2021-5

pennsylvania
OFFICE OF OPEN RECORDS

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: 1/14/21

REQUEST SUBMITTED BY: ☑ E-MAIL ☐ U.S. MAIL ☐ FAX ☐ IN-PERSON

REQUEST SUBMITTED TO (Agency name & address): Caln Township

NAME OF REQUESTER : David J. Scaggs, Esquire

STREET ADDRESS: 1800 E. Lancaster Ave., Ste. K

CITY/STATE/COUNTY/ZIP(Required): Paoli, PA 19301

TELEPHONE (Optional). _____ **EMAIL (optional):** _____

RECORDS REQUESTED: **Provide as much specific detail as possible so the agency can identify the information.* ***Please use additional sheets if necessary***

Copies of the property file for 4801 Horseshoe Pike, Downingtown, PA 19335, UPI 39-2-40 (current owner William Best), including but not limited to, all applications, plans, permits, surveys, notices, violations and certificates.

DO YOU WANT COPIES? ☑ YES ☐ NO
DO YOU WANT TO INSPECT THE RECORDS? ☐ YES ☑ NO
DO YOU WANT CERTIFIED COPIES OF RECORDS? ☐ YES ☑ NO
DO YOU WANT TO BE NOTIFIED IN ADVANCE IF THE COST EXCEEDS $100? ☑ YES ☐ NO

**** PLEASE NOTE: RETAIN A COPY OF THIS REQUEST FOR YOUR FILES ****
**** IT IS A REQUIRED DOCUMENT IF YOU WOULD NEED TO FILE AN APPEAL ****

FOR AGENCY USE ONLY

OPEN-RECORDS OFFICER: A Swan

☐ I have provided notice to appropriate third parties and given them an opportunity to object to this request

DATE RECEIVED BY THE AGENCY: 1/14/20

AGENCY FIVE (5) BUSINESS DAY RESPONSE DUE: 1/22/21

***Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)*

TOWNSHIP OF CALN
253 MUNICIPAL DR
THORNDALE, PA. 19372
610-384-0600

CERTIFICATE OF OCCUPANCY

Building Permit No.: 14-00848

Zoning District: R-1

Permission is hereby given:

BEST WILLIAM
(owner of use)

4801 HORSESHOE PK, DOWNINGTOWN
owner (new)

DEAN RITTENHOUSE
contractor

Use Type: R RESIDENTIAL

(Lot & Development)

REMARKS

At: 4801 HORSESHOE PK

Description: GARAGE ROOF REPAIR & 2ND FLOOR ADDITION

5/22/2015
Building Inspector DATE

5/22/2015
Zoning Officer/Building Code Official DATE

IN ACCORDANCE WITH 2009 IRC

APPROVED AS TO COMPLIANCE WITH ZONING ORDINANCE.

SCANNED
JUN 23 2015
ELECTRONICALLY FILED

TOWNSHIP OF CALN
253 MUNICIPAL DR
THORNDALE, PA. 19372
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contractor

Use Type: R RESIDENTIAL

(Lot & Development)

REMARKS

CONDITIONAL USE & OCCUPANCY ISSUED 4.29.15 EXPIRES IN FIVE DAYS 5.4.15

#1 ANCHORING DETAILS MUST BE SUBMITTED FOR THE RUBBLE STONE WALL AND STEEL BEAM.

#2 ANY REPAIRS NEEDED AS A RESULT OF THE SUBMITTED ANCHORING DETAILS MUST BE MADE WITHIN 10 DAYS OF ISSUE 5.8.15

DETAILS MUST BE SUBMITTED IN HARD COPY FORM TO OUR OFFICE FOR REVIEW.

At: 4801 HORSESHOE PK

Description: GARAGE ROOF REPAIR & 2ND FLOOR ADDITION

4/29/2015
Building Inspector DATE

4/29/2015
Zoning Officer/Building Code Official DATE

IN ACCORDANCE 2009 IRC

APPROVED AS TO COMPLIANCE WITH ZONING ORDINANCE.

Ingram Engineering Services, Inc.
16 Hagerty Blvd. Suite 400
West Chester PA 19382
Office 484-947-5549 Fax 610-431-7015

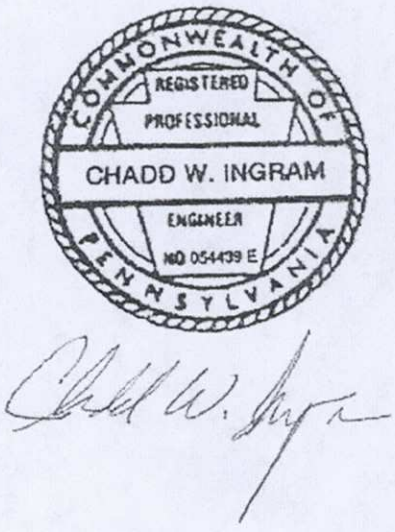
STRUCTURAL CALCULATIONS & DETAILS

FOR

Client: William Joseph Best

Project: Bill Best Garage Renovation
4801 Horseshoe Pike
Downingtown, PA 19335

May 19th, 2015



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Code Search

Code: IBC 2009

Occupancy:

Occupancy = B Business

Occupancy Category & Importance Factors:

Occupancy Category =	II
Wind Factor =	1.00
Snow Factor =	1.00
Seismic Factor =	1.00

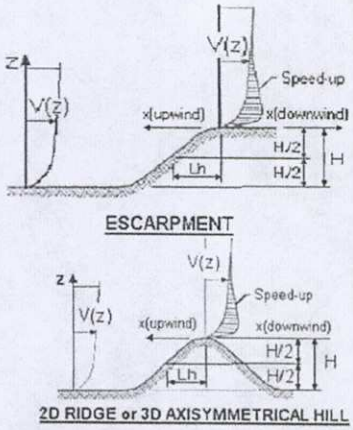
Wind Loads : ASCE 7 - 05

Importance Factor =	1.00
Basic Wind Speed =	90 mph
Directionality (Kd) =	0.85
Exposure Category =	C
Enclosure Classification =	Enclosed Building
Internal pressure =	+/-0.18
Kh =	0.85
Type of roof	Gable

Topographic Factor (Kzt)

Topography	Flat
Hill Height (H)	0.0 ft
Half Hill Length (Lh)	0.0 ft
Actual H/Lh =	0.0
Use H/Lh =	0.0
Modified Lh =	0.0 ft
From top of crest: x =	0.0 ft
Bldg up/down wind?	downwind

Kzt = 1.00



Gust Effect Factor

Flexible structure if natural frequency < 1 Hz (T > 1 second). However, if building h/B < 4 then probably rigid structure (rule of thumb).

h = varies

B = varies

/z (0.6h) = varies

h/B = 1.0 Rigid structure

G = 0.85 Using rigid structure default

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Wind Loads- Main Wind Force Resisting System

Enclosed and Partially Enclosed Rigid Buildings

1. Exterior Walls

$K_h = 0.85$	Wind speed = 90 mph
$K_d = 0.85$	$K_{zt} = 1.00$
$q = 15.0$ psf	Wall Area (Rear/ Front) = Varies
$GC_{pi} = +/- 0.18$	Wall Area (Right/ Left) = Varies
$C_p = 0.8$ (overhang)	

$P = qGC_p$
$P = 10.2$ psf
$P_u = 16.32$ psf

Ingram Engineering Services, Inc.
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West Chester PA 19382
Office 484-947-5549 Fax 610-431-7015

Anchorage Analysis:

Loading:

$W_{k_{uplift}} = 16.32 psf (2')(5') = 163.5 lbs \uparrow$

DL = not considered in this analysis

Anchorage Specifications:

5/8" Galvanized all threaded rods
Filled w/ non shrink Epoxy Grout
spaced @ 5' o.c or less
min 6" embedment

~24" Thick Stone masonry walls
Assume 20" Thick for Analysis
Assume $f'_c = 2500$ psi

Anchorage Analysis:

$$N_{cb} = \frac{A_{Nc}}{A_{Nco}} \psi_{ed,N} \psi_{c,N} \psi_{cp,N} N_b$$

$A_{Nc} = 117$ in²

$A_{Nco} = 324$ in²

$\psi_{ed,N} = 1.0$

$\psi_{c,N} = 1.0$

$\psi_{cp,N} = 1.0$

$N_b = 12,492$ lbs

$\phi = 0.7$

$\phi N_{cb} = 3.16$ K

$\phi N_{cb} \geq W_{k_{uplift}}$

General Note:

- DL Reduction not included.

Ingram Engineering Services, Inc.
16 Hagerty Blvd. Suite 400
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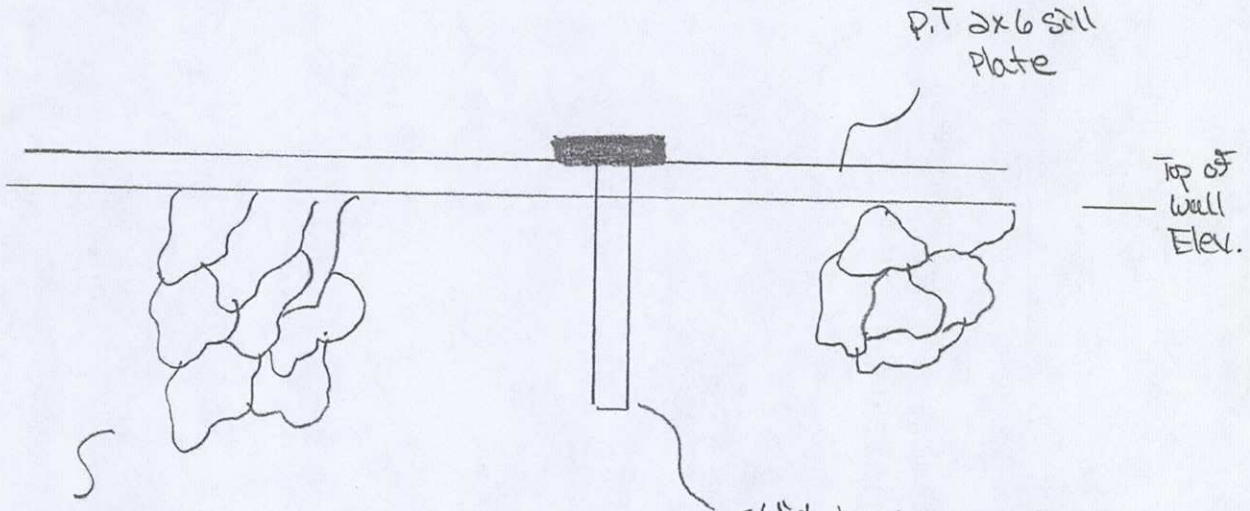
Office 484-947-5549 Fax 610-431-7015

Anchor Installation Detail - Into Masonry

Section View (NTS)



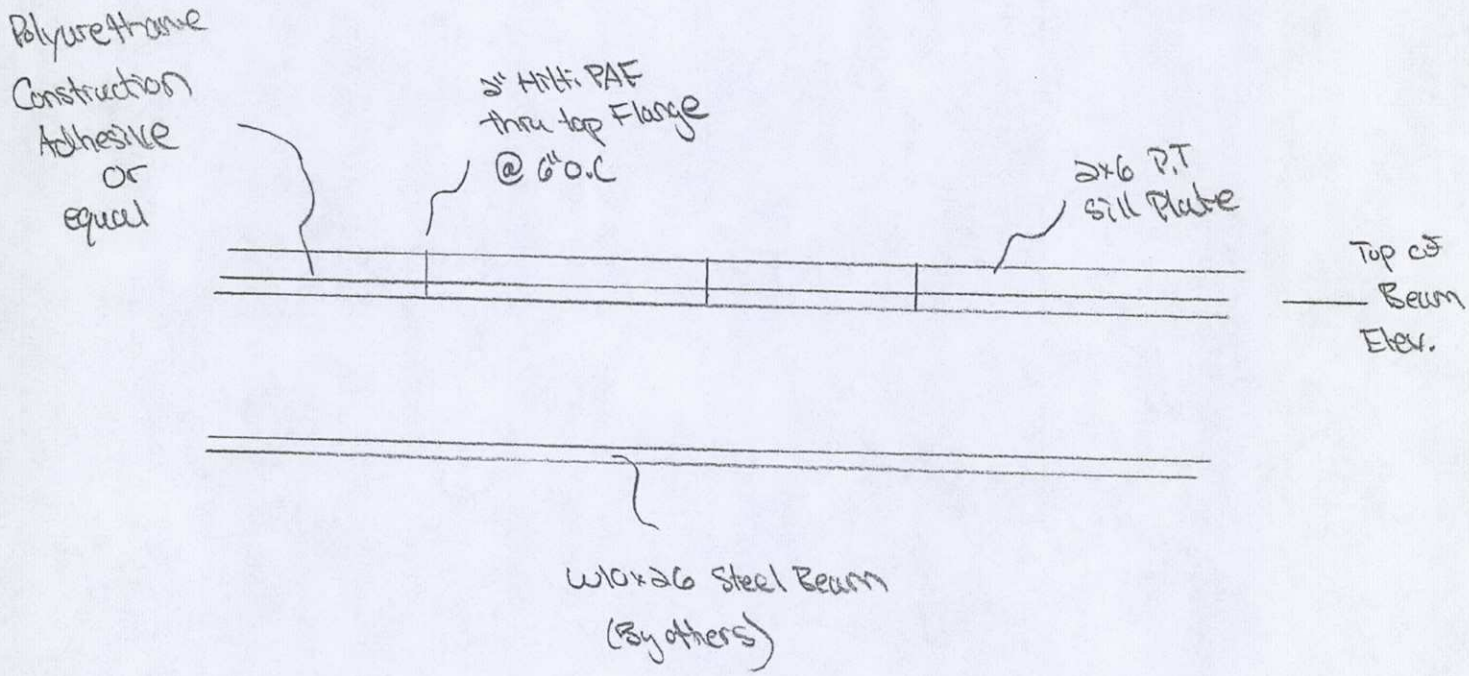
General Note:

- Joist Connections provided by others

Ingram Engineering Services, Inc.
16 Hagerty Blvd. Suite 400
West Chester PA 19382
Office 484-947-5549 Fax 610-431-7015

Anchor Installation Detail - Intc Steel

Section View (UTS)



General Note:

- Joist connections provided by others.

Ingram Engineering Services, Inc.
16 Hagerty Blvd. Suite 400
West Chester PA 19382
Office 484-947-5549 Fax 610-431-7015

General Structural Notes:

General:

1. Design Loads (May 2015)
    a. IRC 2009
2. Contractor shall verify all dimensions and existing conditions prior to construction and notify the owner's representative of any discrepancy.
3. All sections, details and notes shown on the drawings are intended to be typical and shall apply to similar situations elsewhere unless otherwise noted.
4. If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Engineer immediately and provide a sketch of the condition with his proposed modification of the details given on the contract documents. Do not commence work until condition is resolved and modification is approved by the Engineer.
5. In case of conflict between the General Notes & Details, the most rigid requirements shall govern.
6. Job site safety and construction procedures are the sole responsibility of the Contractor.
7. Where alterations involve the existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
8. Contractor is responsible for any required demolitions during construction.
9. If temporary bracing is required during Construction, the Contractor is to be responsible.
10. Proposed flashing, waterproofing, MEP, etc. to be provided by Approved Architectural Details or others.
11. The aforementioned IES Structural Analysis is limited to the proposed anchor bolts. All other structural members have been provided by others.
12. Contractor to verify stability of connection during installation.
13. PAF to be installed through top flange of steel beam.

Timber

1. All lumber shall be SYP #1 or better.
2. All lumber shall be pressure treated if exposed to weather and/ or masonry.
3. Construction material handling, methods, and connections shall be in accordance with NDS National Design Specification for Wood Construction American Institute of Timber Construction.
4. All timber and fasteners shall be marine grade.
5. Unless otherwise specified, all bolts, screws, washer, nuts and nails shall be carbon steel, hot dipped galvanized.
6. Decking shall be butted tightly board to board to allow for board shrinkage after deck construction.

CALN TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
Andrew F. Reczek, Director of Code Enforcement
Stephen L. Miller, Code Official / Fire Marshal
Raymond Stackhouse, Code Official / Deputy Fire Marshal
Joseph Arvay, Code Official / Housing Inspector
610.384.0600 fax: 610.384.0689 Email: areczek@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa 19372-0149
www.calntownship.org

FIELD CORRECTION NOTICE

PROJECT ADDRESS 4801 Horseshoe PK **LOT #** _____

INSPECTION DATE 4/22/15

PERMIT # _____

OWNER, AGENT, CONTRACTOR EMAIL; Dean Rittenhouse verbal

THE FOLLOWING ITEMS WERE FOUND IN VIOLATION OF THE CALN TOWNSHIP BUILDING OR PROPERTY MAINTENANCE CODE. ALL IDENTIFIED VIOLATIONS MUST BE CORRECTED BY THE OWNER, CONTRACTOR, OR AGENT. THE RESPONSIBLE INDIVIDUAL SHALL BE REQUIRED TO SCHEDULE A REINSPECTION PRIOR TO THE TIMEFRAME ESTABLISHED BELOW, ANY FURTHER CONSTRUCTION ACTIVITY OR USE AND OCCUPANCY APPROVAL;

PROVIDE TEXT BOX

1) provide all outstanding information including approved anchoring method, electrical plan and roof truss details First Inspection 4/17 – OK 4/29/2015
2) 2nd floor landing requires addition beam thickness ; double exterior ribbon board – OK 4/29/2015
3) properly fasten ledger and include two 1,500 lb hold down devices – OK
4) mechanically fasten support columns to foots and beam
5) install guard railing per AWC lateral load detail
6) complete stairway with graspable hand railing – picket opening greater than 4"

REINSPECTION REQUIRED NO LATER THAN: Prior to rough framing approval

INSPECTOR: Andrew Reczek

Note; Inspections shall be scheduled allowing a minimum of 24-hour advanced Notice. Inspection shall be scheduled by calling 610-384-0600 Ext. 119 or 120 between the hours of 8:00 AM and 4:30 PM Monday – Friday.

4/29/2015 AFR

1) Reduce picket spacing on upper level guard railing
2) Install ledger locks or 1/2" lag bolts 16" O.C @ Landing connection
3) Fire caulk wire penetration 2nd floor plate (sole plate only)
4) Install cover plate on electrical outlets + switches
5) Seal anchoring details + Beam connect

TOWNSHIP OF CALN

PERMIT

Permit No: 14-00848

Date Issued: 02/20/15

Location of Work: 4801 HORSESHOE PK

Type of Work: GARAGE STORM REPAIR & 2ND FLOOR ADDTION

**********PARTIAL PERMIT**********

SEE ATTACHED REVIEW COMMENTS & PLAN NOTES

SCHEDULE INSPECTIONS AS REQUIRED AND SUBMIT INFORMATION AS REQUESTED

610.384.0600 EXT 220 24 HRS NOTICE

Owner: BEST WILLIAM

Contractor: DEAN RITTENHOUSE

Parcel #: 39-2-40.0

BUILDING CODE OFFICIAL

THIS PLACARD MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES, EASILY VISIBLE FROM THE PRINCIPAL STREET, WELL SECURED IF EXPOSED TO THE WEATHER, DURING THE ENTIRE CONSTRUCTION TIME.

WORK MUST BE STARTEDWITHIN 6 MONTHS FROM DATE OF ISSUE

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Stephen L. Miller, Code Official / Fire Marshal
Raymond Stackhouse, Code Official / Deputy Fire Marshal
Joseph Arvay, Property Maintenance / Housing Inspector

www.calntownship.org

Phone: 610-384-0600 Ext. 145 Fax: 610-384-0689
Email: smiller@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

MISCELLANEOUS INSPECTION REPORT

DATE: 4/22/2015

LOCATION: 4801 Horseshoe Pike

TYPE OF INSPECTION: Footing for 2nd flor Landing

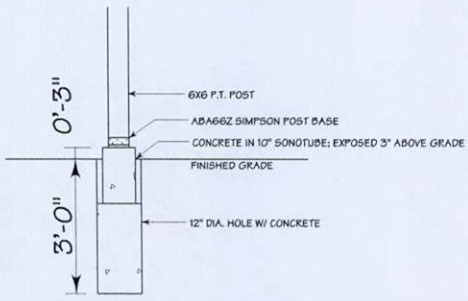
United Inspection Agency Len Werren 4/17/2015

~~Foo~~ Two footings installed as required to support 2nd fl landings 12" in diameter 36" in depth with firm & unyielding bottom.

2nd flor reconstructed without prior inspection or completing the Partial Permit Process

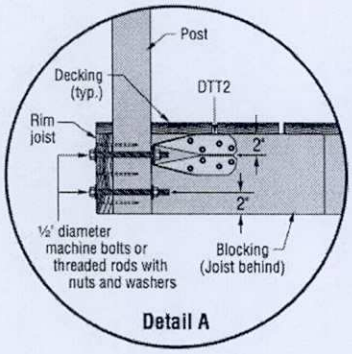
See attached Fire Correction Notice

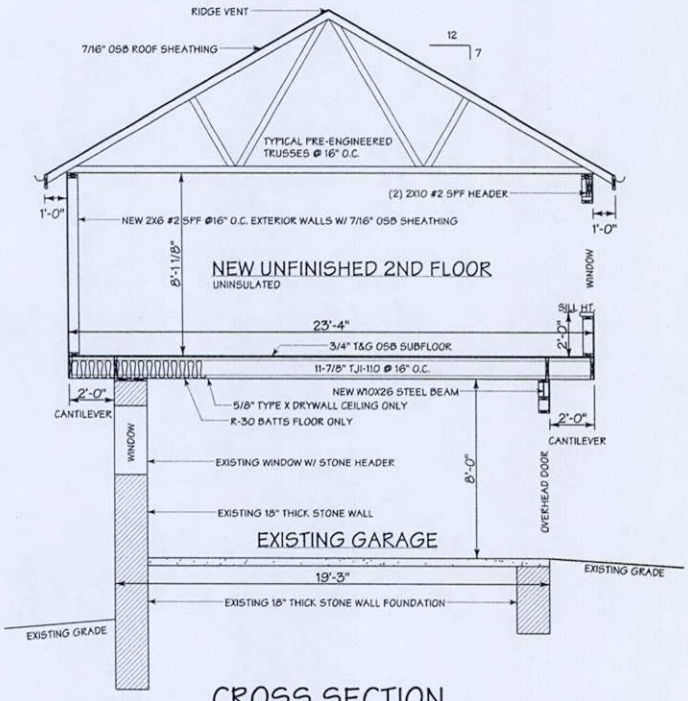
OK to pour the two pier footings (AFR)



NEW STAIR SUPPORT DETAIL

SCALE: 1/2" = 1'-0"





CROSS SECTION

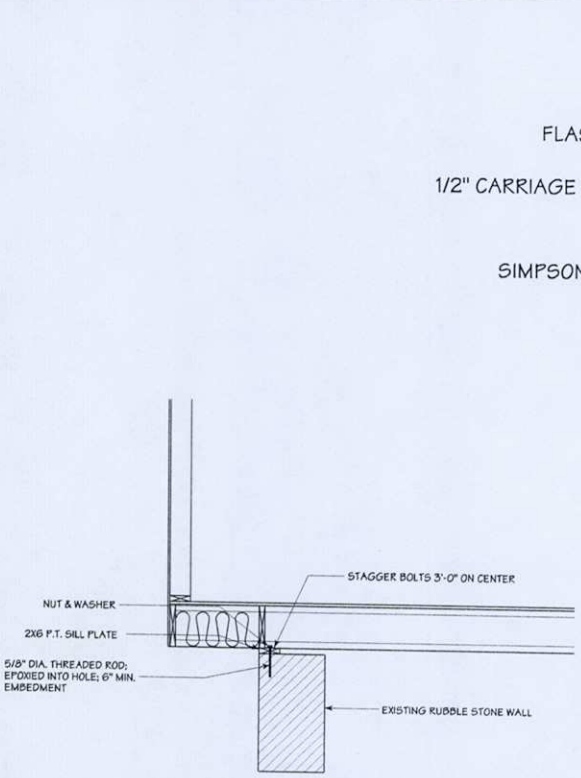
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	BY	DATE

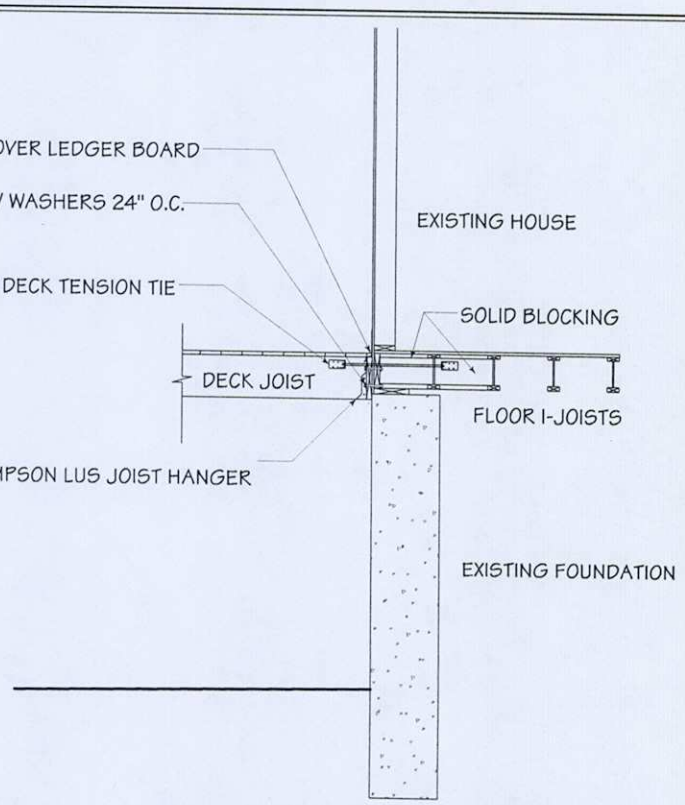
BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
4/26/2015

SHEET:
A-7



FOUNDATION ATTACHMENT DETAIL
SCALE: 1/2" = 1'-0"



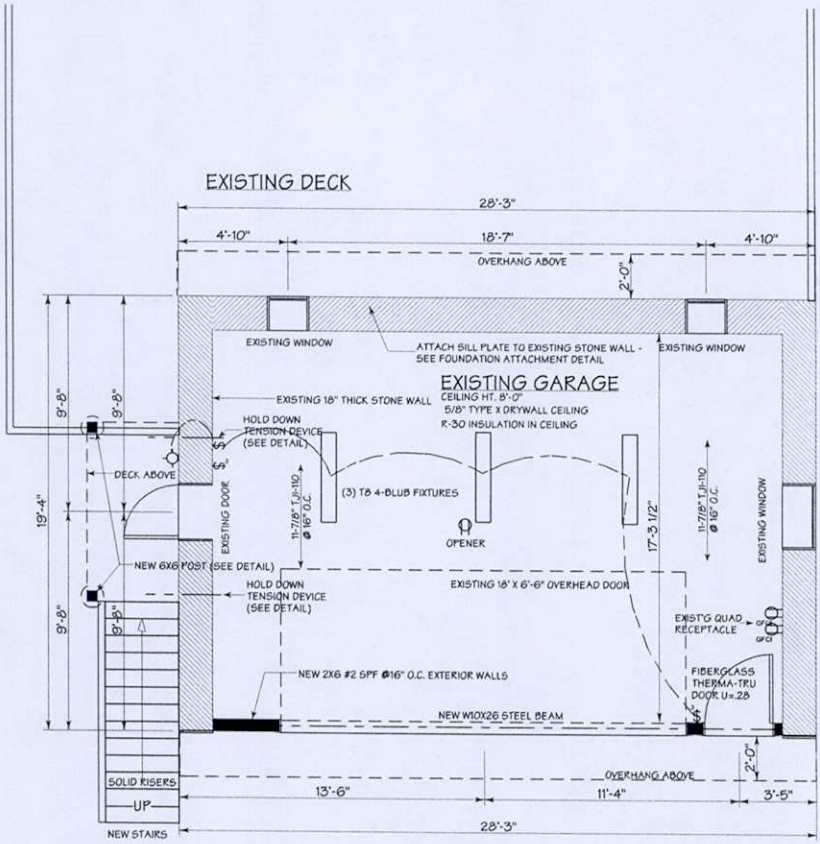
DECK TO WALL DETAIL
SCALE: 1/2" = 1'-0"

NO. DESCRIPTION BY DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE: 4/26/2015

SHEET: A-8



1ST FLOOR PLAN

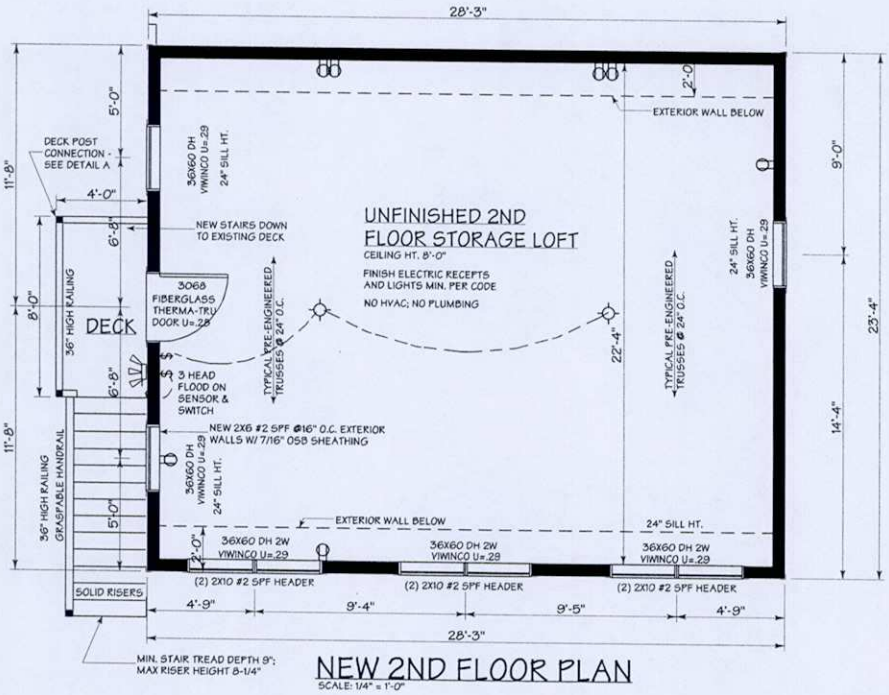
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
4/26/2015

SHEET:
A-1



NEW 2ND FLOOR PLAN

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

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
4/26/2015

SHEET:
A-2

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

NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
4/26/2015

SHEET:
A-3

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

NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
4/26/2015

SHEET:
A-4

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

NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
4/26/2015

SHEET:
A-5

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

NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
4/26/2015

SHEET:
A-6

Bambi Warren

From: Andy Reczek
Sent: Tuesday, April 28, 2015 7:34 AM
To: Bambi Warren
Subject: FW: AT&T permit application for 3400 Kings Highway - AT&T SiteThorndale

This should have completed the permit file
Please prepare as needed

From: Berman, Samantha [mailto:Samantha.Berman@jacobs.com]
Sent: Monday, April 27, 2015 3:54 PM
To: Andy Reczek
Cc: Delia, Veronica
Subject: RE: AT&T permit application for 3400 Kings Highway - AT&T SiteThorndale

Hi Andy,

I just wanted to check on the status of this. I fedexed the structural analysis over on 4/8 but have not received an update since that time. Can you please advise?

Thank you kindly,
Samantha

JACOBS

Samantha Berman, Esq. | Jacobs | Site Acquisition/Legal | 610-517-0707 | 1-484-674-7312 fax | Samantha.Berman@jacobs.com | www.jacobs.com

---

From: Andy Reczek [mailto:areczek@calntownship.org]
Sent: Tuesday, April 07, 2015 1:21 PM
To: Berman, Samantha
Cc: Bambi Warren; Joseph Arvay
Subject: RE: AT&T permit application for 3400 Kings Highway - AT&T Site Thorndale

Dear Ms. Berman
Please submit the structural analysis report along with all other documents(in hardcopy) directly to the Caln Township Code Department. If the report properly addresses the items that were constructed last year, we will close that permit file and issue you a Certificate of Occupancy

---

From: Joseph Arvay
Sent: Tuesday, April 07, 2015 11:53 AM
To: Andy Reczek
Subject: FW: AT&T permit application for 3400 Kings Highway - AT&T Site Thorndale

Andy,

I think this is supposed to be for you.
Joe

From: Berman, Samantha [mailto:Samantha.Berman@jacobs.com]
Sent: Tuesday, April 07, 2015 10:29 AM
To: Joseph Arvay
Cc: Delia, Veronica
Subject: AT&T permit application for 3400 Kings Highway - AT&T Site Thorndale

Hi Joe,

Jacobs Telecommunications (a project management company for AT&T) filed a permit application around this time last year for an AT&T upgrade to an existing cell tower located at 3400 Kings Highway, in Downingtown (attached for your reference). I believe the permit was never closed out because you were awaiting additional information from us, including the structural analysis to address the loading on the tower. We finally have a completed structural analysis, although the scope of work for this upgrade has changed slightly. I have also attached these drawings for your review. I was curious whether you would prefer that we supplement our initial submission with these revised documents, or whether it would be better to just start from the beginning and resubmit the permit application.

Thank you so much for your assistance,
Samantha

JACOBS

Samantha Berman, Esq. | Jacobs | Site Acquisition/Legal | 610-517-0707 | 1-484-674-7312 fax |
Samantha.Berman@jacobs.com | www.jacobs.com

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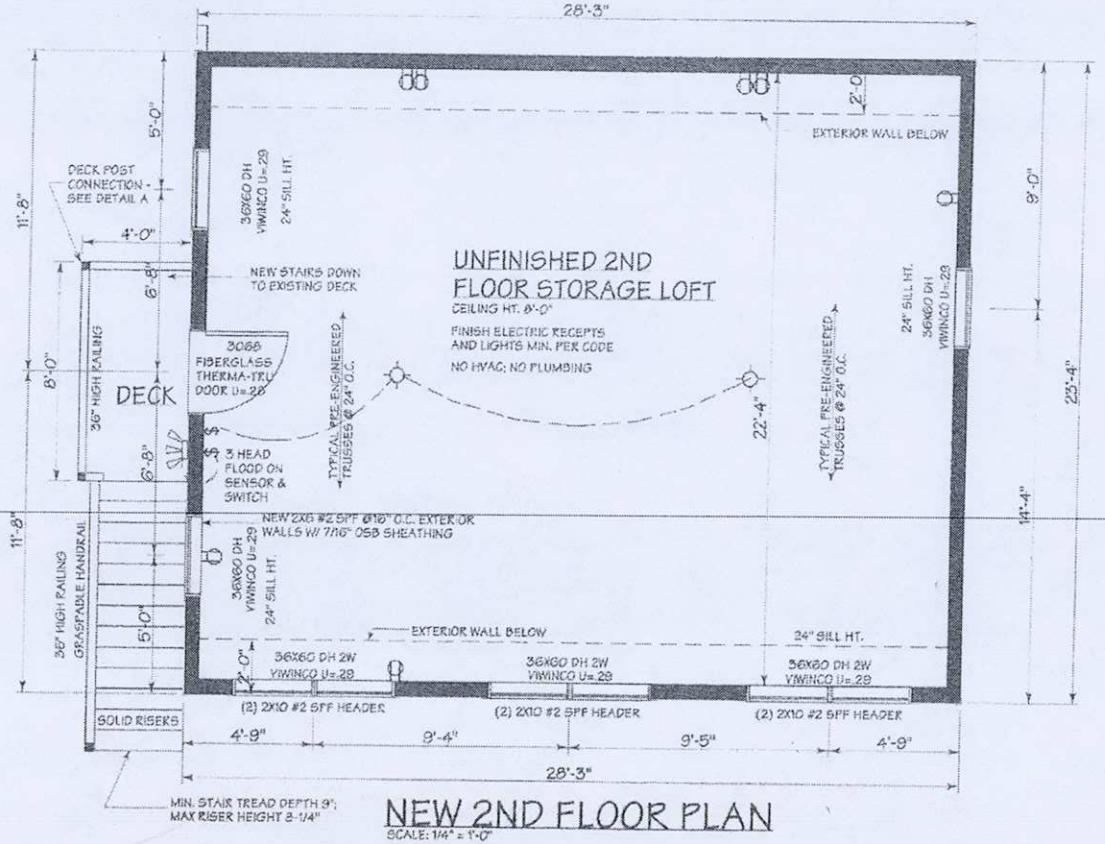
United Inspections
APPROVED
Electrical Plan Review
Date 4-27-15 Cert #000300
Per Len Warren



NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

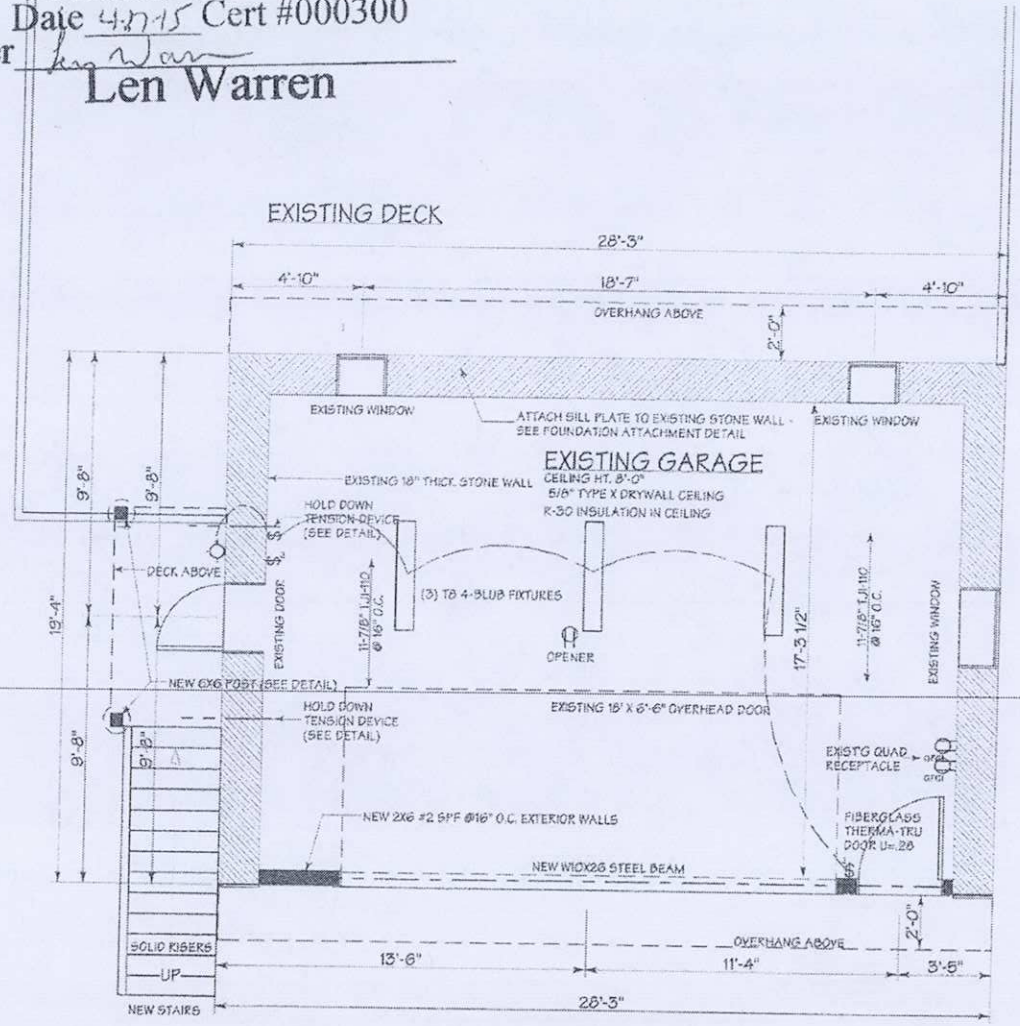
No.	Description	By	Date

BILL BEST GARAGE RENOVATION
4901 HORSESHOE PIKE
DOWNINGTOWN, PA 19335

DATE: 4/23/2015

SHEET: A-2

United Inspections
APPROVED
Electrical Plan Review
Date 4.27.15 Cert #000300
Per Len Warren
Len Warren



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE: 4/28/2015

SHEET: A-1

Alpine, an ITW Company

13389 Lakefront Drive Earth City, MO 63045 (314) 344-9121

Truss Fabricator:	S.R. Sloan
Transmitted From:	seals@srsloan.com
Job Identification:	440322-/BILL BEST -- 4801 HORSESHOE PIKE Downington, PA 19336
Model Code:	IRC
Truss Criteria:	IRC2009/TPI-2007(STD)
Engineering Software:	Alpine proprietary truss analysis software. Version 13.02.
Truss Design Loads:	Roof - 47.8 PSF @ 1.15 Duration Floor - N/A Wind - 90 MPH (ASCE 7-05-Closed)

04/22/2015

Bruce Feldmann

Notes:

1. Determination as to the suitability of these truss components for the structure is the responsibility of the building designer/engineer of record, as defined in ANSI/TPI 1

2. As shown on attached drawings; the drawing number is preceded by: MOUSR219

Details: A1003005-GBLLETIN-GABRST05-
Submitted by BAF 11:16:35 04-22-2015 Reviewer: BAF
$$

#	Ref	Description	Drawing#	Date
1	31192	--T1 COMMON	15112002	04/22/15
2	31193	--G1 GABLE	15112003	04/22/15

(440322-/BILL BEST -- 4801 HORSESHOE PIKE Downington, PA 19336 - G1 GABLE)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Top chord 2x4 SPF(S) #2
Bot chord 2x4 SPF(S) #2
Webs 2x4 SPF Stud

Truss designed to support 2-0-0 top chord outlookers and 2.00 PSF cladding load one face, and 24.0" span on opposite face. Top chord must not be cut or notched.

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-09 section 301.5.

Truss designed for unbalanced snow load based on Pg=40.00 psf, Ct=1.10, Ce=1.00, CAT II & Pf=30.80 psf.

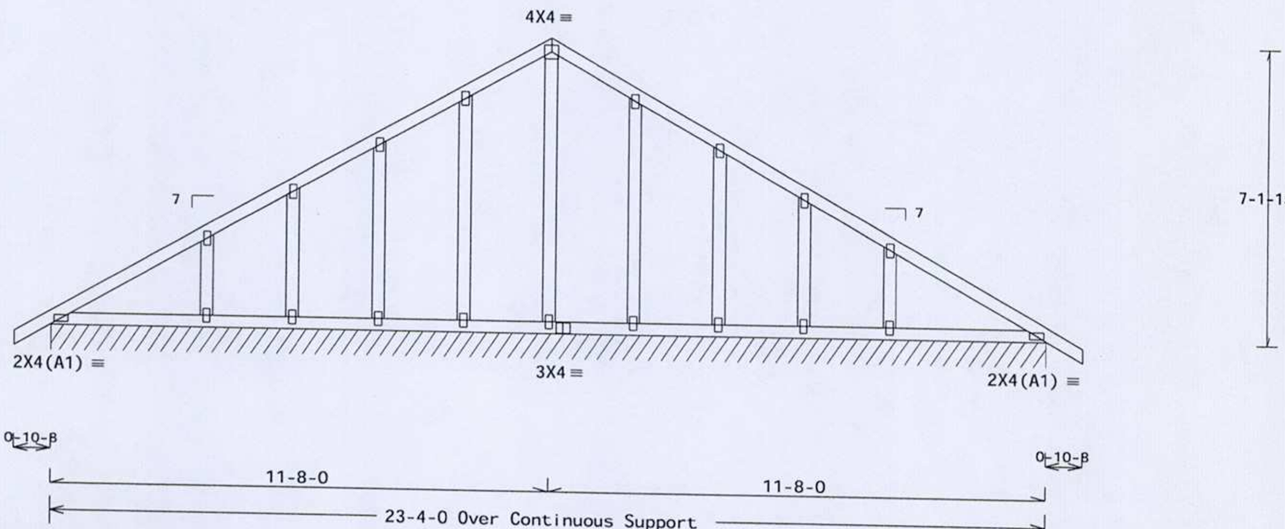
90 mph wind, 21.67 ft mean hgt, ASCE 7-05, CLOSED bldg, Located anywhere in roof, CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf.

Wind loads and reactions based on MWFRS with additional C&C member design.

See DWGS A10030051014, GBLLETIN1014, & GABRST051014 for gable wind bracing requirements.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.

Plates sized for a minimum of 2.40 sq.in./piece.



R=193 PLF U=21 PLF W=23-4-0
RL=10/-10 PLF

Note: All Plates Are 2X4 Except As Shown.

Design Crit: IRC2009/TPI-2007(STD)
FT/RT=0%(0%)/0(0)

PLT TYP. WAVE

13.02.07.0228.14 QTY:2 NY/-/1/-/-/R/- Scale =.3"/Ft.

S.R. Sloan 800-366-7562
P.O. Box 560, New Hartford NY 13413

ALPINE
AN ITW COMPANY

13389 Lakefront Dr
Earth City, MO 63045

STATE OF NEW YORK — BRUCE ALAN FELDMANN — 080239 — LICENSED PROFESSIONAL ENGINEER

04/22/2015

TC LL	30.8 PSF	REF R219-- 31193
TC DL	7.0 PSF	DATE 04/22/15
BC DL	10.0 PSF	DRW MOUSR219 15112003
BC LL	0.0 PSF	MO-ENG BAF/BAF
TOT.LD.	47.8 PSF	SEQN- 372675
DUR.FAC.	1.15	FROM MK
SPACING	24.0"	JREF- 1VFW219_Z02

GABLE STUD REINFORCEMENT DETAIL

ASCE 7-05: 100 MPH WIND SPEED, 30' MEAN HEIGHT, ENCLOSED, I = 1.00, EXPOSURE C, Kzt = 1.00

MAX GABLE VERTICAL LENGTH

2X4 GABLE VERTICAL SPACING	SPECIES	BRACE GRADE	NO BRACES	(1) 1X4 "L" BRACE * GROUP A	(1) 1X4 "L" BRACE * GROUP B	(1) 2X4 "L" BRACE * GROUP A	(1) 2X4 "L" BRACE * GROUP B	(2) 2X4 "L" BRACE ** GROUP A	(2) 2X4 "L" BRACE ** GROUP B	(1) 2X6 "L" BRACE * GROUP A	(1) 2X6 "L" BRACE * GROUP B	(2) 2X6 "L" BRACE ** GROUP A	(2) 2X6 "L" BRACE ** GROUP B
24" O.C.	SPF HF	#1 / #2	3' 11"	6' 10"	7' 0"	8' 1"	8' 4"	9' 8"	9' 11"	12' 8"	13' 1"	14' 0"	14' 0"
		#3	3' 10"	6' 1"	6' 1"	8' 1"	8' 1"	9' 8"	9' 8"	12' 7"	12' 7"	14' 0"	14' 0"
		STUD	3' 10"	6' 1"	6' 1"	8' 0"	8' 0"	9' 8"	9' 8"	12' 6"	12' 6"	14' 0"	14' 0"
		STANDARD	3' 10"	5' 3"	5' 3"	6' 11"	6' 11"	9' 3"	9' 3"	10' 9"	10' 9"	14' 0"	14' 0"
	SP DFL	#1	4' 4"	6' 10"	7' 4"	8' 1"	8' 9"	9' 8"	10' 5"	12' 8"	13' 8"	14' 0"	14' 0"
		#2	4' 3"	6' 10"	7' 4"	8' 1"	8' 9"	9' 8"	10' 5"	12' 8"	13' 8"	14' 0"	14' 0"
		#3	4' 1"	6' 3"	6' 3"	8' 1"	8' 3"	9' 8"	10' 2"	12' 8"	12' 10"	14' 0"	14' 0"
		STUD	4' 1"	6' 2"	6' 2"	8' 1"	8' 2"	9' 8"	10' 2"	12' 8"	12' 9"	14' 0"	14' 0"
		STANDARD	3' 11"	5' 4"	5' 4"	7' 1"	7' 1"	9' 6"	9' 6"	11' 0"	11' 0"	14' 0"	14' 0"
16" O.C.	SPF HF	#1 / #2	4' 6"	7' 10"	8' 0"	9' 3"	9' 6"	11' 1"	11' 4"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 5"	7' 6"	7' 6"	9' 3"	9' 3"	11' 1"	11' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	4' 5"	7' 5"	7' 5"	9' 3"	9' 3"	11' 1"	11' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	4' 5"	6' 5"	6' 5"	8' 5"	8' 5"	11' 1"	11' 1"	13' 2"	13' 2"	14' 0"	14' 0"
	SP DFL	#1	5' 0"	7' 10"	8' 5"	9' 3"	10' 0"	11' 1"	11' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	4' 10"	7' 10"	8' 5"	9' 3"	10' 0"	11' 1"	11' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 8"	7' 8"	7' 8"	9' 3"	9' 9"	11' 1"	11' 8"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	4' 8"	7' 7"	7' 7"	9' 3"	9' 9"	11' 1"	11' 8"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	4' 6"	6' 7"	6' 7"	8' 8"	8' 8"	11' 1"	11' 4"	13' 5"	13' 5"	14' 0"	14' 0"
12" O.C.	SPF HF	#1 / #2	5' 0"	8' 7"	8' 10"	10' 2"	10' 6"	12' 2"	12' 6"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 10"	8' 7"	8' 7"	10' 2"	10' 2"	12' 2"	12' 2"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	4' 10"	8' 7"	8' 7"	10' 2"	10' 2"	12' 2"	12' 2"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	4' 10"	7' 5"	7' 5"	9' 9"	9' 9"	12' 2"	12' 2"	14' 0"	14' 0"	14' 0"	14' 0"
	SP DFL	#1	5' 6"	8' 7"	9' 3"	10' 2"	11' 0"	12' 2"	13' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	5' 4"	8' 7"	9' 3"	10' 2"	11' 0"	12' 2"	13' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 1"	8' 7"	8' 10"	10' 2"	10' 9"	12' 2"	12' 10"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	5' 1"	8' 7"	8' 9"	10' 2"	10' 9"	12' 2"	12' 10"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	5' 0"	7' 7"	7' 7"	10' 0"	10' 0"	12' 2"	12' 6"	14' 0"	14' 0"	14' 0"	14' 0"

BRACING GROUP SPECIES AND GRADES:

GROUP A:

SPRUCE-PINE-FIR		HEM-FIR	
#1 / #2	STANDARD	#2	STUD
#3	STUD	#3	STANDARD

DOUGLAS FIR-LARCH
#3
STUD
STANDARD

SOUTHERN PINE
#3
STUD
STANDARD

GROUP B:

HEM-FIR
#1 & BTR
#1

SOUTHERN PINE
#1
#2

DOUGLAS FIR-LARCH
#1
#2

GABLE TRUSS DETAIL NOTES:

LIVE LOAD DEFLECTION CRITERIA IS L/240.

PROVIDE UPLIFT CONNECTIONS FOR 75 PLF OVER CONTINUOUS BEARING (5 PSF TC DEAD LOAD).

GABLE END SUPPORTS LOAD FROM 4' 0" OUTLOOKERS WITH 2' 0" OVERHANG, OR 12" PLYWOOD OVERHANG.

ATTACH EACH "L" BRACE WITH 10d NAILS. (0.128"x3" min)

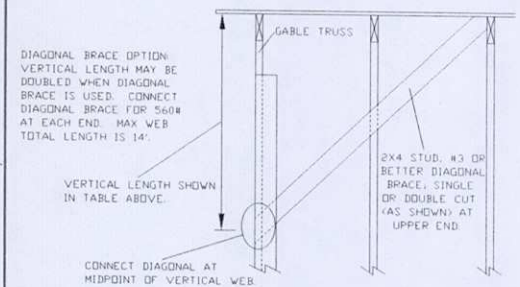
* FOR (1) "L" BRACE: SPACE NAILS AT 2" O.C. IN 18" END ZONES AND 4" O.C. BETWEEN ZONES.
* *FOR (2) "L" BRACES: SPACE NAILS AT 3" O.C. IN 18" END ZONES AND 6" O.C. BETWEEN ZONES.

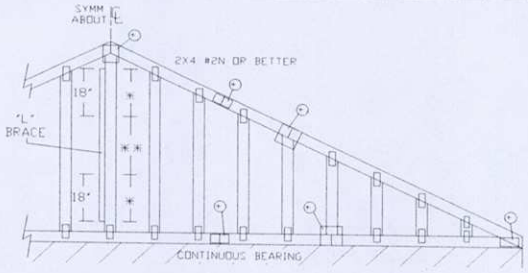
"L" BRACING MUST BE A MINIMUM OF 80% OF WEB MEMBER LENGTH.

GABLE VERTICAL PLATE SIZES

VERTICAL LENGTH	NO SPLICE
LESS THAN 4' 0"	1X4 OR 2X3
GREATER THAN 4' 0", BUT LESS THAN 11' 6"	2X4
GREATER THAN 11' 6"	2.5X4

+ REFER TO COMMON TRUSS DESIGN FOR PEAK, SPLICE, AND HEEL PLATES.





REFER TO CHART ABOVE FOR MAX GABLE VERTICAL LENGTH.

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Alpine, a division of ITW Building Components Group Inc., shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation & bracing of trusses.

A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites:
ALPINE: www.alpinebc.com; TPI: www.tpinst.org; SBCA: www.sbcindustry.org; ICC: www.iccsafe.org

04/22/2015

STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
LICENSED

MAX. TOT. L.D. 60 PSF

MAX. SPACING 24.0"

REF	ASCE7-05-GAB10030
DATE	10/01/14
DRWG	A10030051014

04/22/2015

(440322-/BILL BEST -- 4801 HORSESHOE PIKE Downington, PA 19336 - T1 COMMON)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Top chord 2x4 SPF(S) #2
Bot chord 2x4 SPF(S) #2
Webs 2x4 SPF Stud :W2, W3 2x4 SPF(S) #2:

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-09 section 301.5.

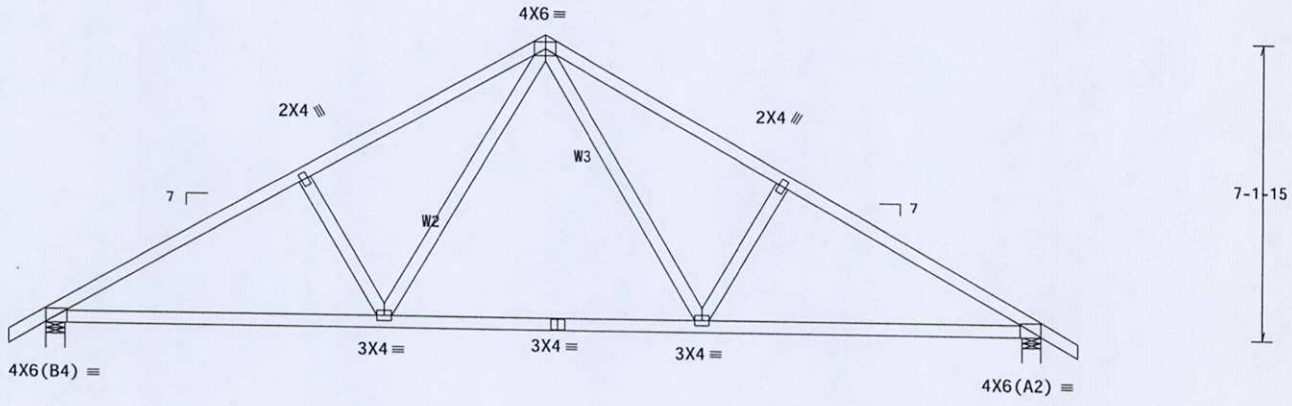
Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.

Plates sized for a minimum of 2.40 sq.in./piece.

90 mph wind, 21.67 ft mean hgt, ASCE 7-05, CLOSED bldg, Located anywhere in roof, CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf.

Wind loads and reactions based on MWFRS with additional C&C member design.

Truss designed for unbalanced snow load based on Pg=40.00 psf, Ct=1.10, Ce=1.00, CAT II & Pf=30.80 psf.



PLT TYP. WAVE

Design Crit: IRC2009/TPI-2007(STD)
FT/RT=0%(0%)/0(0)

13.02.07.0228.14 QTY:13 NY/-/1/-/-/R/- Scale =.3"/Ft.

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P.O. Box 560, New Hartford NY 13413

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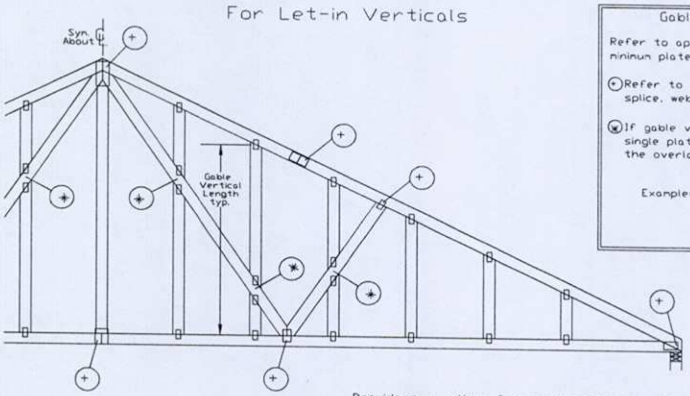
Earth City, MO 63045

04/22/2015

TC LL	30.8 PSF	REF	R219-- 31192
TC DL	7.0 PSF	DATE	04/22/15
BC DL	10.0 PSF	DRW	MOUSR219 15112002
BC LL	0.0 PSF	MO-ENG	BAF/BAF
TOT.LD.	47.8 PSF	SEQN-	372670
DUR.FAC.	1.15	FROM	MK
SPACING	24.0"	JREF-	1VFW219_Z02

Gable Detail

For Let-in Verticals



Provide connections for uplift specified on the engineered truss design.

Attach each "T" reinforcing member with

End Driven Nails:
10d Common (0.148"x 3.",min) Nails at 4" o.c. plus
(4) nails in the top and bottom chords.

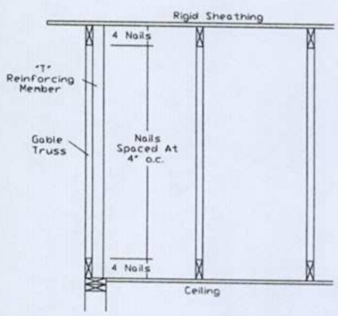
Toenailed Nails:
10d Common (0.148"x3",min) Toenails at 4" o.c. plus
(4) toenails in the top and bottom chords.

This detail to be used with the appropriate Alpine gable detail for ASCE wind load.

ASCE 7-05 Gable Detail Drawings
A13015051014, A12015051014, A11015051014, A10015051014, A14015051014,
A13030051014, A12030051014, A11030051014, A10030051014, A14030051014

ASCE 7-10 Gable Detail Drawings
A11515ENC101014, A12015ENC101014, A14015ENC101014, A16015ENC101014,
A18015ENC101014, A20015ENC101014, A20015END101014, A20015PED101014,
A11530ENC101014, A12030ENC101014, A14030ENC101014, A16030ENC101014,
A18030ENC101014, A20030ENC101014, A20030END101014, A20030PED101014

See appropriate Alpine gable detail for maximum unreinforced gable vertical length.



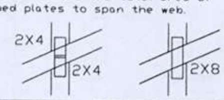
Gable Truss Plate Sizes

Refer to appropriate Alpine gable detail for minimum plate sizes for vertical studs.

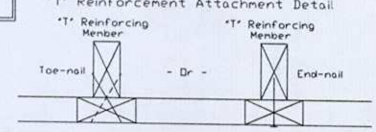
(+) Refer to Engineered truss design for peak, splice, web, and heel plates.

(*) If gable vertical plates overlap, use a single plate that covers the total area of the overlapped plates to span the web.

Example:



"T" Reinforcement Attachment Detail



To convert from "L" to "T" reinforcing members, multiply "T" increase by length (based on appropriate Alpine gable detail).

Maximum allowable "T" reinforced gable vertical length is 14' from top to bottom chord.

"T" reinforcing member material must match size, specie, and grade of the "L" reinforcing member.

Web Length Increase w/ "T" Brace

"T" Reinf. Mbr. Size	"T" Increase
2x4	30 %
2x6	20 %

Example:
ASCE 7-10 Wind Speed = 120 mph
Mean Roof Height = 30 ft, Kzt = 1.00
Gable Vertical = 24"o.c. SP #3
"T" Reinforcing Member Size = 2x4
"T" Brace Increase (From Above) = 30% = 1.30
(1) 2x4 "L" Brace Length = 8' 7"
Maximum "T" Reinforced Gable Vertical Length
1.30 x 8' 7" = 11' 2"

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04/22/2015

REF	LET-IN VERT
DATE	10/01/14
DRWG	GBLLETIN1014

MAX. TOT. LD. 60 PSF
DUR. FAC. ANY
MAX. SPACING 24.0"

04/22/2015

ASCE 7-05: EXPOSURE C
COMMON RESIDENTIAL GABLE END WIND BRACING REQUIREMENTS - STIFFENERS

100 MPH, 30FT. MEAN HGT, ASCE 7-05, CLOSED BLDG, LOCATED ANYWHERE IN ROOF, CAT II, EXP C, Kzt = 1.00, WIND TC DL=5.0 PSF, WIND BC DL=5.0 PSF.

LATERAL CHORD BRACING REQUIREMENTS
TOP: CONTINUOUS ROOF SHEATHING
BOT: CONTINUOUS CEILING DIAPHRAGM

SEE ENGINEER'S SEALED DESIGN REFERENCING THIS DETAIL FOR LUMBER, PLATES, AND OTHER INFORMATION NOT SHOWN ON THIS DETAIL.

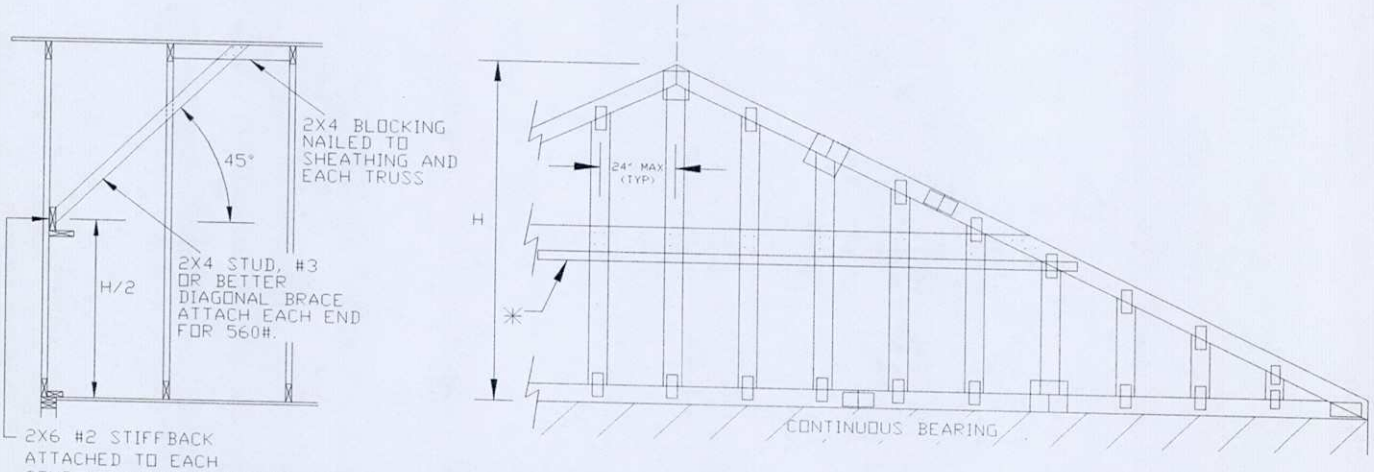
NAILS: 10d COMMON (0.148"x3") OR BOX (0.128"x3",MIN) NAILS OR GUN (0.125"X 3",min) NAILS.

H LESS THAN 4'6" - NO STUD BRACING REQUIRED

H GREATER THAN 4'6" TO 7'6" IN LENGTH
PROVIDE A 2X6 STIFFBACK AT MID-HEIGHT AND BRACE STIFFBACK TO ROOF DIAPHRAGM EVERY 6'0" (SEE DETAIL BELOW OR REFER TO DRAWING A1003005).

H GREATER THAN 7'6" TO 12'0" MAX:
PROVIDE A 2X6 STIFFBACK AT MID-HEIGHT AND BRACE TO ROOF DIAPHRAGM EVERY 4'0" (SEE DETAIL BELOW OR REFER TO DRWG A1003005).

* OPTIONAL 2X L-REINFORCEMENT ATTACHED TO STIFFBACK WITH 10D BOX OR GUN (0.128" X 3", MIN.) NAILS @ 6" O.C.



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For more information see this job's general notes page and these web sites:
ALPINE: www.alpineitw.com; TPI: www.tpinst.org; SBCA: www.sbcindustry.org; ICC: www.iccsafe.org

04/22/2015

STATE OF NEW YORK
BRUCE ALAN FELDMAN
LICENSED PROFESSIONAL ENGINEER
080229

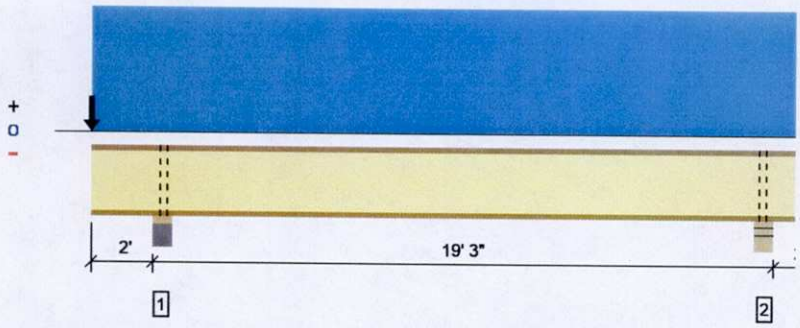
04/22/2015

TC LL	PSF	REF	GE WHALER
TC DL	PSF	DATE	10/01/14
BC DL	PSF	DRWG	GABRST051014
BC LL	PSF		
OT. LD.	PSF		
DUR. FAC.			
MAX SPACING	24"		

FORTE® **MEMBER REPORT** *Level, Floor: Joist* **PASSED**

1 piece(s) 11 7/8" TJI® 230 @ 16" OC

Overall Length: 23' 3"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	993 @ 2' 2 3/4"	2790 (5.25")	Passed (36%)	1.00	1.0 D + 1.0 L (Adj Spans)
Shear (lbs)	616 @ 2' 5 1/2"	1821	Passed (34%)	1.00	1.0 D + 1.0 L (Adj Spans)
Moment (Ft-lbs)	2619 @ 11' 7 1/2"	4215	Passed (62%)	1.00	1.0 D + 1.0 L (Alt Spans)
Live Load Defl. (in)	0.398 @ 11' 7 1/2"	0.470	Passed (L/567)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.437 @ 11' 7 1/2"	0.940	Passed (L/516)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	43	Any	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Overhang deflection criteria: LL (2L/480) and TL (2L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 4' 6 15/16" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: 5/8" Gypsum ceiling.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Total	
1 - Plate on concrete - SPF	5.50"	5.50"	3.50"	366	627	381	1374	Blocking
2 - Stud wall - SPF	5.50"	5.50"	3.50"	366	627	381	1374	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 23' 3"	16"	12.0	40.0	-	Residential - Living Areas
2 - Point (lb)	0	N/A	180	-	360	
3 - Point (lb)	23' 3"	N/A	180	-	360	

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Refer to current Weyerhaeuser literature for installation details. (www.woodbywy.com) Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards.

The product application, input design loads, dimensions and support information have been provided by Forte Software Operator

SUSTAINABLE FORESTRY INITIATIVE

Forte Software Operator	Job Notes
Rich Flynn Peter Lumber Company (610) 489-9301 r.flynn@peterlumber.com	

3/18/2015 2:37:16 PM
Forte v4.6, Design Engine: V6.1.1.5

CALN TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
Andrew F. Reczek, Director of Code Enforcement
Raymond Stackhouse, Code Official / Fire Marshal
Joseph Arvay, Code Official / Housing Inspector
Jason Ostrum, Code Official
610.384.0600 fax: 610.384.0689 Email: areczek@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa 19372-0149
www.calntownship.org

February 20, 2015

William Joseph Best
4801 Horseshoe Pike
Downingtown, PA 19335

RE: Garage Repair and 2nd Floor Addition
PARTIAL PERMIT

1. **All work shall comply with all 2009 International Residential Code.**
2. **An electrical plan that has been approved by a certified 3rd party electrical inspection agency shall be provided prior to our Rough Framing inspection approval. Stairway illumination shall be provided in accordance with Section R303.6** OK 4/29
3. **Storage shall not be associated with a Home Occupation Use in accordance with Section 155-109 C (6) of the Caln Township Zoning Code.**
4. **Provide the TJI manufactures span specifications** OK 4/29 **that support the proposed span conditions.**
5. **Sill plates shall be anchored to the existing foundation walls in accordance with Section R 403.1.6. Provide an approved detail when anchoring to a rubble stone foundation** OK 4/29
6. **Footings shall be provided as required to support the proposed 2nd floor stair landing. Landing shall be connected to the primary structure in accordance with Chapter 5. A minimum of (2) 1,500 lb hold down tension devices shall be included. Stairs shall be illuminated and maintain a maximum riser height of 8.25"; tread depths shall not be less than 9"; Risers shall be enclosed; Guard railings 36" in height required on open sides of stairs and along the landing perimeter; A graspable hand railing shall be installed on one side of the stairway**
7. **Windows shall maintain a minimum 24" sill height above the finished floor level when the outside grade is greater than 72" in height.** MV
8. **Garage shall be horizontally separated from the adjacent dwelling unit a minimum of 3' in accordance with Table R302.6**
9. **Roof Truss details, approved by a design professional licensed in the Commonwealth of Pennsylvania shall be provided prior to our Rough Framing inspection approval** OK 4/29
10. **All contractors shall be registered the Commonwealth of PA Attorney General's office.**
11. **Inspections shall be scheduled allowing a minimum of 24-hr advanced notice by calling 610-384-0600. Required inspections shall include; 1) Sill plate anchoring 2) Rough Framing, 3) Deck Footings and Connections 4) Rough Electric by approved 3rd party electrical inspection agency, 5) Insulation 6) Drywall, 7) Final Electric by 3rd party, 8) Final**

CALN TOWNSHIP
253 Municipal Drive, Thorndale, PA 19372
610/384-0600, Fax – 610/384-0689
BUILDING PERMIT APPLICATION – PERMIT FEES ARE NON-REFUNDABLE
Minimum fee due at time of permit application

Address 4801 Horseshoe Pk Downingtpwn, PA 19335 **Subdivision** 39-2-40 **Lot #** _____ **Zoning Dist.** _____

Building Improvement

New Building	☐
Addition	☐
Alteration	☐
Basement	☐
Deck /Ramp	☐
Demolition	☐
Driveway	☐
Fire Protection	
Sprinkler/Alarm	☐
Hot Tub	☐
Tenant fit-out	☐
Mechanical	☐
Plumbing	☐
Pool	☐
Roof	☐
Shed (>1000 sq. ft.)	☐
Tank	☐
Other	☒

IDENTIFICATION – To be completed by all applicants

OWNER
Name: William Joseph Best
Address: 4801 Horseshoe Pike
Downingtown, PA 19335
Phone #: 610-269-2554

Home Improvement Contractor # PA# 097704
Expiration Date: _____
Name: Dean Rittenhouse
Address: 2nd Story Renovations
50 re Main Street
Elverson, PA 19520
Phone #: 610-842-3486

Residential ☐ Location: Downingtown
Commericial ☐ Location: _____

Residential Building Area:
# of Stories _____
Basement _____
Garage XX roof repair & storage addition
1st. Floor _____
2nd.Floor _____
Total Habitable Space _____

Commercial Projects:
Use Group Classification N/A
Occupancy Load _____
Sprinklered ☐ Yes ☐ No

Lot Area 3 Acres sq.ft.
Building Coverage _____ sq.ft.
Total Impervious Coverage _____ sq.ft.

DATE: _____
Job Cost: _____

Sewage Disposal
Public ☐ Private ☒

Water Supply
Public ☐ Private ☒

Type of Construction

IA	☐	IB	☐
IIA	☐	IIB	☐
IIIA	☐	IIIB	☐
IV	☐		
VA	☐	VB	☐

Site located in Flood Area
Yes ☐ No ☒

Residential Bldg. Only
Bedrooms 4
Bathrooms 2-2

Residential Bldg. Only
Bedrooms _____
Bathrooms _____

 # Off Street Parking Spaces
5+

Submit floor plan showing Location w/clearances & material types /Mechanical
Central AC?
Yes ☐ No ☒
Will there be an Elevator?
Yes ☐ No ☒

Type of Heating Fuel

Gas	☐
Oil	☐
Electric Existing	☒
Coal	☐
Other	☐

SIGNATURE OF APPLICANT: William Joseph Best **DATE:** Febuary 06, 2015

DESCRIPTION /COMMERCIAL ACTIVITIES: Garage roof repair due to fallen tree + 2nd floor storage addition. Reuse of existing electric. No new plumbing, heat, sewer or electric required.

Under the provisions of Ordinance No. 2013-03, you may be entitled to a property tax exemption on your contemplated alteration or new construction. An application for exemption may be secured from the Code Enforcement office & must be filed with the Township at the time a building permit is secured.

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Permit # _____ | Approved By: [signature] | Permit Fee: $218.42.00 | Date Issued: 2/20/2015

REMARKS: Partial Permit: See attached Review comments + Plan Notes

2014 RENTAL APPLICATION

610-384.0600 fax: 610.384.0689 Email: areczek@calntownship.org
253 Municipal Drive, P.O. Box 72149, Thorndale, PA 19372-0149
www.calntownship.org

RECEIVED
FEB 06 2015
CALN TWP.

Signed Application and Payment of **$55.00 PER UNIT** due by January 31, 2014
Taxes and Utilities must be current prior to 2014 rental application being approved.
Any **VACANT** rental properties shall be required to complete this application noting **VACANT**.
Additional information regarding fees and requirements can be viewed on our website.

Name of Property Owner:	William Joseph Best			
Current Mailing Address	Address: 4801 Horseshoe Pike			
	City: Downingtown	State: PA	Zip:	19335
Telephone Number of Owner	Home #: 610-269-2554	Cell #: 610-246-8283		
	E-Mail Address: BBest@QuadisVoice.com			

Name of Owner's Agent:	N/A		
Mailing Address	Address:		
	City:	State:	Zip:
Telephone Number of Agent	Home #:	Cell #:	

Address of Rental Unit	Address: 4801 Horseshoe Pike Garage-Carraige Hous			
	City: Downingtown	State: PA	Zip:	19335
Telephone Number	Home #: 610-269-4760	Cell #:		
Names of All Tenant(s) (18yrs & older)	Quadisco, Inc. (Owners permitted home business)			

As the Property Owner/Manager/Agent, I have read and understand this form in its entirety. A separate application must be provided for each rental address/unit.

William Joseph Best

Signature

11-14-2014
Date

Storage not permitted per 155-109 C(6)

Re Submit 02-06-2015

4801 Horseshoe Pike, Downingtown, PA 19335
H 610-269-2554 W 610-269-4760 C 610-246-8283 F 610-269-3575

William Joseph Best

FEB 06 2015
CALN TWP.

Quick Note

To: Mr. Andrew F Reczek
From: Mr. William (Bill) J Best

Fax:
Pages:

Phone:
Date:

Re: Resubmit of Permit Application
CC:

☒ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Mr. Reczek;

Please find my resubmitted applications for the rebuild and storage addition to my garage - as well as, the right to rent the storage addition to my employer in order to house inventory (telephone & computer equipment). Home Occupation 155-109 C(6) prevents inventory storage

Please note that no new utilities will be added to the existing garage. The second level storage area does not require water, plumbing, heat or electric. Lighting to the second level will be provided by flashlight. stairway illumination required R 303.6

Please find attached two applications (Building and Rental). Also find two copies of the architectural drawings. One copy of the Structural Engineers report documenting the condition of the building. And a picture of the damaged structure on April 30, 2014.

Mr. Reczek, thank you for your review and consideration. Should you have any questions or require additional documentation please feel free to call me @ 610-246-8283 OR call my selected contractor, Dean Rittenhouse of 2nd Story Renovations (PA# 097794) @ 610-842-3486.

Thanks again.

Bill Best

Ingram Engineering Services, Inc.
16 Hagerty Blvd. Suite 400
West Chester PA 19382
Office 484-947-5549 Fax 610-431-7015

February 3, 2015

William Best
Owner
4801 Horseshoe Pike,
Downingtown, PA

RE: Structural Inspection of Damaged Accessory Structure from Recent Tree Fall, 4801 Horseshoe Pike, Downingtown, PA

Mr. Best:

IES was present on site Tuesday February 3, 2015 to inspect the accessory structure's Masonry Foundation in relation to the damage from a recent tree fall. The investigation was requested in response to a letter dated December 14th, 2014, from the township, Caln Township, following review of a permit request for proposed alterations (second floor addition). The comment which IES was requested to address was as follows: "1) An Engineer's report documenting the condition of the building as a result of the structural damaged caused by the fallen tree. This report shall detail any required structural repairs."

The structure itself consists of a three sided stone masonry foundation with above grade walls continuing up to the roof rafter bearing support. At the garage side or upslope side the wall is made entirely of wood framed elements, mostly post and beam supports due to the high percentage of openings at this side (overhead door, Man Door etc.). The floor is a macadam finished surface estimated to be on grade possibly with a thin cement rat slab or just stone base below this surface.

IES visually surveyed the property to determine if there were any signs of obvious over stress damage to the masonry structure. Based on the visual review of the damaged structure it is IES's professional opinion that all of the masonry foundation elements in the area of the damage are suitable and do not require any repair. The wood framed roof, garage header, and post supports and all portions of the frameworks outside of the Masonry foundation are to be replaced in full per current industry standards (IRC or IBC depending on use).

Although no structural damage as a result of the tree falling was observed within the stone masonry foundation walls there were a few areas where small cracks were observed on the exterior face of the foundation walls. These cracks are normal for this type of structure. In order to weatherproof these areas and prevent further weathering and deterioration it is recommended to re point these areas. Crack should be sounded, removed or routed out to clean, stable, substrate and repointed with a type N mortar. A few pictures of the cracks are attached below.

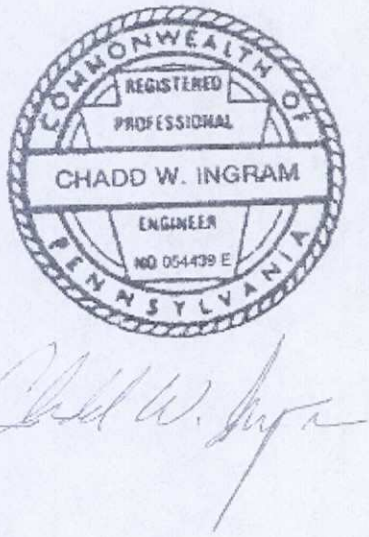
There are no structural repairs required on the masonry as a result of the structural damage. Contact IES for additional questions or concerns.

Ingram Engineering Services, Inc.
16 Hagerty Blvd. Suite 400
West Chester PA 19382
Office 484-947-5549 Fax 610-431-7015

Very Truly Yours,

Jason Culp, P.E.
Project Manager
jason@ingram-engineering.com

Chadd W. Ingram, P.E.
(DE, MD, NJ, PA), S.E.O.
President
chadd@ingram-engineering.com



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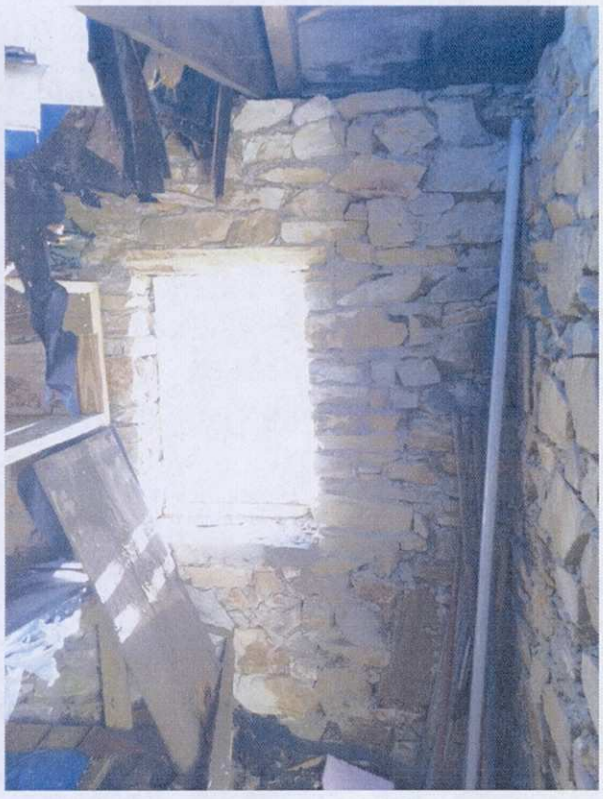

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16 Hagerty Blvd. Suite 400
West Chester PA 19382
Office 484-947-5549 Fax 610-431-7015

November 14, 2014

4801 Horseshoe Pike – Mr. Best.

Mr. Best is not only repairing damage to his detached garage roof from a storm but he would also like to put an addition on top and use it for his business which he currently holds a Home Occupation license for from 2003 (enclosed)

He submitted a rental application form but I told him I did not believe he needed it, he said that he wanted to be covered.

Please advise at to fees, I collected a check for $150 minimum living space addition fee, however, I did not process because of the multi-leveled variables.

Thank you,

Bambi

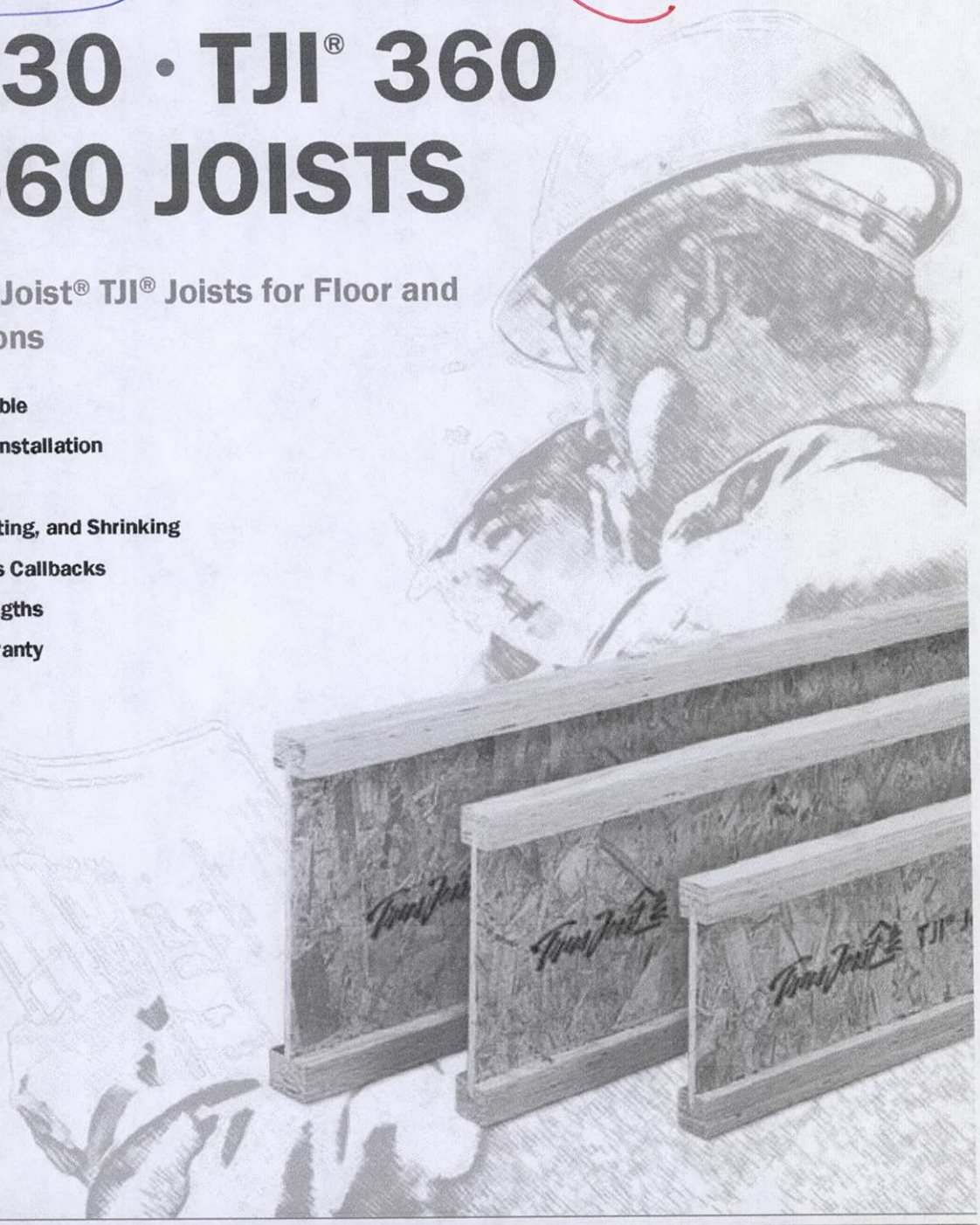
Trus Joist™
ENGINEERED WOOD PRODUCTS

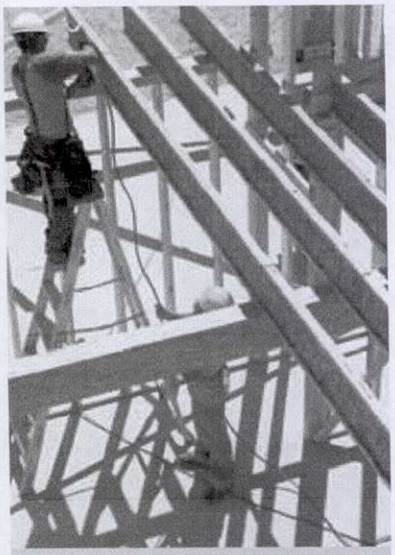
Increased to 11 7/8 230 series based on manufacturer specs

TJI® 110 · TJI® 210
TJI® 230 · TJI® 360
TJI® 560 JOISTS

Featuring Trus Joist® TJI® Joists for Floor and Roof Applications

- Uniform and Predictable
- Lightweight for Fast Installation
- Resource Efficient
- Resists Bowing, Twisting, and Shrinking
- Significantly Reduces Callbacks
- Available in Long Lengths
- Limited Product Warranty





The products in this guide are readily available through our nationwide network of distributors and dealers. For more information on other applications or other Trus Joist® products, contact your Weyerhaeuser representative.

Code Evaluations:
ICC ES ESR-1153; ESR-1387

TABLE OF CONTENTS

SUSTAINABLE FORESTRY INITIATIVE

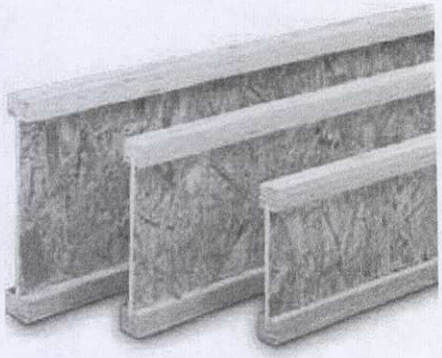
Certified Sourcing

www.sfiprogram.org

SFI-00008

Why Choose Trus Joist® TJI® Joists?

- Engineered for strength and consistency
- Efficient installation saves time and labor
- Longer lengths allow more versatile floor plans
- Less jobsite waste
- Fewer red tags and callbacks



This guide features TJI® joists in the following sizes:

Flange Widths: 1¾", 2½16", 2⅝16", and 3½"

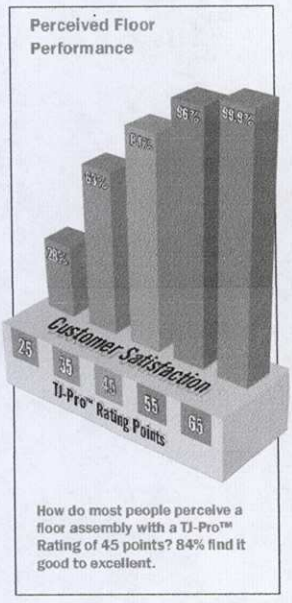
Depths: 9½", 11⅞", 14", and 16"

Some TJI® joist series may not be available in your region.

For deeper depth TJI® joists, see the Weyerhaeuser Deep Depth TJI® Joist Specifier's guide, TJ-4005, or contact your Weyerhaeuser representative.

TJ-PRO™ RATINGS TAKE THE GUESSWORK OUT OF FLOOR PERFORMANCE

Trus Joist® TJ-Pro™ Ratings are generated by a sophisticated computer model designed to predict floor performance and evaluate the relationship between the cost and the "feel" of any given floor system. The methodology is based on extensive laboratory research, more than one million installations, and the combined expertise of some of the best engineers in the field. TJ-Pro™ Ratings go beyond deflection criteria to consider job-specific needs and expectations. In many cases, using TJ-Pro™ Ratings will offer a system that improves performance while actually reducing costs!

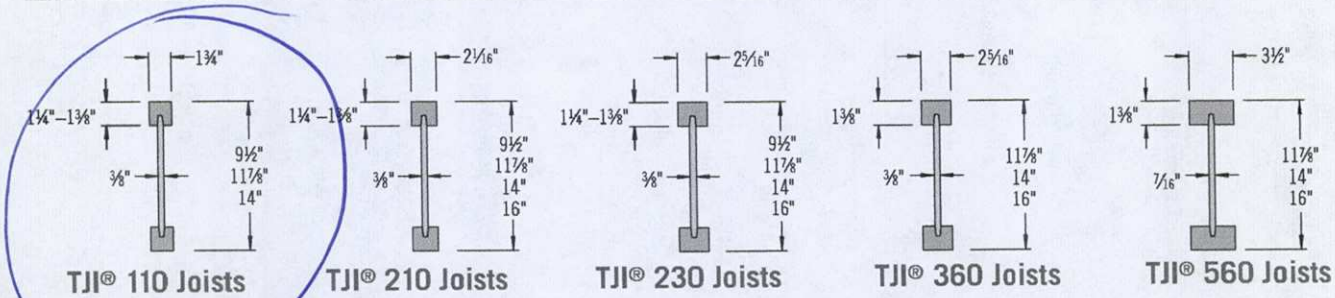


How do most people perceive a floor assembly with a TJ-Pro™ Rating of 45 points? 84% find it good to excellent.

TJ-PRO™ RATING ADVANTAGES

- Works as part of Forte® and Javelin® software
- Provides a method for predicting floor performance
- Takes perceptions of the homeowner into account
- Provides cost comparison

DESIGN PROPERTIES



Design Properties (100% Load Duration)

Depth	TJI®	Basic Properties				Reaction Properties					
		Joist Weight (lbs/ft)	Maximum Resistive Moment(1) (ft-lbs)	Joist Only EI x 10⁶ (in.²-lbs)	Maximum Vertical Shear (lbs)	1¾" End Reaction (lbs)	3½" End Reaction (lbs)	3½" Intermediate Reaction (lbs)		5¼" Intermediate Reaction (lbs)	
								No Web Stiffeners	With Web Stiffeners(2)	No Web Stiffeners	With Web Stiffeners(2)
9½"	110	2.3	2,500	157	1,220	910	1,220	1,935	N.A.	2,350	N.A.
	210	2.6	3,000	186	1,330	1,005	1,330	2,145	N.A.	2,565	N.A.
	230	2.7	3,330	206	1,330	1,060	1,330	2,410	N.A.	2,790	N.A.
11⅞"	110	2.5	3,160	267	1,560	910	1,375	1,935	2,295	2,350	2,705
	210	2.8	3,795	315	1,655	1,005	1,460	2,145	2,505	2,565	2,925
	230	3.0	4,215	347	1,655	1,060	1,485	2,410	2,765	2,790	3,150
	360	3.0	6,180	419	1,705	1,080	1,505	2,460	2,815	3,000	3,360
	560	4.0	9,500	636	2,050	1,265	1,725	3,000	3,475	3,455	3,930
14"	110	2.8	3,740	392	1,860	910	1,375	1,935	2,295	2,350	2,705
	210	3.1	4,490	462	1,945	1,005	1,460	2,145	2,505	2,565	2,925
	230	3.3	4,990	509	1,945	1,060	1,485	2,410	2,765	2,790	3,150
	360	3.3	7,335	612	1,955	1,080	1,505	2,460	2,815	3,000	3,360
	560	4.2	11,275	926	2,390	1,265	1,725	3,000	3,475	3,455	3,930
16"	210	3.3	5,140	629	2,190	1,005	1,460	2,145	2,505	2,565	2,925
	230	3.5	5,710	691	2,190	1,060	1,485	2,410	2,765	2,790	3,150
	360	3.5	8,405	830	2,190	1,080	1,505	2,460	2,815	3,000	3,360
	560	4.5	12,925	1,252	2,710	1,265	1,725	3,000	3,475	3,455	3,930

(1) **Caution: Do not** increase joist moment design properties by a repetitive member use factor.

(2) See detail W on page 6 for web stiffener requirements and nailing information.

General Notes

- Design reaction includes all loads on the joist. Design shear is computed at the inside face of supports and includes all loads on the span(s). Allowable shear may sometimes be increased at interior supports in accordance with ICC ES ESR-1153, and these increases are reflected in span tables.
- The following formulas approximate the uniform load deflection of Δ (inches):

For TJI® 110, 210, 230, and 360 Joists

$$\Delta = \frac{22.5\ wL^4}{EI} + \frac{2.67\ wL^2}{d \times 10^5}$$

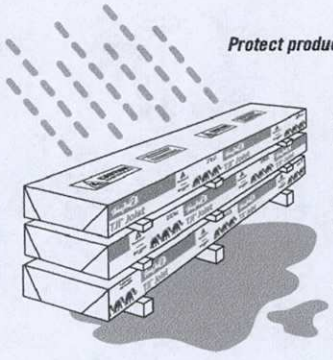
For TJI® 560 Joists

$$\Delta = \frac{22.5\ wL^4}{EI} + \frac{2.29\ wL^2}{d \times 10^5}$$

w = uniform load in pounds per linear foot
L = span in feet
d = out-to-out depth of the joist in inches
EI = value from table above

PRODUCT STORAGE

TJI® joists are intended for dry-use applications



Protect product from sun and water

CAUTION:
Wrap is slippery when wet or icy

Align stickers (2x3 or larger) directly over support blocks

Use support blocks (6x6 or larger) at 10' on-center to keep bundles out of mud and water

FLOOR LOAD TABLE

Floor—100% (PLF)

Depth	TJI®	Joist Clear Span																	
		8'		10'		12'		14'		16'		18'		20'		22'		24'	
		Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load
9½"	110	*	190	140	152	85	127	56	99	38	76								
	210	*	210	161	169	99	141	65	119	45	90								
	230	*	236	175	190	108	158	71	133	49	99								
11⅞"	110	*	190	*	152	*	127	92	109	63	95	45	76						
	210	*	210	*	169	*	141	106	121	74	106	53	92						
	230	*	236	*	190	*	158	116	136	80	119	58	102	43	83				
	360	*	241	*	193	*	162	136	139	95	121	69	108	51	97	39	78		
	560	*	294	*	236	*	197	*	169	138	148	101	132	76	119	58	108	45	91
14"	110	*	190	*	152	*	127	*	109	91	95	66	85						
	210	*	210	*	169	*	141	*	121	*	106	76	94	57	85				
	230	*	236	*	190	*	158	*	136	115	119	83	106	62	95	47	81		
	360	*	241	*	193	*	162	*	139	*	121	98	108	73	97	56	88	44	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	107	119	83	108	65	99
16"	210	*	210	*	169	*	141	*	121	*	106	*	94	76	85	58	77		
	230	*	236	*	190	*	158	*	136	*	119	*	106	83	95	64	87	50	78
	360	*	241	*	193	*	162	*	139	*	121	*	108	*	97	75	88	59	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	*	119	*	108	86	99

* Indicates that **Total Load** value controls.

How to Use This Table

1. Calculate actual total and live load in pounds per linear foot (plf).
2. Select appropriate **Joist Clear Span.**
3. Scan down the column to find a TJI® joist that meets or exceeds actual total and live loads.

PSF to PLF Conversions

O.C. Spacing	Load in Pounds Per Square Foot (PSF)								
	20	25	30	35	40	45	50	55	60
	Load in Pounds Per Linear Foot (PLF)								
12"	20	25	30	35	40	45	50	55	60
16"	27	34	40	47	54	60	67	74	80
19.2"	32	40	48	56	64	72	80	88	96
24"	40	50	60	70	80	90	100	110	120

General Notes

- Table is based on:
  - Minimum bearing length of 1¾" end and 3½" intermediate, without web stiffeners
  - Uniform loads.
  - More restrictive of simple or continuous span
  - No composite action provided by sheathing.
- **Total Load** values are limited to deflection of L/240.
- **Live Load** is based on joist deflection of L/480.
- If a live load deflection limit of L/360 is desired, multiply value in **Live Load** column by 1.33. The resulting live load must not exceed the **Total Load** shown.
- Table does not account for concentrated loads. Use Weyerhaeuser software when this condition applies.

DO NOT walk on joists until braced. INJURY MAY RESULT.

DO NOT stack building materials on unsheathed joists. Stack only over beams or walls.

DO NOT walk on joists that are lying flat.

WARNING

Joists are unstable until braced laterally

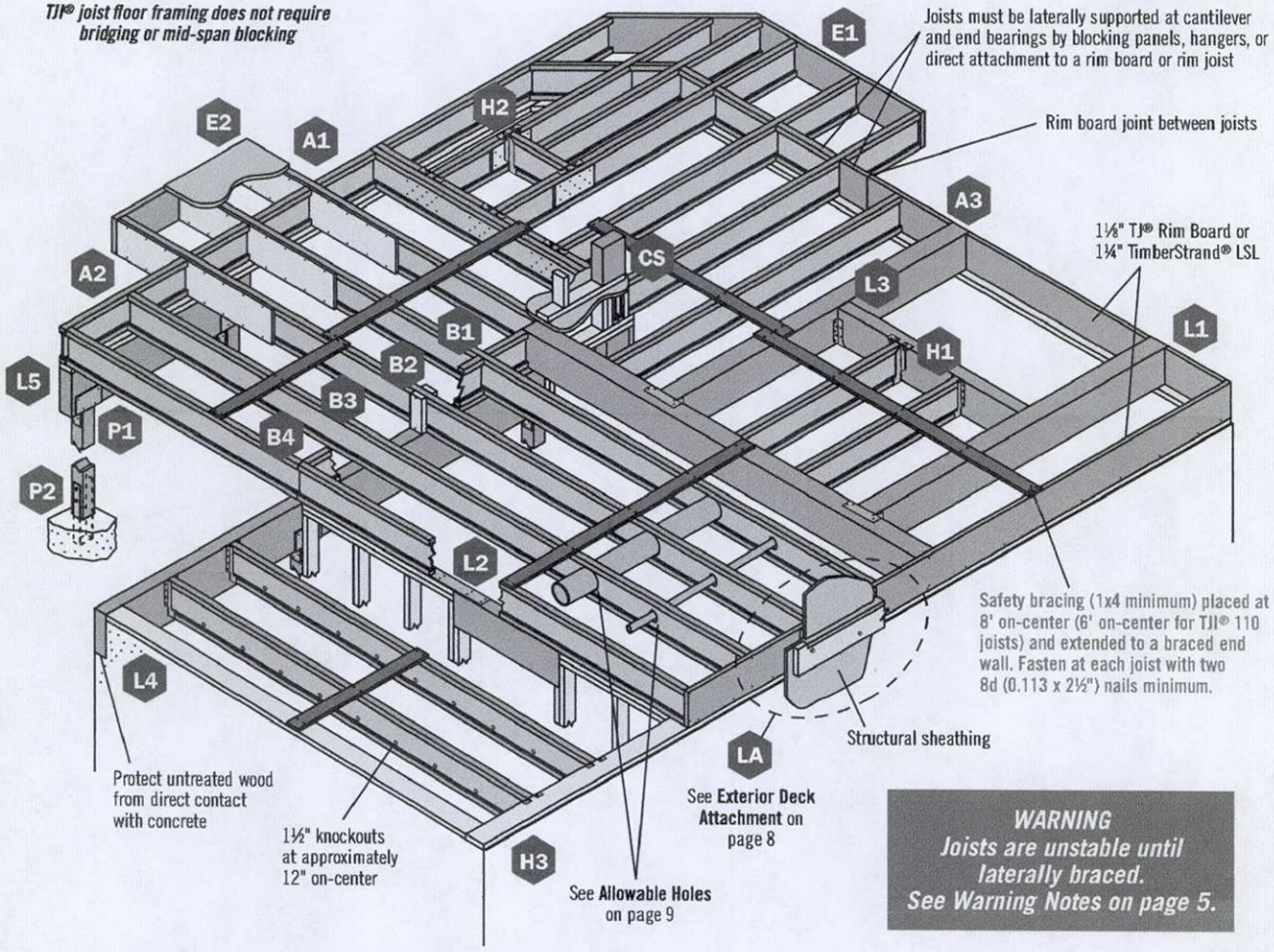
Bracing Includes:

- Blocking
- Hangers
- Rim Board
- Sheathing
- Rim Joist
- Strut Lines

WARNING NOTES: *Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:*

1. All blocking, hangers, rim boards, and rim joists at the end supports of the TJI® joists must be completely installed and properly nailed.
2. Lateral strength, like a braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Without this bracing, buckling sideways or rollover is highly probable under light construction loads—such as a worker or one layer of unnailed sheathing.
4. Sheathing must be completely attached to each TJI® joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. The flanges must remain straight within a tolerance of ½" from true alignment.

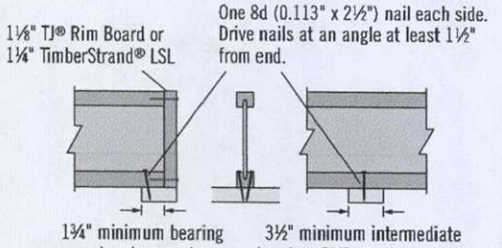
TJI® JOIST FLOOR FRAMING



WARNING
Joists are unstable until laterally braced.
See Warning Notes on page 5.

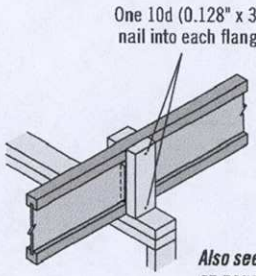
TJI® Joist Nailing Requirements at Bearing

TJI® Joist to Bearing Plate



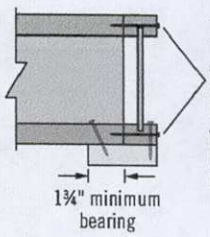
Shear transfer nailing: Use connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist (Load bearing wall above)



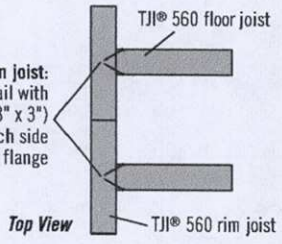
Also see detail B2 on page 7

Rim to TJI® Joist



1⅛" TJ® Rim Board, 1¼" TimberStrand® LSL, or TJI® 110 rim joist: One 10d (0.131" x 3") nail into each flange

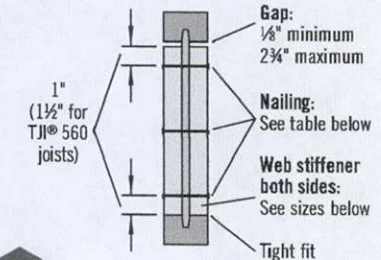
TJI® 210, 230, and 360 rim joist: One 16d (0.135" x 3½") nail into each flange



TJI® 560 rim joist: Toenail with 10d (0.128" x 3") nails, one each side of TJI® joist flange

Locate rim board joint between joists

Web Stiffener Attachment



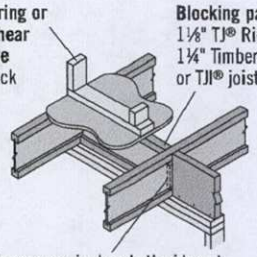
W

Web Stiffener Requirements

TJI®	Min. Web Stiffener Size	Nailing Requirements	
		Type	Quantity
110	⅝" x 2 5/16"(1)	8d (0.113" x 2½")	3
210	¾" x 2 5/16"(1)		
230, 360	⅞" x 2 5/16"(1)		
560	2x4(2)	16d (0.135" x 3½")	3

(1) PS1 or PS2 sheathing, face grain vertical
(2) Construction grade or better

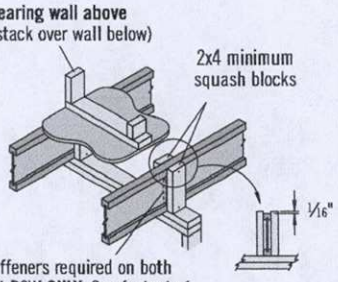
FLOOR DETAILS



Web stiffeners required on both sides at B1W **ONLY**. See footnote 1 under span tables.

B1 B1W

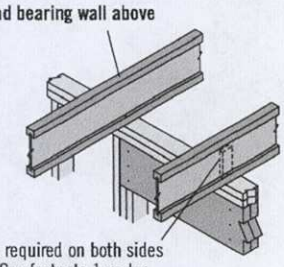
IRC 502.7 requires lateral restraint (blocking) at all intermediate supports in Seismic Design Categories D_0, D_1, and D_2 to strengthen the floor diaphragm



Web stiffeners required on both sides at B2W **ONLY**. See footnote 1 under span tables.

B2 B2W

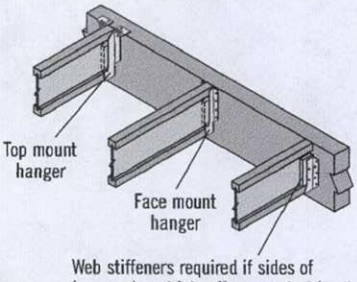
Blocking panels may be required with braced/shear walls above or below—see detail B1



Web stiffeners required on both sides at B3W **ONLY**. See footnote 1 under span tables.

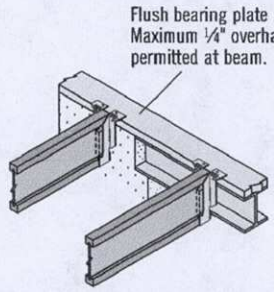
B3 B3W

Blocking panels may be required with braced/shear walls above or below—see detail B1

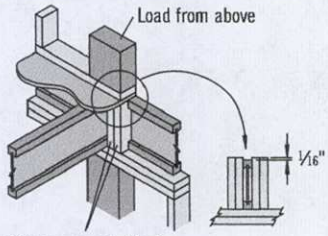


Web stiffeners required if sides of hanger do not laterally support at least ⅜" of TJI® joist top flange

H1



H3

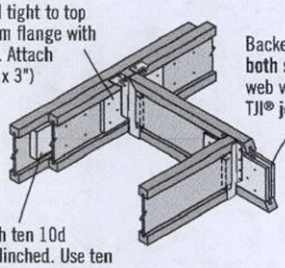


2x4 minimum squash blocks; match bearing area of column above

CS

Use 2x4 minimum squash blocks to transfer load around TJI® joist

Backer block: Install tight to top flange (tight to bottom flange with face mount hangers). Attach with ten 10d (0.128" x 3") nails, clinched when possible. Use 15 nails in multi-family applications.



Filler block: Nail with ten 10d (0.128" x 3") nails, clinched. Use ten 16d (0.135" x 3½") nails from each side with TJI® 560 joists. Use 15 nails in multi-family applications.

H2

With top mount hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions

Filler and Backer Block Sizes

TJI®	110		210		230 or 360		560	
Depth	9½" or 11⅞"	14"	9½" or 11⅞"	14" or 16"	9½" or 11⅞"	14" or 16"	11⅞"	14" or 16"
Filler Block[1] (Detail H2)	2x6	2x8	2x6 + ⅜" sheathing	2x8 + ⅜" sheathing	2x6 + ½" sheathing	2x8 + ½" sheathing	Two 2x6	Two 2x8
Cantilever Filler (Detail E4)	2x6 4'-0" long	2x10 6'-0" long	2x6 + ⅜" sheathing 4'-0" long	2x10 + ⅜" sheathing 6'-0" long	2x6 + ½" sheathing 4'-0" long	2x10 + ½" sheathing 6'-0" long	Not applicable	
Backer Block[1] (Detail F1 or H2)	⅝" or ¾"		¾" or ⅞"		⅞" or 1" net		2x6	2x8

(1) If necessary, increase filler and backer block height for face mount hangers and maintain ⅛" gap at top of joist. See detail W. Filler and backer block dimensions should accommodate required nailing without splitting. The suggested minimum length is 24" for filler and 12" for backer blocks.

Fastener Spacing and Diaphragm Design Information

TJI®	Closest On-Center Spacing per Row[1][2]			Diaphragm Design Information				
					Maximum Allowable Seismic Design Capacities[4]			
	8d (0.113" x 2½"), 8d (0.131" x 2½"), 10d (0.128" x 3"), 12d (0.128" x 3¼")	10d (0.148" x 3"), 12d (0.148" x 3¼"), 16d (0.135" x 3½")	16d (0.162" x 3½")	Equivalent Nominal Framing Width	Blocked	Unblocked Case 1	Unblocked Case 3	Unblocked Cases 2, 4, 5, 6
110 and 210	4"	4"[3]	6"	2"	425	285	215	185[5]
230	4"	4"[3]	6"	3"	480	320	240	205[5]
360 and 560	3"	4"[3]	6"	3"	720	320	240	240

(1) Stagger nails when using 4" on-center spacing and maintain ⅜" joist and panel edge distance. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. Fastener spacing **for TJI® joists** in diaphragm applications cannot be less than shown in table. When fastener spacing **for blocking** is less than above, rectangular blocking must be used in lieu of TJI® joists.

(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least ½" and staggered.

(3) Can be reduced to 3" on-center for light gauge steel straps with 10d (0.148" x 1½") nails.

(4) The maximum allowable seismic design capacities may be increased by a factor of 1.4 for wind design applications.

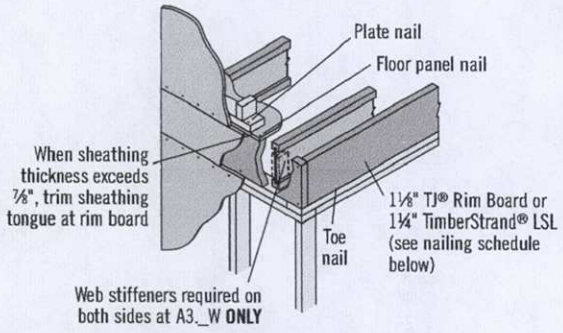
(5) The design capacity of an upblocked diaphragm framed with TJI® 110, 210 or 230 joists may be multiplied by a factor of 1.18 if a solvent-based subfloor adhesive that meets ASTM D3498 (AFG-01) performance standards is used in combination with mechanical fasteners for sheathing attachment. See page 12 for Weyerhaeuser's adhesive recommendations.

- Maximum spacing of nails is 18" on-center.
- 14 gauge staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" is achieved.
- Table also applies to the attachment of TJI® rim joists and blocking panels to the wall plate.

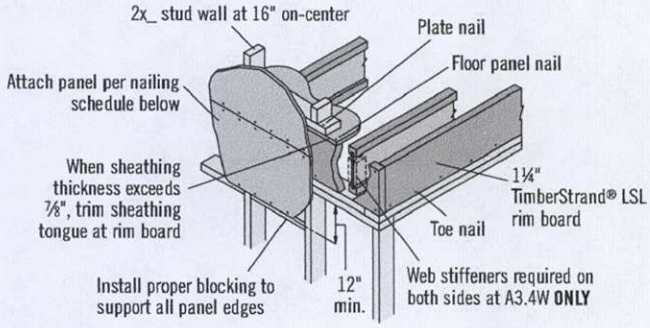
Also see nailing requirements on page 6

RIM BOARD SELECTION AND INSTALLATION

Rim board is often an important structural link in the ability of a home to resist lateral seismic and wind loads. It also transfers vertical load around the TJI® joists. Rim board detail A3 (shown below) satisfies conventional construction requirements. But if your project requires a designed solution, see Weyerhaeuser's *Rim Board Specifier's Guide*, TJ-8000, which features additional information on rim board selection and installation.



A3 A3.1 A3.2 A3.3 A3W A3.1W A3.2W A3.3W



A3.4 A3.4W

Rim Board Installation

Specifications	A3 Conventional Construction, Code Minimum	A3.1, A3.2, A3.3, A3.4 Designed Solution
Rim Board Thickness	1⅛" TJ® Rim Board or 1¼" TimberStrand® LSL	See Weyerhaeuser's Rim Board Specifier's Guide (Reorder #TJ-8000)
Plate Nail—16d (0.135" x 3½")	16" o.c.	
Floor Panel Nail—8d (0.131" x 2½")	6" o.c.	
Toe Nail—10d (0.131" x 3")	6" o.c.	
Wall Sheathing	Per code	

Nails Installed on the Narrow Face

Nail Size	Closest On-Center Spacing per Row	
	1⅛" TJ® Rim Board	1¼" TimberStrand® LSL
8d (0.113" or 0.131" x 2½"), 10d (0.128" or 0.148" x 3"), 12d (0.128" or 0.148" x 3¼")	6"	4"
16d (0.162" x 3½")	16"(1)	6"(2)

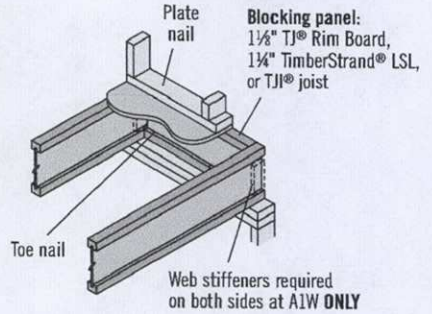
(1) Can be reduced to 5" on-center if nail penetration into the narrow edge is no more than 1⅜" (to avoid splitting).
(2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1⅜" (to avoid splitting).

- If more than one row of nails is used, the rows must be offset at least ½" and staggered.
- 14 gauge staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" is achieved.

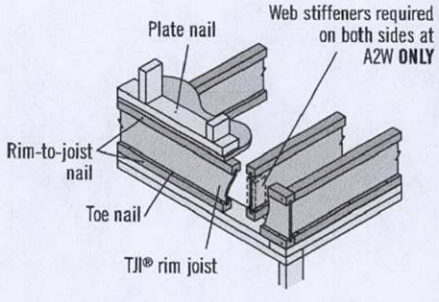
Vertical Load Transfer at Bearing

Rim Material	Uniform Load(1) (PLF)				Concentrated Load (lbs)
	9½"	11⅞"	14"	16"	All Depths
TJI® rim joist or blocking	2,100				–
1⅛" TJ® Rim Board or blocking	4860(2)		4,570	4,000	3,400
1¼" TimberStrand® LSL or blocking	5,400(2)			5,000	3,760

(1) Values may not be increased for duration of load.
(2) Capacity is limited to a maximum of 360 psi per ASTM D7672.



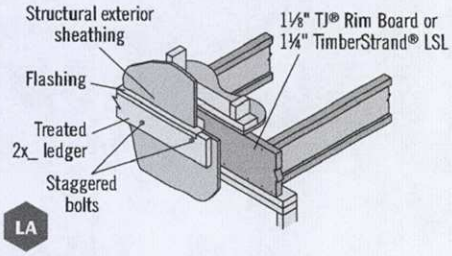
A1 A1W *Attach blocking per A3 in Rim Board Installation table above*



A2 A2W *Must have 1¾" minimum joist bearing at ends. Attach rim joist per A3 in Rim Board Installation table above.*

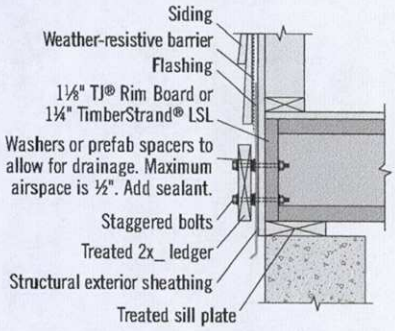
Also see nailing requirements on page 6

Exterior Deck Attachment



LA

Shimmed Deck Attachment



Ledger Fastener(1) Capacities

Rim Board Thickness	Fastener Allowable Load(2) (lbs/bolt)		
	½" Lag Bolt	½" Through Bolt	½" Through Bolt with Air Space
1⅛"	480	695	615(3)
1¼"	610	725	

(1) Corrosion-resistant fasteners required in wet-service applications.
(2) Allowable load determined in accordance with ASTM D7672.
(3) Maximum ½" shimmed air space.

General Notes

- Maintain 2" distance (minimum) from edge of ledger to edge of fastener. Stagger bolts.
- Local building codes may require through bolts with washers.
- Lateral restraining connections may be required. Refer to 2012 IRC R507.2.3 and the WIJMA deck connection details.

ALLOWABLE HOLES

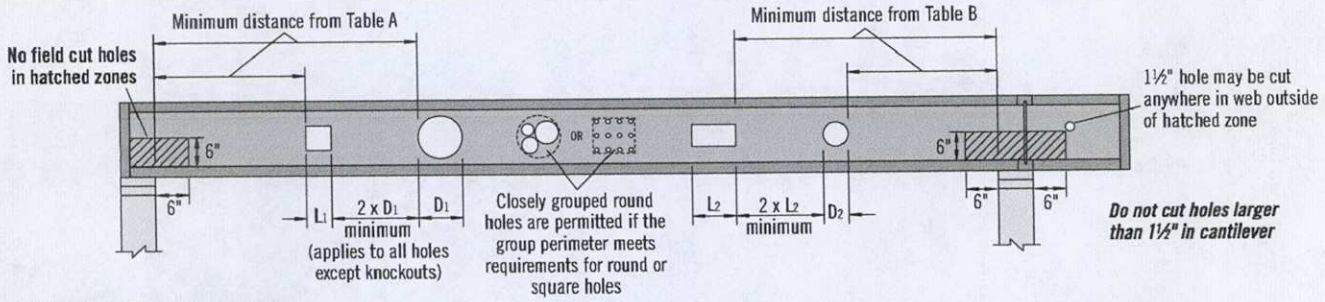


Table A—End Support

Minimum distance from edge of hole to inside face of nearest end support

Depth	TJI®	Round Hole Size									Square or Rectangular Hole Size								
		2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"		
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-6"	2'-6"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"		
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"		
	560	1'-6"	2'-6"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"		1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"		1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-0"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-6"	7'-0"	10'-0"	11'-0"	12'-0"

Table B—Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

Depth	TJI®	Round Hole Size									Square or Rectangular Hole Size								
		2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"				
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"			1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"			1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	13'-0"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"

▪ Rectangular holes based on measurement of longest side.

How to Use These Tables

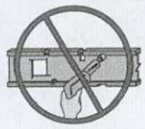
1. Using **Table A, Table B,** or both if required, determine the hole shape/size and select the TJI® joist and depth.
2. Scan horizontally until you intersect the correct hole size column.
3. Measurement shown is minimum distance from edge of hole to support.
4. Maintain the required minimum distance from the end **and** the intermediate or cantilever support.

WARNING: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coatings on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the State of California to cause cancer. For more information on Proposition 65, visit wy.com/inform.

General Notes

- Holes may be located vertically anywhere within the web. Leave ⅛" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum) uniformly loaded joists meeting the requirements of this guide, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**
- Distances are based on the maximum uniform loads shown in this guide. For other load conditions or hole configurations, use Forte® software or contact your Weyerhaeuser representative.

DO NOT cut or notch flange.

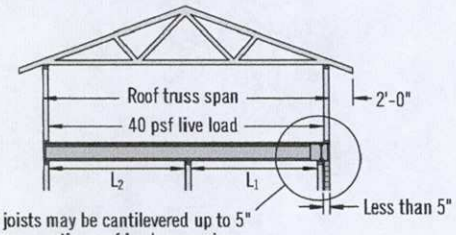


DO NOT cut holes in cantilever reinforcement.

CANTILEVERS

Cantilevers Less than 5" (Brick Ledge)

See Section A of cantilever table on page 11

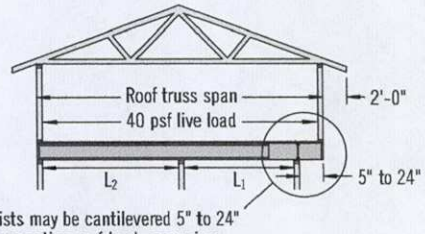


TJI® joists may be cantilevered up to 5" when supporting roof load, assuming:

- simple or continuous span
- $L_1 \leq L_2$
- minimum backspan = 2x cantilever length

Cantilevers 5" to 24"

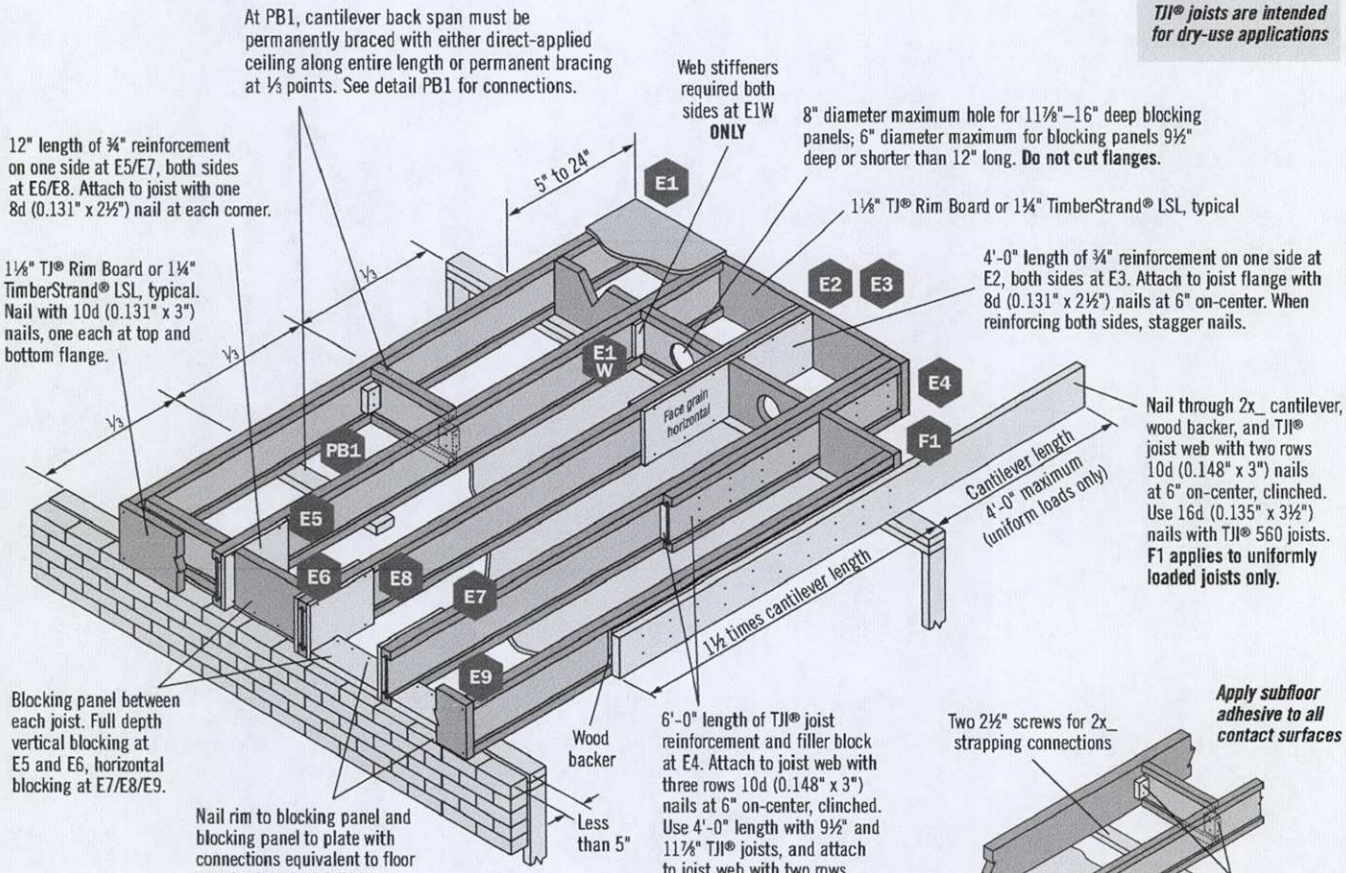
See Section B of cantilever table on page 11



TJI® joists may be cantilevered 5" to 24" when supporting roof load, assuming:

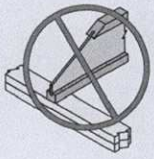
- simple or continuous span
- $L_1 \leq L_2$
- minimum backspan = 2x cantilever length

TJI® joists are intended for dry-use applications

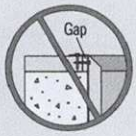


These Conditions are NOT Permitted:

DO NOT use sawn lumber for rim board or blocking as it may shrink after installation. Use only engineered lumber



DO NOT bevel cut joist beyond inside face of wall.



DO NOT install hanger overhanging face of plate or beam. Flush bearing plate with inside face of wall or beam.

CANTILEVERS

Cantilever Reinforcement

Depth	TJI®	Roof Truss Span	Section A: Cantilevers less than 5" (Brick Ledge)									Section B: Cantilevers 5" to 24"								
			Roof Total Load									Roof Total Load								
			35 PSF			45 PSF			55 PSF			35 PSF			45 PSF			55 PSF		
			On-Center Joist Spacing									On-Center Joist Spacing								
			16"	19.2"	24"	16"	19.2"	24"	16"	19.2"	24"	16"	19.2"	24"	16"	19.2"	24"	16"	19.2"	24"
9½" 11⅞" 14"	110	20'						E5			E5						E2			X
		22'			E5			E5		E5	E5						E3		E2	X
		24'			E5		E5	E5		E5	E5			E2		E2	X	E2	E3	X
		26'			E5		E5	E5	E5	E5	E5			E2		E3	X	E3	X	X
		28'			E5		E5	E5	E5	E5	E6		E2	E3	E2	X	X	X	X	X
		30'		E5	X	E5	E5	X	E5	E5	X		E2	X	E3	X	X	X	X	X
		32'		X	X	E5	X	X	E5	X	X	E2	E3	X	X	X	X	X	X	X
9½" 11⅞" 14" 16"	210	20'						E5			E5									E2
		22'						E5			E5						E2		E2	E3
		24'			E5			E5		E5	E5						E3		E2	X
		26'			E5			E5		E5	E5			E2		E2	E3	E2	E3	X
		28'			E5		E5	E5		E5	E5			E2		E3	X	E3	X	X
		30'			E5		E5	E5	E5	E5	E6			E3	E2	E3	X	X	X	X
		32'		E5	X		E5	X	E5	E5	X		E2	X	E3	X	X	X	X	X
9½" 11⅞" 14" 16"	230	24'			E5			E5		E5	E5						E2		E2	X
		26'			E5			E5		E5	E5						E3	E2	E3	X
		28'			E5		E5	E5		E5	E5			E2		E2	X	E2	X	X
		30'			E5		E5	E5	E5	E5	E5			E2	E2	E3	X	E3	X	X
		32'		E5	E5		E5	E5	E5	E5	E6		E2	E3	E2	X	X	X	X	X
		34'		E5	X	E5	E5	X	E5	E5	X		E2	X	E3	X	X	X	X	X
11⅞" 14" 16"	360	28'			E5			E5		E5	E5									
		30'			E5			E5		E5	E5									E2
		32'			E5		E5	E5		E5	E5									E2
		34'			E5		E5	E5	E5	E5	E6									E3
		36'			E5		E5	E5	E5	E5	E6						E2		E2	X
		38'		E5	E5		E5	E5	E5	E5	E6						E3		E3	X
		40'		E5	E5	E5	E5	E5	E5	E5	E6					E2	E3	E2	E3	X
11⅞" 14" 16"	560	30'						E5			E5									
		32'						E5		E5	E5									
		34'			E5			E5		E5	E5									
		36'			E5			E5		E5	E6									E2
		38'			E5		E5	E5		E5	E6									E2
		40'			E5		E5	E5	E5	E5	E6									E2

How to Use This Table

1. Identify TJI® joist and depth.
2. Locate the **Roof Truss Span** (horizontal) that meets or exceeds your condition.
3. Identify the cantilever condition (less than 5" or 5" to 24") and locate the **Roof Total Load** and **On-Center Joist Spacing** for your application.
4. Scan down to find the appropriate cantilever detail and refer to drawing on page 10:
   - Blank cells indicate that no reinforcement is required.
   - E4 may be used in place of E2 or E3 except when using TJI® 560 joists.
   - X indicates that cantilever will not work. Use Forte® and Javelin® software, or reduce spacing of joists and recheck table.

General Notes

- Table is based on:
  - 15 psf roof dead load on a horizontal projection.
  - 80 plf exterior wall load with 3'-0" maximum width window or door openings. For larger openings, or multiple 3'-0" width openings spaced less than 6'-0" on-center, additional joists beneath the opening's trimmers may be required.
  - Floor load of 40 psf live load and 10 psf dead load.
  - More restrictive of simple or continuous span.
  - Roof truss with 24" soffits.
- ¾" reinforcement refers to ¾" Exposure 1 plywood or other ¾" Exposure 1, 48/24-rated sheathing that is cut to match the full depth of the TJI® joist. Install with face grain horizontal. Reinforcing member must bear fully on the wall plate.
- Designed for 2x4 and 2x6 plate widths.
- For conditions beyond the scope of this table, including cantilevers longer than 24", use our Forte® and Javelin® software.

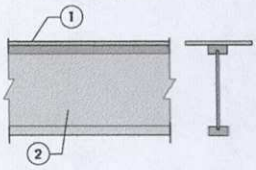
FIRE-SAFE CONSTRUCTION

The assemblies shown below are provided to help you specify and install Trus Joist® brand products with fire safety in mind. For more information on fire assemblies and fire-safe construction, please refer to the *Weyerhaeuser Fire-Rated Assemblies and Sprinkler Systems Guide*, 1500, or visit woodbywy.com.

TJI® joists with Flak Jacket® protection meet 2012 IRC requirements for fire protection of floors and give you an effective one-hour-rated assembly for multi-family projects. This new solution helps you easily and efficiently meet code without impacting construction procedures or adding complexity to your jobs. TJI® joists with Flak Jacket® protection are available in limited markets; contact your Weyerhaeuser representative for more information.

Floor Assembly Compliant with 2012 IRC R501.3

Exposed



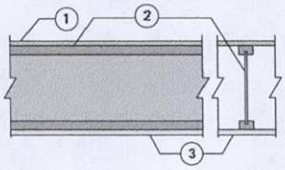
1. Appropriate span-rated sheathing (Exposure 1)
2. TJI® 210, 230, 360, or 560 series joist with Flak Jacket® protection

ICC ES ESR-1153

No gypsum board is required in this assembly when using TJI® joists with Flak Jacket® Protection

FLAK JACKET™ PROTECTION

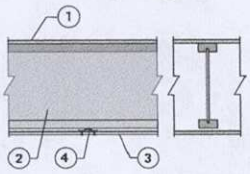
Single Layer



1. Appropriate span-rated sheathing (Exposure 1)
2. TJI® joist
3. Single-layer of ½" gypsum wall board

One-Hour Assembly for Rated Construction

Single Layer



1. 48/24 tongue-and-groove, span-rated sheathing (Exposure 1), glued with a subfloor adhesive and nailed
2. TJI® 210, 230, 360, or 560 joist with Flak Jacket® protection and joist o.c. spacing of 16" or less. For wider spacing (up to 24" o.c.) use a minimum of 11⅞" deep TJI® 230, 360, or 560 joists.
3. One layer of ⅝" Pabco® Type C gypsum board
4. Resilient channels at 16" on-center

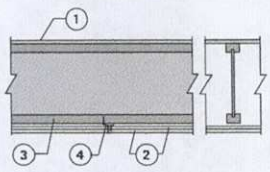
Optional: Glass fiber insulation, 3½" thick in TJI® joist cavity, between TJI® joists above the bottom flange.

Note: Use 90% of the published TJI® joist bending moment capacity.

ICC ES ESR-1153

FLAK JACKET™ PROTECTION

Double Layer



1. 48/24 tongue-and-groove, span-rated sheathing (Exposure 1), glued with a subfloor adhesive and nailed
2. Two layers of ⅝" Type X gypsum board
3. TJI® joist
4. Resilient channels (optional)*

Optional: Minimum 3½"-thick glass fiber insulation or non-combustible insulation, rated R-30 or less.*

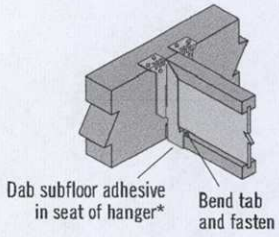
***Resilient channels are required when insulation is used.**

ICC ES ESR-1153

TIPS FOR PREVENTING FLOOR NOISE

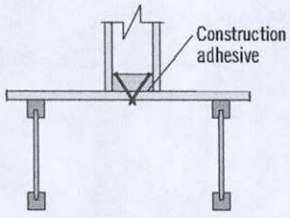
Trus Joist® TJI® joists are structurally uniform and dimensionally stable, and they resist shrinking and twisting. This helps prevent gaps from forming around the nails between the joist and the floor panels—gaps that can potentially cause squeaks or other floor noise. Using TJI® joists can help you build a quieter floor, but only if the entire floor system is installed properly. This is because other components of the floor system, such as hangers, connectors, and nails can be a source of floor noise.

Properly Seat Each Joist in Hanger



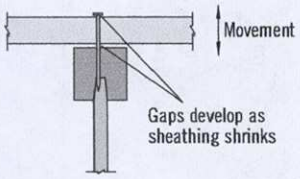
Seat the joist tight to the bottom of the hanger. When using hangers with tabs, bend the flange tabs over and nail to the TJI® joist bottom flange. Placing a dab of subfloor adhesive* in the seat of the hanger prior to installing the joist can reduce squeaks.

Use Adhesive and Special Nailing When Needed



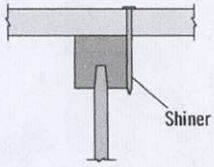
Nail interior partitions to the joists when possible. If the wall can be nailed only to the floor panel, run a bead of adhesive* under the wall and either cross nail, nail through and clinch tight, or screw tightly into the wall from below.

Prevent Shrinkage



Keep building materials dry, and properly glue floor panels to the joists. Panels that become excessively wet during construction shrink as they dry. This shrinkage may leave gaps that allow the panel to move when stepped on.

Avoid "Shiners"



Exercise care when nailing. Nails that barely hit the joists (shiners) do not hold the panel tight to the joist and should be removed. If left in, the nails will rub against the side of the joist when the panel deflects.

* Weyerhaeuser recommends using solvent-based subfloor adhesives that meet ASTM D3498 (AFG-01) performance standards. When latex subfloor adhesive is required, careful selection is necessary due to a wide range of performance between brands.

For more information and tips on how to prevent floor noise, refer to the Weyerhaeuser Prevention and Repair of Floor System Squeaks Technical Resource Sheet, 9009, or contact your Weyerhaeuser representative.

CALN TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
Andrew F. Reczek, Director of Code Enforcement
Raymond Stackhouse, Code Official / Deputy Fire Marshal
Joseph Arvay, Code Official / Housing Inspector
610.384.0600 fax: 610.384.0689 Email: areczek@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa 19372-0149
www.calntownship.org

December 14, 2014

William Joseph Best
4801 Horseshoe Pike
Downingtown, PA 19335

RE: Building Permit Application

Dear Mr. Best;

This letter is to inform you that your current building permit application cannot be approved as submitted. Please provide the following pieces of information to allow for a complete review;

1) An Engineer's report documenting the condition of the building as a result of the structural damaged caused by the fallen tree. This report shall detail any required structural repairs
2) Plans that include specific details on all proposed structural elements such as; footings, support columns, beams, floor joists, interior and exterior wall framing and sheathing, load bearing headers, ceiling joists, rafters, roof sheathing, insulation, interior finishes, stair geometry, fire separations, window and door insulation factors. All information shall be prepared in accordance with the 2009 International Residential Code.
3) An electrical plan that has been approved by a certified 3rd party electrical inspection agency
4) Mechanical plans detailing heat and ventilation methods
5) Plumbing details. Please provide Chester County Health Department approval for any increases to the existing on-lot septic system or acknowledgment that none are needed.

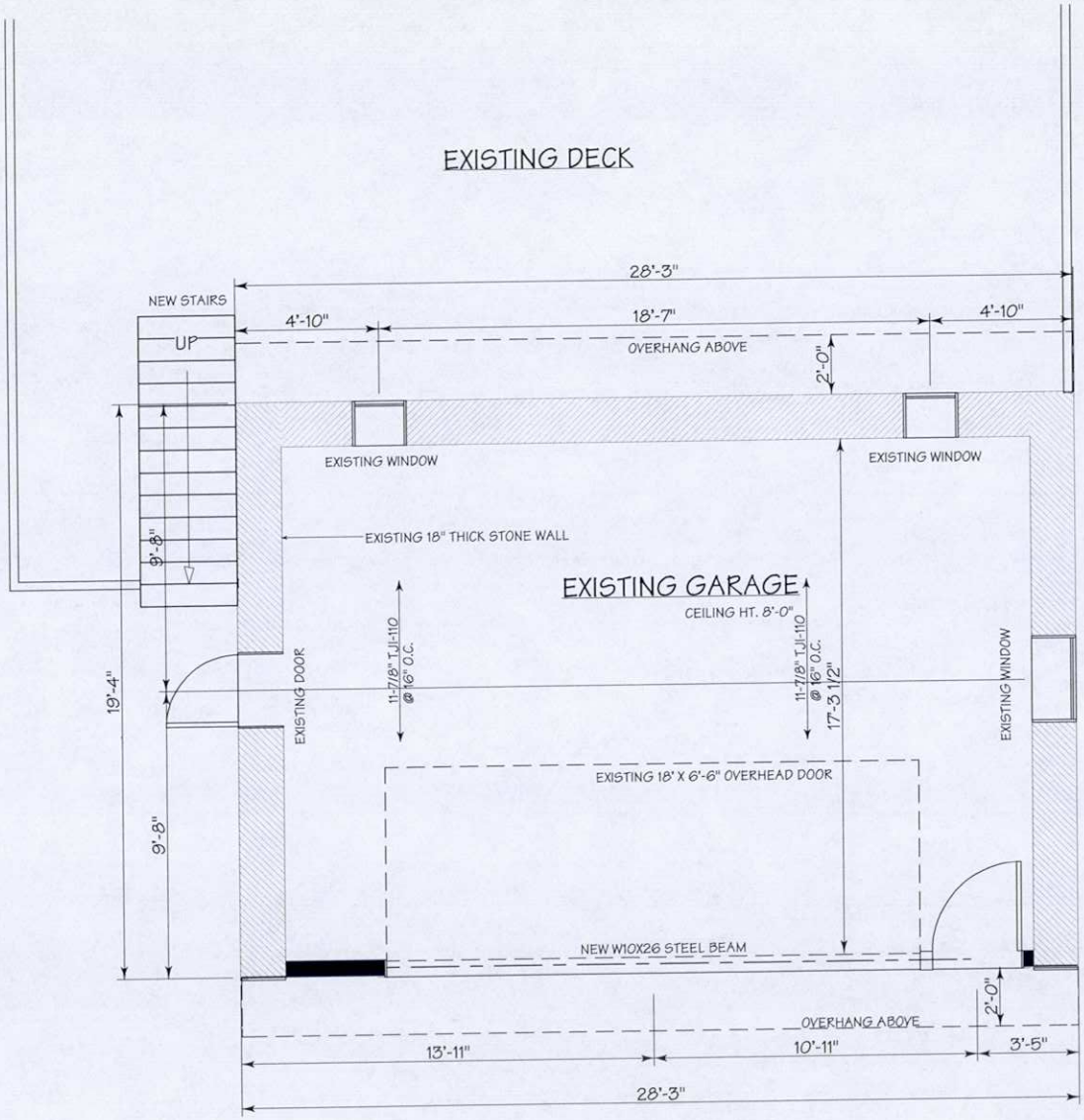
Please understand that no construction activity is permitted until all revised information has been submitted and approved. Feel free to contact me in the event you have any questions or concerns.

Sincerely,

Andrew F. Reczek
Director / Zoning Officer

cc: Dean Rittenhouse; 2nd Story Renovations
File

RECEIVED
NOV 14 2014
CALN TWP.



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Denied
12/14/2014

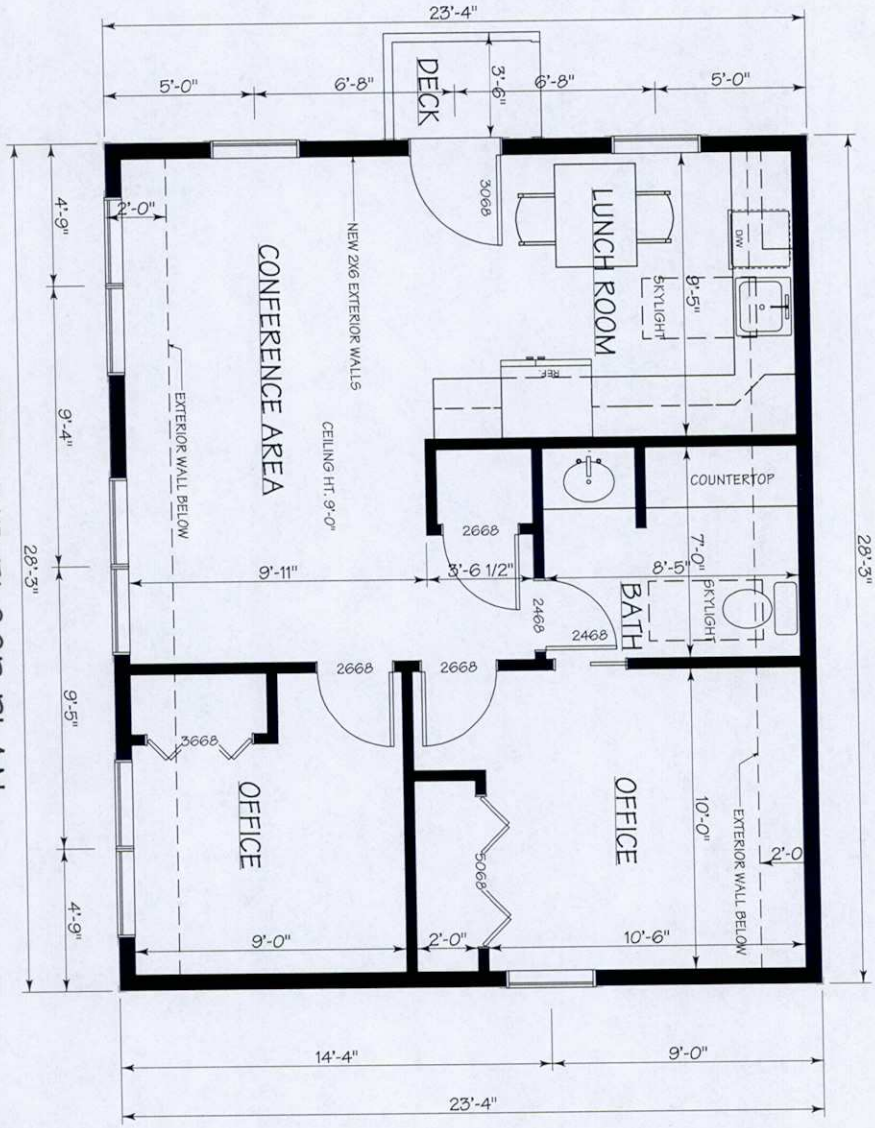
NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
11/12/2014

SHEET:
A-1

RECEIVED
NOV 14 2014
CALN TWP.



NEW 2ND FLOOR PLAN

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

SHEET: A-2	DATE: 11/12/2014		BILL BEST GARAGE RENOVATION 4801 HORSESHOE PIKE, DOWNINGTOWN, PA 19335		NO. DESCRIPTION BY DATE

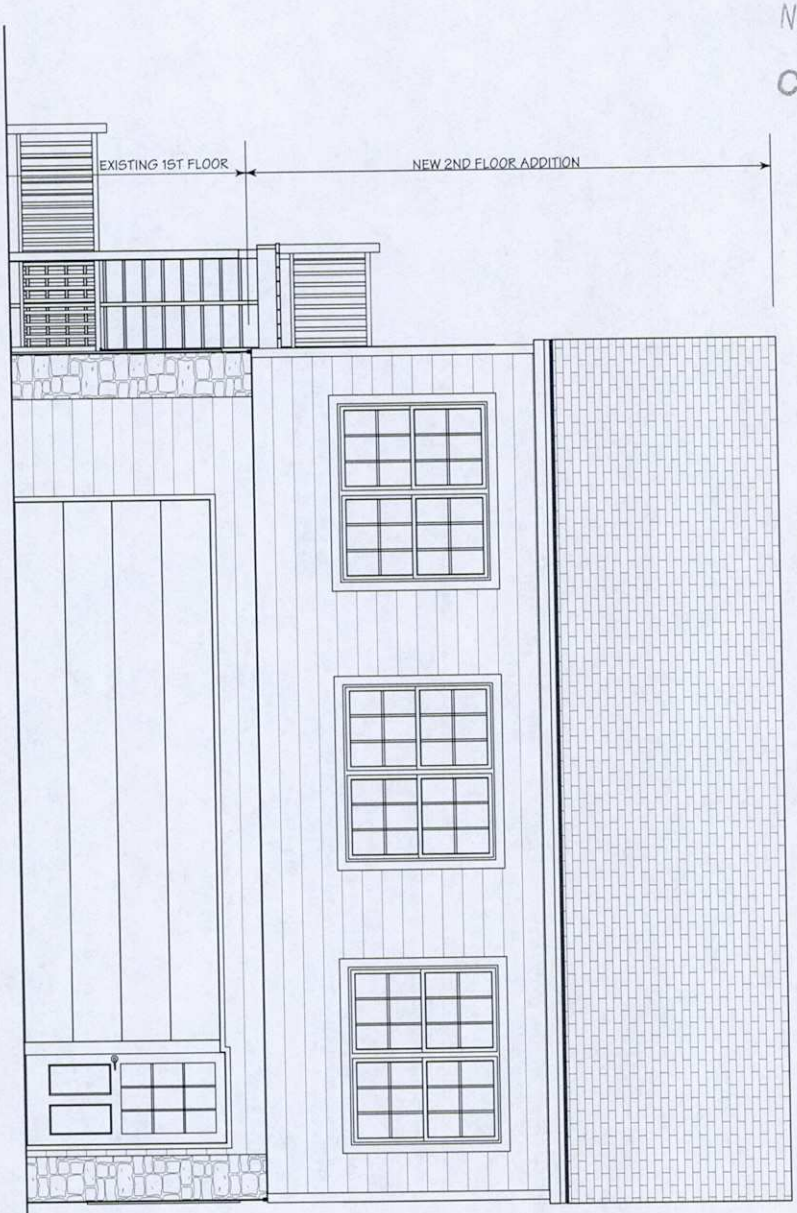
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

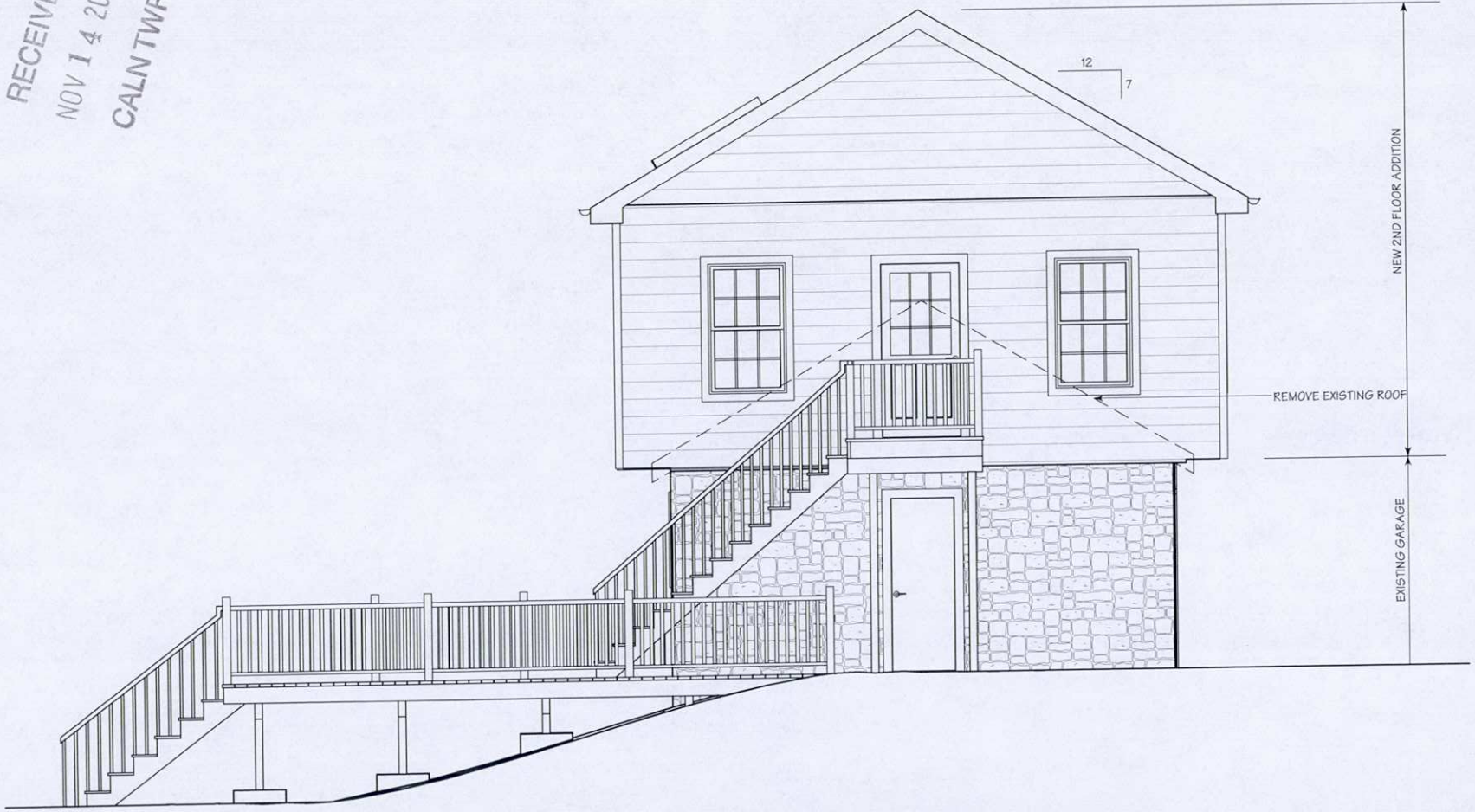
DATE:
11/12/2014

SHEET:
A-3



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

SHEET: A-4	DATE: 11/12/2014		BILL BEST GARAGE RENOVATION 4801 HORSESHOE PIKE, DOWNINGTOWN, PA 19335		NO. DESCRIPTION BY DATE



LEFT SIDE ELEVATION

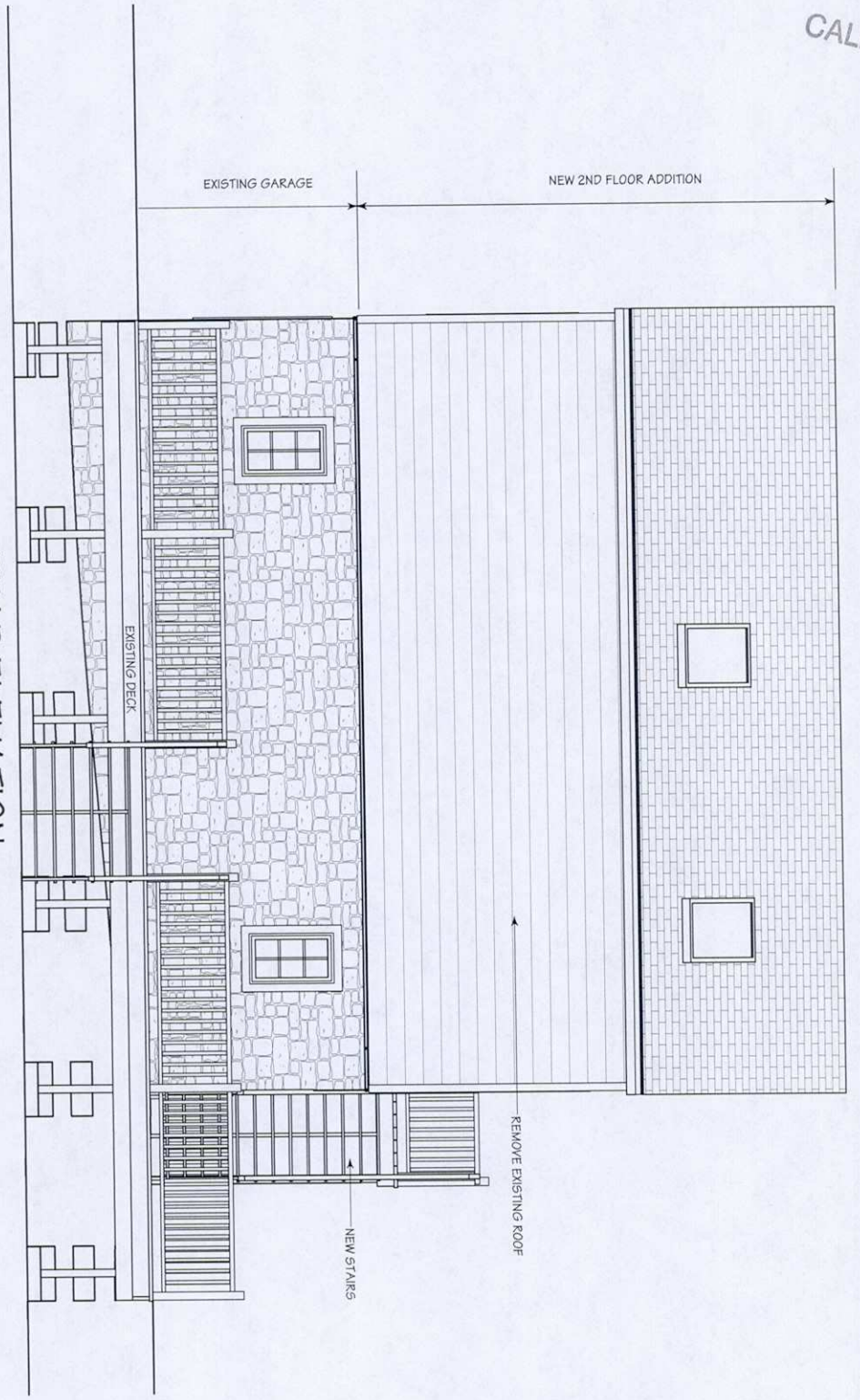
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	BY	DATE

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

DATE:
11/12/2014

SHEET:
A-5

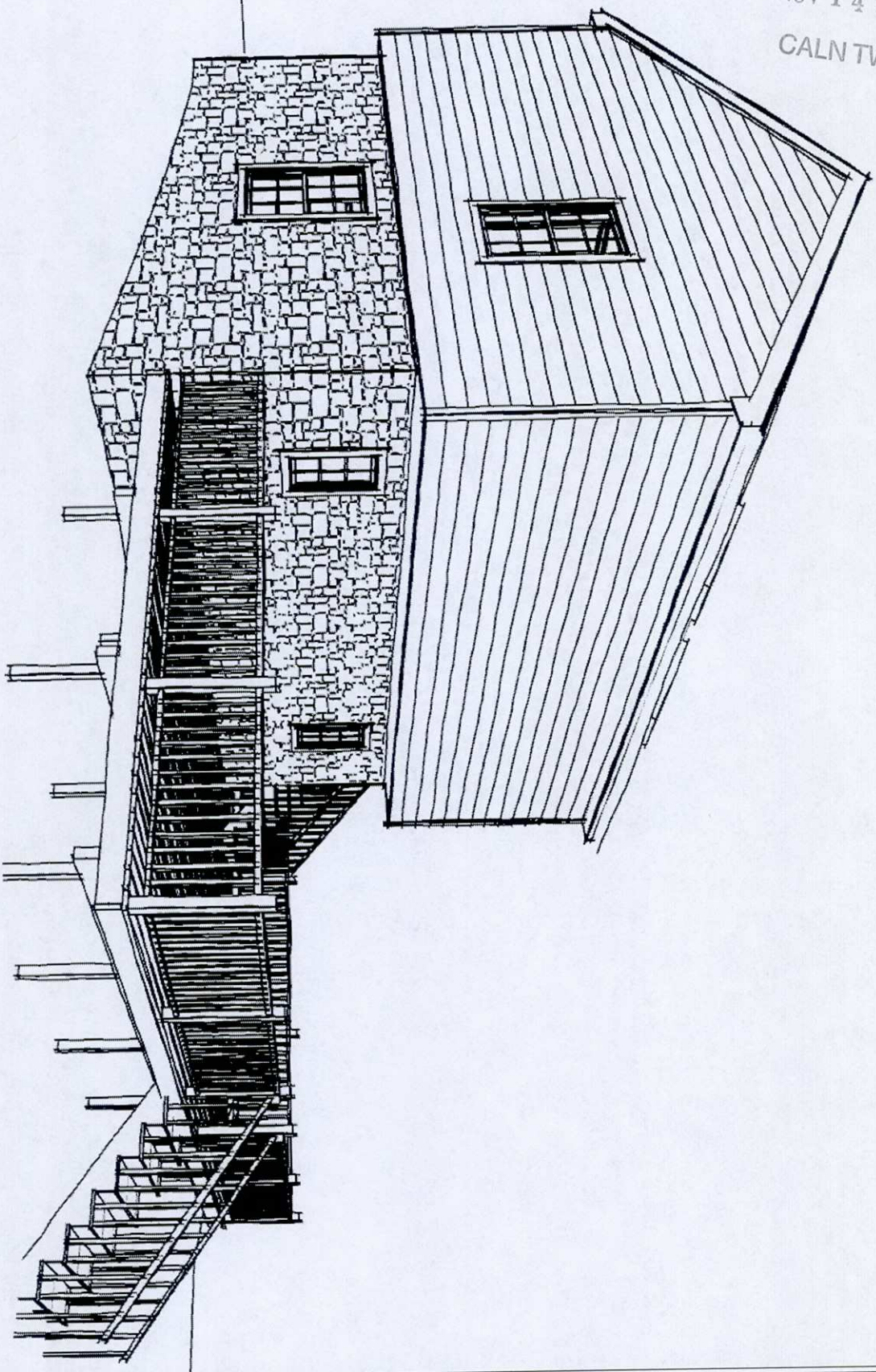


REAR ELEVATION
SCALE: 1/4" = 1'-0"

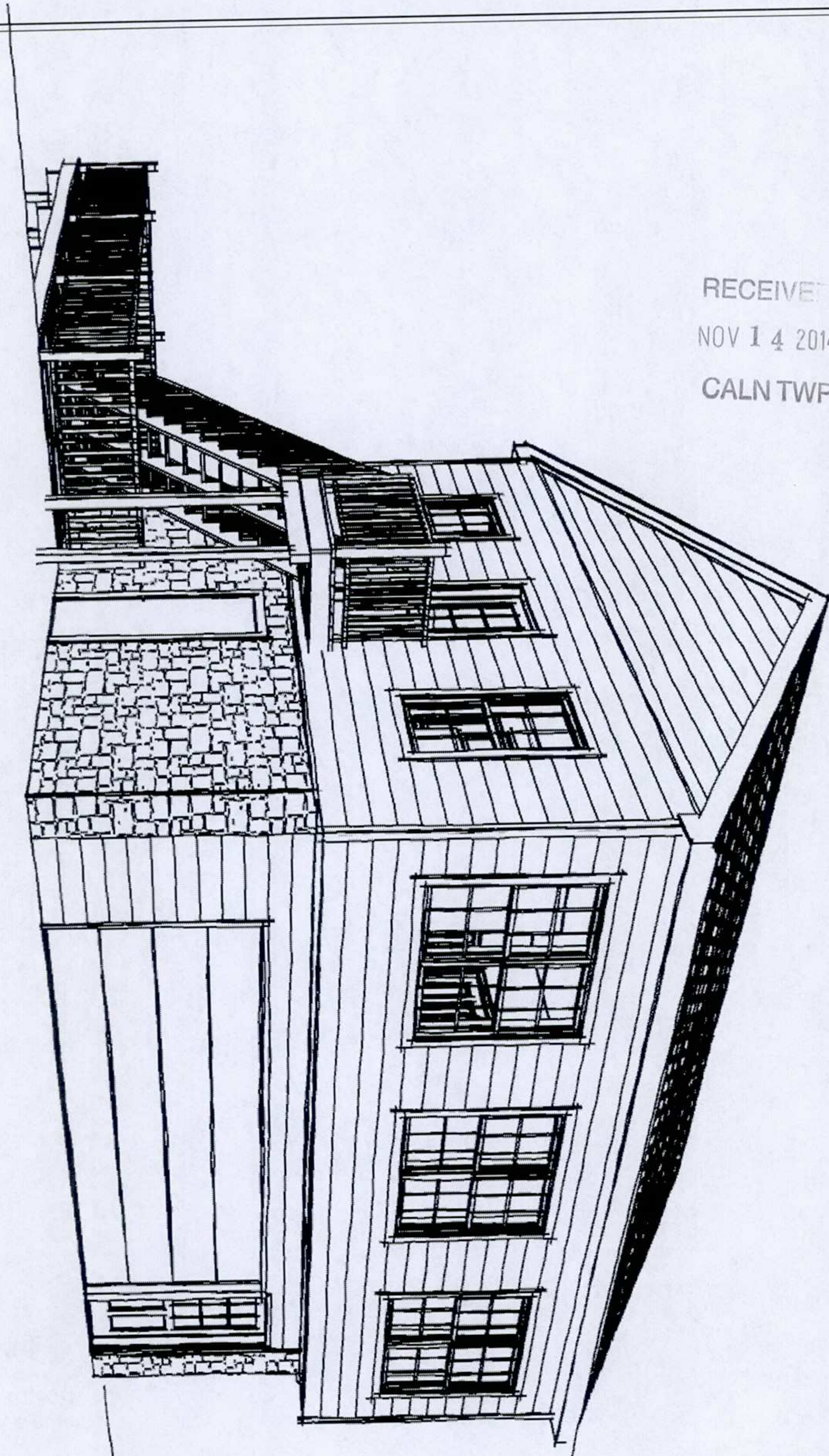
BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

NO.	DESCRIPTION	BY	DATE

DATE: 11/12/2014
SHEET: A-6



SHEET:	DATE:		BILL BEST GARAGE RENOVATION 4801 HORSESHOE PIKE, DOWNINGTOWN, PA 19335		NO.	DESCRIPTION	BY	DATE	
A-7	11/12/2014								



SHEET: A-8

DATE: 11/12/2014

BILL BEST GARAGE RENOVATION
4801 HORSESHOE PIKE,
DOWNINGTOWN, PA 19335

NO.	DESCRIPTION	BY	DATE

2014 RENTAL APPLICATION

610-384.0600 fax: 610.384.0689 Email: areczek@calntownship.org
253 Municipal Drive, P.O. Box 72149, Thorndale, PA 19372-0149

RECEIVED
NOV 14 2014
CALN TWP

www.calntownship.org

Signed Application and Payment of **$55.00 PER UNIT** due by January 31, 2014
Taxes and Utilities must be current prior to 2014 rental application being approved.
Any **VACANT** rental properties shall be required to complete this application noting **VACANT**.
Additional information regarding fees and requirements can be viewed on our website.

Name of Property Owner:	William Joseph Best
Current Mailing Address	Address: 4801 Horseshoe Pike City: Downingtown State: PA Zip: 19335
Telephone Number of Owner	Home #: 610-269-2554 Cell #: 610-246-8283
	E-Mail Address: BBest@QuadisVoice.com

Name of Owner's Agent:	N/A
Mailing Address	Address: City: State: Zip:
Telephone Number of Agent	Home #: Cell #:

Address of Rental Unit	Address: 4801 Horseshoe Pike Garage-Carraige Hous City: Downingtown State: PA Zip: 19335
Telephone Number	Home #: 610-269-4760 Cell #:
Names of All Tenant(s) (18yrs & older)	Quadisco, Inc. (Owners permitted home business)

As the Property Owner/Manager/Agent, I have read and understand this form in its entirety. A separate application must be provided for each rental address/unit.

William Joseph Best

Signature

11-14-2014

Date

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT
Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

APPLICATION FOR USE & OCCUPANCY PERMIT
HOME OCCUPATION

Permit No._____

APPLICATION MUST COMPLY WITH SECTION 155-134 OF THE CALN CODE Yes

PERMIT FEE:$20.00 non-refundable

HOME OCCUPATION OR BUSINESS: QUADSCO, INC.

OWNER: William Joseph Best

ADDRESS: 4801 Horseshoe Pike

Downingtown PA 19335

PHONE # 610-246-8283

AREA OF RESIDENCE TO BE USED FOR OCCUPATION _____

Partial Basement

OFF STREET PARKING PROVIDED: (A TOTAL OF FIVE (5) SPACES NEEDED)_____

5+

NUMBER OF EMPLOYEES: 2- Non Resident employees

ZONING DISTRICT: R2(?) **DATE:** 8-21-03

APPROVED/DISAPPROVED ZONING OFFICER:_____

RECEIVED
NOV 14 2014
CALN TWP.

CALN TOWNSHIP
253 Municipal Drive, Thorndale, PA 19372
610/384-0600, Fax – 610/384-0689

BUILDING PERMIT APPLICATION – PERMIT FEES ARE NON-REFUNDABLE
Minimum fee due at time of permit application

Address 4801 Horseshoe Pk Downingtpwn, PA 19335 **Subdivision** 39-2-40 **Lot #** _____ **Zoning Dist.** _____

Building Improvement

New Building	☐
Addition	☐
Alteration	☐
Basement	☐
Deck /Ramp	☐
Demolition	☐
Driveway	☐
Fire Protection	
Sprinkler/Alarm	☐
Hot Tub	☐
Tenant fit-out	☐
Mechanical	☐
Plumbing	☐
Pool	☐
Roof	☒
Shed (>1000 sq. ft.)	☐
Tank	☐
Other	☒

IDENTIFICATION – To be completed by all applicants

OWNER
Name: William Joseph Best
Address: 4801 Horseshoe Pike
Downingtown, PA 19335
Phone #: 610-269-2554

Home Improvement Contractor # PA# 097704
Expiration Date: _____
Name: Dean Rittenhouse
2nd Story Renovations
Address: 50 re Main Street
Elverson, PA 19520
Phone #: 610-842-3486

Residential ☐ Location: Downingtown
Commericial ☐ Location: _____

DATE: _____
Job Cost: _____

Sewage Disposal
Public ☐ Private ☒

Water Supply
Public ☐ Private ☒

Type of Construction

IA	☐	IB	☐
IIA	☐	IIB	☐
IIIA	☐	IIIB	☐
IV	☐		
VA	☐	VB	☐

Site located in Flood Area
Yes ☐ No ☒

Submit floor plan showing Location w/clearances & material types /Mechanical
Central AC?
Yes ☐ No ☒
Will there be an Elevator?
Yes ☐ No ☒

Type of Heating Fuel

Gas	☐
Oil	☐
Electric	☒
Coal	☐
Other	☐

Residential Building Area:
# of Stories _____
Basement _____
Garage XX roof repair 7 addition
1st. Floor _____
2nd. Floor _____
Total Habitable Space _____

Commercial Projects:
Use Group Classification N/A
Occupancy Load _____
Sprinklered ☐ Yes ☐ No

Residential Bldg. Only
Bedrooms 4
Bathrooms 2-2

Residential Bldg. Only
Bedrooms _____
Bathrooms _____

Lot Area 3 Acres sq.ft.
Building Coverage _____ sq.ft.
Total Impervious Coverage _____ sq.ft.

 # Off Street Parking Spaces 5+

SIGNATURE OF APPLICANT: William Joseph Best **DATE:** November 14, 2014

DESCRIPTION /COMMERCIAL ACTIVITIES Garage roof repair due to fallen tree + 2nd floor addition.

Under the provisions of Ordinance No. 2013-03, you may be entitled to a property tax exemption on your contemplated alteration or new construction. An application for exemption may be secured from the Code Enforcement office & must be filed with the Township at the time a building permit is secured.

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Permit # 14-00848 | Approved By: _____ | Permit Fee: _____ | Date Issued: _____

REMARKS:
P:\Permit Applications\Permit Applications\Building Permit application .docx - Letta.docx

#2694

Caln Township
Caln Twp. Municipal Authority
253 Municipal Drive
Thorndale,PA 19372

INVOICE #
14-00781

INVOICE DATE: 12/15/14
DUE DATE: 01/14/15

ACCOUNT ID: DEANRITT

DEAN RITTENHOUSE

,

PERMIT INFORMATION
PERMIT NO: 14-00848
LOCATION: 4801 HORSESHOE PK

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: 14-00848		
1.0000	RC-ADDIT	ADDITION MINIMUM FEE	150.00000	150.00
		Permit No: 14-00848		
136.8400/SQF	RC-SFADD	ADDITION ADDITIONAL SQ. FT.	0.50000	68.42
		Permit No: 14-00848		
			TOTAL DUE:	$ 218.42
		Prn Payment: 12/17/14 CK		-150.00
			BALANCE:	$ 68.42

PAID
MAR 02 2015
CODES

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Caln Township
Caln Twp. Municipal Authority
253 Municipal Drive
Thorndale,PA 19372

INVOICE #: 14-00781
DESCRIPTION: Permit No: 14-00848
ACCOUNT ID: DEANRITT
DUE DATE: 01/14/15
TOTAL DUE: $ 68.42

DEAN RITTENHOUSE

,

TOWNSHIP OF CALN

PERMIT

Permit No: 2003-00310-BUI

Date Issued: 10/29/2003

Location of Work: 4801 HORSESHOE PK

Type of Work: HOME OCCUPATION - TELECOMMUNICATION SALES

Owner: BEST WILLIAM & BETH

Contractor:

Parcel #: 39-2-40

Zoning Officer

THIS PLACARD MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES, EASILY VISIBLE FROM THE PRINCIPAL STREET, WELL SECURED IF EXPOSED TO THE WEATHER, DURING THE ENTIRE CONSTRUCTION TIME.

WORK MUST BE STARTED WITHIN 6 MONTHS FROM DATE OF ISSUE

Q

U

A

D

I

S

September 29, 2003

Mr. Andrew F. Reczek
Caln Township
Department of Code Enforcement
253 Municipal Drive
PO Box 72149
Thorndale, PA 19372-0149

Re. Home Occupation Permit

Dear Mr. Reczek:

Enclosed with this letter please find my home floor plans, two driveway and two garage photographs. All sent in support for my request for a Home Occupation Permit. Unfortunately I have no plot plans for my 3.2 acre property and would hope that a plot plan is filed with the township. The house plans shows all four levels including basement and attic. The area used for Quadisco business is a finished portion of the basement marked with an X – roughly 350 square feet. Our driveway is quite extensive. The photo shows the area we generally park, however the driveway you don't see could easily accommodate another five parked vehicles.

There were two permit requests and two fees paid to the township for permission to have two businesses run from our 4801 Horseshoe Pike property. Your letter dated September 15, 2003 addressed my wife and I, however it did not stipulate which permit request you were referencing. The business of Quadisco is full time, has two employees, and provides the largest percentage of our household income. My wife's Art Studio business is seasonal, four to six months a year, has no employees and is conducted from a 390 square foot garage which also serves as the house garage. Pictures of the garage are attached. If for any reason two permits can not be granted to a single property, Quadisco, trumps Art Studio.

Mr. Reczek I appreciate your consideration. Should you have any questions, or like to schedule an appointment to visit our home/business please feel free to call me directly at 610-269-4760, ext.# 201, or email me at bbest@quadisvoice.com. I look forward your reply.

Sincerely,

William Joseph Best
Quadis, Inc.

4801 Horseshoe Pike, Building One, Downingtown, PA 19335
tel. 610.269.4760 fax 610.269.3575

TOWNSHIP OF CALN
253 MUNICIPAL DR
THORNDALE, PA. 19372
610/384-0400

INSPECTION ASSIGNMENT SHEET

Building Permit No. 2003-00310-BUI

Location 4801 HORSESHOE PK

Owner BEST WILLIAM & BETH

Contractor

Description HOME OCCUPATION - TELECOMMUNICATION SALES

Comments BUSINESS OFFICE USE PERMITTED AS HOME OCCUPATION. NO MORE THAN TWO (2) EMPLOYEES ARE PERMITTED FOR THIS PERMIT TO BE VALLID.

FINAL INSPECTION (performed after work is complete and PRIOR TO USING OR OCCUPYING CONSTRUCTION)

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

APPLICATION FOR USE & OCCUPANCY PERMIT
HOME OCCUPATION

Permit No._____

APPLICATION MUST COMPLY WITH SECTION 155-134 OF THE CALN CODE Yes

PERMIT FEE:$20.00 non-refundable

HOME OCCUPATION OR BUSINESS: QUADSCO, INC.

OWNER: William Joseph Best

ADDRESS: 4801 Horseshoe Pike

Downingtown PA 19335

PHONE # 610-246-8283

AREA OF RESIDENCE TO BE USED FOR OCCUPATION _____

PARTIAL BASEMENT 390 sq. ft.

RECEIVED
AUG 26 2003
CODES & ENG

OFF STREET PARKING PROVIDED: (A TOTAL OF FIVE (5) SPACES NEEDED)

5+

NUMBER OF EMPLOYEES: 2- Non Resident employees

ZONING DISTRICT: ~~R2~~ (?) R-1 **DATE:** 8-21-03

APPROVED/DISAPPROVED ZONING OFFICER: [signature]

Telecommunication sales

Business office use permitted as Home occupation
No more than two employees are permitted for this permit to be valid.

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

September 15, 2003

Mr. William and Beth Best
4801 Horseshoe Pike
Downingtown, PA 19335

RE: Home Occupation Permit

Dear Mr. and Mrs. Best:

This letter is to inform you that additional information is required prior to permit approval. When applying for a permit of this nature it is necessary to provide a plot plan showing the locations of all buildings and parking areas. In addition, please provide a floor plan showing the amount of area to be used for each business use. Section 155-134 of the Caln Township Zoning Code limits the amount floor area used for business purposes in residential districts, to no more than five hundred (500) sq. ft.

At this time, your application has been placed on hold until the requested information has been received. Once received, the review process can continue. Please feel free to contact me at the number above or atandyr@calntownship.org should you have further questions.

Sincerely,

Andrew F. Reczek
Director

cc: File

Date 8/26/03

Township of Caln
Receipt and Proof of Payment

№ 9021

GENERAL FUND

01-10-322-910 --- Police Services
01-10-322-900 --- Street Opening Fee
01-10-331-125 --- Vehicle/Speed Ctrl/Ordinance
01-10-345-060 --- Act 205 - Pension
01-10-345-061 --- Fireman's Relief
01-10-345-080 --- Beverage License
01-10-361-305 --- Planning Fees
01-10-361-320 --- Act 247 Review/Inspection
01-10-361-340 --- Zoning Hearing
01-10-362-410 --- Building Permit $20.00 (home occupation - QUADISCO, Inc.)
01-10-362-451 --- U & O New
01-10-362-452 --- U & O Res & Com
01-10-362-601 --- Housing Annual Rental Fee
01-10-362-602 --- Housing Tenant Change Fee
01-10-362-610 --- Contractor's License Fee
01-10-363-700 --- Bus Shelters
01-10-380-100 --- Miscellaneous
01-10-387-303 --- Lloyd Park Investment
01-10-395-100 --- Refund
01-_____ ---
01-_____ ---
01-_____ ---
01-_____ ---
01-_____ ---

TOTAL $ 20.00

CK# 141338

QUADISCO

PAID
AUG 26 2003
CODES & ENG

Department CMO Treasurer

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

APPLICATION FOR USE & OCCUPANCY PERMIT
HOME OCCUPATION

Permit No._____

APPLICATION MUST COMPLY WITH SECTION 155-134 OF THE CALN CODE (Yes)

PERMIT FEE:$20.00 non-refundable

HOME OCCUPATION OR BUSINESS: QUADISCO, INC.

OWNER: William Joseph Best

ADDRESS: 4801 Horseshoe Pike

Downingtown PA 19335

PHONE # 610-246-8283

AREA OF RESIDENCE TO BE USED FOR OCCUPATION _____

Partial Basement

OFF STREET PARKING PROVIDED: (A TOTAL OF FIVE (5) SPACES NEEDED)_____

5+

NUMBER OF EMPLOYEES: 2- Non Resident employees

ZONING DISTRICT: R2(?) DATE: 8.21-03

APPROVED/DISAPPROVED ZONING OFFICER:_____

44338

QUADISCO, INC.
T/A QUADIS
4801 HORSESHOE PIKE, BLDG. #1
DOWNINGTOWN, PA 19335-1919
BUS. PH. 610-269-4760

DOWNINGTOWN NATIONAL BANK
60-807-319

PAY TO THE ORDER OF Caln Township $ 20.00

Twenty Dollars and 00/100 DOLLARS

MEMO Permit Application

AUTHORIZED SIGNATURE

Security Features Included. Details on back.

⑈044338⑈ ⑆031908074⑆ 855 798 5⑈

QUADISCO, INC.

44338

Quadis

Custom Voice & Data Solutions

Quadis Inc.
4801 Horseshoe Pike
Building # 1
Downingtown, PA 19335
(610) 269-4760 Office
(610) 269-3575 Fax

Fax Cover Sheet

Date : 8-24-03

Pages : 3 incl cover.

To : Dept of Code Enforcement

Company : CALN TOWNSHIP

Fax Number : 610-384-0689

From : Bill Best

Subject : Application

Application + check have been forwarded by mail as well.

Thank you

610-384-0617

CALN TOWNSHIP INC 1868

RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: June 1, 2012

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL (FAX) IN-PERSON

NAME OF REQUESTOR: Frank J Williams, Esq

STREET ADDRESS: 211 W Lancaster Ave

CITY/STATE/COUNTY (Required): Paoli, PA Chester

TELEPHONE (Optional): 610-644-10565

RECORDS REQUESTED:
**Provide as much specific detail as possible so the agency can identify the information.*

Plan of Brandywine Estates of 1928

SCANNED
JUN 06 2012
ELECTRONICALLY FILED

DO YOU WANT COPIES? (YES) or NO

DO YOU WANT TO INSPECT THE RECORDS? YES or (NO)

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES or (NO)

RIGHT TO KNOW OFFICER: Tony S

DATE RECEIVED BY THE AGENCY: 6/1/12

AGENCY FIVE (5)-DAY RESPONSE DUE: 6/8/12

***Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)*

6-5-12 - No record of easement for driveway

CALN TOWNSHIP INC 1868

RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: 6-1-12

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX (IN-PERSON)

NAME OF REQUESTOR: BILL BEST

STREET ADDRESS: 4501 HORSESHOE PIKE

CITY/STATE/COUNTY (Required): DOWNINGTOWN, PA

TELEPHONE (Optional): 610-269-2554

RECORDS REQUESTED:
**Provide as much specific detail as possible so the agency can identify the information.*

Recorded Deed info. Regards Shared Driveway for 4501 & 4505 Horseshoe Pike

DO YOU WANT COPIES? (YES) or NO

DO YOU WANT TO INSPECT THE RECORDS? (YES) or NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? (YES) or NO

RIGHT TO KNOW OFFICER: T S

DATE RECEIVED BY THE AGENCY: 6/1/12

AGENCY FIVE (5)-DAY RESPONSE DUE: 6/8/12

***Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)*

Box 646 - Whiteman - 6-5-12 - No record of easement for driveway

RIGHT-TO-KNOW REQUEST FORM

(610)384-0617

DATE REQUESTED: 4/16/12

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX IN-PERSON

NAME OF REQUESTOR: William + Barb Walton Best

STREET ADDRESS: 4801 Horseshoe Pike (CALN TWP)

CITY/STATE/COUNTY (Required): Downingtown PA 19335

TELEPHONE (Optional): (484) 888-1395 Barb

(610) 269-7554 Bill

RECORDS REQUESTED:

*Provide as much specific detail as possible so the agency can identify the information.

RE: Shared driveway for 4801 + 4805, proof of access for potential buyers Homes built @ 1900's and we purchased in 1988 I believe.

DO YOU WANT COPIES? YES or NO

DO YOU WANT TO INSPECT THE RECORDS? YES or NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES or NO

SCANNED
MAY 30 2012
ELECTRONICALLY FILED

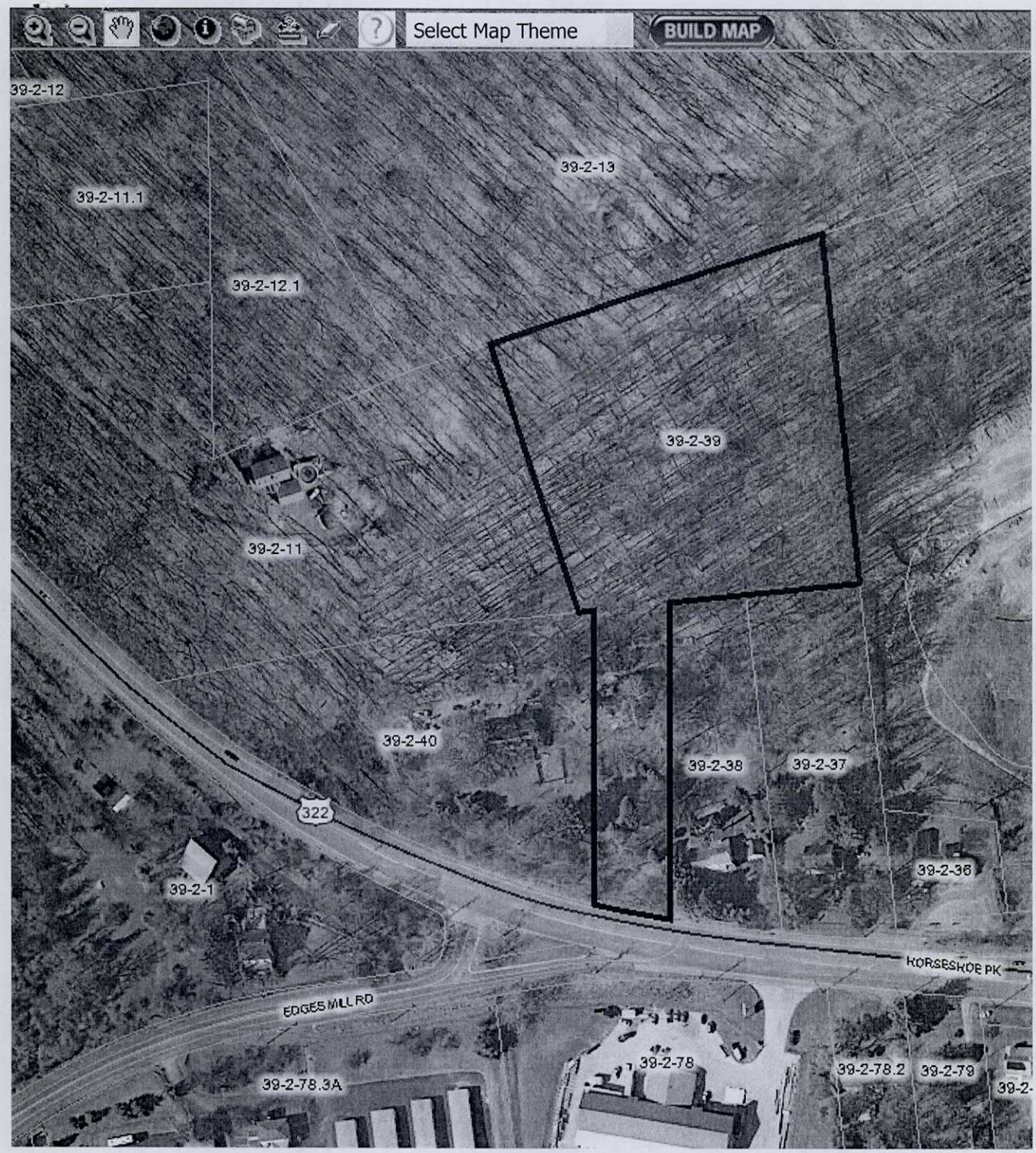
RIGHT TO KNOW OFFICER: [signature]

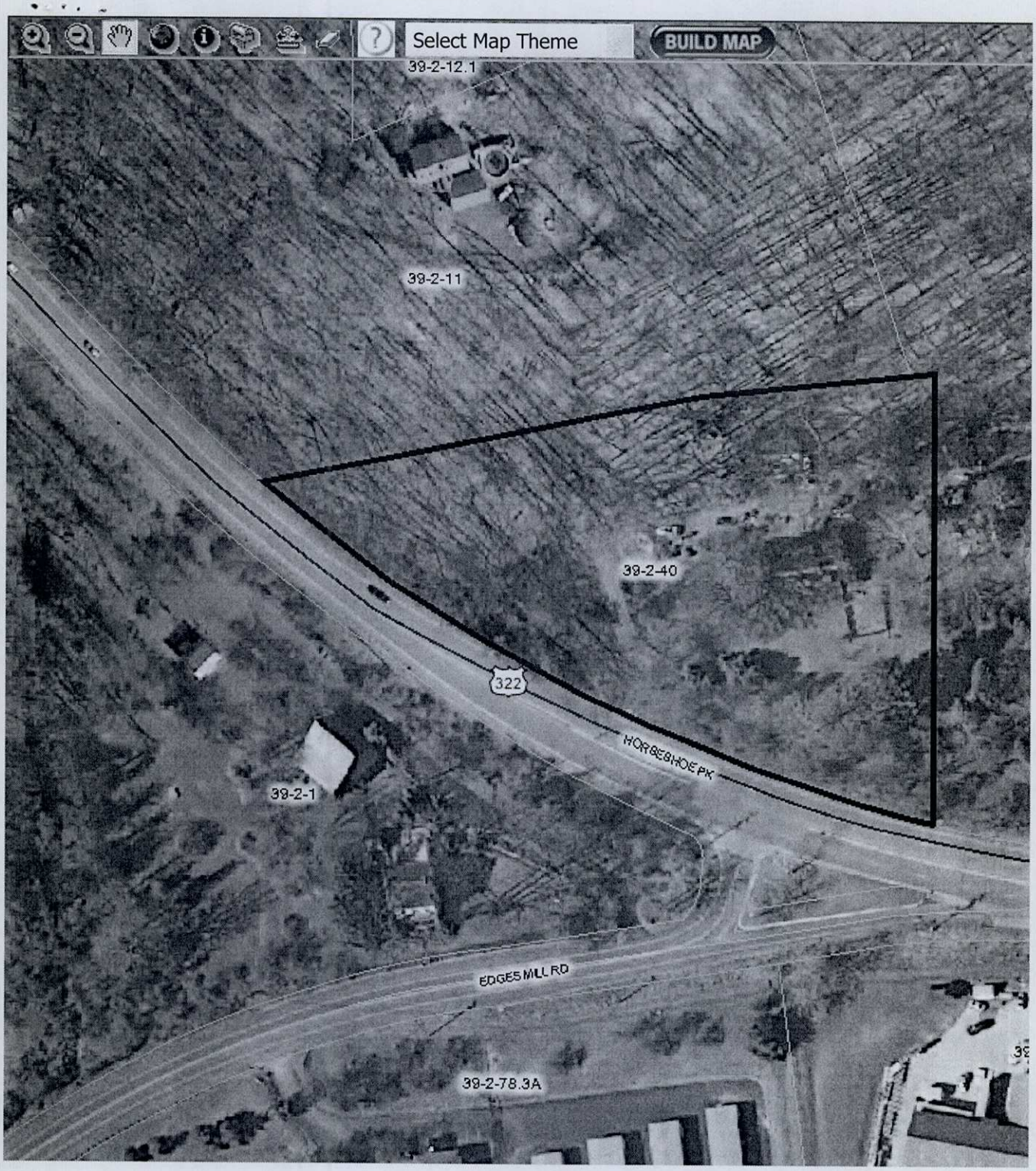
DATE RECEIVED BY THE AGENCY: 4/16/12

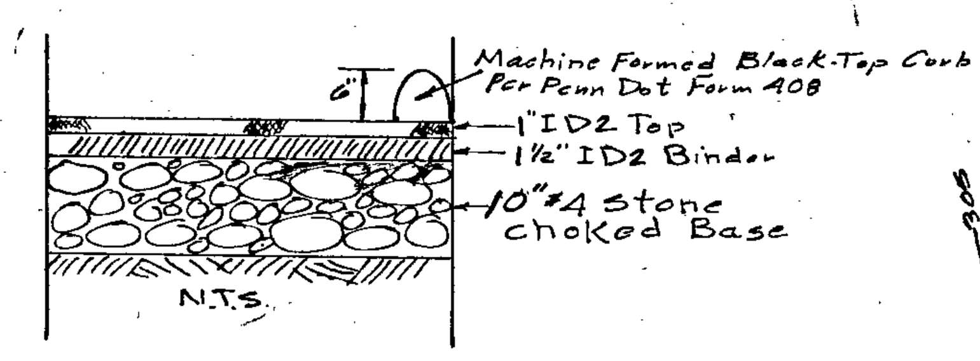
AGENCY FIVE (5)-DAY RESPONSE DUE: 4/23/12

**Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)

5-2-12 - Left msg. w/ Barb. Twp does not have anything concerning her shared driveway on file. Suggested researching her deed!


Select Map Theme
BUILD MAP
39-2-12
39-2-11.1
39-2-13
39-2-12.1
39-2-39
39-2-11
39-2-40
39-2-38
39-2-37
322
39-2-1
39-2-36
KORSESRDE PK
EDGES MILL RD
39-2-78
39-2-78.2
39-2-79
39-2-78.3A


Select Map Theme
BUILD MAP
39-2-12.1
39-2-11
39-2-40
322
HORSESHOE PK
39-2-1
EDGES MILL RD
39-2-78.3A



SECTION THRU PARKING LOT

Lighting - Hubbell Magnuliter MVM Series.

Vertical lighting angle of 83° as required to meet 0.75 foot candle as shown. Lighting not to exceed proposed radius as shown.

PLANTING SCREEN LEGEND

Sym.	Qty.	Latin Name	Common Name	Remarks
GA	61	Thuja Occidentalis Globosa	Globe Arbor-Vitae	18"-24" B & B
AV	25	Thuja Occidentalis Nigra	Dark American Arbor-Vitae	4'-5' B & B

PARKING REQUIREMENTS

1 space/employee = 5 employees = 5
Wholesale Sales = 1 space/1000 S.F. or Storage 13,000 S.F. = 11
Handicap Parking = 2 } 13
Hardware Store = = 1 space/300 S.F. 2714 S.F. = 9

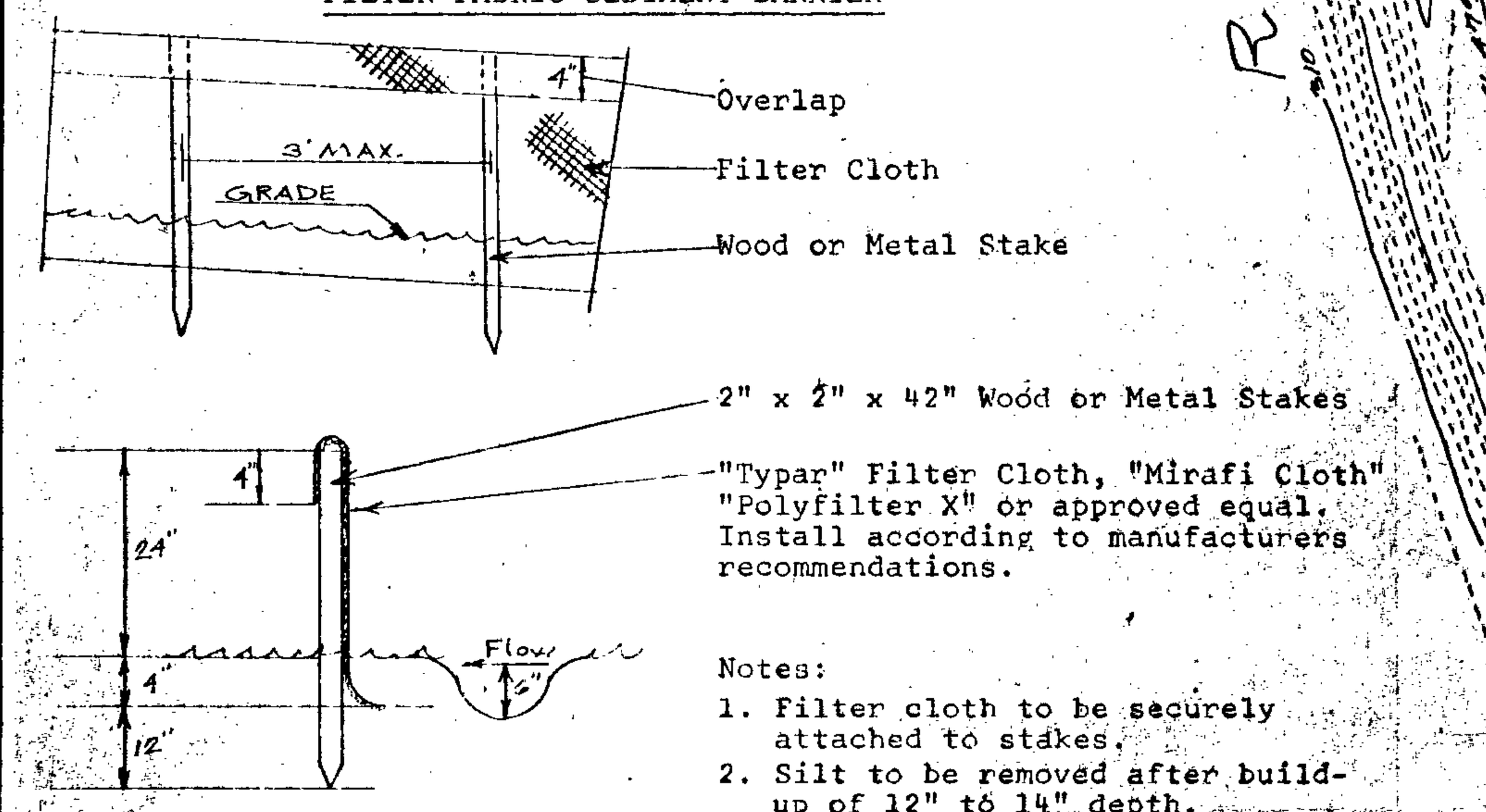
TOTAL SPACES REQUIRED = 27 Provided - 27

■ Concrete Monuments To Be Placed After Final Grading.

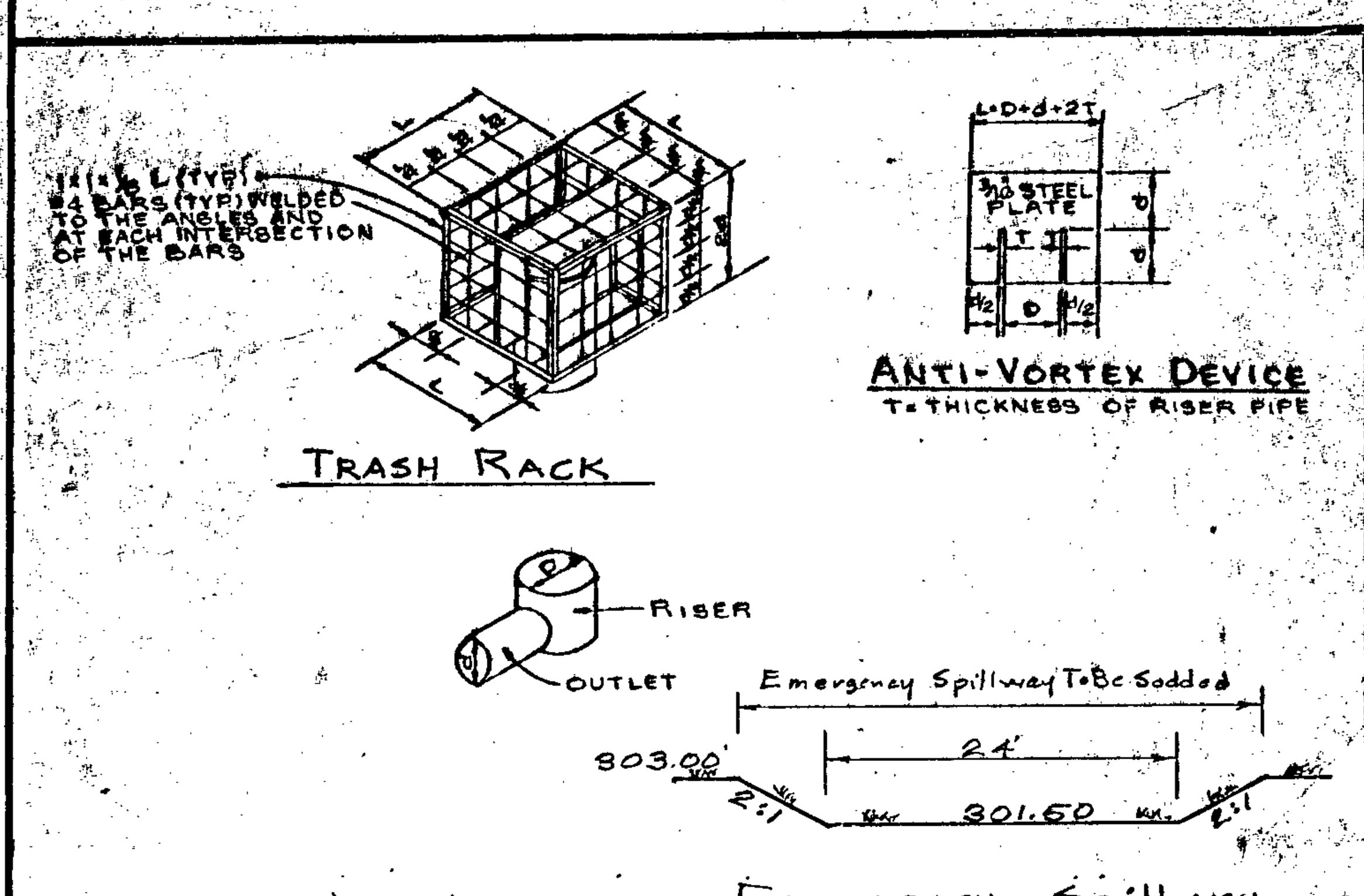
NOTE:

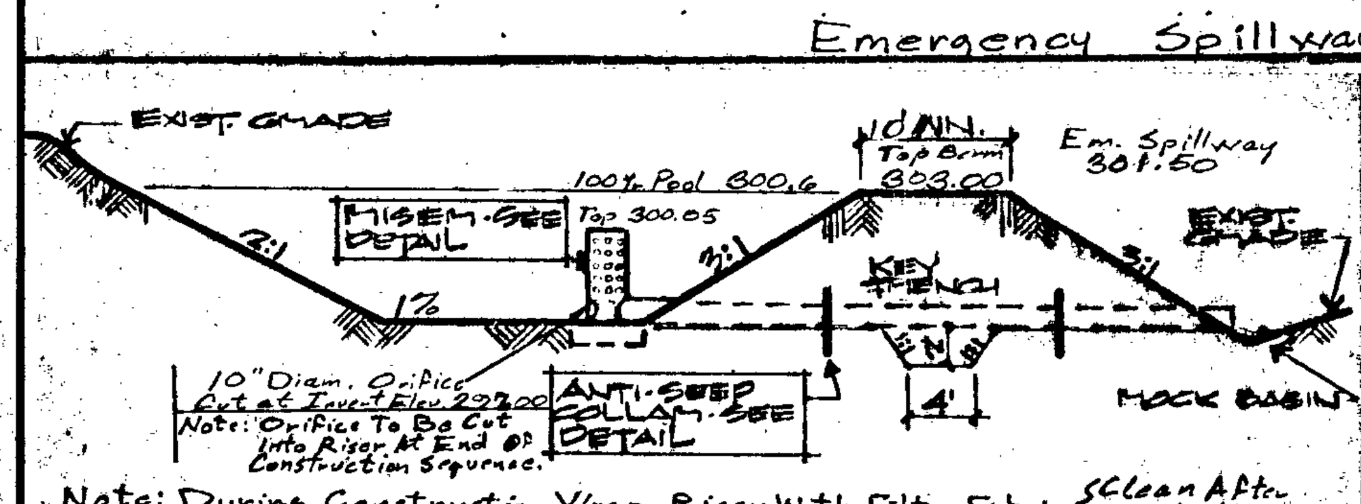
All Concrete Shall Have A 28 Day Compressive Strength of 3500 P.S.I. And Contain 6% Air-Entrainment By Volume.

FILTER FABRIC SEDIMENT BARRIER

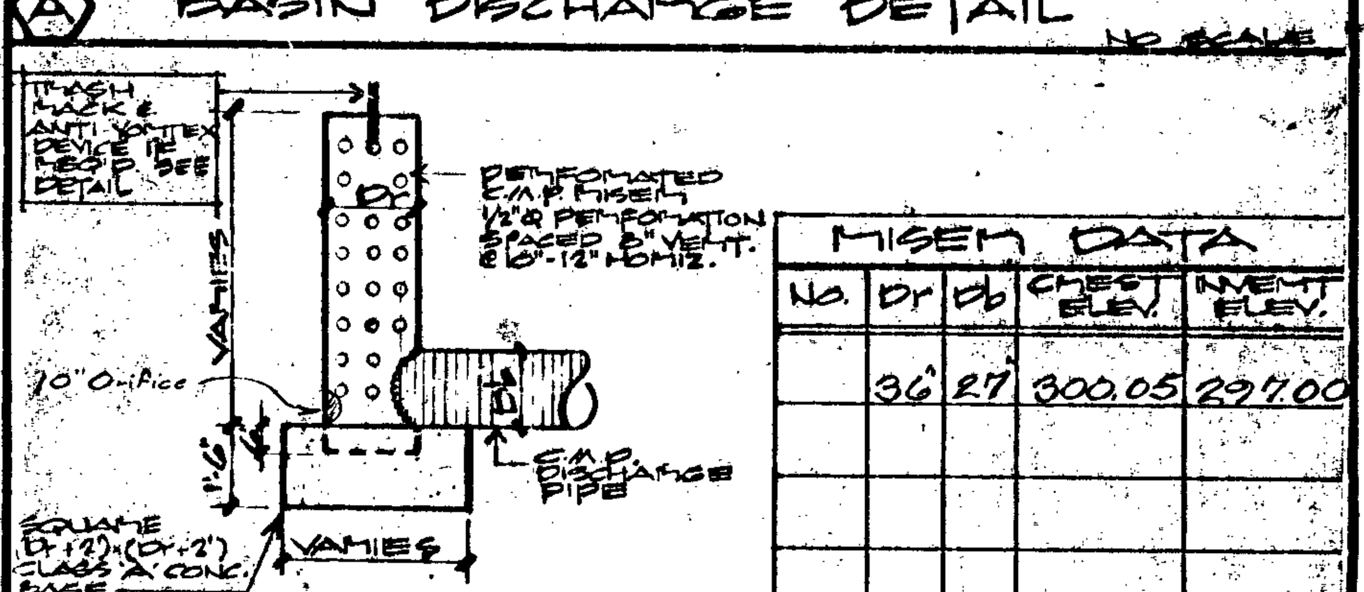


Notes:
1. Filter cloth to be securely attached to stakes.
2. Silt to be removed after build-up of 12" to 14" depth.





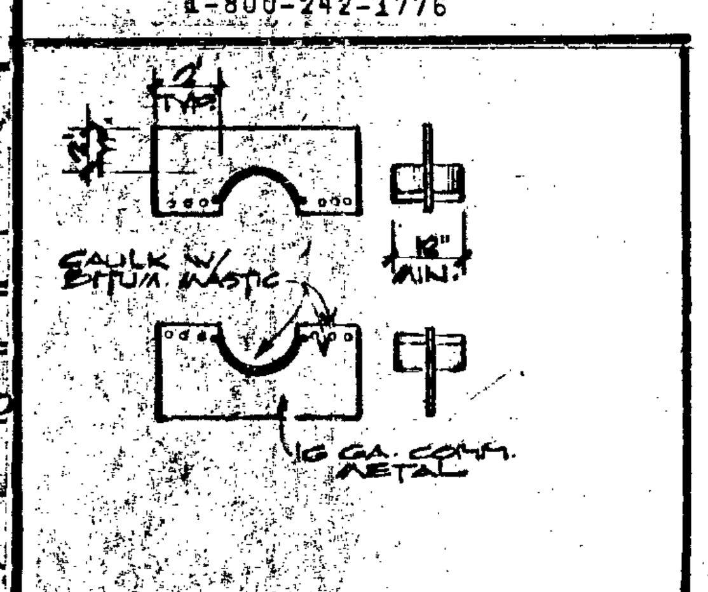
A BASIN DISCHARGE DETAIL NO SCALE



MISER DATA

No.	Dr	Db	CREST ELEV.	INVERT ELEV.
	36"	27	300.05	297.00

B MISER DETAIL

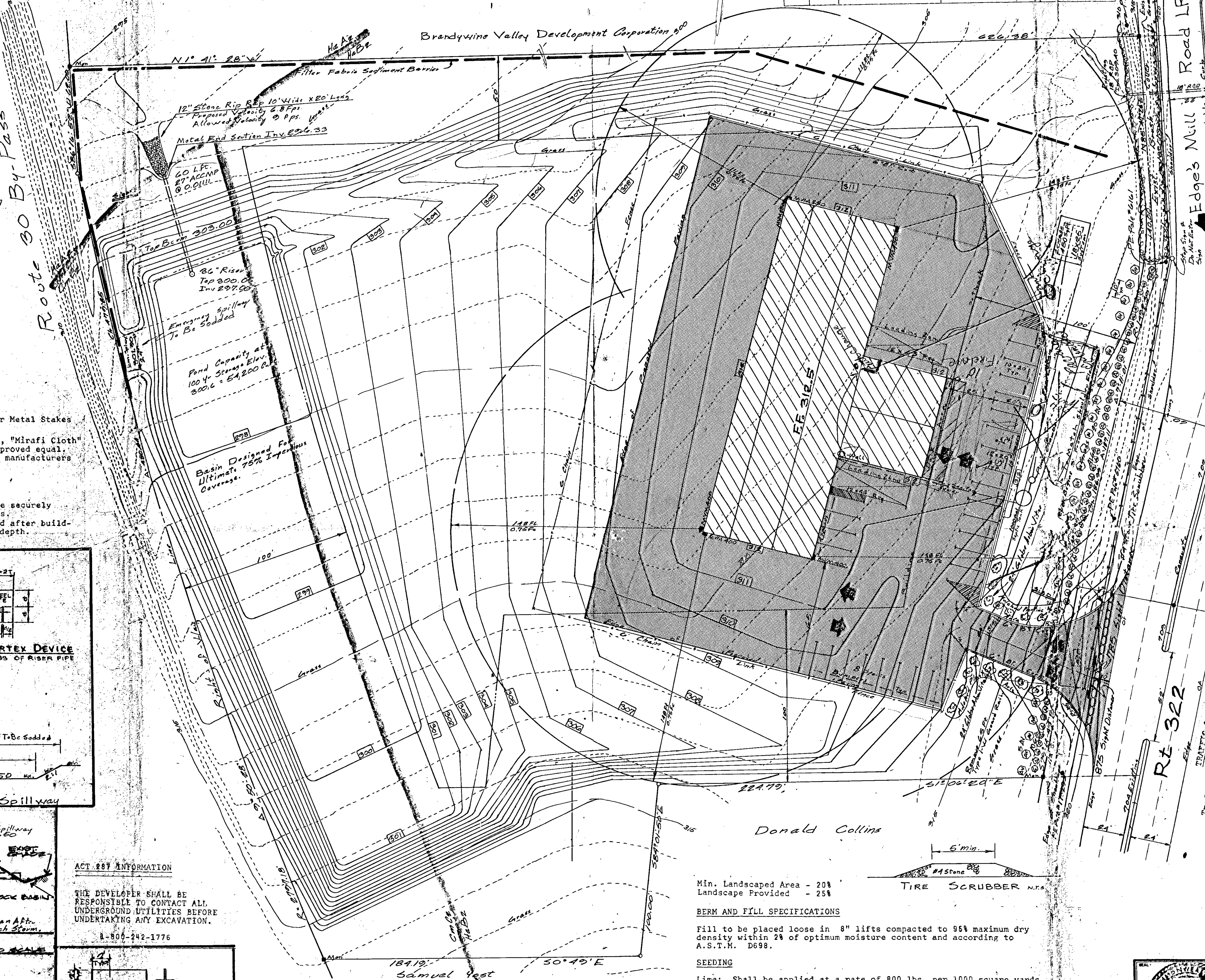


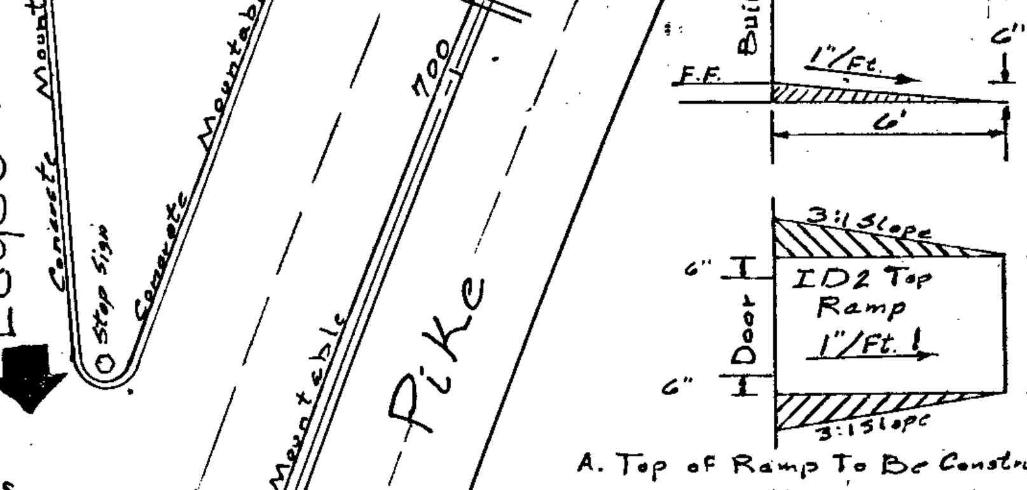
C ANTI-SEEP COLLAR NO SCALE

ACT 287 INFORMATION

THE DEVELOPER SHALL BE RESPONSIBLE TO CONTACT ALL UNDERGROUND UTILITIES BEFORE UNDERTAKING ANY EXCAVATION.

1-800-242-1776





Handicapped Ramp Detail
N.T.S.

Owner: Wolf Management Service Co.
20 West Market Street
P.O. Box 1267
York, PA 17405
(717)846-0250
On Site Water and Sewer
Datum - U.S.G.S.
Total Acreage - 7.286 Acres
Net Acreage - 6.000 Acres

ZONING C-4

Min. Lot Area - 6 Acres
Min. Lot Width @ Street - 300'
Max. Lot Coverage - 20%
Max. Paved Area - 60%
Min. Bldg. Setback Line - 100'
Min. Side Yard - 50'
Min. Side Yard When Adjacent To Any Residential District - 100'
Min. Rear Yard - 100'
Max. Building Height - 30'

SOILS

HaA2 - Hagerstown Silt Loam, 0-3% Moderately Eroded
HaB2 - Hagerstown Silt Loam, 3-8% Moderately Eroded
CmC2 - Conestoga Silt Loam, 8-15% Moderately Eroded

Building Area - 16,000 S.F. - 6% Coverage
Paved Area - 1.17 Ac. - 20% Coverage
Lot Width - 439.41'
Building Height - 26'

Sight distances as shown are per PennDOT requirements.

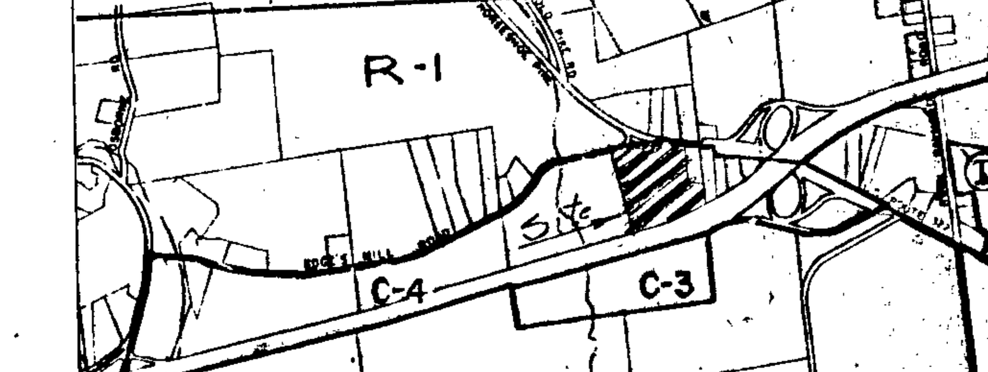
Construction sequence - See sheet 2 of 2.

TRAFFIC CONTROL

Traffic Control During Construction Shall Be In Accordance With Publication #203, "Work Zone Traffic Control".

TIRE SCRUBBER N.T.S.

Location Map
Scale 1"=1600'



Min. Landscaped Area - 20%
Landscape Provided - 25%

BERM AND FILL SPECIFICATIONS

Fill to be placed loose in 8" lifts compacted to 95% maximum dry density within 2% of optimum moisture content and according to A.S.T.M. D698.

SEEDING

Lime: Shall be applied at a rate of 800 lbs. per 1000 square yards.
Fertilizer: Shall be 10-20-20 and shall be applied at a rate of 192 lbs per 1000 square yards.
Seeding: Formula "C" from PennDOT Reg. Form 408, Section 804.2(d) Table I Crown Vetch and Rye Grass, 9 lbs per 1000 square yards. Seed to be raked into soil (See table below)
Lime and Fertilizer are to be disked at least 4" into the soil.

SEEDING TABLE

Formula-Species	% By Wt.	Min. Purity	Germination	Max. Weed Seed
Crown Vetch	45	99%	70%	0.10%
Ryegrass, Annual	55	95%	90%	0.15%

REQUIRED SEDIMENT & EROSION CONTROL

1. All topsoil shall be stockpiled and runoff diverted away from exposed areas: If stored less than thirty (30) days, protect with mulch; if stored longer than (30) days, stabilize by seeding.
2. On lot retention basin to be constructed & stabilized by seeding prior to lot grading and site construction.
3. Driveways and parking areas shall be provided with stone base immediately after grading.
4. Seeding of exposed areas not to be paved, shall be seeded immediately after final grading.

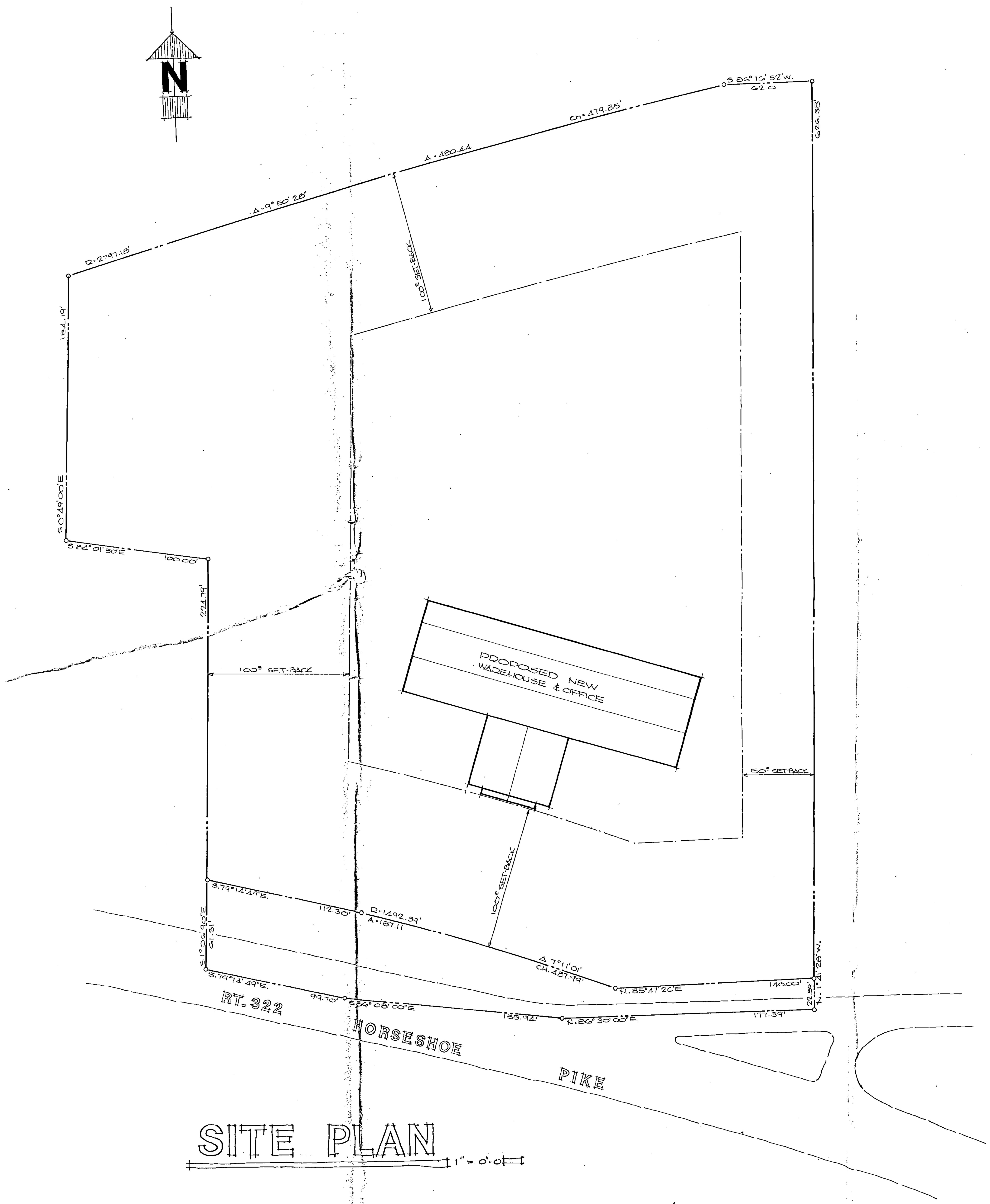
REVISIONS	
9/3/85	Location Map
9/20/85	Twp. Eng. Review

The Lumber Yard At Downingtown
For WORCO
Caln Township - Chester County - Pennsylvania

Berger & Hayes, Inc.
CONSULTING ENGINEERS & SURVEYORS
205 BARLEY SHEAF ROAD, THORNDALE, PA. 19372 (215)384-3870

SHEET TITLE: Site Development Plan
SCALE: 1"=30'
DATE: August 21, 1985
DRAWN BY: JEM
CHECKED BY: LOS
DRAWING NO. 3881-85
SHT. 1 of 2

Lg Pls - "Wolf Man. Ser Co" Sk Plan 3847-85 B-895-55



SITE PLAN

1" = 0'-0"

PLAN APPROVAL

Commonwealth of Pennsylvania
Department of Labor & Industry

These plans have been reviewed and approved in accordance with the Fire and Panic Law, Act No. 299, as amended and the Regulations promulgated thereunder. This approval covers all conditions shown on these plans which are regulated by the Fire and Panic Regulations. Any changes or alterations to these plans which would affect any provisions of the Fire and Panic Regulations must be approved by the Department.

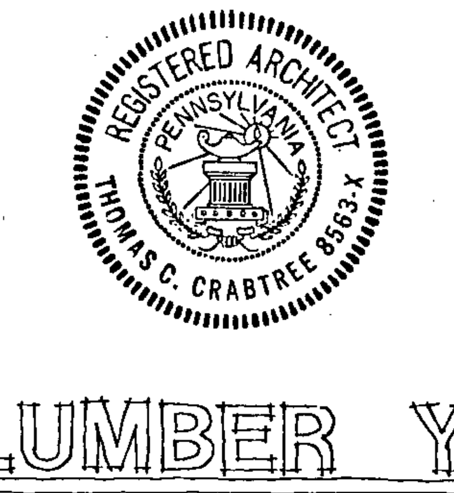
94019 File No.	Buz.	5/31/85 Date
W TOC	D-0 Occ. Class.	15 County Code

ELA ____ FAA ____ Act 222 - Energy XC

DET ____ SPR ____ Act 235-216 - Hdcp. ____

Ed.Kim
Plan Examiner

85-4354
Draw. Index No.



THE LUMBER YARD

FOR

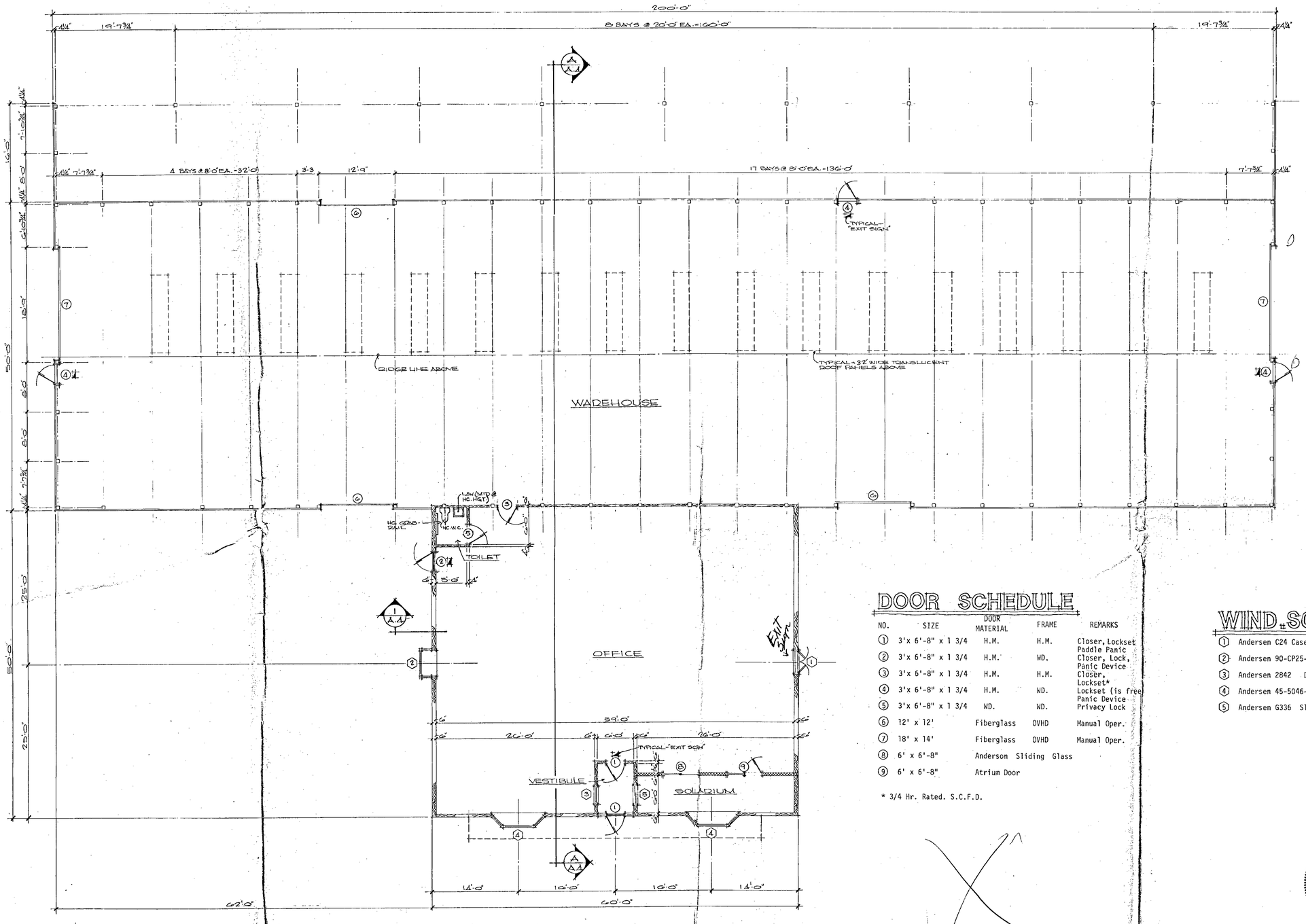
WORCO

CR. OF RT. 322 & EDGE'S MILL RD.
DOWNINGTOWN PA.

Crabtree, Rohrbaugh & Associates · Architects
Suite 300 · 20 West Market Street, York, Pennsylvania 17401 · 717 · 845 · 7531

A.1

MAY 22, 1985



FLOOR PLAN

1/8"=1'-0"

DOOR SCHEDULE

NO.	SIZE	DOOR MATERIAL	FRAME	REMARKS
①	3'x 6'-8" x 1 3/4	H.M.	H.M.	Closer, Lockset Paddle Panic
②	3'x 6'-8" x 1 3/4	H.M.	WD.	Closer, Lock, Panic Device
③	3'x 6'-8" x 1 3/4	H.M.	H.M.	Closer, Lockset*
④	3'x 6'-8" x 1 3/4	H.M.	WD.	Lockset (is free Panic Device
⑤	3'x 6'-8" x 1 3/4	WD.	WD.	Privacy Lock
⑥	12' x 12'	Fiberglass	OVHD	Manual Oper.
⑦	18' x 14'	Fiberglass	OVHD	Manual Oper.
⑧	6' x 6'-8"	Anderson Sliding Glass		
⑨	6' x 6'-8"	Atrium Door		

* 3/4 Hr. Rated. S.C.F.D.

WIND. SCHED.

1. Andersen C24 Casement
2. Andersen 90-CP25-15 Box-Bay
3. Andersen 2842 Double Hung
4. Andersen 45-5046-18 45'Bay Unit
5. Andersen G336 Slider

REGISTERED ARCHITECT PENNSYLVANIA THOMAS G. CRABTREE 6561-X

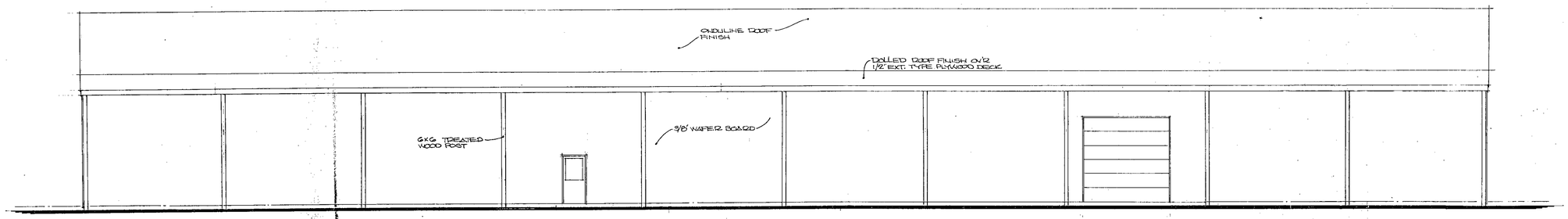
THE LUMBER YARD
FOR
WORCO

CR. OF RT. 322 & EDGE'S MILL RD.
DOWNINGTOWN PA.

Crabtree, Rohrbaugh & Associates - Architects
Suite 300 - 20 West Market Street, York, Pennsylvania 17401
717 - 845 - 7531

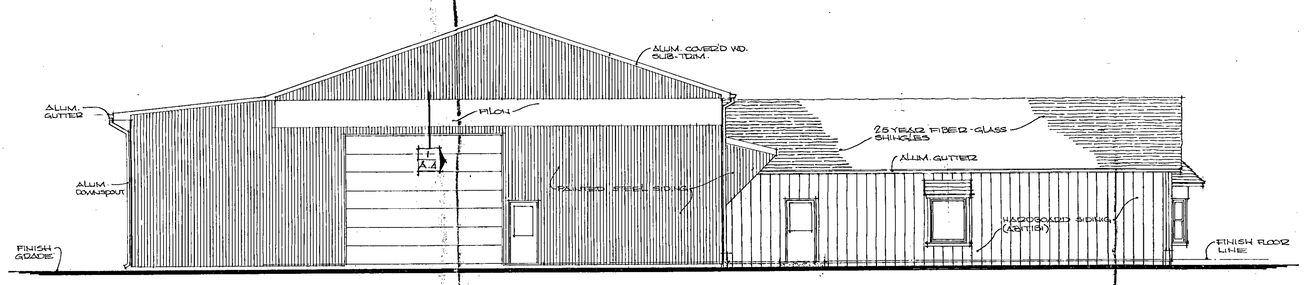
A#2

MAY 22, 1985



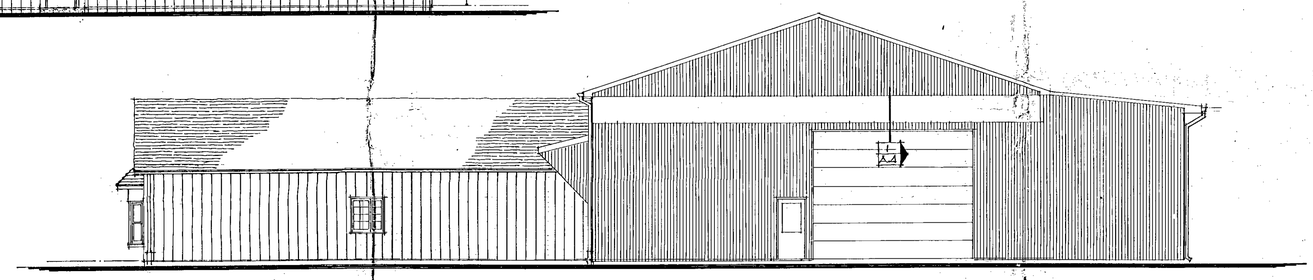
REAR ELEVATION

1/8"=1'-0"



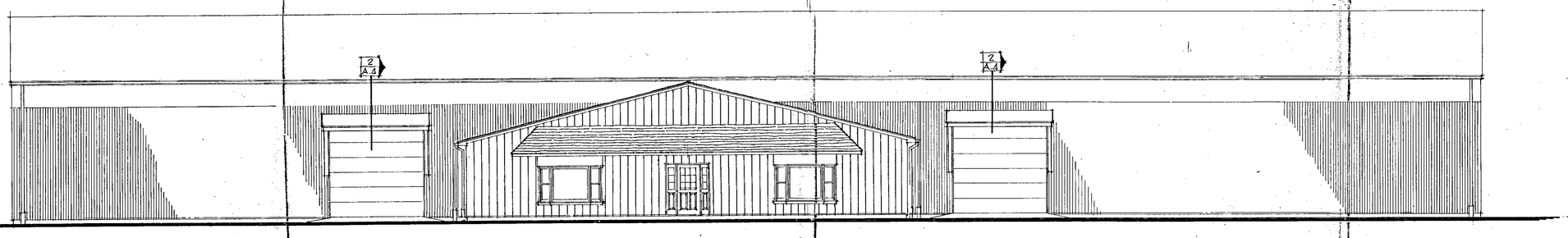
LEFT ELEVATION

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"



FRONT ELEVATION

1/8"=1'-0"

REGISTERED ARCHITECT PENNSYLVANIA THOMAS D. CRABTREE REG. #

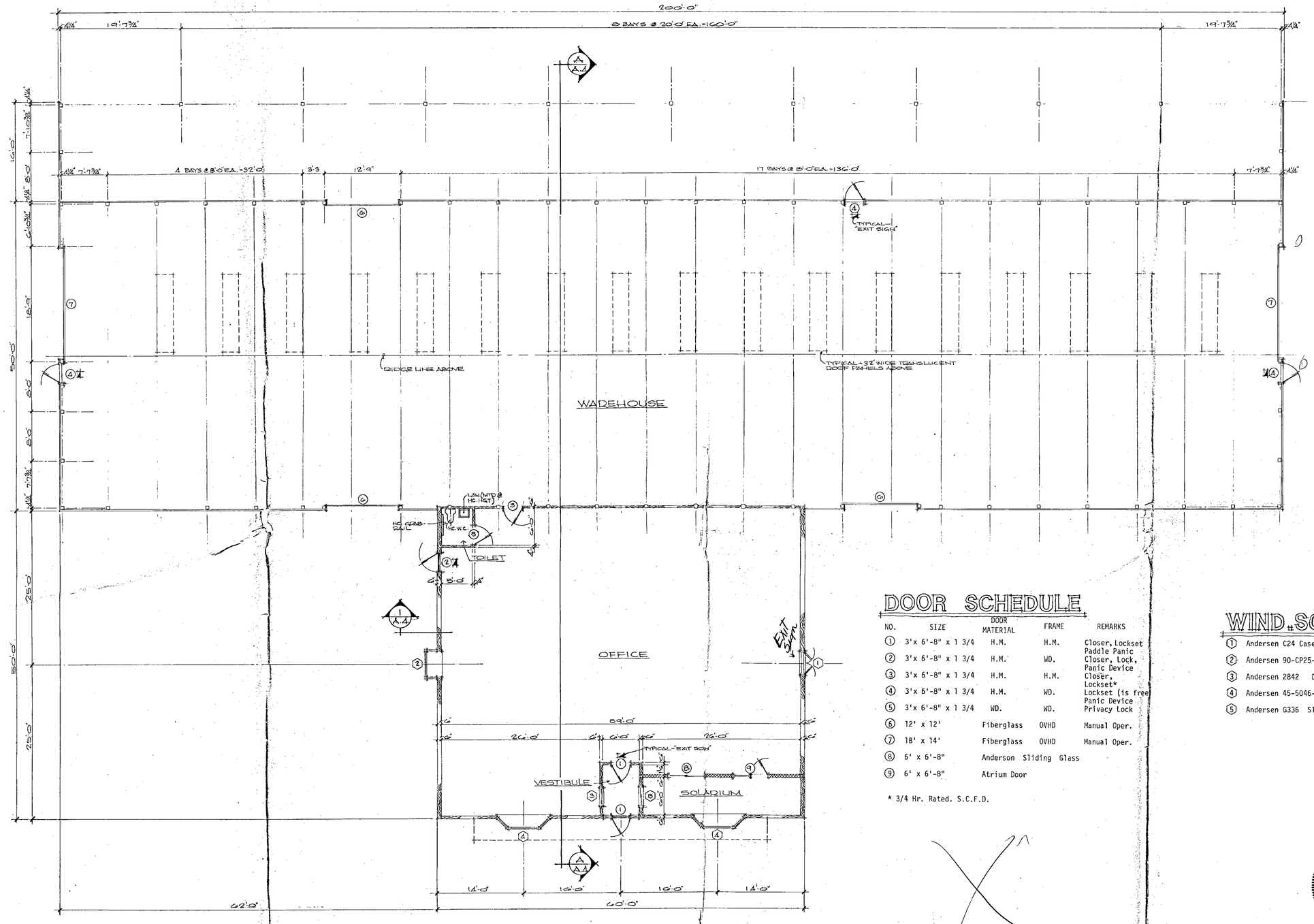
THE LUMBER YARD
FOR
WORCO

CR. OF RT. 322 & EDGE'S MILL RD.
DOWNINGTOWN PA.

Crabtree, Rohrbaugh & Associates - Architects
Suite 300 - 20 West Market Street, York, Pennsylvania 17401
717 - 845 - 7531

A.3

MAY 22, 1985



FLOOR PLAN

1/8"=1'-0"

DOOR SCHEDULE

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①	3'x 6'-8" x 1 3/4	H.M.	H.M.	Closer, Lockset Paddle Panic
②	3'x 6'-8" x 1 3/4	H.M.	WD.	Closer, Lock, Panic Device
③	3'x 6'-8" x 1 3/4	H.M.	H.M.	Closer, Lockset*
④	3'x 6'-8" x 1 3/4	H.M.	WD.	Lockset (is free Panic Device
⑤	3'x 6'-8" x 1 3/4	WD.	WD.	Privacy Lock
⑥	12' x 12'	Fiberglass	OVHD	Manual Oper.
⑦	18' x 14'	Fiberglass	OVHD	Manual Oper.
⑧	6' x 6'-8"	Anderson Sliding Glass		
⑨	6' x 6'-8"	Atrium Door		

* 3/4 Hr. Rated. S.C.F.D.

WIND. SCHED.

1. Andersen C24 Casement
2. Andersen 90-CP25-15 Box-Bay
3. Andersen 2842 Double Hung
4. Andersen 45-5046-18 45'Bay Unit
5. Andersen G336 Slider

REGISTERED ARCHITECT PENNSYLVANIA THOMAS G. CRABTREE 6961-X

THE LUMBER YARD FOR WORCO

CR. OF RT. 322 & EDGE'S MILL RD.
DOWNINGTOWN PA.

Crabtree, Rohrbaugh & Associates - Architects
Suite 300 - 20 West Market Street, York, Pennsylvania 17401
717-845-7531

A.2

MAY 22, 1985

CROSS SECTION A / A.4

1/4" = 1'-0"

WALL SECT. 1 / A.4

1/2" = 1'-0"

DETAIL 5 / A.4

1/2" = 1'-0"

DETAIL 6 / A.4

1/2" = 1'-0"

REGISTERED ARCHITECT PENNSYLVANIA THOMAS G. CRABTREE 8553-E

THE LUMBER YARD FOR WORCO

CR. OF RT. 322 & EDGE'S MILL RD.
DOWNINGTOWN PA.

A.4

MAY 22, 1985

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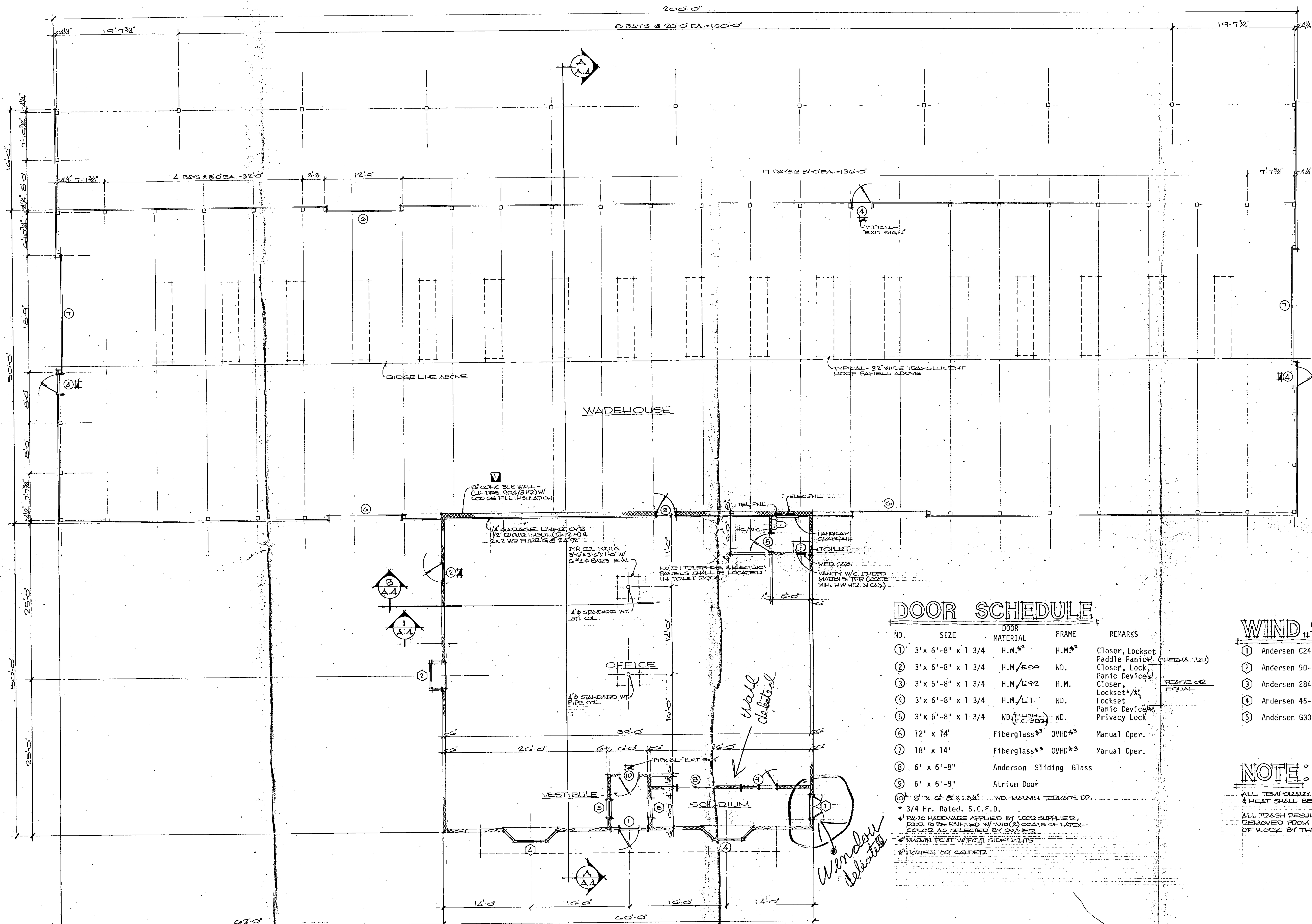
717-845-7531



FLOOR PLAN

1/8" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	DOOR MATERIAL	FRAME	REMARKS
1	3'x 6'-8" x 1 3/4	H.M.*2	H.M.*2	Closer, Lockset Paddle Panic*1 (THERMA TRU)
2	3'x 6'-8" x 1 3/4	H.M./E89	WD.	Closer, Lock, Panic Device*1
3	3'x 6'-8" x 1 3/4	H.M./E92	H.M.	Closer, Lockset*/*1
4	3'x 6'-8" x 1 3/4	H.M./E1	WD.	Lockset Panic Device*1
5	3'x 6'-8" x 1 3/4	WD. (FLUSH, H.C. BIRCH)	WD.	Privacy Lock
6	12' x 14'	Fiberglass*3	OVHD*3	Manual Oper.
7	18' x 14'	Fiberglass*3	OVHD*3	Manual Oper.
8	6' x 6'-8"	Anderson Sliding Glass		
9	6' x 6'-8"	Atrium Door		
10*	3' x 6'-8" x 1 3/4"	WD. - MARVIN TERRACE DR.		

PEASE OR EQUAL

* 3/4 Hr. Rated. S.C.F.D.

*1 PANIC HARDWARE APPLIED BY DOOR SUPPLIER, DOOR TO BE PAINTED W/ TWO (2) COATS OF LATEX - COLOR AS SELECTED BY OWNER.

*2 MARVIN FC41 W/ FC41 SIDELIGHTS

*3 HOWELL OR CALDER

WIND. SCHED.

1. Andersen C24 Casement
2. Andersen 90-CP25-15 Box-Bay
3. Andersen 2842 Double Hung
4. Andersen 45-5046-18 45' Bay Unit
5. Andersen G336 Slider

NOTE:

ALL TEMPORARY TELEPHONE, TOILET, ELECTRIC, WATER & HEAT SHALL BE SUPPLIED BY THE CONTRACTOR.

ALL TRASH RESULTING FROM CONSTRUCTION SHALL BE REMOVED FROM THE PROPERTY UPON COMPLETION OF WORK BY THE CONTRACTOR

FINISH SCHEDULE

NOTE: COLORS SHALL BE SELECTED BY OWNERS.

ROOM	FLOOR	BASE	WALLS	TRIM	CEILING
VESTIBULE	VINYL CORLON (ARMSTRONG)	4" VINYL	1/2" G.W.B. (PAINT TWO COATS - LATEX)	TWO COATS SATIN VARNISH OR PREFINISH	1/2" G.W.B. - PAINT TWO COATS - LATEX
SOLARIUM	BY OWNERS.	4" VINYL (WOOD ALT.)	1/2" G.W.B. (PAINT TWO COATS - LATEX)	DITTO	1/2" G.W.B. - PAINT TWO COAT - LATEX
OFFICE	VINYL CORLON (ARMSTRONG) (6')	4" VINYL	1/4" GARAGE LINER	DITTO	1/2" G.W.B. PAINT TWO COATS - TEXTURED FINISH - LATEX
TOILET	VINYL CORLON (ARMSTRONG)	4" VINYL	1/2" G.W.B. (PAINT TWO COATS - LATEX)	TWO COATS SATIN VARNISH OR PREFINISHED	1/2" G.W.B. - PAINT TWO COATS - LATEX

Drop? Ceil

THE LUMBER YARD FOR WORCO

CR. OF RT. 322 & EDGE'S MILL RD.
DOWNINGTOWN PA.

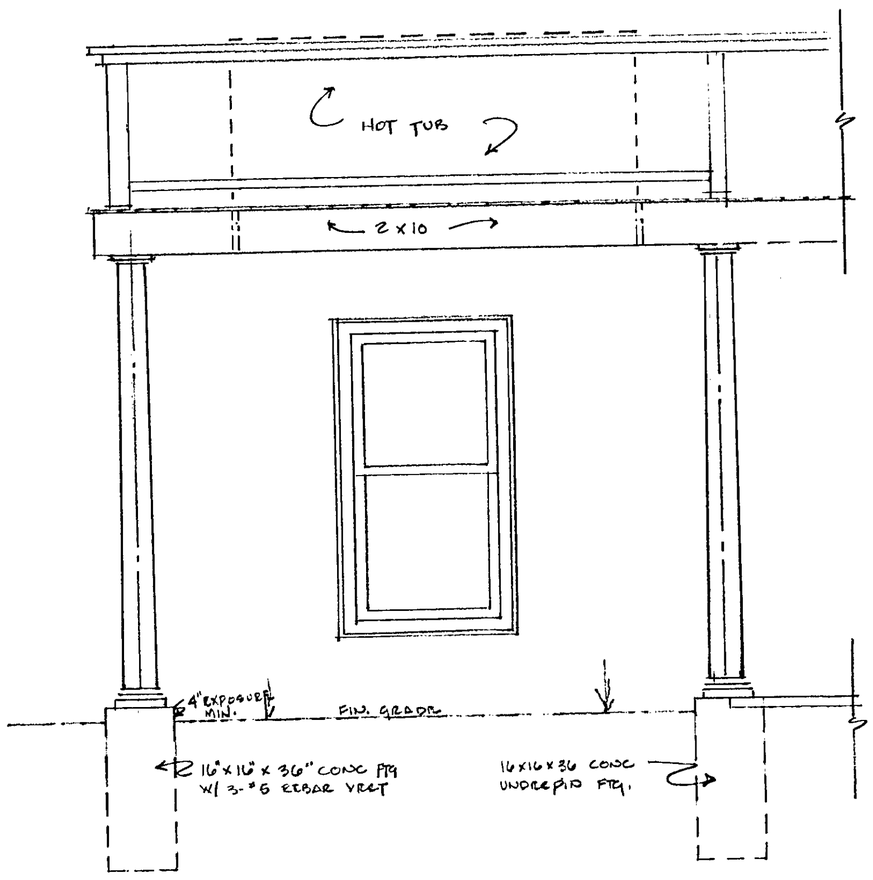
REGISTERED ARCHITECT PENNSYLVANIA THOMAS C. CRABTREE

REV. 10/11/85
REV. 8/18/85

Crabtree, Rohrbaugh & Associates · Architects
Suite 300 · 20 West Market Street, York, Pennsylvania 17401
717 · 845 · 7531

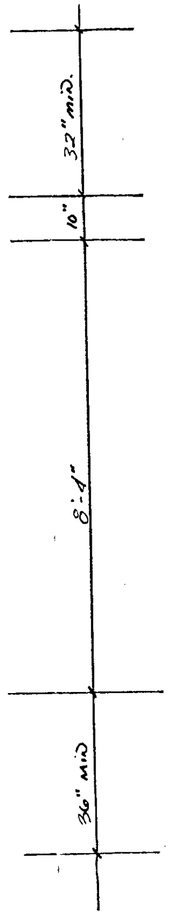
A.2

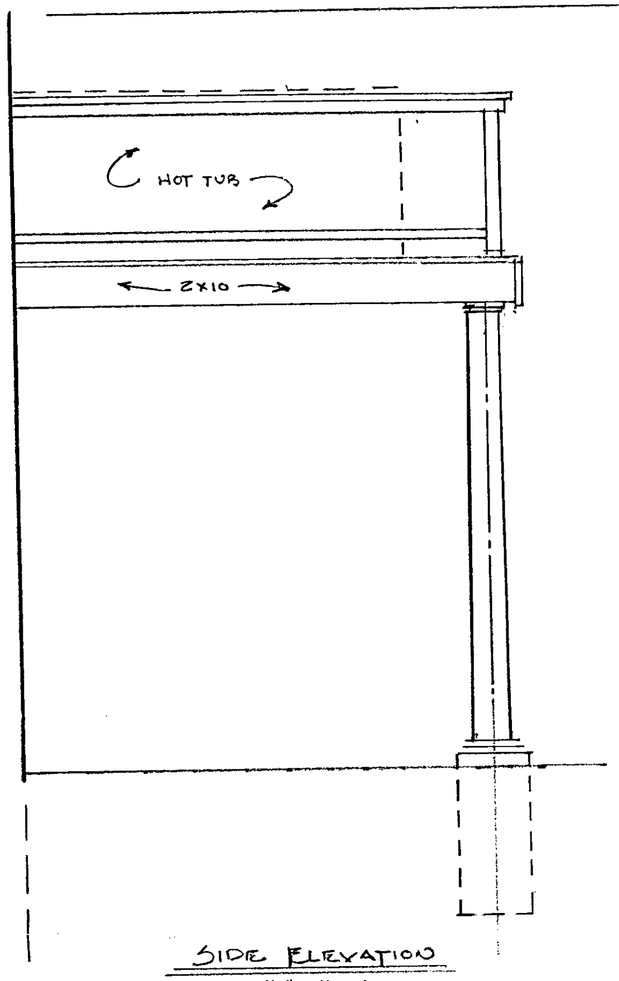
MAY 22, 1985



FRONT ELEVATION

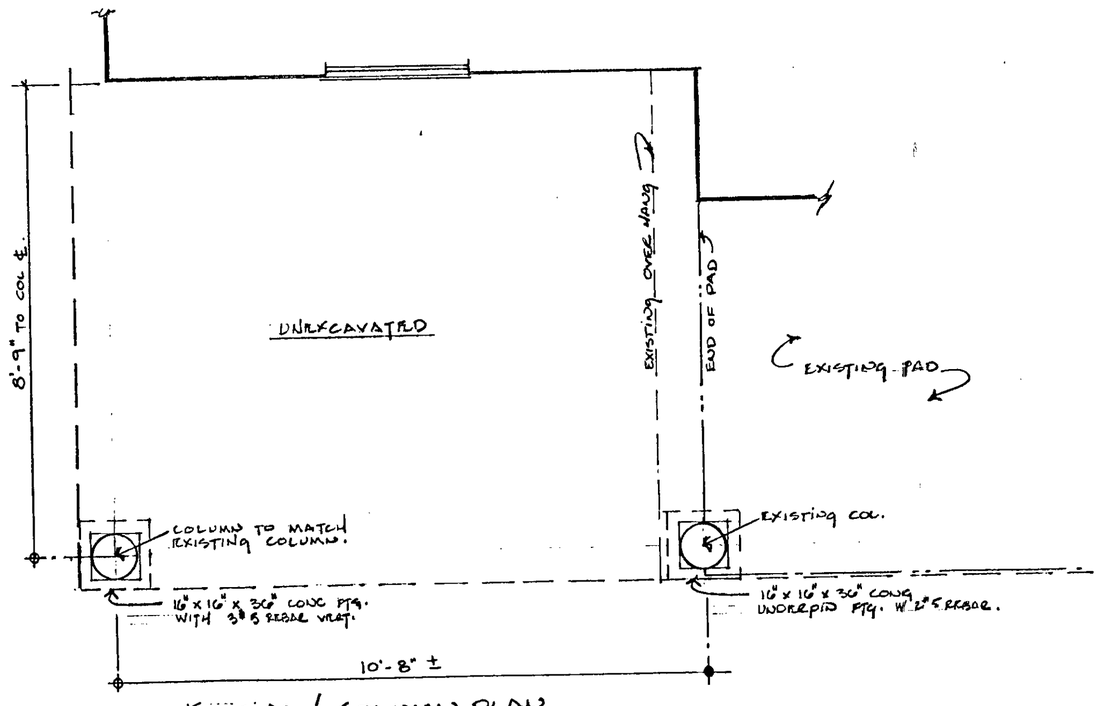
1/2" = 1'-0"





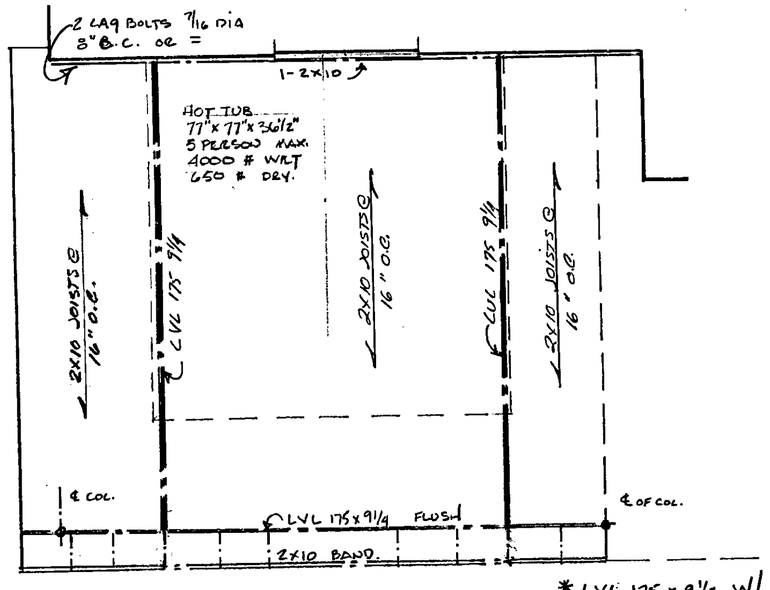
SIDE ELEVATION

1/2" = 1'-0"



FOOTING / COLUMN PLAN

1/2"= 1'-0"



JOIST PLAN / FRAMING

1/2"= 1'-0"

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ALBERT R. FRATONI JR.
29222E
6-19-95

CHURCH ROAD DESIGN
17 CHURCH ROAD
FRAZER, PA
610-993-0698

DECK ADDITION FOR
BEST RESIDENCE
4801 HORSESHOE PIKE
DOWNINGTOWN, PA.

BEST

\# 61095
6-12-95
1 of 1

The Township of Caln
Municipal Drive, Thorndale, PA 19372
Phone 384-0600

USE AND OCCUPANCY PERMIT

Building Permit No. 95-123

U & O Permit No. 4363

Zoning District R-1

Remarks

Permission is hereby given:

William Best
(owner of use)

Owner (new)

Shawn M. Donahue
Contractor

To use Wooden deck/Retaining wall
(Structure)

(Lot Number and Development Name)

At 4801 Horseshoe Pk., Downingtown, PA 19335
(Address)

For Residential accessory structure
(Intended Use)

[signature] 7/3/95

Building and Plumbing Inspector	Date	Fire Marshall (if applicable)	Date	Zoning Officer (must have signature)	Date

Donald F. Naylor 7/3/95

Approved as to compliance with BOCA Building Code, BOCA Plumbing Code and One and Two Family Dwelling Code.

Approved as to compliance with Zoning Ordinance.

BUILDING INSPECTION SHEET

CALN TOWNSHIP
P.O. Box 149
253 Municipal Drive
Thorndale, Pa. 19372
384-0400 269-2554 269-9055

BUILDING PERMIT # 95-123

DATE ISSUED 6-7-95

APPLICANT: Bill Best / Shawn M. Donahue

JOB SITE ADDRESS: 4801 Horseshoe Pk. DT.

PERMIT FOR: Deck + Retaining Wall PERMIT FEE: 35.00

INSPECTIONS

The applicant must notify the Building Office at the Township Building 24 hours prior to inspection needed. Inspections that are required are marked with a ✓. **FAILURE TO NOTIFY THIS OFFICE OF CANCELLATION OF INSPECTIONS WILL RESULT IN A FEE OF $25.00 PAYABLE PRIOR TO ANY NEW INSPECTIONS.**

done ✓	SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION	6/14/95 (BE) WALL **
✓	FORM INSPECTION PRIOR TO PLACING FOUNDATION WALL - 10"x36" holes *	6/14/95 (BE) WALL
	FOUNDATION WALL INSPECTION PRIOR TO BACKFILLING	
✓	ROUGH FRAMING INSPECTION PRIOR TO INSULATION OR INTERIOR COVERING	6/19/95 (BE) WALL (AS PER PLAN)
	ROUGH PLUMBING UNDER SLAB * suggested to contractor that drainage be provided behind wall	
	ROUGH PLUMBING INSPECTION ** near walk and drive (must be enclosed?)	
	FINAL PLUMBING INSPECTION	
	ROUGH ELECTRICAL INSPECTION	
✓	FINAL ELECTRICAL INSPECTION HOT TUB	mech.
	SEWER LATERAL INSPECTION	
	SEWER TAP-IN INSPECTION	
✓	FINAL INSPECTION	7/3/95 (AT)

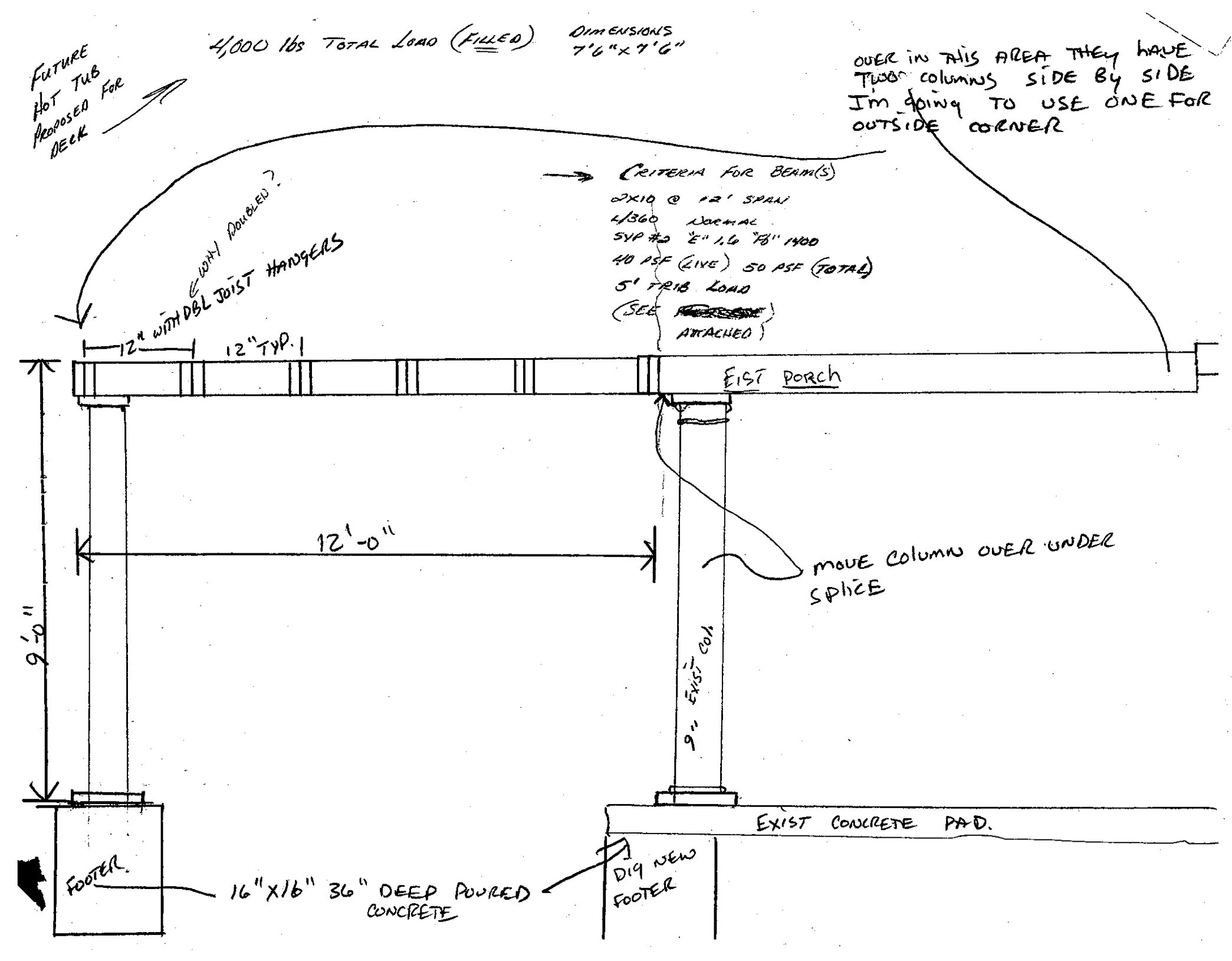
as per engineered plan + 4"x4" treated post installed inside of columns

DATE BUILDING INSPECTOR

HOUSE NUMBER: _____

CHECK LIST

SEWER PERMIT FORWARDED TO TREASURER _____
WATER METER INSTALLED _____
U & O FORWARDED TO TREASURER _____
IS PROPERTY A RENTAL UNIT _____


FUTURE HOT TUB PROPOSED FOR DECK
4,000 lbs TOTAL LOAD (FILLED)
DIMENSIONS 7'6" x 7'6"
OVER IN THIS AREA THEY HAVE TWO COLUMNS SIDE BY SIDE I'm going TO USE ONE FOR OUTSIDE CORNER
CRITERIA FOR BEAM(S)
2x10 @ 12' SPAN
L/360 NORMAL
SYP #2 "E" 1.6 "Fb" 1400
40 PSF (LIVE) 50 PSF (TOTAL)
5' TRIB LOAD
(SEE ATTACHED)
(WAS DOUBLED)
12" WITH DBL JOIST HANGERS
12" TYP.
EXIST PORCH
12'-0"
9'-0"
MOVE COLUMN OVER UNDER SPLICE
9" EXIST COL.
EXIST CONCRETE PAD.
FOOTER.
16"x16" 36" DEEP POURED CONCRETE
DIG NEW FOOTER

→ 1 MEMBER GIRDER (2X10)

(LL) 40 PSF × 5 = 200 PLF

(TL) 50 PSF × 5 = 250 PLF

REQ { "E" 2.5 — 2.5 > 1.6
REQ { "Fb" 2300 — 2300 > 1400

} NO GOOD ?

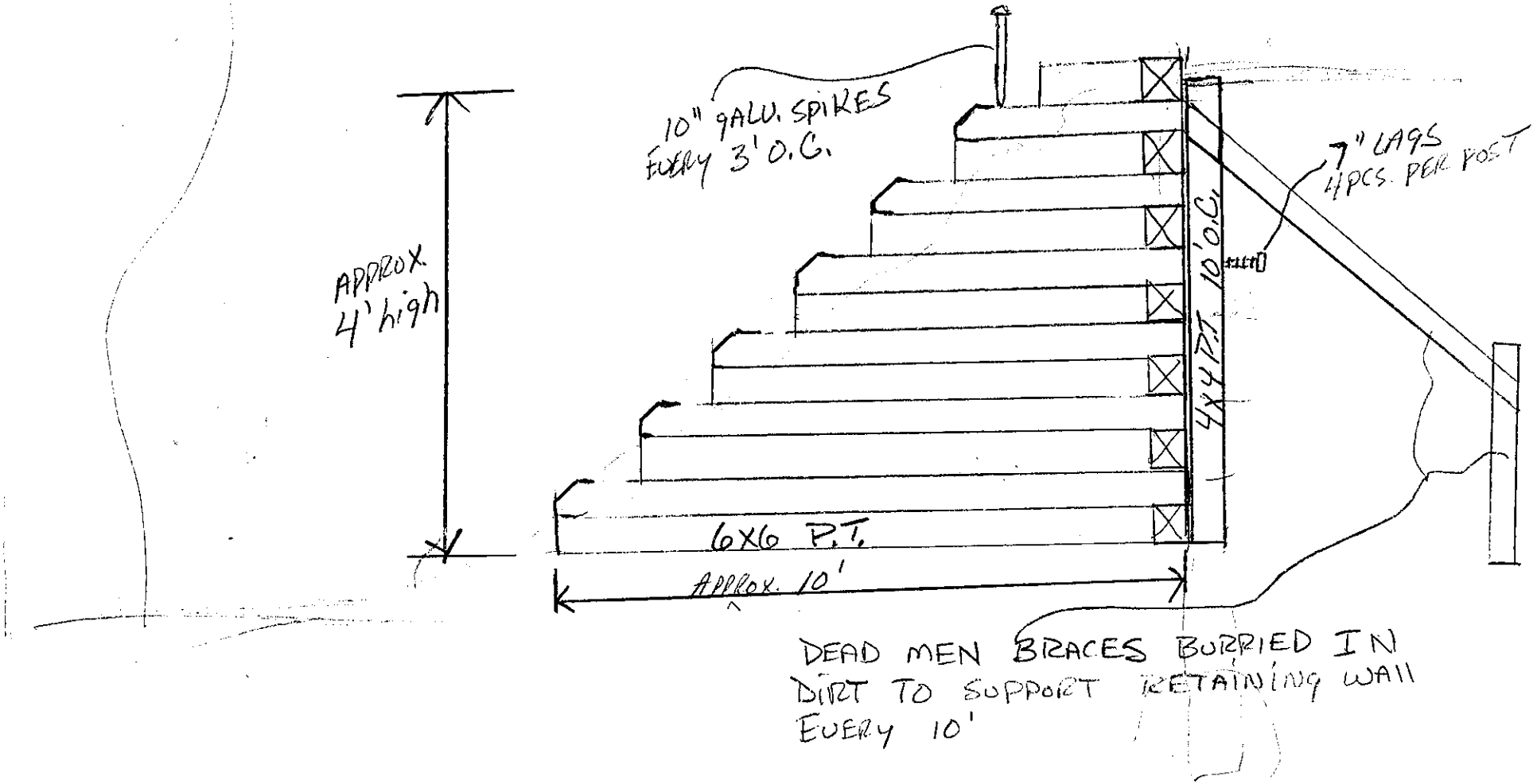
→ 2 MEMER BEAM (2 @ 2X10)

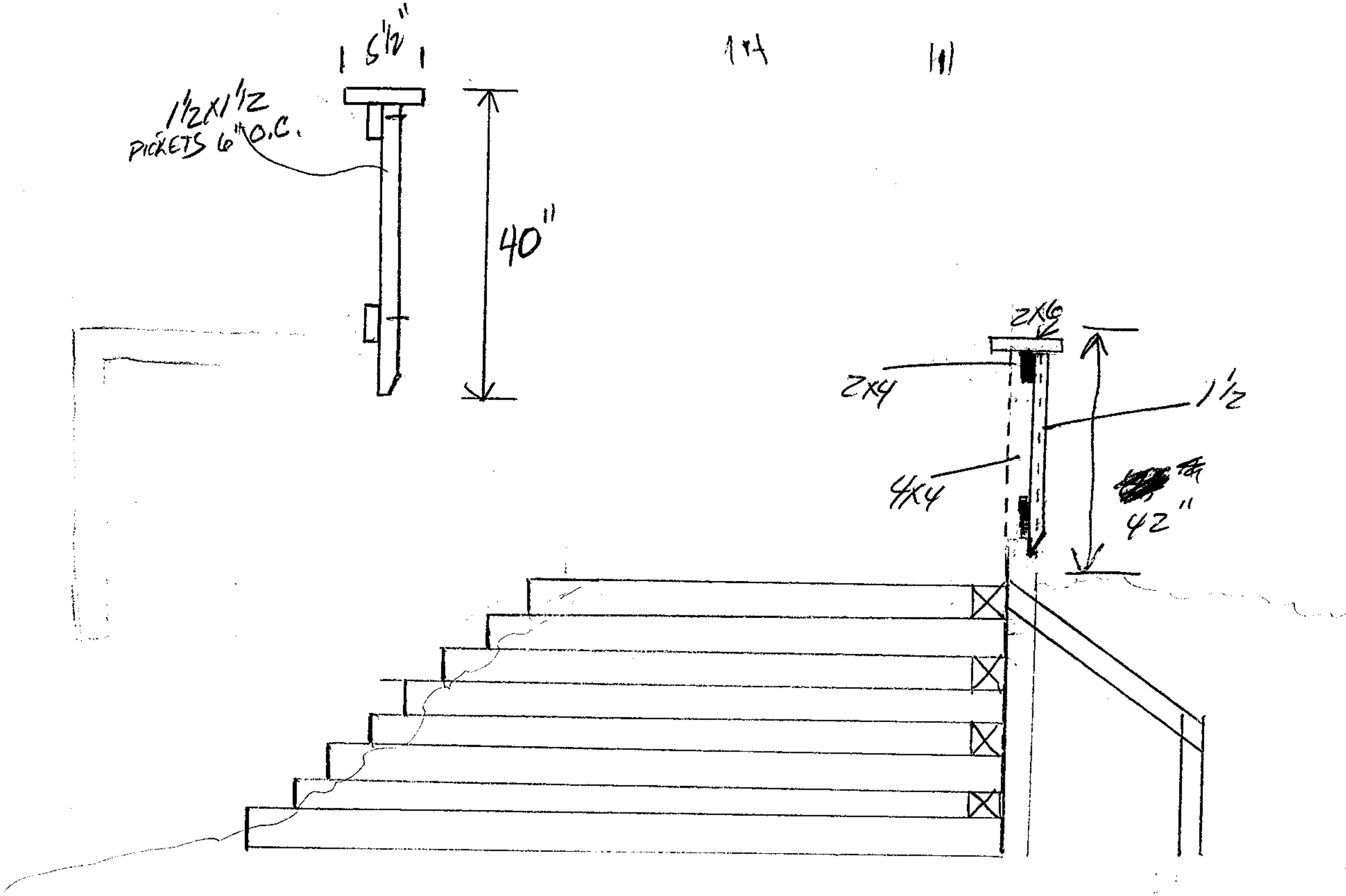
(LL) 200 PLF ÷ 2 = 100 PLF

(TL) 250 PLF ÷ 2 = 125 PLF

REQ { "E" 1.2 — 1.2 < 1.6
REQ { "Fb" 1200 — 1200 < 1400

} OK


10" GALV. SPIKES
EVERY 3' O.C.
7" LAGS
4 PCS. PER POST
APPROX.
4' high
4"x4" P.T. 10' O.C.
6x6 P.T.
APPROX. 10'
DEAD MEN BRACES BURRIED IN
DIRT TO SUPPORT RETAINING WALL
EVERY 10'



5½"
1½x1½
PICKETS 6" O.C.
40"
2x6
2x4
1½
4x4
42"

Best Residence
4801 Horseshoe Pike
Downingtown, PA
c/o Church Road Design

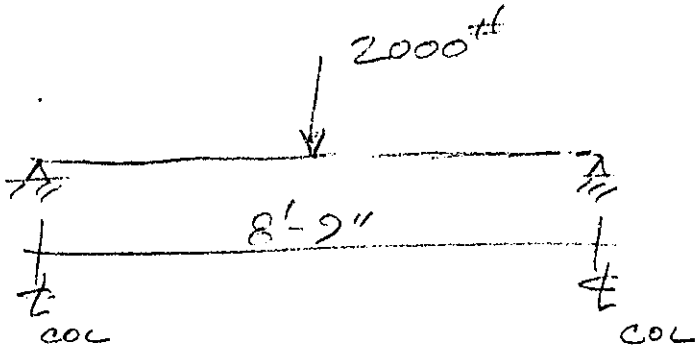
SPA
4,000# WET WEIGHT

(1) Assume 2,000# to Each Support Joist Loaded @ Middle.
(Conservative)

$M_{MAX} = PL/4$

$M_{MAX} = \frac{2000(8.75')}{4}$

$M_{MAX} = 4{,}375$ FT-LBS



(2) Assume Hem-Fir No. 2 or Equal

$F_b = 1{,}000$ psi

$M_{max}/S_{REQ'D} = F_b$

$S_{REQ'D} = M_{MAX}/F_b = (4{,}375 \times 12)/1{,}000 = 52.50\ in^3$

Use 3 - 2x10's Spiked Together.

$S = 3(21.39) = 64\ in^3 > 52.50\ in^3$ ✓O.K.

OR

→ 1 LVL 175 x 9 1/4" Deep $M_{MAX} = 6330$ FT-LBS
PREFERRED $> 4{,}375$ FT-LBS
✓OK.

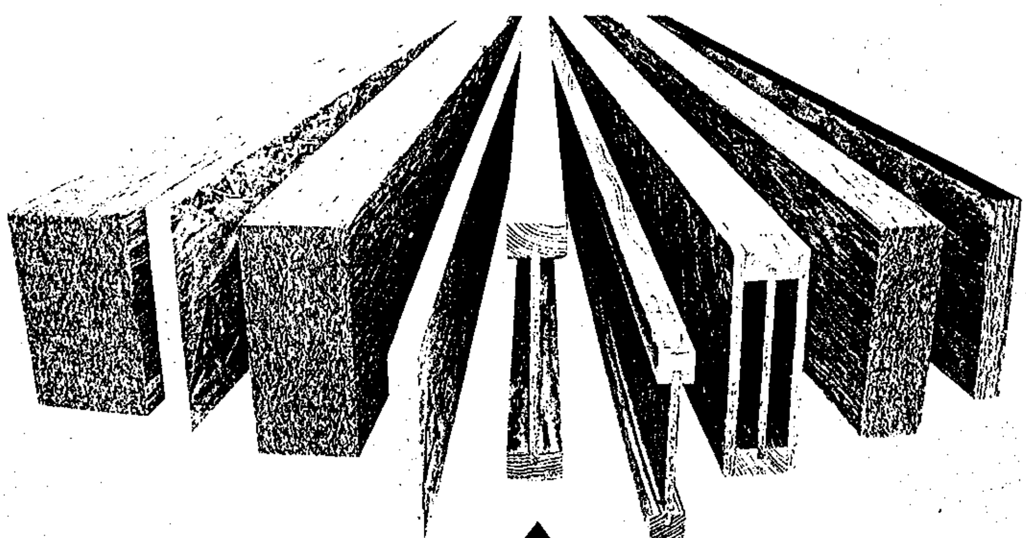
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ALBERT R. FRATONI JR.
ENGINEER
29222-E

Albert R. Fratoni Jr.
6-13-95

Advantage I-Joists

Advantage Band-Board

Alpine Structures



BUILD YOUR FUTURE ON US

PRODUCT FILE 1994

1-800-672-2326

Product Warranty

Alpine Structures warrants that its products are free of defects in material and workmanship. When properly installed and used, the Company warrants the products for the normal and expected life of the dwelling. This warranty is backed by underwritten product liability insurance.*

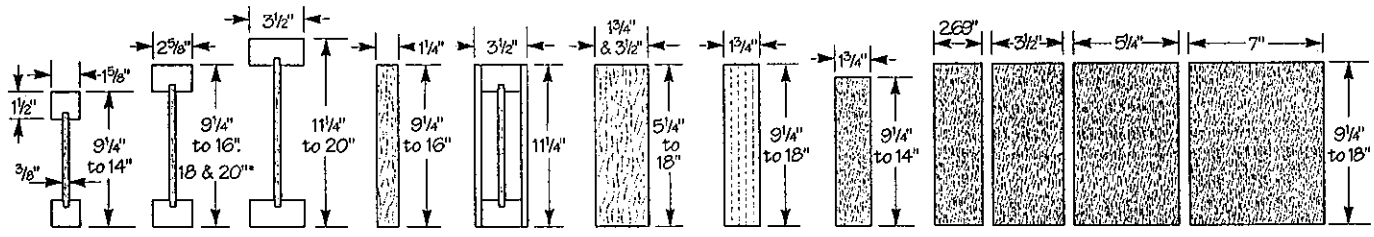
Alpine Structures designs, manufactures, and markets one of the most complete lines of engineered wood products available today. ▲▲▲ The products provide outstanding strength and reliable performance. Their lightweight and dimensional stability results in ease of installation, fewer problems, and a satisfied customer.

▲▲▲ Gone are the times that witnessed vast acreage with stands of huge trees. Alpine Structures' resource efficient building components utilize less wood fiber to perform a specified task than conventional wood framing. This characteristic of designed-in strength and engineered wood product efficiency has the positive effect of limiting the demand on our treasured "old growth" forests.

▲▲▲ Alpine Structures offers a product correct for each structural application, from the wide selection of Advantage I-Joists, to versatile beam and header products, to engineered connection hardware. All are backed by the assurance of Alpine Structures' Product Warranty and by the ASI Engineering and Technical Support Group.

▲▲▲ ASI service, from providing timely technical assistance to delivering product where you want it, when you need it, is unsurpassed.

A toll-free call is all it takes to discover the ASI Advantage.



ASI-22 | ASI-23 | ASI-24* | Advantage Band Board | AEH Header* | Advantage LSL* | LVL175 | PSL175 | PSL269 | PSL350 | PSL525 | PSL7

Parallam PSL is also available in six column sizes (see page 22)

*Special order products — contact your ASI representative for information.

DESIGN VALUES

ASI-JOISTS

	Depth	WGT.(plf)	Moment (ft.-lb.)	Shear (lb.)	E I (x10⁶ in²-lbs)
ASI-22	9.25 (9¼")	2.2	2371	790	158
	11.25 (11¼")	2.4	3060	980	258
	12.00 (12")	2.5	3321	1050	302
	14.00 (14")	2.8	4018	1128	442
ASI-23	9.25 (9¼")	3.1	2990	790	248
	11.25 (11¼")	3.3	3860	990	399
	12.00 (12")	3.4	5083	1060	466
	14.00 (14")	3.7	6154	1146	673
	16.00 (16")**	3.9	7230	1322	923

HANGERS

Single Top Mount	Single Face Mount	Double Face Mount	Field Slope & Skew	Variable Pitch
ITT1.68/9.25	IUT1.68/9	HU3.31/10	LSSUI25	VPA25*
ITT1.68/11.25	IUT1.68/11	HU3.31/12	LSSUI25*	VPA25*
ITT1.68/12	IUT1.68/11	HU3.31/12	LSSU25*	VPA25*
ITT1.68/14	IUT1.68/14	HU3.31/12	LSSUI25*	VPA25*
ITT2.68/9.25	IUT2.68/10	HU5.31/10	LSSUI2.68	VPA2.68*
ITT2.68/11.25	IUT2.68/12	HU5.31/12	LSSUI2.68*	VPA2.68*
ITT2.68/12	IUT2.68/12	HU5.31/12	LSSUI2.68*	VPA2.68*
ITT2.68/14	IUT2.68/14	HU5.31/12	LSSUI2.68*	VPA2.68*
MIT2.68/16	IUT2.68/14	HU5.31/12	LSSUI2.68*	VPA2.68*

Notes: Moment allowables may be increased 7% when used in repetitive member application.
EI values are for joists only.
* Hanger has less capacity than ASI-Joist. Check hanger to assure adequate capacity.
** Web stiffeners required to achieve full shear capacity.
■ Shear values based on minimum specified bearing.

DETERMINING ASI-JOIST DEFLECTION

Determine deflection by using the following equation:

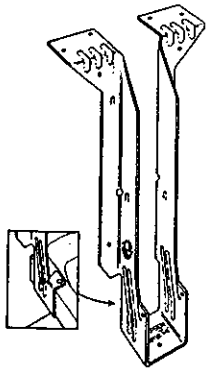
Advantage I-Joist deflection $= \frac{(22.5)\,(W)\,(L)^4}{E\,I} + \frac{(W)\,(L)^2}{(38300)\,(D)}$

W = design load in Pounds Per Foot
D = depth of beam in inches
L = span in feet
EI = stiffness given in inches²- lbs.
Deflection is given in inches

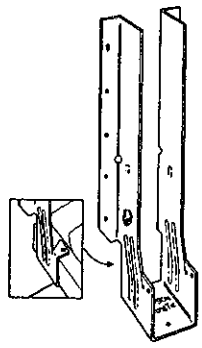
CODE ACCEPTANCES

ASI products are continuously tested to insure published performance. See National Evaluation Report number NER-471.

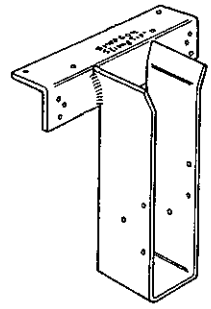
TOP MOUNT
ITT, MIT



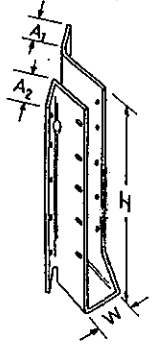
FACE MOUNT
IUT, U, HU



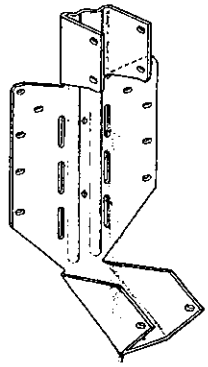
HEAVY DUTY
GLT, HGLT



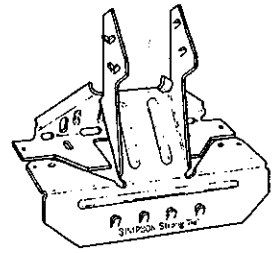
SKEWED
SUR/L, SURI/LI, MSUR/L



FIELD SLOPE
LSSU, LSSUI



VARIABLE PITCH
VPA



DESIGN VALUES

BEAM / HEADER

		Depth	WGT.(plf)	Moment (ft.–lb.)	Shear (lb.)	E I (x10^6 in^2-lbs)
AEH	**3.50** (3½")	11.25 (11¼")	5.7	8500	3200	510
TMAX© LVL	**LVL175** (1¾") PSL175 may also be used	9.25 (9¼")	4.7	6330	3080	231
		9.5 (9½")	4.9	6670	3160	250
		11.25 (11¼")	5.7	9080	3740	415
		12.00 (12")	6.1	10237	3990	504
		14.00 (14")	7.1	13640	4660	800
PARALLAM© PARALLEL STRAND LUMBER	**2.69** (2 1⅛")	9.25 (9¼")	7.8	9550	4810	355
		11.25 (11¼")	9.5	13850	5850	638
		12.00 (12")	10.1	15600	6240	775
		14.00 (14")	11.8	20810	7280	1230
		16.00 (16")	13.5	26900	8320	1836
	3.50 (3½")	9.25 (9¼")	10.1	12420	6260	462
		11.25 (11¼")	12.3	18020	7610	831
		12.00 (12")	13.1	20300	8120	1008
		14.00 (14")	15.3	27080	9470	1601
		16.00 (16")	17.5	35000	10830	2389
		18.00 (18")	19.7	43840	12180	3402
	5.25 (5¼")	9.25 (9¼")	15.2	18640	9390	693
		11.25 (11¼")	18.5	27030	11420	1246
		12.00 (12")	19.7	30450	12180	1512
		14.00 (14")	23.0	40610	14210	2401
		16.00 (16")	26.3	52500	16240	3584
		18.00 (18")	29.5	65770	18270	5103
	7.00 (7")	9.25 (9¼")	20.2	12850	12510	923
		11.25 (11¼")	24.6	36040	15220	1661
		12.00 (12")	26.3	40600	16240	2016
		14.00 (14")	30.6	54150	18950	3201
		16.00 (16")	35.0	70010	21650	4779
		18.00 (18")	39.4	87690	24360	6804

HANGERS

Face Mount	[Capacity]	Top Mount	[Capacity]
HHU412	[2780#]	IT411.25	[1540#]
HU9	[2430#]	WP9.25	[2525#]
HU9	[2430#]	WP9	[2525#]
HU11	[2970#]	WP11.25	[2525#]
HU11	[2970#]	WP11	[2525#]
HU14	[3485#]	WP14	[2525#]
HU2.75/10	[1890#]	GLTV2.75/9.25	[5000#]
HU2.75/12	[2160#]	GLTV2.75/11.25	[7400#]
HU2.75/14	[2430#]	GLTV2.75/12	[7400#]
HU2.75/14	[2430#]	GLTV2.75/14	[7400#]
HU2.75/16	[2700#]	GLTV2.75/16	[7400#]
HGUS410	[5940#]	GLTV3.5/9.25	[5000#]
HGUS410	[5940#]	GLTV3.5/11.25	[7400#]*
HGUS410	[5940#]	GLTV3.5/12	[7400#]*
HGUS414	[7055#]	GLTV3.5/14	[7400#]*
HGUS414	[7055#]	GLTV3.5/16	[7400#]*
HGUS414	[7055#]	GLTV3.5/18	[7400#]*
HGUS5.50/10	[5940#]	GLTV5.38/9.25	[5000#]
HGUS5.50/10	[5940#]	GLTV5.38/11.25	[7400#]*
HGUS5.50/10	[5940#]	GLTV5.38/12	[7400#]*
HGUS5.50/14	[8435#]	GLTV5.38/14	[7400#]*
HGUS5.50/14	[8435#]	GLTV5.38/16	[7400#]*
HGUS5.50/14	[8435#]	GLTV5.38/18	[7400#]*
HGUS7.25/10	[5940#]	GLTV49.25-2	[5000#]
HGUS7.25/10	[5940#]	GLTV411.25-2	[7400#]*
HGUS7.25/10	[5940#]	GLTV412-2	[7400#]*
HGUS7.25/14	[8435#]	GLTV414-2	[7400#]*
HGUS7.25/14	[8435#]	GLTV416-2	[7400#]*
HGUS7.25/14	[8435#]	GLTV418-2	[7400#]*

* GLT hangers supported by PSL175 have capacity drop to 6000#

ALLOWABLE DESIGN STRESSES (Pounds per square inch)

	FLEXURAL STRESS F_b	TENSION PARALLEL TO GRAIN F_t	COMPRESSION PARALLEL TO GRAIN F_c	COMPRESSION PERPENDICULAR TO GRAIN $F_{c\perp}$	HORIZONTAL SHEAR F_v	MODULUS OF ELASTICITY (MOE)
LVL	2925*	1805	3035	880	285	2,000,000
PSL	2900**	2400	2900	880	290	2,000,000

Notes:

* For 12-inch depth; for other depths multiply by $(12/d)^{0.136}$ as shown.

** For 12-inch depth; for other depths multiply by $(12/d)^{0.11}$ as shown.

For depths less than 3.5-inches use the factor for 3.5-inch depth. See National Evaluation Report Number NER-292 for Parallam PSL. See NER-126 for Timbermax LVL.

$$\text{AEH engineered header deflection} = \frac{22.5\ W\ (L)^4}{E\ I} + \frac{(W)\ (L)^2}{78000\ D}$$

$$\text{PSL/LVL deflection} = \frac{22.5\ W\ (L)^4}{E\ I} + \frac{W\ (L)^2}{69000\ (A)}$$

(OFFICE USE) Owner notified ________ By ____________________

Permit Fee $35.00 Permit # 95-123
Zoning Fee [redacted]
TOTAL 35^00 ~~$46.00~~ (Pd) Date Issued 6-7-95

**************** RECEIVED MAY 30 1995 ****************

APPLICATION FOR PERMIT FOR ERECTION OF WOODEN DECK AND/OR ROOF

Application is hereby made to the Building Department of Caln Township for the approval of the specification and plans herewith submitted for the erection of the structure herein described. The applicant agrees to remove within sixty days after completion of the work, any temporary structure or workshop, and further agrees to the requirements that all provisions of the Caln Township Building Code and the Caln Township Zoning Ordinance and Sanitary Ordinance shall be complied with in the erection of said structure whether specified herein or not.

Date 5-29-95 Applicants Signature Shawn M Donahue

Owner/Applicant Bill Best ~~Shawn M. Donahue~~ Address 4801 Horseshoe Pk. D.T. 19335 ~~108 Goldfinch Ln~~ ~~Honey Brook PA. 19344~~

Phone number 269-2554 - 269-9055 ~~273-3513~~

Contractor SAME Shawn M. Donahue Address 108 Goldfinch Ln.
(If Applicant/Owner indicate same) Honeybrook, PA 19344

Phone number 273-3513

Exact location where construction will occur 4801 Horseshoe PiKE Downingtown, P.A. 19335
(Address)

Estimated cost of construction 2,350

PERMIT MUST BE PICKED UP WITHIN 30 DAYS AFTER APPROVAL

****

39-2-40

This is to certify that I have examined the within detailed statements, and other information relating thereto, and find them to be/~~not to be~~ in accordance with the provisions of the Township of Caln Ordinances, accordingly they have been (approved)/disapproved.

Zoning District R-1 Date 6/5/95 Donald F. Taylor
Zoning Officer

______ Disapproved- Comments ____________________

****

This is to certify that I have examined the within statement, and the plans relating thereto, and find them (to be)/~~not to be~~ in accordance with the provisions of the Township of Caln Building Code, accordingly they have been (approved)/~~disapproved~~.

Date 6/7/95 → FOR 50 PSF TOTAL LOAD ONLY! [signature]

Comments Support girder shall consist of 2 2x10's ; Construction shall comply with Building Code ; Why are joists doubled?

OK — Hot Tub going on it { NEED ENGINEER CALCULATIONS!

APPLICATION FOR PERMIT FOR WOODEN DECK AND/OR ROOF

DECK

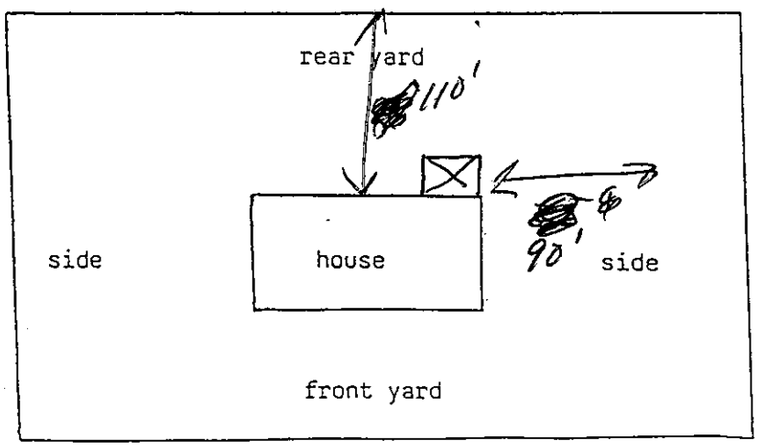
1. SIZE OF DECK: 10 X12
2. SIZE OF FOOTERS FOR DECK WITHOUT ROOF: 16" X16" X36" DEEP POURED CONCRETE
   Minimum: 8" x 8" x 36" deep- 8" thick concrete or solid block
3. JOIST SIZE: 2X10X10' DOUBLED UP SPACING OF JOISTS: 12" CENTERS
   SPECIES AND GRADE OF LUMBER: PRESS. TR. LENGTH OF SPAN: 10'
   TYPE OF LUMBER:(circle one) (PRESSURE.TREATED) REDWOOD OTHER _____
   HOW WILL JOISTS BE SUPPORTED? LEDGER _____ HANGARS ✓
4. SIZE OF SUPPORTING GIRDER/HEADER 2X10
   SIZE OF POSTS 9" Round USING EXIST COLUMNS FROM OLD PORCH DISTANCE BETWEEN SUPPORT POSTS 12'
   (If deck is over 6 ft. high- minimum of 6 x 6 posts required)
5. HEIGHT OF DECK ABOVE GRADE 9' HEIGHT OF RAILING 48"
   Note: If deck is 30" or more above grade, a railing at least 36" high is required and must be enclosed to prohibit the passage of an object 6" or more in diameter through the railing.

ROOF

TIME OF COMMENCING JUNE 8TH 1995

1. SIZE OF FOOTERS FOR DECK WITH ROOF: _____
   Minimum: 14" x 14" x 36" deep- 8" thick concrete for all bearing posts
2. TYPE OF CONSTRUCTION: GABLE _____ SHED _____ ROOF SLOPE _____
3. RAFTER SIZE: _____ SPECIES & GRADE OF LUMBER _____
4. ROOF RAFTER ON CENTER: 16" _____ 24" _____
   LENGTH OF SPAN: _____ SIZE OF SUPPORTING GIRDER/HEADER: _____
   SIZE OF POSTS: _____ DISTANCE BETWEEN SUPPORT POSTS: _____
5. LIST MATERIALS FOR ROOF COVERING: _____
   THICKNESS OF PLYWOOD: _____
6. TIME OF COMMENCING: _____

SHOW LOCATION OF DECK AND/OR ROOF ON PROPERTY(SHOW DISTANCES TO PROPERTY LINES).



1. Maximum joist spans are as follows:

-2"x6"	16"o/c	9' 4"	)SOUTHERN PINE #2 GRADE
	24"o/c	7' 6"	
-2"x8"	16"o/c	12' 3"	
	24"o/c	9' 11"	
-2"x10"	16"o/c	15' 8"	
	24"o/c	12' 8"	
-2"x12"	16"o/c	19' 1"	
	24"o/c	15' 4"	

NOTE: Maximum cantilever - 2'.

2. Members (beams) supporting joists shall be doubled if the distance between support posts exceeds 4'. (SEE FIG. 1)
NOTE: RIM JOIST ADEQUATELY ATTACHED TO DWELLING NEED NOT BE DOUBLED.

3. A minimum 1 1/2" of bearing shall be provided for both ends of joists. (i.e. ledger attached to rim joist; joist hanger; direct bearing) (SEE FIG. 2)

4. Construct deck to prohibit lateral movement.

5. Stairs/steps:
   - 8 1/4" maximum riser**
   - 9" minimum tread

** Individual riser dimension shall be an equal (within 3/8's of an inch) proportion of total rise.

Stairs with three (3) or more risers shall have a handrail, 30" to 34" in height, on at least one side.

Stairs with a total rise of 30" or more above floor or grade shall have guardrails on both sides.

6. Guardrails (railings):
   -Areas of deck 30" or more above floor or grade below shall be protected with guardrails a minimum of 36" in height. Guardrails shall be enclosed to prohibit the passage of a 6" diameter object.

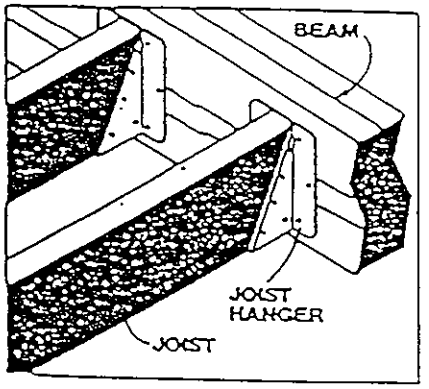


FIG. 1

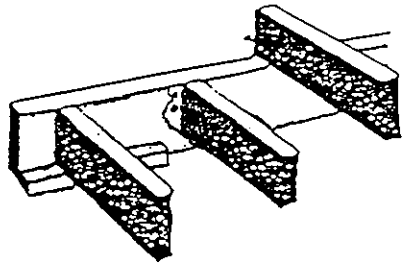


FIG. 2

TOWNSHIP OF CALN

PERMIT ISSUED

FOR THIS WORK

TO Bill Best FOR Deck & Retaining Wall

LOCATION 4801 Horseshoe Pk. DT. PERMIT NO. 95-123 DATE 6-7-95

Donald F. Taylor/JK
ZONING OFFICER

This placard must be posted in a conspicuous place on the premises, easily visible from the principal street, well secured if exposed to the weather, during the entire construction time.

WORK MUST BE STARTED WITHIN 6 MONTHS FROM DATE OF ISSUE.

TOWNSHIP OF CALN
Addendum to Building Permit
ACT 44 REQUIREMENTS

PLEASE PRINT

COMPLETE SECTION
1 AND 2 or
1 AND 3
(notarization required when claiming exemption)

For completion by municipal officer
Municipality - CALN TOWNSHIP
Permit No. 95-123
Date Issued 6-7-95

1. The applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (check one):
___ Certificate of Insurance (please attach)
___ Certificate of Self-Insurance (please attach)
XX Affidavit of Exemption

2. If a Certificate of Insurance or Self-Insurance has been submitted, please complete the following:

Name of Insurer
or Self-Insurer_____
Address_____
City_____State_____Zip_____
Policy No._____Coverage Period Ends_____

Name of Contractor/Policyholder_____
Address_____
City_____State_____Zip_____
Contractor/Policyholder's federal or state employer identification number (EIN)_____

1. This policy provides coverage for the requirements of the Workers' Compensation Act, the Occupational Disease Act, and, where applicable, the federal Longshore and Harbor Workers' Compensation Act.
2. The insurer has been notified that the municipality issuing the building permit is to be named a policy certificate holder.
3. Any subcontractors used on this project will be required to carry their own workers compensation coverage.
4. The contractor/policyholder will notify the municipality of any change in status, cancellation or expiration of workers' compensation coverage.
5. Violation of the Workers' Compensation Act or the terms of this permit will subject the contractor/policyholder to a stop-work order and other fines and penalties as provided by law.

3. If an exemption is being claimed, please complete the following and sign in the presence of a notary public:
Basis for exemption (check one)

___Applicant is an individual who owns the property.

XX Contractor/Applicant is a sole proprietorship without employees.

___Contractor/Applicant is a corporation and the only employees working on the project have and are qualified as "Executive Employee" under Section 104 of the Worker' Compensation Act. Please explain:

_____
_____

TOWNSHIP OF CALN
Addendum to Building Permit
ACT 44 REQUIREMENTS

PLEASE PRINT

COMPLETE SECTION
1 AND 2 or
1 AND 3
(notarization required
when claiming exemption)

For completion by municipal officer
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or Self-Insurer_____
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City_____State_____Zip_____
Policy No._____Coverage Period Ends_____

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Address_____
City_____State_____Zip_____
Contractor/Policyholder's federal or state employer identification number (EIN)_____

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___Contractor/Applicant is a corporation and the only employees working on the project have and are qualified as "Executive Employee" under Section 104 of the Worker' Compensation Act. Please explain:

_____
_____

RECEIVED MAY 3 0 1995

95-123

(for office Use Only) Owner Notified_____ By_____ Permit Fee $25.00 Zoning Fee $10.00 TOTAL FEE $35.00 Permit # 6-7-95 Date Issued_____

APPLICATION FOR PERMIT FOR ERECTION OF A FENCE OR WALL

Application is hereby made to the Engineering and Codes Department of Caln Township for approval of the specification and plans herewith submitted for the erection of a fence or wall. The applicant agrees that all provisions of the Caln Township Zoning Ordinance shall be complied with in the erection of said fence or wall whether specified herein or not.

Date 5-29-95 Applicants Signature Shawn M Donahue

Owner/Applicant ~~Shawn M Donahue~~ Bill Best Address ~~108 Goldfinch Ln~~ 4801 Horseshoe Pk D.T. 19335

Phone Number ~~273-3513~~ 269-9035 ~~Honeybrook, PA 19344~~

Contractor ~~Shawn~~ Shawn M. Donahue Address 108 Goldfinch Ln.
(If Owner/Applicant, indicate same) 273-3513 Honeybrook PA 19344

Exact location where fence/wall will be erected 4801 HORSHOE PIKE Downingtown, PA. 19335

Estimated cost $ 3712.00

PERMIT MUST BE PICKED UP WITHIN 30 DAYS AFTER APPROVAL

This is to certify that I have examined the within detailed statements, and other information relating thereto, and find them to be/not be in accordance with the provisions of the Township of Caln Ordinances, accordingly they have been ✓ approved __ disapproved

Zoning District R-1 Date 6/5/95 Zoning Officer Donald F. Taylor

Comments IF RETAINING WALL IS 4' OR MORE IN HT AN ENGINEERS SEAL IS REQD ON THE SKETCH PRIOR TO PERMIT BEING ISSUED

This is to certify that I have examined the within statement, and the plans relating thereto, and find them (to be)/~~not be~~ in accordance with the provisions of the Township of Caln Building Code, accordingly they have been ✓ approved __ disapproved

Date 6/7/95 Code Official Dick Dyer

Comments_____

APPLICATION TO ERECT A FENCE OR WALL

Notice: Act No.38 requires activation of the Pennsylvania One Call System by dialing 1-800-242-1776 at least three (3) days prior to digging or excavating. The owner is responsible to make sure the act is complied with. Serial #_____

Contractors doing work within the Township are required to be registered by Caln Township Ordinance. Reg #_____

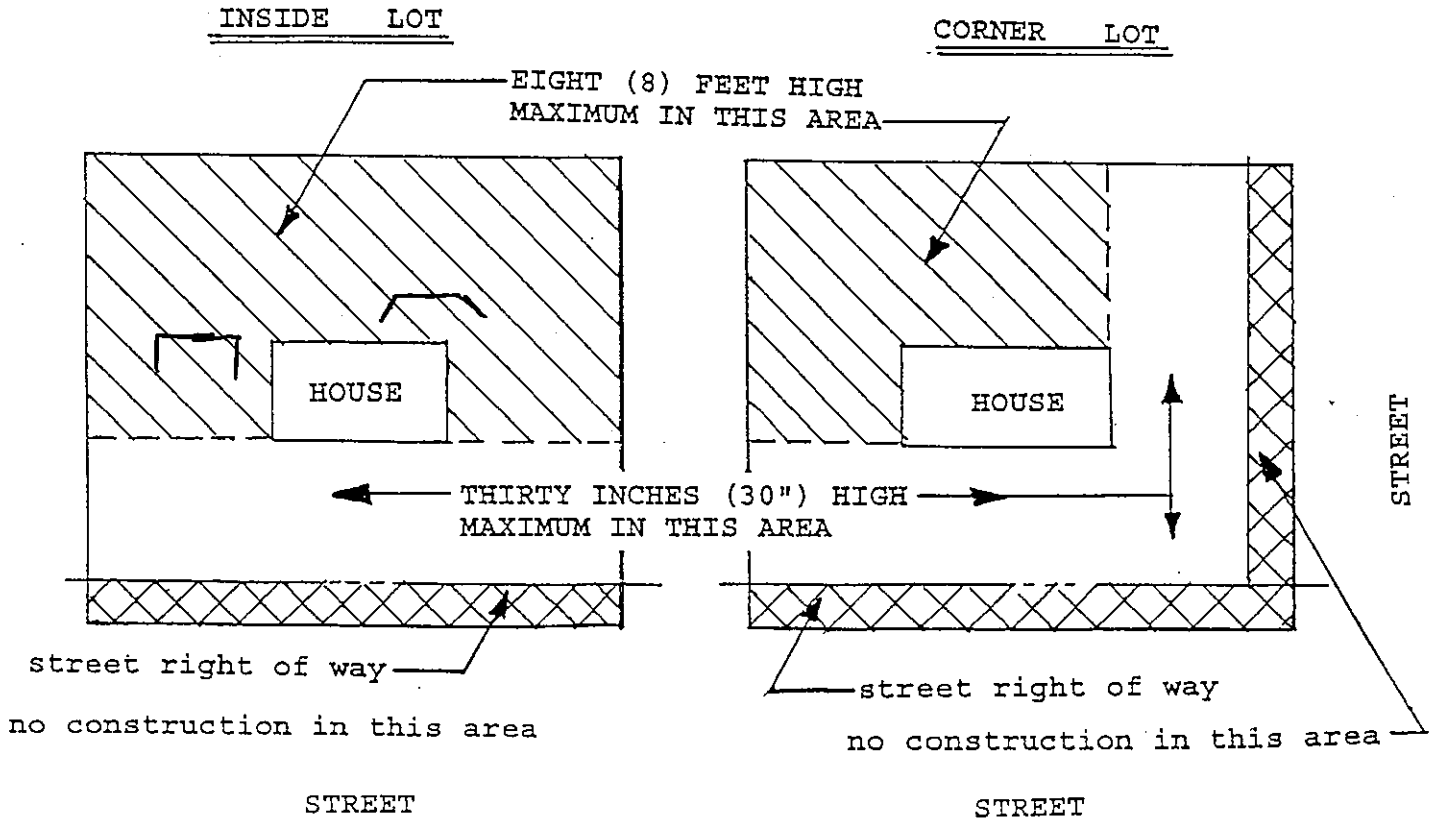
The fence/wall is to be located on a ___Corner ✓Inside lot.
(Show run of fence/wall on proper sketch below)

FENCE:

Material ~~6x6~~ Type ~~PRESSURE TREATED~~ Height ~~48"~~

WALL:

Material 6X6 PRESS. TREATED Free standing Retaining Ht. 48"
If a retaining wall less than four (4) feet in height provide cross section sketch. If four (4) feet or more in height provide sketch having Engineer's certification. If retaining more than seven (7) ft of material provide Engineer Certified drawings and Calculations.



Note: It is recommended that fences and walls be set in 2 to 3 feet from the property line to allow for maintenance.

AN ORDINANCE ESTABLISHING THE REQUIREMENT OF A PERMIT PRIOR TO THE ERECTION, ALTERATION OR REPLACEMENT OF A FENCE OR WALL WITHIN THE TOWNSHIP OF CALN.

BE IT ENACTED and it is hereby enacted by the Board of Commissioners of Caln Township, by Ordinance adopted at the date set forth below, concerning the following:

Section 1. Adoption of standards.

A permit shall be required whenever a fence or wall is erected, replaced or altered within the Township. Fences and walls shall be in compliance with all Township codes and ordinances and the following, whichever being the more stringent:

A. No permit shall be issued which allows a fence or wall to be erected within a street right-of-way, floodway, utility easement or drainage easement.

B. No permit shall be issued which allows a fence or wall to be erected within a floodway fringe until relief has been granted by order of the Zoning Hearing Board.

C. Fences or walls in the front yard between the street right-of-way and a projection of the building front line(s) may not exceed a maximum height of two and one half (2-1/2) feet and shall not obstruct vision at the driveway or adjacent street. Note: corner lots have two and sometimes three front setback lines.

D. Fences or walls in the rear yard and side yards to the rear of a projection of the building line(s) may not exceed a maximum height of eight (8) feet. Note: corner lots have two and sometimes three front setback lines.

E. Fences shall be constructed so as to place the structural members toward the property being enclosed by the fence thereby presenting the best appearance toward adjacent properties.

F. No razor or barb wire or glass shards shall be placed upon a fence or wall without the approval of the Caln Township Board of Commissioners.

G. When an existing fence or wall, not in conformance with this ordinance is replaced, a permit shall be required and the fence or wall shall be brought into full compliance with all provisions of this ordinance. Normal maintenance or removal of a fence or wall shall not require the issuance of a permit.

H. Any fence or wall which in the judgement of the Zoning Officer is dilapidated, unsafe, dangerous or a threat to the health, safety and welfare of the residents of Caln Township shall be made to comply with all provisions of this ordinance.

Section 3. Fees.

The Board of Commissioners of Caln Township may adopt by Resolution and may from time to time by Resolution amend a fee schedule for the for the performance of the inspection(s) and documentation affiliated with this process.

Section 4. Violations and penalties

Any person, partnership or corporation who knowingly and willfully violates the provisions of this ordinance and is not otherwise exempted from said permit requirement shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of not more than three hundred dollars ($300) nor less than fifty dollars ($50).

Section 5. Validity.

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not effect the validity of this ordinance as a whole or any other part thereof.

Section 6. Effective date.

This ordinance shall become effective ten (10) days after enactment.

ADOPTED and ORDAINED and ENACTED this 21st day of November, 1994.

ATTEST: Caln Township Board of Commissioners

[signature] [signature]

No 8502

Date 5/30/95

Township of Caln

Receipt and Proof Of Payment

GENERAL FUND

1.321.91	Plumbing License Fee	
1.321.92	Contractor Registration	~~$ 35.00~~ 50.00
1.322.81	Pole License	
1.332.11	Vehicle Code	
1.331.12	Speed Control	
1.331.13	Ordinance	
1.331.14	Code Enforcement	
1.341	Investments	
1.351	Federal Grant	
1.354.01	State Tax Reimbursement	
1.354.06	State Pension Grant	
1.355.04	Beverage License	
1.357.01	County Grant	
1.360	Zoning Administration	
1.361.30	Zoning Building Department	
1.361.34	Hearing Fee	
1.362.10	Police Service	
1.362.41	Building Permit ~~25.00~~ ~~35.00~~ FENCE + WALL	$ 70.00
1.362.41.1	~~Building~~ Application Fee	25.00
1.362.43	Plumbing Permit	
1.362.46	Housing Annual Rental Fee	
1.362.46.1	Housing Tenant Change Fee	
1.363.25	Street Opening Fee	
1.363.45	U&O New	
1.363.45.1	U&O Res. & Com.	
1.363.46	Mechanical Permit Fee	
1.380.01	Miscellaneous	
1.387.01	Contribution Private Sources	
1.387.02	Lloyd Park Investment	
1.387.03	Other	
1.392.08	Transfer Sewer Operation	
1.394.01	Refund	

SHAWN DONATIVE CONSTRUCTION (PERMITS FOR BALL BEST.) TOTAL $ 145.00 CK. #177

PAID
MAY 30 1995
PAUL WOODRUFF

Secretary [signature]

Treasurer [signature]

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshal
Stephen L. Miller, Code Official/Deputy Fire Marshal

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

October 29, 2003

Mrs. Beth Walton Best
4801 Horseshoe Pike
Downingtown, PA 19335

RE: Permit application for Home Occupation

Dear Mrs. Best:

This letter is to inform you that your application for Seasonal Art classes as a secondary Home Occupation use has been denied. This use would exceed the allowable square footage of viable space per Section 155-134 of the Code of Caln Township and limit the parking availability.

If you should have any further questions, please feel free to contact me at the number above or at andyr@calntownship.org.

Sincerely,

Andrew F. Reczek
Director

AFR/cmo

enclosure

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

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610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

APPLICATION FOR USE & OCCUPANCY PERMIT
HOME OCCUPATION

Permit No. 0325

APPLICATION MUST COMPLY WITH SECTION 155-134 OF THE CALN CODE yes

PERMIT FEE:$20.00 non-refundable

HOME OCCUPATION OR BUSINESS: Seasonal (part time) Art Classes - 5-15 yolds

OWNER: Beth Walton Best

ADDRESS: 4801 Horseshoe Pike

Downingtown, PA 19335

PHONE # 610 269 2554

AREA OF RESIDENCE TO BE USED FOR OCCUPATION garage/carriage house

OFF STREET PARKING PROVIDED: (A TOTAL OF FIVE (5) SPACES NEEDED)

5+

RECEIVED
AUG 25 2003
CALN TWP ENG

NUMBER OF EMPLOYEES: 0

ZONING DISTRICT: ~~R2~~ ? R-1 **DATE:** 8-24-03

APPROVED/DISAPPROVED **ZONING OFFICER:**

Second Home occupation use would exceed the allowable sq. footage of usable space and limits parking availability

Date 8/26/03

Township of Caln
Receipt and Proof of Payment

NO 9022

GENERAL FUND

01-10-322-910 --- Police Services
01-10-322-900 --- Street Opening Fee
01-10-331-125 --- Vehicle/Speed Ctrl/Ordinance
01-10-345-060 --- Act 205 - Pension
01-10-345-061 --- Fireman's Relief
01-10-345-080 --- Beverage License
01-10-361-305 --- Planning Fees
01-10-361-320 --- Act 247 Review/Inspection
01-10-361-340 --- Zoning Hearing
01-10-362-410 --- Building Permit $20.00 (1801 HORSESHOE - Home Occupation - Art Class
01-10-362-451 --- U & O New
01-10-362-452 --- U & O Res & Com
01-10-362-601 --- Housing Annual Rental Fee
01-10-362-602 --- Housing Tenant Change Fee
01-10-362-610 --- Contractor's License Fee
01-10-363-700 --- Bus Shelters
01-10-380-100 --- Miscellaneous
01-10-387-303 --- Lloyd Park Investment
01-10-395-100 --- Refund
01-_____ ---
01-_____ ---
01-_____ ---
01-_____ ---
01-_____ ---

TOTAL $20.00
CK# 2831
Beth
Best

PAID
AUG 26 2003
CODES & ENG

Department CMW Treasurer

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.caintownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@caintownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

September 15, 2003

Mr. William and Beth Best
4801 Horseshoe Pike
Downingtown, PA 19335

RE: Home Occupation Permit

Dear Mr. and Mrs. Best:

This letter is to inform you that additional information is required prior to permit approval. When applying for a permit of this nature it is necessary to provide a plot plan showing the locations of all buildings and parking areas. In addition, please provide a floor plan showing the amount of area to be used for each business use. Section 155-134 of the Caln Township Zoning Code limits the amount floor area used for business purposes in residential districts, to no more than five hundred (500) sq. ft.

At this time, your application has been placed on hold until the requested information has been received. Once received, the review process can continue. Please feel free to contact me at the number above or atandyr@caintownship.org should you have further questions.

Sincerely,

Andrew F. Reczek
Director

cc: File