

TEMPERED SAFETY DOOR & WINDOW GLAZING:

- TEMPERED GLASS MUST BE IDENTIFIED BY ETCHING ON EACH PIECE. TEMPERED GLASS IS REQUIRED IN THE FOLLOWING "HAZARDOUS" LOCATIONS:
- ANY GLASS IN ANY DOOR. ANY GLASS, FIXED OR OPERATING, ADJACENT TO A DOOR, WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION, AND WHOSE BOTTOM EDGE IS LESS THAN 60-INCHES A.F.F.
- ANY LARGE SINGLE GLASS PANE ABOVE 9 SQ.FT. (SEE CODE FOR DETAIL)
- WINDOWS WITHIN 60-INCHES OF BATH TUBS, SHOWERS, OR SIMILAR.
- ANY GLASS LESS THAN 36-INCHES FROM, OR WITHIN, RAMPS, LANDINGS, OR STAIRWAYS IF LESS THAN 60-INCHES ABOVE THE WALKING SURFACE.
- SITE TESTING: TEMPERING GLASS RESULTS IN ONE SIDE BEING SOFTENED, AND FAR LESS RESISTANT TO SCRATCHING. REJECT ANY GLASS UNITS WHERE THE SOFTENED SIDE IS EXPOSED TO NORMAL CONTACT.

RESIDENTIAL STAIRS (STRAIGHT), HANDRAILS, AND GUARDRAILS

- STAIRWAY WIDTH SHALL NOT BE LESS THAN 36" CLEAR. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" FROM THE MAIN CLEAR WIDTH OF STAIRS BETWEEN HANDRAILS SHALL NOT BE LESS THAN 31.5" WITH ONE HANDRAIL, AND 27" WITH HANDRAILS BOTH SIDES.
- MINIMUM STAIR HEADROOM SHALL NOT BE LESS THAN 80" MEASURED VERTICALLY FROM THE TREAD NOSING, THE SAME APPLIES TO LANDINGS.
- CODE TREAD DEPTH MIN. IS 10" NOSING TO NOSING, & MAX RISER HEIGHT IS 7.75". PREFERRED IS A TREAD OF 10.5" & RISER OF 7".
- STAIRS SHALL BE DESIGNED TO SUPPORT A UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF, AND/OR THE TREADS SHALL BE ABLE TO SUPPORT A CONCENTRATED LOAD OF 300 POUNDS APPLIED OVER A 4 SQ.INCH AREA, WHICHEVER PRODUCES THE GREATER STRESS.
- LANDINGS: AT THE TOP AND BOTTOM OF STAIRS SHALL BE A LANDING OF EQUAL WIDTH TO THE STAIR SERVED, AND MIN. DEPTH OF 36" MEASURED IN THE DIRECTION OF TRAVEL. A LANDING IS NOT REQUIRED AT THE TOP OF INTERIOR STAIRS, PROVIDED NO DOOR SWINGS OVER THE STAIR.
- HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF FOUR (4) OR MORE RISERS.
- REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS FROM A POINT DIRECTLY ABOVE THE TOP AND BOTTOM RISER. ENDS SHALL BE RETURNED TO THE WALL OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAIL.
- HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1.25 TO 2 INCHES, OR A NONCIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4 INCHES BUT NOT MORE THAN 6.25 INCHES AND A LARGEST CROSS-SECTION DIMENSION NOT EXCEEDING 2.25 INCHES, OR THE SHAPE SHALL PROVIDE EQUIVALENT GRASP ABILITY. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. SEE CODE FOR ADDITIONAL REQUIREMENTS.
- GUARDRAILS: PORCHES, STAIR LANDINGS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- GUARDRAILS SHALL HAVE INTERMEDIATE RAILS (BALUSTRADE) OR ORNAMENTAL GRILLWORK WHICH DO NOT ALLOW PENETRATION OF A 4-INCH DIAMETER SPHERE.
- EXCEPTION: THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL NOT ALLOW PENETRATION OF A 6-INCHES SPHERE.
- HANDRAIL AND GUARDRAIL DESIGN SHALL BE OF SUFFICIENT STRENGTH TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE GRIP RAIL. INFILL BALUSTRADES SHALL BE DESIGNED TO RESIST ANY APPLIED LOAD OF 90 POUNDS APPLIED ON AN AREA OF 1 SQ.FT., WHERE DEFLECTION OF ALL MEMBERS (HORIZONTAL AND VERTICAL) SHALL BE LIMITED TO L/240.

WOOD FRAMING "BASIC"

- STANDARDS: ALL ROUGH CARPENTRY TO COMPLY WITH "MANUAL OF HOUSE FRAMING" BY NATIONAL FOREST PRODUCTS ASSOC., THE 2006 IBC RESIDENTIAL CODE, AND WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOC.
- STRUCTURAL LUMBER (WALL STUDS, FLOOR CEILING JOISTS) OF NOMINAL 2" THICKNESS SHALL BE KILN DRIED (MAX. 19% MOISTURE CONTENT) #2 HEM-FIR WITH MIN. FB 1,200.
- ALL WOOD, IN PARTICULAR SILL PLATES, IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED, WITHOUT CHROMATED COPPER ARSENATE. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR HEAVY HOT DIPPED GALVANIZED.
- THE JOINT BETWEEN MASONRY FOUNDATION WALL AND WALL SILL PLATES SHALL RECEIVE POLYPROPYLENE FOAM SILL PLATE INSULATION.
- PROVIDE TWO (2) FLOOR JOISTS DIRECTLY BELOW PARALLEL WALLS AND PARTITIONS ABOVE. IF WALLS ABOVE ARE CHASES FOR PIPES OR DUCTS, PUT JOISTS EITHER SIDE AND INSTALL SOLID BLOCKING AT 16" O.C. MIN. ALSO, PROVIDE ONE (1) ADDITIONAL JOIST 8" INSIDE OF ROOMS ABOVE TO TAKE FURNITURE AND BOOKCASE LOADS AT ROOM PERIMETERS PARALLEL TO FLOOR FRAMING.
- ALL FLOORS AND ALL ATTIC ACCESSIBLE CEILING JOISTS SHALL BE "BRIDGED" WITH SOLID BLOCKING, FULL DEPTH, STAGGERED, AS FOLLOWS: SPANS 2 TO 14', PROVIDE 2 ROWS; SPANS 5 TO 6', PROVIDE 1 ROW. IF EXISTING DIAGONAL "BRIDGING" IS FOUND, THEN REPLACE WITH SOLID BLOCKING AS DESCRIBED ABOVE.
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- ALL RAFTERS TO BE SOLIDLY BLOCKED ALONG THE TOP PLATE OF EXTERIOR WALLS.
- WIND BRACING HORIZONTAL: ALL WALLS SHALL BE COMPLETELY SHEATHED WITH APA RATED, 4-PLY, 1/2 INCH THICK PLYWOOD. STARTING FROM THE BOTTOM, THE FIRST ROW SHALL BE LAID HORIZONTALLY; THE SECOND ROW SHALL BE INSTALLED VERTICALLY TO COMPLETELY COVER THE FLOOR BAND JOIST. ROWS ABOVE SHALL ALTERNATE USING THE SAME SYSTEM. VERTICAL JOINTS SHALL BE FULLY SUPPORTED ON STUDS. NAILING USING 8D COMMON NAILS, ALL AROUND SHEET PERIMETERS SHALL BE 4" O.C. INTERIOR FLOOR NAILING SHALL BE 6" O.C. NOTE: NAILS IN THE PRESSURE TREATED SILL PLATE MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
- SUB-FLOOR DECKS: SHALL BE ADVANTECK, 3/4", TONGUE & GROOVED, COMPOSITE DECKING. GLUE IN PLACE AND SCREW @ 6" O.C. ALONG ALL SHEET PERIMETERS AND 16" O.C. AT INTERIOR FIELD. ALL JOINTS SHALL BE FULLY SUPPORTED.
- ROOF SHEATHING: SHALL BE EXTERIOR GRADE PLYWOOD, MIN. 5/8" THICK WITH RAFTER SPACING OF 24" O.C. AND MIN. 1/2" THICK WITH RAFTER SPACING OF 16" O.C. SEE NOTES ABOUT RADIANT BARRIERS. NAIL SAME AS WALL SHEATHING. PROVIDE TWO (2) SIMPSON STRONG-TIE "PSC" SHEATHING CONTINUITY CLIPS IN EACH RAFTER BAY AT JOINTS BETWEEN SHEATHING.
- LUAN UNDERLAYMENTS SHALL ALL BE CERTIFIED AS FABRICATED WITH EXTERIOR GRADE GLEU.

WOOD FRAMING & "CONTINUOUS LOAD PATH" ANCHORAGE

- R301.1 THE CONSTRUCTION OF BUILDING AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A CONSISTENT PATH OF LOADS TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION.
- THE CONTINUOUS LOAD PATH ANCHORAGE REQUIREMENTS ARE THIS BUILDING CODE'S METHOD OF ACHIEVING A MINIMUM, FIELD OBSERVABLE, BUILDING FRAME "STIFFENING" AND "ANCHORAGE" SYSTEM. THE GOAL IS SAFER STRUCTURES, BETTER ABLE TO RESIST REASONABLE WIND AND SEISMIC ACTIVITY. THE BASIC CONCEPT USES "LINES" OF BUILDING ELEMENTS, SUCH AS WALL STUDS, AND MECHANICAL ANCHORS LINKING THE ROOF RIDGE TO FOUNDATION WALL FOOTING. IMAGINE IT LIKE A BIG TENT, WITH "GUY WIRES" FROM THE ROOF RIDGE TO THE GROUND.
- IT IS UNDERSTOOD FOR MOST BUILDINGS, A CONSISTENT RHYTHM OF COMPLETELY LINEAR LINES OF CONNECTIVITY CANNOT BE ACHIEVED BECAUSE THINGS GET IN THE WAY, SUCH AS DOORS AND WINDOWS. HOWEVER, THE CODE DESCRIBES AN "INTENT". IT IS THE CONTRACTOR'S RESPONSIBILITY TO INTERPRET AND MAKE EVERY REASONABLE EFFORT TO ACHIEVE THE GOAL BY USING THE COMPONENTS DESCRIBED, IN THE QUANTITIES PRESCRIBED, AND IN THE LOCATIONS BEST SUITED.
- WALL AND ROOF SHEATHINGS CREATE CONTINUOUS "DIAPHRAGMS," THESE HELP PREVENT BUILDING RACKING AND TWISTING. USE "APA" RATED MATERIALS. SHEATHING MATERIAL MUST HAVE GOOD QUALITIES TO ABSORB THE REQUIRED NAILING WITHOUT BREAKING, RESIST TEARING, AND HAVE GOOD NAIL RETENTION. INSTALL THE LARGEST POSSIBLE SIZE SHEETS. STAGGER JOINTS, SUPPORT ALL JOINTS PROPERLY, AND NAIL IT WELL.
- CORNERS ARE IMPORTANT: MAKE STRONG BUILDING BY MAKING STRONG CORNERS. INSTALL ANCHORS AS CLOSE AS POSSIBLE TO BOTH SIDES OF EACH CORNER.
- THE SYSTEMS MECHANICAL PLATES AND CONNECTORS CAN BE INSTALLED ON EITHER THE INSIDE OR OUTSIDE FACE OF THE STUDS, HOWEVER IT MUST BE CONSISTENT THROUGHOUT. (THIS ARCHITECT BELIEVES IT IS BEST ON THE INSIDE FACE OF WOOD STUD WALLS. RAFTER TO TOP PLATE CONNECTIONS ARE MUCH EASIER. USE SAW-ALL TO SLOTTED PLYWOOD DECKING FOR THE FLOOR TO FLOOR STRAPS, COVER WITH THE INTERIOR GYPSUM BOARD.)
- IT ALL LINKS AS FOLLOWS: THE FOUNDATION FOOTING IS ANCHORED TO THE FOUNDATION WALL. THE WALL IS MADE "MONOLITHIC," THE BOTTOM WALL PLATES ARE ANCHORED TO THE FOUNDATION WALL; THE BOTTOM PLATES ARE THEN ANCHORED TO THE WALL STUD FRAMING ABOVE; UPPER FLOOR WALLS ARE STRAPPED TO LOWER WALLS; THE TOP WALL PLATES ARE ANCHORED TO THE WALL STUD FRAMING BELOW; THE RAFTERS ARE ANCHORED TO THE TOP WALL PLATE; AND FINALLY THE RAFTERS ARE STRAPPED TOGETHER AT THE TOP OF THE ROOF.
- READ ALL NOTES ABOUT ANCHORAGE IN THE MASONRY SECTIONS, THERE IS A CONSISTENCY OF LAYOUT FOR BOTH MASONRY AND WOOD FRAMING, THE IMPLICATION IS, IT SHOULD ALL LINE UP.
- FOR BUILDINGS WITH ROOF AND FLOOR SPANS OF LESS THAN 20 FEET, THIS STARTS WITHIN AS CLOSE AS POSSIBLE TO EXTERIOR CORNERS (BOTH SIDES), AND THEN RE-OCCURS ALONG WALLS AT NOT GREATER THAN 48 INCH INTERVALS.
- ALL PRODUCTS REFERENCED HEREIN AND TO BE USED ON THIS JOBSITE ARE BY SIMPSON STRONG-TIE BECAUSE THEY SUPPORT THE INDUSTRY WITH EXTENSIVE TESTING, EDUCATION, AND FIELD SUPPORT. ALL ANCHORS SHALL BE INSTALLED PER MFG'S. RECOMMENDATIONS, BE ATTENTIVE TO NAIL SIZES AND LENGTHS. THE SIMPSON CATALOG SHALL BE ON THE JOBSITE, NO ALTERNATE MANUFACTURERS ARE ALLOWED.
- SILL PLATE ANCHORING: SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL AS FOLLOWS: ANCHOR BOLTS SHALL BE MIN. ONE-HALF INCH DIAMETER DEFORMED OR THREADED ROD WITH MIN. EMBEDMENT OF 7 INCHES INTO CONCRETE OR SOLID FILLED MULTICOURSE MASONRY. THE WASHER IN CONTACT WITH THE SILL PLATE SHALL BE MIN. 2 INCHES SQUARE AND 1/8" THICK. AT BLDG. CORNERS, OR THE END OF SILL PLATE SECTIONS, THE ANCHOR BOLT SHALL NOT BE MORE THAN 7 DIAMETERS (2-1/2") FROM ENDS. IN ADDITION, ANCHORS SHALL BE PLACED ALONG WALLS AT INTERVALS NOT EXCEEDING 48 INCHES. IF ANCHOR BOLTS ARE "CAST" INTO THE FOUNDATION WALL AND "MIS" THESE OBJECTIVES, THEN SUPPLEMENT AS REQUIRED BY DRILLING AND SETTING EPOXY BOLTS OR SIMPSON "TITEN HD" MASONRY SCREWS.
- NOTE, IT IS PRACTICAL TO BUILD THE WALL AS REQUIRED FOR OPENINGS, THEN DETERMINE THE BEST ANCHOR LOCATIONS. USE OF THE SIMPSON "TITEN HD" WOOD SCREWS, ALLOWS ANCHORS CLOSER TO CORNERS AND BETTER COORDINATION WITH "UPLIFT" SILL PLATE TO WALL ANCHORS.
- WIND BRACING "UPLIFT": A) SILL PLATE TO WALL STUD ANCHORAGE: USE SIMPSON #5SP WITH Z-MAX HOT DIPPED GALVANIZED COATING (BECAUSE OF PRESSURE TREATED PLATE, ALSO USE STAINLESS STEEL NAILS). USE A PAIR (INSIDE AND OUT) LOCATED AT 48" INTERVALS NOT EXCEEDING 48 INCHES. IF ANCHOR BOLTS ARE "CAST" INTO THE FOUNDATION WALL AND "MIS" THESE OBJECTIVES, THEN SUPPLEMENT AS REQUIRED BY DRILLING AND SETTING EPOXY BOLTS OR SIMPSON "TITEN HD" MASONRY SCREWS.
- WALL-TO-WALL ANCHORAGE: WHERE WALLS CONTINUE ABOVE A FLOOR DECK, THE CONTINUITY OF UPLIFT ANCHORAGE SHALL BE MAINTAINED. UPPER WALL STUDS MUST BE LOCATED INLINE WITH LOWER WALL STUDS. USING THE SAME STUDS WHICH HAVE THE SILL PLATE TO STUD ANCHORS, INSTALL SIMPSON #CS STRAPS.
- WALL TO RAFTER ANCHORAGE: EVERY RAFTER SHALL BE ANCHORED TO THE WALL TOP PLATE USING ONE "HURRICANE CLIP", SIMPSON #H2.5A. ALL CEILING JOISTS (OR FLOOR JOISTS) SHALL BE SECURELY NAILED TO THE RAFTER.
- RAFTER TO RIDGE BEAM (OR OTHER EXISTING STRUCTURE): USE SIMPSON #LSTA STRAPS.

BASE BID: BELOW SLAB VAPOR BARRIERS

- BELOW ALL INTERIOR GROUND SUPPORTED CONCRETE SLABS, INCLUDING GARAGES, SHALL BE INSTALLED A VAPOR BARRIER, RADON / METHANE BARRIER. THE LOWER THE WATER VAPOR PERMEANCE RATING OF THE BARRIER, THE MORE RESISTIVE IT IS TO RADON AND METHANE.
- ALL VAPOR BARRIERS SHALL BE PLACED ON THE PREPARED SUBGRADE, BELOW ANY INSULATION BOARD. THE V.B. SHALL BE EXTENDED UP EDGES TO BE VISIBLE ABOVE THE SLAB, REMOVE EXCESS AFTER SLAB HAS CURED. FOR THE V.B. TO PERFORM AS A GOOD RADON GAS BARRIER ALL PENETRATIONS SHALL BE SEALED AND ALL JOINTS LAP SPICED A MINIMUM OF 6-INCHES, AND TAPED PER MFG. RECOMMENDATIONS.
- PRODUCT SHALL BE A HIGH QUALITY POLYETHYLENE PLASTIC, AT LEAST 8-MILS THICK. THE MINIMUM PERM RATING SHALL BE "CLASS 1" VAPOR RETARDER, PERM RATING OF 0.10 OR LESS, CONFORMING TO ASTM E96. MEMBRANE SHALL MEET ASTM E-1745.

SEISMIC AND WIND DESIGN COMPONENTS: RESIDENTIAL

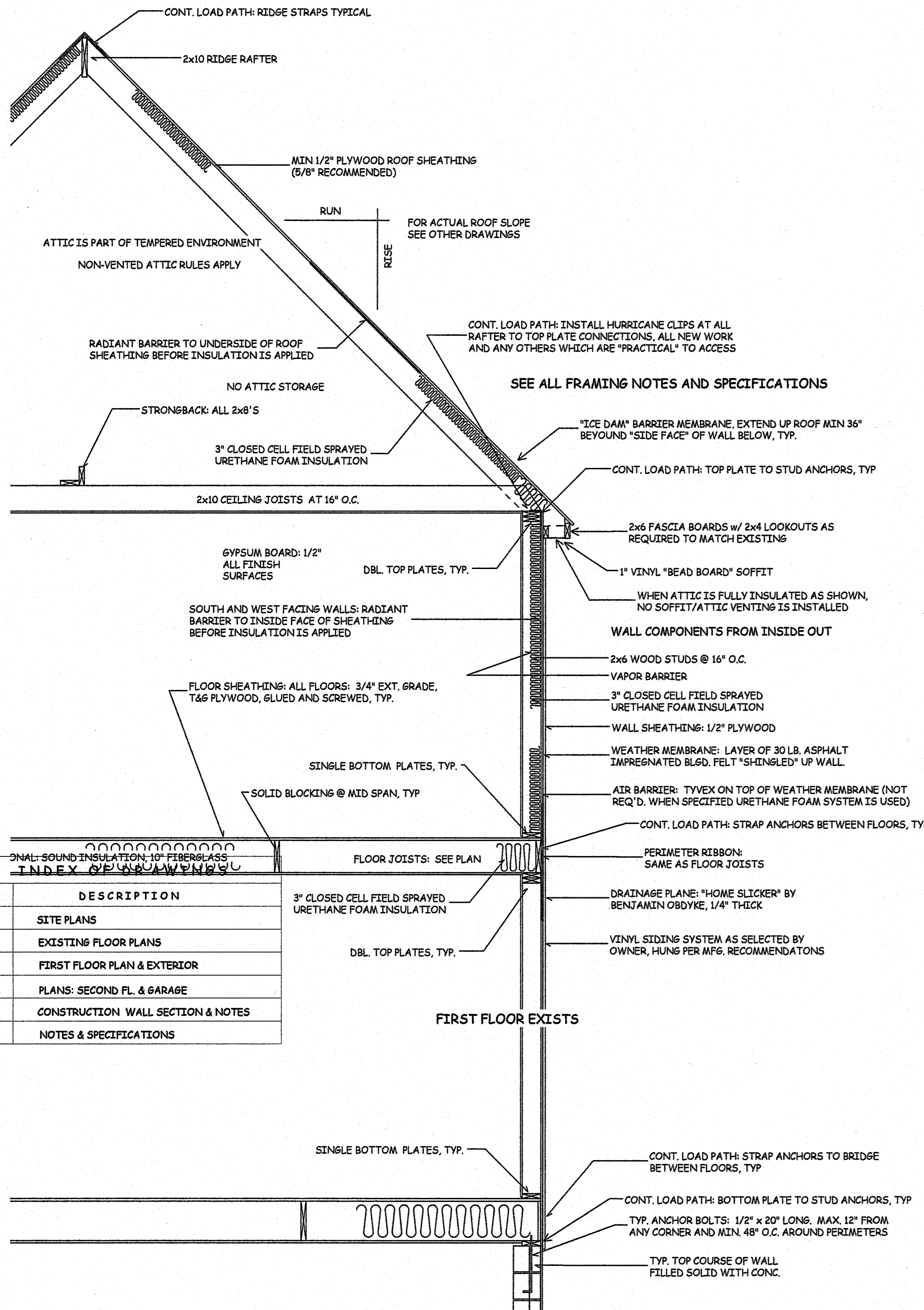
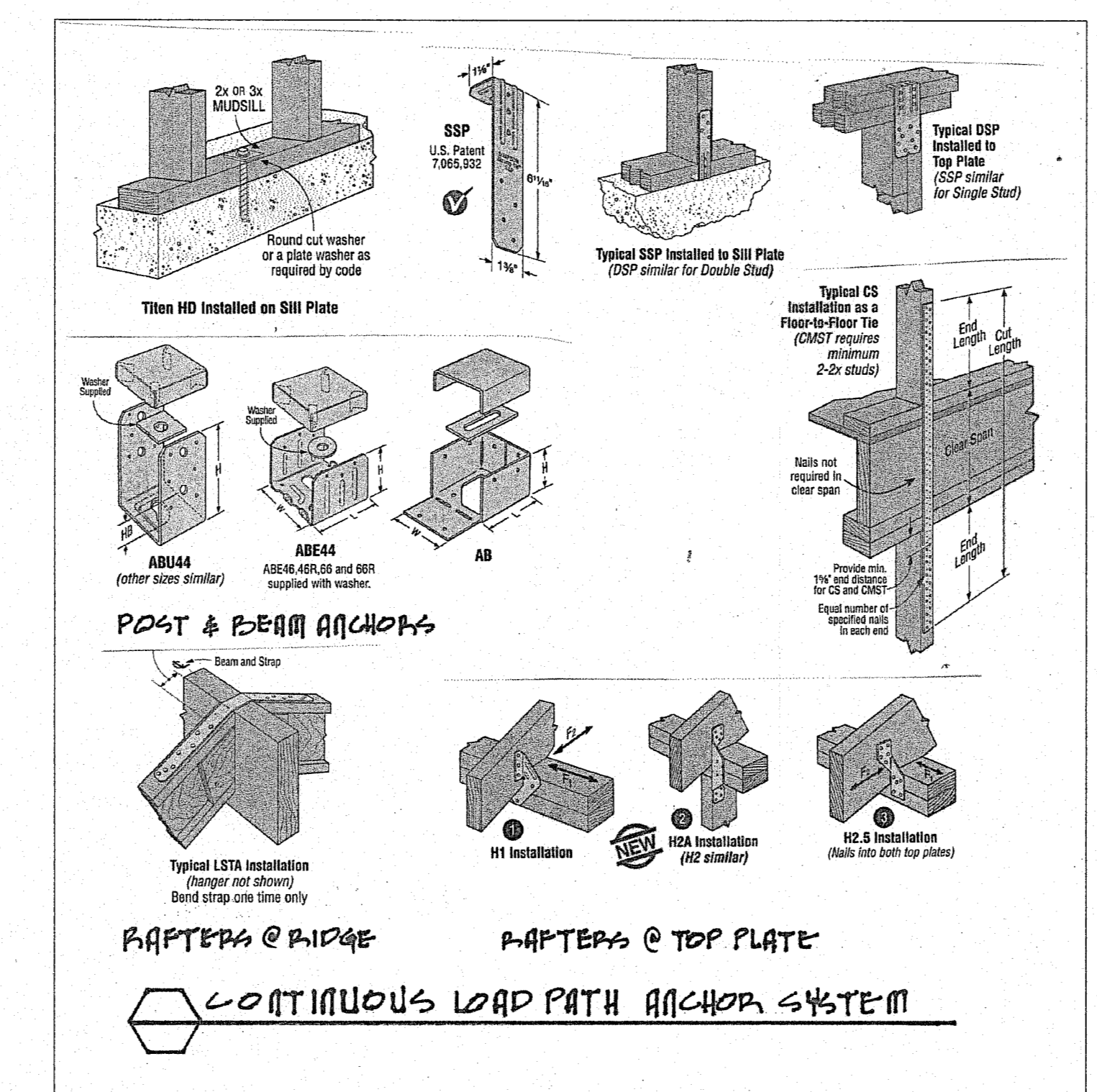
- INTERNATIONAL RESIDENTIAL CODE CLASSIFIES THE DELAWARE VALLEY AS SEISMIC DESIGN CATEGORY "C." NOTE: DETACHED ONE AND TWO FAMILY DWELLINGS ARE EXEMPT FROM THE SEISMIC REQUIREMENTS OF THIS CODE.
- INTERNATIONAL RESIDENTIAL CODE CLASSIFIES BUCKS AND MONTGOMERY COUNTIES AS HAVING WIND SPEEDS OF 90 MPH. THE LOWER (MOST EASTERLY) PART OF BUCKS COUNTY IS RATED WITH WIND SPEEDS OF 100 MPH.

RESIDENCE DESIGN LOADS - PROJECT HAS BEEN DESIGNED WITH THESE LOADS

DESIGN LOADS	ROOFS	FLOORS	FLOORS	ATTIC FLOOR	BALCONIES /DECKS
	WOOD OR ASPHALT SHINGLES	WOOD, CARPET OR VCT	CERAMIC, SLATE OR STONE	UNFINISHED SHEATHING	SPACED DECK BD'S
DEAD LOAD (PSF)	15	15	25	15	10
LIVE LOAD (PSF)	30	40	40	20	60
TOTAL (PSF)	45	55	65	35	70

EMERGENCY MEANS OF EGRESS: SPECIAL RESIDENTIAL

- ALL HABITABLE BASEMENTS IN EXCESS OF 200 SQ.FT., AND ALL SLEEPING ROOMS SHALL HAVE A MINIMUM OF ONE ALTERNATE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING, GENERALLY AN "EGRESS WINDOW." EACH OPENING SHALL: A) HAVE A MINIMUM NET CLEAR OPEN AREA OF 5.7 SQUARE FEET; B) THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES; C) THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES; D) THE SILL HEIGHT OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR; E) WHEN THE INTERIOR WINDOW SILL IS MORE THAN 72 INCHES ABOVE GRADE, THEN THE INTERIOR SILL HEIGHT SHALL NOT BE LESS THAN 24 INCHES ABOVE FINISHED FLOOR; F) THE OPERATION OF THE EMERGENCY OPENING SHALL NOT REQUIRE ANY SPECIAL HARDWARE OR KEY.
- WHERE A WINDOW (INCLUDING ACCESSORIES SUCH AS EGRESS AREAWAY) PROVIDES THIS EMERGENCY OPENING, PROVIDE THE MANUFACTURER'S CATALOG CUTS VERIFYING THIS REQUIREMENT IS MET.



CONSTRUCTION SECTION

SCALE 1/2" = 1'-0"

DATE	REVISION DESCRIPTION
JULY 19, 2010	
OCT. 15, 2010	

PLANS NOT VALID FOR PERMITS UNLESS SIGNED IN "RED" & IMPRESSED w/ SEAL

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Borough of Harbors, Montgomery Co., PA

Sheet No.
5
Comm. No. 2009-2903 of 6

PERMIT SUBMISSION