



VILLAGE REVIEW BOARD MEETING AGENDA

Wednesday, May 11, 2022 at 6:00 PM

15 East Franklin Street Bellbrook, Ohio 45305
T (937) 848-4666 | www.cityofbellbrook.org

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES**
 - A. Approval of the March 1, 2022 VRB Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. VRB 22-04 New Construction Building at 31 S. East Street
- 6. OPEN DISCUSSION**
- 7. ADJOURNMENT**

RECORD OF PROCEEDINGS

Bellbrook Village Review Board

March 1, 2022

Item A. Section 3, Item

OATH OF OFFICE:

Mayor Schweller conducted the Oath of Office to Swear in Jeff Owens and Jacqueline Greenwood for their reappointment to the Board.

CALL THE MEETING ORDER:

Mr. Owens called the meeting of the Bellbrook Village Review Board to order at 6:05pm

ROLL CALL:

PRESENT:

Mr. Thad Camo

Mrs. Jacqueline Greenwood

Mr. Jeff Owens

Mrs. LaKesha Taylor

ELECTION OF OFFICERS

Mr. Owens called for nominations for Chair. Hearing none, Mr. Camp self-nominated, Mr. Owens seconded the nomination.

Motion to elect Mr. Camp as Chair

Motion made by Mr. Camp, Seconded by Mr. Owens.

Voting Yea: Mr. Camp, Mrs. Greenwood, Mr. Owens, Mrs. Taylor

Motion Passed.

Mr. Camp called for nominations for Vice Chair. Mr. Owens nominated Mrs. Taylor, seconded by Mr. Camp.

Motion to elect Mrs. Taylor as Vice Chair.

Motion made by Mr. Owens, Seconded by Mr. Camp.

Voting Yea: Mr. Camp, Mrs. Greenwood, Mr. Owens, Mrs. Taylor

Motion Passed.

ALSO PRESENT:

Jason Foster, Community Development Administrator

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mr. Camp asked if any member had comments or corrections to the minutes of the December 7, 2021 and February 1, 2022 meetings. Mrs. Greenwood stated the election of officers was done at the last meeting and was on the minutes. Mr. Schommer stated it was not in the minutes, it was on the agenda. Hearing no further, the minutes were declared approved.

RECORD OF PROCEEDINGS

Bellbrook Village Review Board

March 1, 2022

Item A. Section 3, Item

OLD BUSINESS:

None

NEW BUSINESS:

VRB 22-03 Variance for Accessory Building.

Mr. Foster explained the applicant was requesting approval for construction of a 2,400 square foot accessory building on the empty lot next to 46 E. Franklin related to the application and staff report.

Mrs. Greenwood asked about the outside of the building looking like a pole barn and was confused about the floor of the building. She then asked if the applicant was moving their business into the new building.

Mr. Foster indicated the floor is concrete and the building is storage and an individual workshop.

Mrs. Greenwood asked about a large tree on the lot, the applicant indicated he tried to save it, but it will come down. She added the only problem she had was it being a pole barn, noting placing stonework on the front to match the existing building should be done.

Mr. Owens asked how the existing structure plays into the project. Mr. Foster explained this building is in addition to the existing buildings. Mr. Schommer noted due to the fact it is a double lot, the owner could split the lot and there would be no need for a variance.

Mrs. Greenwood stated she found in Article 18 language about businesses facing a residential district. Mr. Foster noted the building doesn't face a residential district, as it is zoned B-4 central business district which includes and allows residential.

Mr. Schommer added closing comments appreciating Mr. Bartlett's continued contributions to Downtown Bellbrook, having owned and renovated many buildings and his willingness to again invest in Downtown.

Mrs. Greenwood asked the applicant about noise from the building. The applicant noted there will be no additional noise than what is currently in the adjacent building.

Motion to recommend the variance for VRB 22-02.

Motion Made by Mrs. Taylor, Seconded by Mrs. Greenwood.

Voting Yea: Mr. Camp, Mrs. Greenwood, Mrs. Taylor

Voting Nay: Mr. Owens.

Motion Passed.

OPEN DISCUSSION:

Mrs. Greenwood noted for the last 3 years she worked with Mrs. McGill and appreciated her efforts. She then asked if there was an age requirement for the board position, and it was stated the applicant

RECORD OF PROCEEDINGS

Bellbrook Village Review Board

March 1, 2022

Item A. Section 3, Item

must be an elector of the City.

ADJOURNMENT:

With no further business coming before the Board, Mr. Camp declared the meeting adjourned at 6:38PM

Thad Camp, Chair Person

Rob Schommer, Clerk of Council



To: Village Review Board
 From: Jason Foster, Community Development Administrator
 Date: April 21, 2022
 Subject: Staff Report for 31 South East Street

Summary of the Request

The applicant, the Bellbrook Lion's Club, is requesting the recommendation of a 4,368 square foot new construction building at 31 South East Street. The Lion's Club wishes to construct the building for use to store items used for the annual festival. This building would replace the several semi-trailers existing on the property currently.

Applicant Information

The Bellbrook Lion's Club

Current Zoning District

R-1B

Parcel Identification

L35000200050008900

Additional Actions or Next Steps to be taken by the City

The Village Review Board will make a recommendation. The applicant will then apply to re-zone the property before Planning Board.

Applicant's Reason for the Request

The applicant wishes to clean up the property by consolidating the several semi-trailers on the property to one new construction building.

Surrounding Land Use within 1,000 Feet

Commercial, single-family residential, multi-family residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
The Comprehensive Plan encourages development in the Old Village District. This request will also clean up the property aesthetically for the surrounding properties.
Existing Public Utilities
Water, Gas, Electric, Sanitary Sewer
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
The applicant plans to use existing curb cuts to access the property.
Flood Plain Information
N/A
Comments from City and County Agencies
The City Engineer has reviewed the entirety of the project and had no issue.
Supporting Maps & Graphics
See attached
Staff Recommendation
Staff recommends the approval of this variance to allow for the construction of a 4,368 square foot new construction building at 31 South East Street



CITY OF BELLBROOK

ZONING PERMIT – NEW CONSTRUCTION

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORGDATE RECEIVED 4 / 11 / 22

STAFF USE

APPLICATION # 2022-064

APPLICANT INFORMATION

PROPERTY ADDRESS 31 SOUTH EAST STREET ZONING DISTRICT R-2PROPERTY OWNER BELLBROOK LIONS CLUB PHONE NUMBER 937-477-6557APPLICANT NAME JOHN DORN PHONE NUMBER 937-477-6557APPLICANT EMAIL jjdornjr@aol.com

REQUEST INFORMATION

TYPE OF LOT CORNER ☐ INTERIOR ☐ OTHER ☐ CONSTRUCTION TYPE ADDITION ☐ PATIO/DECK ☐ RESIDENCE ☐DIMENSIONS OF LOT WIDTH 319 DEPTH 92 LOT AREA 29,348 SQUARE FEETSTRUCTURE SF RESIDENTIAL ☐ BASEMENT ☐ GARAGE ☐ ADDITION/PATIO/DECK ☐ TOTAL SF 4368YARD REQUIREMENTS FRONT YARD 50' REAR YARD 8' SUM OF SIDES 217 BUILDING HEIGHT 22' FEETDISTANCE FROM PROPERTY LINES FOR ADDITIONS AND PATIOS/DECKS SIDE YARD REAR YARD WIDTH OF RECORDED EASEMENTS ON LOT SIDE YARD REAR YARD PLEASE DENOTE LOCATION ON PLOT PLANPROPOSED USE OF STRUCTURE STORAGEOTHER COMMENTS

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED WITH A ZONING PERMIT FOR NEW CONSTRUCTION.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO REQUEST ADDITIONAL INFORMATION AND CLARIFICATION.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE [Signature] DATE 4 / 10 / 22

OFFICE USE ONLY

PERMIT FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>240.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>6270</u>	ADMINISTRATIVE <input checked="" type="checkbox"/> BZA <input type="checkbox"/> VRB <input checked="" type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE <u>[Signature]</u>	DATE <u>4 / 11 / 22</u>
APPROVED-CONDITIONS <input type="checkbox"/>		

Call before you Dig 1-800-362-2764



Bellbrook Lions Club

P.O.Box 111

Bellbrook, Ohio 45305

11 April 2022

City of Bellbrook
Village Review Board
15 East Franklin Street
Bellbrook, Ohio 45305

Board Members,

The Bellbrook Lions Club is requesting permission to build a storage building over an existing concrete slab at 31 South East Street. Once the building is constructed, it will provide inside storage for all festival equipment eliminating the need for the 3 commercial semi-truck trailers. We would also store several of our small food trailers inside which would have a positive impact on the surrounding area.

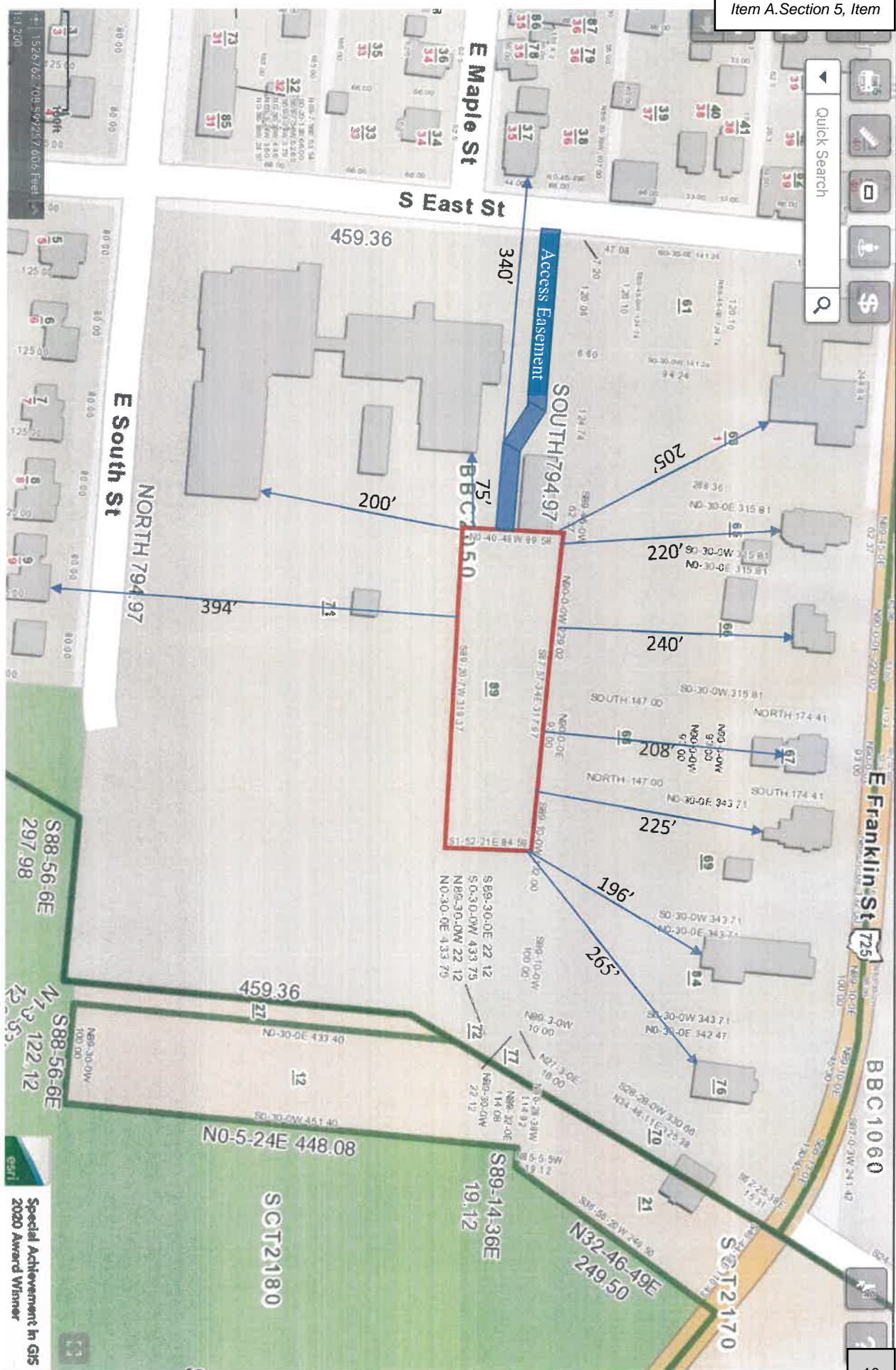
The building will be of post frame construction with painted steel panels with a lifespan of over 50 years. The colors of the building will be of earth tones with all doors painted to match the subtle scheme of the building. The 42'x104' building will have 14' high exterior walls with a 4x12 pitch roof adding 7'8" for a total height of 21'8". The building will be built over an existing slab of 39'x97' which would increase the footprint 585 sq.ft. This would create little additional surface water run off. With this type of construction, very little ground surface will be disturbed. Any ground that is disturbed will be restored to pre-construction condition.

Sincerely,

A handwritten signature in black ink, appearing to read 'John J. Dorn Jr.', written over a horizontal line.

John J. Dorn Jr.





Bellbrook Lion's Storage Building Plot Plan 2

1"= 130ft

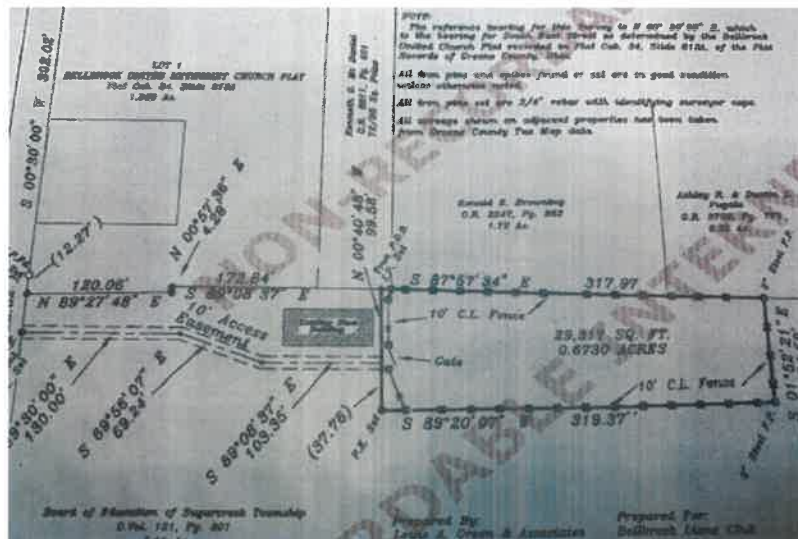
Red Boundary lines indicate the property lines of the parcel

Blue area indicates the easement included in the deed continuing out to South East Street



The building (42'x104'=4368 sq ft) will be built over an existing concrete slab (39'x97'=3783 sq ft). There will be an increase of 585 sq ft which will create very little surface water run off.

The blue arrow in the drawing indicates the direction of run off.



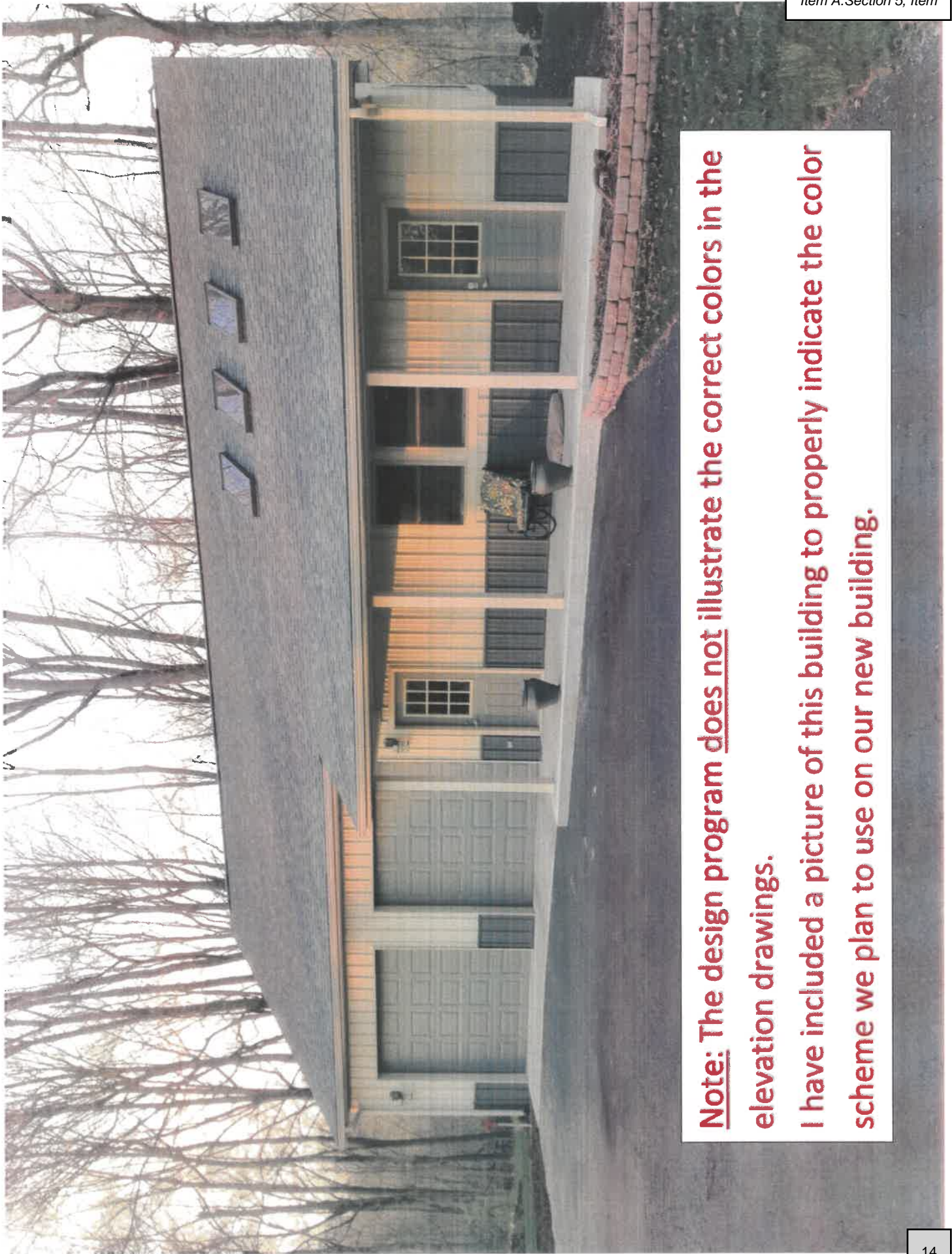
Deeded access easement drawing to South East Street



39'x97' Existing Concrete Slab. Looking from the west end of the property.



Rear yard 10' high fence with a Natural Barrier of large trees, bushes and other growth.



Note: The design program does not illustrate the correct colors in the elevation drawings.
I have included a picture of this building to properly indicate the color scheme we plan to use on our new building.

Design #: 336952576666
Store: FAIRBORN



Item A. Section 5, Item

Post Frame Building Estimate

Date: Apr 7, 2022 10:59:19 AM

Elevation Views





Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepaint zinc phosphate coating for superior paint paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



Building Information

1. Building Use:	Code Exempt
2. Width:	42 ft
3. Length:	104 ft
4. Inside Clear Height:	14 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Type:	Posts
2. Post Spacing:	8 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Pinewood
6. Wainscot Size:	48 in
7. Wainscot Color:	Galvanized
8. Sidewall B Wainscot:	Yes
9. Sidewall A Wainscot:	Yes
10. Trim Color:	Light Gray
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Sidewall A Eave Light:	None
14. Sidewall B eave light:	None
15. Wall Fastener Location:	In the Flat
16. Bottom Trim:	Yes
17. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Beige
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Beige
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	18"x24"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Light Gray
6. Cupola Size:	None
7. Gutters:	No
8. End Cap:	No
9. Mini Print:	Hardcopy and E-mail



Doors & Windows

Name	Size	Wall
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Service Door	36"x80"	1-C
Sliding Door	21'x12'	1-C
Sliding Door	21'x12'	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Job	Truss	Truss type	Qty	Ply	Job Reference (optional)
QTREC0485324	P42SE	GABLE	1	1	
Midwest Manufacturing, Eau Claire, WI 54703					
7 640 s Nov 10 2015 MITek Industries, Inc. Wed Dec 21 13:29:02 2016 Page 1					
ID:vu7I?CW9ZvRI7qjY?2Hly7S4N-KMZJ8sYmzV?yWjCcasOV?zLC_5goZRhllCbZ?y6k0'					
0-0-0	2-6-0	2-7-12	5-1-12	7-10-6	
2-6-0	0-1-12	2-6-0	2-6-10	6-6-13	14-5-3
				6-6-13	21-0-0
				6-6-13	27-6-13
				6-6-13	34-1-10
				7-10-6	42-0-0

Scale = 1/80

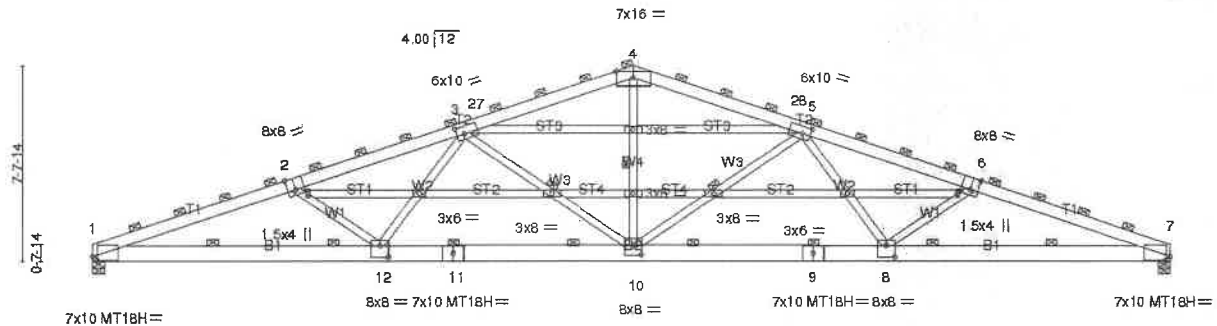


Plate Offsets (X,Y)	LOADING (psf)	SPACING	CSI	DEFL.	PLATES	GRIP
[1:0-2-0,0-1-13], [2:0-3-12,Edge], [3:0-3-10,0-3-8], [5:0-3-10,0-3-8], [6:0-3-12,Edge], [7:0-2-0,0-1-13], [8:0-4-0,0-5-8], [10:0-4-0,0-4-8], [12:0-4-0-5-8]	TCLL (roof) 20.0 Snow (Ps/Pg) 11.3/20.0 TCDL 4.0 BCLL 0.0 BCDL 1.0	9-0-0 Plate Grip DOL 1.15 Lumber DOL 1.15 Rep Stress Incr NO Code IBC2015/TPI2014	TC 0.89 BC 0.86 WB 0.86 (Matrix-M)	in (loc) l/def L/d Vert(LL) -0.69 8-10 >726 240 Vert(CT) -0.87 8-10 >578 180 Horz(CT) 0.22 7 n/a n/a	MT20 MT18H Weight: 308 lb	197/144 244/190 FT = 2

LUMBER-
 TOP CHORD 2x6 SPF 2100F 1.8E "Except"
 T1: 2x6 SP 2400F 2.0E
 BOT CHORD 2x8 SP 2400F 2.0E
 WEBS 2x4 SPF Stud "Except"
 W3,W4: 2x4 SPF No.2
 OTHERS 2x4 SPF Stud

BRACING-
 TOP CHORD 2-0-0 oc purlins (2-3-0 max.).
 BOT CHORD 5-0-0 oc bracing.
 WEBS 1 Row at midpt 3-10, 4-10, 5-10

REACTIONS. (lb/size) 1=3089/0-5-8 (min. 0-3-15), 7=3089/0-5-8 (min. 0-3-15)
 Max Horz 1=463(LC 12)
 Max Uplift 1=-2175(LC 8), 7=-2175(LC 9)
 Max Grav 1=4725(LC 2), 7=4725(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 1-2=11839/5329, 2-3=10550/4813, 3-27=7690/3412, 4-27=7286/3462,
 4-28=7286/3463, 5-28=7690/3412, 5-6=10550/4815, 6-7=11839/5331
 BOT CHORD 1-12=5141/11019, 11-12=3941/9127, 10-11=3941/9127, 9-10=3601/9127,
 8-9=3601/9127, 7-8=4803/11019
 WEBS 2-12=1596/1064, 3-12=684/1433, 3-10=2696/1628, 4-10=1466/3253,
 5-10=2696/1630, 5-8=686/1433, 6-8=1596/1065

JOINT STRESS INDEX
 1 = 0.99, 2 = 0.87, 3 = 0.50, 4 = 0.95, 5 = 0.50, 6 = 0.87, 7 = 0.99, 8 = 0.53, 9 = 0.86, 10 = 0.80, 11 = 0.86, 12 = 0.53, 13 = 0.79, 14 = 0.59, 15 = 0.72, 16 = 0.25,
 17 = 0.72, 18 = 0.59, 19 = 0.79 and 20 = 0.25

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0485324	P42SE	GABLE	1	1	

Midwest Manufacturing, Eau Claire, WI 54703

7 640 s Nov 10 2015 MITek Industries, Inc. Wed Dec 21 13:29:02 2016 Page 2
ID:vu7I?CW9ZvRI7qjY?2Hly7S4N-KMZJ8aYmzV?yWjCcasOV?zLO_5goZRhtlCbZ?y6k0'**NOTES- (15)**

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-10; Vult=105mph (3-second gust) Vasd=83mph; TCDL=3.0psf; BCDL=1.0psf; h=25ft; Cat. I; Exp C; enclosed, MWFRS (envelope) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI-1.
- 4) TCDL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=20.0 psf (ground snow); Ps=11.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp.; Ct=1.2; Unobstructed slippery surface
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- 8) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 9) All plates are MT20 plates unless otherwise indicated.
- 10) Horizontal gable studs spaced at 2'-6" oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 2175 lb uplift at joint 1 and 2175 lb uplift at joint 7.
- 13) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI-1.
- 14) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 15) Plate Approval Numbers: ESR-1988 and ESR-1352.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0485343	P42	COMMON	1	1	
Midwest Manufacturing, Eau Claire, WI 54703					

0-0-0 7-6-14 7-6-14 6-8-9 14-3-7 6-8-9 21-0-0 6-8-9 27-6-9 6-8-8 34-5-2 7-6-14 42-0-0
Scale = 1:80

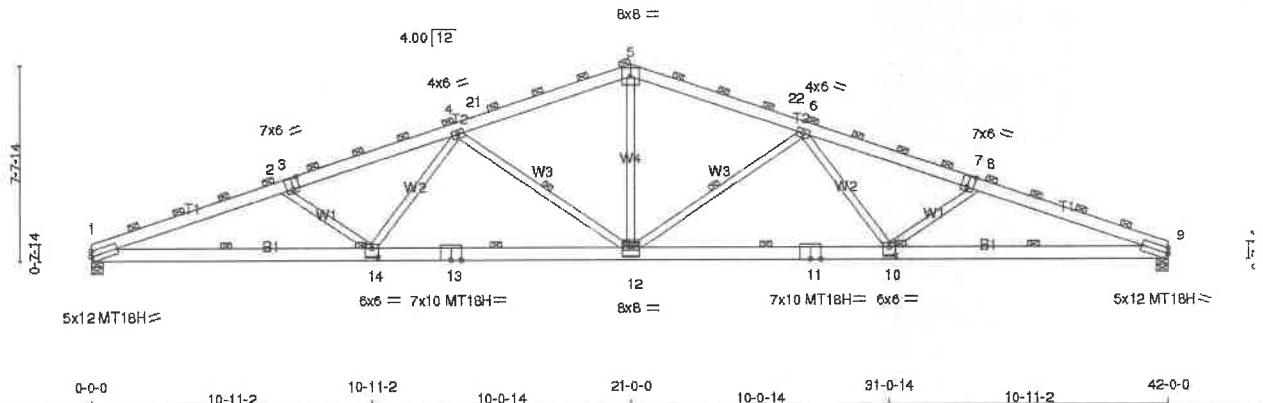


Plate Offsets (X,Y) - [3:0-3-0 0-5-4], [7:0-3-0 0-5-4], [10:0-3-0 0-4-0], [14:0-3-0 0-4-0]									
LOADING (psf)		SPACING-	8-0-0	CSI.		DEFL.	in (loc)	I/defl	L/d
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.82	Vert(LL)	-0.75 10-12	>676	240
Snow (Ps/Pg)	11.3/20.0	Lumber DOL	1.15	BC	0.78	Vert(CT)	-0.94 10-12	>536	180
TCDL	4.0	Rep Stress Incr	NO	WB	0.80	Horz(CT)	0.28 9	n/a	n/a
BCLL	0.0	Code IBC2015/TPI2014		(Matrix-M)					
BCDL	1.0								
					PLATES GRIP				
					MT20 197/144				
					MT18H 197/144				
					Weight 203 lb FT = 2				

LUMBER-
TOP CHORD 2x6 SPF 2100F 1.8E
BOT CHORD 2x6 SPF 2100F 1.8E
WEBS 2x4 SPF Stud "Except"
W3, W4: 2x4 SPF No.2

BRACING-
TOP CHORD 2-0-0 oc purlins (2-5-8 max.).
BOT CHORD 5-6-0 oc bracing.
WEBS 1 Row at midpt 4-12, 6-12

REACTIONS. (lb/size) 1=2745/0-5-8 (min. 0-5-5), 9=2745/0-5-8 (min. 0-5-5)
Max Horz 1=-244(LC 13)
Max Uplift 1=-1175(LC 8), 9=-1175(LC 9)
Max Grav 1=4200(LC 2), 9=4200(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=10493/2909, 2-3=9320/2561, 3-4=9291/2614, 4-21=6806/1877,
5-21=6439/1922, 5-22=6439/1922, 6-22=6806/1877, 6-7=9291/2615,
7-8=9320/2562, 8-9=10493/2911
BOT CHORD 1-14=2772/9743, 13-14=2113/8110, 12-13=2113/8110, 11-12=-1944/8110,
10-11=-1944/8110, 9-10=-2605/9743
WEBS 2-14=1413/606, 4-14=318/1245, 4-12=-2423/910, 5-12=-794/2867,
6-12=-2423/910, 6-10=-318/1245, 8-10=-1413/607

JOINT STRESS INDEX

1 = 0.82, 2 = 0.00, 3 = 0.71, 4 = 0.65, 5 = 0.78, 6 = 0.65, 7 = 0.71, 8 = 0.00, 9 = 0.82, 10 = 0.63, 11 = 0.78, 12 = 0.82, 13 = 0.78 and 14 = 0.63

NOTES- (13)

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-10; Vult=105mph (3-second gust) Vasd=83mph; TCCL=3.0psf; BCDL=1.0psf; h=25ft, Cat. I, Exp C;
enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60
Combined DOL=1.60 (Actual dead loads used per ANSI/TPI-1)

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTRC0485343	P42	COMMON	1	1	
Midwest Manufacturing, Eau Claire, WI 54703					
7:640 s Nov 10 2015 MITek Industries, Inc Wed Dec 21 15:33 2016 Page 2					
ID:vu7l??CW9ZvRl7qjY?2Hly7S4N-iuDNtAuct7B8itHwTaYDWIYa7Lw7UvkZvZrGN3y6iSf					

NOTES- (13)

- 3) TOLL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=20.0 psf (ground snow); Ps=11.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp; Ct=1.2; Unobstructed slippery surface
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- 7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 8) All plates are MT20 plates unless otherwise indicated.
- 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (if=lb) 1=1175, 9=1175.
- 11) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 12) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 13) Plate Approval Numbers: ESR-1988 and ESR-1352.

LOAD CASE(S) Standard