



City of St. Francis

Building Inspector

4235 South Nicholson Ave Office Hours Mon.– Fri.
St. Francis, Wisconsin 53235 8:00- 9:00 AM
Ph 414-481-2300 1:00-2:00 PM
Fax 414-481-6483 E-mail craigv@stfranwi.org

Craig Vretenar

Posted: January 7th 2016

ZONING BOARD OF APPEALS AGENDA

The Zoning Board of Appeals has scheduled a meeting on **Thursday January 28th 2016** in the **Committee room/ Council Chambers at 3400 E Howard Ave at 6:30 PM.**

1. Chairman will call the meeting to order.
2. Roll Call
3. Approval of the Minutes from July 24th 2014
4. Hearing of Case – Secretary will read Notice sent out to abutting property owners within 100 feet of subject property and indicate the notice was published in the St. Francis Now and required by Law, Ordinance or Rule of the Board Chairman.

Case 1. Deb Burton/ Benjy Keren representing 2300 E Layton Ave to request an appeal from sign code section 380-8 signs Article II section O. Monument sign required and table 380 Attachment 1 requiring a 6 foot high detached monument sign. The requested variance is for a 20 foot high 2 pole detached sign.

Case 2. Jody and Brian Kaebisch of 3014 E Crawford Ave to request an appeal from zoning Code section 455-42C. Setbacks for accessory buildings. Building an addition on the house to the rear will place the garage in the sideyard.

5. Proceed With Hearing.
6. Old Business
7. New Business
8. Adjourn

Michael McSweeney
Chairman/
Zoning Board of Appeals

PUBLIC NOTICE

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NOTE: There is the potential that a quorum of the Common Council may be present.

**MINUTES OF THE ZONING BOARD OF APPEALS
MEETING HELD JULY 24, 2014**

The meeting was called to order by Chairman McSweeney at 7:02 P.M.

Members present: Chairman McSweeney, Richard Adamczewski, Dennis Besler, Fritz Frischmann, and Richard Grubanowitch.

Absent and Excused: John Kolb

Absent: Eric Berendt and Richard Schmidt

Others Present: Deputy Clerk DeMores, Craig Vretenar, Jonathan and Bridget Howard

Moved by Richard Adamczewski; seconded by Richard Grubanowitch to approve as printed the minutes of the meeting held June 26, 2014. Question was asked regarding current standing of the ordinance from the previous meeting; Chairperson McSweeney stated it has been referred to the Legislative Committee for further action. Motion carried.

The Secretary, Jean DeMores read the Notice of Public Hearing.

Hearing of Case:

Statement from Alderperson Bostedt was read into hearing supporting the variance.

Statement from Jan Bergstrom of 3919 S. Nevada was read into hearing supporting the variance.

Statement from Mayor St. Marie-Carls was read into hearing expressing the views from Planning Commission which supports the variance.

Jonathan Howard presented his case. Members asked several questions.

Gladys Mueller supplied letter for presentation. Neighbors on both sides of property support the variance along with neighbor across the street.

Michael & Margaret Percifield, Gary Shehan, and Bethany Zebell support the variance.

Chairperson McSweeney explained the City previously owned land that was to become Van Beck Avenue but has since been vacated to Jonathan and Bridget Howard.

Building Inspector Vretenar explained the variance and placement along with history of the property. Garage would be behind the house. The distance between the house and garage would be about 13 feet.

Moved by Richard Grubanowitch, seconded by Richard Adamczewski to approve the variance as requested. Motion carried.

Richard Grubanowitch asked about straightening the approach area. Chairperson McSweeney stated he will discuss it with the Common Council

Moved by Richard Adamczewski, seconded by Fritz Frischmann to adjourn. Motion carried.

Meeting adjourned at 7:19 p.m.

PAID IN FULL

DEC 16 2015

CITY OF ST. FRANCIS

G10666
7.000812

CITY OF ST. FRANCIS APPLICATION FOR ZONING VARIANCE

Petition # _____ Date filed _____ \$130.00 fee paid (payable to City of St. Francis)

Owner/agent		Contractor Applicant	
Name	St. Francis Center	Poblocki Sign Co.	
Address	2300 E. Layton Ave., St. Francis WI	922 S. 70 th St., West Allis, WI 53214	
Phone	414-573-839	414-453-4010	

→ ATTACHED IN PACKET

Legal description: Lot _____ Block _____ Subdivision name _____

_____ 1/4, _____ 1/4, S _____, T _____ N, R _____ E, City of St. Francis - Tax parcel number 592-0068-002

2300 E. Layton Ave., St. Francis, WI

Lot area & dimensions: See site plan. sq. ft., _____ x _____ ft.

Zoning district B2 Current use & improvements BUSINESS - fast food

Nature and disposition of any prior petition for appeal, variance or conditional use NONE

Description of all nonconforming structures & uses on the property Subject sign is legal non-conforming.

Terms of Ordinance (requirement & section #) Chapter 380-8 Signs Article II, Section "O" Monument Sign Required

Variance Requested To be allowed to replace existing free standing sign with a new free standing sign that is not a monument style sign.

See drawing 68174 MON-01. photos and site plans

Address the variance criteria described in the application materials (attach additional pages if required):

Unnecessary hardship is present because... *This property is right across the street from Cudahy and they allow free standing signs for the same type of business that are 9' taller than St. Francis allows. This is an existing retail center with an existing sign that is taller than the current code allows and effective as is but would not be as effective if reduced to 6' overall height. Plus there is an electrical box right in front of the existing sign – where new sign is proposed to go. See photo.*

Compliance with the terms of the ordinance is prevented by unique features of this property

Even though this center has frontage on two busy streets, the only way to enter is coming from the east on Layton Ave. And, if you miss the turn and think you can go around the block, you will wind up getting on the freeway. The actual building has a deep set-back from both Pennsylvania Ave. and Layton Ave. unlike their closest neighbor's building which is located up close to the sidewalk and is easily identifiable. See Google map copy. There is no entrance from Pennsylvania Ave even though there are business fronts facing that direction, east. Drivers coming from the west would not see those storefronts until there are past being able to turn left, but then they can't enter off of Pennsylvania anyway and would get caught having to drive blocks out of their way to get back.

A variance will not be contrary to the public interest because... *The existing sign is old and unattractive and should be replaced. Originally it had a large 'Blockbuster' top on it that has been removed leaving the 'box' tenant sign that does effectively identify those tenants within the center but is not the look the owners are trying to achieve at this time. The new sign design would be a welcome change to this busy intersection right on the edge of the city.*

Attach construction plans detailing:

- | | |
|--|---|
| <input type="checkbox"/> Property lines | <input type="checkbox"/> Dimensions & locations of existing & proposed structures |
| <input type="checkbox"/> Vegetation removal proposed | <input type="checkbox"/> Utilities, roadways & easements |
| <input type="checkbox"/> Contour lines (2 ft. interval) | <input type="checkbox"/> Location & extent of filling/grading |
| <input type="checkbox"/> Ordinary highwater mark | <input type="checkbox"/> Location & type of erosion control |
| <input type="checkbox"/> Floodplain & wetland boundaries | <input type="checkbox"/> Any other construction related to your request |
| <input type="checkbox"/> Well & sanitary system | |

I certify that the information I have provided in this application is true and accurate. *Deb Burton, Poblocki Sign Co.*

Signed: (applicant/agent/owner) *D. Burton 12-15-15*

**CITY OF ST. FRANCIS
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS**

Public notice is hereby given that the Zoning Board of Appeals of the City of St. Francis will conduct a Public Hearing in the Council Annex / Chambers of the City of St. Francis Municipal Building at 3400 E Howard Ave., St. Francis, WI. on Thursday January 28th 2016 at 6:30 PM.

To hear the request of Deb Burton of Poblocki Sign Company to the decision of Building Inspector Craig Vretenar to not allow a free standing sign instead of the required monument sign. Per sign chapter 380-8 Signs Article II Section O. Monument sign required.

(1) Any display sign that is hereafter altered or erected on any property in the City used, or being developed for use, for commercial purposes in the City shall be constructed as a monument sign. Monument signs shall, in addition to compliance with all other applicable provisions of this chapter, conform to all of the following regulations:

(a) Only one detached sign may be erected on the premises of a business establishment or in or upon parking lots that serve one or more business establishments. A detached sign shall be limited to six feet maximum height from ground level (including the foundation) and shall be sited in accordance with all applicable vision setback area requirements. Detached monument signs shall be limited to business names and address information. For the purpose of determining allowable area of a detached sign, only the square footage of one side of a two-sided sign shall be used, provided that both sides of said sign are identical.

(b) All monument signs shall be self-supporting structures typically constructed of masonry materials and erected on and permanently attached to a concrete foundation that is aesthetically compatible with the principal structure(s) on the subject property.

(2) Monument signs are encouraged to feature landscaped element(s) within the sign design. Per table 380 attachment 1- Detached signs in B-2 district maximum height 6 feet.

The request is to allow a free standing 20 foot high two post sign instead of a 6 foot high monument sign.

The legal description is as follows: **2300 E Layton Ave - Parcel ID 592-0068-002**

Legal Description of Subject Property

Situated on East Layton Avenue and south Pennsylvania Avenue, city of St. Francis, Wisconsin, that part of lot 2 and all of lots 3 and 4 and that part of lots 20 through 28, inclusive in block 2, together with that part of the vacated alley abutting said lots and that vacated part of East Price Avenue abutting said lots 2, 3 and 4 on the north in Layton Avenue Heights Company's subdivision, being a subdivision of a part of the southwest ¼ of section 22, township 6 north, range 22 East, in the city of St. Francis, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the southeast corner of said ¼ section; thence north along the east line of said ¼ section 60.00 feet to a point; thence north 85 degrees 55 minutes 00 seconds west 60.00 feet to the point of beginning of the land to be described; continuing thence north 89 degrees 55 minutes 00 seconds west along the north line of East Layton Avenue 246.00 feet to a point on the east line of the west 4.00 feet of said lot 20; thence north and parallel to the east line of said ¼ section 107.00 feet to the center line of said vacated alley, thence south 89

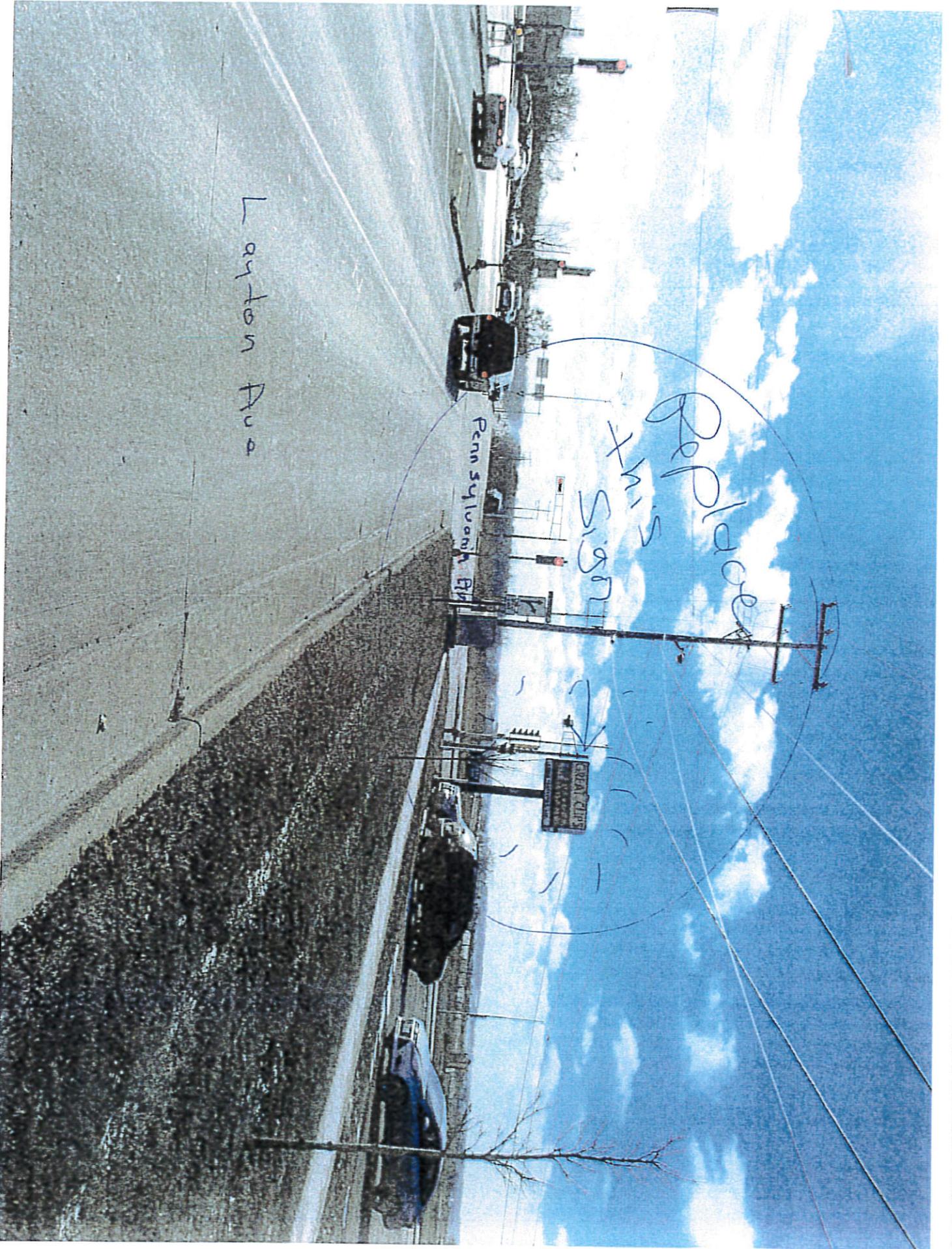
degrees 55 minutes 00 seconds east along the center line of said vacated alley 146.00 feet to a point; thence north along the west line of said lot 4 and said west line extended 137.00 feet to a point; thence south 89 degrees 55 seconds 00 seconds east along the south line of East Price Avenue, as now laid out, 70.00 feet to a point thence south 89 degrees 55 minute 00 seconds east 63.27 feet to a point, said point being 70.00 feet north 89 degrees 55 minutes 00 seconds west of the east line of said ¼ section; thence south 77.00 feet to the center line of said vacated alley; thence south 89 degrees 55 minutes 00 seconds east along said center line 10.00 feet to a point; thence south 107.00 feet to the point of beginning. The above described parcel contains 38,052 square feet.

Chairman, Michael McSweeney
Zoning Board of Appeals

PUBLIC NOTICE

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NOTE: There is the potential that a quorum of the Common Council may be present.



Lorton Ave

Pennsylvania Ave

Replace this sign

CENTRAL AUTO PARTS

SIGN SPECIFICATIONS

New D/F Monument Sign
 Lighting: Illuminated with LEDs
 Voltage:

A1 - Top Arch
 Material: 6061 Aluminum 6 Lx40x Face
 Face Color: White Lx40x w/ 3630 - 236 - Turquoise
 Cabinet Color: Paint to Match 3630 - 005 Ivory

B1 - TENANT CABINET w/ Changeable Panels
 Face Color: Ivory acrylic Bead
 w/3630 - 236 Turquoise Graphics
 Cabinet Color: Paint to match 3630-236 Turquoise

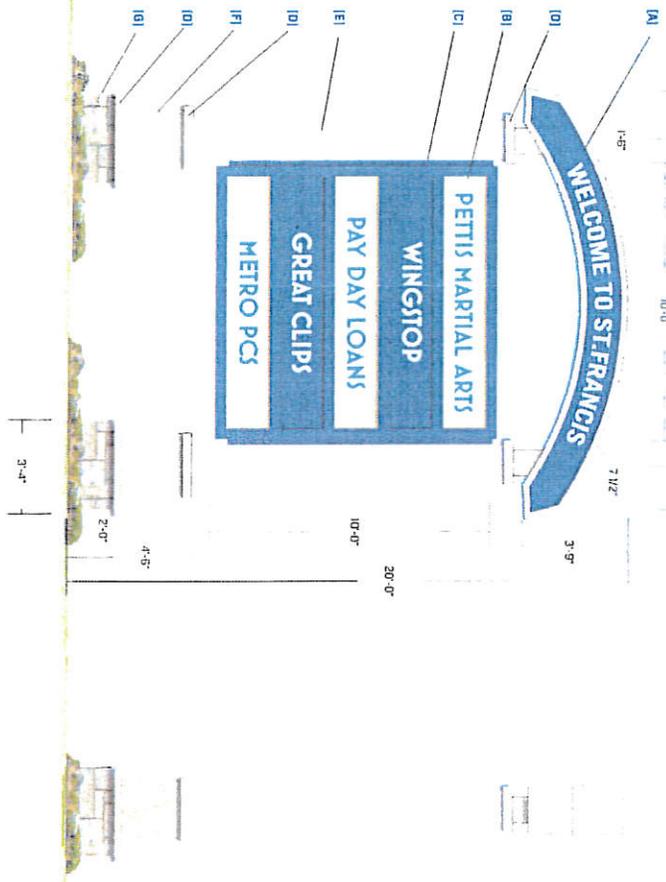
C1 - Recess
 Material: Alum
 Color/Paint to match 3630-236 Turquoise

D1 - Alum Trim
 Paint to match 3630 -005 Ivory

E1 - Alum Pole Cover
 Paint White (suede finish)

F1 - Alum Base
 Material: Aluminum
 Color: 3630 - 149 Beige (Textile Finish)

G1 - BASE
 Material: Veneer Masonry (From Stock)



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Project
 St. Francis Center

St. Francis WI

Scale: 1/4" = 1'-0"
 Digital File: 420 11" x 17"
 M0155

Revisions
 REV. DESCRIPTION
 1 1/21

1/16/11/11

Site: 630 Skopje
 Scale: 3/16 Niagara
 Sign Loc. No. :

MON-01
 D/F Monument Sign
 68174 C04

DRAFT



2300 E. Layton Avenue
Retail Center

Pennsylvania Avenue

E. Layton Avenue

Proposed Placement

Total parking spaces: 53

Existing Parking Layout

Exhibit
2

8000858
PAID IN FULL

CITY OF ST. FRANCIS

CITY OF ST. FRANCIS APPLICATION FOR ZONING VARIANCE

Petition # _____ Date filed _____ \$130.00 fee paid (payable to **City of St. Francis**)

Owner/agent	Contractor
Name <u>Jody & Brian Kaehisch</u>	
Address <u>3014 E Crawford Ave</u>	
Phone <u>414-483-2987</u>	

Legal description: Lot _____ Block _____ Subdivision name St Francis Hill
1/4, SE 1/4, S 15, T 6 N, R 22 E, City of St. Francis - Tax parcel number 545-0013
West 1/2 of Lot 13 & All of lot 14 Block 1

Lot area & dimensions: 8,141.25 sq. ft., 62.625 x 130 ft.

Zoning district R-1 Current use & improvements Single Family

Nature and disposition of any prior petition for appeal, variance or conditional use None

Description of all nonconforming structures & uses on the property None

Terms of Ordinance (requirement & section #) 455-42 C. Setbacks-

Variance Requested Build Rear home addition which would
Place existing garage in side yard.

Address the variance criteria described in the application materials (attach additional pages if required):

Unnecessary hardship is present because... Garage could NOT be placed
further to Rear yard because of location of utilities & Voltage Pole

Compliance with the terms of the ordinance is prevented by unique features of this property Due to high Voltage Pole and Service drops in yard

A variance will not be contrary to the public interest because... Seminary Woods to the
North (rear) and neighbors to the east won't see it.

Attach construction plans detailing:

- | | |
|--|---|
| <input type="checkbox"/> Property lines | <input type="checkbox"/> Dimensions & locations of existing & proposed structures |
| <input type="checkbox"/> Vegetation removal proposed | <input type="checkbox"/> Utilities, roadways & easements |
| <input type="checkbox"/> Contour lines (2 ft. interval) | <input type="checkbox"/> Location & extent of filling/grading |
| <input type="checkbox"/> Ordinary highwater mark | <input type="checkbox"/> Location & type of erosion control |
| <input type="checkbox"/> Floodplain & wetland boundaries | <input type="checkbox"/> Any other construction related to your request |
| <input type="checkbox"/> Well & sanitary system | |

I certify that the information I have provided in this application is true and accurate.

Signed: (applicant/agent/owner) Date: Ben K... 01-04-16

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ZONING BOARD OF APPEALS**

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To hear the request of Brian and Jody Kaebisch of 3014 E Crawford Aveto the decision of Building Inspector Craig Vretenar to not allow a rear home addition (north side)

The request is to allow a 26 foot 8 inch rear home addition which will place the detached garage in the side yard of the property. This is contrary to what is allowed in St Francis Zoning Code section 455-42C. Setbacks. (1) Generally. With the exception of reverse frontage corner lots, where accessory buildings are permitted in interior side yards, accessory buildings and structures shall be located in the rear yard.

The property address is 3014 E Crawford Ave. Tax parcel No.545-0013. The legal description is as follows: The west half of lot 13 and all of lot 14, block 1 in the southeast one quarter township 6 north, range 22 east, in the city of St. Francis, County of Milwaukee and State of Wisconsin.

Chairman, Michael McSweeney
Zoning Board of Appeals

PUBLIC NOTICE

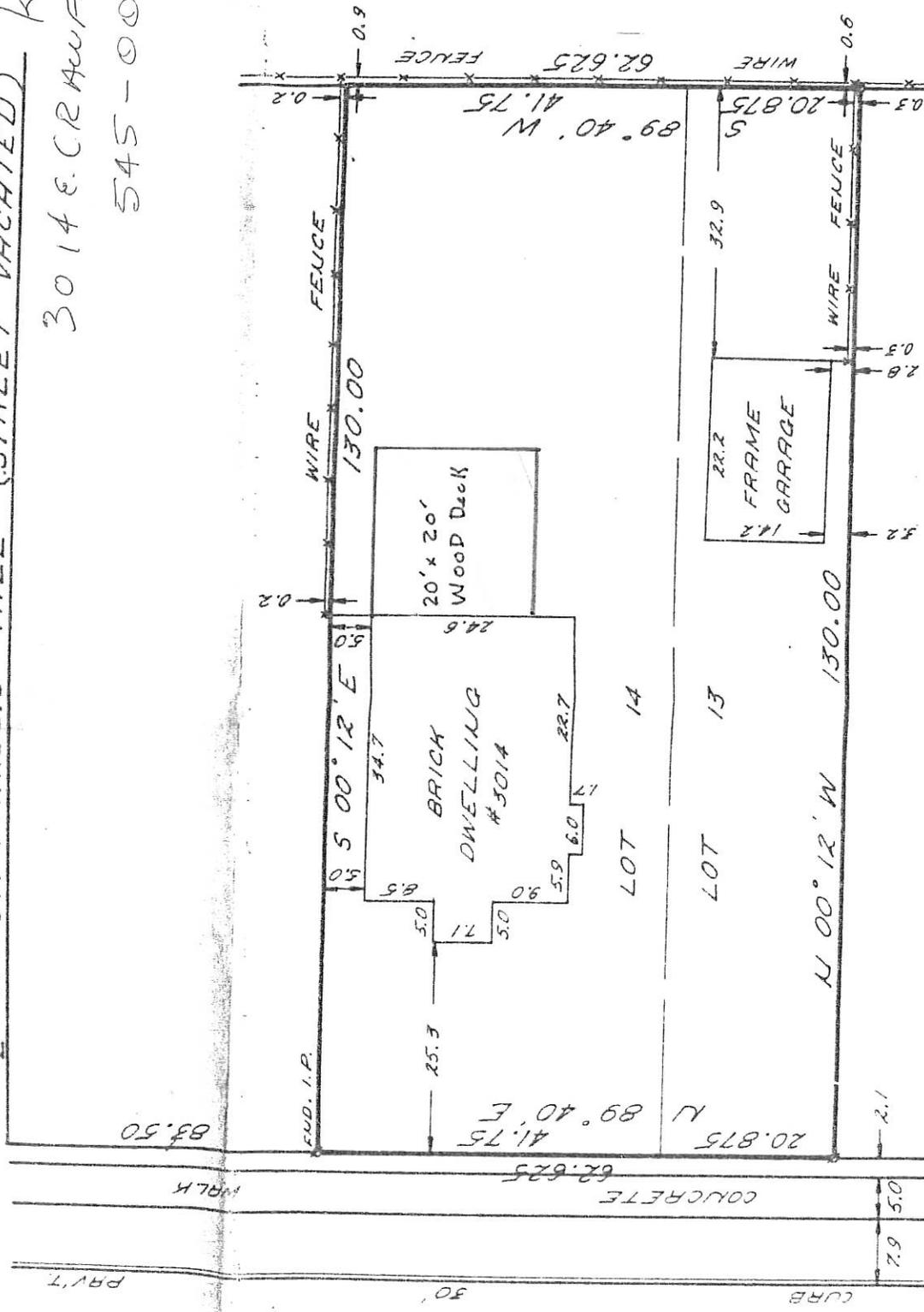
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W OF ST. FRANCIS HILL (STREET VACATED)

245-0013
KEVIN FISHER
3014 E. CRAWFORD AVE
545-0013

(60) FENCE



Kevin and Kathleen Fisher

cordance with Chapter A-E 5.01b, a signed agreement
file waiving the setting of monuments on the property.

SCALE 1" = 20'

LANDMARK SURVEYING CO.

I, Richard J. Lammi, surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments.

st Lisbon Avenue
e, Wisconsin 53222

VEYED FOR

Savings and Loan Assn.

PHONE
461-3730





MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Legend

- Tax Parcels
- Plat of Survey
- FORECLOSURE
- Subdivision Docs
- Condo Docs
- CSM Docs
- 2015 COLOR
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- County Boundary
- City Limits Outline
- Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
- Railroad 8k
- Transportation Poly
- Bridge Structure
- Structure
- Structure Large Shadow
- Transportation Poly
 - <all other values>
 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
 - High : 180

1:252



Notes

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

42 0 21 42 Feet

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

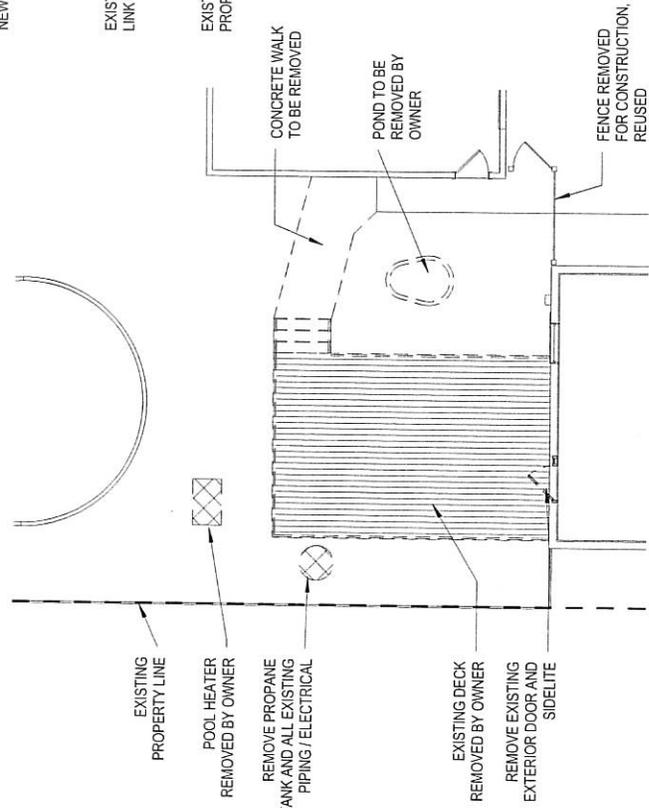
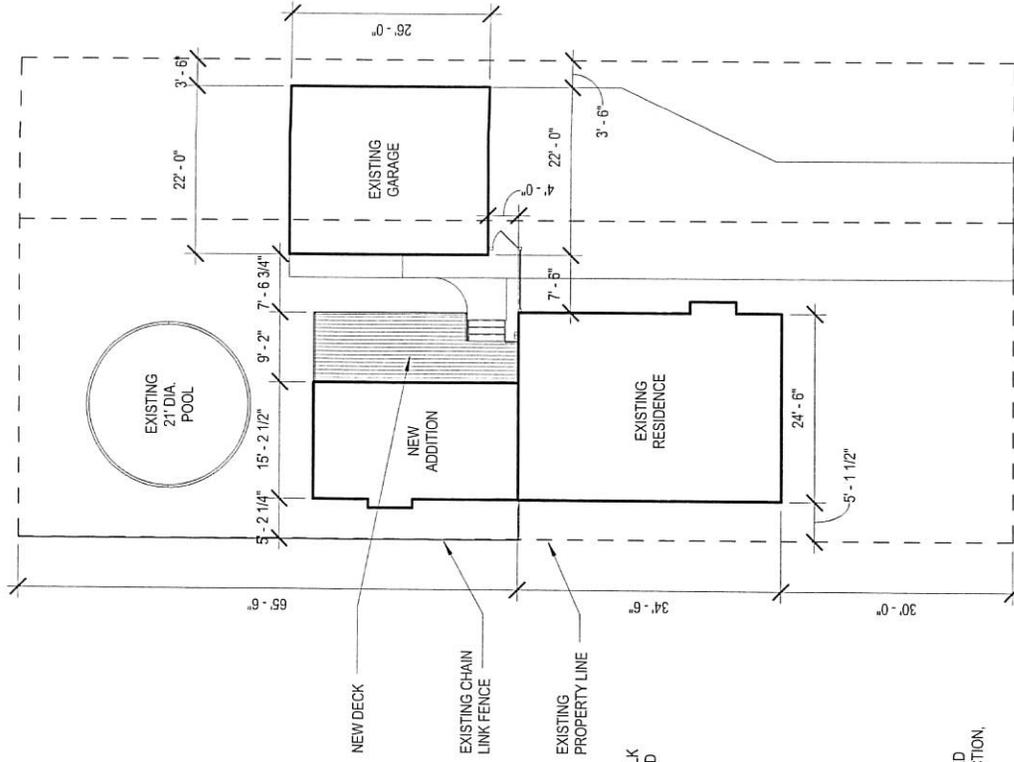
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BRIAN AND JODY KAEBISCH
 3014 E. CRAWFORD AVE
 ST FRANCIS, WI 53235

INDEX

- SHEET 0.1 - DEMO & SITE PLAN
- SHEET 1.0 - BASEMENT AND ROOF PLANS
- SHEET 1.1 - FIRST FLOOR PLAN
- SHEET 1.2 - REFLECTED CEILING PLANS
- SHEET 2.0 - NORTH ELEVATION
- SHEET 2.1 - EAST ELEVATION
- SHEET 2.2 - WEST ELEVATION
- SHEET 3.1 - E/W SECTION
- SHEET 3.2 - N/S SECTION



1 DEMO PLAN
 3/32" = 1'-0"

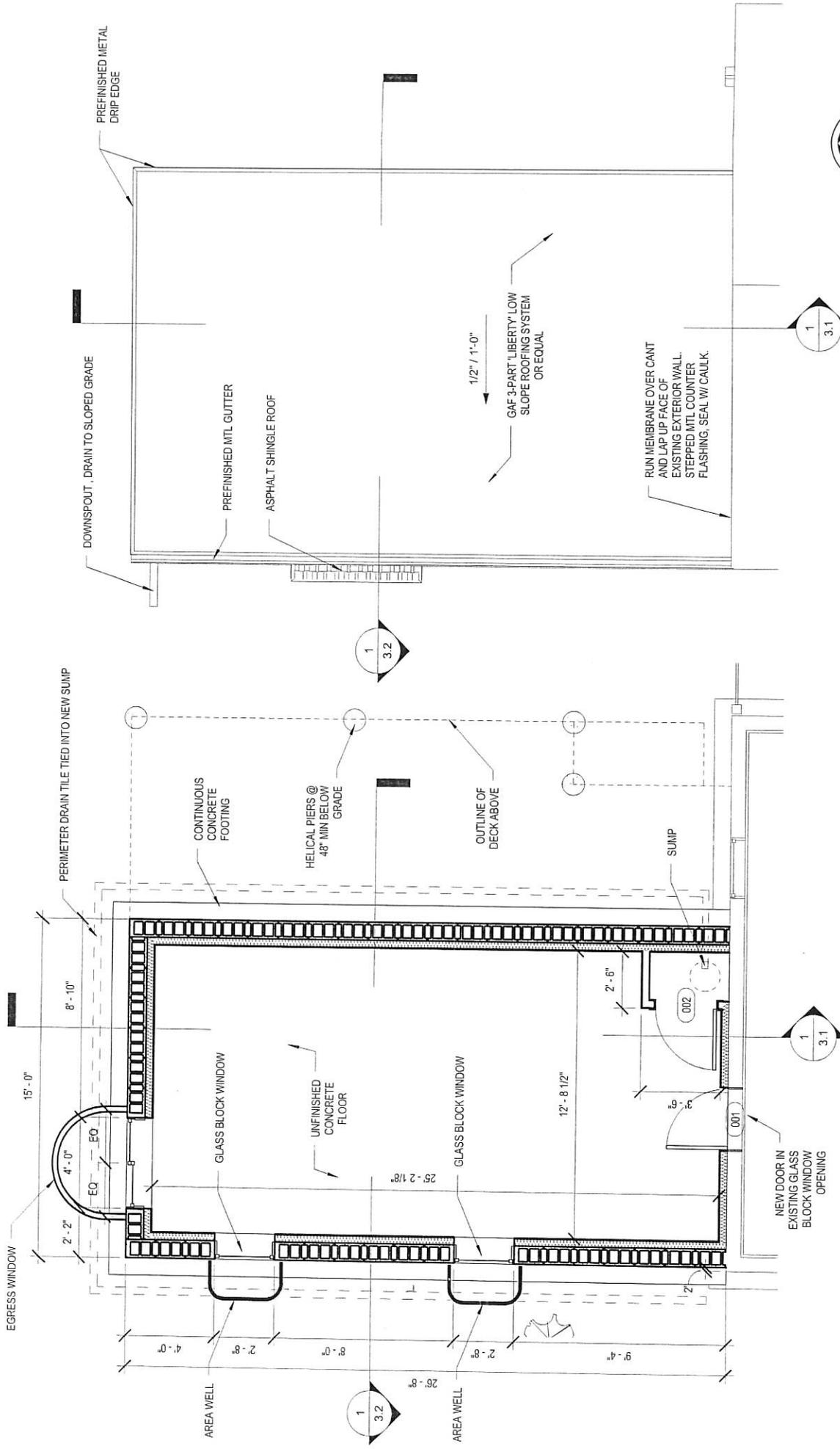
2 SITE PLAN
 1/16" = 1'-0"

Title DEMO & SITE PLAN
 Scale As indicated
 Project 3014 E CRAWFORD AVE
 Date 12/24/2015



Drawing No.
 0.1

DRAFT - NOT FOR CONSTRUCTION

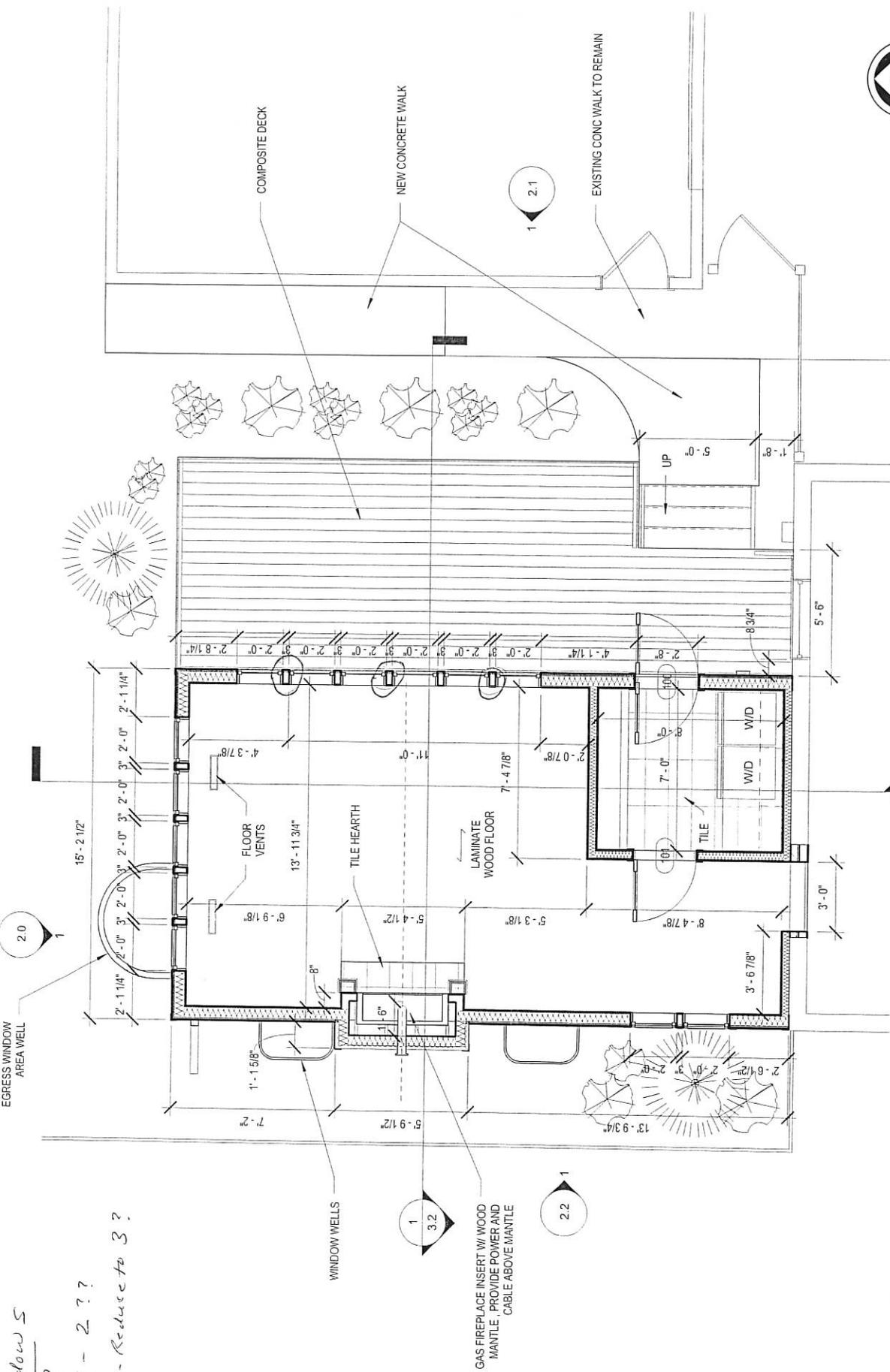


Drawing No.
1.0

DRAFT - NOT FOR CONSTRUCTION

Title
BASEMENT AND ROOF PLANS
Scale
1/4" = 1'-0"
Project
3014 E CRAWFORD AVE
Date
12/24/2015

Window 5
 (U) 4?
 (W) 6? - 2??
 (?) S? - Reduce to 3?



Drawing No.
 1.1

DRAFT - NOT FOR CONSTRUCTION

1
 3.1

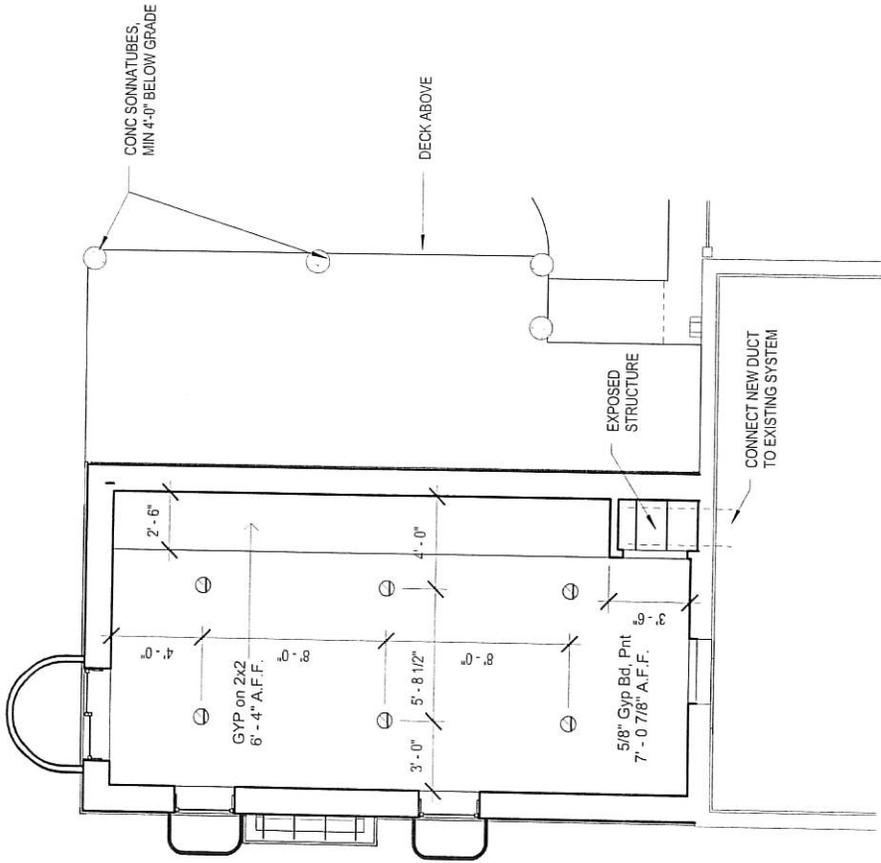
Title
 Scale
 Project
 Date

FIRST FLOOR PLAN
 1/4" = 1'-0"
 3014 E CRAWFORD AVE
 12/24/2015

1
 3.2

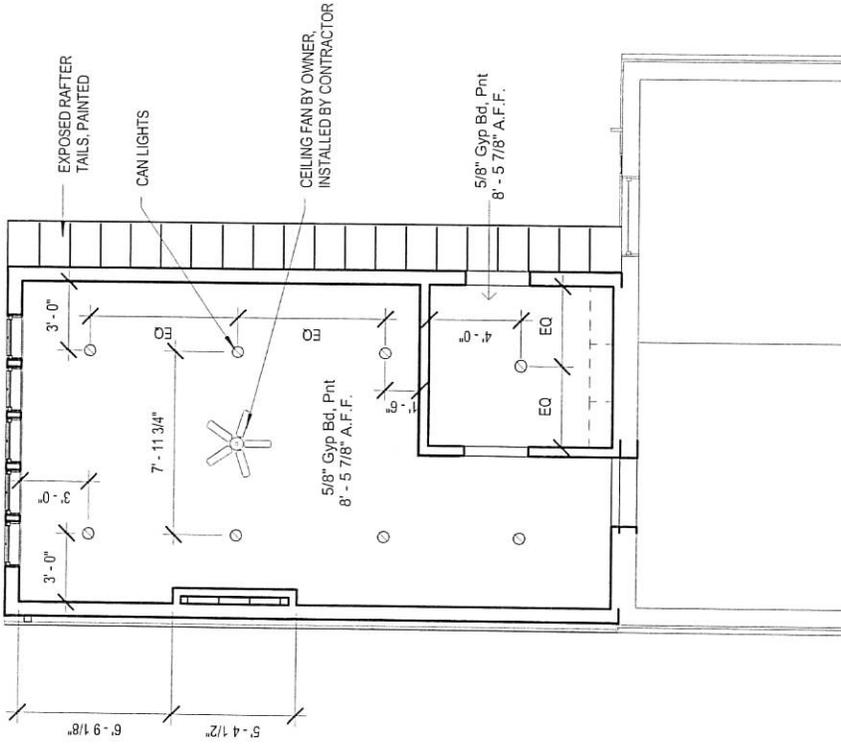
2.2

1
 3.1



1 BASEMENT REFLECTED CEILING PLAN
3/16" = 1'-0"

Title REFLECTED CEILING PLANS
Scale 3/16" = 1'-0"
Project 3014 E CRAWFORD AVE
Date 12/24/2015

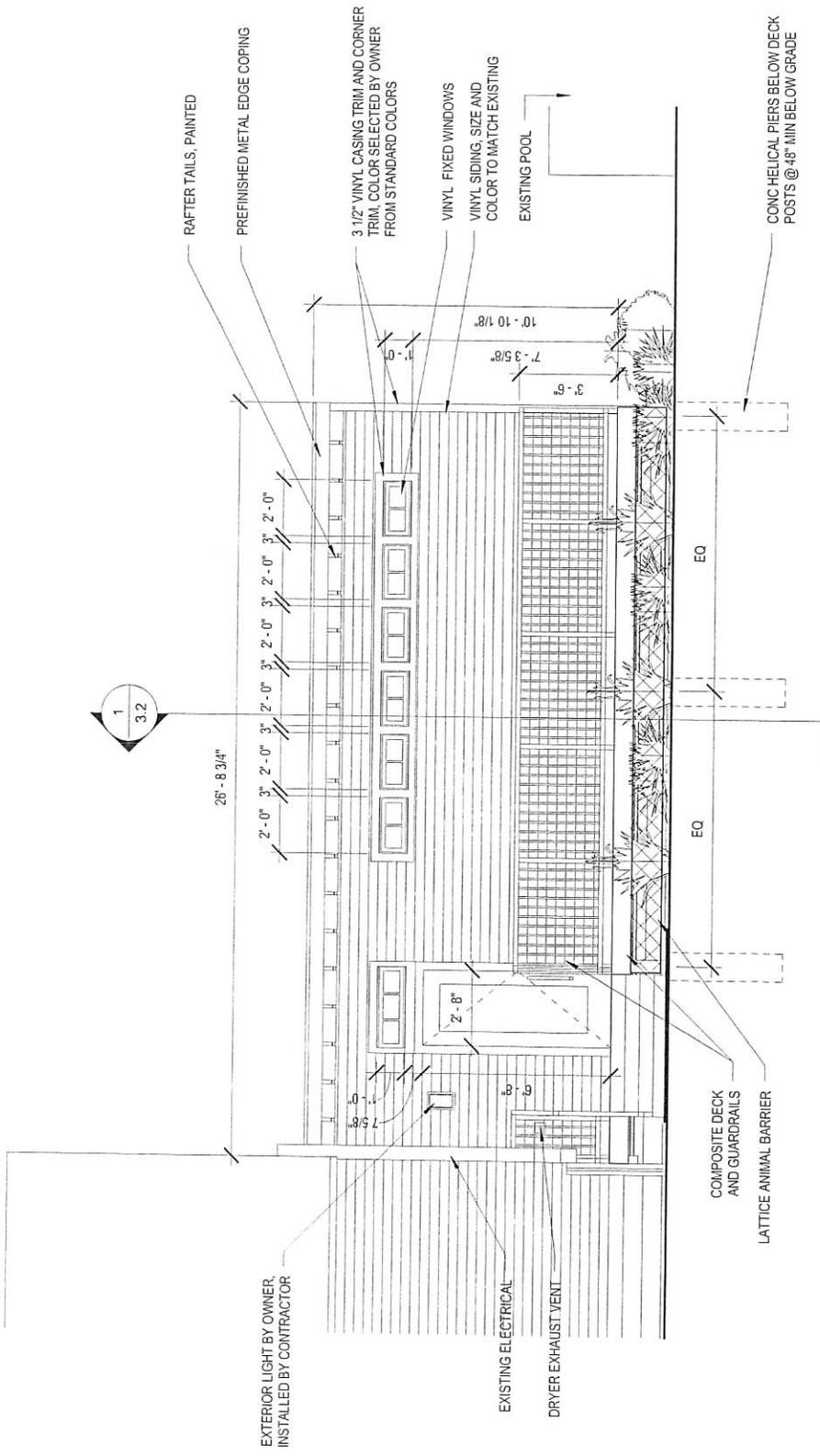


2 FIRST FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

Title REFLECTED CEILING PLANS
Scale 3/16" = 1'-0"
Project 3014 E CRAWFORD AVE
Date 12/24/2015

DRAFT - NOT FOR CONSTRUCTION

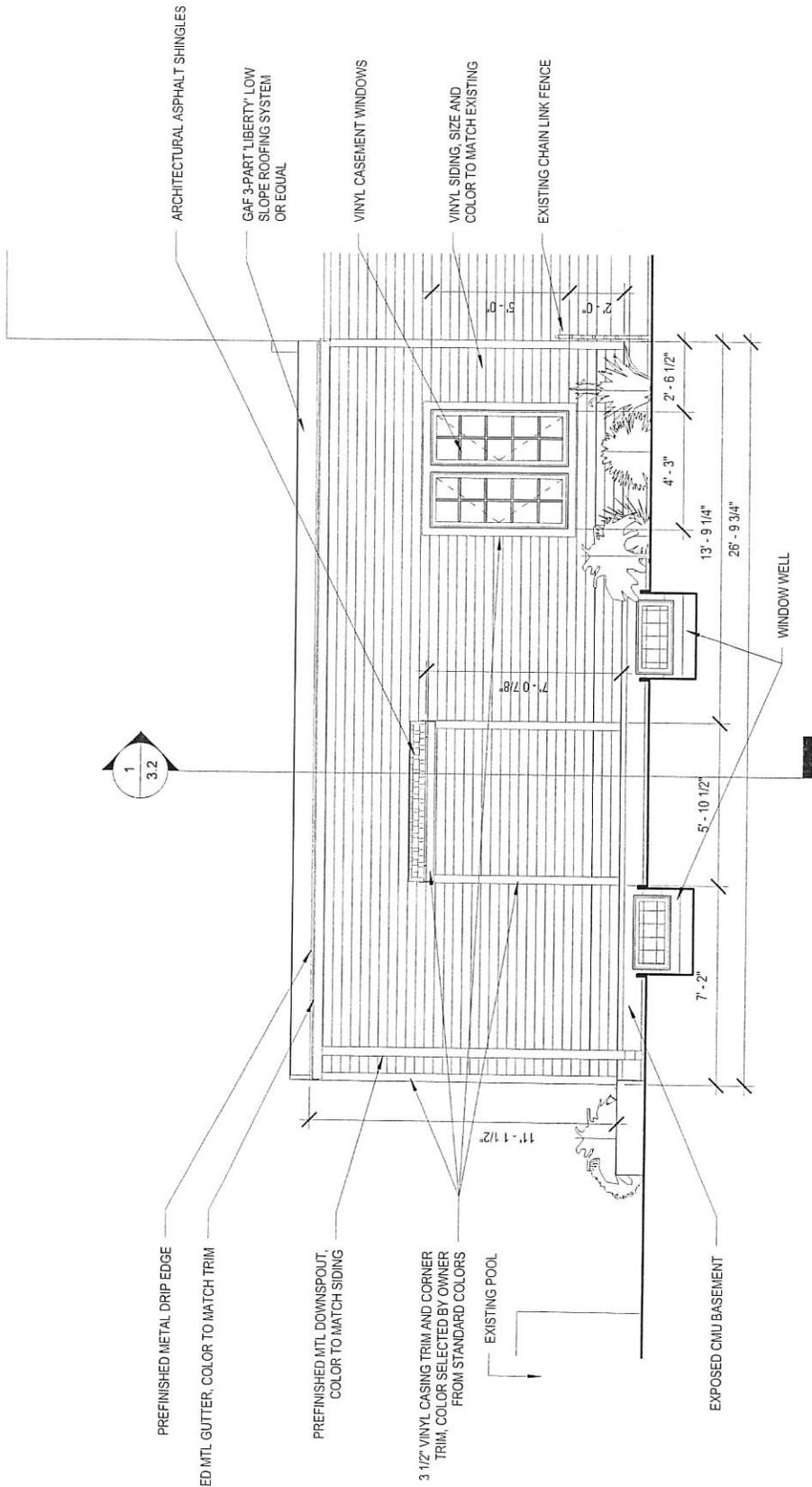
DRAFT - NOT FOR CONSTRUCTION



EAST ELEVATION
 1/4" = 1'-0"
 3014 E CRAWFORD AVE
 12/24/2015

Title
 Scale
 Project
 Date

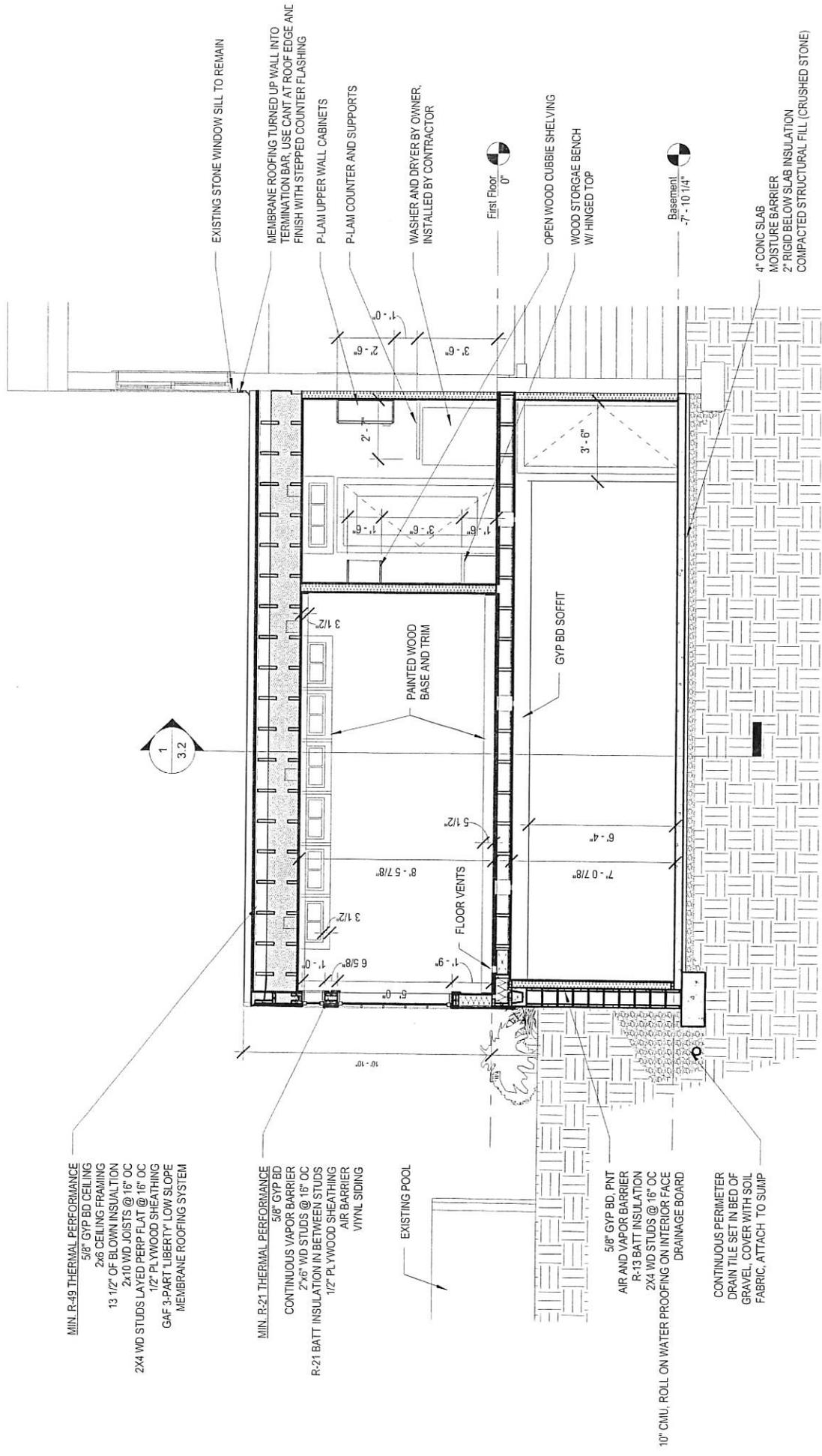
f. windows - (w) = lighting? code?



Title WEST ELEVATION
 Scale 1/4" = 1'-0"
 Project 3014 E CRAWFORD AVE
 Date 12/24/2015

DRAFT - NOT FOR CONSTRUCTION

Drawing No. 2.2



MIN. R-49 THERMAL PERFORMANCE
 5/8" GYP BD CEILING
 2x6 CEILING FRAMING
 13 1/2" OF BLOWN INSULATION
 2x10 WD JOISTS @ 16" OC
 2X4 WD STUDS LAYED PERP FLAT @ 16" OC
 1/2" PLYWOOD SHEATHING
 GAF 3-PART LIBERTY LOW SLOPE
 MEMBRANE ROOFING SYSTEM

MIN. R-21 THERMAL PERFORMANCE
 5/8" GYP BD
 CONTINUOUS VAPOR BARRIER
 2"x6" WD STUDS @ 16" OC
 R-21 BATT INSULATION IN BETWEEN STUDS
 1/2" PLYWOOD SHEATHING
 AIR BARRIER
 VINYL SIDING

5/8" GYP BD, PNT
 AIR AND VAPOR BARRIER
 R-13 BATT INSULATION
 2X4 WD STUDS @ 16" OC
 10" CMU, ROLL ON WATER PROOFING ON INTERIOR FACE
 DRAINAGE BOARD

CONTINUOUS PERIMETER
 DRAIN TILE SET IN BED OF
 GRAVEL, COVER WITH SOIL
 FABRIC, ATTACH TO SUMP

Title
 Scale
 Project
 Date

E/W SECTION
 1/4" = 1'-0"
 3014 E CRAWFORD AVE
 12/24/2015

DRAFT - NOT FOR CONSTRUCTION

Drawing No.

3.1



EXISTING STONE WINDOW SILL TO REMAIN

CEILING FAN BY OWNER,
INSTALLED BY CONTRACTOR

EXISTING
ELECTRICAL
SERVICE

EXISTING GARAGE

COMPOSITE DECK W/
GUARDRAIL, DESIGN BY
CONTRACTOR

CONC HELICAL PIERS @ DECK
POSTS, MIN 4'-0" BELOW GRADE

CONTINUOUS PERIMETER
DRAIN TILE SET IN BED OF
GRAVEL, COVER WITH SOIL
FABRIC, ATTACH TO SUMP

PREFINISHED MTL COUNTER
FLASHING OVER TURNED UP
MEMBRANE ROOFING

MIN. R-49 THERMAL PERFORMANCE
5/8" GYP BD CEILING
2x6 CEILING FRAMING
13 1/2" OF BLOWN INSULATION
2x10 WD JOISTS @ 16" OC
2x4 WD STUDS LAYED PERP FLAT @ 16" OC
1/2" PLYWOOD SHEATHING
GAF 3-PART 'LIBERTY' LOW SLOPE
MEMBRANE ROOFING SYSTEM

MIN. R-21 THERMAL PERFORMANCE
5/8" GYP BD
CONTINUOUS VAPOR BARRIER
2"x6" WD STUDS @ 16" OC
R-21 BATT INSULATION IN BETWEEN STUDS
1/2" PLYWOOD SHEATHING
AIR BARRIER
VINYL SIDING

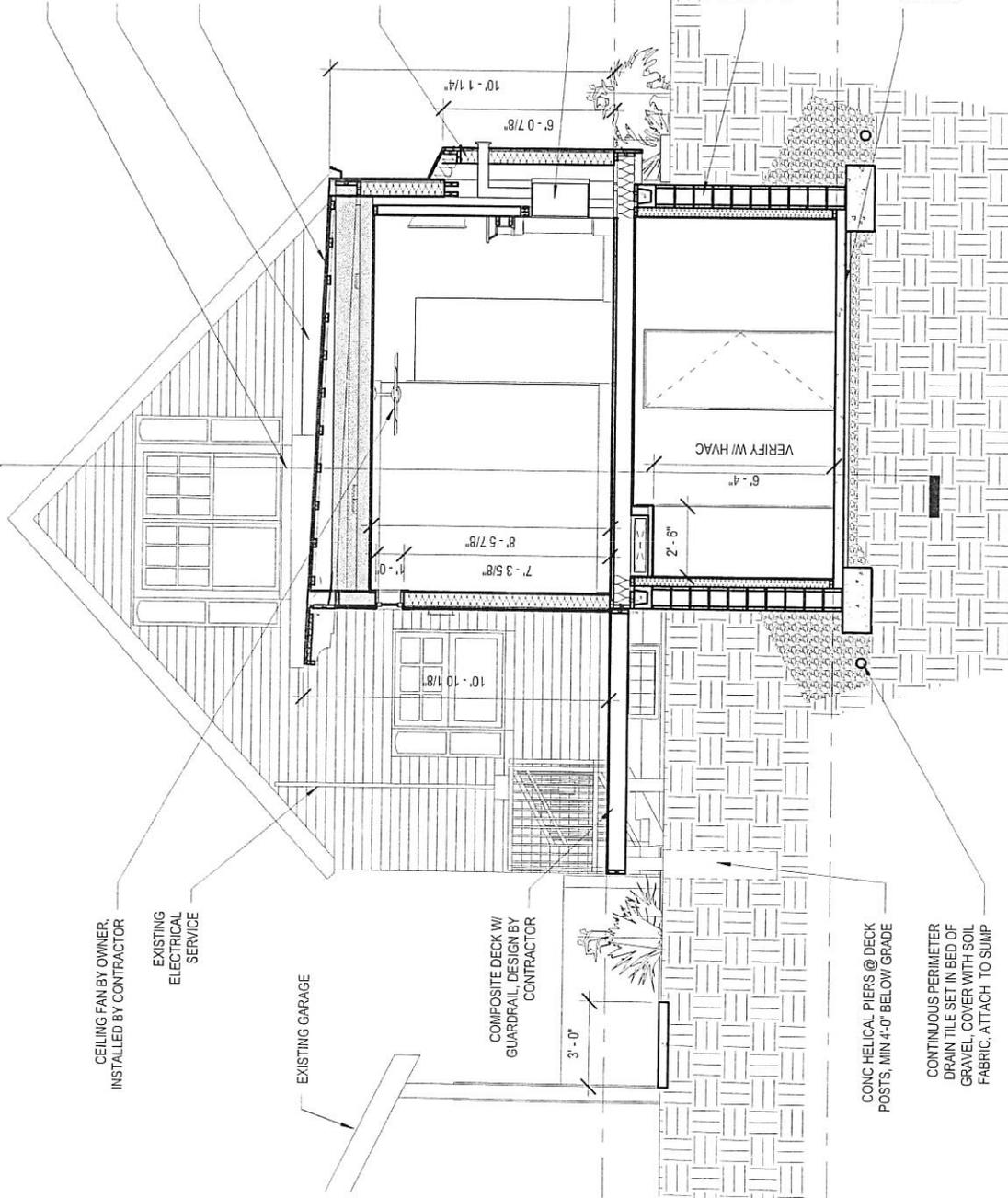
GAS FIREPLACE INSERT W/ WOOD
MANTLE, PROVIDE POWER AND
CABLE ABOVE MANTLE



5/8" GYP BD, PNT
AIR AND VAPOR BARRIER
R-13 BATT INSULATION
2x4 WD STUDS @ 16" OC
10" CMU ROLL ON WATER PROOFING ON INTERIOR FACE
DRAINAGE BOARD



4" CONC SLAB
MOISTURE BARRIER
2" RIGID BELOW SLAB INSULATION
COMPACTED STRUCTURAL FILL (CRUSHED STONE)



Title
N/S SECTION
Scale
1/4" = 1'-0"
Project
3014 E CRAWFORD AVE
Date
12/24/2015

DRAFT - NOT FOR CONSTRUCTION