

BOA-22776

18-12 10

10.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 8210

Case Number: BOA-22776

CZM: 51

CD: 2

HEARING DATE: 11/12/2019 1:00 PM

APPLICANT: Donnie Volkl

ACTION REQUESTED: Variance of the allowable square footage for detached accessory buildings in the RS-3 district. (Section 45.030-A.2); and a Variance to allow a detached accessory building to exceed one story or 18 feet in height (Sec. 90.090-C.2)

LOCATION: 2626 W 79 ST S

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 93218.78 SQ FT

LEGAL DESCRIPTION: SE NW SE SW LESS N25 & W25 THEREOF FOR RD SEC 10 18 12 2.14ACS,

RELEVANT PREVIOUS ACTIONS:

Subject property: None

Surrounding Properties:

BOA-16885; On 12/27/94 the Board **approved** a *Variance* of the maximum 750 sq ft for detached accessory building- Section 402.B.1.d. Accessory Use Conditions- Use Unit 6- per plan submitted, subject to a maximum of two accessory buildings on the property containing a total of 1999 sq ft, subject to no bathing or cooking facilities being installed and no commercial use. Property Located 2627 West 79th Street.

BOA-16223; On 12/22/92 the Board **approved** a *Variance* of the maximum square footage allowed for a detached accessory building from 750 sq ft to 2281 sq ft- Section 402.B.1.d. Accessory Use Conditions- Use Unit 6- and to continue the remainder of the application to January 12, 1993. Property Located 2605 West 79th Street.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Existing Neighborhood" and an "Area of Stability".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique

10.2

qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF SURROUNDING AREA: The subject tract is 2.14 acres RS-3 zoned lot located at the SE/c of W. 79th E. St. S. and S. 28th W. Ave.

STAFF COMMENT: The applicant is requesting **Variance** of the allowable square footage for detached accessory buildings in the RS-3 district. (Section 45.030-A.2); and a **Variance** to allow a detached accessory building to exceed one story or 18 feet in height (Sec. 90.090-C.2)

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5 or RM, zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

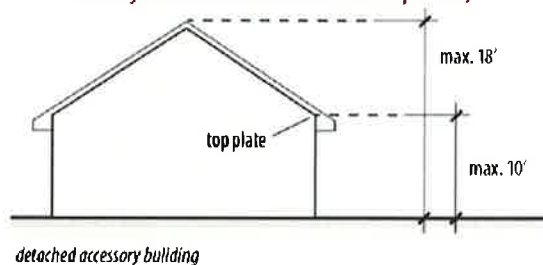
[1] For detached accessory buildings located within rear setbacks see ~~§90.090-C.2~~.

2. Detached Accessory Buildings in RE, RS, RD Districts and RM Zoned Lots Used for Detached Houses or Duplexes.

- a. Detached accessory buildings may be located in rear setbacks provided that:

(1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and

Figure 90-9: Maximum Height of Accessory Buildings In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



STATEMENT OF HARDSHIP:

The South West corner of the property is the only place that the barn can be placed. The land is flat, and doesn't flood in that area. The barn can not be put behind the home due to Lateral lines all through the back yard. It can't be place west side of the home due to a large pond. The South West corner is the perfect spot, and will cause no issues for any of the surrounding neighbors. Most of our neighbors have larger barns than we are requesting, and building the barn will not alter the essential character of the neighborhood.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Variance** of the allowable square footage for detached accessory buildings in the RS-3 district. (Section 45.030-A.2); and a **Variance** to allow a detached accessory building to exceed one story or 18 feet in height (Sec. 90.090-C.2)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*

Case No. 16875 (continued)

Lots 1-3, Block 1, Kendall Addition, Lots 5-9, Block 2, less north 6.75' of Lot 5, Block 2, Kendall Addition, City of Tulsa, Tulsa County, Oklahoma.

MINOR VARIANCES AND EXCEPTIONS

Case No. 16916

Action Requested:

Amended site plan approval - Use Unit 14, located northwest corner of East 42nd Street and South Memorial Drive.

Presentation:

The applicant, **Harrison French**, 502 Southwest A, Bentonville, Arkansas, submitted an amended site plan (Exhibit B-1) and requested that the store at this location (Wal-Mart) be permitted to connect a drive-though canopy to the existing building. He informed that the canopy will serve as protection for customers using the pharmacy.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the amended site plan, as presented.

Lot 1, Block 2, Industrial Equipment Center, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 16885

Action Requested:

Variance of the maximum 750 sq ft for a detached accessory building - **SECTION 402.B.1.d. Accessory Use Conditions** - Use Unit 6, located 2627 West 79th Street.

Presentation:

The applicant, **Sara Hobbie**, 2627 West 79th Street, was represented by **Gary Hobbie** of the same address. He submitted a plot plan (Exhibit C-1) and explained that an existing 26' by 24' accessory building will be removed and replaced by a 30' by 45' structure. Mr. Hobbie submitted photographs (Exhibit C-2) and noted that the 2½-acre is large enough to support the proposed building.

Case No. 16885 (continued)

Comments and Questions:

Ms. Russell informed that the applicant has an existing 649 sq ft accessory building and the new structure will contain 1350 sq ft (approximately 2000 sq ft total).

Mr. Bolzle inquired as to the use of the building, and Mr. Hobbie stated that he restores cars and does woodworking.

In reply to Mr. Bolzle, the applicant stated that there will be no cooking or bathing facilities in the accessory building.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the maximum 750 sq ft for a detached accessory building - **SECTION 402.B.1.d. Accessory Use Conditions** - Use Unit 6; per plan submitted; subject to a maximum of two accessory buildings on the property containing a total of 1999 sq ft; subject to no bathing or cooking facilities being installed and no commercial use; finding that the tract is large and approval of the request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

NE/4, NW/4, SE/4, SW/4, Section 10, T-18-N, R-12-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16886

Comments and Questions:

Ms. Russell advised that the case was originally scheduled for hearing on January 24, 1995; however, some notices to property owners stated that the case would be heard at this meeting. She stated that the application will be heard on January 24th as scheduled.

Case No. 16887

Action Requested:

Variance of the all-weather requirement for off-street parking and a variance of the screening requirement - **SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** and **SECTION 1302.A. SETBACKS** - Use Unit 15, located 9721 East 61st Street.

12:27:94:671:(4)

Action Requested:

Variance of the maximum square footage allowed for a detached accessory building from 750 sq ft to 2281 sq ft - **Section 402.B.1.d. Accessory Use Conditions** - Use Unit 6, located 2605 West 79th Street.

Presentation:

The applicant, **Michael Yates**, 2605 West 79th Street, submitted a plot plan (Exhibit E-1) and requested permission to construct a three-car garage (912 sq ft) on his property. He informed that there is an existing 1369 sq ft tin building on the lot, which was constructed along with the dwelling. Mr. Yates pointed out that his 2½-acre tract can adequately support the proposed structure, and that there are buildings of similar size throughout the neighborhood.

Comments and Questions:

Mr. Jackere inquired as to the use of the existing tin building, and the applicant replied that he stores lawn mowers and supplies to repair his rental properties. He added that the previous owner of the property is storing some furniture in the building.

There was discussion concerning additional relief that might be required.

Board Action:

On **MOTION** of **S. WHITE**, the Board voted 4-0-0 (Bolzle, Chappelle, S. White, T. White, "aye"; no "nays"; no "abstentions"; Doverspike, "absent") to **APPROVE** a **Variance** of the maximum square footage allowed for a detached accessory building from 750 sq ft to 2281 sq ft - **Section 402.B.1.d. Accessory Use Conditions** - Use Unit 6; and to **CONTINUE** the remainder of the application to January 12, 1993; per plan submitted; subject to no commercial use of the building; finding that the tract is large enough to accommodate the proposed structure; and finding that there are other buildings in the residential area that are similar in size; on the following described property:

NW/4, NE/4, SE/4, SW/4, Section 10, T-18-N, R-12-E, less the east and the south 25' to center of road, City of Tulsa, Tulsa County, Oklahoma.



Facing South along 28th W. Ave.



Subject property



Facing East along 79th St

Good, Felicity

From: Mathis, Helen S. <Helen.Mathis@va.gov>
Sent: Monday, October 7, 2019 8:48 AM
To: Good, Felicity
Subject: Hardship for Donnie Volkl Pole Barn

To Whom it May Concern,

The South West corner of the property is the only place that the barn can be placed. The land is flat, and doesn't flood in that area. The barn can not be put behind the home due to Lateral lines all through the back yard. It can't be place west side of the home due to a large pond. The South West corner is the perfect spot, and will cause no issues for any of the surrounding neighbors. Most of our neighbors have larger barns than we are requesting, and building the barn will not alter the essential character of the neighborhood.

*Helen Shontelle Mathis, MSA
Department of Veterans Affairs
10159 East 11th Street
5th Floor
Tulsa, OK 74128*



SITE PLAN

OF
2626 W. 79TH STREET
TULSA COUNTY, STATE OF OKLAHOMA

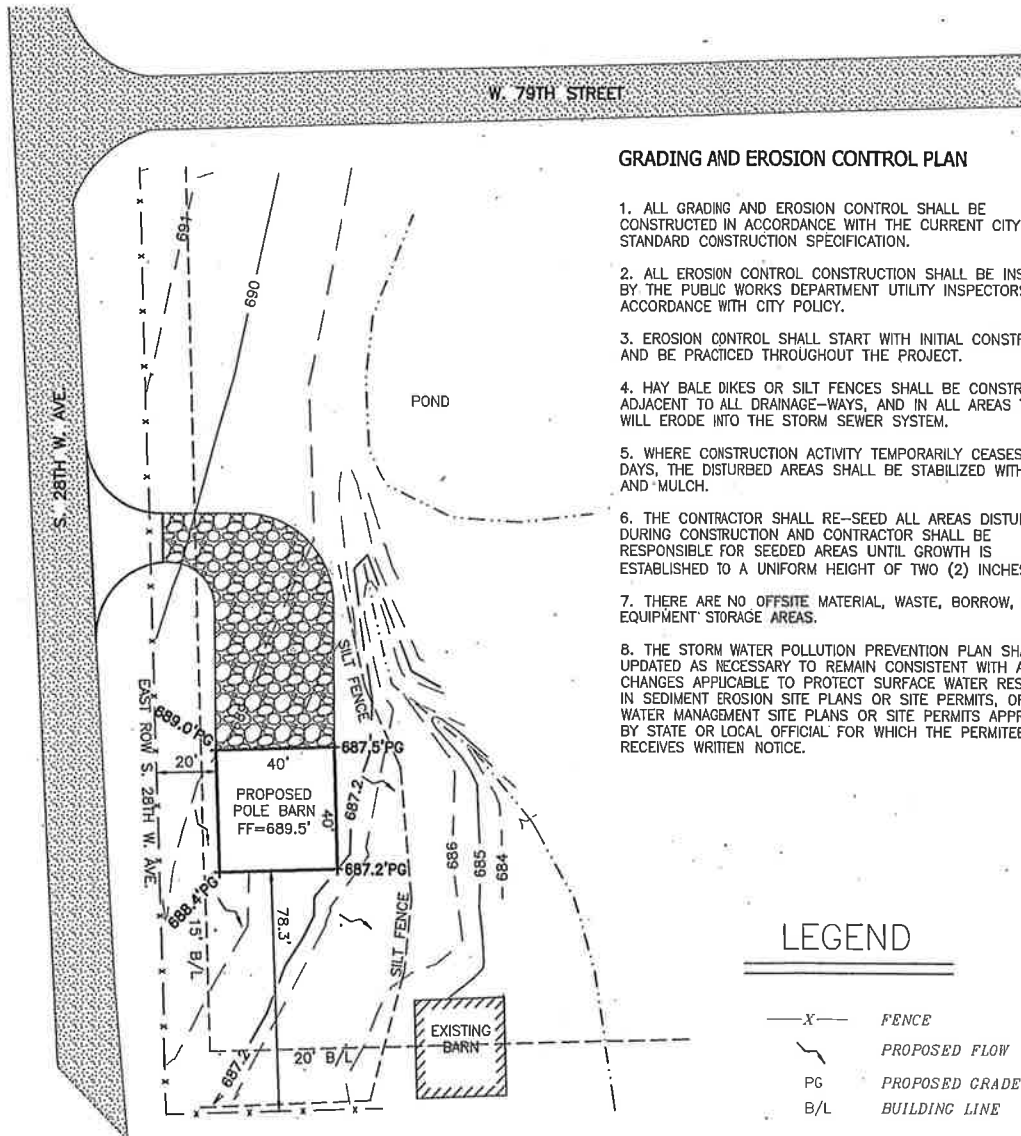
BENCHMARK

3" ALUMINUM CAP, STAMPED 2016-1, SET IN
CONCRETE POST, APPROX. 33' E. AND 33'
N. OF INTERSECTION OF S. 30TH W. AVE
AND W. 81ST ST. S.

ELEV. = 697.92' (NAVD '88)



1" = 40'



GRADING AND EROSION CONTROL PLAN

1. ALL GRADING AND EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATION.
2. ALL EROSION CONTROL CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
3. EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
4. HAY BALE DIKES OR SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGE-WAYS, AND IN ALL AREAS THAT WILL ERODE INTO THE STORM SEWER SYSTEM.
5. WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH.
6. THE CONTRACTOR SHALL RE-SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED TO A UNIFORM HEIGHT OF TWO (2) INCHES.
7. THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.
8. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE UPDATED AS NECESSARY TO REMAIN CONSISTENT WITH ANY CHANGES APPLICABLE TO PROTECT SURFACE WATER RESOURCES IN SEDIMENT EROSION SITE PLANS OR SITE PERMITS, OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE OR LOCAL OFFICIAL FOR WHICH THE PERMITEE RECEIVES WRITTEN NOTICE.

LEGEND

- X— FENCE
- ~ PROPOSED FLOW
- PG PROPOSED GRADE
- B/L BUILDING LINE

PROPERTY IS SUBJECT TO THE TULSA REGULATORY FLOODPLAIN
AT AN ELEVATION OF 687.2' NAVD '88.

TULSA LAND SURVEYING LLC
1501 EAST 6TH STREET
TULSA, OK 74120
(918) 794-6777
CA 6038
EXPIRES 6/30/2019



DRAWING PREPARED: JUNE 13, 2019
TLS NO.: 19-067 - 2626 W. 79TH STREET

10-11

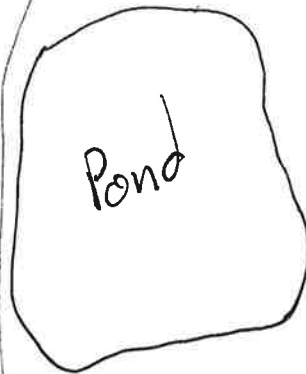
306'

306'



79th Street

2626 W 79 St S



28th W Ave

↓ N 10.12



Search mail

FW: BLDR-5763-2018, 2626 W 79th st s

Inbox x

Donnie Volk

to me

Sent from Yahoo Mail on Android

— Forwarded Message —

From: "Fothergill, Keri" <KFOTHERGILL@cityoftulsa.org>

To: "donnievolkl@yahoo.com" <donnievolkl@yahoo.com>

Cc: "Taylor, Jeff" <JSTaylor@cityoftulsa.org>

Sent: Thu, Aug 8, 2019 at 10:20 AM

Subject: FW: BLDR-5763-2018, 2626 W 79th st s

Donnie,

I contacted Jeff Taylor, copied on this email, and requested the current LODs to be addressed. Mr. Taylor sent m

Please review and respond accordingly, if you have any questions do not hesitate Mr. Taylor at 918-596-7637 or I

Sincerely,

Keri

Keri Fothergill | Development Services Liaison

Mayor's Office of Economic Development

City of Tulsa

175 E. 2nd Street, Tulsa, OK 74103

T: 918-576-5527

C: 918-694-4196

E: kfothergill@cityoftulsa.org

16.13



Search mail

From: Taylor, Jeff
Sent: Thursday, August 8, 2019 9:10 AM
To: Fothergill, Keri <KFOTHERGILL@cityoftulsa.org>
Subject: BLDR-5763-2018, 2626 W 79th st s

1.Site plan: A site plan is required for this application.

Review Comments: Provide a site plan showing location of house and any existing structures. Also indicate locati

2. 45.030-B RS-2, RS-3, RS-4, RS-5 or RM Districts

In RS-3 districts, the total aggregate floor area of all detached accessory buildings and accessory buildings not er

**Review comments: You are proposing 1600 sq ft of detached accessory structure floor area. The proposed detach
your lot. Reduce the size of your proposed detached accessory structure to be less than 806 sq ft of total floor are**

3. 90.90.C: Detached Accessory Buildings

a. Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that:

(1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of t

Review Comments: Revise plans to indicate that the detached accessory building will not exceed one story or 18 f

Mathis, Helen S.

to me

From: Taylor, Jeff <JSTaylor@cityoftulsa.org>

10.14

BLDR-5763-2018
Pole Barn
2626 W. 79th St



10.15

POLE BARN DRAWINGS

***Donnie Volkl
2626 W 79th St S
Tulsa, OK
App No. BLDR-005763-2018***

By

***Snowden Engineering, Inc.
CA# 313 Exp 6/30/19***

1

FRAMING PLAN

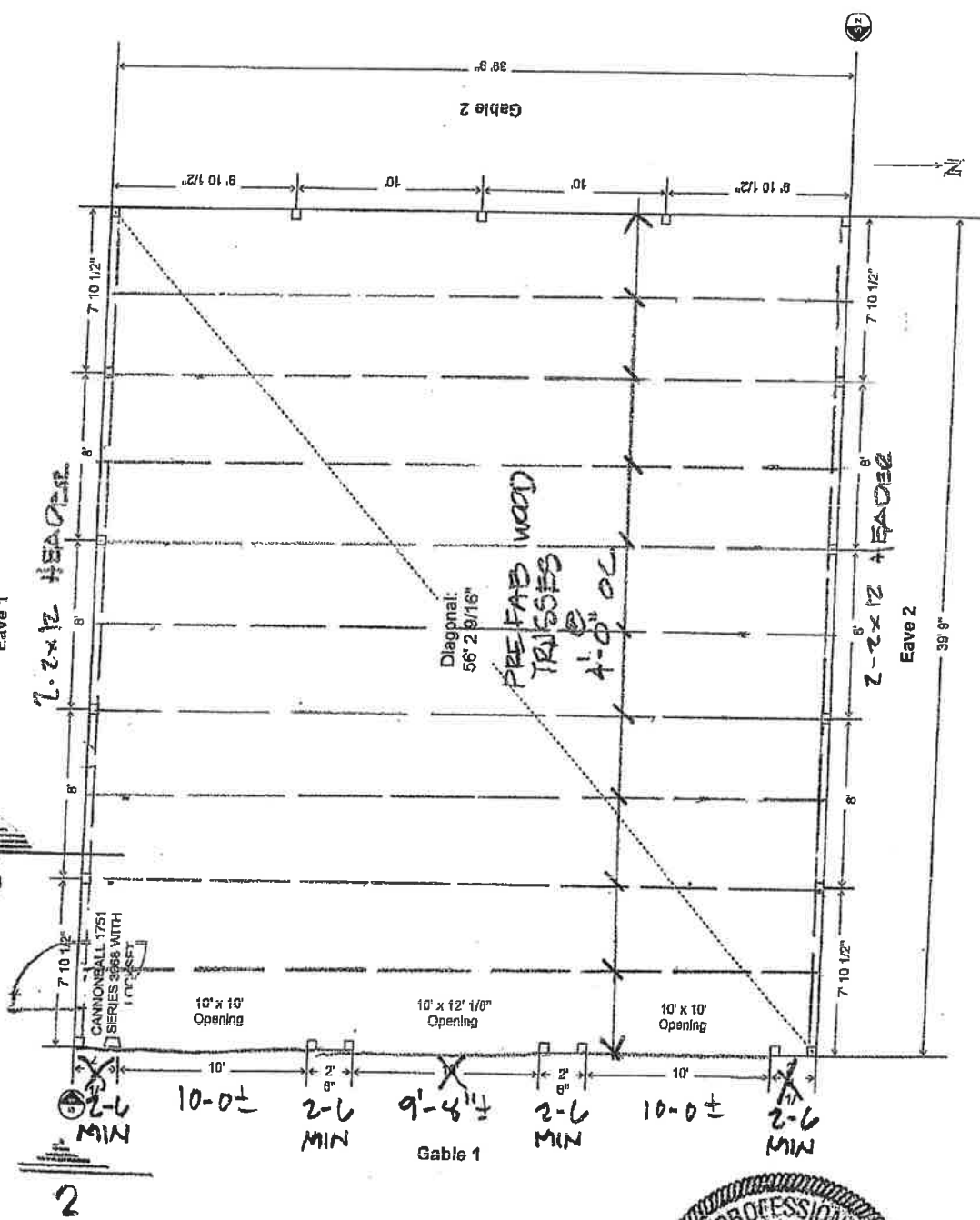
NTS

One Time
This Permit Expires 12/31/2018

POLE LAYOUT

Personal Use, 1600 sq. ft.

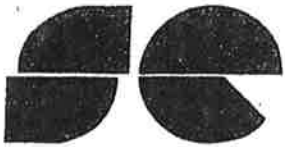
Construction
Maestro
And Sons Building & Remodeling



2-25-19

Michael Crank
Estimate Number: 18485
6/25/2018

10.17



SNOWDEN ENGINEERING INC.
STRUCTURAL CONSULTANTS 918/252-4557
8128 EAST 63RD TULSA, OKLA 74133

Date

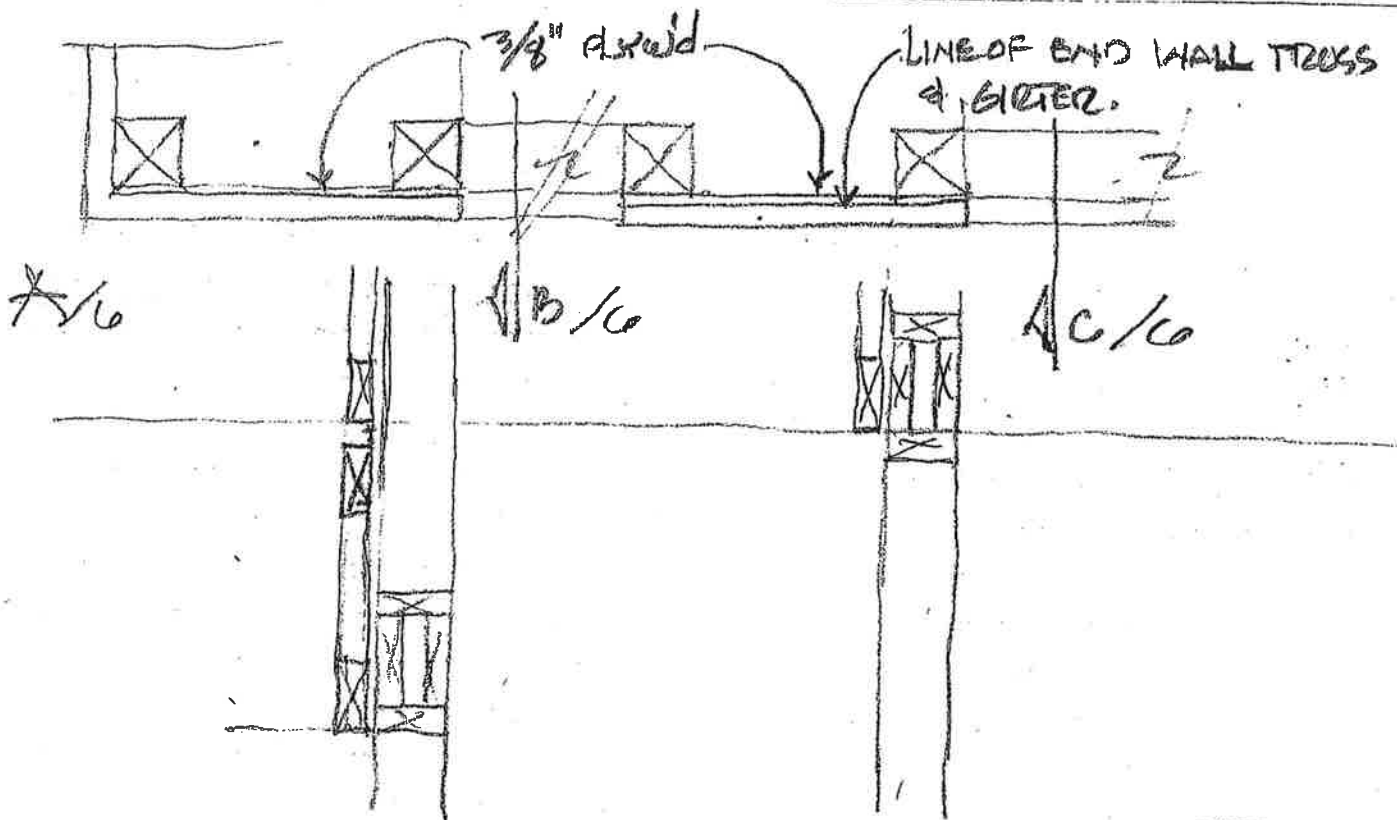
Sheet No.

6 - Of

Job

Location EAST SIDE GABLE END.

NOTE - OUT OF COL IS 2A'-9"
OUT OF WALL GIRDERS IS 40'-0"
THEREFORE END WALL TRUSSES AND FACE OF
END WALL GIRTS ARE IN THE SAME PLANE
GIRDER CONNECTION TO TRUSSES CAN BE W/
TOE-PLATED. 4d - 3 per joint.

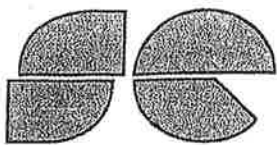


B/C

C/C



3/4" = 1'-0" 10.18



SNOWDEN ENGINEERING INC.
STRUCTURAL CONSULTANTS 918/252-4557
8128 EAST 63RD TULSA, OKLA 74133

Date

Sheet No.

4

Of

Job

Location

40x40x13

LOAD CRITERIA:

2015 IRC & 102 ASCE 7-2010 - Risk Category I

TRUCK LOADS $TL = 20$ psf, $TL-DL = 4$ psf, $BCLL = 0$
 $BCDL = 3$ psf

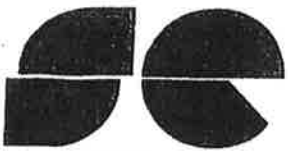
SNOW LOAD $P_g = P_f = 10$ psf $C_e = 1.0$ $I_s = .8$ $C_t = 1.2$

WIND LOAD $V_{ULT} = 105$ psf
EXPOSURE C
 $G C_{pe} = 0.18$
q for Components & cladding = 16.8 psf

EARTH QUAKE - NOT APPLICABLE - WIND GOVERNS



10.19



SNOWDEN ENGINEERING INC.
STRUCTURAL CONSULTANTS 918/252-4557
8128 EAST 63RD TULSA, OKLA 74133

12/8
15/8

Date

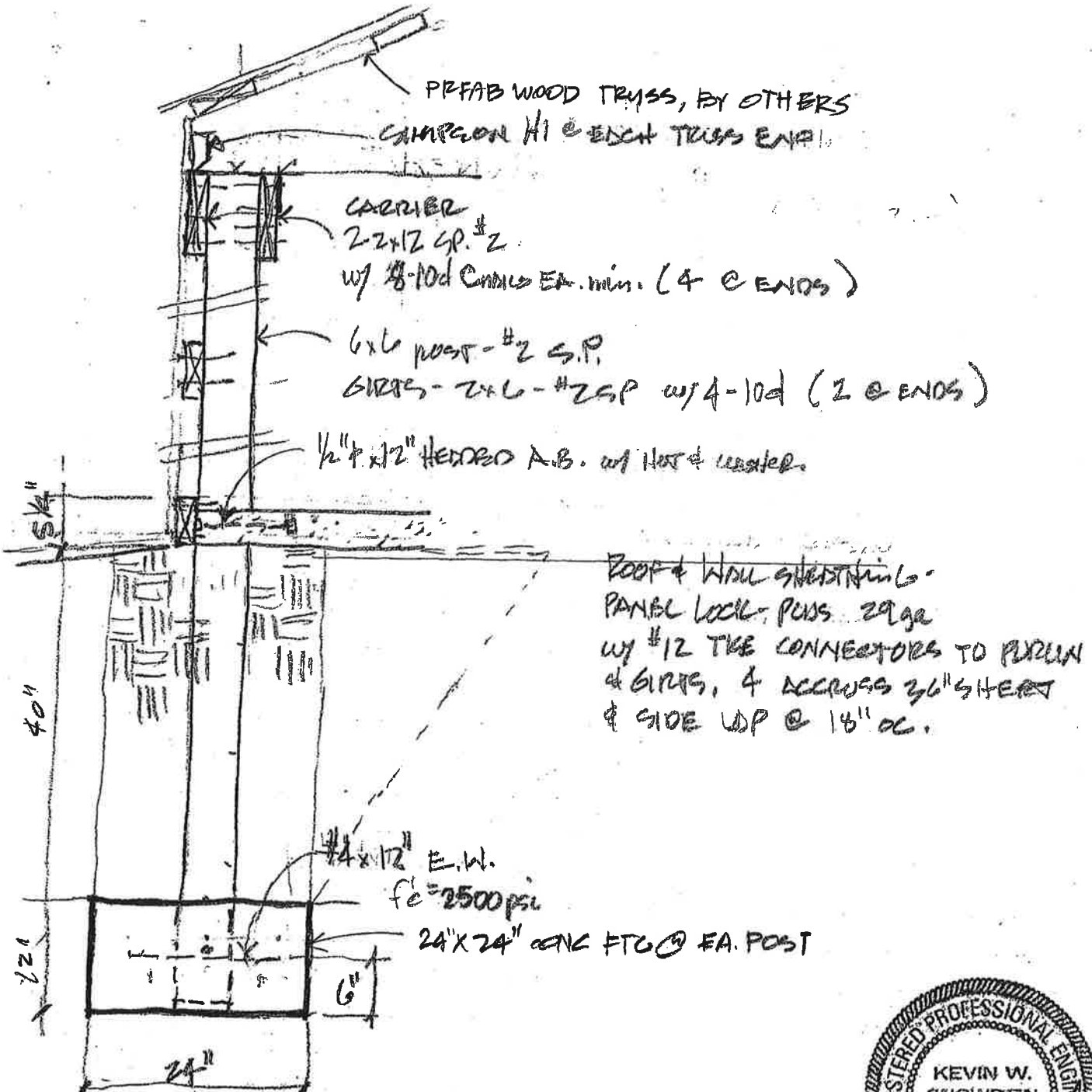
Sheet No. 5

Of

Job

Location

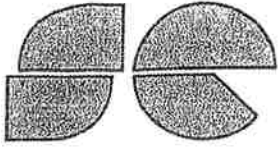
40x40x13'



5 SECTION
NTS



10.21



SNOWDEN ENGINEERING INC.
STRUCTURAL CONSULTANTS 918/252-4557
8128 EAST 63RD TULSA, OKLA 74133

Date _____

Sheet No. _____

4

Of _____

Job _____

Location _____

40x40x13

LOAD CRITERIA:

2015 IBC & 102 ASCE 7-2010 - RISK CATEGORY I

TRUCKS LOADS $TCLL = 20 \text{ psf}$, $TCDL = 4 \text{ psf}$, $BCLL = 0$
 $BCDL = 3 \text{ psf}$

SNOW LOAD $P_g = P_f = 10 \text{ psf}$ $C_e = 1.0$ $I_s = .8$ $C_t = 1.2$

WIND LOAD $V_{ULT} = 105 \text{ psf}$
EXPOSURE C
 $G C_{pe} = 0.18$
 q for COMPONENTS & CLADDING = 16.8 psf

EARTH QUAKE - NOT APPLICABLE - WIND GOVERNS



10.22

GABLE1 CROSS SECTION

ROOF LAYER 1: CHARCOAL PANEL LOC PLUS 29 STEEL
PANEL
CHARCOAL FASCIA 10 FT 2 IN

PURLINS: 2 X 6 SOUTHERN YELLOW PINE FASTENED
LAYING FLAT

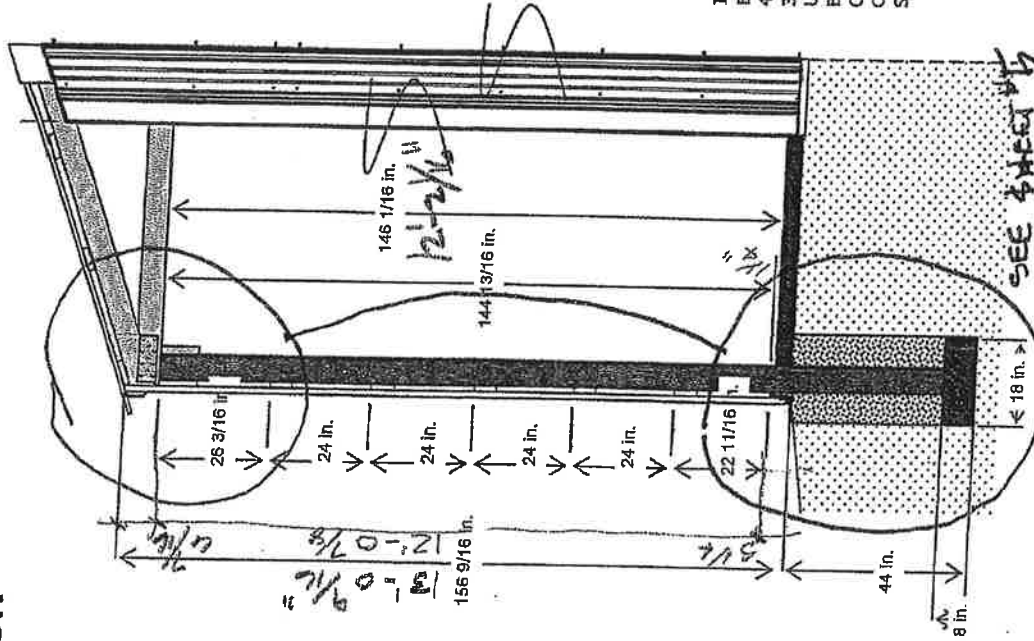
CORNER POSTS: TREATED SOUTHERN YELLOW PINE 6
X 6
INTERMEDIATE POSTS: TREATED SOUTHERN YELLOW
PINE 6 X 6 SPACING 8 FT O.C.
EXTERIOR CARRIER: SOUTHERN YELLOW PINE 2 X 10
EXTERIOR CARRIER: SOUTHERN YELLOW PINE 2 X 10
EXTERIOR WALL GIRTS: SOUTHERN YELLOW PINE 2 X
6
WALL LAYER 1: ALAMO WHITE PANEL LOC PLUS 29
STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED SOUTHERN
YELLOW PINE 2 X 6

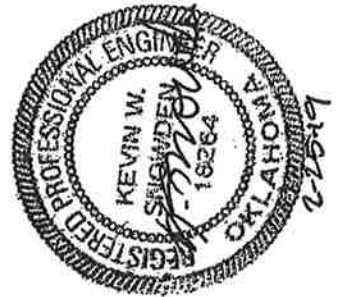
SIDING BEGINS 4 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 5 1/4 IN. BELOW THE TOP OF
SKIRT BOARD

4.75/12 PITCH TRUSS SYSTEM WITH A NON-STANDARD
HEEL (HEEL HEIGHT: 0-6-8 OR 6 1/2 IN.)
TRUSS SPACING: 48 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCOL/BCLL/BCDL 20-4-0-3
TOTAL TRUSS LOADING = 27 P.S.F.
BRACE PER TRUSS MANUFACTURER'S
RECOMMENDATIONS



INTERIOR FINISHED FLOOR HT. WILL BE 1 1/4 IN.
BELOW THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL &
COMPACT
CONCRETE PIER FOOTING: MINIMUM OF 2500 P.S.I.
STRENGTH MIX



TOP OF SUBS. FLOOR.
IS 1 1/4" BELOW
TOP OF SKIRT BOARD.

3 SECTION
NTS

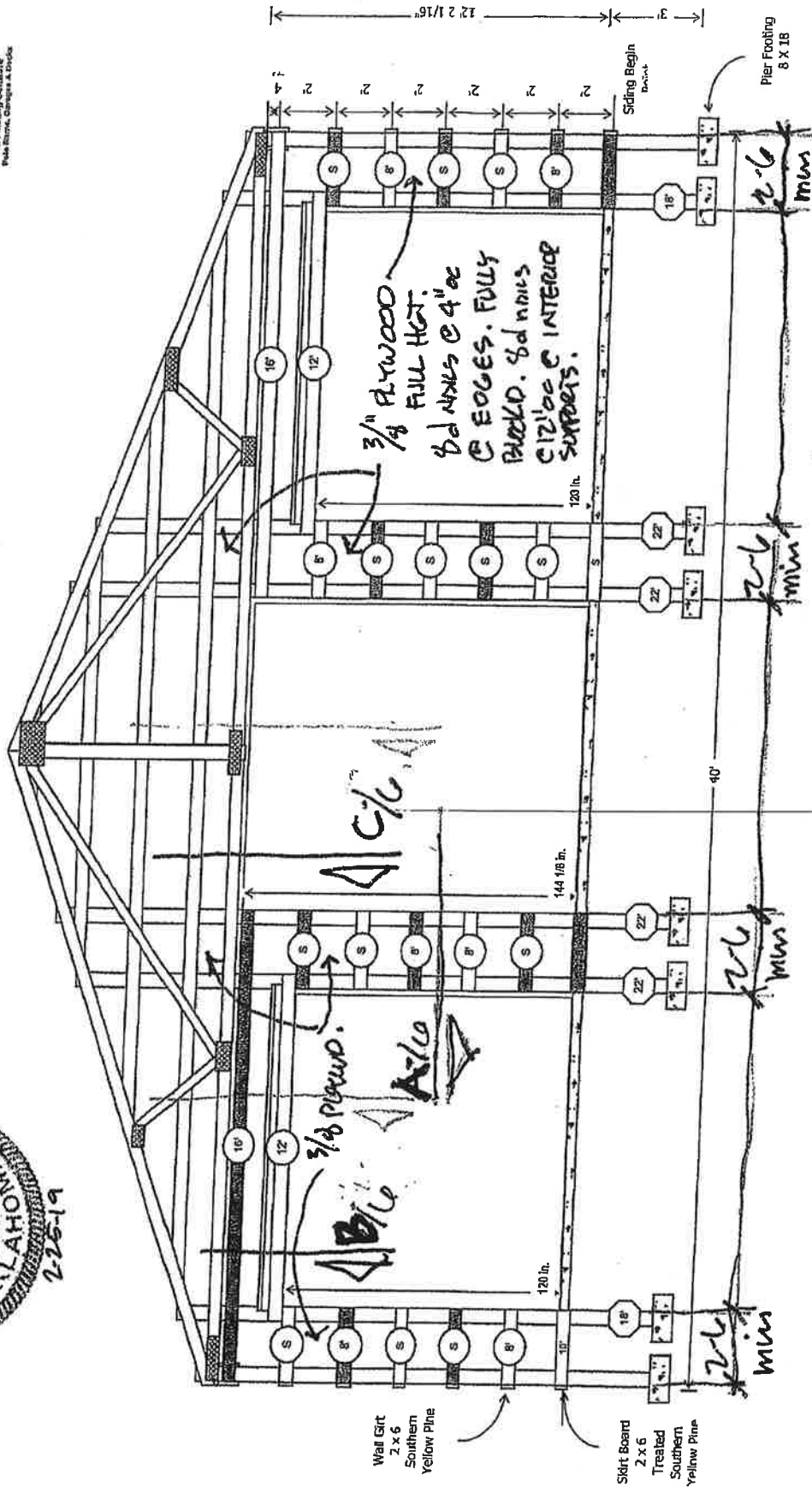
Michael Crank
Estimate Number: 16485
6/29/2018

10.23



Post Frame Supply, LLC

EAST SIDE-GABLE SIDE 1 WALL GIRT VIEW



2 ELEVATION NTS

Michael Crank
Estimate Number: 16485
6/29/2018

10.24

GABLE1 CROSS SECTION

ROOF LAYER 1: CHARCOAL PANEL LOC PLUS 29 STEEL PANEL
CHARCOAL FASCIA 10 FT 2 IN

PURLINS: 2 X 6 SOUTHERN YELLOW PINE FASTENED LAYING FLAT

CORNER POSTS: TREATED SOUTHERN YELLOW PINE 6 X 6
INTERMEDIATE POSTS: TREATED SOUTHERN YELLOW PINE 6 X 6 SPACING 8 FT O.C.
EXTERIOR CARRIER: SOUTHERN YELLOW PINE 2 X 10
INTERIOR CARRIER: SOUTHERN YELLOW PINE 2 X 10
EXTERIOR WALL GIRTS: SOUTHERN YELLOW PINE 2 X 6
WALL LAYER 1: ALAMO WHITE PANEL LOC PLUS 29 STEEL PANEL

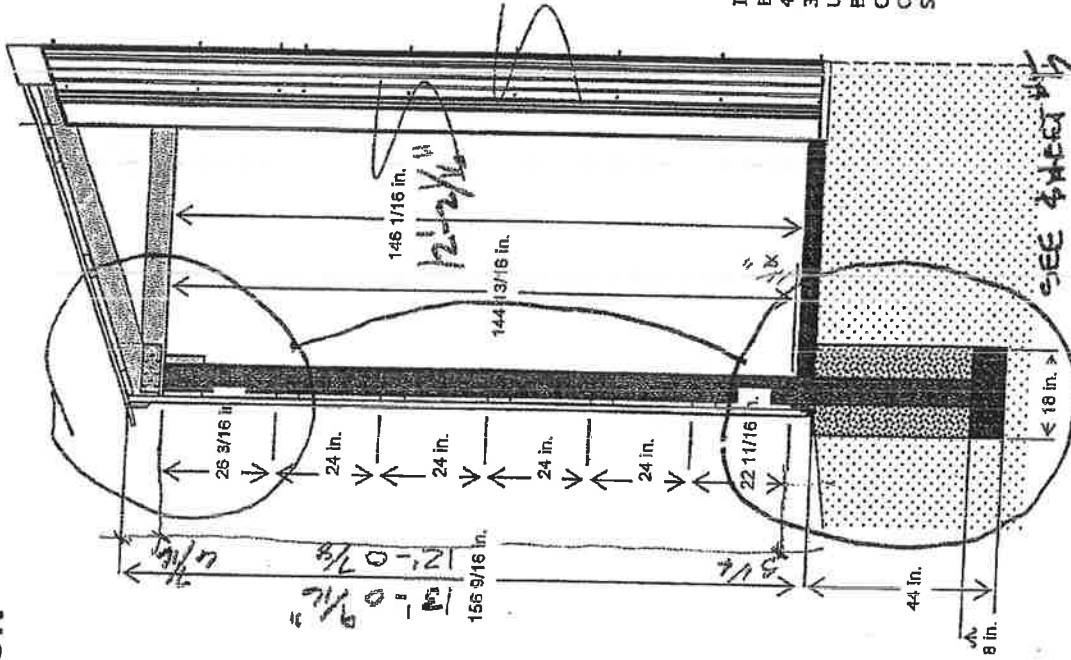
EXTERIOR SKIRT BOARD: TREATED SOUTHERN YELLOW PINE 2 X 6

SIDING BEGINS 4 IN. BELOW THE TOP OF SKIRT BOARD

EARTH GRADE BEGINS 5 1/4 IN. BELOW THE TOP OF SKIRT BOARD

4.75/12 PITCH TRUSS SYSTEM WITH A NON-STANDARD HEEL (HEEL HEIGHT: 0-6-8 OR 5 1/2 IN.)
TRUSS SPACING: 48 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCDL/BCOL 20-4-0-3
TOTAL TRUSS LOADING = 27 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

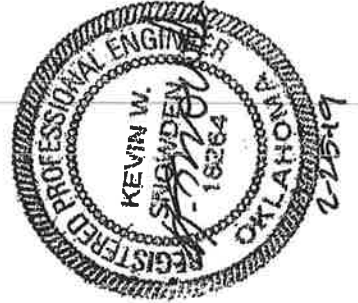
INTERIOR FINISHED FLOOR HT. WILL BE 1 1/4 IN. BELOW THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
CONCRETE PIER FOOTING: MINIMUM OF 2500 P.S.I. STRENGTH MIX

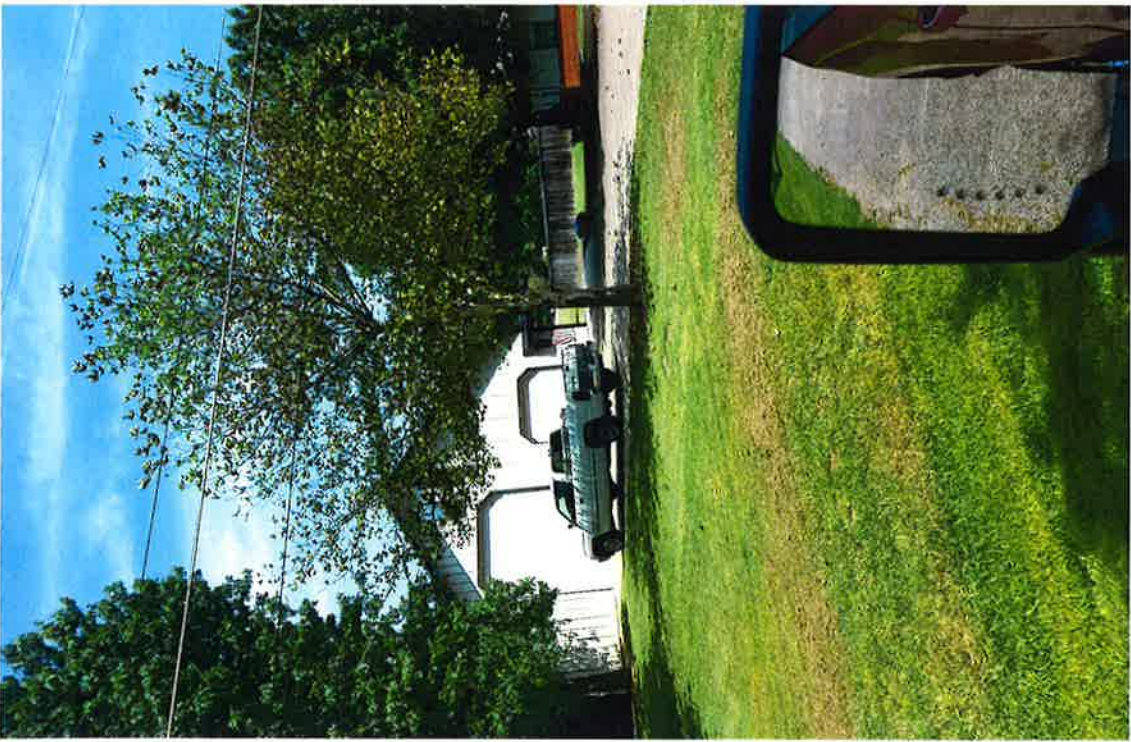


TOP OF Siding BEGINS
IS 1 1/4" BELOW
TOP OF SKIRT BOARD.

3 SECTION
NTS

Michael Crank
Estimate Number: 16485
6/29/2018

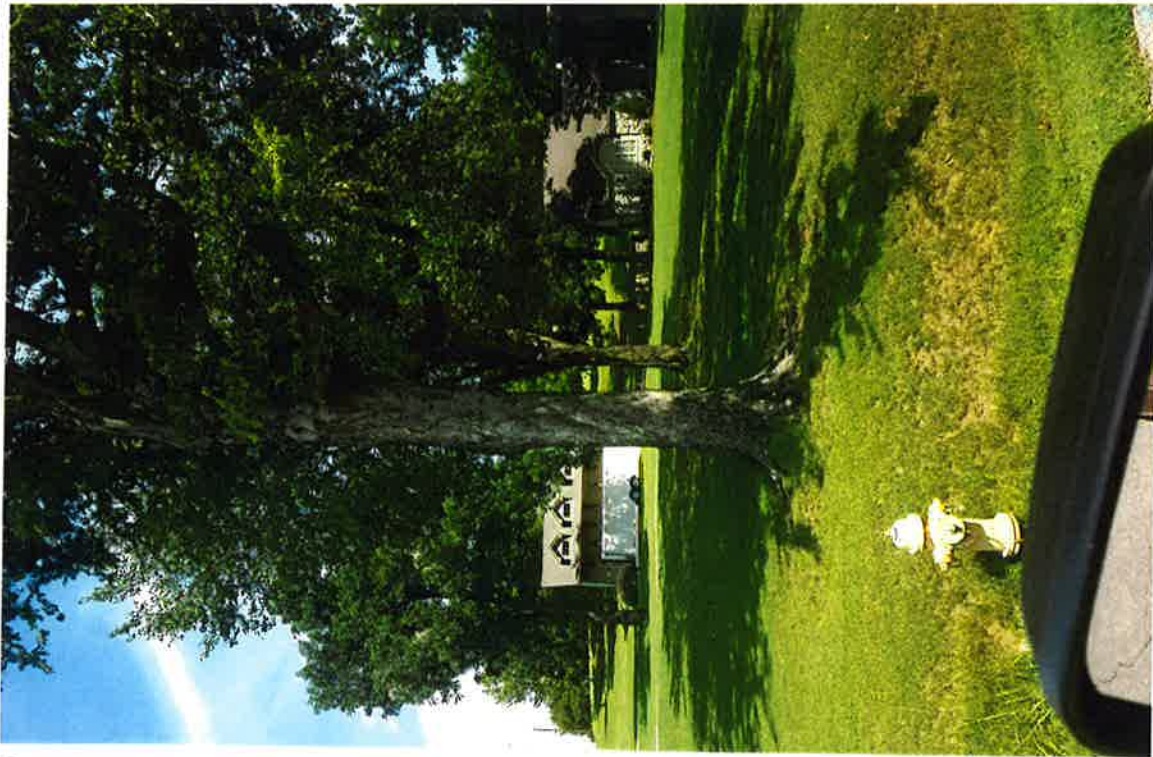






10.27





10.29



0 250 500
Feet



Subject
Tract

BOA-22776

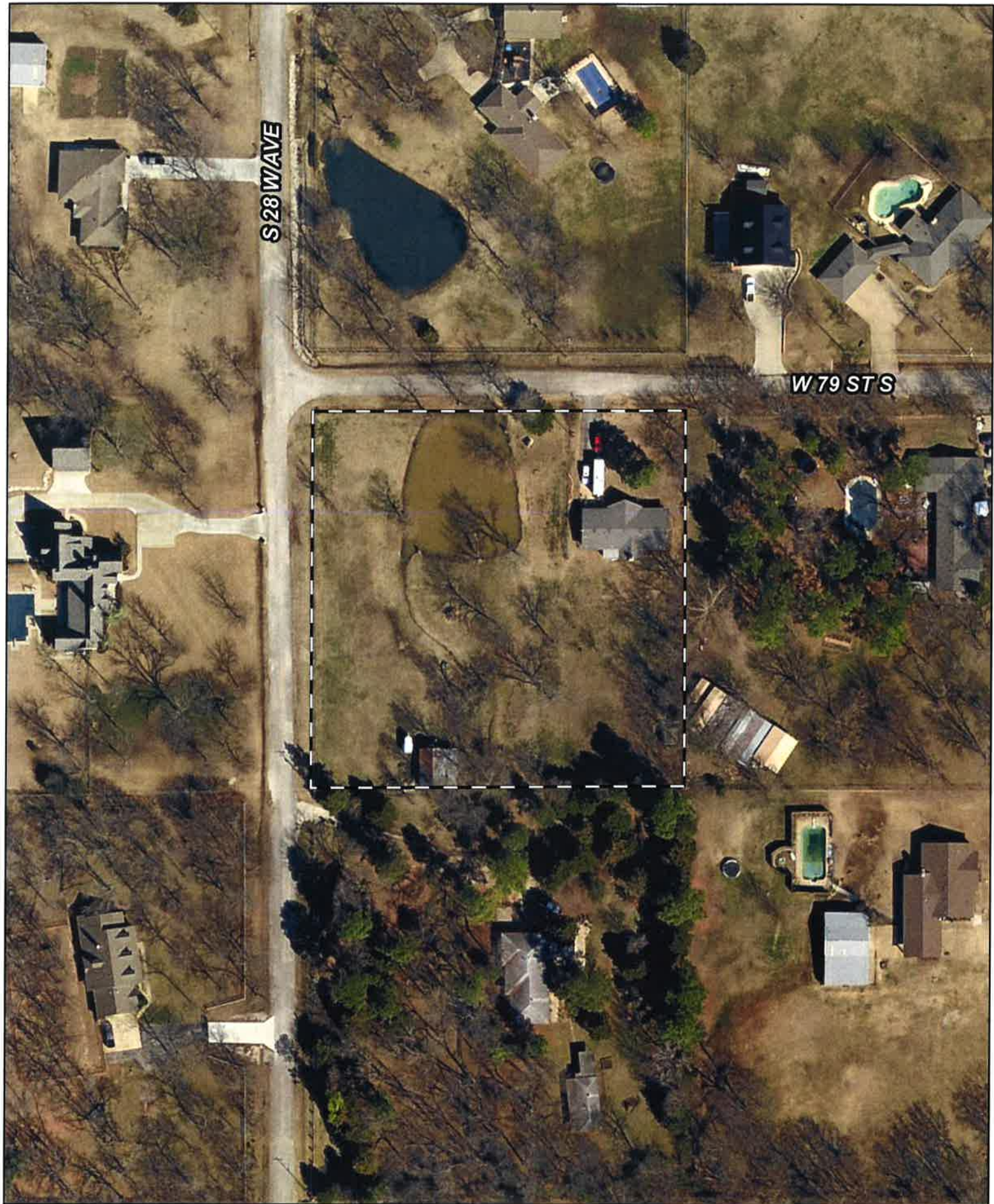
18-12 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



10.30



S 28th AVE

W 79th ST

0 50 100
Feet



Subject
Tract

BOA-22776

18-12 10

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018



10.31

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