



# CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #2  
January 22, 2015  
BZZ-6961

## LAND USE APPLICATION SUMMARY

*Property Location:* 5156 Sheridan Avenue South  
*Project Name:* 5156 Sheridan Avenue South Rear Addition  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Jason and Zahindira Breitweiser  
*Project Contact:* Mike Russell, Sussel Builders  
*Request:* A 528 square foot rear garage addition to a single-family dwelling.  
*Required Applications:*

<b>Variance</b>	To reduce the minimum front yard requirement adjacent to 52 <sup>nd</sup> St W from 25.6 feet to 11 feet.
<b>Variance</b>	To increase the maximum floor area has been <b>returned</b> .

## SITE DATA

<b>Existing Zoning</b>	RIA Single-Family District
<b>Lot Area</b>	5,120 square feet
<b>Ward(s)</b>	13
<b>Neighborhood(s)</b>	Fulton Neighborhood Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable.
<b>Small Area Plan(s)</b>	Not applicable.

<b>Date Application Deemed Complete</b>	December 19, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	February 17, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The existing use, a single-family dwelling, was permitted for construction in 1927 with the attached one-car garage. The subject property is a reverse corner lot with frontage along 52<sup>nd</sup> Street West and Sheridan Avenue South. The lot line adjacent to 52<sup>nd</sup> Street is a corner side lot line. The site also has alley access.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties are predominately single-family dwellings.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a 528 square foot attached 2-car garage addition to the existing single-family dwelling located at 5156 Sheridan Avenue South. The two-car garage addition will replace the existing 12 foot by 16 foot 1-car garage, which will be converted to habitable space. The subject property has a minimum front yard setback along 52<sup>nd</sup> Street West of 25.6 feet, which is created by the established setback of the adjacent property to the west. The proposed addition would be located 11 feet from the lot line and requires a variance.

For the floor area ratio, the zoning administrator has determined that the proposal complies with this requirement. Therefore, the proposal will comply with all other applicable zoning code provisions, except the amount of windows required on each building wall. The amount of windows provided will need to comply with section 535.90 of the zoning code. The applicant has indicated that the required amount of windows can be added on the west elevation. This issue will need to be addressed on the plans before permits will be issued.

**PUBLIC COMMENTS.** As of the writing of this report, staff has not received any correspondence from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard requirement adjacent to 52<sup>nd</sup> St W from 25.6 feet to 11 feet to allow an addition to a single-family dwelling, based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The property is a reverse corner lot with two required front yards and is only 40 feet wide. The required yards, including side and rear yards, cover over 80 percent of the subject property. The minimum required yard adjacent to 52<sup>nd</sup> Street is 25.6 feet. Including the required 5 foot interior side yard, the buildable area of the subject property is less than 10 feet wide. The subject dwelling is set back up to 11.5 feet from the lot line adjacent to 52<sup>nd</sup> Street and 29 feet from the alley. The zoning code would allow a detached garage to be located up to 13.4 feet from the lot line adjacent to 52<sup>nd</sup> Street. However, there is limited room between the rear of the dwelling and

the alley to construct a 2-car detached garage without triggering additional variances or creating other undesirable outcomes. A detached garage must be located at least 6 feet from habitable dwelling space. With the door facing the alley, a variance would be needed to allow the garage to be less than 6 feet from the dwelling. If the rear yard setback were reduced, the garage doors would need to be oriented to 52<sup>nd</sup> Street to accommodate maneuvering area. Orienting the garage door to the street would require more impervious surface for a larger driveway and could require a curb cut and removal of a boulevard tree.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The addition would comply with all other district regulations, including maximum floor area ratio, height, lot coverage and impervious surface. The subject dwelling is set back up to 11.5 feet from the lot line adjacent to 52<sup>nd</sup> Street and the addition would be set back 11 feet. The property to the west is separated from the subject site by an alley. The proposed addition should have no more impact than a detached garage, which would be allowed to be located 13.4 feet from the lot line adjacent to 52<sup>nd</sup> Street. Also, allowing the addition should allow more green space to be retained than a detached garage. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The subject dwelling is set back up to 11.5 feet from the lot line adjacent to 52<sup>nd</sup> Street and the addition would be set back 11 feet. The property to the west is separated from the subject site by an alley. The proposed addition should have no more impact than a detached garage, which would be allowed to be located 13.4 feet from the lot line adjacent to 52<sup>nd</sup> Street. Also, allowing the addition should allow more green space to be retained than a detached garage. The design of the addition will be consistent with the existing structure. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed addition is constructed to current building codes.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt the above findings and **approve** the application for a variance to reduce the minimum front yard requirement adjacent to 52<sup>nd</sup> St W from 25.6 feet to 11 feet to allow a rear garage addition to a single-family dwelling located at 5156 Sheridan Ave S, subject to the following conditions:

- I. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.

2. All site improvements shall be completed by January 22, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development has **returned** the application to increase the maximum floor area ratio.

## **ATTACHMENTS**

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Site plan
5. Floor plans
6. Building elevations
7. Photos

*A Trusted Minnesota Builder Since 1915*

Sussel Builders  
654 Transfer Road Ste. 16B  
St. Paul, MN 55114

Representing:  
Jason & Zahindira Breitweiser  
5156 Sheridan Ave S  
Minneapolis, MN 55410

Sussel Builders applied for a building permit in late August to construct a new attached garage. The planning department informed Sussel that this would require a variance because this is a reverse corner lot. Also, at that time, it was noted that as of October 1<sup>st</sup> the code would change for the FAR codes concerning principle structure lot coverage. Because of the code change timing we would not be able to get a variance in time for reverse corner lot variance. Therefore, we are asking for a variance to exceed the new codes for principle structure lot coverage. The code currently says you can have 50% lot coverage with principle structures, the old code gave you a deduction of 250 square feet for an attached garage. The new code eliminated that deduction.

Currently the lot coverage of the house:	2,399 square feet
New lot coverage would be including new garage:	2,927 square feet
Code coverage allows for:	2,560 square feet
New coverage overage:	367 square feet

The setback variance for a reverse corner lot states we need to be as far back as the principle structure on the west property line. His house sits back 25 feet from the property line. Therefore we are asking for a 14 foot variance to south property line.

While it is true that a detached garage does not fall under the same codes for a reverse corner lot and new lot coverage rules, the homeowner is asking for a variance to attach the garage, not detach it.

In this situation, if the garage was detached, the homeowner would still need a variance to be less than 6 feet away from the house. So in either case the homeowner needs a variance to build this garage.

There are several reasons to grant this variance:

- 1) By granting this variance the homeowner is actually using less lot coverage if you include the additional driveway needed to enter from the side street rather than a short alley access driveway. The homeowner would need a new curb cut and would need to remove a boulevard tree.
- 2) If we attach the garage we would be 5 feet away from the north property line and 6 feet from the alley on the west property line. If the garage is detached we could be 1 foot away from both lines. In this particular case, by attaching it we would be farther away from both of the neighbors' properties impacted by giving this variance approval.
- 3) Access to the garage would be an alley access which would be better for street congestion. The cars would not have to back over the side walk so safety would be better for pedestrians.

Finally, in the end, we have the same size garage whether it is attached or detached. By attaching it, we use less lot coverage (save green space). We have an alley access (safer for pedestrians). We do not need a curb cut or to remove a boulevard tree and we actually are farther away from the property lines directly affecting the neighbors and their homes.

The garage would be built in like with the house, matching the stucco siding and shingles, etc. We would be closing off the small tuck under garage to be used as a future mud room.

Thank you for your consideration.

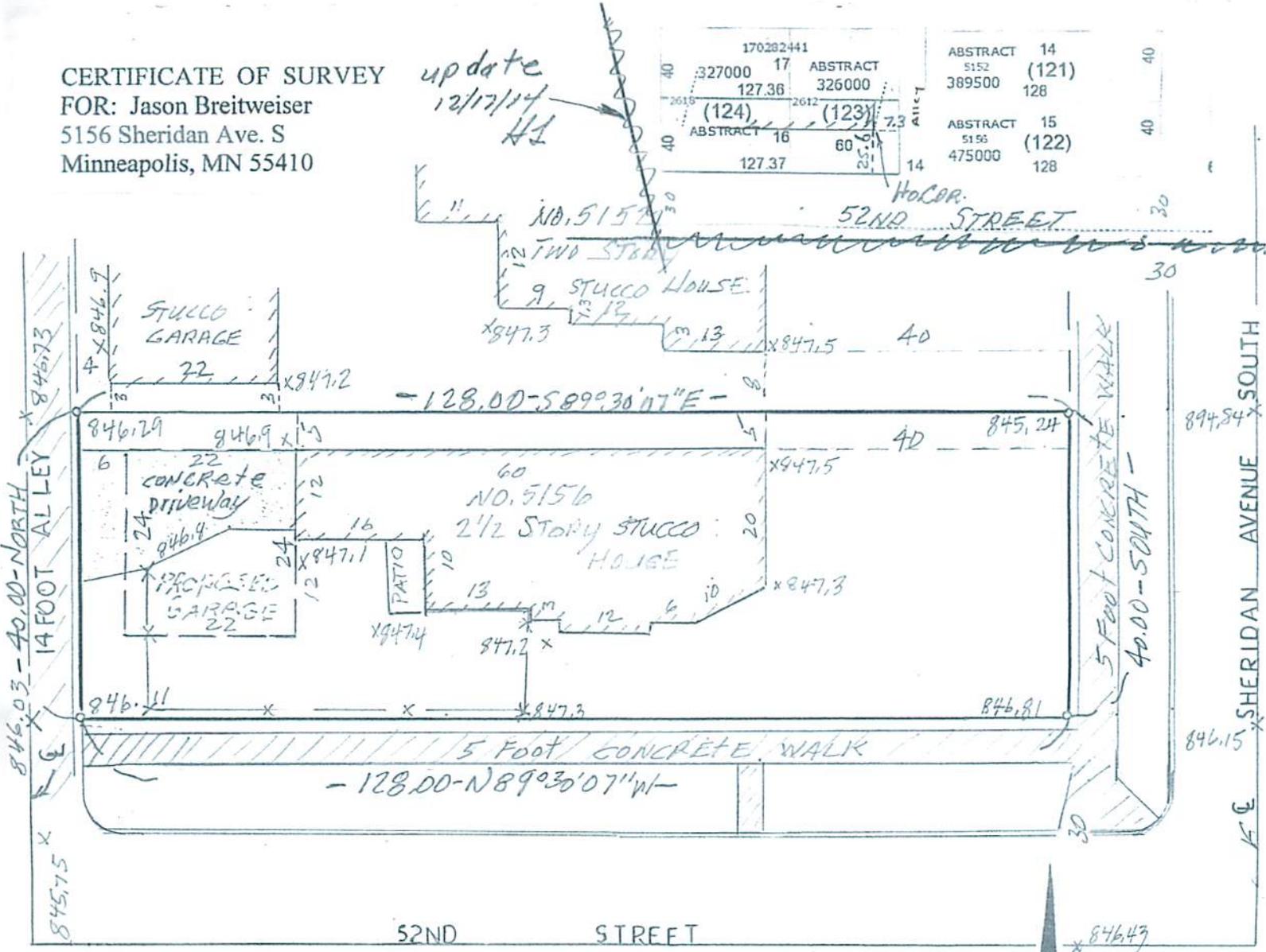
Mike Russell  
Sussel Builders  
Office: 651-645-0331  
Cell: 651-208-3793



CERTIFICATE OF SURVEY  
 FOR: Jason Breitweiser  
 5156 Sheridan Ave. S  
 Minneapolis, MN 55410

update  
 12/17/14  
 HL

170282441	ABSTRACT 14	40
327000	5152 (121)	40
127.36	369500	128
(124)	ABSTRACT 15	40
(123)	5156 (122)	40
ABSTRACT 16	475000	128
127.37		



Legal Description:  
 Lot 16, Block 6, "REEVE PARK THIRD DIVISION."

Benchmark: Hyd at intersection of 52<sup>nd</sup> Ave. So. @ Sheridan Ave. So.  
 N.G.V.D. 1929 adjusted elevation = 850.48 feet.

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota  
 Surveyed by me this 22<sup>nd</sup> day of September, 2014.

*Herb F. Lemire*  
 Herb F. Lemire RLS  
 Minnesota Reg. No. 13349  
 4416 Abbott Ave. N  
 Robbinsdale, MN 55422  
 Phone: 763.537.0497

Scale: 1" = 20'  
 o Denotes iron monument  
 xooo.o = Existing elevation  
 Bearings are assumed  
 Area of Parcel = 5120 Sq. Ft.



# SUSSEL GARAGES

Homes • Additions • Garages • Exteriors  
 654 Transfer Road, Suite 16B  
 Saint Paul, MN 55114

## WORK ORDER

Jason & Zahindira Breitweiser Job # 4712  
 5156 Sheridan Ave S  
 Minneapolis, MN 55410  
 C: 651-202-1208 (Jason)  
 C: 651-202-1746 (Zahindira)

24 x 22 Attached AB W/Conc.

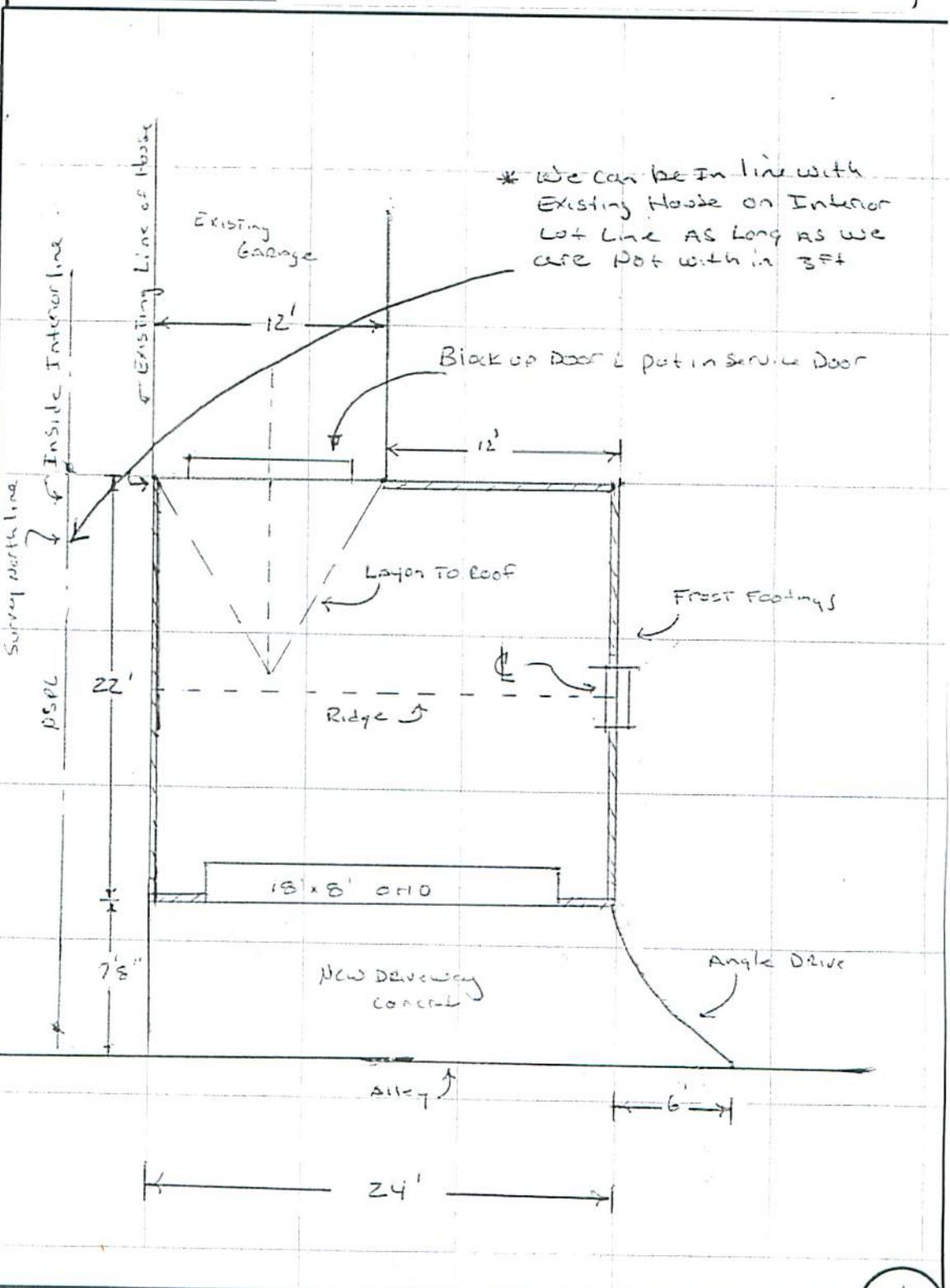
Cross Street

Mike Russell

8/8/2014

#25235

Slab	
<input checked="" type="checkbox"/> By Sussel + Footings	
<input type="checkbox"/> Owner Approx.	
<input type="checkbox"/> Existing	
Location	
2 - Starting Points Only	
S.P.L.	4' not less than 3'
R.P.L.	
Other	In line with House
<input checked="" type="checkbox"/> Square With	House
Foundation	
<input type="checkbox"/> A.B.U. Min	
<input checked="" type="checkbox"/> Concrete Block:	
<input checked="" type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
Block Size (Top Course)	<input type="checkbox"/> 12" <input type="checkbox"/> 8" <input type="checkbox"/> 6"
<input type="checkbox"/> Damp Proofing:	
<input type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
<input checked="" type="checkbox"/> Backfill:	
<input checked="" type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
Landscaping, Finish Grade, and Black Dirt By Owner.	
Wall Height	
9' 2"	
<input checked="" type="checkbox"/> Including block	
<input type="checkbox"/> On top of block	
<input type="checkbox"/> Other	
Existing Garage	
Yes <input type="checkbox"/> No <input type="checkbox"/>	
<input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	
Size:	12 X 18
Existing Garage will be:	
<input type="checkbox"/> Left as is	Block up
<input type="checkbox"/> Removed:	Door
<input type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
Items Must Be Removed By Owner	
Survey	
Stakes Visible	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Survey Available	<input type="checkbox"/> Yes <input type="checkbox"/> No
Notes:	
Survey North Line	



Access:  Good  Fair  Poor

Purchaser's Initials: \_\_\_\_\_



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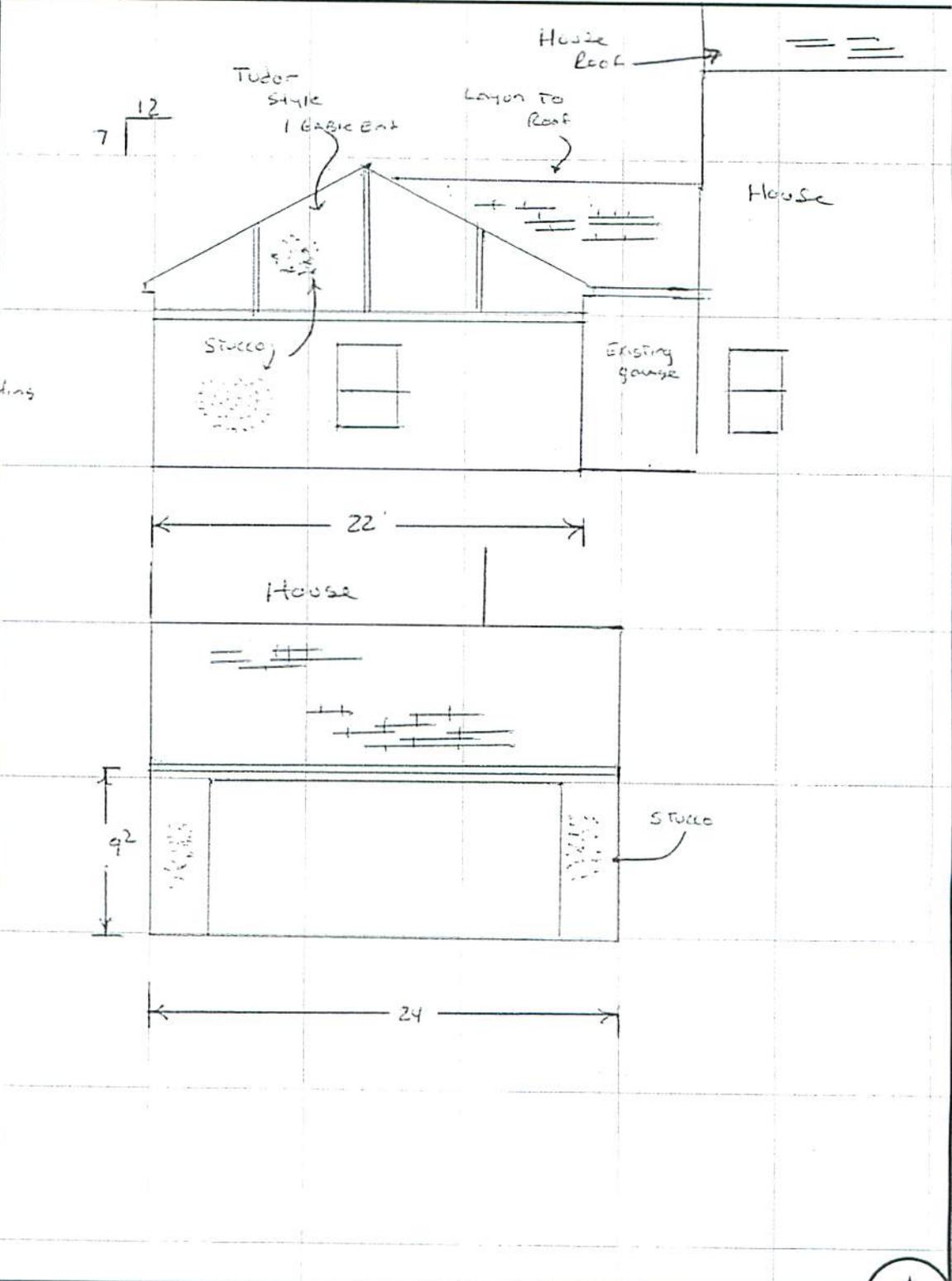
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#25235

Slab	
<input checked="" type="checkbox"/> By Sussel + Footings	
<input type="checkbox"/> Owner Approx. _____	
<input type="checkbox"/> Existing	
Location	
2 - Starting Points Only	
S.P.L. <u>4' not less than 3'</u>	
R.P.L. _____	
Other <u>In Line with House</u>	
<input checked="" type="checkbox"/> Square With _____	
Foundation	
<input type="checkbox"/> A.B.U. <u>Min</u>	
<input checked="" type="checkbox"/> Concrete Block:	
<input type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
Block Size (Top Course)	
<input type="checkbox"/> 12" <input type="checkbox"/> 8" <input type="checkbox"/> 6"	
<input type="checkbox"/> Damp Proofing: <u>Fast Footings</u>	
<input type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
<input type="checkbox"/> Backfill:	
<input type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
<u>Landscaping, Finish Grade, and Black Dirt By Owner.</u>	
Wall Height	
<u>9' 2"</u>	
<input checked="" type="checkbox"/> Including block	
<input type="checkbox"/> On top of block	
<input type="checkbox"/> Other _____	
Existing Garage	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached	
Size: _____ X _____	
Existing Garage will be:	
<input type="checkbox"/> Left as is <u>Block of</u>	
<input type="checkbox"/> Removed: <u>CRD</u>	
<input type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
<u>Items Must Be Removed By Owner</u>	
Survey	
Stakes Visible <input type="checkbox"/> Yes <input type="checkbox"/> No	
Survey Available <input type="checkbox"/> Yes <input type="checkbox"/> No	
Notes: _____	
<u>Survey with line</u>	
_____	
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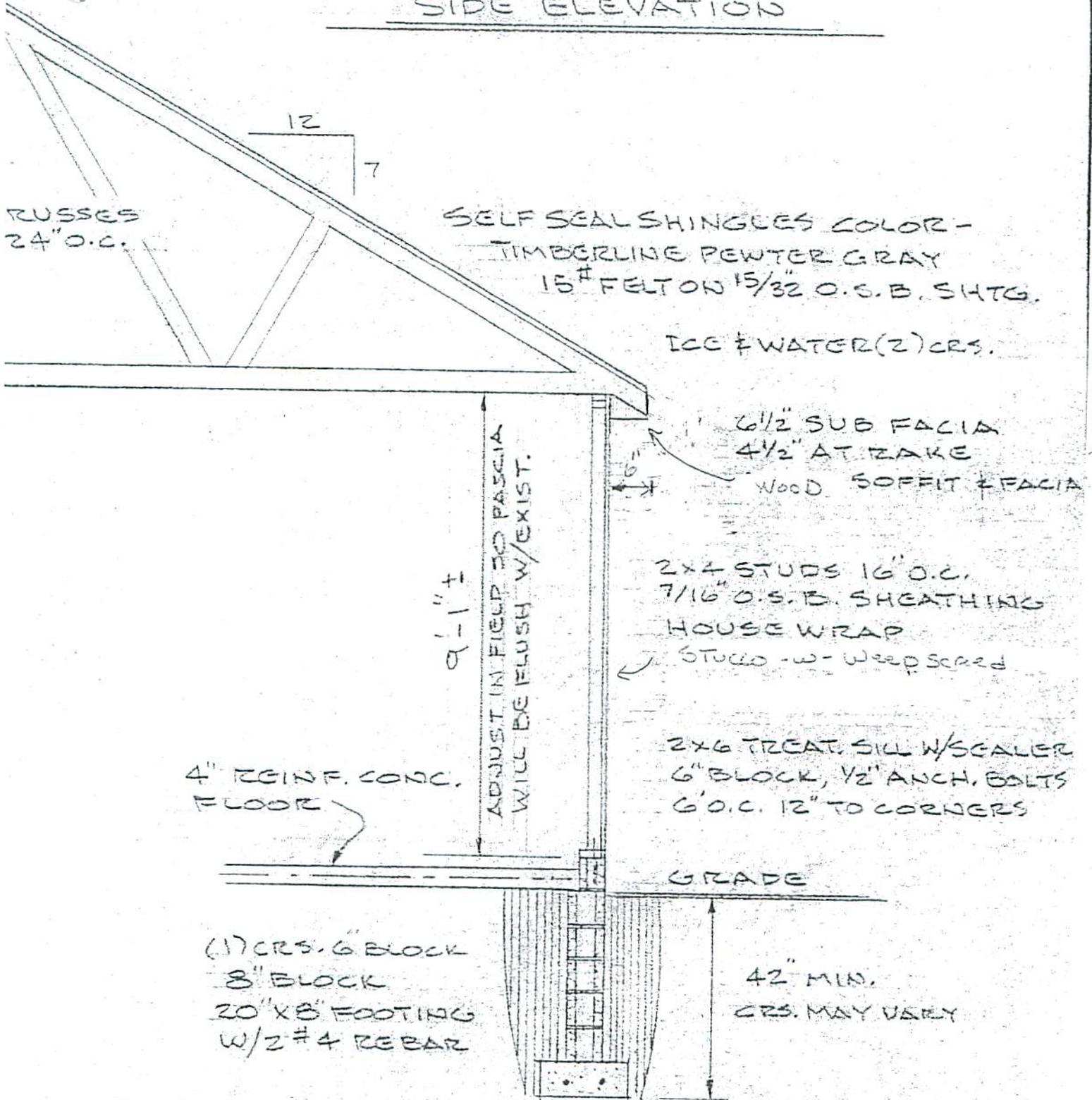


Access:  Good  Fair  Poor

Purchaser's Initials: \_\_\_\_\_



SIDE ELEVATION



SUSSEL NOT RESPONSIBLE FOR FOUNDATION.

WALL SECTION

SCALE 3/8" = 1'-0"

Jason & Zahindira Breitweiser  
 5156 Sheridan Ave S  
 Minneapolis, MN 55410  
 C:612-202-1208 (Jason)  
 C:651-202-1746 (Zahindira)

Job # 4712

PRE'LIM	DRN. BY: AET	CKD. BY:	DATE
FINAL	DRN. BY:	CKD. BY:	DATE

G	X-LOC	REACT	SIZE	REQ'D
1	0- 2-12	1588	5.50"	2.49"
2	21- 9- 4	1588	5.50"	2.49"

G REQUIREMENTS shown are based ONLY the truss material at each bearing

TC	FORCE	AXL	BND	CSI
-2	-2802	0.09	0.41	0.50
-3	-2861	0.15	0.71	0.87
-4	-2861	0.15	0.71	0.87
-5	-2802	0.09	0.41	0.50

BC	FORCE	AXL	BND	CSI
-7	2373	0.24	0.59	0.84
-8	1171	0.12	0.60	0.72
-9	1171	0.12	0.59	0.71
-10	2373	0.24	0.59	0.84

EB	FORCE	CSI	WEB	FORCE	CSI
-7	-431	0.14	3-9	1586	0.39
-7	1586	0.39	4-9	-431	0.14

This design does not account for long term time dependent loading (creep). Building Designer must account for this. THIS DESIGN IS THE COMPOSITE RESULT OF MULTIPLE LOAD CASES. Loaded for 10 PSF non-concurrent BCLL. Permanent bracing is required (by others) to prevent rotation/toppling. See BCSI and ANSI/TPI 1.

Designed per ANSI/TPI 1-2002  
Plating is based on quality control factors  
Cq = 1.25 for wide face and  
Cq = 1.25 for narrow face.  
Any alterations to this are shown for individual joints on the Joint Report. Refer to Joint QC Detail Sheet for Maximum Rotational Tolerance used IRC/IBC truss plate values are based on testing and approval as required by IBC 1703 and ANSI/TPI and are reported in available documents as ER-1607 and ESR-1118. 20 psf bottom chord live load NOT required on this truss, per IBC/IRC requirements for attics with limited storage.

UPLIFT REACTION(S) :  
Support Main Wind Non-Wind  
1 -80 lb  
2 -80 lb  
HORIZONTAL REACTION(S) :  
support 1 -154 lb  
support 2 -154 lb

This truss is designed using the ASCE7-05 Wind Specification  
Bldg Enclosed = Yes, Importance Factor = 1.00  
Truss Location = Not End Zone  
Hurricane/Ocean Line = No, Exp Category = B  
Bldg Length = 99.99 ft, Bldg Width = 50.00 ft  
Mean roof height = 23.38 ft, mph = 90  
ASCE7 II Standard Occupancy, Dead Load = 10.2 psf  
Designed as Main Wind Force Resisting System  
- Low-rise and Components and Cladding  
Tributary Area = 55 sqft

-----LOAD CASE #1 DESIGN LOADS -----

Dir	L.Plf	L.Loc	R.Plf	R.Loc	LL/TL
TC Vert	104.00	- 1- 0- 0	104.00	0- 0- 0	0.87
TC Vert	84.00	0- 0- 0	84.00	22- 0- 0	0.83
TC Vert	104.00	22- 0- 0	104.00	23- 0- 0	0.87
BC Vert	20.00	0- 0- 0	20.00	4- 0- 0	0.00
BC Vert	60.00	4- 0- 0	60.00	18- 0- 0	0.27
BC Vert	20.00	18- 0- 0	20.00	22- 0- 0	0.00

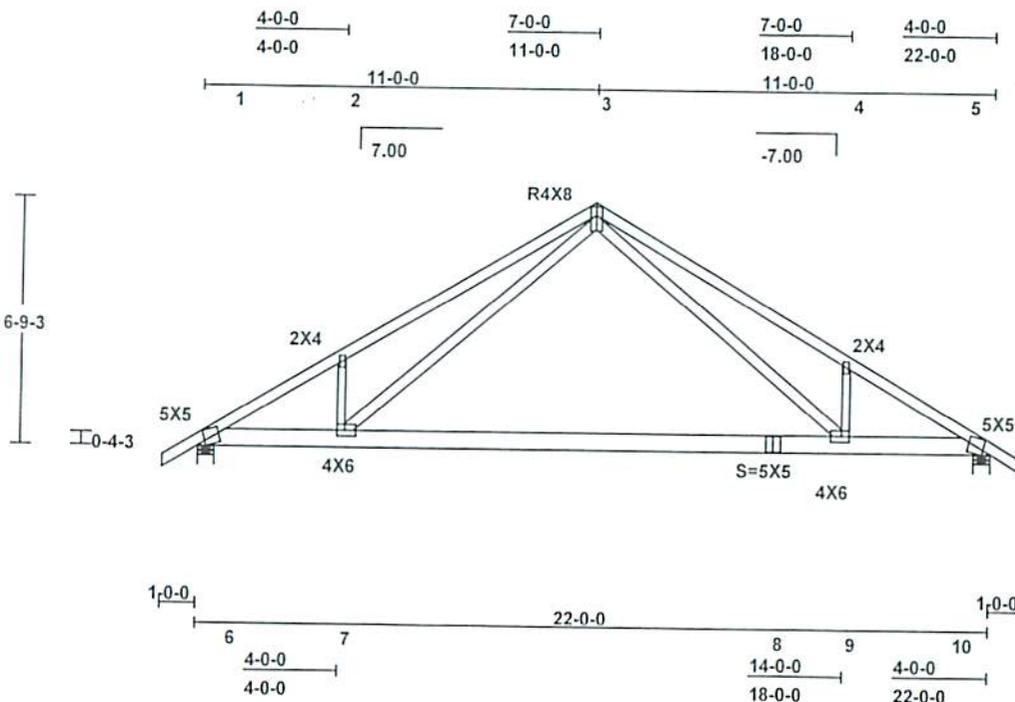
MAX DEFLECTION (span) :  
L/610 MEM 7-8 (LIVE) LC 1  
L = -0.42" D = -0.37" T = -0.79"

===== Joint Locations =====

1	0- 0- 0	6	0- 0- 0
2	4- 0- 0	7	4- 0- 0
3	11- 0- 0	8	16- 0- 0
4	18- 0- 0	9	18- 0- 0
5	22- 0- 0	10	22- 0- 0

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Mike Russell 8/8/2014

If connector plates are Truswal 20 ga. unless preceded by "W" for Wave 20 ga., "HS" for HS 20 ga., "S" for SS 18 ga. from Alpine; or preceded by "MX" for TWMX 20 ga. or "H" for 16 ga. from Truswal, positioned per Joint Detail Reports available from Truswal software, unless noted.

4/15/2009

Scale: 3/16" = 1'



**WARNING** Read all notes on this sheet and give a copy of it to the Erecting Contractor.

This design is for an individual building component not truss system. It has been based on specifications provided by the component manufacturer and done in accordance with the current versions of TPI and AFPA design standards. No responsibility is assumed for dimensional accuracy. Dimensions are to be verified by the component manufacturer and/or building designer prior to fabrication. The building designer must ascertain that the loads utilized on this design meet or exceed the loading imposed by the local building code and the particular application. The design assumes that the top chord is laterally braced by the roof or floor sheathing and the bottom chord is laterally braced by a rigid sheathing material directly attached, unless otherwise noted. Bracing shown is for lateral support of components members only to reduce buckling length. This component shall not be placed in any environment that will cause the moisture content of the wood to exceed 19% and/or cause connector plate corrosion. Fabricate, handle, install and brace this truss in accordance with the following standards: 'Joint and Cutting Detail Reports' available as output from Truswal software, 'ANSI/TPI 1', 'WTCA 1' - Wood Truss Council of America Standard Design Responsibilities, 'BUILDING COMPONENT SAFETY INFORMATION' - (BCSI) and 'BCSI SUMMARY SHEETS' by WTCA and TPI. The Truss Plate Institute (TPI) is located at 218 N. Lee Street Suite 312, Alexandria, VA 22314. The American Forest and Paper Association (AFPA) is located at 1111 19th Street, NW, Ste 800, Washington, DC 20036.

Wght: 123  
Chk:  
Dsgnr:

TC Live 35.00 psf  
TC Dead 7.00 psf  
BC Live 0.00 psf  
BC Dead 10.00 psf

TOTAL 52.00 psf

WORK ORDER: Q601387  
CUST:LAMPERT YARDS AV-TRS  
DUE DATE: 4/03/2008

DurFacs L=1.15 P=1.15  
Defl. Ratio: 240  
O.C.Spacing 2- 0- 0  
Design Spec IRC-2006

Seqn T6.5.8TM- 2665

**FOUNDATION NOTES:**

ADJUSTMENTS TO COARSE OF BLOCK MAY BE CHANGED ON SITE ONCE EXCAVATION IS COMPLETE TO ACCOMMODATE 6" WOOD TO EARTH SEPARATION. UP TO THREE COARSE OF 6" CONCRETE BLOCK MAY BE INSTALLED WITH A MAXIMUM OF 18" OF UNBALANCED BACKFILL WITH 6" O.C. ANCHOR BOLTS AND COREFILL AT SAME LOCATIONS. DAMPPROOFING TO BE APPLIED TO BLOCK BELOW GRADE. FOUR OR MORE COARSE OF CONCRETE BLOCK WILL FOLLOW CURRENT IRC GUIDELINES FOR 8" CONCRETE BLOCK AND CORE FILL LOCATIONS.

TWO #4 GRADE 60 STEEL REBAR MUST BE LAID HORIZONTALLY IN THE PERIMETER FOOTING WITH 3" OF CONCRETE COVERAGE FROM THE SIDES AND BOTTOM OF THE FOOTING.

**ROOF STYLE:**

GABLE HIP GAMBREL SHED FLAT

FOUNDATION ACTUAL LOADING	ROOF LOADING:	80 PLF
	WALL LOADING:	150 PLF
	FOUNDATION LOADING:	150 PLF
	TOTAL LOAD:	

SOIL ALLOWABLE FOOTING CAPACITY	DESIGN LOAD
1500 PSF	1245 PLF
2000 PSF	1663 PLF
2500 PSF	2075 PLF

FOUNDATION ALLOWABLE LOADING AS DESIGNED IN THIS TEMPLATE FOR A 10'X10' PERIMETER FOOTING

ROOF HEIGHT FROM FLOOR TO MID-POINT OR PEAK: 11' 3"

#220 / SQ SHINGLES

15# FELT

15/32" OSB ROOF SHEATHING

MANUFACTURED WOOD TRUSSES 24" O.C.

TOE NAILED WITH (3) 16D BOX NAILS

#2 & BTR. TOP PLATES

1X4 PINE SOFFIT WALKER IF REQ'D, 1X8 PINE SUBFASCIA

SOFFIT AND FASCIA TYPE:

FIRECODE EAVES (PROJECTIONS WITHIN 5' OF PROPERTY LINES WITH 1 LAYER OF TYP. X" GYP SHEATHING (NO OPENINGS))

EAVE OVERHANG: 6"

RAKE OVERHANG: FLOV

OHD HEADER SIZE: 2 1/4" Killebrews

OHD BRACING MEETS 2006 IRC SECTION 12.1

BRACING AND ASTM TEST STANDARD E330 IN EXPOSURE B CONDITIONS

SIDING TYPE: Stucco

WEATHER BARRIER AS REQUIRED BY SIDING MANUFACTURER

7/16" OSB WALL SHEATHING

THAN 5' TO PROPERTY LINE

2X4 OR 2X6 STUDS 16" O.C.

2X6 TREATED SILL PLATE

1/2" ANCHOR BOLTS 6" O.C. AND 12" FROM SPLICES AND ENDS

\*\*COREFILL AT THESE LOCATIONS\*\*

MIN. 6" CONCRETE BLOCK

12" NO. 4 REBAR PINS AT ANCHOR BOLT LOCATIONS

MIN. 4000 PSI CONCRETE

10" WIDE CONCRETE PERIMETER FOOTING EXTENDING DOWN TO VIRGIN SOIL, A MIN. 2" BELOW FINISHED GRADE AND A MIN. OF 8" IN HEIGHT WITH (2) NO. 4 GRADE 60 REBAR (3" CONCRETE COVERAGE)

2% MIN. POSITIVE GRADE AWAY FROM THE BUILDING

11' WALL HEIGHT

TRUSS TO WALL CONNECTOR REQUIRED 100LBS OF UPLIFT OR MORE



TYPICAL WALL SECTION

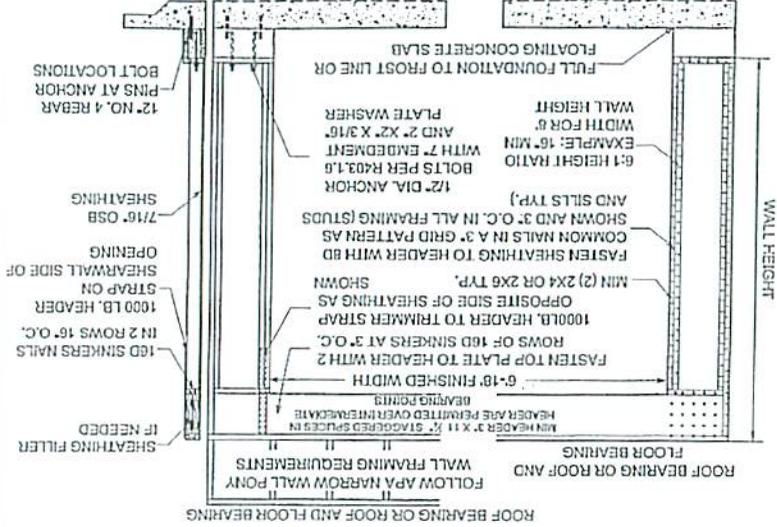
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*John F. Gislaso, Jr., P.E.*  
3/11/14

AND APPROVED THESE DETAILS HAVE BEEN REVIEWED

FOR A 10'X10' PERIMETER FOOTING



SHEARWALL DETAIL

SHEET DTL-1

DATE 3-3-2014

DRAWN BY: JOHN W.

SUSSEL GARAGE SPECIFICATIONS

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