



Zoning Board of Adjustment Meeting Agenda

Wednesday, August 9, 2023 - 4:30 PM

Newton City Hall - Council Chambers
101 W 4th St S
Newton, IA 50208

View this Meeting: Mediacom Channel 12/85/121.12 or www.newtongov.org/cablecast

- I. Call to Order / Roll Call
- II. Review of Minutes of Previous Meeting:
 - 1. June 7, 2023
- III. Public Hearing
 - 1. CU23-5: 1,000+ sq. ft. accessory building at 522 1st Street South. Josh Stafford, applicant.
- IV. Old Business
- V. New Business
- VI. Adjourn

ADA Compliance: *The City of Newton is pleased to provide reasonable accommodations, in compliance with the Americans with Disabilities Act, for those individuals or groups who require assistance in being able to participate in the meeting. Please contact the Community Development Department at least 24 hours in advance of the meeting by calling 641-792-6622 to arrange for accommodations to be provided.*

Chair: Bev Rossow; **Vice Chair:** Noreen Otto; **Members:** Gregg Hanson, Lynette Birkenholz, John Billingsley

Minutes of Meeting Zoning Board of Adjustment Regular Meeting

June 7, 2023

ROLL CALL: Board members present: Billingsley, Birkenholz, Hanson, Otto,
Board members absent: Rossow

STAFF PRESENT: Brian Dunkelberger, City Planner
Melvin Duncan, Building Official
Craig Armstrong, Development Specialist

A quorum being present, Chair Rossow called the meeting to order at 4:32 PM

Minutes

The Board reviewed the minutes of the previous meeting from May 3, 2023. **Motion** by Billingsley, **seconded** by Birkenholz to approve the minutes as written. **Voice vote:** approved, 4-0.

Public Hearing

- A. CU23-2: Addition to an accessory building with a footprint exceeding 1,000 sq. ft. at 710 E. 20th St. S. Scott Walker, applicant.

Dunkelberger reviewed the prepared staff report and shared maps and images of the subject property along with a plot plan provided by the applicant. Dunkelberger shared that no comments or questions were submitted by neighbors or residents in advance of the meeting.

Joe Kent, owner of 708 E. 20th St. S., shared that he had previous conversations with the applicant about a land “swap” to allow for the project, but he had not heard from him recently about the project. He confirmed that he would be willing to sit down to discuss the matter further, but was confused why he received the meeting notice. Dunkelberger shared that the conditional use permit was the first step in a sequence of actions needed for the project. If approved, the applicant would need to confirm the transaction with Mr. Kent and then involve the services of a professional land surveyor. If and after that was approved, then a building permit application could be submitted. Discussion about the project ensued.

Hearing no additional questions or comments, Vice Chair Otto called for a motion to close the public hearing.

Motion by Billingsley, **seconded** by Hanson. **Voice vote:** Approved 4-0.

Otto expressed support for the conditional use permit application with the understanding that the applicant would follow the appropriate procedures and acquire the necessary approvals. Recognizing that no neighborhood opposition was presented before or at the meeting and since the approval only represented a proposed use of the land, she felt that the criteria for granting conditional use permits was satisfied. Billingsley concurred and stated that at this point, an approved conditional use permit represented a theoretical project and did not guarantee anything would happen in the immediate future. Birkenholz shared that with the location being in the rear yard and difficult to see from the public right-of-way, there would also be minimal aesthetic impacts to the neighborhood.

Motion by Birkenholz to approve CU23-2: a conditional use permit application authorizing an accessory building addition with a footprint exceeding 1,000 sq. ft. with the understanding that all subsequent requirements would be satisfied, **seconded** by Billingsley. **Roll call vote:** Approved 4-0.

- B. V23-3: 6' privacy fence in front yard at 905 S. 6th Ave. W. Wayne & Jennifer Mann, applicant.

Dunkelberger reviewed the prepared staff report and shared maps and images of the fence panel and subject property. Billingsley asked about past approved fence variances and inquired about the location of the fence. Dunkelberger answered. Dunkelberger also reviewed a submitted comment received via email on 6/6/2023 from Barb Versteegh. In summary, her email described frustrations and displeasure with the applicants but did not oppose the fence panel.

Wayne Mann, applicant, spoke about the situation and provided additional historical context regarding the two properties. He described their family's desire to use the fence panel to serve as a physical separation on the shared drive between his property and the property to the south. Considering the concrete surface, no natural options such as plantings were a viable option. Mann described the fence panel as high-end and felt that it does not diminish the neighborhood, nor was there any opposition from the neighborhood. He then provided the Board additional photos and a petition from the neighborhood with 11 signatures. He and his wife could have acquired more but stopped when they had more than 50% of those who received a notice about the meeting.

Birkenholz shared that she liked the appearance of the fence and felt the panel does not pose a problem in terms of traffic safety. Hanson agreed. Discussion about front yards on corner lots (double frontages) and fence regulations.

Hearing no additional questions or comments, Vice Chair Otto called for a motion to close the public hearing.

Motion by Birkenholz, **seconded** by Billingsley. **Voice vote:** Approved 4-0.

Discussion about front yards on corner lots (double frontages) and fence regulations. Billingsley appreciated the photos provided. Otto recognized the unique hardship with the shared drive and double frontages and felt the answers provided were sufficient. Birkenholz agreed and believed the answers provided were sufficient and had no issue with the fence panel.

Motion by Birkenholz to approve the V23-3: a variance application authorizing a 6' privacy fence panel to remain in the front (east) yard of 905 S. 6th Ave. W. at its current location, **seconded** by Billingsley. **Roll call vote:** Approved 4-0.

- C. CU23-3: 30' x 40' cold storage building at 4221 S. 22nd Ave. E. Scott Shover, applicant.

Dunkelberger reviewed the prepared staff report and shared maps and images of the subject property along with a plot plan provided by the applicant. Dunkelberger shared that no comments or questions were submitted by neighbors or residents in advance of the meeting.

Otto stated that she felt comfortable with supporting the application given the fact that no opposition was presented before or during the meeting and with staff support. Billingsley asked about the potential downside or implications of approval. Dunkelberger described how the area was a gateway to the community and this property could serve as a "first impression" for visitors and tourists. Aesthetic impacts and compatibility with the intent of the C-T: Tourism-Oriented Commercial zoning district were considerations. However, the property is well-maintained.

Scott Shover, applicant, provided additional information about the accessory storage building and shared that it would substantially match the appearance of the primary building. They intended to store trailers, equipment, and materials inside and it would also benefit their company considering the added security with everything stored inside rather than outside as it is currently.

Hearing no additional questions or comments, Vice Chair Otto called for a motion to close the public hearing. **Motion** by Birkenholz, **seconded** by Billingsley. **Voice vote:** Approved 4-0.

Otto articulated how she felt aesthetic concerns were addressed by the applicant, and if anything, erecting the additional structure will provide a more aesthetically pleasing and safer way of storing equipment they need so she had no issues with approving the conditional use permit. Billingsley agreed and expressed support. He shared that the accessory building was a better option than storing everything outside which could look like a junkyard.

Motion by Birkenholz to approve CU23-3: a conditional use permit application authorizing a 30' x 40' cold storage accessory building at 4221 S. 22nd Ave. E., **seconded** by Hanson. **Roll call vote:** Approved 4-0.

Old Business

None.

New Business

None.

Motion by Birkenholz to adjourn the meeting, **seconded** by Billingsley. **Voice Vote:** approved, 4-0. The meeting was adjourned at 5:17 PM.

Zoning Board of Adjustment – CU23-5 Staff Report

Applicant: Josh Stafford
Proposal: Construct a 30' x 40' (1,200 sq. ft.) detached accessory building
Location: 522 1st Street South (Parcel #0834326026)
Current Use: Single-family residence
Current Zoning: R-2: One- and Two-Family Residential

- 522 1st St. S. is located within an R-2: One- and Two-Family Residential zoning district. Included in this report is an aerial and zoning map for reference. The outlined lot is the subject property.
- Accessory buildings are a permitted use within the R-2 district, but if the building footprint exceeds 1,000 sq. ft., then a conditional use permit approved by the Newton Zoning Board of Adjustment is required - per code language adopted in 2014.
- When reviewing an accessory building proposal as a conditional use, the ZBA should consider:
 - Proposed location & screening, drainage impacts, visual interest & compatibility with the neighborhood.
- **Screening.** The Zoning Board of Adjustment may choose to explore a requirement for screening from adjoining properties. Screening may consist of, but is not limited to plantings and landscaping or solid style fencing. Staff finds that this requirement should only be considered if aesthetic concerns are presented. If concerns are not raised by neighbors about visual impacts, staff would determine that an extra expense for more screening is not necessary.
- **Drainage or Direction of Downspouts.** Storm water run-off from the new building footprint may not be directed onto abutting properties. If this conditional use permit is approved, Staff shall



ensure the structure meets minimum building code requirements. The Board may still choose to explore requiring gutters and downspouts to be installed so that rainwater is discharged away from the building and directed towards a specific area of the property.

- **Visual Interest and Visual Compatibility with Surrounding Neighborhood.** This element is the primary reason why citizens sought the code amendment requiring a conditional use permit for large accessory buildings. The accessory building in design and style should complement the property and surrounding neighborhood. Buildings that look/feel misplaced in nature should be amended with design elements that align with the surroundings.

Criteria for Granting Conditional Use Permits:

- *Criteria for Granting:* No conditional use shall be granted by the Zoning Board of Adjustment unless such use:
 1. Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected;
 2. Is so designed, located, and proposed to be operated that it is compatible with its surroundings;
 3. Will not cause substantial injury to the value of the other property in the neighborhood in which it is to be located; and
 4. Shall conform to the applicable regulations of, and be compatible with the essential character of the district in which it is located.

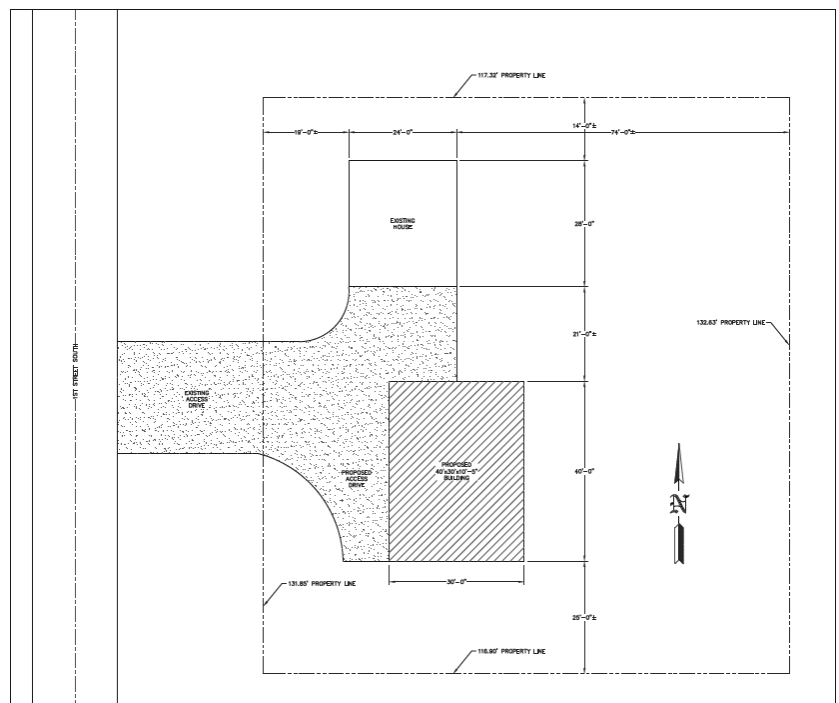
Therefore, the role of the Zoning Board of Adjustment is to determine the appropriateness of a 1,200 sq. ft. detached garage at 522 1st Street South, and to ensure that it does not unreasonably or negatively interfere with the use and enjoyment of another's property.

Public Notice:

Notice of the public meeting was sent to all property owners within 400 feet of the subject property upon which the proposed conditional use is to be located on Tuesday, July 25, 2023. Notice of the meeting was also published in the *Newton Daily News* twice, once on Tuesday, July 25, 2023, and again on Tuesday, August 1, 2023. If comments are received before the meeting, staff will share them as part of this report.

Recommendation:

Staff recommends approval of this application, with the understanding that all neighborhood comments and questions are addressed during the public hearing and all feedback is resolved/addressed prior to construction. If approved, a building permit application can then be reviewed and issued to authorize construction.



BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNERS INFORMATION:

NAME: JOSH STAFFORD
ADDRESS: 522 1ST STREET SOUTH
CITY: NEWTON
STATE: IA
ZIP: 50208

BUILDING DESIGN INFORMATION:

DESIGN CODE: 2015 IBC
USE OF BUILDING: PRIVATE STORAGE
OCCUPANCY CLASSIFICATION: GROUP (U)
CONSTRUCTION TYPE: SB
RISK CATEGORY: 2
FIRE SUPPRESSION SYSTEM: NO

BUILDING AREA:

AREA OF WORK: 1200 SQFT
MEZZANINE AREA: 0 SQFT
EXISTING BUILDING AREA: 0 SQFT
TOTAL BUILDING AREA: 1200 SQFT

ALLOWABLE AREA:

TABLE AREA: 5500 SQFT
PERIMETER INCREASE: 0 SQFT
SPRINKLER INCREASE: 0 SQFT
TOTAL ALLOWABLE AREA: 5500 SQFT

BUILDING DESIGN LOADS:

SNOW	WIND	SEISMIC	TRUSS DEAD LOADS
(Pg) = 30.0 PSF (Ce) = 0.90 (Is) = 1.00 (Cl) = 1.20 (P) = 22.68 PSF (Cs) = 0.94 (Ps) = 21.26 PSF (Lr) = 30.00 PSF	B.W.S. = 115 MPH EXPOSURE = B	SEISMIC IMPORTANCE FACTOR: 1.00 SPECTRA RESPONSE COEFFICIENT SDS: 0.111 SPECTRA RESPONSE COEFFICIENT SD1: 0.112 SITE CLASSIFICATION: E SEISMIC DESIGN CATEGORY: B	DLTC = 4 PSF DLBC = 10 PSF

*WITH UNBALANCED LOADS AS REQUIRED

MAJOR STRUCTURAL COMPONENTS:

COLUMNS:	ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
TRUSSES:	DESIGNED IN ACCORDANCE TO 2015 IBC TPI APPROVED MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTREC0789094 LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
STEEL PANEL:	MIDWEST MANUFACTURING'S PRO-RIB STEEL PANEL .0142" MINIMUM THICKNESS BEFORE PAINTING .0165" NOMINAL THICKNESS AFTER PAINTING G60 GALVANIZED COATING PLUS ZINC PHOSPHATE 40 YEAR PAINT WARRANTY STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 82000 PSI MINIMUM TENSILE STRENGTH

PLEASE NOTE:

DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.
THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
IMPORTANT!!! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.
ROOF SYSTEM USES A SLIPPERY ROOF SURFACE. THE USE OF ACCESSORIES TO PREVENT THE SLIDING OF SNOW IS NOT PERMITTED.

SOIL:

OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.
ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
FOOTINGS TO BE ABOVE THE WATER TABLE
ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
SOIL DESIGN BASED ON IBC CHAPTER 18 (CHAPTERS 16, 19, 21, 22 AND 23)
PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS: (CLASS OF MATERIAL: SW, SP, SM, AND SC). →
SOIL CONSISTENCY: MEDIUM
A SOIL BEARING PRESSURE AT GRADE ASSUMED AT A MINIMUM 2000 PSF.

CONCRETE:

CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318.
CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
ALL DEFORMED REBAR SHALL MEET A615 GRADE 60 OR BETTER.

LUMBER:

ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
ALL 2x4, 2x6, 2x8 LUMBER SHALL BE #2 SPF OR BETTER UNLESS NOTED OTHERWISE. ALL 2x10 & 2x12 LUMBER SHALL BE AS SPECIFIED ON THE BUILDING PRINT.
ALL LUMBER IN CONTACT WITH CONCRETE OR SOIL ABOVE GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWWA U1 UC3B REQUIREMENTS OR BETTER.
ALL LUMBER BELOW GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWWA U1 UC4B REQUIREMENTS OR BETTER.

STEEL TRIMS:

COLOR MATCHED STEEL TRIMS
CERAM-A-STAR 1050 PAINT SYSTEM

FRAMING FASTENERS:

POST FRAME NAILS:
10d RINGSHANK NAILS (.135"), UNLESS NOTED OTHERWISE.
16d RINGSHANK NAILS (.148"), UNLESS NOTED OTHERWISE.
30d RINGSHANK NAILS (.177"), UNLESS NOTED OTHERWISE.
60d RINGSHANK NAILS (.200"), UNLESS NOTED OTHERWISE.

PANEL FASTENERS:

COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.

HANDLING AND STORING:

ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.

GRADE:

ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 5% GRADE FOR PROPER DRAINAGE (2% FOR IMPERVIOUS SURFACES) (IBC 1804).

CONSTRUCTION BRACING:

TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).

HVAC:

HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.

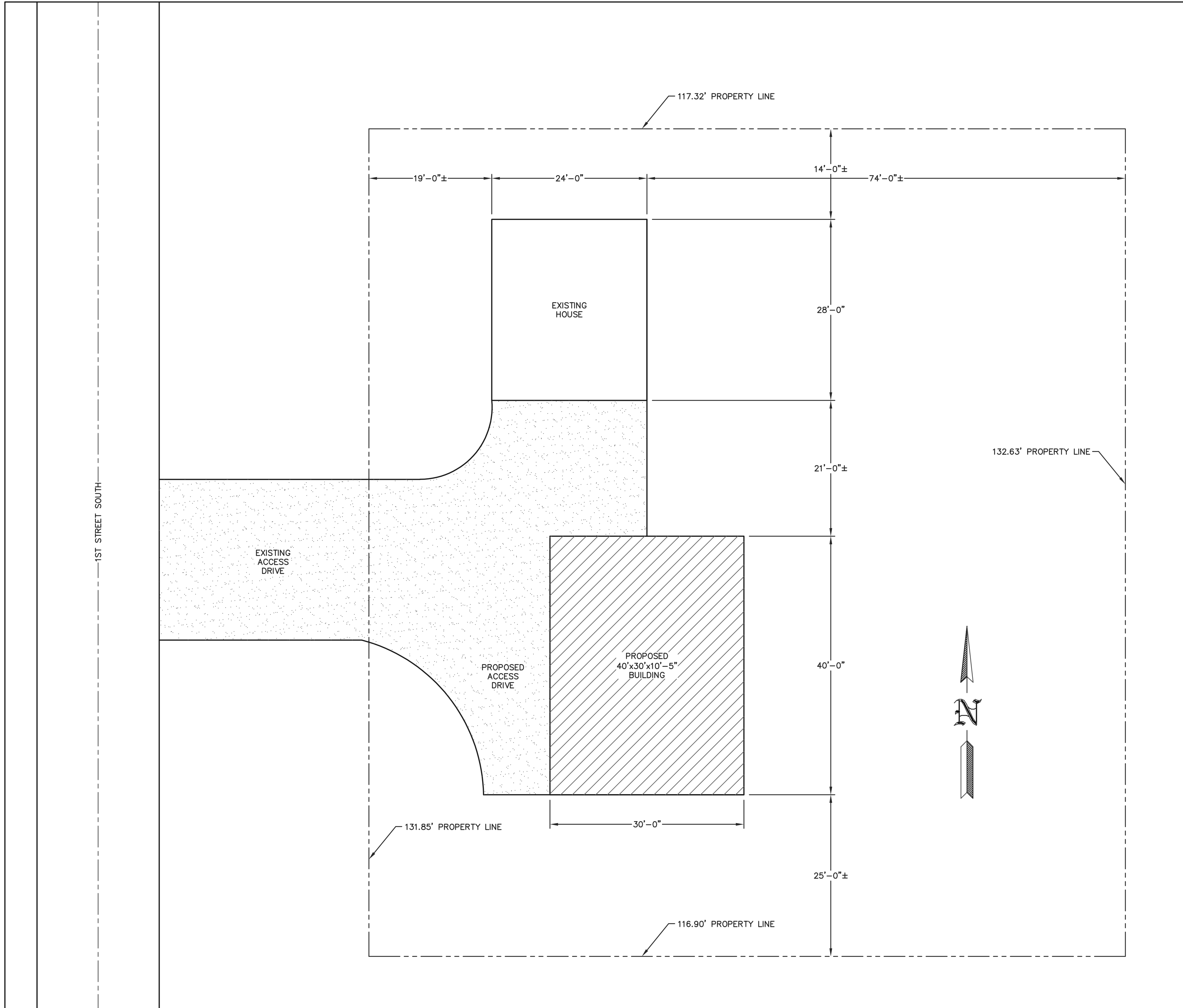
PLUMBING:

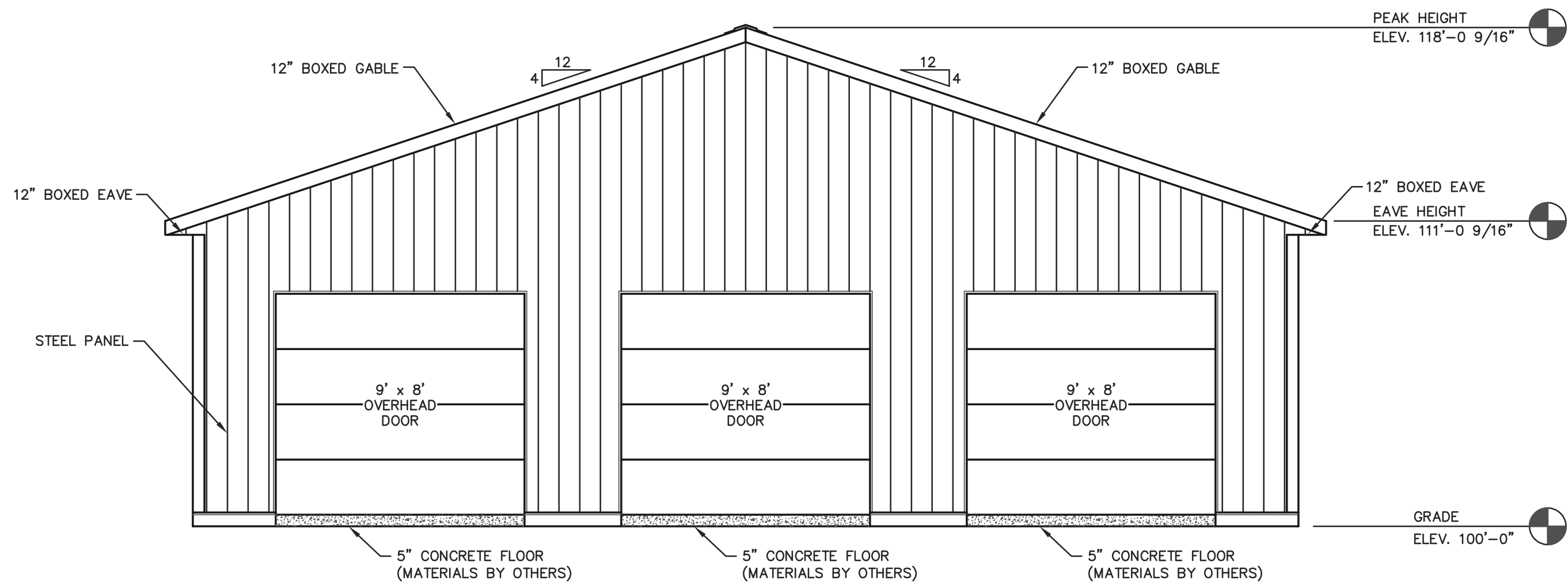
PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.

ELECTRICAL:

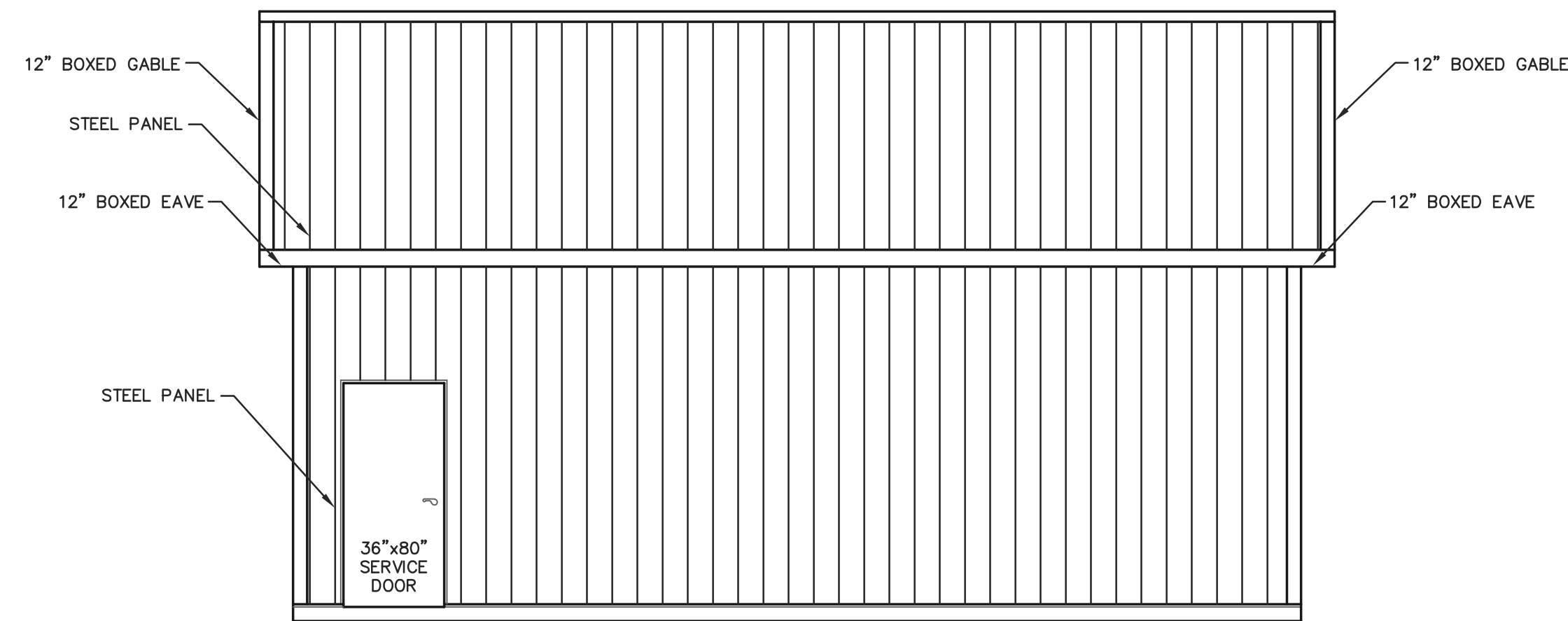
ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

JOSH STAFFORD GARAGE NEWTON, IA

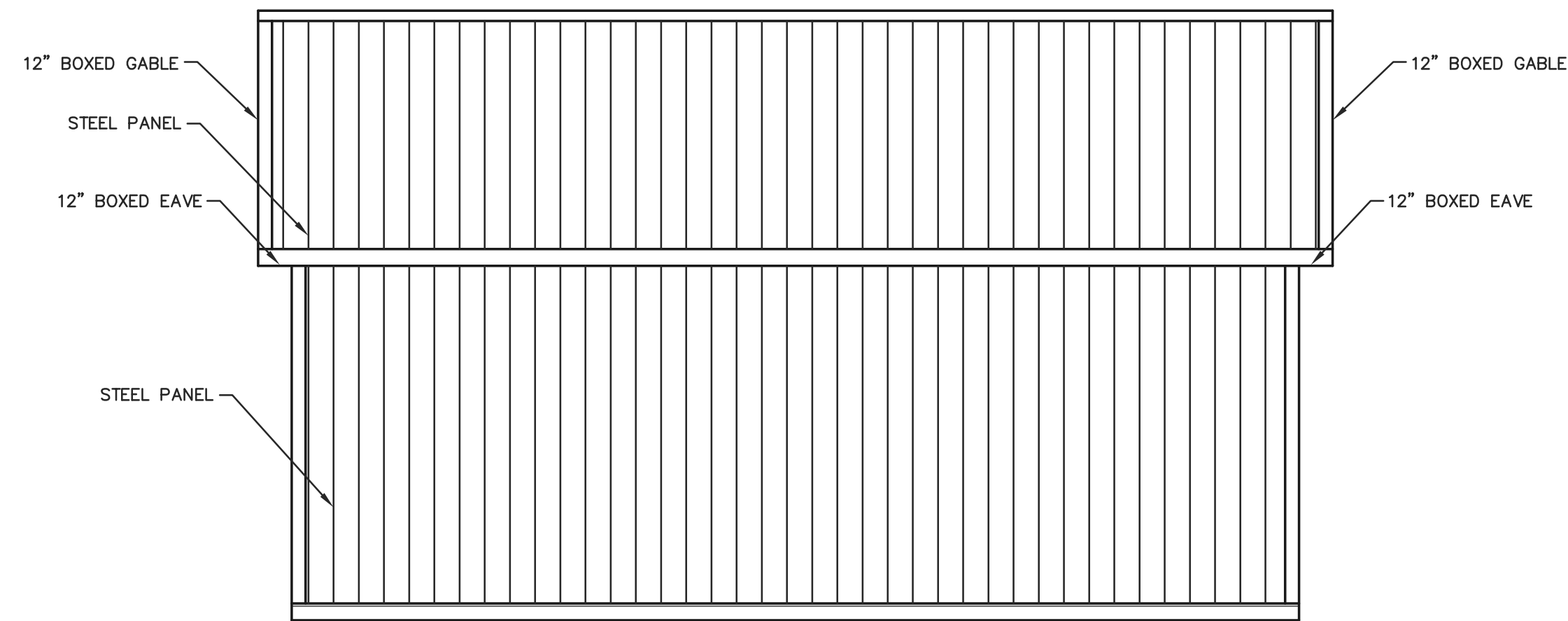




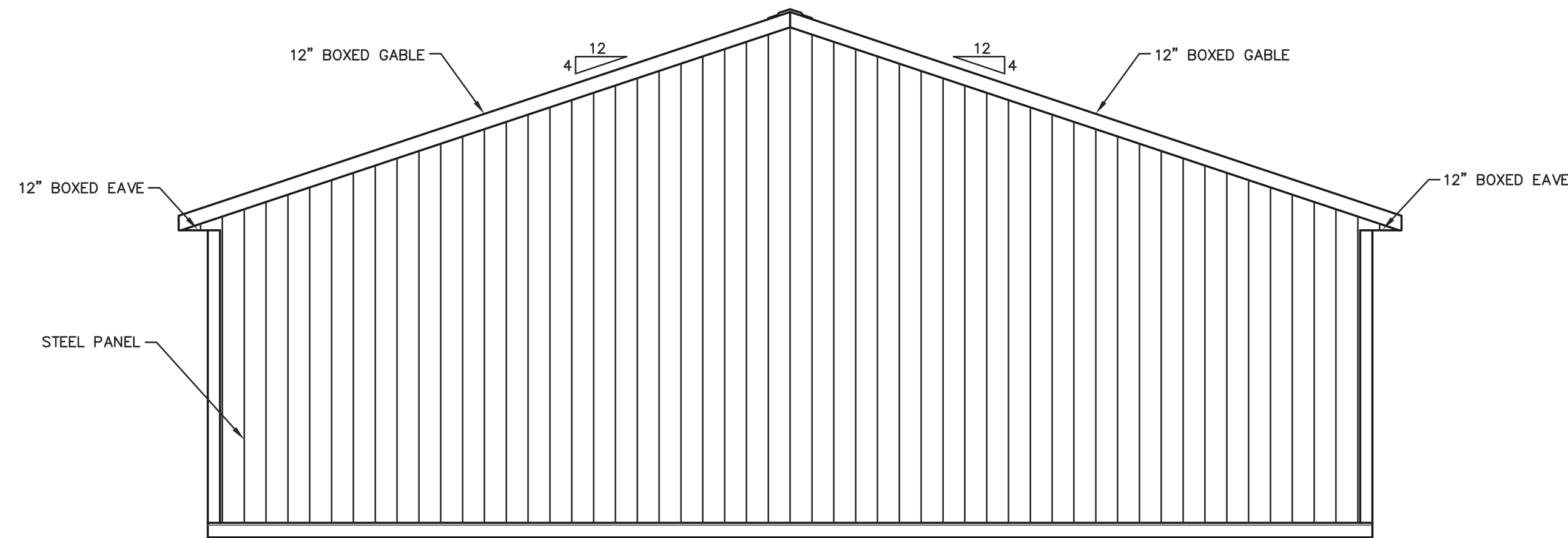
WEST ENDWALL



NORTH SIDEWALL

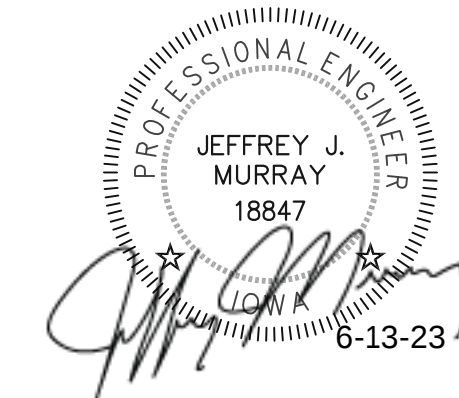


SOUTH SIDEWALL



EAST ENDWALL

ELEVATIONS
SCALE: 1/4"=1'-0"



ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-6565

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
JOSH STAFFORD GARAGE

NEWTON, IA

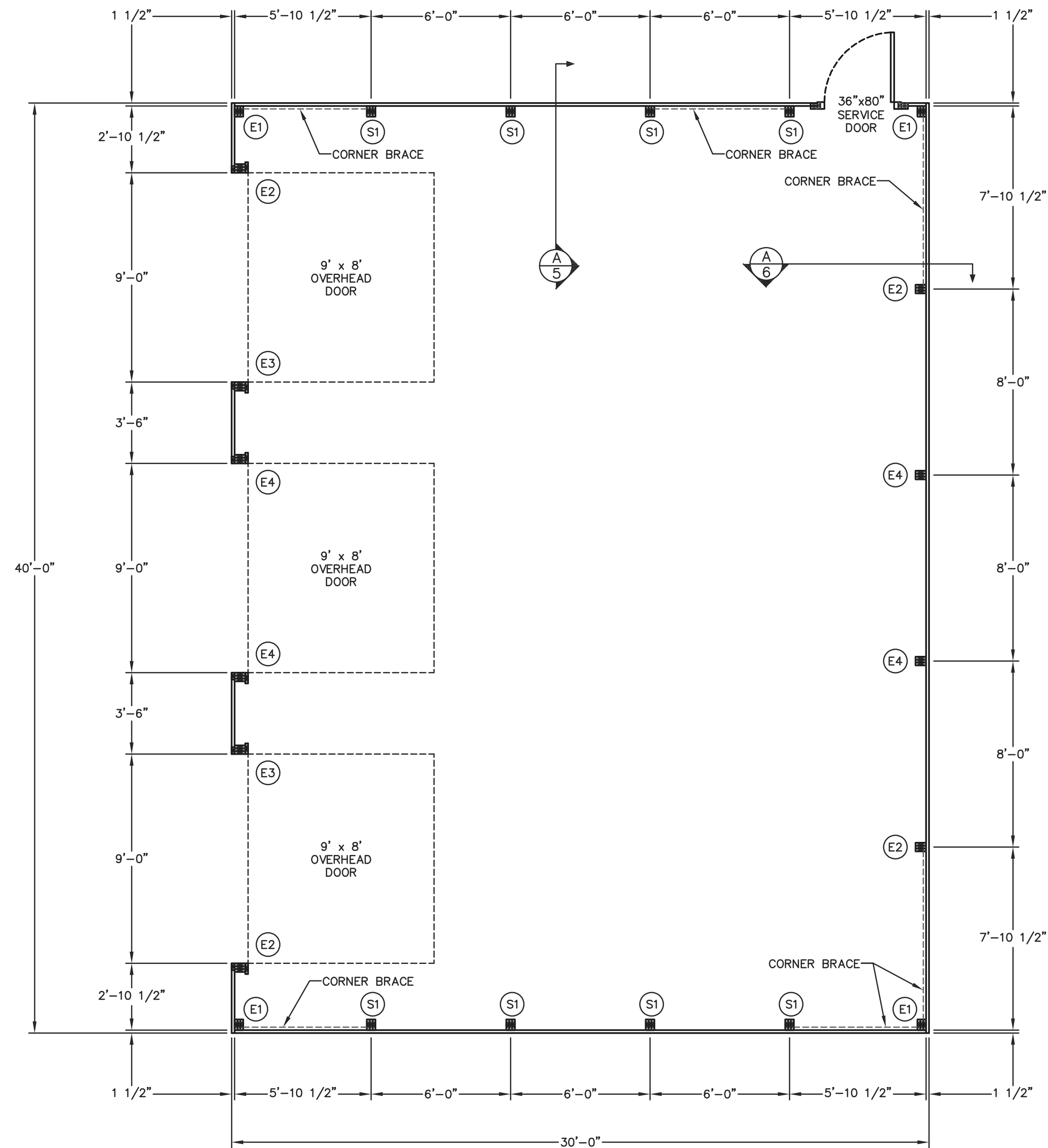
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: MATT KUBEHL
DRAWN BY: JMS
DATE: 6/13/2023
SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ELEVATIONS

FILE NAME: U16323IA
SHEET NO.
S2

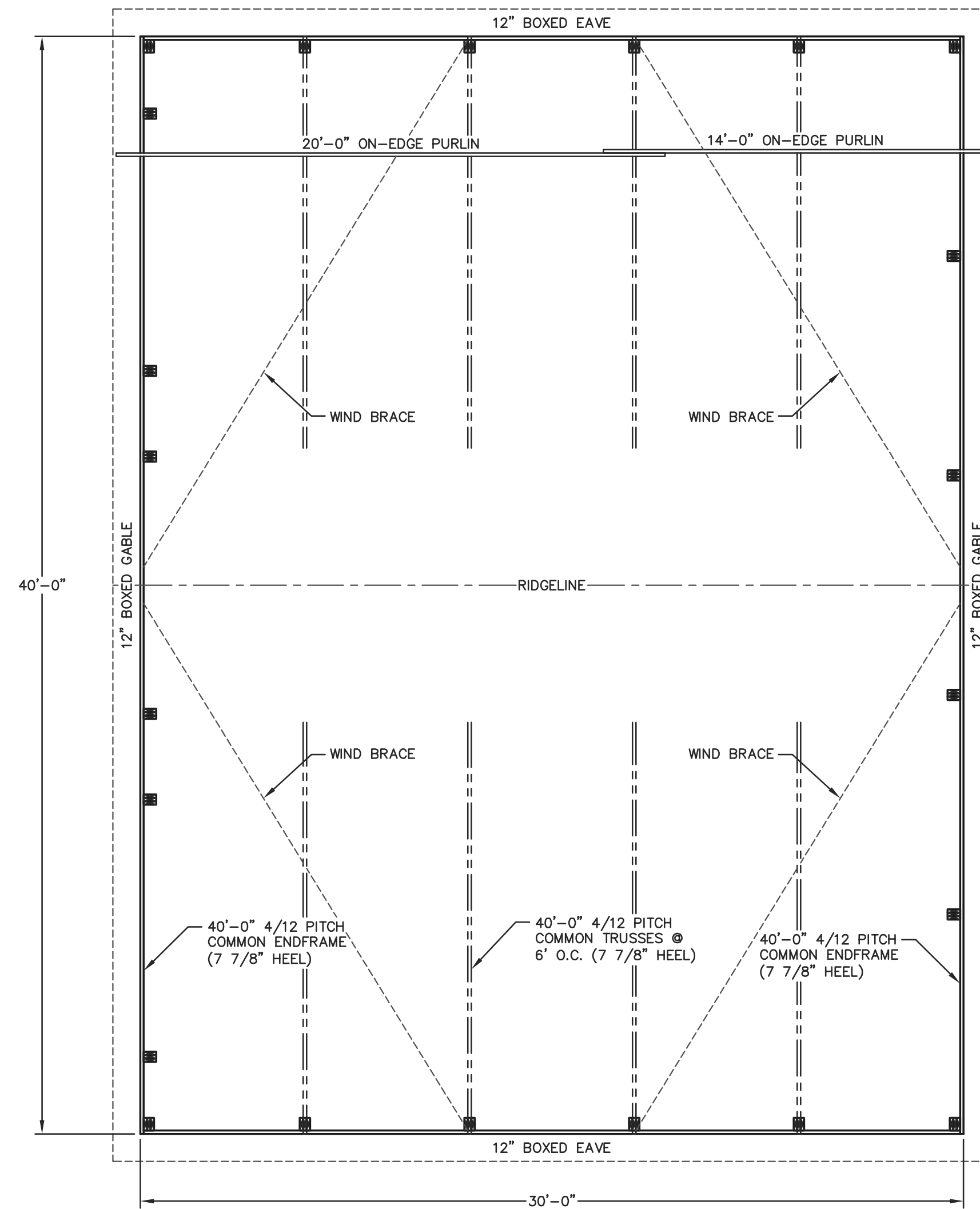


FLOOR PLAN
SCALE: 1/4"=1'-0"

COLUMN & FOOTING SCHEDULE				
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	NUMBER OF COLUMNS	FOOTING DESCRIPTION
S1	3-PLY (16")-2x6 #1 SYP LAMINATED COLUMN	4'-0"	8	24"x6" CONCRETE FOOTING
E1	3-PLY (16")-2x6 #1 SYP LAMINATED COLUMN	4'-0"	4	14"x4" CONCRETE FOOTING
E2	3-PLY (18")-2x6 #1 SYP LAMINATED COLUMN	4'-0"	4	14"x4" CONCRETE FOOTING
E3	3-PLY (20")-2x6 #1 SYP LAMINATED COLUMN	4'-0"	2	14"x4" CONCRETE FOOTING
E4	3-PLY (22")-2x6 #1 SYP LAMINATED COLUMN	4'-0"	4	14"x4" CONCRETE FOOTING

NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS EXCEPT FOR CORNERS AND OVERHEAD DOOR JAMBS OR UNLESS NOTED OTHERWISE.

NOTE:
CORNER BRACE SHALL BE A 2x6 EXTENDING FROM THE GRADEBOARD AT THE INTERIOR COLUMN TO THE TOP OF THE CORNER COLUMN. CORNER BRACE SHALL BE SECURED TO THE GRADEBOARD W/(3)-10d RINGSHANK NAILS AND TO THE SOFFIT NAILER/ENDFRAME BOTTOM CHORD W/(3)-10d RINGSHANK NAILS. EACH BRACE TO GIRT LOCATION SHALL BE SECURED W/(1)-10d RINGSHANK NAIL.

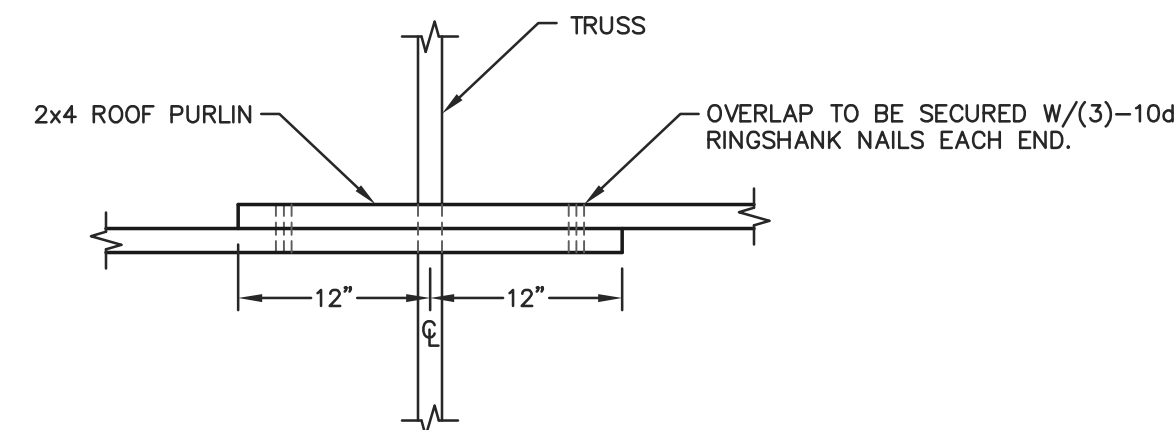


ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

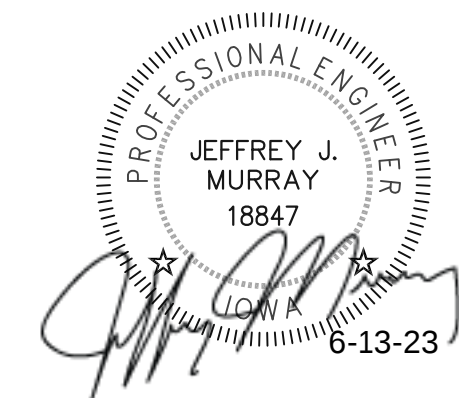
NOTE:
2x4 ROOF PURLINS (ON-EDGE) AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS W/(1)-60d RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION. FOR PURLIN OVERLAP SEE DETAIL A/3.

NOTE:
WIND BRACE SHALL BE A 2x4 PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-30d RINGSHANK NAILS AT EACH END AND W/(1)-10d RINGSHANK NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE:
LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.



A/3 PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"



ENGINEERING SERVICES
5311 KANE RD. RAVU CLARE, WI 54703 (715) 876-6555

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

JOSH STAFFORD
GARAGE

NEWTON, IA

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: MATT KUBEHL

DRAWN BY: JMS

DATE: 6/13/2023

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

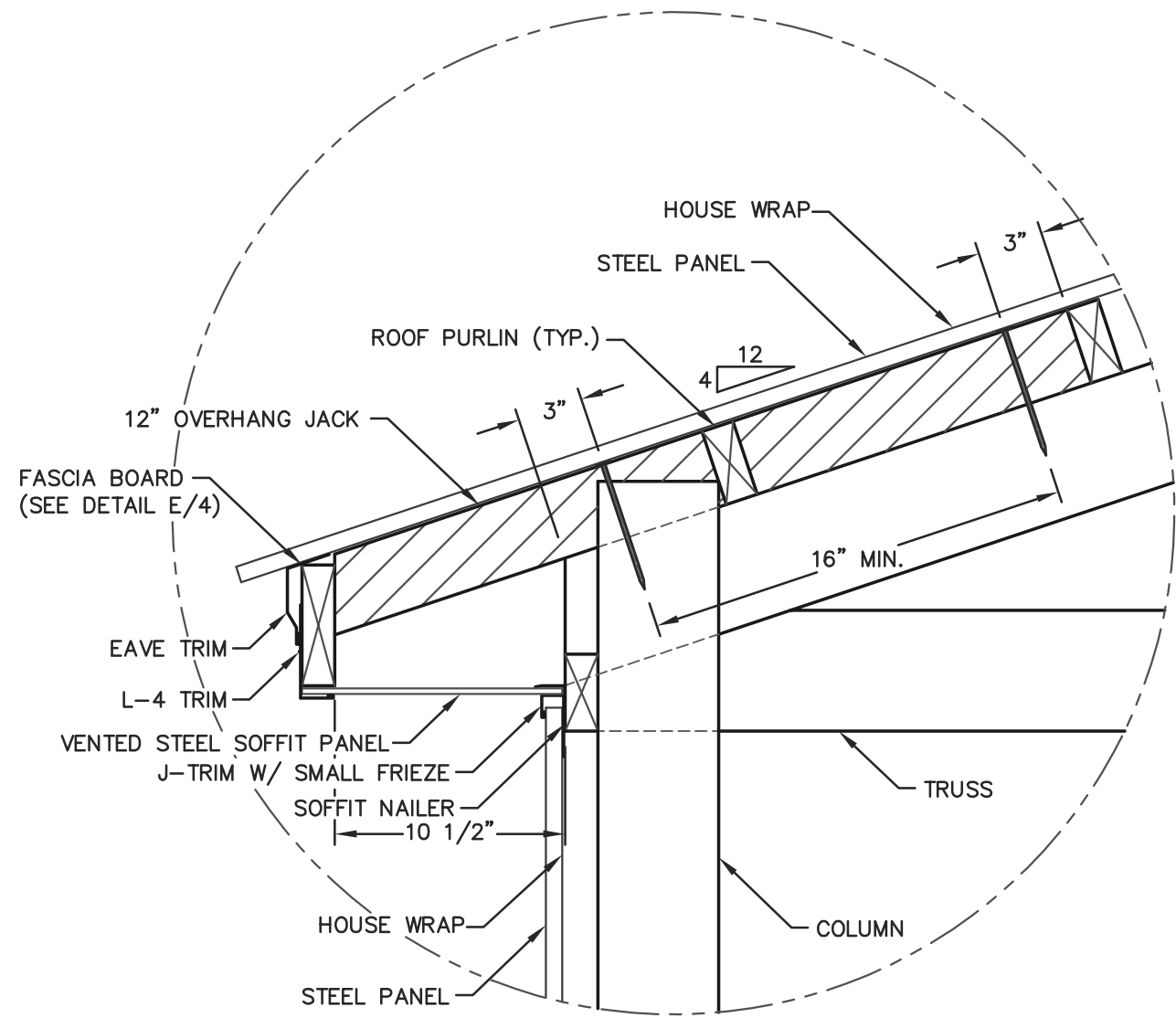
FLOOR PLAN AND
ROOF FRAMING PLAN

FILE NAME: U163231A

SHEET NO.

S3

NOTE:
PURLINS SECURED TO OVERHANG JACKS W/ MITEK JDS24
PURLIN HANGERS (SECURED PER MITEK SPECIFICATIONS).



C 12" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"

WALL SECTION FASTENER NOTES

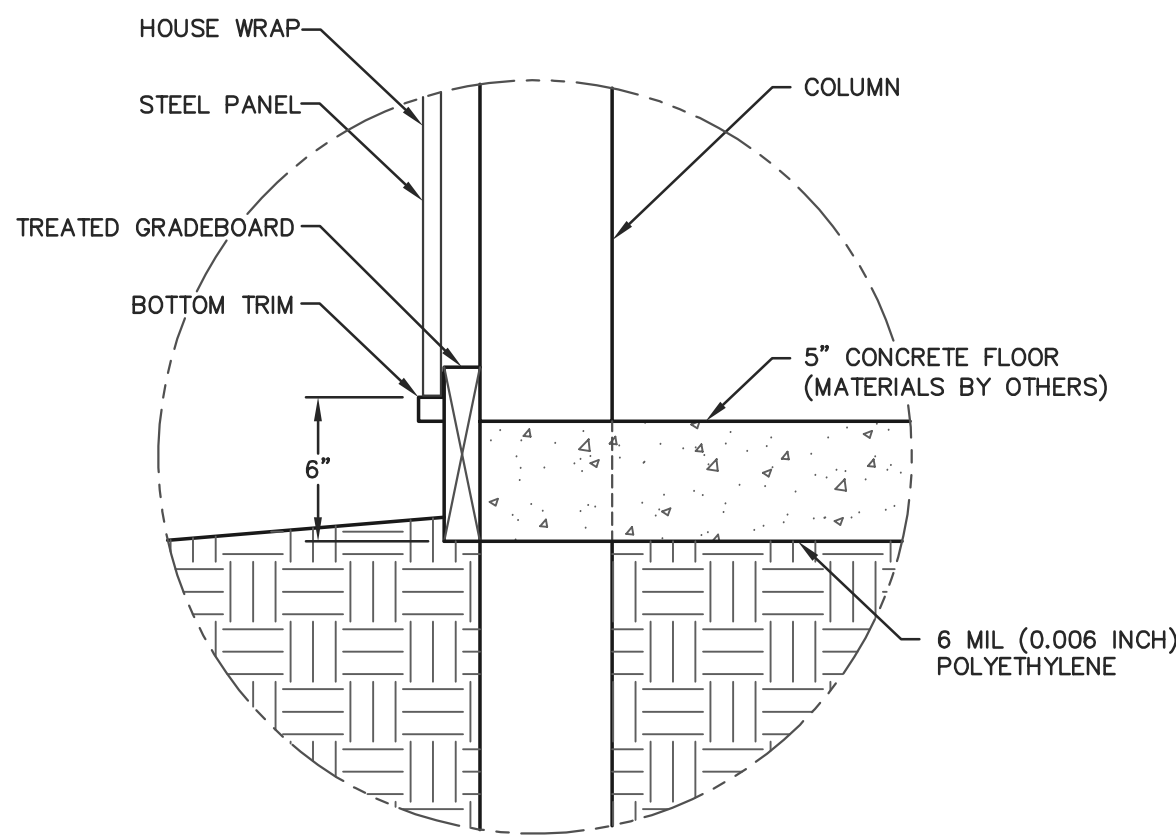
OVERHANG JACK:
OVERHANG JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS, 16" MIN. APART.

SOFFIT NAILER:
SOFFIT NAILER SECURED WITH (2)-30d RINGSHANK NAILS AT EACH SOFFIT NAILER TO COLUMN LOCATION.

WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

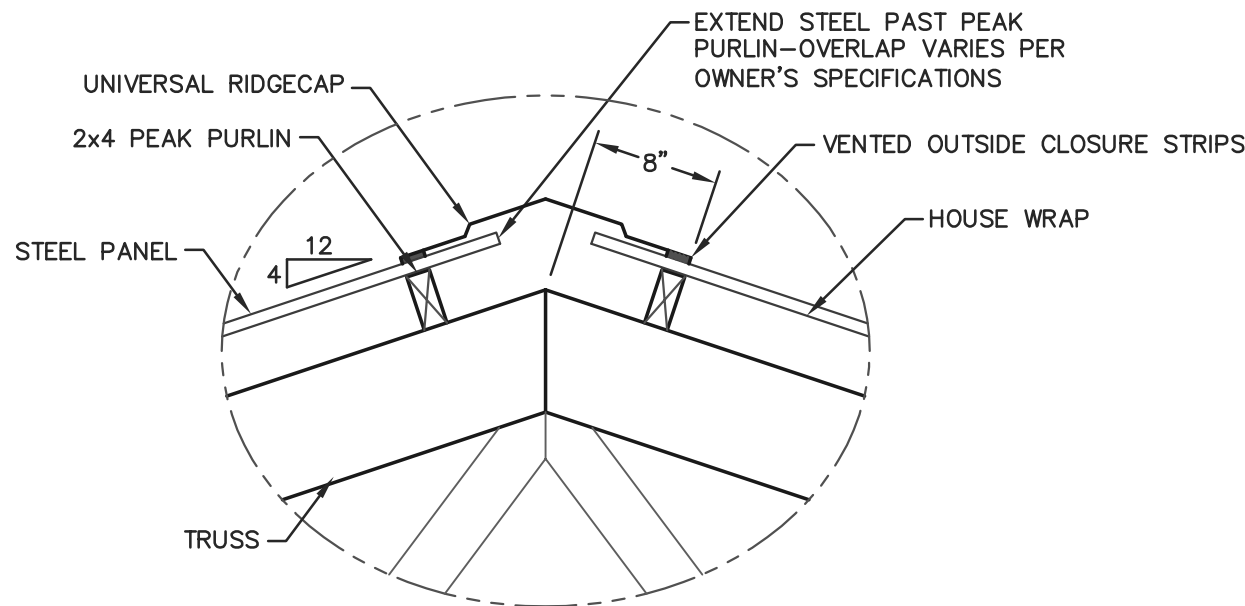
EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

TREATED ANCHOR BLOCKS:
TREATED ANCHOR BLOCKS SECURED TO EACH FACE OF THE COLUMN AT THE BASE WITH (4)-30d RINGSHANK NAILS, EACH BLOCK.

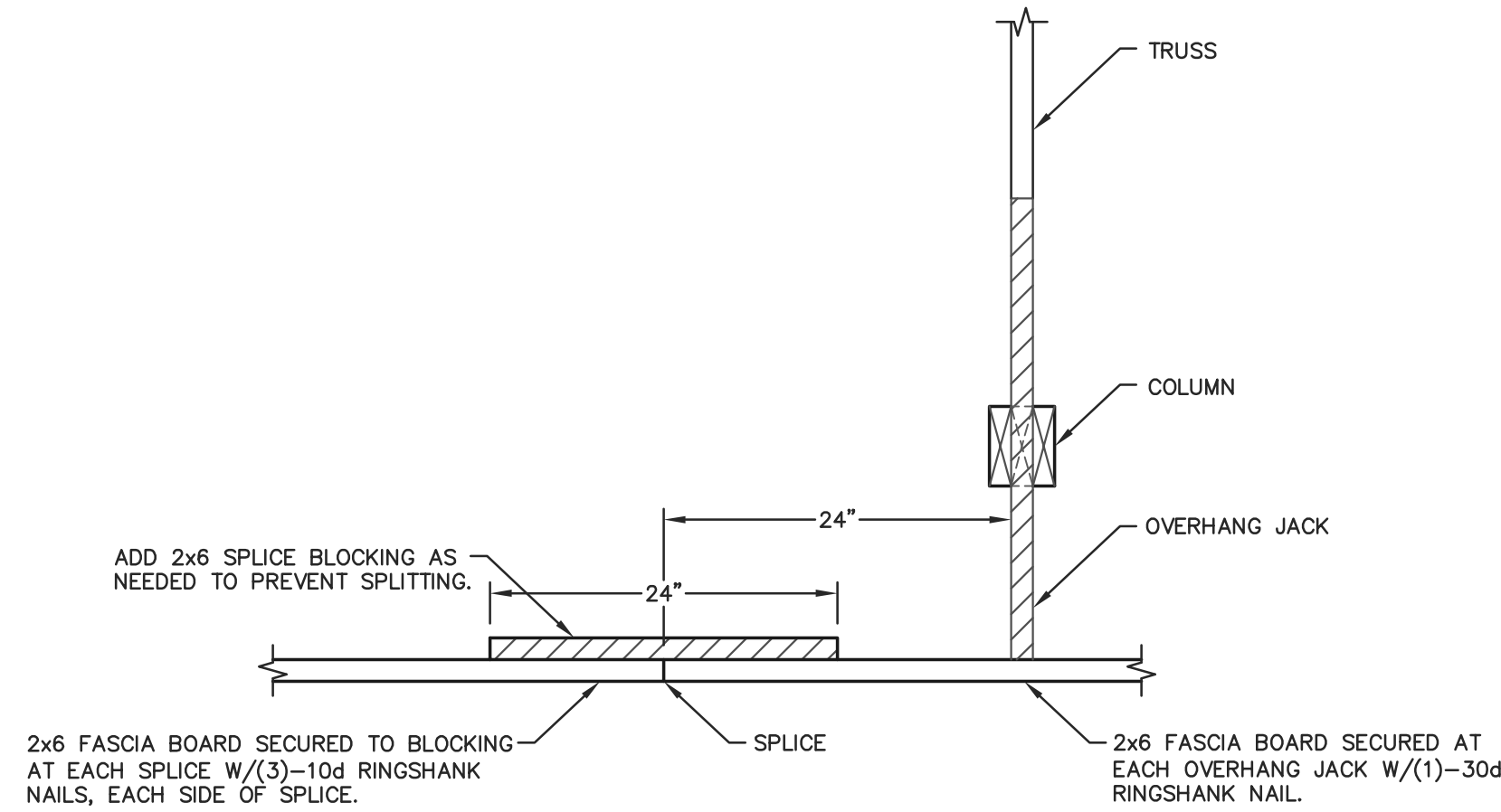


B GRADE DETAIL
SCALE: 1 1/2"=1'-0"

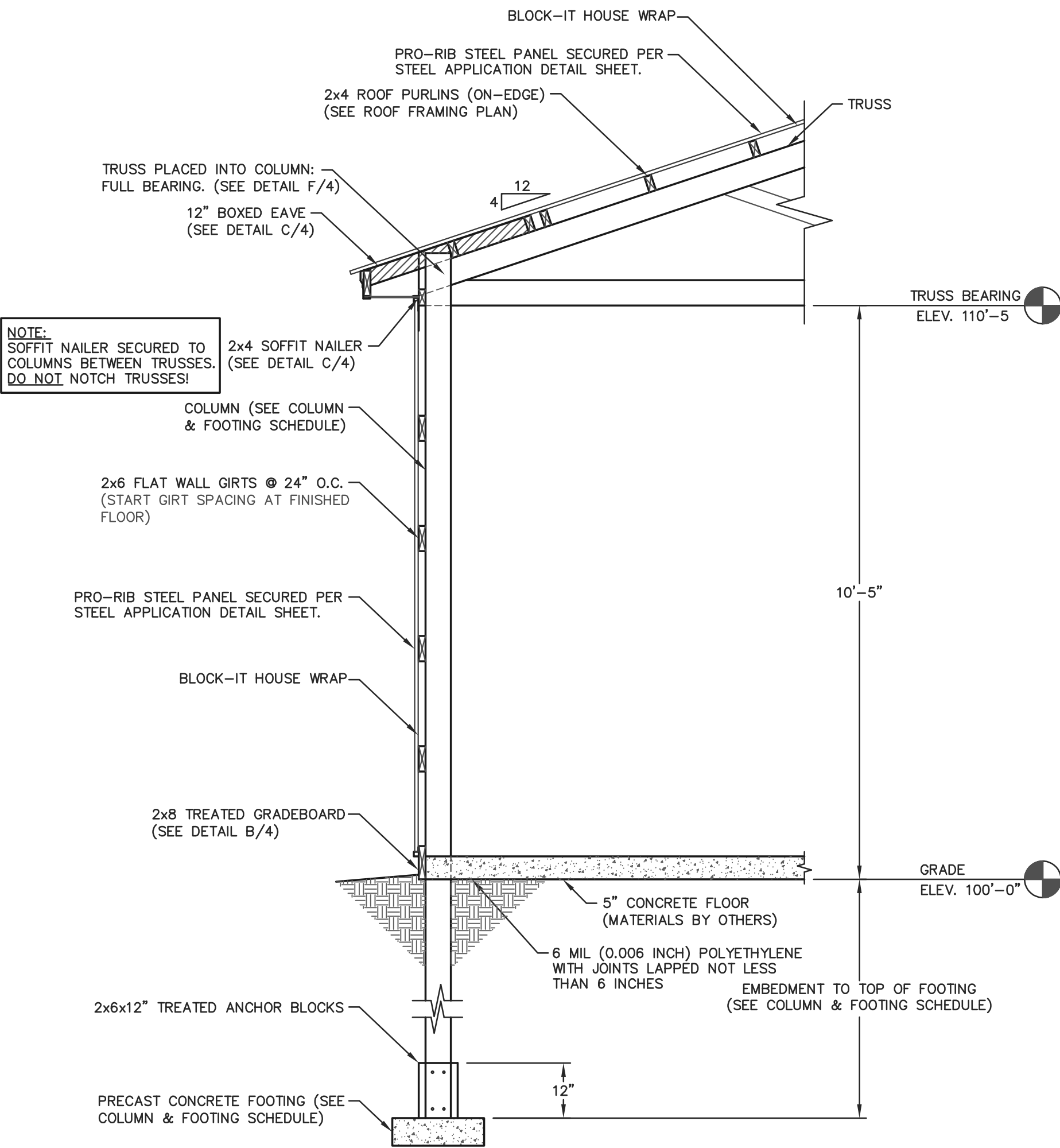
NOTE:
2x4 PEAK PURLINS BUTTED END
TO END AND ALL OTHER PURLINS
WILL OVERLAP 12" MIN.



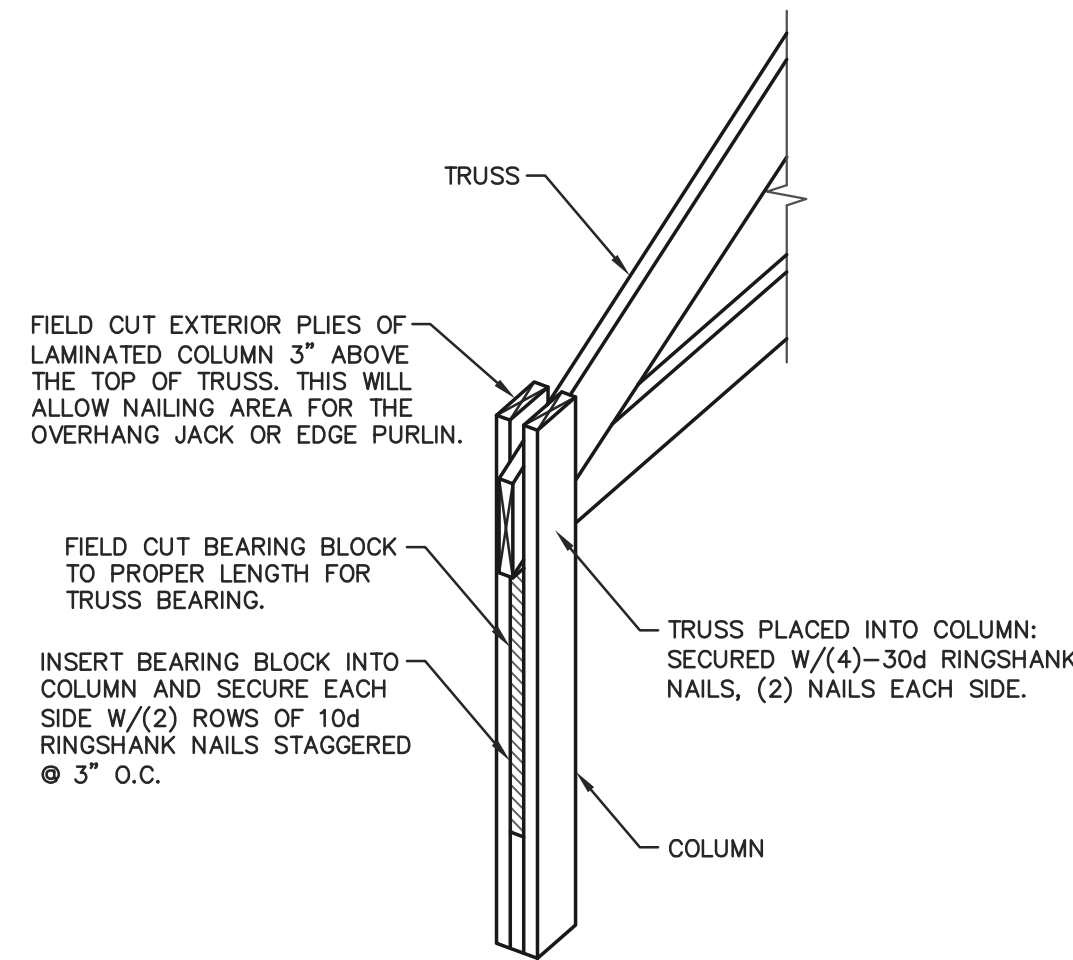
D PEAK PURLIN DETAIL
SCALE: 1"=1'-0"



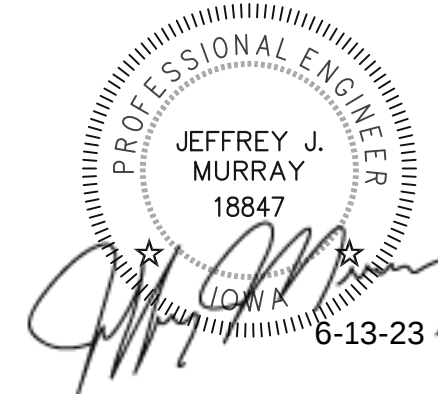
E FASCIA BOARD DETAIL
SCALE: 1"=1'-0"



A SIDEWALL SECTION
SCALE: 1/2"=1'-0"



F TRUSS INSTALLATION DETAIL
NOT TO SCALE



ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-0555

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

JOSH STAFFORD GARAGE

NEWTON, IA

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: MATT KUBEHL

DRAWN BY: JMS

DATE: 6/13/2023

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

SIDEWALL SECTION AND SECTION DETAILS

FILE NAME: U16323IA

SHEET NO.

S4

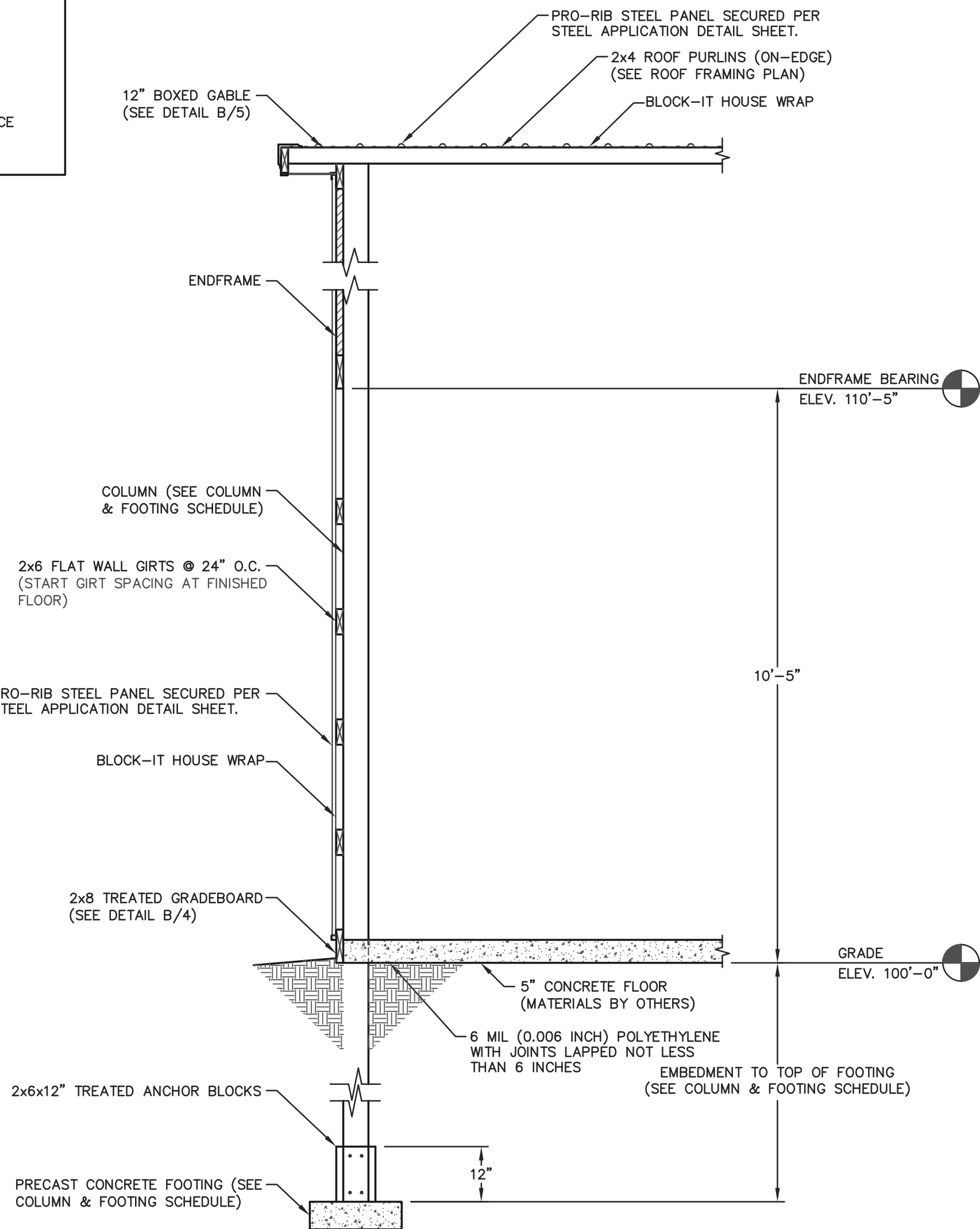
WALL SECTION FASTENER NOTES

ENDFRAME:
ENDFRAME SECURED TO ALL ENDWALL COLUMNS WITH (5)-30d RINGSHANK NAILS AT EACH ENDFRAME TO COLUMN LOCATION.

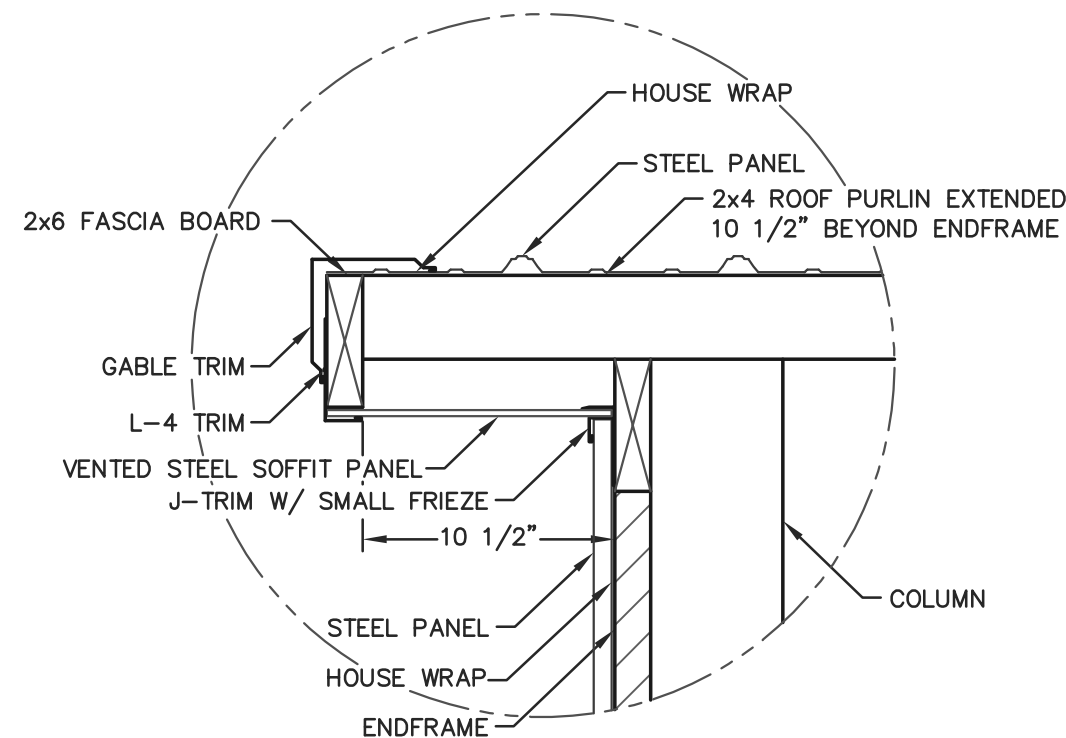
WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

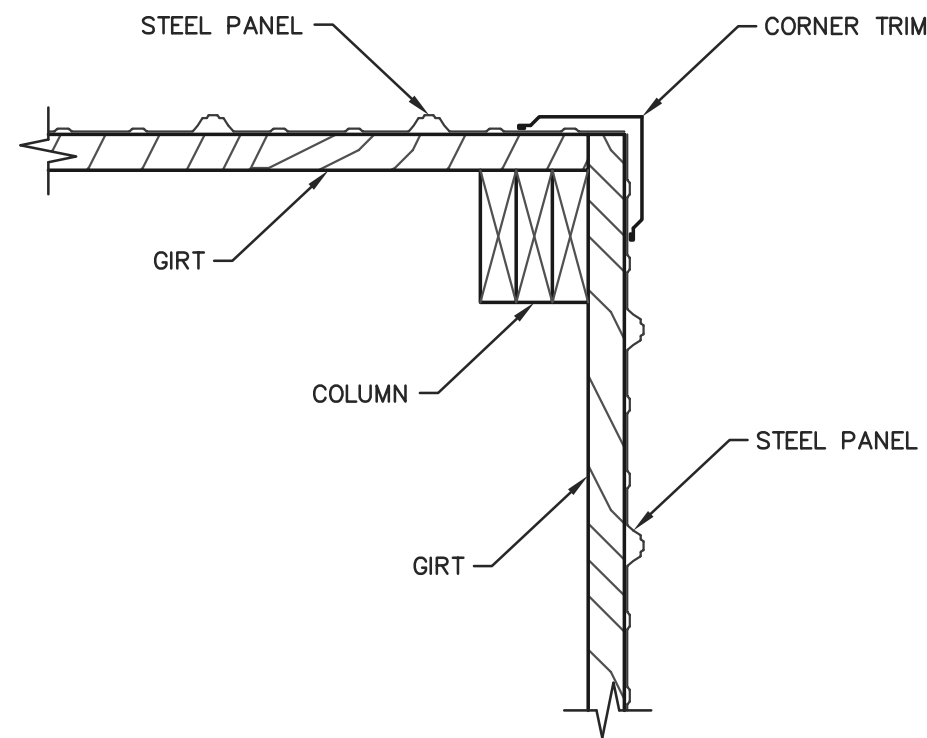
TREATED ANCHOR BLOCKS:
TREATED ANCHOR BLOCKS SECURED TO EACH FACE OF THE COLUMN AT THE BASE WITH (4)-30d RINGSHANK NAILS, EACH BLOCK.



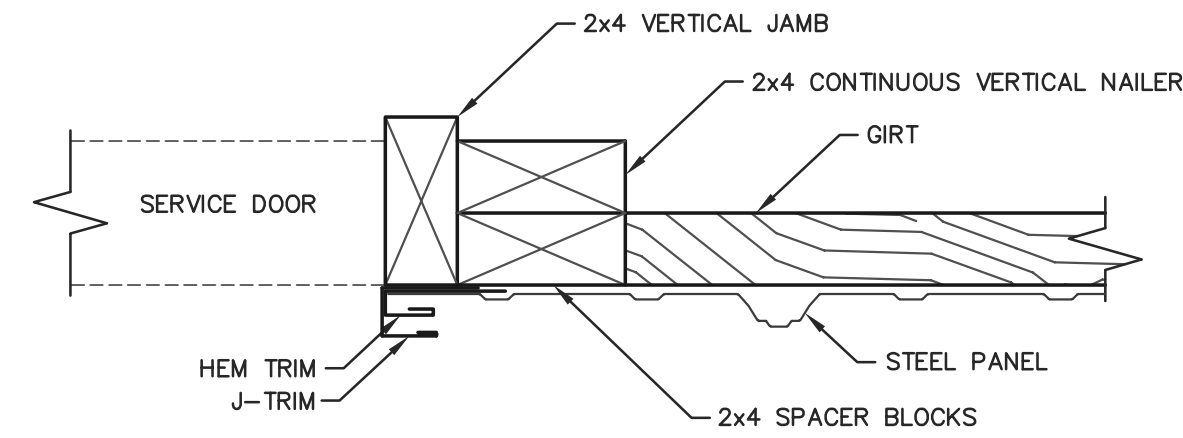
ENDWALL SECTION
SCALE: 1/2"=1'-0"



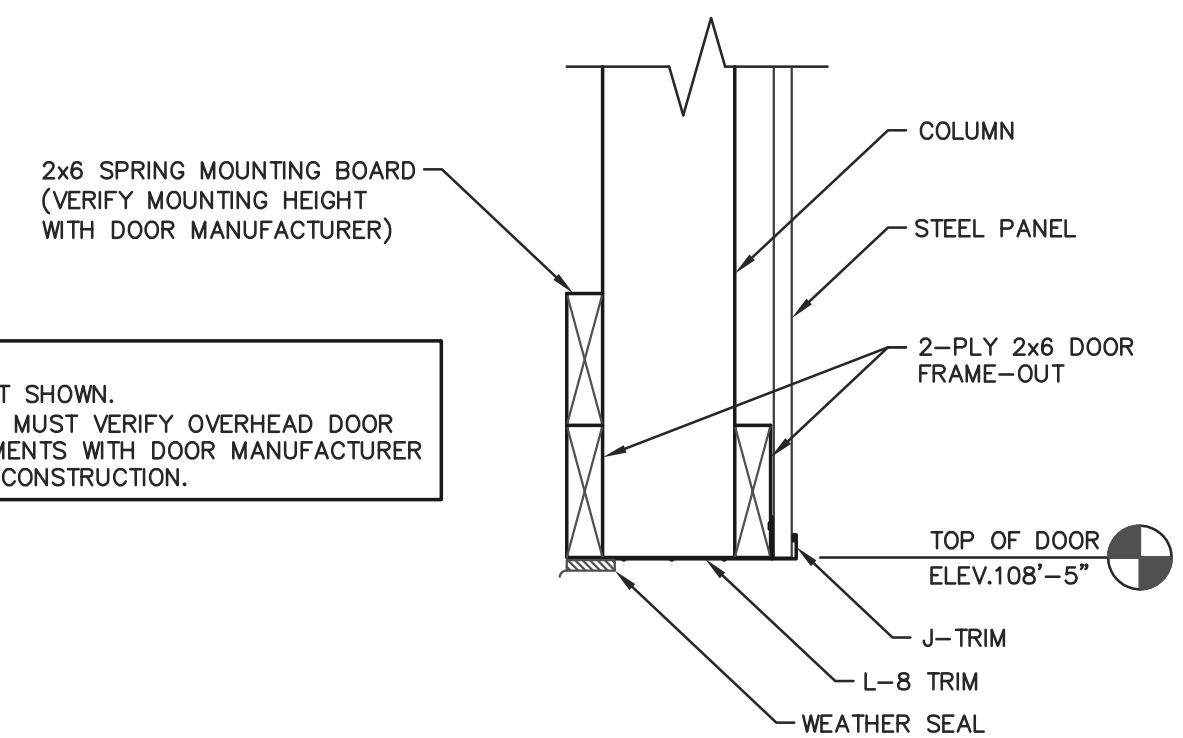
12" BOXED GABLE DETAIL
SCALE: 1 1/2"=1'-0"



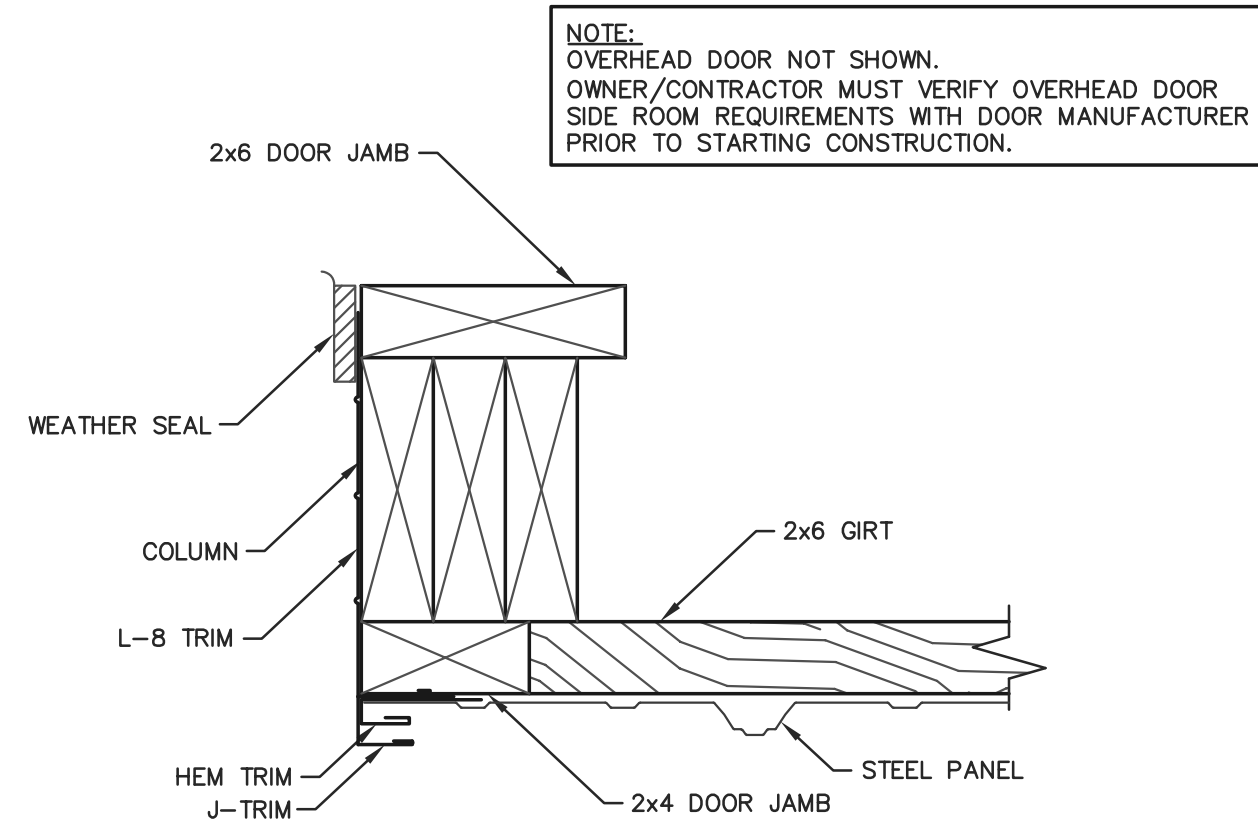
CORNER TRIM DETAIL
SCALE: 1 1/2"=1'-0"



SERVICE DOOR JAMB DETAIL
SCALE: 3"=1'-0"



ENDWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1 1/2"=1'-0"



OVERHEAD DOOR JAMB DETAIL
SCALE: 3"=1'-0"



ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-0555

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

**JOSH STAFFORD
GARAGE**

NEWTON, IA

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: MATT KUBEHL

DRAWN BY: JMS

DATE: 6/13/2023

SCALE: AS NOTED

REVISIONS

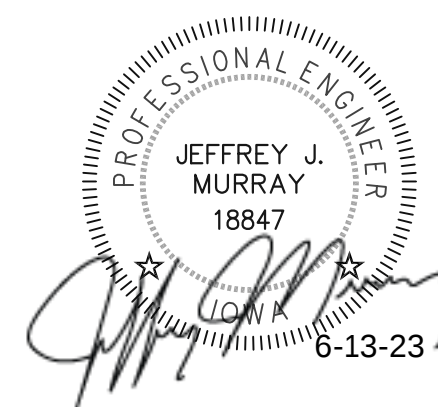
NO	DATE	DESCRIPTION	BY
1			
2			

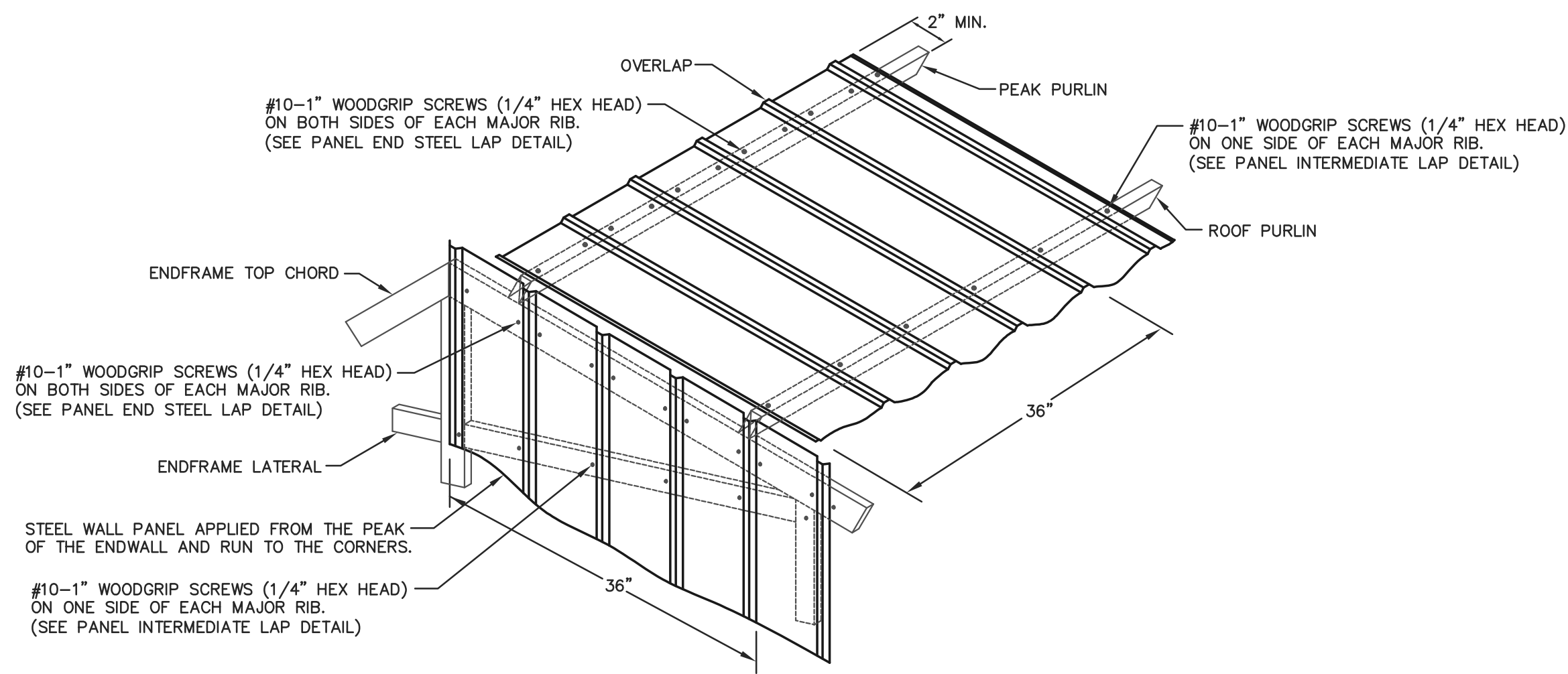
SHEET TITLE:
**ENDWALL SECTION, SECTION
DETAIL AND
OVERHEAD DOOR DETAILS**

FILE NAME: U16323IA

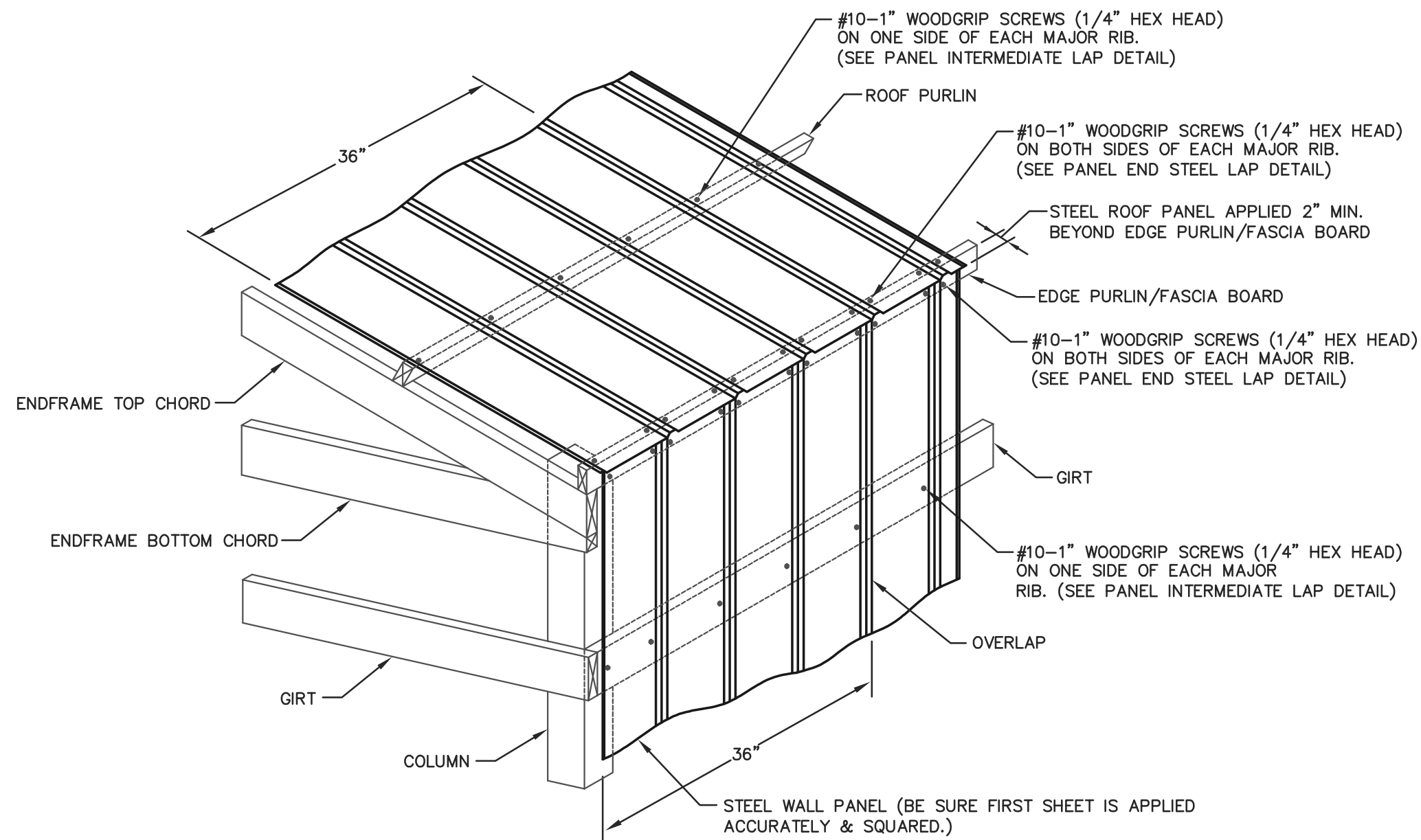
SHEET NO.

S5

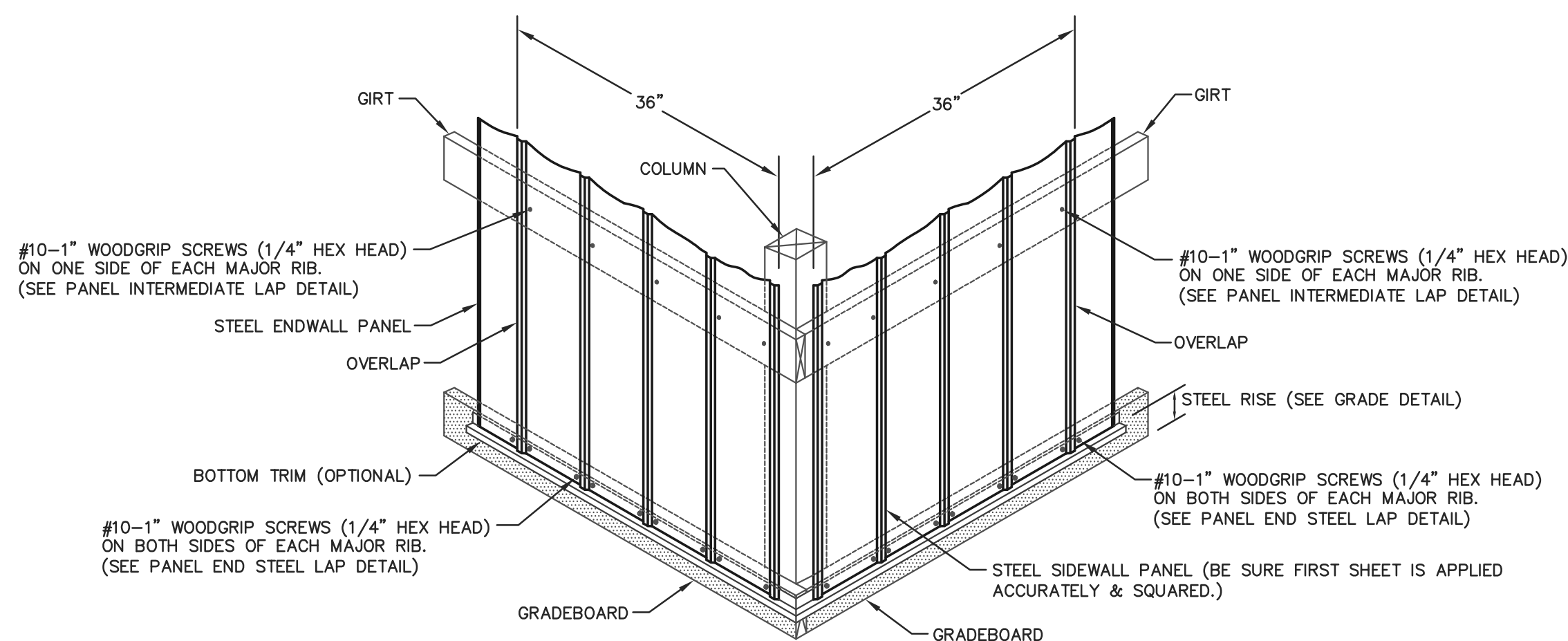




ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE

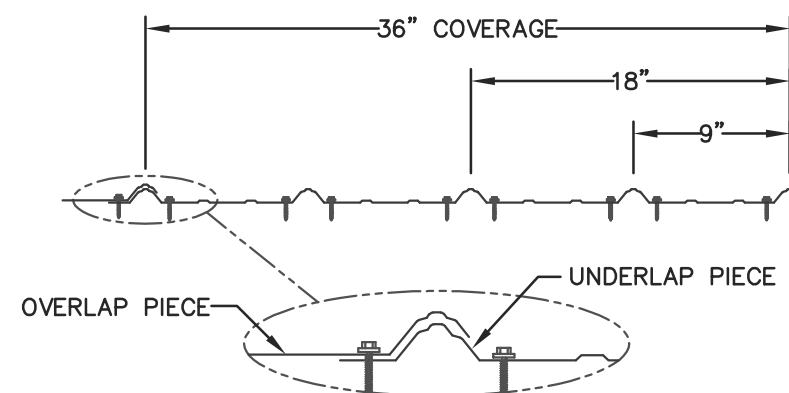


WALL STEEL APPLICATION @ GRADEBOARD

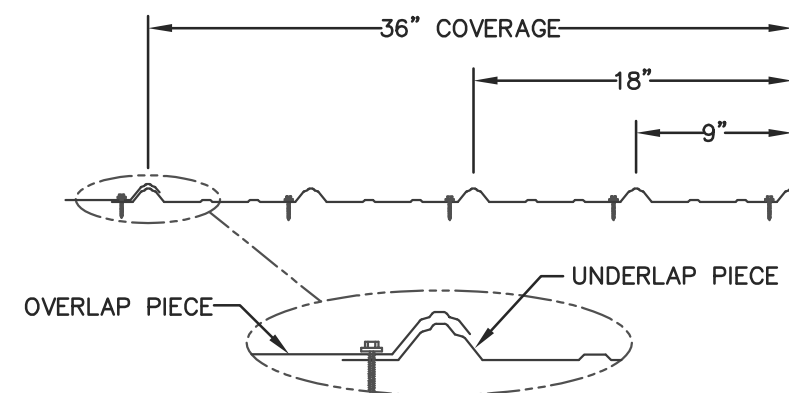
STEEL APPLICATION DETAILS

STEEL PANEL INSTALLATION GENERAL NOTES:

- 1) PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.
- 2) FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TORQUING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.
- 3) FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.
- 4) THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.



PANEL END STEEL LAP DETAIL
NOT TO SCALE



PANEL INTERMEDIATE LAP DETAIL
NOT TO SCALE



ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-0555

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

JOSH STAFFORD
GARAGE

NEWTON, IA

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: MATT KUBEHL

DRAWN BY: JMS

DATE: 6/13/2023

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

STEEL APPLICATION DETAILS

FILE NAME: U16323IA

SHEET NO.

S6

