Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

B... ...ECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 070828

PERMIT ISSUED
JUL 10 2007
CITY OF PORTLAND

This is to certify that SHIPYARD BREWING CO...ANY LIMITED LIABILITY ...M

has permission to Foundation ONLY- warehous...ddition ...0 sq ft

AT 127 FORE ST ... 020 C009001

provided that the person or persons, ...m or ...ation ...epting this permit shall comply with all of the provisions of the Statutes of M...ine and of the ...ances of the City of Portland regulating the construction, maintenance and u... of buildings and st...ctures, and of the application on file in this department.

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

N...fication ... inspec...n must ... g...n and w...n permis...n procu... b...re this ...ding or ...t thereo... la...ed or c... ...losed-in. ... H...UR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

7/10/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
07-0828		020 C009001

Location of Construction:	Owner Name:	Owner Address:	Phone:
127 FORE ST	SHIPYARD BREWING COMPAN	86 NEWBURY ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Irish Span	14 Clair Street Lewiston	2072292092
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Foundation Only/Commercial	B 2B

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commercial -New warehouse addition 9600 sq ft- Foundation ONLY permit connected tp permit #070718	warehouse addition 9600 sq ft- Foundation ONLY permit connected to permit #070718		$0.00	1

FIRE DEPT: ☐ Approved ☐ Denied

Signature:

INSPECTION:
Use Group: 5 2 Type: 2B
Foundation Only
Signature: JMB for MSN.

Proposed Project Description:
Foundation ONLY- warehouse addition 9600 sq ft

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	07/09/2007

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	X Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision OK	☐ Interpretation	☐ Approved
X Site Plan approved on 07-07-18 2006-0068	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: JMB 7/10/07	Date:	Date: JMB

FEE PAID
CITY OF PORTLAND

CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
07-0828	07/09/2007	020 C009001

Location of Construction:	Owner Name:	Owner Address:	Phone:
127 FORE ST	SHIPYARD BREWING COMPAN	86 NEWBURY ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Irish Span	14 Clair Street Lewiston	(207) 229-2092
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Foundation Only/Commercial	

Proposed Use:	Proposed Project Description:
warehouse addition 9600 sq ft- Foundation ONLY permit connected to permit #070718	Foundation ONLY- warehouse addition 9600 sq ft

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/10/2007

Note: **Ok to Issue:** ☑

1) Zoning approvals are on permit # 07-0718

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/10/2007

Note: **Ok to Issue:** ☑

1) 1) The Engineer of record must certify in writing that the foundation plan and Anchor plans submitted is consistent with the geotechnical report filed for the project, or amended plans reflecting the changes must be filed for review and apporval prior to comencement of construction.

2) 2) The Geotechnical engineer must perform required special inspections during the foundation construction process to confirm that all recommendations outlined in the Geotechnical report are followed

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 07/10/2007

Note: **Ok to Issue:** ☑

Dept: Public Works **Status:** Open **Reviewer:** **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 07/02/2007

Note: **Ok to Issue:** ☑

Dept: Parks **Status:** Open **Reviewer:** **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: Fire **Status:** **Reviewer:** Capt Greg Cass **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: DRC **Status:** Approved **Reviewer:** Philip DiPierro **Approval Date:** 07/10/2007

Note: **Ok to Issue:** ☑

Location of Construction:	Owner Name:	Owner Address:	Phone:
127 FORE ST	SHIPYARD BREWING COMPAN	86 NEWBURY ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Irish Span	14 Clair Street Lewiston	(207) 229-2092
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Foundation Only/Commercial	

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Bill Needelman **Approval Date:** 06/28/2007

Note: **Ok to Issue:** ☑

1)

i. That the metal siding of the warehouse expansion incorporate an architectural cornice, as shown in the application packet and labled "Optional Mountfort Street Elevation". Note that the "stucco flat wall panels" are not required.

ii That the interior plumbing required to connect the roof drains to the separated storm drainage system shall be covered by the required performance guarantee.

Comments:

7/10/2007-ldobson: Fees on Building permit

7/10/2007-jmb: Verified that Captn. Cass has approved, Zoning approved on permit # 07-0718

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
07-0718	06/18/2007	020 C009001

Location of Construction:	Owner Name:	Owner Address:	Phone:
127 FORE ST	SHIPYARD BREWING COMPAN	86 NEWBURY ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Irish Span	14 Clair Street Lewiston	(207) 229-2092
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

Proposed Use:	Proposed Project Description:
Commercial - New warehouse addition 9600 sq ft	New warehouse addition 9600 sq ft

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/02/2007

Note: **Ok to Issue:** ☑

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: 7/3 moved from fire due to vacation for review, would like at least a foundation premit **Ok to Issue:** ☐

Dept: Fire **Status:** **Reviewer:** Capt Greg Cass **Approval Date:**

Note: moved to building review on 7/3 due to vacation **Ok to Issue:** ☐

Dept: Public Works **Status:** Open **Reviewer:** **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 07/02/2007

Note: **Ok to Issue:** ☑

Dept: Parks **Status:** Open **Reviewer:** **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: Fire **Status:** **Reviewer:** Capt Greg Cass **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: DRC **Status:** Approved **Reviewer:** Philip DiPierro **Approval Date:** 07/10/2007

Note: **Ok to Issue:** ☑

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Bill Needelman **Approval Date:** 06/28/2007

Note: **Ok to Issue:** ☑

Location of Construction:	Owner Name:	Owner Address:	Phone:
127 FORE ST	SHIPYARD BREWING COMPAN	86 NEWBURY ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Irish Span	14 Clair Street Lewiston	(207) 229-2092
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

1)

i. That the metal siding of the warehouse expansion incorporate an architectural cornice, as shown in the application packet and labled "Optional Mountfort Street Elevation". Note that the "stucco flat wall panels" are not required.

ii That the interior plumbing required to connect the roof drains to the separated storm drainage system shall be covered by the required performance guarantee.

Comments:

7/10/2007-ldobson: 1) The existing building square footage is in the 91,000 range. This exceeds the area limitations set forth in Table 503 of the 2003 IBC.

The addition will have to be separated from the main building with a "Firewall" complying with Section 705 of the code (2 Hrs). All doors and other items penetrating the walls must be rated in accordance with section 712 and 715 of the code. This must be submitted for review and approval.

2) Has the Planning Division signed off on the issuance of this permit ? (Performance guarantees etc.)

3) There are no architectural type plans that show the use of the space, stair details, etc. This is required.

4) The "Page 3" Certification form is not completed and refers to the building plans. It shows that the addition wil NOT be protected with a fire supression system. Another sheet states that the building will be protected. We need the form to be properly filled out.

5) There is no seismic information on the foundation plan. The basis for the design needs to be included and consistant with the geotechnical report, which won't be in until tuesday according to S.W.Cole.

6) There is a building envelope insulation statement, but this should be broadened into a COM check summary to establish International Energy Conservation Code compliance.

7) Need AISC cert. for Steelway or other approved quality assurance plan that complies with 1704.2 and Chapter 22 of the IBC.

8) There are no Plumbing, Electrical or Mechanical plans.

7/10/2007-ldobson: Please make sure that the Steel building company has the seismic info and that they confirm in writing that their moment connections etc still work based on this info. Similarly, Eric must confirm, in writing that his foundation design works based on the geotechnical information provided.

7/2/2007-mes: I have been waiting for a stamped approved site plan - I have not received yet - I am passing on the permit to fire and building and asking for the permit back when I get a stamp approved plan so that I can compare with what I have reviewed.

7/3/2007-mes: received the stamped approved site plan - compared data - ok.

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

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

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

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

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

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

M.E.C. Ch. 5

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

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

✓ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR; BEFORE THE SPACE MAY BE OCCUPIED

[signature] 7/10/07
Signature of Applicant/Designee Date

[signature] 20C9
Signature of Inspections Official Date

CBL: 20C9 Building Permit #: 07 0828

Ledgewood Construction
27 Main Street
South Portland, ME 04106
Ph : (207)767-1866
Fax: (207)767-1869

Letter of Transmittal

To: Chris Hanson
City of Portland
389 Congress Street
Portland, ME 04101
Ph: (207)874-8696 Fax: (207)874-8716

Transmittal #: 83
Date: 4/3/2007
Job: 06556 Fore River Medical Pavillion

Subject: Bulletin #1 drawings

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via None the following items:

☐ Shop drawings ☐ Prints ☑ Plans ☐ Samples
☐ Copy of letter ☐ Change order ☐ Specifications ☑ Bulletin #1 drawings

Document Type	Copies	Date	No.	Description
Drawing	1			Bulletin #1 drawing set

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ___ copies for approval
☑ For your use ☐ Approved as noted ☐ Submit ___ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ___ corrected prints
☐ For review and comment ☐ Other
☐ FOR BIDS DUE ☐ PRINTS RETURNED AFTER LOAN TO US

Remarks:

Copy To:

From: Kevin McCosh (Ledgewood Const)

Signature:

If enclosures are not as noted, kindly notify us at once.

Certificate of Registration

This is to certify that QUASAR *has certified:*

AUG - 1

RECEIVED

Steelway Building Systems

R.R.#5, 7825 Springwater Road, Aylmer ON N5H 2R4

to the Certification Standard:

CAN/CSA A660-04

Initial Registration: 19 January 1993

Date of Issue: 27 July 2007

Date of Expiry: 01 April 2008

Scope: Design and manufacture of steel building systems.

Certificate Number: STEEL0

QUASAR

QUALITY SYSTEMS ASSESSMENT REGISTRAR

A CWB GROUP DIVISION

General Manager
E. J. Whalen, P. Eng.

86 Newbury Shipyard

Refer to www.quasarquality.com for current certification status.

QUASAR, A Division of the CWB Group, 7250 West Credit Avenue, Mississauga, Ontario, Canada. L5N 5N1, Tel: (905)-542-0547, Fax: (905) 542-1318

PROFESSIONAL ENGINEERING DESIGN, LLC.

52 Stanley Lane
P.O. Box 7
Norway, Me. 04268
P.E. ME #3328 NH #4083 CT #7265 RI #3194

Phone 207-743-6585
Fax 207-744-0109

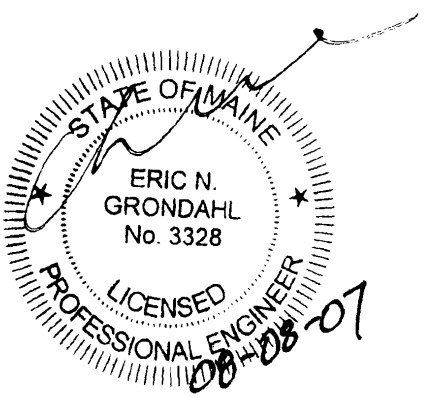
July 30, 2007

Shipyard Brewery
Fore Street
Portland, Maine

BASIS FOR FOUNDATION DESIGN

As per Table 1804.2 the foundation was designed for an allowable foundation pressure of 3000 psf. See Note #1 on Foundation Plan and S.W. Cole Engineering, Inc. report, 4.4 Foundations Pg. 5 report.

The foundation was designed as per Table 1805.5 (2) which meets Seismic Design Category E and is noted in S. W. Cole Engineering Inc report, 3.4 Seismic and Frost Conditions—Site Class E.



COM*check* Software Version 3.4.2
Envelope Compliance Certificate

2006 IECC

Report Date: 08/07/07

Data filename: C:\Project\PED\Shipyard\SBC.cck

Section 1: Project Information

Project Title: Shipyard Brewing Company

Construction Site:
86 Newbury Street
Portland, ME 04101

Owner/Agent:

Designer/Contractor:
PED-LLC
P.O. Box 7
Norway, ME 04268
207-743-6585

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**6a**
Heating Degree Days (base 65 degrees F):	**7378**
Cooling Degree Days (base 50 degrees F):	**1943**
Project Type:	**Addition**
Vertical Glazing / Wall Area Pct.:	**0%**

Activity Type(s)	Floor Area
Warehouse	9348

Section 3: Requirements Checklist

Envelope PASSES: Design 13% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof: Metal Building, Standing Seam	9348	0.0	30.0	0.032	0.065
Front side walls: Metal Building Wall	3601	0.0	19.0	0.050	0.057
Door 3070: Insulated Metal, Swinging	21	—	—	0.100	0.700
OH Door 12x14: Other, Non-Swinging	168	—	—	0.100	0.500
Back side walls: Metal Building Wall	2350	0.0	19.0	0.050	0.057
Right end walls: Metal Building Wall	2169	0.0	19.0	0.050	0.057
Left end walls: Metal Building Wall	1019	0.0	19.0	0.050	0.057
Front conc. base: Solid Concrete:10" Thickness, Normal Density, Furring: None, Wall Ht 2.0, Depth B.G. 2.0	324	—	0.0	0.680	0.680
Back conc. base: Solid Concrete:10" Thickness, Normal Density, Furring: None, Wall Ht 10.0, Depth B.G. 9.0	1378	—	0.0	0.680	0.680
Right conc. base: Solid Concrete:10" Thickness, Normal Density, Furring: None, Wall Ht 6.0, Depth B.G. 5.0	1000	—	0.0	0.680	0.680
Floor: Slab-On-Grade:Unheated	416	---	---	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.

☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.

☐ 3. Component R-values & U-factors labeled as certified.

☐ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

☐ 5. No roof insulation is installed on a suspended ceiling with removable ceiling panels.

☐ 6. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.

☐ 7. Cargo doors and loading dock doors are weather sealed.

☐ 8. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.

☐ 9. Building entrance doors have a vestibule and equipped with closing devices.
Exceptions:

Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

☐ 10. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2006 IECC requirements in COM*check* Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

ERIC GRONDAHL ENGINEER		08-08-07
Name - Title	Signature	Date

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

4/18/07

2007-0068
Application I. D. Number

4/11/2007
Application Date

Shipyard Brewing Company
Applicant

86 Newbury St, Portland, ME 04101
Applicant's Mailing Address

Shipyard Brewery Expansion
Project Name/Description

Consultant/Agent

86 - 86 Newbury Street, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 761-0807 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

020 C009001
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 ☐ Apt 0 ☐ Condo 0 ☐ Other (specify)

Proposed Building square Feet or # of Units	Acreage of Site	Zoning
	82764	**B5b**

Check Review Required:

☑ Site Plan (major/minor)	☐ Zoning Conditional - PB	☐ Subdivision # of lots		
☐ Amendment to Plan - Board Review	☐ Zoning Conditional - ZBA	☐ Shoreland	☐ Historic Preservation	☐ DEP Local Certification
☐ Amendment to Plan - Staff Review		☐ Zoning Variance	☐ Flood Hazard	☐ Site Location
☐ After the Fact - Major		☐ Stormwater	☐ Traffic Movement	☐ Other
☐ After the Fact - Minor		☐ PAD Review	☐ 14-403 Streets Review	

Fees Paid: Site Plan **$400.00** Subdivision _____ Engineer Review _____ Date **4/11/2007**

Zoning Approval Status:

Reviewer Marge S. - Dmop.

☐ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

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

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

CITY OF PORTLAND APR 18 2007 RECEIVED

COMcheck Software Version 3.4.2
Envelope Compliance Certificate

2006 IECC

Report Date: 07/27/07

Data filename: C:\Project\PED\Shipyard\SBC.cck

Section 1: Project Information

Project Title: Shipyard Brewing Company

Construction Site:
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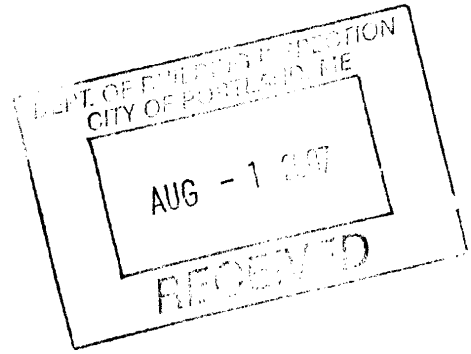
Portland, ME 04101

Owner/Agent:

Designer/Contractor:
PED-LLC
P.O. Box 7
Norway, ME 04268
207-743-6585



Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**6a**
Heating Degree Days (base 65 degrees F):	**7378**
Cooling Degree Days (base 50 degrees F):	**1943**
Project Type:	**Addition**
Vertical Glazing / Wall Area Pct.:	**0%**

Activity Type(s)	Floor Area
Warehouse	9348

Section 3: Requirements Checklist

Envelope PASSES: Design 22% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Building, Standing Seam	9348	0.0	30.0	0.032	0.065
Exterior Wall 1: Metal Building Wall	8378	0.0	19.0	0.050	0.057
Door 1: Insulated Metal, Swinging	42	---	---	0.100	0.700
Door 2: Other, Non-Swinging	168	---	---	0.100	0.500
Floor 1: Slab-On-Grade:Unheated	416	---	---	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 5. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- ☐ 6. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- ☐ 7. Cargo doors and loading dock doors are weather sealed.

☐ 8. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.

☐ 9. Building entrance doors have a vestibule and equipped with closing devices.
Exceptions:

Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

☐ 10. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2006 IECC requirements in COM*check* Version 3.4.2 and to comply with the mandatory requirements in the Requirements Checklist.

P.E. D.uc Engineer		07-30-07
Name - Title	Signature	Date

PROFESSIONAL ENGINEERING DESIGN, LLC.

52 Stanley Lane
P.O. Box 7
Norway, Me. 04268
P.E. ME #3328 NH #4083 CT #7265 RI #3194

Phone 207-743-6585
Fax 207-744-0109

July 30, 2007

Shipyard Brewery
Fore Street
Portland, Maine

BASIS FOR FOUNDATION DESIGN

As per Table 1804.2 the foundation was designed for an allowable foundation pressure of 3000 psf. See Note #1 on Foundation Plan and S.W. Cole Engineering, Inc. report, 4.4 Foundations Pg. 5 report.

The foundation was designed as per Table 1805.5 (2) which meets Seismic Design Category E and is noted in S. W. Cole Engineering Inc report, 3.4 Seismic and Frost Conditions—Site Class E.

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- [x] Soils and Foundations
- [x] Cast-in-Place Concrete
- [ ] Precast Concrete
- [ ] Masonry
- [x] Structural Steel
- [ ] Cold-Formed Steel Framing
- [ ] Spray Fire Resistant Material
- [ ] Wood Construction
- [ ] Exterior Insulation and Finish System
- [ ] Mechanical & Electrical Systems
- [ ] Architectural Systems
- [ ] Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator ERIC GRONDAHL	PROFESSIONAL ENGINEERING DESIGN LLC.	52 STANLEY LANE NORWAY, ME. 04268 743-6595 pedllc@adelphia.net
2. Inspector DAVID COWALLIS	S. W. COLE. INC	SAME AS BELOW
3. Inspector VAN TERRELL	S. W. COLE. INC.	SAME AS BELOW
4. Testing Agency CRAIG TURCOTTE	S.W. COLE INC	286 PORTLAND RD. GRAY, ME. 04039 657-2866 cturcotte@swcole.com
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Statement of Special Inspections

Project: WAREHOUSE ADDITION
Location: FORE ST.
Owner: THE SHIPYARD BREWING COMPANY
Design Professional in Responsible Charge:

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

☒ Structural ☐ Mechanical/Electrical/Plumbing
☐ Architectural ☒ Other: SOILS

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: BI-WEEKLY or ☐ per attached schedule.

Prepared by:

ERIC N. GRONDAHL
(type or print name)

Signature 06/19/2007 Date

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
Design Professional Seal

Owner's Authorization:

Signature Date

Building Official's Acceptance:

Signature Date

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category

Quality Assurance Plan Required (Y/N)

Description of seismic force resisting system and designated seismic systems:

SEE "STEELWAY BUILDING" DWGS R1-R5 INCL.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)

Wind Exposure Category

Quality Assurance Plan Required (Y/N)

Description of wind force resisting system and designated wind resisting components:

SEE "STEELWAY BUILDING" DWGS R1-R5 INCL.

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.

International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector

Other

Soils and Foundations

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	Y *PE/GE* Y	*Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.* *Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill*
2. Controlled Structural Fill	Y *PE/GE* Y Y	*Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.* *Inspect placement, lift thickness and compaction of controlled fill.* *Test density of each lift of fill by nuclear methods (ASTM D2922)* *Verify extent and slope of fill placement.*
3. Deep Foundations	N *PE/GE*	*Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.* *Inspect piles for damage from driving and plumbness.* *Verify pile size, length and accessories.* *Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.*
4. Load Testing	N	
4. Other:		

Cast-in-Place Concrete

Page of

Item	Agency # (Qualif.)	Scope
1. Mix Design	Y *ACI-CCI* *ICC-RCSI*	*Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.*
2. Material Certification		
3. Reinforcement Installation	Y *ACI-CCI* *ICC-RCSI*	*Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters*
4. Post-Tensioning Operations	N *ICC-PCSI*	*Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.*
5. Welding of Reinforcing	N *AWS-CWI*	*Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.*
6. Anchor Rods	Y	*Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.*
7. Concrete Placement	Y *ACI-CCI* *ICC-RCSI*	*Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.*
8. Sampling and Testing of Concrete	Y *ACI-CFTT* *ACI-STT*	*Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).*
9. Curing and Protection	Y *ACI-CCI* *ICC-RCSI*	*Inspect curing, cold weather protection and hot weather protection procedures.*
10. Other:		

Precast Concrete N.A.

Item	Agency # (Qualif.)	Scope
1. Plant Certification / Quality Control Procedures ☐ Fabricator Exempt	*ACI-CCI ICC-RCSI*	*Review plant operations and quality control procedures.*
2. Mix Design	*ACI-CCI ICC-RCSI*	*Inspect concrete batching operations and verify compliance with approved mix design*
3. Material Certification		
4. Reinforcement Installation	*ACI-CCI ICC-RCSI*	*Inspect size, spacing, position and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deletertous materials.*
5. Prestress Operations	*ICC-PCSI*	*Inspect placement, stressing, grouting and protection of prestressing tendons*
6. Connections / Embedded Items		
7. Formwork Geometry		
8. Concrete Placement	*ACI-CCI ICC-RCSI*	*Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated .*
9. Sampling and Testing of Concrete	*ACI-CFTT ACI-STT*	*Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).*
10. Curing and Protection	*ACI-CCI ICC-RCSI*	*Inspect curing, cold weather protection and hot weather protection procedures.*
11. Erected Precast Elements	*PE/SE*	*Inspect erection of precast concrete including member configuration, connections, welding and grouting.*
12. Other:		

N.A.

Masonry

Required Inspection Level: ☐ 1 ☐ 2

Item	Agency # (Qualif.)	Scope
1. Material Certification		
2. Mixing of Mortar and Grout	*ICC-SMSI*	*Inspect proportioning, mixing and retempering of mortar and grout.*
3. Installation of Masonry	*ICC-SMSI*	*Inspect size, layout, bonding and placement of masonry units.*
4. Mortar Joints	*ICC-SMSI*	*Inspect construction of mortar joints including tooling and filling of head joints.*
5. Reinforcement Installation	*ICC-SMSI* *AWS-CWI*	*Inspect placement, positioning and lapping of reinforcing steel.* *Inspect welding of reinforcing steel.*
6. Prestressed Masonry	*ICC-SMSI*	*Inspect placement, anchorage and stressing of prestressing bars.*
7. Grouting Operations	*ICC-SMSI*	*Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.*
7. Weather Protection	*ICC-SMSI*	*Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.*
9. Evaluation of Masonry Strength	*ICC-SMSI*	*Test compressive strength of mortar and grout cube samples (ASTM C780).* *Test compressive strength of masonry prisms (ASTM C1314).*
10. Anchors and Ties	*ICC-SMSI*	*Inspect size, location, spacing and embedment of dowels, anchors and ties.*
11. Other:		

Structural Steel

Page of

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures ☒ Fabricator Exempt	N *AWS/AISC-SSI ICC-SWSI*	*Review shop fabrication and quality control procedures.*
2. Material Certification	N *AWS/AISC-SSI ICC-SWSI*	*Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes*
3. Open Web Steel Joists	N.A.	*Inspect installation, field welding and bridging of joists.*
4. Bolting	Y *AWS/AISC-SSI ICC-SWSI*	*Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.*
5. Welding	N *AWS-CWI* *ASNT*	*Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.* *Ultrasonic testing of all full-penetration welds.*
6. Shear Connectors	N *AWS/AISC-SSI ICC-SWSI*	*Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.*
7. Structural Details	Y *PE/SE*	*Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.*
8. Metal Deck	N *AWS-CWI*	*Inspect welding and side-lap fastening of metal roof and floor deck.*
9. Other:		

Applicant: Shipyard Brewing Co. Date: 7/2/07

Address: 127 Fore Street C-B-L: 020-C-009

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B5b

Interior or corner lot - Mountfort St.

Proposed Use/Work - to construct New Warehouse addition 9,600#

Sewage Disposal - City

Lot Street Frontage - No min req.

Min Front Yard - None required

Rear Yard -

Side Yard -

MAX front yard setback: 10' MAX – ≈ 2½' Scaled

Projections -

Width of Lot - N/A

Height - 65' MAX – 32' 4" to the highest point

Lot Area - No min req

Lot Coverage/ Impervious Surface - 100% allowed

Area per Family - N/A

Off-street Parking - 73 pkg sp required See Analysis – 120 spaces on site Previously Approved on Site plan 10/16/95

Loading Bays - N/A

Site Plan - #2007-0068

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 14 Zone C

DAVE

Certificate of Design

Date: 6/18/07

From: Shipyard Brewing Co.

These plans and / or specifications covering construction work on:

Warehouse addition

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

(SEAL)

Signature:

Title: Engineer

Firm: P.E.D. LLC

Address: 52 Stanley Lane Box 7
Norway, Me. 04268

Phone: 743-6585

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

DAVE

3

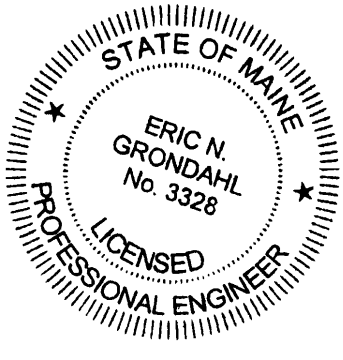
Accessibility Building Code Certificate

Designer: Professional Engineering Design LLC

Address of Project: 86 Newbury St.

Nature of Project: Warehouse addition

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature:

Title: Engineer

Firm: P.E.D. LLC

Address: 52 Stanley Lane Box 7
Norway, Me. 04268

Phone: 743-6585

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

4

From: William Needelman
To: phendry@shipyard.com
Date: 6/28/2007 11:35:01 AM
Subject: Shipyard Brewery approval, Cost estemates, and PreConstruction meeting

Paul,

As we discussed this morning. The cost estimate sheet for the performance guarantee needs review by Phil DiPierro (private land) and Dan Goyette (Public right of way). Phil has the sheet in-hand and has faxed it to Dan at Woodard and Curran.

Attached are the current sheets that are the basis of approval. We are somewhat ahead of ourselves because, as I stated this morning, the approval will go out today and usually our reviewers would have the approved plans in full sized hard copy - stamped from our office to ensure that everyone is working from the correct plans.

To keep the ball rolling, as I know that you are eager to do, please coordinate with Phil, Todd Merkel (Public Works Inspector), and Jim Carmody (Transportation Engineer) as to scheduling a pre-construction meeting.

These folks would all need stamped approved plans prior to the meeting, so getting these plans to me is important (6 copies of the set below - full sized. Don't bother getting them to Public works ahead of time, as they need the "red stamp" of approval. *- Dan G - if you need paper sets in addition to the PDFs below for the cost estimates, please reply so that Shipyard can get you a set as soon as possible.)*

To summarize the steps needed:

1. Approval letter to go out this afternoon (Bill N.)

2. 6 sets of plans to Planning (shipyard to provide)

3. Cost estimate sheet to be reviewed and approved (Phil and Dan Goyette)

4. Performance Guarantee and inspection fee provided to Planning (Shipyard to provide based on 3 above as approved)

5. Set up Preconstruction meeting (Shipyard to schedule with Phil, Todd Merkel and Jim Carmody.)

6. Building permit issued (inspections office/zoning - can happen any time after 4 above and all fees are paid.)

I hope that this is helpful, and if anyone on the CC list has anything to add, please do so.

Thank you.

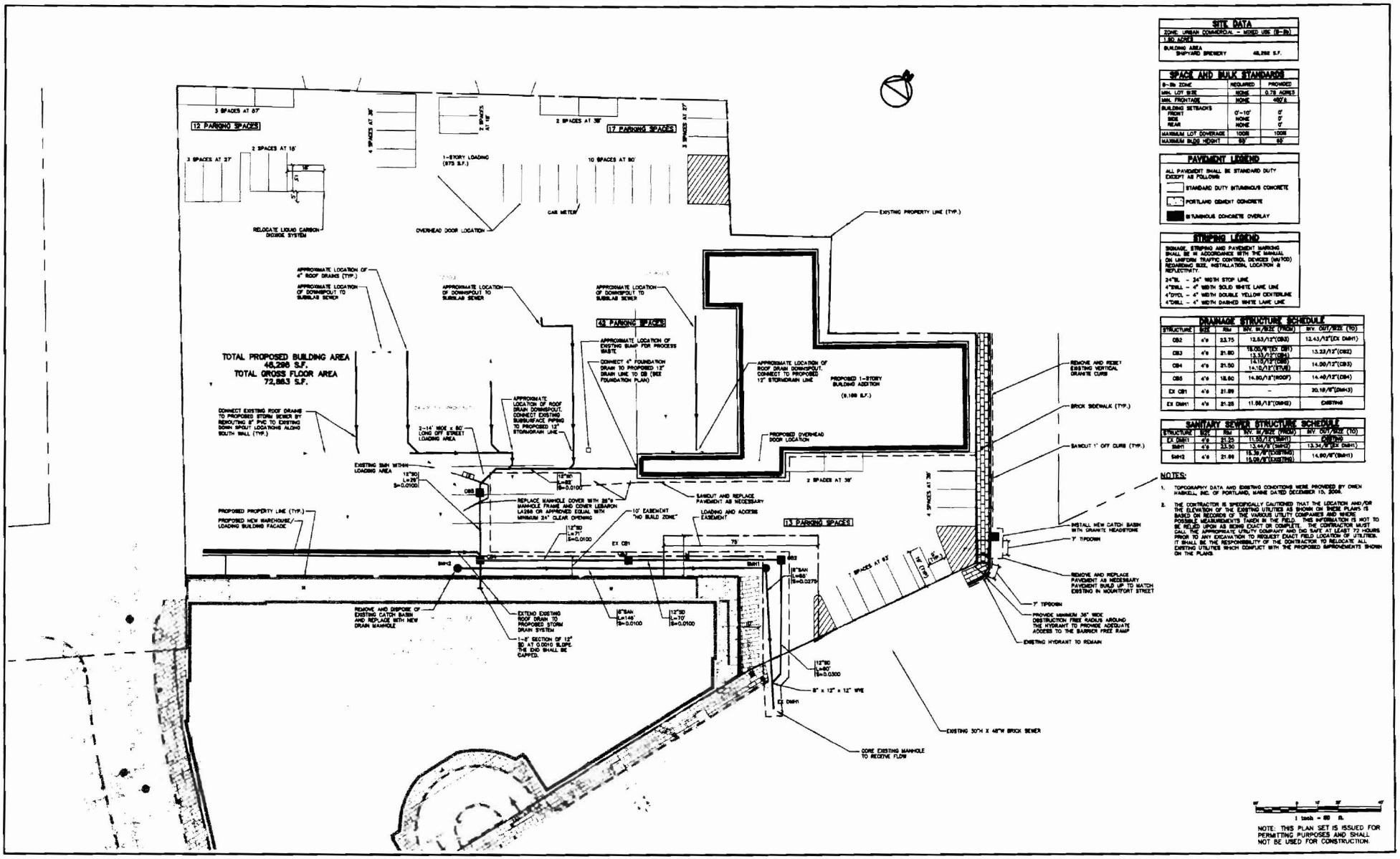
Bill

Bill Needelman, AICP
Senior Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

(207) 874-8722 tel.

(207) 756-8258 fax.
wbn@portlandmaine.gov

CC: Barhydt, Barbara; Carmody, James; dgoyette@woodardcurran.com; DiPierro , Philip; Farmer, Michael; Merkle, Todd; Schmuckal, Marge



SITE DATA	
ZONE: URBAN COMMERCIAL - MIXED USE (B-3b)	
1.80 ACRES	
BUILDING AREA SHIPYARD BREWERY	48,298 S.F.

SPACE AND BULK STANDARDS		
B-3b ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	0.78 ACRES
MIN. FRONTAGE	NONE	460'±
BUILDING SETBACKS FRONT	0'-10'	0'
SIDE	NONE	0'
REAR	NONE	0'
MAXIMUM LOT COVERAGE	100%	100%
MAXIMUM BLDG HEIGHT	65'	65'

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

- STANDARD DUTY BITUMINOUS CONCRETE
- PORTLAND CEMENT CONCRETE
- BITUMINOUS CONCRETE OVERLAY

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

- 24"SL - 24" WIDTH STOP LINE
- 4"SWLL - 4" WIDTH SOLID WHITE LANE LINE
- 4"SYDL - 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4"SWLL - 4" WIDTH DASHED WHITE LANE LINE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
DB2	4'ø	23.75	12.53/12"(DB3)	12.43/12"(EX DMH1)
DB3	4'ø	21.80	15.00/8"(EX DB1) 13.33/12"(DB4)	13.23/12"(DB2)
DB4	4'ø	21.50	14.10/12"(DB5)	14.00/12"(DB3)
DB5	4'ø	18.60	14.80/18"(ROOF)	14.40/12"(DB4)
EX DB1	4'ø	21.89	-	20.18/8"(DMH3)
EX DMH1	4'ø	21.25	11.88/12"(DMH2)	EXISTING

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
EX SMH1	4'ø	21.25	11.55/12"(SMH1)	EXISTING
SMH1	4'ø	23.50	13.44/8"(SMH2)	13.34/8"(EX SMH1)
SMH2	4'ø	21.89	15.39/8"(EXISTING) 15.09/8"(EXISTING)	14.99/8"(SMH1)

NOTES:

1. TOPOGRAPHY DATA AND EXISTING CONDITIONS WERE PROVIDED BY OWEN HASKELL, INC. OF PORTLAND, MAINE DATED DECEMBER 10, 2006.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision
1	5/30/07	PER CITY COMMENTS

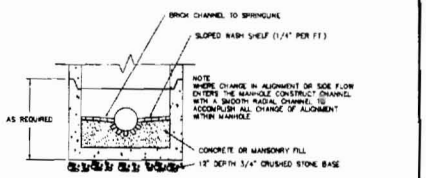
Issued For	Date	By
SITE PLAN APPLICATION	4/10/07	MPM

Design: MPM | Draft: DMB/JBC | Date: FEB 2007
Checked: MPM | Scale: 1"=20' | Job no: 1830
File Name: 1830-SP.dwg

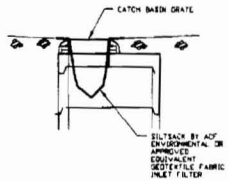
Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 15 Shaker Road Gray, ME 04039
Traffic and Civil Engineering Services
207-657-6910 FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Site Layout Plan
Project: SHIPYARD BREWERY, SITE PLAN AMMENDMENT - PORTLAND, MAINE
Client: Shipyard Brewery Company, LLC
86 Newbury Street, Portland, ME 04101

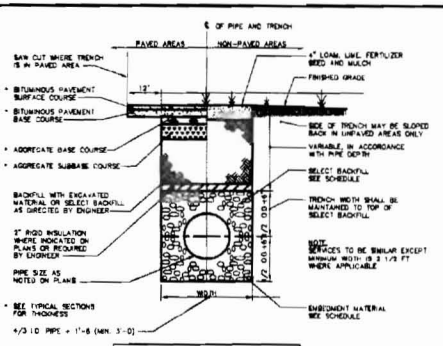
Drawing No. C101



SEWER MANHOLE BRICK CHANNEL
N.T.S.



CATCH BASIN INLET FILTER
N.T.S.

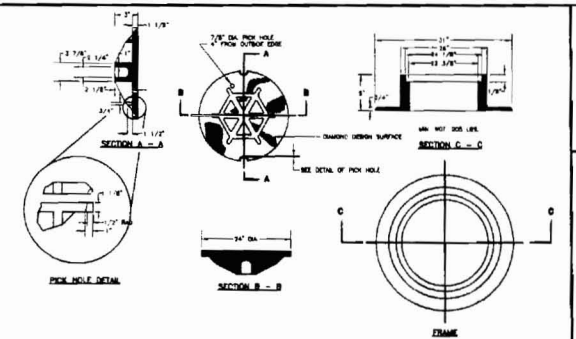


SCHEDULE OF TRENCH BACKFILL		
TYPE OF PIPE	EMBEDMENT MATERIAL	SELECT BACKFILL
CMP, DUCTILE IRON, RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL

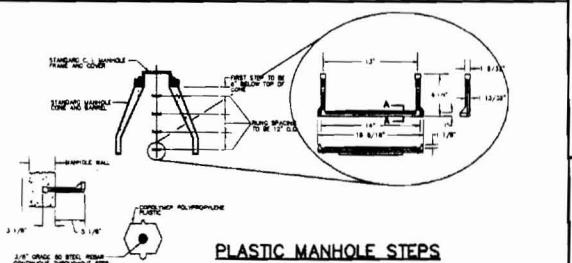
NOTES:
1. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR
2. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES, 12" BELOW FINISH GRADE.

MINIMUM COVER	PIPE	
2'-0"	DRAIN (1)	(1) COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" RIGID INSULATION
5'-3"	WATER	COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION.
5'-0"	SEWER	

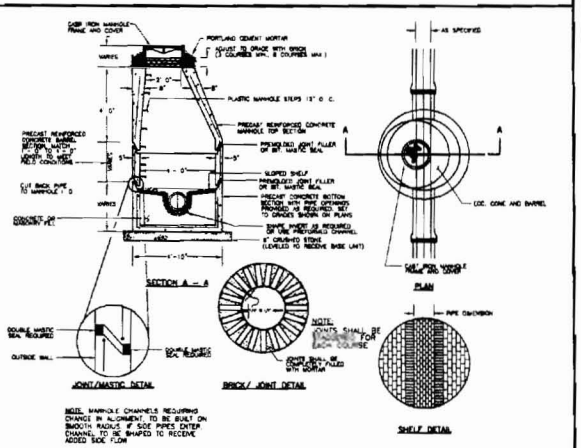
TRENCH SECTION
N.T.S.



TYPE "A" MANHOLE COVER AND FRAME
N.T.S.

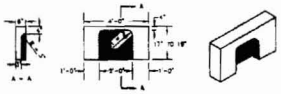


PLASTIC MANHOLE STEPS
N.T.S.

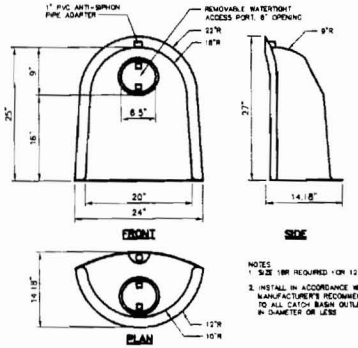


NOTE: MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. IF SIDE PIPES ENTER CHANNEL TO BE SHAPED TO RECEIVE ADDED SIDE FLOW

PRECAST CONCRETE MANHOLE TYPE "A"
N.T.S.

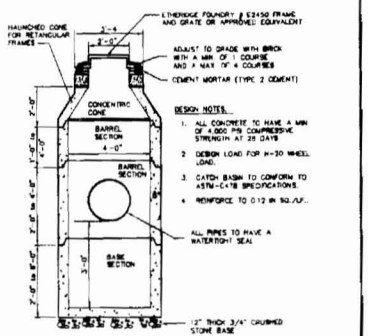


TYPICAL A-4 CATCH BASIN STONE
N.T.S.



NOTES
1. SIZE 18R REQUIRED FOR 12" PIPE
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO ALL CATCH BASIN OUTLETS 15" IN DIAMETER OR LESS

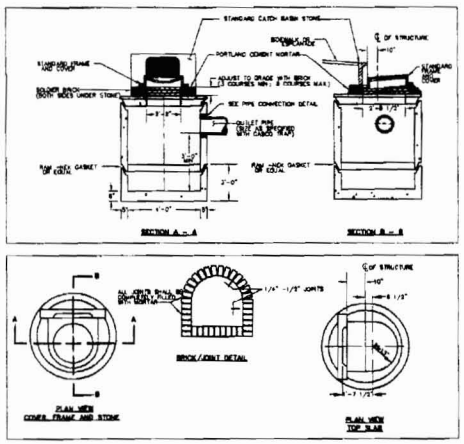
"THE SNOUT"
N.T.S.

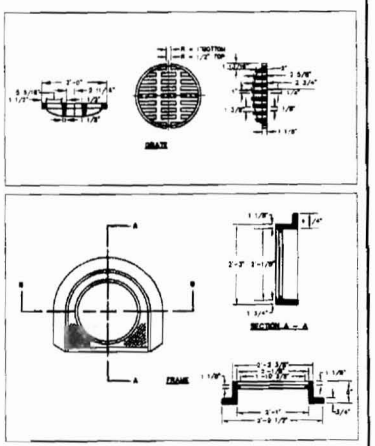


DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF.

NOTES:
1. "THE SNOUT" SHALL BE PROVIDED ON CATCH BASIN PIPES 18" OR LESS
2. FRAME AND GRATE SHALL HAVE 24" MIN CLEAR OPENING

4'-0" PRECAST CATCH BASIN
N.T.S.





GENERAL NOTES
1. ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE STRENGTH OF 4000 lbs. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. PRECAST REINFORCED CONE BARREL MANUFACTURE PER ASTM SPEC. C-478-77
3. SEWER BRICK TO CONFORM TO ASTM SPEC. DESIGNATE ON C-32-66, GRADE MA AND SA.
4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTION OF BRICK MASONRY, THE SMOOTH MORTAR SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 554.
5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
6. MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY MARKS AND DATES PAINTED ON THE SIDE OF THE STRUCTURE AND VISIBLE FROM THE STREET.
8. STONE AND BRICK MANHOLES SHALL HAVE BOLD DOWELS WITH ONE DRILLED HOLE.
9. CASTING MANHOLE AND CATCH BASIN FRAMES AND COVERS SHALL BE DESIGNED BY THE CONTRACTOR, AND REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
10. ALL CATCH BASINS WITH OUTLET PIPES 15" DIAMETER OR LESS SHALL BE PROVIDED WITH "THE SNOUT" PER DETAIL.

PRECAST CONCRETE CATCH BASIN TYPE "E"
N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev	Date	Revision

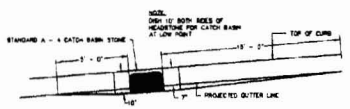
Issued For	Date	By

Design: WHS	Drawn: DWB	Date: FEB 2007
Checked: MPM	Scale: 1"=20'	Job No.: 1830
File Name: 1830-DET.dwg		

Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237
15 Shaker Road
Gray, ME 04039
Traffic and Civil Engineering Services
207-657-6910
FAX: 207-657-8912
E-Mail: mailbox@gorrillpalmer.com

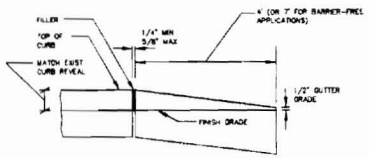
Drawing Name:	Standard Details - 1
Project:	SHIPYARD BREWERY, SITE PLAN AMMENDMENT - PORTLAND, MAINE
Client:	Shipyard Brewery Company, L.L.C 86 Newbury Street, Portland, ME 04101

Drawing No.
C500



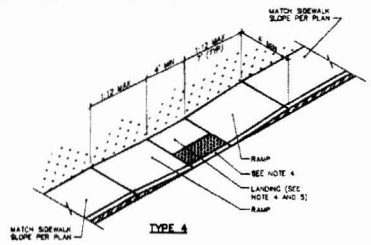
TYPICAL PAVEMENT GRADING ON SLOPES FOR CATCH BASIN AND INLET

N.T.S.



TYPICAL TIPDOWN CURB INSTALLATION

N.T.S.



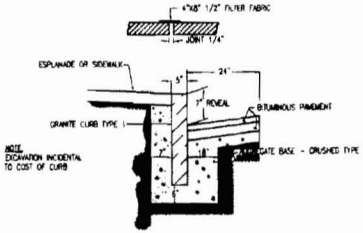
TYPE 4

NOTE:

1. CURB RAMP LENGTHS ARE BASED ON SEVEN (7) INCH CURB REVEAL HEIGHT AND NO RUNNING SLOPE. RAMP LENGTHS SHALL BE ADJUSTED AS NECESSARY TO ACCOMODATE VARYING CURB REVEAL HEIGHTS AND TO MATCH RUNNING SLOPES OF ADJACENT ROADWAY AND SIDEWALK SLOPES TO MAINTAIN A RAMP THAT DOES NOT EXCEED THE MAXIMUM RAMP SLOPE OF 1:12
2. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES AND SHALL HAVE A BASE DIAMETER OF 0.9 INCHES (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM. A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM AND A HEIGHT OF 0.2 INCHES (5.1 mm). A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41mm) MINIMUM AND 2.4 INCHES (61mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCHES (17mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID
3. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN REFLECTANCE OR SOUND-ON-CANE CONTACT.
4. ALL ACCESSIBLE ROUTE SIDEWALKS INTERSECTING ROADWAYS, DRIVEWAYS, OR OTHER VEHICULAR CROSSINGS REQUIRE DETECTABLE WARNINGS. DETECTABLE WARNING ZONES SHALL BE INSTALLED SIX (6) INCHES (OR THE HORIZONTAL THICKNESS OF THE ADJACENT CURB) FROM THE FLOW LINE OF THE CURB, EXTEND INTO THE SIDEWALK FOR A 24" DEPTH, AND COVER THE COMPLETE WIDTH OF THE SIDEWALK OR RAMP AREA. DETECTABLE WARNING ZONES SHALL CONFORM TO THE SLOPE REQUIREMENTS OF THE RAMP, LANDING, OR ACCESSIBLE ROUTE AS DEFINED IN THE SPECIFIED DETAIL. DETECTABLE WARNINGS SHALL NOT BE INSTALLED IN FLARED SIDES, IF THE RAMP INCLUDES FLARED SIDES.
5. ALL LANDING AREAS SHALL BE 4 FEET WIDE BY 4 FEET LONG (MINIMUM DIMENSIONS). THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED A 1:48 IN ANY DIRECTION.
6. ALL ACCESSIBLE ROUTE SLOPES ADJOINING THE LANDING AREA, EXCLUDING THE CURB RAMP, SHALL NOT EXCEED A SLOPE OF 1:20 UNLESS OTHERWISE NOTED.

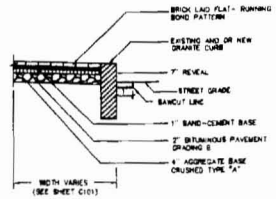
BARRIER FREE RAMP

N.T.S.



CURB REPLACEMENT DETAIL

N.T.S.

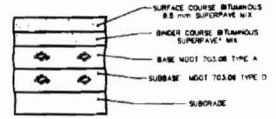


NOTES:

1. BANKCUT ONLY WHERE DEPICTED ON SHEET C 101
2. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557

BRICK SIDEWALK WITH GRANITE CURB

N.T.S.



NOTE
COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557

STANDARD	LAYERS
1-1/4"	SURFACE COURSE BITUMINOUS 9.5 MM SUPERPAVE MIX
1-3/4"	BINDER COURSE BITUMINOUS 12.5 MM SUPERPAVE* MIX
6"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE A
9"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

BITUMINOUS PAVEMENT SECTION

N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision

Issued For	Date	By

Design: WHS	Draft: DMB	Date: FEB 2007
Checked: WPM	Scale: 1"=20'	Job No.: 1830
File Name: 1830-DET.dwg		

Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 15 Shaker Road Gray, ME 04039
Traffic and Civil Engineering Services
207-657-6910 FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Standard Details – 2**

Project: SHIPYARD BREWERY, SITE PLAN AMMENDMENT – PORTLAND, MAINE

Client: **Shipyard Brewery Company, LLC**
86 Newbury Street, Portland, ME 04101

Drawing No.: C501

PROFESSIONAL ENGINEERING DESIGN, LLC.

52 Stanley Lane
P.O. Box 7
Norway, Me. 04268
P.E. ME #3328 NH #4083 CT #7265 RI #3194

Phone 207-743-6585
Fax 207-744-0109

June 4, 2007

IrishSpan Industries, Inc.
22 Davis Street #3
Lisbon Falls, Me. 04252

ATTN: Dave Fitzpatrick

RE: Shipyard Brewing Co.
Portland, Maine

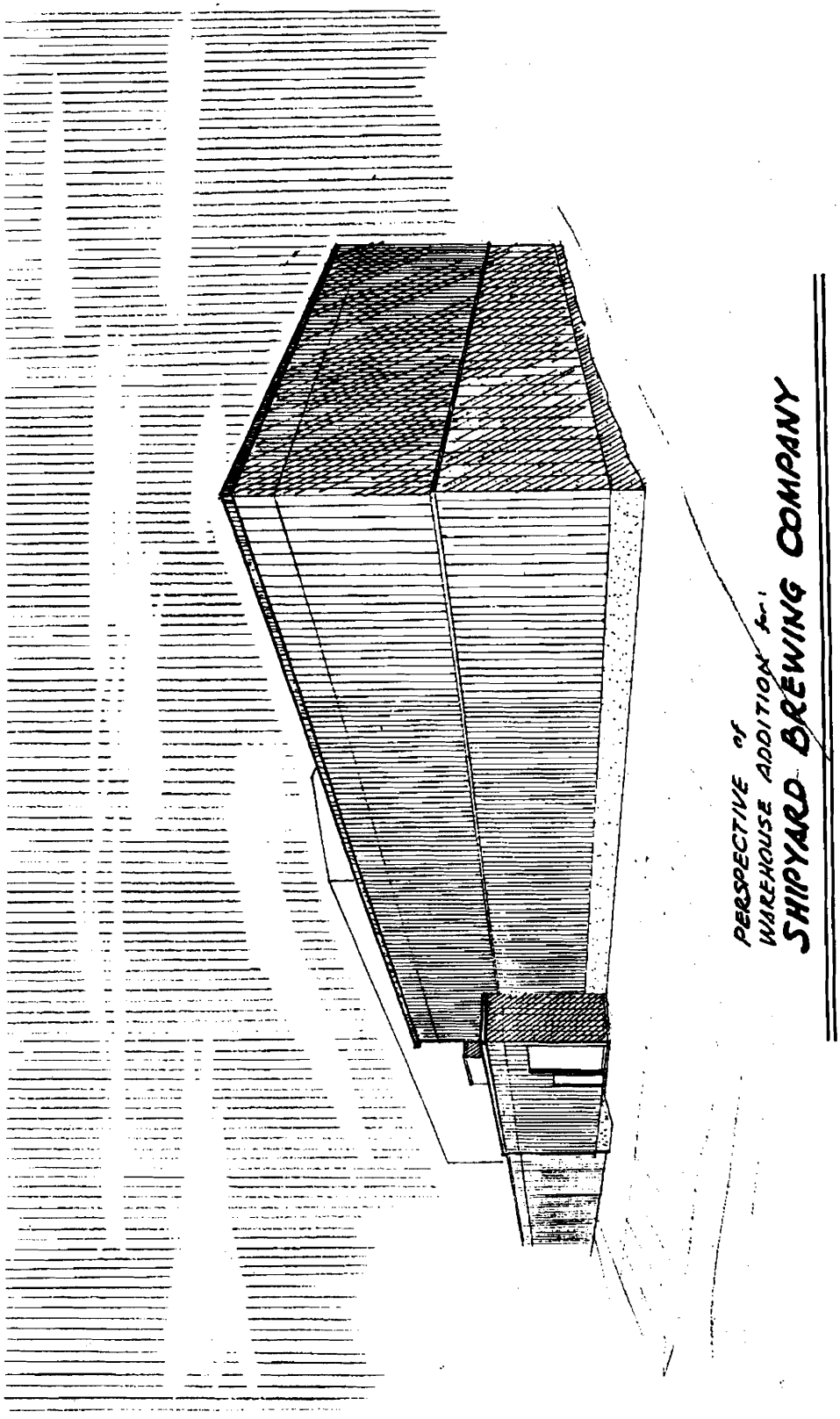
Dear Dave;

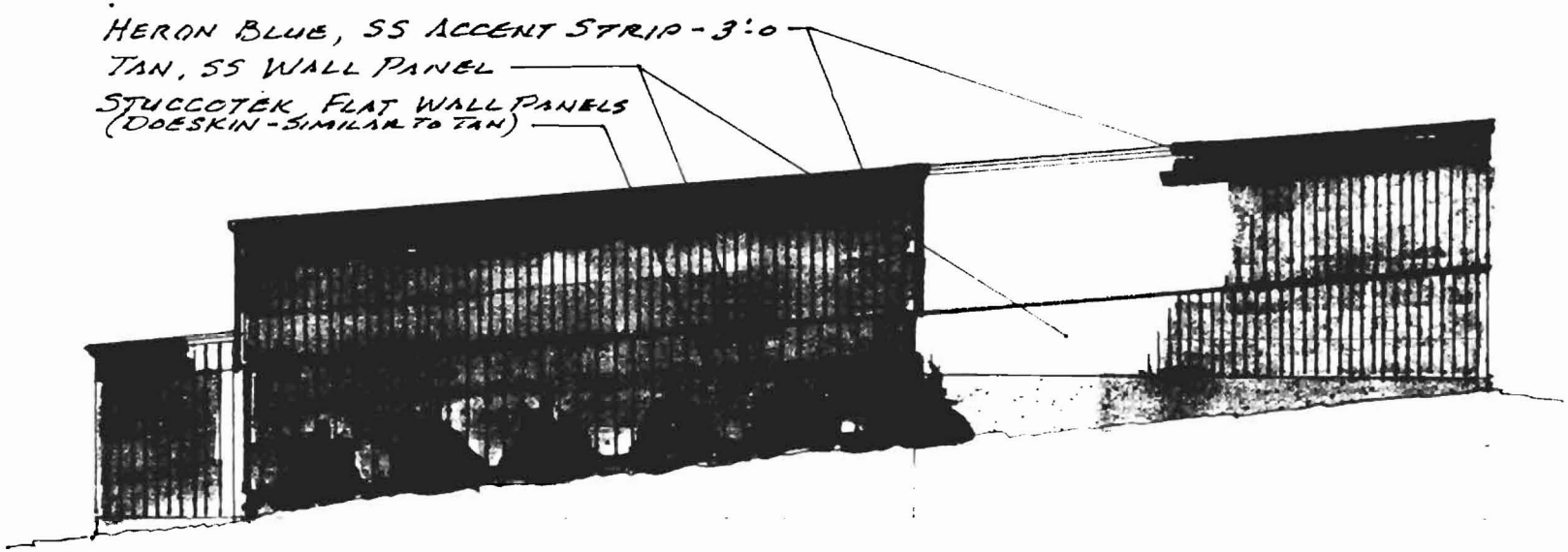
Since I am the engineer of record for both the concrete foundation and Metal Building I will do the required Special Inspections.

Sincerely yours,

Eric N. Grondahl, P.E.

ENG:bjg


PERSPECTIVE OF
WAREHOUSE ADDITION for
SHIPYARD BREWING COMPANY



OPTIONAL MOUNTFORT ST. ELEVATION

SHIPYARD BREWING COMPANY

86 NEWBURY ST.
PORTLAND, MAINE

4-3-07 PAF
REVISED 4-4-07 PAF

III
Irishspan Industries, Inc

Insulation Products of Maine – Steel Buildings of Maine – Wesco Air
22 Davis Street Lisbon Falls, Maine 04252

May 31, 2007

Paul Hendry
Shipyard Brewery
86 Newbery Street
Portland, Maine 04101

RE: Insulation Factors

- Building insulation is provided by Thermal with 6" R-19 in the roof and 4" R-19 in the walls. Both with a white vinyl back.
- Foundation is insulated to spec by P.E.D. LLC with 2" rigid board.
- Overhead door is provided by DSI Portland Maine and is a commercial grade 1 ¾ thick with a 16.4 R- Value.
- Three- 3070 pass doors are an insulated metal door provided by Thermal with a 16.4 R-value with mortise levers and closers.

Dave Fitzpatrick
III

22 Davis St Suite 3
Lisbon Falls, ME 04252
1-800-216-5797
207-229-2092
www.irishspan.com

Steel Buildings of Maine

CITY OF PORTLAND, MAINE

Department of Building Inspections

_____ 20 _____

Received from _____

Location of Work _____

Cost of Construction $_____

Permit Fee $_____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: _____

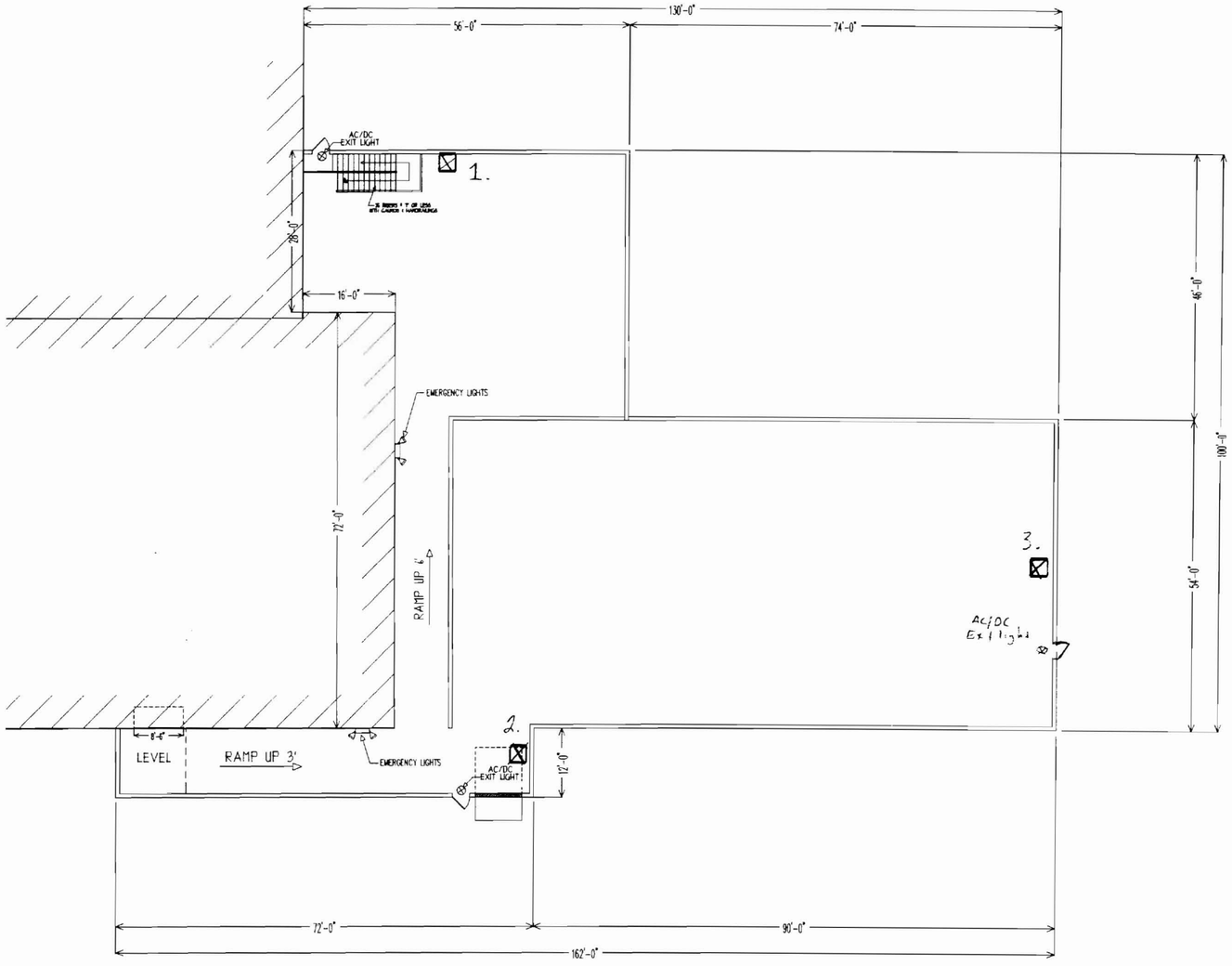
Check #: _____ **Total Collected $** _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less $10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

BACK SIDE



FRONT SIDE

IBC 2003 - USE GROUP S-1 TYPE Vb
NFPA STORAGE OCCUPANCY
TOTAL AREA = 9,308sf
NFPA CODE SUMMARY:
CLASSIFICATION OF HAZARD OF CONTENTS - LOW HAZARD 6.2.2.2
NUMBER OF EXITS = , 42.2.4.1(3)
TRAVEL DISTANCE NOT LIMITED TABLE 42.2.6

☒ = Fire Extinguishers (3)
10# ABC Extinguishers

NUMBER	REVISION	DATE

P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

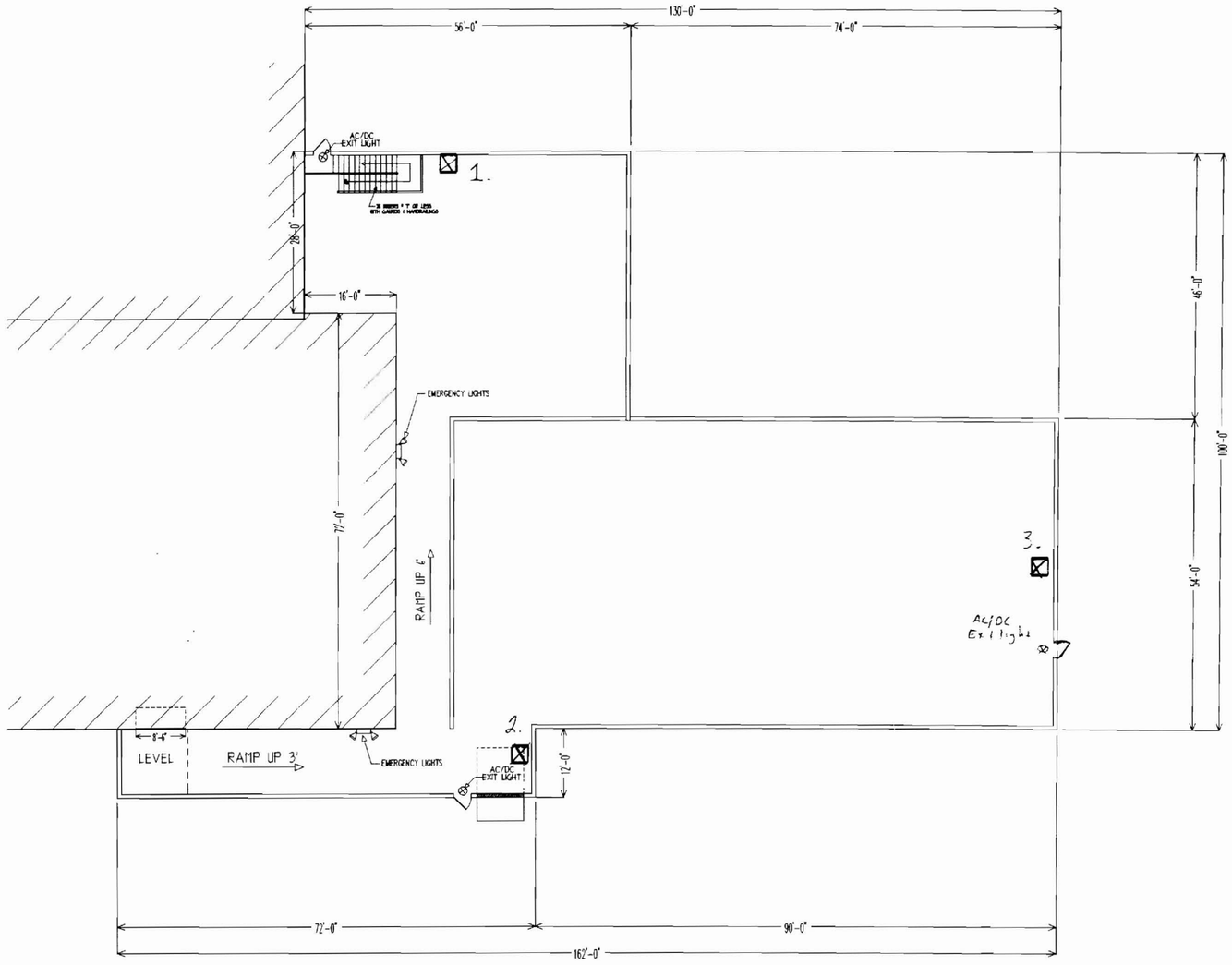
PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

DRAWING TITLE:
LIFE SAFETY PLAN

DRAWN BY: RSB
CHECKED BY: ENG.
PROJECT NUMBER: ME-07-2
DRAWING NUMBER:
LSP-2

SCALE: 1/16" = 1'-0" AS SHOWN DETAILS NTS
DATE: 6/12/2007

BACK SIDE



LEFT END

RIGHT END

FRONT SIDE

IBC 2003 - USE GROUP S-1 TYPE Vb
NFPA STORAGE OCCUPANCY
TOTAL AREA = 9,308sf
NFPA CODE SUMMARY:
CLASSIFICATION OF HAZARD OF CONTENTS - LOW HAZARD 6.2.2.2
NUMBER OF EXITS = ; 42.2.4.1(3)
TRAVEL DISTANCE NOT LIMITED TABLE 42.2.6

☒ = Fire Extinguishers (3)
10# ABC Extinguishers

NUMBER	REVISION	DATE

P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

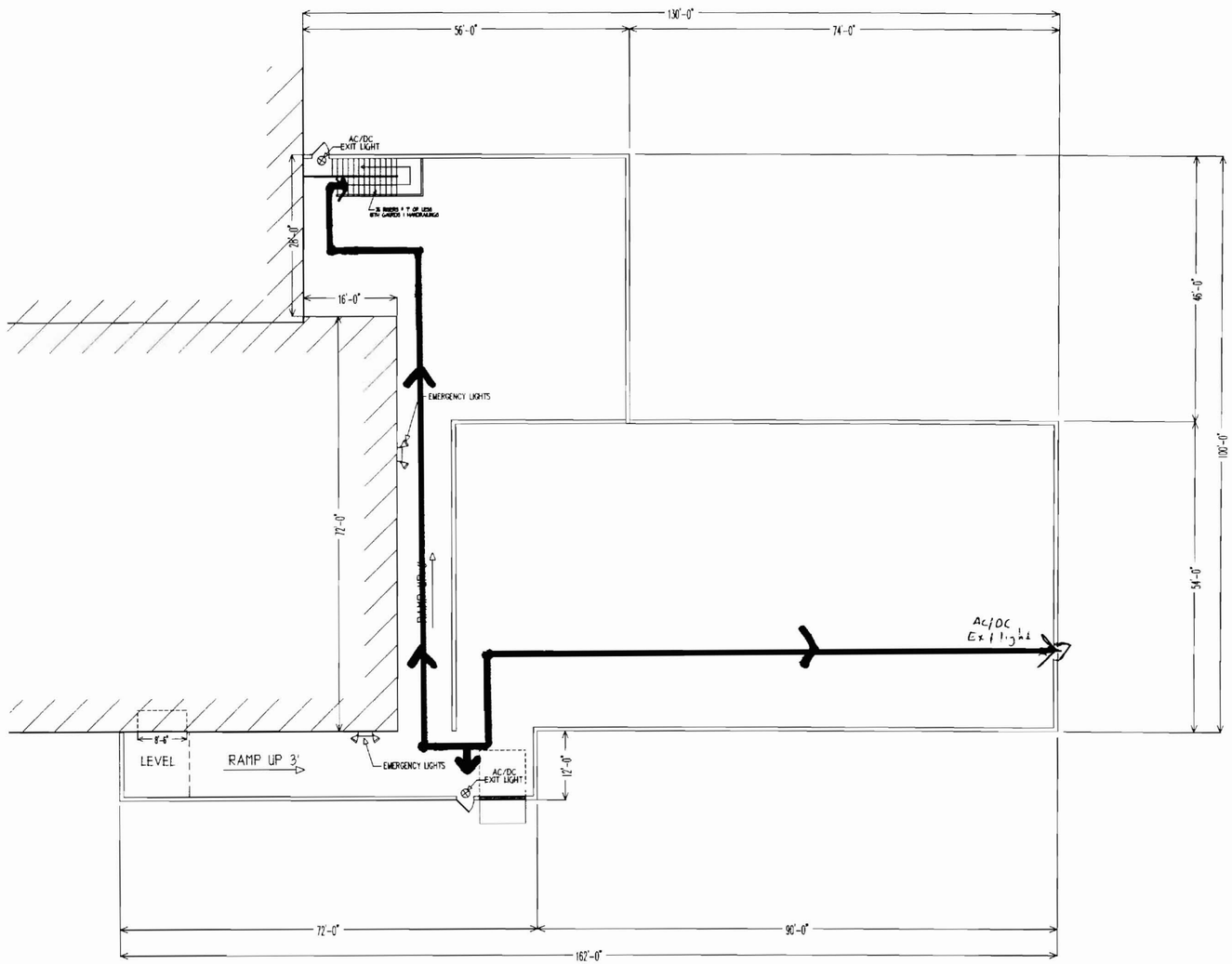
PROJECT;
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

DRAWING TITLE;
LIFE SAFETY PLAN

DRAWN BY: RSB
CHECKED BY: ENG.
PROJECT NUMBER: ME-07-2
DRAWING NUMBER:
LSP-2

SCALE: 1/16" = 1'-0" AS SHOWN DETAILS NTS
DATE: 6/12/2007

BACK SIDE



LEFT END

RIGHT END

FRONT SIDE

IBC 2003 - USE GROUP S-1 TYPE Vb
NFPA STORAGE OCCUPANCY
TOTAL AREA = 9,308sf
NFPA CODE SUMMARY:
CLASSIFICATION OF HAZARD OF CONTENTS - LOW HAZARD 6.2.2.2
NUMBER OF EXITS = ; 42.2.4.1(3)
TRAVEL DISTANCE NOT LIMITED TABLE 42.2.6

NUMBER	REVISION	DATE

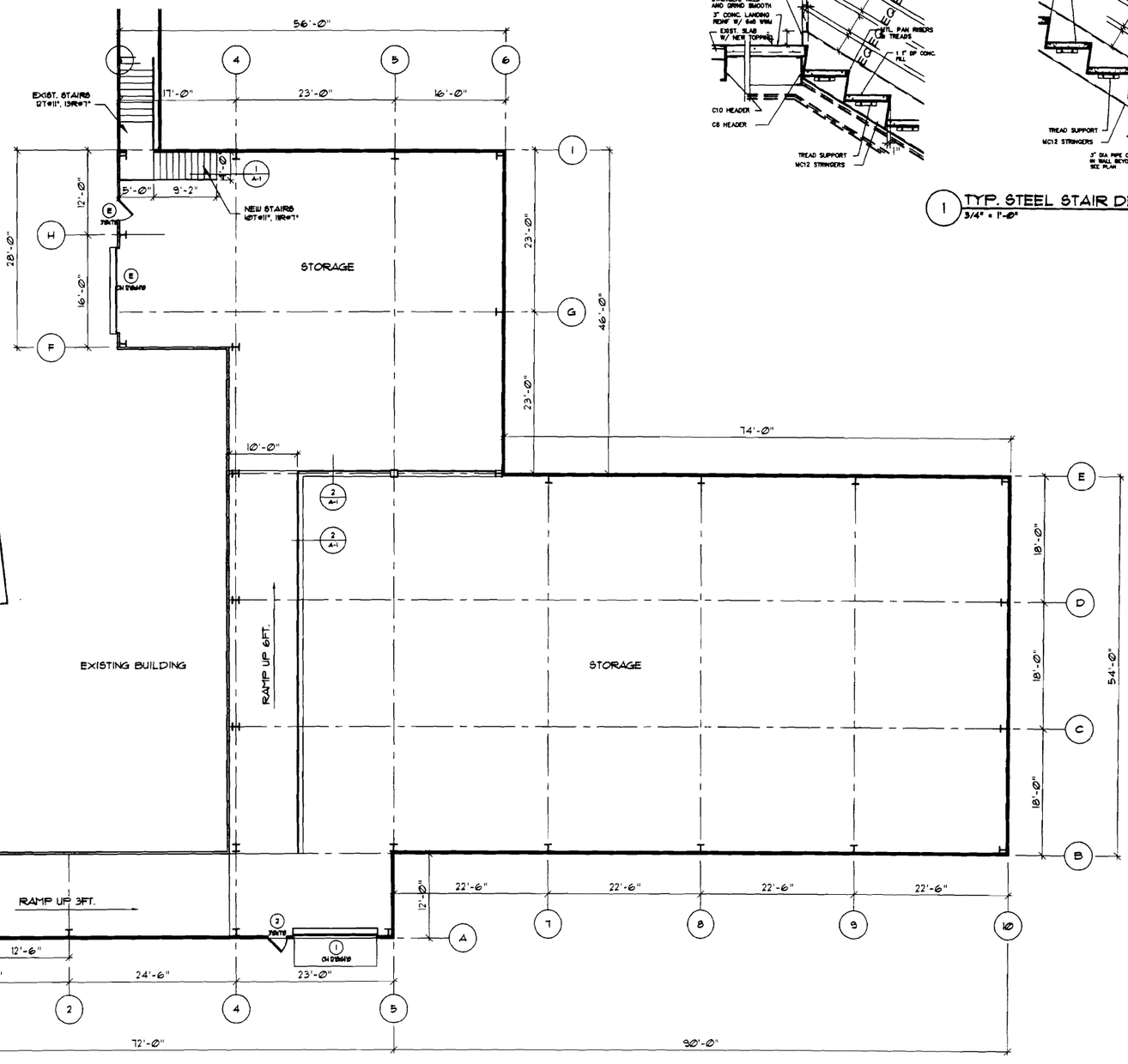
P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

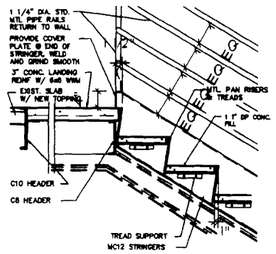
PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

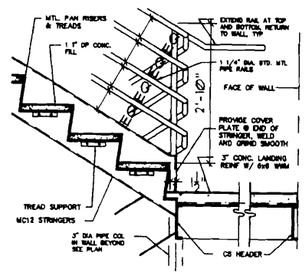
DRAWING TITLE:
LIFE SAFETY PLAN

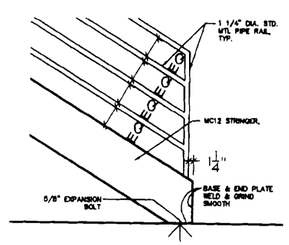
DRAWN BY: RSB
CHECKED BY: ENG.
PROJECT NUMBER: ME-07-2
DRAWING NUMBER:
LSP-2

SCALE: 1/16" = 1'-0" AS SHOWN DETAILS NTS
DATE: 6/12/2007

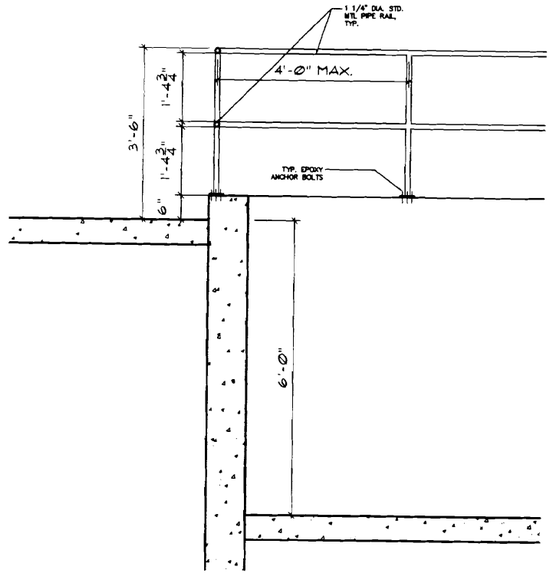








1 TYP. STEEL STAIR DETAILS
3/4" = 1'-0"



2 TYP. GUARDRAIL DETAIL
3/4" = 1'-0"

RECEIVED
AUG - 1 2007
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
7/30/07

NUMBER	REVISION	DATE

P.E.D.

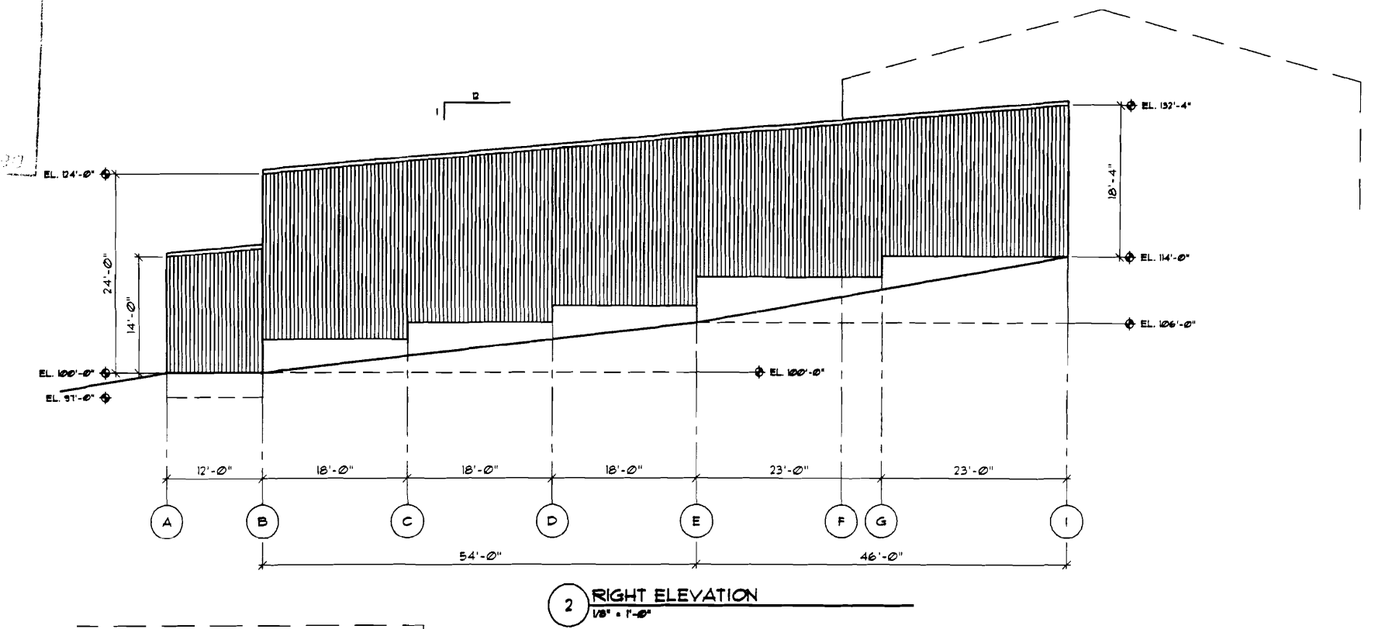
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL ✪ pedllc@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

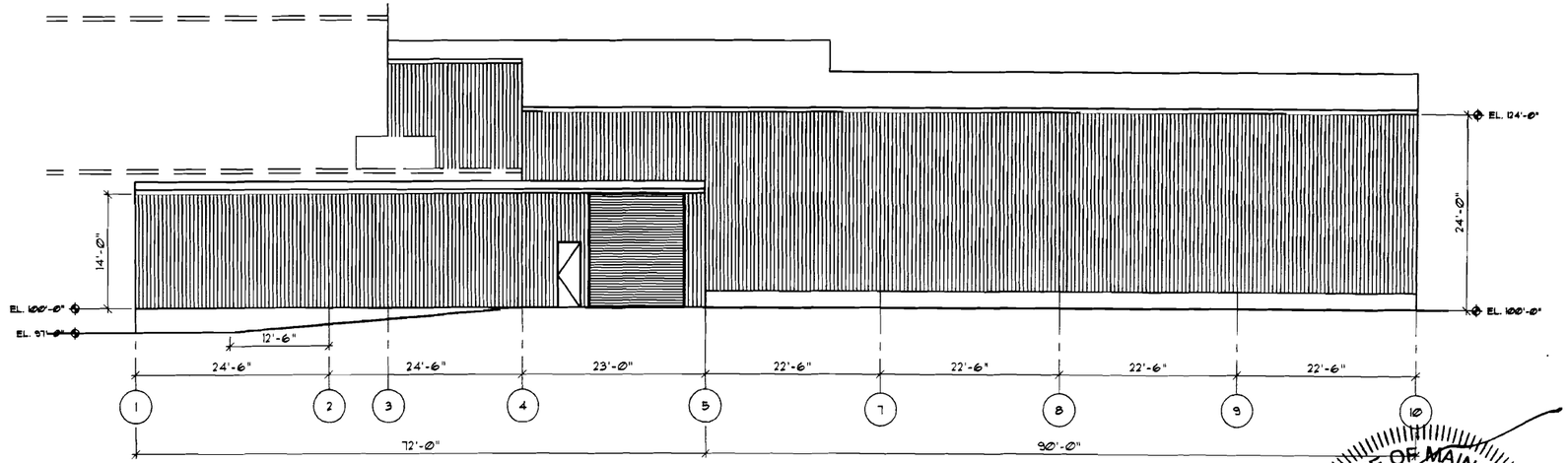
DRAWING TITLE:
FLOOR PLAN

DRAWN BY: HM
CHECKED BY: ENG.
PROJECT NUMBER: –
DRAWING NUMBER:
A–1

SCALE: 1/8"=1'-0" AS SHOWN DETAILS NTS
DATE: 7/30/2007



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
07-30-07

NUMBER	REVISION	DATE

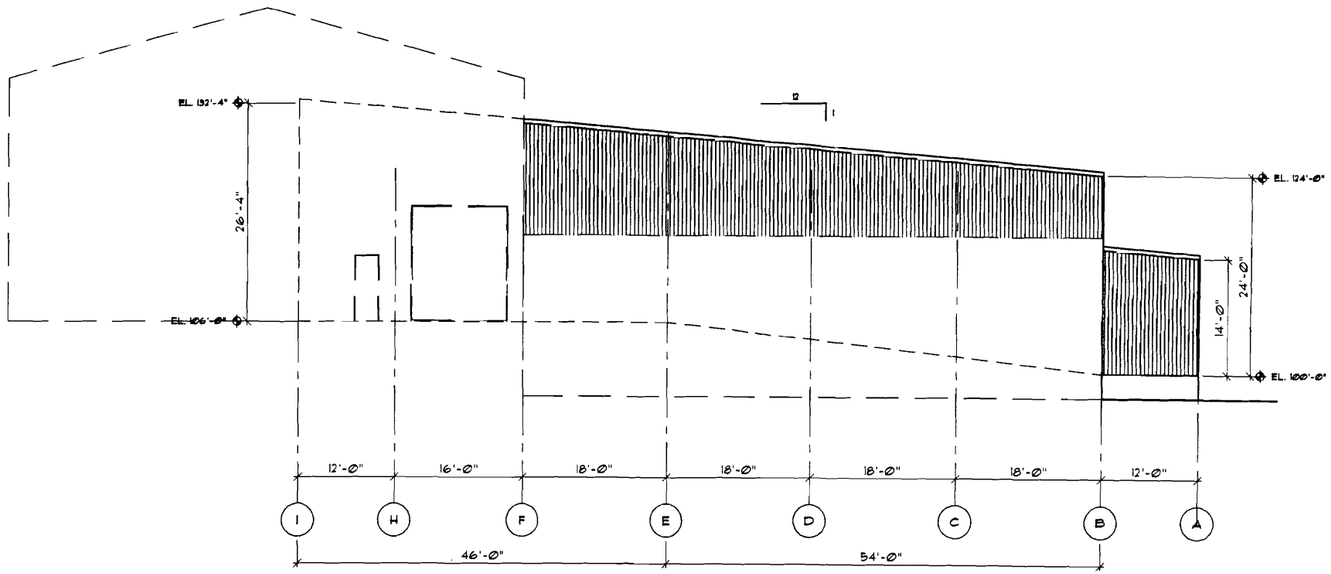
P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL ● pedllc@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

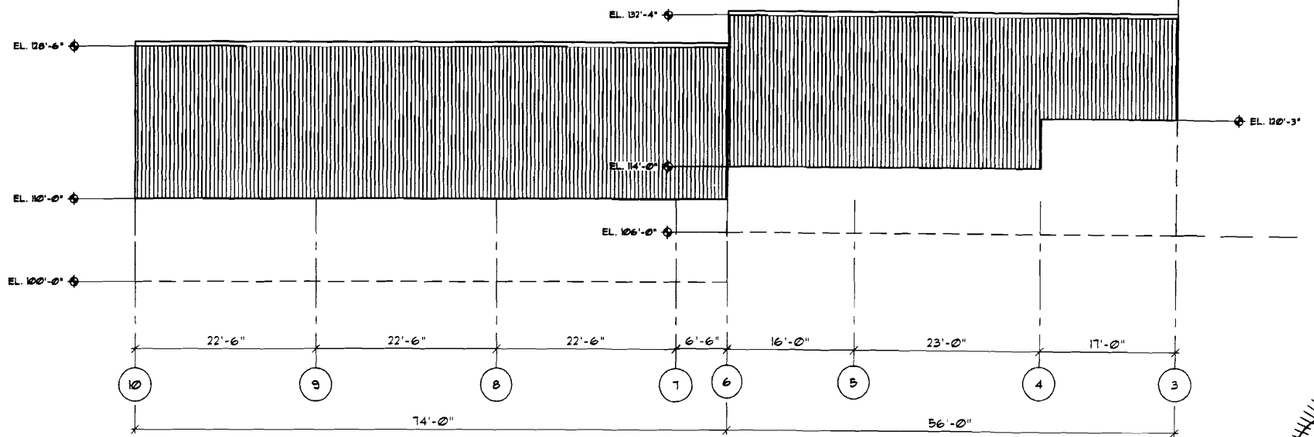
DRAWING TITLE:
ELEVATIONS

DRAWN BY: HM
CHECKED BY: ENG.
PROJECT NUMBER: –
DRAWING NUMBER:
A-2

SCALE: 1/8"=1'-0" AS SHOWN DETAILS NTS
DATE: 7/30/2007



4 LEFT ELEVATION
1/8" = 1'-0"



3 BACK ELEVATION
1/8" = 1'-0"

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
07-30-07

NUMBER	REVISION	DATE

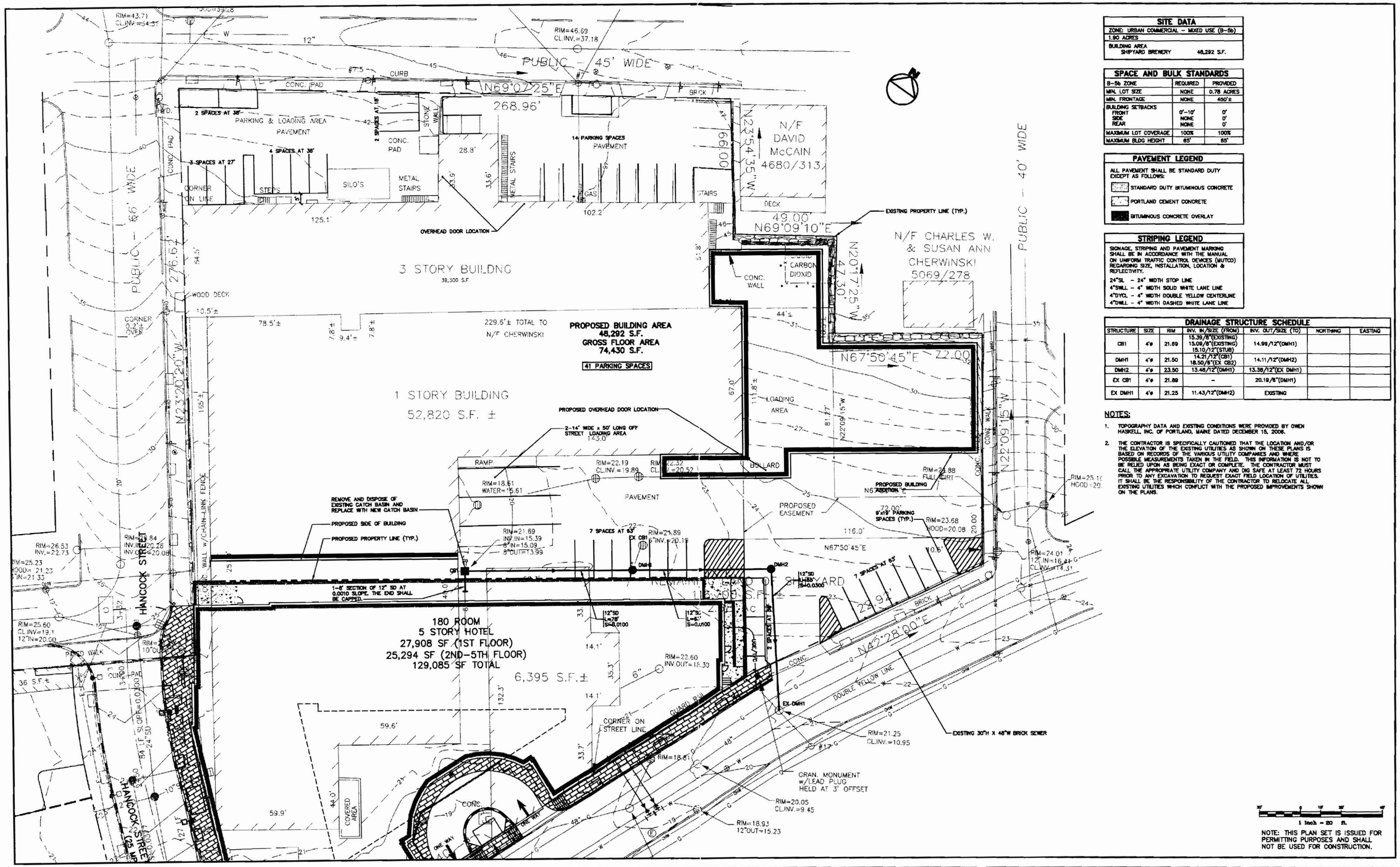
P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

DRAWING TITLE:
ELEVATIONS

DRAWN BY: HM
CHECKED BY: ENG.
PROJECT NUMBER: –
DRAWING NUMBER:
A-3

SCALE: 1/8"=1'-0" AS SHOWN DETAILS NTS
DATE: 7/30/2007



SITE DATA

ZONE: URBAN COMMERCIAL – MIXED USE (B-5b)	
1.90 ACRES	
BUILDING AREA SHIPYARD BREWERY	48,292 S.F.

SPACE AND BULK STANDARDS

B-5b ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	0.78 ACRES
MIN. FRONTAGE	NONE	450'±
BUILDING SETBACKS FRONT SIDE REAR	0'-10' NONE NONE	0' 0' 0'
MAXIMUM LOT COVERAGE	100%	100%
MAXIMUM BLDG HEIGHT	65'	65'

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

- STANDARD DUTY BITUMINOUS CONCRETE
- PORTLAND CEMENT CONCRETE
- BITUMINOUS CONCRETE OVERLAY

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

- 24"SL – 24" WIDTH STOP LINE
- 4"SWLL – 4" WIDTH SOLID WHITE LANE LINE
- 4"DYCL – 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4"DWLL – 4" WIDTH DASHED WHITE LANE LINE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)	NORTHING	EASTING
CB1	4'ø	21.69	15.39/8"(EXISTING) 13.09/8"(EXISTING) 15.10/12"(STUB)	14.99/12"(DMH1)		
DMH1	4'ø	21.50	14.21/12"(CB1) 18.50/8"(EX CB2)	14.11/12"(DMH2)		
DMH2	4'ø	23.50	13.48/12"(DMH1)	13.38/12"(EX DMH1)		
EX CB1	4'ø	21.89	–	20.19/8"(DMH1)		
EX DMH1	4'ø	21.25	11.43/12"(DMH2)	EXISTING		

NOTES:

1. TOPOGRAPHY DATA AND EXISTING CONDITIONS WERE PROVIDED BY OWEN HASKELL, INC. OF PORTLAND, MAINE DATED DECEMBER 15, 2006.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision
–	–	–

Issued For	Date	By
–	–	–

Design: WHS | Draft: DB | Date: FEB 2007
Checked: MPM | Scale: 1"=20' | Job No.: 1614.03
File Name: 1614-03-SP-ALT LAYOUT.dwg

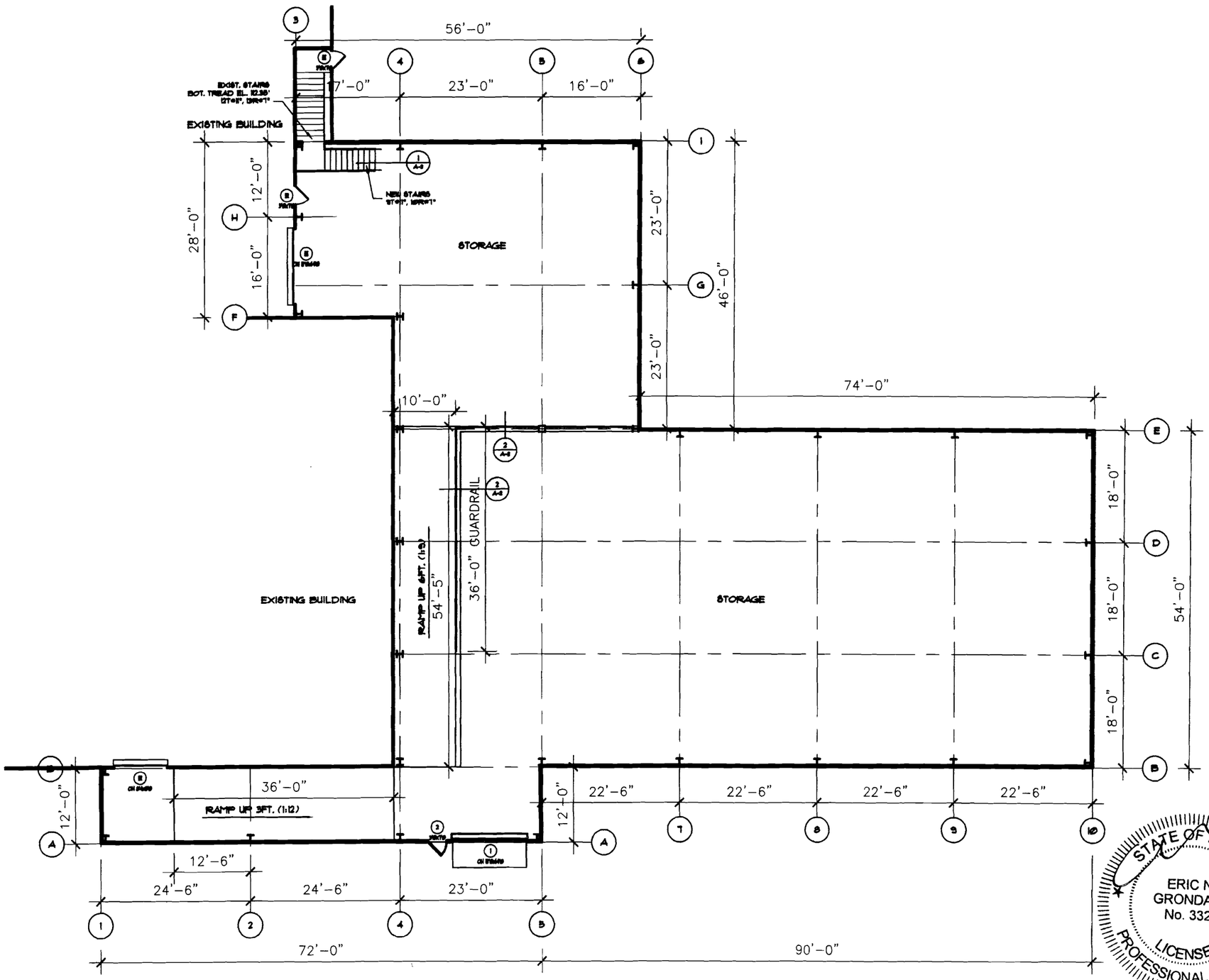
Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Site Layout Plan**

Project: SHIPYARD BREWERY, SITE PLAN AMMENDMENT – PORTLAND, MAINE

Client: **Shipyard Brewery Company, L.L.C**
86 Newbury Street, Portland, ME 04101

Drawing No. *C101A*



STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER
08-08-07

NUMBER	REVISION	DATE

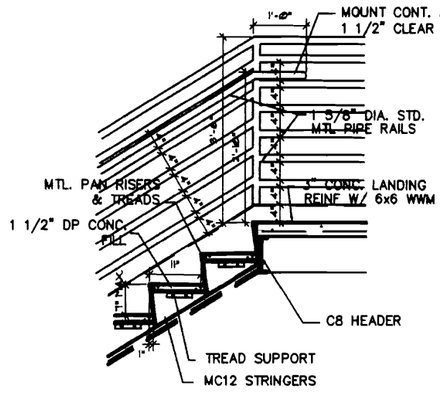
P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-8585, (207)744-0109 fax
E-MAIL @ pedinc@adelphia.net

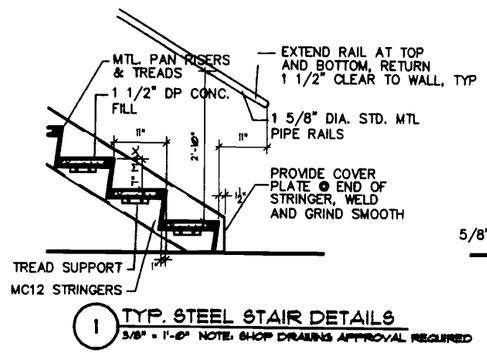
PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

DRAWING TITLE:
FLOOR PLAN

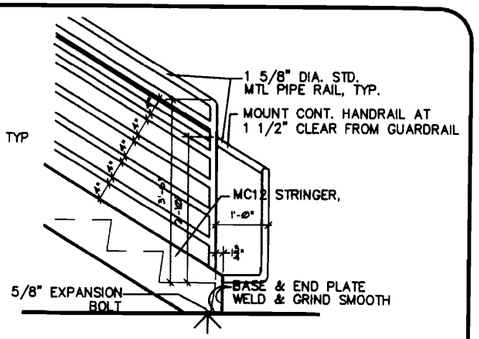
DRAWN BY: -
CHECKED BY: ENG.
PROJECT NUMBER: -
DRAWING NUMBER:
A-1

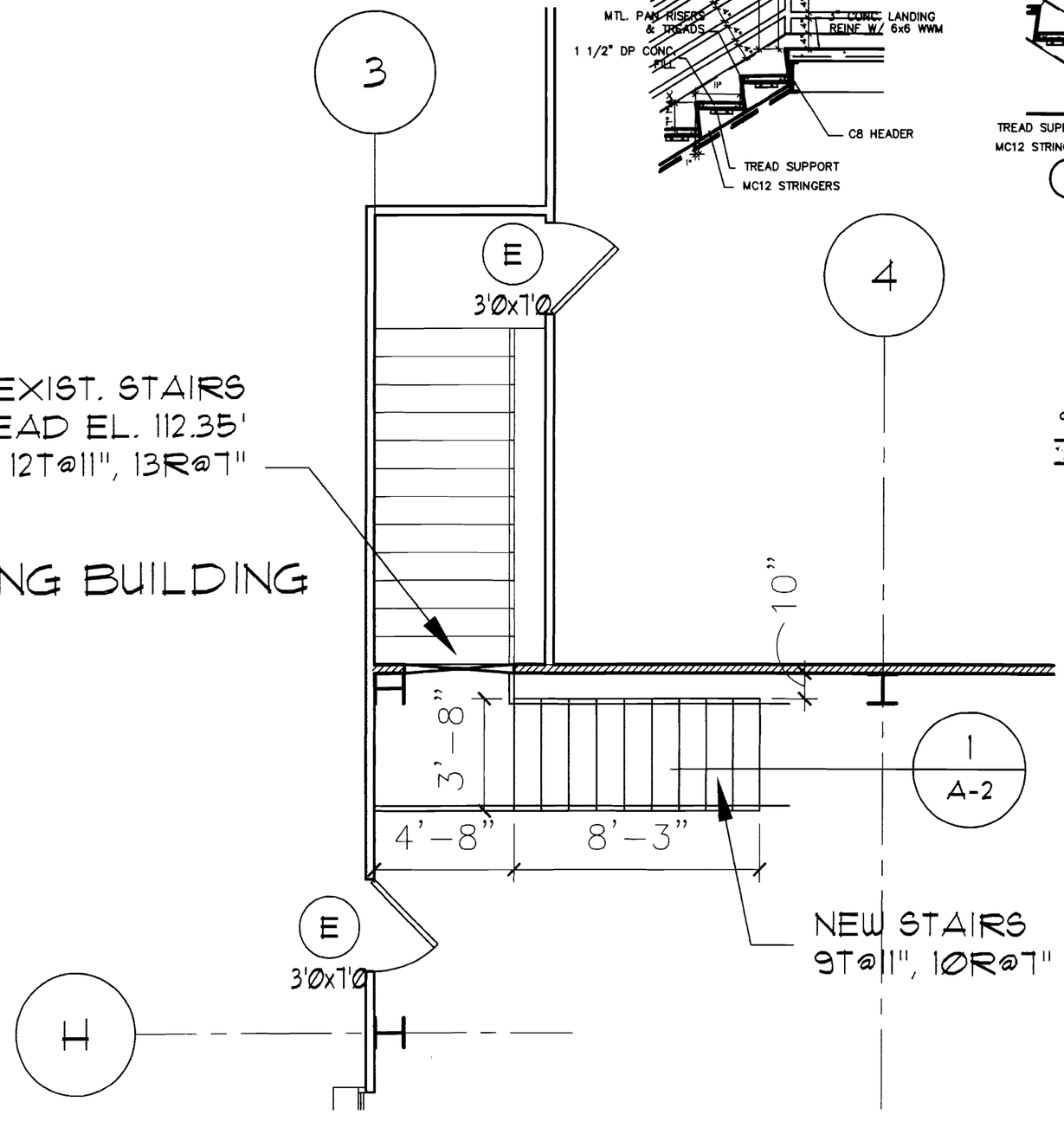
SCALE: 1/16=1'-0" AS SHOWN DETAILS NTS
DATE: 8/8/2007

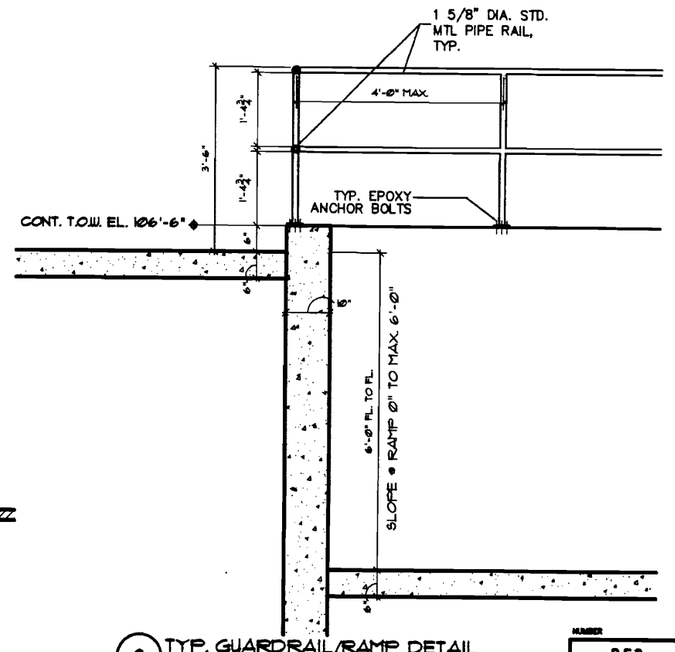




1 TYP. STEEL STAIR DETAILS
3/8" = 1'-0" NOTE: SHOP DRAWING APPROVAL REQUIRED







2 TYP. GUARDRAIL/RAMP DETAIL
3/8" = 1'-0"

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
08-08-07

NUMBER	REVISION	DATE

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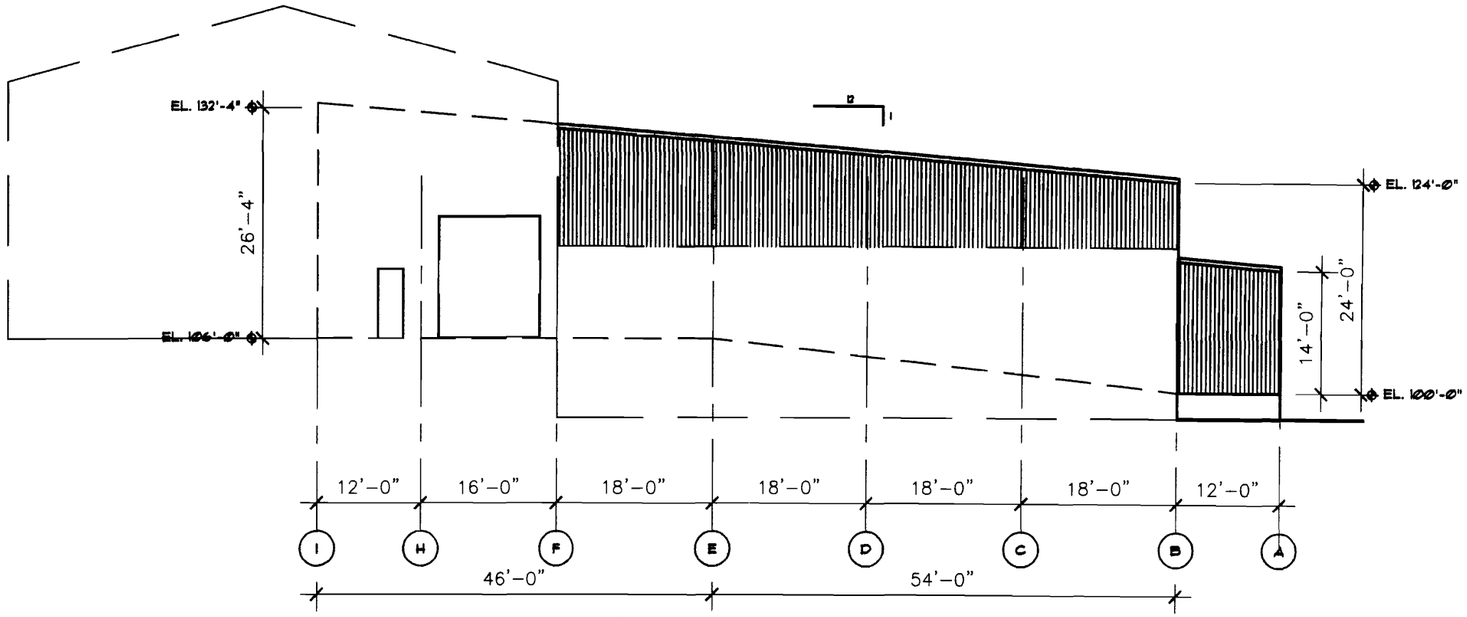
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

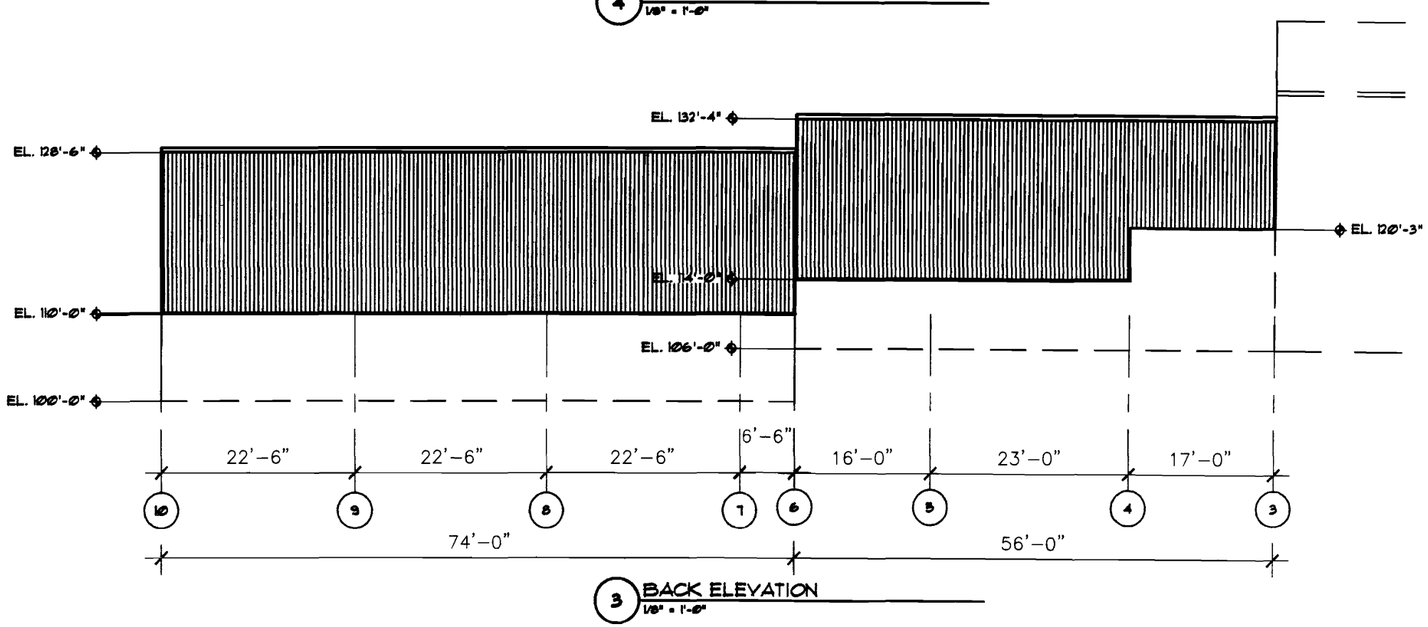
DRAWING TITLE:
STAIR PLAN & DETAILS

DRAWN BY: -
CHECKED BY: ENG.
PROJECT NUMBER: -
DRAWING NUMBER:
A-2

SCALE: - AS SHOWN DETAILS NTS
DATE: 8/8/2007



4 LEFT ELEVATION
1/8" = 1'-0"



3 BACK ELEVATION
1/8" = 1'-0"

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
08/08/07

NUMBER	REVISION	DATE

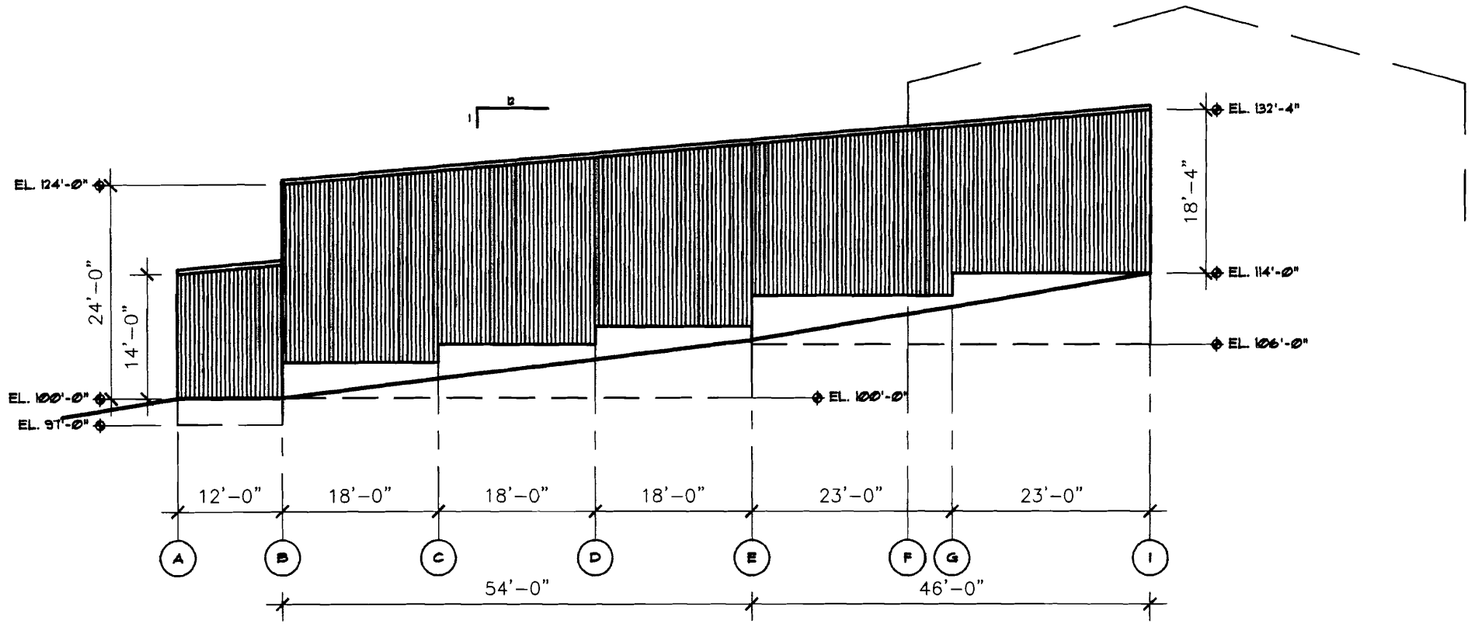
P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

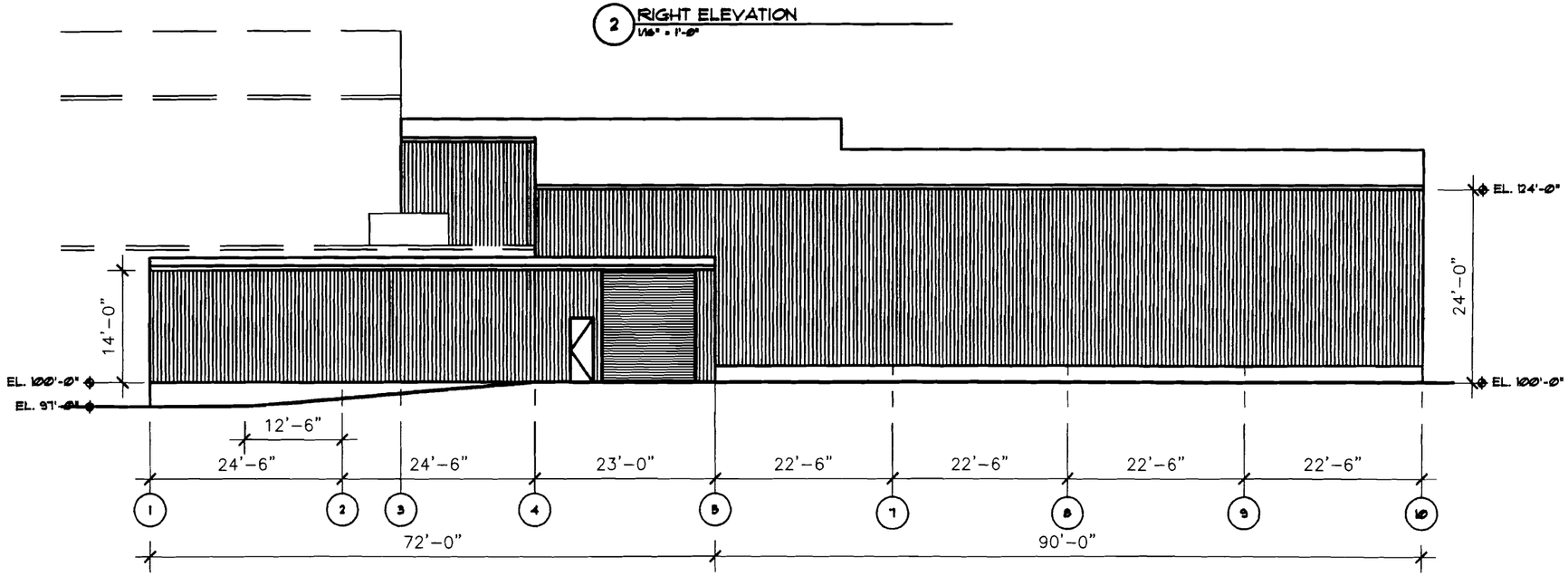
DRAWING TITLE:
ELEVATIONS

DRAWN BY: –
CHECKED BY: ENG.
PROJECT NUMBER: –
DRAWING NUMBER:
A-4

SCALE: – AS SHOWN DETAILS NTS
DATE: 8/8/2007



2 RIGHT ELEVATION
1/16" = 1'-0"



1 FRONT ELEVATION
1/16" = 1'-0"

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
08-08-07

NUMBER	REVISION	DATE

P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

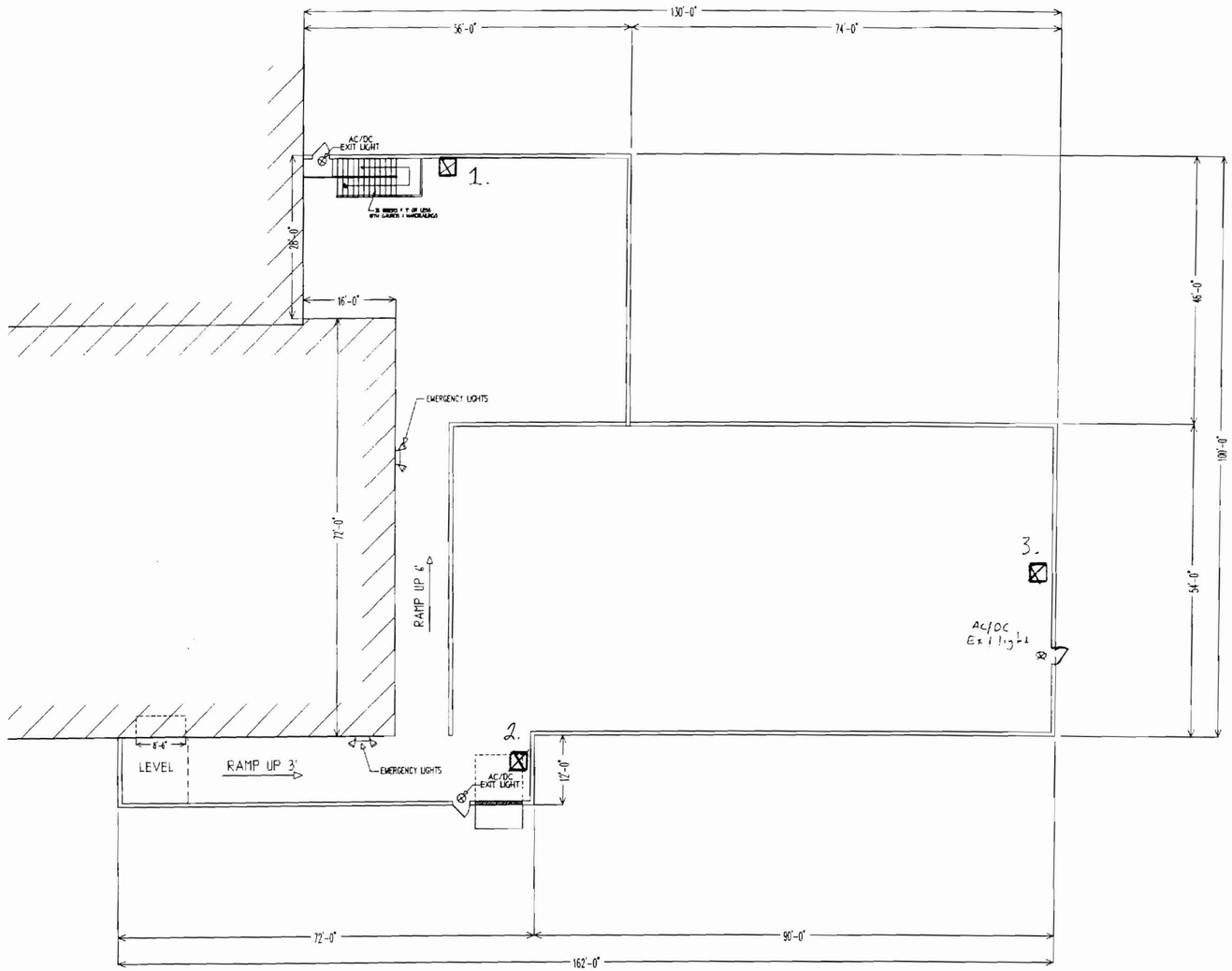
DRAWING TITLE:
ELEVATIONS

DRAWN BY: --
CHECKED BY: ENG.
PROJECT NUMBER: --
DRAWING NUMBER:
A-3

SCALE: -- AS SHOWN DETAILS NTS
DATE: 8/8/2007

Ship Yard Brewery

BACK SIDE



FRONT SIDE

IBC 2003 - USE GROUP S-1 TYPE Vb
NFPA STORAGE OCCUPANCY
TOTAL AREA = 9,308sf
NFPA CODE SUMMARY:
CLASSIFICATION OF HAZARD OF CONTENTS - LOW HAZARD 6.2.2.2
NUMBER OF EXITS = ; 42.2.4.1(3)
TRAVEL DISTANCE NOT LIMITED TABLE 42.2.6

☒ = Fire Extinguishers (3)
10# ABC Extinguishers

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 16 2007
RECEIVED

NUMBER	REVISION	DATE

P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

DRAWING TITLE:
LIFE SAFETY PLAN

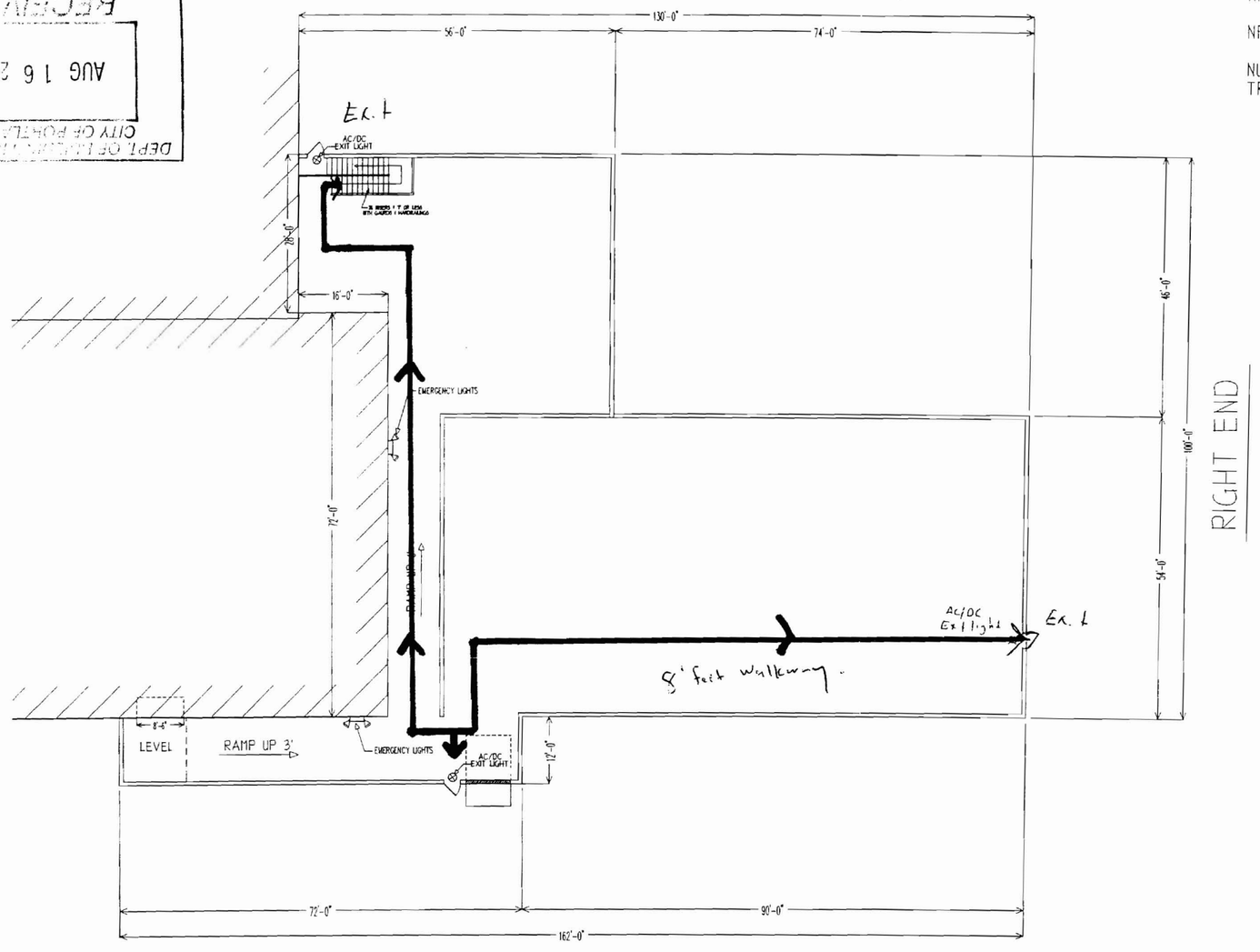
DRAWN BY: RSB
CHECKED BY: ENG.
PROJECT NUMBER: ME-07-2
DRAWING NUMBER:
LSP-2

SCALE: 1/16" = 1'-0" AS SHOWN DETAILS NTS
DATE: 6/12/2007

BACK SIDE

No Rocks System

IBC 2003 - USE GROUP S-1 TYPE Vb
NFPA STORAGE OCCUPANCY
TOTAL AREA = 9,308sf
NFPA CODE SUMMARY:
CLASSIFICATION OF HAZARD OF CONTENTS - LOW HAZARD 6.2.2.2
NUMBER OF EXITS = 2 42.2.4.1(3)
TRAVEL DISTANCE NOT LIMITED TABLE 42.2.6



FRONT SIDE

NUMBER	REVISION	DATE

P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedlic@adelphia.net

PROJECT:
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

DRAWING TITLE:
LIFE SAFETY PLAN

DRAWN BY: RSB
CHECKED BY: ENG.
PROJECT NUMBER: ME-07-2
DRAWING NUMBER:
LSP-2

SCALE: 1/16" = 1'-0" AS SHOWN DETAILS NTS
DATE: 6/12/2007

UGENERAL ERECTION INSTRUCTIONS

1. THE ERECTOR MUST ADHERE TO ALL SAFETY REGULATIONS PERTAINING TO THE ERECTION OF STEEL BUILDINGS. ALL LIFTING DEVICES ARE TO BE SPECIFICALLY DESIGNED TO LIFT THE VARIOUS BUILDING COMPONENTS. SPREADER BARS AND SLINGS ARE TO BE USED TO PREVENT PERMANENT DEFORMATION OF ALL STRUCTURAL MEMBERS. ALL ERECTORS MUST BE FAMILIAR WITH STEELWAY'S ERECTION MANUALS AND GUIDES.

2. ALL ASTM A-325 BOLTS SHOULD BE TIGHTENED USING THE TURN-OF-NUT METHOD SPECIFIED UNDER CLAUSE 23.5 CAN/CSA-S16.1 LATEST EDITION IN SUMMARY. ALL MAINFRAME CONNECTION BOLTS SHALL BE BROUGHT TO A SNUG-TIGHT CONDITION TO ENSURE THAT THE CONNECTION PLATES ARE BROUGHT INTO FULL CONTACT WITH EACH OTHER. "SNUG-TIGHT" IS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING A SPUD WRENCH. WHEN ALL BOLTS ARE SNUG-TIGHT, EACH BOLT SHALL THEN BE TIGHTENED ADDITIONALLY BY THE APPLICABLE AMOUNT OF ROTATION, GIVEN IN TABLE 8 (SHOWN BELOW), WITH TIGHTENING PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT TO ITS FREE EDGES. DURING THIS PROCEDURE THERE SHALL BE NO ROTATION OF THE PART NOT TURNED BY THE WRENCH.

UTABLE 8

UBOLT LENGTH (MEASURED FROM UNDERSIDE OF THE HEAD TO THE EXTREME END OF POINT)	UTURN
UP TO AND INCLUDING 4 BOLT DIAMETERS	1/3
OVER 4 DIAMETERS AND NOT EXCEEDING 8 DIAMETERS OR 8 INCHES	1/2
EXCEEDING 8 DIAMETERS OR 8 INCHES	2/3

NOTES

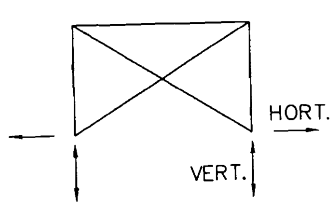
NUT ROTATION IS ROTATION RELATIVE TO A BOLT REGARDLESS OF WHETHER THE NUT OR BOLT IS TURNED. TOLERANCE ON ROTATION: 30 OR UNDER

3. ERECTION SHOULD START AT A BRACED BAY ERECT AND TEMPORARILY SUPPORT FRAMES. TEMPORARY BRACING SHALL BE EMPLOYED WHEREVER NECESSARY TO WITHSTAND ALL LOADS ON THE STRUCTURE INCLUDING WIND. INSTALL EAVE PURLINS, ROOF PURLINS AND WALL GIRTS. INSTALL ROOF AND WALL BRACING AND PLUMB BUILDING IN ACCORDANCE WITH SECTION 30, S16.1 LATEST EDITION.

4. INSTALL LATERAL BRACES TO PURLINS AND GIRTS BEFORE INSTALLING CLADDING. INSTALL ROOF AND WALL CLADDING, FASTENERS AND SEALANTS AS SPECIFIED IN THE ERECTION DRAWINGS AND TECHNICAL MANUAL. DO NOT USE ROOF PANELS FOR WALKING PLATFORMS. ERECTION LOAD ON ROOF PANELS SHOULD BE LIMITED TO LOADS DIRECTLY OVER PURLINS. USE BLOCKING TO KEEP PURLINS AND GIRTS PARALLEL. STEELWAY RECOMMENDS INSTALLING THE WALL PANELS BEFORE INSTALLING THE ROOF PANELS TO ADD RIGIDITY TO THE BUILDING FRAME DURING THE ERECTION PROCESS.

5. FOR MORE DETAILED ERECTION INSTRUCTIONS, SEE STEELWAY'S ERECTION MANUALS.

UBRACING REACTIONS



1. REACTIONS LISTED ARE UNFACTORED IN KIPS.
2. FOR HORIZONTAL REACTIONS, TO THE RIGHT IS POSITIVE AND THE LEFT IS NEGATIVE. RIGID FRAMES ARE TO BE VIEWED FROM THE LEFT END OF THE BUILDING.
3. FOR VERTICAL REACTIONS, UPWARD IS POSITIVE AND DOWNWARD IS NEGATIVE

URESPONSIBILITY

STEELWAY BUILDING SYSTEMS ACCEPTS RESPONSIBILITY FOR THE DESIGN OF THE COMPONENTS SHOWN ON THESE DRAWINGS IN ACCORDANCE WITH THE DESIGN STANDARDS AND LOADS. STEELWAY BUILDING SYSTEMS IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS OR DAMAGES INCURRED IN THE ERECTION OF THE COMPONENTS SHOWN ON THESE DRAWINGS, NOR FOR INSPECTION OF THE ERECTED COMPONENTS TO ASCERTAIN SAME. ENGINEER'S SEAL APPLIES TO THE DESIGN OF STEELWAY BUILDING PRODUCTS ONLY. STEELWAY ASSUMES THAT ALL WINDOWS AND DOORS WILL BE DESIGNED TO WITHSTAND THE WIND LOADS SHOWN AND WILL REMAIN CLOSED DURING PERIODS OF SEVERE WINDS (THIS SENTENCE DOES NOT APPLY TO BUILDINGS DESIGNED AS CATEGORY 3).

USHOP PRIMER

STEELWAY'S STANDARD GREY PRIMER PROVIDES TEMPORARY PROTECTION AGAINST RUST DURING TRANSPORTATION AND WHILE THE BUILDING IS BEING ERECTED. OUR PRIMER IS NOT DESIGNED FOR LONG TERM EXPOSURE TO THE ELEMENTS. IT IS THE ERECTORS RESPONSIBILITY TO PROTECT THE STEEL IF IT IS TO BE STORED ON SITE FOR ANY LENGTH OF TIME. PURLINS/GIRTS SHOULD BE COVERED AND SLOPED TO ALLOW FOR WATER TO DRAIN OFF MATERIAL. PRIMARY STEEL SHOULD BE COVERED AND SAFELY STACKED IN AN UPRIGHT POSITION. WATER THAT IS ALLOWED TO POND ON FLANGES OR WEBS CAN CAUSE THE PRIMER TO LIFT AND FLAKE OFF THE STEEL OVER TIME. STEELWAY WILL NOT BE HELD RESPONSIBLE FOR PAINT DAMAGED BY PONDING WATER. IT IS THE ERECTORS RESPONSIBILITY TO TOUCH UP SHOP PRIMER THAT HAS BEEN DAMAGED DURING ERECTION.

UFIELD WORK

BUILDING COMPONENTS SHALL NOT BE FIELD MODIFIED UNLESS INDICATED ON THESE DRAWINGS OR AUTHORIZATION HAS BEEN GIVEN BY STEELWAY BUILDING SYSTEMS. ALL FIELD WELDING SHOWN ON THESE DRAWINGS IS TO BE DONE BY A CERTIFIED WELDING COMPANY UNDER CSA W47.1.

UMATERIAL SPECIFICATIONS

REFER TO STEELWAY PRODUCT SPECIFICATIONS LISTED ON OUR WEB SITE.

DRAWING SCHEDULE

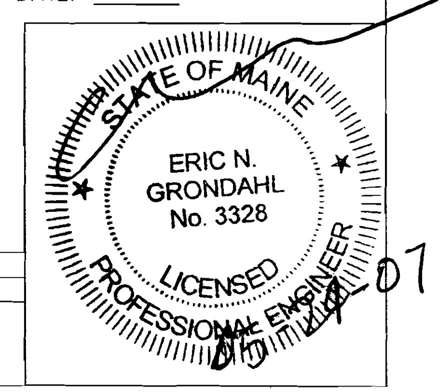
DWG # 73178	DRAWING TITLE
-G1	GENERAL INFORMATION SHEET
-R1	REACTIONS
-R2	REACTIONS
-R3	REACTIONS
-R4	REACTIONS
-R5	REACTIONS
-S1	ANCHOR BOLT PLAN
-S2	ROOF FRAMING PLAN
-S3	ROOF FRAMING PLAN
-S4	FRAME CROSS SECTION
-S5	FRAME CROSS SECTION
-S6	FRAME CROSS SECTION
-S7	FRAME CROSS SECTION
-S8	ENDWALL FRAMING LINES 5 & 1
-S9	ENDWALL FRAMING LINE 3
-S10	ENDWALL FRAMING LINE 4
-S11	ENDWALL FRAMING LINE 6
-S12	ENDWALL FRAMING LINE 10
-S13	SIDEWALL FRAMING LINE I
-S14	SIDEWALL FRAMING LINES B & A
-S15	SIDEWALL FRAMING LINE B
-S16	SIDEWALL FRAMING LINE E
-S17	SIDEWALL FRAMING LINE F

URGENT

THESE DRAWINGS INDICATE OUR UNDERSTANDING OF YOUR ORDER WRITE-UP. PRODUCTION IS PROCEEDING ON THIS BASIS UNLESS STEELWAY BUILDING SYSTEMS IS IMMEDIATELY ADVISED OTHERWISE. YOUR ACCEPTANCE IS IMPLIED.

APPROVAL OF THESE DRAWINGS IS REQUIRED. PRODUCTION WILL NOT BE SCHEDULED UNTIL THIS APPROVAL IS RECEIVED. PLEASE SIGN BELOW AND RETURN TO STEELWAY BUILDING SYSTEMS.

APPROVED BY:__________ DATE: ______

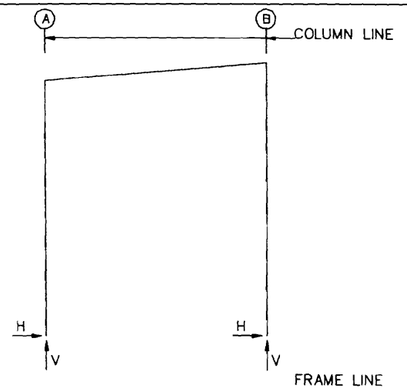


REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

DWG NOT TO SCALE

BUILDER	PROJECT / LOCATION	DWG #
IRISHSPAN INDUSTRIES CO.	SHIPYARD BREWING CO. / PORTLAND, US.	73178-G1

STEELWAY 7825 SPRINGWATER ROAD · AYLMER · ONTARIO CANADA · N5H 2R4 PH · 519 765 2244 WWW.STEELWAY.COM



RIGID FRAME: MAXIMUM REACTIONS (FACTORED), ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. Bolt No	Anc. Bolt D(in)	Base Plate (in) Wid	Base Plate (in) Len	Base Plate (in) Thk	Grout (in)
5 *	A	9	3.0	−3.4	6	−2.9	0.4	4	0.750	6.000	13.00	0.375	0.0
		1	0.6	18.2	8	3.0	−4.1						

5 * Frame lines: 5 4

RIGID FRAME: MAXIMUM REACTIONS (FACTORED), ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. Bolt No	Anc. Bolt D(in)	Base Plate (in) Wid	Base Plate (in) Len	Base Plate (in) Thk	Grout (in)
2 *	A	5	4.0	0.7	6	−4.1	−2.8	4	0.750	6.000	13.00	0.375	0.0
		1	0.4	14.4	4	−1.2	−6.0						
2 *	B	7	4.3	−3.7	2	−4.1	16.9	4	0.750	6.000	13.00	0.375	0.0
		1	−2.0	22.8	5	1.4	−7.0						

2 * Frame lines: 2 1

GENERAL NOTES

1. INFORMATION ON THIS DRAWING IS INTENDED FOR CONSTRUCTION ONLY WHEN BEARING A STEELWAY ENGINEERS SIGNED PROFESSIONAL SEAL AND WHEN FREE OF ANY NOTATIONS STATING OTHERWISE.
2. FOUNDATION DESIGN AND CONSTRUCTION IS NOT THE RESPONSIBILITY OF STEELWAY BUILDING SYSTEMS.
3. THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATIONS.
4. THE ENDWALL WIND LOAD REACTIONS INCLUDE REACTIONS FROM ENDWALL BRACING.
5. COLUMN BASE PLATES ARE DESIGNED ASSUMING A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (fc') OF CONCRETE OF 2,900 P.S.I. (20 MPA) AT 28 DAYS.
6. ANCHOR BOLT DIAMETER, QUANTITY AND PLACEMENT SHOULD BE AS SHOWN.
7. THE EMBEDMENT OF THE ANCHOR BOLTS IN THE CONCRETE IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER. THE FRAME REACTIONS LISTED ARE THE MINIMUM LOADS TO BE DEVELOPED.
8. ALL ANCHOR BOLTS ARE TO BE ASTM A307 OR EQUAL.
9. ALL REACTIONS ARE IN KIPS OR KIP-FEET.
10. MAXIMUM RIGID FRAME REACTIONS INCLUDE WIND AND SEISMIC REACTIONS FROM SIDEWALL BRACING.

RIGID FRAME: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Wind_L1 Horiz	Wind_L1 Vert	Wind_R1 Horiz	Wind_R1 Vert	Wind_L2 Horiz	Wind_L2 Vert
2 *	A	0.05	0.86	0.05	0.72	0.28	12.84	−1.21	−6.57	3.93	0.14	−4.13	−3.27
2 *	B	−0.05	0.91	−0.05	0.75	−1.91	21.18	−3.41	−0.85	1.43	−7.56	−0.49	2.44
5 *	A	0.02	0.93	0.02	0.79	0.53	16.51	0.34	−4.04	2.46	−4.26	−2.94	−0.15

Frame Line	Column Line	Wind_R2 Horiz	Wind_R2 Vert	Seismic_L Horiz	Seismic_L Vert	Seismic_R Horiz	Seismic_R Vert	LnWind_L Horiz	LnWind_L Vert	LnWind_R Horiz	LnWind_R Vert
2 *	A	1.01	3.44	−0.32	−0.72	0.32	0.72	2.67	−3.92	2.67	−3.92
2 *	B	4.35	−4.27	−0.28	0.72	0.28	−0.72	−2.55	−4.29	−2.55	−4.29
5 *	A	−0.81	−0.37	0.00	0.02	0.00	−0.02	2.95	−4.68	2.95	−4.68

2 * Frame lines: 2 1
5 * Frame lines: 5 4

BRACING REACTIONS (UNFACTORED), PANEL SHEAR

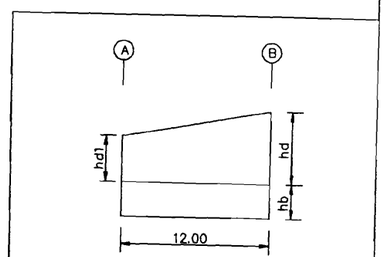
Loc	Wall Line	Col Line	± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft)
L_EW	5	Rigid Frame At Endwall					
F_SW	B	2 ,1	0.8	0.4	0.9	0.5	
R_EW	1	Rigid Frame At Endwall					
B_SW	A	1 ,2	0.8	0.4	0.9	0.5	

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H ar V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	=	12.0
Length (ft)	=	73.4
Eave Height (ft)	=	14.0/15.0
Roof Slope (rise/12)	=	1.0
Dead Load (psf)	=	4.0
Collateral Load (psf)	=	5.0
Live Load (psf)	=	49.0
Snow Load (psf)	=	49.0
Wind Speed (mph)	=	100.0
Wind Code	=	IBC 03
Exposure	=	C
Closed/Open	=	P
Importance − Wind	=	1.10
Importance − Seismic	=	1.00
Seismic Coeff (Fa*Ss)	=	0.60

5. Loading conditions are:
   1 DL+CL+LL
   2 DL+CL+0.75LL+0.75WL1
   3 DL+CL+0.75LL+0.75WL2
   4 0.60DL+WL1
   5 0.60DL+WR1
   6 0.60DL+WL2
   7 0.60DL+WR2
   8 0.60DL+LnWndL
   9 0.60DL−LnWndR



hb =BALANCE SNOW = 49.0 psf
hd =DRIFT SURCHARGE = 103 psf
hd1=DRIFT SURCHARGE = 34 psf
SNOW DRIFT DIAGRAM

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

BUILDER	PROJECT	DWG NOT TO SCALE	DWG #
IRISHSPAN INDUSTRIES INC	SHIPYARD BREWING CO.		73178−R1
	LOCATION PORTLAND, US.		

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

STEELWAY
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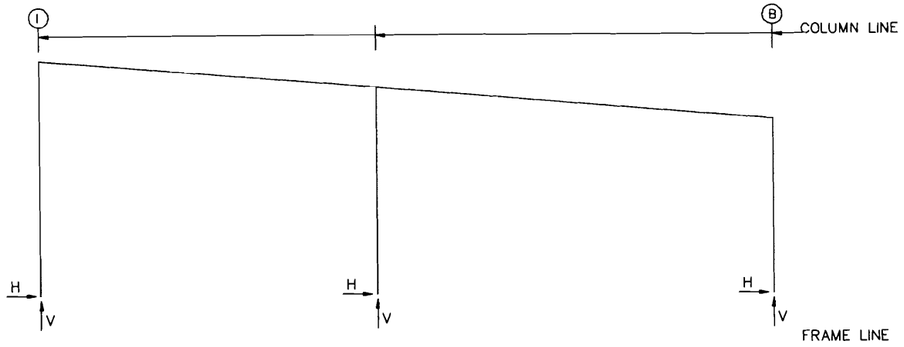
WWW.STEELWAY.COM



RIGID FRAME: MAXIMUM REACTIONS (FACTORED), ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. No	Bolt D(in)	Base Wid	Plate (in) Len	Thk	Grout (in)
		Column Reactions (k)											
5	I	1	9.9	36.7	3	−10.4	−15.8	4	1.000	8.000	17.00	0.625	0.0
		9	5.8	40.7	7	−3.5	−29.8						
5	B	5	8.4	0.6	2	−12.8	35.9	4	1.000	8.000	16.50	0.625	0.0
		1	−9.9	65.0	6	−5.1	−31.7						
5	E	1	0.0	106.7	4	0.0	−39.6	4	1.000	8.000	16.00	1.000	0.0

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	= 100.6
Length (ft)	= 40.6
Eave Height (ft)	= 32.3/24.0
Roof Slope (rise/12)	= 1.0
Dead Load (psf)	= 4.0
Collateral Load (psf)	= 9.0
Live Load (psf)	= 49.0
Snow Load (psf)	= 49.0
Wind Speed (mph)	= 100.0
Wind Code	= IBC 03
Exposure	= C
Closed/Open	= P
Importance − Wind	= 1.10
Importance − Seismic	= 1.00
Seismic Coeff (Fa*Ss)	= 0.60

5. Loading conditions are:
   1 DL+CL+LL
   2 DL+CL+0.75LL+0.75WL1
   3 0.60DL+WL1
   4 0.60DL+WR1
   5 0.60DL+WR2
   6 0.60DL+LnWndL
   7 0.60DL+LnWndR
   8 0.60DL+0.60CL
   9 DL+CL+F1UNB_LL 1
   10 0.60DL+WR1+WS
   11 0.60DL+WP
   12 0.60DL+WL1+WS
   13 DL+CL+0.75LL

RIGID FRAME: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Wind_L1 Horiz	Wind_L1 Vert	Wind_R1 Horiz	Wind_R1 Vert	Wind_L2 Horiz	Wind_L2 Vert
5	I	0.96	3.65	1.45	5.15	7.46	27.85	−10.96	−18.02	−0.96	−15.83	−8.18	−2.97
5	B	−0.96	5.41	−1.45	7.18	−7.46	52.37	−6.39	−21.35	3.00	−23.16	−0.99	−0.90
5	E	0.00	10.24	0.00	15.03	0.00	81.43	0.00	−45.40	0.00	−45.78	0.00	−5.69

Frame Line	Column Line	Wind_R2 Horiz	Wind_R2 Vert	Seismic_L Horiz	Seismic_L Vert	Seismic_R Horiz	Seismic_R Vert	LnWind_L Horiz	LnWind_L Vert	LnWind_R Horiz	LnWind_R Vert	F1UNB_LL 1 Horiz	F1UNB_LL 1 Vert
5	I	1.63	−0.76	−5.16	−1.88	5.16	1.88	−4.10	−32.04	−4.10	−32.04	1.71	15.96
5	B	9.00	−2.64	−4.48	1.63	4.48	−1.63	−4.51	−34.93	−4.51	−34.93	−1.61	−0.70
5	E	0.00	−6.17	0.00	0.24	0.00	−0.24	0.00	−45.06	0.00	−45.06	0.00	18.19

Frame Line	Column Line	F1UNB_LL 2 Horiz	F1UNB_LL 2 Vert
5	I	2.37	−1.95
5	B	−2.26	19.06
5	E	0.00	22.59

ENDWALL COLUMN: REACTIONS (UNFACTORED), ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Dead Vert	Coll Vert	Live Vert	Wind−Left Horiz	Wind−Left Vert	Wind−Right Horiz	Wind−Right Vert	Out−Of−Plane Wd P Horiz	Out−Of−Plane Wd S Horiz	Anc. Bolt No	Anc. Bolt D(in)	Base Plate (in) Wid	Base Plate (in) Len	Base Plate (in) Thk	Grout (in)
		Column_Reactions (k)														
4	B	1.8	2.3	23.9	0.0	−3.6	0.0	−3.6	−2.9	3.1	4	0.875	8.000	8.000	0.375	0.0
4	C	2.2	2.2	11.9	0.0	−3.5	0.3	−8.1	−6.0	6.4	4	0.875	8.000	8.500	0.375	0.0
4	D	2.2	2.1	11.3	3.1	−11.5	0.0	−6.9	−6.4	6.8	4	0.875	8.000	8.500	0.375	0.0
4	E	1.8	1.2	7.4	0.0	−1.1	0.3	−6.2	−6.7	7.2	4	0.875	8.000	8.500	0.375	0.0
4	F	3.7	4.7	20.4	3.1	−15.8	0.0	−10.7	−3.5	3.8	4	0.875	8.000	8.000	0.375	0.0
4	I	2.5	2.5	13.0	0.0	−5.3	0.0	−5.3	−0.1	0.2	4	0.875	8.000	8.500	0.375	0.0
~~6~~	~~B~~	~~2.5~~	~~1.9~~	~~18.2~~	~~0.0~~	~~7.1~~	~~0.0~~	~~7.1~~	~~0.0~~	~~0.1~~	~~2~~	~~0.875~~	~~6.000~~	~~8.500~~	~~0.375~~	~~138~~
~~6~~	~~E~~	~~5.6~~	~~4.4~~	~~24.1~~	~~0.5~~	~~17.2~~	~~0.0~~	~~11.1~~	~~2.3~~	~~2.5~~	~~2~~	~~0.875~~	~~8.000~~	~~8.500~~	~~0.500~~	~~138~~
~~6~~	~~G~~	~~1.3~~	~~0.8~~	~~4.4~~	~~0.0~~	~~2.5~~	~~4.7~~	~~8.6~~	~~5.2~~	~~5.6~~	~~2~~	~~0.875~~	~~6.000~~	~~8.500~~	~~0.375~~	~~138~~
~~6~~	~~I~~	~~1.6~~	~~1.1~~	~~5.9~~	~~0.0~~	~~4.1~~	~~0.0~~	~~4.1~~	~~2.9~~	~~3.1~~	~~2~~	~~0.875~~	~~6.000~~	~~8.500~~	~~0.375~~	~~138~~

BRACING REACTIONS (UNFACTORED), PANEL SHEAR

Wall Loc	Wall Line	Col Line	± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft)
L_EW	4	F	2.3	3.5	3.1	4.7	
		E	0.2	0.4	3.1	4.7	
		D	2.3	3.1	3.1	4.2	
		C	0.2	0.3	3.1	4.2	
~~F_SW~~	~~B~~	~~5 ,6~~	~~10.8~~	~~14.3~~	~~6.2~~	~~8.2~~	
~~R_EW~~	~~6~~	~~E~~	~~0.4~~	~~0.5~~	~~4.5~~	~~5.2~~	
		~~G~~	~~3.6~~	~~4.1~~	~~4.5~~	~~5.2~~	
B_SW	1	5 ,4	~~11.9~~	~~15.1~~	~~6.3~~	~~7.9~~	
			12.6	16.0	6.9	8.8	

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.

PROJECT: SHIPYARD BREWING CO.

LOCATION: PORTLAND, US.

DWG #: 73178−R2

STEELWAY
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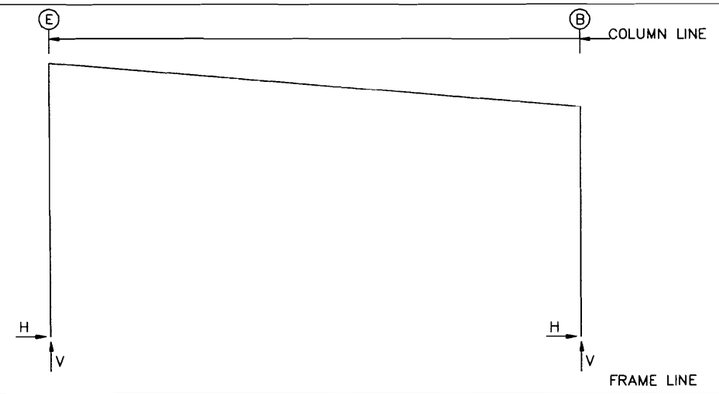

RIGID FRAME: MAXIMUM REACTIONS (FACTORED), ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. Bolt No	Bolt D(in)	Base Plate (in) Wid	Plate (in) Len	Plate (in) Thk	Grout (in)
7 *	E	1	13.4	36.3	2	-9.4	-16.7	6	0.750	6.000	17.25	0.500	0.0
					4	-4.0	-22.7						
7 *	B	3	6.2	-0.6	1	-13.4	40.2	4	0.750	6.000	17.25	0.500	0.0
		1	-13.4	40.2	4	-0.7	-21.0						

7 * Frame lines: 7 8 9

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	=	55.2
Length (ft)	=	74.7
Eave Height (ft)	=	28.6/24.0
Roof Slope (rise/12)	=	1.0
Dead Load (psf)	=	4.0
Collateral Load (psf)	=	5.0
Live Load (psf)	=	49.0
Snow Load (psf)	=	49.0
Wind Speed (mph)	=	100.0
Wind Code	=	IBC 03
Exposure	=	C
Closed/Open	=	P
Importance - Wind	=	1.10
Importance - Seismic	=	1.00
Seismic Coeff (Fa*Ss)	=	0.60

5. Loading conditions are:
   1 DL+CL+LL
   2 0.6ODL+WL1
   3 0.6ODL+WR2
   4 0.6ODL+LnWndL
   5 0.6ODL+WR1+WS
   6 0.6ODL+WP
   7 0.6ODL+WL1+WS

RIGID FRAME: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Wind_L1 Horiz	Wind_L1 Vert	Wind_R1 Horiz	Wind_R1 Vert	Wind_L2 Horiz	Wind_L2 Vert
7 *	E	1.25	3.65	1.13	3.03	10.99	29.58	-10.12	-18.84	-2.55	-16.19	-6.62	-3.49
7 *	B	-1.25	4.26	-1.13	3.34	-10.99	32.59	-0.85	-16.26	5.96	-18.91	0.17	-0.47

Frame Line	Column Line	Wind_R2 Horiz	Wind_R2 Vert	Seismic_L Horiz	Seismic_L Vert	Seismic_R Horiz	Seismic_R Vert	LnWind_L Horiz	LnWind_L Vert	LnWind_R Horiz	LnWind_R Vert
7 *	E	0.94	-0.84	-1.44	-0.82	1.44	0.82	-4.71	-24.90	-4.71	-24.90
7 *	B	6.98	-3.13	-1.04	0.82	1.04	-0.82	0.04	-23.59	0.04	-23.59

7 * Frame lines: 7 8 9

ENDWALL COLUMN: REACTIONS (UNFACTORED), ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Column_Reactions (k) Dead Vert	Coll Vert	Live Vert	Wind-Left Horiz	Wind-Left Vert	Wind-Right Horiz	Wind-Right Vert	Out-Of-Plane Wd P Horiz	Out-Of-Plane Wd S Horiz	Anc. Bolt No	Anc. Bolt D(in)	Base Plate (in) Wid	Base Plate (in) Len	Base Plate (in) Thk	Grout (in)
10	B	0.8	0.5	4.9	0.0	-3.4	0.0	-3.4	-2.4	2.5	2	0.750	6.000	8.500	0.375	0.0
10	C	1.7	1.2	11.7	1.7	-10.3	0.0	-1.4	-4.9	5.3	2	0.750	6.000	8.500	0.375	0.0
10	D	1.8	1.2	11.7	0.0	-5.8	4.9	-14.7	-5.3	5.7	2	0.750	6.000	8.500	0.375	0.0
10	E	1.0	0.5	5.1	0.0	-3.6	0.0	-3.6	-2.9	3.2	2	0.750	6.000	8.500	0.375	0.0

BRACING REACTIONS (UNFACTORED), PANEL SHEAR

Wall Loc	Wall Line	Col Line	± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft)
~~L_EW~~	~~6~~	~~Rigid Frame At Endwall~~					
F_SW		7 ,8	~~3.0~~	~~2.9~~	~~1.9~~	~~1.9~~	
			5.7	5.6	7.7	7.5	
		9 ,10	~~3.0~~	~~2.9~~	~~1.9~~	1.8	
			5.7	5.6	7.7	7.5	
R_EW	10	C	1.3	1.8	1.9	2.6	
		D	3.7	4.9	1.9	2.6	
B_SW	E	10,9	3.2	3.7	1.9	2.2	
		8 ,7	3.2	3.8	1.9	2.3	

GENERAL NOTES

1. INFORMATION ON THIS DRAWING IS INTENDED FOR CONSTRUCTION ONLY WHEN BEARING A STEELWAY ENGINEERS SIGNED PROFESSIONAL SEAL AND WHEN FREE OF ANY NOTATIONS STATING OTHERWISE.
2. FOUNDATION DESIGN AND CONSTRUCTION IS NOT THE RESPONSIBILITY OF STEELWAY BUILDING SYSTEMS.
3. THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATIONS.
4. THE ENDWALL WIND LOAD REACTIONS INCLUDE REACTIONS FROM ENDWALL BRACING.
5. COLUMN BASE PLATES ARE DESIGNED ASSUMING A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (fc') OF CONCRETE OF 2,900 P.S.I. (20 MPA) AT 28 DAYS.
6. ANCHOR BOLT DIAMETER, QUANTITY AND PLACEMENT SHOULD BE AS SHOWN.
7. THE EMBEDMENT OF THE ANCHOR BOLTS IN THE CONCRETE IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER. THE FRAME REACTIONS LISTED ARE THE MINIMUM LOADS TO BE DEVELOPED.
8. ALL ANCHOR BOLTS ARE TO BE ASTM A307 OR EQUAL.
9. ALL REACTIONS ARE IN KIPS OR KIP-FEET.
10. MAXIMUM RIGID FRAME REACTIONS INCLUDE WIND AND SEISMIC REACTIONS FROM SIDEWALL BRACING.

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES, INC.

PROJECT: SHIPYARD BREWING CO.

LOCATION: PORTLAND, US.

DWG #: 73178-R3

STEELWAY
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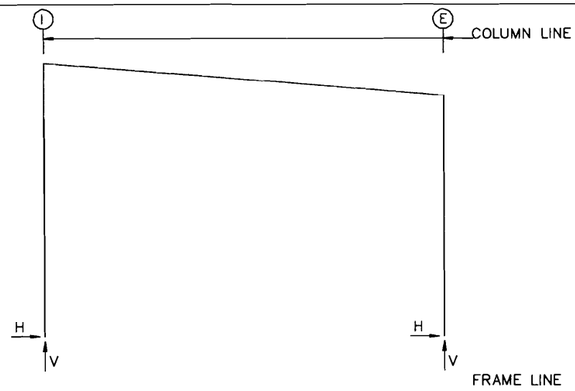
WWW.STEELWAY.COM



RIGID FRAME: MAXIMUM REACTIONS (FACTORED), ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. Bolt No	D(in)	Base Plate (in) Wid	Len	Thk	Grout (in)
5	I	1	9.2	36.6	3	−7.3	−17.5	6	0.750	6.000	17.25	0.500	156
					5	−1.2	−23.5						
5	E	4	7.7	−1.3	2	−10.7	21.2	4	0.750	8.000	13.25	0.500	72.0
		1	−9.2	40.0	5	−3.5	−21.4						

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	=	47.2
Length (ft)	=	40.6
Eave Height (ft)	=	32.3/28.4
Roof Slope (rise/12)	=	1.0
Dead Load (psf)	=	4.0
Collateral Load (psf)	=	9.0
Live Load (psf)	=	49.0
Snow Load (psf)	=	49.0
Wind Speed (mph)	=	100.0
Wind Code	=	IBC 03
Exposure	=	C
Closed/Open	=	P
Importance – Wind	=	1.10
Importance – Seismic	=	1.00
Seismic Coeff (Fa*Ss)	=	0.60

5. Loading conditions are:
   1 DL+CL+LL
   2 DL+CL+0.75LL+0.75WL1
   3 0.60DL+WL1
   4 0.60DL+WR2
   5 0.60DL+LnWndL
   6 0.60DL+0.60CL
   7 0.60DL+WR1+WS
   8 0.60DL+WP
   9 0.60DL+WL1+WS
   10 DL+CL+0.75LL+0.75WL2+0.75WS
   11 DL+CL+0.75LL

RIGID FRAME: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Wind_L1 Horiz	Wind_L1 Vert	Wind_R1 Horiz	Wind_R1 Vert	Wind_L2 Horiz	Wind_L2 Vert
5	I	0.77	3.31	1.31	5.19	7.11	28.14	−7.78	−19.45	0.49	−15.57	−7.20	−4.11
5	E	−0.77	3.90	−1.31	5.62	−7.11	30.48	−4.43	−14.90	4.23	−18.78	−0.48	0.23

Frame Line	Column Line	Wind_R2 Horiz	Wind_R2 Vert	Seismic_L Horiz	Seismic_L Vert	Seismic_R Horiz	Seismic_R Vert	LnWind_L Horiz	LnWind_L Vert	LnWind_R Horiz	LnWind_R Vert
5	I	1.07	−0.23	−1.70	−1.40	1.70	1.40	−1.61	−25.45	−1.61	−25.45
5	E	8.17	−3.64	−1.66	1.40	1.66	−1.40	−3.05	−23.71	−3.05	−23.71

ENDWALL COLUMN: REACTIONS (UNFACTORED), ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Column_Reactions (k) Dead Vert	Coll Vert	Live Vert	Wind−Left Horiz	Wind−Left Vert	Wind−Right Horiz	Wind−Right Vert	Out−Of−Plane Wd P Horiz	Out−Of−Plane Wd S Horiz	Anc. Bolt No	D(in)	Base Plate (in) Wid	Len	Thk	Grout (in)
4	E	1.2	0.7	3.6	0.0	5.2	2.5	−6.0	−3.7	4.0	2	0.750	8.000	8.500	0.375	0.0
4	F	4.1	3.2	17.6	5.2	19.7	0.0	8.5	9.3	10.0	4	0.750	10.00	21.50	0.500	0.0
4	I	2.2	1.3	7.1	0.0	4.9	0.0	4.9	6.2	6.6	2	0.750	10.00	8.500	0.500	0.0
6	E	0.7	0.7	4.0	1.8	−4.9	0.0	1.7	−2.7	2.9	4	0.875	6.000	8.500	0.375	0.0
6	G	1.9	2.2	11.8	0.0	−6.4	3.8	−13.0	−7.1	7.6	4	0.875	8.000	8.500	0.375	0.0
6	I	0.8	0.7	3.8	0.0	−2.7	0.0	−2.7	−3.2	3.4	4	0.875	6.000	8.500	0.375	0.0

BRACING REACTIONS (UNFACTORED), PANEL SHEAR

Wall Loc	Wall Line	Col Line	± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft)
L_EW	4	F	3.9	5.7	2.6	3.7	
		E	1.9	2.7	2.6	3.7	
F_SW	E	4 ,5	6.1	6.7	2.4	2.6	
R_EW	6	E	1.4	1.6	1.8	2.1	
		G	2.9	3.3	1.8	2.1	
B_SW	I	5 ,4	6.4	8.1	2.4	3.0	

GENERAL NOTES

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2. FOUNDATION DESIGN AND CONSTRUCTION IS NOT THE RESPONSIBILITY OF STEELWAY BUILDING SYSTEMS.
3. THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATIONS.
4. THE ENDWALL WIND LOAD REACTIONS INCLUDE REACTIONS FROM ENDWALL BRACING.
5. COLUMN BASE PLATES ARE DESIGNED ASSUMING A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (fc') OF CONCRETE OF 2,900 P.S.I. (20 MPA) AT 28 DAYS.
6. ANCHOR BOLT DIAMETER, QUANTITY AND PLACEMENT SHOULD BE AS SHOWN.
7. THE EMBEDMENT OF THE ANCHOR BOLTS IN THE CONCRETE IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER. THE FRAME REACTIONS LISTED ARE THE MINIMUM LOADS TO BE DEVELOPED.
8. ALL ANCHOR BOLTS ARE TO BE ASTM A307 OR EQUAL.
9. ALL REACTIONS ARE IN KIPS OR KIP−FEET.
10. MAXIMUM RIGID FRAME REACTIONS INCLUDE WIND AND SEISMIC REACTIONS FROM SIDEWALL BRACING.

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.
PROJECT: SHIPYARD BREWING CO.
LOCATION: PORTLAND, US.
DWG #: 73178−R4

STEELWAY
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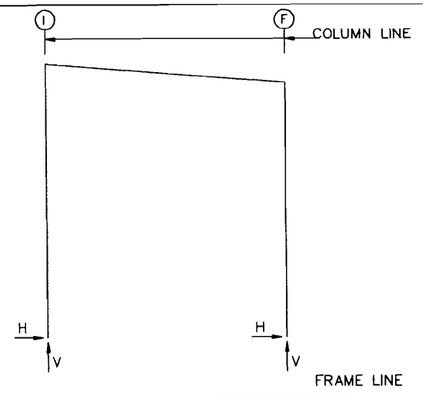


RIGID FRAME: MAXIMUM REACTIONS (FACTORED), ANCHOR BOLTS, & BASE PLATES

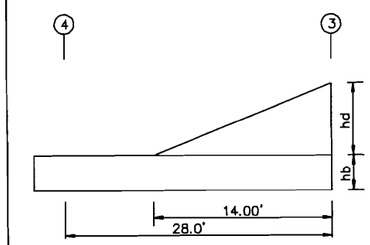
Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Anc. Bolt No	D(in)	Base Plate (in) Wid	Len	Thk	Grout (in)
4	I	3	4.5	9.7	4	-6.0	-2.6	4	0.750	6.000	12.75	0.375	1.50 0.0
		1	2.4	18.4	6	0.9	-14.8						
4	F	5	5.8	-2.5	2	-5.4	11.8	4	0.750	6.000	13.00	0.375	2.00 0.0
		1	-2.4	19.4	6	-4.5	-12.2						

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	=	28.0
Length (ft)	=	18.0
Eave Height (ft)	=	32.3/30.0
Roof Slope (rise/12)	=	1.0
Dead Load (psf)	=	4.0
Collateral Load (psf)	=	5.0
Live Load (psf)	=	49.0
Snow Load (psf)	=	49.0
Wind Speed (mph)	=	100.0
Wind Code	=	IBC 03
Exposure	=	C
Closed/Open	=	P
Importance – Wind	=	1.10
Importance – Seismic	=	1.00
Seismic Coeff (Fa*Ss)	=	0.60

5. Loading conditions are:
   1. DL+CL+LL
   2. DL+CL+0.75LL+0.75WL1
   3. DL+CL+0.75LL+0.75WR1
   4. 0.60DL+WL2
   5. 0.60DL+WR2
   6. 0.60DL+LnWndL
   7. 0.60DL+WR1+WS
   8. 0.60DL+WP
   9. DL+CL+0.75LL+0.75WL2+0.75WS



hb =BALANCE SNOW = 49.0 psf
hd =DRIFT SURCHARGE = 82.0 psf
SNOW DRIFT DIAGRAM

RIGID FRAME: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Wind_L1 Horiz	Wind_L1 Vert	Wind_R1 Horiz	Wind_R1 Vert	Wind_L2 Horiz	Wind_L2 Vert
4	I	0.18	1.54	0.18	1.37	2.02	15.46	-4.77	-11.55	3.57	-6.35	-6.08	-3.52
4	F	-0.18	1.73	-0.18	1.44	-2.01	16.19	-4.69	-4.74	1.02	-9.94	0.24	1.68

Frame Line	Column Line	Wind_R2 Horiz	Wind_R2 Vert	Seismic_L Horiz	Seismic_L Vert	Seismic_R Horiz	Seismic_R Vert	LnWind_L Horiz	LnWind_L Vert	LnWind_R Horiz	LnWind_R Vert
4	I	2.25	1.68	-0.81	-0.80	0.81	0.80	0.81	-15.71	0.81	-15.71
4	F	5.94	-3.52	-0.35	0.80	0.35	-0.80	-4.35	-13.28	-4.35	-13.28

ENDWALL COLUMN: REACTIONS (UNFACTORED), ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Column Reactions (k) Dead Vert	Coll Vert	Live Vert	Wind-Left Horiz	Wind-Left Vert	Wind-Right Horiz	Wind-Right Vert	Out-Of-Plane Wd P Horiz	Out-Of-Plane Wd S Horiz	Anc. Bolt No	D(in)	Base Plate (in) Wid	Len	Thk	Grout (in)
3	F	0.9	0.3	5.9	0.0	4.6	2.4	-6.5	-2.6	2.8	2	0.750	8.000	8.000	0.375	0.0
3	H	1.5	0.8	15.0	3.6	-12.0	0.0	-0.9	-4.6	4.9	2	0.750	8.000	8.500	0.375	0.0
3	I	0.8	0.2	3.9	0.0	-1.4	0.0	-1.4	-2.2	2.3	2	0.750	8.000	8.000	0.375	0.0

BRACING REACTIONS (UNFACTORED), PANEL SHEAR

Wall Loc	Wall Line	Col Line	± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft)
L_EW	3	H	2.7	5.0	0.8	1.5	
		F	1.8	3.3	0.8	1.5	
F_SW	F	3 ,4	3.9	6.0	0.6	0.9	
R_EW	4	Rigid Frame At Endwall					
B_SW	I	4 ,3	4.0	6.7	0.6	0.9	

GENERAL NOTES

1. INFORMATION ON THIS DRAWING IS INTENDED FOR CONSTRUCTION ONLY WHEN BEARING A STEELWAY ENGINEERS SIGNED PROFESSIONAL SEAL AND WHEN FREE OF ANY NOTATIONS STATING OTHERWISE.
2. FOUNDATION DESIGN AND CONSTRUCTION IS NOT THE RESPONSIBILITY OF STEELWAY BUILDING SYSTEMS.
3. THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATIONS.
4. THE ENDWALL WIND LOAD REACTIONS INCLUDE REACTIONS FROM ENDWALL BRACING.
5. COLUMN BASE PLATES ARE DESIGNED ASSUMING A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (fc') OF CONCRETE OF 2,900 P.S.I. (20 MPA) AT 28 DAYS.
6. ANCHOR BOLT DIAMETER, QUANTITY AND PLACEMENT SHOULD BE AS SHOWN.
7. THE EMBEDMENT OF THE ANCHOR BOLTS IN THE CONCRETE IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER. THE FRAME REACTIONS LISTED ARE THE MINIMUM LOADS TO BE DEVELOPED.
8. ALL ANCHOR BOLTS ARE TO BE ASTM A307 OR EQUAL.
9. ALL REACTIONS ARE IN KIPS OR KIP-FEET.
10. MAXIMUM RIGID FRAME REACTIONS INCLUDE WIND AND SEISMIC REACTIONS FROM SIDEWALL BRACING.

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC

PROJECT: SHIPYARD BREWING CO.

LOCATION: PORTLAND, US.

DWG #: 73178-R5

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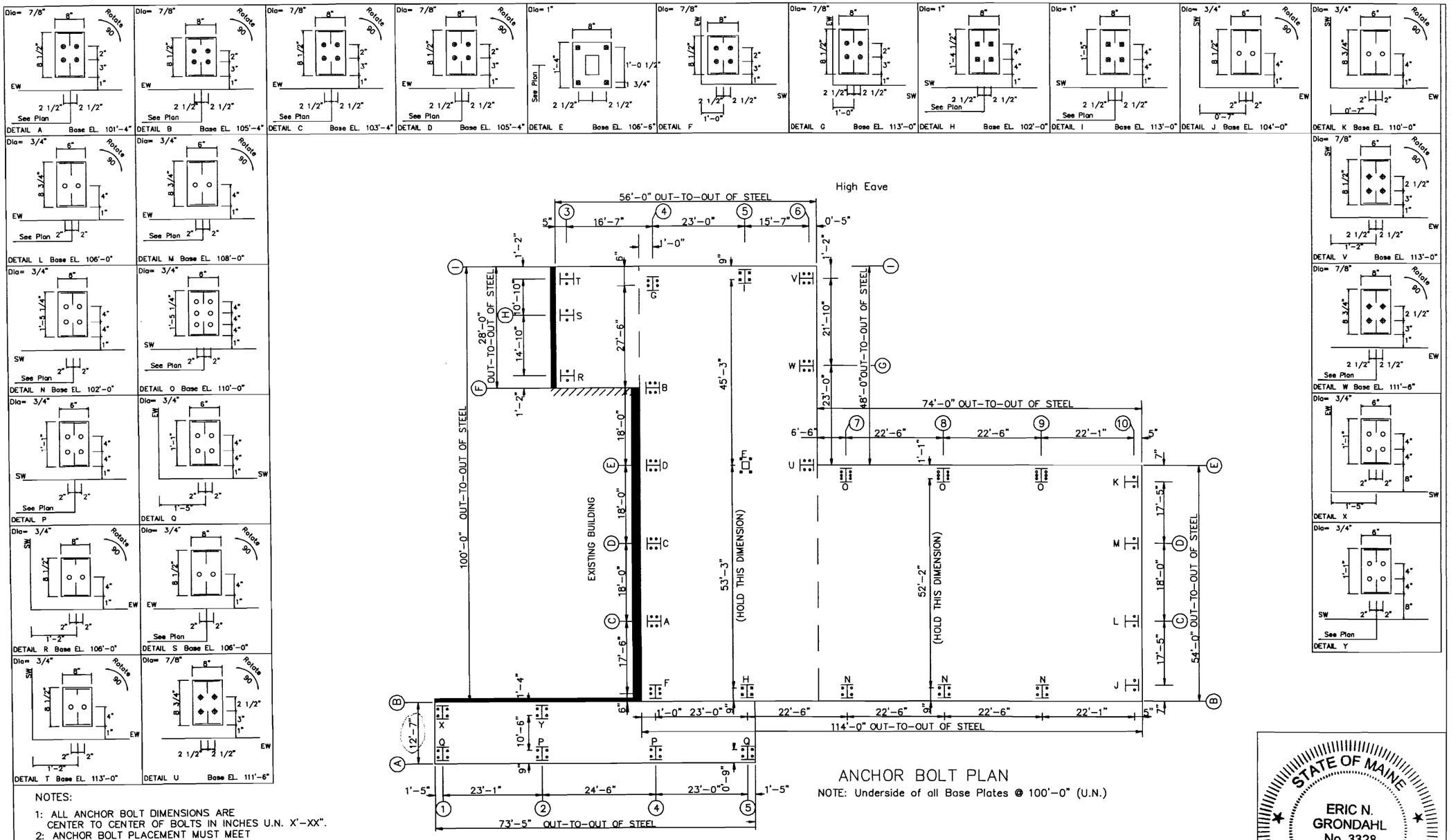

ANCHOR BOLT PLAN

NOTE: Underside of all Base Plates @ 100'-0" (U.N.)

NOTES:

1: ALL ANCHOR BOLT DIMENSIONS ARE CENTER TO CENTER OF BOLTS IN INCHES U.N. X'-XX".
2: ANCHOR BOLT PLACEMENT MUST MEET CAN/CSA S16.1 TOLERANCES.
3: ANCHOR BOLT PROJECTION FROM U/S BASE PLATE. MIN: 2" MAX: 3" (UNLESS NOTED)

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.

PROJECT: SHIPYARD BREWING CO.

LOCATION: PORTLAND, US.

DWG #: 73178-S1

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STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
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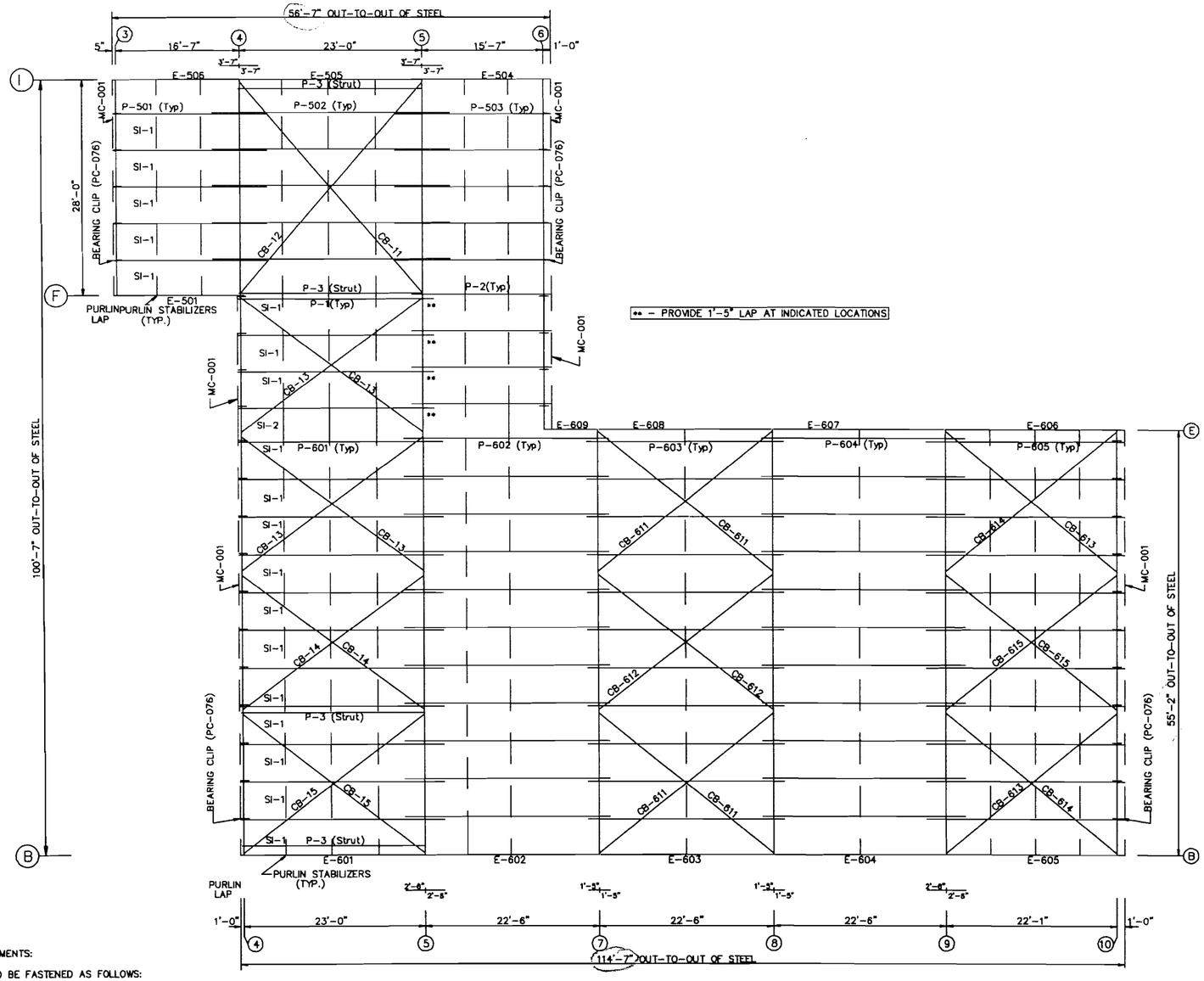

UROOF FRAMING PLAN

MEMBER TABLE ROOF PLAN		
MARK	PART	LENGTH
P-1	12Z12	25'-5"
P-2	12Z13	18'-0"
P-3	H0505188	22'-11 13/16"
SI-1	PS6	4'-10 1/2"
SI-2	PS6	4'-7 1/2"
SI-3	PS6	5'-0 1/2"
CB-11	R10	36'-0"
CB-12	R10	36'-5"
CB-13	CB38	29'-7"
CB-14	R34	29'-7"
CB-15	R78	29'-8"

MEMBER TABLE ROOF PLAN		
MARK	PART	LENGTH
P-501	12Z14	20'-7"
P-502	12Z14	30'-2"
P-503	12Z14	20'-2"
E-501	12E14	16'-11 1/2"
E-504	12E14	16'-6 1/2"
E-505	12E14	22'-11"
E-506	12E14	16'-11 1/2"
SI-1	PS6	4'-10 1/2"
P-601	12Z12	26'-6"
P-602	12Z13	26'-5"
P-603	12Z13	25'-4"
P-604	12Z13	26'-5"
P-605	12Z13	25'-7"
E-601	12E14	23'-11 1/2"
E-602	12E14	22'-5"
E-603	12E14	22'-5"
E-604	12E14	22'-5"
E-605	12E14	23'-0 1/2"
E-606	12E14	23'-0 1/2"
E-607	12E14	22'-5"
E-608	12E14	22'-5"
E-609	12E14	22'-5"
SI-1	PS6	5'-0 1/2"
CB-611	CB38	28'-7"
CB-612	CB38	28'-9"
CB-613	CB38	28'-3"
CB-614	CB38	28'-4"
CB-615	CB38	28'-5"

UROOF
USHEETING
PANELS: 24 Ga. RTL
GALVALUME

RTL-24 SEAMING REQUIREMENTS:

THE ROOF PANELS ARE TO BE FASTENED AS FOLLOWS:
( ) HAND CRIMP ONLY AT EAVE, RIDGE AND EACH CLIP.
( ) TRIPLE LOC (MECHANICALLY SEAMED, SINGLE PASS).
(X) QUAD LOC (MECHANICALLY SEAMED, DOUBLE PASS)
- ALL SAFETY REGULATIONS TO BE FOLLOWED WHEN OPERATING ELECTRICAL SEAMER.
- STEELWAY IS NOT RESPONSIBLE FOR DAMAGE OF SEAMER DUE TO IMPROPER USE.

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.

PROJECT: SHIPYARD BREWING CO.

LOCATION: PORTLAND, US.

DWG #: 73178-S2

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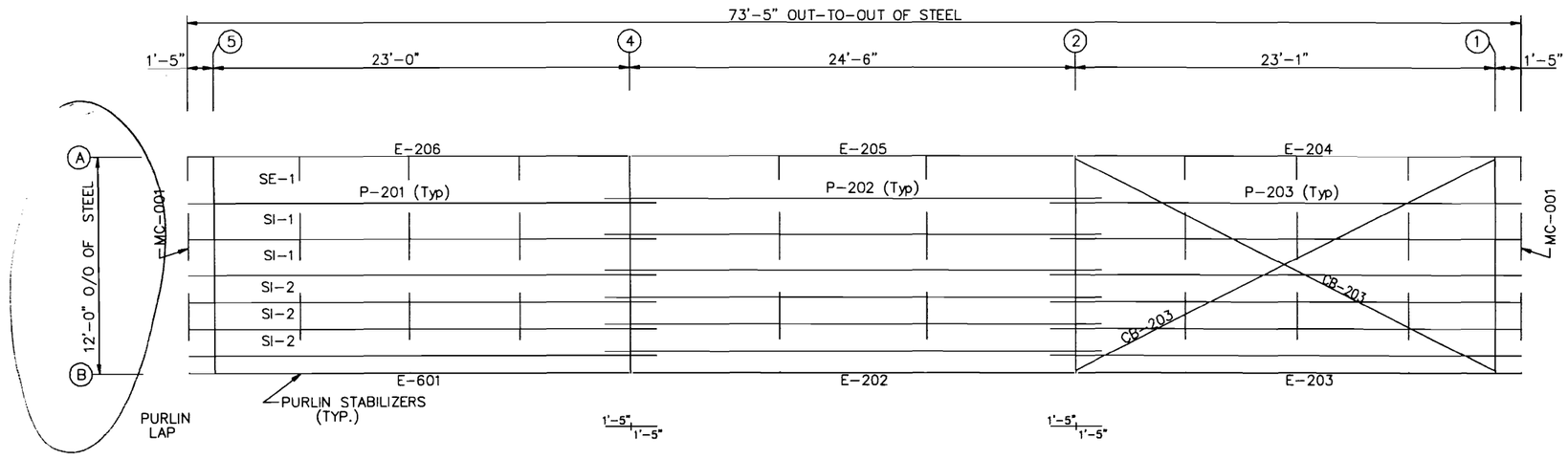
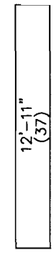
STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

MEMBER TABLE ROOF PLAN		
MARK	PART	LENGTH
P-201	12Z13	25'-10"
P-202	12Z13	27'-4"
P-203	12Z13	25'-11"
E-202	12E14	24'-5"
E-203	12E14	24'-5 1/2"
E-204	12E14	24'-5 1/2"
E-205	12E14	24'-5"
E-206	12E14	24'-4 1/2"
E-601	12E14	23'-11 1/2"
SI-1	PS6	2'-1 1/2"
SI-2	PS6	1'-7 1/2"
SE-1	ESL6	2'-1 1/4"
CB-203	CB38	25'-11"



UROOF FRAMING PLAN



UROOF
USHEETING

PANELS: 24 Ga. RTL
GALVALUME

RTL-24 SEAMING REQUIREMENTS:

THE ROOF PANELS ARE TO BE FASTENED AS FOLLOWS:
( ) HAND CRIMP ONLY AT EAVE, RIDGE AND EACH CLIP.
( ) TRIPLE LOC (MECHANICALLY SEAMED, SINGLE PASS).
(X) QUAD LOC (MECHANICALLY SEAMED, DOUBLE PASS)
- ALL SAFETY REGULATIONS TO BE FOLLOWED WHEN OPERATING ELECTRICAL SEAMER.
- STEELWAY IS NOT RESPONSIBLE FOR DAMAGE OF SEAMER DUE TO IMPROPER USE.

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER
IRISHSPAN INDUSTRIES INC

PROJECT
SHIPYARD BREWING CO.

LOCATION
PORTLAND, US.

DWG #
73178-S3

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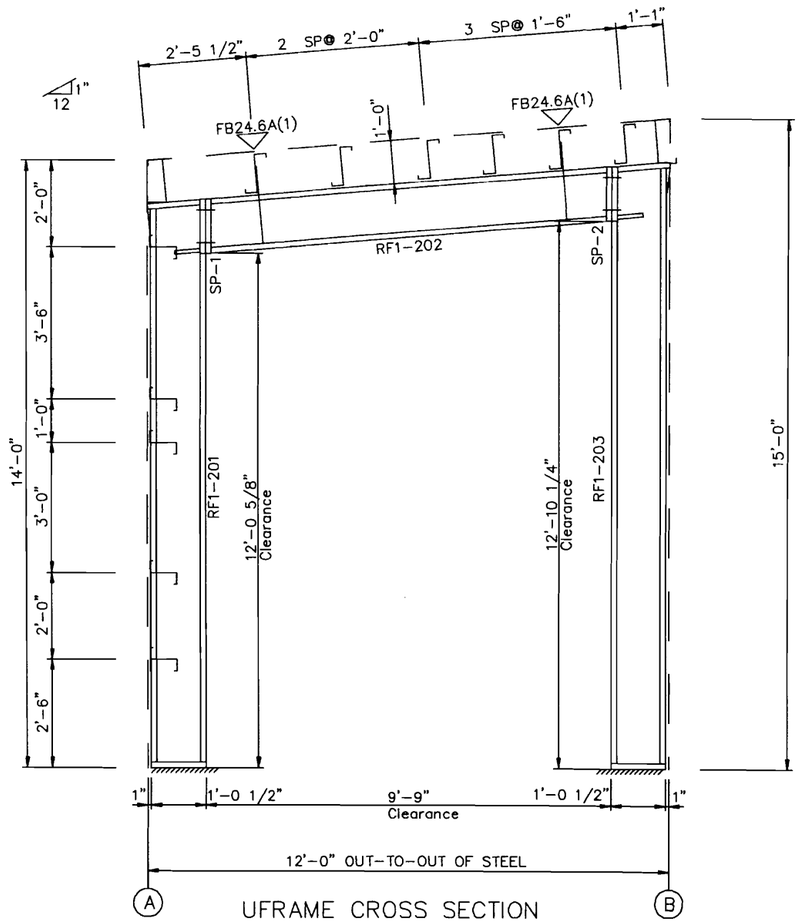
STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

SPLICE PLATES & BOLTS									
Splice Mark	Quan Top	Quan Bot	Quan Int	Bolt Type	Bolt Dia	Bolt Len	Plate Size Wid	Plate Size Thick	Plate Size Length
Sp- 1	2	2	0	A325	0.750	2.25	6"	1/2"	1'-1 1/4"
Sp- 2	2	2	0	A325	0.750	2.25	6"	1/2"	1'-1 1/4"

▽FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in), (1)=one side
A - L2X13GA

MEMBER SIZE TABLE (in)					
PIECE	WEB DEPTH START/END	WEB PLATE THICK	WEB PLATE LENGTH	OUTSIDE FLANGE W x T x LEN	INSIDE FLANGE W x T x LEN
RF1-201	12.0/12.0	0.140	156.4	6 x 1/4" x 155.4 6 x 1/4" x 12.8	6 x 1/4" x 143.5
RF1-202	12.0/12.0	0.140	116.9	6 x 1/4" x 115.9	6 x 1/4" x 115.9
RF1-203	12.0/12.0	0.140	167.2	6 x 1/4" x 12.8 6 x 1/4" x 167.2	6 x 1/4" x 153.2



UFRAME CROSS SECTION
FOR FRAME LINE 2 1

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER	PROJECT	DWG #
IRISHSPAN INDUSTRIES INC	SHIPYARD BREWING CO.	73178-S4
	LOCATION PORTLAND, US.	

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STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

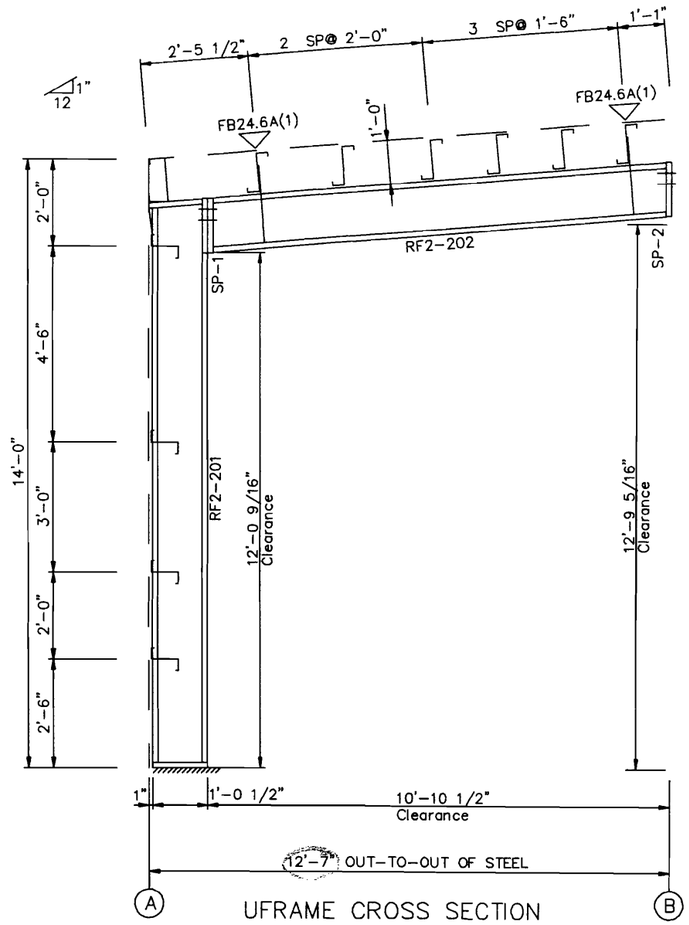
SPLICE PLATES & BOLTS

Splice Mark	Quan Top	Quan Bot	Quan Int	Bolt Type	Bolt Dia	Bolt Len	Plate Size Wid	Plate Size Thick	Plate Size Length
Sp- 1	4	0	0	A325	0.750	2.00	6"	3/8"	1'-1 1/4"
Sp- 2	4	0	0	A325	0.750	1.75	6"	3/8"	1'-1 1/4"

▽FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in), (1)=one side
A – L2X13GA

MEMBER SIZE TABLE (in)

PIECE	WEB DEPTH START/END	WEB PLATE THICK	WEB PLATE LENGTH	OUTSIDE FLANGE W x T x LEN	INSIDE FLANGE W x T x LEN
RF2-201	12.0/12.0	0.140	156.4	6 x 1/4" x 155.4 6 x 1/4" x 12.8	6 x 1/4" x 143.5
RF2-202	12.0/12.0	0.140	131.1	6 x 1/4" x 130.1	6 x 1/4" x 130.1



UFRAME CROSS SECTION
FOR FRAME LINE 5 4

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC
PROJECT: SHIPYARD BREWING CO.
LOCATION: PORTLAND, US.
DWG #: 73178-S5

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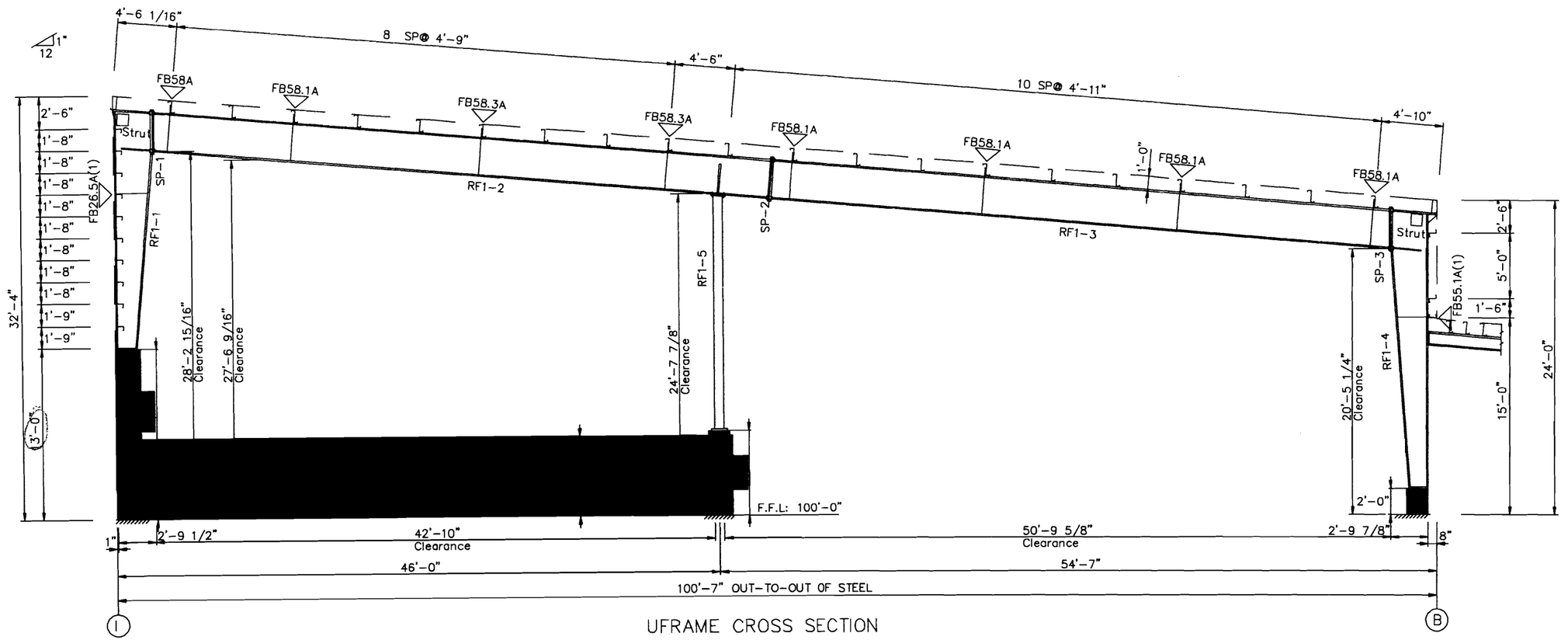
SPLICE PLATES & BOLTS								CAP PLATE BOLTS				
Splice Mark	Quan Top	Bot	Int	Bolt Type	Dia	Len	Plate Size Wid Thick Length	Col Id	Qnt	Typ	Dia	Len
Sp- 1	4	4	0	A325	1.250	3.50	10" 3/4" 3'-7"	RF1-5	4	A325	0.750	2.75
Sp- 2	4	4	0	A325	0.875	3.00	8" 3/4" 3'-6 3/4"					
Sp- 3	4	4	0	A325	1.250	3.50	10" 3/4" 3'-7 1/4"					

▽FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in), (1)=one side
A – L2X13GA

MEMBER SIZE TABLE (in)					
PIECE	WEB DEPTH START/END	WEB PLATE THICK	WEB PLATE LENGTH	OUTSIDE FLANGE W x T x LEN	INSIDE FLANGE W x T x LEN
RF1-1	16.0/33.0	0.180	218.6	6 x 1/4" x 218.6 8 x 5/16" x 33.8	6 x 1/4" x 178.5
RF1-2	33.0/33.0	0.250	104.5	8 x 5/16" x 104.5	8 x 5/16" x 253.9
	33.0/33.0	0.200	152.2	8 x 1/2" x 152.2	8 x 5/8" x 309.6
	33.0/33.0	0.313	240.0	8 x 5/8" x 309.6	
	33.0/33.0	0.313	69.6		
RF1-3	33.0/33.0	0.313	240.0	8 x 1/2" x 564.6	8 x 1/2" x 567.4
	33.0/33.0	0.313	240.0		
	33.0/33.0	0.313	87.4		
RF1-4	33.0/16.2	0.200	240.0	8 x 1/2" x 33.8	6 x 5/8" x 216.7
	16.2/15.0	0.200	14.1	6 x 1/4" x 251.4	
RF1-5	H0707250				



UFRAME CROSS SECTION
FOR FRAME LINE 5

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER	PROJECT	DWG #
IRISHSPAN INDUSTRIES INC.	SHIPYARD BREWING CO.	73178-S6
	LOCATION: PORTLAND, US.	

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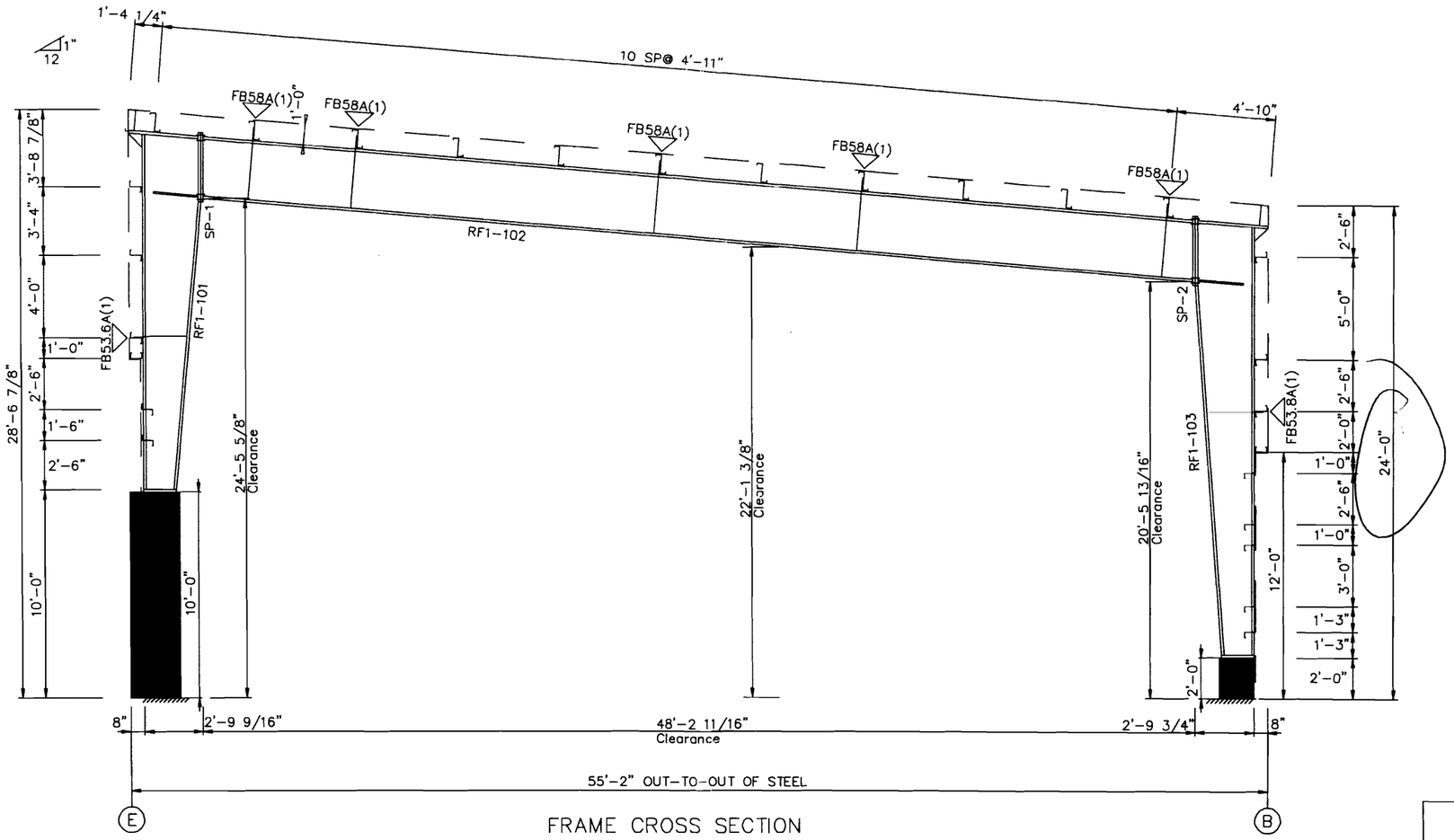
SPLICE PLATES & BOLTS									
Splice Mark	Quan Top	Bot	Int	Type	Dia	Len	Plate Size Wid	Thick	Length
Sp- 1	4	4	0	A325	0.750	2.50	6"	5/8"	3'-6 1/2"
Sp- 2	4	4	0	A325	0.750	2.75	6"	3/4"	3'-6 1/2"

▽FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in), (1)=one side
A - L2X13GA

MEMBER SIZE TABLE (in)					
PIECE	WEB DEPTH START/END	WEB PLATE THICK	WEB PLATE LENGTH	OUTSIDE FLANGE W x T x LEN	INSIDE FLANGE W x T x LEN
RF1-101	16.0/33.0	0.180	209.3	6 x 1/4" x 209.3 6 x 5/16" x 33.8	6 x 5/16" x 169.6
RF1-102	33.0/33.0	0.250	240.0	6 x 5/16" x 578.7	6 x 1/4" x 578.7
	33.0/33.0	0.250	240.0		
	33.0/33.0	0.250	101.5		
RF1-103	33.0/17.1	0.180	240.0	6 x 5/16" x 33.8	6 x 1/2" x 217.5
	17.1/16.0	0.180	14.6	6 x 1/4" x 251.8	



FRAME CROSS SECTION
FOR FRAME LINE 7 8 9

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES, INC.
PROJECT: SHIPYARD BREWING CO.
LOCATION: PORTLAND, US.
DWG #: 73178-S7

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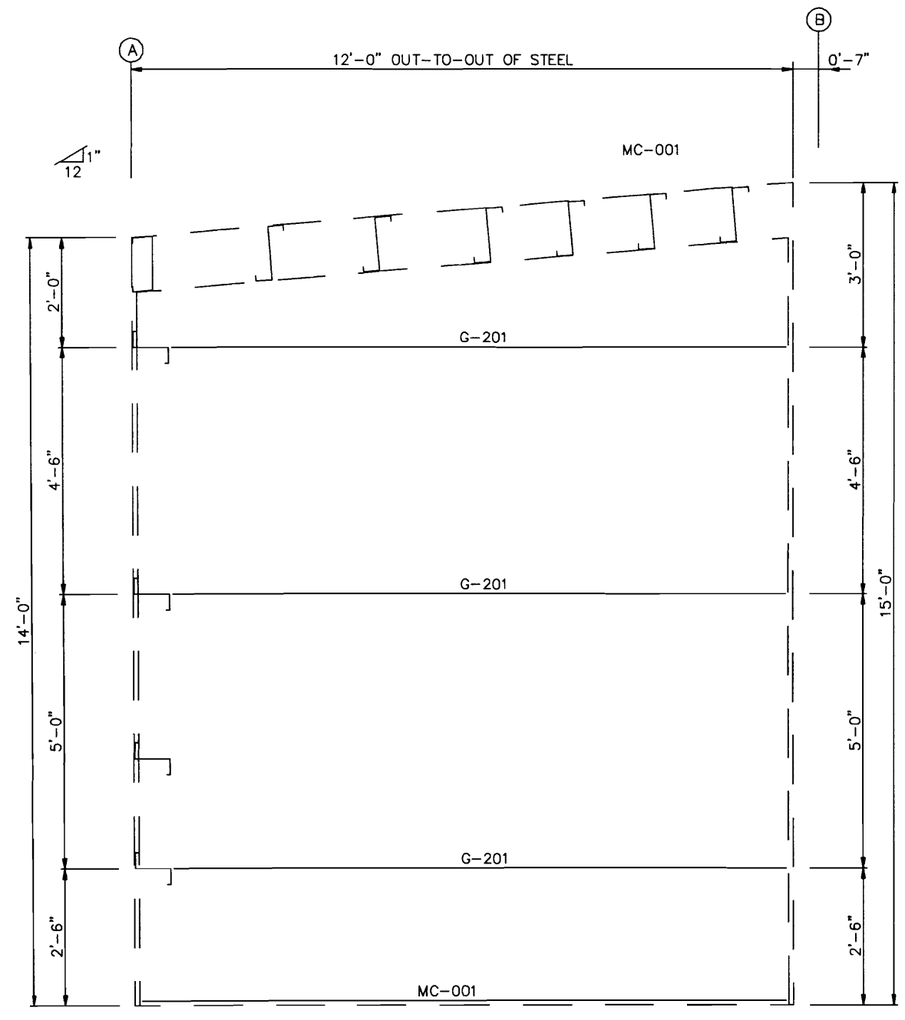
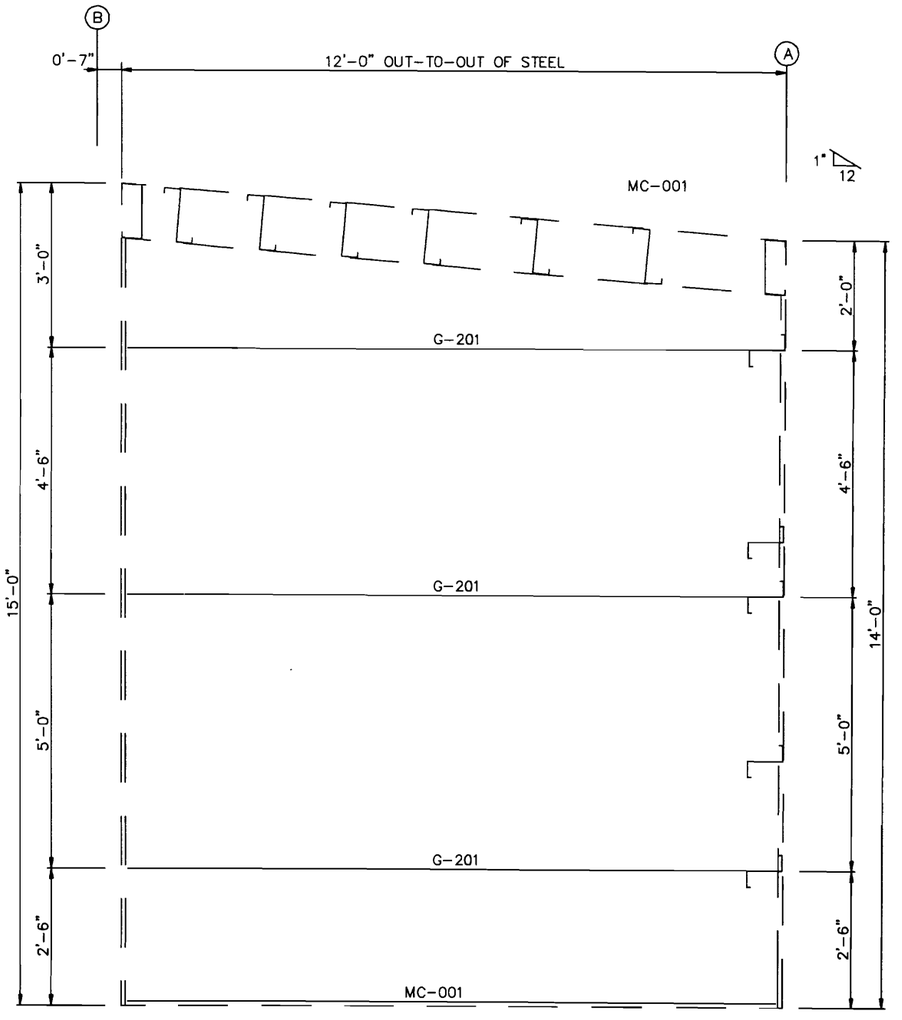
STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

MEMBER TABLE FRAME LINE 5 & 1		
MARK	PART	LENGTH
G-201	08Z16	12'-0"



UENDWALL FRAMING: FRAME LINE 5



UENDWALL FRAMING: FRAME LINE 1

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC

PROJECT: SHIPYARD BREWING CO

LOCATION: PORTLAND, US.

DWG #: 73178-S8

STEELWAY
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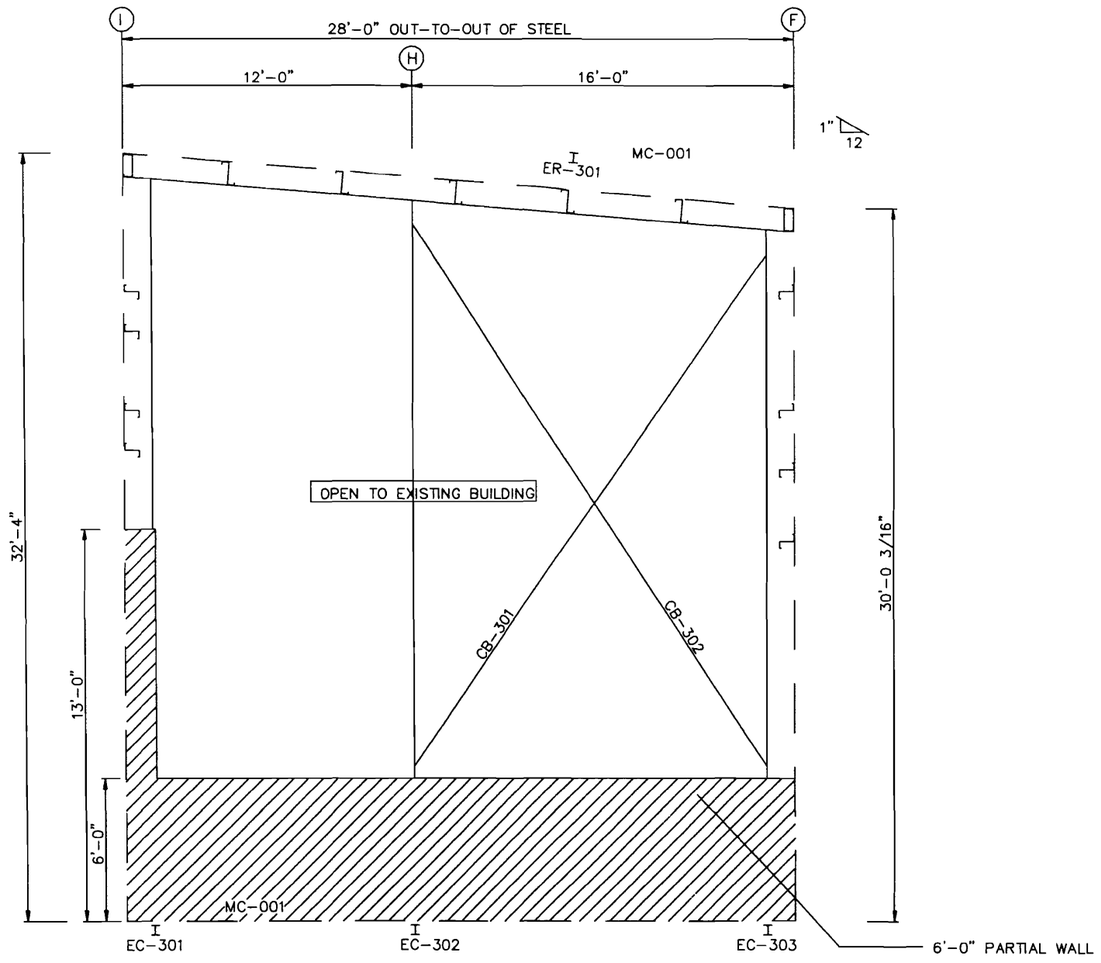
BOLT TABLE FRAME LINE 3 & 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns	4	A325	3/4"	2"

MEMBER TABLE FRAME LINE 3 & 4		
MARK	PART	LENGTH
EC-301	W08X024	~~24' 7 1/16"~~
EC-302	W08X028	~~23' 8 5/16"~~
EC-303	W08X024	~~22' 5 9/16"~~
ER-301	W08X014	26'-6 7/16"
CB-301	R34	~~25'-10"~~
CB-302	R34	~~26'-10"~~



UENDWALL FRAMING: FRAME LINE 3

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC

PROJECT: SHIPYARD BREWING CO

LOCATION: PORTLAND, US.

DWG #: 73178-S9

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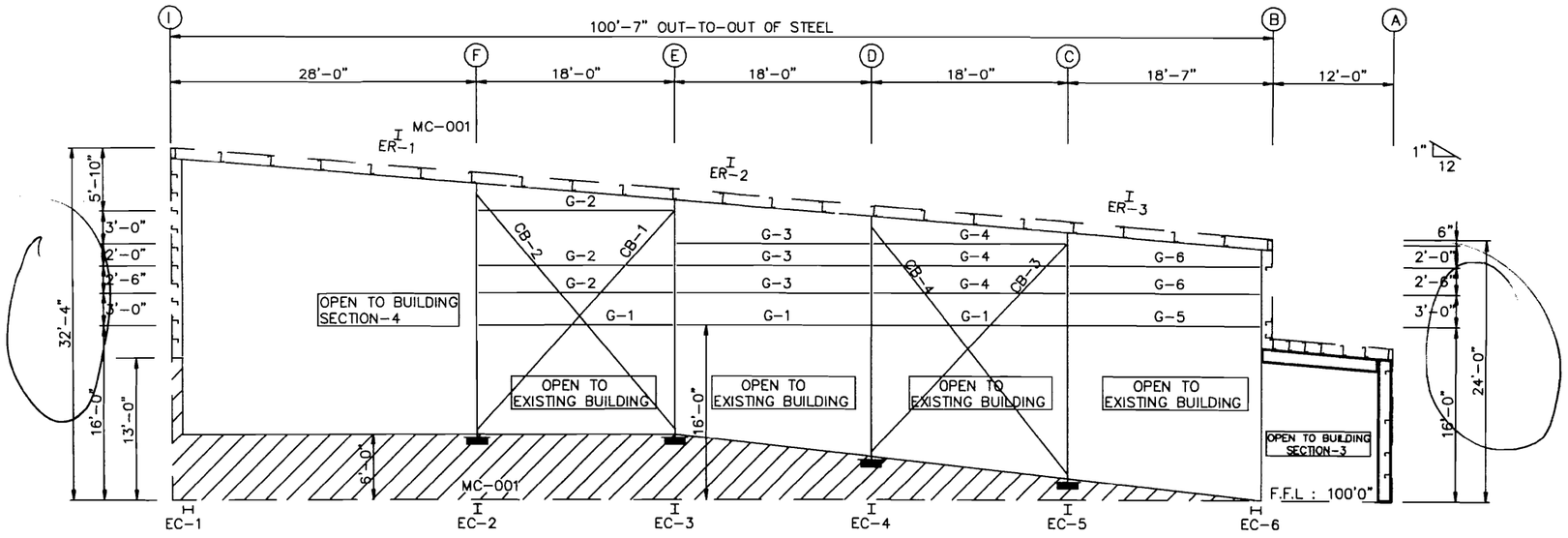
BOLT TABLE FRAME LINE 4 & 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1-ER-2	8	A325	1"	3 1/2"
ER-2-ER-3	8	A325	3/4"	2 1/2"
~~ER-4-ER-5~~	~~8~~	~~A325~~	~~"~~	~~1/2"~~
~~ER-5-ER-6~~	~~8~~	~~A325~~	~~"~~	~~1/2"~~
Corner_Column	4	A325	3/4"	2"
Column	4	A325	3/4"	2"

MEMBER TABLE FRAME LINE 4 & 6		
MARK	PART	LENGTH
EC-1	W08X031	30'-4 13/16"
EC-2	W08X024	28'-1 7/8"
EC-3	W08X031	26'-8 1/16"
EC-4	W08X028	25'-2 1/8"
EC-5	W08X028	23'-8 3/16"
EC-6	W08X024	22'-2 3/4"
ER-1	W10X030	30'-2 5/16"
ER-2	W10X030	30'-1 1/2"
ER-3	W10X030	39'-0 7/16"
G-1	08C16	17'-3"
G-2	08Z12	17'-3"
G-3	08Z13	17'-3"
G-4	08Z14	17'-3"
G-5	08C16	16'-10 1/16"
G-6	08Z13	16'-10 1/16"
CB-1	R34	31'-1"
CB-2	R34	32'-4"
CB-3	CB38	28'-9"
CB-4	CB38	29'-11"



UENDWALL FRAMING: FRAME LINE 4

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.

PROJECT: SHIPYARD BREWING CO.

LOCATION: PORTLAND, US.

DWG #: 73178-S10

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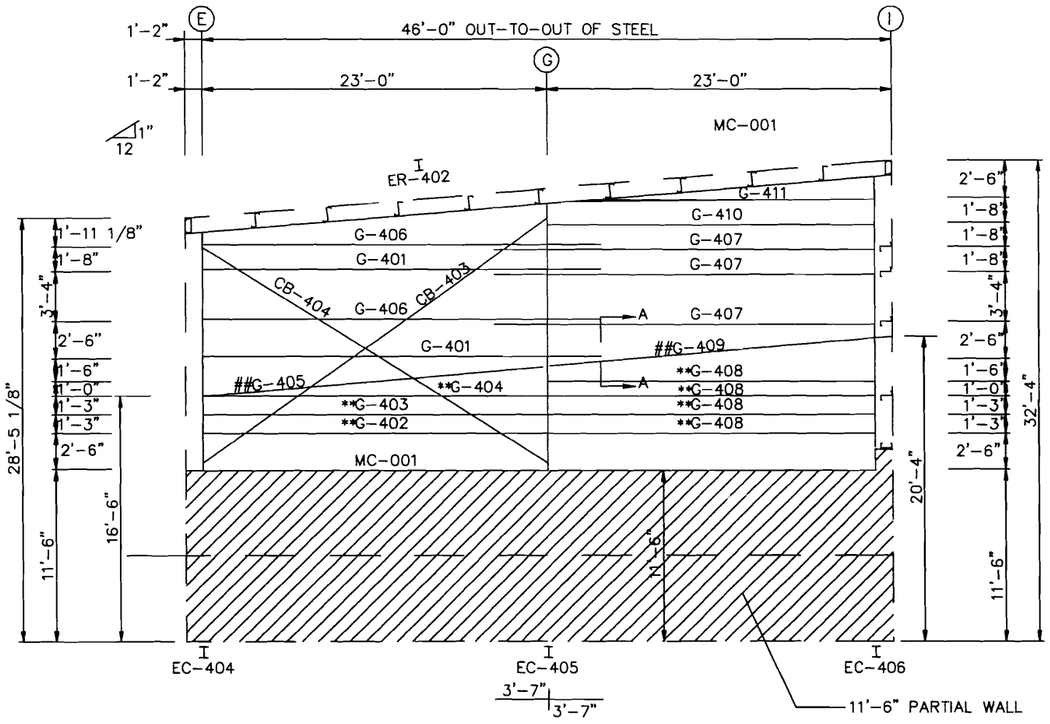
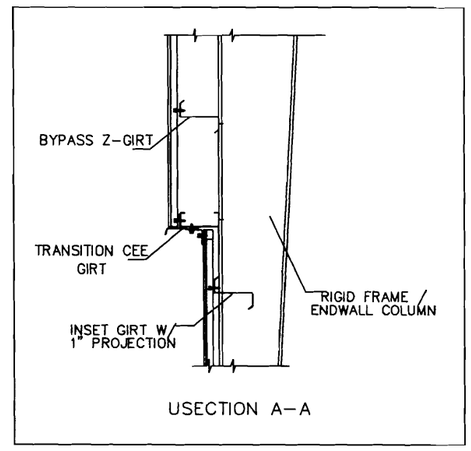
BOLT TABLE FRAME LINE 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns	4	A325	3/4"	2"

MEMBER TABLE FRAME LINE 6		
MARK	PART	LENGTH
EC-404	W08@014	15'-4 1/8"
EC-405	W08@021	17'-3"
EC-406	W08@014	19'-0 11/16"
ER-402	W08@021	45'-9 1/4"
G-401	08Z16	27'-9"
G-402	08Z13	22'-3"
G-403	08Z14	22'-3"
G-404	08Z16	22'-3"
G-405	08C13	~~24'-1 1/2"~~
G-406	08Z14	27'-9"
G-407	08Z16	25'-8 1/2"
G-408	08Z13	21'-1"
G-409	08C14	~~22'-1"~~
G-410	08Z13	22'-4"
G-411	08Z13	17'-2 3/8"
CB-403	CB38	28'-0"
CB-404	CB38	26'-11"



UENDWALL FRAMING: FRAME LINE 6

LEVEL OF GIRT TRANSITION IS VARYING
FROM 16'-6" TO 20'-4" FROM GRID E TO GRID I



USECTION A-A

NOTE:
** - INDICATES GIRTS WHICH ARE INSET Z-GIRTS WITH 1" PROJECTION
- INDICATES GIRTS WHICH ARE BYPASS SIMPLY SUPPORTED C-GIRTS

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.
PROJECT: SHIPYARD BREWING CO.
LOCATION: PORTLAND, US.
DWG #: 73178-S11

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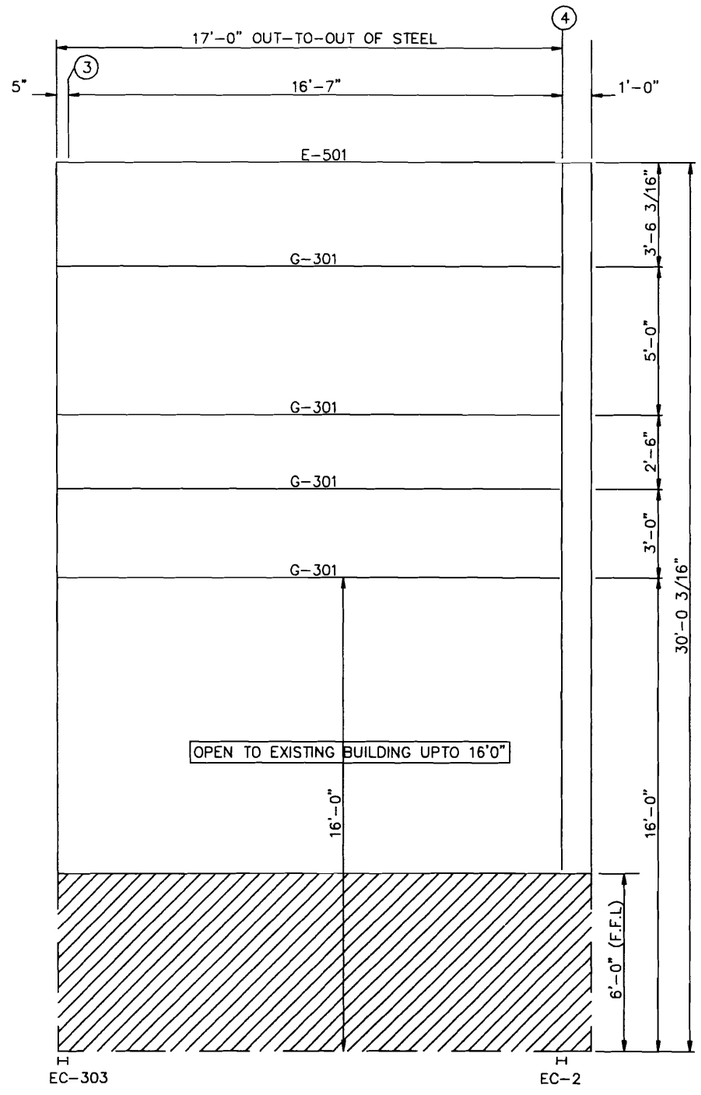
MEMBER TABLE FRAME LINE F & I		
MARK	PART	LENGTH
G-301	08Z13	16'-7 1/2"



USIDEWALL FRAMING: FRAME LINE F

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC

PROJECT: SHIPYARD BREWING CO

LOCATION: PORTLAND,US.

DWG #: 73178-S17

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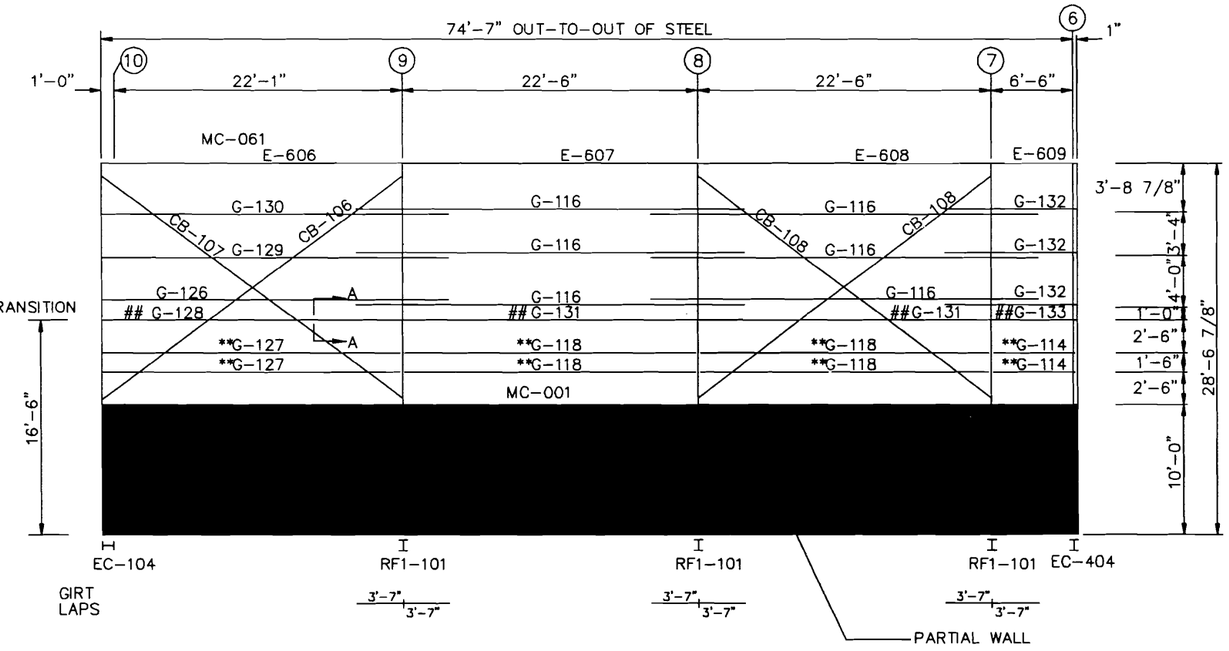
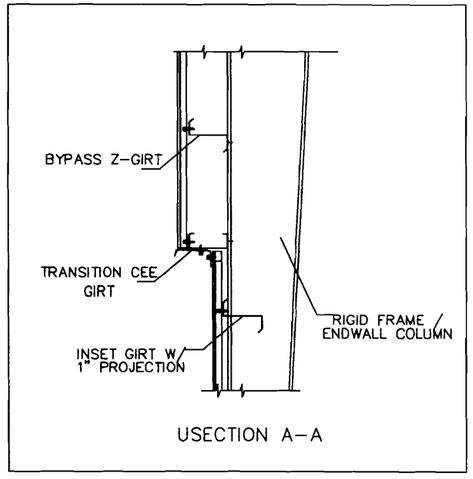
STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

MEMBER TABLE FRAME LINE B & E		
MARK	PART	LENGTH
G-114	08Z16	5'-6"
G-116	08Z16	29'-8"
G-118	08Z13	21'-9"
G-126	08Z16	26'-8"
G-127	08Z13	22'-8 1/2"
G-128	08C12	23'-0 1/2"
G-129	08Z13	26'-8"
G-130	08Z14	26'-8"
G-131	08C12	22'-5"
G-132	08Z16	10'-2"
G-133	08C16	6'-6 1/2"
CB-106	CB38	~~27'-10"~~
CB-107	CB38	25'-1"
CB-108	CB38	28'-5"



USIDEWALL FRAMING: FRAME LINE E



USECTION A-A

NOTE:
** - INDICATES GIRTS WHICH ARE INSET Z-GIRTS WITH 1" PROJECTION
- INDICATES GIRTS WHICH ARE BYPASS SIMPLY SUPPORTED C-GIRTS

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES, INC.
PROJECT: SHIPYARD BREWING CO
LOCATION: PORTLAND,US.
DWG #: 73178-S16

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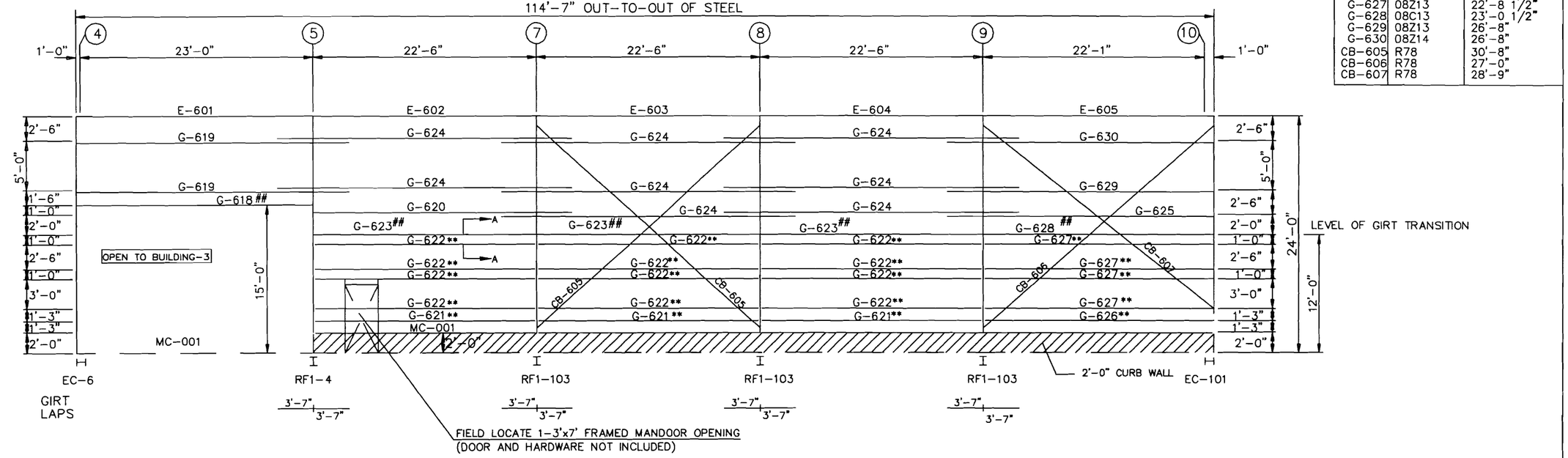
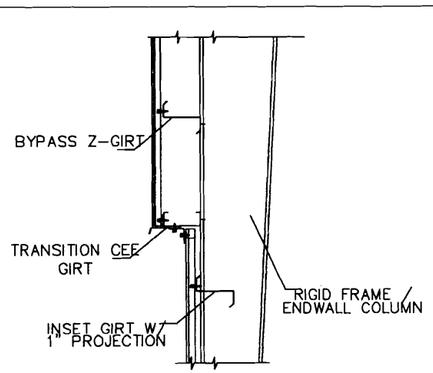
MEMBER TABLE FRAME LINE D & A		
MARK	PART	LENGTH
E-601	12E14	23'-11 1/2"
E-602	12E14	22'-5"
E-603	12E14	22'-5"
E-604	12E14	22'-5"
E-605	12E14	23'-0 1/2"
G-618	08C16	23'-11 1/2"
G-619	08Z13	27'-7"
G-620	08Z16	26'-0 1/2"
G-621	08Z16	21'-9"
G-622	08Z13	21'-9"
G-623	08C13	22'-5"
G-624	08Z16	29'-8"
G-625	08Z16	26'-8"
G-626	08Z16	22'-8 1/2"
G-627	08Z13	22'-8 1/2"
G-628	08C13	23'-0 1/2"
G-629	08Z13	26'-8"
G-630	08Z14	26'-8"
CB-605	R78	30'-8"
CB-606	R78	27'-0"
CB-607	R78	28'-9"





USECTION A-A

USIDEWALL FRAMING: FRAME LINE B

NOTE:
** - INDICATES GIRTS WHICH ARE INSET Z-GIRTS WITH 1" PROJECTION
- INDICATES GIRTS WHICH ARE BYPASS SIMPLY SUPPORTED C-GIRTS

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED PROFESSIONAL ENGINEER

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.

PROJECT: SHIPYARD BREWING CO.

LOCATION: PORTLAND, US.

DWG #: 73178-S15

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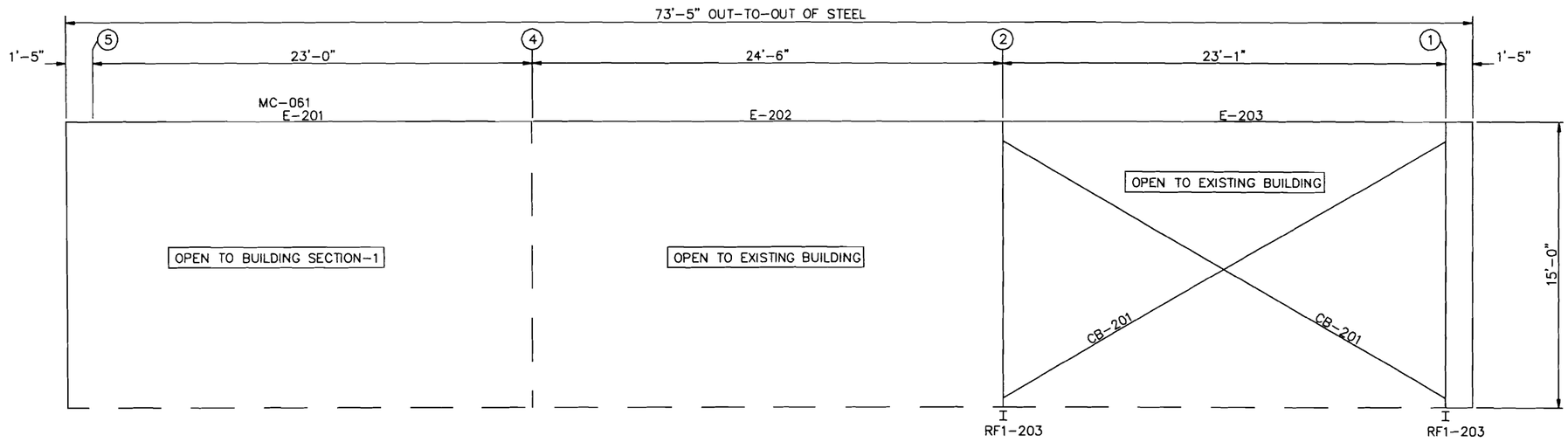
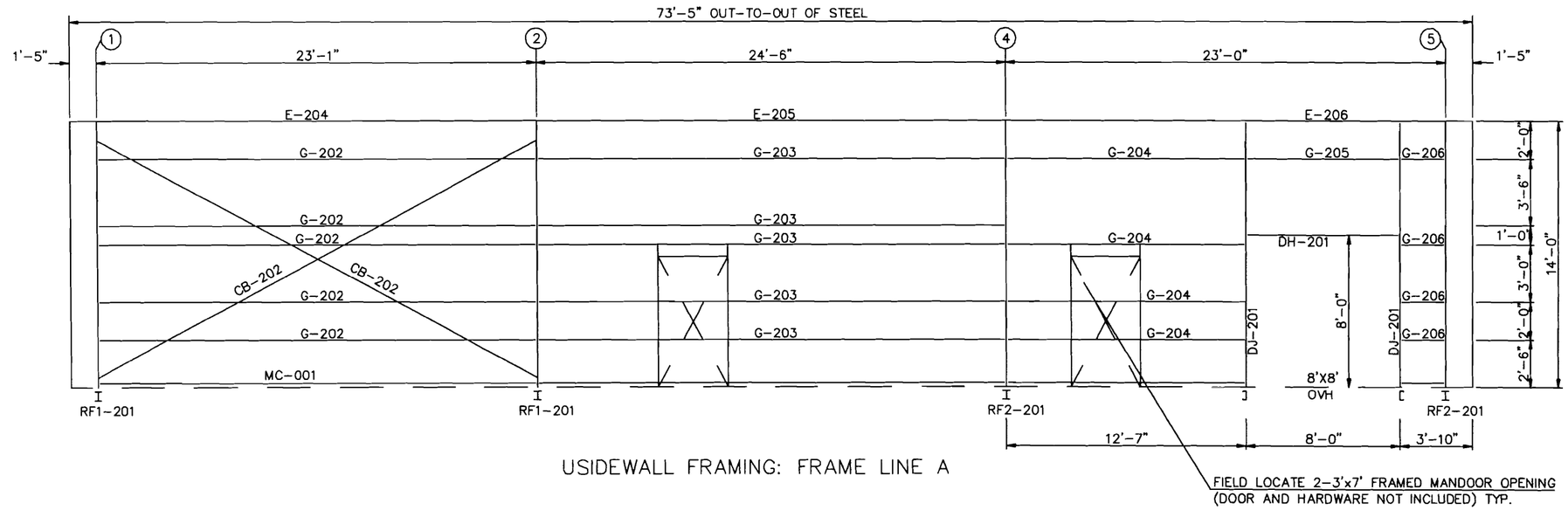
MEMBER TABLE FRAME LINE B & A		
MARK	PART	LENGTH
DJ-201	08CD14	12'-10 3/4"
DH-201	08CD16	7'-11 1/2"
E-201	12E14	24'-4 1/2"
E-202	12E14	24'-5"
E-203	12E14	24'-5 1/2"
E-204	12E14	24'-5 1/2"
E-205	12E14	24'-5"
E-206	12E14	24'-4 1/2"
G-202	08Z13	22'-4"
G-203	08Z12	23'-9"
G-204	08Z16	11'-11"
G-205	08Z16	7'-11"
G-206	08Z16	1'-9"
CB-201	CB38	27'-0"
CB-202	CB38	26'-6"



USIDEWALL FRAMING: FRAME LINE B



USIDEWALL FRAMING: FRAME LINE A

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER
IRISHSPAN INDUSTRIES INC

PROJECT
SHIPYARD BREWING CO

LOCATION
PORTLAND, US.

DWG #
73178-S14

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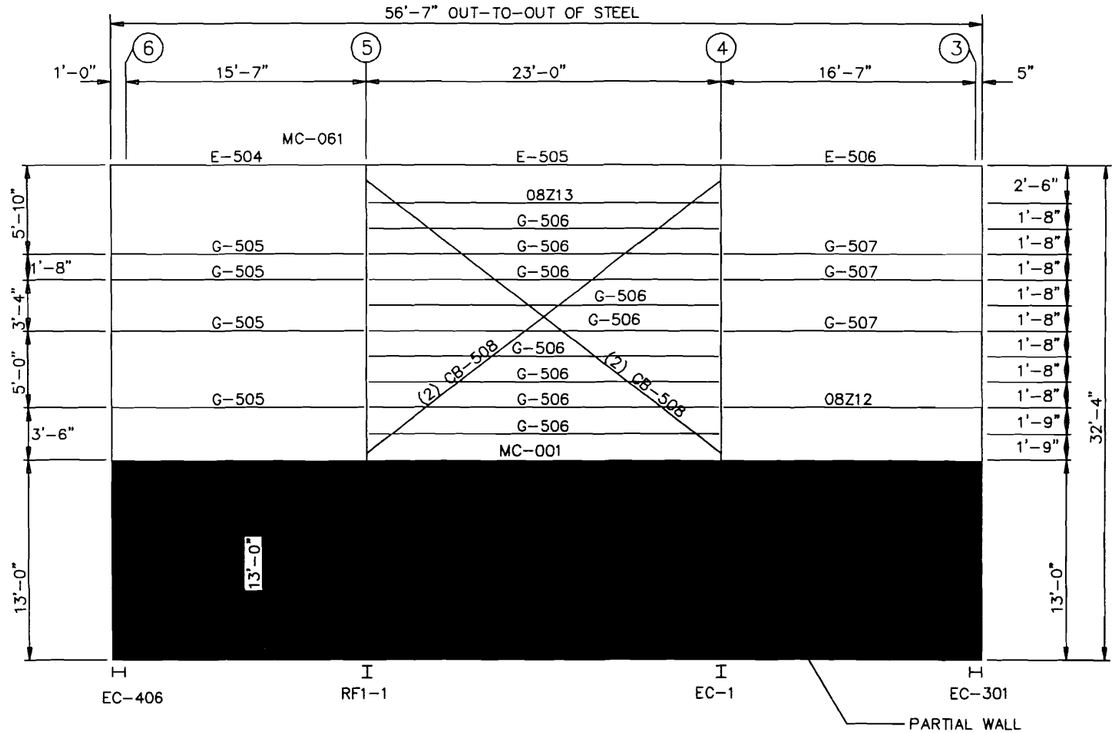
STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

MEMBER TABLE FRAME LINE I		
MARK	PART	LENGTH
E-504	12E14	16'-6 1/2"
E-505	12E14	22'-11"
E-506	12E14	16'-11 1/2"
G-505	08Z13	16'-2 1/2"
G-506	08Z14	22'-3"
G-507	08Z13	16'-7 1/2"
CB-508	R78	29'-4"



USIDEWALL FRAMING: FRAME LINE I

DWG NOT TO SCALE

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

BUILDER: IRISHSPAN INDUSTRIES INC.

PROJECT: SHIPYARD BREWING CO

LOCATION: PORTLAND, US.

DWG #: 73178-S13

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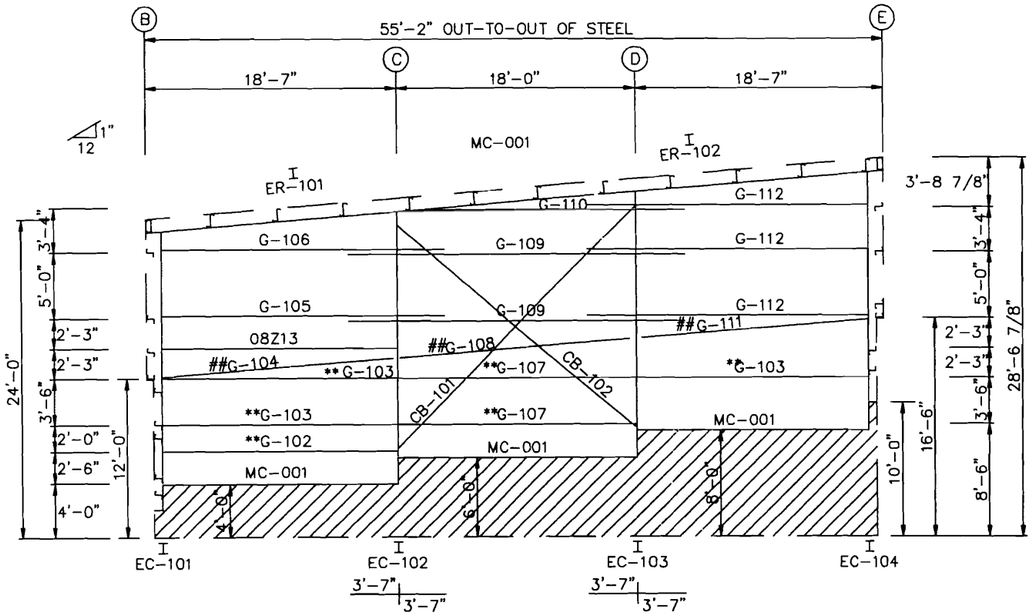
STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

BOLT TABLE FRAME LINE 10				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-101-ER-102	8	A325	3/4"	2 1/2"
Columns	4	A325	3/4"	2"

MEMBER TABLE FRAME LINE 10		
MARK	PART	LENGTH
EC-101	W08X014	18'-5 3/16"
EC-102	W08X021	19'-10 1/2"
EC-103	W08X021	21'-4 3/8"
EC-104	W08X018	22'-9 3/4"
ER-101	W08X018	33'-0 1/2"
ER-102	W08X018	20'-9 1/8"
G-102	08Z14	16'-8"
G-103	08Z13	16'-8"
G-104	08C13	18'-6 1/2"
G-105	08Z16	21'-5 1/2"
G-106	08Z14	21'-5 1/2"
G-107	08Z13	17'-3"
G-108	08C13	17'-11"
G-109	08Z16	25'-2"
G-110	08Z16	18'-0 1/8"
G-111	08C13	18'-6 1/2"
G-112	08Z16	21'-5 1/2"
CB-101	R34	26'-11"
CB-102	R34	25'-10"



UENDWALL FRAMING: FRAME LINE 10

LEVEL OF GIRT TRANSITION IS VARYING FROM 12'-0" TO 16'-6" FROM GRID B TO GRID E

NOTE:
** – INDICATES GIRTS WHICH ARE INSET Z-GIRTS WITH 1" PROJECTION
– INDICATES GIRTS WHICH ARE BYPASS SIMPLY SUPPORTED C-GIRTS

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR INFORMATION	05/10/07	TSD

DWG NOT TO SCALE

BUILDER: IRISHSPAN INDUSTRIES, INC.

PROJECT: SHIPYARD BREWING CO

LOCATION: PORTLAND, US.

DWG #: 73178-S12

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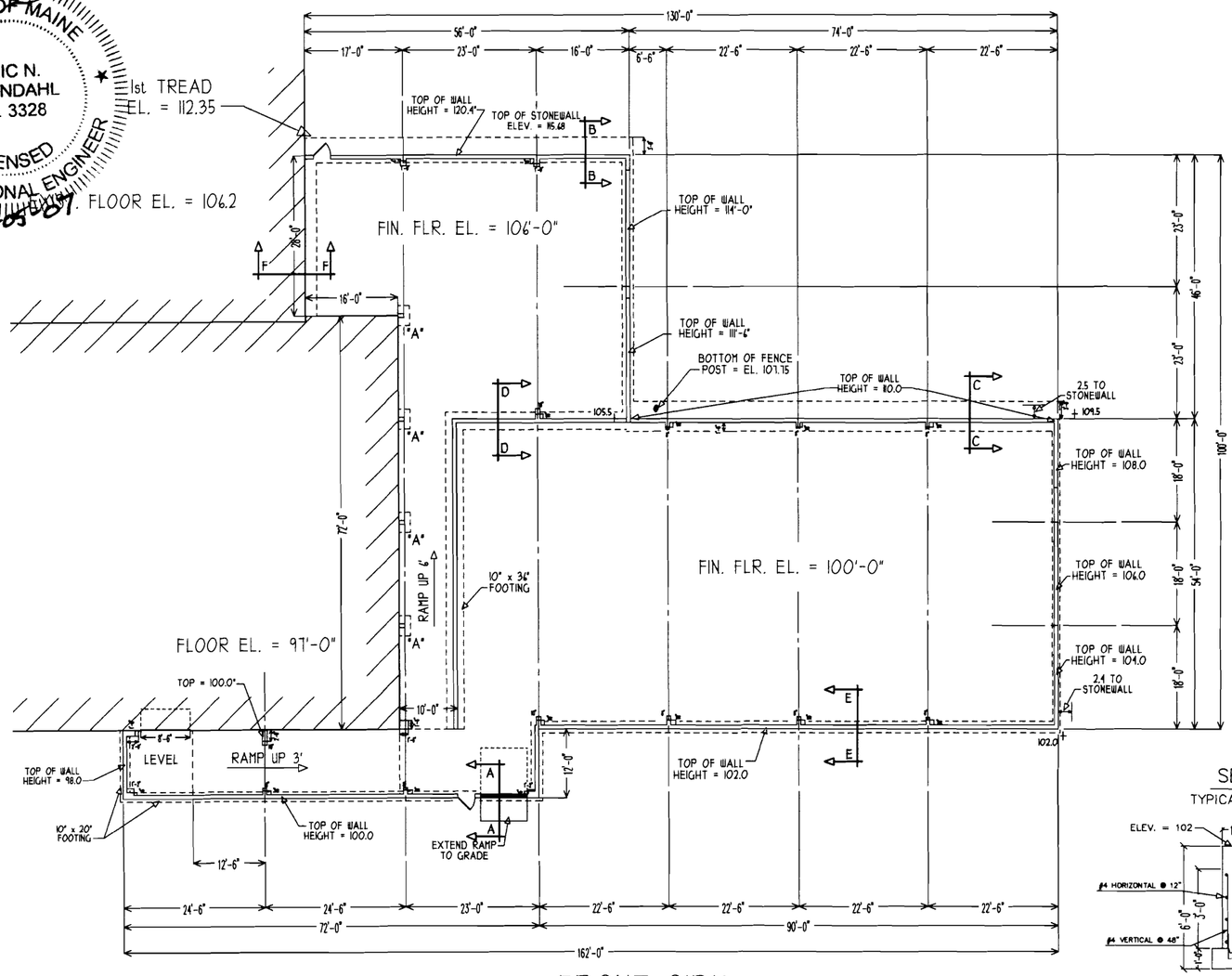
STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
06-05-07

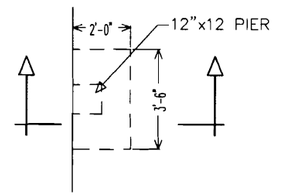
BACK SIDE



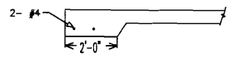
FRONT SIDE

300 FOUNDATION AND CONCRETE NOTES

1. SPREAD FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN 1.5 TONS PER SQUARE FOOT ARE ENCOUNTED AT THE SPECIFIC ELEVATIONS, THE ENGINEER IS TO BE NOTIFIED.
3. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO STEEL FABRICATOR.
4. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETE.
6. ALL FILL SHALL BE CLEAN AND GRANULAR AND SHALL BE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT IN LAYERS NOT TO EXCEED 8" IN DEPTH.
7. ALL FOUNDATION WALLS SHALL BE BRACED DURING BACKFILL AND TAMPING OPERATIONS.
8. CONCRETE WORK SHALL CONFORM TO LATEST BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-381-XX) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI-301-XX).
9. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AIR ENTRAINMENT OF 4 TO 6%. THE USE OF CALCIUM CHLORIDE IS NOT RECOMMENDED. PROVIDE PROPER CONCRETE PROTECTION OR HEAT IN COOL WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I. AT ALL TIMES.
10. STEEL REINFORCEMENT SHALL CONFORM TO ASTM, GRADE 60.
11. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE A.C.I.
12. WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS w/2'x2' CORNER BARS AND LAPPED AT NECESSARY SPLICES. LAPS SHALL BE 40 BAR DIAMETERS UNLESS OTHERWISE SHOWN.
13. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO SCHEDULED CONCRETE PLACEMENT.
14. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD NOT EXCEED 60 FEET IN LENGTH AND CONTINUOS REINFORCING (40 BAR DIAMETER MINIMUM) THRDUGH THE CONSTRUCTION JOINT.
15. SAW CUT SLAB INTO 20'x20' BAYS. SAW CUT DEPTH OF ONE-FIFTH OF THE SLAB THICKNESS.
16. GROUT TO BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.
17. ALL POURED IN ANCHOR BOLTS TO BE SET AS PER STEELWAY ANCHOR BOLT PLAN DWG. #73178-S1



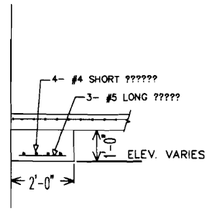
TYPE "A" FOOTING



SECTION F-F

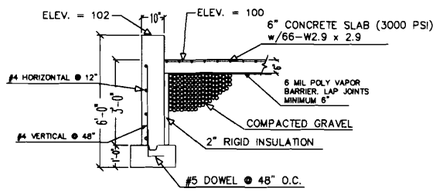
ALL FOOTINGS ARE 1'-0" x 2'-0" UNLESS OTHERWISE NOTED

ALL WALL PILASTERS TO HAVE 4-#5 VERTICALS w/#3 TIES @ 12" OC

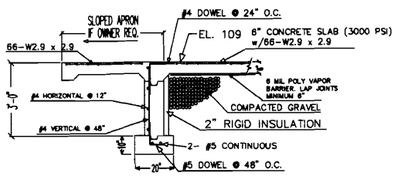


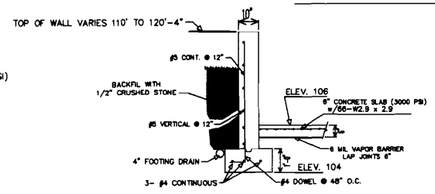
SECTION THRU FOOTING

SECTION E-E
TYPICAL SIDEWALL SECTION

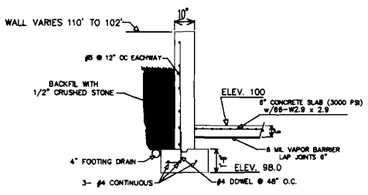


SECTION A-A
THRU OVERHEAD DOOR

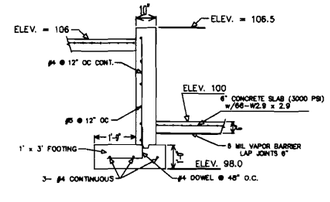




SECTION B-B



SECTION C-C



SECTION D-D

NUMBER	REVISION	DATE

P.E.D.
PROFESSIONAL ENGINEERING DESIGN, INC.
P.O. BOX 7, NORWAY, ME. 04268
(207)743-6585, (207)744-0109 fax
E-MAIL @ pedllc@adelphia.net

PROJECT;
SHIPYARD BREWING COMPANY
PORTLAND, MAINE

DRAWING TITLE;
FOUNDATION PLAN

DRAWN BY: RSB
CHECKED BY: ENG.
PROJECT NUMBER: ME-07-2
DRAWING NUMBER:
FNDPLN-1

SCALE: 1/16" = 1'-0" AS SHOWN DETAILS NTS
DATE: 6/4/2007