

STAFF REPORT 07-08-2020 REGULAR MEETING
APPLICATION NUMBER: 20-6757
ADDRESS: 867 EDISON STREET
HISTORIC DISTRICT: BOSTON – EDISON
APPLICANT: GEORGE BOGAERT, TUFF SHED INC.
PROPERTY OWNER: KERRY PALMER
DATE PROVISIONALLY COMPLETE: 06-12-2020
STAFF SITE VISIT: 06-30-2020

PREPARED BY: A. PHILLIPS

SCOPE: ERECT A NEW GARAGE AT EXISTING CONCRETE PAD

EXISTING CONDITIONS

The building located at 867 Edison Street is a 2½-story single-family residence constructed ca. 1910. The structure is clad in stucco on the first floor and wood clapboard siding on the second floor. The house features painted wood details as well as half-timbering in the gable ends of the dormer and porch. The front façade includes a centrally located main entrance off a partially covered front porch and a large centrally located dormer at the roof. The simple rectangular massing bumps out slightly at the rear elevation. The original wood windows are still intact and are highly detailed with multiple lite divisions. The multi-gabled roof is covered in dark gray dimensional asphalt shingles. A garage was once located at the rear corner of the lot and would have been accessed via the alley behind the house.



Photo taken by HDC staff – June 30, 2020

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval **to construct a new 16’ x 20’ x 11’ detached garage (2x4 wood frame construction) on existing concrete pad per the attached drawings and application.** Garage materials to include:

- 3/8 SmartSide Exterior Vertical Groove Siding with a “cedar texture”. First coat of paint on the body of the garage to be “Tundra Frost” (white in color) and trim to be “Delicate White” (white in color).
- 8’ x 7’ white raised panel overhead garage door located on alley (south) façade and accessed via the alley (color: white).
- 3’-0” x 6’-8” steel pedestrian door located on the north end of the west façade off of the rear yard. The door will be a white/gray primed door which will be painted by the property owner (color unknown).
- Gable roof to be 4:12 in pitch and covered in 3 tab asphalt shingles (color: Charcoal). A small vent is to be centered in the peak of the north and south roof gables. The vents are to be 12” x 12” white plastic louvered vents with screens.
- (1) 3’ W x 2’ H vinyl slider window to be centered on the north elevation at 4’-2” above grade.
- No electrical work or exterior lighting is included in this application.

STAFF OBSERVATIONS & RESEARCH

- Boston-Edison Historic District was designated in 1973.
- The applicant states, “We welcome all recommendations from the staff to be compliant.”
- A COA for the installation of the concrete pad and rat wall was issued on 5/16/2020 (#20-6713).
- There is not currently a garage present on the property. The Sanborn Map from 1915 shows a small garage in southeast corner of the lot, however the Post-1950 Sanborn Map shows a larger garage at the southwest corner.
- It is unknown by HDC Staff as to when the former garage located on the property was demolished.
- The following work items appear to have been completed recently, however, there is no record of a COA being issued for the work.
 - New asphalt shingle roof
 - Windows replaced at the rear elevation including a slider window at the dormer and what appears to be fixed sashes at the upper-level sun porch.
 - New siding and trim (enclosed entire porch?) at the rear bump out.
- A Building Permit was issued in August, 2019 for interior structural repairs at the basement of the existing house.

ISSUES

- It is staff’s opinion that the proposed vertical groove siding with cedar texture cladding material not only detracts from the historic character of the property but is not an appropriate material within this historic district as it is not compatible with the historic character of the property or the district.
- Vinyl is not considered an appropriate material within this historic district and it is staff’s opinion that the material (vinyl) and operation (slider) of the proposed window will detract from the historic character of the site and the district.
- In staff’s opinion, the paint colors proposed (white) do not complement the existing house but instead detract from the historic character of the property. The paint colors of the garage should complement the color scheme of the existing house. The associated color system for the property is Color System E.

RECOMMENDATION

It is staff’s opinion that the work proposed, other than the proposed cladding material, vinyl slider window, and paint color(s) retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- The cladding of the garage is to be a horizontal true lapped siding (not panelized) with a 4” – 6” reveal and smooth in finish.
- The window is to be wood, aluminum-clad wood, or aluminum rather than vinyl and the operation of the window is to be 1/1 double-hung rather than a slider.
- Paint color selections are to complement the existing house.

- The applicant shall revise the submission to reflect the updated siding, window, and paint selections and submit to HDC staff for review and approval prior to pulling the building permit for the project.



DESIGNATION SLIDE 1974



DESIGNATION SLIDE 1980

CHICAGO BLVD.

CHICAGO BLVD.

LONGFELLOW AV.

EDISON AV.

ATKINSON AV.



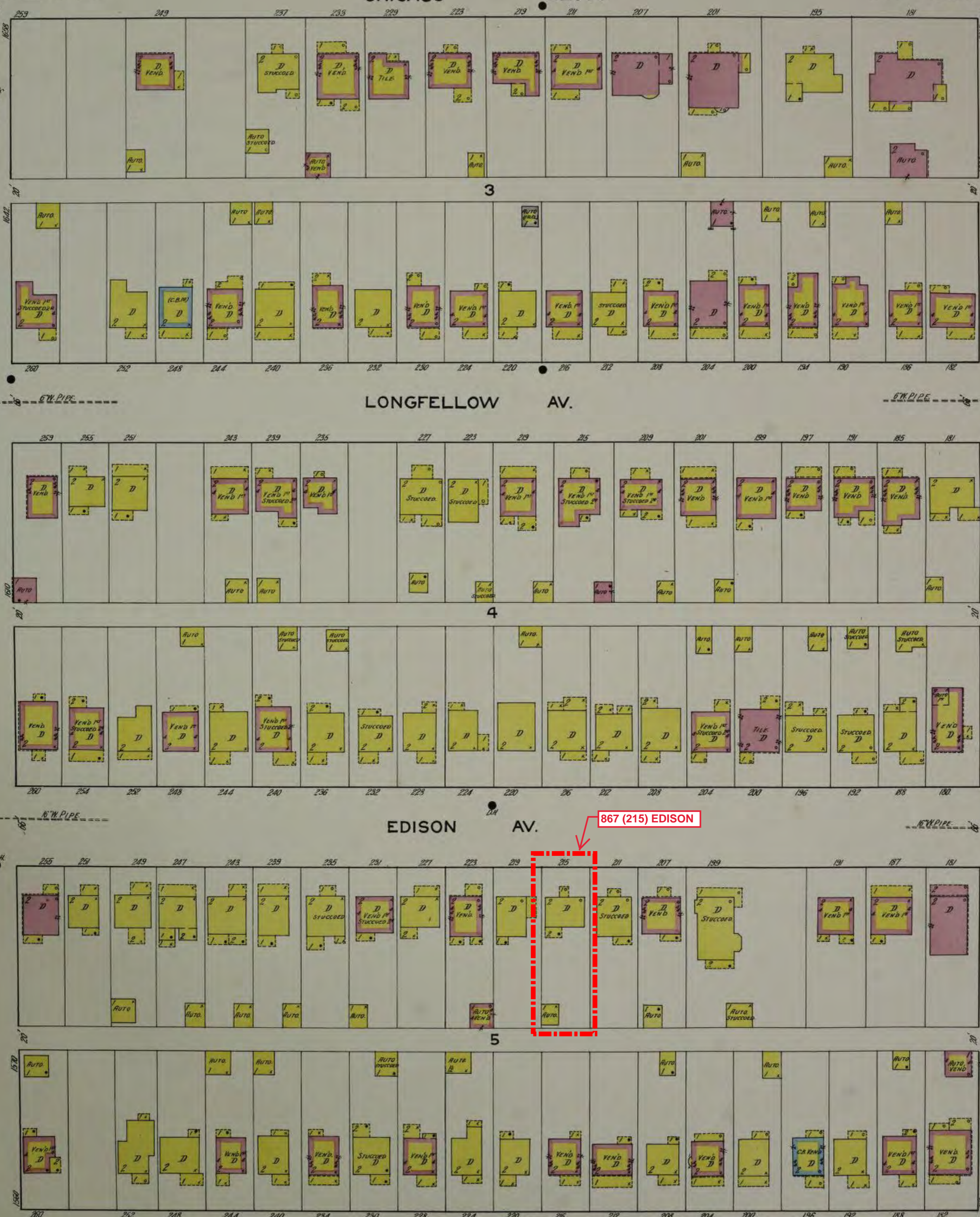
87

HAMILTON BLVD.

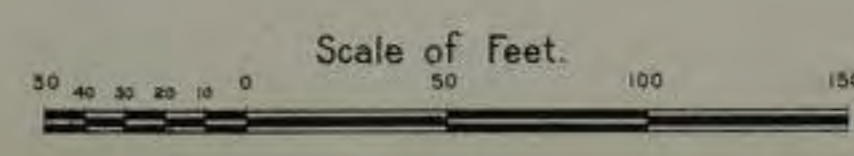
AV.

49

3RD



867 (215) EDISON



37

22

CHICAGO BLVD

LONGFELLOW AV.

EDISON AV.

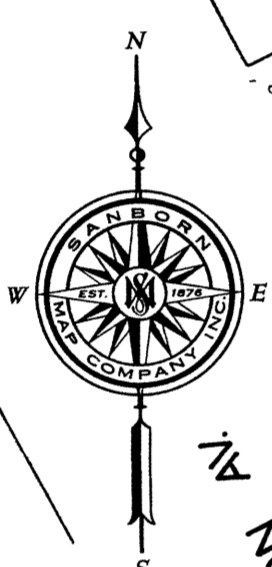
ATKINSON AV.

47

38

38

36



HAMILTON AV.

JOHN C. LODGE DR.

JOHN C. LODGE FREEWAY

DEPRESSED

867 EDISON

SCALE OF FEET
0 50 100
COPYRIGHT SANBORN MAP COMPANY, INC.



STAFF SITE VISIT 06/30/2020



STAFF SITE VISIT 06/30/2020



STAFF SITE VISIT 06/30/2020

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 06/03/2020

PROPERTY INFORMATION

ADDRESS: 867 Edison Street

AKA: _____

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Garage</u>	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: George Bogaert

COMPANY NAME: Tuff Shed Inc.

ADDRESS: 34425 Schockcraft Rd. CITY: Livonia STATE: MI ZIP: 48150

PHONE: 734-853-5727 MOBILE: 586-804-9573 EMAIL: gbogaert@tuffshed.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

867 Edison St
Detroit, MI 48202
16x20 Garage Proposal

Proposal

- Construct new 16'x20'x11' detached garage on already approved concrete pad (Reference App# 20-6713)
- Material to be 2x4 construction with 3/8 Smart Side Exterior Vertical Groove Siding (See Specs Attached)
- Install 8x7 white raised panel garage door
- Install 3/0 x 6/8 Steel Entry Door

EXISTING CONDITIONS

The building located at 867 Edison Street is a 2½-story single-family residence constructed ca. 1910. The structure is clad in stucco on the first floor and wood clapboard siding on the second floor. The house features painted wood details as well as half-timbering in the gable ends of the dormer and porch. The front façade includes a centrally located main entrance off a partially covered front porch and a large centrally located dormer at the roof. The simple rectangular massing bumps out slightly at the rear elevation. The original wood windows are still intact and are highly detailed with multiple lite divisions. The multi-gabled roof is covered in dark gray dimensional asphalt shingles. A garage was once located at the rear corner of the lot and would have been accessed via the alley behind the house.



Google Street View Image – June, 2019











867 Edison **REPORT**



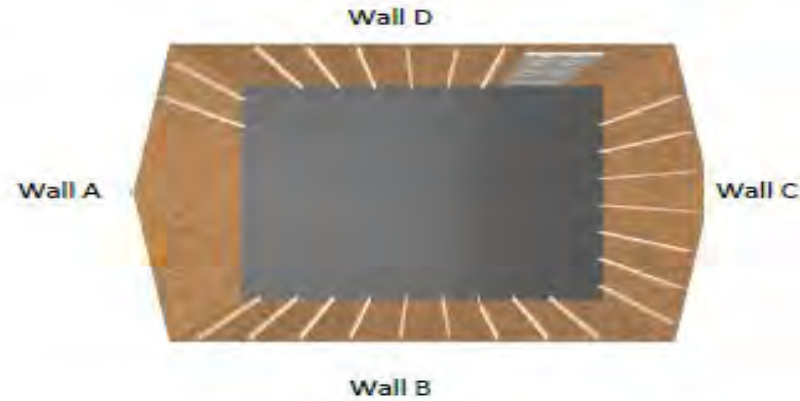
5' from alley
3' off side



Proposed New concrete slab 16'X20'
with Ratwall for future garage
3' off eastside lot
5' off open alley

****Not To Scale****

867 Edison St



Base Details

Building Size & Style

Sundance Ranch Garage - 16' wide by 20' long

Door

Overhead Garage Door (8' x 7').

Door

6-Panel Residential Door (Left Hand Inswing).

Paint Selection

Base: Tundra Frost, Trim: Delicate White

Customer to apply 2nd coat

Roof Selection

Charcoal 3 Tab

Drip Edge

White

Options Details

Special Instructions

This is a Historic District

Windows

3'x2' Horizontal Sliding Window

Vents

2 Ea 12"x12"Gable End Vent, White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Slab provided by customer will be within 1/8" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor

Specifications: LP® SmartSide® Panel Siding

CEDAR TEXTURE PANEL

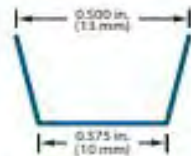
RATED FOR STRUCTURAL USE BY APA®

- Shiplap edges with advanced bead system for easier alignment
- Pre-primed for exceptional paint adhesion
- Significantly lighter than comparable fiber cement panel
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications
- Eliminates need for additional bracing on load-bearing walls
- Ideal exterior for homes in areas of high winds or seismic activity
- Treated engineered wood strand substrate

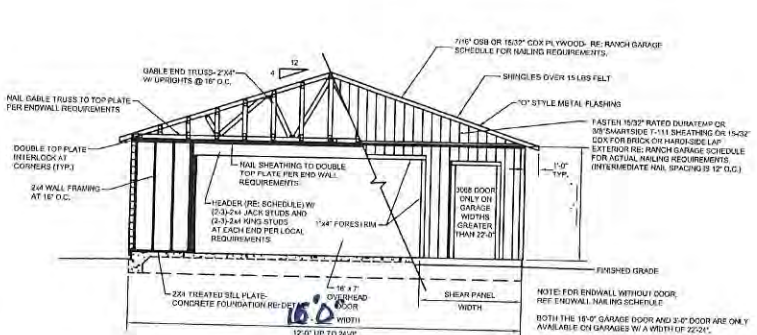


Cedar Texture

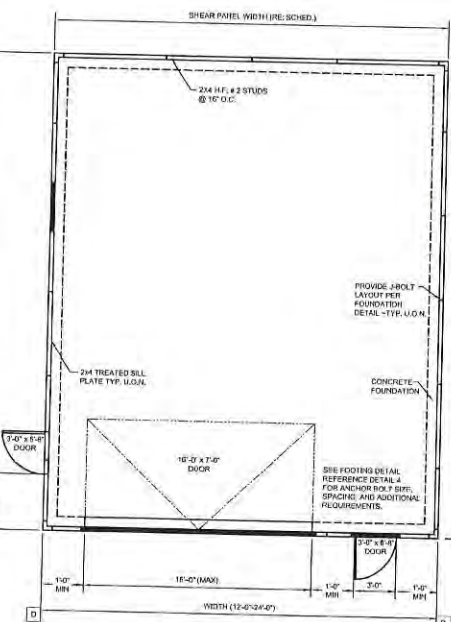
GROOVE DETAIL



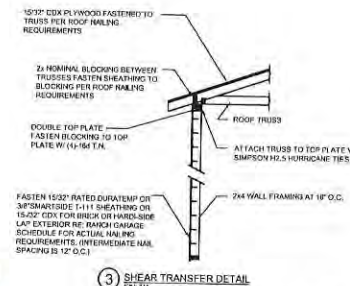
RANCH GARAGE 12'-24' x 12'-30'
16' x 20' = 320 SQ FT



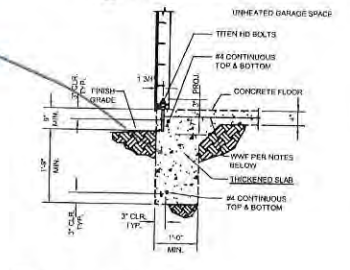
2 END WALL ELEVATION WITH OPENING



1 FOUNDATION/FLOOR FRAMING PLAN

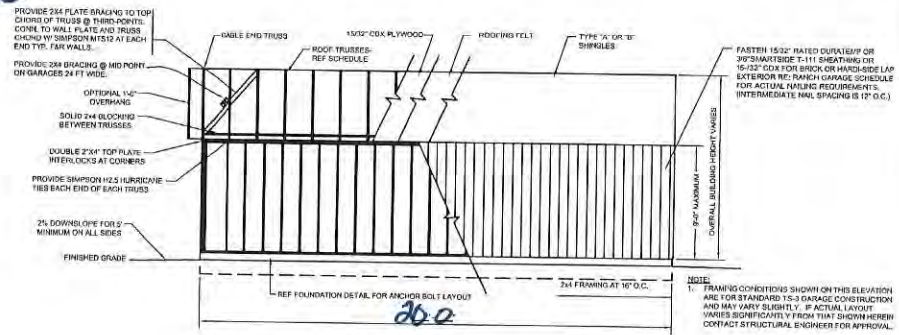


3 SHEAR TRANSFER DETAIL

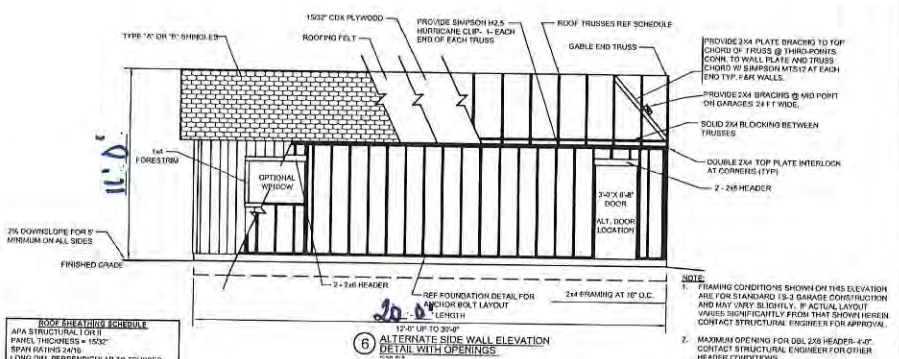


4 MONOLITHIC FOUNDATION

- CONTINUOUS FOOTING NOTES**
- TOP OF SLAB TO BE 6" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE W/ #6 W/ 8\"/>



5 SIDE WALL ELEVATION DETAIL



6 ALTERNATE SIDE WALL ELEVATION DETAIL WITH OPENINGS

STRUCTURAL NOTES:

- REFERENCE: 2008 IRC WITH AMENDMENTS PER LOCAL BUILDING DEPARTMENT (HAVE JURISDICTION OVER THIS PROJECT).
- DESIGN LOADINGS: WIND SPEED & EXPOSURE: 90C; ROOF LIVE LOAD: 20 PSF; ROOF DEAD LOAD: 10 PSF.
- ALL LUMBER SHALL BE 184-FR GRADE NO. 2 OR BETTER, WITH A BASE MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS FOR MEMBERS IN OR PERPENDICULAR TO GRAIN OF 1000 PSI FOR USE, SIZE, LOAD DURATION, ENVIRONMENT, ETC., UNLESS OTHERWISE SPECIFIED.
- REFER TO THE TRUSS DESIGN FOR DESIGN INFORMATION.
- 20 LB FIBERGLASS SHINGLES (TYPE 'A' OR TYPE 'B').
- 15 LB ROOFING FELT.
- TYPE '20' METAL FLASHING AND DRIP EDGES REQUIRED ALL SIDES.

GENERAL:

- ERECTOR PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, STREETS, UTILITIES, ETC.
- BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.

RANCH GARAGE SCHEDULE

OVERALL DIMENSIONS	SHEAR PANEL NAILING	ROOF SHEATHING	END HEADER	CHORD SPLICE
12'-0" x 12'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
12'-0" x 24'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
12'-0" x 30'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
16'-0" x 12'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
16'-0" x 24'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
16'-0" x 30'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
20'-0" x 12'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
20'-0" x 24'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
20'-0" x 30'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
24'-0" x 12'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
24'-0" x 24'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.
24'-0" x 30'-0"	8 @ 8" O.C.	8 @ 8" O.C.	1 @ 16" NAILS EACH SIDE OF SPLICE.	1 @ 16" NAILS EACH SIDE OF SPLICE.

- NOTES:**
- ON SIDE WALLS PROVIDE A MINIMUM OF 8" COMBINED FULL HEIGHT SHEAR WALLS, WITH FULL HEIGHT SHEAR WALL.
 - NO OPENINGS ON THE OPPOSITE END WALL OF THE GARAGE DOOR.
 - MIN. THE END WALL WITH THE GARAGE DOOR OPENING WITH 16 @ 8" O.C.
 - ALL NAILS USED SHOULD BE COMMON NAILS U.O.N.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
10000 W. 10th St. Suite 100
Tulsa, OK 74107
918-439-7272
www.tuffshed.com

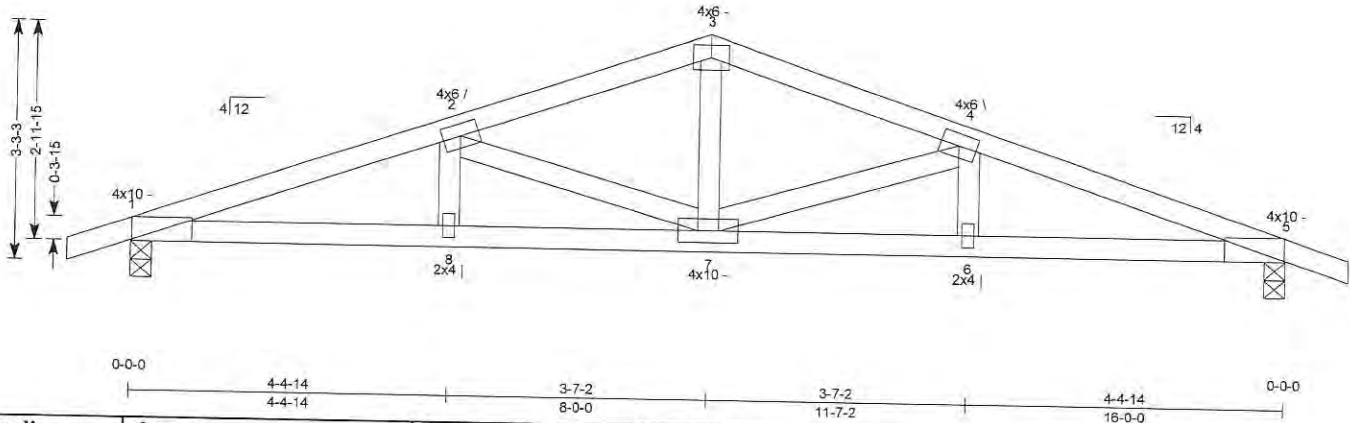
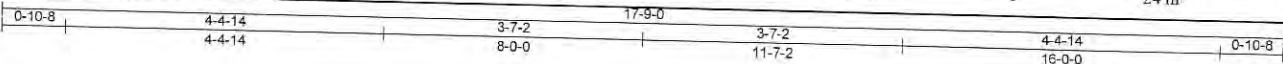
INVOICE
Customer: _____
Address: _____
City: _____
State: _____
Zip: _____
Phone: _____
Fax: _____
E-mail: _____
Salesperson: _____
Sales: N.T.S.

P.O.# _____
Drawn By: SAH
Date: 10/29/08
Checked By: _____
Date: _____
Scale: N.T.S.

Richard Weingardt
Consultants, Inc.
10000 W. 10th St. Suite 100
Tulsa, OK 74107
918-439-7272
www.rwc.com

TITLE: STANDARD RANCH GARAGE END WALL OVERHEAD DOOR
DRAWING NO.: 09044303
REV: 01
SHEET 1 OF 1

SPAN 16-0-0	PITCH 4/12	QTY 10	OHL 0-10-8	OHR 0-10-8	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 56 lbs
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Loading	General	CSI Summary	Deflection	L/	(loc)	Allowed
Load (psf) TCLL : 105 TCDL : 10 BCLL : 0 BCDL : 10	Bldg Code : IRC 2006/ TPI 1-2002 Rep Mbr Increase : Yes D.O.L. : 115%	TC : 0.94 (1-2) BC : 0.93 (8-1) Web : 0.42 (2-7)	Vert TL : 0.35 in Vert LL : 0.29 in Horz TL : 0.12 in	L / 524 L / 629	(6-7) (6-7) 5	L / 180 L / 240

Reaction Summary

JT	Type	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	Pin (Wall)	1	3.5 in	3.62 in	2,201 lbs					
5	H Roll (Wall)	1	3.5 in	3.62 in	2,201 lbs		-59 lbs	-51.5 lbs	-51.5 lbs	6 lbs

Bearing enhancers may be required at the following bearings:

Brg #	Brg Area	Rqd Brg Area	Rqd Truss Width
1	5.25 in ²	5.44 in ²	1.55 in
5	5.25 in ²	5.44 in ²	1.55 in

Material Summary

TC HF #2 2 x 4
BC HF #2 2 x 4
Webs HF #2 2 x 4

Bracing Summary

TC Bracing: Sheathed
BC Bracing: Sheathed or purlins at 72" OC, Purlin design by Others.

Loads Summary

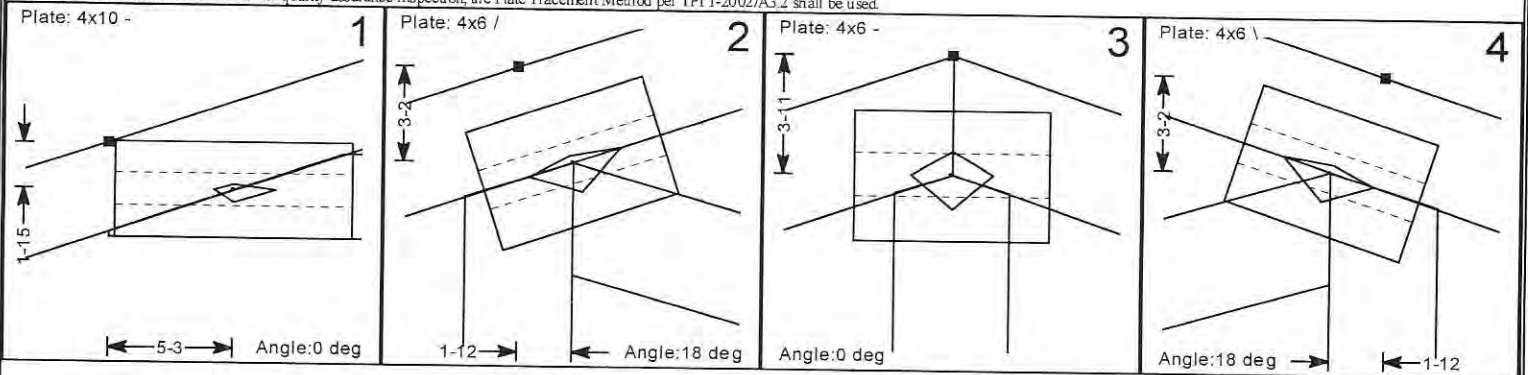
- This truss has been designed for the effects of wind loads in accordance with ASCE 7 - 05 with the following user defined input: 105 mph, Exposure C, Enclosed, Cable/Hip, Building Category II (I = 1.00), Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered, DOL = 1.60
- Unbalanced roof live loads have not been considered.
- Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary

		Table indicates Member ID, max CSI max axial force, (max compr. force if different from max axial force)												
TC	9-1	0.170	64 lbs	2-3	0.755	-3,265 lbs	4-5	0.935	-4,743 lbs					
	1-2	0.935	-4,743 lbs	3-4	0.755	-3,265 lbs	5-10	0.170	64 lbs					
BC	5-6	0.933	4,387 lbs	6-7	0.931	4,391 lbs	7-8	0.931	4,391 lbs	(-816 lbs)	8-1	0.933	4,387 lbs	(-818 lbs)
	2-8	0.030	154 lbs	3-7	0.268	1,276 lbs	4-6	0.030	154 lbs					
Webs	2-7	0.418	-1,555 lbs	4-7	0.418	-1,555 lbs								

Notes:

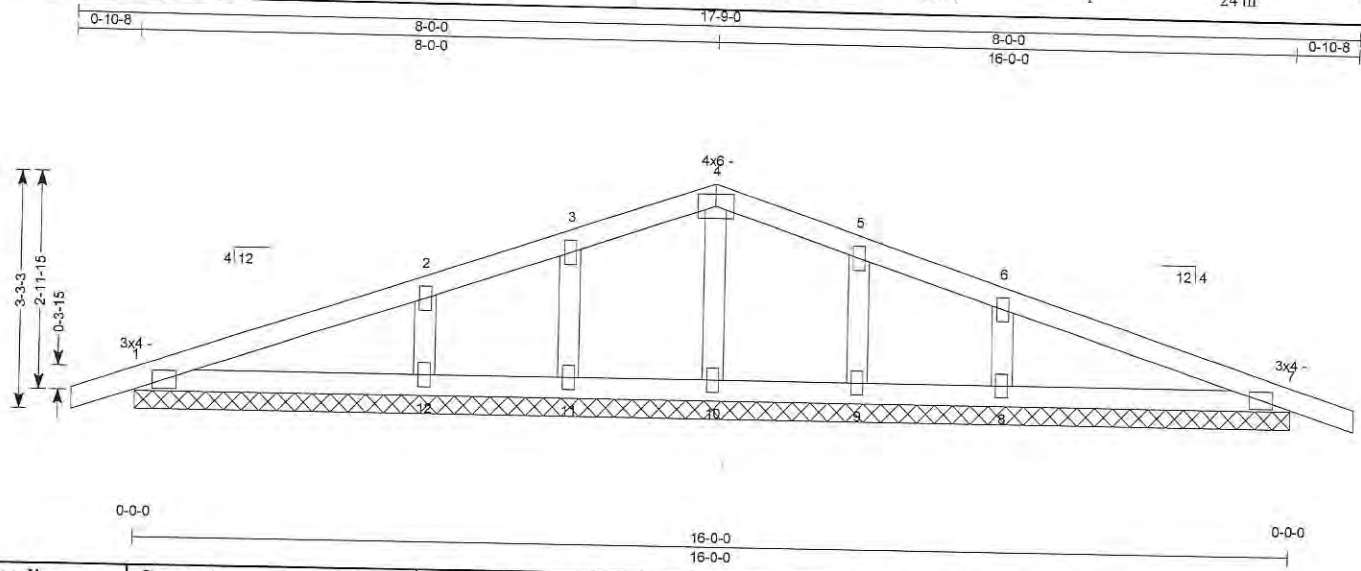
- When this truss has been chosen for quality assurance inspection, the Plate Placement Method per TPI 1-2002/A3.2 shall be used.



A copy of this design shall be furnished to the erection contractor. This design is for an individual building component (a truss). It is based on specifications provided by the Truss Designer and performed in accordance with TPI 1-2002 and the 2001 NDS design standard. No responsibility is assumed for the accuracy of information provided by the Truss Designer. Dimensions shall be verified by building designer. Creep deflection is not automatically accounted for by the software. The building designer shall review loading, truss configuration and initial deflection data shown to ensure that this design meets or exceeds minimum loads required by applicable building codes. Compression chords shall be laterally braced by the roof or floor sheathing, directly attached, unless otherwise noted. Bracing shown is for lateral support of individual truss components only to reduce buckling length. It is not wind or lateral load bracing or overall building design bracing which is by others. Refer to BC SI-B3 for recommended truss handling and erection. Do not apply loads beyond weight of members until all permanent bracing is in place. Concentration of construction loads greater than the design loads shall not be applied to the trusses at any time. Trusses shall be handled with care prior to erection to avoid damage. Lumber moisture content shall be 19% or less at the time of fabrication, unless noted otherwise (U.N.O.). Connector plates shall be manufactured by Eagle Metal Products (ESR-1082). Plates shall be applied on both faces of truss at each joint. Plate dimensions are listed width x length. Slots (holes) in plate shall run parallel to the plate length. The plate shall be centered on joint and/or placed in accordance with the current version of TPI. Design assumes adequate anchorage will be provided to resist uplift at supports. The seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. The suitability and use of this component for any particular building design is the responsibility of the building designer, per ANSI/TPI 1-2002 Chapter 2.

TrueBuild® Software v4.05
by Keymark Enterprises, LLC.

SPAN 16-0-0	PITCH 4/12	QTY 2	OHL 0-10-8	OHR 0-10-8	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 49 lbs
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Loading	General	CSI Summary	Deflection	L/	(loc)	Allowed
Load (psf)	Bldg Code: IRC 2006/	TC: 0.66 (6-7)	Vert TL: 0 in	L / 999	(12-1)	L / 180
TCLL: 105	Rep Mbr Increase: No	BC: 0.19 (7-8)	Vert LL: 0 in	L / 999	(7-7)	L / 240
TCDL: 10	D.O.L.: 115%	Web: 0.13 (2-12)	Horz TL: 0 in		7	
BCLL: 0						
BCDL: 10						

Reaction Summary

JT	Type	Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	Continuous	1		813 lbs	275 plf		-48 lbs	-239 lbs	-239 lbs	6 lbs

Material Summary

TC HF #2 2 x 4
BC HF #2 2 x 4
Webs HF 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 72" OC, Purlin design by Others

Loads Summary

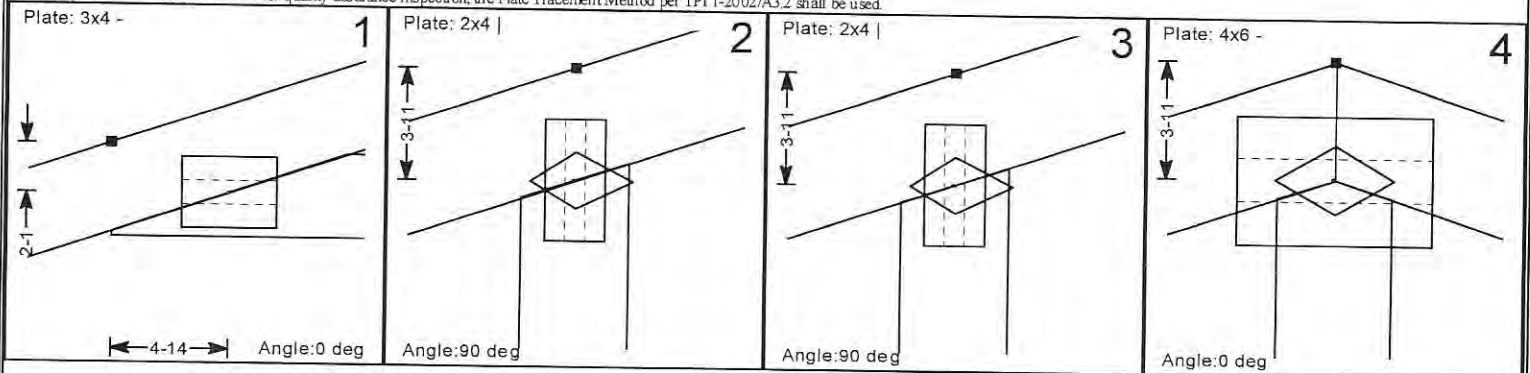
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Member Forces Summary

		Table indicates Member ID, max CSI, max axial force, (max compr. force if different from max axial force)											
TC	13-1	0.249	64 lbs	2-3	0.422	-115 lbs	4-5	0.215	117 lbs	6-7	0.664	576 lbs	(-224 lbs)
	1-2	0.664	376 lbs	3-4	0.215	117 lbs	5-6	0.422	-115 lbs	7-14	0.249	64 lbs	(-224 lbs)
BC	7-8	0.189	-323 lbs	9-10	0.030	108 lbs	11-12	0.059	108 lbs				
	8-9	0.059	108 lbs	10-11	0.030	108 lbs	12-1	0.189	-525 lbs				
Webs	2-12	0.128	-634 lbs	4-10	0.088	-366 lbs	6-8	0.128	-634 lbs				
	3-11	0.098	-457 lbs	5-9	0.098	-457 lbs							

Notes:

- Gable requires continuous bottom chord bearing.
- Gable webs placed at 24" OC, U.N.O.
- Attach gable webs with 2x4 20ga plates, U.N.O.
- For out-of-plane wind loading, refer to BCSI-B6 published by the WTCA.
- When this truss has been chosen for quality assurance inspection, the Plate Placement Method per TPI 1-2002/A3.2 shall be used.



A copy of this design shall be furnished to the erection contractor. This design is for an individual building component (a truss). It is based on specifications provided by the Truss Designer and performed in accordance with TPI 1-2002 and the 2001 NDS design standard. No responsibility is assumed for the accuracy of information provided by the Truss Designer. Dimensions shall be verified by building designer. Creep deflection is not automatically accounted for by the software. The building designer shall review loading, truss configuration and initial deflection data shown to ensure that this design meets or exceeds minimum loads required by applicable building codes. Compression chords shall be laterally braced by the roof or floor sheathing, directly attached, unless otherwise noted. Bracing shown is for lateral support of individual truss components only to reduce buckling length. It is not wind or lateral load bracing or overall building design bracing which is by others. Refer to BCSI-B3 for recommended truss handling and erection. Do not apply loads beyond weight of Erector until all permanent bracing is in place. Concentration of construction loads greater than the design loads shall not be applied to the trusses at any time. Trusses shall be handled with care prior to erection to avoid damage. Lumber moisture content shall be 19% or less at the time of fabrication, unless noted otherwise (U.N.O.). Connector plates shall be manufactured by Eagle Metal Products (ESP-1082). Plates shall be applied on both flanges of truss at each joint. Plate dimensions are listed width x length. Slots (holes) in plate shall run parallel to the plate length. The plate shall be centered on joint and/or placed in accordance with the current version of TPI. Design assumes adequate anchorage will be provided to resist uplift at supports. The seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. The suitability and use of this component for any particular building design is the responsibility of the building designer, per ANSI/TPI 1-2002 Chapter 2.





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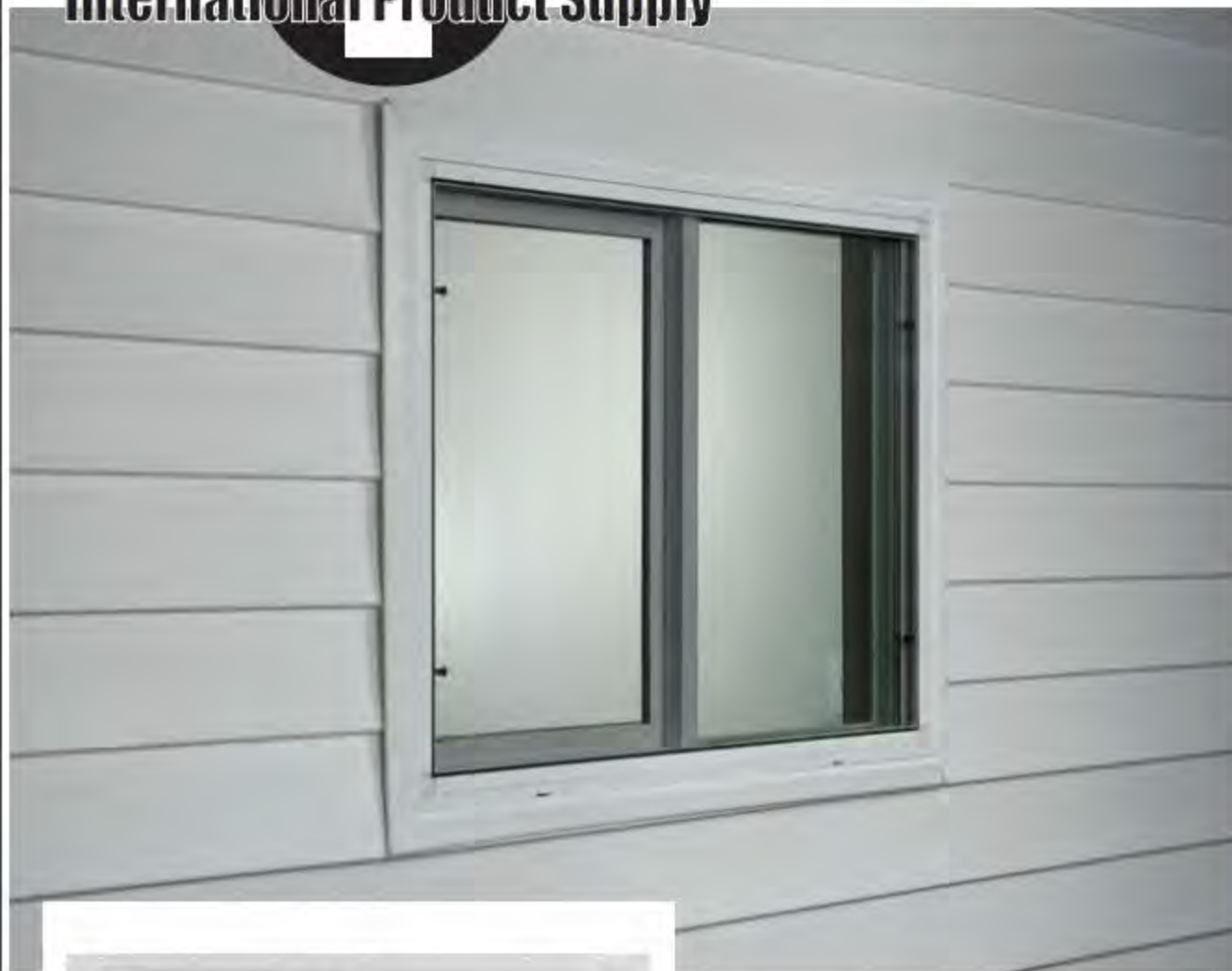
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features

- ▶ New construction or retro-fit window
- ▶ Dual wall built-in vinyl J-channel
- ▶ Perforated installation flange
- ▶ Single glazed with screen
- ▶ Lock system sweeps into main frame to ensure a secure opening
- ▶ Welded sash and main frame
- ▶ Interlocking weather-tight sash
- ▶ Internal weeping system
- ▶ Full screen
- ▶ Fabricated with a four-point assembly process that ensures consistent quality
- ▶ Maintenance-free vinyl construction
- ▶ Fully weather-stripped