

**NOTICE OF A MEETING  
BONDURANT BOARD OF ADJUSTMENT  
JULY 9, 2019**

**NOTICE IS HEREBY GIVEN** that a meeting of the Board of Adjustment will be held at 5:00 p.m., on Tuesday, July 9, 2019, in the Bondurant City Center at 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of the Board of Adjustment Meeting Minutes of June 11, 2019
5. **PUBLIC HEARING** – For consideration of a request for a variance to Municipal Code – Chapter 177 of the Zoning Code, Section 177.02 and Chapter 178 of the Zoning Code, Section 178.03. The property owner is requesting a variance to allow a fence extension and porch addition to 100 3<sup>rd</sup> Street, Southeast
6. **RESOLUTION NO. BA-190709-03** – A Resolution granting / denying a variance from to allow a fence extension and porch addition to 100 3<sup>rd</sup> Street, Southeast
7. Adjournment

# BONDURANT BOARD OF ADJUSTMENT

## Minutes

June 11, 2019

Bondurant City Center

### 1. Call to Order

Board Chair Jurik called the meeting to order at 5:01 p.m.

### 2. Roll Call

Present: Board Member Greg Hanson, Board Member Amy Campbell-Lamb, Board Chair Kelsi Jurik

Absent: Board Member Dave McGrath, Board Member Daniel Hoffman-Zinnel

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan

### 3. Perfecting and Approval of Agenda

Motion made by Campbell-Lamb, seconded by Hanson, to approve the agenda. Vote on Motion 3-0. Motion declared carried unanimously.

### 4. Approval of the Board of Adjustment Meeting Minutes of February 12, 2019

Motion made by Hanson, seconded by Campbell-Lamb, to approve the minutes. Vote on Motion 3-0. Motion declared carried unanimously.

Board Chair Jurik opened the public hearing at 5:02 p.m.

### 5. **PUBLIC HEARING** – For consideration of a request for a variance to Municipal Code – Chapter 177 of the Zoning Code, Section 177.08. The property owner is requesting a variance to allow Motor Vehicle Dealers in a C-2 Zone

Nathan and Shannon Kannegieter, A3 Auto, presented their proposal to the Board. They close on the property next Thursday, and plan to remodel the building.

Board Chair Jurik closed the public hearing at 5:14 p.m.

### 6. **RESOLUTION NO. BA-190611-02** – A Resolution granting / denying a variance from to allow Motor Vehicle Dealers in a C-2 Zone

Motion by Hanson, seconded by Campbell-Lamb, approving RESOLUTION NO. BA-190611-02 granting a variance to allow Motor Vehicle Dealers in a C-2 Zone. Roll Call: Ayes: Campbell-Lamb, Jurik, Hanson. Nays: None. Absent: McGrath, Hoffman-Zinnel. Motion Carried 3-0.

7. Adjournment

Moved by Hanson, seconded by Campbell-Lamb, to adjourn the meeting at 5:15 p.m. Vote on Motion 3-0. Motion declared carried unanimously.

---

Shelby Hagan, City Clerk

ATTEST:

---

Kelsi Jurik, Board Chair

BOARD OF ADJUSTMENT  
RESOLUTION NO. BOA-190709-03

RESOLUTION GRANTING A VARIANCE FROM CITY ZONING CODE  
CHAPTERS 177 AND 178 ALLOWING A FENCE EXTENSION AND PORCH ADDITION TO 100 3<sup>RD</sup> STREET,  
SOUTHEAST

WHEREAS, pursuant to Chapter 27 of Bondurant Municipal Code, the applicant, Kristy & BJ Olesen, 100 3<sup>rd</sup> Street, Southeast, Bondurant, Iowa, 50035, has requested a variance to allow a fence extension and porch addition; AND

WHEREAS, the proposed Plat will require the following variance:

1. Section 177.02, a variance to allow thirty-one (31) foot side-yard setback for the fence extension.
2. Section 178.03, a variance to allow a fifteen (15) foot front yard setback for the porch addition.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the City of Bondurant, Iowa, that the variance is hereby granted for 100 3<sup>rd</sup> Street, Southeast, based upon the concept layout, project description, applicable law, and findings of fact and conclusions.

Moved by \_\_\_\_\_ Second by \_\_\_\_\_ to adopt.

Passed this 09<sup>th</sup> day of July, 2019,

By: \_\_\_\_\_  
Kelsi Jurik, Board Chair

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Board of Adjustment held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

ATTEST:

\_\_\_\_\_  
Shelby Hagan, City Clerk

Comm. Action	Yeas	Nays	Abstain	Absent
Hanson				
Jurik				
McGrath				
Campbell-Lamb				
Hoffman-Zinnel				

# APPLICATION FOR VARIANCE

## City of Bondurant, Iowa

A Variance request filed with the City will be scheduled for Board of Adjustment review once all documents and the filing fee are received. The Board of Adjustment will review the application, receive information from City staff, and hear testimony. (Please note that the Board of Adjustment is the adjudicating authority and no one is allowed to contact members of the Board of Adjustment to discuss a Variance request, not an appellant nor neighboring property owner, since the Board is a quasi-judicial body.) Questions or filings intended for the Board should be directed to the City Administrator. All communications must take place in the open meeting during the public hearing. The Board can require sworn testimony and can issue a "finding of fact" that is somewhat similar to a court opinion.

A Variance is not a zoning change, but rather a project-specific change in the requirements, usually in bulk regulations, allowed on a specific property. Variances do not involve the establishment of new codes, regulations, or policies. Instead, a Variance allows a deviation from certain provisions of the zoning ordinance and its standards due to specific circumstances. If a Variance is approved, it may require that the applicant adhere to certain "conditions of approval". Alternatively, the Board may deny the Variance, if a project is not found to meet the standard of burden required to find that there is a hardship on the property owner, a necessary element to justify a Variance or if the Variance would render the property incompatible with the surrounding neighborhood.

If you have any questions about the process, please contact the City Administrator at 515.967.2418.

## Applicant Information, Notification List, Fee, Consent

- Provide contact information for applicant, property owner, contract purchaser, tenant, and authorized agent in following table (complete as appropriate to the application, attaching additional sheets if necessary).
- Provide names and mailing addresses of all surrounding property owners (for communication towers, provide names and addresses within 300 feet of the property but not more than 1,300 feet from the tower site). An Abstractor must certify accuracy of the ownership list within thirty (30) days of the application date.
- Submittal fee payable to the City of Bondurant. The fee is not refundable.
- If the Applicant is not the Title Holder of record, the Title Holder must authorize the appeal by submitting a written consent with the application.

	Applicant	Record Owner	Authorized Agent (Attorney, engineer, architect, etc.)
<b>Name:</b>	KRISTY & BJ OLESEN	← SAME	
<b>Mailing Address:</b>	100 3rd St SE Bondurant		
<b>Telephone No.</b>	515-669-7344 515-669-0225		
<b>Fax No.</b>	N/A		
<b>Email Address:</b>	ekolesen@ msn.com		

**TO THE CHAIRPERSON OF THE BONDURANT BOARD OF ADJUSTMENT:**

The undersigned hereby applies to the Bondurant Board of Adjustment for a Variance on property legally described as follows:

BLOCK 9, LOT 1  
100 3rd St SE  
Bondurant, IA 50035

The Variance is requested to allow the above property to be used in the manner described in this application and shown on the Conceptual Site Plan, by reference incorporated in and made a part of this application together with any and all other information and materials referenced in or attached to this application, and in full conformance with all City ordinances and any conditions that may be required by the Board of Adjustment in approving this application.

The undersigned hereby certifies that all information provided is complete and accurate to the best of undersigned's knowledge, and that all information required by this application or by the Board's staff on its behalf has been provided.

(Signature on line, type or print name below)



By: KRISTINE OLSEN

Submittal Date: 6/10/2019

**Note:** The Applicant or an authorized agent must personally present the appeal before the Board of Adjustment. Meetings of the Bondurant Board of Adjustment are held in the City Council Chambers.

Please contact the City Hall, 200 2<sup>nd</sup> Street NE, to obtain a list of meeting dates and submittal deadlines.

**Application for Variance Accompanying Information:  
Detailed Explanation of Proposed Use and Development and Conceptual  
Site Plan**

**Provide a detailed explanation of the proposed use and development on this page and/or attachments.** Please note that this information together with the Conceptual Site Plan and any conditions of approval by the Board of Adjustment constitute the Variance and cannot be altered except by approval of an amendment to the Variance. Development must also conform to the Site Plan Ordinance, if applicable, and other City regulations and ordinances, so it may be appropriate to take development design beyond the minimum requirements of the Conceptual Site Plan to ensure all requirements can be met.

Please note that applications for some Variances may require additional information not fully covered by this standard application form, meaning that there are some requests that spark questions at the Board of Adjustment meeting that require follow up and an additional meeting. Therefore, the applicant should be aware that a decision might not always be rendered at a particular meeting.

*See attached*



## Application for Variance Accompanying Information: Checklist for Conceptual Site Plan

This column for Applicant		These columns for City use	
		Approved	Insufficient
1. ✓	Two (2) copies of Conceptual Site Plan folded to maximum size of 8" x 14", plus one electronic copy in PDF format		
2. ✓	Scale, not more than one inch (1") equals fifty (50) feet.		
3. ✓	Date, revision dates, and north arrow.		
4. ✓	Legal description of the property. If not platted, a certified Plat of Survey shall be submitted.		
5. ✓	Zoning classification of the site. <u>R3</u>		
6. ✓	Boundaries of the site indicated by a heavy line.		
7. ✓	Property lines and ownership of adjoining properties.		
8. ✓	Building setback lines, area of the site.		
9. ✓	Screening to be provided, including location and height of fences and berms, and location and names of trees and shrubs (both common and botanical names) and height and spread at maturity, if appropriate.		

June 10<sup>th</sup>, 2019

City of Bondurant

City and Board Members:

In May 2017 we purchased our home at 100 3<sup>rd</sup> Street SE (the corner of 3<sup>rd</sup> and Grant). One of the main houses you see as you drive into town. We love Bondurant and we were so excited to find a home in the main part of town to renovate and give new life too.

We have spent several months restoring our home, including all new interior features as well extensive renovations to the exterior; new windows, doors, cement board siding and paint. We even took down a very large dead tree on Grant and had the rest trimmed from dropping into the street.

As we continue to work on adding to the curb appeal of our home, (new gutters, shingles and fascia boards are yet to come....) we want to request the addition of a front porch, repair & extend the existing fence, and replace the one car garage with a two car garage.

Our vision is to remove the existing deck between the house and the garage, replacing it with a nice patio and installing concrete steps down from the side door. The addition of the porch front will provide an enjoyable outdoor space and add a new dimension to the look of the property. The current one car garage will be replaced with a two car garage in the same vicinity on the property, with a paved and expanded driveway. Lastly, the existing fence was not installed properly and was also not placed on the lot line. We plan to repurpose the current panels, correct the posts and re-install. We would also like to extend the fence to the west by seventeen feet, for an addition to our back yard enclosed space.

I am not an artist, but I have tried to draw out the property changes, noting dimensions. I have also included photos of the home and example photos of what the structure of the porch, fence and garage could look like. We did have the property surveyed when purchased, and I have included a copy of this as well.

We have spoken to the connecting neighbors and they are all very excited with the changes we have done this far and are more than happy to approve these items. So much so that they have each signed our request in advance to show acceptance.

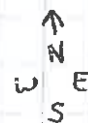
I hope that you can see how much pride we are taking into this property and would greatly appreciate your consideration to approve the request we have.

Sincerely,

Kristy and BJ Olesen  
100 3<sup>rd</sup> Street SE  
Bondurant, IA 50035  
(515) 669-7344

OLESSEN  
110 3<sup>RD</sup> ST SE  
BONDURANT, IA

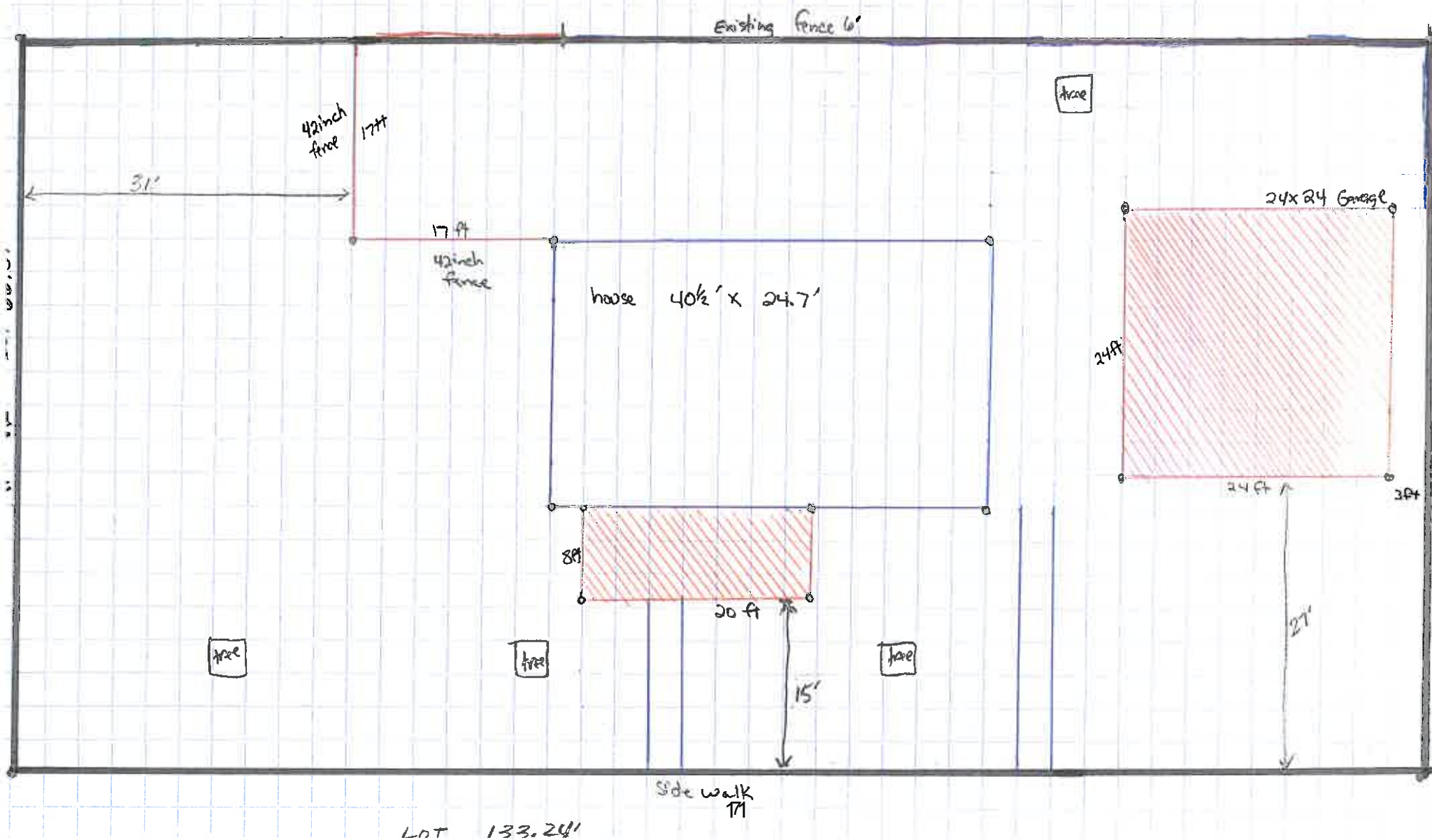
- 1) FENCE
- 2) GARAGE
- 3) PORCH/DECK



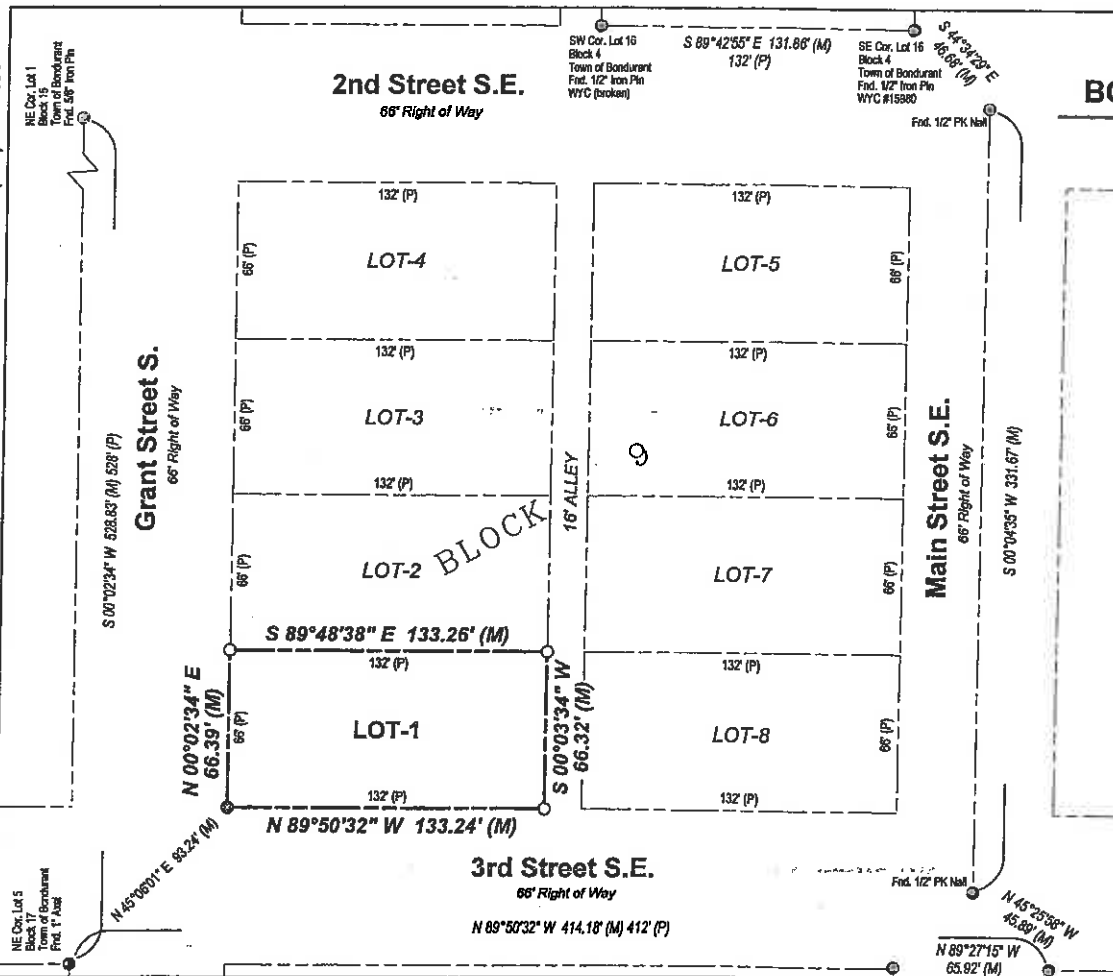
each block = 3 feet

Red = new additions

blue = existing

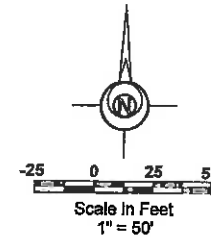


PREPARED BY: A. LEO PELDS ENGINEERING CO. - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515) 265-8196



## BOUNDARY RETRACEMENT SURVEY

(LOT 1 BLOCK 9 TOWN OF BONDURANT)



### RECORD INDEX:

LOCATION: BLOCK 9, TOWN OF BONDURANT  
REQUESTOR: KRISTI OLESON  
PROPRIETOR: KRISTI OLESON (Per Requestor)  
PROPRIETOR: SCOTT ROBINSON (Per Assessor)  
SURVEYOR: VOLDEMARS L. PELDS  
COMPANY: A. LEO PELDS ENGINEERING COMPANY  
RETURN TO: 2323 DIXON STREET, DES MOINES, IA 50316

DATE OF SURVEY:  
5-3-2018

### LEGAL DESCRIPTION:

Lot 1 in Block 9 in Town of Bondurant, Polk County, Iowa.

### NOTES:

Orientation of this bearing system is Iowa  
State Plane South (NAD 83)

This survey was performed using the Iowa  
RTN network.

### STANDARD SYMBOLS:

- FOUND REBAR OR IRON PIPE WYC WITH YELLOW CAP
- SET 1/2"x30" REBAR W/ M.R.P. MEASURED/RECORDED/PLATTED
- SET 1/2"x30" REBAR W/ YELLOW PLASTIC CAP #18842
- SET "X" CUT IN SIDEWALK

BOUNDARY RETRACEMENT SURVEY  
DRAWN BY: E. Pelds

NOTE:  
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

### INSTRUMENTATION USED:

- 1.) Topcon GR5 GPS Receiver and FC-500 Data Collector
- 2.) Topcon PS-103 Robotic Total Station and GETEC Data Collector

**A. LEO PELDS ENGINEERING CO.**

2323 Dixon Street  
Des Moines, IA 50316  
Ph: (515) 265-8196  
Fax: (515) 295-2259

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS LEO PELDS, P.L.S. IA, L.C. NO. 18842 DATE

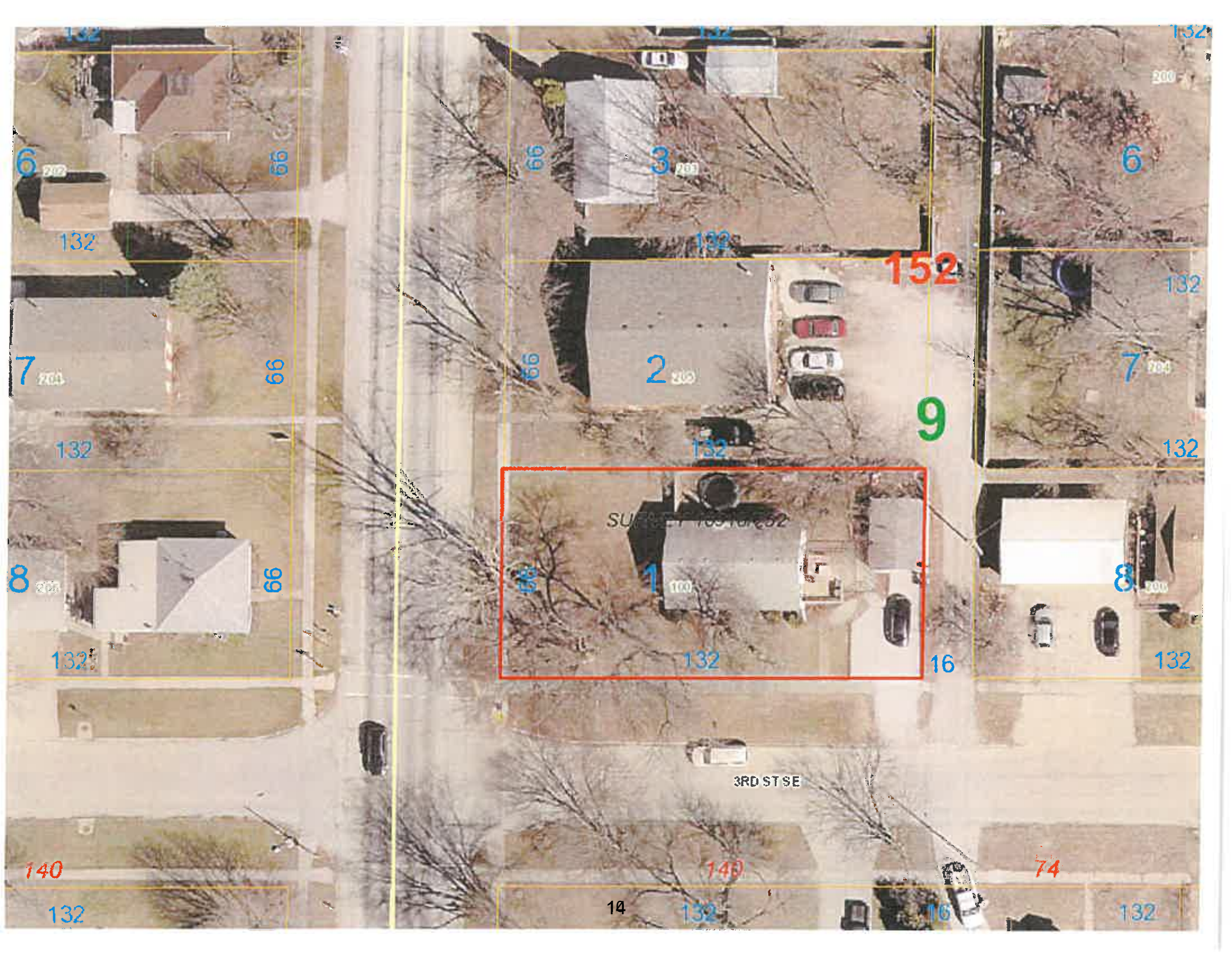
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

FILE: J:\LOT SURVEYS\2018\Bondurant\100 3rd - Oleson\Survey Drawing...









Southside / Front of House – Porch Addition



Eastside - Deck Removal

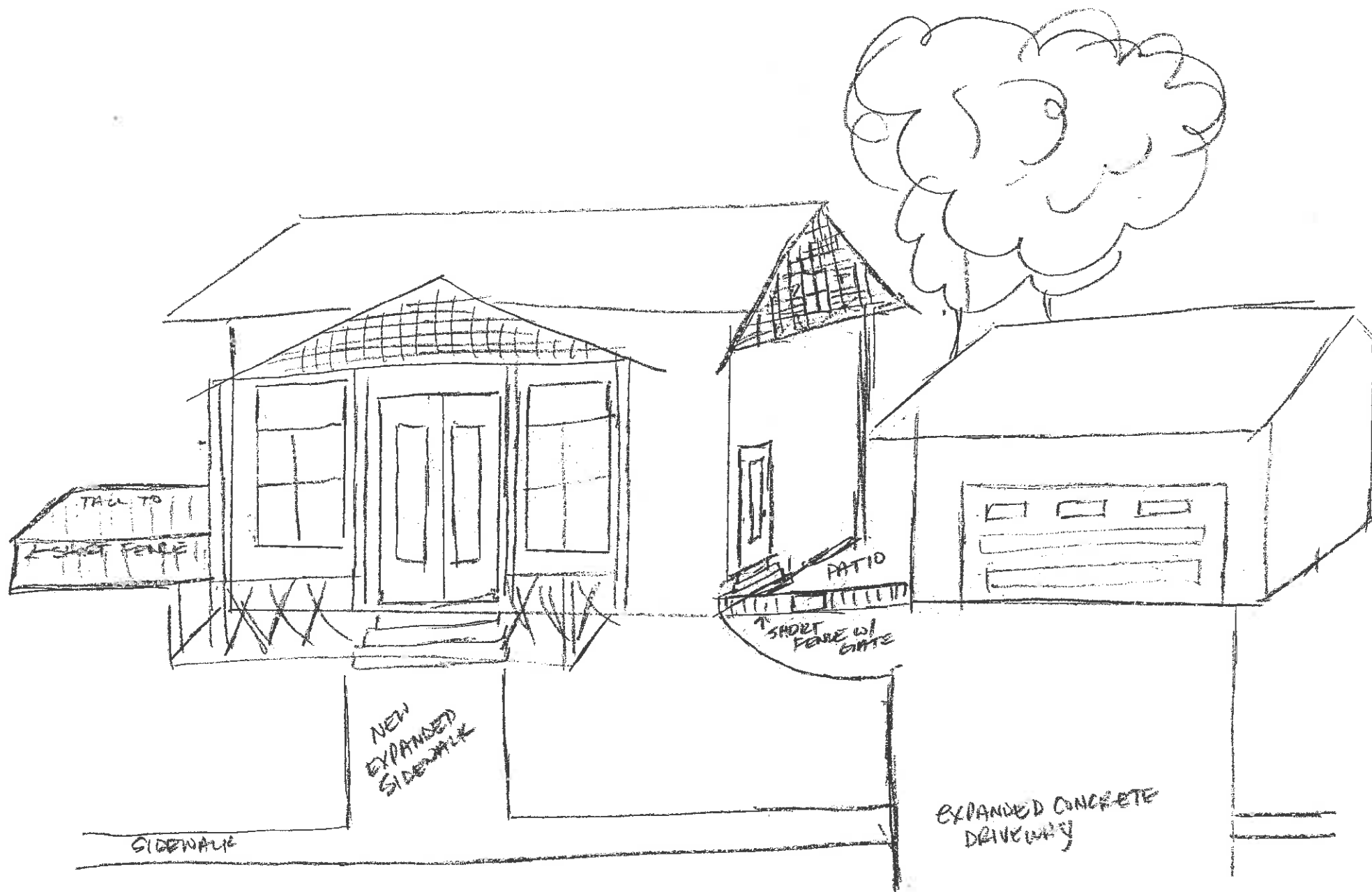


Eastside – Garage Replacement



Westside – Fence extension

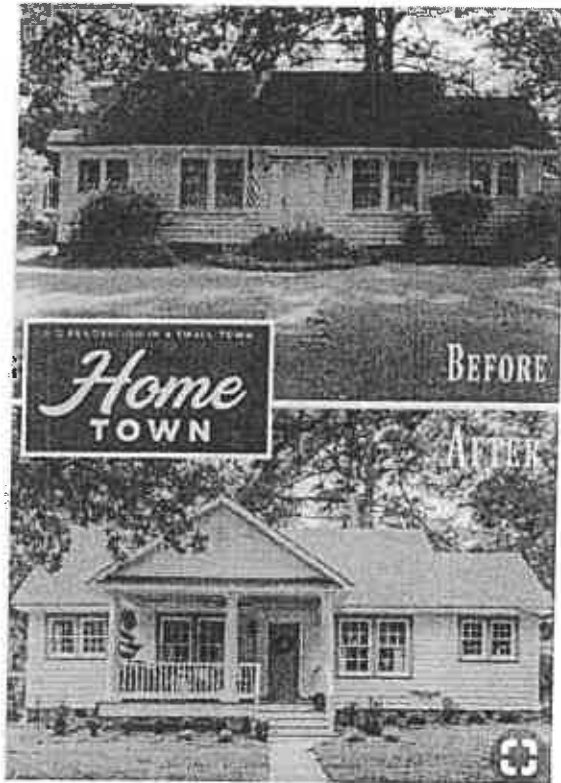






**PORCH ADDITION:**  
8ft Deep x 24ft Wide  
Peaked Roof with Cedar Shakes

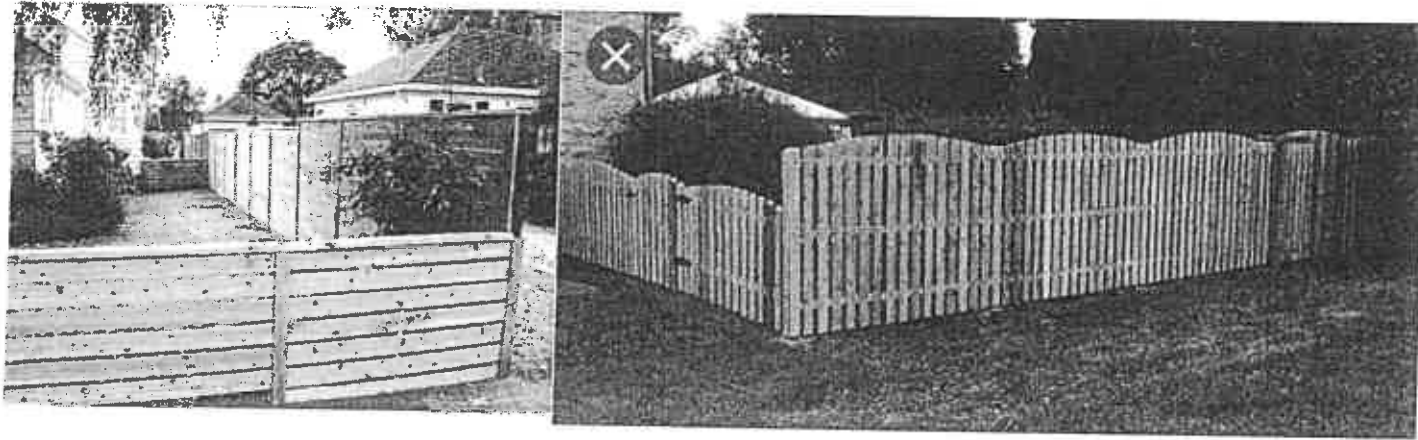
Below are examples of what this would look like.



**FENCE REPAIR / ADDITION / REPLACEMENT:**

12ft extension West / 17ft connecting back to the house (same as current).  
West side fence to be shorter than North fence line.

Below are examples of what this could look like.



CURRENT FENCE 6' HIGH - WOULD LEAVE ON NORTH SIDE OF PROPERTY  
ADDITION WOULD BE 4' HIGH TO WEST & SOUTH.

NEIGHBOR LISTINGS  
& ADDRESSES

WITH SIGNATURES

2ND ST SW		
60	43	44
61	42	
57	41	45
58	40	46
3RD ST SW		
65	70	71
66	69	73
67	68	74

1000 1000 1000

WE THE NEIGHBORS ASSIGNED  
BELOW ARE NOT OPPOSED TO  
THE VARIANCE BEING REQUESTED  
BY KRISTY E. BJ OULSEN FOR A  
PORCH ADDITION AND FENCE EXTENSION.

(41)  
2K ENTERPRISES LLC  
ATTN: ALAN KNUTH  
10966 NE 75TH CT  
BONDURANT, IA 50035-1136

*Alan C Knuth*

(46)  
CARLENE LEWIS  
ATTN: JANINE LEWIS  
206 MAIN ST SE  
BONDURANT, IA 50035-1048

*Janine Lewis*

(58)  
TAMMY L DAVIS  
206 GRANT ST S  
BONDURANT, IA 50035-2003

(70)  
STEVEN R HALL AND SARA FISCHER  
101 3RD ST SE  
BONDURANT, IA 50035-1323

*Steven R Hall*  
*Sara M. Fischer*

ALSO SIGNED

#71

*Nick Barrett*

BRADLEY & NICHOLAS BARRETT  
103 3RD ST SE  
BONDURANT, IA 50035



# City of Bondurant

## BUILDING PERMIT

200 Second St NE, PO Box 37 Bondurant, IA 50035 | Ph: 515-967-2418 Fax: 515-967-5732

TYPE OF PERMIT: ☒ Building ☐ Fence ☐ Shed ☐ Deck ☐ Pool ☐ Other

ATTACH SITE PLAN, DRAWINGS, AND/OR BUILDING PLANS

JOB SITE		BUILDING SQUARE FOOTAGE	
ADDRESS: 100 Third Street SE		Level 1 _____	Pool Size _____
NAME: Kristy and BJ Olesen		Level 2 _____	Deck sqft _____
DATE: 06/9/2019		Finished _____	Garage/Shed 24'x24' = 576
Unfinished _____			
PLAT# BLOCK 9 LOT# 1		DESCRIPTION OF PROJECT:	
DEVELOPMENT NAME:		Removing single car garage and building two car garage in existing space. See attached plans and dimensions.	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public			
<input checked="" type="checkbox"/> One Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi.			
Owner		*Fences placed in a drainage easement must not inhibit the flow of water. The fence, wall or hedge shall be raised at least 3-inches above the ground.	
Name Kristy and BJ Olesen	Email ekolesen@msn.com	PERMIT FEES	
Address 100 3rd Street SE	Fax No.	*FENCE \$ _____	
City Bondurant	Telephone No. 515-669-7344	SHED \$ _____	
State/Zip IA 50035	Cell No. 515-669-7344	DECK \$ _____	
Contractor		POOL \$ _____	
Name _____	Email _____	HOME BASE IOWA DISCOUNT 10%	
Address _____	Fax No. _____	TOTAL PERMIT FEE \$ _____	
City _____	Telephone No. _____	ADDITIONAL ACKNOWLEDGEMENTS	
State/Zip _____	Cell No. _____	<ul style="list-style-type: none"><li>Except as provided by law, where any work has been started prior to obtaining this permit, the regular fee shall be doubled.</li><li>This permit shall expire if work has not commenced or has been abandoned for 120 days.</li><li>ALL WORK MUST BE INSPECTED. It is the responsibility of the permittee to call for inspections. No work shall be concealed or covered until approved by the inspector.</li><li>The permittee acknowledges they are proficient in the performance of the work covered by this permit.</li><li>Fill out this application and return to City Hall.</li></ul>	
Architect-Engineer		SIGNATURE OF OWNER OR AGENT	
Name _____	Email _____	X <i>Kristy and BJ Olesen</i> DATE: 6/10/2019	
Address _____	Fax No. _____	To schedule an inspection, or have any questions please call Veenstra & Kimm at 515-850-2980.	
City _____	Telephone No. _____	Email: BuildingInspection@v-k.net A 24 hour inspection notice is needed.	
State/Zip _____	Cell No. _____	<input type="checkbox"/> Payment Received Date: _____ Amount: \$ _____	
Sub-Contractors		WHEN APPROVED BELOW, THIS BECOMES YOUR PERMIT	
Company Name: _____	Phone: _____	ISSUED BY: _____ DATE: _____	
Company Name: _____	Phone: _____	BUILDING OFFICIAL	
Company Name: _____	Phone: _____		

OLESSEN  
110 3RD ST SE  
BONDVILLE, IA

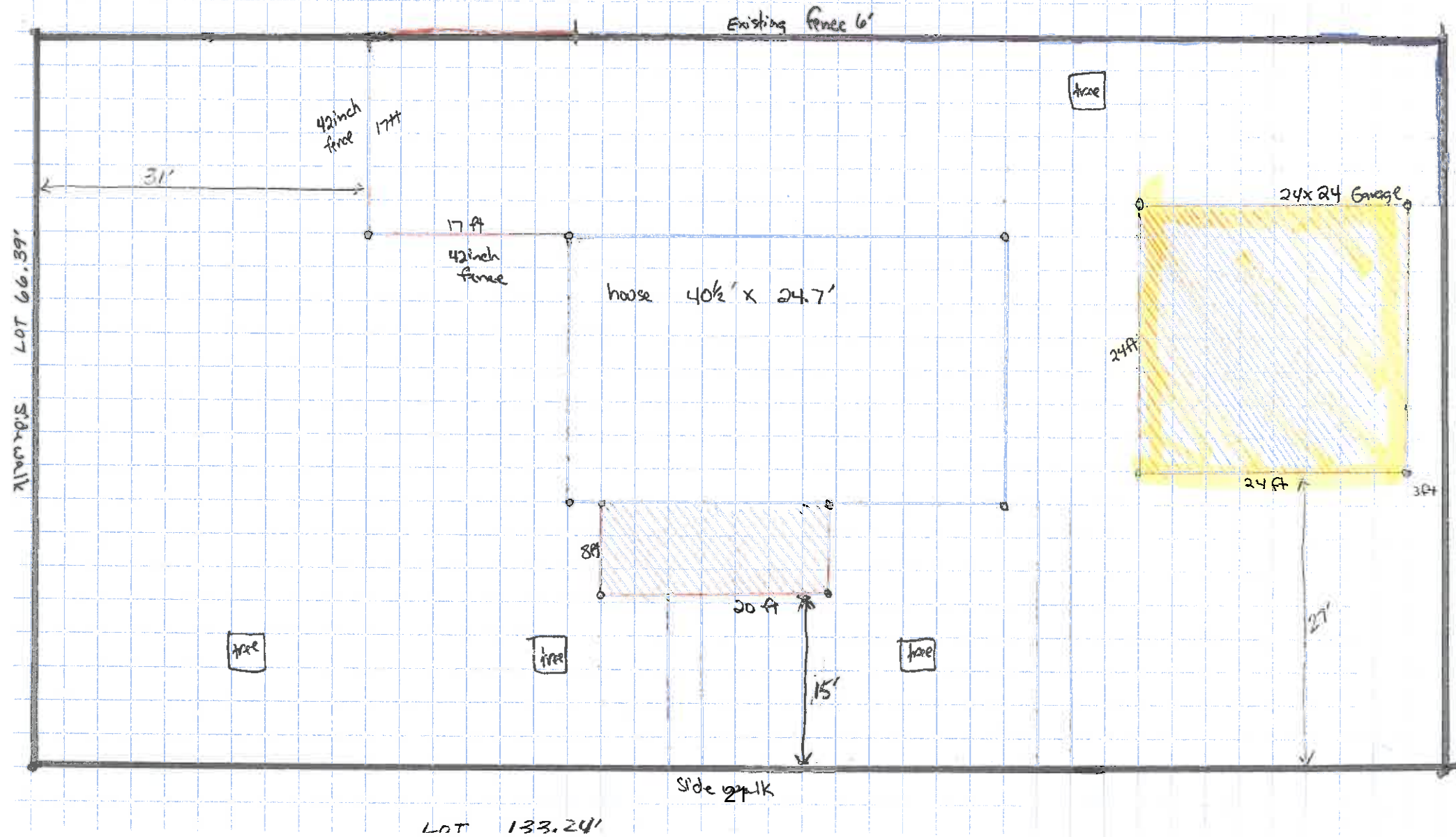
- 1) FENCE
- 2) GARAGE
- 3) PORCH/DECK



each block = 3 feet

blue = new additions

black = existing



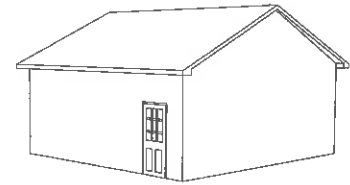
## Items Selected:

Gable roof w/ 6/12 pitch, Standard Trusses 2' O.C.  
Truss Design Location Zip Code: 50035  
2x6 Wall Framing Material  
24' Wide X 24' Deep X 9' High  
8" Textured Hardboard Lap Siding  
Primed Smart Trim Outside Corners  
1/2" OSB Wall Sheathing  
Block-It Housewrap  
12" gable/12" eave overhangs  
1/2" OSB Roof Sheathing  
Duration, Onyx Black Shingles  
Smart Trim Soffit & Fascia  
White Regular Roof Edge  
1 - Garage Door Opener  
Primed Smart Trim Overhead Door Jamb

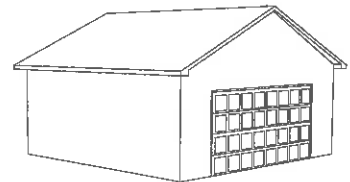
## Options Selected:

The options you have selected are:  
15 LB Roof Felt  
Gray Concrete Blocks  
Anchor Bolts  
1 - 36x80 Service Door - I4 9-Lite 2-Panel RS  
1 - 16x8 Overhead Door - MDP68-W1 EZ-Set

Front View



Back View



**Estimated price: \$7,706.80\***

\*Today's estimated price, future pricing may go up or down.

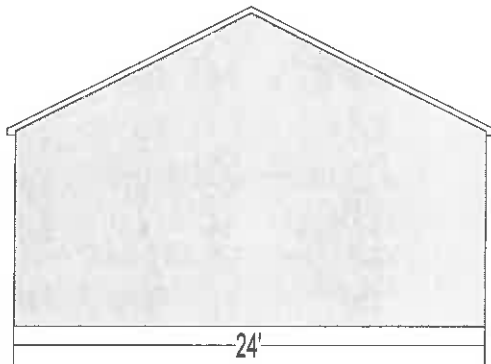
\*Tax, labor, and delivery not included.

**\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\***

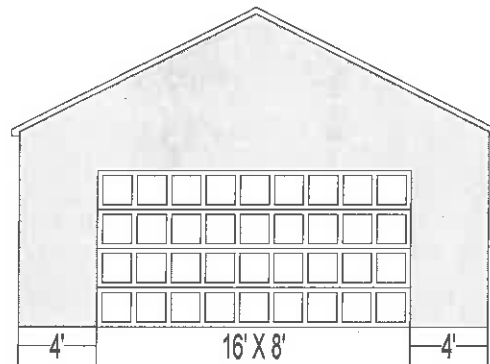
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

\*\*\* Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

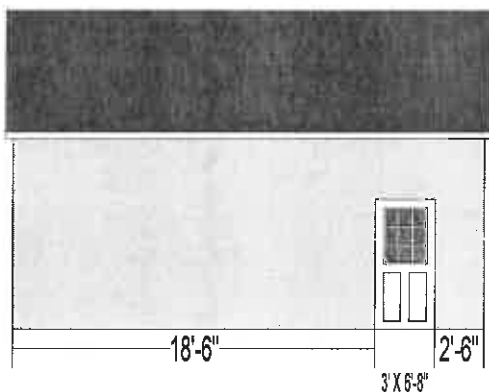


Gable Front View



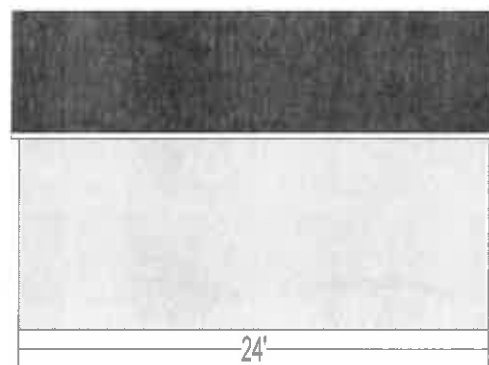
Gable Back View

(1) - INSULATED GARAGE 16X8 MDP68-W1 EZSET WHITE



Eave Front View

(1) - I-4 9-LITE TRAD 2-PNL PH 36X80 RH SN



Eave Back View

Building Size: 24 feet wide X 24 feet long X 9 feet high

Approximate Peak Height (includes 1 row of concrete blocks): 16 feet 2 inches (193 inches)

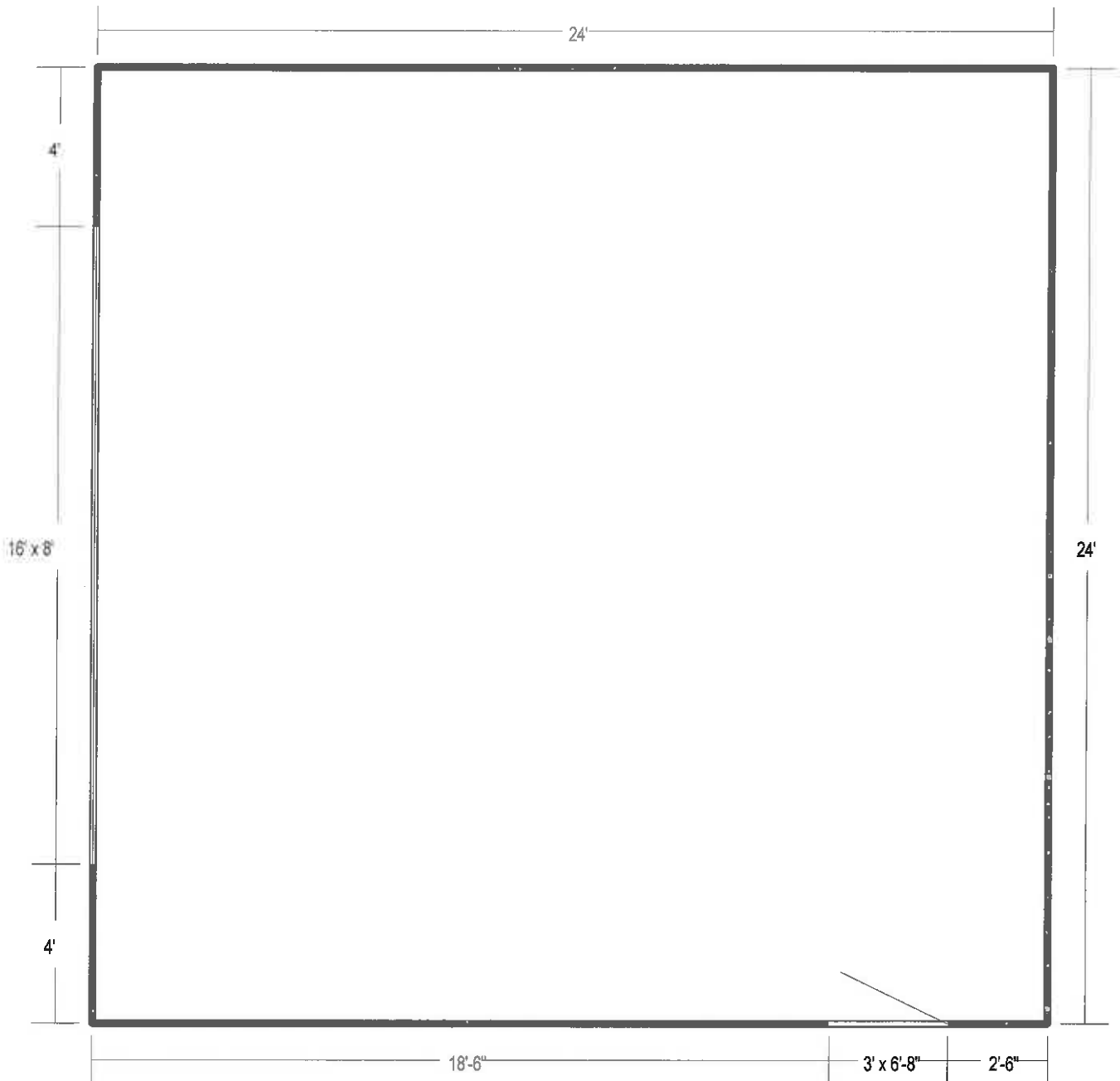
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

\*\*\* Floor Plan.

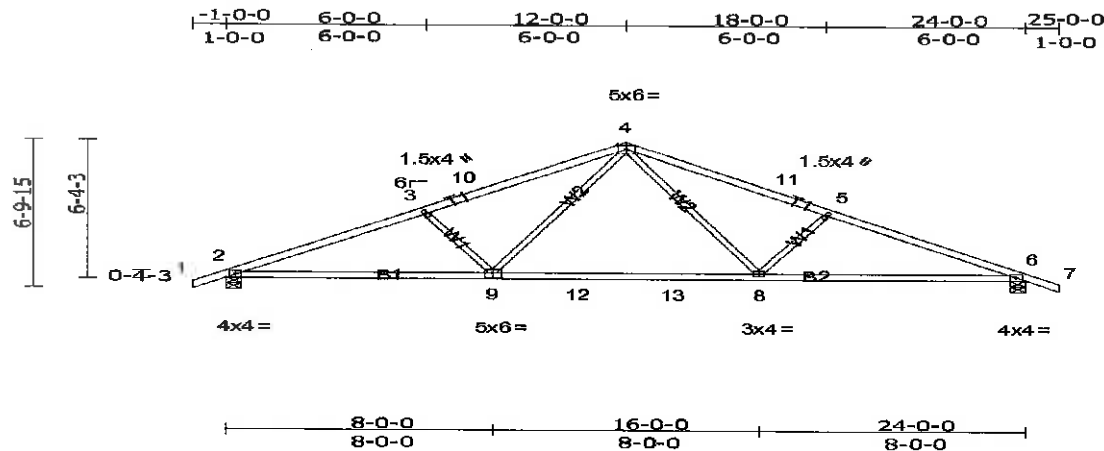
Illustration May Not Depict All Options Selected



Building Size: 24 feet wide X 24 feet long X 9 feet high

Note: Wall construction is 2x6 @ 16" on center





Scale = 1:77.4

Plate Offsets (X, Y): [9:0-3-0,0-3-4]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	I/dell	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.54	Vert(LL)	-0.17	8-9	>999	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.63	Vert(CT)	-0.27	8-9	>999	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.36	Horz(CT)	0.06	8	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-R								
BCDL	10.0											
Weight: 78 lb FT = 15%												

#### LUMBER

TOP CHORD 2x4 SPF No.2  
BOT CHORD 2x4 SPF No.2  
WEBS 2x3 SPF Stud

#### BRACING

TOP CHORD  
BOT CHORD

Structural wood sheathing directly applied or 3-8-7 oc purlins.  
Right ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** (lb/size) 2=1138/0-5-8, (min. 0-1-14), 6=1138/0-5-8, (min. 0-1-14)  
Max Horiz 2=-85(LC 15)  
Max Uplift 2=-89(LC 14), 6=-89(LC 15)  
Max Grav 2=1197(LC 2), 6=1197(LC 2)

#### FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 2-3=-1935/283, 3-10=-1688/263, 4-10=-1588/283, 4-11=-1588/283, 5-11=-1688/263, 5-6=-1935/283  
BOT CHORD 2-9=-166/1637, 9-12=-40/1100, 12-13=-40/1100, 8-13=-40/1100, 6-8=-166/1637  
WEBS 4-8=-52/625, 5-8=-427/170, 4-9=-52/625, 3-9=-427/170

#### JOINT STRESS INDEX

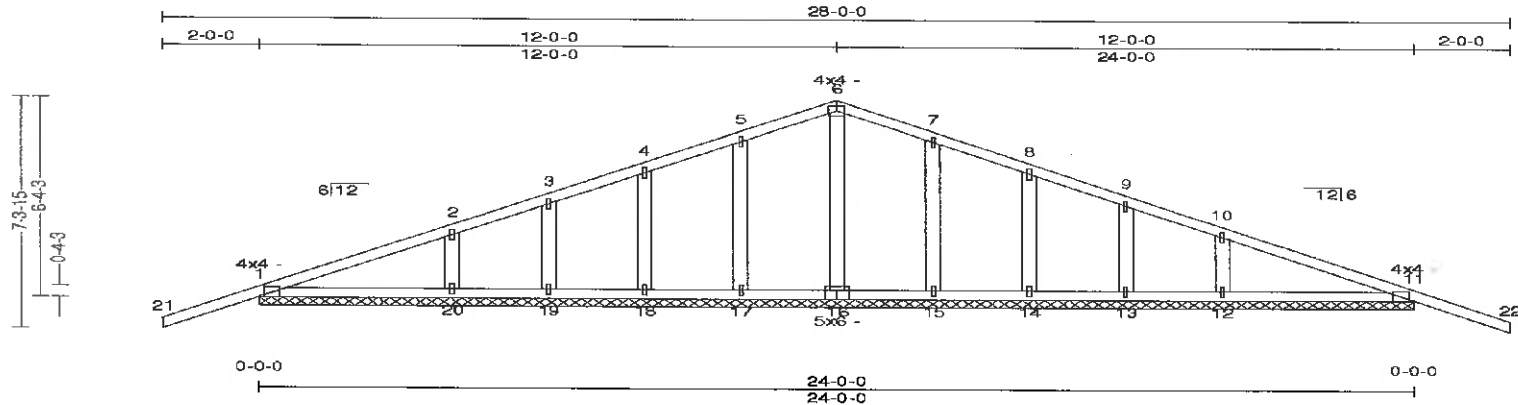
2 = 0.75, 3 = 0.51, 4 = 0.71, 5 = 0.51, 6 = 0.75, 8 = 0.66 and 9 = 0.85

#### NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCCL=4.2psf; BCDL=8.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 89 lb uplift at joint 2 and 89 lb uplift at joint 6.
- Following joints to be plated by qualified designer: Joint(s) 4, not plated.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

SFF#1 24-0-0 PITCH 6/12 VERT 1 CHL 2-0-0 CHL 2-0-0 CANTILE 0-0-0 CANTILE 0-0-0 FLAT 1 SPACING 24 in WEIGHT 96 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 42	Bldg Code: IRC 2012/	TC: 0.79 (11-22)	Vert TL: 0.01 in	L/999	(11-12)	L/180
Snow(Ps/Psf): 42/60	TPI 1-2007	BC: 0.10 (11-12)	Vert LL: 0 in	L/999	12	L/240
TCIDL: 10	Rep Mbr Increase: No	Web: 0.17 (5-17)	Horz TL: 0 in			
BCLL: 0	Lumber D.O.L.: 115 %					
BCIDL: 10						

#### Reaction Summary

Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max M/WERS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1		560 lbs	165 pcf	-34 lbs	-8 lbs	-127 lbs	-127 lbs	-190 lbs

#### Material Summary

TC	SFF #2 2 x 4
BC	SFF #2 2 x 4
Webs	SFF Stud 2 x 4

#### Bracing Summary

TC Bracing	Sheathed or Purlins at 6-3-0, Purlin design by Others.
BC Bracing	Sheathed or Purlins at 10-0-0, Purlin design by Others.

#### Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 pcf ground snow load, Terrain Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Ct = 1.1), DOL = 1.15. Ventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed to account for the effects of ice dams forming at the eaves.

3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60

#### Member Forces Summary

Table indicates: Member ID, max CSI max axial force, max compr. force if different from max axial force. Only forces greater than 300 lbs are shown in this table.

TC	BC	W	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		W	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		W	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		W	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

#### JSI Summary

1 = 0.88, 2 = 0.73, 3 = 0.53, 4 = 0.53, 5 = 0.53, 6 = 0.44, 7 = 0.53, 8 = 0.53, 9 = 0.53, 10 = 0.73, 11 = 0.38, 12 = 0.79, 13 = 0.57, 14 = 0.57, 15 = 0.57, 16 = 0.18, 17 = 0.57, 18 = 0.57, 19 = 0.57, and 20 = 0.79

#### Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Gable requires continuous bottom chord bearing.
- 3) Gable webs placed at 24" OC, U.N.O.
- 4) Attach gable webs with 1x4 20ga plates, U.N.O.
- 5) Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCEA.
- 6) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 7) The fabrication tolerance for this roof truss is 10 % (Cg = 0.90).
- 8) Creep has been considered in the analysis of this truss.
- 9) Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 12, 20 may need to be considered.
- 10) Listed wind uplift reactions based on MWERS & C&C loading.