

**PUBLIC NOTICE**  
**CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD**  
**BOARD OF ZONING APPEALS**

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, **June 14th, 2012**, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

**SPECIAL NOTE TO THE APPLICANT:** It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

Application No.: 12-0022  
Applicant: Roger Lutz – JS Brown & Co.  
Owner: William Meeks  
Location: 2729 Bryden Rd.

**REQUEST:**           **The applicant is seeking architectural review and approval to allow the existing screen porch on the west side of the principal structure to be removed and a glass enclosed porch to be installed over half of the area and a open patio installed in the remaining space.**

an

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 06-07-2012



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20170622

1. Architectural Review for:

Addition       Alteration       New Structure (\_\_\_\_\_)  
 Demolition of a Principal Structure       Demolition of Garage

2. Variance For:

Principal Structure     Garage     Fence     Other

3. Variance To:

Front Yard Setback     Side Yard Setback     Rear Yard Setback     lot coverage

4. Conditional Use For: \_\_\_\_\_  Home Occupation     sq.' / height of structure

5. LOCATION 2729 PLYDEN ROAD      Zoning District \_\_\_\_\_

6. OWNER WILLIAM MEEKS      Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_

*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant ROGER LUTZ      E-mail ROGER@JSBROWNCOMPANY.COM      Phone # \_\_\_\_\_ or Cell# 614 753-6680  
JS BROWN + Co.

Address 1522 HESS ST. /City, State, Zip COLUMBUS OH 43212

8. Brief Description of Request and/or Variance TO REPLACE EXISTING STRUCTURE (SCREEN ROOM)  
WITH NEW YEAR ROUND PORCH ENCLOSURE

9. Valuation of Project \$ 22,000

- APPLICATION REVIEW FEES, (based on valuation of the project):  
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.  
(Re-submittal fee \$50.00)

- VARIANCE REVIEW FEES:  
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE [Signature] /DATE \_\_\_\_\_

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ _____</b>

\*\*Be advised, if the Board decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees.

• LOT INFORMATION

Address 2729 BRYDEN ROAD Zoning District R-6

Lot Width 70 ft Depth 134 ft Total Area 9380 sq ft

Existing Residence (foot print) 1742 sq ft Garage 528 sq ft

Existing Building Height  one-story \_\_\_\_\_ two-story

Proposed Addition (foot print) 182 sq ft  one-story \_\_\_\_\_ two-story

Proposed Garage 0 sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 3283 sq ft

Lot to be covered 26 % = 2542 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage .

• ARCHITECTURAL INFORMATION

Architect and/or Residential Designer J.S. BROWN + Co

Contractor/Builder J.S. BROWN + Co.

Preliminary Review \_\_\_\_\_ Final Review \_\_\_\_\_

• DESCRIPTION OF CHANGES PROPOSED ADDING YEAR-ROUND PORCH ENCLOSURE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

• **ROOFING**  House Only /  Garage Only /  House & Garage

- Existing Roof Type:
  - Slate  Clay Tile  Wood Shake  Standard 3-Tab Asphalt Shingle
  - Architectural Dimensional Shingles  EPDM (rubber) Roofing  Metal

2. New Shingle Manufacturer: \_\_\_\_\_

3. New Roofing Type, Style & Color: FLAT (1/2:12) METAL ROOF

• **WINDOWS**

1. Existing Window Style:

Casement      \_\_\_ Double Hung      \_\_\_ Horizontal Sliding      \_\_\_ Awning  
 \_\_\_ Fixed      \_\_\_ Exterior Storm       Other: JALOUSY

2. Existing Window Materials:

Wood       Vinyl      \_\_\_ Vinyl Clad Wood      \_\_\_ Aluminum Clad Wood  
 \_\_\_ Aluminum      \_\_\_ Metal      \_\_\_ Other: \_\_\_\_\_

3. New Window Manufacturer: CRAFTBILT MFG

4. New Window Style, Material & Color: SLIDING VINYL SLIDING WINDOWS WHITE

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

1. Entrance Door Type      \_\_\_ Wood      \_\_\_ Insulated Metal      \_\_\_ Fiberglass  
    \_\_\_ Sidelights      \_\_\_ Transom Window

2. Garage Door Type      \_\_\_ Wood       Insulated Metal      \_\_\_ Fiberglass

3. Door Finish      \_\_\_ Stained       Painted

Proposed Door Type SLIDING /Style PATIO Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
<input checked="" type="checkbox"/>	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	<input checked="" type="checkbox"/>	Vinyl Siding <u>TRIM</u> _____
( )	( )	Aluminum Siding _____
( )	<input checked="" type="checkbox"/>	Other <u>GLASS</u> _____

• **EXTERIOR TRIM**

1. Existing Door Trim:

\_\_\_ Cedar      \_\_\_ Redwood      \_\_\_ Pine      \_\_\_ Vinyl  
 \_\_\_ Wood composite      \_\_\_ Aluminum Clad      \_\_\_ Molding  
 Standard lumber Profile      Other: \_\_\_\_\_

2. Existing Window Trim:

\_\_\_ Cedar      \_\_\_ Redwood      \_\_\_ Pine      ~~\_\_\_~~ Vinyl  
 \_\_\_ Wood composite      \_\_\_ Aluminum Clad      \_\_\_ Molding  
 Standard lumber Profile      Other: \_\_\_\_\_

3. Proposed NEW Door Trim: Vinyl

4. Proposed NEW Window Trim: Vinyl

5. Trim: Color(s): White

\*\* Do the proposed changes affect the overhangs? YES

• **DECKS**

EXISTING:

1. Existing Decking Materials  
\_\_\_ Cedar \_\_\_ Pressure-treated wood \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_

2. Existing Railing Materials  
\_\_\_ Cedar \_\_\_ Pressure-treated wood \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_

PROPOSED:

3. Proposed Decking Materials  
\_\_\_ Cedar \_\_\_ Pressure-treated wood \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_

4. Proposed Railing Materials  
5. Existing Railing Materials  
\_\_\_ Cedar \_\_\_ Pressure-treated wood \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Clarence E. Mingo II

Auditor, Franklin County, Ohio

Geographic Information System

PID: 020-003123  
MEEKS R WILLIAM

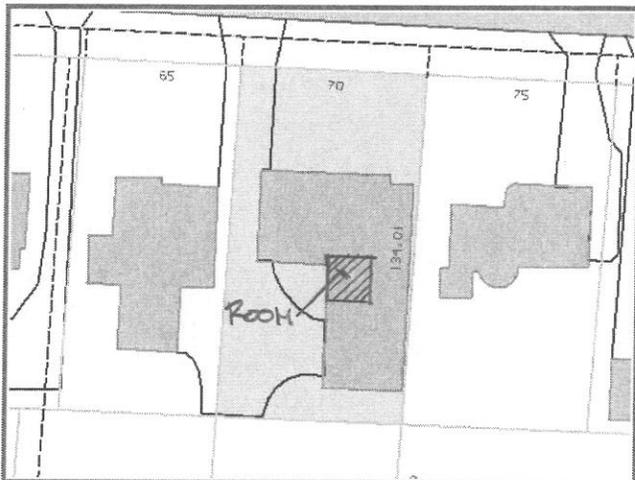
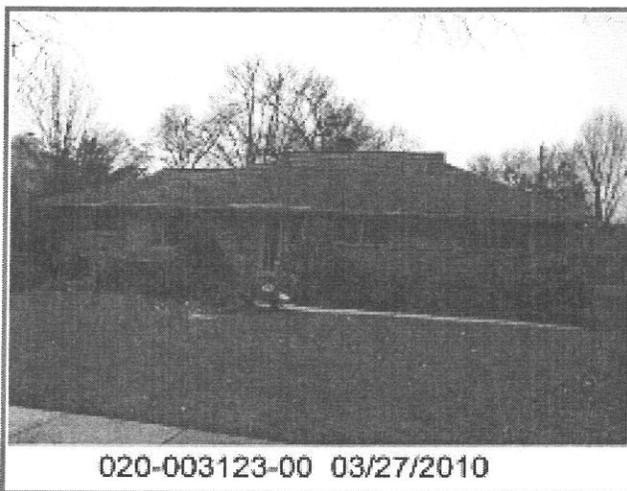


Image Date: 04/25/2012 12:58:05



020-003123-00 03/27/2010

Image Date: Apr 22 2011 9:34AM

**Owner Name** MEEKS R WILLIAM  
**Site Address** 2729 BRYDEN RD  
**Mail Address** R WILLIAM MEEKS  
 511 S HIGH ST  
 COLUMBUS OH 43215  
**Tax District** CITY OF BEXLEY  
**Description** 2729 BRYDEN RD  
 LOT 31 EX 10'SOUTH  
 BEXLEY HIGHLAND AMD

**Transfer Date** 05/03/1988  
**Sale Amount** \$142,000  
**Year Built** 1954  
**Auditor's Map** L0001 007.00  
**Neighborhood** 06102  
**School Name** BEXLEY CSD  
**Annual Taxes** \$7,026.56

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$112,900	\$0	\$0
Building	\$185,200	\$0	\$0
<b>Total</b>	<b>\$298,100</b>	<b>\$0</b>	<b>\$0</b>

**Accessed Acreage** 0.215  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

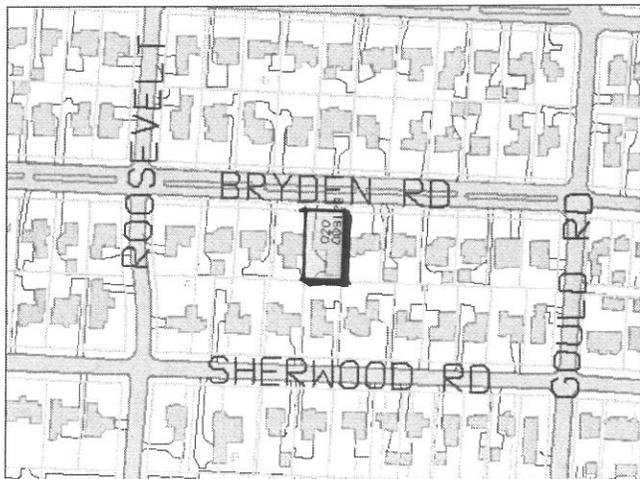
**Building Information**

<b>Rooms</b>	6	<b>Baths</b>	2
<b>Bedrooms</b>	2	<b>Half Baths</b>	1

**Number of Cards** 1  
**Square Feet** 1,742  
**Air Cond.** CENTRAL  
**Fireplaces** 2  
**Stories** 1.0

**Disclaimer**

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



VICINITY MAP



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: mb

DATE: 5/22/12



Disclaimer

Scale = 20



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

2729 Bryden Road  
Bexley, Ohio

### Scope of Work:

The homeowners have contracted to build a sunroom enclosure for their home. Currently, they have an aluminum screen room. The scope of work involved in this contract includes removing the existing structure. The concrete slab will remain. We will construct footers under the proposed walls to code. The new enclosure will be constructed of an aluminum frame with vinyl wrapped components providing a finish to the framework of a color-matched vinyl. Sliding glass windows and doors will be the primary wall component. These too will be color-matched to the framework. There will be three insulated vinyl panels at the kneewalls. The roof structure is constructed of a structural insulated foam (sips) panel, color white.

The design of this enclosure was driven by the existing conditions. The walls do not extend beyond the existing screenroom and the walls will be constructed upon the existing slab. The remaining slab will serve as an open patio. The location is adjacent to the entry door to the living area of the home.

## Existing Conditions—2729 Bryden Road



North Elevation From Street



West Elevation at Driveway

The image to the left shows the project site, in the corner of the south and west elevations. The existing structure will be removed. The existing slab will remain. The new enclosure will have a foundation poured and will take up approximately half of the existing foot print of the current structure.



South Elevation



West Elevation

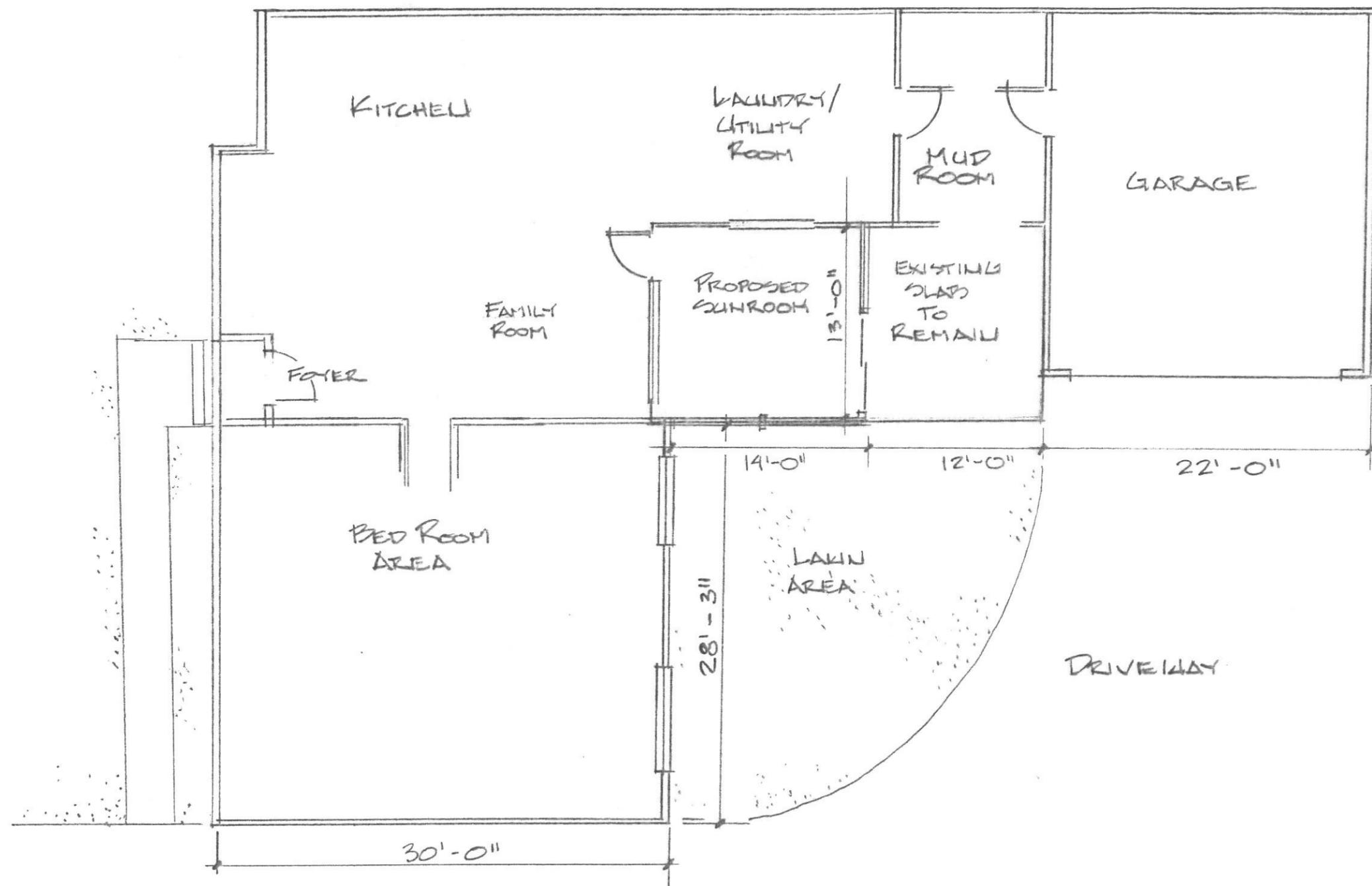
## Application for 2729 Bryden Road



These pictures represent the general appearance of the proposed enclosure for 2729 Bryden Road. The above image, shows all the features of the proposed room. The proposed room will have different dimensions. The proposed room will be white as shown.

The images below show similar rooms from varying angles for demonstration use only.

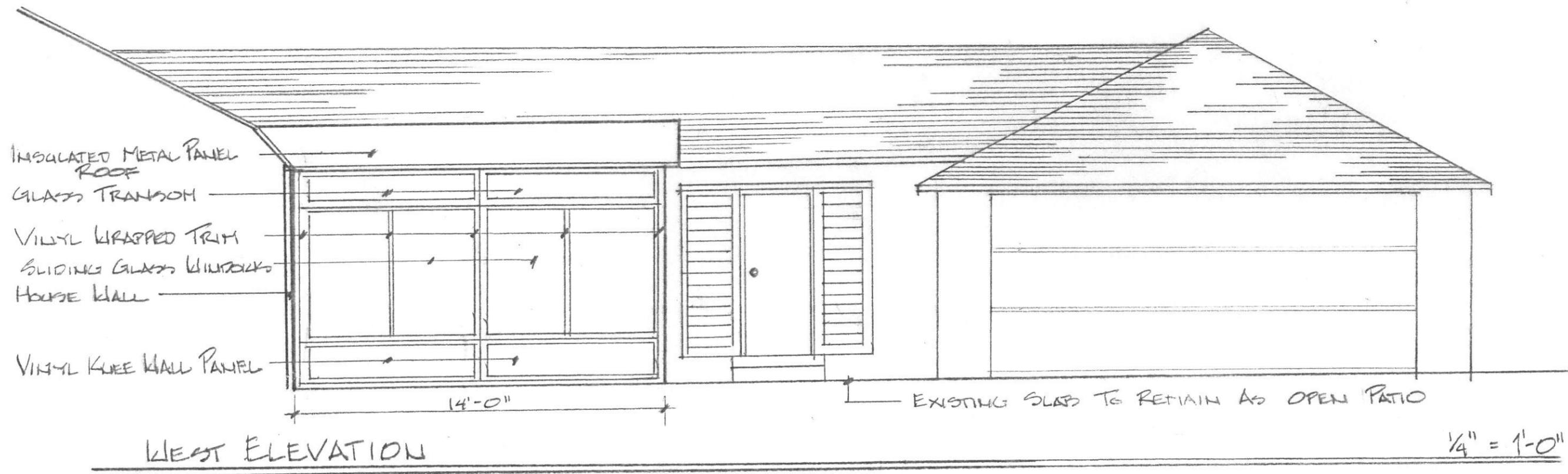
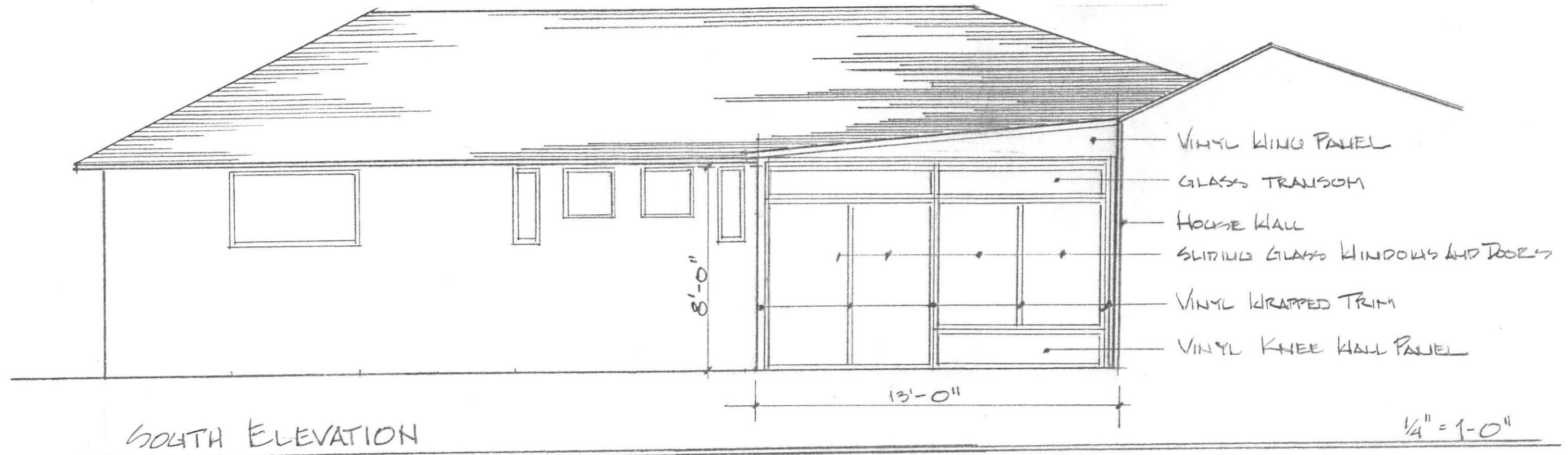




PLAN

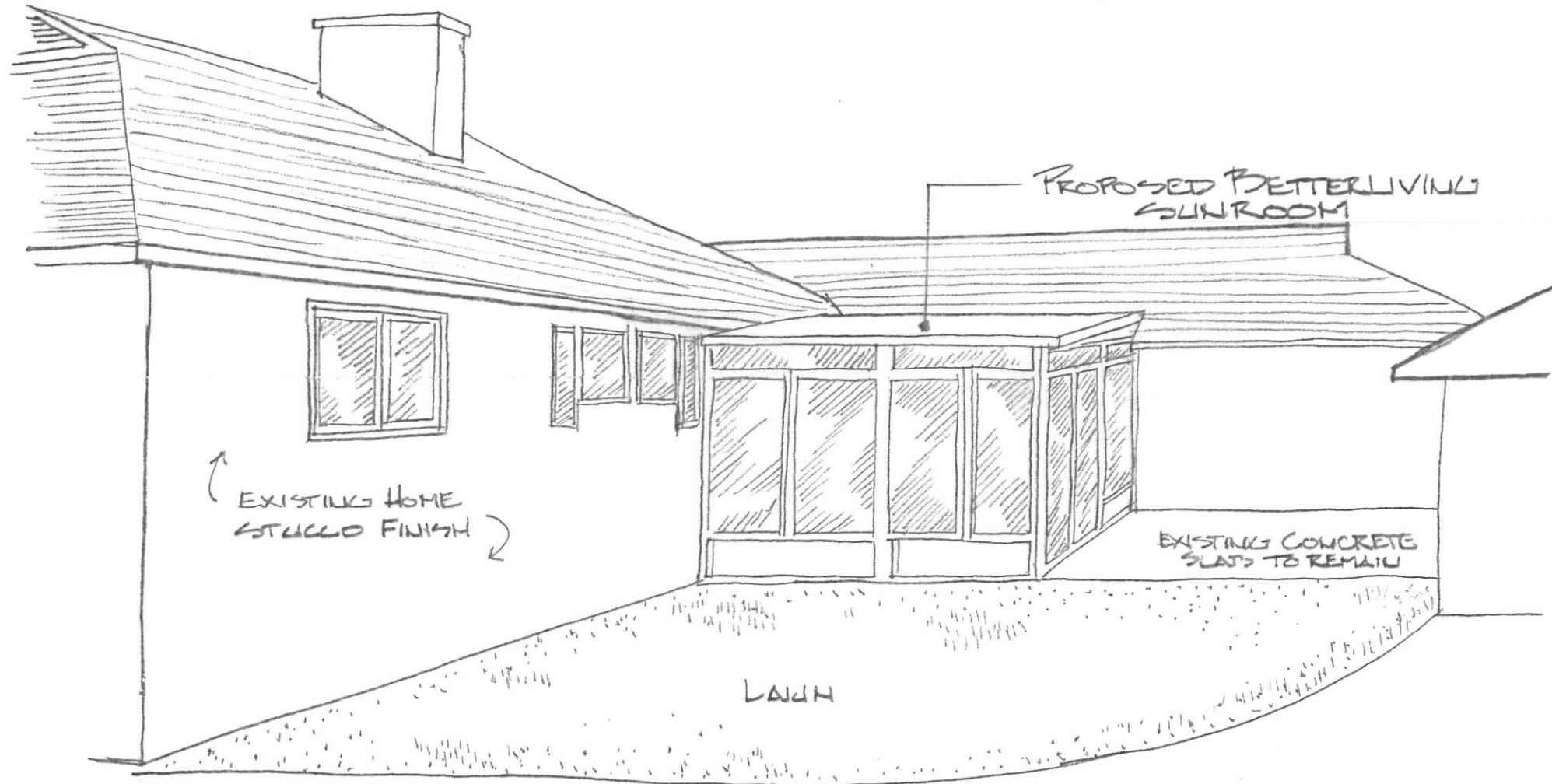
2729 BRYDEN ROAD  
 PEKLEY, OHIO

J.S. BROOKIN + CO.  
 1522 HESS ST. COLUMBUS, OHIO  
 MAY 2, 2012



2729 BRIDELL RD  
 PEXLEY, OHIO

J S BROWN + CO  
 1522 HESS ST. COLUMBUS  
 MAY 2, 2012



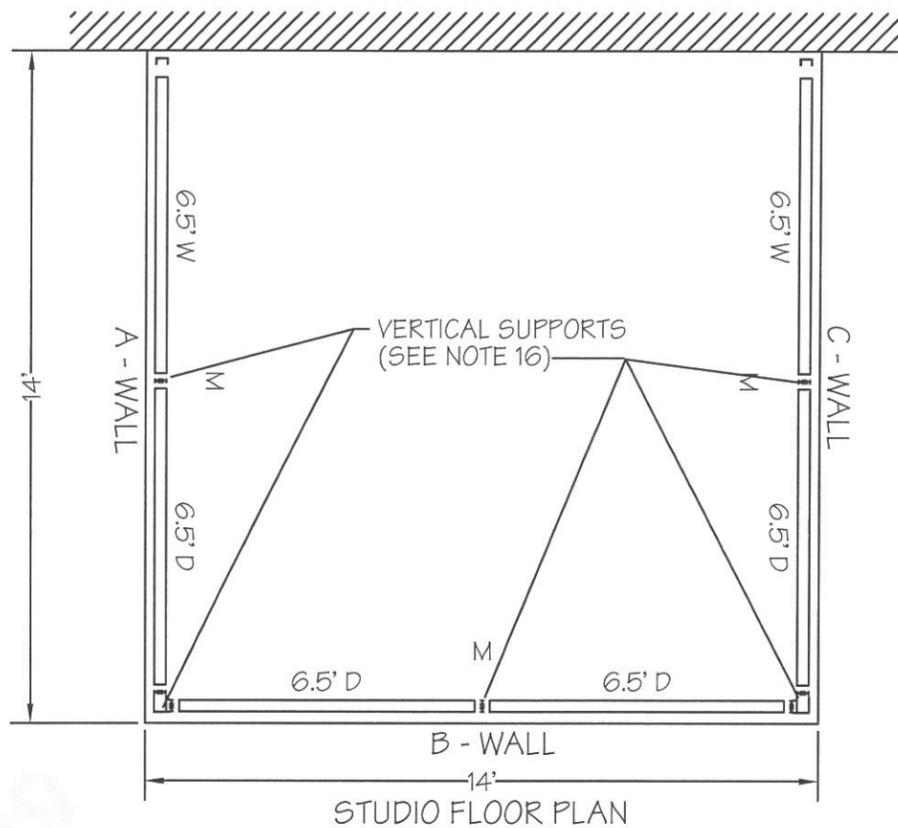
CONCEPTUAL PLAN

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2729 BRIDEN RD  
PEXLEY OHIO

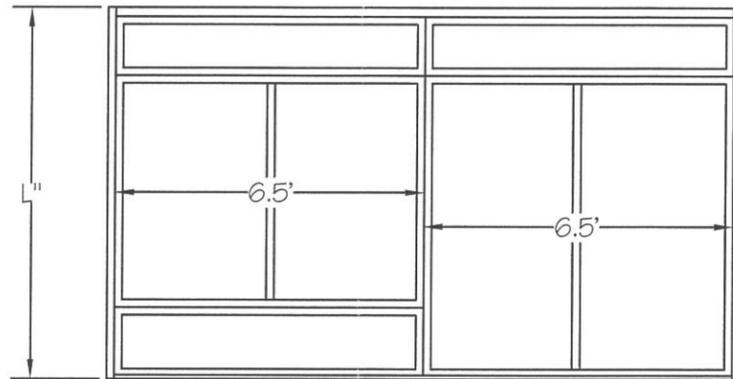
# LAYOUT PLANS

EXISTING BUILDING

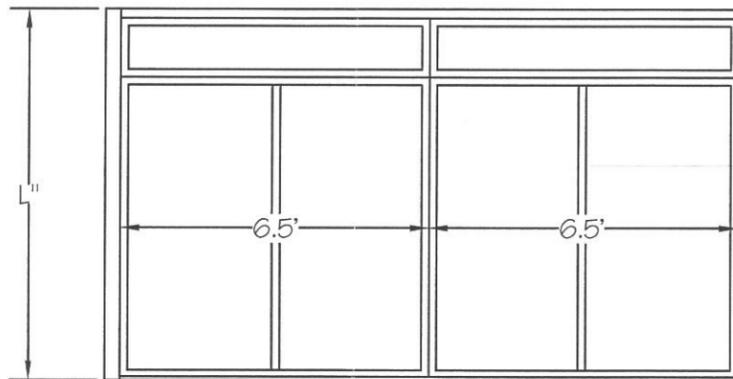


STUDIO FLOOR PLAN

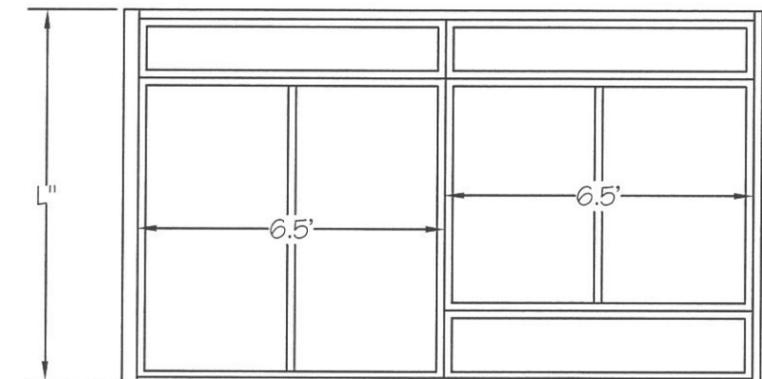
# WALL SECTIONS



STUDIO SIDE WALL (A)

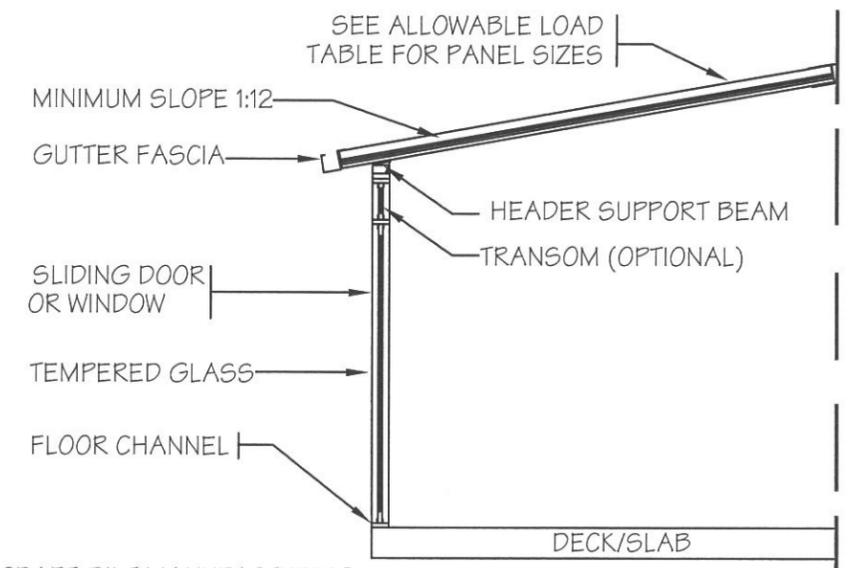


STUDIO FRONT WALL (B)



STUDIO SIDE WALL (C)

# ASSEMBLY DETAILS



TYPICAL STUDIO SECTION

## ALLOWABLE LIVE LOAD TABLE FOR 15 FT. PANEL (WITH 14 FT. OR LESS SPAN)

20 PSF	25 PSF	30 PSF	35 PSF	40 PSF	45 PSF	50 PSF	55 PSF	60 PSF
3"HC	3"HC+H	4.5"HC	4.5"HC	4.5"HC	4.5"HC+H	4.5"HC+H	4.5"HC+H	4.5"HC+H
3"EPS+H	3"EPS+H	4.5"EPS+H	4.5"EPS+H	6"EPS+H	6"EPS+H	6"EPS+H	6"EPS+H	6"EPS+H

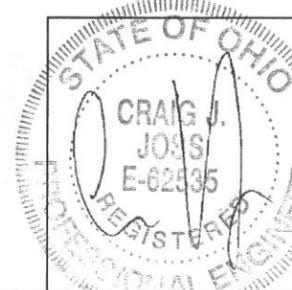
### NOTES FOR STUDIO CONSTRUCTION

- ALLOWABLE LOADS ARE BASED UPON THE LESSOR OF THE ULTIMATE LOAD/2.5 OR THE LOAD AT SPAN/120.
- HC/EPS REFERS TO CBM STRUCTURAL PANELS WITH ALUMINUM SKINS BONDED TO HONEYCOMB/POLYSTYRENE CORES (3", 4 1/2" AND 6" IN THICKNESS). ADJACENT PANELS ARE CONNECTED USING VINYL CLEATS OR H<sub>6</sub>.
- NINETY (90) MPH DESIGN WIND SPEED, EXPOSURE B.
- DESIGN ROOF PANEL DEAD LOAD = 5 PSF.
- DOOR AND WINDOW LOCATIONS/SIZES ARE INTERCHANGEABLE PER MFG'S SPECS.
- WIDTH OF B-WALL MAY VARY PER DOOR / WINDOW LAYOUT UPTO 24FT.
- PANELS MAY ONLY BE USED IN ROOFS AND WALLS OF ONE STORY BUILDINGS OF CONSTRUCTION: TYPE VB (FOR IBC).
- PANELS MAY ONLY BE USED IN ROOFS AND WALLS WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- HORIZONTAL JOINTS BETWEEN THE ENDS OF PANELS ARE NOT PERMITTED.
- ELEVATED SUNROOMS, CONTRACTOR TO PROVIDE FALL PROTECTION PER LOCAL CODES.
- STRUCTURAL FRAMING AND CONNECTIONS TO BE INSTALLED PER APPLICABLE CODES AND CBM/MFG<sub>6</sub> SPECS.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND AS NECESSARY REPAIR AND/OR REPLACE ALL MATERIALS AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- L" = 96-3/8" (MAX) FOR ALUMINUM ENCLOSURE. L" = 107-1/4" (MAX) FOR VINYL ENCLOSURE.
- AUTHORIZED FOR BETTERLIVING DEALER/MATERIALS USE ONLY.
- STUDIO FLOOR PLAN & SECTION NOT TO SCALE.
- REFER TO THE STRUCTURAL FRAMING DRAWING TO SELECT THE PROPER STRUCTURAL SUPPORT FOR THE LOAD.

### 17. ABBREVIATIONS:

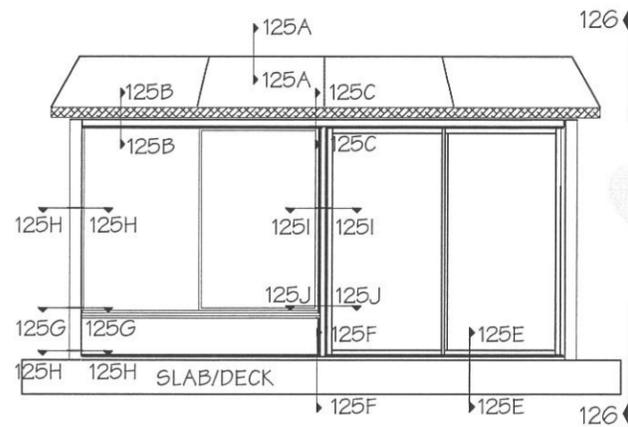
- D = DOOR
- M = MULLION
- W = WINDOW
- HC = HONEYCOMB PANELS
- EPS = POLYSTYRENE PANELS
- H = THERMALLY-BROKEN ALUMINUM H-STIFFENER
- P = PANEL
- L" = WALL HEIGHT
- MPH = MILES PER HOUR

- CBM=CRAFT-BILT MANUFACTURING
- PSF = POUNDS / SQ. FOOT
- FT = FEET
- BC=BUILDING CODE
- IBC=INTERNATIONAL BC
- UBC=UNIFORM BC
- NBC=NATIONAL BC
- SBC=STANDARD BC
- MFG=MANUFACTURER
- SPECS=SPECIFICATIONS
- MAX = MAXIMUM



PROJECT:	CONTRACTOR:	<b>14' x 14'</b> <b>STUDIO ENCLOSURE</b> <b>GENERAL LAYOUT</b>
DRAWN BY: CJJ	DWG NO.: em50-14x14	
SCALE: 1" = 4'	DATE: 1/3/2012	

# TYPICAL FRONT WALL CONNECTION DETAILS



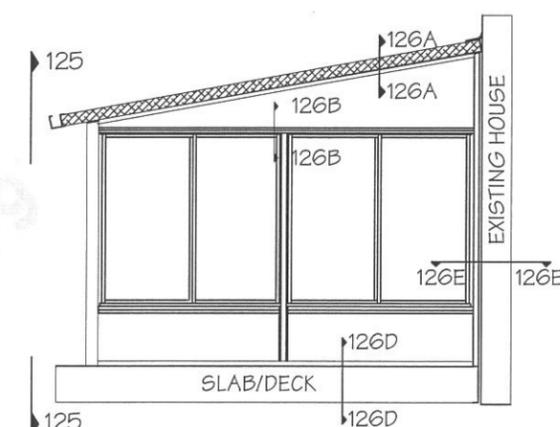
SECTION 125

90 MPH WIND TABLE  
EXPOSURE B

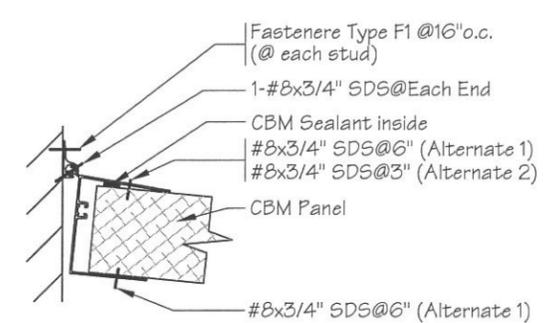
Sect.	Fastener*	Type	Fastener Qty/Spacing				
			Panel Span				
			10'	12'	14'	16'	18'
125-A	F1	1/4" Lag Screw /3" Embed.	2	2	2	2	2
125-B	F2	#8 x 3/4" SDS	12"	12"	12"	11"	10"
125-C	F4	#8 x 3/4" SDS	4	5	5	6	7
	F1	#8 x 3/4" SDS	5	6	7	8	9
125-F	F2	1/4" Diam. Stainless Steel Lag Screw/2" Embed.	2	2	3	3	3
	F3	1/4" Diam. Tapcon/1-3/4" Embed.	3	3	4	4	5

\* TOTAL NUMBER OF FASTENERS

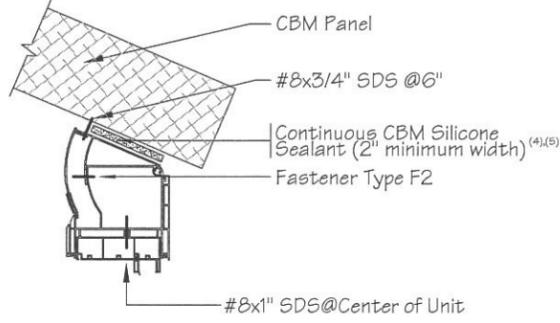
# TYPICAL SIDE WALL CONNECTION DETAILS



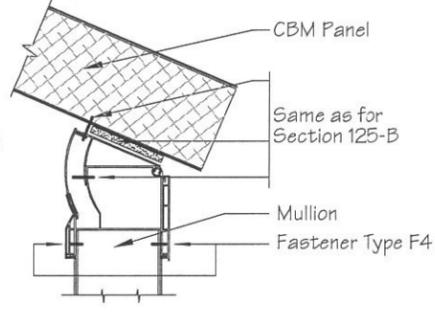
SECTION 126



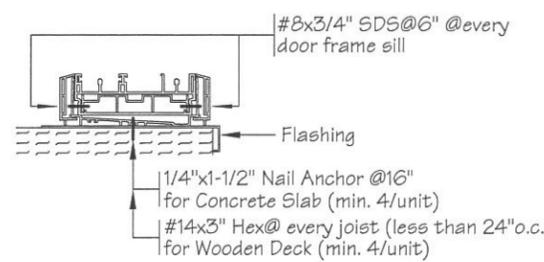
SECTION 125-A



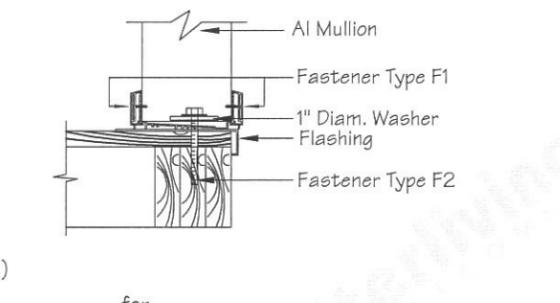
SECTION 125-B



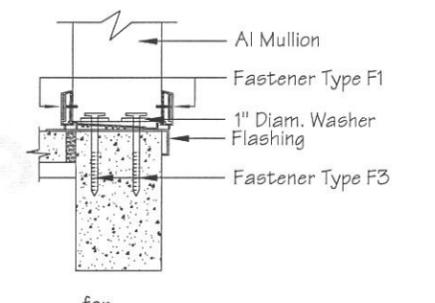
SECTION 125-C



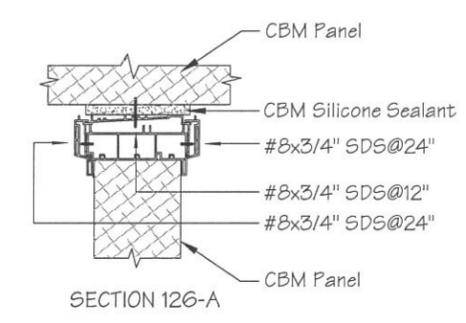
SECTION 125-E



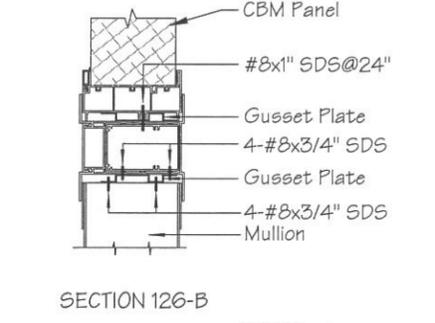
for WOODEN DECK  
SECTION 125-F



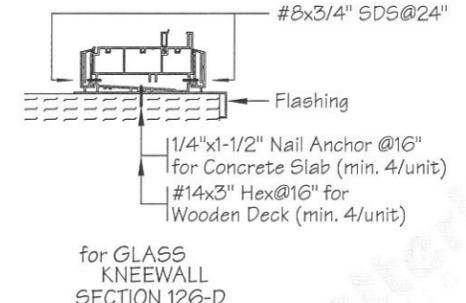
for CONCRETE SLAB  
SECTION 125-F



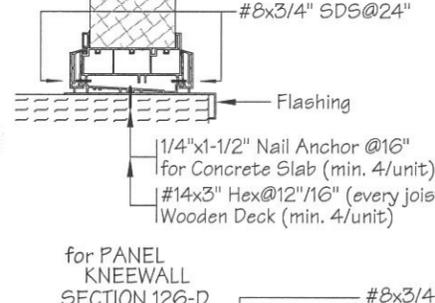
SECTION 126-A



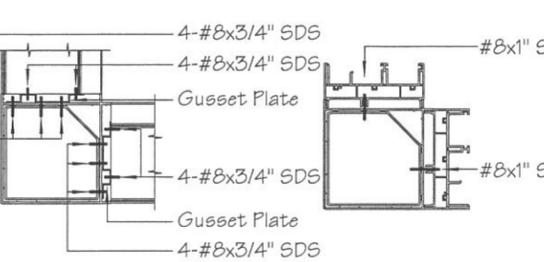
SECTION 126-B



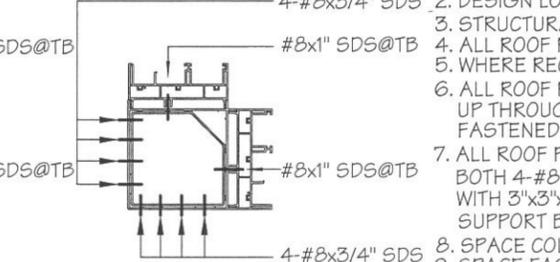
for GLASS KNEEWALL  
SECTION 126-D



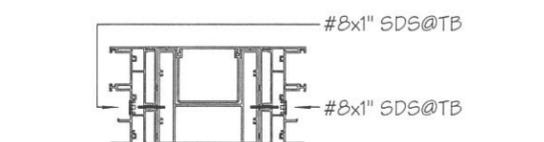
for PANEL KNEEWALL  
SECTION 126-D



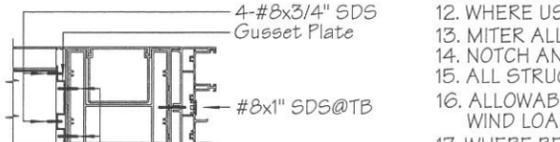
SECTION 125-G



SECTION 125-H  
(at floor level)



SECTION 125-I

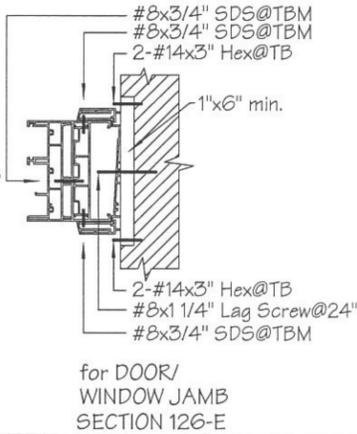


SECTION 125-J

## NOTES FOR STUDIO ENCLOSURE CONNECTIONS

1. TYPICAL CONNECTION DETAILS FOR VINYL STUDIO ENCLOSURE WITH ROOF PANEL SPANS OF UPTO 18 FEET.
2. DESIGN LOADS BASED ON ASCE 7-02, 90 MPH WIND SPEED, EXPOSURE B CONDITIONS AND 40 PSF UNIFORM GROUND SNOW LOAD.
3. STRUCTURAL MEMBERS SHALL CONFORM TO CBM SPECIFICATIONS.
4. ALL ROOF PANELS TO BE ANCHORED TO HEADER SUPPORT BEAM USING MINIMUM 2" WIDTH CBM SILICONE SEALANT.
5. WHERE REQUIRED, APPLY CBM SILICONE SEALANT ONLY TO SURFACES CLEANED USING ALCOHOL.
6. ALL ROOF PANELS WITH SPANS UP TO 14 FT TO BE ANCHORED USING EITHER 4-#8x3/4" SDS (MIN.) @36" o.c. FASTENED UP THROUGH HEADER ARM INTO EACH "H" OR 1-1/4"x5" LAG SCREW (MIN.) WITH 3"x3"x0.1" AL PLATE/WASHER @36" o.c. FASTENED DOWN THROUGH PANELS AND EMBEDDED 2" (MIN.) INTO AL HEADER SUPPORT BEAM.
7. ALL ROOF PANELS WITH SPANS GREATER THAN 14 FT TO BE INSTALLED WITH H<sub>s</sub> BETWEEN PANELS AND ANCHORED USING BOTH 4-#8x3/4" SDS (MIN.) @36" o.c. FASTENED UP THROUGH HEADER ARM INTO EACH "H" AND 1-1/4"x5" LAG SCREW (MIN.) WITH 3"x3"x0.1" AL PLATE/WASHER @36" o.c. FASTENED DOWN THROUGH PANELS AND EMBEDDED 2" (MIN.) INTO AL HEADER SUPPORT BEAM.
8. SPACE COLUMNS IN LOAD-BEARING WALLS NO FURTHER THAN 83.5" APART.
9. SPACE FASTENERS AT LEAST 2 x FASTENER DIAMETER FROM ADJACENT FASTENERS AND/OR EDGES.
10. REPLACE ALL OVERDRIVEN FASTENERS.
11. USE AAMA RATED FENESTRATION PRODUCTS PER LOCAL CODES.
12. WHERE USED, ASSUME CONCRETE TO HAVE STRENGTH GREATER THAN 2,500 PSI.
13. MITER ALL FLOOR CHANNELS AT CORNERS (OR EQUIVALENT).
14. NOTCH AND PROPERLY FASTEN HEADER SUPPORT BEAM AND CORNER POST.
15. ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF HEADER.
16. ALLOWABLE STRESS IN AL CONNECTIONS INCREASED BY 30% FOR WIND LOADING PER AL ASSOCIATION SPECS.
17. WHERE REQUIRED, HEADER BEAM MAY ONLY BE SPLICED AT CENTER LINE OF STRUCTURAL COLUMNS.
18. AUTHORIZED FOR BETTERLIVING DEALER/MATERIALS USE ONLY.

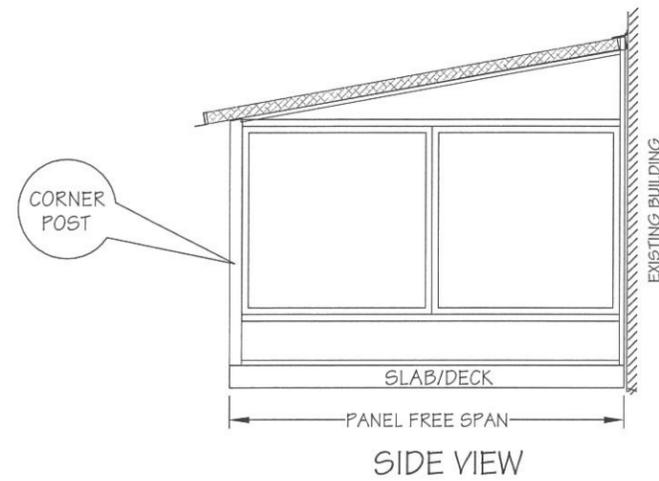
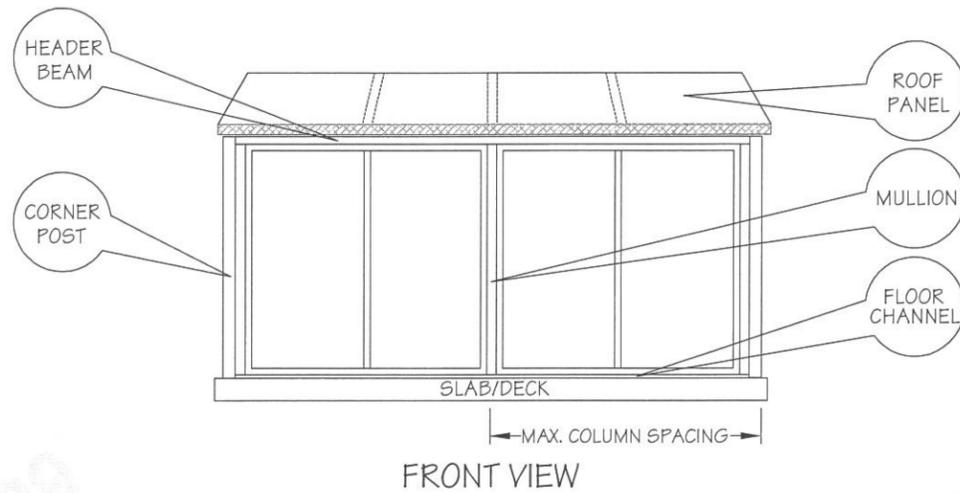
19. ABBREVIATIONS:  
AL = ALUMINUM  
CBM = CRAFTBILT MANUFACTURING  
DIAM = DIAMETER  
EMBED = EMBEDMENT  
FT = FEET  
H = AL-THERMAL H-STIFFENER  
MIN = MINIMUM  
MPH = MILES PER HOUR  
o.c. = ON CENTER  
PSF = POUNDS PER SQUARE FOOT  
QTY = QUANTITY  
SDS = SELF-DRILLING SCREW  
TB = TOP AND BOTTOM  
TBM = TOP, BOTTOM AND MIDDLE



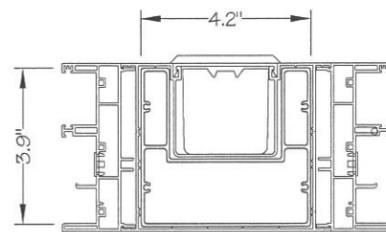
for DOOR/  
WINDOW JAMB  
SECTION 126-E

PROJECT:	CONTRACTOR:	<p>VINYL STUDIO ENCLOSURE CONNECTION DETAILS 90 MPH - EXPOSURE B</p>
<p>STATE OF MICHIGAN CRAIG J. JOSS No. 44532 LICENSED PROFESSIONAL ENGINEER</p>	DWG NO.:	
DRAWN BY: CAJ	em50-cnx-90B-v	
SCALE:	DATE: 3/12/2010	3/12/10

# TYPICAL STUDIO ENCLOSURE



## ALLOWABLE ROOF LOADS

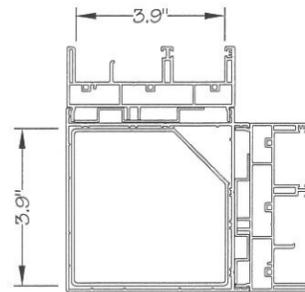


MULLION

NO TRANSOM (STANDARD)							
MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	100	100	100	100	100
5.5'	100	100	100	100	100	100	100
6.0'	100	100	100	100	100	100	100
6.5'	100	100	100	100	100	100	100
7.0'	100	100	100	100	100	100	100

WITH 14" (FULL VIEW) TRANSOM							
MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	100	100	100	100	100
5.5'	100	100	100	100	100	100	100
6.0'	100	100	100	100	100	100	90
6.5'	100	100	100	100	100	98	87
7.0'	100	100	100	100	97	84	75

WITH 23" (GRAND VIEW) TRANSOM							
MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	100	100	100	100	100
5.5'	100	100	100	100	100	97	86
6.0'	100	100	100	100	93	81	72
6.5'	100	100	100	91	78	68	60
7.0'	100	100	92	77	65	57	50

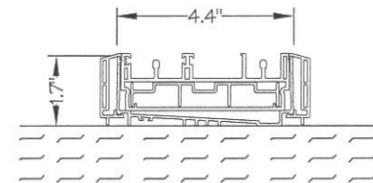


CORNER POST

NO TRANSOM (STANDARD)							
MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	100	100	100	100	100
5.5'	100	100	100	100	100	100	100
6.0'	100	100	100	100	100	100	99
6.5'	100	100	100	100	100	100	91
7.0'	100	100	100	100	100	100	84

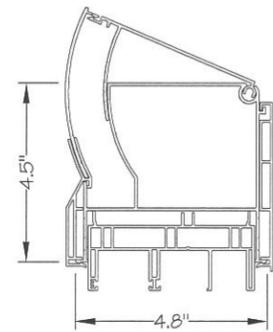
WITH 14" (FULL VIEW) TRANSOM							
MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	100	100	100	84	30
5.5'	100	100	100	100	100	58	27
6.0'	100	100	100	100	91	53	25
6.5'	100	100	100	100	84	49	23
7.0'	100	100	100	100	78	45	21

WITH 23" (GRAND VIEW) TRANSOM							
MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	100	100	54	15	0
5.5'	100	100	100	98	49	14	0
6.0'	100	100	100	90	44	12	0
6.5'	100	100	100	83	41	11	0
7.0'	100	100	100	77	38	0	0



FLOOR CHANNEL

MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	100	100	100	100	100
5.5'	100	100	100	100	100	100	100
6.0'	100	100	100	100	100	100	100
6.5'	100	100	100	100	100	100	100
7.0'	100	100	100	100	100	100	100



HEADER BEAM

MAX. COL. SPACING (FT)	ALLOWABLE ROOF LOADS (PSF)						
	PANEL FREE SPAN (FT)						
	6'	8'	10'	12'	14'	16'	18'
5.0'	100	100	97	81	69	60	54
5.5'	100	91	73	61	52	45	40
6.0'	93	70	56	47	40	35	31
6.5'	73	55	44	37	31	28	24
7.0'	59	44	35	29	25	22	20

## NOTES FOR STUDIO ENCLOSURE STRUCTURAL FRAMING

1. TYPICAL STRUCTURAL SECTIONS FOR VINYL STUDIO ENCLOSURE WITH ROOF PANEL SPANS OF UP TO 14 FEET.
2. DESIGN WIND LOADS BASED ON ASCE 7-02, UP TO 90 MPH WIND SPEED, EXPOSURE B CONDITIONS.
3. STRUCTURAL MEMBERS SHALL CONFORM TO CRAFTBILT MANUFACTURING COMPANY (CBM) SPECIFICATIONS.
4. SPACE COLUMNS IN LOAD BEARING WALLS NO FURTHER THAN 83.5" APART.
5. FASTENER DETAILS PER CBM SPECIFICATIONS.
6. ACTUAL LOADS (DESIGN VALUES) ON ROOF SHALL BE LESS THAN ALLOWABLE ROOF LOADS IN STRUCTURAL MEMBERS (SEE TABLES).
7. SECTIONS MUST PROVIDE SUFFICIENT CONTACT AREA TO ACCOMMODATE FASTENERS.
8. ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF HEADER.
9. ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
10. MAXIMUM WALL HEIGHT NOT TO EXCEED 84" FOR "NO TRANSOM" CASE AND 107-1/4" FOR "WITH TRANSOM" CASE.
11. AUTHORIZED FOR BETTERLIVING DEALER/MATERIALS USE ONLY.

	CONTRACTOR:	VINYL STUDIO ENCLOSURE STRUCTURAL FRAMING UPTO 90 MPH - EXPOSURE B
	DWG NO.: em50-sf-90B-v DATE: 3/12/2010 3/12/10	