



LAWRENCE BOARD OF ZONING APPEALS  
AGENDA FOR **APRIL 4, 2019**  
1<sup>ST</sup> FLOOR OF CITY HALL, 6 E. 6<sup>TH</sup> STREET, CITY COMMISSION MEETING ROOM  
**6:30 PM**

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**TAKE A ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT**

**ITEM NO. 1      COMMUNICATIONS**

- A. Acknowledge communications to the come before the Board.
- B. Disclosure of ex-parte communications and/or abstentions for specific agenda items.
- C. Announce any agenda items that will be deferred.

**ITEM NO. 2      MINUTES**

Consider approval of the minutes from the February 7, 2019 and March 7, 2019 meetings of the Board.

**BEGIN PUBLIC HEARING:**

**ITEM NO. 3      VARIANCE FROM THE GENERAL STANDARDS FOR ACCESSORY STRUCTURES; 3131 W 31<sup>ST</sup> ST**

**B-19-00114:** A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance from general standards for accessory structures required by Section 20-533(1) of the City Code requiring accessory structures be constructed in conjunction with or after the principal building. The applicant is seeking a variance from this code standard to permit the platting and division of property that would result in a parcel that contains only accessory structures without a principal building. The property is located at 3131 W. 31<sup>st</sup> Street. Submitted by Grob Engineering Services, LLC on behalf of Peggy L. Burnett, property owners of record.

**ITEM NO. 4      MISCELLANEOUS**

- A. Consider any other business to come before the Board.

**ITEM NO. 3      VARIANCE FROM THE GENERAL STANDARDS FOR ACCESSORY STRUCTURES; 3131 W 31<sup>ST</sup> ST**

**B-19-00114:** A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance from general standards for accessory structures required by Section 20-533(1) of the City Code requiring accessory structures be constructed in conjunction with or after the principal building. The applicant is seeking a variance from this code standard to permit the platting and division of property that would result in a parcel that contains only accessory structures without a principal building. The property is located at 3131 W. 31<sup>st</sup> Street. Submitted by Grob Engineering Services, LLC on behalf of Peggy L. Burnett, property owners of record.

**B.      REASON FOR REQUEST**

Applicant's Request – *“The variance request is from city Development Code Section 20-533 General Standards for Accessory Structures. The owner of the subject property is an elderly women who wishes to subdivide her property solely for the purpose of willing the property to her two children upon her death. The property is unplatted as one tract and cannot be legally divided without a subdivision plat. The owner wishes to grant the eastern and southern portion of the property with two sheds (accessory structures) to her son and the northwestern portion of the property with a single-family residence to her daughter. Planning department is applying noted code section above which does not allow legal subdivision of the property where on property has only accessory structures existing. Approval of this variance request is required prior to planning acting on the subdivision request.”*

**C.      ZONING AND LAND USE**

Current Zoning & Land Use:	UR (Urban Reserve) District; residential dwelling
Surrounding Zoning and Land Use:	RS7 (Single-Dwelling Residential) District to the north; single-dwelling residential homes.  RMO (Multi-Dwelling Residential) and County Agriculture Districts to the east; Lawrence Baptist Temple, an undeveloped parcel and a residential dwelling.  RMO (Multi-Dwelling Residential) District to the south; DCCCA, Inc. Facility  CO (Commercial Office) District, UR (Urban Reserve) District and county land to the west; undeveloped and a residential dwelling.

**D.      ZONING ORDINANCE REQUIREMENTS**

Section 20-533(1), “GENERAL STANDARDS FOR ACCESSORY STRUCTURES, Time of Construction”, describes the requirement for accessory structures on a parcel to be associated with a primary structure. The provisions in this code section state that accessory structures shall be constructed in conjunction

with or after the principal building. They shall not be built prior to the construction of the principal building.

## E. SPECIFIC ANALYSIS

Section 20-1309(g)(1) in the Development Code lists the five requisite conditions that have to be met for a variance to be approved.

1. The variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zone or district; and are not created by an action or actions of the property owner or applicant.

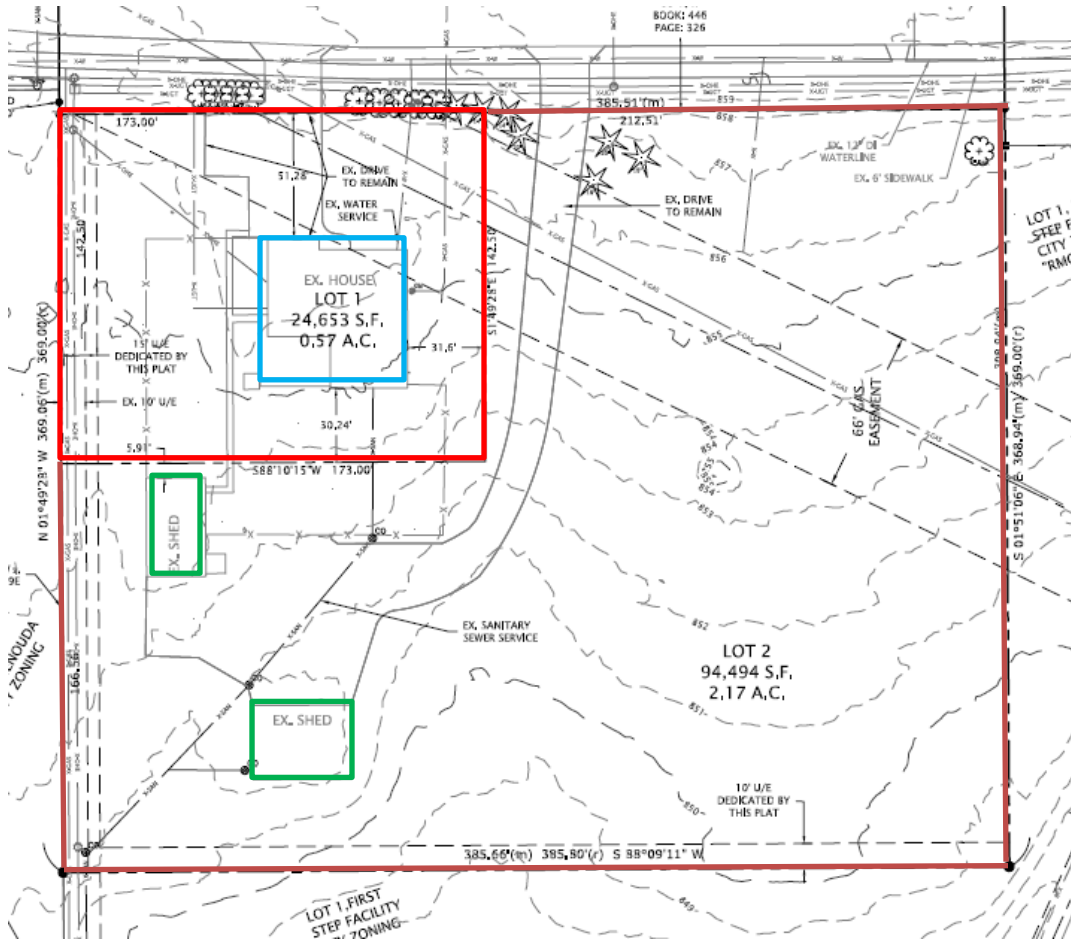
Applicant response: *"This variance is unique in that the accessory structure presently exists versus wishing to construct a structure after platting. One accessory structure has been there since the time the house was built prior to the 1966 zoning regulations. The accessory structures were constructed in accordance with applicable building and zoning codes. The existing curb cut for access to the portion of the lot where the accessory structures exist has been in place prior to 1995. One accessory structure existed prior to annexation of the property in 1990. When structures were constructed, the owner was not aware that future subdivision of the property would not allow the accessory structures to be on a separate lot. Section 20-533 does not specifically state that platting cannot occur when only an accessory structure exists on the proposed lot."*



The subject property is located in an area adjacent to and south of W. 31<sup>st</sup> Street that was originally developed in the unincorporated area of the county and later annexed into the city in 1990 (Ord. No. 6143). The area south of W. 31<sup>st</sup> Street consists of very large size parcels that take access from W. 31<sup>st</sup> Street. Several parcels are still in the unincorporated area of the county. The subject lot is approximately

3.1 acres in size and it is developed with a residential dwelling and two accessory structures. The parcel is zoned UR (Urban Reserve) District which permits agriculture uses and any existing use that was present at annexation. In this case, that use is a single-dwelling residential use.

The applicant wishes to divide the property into two parcels. Because the parcel has not been platted, it requires a major subdivision process. The subdivision process requires rezoning the property to conventional base zoning district based on the proposed development, a preliminary and final plat for the subdivision. The applicant has submitted to rezone the property to RS7 and a preliminary plat for the proposed land division.



**Proposed land division creating two parcels. The red outlines the proposed parcels.**

The residential structure was built in 1958 according to the Douglas County appraiser's office. The appraiser's office also has the construction dates of the accessory structures on file. The first of the accessory structures was constructed in 1984 and the second in 2013. Development Services staff was able to locate the building permit on file for the 1,200 square foot structure. (Building permit #1-13-00366). The 960 square foot accessory structure was constructed before the property was annexed into the city.

The proposed division would create a parcel that contains the two existing sheds, or accessory structures that currently exist on the parcel. The accessory structures would no longer be associated with a principal

structure on the same lot. The Land Development Code defines *Principal Building* as "a building in which is conducted the Principal Use of the Building site on which it is situated. In any residential district, any dwelling shall be deemed to be the principal building on the site on which the same is located." *Principal Use* is defined as "the primary purpose for which land or a structure is utilized, based in part on the amount of floor area devoted to each identifiable use. The main use of the land or structures as distinguished from a secondary or accessory use." *Accessory Use* is "a use that is clearly incidental to, customarily found in connection with, and (except in the case of off-street parking space) located on the same lot as the principal use to which it is related."

The principal building was built in 1958 and the first accessory structure was built in 1984. The parcel was annexed into the city with a detached dwelling residential use and an accessory structure in 1990. If the property were to be divided resulting in the accessory structures existing on a separate lot from the principal building, the structures are no longer accessory to the residential use. Any accessory structure, in this case the larger of the two, would become the principal building and principal use on the newly created parcel. Storage sheds, which would be classified as *Light Storage* use is not a permitted primary use in residential districts.

When the applicant was informed of this code provision by city staff, an alternate lot division, such as dividing the parcel in half, was presented which would keep the accessory structures on the same parcel as the principal detached dwelling. This would comply with the standards of Section 20-533. The applicant did not wish to pursue an alternative division at the time. Staff believes design alternatives exist to meet the owner's intent while complying with the Land Development Code standards.

In staff's opinion, the variance request is a result of the actions of the applicant. The parcel is also not unique as to prevent the creation of parcels that would comply with all sections of the Land Development Code, including Section 20-533 in reference to accessory structures.

2. That the granting of the variance will not adversely affect the rights of adjacent property owners or residents.

Applicant response: *"Granting of this variance would not affect the rights of adjacent property owners. The accessory structures are code compliant for required setbacks. The larger accessory structure is 77' from the nearest residential property. The existing driveway providing access to the accessory structures is on the opposite side from the residential properties. The property directly adjacent to the west is still in the county and has not been annexed. Access to the structures comes from an arterial street, future use of the accessory structure would not promote additional traffic than presently exists."*

In staff's opinion, approval of the requested variance will not adversely affect the rights of adjacent property owners or residents. The proposed variance request in association with a potential division of the parcel will not impact adjacent property owners or residents.

Notice was provided to property owners within a 400 feet distance of the subject property to inform them of the application filed by the property owner. As of the time this report was written, staff has not been contacted by any of these property owners.

3. That the strict application of the provisions of this chapter for which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.



Applicant response: *"Strict adherence to the requirement would not allow for the subdivision of the property as the owner wishes, thus would not allow for the equitable disbursement of the property upon the owners death."*

In staff's opinion, strict adherence to the Land Development Code standard, which requires an accessory structure to be constructed in conjunction with or after the principal building is not an unnecessary hardship to the property owner. Alternatives are possible that would comply with this section and other Land Development code requirements.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

Applicant response: *"The owner believes that granting the variance allowing only accessory structures to exist on a platted lot would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. Vehicular access is provided for this lot to the adjacent streets and not through residential neighborhoods. The owner believes that the structures being compliant with required setbacks would not affect the view of nearby residents nor diminish the safety of the traveling public."*

In staff's opinion, granting the requested variance will not create an adverse effect upon the public health, safety, morals, order, convenience, prosperity or general welfare. There is already access to the proposed parcel with the accessory structures and no changes to the use or access of the structures are proposed.

5. That granting the variance desired will not be opposed to the general spirit and intent of this chapter.

Applicant response: *"Granting of the variance would not be opposed to the general spirit and intent of the development code as it does not specifically state that existing accessory structure cannot be the only structure on the platted lot. The proposed use will remain and cannot be used in any other manner without rezoning."*

In staff's opinion, approval of this variance is opposed to the general spirit and intent of the Land Development Code for land divisions and development. The recent accessory structure was built in compliance with the established regulations and dimensional standards for accessory structures as a subordinate structure to the principal detached dwelling use and could remain compliant with established Use Regulations of Section 20-533 if alternative division of the property is considered.

As stated in 20-810(a)(2)(i) Subdivision Design Standards; General; Design of Lots. "Lots shall be laid-out and designed to comply with all applicable zoning district regulations. The size, width, depth, shape, and orientation of each lot in a subdivision shall also take into consideration topography, physical features, type of use contemplated and effect on adjacent lots." The variance request is counter to the intent of this chapter because alternatives exist that would enable the land division to comply with all necessary code requirements. Conditions of the property are not unique in a manner that would make it impossible to subdivide the land based on the proposed zoning that would be associated with the land division or to use property for a conforming use. The intent of Section 20-1309; Zoning Variances; authority and applicability, authorizes the Board of Zoning Appeals to approve, in specific cases, variances from specific zoning standards of the Land Development Code that will not be contrary to public interest and where, owing to special conditions, a literal enforcement of zoning standards would result in

unnecessary hardship. While this may be a hardship, staff is of the opinion that this does not meet the Land Development Code's definition of an unnecessary hardship.

**Conclusions:** Staff's analysis of this variance application finds the request cannot meet all five conditions set forth in Section 20-1309(g)(1) of the Land Development Code the Board must find existing to grant a variance.

**Recommendation:**

Staff recommends denial of the requested variance based upon the findings in the staff report that conclude the applicant's request does not meet the 5 conditions outlined in Section 20-1309(g)(1) needed for variance approval.



**APPLICATION FOR  
VARIANCE FROM UNNECESSARY HARSHI**

**RECEIVED**  
MAR - 8 2019

**OWNER INFORMATION**

*Planning & Development Services  
City of Lawrence, Douglas County, KS*

Name(s) Peggy L. Burnett  
 Contact Wiley Burnett (son)  
 Address 3131 W.31st Street  
 City Lawrence State Kansas ZIP 66047  
 Phone ( 785 ) 843-4856 Fax ( -- ) --  
 E-mail tburnett@sunflower.com (son's email) Mobile/Pager ( 785 ) 691-5757

**APPLICANT/AGENT INFORMATION**

Contact J. Dean Grob  
 Company Grob Engineering Services, LLC  
 Address 3210 Mesa Way, Suite A  
 City Lawrence State Kansas ZIP 66049  
 Phone ( 785 ) 856-1900 Fax ( 785 ) 856-1901  
 E-mail jdgrob@grobengineering.com Mobile/Pager ( 785 ) 766-3740  
 Pre-Application Meeting Date 3-4-19 Planner Katherine Weik

**PROPERTY INFORMATION**

Present Zoning District UR Present Land Use Single Resident  
 Proposed Land Use Single Resident  
 Legal Description (*may be attached*) Attached  
 Address of Property 3131 W.31st Street  
 Total Site Area 3.27 AC  
 Number and Description of Existing Improvements or Structures 1 one-story residence and  
2 accessory shed structures





**Description of variance requested:**

This variance request is from City Development Code Section 20-533 General Standards for Accessory Structures. The owner of the subject property is an elderly woman who wishes to subdivide her property solely for the purpose of willing the property to her two children upon her death. The property is unplatted as one tract and cannot be legally divided without a subdivision plat. The owner wishes to grant the eastern and southern portion of the property with two sheds (accessory structures) to her son and the northwestern portion of the property with a single-family residence to her daughter. Planning department is applying the noted code section above which does not allow legal subdivision of the property where one property has only accessory structures existing. Approval of this variance request is required prior to planning acting on the subdivision request.



**UNNECESSARY HARDSHIP CRITERIA**

The Board of Zoning Appeals may approve a zoning variance if it finds that all of the following criteria have been met. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to each criterion to the best of your knowledge. (Attach additional sheets if needed.)

**1. That the variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zoning or district and are not created by action(s) of the property owner or applicant:**

This variance is unique in that the accessory structure presently exists versus wishing to construct an structure after platting. One accessory structure has been there since the time the house was built prior to the 1966 zoning regulations. The accessory structures were constructed in accordance with applicable building and zoning codes. The existing curb cut for access to the portion of the lot where the accessory structures exist has been in place prior to 1995. One accessory structure existed prior to annexation of the property in 1990. When structures were constructed, the owner was not aware that future subdivision of the property would not allow the accessory structures to be on a separate lot. Section 20-533 does not specifically state that platting cannot occur when only an accessory structure exist on the proposed lot.

**2. That granting the variance would not adversely affect the rights of adjacent property owners or residents:**

Granting of this variance would not affect the rights of adjacent property owners. The accessory structures are code compliant for required setbacks. The larger accessory structure is 77' from the nearest residential property. The existing driveway providing access to the accessory structures is on the opposite side from the residential properties. The property directly adjacent to the west is still in the county and has not been annexed. Access to the structures come from an arterial street, future use of the accessory structure would not promote additional traffic then presently exists.



**3. That strict application of the provisions of this chapter for which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application:**

Strict adherence to the requirement would not allow for the subdivision of the property as the owner wishes,  
thus would not allow for equitable disbursement of the property upon the owners death.

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**4. That the variance desired would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare:**

The owner believes that granting the variance allowing only accessory structures to exist on a platted lot would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

Vehicular access is provided for this lot to the adjacent streets and not through residential neighborhoods.

The owner believes that the structures being compliant with required setbacks would not effect the view of nearby residents nor diminish the safety of the traveling public.

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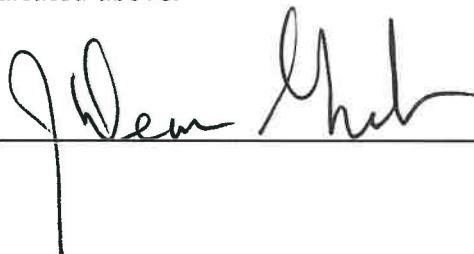
**5. That granting the variance desired would not be opposed to the general spirit and intent of the Development Code:**

Granting of the variance would not be opposed to the general spirit and intent of the development code as it does not specifically state that existing accessory structure cannot be the only structure on a platted lot.

The proposed use will remain and cannot be used in any other manner without rezoning.

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for variances as indicated above.

Signature(s):  Date 3-8-19

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

**STAFF USE ONLY**

Application No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
BZA Date \_\_\_\_\_  
Fee \$ \_\_\_\_\_  
Date Fee Paid \_\_\_\_\_



**OWNER AUTHORIZATION**

I/WE \_\_\_\_\_, hereby referred to as the "Undersigned", being of lawful age, do hereby on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, make the following statements to wit:

- 1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

- 2. I/We the undersigned, have previously authorized and hereby authorize J. Dean Grob, Grob Engineering Services, LLC (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 3131 W. 31st Street (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

- 3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_,

by \_\_\_\_\_.

My Commission Expires:

\_\_\_\_\_  
Notary Public



**PROPERTY OWNERSHIP LIST CERTIFICATION**

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

**Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

**Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained **at the Applicant's request** at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied **at the Applicant's expense. Allow 10 business days** to receive the map.

**THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.**

I certify that I have read and understood the above information and that the submitted Ownership list:

1. was a) obtained from and b) certified by the Douglas County Clerk,
2. is current (**no more than 30 days old**), and
3. includes all property owners within the required notification radius of the subject property.

*J. Dean Grob*

Signature

*3-8-19*

Date

J. Dean Grob

Printed Name





**Note to Applicant:**

**Replace this page with "Exhibit A, Legal Description".**

DESCRIPTION: A parcel of land in the Northwest Quarter of Section 14, Township 13 South, Range 19 East of the 6th P.M., in the City of Lawrence, Douglas County, Kansas and more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 14; thence South 88 degrees 10 minutes 15 seconds West along the North line of the Northwest Quarter of said Section 14 a distance of 939.09 feet (measured), 939.00 feet (recorded) for the Point of Beginning, said point also being the most Northwest corner of the Final Plat of First Step Facility; thence South 01 degrees 51 minutes 06 seconds East along the Westerly line of said First Step Facility a distance of 368.94 feet (measured), 369.00 feet (recorded); thence South 88 degrees 09 minutes 11 seconds West along the Northerly line of said First Step Facility a distance of 385.66 feet (measured), 385.80 feet (recorded) to the West line of the East half of the Northwest Quarter of said Section 14; thence North 01 degrees 49 minutes 28 seconds West along the West line of the East half of the Northwest Quarter of said Section 14 a distance of 369.06 feet (measured), 369.00 feet (recorded) to the Northwest corner of the East half of the Northwest Quarter of said Section 14; thence North 88 degrees 10 minutes 15 seconds East along the North line of the Northwest Quarter of said Section 14 a distance of 385.49 feet (measured), 385.50 feet (recorded) to the Point of Beginning, containing 3.27 acres, more or less. Subject to rights-of-way, easements and restrictions of record.



Site Planning & Land Development
Civil Engineering, Design & Consulting

RECEIVED

MAR - 8 2019

Planning & Development Services
City of Lawrence/Douglas County, KS

LETTER OF TRANSMITTAL

Date: March 8, 2019
To: Katherine Weik
Lawrence Douglas County Planning Office
6 East 6th Street
Lawrence, Kansas 66044
From: J. Dean Grob
RE: Burnett Addition - 3131 W. 31st Street - BZA Variance Application

We are sending you

[X] Attached [ ] Under separate cover [ ] Via

the following:

[ ] Change Order [ ] Drawings [ ] Prints [ ] [ ]
[ ] Samples [ ] Specifications [X] Submittals

Table with 3 columns: Copies, Date, Description. Rows include BZA Application and Fee Check, Property Ownership List, Legal Description in Word, Schematic showing proposed property division, CD with digital files.

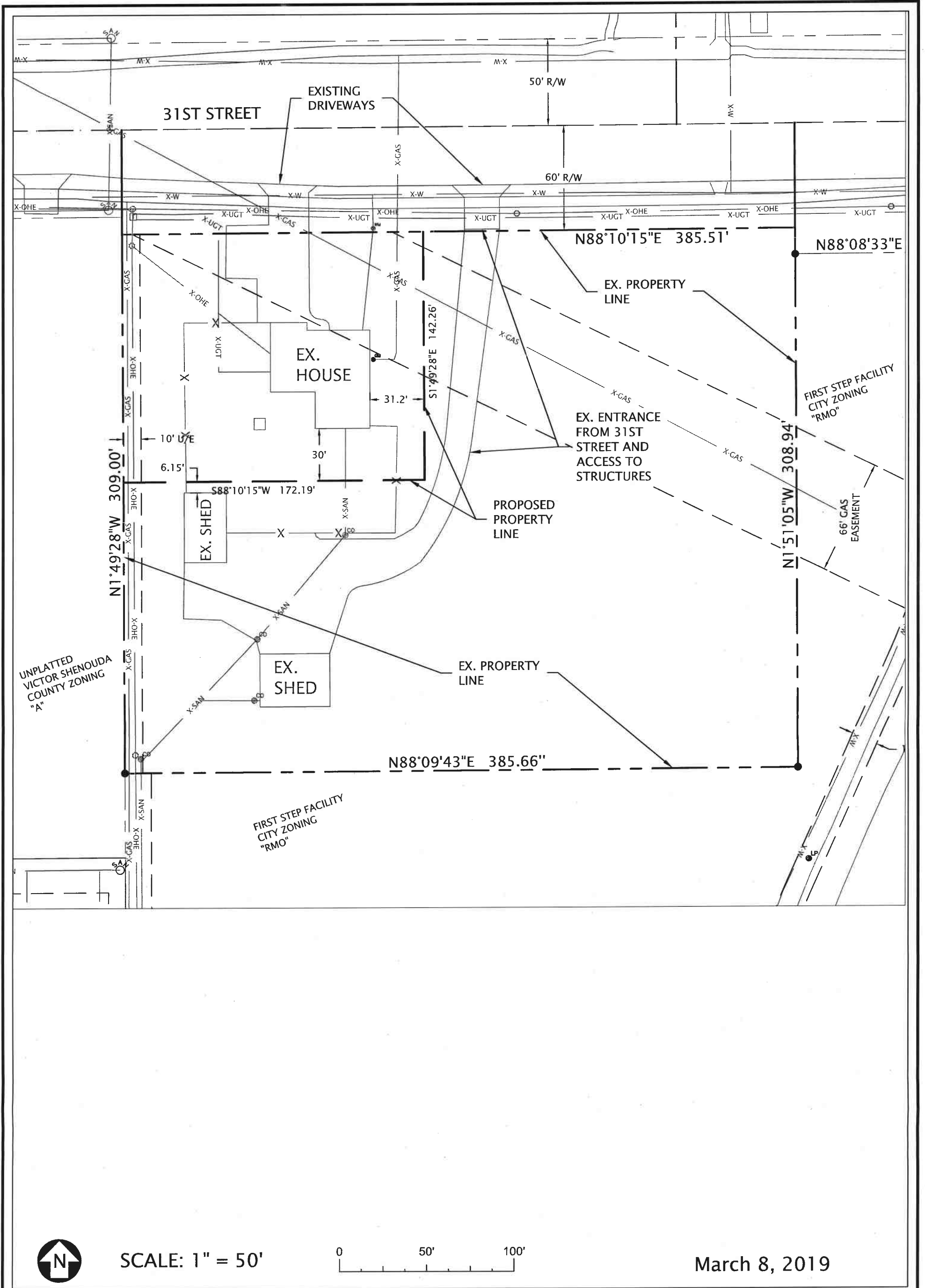
These are transmitted:

[X] for your review and comment [X] for your use [ ] for your approval
[ ] as requested [ ] for quotation [ ] no exceptions taken
[ ] copies for distribution [ ] return

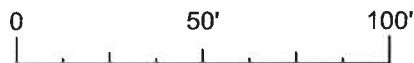
Comments

Katherine,
I hope everything is in order
Call or email with questions
Dean

cc:
Owner



SCALE: 1" = 50'



March 8, 2019

**GES**

GROB  
ENGINEERING  
SERVICES, LLC

Site Planning & Land Development  
Civil Engineering, Design & Consulting

3210 Mesa Way, Suite A \* Lawrence, Kansas 66049  
Phone 785 856-1900 \* Fax 785 856-1901  
www.grobengineering.com

## Burnett Addition

3131 West 31st Street - Lawrence, Kansas

BZA Variance Request Schematic

Permit # 1-13-00366



# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

**Building Safety Division**  
1 Riverfront Plaza, Suite 110  
PO Box 708  
Lawrence, KS 66044  
Phone: (785) 832-7700  
Fax: (785) 832-3110  
www.lawrenceks.org/pds  
buildinginspections@ci.lawrence.ks.us

## ONE & TWO FAMILY DWELLING PERMIT APPLICATION

**All Plans & Submittals:** Two sets are required for submittal.

**IF LARGER THAN 11X17 INCHES, ELECTRONIC MEDIA IS REQUIRED WITH PAPER SUBMITTALS.**

### 1. Applicant Name & Signature

Date: March 35, 2013 Name: (print): PEGGY L. BURNETT  
Applicant Signature: Peggy L. Burnett  
Site Address: 3131 WEST 31<sup>st</sup> ST  
OR  
Legal Description: 14-13-19 309 AT PT ON Sec 11 NE 1/4 FT W OF  
Block Lot Subdivision  
NE CORNER NW 1/4 TH 3369 FT T W  
PARA N LINE 505.8 FT TO LINE E 1/2  
D QR SEC TH N 369 FT TO N LINE SD  
OR SEC

### 2. Property Owner Information

Name: Peggy L. Burnett  
Address: 3131 West 31<sup>st</sup> St Zip code: 66047  
Phone No: 785-843-4856 Cell phone No: \_\_\_\_\_  
E-mail Address: pburnett@prodesign.net

### 3. Project Valuation 112,000

### 4. Project Information

<input type="checkbox"/> New Single Family	<input type="checkbox"/> Duplex (separation detail included)	<input checked="" type="checkbox"/> Accessory Building
<input type="checkbox"/> Townhome	<input type="checkbox"/> Addition	<input type="checkbox"/> Detached Garage/Carport
<input type="checkbox"/> Remodel	<input type="checkbox"/> Basement Finish	<input type="checkbox"/> Screened Porch
<input type="checkbox"/> Seasonal Room	<input type="checkbox"/> Deck	<input type="checkbox"/> Other: _____

Brief Description of Project: \_\_\_\_\_

### Documents & Submittals Included (Drawings must be minimum 1/8" scale and fully dimensioned)

<input checked="" type="checkbox"/> Plot/Site Plan	<input type="checkbox"/> Foundation Plan	<input type="checkbox"/> Floor Plans	<input type="checkbox"/> Brace Wall Plan	<input type="checkbox"/> Elevations (all)
<input checked="" type="checkbox"/> Framing Details	<input type="checkbox"/> Manual J-Sheet	<input checked="" type="checkbox"/> Truss Specs.	<input type="checkbox"/> Firewall Detail	<input type="checkbox"/> Other _____

### 5. General Contractor Information

Company Name: Son - Wiley Burnett License Type:    A    B    C  
Contact Name: \_\_\_\_\_ License No. \_\_\_\_\_  
Address: 2613 Archison  
Phone No: 785-641-5757 Cell phone No: 785-641-5757  
E-mail Address: \_\_\_\_\_

**6. Sub-Contractor Information:**

Sub-Contractor Type	License No.	Company Name	Phone No.
Class D Framing			
Class D Concrete			
Class D Concrete - Flatwork			
Class E Electrical			
Class E Plumbing			
Class E Mechanical			
Class E Mechanical - Fireplace			

**7. Dwelling Unit #1 Information** (circle) Single Family Dwelling Duplex Unit No. 1 Townhome

**Building Spaces:**

<input type="checkbox"/>	No. of Bedrooms	<input type="checkbox"/>	No. of Garage Bays	<input type="checkbox"/>	Slab on grade
<input type="checkbox"/>	No. of Full Baths	<input type="checkbox"/>	No. of ¾ Baths	<input type="checkbox"/>	No. of ½ Baths
<input type="checkbox"/>	Full	<input type="checkbox"/>	Walk-out	<input type="checkbox"/>	Daylight

Basement Type (check)

**Finished Area Square Feet:**

First Floor  Second Floor  Third Floor  Basement

Total Finished Living Square Feet \_\_\_\_\_

**Unfinished Area Square Feet:**

Basement  Garage  Total Unfinished Square Feet \_\_\_\_\_

**Total Dwelling Unit #1 Footprint** \_\_\_\_\_

**8. Dwelling Unit #2 Information** Duplex Unit No. 2

**Building Spaces:**

<input type="checkbox"/>	No. of Bedrooms	<input type="checkbox"/>	No. of Garage Bays	<input type="checkbox"/>	Slab on grade
<input type="checkbox"/>	No. of Full Baths	<input type="checkbox"/>	No. of ¾ Baths	<input type="checkbox"/>	No. of ½ Baths
<input type="checkbox"/>	Full	<input type="checkbox"/>	Walk-out	<input type="checkbox"/>	Daylight

Basement Type (check)

**Finished Area Square Feet:**

First Floor  Second Floor  Third Floor  Basement

Total Finished Living Square Feet \_\_\_\_\_

**Unfinished Area Square Feet:**

Basement  Garage  Total Unfinished Square Feet \_\_\_\_\_

**Total Dwelling Unit #2 Footprint** \_\_\_\_\_

**9. Stormwater Square Footage**

**Total Building Footprint Unit #1 & Unit #2** \_\_\_\_\_

**10. Construction Details** (check all that apply)

<b>Roofing</b>	<input type="checkbox"/> Comp. Shingle	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Metal Seamed
<b>Footing Type</b>	<input type="checkbox"/> Spread	<input type="checkbox"/> Trench	<input checked="" type="checkbox"/> Pier	
<b>Framing Type</b>	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Steel		
<b>Exterior Wall Type</b>	<input type="checkbox"/> Lap	<input type="checkbox"/> 4X8 Sheet	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone <i>Metal</i>
<b>Radon Control</b>	<input type="checkbox"/> Roughed-In	<input type="checkbox"/> Active		



**City of Lawrence**  
 PLANNING & DEVELOPMENT SERVICES

**Building Safety Division**  
 PO Box 708  
 1 Riverfront Plaza, Suite 110  
 Lawrence, Kansas 66044  
 p. (785) 832-7700  
 f. (785) 832-3110

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)  
[buildinginspections@ci.lawrence.ks.us](mailto:buildinginspections@ci.lawrence.ks.us)

**OWNER/OCCUPANT FORM**

Date: March 25, 2013

I, Peggy L. Burnett, owner-occupant of the single-family dwelling at  
3131 West 31<sup>st</sup> wish to secure a permit to do

Building     Mechanical     Electrical     Plumbing on my premises.

All materials will be purchased and installed by myself according to the City code. I will reside in this dwelling for a minimum of one year from the date of completion.

It is my understanding that I/we may be required to obtain the services of a licensed contractor to complete the job in the event the Inspector determines there is a lack of ability to follow the code.

PEGGY L. BURNETT  
 Print Name

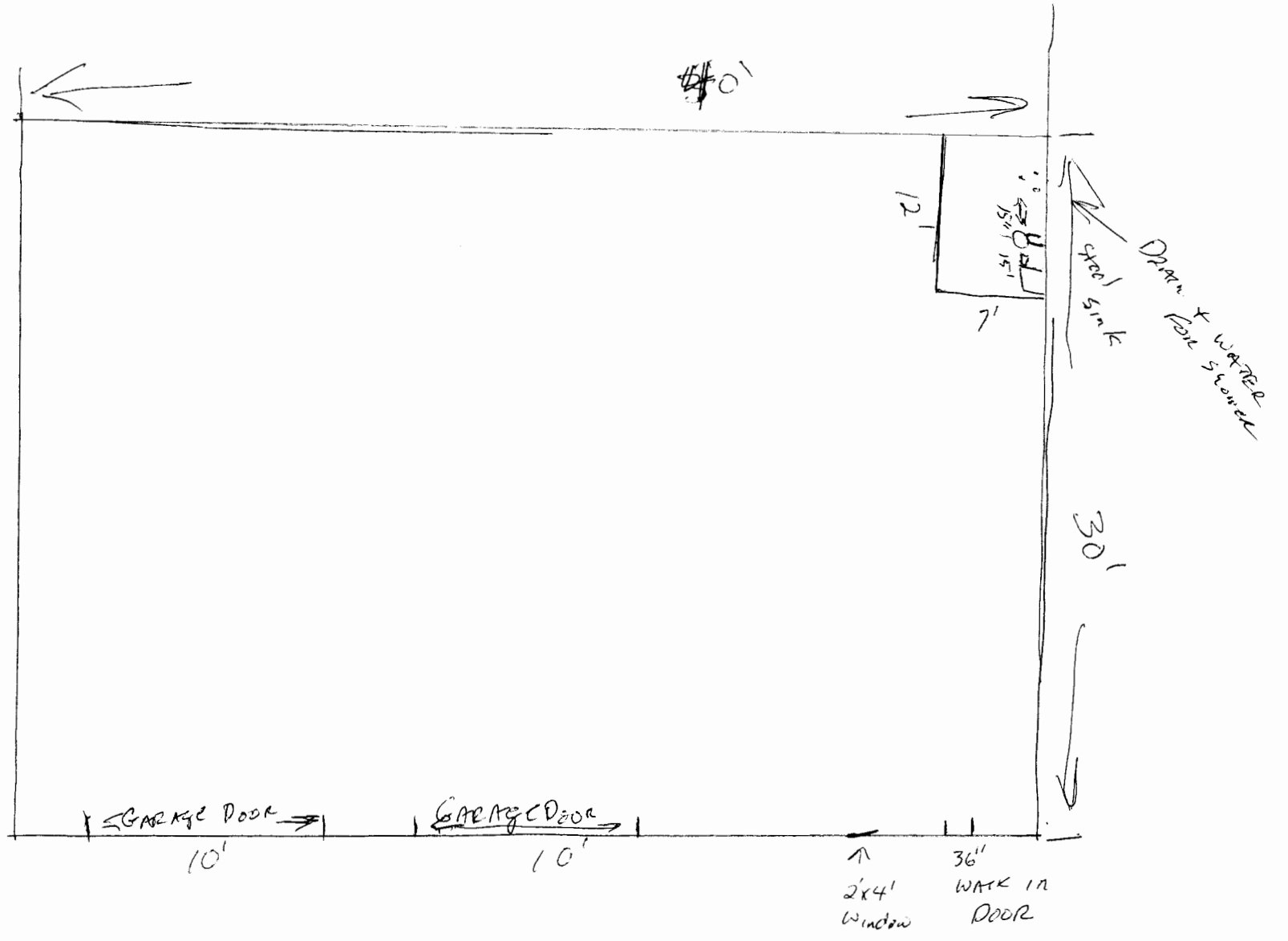
Peggy L. Burnett  
 Signature (Owner/Applicant)

\_\_\_\_\_  
 Signature of Witness

\_\_\_\_\_  
 Title

<b>OFFICE USE ONLY</b>
Permit No. _____





### Options Selected:

Standard Building Type  
 Truss Spacing; Estimated With 4 / 12 Pitch  
 Design Location Zip Code: 66047  
 Flooring Type: Concrete  
 Post Frame Dimensions: 30'x40'x12'6"

2X8 CCA Grade Board

The Steel Panels You Have Chosen Are:

- Walls ==> White Pro-Rib
- Roof ==> White Pro-Rib
- Trim ==> White

White Ridgecap  
 Colored Neoprene Washer Screws for the Roof  
 Colored Neoprene Washer Screws for the Walls  
 Roof Fasteners On Rib; Wall Fasteners On Rib  
 Bottom Trim  
 0" Front Sidewall Overhang  
 0" Back Sidewall Overhang  
 0" Front Endwall Overhang  
 0" Back Endwall Overhang  
 Eave Trim  
 Snow Guards, Inside Closure Strips  
 Custom Mini-Print To Aid In Construction

*INSULATION -*  
*Trim color*  
*1 - window*

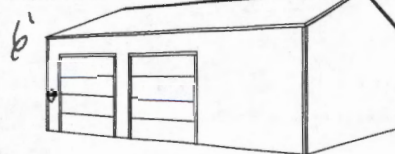
### Options Selected:

The options you have chosen are:

- Service Doors  
 - 1 - 36"x80" White Comm Universal Swing
- Service Windows  
 (2)OH Door(s) 10'X10' Insulated Ribbed White  
 (2)Overhead Door Opener(s)
- End Caps

*- Trusses 10'-0"*  
*- 2x6 purlins 30" apart*  
*- in rangers*  
*- post 3' deep sufficient*  
*allows shortening post*

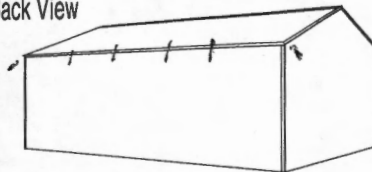
Front View



Sidewall:  
 - 10'x10' Overhead 36" DP  
 - 10'x10' Overhead 192" DP

Endwall:  
 - No Doors

Back View



Sidewall:  
 - No Doors

Endwall:  
 - No Doors

*785-691-5757*  
*Wiley Burnett*  
*3131 W. 31st St.*  
*Lawrence, KS 66047*

# Estimate From **MENARDS®**

Estimate # 22010  
Page 1 of 5

<b>ESTIMATE FOR:</b>  Burnett, Wiley 3131 W 31st St Lawrence, KS 66047-3942  Ph: (785) 691-5757 <b>PROJECT DESCRIPTION:</b> 30X40 POLE BARN
---

STORE # 3291 TOPE  
6401 SW 17th Street  
Topeka, KS 66604

PHONE: (785) 273-3115  
FAX: (785) 338-9686

<b>ESTIMATE BY ESTIMATE DATE</b>	
MARK O.	03/20/13

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
102-1114	2X4-10' STUD/#2&BTR SPF CONSTR LUMBER OPERATOR HANGER	2 EACH	ON SALE THRU 03/23/13
102-1114	2X4-10' STUD/#2&BTR SPF CONSTR LUMBER OVERHEAD JAMBS	2 EACH	ON SALE THRU 03/23/13
102-1143	2X4-16' #2&BTR SPF CONSTR LUMBER WIND BRACES	4 EACH	ON SALE THRU 03/23/13
102-1169	2X4-20' #2&BTR SPF CONSTR LUMBER LATERAL BRACES	5 EACH	ON SALE THRU 03/23/13
102-1169	2X4-20' #2&BTR SPF CONSTR LUMBER SIDE FASCIA BD	6 EACH	ON SALE THRU 03/23/13
102-1732	2X6-4' SPF CONSTR LUMBER ABOVE OH DOOR	1 EACH	ON SALE THRU 03/23/13
102-1761	2X6-10' STUD/#2&BTR SPF CONSTR LUMBER KNEE BRACES	98 EACH	ON SALE THRU 03/23/13
102-1761	2X6-10' STUD/#2&BTR SPF CONSTR LUMBER SERV DOOR FRAME	4 EACH	ON SALE THRU 03/23/13
102-1761	2X6-10' STUD/#2&BTR SPF CONSTR LUMBER OVERHEAD JAMBS	2 EACH	ON SALE THRU 03/23/13
102-1774	2X6-12' #2&BTR SPF CONSTR LUMBER OVERHEAD FRAME	3 EACH	ON SALE THRU 03/23/13
102-1800	2X6-18' #2&BTR SPF CONSTR LUMBER CORNER BRACES	8 EACH	ON SALE THRU 03/23/13
102-1800	2X6-18' #2&BTR SPF CONSTR LUMBER SIDEWALL GIRTS	10 EACH	ON SALE THRU 03/23/13
102-1813	2X6-20' #2&BTR SPF CONSTR LUMBER ENDWALL GIRTS	10 EACH	ON SALE THRU 03/23/13
109-5111	12" TRTD ANCHOR BLOCK FOR POSTS	64 EACH	** Special Order **
109-5293	2X8-10' CCA TREATED END GRADEBOARD	1 EACH	** Special Order **

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PAGE 1 OF 5**



Estimate From  
**MENARDS®**

Estimate # 22010  
 Page 2 of 5

<b>ESTIMATE FOR:</b>
Burnett, Wiley 3131 W 31st St Lawrence, KS 66047-3942
Ph: (785) 691-5757
<b>PROJECT DESCRIPTION:</b> 30X40 POLE BARN

STORE # 3291 TOPE  
 6401 SW 17th Street  
 Topeka, KS 66604

PHONE: (785) 273-3115  
 FAX: (785) 338-9686

<b>ESTIMATE BY ESTIMATE DATE</b>
MARK O.                      03/20/13

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
109-5332	2X8-18' CCA TREATED SIDE GRADEBOARD	CS .60      5    EACH	** Special Order **
109-5345	2X8-20' CCA TREATED END GRADEBOARD	CS .60      2    EACH	** Special Order **
109-8083	6X6-20' CCA TREATED CORNER	S4S CS .60      4    EACH	** Special Order **
109-8083	6X6-20' CCA TREATED SIDES	S4S CS .60      8    EACH	** Special Order **
109-8105	6X6-24' CCA TREATED ENDS	S4S CS .60      4    EACH	** Special Order **
155-8182	PRO-RIB WHITE 30-190"      ROOF	.0142BP-.0165AP      15.040	** Special Order **
155-8195	PRO-RIB BROWN 2-237"      ENDWALL STEEL	.0142BP-.0165AP      1.250	** Special Order **
155-8195	PRO-RIB BROWN 2-120"      ENDWALL STEEL	.0142BP-.0165AP      0.630	** Special Order **
155-8195	PRO-RIB BROWN 4-225"      ENDWALL STEEL	.0142BP-.0165AP      2.380	** Special Order **
155-8195	PRO-RIB BROWN 4-213"      ENDWALL STEEL	.0142BP-.0165AP      2.250	** Special Order **
155-8195	PRO-RIB BROWN 4-201"      ENDWALL STEEL	.0142BP-.0165AP      2.120	** Special Order **
155-8195	PRO-RIB BROWN 4-189"      ENDWALL STEEL	.0142BP-.0165AP      2    SQRE	** Special Order **
155-8195	PRO-RIB BROWN 30-176"      SIDEWALL STEEL	.0142BP-.0165AP      13.930	** Special Order **
155-8425	10' UNIVERSAL RIDGE CAP 01-WHITE	SPO COLORS      5    EACH	** Special Order **
155-8603	PRO-RIB OUTSIDE CLOSURE STRIP 4 PACK SO	STRIP 4 PACK SO      8    EACH	** Special Order **

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# Estimate From **MENARDS**<sup>®</sup>

Estimate # 22010  
Page 3 of 5

<b>ESTIMATE FOR:</b>
Burnett, Wiley 3131 W 31st St Lawrence, KS 66047-3942
Ph: (785) 691-5757
PROJECT DESCRIPTION: 30X40 POLE BARN

STORE # 3291 TOPE  
6401 SW 17th Street  
Topeka, KS 66604

PHONE: (785) 273-3115  
FAX: (785) 338-9686

<b>ESTIMATE BY ESTIMATE DATE</b>	
MARK O.	03/20/13

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
155-8616	PRO-RIB INSIDE CLOSURE STRIP 4 PACK SO	8 EACH	** Special Order **
155-9961	20' PALLET SPEC ORDER 11-2X4-20' 11 FROM PURLINS	1 EACH	** Special Order **
155-9974	18' TRIM BOX SPEC ORDER 10-2X6-18' USE AS GIRTS	1 EACH	** Special Order **
156-3915	10' CORNER AND GABLE TRIMSPO COLORS 01-WHITE GABLE TRIM	8 EACH	** Special Order **
156-3973	16' CORNER AND GABLE TRIMSPO COLORS 01-WHITE CORNER TRIM	4 EACH	** Special Order **
156-6284	39 1/2" J-TRIM SPO COLORS 01-WHITE SERV DOOR JTRIM	1 EACH	** Special Order **
156-6378	10'6" J-TRIM SPO COLORS 01-WHITE OVERHEAD DOOR	3 EACH	** Special Order **
156-6721	10' HEM TRIM SPO COLORS 01-WHITE OVERHEAD DOOR	2 EACH	** Special Order **
156-6886	10'6" L-8 FASCIA DOOR ANGLE 01-WHITE OVERHEAD DOOR	3 EACH	** Special Order **
156-7869	1 OZ TOUCH-UP PAINT SPO COLORS 20-BROWN TOUCHUP	1 EACH	** Special Order **
156-7869	1 OZ TOUCH-UP PAINT SPO COLORS 01-WHITE TOUCHUP	1 EACH	** Special Order **
161-1999	PROTHERM CONDEN 2"X6'X60'360SF POSTFR R8 ROOF	5 EACH	** Special Order **
161-1999	PROTHERM CONDEN 2"X6'X60'360SF POSTFR R8 WALLS	7 EACH	** Special Order **
179-4218	4"X14" FOOTING PAD 40 LB OCTAGON FOR POSTS	16 EACH	** Special Order **
187-7452	30' POST FRAME CUSTOM 4/12 35# 9'OC USS	4 EACH	** Special Order **

ItemNum=C18413530

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PAGE 3 OF 5**



# Estimate From **MENARDS®**

Estimate # 22010  
Page 4 of 5

<b>ESTIMATE FOR:</b>
Burnett, Wiley 3131 W 31st St Lawrence, KS 66047-3942
Ph: (785) 691-5757 PROJECT DESCRIPTION: 30X40 POLE BARN

STORE # 3291 TOPE  
6401 SW 17th Street  
Topeka, KS 66604

PHONE: (785) 273-3115  
FAX: (785) 338-9686

<b>ESTIMATE BY ESTIMATE DATE</b>	
MARK O.	03/20/13

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
187-7465	30' POST FRAME END USS ItemNum=C18420030	4/12 END FRAME 2 EACH	** Special Order **
191-7998	POST FRAME MINI-PRINT	EMAIL ONLY 1 EACH	** Special Order **
221-3918	BB ENTRY GEORGIAN KNOB SERV DOOR LOCK	F51VGEO505 1 EACH	ON SALE THRU 03/23/13
230-1464	60D POLEBARN OIL QUENCHED5LB BOX	2 EACH	** Special Order **
230-1613	SCREW 1"WOODGRIP PAINTED 1LB BOX 01-WHITE ROOF	3 EACH	** Special Order **
230-1613	SCREW 1"WOODGRIP PAINTED 1LB BOX 20-BROWN WALLS	4 EACH	** Special Order **
230-1671	SCREW 2"WOODGRIP PAINTED 1LB BOX 01-WHITE ROOF	3 EACH	** Special Order **
230-1671	SCREW 2"WOODGRIP PAINTED 1LB BOX 20-BROWN WALLS	3 EACH	** Special Order **
230-1684	SCREW 2"WOODGRIP PAINTED 5LB BOX 01-WHITE ROOF	2 EACH	** Special Order **
230-1684	SCREW 2"WOODGRIP PAINTED 5LB BOX 20-BROWN WALLS	2 EACH	** Special Order **
230-1943	SCREW 3/4"STITCH & GOOF 1LB BOX PAINTED 01-WHITE	1 EACH	** Special Order **
412-9000	AG DOOR NO GLASS WHITE - 36X80 PH REV	1 EACH	** Special Order ** ON SALE THRU 03/23/13
417-1621	GARAGE DOOR STOP WHITE OVERHEAD DOOR	7' VINYL 6 EACH	
425-1091	SUPPORT STRUT 2''X16' SUPPORTSTRUT	#1007106 24G 1 EACH	
425-1605	1/2HP GARAGE DOOR OPENER 24000	2 EACH	ON SALE THRU 03/23/13
425-2546	10' CHAIN EXT. S MODEL EXTENSION	7710CB CHAMB 2 EACH	

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**PAGE 4 OF 5**



Estimate From  
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Page 5 of 5

<b>ESTIMATE FOR:</b>
Burnett, Wiley 3131 W 31st St Lawrence, KS 66047-3942
Ph: (785) 691-5757
<b>PROJECT DESCRIPTION:</b> 30X40 POLE BARN

STORE # 3291 TOPE  
6401 SW 17th Street  
Topeka, KS 66604

PHONE: (785) 273-3115  
FAX: (785) 338-9686

<b>ESTIMATE BY ESTIMATE DATE</b>	
MARK O.	03/20/13

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
425-9569	10X10 WHT INSL RIB TORSN 12' RADIS C5ESS	2 EACH	** Special Order **
563-8804	DAP SILICONE CAULK CLR #08641 100Z	3 EACH	
100-0009	SPECIAL ORDER MERCHANDISE VENDOR PART #: 123 2x6 perlin hanger	72 EACH	** Special Order **
227-1741	2 X 6 JOIST HANGER 18 GAUJUS26-TZ	36 EACH	
404-5000	24X42 WH VINYL SH J-ZO-E 2036GIA W/SCRN	1 EACH	
230-5598	3-1/2 PREM SCREW 50# GOLDMCD312 COMBO DR	1 EACH	** Special Order ** ON SALE THRU 03/23/13

\*\*\* If purchased today, you save \$112.89 \*\*\*

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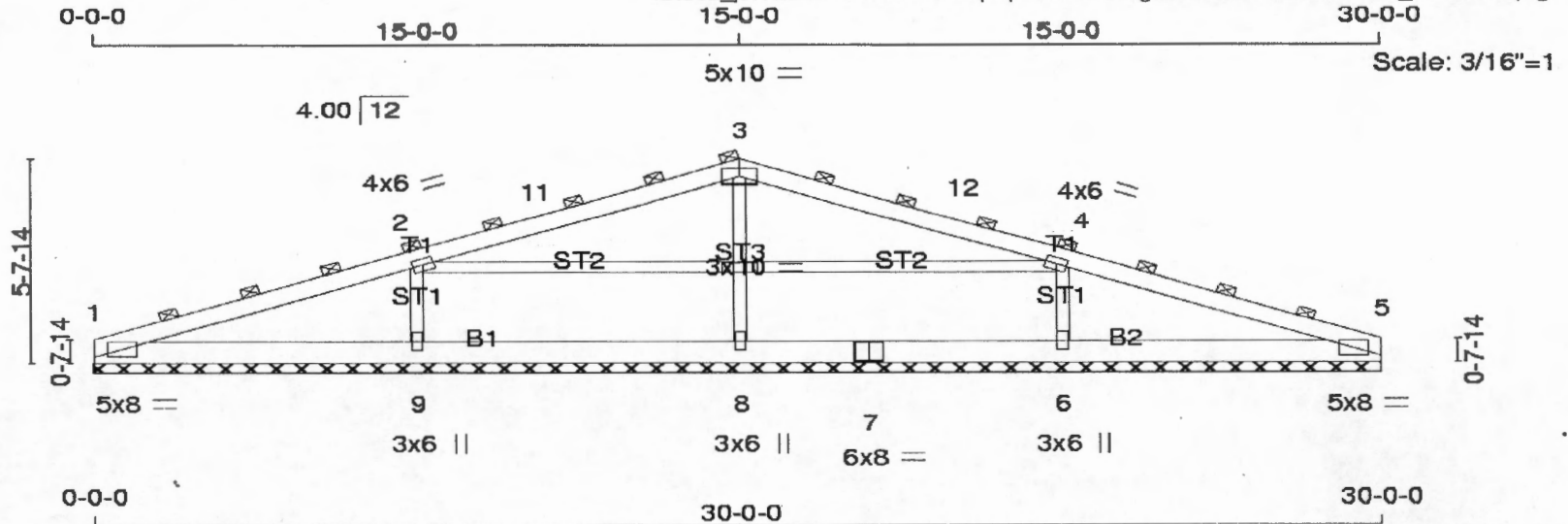
TODAY'S SUB-TOTAL: 11,945.02  
REGULAR SUB-TOTAL: 12,057.91

**GUEST COPY  
PAGE 5 OF 5**

2/18/2013

Midwest Manufacturing, Eau Claire, WI 54603

1:250 s May 11 2011 Milltek Industries, Inc. Tue Jan 29 12:58:44 2013 Page 1  
 ID:UdZ\_lJTXsanEHQ1uzdBrnkEzqUqk-do7iSKT9Bg2S573xBxYn0d0Jtk3MwC\_Nz2SrYnzqUgf



<b>LOADING (psf)</b>	<b>SPACING</b> 4-0-0	<b>CSI</b>	<b>DEFL</b> in (loc) l/defl L/d	<b>PLATES</b>	<b>GRIP</b>
TCLL (roof) 20.0	Plates Increase 1.15	TC 0.48	Vert(LL) n/a - n/a 999	MT20	197/144
Snow (Ps/Pg) 9.5/20.0	Lumber Increase 1.15	BC 0.26	Vert(TL) n/a - n/a 999		
TCDL 4.0	Rep Stress Incr NO	WB 0.28	Horz(TL) 0.00 5 n/a n/a		
BCLL 0.0	Code IBC2006/TPI2002	(Matrix)			
BCDL 10.0				Weight: 155 lb	FT = 0'

**LUMBER**  
 TOP CHORD 2 X 6 SPF No.2  
 BOT CHORD 2 X 8 SPF No.2  
 OTHERS 2 X 4 SPF No.2

**BRACING**  
 TOP CHORD 2-0-0 oc purlins (6-0-0 max.).  
 BOT CHORD Structural wood sheathing directly applied or 10-0-0 oc bracing.  
 JOINTS 1 Brace at Jt(s): 3

**REACTIONS** All bearings 30-0-0.  
 (lb) - Max Horz 1=95(LC 8)  
 Max Uplift All uplift 100 lb or less at joint(s) 1, 5 except 9=203(LC 8), 6=202(LC 9)  
 Max Grav All reactions 250 lb or less at joint(s) except 1=423(LC 2), 5=423(LC 2), 8=904(LC 2), 9=1197(LC 10), 6=1197(LC 11)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
**WEBS** 3-8=656/185, 2-9=-801/367, 4-6=-801/366

**JOINT STRESS INDEX**  
 1 = 0.57, 2 = 0.31, 3 = 0.97, 4 = 0.31, 5 = 0.57, 6 = 0.17, 7 = 0.15, 8 = 0.17, 9 = 0.17 and 10 = 0.18

- NOTES** (14)
- Unbalanced roof live loads have been considered for this design.
  - Wind: ASCE 7-05; 90mph; TCDL=2.4psf; BCDL=6.0psf; h=25ft; Cat. I; Exp C; enclosed; MWFRS (low-rise); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
  - Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
  - TCLL: ASCE 7-05; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=20.0 psf (ground snow); Ps=9.5 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp.; Ct=1.1; Unobstructed slippery surface
  - Roof design snow load has been reduced to account for slope.
  - Unbalanced snow loads have been considered for this design.

(Continued on page 2



Design #: 20485



2/18/2013

MENARDS  
Design-It®  
Post Frame

:Lt Wedge 2x4 SPF Stud::Rt Wedge 2x4 SPF Stud:

Deflection meets L/240 live and L/180 total load.

(A) Continuous lateral bracing equally spaced on member. Or 1x4 #3SRB SPF-S or better "T" brace. 80% length of web member. Attached with 8d Box or Gun (0.113"x2.5",min.)nails @ 6" OC.

In lieu of structural panels or rigid ceiling use purlins:

CHORD	SPACING (IN OC)	START (FT)	END (FT)
TC	24	0.00	30.00
BC	62	0.15	29.85

Bottom chord bracing may be spaced on 120" centers when this truss design is used in post-frame construction.

Wind reactions based on MWFRS pressures.

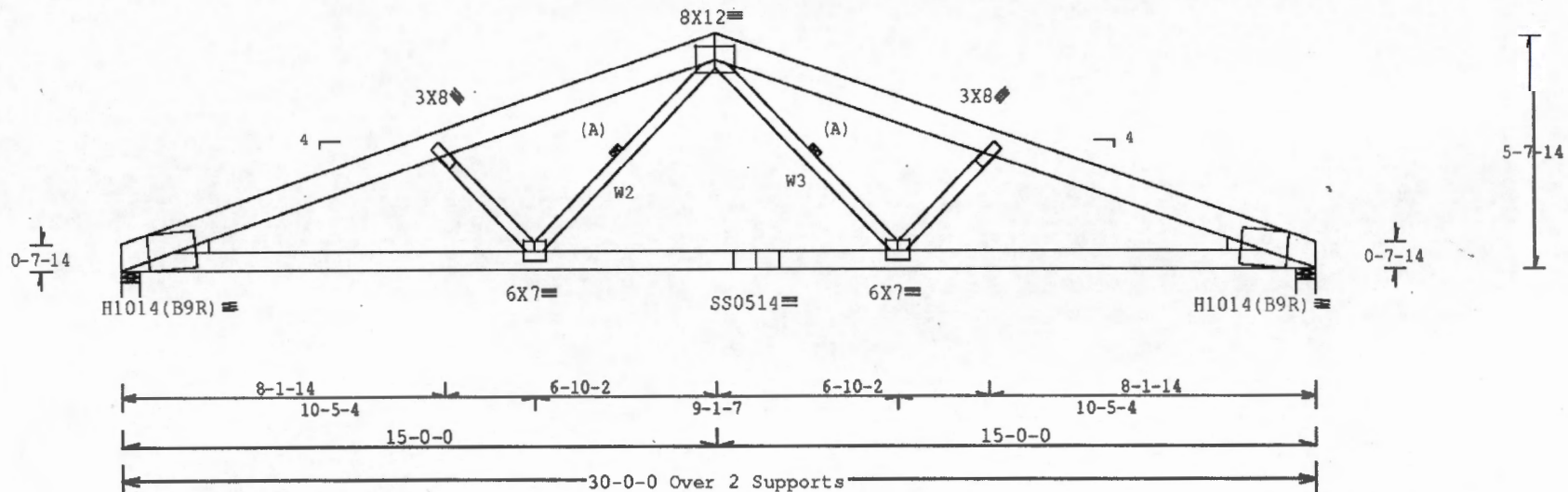
This truss has been analyzed for the following load cases:

Pg	TC LL	TC DL	BC DL	Total Load	Spacing
60	50	4	5	59	4'-0"
60	50	4	1	55	5'-0"
48	40	4	5	49	6'-0"
48	40	4	1	45	7'-0"
36	30	4	5	39	8'-0"
36	30	4	1	35	9'-0"
29	24	4	1	29	10'-0"

All loads are in pounds per square foot (psf).

Roof snow loading is based on the following ground-to-roof adjustment factors multiplied by the ground snow, Pg:

Thermal factor, Ct, = 1.2 Unheated building  
 Exposure factor, Ce = 1.0 Partially exposed building  
 Usage factor, I = 1.0 Standard usage  
 Slope factor, CS = 1.0 Not applied  
 Unbalanced snow loads have not been considered.

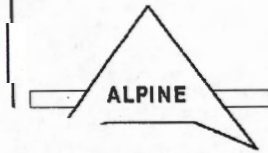


R=4725 U=1627 W=5.5" (6" min.)  
RL=281/-281

R=4725 U=1627 W=5.5" (6" min.)

Truss Weight: 193 lb.

P/LT TYP. 20 Gauge HS, 18 Gauge SS, Design Crit: CUSTOM/TPI-2002(STD)  
WAVE FT/RT=0%(0%)/10(0)



**\*\*WARNING\*\*** TRUSSES REQUIRE EXTREME CARE IN FABRICATION, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO MCS2 (INCLUDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INDUSTRIES, INC., 6200 ENTERPRISE LANE, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS UNLESS OTHERWISE INDICATED THE CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

**\*\*IMPORTANT\*\*** FURNISH A COPY OF THIS DESIGN TO THE INSTALLATION CONTRACTOR. ITW BUILDING COMPONENTS GROUP, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN. ANY FAILURE TO BUILD THE TRUSS IN CONFORMANCE WITH TPI; OR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF MCS (OPTIONAL DESIGN SPEC. BY ANSARA) AND TPI ALPINE CONNECTOR PLATES ARE MADE OF 20/18/16GA (W, H, SS/K) ASTM A653 GRADE 40/60 (W, H, SS) GALV. STEEL. APPLY PLATES TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN, POSITION PER DRAWINGS 160A-E. ANY INSPECTION OF PLATES FOLLOWED BY (S) SHALL BE PER ANNEX A3 OF TPI-2002 SEC 2. A SEAL ON THIS DRAWING INDICATES THE RESPONSIBILITY OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT PER ANSARA/TPI 1 SEC. 2.



KS/-/1/-/1/-/1/-	Scale = .25"/Ft.
See load chart above for truss spacing and allowable loads	REF R7552- 63567
	DATE 12/15/09
	DRW MOUSR7552 09349005
	MO-ENG BAF/BAF
	SEQN- 8847
DUR.FAC. 1.15	FROM BAF
	JREF- 1TXM7552Z01

: 20485

2/18/2013

Midwest Manufacturing, Eau Claire, WI 54603

7:250 s May 11 2011 MITEK Industries, Inc. Tue Jan 29 12:58:44 2013 Page 2  
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**NOTES (14)**

- 7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 8) Gable requires continuous bottom chord bearing.
- 9) Vertical gable studs spaced at 7'-6" oc and horizontal gable studs spaced at 2'-0" oc.
- 10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5 except (jt=lb) 9=203, 6=202.
- 12) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 13) Design assumes 4x2 (flat orientation) purlins at oc spacing indicated, fastened to truss TC w/ 2-10d nails.
- 14) Plate Approval Numbers: ESR-1988 and ESR-1352.

**LOAD CASE(S)** Standard

**MENARDS**  
Design-It<sup>®</sup>  
Post Frame

Design #: 20485



111-11-0-30-08-022.08-0

111-11-0-30-08-022.06-0

111-11-0-30-08-021.00-0

116-14-0-20-01-007.02-0

116-14-0-20-01-006.00-0

116-14-0-20-01-005.00-0

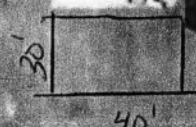
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116-14-0-20-01-008.00-0

116-14-0-20-01-001.00-0

75'  
From  
West  
Property  
Line

40 Feet  
From  
Back  
Property Line



\$43,460

2001  
UK -