
ZONING BOARD OF APPEALS
Tuesday, March 26, 2024 at 9:00 a.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting called to order

2. Roll Call

3. Approval of Minutes

A. January 30, 2024, Meeting Minutes

4. Public Hearing

A. Case No. 24-002, 555 Sara Lane. Jude Tindall, Applicant. Requesting a variance from Section 16-6-6(b), which requires a principal structure to have a rear yard setback of 30 feet in the R-4, Single-Family Residential District. The applicant is requesting a variance to allow for a rear yard setback of 14 feet for a proposed 18' x 16' sunroom addition to the existing single-family home located at 555 Sara Lane. (Parcel ID No. 104-04-23-28-094-000)

More information at Caledonia ZoningHub: <https://s.zoninghub.com/LNU3ZCCJ6I>

5. Board Meeting

A. Deliberate the request of Case No. 24-002, Jude Tindall

B. Decision on Case No. 24-002, Jude Tindall

C. Other business as authorized by law.

6. Adjournment

Dated March 4, 2024

This location is handicap accessible. If you have other special needs, please contact the Village of Caledonia, 5043 Chester Lane, Racine, Wisconsin 53402, (262)835-4451.

VILLAGE OF CALEDONIA ZONING BOARD OF APPEALS

Village Hall, 5043 Chester Lane, Racine, WI 53402

Tuesday, January 30, 2024, at 9:00 a.m.

1. Meeting called to order

Chairperson Kuemmel called the meeting to order at 9:00 a.m.

2. Roll Call: Board Members in attendance: Joan Rennert, Richard Mielke, Jacob

Lovdahl, Rosanne Kuemmel, John Barnes.

Staff Present: Development Director Peter Wagner, Todd Roehl Planner/Zoning Administrator

3A. Approval of Minutes

Motion by Rennert to accept the minutes of the November 28, 2023. Seconded by Barnes.

Motion carried. Mielke and Kuemmel abstained due to their absence from the meeting.

4A. Public Hearing. Kuemmel read the variance request and the meeting process.

Public Hearing

Rob Konecko
Finishing Touch Auto Body Inc.
5306 Douglas Avenue
Racine, WI 53402

Request a variance from the following
Municipal Code Section 16-6-12(b): Basic
Regulations states that the minimum
street yard setback for a commercial
building is 40 feet in the B-3, Highway
Business District. The applicant is
requesting a variance to allow for a street
yard setback of 20 feet for a proposed
building addition.

Kuemmel opened the Public Hearing portion of the meeting at 9:04 a.m.

Todd Roehl swore in appellant Rob Konecko, 5306 Douglas Avenue, Racine, WI 53402.

Mr. Konecko explained the request for a variance. He explained the need to expand operations on the site and that this addition was planned years ago, and the building setback requirement was twenty-five feet from the front lot line back then. Back then, he couldn't afford to construct the expansion. The addition would beautify Douglas Avenue and update the look of the building. By allowing this addition, it would allow full access to the property, as a driveway leading into the building would be constructed to access their property. Currently, the property can only access right in and right out from Douglas Avenue. Allowing the variance would reduce/eliminate traffic access problems to the site.

Kuemmel asked three times if anyone wanted to speak in favor of the variance.

In Favor: None

Kuemmel asked three times if anyone wanted to speak in opposition of the variance.

Against: Martha Hutsick, 4502 Harvest Lane. Martha stated she wasn't actually opposed to the request but rather had questions she wanted to share with the Board. Why would anyone want to build so close to a state highway? Is the applicant complying with the conditional use with the property. There is lots of stuff stored outside, would the applicant move it and hide it from the roadway?

Kuemmel asked if the Zoning Administrator wanted to provide any testimony. The Zoning Administrator stated no. Kuemmel asked if the applicant wanted to provide additional testimony. The applicant stated no. Kuemmel asked the Board if they had any questions for staff or for the applicant regarding the case. The Board asked the applicant if he was aware of any other buildings in the area that had a similar setback as is being requested. The applicant asked what distance the Board was thinking pertained to this request. Discussion ensued regarding building setbacks in the area. Staff presented an aerial map showing the area around the parcel and provided street yard setback measurements of buildings along Douglas Avenue. The Board asked the applicant if there are any other difficulties that would pertain to this request. The applicant responded that access to the site is difficult and were denied a direct access point onto Douglas in 1996. As a result, U-turns have to be done to get access to the site if northbound on Douglas. The Board asked the applicant if there were alternatives for the expansion that didn't require the variance. The applicant responded by saying he doesn't have any alternatives. The Board asked the applicant about the difference in grade on the north side of the building. The applicant stated that the grade would have to be changed to modify the addition and that the area around the addition would have to be regraded to accommodate the addition. The Board asked about the proposed driveway and how traffic would use it. The applicant stated that would be how people could access the property. The Board expressed concerns regarding future expansion of the highway and the reduced setback. The Board asked if the applicant could build the addition on the south side of the building. The applicant stated it could not be added on the south side of the building. The Board asked the applicant if there is any other way to build the addition and comply with code. The applicant stated no. The Board asked staff to show a map showing where the zoning districts are in the area.

Kuemmel reviewed the appeals process to the applicant and then closed the public hearing at 9:33a.m.

5. Board Meeting

5A. Deliberate the request of Case No. 24-001, Rob Kenecko

Kuemmel reviewed the request with the Board and opened the floor for Board discussion. A Board member stated that she did not see or hear testimony that applied to the criteria that are used in determining whether a variance should be granted, and asked other Board members if they heard or read testimony that would create the basis for granting a variance. The Board discussed how other buildings along Douglas Avenue with setbacks less than forty feet can be considered a factor to grant a variance. The Board discussed if there were other factors such as grade changes between parcels create a hardship or unique circumstance.

The Board went through the findings of fact criteria:

Preservation of Intent: The variance is not consistent with the purpose and intent of the regulations for the district in which the development is located.

Exceptional Circumstances: The grade changes on the north side of the building is unique. The applicant cannot expand north, south, or west sides of the existing building.

Economic Hardship and Self-Imposed Hardship Not Grounds for Variance: Does not apply.

Preservation of Property Rights: The variance is not necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and same vicinity.

Absence of Detriment: The variance does not pose a substantial detriment to adjacent but is contrary to the purpose and spirit of this ordinance and the public interest.

5B. Decision on Case No. 24-001, Rob Kenecko

Mielke made a motion to deny the requested variance for Case No. 24-001 for a reduced street yard setback.

Seconded by Rennert.

Roll Call

Barnes – Abstain Mielke – Yes Rennert – Yes Lovdahl – Abstain Kuemmel - Abstain

The vote is 2-0 to deny the variance request. The motion carries.

5C. Other Business as Authorized by Law

None

6A. Adjournment

Motion by Barnes to adjourn.

Seconded by Lovdahl.

All but Rennert voted aye to adjourn.

Motion carried.

The meeting adjourned at 10:00 a.m.

Respectfully submitted,
Peter Wagner
Development Director
Village of Caledonia



Meeting Date: March 26, 2024

ZONING BOARD OF APPEALS REPORT

Item No. **4A**

Proposal: Variance Request

Description: Requesting a variance from Section 16-6-6(b), which requires a principal structure to have a rear yard setback of 30 feet in the R-4, Single-Family Residential District. The applicant is requesting a variance to allow for a rear yard setback of 14 feet for a proposed 18' x 16' sunroom addition attached to the existing single-family home located at 555 Sara Lane.

Applicant(s): Jude Tindall

Address(es): 555 Sara Lane

Suggested Motion: Staff does not make a recommendation on variance requests.

Owner(s): Brian & Patti Ramczyk

Tax Key(s): 104-04-23-28-094-000

Lot Size(s): ±0.231 acres

Current Zoning District(s): R-4, Single-Family Residential District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Low Density Residential

Background: The applicant is requesting a variance from Section 16-6-6(b) which states the minimum rear yard setback for a principal structure is 30 feet in the R-4, Single-Family Residential District. The existing principal structure, built in 1990, is legal non-conforming with a rear yard setback for the principal structure of 27 feet. The parcel is a corner lot with street yards to the north (current setback of the principal structure is 25.61 feet, required setback is 30 feet) and west (current setback of the principal structure is 38 feet, required setback is 30 feet). The side yard is to the east of the principal structure and has a setback of 18.95 feet (required side yard setback is 10 feet).

The applicant is requesting a variance to allow for a rear yard setback of 14 feet to construct a 18' x 16' sunroom addition to the south elevation of the existing single-family home. The property to the south is

vacant and primarily wetlands. The rear yard setback for the principal structure of all five properties to the east on Sara Lane meet or exceed the 30-foot rear yard setback requirement.

The applicant has submitted a narrative explaining the need for the variance. Village staff does not provide recommendations regarding the request as staff has denied the proposed 18' x 16' sunroom addition to the existing single-family home as it does not comply with zoning code setbacks.

The Zoning Board of Appeals is only allowed to grant a variance if the applicant provides evidence that they meet all three tests below. The reasons why each variance standard is or is not met must be incorporated as part of the Board's deliberation.

1. **Complying with ordinance standards will result in unnecessary hardship.** An unnecessary hardship exists when ordinance standards that are strictly applied would unreasonably prevent a permitted use of a property or render conformity with such standards unnecessarily burdensome. Circumstances of an applicant, such as a growing family or desire for a larger garage are not legitimate factors in deciding variances. A personal inconvenience (or preference) is not sufficient to meet the unnecessary hardship standard.
2. **The hardship is due to unique conditions of the property.** The hardship must be due to unique property limitations such as steep slopes or wetlands that prevent compliance with the ordinance, and that are not shared by nearby properties. Further, the entire property must be considered, if a code-compliant location(s) exists, a hardship due to unique property limitations does not exist.
3. **The variance will not harm the public interest (ordinance purposes).** A variance may not be granted which results in harm to the public interests. The public interests are listed in the statement of intent section of the ordinance.

If the Board agrees that the applicant met criteria for granting a variance, the Board can make a motion to grant a variance allowing the applicant a rear yard setback of 14 feet for a proposed 18' x 16' sunroom addition attached to the existing single-family home located at 555 Sara Lane, Parcel ID No. 104-04-23-28-094-000. Please include the findings of fact found by the Board with the motion.

Prepared by:

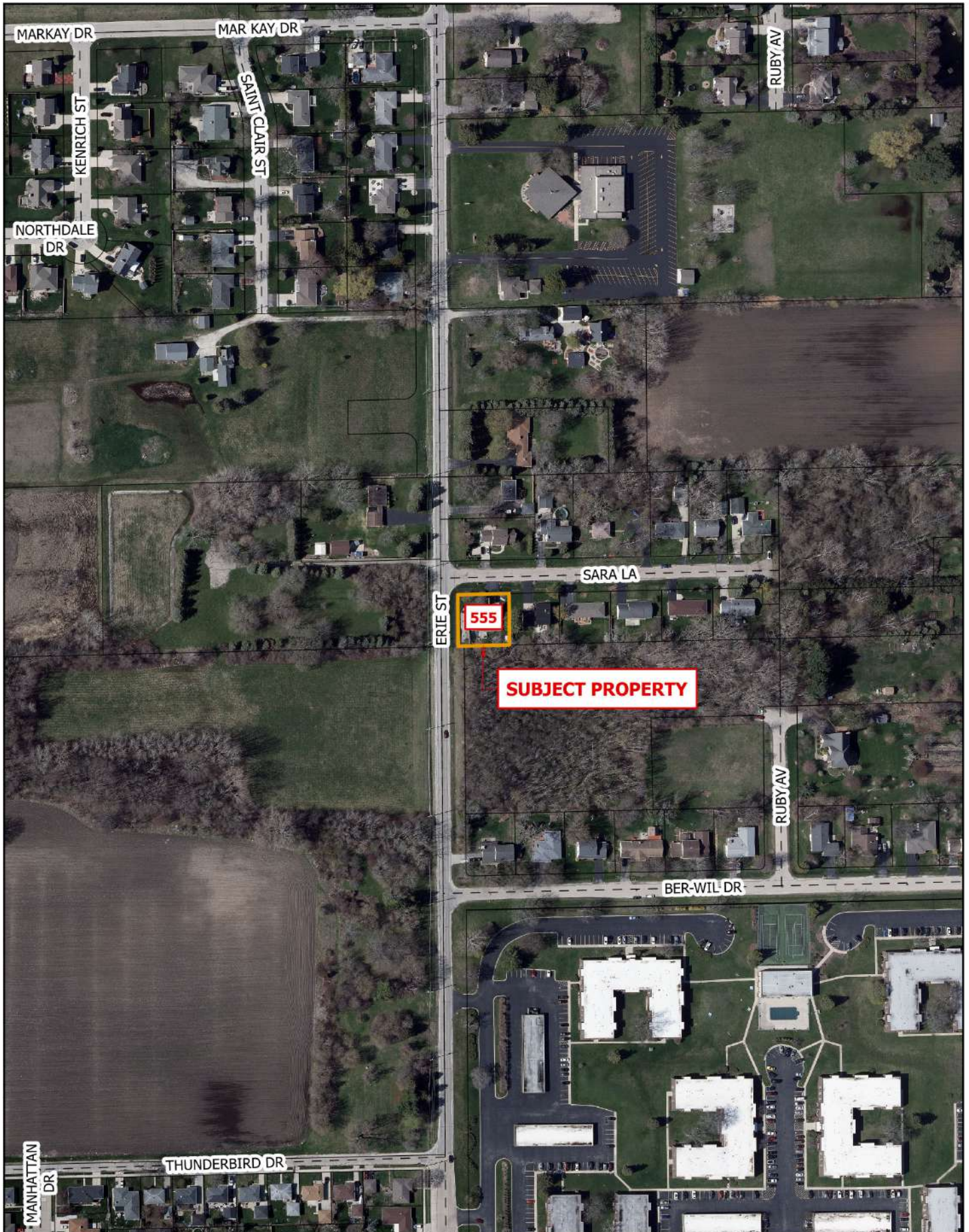


Todd Roehl
Planner/Zoning Administrator

Respectfully submitted:



Peter Wagner, AICP
Development Director



555 Sara Lane Hardship Argument for a Variance: Zoned R-4
Request for variance to allow for a 16 ft set back south from the dwelling ; 14 ft north
setback from rear yard lot line.

- 1) The home, zoned R-4, is already non-conforming as it has a 28' rear setback. Also, this lot does not meet the minimum area requirements of 14,520sf as it is 10,040sf. The homeowner has no space to put an addition on the back of their house to enjoy their beautiful views of their backyard. The house is a corner lot and does have more than a 30' setback on the side setback to the west on Erie Street. The house across the street (550 Sara Lane) is non-conforming as well. It does not meet the 30' rear setback and has another home behind it. The lot behind 555 Sara Lane has wetlands on it and is not buildable, so the sunroom addition will not be approaching a future home. If the variance is granted the house would still be under the 40% floor area maximum (19%) for properties zoned R-4.
- 2) If the variance is not approved the homeowner cannot build an addition to enjoy their backyard and could only build to the west facing Erie Street which is a busy road.
- 3) Building to the west (towards Erie Street) does not allow the homeowner to enjoy privacy as many cars drive by daily.
- 4) With this lot being a corner lot and to maintain distance from Erie Street the home was set to give plenty of distance for future expansion of the road. By doing so there is not any other direction to put an addition on the house.
- 5) Granting this variance would not be contrary to public interest because the addition will not be approaching any current or future neighbors more than it already has. The lot does not approach the neighbor to the east, there isn't a neighbor to the west, and the lot adjacent to the rear is a non-buildable area due to wetlands, so the addition wouldn't approach any future home to the south. As stated before, even with the approval for the variance of an 18'x16' addition the home will still be drastically under the 40% floor area maximum for properties zoned R-4 at 19%.
- 6) Due to the non-conforming nature of the current home on the property and the fact that it is a corner lot, not approving this variance wouldn't allow the homeowner to add on to their home for more space while keeping the home within the zoning restrictions for size based on the

The room will be a very attractive addition to the neighborhood. We also have submitted pictures of previous work done by the contractor as an example of the quality work that will be produced.

We and our directly affected neighbors believe that this sunroom will be a value added addition to our neighborhood. We have submitted a letter from that neighbor outlining their support for this variance approval.

Thank you for considering our request for a variance.



Zoning Code Portal | Interactive Map New



Dimensional Standards for District

[Collapse](#)

Building Standards



Floor area, maximum: The sum total of the floor area on all floors of the principal and all accessory buildings shall not exceed forty (40) percent of the lot area.



Accessory building height, maximum: 17 feet, or a height twice the distance from the nearest lot line for parcels 5 acres or greater.



Building height, maximum: 35 feet

Lot Standards



Lot area, minimum: 14,520 square feet for sewered lots; 5 acres for unsewered lots



Lot width, minimum: 90 feet

Setback Standards



Street setback, minimum: 30 feet



Side setback, minimum: 10 feet



Rear setback, minimum: 30 feet

The parcel layer is currently enabled. [Enable the districts layer](#)



Owner: PATRICIA A RAMCZYK

Location: 555 SARA LN

Parcel Number: 104042328094000

Zoning District(s):

☐ **R-4 - Single Family Residential** [Details](#)

Other Map Features:

☐ **Within the Sewer Service Area** [Show Description](#)

☐ **Within the Water Service Area** [Show Description](#)

Zoom To

[Create Parcel Details page](#)

[Delete selection](#)

[Dismiss](#)

Village of Caledonia

Racine, WI

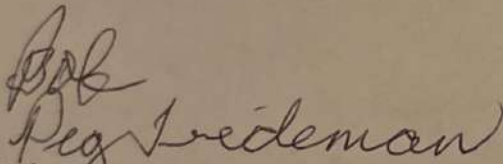
Subject: Regard Brian & Patti Ramczyk's request for a variance to construct a sunroom

February 27, 2024

To Whom it May Concern,

We have no objection to Brian and Patti Ramczyk's request to build a sunroom and agree to allowing them a variance to do so.

Sincerely,



Bob & Peg Tiedeman

545 Sara Lane

Racine, WI 53402

PLAT OF SURVEY

LOCATION: Sara Lane, Caledonia, Wisconsin

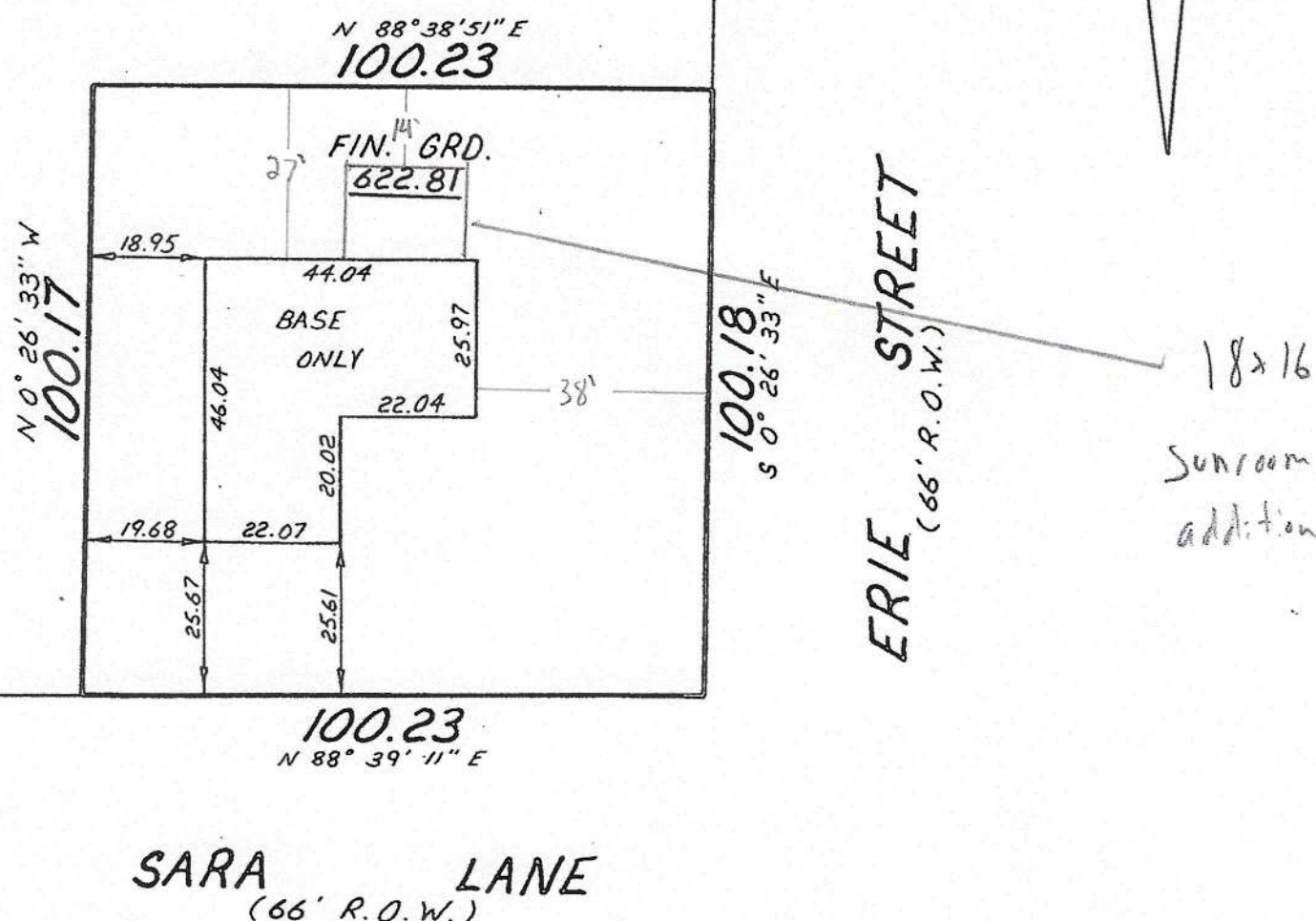
LEGAL DESCRIPTION: That part of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 28, Town 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 28 aforesaid; thence North 00° 26' 33" West along the center line of Erie Street 330.82 feet to the point of beginning of the land to be described; running thence North 88° 38' 51" East 133.23 feet to a point; thence North 00° 26' 33" West 100.17 feet to a point in the South line of Sara Lane (as now laid out); thence South 88° 39' 11" West along the South line of Sara Lane 133.23 feet to a point on the center line of Erie Street; thence South 00° 26' 33" East 100.18 feet to the point of beginning. Excepting the West 33.00 feet heretofore taken for street purposes.

June 19, 1990

Survey No. 77037

RACINE COUNTY SURVEYOR
DENNIS W. STEPHAN
FILE NO. 25019 DATE: AUG 23 1990

Joseph P. Lauer
DEPUTY FOR RECORDS



METROPOLITAN SURVEY SERVICE, INC.

REGISTERED LAND SURVEYORS

9415 W. FOREST HOME AVE., SUITE 107 HALES CORNERS, WI 53130
529-5380

004-04-23-28-094-000

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED

Gerald E. Casey

Gerald E. Casey
Registered Land Surveyor S-1329



LIVINGS SPACE SUNROOMS

PROJECT INFORMATION:

CUSTOMER	RAMCZYK
DEALER	SOUTH EAST WISCONSIN SUNROOM
GLASS TYPE	LOW-E2
BUILDING COLOR	TAN
ROOM STYLE	CATHEDRAL
ROOF SYSTEM	8" ECO-GREEN PANELS
RIDGE BEAM	(2) 1-1/2" x 11-1/4" LVL RIDGE BEAM

DECK MATERIALS SUMMARIZATION:

FLOOR SYSTEM	8" ECO-GREEN PANELS
FLOOR BEAMS	(2) 2x10 DROP BEAMS
COLUMNS	6x6
PILE DESIGN LOAD	SEE SHEET-1 FOR DETAILS

DESIGN CRITERIA

DEAD LOADS	
WEIGHT OF ROOF	8 PSF
WEIGHT OF WALLS	5 PSF
WEIGHT OF FLOOR	10 PSF
SNOW LOADS	
BASIC GROUND SNOW LOAD (Pg)	35 PSF
ROOF SNOW LOAD	29 PSF
SNOW EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.2
SNOW LOAD IMPORTANCE FACTOR	1.0
LIVE LOADS	
ROOF	20 PSF
FLOOR	40 PSF
WIND LOADS	
BASIC WIND SPEED	105 MPH
GUST EFFECT FACTOR (G)	0.85
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
SOILS AND FOUNDATIONS	
ALLOWABLE FOUNDATION PRESSURE	2000 PSF
FROST DEPTH	48 IN.
DEFLECTION LIMITS	
ROOF MEMBERS	L/240
EXTERIOR WALLS	L/120

TABLE OF CONTENTS

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
CL	CODE COMPLIANCE
1	PLAN VIEWS
2	ELEVATIONS
3	BUILDING SECTION / CONNECTION DETAILS
4	SECTIONS AND DETAILS
5	SECTIONS AND DETAILS
6	SECTIONS AND DETAILS
7	DECK CONNECTION DETAILS
8	ROOF / BEAM DATA
9	CANTILEVERED DIAPHRAGM
10	PROFILE DETAILS



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other purpose without the consent of Conn
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job information:

RAMCZYK RESIDENCE
555 SARA LANE
RACINE, WI 53402

Digitally signed
by Jason M.
Conn, P.E.
Date:
2024.01.31
21:49:14 -05'00'



THE CONTENTS OF THE EVALUATION HAVE BEEN DESIGNED IN ACCORDANCE WITH THE
2015 IRC WITH SPECIAL CONSIDERATIONS FOR THE WISCONSIN UNIFORM DWELLING CODE

DATE : 1.15.24
REVISIONS
REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGS SPACE NO : #26122
SHEET TITLE :
COVER SHEET
SHEET CS

Code Compliance Specification Sheet

This is a summary of the compliance and performance of the LivingSpace Sunroom system as evaluated against the building code requirements for a sunroom addition as per the **2015 IECC**.

In accordance with the ASHRAE 90.1 2010 Prescriptive Provisions (For Residential or Commercial Buildings)

SUNROOM: A one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

SECTION R402 BUILDING THERMAL ENVELOPE

TABLE R402.1.2

Component	Thermally Isolated requirement	Non-Thermally Isolated requirement	LivingSpace Performance
Window U Value	N/A (1) 0.45 (2-8)	N/A (1) 0.40 (2) 0.35 (3-4) 0.32 (5-8)	0.28
Window SHGC	N/A	0.25 (1-3) 0.40 (4) N/A (5-8)	0.21 *
Roof R Value	19 (1-4) 24 (5-8)	30 (1) ** 38 (2-3) 49 (4-8)	24 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Wall R Value	13	13 (1-2) 20 or 13+5 (3-5) 20+5 or 13+10 (6-8)	13 - 3" Fill ^ 17 - 4" EG ^ 26 - 6" EG ^
Floor R Value	13 (1-2) 19 (3-8)	13 (1-2) 19 (3-4) 30 (5-6) 38 (7-8)	26 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Roof Glazing U Value	0.75 (1) 0.70 (2-8)	0.75 (1) 0.65 (2) 0.55 (3-8)	0.30 Celsius 0.25 Celsius Plus 0.28 Polycarbonate

(1-8) is reference to Climate Zones as per **Section R301**

* **Section R402.3.2** allows for an area-weighted average to satisfy the SHGC requirements.

** **Section R402.2.2** allows for R-30 for all zones for rooms of less than 500 sq. ft.

^ increase R values by 15% when Neopor foam is used

AAMA/NPEA/NSA 2100-12 Specifications for sunrooms.

All LivingSpace sunroom systems meet or exceed 2100-12

4.1.4 Category IV (thermally isolated) or 4.1.5 Category V (non-thermally isolated) performance specifications.



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RACINE, WI 53402

seal:



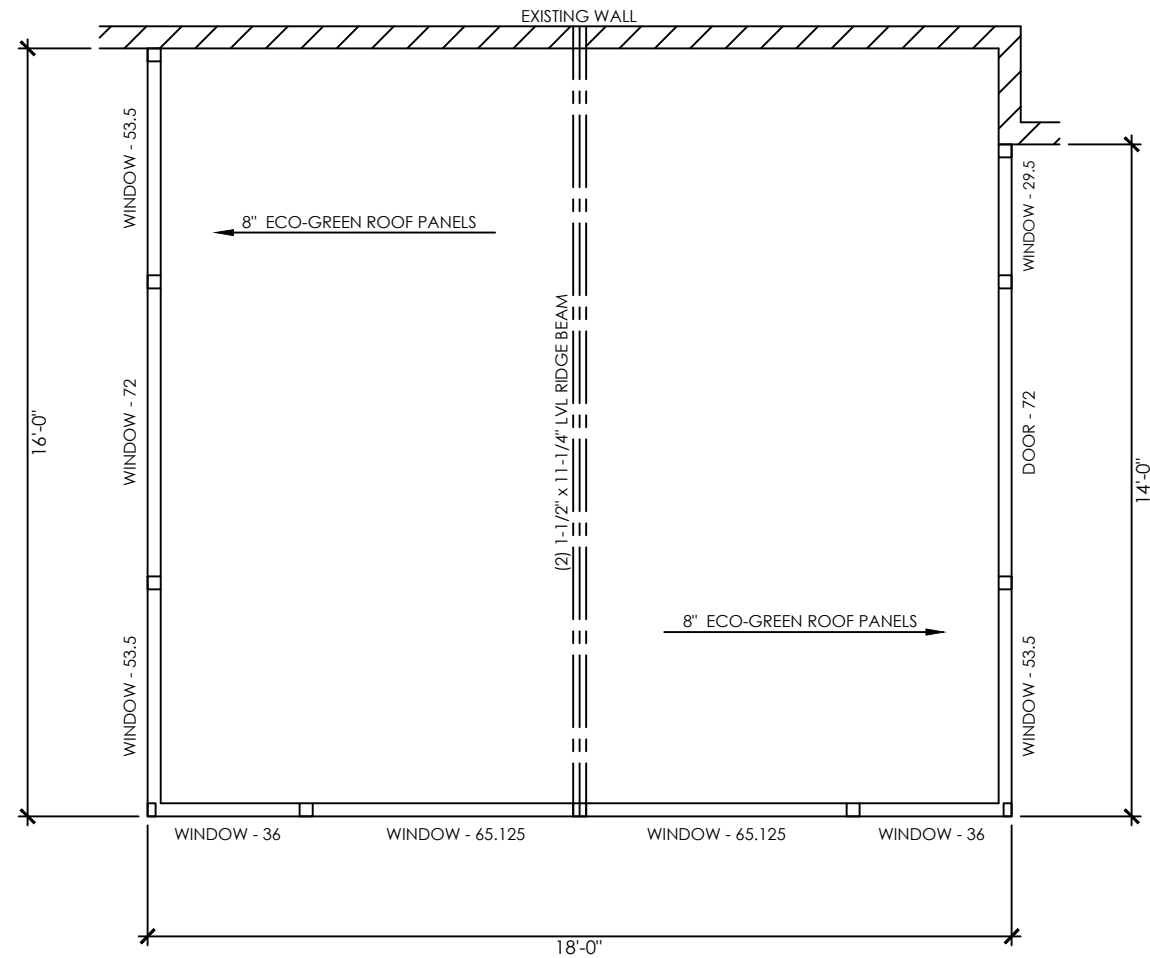
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REVISIONS
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REV 2 : .
REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGSPACE NO : #26122

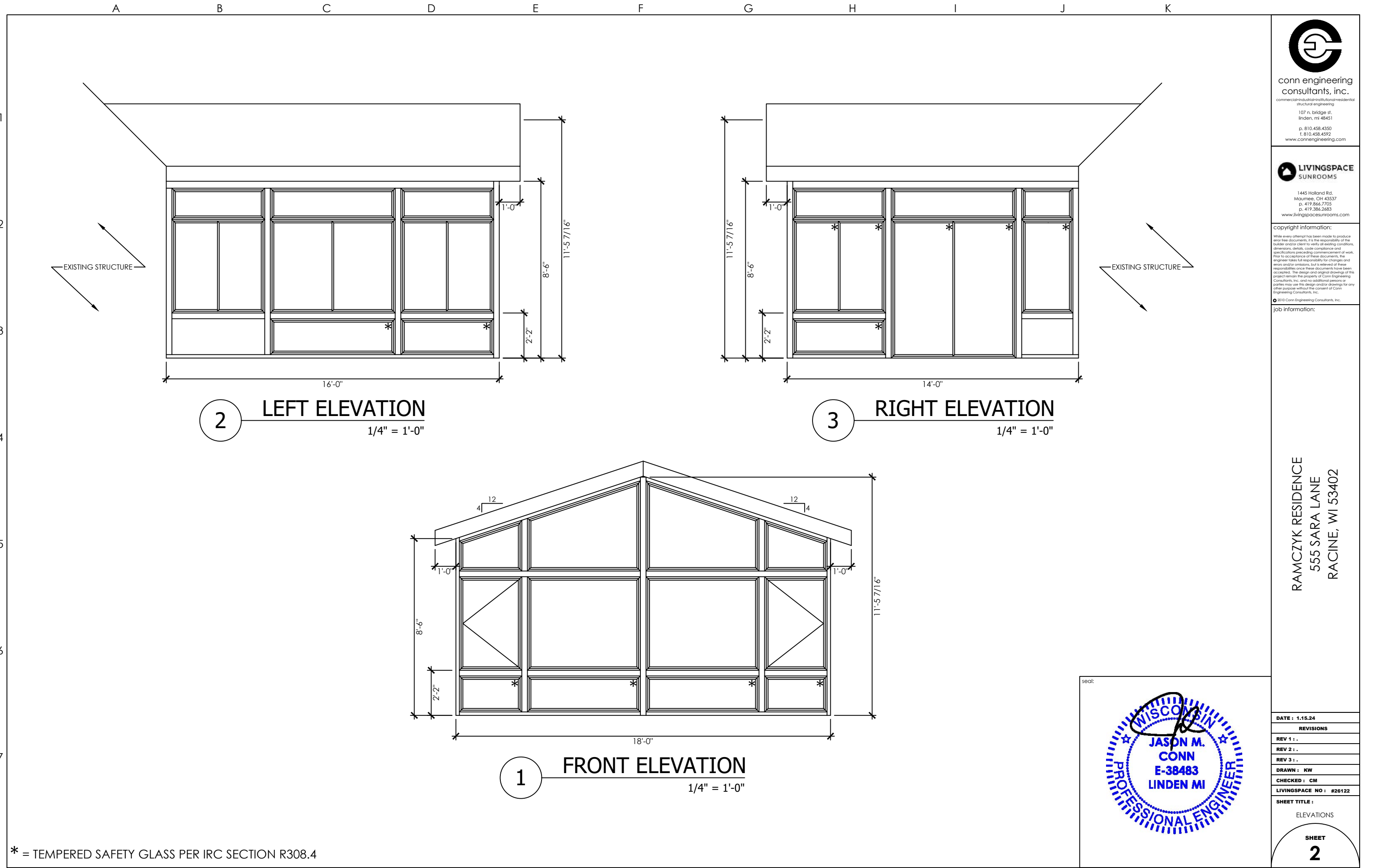
SHEET TITLE :

CODE COMPLIANCE

SHEET

CL






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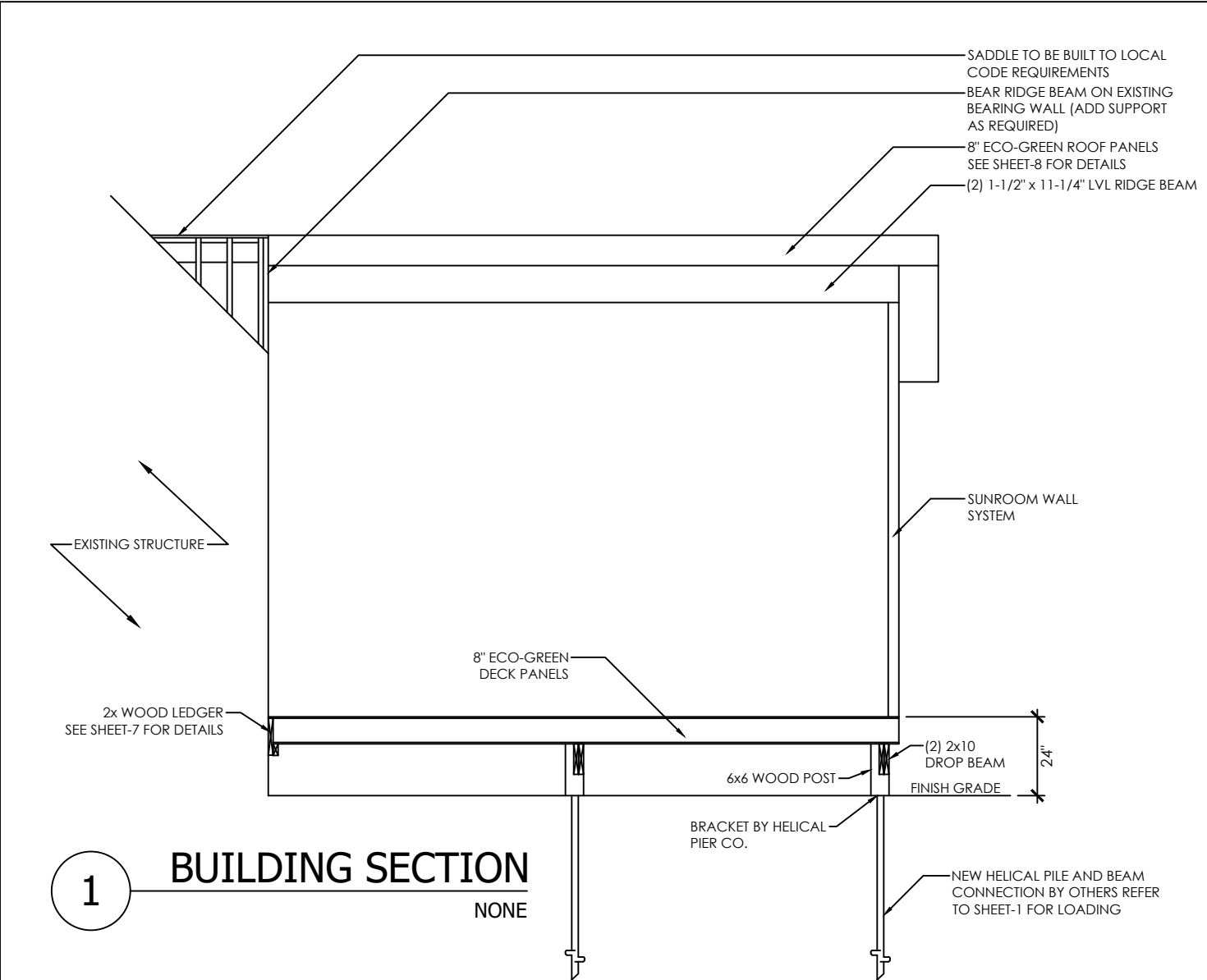

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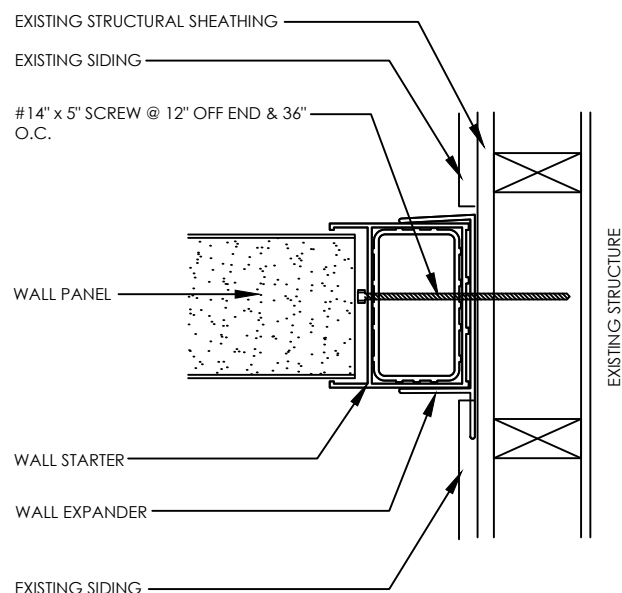
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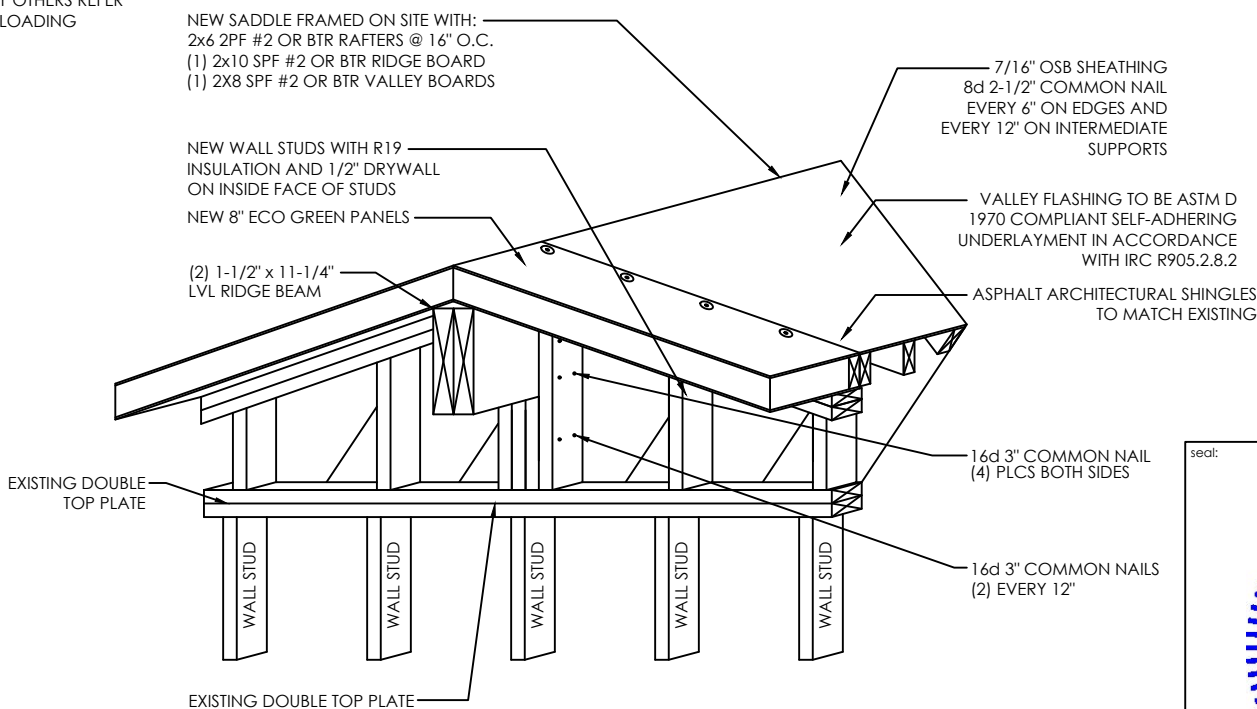
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SHEET TITLE :
ELEVATIONS
SHEET
2



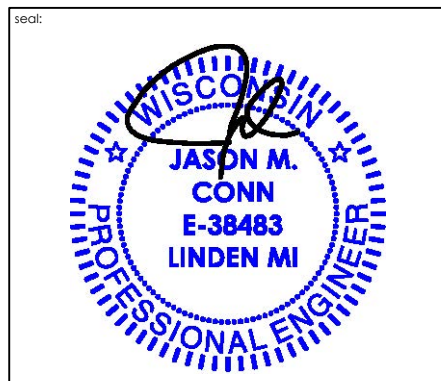
1 BUILDING SECTION
NONE



2 WALL ATTACHMENT DETAIL
NONE



3 RIDGE SUPPORT DETAIL
NONE




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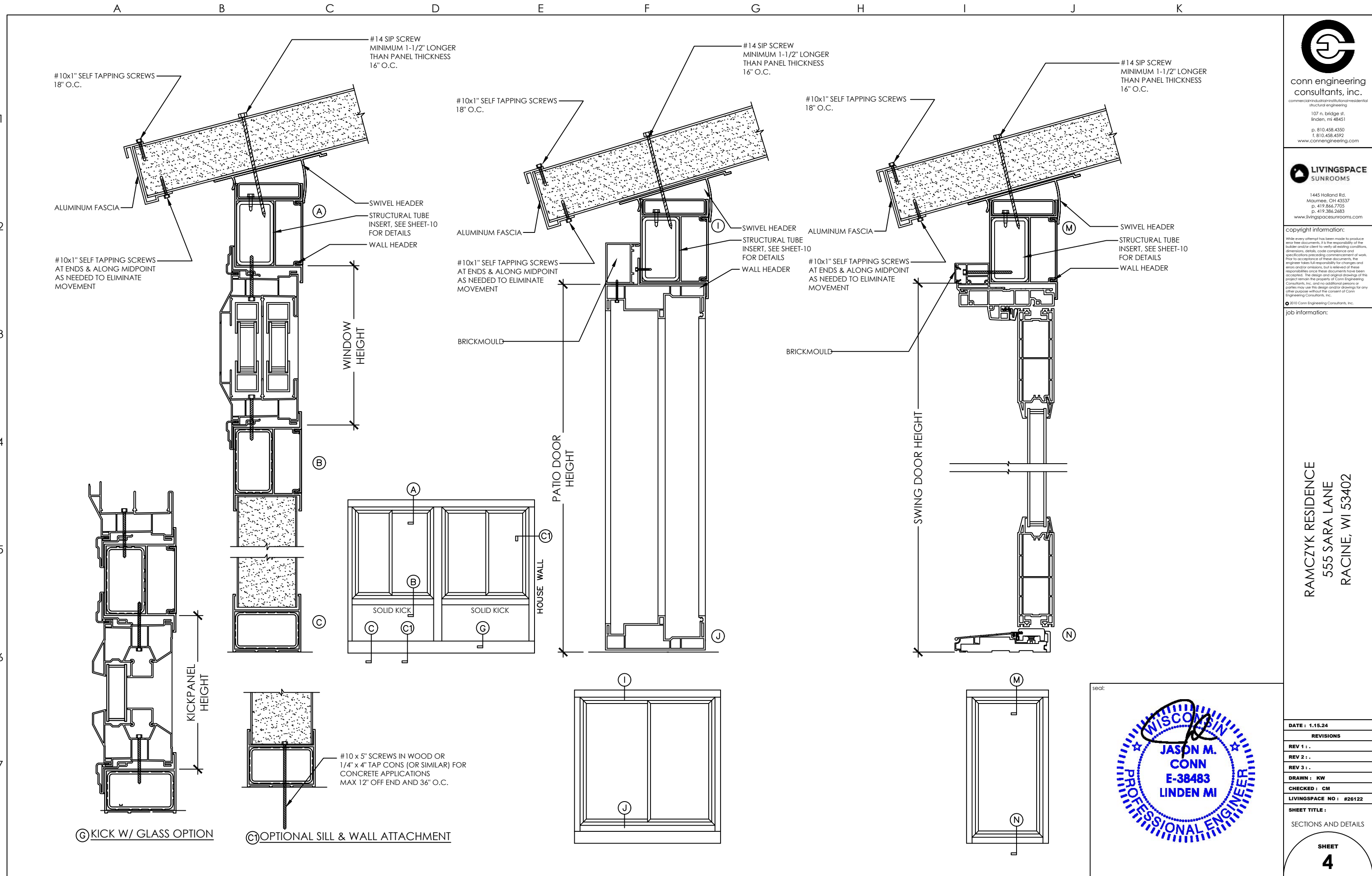

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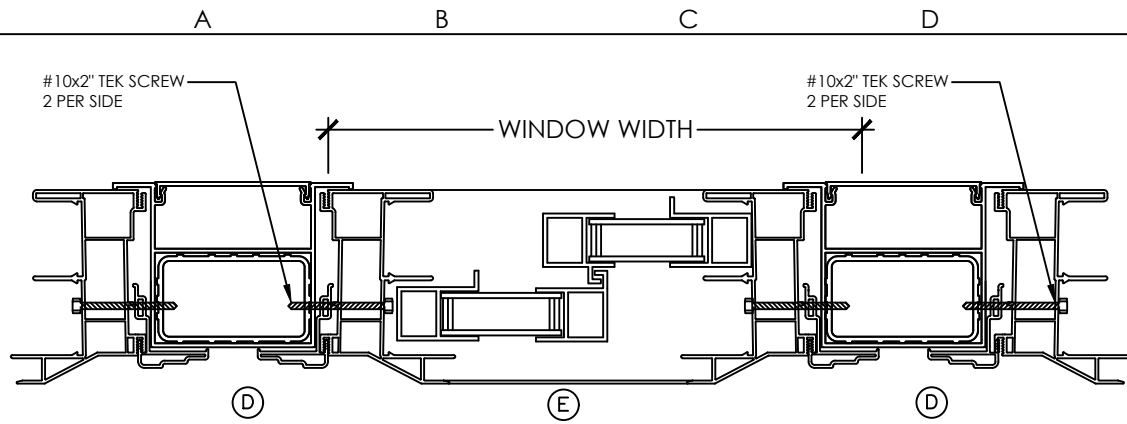
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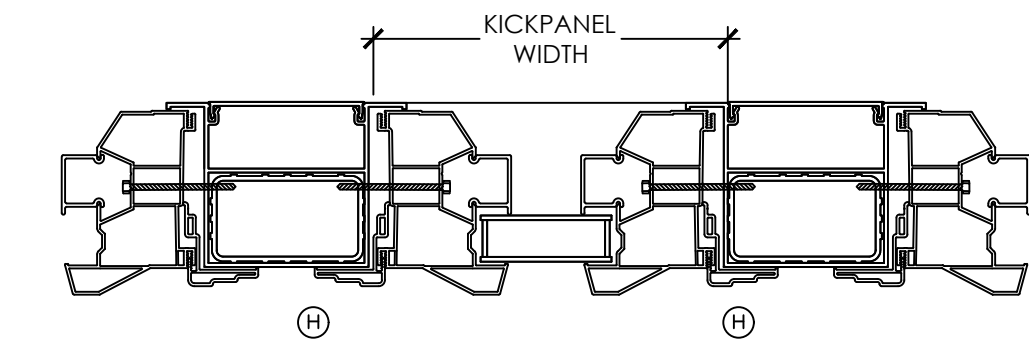
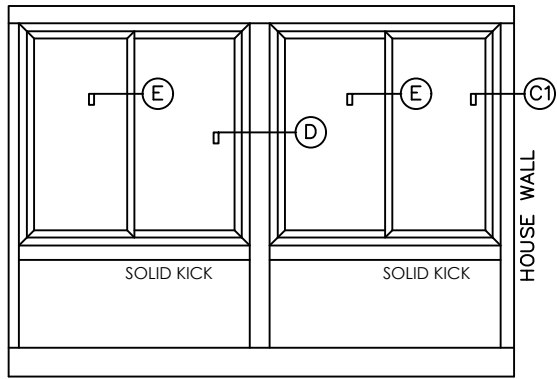
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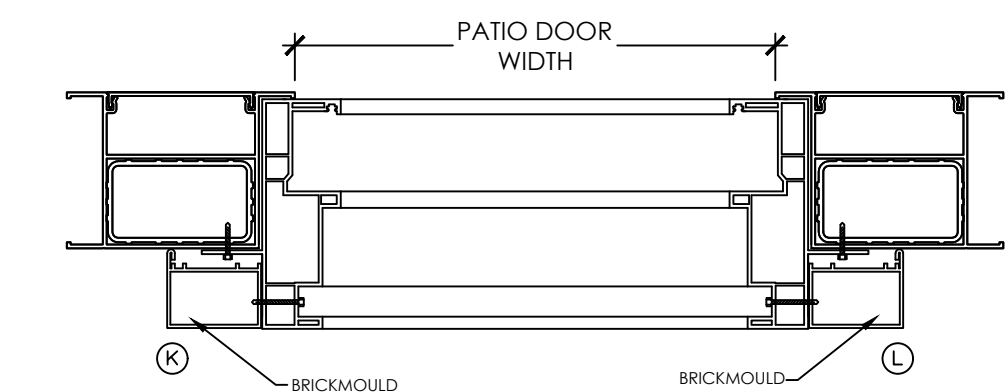
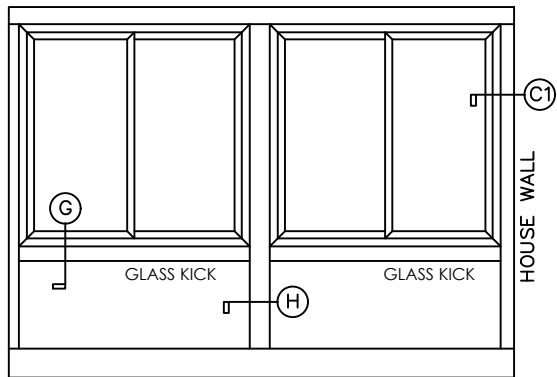
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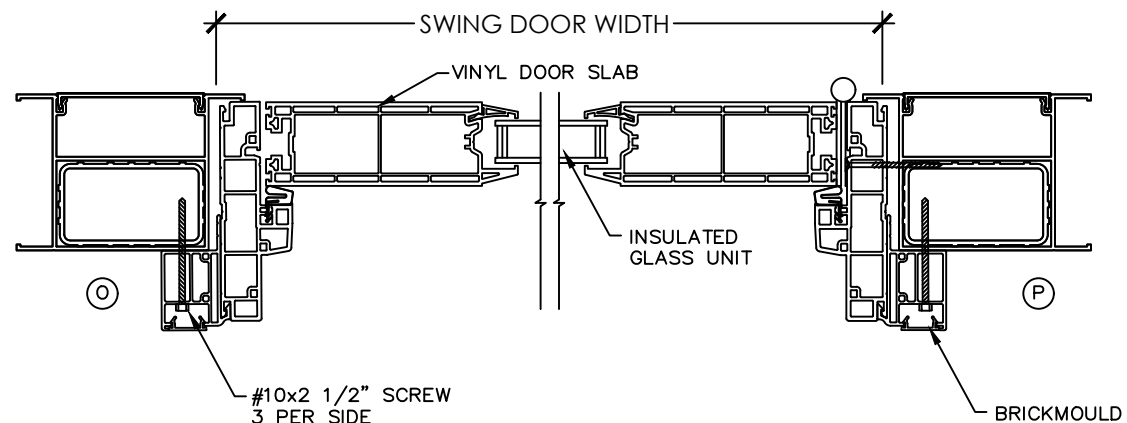
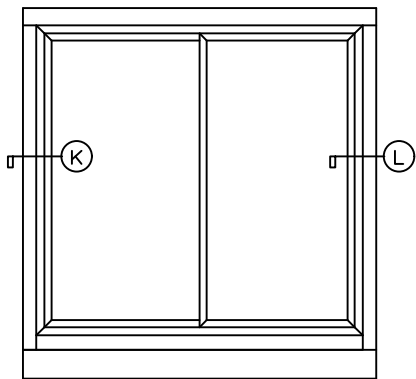
WINDOW HORIZONTAL VIEW



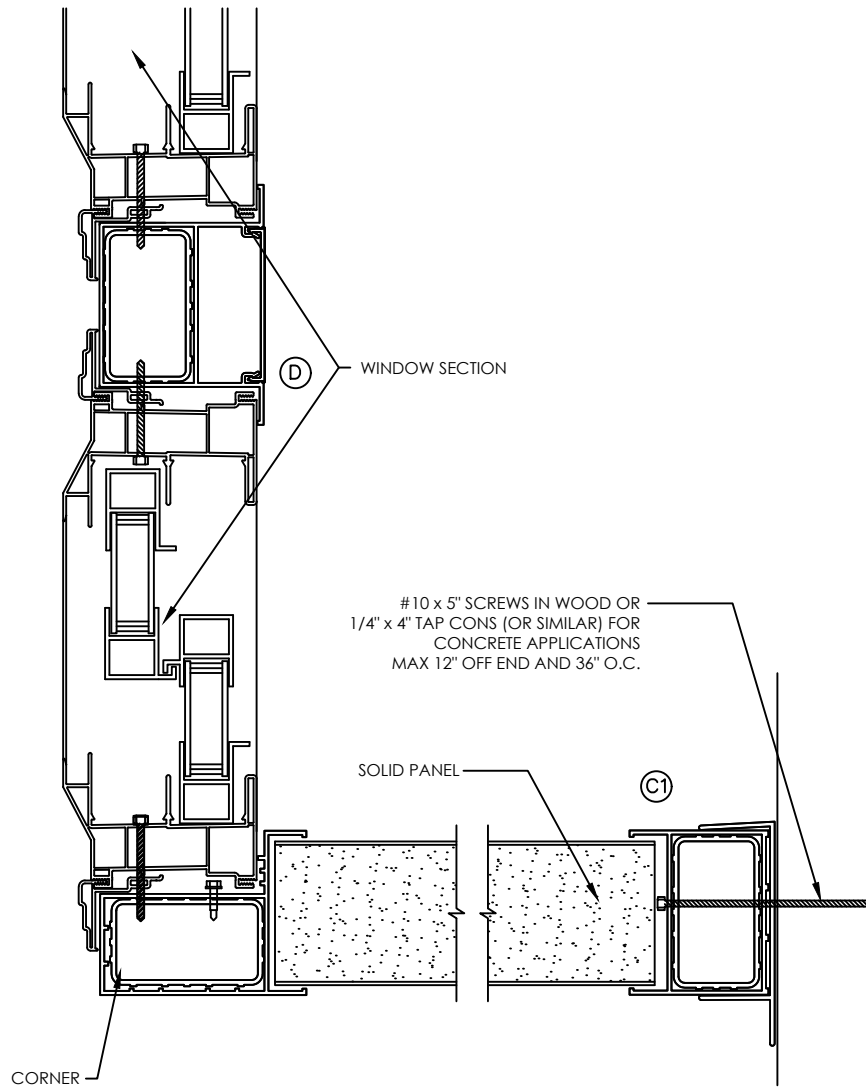
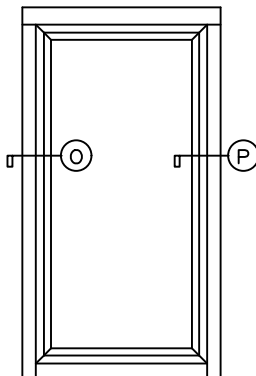
GLASS KICK HORIZONTAL VIEW



PATIO DOOR HORIZONTAL VIEW



SWING DOOR HORIZONTAL DETAIL



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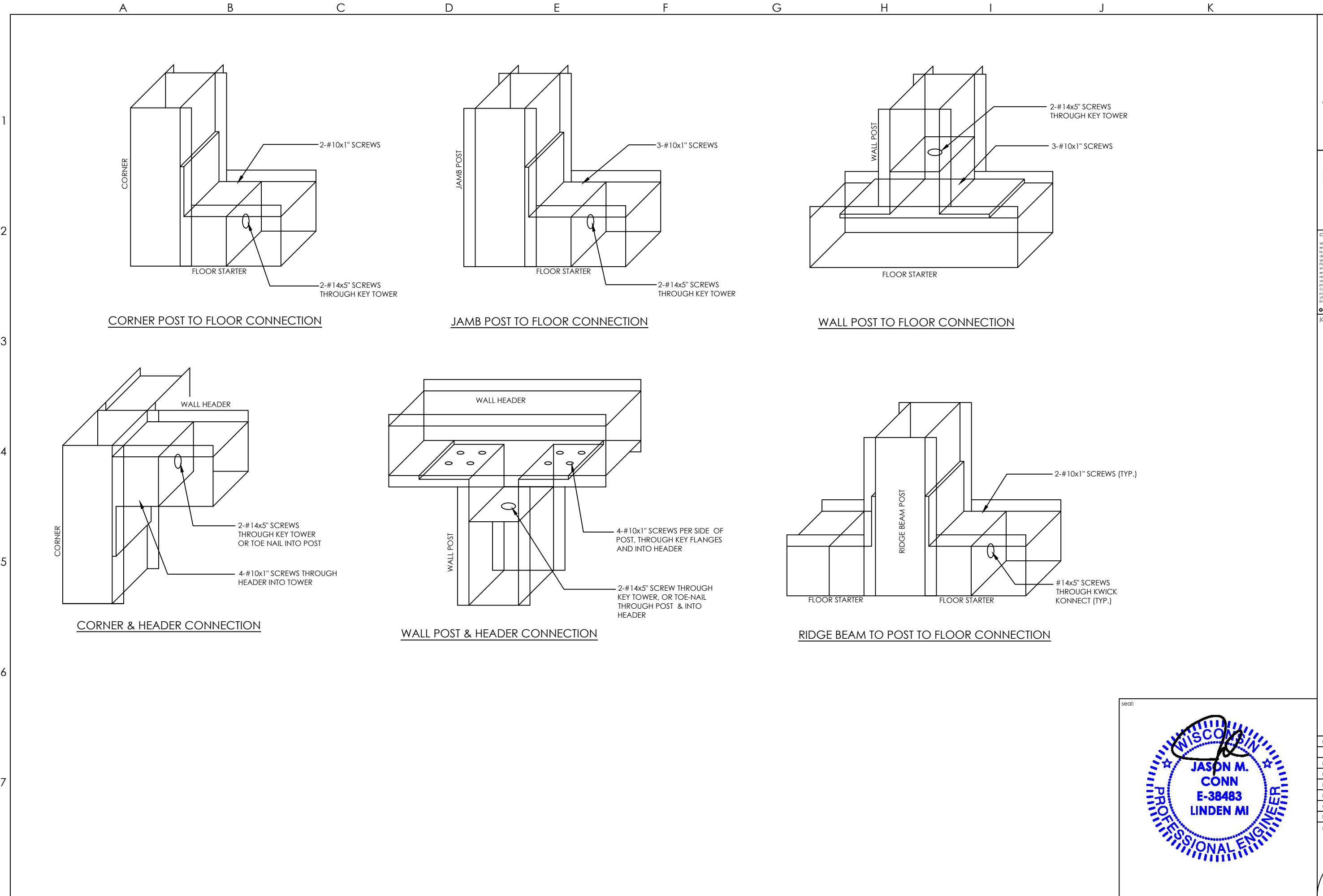
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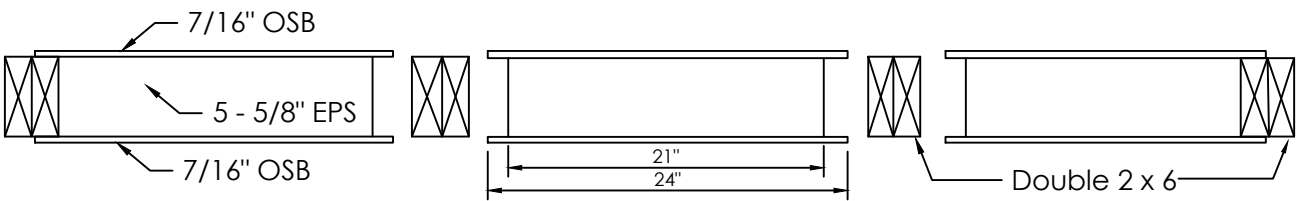
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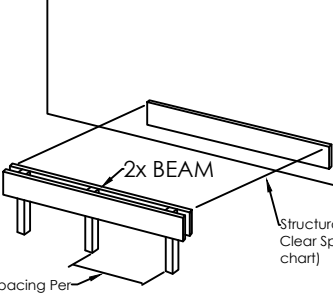
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6



ECO-GREEN DECK



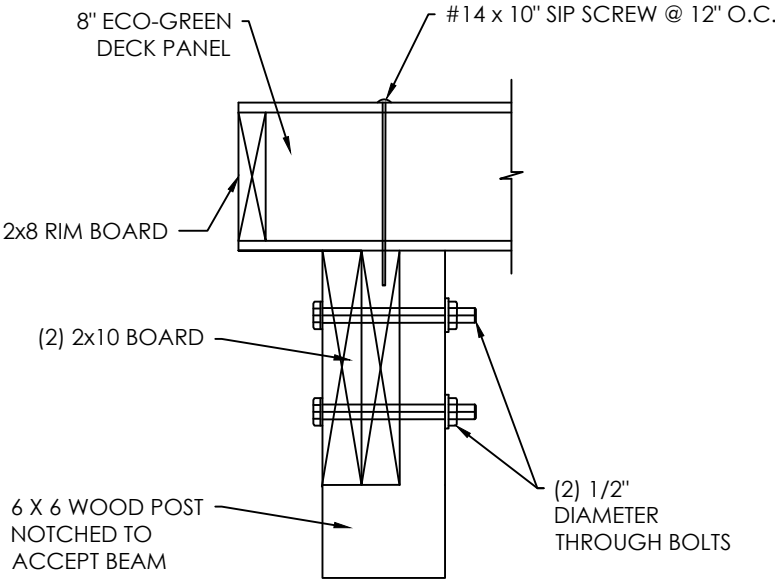
STANDARD 2 X 6 DECKING SHOWN. 2 X 8, 2 X 10, AND 2 X 12 THICKNESSES ARE ALSO AVAILABLE AS NEEDED FOR STRUCTURAL / INSULATION PERFORMANCE REQUIREMENTS

Panel Spans		2x6 Joists	2x8 Joists	2x10 Joists	2x12 Joists	PANEL CLEAR SPAN (FROM LEDGER BOARD TO SUPPORT BEAM)
Deflection Multiplier		L/360	L/360	L/360	L/360	
Transverse Load Ratings (PSF)	8'-0"	139	150+	150+	150+	
	9'-0"	124	150+	150+	150+	
	10'-0"	103	147	150+	150+	
	11'-0"	86	125	150+	150+	
	12'-0"	72	105	150+	150+	
	13'-0"	61	89	130	150+	
	14'-0"	53	77	112	150+	
	15'-0"	46	67	97	133	
	16'-0"	N/A	59	86	117	
	17'-0"	N/A	52	76	103	
	18'-0"	N/A	47	68	92	

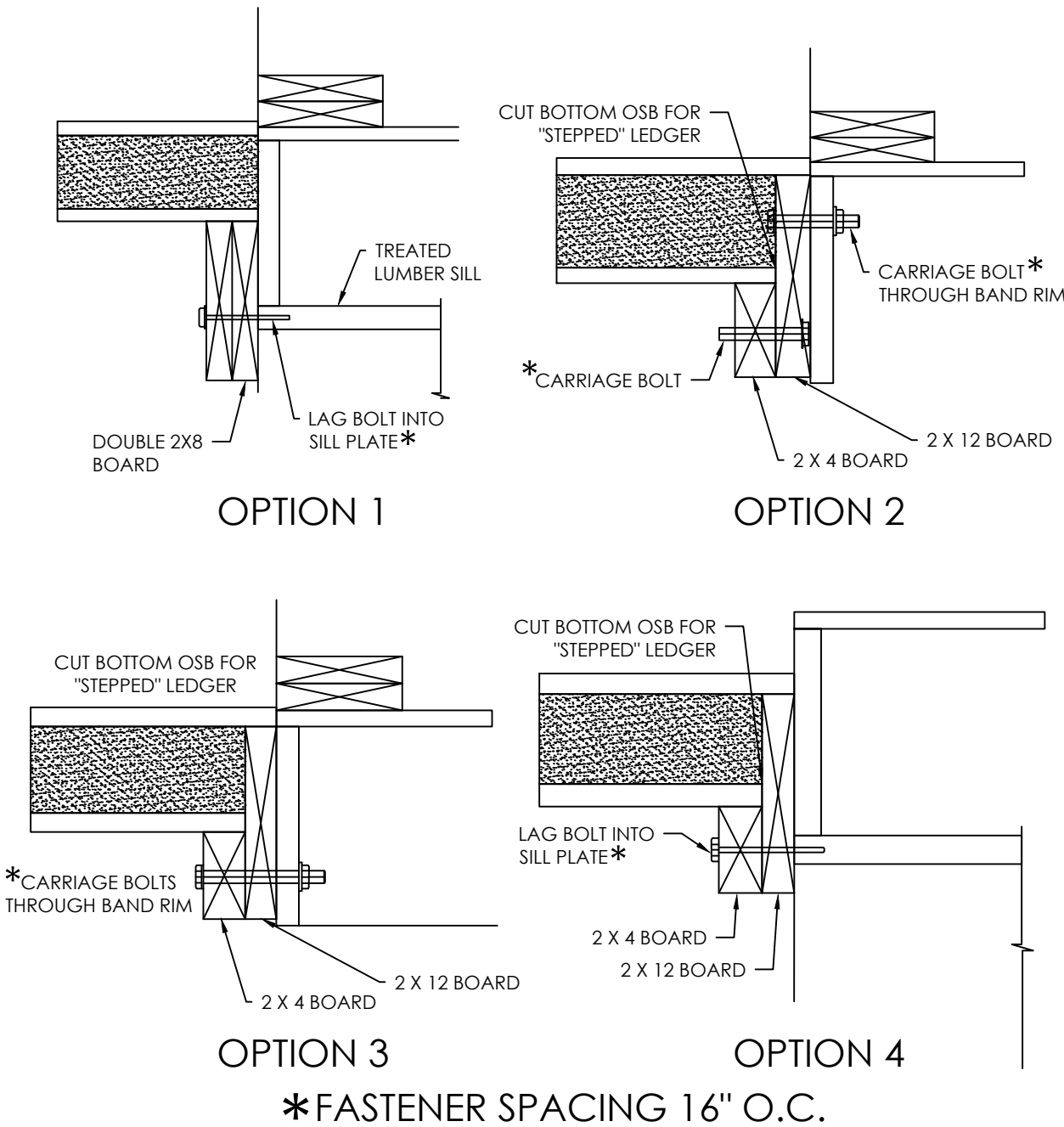
2x6 SPLINES MUST BE #2 SPRUCE/PINE/FIR OR BETTER
2x8, 2x10, & 2x12 SPLINES MUST BE #2 HEM FIR OR BETTER

(2) 12d Nails Each Side @ 12" O.C.

8d Nails @ 6" O.C. Into Each 2 X



DECK TO FOUNDATION ATTACHMENT DETAIL



LEDGER BOARD ATTACHMENT DETAILS



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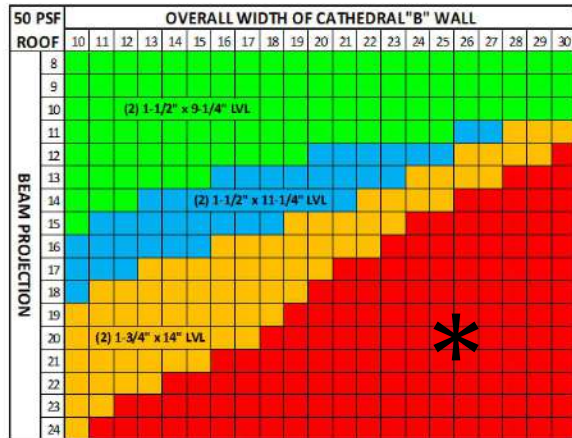
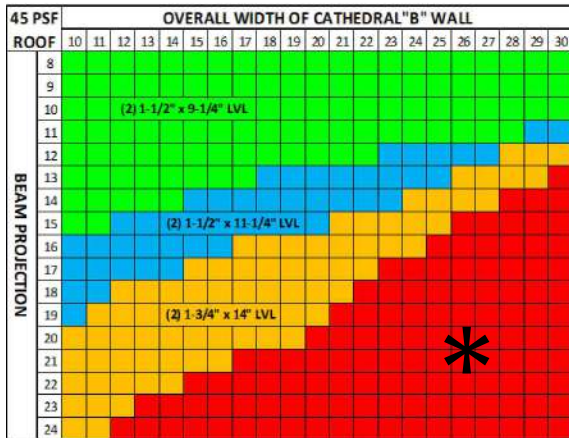
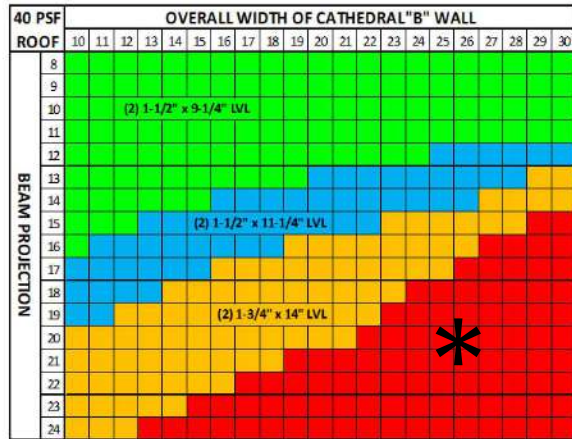
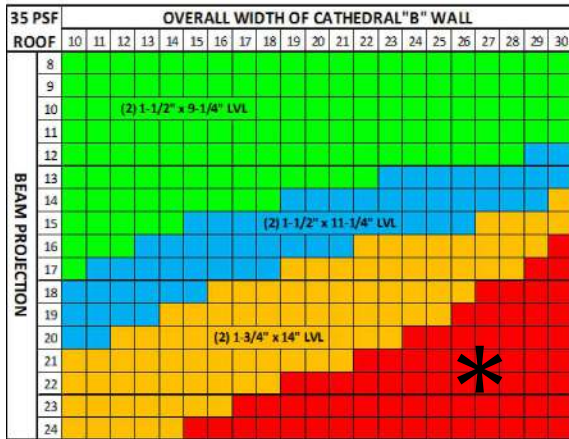
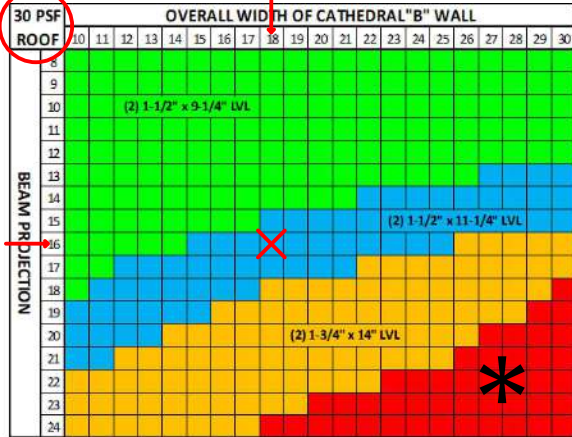
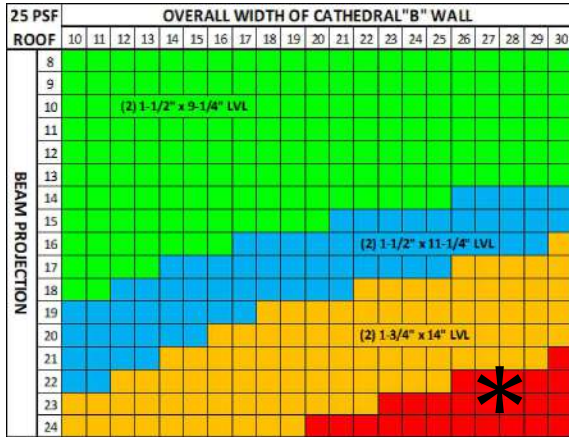
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SHEET 7

A B C D E F G H I J K

RIDGE BEAM SPAN TABLES

(BASED ON ROOF SNOW LOAD AND 8PSF ROOF DEAD LOAD)



* = EXCEEDS MAXIMUM STRUCTURAL LIMITS FOR SINGLE BEAM CONSTRUCTION

Beam Specs:

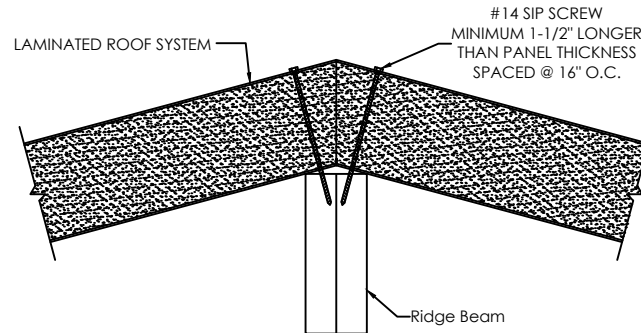
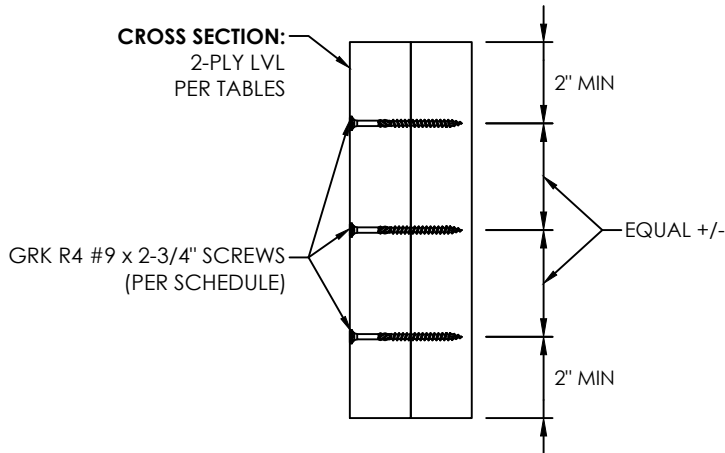
10" Beam = (2) 1-1/2" x 9-1/4" 2.0E DF LVL
12" Beam = (2) 1-3/4" x 11-1/4" 2.0E DF LVL
14" Beam = (2) 1-3/4" x 14" 2.0E DF LVL
Refer to ESR-1210 for additional details.

Fastening Schedule for 2 Ply LVL Ridge Beams:

For 10" & 12" beams, fasten plies together with 3 rows of GRK R4 #9 x 2-3/4" screws @ 12" O.C.

For 14" beams, fasten plies together with 4 rows of GRK R4 #9 x 2-3/4" screws @ 12" O.C.

Screws must be a minimum of 3" off end and 3" O.C.



ROOF PANEL TO RIDGE BEAM DETAIL

PANEL LENGTH (ft)	6-1/2 Inch Thick SIP			8-1/4 Inch Thick SIP			10-1/4 Inch Thick SIP			12-1/4 Inch Thick SIP		
	Deflection Limit			Deflection Limit			Deflection Limit			Deflection Limit		
	L/180	L/240	L/360	L/180	L/240	L/360	L/180	L/240	L/360	L/180	L/240	L/360
8	68	68	53	75	75	73	79	79	79	83	83	83
9	60	60	43	67	67	60	71	71	71	74	74	74
10	54	52	35	60	60	50	63	63	63	67	67	67
11	46	43	29	55	55	42	58	58	58	61	61	61
12	39	36	24	50	50	36	53	53	51	56	56	56
13	N/A	N/A	N/A	44	44	30	49	49	44	51	51	51
14	N/A	N/A	N/A	38	38	26	43	43	38	48	48	48
15	N/A	N/A	N/A	33	33	22	37	37	33	43	43	43
16	N/A	N/A	N/A	29	29	19	33	33	29	37	37	37
17	N/A	N/A	N/A	26	25	17	29	29	26	33	33	33
18	N/A	N/A	N/A	23	22	15	26	26	23	30	30	30

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 psf = 47.9 Pa.

1 The tabulated values are for panels with single span simply supported conditions with the panels supported each end on minimum 1 1/2-inch wide continuous supports in contact with the face of the panels, such as roof and floor panels.

2 Tabulated values are applicable to panels installed with either block or OSB surface splines installed at the longitudinal panel joints.

3 Tabulated values are applicable to panels installed with the strong axis of the OSB panel facers parallel to the panel span.

4 Values printed in italics are based on panel strength rather than stiffness.



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ROOF & BEAM DATA

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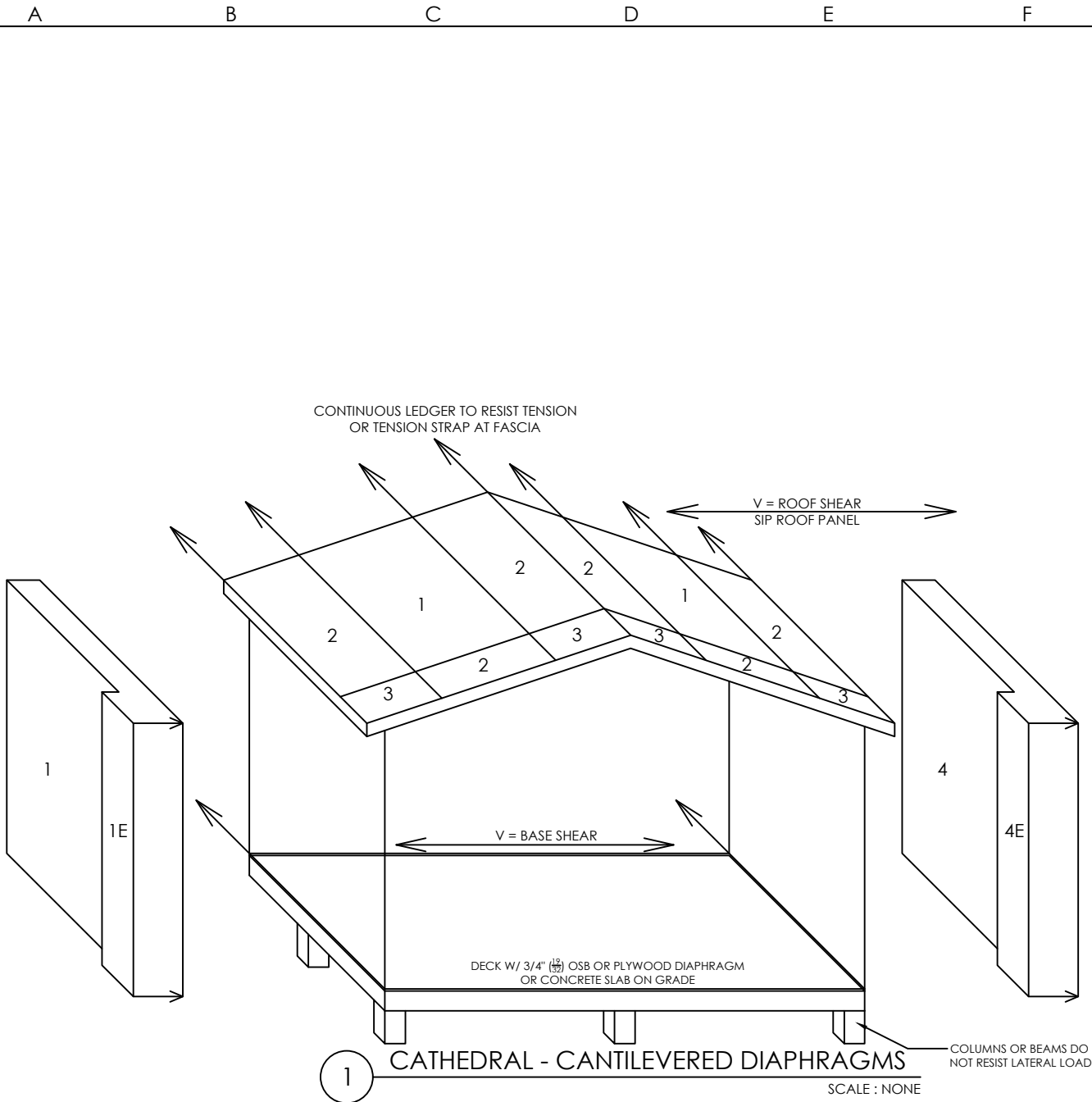


TABLE 2—ALLOWABLE IN-PLANE SHEAR STRENGTH (POUNDS PER FOOT) FOR HORIZONTAL DIAPHRAGMS SUBJECTED TO WIND OR SEISMIC LOADING					
MINIMUM NOMINAL SIP CORE THICKNESS (in.)	Minimum Connections			Shear Strength (plf)	Apparent Shear Stiffness, G _a (kips/in.)
	Surface Spline ¹ (Figure 1a)	Support Element (Figure 1b)	Boundary Spline ² (Figure 1c)		
7 ³ / ₈	0.131-in. x 2-1/2-in. nails, 6-in. O.C.	10-in. length, 0.190- in. shank diameter, 0.255-in. thread O.D., 2.750-in. thread length, 0.625-in. head diameter SIP screw, 6-in. O.C.	0.131-in. x 2-1/2-in. nails, 6-in. O.C.	265	13
	0.131-in. x 2-1/2-in. nails, 4-in. O.C.	10-in. length, 0.190- in. shank diameter, 0.255-in. thread O.D., 2.750-in. thread length, 0.625-in. head diameter SIP screw, 4-in. O.C.	0.131-in. x 2-1/2-in. nails, 4-in. O.C.	330	21
	0.131-in. x 2-1/2-in. nails, 2-in. O.C. staggered 3/8-in. (Figure 1c)	10-in. length, 0.190- in. shank diameter, 0.255-in. thread O.D., 2.750-in. thread length, 0.625-in. head diameter SIP screw, 3-in. O.C.	0.131-in. x 2-1/2-in. nails, 2-in. O.C. staggered 3/8-in. (Figure 1c)	575	34

For SI: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 Kip = 453.6 kg; 1 plf = 14.6 kN/m; 1 psf = 47.9 Pa;
¹Surface or block spline only at interior panel-to-panel joints. Specified fasteners are required on both sides of panel joint through the top surface only, as shown in Figure 1a.
²Boundary spline shall be solid sawn lumber 1-1/2-in. wide minimum and have a specific gravity of 0.42 or greater. Specified fasteners are required through both facings as shown in Figures 1b and 1c.

THE DEPTH OF THE EPS FOAM CORE DOES NOT AFFECT THE CAPACITY OF THE HORIZONTAL DIAPHRAGM. THE DIAPHRAGM SHEAR IS BASED ON THE CAPACITY OF THE OUT LAYER OF OSB THAT IS CONSISTENT WITH ALL EPS FOAM CORE DEPTHS.

FLOOR DIAPHRAGM:
Table 4.2C Nominal Unit Shear Capacities for Wood-Frame Diaphragms
Unblocked Wood Structural Panel Diaphragms^{1,2,3,4,5}

Sheathing Grade	Common Nail Size	Minimum Fastener Penetration in Framing (in.)	Minimum Nominal Panel Thickness (in.)	Minimum Nominal Width of Nailed Face at Supported Edges and Boundaries (in.)	A SEISMIC				B WIND	
					6 in. Nail Spacing at diaphragm boundaries and supported panel edges				6 in. Nail Spacing of diaphragm boundaries and supported panel edges	
					Case 1		Case 2,3,4,5,6		Case 1	Case 2,3,4,5,6
					V _s (plf)	G _s (kips/in.)	V _s (plf)	G _s (kips/in.)	V _w (plf)	V _w (plf)
Structural I	6d	1-1/4	5/16	2 3	OSB	PLY	OSB	PLY	460	350
					330	9.0	250	6.0	520	390
					370	7.0	280	4.5	670	505
	8d	1-3/8	3/8	2 3	480	8.5	360	6.0	740	560
					530	7.5	400	5.0	800	600
					570	14	430	9.5	895	670
Sheathing and Single-Floor	6d	1-1/4	5/16	2 3	300	9.0	220	6.0	420	310
					340	7.0	250	5.0	475	350
					330	7.5	250	5.0	460	330
	8d	1-3/8	3/8	2 3	370	6.0	280	4.0	520	390
					430	9.0	320	6.0	600	450
					480	7.5	360	5.0	670	505
	10d	1-1/2	15/32	2 3	460	8.5	340	5.5	645	475
					510	7.0	380	4.5	715	530
					480	7.5	360	5.0	670	505
	12d	1-3/4	1 1/8	2 3	530	6.5	400	4.0	740	560
					510	15	380	10	715	530
					580	12	430	8.0	810	600

THE MAIN WIND FORCE RESISTING SYSTEM OF THE SUNROOM IS COMPOSED OF A CANTILEVERED ROOF DIAPHRAGM AND FLOOR DIAPHRAGM. THESE ELEMENTS HAVE BEEN DESIGNED TO TRANSFER LOAD INTO THE MAIN WIND FORCE RESISTING SYSTEM OF THE EXISTING HOUSE. THE EXISTING SHEAR WALLS OF THE HOME ARE TO CONSIST OF 15/32" OSB STRUCTURAL SHEATHED WOOD WALLS. BASED ON OUR ANALYSIS, THE 15/32" OSB SHEAR WALLS ARE CAPABLE OF SUPPORTING THE APPLIED LOADS EXERTED BY THE NEW SUNROOM ADDITION.



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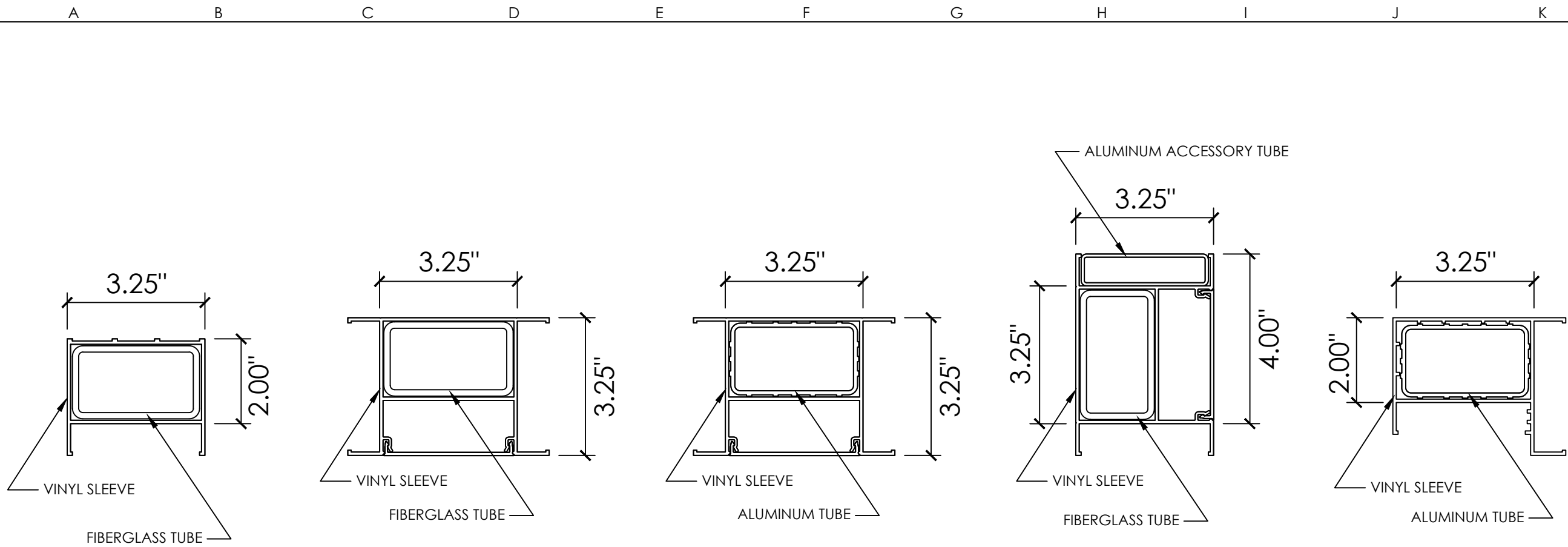
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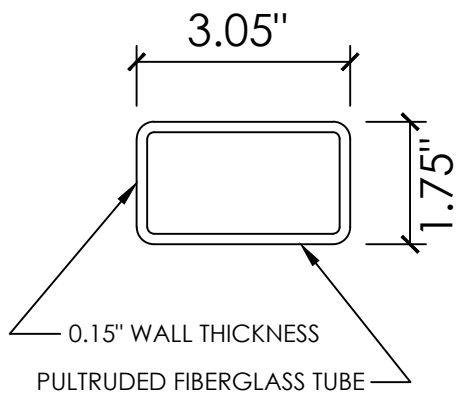
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WALL STARTER

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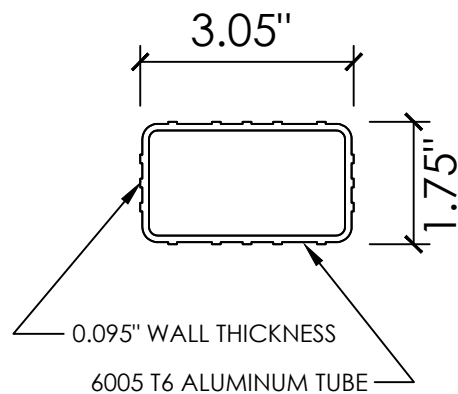
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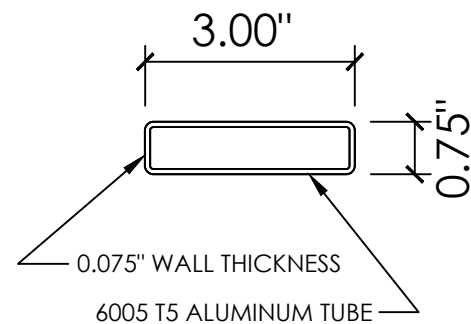
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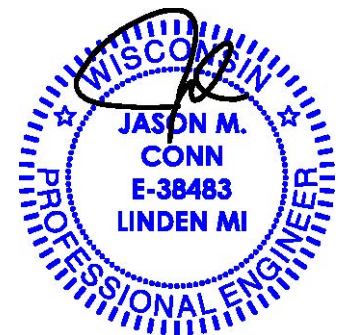
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DATE : 1.15.24
REVISIONS
REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGSPLACE NO : #26122
SHEET TITLE :

PROFILE DETAILS

SHEET
10



