



Board of Adjustment
6:30 PM **Monday, October 7, 2024**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. September 9, 2024 Regular Meeting Minutes

7. Variances

- a. 24-VAR-01 - 141 Clapper Ln

8. Other Business

9. Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

linda.mckinney@hollyspringsnc.us 919-557-3900



Holly Springs Board of Adjustment

Board of Adjustment Agenda Cover Sheet

Agenda Item#: 6.a.

Title: September 9, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Conor Ryan, Development Services

Action(s):

- Approve September 9, 2024 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. Sept_2024_Minutes

Town of Holly Springs
BOARD OF ADJUSTMENT MEETING MINUTES
Monday, September 9, 2024 – 6:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Board of Adjustment of the Town of Holly Springs met for their regularly scheduled meeting on September 9, 2024 in the Holleman Room, 128 South Main Street. At 6:00p after determining a quorum was present, Chair Loughridge called the meeting to order.

Staff Members Present: Sean Ryan, Planning Division Manager
Cheryl Caines, Senior Planner
Conor Ryan, Planner I
Brett Gosney, Planner II
Grayson Taylor, Planner III
Jay Osborne, Assistant Town Attorney
Nikki StPierre, Board of Adjustment Clerk

The Board completed roll call

Members Present: Jayson Greene, Vice Chair
Kimberly Day
David Williams

Alternate Members Present: (Non-Voting):
Chanel Wilkins

Members Absent: Joe Cimino
Ben Copeland, Chair
Herman Goldstein (*Alternate*)
Yan Higgins (*Alternate*)

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. June 3, 2024 Minutes

Motion:
Motion to approve the June 3, 2024 Minutes.

Motion by: Jayson Green

Second by: All in favor

Action: The Board of Adjustment voted in favor of the Motion. (3-0)

Agenda Item #7: Other Business

a. Training – Mock Variance Case

Staff reviewed Variance training to the Board of Adjustment members.

Agenda Item #9: Adjournment

Motion:

Motion to adjourn.

Motion by: Kimberly Day

Second by: Jayson Greene

Action: The Board of Adjustment voted in favor of the Motion. (3-0)

Time: 8:00 PM

Nikki StPierre

Board of Adjustment Clerk



Holly Springs Board of Adjustment

Board of Adjustment Agenda Cover Sheet

Agenda Item#: 7.a.

New Business

Title: 24-VAR-01 - 141 Clapper Ln

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Conor Ryan, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Make and accept the Findings of Fact for consideration of and approve/deny Variance.

Explanation:

- The Town has received a request for a Variance from Unified Development Ordinance (UDO) Table 2.2.1-A Development Standards for Residential Use Districts to allow for a reduction in the rear setback from 20' to 13'.

Background:

- The subject property is located with the Honeycutt Farm Development Options subdivision, which was approved in 2017.
- The subject property is zoned NR-CD Neighborhood Residential – Conditional Zoning District. In the NR zoning district, the primary rear building setback is a minimum of 20' per UDO Table 2.2.1-A. No zoning conditions allow for the reduction in the rear setback requirement.
- UDO Table 2.3.5-A allows for uncovered residential decks and patios (maximum of 5' in height above grade) to encroach into the setback and be as close as 5' from any side or rear property line. If an attached deck is more than 5' in height or is covered, it is required to meet the setbacks of the primary structure per UDO Table 2.2.1-A.

Funding Source(s):

N/A

Attachment(s):

1. 24VAR01_141Clapper_StaffReport
2. 24VAR01_141Clapper_Application
3. 24VAR01_141Clapper_SitePlan
4. 24VAR01_141Clapper_ApplicantEvidence



Development Services

Staff Report

Request for Variance of Development Standards 141 Clapper Ln. 24-VAR-01

Petitioner/Owners:

Chantal Callow
141 Clapper Ln
Holly Springs, NC 27540



Location:

☒ Within Corporate Limits of Holly Springs ☐ Within Holly Springs ETJ ☐ Annexation Pending

Staff Contacts: Conor Ryan, Planner I

Attachments:

Variance of Development Standards Petition
Variance of Development Standards Findings of Fact responses by petitioner
Site Plan with proposed porch and setback dimensions
Additional evidence provided by applicant



Parcel Information			
Owner	Parcel #	Zoning	Area
Chantal Callow	0648511872	NR-CD Neighborhood Residential – Conditional Zoning District	0.19 Acres
Total			0.19 Acres

Adjacent Property Site Data		
	Zoning	Existing Land Use
Subject Property	NR-CD Neighborhood Residential – Conditional Zoning District	Single Family Residential
North	NR-CD Neighborhood Residential – Conditional Zoning District	Single Family Residential
South	NR-CD Neighborhood Residential – Conditional Zoning District	Single Family Residential
East	NR-CD Neighborhood Residential – Conditional Zoning District	HOA Open Space (Floodplain)
West	NR-CD Neighborhood Residential – Conditional Zoning District	Single Family Residential

Property History

Rezoning History

Rezoning Number: 16-REZ-13

Original Zoning: R-30

Proposed Zoning: R-10 CU (reassigned to NR-CD)

Approved by Town Council on: 3/7/2017

Subdivision History

Project Number: 17-DO-02

Description: Honeycutt Farm

Approved by Town Council on: 11/21/2017

Variance Request

Variance 24-VAR-01 requested by Chantal Callow to allow for a Variance from the Unified Development Ordinance Table 2.2.1-A Development Standards For Residential Use Districts to allow for a reduction in the rear setback from 20' to 13' for the construction of a screened-in porch for the property located at 141 Clapper Ln, further described by the Wake County PIN no. 0648511872. The variance request will be limited to the area of encroachment.

UDO Requirements:

Table 2.2.1-A – Development Standards for Residential Use Districts

Minimum Rear Setback for properties in the NR district – 20'.



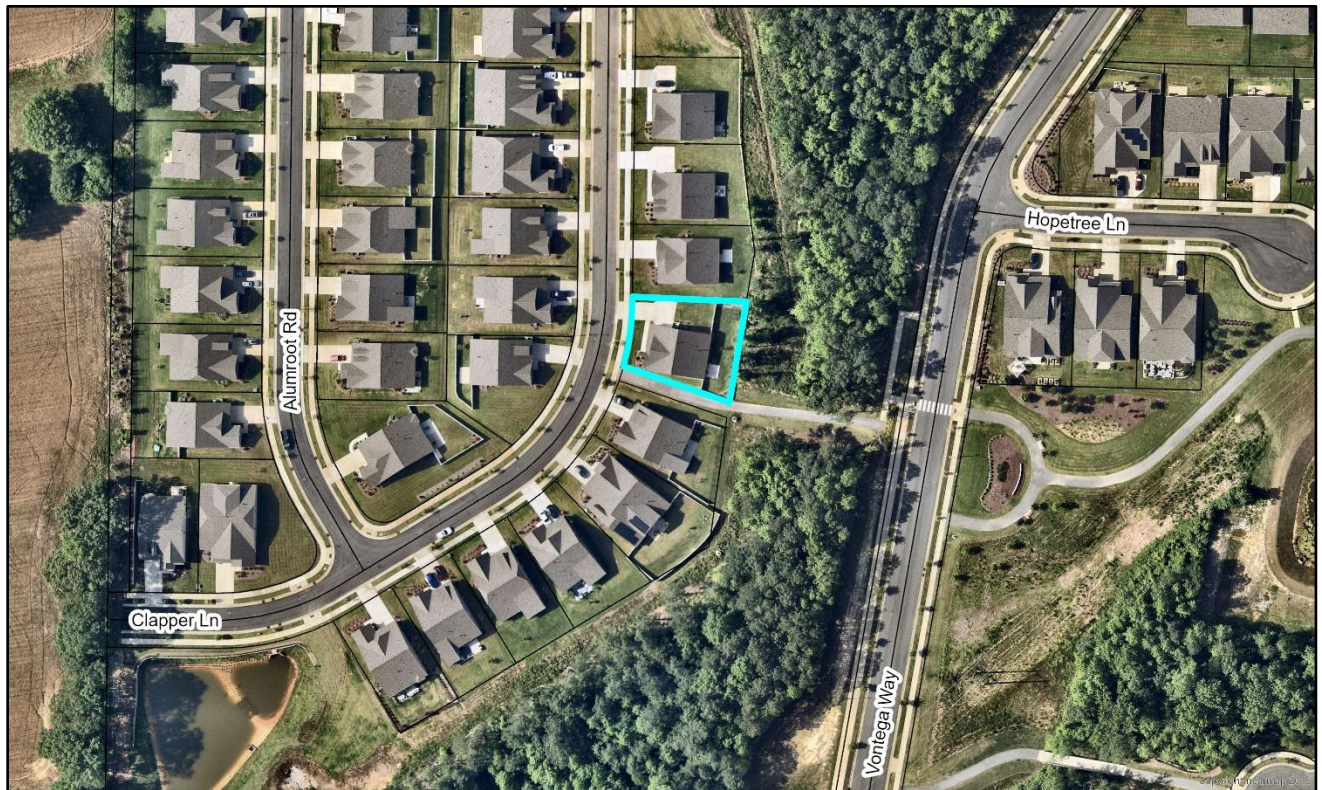
Property Owner Notification

All property owner notifications have been made in accordance with North Carolina General Statutes.

1. A notice of the public hearing was mailed to all property owners within 500 feet of the subject property.
2. A notice of public hearing sign was posted on the subject property.

Background Information

- The subject property is located with the Honeycutt Farm Development Options subdivision, which was approved in 2017.
- The subject property is zoned NR-CD Neighborhood Residential – Conditional Zoning District. In the NR zoning district, the primary rear building setback is a minimum of 20' per UDO Table 2.2.1-A. No zoning conditions allow for the reduction in the rear setback requirement.
- UDO Table 2.3.5-A allows for uncovered residential decks and patios (maximum of 5' in height above grade) to be set back a minimum of 5' from any side or rear property line. If an attached deck is more than 5' in height or is covered, it is required to meet the setbacks of the primary structure per UDO Table 2.2.1-A.
- See below for aerial imagery of the project site:



Board of Adjustment Findings

NOTE: Board of Adjustment Members should use the following area to make notes on evidence presented related to each of the required Findings as it is presented during the public hearing.

A variance may be granted by the Board if competent and substantial evidence is presented by the applicant which persuades the Board to either reach each of the following conclusions independently or be reasonably able to meet these conclusions upon implementation of conditions by the Board:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

Applicant Response:

If this ordinance were to be strictly applied, it would mean that I would have minimal use of my back yard, especially during the summer when multiple varieties of insect are abundant in the adjacent green space.

- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

Applicant Response:

The lot in question is located adjacent to a run-off area feeding Buckhorn creek. This is a "green strip" of natural trees and undergrowth. Rainwater from my, and adjacent lots is directed to run into this area, from where it eventually gets into Buckhorn creek proper.

As such, I have an abundance of bugs almost year round, regardless of whether the pest controller sprays their "anti-bug" solutions. I therefore chose to add a screened porch on a concrete pad that already exists. This would make it possible to spend some time outdoors without being eaten alive by insects.

My HOA approved the vendor's design which includes slightly widening the concrete. (not in the direction of the encroachment)

They proceeded with permitting, where the encroachment was discovered. Given that the parcel on the East side of my property is platted as open space, it is unlikely that another single family dwelling will ever be built there. Therefore, a variance to the current limit would allow me to erect a screened porch as was submitted for permitting.

The porch, as designed, would be approximately 13' from my fence, instead of the mandated 20'. The fence is erected a few inches inside my property line.

- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

Applicant Response:

I was not aware at the time of purchase that bugs would be a problem, neither was I made aware by the seller/developer that technically I would not be able to erect a porch within the limits of the lot as it exists. I had them add the concrete slab with the intention of erecting a screened porch at the back of my house after I move in.

- 4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Applicant Response:

I do not foresee any public safety issue by putting up my screened porch. Almost all the homes around here have some kind of enclosed outdoor area. I have no neighbors on the back side of my house or the south-south-west side. I can obtain approval from the one neighbor on the north-north-east side if needed.

In granting a variance, the Board shall have the authority to impose such conditions as deemed necessary by the Board to protect the interests of the surrounding area, preserve the spirit and intent of the UDO, and to promote the health, safety, morals, comfort convenience and welfare of person residing or working in or adjacent to the property. Such conditions can be the following non exclusive list of examples:

1. ***Limit the variance for specific duration.***
2. ***Require the provision of additional landscaping, screening, fencing or other methods to allow the varied property to harmonize with adjacent properties.***
3. ***Require the applicant to takes steps towards the elimination or reduction of noise, light, dust, vibration or other possible nuisance problems.***
4. ***Require more stringent signage limitations than provided under the UDO.***
5. ***Limit the hours of operation of a non-residential site.***

Board of Adjustment Motion

Based upon the Board's Findings of Fact, I move to approve/deny Variance 24-VAR-01 requested by Chantal Callow to allow for a Variance from the Unified Development Ordinance Table 2.2.1-A Development Standards For Residential Use Districts to allow for a reduction in the rear setback from 20' to 13' for the construction of a screened-in porch for the property located at 141 Clapper Ln, further described by the Wake County PIN no. 0648511872.

In addition, the following conditions must be satisfied (state conditions).

Agenda Item Completeness Checklist		
	Approved for Distribution	
Staff Member	Yes	Initials
Conor Ryan	X	CR
Development Review Engineer		
Parks Planner		
Planning Manager / Division Manager / Director		



Holly Springs Board of Adjustment Findings of Fact

1. The application for a variance was filed by all the owners of the land affected by the Variance.
2. The property is described as follows:

Site Address: 141 Clapper Ln

PIN: 0648511872

Lot Number: 47

Subdivision: Honeycutt Farm

Total Lot Size: 0.19 acres

Current Zoning District: NR-CD
3. The property is improved with a detached dwelling unit.
4. The zoning district requires a rear setback of 20 feet from the property line.
5. The requested variance is to reduce the required setback to 13 feet from the property line.
6. An Administrative Adjustment was unable to address the requested Variance.
7. There are no specific zoning conditions or conditions of approval that are part of a Special Use Permit, Planned Unit Development, or Conditional Zoning District that will be varied by this request.
8. A Plot Plan/Survey of depicting the Variance has been submitted by the Applicant.
9. The Variance application and other records pertaining to the Variance request are part of the record.
10. Notice of the Quasi-Judicial Hearing has been provided as required by NCGS and the Town of Holly Springs Unified Development Ordinance.

Additional Findings of the Board of Adjustment

11.

12.

13.

BOARD OF ADJUSTMENT HEARING WORKSHEET

Date of
Hearing: _____
Case Number: _____

BOA Member: _____

Finding of Fact	Fact	In Petitioner's Application	From Staff Report	Testimony at Hearing	Proven by Competent & Material Evidence?
Ex.	<i>The property is located at 123 Main Street</i>	X	X	X	X
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					

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VARIANCE REMINDERS

- The board can take issue with the facts that are presented by the applicant and find that the facts are NOT “competent,” “material,” or “substantial” and determine that the applicant has failed to establish a prima facie case (ie, the application fails)
 - **Material Evidence**- is recognized to mean “evidence having some logical connection with the facts of consequence or issues.”
 - **Substantial Evidence**- means such “relevant evidence as a reasonable mind might accept as adequate to support a conclusion.”—“It must do more than create the suspicion of the existence of the fact to be established... It must be enough to justify, if the trial were to a jury, a refusal to direct a verdict when the conclusion sought to be drawn from it is one of fact for the jury. Substantial evidence depends on the burden of proof. In a criminal trial, the evidence has to be so substantial as to overcome “reasonable doubt.” However, in civil matters (such as variances), it only needs to overcome a “preponderance of the evidence” standard. It only has to tip the scale of justice a little bit- not all the way as in a criminal matter.
 - **Competent evidence** is evidence that the fact finder determines has a sufficient indicia of reliability (ie, not hearsay or general nonsense) but evidence that as a tendency to make the existence of any fact that is of consequence to the determination of the action more probable or less probable than it would be without the evidence.
 - Additionally, evidence that is deemed to be not competent and which should not be considered by the Board includes lay opinion testimony of: (1) how the proposed variance would affect the value of surrounding properties; (2) that the proposed variance would pose a danger to public safety as a result of increased traffic; and (3) matters only an expert would generally be qualified to testify about. (from 160A-393(k)(3)).
- Use of Expert Testimony: An expert is generally someone smarter than the fact-finder on a given subject (typically licensed in their field). In a judicial proceeding, they are the only ones where their “opinion” is competent, material, and substantial evidence. An example would be a licensed real estate appraiser offering evidence of an opinion of an increase or decrease in property value, or a land planner stating that they are familiar with the “spirit and intent” of the UDO and in their professional opinion, the project is in keeping with the spirit and intent. Expert witness testimony may be challenged, however unless some fault is determined (like they based their opinion on bad data or hearsay), typically you need an another expert to offer an expert opinion to contradict what the first expert said. (Exception- the courts have consistently held that a property owner may give their opinion as to the value of their own property, even if they are not a licensed appraiser, however they are often trying to testify as to what the *future* value of their land would be if a project went through, and they are not likely competent to give evidence as to their properties future value.
- Board members sitting in a quasi-judicial capacity must base their decision to grant or deny a variance on objective factors, which are based upon the evidence presented, and not upon their subjective preferences or ideas.

- Board members should not accept outside evidence (conversations outside of sworn testimony, site visits, emails, unsworn documents) and should only rely on facts offered at the hearing, under oath.
- The board may not deny a permit in their unguided discretion or because, in their view, it would adversely affect the public interest.—“The denial of the conditional use permit may not be based on conclusions which are speculative, sentimental, personal, vague or merely an excuse to prohibit the requested use.”
- The Board sitting in a quasi-judicial capacity are performing as judges and must be neutral, impartial, and base their decisions solely upon the evidence submitted.—“Neutrality and the appearance of neutrality are equally critical in maintaining the integrity of our judicial and quasi-judicial processes”
- “Speculative assertions or mere expression of opinion about the possible effects of granting a permit are insufficient to support the findings of a quasi-judicial body”
- In quasi-judicial proceedings, no board or council member should appear to be an advocate for not adopt an adversarial position to a party, bring in extraneous or incompetent evidence, or rely upon ex parte communications (out of hearing) when making their decision.



VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

DPM Appendix #A.16 Supplement 20 February 2023

PETITION CONTACT INFORMATION <i>(Attach additional sheets if needed)</i>	
Applicant and Financially Responsible Party will need to register for an account on the Portal	
Project Applicant Check One: ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other	
Name: Chantal Callow	Company:
Mailing Address: 141 Clapper Lane	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 9252095016	E-Mail: chantal.callow@gmail.com
REQUIRED: Property Owner(s) if different from Applicant/Contact <i>(Attach additional sheets if needed)</i>	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:

PROJECT INFORMATION	
Project Name	Screened Porch Construction
Project Number	
Project Location <i>Use street address. If none, use closest intersection</i>	141 Clapper Lane, Holly Springs, NC 27540 ☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
Shopping Center/Lot #	LO47
PUD/Development	Honeycutt Farms
PIN(s)	0648511872
Project Acreage	.19
Current Zoning	NR-CD
Sketch Plan Held:	8/5/24

VARIANCE REQUEST (please be specific)	
UDO Section No:	Table 2.2.1-A
Section Title:	Development Standards For
Specific Vested Rights Request <i>(Attach additional sheets if needed)</i> :	
I am requesting a variance from the Rear Setback standard listed in UDO Table 2.2.1-A to reduce the rear setback from 20' to 13' to construct a screened-in porch. The final size of the porch will be 12' x 13'6". The 12' dimension is in the direction of the encroachment. The requested reduction in the setback is limited to the width of the proposed screened in porch, which is 13'6", and not applicable to the entire rear lot line.	

VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

DPM Appendix #A.16 Supplement 20 February 2023

FINDINGS OF FACT

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board of Adjustment to make a written determination. Use additional sheets if necessary.

1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

If this ordinance were to be strictly applied, it would mean that I would have minimal use of my back yard, especially during the summer when multiple varieties of insects are abundant in the adjacent green space.

2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Refer to attached letter, Lot47 Variance Application revised-2

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

I was not aware at the time of purchase that bugs would be a problem, neither was I made aware by the seller/developer that technically I would not be able to erect a porch within the limits of the lot as it exists. I had them add the concrete slab with the intention of erecting a screened porch at the back of my house after I move in.

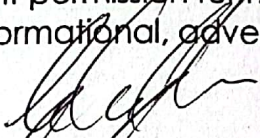
4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

I do not foresee any public safety issue by my putting up a screened porch. Almost all the homes around here have some kind of enclosed outdoor area. I have no neighbors on the back side of my house or the south-south-west side. I can obtain approval from the one neighbor on the north-north-east side if needed.

CERTIFICATE OF COMPLETION

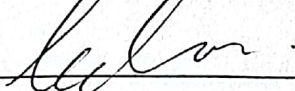
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Town Council and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant:



Date: 09/10/24

Signature of Owner:



Date: 09/10/24

The lot in question is located adjacent to a run-off area feeding Buckhorn creek. This is a "green strip" of natural trees and undergrowth. Rainwater from my, and adjacent lots is directed to run into this area, from where it eventually gets into Buckhorn creek proper.

As such, I have an abundance of bugs almost year round, regardless of whether the pest controller sprays their "anti-bug" solutions.

I therefore chose to add a screened porch on a concrete pad that already exists. This would make it possible to spend some time outdoors without being eaten alive by insects.

My HOA approved the vendor's design which includes slightly widening the concrete. (not in the direction of the encroachment)

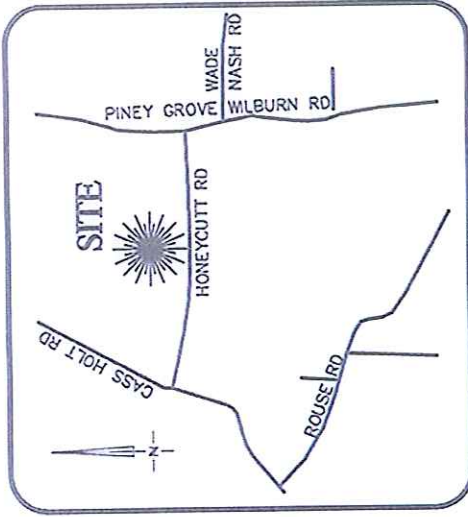
They proceeded with permitting, where the encroachment was discovered.

Given that the parcel on the East side of my property is platted as open space, it is unlikely that another single family dwelling will ever be built there.

Therefore, a variance to the current limit would allow me to erect a screened porch as was submitted for permitting.

The porch, as designed, would be approximately 13' from my fence, instead of the mandated 20'. The fence is erected a few inches inside my property line.

THIS IS TO CERTIFY THAT ON THE 9th DAY OF AUGUST 2023 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON, THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.



VICINITY MAP
Not To Scale

SEIBACKS: (ZONE R-10).

- FRONT YARD - 20'
- 1-CAR GARAGE - 20'
- 2-CAR GARAGE - 25'
- SIDE YARD - 5'
- REAR YARD - 25'

SIGNED

DEAN M. RHOADS, PLS (L-4679)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- CLOSURE EXCEEDS 1 INCH IN 10,000 FT.
- IPS - IRON PIN SET
- EIPO - EXISTING IRON PIPE
- CP - COMPUTED POINT
- DB - DEED BOOK
- PB - BOOK OF MAPS/PLAT BOOK
- PG - PAGE



STREET ADDRESS

#141

BM 2021 2262

OPEN SPACE 3

PRELIMINARY 100 YEAR
FEMA FLOOD PLAIN

20' TOWN OF HOLLY SPRINGS
PUBLIC UTILITY EASEMENT

47

S09°35'03"W
94.46'

8,130 S.F.
0.19 AC

PATIO

Proposed
13x12
Screen porch

SINGLE-STORY
FRAME W/
SIDING

#141

HVAC

CONC.
DRIVE

48

S87°33'36"E 105.47'

SEIBACKS (TYP)

46

N71°10'54"W
103.44'

SIDEWALK

CLAPPER LANE

51' PUBLIC R/W

House - 2344
Drive + walkway - 1116.1

Total - 3460
Proposed - 212
New total - 3672 sq ft

Larry Kusan, PE
Cell: (919) 805-0928

KUSAN
ENGINEERING, PLLC
NC License No. P-1040

1625 Bent Road
Wake Forest, NC 27587

Date: July 5, 2024

To: Bob Gustavson, Dream Spaces
2650 Discovery Dr, Suit 102
Raleigh, NC, 27616



Job ID: 24-DS-010

Job Title: Straight-Eave Screenroom on modified concrete patio foundation

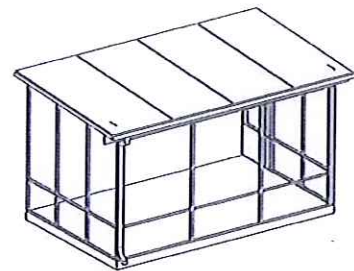
Job Location: Chantal Callow
141 Clapper Ln
Holly Springs, NC 27540

Prior to beginning of construction, your builder shall verify dimensional form and fit for correctness, verify existing structures, framing, and planned attachment methods. This Document recommends construction of a Turned Down Concrete Slab overpour, appoximately 13'-6" wide by 12'-0" deep, that will support construction of a Four Seasons Screenroom on a concrete patio modified into a Turned Down concrete Slab (TDS), approx the same size.

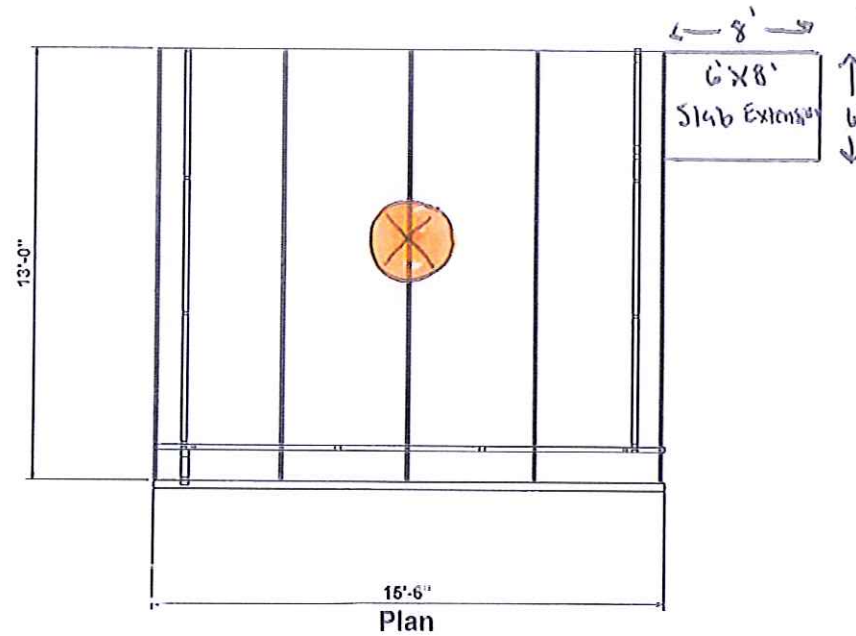
When completed, this Screenroom on its TDS will meet the 2018 NC Residential Building Code with the following specifications:

- o Environmental roof live load - 20psf
- o TDS - 40/10psf
- o Wind speed - 115MPH
- o Wind exposure - B.

Project No.	Revision #	Revision Date	Revision By	File Name
Date				Chantal Callowain
Drawn By				Sheet Number
Scale				1 of 1
				Notes



Axonometry



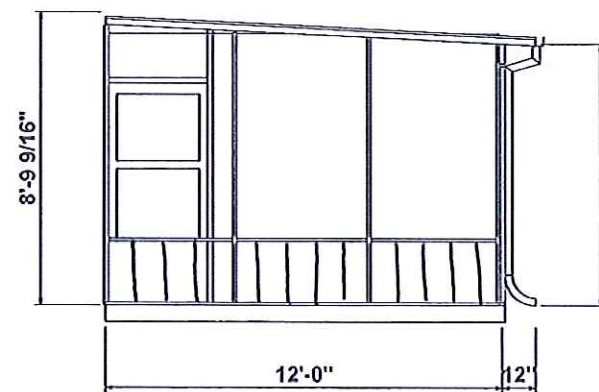
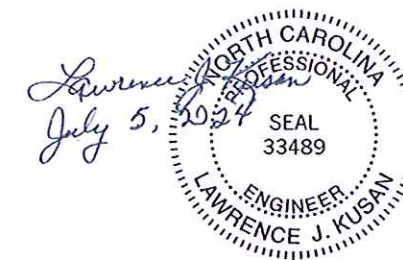
Plan

1- CEILING FAN

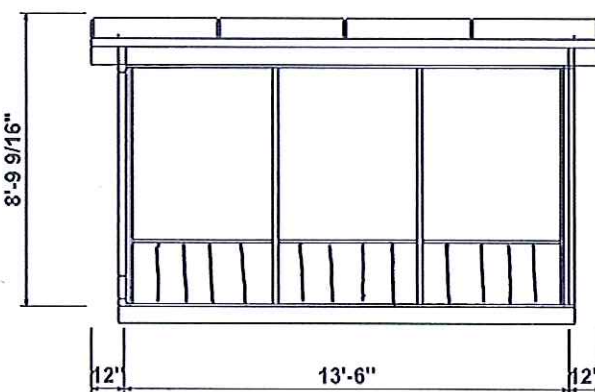
1- OUTSIDE LIGHT

Windload Capacity

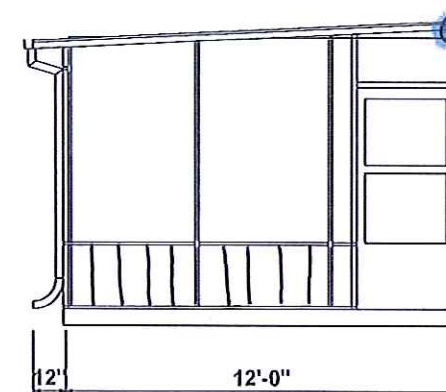
Max windload on sides is calculated to be less than 580# at rated windspeed.
Retention of roof attachment anchors within the first 2' on each side provide of
screenroom provide more than 1200# of holding power, greatly exceeding the max
windload on this screenroom. Add to this retention capacity, the side wall anchors
holding the wall framing down to the foundations provide more than 3000# on each side.
This screenroom exceeds the 2018 NC RBC windload requirement at 115mph Exp B.



Left Elevation



Front Elevation



Right Elevation

Four Seasons Solar Products LLC

Account #

Purchase Order #

Customer Name

Customer Address

Customer Phone #

Chantal Callow

141 Clapper Lane

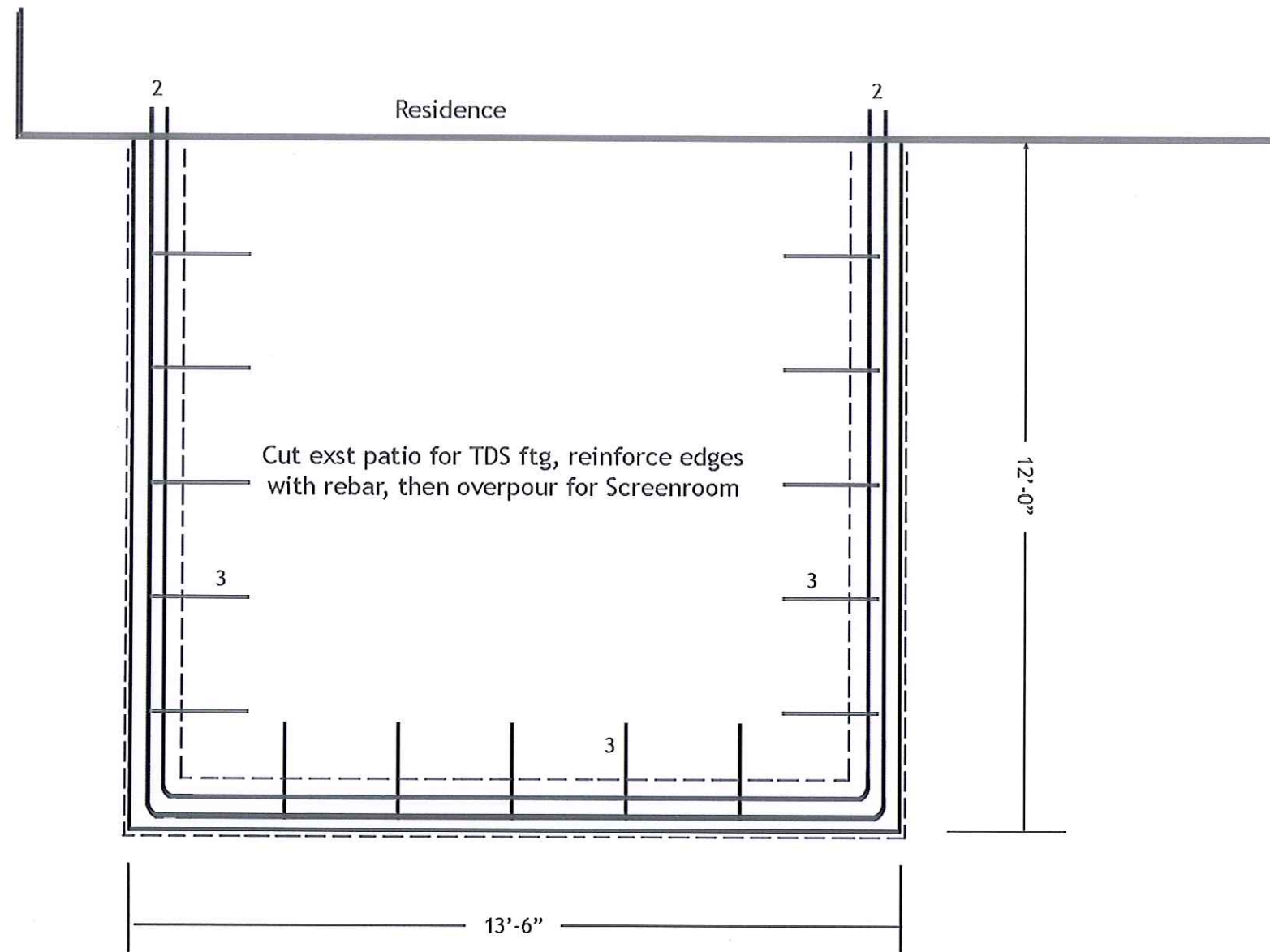
Holly Springs, NC, 27540

925-209-5016



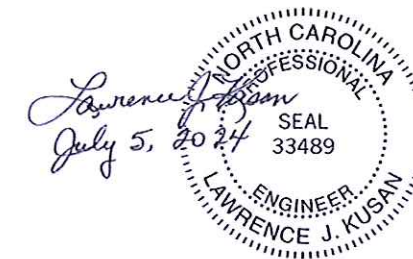






Notes:

1. Cut exst patio for 12" wide x 12" deep ftg below grade as ind by dashed lines.
2. Reinforce ftg with (2) #4 rebar on 3" chairs pinned into residence's exst fdn as ind.
3. Place 20" #4 rebar bridges over cut in patio @ 2' oc as ind.
4. Form and pour TDS over-pour slab with 3000psi concrete mix with fiber.
5. Install screenroom sill tracks to conc fdn using (1) 3/8"x4" (1)-pc wedge bolts within 3" of each track end, (1) within 3" on each side of posts, and (1) @ approx 16" oc.
6. Prepare area for attachment of roof receiving channels. Install channel with (2) 3/8" HDG lags into each stud, HDR, rim band, rafter tail, or sturdy build-up with min 3" embedment @ 16" oc, and near each end.
7. Attach wall bars for side wall attachment to residence's wall sheathing with 1/4" SS pointed hexhead screws long enough for full penetration thru wall sheathing, with full thread engagement in sheathing, min 11/4" length as follows. Install (4) screws within 8" of top end, (2) screws within 6" of bot end, and (1) screw @ 12" oc in between. If attaching to corner or other sturdy stud framing, attach wall bars with (2) 3/8"x3" HDG lags within 6" of the upper end @ 3" apart, (1) same within 6" of the bottom end, and (1) same in between @ 24" oc.
8. Complete Screenroom construction per the attached Installation Manual.



Modified Patio for Screenroom TDS

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

Construction is typical

FOUR SEASONS BUILDING PRODUCTS

SCREEN, ACRYLIC, & VINYL ROOM ENCLOSURE MASTER PLAN

GENERAL NOTES:

- FOUNDATIONS
 - ALL SUBSTRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS & DECS SHALL BE DESIGNED BY OTHERS.
 - CONNECTION DETAILS SHOWN ON DRAWINGS INDICATE MINIMUM REQUIREMENTS BASED ON CAPACITY OF COMPONENTS. THE ACTUAL CONNECTIONS TO SUBSTRUCTURE SHALL BE DESIGNED BY OTHERS.
 - STRUCTURES DESIGNED USING THIS DOCUMENT SHALL BE LIMITED TO A MAXIMUM PROJECTION OF 16 FT. FOR A 4' EXISTING SLAB AND 20 FT. WITH A TYPE II FOOTING FROM THE HOST STRUCTURE.
 - FREESTANDING STRUCTURES SHALL BE LIMITED TO THE MAXIMUM SPANS AND SIZE LIMITS OF COMPONENT PARTS. LARGER STRUCTURES WILL REQUIRE SITE SPECIFIC ENGINEERING.
- EXISTING STRUCTURES
 - THE CAPACITY OF THE EXISTING OR NEW STRUCTURE TO RESIST ALL LOADS IMPOSED BY THE ENCLOSURE SHALL BE EVALUATED BY OTHERS.
 - CONNECTION DETAILS SHOWN ON DRAWINGS INDICATE MINIMUM REQUIREMENTS BASED ON CAPACITY OF COMPONENTS. THE ACTUAL CONNECTIONS TO SUBSTRUCTURE SHALL BE DESIGNED BY OTHERS.
- MOBILE & MANUFACTURED HOST STRUCTURES
 - STRUCTURES TO BE PLACED ADJACENT TO MOBILE/MANUFACTURED HOMES SHALL USE "FOURTH WALL" CONSTRUCTION. THIS APPLIES TO UTILITY SHEDS, CARPORTS, AND/OR OTHER STRUCTURES TO BE ATTACHED.
 - "FOURTH WALL" CONSTRUCTION MEANS THE ADDITION SHALL BE SELF SUPPORTING WITH ONLY THE ROOF FLASHING OF THE TWO UNITS BEING ATTACHED. FOURTH WALL CONSTRUCTION IS CONSIDERED AN ATTACHED STRUCTURE. THE MOST COMMON "FOURTH WALL CONSTRUCTION" IS A POST & BEAM FRAME ADJACENT TO THE MOBILE/MANUFACTURED HOME. THE SAME SPAN TABLES CAN BE USED AS FOR THE FRONT WALL BEAM, POSTS AND BEAMS SHALL BE SIZED ACCORDING TO CHARTS LISTED HEREIN.
 - IF THE MOBILE/MANUFACTURED HOME MANUFACTURER CERTIFIES IN WRITING THAT THE MOBILE HOME MAY BE ATTACHED TO, THEN A "FOURTH WALL" IS NOT REQUIRED.
- STRUCTURAL STEEL
 - ALL STRUCTURAL STEEL CONFORMS TO A36 OR ASTM A572 GRADE 50.
- ALUMINUM
 - ALL STRUCTURAL ALUMINUM CONFORMS TO THE MINIMUM REQUIREMENTS OF 6005-T5 FOR ALLOY AND TEMPER.
 - ALL STRUCTURAL ALUMINUM WORK CONFORMS TO "PART 1: A SPECIFICATIONS FOR ALUMINUM STRUCTURES-ALLOWABLE STRESS DESIGN" OR "PART 1-B: SPECIFICATIONS FOR ALUMINUM STRUCTURES-BUILDING LOAD RESISTANCE FACTOR DESIGN" OF THE ALUMINUM ASSOCIATION, INC., EIGHTH EDITION, EFFECTIVE 2010.
 - IN ALL INSTANCES WHERE ALUMINUM COMES INTO CONTACT WITH STEEL, PROVIDE DIELECTRIC SEPARATION.
 - INTERIOR ROOF PANEL FACING IS ALUMINUM CONFORMING TO REQUIREMENTS FOR 3105-H14 ALLOY AND TEMPER WITH A 0.024 IN. THICKNESS.
 - EXTERIOR ROOF PANEL FACING IS ALUMINUM CONFORMING TO REQUIREMENTS FOR 3105-H14 ALLOY AND TEMPER WITH A 0.024 IN. THICKNESS.
 - ALUMINUM ROOF PANEL SKIN TO BE PAINTED.
 - ALL EXPOSED ALUMINUM SHALL MEET STRENGTH REQUIREMENTS OF ASTM B 221 AFTER PAINTING.
 - ANY STRUCTURE WITHIN 1500 FT. OF A SALT WATER AREA (BAY OR OCEAN) OR COVERING A POOL WITH A SALT WATER CHLORINATION SYSTEM SHALL HAVE FASTENERS MADE OF NON-MAGNETIC STAINLESS STEEL GRADE 304 OR 316 SERIES.
- FASTENERS
 - ALL LAG BOLTS SHALL CONFORM TO ASTM A36.
 - ALL LAG BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 8X BOLT DIAMETER INTO STRUCTURAL FRAMING (5X-0.12 IN. IN).
 - LAG BOLTS AND SCREWS INTO WOOD FRAMING SHALL BE PROVIDED WITH PILOT HOLES HAVING A DIAMETER NOT GREATER THAN 70% OF THE THREAD DIAMETER OF THE BOLT OR SCREW. ALL LAG BOLTS AND SCREWS SHALL BE INSERTED IN PILOT HOLES BY TURNING AND UNDER NO CIRCUMSTANCES BY DRIVING WITH A HAMMER.
 - ALL EXPANSION ANCHORS SHALL BE DESIGNED (BY OTHERS) IN ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S REQUIREMENTS AND ALLOWABLE LOADS AND SHALL ONLY BE APPLIED IN CONDITIONS ACCEPTABLE TO THE MANUFACTURER.
 - ALL MASONRY SHALL BE IN CONFORMANCE WITH ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
 - ALL FASTENERS CONNECTING ALUMINUM COMPONENTS ARE STAINLESS STEEL TYPE 300 18-8 OR MUST HAVE A CORROSION-RESISTANT COATING.
- ROOF PANELS
 - SEE GENERAL NOTES PART D "ALUMINUM" FOR PANEL SKIN INFORMATION.
 - PANEL CORE FOAM IS PREFORMED EXPANDED POLYSTYRENE BOARD (EPS) WITH A NOMINAL DENSITY OF 1 POUNDS PER CUBIC FOOT.
 - SEE SHEET -- FOR FURTHER ROOF PANEL DETAILS AND PERFORMANCE CHARTS.
 - ALL GUTTER SYSTEMS IN WHICH THE BACK OF THE GUTTER IS AT OR ABOVE THE PANEL RIB OR ABOVE THE TOP SURFACE OF COMPOSITE PANEL ROOF SHALL HAVE A MINIMUM 2" DIAMETER HOLE IN ALL GUTTER END CAPS OR ALTERNATE WATER RELIEF PORTS IN GUTTER.
- ROOM SPECIFICS
 - SCREEN WALLS BETWEEN EXISTING WALLS, FLOORS, AND CEILINGS ARE CONSIDERED INFILLS AND SHALL BE ALLOWED & HEIGHTS SHALL BE SELECTED FROM THE SAME TABLES AS FOR OTHER SCREEN WALLS.
 - SPANS MAY BE INTERPOLATED BETWEEN VALUES BUT NOT EXTRAPOLATED OUTSIDE VALUES.
 - WHEN NOTES REFER TO SCREEN ROOMS, THEY SHALL APPLY TO ACRYLIC/VINYL ROOMS ALSO.
 - SCREEN, ACRYLIC, OR VINYL ROOMS ENGINEERING IS FOR ROOMS WITH SOLID WALL AREAS OF LESS THAN 40%. VINYL WINDOWS ARE NOT CONSIDERED SOLID AS PANELS SHOULD BE REMOVED WHEN WIND SPEEDS REACH 175 MPH.
- DEFLECTION CRITERIA
 - ALL MEMBERS MEET OR EXCEED THE FOLLOWING MINIMUM DEFLECTION LIMITS:
 - STRUCTURAL ALUMINUM: $DL + LL: L/120$
 - PANELS: $LL: L/120$
- DESIGN LIVE LOADS
 - STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR FULL DEAD LOADS AND THE FOLLOWING LIVE LOADS IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.
 - LOADS AS PER 2009, 2012 AND 2015 INTERNATIONAL BUILDING CODE.
 - LATERAL DESIGN CONTROLLED BY WIND.
- COORDINATION
 - METALS USA IS NOT RESPONSIBLE FOR VERIFYING AND COORDINATING THE INFORMATION BETWEEN THESE DRAWING AND ANY OTHER DRAWINGS USED IN CONJUNCTION WITH THESE DRAWINGS.
- ABBREVIATIONS
 - THE FOLLOWING ABBREVIATIONS ARE NOT INTENDED TO REPRESENT ALL THOSE THAT MAY BE USED ON THESE DRAWINGS, BUT TO SUPPLEMENT THE MORE COMMON ABBREVIATIONS USED:
 - TYP.- TYPICAL
 - SIM.- SIMILAR
 - UN.- UNLESS OTHERWISE NOTED
 - CONT.- CONTINUOUS
- CONSTRUCTION SAFETY
 - THESE DRAWINGS DO NOT CONTAIN NECESSARY COMPONENTS FOR SAFETY DURING CONSTRUCTION.
 - THE INSTALLER SHALL PROVIDE ADEQUATE TEMPORARY BRACING, SHORING, OR OTHER SUPPORT OF FRAMING AGAINST WIND, CONSTRUCTION LOADS, AND OTHER TEMPORARY FORCES UNTIL NO LONGER REQUIRED FOR THE SUPPORT OF THE FRAMING.
- PATIO COVER
 - REFERENCE APPENDIX I OF THE 2009, 2012 AND 2015 IBC/IRC FOR FURTHER PATIO ENCLOSURE REQUIREMENTS.
 - FRAMING SYSTEMS AND ROOM ADDITIONS USING THIS DOCUMENT COMPLY WITH REQUIREMENTS OF THE ANSIA/NFPA/ISA 2100-10 FOR CATEGORY I, II, & III SHEDS, NON-HABITABLE AND UNCONDITIONED.

WIND SPEED	SCREEN & VINYL ROOMS		ROOF OVERHANG
	ROOF	WALLS	
120 MPH	11	8	40
130 MPH	14	9	46
140 MPH	16	10	53
150 MPH	18	12	61
160 MPH	20	14	70
170 MPH	23	17	79
180 MPH	29	19	88

NOTES:

- THE STRUCTURES DESIGNED HEREIN ARE SOLID ROOF, SCREEN OR VINYL WALLED AND ARE CONSIDERED TO BE ENCLOSED STRUCTURES DESIGNED TO BE MARRIED TO AN EXISTING STRUCTURE.
- DESIGN WIND LOADS ABOVE ARE FROM THE 2012 & 2015 IBC AND IRC. THE LOADS ASSUME A MEAN ROOF HEIGHT OF LESS THAN 30 FT., ROOF SLOPE OF 0 TO 20 DEGREES, RISK CATEGORY I STRUCTURE. ALL LOADS BASED ON 20/20 SCREEN OR LARGER. ALL PRESSURES SHOWN IN THE ABOVE TABLE ARE IN POUNDS PER SQUARE FOOT (PSF). UTILIZE FIGURE 26.5-1C FOR APPLICABLE WIND SPEED.

MEAN ROOF HT. (FT)*	SPAN MULTIPLIERS	
	EXPOSURE B TO C	EXPOSURE B TO D
0-15	0.91	0.83
15-20	0.88	0.81
20-25	0.86	0.79
25-30	0.85	0.78
30-40	0.85	0.78

*NOTE: USE THE LARGER MEAN ROOF HEIGHT OF THE HOST STRUCTURE OR ENCLOSURE, VALUES ARE FROM ASCE7-05.

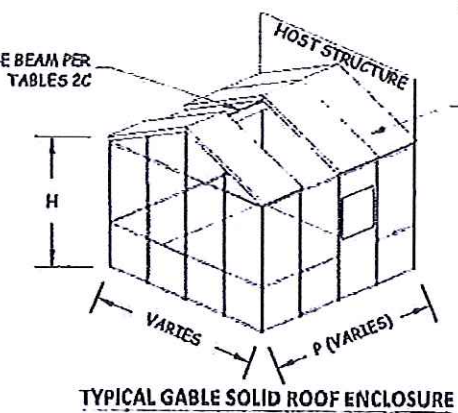
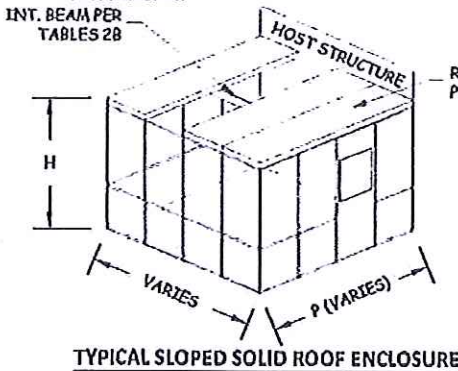
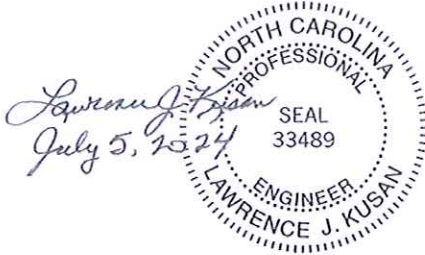
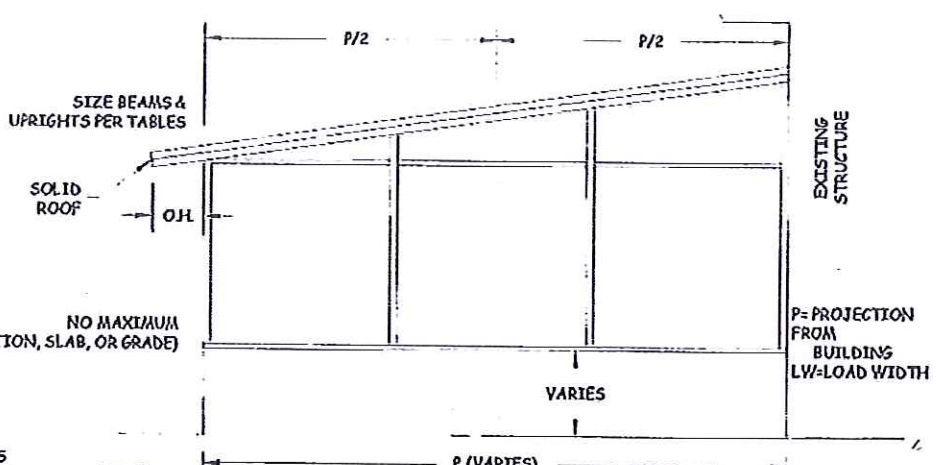
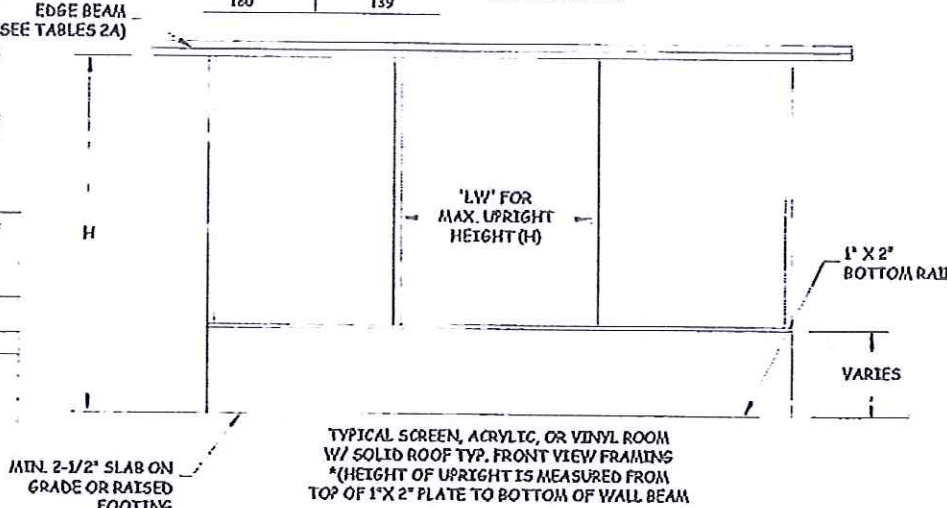


TABLE 1B WIND SPEED CONVERSION BASED ON 2012 IBC TABLE 1609.3.1

2012 WIND SPEED V ₅₀ (MPH)	2009 WIND SPEED V ₅₀ (MPH)
100	78
110	85
120	93
130	101
140	109
150	116
160	124
170	132
180	139



- TO USE DRAWINGS WITH 2009 IBC/IRC:
- DETERMINE WIND SPEED FROM FIGURES IN 2009 IBC
 - CONVERT TO 2012 / 2015 WIND SPEED
 - UTILIZE REMAINING TABLES IN THIS SET USING 2012 / 2015 WIND SPEEDS



NOTES:

- ANCHOR 1" X 2" OPEN BACK EXTRUSION W/ 1/4" X 2-1/4" CONCRETE FASTENER AT 24" O.C. MAX. & 6" FROM EITHER SIDE OF EACH UPRIGHT. ANCHOR TO WOOD WALL W/ #10 X 2-1/2" W/ WASHER OR WASHER HEAD AT 24" O.C. ANCHOR EDGE BEAM AND COLUMN INTERNALLY OR WITH ANCHOR CLIPS & (2) #8 SCREWS AT EACH CONNECTION.
- SELECT FRONT WALL EDGE BEAM FROM TABLE USING LARGER LOAD WIDTH VALUE OF P/2 OR P/2 + O.H.
- ANCHORS BASED ON 123 MPH WIND VELOCITY. FOR HIGHER WIND ZONES USE THE FOLLOWING CONVERSION:

WIND SPEED	120-160 MPH	170 MPH	180 MPH
SIZE (DIAM.)	#8	#10	#12

TITLE: SCREEN, ACRYLIC, & VINYL ENCLOSURE
GENERAL NOTES & WALL ELEVATIONS

REVISIONS

NO.	DESCRIPTION	BY	DATE

PREPARED BY:

A.S. ENGINEERING SERVICES P.C.
112 WILSON DRIVE
PORT JEFFERSON, NY 11777

PH: (631) 560-0259 FX: (631) 938-0764

DATE:

07.29.14

DWN BY:

JLA

CHK BY:

HFN

SCALE:

NTS

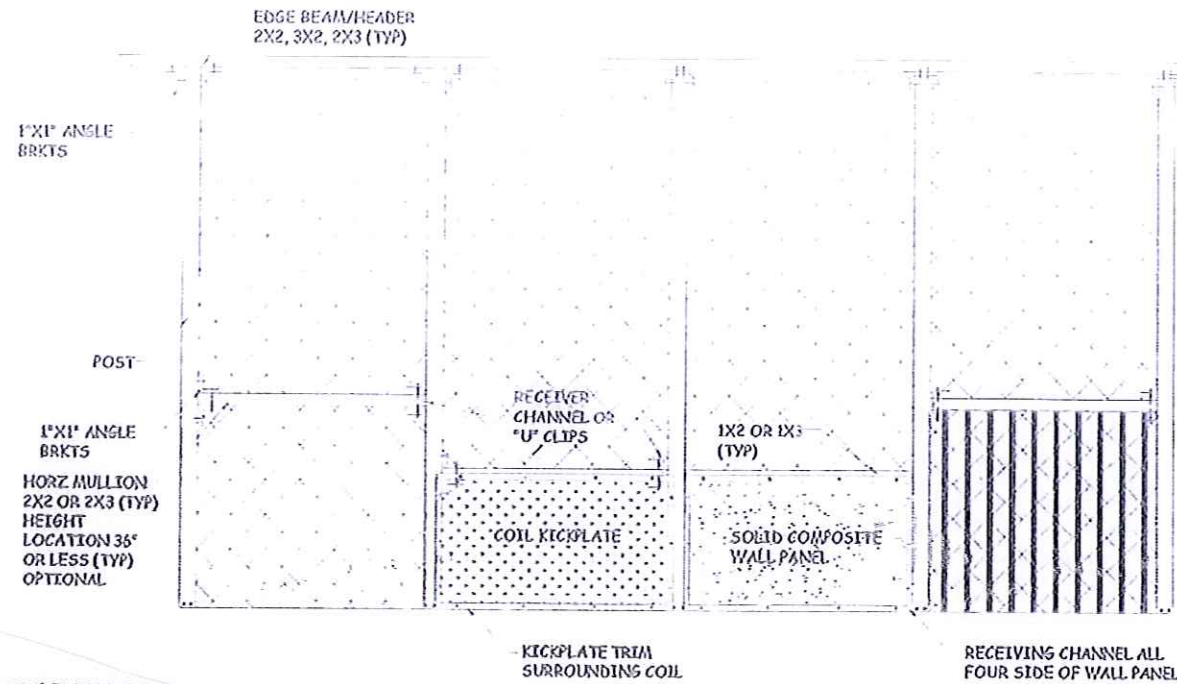
DWG #:

MUS001

SHEET:

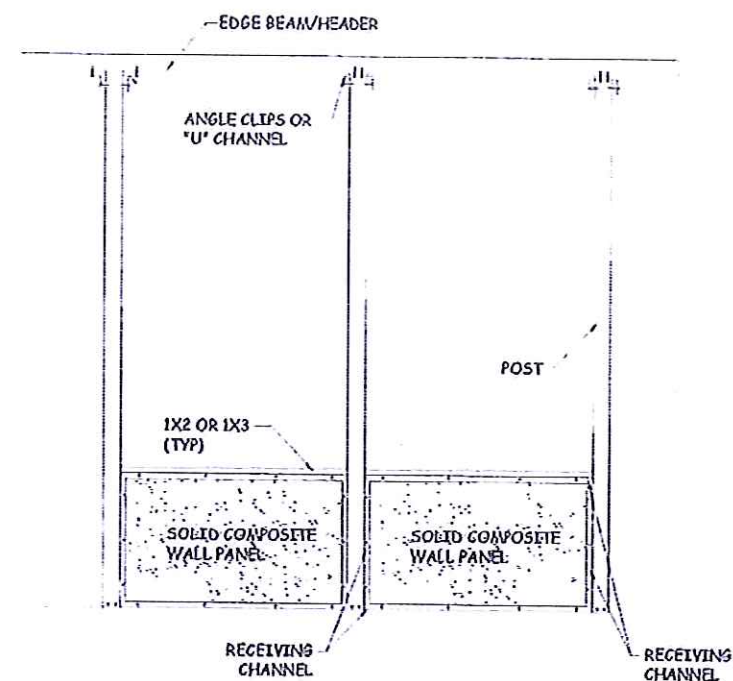
1 OF 22

FOUR SEASONS
BUILDING PRODUCTS

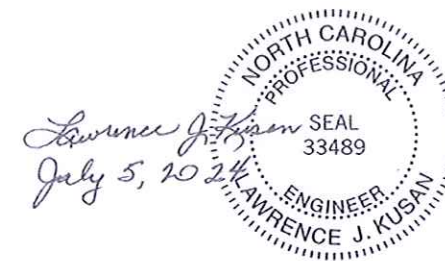


- SCREEN WALLS CAN HAVE
1. SCREEN TO THE FLOOR OR
 2. COIL KICKPLATE, HEIGHT VARIES, (TYP) 36" OR LESS OR
 3. SOLID COMPOSITE WALL PANEL (LWP), HEIGHT VARIES, (TYP) 36" OR LESS OR
 4. SCREEN TO FLOOR WITH GUARDRAIL AND PICKET, SPACING 4" OR LESS

SCREEN ROOM WITH COMPOSITE WALL PANEL ELEVATION



COMPOSITE WALL PANEL ELEVATION



TITLE: SCREEN, ACRYLIC, & VINYL
ENCLOSURE
TYPICAL
ELEVATIONS

FOUR SEASONS
BUILDING PRODUCTS

REVISIONS

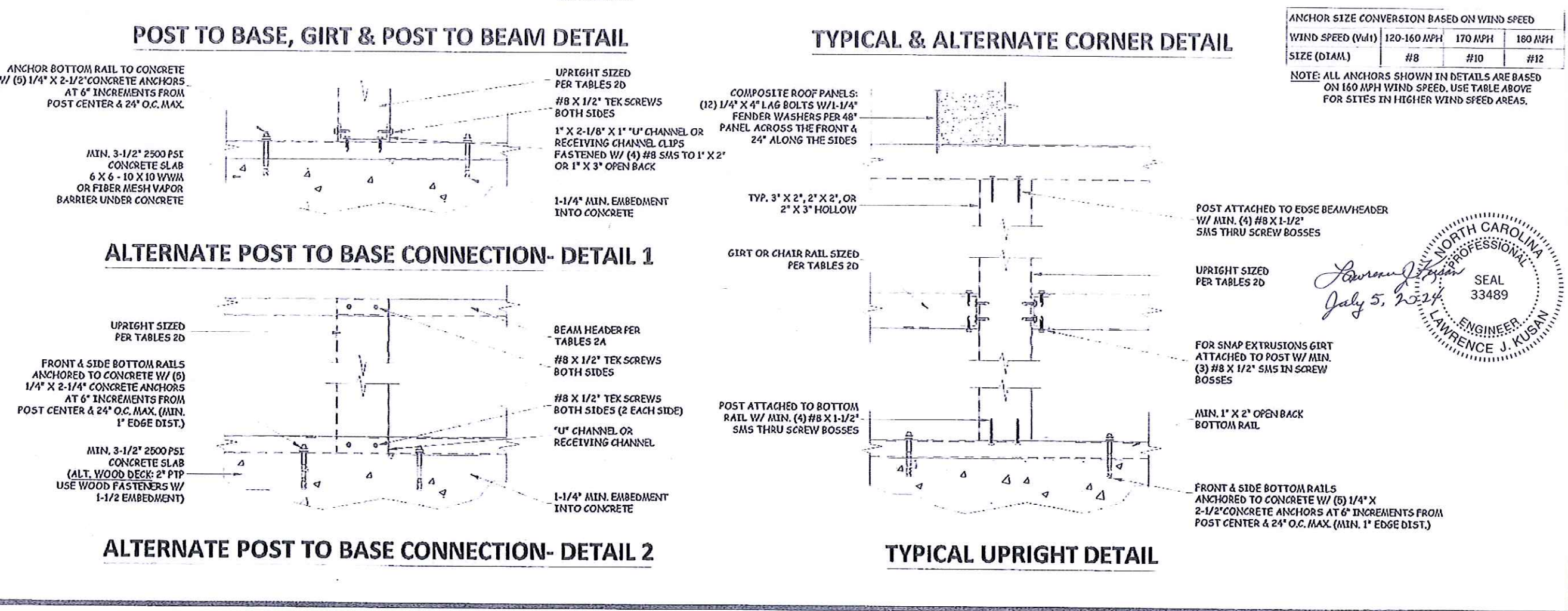
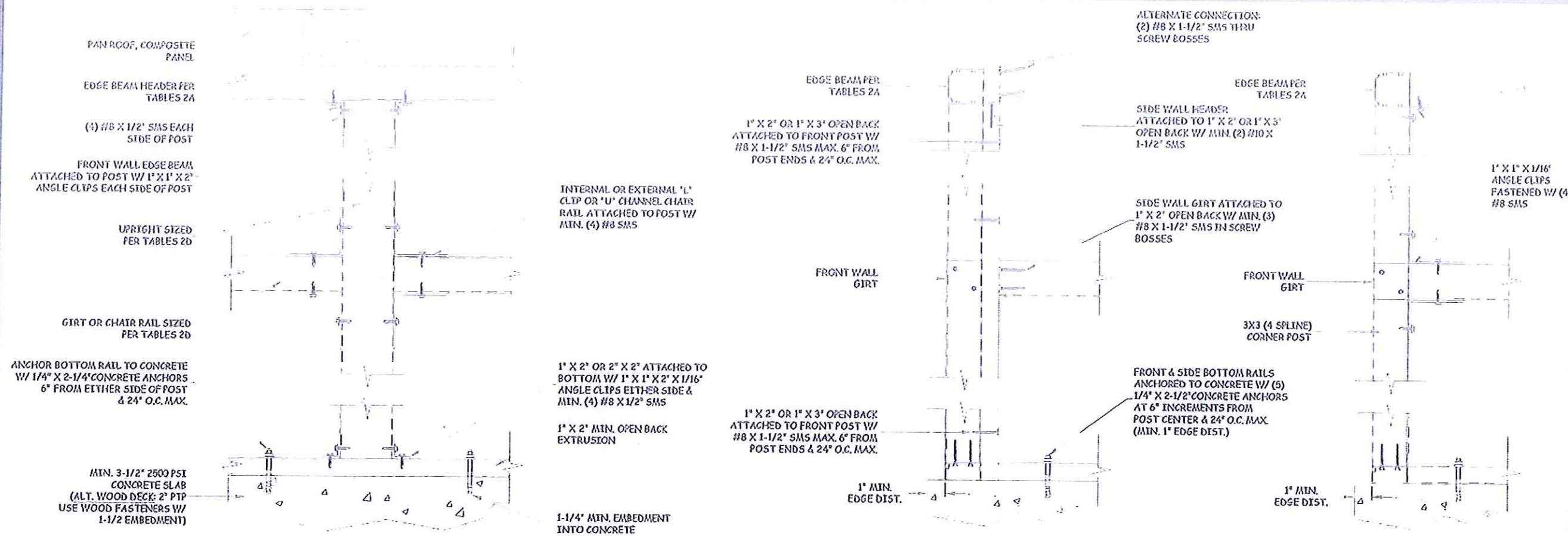
NO.	DESCRIPTION	BY	DATE

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DATE: 07.29.14
DWN BY: JLA
CHK BY: HFN
SCALE: NTS

DWG #: **MUS002**

SHEET: **2 OF 22**



ANCHOR SIZE CONVERSION BASED ON WIND SPEED

WIND SPEED (V _{ult})	120-160 MPH	170 MPH	180 MPH
SIZE (DIAM.)	#8	#10	#12

NOTE: ALL ANCHORS SHOWN IN DETAILS ARE BASED ON 160 MPH WIND SPEED. USE TABLE ABOVE FOR SITES IN HIGHER WIND SPEED AREAS.

NORTH CAROLINA
 PROFESSIONAL ENGINEER
 LAWRENCE J. KUSAN
 SEAL 33489
 July 5, 2024

TITLE: SCREEN, ACRYLIC, & VINYL ENCLOSURE
TYPICAL SECTION DETAILS

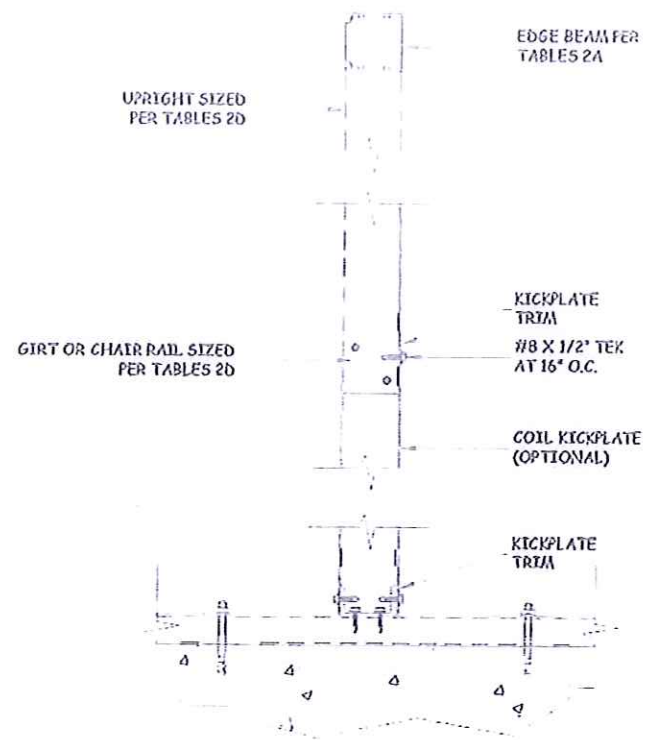
FOUR SEASONS BUILDING PRODUCTS

REVISIONS		NO.	DESCRIPTION	BY	DATE

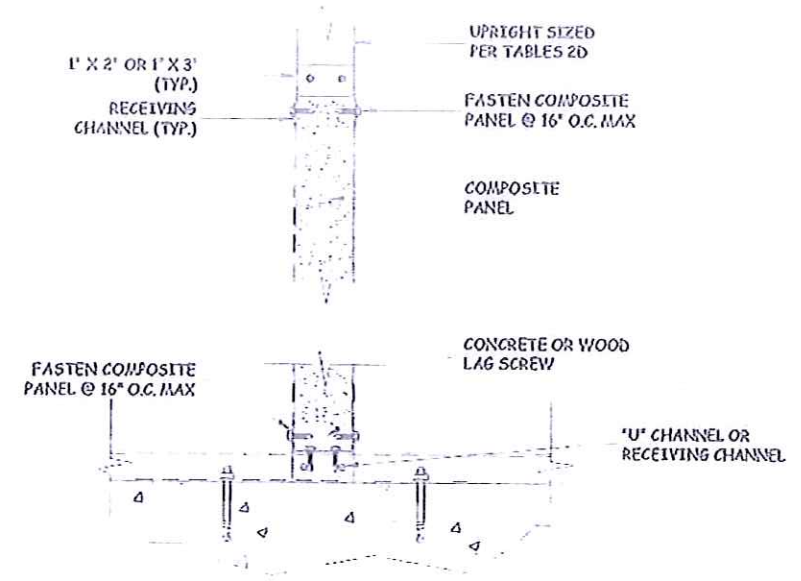
PREPARED BY: A.S. ENGINEERING SERVICES P.C.
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DATE: 07.29.14
DWN BY: JLA
CHK BY: HFN
SCALE: NTS

DWG #: **MUS003**
SHEET: **3 OF 22**

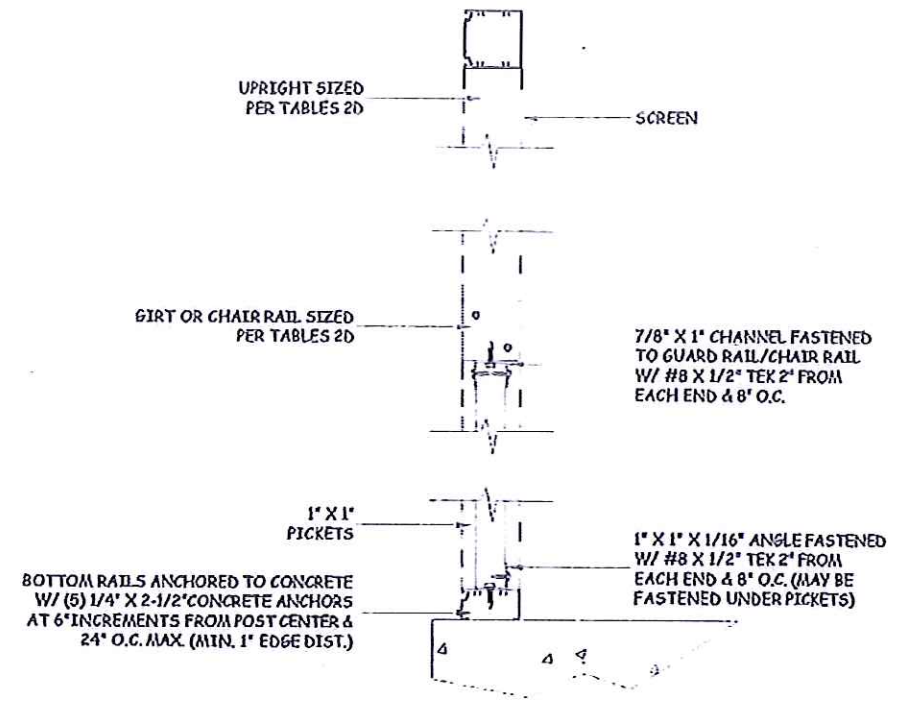


SCREEN WALL DETAIL W/ COIL KICKPLATE

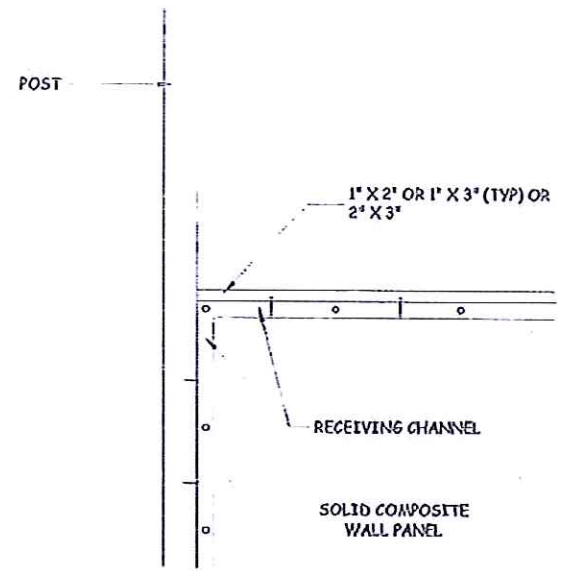


COMPOSITE WALL PANEL DETAIL

NORTH CAROLINA
 PROFESSIONAL
 SEAL
 33489
 ENGINEER
 LAWRENCE J. KUSAN
 July 5, 2024



SCREEN WALL DETAIL WITH GUARDRAIL W/ PICKETS



COMPOSITE WALL PANEL DETAIL

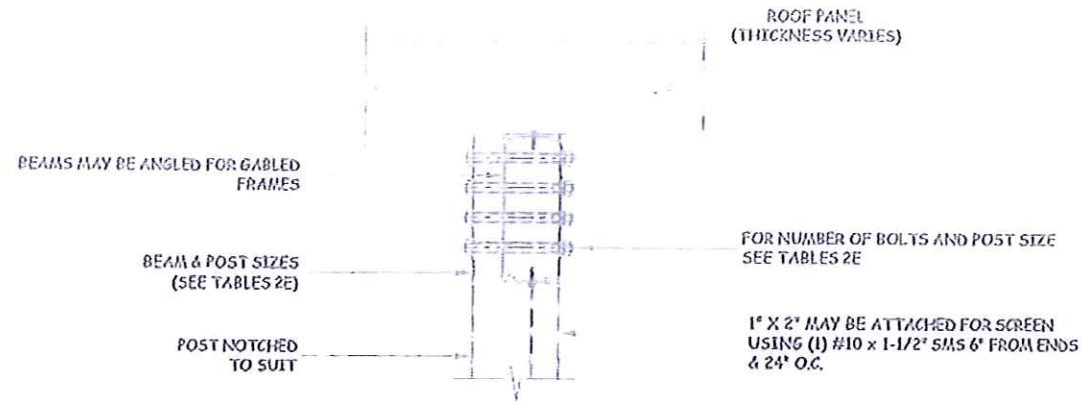
TITLE: SCREEN, ACRYLIC, & VINYL
 ENCLOSURE
 TYPICAL SECTION
 DETAILS

FOUR SEASONS
 BUILDING PRODUCTS

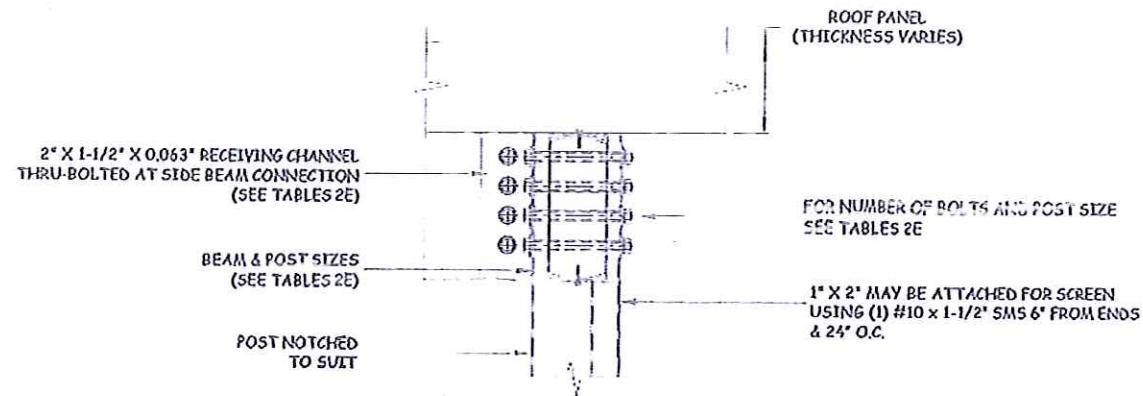
REVISIONS		
NO.	DESCRIPTION	BY DATE

PREPARED BY:
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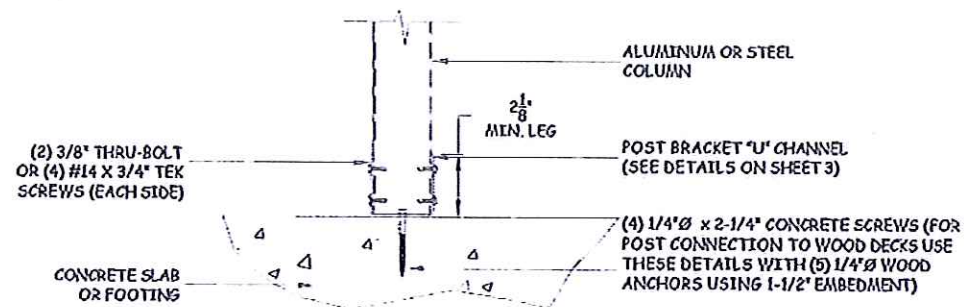
DATE: 07.29.14
 DWN BY: JLA
 CHK BY: HFN
 SCALE: NTS
 DWG #: MUS004
 SHEET: 4 OF 22



SIDE NOTCH POST TO CARRIER BEAM CONNECTION



CENTER NOTCH POST TO CARRIER BEAM CONNECTION



**POST TO CONCRETE CONNECTION
INTERNAL OR EXTERNAL RECEIVING CHANNEL**

WIND SPEED - MPH	MAX. TRIBUTARY AREA (SQ. FT.)		
	EXP. B	EXP. C	EXP. D
120	94.17	66.57	53.91
130	79.84	56.53	47.51
150	60.43	42.88	36.07
160	52.39	37.21	31.31
170	46.24	32.85	27.65
180	41.36	29.42	24.77

NOTES:

1. BASE CONNECTION SHOWN IS LIMITED TO MAX. TRIBUTARY LOAD AREAS SHOWN IN ABOVE TABLE.
2. GREATER TRIBUTARY LOAD AREAS REQUIRE FURTHER ENGINEERING FOR CONNECTION.
3. TO OBTAIN TRIBUTARY LOAD AREA MULTIPLY LOAD WIDTH BY (1/2) OF LISTED RIDGE BEAM SPAN IN TABLES 2C.

(2) 3/8\"/>

CONCRETE SLAB
OR FOOTING

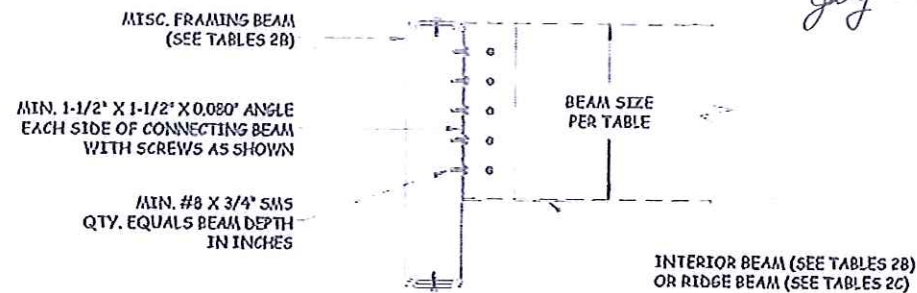
ALUMINUM OR STEEL
COLUMN

INTERNAL EXTRUDED ALUMINUM BASE
OR POST BRACKET "U" CHANNEL

(4) 1/4\"/>

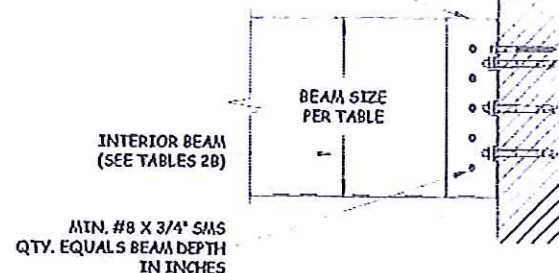
ATTACHMENT DETAILS SHOWN
REQUIRE DIAGONAL BRACING FOR
FREE-STANDING STRUCTURES

**TYPE 1 POST TO CONCRETE CONNECTION
TUBE COLUMN BASE SCHEMATIC INTERNAL BASE**



BEAM TO BEAM CONNECTION DETAIL

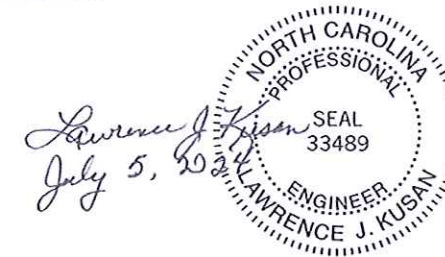
ANGLE OR RECEIVING CHANNEL
EXTRUSIONS WITH INTERNAL
SCREW BOLTS MAY BE ATTACHED
W/ (2) #10 X 1-1/2\"/>



BEAM TO WALL CONNECTION DETAIL

BEAM TO WALL CONNECTION:
(2) 2\"/>

ALTERNATE CONNECTION:
(1) 1-3/4\"/>



TITLE: SCREEN, ACRYLIC, & VINYL
ENCLOSURE
TYPICAL BEAM
CONNECTION DETAILS

REVISIONS

NO.	DESCRIPTION	BY	DATE

PREPARED BY:

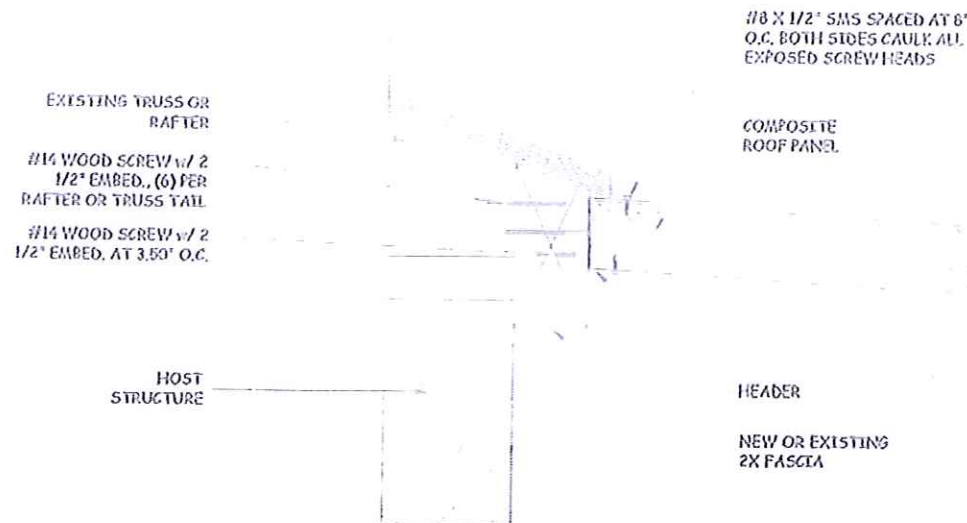
A.S. ENGINEERING SERVICES P.C.
112 WILSON DRIVE
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DATE: 07.29.14
DWN BY: JLA
CHK BY: HFN
SCALE: NTS

DWG #: **MUS016**
SHEET: **16 OF 22**

FOUR SEASONS
BUILDING PRODUCTS



ROOF PANEL TO FASCIA DETAIL

WOOD STRUCTURES SHOULD CONNECT TO TRUSS BUTTS OR THE SUB-FASCIA FRAMING WHERE POSSIBLE ONLY. ALL SCREWS INTO THE HOST STRUCTURE SHALL HAVE MINIMUM 1-1/4" WASHERS OR SHALL BE WASHER HEAD SCREWS.

HEADER INSIDE DIMENSION SHALL BE EQUAL TO PANEL'S DEPTH. THE WALL THICKNESS SHALL BE THE THICKNESS OF THE COMPOSITE PANEL WALL THICKNESS. HEADERS SHALL BE ANCHORED TO THE HOST STRUCTURE WITH ANCHORS APPROPRIATE FOR THE MATERIAL CONNECTED TO.

THIS CONNECTION LIMITED TO THE FOLLOWING:

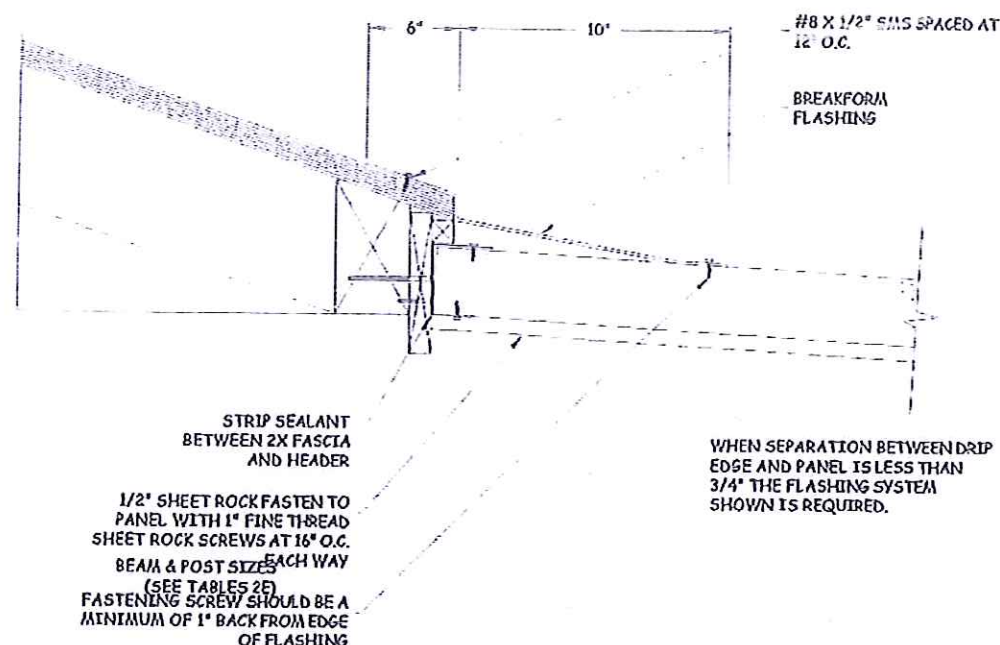
- (2) LAGS PER TRUSS END, 150 MPH, EXP. B
- (3) LAGS PER TRUSS END, 170 MPH, EXP. B OR 150 MPH, EXP. C
- HIGHER WIND SPEEDS OR EXPOSURES REQUIRE ALT. CONNECTION BELOW OR SITE SPECIFIC ENGINEERING.

NOTE: HOST STRUCTURE MUST BE DESIGNED TO BE ABLE TO ADEQUATELY TRANSFER ALL LOADS IMPOSED BY ENCLOSURE TO THE FOUNDATION AND IS NOT THE RESPONSIBILITY OF METALS BUILDING PRODUCTS.

ANCHOR SIZE CONVERSION BASED ON WIND SPEED

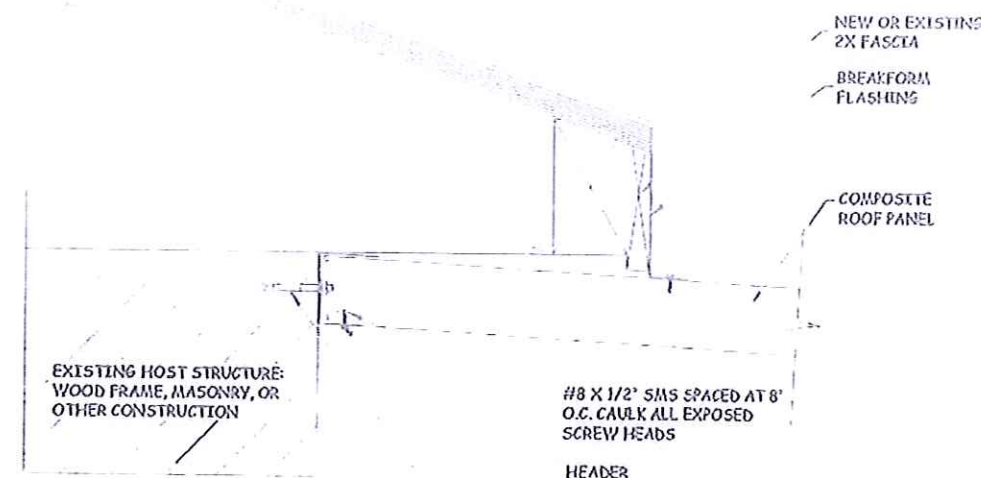
WIND SPEED	120-160 MPH	170 MPH	180 MPH
SIZE (DIAM.)	#8	#10	#12

NOTE: ALL ANCHORS SHOWN IN DETAILS ARE BASED ON 160 MPH WIND SPEED. USE TABLE ABOVE FOR SITES IN HIGHER WIND SPEED AREAS.



ALTERNATE DETAIL FOR FLASHING ON SHINGLE ROOFS

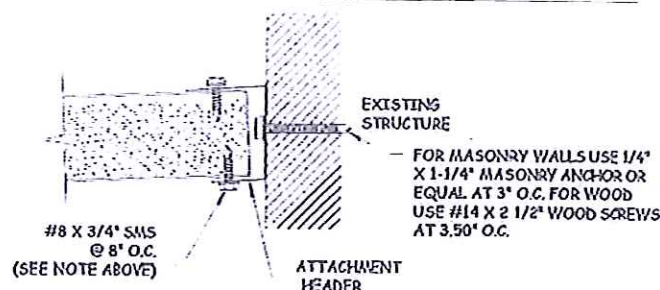
EXISTING TRUSS OR RAFTER



ALTERNATE ROOF PANEL TO WALL DETAIL

COMPOSITE ROOF PANELS SHALL BE ATTACHED TO ROOF HEADER WITH #8 X 1/2" CORROSION RESISTANT SMS AT 8" O.C. BOTH SIDES

NOTE: AT ENCLOSURE WALLS SEVEN (8) #8 X 3/4" SMS @ 2' O.C. THRU TOP & BOTTOM OF ATTACHMENT HEADER (TOTAL 16 REQUIRED)



NOTE: BEARING WALL WIDTH SHALL NOT BE LESS THAN ROOM PROJECTION FROM STRUCTURE.

ATTACHMENT HEADER AT WALL-PLAN VIEW

NOTE: THIS CONNECTION LIMITED TO:

- 20' ROOM PROJECTION AT 170 MPH WIND SPEED.
- 18' ROOM PROJECTION AT 180 MPH WIND SPEED.

LARGE PROJECTIONS OR WIND SPEEDS REQUIRE SITE SPECIFIC ENGINEERING.

TITLE: SCREEN, ACRYLIC, & VINYL ENCLOSURE ROOF PANEL ATTACHMENT DETAILS

REVISIONS

NO.	DESCRIPTION	BY	DATE

PREPARED BY:
A.S. ENGINEERING SERVICES P.C.
112 WILSON DRIVE
PORT JEFFERSON, NY 11777

PH: (631) 560-0259 FX: (631) 938-0784

DATE: 07.29.14
DWN BY: JLA
CHK BY: HFN
SCALE: NTS
DWG #: MUS018
SHEET: 18 OF 22

FOUR SEASONS
BUILDING PRODUCTS

[illegible]

LIVE LOAD (PSF) SWS/1000 (PSF)		ALLOWABLE PANEL SPANS FOR 4"x8" COMPOSITE DECK PANELS (200" DECK)															
		EXPLOSIVE C								EXPLOSIVE B							
		WIND SPEED (MPH)				WIND SPEED (MPH)				WIND SPEED (MPH)				WIND SPEED (MPH)			
		EXPLOSIVE C				EXPLOSIVE C				EXPLOSIVE B				EXPLOSIVE B			
		120	150	170	180	120	150	170	180	120	150	170	180	120	150	170	180
10	3	23'-3"	17'-5"	16'-2"	15'-0"	18'-3"	15'-5"	14'-2"	13'-3"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
	5	15'-5"	15'-7"	15'-3"	15.5'	17'-3"	14'-11"	13'-7"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	10	17'-4"	15'-5"	14'-5"	---	15'-0"	14'-3"	13'-4"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	20	15'-5"	14'-2"	13'-4"	---	14'-5"	13'-4"	12'-2"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	30	14'-0"	13'-0"	12'-4"	---	13'-3"	12'-2"	11'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	40	12'-11"	12'-2"	11'-7"	---	12'-5"	11'-5"	10'-10"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	50	12'-0"	11'-5"	11'-0"	---	11'-7"	10'-10"	10'-3"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
20	3	17'-4"	15'-5"	14'-5"	14'-3"	15'-0"	14'-3"	13'-4"	12'-7"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
	5	15'-3"	14'-3"	13'-11"	---	15'-2"	13'-7"	12'-7"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	10	15'-5"	14'-2"	13'-4"	---	14'-5"	13'-4"	12'-2"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	20	11'-0"	13'-0"	12'-4"	---	13'-3"	12'-2"	11'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	30	12'-11"	12'-2"	11'-7"	---	12'-4"	11'-5"	10'-10"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	40	12'-0"	11'-5"	11'-0"	---	11'-7"	10'-10"	10'-3"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---
	50	11'-4"	10'-9"	10'-5"	---	10'-11"	10'-3"	9'-10"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---

EXP. (000000)		SNO. (000000)		ZIGZAG (PARTIAL) SNO. AND EXP. (000000) FOR PARTIAL SNO. (PARTIAL) SNO. (PARTIAL)																EXP. (000000)		SNO. (000000)													
				EXP. (000000)				EXP. (000000)				EXP. (000000)				EXP. (000000)																			
				100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115					116	117	118	119								
10	0	10-0	10-1	10-2	10-3	10-4	10-5	10-6	10-7	10-8	10-9	10-10	10-11	10-12	10-13	10-14	10-15	10-16	10-17	10-18	10-19	10-20	10-21	10-22	10-23	10-24	10-25	10-26	10-27	10-28	10-29	10-30			
	5	10-5	10-6	10-7	10-8	10-9	10-10	10-11	10-12	10-13	10-14	10-15	10-16	10-17	10-18	10-19	10-20	10-21	10-22	10-23	10-24	10-25	10-26	10-27	10-28	10-29	10-30	10-31	10-32	10-33	10-34	10-35	10-36		
	10	10-10	10-11	10-12	10-13	10-14	10-15	10-16	10-17	10-18	10-19	10-20	10-21	10-22	10-23	10-24	10-25	10-26	10-27	10-28	10-29	10-30	10-31	10-32	10-33	10-34	10-35	10-36	10-37	10-38	10-39	10-40	10-41		
	15	10-15	10-16	10-17	10-18	10-19	10-20	10-21	10-22	10-23	10-24	10-25	10-26	10-27	10-28	10-29	10-30	10-31	10-32	10-33	10-34	10-35	10-36	10-37	10-38	10-39	10-40	10-41	10-42	10-43	10-44	10-45	10-46		
	20	10-20	10-21	10-22	10-23	10-24	10-25	10-26	10-27	10-28	10-29	10-30	10-31	10-32	10-33	10-34	10-35	10-36	10-37	10-38	10-39	10-40	10-41	10-42	10-43	10-44	10-45	10-46	10-47	10-48	10-49	10-50	10-51		
	25	10-25	10-26	10-27	10-28	10-29	10-30	10-31	10-32	10-33	10-34	10-35	10-36	10-37	10-38	10-39	10-40	10-41	10-42	10-43	10-44	10-45	10-46	10-47	10-48	10-49	10-50	10-51	10-52	10-53	10-54	10-55	10-56		
	30	10-30	10-31	10-32	10-33	10-34	10-35	10-36	10-37	10-38	10-39	10-40	10-41	10-42	10-43	10-44	10-45	10-46	10-47	10-48	10-49	10-50	10-51	10-52	10-53	10-54	10-55	10-56	10-57	10-58	10-59	10-60	10-61	10-62	
	35	10-35	10-36	10-37	10-38	10-39	10-40	10-41	10-42	10-43	10-44	10-45	10-46	10-47	10-48	10-49	10-50	10-51	10-52	10-53	10-54	10-55	10-56	10-57	10-58	10-59	10-60	10-61	10-62	10-63	10-64	10-65	10-66	10-67	
	40	10-40	10-41	10-42	10-43	10-44	10-45	10-46	10-47	10-48	10-49	10-50	10-51	10-52	10-53	10-54	10-55	10-56	10-57	10-58	10-59	10-60	10-61	10-62	10-63	10-64	10-65	10-66	10-67	10-68	10-69	10-70	10-71	10-72	10-73
	45	10-45	10-46	10-47	10-48	10-49	10-50	10-51	10-52	10-53	10-54	10-55	10-56	10-57	10-58	10-59	10-60	10-61	10-62	10-63	10-64	10-65	10-66	10-67	10-68	10-69	10-70	10-71	10-72	10-73	10-74</				

LAT (DEG N)		LONG (DEG W)		ALLOWABLE PANEL SPANS FOR 4 X 8 CORUGATED METAL PANELS (1997 IBC)															
				PANEL SPAN (ft)								OVERHANG (ft)							
				WIND SPEED (MPH)								WIND SPEED (MPH)							
				EXPOSURE C				EXPOSURE B				EXPOSURE A							
				120	150	170	180	120	150	170	180	120	150	170	180	120	150	170	180
10	0	22'-0"	19'-4"	17'-5"	15'-0"	19'-0"	17'-0"	15'-4"	14'-5"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"		
	5	23'-2"	18'-2"	16'-2"	---	18'-5"	16'-2"	14'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	10	15'-5"	15'-10"	15'-5"	---	17'-4"	15'-5"	14'-2"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	15	15'-5"	15'-4"	14'-5"	---	15'-5"	14'-2"	13'-4"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	20	15'-2"	14'-2"	13'-5"	---	14'-4"	13'-2"	12'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	25	14'-0"	13'-2"	12'-2"	---	13'-4"	12'-5"	11'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
20	0	13'-5"	15'-10"	15'-5"	15'-3"	17'-4"	15'-5"	14'-5"	13'-5"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"		
	5	17'-5"	15'-4"	13-06	---	15'-5"	14'-5"	13'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	10	15'-5"	15'-4"	14'-5"	---	14'-4"	13'-2"	12'-2"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	15	15'-2"	14'-2"	13'-5"	---	14'-4"	13'-2"	12'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	20	14'-0"	13'-2"	12'-2"	---	13'-4"	12'-5"	11'-5"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		
	25	13'-0"	12'-4"	11'-11"	---	12'-5"	11'-5"	10'-4"	---	2'-0"	2'-0"	2'-0"	---	2'-0"	2'-0"	2'-0"	---		

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KEYTAPE



Laser Distance Meter 50M

▲
READ

+



**OFF
CLEAR**











PROFESSIONAL PROPERTIES MANAGEMENT, INC. OF RALEIGH

11010 Raven Ridge Road | Raleigh, North Carolina 27614 | 919/848-4911 | Fax 919/870-7241

April 26, 2024

141 Clapper Lane
Project Ref: [63687694]

Chantal Callow
141 Clapper Lane
Holly Springs NC 27540

Dear **Chantal Callow**,

I am pleased to inform you that the Honeycutt Owners Association, Inc. Architectural Committee has approved your application for the listed project item(s):

13x12 Screened Porch and 6x8 Concrete Patio

The approval is contingent upon compliance with the specifications set forth in the approved application. If your change or addition requires a county, city or state permit, it is the responsibility of the homeowner to obtain this before starting construction.

Remember that HOA approval does not affect any municipal ordinances or town/city/county permits that may be required for your project. In addition, you must take appropriate measures to ensure all work is being undertaken within the boundaries of your property lines. No approval of any encroachment is intended or given. To the extent the proposed improvement is in violation of any municipal ordinances or town/city/county permits or illegally encroaches onto an adjacent Lot or Common Area, the application shall be deemed denied.

Please be advised that Honeycutt Owners Association, Inc. does not warrant any improvements including structural design, functional concerns, and building code compliance.

Please retain this letter in your files. If you have any questions regarding this matter, please contact our office at 919-848-4911 or e-mail us at kmisencik@ppmral.com.

On behalf of the Architectural Committee,

Honeycutt Owners Association, Inc.