

City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. **ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED.** Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development Department at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of **\$100.00**.

This application is for (choose one)

☐ A variance from section _____ of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: 3931 RIVERS CROSSING Tax Key #: _____

Current Zoning: _____ Existing Use: _____

ATTACH DETAILED DESCRIPTION OF PROPOSAL including what is being requested, the rationale, and if a variance request, the facts and circumstances that satisfy the criteria for variance listed on the reverse of this form.

In order to be placed on the Board of Zoning Appeals agenda, the Community Development Department must receive the completed application, fee, project description, and a set of plans in PDF format by the applicable deadline. If this is an appeal from the decision of the Zoning Inspector, also attach a copy of the decision or order rendered by the Zoning Inspector and a statement of principal points on which the appeal is based. The Community Development Department - Planning Division should be consulted to assure an application is complete before being submitted.

SEE REVERSE FOR DEADLINES AND ADDITIONAL INFORMATION.

Applicant: (Person to receive notices)

Name: BEAR BUILDERS ARNOLD

Address: 2623 W. LAKE VISTA

City & Zip: MEQUON, WI 53092

Phone: 414 305 7105

E-mail: ARNOLD@BEARSUNROOMS.COM

Owner of property:

I certify that the above statements and the statements contained in the materials submitted with this application are true and correct.

Arnold Arnold
Applicant Signature

10/16/20
Date

PLEASE NOTE: THIS FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

For Internal Use Only

Amount Paid: <u>\$100 -</u>	Check # <u>8174</u>	Received by: <u>na</u>
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CARY J. KOHLENBERG, M.D.
INDEPENDENT PSYCHIATRIC CONSULTANTS
2717 NORTH GRANDVIEW BOULEVARD, SUITE 202
WAUKESHA, WISCONSIN 53188
TELEPHONE: (262) 513-0700
FACSIMILE: (262) 513-0707

October 6, 2020

Re: Sandi Staeben

To Whom It May Concern,

Sandi is under my medical care for the treatment of depression and anxiety. Winter months, with diminished access to adequate levels of natural sunlight, exacerbate her symptoms. I have encouraged Sandi to maximize her natural light exposure to aid in reducing her mood and anxiety symptoms.

Sincerely,



Cary J. Kohlenberg, MD
Board Certified, American Board of Psychiatry and Neurology
Fellow, American Psychiatric Association

Letter of Intent

In Support of Request for Variance

3931 Rivers Crossing Dr, Waukesha, WI 53189

This Letter of Intent is in support of our request for a variance to the back yard of our property for the purpose of building a sunroom. One of the reasons for our desire in building the sunroom is to help aid in the treatment of Sandi's depression and anxiety. Natural sunlight is a mood booster and has helped aid in the treatment of her condition. The winter months are especially difficult as we have limited windows that allow for that direct light. Attached is a letter from the psychologist who currently treats Sandi for these conditions. We are hopeful that the sunroom will help aid as an additional treatment option to both her current regime of cognitive behavioral therapy and medication and make the long gloomy winter months more bearable.

Thank you for your consideration.

Respectfully submitted,



Chad & Sandi Staeben

October 13, 2020

ANSWERS TO VARIANCE QUESTIONS

1. The back lot line prohibits adding anything the homeowner could enjoy.
2. There are multiple sunrooms in their neighborhood, some on the homeowner's block.
3. The variance being applied for is for health reasons.
4. The homeowner's hardship is not self-created. The hardship is biological.
5. This is an unusual lot. To build a sunroom in compliance with the existing restrictions, the homeowner would be limited to projecting only 3' from their house, subsequently, making any room addition impossible. As most, if not all, of the neighboring properties have added, one sort or another, of outdoor living space, this would not be a detriment to the neighboring properties. We do not believe that granting this variance would undermine existing zoning rules, as this exception is due to a medical condition.

ADDITIONAL QUESTIONS

- A. The homeowner is not asking for a use variance
- B. The homeowner is asking for a dimensional variance for health purposes. Please refer to the personal statement and physician's letter that is attached to these documents.

BEAR BUILDERS
2623 W. LAKE VISTA COURT
MEQUON, WI 53092
414-305-7105 PHONE
262-236-0170 FAX

PROJECT FOR:

STAEBEN
3931 RIVER CROSSING DR
WAUKESHA WI 53189

MINIMUM N DESIGN LOADS:

DEAD LOADS:

1. ROOF: 2 PSF
2. WALLS: 5 PSF
3. FLOOR: 10 PSF

LIVE LOADS:

1. ROOF: 30 PSF
 2. WALLS: 115 MPH
 3. FLOOR: 40 PSF
- 3 SEC. WIND GUST

DEFLECTION LIMITS:

1. ROOF: L/180
2. WALLS: L/175
3. FLOOR: L/240

SUNROOM SPECIFICATIONS

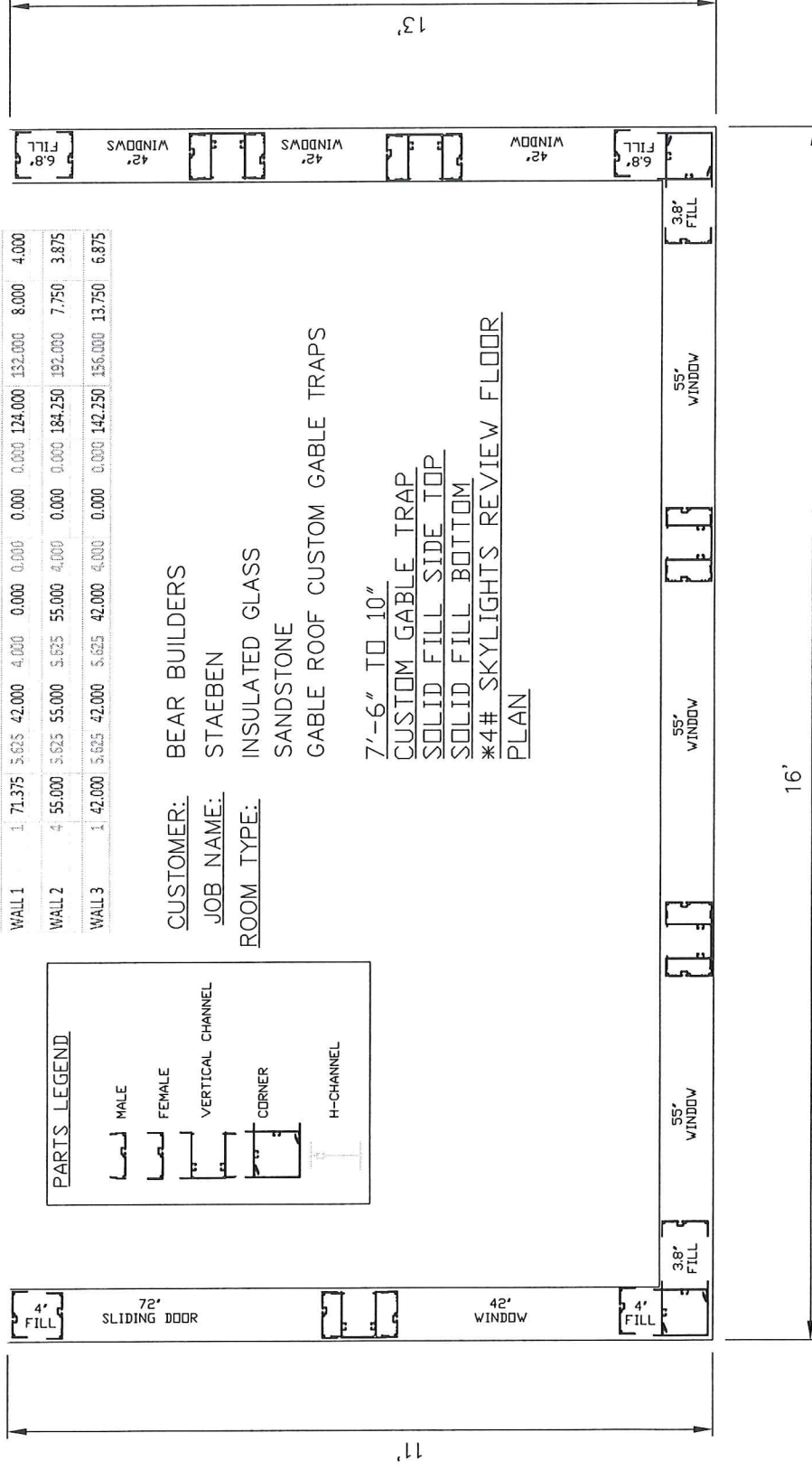
ROOM STYLE: GABLE
ROOM DIMENSIONS: 11' - x13' 14'
COLOR: SANDSTONE
HIGH PERFORMANCE MULTI COAT GLASS
ALL GLASS IS SAFETY TEMPERED

NOTE: THESE PLANS WERE
DESIGNED IN ACCORDANCE WITH
THE 2015 UDC.

NOTE: THESE PLANS WERE
DESIGNED IN ACCORDANCE WITH
SPS 320-325

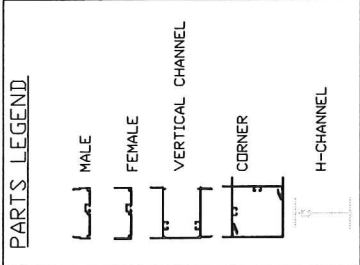
STAEBEN 3931 RIVER CROSSING DR WAUKESHA WI 53189	JAMES A. CLANCY CONSULTING ENGINEER 601 ASBURY AVENUE NATIONAL PARK, NJ 08063 Phone 856-853-7306 Fax 856-853-7381 Professional Engineer VT LIC# 38262
BEAR BUILDERS 2623 W. LAKE VISTA COURT MEQUON, WI 53092 414-305-7105	JAMES A. CLANCY CONSULTING ENGINEER 601 ASBURY AVENUE NATIONAL PARK, NJ 08063 Phone 856-853-7306 Fax 856-853-7381 Professional Engineer VT LIC# 38262

INSTALLERS LAYOUT



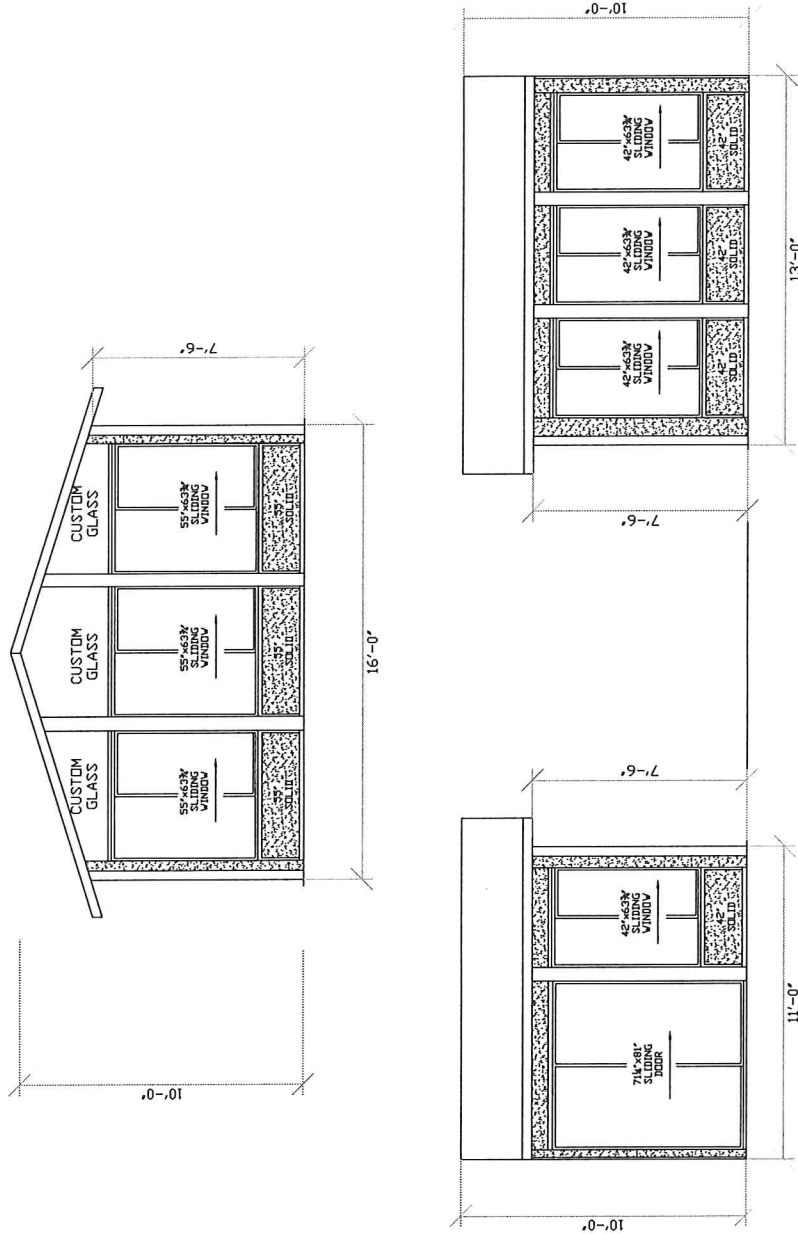
WALLS	UP TO FOUR UNITS	TOTAL	WALLING TOTAL DIFF
WALL 1	1 71.375 5.625 42.000 0.000 0.000	0.000 124.000	8.000 4.000
WALL 2	4 55.000 5.625 55.000 5.625 42.000	0.000 184.250	192.000 7.750 3.875
WALL 3	1 42.000 5.625 42.000 5.625 42.000	0.000 142.250	156.000 13.750 6.875

CUSTOMER: BEAR BUILDERS
JOB NAME: STAEBEN
ROOM TYPE: INSULATED GLASS SANDSTONE
GABLE ROOF CUSTOM GABLE TRAPS
7'-6" TO 10"
CUSTOM GABLE TRAP
SOLID FILL SIDE TOP
SOLID FILL BOTTOM
*4# SKYLIGHTS REVIEW FLOOR PLAN



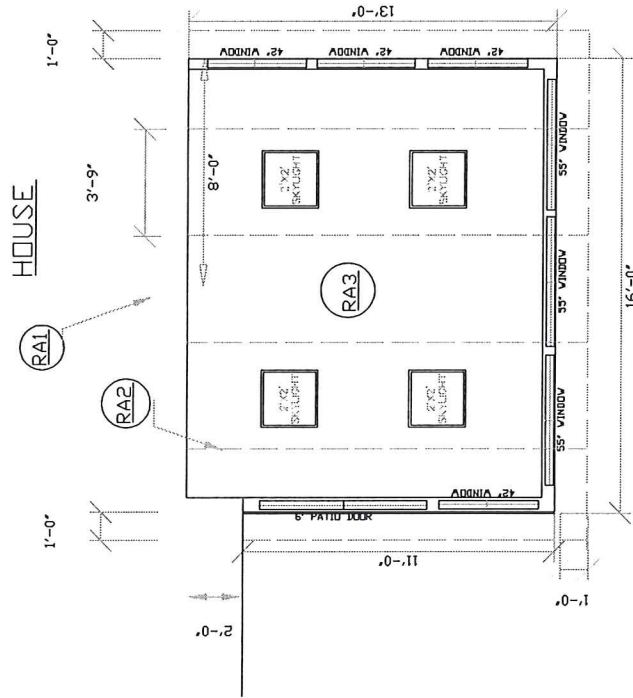
ELEVATIONS

ALL SLIDING WINDOWS AND DOORS
 MADE OF GREEN SAFETY GLASS.
 ALL GLASS MUST BE Labeled
 TEMPERED SAFETY GLASS.



JAMES A. CLANCY CONSULTING ENGINEER 601 ASBURY AVENUE NATIONAL PARK, NJ 08063 Phone 856-853-7306 Fax 856-853-7381 Professional Engineer WI LIC# 38262	
STAEBEN 3931 RIVER CROSSING DR WAUKESHA WI 53189	JAMES A. CLANCY BEAR BUILDERS 2623 W. LAKE VISTA COURT MEQUON, WI 53092 414-305-7105 DC

FLOOR PLAN

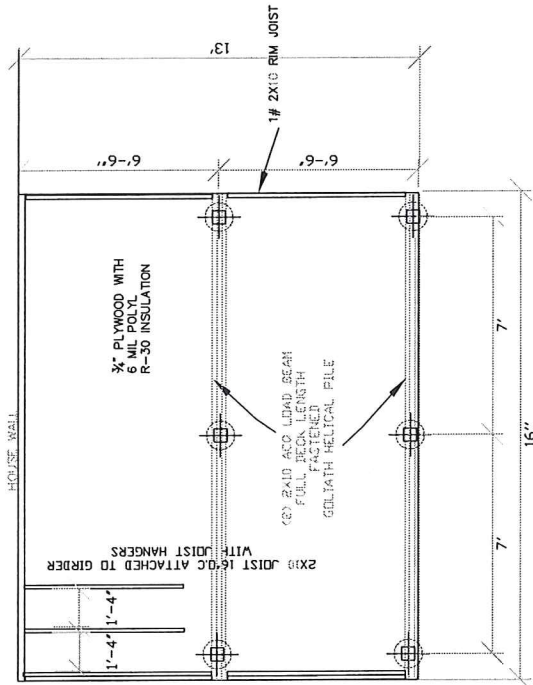


NOTE:
SKYLIGHT MEASURES
20.5 X 20.5
CUT IN LOCATION IN FIELD IN
ROOF PANEL ON THIS DRAWING
* SKYLIGHTS CAN BE MOVED
FORWARD OR BACKWARD IN ROOF
PANEL

STABEN 3931 RIVER CROSSING DR WAUKESHA WI 53189		JAMES A. CLANCY CONSULTING ENGINEER 601 ASBURY AVENUE NATIONAL PARK, NJ 08063 Phone 856-853-7306 Fax 856-853-7381 Professional Engineer VT LIC# 38262
BEAR BUILDERS 2623 W. LAKE VISTA COURT MEQUON, WI 53092 414-305-7105		JAMES A. CLANCY Professional Engineer VT LIC# 38262

DECK LAYOUT GIRDERS & FOOTINGS

2x10 LEDGER
JOIST HANGERS ATTACHED 2X10 JOIST
2x10 1/2" x 4.5" LAG BOLTS ACQ APPROVED 16" ON CENTER
OR 3/8" x 4" SPAX POWERLAGS INSTALLED TO MFR SPECIFICATIONS



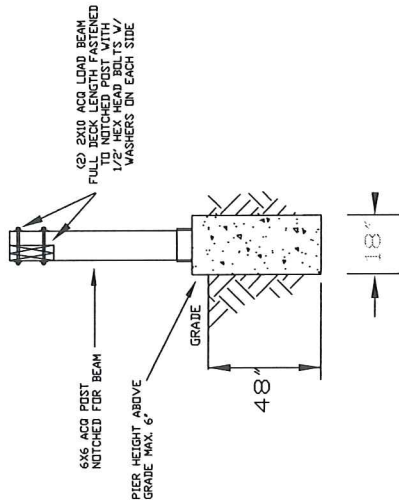
GIRDER:	ALLOWABLE SPAN BETWEEN COLUMN	FLOOR JOIST:	SPACING	MAX. CLEAR SPAN	HOUSE WALL PROJECTION
Size	Joist Spans				
2- 2' x 6'	6'-8"	2' x 6'	12" ON CENTER	9'-11"	
2- 2' x 6'	7'-11"	2' x 6'	16" ON CENTER	9'-0"	
2- 2' x 8'	8'-6"	2' x 8'	12" ON CENTER	13'-1"	
2- 2' x 8'	10'-1"	2' x 8'	16" ON CENTER	11'-10"	
2- 2' x 10'	10'-7"	2' x 10'	12" ON CENTER	16'-2"	
2- 2' x 10'	12'-9"	2' x 10'	16" ON CENTER	14'-0"	
2- 2' x 12'	11'-11"	2' x 12'	12" ON CENTER	18'-0"	
2- 2' x 12'	15'-0"	2' x 12'	16" ON CENTER	16'-6"	

Spans are based on 40 psf live load, 10psf dead load, No. 2 stress grade lumber, wet conditions. Deflections of L360, Source American Wood Council Prescriptive Residential Wood Deck Construction Guide DCA-6

NOTES:
ALL EXTERIOR STRUCTURAL LUMBER TO BE PRESSURE TREATED
TO BE PRESSURE TREATED. ALL FASTENERS IN TREATED LUMBER SHALL BE STAINLESS STEEL OR GALVANIZED AND CONFORM TO ASTM A153

NOTE:
THE LEDGER TO EXISTING HOUSE IS A STRUCTURAL CONNECTION.
IF THE LEDGER IS BEING FASTENED TO WOOD FRAMING, ALL LAG SCREWS MUST PENETRATE FULL DEPTH INTO THE SILL PLATE OR A WALL STUD.
IF THE LEDGER IS BEING FASTENED TO MASONRY, THROUGH BOLTS MUST PASS THROUGH THE ENTIRE WALL SYSTEM, AND CANNOT BE FASTENED INTO THE HOLLOW SPACE.
IF THE LEDGER IS BEING FASTENED TO A CONCRETE WALL, FULL DEPTH LAG SHIELDS ARE TO BE USED @ 16" O.C.

ALTERNATIVE FOOTING



Technical drawing of a 5 x Helix Ø 3/8" rod. The drawing shows a side view of the rod with a threaded end on the left and a helical section on the right. The helical section is labeled "5 X HELIX Ø 3/8" and "VARIABLE MIN AND BELOW FROST LINE". The helical section is shown with a cross-section view indicating a diameter of "Ø 8 HELIX 3/8 THICK". The rod is shown passing through a wall, with a section of the wall indicated by a hatched pattern. The drawing is oriented vertically, with the rod extending from the top to the bottom.

- NOTES:
1- SEE SHOP DRAWINGS FOR MATERIALS AND FINISHES SPECIFICATIONS.
2- POSITION THE SLEEVE USING THE FIXTURES.
3- WELD PERFORMED BY SHOP QUALIFIED WELDER AS PER CSA STANDARD W471 SPECIFICATIONS.
4- HOT-DIP GALVANIZED AS PER ASTM A153 CLASS B

Load Capacity

Pile diameter in	Wall Thickness in	Applied Torque		Pile Capacities in Soil (SF=2) SLS					
				Compression		Tension (<14' depth)		Tension (>14' depth)	
		lb-ft	Nm	lb	kN	lb	kN	lb	kN
1 7/8	0.154	1250	1695	6250	28	3125	14	4375	19
2 3/8	0.154	2000	2712	10000	44	5000	22	7000	31
2 7/8	0.250	5000	6780	22500	100	11250	50	15750	70
3 1/2	0.250	7750	10508	27125	121	13563	60	18988	84
4 1/2	0.250	13500	18305	40500	180	20250	90	28350	126
5 9/16	0.375	29750	40338	74375	331	37188	165	57063	237

STAESEN
3931 RIVER CROSSING DR
WAUKESHA WI 53189

JAMES A. CLANCY

CONSULTING ENGINEER
601 ASBURY AVENUE
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Fax: _____
Phone: _____

856-853-7381
856-853-7306

Professional Engineer

29286 #C17 1A

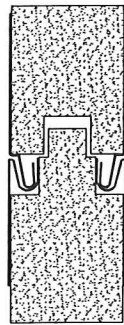
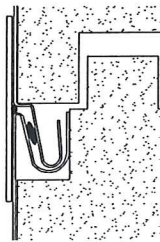
JAMES A. CLANCY

BEAR BUILDERS
2623 W. LAKE VISTA COURT
MEQUON, WI 53092
414-305-7105

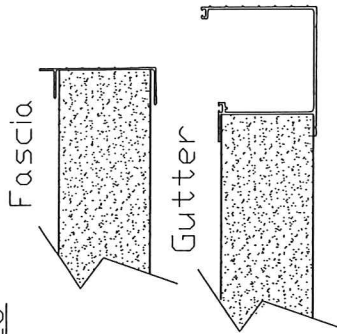
DC

ROOF CONNECTION DETAILS

CAULK PANEL JOINT APPLY
OPTIONAL PEEL AND SEAL TAPE



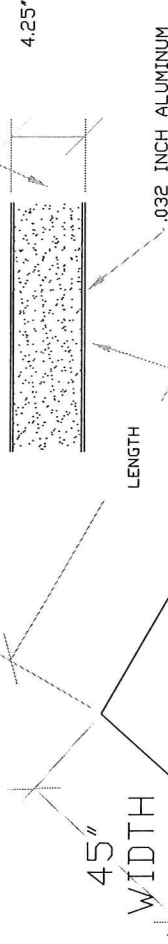
PANEL JOINT RA2



Fascia

Gutter

EXPANDED POLYSTYRENE CORE



45" WIDTH

LENGTH

.032 INCH ALUMINUM

4.25'

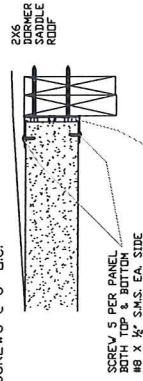
4 SPIKES PER
PANEL JOINT
AND RIDGE BEAM

4.25"

RA1

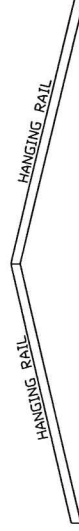
ROOF CONNECTION RA1
GABLE ROOF HEADER ATTACHMENT

METAL PREFLASH AND
CAULK TOP & BOTTOM
MOUNT W/ #8 x 1/2"
SCREWS @ 6" O.C.



SCREWS 3 PER PANEL
BOTTOM & MOUNTING
#8 x 1/2" S.A.S. EA. SIDE

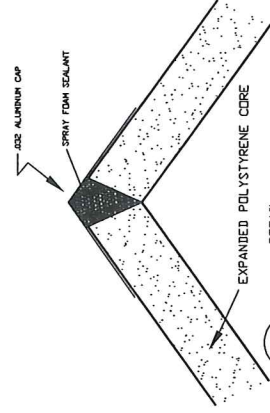
HANGING RAIL MOUNTED
W/ 1/4" x 3" LAG BOLTS
INTO EACH DORMER RAFTER @ 16" O.C.
TOP & BOTTOM



HANGING RAIL

HANGING RAIL

RA3



DETAIL

STAELEN
3931 RIVER CROSSING DR
WAUKESHA WI 53189

BEAR BUILDERS
2623 W. LAKE VISTA COURT
MEQUON, WI 53092
414-305-7105

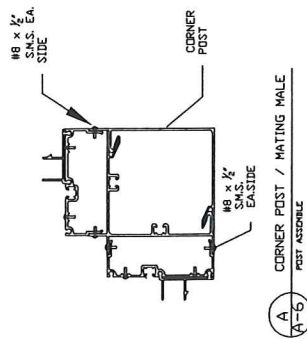
JAMES A. CLANCY

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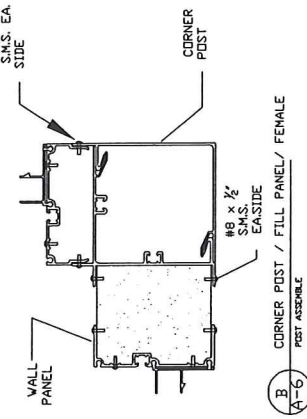
Phone 856-853-7306
Fax 856-853-7381

Professional Engineer
WI LIC# 38262

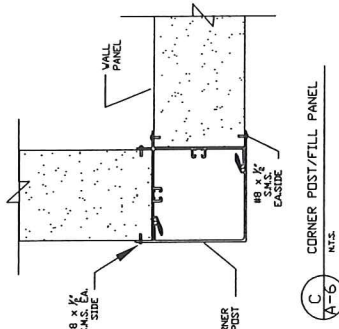
CONNECTION DETAILS A6 (1 OF 2)



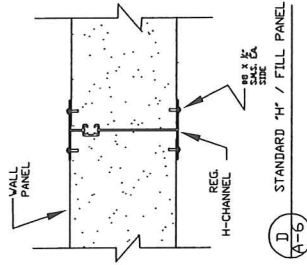
A-6
CORNER POST / MATING MALE
POST ASSEMBLY



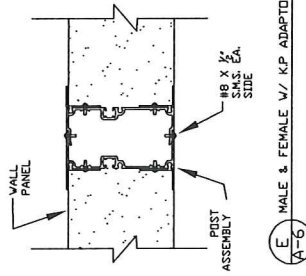
B-6
CORNER POST / FILL PANEL / FEMALE
POST ASSEMBLY



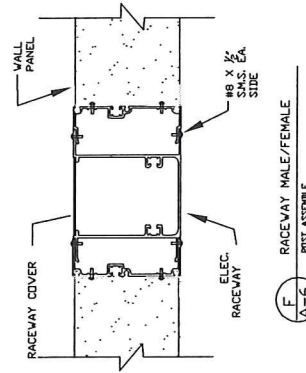
C-6
CORNER POST / FILL PANEL
POST ASSEMBLY



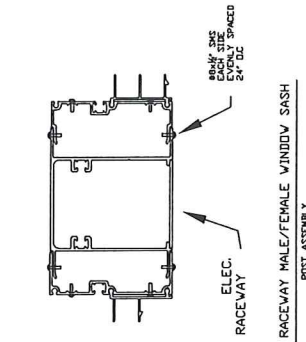
D-6
STANDARD 'H' / FILL PANEL
POST ASSEMBLY



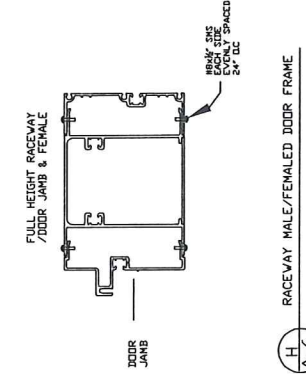
E-6
MALE & FEMALE V / KP ADAPTOR
POST ASSEMBLY



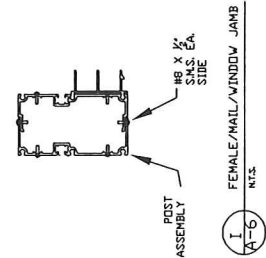
F-6
RACEWAY MALE/FEMALE
POST ASSEMBLY



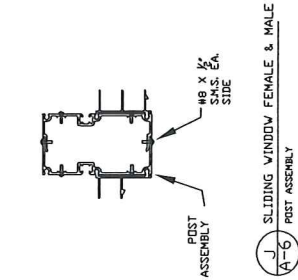
G-6
RACEWAY MALE/FEMALE WINDOW SASH
POST ASSEMBLY



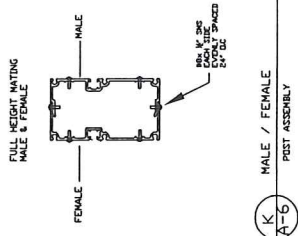
H-6
RACEWAY MALE/FEMALE DOOR FRAME
POST ASSEMBLY



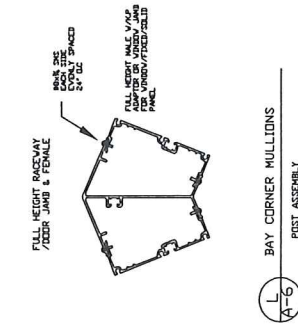
I-6
FEMALE/MALE / WINDOW JAMB
POST ASSEMBLY



J-6
SLIDING WINDOW FEMALE & MALE
POST ASSEMBLY



K-6
MALE / FEMALE
POST ASSEMBLY



L-6
BAY CORNER MULLIONS
POST ASSEMBLY

STAEBEN
3931 RIVER CROSSING DR
WAUKESHA WI 53189

JAMES A. CLANCY

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Phone

856-853-7306
856-853-7306

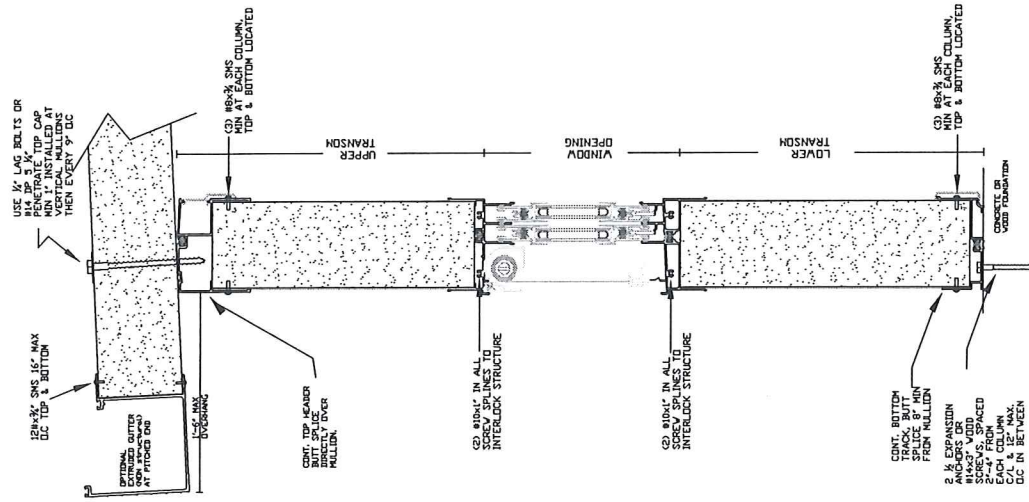
Professional Engineer

WI LIC# 38262

JAMES A. CLANCY

BEAR BUILDERS
2623 W. LAKE VISTA COURT
MEQUON, WI 53092
414-305-7105

DC

WALL CROSS SECTION

DC

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Professional Engineer
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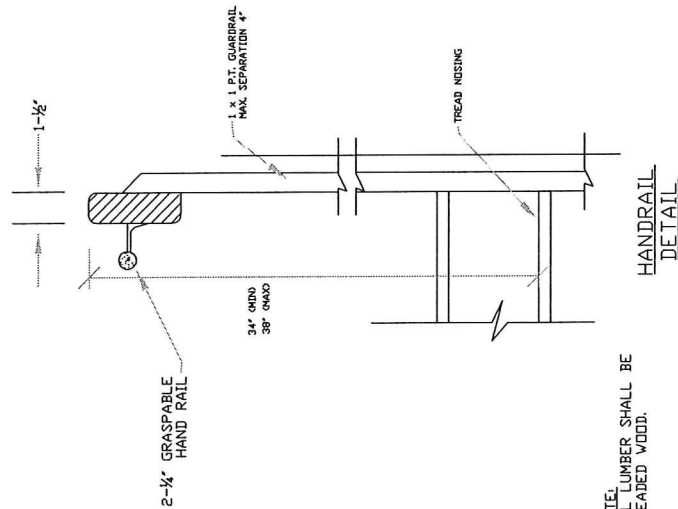
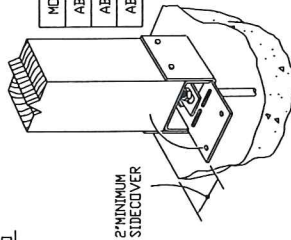
JAMES A. CLANCY

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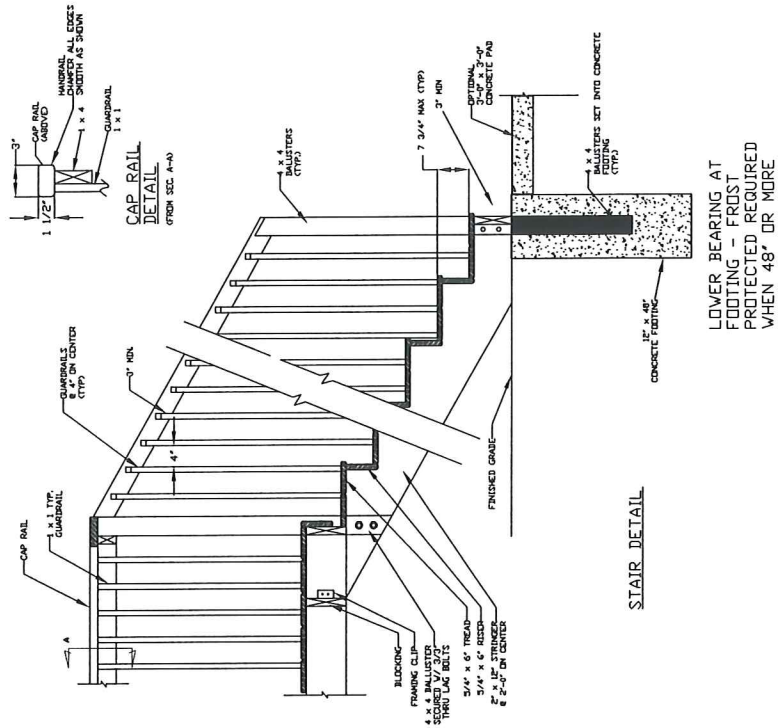
BEAR BUILDERS
2623 W. LAKE VISTA COURT
MEQUON, WI 53092

414-305-7105

MODEL	POST	NAILS	BOLTS	UPLIFT	DOWN
AB44	4X4	8-10D	N/A	555	4065
AB46	4X6	8-10D	N/A	700	4165
AB66	6X6	8-10D	N/A	720	5335



NOTE:
ALL LUMBER SHALL BE
TREADED WOOD.



MODEL	POST	NAILS	BOLTS	UPLIFT	DOWN
AB44	4X4	8-10D	N/A	555	4065
AB46	4X6	8-10D	N/A	700	4165
AB66	6X6	8-10D	N/A	720	5335

2" MINIMUM
SIDE COVER

STAIR DETAIL

LOWER BEARING AT
FOOTING - FROST
PROTECTED REQUIRED
WHEN 48" OR MORE

BEAR BUILDERS
2623 W. LAKE VISTA COURT
MEQUON, WI 53092
414-305-7105

STABEN
3931 RIVER CROSSING DR
WAUKESHA WI 53189

JAMES A. CLANCY

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601 ASBURY AVENUE
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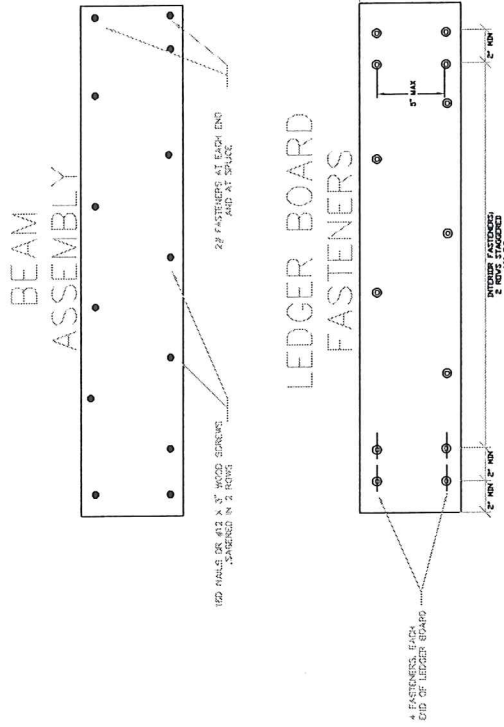
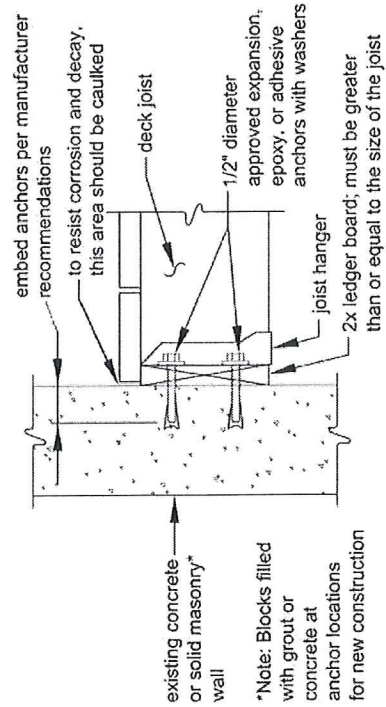
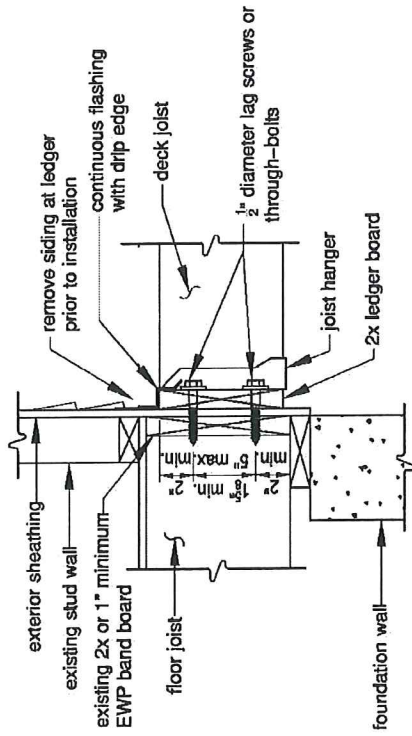
Fax: 856-853-7381
Phone: 856-853-7306

Professional Engineer

2928E #C17 1A

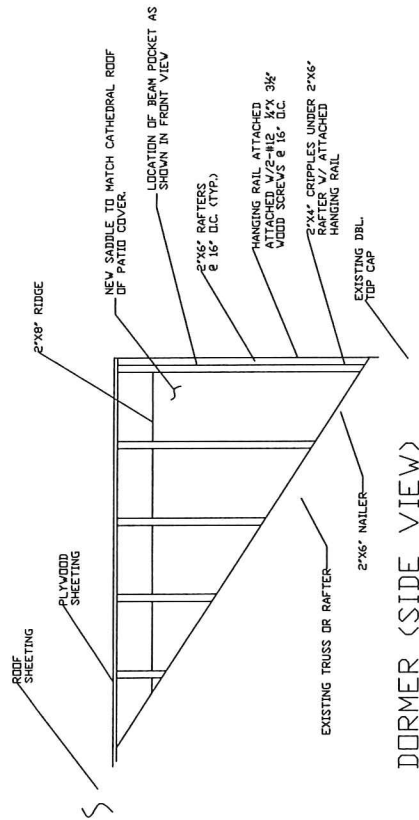
DC

LEDGER DETAILS- BEAM DETAILS



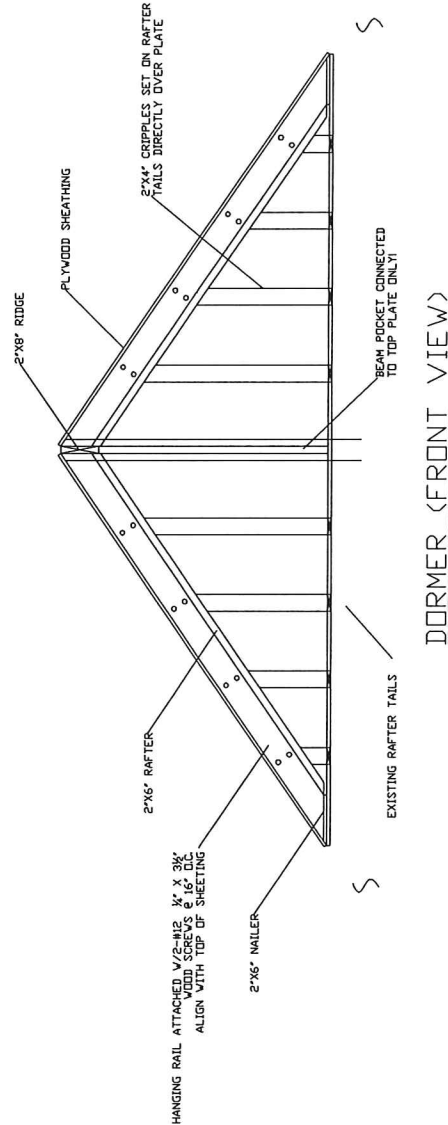
STAELEN 3931 RIVER CROSSING DR WAUKESHA WI 53189	JAMES A. CLANCY BEAR BUILDERS 2623 W. LAKE VISTA COURT MEQUON, WI 53092 414-305-7105	JAMES A. CLANCY CONSULTING ENGINEER 601 ASBURY AVENUE NATIONAL PARK, NJ 08063 Fax: 856-853-7381 Phone 856-853-7306 Professional Engineer VT LIC# 38262
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DORMER DETAILS



DORMER (SIDE VIEW)

- NOTES:
- 1) USE GALVANIZED 16 PENNY NAILS IN ALL LOCATIONS
 - 2) NAIL 2'x6' NAILER INTO RAFTERS AT BASE OF SADDLE
 - 3) NAIL 2'x6' RAFTER INTO 2'x6' NAILER
 - 4) INSTALL 2'x4' CRIPPLE FROM SADDLE RAFTER TO EXISTING ROOF SURFACE
 - 5) COVER 1/2 WATER & ICE PROTECTION CUT BACK VALLEY & COVER WITH WATER AND ICE PROTECTION



DORMER (FRONT VIEW)

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BEAR BUILDERS 2623 W. LAKE VISTA COURT MEQUON, WI 53092 414-305-7105	JAMES A. CLANCY	Professional Engineer WI LIC# 38262

CALCULATIONS: ROOF SNOW LOAD

SPAN (feet)	13.00	SPAN (feet)	13.00
LIVE (SNOW) LOAD (psf)	30.00	LOADING CONDITIONS	
DEAD LOAD (psf)	5.00	LIVE LOAD (psf)	30.00
		DEAD LOAD (psf)	5.00
TOTAL LOAD (psf)	35.00	TOTAL LOAD (psf)	35.00
Foam Dimension - C (inches)	4.25	MATERIAL SPECIFICATIONS	
Foam Density (pcf)	2.00	FOAM CORE THICKNESS (inches)	4.25
E _c (psi)	480	FOAM CORE DENSITY (pcf)	2.00
F _c (psi)	35	E _c (psi)	480
G _c (psi)	620	F _c (psi)	35
T1 (inches)	0.032	G _c (psi)	620
T2 (inches)	0.032	ALUMINUM THICKNESS (inches)	0.032
H (inches)	4.31	E (psi)	10,100,000
A1 (inches) ²	0.384		
A2 (inches) ²	0.384		
E (psi)	10,100,000		
Aluminum Working Stress (psi)	11,818	SECTION PROPERTIES	
Y (inches)	2.16	C (inches)	4.25
I (inches) ⁴	3.52	T1 (inches)	0.032
S (inches) ³	1.63	T2 (inches)	0.032
Bending Stress (psi)	5,436	H (inches)	4.31
Shear Stress (psi)	4.43	A1 (inches) ²	0.384
Skin Buckling (psi)	7,215	A2 (inches) ²	0.384
Allowable Deflection (inches)	1.30	ALUMINUM WORKING STRESS (psi)	11,818
Actual Deflection (inches)	0.91	Y (inches)	2.16
		I (inches) ⁴	3.52
		S (inches) ³	1.63
		BENDING STRESS	
		F _b = 1.5WL ² /S	
		5,436	IS LESS THAN 11,818
		Bending Stress is Acceptable	
		SHEAR STRESS	
		F _v = WL/(H+C)/12	
		4.43	IS LESS THAN 35
		Shear Stress is Acceptable	
		SKIN BUCKLING STRESS	
		C _{cr} = 0.5(cube root)(E)(E _c)/G _c	
		7,215	IS GREATER THAN 5,436
		Skin Buckling Stress is Acceptable	
		ALLOWABLE DEFLECTION	
		(inches)	
		1.30	
		ACTUAL DEFLECTION	
		(inches)	
		0.91	IS LESS THAN 1.30
		DEF = 5WL ⁴ /(1728)/384EI+WL ³ /4/(H+C)G _c	
		Deflection is Acceptable	

CALCULATIONS: SOIL & WIND UPLIFT

SOIL BEARING CAPACITY
CALCULATIONS

ROOM STYLE	GABLE
LOADING	
ROOF LIVE	30 PSF
ROOF DEAD	5 PSF
ROOF TOTAL	35 PSF
FLOOR LIVE	40 PSF
FLOOR DEAD	10 PSF
FLOOR TOTAL	50 PSF
DECK DETAILS	
PROJECTION	13 FT
WIDTH	16 FT
EXTRA	0 FT ²
TOTAL AREA	208 FT ²
DISTANCE TO FIRST BEAM FROM HOUSE	7.5 FT
WEIGHT OF PRODUCT	
WEIGHT	2216 LBS
TOTAL DESIGN LOAD	
LOAD	15076 LBS
NUMBER OF GOLIATH TECK HELICAL POSTS	6
SOIL BEARING CAPACITY	
BEARING PER POST (<10,000PSF)	2513 PSF

WIND UPLIFT DESIGN CALCULATIONS

TOTAL WEIGHT OF PRODUCT	2216	LBS
DIMENSION OF DECK		
PROJECTION (FEET)	13	FT
WIDTH (FEET)	16	FT
EXTRA SQUARE FOOTAGE IF ODD SHAPED (SQUARE FEET)		
TOTAL AREA (SQUARE FEET)	208	FT ²
DECK WEIGHT PER SQUARE FOOT	5	LBS/FT ²
GOLIATH POST DESIGN		
BEARING CAPACITY	5910	LBS
ACCEPTABLE UPLIFT RESISTANCE PER POST	2955	LBS
NUMBER OF PIERS	6	
WIND CONVERSION		
WIND SPEED (80,90,100,110,120,130,140,150)	90	MPH
EXPOSURE (B,C,D)	B	
CALCULATED WIND PRESSURE	15.4	LBS/FT ²
FINAL CALCULATIONS		
TOTAL UPLIFT	3203.2	LBS
TOTAL WEIGHT OF DECK, PRODUCT, AND FOOTINGS	20986	LBS
DIFFERENCE	17782.8	LBS

WIND UPLIFT DESIGN IS ACCEPTABLE