Item # BV2008-87

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: **4312 Comet Court** – Diep Thi Nguyen, applicant; Request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in R-1A (Single Family Dwelling) district.

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

Agenda Date 10/27/08 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in R-1A (Single Family Dwelling) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in R-1A (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant:	Superior Aluminum
	Owner:	Diep Thi Nguyen
	Location:	4312 Comet Court
	Zoning:	R-1A (Single Family Dwelling)
	Subdivision:	Madison Creek
BACKGROUND / REQUEST	• The applicant proposes to construct a glass room that will encroach 10 feet into the required 30-foot rear yard setback. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.	

Reviewed by:
Co Atty: JLL
Pln Mgr: AS

STAFF FINDINGS	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: • No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district. • Special conditions and circumstances result from the actions of the applicant. • The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district. • The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification. • The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure. • The applicant would still retain reasonable use of the land, building or structure without the granting of the variance. • The grant of the variance would not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval: • Any variance granted shall apply only to the glass room addition at the rear of the home as depicted on the attached site plan; and • Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS
Items that are checked are included in the packet

- ☒ Staff Report
- ☒ Application
- ☐ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☐ PUD Commitment Card, *if applicable*

Support information:

- ☐ Proposed elevation drawings, renderings, floor plans, etc
- ☐ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☐ Code Enforcement information
- ☐ Building Permit information
- ☐ Correspondence
- ☒ Authorization letter
- ☒ Applicant Authorization Form
- ☐ Supporting documentation
- ☐ Letters of support
- ☐ HOA approval letter
- ☐ Pictures provided by applicant
- ☒ Other miscellaneous documents

- ☒ Proposed Development Order

Fee: $150.00 plus $50.00 for each additional variance

Application # BV2008-87
Meeting Date 10/27/08

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

VARIANCE APPLICATION COPY

SEMINOLE COUNTY PLANNING DIVISION

1101 East First Street Sanford FL 32771 (407) 665-7444

RECEIVED AUG 15 2008

PROPERTY OWNER / APPLICANT *(If you are not the owner please provide a letter of authorization from the owner)*

Name: DIEP TH NGUYEN

Address: 4312 COMET CT. City: OVIEDO Zip code: 32765

Project Address: 4312 COMET CT City: OVIEDO Zip code: 32765

Contact number(s): 407-970-2616 HM 407 678 8886 SUPERIOR ALUMINUM 407 678-0500 MIKE 321-436-8756

Email address:

Is the property available for inspection without an appointment?

[X] Yes [ ] No *If gated please provide a gate code to staff.*

What type of structure is this request for?	
[ ] **Shed**	*Please describe:*
[ ] **Fence**	*Please describe:*
[ ] **Pool**	*Please describe:*
[ ] **Pool screen enclosure**	*Please describe:*
[ ] **Covered screen room**	*Please describe:*
[X] **Addition**	*Please describe:* GLASS ROOM 37 x 12
[ ] **New Single Family Home**	*Please describe:*
[ ] **Other**	*Please describe:*
[ ] ***This request is for a structure that has already been built.***	

What type of variance is this request?				
[ ] **Minimum lot size**	Required lot size:		Actual lot size:	
[ ] **Width at the building line**	Required lot width:		Actual lot width:	
[ ] **Front yard setback**	Required setback:		Proposed setback:	
[X] **Rear yard setback**	Required setback:	30'	Proposed setback:	20'
[ ] **Side yard setback**	Required setback:		Proposed setback:	
[ ] **Side street setback**	Required setback:		Proposed setback:	
[ ] **Fence height**	Required height:		Proposed height:	
[ ] **Building height**	Required height:		Proposed height:	
Use below for additional yard setback variance requests:				
[ ] _____ **yard setback**	Required setback:		Proposed setback:	
[ ] _____ **yard setback**	Required setback:		Proposed setback:	
[ ] **Total number of variances requested**	1			

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance Application and submittal checklist are provided to the planning division.

Signed:

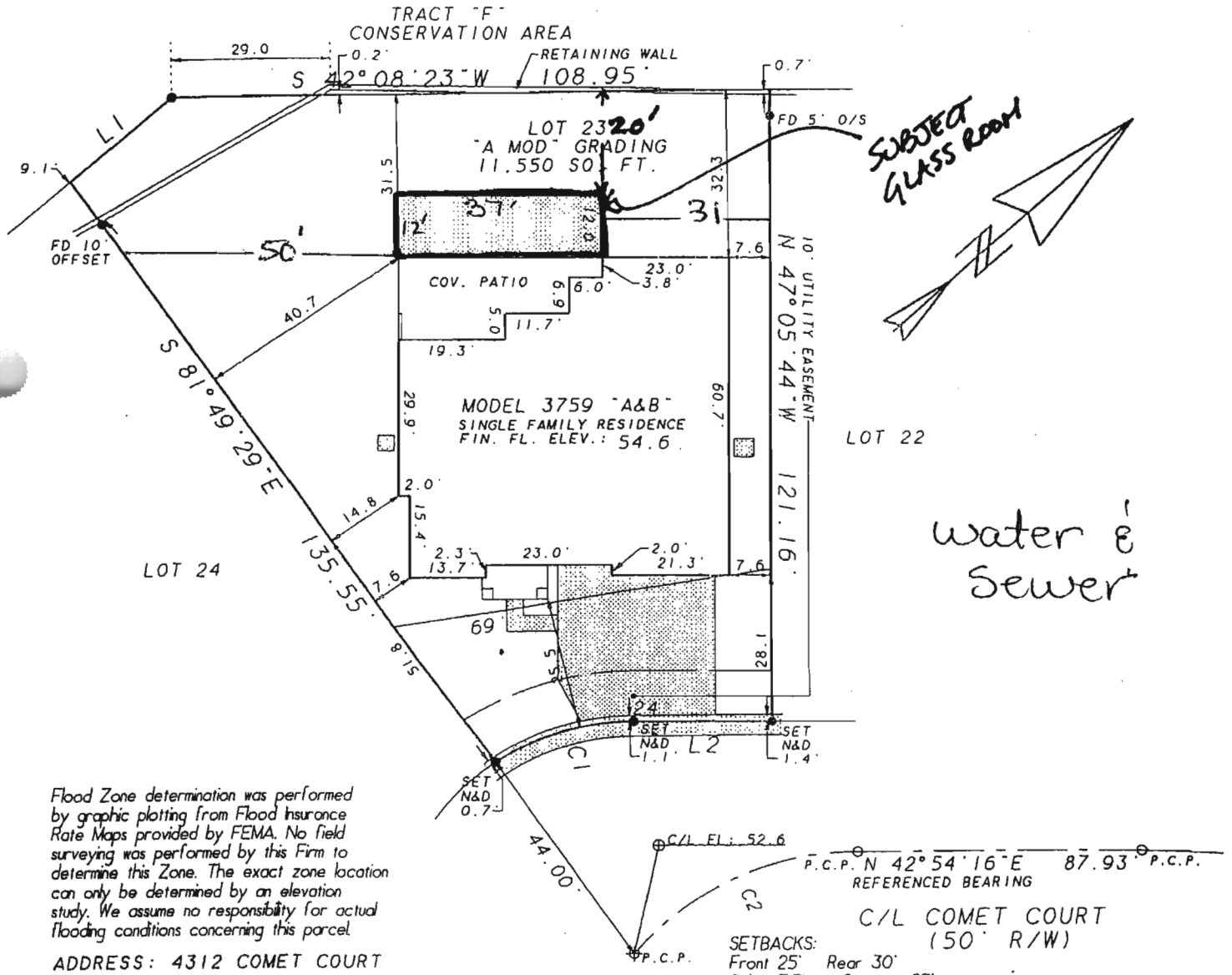
Herx & Associates Inc.

Land Surveyors
769 Douglas Avenue, Altamonte Springs, Florida. 32714 (407)788-8808
Member of the Florida Surveying and Mapping Society and American Congress on Surveying and Mapping

Map of Survey

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	34°43'45"	44.00'	26.67'	13.76'	26.26'	N 25°32'24"E
C 2	50°18'29"	52.58'	46.17'	24.69'	44.70'	N 17°45'02"E

LINE	BEARING	DISTANCE
L 1	S 01°46'54"W	24.54'
L 2	N 42°54'16"E	25.14'



water & Sewer

Flood Zone determination was performed by graphic plotting from Flood Insurance Rate Maps provided by FEMA. No field surveying was performed by this Firm to determine this Zone. The exact zone location can only be determined by an elevation study. We assume no responsibility for actual flooding conditions concerning this parcel.

ADDRESS: 4312 COMET COURT

LEGAL DESCRIPTION: Lot 23. "MADISON CREEK" according to the plat thereof as recorded in Plat Book 65. at pages 38 - 41 of the Public Records of Seminole County. Florida.

FLOOD HAZARD DATA: The Parcel shown hereon lies within Flood Zones "X & AE". according to the Flood Insurance Rate Map Community Panel Number 120289-0145E. Dated 04/17/95.

SETBACKS:
Front 25' Rear 30'
Side 7.5' Corner 25'
75' Minimum Lot Width
Note: Bearings shown hereon are referenced to the C/L of COMET COURT as being N 42°54'16"E.

Vertical datum is based on NGVD per Engineering construction plans by Miller Einhouse Rymer Associates. Inc. Job 00108.01.

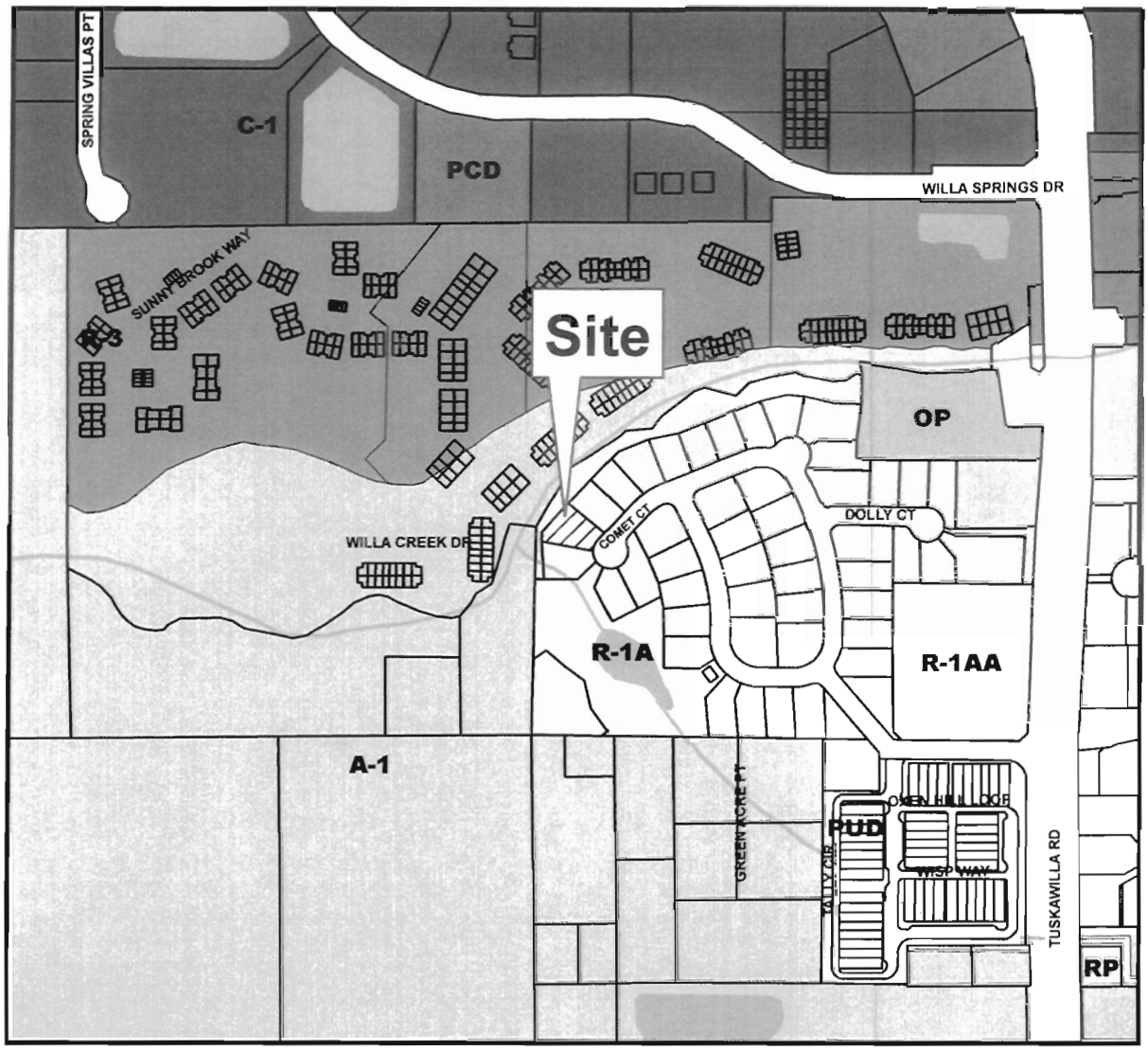
General Notes:

1. This is a BOUNDARY Survey performed in the field on _____.

Legend

⊕ Temporary Benchmark
O/S Offset
O.R.B. Official Records Book

Phillip Ly and Diep Nguyen
4312 Comet Court
Oviedo, Florida 32765

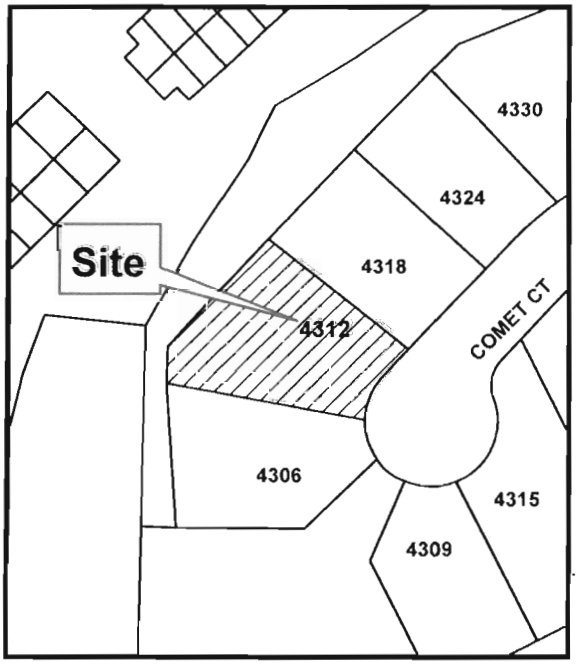


Seminole County Board of Adjustment
October 27, 2008
Case: BV2008-87 (Map3211, Grid C3)
Parcel No: 24-21-30-5RK-0000-0230

Zoning

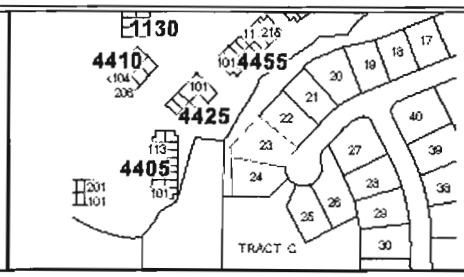
- BV2008-87
- A-1
- R-1AA
- R-1A
- R-3
- RP
- OP
- C-1
- PCD

N



PARCEL DETAIL

DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
SEMINOLE COUNTY FL.
1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506



GENERAL

Parcel Id: 24-21-30-5RK-0000-0230
Owner: LY PHILLIP &
Own/Addr: NGUYEN DIEP THI
Mailing Address: 4312 COMET CT
City,State,ZipCode: OVIEDO FL 32765
Property Address: 4312 COMET CT OVIEDO 32765
Subdivision Name: MADISON CREEK
Tax District: 01-COUNTY-TX DIST 1
Exemptions: 00-HOMESTEAD (2006)
Dor: 01-SINGLE FAMILY

VALUE SUMMARY

VALUES	2008 Working	2007 Certified
Value Method	Market	Market
Number of Buildings	1	1
Depreciated Bldg Value	$364,154	$441,953
Depreciated EXFT Value	$0	$0
Land Value (Market)	$65,000	$65,000
Land Value Ag	$0	$0
Just/Market Value	$429,154	$506,953
Portablity Adj	$0	$0
Save Our Homes Adj	$0	$36,738
Assessed Value (SOH)	$429,154	$470,215

Tax Estimator

Portability Calculator

2008 Taxes and Taxable Value Estimate

Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	$429,154	$50,000	$379,154	4.5153	$1,711.99
Schools	$429,154	$25,000	$404,154	7.5430	$3,048.53
Fire	$429,154	$50,000	$379,154	2.3299	$883.39
Road District	$429,154	$50,000	$379,154	.1107	$41.97
SJWM(Saint Johns Water Management)	$429,154	$50,000	$379,154	.4158	$157.65
Natural Lands/Trails I/S Debt	$429,154	$50,000	$379,154	.1451	$55.02
Total				15.0598	$5,898.55

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	01/2007	06569	0080	$100	Improved	No
WARRANTY DEED	12/2005	06042	0492	$467,200	Improved	Yes

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

Tax Amount(without SOH):	$7,118
2007 Tax Bill Amount:	$6,575
Save Our Homes (SOH) Savings:	$543
2007 Taxable Value:	$445,215

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	65,000.00	$65,000

LEGAL DESCRIPTION

PLATS: Pick...

LOT 23 MADISON CREEK PB 65 PGS 38 - 41

BUILDING INFORMATION

	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
Building Sketch	1	SINGLE FAMILY	2005	15	2,386	5,170	3,724	CB/STUCCO FINISH	$364,154	$369,699

Appendage / Sqft	OPEN PORCH FINISHED / 460
Appendage / Sqft	OPEN PORCH FINISHED / 72
Appendage / Sqft	GARAGE FINISHED / 734
Appendage / Sqft	OPEN PORCH FINISHED / 180
Appendage / Sqft	UPPER STORY FINISHED / 1338

NOTE: *Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished,Base Semi Finshed*

Permits

NOTE: *Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.*
**** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.*

RECEIVED AUG 15 2008

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM

(ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record: or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I D. Nguyen & Phillip Ly, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) (24-21-30-5RK-0000-0230)
4312 Comet CT. Oviedo 32765
Single family

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, (Official Zoning Map)
(circle one or more) from 30' to 20' and affirm that
Superior Aluminum is hereby designated to act as my / our authorized agent and to file the attached application for the stated amendment and make binding statements and commitments regarding the amendment request.

Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 11th day of August, 2008.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared D. Nguyen & Phillip Ly, who is personally known to me or who has produced FSD has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of August, 2008.

NOTARY PUBLIC-STATE OF FLORIDA
Jessie Santiago
Commission # DD448562
Expires: AUG. 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Notary Public in and for the County and State Aforementioned

My Commission Expires: 8/13/2009

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-_____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Phillip LY
Address: 4312 Comet CT. Oviedo FL 32765
Phone #: 407 970 2616

Name: DIEP THI NGUYEN
Address: 4312 Comet CT. OVIEDO FL 32765
Phone #: 407-970-2616

Name:_____
Address:_____
Phone #:_____

Name:_____
Address:_____
Phone #:_____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation:_____
Officers:_____
Address:_____
Directors:_____
Address:_____
Shareholders:_____
Address:_____

Name of Corporation:_____
Officers:_____
Address:_____
Directors:_____
Address:_____
Shareholders:_____
Address:_____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust:_____
Trustees:_____
Address:_____
_____

Beneficiaries:_____
Address:_____
_____

(Use additional sheets for more space.)

Form #
Date

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership:_____ Name of Partnership:_____
Principal:_____ Principal:_____
Address:_____ Address:_____
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: Contract Vendee:
Name:_____ Name:_____
Address:_____ Address:_____
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

8-11-08 _____
Date Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 11th day of August, 2008 by Phillip Ly.

_____ Jessie Santiago
Signature of Notary Public Print, Type or Stamp Name of Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Jessie Santiago
Commission # DD448562
Expires: AUG. 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date:_____ Application Number:_____

Form #
Date

Lawrence E. Bennett, P.E.

P.O. Box 214368
South Daytona, FL 32121
386-767-4774 fax: 386-767-6556

January 1, 2008

TO ALL BUILDING DEPARTMENTS

Re: Master File Engineering
"ALUMINUM STRUCTURES DESIGN MANUAL"
2004 Florida Building Code with 2006 Supplements

Dear Building Official/Plans Examiner:

This is to certify that the following contractor/company is hereby authorized to use my "ALUMINUM STRUCTURES DESIGN MANUAL" during the year 2008.

Authorization is on a January to January basis regardless of the edition of the manual. This authorization also applies to contractor master file drawings, "ONE PERMIT ONLY" drawings or any "site specific" drawings that I may furnish the contractor.

The following contractor/company is hereby added to my 2008 MASTER FILE LIST:

Timothy J Orie Thomas A Orie
Superior Aluminum Install Inc
3005 Forsyth Road
Winter Park, FL 32792
SC C056770 / RX0045740

Should you have any questions, please contact me at your convenience.

Sincerely,

Lawrence E. Bennett, P.E. #16644

Design Check List for Glass Rooms (Page 1 of 2)

I. Design Statement:

These plans have been designed in accordance with the Aluminum Structures Design Manual by Lawrence E. Bennett and are in compliance with the 2004 Florida Building Code Edition with 2006 Supplements, Chapter 20, ASM35 and The 2005 Aluminum Design Manual Part I-A & II-A and ASCE 7-02; Exposure 'B'[X] or 'C'[ ] or 'D'[ ]; Importance Factor 1.00; 120 MPH or [110] MPH for 3 second wind gust velocity load; [ ] Partially Enclosed or [X] Enclosed; Basic Design Pressure [14]; Design Pressures are found on page 3B-ii.

a. "B" exposure =[26.8] PSF for Roofs & [16.1] PSF for Walls
b. "C" exposure = _____PSF for Roofs & _____PSF for Walls
c. "D" exposure = _____PSF for Roofs & _____PSF for Walls

Negative I.P.C. 0.18 for Enclosed or 0.55 for partially enclosed.

II. Host Structure Adequacy Statement:

I have inspected and verify that the host structure is in good repair and attachments made to the structure will be solid.

Thomas A Orie SR Phone: 407-678-0500
Contractor / Authorized Rep* Name (please print)

[signature] Date: 8-15-08
Contractor / Authorized Rep* Signature

Nguyen, 4312 Comet Ct Oviedo 32765
Job Name & Address

Note: Projection of room from host structure shall not exceed 16'.

	Yes	No
III. Building Permit Application Package contains the following:		
A. Project name & address on plans	[X]	[ ]
B. Site plan or survey with enclosure location	[X]	[ ]
C. Contractor's / Designer's name, address, phone number, & signature on plans	[X]	[ ]
D. Site exposure form completed	[X]	[ ]
E. Proposed project layout drawing @ 1/8" or 1/10" scale with the following:		
1. Plan view with host structure area of attachment, enclosure length, and projection from host structure	[X]	[ ]
2. Front and side elevation views with all dimensions & heights	[X]	[ ]
3. Beam span, spacing, & size (Select beam from appropriate 3B.2 series tables)	[X]	[ ]
4. Upright height, spacing, & size (Select uprights from appropriate 3B.2 series tables) (Check Table 3B.3 for minimum upright size)	[X]	[ ]
5. Chair rail or girts size, length, & spacing (Select chair rails from appropriate 3B.2 series tables)	[X]	[ ]
6. Knee braces length, location, & size (Check Table 3B.3 for knee brace size)	[ ]	[X]
IV. Highlight details from Aluminum Structures Design Manual:	Yes	No
A. Beam & purlin tables w/ sizes, thickness, spacing, & spans / lengths. Indicate Section 3B tables used:_____	[ ]	[X]

Beam allowable span conversions from 120 MPH wind zone, 'B' Exposure to _____MPH wind zone and/or "C" or "D" Exposure for load width_____:
Look up span on 120 MPH table and apply the following formula:

Span / Height @ 120 MPH ┐ ┌ Required Span @ ____MPH

_ (b or d) x [1.00] (b or d) x [1.00] (b or d) = _____

Wind Zone Multiplier ** _____┘ └_____ Exposure Multiplier ** or partially enclosed

*** Must have attended Engineer's Continuing Education Class within the past two years.**

** Appropriate multiplier from page 3B-ii and 3B-iii.

Design Check List for Glass Rooms (Page 2 of 2)

	Yes	No
B. Upright tables w/ sizes, thickness, spacing, & heights (Tables 3B.2.1, 3B.2.2, or 3B.2.3)	☒	☐

Upright or wall member allowable height / span conversions from 120 MPH wind zone, "B" Exposure to 110 MPH wind zone and/or "C" or "D" Exposure for load width 6a :
Look up span on 120 MPH table and apply the following formula:

Span / Height @ 120 MPH 9'4" (b or d) x 1.00 (b or d) x 1.00 (b or d) = Required Span 9'4" @ 110 MPH

Wind Zone Multiplier ** 1.00 — Exposure Multiplier ** 1.00

C. Table 3B.3 with beam & upright combination if applicable	☐	☒
D. Connection details to be used such as:		
1. Beam to upright	☒	☐
2. Beam to wall	☒	☐
3. Beam to beam	☒	☐
4. Chair rail, purlins, & knee braces to beams & uprights	☒	☐
5. Extruded gutter connection	☐	☒
6. U-clip, angles and/or sole plate to deck	☐	☒
E. Raised slabs and / or foundation detail type & size	☒	☐

Notes: existing Slab
411

** Appropriate multiplier from page 3B-ii and 3B-iii.

Section 3B Design Statement:

The structures designed for Section 3B are solid roofs with glass or solid walls and are considered part of an enclosed or partially enclosed structural system since they are designed to be married to an existing structure.

The design wind loads used for glass rooms are from ASCE 7-02 Section 6.5, Analytical Procedure and are in compliance with the 2004 Florida Building Code w/ 2006 Supplements. The loads assume a mean roof height of less than 30'; roof slope of 20° to 30° (+/- 10°); I = 1.00. All pressures shown in the table below are in PSF (#/SF). Negative internal pressure coefficient is 0.18 for enclosed and 0.55 for partially enclosed structures. (Multipliers must be used for partially enclosed loads)

Anchors for composite panel roof systems were computed on a load width of 10' and 16' projection with a 2' overhang. Any greater load width shall be site specific.

All framing components are considered to be 6063-T6 alloy. For components of 6005-T5 and 6061-T6 multiply spans by 1.13.

General Notes and Specifications for Section 3B Tables:

Section 3B Design Loads for Roofs & Walls (PSF)
Enclosed Modular, Glass and Screen Converted to Glass Rooms
Exposure "B"

	Basic Wind Pressure	Wind Pressure +/-	Live Load	Design Loads Roofs	Design Loads Walls	Over Hang All Roofs
100 MPH	13.0	3.3 / 19.0	20.0	26.6	14.9	46.8
110 MPH	14.0	3.5 / 26.8	20.0	26.8	18.1	47.1
120 MPH	17.0	4.2 / 27.4	20.0	27.4	21.5	48.3
123 MPH	18.0	4.4 / 28.9	20.0	28.9	22.6	50.8
130 MPH	20.0	4.9 / 32.2	20.0	32.2	25.2	56.6
140-1 MPH	23.0	5.7 / 37.3	20.0	37.3	29.3	65.7
140-2 MPH	23.0	5.7 / 37.3	30.0	37.3	29.3	65.7
150 MPH	26.0	6.5 / 42.8	30.0	42.8	33.6	75.4

Rain Load = 5 PSF

Note:
Framing systems of glass rooms are considered to be main frame resistance components. The roof design loads are the larger of the combined loads per The Florida Building Code 2004 and (-) wind loads. Wall design loads are the larger of the wall loads. To convert above wind loads to "C" or "D" Exposure loads multiply by factors listed in Table 3B-C.

Table 3B-A Wind Zone Conversion Factors
for Glass / Enclosed Rooms
From 120 MPH Wind Zone to Others, Exposure "B"

Wind Zone MPH	Roofs Applied Load (#/SF)	Roofs Deflection (d)	Roofs Bending (b)	Walls Applied Load (#/SF)	Walls Deflection (d)	Walls Bending (b)
100	26.6	1.01	1.02	14.9	1.02	1.02
110	26.8	1.01	1.01	18.1	1.00	1.00
120	27.4	1.00	1.00	21.5	1.00	1.00
123	28.9	0.98	0.97	22.6	0.98	0.98
130	32.2	0.95	0.92	25.2	0.95	0.92
140-1	37.3	0.90	0.86	29.3	0.90	0.86
140-2	37.3	0.90	0.86	29.3	0.90	0.86
150	42.8	0.86	0.80	33.6	0.86	0.80

Table 3B-B Wind Zone Conversion Factors
for Over Hangs /
All Room Types
From 120 MPH Wind Zone to Others, Exposure "B"

Wind Zone MPH	Applied Load (#/SF)	Deflection (d)	Bending (b)
100	46.8	1.01	1.02
110	47.1	1.01	1.01
120	48.3	1.00	1.00
123	50.8	0.98	0.98
130	56.6	0.95	0.92
140-1	65.7	0.90	0.86
140-2	65.7	0.90	0.86
150	75.4	0.86	0.80

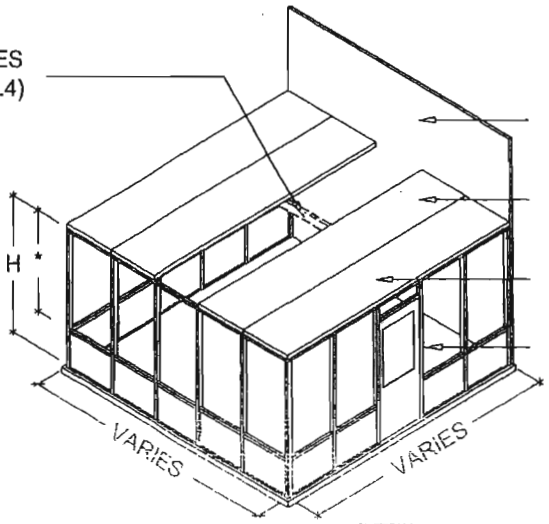
REVISED APRIL 2007

Section 3B Design Statement (cont.):

Conversion Table 3B-C
Load Conversion Factors Based on Mean Roof Height from Exposure "B" to "C" & "D"

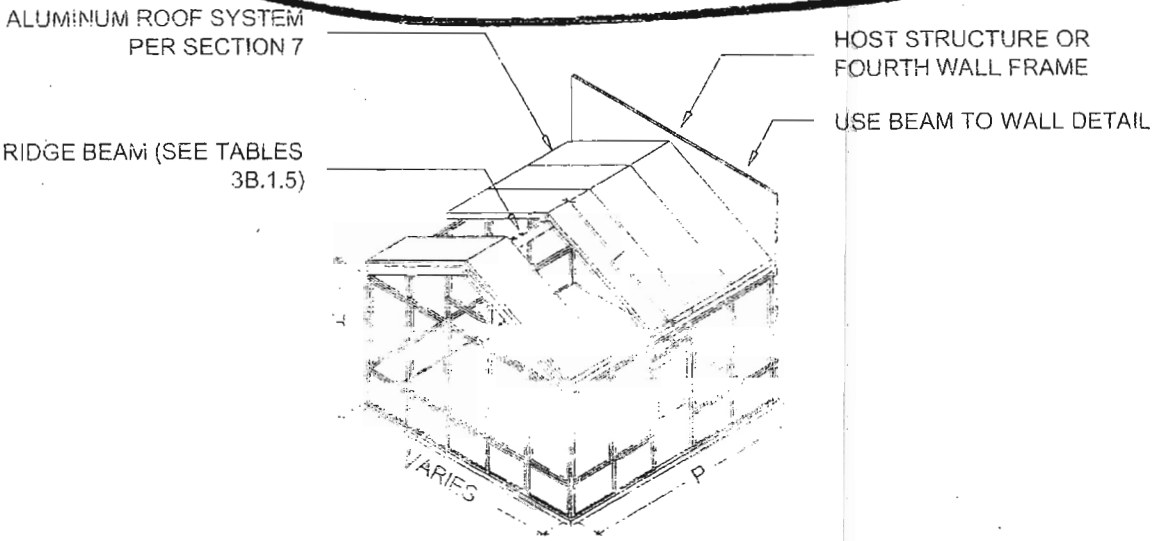
Mean Roof Height*	Exposure "B" to "C"			Exposure "B" to "D"		
	Load Conversion Factor	Span Multiplier		Load Conversion Factor	Span Multiplier	
		Bending	Deflection		Bending	Deflection
0 - 15'	1.21	0.91	0.94	1.47	0.83	0.88
15' - 20'	1.29	0.88	0.92	1.54	0.81	0.87
20' - 25'	1.34	0.86	0.91	1.60	0.79	0.86
25' - 30'	1.40	0.85	0.89	1.66	0.78	0.85
30' - 40'	1.37	0.85	0.90	1.61	0.79	0.85

* Use larger mean roof height of host structure or enclosure
Values are from ASCE-02



TYPICAL SLOPED SOLID ROOF ENCLOSURE

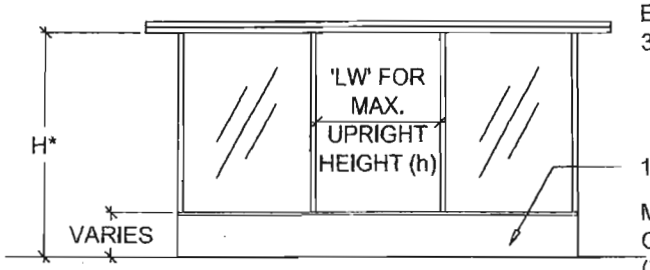
SCALE: N.T.S.



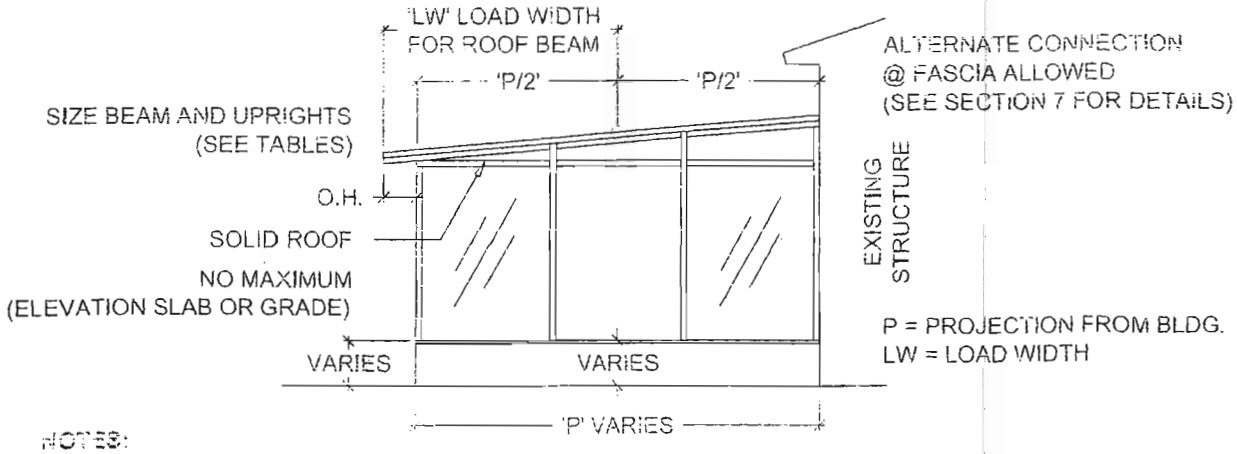
TYPICAL GABLE SOLID ROOF ENCLOSURE

SCALE: N.T.S.

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net



TYPICAL GLASS ROOM WITH SOLID ROOF
TYPICAL FRONT VIEW FRAMING
* (HEIGHT OF UPRIGHT IS MEASURED FROM TOP OF 1" x 2" PLATE TO BOTTOM OF WALL BEAM)



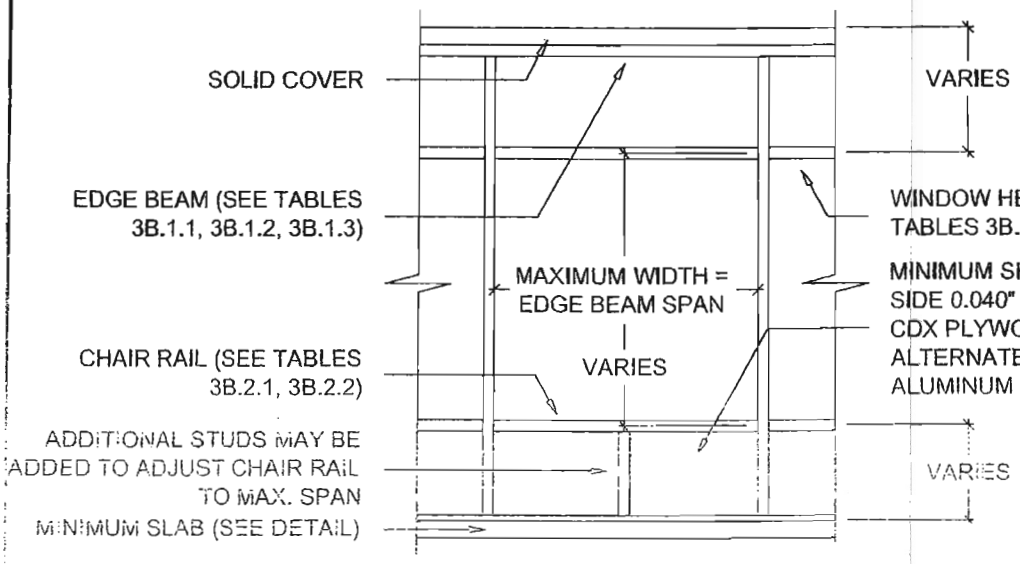
NOTES:

1. ANCHOR 1" x 2" OPEN BACK EXTRUSION W/ 1/4" x 2-1/4" CONCRETE FASTENER MAX. OF 2'-0" O.C. AND W/ 4" EACH SIDE OF UPRIGHT AND/OR 1" x 2" TO WOOD WALL W/ #10 x 2-1/2" S.M.S. W/ WASHERS OR #10 x 2-1/2" WASHER HEADED SCREW 2'-0" O.C. ANCHOR BEAM AND COLUMN INTERNALLY OR W/ ANCHOR CLIPS AND (2) #8 SCREWS W/ WASHERS @ EACH POINT OF CONNECTION
2. SELECT FRONT WALL BEAM FROM TABLE USING LARGER LOAD WIDTH VALUE OF P/2 OR P/2 + O.H.
3. SELECT SCREEN ROOM FORTH WALL BEAM FROM TABLE 3.1.3 AND GLASS ROOM FOURTH WALL BEAMS FROM TABLE 3B.1.4 USING P/2
4. ANCHORS BASED ON 120 MPH WIND VELOCITY. FOR HIGHER WIND ZONES USE THE FOLLOWING CONVERSION:

100 -123	130	140	150
#8	#10	#12	#12

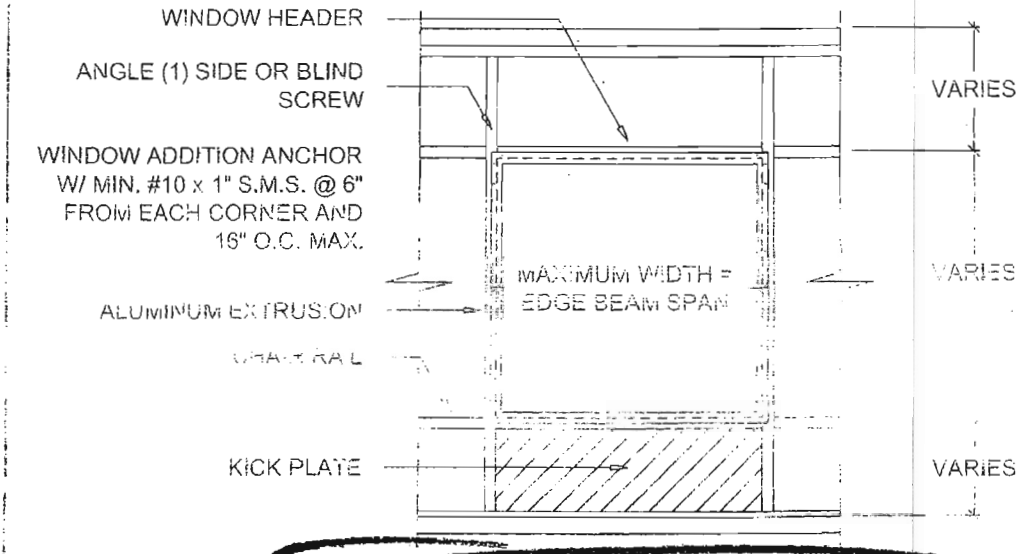
TYPICAL GLASS ROOM
SCALE: 3/16" = 1'-0"

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net



TYPICAL ELEVATION GLASS ROOM WALL

SCALE: 3/8" = 1'-0"

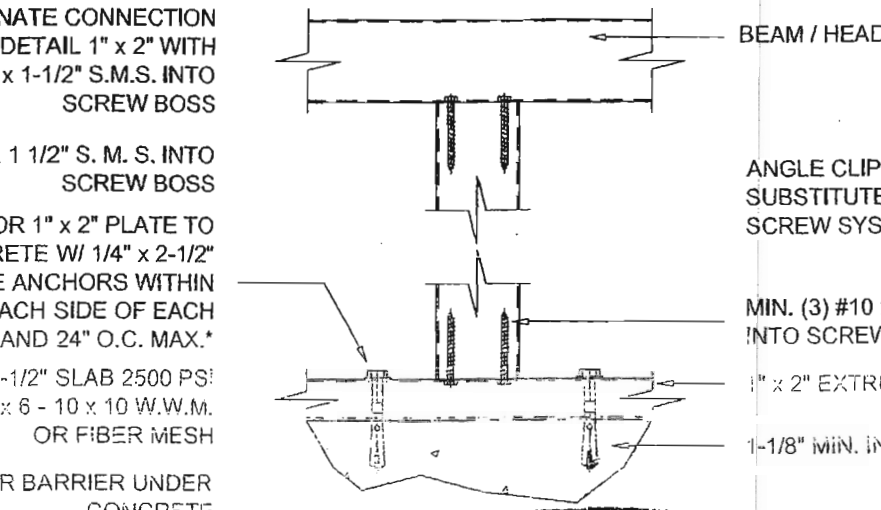


TYPICAL ELEVATION GLASS ROOM WALL

SCALE: 3/8" = 1'-0"

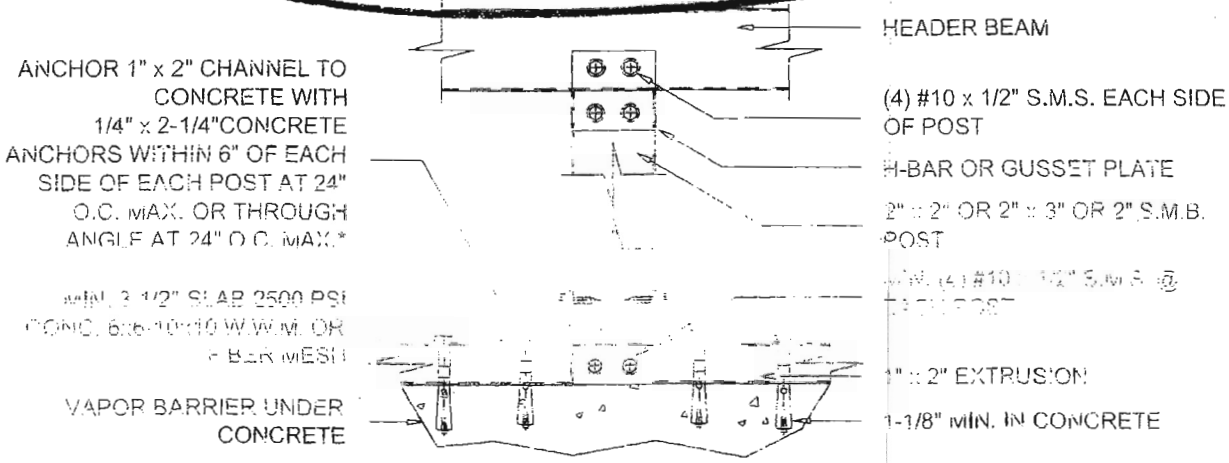
NOTE: FOR SCREEN ROOM TO GLASS ROOM CONVERSION USE 1" x 2" x 0.044" MATED W/ 2" x 2" x EXISTING OR 2" x 2" x 0.044" MATED WITH 2" x 2" x EXISTING

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net



ALTERNATE HOLLOW UPRIGHT TO BASE AND HOLLOW UPRIGHT TO BEAM DETAIL

SCALE: 3" = 1'-0"

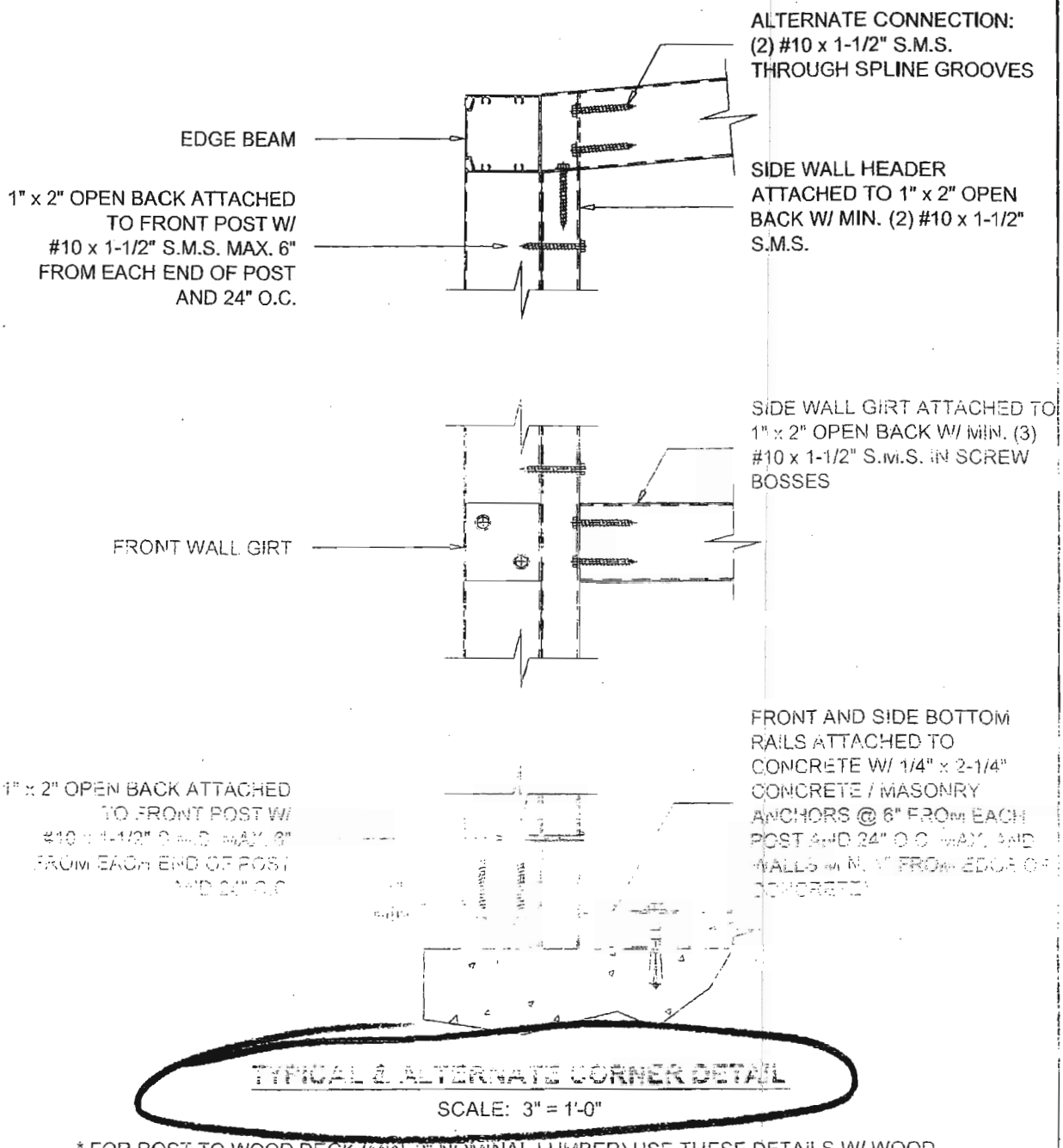


ALTERNATE PATIO SECTION TO UPRIGHT AND PATIO SECTION TO BEAM DETAIL

SCALE: 3" = 1'-0"

* FOR POST TO WOOD DECK (MIN. 2" NOMINAL LUMBER) USE THESE DETAILS W/ WOOD FASTENERS (1-3/8" EMBEDMENT)

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net



TYPICAL & ALTERNATE CORNER DETAIL

SCALE: 3" = 1'-0"

* FOR POST TO WOOD DECK (MIN. 2" NOMINAL LUMBER) USE THESE DETAILS W/ WOOD FASTENERS (1-3/8" EMBEDMENT)

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net

Table 3B.1.1-120 Allowable Edge Beam Spans - Hollow Extrusions Glass & Modular Rooms

For 3 second wind gust at 120 MPH velocity; using design load of 27.4 #/SF (48.3 #/SF for Max. Cantilever)

Aluminum Alloy 6063 T-6

2" x 2" x 0.044"

Load Width (ft.)	Max. Span 'L' / (bending 'b' or deflection 'd')			
	1 & 2 Span	3 Span	4 Span	Max. Cantilever
5	3'-11" d	4'-7" b	4'-6" b	0'-11" d
6	3'-8" d	4'-3" b	4'-1" b	0'-11" d
7	3'-6" b	3'-11" b	3'-9" b	0'-10" d
8	3'-3" b	3'-8" b	3'-6" b	0'-10" d
9	3'-1" b	3'-5" b	3'-4" b	0'-10" d
10	2'-11" b	3'-3" b	3'-2" b	0'-9" d
11	2'-9" b	3'-1" b	3'-0" b	0'-9" d
12	2'-8" b	2'-11" b	2'-11" b	0'-9" d

2" x 2" x 0.055"

Load Width (ft.)	Max. Span 'L' / (bending 'b' or deflection 'd')			
	1 & 2 Span	3 Span	4 Span	Max. Cantilever
5	4'-2" d	5'-1" b	4'-11" b	1'-0" d
6	3'-11" d	4'-7" b	4'-5" b	0'-11" d
7	3'-9" d	4'-3" b	4'-1" b	0'-11" d
8	3'-7" d	3'-11" b	3'-10" b	0'-10" d
9	3'-4" b	3'-9" b	3'-8" b	0'-10" d
10	3'-2" b	3'-7" b	3'-5" b	0'-10" d
11	3'-1" b	3'-5" b	3'-3" b	0'-9" d
12	2'-11" b	3'-3" b	3'-2" b	0'-9" d

3" x 2" x 0.045"

Load Width (ft.)	Max. Span 'L' / (bending 'b' or deflection 'd')			
	1 & 2 Span	3 Span	4 Span	Max. Cantilever
5	4'-6" d	5'-4" b	5'-2" b	1'-1" d
6	4'-2" d	4'-10" b	4'-8" b	1'-0" d
7	3'-11" d	4'-6" b	4'-4" b	0'-11" d
8	3'-9" b	4'-2" b	4'-1" b	0'-11" d
9	3'-7" b	3'-11" b	3'-10" b	0'-11" d
10	3'-4" b	3'-9" b	3'-8" b	0'-10" d
11	3'-2" b	3'-7" b	3'-6" b	0'-10" d
12	3'-1" b	3'-5" b	3'-4" b	0'-10" d

3" x 2" x 0.070"

Load Width (ft.)	Max. Span 'L' / (bending 'b' or deflection 'd')			
	1 & 2 Span	3 Span	4 Span	Max. Cantilever
5	5'-0" d	6'-2" d	6'-4" d	1'-3" d
6	4'-8" d	5'-10" d	5'-10" b	1'-2" d
7	4'-6" d	5'-6" d	5'-5" b	1'-1" d
8	4'-3" d	5'-3" b	5'-0" b	1'-1" d
9	4'-1" d	4'-11" b	4'-9" b	1'-0" d
10	3'-11" d	4'-8" b	4'-6" b	0'-11" d
11	3'-10" d	4'-5" b	4'-4" b	0'-11" d
12	3'-9" d	4'-3" b	4'-1" b	0'-11" d

2" x 3" x 0.045"

Load Width (ft.)	Max. Span 'L' / (bending 'b' or deflection 'd')			
	1 & 2 Span	3 Span	4 Span	Max. Cantilever
5	5'-6" d	6'-3" b	6'-0" b	1'-4" d
6	5'-1" b	5'-8" b	5'-6" b	1'-3" d
7	4'-9" b	5'-3" b	5'-1" b	1'-3" d
8	4'-5" b	4'-11" b	4'-9" b	1'-2" d
9	4'-2" b	4'-8" b	4'-6" b	1'-1" d
10	3'-11" b	4'-5" b	4'-3" b	1'-1" d
11	3'-9" b	4'-2" b	4'-0" b	1'-0" d
12	3'-7" b	4'-0" b	3'-11" b	1'-0" d

2" x 4" x 0.050"

Load Width (ft.)	Max. Span 'L' / (bending 'b' or deflection 'd')			
	1 & 2 Span	3 Span	4 Span	Max. Cantilever
5	6'-9" b	7'-7" b	7'-4" b	1'-9" d
6	6'-2" b	6'-11" b	6'-8" b	1'-8" d
7	5'-9" b	6'-5" b	6'-2" b	1'-7" d
8	5'-4" b	5'-11" b	5'-9" b	1'-6" d
9	5'-1" b	5'-8" b	5'-5" b	1'-5" d
10	4'-11" b	5'-4" b	5'-2" b	1'-4" d
11	4'-8" b	5'-1" b	4'-11" b	1'-3" d
12	4'-6" b	4'-11" b	4'-9" b	1'-3" d

Notes:

1. Above spans do not include length of knee brace. Add horizontal distance from upright to center of brace to beam connection to the above spans for total beam spans.
2. Spans may be interpolated.

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net

Table 3B.2.1 Allowable Upright Heights, Chair Rail Spans or Header Spans For Glass & Modular Rooms

Aluminum Alloy 6063 T-6

For 3 second wind gust at 110 MPH velocity; using design load of 18.1 #/SF

Sections		Tributary Load Width 'W' = Purlin Spacing									
		3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"	7'-6"
		Allowable Height 'H' / bending 'b' or deflection 'd'									
2" x 2" x 0.044"	Hollow	6'-4" b	5'-11" b	5'-6" b	5'-2" b	4'-11" b	4'-8" b	4'-6" b	4'-4" b	4'-2" b	4'-0" b
2" x 2" x 0.055"	Hollow	7'-3" d	6'-10" d	6'-6" b	6'-1" b	5'-9" b	5'-6" b	5'-3" b	5'-1" b	4'-11" b	4'-9" b
3" x 2" x 0.045"	Hollow	7'-9" d	7'-4" b	6'-10" b	6'-5" b	6'-1" b	5'-10" b	5'-7" b	5'-4" b	5'-2" b	4'-11" b
3" x 2" x 0.070"	Hollow	8'-8" d	8'-3" d	7'-11" d	7'-7" d	7'-3" b	6'-11" b	6'-8" b	6'-5" b	6'-2" b	5'-11" b
2" x 3" x 0.045"	Hollow	7'-10" b	7'-3" b	6'-10" b	6'-5" b	6'-1" b	5'-10" b	5'-7" b	5'-4" b	5'-2" b	4'-11" b
2" x 4" x 0.050"	Hollow	9'-1" b	8'-4" b	7'-10" b	7'-5" b	7'-0" b	6'-8" b	6'-5" b	6'-2" b	5'-11" b	5'-9" b
2" x 5" x 0.062"	Hollow	11'-8" b	10'-10" b	10'-1" b	9'-6" b	9'-1" b	8'-7" b	[illegible]	7'-11" b	7'-8" b	7'-5" b
2" x 4" x 0.046"	S.M.B.	13'-2" b	12'-2" b	11'-5" b	10'-9" b	10'-2" b	9'-9" b	9'-4" b	[illegible]	8'-7" b	8'-4" b
[illegible]	S.M.B.	15'-8" b	14'-6" b	13'-7" b	12'-10" b	12'-2" b	11'-7" b	[illegible]	10'-8" b	10'-3" b	9'-11" b
2" x 6" x 0.050"	S.M.B.	17'-1" b	15'-10" b	14'-10" b	13'-11" b	13'-3" b	12'-8" b	12'-1" b	11'-7" b	11'-2" b	10'-10" b
2" x 2" x 0.044"	Snap	7'-8" d	7'-2" b	6'-9" b	6'-4" b	6'-0" b	5'-9" b	5'-6" b	5'-3" b	5'-1" b	4'-11" b
2" x 3" x 0.045"	Snap	8'-10" b	8'-2" b	7'-8" b	7'-2" b	6'-10" b	6'-6" b	6'-3" b	5'-11" b	5'-9" b	5'-7" b
2" x 4" x 0.045"	Snap	9'-6" b	8'-10" b	8'-3" b	7'-9" b	7'-4" b	7'-0" b	6'-9" b	6'-5" b	6'-3" b	6'-0" b

For 3 second wind gust at 120 MPH velocity; using design load of 21.5 #/SF

Sections		Tributary Load Width 'W' = Purlin Spacing									
		3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"	7'-6"
		Allowable Height 'H' / bending 'b' or deflection 'd'									
2" x 2" x 0.044"	Hollow	5'-10" b	5'-5" b	5'-1" b	4'-9" b	4'-6" b	4'-4" b	4'-2" b	3'-11" b	3'-10" b	3'-8" b
2" x 2" x 0.055"	Hollow	6'-10" d	6'-4" b	5'-11" b	5'-7" b	5'-4" b	5'-1" b	4'-10" b	4'-8" b	4'-6" b	4'-4" b
3" x 2" x 0.045"	Hollow	7'-3" b	6'-8" b	6'-3" b	5'-11" b	5'-7" b	5'-4" b	5'-1" b	4'-11" b	4'-9" b	4'-7" b
3" x 2" x 0.070"	Hollow	8'-2" d	7'-9" d	7'-5" d	7'-1" b	6'-8" b	6'-5" b	6'-1" b	5'-10" b	5'-8" b	5'-6" b
2" x 3" x 0.045"	Hollow	7'-3" b	6'-8" b	6'-3" b	5'-11" b	5'-7" b	5'-4" b	5'-1" b	4'-11" b	4'-9" b	4'-7" b
2" x 4" x 0.050"	Hollow	8'-4" b	7'-8" b	7'-2" b	6'-9" b	6'-5" b	6'-2" b	5'-10" b	5'-8" b	5'-5" b	5'-3" b
2" x 5" x 0.062"	Hollow	10'-9" b	9'-11" b	9'-3" b	8'-9" b	8'-4" b	7'-11" b	7'-7" b	7'-3" b	7'-0" b	6'-9" b
2" x 4" x 0.046"	S.M.B.	12'-1" b	11'-2" b	10'-5" b	9'-10" b	9'-4" b	8'-11" b	8'-6" b	8'-2" b	7'-11" b	7'-8" b
2" x 5" x 0.050"	S.M.B.	14'-4" b	13'-4" b	12'-5" b	11'-9" b	11'-2" b	10'-7" b	10'-2" b	9'-9" b	9'-5" b	9'-1" b
2" x 6" x 0.050"	S.M.B.	15'-8" b	14'-6" b	13'-7" b	12'-10" b	12'-2" b	11'-7" b	11'-1" b	10'-8" b	10'-3" b	9'-11" b
2" x 2" x 0.044"	Snap	7'-1" b	6'-7" b	6'-2" b	5'-10" b	5'-6" b	5'-3" b	5'-0" b	4'-10" b	4'-8" b	4'-6" b
2" x 3" x 0.045"	Snap	8'-1" b	7'-6" b	6'-11" b	6'-7" b	6'-3" b	5'-11" b	5'-9" b	5'-6" b	5'-3" b	5'-1" b
2" x 4" x 0.045"	Snap	8'-9" b	8'-1" b	7'-7" b	7'-1" b	6'-9" b	6'-5" b	6'-2" b	5'-11" b	5'-9" b	5'-6" b

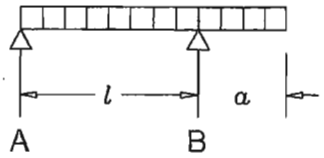
Notes:

1. Above spans do not include length of knee brace. Add horizontal distance from upright to center of brace to beam connection to the above spans for total beam spans.
2. Spans may be interpolated.

REVISED APRIL 2007

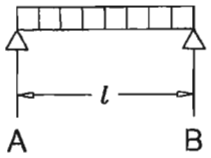
Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net

UNIFORM LOAD



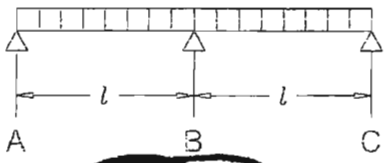
SINGLE SPAN CANTILEVER

UNIFORM LOAD



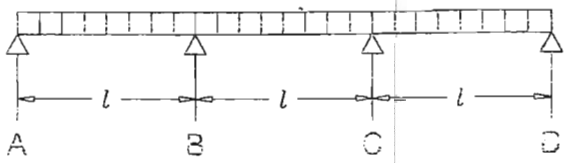
1 OR SINGLE SPAN

UNIFORM LOAD



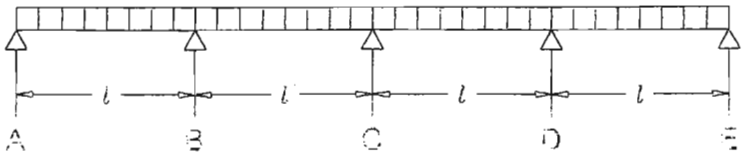
2 SPAN

UNIFORM LOAD



3 SPAN

UNIFORM LOAD



4 SPAN

NOTES:

1) l = Span Length

   a = Overhang Length

2) All spans listed in the tables are for equally spaced distances between supports or anchor points.
3) Hollow extrusions shall not be spliced.
4) Single span beams shall only be spliced at the quarter points and splices shall be staggered.
5) Span condition = number of supports (posts) less one.

Example: if the number of supports (posts) is 5 then the span condition is "4 span".

SPAN EXAMPLES FOR SECTION 3 TABLES

SCALE: N.T.S.

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net

Table 7.2.1 Elite Aluminum Corporation Roof Panels Allowable Spans and Design / Applied Loads* (#/SF)

Manufacturers' Proprietary Products: Statewide Product Approval #FL1049

3" x 48" x .024" Panels Aluminum Alloy 3105 H-14 or H-25 1.0 EPS Core Density Foam

Wind Zone (MPH)	Open Structures Mono-Sloped Roof 1&2 span/load*		3 span/load*		4 span/load*		Screen Rooms & Attached Covers 1&2 span/load*		3 span/load*		4 span/load*		Glass & Modular Rooms Enclosed 1&2 span/load*		3 span/load*		4 span/load*		Overhang / Cantilever	
100	18'-10"	13	21'-1"	13	20'-5"	13	16'-4"	17	18'-3"	17	17'-8"	17	[illegible]	27	15'-8"	23	15'-2"	23	4'-0"	45
110	18'-4"	14	20'-6"	14	19'-10"	14	15'-11"	18	17'-9"	18	17'-2"	18	11'-11"	32	13'-4"	32	12'-10"	32	4'-0"	55
[illegible]	16'-7"	17	18'-7"	17	17'-11"	17	12'-11"	27	16'-1"	22	15'-6"	22	[illegible]	39	12'-1"	39	11'-8"	39	4'-0"	65
123	16'-2"	17	18'-1"	17	17'-5"	17	12'-8"	28	15'-8"	23	15'-1"	23	10'-7"	41	11'-10"	41	11'-5"	41	4'-0"	69
130	15'-3"	20	17'-1"	20	16'-6"	20	12'-1"	31	13'-6"	31	13'-1"	31	9'-5"	51	11'-3"	45	10'-10"	45	3'-10"	77
140-1	12'-11"	27	15'-11"	23	15'-4"	23	11'-3"	36	12'-7"	36	12'-2"	36	9'-5"	51	11'-3"	45	10'-10"	45	3'-7"	89
140-2	12'-11"	27	15'-11"	23	15'-4"	23	11'-3"	36	12'-7"	36	12'-2"	36	8'-9"	59	10'-4"	53	9'-6"	59	3'-7"	89
150	12'-0"	32	13'-5"	32	12'-11"	32	10'-5"	42	11'-7"	42	11'-3"	42	8'-2"	68	9'-2"	68	8'-10"	68	3'-4"	102

3" x 48" x 0.030" Panels Aluminum Alloy 3105 H-14 or H-25 1.0 EPS Core Density Foam

Wind Zone (MPH)	Open Structures Mono-Sloped Roof 1&2 span/load*		3 span/load*		4 span/load*		Screen Rooms & Attached Covers 1&2 span/load*		3 span/load*		4 span/load*		Glass & Modular Rooms Enclosed 1&2 span/load*		3 span/load*		4 span/load*		Overhang / Cantilever	
100	22'-2"	13	24'-9"	13	23'-11"	13	19'-2"	17	21'-5"	17	20'-9"	17	16'-6"	23	18'-5"	23	17'-10"	23	4'-0"	45
110	21'-6"	14	24'-1"	14	23'-3"	14	18'-8"	18	20'-10"	18	20'-2"	18	15'-3"	27	17'-0"	27	16'-5"	27	4'-0"	55
120	19'-6"	17	21'-9"	17	21'-0"	17	16'-10"	22	18'-10"	22	18'-2"	22	12'-8"	39	15'-7"	32	15'-1"	32	4'-0"	65
123	18'-11"	17	21'-2"	17	20'-6"	17	16'-5"	23	18'-4"	23	17'-9"	23	12'-5"	41	15'-2"	34	13'-4"	41	4'-0"	69
130	17'-11"	20	20'-0"	20	19'-4"	20	15'-6"	26	17'-4"	26	16'-9"	26	11'-9"	45	13'-2"	45	12'-9"	45	4'-0"	77
140-1	16'-8"	23	18'-8"	23	18'-0"	23	13'-2"	36	16'-2"	30	15'-7"	30	11'-9"	45	13'-2"	45	12'-9"	45	4'-0"	89
140-2	16'-8"	23	18'-8"	23	18'-0"	23	13'-2"	36	16'-2"	30	15'-7"	30	10'-10"	53	12'-2"	53	11'-9"	53	4'-0"	89
150	15'-8"	26	17'-6"	26	16'-11"	26	12'-2"	42	15'-2"	34	13'-2"	42	9'-7"	68	11'-5"	60	11'-0"	60	3'-11"	102

4" x 48" x 0.024" Panels Aluminum Alloy 3105 H-14 or H-25 1.0 EPS Core Density Foam

Wind Zone (MPH)	Open Structures Mono-Sloped Roof 1&2 span/load*		3 span/load*		4 span/load*		Screen Rooms & Attached Covers 1&2 span/load*		3 span/load*		4 span/load*		Glass & Modular Rooms Enclosed 1&2 span/load*		3 span/load*		4 span/load*		Overhang / Cantilever	
100	20'-8"	13	23'-2"	13	22'-4"	13	17'-11"	17	20'-1"	17	19'-4"	17	15'-5"	23	17'-3"	23	16'-8"	23	4'-0"	45
110	20'-1"	14	22'-6"	14	21'-9"	14	17'-5"	18	19'-6"	18	18'-10"	18	13'-1"	32	15'-11"	27	15'-4"	27	4'-0"	55
120	18'-2"	17	20'-4"	17	19'-8"	17	15'-9"	22	17'-7"	22	17'-0"	22	11'-10"	39	13'-3"	39	12'-9"	39	4'-0"	65
123	17'-9"	17	19'-10"	17	19'-2"	17	15'-4"	23	17'-2"	23	16'-7"	23	11'-7"	41	12'-11"	41	12'-6"	41	4'-0"	69
130	16'-9"	20	18'-9"	20	18'-1"	20	13'-3"	31	16'-2"	26	15'-8"	26	11'-0"	45	12'-4"	45	11'-11"	45	4'-0"	77
140-1	15'-7"	23	17'-5"	23	16'-10"	23	12'-4"	36	15'-1"	30	13'-4"	36	11'-0"	45	12'-4"	45	11'-11"	45	3'-11"	89
140-2	15'-7"	23	17'-5"	23	16'-10"	23	12'-4"	36	15'-1"	30	13'-4"	36	9'-7"	59	11'-4"	53	10'-11"	53	3'-11"	89
150	13'-2"	32	16'-4"	26	15'-10"	26	11'-5"	42	12'-9"	42	12'-4"	42	8'-11"	68	10'-8"	60	10'-4"	60	3'-8"	102

4" x 48" x 0.030" Panels Aluminum Alloy 3105 H-14 or H-25 1.0 EPS Core Density Foam

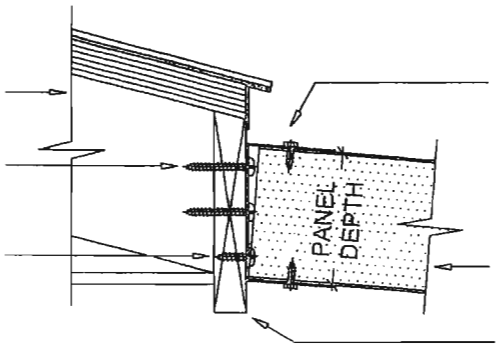
Wind Zone (MPH)	Open Structures Mono-Sloped Roof 1&2 span/load*		3 span/load*		4 span/load*		Screen Rooms & Attached Covers 1&2 span/load*		3 span/load*		4 span/load*		Glass & Modular Rooms Enclosed 1&2 span/load*		3 span/load*		4 span/load*		Overhang / Cantilever	
100	23'-10"	13	26'-8"	13	25'-9"	13	20'-8"	17	23'-1"	17	22'-4"	17	17'-9"	23	19'-10"	23	19'-2"	23	4'-0"	45
110	23'-2"	14	25'-11"	14	25'-1"	14	20'-1"	18	22'-5"	18	21'-8"	18	16'-5"	27	18'-4"	27	17'-9"	27	4'-0"	55
120	20'-11"	17	23'-5"	17	22'-8"	17	18'-2"	22	20'-4"	22	19'-7"	22	15'-1"	32	16'-10"	32	16'-3"	32	4'-0"	65
123	20'-5"	17	22'-10"	17	22'-1"	17	17'-8"	23	19'-9"	23	19'-1"	23	13'-4"	41	16'-5"	34	15'-10"	34	4'-0"	69
130	19'-4"	20	21'-7"	20	20'-10"	20	16'-8"	26	18'-8"	26	18'-1"	26	12'-8"	45	15'-5"	38	13'-9"	45	4'-0"	77
140-1	17'-11"	23	20'-1"	23	19'-5"	23	15'-7"	30	17'-5"	30	16'-10"	30	12'-8"	45	15'-5"	38	13'-9"	45	4'-0"	89
140-2	17'-11"	23	20'-1"	23	19'-5"	23	15'-7"	30	17'-5"	30	16'-10"	30	11'-8"	53	13'-1"	53	12'-8"	53	4'-0"	89
150	16'-10"	26	18'-10"	26	18'-3"	26	13'-2"	42	16'-4"	34	15'-9"	34	10'-11"	60	12'-4"	60	11'-11"	60	4'-0"	102

Note: Total roof panel width = room width + wall width + overhang. *Design or applied load based on the affective area of the panel

Elite Aluminum Corporation
1801 N.W. 64th Street
Ft. Lauderdale, FL 33309
Tel: (954) 491-3700 Fax: (954) 491-1433

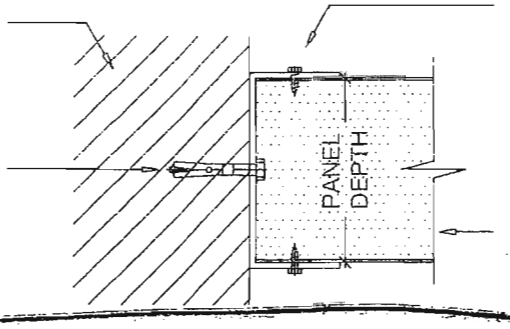
Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net

COMPOSITE ROOF ANCHORING DETAILS



ROOF PANEL TO FASCIA DETAIL

SCALE: 3" = 1'-0"



ROOF OR FLOOR PANEL TO WALL DETAIL

SCALE: 3" = 1'-0"

WOOD STRUCTURES SHOULD CONNECT TO TRUSS BUTTS OR THE SUB-FASCIA FRAMING WHERE POSSIBLE ONLY. 15% OF SCREWS CAN BE OUTSIDE THE TRUSS BUTTS, SUB-FASCIA AND THOSE AREAS SHALL HAVE DOUBLE ANCHORS. ALL SCREWS INTO THE HOST STRUCTURE SHALL HAVE MINIMUM 1-1/4" WASHERS OR SHALL BE WASHER HEADED SCREWS.

HEADER INSIDE DIMENSION SHALL BE EQUAL TO PANEL OR PAN'S DEPTH "t". THE WALL THICKNESS SHALL BE THE THICKNESS OF THE ALUMINUM PAN OR COMPOSITE PANEL WALL THICKNESS. HEADERS SHALL BE ANCHORED TO THE HOST STRUCTURE WITH ANCHORS APPROPRIATE FOR THE MATERIAL CONNECTED TO. THE ANCHORS DETAILED ABOVE ARE BASED ON A LOAD FROM 120 M.P.H. FOR SBC SECTION 1606 FOR A MAXIMUM POSSIBLE SPAN OF THE ROOF PANEL FROM THE HOST STRUCTURE.

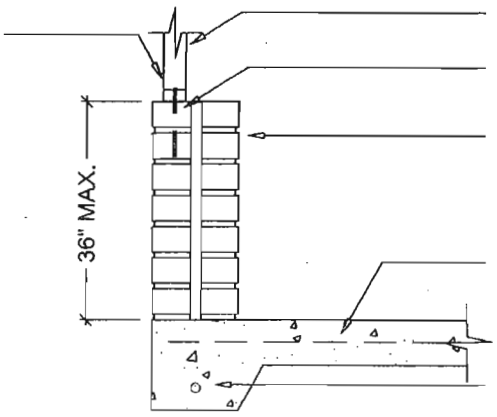
ANCHORS BASED ON 120 MPH WIND VELOCITY. FOR HIGHER WIND ZONES USE THE FOLLOWING CONVERSION:

100 -123	130	140	150
#8	#10	#12	#12

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net

1/4" x 6" RAWL TAPPER THROUGH 1" x 2" AND ROW LOCK INTO FIRST COURSE OF BRICKS

ALTERNATE CONNECTION OF SCREENED ENCLOSURE FOR BRICK OR OTHER NON-STRUCTURAL KNEE WALL
1" WIDE x 0.063" THICK STRAP @ EACH POST FROM POST TO FOOTING W/ (2) #10 x 3/4" S.M.S. STRAP TO POST AND (1) 1/4" x 1-3/4" TAPCON TO SLAB OR FOOTING



ALUMINUM FRAME SCREEN WALL

ROW LOCK

BRICK KNEEWALL TYPE S MORTAR REQUIRED FOR LOAD BEARING BRICK WALL

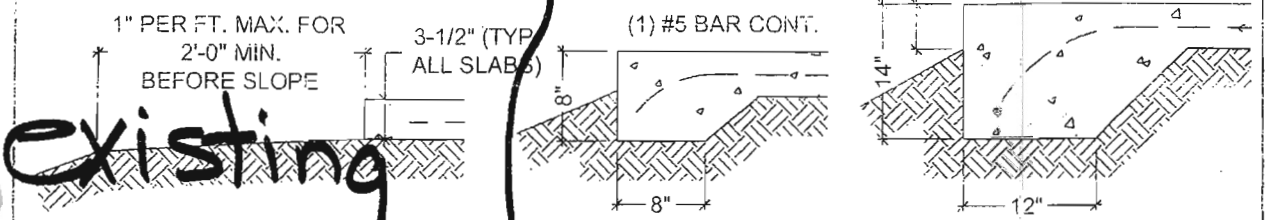
4" (NOMINAL) PATIO CONCRETE SLAB W/ 6 x 6 - 10 x 10 WELDED WIRE MESH (SEE NOTES CONCERNING FIBER MESH)

(1) #5 Ø BARS W/ 3" COVER (TYPICAL)

BRICK KNEE WALL AND FOUNDATION FOR SCREEN WALLS

SCALE: 3/4" = 1'-0"

existing



TYPE I
FLAT SLOPE / NO FOOTING
0-2" / 12"

TYPE II
MODERATE SLOPE FOOTING
2" / 12" - 1'-10"

TYPE III
STEEP SLOPE FOOTING
> 1'-10"

1. The foundations shown are based on a minimum soil bearing pressure of 1,500 psf. Bearing capacity of soil shall be verified, prior to placing the slab, by field soil test or a soil testing lab.
2. The slab / foundation shall be cleared of debris, roots, and compacted prior to placement of concrete.
3. No footing other than 3-1/2" (4" nominal) slab is required except when addressing erosion until the projection from the host structure of the carport or patio cover exceeds 16'-0". Then a minimum of a Type II footing is required. All slabs shall be 3-1/2" (4" nominal) thick.
4. Monolithic slabs and footings shall be minimum 2,500 psi concrete with 6 x 6 - 10 x 10 welded wire mesh or crack control fiber mesh: Fibermesh ® Mesh, InForce™ e3™ (Formerly Fibermesh MD) per maufacturer's specification may be used in lieu of wire mesh.
5. If local building codes require a minimum footing use Type II footing or footing section required by local code. Local code governs.
   (See additional detail for structures located in Orange County, FL)
6. If a carrier beam or fourth wall frame is required use a Type II footing minimum.

SLAB-FOOTING DETAILS

SCALE: 3/4" = 1'-0"

Lawrence E. Bennett, P.E. FL # 16644
CIVIL & STRUCTURAL ENGINEERING
P.O. Box 214368, South Daytona, Fl 32121
Telephone #: (386) 767-4774 Fax #: (386) 767-6556
Email: lebpe@bellsouth.net

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On November 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 23 MADISON CREEK PB 65 PGS 38 - 41

(The aforedescribed legal description has been provided to Seminole County by the owner of the aforedescribed property.)

FINDINGS OF FACT

Property Owner: Ly Phillip & Diep Thi Nguyen
4312 Comet Court
Oviedo, FL 32765

Project Name: Comet Court (4312)

Variance Approval:

Rear yard setback variance from 30 feet to 20 feet for a proposed addition in R-1A (Single Family Dwelling) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforedescribed property.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

a. The variance granted will apply only to the glass room addition at the rear of home as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforedescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

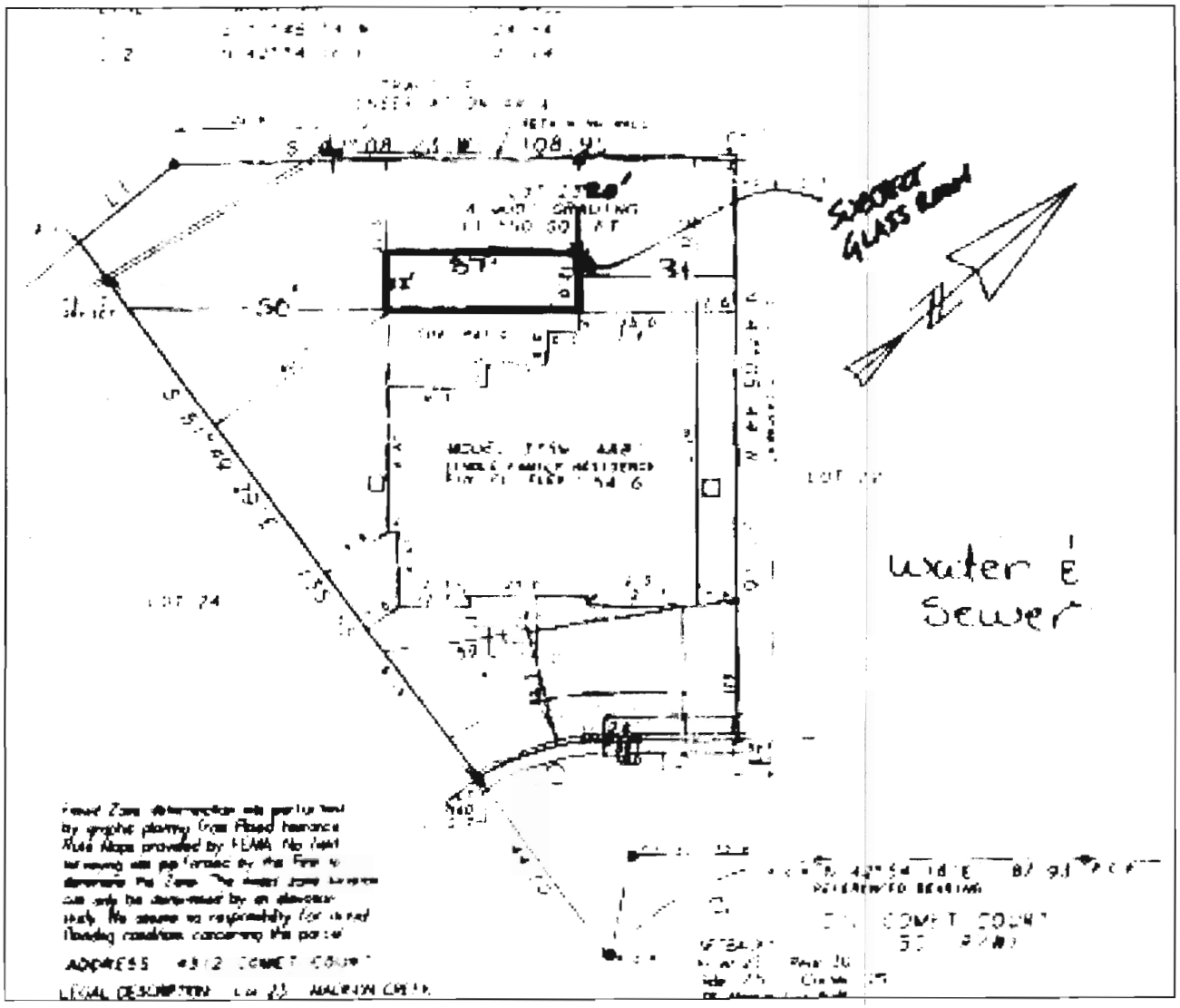
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____day of _____, 2008.

_____
Notary Public, in and for the County and State Aforementioned

My Commission Expires:


SLIDING GLASS DOOR
water & Sewer

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On November 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 23 MADISON CREEK PB 65 PGS 38 - 41

(The aforedescribed legal description has been provided to Seminole County by the owner of the aforedescribed property.)

FINDINGS OF FACT

Property Owner: Ly Phillip & Diep Thi Nguyen
4312 Comet Court
Oviedo, FL 32765

Project Name: Comet Court (4312)

Requested Variance:

Request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in R-1A (Single Family Dwelling) district.

Approval was sought to construct an addition at the rear of the home. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____day of _____, 2008.

_____
Notary Public, in and for the County and State Aforementioned

My Commission Expires: