

# TALLMADGE CHARTER TOWNSHIP

Ottawa County

O-1451 Leonard Street, Grand Rapids, Michigan, 49534

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## VARIANCE REQUEST

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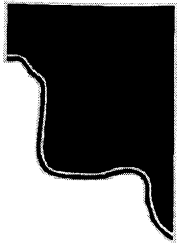
For an application to be considered complete, all requested information must be provided. If an item is not applicable to your application, please state “not applicable” and provide an explanation why it is not applicable.

- **Review Body:** Zoning Board of Appeals
- **Meeting Frequency:** First Tuesday of every month
- **Application Deadline:** Forty-eight (48) calendar days prior to the first Tuesday meeting at which you desire your application to be considered.
- **Township Office Review:** Following review by township personnel, if any required materials are deemed missing the applicant will be notified and must provide said material, which must result in a complete application at least thirty (30) calendar days prior to said meeting for consideration.
- **Initial Submission Requirements:** One (1) electronic copy and Four (4) copies folded to a size no larger than 11”x14”. No rolled plans shall be accepted.
- **Final Plan Submission Requirements:** One (1) electronic copy and Eight (8) copies of all final plan materials for distribution to the Review Body are required to be folded to a size no larger than 11” x 14” and shall be clipped or otherwise secured in eight (8) equal groups. No rolled plans shall be accepted.

**DO NOT DISCARD THIS PAGE**  
**YOU MUST SUBMIT THIS PAGE WITH YOUR APPLICATION**

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For office use

Date Received: \_\_\_\_\_ Payment of: \_\_\_\_\_ Via Check: \_\_\_\_\_ Cash: \_\_\_\_\_



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Ottawa County

O-1451 Leonard Street, Grand Rapids, Michigan, 49534

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## ZONING BOARD OF APPEALS

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### GENERAL INFORMATION:

The Zoning Board of Appeals (ZBA) consists of five residents of the Township who are appointed by the Township Board of Trustees. The ZBA is empowered by the Zoning Ordinance and state statute to grant variances to the requirements of the Zoning Ordinance *upon findings of certain facts and/or conditions that exist*. The ZBA is also empowered to make other decisions assigned to it by the Zoning Ordinance, upon certain findings and subject to specific requirements.

The Zoning Ordinance provides for three areas of Appeal:

1. A use or area (dimensional) variance;
2. An appeal of an Administrative decision; and
3. An interpretation of the Zoning Map or Zoning Ordinance text.

The ZBA cannot change the Zoning Ordinance text or the Zoning Map; this can only be performed by the Board of Trustees.

An area (dimensional) variance is granted upon a showing of “practical difficulty,” generally created by a dimensional requirement in the Zoning Ordinance. The practical difficulty must apply to the property, not to the applicant. If granted, the variance is a license to violate a specific provision of the Zoning Ordinance. Area variances typically involve setbacks, height limitations, square footage requirements, bulk, lot area and other numerical standards in the Zoning Ordinance.

A use variance is granted upon a showing of “unnecessary hardship,” which again must apply to the property and not the applicant. If granted, the variance is a license to use the property in a way not allowed by the Zoning Ordinance.

Section 21.07(d) of the Zoning Ordinance establishes standards which apply to dimensional variances. Section 21.07(e) of the Zoning Ordinance establishes standards which apply to use variances provides. In accordance with both Section 21.07(d) and Section 21.07(e) neither an area variance or a use variance may be granted unless all of the following standards are met:

21.07(d) Standards for Review - Dimension Variance. For a dimension variance, the Board of Appeals must find that all of the following facts and conditions exist.

1. There are exceptional or extraordinary circumstances or conditions applying to the property in question, as to its intended use, that do not apply generally to other properties or classes of uses in the same zone.
2. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zone. The possibility of increased financial return shall not of itself be deemed sufficient to warrant the granting of a variance.
3. The variance, if granted, will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public interest.
4. The condition or situation of the property or its intended use is not of so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
5. Any exceptional or extraordinary circumstances applying to the property in question are not self-created.

21.07(e) Standards for Review - Use Variance. For a use variance, two-thirds of the members of the Board of Appeals must find that all of the following facts and conditions exist.

1. There are exceptional or extraordinary circumstances or conditions applying to the property in question, as to its intended use, that do not apply generally to other properties or classes of uses in the same zone.
2. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zone. The possibility of increased financial return shall not of itself be deemed sufficient to warrant the granting of a variance.
3. The variance, if granted, will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public interest.

4. The condition or situation of the property or its intended use is not of so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
5. Any exceptional or extraordinary circumstances applying to the property in question are not self-created.
6. The property in question cannot be reasonably used as zoned and therefore a use variance is necessary.

**NOTE: The applicant or a representative is required to be present at the public hearing. The applicant will be notified as to the date and time.**

## **SCOTT DENNIS**

310 Fennessy SW, Grand Rapids, MI 49534

scott49534@gmail.com

November 4, 2025

Alexis Gulker  
Zoning Administrator  
Tallmadge Charter Township  
O-1451 Leonard Street, NW  
Grand Rapids, MI 49534

Dear Ms. Gulker:

I am formally submitting this request for a zoning variance to allow me to build an accessory building at our home on Fennessy Drive. You and I have discussed this several times, but I thought it would be good to include the following narrative as part of our submittal in order to introduce this request to the Zoning Board of Appeals.

- We own a total of 2.48 acres, made up of 2 contiguous parcels.
- Our house is on the south parcel, 310 Fennessy Drive, a lakefront lot on the south side of Fennessy Drive.
- We also own an adjoining parcel, on the north side of Fennessy Drive.


About one year ago I began conversations with the township regarding construction of an accessory building on the north parcel. We already had conversations with the builder that re-modeled our home and determined there is no location on the south parcel that is suitable for our accessory building.

- In March 2025, I contacted Tyler Tacoma about formally combining the parcels to allow construction on the north parcel. Tyler suggested three options in an email to you and Greg Ransford.
  - Record a deed restriction so the two parcels would effectively be titled as one.
  - Combine both parcels formally into one parcel.
  - Improve the proposed building to meet criteria of a single-family home.
- You replied to that email that only the third option - constructing a single family home on the north parcel along with the accessory building - would be approved by your department.
- During the spring and summer, you and I had several conversations – by phone and email.
- We had our property professionally surveyed.
- We had the builder review again the property lines, topography, and site layout on the south parcel. They have confirmed there is no location on the south parcel to construct this accessory building.

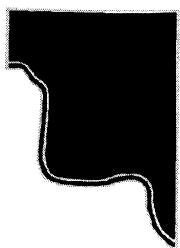
- In August, you stated you would only approve an accessory building on the north parcel if we built a dwelling to meet the criteria of a single-family home.
- While your department issues the building permit, Ottawa County issues the permit for a potable well that is required for a home. There is an existing oil well immediately east of our north parcel (not on our property). The county will not issue a permit for a potable well due to the isolation zone required from the oil well.
- If I am not allowed to build a residential home because of the lack of a potable well, then the best use of this parcel is for our accessory building.
- In a telephone conversation with Greg Ransford in July, I explained these issues. Based on this information, Greg said he would support a Zoning Variance to allow the construction of an accessory building on the north parcel.
- I submitted our initial application to you in August. You expressed concern and allowed me to pick up the application to confirm all facts and edit our application. You indicated that you were concerned that if we built only an accessory building on the north parcel and then sold our home that could leave an individual parcel with only an accessory building. Note that the first two options that Tyler suggested in March would address that concern.
- In September, I reached out to Township Trustee John Bronkema because he is also a member of the ZBA. He met me at our house and reviewed our property and our proposed accessory building. He indicated his support for our plan.
- I have discussed our plans with our neighbors and they support our plan.

Based on all of this information, I am submitting my zoning variance application. I welcome the opportunity to meet with you, Greg, or any of the members of the ZBA at my home – either individually or as a group – to show you the site so you can fully appreciate the project before deciding on it at their January meeting.

Sincerely,



Scott Dennis



# TALLMADGE CHARTER TOWNSHIP

Ottawa County

O-1451 Leonard Street, Grand Rapids, Michigan, 49534

## ZONING BOARD OF APPEALS APPLICATION

REQUEST FEE: \$750.00

### PROCEDURE:

Name of Applicant: Scott & Jodye Dennis

Address of Applicant: 310 Fennessy Dr. SW

Grand Rapids, MI 49534

Email: scott49534@gmail.com Telephone: 616-318-6944

Property Location: 310 Fennessy SW

Permanent Parcel Number: 70-10-36-200-033 and -037

Subdivision: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Parcel Size: 1.22 + 1.26 = 2.48 acres Current Zoning of Property: Residential

Existing Use of Property and/or Structure: Residential

Proposed Use of Property and/or Structure: Residential - build accessory building

Point of Contact Name(POC)\*: Scott Dennis

\*Point of Contact shall be the only person contacted by the township regarding the application

POC Telephone: 616-318-6944 POC Email: scott49534@gmail.com

### NOTE:

Provide the legal description of the property. A survey of the property documenting accurate measurements must be provided. The applicant may be required to post a performance bond or other performance guarantee in an amount to be determined by the Zoning Board of Appeals.

**VARIANCE REQUEST:**

Section(s) of the Tallmadge Charter Township Zoning Ordinance from which relief is sought:

Chapter 3, Section 3.02, Paragraph (b) No accessory building may be built on any lot on which there is no principal building.

Reason for seeking variance: \_\_\_\_\_

See attached.

**NOTE:** The applicant must attach a site plan showing the dimensions of the property, setbacks to front, rear and side lot lines, the location and dimensions of all existing buildings and structures, any proposed buildings or structures, the location of any driveways or easements, the area of the property where the variance is being sought and such other information as may be required.

I agree to authorize members of the Zoning Board of Appeals and representatives from the Zoning or Building Department to enter my property in order to review the particulars of my request.

11/4/2025

Date

  
Applicant's Signature



## Tallmadge Township Zoning Variance Request Narrative

Scott and Jodye Dennis  
310 Fennessy SW

Seeking variance to:

Chapter 3 General Provisions, Section 3.02 Accessory Uses and Buildings  
Paragraph (b) No accessory building may be built on any lot on which there is no principal building.

We own two contiguous parcels, both zoned Residential. The Right of Way for Fennessy Drive transects the two parcels.

Our home is located on the south parcel, 310 Fennessy. The south side of that parcel is bounded by Fennessy Lake.

Building an accessory building on the south parcel is not possible.

Because of the lake, zoning would allow for an accessory building on the road side of our house. However, this is not possible due to the presence of our septic tanks and drainage field, water supply well, geo-thermal field for heat pump, and underground electric and gas feeds to house.

Construction of an accessory building between the house and the lake would not be aesthetically pleasing and is not possible due to topography and property boundaries.

We propose building an accessory building near the northeast corner of the north parcel.

All setbacks will be easily satisfied.

The north parcel is relatively flat and is currently covered with rows of planted pine trees (roughly 25 to 30 feet tall). A driveway will be cleared to the building. We will preserve the majority of the parcel as wooded. The existing trees will screen the accessory building from Fennessy Drive.

The proposed use is consistent with the use of adjacent parcels.

An existing pole barn is on the adjacent property to the north. That accessory building is roughly 30x90.

There is an existing oil well just east of our north parcel. Based on Ottawa County Health Department isolation zones, a potable well on our parcel would not be allowed. Without a potable well, a principal residence could not be constructed. The use of the parcel for an accessory building allows for the best use of this parcel.

Our plan has been received positively by neighbors.

BOUNDARY / SITE PLAN

FOR: Scott Dennis  
310 Fennessy Dr  
Grand Rapids, MI 49534

Feenstra

& Associates, Inc.

CIVIL ENGINEERS & SURVEYORS

7482 Main Street

Jenison, MI 49428

Phone: 616.457.7050

www.feenstrainc.com

Proj

250531

File

36-7-13

Date

07/31/2025

Drafted by

LEEK/KLR

DESCRIPTION: That part of Government Lot 2, Section 36, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, described as: Commencing at the N 1/4 Corner of Section 36; thence S00°02'43"E 1309.04 feet along the West line of the NE 1/4 of Section 36; thence N4°03'14"E 195.57 feet along the centerline of Fennessy Drive; thence Northeastly 326.57 feet along said centerline on a 500.00 foot radius curve to the right, the chord of which bears N64°45'55"E 320.80 feet; thence N83°28'36"E 222.27 feet along said centerline to the PLACE OF BEGINNING of this description; thence N83°28'36"E 125.78 feet along said centerline; thence S00°09'31"E 380 feet, more or less, to the northerly edge of Fennessy Lake; thence meandering Westerly 156 feet, more or less, along said water's edge to its intersection with a line which bears S00°09'31"E from the place of beginning; thence N00°09'31"W 425 feet, more or less, to the place of beginning.

Also: That part of Government Lot 2, Section 36, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, described as: Commencing at the N 1/4 Corner, of Section 36; thence S00°02'43"E 1309.04 feet along the West line of the NE 1/4 of Section 36 to the centerline of Fennessy Drive (66 feet wide); thence N46°03'14"E 195.57 feet along said centerline; thence Northeastly 326.57 feet along said centerline on a 500.00 foot radius curve to the right, the chord of which bears N64°45'55"E 320.80 feet; thence N83°28'36"E 222.27 feet along said centerline to the PLACE OF BEGINNING of this description; thence N83°28'36"E 209.43 feet; thence N83°28'36"E 263.05 feet; thence S00°09'31"E 209.43 feet to the centerline of Fennessy Drive; thence S83°28'36"W 263.05 feet along said centerline to the Place of Beginning.

PROPERTY ADDRESS: 310 Fennessy Dr

DETAIL VIEW  
SCALE 1" = 30'

LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- x—x— Fence Line
- D = Deeded
- P = Platted
- M = Measured
- Building
- Deck
- Concrete
- Asphalt
- Gravel

WE HEREBY CERTIFY that the buildings and visible improvements are located within the lands and property herein described and that there are no encroachments except as shown hereon.

NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.





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laws, the Ottawa County Policy on Enhanced  
Access to Public Records and Act 462 of the  
Public Acts of 1996, as amended.  
Photography date: April 2024

Geospatial Insights & Solutions  
IT Department  
12220 Fillmore Street, Suite 320  
West Olive, Michigan 49460  
Phone (616)-738-4600  
[www.gis.mtottawa.org](http://www.gis.mtottawa.org)

**70-10-36-200-037**

Scale 1 inch / 100ft





Date: 12/09/2025 - 11:23 AM  
Design Name: Post Frame Design  
Design ID: 310152409858

Estimated price: \$28,135.09\*

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

**How to recall and purchase a saved design at home**



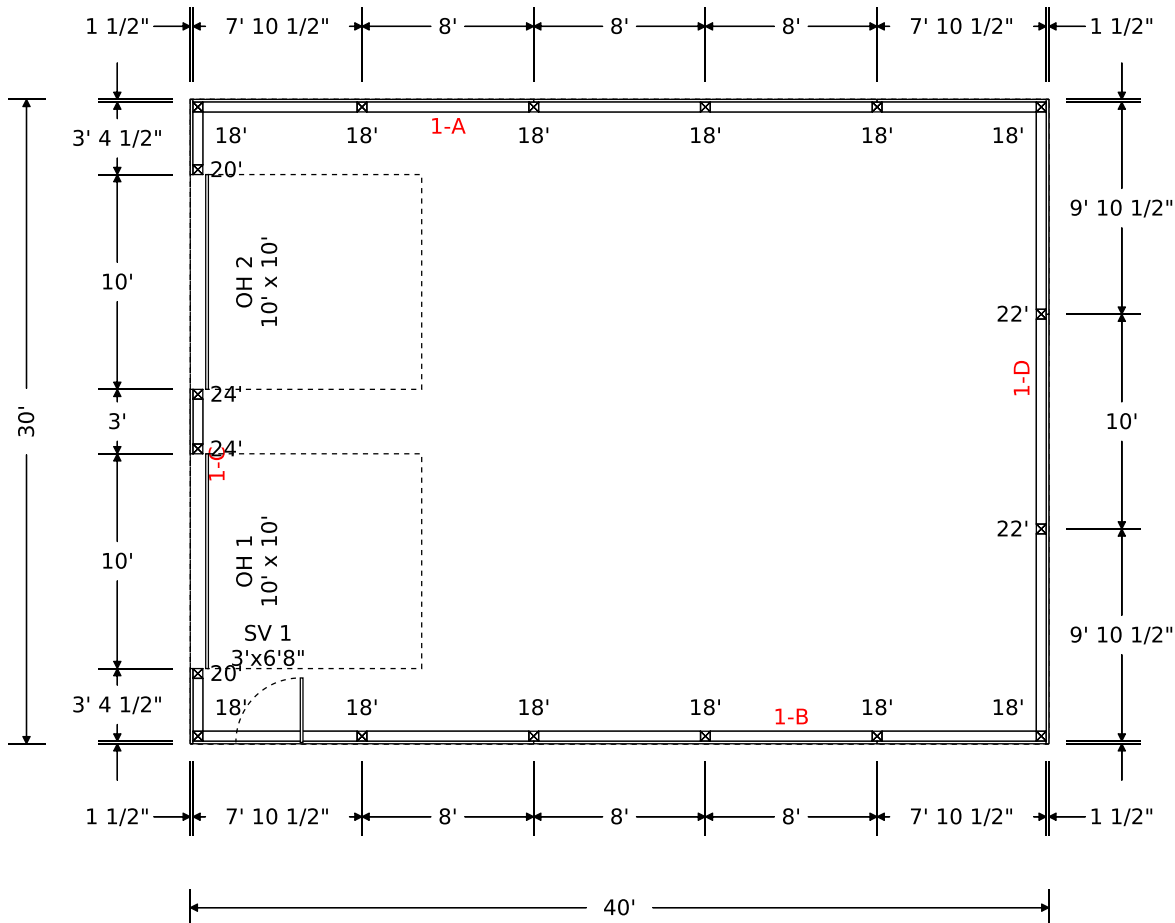
**OR**

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 310152409858
4. Follow the on-screen purchasing instructions

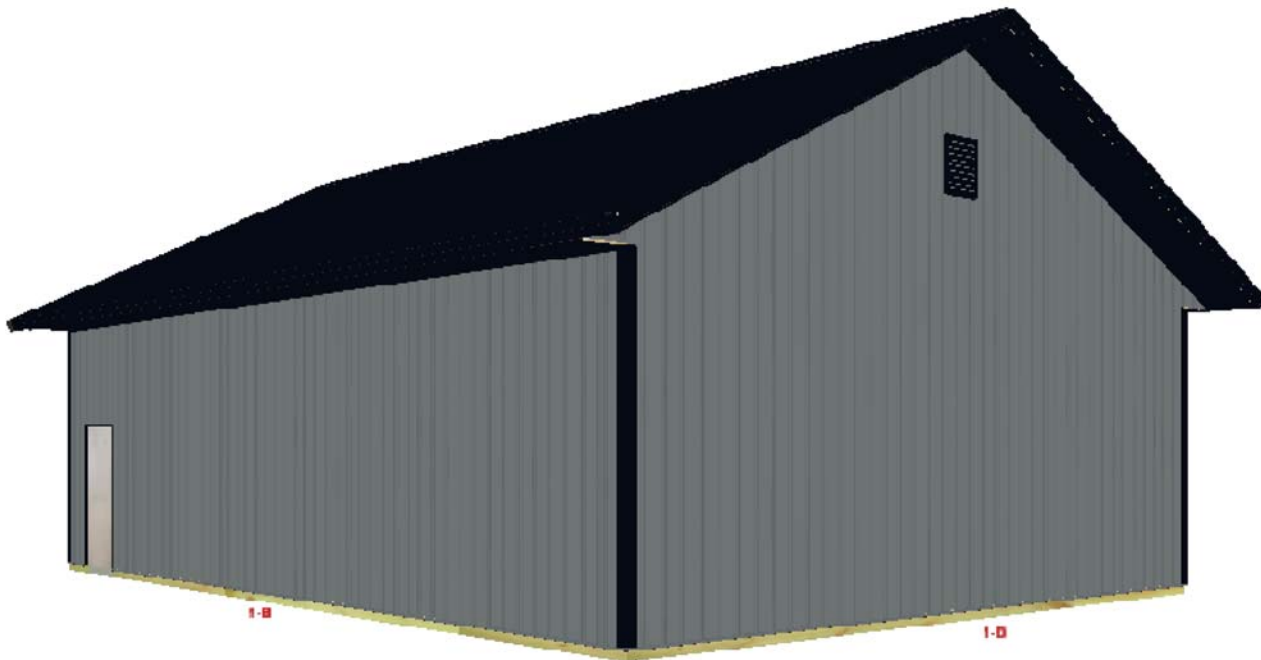
**How to purchase at the store**

1. Enter Design ID: 310152409858 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



Elevation Views





**Congratulations, you have taken the first step towards making your new post frame building a reality!**

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at [www.midwestmanufacturing.com](http://www.midwestmanufacturing.com).

\*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



## Building Information

1. Building Use:	Code Exempt
2. Width:	30 ft
3. Length:	40 ft
4. Inside Clear Height:	12 ft
5. Framing Type:	Post Framing
6. Floor Finish:	Concrete
7. Floor Thickness:	4 in
8. Post Foundation:	Post Embedded
9. Post Embedment Depth:	4 ft
10. Footing Pad Size:	14 in x 4 in (Pre-cast)

## Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Posts
3. Girt Type:	Bookshelf
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Knight's Armor
6. Trim Color:	Midnight Black
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Bottom Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

## Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	ProRib
3. Wall Liner Color:	White
4. Roof Condensation Control:	Pro-Therm Condensation Blanket

## Roof Information

1. Pitch:	6/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Midnight Black
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	2 ft
8. Sidewall Overhangs:	2 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Midnight Black
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	Acoustical Liner
14. Purlin Placement:	On Edge
15. Ceiling Liner Color:	White
16. Ceiling Insulation Type:	6.75" Fiberglass Blow In (R-19)

## Accessories

1. Outside Closure Strip:	Premium Vented
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	18"x24"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Midnight Black
6. Cupola Size:	None
7. Gutters:	No
8. End Cap:	No
9. Mini Print:	Email Only



## Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-B
Overhead Door	10' x 10'	1-C
Overhead Door	10' x 10'	1-C

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



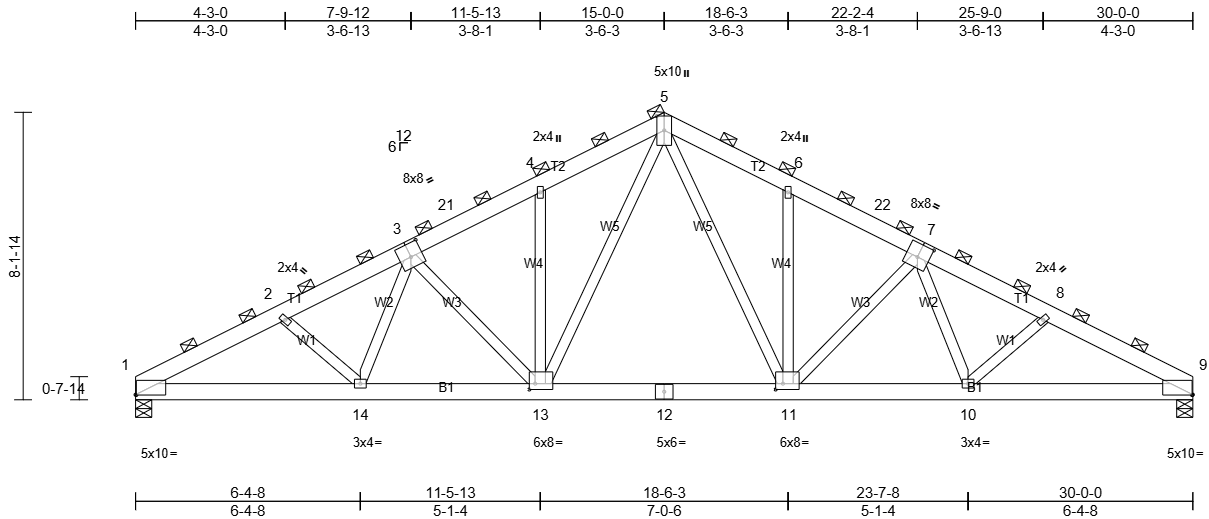
Job	Truss	Truss Type	Qty	Ply	
QTRC0840020	P1	COMMON	4	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI

Run: 8.72 S Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Fri Mar 29 12:50:38

Page: 1

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Scale = 1:51.3

Plate Offsets (X, Y): [1:0-0.4,0-0.2], [3:0-4.0,0-4.8], [7:0-4.0,0-4.8], [9:0-0.4,0-0.2], [11:0-2.8,0-2.0], [13:0-2.0,0-2.0]

Loading	(psf)	Spacing	8-0-0	CSI	DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.82	-0.23	10-11	>999	240	MT20	197/144
Snow (Ps/Pg)	20.1/50.0	Lumber DOL	1.15	BC	0.42	-0.34	11-13	>999	180		
TCOL	4.0	Rep Stress Incr	NO	WB	0.90	0.10	9	n/a	n/a		
BCLL	0.0	Code	IBC2021/TPI2014	Matrix-MS							
BCDL	5.0										
Weight: 188 lb FT = 15%											

#### LUMBER

TOP CHORD 2x6 SPF No.2  
BOT CHORD 2x6 SP 2400F 2.0E  
WEBS 2x4 SPF Stud \*Except\* W5.2x4 SPF No.2

#### BRACING

TOP CHORD 2-0-0 oc purlins (2-3-6 max.).  
BOT CHORD Rigid ceiling directly applied or 8-2-7 oc bracing.

**REACTIONS** (lb/size) 1=3488/0-5-8, (min. 0-3-1), 9=3488/0-5-8, (min. 0-3-1)  
Max Horiz 1=284 (LC 9)  
Max Uplift 1=896 (LC 12), 9=896 (LC 13)  
Max Grav 1=3707 (LC 16), 9=3707 (LC 17)

#### FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 1-2=-6749/1607, 2-3=-6281/1538, 3-21=-5351/1287, 4-21=-5118/1307, 4-5=-5413/1490, 5-6=-5413/1490,  
6-22=-5118/1308, 7-22=-5350/1278, 7-8=-6281/1540, 8-9=-6749/1609  
BOT CHORD 1-14=-1566/5851, 13-14=-1301/5419, 12-13=-641/3444, 11-12=-641/3444, 10-11=-1040/5419, 9-10=-1308/5851  
WEBS 3-14=-169/646, 2-14=-521/293, 3-13=-1231/506, 4-13=-1297/340, 5-13=-755/2721, 5-11=-754/2721, 6-11=-1297/340,  
7-11=-1231/507, 7-10=-170/646, 8-10=-521/294

#### NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCCL=2.4psf, BCDL=0.6psf, h=25ft, Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- TCCL: ASCE 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf, Ps=20.1 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.72; Ct=1.10; Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- 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.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 896 lb uplift at joint 1 and 896 lb uplift at joint 9.

**LOAD CASE(S)** Standard

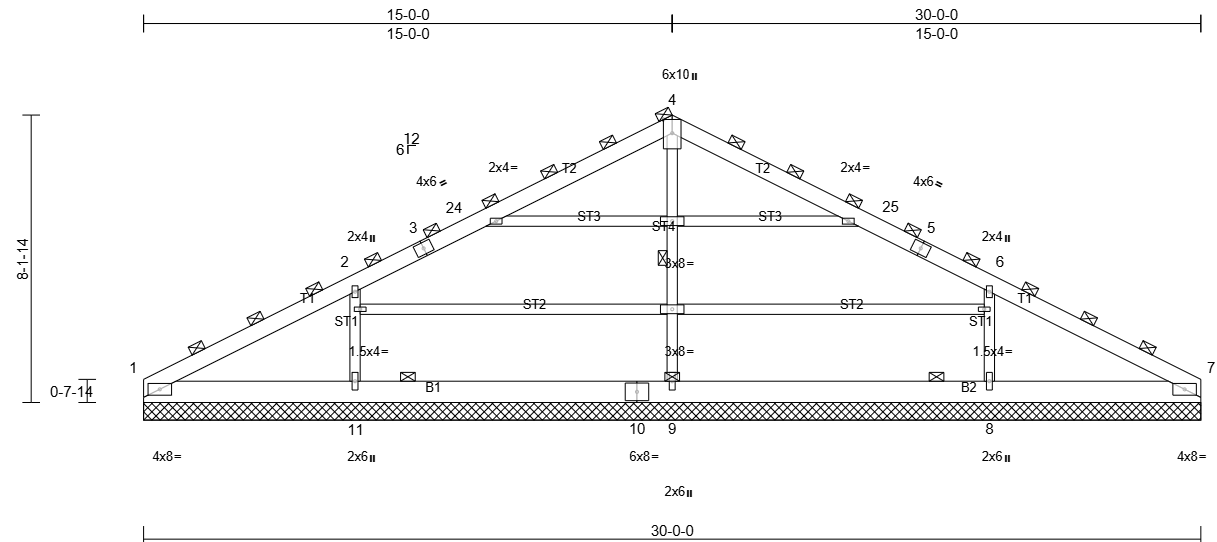
Job	Truss	Truss Type	Qty	Ply	
QTREC0820922	P1E	COMMON	2	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI

Run: 8.72 S Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Thu Nov 30 15:24:15

Page: 1

ID: IHV0BapO7mqFP\_SYCaZWYdyQ5-rf9nLMDM0s7cV?ExsO7EX\_nZqlpr9jXlHebB9C3yDyO\_



Scale = 1:51.3

Loading	(psf)	Spacing	6-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.86	Vert(LL)	n/a	-	n/a	999	197/144
Snow (Ps/Pg)	20.1/50.0	Lumber DOL	1.15	BC	0.58	Vert(TL)	n/a	-	n/a	999	
TCDL	4.0	Rep Stress Incr	NO	WB	0.46	Horiz(TL)	0.01	7	n/a	n/a	
BCLL	0.0	Code	IBC2021/TPI2014	Matrix-MS							
BCDL	5.0										
Weight: 196 lb FT = 15%											

#### LUMBER

TOP CHORD 2x6 SP 2400F 2.0E  
BOT CHORD 2x8 SPF No.2  
OTHERS 2x4 SPF Stud \*Except\* ST4,ST2:2x4 SPF No.2

#### BRACING

TOP CHORD 2-0-0 oc purlins (6-0-0 max.).  
BOT CHORD 10-0-0 oc bracing.  
WEBS 1 Row at midpt 4-9

#### REACTIONS

All bearings 30-0-0.  
(lb) - Max Horiz 1=213 (LC 9)  
Max Uplift All uplift 100 (lb) or less at joint(s) 7 except 1=101 (LC 13),  
8=650 (LC 13), 9=134 (LC 12), 11=652 (LC 12)  
Max Grav All reactions 250 (lb) or less at joint(s) except 1=466 (LC 1),  
7=466 (LC 1), 8=1933 (LC 17), 9=1410 (LC 17), 11=1933 (LC 16)

#### FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 1-2=-369/146, 2-3=-762/296, 3-24=-561/311, 4-24=-310/348, 4-25=-310/295, 5-25=-561/257, 5-6=-762/243, 6-7=-341/93  
BOT CHORD 1-11=-65/277, 10-11=-16/277, 9-10=-16/277, 8-9=-16/277, 7-8=-16/277  
WEBS 4-9=-1127/174, 2-11=-1717/658, 6-8=-1717/657

#### NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCCL=2.4psf, BCCL=0.6psf, h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); 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 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf; Ps=20.1 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.72; Ct=1.10; Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- 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.
- Gable requires continuous bottom chord bearing.
- Vertical gable studs spaced at 9-0-0 oc and horizontal gable studs spaced at 2-6-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 7 except (it=lb) 1=100, 9=134, 11=651, 8=649.

LOAD CASE(S) Standard