

415-B-4

1999-0150

1021 Ocean Ave.

Building Addition / Retail

William Gribizis

on Spreadsheet

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990150
I. D. Number

William Gribizis
Applicant
285 Clifton Street, Portland, ME 04103
Applicant's Mailing Address
SAA
Consultant/Agent
773-6034
Applicant or Agent Daytime Telephone, Fax

10/22/99
Application Date
Ocean Ave 1021
Project Name/Description
1021 Ocean Ave, Portland Maine 04103
Address of Proposed Site
415-B-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify)
1600 sf Proposed Building square Feet or # of Units 1+ Acreage of Site IM Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other

Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date: 10/22/99

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied Reviewer
Approval Date Approval Expiration Extension to Additional Sheets Attached
 OK to Issue Building Permit signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted date amount expiration date
- Inspection Fee Paid date amount
- Building Permit Issued date
- Performance Guarantee Reduced date remaining balance signature
- Temporary Certificate of Occupancy date Conditions (See Attached)
- Final Inspection date signature
- Certificate Of Occupancy date
- Performance Guarantee Released date signature
- Defect Guarantee Submitted submitted date amount expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970117

I. D. Number

Gribizis, William

Applicant

285 Clifton St, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

773-6034

Applicant or Agent Daytime Telephone, Fax

12/19/97

Application Date

Ocean Ave 1021

Project Name/Description

1021 Ocean Ave

Address of Proposed Site

415-B-004

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

40 x 100

50,200 Sq Ft

I-M Zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Plan \$300.00 Subdivisio _____ Engineer Review _____ Date 12/19/97

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 1/2/98 Approval Expiration 1/2/99 Extension to _____ Additional Sheets Attached

OK to Issue Building Permi Kandi Talbot 1/2/98
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input checked="" type="checkbox"/> Building Permit Issue	<u>1/14/98</u>		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970117
I. D. Number

Gribizis, William
Applicant
285 Clifton St, Portland, ME 04103
Applicant's Mailing Address
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12/19/97
Application Date
Ocean Ave 1021
Project Name/Description

1021 Ocean Ave
Address of Proposed Site
415-B-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)
 40 x 100 50,200 Sq Ft I-M Zone
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 12/19/97

DRC Approval Status:

Reviewer: Jim Wendel

Approved Approved w/Conditions see attache Denied

Approval Date 1/2/98 Approval Expiration 1/2/99 Extension to Additional Sheets Attached
 Condition Compliance Jim Wendel 1/2/98
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input checked="" type="checkbox"/> Building Permit	1/14/98		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19970117

I. D. Number

Gribizis, William

Applicant

285 Clifton St, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

773-6034

Applicant or Agent Daytime Telephone, Fax

12/19/97

Application Date

Ocean Ave 1021

Project Name/Description

1021 Ocean Ave

Address of Proposed Site

415-B-004

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- that the applicant utilize crush stone for the proposed driveway.

Planning Conditions of Approval

Inspections Conditions of Approval

1. The pavement setback is required to be 10' instead of the 7' shown

Fire Conditions of Approval

William Cousins

1021 CECAN AVE

Alex

- ① This parcel of land is located on 1021 CECAN AVE, AND IS OWNED BY WILLIAM COUSINS OF 285 WATSON ST FORTLAUD. ALL THIS BUILDING WILL BE USED FOR LIGHT STORAGE AND WILL STORE MY MUFFLER SALES.
- ② THE TOTAL AREA OF THIS PARCEL OF LAND IS 4000 SQ FT. THE PROPOSED ADDITION WILL BE 4000 SQ FT.
- ③ NONE
- ④ THERE ARE NONE THERE WILL BE NONE.
- ⑤ WATER IS ON SITE, ELECTRICITY IS ON SITE SUPPLY IS ON SITE THERE SHOULD BE NO PROBLEM OF AVAILABILITY ON ANY OF THE ABOVE.

1021 OCEAN AVE

WILLIAM CORIBI

6. THE AREA IS LEVEL, AND DOES NOT HAVE ANY WATER COURSES, MARSHES, ROCK OUT CROPPINGS, OR WOODED AREAS
7. SEE SITE PLAN
8. NONE
9. THE PROPERTY IS PAID FOR, THE NEW BUILDING WILL BE CONSTRUCTED WITHOUT ANY FINANCING.
10. I HAVE OWNED THIS PROPERTY SINCE 1989
11. THERE ARE TREES ALONG THE SIDES OF BOTH PROPERTY LINES. THERE ARE PLANTS NEAR THE PROPOSED BUILDING THAT WILL BE PRESERVED. THE PROPERTY IS VERY WELL LANDSCAPED.



March 25, 1993

William G Gribizis

285 Clifton Street
Portland ME 04103 4614

KMC LOAN NO.: 845286-6

The above referenced loan was paid in full on 03-11-93. Enclosed are the indicated documents.

Mortgage Note: x

Mortgage Deed: x

Release Document:

Recording Instructions:

Other:

These documents are for your records unless otherwise specified.

We would like to take this opportunity to thank you for your business.

Knutson Mortgage Corporation
1-800-648-4800

SMM
FD004 013

LOAN NUMBER: 845286-6

ADJUSTABLE RATE NOTE
1 Year Treasury Index—Rate Caps

457528052

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. THIS NOTE LIMITS THE AMOUNT MY INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.

August 23, 19 89

Portland,

Maine

(City)

(State)

1021 Ocean Avenue, Portland, Maine 04103

(Property Address)

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$ 102,400.00 (this amount is called "principal"), plus interest, to the order of the Lender. The Lender is Home Owners Savings Bank F.S.B.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of principal has been paid. I will pay interest at a yearly rate of 9.95%. The interest rate I will pay will change in accordance with Section 4 of this Note.

The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making payments every month.

I will make my monthly payments on the first day of each month beginning on October 1, 19 89. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. My monthly payments will be applied to interest before principal. If, on September 1, 2014, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "maturity date."

I will make my monthly payments at 21 Milk Street, Boston, MA 02109

_____, or at a different place if required by the Note Holder.

(B) Amount of My Initial Monthly Payments

Each of my initial monthly payments will be in the amount of U.S. \$ 926.90. This amount may change.

(C) Monthly Payment Changes

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of September, 19 90, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Three and One Quarter percentage points (3.25%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 11.95% or less than 7.95%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than Two percentage points (2.00%) from the rate of interest I have been paying for the preceding twelve months. My interest rate will never be greater than 15.95%.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and

GRIBIZIS ADDITION

1021 Ocean Avenue
Portland, Maine
PSE Project No. 119-99

**STRUCTURAL DRAWINGS,
SPECIFICATIONS, AND SKETCHES**

Drawings S1 and S2
Sketches SK-1 thru SK-22

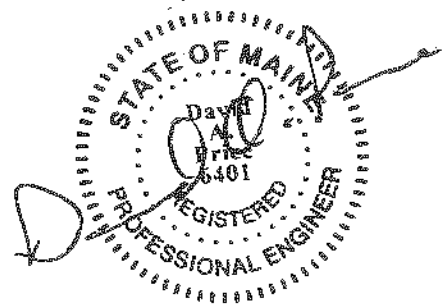
Prepared for:

Bill Gribizis
285 Clifton Street
Portland, ME 04103
Tel: (207) 773-6034

Prepared by:

David A. Price, P.E.
Price Structural Engineers
75 Farms Edge Road
North Yarmouth, ME 04097
Tel: (207) 846-0099
Fax: (207) 846-1633

August 25, 1999



40' x 40' ADDITION FOR BILL GRIBIZIS
Project Location: 1021 Ocean Avenue; Portland, Maine
August 23, 1999

GENERAL STRUCTURAL NOTES

DIVISION 1 – GENERAL REQUIREMENTS

Section 01010 – Summary of Work

1. Work of this Contract is comprised of the structural framing and foundation for a new 40' x 40' addition at the above referenced project location. Elevated floor is designed for a 50 psf office live load.
2. Work and materials shall conform to the 1996 BOCA National Building Code, State of Maine Building Codes, and other applicable codes and standards and shall meet the requirements of local authorities having jurisdiction.
3. Coordinate work schedule, daily hours of construction, location of material storage, access to utilities, and final cleanup requirements with owner prior to construction.
4. Structural drawings and specifications do not include provisions for sitework, watertightness of building, NFPA fire code requirements, Americans with Disabilities Act (ADA) requirements, egress requirements, or other architectural features.
5. The following list of drawings and sketches form a part of this specification:

S1 Foundation and 2nd Floor Framing Plan
S2 Roof Plan
Structural Sketches SK-1 through SK-22 (attached to this specification)
6. The structural design is based on the full interaction of all its connected parts. No provisions have been made for any temporary conditions that may arise during construction prior to the completion of the structure. The Contractor shall be responsible for adequate design and construction of all forms, shoring and temporary bracing during the progress of the project.
7. Alternate connection details may be used if such details are submitted to the Structural Engineer for review and acceptance is granted. However, the Structural Engineer shall be the sole judge of acceptability and the Contractor's Bid shall anticipate the use of those specific details shown on the Drawings. The Contractor shall be responsible for the design of any alternate details which he proposes.

8. The Contractor shall be completely responsible for the safety of adjacent structures, property, and the public. The Contractor shall comply with all federal, state and local requirements.
9. Do not scale from Drawings.
10. All materials shall be new except those labeled "EXG" (existing).
11. Work not indicated on a part of the Drawings but reasonably implied to be similar to that shown at corresponding places shall be included.
12. Any modification or alteration of these Construction Documents or changes in construction from the intent of these documents by the Contractor without written approval of the Engineer shall remove all professional and liable responsibility on the part of the Engineer.
13. The Contractor is required to examine the Drawing and Specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to submitting their Bid. Failure to visit the site and familiarize themselves with the existing conditions, interferences and other limitations will in no way relieve the successful Bidder from furnishing any materials or performing any work in accordance with Drawings and specifications (at no additional cost to the Owner).
14. Contractor shall obtain all necessary permits prior to proceeding with construction. Coordinate temporary dust enclosure requirements and security requirements with Owner. Submit detailed construction schedule to Owner prior to construction.
15. Remove and legally dispose of demolished materials.
16. Contractor shall take all necessary precautions to ensure that existing building components are not damaged during construction. All damaged areas shall be completely restored to the full satisfaction of the Owner at no additional cost to the Owner.
17. Stored materials shall be kept under cover and dry. Protect from weather and contact with damp or wet surfaces. Stack materials in such a manner that prevents warping or crushing.
18. Pre-manufactured materials shall be installed in accordance with manufacturer's requirements and recommendations.
19. Except where slope is specified, new materials shall be installed plumb, level, and square.

20. Substitutions for specified pre-manufactured materials may be made but only after specific written approval has been provided by the owner's engineer prior to installation.

DIVISION 2 – FOUNDATIONS

Section 02200 – Foundations and Backfill

1. Foundation excavations shall extend to undisturbed soil capable of providing sound, stable bearing below footings. Engineer assumes no responsibility for subsurface soil conditions. Owner is advised to obtain the services of a qualified geotechnical engineer.
2. No footings shall be placed in water or on frozen ground.
3. Foundations shall be carried down a minimum of 5 ft – 0 in. below grade, and shall be configured per Structural Drawings to resist uplifting during freeze thaw cycles.
4. Contractor will inspect and certify excavation bottoms, footing bearings, and structural backfill for conformance with Specifications and applicable codes.
5. Structural fill adjacent to foundations shall be a coarse granular material consisting of hard, durable, angular material conforming to the following gradation (MDOT 703.06 – Type B Aggregate):

<u>Sieve Size</u>	<u>% Passing by Weight</u>
4 in.	100
½ in.	35-75
¼ in.	25-60
No. 40	0-25
No. 200	0-5

6. Structural backfill shall be placed to 95% of maximum density compaction as determined by ASTM D 1557. Lifts shall be no greater than 6 in. each and compacted with a vibratory compactor at each lift.

DIVISION 3 - CONCRETE

Section 03300 – Cast-in-Place Concrete

1. All concrete work shall conform to American Concrete Institute (ACI) "Specifications for Structural Concrete for Buildings" (ACI 301) and "Building Code Requirements for Reinforced Concrete" (ACI 318).
2. All concrete slabs shall have a minimum compressive strength of 4000 psi at 28 days, with water/cement ratio not exceeding 0.45. Concrete shall be made with ¾" stone aggregate; shall have 5-7% air entrainment; shall be made with Type I

or Type II cement; and shall have a 3"-4" slump. Concrete for slabs shall contain polypropylene fibers engineered for use in concrete complying with ASTM-C116, Type III, ½" to 1 ½" long, 1.5 pounds per cubic yd.

3. Other concrete shall be as specified above in Note 2, except that the minimum compressive strength may be reduced to 3000 psi at 28 days, and polypropylene fibers may be omitted.
4. Shop Drawings shall be prepared and submitted for all steel reinforcing within concrete.
5. No foundations shall be placed in water or on frozen ground.
6. All embedments in concrete, including anchor bolts, shall be firmly secured by tie wire to prevent movement during concrete placement.
7. All concrete materials, reinforcement and forms shall be free from frost or debris.
8. Concrete shall be maintained above 50 degrees F, and in moist condition for at least the first seven days after placement.
9. Consolidate all concrete with a vibrator or other means recommended by ACI 301.
10. All concrete reinforcing bars shall conform to ASTM A615, Grade 60.
11. Reinforcing bars may not be welded except where designated in writing by the Structural Engineer.
12. Vapor barrier below slabs on grade shall be "Vaporshield" by J-Pro.
13. Apply curing compound to slab surface in accordance with manufacturer's guidelines.

DIVISION 5 - METALS

Section 05120 - Structural Steel

1. All structural steel work shall conform to the recommendations and requirements contained in the "Manual of Steel Construction, Allowable Stress Design," AISC Ninth Edition (including AISC Code of Standard Practice for Steel Buildings and Bridges), and "Structural Steel Welding Code - Steel," (AWS D1.1, latest edition).
2. No change in size or position of the structural elements shall be made without prior written approval of the Structural Engineer.

3. Temporary erection bracing shall be provided to hold structural steel securely in position. Remove temporary bracing and connections only after permanent members are in place and final connections are in place.
4. Shop connections unless otherwise noted, shall be made by welding. Connect structural steel components together using high strength bolts, 3/4-inch diameter A325N "Tension-Control" type bolts (fully tensioned shear/bearing).
5. All shop and field welds shall be made by certified welders, and shall conform to the American Welding Society Code, AWS D1.1, latest edition, using E70-18 electrodes. Carefully control welding technique to avoid distortion, including clamping prior to welding. Minimum weld size shall be 3/16" fillet.
6. Shop drawings for steel shall be submitted for review and approval. Connections shown on these Drawings are generally schematic. They are intended to define the spatial relationship of the framed members and show a feasible method of making the connections. Any connection that is not shown or is not completely detailed on the Structural Drawings shall be designed by a licensed Professional Engineer in the state of Maine retained by the fabricator. Beam-to-beam and beam-to-post connections shall be designed for an end reaction equal to one-half the uniform load capacity of the beam as given in Part 2 ("Beams and Girders") of the AISC Manual, 9th Edition. Minimum shear capacity of 12 kips shall be provided. Completely detailed means the following information is shown on the Shop Detail Drawings for review by the engineer:
 - a) All plate dimensions and grades.
 - b) All weld sizes, pitches, and returns.
 - c) All hole sizes and spacings.
 - d) Number and type of bolts: Where bolts are shown but no number is given, the connection has not been completely detailed.
 - e) Where partial information is given, it shall be the minimum requirement for the connection.
 - f) Minimum plate thickness shall be 1/4".
7. Structural steel components shall be shop primed with fabricator's standard primer, except that structural steel exposed to weather shall be primed with Tnemec 90-97 primer (steel shall have SP-6 blast finish). Provide field touch-up as necessary.

8. Structural steel rolled shapes, plates, bars and tubes shall conform to the following:

ASTM A-572, Grade 50: All wide flange sections ("W" shapes), $F_y = 50$ ksi
ASTM A-36: Other rolled shapes, plates and bars, $F_y = 36$ ksi
ASTM A-500, Grade B: Steel Tubes ("TS" shapes), $F_y = 46$ ksi
ASTM A-53, Grade B: Steel pipe, $F_y = 35$ ksi
ASTM A-36: Threaded rods
ASTM A-307: Anchor bolts in concrete (unless otherwise noted)

Note: Bolts and rods exposed to weather shall be galvanized.

9. Non-shrink grout shall be 5000 psi (minimum) compression strength.
10. Coordinate final painting of steel components with owner's requirements.

DIVISION 6 – WOOD

Section 06000 – Carpentry (General)

1. Lumber shall bear the grade and trademark of the association under whose rules it is produced and a mark of mill identification. Lumber shall be sound, seasoned, kiln-dried to a moisture content not exceeding 19% and surfaced four sides.
 - a) Pressure Treated (PT) lumber shall be Southern Yellow Pine, Number 2 grade.
 - b) Except as noted above or designated otherwise, remaining lumber shall be No. 2 grade Spruce, Pine, Fir, planed four sides.
2. Lumber and wood in exterior applications, at sills, at porches and in contact with concrete and masonry shall be pressure treated using CCA preservative with a minimum net retention of 0.40 pcf.
 - a) All fasteners (including nails, lag screws, and bolts) for pressure treated lumber shall be hot-dip galvanized.
 - b) Cut ends of pressure treated (PT) lumber and timber posts and sills shall be dipped in a preservative treatment for a minimum of fifteen minutes.
3. Fabricate horizontal and inclined members, units of less than 1:1 slope, with natural convex bow (crown) up to provide camber.
4. Carpentry work shall comply with AFPA's "National Design Specification for Wood Construction," 1991 Edition. Wood components shall be securely attached with sound connections and without splitting. As a minimum, wood fasteners

shall conform to BOCA 1996, Table 2305.2, "Fastening Schedule" unless otherwise noted.

5. Reference to "Simpson" on Drawings indicates metal connectors manufactured by Simpson Strong-Tie.
6. At locations where portions of wood floor or roof deck are added or replaced, the finish floor elevation of the new wood deck shall match the adjacent existing wood floor elevation.
7. Plywood for floors and roof shall be installed with both suitable adhesive and 10d nails at 6" o.c. at supported edges and 12" o.c. elsewhere.
8. Floor framing around chase openings for mechanical ducts and stairs shall consist of the following (unless otherwise noted):
 - a) Double floor length members and joists each side of opening with member depth same as adjacent floor framing.
 - b) Members connected with Simpson double joist hangers.
9. Plywood for floors shall be $\frac{3}{4}$ " thick, APA rated sheathing with 48/24 span rating, tongue and groove. Use full size sheets as much as possible.
10. Plywood for roofs shall be $\frac{3}{4}$ " thick, APA rated sheathing with 48/24 span rating. Install "H" clips where recommended by APA. Use full size sheets as much as possible.
11. Plywood end joints for floors and roof shall be staggered. Plywood surface grain shall be transverse to joist span.
12. Exterior wall sheathing shall be $\frac{5}{8}$ " thick, APA rated sheathing suitable for exterior use. Use full size sheets as much as possible. Wall sheathing shall be fastened with galvanized 10d common nails having 6" spacing at supported edges and 12" spacing elsewhere.
13. Cornerboards, fascias, soffits, and other exterior finish trim shall be $\frac{5}{4}$ " Western Red Cedar, No. 1 Grade (unless authorized otherwise by the owner).
14. Air infiltration barrier between exterior plywood sheathing and wood siding shall be Tyvek Housewrap, manufactured by DuPont Company or approved equal.
15. All sheathing shall conform to APA "Plywood Specification Grade Guide" and Product Standard PS-1. Plywood construction shall conform to APA Design/Construction Guide – Residential and Commercial, Form E30B for required applications.

16. Provide additional temporary bracing (not shown on drawings) for trusses as recommended by Truss Plate Institute (TPI).
17. Trusses shall be anchored to top of walls with Simpson H2.5 Hurricane Ties at each end.
18. Stair width shall not exceed 4'-0" wide and shall be supported by (3) 2x12 stringers, equally spaced. Center stringer shall be reinforced with a continuous 2x4 nailed to both sides, and outside stringers shall have continuous 2x4 nailed to one side. Spacing between supports for stringers shall not exceed 6'-4" on center. Upper ends of stringers shall be supported by either suitable steel joist hangers or continuous wood ledger.

Section 06192 – Metal-Plate Connected Wood Trusses

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Triangular-pitched roof trusses.
 - 2. Scissor roof trusses.
 - 3. Truss accessories.

1.3 DEFINITIONS

- A. Metal-plate-connected wood trusses include planar structural units consisting of metal-plate-connected members fabricated from dimension lumber and cut and assembled before delivery to Project site.

1.4 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Engineer, fabricate, and erect metal-plate-connected wood trusses to withstand design loads within limits and under conditions required.
 - 1. Design Loads: As indicated.
 - 2. Design trusses to withstand design loads without deflections greater than the following:
 - a. Roof Trusses: Vertical deflection of $1/240$ of span due to total load.
- B. Engineering Responsibility: Engage a fabricator who uses a qualified professional engineer to prepare calculations, Shop Drawings, and other structural data for metal-plate-connected wood trusses.

1.5 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product Data for lumber, metal-plate connectors, metal framing connectors, bolts, and fasteners.

- C. Shop Drawings detailing location, pitch, span, camber, configuration, and spacing for each type of truss required; species, sizes, and stress grades of lumber to be used; splice details; type, size, material, finish, design values, and orientation and location of metal connector plates; and bearing details.
 - 1. To the extent truss design considerations are indicated as fabricator's responsibility, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
 - 2. Include truss Shop Drawings signed and sealed by the qualified professional engineer responsible for their preparation.
- D. Product certificates signed by officer of truss fabricating firm certifying that metal-plate-connected wood trusses supplied for Project comply with specified requirements and Shop Drawings.
- E. Qualification data for firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.
- F. Material test reports from a qualified independent testing agency indicating and interpreting test results relative to compliance of fire-retardant-treated wood products with requirements indicated.
- G. Warranty of chemical treatment manufacturer for each type of treatment.
- H. Material certificates for dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the American Lumber Standards Committee (ALSC) Board of Review.
- I. For fire-retardant-treated wood products, include certification by treating plant that treated materials comply with specified standard and other requirements as well as data relative to bending strength, stiffness, and fastener-holding capacities of treated materials.
- J. Research or evaluation reports of the model code organization acceptable to authorities having jurisdiction that evidence the following products' compliance with building code in effect for Project.
 - 1. Fire-retardant-treated wood.
 - 2. Metal-plate connectors.
 - 3. Metal framing connectors.

1.6 QUALITY ASSURANCE

- A. **Installer Qualifications:** Engage an experienced Installer who has completed wood truss installation similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.
- B. **Fabricator's Qualifications:** Engage a firm that complies with the following requirements for quality control and is experienced in fabricating metal-plate-connected wood trusses similar to those indicated for this Project and with a record of successful in-service performance:

1. Fabricator participates in a recognized quality-assurance program that involves inspection by SPIB; Timber Products Inspection, Inc.; Truss Plate Institute (TPI); or other independent inspecting and testing agency acceptable to Architect and authorities having jurisdiction.
- C. Comply with applicable requirements and recommendations of the following publications:
1. ANSI/TPI 1, "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
 2. TPI HIB "Commentary and Recommendations for Handling Installing & Bracing Metal Plate Connected Wood Trusses."
 3. TPI DSB "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses."
- D. Metal-Plate Connector Manufacturer's Qualifications: A manufacturer that is a member of TPI and that complies with TPI quality-control procedures for manufacture of connector plates published in ANSI/TPI 1.
- E. Single-Source Responsibility for Connector Plates: Provide metal connector plates from one source and by a single manufacturer.
- F. Wood Structural Design Standard: Comply with applicable requirements of AFPA's "National Design Specification for Wood Construction" and its "Supplement."
- G. Single-Source Engineering Responsibility: Provide trusses engineered by metal-plate connector manufacturer to support superimposed dead and live loads indicated, with design approved and certified by a qualified professional engineer.
- H. Professional Engineer Qualifications: A professional engineer who is legally authorized to practice in the jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated that have resulted in installing metal-plate-connected wood trusses similar to those indicated for this Project and with a record of successful in-service performance.
- 1.7 DELIVERY, STORAGE, AND HANDLING
- A. Handle and store trusses with care and comply with manufacturer's written instructions and TPI recommendations to avoid damage and lateral bending.
 - B. Inspect trusses showing discoloration, corrosion, or other evidence of deterioration. Discard and replace trusses that are damaged or defective.
- 1.8 SEQUENCING AND SCHEDULING
- A. Time delivery and erection of trusses to avoid extended on-site storage and to avoid delaying progress of other trades whose work must follow erection of trusses.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Fire-Retardant-Treated Materials, Interior Type A:
 - a. Baxter: J. H. Baxter Co.
 - b. Chemical Specialties, Inc.
 - c. Continental Wood Preservers, Inc.
 - d. Hickson Corporation.
 - e. Hoover Treated Wood Products, Inc.
 2. Fire-Retardant-Treated Materials, Exterior Type:
 - a. American Wood Treaters, Inc.
 - b. Hoover Treated Wood Products, Inc.
 3. Metal Connector Plates:
 - a. Alpine Engineered Products, Inc.
 - b. Computrus, Inc.
 - c. Mitek Industries, Inc.
 - d. Robbins Manufacturing Company.
 - e. Tee-Lok Corporation.
 - f. Truswal Systems Corporation.
 4. Metal Framing Anchors:
 - a. Cleveland Steel Specialty Co.
 - b. Harlen Metal Products, Inc.
 - c. Silver Metal Products, Inc.
 - d. Simpson Strong-Tie Company, Inc.
 - e. Southeastern Metals Manufacturing Co., Inc.
 - f. United Steel Products Co.

2.2 DIMENSION LUMBER

- A. Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," and with applicable grading rules of inspection agencies certified by ALSC's Board of Review.
- B. Inspection Agencies: Inspection agencies, and the abbreviations used to reference them, include the following:
1. NELMA - Northeastern Lumber Manufacturers Association.
 2. NLGA - National Lumber Grades Authority (Canadian).
 3. SPIB - Southern Pine Inspection Bureau.

4. WCLIB - West Coast Lumber Inspection Bureau.
5. WWPA - Western Wood Products Association.

- C. **Grade Stamps:** Provide lumber with each piece factory marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.
- D. **Provide dressed lumber, S4S, manufactured to actual sizes required by DOC PS 20 for moisture content specified, to comply with requirements indicated below:**
1. Provide dry lumber with 19 percent maximum moisture content at time of dressing.
- E. **Grade and Species:** Provide dimension lumber of any species for truss chord and web members, graded visually or mechanically, and capable of supporting required loads without exceeding allowable design values according to AFPA's "National Design Specification for Wood Construction" and its "Supplement."

2.3 FIRE-RETARDANT-TREATED MATERIALS (where required by code)

- A. **General:** Where fire-retardant-treated wood is indicated, comply with applicable requirements of AWPA C20 (lumber). Identify fire-retardant-treated wood with appropriate classification marking of UL, U.S. Testing, Timber Products Inspection, or another testing and inspecting agency acceptable to authorities having jurisdiction.
1. **Research or Evaluation Reports:** Provide fire-retardant-treated wood acceptable to authorities having jurisdiction and for which a current model code research or evaluation report exists that evidences compliance of fire-retardant-treated wood for application indicated.
- B. **Interior Type A:** For interior locations, use chemical formulation that produces treated lumber with the following properties under conditions present after installation:
1. Bending strength, stiffness, and fastener-holding capacities are not reduced below values published by manufacturer of chemical formulation under elevated temperature and humidity conditions simulating installed conditions when tested by a qualified independent testing agency.
 2. No form of degradation occurs due to acid hydrolysis or other causes related to treatment.
 3. Contact with treated wood does not promote corrosion of metal fasteners.
- C. **Exterior Type:** Use for exterior locations and where indicated.
- D. **Inspect each piece of treated lumber after drying and discard damaged or defective pieces.**

2.4 METAL CONNECTOR PLATES

- A. **General:** Fabricate connector plates from metal complying with requirements indicated below.
- B. **Hot-Dip Galvanized Steel Sheet:** Structural-quality steel sheet, zinc coated by hot-dip process complying with ASTM A 653, G60 (ASTM A 653M, Z180) coating designation; Grade 33 and not less than 0.0359 inch (0.91 mm) thick.

- C. Electrolytic Zinc-Coated Steel Sheet: ASTM A 591 (ASTM A 591M), structural-(physical) quality steel sheet, zinc coated by electrodeposition; 33,000-psi (230-MPa) minimum yield strength, coating class C, and not less than 0.0474 inch (1.20 mm) thick.
- D. Aluminum-Zinc Alloy-Coated Steel Sheet: Structural-(physical) quality steel sheet, aluminum-zinc alloy-coated by hot-dip process complying with ASTM A 792, AZ50 (ASTM A 792M, AZ150) coating designation; Grade 33 and not less than 0.0359 inch (0.91 mm) thick.
- E. Stainless-Steel Sheet: ASTM A 666, Type 304 or 316, chromium nickel steel sheet; 33,000-psi (230-MPa) minimum yield strength and not less than 0.035 inch (0.89 mm) thick.

2.5 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified below for material and manufacture.
 - 1. Where truss members are exposed to weather or to high relative humidities, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of stainless steel, Type 304 or 316.
- B. Nails, Wire, Brads, and Staples: FS FF-N-105.
- C. Power-Driven Fasteners: CABO NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Lag Bolts and Screws: ASME B18.2.1 (ASME B18.2.3.8M).
- F. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

2.6 METAL FRAMING ANCHORS

- A. General: Provide metal framing anchors of structural capacity, type, size, metal, and finish indicated that comply with requirements specified, including the following:
 - 1. Research or Evaluation Reports: Provide products for which model code research or evaluation reports exist that are acceptable to authorities having jurisdiction and that evidence compliance of metal framing anchors for application indicated with building code in effect for this Project.
 - 2. Allowable Design Loads: Provide products with allowable design loads, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis, and demonstrated by comprehensive testing performed by a qualified independent testing agency.
- B. Galvanized Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A 653, G60 (ASTM A 653M, Z180) coating designation; structural, commercial, or lock-forming quality, as standard with manufacturer for type of anchor indicated.

- C. Stainless-Steel Sheet: ASTM A 666, Type 304 or 316, chromium nickel steel sheet; 33,000-psi (230-MPa) minimum yield strength.

2.7 MISCELLANEOUS MATERIALS

- A. Galvanizing Repair Paint: SSPC-Paint 20 or DOD-P-21035, with dry film containing a minimum of 94 percent zinc dust by weight.
- B. Protective Coatings: Provide one of the following coating systems:
 - 1. SSPC-Paint 22, epoxy-polyamide primer.
 - 2. SSPC-Paint 16, coal-tar epoxy-polyamide black or dark red paint.
 - 3. SSPC-Paint 27 and SSPC-Paint 12, basic zinc chromate-vinyl butyral wash primer and cold-applied asphalt mastic.

2.8 FABRICATION

- A. Cut truss members to accurate lengths, angles, and sizes to produce close-fitting joints.
- B. Fabricate metal connector plates to size, configuration, thickness, and anchorage details required to withstand design loadings for types of joint designs indicated.
- C. Assemble truss members in design configuration indicated using jigs or other means to ensure uniformity and accuracy of assembly with joints closely fitted to comply with tolerances of ANSI/TPI 1. Position members to produce design camber indicated.
 - 1. Fabricate wood trusses within manufacturing tolerances of ANSI/TPI 1.
- D. Connect truss members by metal connector plates located and securely embedded simultaneously into both sides of wood members by air or hydraulic press.

PART 3 - EXECUTION

3.1 INSTALLATION

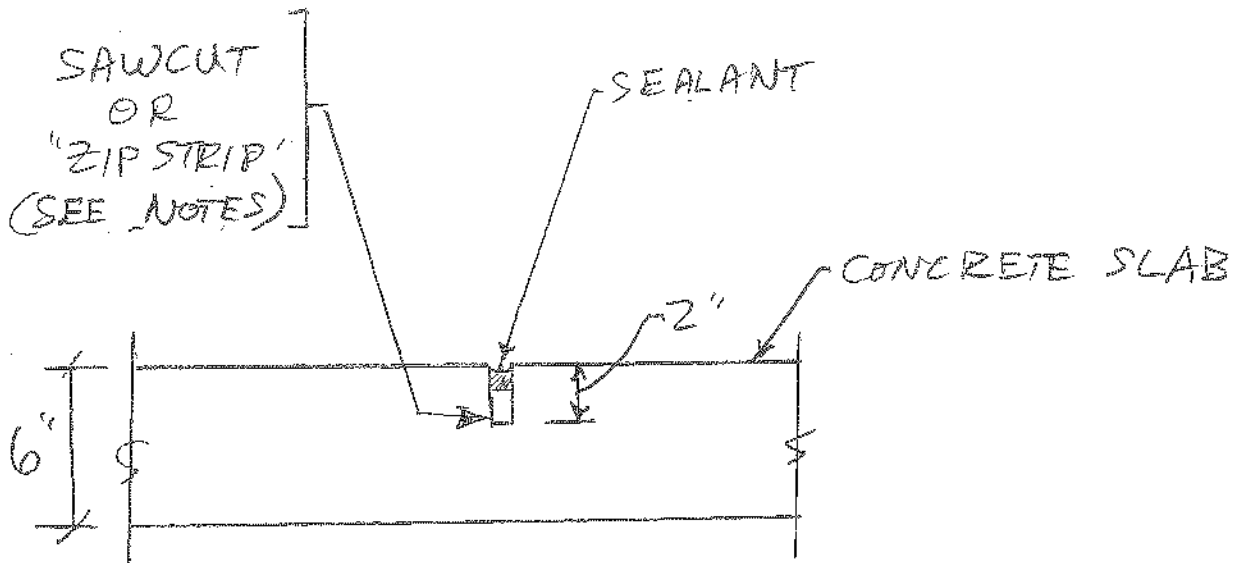
- A. Do not install wood trusses until supporting construction is in place and is braced and secured.
- B. Before installing, splice trusses delivered to Project site in more than one piece.
- C. Hoist trusses in place by lifting equipment suited to sizes and types of trusses required, exercising care not to damage truss members or joints by out-of-plane bending or other causes.
- D. Install and brace trusses according to recommendations of TPI and as indicated.
- E. Install trusses plumb, square, and true to line and securely fasten to supporting construction.
- F. Space, adjust, and align trusses in location before permanently fastening and as follows:

1. Truss Spacing: As indicated.
- G. Anchor trusses securely at all bearing points using metal framing anchors. Install fasteners through each fastener hole in metal framing anchor according to manufacturer's fastening schedules and written instructions.
- H. Securely connect each truss ply required for forming built-up girder trusses.
 1. Anchor trusses to girder trusses as indicated.
- I. Install and fasten permanent bracing during truss erection and before construction loads are applied. Anchor ends of permanent bracing where terminating at walls or beams.
 1. Install and fasten strongback bracing vertically against vertical web of parallel-chord floor trusses at centers indicated.
- J. Install wood trusses within installation tolerances of ANSI/TPI 1.
- K. Do not cut or remove truss members.
- L. Return wood trusses that are damaged or do not meet requirements to fabricator and replace with trusses that do meet requirements.
 1. Do not alter trusses in the field.

3.2 REPAIRS AND PROTECTION

- A. Repair damaged galvanized coatings on exposed surfaces with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.
- B. Protective Coating: Clean and prepare exposed surfaces of embedded-metal connector plates. Brush apply primer, when part of coating system, and one coat of protective coating.
 1. Apply materials to provide minimum dry film thickness recommended by manufacturer of coating system.

END OF SECTION 06192



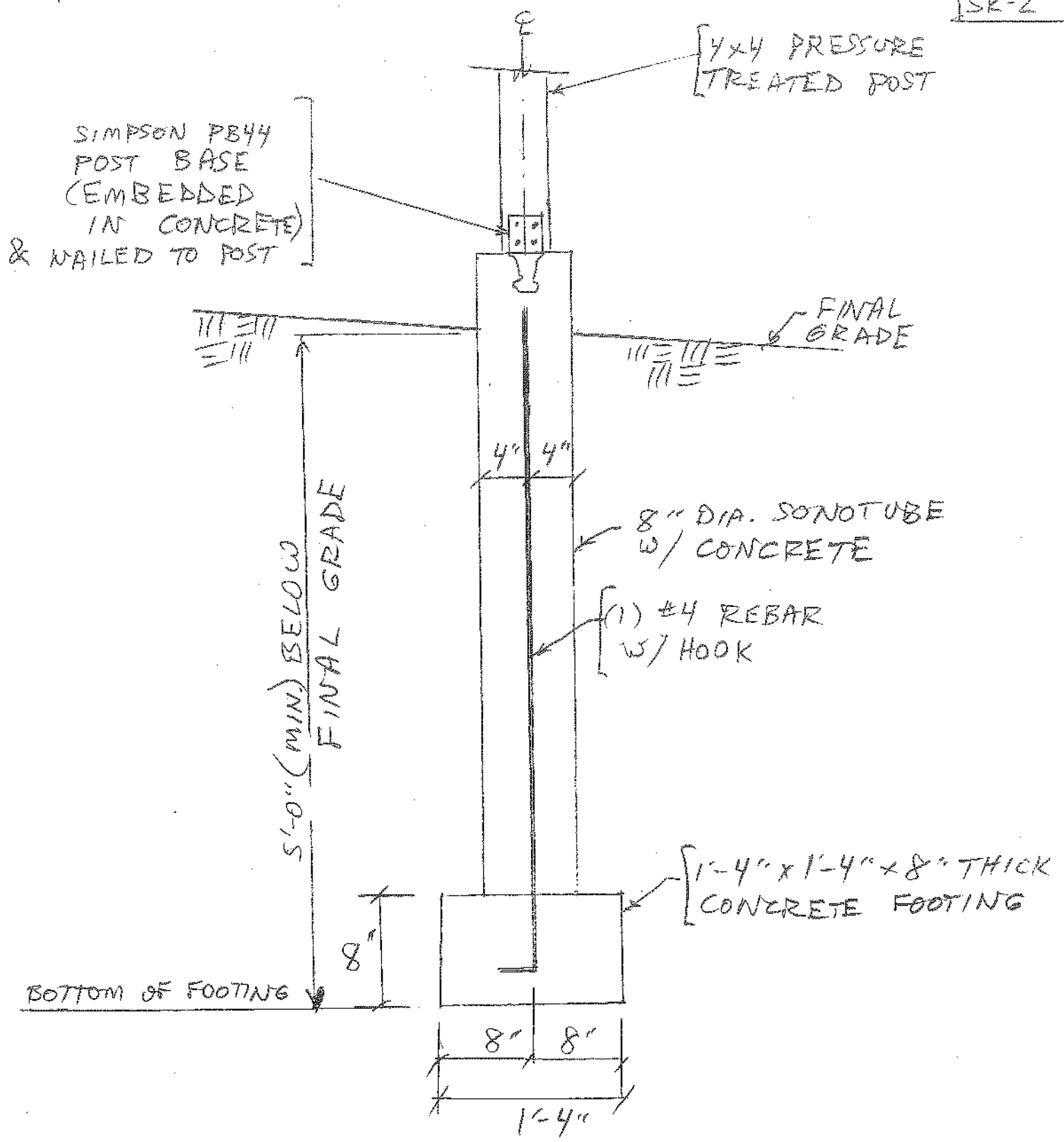
CONTROL JOINT DETAIL

Not To Scale

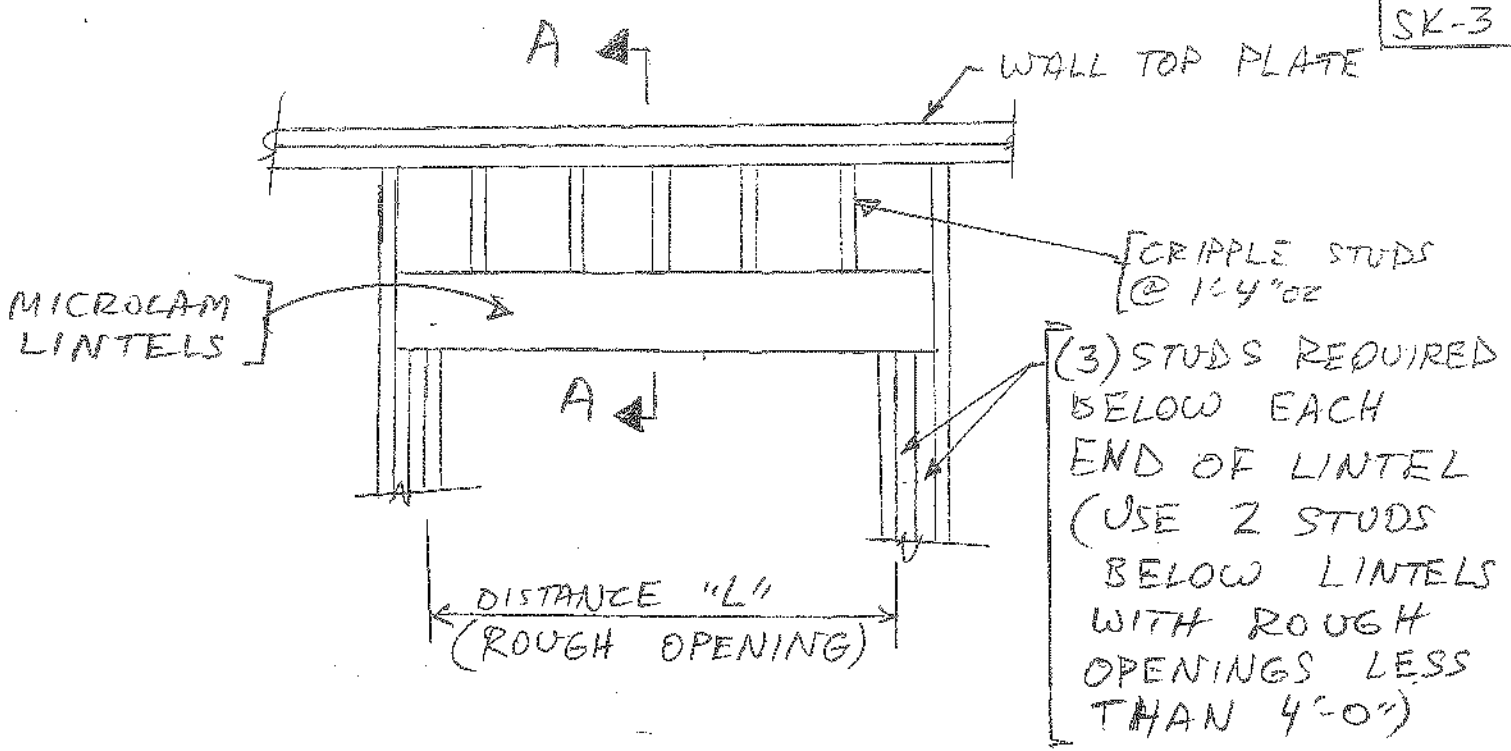


Notes:

1. Slab shall be sawcut as soon as possible without dislodging aggregate of fresh concrete, but under no circumstances longer than 6 hours after concrete slab has been placed.
2. Control joints shall be straight and shall be spaced not more than 10'-0" on center

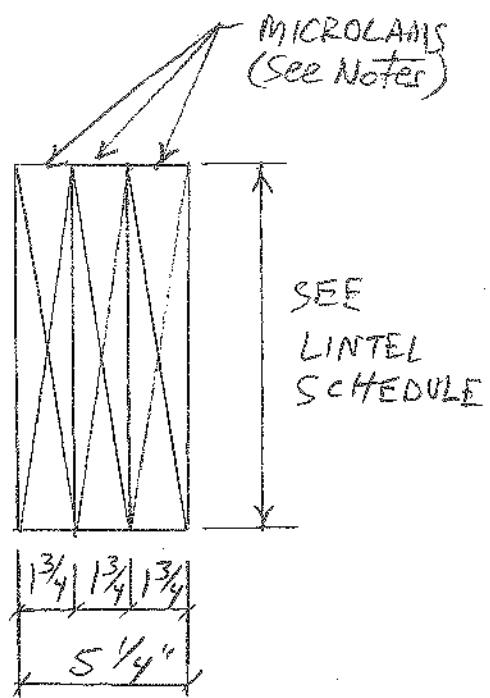


PIER DETAIL B
SK-2
1" = 1'-0"



WALL ELEVATION @ ROUGH OPENING
Not to Scale

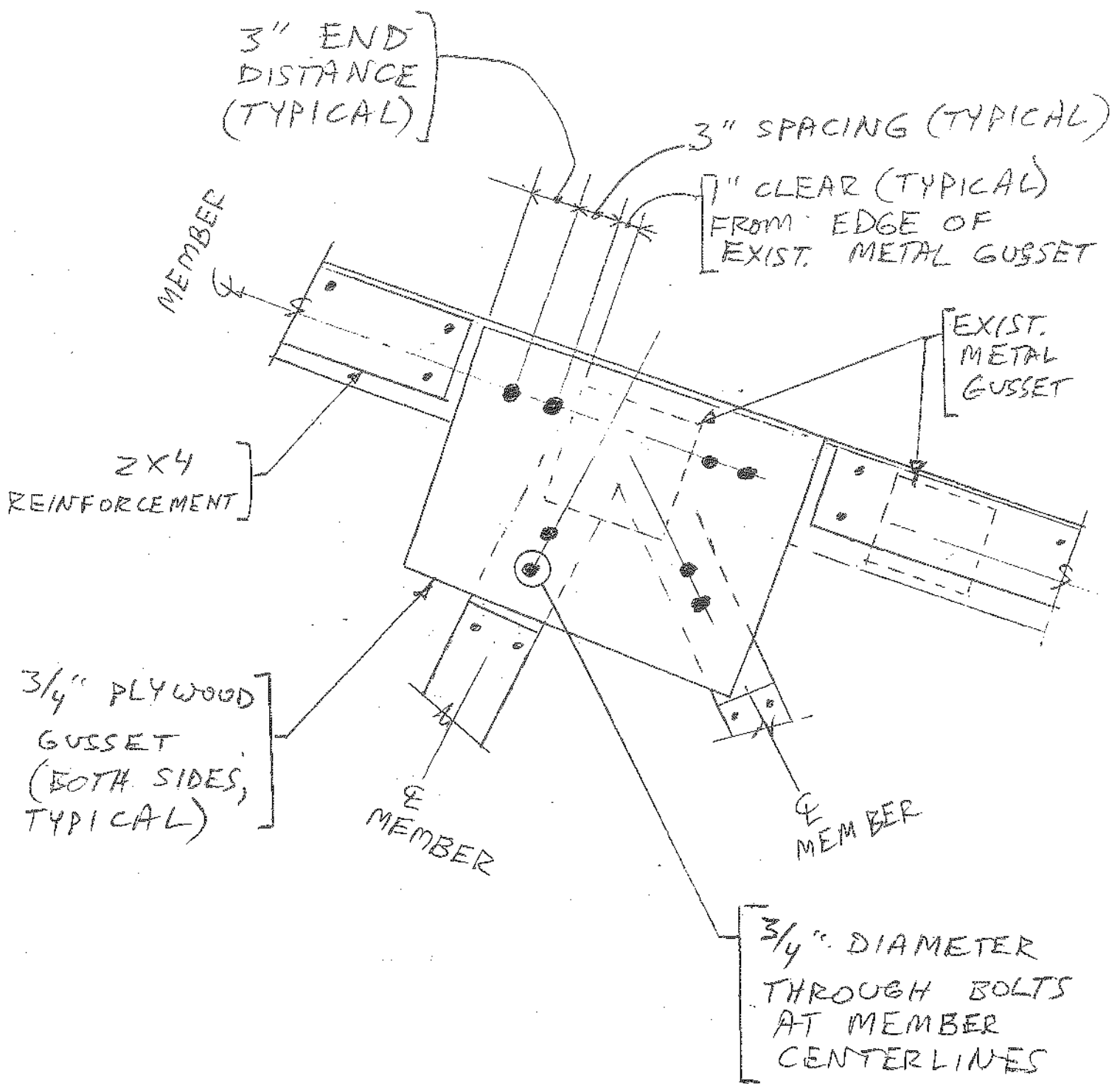
<u>LINTEL SCHEDULE</u>	
Distance "L" Rough Opening	Microlam Lintel (See Notes)
10'-0"	(3) 1 3/4 x 11 7/8
6'-6"	(3) 1 3/4 x 9 1/4
3'-0"	(2) 1 3/4 x 5 1/2



LINTEL SCHEDULE C
SK-3
Not to Scale

SECTION A-A
Not to Scale

- Notes:
1. Microlams as fabricated by Trus Joist Macmillan or approved equal
 2. At 3'-0" Lintel, center member shall be 2x6, #2 SPF



DETAIL 1L D
SK-4

1/2" x 1/2" SEALANT (CONTINUOUS)

1/2" ASPHALT BOARD (CONTINUOUS)

TOP OF WALL ELEVATION 100'-0"

2x6 STUDS (TYPICAL)

1/2" DIA ANCHOR BOLTS @ 4'-0" O.C.

(2) #4 REBAR (NOTE 1)

2x6 PRESSURE TREATED SILL

FINAL GRADE

1/2" PEE FOOT SLOPE FOR AT LEAST 8'-0" AT BUILDING PERIMETER

CONCRETE SLAB VARIES

6" 2" 8"

SAND

"VAPORSHIELD" VAPOR BARRIER (BY J-PRO) -TURN UP & TAPE TO FOUNDATION WALL

5'-0" (MIN)

2'-6"

4" x 4"

#4 REBAR @ 3'-0" o.c. w/HOOK

(1) #4 REBAR (NOTE 1)

3/4" GRAVEL COMPACTED WITH VIBRATORY COMPACTOR

FOUNDATION WALL

FOOTING

GEOTEXTILE FILTER FABRIC

SLOPED PVC SCHEDULE 35 UNDERDRAIN w/DAYLIGHT OUTLET

BOTTOM OF FOOTING ELEVATION 94'-2"

10"

3"

11" 11"

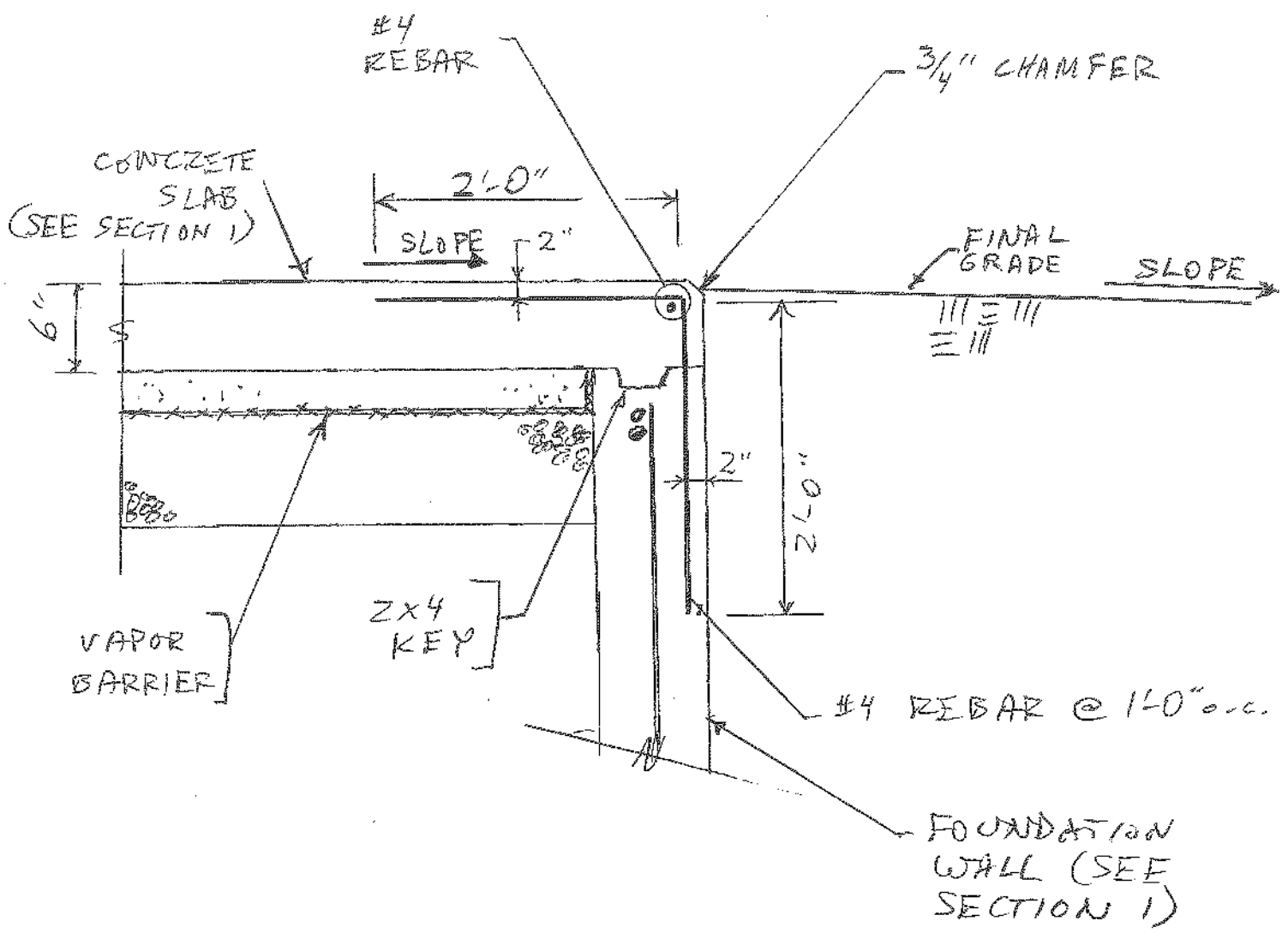
1'-10"

(3) #4 REBAR (NOTE 1)

WALL & FOOTING

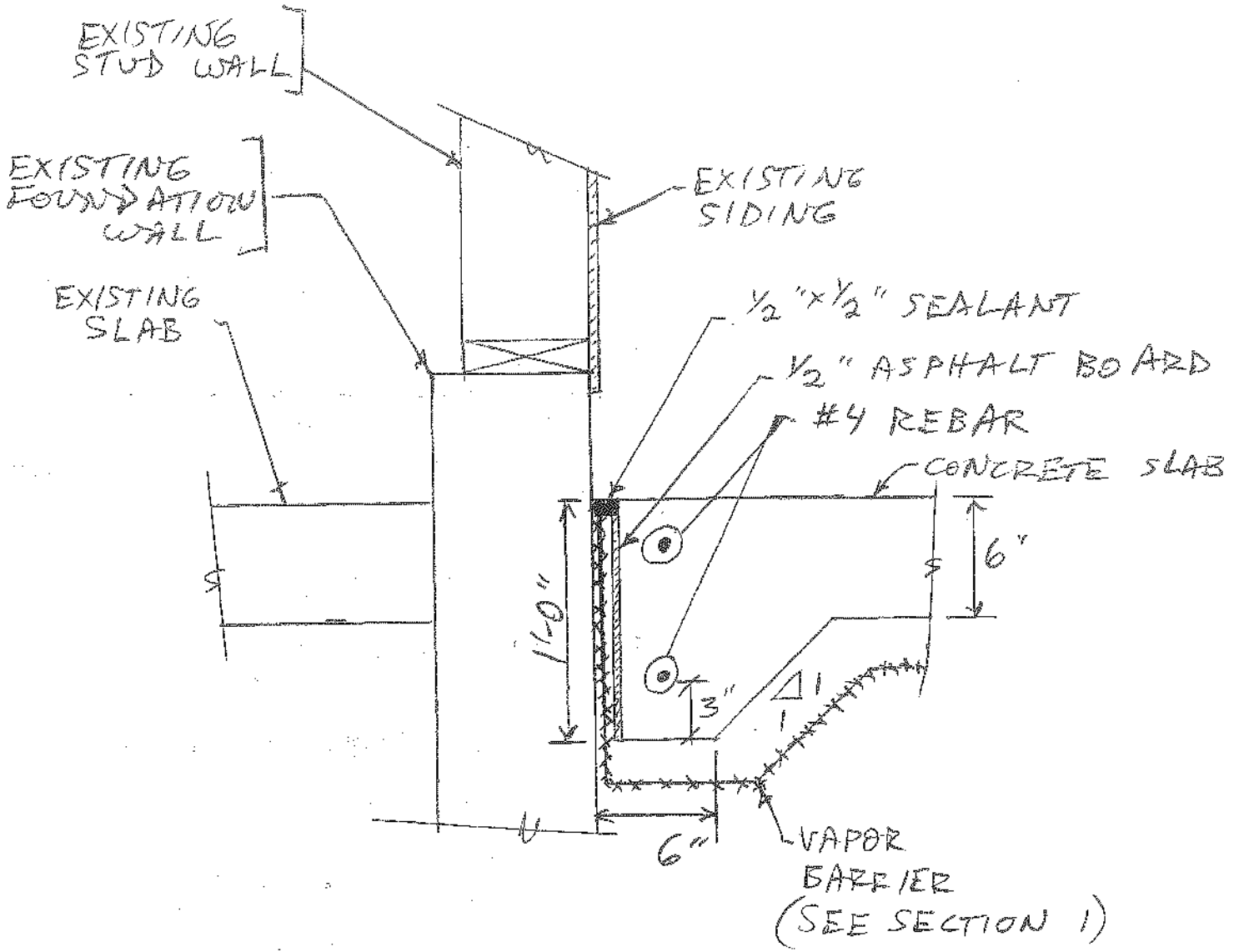
NOTES:

1. Rebar shall be continuous at corners, lap splices shall be 2'-0" long.

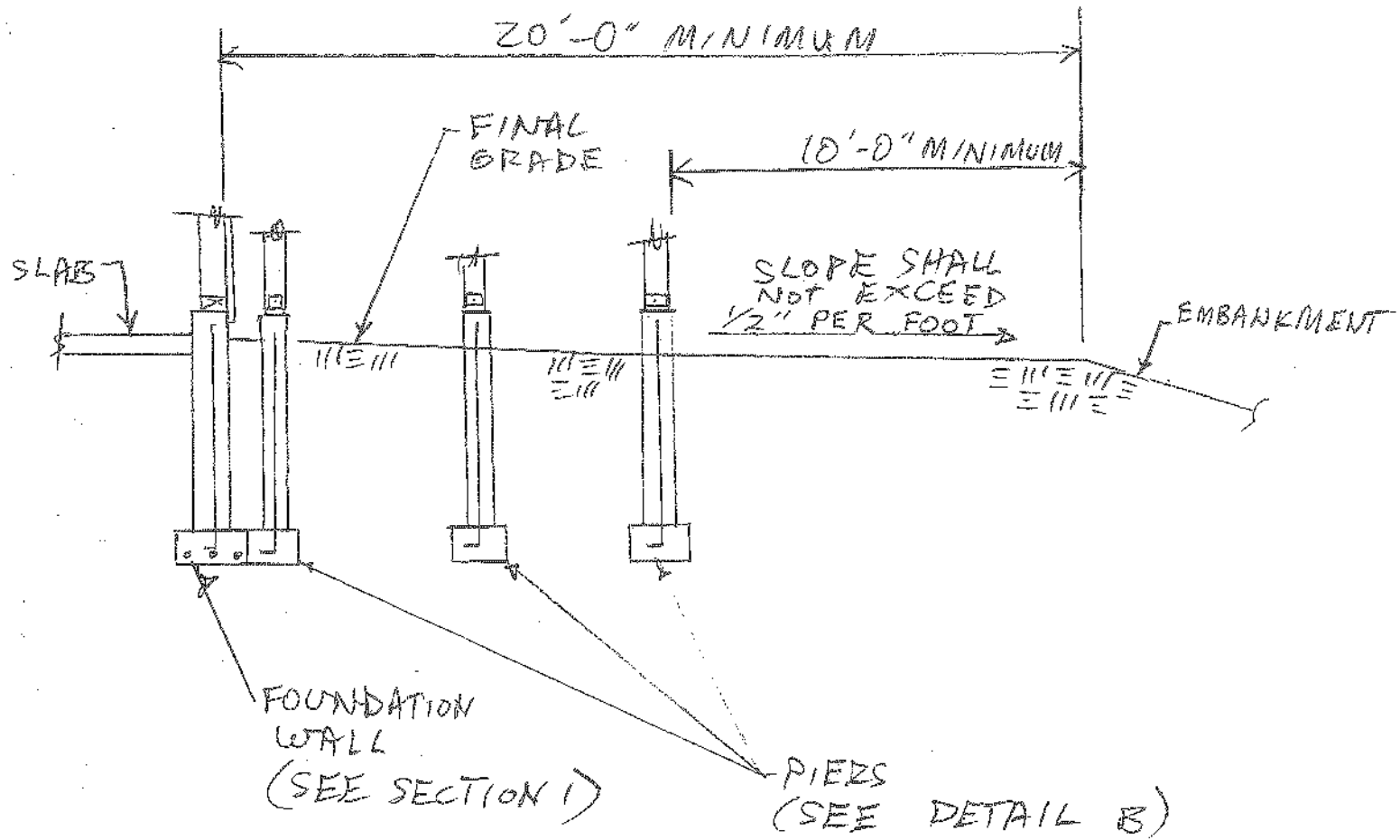


SECTION 2
Not to Scale

SK-6

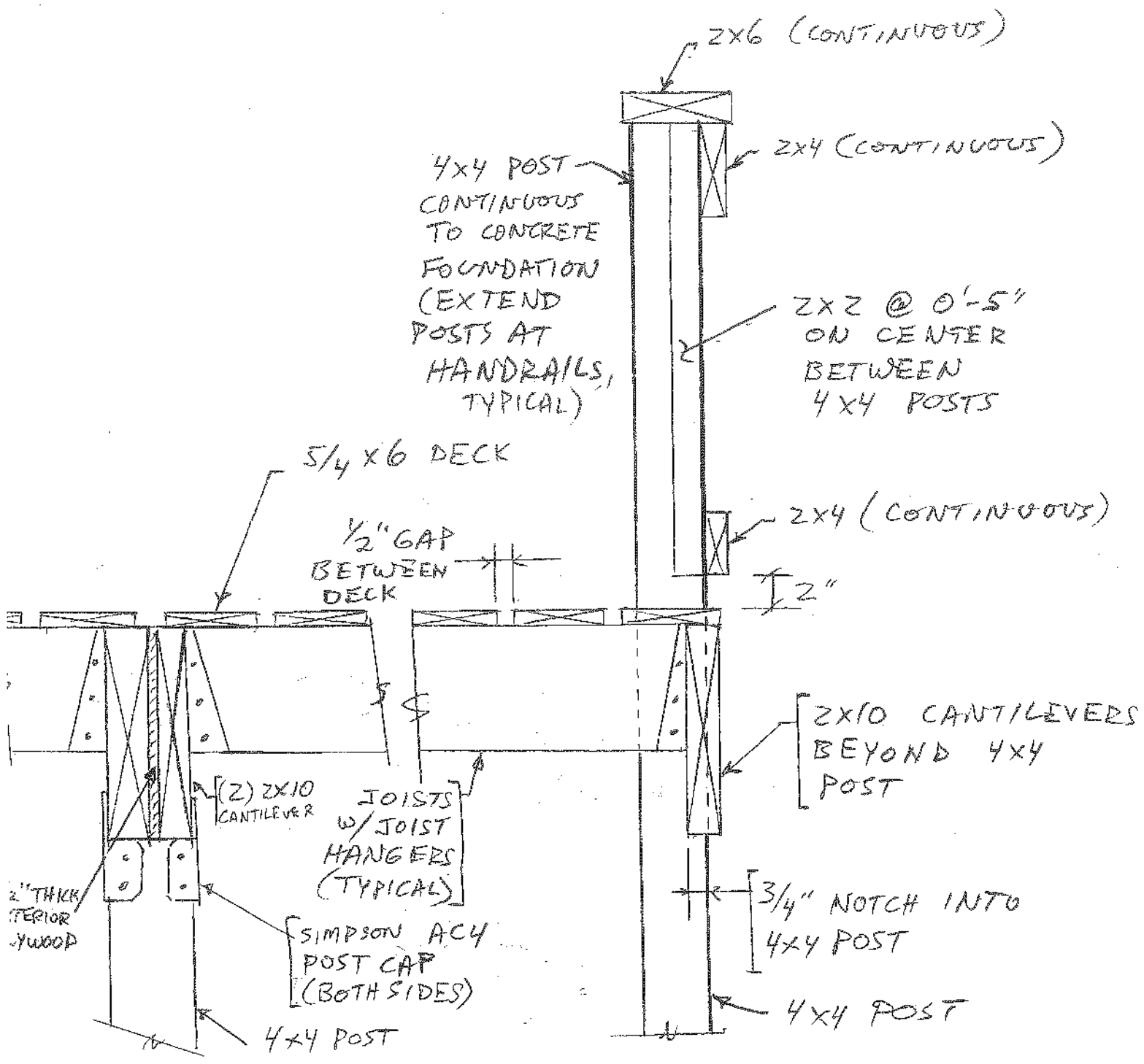


SECTION 3
1 1/2" = 1'-0" SK-7

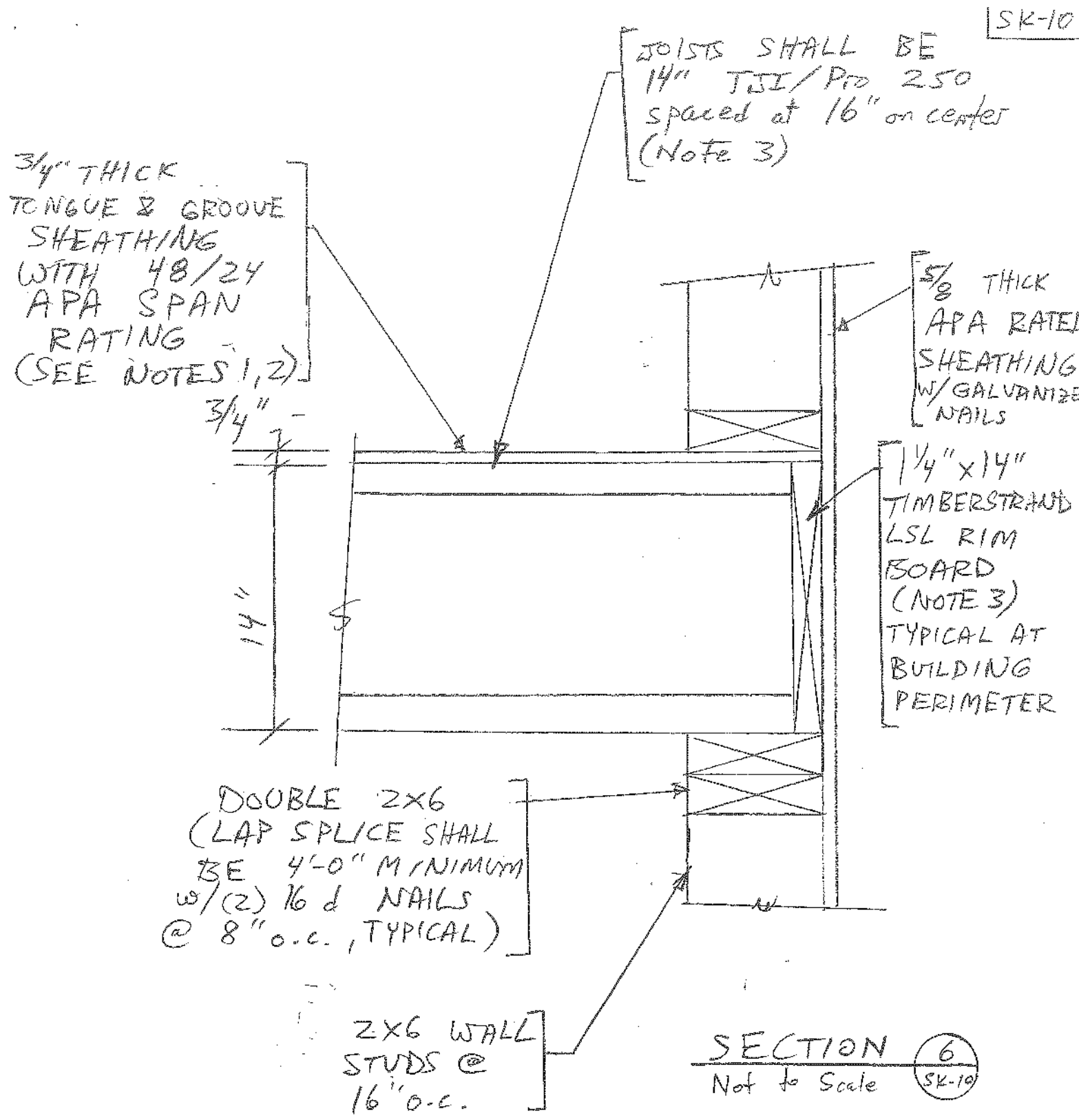


SECTION 4
Not to Scale





SECTION 5
 Not to Scale SK-9



JOISTS SHALL BE
14" TJI/Pro 250
spaced at 16" on center
(Note 3)

3/4" THICK
TONGUE & GROOVE
SHEATHING
WITH 48/24
APA SPAN
RATING
(SEE NOTES 1, 2)

5/8" THICK
APA RATED
SHEATHING
W/ GALVANIZE
NAILS

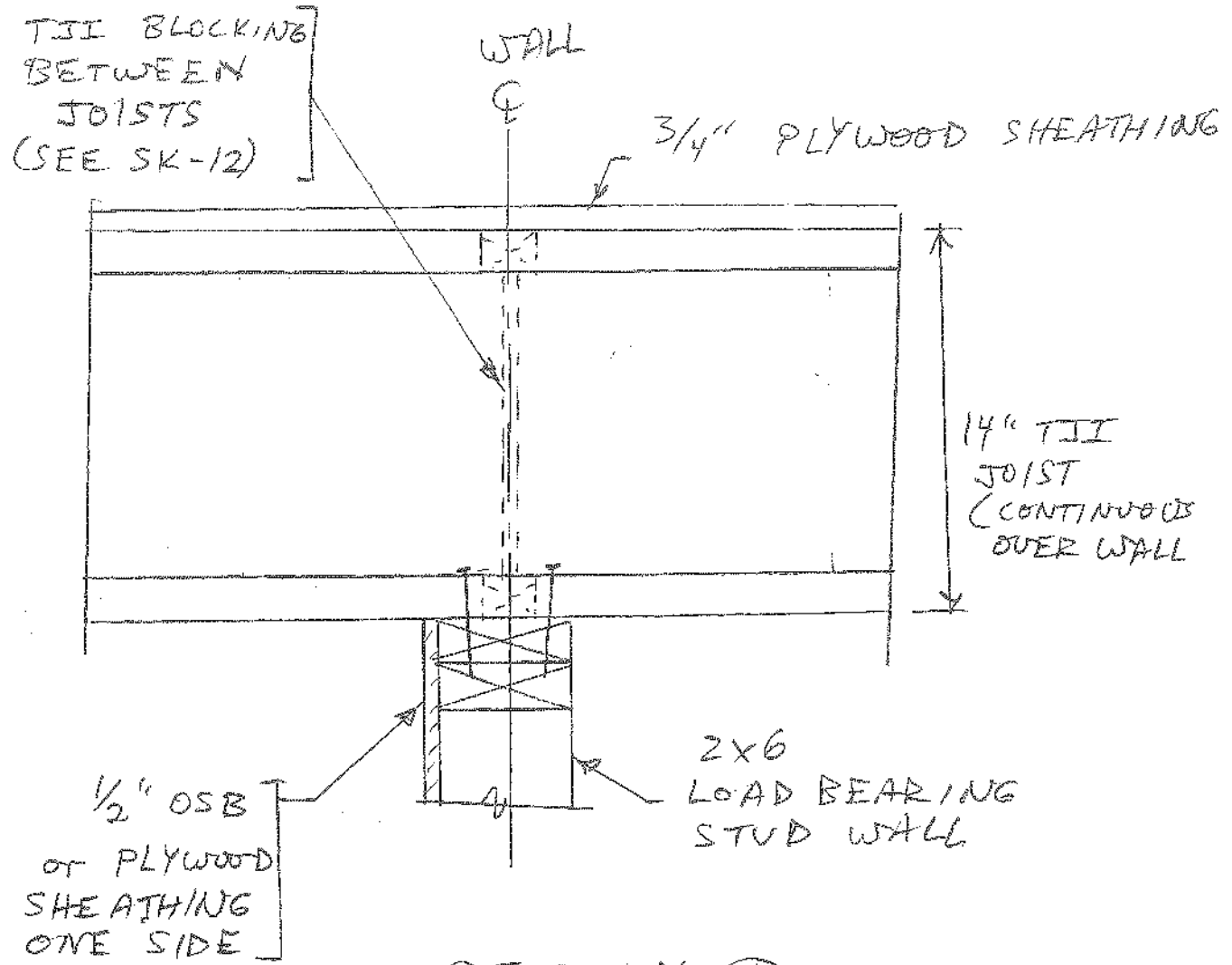
1 1/4" x 14"
TIMBERSTRAND
LSL RIM
BOARD
(NOTE 3)
TYPICAL AT
BUILDING
PERIMETER

DOUBLE 2x6
(LAP SPLICE SHALL
BE 4'-0" MINIMUM
w/ (2) 16d NAILS
@ 8" o.c., TYPICAL)

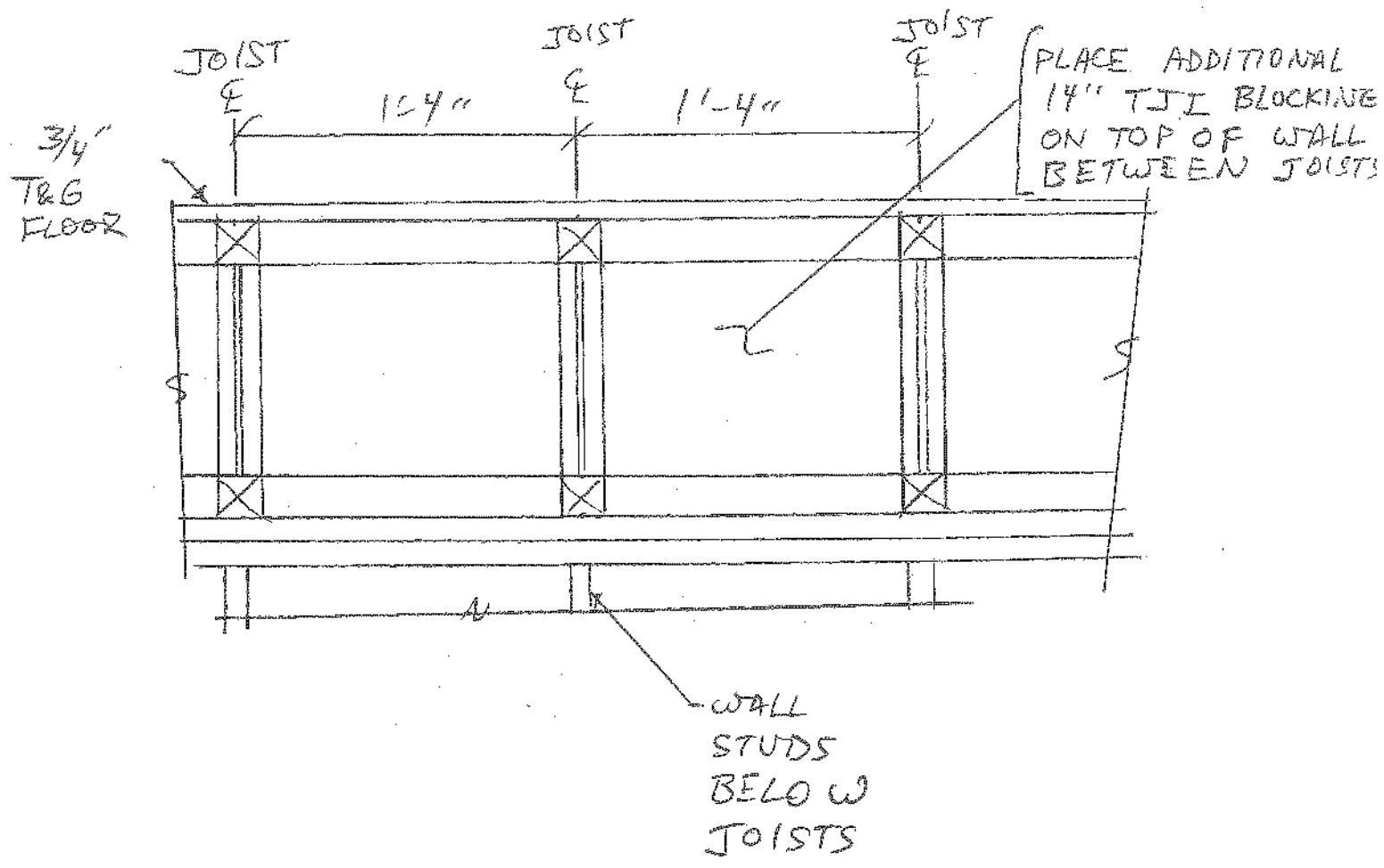
2x6 WALL
STUDS @
16" o.c.

SECTION 6
Not to Scale

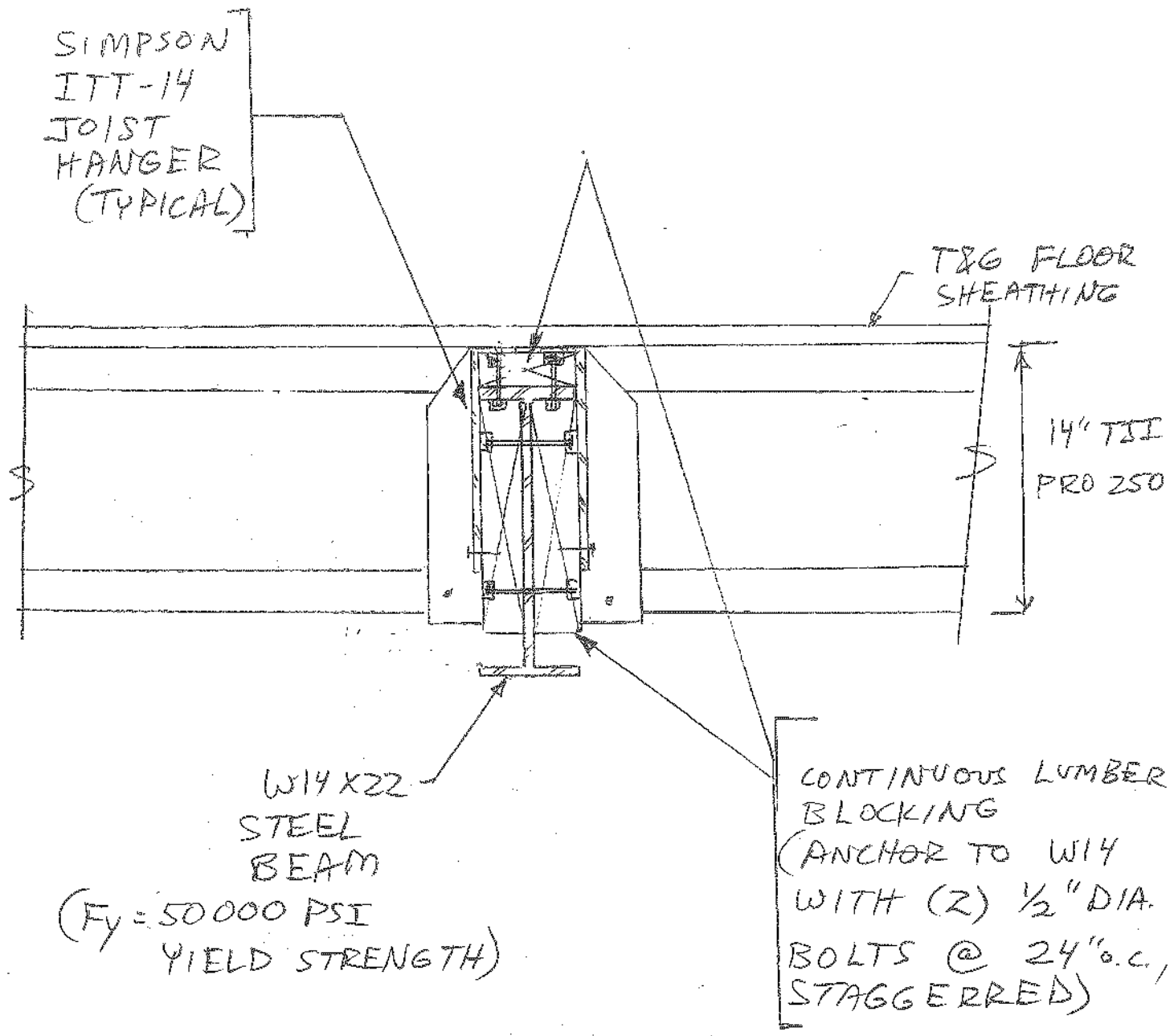
- NOTES:
1. Floor sheathing shall be placed with long dimension perpendicular to supports.
 2. Glue sheathing to joists and nail with 10d nails. Nail spacing shall be 6" on center at supported edges and 1'-0" on center elsewhere.
 3. TJI & LSL manufactured by TrusJoist Macmillan or equal.



SECTION 7
Not to Scale (SK-11)

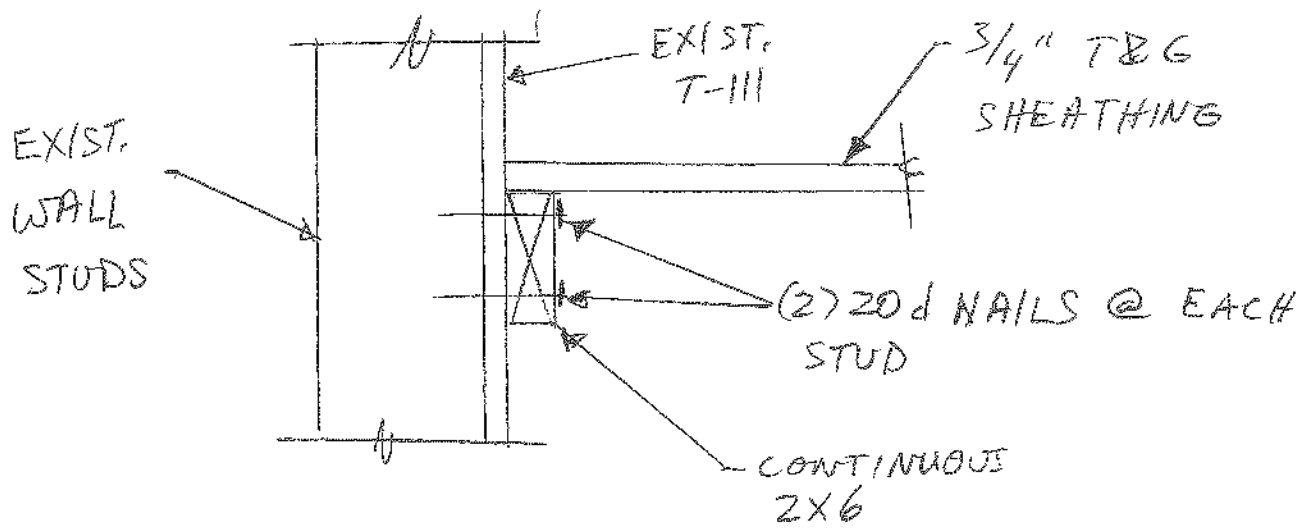


SECTION 8
Not to Scale (SK-12)



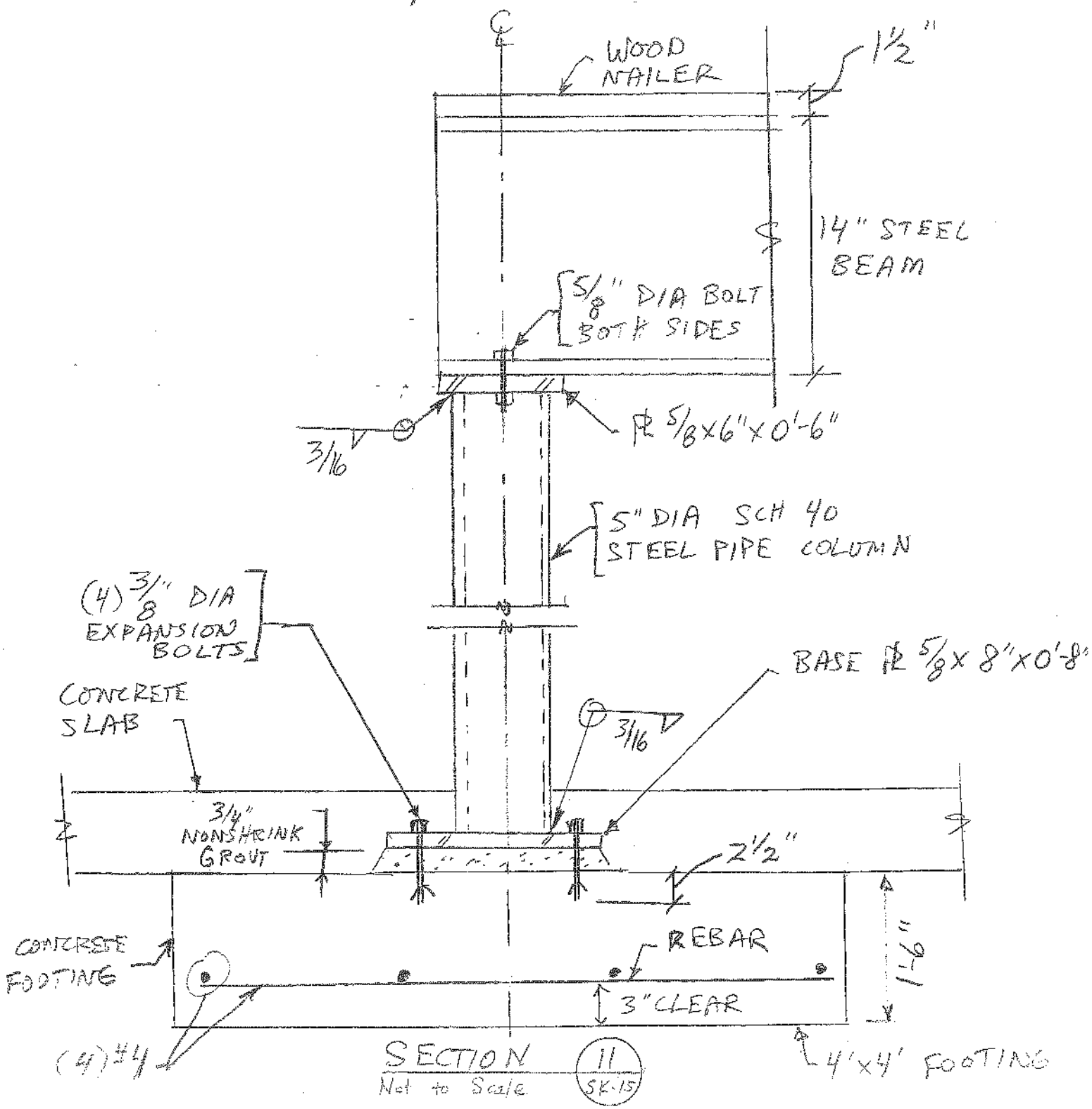
SECTION 9
Not to Scale

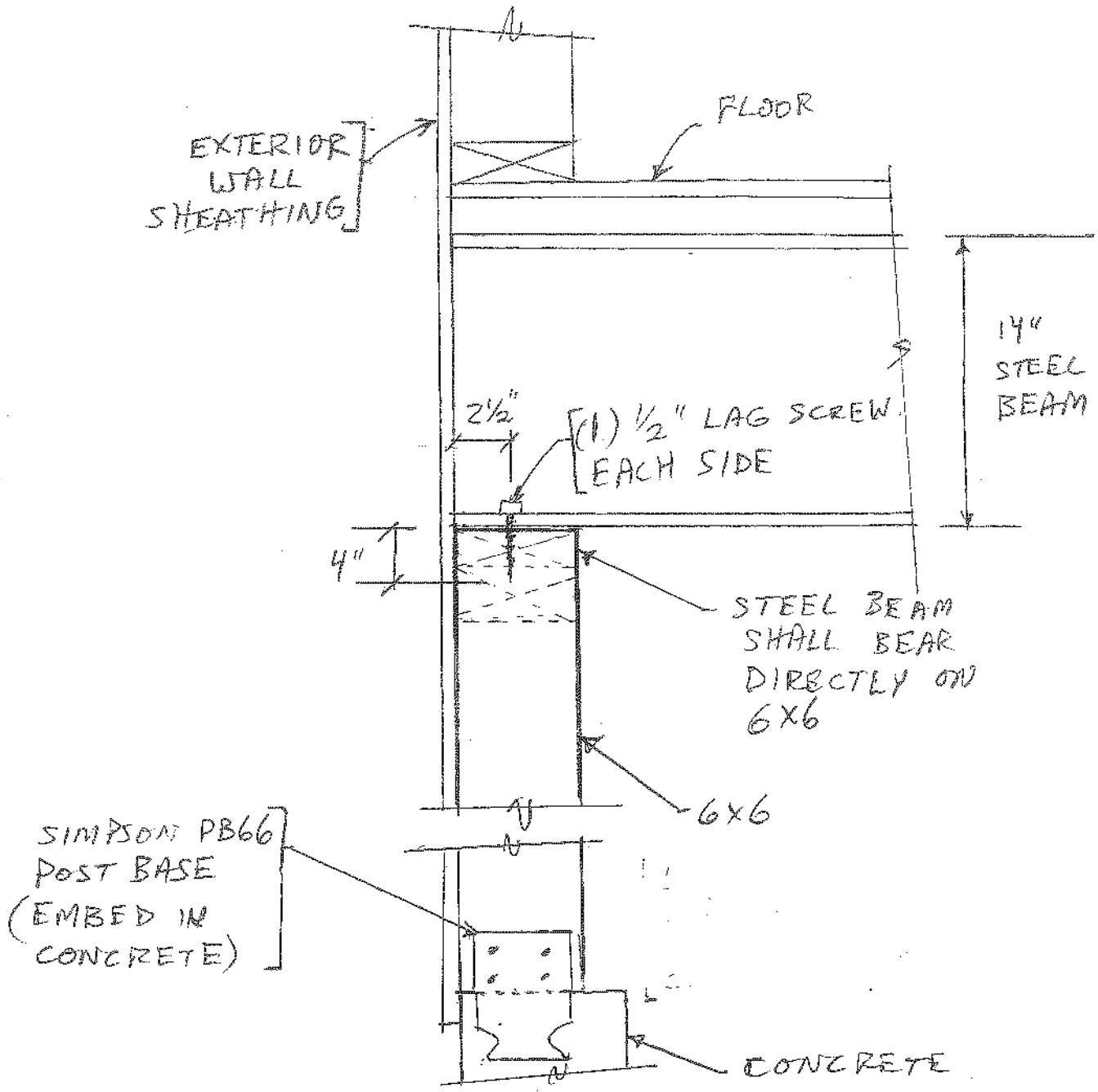
SK-13



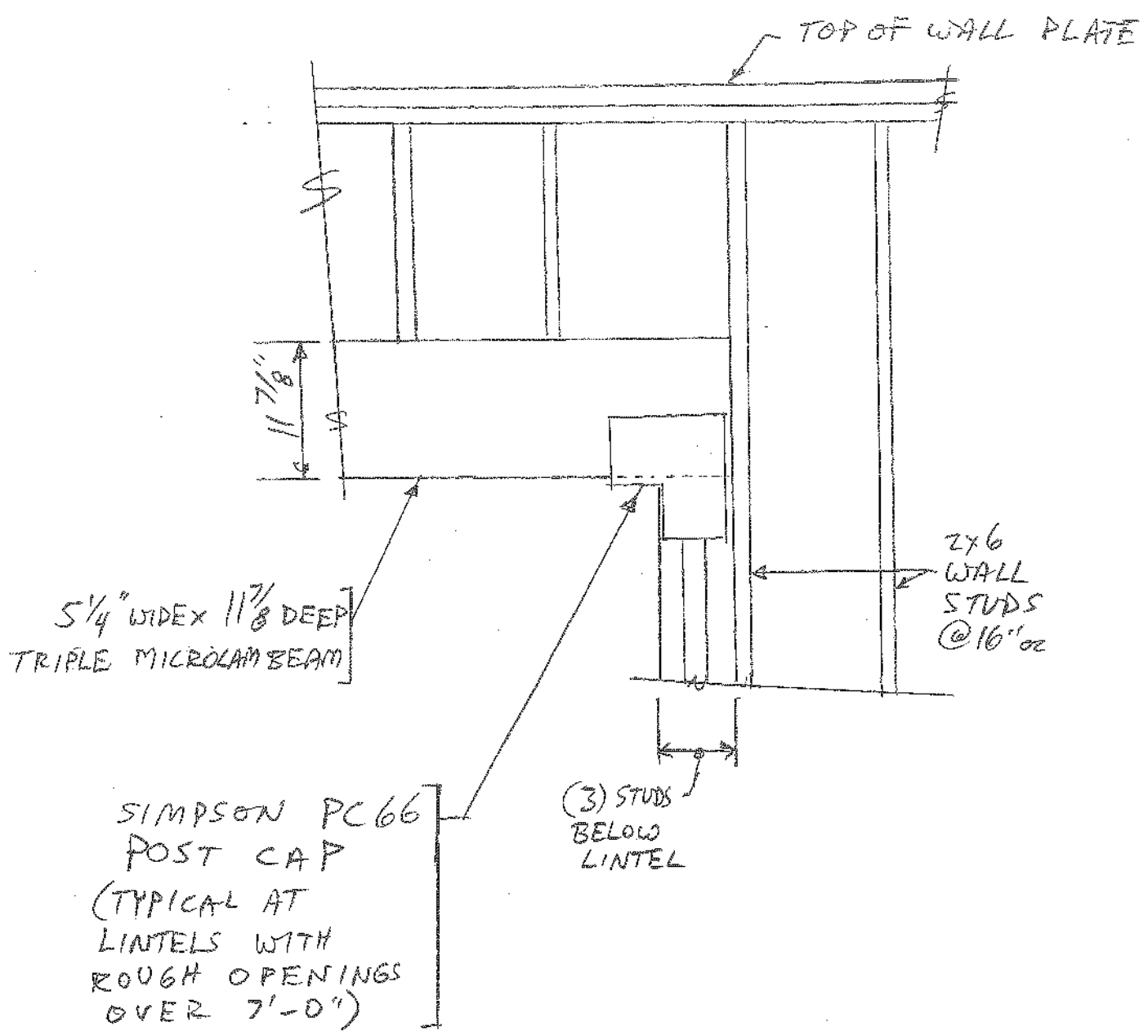
SECTION 10
Not to Scale (SK-14)

NOTE: other details not shown for clarity

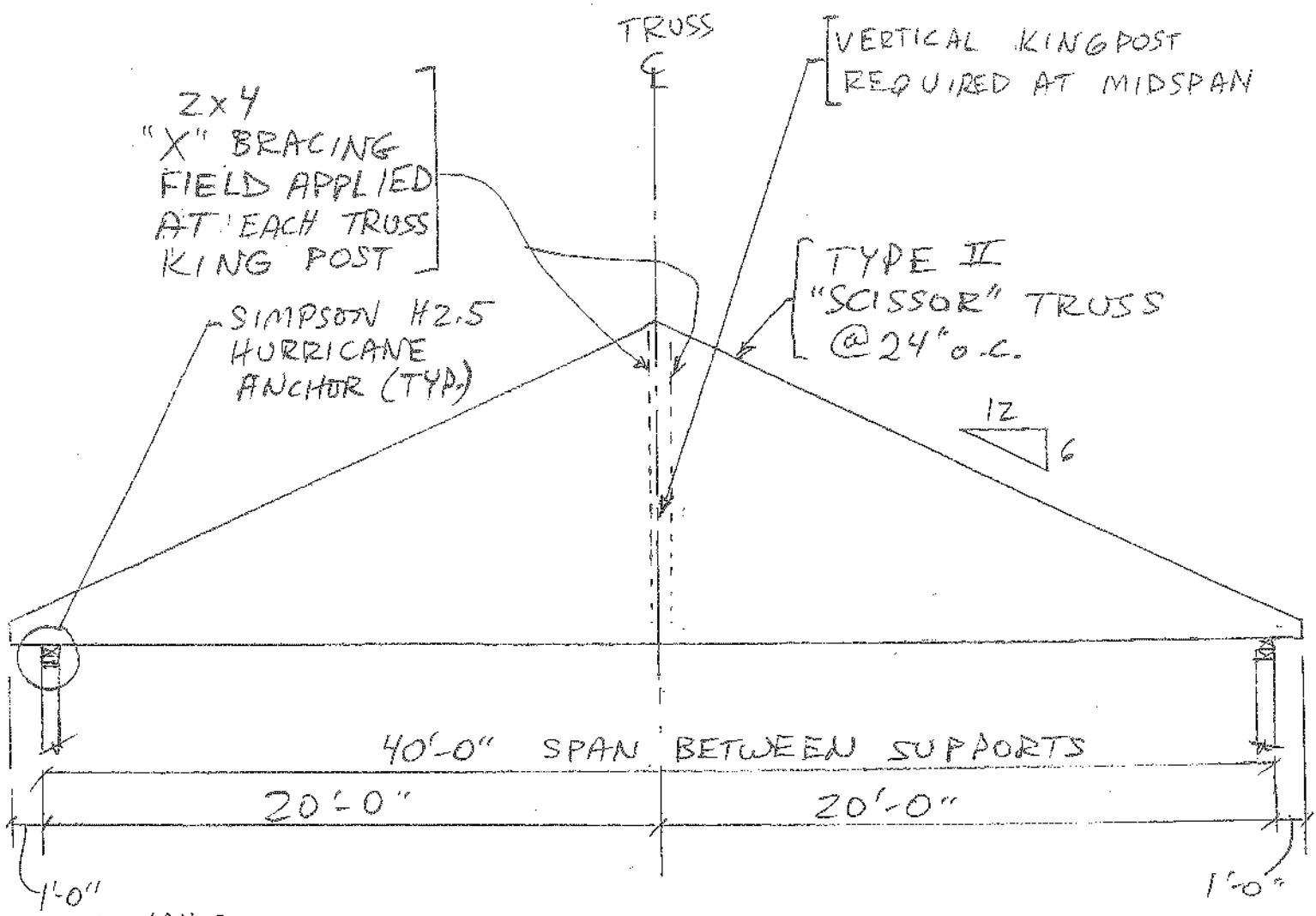




SECTION 12
Not to Scale SK-16



SECTION 13
Not to Scale SK-17



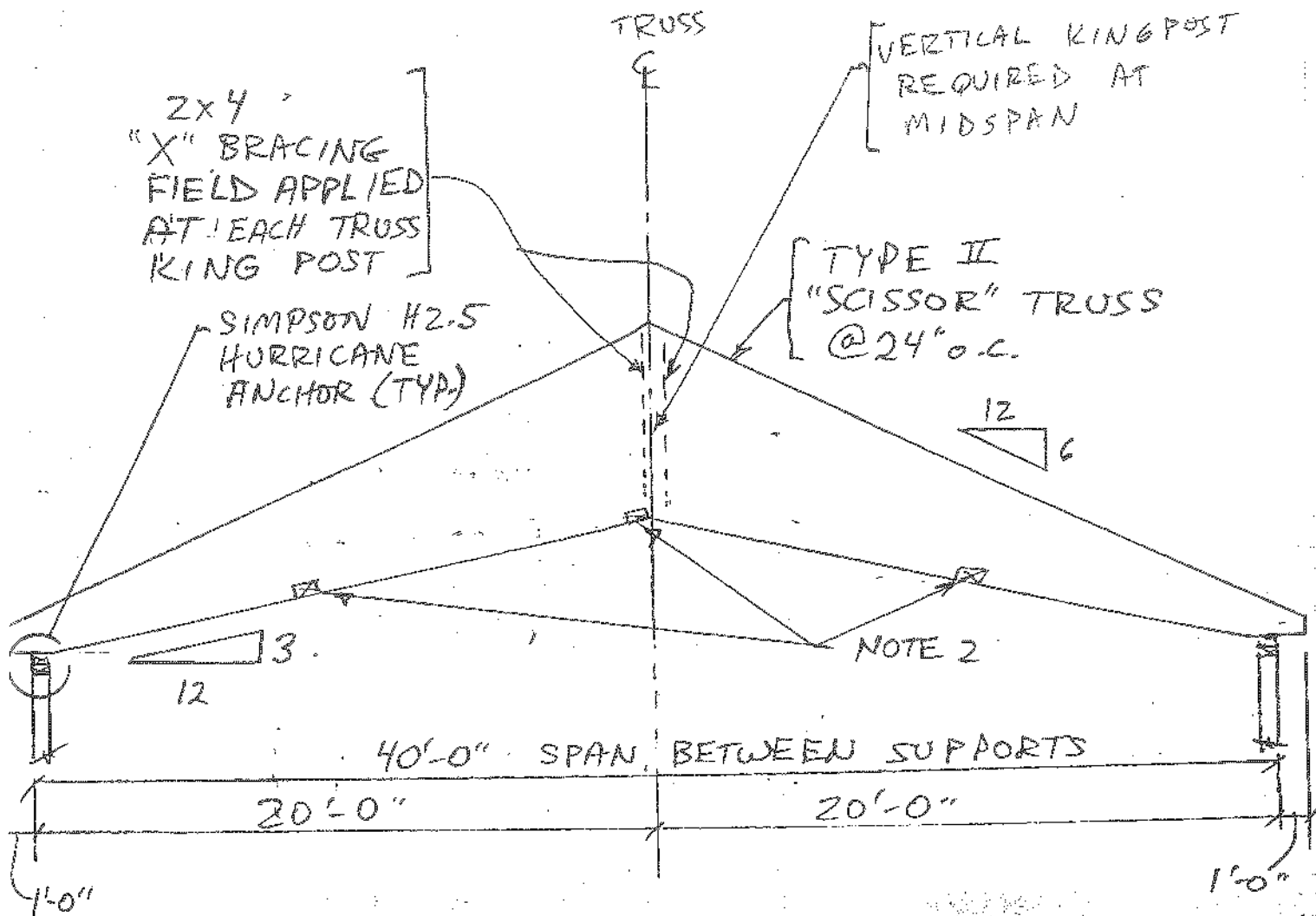
1'-0" OVERHANG (TYPICAL)

NOTES:

- 1. Quantity of 8 (eight) Type II trusses required.
- 2. Continuous bottom chord 2x4 bracing w/ 24" lap splice & anchored at end gable walls.

TYPE II TRUSS PROFILE

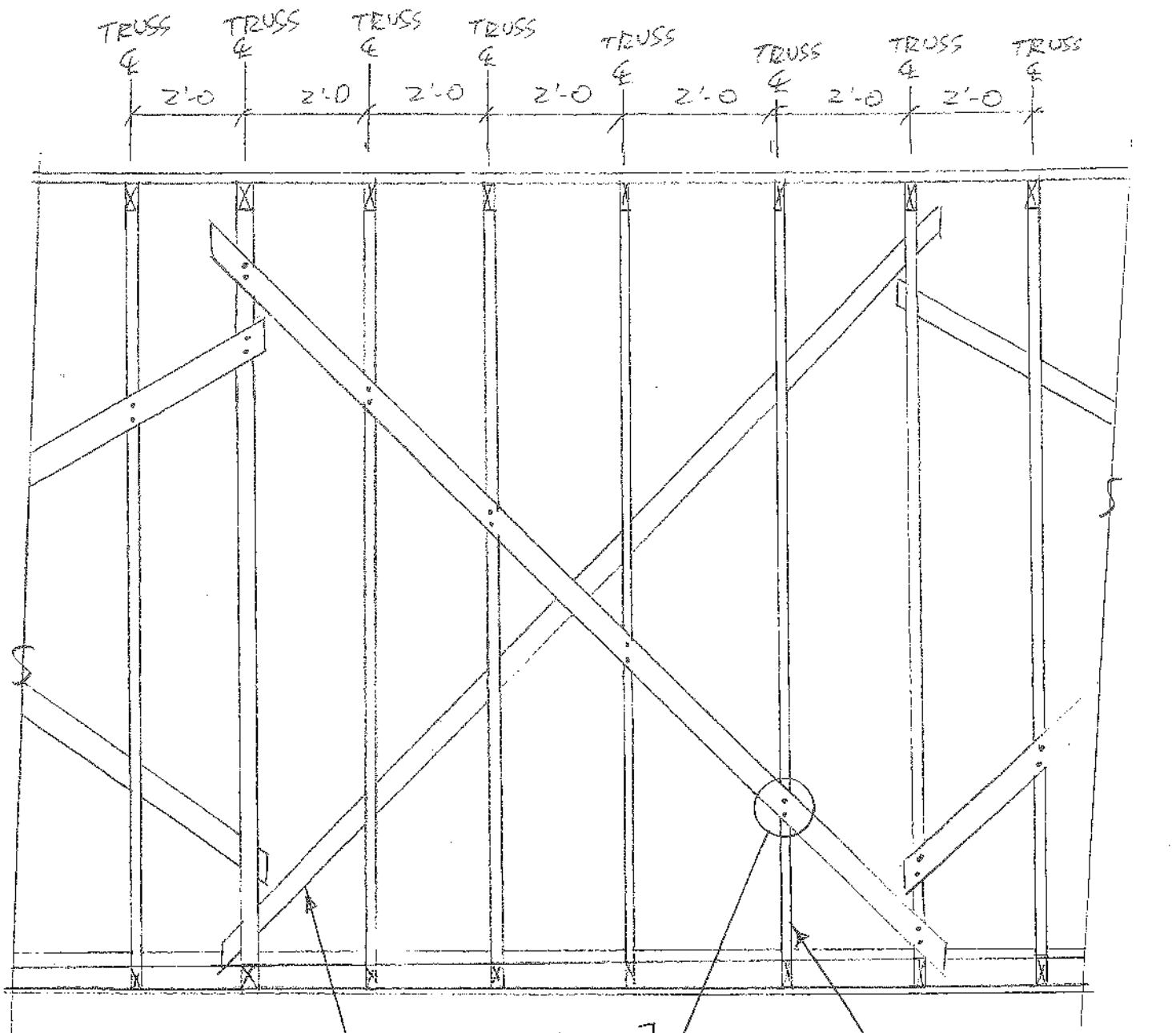
14
SK-18



NOTES:

1. Quantity of 8. (eight) Type II trusses required
2. Continuous bottom chord 2x4 bracing w/ 24" lap splice & anchored at end gable walls.

TYPE II TRUSS PROFILE



(2) 16 d
NAILS AT
EACH
TRUSS

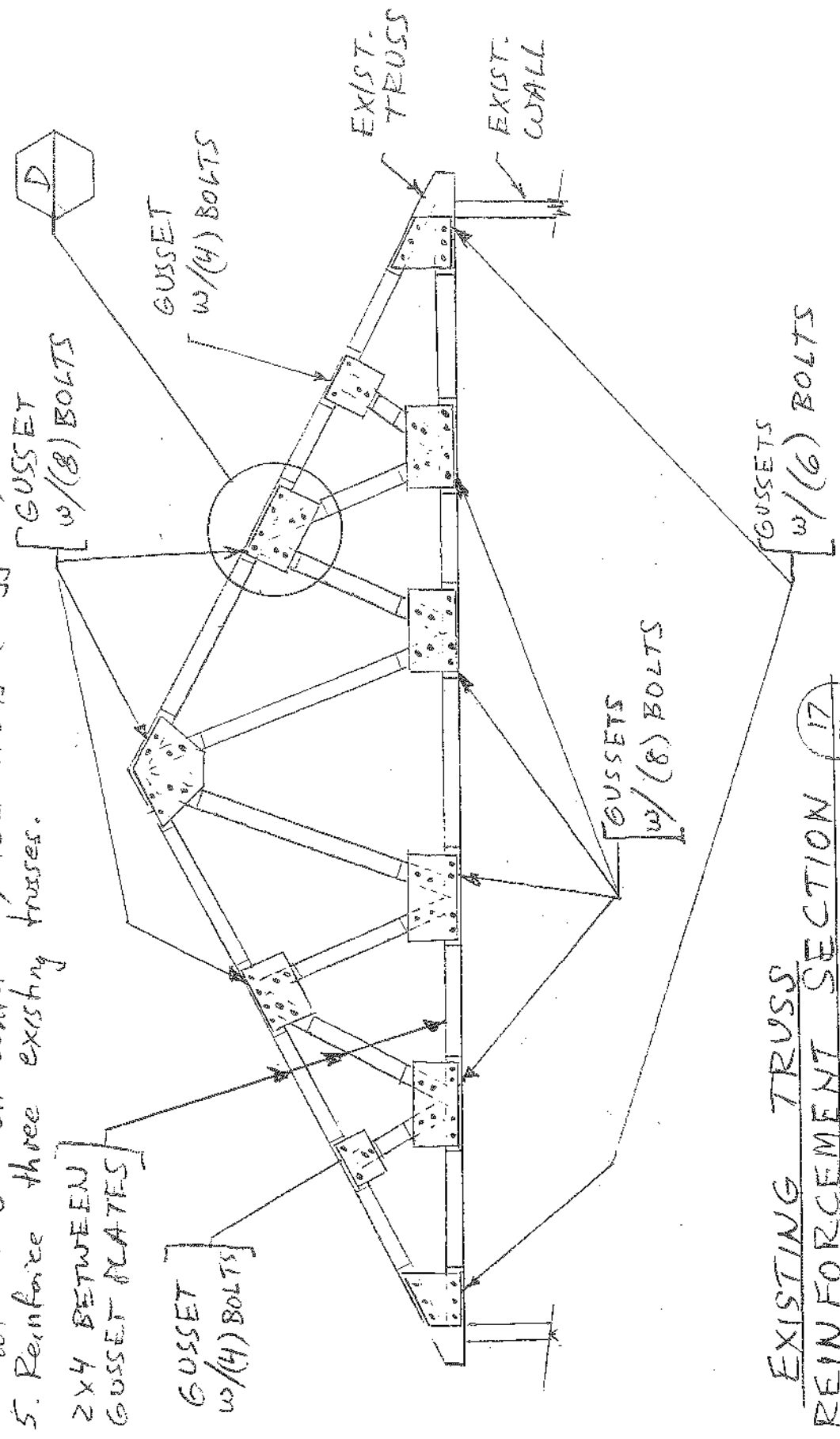
TRUSS VERTICAL
KINGPOST
AT MIDSPAN

2x4 "X" BRACE
APPLIED TO BOTH
SIDES OF "X" BRACE

SECTION 16
Not to Scale SK-20

NOTES

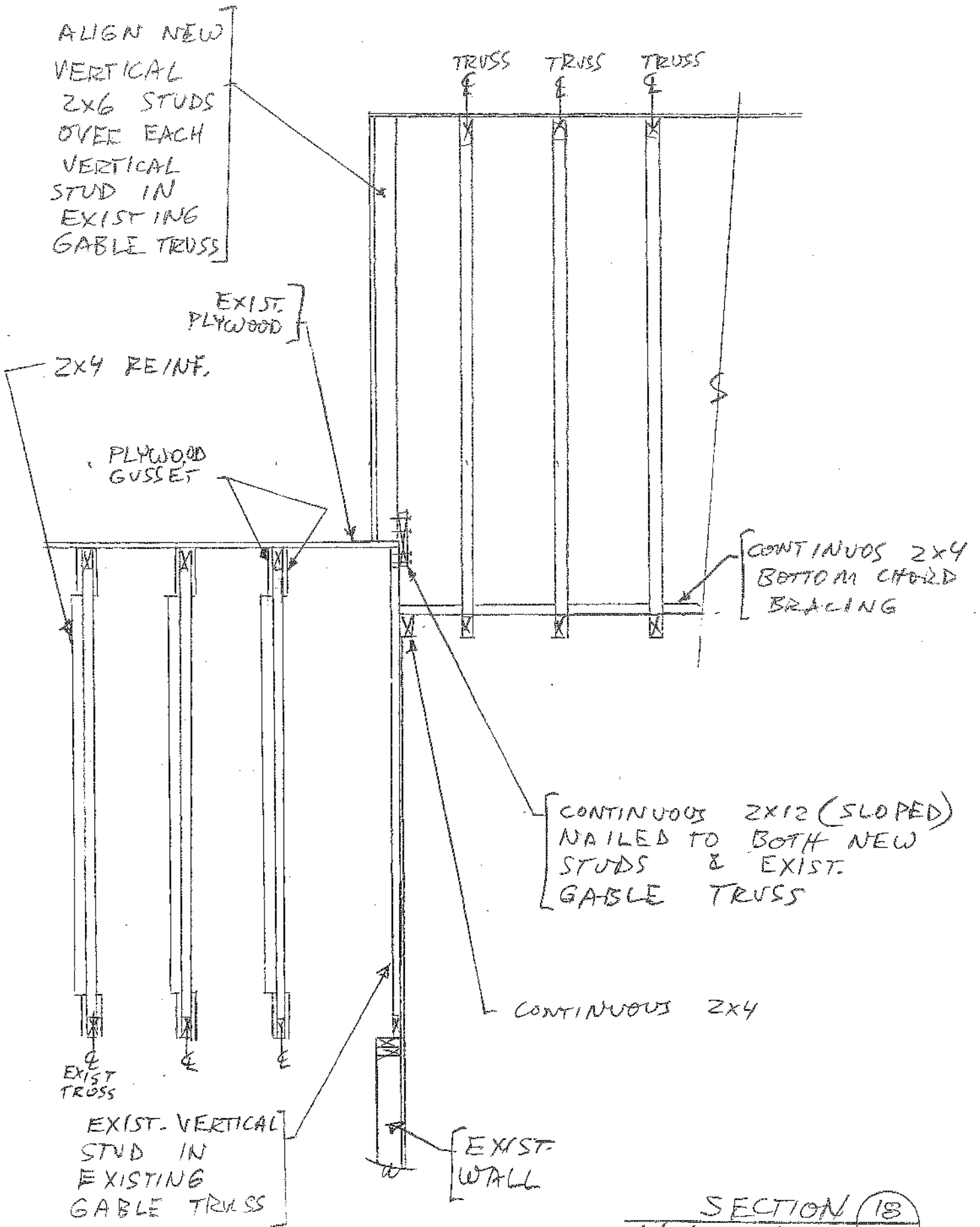
1. Gussets shall be 3/4" thick CDX plywood applied to both sides of truss.
2. Bolts shall be 3/4" diameter through bolts.
3. See Detail "D" for typical gusset plate requirements
4. Add 2x4 to all truss members between gusset plates, nail at 1'-0" on center w/ 16d nails (staggered) & (2) nails at each end.
5. Reinforce three existing trusses.

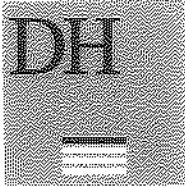


EXISTING TRUSS
REINFORCEMENT SECTION

17
SK-21

Not to Scale





DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1131
FAX 207 879 0996

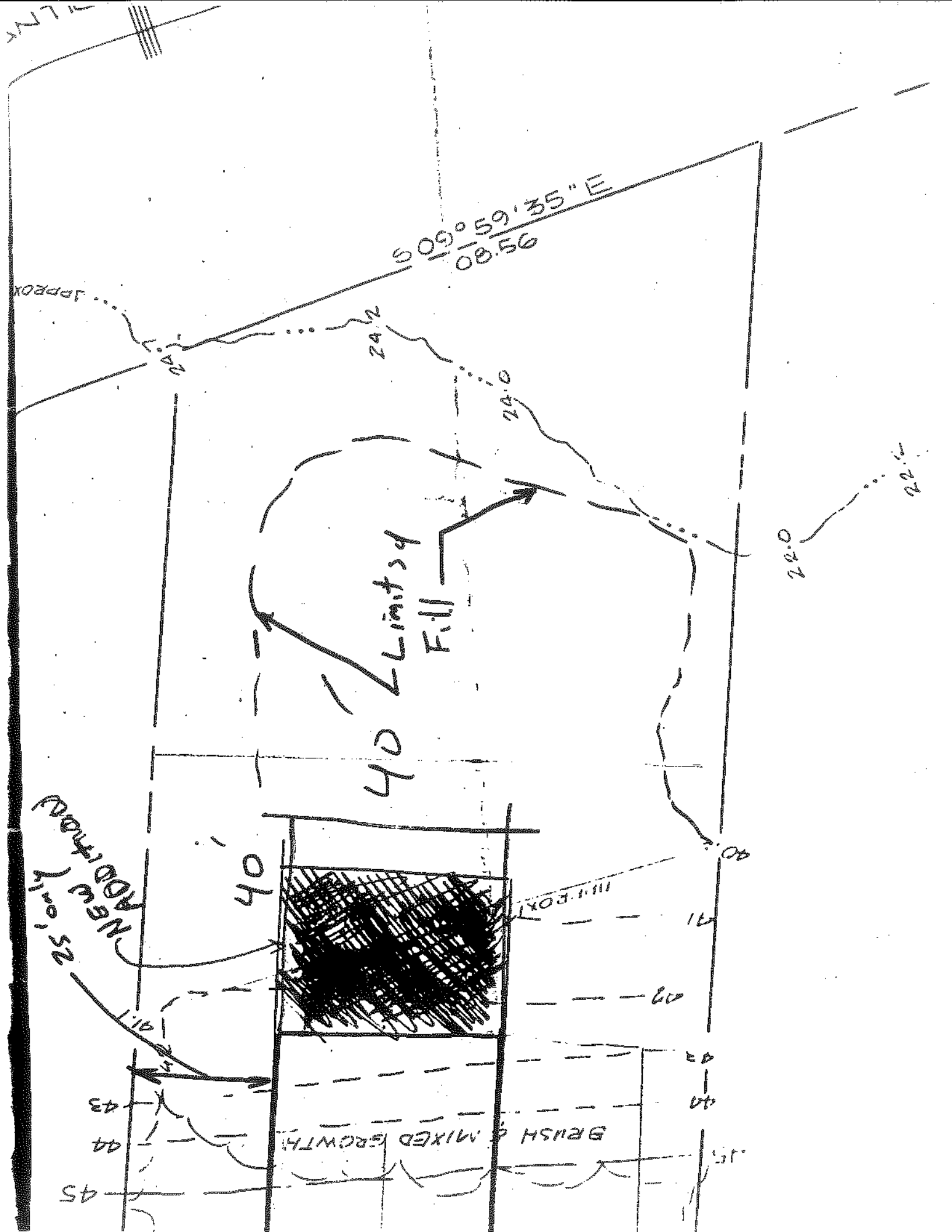
■ ROADWAY DESIGN
■ ENVIRONMENTAL ENGINEERING
■ HYDROLOGIC STUDIES AND MANAGEMENT
■ PERMITTING
■ AIRPORT ENGINEERING
■ SITE PLANNING
■ CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Kandi Talbot, Planner
FROM: Steve Bushey, Acting Development Review Coordinator
RE: William Gribizis – 1021 Ocean Avenue
DATE: November 9, 1999

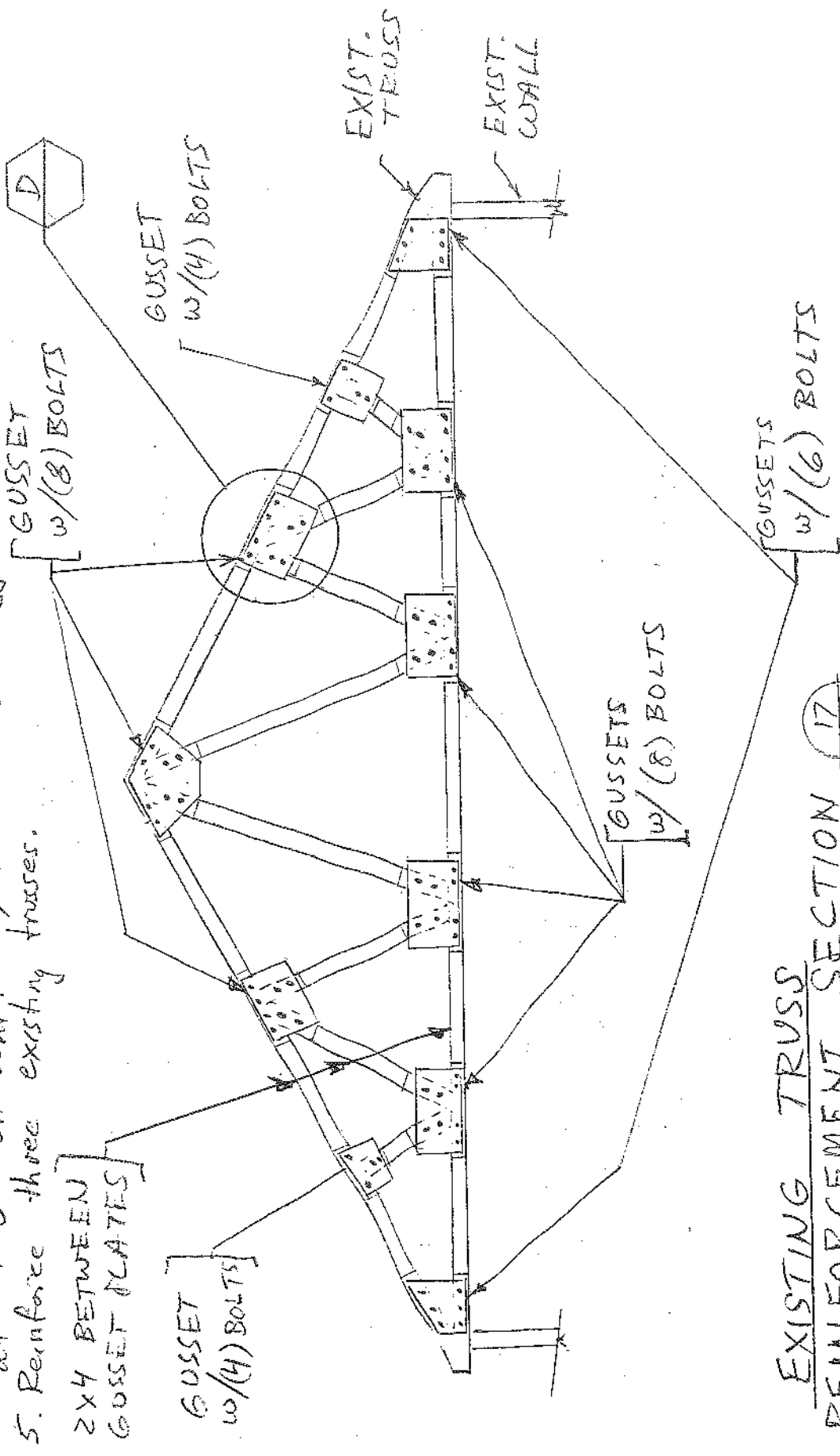
I have reviewed the application materials dated 10/22/99 and plans dated 9/2/99 and provide the following comments:

1. The applicant should review permitting issues related to the MeDEP Natural Resources Protection Act (NRPA) for work within 100 feet of the stream. Evidence of a NRPA permit approval or sign-off by the MeDEP should be provided. I have observed that the site has already been extensively filled from the end of the existing building out to the stream. I met the owner onsite today and he felt that MeDEP had previously signed off on the fill, although he was unaware of the actual MeDEP standards prohibiting fill placement within 25 feet of a stream. As it exists, fill has been placed up to the stream channel. It is my opinion that the applicant should provide evidence of MeDEP sign-off.
2. The applicant should provide evidence of adequate sanitary disposal area on the site since two new bathrooms are proposed according to sheet A-2 of the drawings. The septic field location is not shown on the plans. The Plumbing Inspector must review and approve the plans. The owner implied that the septic field was along the existing building; however, there does not appear to be sufficient room available to meet the Maine Subsurface Wastewater Disposal System setbacks.
3. Other zoning requirements including parking, landscaping, etc. should be addressed by the applicant.
4. The site plan does not show a 40' x 40' expansion. It should be revised to accurately depict the building expansion limits as well as the limits of previously placed fill.
5. The site plan should be revised to include the limits of proposed disturbance, proposed driveway/paving, grading, spot grades around the building and drainage measures.
6. The site plan should be revised to include erosion control measures and an erosion control narrative outlining winter construction methods. I informed the owner that the fill area next to the existing building must be stabilized. The fill height down to the stream is approximately 25 feet and is at a 1:1 slope or steeper. I directed him to immediately install silt fence and to place riprap along the fill slope.



NOTES

1. Gussets shall be 3/4" thick CDX plywood applied to both sides of truss.
2. Bolts shall be 3/4" diameter through bolts.
3. See Detail "D" for typical gusset plate requirements.
4. Add 2x4 to all truss members between gusset plates, nail at 1'-0" on center w/ 16d nails (staggered) & (2) nails at each end.
5. Reinforce three existing trusses.



EXISTING TRUSS
 REINFORCEMENT SECTION 17
 SK-21
 Not to Scale

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Name of Applicant: <u>William GRIBIZIS</u>		Name of Owner: <u>SAME</u>	
Mailing Address: <u>285 CLIFTON ST</u>		Town/City: <u>PORTLAND</u>	
State: <u>MAINE</u>	Zip Code: <u>04103</u>	Daytime Telephone No. (include area code): <u>207-7736034</u>	
Name of Wetland, Water Body or Stream: 1021 OCEAN AVE			
Detailed Directions to Site: <u>1021 OCEAN AVE IN PORTLAND</u>			
Town/City: <u>PORTLAND</u>	Map #: <u>A-4 B-4</u>	Lot #: <u>419 415</u>	County: <u>LUMBERLAND</u>
Description of Project: <u>PUTTING ADDITION ON GARAGE. THE BUILDING WILL BE AT LEAST 36 TO 40' FAR AWAY FROM ANY STREAM.</u>			
Part of a larger project?			<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (14) Piers, Wharves & Pilings |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that *this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.*

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: <u>William Gribizis</u>	Date: <u>11/1/99</u>
---	----------------------

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP STATE HOUSE STATION 17 AUGUSTA, ME 04333-0017 (207)287-2111	PORTLAND DEP 312 CANCO ROAD PORTLAND, ME 04103 (207)822-6300	BANGOR DEP 106 HOGAN ROAD BANGOR, ME 04401 (207)941-4570	PRESQUE ISLE DEP 1235 CENTRAL DRIVE PRESQUE ISLE, ME 04769 (207)764-0477
--	---	---	---

OFFICE USE ONLY	Ck# <u>0961</u>	Staff <u>MSC</u>	Staff
PBR # <u>24054</u>	FP <u>50.00</u>	Acc. Date <u>11/17/99</u>	Def. Date
	Date <u>11/17/99</u>		After Photos

Bill Gribizis
773-6034

11/16/99

1900.03

1. THE DEP HAS SIGNED OFF. THEY WILL MAIL YOU EVIDENCE.
2. THIS HOUSE IS OVER 90 YEARS OLD THE SEPTIC HAS BEEN REPLACED I DO NOT KNOW WHERE THE LEAK OF FLOOD IS. WE HAVE NOT HAD ANY PROBLEMS WITH THE PLOWING.
3. PARKING WILL BE IN THE DRIVEWAY. THE DRIVEWAY IS AT LEAST 12' WIDE 100' LONG.
4. IT IS NOW TO SCALE.
5. THERE WILL BE NO DISTURBANCE. NO GRADING WILL BE DONE.
6. WE WILL PUT SILT FENCING AROUND PERIMETER. AS I STATED TO THE ENGINEER. WE WILL SO D THE SLOPE.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990150
I. D. Number

1900-03

William Gribizis
Applicant
285 Clifton Street, Portland, ME 04103
Applicant's Mailing Address
SAA
Consultant/Agent
773-6034
Applicant or Agent Daytime Telephone, Fax

10/22/99
Application Date
Ocean Ave 1021
Project Name/Description
1021 Ocean Ave, Portland Maine 04103
Address of Proposed Site
415-B-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) _____
1600 sf Proposed Building square Feet or # of Units **1+** Acreage of Site **IM** Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **10/22/99**

DRC Approval Status:

Approved Approved w/Conditions
see attached Denied
 Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
 Attached
 Condition Compliance
 signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

1021 OCEAN AVE

I AM ADDING TO MY EXISTING BUILDING A 40x40 ADDITION, WHICH WILL HOUSE STORAGE ON THE FIRST FLOOR AND TWO OFFICES ON THE SECOND FLOOR.

THIS ADDITION WILL BE BUILT ON THE REAR OF THE EXISTING BUILDING WITH AT LEAST 20 FEET ^{AWAY} TO EACH SIDE OF THE ABUTTING PROPERTIES AND AT LEAST 150' FEET SET BACK TO THE REAR.

1021 OLEN AVE
WILLIAM GRIBIZIS

1. 1ST FLOOR WILL BE USED AS STORAGE
2ND FLOOR WILL HAVE TWO OFFICES
2. A. TOTAL LAND AREA 48000 S/F
B. TOTAL BUILDING AREA 1600 S/F
3. NONE
4. NONE
5. CITY WATER, SEPTIC
6. THE 11 YRS I HAVE OWNED THE PROPERTY THERE HAS BEEN NO PROBLEM WITH SURFACE WATER RUN OFF.
7. SEE PLAN
8. NONE
9. THERE WILL BE NO FINANCING
- 10.
11. NONE



March 25, 1993

William G Gribizis

285 Clifton Street
Portland ME 04103 4614

KMC LOAN NO.: 845286-6

The above referenced loan was paid in full on 03-11-93. Enclosed are the indicated documents.

Mortgage Note: x

Mortgage Deed: x

Release Document:

Recording Instructions:

Other:

These documents are for your records unless otherwise specified.

We would like to take this opportunity to thank you for your business.

Knutson Mortgage Corporation
1-800-648-4800

SMM
PD004 013

LOAN NUMBER: 845286-6

ADJUSTABLE RATE NOTE
1 Year Treasury Index—Rate Caps

457328052

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. THIS NOTE LIMITS THE AMOUNT MY INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.

August 23, 19 89

Portland,
(City)

Maine
(State)

1021 Ocean Avenue, Portland, Maine 04103
(Property Address)

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$ 102,400.00 (this amount is called "principal"), plus interest, to the order of the Lender. The Lender is Home Owners Savings Bank F.S.B.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of principal has been paid. I will pay interest at a yearly rate of 9.95%. The interest rate I will pay will change in accordance with Section 4 of this Note. The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making payments every month.

I will make my monthly payments on the first day of each month beginning on October 1, 19 89. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. My monthly payments will be applied to interest before principal. If, on September 1, 2014, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "maturity date."

I will make my monthly payments at 21 Milk Street, Boston, MA 02109

or at a different place if required by the Note Holder.

(B) Amount of My Initial Monthly Payments

Each of my initial monthly payments will be in the amount of U.S. \$ 926.90. This amount may change.

(C) Monthly Payment Changes

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of September 19 90, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Three and One Quarter percentage points (3.25%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 11.95% or less than 7.95%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than Two percentage points (2.00%) from the rate of interest I have been paying for the preceding twelve months. My interest rate will never be greater than 15.95%.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment. The notice will include information required by law to be given me and also the title and

7. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5.00 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to me.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

8. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section 3 (A) above or at a different address if I am given a notice of that different address.

9. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

10. WAIVERS

I and any other person who has obligations under this Note waive the rights of presentment and notice of dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

11. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

[Signature]
Witness

[Signature]
William G. Cribizis

(Seal)
Borrower

PAY TO THE ORDER OF
WITHOUT RECOURSE

(Seal)
Borrower

GRIBIZIS ADDITION

**1021 Ocean Avenue
Portland, Maine
PSE Project No. 119-99**

**STRUCTURAL DRAWINGS,
SPECIFICATIONS, AND SKETCHES**

**Drawings S1 and S2
Sketches SK-1 thru SK-22**

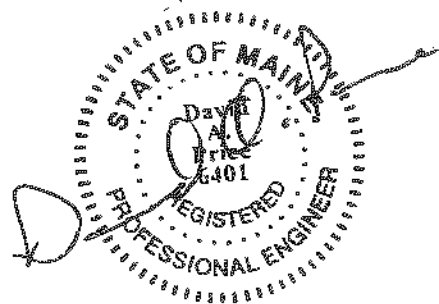
Prepared for:

**Bill Gribizis
285 Clifton Street
Portland, ME 04103
Tel: (207) 773-6034**

Prepared by:

**David A. Price, P.E.
Price Structural Engineers
75 Farms Edge Road
North Yarmouth, ME 04097
Tel: (207) 846-0099
Fax: (207) 846-1633**

August 25, 1999



40' x 40' ADDITION FOR BILL GRIBIZIS
Project Location: 1021 Ocean Avenue; Portland, Maine
August 23, 1999

GENERAL STRUCTURAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

Section 01010 - Summary of Work

1. Work of this Contract is comprised of the structural framing and foundation for a new 40' x 40' addition at the above referenced project location. Elevated floor is designed for a 50 psf office live load.
2. Work and materials shall conform to the 1996 BOCA National Building Code, State of Maine Building Codes, and other applicable codes and standards and shall meet the requirements of local authorities having jurisdiction.
3. Coordinate work schedule, daily hours of construction, location of material storage, access to utilities, and final cleanup requirements with owner prior to construction.
4. Structural drawings and specifications do not include provisions for sitework, watertightness of building, NFPA fire code requirements, Americans with Disabilities Act (ADA) requirements, egress requirements, or other architectural features.
5. The following list of drawings and sketches form a part of this specification:

S1 Foundation and 2nd Floor Framing Plan
S2 Roof Plan
Structural Sketches SK-1 through SK-22 (attached to this specification)
6. The structural design is based on the full interaction of all its connected parts. No provisions have been made for any temporary conditions that may arise during construction prior to the completion of the structure. The Contractor shall be responsible for adequate design and construction of all forms, shoring and temporary bracing during the progress of the project.
7. Alternate connection details may be used if such details are submitted to the Structural Engineer for review and acceptance is granted. However, the Structural Engineer shall be the sole judge of acceptability and the Contractor's Bid shall anticipate the use of those specific details shown on the Drawings. The Contractor shall be responsible for the design of any alternate details which he proposes.

8. The Contractor shall be completely responsible for the safety of adjacent structures, property, and the public. The Contractor shall comply with all federal, state and local requirements.
9. Do not scale from Drawings.
10. All materials shall be new except those labeled "EXG" (existing).
11. Work not indicated on a part of the Drawings but reasonably implied to be similar to that shown at corresponding places shall be included.
12. Any modification or alteration of these Construction Documents or changes in construction from the intent of these documents by the Contractor without written approval of the Engineer shall remove all professional and liable responsibility on the part of the Engineer.
13. The Contractor is required to examine the Drawing and Specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to submitting their Bid. Failure to visit the site and familiarize themselves with the existing conditions, interferences and other limitations will in no way relieve the successful Bidder from furnishing any materials or performing any work in accordance with Drawings and specifications (at no additional cost to the Owner).
14. Contractor shall obtain all necessary permits prior to proceeding with construction. Coordinate temporary dust enclosure requirements and security requirements with Owner. Submit detailed construction schedule to Owner prior to construction.
15. Remove and legally dispose of demolished materials.
16. Contractor shall take all necessary precautions to ensure that existing building components are not damaged during construction. All damaged areas shall be completely restored to the full satisfaction of the Owner at no additional cost to the Owner.
17. Stored materials shall be kept under cover and dry. Protect from weather and contact with damp or wet surfaces. Stack materials in such a manner that prevents warping or crushing.
18. Pre-manufactured materials shall be installed in accordance with manufacturer's requirements and recommendations.
19. Except where slope is specified, new materials shall be installed plumb, level, and square.

20. Substitutions for specified pre-manufactured materials may be made but only after specific written approval has been provided by the owner's engineer prior to installation.

DIVISION 2 - FOUNDATIONS

Section 02200 - Foundations and Backfill

1. Foundation excavations shall extend to undisturbed soil capable of providing sound, stable bearing below footings. Engineer assumes no responsibility for subsurface soil conditions. Owner is advised to obtain the services of a qualified geotechnical engineer.
2. No footings shall be placed in water or on frozen ground.
3. Foundations shall be carried down a minimum of 5 ft - 0 in. below grade, and shall be configured per Structural Drawings to resist uplifting during freeze thaw cycles.
4. Contractor will inspect and certify excavation bottoms, footing bearings, and structural backfill for conformance with Specifications and applicable codes.
5. Structural fill adjacent to foundations shall be a coarse granular material consisting of hard, durable, angular material conforming to the following gradation (MDOT 703.06 - Type B Aggregate):

<u>Sieve Size</u>	<u>% Passing by Weight</u>
4 in.	100
½ in.	35-75
¼ in.	25-60
No. 40	0-25
No. 200	0-5

6. Structural backfill shall be placed to 95% of maximum density compaction as determined by ASTM D 1557. Lifts shall be no greater than 6 in. each and compacted with a vibratory compactor at each lift.

DIVISION 3 - CONCRETE

Section 03300 - Cast-in-Place Concrete

1. All concrete work shall conform to American Concrete Institute (ACI) "Specifications for Structural Concrete for Buildings" (ACI 301) and "Building Code Requirements for Reinforced Concrete" (ACI 318).
2. All concrete slabs shall have a minimum compressive strength of 4000 psi at 28 days, with water/cement ratio not exceeding 0.45. Concrete shall be made with ¾" stone aggregate; shall have 5-7% air entrainment; shall be made with Type I

or Type II cement; and shall have a 3"-4" slump. Concrete for slabs shall contain polypropylene fibers engineered for use in concrete complying with ASTM-C116, Type III, ½" to 1 ½" long, 1.5 pounds per cubic yd.

3. Other concrete shall be as specified above in Note 2, except that the minimum compressive strength may be reduced to 3000 psi at 28 days, and polypropylene fibers may be omitted.
4. Shop Drawings shall be prepared and submitted for all steel reinforcing within concrete.
5. No foundations shall be placed in water or on frozen ground.
6. All embedments in concrete, including anchor bolts, shall be firmly secured by tie wire to prevent movement during concrete placement.
7. All concrete materials, reinforcement and forms shall be free from frost or debris.
8. Concrete shall be maintained above 50 degrees F, and in moist condition for at least the first seven days after placement.
9. Consolidate all concrete with a vibrator or other means recommended by ACI 301.
10. All concrete reinforcing bars shall conform to ASTM A615, Grade 60.
11. Reinforcing bars may not be welded except where designated in writing by the Structural Engineer.
12. Vapor barrier below slabs on grade shall be "Vaporshield" by J-Pro.
13. Apply curing compound to slab surface in accordance with manufacturer's guidelines.

DIVISION 5 - METALS

Section 05120 - Structural Steel

1. All structural steel work shall conform to the recommendations and requirements contained in the "Manual of Steel Construction, Allowable Stress Design," AISC Ninth Edition (including AISC Code of Standard Practice for Steel Buildings and Bridges), and "Structural Steel Welding Code -- Steel," (AWS D1.1, latest edition).
2. No change in size or position of the structural elements shall be made without prior written approval of the Structural Engineer.

3. Temporary erection bracing shall be provided to hold structural steel securely in position. Remove temporary bracing and connections only after permanent members are in place and final connections are in place.
4. Shop connections unless otherwise noted, shall be made by welding. Connect structural steel components together using high strength bolts, $\frac{3}{4}$ -inch diameter A325N "Tension-Control" type bolts (fully tensioned shear/bearing).
5. All shop and field welds shall be made by certified welders, and shall conform to the American Welding Society Code, AWS D1.1, latest edition, using E70-18 electrodes. Carefully control welding technique to avoid distortion, including clamping prior to welding. Minimum weld size shall be $\frac{3}{16}$ " fillet.
6. Shop drawings for steel shall be submitted for review and approval. Connections shown on these Drawings are generally schematic. They are intended to define the spatial relationship of the framed members and show a feasible method of making the connections. Any connection that is not shown or is not completely detailed on the Structural Drawings shall be designed by a licensed Professional Engineer in the state of Maine retained by the fabricator. Beam-to-beam and beam-to-post connections shall be designed for an end reaction equal to one-half the uniform load capacity of the beam as given in Part 2 ("Beams and Girders") of the AISC Manual, 9th Edition. Minimum shear capacity of 12 kips shall be provided. Completely detailed means the following information is shown on the Shop Detail Drawings for review by the engineer:
 - a) All plate dimensions and grades.
 - b) All weld sizes, pitches, and returns.
 - c) All hole sizes and spacings.
 - d) Number and type of bolts: Where bolts are shown but no number is given, the connection has not been completely detailed.
 - e) Where partial information is given, it shall be the minimum requirement for the connection.
 - f) Minimum plate thickness shall be $\frac{1}{4}$ ".
7. Structural steel components shall be shop primed with fabricator's standard primer, except that structural steel exposed to weather shall be primed with Themec 90-97 primer (steel shall have SP-6 blast finish). Provide field touch-up as necessary.

8. Structural steel rolled shapes, plates, bars and tubes shall conform to the following:

ASTM A-572, Grade 50: All wide flange sections ("W" shapes), $F_y = 50$ ksi
ASTM A-36: Other rolled shapes, plates and bars, $F_y = 36$ ksi
ASTM A-500, Grade B: Steel Tubes ("TS" shapes), $F_y = 46$ ksi
ASTM A-53, Grade B: Steel pipe, $F_y = 35$ ksi
ASTM A-36: Threaded rods
ASTM A-307: Anchor bolts in concrete (unless otherwise noted)

Note: Bolts and rods exposed to weather shall be galvanized.

9. Non-shrink grout shall be 5000 psi (minimum) compression strength.
10. Coordinate final painting of steel components with owner's requirements.

DIVISION 6 -- WOOD

Section 06000 - Carpentry (General)

1. Lumber shall bear the grade and trademark of the association under whose rules it is produced and a mark of mill identification. Lumber shall be sound, seasoned, kiln-dried to a moisture content not exceeding 19% and surfaced four sides.
 - a) Pressure Treated (PT) lumber shall be Southern Yellow Pine, Number 2 grade.
 - b) Except as noted above or designated otherwise, remaining lumber shall be No. 2 grade Spruce, Pine, Fir, planed four sides.
2. Lumber and wood in exterior applications, at sills, at porches and in contact with concrete and masonry shall be pressure treated using CCA preservative with a minimum net retention of 0.40 pcf.
 - a) All fasteners (including nails, lag screws, and bolts) for pressure treated lumber shall be hot-dip galvanized.
 - b) Cut ends of pressure treated (PT) lumber and timber posts and sills shall be dipped in a preservative treatment for a minimum of fifteen minutes.
3. Fabricate horizontal and inclined members, units of less than 1:1 slope, with natural convex bow (crown) up to provide camber.
4. Carpentry work shall comply with AFPA's "National Design Specification for Wood Construction," 1991 Edition. Wood components shall be securely attached with sound connections and without splitting. As a minimum, wood fasteners

- shall conform to BOCA 1996, Table 2305.2, "Fastening Schedule" unless otherwise noted.
5. Reference to "Simpson" on Drawings indicates metal connectors manufactured by Simpson Strong-Tie.
 6. At locations where portions of wood floor or roof deck are added or replaced, the finish floor elevation of the new wood deck shall match the adjacent existing wood floor elevation.
 7. Plywood for floors and roof shall be installed with both suitable adhesive and 10d nails at 6" o.c. at supported edges and 12" o.c. elsewhere.
 8. Floor framing around chase openings for mechanical ducts and stairs shall consist of the following (unless otherwise noted):
 - a) Double floor length members and joists each side of opening with member depth same as adjacent floor framing.
 - b) Members connected with Simpson double joist hangers.
 9. Plywood for floors shall be $\frac{3}{4}$ " thick, APA rated sheathing with 48/24 span rating, tongue and groove. Use full size sheets as much as possible.
 10. Plywood for roofs shall be $\frac{3}{4}$ " thick, APA rated sheathing with 48/24 span rating. Install "H" clips where recommended by APA. Use full size sheets as much as possible.
 11. Plywood end joints for floors and roof shall be staggered. Plywood surface grain shall be transverse to joist span.
 12. Exterior wall sheathing shall be $\frac{5}{8}$ " thick, APA rated sheathing suitable for exterior use. Use full size sheets as much as possible. Wall sheathing shall be fastened with galvanized 10d common nails having 6" spacing at supported edges and 12" spacing elsewhere.
 13. Cornerboards, fascias, soffits, and other exterior finish trim shall be $\frac{5}{4}$ " Western Red Cedar, No. 1 Grade (unless authorized otherwise by the owner).
 14. Air infiltration barrier between exterior plywood sheathing and wood siding shall be Tyvek Housewrap, manufactured by DuPont Company or approved equal.
 15. All sheathing shall conform to APA "Plywood Specification Grade Guide" and Product Standard PS-1. Plywood construction shall conform to APA Design/Construction Guide – Residential and Commercial, Form E30B for required applications.

16. Provide additional temporary bracing (not shown on drawings) for trusses as recommended by Truss Plate Institute (TPI).
17. Trusses shall be anchored to top of walls with Simpson H2.5 Hurricane Ties at each end.
18. Stair width shall not exceed 4'-0" wide and shall be supported by (3) 2x12 stringers, equally spaced. Center stringer shall be reinforced with a continuous 2x4 nailed to both sides, and outside stringers shall have continuous 2x4 nailed to one side. Spacing between supports for stringers shall not exceed 6'-4" on center. Upper ends of stringers shall be supported by either suitable steel joist hangers or continuous wood ledger.

Section 06192 – Metal-Plate Connected Wood Trusses

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Triangular-pitched roof trusses.
 - 2. Scissor roof trusses.
 - 3. Truss accessories.

1.3 DEFINITIONS

- A. Metal-plate-connected wood trusses include planar structural units consisting of metal-plate-connected members fabricated from dimension lumber and cut and assembled before delivery to Project site.

1.4 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Engineer, fabricate, and erect metal-plate-connected wood trusses to withstand design loads within limits and under conditions required.
 - 1. Design Loads: As indicated.
 - 2. Design trusses to withstand design loads without deflections greater than the following:
 - a. Roof Trusses: Vertical deflection of 1/240 of span due to total load.
- B. Engineering Responsibility: Engage a fabricator who uses a qualified professional engineer to prepare calculations, Shop Drawings, and other structural data for metal-plate-connected wood trusses.

1.5 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product Data for lumber, metal-plate connectors, metal framing connectors, bolts, and fasteners.

- C. Shop Drawings detailing location, pitch, span, camber, configuration, and spacing for each type of truss required; species, sizes, and stress grades of lumber to be used; splice details; type, size, material, finish, design values, and orientation and location of metal connector plates; and bearing details.
 - 1. To the extent truss design considerations are indicated as fabricator's responsibility, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
 - 2. Include truss Shop Drawings signed and sealed by the qualified professional engineer responsible for their preparation.
- D. Product certificates signed by officer of truss fabricating firm certifying that metal-plate-connected wood trusses supplied for Project comply with specified requirements and Shop Drawings.
- E. Qualification data for firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.
- F. Material test reports from a qualified independent testing agency indicating and interpreting test results relative to compliance of fire-retardant-treated wood products with requirements indicated.
- G. Warranty of chemical treatment manufacturer for each type of treatment.
- H. Material certificates for dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the American Lumber Standards Committee (ALSC) Board of Review.
- I. For fire-retardant-treated wood products, include certification by treating plant that treated materials comply with specified standard and other requirements as well as data relative to bending strength, stiffness, and fastener-holding capacities of treated materials.
- J. Research or evaluation reports of the model code organization acceptable to authorities having jurisdiction that evidence the following products' compliance with building code in effect for Project.
 - 1. Fire-retardant-treated wood.
 - 2. Metal-plate connectors.
 - 3. Metal framing connectors.

1.6 QUALITY ASSURANCE

- A. **Installer Qualifications:** Engage an experienced Installer who has completed wood truss installation similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.
- B. **Fabricator's Qualifications:** Engage a firm that complies with the following requirements for quality control and is experienced in fabricating metal-plate-connected wood trusses similar to those indicated for this Project and with a record of successful in-service performance:

1. Fabricator participates in a recognized quality-assurance program that involves inspection by SPIB; Timber Products Inspection, Inc.; Truss Plate Institute (TPI); or other independent inspecting and testing agency acceptable to Architect and authorities having jurisdiction.

C. Comply with applicable requirements and recommendations of the following publications:

1. ANSI/TPI 1, "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
2. TPI HIB "Commentary and Recommendations for Handling Installing & Bracing Metal Plate Connected Wood Trusses."
3. TPI DSB "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses."

D. Metal-Plate Connector Manufacturer's Qualifications: A manufacturer that is a member of TPI and that complies with TPI quality-control procedures for manufacture of connector plates published in ANSI/TPI 1.

E. Single-Source Responsibility for Connector Plates: Provide metal connector plates from one source and by a single manufacturer.

F. Wood Structural Design Standard: Comply with applicable requirements of AFPA's "National Design Specification for Wood Construction" and its "Supplement."

G. Single-Source Engineering Responsibility: Provide trusses engineered by metal-plate connector manufacturer to support superimposed dead and live loads indicated, with design approved and certified by a qualified professional engineer.

H. Professional Engineer Qualifications: A professional engineer who is legally authorized to practice in the jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated that have resulted in installing metal-plate-connected wood trusses similar to those indicated for this Project and with a record of successful in-service performance.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Handle and store trusses with care and comply with manufacturer's written instructions and TPI recommendations to avoid damage and lateral bending.
- B. Inspect trusses showing discoloration, corrosion, or other evidence of deterioration. Discard and replace trusses that are damaged or defective.

1.8 SEQUENCING AND SCHEDULING

- A. Time delivery and erection of trusses to avoid extended on-site storage and to avoid delaying progress of other trades whose work must follow erection of trusses.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Fire-Retardant-Treated Materials, Interior Type A:
 - a. Baxter: J. H. Baxter Co.
 - b. Chemical Specialties, Inc.
 - c. Continental Wood Preservers, Inc.
 - d. Hickson Corporation.
 - e. Hoover Treated Wood Products, Inc.
 2. Fire-Retardant-Treated Materials, Exterior Type:
 - a. American Wood Treaters, Inc.
 - b. Hoover Treated Wood Products, Inc.
 3. Metal Connector Plates:
 - a. Alpine Engineered Products, Inc.
 - b. Computrus, Inc.
 - c. Mitek Industries, Inc.
 - d. Robbins Manufacturing Company.
 - e. Tee-Lok Corporation.
 - f. Truswal Systems Corporation.
 4. Metal Framing Anchors:
 - a. Cleveland Steel Specialty Co.
 - b. Harlen Metal Products, Inc.
 - c. Silver Metal Products, Inc.
 - d. Simpson Strong-Tie Company, Inc.
 - e. Southeastern Metals Manufacturing Co., Inc.
 - f. United Steel Products Co.

2.2 DIMENSION LUMBER

- A. Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," and with applicable grading rules of inspection agencies certified by ALSC's Board of Review.
- B. Inspection Agencies: Inspection agencies, and the abbreviations used to reference them, include the following:
1. NELMA - Northeastern Lumber Manufacturers Association.
 2. NLGA - National Lumber Grades Authority (Canadian).
 3. SPIB - Southern Pine Inspection Bureau.

4. WCLIB - West Coast Lumber Inspection Bureau.
5. WWPA - Western Wood Products Association.

- C. **Grade Stamps:** Provide lumber with each piece factory marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.
- D. **Provide dressed lumber, S4S, manufactured to actual sizes required by DOC PS 20 for moisture content specified, to comply with requirements indicated below:**
1. Provide dry lumber with 19 percent maximum moisture content at time of dressing.
- E. **Grade and Species:** Provide dimension lumber of any species for truss chord and web members, graded visually or mechanically, and capable of supporting required loads without exceeding allowable design values according to AFPA's "National Design Specification for Wood Construction" and its "Supplement."

2.3 FIRE-RETARDANT-TREATED MATERIALS (where required by code)

- A. **General:** Where fire-retardant-treated wood is indicated, comply with applicable requirements of AWPA C20 (lumber). Identify fire-retardant-treated wood with appropriate classification marking of UL, U.S. Testing, Timber Products Inspection, or another testing and inspecting agency acceptable to authorities having jurisdiction.
1. **Research or Evaluation Reports:** Provide fire-retardant-treated wood acceptable to authorities having jurisdiction and for which a current model code research or evaluation report exists that evidences compliance of fire-retardant-treated wood for application indicated.
- B. **Interior Type A:** For interior locations, use chemical formulation that produces treated lumber with the following properties under conditions present after installation:
1. Bending strength, stiffness, and fastener-holding capacities are not reduced below values published by manufacturer of chemical formulation under elevated temperature and humidity conditions simulating installed conditions when tested by a qualified independent testing agency.
 2. No form of degradation occurs due to acid hydrolysis or other causes related to treatment.
 3. Contact with treated wood does not promote corrosion of metal fasteners.
- C. **Exterior Type:** Use for exterior locations and where indicated.
- D. **Inspect each piece of treated lumber after drying and discard damaged or defective pieces.**

2.4 METAL CONNECTOR PLATES

- A. **General:** Fabricate connector plates from metal complying with requirements indicated below.
- B. **Hot-Dip Galvanized Steel Sheet:** Structural-quality steel sheet, zinc coated by hot-dip process complying with ASTM A 653, G60 (ASTM A 653M, Z180) coating designation; Grade 33 and not less than 0.0359 inch (0.91 mm) thick.

- C. Electrolytic Zinc-Coated Steel Sheet: ASTM A 591 (ASTM A 591M), structural-(physical) quality steel sheet, zinc coated by electrodeposition; 33,000-psi (230-MPa) minimum yield strength, coating class C, and not less than 0.0474 inch (1.20 mm) thick.
- D. Aluminum-Zinc Alloy-Coated Steel Sheet: Structural-(physical) quality steel sheet, aluminum-zinc alloy-coated by hot-dip process complying with ASTM A 792, AZ50 (ASTM A 792M, AZ150) coating designation; Grade 33 and not less than 0.0359 inch (0.91 mm) thick.
- E. Stainless-Steel Sheet: ASTM A 666, Type 304 or 316, chromium nickel steel sheet; 33,000-psi (230-MPa) minimum yield strength and not less than 0.035 inch (0.89 mm) thick.

2.5 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified below for material and manufacture.
 - 1. Where truss members are exposed to weather or to high relative humidities, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of stainless steel, Type 304 or 316.
- B. Nails, Wire, Brads, and Staples: FS FF-N-105.
- C. Power-Driven Fasteners: CABO NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Lag Bolts and Screws: ASME B18.2.1 (ASME B18.2.3.8M).
- F. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

2.6 METAL FRAMING ANCHORS

- A. General: Provide metal framing anchors of structural capacity, type, size, metal, and finish indicated that comply with requirements specified, including the following:
 - 1. Research or Evaluation Reports: Provide products for which model code research or evaluation reports exist that are acceptable to authorities having jurisdiction and that evidence compliance of metal framing anchors for application indicated with building code in effect for this Project.
 - 2. Allowable Design Loads: Provide products with allowable design loads, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis, and demonstrated by comprehensive testing performed by a qualified independent testing agency.
- B. Galvanized Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A 653, G60 (ASTM A 653M, Z180) coating designation; structural, commercial, or lock-forming quality, as standard with manufacturer for type of anchor indicated.

- C. **Stainless-Steel Sheet:** ASTM A 666, Type 304 or 316, chromium nickel steel sheet; 33,000-psi (230-MPa) minimum yield strength.

2.7 MISCELLANEOUS MATERIALS

- A. **Galvanizing Repair Paint:** SSPC-Paint 20 or DOD-P-21035, with dry film containing a minimum of 94 percent zinc dust by weight.
- B. **Protective Coatings:** Provide one of the following coating systems:
 - 1. SSPC-Paint 22, epoxy-polyamide primer.
 - 2. SSPC-Paint 16, coal-tar epoxy-polyamide black or dark red paint.
 - 3. SSPC-Paint 27 and SSPC-Paint 12, basic zinc chromate-vinyl butyral wash primer and cold-applied asphalt mastic.

2.8 FABRICATION

- A. Cut truss members to accurate lengths, angles, and sizes to produce close-fitting joints.
- B. Fabricate metal connector plates to size, configuration, thickness, and anchorage details required to withstand design loadings for types of joint designs indicated.
- C. Assemble truss members in design configuration indicated using jigs or other means to ensure uniformity and accuracy of assembly with joints closely fitted to comply with tolerances of ANSI/TPI 1. Position members to produce design camber indicated.
 - 1. Fabricate wood trusses within manufacturing tolerances of ANSI/TPI 1.
- D. Connect truss members by metal connector plates located and securely embedded simultaneously into both sides of wood members by air or hydraulic press.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Do not install wood trusses until supporting construction is in place and is braced and secured.
- B. Before installing, splice trusses delivered to Project site in more than one piece.
- C. Hoist trusses in place by lifting equipment suited to sizes and types of trusses required, exercising care not to damage truss members or joints by out-of-plane bending or other causes.
- D. Install and brace trusses according to recommendations of TPI and as indicated.
- E. Install trusses plumb, square, and true to line and securely fasten to supporting construction.
- F. Space, adjust, and align trusses in location before permanently fastening and as follows:

1. Truss Spacing: As indicated.

G. Anchor trusses securely at all bearing points using metal framing anchors. Install fasteners through each fastener hole in metal framing anchor according to manufacturer's fastening schedules and written instructions.

H. Securely connect each truss ply required for forming built-up girder trusses.

1. Anchor trusses to girder trusses as indicated.

I. Install and fasten permanent bracing during truss erection and before construction loads are applied. Anchor ends of permanent bracing where terminating at walls or beams.

1. Install and fasten strongback bracing vertically against vertical web of parallel-chord floor trusses at centers indicated.

J. Install wood trusses within installation tolerances of ANSI/TPI 1.

K. Do not cut or remove truss members.

L. Return wood trusses that are damaged or do not meet requirements to fabricator and replace with trusses that do meet requirements.

1. Do not alter trusses in the field.

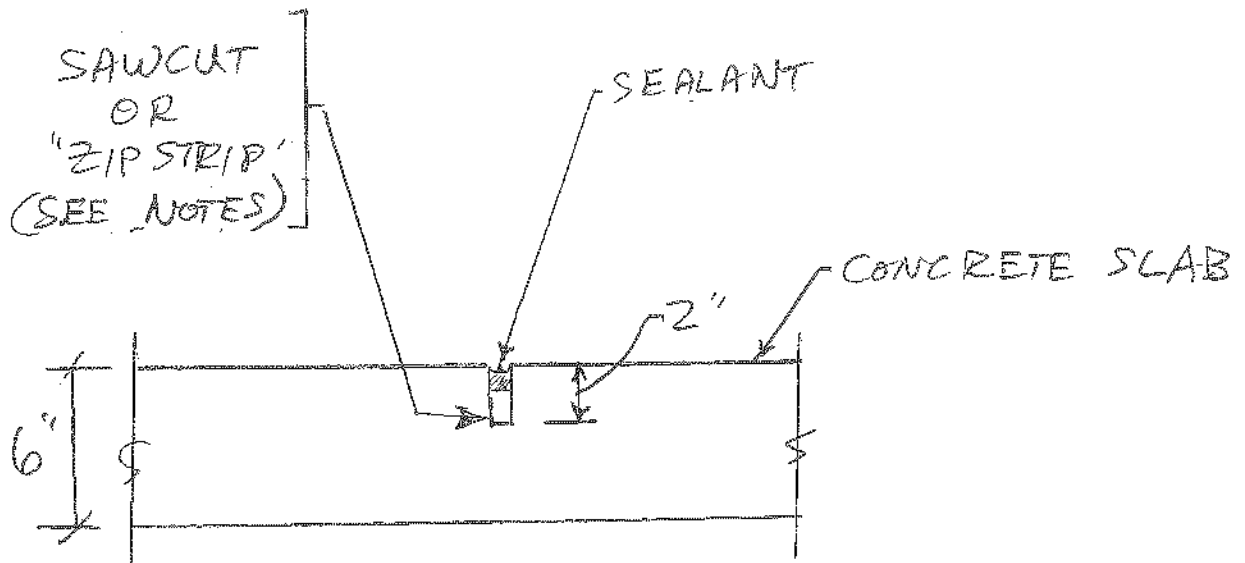
3.2 REPAIRS AND PROTECTION

A. Repair damaged galvanized coatings on exposed surfaces with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.

B. Protective Coating: Clean and prepare exposed surfaces of embedded-metal connector plates. Brush apply primer, when part of coating system, and one coat of protective coating.

1. Apply materials to provide minimum dry film thickness recommended by manufacturer of coating system.

END OF SECTION 06192



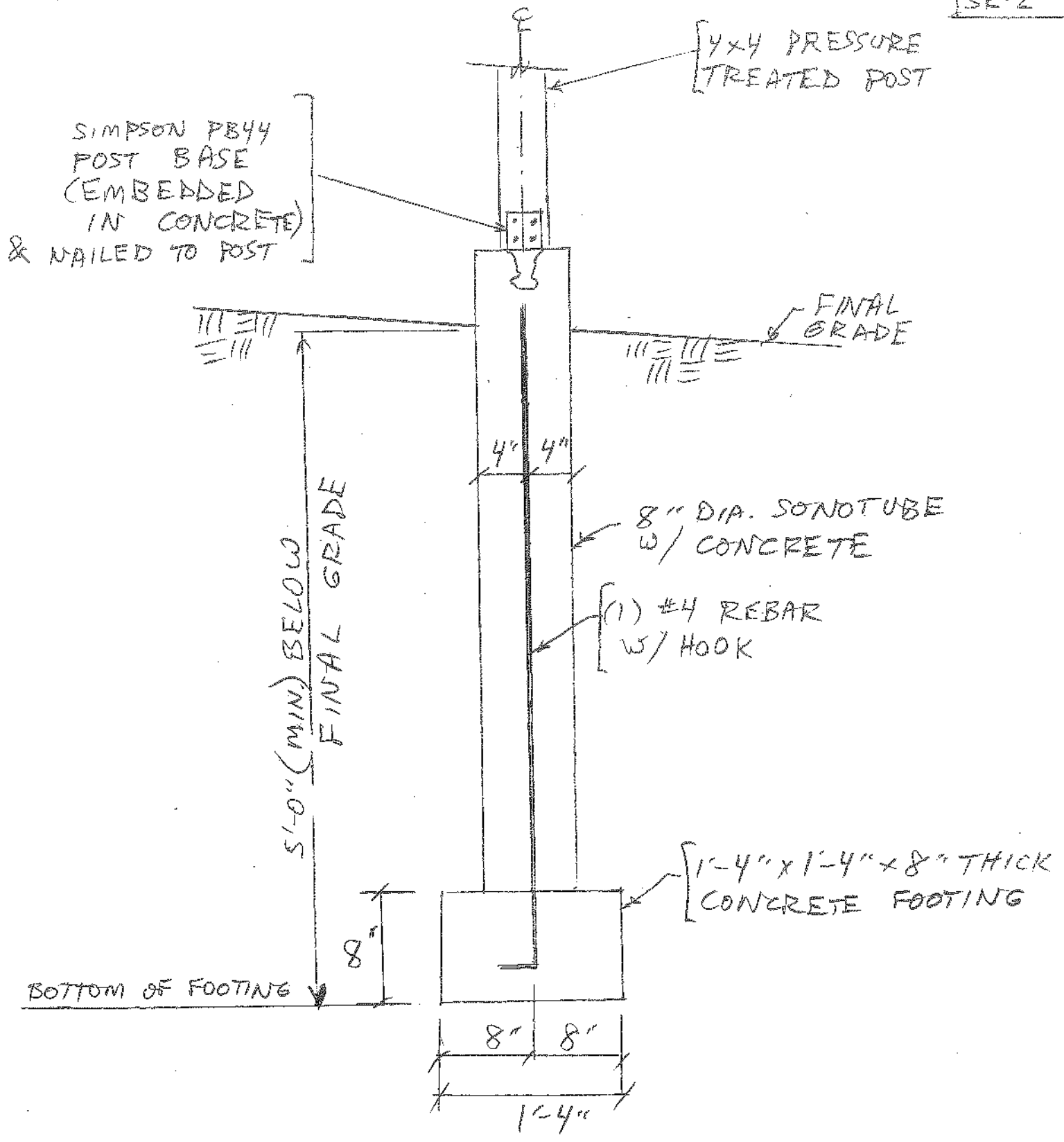
CONTROL JOINT DETAIL

Not to Scale

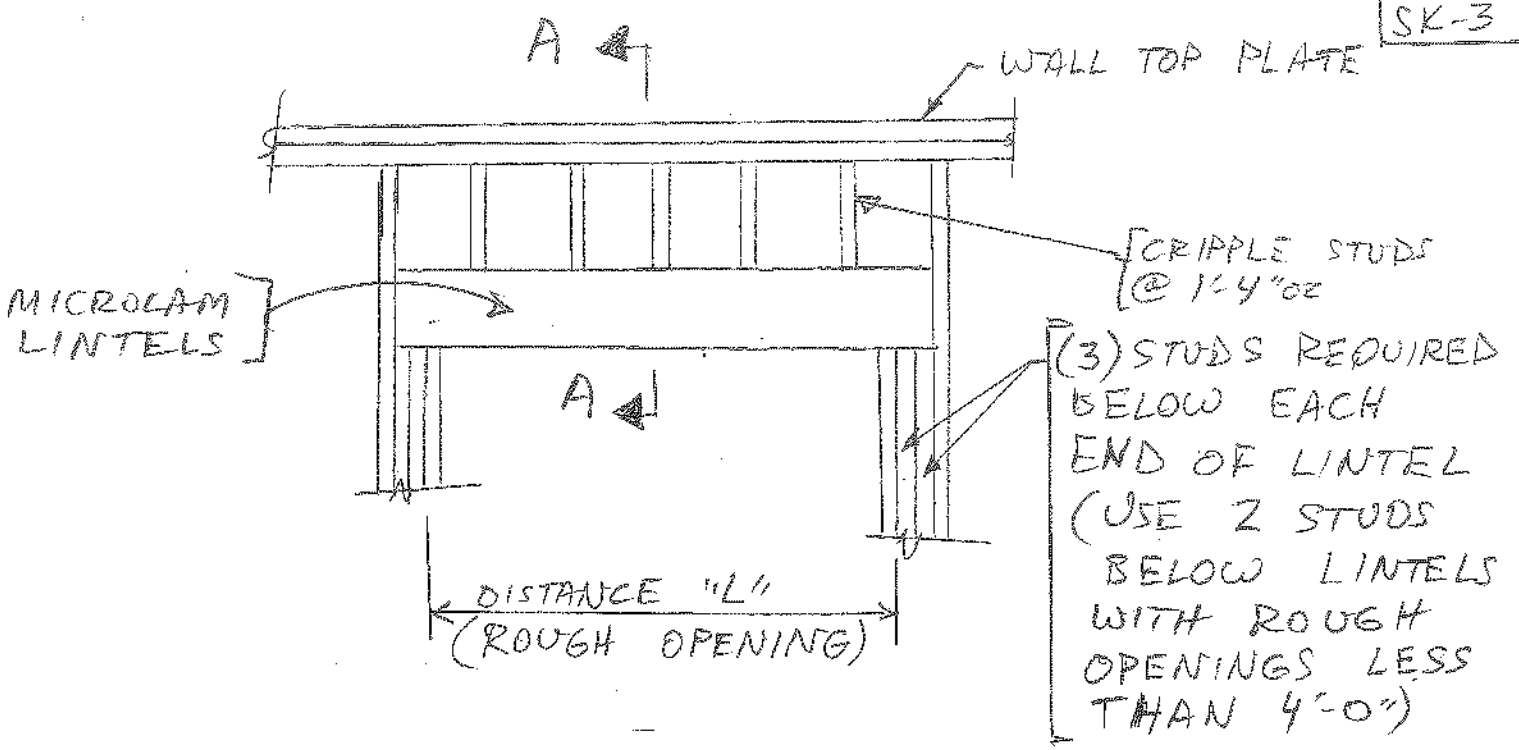


Notes:

1. Slab shall be sawcut as soon as possible without dislodging aggregate of fresh concrete, but under no circumstances longer than 6 hours after concrete slab has been placed.
2. Control joints shall be straight and shall be spaced not more than 10'-0" on center.

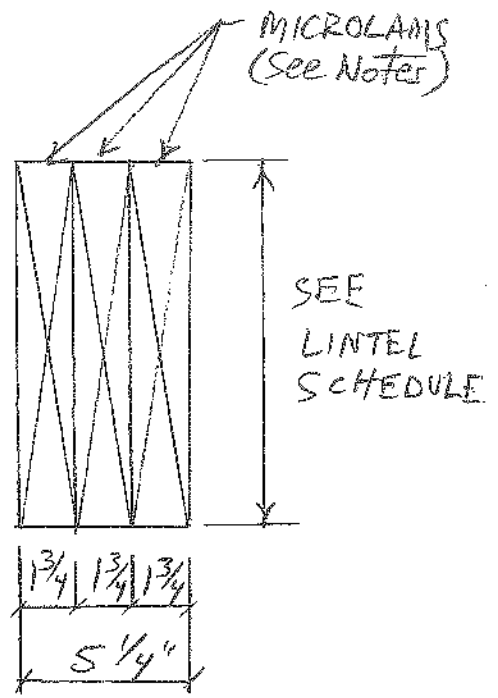


PIER DETAIL B
SK-2
1" = 1'-0"



WALL ELEVATION @ ROUGH OPENING
Not to Scale

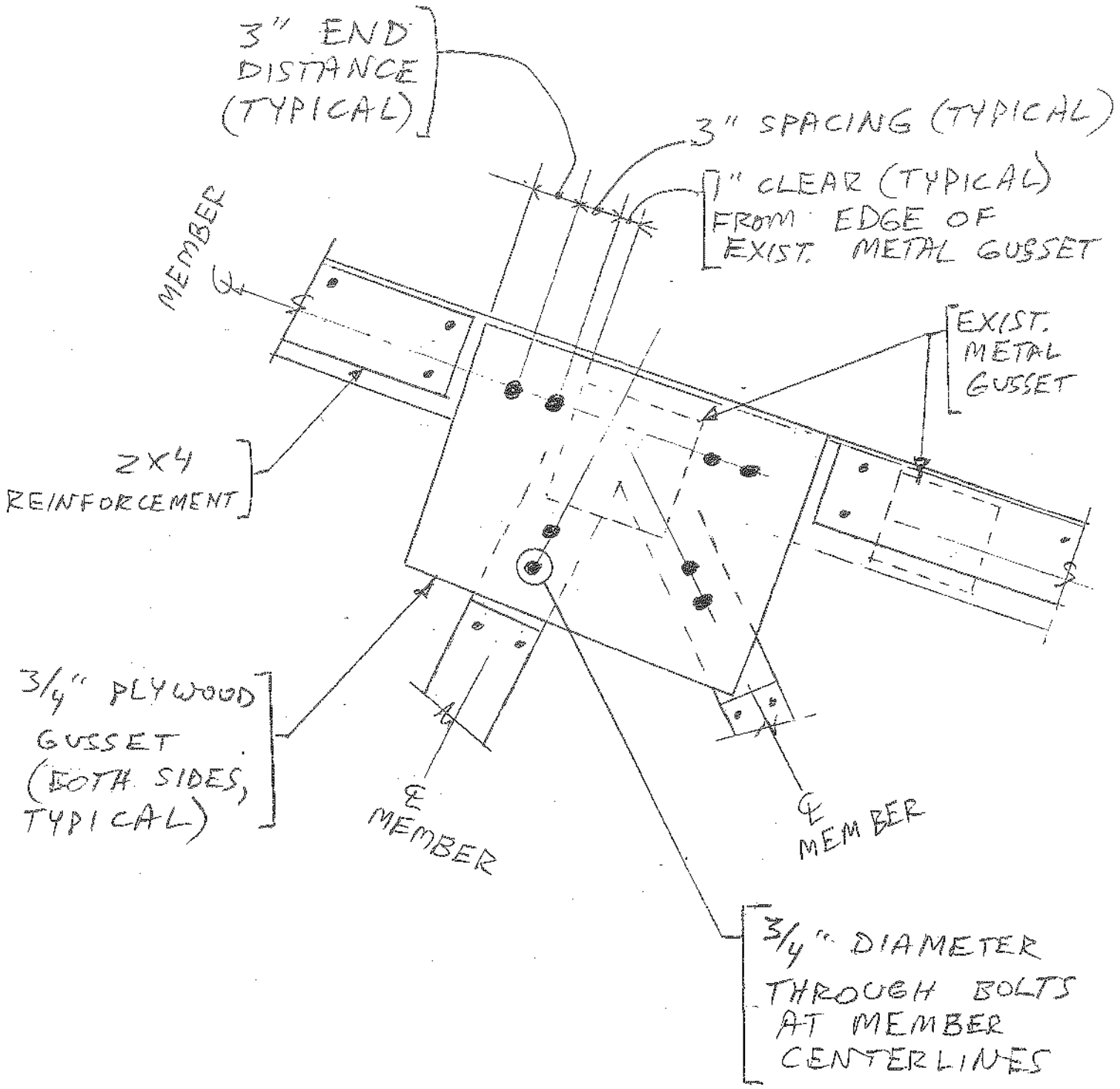
<u>LINTEL SCHEDULE</u>	
Distance "L" Rough Opening	Microlam Lintel (See Notes)
10'-0"	(3) 1 3/4 x 11 7/8
6'-6"	(3) 1 3/4 x 9 1/4
3'-0"	(2) 1 3/4 x 5 1/2



LINTEL SCHEDULE C
Not to Scale

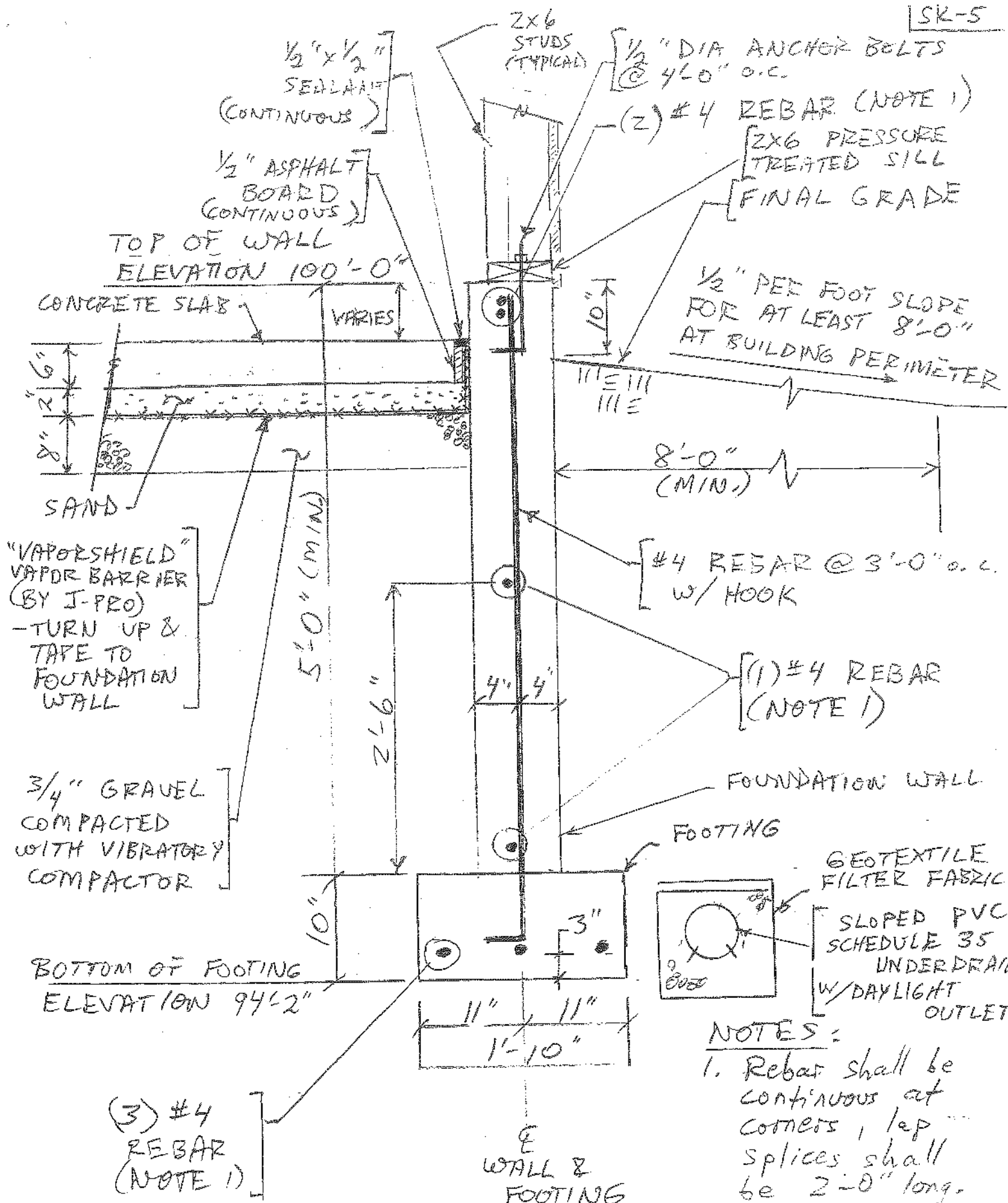
SECTION A-A
Not to Scale

- Notes:
1. Microlams as fabricated by Trus Joist Macmillan or approved equal
 2. At 3'-0" Lintel, center member shall be 2x6, #2 SPF



DETAIL





1/2" x 1/2" SEALANT (CONTINUOUS)

1/2" ASPHALT BOARD (CONTINUOUS)

TOP OF WALL ELEVATION 100'-0"

2X6 STUDS (TYPICAL)

1/2" DIA ANCHOR BELTS @ 4'-0" o.c.

(2) #4 REBAR (NOTE 1)

2X6 PRESSURE TREATED SILL [FINAL GRADE]

1/2" PEE FOOT SLOPE FOR AT LEAST 8'-0" AT BUILDING PERIMETER

CONCRETE SLAB VARIES

6" 2" 8" SAND

"VAPORSHIELD" VAPOR BARRIER (BY I-PRO) -TURN UP & TAPE TO FOUNDATION WALL

5'-0" (MIN)

2'-6"

#4 REBAR @ 3'-0" o.c. w/HOOK

(1) #4 REBAR (NOTE 1)

3/4" GRAVEL COMPACTED WITH VIBRATORY COMPACTOR

FOUNDATION WALL

FOOTING

GEOTEXTILE FILTER FABRIC

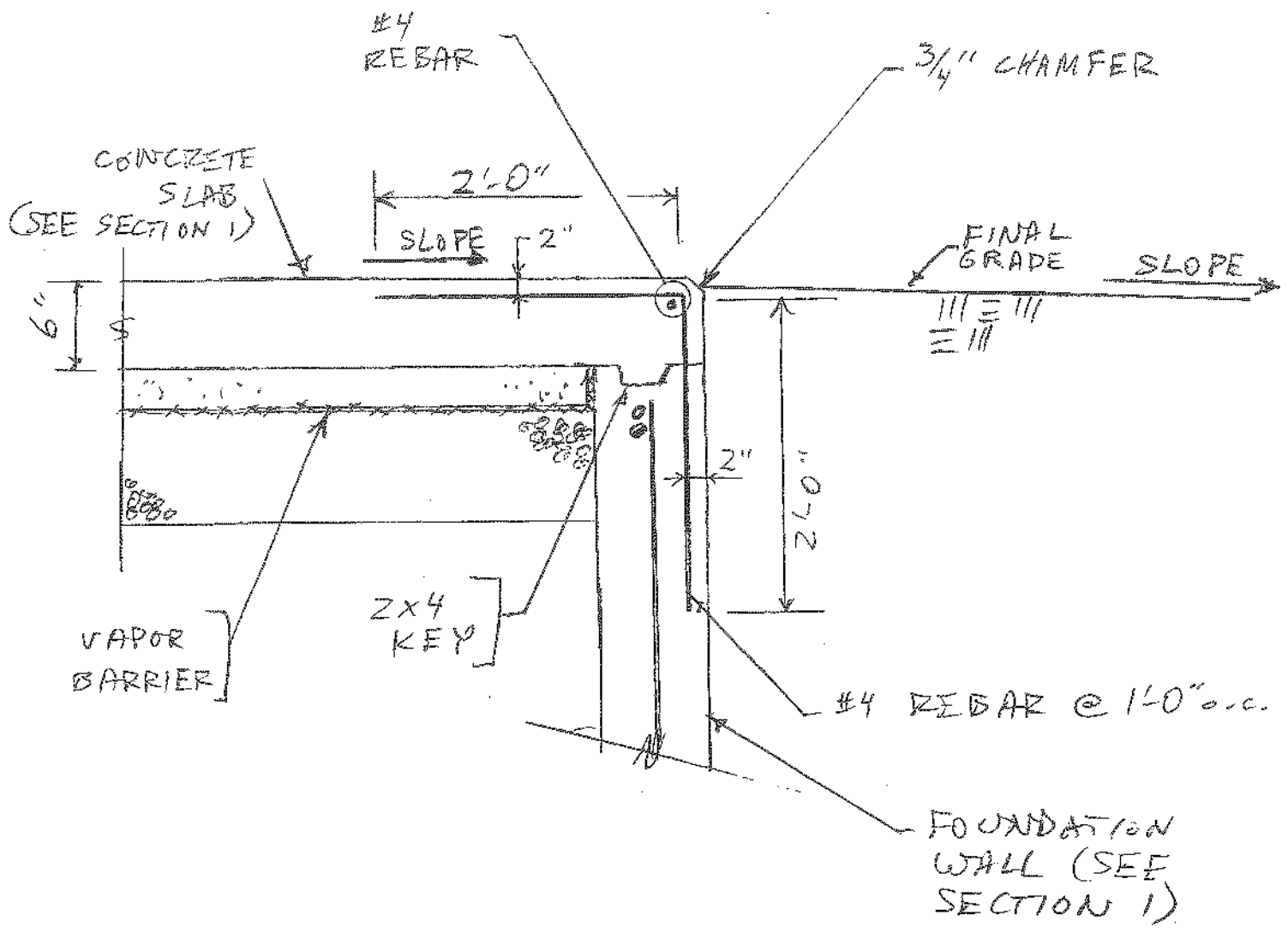
SLOPED PVC SCHEDULE 35 UNDERDRAIN w/DAYLIGHT OUTLET

BOTTOM OF FOOTING ELEVATION 94'-2"

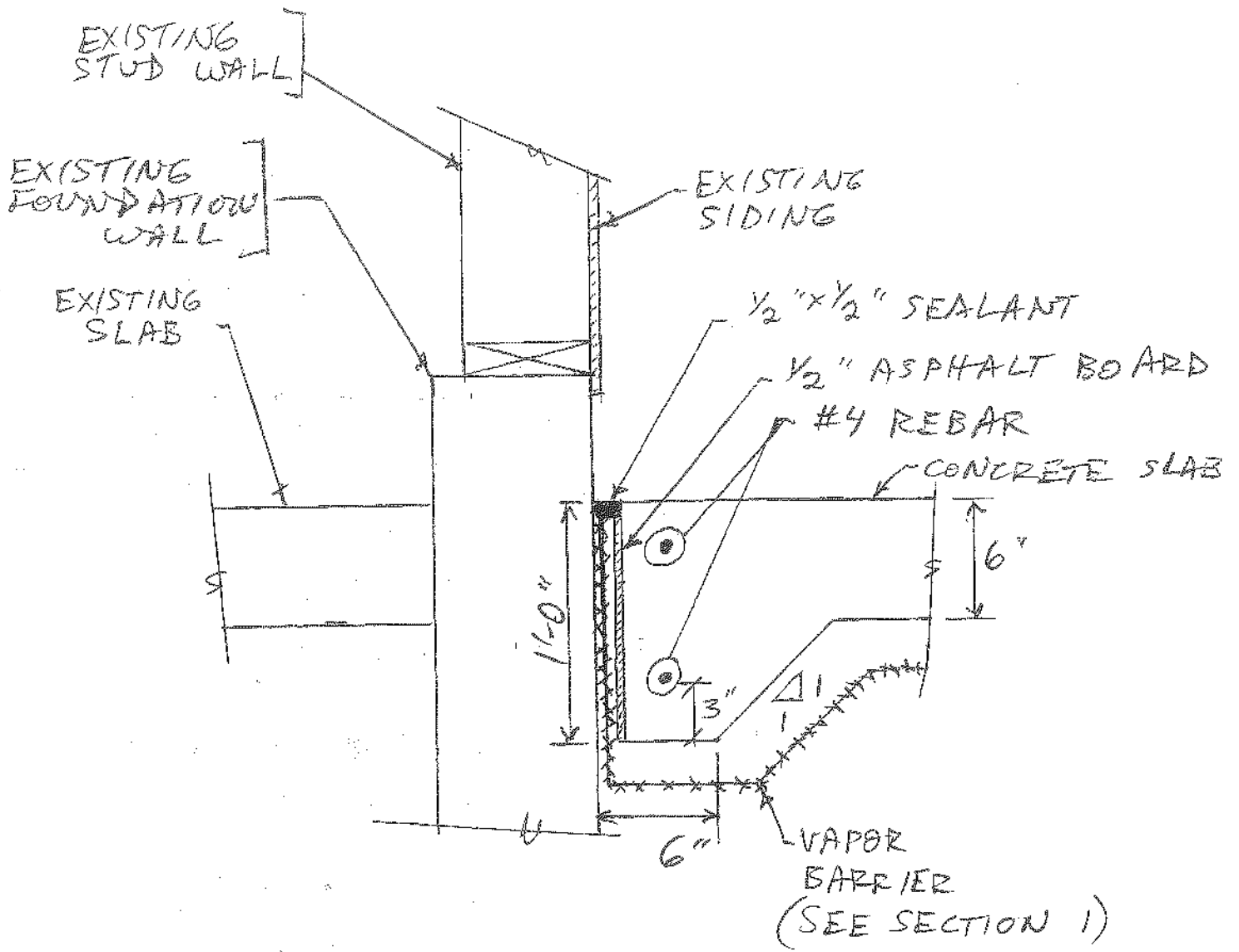
WALL & FOOTING

(3) #4 REBAR (NOTE 1)

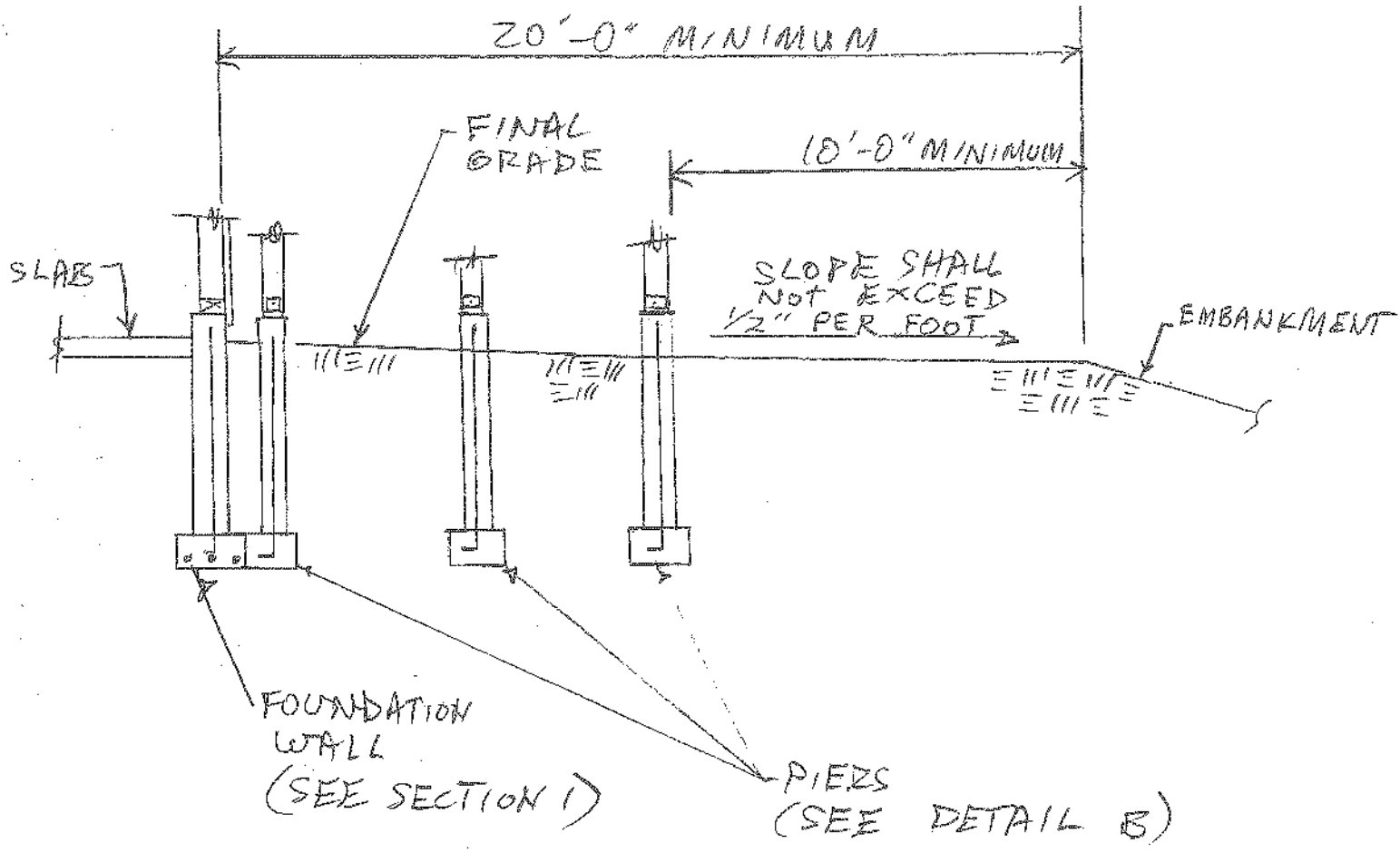
NOTES: 1. Rebar shall be continuous at corners, lap splices shall be 2'-0" long.



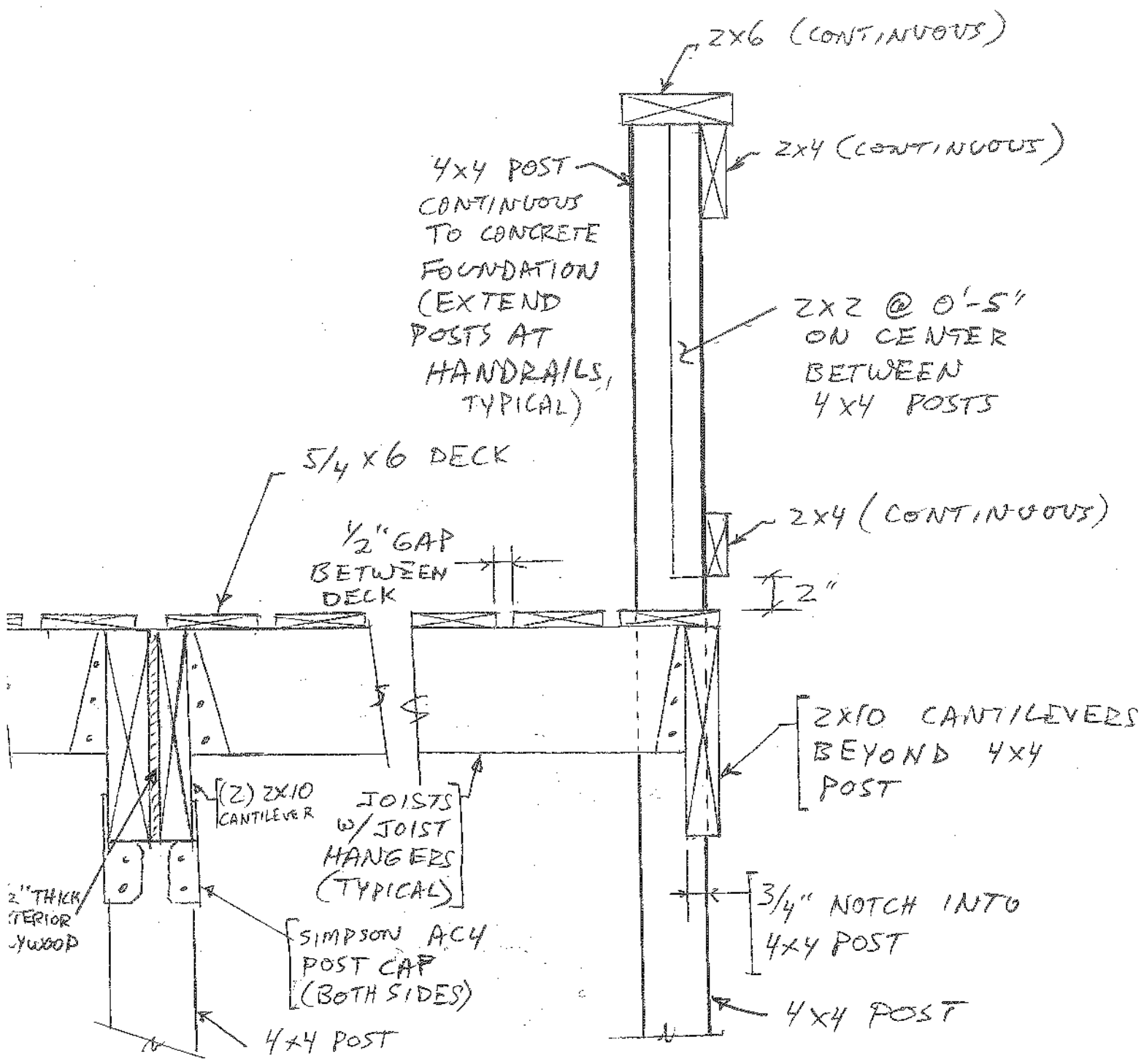
SECTION 2
Not to Scale (SK-6)



SECTION 3
 $\frac{1}{2}'' = 1'-0''$ SK-7



SECTION 4
Not to Scale SK-8



SECTION 5
Not to Scale SK-9

3/4" THICK
TONGUE & GROOVE
SHEATHING
WITH 48/24
APA SPAN
RATING
(SEE NOTES 1,2)

JOISTS SHALL BE
14" TJI/Pro 250
spaced at 16" on center
(Note 3)

5/8" THICK
APA RATED
SHEATHING
W/GALVANIZE
NAILS

1 1/4" x 14"
TIMBERSTRAND
LSL RIM
BOARD
(NOTE 3)
TYPICAL AT
BUILDING
PERIMETER

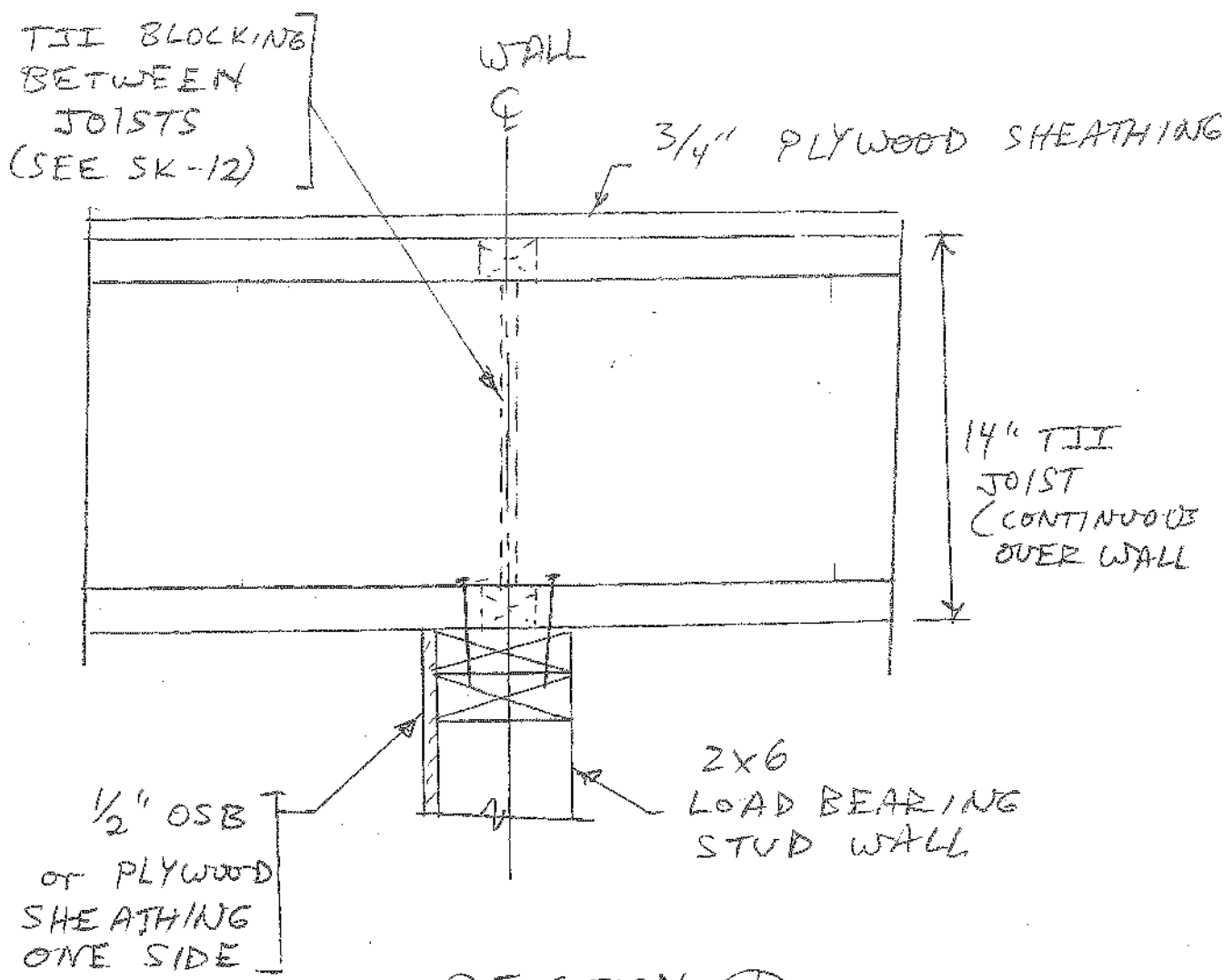
DOUBLE 2X6
(LAP SPLICE SHALL
BE 4'-0" MINIMUM
w/(2) 16 d NAILS
@ 8" o.c., TYPICAL)

2X6 WALL
STUDS @
16" o.c.

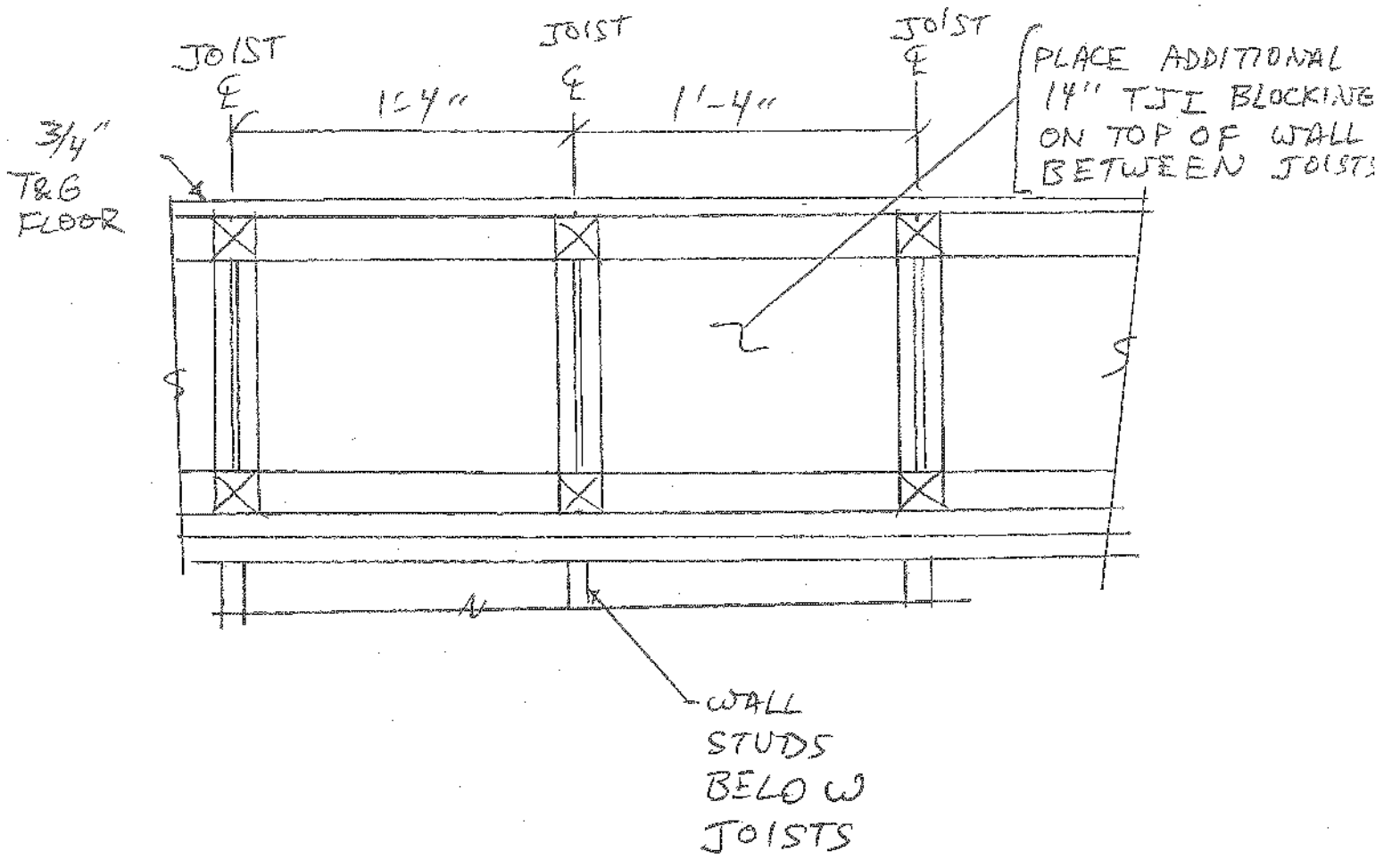
SECTION 6
Not to Scale SK-10

NOTES:

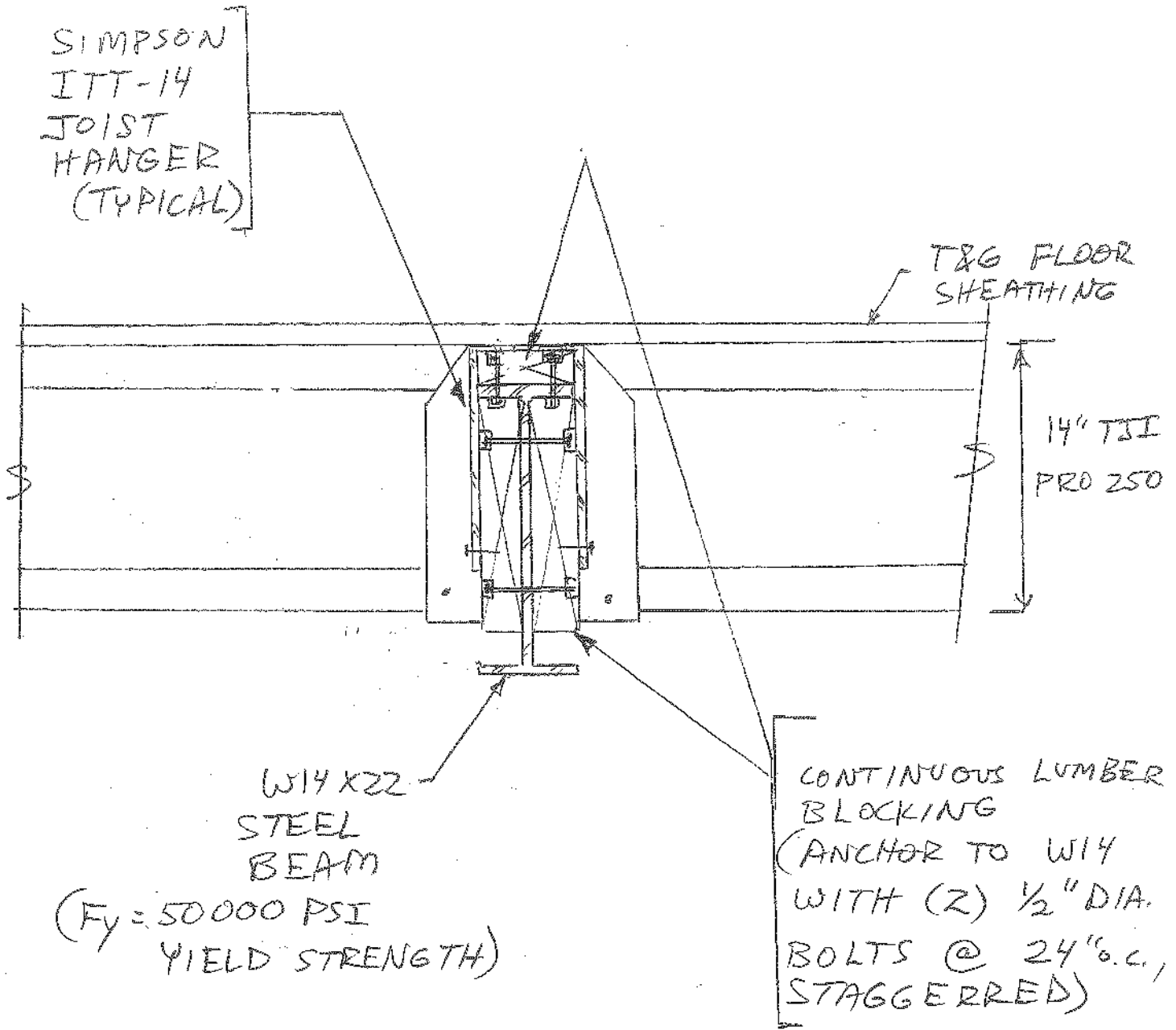
1. Floor sheathing shall be placed with long dimension perpendicular to supports.
2. Glue sheathing to joists and nail with 10 d nails. Nail spacing shall be 6" on center at supported edges and 1'-0" on center elsewhere.
3. TJI & LSL manufactured by TrusJoist Macmillan or equal.



SECTION 7
Not to Scale (SK-11)

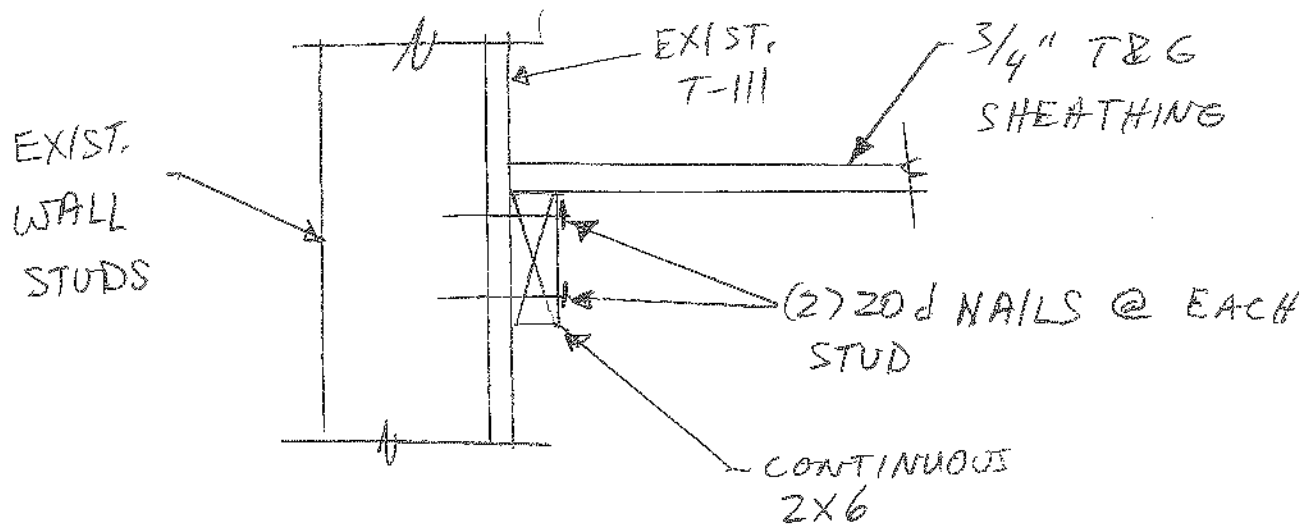


SECTION 8
Not to Scale (SK-12)



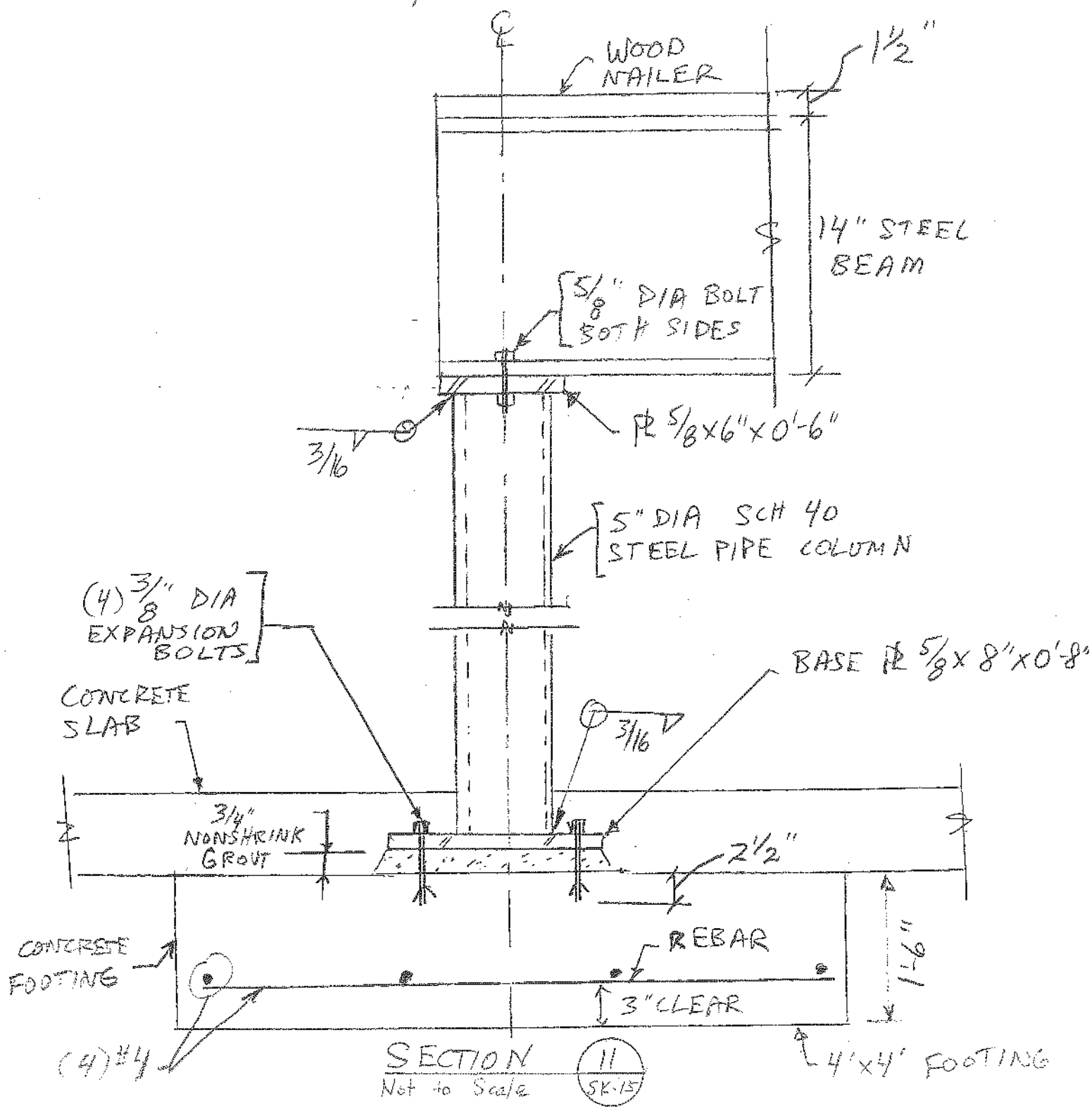
SECTION 9
Not to Scale

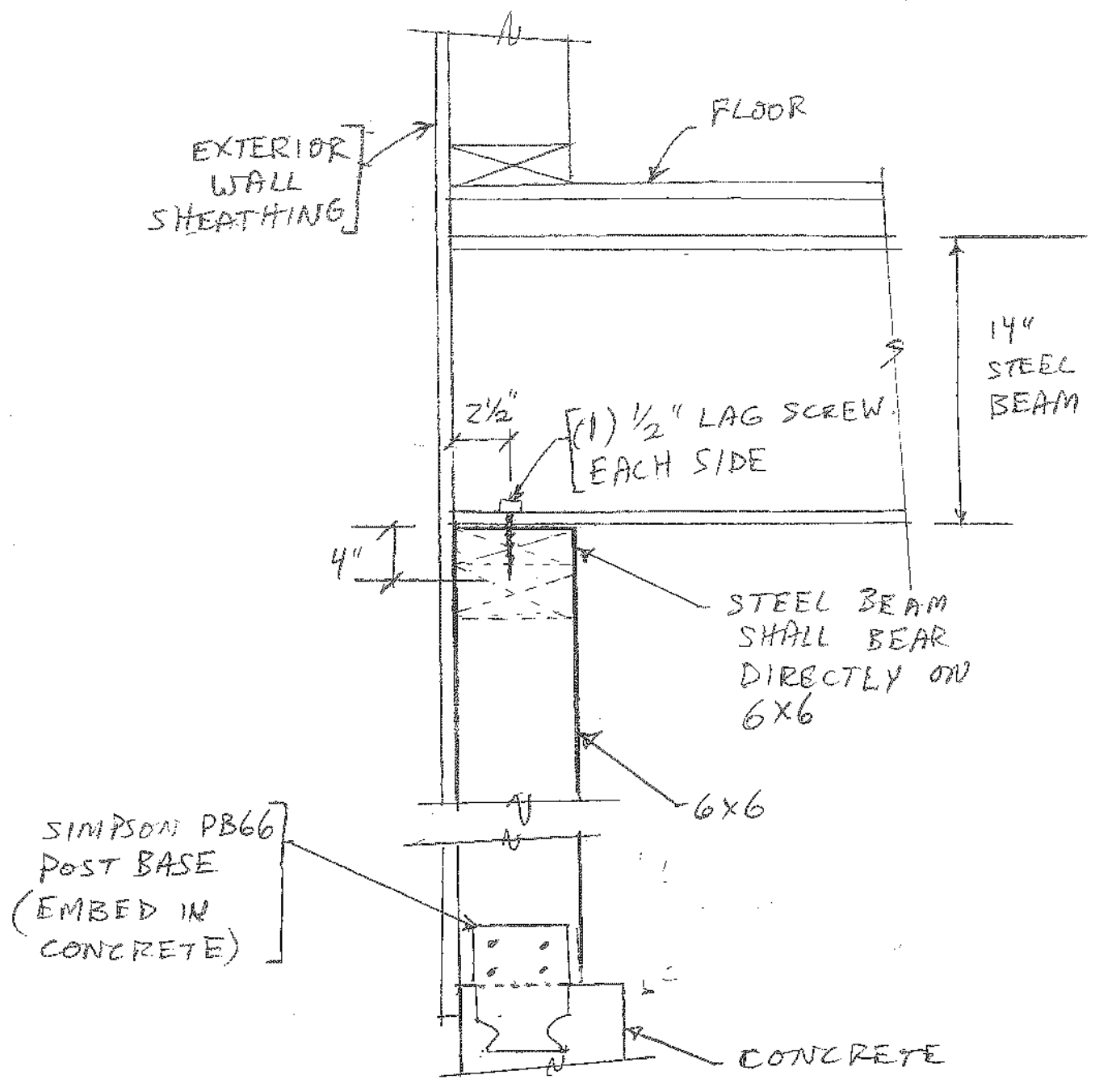
SK-13



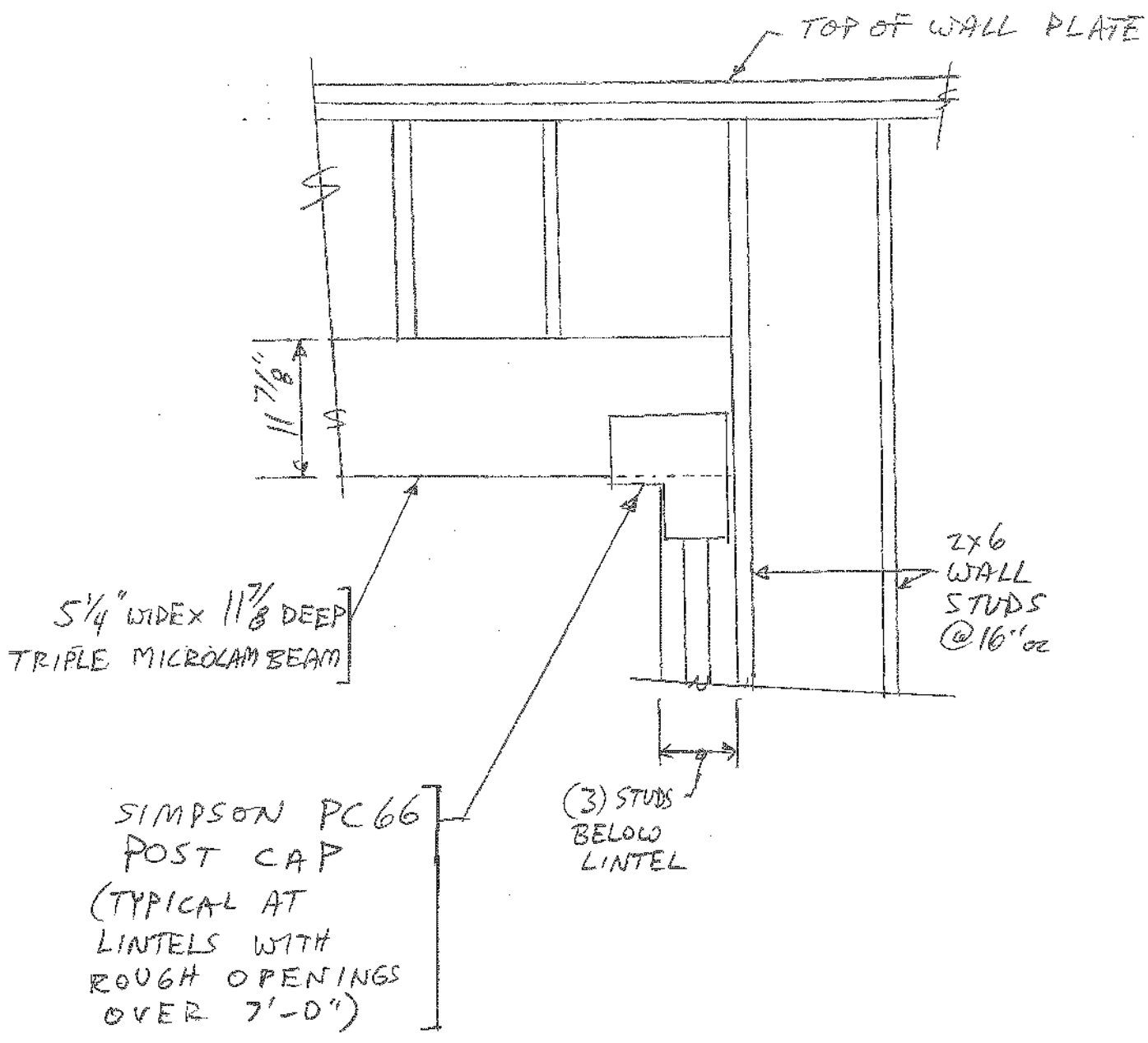
SECTION 10
Not to Scale SK-14

NOTE: other details not shown for clarity

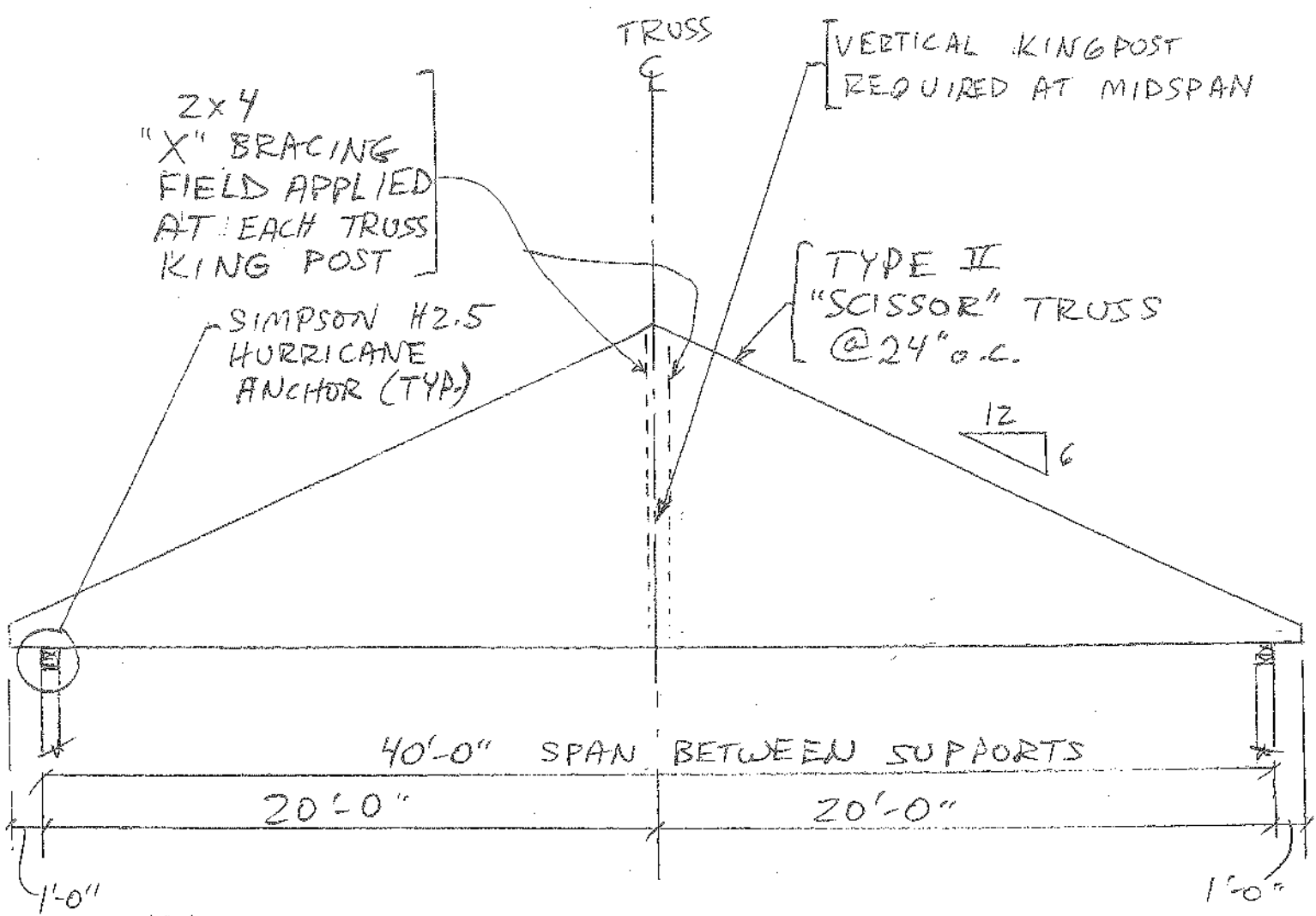




SECTION 12
Not to Scale SK-16



SECTION 13
Not to Scale SK-17

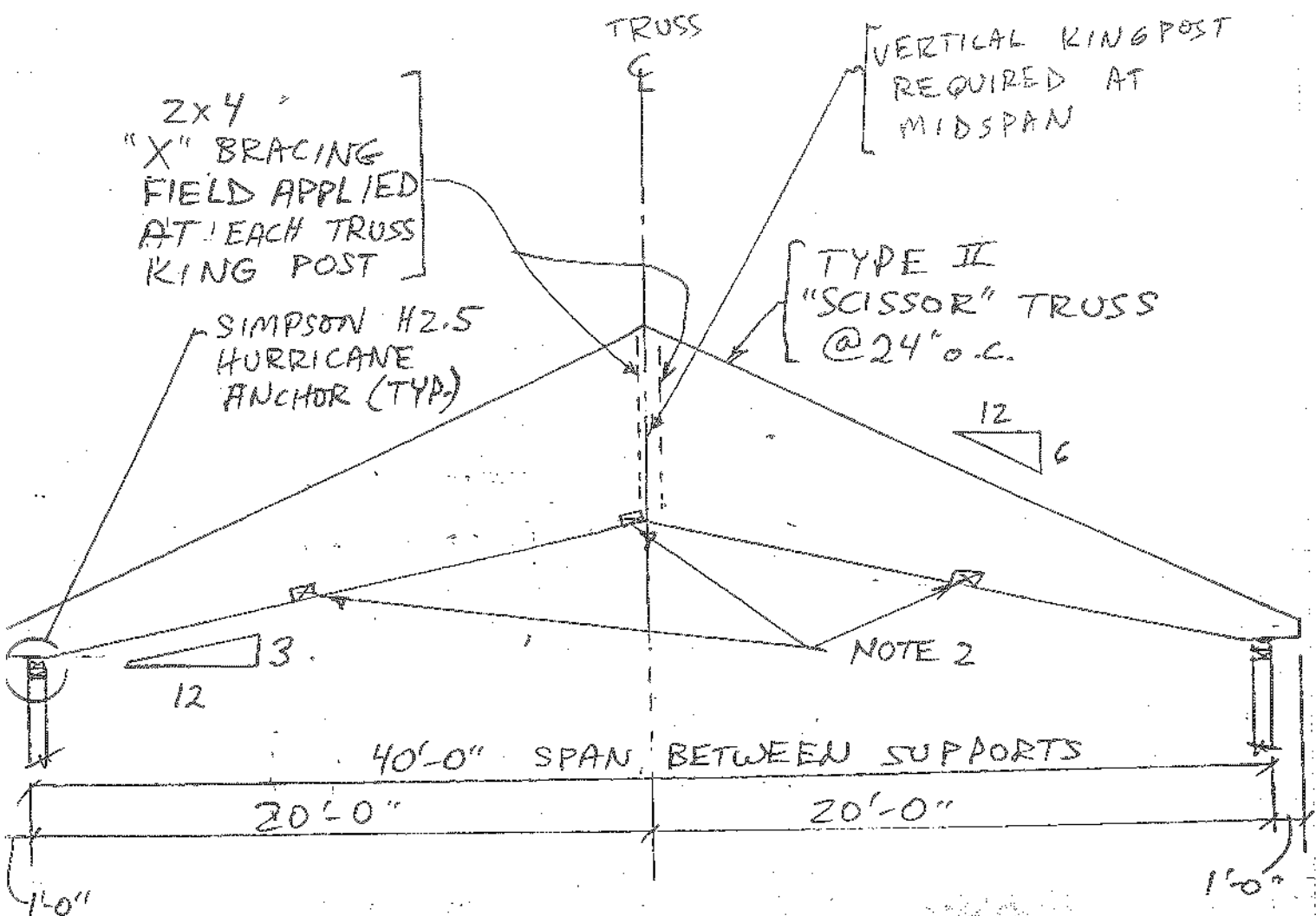


NOTES:

1. Quantity of 8 (eight) Type II trusses required.
2. Continuous bottom chord 2x4 bracing w/ 24" lap splice & anchored at end gable walls.

TYPE II TRUSS PROFILE

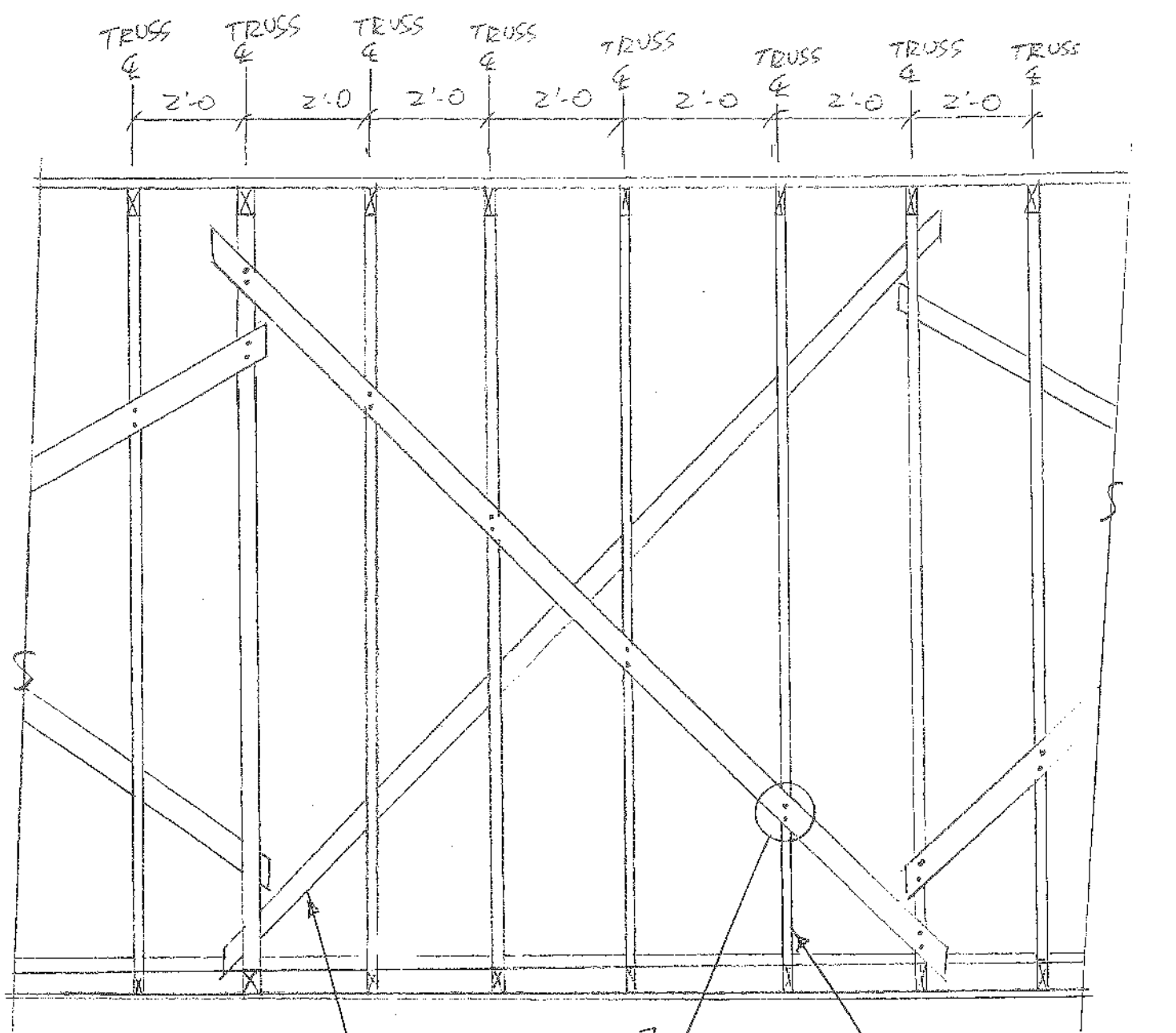
14
SK-18



NOTES:

1. Quantity of 8 (eight) Type II trusses required.
2. Continuous bottom chord 2x4 bracing w/ 24" lap splice & anchored at end gable walls.

TYPE II TRUSS PROFILE



(2) 16 d
NAILS AT
EACH
TRUSS

TRUSS VERTICAL
KING POST
AT MIDSPAN

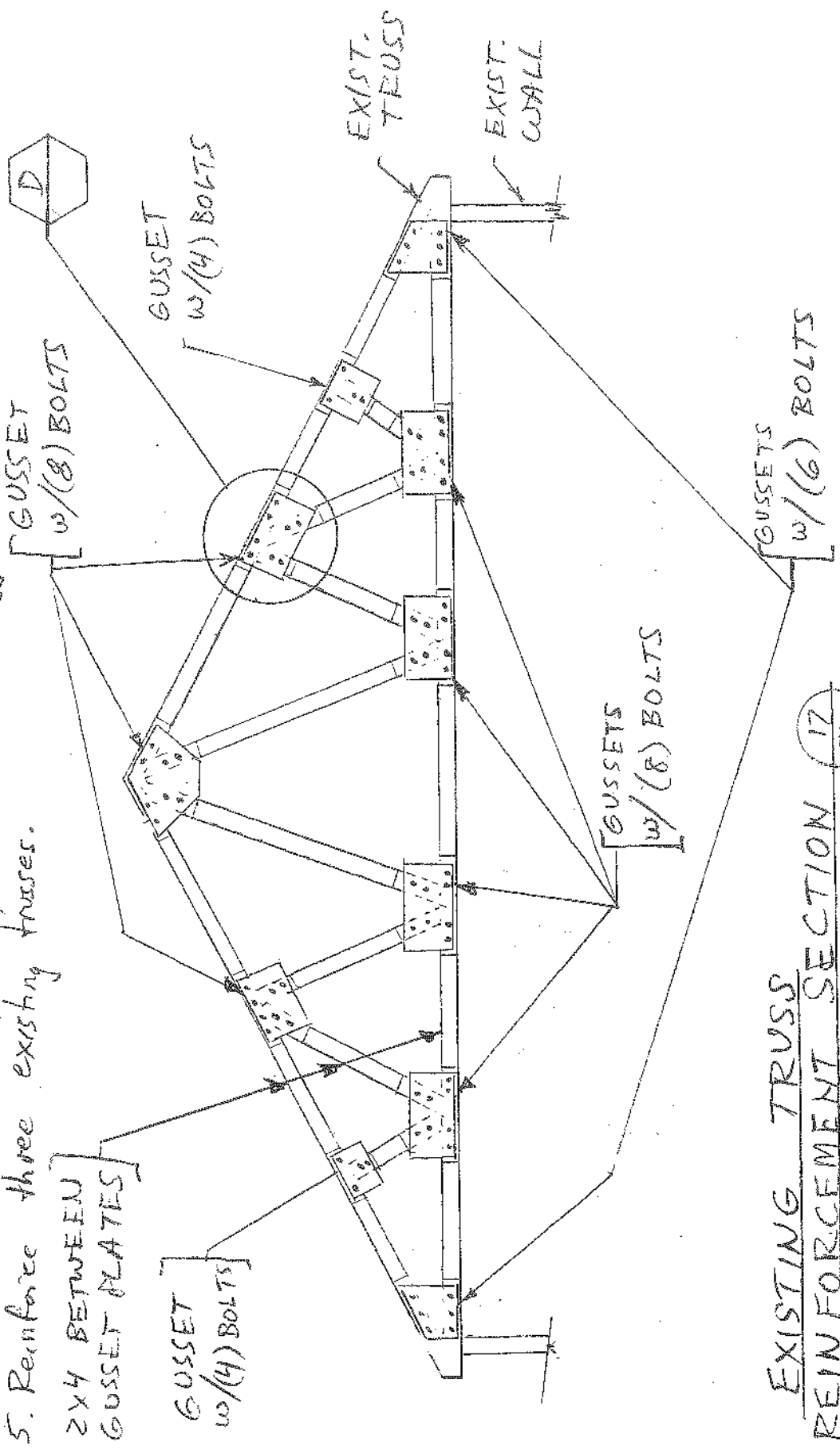
2x4 "X" BRACE
APPLIED TO BOTH
SIDES OF "X" BRACE

SECTION 16
Not to Scale

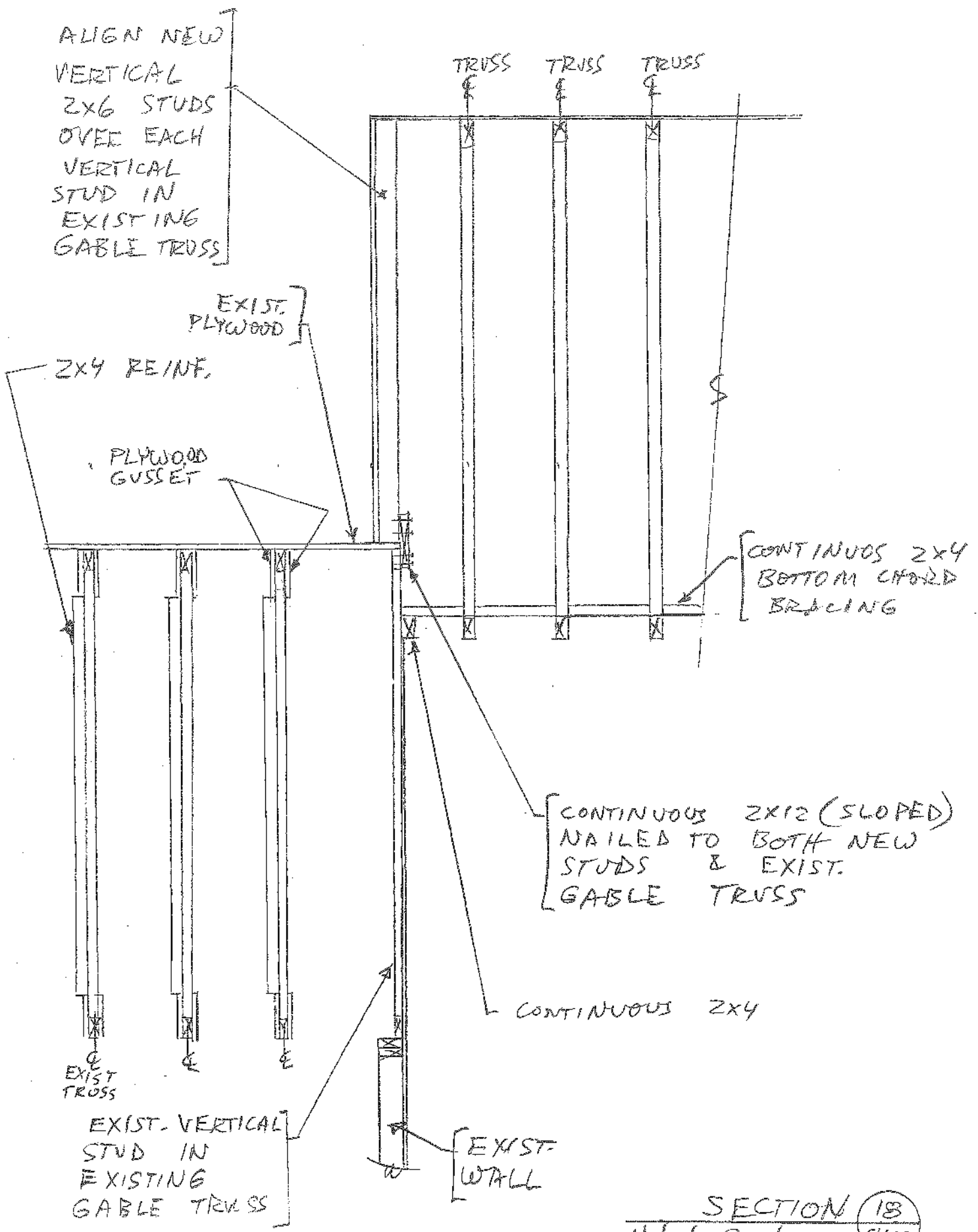
SK-20

NOTES

1. Gussets shall be 3/4" thick CDX plywood applied to both sides of truss.
2. Bolts shall be 3/4" diameter through bolts.
3. See Detail "D" for typical gusset plate requirements
4. Add 2x4 to all truss members between gusset plates, nail at 1'-0" on center w/ 16d nails (staggered) & (2) nails at each end.
5. Reinforce three existing trusses.

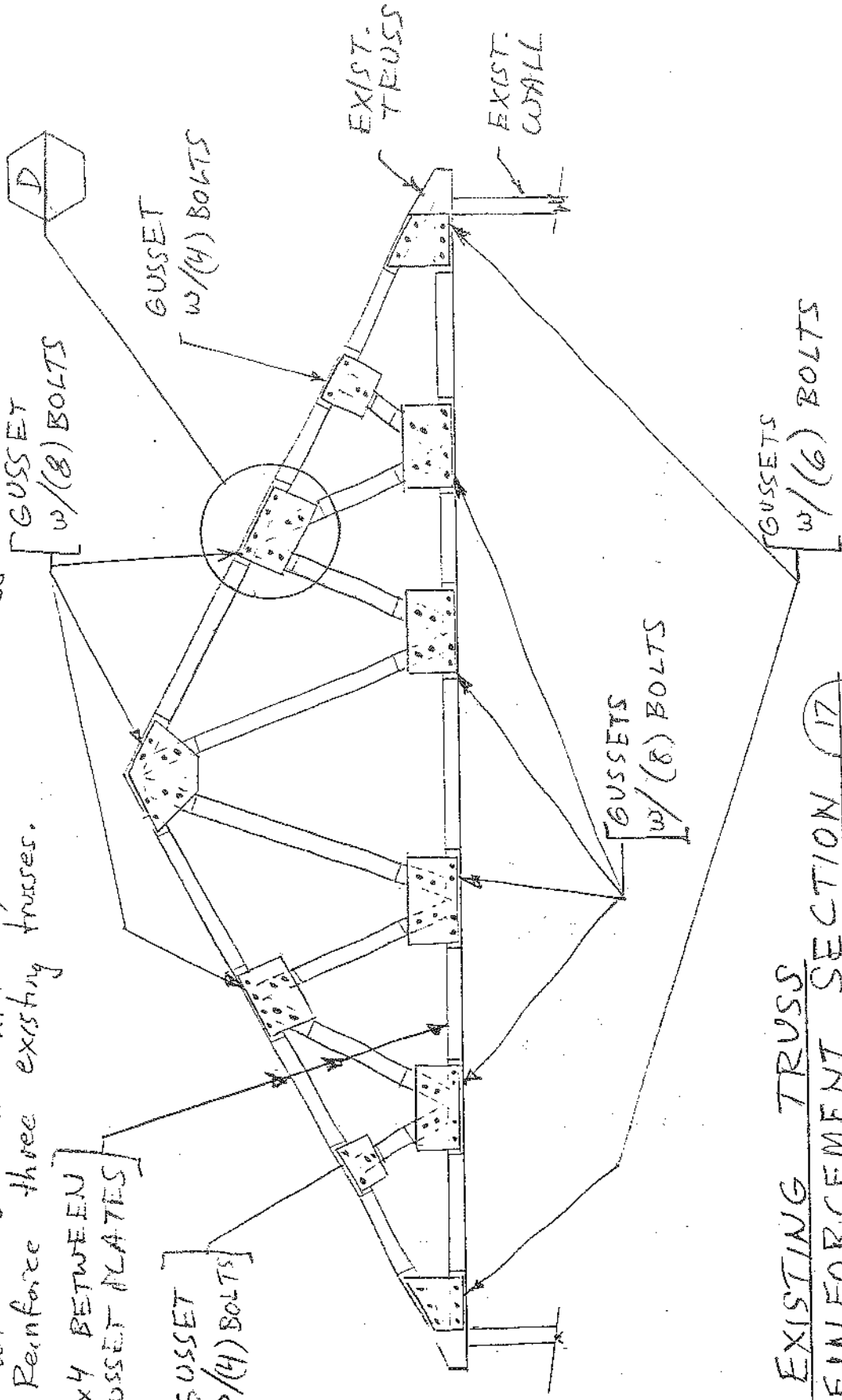


EXISTING TRUSS
 REINFORCEMENT SECTION 17
 Not to Scale



NOTES

1. Gussets shall be 3/4" thick CDX plywood applied to both sides of truss.
2. Bolts shall be 3/4" diameter through bolts.
3. See Detail "D" for typical gusset plate requirements.
4. Add 2x4 to all truss members between gusset plates, nail at 1'-0" on center w/ 16d nails (staggered) & (2) nails at each end.
5. Reinforce three existing trusses.



EXISTING TRUSS
REINFORCEMENT SECTION (17)
 Not to Scale SK-21

1021 OCEAN AVE

I AM ADDING TO MY EXISTING BUILDING A 40X40 ADDITION. WHICH WILL HOUSE STORAGE ON THE FIRST FLOOR AND TWO OFFICES ON THE SECOND FLOOR.

THIS ADDITION WILL BE BUILT ON THE REAR OF THE EXISTING BUILDING WITH AT LEAST 20 FEET ^{AWAY} TO EACH SIDE OF THE ABUTTING PROPERTIES AND AT LEAST 150' FEET SET BACK TO THE REAR.

1021 OLEN AVE
WILLIAM GRIBIZIS

1. 1ST FLOOR WILL BE USED AS STORAGE
2ND FLOOR WILL HAVE TWO OFFICES
2. A. TOTAL LAND AREA 48000 S/F
B. TOTAL BUILDING AREA 1600 S/F
3. NONE
4. NONE
5. CITY WATER, SEPTIC
6. THE 11 YRS I HAVE OWNED THE PROPERTY THERE HAS BEEN NO PROBLEM WITH SURFACE WATER RUN OFF.
7. SEE PLAN
8. NONE
9. THERE WILL BE NO FINANCING
- 10.
11. NONE

7. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5.00 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to me.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

8. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section 3 (A) above or at a different address if I am given a notice of that different address.

9. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

10. WAIVERS

I and any other person who has obligations under this Note waive the rights of presentment and notice of dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

11. UNIFORM SECURED NOTE

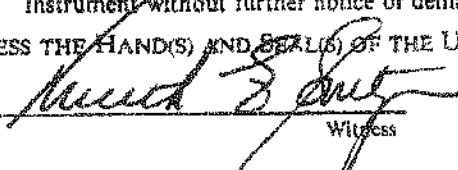
This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:


Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.


Witness


William G. Grizis

(Seal)
Borrower

PAY TO THE ORDER OF
WITHOUT RECOURSE

(Seal)
Borrower

VOID
IF
THESE
STAMPS
ARE
PRESENT

Bill Gribizis
773-6034

11/16/99

fill closer
than
25ft.

1. THE DEP HAS SIGNED OFF. THEY
WILL MAIL YOU EVIDENCE.

look @
microfilm
for the 200
foot

2. THIS HOUSE IS OVER 90 YEARS OLD
THE SEPTIC HAS BEEN REPLACED
I DO NOT KNOW WHERE THE HEAD
FLUID IS. WE HAVE NOT HAD ANY
PROBLEMS WITH THE PUMPING.

3. PARKING WILL BE IN THE DRIVEWAY.
THE DRIVEWAY IS AT LEAST 12'
WIDE 100' LONG.

4. IT IS NOW TO SCALE.

5. THERE WILL BE NO DISTURBANCE.
NO GRADING WILL BE DONE.

6. WE WILL PUT SILT FENCING
AROUND PERIMETER. AS I STATED
TO THE ENGINEER. WE WILL SOD
THE SLOPE.



CITY OF PORTLAND

January 2, 1998

William Gribizis
285 Clifton Street
Portland, ME 04103

Re: 1021 Ocean Avenue

Dear Mr. Gribizis:

On January 2, 1998 the Portland Planning Authority granted minor site plan approval for a 4,000 sq. ft. addition to the existing garage at 1021 Ocean Avenue with the following condition:

- that the applicant utilize crushed stone material for the proposed driveway.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

O:\PLAN\CORRESP\SECRETAR\FORMS\MINORSP.WPD

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File