EAST HADDAM INLAND/WETLANDS AND WATERCOURSES COMMISSION
LAND USE OFFICE
(860) 873-5031
HOURS: Mon., Wed., & Thurs. 9AM-4PM / Tues. 9AM-7PM / Fri. 9AM – 12PM

APPLICATION FOR PERMIT

EAST HADDAM INLAND WETLANDS AND WATERCOURSES COMMISSION APPLICATION FORM **Please fill out all pages**

DATE RECEIVED _____ **FEE RECEIVED** _____

APPLICATION NO._____

NAME OF APPLICANT RUBIN Family Trust / Lawrence Rubin, Trustee

HOME ADDRESS 160 Smith RD **PHONE** 8609839311

BUSINESS ADDRESS 92 Seminary RD Simsbury, CT **PHONE** 860 9839311

EMAIL LKRUBIN@GMAIL.COM

RECORD OWNER _____

HOME ADDRESS _____ **PHONE** _____

BUSINESS ADDRESS _____ **PHONE** _____

APPLICANT'S INTEREST IF NOT THE OWNER _____

PROPERTY LOCATION
160 Smith RD East HADDAM, CT

ASSESSOR'S MAP NO. _____ **LOT NO.** _____ **LOT SIZE** _____

THE PURPOSE AND A DESCRIPTION OF THE PROPOSED ACTIVITY
Bobcat 4 Buckets mix SAND into Soil from area of UPLAND Bailey's BEACH for Farming purposes to grow crops for drainage, farming, Gardening or Harvesting of crops. More Cottage Back 40' outside of IWC

ACREAGE OF WETLANDS AND WATERCOURSES PROPOSED TO BE ALTERED
0 **ACRES or** _____ **SQUARE FEET**

ACREAGE OF UPLAND REVIEW AREA PROPOSED TO BE ALTERED
1/5 **ACRES or** ~1000 **SQUARE FEET**

SOIL TYPE (S) _____ **ACRES or** _____ **SQUARE FEET**

LINEAL FEET OF STREAM ALTERATION PROPOSED _____ **FEET**

ACREAGE OF WETLANDS OR WATERCOURSES CREATED _____ ACRES or _____ SQUARE FEET

____Yes, __ No___ Is work proposed in or near (400 ft) of the vernal pool area? (If yes, see and fill out forms in Appendices C&D)

____ Are all erosion and sediment control measures clearly drawn on the map(s) and described in the narrative?

____Other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to
(1) prevent or minimize pollution or other environmental damage,

_____

(2) maintain or enhance existing environmental quality, or

_____

(3) in the following order of priority: restore, enhance and create productive wetlands

_____

____Alternatives considered and subsequently rejected by the applicant and why the alternative as set forth in the application was chosen; all such alternatives shall be diagramed on a site plan or drawing.

____ Site plans showing the existing condition and the proposed activity in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity, and which may have an impact on wetlands or watercourses.

____ A description of the proposed construction or the erection of structures on the affected property, including blueprints, engineering and architectural plans or designs, where available or reasonably attainable. Such descriptions shall include the purposes of such construction or activity.

N/A Names and mailing addresses of adjacent landowners within 100 feet of all property lines. Supply on a separate sheet.

____ A completed DEEP reporting form; the Agency may revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the Regulations of Connecticut State Agencies.

____ Any other information the Agency deems necessary to the understanding of what the applicant is proposing; and

____ Submission of the appropriate filing fee based on the fee schedule established in the Town of East Haddam Ordinance Book and listed in Appendix F of these regulations.

____ For subdivision and re-subdivision applications, the applicant shall submit an application that includes all the criteria for a complete Planning and Zoning application, including the mapping and narrative in the Four Step Process to create a Subdivision required in Section 3 of the East Haddam subdivision Regulations.

I, the undersigned, under penalties of false statement, hereby certify,

1) that the information supplied herein is accurate

2) that I am familiar with the Inland/Wetlands Regulations of the Town of East Haddam

3) that I will comply with said Inland/Wetlands Regulations in all respects

4) that any permit or approval granted to me is predicated upon this application and all documentation and testimony in support hereof, and that any error, omission, or misrepresentation may be grounds for subsequent rescission or modification of said permits or approval/and

5) I understand that the issuance of this permit shall not be considered to constitute compliance with any other regulation (s), ordinance (s) or law nor relieve the undersigned from the responsibility to obtain any permits hereunder.

Signature of Owner Lou & Ku Trustee

Authorized Agent _____

Date _____

For Office Use Only:

Date that map (s) and fee are received _____

On-Site Inspection Date _____

Additional Notes _____

NO FEWER THAN FIFTEEN (15) COPIES OF THE APPLICATION, PROPOSED PLANS AND REPORTS SHALL BE SUBMITTED FOR REVIEW.

The filling of an application with the Commission shall be deemed to constitute permission by the applicant for the Commission or its agents to enter onto the subject property for the purpose of inspections and tests, and, if the Commission designates a formal site walk during the public hearing process, such permission shall allow the general public, in company with the Commission only, to inspect such property. The owner shall be sent notification prior to any scheduled field walk of the Commission.

PROCEDURE:

PERMITS: Pursuant to sections 22a, 36 through 22a, 45 of the Connecticut General Statutes, the Inland Wetlands and Watercourses Commission shall approve, issue with modifications or deny permits for all activities in areas with soil types designated as poorly drained, very poorly drained, alluvial and flood plain; or within the regulated area.

WHO MAY APPLY: Application must be made by the property owner of record or the duly authorized agent of such owner, such authorization shall be in writing.

SUBMISSION OF APPLICATION: A complete application shall consist of:

1. The completed application form
2. Site Plan and Reports
3. Fee: (See attached fee schedule) ($60.00 goes to DEP - P.A. 92-235)
4. The Commission may require additional information as it is necessary. (The applicant should understand that this application is to be considered complete only when all information and documents required by the Commission have been submitted.)

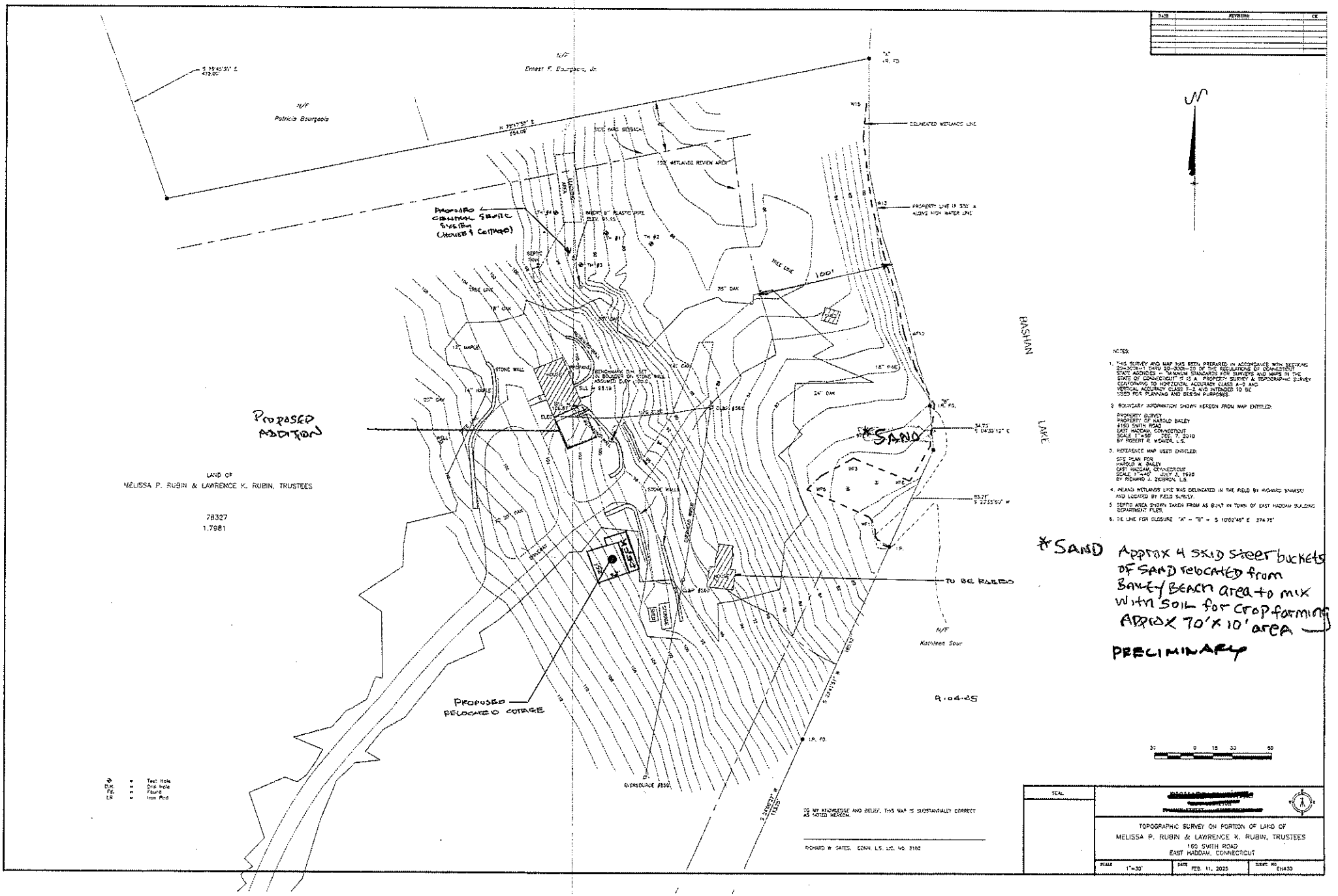
DATE OF RECEIPT: The date of receipt shall be the date of the next regularly scheduled meeting or thirty-five (35) days from the date of the application, whichever is sooner.

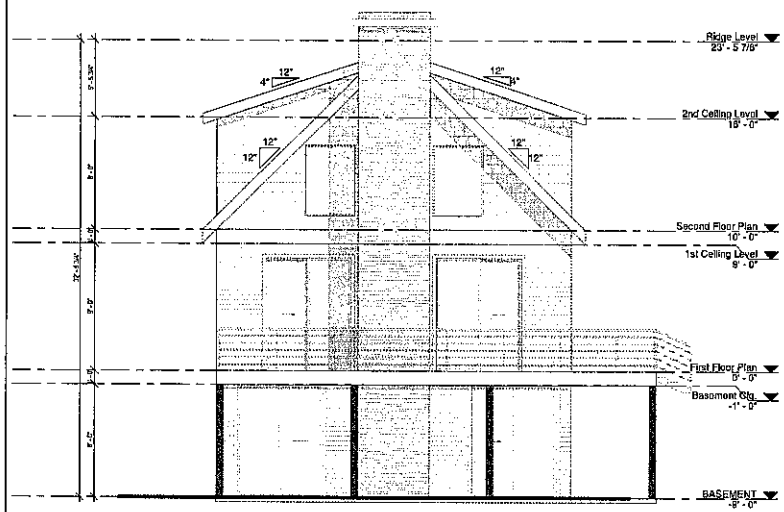
PUBLIC HEARING: All public hearings shall commence no later than sixty-five (65) days after receipt of an application, the hearing shall be completed within thirty-five (35) days of its commencement, and action shall be taken within thirty-five (35) days of its commencement. In the absence of a public hearing, action shall be within sixty-five (65) days from the date of receipt. The applicant may consent to one or more extension of the periods, provided the total extension of all such periods shall not be for longer than sixty-five (65) days.

APPEAL: Any person aggrieved by any order, decision or action may, within fifteen (15) days after publication of such order, decision or action, appeal to the Superior Court for Middlesex County.

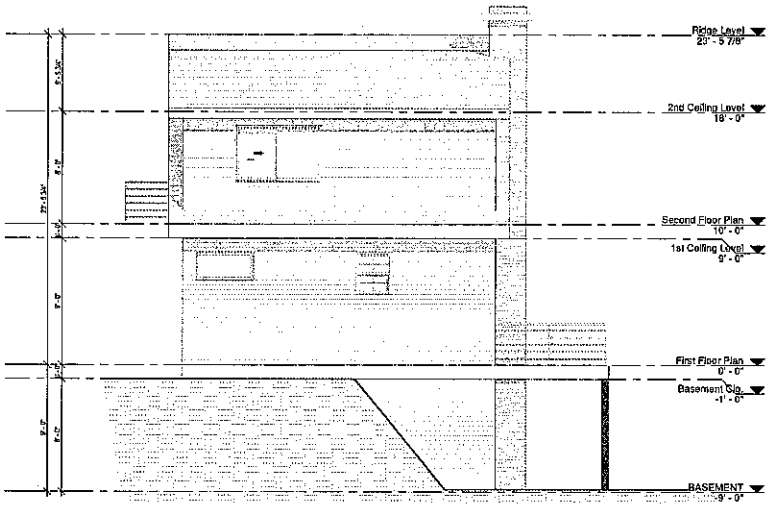
THE APPLICATION SHOULD BE SUBMITTED FOURTEEN (14) DAYS PRIOR TO ITS REGULAR MEETING IN ORDER FOR THE APPLICATION TO BE REVIEWED IN THE FIELD - WEATHER AND TIME PERMITTING.

NO FEWER THAN FIFTEEN (15) COPIES OF THE APPLICATION, PROPOSED PLANS, AND REPORTS SHALL BE SUBMITTED FOR REVIEW.

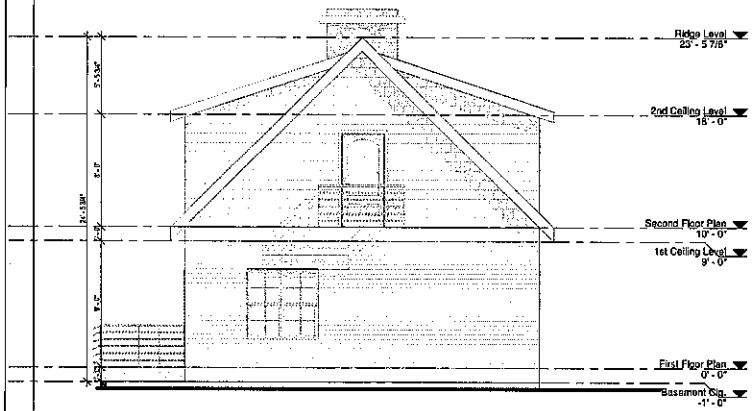

N/F
Ernest F. Bourgeois, Jr.
N/F
Patricia Bourgeois
S 19°45'31" E
412.50'
N 75°17'30" E
254.09'
DELINEATED WETLANDS LINE
PROPERTY LINE IN 330' ± ALONG MEAN WATER LINE
100' WETLANDS REVIEW AREA
SIDE YARD SETBACK
PROPOSED CENTRAL SEPTIC SYSTEM (HOUSE & COTTAGE)
SEPTIC TANK
WELL
WELL CASING
WIRE LINE
100'
35" OAK
8" OAK
12" MAPLE
STONE WALL
BENCHMARK ELEV. 97.00
ON BOULDER ON STONE WALL
ASSUMED ELEV. 100.0
ELEC.
24" OAK
18" PINE
I.P. FD.
S 04°39'12" E
34.73'
*SAND
PROPOSED ADDITION
LAND OF
MELISSA P. RUBIN & LAWRENCE K. RUBIN, TRUSTEES
78327
1.7981
BASHAN
LAKE
STONE WALLS
OVERHEAD WIRE
TO BE RAISED
S 67°55'50" W
83.27'
N/F
Kathleen Sour
PROPOSED RELOCATED COTTAGE
9.04.25
I.P. FD.
S 24°07'37" W
113.20'
EVERGREEN HEDGE
Test Hole
Drill Hole
Found
Iron Rod
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
RICHARD W. SATES, CONN. L.S. LIC. NO. 8382
NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" C.G.S.A. PROPERTY SURVEY A TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS T-2, AND INTENDED TO BE USED FOR PLANNING AND DESIGN PURPOSES.
2. BOUNDARY INFORMATION SHOWN HEREON FROM MAP ENTITLED:
PROPERTY SURVEY
PROPERTY OF HAROLD BAILEY
#169 SMITH ROAD
EAST HADDAM, CONNECTICUT
SCALE 1"=40' DEC. 7, 2010
BY ROBERT E. WEAVER, L.S.
3. REFERENCE MAP USED ENTITLED:
SITE PLAN FOR
HAROLD K. BAILEY
EAST HADDAM, CONNECTICUT
SCALE 1"=40' JULY 3, 1990
BY RICHARD J. ZIOBRON, L.S.
4. INLAND WETLANDS LINE WAS DELINEATED IN THE FIELD BY RICHARD SHARON AND LOCATED BY FIELD SURVEY.
5. SEPTIC AREA SHOWN TAKEN FROM AS BUILT IN TOWN OF EAST HADDAM BUILDING DEPARTMENT FILES.
6. TIE LINE FOR CLOSURE "A" - "B" = S 10°02'49" E 274.75'
*SAND Approx 4 skid steer buckets of SAND relocated from Bailey Beach area to mix with soil for crop farming Approx 70'x 10' area
PRELIMINARY
30 0 15 30 60
SEAL
TOPOGRAPHIC SURVEY ON PORTION OF LAND OF
MELISSA P. RUBIN & LAWRENCE K. RUBIN, TRUSTEES
169 SMITH ROAD
EAST HADDAM, CONNECTICUT
SCALE 1"=30'
DATE FEB. 11, 2025
SURVEY NO. EH430



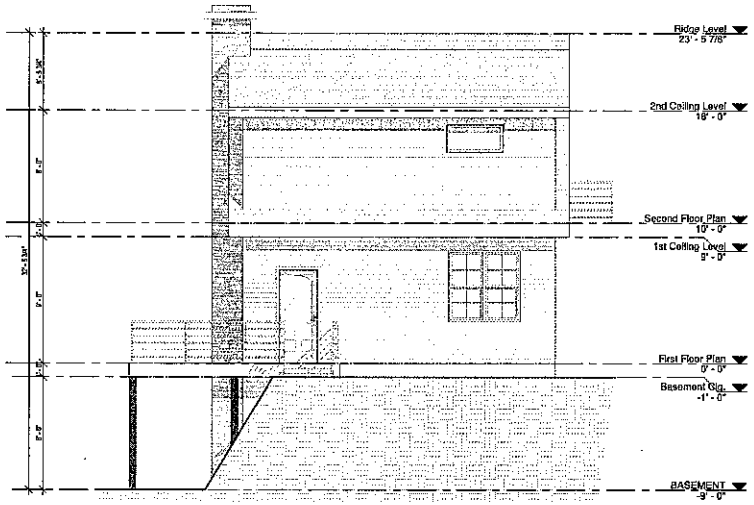
1 Front Elevation
1/4" = 1'-0"



3 Left Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"



4 Right Elevation
1/4" = 1'-0"

"GET WHAT YOU ARE LOOKING FOR"

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PLEASE NOTE: Rumel design & Engineering, assumes no liability for any structure constructed from this plan. It is the responsibility of the contractor to perform the following before beginning construction:
1) Contractor must verify ALL Dimensions on sheets and in field prior to proceeding with construction.
2) Contractor must verify compliance with ALL Local Building Codes of the area the project is to be constructed.
3) Plans indicate locations only. A duly engineering report should incorporate actual site conditions shown on a Survey provided by Owners Consultant

REVISION SCHEDULE:

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

PROJECT NAME:

PROJECT OWNERS:

CONTRACTOR:

SHEET TITLE:
MAIN HOUSE ELEVATIONS

DRAWN BY:	CHECKED BY:
RDE	RDE

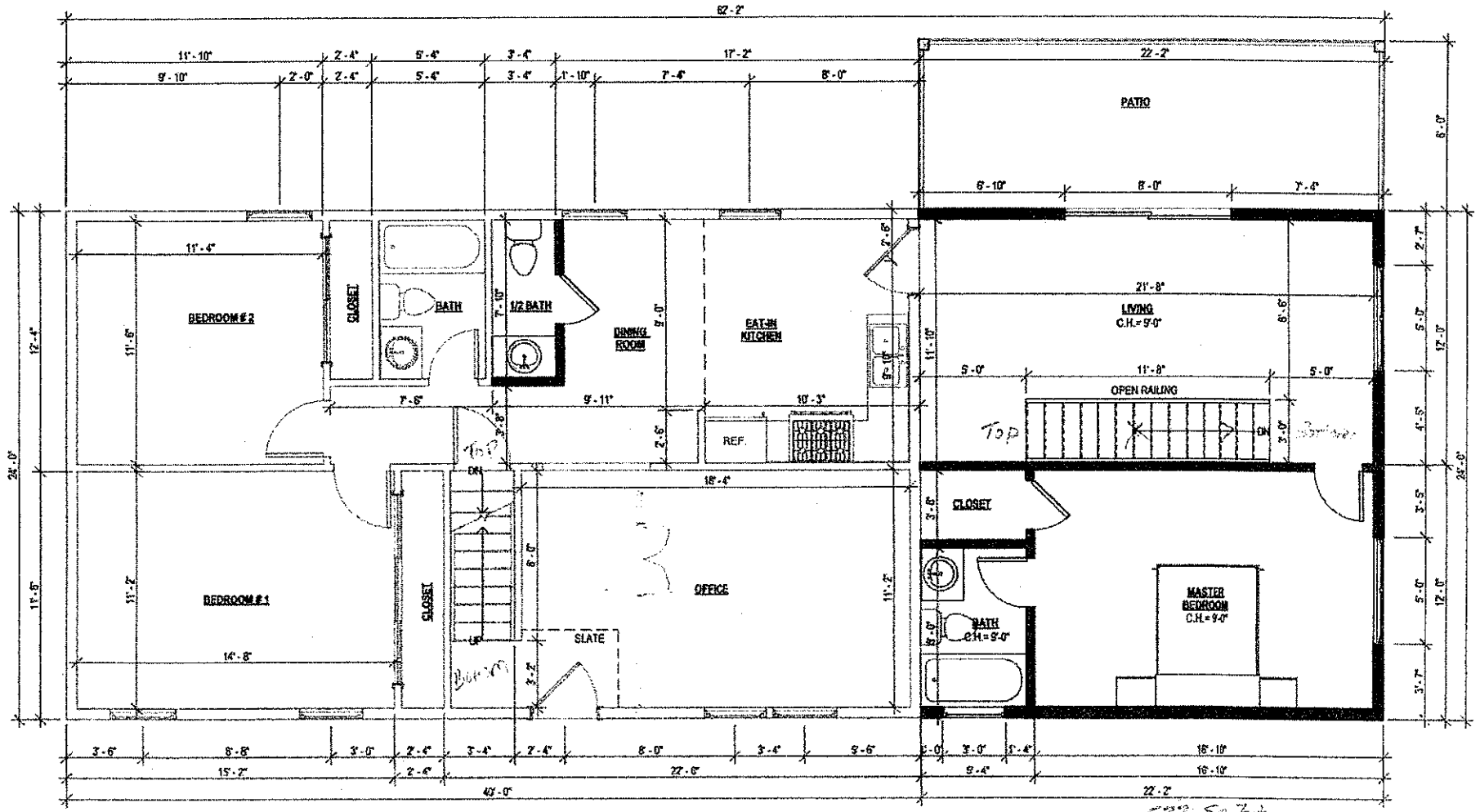
Project Status
DOCUMENT ISSUED
1/8/2025 12:38:22 PM

SCALE: 1/4" = 1'-0"
ARCH D 24" X 36"

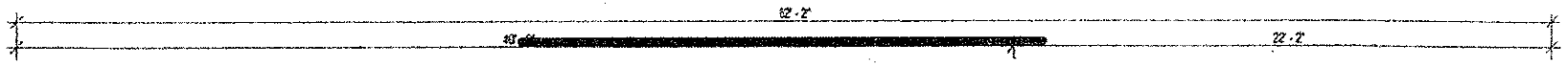
SHEET NO.

A-4.0

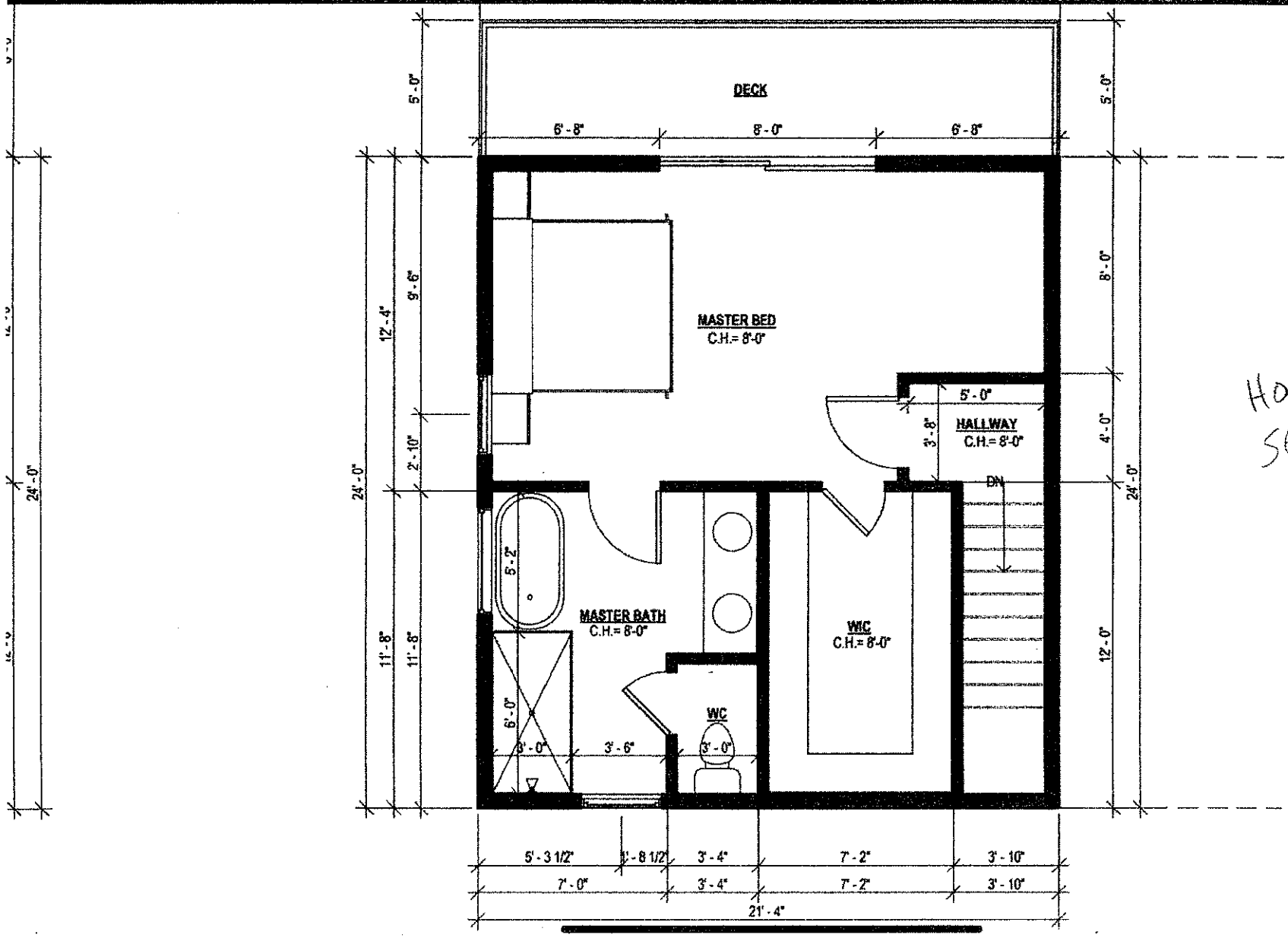
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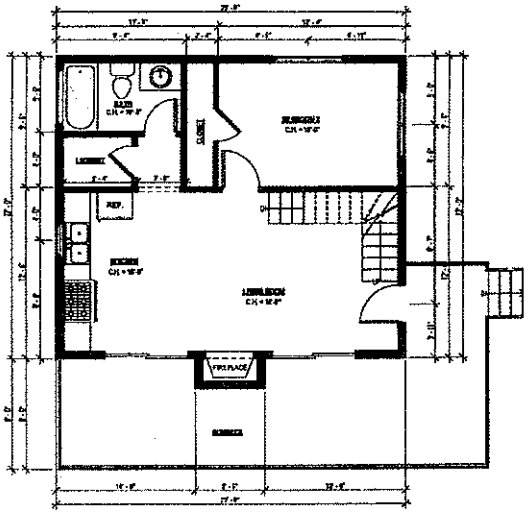
1 FIRST FLOOR PLAN
1/4" = 1'-0"



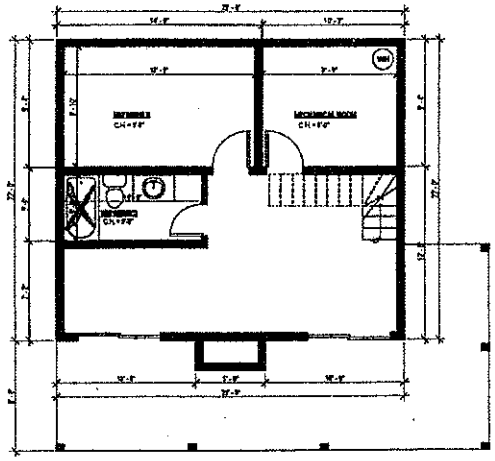
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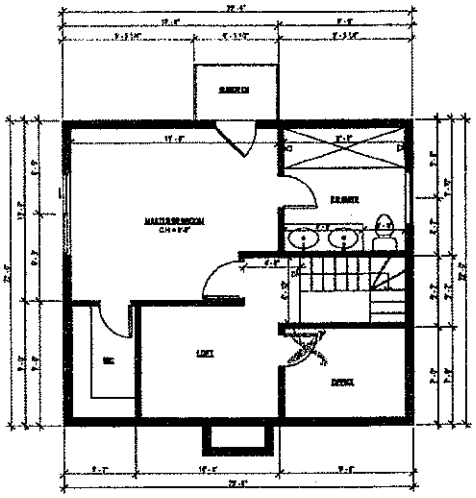
House
Second Fl
533.6



① First Floor Plan
1/4" = 1'-0"



③ BASEMENT
1/4" = 1'-0"



② Second Floor Plan
1/4" = 1'-0"

SQUARE FOOTAGE AREA CHART	
Name	Area
1. FIRST FLOOR LIVING	550 SF
2. 2ND FLOOR LIVING	531 SF
3. BASEMENT	550 SF
4. FIRST FLOOR SUNDECK	289 SF
5. SECOND FLOOR SUNDECK	26 SF

TOTAL UNDER ROOF = 1944 SF
TOTAL HEATED AREA = 1100 SF

60" opening w/No Door

Rumel

"YES! WHAT YOU ARE LOOKING FOR!"

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PLEASE NOTE, Rumel Design & Engineering assumes no liability for any structure constructed from our plans & is not responsible in the event water is present on the subject property during construction.
1) Contractor must verify ALL Dimensions on site & must be field verified prior to installing any construction.
2) Contractor must verify compliance with ALL Local Building Codes in the area the project is to be constructed.
3) These Plans & Specifications only, building engineering report should be prepared & sealed by a professional engineer & Survey provided by Owner/Consultant

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

PROJECT NAME:

PROJECT OWNER(S):

CONTRACTOR:

SHEET TITLE
FLOOR PLANS

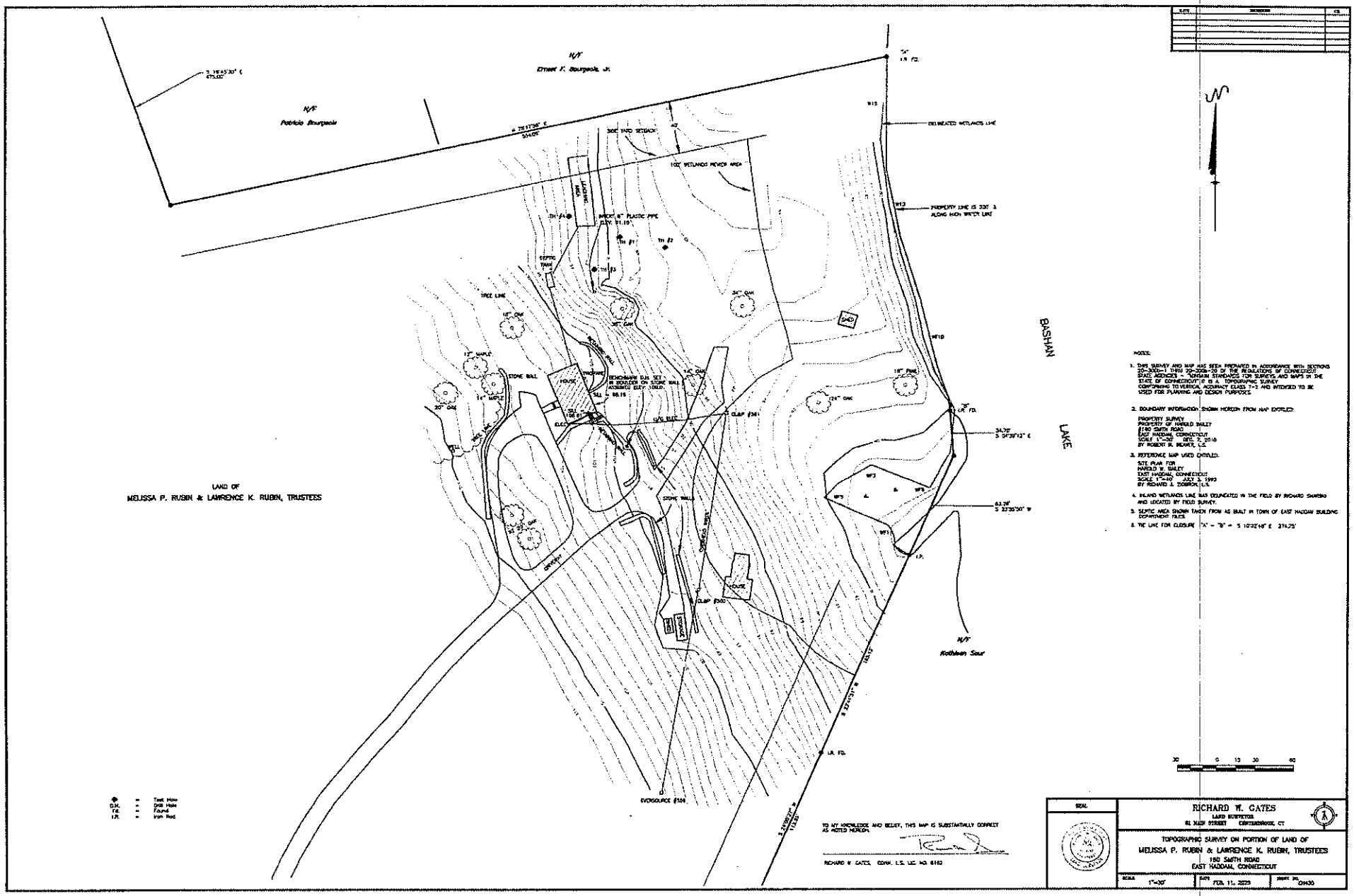
DRAWN BY: RDE
CHECKED BY: RDE

Project Status
DOCUMENT ISSUED
1/8/2025 12:36:21 PM

SCALE: 1/4" = 1'-0"

SHEET NO.
A-2.0

Cottage Rebuild



NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS T-2 AND INTENDED TO BE USED FOR PLANNING AND DESIGN PURPOSES.

2. BOUNDARY INFORMATION SHOWN HEREON FROM MAP ENTITLED:

PROPERTY SURVEY
PROPERTY OF HAROLD BAILEY
#180 SMITH ROAD
EAST HADDAM, CONNECTICUT
SCALE 1"=30' DEC. 7, 2016
BY ROBERT R. BEAVER, L.S.

3. REFERENCE MAP USED ENTAILED:

SITE PLAN FOR
HAROLD W. BAILEY
EAST HADDAM, CONNECTICUT
SCALE 1"=40' JULY 3, 1993
BY RICHARD J. DOBSON, L.S.

4. INLAND WETLANDS LINE WAS DELINEATED IN THE FIELD BY RICHARD SHERRIS AND LOCATED BY FIELD SURVEY.

5. SEPTIC AREA SHOWN TAKEN FROM AS BUILT IN TOWN OF EAST HADDAM BUILDING DEPARTMENT FILES.

6. TIE LINE FOR CLOSURE "A" - "B" = S 10°22'48" E 374.25'

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RICHARD W. GATES, CONN. L.S. LIC. NO. 8163

SEAL

RICHARD W. GATES
LAND SURVEYOR
61 MAIN STREET CENTERBROOK, CT

TOPOGRAPHIC SURVEY ON PORTION OF LAND OF
MELISSA P. RUBIN & LAWRENCE K. RUBIN, TRUSTEES
180 SMITH ROAD
EAST HADDAM, CONNECTICUT

SCALE	DATE	SHEET NO.
1"=30'	FEB. 11, 2023	OH430

Roger Nemergut P.E.

- Nemergut Consulting
- 235 Route 80 P.O. Box 666
- Killingworth, CT 06419

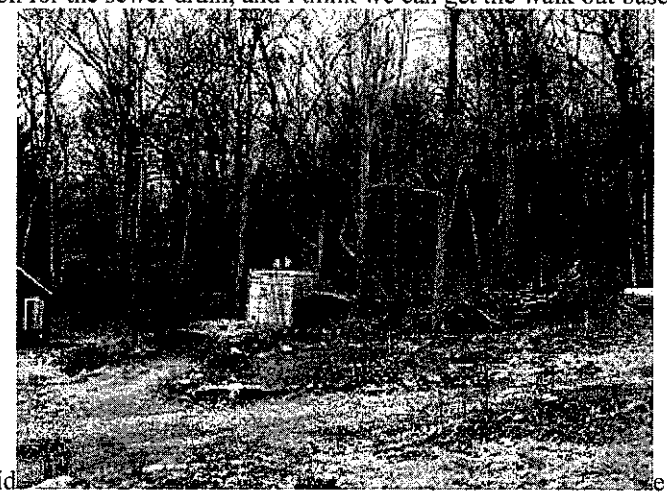
860-663-2384

860-301-7896

On Monday, March 31, 2025 at 05:13:20 PM EDT, Larry Rubin <lkrubin@gmail.com> wrote:

Hi Roger,

Nice seeing you this morning on site. I looked at the options on moving the cottage and here are the concerns. If we built where the storage unit and shed are located, the power lines are directly over head and in the way.

Backing the site up to where the brush pile is likely the best place and where I dropped the stakes as it gets away from the power lines, about 50 ft from the cottage, a bit higher elevation for the sewer drain, and I think we can get the walk out basement worked into the plan. The detached garage would be on the far side of the new build toward the property line where the shed is currently.

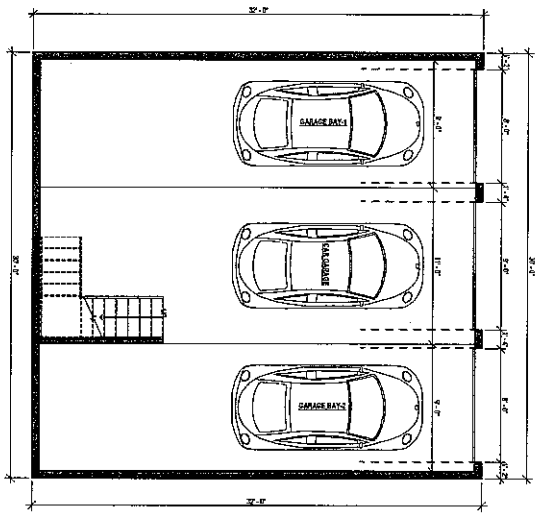
Best Regards,

Larry Rubin

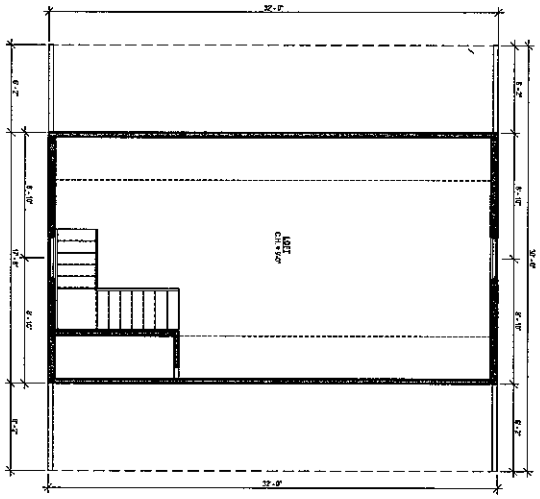
860-983-9311

Sent from my iPad

① GARAGE FIRST FLOOR
1/4" = 1'-0"



② GARAGE SECOND FLOOR
1/4" = 1'-0"



A-3.0	PROJECT OWNERS:	PROJECT DETAILS:	DESIGN BUILD CONTRACTOR:	SHEET TITLE: GARAGE PLAN	NO.	DESCRIPTION	BY / DATE
SHEET	DRAWN BY: RDE						
SCALE 1/4" = 1'-0"	DATE 1/8/2025 12:47:59 PM						

GENERAL NOTES

1.1 Fabrication shall be in accordance with A.S.C. standard practices in compliance with the applicable sections, relating to design requirements and allowable stresses of the latest edition of the "AWS Structural Welding Code D1.1 and D1.3".

1.2 MATERIALS

	ASTM DESIGNATION	MIN. YIELD STRENGTH
Hot Rolled Steel Shapes (W, & C)	A572	Fy = 50 KSI
Hot Rolled Steel Angles (L)	A36	Fy = 36 KSI
Steel Pipes	A500	Fy = 42 KSI
Structural Tubing	A500	Fy = 42 KSI
Structural Steel Web Plate	A572/A1011	Fy = 50 KSI
Structural Steel Flange Plates/Bars	A529/A572	Fy = 55 KSI
Cold Formed Light Gage	A653/A1011	Fy = 55 KSI
Roof and Wall Sheets	A792/A653	Fy = 50, 80 KSI
Gable Brace	A475 – TYPE 1	Extra High Strength
Rod Braces	A529	Fy = 50 KSI
		MIN. TENSILE STRENGTH
Machine Bolts & Nuts	A307	Fu = 60 KSI
High Strength Bolts (1"ø and less)	A325–TYPE 1	Fu = 120 KSI
High Strength Bolts (>1"ø to 1 1/2"ø)	A325–TYPE 1	Fu = 105 KSI
Anchor Bolts (Not supplied by A.S.C.)	A36/A307/F1554	Fu = 60 KSI

1.3 PRIMER
Shop primer paint is a rust inhibitive primer which meets the end performance of Federal Specification SSPC No. 15 and is A.S.C. Gray Oxide color. This paint is not intended for long term exposure to the elements. A.S.C. is not responsible for any deterioration of the shop primer paint as a result of improper handling and/or jobsite storage. A.S.C. shall not be responsible for any field applied paint and/or coatings. (AISC Code of Standard Practice, Latest Edition). Nominal thickness of primer will be 1 mil unless otherwise specified in contract documents.

1.4 GALVANIZED OR SPECIAL COATINGS:
See Contract Documents

1.5 ALL BOLTS ARE 1/2"ø x 0'–1 1/4" A307 EXCEPT :
a) Endwall rafter splice – 5/8"ø x 0'–1 3/4" A325–N
b) Endwall column to rafter connection – 1/2"ø x 0'–1 1/4" A325 MIN.(SEE WALL ELEVATION)
c) Main frame connections – SEE GROSS SECTION
d) Flange Brace connections – 1/2"ø x 0'–1 1/4" A325
NOTE: Washers are not supplied unless noted otherwise on drawing

1.6 A325 BOLT TIGHTENING REQUIREMENTS
All high strength bolts are A325–N unless specifically noted otherwise. Holes are not slotted and design is bearing connection. Structural bolts shall be tightened by the turn–of–the–nut method in accordance with the Latest Edition AISC "Specification For Structural Joints " using ASTM A325 or A490 Bolts, when specifically required. A325–N bolts are supplied without washer unless otherwise noted on the drawings.
All bolted connections unless noted are designed as bearing type connections with bolt threads not excluded from the shear plane.

1.7 CLOSURE STRIPS ARE FURNISHED (IF ORDERED) FOR APPLICATION:
INSIDE– Under roof panels & base of wall panels
OUTSIDE – Between roof panels & ridge cap
– Between wall panels & eave/gable trim

1.8 ERECTION NOTE:
All bracing, strapping, & bridging shown and provided by A.S.C. for this building is required and shall be installed by the erector as a permanent part of the structure. If additional bracing is required for stability during erection, it shall be the erector's responsibility to determine the amount of such bracing and to procure and install as needed.

1.9 ERECTION AND UNLOADING NOT BY A.S.C.

1.10 SHORTAGES
Any claims or shortages by buyer must be made to A.S.C. within five (5) working days after delivery, or such claims will be considered to have been waived by the customer and disallowed.

1.11 CORRECTIONS OF ERRORS AND REPAIRS (MBMA 6.10)
Claims for correction of alleged misfits will be disallowed unless A.S.C. shall have received prior notice thereof and allowed reasonable inspection of such misfits. The correction of minor misfits by the use of drift pins to draw the components into line, moderate amounts of reaming, chipping and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. No part of the Building may be returned for alleged misfits without the prior approval of A.S.C.

BUYER/END USE CUSTOMER RESPONSIBILITIES

2.1 It is the responsibility of the BUYER/END USE CUSTOMER to obtain appropriate approvals and secure necessary permits from City, County, State, or Federal Agencies as required, and to advise/release A.S.C. to fabricate upon receiving such.

2.2 Armstrong Steel Corp (hereafter referred to as A.S.C.) standard specifications apply unless stipulated otherwise in the Contract Documents. A.S.C. design, fabrication, quality criteria, standards, practice, methods and tolerances shall govern the work with any other interpretations to the contrary notwithstanding. It is understood by both Parties that the BUYER/END USE CUSTOMER is responsible for clarification of inclusions or exclusions from the architectural plans and/or specifications.

2.3 In case of discrepancies between A.S.C. structural steel plans and plans for other trades, A.S.C. plans shall govern. (Section, 3 AISC Code of Standard Practices, Latest Edition)

2.4 Approval of A.S.C. drawings and calculations indicates that A.S.C. has correctly interpreted and applied the Contract Documents. This approval constitutes the contractor/owners acceptance of the A.S.C. design concepts, assumptions, and loading. (Section 4 AISC Code and MBMA 3.3.3)

2.5 Once the BUYER/END USE CUSTOMER has signed A.S.C. Approval Package and the project is released for fabrication, changes shall be billed to the BUYER/ END USE CUSTOMER including material, engineering and other costs. An additional fee may be charged if the project must be moved from the fabrication and shipping schedule.

2.6 The BUYER/END USE CUSTOMER is responsible for overall project coordination. All interface, compatibility and design considerations concerning any materials not furnished by A.S.C. and A.S.C. steel system are to be considered and coordinated by the BUYER/END USE CUSTOMER. Specific design criteria concerning this interface between materials must be furnished before release for fabrication or A.S.C. assumptions will govern (AISC Code of Standard Practice, Latest Edition)

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JOB NO. : 57243

CUSTOMER :
END USER :
END USE :
LOCATION :
:
:
PH. NO. :

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING AS INDICATED:

DESIGN LOADS:

Design Code / Wind Code	: IBC 18 / IBC 18
Building Risk Category	: II – Normal
Enclosure	: Closed
Dead Load (psf)	: 2.65
Collateral Load (psf)	: 6.00
Wind Load	
Ultimate Wind Speed, (Vult) (mph)	: 138.0
Wind Exposure	: C
Internal Pressure Coefficient, GCpi	: 0.18 /–0.18
Wall Panel Design Wind Pressure (psf)	: 44.7 /–48.5
Live Load	
Primary Framing (psf)	: 20.00
Trib. Area Reduction	: No
Secondary Framing (psf)	: 20.00
Snow Load	
Ground Snow Load, Pg (psf)	: 5.00
Roof Snow Load, Pf (psf)	: 5.00
Sloped Roof Snow Load, Ps (psf)	: 5.00
Snow Exposure Factor, Ce	: 1.0000
Snow Importance Factor, Is	: 1.00
Thermal Factor, Ct	: 1.20
Sloped Factor, Cs	: 0.860
Seismic Load	
Seismic Importance Factor, Ie	: 1.00
Site Class	: D
Mapped Spectral Response Acceleration	: Ss = 1.057 :S1 = 0.333
Spectral Response Coefficients	: Sds = 0.763 :Sd1 = 0.437
Seismic Design Category	: D
Basic Force Resisting Systems Used	: Steel System Not Specifically Detailed For Resistance : Rigid Frames (OMF) : Braced Frames (OCBF/OMF)
Total Design Base Shear, V (kips)	: Longitudinal = 7.44 : Transverse = 8.28
Response Modification Factors, R	: Rigid Frames = 3.00 Ω = 3.00 : SW X–Bracing = 3.00 Ω = 2.00 : SW Wind Bent = 3.00 Ω = 3.00
Seismic Response Coefficient, Cs	: Rigid Frames = 0.2546 : SW X–Bracing = 0.2546 : SW Wind Bent = 0.2546
Analysis Procedure Used	: Equivalent Lateral Force Procedure
Other Loads/Requirements	

BUILDING DESCRIPTION:

Width (ft)	: 40
Length (ft)	: 48
Eave Ht. at BSW (ft)	: 18
Eave Ht. at FSW (ft)	: 18
Roof Slope at BSW	: 5.0:12
Roof Slope at FSW	: 5.0:12
Bay Spacing (ft)	: 2 at 24

COVERING AND TRIMS:

Roof Panels & Trims	
Panel Type	: 26 Ga. R–Loc
Panel Color	: Galvalume Plus
Trim Colors	
Gable/Eave Trim	: Burnished Slate 40 yr
Eave Gutter	: Burnished Slate 40 yr
Wall Panel & Trims	
Panel Type	: 26 Ga. R–Loc
Panel Color	: Charcoal 40 yr
Trim Colors	
Corner Trims	: Burnished Slate 40 yr
Opening Trims	: Burnished Slate 40 yr
Downspouts	: Charcoal 40 yr
Base Trim	: Charcoal 40 yr

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT ARMSTRONG STEEL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY A.S.C. IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN ARMSTRONG ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

Drawing Index

Drawing Name	Page(s)
Drawing Cover	COVER
3D Reference	3D REF
Anchor Bolt Plan	1
Anchor Bolt Details	2
Anchor Bolt Reactions	3
Rigid Frame	4,5
Front Sidewall	6
Back Sidewall	7
Left Endwall	8
Right Endwall	9
Roof Plan	10
Details	11–14

BUYER/END USE CUSTOMER RESPONSIBILITIES CONTINUED

2.7 It is the responsibility of the BUYER/END USE CUSTOMER to insure that A.S.C. plans comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that A.S.C. or its design engineers are acting as the engineer of record or design professionals for a construction project. These drawings are sealed only to certify the design of the structural components furnished by A.S.C.

2.8 The BUYER/END USE CUSTOMER is responsible for setting of anchor bolts and erection of steel in accordance with A.S.C. "For Construction" drawings only. Temporary supports such as guys, braces, falsework, cribbing or other elements required for the erection operation shall be determined furnished and installed by the erector. No items should be purchased from a preliminary set of drawings, including anchor bolts. Use only final "FOR CONSTRUCTION DRAWINGS" for this use. (AISC Code of Standard Practice, Latest Edition.)

2.9 Armstrong Steel Corp is responsible for the design of the anchor bolt to permit the transfer of forces between the base plate and the anchor bolt in shear, bearing and tension, but is not responsible for the transfer of anchor bolt forces to the concrete or the adequacy of the anchor bolt in relation to the concrete.
Unless otherwise provided in the Order Documents, A.S.C. does not design and is not responsible for the design, material and construction of the foundation or foundation embedments. The END USE CUSTOMER should assure himself that adequate provisions are made in the foundation design for loads imposed by column reactions of the building, other imposed loads, and bearing capacity of the soil and other conditions of the building site.
It is recommended that the anchorage and foundation of the building be designed by a Registered Professional Engineer experienced in the design of such structures. (Latest MBMA Low Rise Building Systems Manual)

2.10 Normal erection operations include the corrections of minor misfits by moderate amounts of reaming, chipping, welding or cutting, and the drawing of elements into line through the use of drift pins. Errors which cannot be corrected by the foregoing means or which require major changes in member configuration are to be reported immediately to A.S.C. by the BUYER/END USE CUSTOMER, to enable whoever is responsible either to correct the error or to approve the most efficient and economic method of correction to be used by others. (AISC Code of Standard Practice Latest Edition)

2.11 Neither the fabricator nor the BUYER/END USE CUSTOMER will cut, drill or otherwise alter his work, or the work of other trades, to accommodate other trades, unless such work is clearly specified in the contract documents. Whenever such work is specified, the BUYER/END USE CUSTOMER is responsible for furnishing complete information as to materials, size, location and number of alterations prior to preparation of shop drawings. (AISC Code of Standard Practice Latest Edition)

2.12 WARNING: In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosive effects on the Galvalume alloy coating when they are in contact with Galvalume steel panels. Even run–off from copper flashing, wiring, or tubing onto Galvalume should be avoided.

2.13 SAFETY COMMITMENT: Armstrong Steel Corp has a commitment to manufacture quality building components that can be safely erected. However, the safety commitment and job site practices of the erector are beyond the control of A.S.C.
It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Local, State, and Federal safety and health standards should always be followed to help insure workers safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees.
Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber sole shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.

2.14 Roof drainage systems (gutter, downspouts, etc.) must be free of any obstruction to ensure smooth operation at any given time.

2.15 It is recommended by Factory Mutual (Reference: 2.44) that roofs be cleared of snow when half of the maximum snow depth is reached. The maximum snow depth can be estimated based on the design snow load and the density of snow and/or ice buildup. See Chart below.

ROOF SNOW LOAD (IN PSF)	EQUIVALENT SNOW HEIGHT AT ROOF (IN INCHES)	RECOMMENDED SNOW HEIGHT WHEN SNOW REMOVAL SHOULD START (IN INCHES)
20	16.60	8.30
25	17.25	8.62
30	17.90	8.95
35	18.55	9.28
40	19.20	9.60
45	19.85	9.92
50	20.50	10.25
55	21.15	10.58
60	21.80	10.90
65	22.45	11.22
70	23.10	11.55
75	23.75	11.88
80	24.40	12.20

NOTE:
For Snow/Ice Removal Procedure, Refer to Metal Building System Manual 2002 Edition, Section A8.4, Page XI–A8–2.

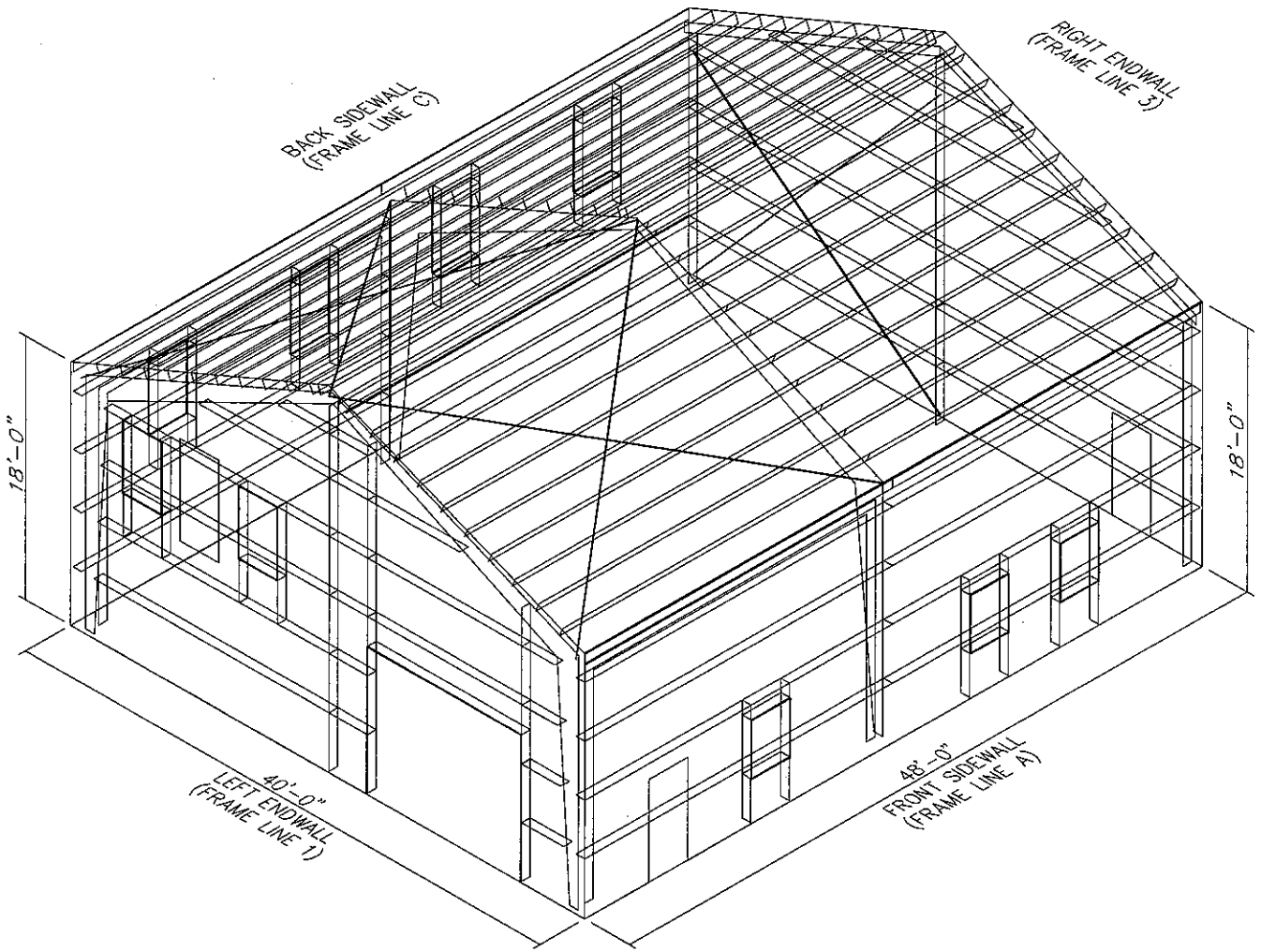
Drawing Status

☐ APPROVAL: ☐ REVISED APPROVAL:
These drawings, being for approval, are by definition not final, and are for conceptual representation only. their purpose is to confirm proper interpretation of the project documents. Only drawings issued "Construction" can be considered as complete.

☐ PERMIT: ☐ REVISED PERMIT:
These drawings, being for permit, are by definition not final. Only drawings issued "Construction" can be considered as complete.

☒ CONSTRUCTION:
Final drawings to be used in the erection of the building.

JOB NO : 57243



ELEVATION	PAGE
FRONT SIDEWALL (FRAME LINE A)	6 OF 14
BACK SIDEWALL (FRAME LINE C)	7 OF 14
LEFT ENDWALL (FRAME LINE 1)	8 OF 14
RIGHT ENDWALL (FRAME LINE 3)	9 OF 14

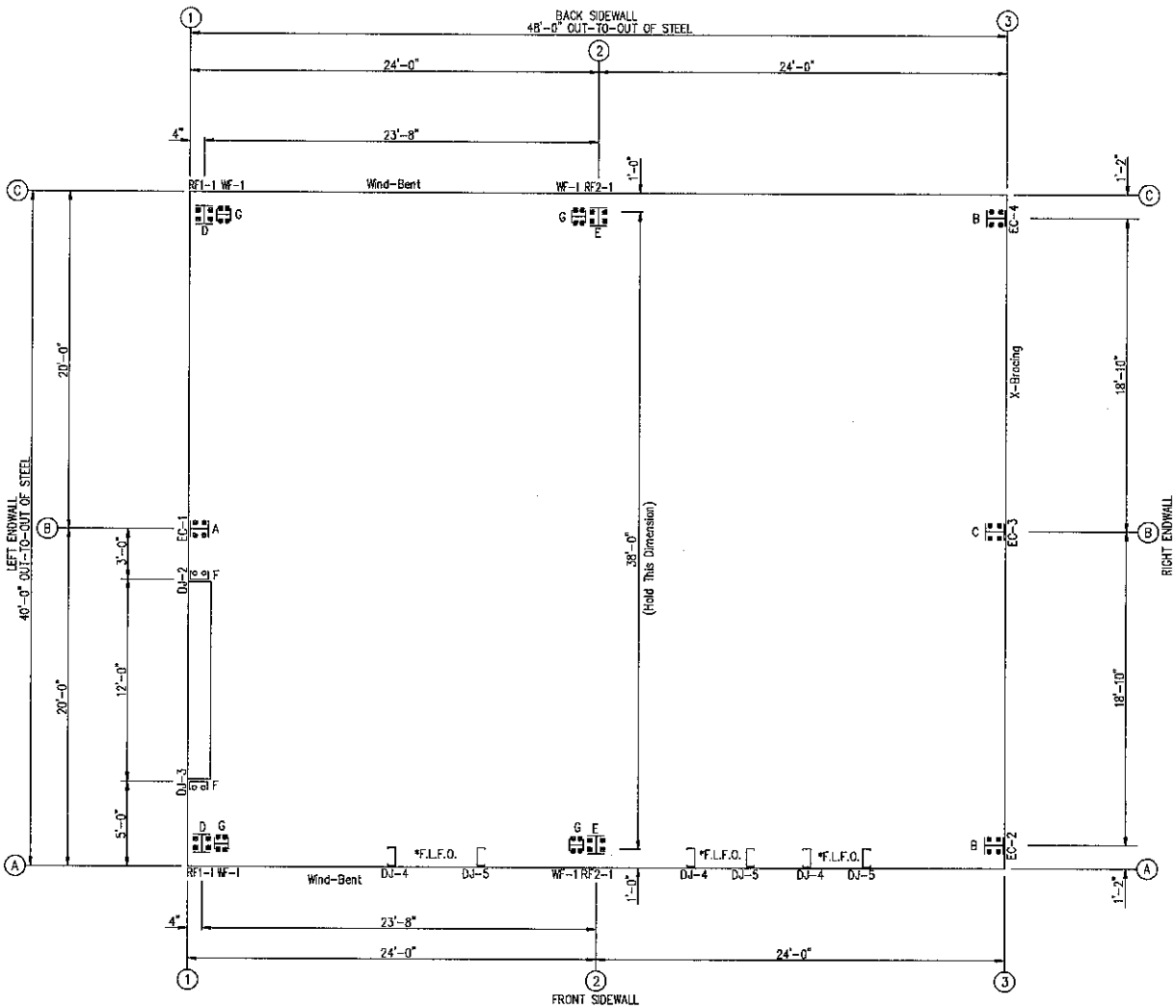
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DESCRIPTION	ISOMETRIC VIEW
CUSTOMER	
END USER	
SCALE	NOT TO SCALE
JOB NO.	57243
ENG. BY	MZ
DATE	1/19/21
DRG. NO.	3D REFERENCE
ISSUE	C

NOTE:
3D IS A GENERAL REPRESENTATION OF BUILDING.
SOME MEMBERS MAY CHANGE IN FINAL ERECTION DRAWINGS

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type
○ 4	Jamb	5/8"	A307
⊠ 16	Endwall	3/4"	A307
⊠ 16	Frame	3/4"	A307
⊠ 16	WindCol	3/4"	A307



ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

*Field Located Framed Opening

NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	11.19.21	MN	DP	MZ
C	CONSTRUCTION	01.16.23	KAC	SW	MZ

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DESCRIPTION	ANCHOR BOLT PLAN
CUSTOMER	
END USER	
SCALE	NOT TO SCALE
JOB NO. 57243	ENG. BY MZ
SHEET NO. 1 OF 14	DATE 11/19/21
	ISSUE C