

CAPE COD COMMISSION

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P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630
(508) 362-3828
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E-mail: frontdesk@capecodcommission.org

Date: August 20, 2009

To: Roger Gill
PO Box 166
Eastham, MA 02642

David Lai
9 Chapin Circle
Orleans, MA 02653

Re: Hardship Exemption
Cape Cod Commission Act, Section 23

Applicant: Roger Gill, David Lai (for the Brewster Post 9917 VFW)
PO Box 875
Brewster, MA 02631

Project: Brewster VFW Pavilion
989 Freeman's Way
Brewster, MA 02631

Project # DCPC-HDEX 09010

Book/Page# 3579/245

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (the "Commission") hereby approves with conditions the Hardship Exemption application of Roger Gill for the Brewster Post 9917 VFW (hereinafter the "Applicant") for the installation of a steel roof over the paved picnic area at 989 Freeman's Way, Brewster, MA pursuant to Section 23 of the Cape Cod

Brewster VFW Pavilion – DCPC Hardship Exemption

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Commission Act (the "Act") c.716 of the Acts of 1989, as amended. The decision is rendered pursuant to the vote of the Commission on August 20, 2009.

PROJECT DESCRIPTION

The property consists of a 4.28 acre site at 989 Freeman's Way in Brewster identified by the Brewster's Assessor's Map as Map 46, Parcel 42 (hereinafter the "site"). The Brewster Post 9917 VFW is the current owner of the site, and is proposing to install an open sided, steel framed, approximately 1,298 sq. ft. steel roof with concrete footings over an existing 1,320 sq. ft. paved picnic area. The project is located in the Brewster Water Protection DCPC, an area subject to a building permit moratorium, and therefore, the Applicant is seeking a Hardship Exemption.

DCPC NOMINATION PROCESS

In accepting the nomination of the Brewster Water Protection DCPC, the Commission found that there was a need for special planning and regulations in the DCPC that would preserve the values and resources intended to be protected by the Act. This designation was of critical value to Barnstable County because of the presence of significant natural and water resources, and public infrastructure.

The following chronology of events describes the important milestones in the DCPC process and includes key dates associated with the Applicant's project:

- | | |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 19, 2008 | Commission receives nomination of the DCPC. |
| March 20, 2008 | Commission accepts nomination of the DCPC (start of a full moratorium on issuance of all development permits within nominated areas, and beginning of a limited moratorium on issuance of municipal development permits within the DCPC.) |
| April 2, 2009 | Extension granted to Town for completing implementing regulations. |
| May 29, 2008 | DCPC acceptance decision is modified. |
| May 15, 2008 | Commission issues decision recommending designation of the DCPC to the Assembly of Delegates. |
| July 2, 2008 | Assembly of Delegates approves the DCPC Ordinance. |
| July 9, 2008 | County Commissioners approve the DCPC Ordinance. |
| July 18, 2008 | DCPC Ordinance recorded at the Registry of Deeds. |

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May 29, 2009 Applicant files a Hardship Exemption application with the Commission.

July 17, 2009 Original one year date to complete implementing regulations.

October 14, 2009 Deadline to complete implementing regulations (includes 90 day extension).

JURISDICTION

In accordance with the DCPC acceptance decision, an applicant may apply for a Hardship Exemption for *“any development that can demonstrate that suspension of action on a local development permit application during the limited moratorium constitutes a substantial hardship.”*

Section 23 of the Cape Cod Commission Act provides that the *“Commission may grant an exemption where it finds that: [a] literal enforcement of the provisions of the Act would involve substantial hardship, financial or otherwise; and [d]esirable relief may be granted without substantial detriment to public good and without nullifying or substantially derogating from the intent or purpose of the Act.”*

Additionally, the Commission’s Enabling Regulations state, *“[p]rojects should comply to the maximum extent feasible with the Minimum Performance Standards of the Regional Policy Plan. Any relief granted from the requirements of the Minimum Performance Standards shall relate directly to the nature of the identified hardship and shall be the minimum relief necessary to address the hardship.”*

PROCEDURAL HISTORY

On May 29, 2009, the Cape Cod Commission received a Hardship Exemption application for the project. On June 8, 2009, Commission’s Executive Committee approved the Applicant’s fee waiver request. The application was deemed complete on June 9, 2009.

On July 16, 2009, a duly noticed public hearing was conducted by an authorized Subcommittee of the Commission pursuant to Section 5 of the Act. Immediately following the public hearing on July 16, and again on August 6, 2009, the Subcommittee held public meetings to deliberate on the project. On July 16, 2009, the Subcommittee found that the Applicant demonstrated that a hardship exists by the virtue of the DCPC moratorium, and that waiting until October of 2009 to construct the pavilion presents a substantial hardship. The Subcommittee therefore voted unanimously to recommend to the Commission that the project be granted a hardship exemption, and directed staff to draft a decision.

On August 6, 2009, the Subcommittee reviewed the draft decision and voted unanimously to forward the draft decision, approving the project with conditions, to the full Commission.

A final public hearing was held before the full Commission on August 20, 2009, during which the Commission voted unanimously to approve the Hardship Exemption application.

MATERIALS SUBMITTED FOR THE RECORD

By Applicant

- Hardship Application, dated May 29, 2009, and associated materials.

By Commission Staff

- Email from Ms. A. Adams to Mr. V. Staley, dated March 25, 2009; Re: Meeting
- Email from Ms. A. Adams to Mr. V. Staley, dated March 26, 2009; Re: Preliminary review of project.
- Email from Ms. A. Adams to Mr. V. Staley, dated May 26, 2009; Re: Project file
- Email from Ms. A. Adams to Mr. V. Staley, dated April 23, 2009; Re: Commission review.
- Memorandum from M. A. Adams to the Cape Cod Commission Executive Committee, dated June 1, 2009; Re: Fee waiver.
- Letter from Ms. M. Sarkisyan to Mr. R. Gill, dated June 9, 2009; Re: Application is complete.
- Email from Ms. M. Sarkisyan to Ms. S. Levin and Ms. J. Douglas, dated July 7, 2009; Re: Staff report.
- Email from Ms. M. Sarkisyan to Mr. V. Staley, dated July 8, 2009; Re: Site visit and public hearing.
- Fax from Ms. S. Justus to Mr. D. Lai, dated July 14, 2009; Re: Application form.
- Email from Ms. M. Sarkisyan to Mr. V. Staley, dated July 14, 2009; Re: Site visit.

By Others

- Letter from Mr. V. Staley to Mr. D. Lai, dated September 3, 2008; Re: Building permit application.
- Letter from Mr. R. Gill to Mr. V. Staley, dated October 24, 2008; Re: Information to support of Hardship Exemption.
- Email from Mr. V. Staley to Ms. A. Adams, dated November 13, 2009; Re: Application process.
- Letter from Brewster Board of Selectmen, to Mr. P. Niedzwiecki, dated March 19, 2009; Re: Support for expediting the permitting process for the project.
- Email from Mr. V. Staley to Ms. A. Adams, dated March 25, 2009; Re: Application of RPP to the project.
- Letter from Brewster Board of Selectmen, to Mr. P. Niedzwiecki, dated April 9, 2009; Re: Support for the project.

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- Email from Mr. V. Staley to Ms. M. Sarkisyan, dated July 30, 2009; Re: Project consistent with Brewster's zoning bylaws.

TESTIMONY

July 16, 2009 Public Hearing

The Commission received testimony at the July 16, 2009 public hearing from the following:

Ms. M. Sarkisyan presented the staff report. She described the existing setting, the proposed project, the DCPC timeline, Commission's jurisdiction, and the standards applicable to hardship exemptions. She discussed the staff's findings in the issue areas of water resources, community character, transportation, and natural resources/open space.

Mr. R. Gill, representing the VFW Post, discussed the project. He stated that he has been working on the project since July 2008, and that materials have already been purchased, and are waiting to be installed. He stated that the lack of the covering has restricted participation in numerous VFW events as there was no protection from the weather. He added that a covering would protect the picnic tables and grills on the site and therefore extend their useable lifetimes. He stated that the project would not have any effect on increasing operations at the VFW Post, and would rather just protect what the Post already had on site.

Mr. E. Lewis, a Brewster Selectman spoke of his support for the project.

FINDINGS

The Commission has considered the application of Roger Gill for the Brewster Post 9917 VFW for the proposed project, and based on consideration of such application, and upon the information presented at the public hearing and submitted for the record, makes the following findings pursuant to Section 23 of the Act:

General Findings:

- GF1 Based on the date of the first substantive public hearing of July 16, 2009, this project was reviewed subject to the 2009 Regional Policy Plan ("RPP").
- GF2 The subject property is situated at 989 Freeman's Way in Brewster, MA, and is identified by the Brewster's Assessor's Map as Map 46, Parcel 41-2. It consists of a 4.28 acre site containing an existing 1320 sq. ft. paved picnic area.
- GF3 The proposed project involves the installation of an-open sided, steel-framed, approximately 1,298 sq. ft. steel roof with concrete footings over an existing 1,320 sq. ft. paved picnic area.

- GF4 The construction of the project will be conducted in accordance with site plans dated May 16, 2008, prepared by General Steel Corporation, attached as Exhibit A1-8 to this decision, and which are incorporated by reference.
- GF5 The project is located within the Brewster Water Protection DCPC, an area that is currently subject to a building permit moratorium. The Commission accepted the nomination of the DCPC on March 20, 2008. The DCPC Ordinance was approved by the Assembly of Delegates on July 9, 2008, and by the County Commissioners on July 18, 2008. October 14, 2009 is the deadline for the Town of Brewster to complete the implementing regulations. Because the project will not have any regional impacts, the Commission finds that the project is consistent with the purposes of the DCPC.
- GF6 The proposed project is consistent with local development by-laws.
- GF7 The Commission finds that the probable benefits of the proposed project outweigh the probable detriments. The Commission finds that a benefit of the project is that it would provide shelter from the elements to the guests of the VFW Post. The project would also extend the life of the existing accessories including picnic tables and grills on the site.
- GF8 The Commission finds that a literal enforcement of the provisions of the Act would involve substantial hardship, financial or otherwise. The Commission further finds that the applicant has met his burden of proving a hardship exists by virtue of the DCPC moratorium.
- GF9 The Commission finds that relief from the moratorium may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Act.
- GF10 The Commission finds that the project complies to the maximum extent feasible with the Minimum Performance Standards of the Regional Policy Plan.

Water Resources

WRF1 According to the Water Resources Classification Map II, groundwater beneath the site discharges to Pleasant Bay, a nitrogen-overloaded system. The project is also located in a Zone II public water supply area according to Water Resources Classification Map I. The project will not result in increased wastewater flows and the roof will not increase stormwater runoff because it is being constructed over existing impervious pavement. Therefore, the Commission finds that increased water resource impacts are not expected from construction of the roof, that the project is consistent with the goals of the Brewster Water Protection DCPC, and does not derogate from the intent of the Act.

Community Character

CCF1 The proposed approximately 1,298 sq. ft. structure is located behind an existing fence and located a considerable distance from the nearest public roadway (Freeman's Way). The steel canopy is proposed to cover an existing paved area and will be less than 12 feet in height. The Commission believes that the proposed canopy is consistent with the Commission's community character standards, and that a structure of this size and in this location is consistent with the goals of the Brewster Water Protection DCPC and does not derogate from the intent of the Act.

Transportation

TF1 The Commission does not estimate any additional traffic generation for the construction of a roof over an existing picnic area and therefore the project will not have a significant impact on the regional roadway system.

TF2 MPS TR 1.4 requires all DRI access/egress locations with public ways to meet Massachusetts Highway Departments (MHD) and American Association of State Highway Transportation Officials (AASHTO) standards for safe stopping sight distance.

The site currently has a single driveway on Freeman's Way in Brewster and driveway access is not proposed to change as a result of this project. The Commission finds that the existing Freeman's Way driveway will comply with MPS TR 1.4.

TF3 The standard of review for transportation safety impacts is 25 or more new peak hour trips through a high crash location. A high crash location is defined as a location where three (3) or more crashes have occurred for three (3) consecutive years. The proposed project is not estimated to generate any new traffic; therefore the Commission does not expect this project to cause degradation in public safety.

Natural Resources/Open Space

NRF1 The proposed shelter structure, located within a previously disturbed and paved area, will not have impacts on wildlife or plant habitats, or on wetlands or vernal pools. Therefore, the Commission finds that impacts in the area of natural resources/open space are not anticipated.

CONCLUSION

Based on the findings above, the Commission hereby concludes that:

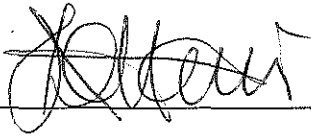
1. The Applicant has fulfilled its burden to show that the DCPC moratorium creates a hardship. A literal enforcement of the provisions of the Act would involve waiting until after the DCPC regulations are drafted in October 2009 to permit and construct the canopy roof. Relief from this requirement may be granted

without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Act.

The Cape Cod Commission hereby approves the application of Roger Gill for the Brewster Post 9917 VFW as a Hardship Exemption, pursuant to Section 23 of the Act, c. 716 of the Acts of 1989, as amended, for the proposed construction of a steel roof over an existing picnic area, provided that the following conditions are met:

CONDITIONS

- GC1 This DRI Hardship Exemption decision is valid for 7 years, and local development permits may be issued pursuant hereto for a period of 7 years from the date of the written decision.
- GC2 Failure to comply with all conditions stated herein, and all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this decision.
- GC3 No development work, as the term "development" is defined by the Act, shall be undertaken until all appeal periods relating to this decision in accordance with section 17 of the Act have elapsed or, if such an appeal has been filed, until all judicial proceedings have been completed.
- GC4 The Applicant agrees to allow Cape Cod Commission staff to enter the property, which is subject to this decision at reasonable times and after reasonable notice and upon mutually agreed upon terms for the purpose of determining whether the conditions contained in this decision are met. Permission to enter the property shall not be unreasonably withheld.
- GC5 The project shall be constructed in accordance with the site plans dated May 16, 2008, prepared by General Steel Corporation, attached as Exhibit A1-8 to this decision, and which are incorporated by reference. Any deviation from these plans shall require approval by the Commission through a modification of this decision, pursuant to the Modification section of the Commission's Enabling Regulations. The Applicant shall submit to the Commission any additional information deemed necessary to evaluate any modifications to the approved plan.



John D. Harris, Chair of the Cape Cod Commission


20 Aug 2009

Date

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss Aug 20, 2009

Before me, the undersigned notary public, personally appeared John D. Harris, in his/her capacity as Chairman of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned.

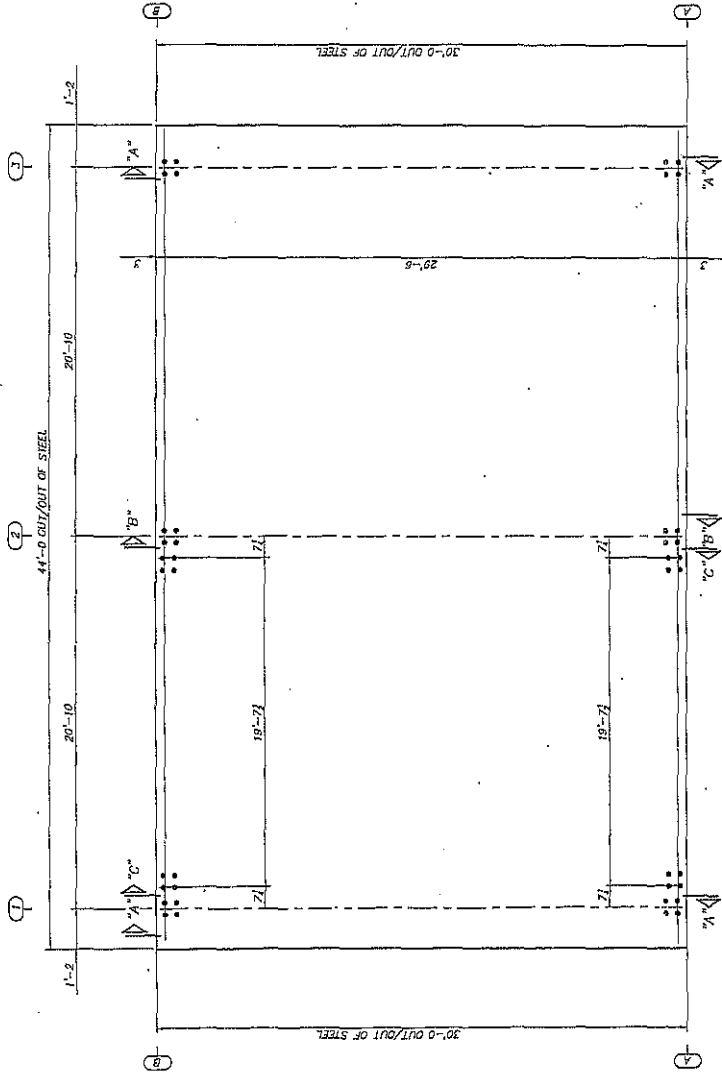


Notary Public

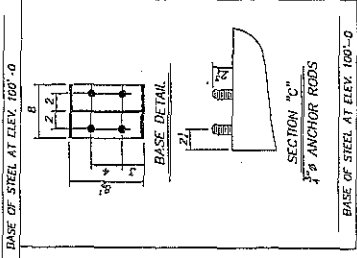
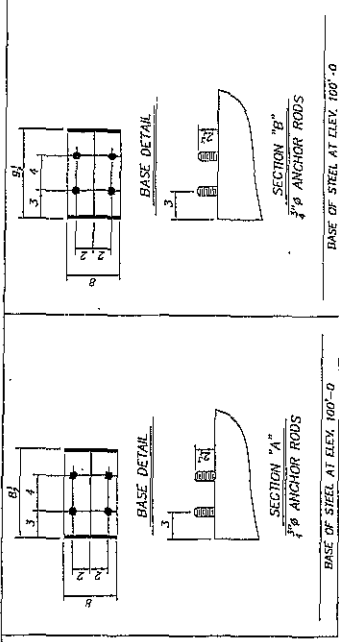
My Commission Expires:

10.13.11

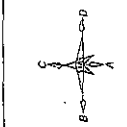
Exhibit A - 1



ANCHOR ROD SETTING PLAN



DUSTIN L. COLE, P.E.
MASSACHUSETTS P.E. #7942
268 NO. 11 B 97872
DRAWING NO. F/A



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- 3. THE CONSULTANT'S LIABILITY FOR NEGLIGENCE SHALL BE LIMITED TO THE AMOUNT OF THE FEE RECEIVED BY THE CONSULTANT FOR THIS PROJECT.
- 4. THE CONSULTANT'S LIABILITY FOR NEGLIGENCE SHALL BE LIMITED TO THE AMOUNT OF THE FEE RECEIVED BY THE CONSULTANT FOR THIS PROJECT.
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- 10. THE CONSULTANT'S LIABILITY FOR NEGLIGENCE SHALL BE LIMITED TO THE AMOUNT OF THE FEE RECEIVED BY THE CONSULTANT FOR THIS PROJECT.

GENERAL STEEL CORPORATION
1005 S. WASHINGTON STREET, SUITE 229
LITTLETON, CO 80120
PHONE: 303-744-4887
FAX: 303-744-7887

ENGINEER
DATE: JUN 1 5/15/78
NOT TO SCALE

FINISH FLOOR AT ELEVATION 100'-0
ANY LATER MAILING YOURS THIS DRAWING.

GENERAL STEEL CORPORATION
1005 S. WASHINGTON STREET, SUITE 229
LITTLETON, CO 80120
PHONE: 303-744-4887
FAX: 303-744-7887

BUILDER:
GENERAL STEEL CORPORATION
LITTLETON, CO

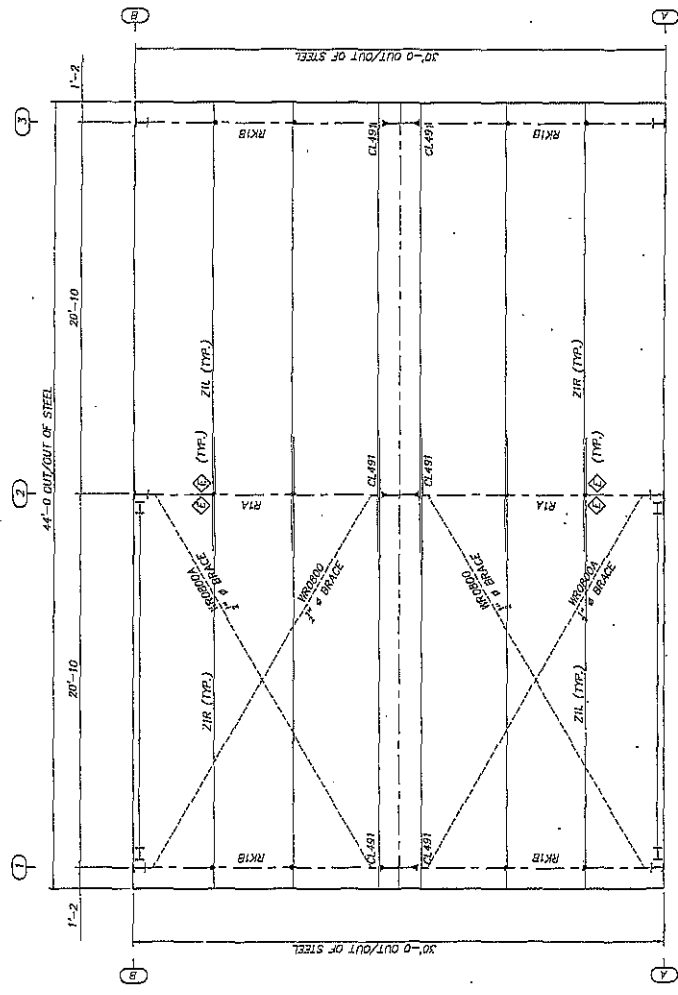
CUSTOMER:
FOREIGN VETERANS OF
FOREIGN WARS
BREWSTER, MA

268 NO. 11 B 97872
DRAWING NO. F/A

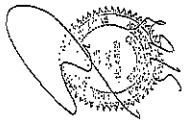
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Exhibit A - 2

- A - DENOTES: CLIP LOCATION
CL493 AT 8" AND 10" PURLINS
CL495 AT 12" PURLINS
- B - DENOTES: CLIP LOCATION
CL404 AT 8" AND 10" PURLINS
CL504 AT 12" PURLINS



ROOF FRAMING PLAN



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FOR PERMIT PURPOSES

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BUILDER:	GENERAL STEEL CORPORATION LITTLETON, CO
CUSTOMER:	BREXSTER VETTRANS OF FOREIGN NAVIS BREXSTER, MA

GENERAL STEEL CORPORATION	FILE	15/19/08
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Z-SECTION LAP TABLE			
SYMBOL	LAP	SYMBOL	LAP
◇	1'-1 LAP	◇	4'-7 LAP
◇	1'-7 LAP	◇	5'-1 LAP
◇	2'-1 LAP	◇	5'-7 LAP
◇	2'-7 LAP	◇	2' LAP

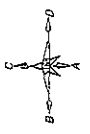
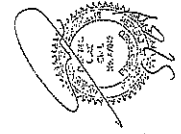
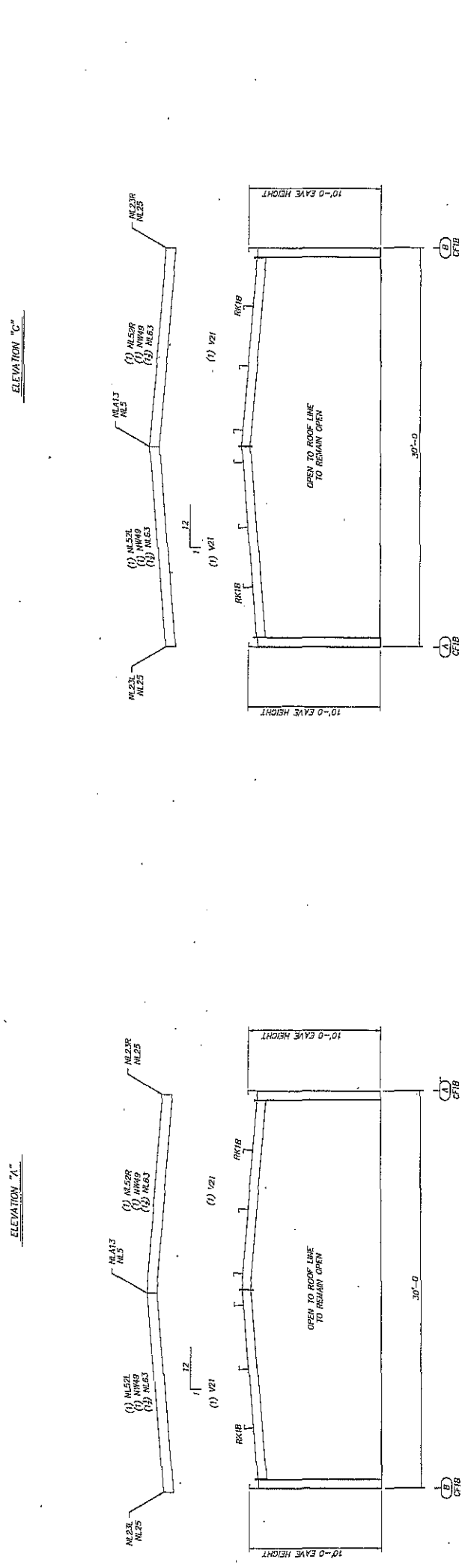
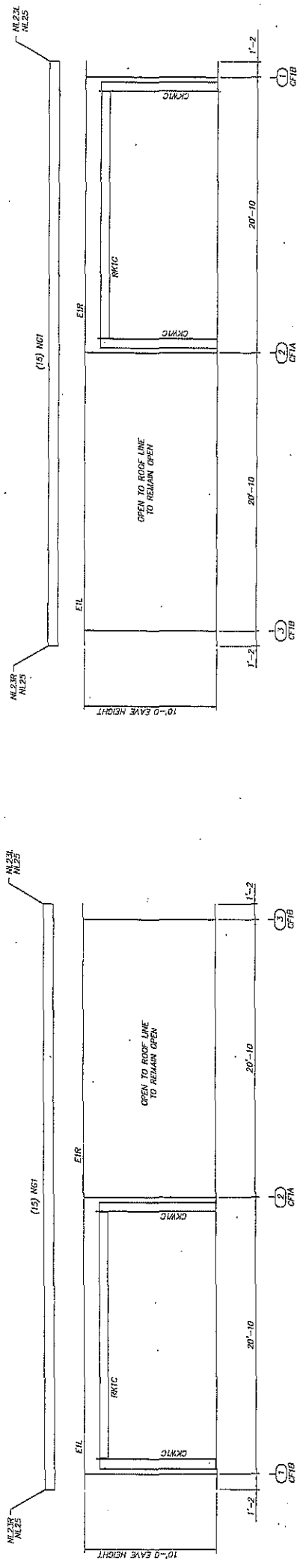


Exhibit A - 3



CRAVEN J. COLE, P.E.
 MASSACHUSETTS, P.E. 47942

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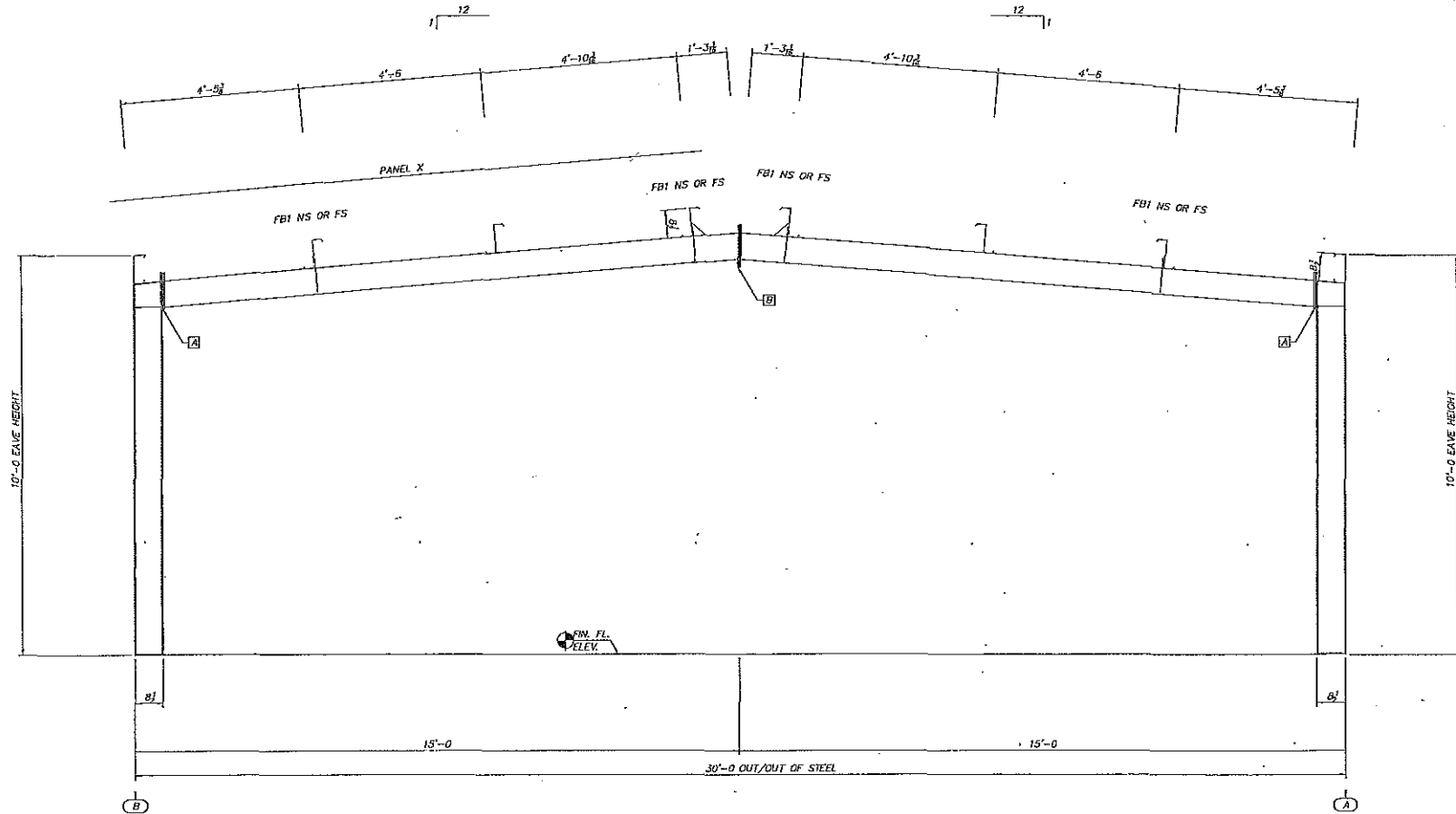
<p>GENERAL STEEL CORPORATION 105 WASHINGTON ST., 2ND FL. LYTTLETON, CO 80120 TEL: 303-341-8888 FAX: 303-341-8888</p>		<p>CUSTOMER: BREWSTER VETERANS OF FOREIGN WARS BREWSTER, MA</p>		<p>500 MA 11 B 57872</p>	
<p>BUILDER: GENERAL STEEL CORPORATION LYTTLETON, CO</p>		<p>DATE: 5/16/08</p>		<p>DRAWING NO. E3</p>	
<p>DESIGNED: PJB</p>		<p>CHECKED: JLB</p>		<p>NOT TO SCALE</p>	

NOTES:

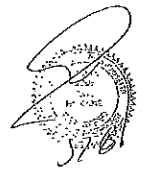
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Exhibit A - 4

GENERAL NOTES
 FRAME CLEARANCES SHOWN ARE APPROXIMATE AND
 MAY VARY DUE TO CONDITIONS (DEFLECTION).
 VERTICAL CLEARANCE DIMENSIONS ARE FROM
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CROSS SECTION AT FRAME LINE "1" & "3"



JUSTIN L. COLE, P.E.
 MASSACHUSETTS P.E. 47042

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FOR PERMIT PURPOSES

FLANGE BRACES	
PIECE MARK	MATERIAL
FBI	ANGLE 1 1/2 X 1 1/2 X 1/4
FBI2	ANGLE 2 X 2 X 1/4
FBI3	ANGLE 2 1/2 X 2 1/2 X 1/4

SPLICE BOLT TABLE				
CONN.	QTY.	SIZE	TYPE	HARDENED BEVELLED WASHERS - WASHERS
A	(6)	1/2 X 2	A325 B&N	0 0
B	(6)	1/2 X 2	A325 B&N	0 0

NOTES:	
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GENERAL STEEL CORPORATION
 1875 S. WAKER STREET, SUITE 250
 LITTLETON, CO 80120
 PHONE 303-984-8347
 FAX 303-984-4885

CHECKED: PLB DATE: 5/16/08
 NOT TO SCALE

GENERAL STEEL CORPORATION
 1875 S. WAKER STREET, SUITE 250
 LITTLETON, CO 80120
 PHONE 303-984-8347
 FAX 303-984-4885

BUILDER:
 GENERAL STEEL CORPORATION
 LITTLETON, CO

CUSTOMER:
 BREWSTER VETERANS OF FOREIGN WARS
 BREWSTER, MA

JOB NO.	11 B 97872
DRAWING NO.	E4

Exhibit A - 5

BUILDER/CONTRACTOR RESPONSIBILITIES

THE MANUFACTURER'S STANDARD PRODUCT SPECIFICATIONS APPLY AND UNLESS STIPULATED OTHERWISE IN THE ORDER DOCUMENTS, THE MANUFACTURER'S DESIGN, FABRICATION, QUALITY CRITERIA STANDARDS AND TOLERANCES WILL GOVERN.

THE BUILDER/CONTRACTOR OR A/E FIRM IS RESPONSIBLE FOR OVERALL PROJECT COORDINATION. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR ERECTION OF STEEL AND ALL ASSOCIATED WORK IN COMPLIANCE WITH THE MANUFACTURER DRAWINGS, TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSE WORK OR OTHER ELEMENTS REQUIRED FOR ERECTION WILL BE DETERMINED, FURNISHED AND INSTALLED BY THE BUILDER/CONTRACTOR. ALL INTERFACE AND COMPATIBILITY OF ANY MATERIALS NOT FURNISHED BY THE MANUFACTURER ARE THE RESPONSIBILITY OF AND TO BE COORDINATED BY THE BUILDER/CONTRACTOR OR A/E FIRM UNLESS SPECIFIC DESIGN CRITERIA CONCERNING ANY INTERFACE BETWEEN MATERIALS IS FURNISHED AS PART OF THE ORDER DOCUMENTS. THE MANUFACTURER ASSUMPTIONS WILL GOVERN, WHERE DISCREPANCIES EXIST BETWEEN THE MANUFACTURER DRAWINGS AND THE PLANS OF OTHER TRADES, THE MANUFACTURER DRAWINGS SHALL GOVERN. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL OTHER TRADES PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES. THE BUILDER/CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED.

THESE DRAWINGS, SUPPORTING STRUCTURAL CALCULATIONS AND DESIGN CERTIFICATION ARE BASED ON ORDER DOCUMENTS AS OF THE DATE OF THESE DRAWINGS. THESE DOCUMENTS SHALL DESCRIBE THE MATERIAL SUPPLIED BY THE MANUFACTURER AS OF THE DATE OF THESE DRAWINGS. ANY CHANGES TO THE ORDER DOCUMENTS AFTER THIS DATE WILL VOID THESE DRAWINGS, SUPPORTING STRUCTURAL CALCULATIONS AND DESIGN CERTIFICATION. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE GOVERNING BUILDING AUTHORITY OF ALL CHANGES TO THE ORDER DOCUMENTS WHICH RESULT IN CHANGES TO THE DRAWINGS, SUPPORTING STRUCTURAL CALCULATIONS AND DESIGN CERTIFICATION.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR APPLYING AND OBSERVING ALL PERTINENT SAFETY RULES AND REGULATIONS AND OSHA STANDARDS AS APPLICABLE.

SUPPORTING DESIGN DATA AND DRAWINGS SEALED BY A LICENSED ENGINEER, FOR MATERIALS SUPPLIED BY THE MANUFACTURER, DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT THE MANUFACTURER OR ANY OF ITS AGENTS OR EMPLOYEES IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT. NEITHER THE MANUFACTURER NOR ANY OF ITS AGENTS OR EMPLOYEES IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT. THESE DRAWINGS AND DESIGN DATA ARE SEALED AS CERTIFICATION THAT THE MATERIALS FURNISHED BY THE MANUFACTURER ARE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE ORDER DOCUMENTS. DESIGN CONSIDERATIONS OF ANY MATERIALS NOT FURNISHED BY THE MANUFACTURER AND FOR THE OVERALL LATERAL STABILITY OF THE BUILDER/CONTRACTOR AND DESIGN PROFESSIONALS OTHER THAN THE MANUFACTURER UNLESS SPECIFICALLY INDICATED OTHERWISE.

APPROVAL OF THE MANUFACTURER DRAWINGS AND DESIGN DATA AFFIRMS THAT THE MANUFACTURER HAS CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE ORDER DOCUMENTS AND CONSTITUTES BUILDER/CONTRACTOR'S ACCEPTANCE OF THE MANUFACTURER'S INTERPRETATION OF THE ORDER DOCUMENTS AND OF THE MANUFACTURER'S STANDARD PRODUCT SPECIFICATIONS, INCLUDING ITS DESIGN, FABRICATION, AND QUALITY CRITERIA STANDARDS AND TOLERANCES.

MASONRY AND TILT-UP CONCRETE WALLS BY OTHERS ARE PRESUMED TRUE, PLUMB AND LEVEL.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL SHIPMENTS RECEIVED. SHORTAGES MUST BE REPORTED TO THE MANUFACTURER WITHIN 30 DAYS OF DELIVERY.

WHERE SHOWN IN MANUFACTURER'S STRUCTURAL CALCULATIONS, LATERAL STABILITY OF ENDWALLS AND LONGITUDINAL STABILITY OF SIDEWALLS RELY ON DIAPHRAGM ACTION OF THE WALL PANELS PROVIDED BY THE MANUFACTURER. REMOVAL OF THESE WALL PANELS CAN RESULT IN LESS THAN THE MINIMUM LENGTH OF WALL PANELS REQUIRED AND WILL VOID ALL WARRANTIES AND CERTIFICATIONS SUPPLIED BY MANUFACTURER AS THEY APPLY TO THIS CONDITION. THE FIELD INSTALLATION OF X-BRACING OR OTHER MEANS TO PROVIDE LATERAL STABILITY MAY BE REQUIRED AS A RESULT OF THE REMOVAL OF WALL PANELS.

MATERIALS

MATERIAL PROPERTIES OF STEEL BAR, PLATE AND SHEET USED IN THE FABRICATION OF BUILT-UP PRIMARY AND SECONDARY STRUCTURAL FRAMING MEMBERS CONFORM TO ASTM A572, ASTM A572, ASTM A1011 SS, OR ASTM A1011 HSLAS WITH A MINIMUM YIELD POINT OF 50 KSI.

MATERIAL PROPERTIES OF HOT ROLLED STRUCTURAL SHAPES CONFORM TO ASTM A992, ASTM A572, OR ASTM A572 WITH A MINIMUM SPECIFIED YIELD POINT OF 50 KSI. HOT ROLLED ANGLES, OTHER THAN FLANGE BRACES, CONFORM TO ASTM A36 MINIMUM.

HOLLOW STRUCTURAL SHAPES CONFORM TO ASTM A500 GRADE B, MINIMUM YIELD POINT IS 42 KSI FOR ROUND HSS AND 46 KSI FOR RECTANGULAR HSS.

MATERIAL PROPERTIES OF COLD-FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF ASTM A1011 SS GRADE 33, OR ASTM A1011 HSLAS CLASS 1 GRADE 33, WITH A MINIMUM YIELD POINT OF 55 KSI.

SPECIFICATIONS

MATERIALS SUPPLIED BY THE MANUFACTURER FOR THIS BUILDING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDER DOCUMENTS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS SUCH AS, BUT NOT LIMITED TO, CUTTING OR REMOVAL OF GIRTS, ROD BRACING OR FLANGE BRACES SHOWN ON THESE ERECTION DRAWINGS OR THE ADDITION OF OTHER CONSTRUCTION MATERIAL OR LOADS WILL VOID ALL WARRANTIES AND CERTIFICATIONS SUPPLIED BY MANUFACTURER AS THEY APPLY TO THIS CONDITION. ANY STRUCTURAL FIELD MODIFICATIONS MUST BE UNDER THE DIRECTION OF A LICENSED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. THE MANUFACTURER WILL ASSUME NO RESPONSIBILITY FOR LOADS OTHER THAN THOSE SPECIFIED IN THE ORDER DOCUMENTS.

MATERIALS HAVE BEEN DESIGNED WITH THE MANUFACTURER'S STANDARD DESIGN PRACTICES WHICH ARE BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES:

- AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", ALLOWABLE STRESS DESIGN.
- AMERICAN IRON AND STEEL INSTITUTE, "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", ALLOWABLE STRESS DESIGN.
- THE BUILDING CODE AS SPECIFIED ON THE ENGINEERING DESIGN CRITERIA SHEET.
- METAL BUILDING MANUFACTURER'S ASSOCIATION, "LOW RISE BUILDING SYSTEMS MANUAL".

ALL WELDING IS PERFORMED IN ACCORDANCE WITH AWS D1.1, UNLESS OTHERWISE CALLED FOR ON THE ORDER DOCUMENTS.

UNLESS NOTED ON THE ERECTION DRAWINGS, NO FIELD WELDING IS REQUIRED. WHERE FIELD WELDING IS SPECIFIED THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE METHODS AND PROCEDURES TO FULFILL WELD REQUIREMENTS. THE MANUFACTURER IS NOT RESPONSIBLE FOR WELDMENT SURFACE PREPARATION EXCEPT AS SPECIFIED IN THE ORDER DOCUMENTS.

INSPECTION/JOB SITE

SPECIAL SHOP AND ALL FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR UNLESS SPECIFIED OTHERWISE IN THE ORDER DOCUMENTS.

FIELD INSPECTION MAY BE SPECIFIED BY THE APPLICABLE BUILDING CODE AND/OR THE STATE OR LOCAL JURISDICTION, NOT BY THE MANUFACTURER.

THE MANUFACTURER IS NOT RESPONSIBLE FOR GENERAL SITE SUITABILITY, JOB SITE INSPECTION, OR ERECTION MONITORING. SITE SPECIFIC CONDITIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

ENGINEERING DESIGN CRITERIA

BUILDING CODE	MASSACHUSETTS STATE BUILDING CODE 1997
BUILDING END USE	COMMERCIAL
IMPACT LOADS	NONE
DEAD LOAD (STAR MATERIAL) (AVERAGE WEIGHT OF PANELS + PURLINS)	1.6 PSF
COLLATERAL LOADS	0.5 PSF (TOTAL)
SPRINKLER	0.0 PSF
CEILING	0.0 PSF
LIGHTS	0.0 PSF
OTHER	0.5 PSF
HANGING LOADS CAN NOT BE ATTACHED TO THE PURLIN LIP.	
LOADS ARE TO BE ATTACHED TO THE PURLIN WEB.	
FIXED SERVICE EQUIPMENT	NONE
SNOW LOAD ZONE	1.0
SNOW LOAD	25.0 PSF
WIND LOAD ZONE	3.0
WIND LOAD	50.0 MPH
REFERENCE WIND PRESSURE	21 PSF
WIND EXPOSURE	C
BUILDING DESIGN	PARTIALLY ENCLOSED

BUILDING DESCRIPTION				
NOMINAL SIZE	WIDTH	LENGTH	EAVE HEIGHT (LOW SIDE)	ROOF SLOPE
BUILDING "A"	30'-0"	44'-0"	10'-0"	1:12

GENERAL NOTES

- 1) ROOF PANEL 26 GA. DURA-RIB --- GALVALUME/ACRYLIC
- 2) ALL FLASH 26 GA. --- CLASSIC GREEN

ENGINEERING NOTES

"BRACING SIZE" AS NOTED ON ENGINEERING DOCUMENTS AND ERECTION DRAWINGS DENOTES THREAD DIAMETER FOR ROD BRACING AND WIRE STRAND CABLE DIAMETER FOR WIRE STRAND CABLE BRACING.

ALL BOLTED JOINTS WITH A325 TYPE 1 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 23, 2000 PRE-TENSIONING METHODS, INCLUDING TURN-OF-NUT AND CALIBRATED WRENCH ARE NOT REQUIRED.

FIFTY PERCENT OF THE ROOF SNOW HAS BEEN INCLUDED IN THE CALCULATIONS OF THE SEISMIC FORCES.

DEFLECTION NOTES

THE MATERIAL SUPPLIED BY STAR HAS BEEN DESIGNED WITH THE FOLLOWING MINIMUM DEFLECTION CRITERIA. THE ACTUAL DEFLECTION MAY BE LESS DEPENDING ON ACTUAL LOAD AND ACTUAL MEMBER LENGTH. THE FRAME SIDESWAY FOR WIND LOADING IS BASED ON A 10 YEAR MEAN OCCURRENCE WIND INTERVAL.

ROOF PURLINS		WALL PANELS	
LIVE	L / 150	TOTAL WIND	L / 60
SNOW	L / 150	WALL GIRTS	L / 90
WIND	L / 150	TOTAL WIND	L / 90
TOTAL GRAVITY	L / 120	ENDWALL COLUMNS	L / 90
		TOTAL WIND	L / 90
ROOF RAFTERS		FRAME/PORTAL FRAME SIDESWAY	
LIVE	L / 180	FRAME LIVE	H / 60
SNOW	L / 180	FRAME SNOW	H / 60
WIND	L / 180	FRAME WIND	H / 60
TOTAL GRAVITY	L / 120	FRAME SEISMIC	N/A
		FRAME CRANE	N/A
ROOF PANELS		FRAME TOTAL WIND	H / 60
LIVE	L / 60	FRAME TOTAL SEISMIC	H / 60
SNOW	L / 60	FRAME TOTAL GRAVITY	H / 60
TOTAL UPLIFT	L / 60	PORTAL TOTAL WIND	H / 60
		PORTAL TOTAL SEISMIC	N/A

ALL DEFLECTION AND SIDESWAY LIMITS SHOWN ARE AT SERVICE LOADS UNLESS INDICATED OTHERWISE.

CROSS SECTION	MEMBER	MARK NUMBER
	DESC. SECTION (d x b x t) (IN)	L (IN)
	8.5C75 8.5X3.25C.075	.750
	8.5C92 8.5X3.25C.092	1.00
	10C75 10X2.75C.075	1.125
	10C84 10X2.75C.084	1.125
	10C100 10X2.75C.100	1.1875
	12C80 12X3.25C.080	1.41
	12C89 12X3.25C.088	1.50
	12C100 12X3.25C.100	1.52
		DESC. SECTION (d x b x t) (IN)
8.5Z57 8.5X2.5Z.057		.769
8.5Z64 8.5X2.5Z.064		.791
8.5Z72 8.5X2.5Z.072		.951
8.5Z80 8.5X2.5Z.080		.963
8.5Z88 8.5X2.5Z.088		.978
10Z75 10X2.75Z.075		1.0
10Z84 10X2.75Z.084		1.0
10Z100 10X2.75Z.100		1.0625
12Z85 12X3.25Z.085		1.217
12Z104 12X3.25Z.1037	1.238	
	DESC. SECTION (d x b x t) (IN)	L (IN)
	8.5E75 8.5X3.25C.075	.750
	8.5E92 8.5X3.25C.092	1.00
	10E84 10X3.25C.084	1.19
	10E84 10X3.625C.084	1.25
	12E80 12X3.25C.080	1.41
	12E88 12X3.25C.088	1.50
	12E100 12X3.25C.100	1.52

GRIP	LENGTH	BOLT LENGTH
0 TO 9/16"	1 1/4" F.T.	
Over 9/16" TO 1 1/16"	1 3/4" F.T.	
Over 1 1/16" TO 1 9/16"	2 1/4"	
Over 1 9/16" TO 1 13/16"	2 1/2"	
Over 1 13/16" TO 2 1/16"	2 3/4"	

NOTE: FULL THREAD ENCAGEMENT IS DEEMED TO HAVE BEEN MET WHEN THE END OF THE BOLT IS FLUSH WITH THE FACE OF THE NUT.

WASHER REQUIRED ONLY WHEN SPECIFIED.

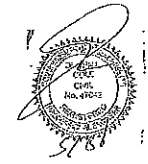
WASHER MAY BE LOCATED UNDER HEAD OF BOLT UNDER NUT, OR AT BOTH AT LOCATIONS NOTED ON ERECTION DRAWINGS.

ADD 5/32" FOR EACH WASHER TO MATERIAL THICKNESS TO DETERMINE GRIP.

F.T. DENOTES FULLY THREADED

LOCATIONS OF BOLTS LONGER THAN 2 3/4" NOTED ON ERECTION DRAWINGS

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2. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING MATERIALS FOR THIS BUILDING IN CONFORMANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE MANUFACTURER ERECTION GUIDES, AND INDUSTRY STANDARDS.



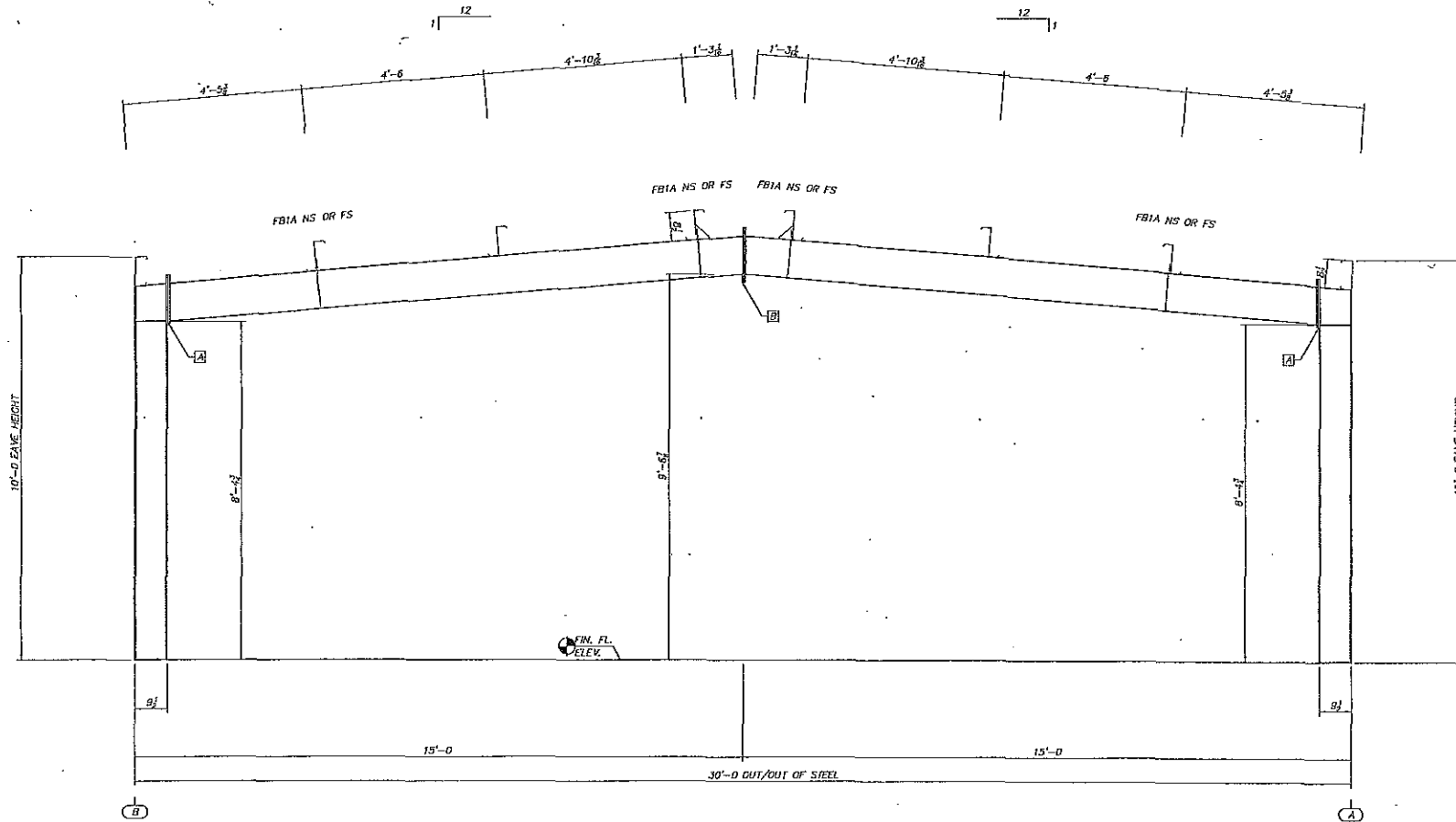
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MASSACHUSETTS P.E. 47042

FOR PERMIT PURPOSES

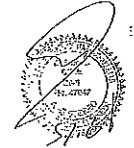
	GENERAL STEEL CORPORATION 1075 S. WALKER STREET, SUITE 250 LITTLETON, CO 80120 PHONE 303-924-4037 FAX 303-924-4659		JOB NO. 11 B 97872 DRAWING NO. E1
	BUILDER: GENERAL STEEL CORPORATION LITTLETON, CO	CUSTOMER: BREWSTER VETRANS OF FOREIGN WARS BREWSTER, MA	
CHECKED FILE	DATE 5/16/08	NOT TO SCALE	

Exhibit A - 6

GENERAL NOTES
 FRAME CLEARANCES SHOWN ARE APPROXIMATE AND
 MAY VARY DUE TO CONDITIONS (DEFLECTION).
 VERTICAL CLEARANCE DIMENSIONS ARE FROM
 FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT FRAME LINE "2"



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 MASSACHUSETTS P.E. 47042

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FOR PERMIT PURPOSES

FLANGE BRACES	
PIECE MARK	MATERIAL
FB1	ANGLE 1 1/2 X 1 1/2 X 1/2
FB2	ANGLE 2 X 2 X 1/2
FB3	ANGLE 2 1/2 X 2 1/2 X 1/2

SPLICE BOLT TABLE				
CONN.	QTY.	SIZE	TYPE	HARDENED BEVELED WASHERS
A	(6)	3/8 X 2	A325 B&N	0
B	(4)	3/8 X 2	A325 B&N	0

NOTES:
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 2. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE, GOOD QUALITY WORKMANSHIP IN ERECTING MATERIALS FOR THIS BUILDING IN CONFORMANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE MANUFACTURER ERECTION GUIDES, AND INDUSTRY STANDARDS.

GENERAL STEEL CORPORATION
 1075 S. WINDOM STREET, SUITE 250
 LAWRENCE, CO, 80506
 PHONE 303-904-4837
 FAX 303-904-4838

DESIGNED: PLB
 DATE: 5/16/08
 NOT TO SCALE

GENERAL STEEL CORPORATION
 1075 S. WINDOM STREET, SUITE 250
 LAWRENCE, CO, 80506
 PHONE 303-904-4837
 FAX 303-904-4838

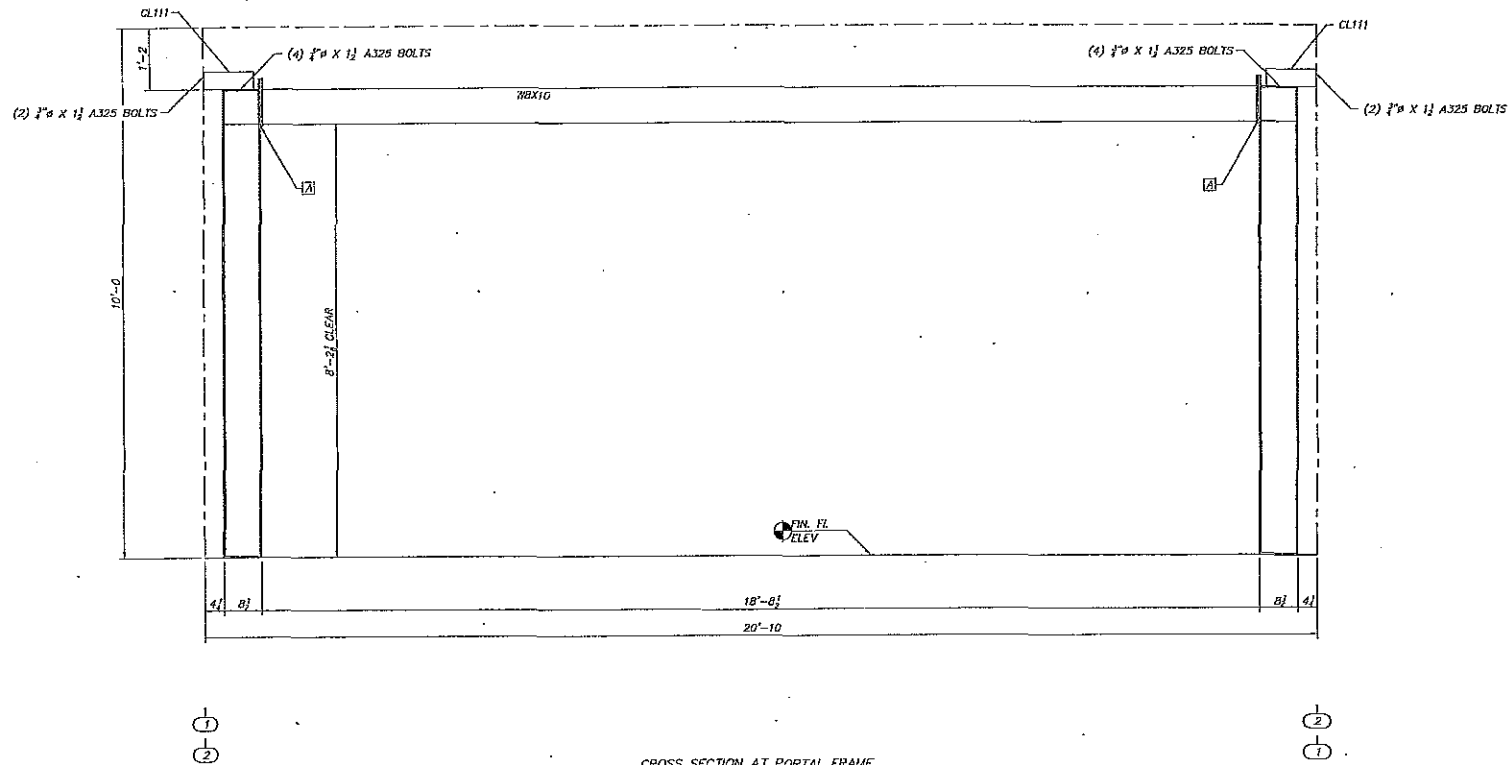
BUILDER: GENERAL STEEL CORPORATION
 LITTLETON, CO

CUSTOMER: BREWSTER VETTRANS OF FOREIGN WARS
 BREWSTER, MA

JOB NO.
 11 B 97872

DRAWING NO.
 E5

Exhibit A - 7



CROSS SECTION AT PORTAL FRAME
SIDEWALL "A" BAY "1"
SIDEWALL "C" BAY "2"

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).
VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



DUSTIN L. COLE, P.E.
MASSACHUSETTS P.E. 47042

THESE DRAWINGS AND THE METAL WORKING THEY REPRESENT ARE THE PRODUCT OF STAR BUILDING SYSTEMS OR A DIVISION OF ITS AFFILIATE AND BUILDING SYSTEMS - 8950 SOUTH WINTERBROOK DR. COLORED SPRING, CO. 80424. NO ENGINEER WHOSE SEAL APPEARS HEREON IS EMPLOYED BY EITHER STAR BUILDING SYSTEMS OR A DIVISION OF ITS AFFILIATE AND BUILDING SYSTEMS AND IS NOT THE ENGINEER OF RECORD FOR THIS PROJECT.

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GENERAL STEEL CORPORATION
CHECKED: [Signature] DATE: 5/18/08
FLB
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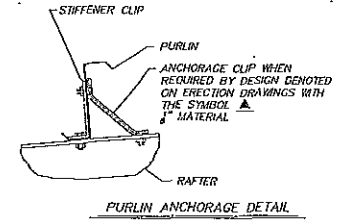
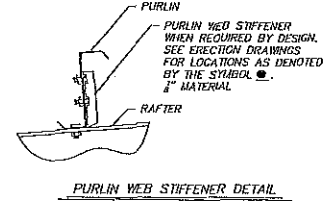
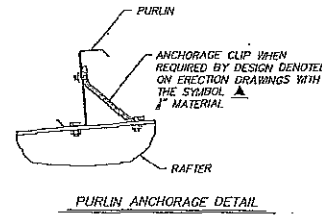
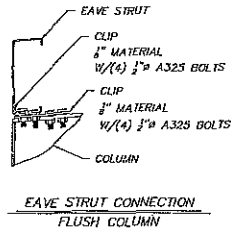
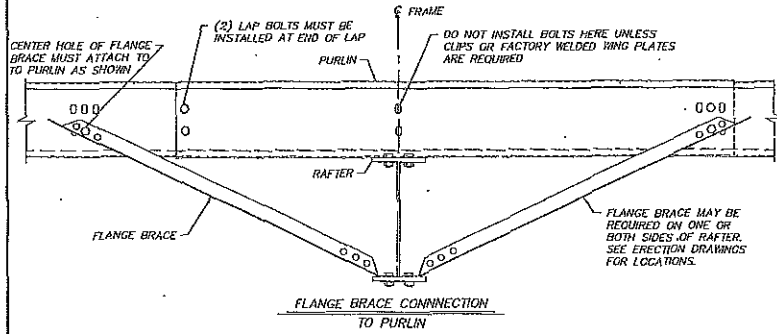
GENERAL STEEL CORPORATION
1975 E. WARDEN STREET, SUITE 280
LAKEMOOD, CO. 80226
PHONE 303-396-1837
FAX 303-694-1868
BUILDER:
GENERAL STEEL CORPORATION
LITTLETON, CO
CUSTOMER:
BREWSTER VETERANS OF FOREIGN WARS
BREWSTER, MA

JOB NO.
11 B 97872
DRAWING NO.
E6

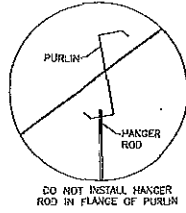
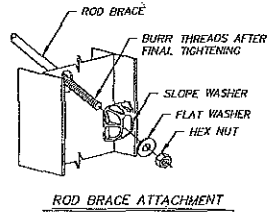
SPlice BOLT TABLE					
CONN.	QTY.	SIZE	TYPE	HARDENED BEVELED WASHERS	WASHERS
A	(6)	1/2" X 2	A325 B&V	0.0	0

Exhibit A - 8

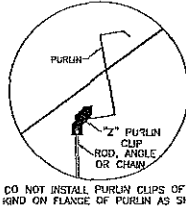
NOTE: PURLIN LAPS MAY VARY IN LENGTH AND MAY NOT NECESSARILY BE THE SAME ON EACH SIDE OF THE RAFTER. SEE ERECTION DRAWINGS FOR LAP SYMBOL AND Z SECTION LAP TABLE.



SUGGESTED METHOD OF ATTACHMENT TO PURLIN

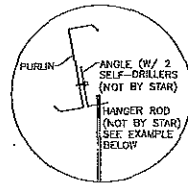


DO NOT INSTALL HANGER ROD IN FLANGE OF PURLIN



DO NOT INSTALL PURLIN CLIPS OF ANY KIND ON FLANGE OF PURLIN AS SHOWN

THE INCORRECT WAY



An angle is field attached to the web of the purlin to catch hanger rod. This method does not preclude other forms of attachment to the purlin web.

The total hanger load shall not exceed the design collateral load for the building. A sample calculation is shown below:
 $5'$ (purlin spacing) \times $5'$ (hanger spacing) \times 6 psf (collateral load) = 150 lbs.

See cover sheet for design collateral load for this building.

Note: If this building is designed for 0 psf collateral load, then adding any suspended system (i.e. duct work, piping, lights, ceilings, etc.) will correspondingly reduce the live or snow load that the purlins can safely support.



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FOR PERMIT PURPOSES

NOTES:
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GENERAL STEEL CORPORATION
 CHECKED: PJB DATE: 5/18/08
 NOT TO SCALE

GENERAL STEEL CORPORATION
 3075 S. RIMMING STREET, SUITE 200
 LITTLETON, CO. 80120
 PHONE 303-994-4837
 FAX 303-994-4885

BUILDER:
 GENERAL STEEL CORPORATION
 LITTLETON, CO

CUSTOMER:
 BREWSTER VETERANS OF FOREIGN WARS
 BREWSTER, MA

JOB NO.
 11 B 97872

DRAWING NO.
 E7/A