



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: March 14, 2023 FEE: \$                      CK #:                      APP #:                     

PROPERTY ADDRESS: 75-77 West Street, Simsbury CT 06070

NAME OF APPLICANT: Chris Nelson

MAILING ADDRESS: 75 West Street, Simsbury CT 06070

EMAIL ADDRESS: Chris@Nelsonconstructionct.com TELEPHONE # 860-305-2069

NAME OF OWNER: Simsbury Grist Mill LLC

MAILING ADDRESS: 75 West Street, Simsbury CT 06070

EMAIL ADDRESS: Chris@Nelsonconstructionct.com TELEPHONE # 860-658-7600

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:  
Rebuild and expand bridge over Hop Brook from 10'-6" wide to 14'-6" wide.

Controlled excavation in upland review area for extending footing at South end of the bridge.

Footing extension is wider than existing footing requiring a 8' x 16' hole 42" deep in the review area.

## CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

Chris D. Nelson 4/7/23      Chris D. Nelson 4/7/23  
Signature of Owner      Date      Signature and Title of Applicant      Date

Telephone (860) 658-3245  
Facsimile (860) 658-3206

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

933 Hopmeadow Street  
Simsbury, CT 06070

**SIMSBURY GRIST MILL MODIFICATIONS  
INLAND WETLANDS PERMIT APPLICATION QUESTIONS**

1. In the case of a public hearing or map amendment, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.  
**Not applicable.**
  
2. Describe the site and the regulated area or wetlands/watercourses involved:
  - a. General site conditions, including vegetation and general soil conditions.  
**The existing pedestrian covered bridge is on the south side of the mill building (75-77 West Street, Millwrights Restaurant) spanning from the building 52' across the Hop Brook ravine to the old railroad bed, now a brick path and linear park.**
  - b. Size of wetland within site or distance of the activity from the wetland.  
**The wetland is the Hop Brook itself. The sides of the brook are old large stone retaining walls, the mill building, or immediate transition to upland soils. The location of the ground disturbance requested is 25' above the brook on top of the stone channel retaining wall.**
  - c. Size of total contiguous wetland.  
**The Hop Brook ranges in width. At the bridge location, it is about 40' wide.**
  - d. Position relative to other wetlands on site.  
**The area to be disturbed is 25' above the brook, approximately 8' behind the stone channel retaining wall.**
  - e. Type of wetland characterized by vegetative and soil type and/or watercourse.  
**The Hop Brook is a year-round watercourse.**
  
3. Depth to water table, depth to mottled soil, and seasonal variation of water table.  
**Water table was not encountered when test holes were dug to expose depth of existing bridge endwall footing. The brook below the bridge averages less than 12 "deep and can easily be cleaned by hand should something be dropped by mistake.**
  
4. Describe the immediate impact on the wetlands and watercourses, including, but not limited to:  
**There will be no immediate or permanent impact to wetland or to the brook. The area of disturbance will be surrounded with erosion protection silt fence and mulch sock. Any temporary storage of soil immediately adjacent to the excavation will also be surrounded with silt fence. The duration of the disturbance for the footing excavation to backfill will be approximately one week. The area will immediately be seeded and covered with hay mat upon backfilling.**
  - a. Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.  
**The area to be disturbed will be limited to 8' x 16'.**

- b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.  
The existing material is a structural loamy fill from back when the railroad bed existed.
  - c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.  
There will be no disturbance of wetland or watercourse area.
5. Describe the related construction activities and their impact on:
- a. Area and location of wetlands and watercourses.  
There are two construction activities that could have impact to wetland or watercourse. The first activity is the 8' x 16' square excavation 42" deep to expand the bridge footing wall. That activity is in the upland soil, regulated area and the impact can and will be minimal. The second construction activity will be the demolition and replacement of the bridge above the brook. The demolition will be all hand work from on the bridge deck. The debris will be walked through the Millwrights entrance pass-through to the parking lot dumpster. Once the bridge is removed down to the steel, a steel erector will remove the old steel by crane over the mill building. The crane will park in the Millwrights parking lot reaching over the building.  
  
The process of replacing the steel will also be by crane over the mill building, then all carpentry will be handwork from on the deck of the new bridge. Prior to starting the demolition and all through construction, a heavy duty catchment tarp will be installed below the bridge to catch any debris that does slip by.
  - b. Types and amounts of vegetation.  
NA
  - c. Surface and groundwater.  
NA
  - d. Visual impacts.  
Visual impacts during construction only.
  - e. Wildlife habitats.  
There should be no effect on wildlife habitat.
6. Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:
- a. Wetlands and/or watercourses.  
No Impacts.
  - b. Abutting riparian properties and/or wetlands and/or watercourses.  
No Impacts
7. Identify sedimentation and erosion control measures to be used.

Erosion control measures relate to the small footing excavation only. The disturbed area will be first surrounded with silt fence and mulch sock, the work will be monitored daily, and immediately backfilled and restored with seed and hay mat.

8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.

The 40-year-old iconic bridge is in need of full structural replacement due to the steel delamination that has occurred. Prefabricated bridges were looked into but were not found to be workable due to the difficult access.

It was determined the demolition and rebuild work could be done with no or very minimal impacts to the area. Processes and protections could be put in place to limit any fall potential of demolition or construction debris into the brook.

9. Estimate cost of work and time for completion.

The cost of the full project will be approximately \$300,000. The footing work will be complete within a week while the full bridge replacement will take 3-4 months.

10. Attach drainage calculations and other reports as indicated to substantiate the statements made above.

#### 11. REQUIRED MAPS

- a. Attach a vicinity map on an 8 ½"x11" sheet at scale 1"=200' or 1"=800' (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.
- b. Site Plan(s) showing:
  - i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).
  - ii. Location of existing watercourses and/or ponds.
  - iii. Location of regulated activity.
  - iv. Proposed grading and/or filling.
  - v. Proposed drainage, site utilities, wells, etc.
  - vi. Sedimentation and erosion control measures.

#### 12. The Applicant shall certify whether:

- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.  
**It is not.**
- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.

Traffic will not be impacted other than in the Mill parking lot.

- c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or
- d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.

There is no change to runoff

- e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.

NA

- f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.

ALL INFORMATION MUST BE COMPLETED TO THE EXTENT INDICATED BY THE COMMISSION BEFORE ANY ACTION IS TAKEN ON THE PERMIT APPLICATION. INCOMPLETE APPLICATIONS WILL BE DENIED. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE COMMISSION

# Simsbury Grist Mill LLC

75 West Street  
Simsbury, CT 06070  
860-658-7600

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March 14, 2023

Town of Simsbury  
Zoning Commission  
933 Hopmeadow Street  
Simsbury, CT 06070

RE: Minor Site Plan Modification, 75-77 West Street (Mill Building), PAD Zone.

Dear Commissioners,

The first modification request is to rebuild the existing pedestrian bridge that crosses the Hop Brook behind the Mill building. The Bridge was built in the 1980s and now needs wholesale safety repairs to the existing structure. With the lessons from the pandemic, the bridge has become a favorite covered seating area for the restaurant patrons. While rebuilding, we would like to widen the bridge by 4'-6" creating a three season Dining Room / Bridge area.

A second site plan modification request is abandoning the existing deck off the main dining room. The existing deck, has remained closed for the past few years due to a variety of factors including insects and summer heat and humidity and needed structural repairs. We are proposing to remove the decking, handrails and steel. The piers would remain. The approved deck seating (48) would be transferred over to the proposed Bridge dining plan also 48 seats.

The third component of this modification request is to seek approval for the food trailer and outdoor dining at the lower east end of the mill building. Over the past two years, this lower patio area overlooking the Hop Brook has become a favorite outdoor summertime eating area with the food trailer serving dinner meals and drinks. What started as a reaction to the pandemic restrictions, has shown to be a critical component of the Millwrights' dining options.



Mill Waterfall as seen from Bridge



Existing bridge structure from 1980s

The exterior finishes of the rebuilt bridge will include:

- Large glass rolling windows on the bridge that can be removed in summer weather.
- Exterior red painted paneling and trim to match existing building.

- Interior finish will be off-white painted trim to match the theme at the main entrance and “store front” into Millwright’s.
- Standing Seam metal roof to match the existing building.



Millwright’s Entry at Vestibule

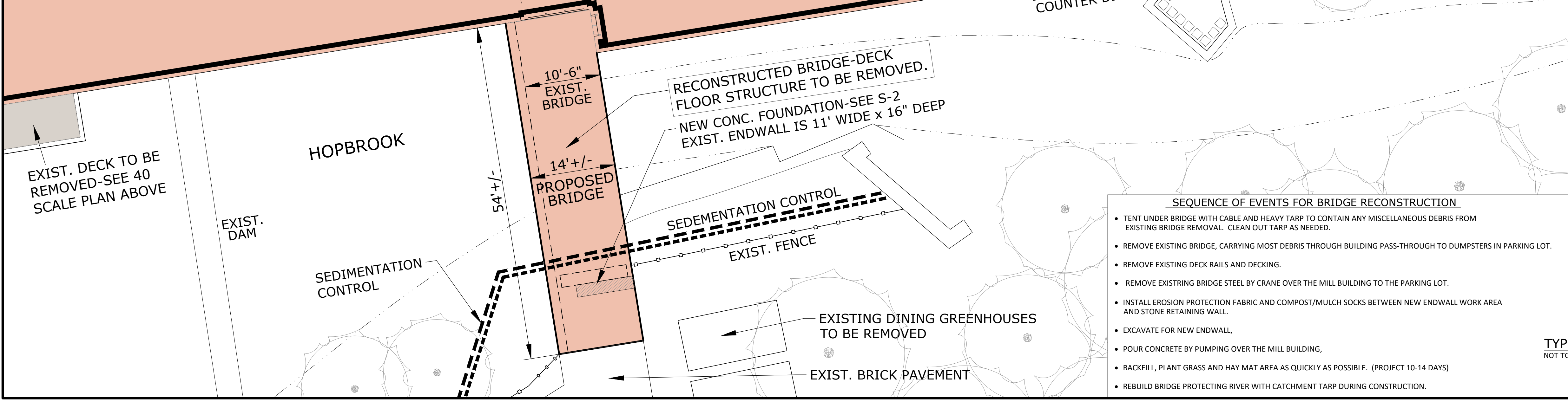
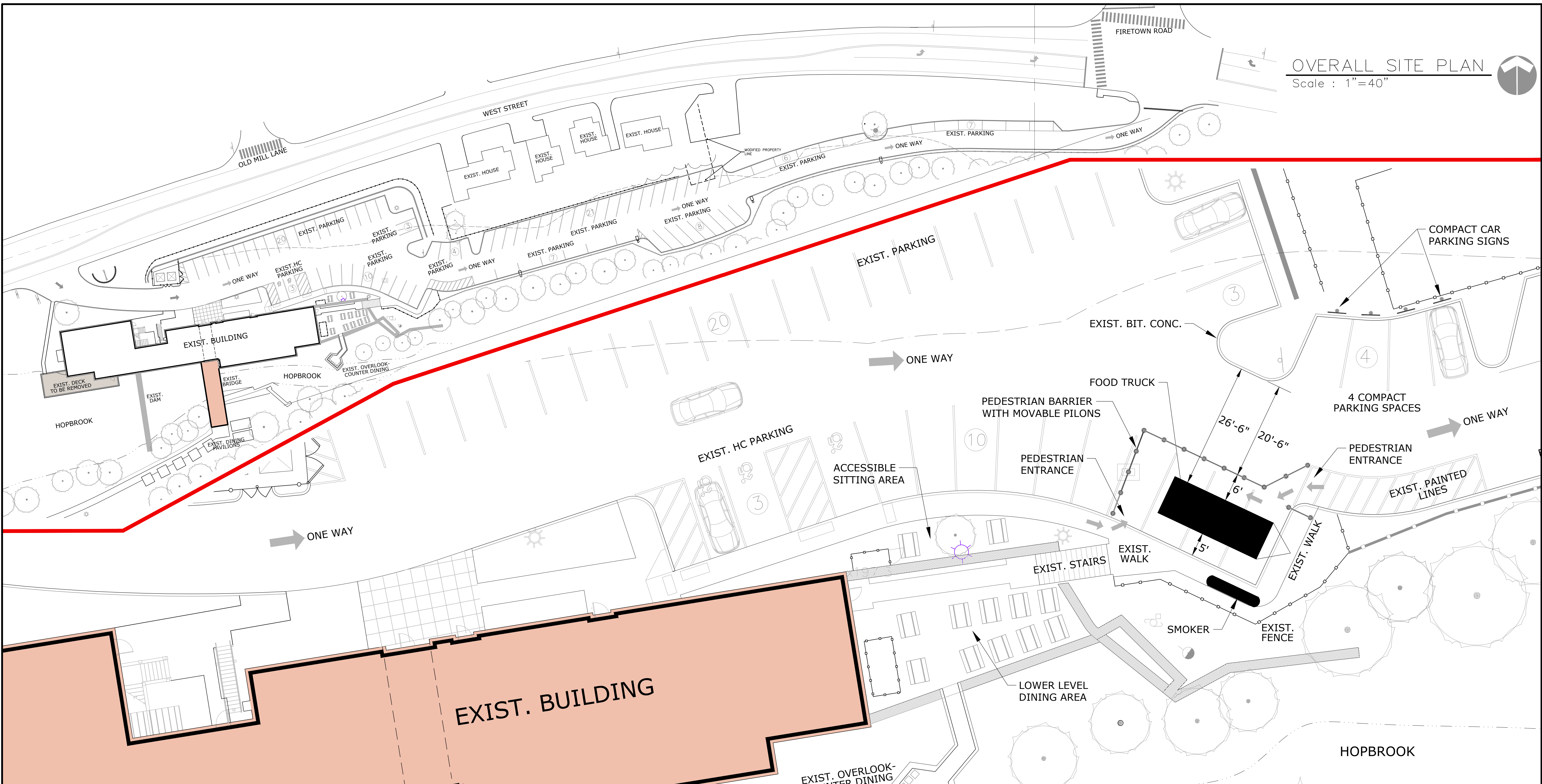


Ta-que truck service summer dining 2021 and 2022

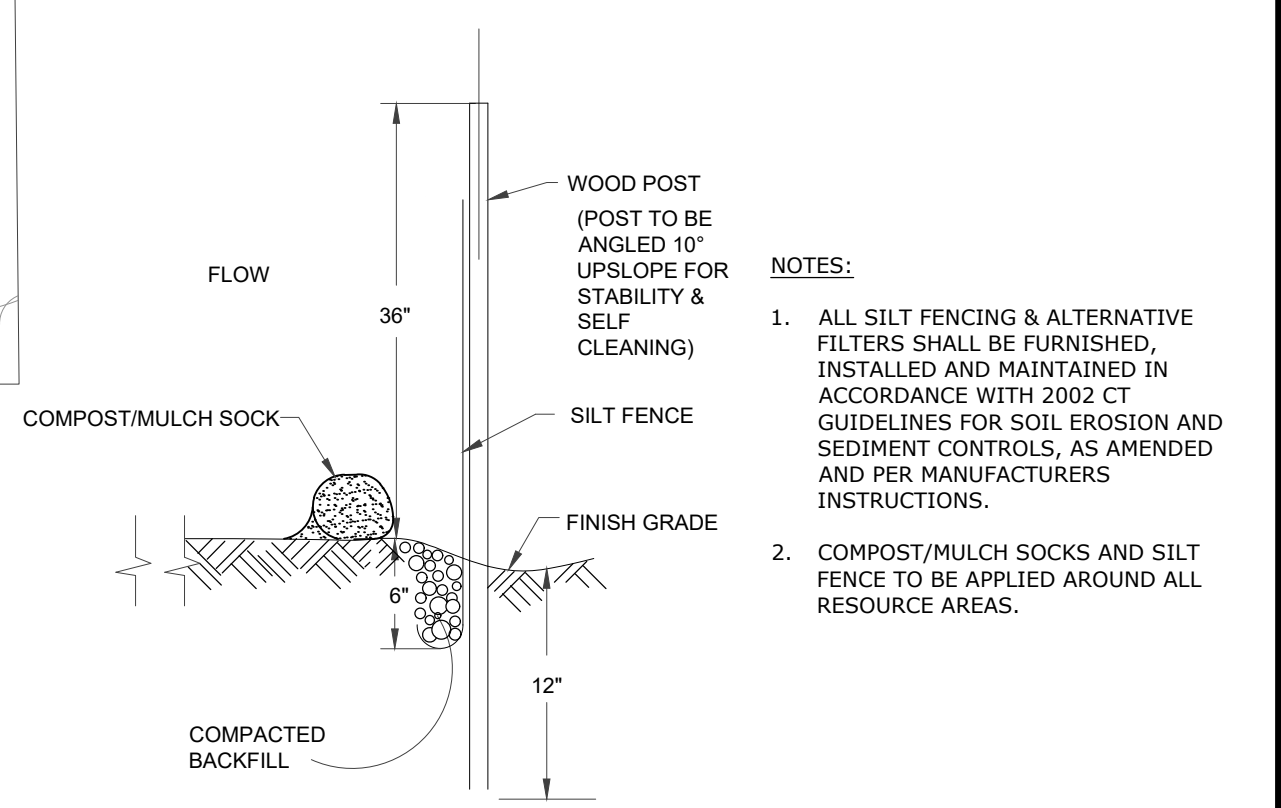
We look forward to presenting to you at your earliest convenience. If you have any questions please do not hesitate to ask.  
Sincerely,

Chris and Mary-Ellen Nelson  
Simsbury Grist Mill LLC

**OVERALL SITE PLAN**  
Scale : 1"=40"



**SITE IMPROVEMENT PLAN**  
Scale : 1"=10"



- SEQUENCE OF EVENTS FOR BRIDGE RECONSTRUCTION**
- TENT UNDER BRIDGE WITH CABLE AND HEAVY TARP TO CONTAIN ANY MISCELLANEOUS DEBRIS FROM EXISTING BRIDGE REMOVAL. CLEAN OUT TARP AS NEEDED.
  - REMOVE EXISTING BRIDGE, CARRYING MOST DEBRIS THROUGH BUILDING PASS-THROUGH TO DUMPSTERS IN PARKING LOT.
  - REMOVE EXISTING DECK RAILS AND DECKING.
  - REMOVE EXISTING BRIDGE STEEL BY CRANE OVER THE MILL BUILDING TO THE PARKING LOT.
  - INSTALL EROSION PROTECTION FABRIC AND COMPOST/MULCH SOCKS BETWEEN NEW ENDWALL WORK AREA AND STONE RETAINING WALL.
  - EXCAVATE FOR NEW ENDWALL.
  - POUR CONCRETE BY PUMPING OVER THE MILL BUILDING.
  - BACKFILL, PLANT GRASS AND HAY MAT AREA AS QUICKLY AS POSSIBLE. (PROJECT 10-14 DAYS)
  - REBUILD BRIDGE PROTECTING RIVER WITH CATCHMENT TARP DURING CONSTRUCTION.

- NOTES:**
1. ALL SILT FENCING & ALTERNATIVE FILTERS SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROLS, AS AMENDED AND PER MANUFACTURERS INSTRUCTIONS.
  2. COMPOST/MULCH SOCKS AND SILT FENCE TO BE APPLIED AROUND ALL RESOURCE AREAS.

**LOUREIRO**  
Engineering & Construction • 2023 • Liberty  
100 Northwood Drive • Plainville, Connecticut 06062  
Phone: 860-247-9333 • Fax: 860-247-9822  
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DATE	DESCRIPTION OF REVISION
04/10/2023	

SCALE: 1"=10'  
DRAWN BY: JCS  
APPROVED BY:

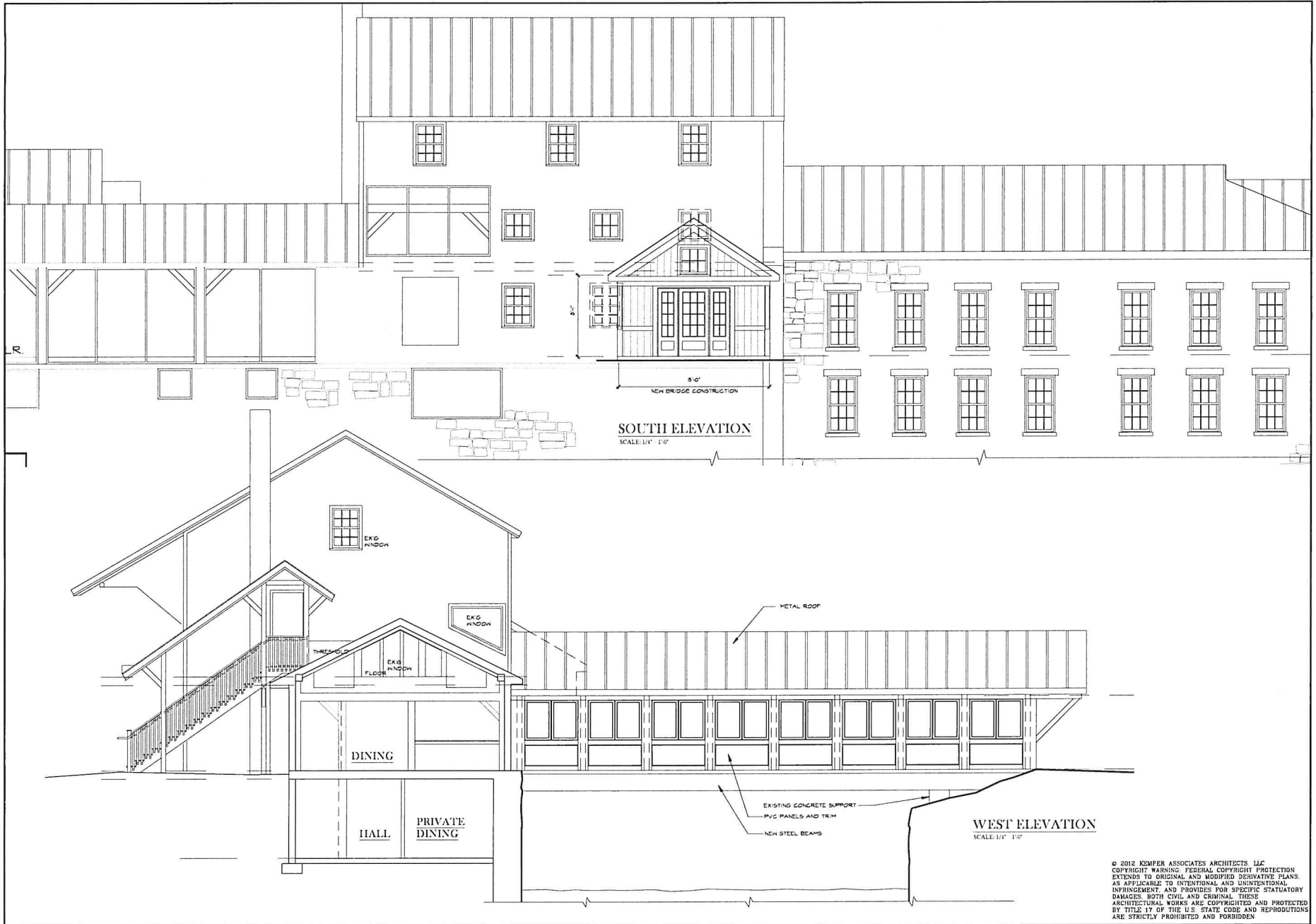
**SIMSBURY GRIST MILL - COVERED BRIDGE RECONSTRUCTION, DECK REMOVAL, SEASONAL FOOD TRUCK PLACEMENT WITH LOWER LEVEL DINING**

PREPARED FOR:  
**NELSON CONSTRUCTION**  
75 WEST ST, SIMSBURY, CT

DRAWING: **L.1**

SHEET NO. 1 NO. OF SHEETS 1





**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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Date  
2 / 24 / 23

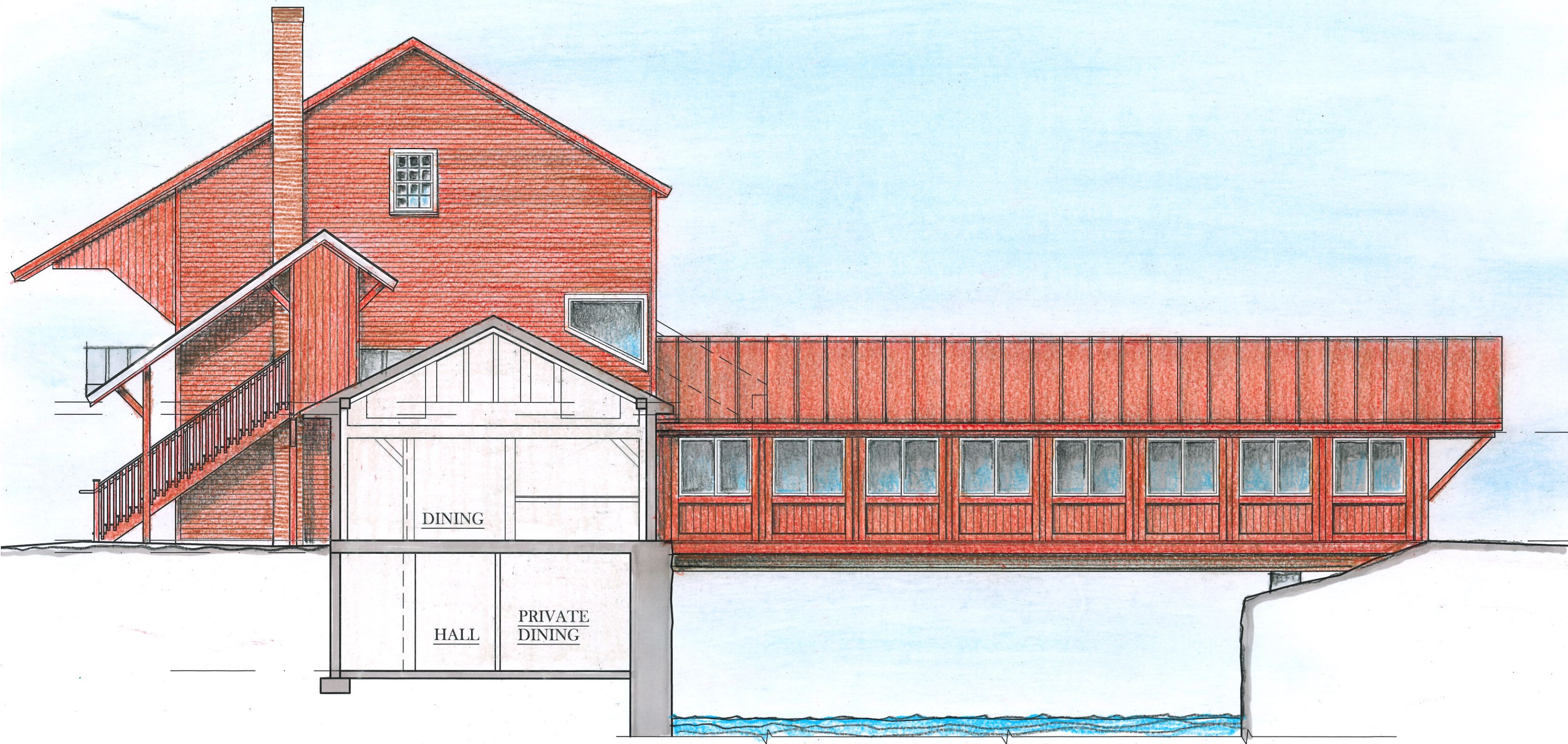
Revision

Kemper Associates Architects LLC  
 790 Farmington Avenue • 8th Fl. • Farmington, Connecticut 06032  
 (860) 659 - 7155 Fax (860) 659 - 7160

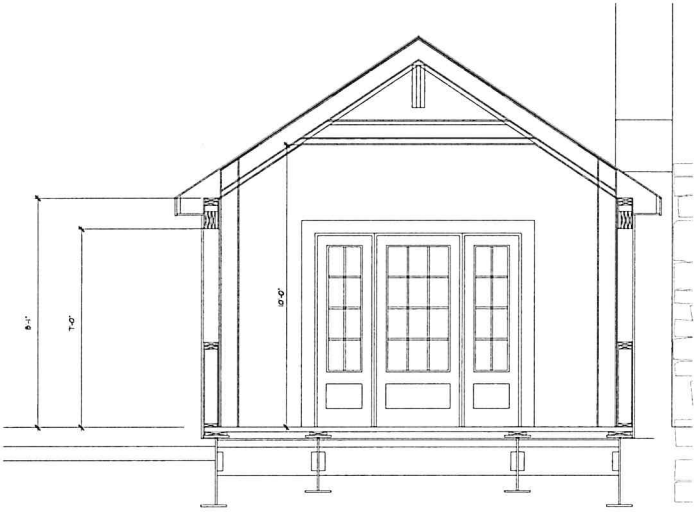
RENOVATIONS TO:  
**THE MILL AT HOPBROOK**  
**LANDMARKS DEVELOPMENT LLC**  
 15-77 WEST STREET - SIMSBURY, CT

Revision

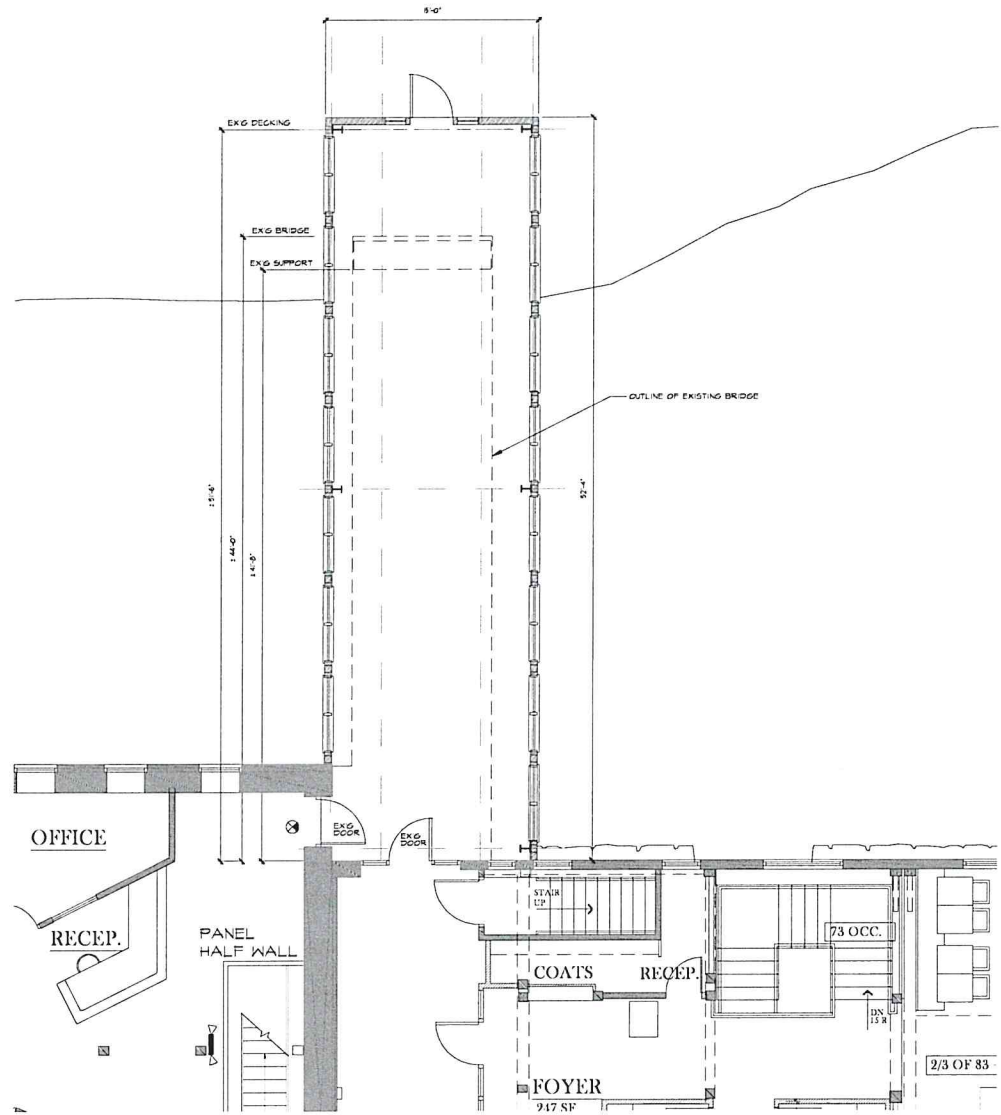
Sheet No  
**A-1**



WEST ELEVATION



**BRIDGE SECTION**  
SCALE: 1/8" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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Date  
2 / 24 / 23

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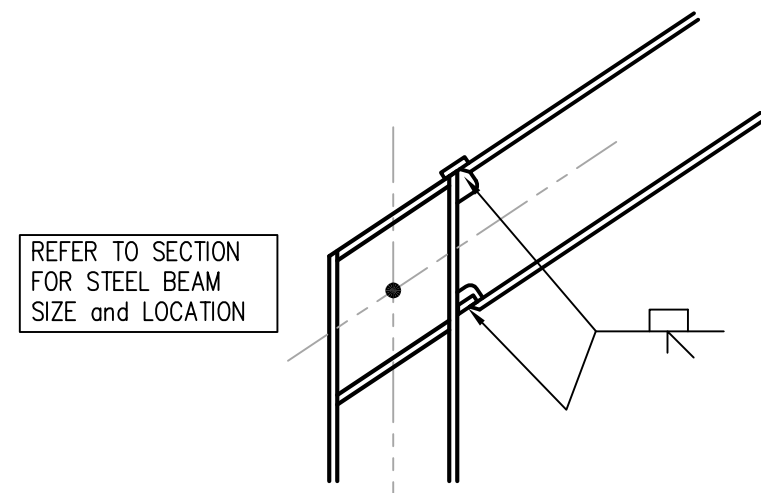
Kemper Associates Architects LLC  
190 Farmington Avenue • 8th Fl. • Farmington, Connecticut 06032  
(860) 679-1150  
Fax (860) 679-1150

RENOVATIONS TO:  
**THE MILL AT HOPBROOK**  
**LANDWORKS DEVELOPMENT LLC**  
15-77 WEST STREET - SIMSBURY, CT

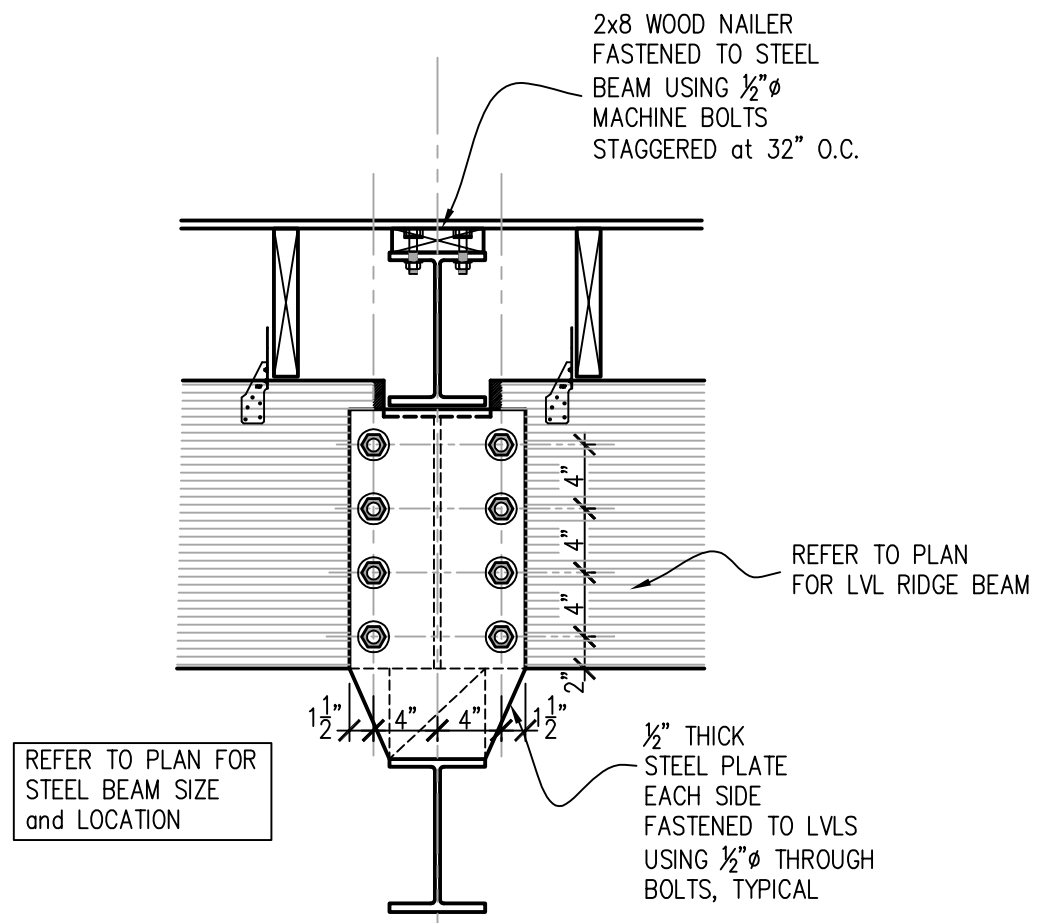
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Sheet No

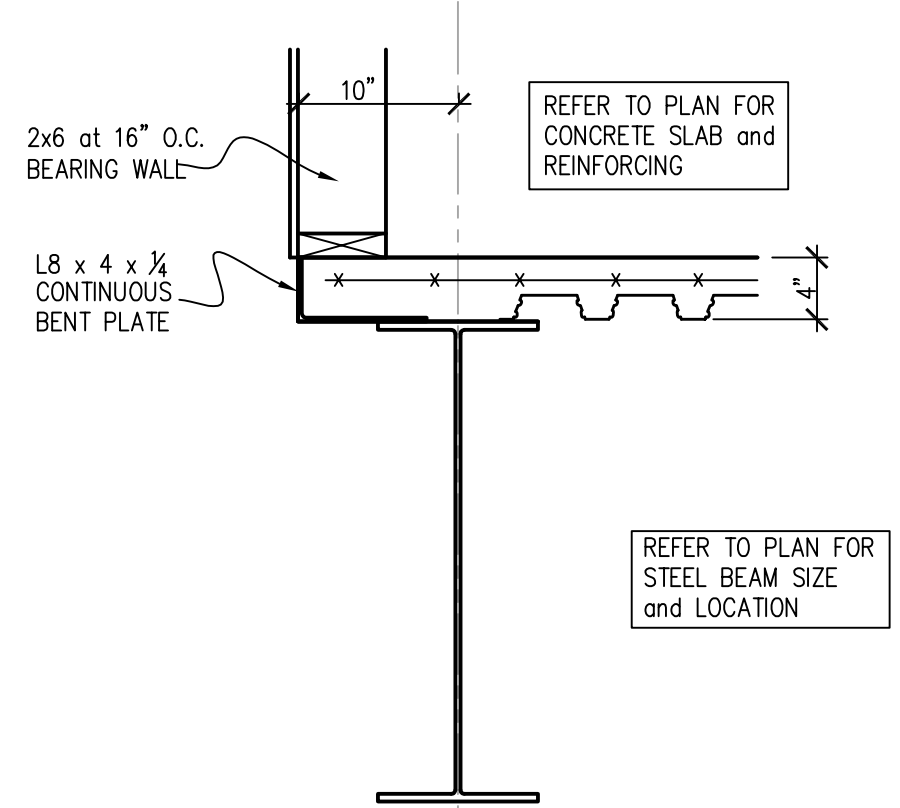
A-2



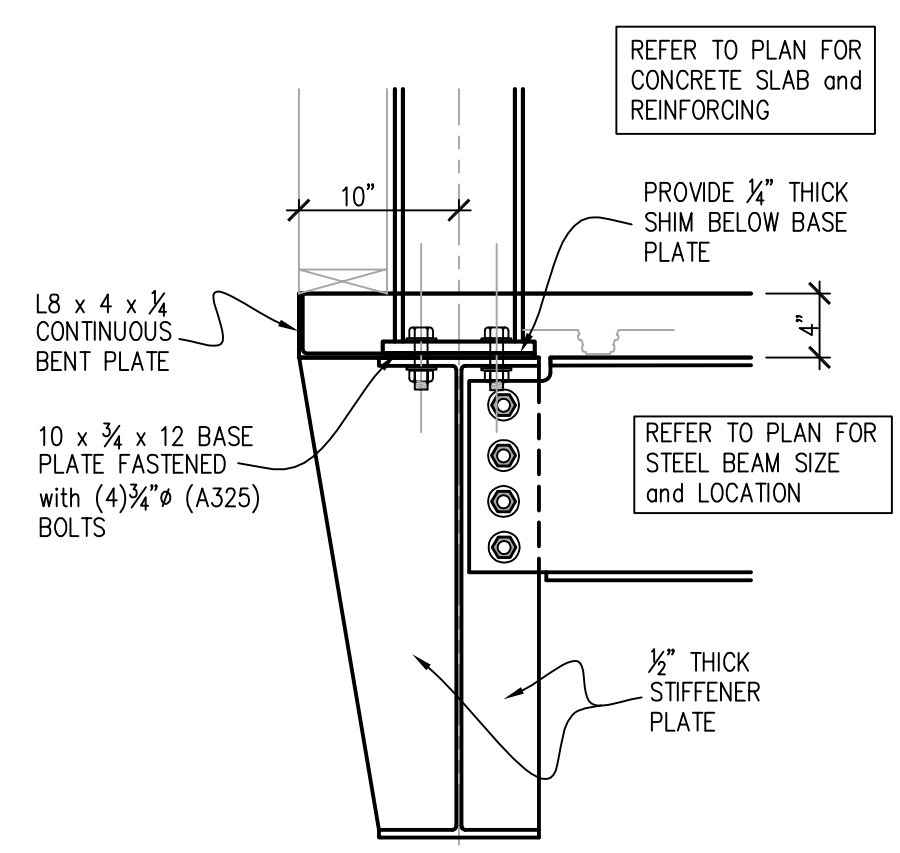
**F SECTION**  
SC. 1"=1'-0"



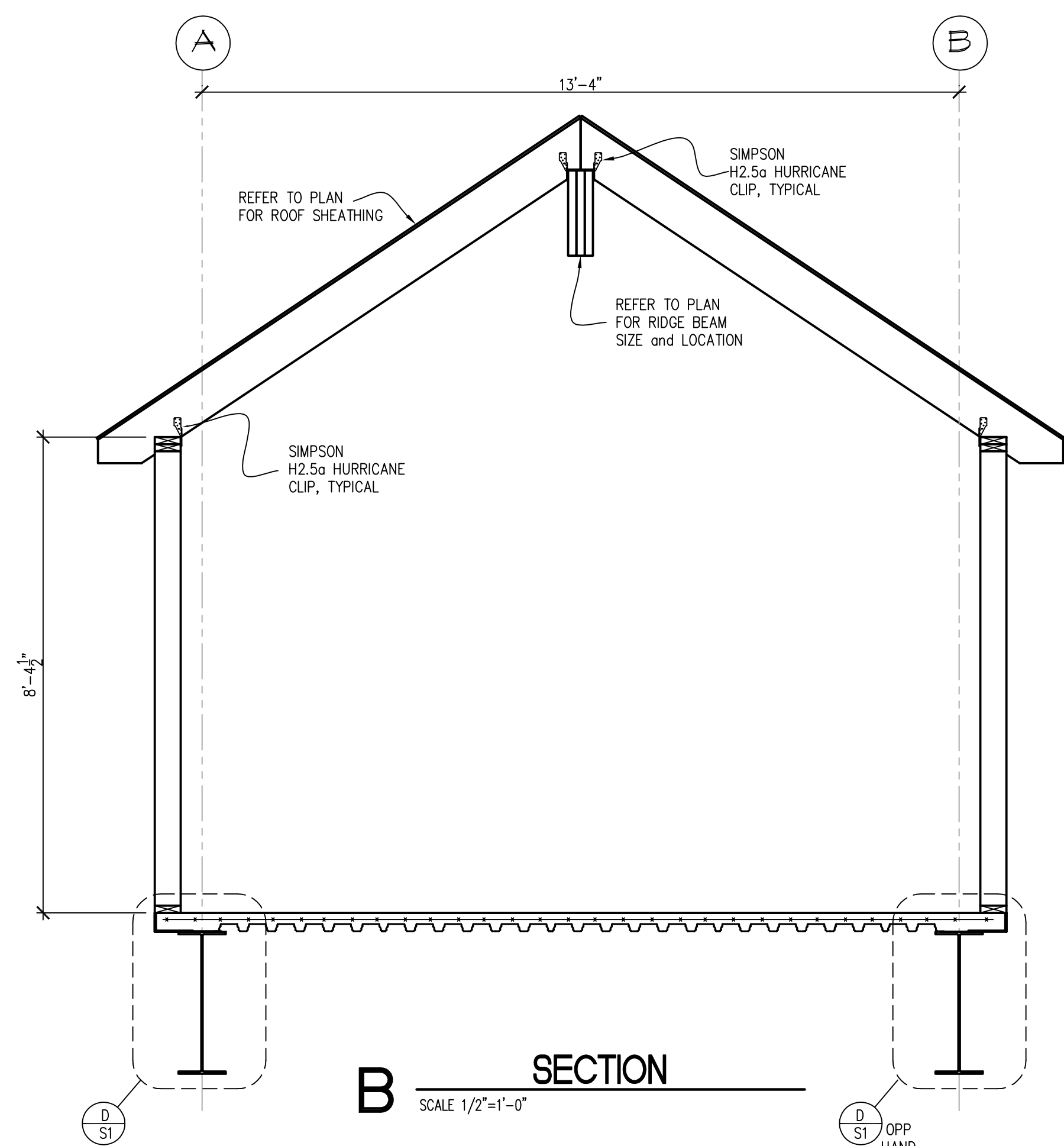
**E SECTION**  
SC. 1"=1'-0"



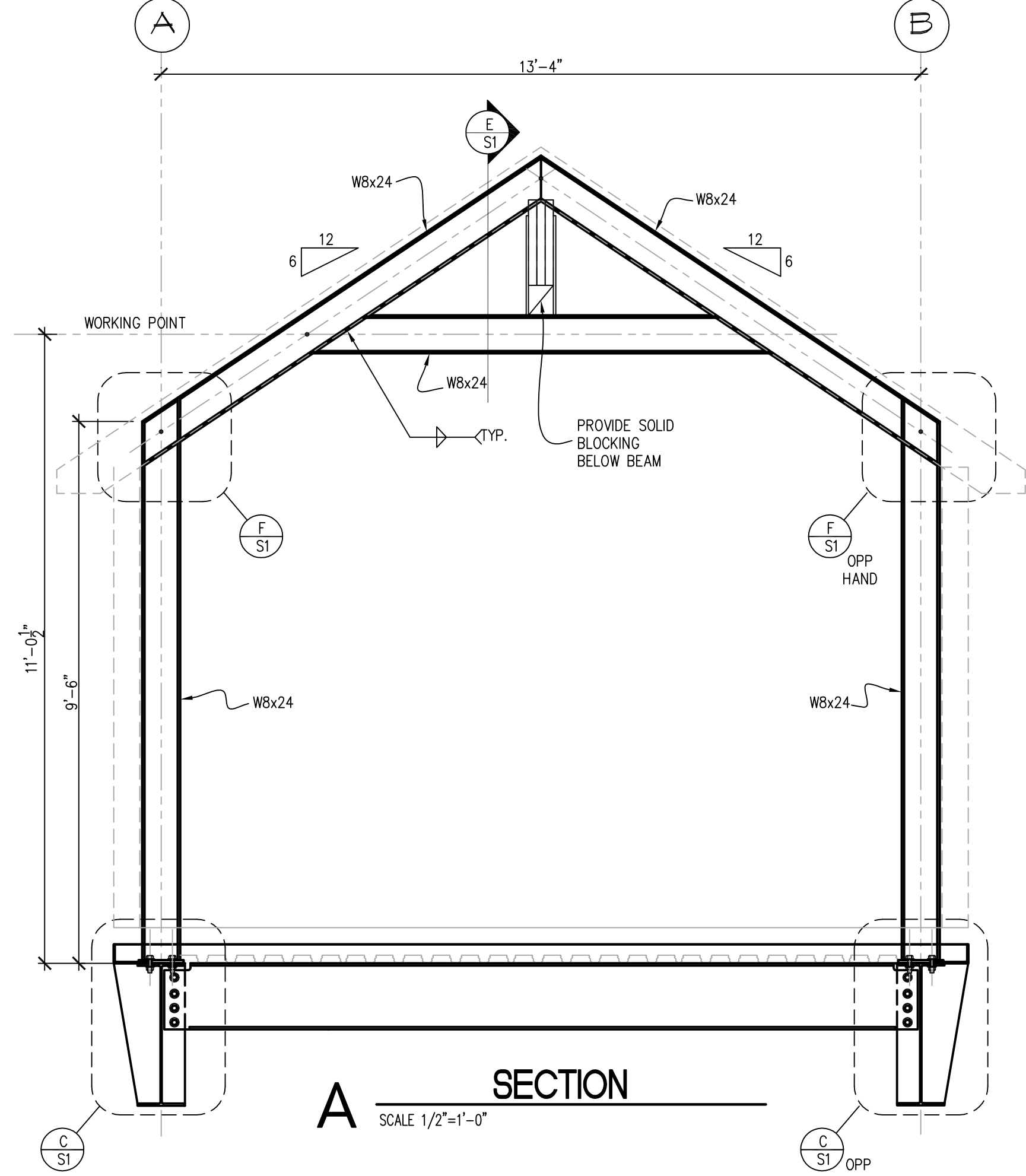
**D DETAIL**  
SC. 1"=1'-0"



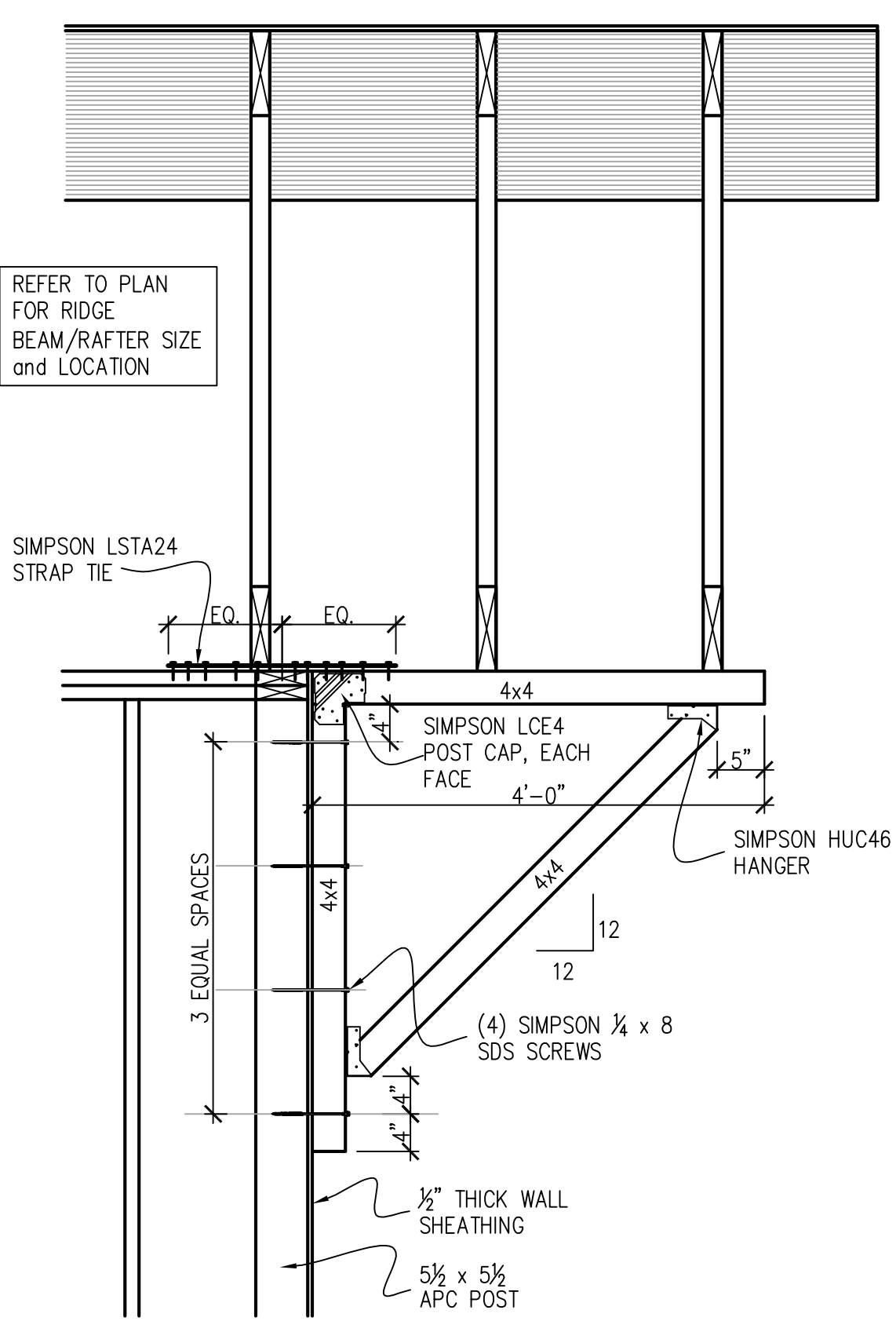
**C DETAIL**  
SC. 1"=1'-0"



**B SECTION**  
SCALE 1/2"=1'-0"



**A SECTION**  
SCALE 1/2"=1'-0"



**G SECTION**  
SC. 1/2"=1'-0"

- CONCRETE NOTES:**
- ALL DIMENSIONS AND ELEVATIONS ARE GIVEN FOR PLANING AND PRICING ONLY. VERIFY ALL FIELD DIMENSIONS PRIOR TO FABRICATION.
  - ALL TEMPORARY SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR
  - REINFORCED CONCRETE FLOOR SLABS SHALL BE PLACED ON 6 MIL VAPOR BARRIER ON MOST, APPROVED STRUCTURAL FILL PLACED IN 8" LAYERS, COMPACTED TO 95% OF MODIFIED OPTIMUM DENSITY.
  - NO BACKFILLING OF FOUNDATION WALLS SHALL BE UNDERTAKEN UNTIL SUITABLE WALL BRACING, TEMPORARY OR PERMANENT HAS BEEN APPROVED, AS REQUIRED.
  - REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE MESH SHALL CONFORM TO ASTM-A-15.
  - CONTRACTOR SHALL INSTALL ALL ANCHORS, ANCHOR BOLTS, LEVELING PLATES AND ALL INSERTS TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF ALL TRADES.
  - REINFORCING BARS MARKED "CONT" SHALL BE LAPPED 24 BAR DIAMETERS AT SPLICES AND CORNERS, HOOKED AT DISCONTINUOUS ENDS. WELDED WIRE MESH SHALL BE LAPPED 6" AT END SPLICES.
  - SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
  - ALL FOOTINGS SHALL BEAR ON EXISTING SOIL, WHICH HAS BEEN IN PLACE IN EXCESS OF THREE YEARS, OR MOIST APPROVED STRUCTURAL BACKFILL PLACED IN 8" LAYERS AND COMPACTED TO 95% OF MODIFIED OPTIMUM DENSITY.
  - IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL CHARACTERISTICS AT A PARTICULAR LOCATION IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION. THE PRESUMPTIVE LOAD BEARING VALUES IN TABLE 1806.2 OF THE 2021 IBC AS MODIFIED BY THE 2022 CONNECTICUT SUPPLEMENT SHALL BE ASSUMED FOR THIS PROJECT. A 3000 PSF ALLOWABLE SOIL BEARING PRESSURE HAS BEEN ASSUMED FOR SANDY GRAVEL AND/OR GRAVEL SOIL TYPES. NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF ACTUAL CONDITIONS DIFFER FROM NOTED ASSUMPTIONS.
  - ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING (ACI 301) IN CURRENTLY ADOPTED BUILDING CODE.
  - CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT THE AGE OF 28 DAYS:  
FOOTINGS AND PIERS \_\_\_\_\_ 3000 psi  
WALLS \_\_\_\_\_ 3000 psi
  - ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED 5 TO 7 PERCENT
  - EXCAVATION THROUGH EXISTING SLABS ON GRADE SHALL BE CONDUCTED SO AS NOT TO UNDERMINE REMAINING SLABS.
  - NO UNDERPINNING HAS BEEN ASSUMED, UNLESS OTHERWISE INDICATED. THE DIFFERENCE IN BOTTOM OF FOOTING ELEVATIONS BETWEEN ADJACENT FOOTINGS SHALL NOT EXCEED ONE FOOT VERTICALLY FOR EVERY TWO FEET HORIZONTAL SEPARATION. NOTIFY STRUCTURAL ENGINEER IF CONDITIONS EXCEED THIS RESTRICTION. BOTTOM OF NEW FOOTINGS SHALL BE AT LEAST 3'-6" BELOW FINISH GRADE.
  - CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE CURING OF CONCRETE AS DIRECTED BY ACI 301. USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED

**Code**  
2022 Connecticut State Building Code which includes the following: 2021 International Building Code and 2022 Connecticut Supplement (Effective October 1, 2022)

**Design Gravity Loads**

	Live	Dead
Roof	30 psf	15 psf
Floor	100 psf	60 psf

**Snow Loads**

Ground Snow Load  $P_g$  = 35 psf  
 Snow Exposure Factor  $C_e$  = 1.0  
 Thermal Factor  $C_t$  = 1.1 Typical Roof/1.2 Canopy Roof  
 Snow Importance Factor  $I_s$  = 1.0 Building Category II  
 Flat Roof Snow Load  $P_f = 0.7C_eC_tI_sP_g = 27.0$  psf Typical Roof (Use 30 psf min.)  
 = 29.4 psf Canopy Roof

**Wind Load**

Building Category \_\_\_\_\_ II  
 Wind Speed \_\_\_\_\_ V ult= 120 mph V asd= 93 mph  
 Wind Exposure \_\_\_\_\_ B  
 Internal Pressure Coefficient  $GC_{pi}$  = +/-0.18  
 Components and Cladding Wind Pressure \_\_\_\_\_ Varies (design by others)

**Seismic Load**

Building Category \_\_\_\_\_ II  
 Seismic Importance Factor  $I_e$  = 1.0 Building Category II  
 Spectral Response Acceleration  $S_s$  = 0.179  
 Spectral Response Acceleration  $S_1$  = 0.064  
 Site Class \_\_\_\_\_ D (Assumed)  
 Spectral Response Coefficient  $S_{DS}$  \_\_\_\_\_  
 Spectral Response Coefficient  $S_{D1}$  \_\_\_\_\_  
 Seismic Design Category \_\_\_\_\_ B  
 Basic Seismic Force Resisting System \_\_\_\_\_ Building Frame System  
 Design Procedure \_\_\_\_\_ Equivalent Lateral Force Procedure  
 Seismic Response Coefficient  $C_s$  \_\_\_\_\_  
 Response Modification Factor  $R$  = 3.0 Steel Frame not Specifically Detailed for Seismic Resistance  
 Design Base Shear  $V$  = 3.7 kips

- STEEL NOTES:**
- MATERIALS :  
a. WIDE-FLANGE SHAPES \_\_\_\_\_ ASTM A992 GR. 50  
b. HSS SECTIONS \_\_\_\_\_ ASTM A500 GR. B  
c. PIPE COLUMNS \_\_\_\_\_ ASTM A53 GR. B  
d. CHANNELS, ANGLES and PLATES \_\_\_\_\_ ASTM A36  
e. ALL BOLTS \_\_\_\_\_ ASTM A325, U.O.N.
  - ALL TEMPORARY SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR
  - ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AISC 360
  - ALL WELDS SHALL BE MADE ONLY BY WELDERS WHO HAVE BEEN QUALIFIED AS PRESCRIBED IN THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF THE AISC 360
  - ROOF NOT DESIGNED FOR PONDING. SCUPPERS OR OVER FLOW ROOF DRAINS SHALL BE PROVIDED IN CASE OF ROOF DRAIN FAILURE.
  - ALL STEEL JOISTS AND BRIDGING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE S.J.I.
  - ALL STEEL SHALL RECEIVE ONE COAT OF RUST INHIBITIVE PAINT
  - SUBMIT SHOP DRAWINGS, INCLUDING, BUT NOT LIMITED TO LINTEL SCHEDULE AND SHOP PAINT, FOR REVIEW PRIOR TO FABRICATION.
  - ALLOWANCE HAS NOT BEEN MADE FOR ROOF MOUNTED UNITS WHICH, IF USED, MAY REQUIRE ADDITIONAL JOISTS
  - SUBMIT CALCULATIONS FOR CONNECTION DESIGN SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT
  - REFER TO ARCHITECTURAL PLANS FOR MISCELLANEOUS METALS.

- WOOD NOTES:**
- ALL STRUCTURAL WOOD SHALL BE DOUGLAS-FIR #2 OR BETTER AND SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - 2015, UNLESS OTHERWISE SPECIFIED.  
ALL PRESSURE TREATED WOOD SHALL BE SOUTHERN PINE No. 2 AND BETTER MEETING THE REQUIREMENTS OF AWPA-C1 and C9 SPECIFICATIONS. ALL FASTENERS IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
  - NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE 2015 INTERNATIONAL BUILDING CODE.
  - PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
  - POST ALL LOADS DOWN TO FOUNDATION OR BEAM BELOW. PROVIDE LVL BLOCKING BETWEEN FLOOR AND UNDER ALL POSTS.
  - SHORE EXISTING STRUCTURE AS REQUIRED PRIOR TO REMOVING ANY EXISTING STRUCTURE INDICATED TO BE REMOVED.
  - ALL PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO CIANDI ENGINEERING, LLC FOR APPROVAL PRIOR TO INSTALLATION
  - ALL BEAMS SHALL HAVE 2x TOP PLATE/PLATES WHERE PLYWOOD SYSTEM IS USED OR WHERE WOOD TRUSSES BEAR ON BEAM.
- |         |        |
|---------|--------|
| b/f     | 2x     |
| 4"      | 2 x 4  |
| 4">6"   | 2 x 6  |
| 6">8"   | 2 x 8  |
| 8">10"  | 2 x 10 |
| 10">12" | 2 x 12 |
- 2x TOP PLATE SHALL BE ANCHORED TO TOP FLANGE OF BEAM WITH 1/2" DIAMETER MACHINE BOLTS @ 32" O.C. - STAGGERED. TOP OF BOLT SHALL BE FLUSH WITH TOP PLATE ONLY WHERE PLYWOOD DECK SYSTEM IS USED.
  - LVL PROPERTIES: E = 2,000,000 psi, Fb=2600 psi, Fv=285 psi  
PSL PROPERTIES (BEAM): E = 2,000,000 psi, Fb=2900 psi, Fv=290 psi  
PSL PROPERTIES (POST): E = 1,800,000 psi, FcII=3000 psi  
GLU-LAM PROPERTIES: E = 1,800,000 psi, Fb=2400 psi, Fv=300 psi  
APB - ANTHONY POWER BEAM: E = 2,100,000 psi, Fb = 3000 psi, Fv = 300 psi  
APC - ANTHONY POWER COLUMN: E = 1,900,000 psi, FcII = 1700 psi (2-3 Laminations), FcIII = 2300 psi (4 plus Laminations)  
PRESSURE TREATED LVL - E = 2,000,000 psi, Fb = 2800 psi, Fv = 285 psi

"Preliminary"  
Not For Construction  
APRIL 5, 2023

Date: XXXXX.23

Revision:

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RENOVATIONS TO:  
THE MILL AT HOPBROOK  
LANDWORKS DEVELOPMENT LLC  
75-77 WEST STREET - SIMSBURY, CT

Revision:

Checked By: XXXXXXXX

Sheet No. S-1

CIANDI ENGINEERING, LLC  
53 HURLBUT STREET  
WEST HARTFORD, CT 06110  
REGISTERED PROFESSIONAL ENGINEER  
CONNECTION STATE LICENSE NO. 20162-01

