



Jill Gregoire
Zoning Inspector
Department of Building Inspections & Neighborhood Services
414.302.8418
jgregoire@westalliswi.gov

February 12, 2018

Vicki L Plonsker
1039 S 89 St.
West Allis, WI 53214

RE: Written Notice of Permit Refusal No. 2018-02
Address: 1039 S 89 St.
Tax Key: 442-0213-000
Zoning: RA-3 Low Density Residential

Dear Property Owner:

On January 26th, 2018, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is thirty six feet (36') by twenty eight feet (28'), which is one thousand eight (1,008) square feet in area.

Your permit is denied because it is in violation of the following section of the West Allis Revised Municipal Code.

12.10 GENERAL PROVISIONS.

* * *

(2) Accessory Buildings. Accessory buildings are permitted as a matter of right in all of the Zoning Districts established under this Subchapter. Such buildings are, however, subject to all applicable general and specific regulations set forth in this Subchapter. The following shall apply to residential uses.

* * *

(f) A garage(s) shall not exceed one thousand (1,000) square feet in total area and a detached garage shall not exceed eighteen (18) feet in height.

Therefore, the garage is required to be a maximum of one thousand (1,000) square feet in total area. The proposed garage is one thousand eight (1,008) square feet in total area, which is eight (8) square feet larger than the code allows.

Because the proposed garage is too large in total area, it does not meet the code, and is not allowed.

You may appeal this decision to the West Allis Board of Appeals. Information on filing an appeal can be obtained by contacting the Director of Building Inspections & Neighborhood Services at 414-302-8400.

Sincerely,

Jill Gregoire Zoning Inspector
City of West Allis Department of Building Inspection and Neighborhood Services
Phone: (414)302-8418
Email: jgregoire@westalliswi.gov

cc: Property File

Receipt No. 63935

Amount Pd \$150.00

Meeting Date 3-13-18

Approx. Time 5:30 P.M.

Room No: 222

Address: 1039 S 89th St.
Tax Key: 442-0213-000
Permit Refusal #2018-02

Board of Appeals
City of West Allis

I hereby request a variance to construct a detached garage that will be one thousand eight (1,008) square feet in total area, which is eight (8) square feet larger than the code allows.

Thank you for your consideration.

Signature Vicki Plonske

Print Name: VICKI PLONSKER

Address: 1039 S 89th St

Telephone No. 414-259-9531

Email: VICBRUN@SACGLOBAL.NET



City of West Allis
Department of Building Inspection & Neighborhood Services
7525 W. Greenfield Ave., West Allis, WI 53214
Phone: (414) 302-8400 Fax: (414) 302-8402
www.westalliswi.gov/BINS

App No: **12972**

BUILDING PERMIT APPLICATION

Section I - Location

a. Project Address: 1039 S 89th ST WEST ALLIS

☐ Single Fam. ☒ Two Family ☐ Multi-Family ☐ Comm. ☐ Industrial ☐ Tax Exempt ☐ Mobile Home

b. Property Owner: VICKI PIONSKER Phone: 414-259-9531

Owner Address: 1039 S 89th ST 53214 E-Mail: VICBRUN58@GMAIL.COM

c. Business Name _____ Phone: _____

☐ Contact Person: _____ E-Mail: _____

Section II - Contractor/Contacts

d. Contractor OWNER Bus. Phone: _____

Address: _____

☐ Contact Person: _____ Phone: _____

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling

Dwelling Contractor Certification # _____ Dwelling Contractor Qualifier # _____

e. Architect/Eng. _____ E-Mail: _____

Address: _____

☐ Contact Person: _____ Phone: _____

Check box next to main contact person above (inspector questions/permit pickup) E-Mail: _____

Section III - Project

f. Permit for: ☒ New Bldg ☐ Addition ☐ Alteration ☐ Demo ☐ Erosion Control ☐ Other

g. Description NEW GARAGE 36x28 36x28

of Project: _____

Explain: (i.e.: New Single Family Home, Alteration to Tenant Suite, Swimming Pool Installation, 24x24 Garage, etc.) For fence use other side to draw location.

h. Estimated Cost of Construction: \$ 20,000

*** DO NOT WRITE BELOW THIS LINE ***

Req.	Approved	Req.	Approved	Req.	Approved
<input checked="" type="checkbox"/> Zoning	_____	<input type="checkbox"/> Plan Approval	_____	<input type="checkbox"/> WAFD Plans Sent	_____
<input type="checkbox"/> Building Setbacks	_____	<input type="checkbox"/> Building No	_____	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Yard Grade	_____	<input type="checkbox"/> DPW Driveway	_____		

Building Inspector Notes: _____

Tax Key # _____ Zoning Class: _____ Zoning Notes: _____

Permit Fee: _____

Erosion Control Fee: _____

Plan Review Fee: _____

House # Fee: _____

Other: _____

Total Permit Fees: _____

Final Zoning Approval

(Inspector)

(Date)

Final Building Approval

(Inspector)

(Date)

Stamp Official Date Received

CITY OF WEST ALLIS

BINS

JAN 26 2018

RECEIVED

TIME _____ PER _____



City of West Allis
Department of Building Inspection & Neighborhood Services
7525 W. Greenfield Ave., West Allis, WI 53214
Phone: (414) 302-8400 Fax: (414) 302-8402
www.westalliswi.gov/BINS

App No: **12971**

BUILDING PERMIT APPLICATION

Section I - Location

a. Project Address: 1039 S 89th ST. WESTALLIS

☐ Single Fam. ☒ Two Family ☐ Multi-Family ☐ Comm. ☐ Industrial ☐ Tax Exempt ☐ Mobile Home

b. Property Owner: VICKI PIONSKER Phone: 414 259-9531

Owner Address: 1039 S 89th ST 53214 E-Mail: VICBRUN58@GMAIL.COM

c. Business Name _____ Phone: _____

☐ Contact Person: _____ E-Mail: _____

Section II - Contractor/Contacts

d. Contractor OWNER Bus. Phone: _____

Address: _____

☐ Contact Person: _____ Phone: _____

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling

Dwelling Contractor Certification # _____ Dwelling Contractor Qualifier # _____

e. Architect/Eng. _____ E-Mail: _____

Address: _____

☐ Contact Person: _____ Phone: _____

Check box next to main contact person above (inspector questions/permit pickup) E-Mail: _____

Section III - Project

f. Permit for: ☐ New Bldg ☐ Addition ☐ Alteration ☒ Demo ☐ Erosion Control ☐ Other

g. Description Remove OLD GARAGE

of Project: _____

Explain: (i.e.: New Single Family Home, Alteration to Tenant Suite, Swimming Pool Installation, 24x24 Garage, etc.) For fence use other side to draw location.

h. Estimated Cost of Construction: \$ _____

*** DO NOT WRITE BELOW THIS LINE ***

Req.	Approved	Req.	Approved	Req.	Approved
<input checked="" type="checkbox"/> Zoning	<u>JS</u>	<input type="checkbox"/> Plan Approval	_____	<input type="checkbox"/> WAFD Plans Sent	_____
<input type="checkbox"/> Building Setbacks	_____	<input type="checkbox"/> Building No	_____	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Yard Grade	_____	<input type="checkbox"/> DPW Driveway	_____		

Building Inspector Notes:

1-30-18 - Received updated survey

Tax Key # _____ Zoning Class: _____ Zoning Notes: _____

Permit Fee: _____

Erosion Control Fee: _____

Plan Review Fee: _____

House # Fee: _____

Other: _____

Total Permit Fees: _____

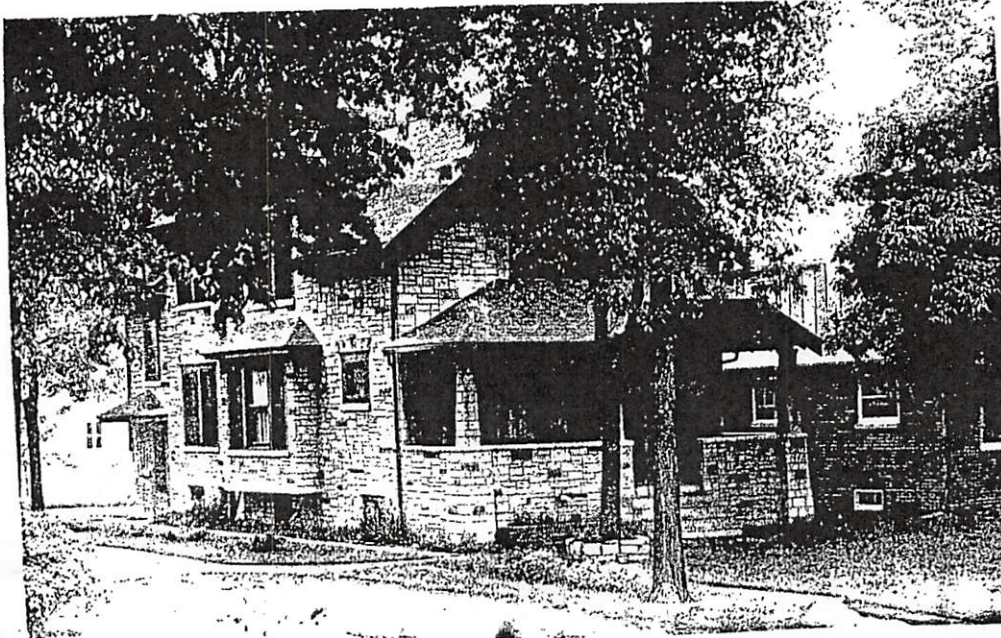
Final Zoning Approval
JS
(Inspector)
2-2-18
(Date)

Final Building Approval

(Inspector)

(Date)

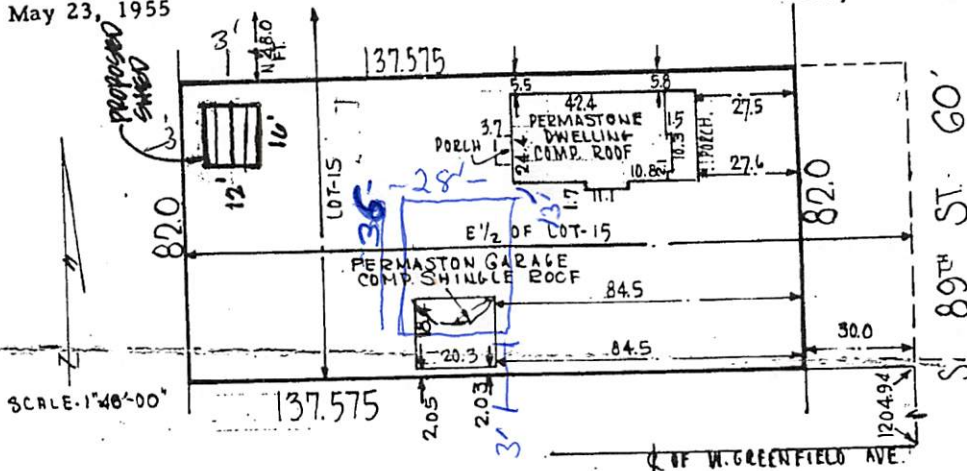
Stamp Official Date Received
CITY OF WEST ALLIS
BINS
JAN 26 2018
RECEIVED
TIME 12:20pm PER JS



Known as 1039-39A South 89th Street, West Allis, Wisconsin
The East 1/2 of Lot 15, excepting therefrom the North 48.00 ft., in Block 6 in
ASSESSMENT SUBDIVISION NUMBER 71, being a Subdivision of a part of the
S. W. 1/4 of Section 33, T 7 N, R 21 E, in the City of West Allis, Milwaukee
County, Wisconsin.

May 23, 1955

Survey No. 68275-M



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE
CIVIL ENGINEERS AND SURVEYORS
5729 W. VLIET ST. BLUEMOUND 8-9830
MILWAUKEE 8, WISCONSIN

Kenneth E. Burke
SURVEYOR



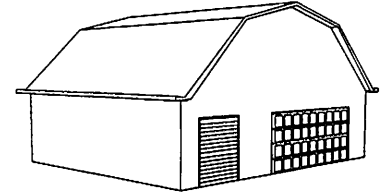
Items Selected:

Gambrel room in attic roof w/ Trusses 2' O.C.
Truss Design Location Zip Code: 53214
3/4" T&G Pine RIA Floor Sheathing
2x12 Stair Tread - 42"
2x4 Wall Framing Material
34' Wide X 28' Deep X 9' High
8' H x 16' W RIA Room Size
8" Pine Grooved Vertical Siding
1x4 Pine Outside Corners
12" gable/12" eave overhangs
1/2" 4 Ply Plywood Roof Sheathing
Oakridge, Desert Tan Shingles
O.C. Ventsure Ridge Vent
Pine Soffit & Fascia
Royal Brown Premium Roof Edge
1 - Garage Door Opener
Pine Overhead Door Jamb

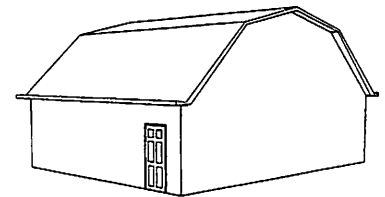
Options Selected:

The options you have selected are:
30 LB Roof Felt
2 Rows Granular Ice & Water Barrier
3 - Vinyl Gable Vent(s)
8 Brown- 16" x 4" Soffit Vent(s)
1 - 6x7 Rollup Overhead Door - White
1 - 36x80 Service Door - CM1 6-Panel Steel RS
1 - 16x7 Overhead Door - Insulated RP

Front View



Back View



Estimated price: \$13,115.42*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

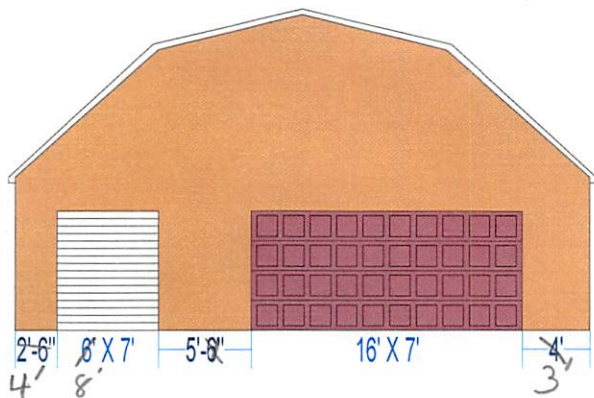
Trusses require guest pickup at the plant or jobsite delivery. Estimated price does not include jobsite delivery charge.
Delivery to your jobsite must be arranged with an additional fee at the delivery desk. Please see a delivery coordinator for additional information.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

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 THE 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.

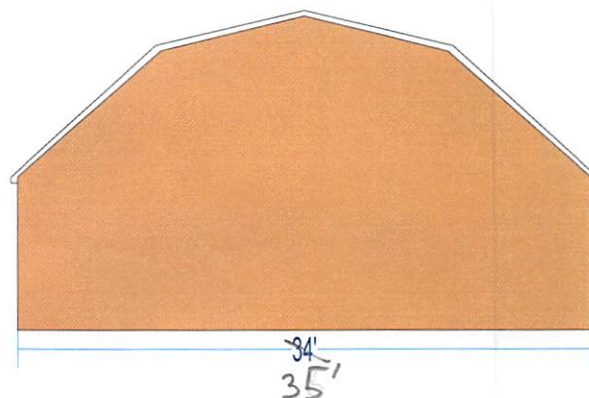
*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

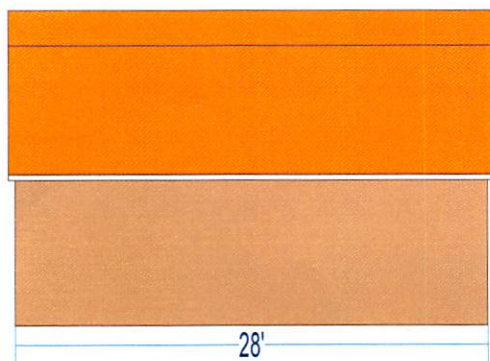


Gable Front View

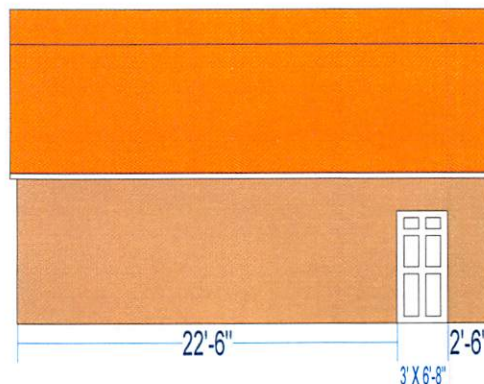
- (1) - ROLLUP IDEAL 6X7 GLOSS WHITE #200 ROLL UP DOOR
- (1) - IDEAL RAISED PANEL M4SV 16X7 EZ-SET BROWN M4SV INSUL



Gable Back View



Eave Front View



Eave Back View

- (1) - PREHUNGSTE PH36RHSTEE CM-1 6-PANEL STEEL DOOR 36X80 RH PH

Building Size: 34-feet wide X 28 feet long X 9 feet high

Approximate Peak Height: 18 feet 11 inches (239 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

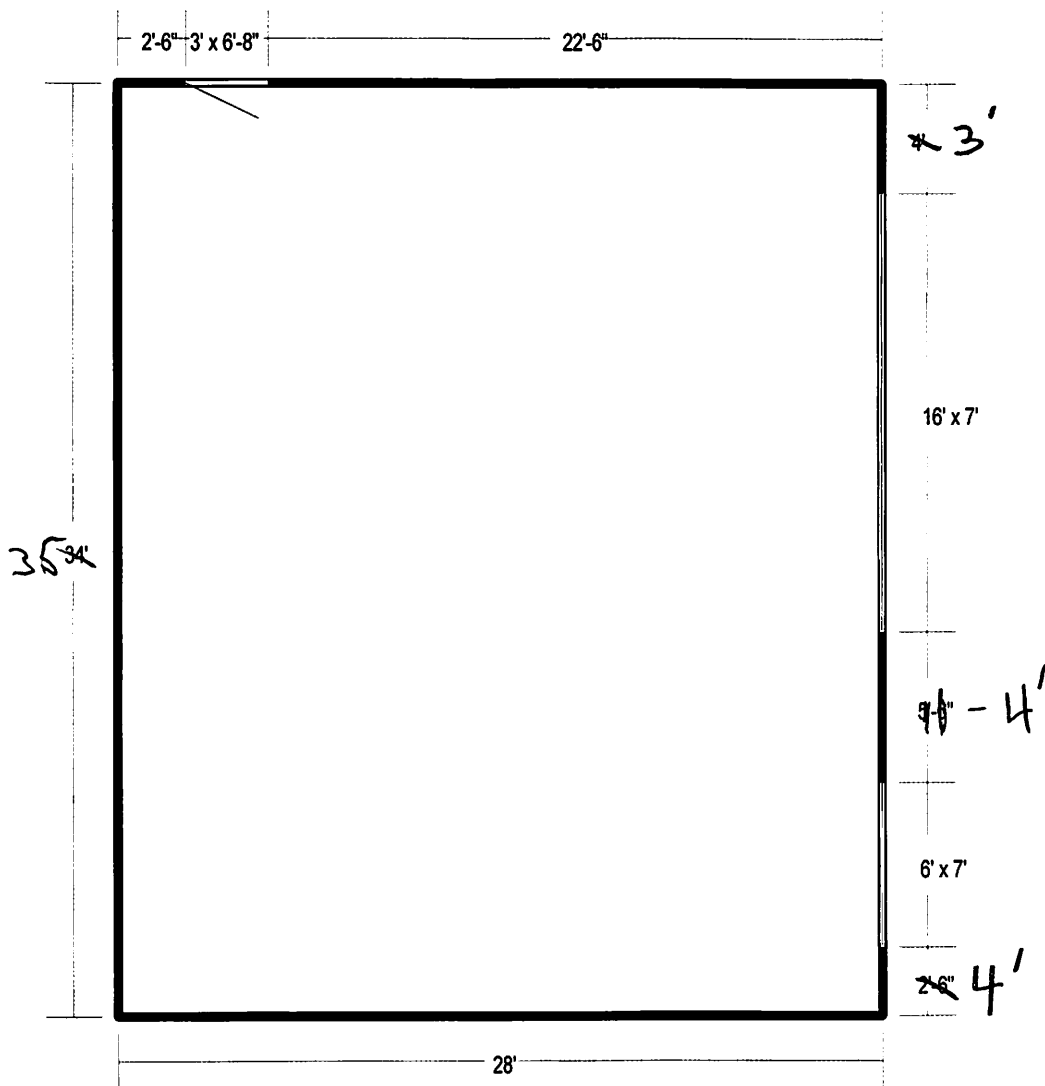
Estimate Id: 23458



Page 3 of 4
1/19/2018

*** Yard Building Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 34 feet wide X 28 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center

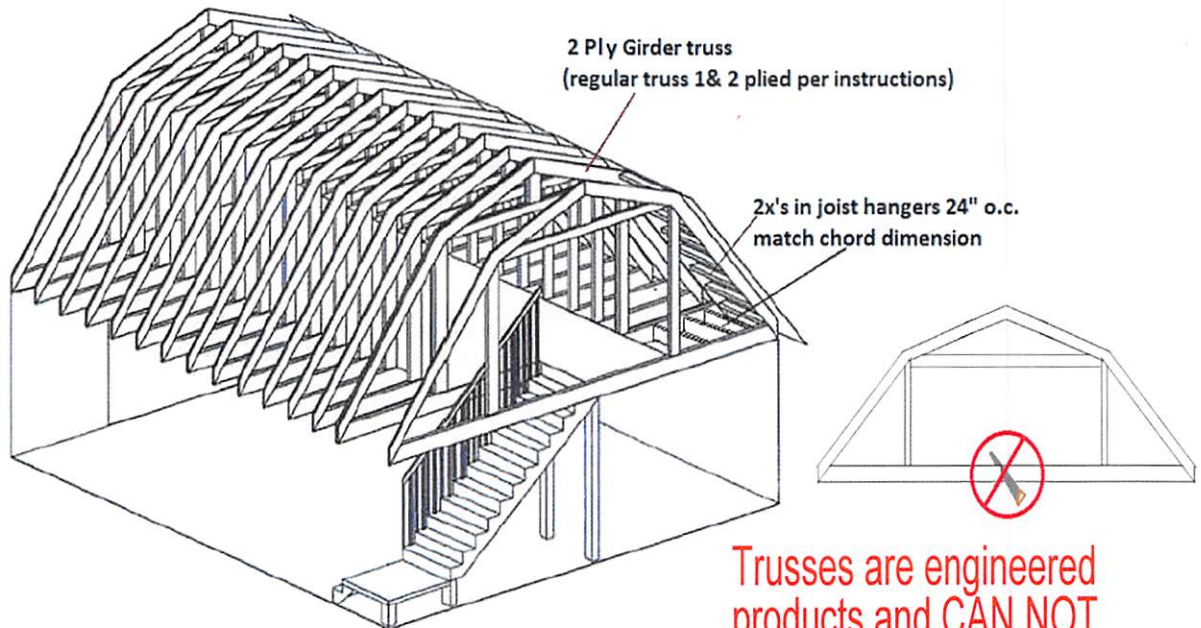


Illustration May Not Depict All Options Selected

Trusses are engineered products and **CAN NOT** be CUT, MODIFIED, or DRILLED

Helpful Hints for Room In Attic Garage Construction

- ~ Trusses can not be cut, modified, or drilled into.
- ~ Increased loading for the floor is in the attic room area only.
- ~ Trusses included in this estimate do not include overhangs.

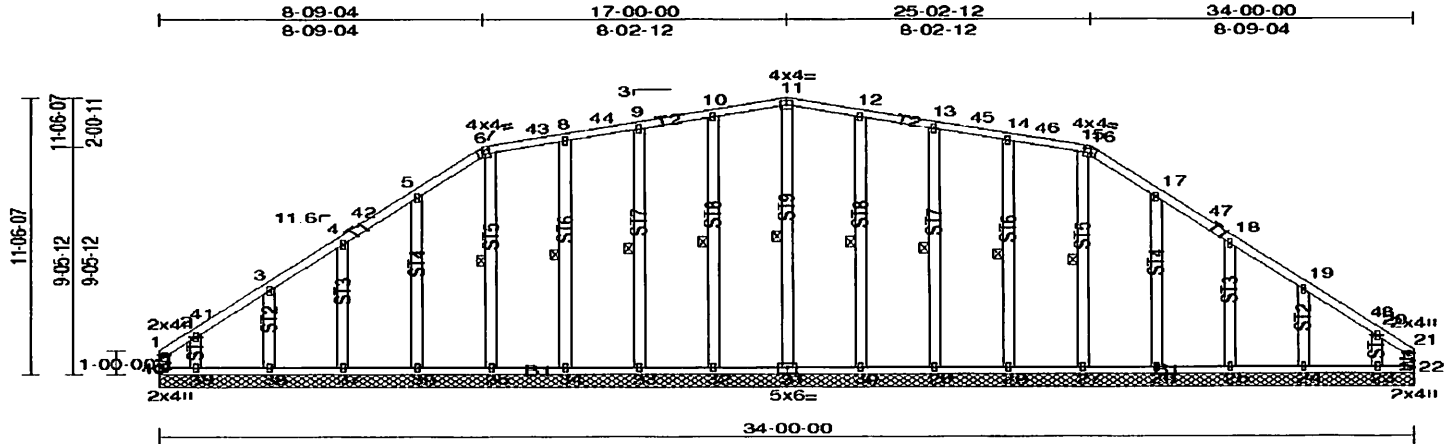
Material to hand frame the overhang is included in the estimate.

Framing details for proper installation of overhangs is available.

Additional truss designs are also available, including trusses with eave overhangs, additional room sizes and more. See a building materials team member for more information about truss design and overhang framing details.

~ For Stair Construction:

1. Stairs in this estimate are located on the end of the building.
 2. Regular truss 1 is located next to regular truss 2 at approx. 36" - 48" from the building end allowing for the stair opening.
 3. Regular truss 1 and regular truss 2 must be plied together using 10d nails.
Nailing pattern as follows: 2 rows staggered 9" on center on the top and bottom chords, 1 row 9" on center on webs.
 4. The roof area and floor area between the end truss and truss 1&2 are hand framed using lumber that matches the truss top and bottom chords.
- ~ Changing the end trusses to regular trusses may make it easier to install attic windows or to add insulation to your garage in the future. Switching to end trusses will require additional plate and stud materials.



Scale = 1/8" = 1'-0"

Plate Offsets (X, Y): [6:2-00,0-05], [16:2-07,2-01], [31:3-00,3-00]

Loading	(psf)	Spacing	2-00-00	CSI	DEFL	in	(loc)	l/dell	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.14	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	16.6/30.0	Lumber DOL	1.15	BC	0.09	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.16	0.01	22	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-R							
BCDL	10.0									Weight 229 lb	FT = 15%

LUMBER
TOP CHORD 2x4 SPF No 2
BOT CHORD 2x4 SPF No 2
WEBS 2x4 SPF Stud
OTHERS 2x4 SPF No 2 "Except" ST3,ST2,ST1 2x4 SPF Stud

BRACING
TOP CHORD
BOT CHORD
WEBS

Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals
Rigid ceiling directly applied or 10-0-0 oc bracing
1 Row at midpt 11-31, 10-32, 9-33, 8-34, 7-35, 12-30, 13-29, 14-28, 15-27

REACTIONS All bearings 34-00-00
(lb) - Max Horiz 40=-195(LC 7)
Max Uplift 100 (lb) or less at joint(s) 22, 24, 25, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38 except 23=-192(LC 10), 39=-215(LC 9), 40=-164(LC 7)
Max Grav All reactions 250 (lb) or less at joint(s) 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 except 40=269(LC 8)

Mitek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide

FORCES (lb) - Max Comp /Max Ten - All forces 250 (lb) or less except when shown

NOTES

- Unbalanced roof live loads have been considered for this design
- Wind, ASCE 7-05, 90mph, TCDL=4.2psf, BCDL=6.0psf, h=25ft, Cat. II, Exp B, enclosed, MWFRS (low-rise) exterior zone and C-C Exterior(2) zone, cantilever left and right exposed, end vertical left and right exposed, C-C for members and forces & MWFRS for reactions shown, 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=30.0 psf (ground snow), Ps= varies (min roof snow=16.6 psf Lumber DOL=1.15 Plate DOL=1.15) see load cases, Category II, Exp B, Fully Exp, Ct=1.1
- Roof design snow load has been reduced to account for slope
- Unbalanced snow loads have been considered for this design.
- All plates are 1/4" x 4" MT20 unless otherwise indicated
- Gable requires continuous bottom chord boarding
- Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
- Gable studs spaced at 2-0-0 oc
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 32, 33, 34, 36, 37, 38, 30, 29, 28, 26, 25, 24, 22 except (jt=lb) 40=163, 39=215, 23=192
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S)

- Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.15, Plate Increase=1.15
Uniform Loads (lb/ft)
Vert: 1-6=-54, 6-11=-54, 11-16=-54, 16-21=-54, 22-40=-20

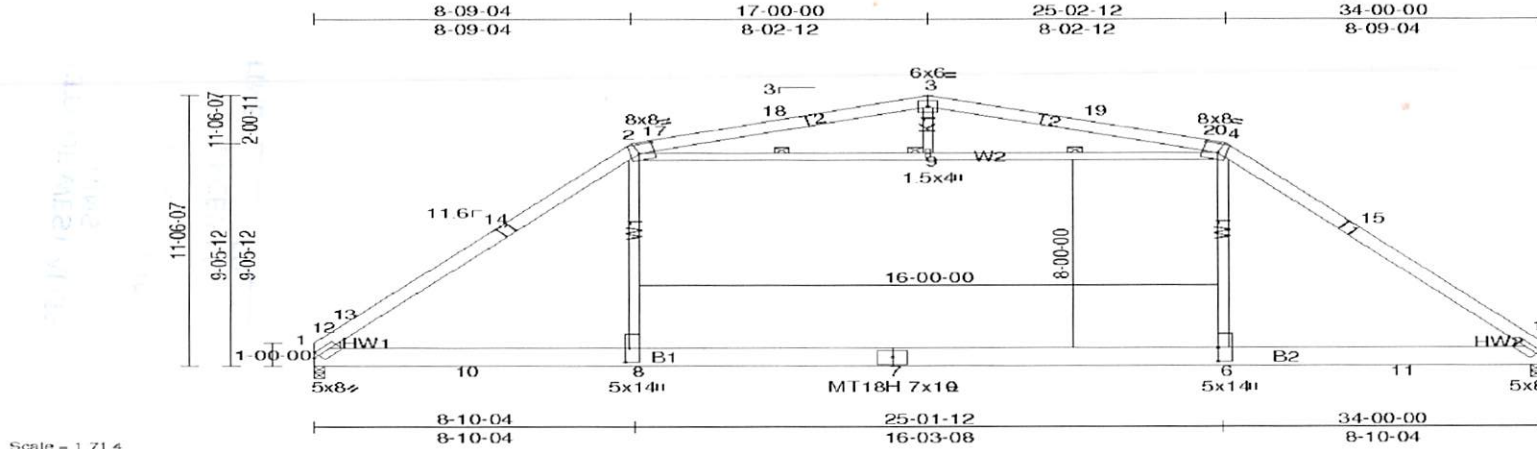


Plate Offsets (X, Y): [1:2-03,2-00], [2:5-00,4-10], [4:5-00,4-10], [5:2-03,2-00], [6:7-00,Edge], [8:7-00,1-08]

Loading	(psf)	Spacing	2-00-00	CSI	DEFL	in	(loc)	I/dell	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	Vert(LL)	-0.40	6-8	>399	240	MT20	197/144
Snow (Ps/Pg)	22.2/40.0	Lumber DOL	1.15	BC	Vert(TL)	-0.51	6-8	>787	180	MT18H	244/190
TCDL	7.0	Rep Stress Incr	YES	WB	Horiz(TL)	0.04	5	n/a	n/a		
BCDL	0.0*	Code	IRC2009/TPI2007	Matrix-R	Attic	-0.34	6-8	>582	360		
BCDL	10.0									Weight: 249 lb	FT = 15%

LUMBER
TOP CHORD 2x6 SPF No.2
BOT CHORD 2x10 SP 2400F 2 OE — 2x12
WEBS 2x4 SPF No.2
OTHERS 2x4 SPF Stud
WEDGE Left: 2x4 SPF Stud
Right: 2x4 SPF Stud

BRACING
TOP CHORD
BOT CHORD
WEBS
JOINTS

Structural wood sheathing directly applied or 3-3-10 oc purlins.
Rigid ceiling directly applied or 10-0-0 oc bracing.
1 Row at midpt 2-9, 4-9
1 Brace at Jt(s) 9

REACTIONS (lb/size) 1=2598/3-08, (min. 2-02), 5=2598/3-08, (min. 2-02)
Max Horiz 1=-180(LC 7)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-12=-3588/9, 12-13=-3540/14, 13-14=-3335/35, 2-14=-3294/61, 4-15=-3294/61, 15-16=-3540/35, 5-16=-3568/9,
2-17=-1840/205, 17-18=-1631/207, 3-18=-1565/222, 3-19=-1565/222, 19-20=-1631/207, 4-20=-1840/205
BOT CHORD 1-10=0/2339, 8-10=0/2339, 7-8=0/2334, 6-7=0/2334, 6-11=0/2339, 5-11=0/2339
WEBS 2-9=-1112/6, 4-9=-1112/6, 2-8=0/1598, 4-6=0/1598

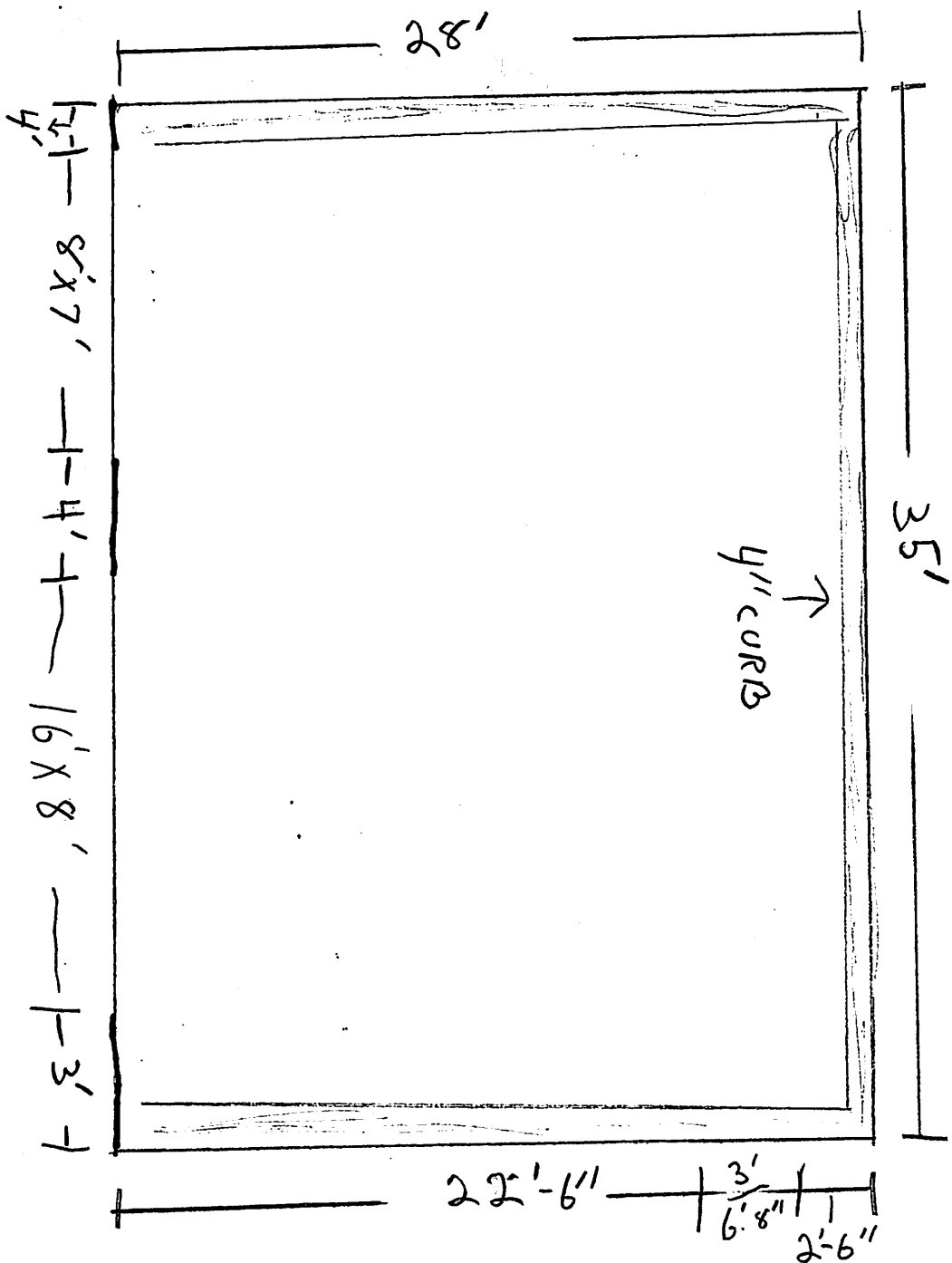
NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05, 90mph, TCDL=4.2psf, BCDL=6.0psf, h=25ft, Cat. II, Exp. B, enclosed, MWFRS (low-rise) exterior zone and C-C Exterior(2) zone, cantilever left and right exposed, and vertical left and right exposed, C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- ** TCLL: ASCE 7-05; Ps=30.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=40.0 psf (ground snow); Ps= varies (min. roof snow=22.2 psf Lumber DOL=1.15 Plate DOL=1.15) see load cases; Category II, Exp. B; Fully Exp.; Ct=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are MT20 plates unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-6" tall by 2'-0" wide will fit between the bottom chord and any other members, with BCDL = 10.0psf
- Ceiling dead load (5.0 psf) on member(s) 2-9, 4-9; Wall dead load (5.0psf) on member(s) 2-8, 4-6
- Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 6-8
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- Attic room checked for L/360 deflection.

LOAD CASE(S)

- Standard
1) Dead + Roof Live (balanced) + Uninhab. Attic Storage + Attic Floor: Lumber Increase=1.15, Plate Increase=1.15
Uniform Loads (lb/ft)
Vert: 1-10=-20, 8-10=-80, 6-8=-100, 6-11=-60, 5-11=-20, 1-2=-74, 4-5=-74, 2-9=-10, 4-9=-10, 2-3=-74, 3-4=-74
Drag: 2-8=-10, 4-6=-10

FLOOR PLAN 35 FEET WIDE 28 FEET DEEP 9 FOOT HIGH. 2" X 4" @ 16" OC.
 4" CURB RAISED



SOUTH SIDE VIEW
ANCHOR BOLTS 3/8"

28' WIDE

28 Ft

ASPHALT SHINGLES
15# ROOF FELT PAPER

17' 8"

9 ft

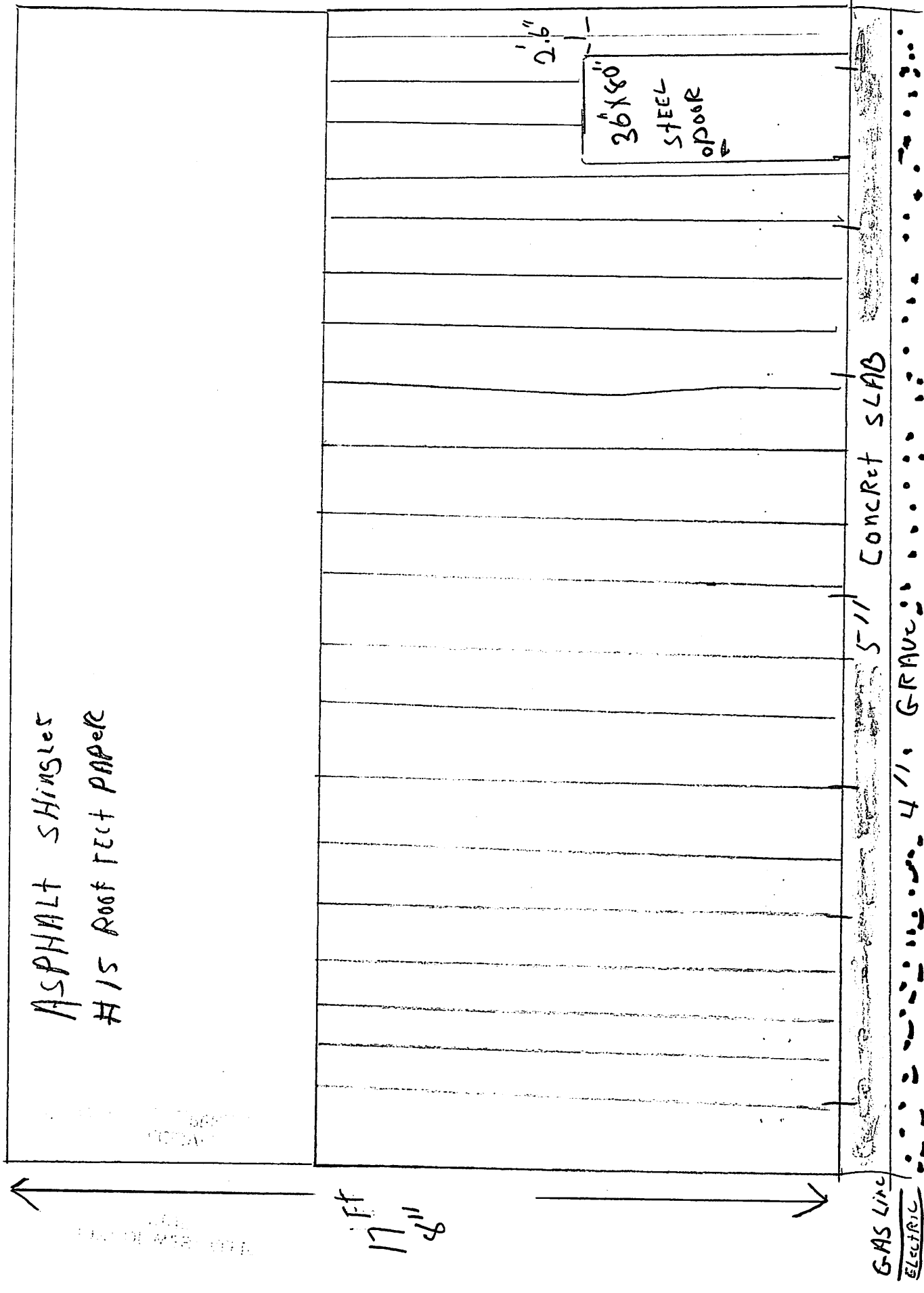
5" CONCRETE SLAB

GRAVEL 4"

NORTH SIDE VIEW

28' wide

28 FT



REAR VIEW 36' X

ANCHOR BOLTS 3/8"

16 OC 2' X 4" STUDDS

11/16" T23W 30 (11)

2x12

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

11/16"

35 ft.

17'8"

8'8"

2" X 6"

2" X 6"

2" X 4"

2" X 6"

2' X 12"

12"

12"

9'1" WALL

5"11" CONCRETE SLAB

4" CURB

