



Board of Appeals MEETING AGENDA

November 2, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Published 10/25/2023

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. June 12, 2023 Meeting Minutes
4. **NEW BUSINESS**
 - A. Petitioner Kevin Trebe, 21400 W. Bagpipe Court, requests to construct a 480 square foot garage addition, 28 feet from the front property line. The property is Zoned R-1/R-2, Rural Conservation Single-Family Residential District, which requires a front setback of 50 feet. A front setback variance of 22 feet is required in order to obtain a building permit.
5. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.
- It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.
- You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.
- The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.



Board of Appeals MEETING MINUTES

June 1, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Present: Commissioner Goetter, Board Member Klappa, Board Member Langer, Board Member Schulpus, Board Member Stair and Board Member Willoughby

Also Present: Dan Hogan - Code Compliance Specialist, Rubina Medina - City Clerk, Joelle Erickson - City Clerk Administrative Specialist

Excused: Board Member Oldham

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Commissioner Goetter called the meeting to order at 6:00PM.

3. APPROVAL OF MINUTES

A. February 2, 2023 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Board Member Schulpus
Second by: Board Member Klappa
Motion Passes 6-0

4. NEW BUSINESS

A. Petitioner requests to construct an 845 square foot garage addition on a corner lot, 25 feet from the front yard property line and 35 from the rear yard property line at 5890 S. St. Andrews Drive. The property is Zoned R-1/R-2, Rural Conservation Single Family Residential District, which requires a front yard setback of 50 feet and a rear yard setback of 50 feet. A front yard variance of 25 feet and rear yard variance of 15 feet are required in order to obtain a building permit.

Commissioner Goetter: Read the petitioner's request, and asked him to state his case.

Petitioner: Petitioner, 5890 S. St. Andrews Drive, New Berlin WI 53146.

Commissioner Goetter: Go ahead.

Petitioner: The hardship is that the house is on a 45 degree. The septic is going around the other way. And I was hoping that if this is approved it will be attached. It will look like part of the original house. Siding, rooflines, and footings, and everything. It will look right. I had all my close neighbors sign this. They are okay with this if it passes.

Commissioner Goetter: If you have something in writing, yes, you should hand that up to us.

Petitioner: The addresses and their names are on there. These are all my immediate and close neighbors.

Board Member Klappa: Are the people on either side of you on that list?

Petitioner: Yes. All around me and across the street. This variance is for the worst case scenario.

Board Member Klappa: How big is your existing garage?

Petitioner: The garage is a 2 car standard 22' feet wide. It's a tight 2 car garage.

Board Member Klappa reviewed the dimensions and preliminary layout with Mr. Nordstrom.

Board Member Schulpus: What is precluding you from pushing the garage back to the East, Northeast?

Petitioner: The well casing is just behind the door. The fireplace is also there. I don't want to block that backdoor either.

Board Member Schulpus: Is the proposed back of the garage in front of the fireplace bump out?

Petitioner: Yes, the back of the new garage would be even with the inside of the new garage. There is a window on the existing garage and I would just header out to have a pass through between each garage.

Board Member Schulpus: The well is 17' feet back from the current proposed location?

Petitioner: I don't want to block the backdoor or go further beyond the original garage.

Board Member Schulpus: Is your backdoor in the bump out behind where that is?

Petitioner: It's before the fireplace.

Board Member Schulpus and Mr. Nordstrom clarified various dimensions and impediments in locating the addition. An updated survey has not been completed yet.

Board Member Schulpus: The survey that we have doesn't have the addition on the back of the house that is bumped out. This survey doesn't match this. Where is your backdoor?

Petitioner: It's a side door on the garage.

Board Member Schulpus: Does it go into the garage?

Petitioner: It goes into the house and straight down the steps into the basement. The addition that was permitted that was a door that comes out onto a little patio, just around the corner from the side there.

Board Member Langer: You said you have approval on the signatures from your neighbors? Anyone that disapproved? Or was there anyone that didn't respond?

Petitioner: have no knowledge of anyone disapproving.

Commissioner Goetter: What I'm struggling with is the hardship. Why do you need this additional garage space?

Petitioner: Basically it will increase my home value, number one. I do have a boat, an ATV, and that isn't really a hardship but I cannot put this garage anywhere else.

Petitioner: Because I have a boat and an ATV and she doesn't want to see them laying outside and neither do the neighbors. To have it enclosed. Out of sight and out of mind. To look nice for the neighbors.

Commissioner Goetter: Ok. Alright. Does anyone else have any more questions? Ok, thank you. (To Mrs. Nordstrom) Now would you like to come up?

Mary Nordstrom: Mary Nordstrom. 5890 S. St. Andrews Drive, New Berlin.

Commissioner Goetter: Do you promise to tell the truth?

Mary Nordstrom: Yes. I think the addition is just going to really look a lot better than having an ATV, a boat and his truck near the garage. It will clean it up and make it look nicer. It's not like any of the neighbors have ever complained. But I just think it would look nicer. And in talking to every neighbor all around us, that is on the signature sheet and across the street, they all said it sounds great and they have no problems with it. That's all.

Commissioner Goetter: Does anyone else have any questions for Mary Nordstrom? Ok, thank you very much.

There was no one present to speak in opposition to the request.

Board Member Langer: For purposes of discussion, I move to approve the variance as submitted.

Commissioner Goetter: Is there a second?

Board Member Stair: I'll second it.

Board Member Langer: In my view there are no objections from any other neighboring property owners. The hardship, from a legal standpoint, I assume would be because the property owner is not able to put the garage anywhere else in this particular area. So, it is not a question whether he needs the additional garage space it's that he cannot put it on his property anywhere else. At least that is my understanding of a hardship. If there is no one that is objecting, that suggests to me that it probably adds value to the property. Which is the main concern of zoning, as I understand it. That is my view.

Board Member Stair: I like that they took the effort to go around to all the neighbors. Before the meeting, I circled all 4 houses around your property and if there was any heartburn it would've come up right away in terms of aesthetics and property value and things of that nature. The Glengarry Road right-of-way – that is not an issue. Is that correct?

Additional discussion on the motion ensued in closed session.

Commissioner Goetter: Correct. Can I just paraphrase you?

Board Member Schulpus: Yes, go ahead.

Commissioner Goetter: Ok, I'm going to give him just a little bit of leeway on the side yard and I would just say – you said we could make it work with 36' feet, right? The last sentence of the request would read a front yard variance of 15' and a rear yard variance of 15'. Ok?

Board Member Schulpus: Ok. I will make a second motion to approve with a 15' foot rear yard and a 15' foot front yard setback.

Commissioner Klappa: Seconds it.

Board Member Stair: I have a question. To his point, will they bring the 1961 lot lines up to today's date before they can reapply again?

Commissioner Goetter: He will have to do a survey that will show the actual lot lines. Then he will have to comply with this variance that we pass.

Dan Hogan: Basically this is setting the parameters but then he has to go through the whole building permit process; a survey, engineering, all that good stuff. We would require that as part of the building permit. So you are just setting the numbers, if you want, and then that just gives the City these are what we have to abide by – but everything else stays the same process-wise.

Commissioner Goetter: Ok. Thank you. Is there any further discussion or questions? The motion is a 15' foot variance on the front yard and a rear yard variance of 15' foot would be what we are voting on. Motion passes 5-0. You still have to go through this process as Dan suggested. All we are asking you to do is square off the building, in effect. It gives you a little bit of leeway from what we can roughly calculate here.

MOTION: Motion to Approve the variance as submitted

VOTE: Motion by: Board Member Langer
Second by: Board Member Stair
Motion Rejected: 4-2

MOTION: Motion to approve 15' foot variance on the front yard and 15' foot variance on the rear yard.

VOTE: Motion by Commissioner Schulpus
Second by: Commissioner Klappa
Motion Passes 6-0

5. ADJOURN

MOTION: Motion to Adjourn at 6:32PM

VOTE: Motion by: Board Member Schulpus
Second by: Board Member Klappa
Motion Passes 6-0

*Respectfully Submitted,
Joelle Erickson, City Clerk Administrative Specialist*

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: November 2, 2023

PETITIONER: Kevin Trebe

CASE NUMBER: BA-23-2669

LOCATION: 21400 W. Bagpipe Ct

REQUEST: Petitioner requests to construct a 480 square foot garage addition, 28 feet from the front property line. The property is Zoned R-1/R-2, Rural Conservation Single-Family Residential District, which requires a front setback of 50 feet. A front setback variance of 32 feet is required in order to obtain a building permit.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of November 2, 2023

Kevin Trebe / Variance Request
21400 W. Bagpipe Ct

DATE: October 20, 2023

APPLICANT / OWNER(S): Kevin Trebe

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 480 square foot garage addition, 28 feet from the front property line. The property is Zoned R-1/R-2, Rural Conservation Single-Family Residential District, which requires a front setback of 50 feet. A front setback variance of 32 feet is required in order to obtain a building permit.

DATE OF APPLICATION: September 18, 2023

SIZE OF PARCEL: 0.51 Acres

CURRENT ZONING: R-1/R-2 Rural Conservation Single-Family Residential District

CURRENT LAND USE: Residential

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning:	R-1/R-2	Land Use:	Rural Conservation Single-Family Residential District
South Zoning:	R-1/R-2	Land Use:	Rural Conservation Single-Family Residential District
East Zoning:	R-1/R-2	Land Use:	Rural Conservation Single-Family Residential District
West Zoning:	R-1/R-2	Land Use:	Rural Conservation Single-Family Residential District

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Current use of property conforms to the Comprehensive Plan and Municipal Code.

ZONING CODE (CHAPTER 275): N/A

PROPOSED ARCHITECTURE: 480 Sq Ft Addition

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland on Property: No

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: N/A

Floodplain: No

Topography / Geologic: flat

NATURAL RESOURCES PROTECTION:

- Limits of Disturbance (LOD): N/A
- Wildlife Habitat Protection: N/A
- Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No environmental impact anticipated.

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

- Within Current Sewer Service Area: No
- Basin Capacity Available: N/A
- Basin Balance (If known): N/A
- Adequate Linkage: N/A

PREVIOUS BOARD OF APPEALS ACTION: N/A

CONSISTANCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. Table 275-33-2 of the Zoning Code requires a front setback of 50 in R-1/R-2 Zoning District for a Conventional Subdivision.

Attachments:

- Applicant Letter
- Location Map
- Board of Appeals Application
- Mailing Labels Map
- Site Survey
- Building plans
- Neighbor Signatures



City of New Berlin Department of Community Development
3805 S. Casper Drive, New Berlin, WI 53151
Phone (262) 797-2445 / Fax (262) 780-4612 / www.newberlin.org/dcd



Board of Appeals

Applicant / Contact

Name Kevin Trebe
Address 21400 W Bagpipe Ct
City, State, Zip New Berlin WI 53146
Phone 414-429-4813
E-Mail K.Trebe@gmail.com
Current Zoning Residential

Agent

Name _____
Address _____
City, State, Zip _____
Phone _____
Email _____
Property Owner's Address _____
Property Owner _____

NOTE: Should the Board of Appeals approve your variance, you will also need to obtain the appropriate zoning and/or building permits. A Board of Appeals approval does not grant final approval for your respective use or construction project. It is the property owner's responsibility to ensure that the appropriate permits have been received prior to the commencement of any construction and/or occupancy.

INSTRUCTIONS

All petitions must be accompanied by a survey showing the existence of the present use and the change required. Scaled drawings may be substituted for surveys. However, the Board may request a certified survey at the time of the hearing. Photographs and blueprints of proposed construction are helpful. A \$50.00 filing fee plus a \$200.00 administrative fee must be paid at the time the petition is filed for setback, square footage, height and floodplain variance. A \$500.00 administrative fee plus a \$50.00 filing fee is required for Plan Commission appeal.

Petitions must be received on or before 4:30 pm of the required due date in order for the petition to be scheduled for review by the board on first Thursday of the following month. Meetings are normally held at 6pm

At the hearing, proper documentation will be reviewed. Petitioner, or agent, will speak first along with those who favor the petition. Those who oppose the petition will be given the opportunity to speak after the affirmative case has been argued. All argument should be relevant to the appeal presented. The Board may, at its discretion, limit debate and place witnesses under oath.

Application Type (Time frame)*	Fees	Required Plans/Information (Failure to submit all required plans will result in rejection of the application.)
☐ Setback/Size Variance	\$200+ \$50 Filing Fee	☒ Nature of Appeal -- 8 copies ☒ Hardship Argument -- 8 copies ☒ Scaled Drawing/ Survey -- 8 copies ☒ Photos -- 8 copies
☐ Flood Plain	\$200+ \$50 Filing Fee	☐ Nature of Appeal -- 8 copies ☐ Hardship Argument -- 8 copies ☐ Scaled Drawing/ Survey -- 8 copies ☐ Photos -- 8 copies
☐ Plan Commission	\$500+ \$50 Filing Fee	☐ Nature of Appeal -- 8 copies ☐ Hardship Argument -- 8 copies

-- CONTINUED ON PAGE 2 --

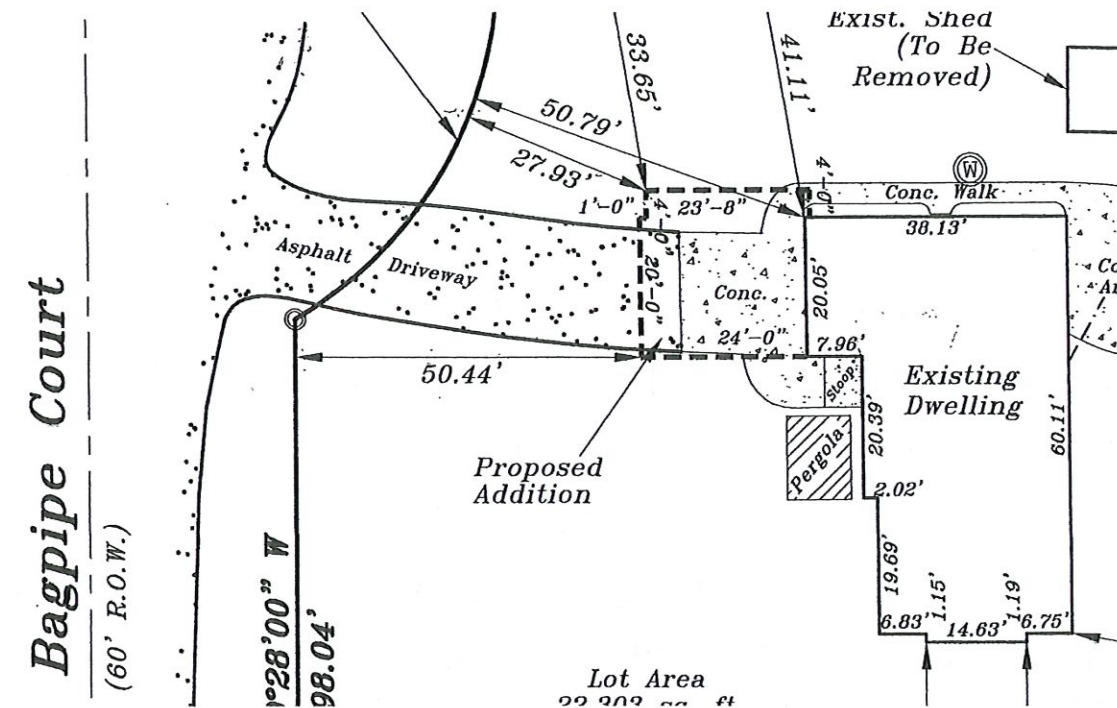
**Nature of appeal for proposed building addition for 21400 W
Bagpipe Ct, New Berlin, WI 53146**

We would like to add onto our home at 21400 W Bagpipe Ct, New Berlin, WI 53146, taking the current garage area and converting it along with our current half bath into a master suite with full bath and building a new garage in front of the current garage with an entrance into the house from the garage.

Due to the setback requirements unique to cul de sac right of way, we are needing to ask for a variance in order to apply for a building permit. The 60' right of way measurement will put our proposed building project 28' from the right of way with a variance requested of 22'. However this project will still keep our setback from the road to 50.44' with the only need for a variance being due to the cul de sac setback requirements.

Last year we had to replace our failing septic system and decided that we should upgrade it to a 4 bedroom system with the plans to expand the footprint of our home. The septic system was replaced with a mound system that wraps around our home from the south east side to the southwest side. This will provide more than enough waste removal for our proposed project.

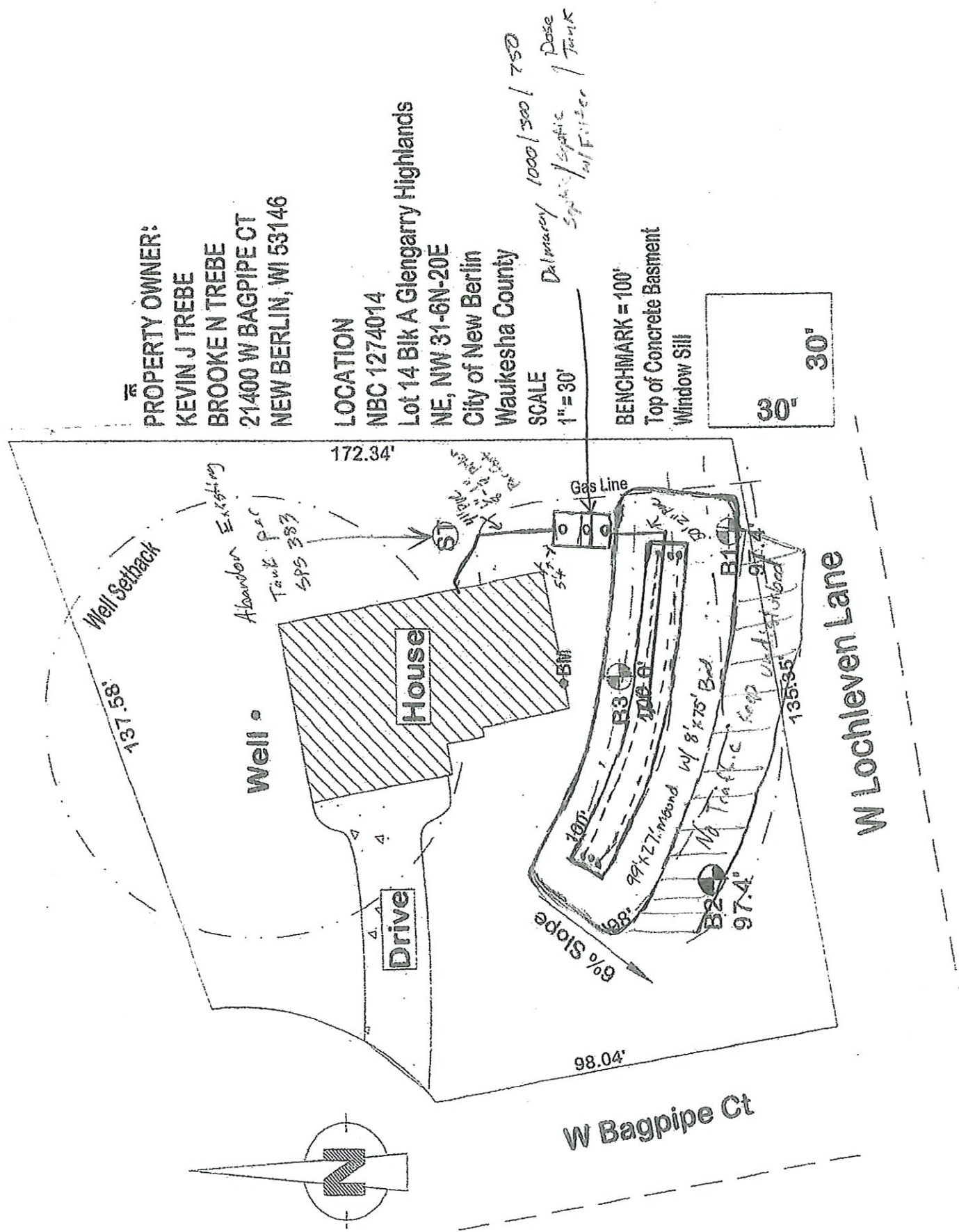
Agreement of proposed building project at 21400 W Bagpipe Ct, New Berlin, WI 53146



My wife Brooke and I (Kevin) live on 21400 W Bagpipe Ct. Bagpipe Court with our two kids and two dogs. We love our home's location on the dead end and cul de sac as well as all our surrounding neighbors. Amongst the families on this end of the neighborhood we have 10+ children that all play together, walk to the bus stop together, ride bikes, share birthday parties, trick or treat etc... To say we all are extremely lucky to watch the children grow up together is an understatement. But as our children are getting older, we are starting to feel the crunch of having only having 1 full bath and no real master suite.

This said, rather than looking to find a different home that better suits our needs, we would like to modify our home so we can live here comfortably and not uproot our kids. We have explored options and feel the above plans would allow us to add a master bedroom and 2nd full bathroom. As you will see above, the plan is to build a garage in front of our existing garage and then we would turn the old garage into livable space (master suite).

To our understanding the city of New Berlin requires that anytime a building permit is applied for on a cul de sac we will have to include a provision of right of way (66' from the center of the cul desac) incase the ctity decides to widen the cul de sac. Per our plans above, our new garage would not meet the required setback and we would need to seek approval for a variance of 28.07' feet. This will put our garage, at it's closest point to the right of way for the ccul de sac. However we will still have a 50' setback from the right of way for the current road.

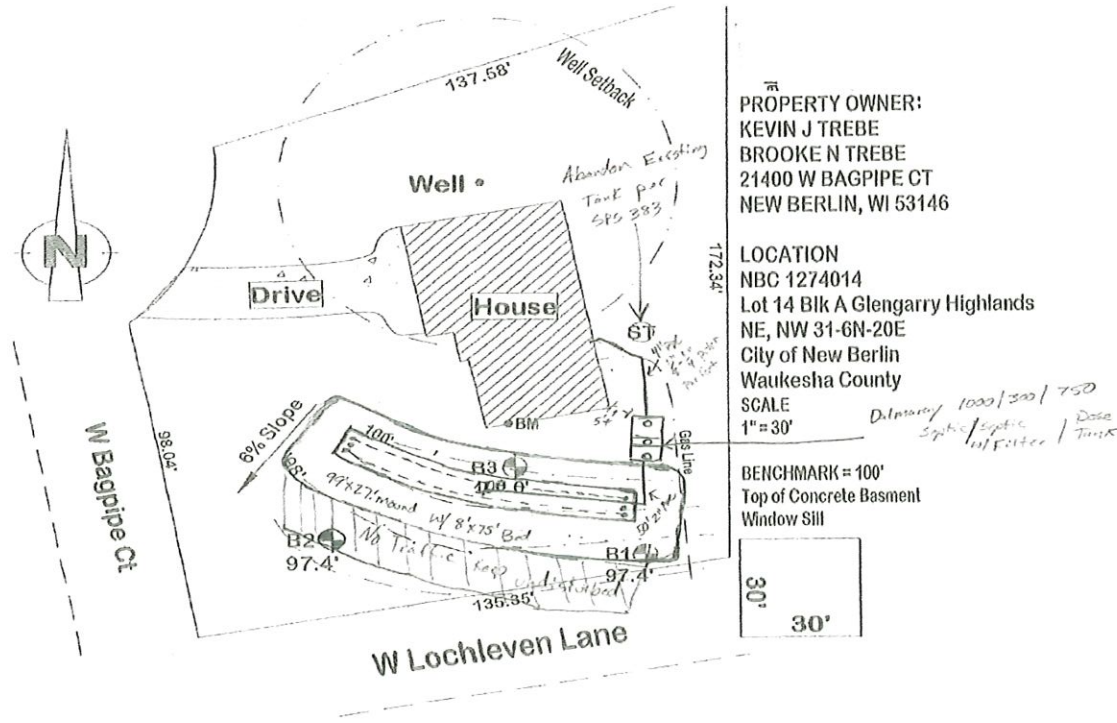


**Hardship Argument for proposed building addition to 21400 W
Bagpipe Ct, New Berlin, WI 53146**

My wife Brooke and I (Kevin) live on 21400 W Bagpipe Ct. Bagpipe Court with our two kids and two dogs. We love our home's location on the dead end and cul de sac as well as all our surrounding neighbors. Amongst the families on this end of the neighborhood we have 10+ children that all play together, walk to the bus stop together, ride bikes, share birthday parties, trick or treat etc... To say we all are extremely lucky to watch the children grow up together is an understatement. But as our children are getting older, we are starting to feel the crunch of having only having 1 full bath and no real master suite. Our family could still grow at any time and this would allow us to comfortably stay in our home.

This said, rather than looking to find a different home that better suits our needs (which in this current housing market may not be financially feasible), we would like to modify our home so we can live here comfortably and not uproot our kids. We have explored options and feel this project would allow us to add a master bedroom and 2nd full bathroom.

Last year we had to replace our failing septic system and decided that we should upgrade it to a 4 person system with the plans to expand the footprint of our home. The septic system was replaced with a mound system that wraps around our home from the south side to the southwest side (front). The placement of the septic system limits our ability to expand on that side of the house. Below is a copy of the drawing that the plumber provided to Waukesha County on the approved permit.



My mother in law moved to Wisconsin from Pennsylvania just about 2 years ago to help us take care of our young children (currently 3 and 6 years old). She has continued to look for housing that she can afford and it has become very difficult to afford due to her fixed income and increased housing cost. As she ages she may need to move in with us due to increased housing costs and her physical ability, this addition would provide the room needed for her to stay with us.

Adding onto our house will not affect any rainwater runoff as most of the area we will be building on will be where we currently have concrete and asphalt causing no need for additional drainage plans.

**Pictures of home at 21400 W Bagpipe Ct, New Berlin, WI 53146
as it currently sits.**



Front of house which faces west. Concrete parking slab is approximate area of proposed new garage.



Front and side of house. Notice septic mound in right side of picture.



North side of house.



Picture of mound in front of house showing there is no way to build out this way.

PLAT OF SURVEY

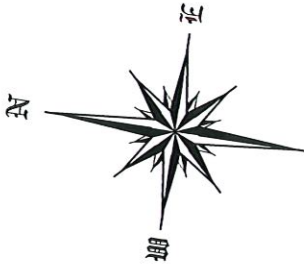
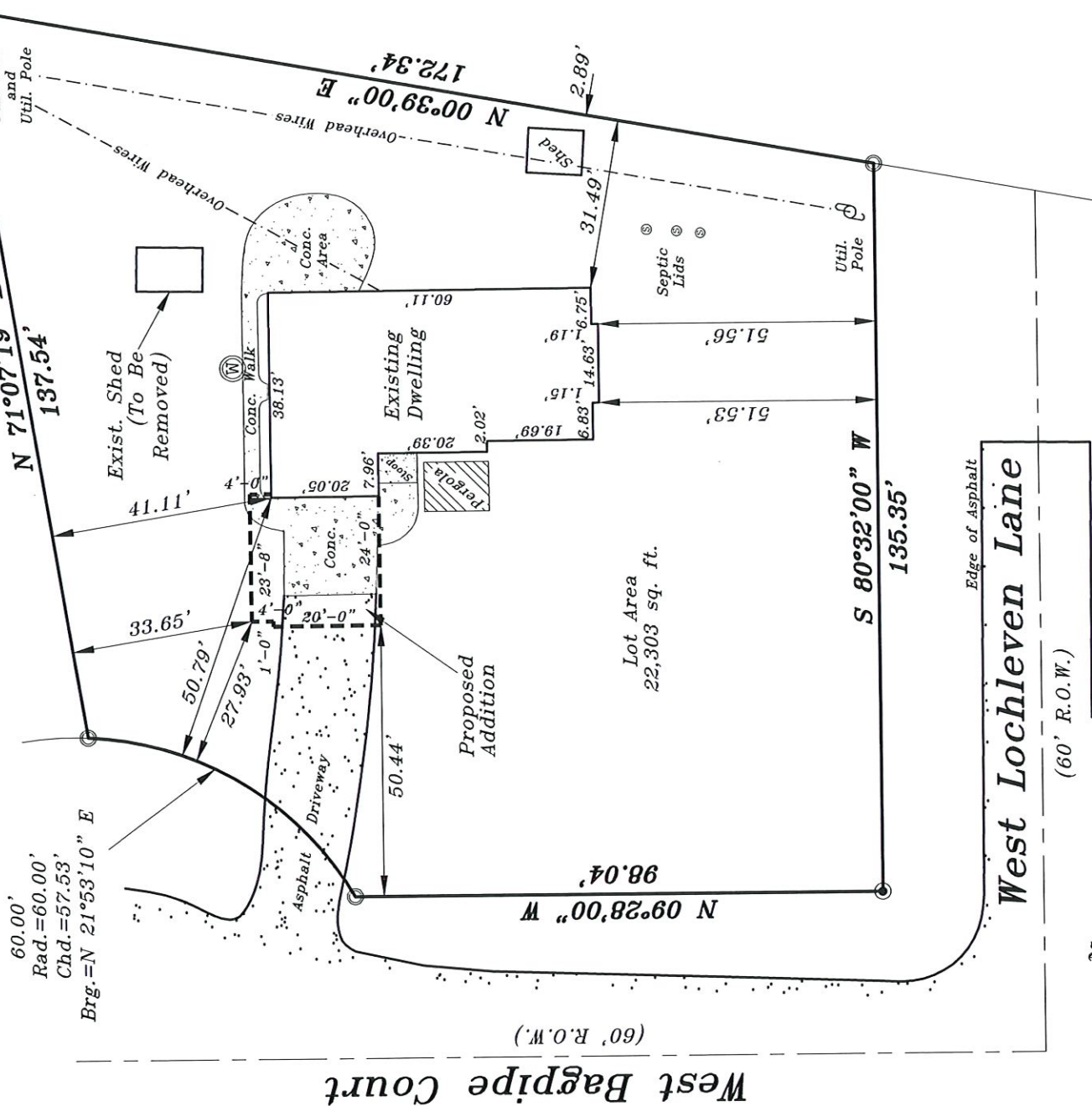
LOCATION: 21400 West Bagpipe Court, New Berlin, Wisconsin

LEGAL DESCRIPTION: Lot 14 in Block A in GLENGARRY HIGHLANDS, being a Subdivision of part of the Northeast 1/4 & Northwest 1/4 of the Northwest 1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

August 11, 2023
August 16, 2023

Added "To Be Removed" for Exist. Shed

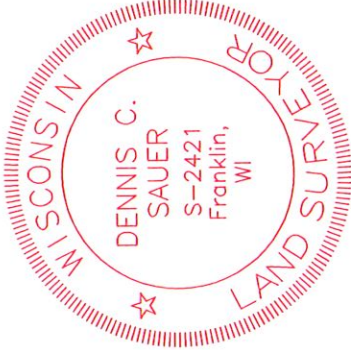
Survey No. 114474



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com



— Denotes Iron Pipe Found
— Denotes Iron Pipe Set

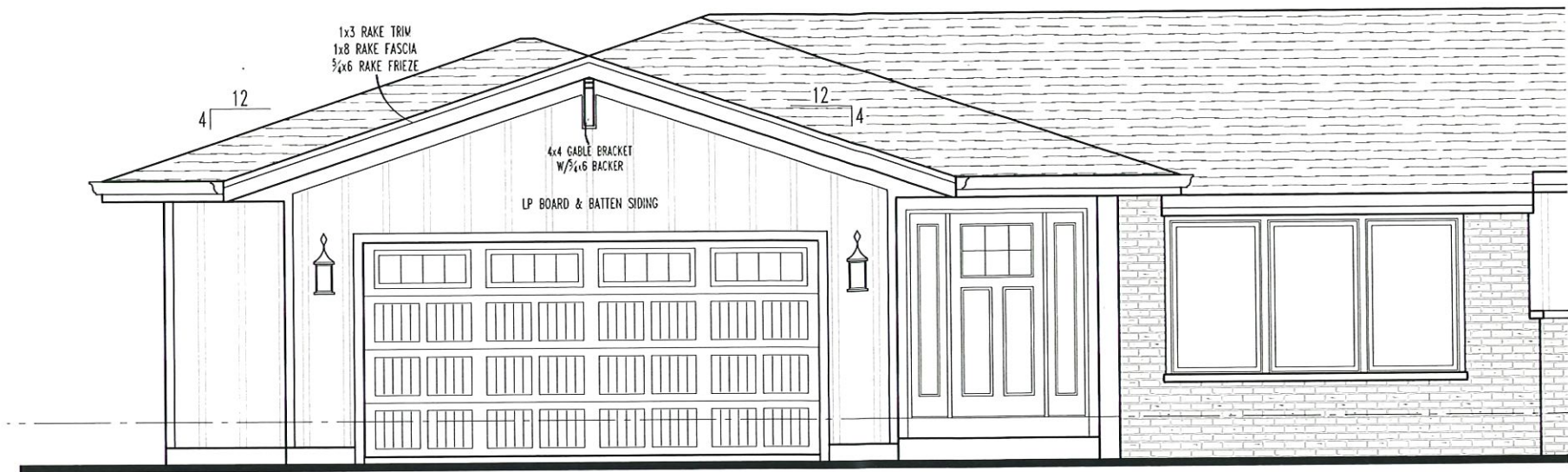
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

Dennis C. Sauer

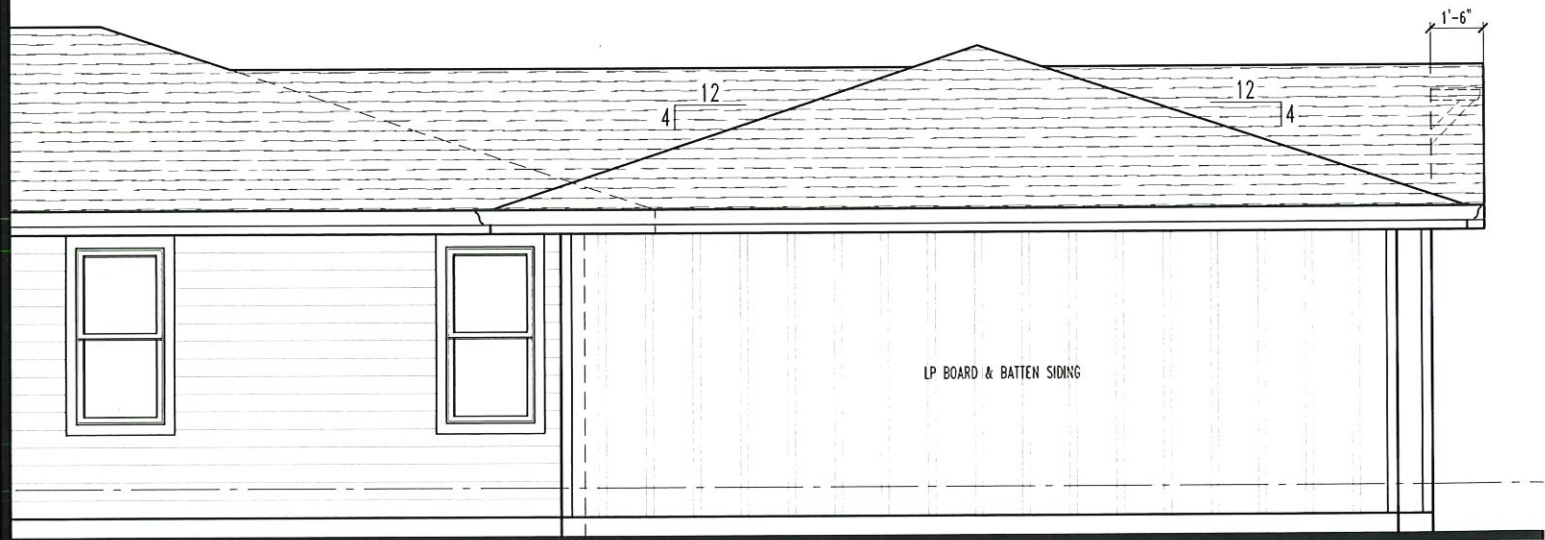
Dennis C. Sauer
Professional Land Surveyor S-2421

SPECIAL NOTICE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
DESIGNING AND PREPARING THESE PLANS AND
CHECKING THEM FOR ACCURACY, THE INSTALLER,
OWNER, OR CONTRACTOR MUST CHECK ALL DETAILS
AND DIMENSIONS AND BE RESPONSIBLE FOR ANY
CHANGES OR ADJUSTMENTS REQUIRED DURING
ACTUAL CONSTRUCTION. NO REPRESENTATION IS
MADE OR IMPLIED FOR ACCURACY.



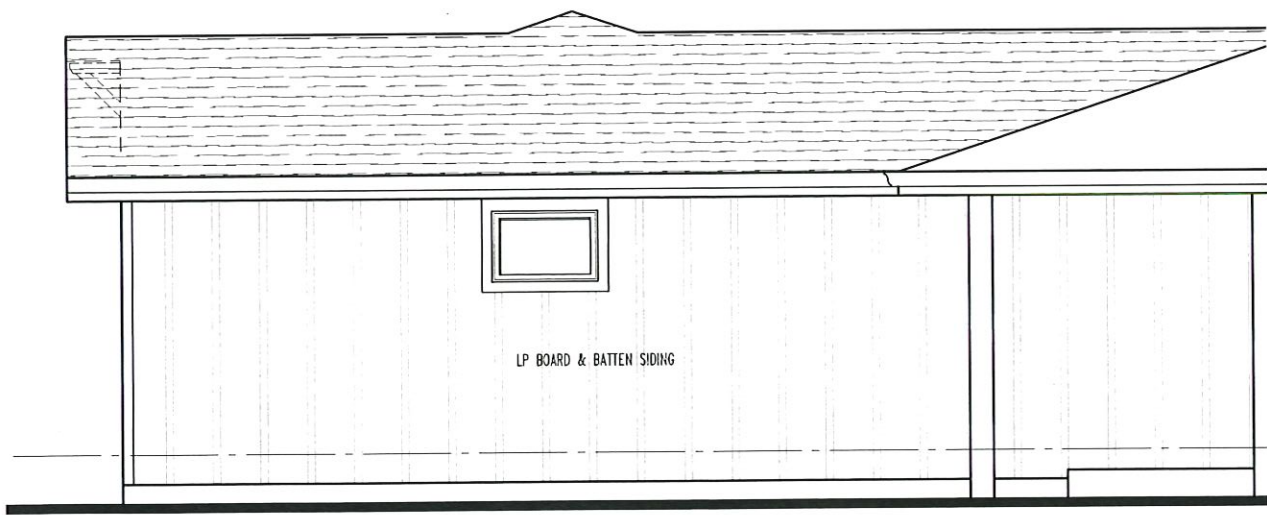
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

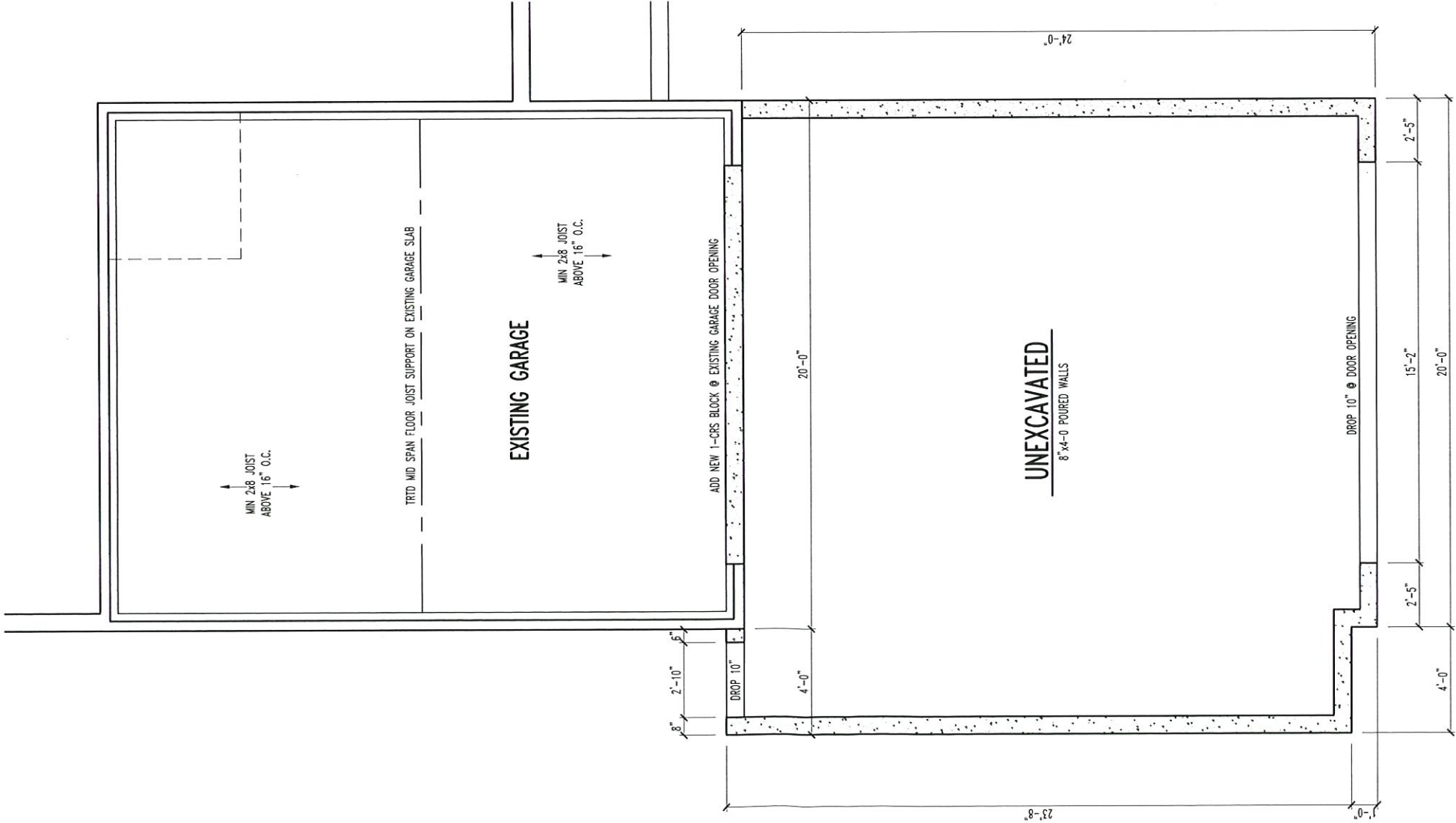


Customer: Kevin & Brook Trebe

Project: Garage & On-Suite Addition

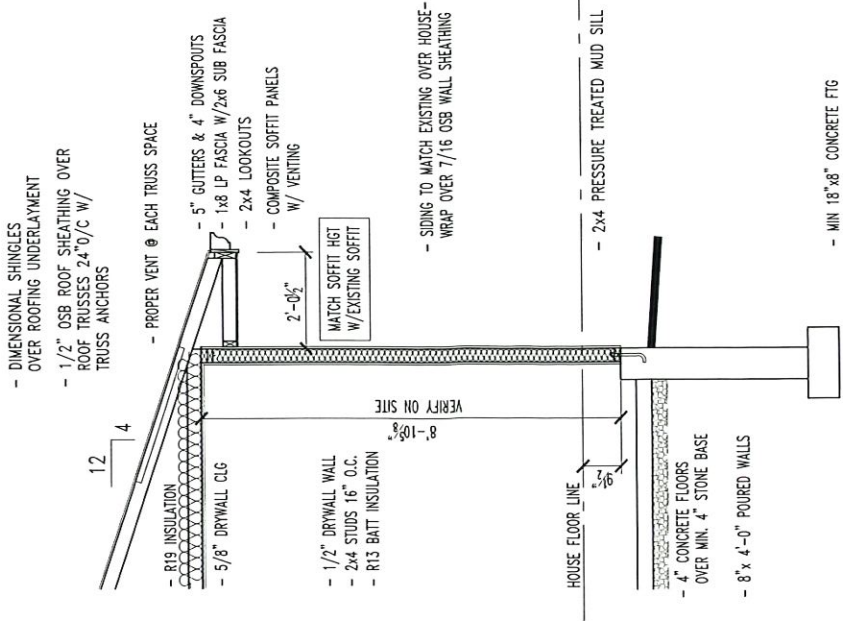
Date: 7-20-2023

Rev.Date: 9-6-23



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



TYPICAL GARAGE SECTION

FINAL PLAN DOCUMNTS

Customer: Kevin & Brook Trebe

Project: Garage & On-Suite Addition

Date: 7-20-2023 Rev.Date: 9-6-23



SPECIAL NOTICE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING ACTUAL CONSTRUCTION. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.

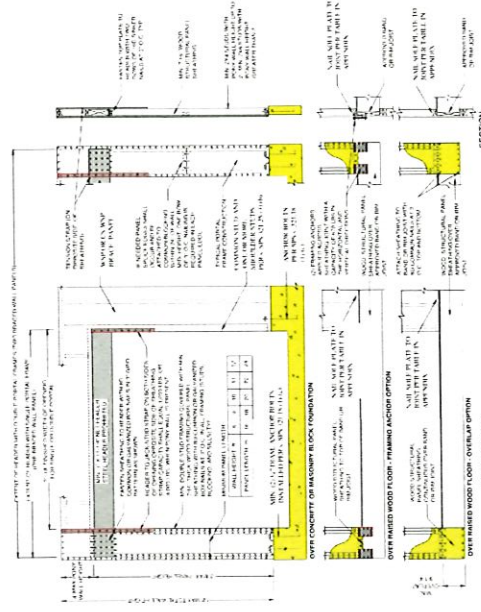




KEY FOR WALL BRACING PLAN (ALL BRACING TO COMPLY WITH CURRENT CODES)

- 48" WIDTH OF 1/4" OSB WOOD STRUCTURAL PANEL (WSP) W/6d COMMON NAIL OR 8d BOX NAIL (2 1/2" LONG x 0.113" DIA) OR 1/8" CROWN 16ga STAPLES (1 1/2" LONG). 6" O.C. EDGES, 12" O.C. FIELD (NAILS) 3" O.C. EDGES, 6" O.C. FIELD (STAPLES). OR 1x4 LET IN BRACING (LUB) @ 45 Degree & MAXIMUM 16" O.C. STUD SPACING W/2-8d COMMON NAILS OR 3-8d BOX NAILS (PER STUD & TOP & BOTTOM PLATES), OR METAL T-BRACING PER MANUFACTURING SPECS.
- 96" LINEAL RUN OF 1/2" GYPSUM BOARD (GB) ON BOTH SIDES OF WALL W/5d COOLER NAILS, OR #6 SCREWS, 7" EDGES 7" FIELD (INCLUDING TOP & BOTTOM PLATES)
- CONTINUOUSLY SHEATHED METHOD (CS-WSP). FASTENERS & SPACING SAME AS WSP ABOVE. PANEL LENGTH PER TABLE 321.25-H.
- PORTAL FRAMED METHOD (PF). MAXIMUM 12' WALL HGT. PANEL WIDTH, FASTENERS, & SPACING PER FIGURE 321.25

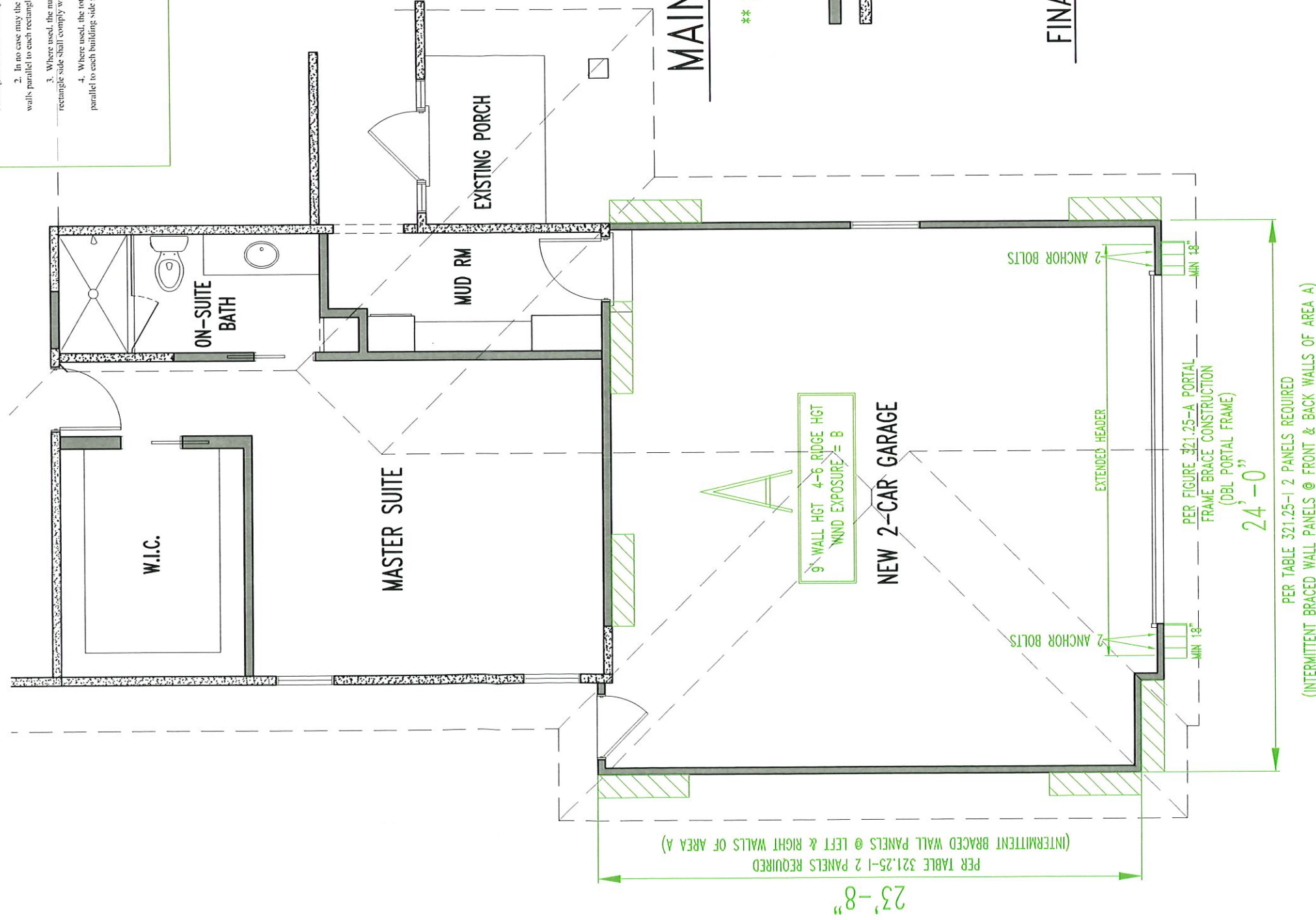
FIGURE 321.25-A



(c) Bracing amount. Bracing methods and materials complying with Table 321.25-G shall be applied to exterior walls in accordance with all of the following requirements:

- For the purpose of determining bracing amounts, the outermost extents of the building plan at each floor level shall be circumscribed with a rectangle to define the overall length of each building side as shown in Figure 321.25-B.
- In no case may the amount of bracing be less than two braced wall panels on exterior walls parallel to each rectangle side for each floor level of the building.
- Where used, the number of intermittent braced panels applied to walls parallel to each rectangle side shall comply with Table 321.25-I.
- Where used, the total length of continuously sheathed braced panels applied to walls parallel to each building side shall comply with Table 321.25-J.

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MAIN LEVEL PLAN

SCALE: 3/16" = 1'-0"
** WALL BRACING LAYOUT **

- PROPOSED FRAME WALLS
- EXISTING FRAME WALLS

FINAL PLAN DOCUMENTS

Customer: Kevin & Brook Trebe

Project: Garage & On-Suite Addition

Date: 7-20-2023 Rev.Date: 9-6-23



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SPECIAL NOTICE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING ACTUAL CONSTRUCTION. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.