CAPE COD COMMISSION

3225 MAIN STREET
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

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.

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.

- 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.

20 Aug 2009

John D. Harris, Chair of the Cape Cod Commission — Date

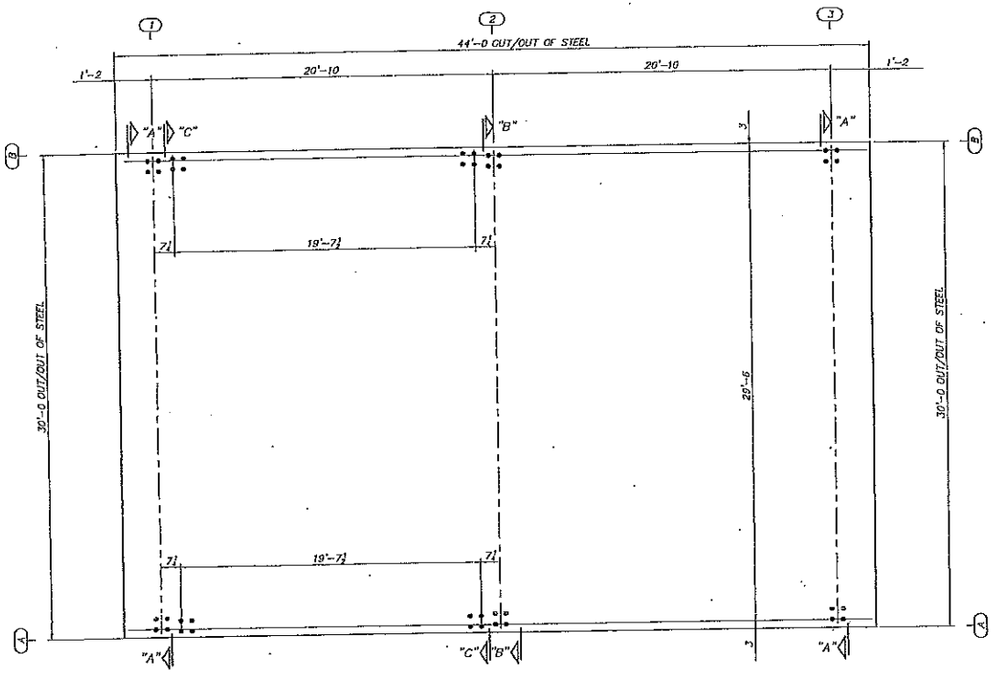
COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss Aug 20, 2009

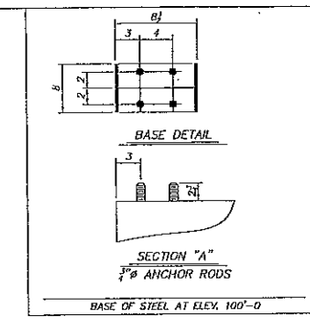
Before me, the undersigned notary public, personally appeared John D. Harris, in his/her capacity as Chairman of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity 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.

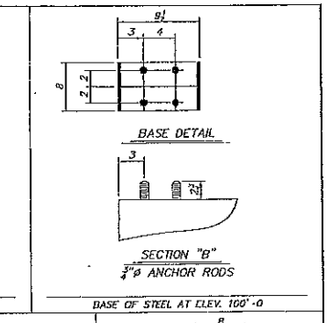
Notary Public
My Commission Expires:
10.13.11

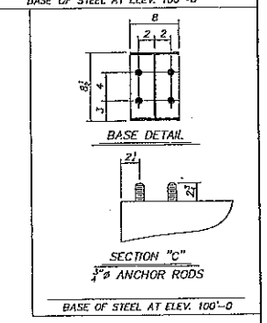
Exhibit A -1



ANCHOR ROD SETTING PLAN







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

FINISH FLOOR AT ELEVATION 100'-0

ANY LATER MAILING VOIDS THIS DRAWING.

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3. MAXIMUM COLUMN REACTIONS PROVIDED MAY NOT BE THE LOAD COMBINATIONS CONTROLLING THE FOUNDATION DESIGN. FOUNDATION ENGINEER SHOULD DETERMINE THE COMBINATIONS CONTROLLING THE FOUNDATION DESIGN. (NOT BY MANUFACTURER)
4. ANCHOR ROD SIZE DETERMINED BY SHEAR AND TENSION AT STEEL LINE (BOTTOM OF THE BASE PLATE). ROD SPACING WILL GENERALLY REQUIRE THE USE OF A BEARING ANGLE, OR OTHER MEANS OF SHEAR TRANSFER TO THE CONCRETE. LENGTH OF ROD AND METHOD OF LOAD TRANSFER TO FOUNDATION DETERMINED BY FOUNDATION ENGINEER. (NOT BY MANUFACTURER)
5. FOUNDATION MUST BE SQUARE AND LEVEL.
6. ALL ANCHOR RODS MUST BE TRUE IN SIZE, LOCATION AND PROJECTION.
7. PROJECTION SHOWN MUST BE HELD TO KEEP THREADS CLEAR OF FINISHED CONCRETE.
8. THIS DRAWING IS FOR ANCHOR ROD PLACEMENT ONLY AND IS NOT FOUNDATION DESIGN.

GENERAL STEEL CORPORATION
1075 S. YUKON STREET, SUITE 250
LAKEWOOD, CO. 80226
PHONE 303-904-4837
FAX 303-904-4886

CHECKED JMM | DATE 5/16/08

NOT TO SCALE

BUILDER:
GENERAL STEEL CORPORATION
LITTLETON, CO

CUSTOMER:
BREWSTER VETRANS OF FOREIGN WARS
BREWSTER, MA

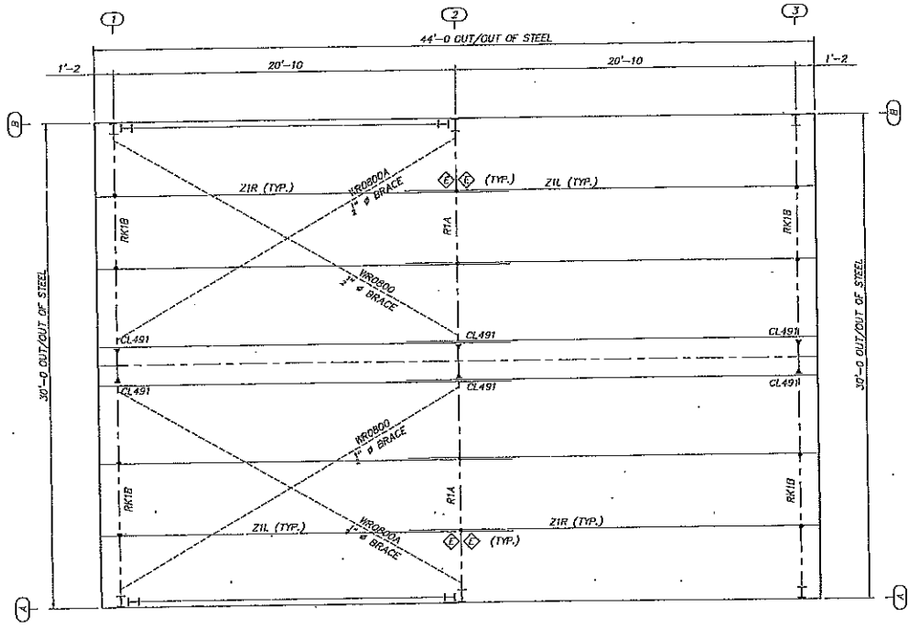
JOB NO. 11 B 97872

DRAWING NO. F1/L

Exhibit A – 2

▲ – DENOTES: CLIP LOCATION
CL493 AT 8½" AND 10" PURLINS
CL495 AT 12" PURLINS

● – DENOTES: CLIP LOCATION
CL204 AT 8½" AND 10" PURLINS
CL504 AT 12" PURLINS



ROOF FRAMING PLAN

Z_SECTION LAP TABLE					
SYMBOL	LAP	SYMBOL	LAP	SYMBOL	LAP
A	1'-1 LAP	E	3'-2½ LAP	I	4'-7 LAP
B	1'-7 LAP	F	3'-7 LAP	K	5'-1 LAP
C	2'-1 LAP	G	4'-1 LAP	L	5'-7 LAP
D	2'-7 LAP	H	2½ LAP		

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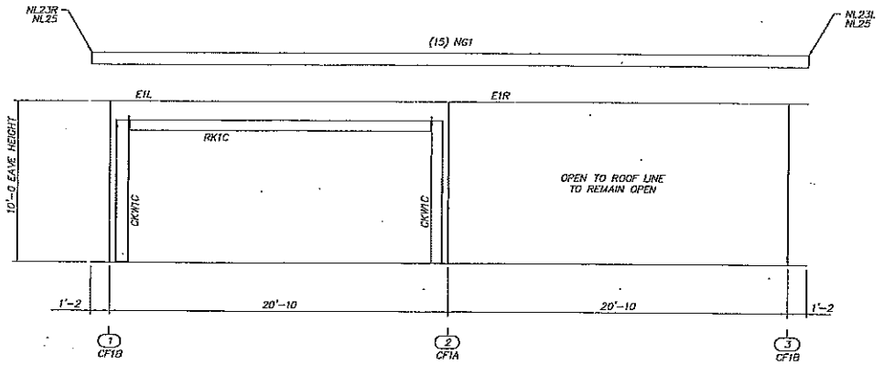
CUSTOMER:
BREWSTER VETRANS OF
FOREIGN WARS
BREWSTER, MA

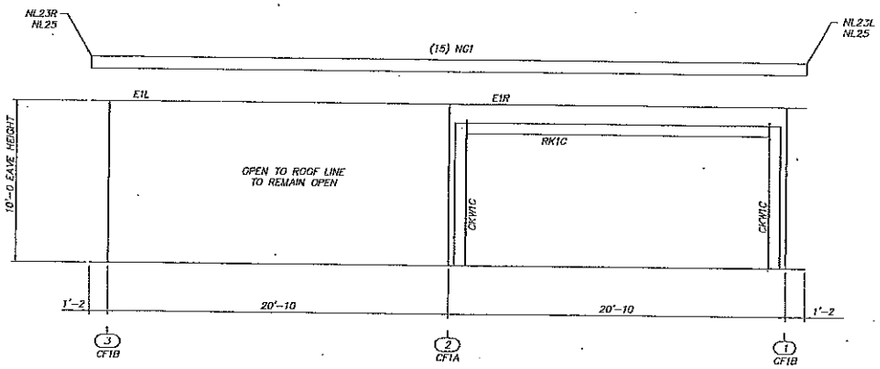
JOB NO.
11 B 97872

DRAWING NO.
E2

Exhibit A – 3



ELEVATION "A"



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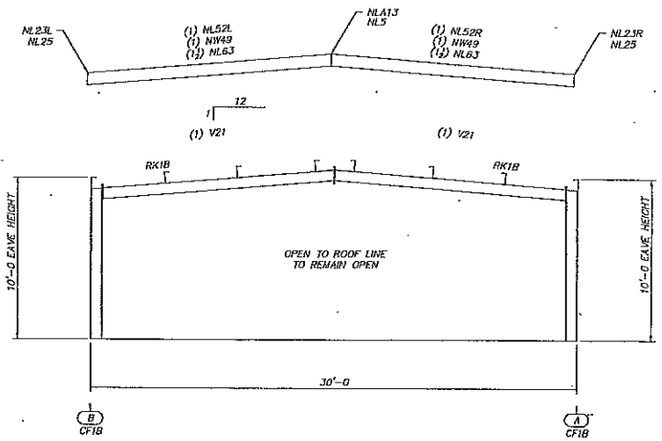
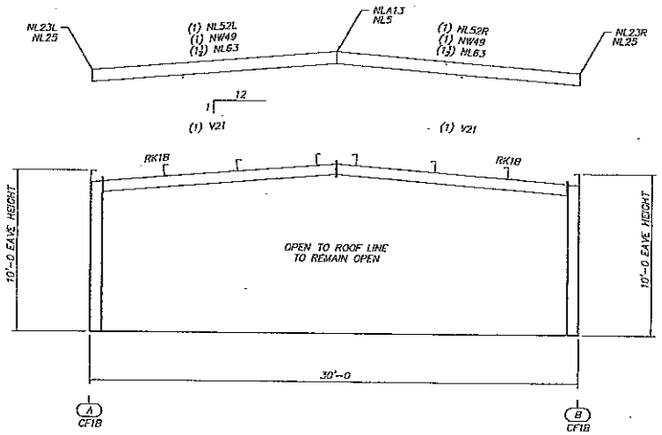


ELEVATION "B"



ELEVATION "D"

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GENERAL STEEL CORPORATION

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

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BUILDER:
GENERAL STEEL
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CUSTOMER:
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BREWSTER, MA

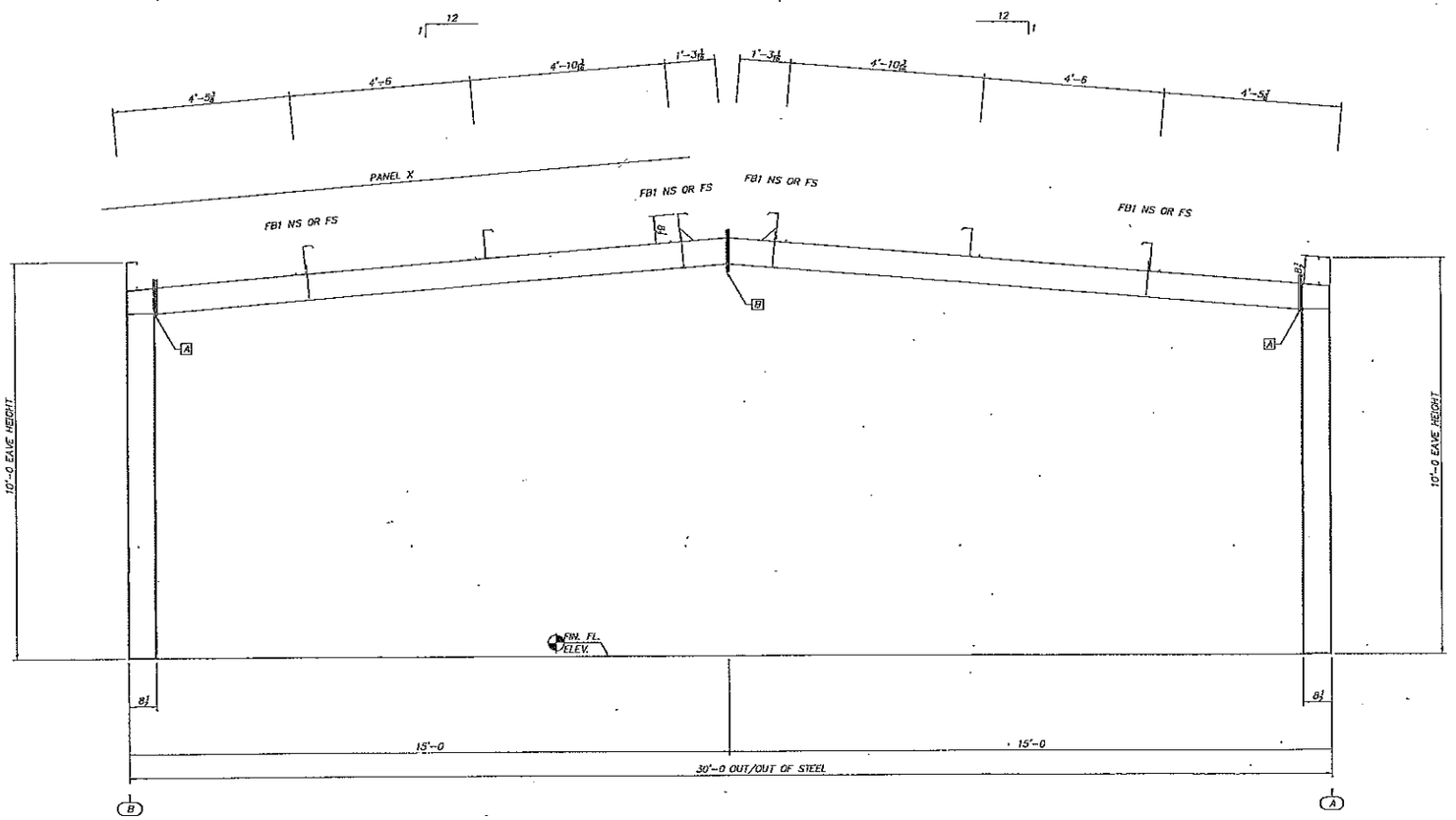
JOB NO.
11 B 97872

DRAWING NO.
E3

Exhibit A – 4

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 "1" & "3"

FLANGE BRACES	
PIECE MARK	MATERIAL
FB1...	ANGLE 1 3/4 X 1 3/4 X 1/8
FB2...	ANGLE 2 X 2 X 1/4
FB3...	ANGLE 2 1/2 X 2 1/2 X 1/4

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

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BUILDER: GENERAL STEEL CORPORATION LITTLETON, CO

CUSTOMER: BREWSTER VETRANS 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 PROJECT 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.

SUPPLYING 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 PROJECT ARE THE RESPONSIBILITY 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.

CROSS SECTION	DESC.	SECTION (d x b x t) (IN)	L (IN)	MARK NUMBER
	8.5C75	8.5X3.25C.075	.750	DJ (DOOR JAMB)
	8.5C92	8.5X3.25C.092	1.00	DH (DOOR HEADER)
	10C75	10X2.75C.075	1.125	GC (CEE MEMBER)
	10C84	10X2.75C.084	1.125	
	10C100	10X2.75C.100	1.1875	
	12C80	12X3.25C.080	1.41	
	12C88	12X3.25C.088	1.50	
	12C100	12X3.25C.100	1.52	
	DESC.	SECTION (d x b x t) (IN)	L (IN)	
	8.5Z57	8.5X2.5Z.057	.769	Z (PURLIN)
	8.5Z64	8.5X2.5Z.064	.781	Z (GIRT)
	8.5Z72	8.5X2.5Z.072	.951	
	8.5Z80	8.5X2.5Z.080	.965	
	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	1.237	
	12Z104	12X3.25Z.1037	1.238	
	DESC.	SECTION (d x b x t) (IN)	L (IN)	
	8.5E75	8.5X3.25C.075	.750	E (EAVE STRUT)
	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	

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 A529, 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 A529, 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 55, OR ASTM A1011 HSLAS CLASS 1 GRADE 55, 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 MANUFACTURERS' 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/JOBSITE

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.

1/2"Ø A325 BOLT GRIP TABLE

GRIP	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"
LOCATIONS OF BOLTS LONGER THAN 2 3/4" NOTED ON ERECTION DRAWINGS	
F.T. DENOTES FULLY THREADED	

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

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.

1. THIS DRAWING, INCLUDING THE INFORMATION HERE, REMAINS THE PROPERTY OF THE MANUFACTURER AND IS PROVIDED SOLELY FOR THE PURPOSE OF ERECTING THE MATERIAL DESCRIBED IN THE APPLICABLE ORDER DOCUMENTS AND SHALL NOT BE MODIFIED, REPRODUCED, OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF THE MANUFACTURER.
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.

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	90.0 MPH
REFERENCE WIND PRESSURE	21 PSF
WIND EXPOSURE	C
BUILDING DESIGNED	PARTIALLY ENCLOSED

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	
LIVE	L / 150
SNOW	L / 150
WIND	L / 150
TOTAL GRAVITY	L / 120
ROOF RAFTERS	
LIVE	L / 180
SNOW	L / 180
WIND	L / 180
TOTAL GRAVITY	L / 120
ROOF PANELS	
LIVE	L / 60
SNOW	L / 60
TOTAL UPLIFT	L / 60

WALL PANELS	
TOTAL WIND	L / 60
WALL GIRTS	
TOTAL WIND	L / 90
ENDWALL COLUMNS	
TOTAL WIND	L / 90
FRAME/PORTAL FRAME SIDESWAY	
FRAME LIVE	H / 60
FRAME SNOW	H / 60
FRAME WIND	H / 60
FRAME SEISMIC	N/A
FRAME CRANE	N/A
FRAME TOTAL WIND	H / 60
FRAME TOTAL SEISMIC	N/A
FRAME TOTAL GRAVITY	H / 60
PORTAL TOTAL WIND	H / 60
PORTAL TOTAL SEISMIC	N/A

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

BUILDING DESCRIPTION

NOMINAL SIZE:	WIDTH		LENGTH		EAVE HEIGHT (LOW SIDE)	ROOF SLOPE
BUILDING "A"	30'-0	X	44'-0	X	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". PRETENSIONING 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.

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

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FOR PERMIT PURPOSES

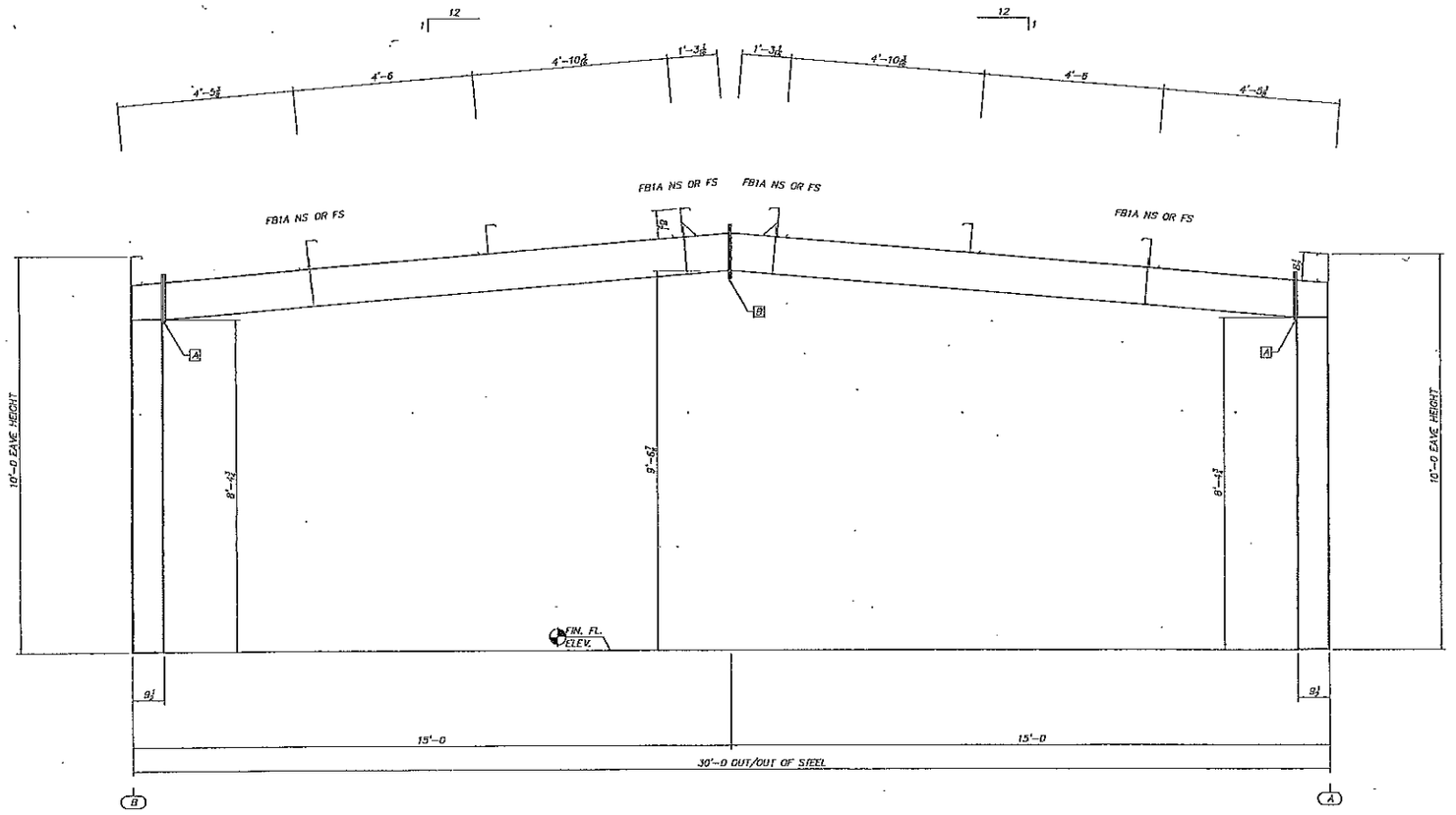
GENERAL STEEL CORPORATION
1075 S. YUKON STREET, SUITE 250
LAKEWOOD, CO. 80226
PHONE 303-904-4837
FAX 303-904-4866

CHECKED: PLB	DATE: 5/16/08	BUILDER: GENERAL STEEL CORPORATION LITTLETON, CO	CUSTOMER: BREWSTER VETRANS OF FOREIGN WARS BREWSTER, MA
NOT TO SCALE		JOB NO. 11 B 97872	DRAWING NO. E1

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"

FLANGE BRACES	
PIECE MARK	MATERIAL
FB1_	ANGLE 1 1/2 X 1 1/2 X 3/16
FB2_	ANGLE 2 X 2 X 1/4
FB3_	ANGLE 2 1/2 X 2 1/2 X 1/4

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

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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 CODES, AND INDUSTRY STANDARDS.

GENERAL STEEL CORPORATION

CHECKED PLB | DATE 5/16/08

NOT TO SCALE

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

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FOR PERMIT PURPOSES

GENERAL STEEL CORPORATION
1075 S. YUKON STREET, SUITE 250
LAKEWOOD, CO. 80226
PHONE 303-904-4837
FAX 303-904-4858

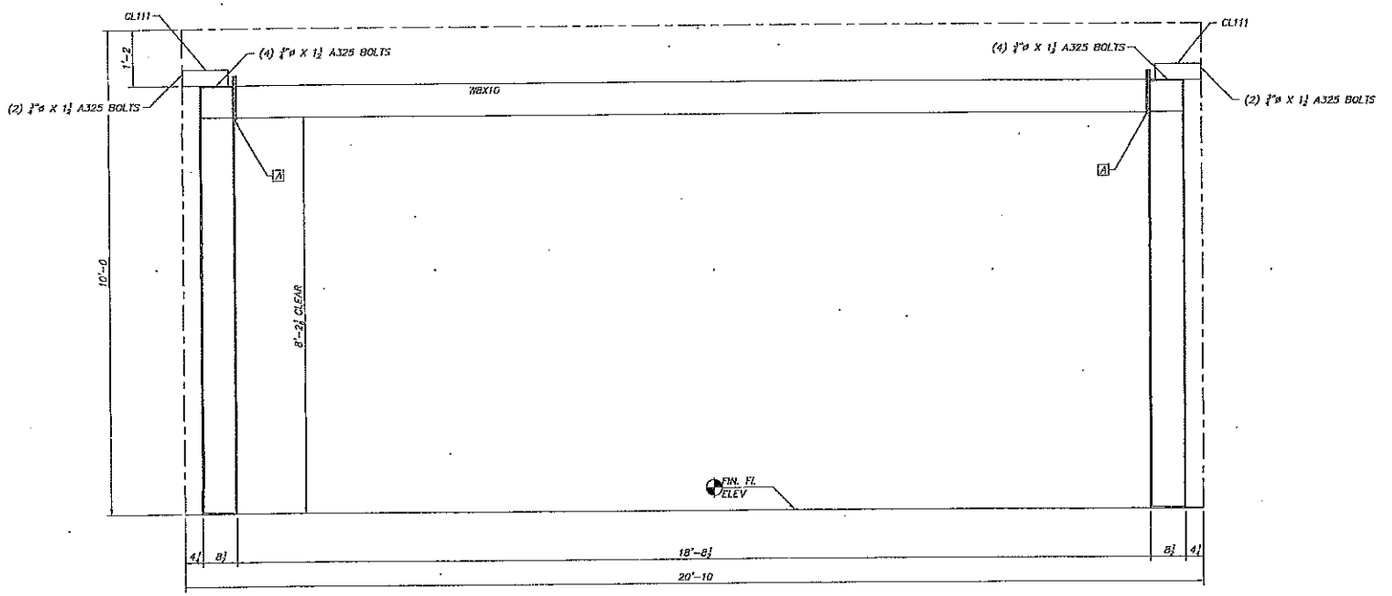
BUILDER:
GENERAL STEEL
CORPORATION
LITTLETON, CO

CUSTOMER:
BREWSTER VETRANS OF
FOREIGN WARS
BREWSTER, MA

JOB NO.
11 B 97872

DRAWING NO.
E5

Exhibit A – 7



1/1
1/2

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

2/1
1/1

GENERAL NOTES
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FOR PERMIT PURPOSES

DUSTIN L. COLE, P.E.
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SPLICE BOLT TABLE				
CONN.	QTY. SIZE	TYPE	HARDENED BEVELED WASHERS	WASHERS
A	(6) ¾ X 2	A325 B&N	0.0	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
CHECKED PLB DATE 5/16/08
NOT TO SCALE

GENERAL STEEL CORPORATION
1073 S. YUKON STREET, SUITE 250
LAKEWOOD, CO. 80226
PHONE 303-904-4837
FAX 303-904-4858

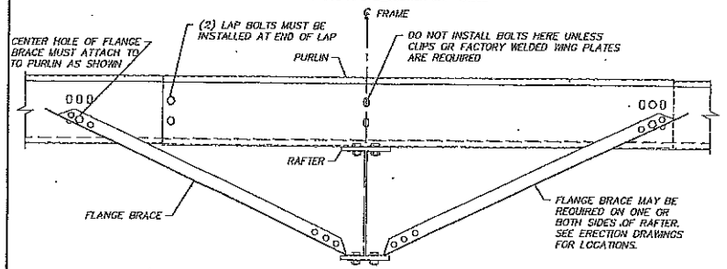
BUILDER:
GENERAL STEEL CORPORATION
LITTLETON, CO

CUSTOMER:
BREWSTER VETRANS OF FOREIGN WARS
BREWSTER, MA

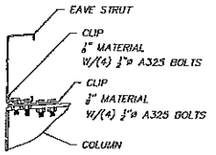
JOB NO. 11 B 97872

DRAWING NO. E6

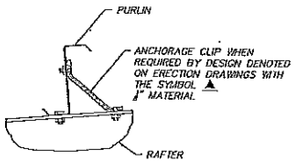
Exhibit A - 8



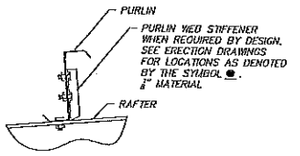
FLANGE BRACE CONNECTION TO PURLIN



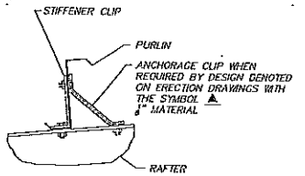
EAVE STRUT CONNECTION FLUSH COLUMN



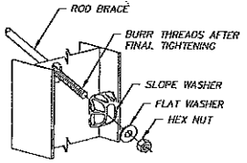
PURLIN ANCHORAGE DETAIL



PURLIN WEB STIFFENER DETAIL

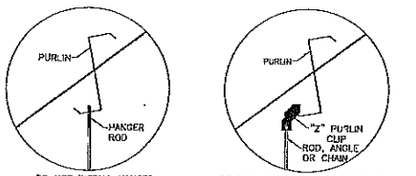


PURLIN ANCHORAGE DETAIL

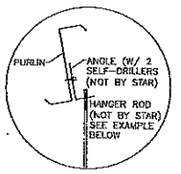


ROD BRACE ATTACHMENT

SUGGESTED METHOD OF ATTACHMENT TO PURLIN



THE INCORRECT WAY



SUGGESTED METHOD

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) x 5' (hanger spacing) x 8 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 (ie. 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 PLB | DATE 5/18/08

NOT TO SCALE

GENERAL STEEL CORPORATION
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BUILDER: GENERAL STEEL CORPORATION LITTLETON, CO

CUSTOMER: BREWSTER VETRANS OF FOREIGN WARS BREWSTER, MA

JOB NO. 11 B 97872

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