

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

Permit Number: 061482

This is to certify that HELLENIC ORTHODOX COMMUNITY OF PORTLAND WE

has permission to Remove existing brick steps replace

AT 133 PLEASANT ST

CALL 039 D009001

PERMIT ISSUED

OCT 31 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is provided. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
 Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

10.31.06

Signature of Inspections Official

Date

10.31.06

CBL:

35D 9

Building Permit #:

061482

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1482 File Date: PERMIT ISSUED CBL: 039 D009001		
Location of Construction: 133 PLEASANT ST	Owner Name: HELLENIC ORTHODOX COMM	Owner Address: 133 PLEASANT ST OCT 31 2006 Phone: 871-1290
Business Name:	Contractor Name: Gnome LDM	Contractor Address: P.O. Box 66011 CITY OF PORTLAND Phone: 2077812955
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial Zone: R-2 First
Past Use: Commercial / church	Proposed Use: Commercial / church remove existing brick steps and replace with granite	Permit Fee: \$840.00 Cost of Work: \$81,048.00 CEO District: 2 FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A Type: 3B to NFPA 101 10/18/06 IBC 2003 Signature: M. Sheth Signature: [Signature]
Proposed Project Description: Remove existing brick steps and replace with granite		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 10/06/2006	Zoning Approval	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/11/06	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 10/11/06
	Attached to review for license from City Hall Manager fee: over \$1000 on sidewalk		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1482	Date Applied For: 10/06/2006	CBL: 039 D009001
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Location of Construction: 133 PLEASANT ST	Owner Name: HELLENIC ORTHODOX COMMU	Owner Address: 133 PLEASANT ST	Phone:
Business Name:	Contractor Name: Gnome LDM	Contractor Address: P.O. Box 66803 Falmouth	Phone (207) 781-2955
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / church remove existing brick steps and replace with granite	Proposed Project Description: Remove existing brick steps and replace with granite
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 10/16/2006
Note: **Ok to Issue:**

1) * All conditions of the HP Board's 6/21/06 approval have been met.

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 10/11/2006
Note: there is an attachment of the signed irrevocable license from the City Manager's office to place the steps on part of the City property. **Ok to Issue:**

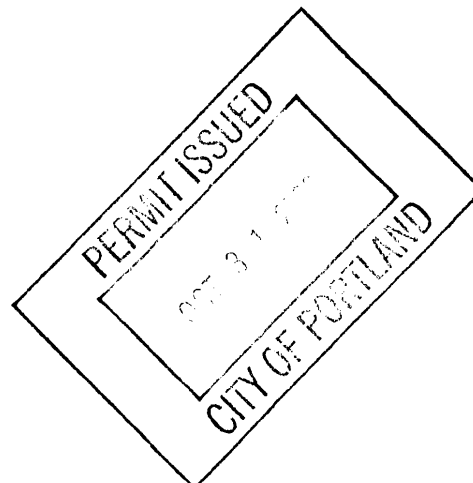
Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 10/25/2006
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/18/2006
Note: **Ok to Issue:**

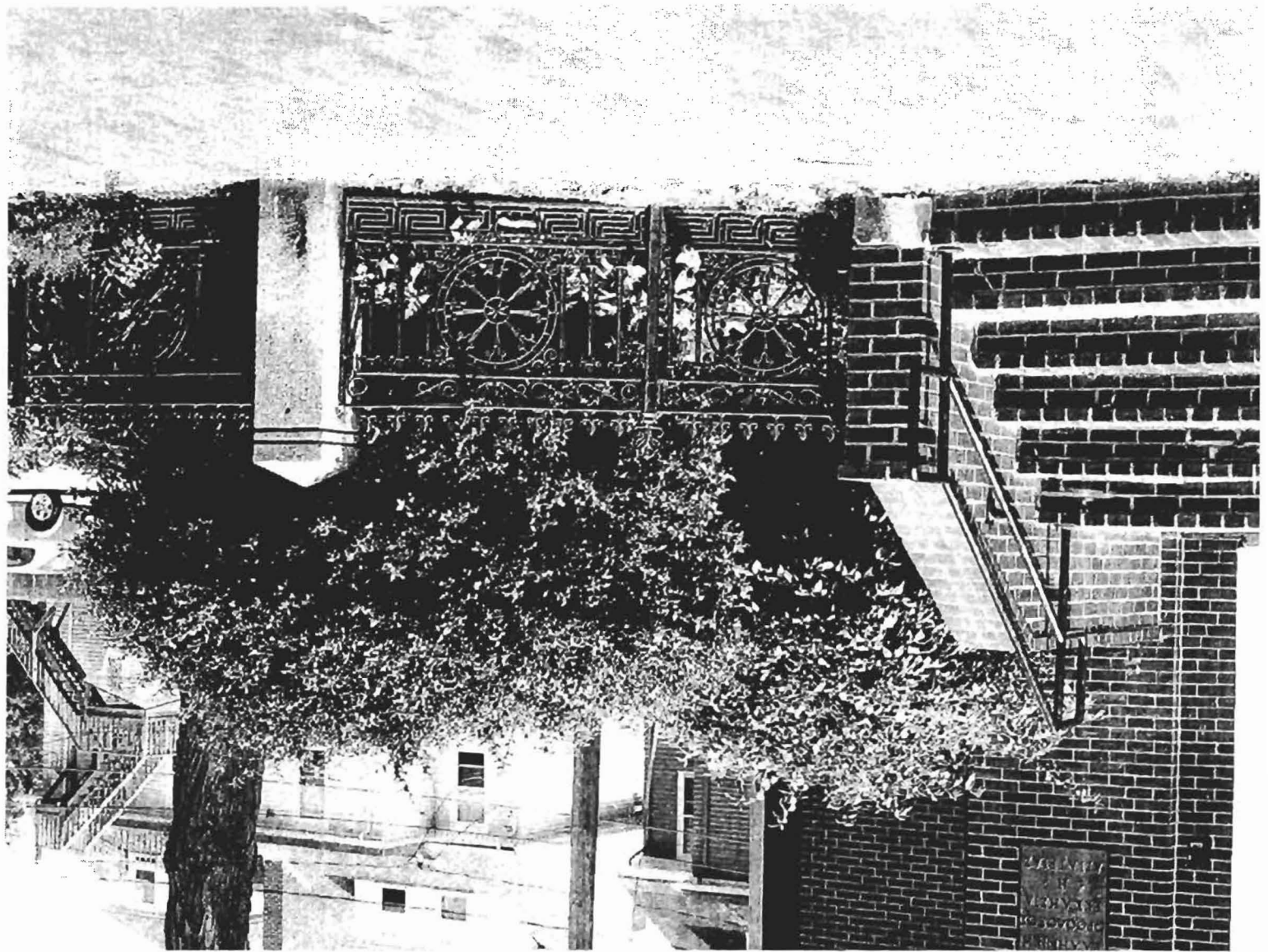
1) must meet NFPA 101 Life Safety Code

Comments:

10/24/06-tmm: need waiver form signed by Historic - went over w/designer









General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: Holy Trinity Greek Orthodox Church 133 Pleasant St Portland		
Total Square Footage of Proposed Structure n/a; replacement of Church front steps	Square Footage of Lot 8714	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# Map 39 Lot D 8	Owner: Hellenic Orthodox Community	Telephone: 774 0281
Lessee/Buyer's Name (If Applicable) n/a	Applicant name, address & telephone: Same	Cost Of Work: \$ 81,048.00 Fee: \$ 840.00 C of O Fee: \$ N/A
Current Specific use: <u>Church</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u>		
Project description: Removal of existing brick front steps and replacement with granite front steps		
Contractor's name, address & telephone: Under negotiation with Gnome Landscape Design & Masonry RT 1 Falmouth 781 2955 Who should we contact when the permit is ready: _____ Mailing address: Paul Ureneck c/o Holy Trinity Greek Orthodox Church 133 Pleasant St Portland Me Phone: 233 1172		

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Paul Ureneck</i>	Date: 9/29/06
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This is not a permit; you may not commence ANY work until the permit is issued.

Release

Holy Trinity Hellenic Orthodox Church, a non profit religious corporation with a mailing address of 133 Pleasant Street, Portland, County of Cumberland and State of Maine, its successors and assigns, in exchange for the permission granted by the City of Portland in an irrevocable license of near or even date herewith to place steps partially on public property abutting property owned by said corporation at the above address in Portland, Maine as shown on Attachment A, covenants and agrees to release the City of Portland, its agents, employees, officers, attorneys, successors and assigns, and each of them jointly and severally, from any and all damages; actions; causes of action; claims and demands of any nature, whether for property damage or personal injury (including death); and costs, including without limitation costs of attorneys' fees and defense, which the Church, its successors and assigns, have or may have on account of said use of the public property.

Dated: August 21, 2006

Holy Trinity Hellenic Orthodox Church

By: *Cyber Q. T. M.*

Its: President

Duplicate Original


IRREVOCABLE LICENSE
FOR
Holy Trinity Hellenic Orthodox Church
RE: Vicinity of 141 Pleasant Street

An irrevocable license is hereby granted Holy Trinity Hellenic Orthodox Church (hereinafter "Church") to occupy portions of land owned by the City of Portland on Pleasant Street, Portland, Maine, which property abuts the property of Holy Trinity Hellenic Orthodox Church located at 141 Pleasant Street for the purpose of locating, on City property, a stairway extending the full length of the Church building façade along Pleasant Street, as delineated on attached Exhibit A. Occupancy of the public sidewalk by Holy Trinity Hellenic Orthodox Church under this license is subject to the following conditions:

1. The Church shall be responsible for the property installation and proper maintenance of a stairway located on City property and leading to and from 141 Pleasant Avenue, Portland, Maine. In the event of damage to the stairway requiring maintenance, the Church shall notify the City and promptly repair/restore the stairway.
2. Holy Trinity Hellenic Orthodox Church, its successors and assigns (hereinafter "Licensees") shall release the City of Portland, its officers, agents and employees from any and all claims which arise out of its use, or the use of others, of the City's property in conjunction with activities related to its stairway located on City property as shown on Exhibit A.
3. Licensees shall procure and maintain liability insurance in an amount of not less than Four Hundred Thousand Dollars (\$400,000) combined single limit, covering claims for bodily injury, death and property damage and shall either name the City of Portland as an additional insured with respect to such coverage or shall obtain a contractual liability endorsement covering the obligations of Licensees under the terms of this license. For so long as the Church continues to procure and maintain said insurance, or said contractual liability endorsement in the City's favor, the Church will not be obligated to indemnify the City for claims filed against it. If, however, there is a lapse in insurance coverage required hereunder, the Church will be obligated to indemnify the City of Portland, its officers, agents and employees from any and all claims which arise out of its use, ~~or the use of others~~, of the City's property in conjunction with activities related to the maintenance and use of the stairway on said property.
4. This license is assignable to any owners of the building located at 141 Pleasant Street.
5. This license is irrevocable, provided, however that it shall automatically terminate in the event that the building located at 141 Pleasant Avenue is destroyed, removed or otherwise ceases to exist on the site.



CITY OF PORTLAND

By:


Joseph E. Gray
Its City Manager

Seen and Agreed to by:

HOLY TRINITY HELLENIC ORTHODOX CHURCH

By: 
Its: 

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 07/25/2006	
(207)781-3519 FAX (207)781-3907 Young Insurance P.O. Box 360 Pleasant Side Place Portland, ME 04105		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
Holy Trinity Hellenic Orthodox Church 133 Pleasant Street Portland, ME 04101			
INSURERS AFFORDING COVERAGE			NAIC #
INSURER A: Massachusetts Bay Ins Co			22306
INSURER B: Hanover Ins Co			22292
INSURER C:			
INSURER D:			
INSURER E:			

COVERAGE
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/>	ZDP2063017-16	03/16/2006	03/16/2007	OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Each occurrence) \$ NOT COVERED MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> RENTED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
PROFESSIONAL LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$	UHP8756923	03/16/2006	03/16/2007	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ \$ \$
EMPLOYERS' COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> EMPLOYERS' COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> EMPLOYERS' LIABILITY <input type="checkbox"/> EMPLOYERS' LIABILITY <input type="checkbox"/> EMPLOYERS' LIABILITY				<input type="checkbox"/> WORK STATUTORY LIMITS <input type="checkbox"/> OTHER EACH ACCIDENT \$ EMPLOYER SEASE - EA EMPLOYEE \$ EMPLOYER SEASE - POLICY LIMIT \$

TYPE OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Certificate holder is named Additional Insured in accordance with the City License Agreement

DATE HOLDER City of Portland Attn: Penny Littlell 489 Congress St Portland, ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Susan Parker/RJD <i>Susan M. Parker</i>
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FROM DESIGNER: Ben Newman / Ben's Street, Inc.
 DATE: Oct 2, 2006
 Job Name: NEW TRAIL GOLF COURSE - GOLFERS STS
 Address of Construction: 133 RIVERSIDE ST, BOSTON, MA 02101

2003 International Building Code
 Construction project was designed according to the building code edition listed below.
 Building Code and Year: IFPA 10/2000 Use Group Classification(s): N/A
 Type of Construction: NON-COMBUSTIBLE
 Will the Structure have a fire suppression system in accordance with Section 903.3.1 of the 2005 IBC? NA
 Is the Structure described as? NA If yes, separated or non-separated (see Section 302.3).
 Supervisory alarm system? Geotechnical/Soils report required (see Section 1802.2) NA

STRUCTURAL DESIGN CALCULATIONS
 submitted for all structural members
 YES
 (IBC 1, 104.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
 (IBC 1, 104.1.1)
 Uniformly distributed floor live loads (IBC 1603.11, 1603.7)
 Floor Area Live Loads shown
100 PSF
 (IBC 1603.11, 1603.7)

Wind Code (IBC 1603.1, 1603.7) N/A TO STATES
 Design option utilized (IBC 1603.1, 1603.7)
ACE 1
 Basic wind speed (IB 1603.5)
110
 Building category and wind importance factor, W (IBC 1603.4, 1603.6)
2
 Wind exposure category (IBC 1603.4)
+ - 0 - B
 Internal pressure coefficient (IB 1603.7)
+ 10 - 13.5
 Component and cladding pressure (IB 1603.11, 1603.12)
20 psf
 Main force wind pressures (IB 1603.11, 1603.12)

Wind Code (IBC 1603.1, 1603.7) N/A TO STATES
 Design option utilized (IBC 1603.1, 1603.7)
 Basic wind speed (IB 1603.5)
 Building category and wind importance factor, W (IBC 1603.4, 1603.6)
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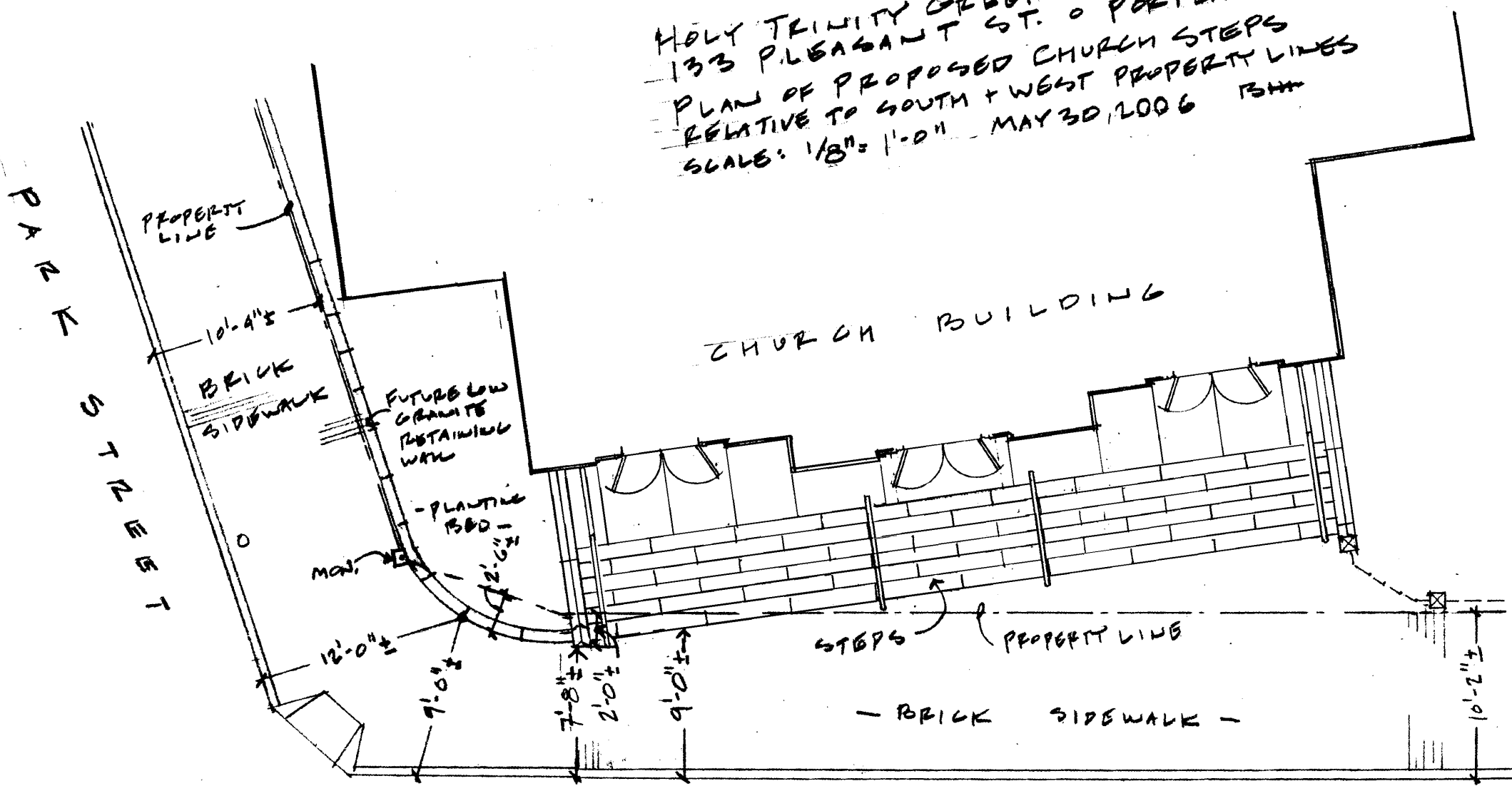
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HOLY TRINITY GREEK ORTHODOX CHURCH
 133 PLEASANT ST. PORTLAND, ME.
 PLAN OF PROPOSED CHURCH STEPS
 RELATIVE TO SOUTH + WEST PROPERTY LINES
 SCALE: 1/8" = 1'-0" MAY 30, 2006 BHM



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY 31 2006
 RECEIVED

Buell Heminway
 ARCHITECTS
 © 2006

PLEASANT STREET

PLAN REFERENCE
 SITE PLAN BY S. MARTIN, RLS-2 JANUARY

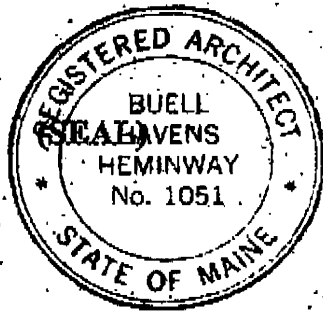


CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: BUELL HEMINWAY ARCHITECTS P.A.
Address of Project: 133 PULFORD ST
Nature of Project: NEW GRANITE STOPS
FOR HOLY TRINITY GREEK ORTHODOX CHURCH

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Handwritten Signature]Title: PRINCIPALFirm: BUELL HEMINWAY ARCHITECTS P.A.Address: PO BOX 17733
PORTLAND, ME 04112Phone: (207) 772-8892

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

1000 TWENTY CHECK CANYON
Applicant

10/24/16
Application Date

1000 TWENTY CHECK CANYON
Applicant's Mailing Address

1000 TWENTY CHECK CANYON
Address of Subject Property

772-1533
Contact Person/Phone Number

Description of Project (please attach photograph of existing conditions and/or plan of project):

NEW WHITE STEPS - HANDRAILS, PLEASEMENT
STREET ENTRY TO CHECK BUILDING

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

HOUSE OF WORSHIP

2. Proposed Use, if applicable: AME

3. The distance from the porch deck to the ground: 36" ±

4. The number of existing stair risers: 6

5. The current railing height and/or documented original railing height: 36"

6. The railing height requested: 36" - 42" TO COMPLY WITH

CHECK CODES TO VERIFY RAILING

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: _____

Inspections Staff Recommendation: _____

Exemption Granted Conditional Exemption Exemption Denied

Signature _____ Date: _____

GENERAL NOTES

1. INCONSISTENCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS, EXISTING CONDITIONS, AND AS-BUILT CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE S- DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO INTERPRET DETAILS TO ADDRESS OTHER PROJECT CONDITIONS.
6. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN LOADS

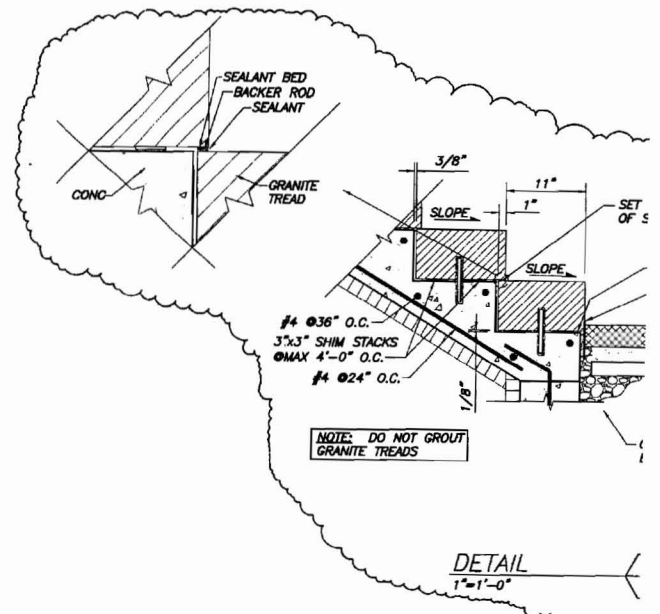
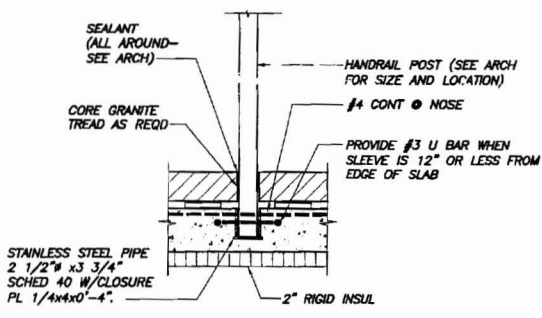
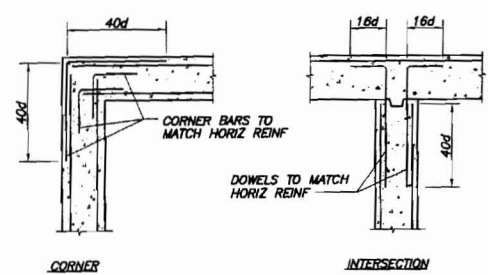
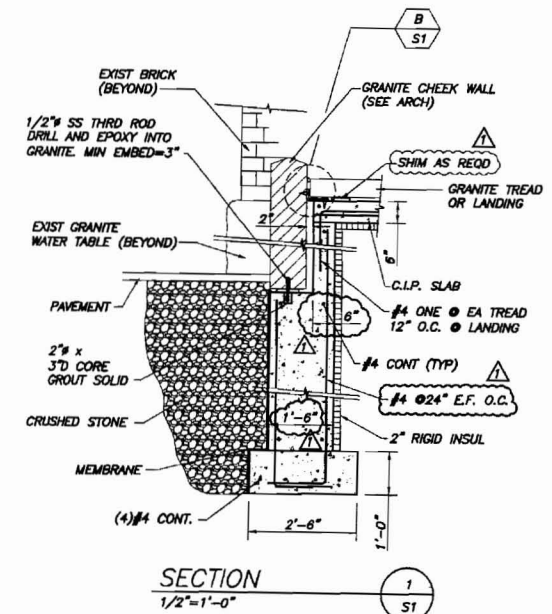
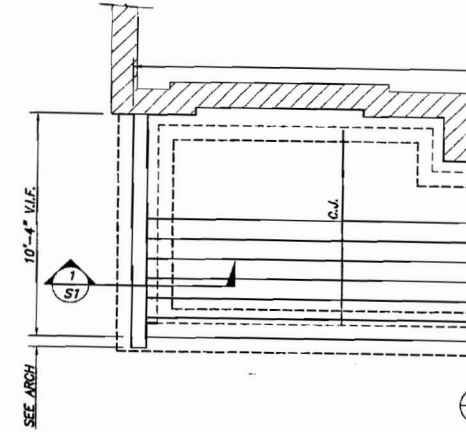
1. BUILDING CODE:
INTERNATIONAL BUILDING CODE, 2003 EDITION
ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS
AND OTHER STRUCTURES.
2. DESIGN FLOOR LIVE LOADS:
STAIRS: 100 PSF
3. DESIGN ROOF SNOW LOAD:
GROUND SNOW LOAD (Pg): 60 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
SNOW LOAD THERMAL FACTOR (Ct): 1.1
FLAT ROOF SNOW LOAD (Pf): 46 PSF + DRIFT
4. HAND/GUARD RAIL LOADS:
50 PLF IN ANY DIRECTION
200 LBS. APPLIED IN ANY DIRECTION

FOUNDATION NOTES (SOIL SUPPORTED)

1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED SOIL CONDITIONS AND BEARING CAPACITIES. OWNER SHALL CONFIRM SOIL CAPACITIES AND CONDITIONS
2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
3. PRESUMPTIVE BEARING CAPACITY 3,000 PSF.
4. EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
5. NO FILL FOR BUILDING SUPPORT SHALL BE PLACED UNTIL SUBGRADES HAVE BEEN OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
6. SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS AND SHOULD BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHOULD BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE Dewatering MEASURES SHALL BE EMPLOYED.
7. EXCAVATIONS FOR BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BRACED EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE. DO NOT UNDERMINE EXISTING FOUNDATIONS OF ANY ADJACENT STRUCTURES.

CONCRETE NOTES

1. CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION. THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, U.N.O. EXTERIOR SLAB-ON-GRADE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI. ADDITIONAL CONCRETE MIX PERFORMANCE DATA INCLUDING AIR CONTENT, WATER-CEMENT RATIO, AIR CONTENT, AGGREGATE SIZE, SLUMP, ETC. HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
4. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE, OR SLABS.
5. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
6. MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
A) SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"
B) FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER #5 BARS, 1.5/8" DIAMETER WIRE, AND SMALLER, 1.5"
#6 THROUGH #11 BARS, 2.0"
C) SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER WALLS, SLABS, JOISTS #11 BARS AND SMALLER, 1.0"
BEAMS, GIRDERS, AND COLUMNS; ALL REINFORCEMENT, 1.5"
7. REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPLICES OR HOOKED BARS AT DISCONTINUOUS ENDS. PROVIDE TENSION LAP SPLICES PER THE SCHEDULE THIS DRAWING, FOR ALL REINFORCING UNLESS OTHERWISE SHOWN ON PLAN.
8. WELDING OF REINFORCEMENT IS NOT PERMITTED.
9. FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS, PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS.
10. CONSTRUCTION JOINTS SHOWN ON DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST TOGETHER WITH DRAWINGS OF THE PROPOSED JOINT LOCATIONS FOR APPROVAL OF THE STRUCTURAL ENGINEER. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN, OR WHEN ALTERNATE LOCATIONS ARE PROPOSED, DRAWINGS SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS AND CONCRETE PLACING SEQUENCE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO PREPARATION OF THE REINFORCEMENT SHOP DRAWINGS. CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS EXCEPT WHERE SHOWN OR NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN CONCRETE BEAMS/GRADE BEAMS SHALL BE MADE AT MIDSPAN OR AT POINTS OF MINIMUM SHEAR, UNLESS NOTED OTHERWISE.
11. SPACING OF CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE SHALL BE AS FOLLOWS:
A) FOOTINGS AND WALLS MAX LENGTH 40'-0" NOR 15'-0" FROM ANY CORNER**
B) SLABS ON GRADE SEE FOUNDATION PLAN
** EXCEED ONLY WHERE INTERMEDIATE CONTRACTION JOINTS ARE PROVIDED. MINIMUM OF 72 HOURS SHALL ELAPSE BETWEEN ADJACENT CONCRETE PLACEMENTS.
12. ANCHOR RODS SHALL BE HEADED RODS CONFORMING TO ASTM F1554, GRADE 36 KSI WELDABLE STEEL, UNLESS NOTED OTHERWISE ON DRAWINGS. ANCHOR RODS THAT ARE TO BE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.
13. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "5-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.
14. SLAB THICKNESSES INDICATED ON THE DRAWINGS ARE MINIMUMS. PROVIDE SUFFICIENT CONCRETE TO ACCOUNT FOR STRUCTURE DEFLECTION, SUBGRADE FLUCTUATIONS, AND TO OBTAIN THE SPECIFIED SLAB ELEVATION AT THE FLATNESS AND LEVELNESS INDICATED.



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