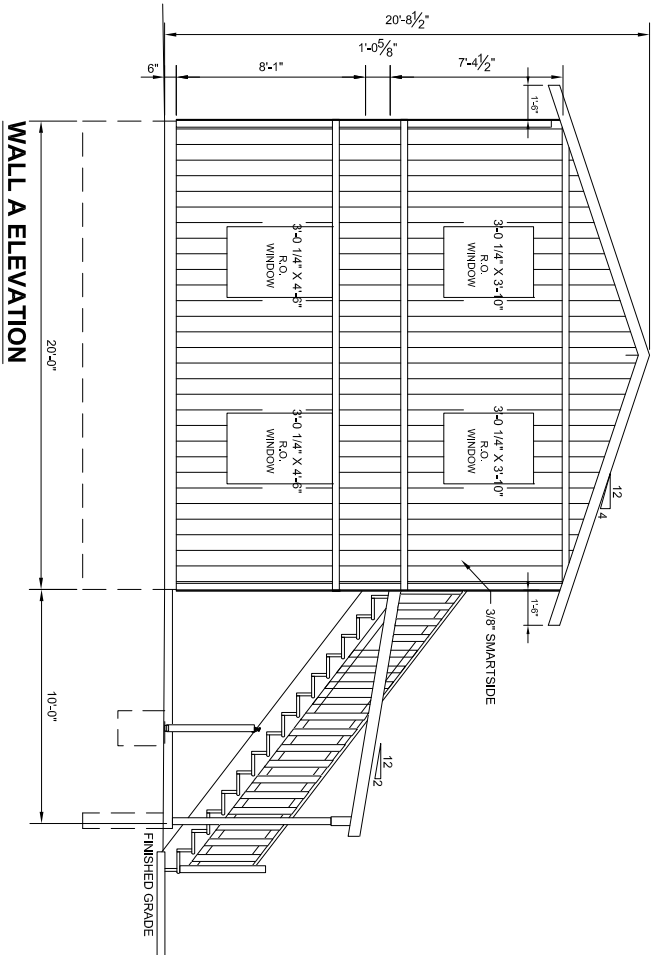
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Storage Buildings & Garages
TUFF SHED, INC.
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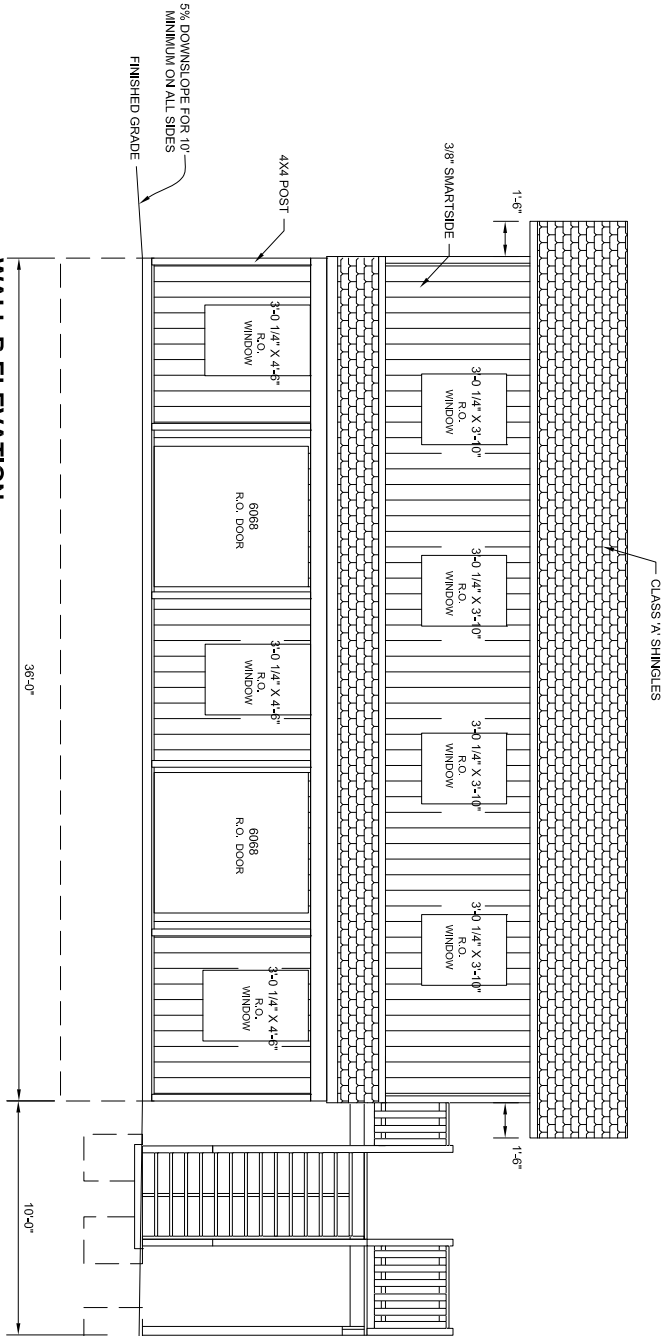
Drawn By: PG
Date: 9-11-18
Checked By:
Date:
Revised:
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Title:

PROJECT NOTES
ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet:

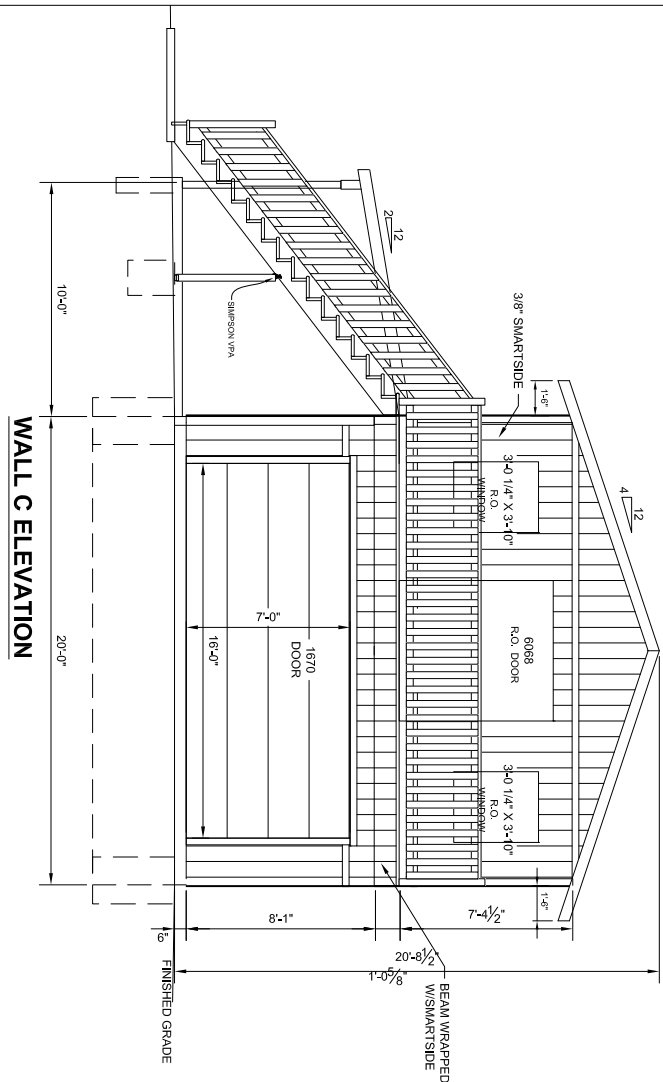
Sheet 1 of 4



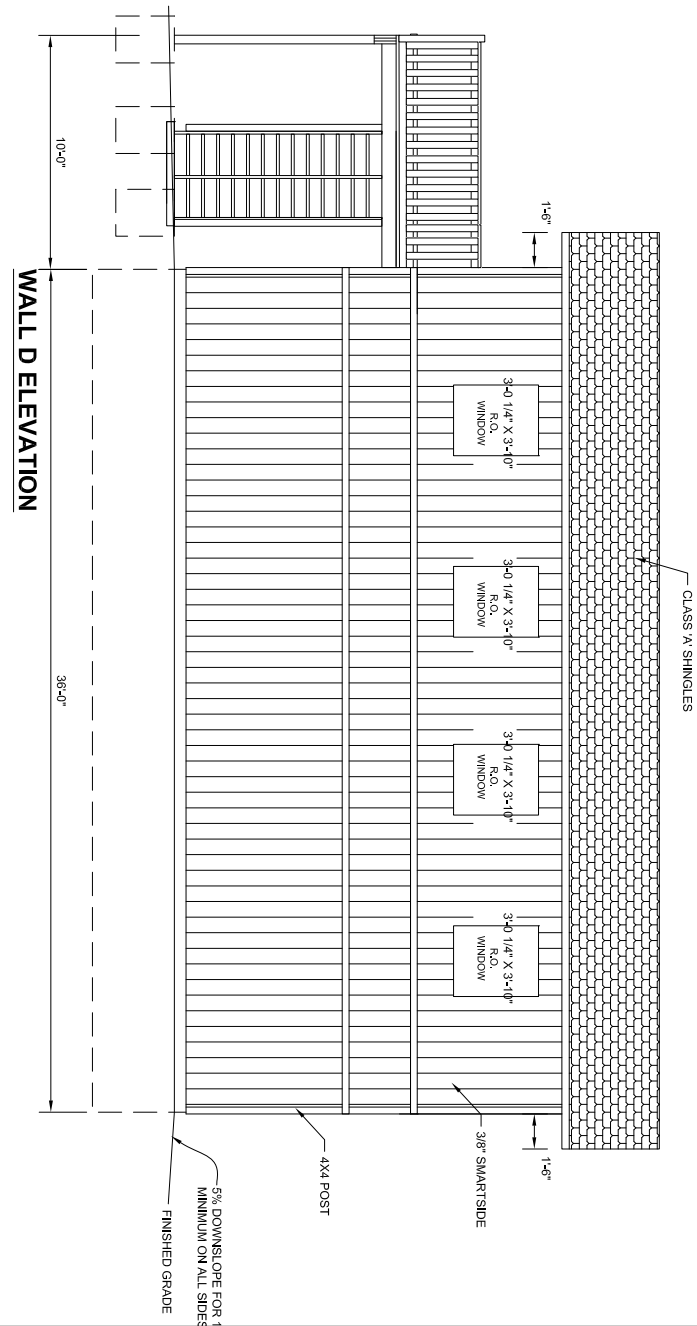
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

1. **DESIGN REQUIREMENTS**
 - A. GOVERNING CODES: 2015 IBC
 - B. OCCUPANCY REQUIREMENTS: GROUP R-3
 - C. CONSTRUCTION TYPE: V-B
 2. **DESIGN SCHEDULE**
 - A. BUILDING SIZE
LENGTH: 38'-0"
TOTAL WALL HEIGHT: 8'-1"
SIDE WALL HEIGHT: 20'-8" 12"
BUILDING LOADS
B. ROOF LIVE LOAD: 25 PSF
ROOF DEAD LOAD: 10 PSF
SECOND FLOOR LIVE LOAD: 40 PSF
SECOND FLOOR DEAD LOAD: 10 PSF
C. DESIGN WIND
3 SECOND GUST, V_{3S} : 115 MPH
D. SNOW EXPOSURE: B
E. SITE CLASS: 3
F. ROOF PITCH: 4/12
 3. **ROOFING SCHEDULE**
 - A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING. STAGGER LAYOUT PER APA CONSTRUCTION 1.
 - B. P#24/16 MIN UNLOADED.
 - C. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
 - D. 25 YEAR FIBERGLASS SHINGLES (CLASS A) (U.N.O.).
 - E. 15 LB. ROOFING FELT.
 - F. TYPE D METAL DRAIN EDGE FLASHING REQUIRED ALL SIDES.
 - G. SEE SEPARATE TRUSS SHEET FOR TRUSS FRAMING AND MATERIALS.
 - H. TRUSS CONNECTION PLATES (EAGLE METAL PLATES).
 - I. THE TRUSS PLATE INSTITUTE (TPI) (NER-QA-430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
 - J. TRUSS MANUFACTURER: TUFF SHED, INC.
 4. **WOOD FRAMING**
 - A. ALL WALL FRAMING MEMBERS SHALL BE STUD GRADE OR BETTER WITH THE FOLLOWING DESIGN VALUES: $F_b = 675$ PSI, $F_t = 400$ PSI, $F_v = 150$ PSI.
 $F_c = 800$ PSI PARALLEL TO GRAIN, $E = 1,200,000$ PSI.
 - B. STUDS SHALL BE SPACED @ 16" O.C.
 - C. SHEATHING
D. EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
 - E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS PER 6802.10.1.
 - F. SHEAR WALL MATERIAL SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
 - G. SHEAR WALL NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
 5. **SOIL**
 - A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT/CL. WL. MH. & CH. PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE THE MINIMUM.
B. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS, FOUNDATION WILL EXCEED MIN. 2'-0" DEEP GRAVE.
C. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL. IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
 6. **PERMIT**
 - A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES, SECTION R106.
B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE
 1. **GENERAL NOTES**
 - A. ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
D. GREEN NAIL, SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
 2. **PLYWOOD DIAPHRAGMS**
 - 15327 CDX PLYWOOD OR 7/16" OSB.
 3. **MATERIAL EVALUATION REPORT IDENTIFICATION**
 - A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1092.
B. DURAPANEL SLIDING BY ROSEBUDDER FOREST PRODUCTS IS APPROVED FOR USE WITHOUT UNDERLYING PER ICC-ES REPORT #ESR-2760.
C. HARDBOARD SLIDING BY JAMES HARVEY BLDG PRODUCTS PER ICC-ES REPORT #ESR-1301.
D. NES REPORT #ESR-1301 BY P CORPORATION PER ICC-ES REPORT #ESR-1301.
E. LAMINATED VENEER LUMBER (LVL) PER ICC-ES REPORT #ESR-1397.
F. CLASS A SHINGLES BY OWENS CORNING ROOFING PER ICC-ES REPORT #ESR-1372.
G. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON PER ICC-ES REPORT #ESR-2330.
H. SSTB ANCHOR BOLTS BY SIMPSON PER ICC-ES REPORT #ESR-2611.

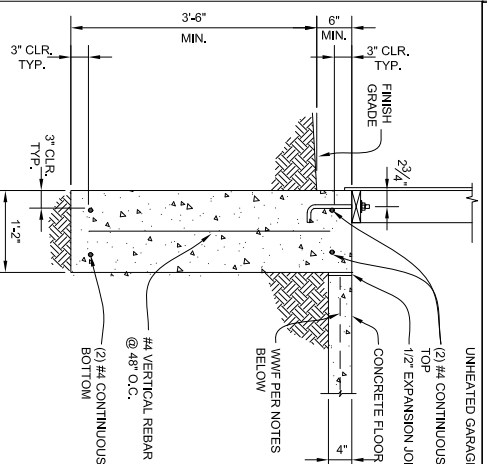
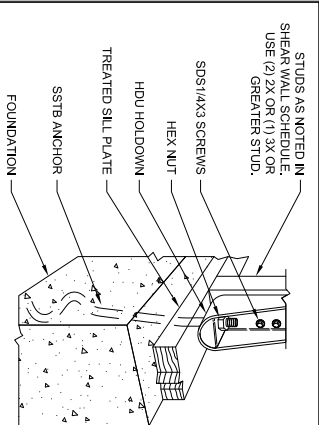
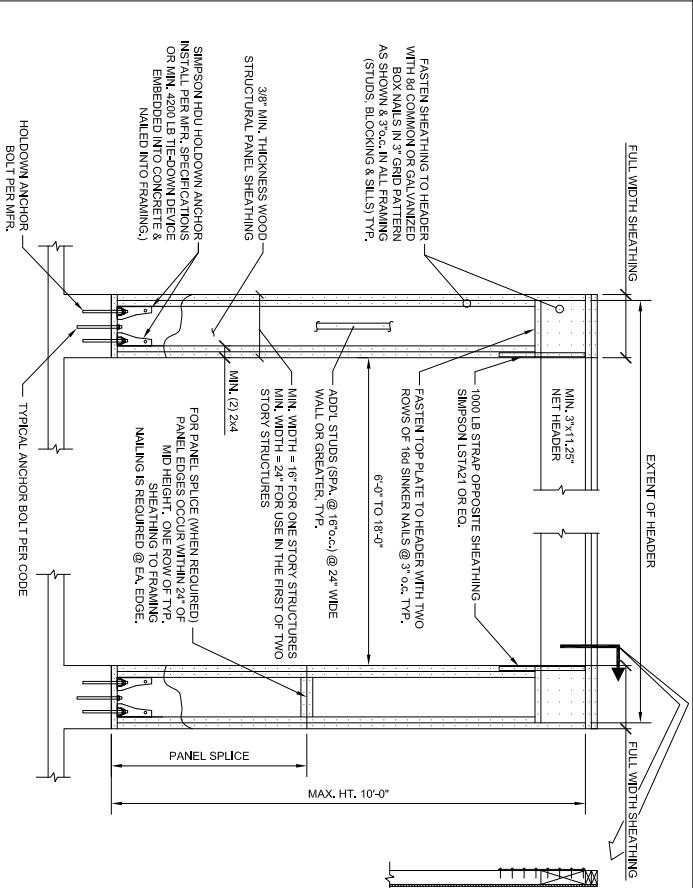
Sheet 1 of 4

WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS.
REFERENCE 2015 IRC TABLE 2305.3.8.2

NAILING SCHEDULE	
CHORD SPLICE NAILING: 8 - 16d NAILS EACH SIDE OF SPLICE. TRUSS BLOCKING: (4) - 16d (TOENAIL)	
FRAMING NAILING: STUD TO TOP PLATE: 2-16d END NAIL STUD TO SILL PLATE: 2-16d END NAIL OR 4-8d TOENAIL DBL. HEADER: 16d @ 16" OC ALONG EACH EDGE HEADER TO KING STUD: 4-8d TOENAIL OR 4-16d END NAIL DOUBLE TOP PLATES: 16d @ 16" FACENAIL	
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2015 IRC TABLE R602.3(1).	
UP/LIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.	
PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.	
UNBLOCKED ROOF DIAPHRAGM	
ROOF SHEATHING NAILING:	CALC. ALLOW SHEAR LOAD (lb/ft) SHEAR LOAD (lb/ft)
BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC	
	X 221

SHEAR WALL SCHEDULE		CALC. ALLOW SHEAR LOAD (lb/ft)	ALLOW SHEAR LOAD (lb/ft)
1ST FLOOR 2X6 FRAMING. SHEATH THE EXTERIOR WITH 3/8" SMARTSIDE. 20'-0" LONG TOTAL. (4.58+4.75+4.58) = 13.9' USED FOR SHEAR.	126	220	
A1 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
1ST FLOOR 2X6 FRAMING. SHEATH THE EXTERIOR WITH 3/8" SMARTSIDE. 20'-0" LONG TOTAL. DOUBLE PORTAL FRAME USED FOR SHEAR.	102	220	
C1 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
1ST FLOOR 2X6 FRAMING. SHEATH THE EXTERIOR WITH 3/8" SMARTSIDE OVER 5/8" TYPE X GYPSUM. 36'-0" LONG TOTAL. 36' USED FOR SHEAR.			150
B1 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
220	73	220	
D1 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
46	46	220	
150			
SHEAR WALL SCHEDULE		CALC. ALLOW SHEAR LOAD (lb/ft)	ALLOW SHEAR LOAD (lb/ft)
2ND FLOOR 2X6 FRAMING. SHEATH THE EXTERIOR WITH 3/8" SMARTSIDE. 20'-0" LONG TOTAL. (4.58+4.75+4.58) = 13.9' USED FOR SHEAR.	49	220	
A2 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
2ND FLOOR 2X6 FRAMING. SHEATH THE EXTERIOR WITH 3/8" SMARTSIDE. 36'-0" LONG TOTAL. (4.75+4.75+4.75+4.75+4.75) = 23.75' USED FOR SHEAR.			150
B2 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
49	49	220	
150			
SHEAR WALL SCHEDULE		CALC. ALLOW SHEAR LOAD (lb/ft)	ALLOW SHEAR LOAD (lb/ft)
2ND FLOOR 2X6 FRAMING. SHEATH THE EXTERIOR WITH 3/8" SMARTSIDE. 20'-0" LONG TOTAL. (2.75+2.75+2.75+2.75) = 11' USED FOR SHEAR.	36	220	
C2 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
2ND FLOOR 2X6 FRAMING. SHEATH THE EXTERIOR WITH 3/8" SMARTSIDE OVER 5/8" TYPE X GYPSUM. 36'-0" LONG TOTAL. (4.75+4.75+4.75+4.75+4.75) = 23.75' USED FOR SHEAR.			150
D2 NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.			
29	29	220	
150			
TOENAIL BLOCKING TO TOP PLATE: 3-8d BLOCK			150

SIMPSON	USP EQUIVALENT
H2.5A	RT7/A
SSTB16-SSTB36	STB16-STB36
HDU12-HDU15	PHD2A-PHD5A
HDU8	PHD8
LUS24-LUS210	JUS24-JUS210
LS30/LS50	MP3/MP5
LSTA9-LSTA24	LSTA9-LSTA24
A24	TDL5
H1	RT15
H3	RT3A
H6	LFTAG
H8	LTW12
PA51/PA68	TAG17/A71
ABA44/ABA66	PA44E/PA66E
BC4/BC6	C44/C66
A311	TDL10
HS12	KHS12
SDS1/4X3 SCREW	WS3
A35	MPA1
CS16/CS22	RS200/RS300
HIT14/HIT5	HIT16/HIT22
CMSTC16	CMSTC16



1 CF-1 FOUNDATION DETAIL

3/4" = 1'-0" or 1/16 scale IRC

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ENGINEERING DEPARTMENT

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1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 5618

Inv No. 1236361

PO No.
Customer:
ANTHONY DENTICI
Description:
ACCESSORY BUILDING
2 X X (20' X 36') = 1440 SQ FT
Site Address:
3105 LATHROP AVE.
RACINE, WI 53405

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Storage Buildings & Garages

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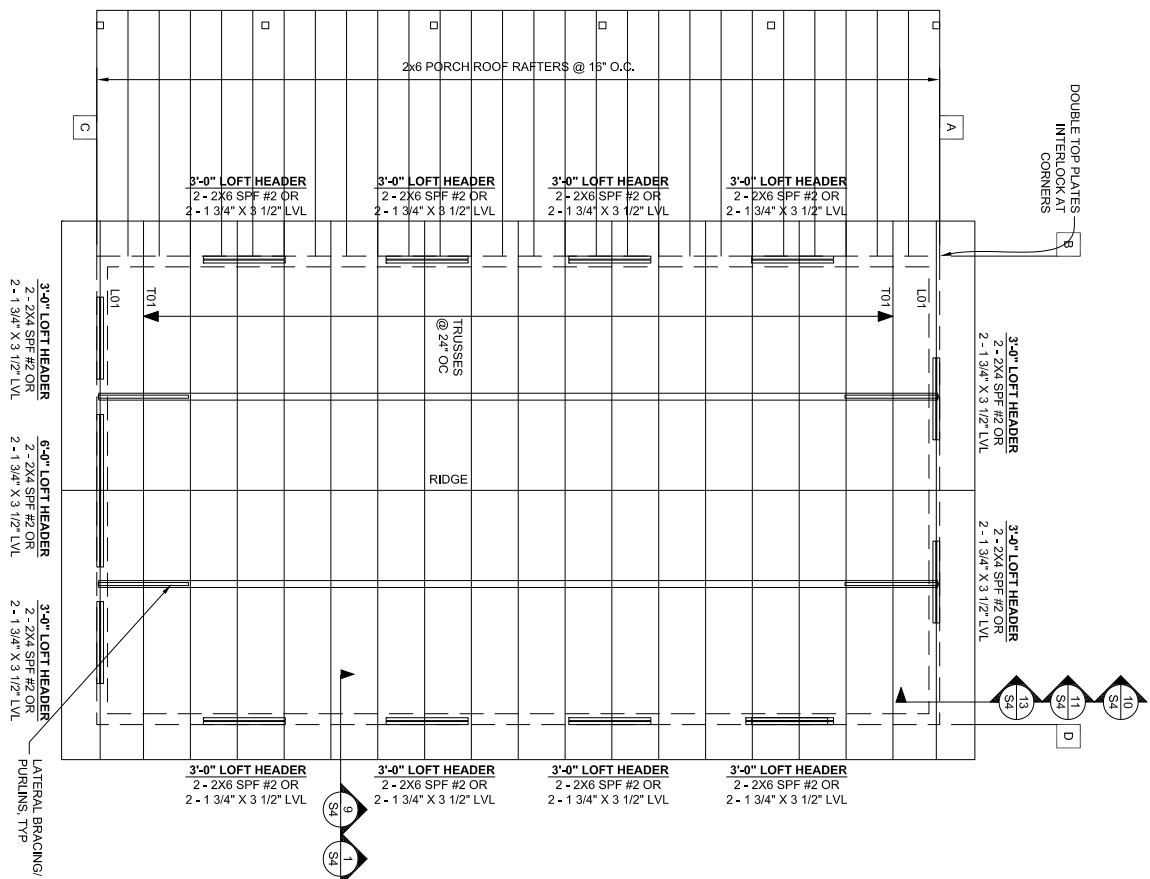
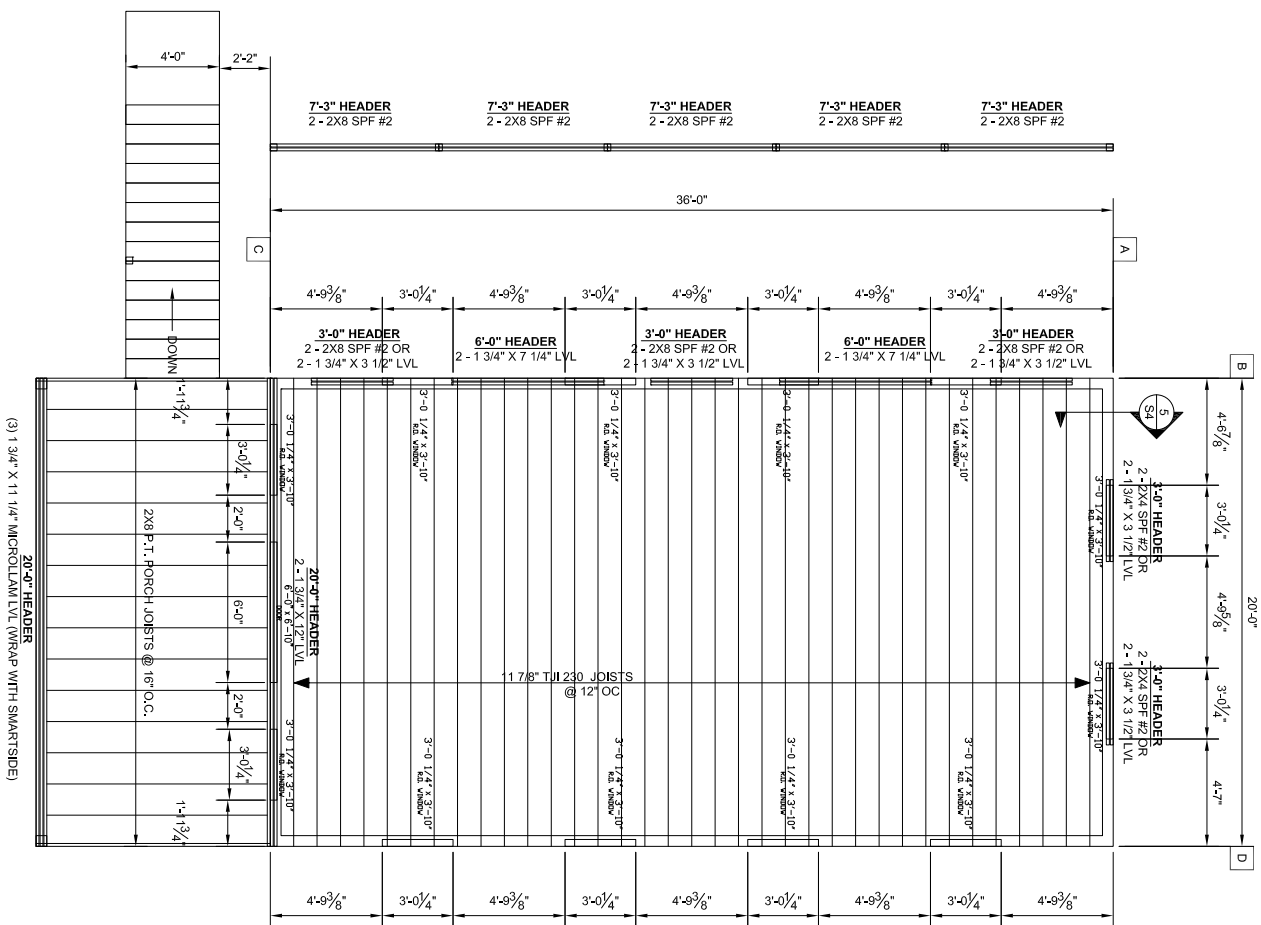
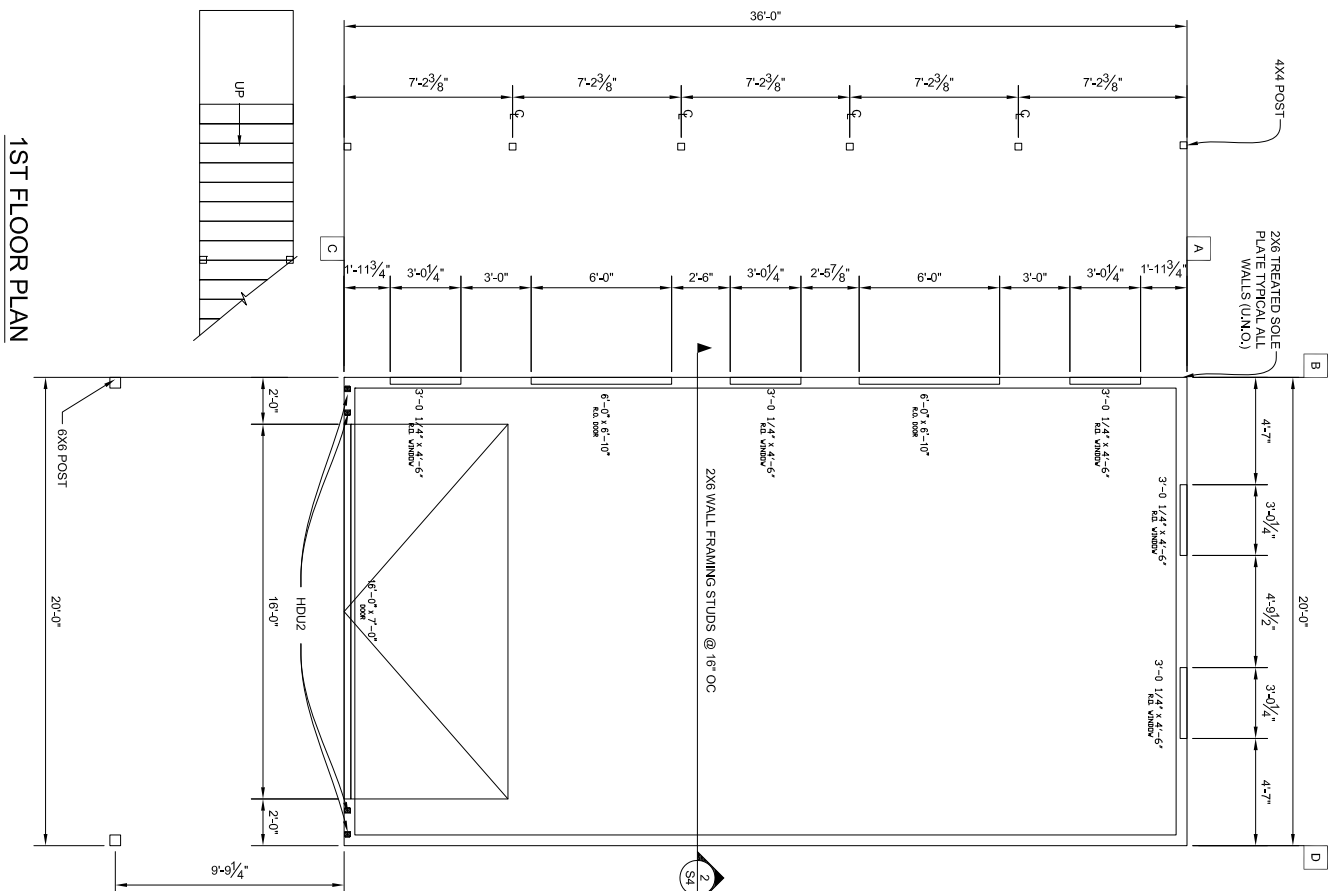
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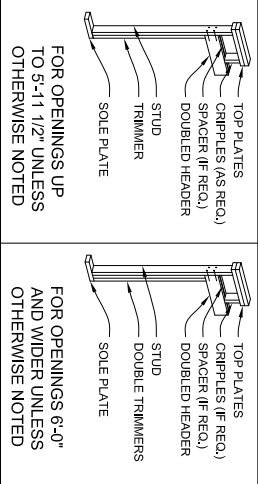
ROOFING CONTRACTOR #104.014983

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STORE 420

Drawn By: PG
Date: 9-11-18
Checked By:
Date:
Revised:
Title:
PLANS
SHEAR WALL SCHED
NAILING SCHEDULE
Scale: 1/4" = 1'-0"
Sheet:
Sheet 2 of 4

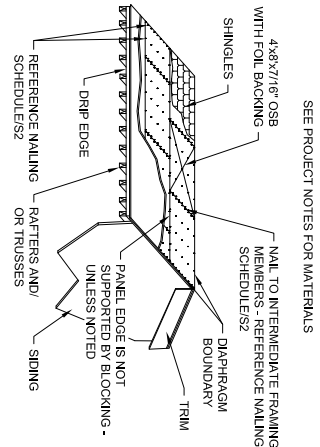
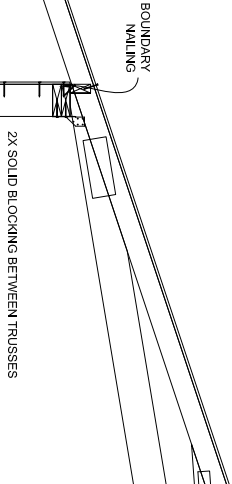




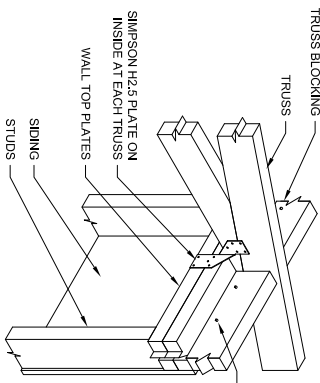
NAILING:
HEADER TO STUD - 4x8 TOENAIL OR 4x16d END NAIL.
DOUBLED HEADER - 16d @ 16" STAGGERED FACE NAIL.
REFERENCE TABLE 602.3

7 HEADER DETAIL

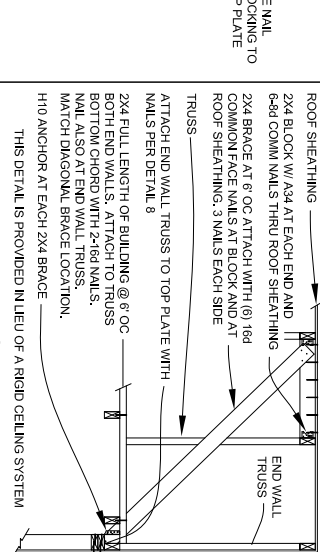
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8 ROOFING SHEATHING NAILING DTL

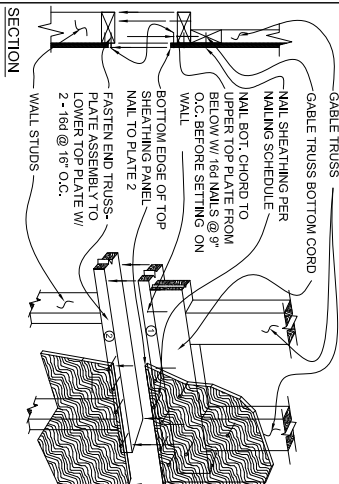


9 H2.5 RANCH TRUSS ATTACHMENT DETAIL WITH BOTTOM CHORD

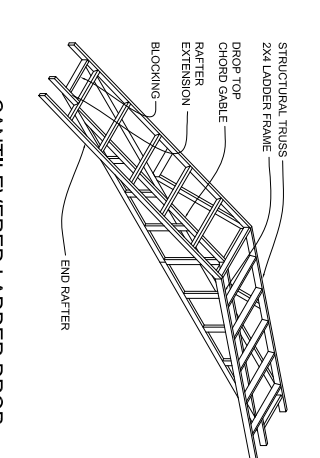


10 END WALL BRACE and TRUSS BOTTOM CHORD BRACE

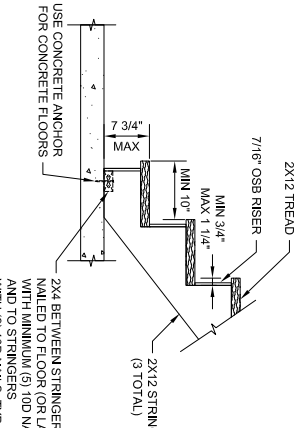
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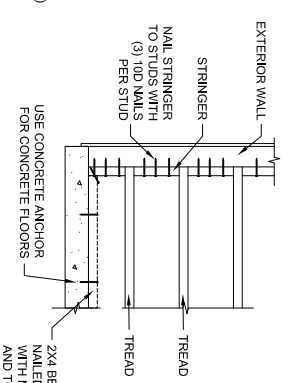
11 ENDWALL ASSEMBLY DETAIL



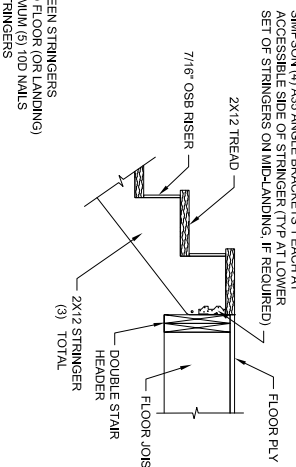
13 CANTILEVERED LADDER DROP TOP OVERHANG DETAIL



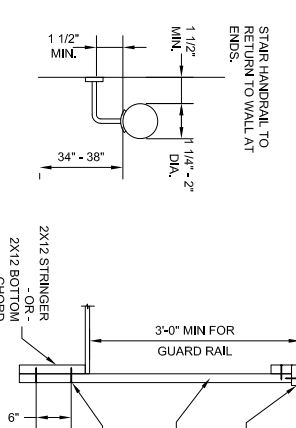
6 STAIR FOOTING SECTION



STAIR SECTION



STAIR HEAD SECTION

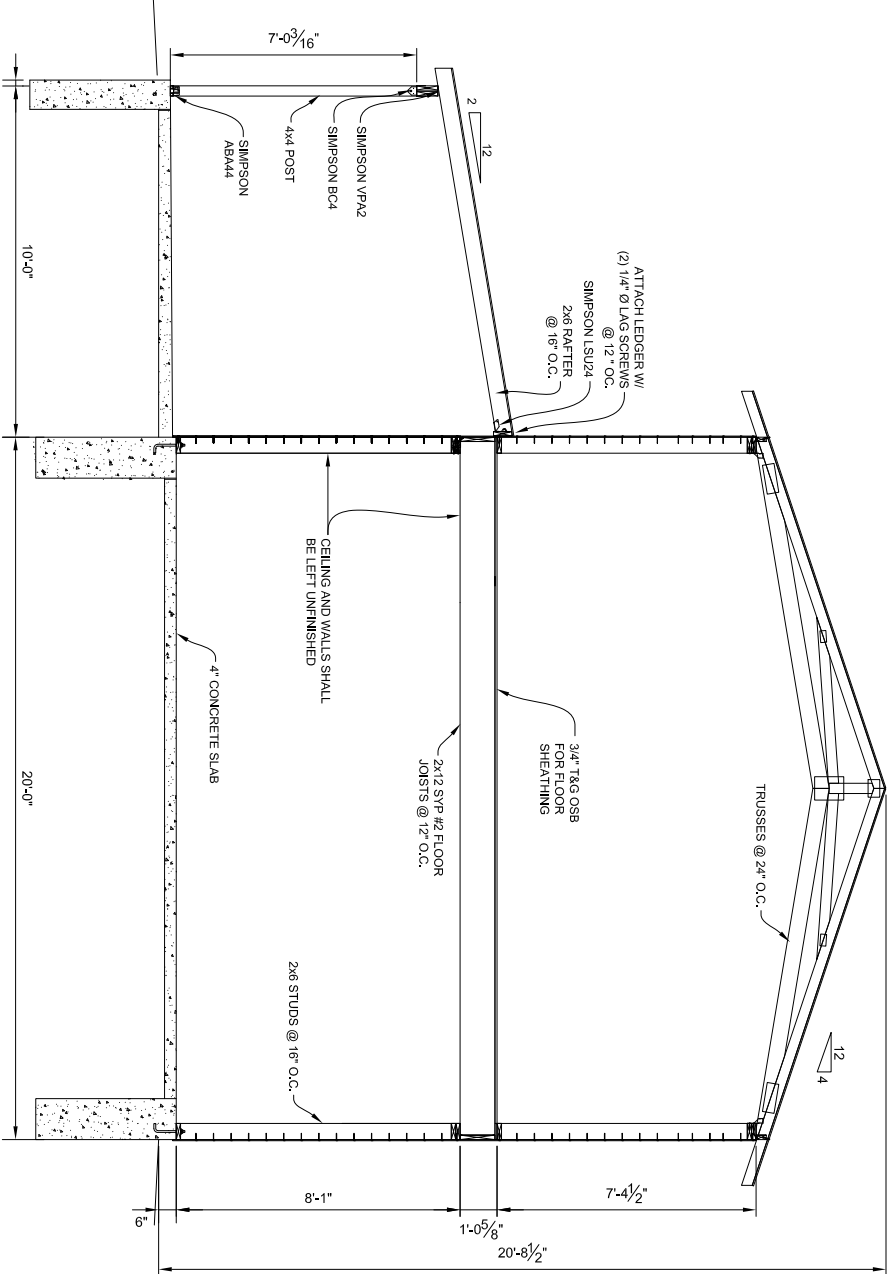


STAIR HANDRAIL

RAIL SECTION

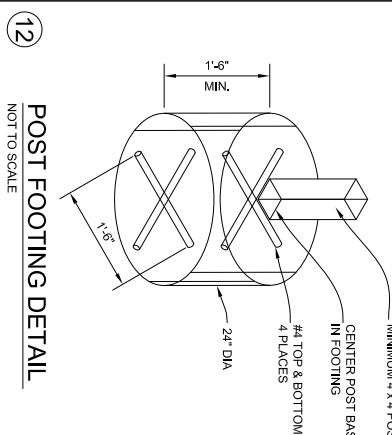
STAIR RAILING DETAILS

ATTACH 7/16" OSB SHEATHING WITH FOL BACKING TO TRUSSES PER NAILING SCHEDULE. REFERENCE TABLE 204.9.1.



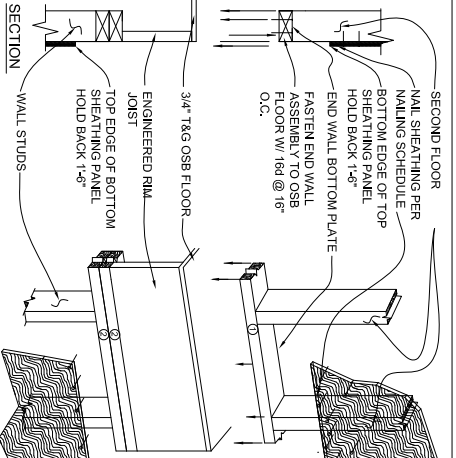
2 BUILDING SECTION

ATTACH EACH END OF EACH TRUSS TO TOP PLATES WITH H2.5A OR EQUIV CLIPS. WALL FRAMING TO BE 2X4 HF STUD GRADE @ 16" O.C.

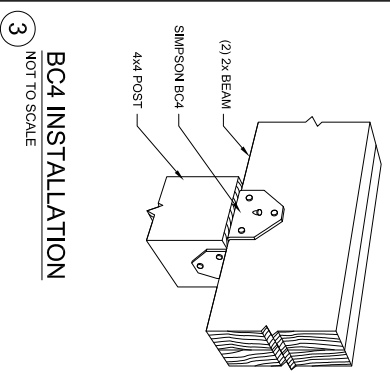


12 POST FOOTING DETAIL

NOT TO SCALE

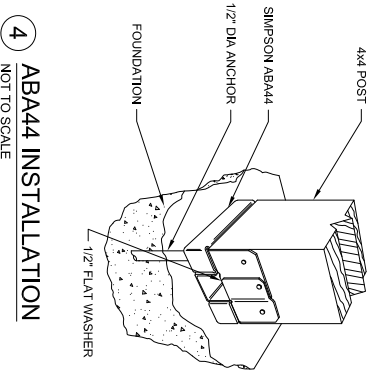


5 2 STORY PLATFORM ENDWALL ASSEMBLY DETAIL



3 BC4 INSTALLATION

NOT TO SCALE



4 ABA44 INSTALLATION

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STORE 420

Drawn By: PG
Date: 9-11-18
Checked By:
Revised:
Title:
SECTIONS
DETAILS
Scale: NONE
Sheet

S4

Sheet 4 of 4