BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania
Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Michael J. Sullivan Inc.
Address: 2520 2nd Street Pike
Newtown, PA 18940
Phone No. ___

Owner's Name: Alexander Pandit
Address: 800 Walnut Ave
Bensalem, PA 19020
Phone No. ___

Attorney Name: _____
Address: _____
Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): contractor to perform building of proposed second story addition

1. **Application relates to the following:**

Check items if applicable:

- ☐ **Use**
- ☐ **Lot Area**
- ☐ **Height**
- ☒ **Yards**
- ☒ **Existing Building**
- ☐ **Proposed Building**
- ☐ **Occupancy**
- ☒ **Other:** (describe) 1) VARIANCE FOR Relief of 25' REAR YARD setback to Allow 21' setback
  2) 1' Front YARD VARIANCE for relief of 25' Requirement for front YARD to Allow 24' setback

2. **Brief description of Real Estate affected:**

Tax Parcel Number: 02-023-056-001

Location: 800 Walnut Ave

Lot Size: 6795 sq. feet

Present Use: Residential

Proposed Use: Residential

Present Zoning Classification: R-2

Present Improvement upon Land: single family detached dwelling

Deed recorded at Doylestown in Deed Book 6274 Page 176

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made:

Your statement of alleged error of Zoning Administrative Office:

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

front yard 232 - 167 (e) 1a REAR yard setback 232-167(e) 3a

* Relief sought pursuant to section 232-781(e) *

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

1) 4' VARIANCE from required 25' REAR setback to allow 21' REAR yard setback for new second story addition

2) 1' VARIANCE from required 25' front setback to allow 24' setback

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

please see attached statement

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

6/16/16
Date

Sworn to and subscribed before me this

16 day of June 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HARDIK R. PATEL, Notary Public
Bensalem Township, Bucks County
My Commission Expires February 19, 2019

Notary Public

My commission expires: 02/19/19

7 REASONS APPELLANT BELIEVES BOARD SHOULD APPROVE VARIANCE

1. The shallowness of this lot is a unique physical circumstance of this property and the shallowness creates an unnecessary hardship due to such conditions.

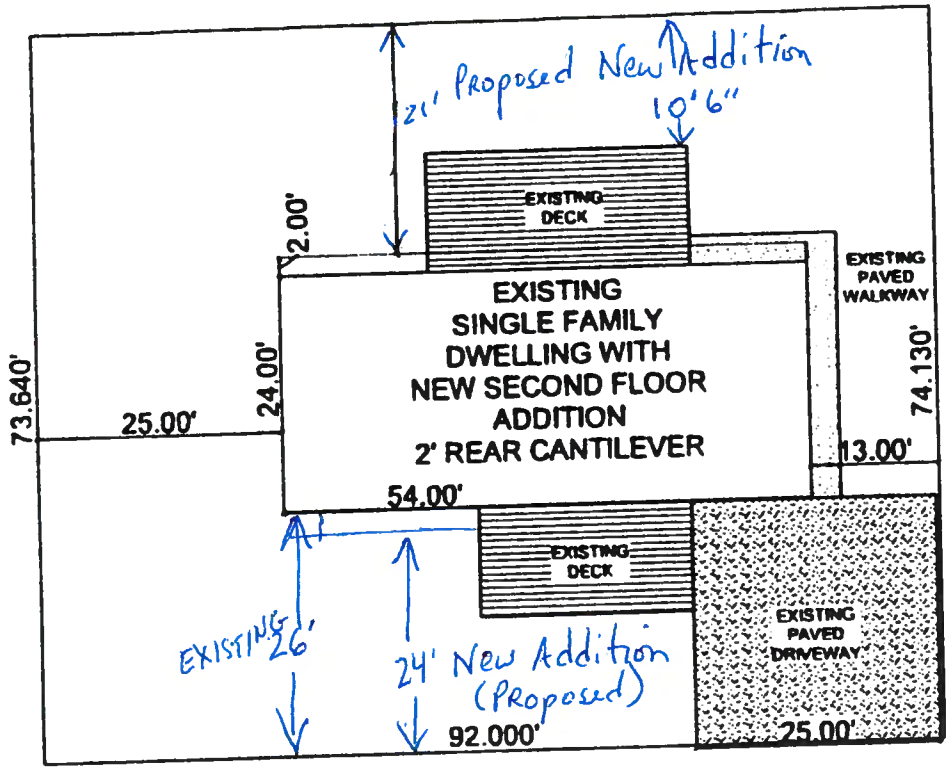
2. There is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and thus the authorization of a variance is necessary to enable the reasonable use of the property. The lot depth is 73.64' and the zoning code requires minimum of 25' front yard and 25' rear yard thus leaving only 23.64' to develop.

3. This hardship was not created by the homeowners. The home was built in 1988 and purchased by the current owners in 2009.

4. The variance, if authorized, will not alter the essential character of the neighborhood or any way impair the use of the adjacent properties. Adjacent rear neighbors are screened from property by landscaping.

5. The granting of a 1' front variance from the front yard setback and a 4' variance from the rear yard setback would offer the minimum variance and represent the least modification possible of the regulation in issue. For instance, the proposed second story addition does not extend past the lines of the existing front and rear decks presently on the house.

6. No changes will be made to the existing foundation thought to be grandfathered and all new alternations would be in air space only, thus the variances requested would be in airspace only from the property lines.



WALNUT AVENUE

800 WALNUT AVENUE
BENSALEM TOWNSHIP
BUCKS COUNTY

LOT SIZE	6,795SF
EXISTING BLDG	1,296SF
NEW CANTILEVER ADDITIONS	133.5SF
TOTAL BLDG COVERAGE	1.429.5SF
	21.0%
EXISTING PAVED DRIVE	654SF
EXISTING FRONT WALK	120SF
EXISTING SIDE WALK	2,203.5SF
TOTAL IMPERVIOUS	32.4%

ZONE	R2
FRONT YARD	24
REAR YARD	21
SIDE YARDS	9'/20'
BUILDING COVERAGE	30%
MAX. IMPERVIOUS	40%

> Proposed

SITE PLAN

BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

June 10, 2016

ALEXANDER PANDIT
800 WALNUT AVE
BENSALEM, PA 19020

Project:	**SECOND STORY ADDITION**
Project Address:	**800 WALNUT AVE BENSALEM, PA 19020**
Tax Parcel:	**02-023-056-001**
Property Owner:	**SAME AS ADDRESSED**
Permit Status:	**APPLICATION DENIED**

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- Layout - Document and comments with connector lines on single pages
- Font Size - Large font size
- Include - all comments
- **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Matthew K. Takits, A.I.A., M.C.P.
Director of Building and Planning

MKT/lva
Enclosures

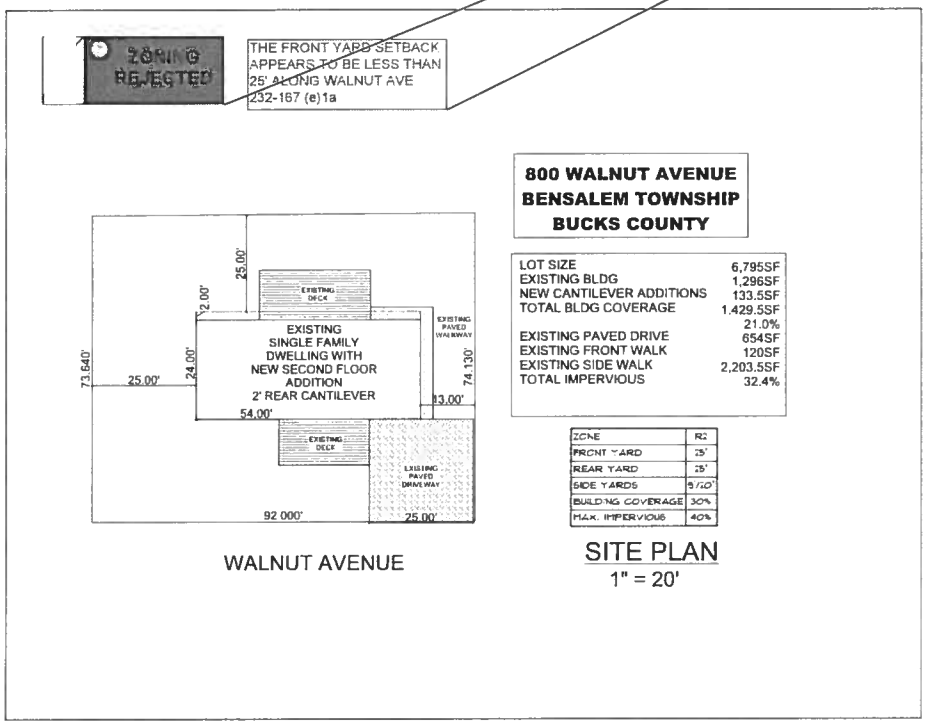
Summary of Comments on Softplan

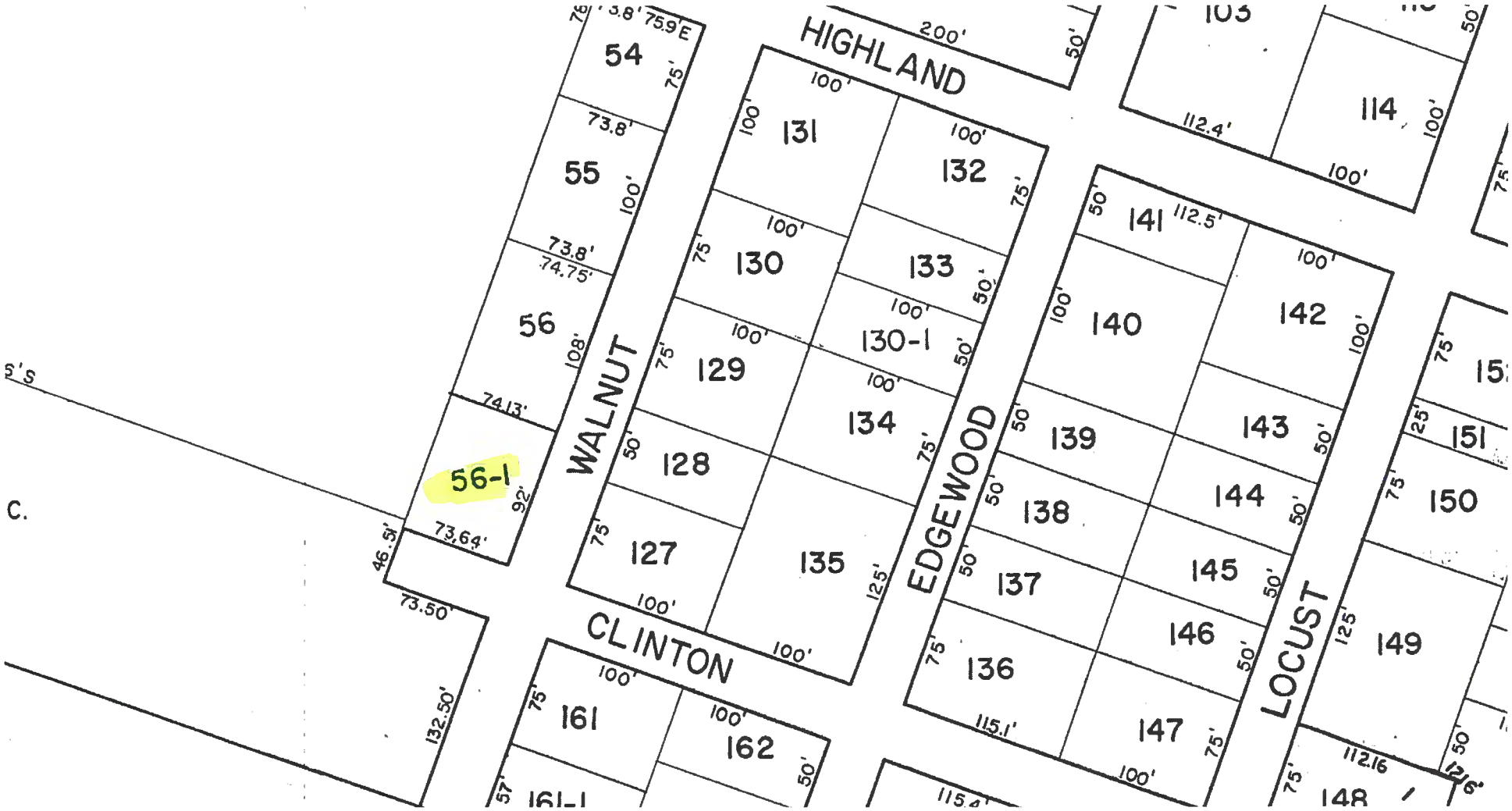
Page: 1

Author: mtakita Subject: Zoning Rejected Date: 6/9/2016 12:33:40 PM

Author: mtakita Subject: Text Box Date: 6/9/2016 12:41:04 PM

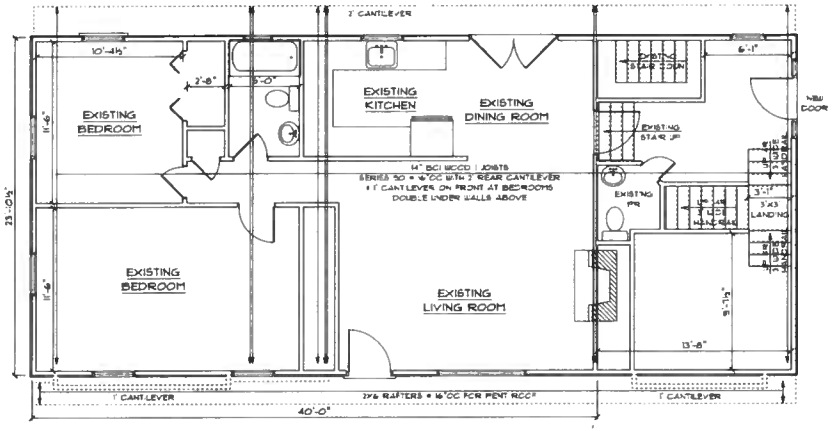
THE FRONT YARD SETBACK APPEARS TO BE LESS THAN 25' ALONG WALNUT AVE
232-167 (e)1a




HIGHLAND
WALNUT
EDGEWOOD
LOCUST
CLINTON
54
55
56
56-1
131
132
130
133
130-1
129
134
128
127
135
141
140
142
139
143
138
144
137
145
136
146
147
161
162
161-1
114
150
151
149
148
200'
112.4'
112.5'
115.1'
112.16
73.8'
74.75'
74.13'
73.64'
73.50'
132.50'
46.5'
75.9'E
C.

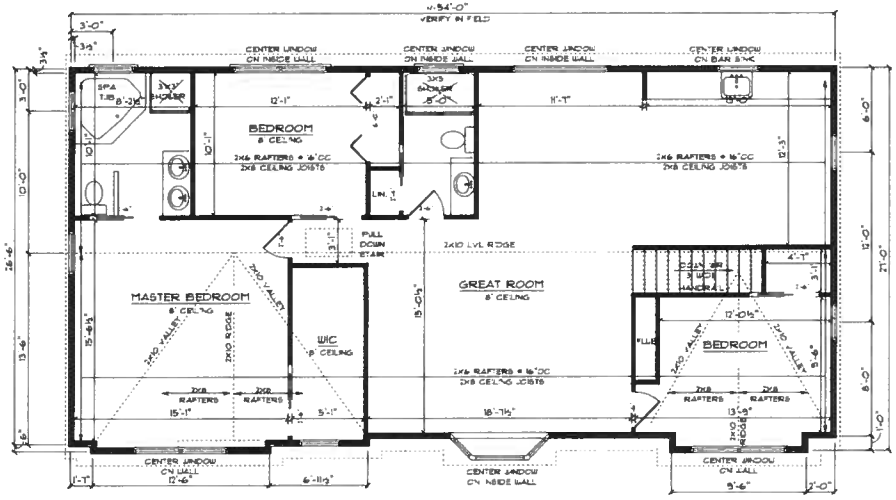
SECOND STORY ADDITION FOR THE PANDIT RESIDENCE

800 WALNUT AVENUE, BENSALEM, PA



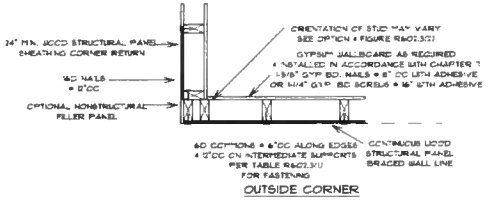
FIRST FLOOR PLAN

1/4" = 1' - 0"



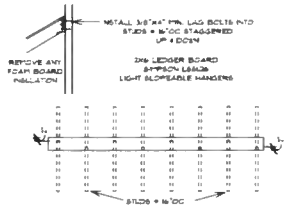
SECOND FLOOR PLAN

1/4" = 1' - 0"



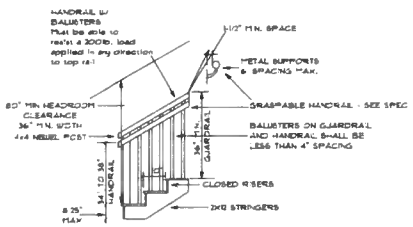
OUTSIDE CORNER

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING



LEDGER BOARD DETAIL

TYPICAL FOR NEW FRONT PENT ROOF



TYPICAL STAIR DETAIL FOR NEW STAIR AND LANDING

3/8" = 1' - 0"

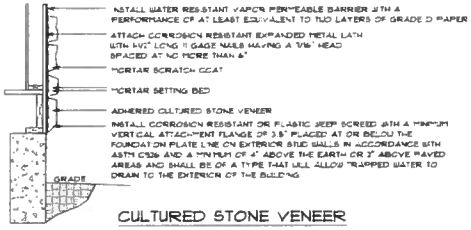
STAIR DESIGN MAY HAVE 8.25" MAX. RISERS & 9.5" MIN. TREAD DEPTH PER PENNSYLVANIA HOUSE BILL 1654 ENACTED IN APRIL 2004 ALLOWING STAIR DESIGN TO MEET PREVIOUS BOCA/CABO STANDARDS IN LIEU OF NEW IRC 2009 CODE PROVIDE 80" MINIMUM HEADROOM CLEARANCE

FOLLOW STAIR MANUFACTURES ASSOCIATION PAMPHLET FOR ALL DETAILS IN CONJUNCTION WITH THE IRC 2009

THE MAXIMUM RISER HEIGHT SHALL BE 8.25". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRS WITH SOLID RISERS. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11".

ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2.25"
TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6.25" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITH A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1.75" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1.25" TO A MAX. OF 2.75". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01GRASPABLE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL BE NOT LESS THAN 34" OR NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAILS.

GUARDRAILS SHALL BE PROVIDED ON ALL WALLS, BALCONIES, RAMPS OR PORCHES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR BALUSTERS WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER EXCEPT THE TRIANGULAR OPENINGS FORMED BY RISERS, TREAD AND BOTTOM RAILS OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH.



CULTURED STONE VENEER INSTALLATION DETAIL

NOT TO SCALE

SPECIFICATION

FOLLOW IRC 2009 CODE REQUIREMENTS

1. GENERAL NOTE Field verify existing conditions to include topography and all heights. Contact this office with any modifications, alterations or deviations from these plans. Intent is to construct new second story addition on the existing ranch home for family members.
2. DEMOLITION Remove existing roof, walls, doors, windows and siding as required.
3. EXCAVATION None required.
4. FOUNDATION Existing masonry basement and foundation walls shall support the new addition.
5. FRAMING All lumber shall be #2 grade or better hem-fir. Install 2x6 plates and squash blocks on existing ceiling joists. Install 2x4 exterior walls, 2x4 interior walls, joists and rafters at 16" oc. Glue and nail 3/4" CDX or OSB floor sheathing. Install 7/16" OSB wall sheathing and 7/16" OSB roof sheathing. Install Simpson H2.5A hurricane clips. All headers shall be 2x10 with 1/2" CDX plywood and double jack studs on openings greater than 7'1" wide. Provide all soffits and chases for new utilities and ductwork. All joists and rafters shall have 1-1/2" minimum bearing. All headers and beams over 7'1" shall have double 2x4 jack studs with blocking down to masonry foundation. Double all floor joists at walls above. Posts may be composed of multiply studs and blocking down to foundation. Center all doors and windows as shown on plans. Follow continuous sheathing method in accordance with section R602.10 of the IRC 2006. Use only LVL, Microlam or Versalam beams 3100Fb – 2.0E - parallams or gluelams are not acceptable.
6. WINDOWS Install new vinyl windows with Low-E glass as mfg by Simonton or approved equal. Install tempered safety glass on all windows near showers or in stairways. Windows greater than 9sf and less than 18" from floor shall be tempered or within 24" of any door swing.
7. DOORS Install new hollow core interior & exterior 6 panel colonial pre-finished doors with hardware. Provide insulated metal exterior doors as mfg by Thermatru or approved equal with locking hardware. Shower doors shall be tempered safety glass. Install insulated attic pull down stair with weather stripping per section N1102.4.1 of the IRC 2009 or 22"x30" access panels.
8. ROOFING Install new asphalt shingles on 15lb felt with Weatherwatch Ice & Water shield 36" wide on eaves. Include necessary blind, step and valley flashing. Install aluminum capping on fascia's and gutters and downspouts to match existing. Install ice & water shield over entire roof with less than 4/12 pitch.
9. EXTERIOR FINISHES Provide vinyl soffiting on overhangs. Owners to select all colors and finishes. Install vinyl siding over Tyvek. Install cultured stone veneer per mfg specifications.
10. ELECTRICAL Provide all electrical in accordance with the IRC 2009 and local codes. Include outlets at 12' oc max and 15" from floor. All decorative lighting is provided by owners. Provide interconnected battery backup hardwired smoke detectors in each new bedroom and first floor stairway. Install 50cfm exhaust fans in baths with venting per code and mfg specifications ducted thru wall or roof but not into soffits. Install all electric required for HVAC equipment. All exterior and bath circuits shall be GFCI protected. All other circuits shall be arc fault protected. Recessed lighting in attics or in contact with insulation shall meet ASTM 283E for air tightness. Provide exterior rated outdoor receptacles within 25' of any exterior mechanical equipment. Per section N1104.1 of the IRC 2009 a minimum of 50% of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps. Provide attic light for servicing equipment. New outlets shall be tamper proof.
11. HVAC Install new system for addition. All mastic tapes used on any duct connection shall be UL 181 listed and no standard duct tape shall be acceptable. Provide programmable thermostat with readings set for final inspection.
12. PLUMBING All plumbing shall be in accordance with IRC 2009. Owners to select fixtures with allowance. Install Schedule 40 PVC drain lines and PEX supply lines.
13. INSULATION Provide R38 in all flat ceilings with baffles, R19 in floors, R13 in all exterior walls. Follow PHRC energy code compliance alternative to include window and door maximum U-factors of 0.35.
14. INTERIOR FINISHES Provide 1/2" gypsum board on all walls and ceiling. Tape and spackle to smooth finish. Provide moisture resistant gypsum board in bath areas but not behind tubs or showers. Provide cement board behind showers or tubs for tile per section R 72.4.2 of the IRC 2009.
14. STAIRWAY Install new stairway to second floor per 2009 IRC to include continuous handrail on one side with returns. Owners to select all materials and finishes.
16. TRIM Standard 2-1/4" colonial prefinished trim with 3-1/4" high base.
17. PAINTING Apply prime coat and two finish coats using MAB or approved equal.
18. FLOORING Provided by owner. Provide cement board in baths for tile.
19. MISCELLANEOUS
20. CLEAN-UP Remove all construction debris.

DESIGN LOADS - IRC 2009 CHAPTER 3
USE GROUP R3 CONSTRUCTION TYPE 5B

Use	Live load
Guardrails and handrails	200lb
Rooms other than sleeping room	40psf
Sleeping rooms	30psf
Ground snow load	30psf
Wind load	90MPH - 3 sec gusts
Presumptive soil bearing capacity	2,000psf

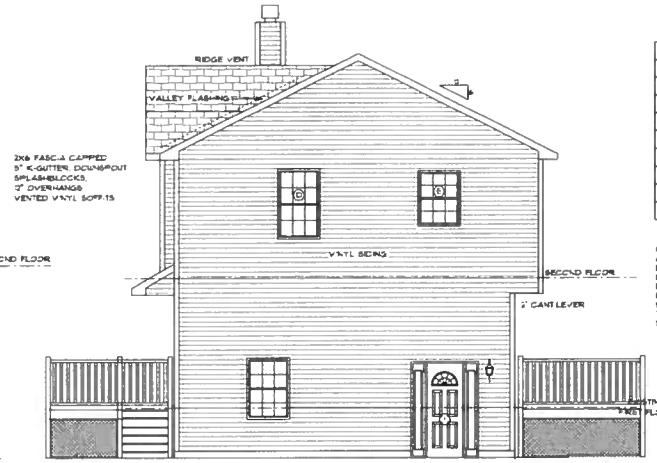
Dead load shall be designed for the actual weight of materials and construction with consideration for the dead load of fixed service equipment per section R301.4
Roof load shall be designed for the live load indicated in Table R301.6 or the snow load indicated in Table R301.2(1), whichever is greater per section R301.6.

Here's The Plan, LLC
1105 Banes Road, Southampton, PA 18966
Office: 215-355-1262 Fax: 215-355-2582 Email: heresthepanllc@gmail.com

PAUL DIETZ, III P.E.

SECOND STORY ADDITION for THE PANDIT RESIDENCE		
800 WALNUT AVENUE BENSALEM, PA	DRAWN BY: RA	
	DATE: MAY 18, 2016	
PLANS, SPECIFICATIONS, SECTION	REV.	DRAWING NUMBER A1 of 2

FRONT ELEVATION
1/4" = 1' - 0"



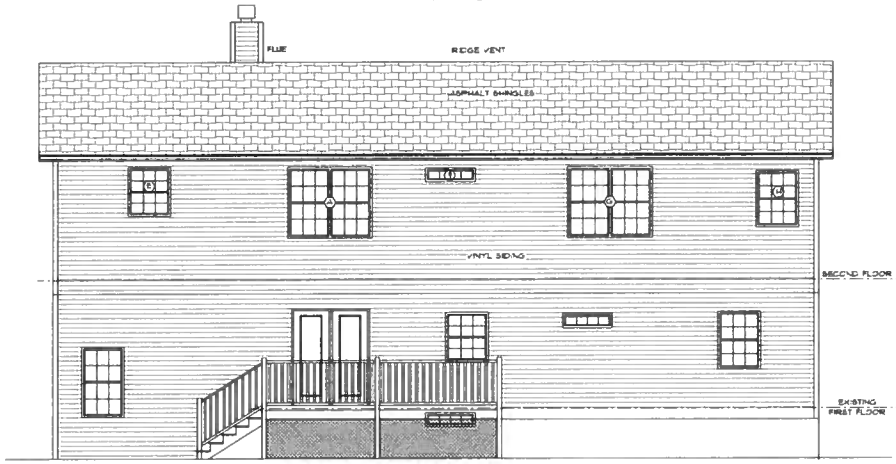
RIGHT SIDE ELEVATION
1/4" = 1' - 0"

WINDOW & DOOR SCHEDULE

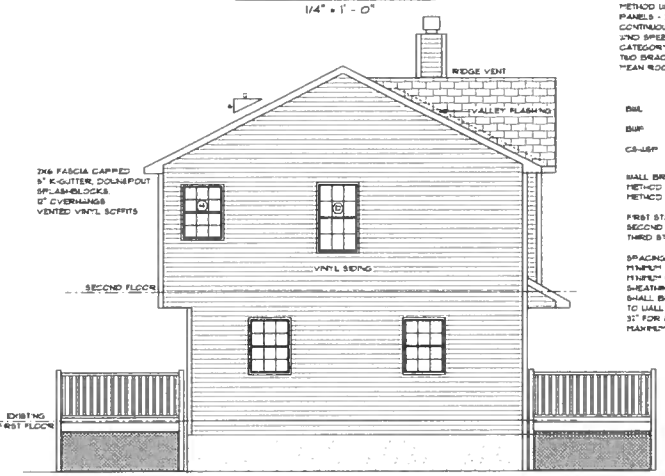
	DESCRIPTION	R.O.	MFG.	QTY
A	Twin double hung unit	72" x 60"	SIMONTON	3
B	Double hung unit	32" x 54"	SIMONTON	1
C	Bay unit with double hung flankers	84" x 54"	SIMONTON	1
D	Double hung unit to meet 5.7sf egress	40" x 60"	SIMONTON	2
E	Double hung unit	36" x 32"	SIMONTON	2
F	Picture unit - TEMPERED	42" x 12"	SIMONTON	1
G	Twin double hung unit to meet 5.7sf egress	80" x 60"	SIMONTON	1
H	Double hung unit - TEMPERED	36" x 32"	SIMONTON	2
I	Insulated exterior door with sidelites	64" x 82"	THERMATRU	1

GENERAL NOTES: ALL UNITS TO HAVE LOW-E GLASS WITH GRILLES INTEGRAL J-CHANNEL AND NAILING FLANGES
FIELD VERIFY ROUGH OPENINGS PRIOR TO FRAMING
EGRESS UNITS MUST HAVE 20" WIDE AND 24" HIGH MINIMUM CLEAR OPENING WITH SASH IN FULL OPEN POSITION AND MEET THE 5.75F FOR SECOND FLOOR SLEEPING ROOMS OR 5.0SF FOR GROUND LEVEL SLEEPING ROOMS TOTAL OPENING REQUIREMENT UNITS LOCATED WITHIN 24" OF ANY DOOR SHALL BE TEMPERED SAFETY GLASS OPERABLE WINDOWS MORE THAN 72" FROM THE BOTTTOM SILL TO GRADE OR SURFACE BELOW SHALL HAVE A MINIMUM SILL HEIGHT OF 24" ABOVE FINISHED FLOOR

PROVIDE BUILDING CODE OFFICIAL
WITH MFG SPECIFICATION SHEET FOR EGRESS UNIT
PROVIDE MAXIMUM CLEARANCE HARDWARE



REAR ELEVATION
1/4" = 1' - 0"



LEFT SIDE ELEVATION
1/4" = 1' - 0"

WALL BRACING SHALL COMPLY WITH SECTION R602.10 OF THE IRC 2006
METHOD USED SHALL BE METHOD #3 WOOD STRUCTURAL PANELS - 3/8" MIN. CSB OR CDX SHEATHING
CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING
WIND SPEED LESS THAN OR EQUAL TO 90 MPH (EXPOSURE CATEGORY B) SEISMIC DESIGN CATEGORY A,B,C
TWO BRACED WALL LINES MINIMUM, 10' WALL HEIGHT MAXIMUM, 30' MEAN ROOF HEIGHT, 10' EAVE TO RIDGE HEIGHT

BWL BRACED WALL LINE

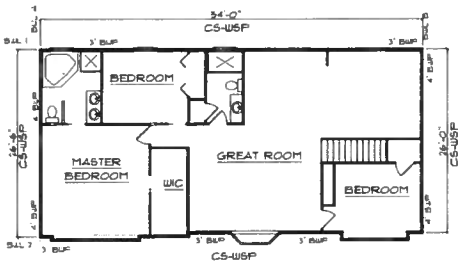
BWP BRACED WALL PANEL

CS-WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL

WALL BRACING REQUIREMENTS PER TABLE 602.10.1 OF 2006 IRC
METHOD #3 - WOOD STRUCTURAL PANELS - CONTINUOUS SHEATHING
METHOD #5 GYPSUM BOARD PANELS

FIRST STORY OF THREE = 25% AND < 25
SECOND STORY OF THREE = 16% AND < 25
THIRD STORY = 16% AND < 25'

SPACING OF WALL BRACING SHALL NOT EXCEED 35
MINIMUM BRACED WALL SEGMENT WIDTH SHALL BE 48" FOR METHOD 3
MINIMUM WIDTH OF PANELS USING CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING PER SECTION 4 TABLE R602.10.5
SHALL BE 27" FOR 85% OF WALL HEIGHT FOR MAXIMUM OPENING HEIGHT NEXT TO WALL BRACING
31" FOR 85% OPENING HEIGHT OR 54" FOR 100% PER TABLE R602.10.5
MAXIMUM SPACING OF PANELS SHALL BE 25'



SECOND WALL BRACING PLAN

Braced wall line	Bracing method	Wall height	Braced wall line spacing	% Req'd	Reduction factor	Required bracing	Bracing length provided
BWL 1	CS-WSP METHOD 3	8'	26'-0"	25%	0.90	6'-0"	6'-0"
BWL A	CS-WSP METHOD 3	8'	54'-0"	25%	0.90	12'-0"	12'-0"
BWL 2	CS-WSP METHOD 3	8'	26'-0"	25%	0.90	6'-0"	6'-0"
BWL B	CS-WSP METHOD 3	8'	54'-0"	25%	0.90	12'-0"	12'-0"

Bracing base on <90 mph wind speed, Exposure category B
The bracing amounts in Table R602.10.1 for Method 3 shall be permitted to be multiplied by a factor of 0.9 for wall with a maximum opening height that does not exceed 85 percent of the wall height or a factor of 0.8 for walls with a maximum opening height that does not exceed 67 percent of the wall height

Here's The Plan, LLC
1105 Banes Road, Southampton, PA 18966
Office: 215-355-1282 Fax: 215-355-2502 Email: heresthepianllc@gmail.com

PAUL DIETZ, III P.E.

SECOND STORY ADDITION for
THE PANDIT RESIDENCE

800 WALNUT AVENUE
BENSALEM, PA

DRAWN BY: RA
DATE: MAY 18, 2016

PLANS, SPECIFICATIONS, SECTION

REV.

DRAWING NUMBER
A2 of 2