

CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

Special Meeting

October 22, 2012

City of Whitewater Municipal Building

312 W. Whitewater St., Whitewater, Wisconsin

6:00 p.m.

1.	Call to order and Roll Call.
2.	<u>Hearing of Citizen Comments.</u> No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Hold a public hearing for consideration of a proposed lot division (Certified Survey Map) and a conditional use permit for the construction of a duplex on the new vacant lot for the property located at 478 W. Ann Street for DLK Enterprises Inc.
4.	Information Items: a. Next regular Plan Commission Meeting – November 12, 2012
9.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.

The City of Whitewater website is: whitewater-wi.gov



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner
Meeting Date: October 22nd, 2012
Re: Request a CSM to split a lot and a conditional use permit to build a new duplex located next to 478 W. Ann Street.

Summary of Request

Requested Approvals: DLK Enterprises is requesting a CSM to split a lot and a conditional use permit to build a new duplex.

Location: 478 W. Ann Street

Current Land Use: Single family home

Proposed Use: New duplex located on a new lot

Current Zoning: B-3 Highway Commercial and Light Industrial

Proposed Zoning: (no change proposed)

Comprehensive Plan's Future Land Use Designation: Community Business

Surrounding Zoning: West: R-3 Multi-Family Residential; South: R-2 One and Two family residential; North and East: B-3 Highway Commercial and Light Industrial.

Surrounding Land Use: West, South and East: Residential (single, two-family and multi-family); North: Commercial

Description of Use

DLK Enterprises would like to split a large lot located at 478 W. Ann Street into two lots. The proposed lot split will keep the current single family home as it is. DLK Enterprises would like to build a new duplex on the newly created east lot.

West Lot - Building Dimensions and Yard Requirements

To create this new lot, R-2 One and Two Family zoning standards apply because this is an existing residence located in a B-3 zoning district. To create a new residence in a B-3 zoning district, R-3 multi-family standards apply.

The proposed square footage and setbacks have been met by the R-2 standards. The applicant has indicated that the detached accessory structure will be removed from the lot.

New East Lot - Building Dimensions and Yard Requirements

A conditional use permit is required for creating a new residential lot in the B-3 zoning district. Along with a conditional use permit, R-3 multi-family residential standards apply. The proposed lot has a width

of 80 feet and the total square footage is 15,820, which meet the standards of the R-3 zoning requirements.

The front yard abutting W. Ann Street meets the required 30-foot setback. The northwest lot line indicates that the setback is 25 feet because it is a corner lot. This lot will no longer be considered a corner lot after the split. A rear setback of 30 feet would be required. This change will not affect this project since the setback of 30 feet has already been exceeded. This project meets all R-3 setback standards.

The applicant stated that the cement board will be a darker earth tone color while the vinyl would be a mid to light earth tone color.

Parking and Ingress / Egress

The driveway width shall be no greater than 24 feet off Franklin Street. Duplexes with three or more bedrooms per unit are required to provide four stalls for each unit. The applicant has provided a total of nine stalls, eight standard stalls and one handicapped stall. The proposed parking stalls meet the Zoning Code requirement for interior parking spaces to be eight and one-half feet wide and not less than 150 square feet for interior parking stalls. Parking lot expansions under 20 additional spaces are not required to install curbs

Section 19.51.070 states that when a required off-street parking area for five or more vehicles is located within fifteen feet of any lot line or public right-of-way line in any district, a buffer yard or screen shall be required. The proposed parking lot shall have a six foot opaque fence installed shall be installed to screen the parking area, meeting all vision triangle requirements.

The applicant owns the adjacent east property, 460 W. Ann Street, which currently has a fence surrounding the rear property. Requirements to screen the parking area are typically determined based on the applicable site, not the adjacent properties because those could be sold, etc. The Plan Commission may choose to determine if the current fence at 460 W. Ann is sufficient to screen the east side of the parking area. Screening of the parking area to the north, west and southwest should still be installed.

Standard wall lighting on the north side and west side of the structure is proposed. Private sidewalks have been added to move pedestrian traffic to the parking lot and to W. Ann Street from the proposed duplex. The required open space of at least 700 square feet has been easily met on the east side of the proposed structure.

Utilities

Director of Public Works, Dean Fischer, has confirmed connections for sewer and water are located on Franklin and Ann Street. The applicant will need to verify which street they will connect into and contact the City.

Recommendation on Conditional Use Permit

Staff review and general approvals have been given from Greg Noll, Building Inspector. Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the proposed lot split and conditional use permit for DLK Enterprises for a new duplex subject to the following conditions:

1. Final CSM shall be submitted to the City for review and recorded with Walworth County prior to the issuance of the building permit.
2. A six foot opaque fence shall be installed to surround the parking area.

3. Establish the parking lot in accordance with the submitted plans and City Code. This includes grading and surfacing of the lot to be dust-free. Hard surface shall be required no later than August 1st, 2013.

Analysis of Proposed Project

Standard	Evaluation	Comments
Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)		
The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	Yes	This project will improve the site aesthetically. Buffers should be added to protect the neighbors from additional nuisances.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All items have been provided unless otherwise noted.
The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Yes	The required standards for the R-2 and R-3 zoning district have been met.
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Yes	The Comprehensive Plan identifies the site as an area for Community Business. This includes new residential uses meeting the standards of the City's R-3 zoning district, when mixed with commercial uses in a unified project. Since this zoning district conditionally allows for this use without a commercial stipulation and since the surrounding land use supports a residential use, I recommend approving the proposed duplex in this location.
The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The purpose in the R-3 Multifamily residence district is to provide high-density residential areas and to allow mixing of certain compatible land uses.



Neighborhood Services Department
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TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Whitewater Municipal Building Community Room located at 312 W. Whitewater Street on the 22nd day of October, 2012, at 6:00 p.m. to hold a public hearing for consideration of a proposed lot division (Certified Survey Map) and a conditional use permit for the construction of a duplex on the new vacant lot for the property located at 478 W. Ann Street for DLK Enterprises Inc.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

The above meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540.

A handwritten signature in black ink, appearing to read "Latisha Birkeland", is written over a horizontal line.

Latisha Birkeland, Neighborhood Services Manager/City Planner

/A 92900001
HOME LUMBER CO INC
499 W. WHITEWATER ST
WHITEWATER WI 53190

/CA 00001
BENJAMIN F OWALEON
30464 BIRCH ACRES RD
CUSHING MN 56443

/K 00003
M&F RENTALS LLC
555 E CLAY ST
WHITEWATER WI 53190

/TR 00042
DON L WARGOWSKY
JOANN WARGOWSKY
1130 W. HIGHLAND ST
WHITEWATER WI 53190

/TR 00044A
TERRY J SPLITTER
463 W. ANN ST
WHITEWATER WI 53190

/TR 00049,51
WISCONSIN DAIRY SUPPLY CO
INC
PO BOX 239
WHITEWATER WI 53190

/WUP 00278
THAYER A COBURN
ANNE E FLEMMING-COBURN
PO BOX 147
WHITEWATER WI 53190

/WUP 00321,321A
STATE OF WISCONSIN
DEPT OF TRANSPORTATION
MADISON WI 53702

/A125900001
IRVING E REINKE
RITA L REINKE
426 S. FRANKLIN ST
WHITEWATER WI 53190-1928

/K 00001,4,9,17,19,20
LAND & WATER INVESTMENTS
LLC
503 CENTER ST
LAKE GENEVA WI 53147

/K 00010
WALWORTH AVENUE APARTMENTS
INC.
530 SOUTH JANESVILLE ST
WHITEWATER WI 53190

/TR 00043
FEDERAL NATIONAL MORTGAGE
ASSN
ONE SOUTH WACKER DR
STE 1400
CHICAGO IL 60606

/TR 00045
JUAN M GOMEZ
MARIA J GOMEZ
467 W. ANN ST
WHITEWATER WI 53190

/TR 00050
WDSC 460 WEST ANN LLC
PO BOX 239
WHITEWATER WI 53190

/WUP 00279
513 S FRANKLIN LLC
PO BOX 147
WHITEWATER WI 53190

/WUP 00321D
LAWRENCE L ZIMMERMAN
SHIRLEE J ZIMMERMAN
226 WOOD ST
WHITEWATER WI 53190

/A125900002
LAND & WATER INVESTMENTS
LLC
503 CENTER ST
LAKE GENEVA WI 53147

/K 00002
KEITH KELLY
SUSAN KELLY
6609 CHEDDAR CREST DR
SUN PRAIRIE WI 53590-9189

/TR 00040
DONALD J MATTRISCH
435 ANN ST
WHITEWATER WI 53190

/TR 00044
GERALD BYERS
JOYCE A BYERS
457 W. ANN ST
WHITEWATER WI 53190

/TR 00046
KAREN SINGER
477 W ANN ST
WHITEWATER WI 53190

/WUP 00265
DON L WARGOWSKY
JOANN WARGOWSKY
1130 W. HIGHLAND ST
WHITEWATER WI 53190

/WUP 00292
BRADLEY K DARWIN
3535 PIONEER RD
VERONA WI 53593-9761

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 9-10-12.
2. Agenda Published in Official Newspaper on 10-4-12.
3. Notices of the public review mailed to property owners on 9-25-12 / 10-4-12.
4. Plan Commission holds the public review on 10-8-12 / 10-22-12
They will hear comments of the Petitioner and comments of property owners.
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project 478 W. Ann
Zoning of Property ~~478 W. Ann~~ B-3

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:

- A. The size and locations of:
- 1) Rooms;
 - 2) Doors;
 - 3) Windows;
 - 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
 - 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, stair width, headroom and handrail heights);
 - 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
 - 7) Chimney(s) - include also the type of construction (masonry or factory built);
 - 8) Heating equipment;
 - 9) Cooling equipment (central air conditioning, if provided);
 - 10) Attic and crawl space access; and
 - 11) Fire separation between dwelling and garage.
 - 12) Electrical service entrance/transformer location.

10. **Elevation drawings** which show:

- A. Information on exterior appearance (wood, stone, brick, block, colors);
- B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
- C. Indicate color of Trim_____, Siding_____, Roofing_____.
- D. Electrical service entrance/transformer location.

11. **Type of Project:**

- A. Single family;
- B. Duplex;
- C. Multifamily # units _____;
Condominium # units _____;
Sorority # units _____;
Fraternity # units _____;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls 9 _____;
- G. Other;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: ADL Enterprises, Inc.
Applicant's Address: 144 N. Trent St.
Whitewater, WI 53190 Phone # (262) 473-5321

Owner of Site, according to current property tax records (as of the date of the application):
WISCONSIN DAIRY SUPPLY

Street address of property: 478 W. Ann St.

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Jeff Hazeckamp
Name of Firm: Angus Young & Associates
Office Address: Tenosville WI Phone: (608) 756-2326

Name of Contractor: _____

Has either the applicant or the owner had any variances issued to them, on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: Vacant lot / Existing House Current Land Use: _____

Accessory or Secondary Uses: _____

Proposed Use
We would like to break this 26,000 FT² lot into a 10,000 sq ft lot with existing single family home & 15,000 FT² lot, building a duplex on that lot.

No. of occupants proposed to be accommodated: 7

No. of employees: —

Zoning District in which property is located: B-3

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: _____

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

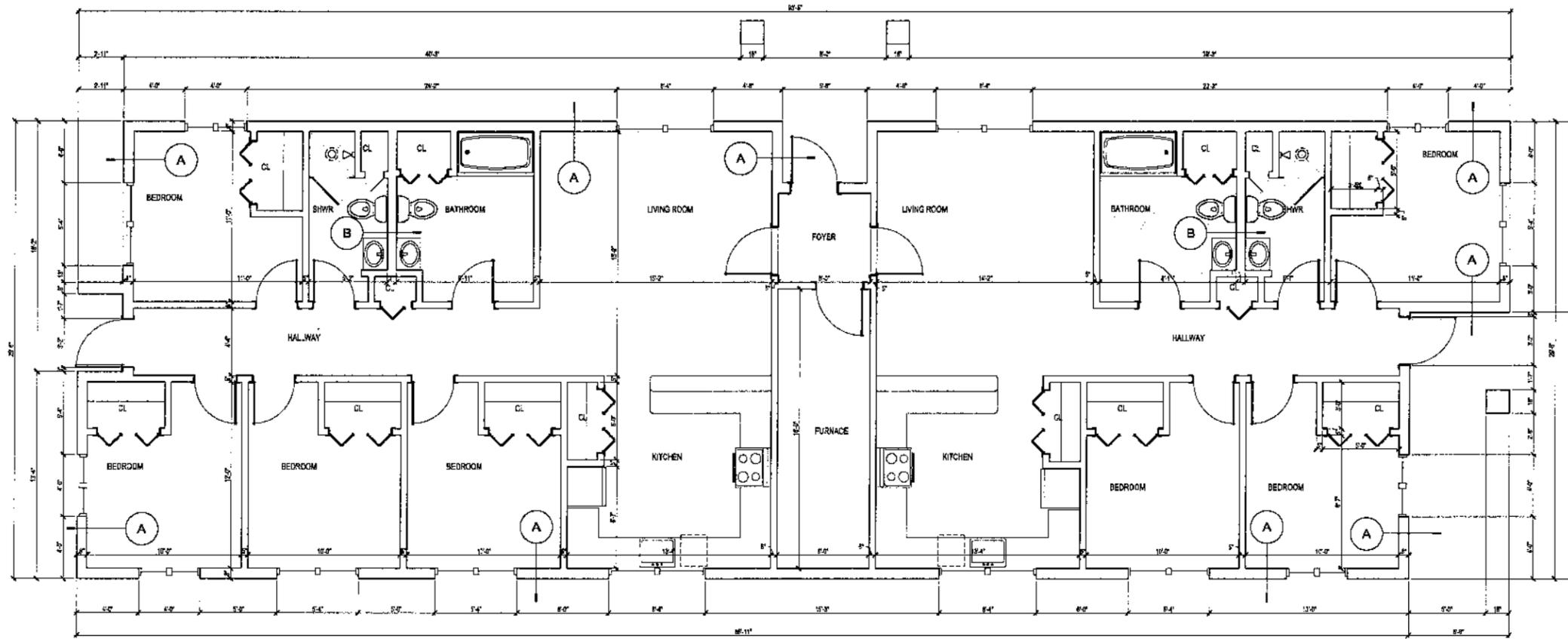
PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Yes, current B-3 zoning will require R-3 Regulations, guidelines
B. The proposed development will be consistent with the adopted city master plan;	Yes
C. The proposed development will be compatible with and preserve the important natural features of the site;	Yes
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	no, with following City's Setback requirements, and parking being located in rear of house, noise & nuisance will be limited.

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>NO</p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p>Yes, using the city's guidelines of Averaging front yard setbacks to establish a setback distance greater than R-3 requirement</p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p>NA</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>NO</p>



NORTH
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL TYPES

- A - EXTERIOR WALLS SHALL BE 2X6 WOOD STUDS WITH 6" BATT INSULATION, CONTINUOUS EXTERIOR INSULATION, 1/2" CEMENT BOARD SIDING LOWER AND 4" VINYL SIDING UPPER (SEE ELEVATIONS), 5/8" GYPSUM BOARD INTERIOR FINISH
- B - PLUMBING WALLS SHALL BE 2X6 WOOD STUDS WITH 5/8" VAPOR RESISTANT GYPSUM WALLBOARD BOTH SIDES
- C - ALL OTHER INTERIOR WALLS SHALL BE 2X4 WOOD STUDS WITH 5/8" GYPSUM WALLBOARD BOTH SIDES

GENERAL NOTES

- ALL WINDOWS SHALL BE SINGLE HUNG.
- EXTERIOR DOORS AND DOORS BETWEEN AIRLOCK AND UNITS SHALL BE 36" X 80" 20 MINUTE RATED FIRE DOORS. MAIN ENTRANCE DOOR SHALL BE PROVIDED WITH HALF LIGHT.
- ALL OTHER DOORS SHALL BE 32" X 80" DOORS.

GENERAL CONSTRUCTION

CONSTRUCTION SHALL COMPLY WITH WISCONSIN UNIFORM DWELLING CODE CONSTRUCTION STANDARDS CHAPTER 321 REGISTERED DECEMBER 2011 NO. 872

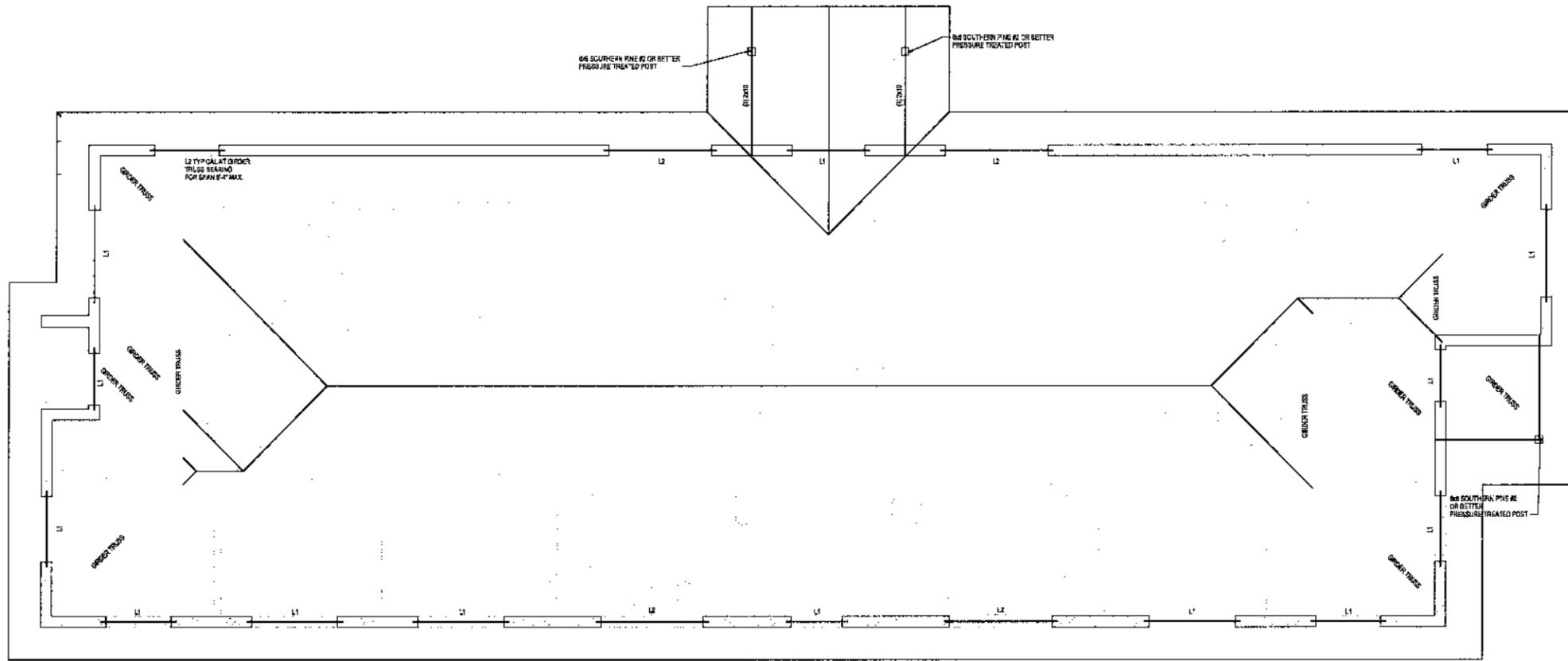
REVISIONS	ISSUANCES

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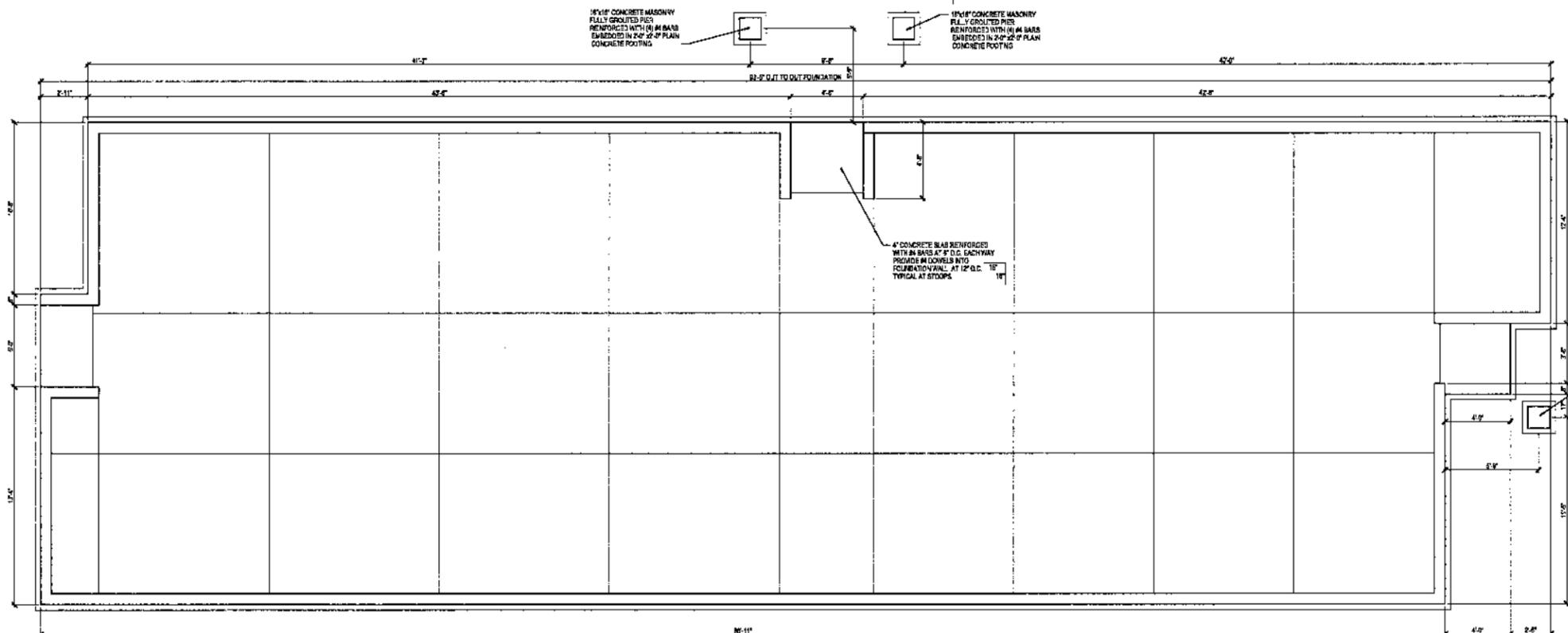
ANN STREET
DUPLEX
DLK ENTERPRISES
WHITEWATER, WI

PROJECT NUMBER 0199
APPROVED BY JLH
REVIEWED BY JLH
DRAWN BY JLH
10/16/2012 11:59:01 AM

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.



ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



FOUNDATION AND SLAB PLAN
SCALE: 1/8"=1'-0"

STRUCTURAL DESIGN SPECIFICATIONS

DESIGN LOADS:	
DEAD	ROOFING = 7 PSF CEILING = 7.5 PSF FLOORING = 5 PSF MISCELLANEOUS = 4 PSF
FLOOR LIVE	FLOOR LIVE = 40 PSF
ROOF SNOW	SNOW LOAD = 30 PSF
WIND	HORIZONTAL AND UPLIFT PRESSURE = 20 PSF

- THE LATERAL SUPPORT SYSTEM INCORPORATES A ROOF DIAPHRAGM.
- THE LATERAL SUPPORT SYSTEM INCORPORATES A FLOOR DIAPHRAGM.
- FOOTINGS WERE DESIGNED USING A NET SOIL BEARING CAPACITY OF 2000 PSF.
- THE DESIGN SOIL BEARING CAPACITY WAS BASED ON PRESUMPTIVE VALUES AND SHALL BE CONFIRMED BEFORE OR DURING CONSTRUCTION.
- MINIMUM 28 DAY CONCRETE CYLINDER STRENGTH SHALL BE:
 - FOOTINGS: 3000 PSI
 - SLABS ON GRADE: 4000 PSI
- EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
- STRUCTURAL STEEL:
 - PIPE SHALL CONFORM TO ASTM A53, GRADE B, Fy = 36 ksi
- DESIGN, FABRICATION AND ERECTION OF ALL WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE N.E.P.A. DESIGN SPECIFICATIONS AND MANUAL OF STANDARD PRACTICE.
- WOOD STRUCTURAL MEMBERS SHALL BE SPECIES-TYPED SPECIES AND GRADE STAMPED WITH A MINIMUM GRADE OF #2 OR BETTER.
- DESIGN, FABRICATION AND ERECTION OF ALL WOOD STRUCTURAL SHEATHING PANELS SHALL BE IN ACCORDANCE WITH THE APA-ENGINEERED WOOD ASSOCIATION'S PLYWOOD DESIGN SPECIFICATION.
- ROOF SHEATHING SHALL BE APA RATED SHEATHING EXTERIOR, 1/2" THICKNESS WITH A MINIMUM SPAN RATING OF 4020 UNLESS NOTED OTHERWISE.
- WALL SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1, 1/2" THICKNESS WITH A MINIMUM SPAN RATING OF 3018 UNLESS NOTED OTHERWISE.
- FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1, 3/8" THICKNESS WITH A MINIMUM SPAN RATING OF 4824 UNLESS NOTED OTHERWISE.
- DESIGN, FABRICATION AND ERECTION OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE T.P.L. DESIGN SPECIFICATIONS AND MANUAL OF STANDARD PRACTICE.
- METAL-PLATE CONNECTED WOOD TRUSSES SHALL BE DESIGNED BY THE SUPPLIER AND SHALL INCLUDE THE FOLLOWING MINIMUM SUPERIMPOSED LOADS:
 - TOP CHORD:
 - DEAD LOAD (D) = 10 PSF
 - LIVE LOAD (L) = AS LISTED ABOVE
 - SNOW LOAD (S) = AS LISTED ABOVE
 - WIND LOAD (W) = AS LISTED ABOVE
 - BOTTOM CHORD:
 - DEAD LOAD (D) = 5 PSF
 - LIVE LOAD (L) = 5 PSF

- WOOD FRAMING**
- ALL STRUCTURAL FRAMING LUMBER, PLYWOOD AND FABRICATED WOOD PRODUCTS SHALL HAVE A MOISTURE CONTENT NOT EXCEEDING 19% AT THE TIME OF INSTALLATION. JOBSITE STORAGE OF ALL WOOD PRODUCTS SHALL PROTECT WOOD MATERIALS FROM DAMAGED TO THE ELEMENTS. NO WAREHOUSE OR WEATHER DAMAGED LUMBER, ENGINEERED WOOD OR WOOD TRUSSES SHALL BE USED.
 - FASTENERS SHALL BE PLACED ACCORDING TO BUILDING CODE FASTENING SCHEDULES UNLESS NOTED ON PLAN.
 - SHEATHING AND GYPSUM SHALL BE Nailed OR SCREWED. ADHESIVES SHALL NOT BE USED IN PLACE OF NAILS OR SCREWS.
 - TOKENING AT CONNECTIONS IS NOT PERMITTED.
 - FASTEN ROOF SHEATHING PER A.P.A. FASTENER RECOMMENDATIONS FOR SPECIFIED LOADS AND THE FOLLOWING MINIMUM SPACINGS:
 - A) 6@ AT 6" ON CENTER AT ALL SUPPORTED EDGES
 - B) 6@ AT 12" ON CENTER AT INTERMEDIATE SUPPORTS
 - FASTEN WALL SHEATHING PER A.P.A. FASTENER RECOMMENDATIONS FOR SPECIFIED LOADS AND THE FOLLOWING MINIMUM SPACINGS:
 - A) 6@ AT 6" ON CENTER AT ALL SUPPORTED EDGES
 - B) 6@ AT 12" ON CENTER AT INTERMEDIATE SUPPORTS

- WOOD TRUSS ROOF FRAMING NOTES**
- SHOED WALLS AND GATE BEARING WALLS
 - WOOD TRUSSES SHALL BE SPACED 24" O.C. UNLESS NOTED OTHERWISE
 - TRUSS BEARING HEIGHT SHALL BE 10'-0" UNLESS NOTED OTHERWISE
 - TRUSS OVERHANG SHALL BE 2'-0" UNLESS NOTED OTHERWISE
 - PROVIDE 2x FASCIA WATCHING TRUSS DEPTH AT END UNLESS NOTED OTHERWISE
- WOOD STUD WALL NOTES**
- ANCHOR WALL BOTTOM PLATE AT 4'-0" O.C. WITH 1/2" DIA. 1/2" EMBED ANCHOR RODS
 - TRUSS WALLS WITH 2x6 TOP PLATES AND 2x4 PRESSURE TREATED BOTTOM PLATE UNLESS NOTED OTHERWISE
 - DOUBLE STUD BOTH SIDES OF ALL WINDOWS, DOORS, AND WALL PENETRATIONS TO ROOF BEARING HEIGHT UNLESS NOTED OTHERWISE
 - DOUBLE STUD AT THE CORNERS OF ALL EXTERIOR BEARING WALLS AND ANCHORS WITH CONCRETE EMBEDMENT HOLDDOWN ANCHORS
 - LJ UNITS SHALL BE 2x6 OR 2x8 WITH 1/2" LAYERS OF 1/2" PLYWOOD BETWEEN LJ UNITS SHALL BE 2x6 WITH 1/2" LAYERS OF 1/2" PLYWOOD BETWEEN
 - EXTERIOR WALLS SHALL BE 2x6 AT 16" O.C. UNLESS NOTED OTHERWISE
 - WOOD STRUCTURAL MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE SPECIES AND GRADE STAMPED WITH A MINIMUM GRADE OF #2 OR BETTER
- FOUNDATION AND SLAB PLAN NOTES**
- TYPICAL FLOOR = 4" SLAB ON GRADE REINFORCED WITH NONWESH BARS REINFORCEMENT UNLESS NOTED OTHERWISE
 - FIRST FLOOR ELEVATION = 102'-0" UNLESS NOTED OTHERWISE
 - TOP OF FOUNDATION WALL ELEVATION = 102'-0" UNLESS NOTED OTHERWISE
 - TOP OF FLOOR SHALL BE AT FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE
 - FOUNDATION WALLS SHALL BE 8" THICK MASONRY FULLY GROUTED BLOCKS REINFORCED WITH #4 BARS AT 4'-0" O.C. UNLESS NOTED OTHERWISE
 - TOP OF EXTERIOR FOOTING ELEVATION = 7'-4" UNLESS NOTED OTHERWISE
 - WALL FOOTINGS FOR 8" THICK FOUNDATION WALLS SHALL BE 12" x 12" CONTOURLESS STEEL REINFORCED WITH #4 BARS UNLESS NOTED OTHERWISE
 - FOUNDATION WALLS SHALL BE INSULATED WITH 2" RIGID INSULATION AGAINST INTERIOR FACE OF WALL UNLESS NOTED OTHERWISE
 - SLAB JOINTS SHALL BE CARCA CONTROLLED JOINTS UNLESS NOTED OTHERWISE

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawing. Do NOT use scale to determine dimensions or sizes.

PROJECT NUMBER: 51009
 APPROVED BY: J.H.
 REVIEWED BY: J.H.
 DRAWN BY: GMS
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