



# Accessibility Building Code Certificate



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

**Designer:** Archetype Architects

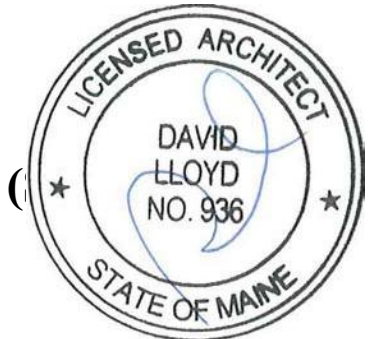
**Address of Project:** 100 West Commercial

**Nature of Project:** Boat storage and repair

\_\_\_\_\_

\_\_\_\_\_

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.



**Signature:** David Lloyd 

**Title:** Maine Licensed Architect

**Firm:** Archetype Architects

**Address:** 48 Union Wharf  
Portland, ME 04101

**Phone:** (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design



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Inspections Division  
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Date: 10/03/14

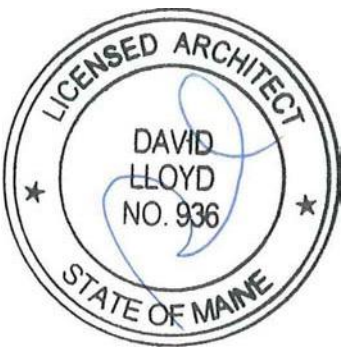
Date: 9/24/14 \_\_\_\_\_

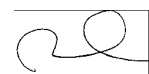
From: Archetype Architects \_\_\_\_\_

These plans and / or specifications covering construction work on:

100 West Commercial  
\_\_\_\_\_  
\_\_\_\_\_

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



Signature: David Lloyd  \_\_\_\_\_

Title: Maine Licensed Architect \_\_\_\_\_

Firm: Archetype Architects \_\_\_\_\_

Address: 48 Union Wharf  
Portland, ME 04101  
\_\_\_\_\_

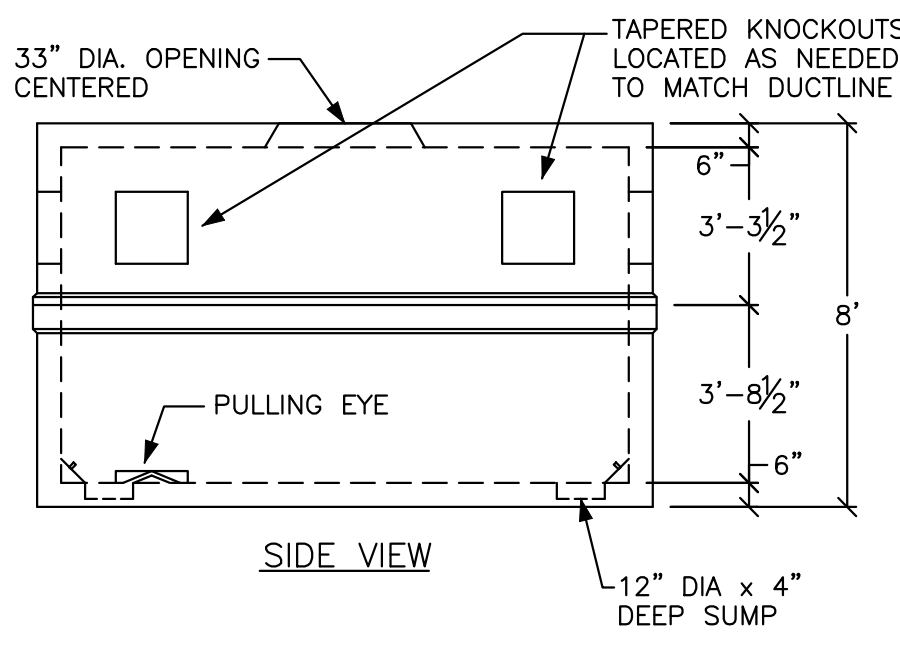
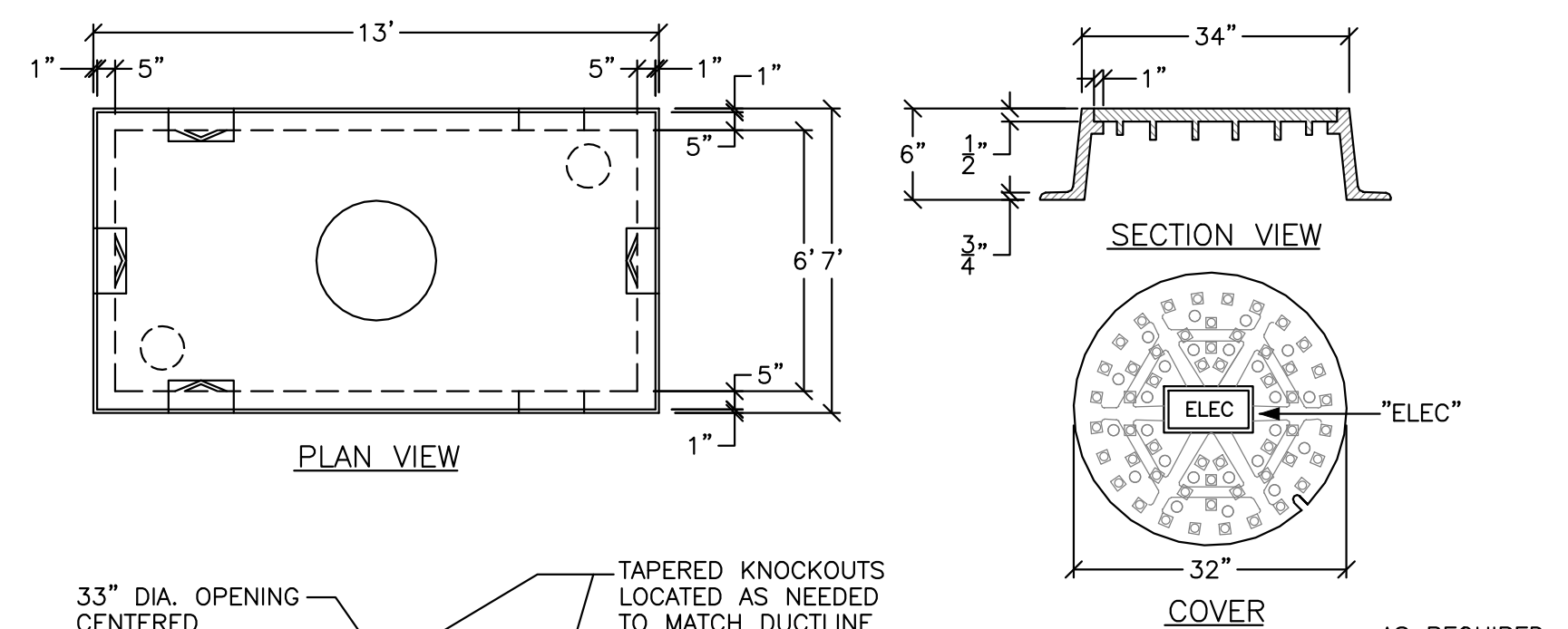
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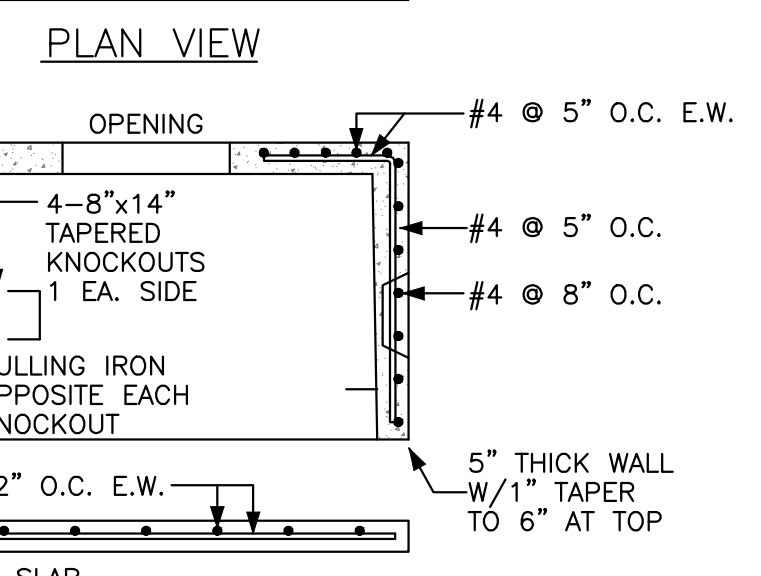
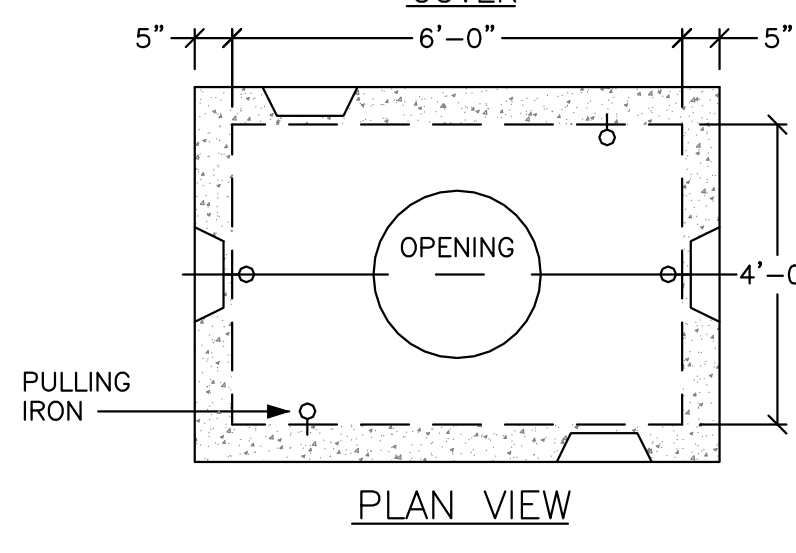
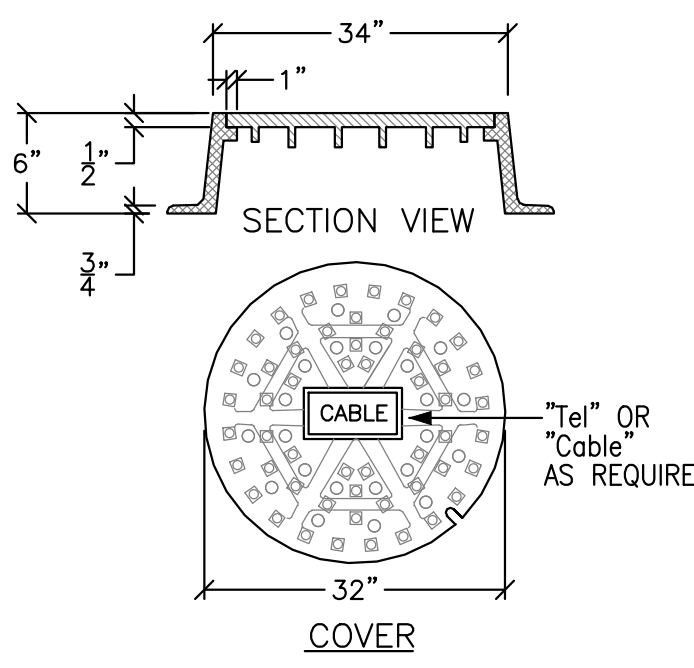


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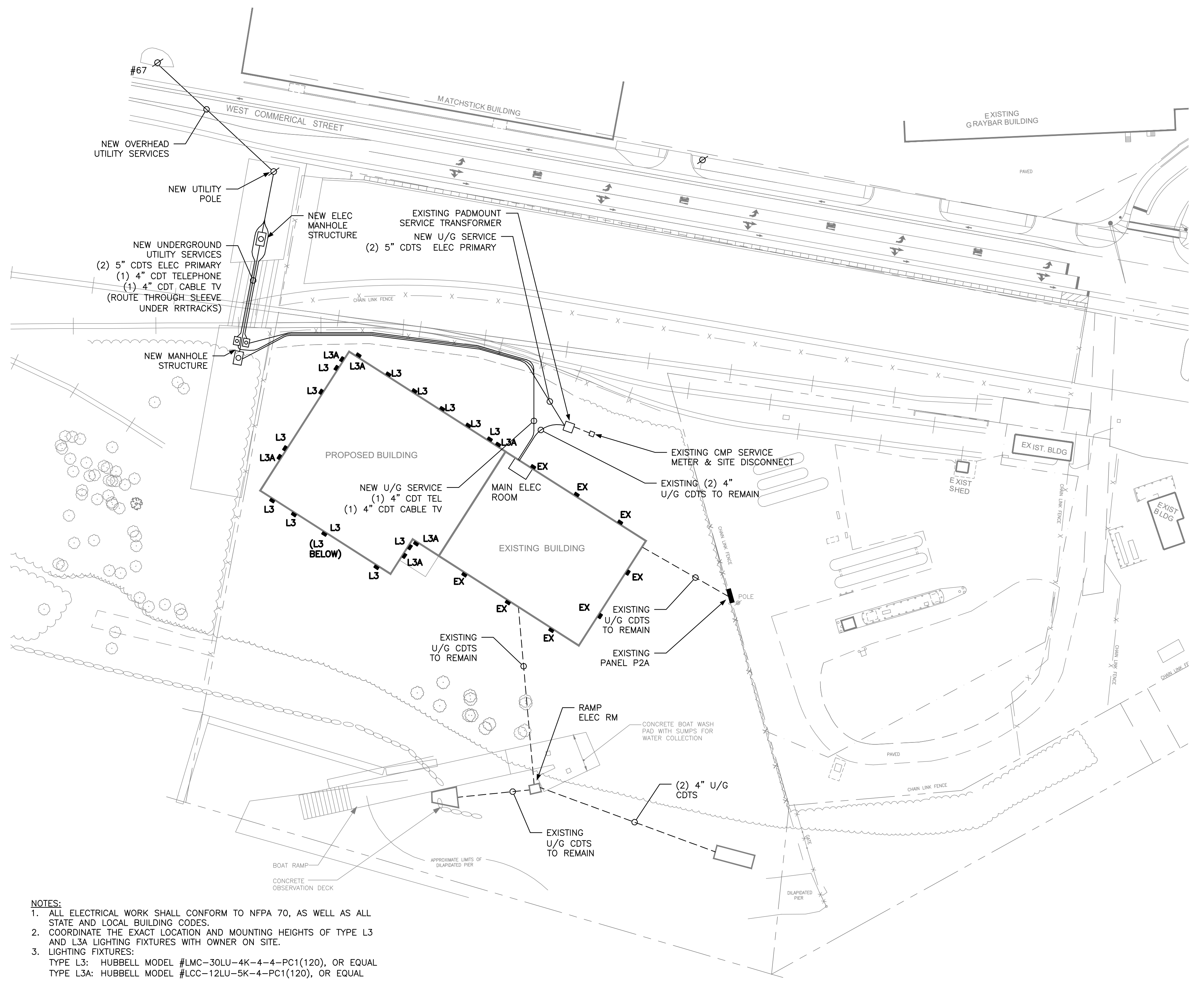
ELECTRICAL MANHOLE  
NOT TO SCALE

**ELECTRICAL MANHOLE DETAIL NOTES:**  
1. VAULT SHALL BE DESIGNED TO WITHSTAND LOADING WITH 6' OF OVERBURDEN. THE DESIGN SHALL ALSO COMPLY WITH THE STRENGTH REQUIREMENTS OF NATIONAL ELECTRICAL SAFETY CODE SECTION 323A. PROVIDE SHOP DRAWINGS STAMPED BY A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER UPON REQUEST.  
2. JOINTS SEALED WITH ASPHALT.  
3. MOUNTINGS FOR CABLE RACKS, ETC. CAST IN WALL BY FURTHER PLANS OR FIELD LOCATED.  
4. MANHOLE SHALL BE SET ON A SUITABLE GRAVEL BASE.  
5. CABLES ARE TO BE RACKED ALONG ONE WALL ONLY.

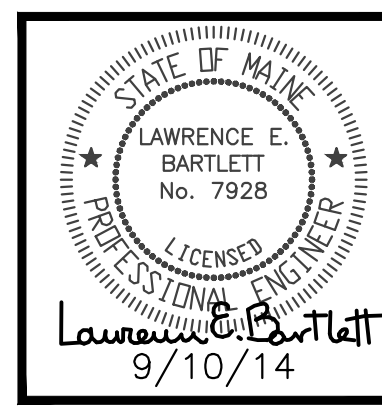


TELEPHONE & CABLE MANHOLE  
NOT TO SCALE

**CABLE TV/TELEPHONE MANHOLE DETAIL NOTES:**  
1. CONCRETE: 4,000 PSI @ 28DAYS.  
2. USE 32IN COVER AND FRAME MARKED ELEC OR COMM AS REQUIRED. MINIMUM ONE COURSE BRICK TO GRADE.  
3. MOUNTINGS FOR CABLE RACKS ECT. CAST IN WALL BY FUTURE PLANS OR FIELD LOCATED.  
4. SPLICE BOX SHALL BE SET ON A SUITABLE GRAVEL BASE.  
5. REINFORCING: GRADE 60 REBAR:  
-REINFORCING PLACED IN CENTER IF CONCRETE SLAB, WALLS, & ROOF.  
-#4 @ 5IN O.C. VERTICAL IN WALLS, CANTILEVERED OVER TOP OF OPENING  
-#4 @ 8IN O.C. HORIZONTALLY IN WALLS  
-4 PIECES #4 SURROUNDING OPENING  
-#4 @ 5IN O.C. EACH WAY ON TOP  
6. MANHOLE FRAMES AND COVERS ARE TO BE MACHINED TO A SMOOTH FIT AND SHALL BE OF GRAY CAST IRON.  
7. COVER SHALL HAVE DIAMOND TOP SURFACE.



**NOTES:**  
1. ALL ELECTRICAL WORK SHALL CONFORM TO NFPA 70, AS WELL AS ALL STATE AND LOCAL BUILDING CODES.  
2. COORDINATE THE EXACT LOCATION AND MOUNTING HEIGHTS OF TYPE L3 AND L3A LIGHTING FIXTURES WITH OWNER ON SITE.  
3. LIGHTING FIXTURES:  
TYPE L3: HUBBELL MODEL #LMC-30LU-4K-4-4-PC1(120), OR EQUAL  
TYPE L3A: HUBBELL MODEL #LCC-12LU-5K-4-4-PC1(120), OR EQUAL



**Bartlett Design**  
LIGHTING & ELECTRICAL ENGINEERING  
942 WASHINGTON STREET, BATH, ME 04530  
TEL (207) 443-5447 FAX (207) 443-5560

date drawn: 09/11/14  
date issued: 09/11/14  
drawn by: LEB  
scale: AS NOTED

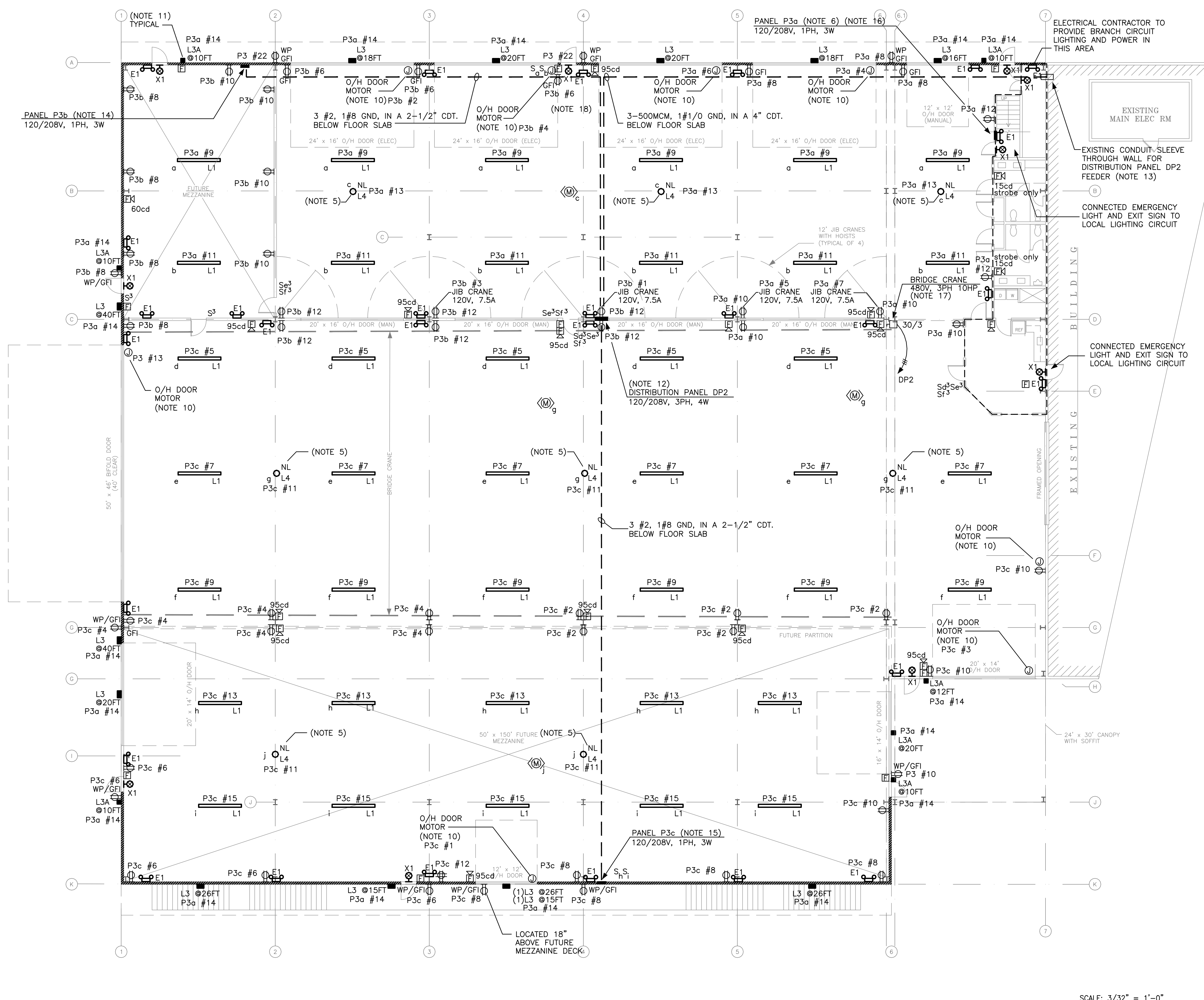
project: CANAL LANDING BOAT YARD  
PORTLAND, MAINE  
drawing title: ELECTRICAL SITE PLAN & DETAILS

project no. 13-0049a  
revisions:

**E1.0**  
sheet number



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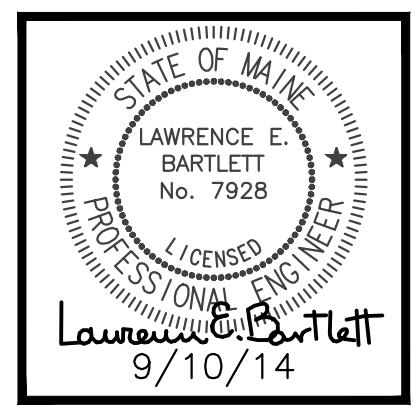


- ALL ELECTRICAL WORK SHALL CONFORM TO NFPA 70, AS WELL AS ALL STATE AND LOCAL BUILDING CODES.
- CONNECT NEW EMERGENCY LIGHTS AND EXIT SIGNS TO LOCAL LIGHTING CIRCUIT, AHEAD OF SWITCH-LEG WIRING.
- PROVIDE A CONTINUOUS #3/0 BARE COPPER GROUND CONDUCTOR TO RUN THE ENTIRE LENGTHS OF THE NORTH AND SOUTH WALLS OF THE MAIN BUILDING. BOND THE GROUND CONDUCTOR TO EACH COLUMN AND CONNECT TO THE SERVICE ENTRANCE GROUNDING SYSTEM.
- LIGHTING FIXTURES:
  - TYPE L1: COLUMBIA MODEL # XEM8-254-RA-EP-U-F3C15W, OR EQUAL.
  - TYPE L2: COLUMBIA MODEL # XEM4-1-32-RA-E-U, OR EQUAL.
  - TYPE L3: HUBBELL MODEL # LMC-30LU-4K-4-4-PC1(120), OR EQUAL.
  - TYPE L3A: HUBBELL MODEL # LCC-12LU-5K-4-PC1(120), OR EQUAL.
  - TYPE L4: HUBBELL MODEL # KHL24LU-5K-5M-A-2-TN, OR EQUAL.
  - TYPE E1: DUAL-LITE MODEL # LM-36-N-12V/SRHSW1212, OR EQUAL.
  - TYPE X1: DUAL-LITE MODEL # LX-U-R-W-E, OR EQUAL.
- TYPE L4 LIGHTS SHALL BE RUN AS NIGHT-LIGHTS TO BE CONTROLLED BY MOTION SENSOR. CIRCUIT TO A 20A/1P CIRCUIT BREAKER IN THE CLOSEST BRANCH CIRCUIT PANEL..
- PROVIDE RECESSED BRANCH CIRCUIT PANEL P3A:
  - 120/240V, 1 PH, 3W 100A MLO
  - (30) 20A/1P BRANCH CIRCUIT BREAKERS
- CONNECT NEW FIRE ALARM DEVICES TO EXISTING FIRE ALARM PANEL LOCATED IN EXISTING MAIN BUILDING MAIN ELECTRICAL ROOM.
- VERIFY THE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN.
- PROVIDE INTERCONNECTING WIRING BETWEEN BOILERS MOTOR STARTER AND EMERGENCY BOILER CUT-OFF SWITCHES. LOCATE ONE SWITCH AT THE TOP OF THE MECHANICAL MEZZANINE STAIR. LOCATE THE OTHER SWITCH AT THE BOTTOM OF THE MECHANICAL MEZZANINE STAIR NEAR EXTERIOR DOOR. PROVIDE A 20A/1P CIRCUIT FOR EACH BOILER.
- PROVIDE INTERCONNECTING WIRING BETWEEN OVERHEAD DOOR MOTOR AND CONTROL SWITCH. COORDINATE THE SWITCH LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- VERIFY THE EXACT LOCATION AND MOUNTING HEIGHTS OF TYPES L3 AND L3A LIGHTS PRIOR TO INSTALLATION.
- PROVIDE SURFACE DISTRIBUTION PANEL DP2:
  - 120/208V, 3 PH, 4W 400A MLO
  - (1) 100A/2P C.B. PANEL P3A
  - (1) 100A/2P C.B. PANEL P3B
  - (1) 100A/2P C.B. PANEL P3C
  - (1) 30A/3P C.B. BRIDGE CRANE
- CONNECT THE FEEDER FOR PANEL DP2 TO A SPARE 300A/3P CIRCUIT BREAKER IN THE EXISTING PANEL DP IN THE MAIN ELECTRICAL ROOM.
- PROVIDE SURFACE BRANCH CIRCUIT PANEL P3B:
  - 120/240V, 1 PH, 3W 100A MLO
  - (20) 20A/1P BRANCH CIRCUIT BREAKERS
- PROVIDE SURFACE BRANCH CIRCUIT PANEL P3C:
  - 120/240V, 1 PH, 3W 100A MLO
  - (20) 20A/1P BRANCH CIRCUIT BREAKERS
- PROVIDE FEEDER FOR PANEL P3A CONSISTING OF 3 #2, 1 #8 GND, IN A 1-1/2" CDT. ROUTE FEEDER CONCEALED WITHIN PARTITION.
- VERIFY HP RATING OF BRIDGE CRANE. PROVIDE A 3-PHASE MOTOR STARTING AUTOTRANSFORMER IN A NEMA 1 ENCLOSURE RATED TO BOOST 208V-480V FOR THE BRIDGE CRANE CIRCUIT. INSTALL THE AUTOTRANSFORMER ABOVE PANEL DP2.

SCALE: 3/32" = 1'-0"

PHASE 2 BUILDING PLAN 1

PROJECT NOTES 2



**Bartlett Design**  
LIGHTING & ELECTRICAL ENGINEERING  
942 WASHINGTON STREET, BATH, ME 04530  
TEL (207) 443-5447 FAX (207) 443-5560

date drawn: 09/11/14  
date issued: 09/11/14  
drawn by: JLC  
scale: As Noted

project CANAL LANDING BOAT YARD  
PORTLAND, MAINE  
drawing title BUILDING PLAN

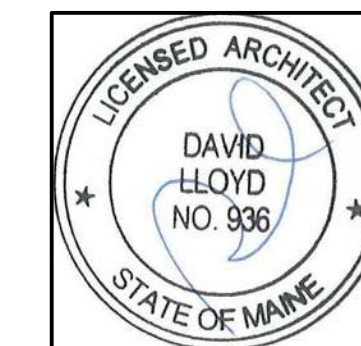
project no. 13-0049a  
revisions:

**E2.0**  
sheet number



# CANAL LANDING / NEW YARD LLC

100 WEST COMMERCIAL ST.  
PORTLAND, ME



LOCATION MAP NOT TO SCALE

## DATE OF ISSUE

ISSUED FOR PERMIT - 25 SEPTEMBER 2014

## DRAWING LIST

### ARCHITECTURAL DRAWINGS

- COVER SHEET
- AS1.1 ACCESSIBILITY STANDARDS
- A1.01 FIRST FLOOR PLAN
- A1.02 SECOND FLOOR PLAN
- A2.01 BUILDING ELEVATION
- A2.02 BUILDING ELEVATION
- A3.12 STAIR SECTIONS AND DETAILS
- A4.00 WALL TYPES
- A4.01 INTERIOR ELEVATIONS
- A4.02 INTERIOR ELEVATIONS

## RELEVANT CODES

IBC 2009	REFERENCE
<ul style="list-style-type: none"> <li>• OCCUPANCY F-1 (FACTORY - MODERATE HAZARD)</li> <li>• APPLIES TO BOTH STRUCTURES (EXISTING AND NEW) COMBINED INTO A SINGLE OCCUPANCY</li> <li>• CONSTRUCTION TYPE II-B</li> <li>• ALLOWABLE FLOOR AREA F-1 (53,320 SQ.FT.) I(f) = 0.44      A(t) = 15,500 sq.ft. P = 1000ft      I(s) = 2 (sprinkled) F = 689ft      W = 30ft.</li> <li>• PROPOSED FLOOR AREA F-1 (46,800 SQ.FT.) (EXISTING BUILDING + 28,800 SF ADDITION)</li> <li>• SPRINKLED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM</li> <li>• ALLOWABLE HEIGHT F-1 (2) STORIES WITHOUT SPRINKLER INCREASE</li> <li>• PROPOSED BUILDING HEIGHT (2) STORIES</li> <li>• MEZZANINE ALLOWED TO BE ENCLOSED WHERE PROVIDED WITH TWO EXITS, WHERE AT LEAST ONE MEANS OF EGRESS GOES DIRECTLY OUTSIDE</li> <li>• FIRE RESISTANCE RATING STRUCTURAL FRAME (0 HOURS)</li> <li>• FIRE RESISTANCE RATING BEARING WALLS (0 HOURS)</li> <li>• FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS)</li> <li>• FIRE RESISTANCE RATING FLOOR CONSTRUCTION (0 HOURS)</li> <li>• FIRE RESISTANCE RATING ROOF CONSTRUCTION (0 HOURS)</li> <li>• VERTICAL EXIT ENCLOSURE - STAIR SHAFT LESS THAN FOUR STORIES - 1 HOUR</li> <li>• SHAFT ENCLOSURE NOT REQUIRED</li> <li>• STANDPIPE NOT REQUIRED</li> <li>• FIRE DEPARTMENT CONNECTION REQUIRED (AS DIRECTED BY FIRE)</li> <li>• MANUAL ALARM NOT REQUIRED WHERE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM</li> <li>• SMOKE DETECTORS NOT REQUIRED</li> </ul>	<p>306</p> <p>T601 T503 and 506.1</p> <p>903.3.1.1 T503/504.2</p> <p>505.4 Ex. 2</p> <p>T601 T601 T601 T601 T601 1022.1 708.2 EX. 7 905.3.1 903.3.6 907.2.4 907.2.10.2 Ex. 2</p>

NFPA 101 LIFE SAFETY 2003	REFERENCE
<ul style="list-style-type: none"> <li>• USE GROUPS - INDUSTRIAL (GENERAL)</li> <li>• AREA OF REFUGE NOT REQUIRED IN SPRINKLED BUILDING</li> <li>• EMERGENCY LIGHTING REQUIRED</li> <li>• FIRE ALARMS REQUIRED</li> <li>• FIRE EXTINGUISHERS PROVIDED TO MEET NFPA 10</li> <li>• COMMON PATH OF TRAVEL - 100FT.</li> <li>• ONE HOUR RATED EXIT ENCLOSURE</li> </ul>	<p>6.1.12/40.1.4.1.1 7.2.12.1.1 40.2.9.1 40.3.4</p> <p>T-40.2.5 7.1.3.2.1</p>
<p>PLUMBING CODE (2009 UPC T-4-1): INDUSTRIAL (MAX. OCCUPANTS 25 - ACTUAL EMPLOYEE COUNT)</p>	
<p>WATER CLOSETS</p>	<p>2 MALE REQUIRED (2 PROVIDED) 2 FEMALE REQUIRED (2 PROVIDED)</p>
<p>URINALS</p>	<p>NOT REQUIRED (1 PROVIDED)</p>
<p>SHOWERS</p>	<p>NOT REQUIRED (1 PROVIDED)</p>
<p>DRINKING FOUNTAIN</p>	<p>1 REQUIRED (1 PROVIDED)</p>

## CONTACTS

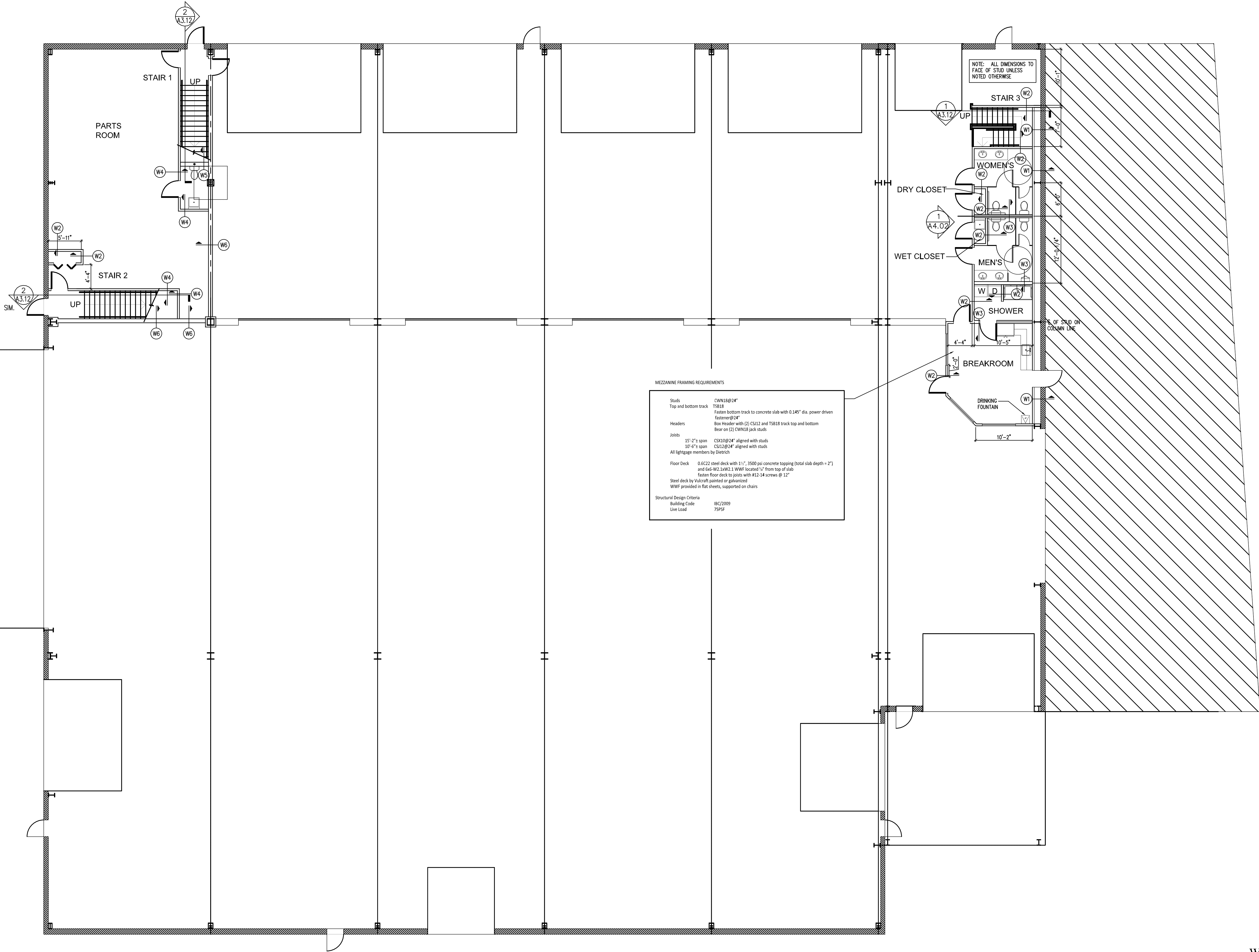
**Architect:**  
 Archetype Architects  
 48 Union Wharf  
 Portland, ME  
 04101  
 (207) 772-6022  
 Kevin Gough, Archt.



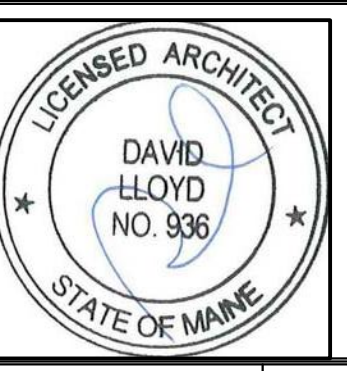
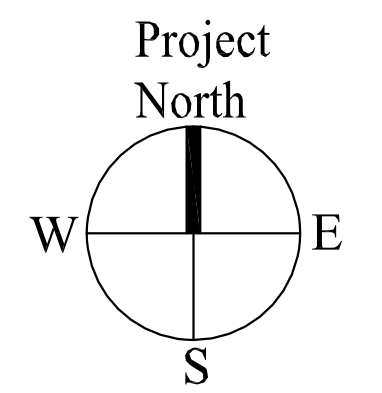


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1 | FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



Prepared For:  
Canal Landing / New Yard LLC  
100 West Commercial St. Portland, ME

Consulting Engineer:

**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Project:  
Canal Landing / New Yard  
100 West Commercial St. Portland, ME

Revisions:


Date: 25 September 2014  
Scale: 1/8" = 1'-0"  
**FIRST FLOOR PLAN**

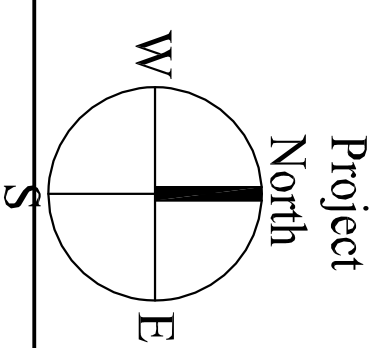
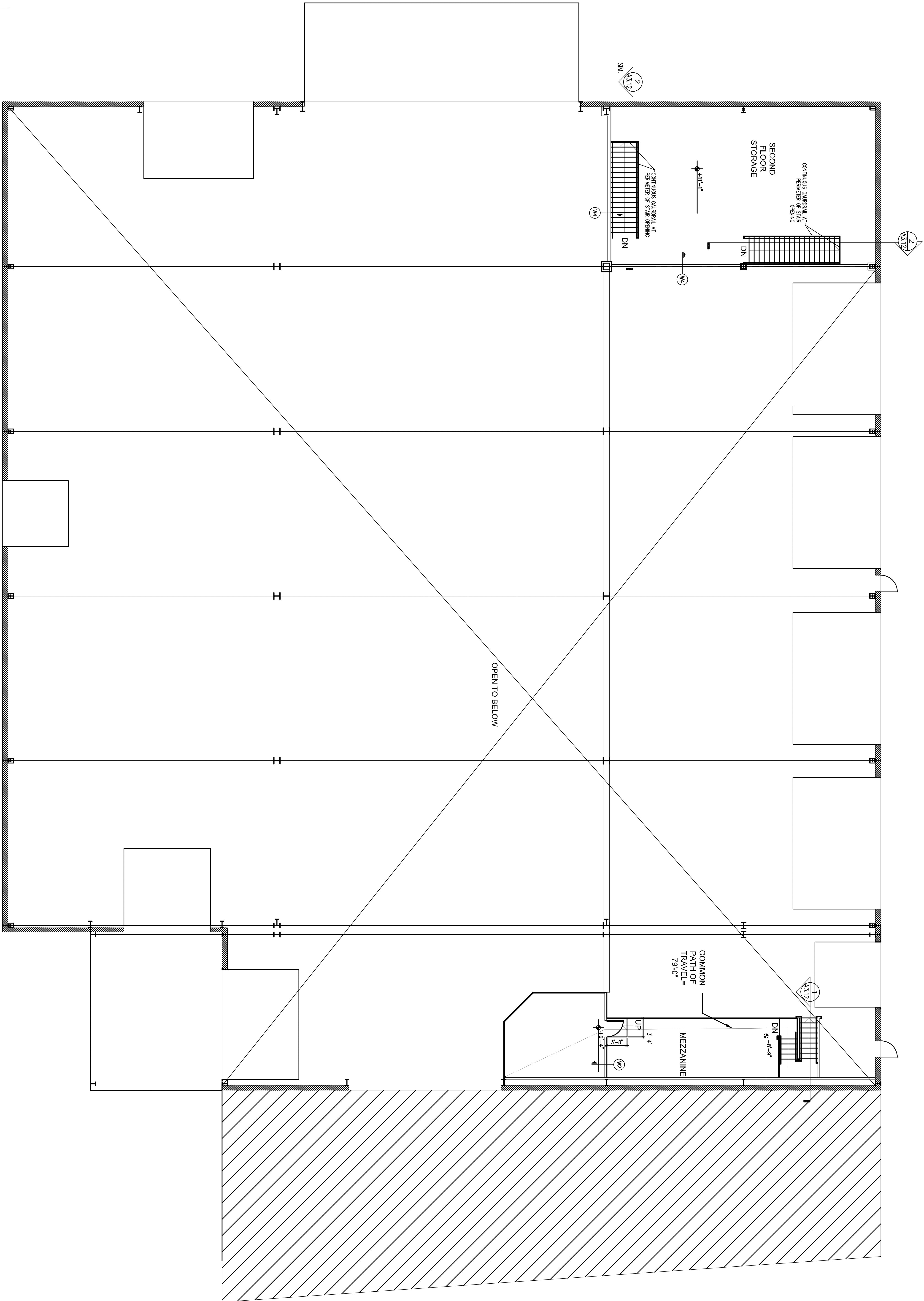
**A1.01**



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1 SECOND FLOOR / MEZZANINE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



A1.02

Date: 25 September 2014  
Scale: 1/8" = 1'-0"  
SECOND FLOOR/MEZZ. PLAN

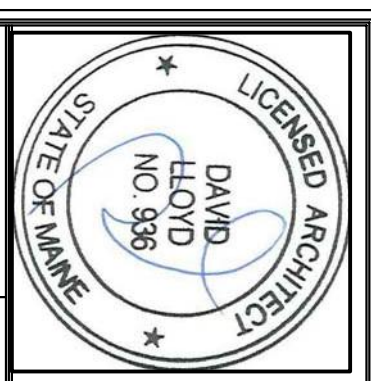
Revisions:

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100 West Commercial St. Portland, ME

Architect: **ARCHETYPE** Architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Consulting Engineer:

Prepared For: Canal Landing / New Yard LLC  
100 West Commercial St. Portland, ME

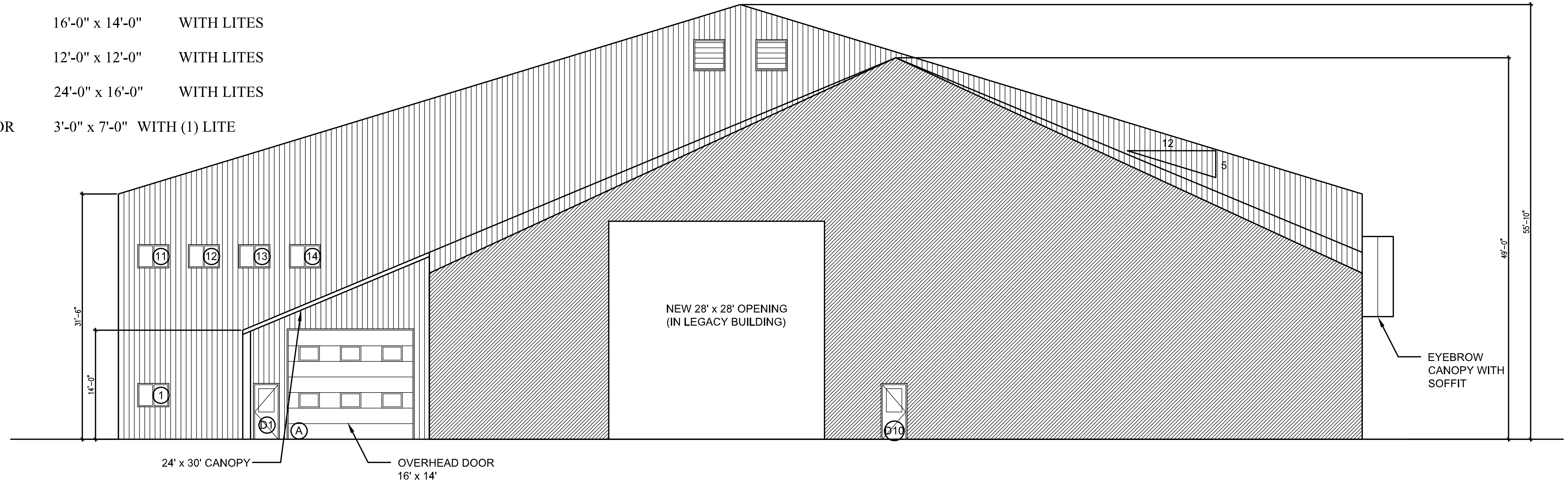




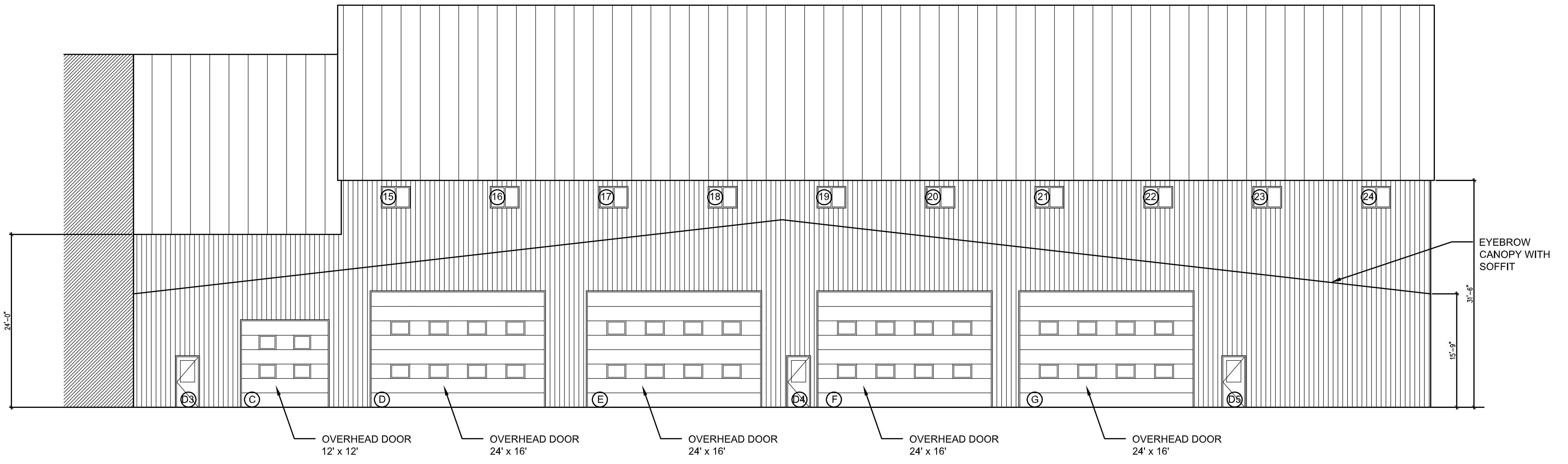


DOOR SCHEDULE

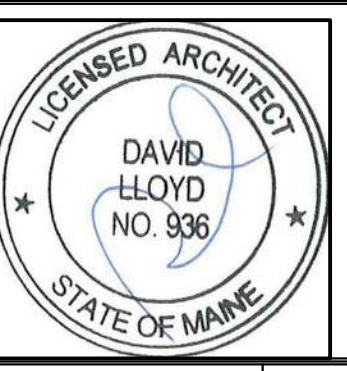
	TYPE	SIZE	NOTES
14	WINTEC SERIES 3000 THERMAL	4'-0" x 3'-0"	ALL WINDOWS
A	RICHARD WILCOX O.H. DOOR	16'-0" x 14'-0"	WITH LITES
C	RICHARD WILCOX O.H. DOOR	12'-0" x 12'-0"	WITH LITES
D,E,F,G	RICHARD WILCOX O.H. DOOR	24'-0" x 16'-0"	WITH LITES
D1, D3, D4, D5, D10	PDL BUILD. PROD. PASSAGE DOOR	3'-0" x 7'-0"	WITH (1) LITE



2 | EAST ELEVATION  
SCALE: 1/8"=1'-0"



1 | NORTH ELEVATION  
SCALE: 1/8"=1'-0"



Prepared For:  
Canal Landing / New Yard LLC  
100 West Commercial St., Portland, ME

Consulting Engineer:



Project:  
Canal Landing / New Yard  
100 West Commercial St., Portland, ME

Revisions:

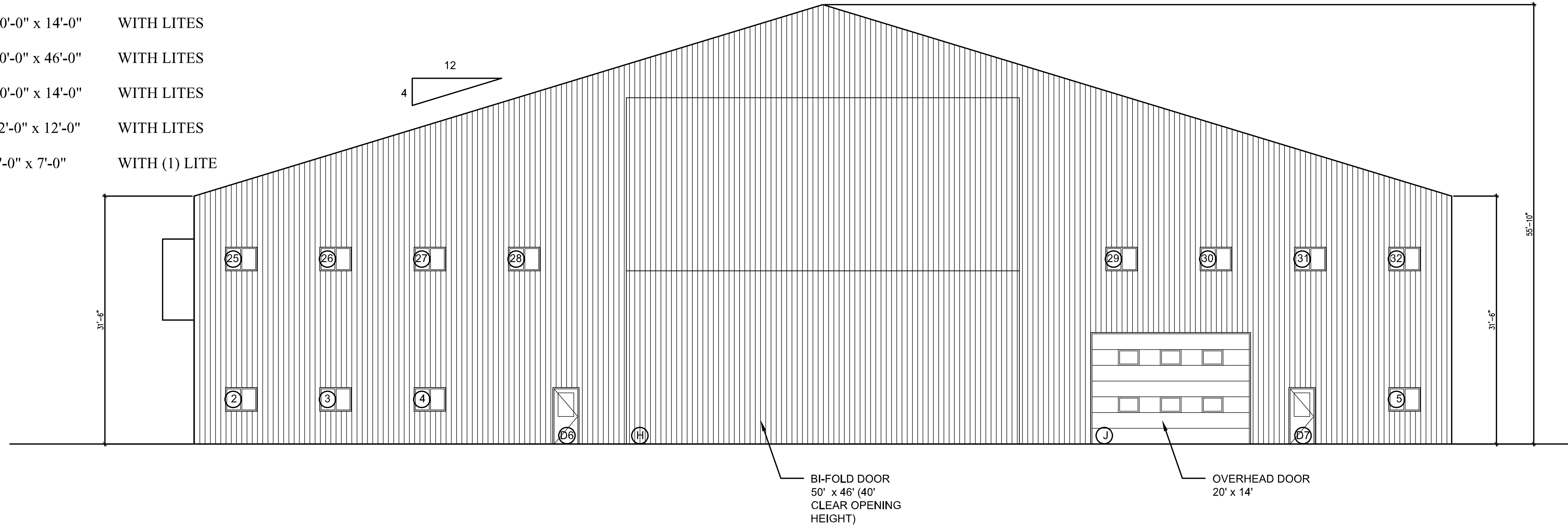
Date: 25 September 2014  
Scale: 1/8" = 1'-0"  
BUILDING ELEVATIONS

A2.01

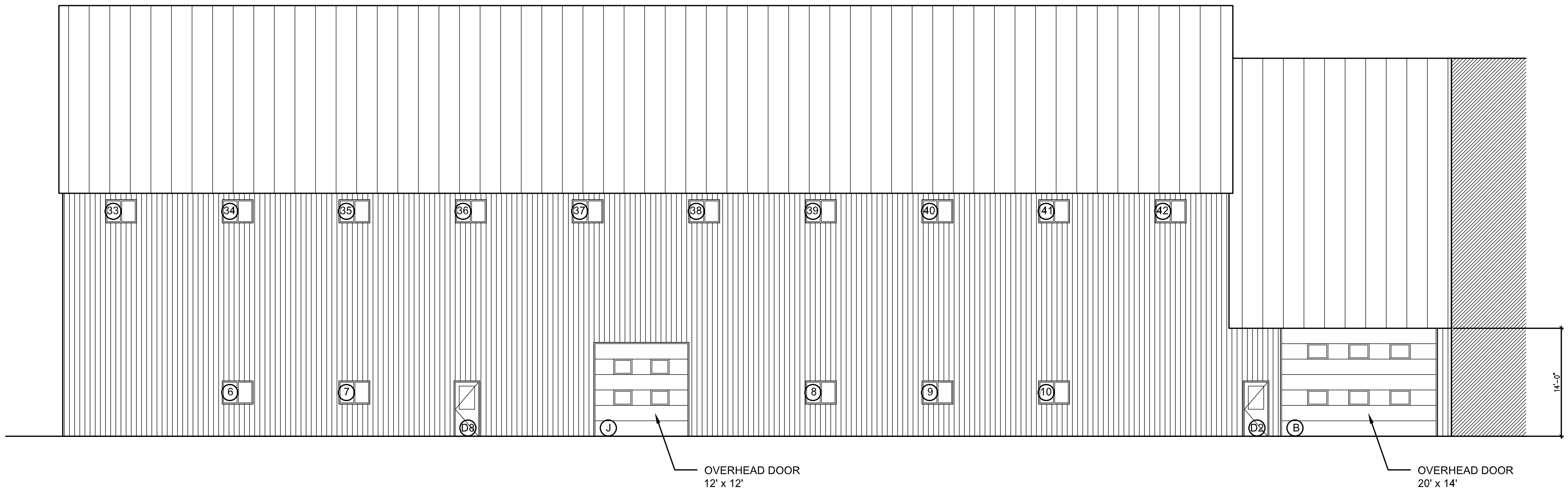


DOOR SCHEDULE

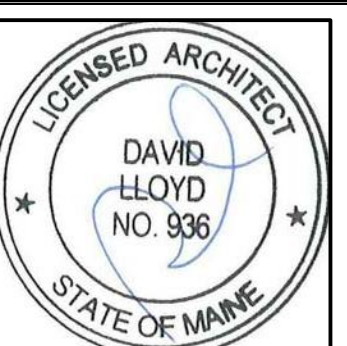
TYPE	SIZE	NOTES
WINTEC SERIES 3000 THERMAL	4'-0" x 3'-0"	ALL WINDOWS
B RICHARD WILCOX O.H. DOOR	20'-0" x 14'-0"	WITH LITES
H SCHWEISS BI-FOLD O.H. DOOR	50'-0" x 46'-0"	WITH LITES
I RICHARD WILCOX O.H. DOOR	20'-0" x 14'-0"	WITH LITES
J RICHARD WILCOX O.H. DOOR	12'-0" x 12'-0"	WITH LITES
D2, D6, D7, D8	PDL BUILD. PROD. PASSAGE DOOR	3'-0" x 7'-0" WITH (1) LITE



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



Prepared For:  
Canal Landing / New Yard LLC  
100 West Commercial St. Portland, ME

Consulting Engineer:

Architect:  
**ARCHETYPE** architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

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**BUILDING ELEVATIONS**

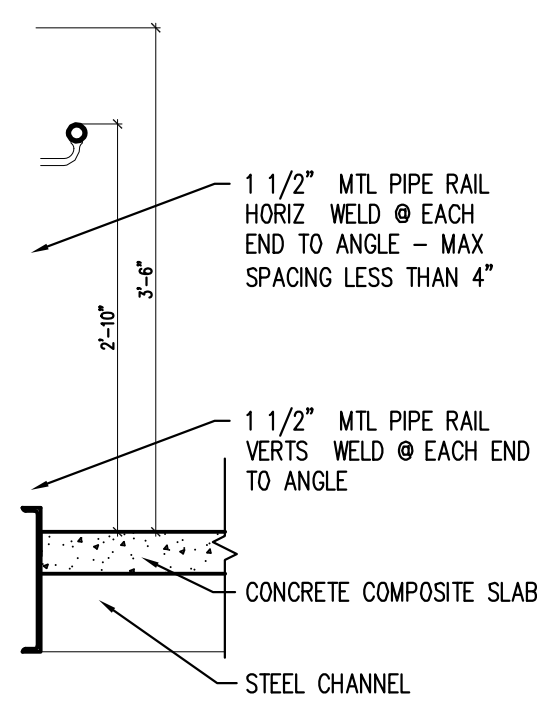
**A2.02**



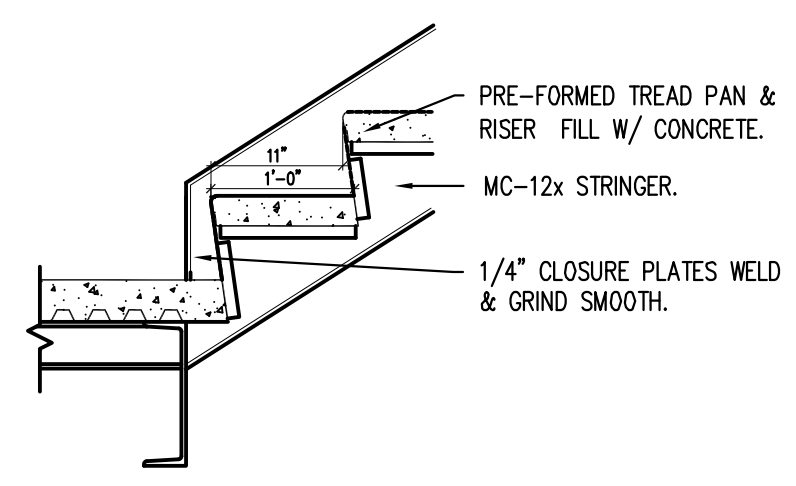


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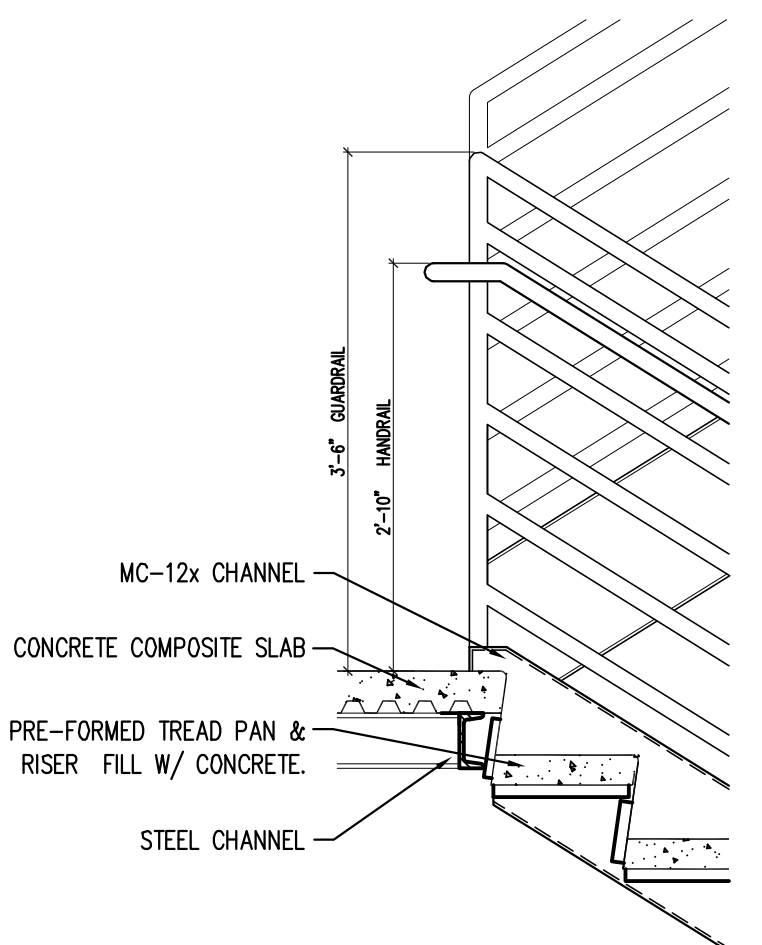
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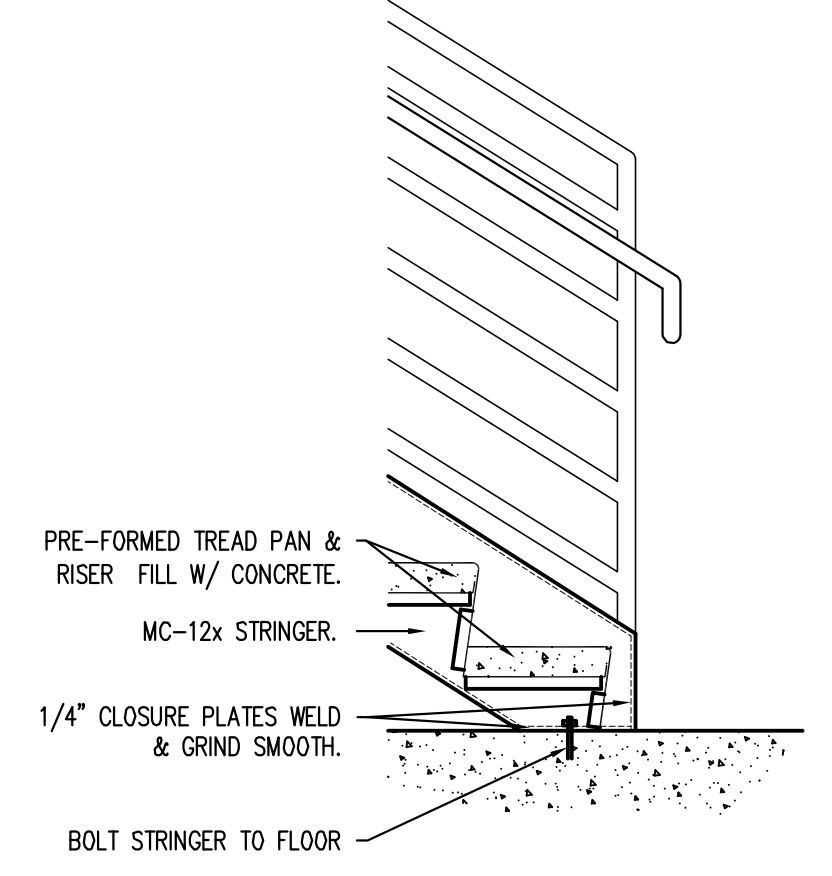
10 STAIR DETAIL  
SCALE: 3/4"=1'-0"



9 STAIR DETAIL  
SCALE: 3/4"=1'-0"

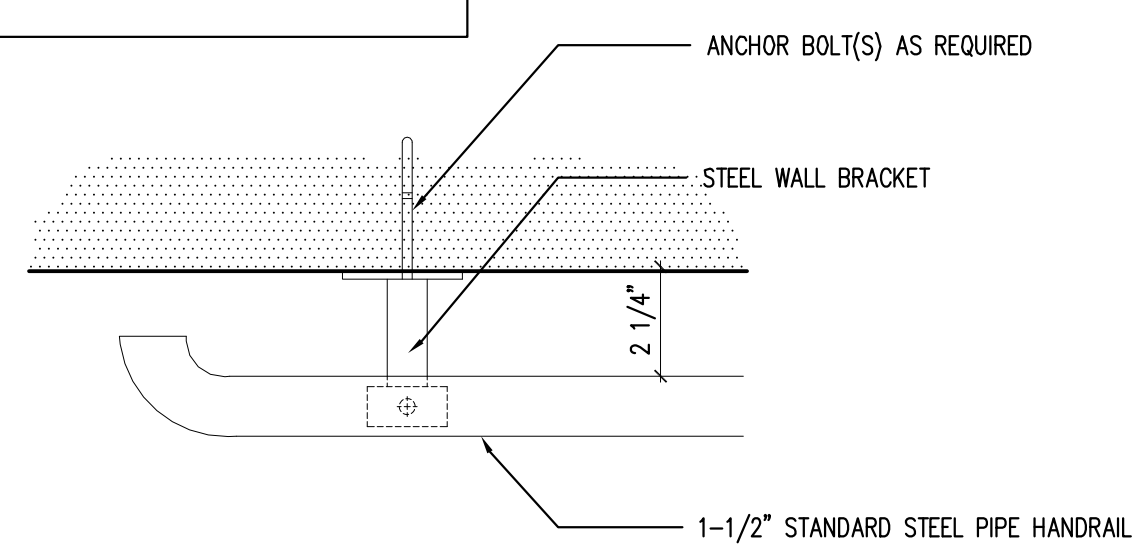


8 STAIR DETAIL  
SCALE: 3/4"=1'-0"

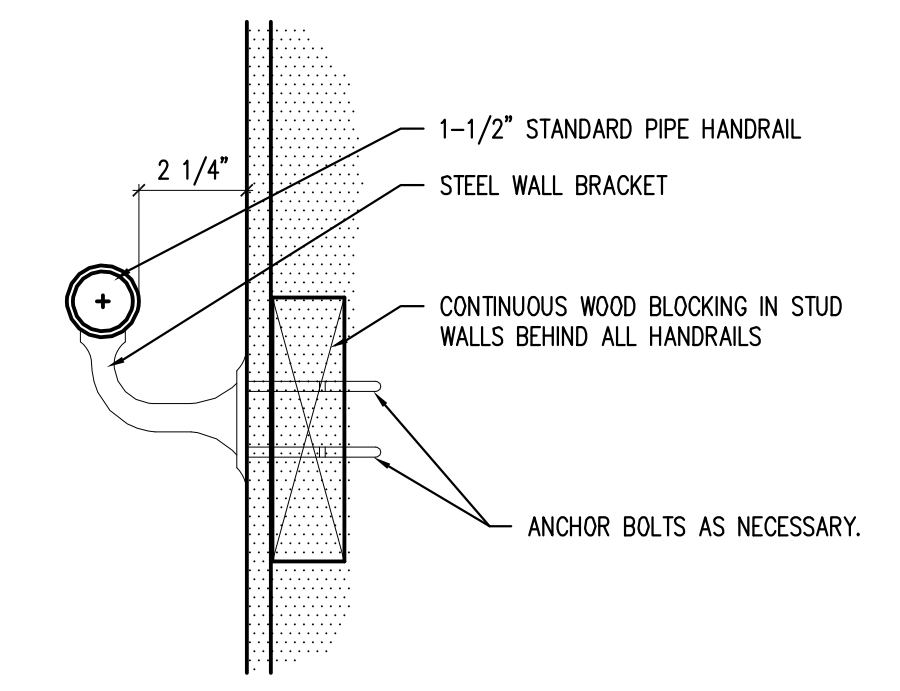


7 STAIR DETAIL  
SCALE: 3/4"=1'-0"

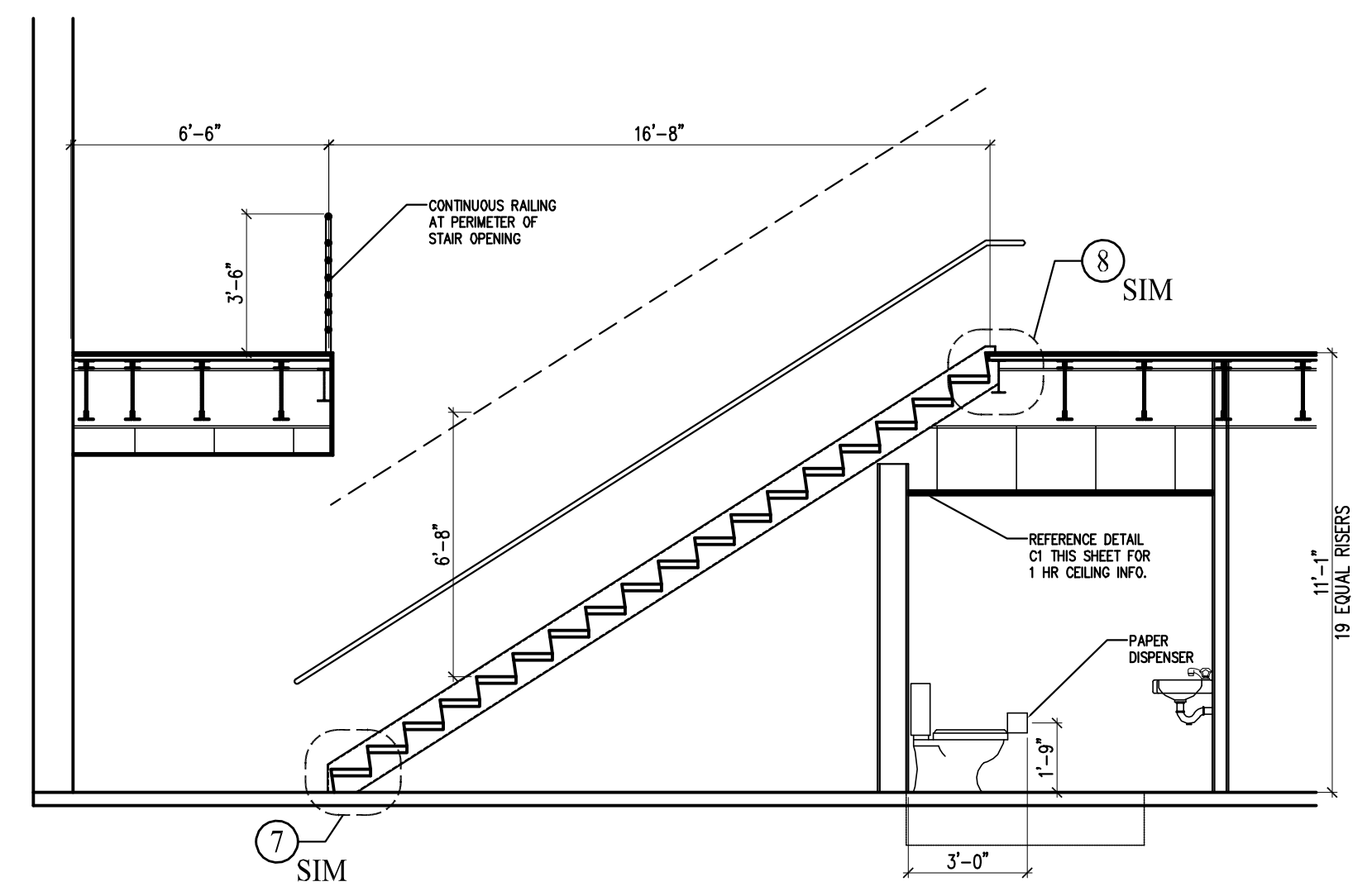
NOTE:  
IF DRYWALL MOUNTED PROVIDE  
THRU WALL, SOLID, FIRE RETARDANT  
BLOCKING. IF CMU/ CONC. MOUNTED  
PROVIDE TOGGLE OR ANCHOR BOLTS.



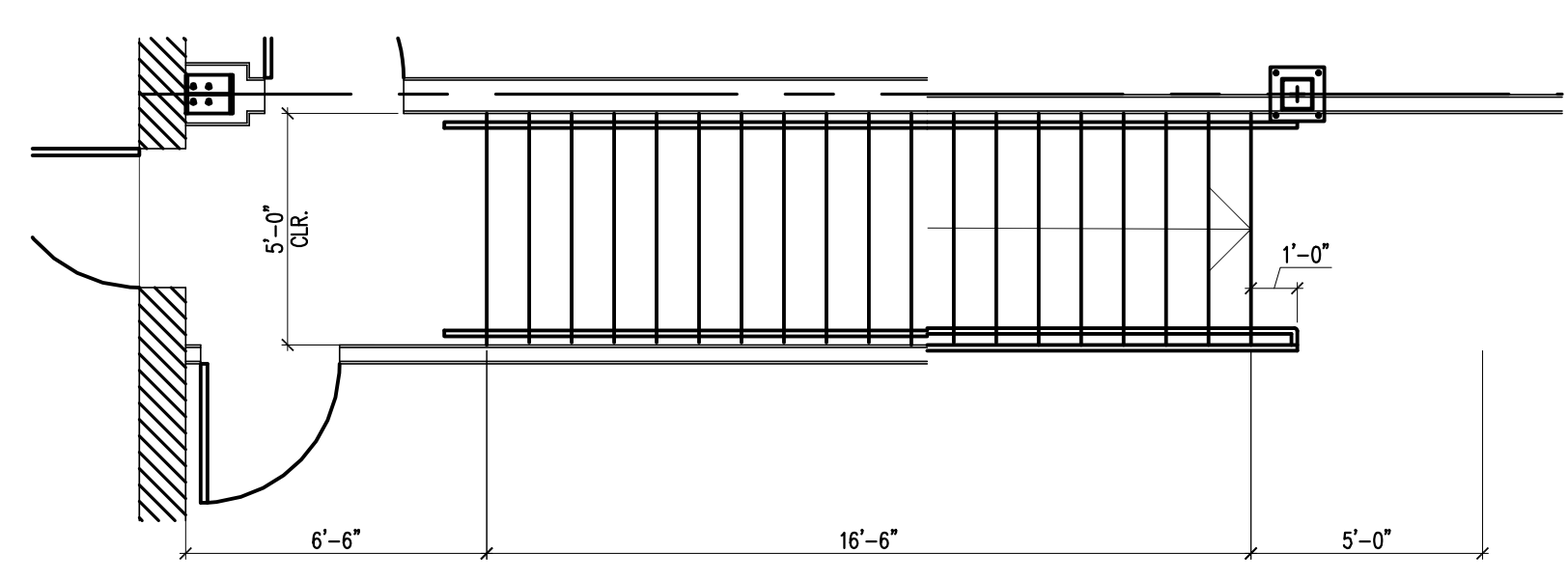
6 HANDRAIL DETAIL  
SCALE: 1 1/2"=1'-0"



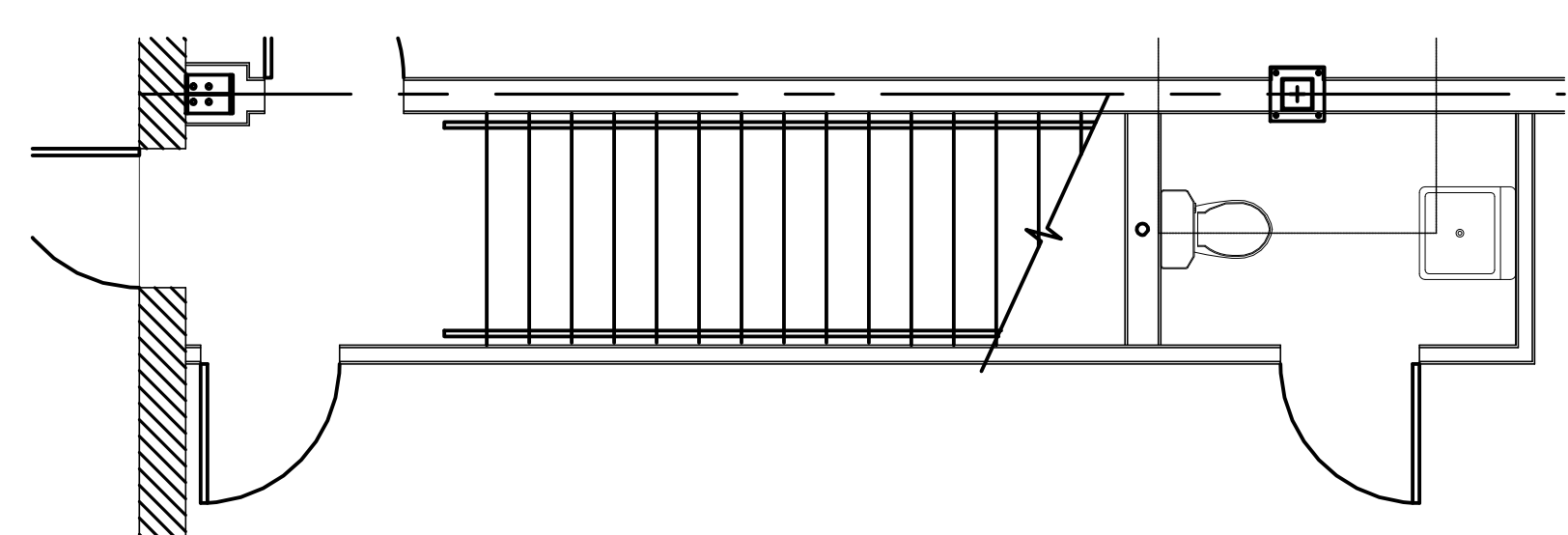
5 HANDRAIL DETAIL  
SCALE: 1 1/2"=1'-0"



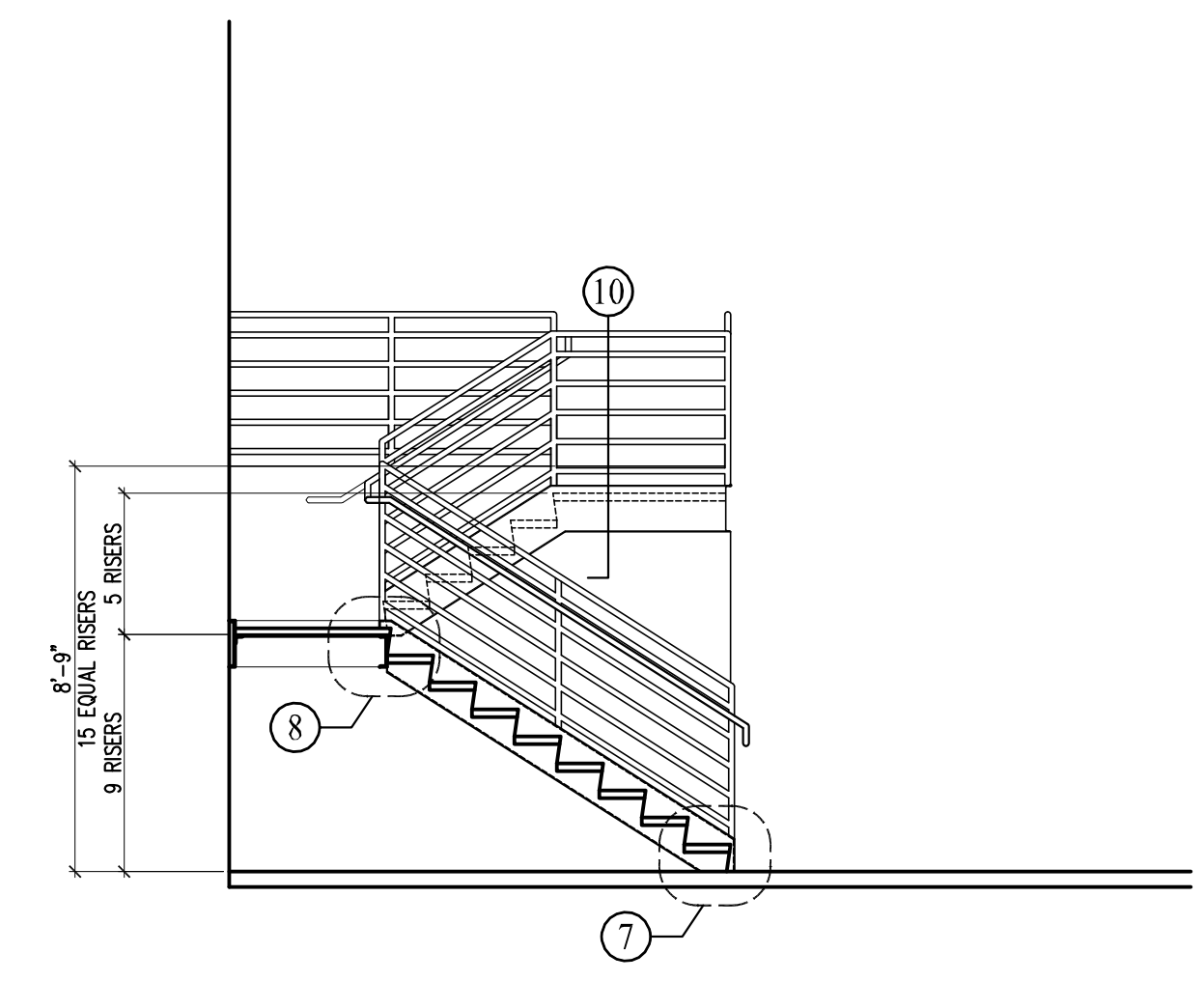
4 STAIR 1 SECTION (STAIR 2 SIMILAR)  
SCALE: 1/4"=1'-0"



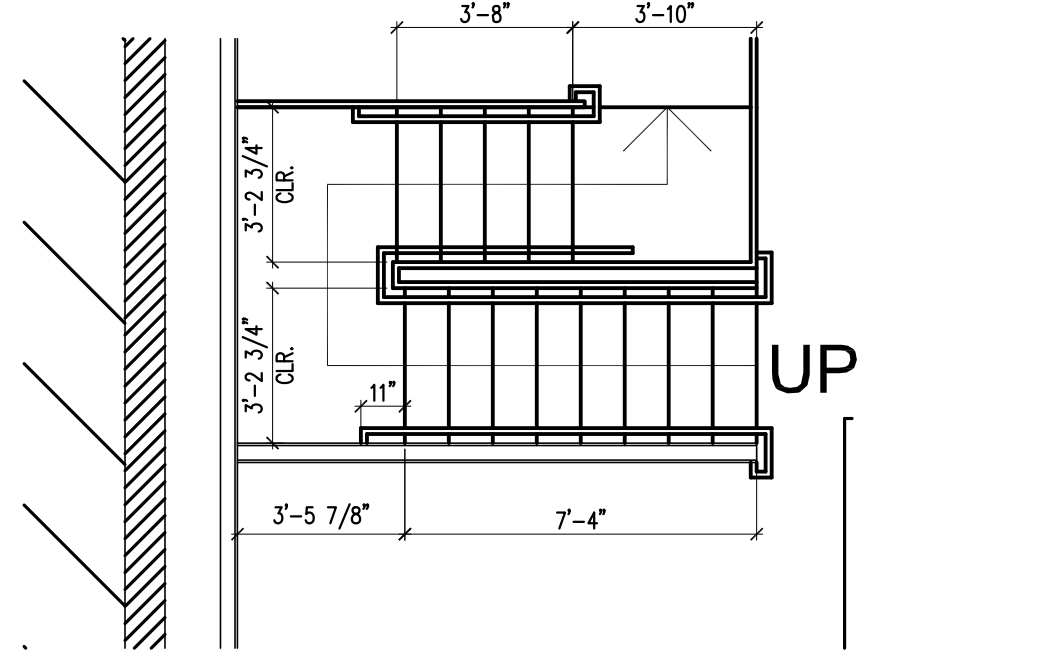
2A STAIR 1 PLAN-OVERALL (STAIR 2 SIMILAR)  
SCALE: 1/4"=1'-0"



2 STAIR 1 PLAN-FIRST FLOOR (STAIR 2 SIMILAR)  
SCALE: 1/4"=1'-0"



3 STAIR 3 SECTION  
SCALE: 1/4"=1'-0"



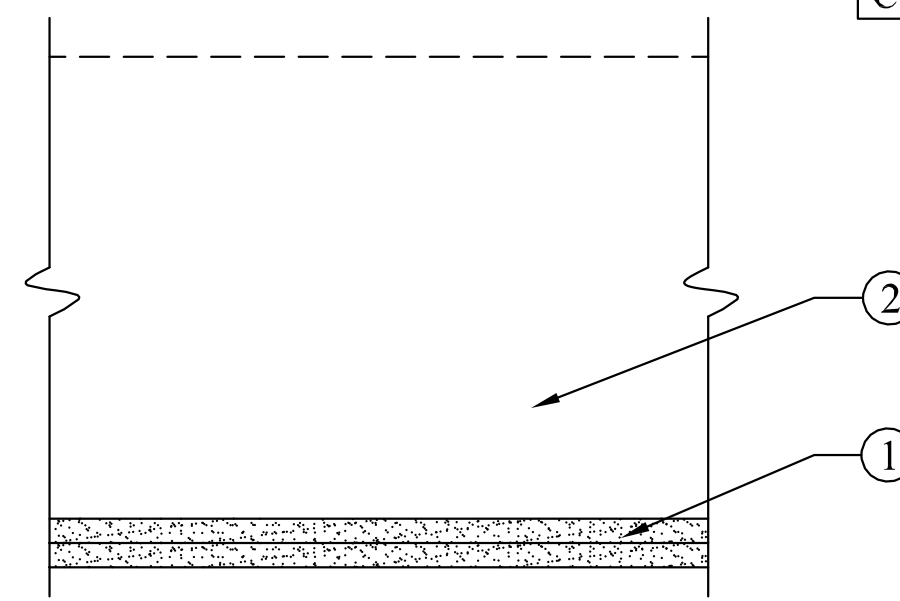
1 STAIR 3 PLAN  
SCALE: 1/4"=1'-0"

C1 CEILING ASSEMBLY 1 HOUR RATING

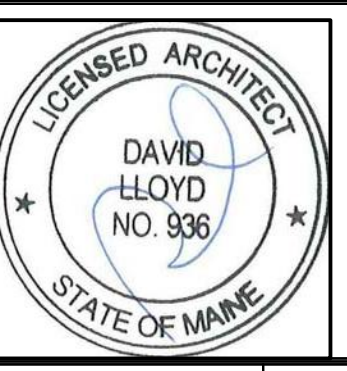
GA FILE NO. FC5406 APPENDED GA 610-02

- Gypsum Board** -- Base layer 5/8" type X gypsum board applied at right angles to framing with 1-1/4" Type W or S drywall screws 24" O.C. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to framing with 1-7/8" Type W or S drywall screws 12" O.C. at joints and intermediate joists and 1-1/2" Type G drywall screws 12" O.C. placed 2" back either side of end joists. Edge joints offset 24" from base layer edge joints.
- Framing Members** -- Metal or wood framing structure

Ceiling provides one hour fire resistance protection for framing, including trusses.



C1 1 HOUR CEILING ASSEMBLY



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Revisions:

Date:  
25 September 2014  
Scale:  
AS NOTED

STAIR SECTIONS  
AND DETAILS

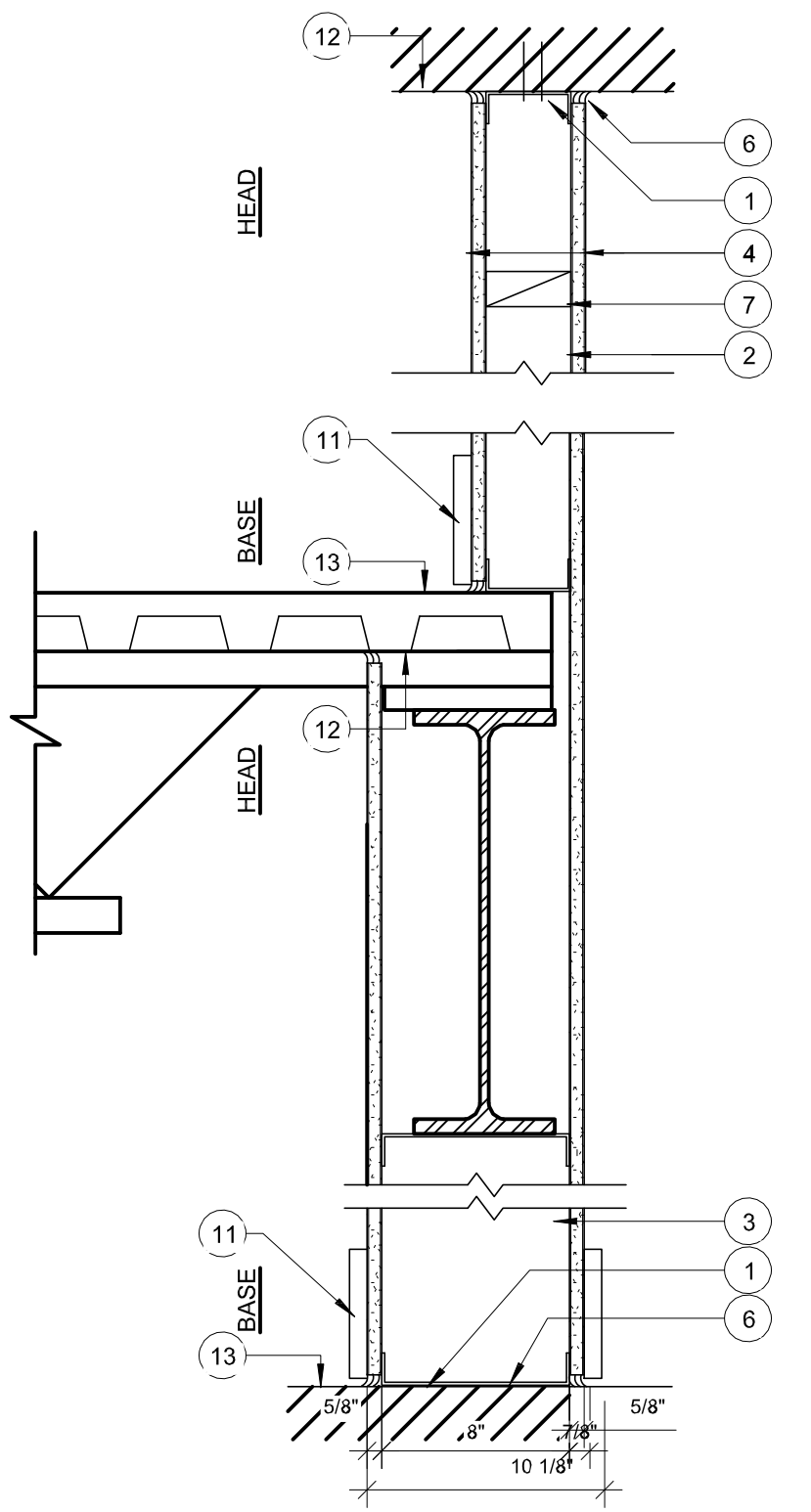
A3.12





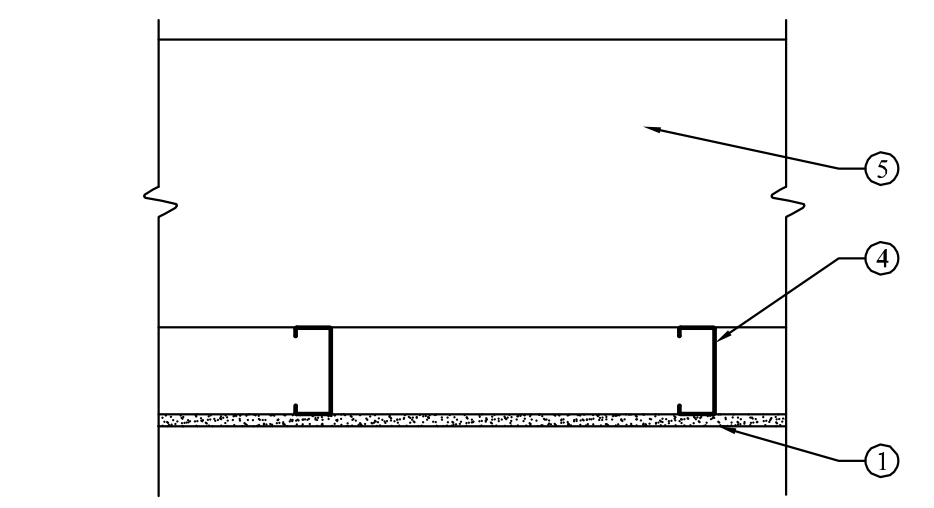
Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions

Date: 10/03/14



- 1 HR NON-BEARING FIRE BARRIER**  
DESIGN NUMBER - UL U451
- LABEL 1 HR**
1. CONT. METAL FLOOR AND CEILING RUNNERFASTENERS @ 2'-0" O.C. MAX. WITHIN 1" OF ENDS
  2. STEEL STUDS 3 5/8" STEEL STUDS 24" O.C.
  3. STEEL STUDS 8" STEEL STUDS 24" O.C.
  4. TYPE X GYPSUM BOARD - BD, EACH SIDE, APPLIED PERPENDICULAR TO STUDS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERT. JNTS AND INTERMEDIATE STUDS AND 12" O.C. AT TOP AND BOTTOM RUNNER. SEE NOTES FOR GYP. BD. TYPE (STAGGER GYP. BD. JNTS 24" ON NON-FURRED SIDE.)
  5. SEALANT - UL AND STC LISTED SEALANT, FULL PERIMETER BOTH SIDES.
  6. BLOCKING - WOOD BLOCKING @ 10'-0" O.C. VERTICAL
  7. TAPE AND COMPOUND - (NOT SHOWN)
  8. COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS. PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
  9. -
  10. SCHEDULED BASE SEE ID
  11. UNDERSIDE OF STRUCTURE
  12. TOP OF STRUCTURE
  13. -

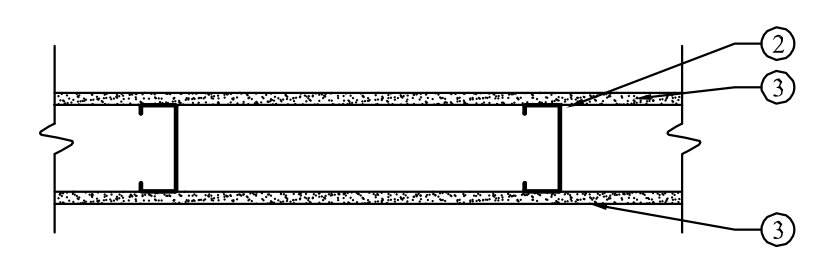
**WALL TYPES**



**W1 FURRED WALL AT EXTERIOR WALL**

**W1 FURRED WALL**  
NO FIRE RATING REQUIRED

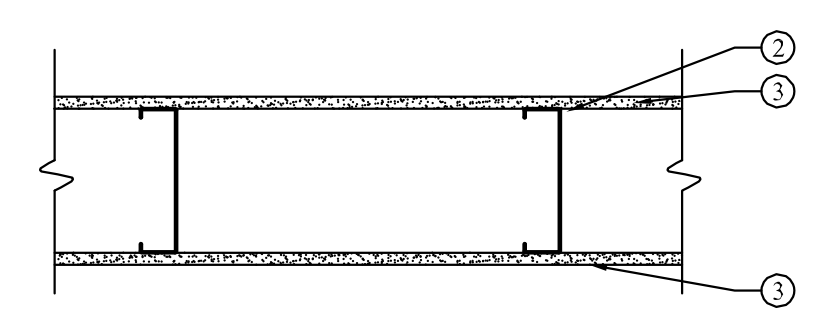
1. Steel Studs - Channel shaped, supplied with cantons, friction-fitted into floor and ceiling runners and spaced a max 24 in. O.C. Studs cut 1/2 in. less than assembly height and evenly staggered between the two rows of floor and ceiling runners. Studs fabricated from min No. 25 MSG galy steel, min 3-5/8 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs. Reference structural notes on plans.
2. Gypsum Board - 5/8 in. thick, attached to wood studs with Type S steel screws spaced 8 in. O.C. along edges of board and 12 in. O.C. in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. O.C. NOTE: Bottom edge of all gyp-board 3/8 inch above floor. Seal with caulk.
3. Joint Tape and Compound - Vinyl, dry or pre-mixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
4. Exterior metal panel wall - 1/2" thick.



**W2 TYPICAL UNRATED INTERIOR PARTITION**

**W2 UNRATED PARTITION WALL ASSEMBLY**

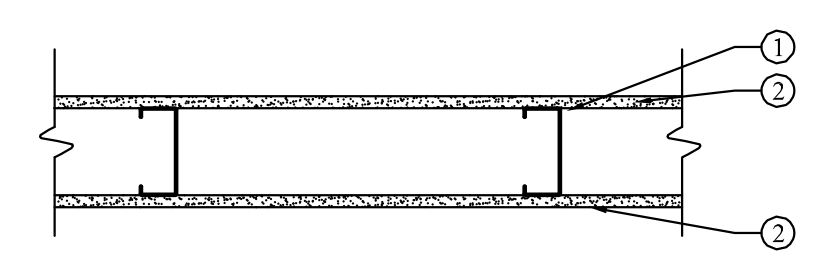
1. Floor and Ceiling Runners - Channel shaped, attached to floor and ceiling in two rows, a min 1 in. apart, with steel fasteners spaced 24 in. O.C. Runners fabricated from min No. 25 MSG galy steel, 1-1/4 in. deep and 3-5/8 in. wide.
2. Steel Studs - Channel shaped, supplied with cantons, friction-fitted into floor and ceiling runners and spaced a max 24 in. O.C. Studs cut 1/2 in. less than assembly height and evenly staggered between the two rows of floor and ceiling runners. Studs fabricated from min No. 25 MSG galy steel, min 3-5/8 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs. Reference structural notes on plans.
3. Gypsum Board - 5/8 in. thick, 4 ft wide, attached to wood studs with Type S steel screws spaced 8 in. O.C. along edges of board and 12 in. O.C. in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. O.C.
4. Joint Tape and Compound - Vinyl, dry or pre-mixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 5/32 in. thick gypsum veneer plaster may be applied to the entire surface of classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.



**W3 TYPICAL UNRATED INTERIOR PARTITION**

**W3 UNRATED PARTITION WALL ASSEMBLY**

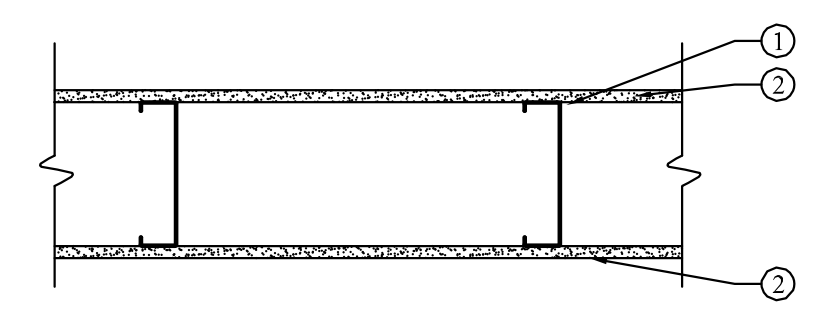
1. Floor and Ceiling Runners - Channel shaped, attached to floor and ceiling in two rows, a min 1 in. apart, with steel fasteners spaced 24 in. O.C. Runners fabricated from min No. 25 MSG galy steel, 1-1/4 in. deep and 6 in. wide.
2. Steel Studs - Channel shaped, supplied with cantons, friction-fitted into floor and ceiling runners and spaced a max 24 in. O.C. Studs cut 1/2 in. less than assembly height and evenly staggered between the two rows of floor and ceiling runners. Studs fabricated from min No. 25 MSG galy steel, min 6 in. wide by 1-5/8 in. deep with 3/8 in. folded back return flange legs. Reference structural notes on plans.
3. Gypsum Board - 5/8 in. thick, 4 ft wide, attached to wood studs with Type S steel screws spaced 8 in. O.C. along edges of board and 12 in. O.C. in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. O.C.
4. Joint Tape and Compound - Vinyl, dry or pre-mixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 5/32 in. thick gypsum veneer plaster may be applied to the entire surface of classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.



**W4 TYPICAL 1 HR RATED INTERIOR PARTITION**

**W4 1-HOUR WALL ASSEMBLY**  
G.A. FILE NO. WP3240  
Fire Test: UL R1319-93, 94, 129; UL Des. U311

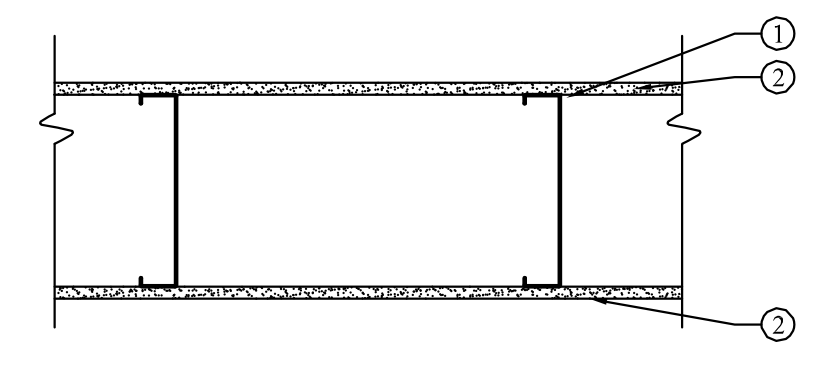
1. Steel Studs - 3 5/8" steel studs 24" O.C.
  2. Wallboard, Gypsum - 5/8" proprietary type X gypsum wallboard applied parallel to channels with 1 1/4" Type W drywall screws 12" o.c. End joints backblocked with resilient channels. Vertical joints staggered 48" on opposite sides.
- REFERENCE WALL SECTION ON THIS SHEET FOR BARRIER CONTINUITY



**W5 TYPICAL 1 HR RATED INTERIOR PARTITION**

**W5 1-HOUR WALL ASSEMBLY**  
G.A. FILE NO. WP3240  
Fire Test: UL R1319-93, 94, 129; UL Des. U311

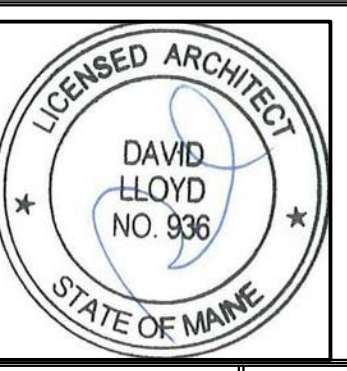
1. Steel Studs - 6" steel studs 24" O.C.
2. Wallboard, Gypsum - 5/8" proprietary type X gypsum wallboard applied parallel to channels with 1 1/4" Type W drywall screws 12" o.c. End joints backblocked with resilient channels. Vertical joints staggered 48" on opposite sides.



**W6 TYPICAL 1 HR RATED INTERIOR PARTITION**

**W6 1-HOUR WALL ASSEMBLY**  
G.A. FILE NO. WP3240  
Fire Test: UL R1319-93, 94, 129; UL Des. U311

1. Steel Studs - 8" steel studs 24" O.C.
  2. Wallboard, Gypsum - 5/8" proprietary type X gypsum wallboard applied parallel to channels with 1 1/4" Type W drywall screws 12" o.c. End joints backblocked with resilient channels. Vertical joints staggered 48" on opposite sides.
- REFERENCE WALL SECTION THIS SHEET FOR BARRIER CONTINUITY



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Canal Landing / New Yard LLC  
100 West Commercial St. Portland, ME

Consulting Engineer:

**ARCHETYPE** architects  
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Architect:

Project:  
Canal Landing / New Yard  
100 West Commercial St. Portland, ME

Revisions:

Date:  
25 September 2014

Scale:  
Not to Scale

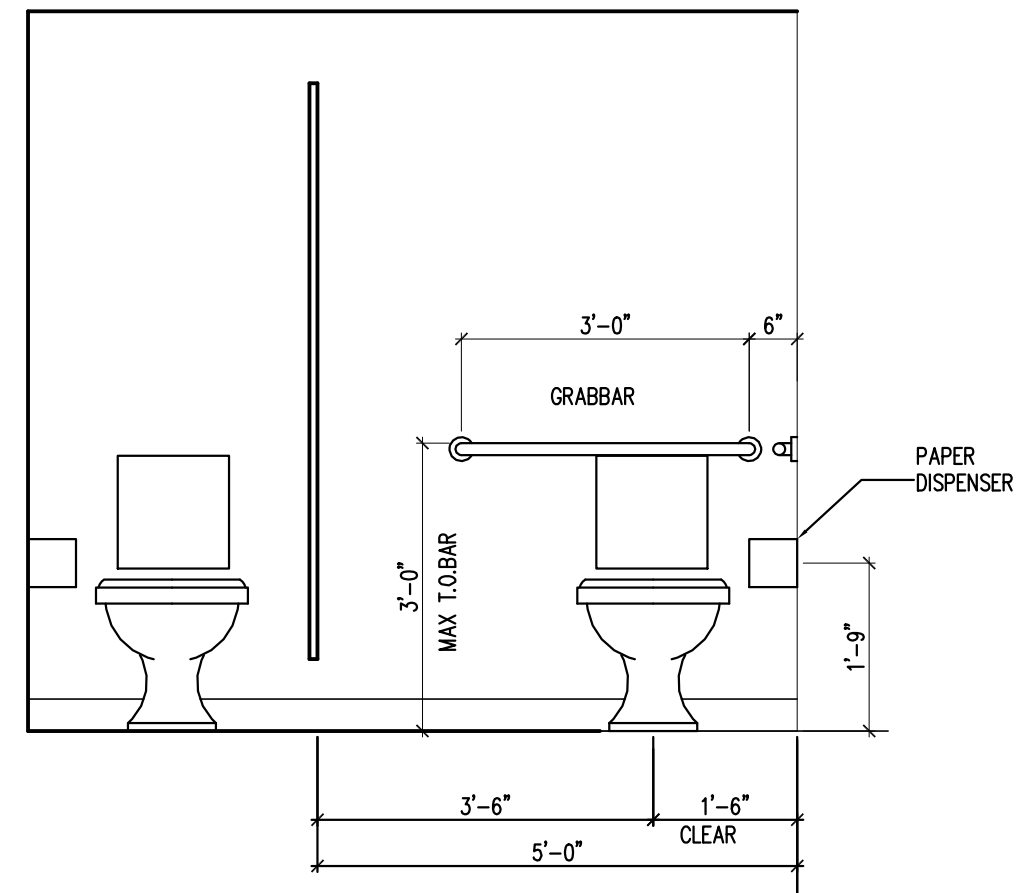
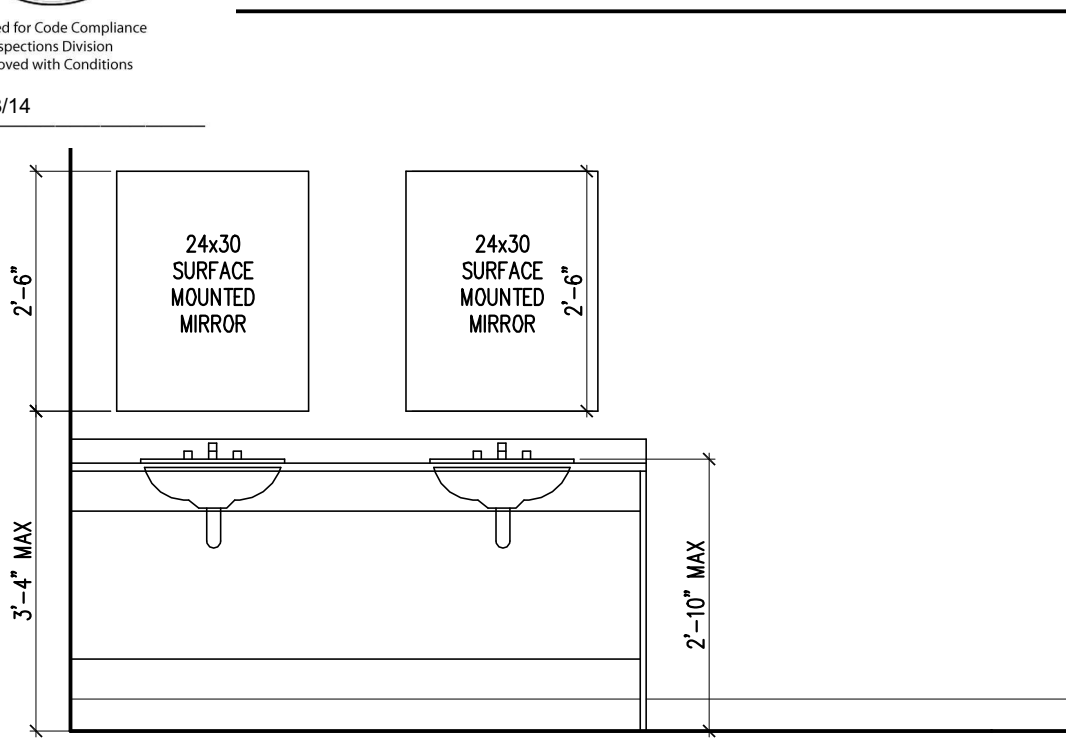
**WALL TYPES**

**A4.00**



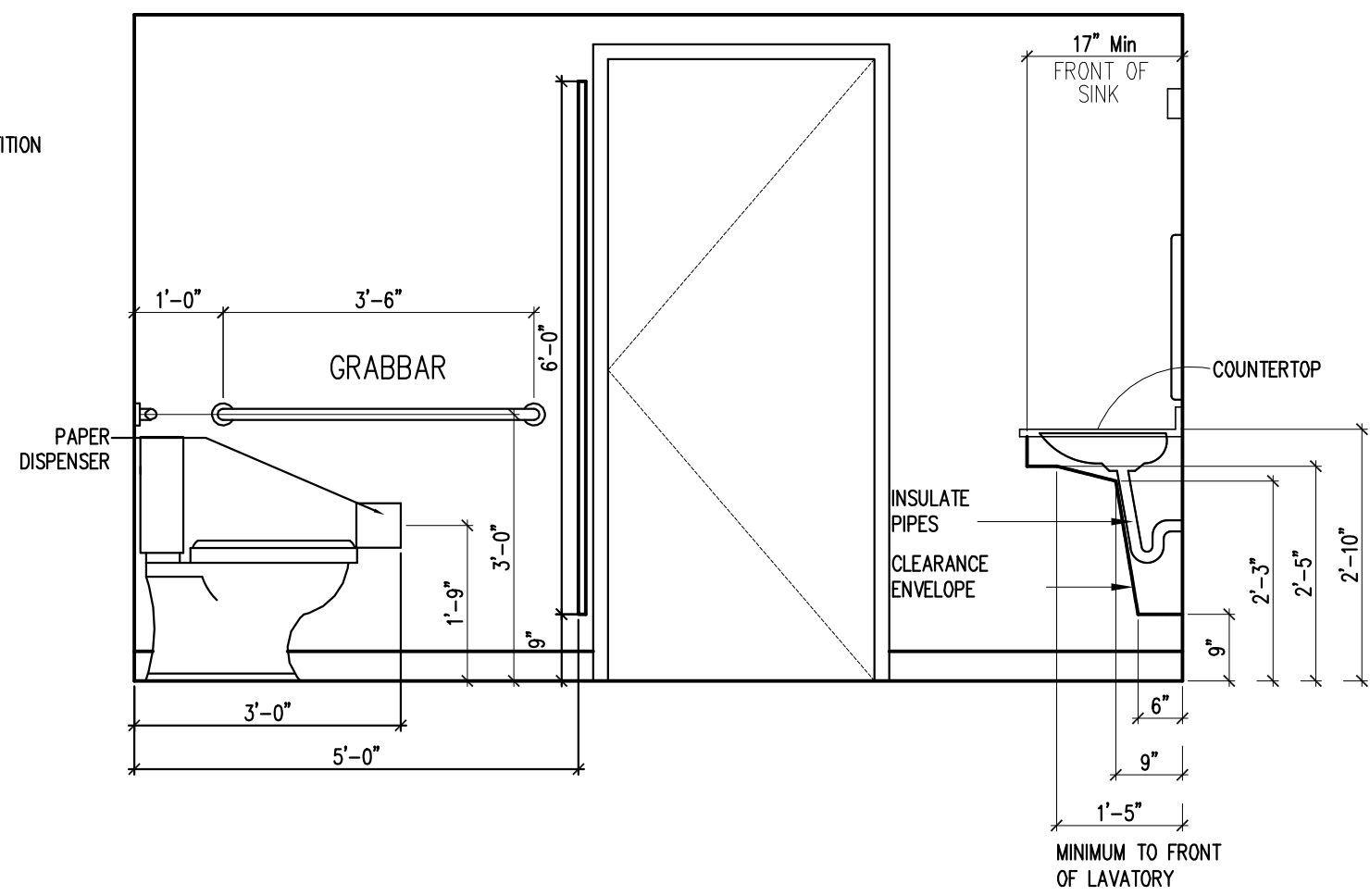
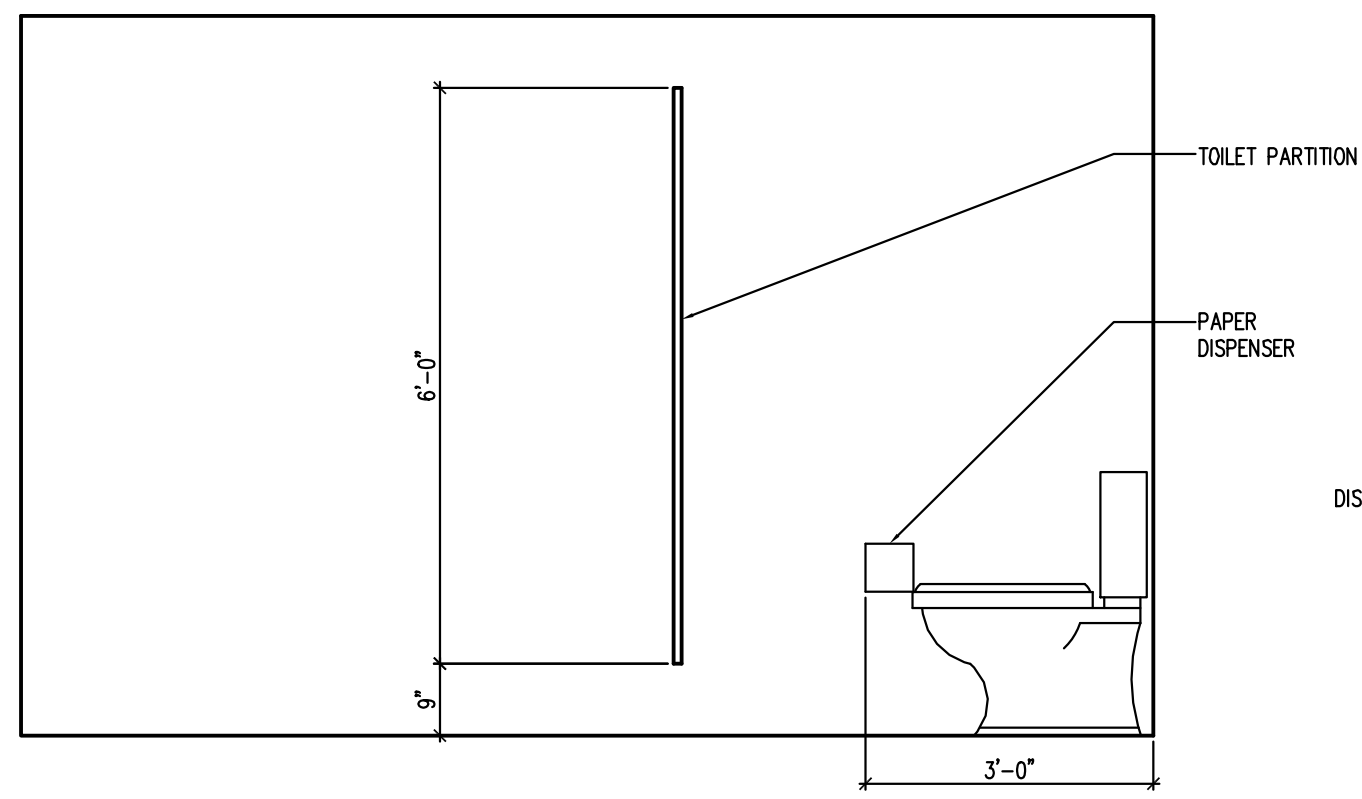
Reviewed for Code Compliance  
Inspector's Choice  
Approved with Conditions

Date: 10/03/14



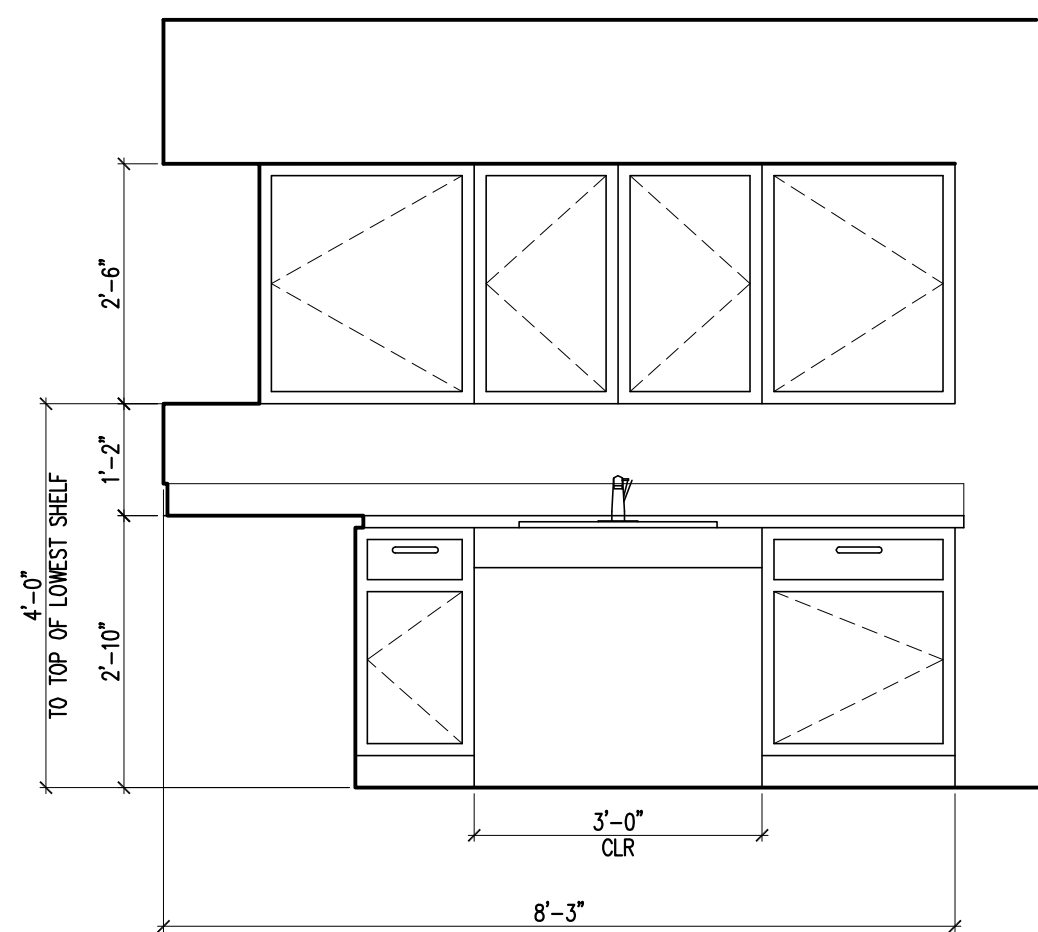
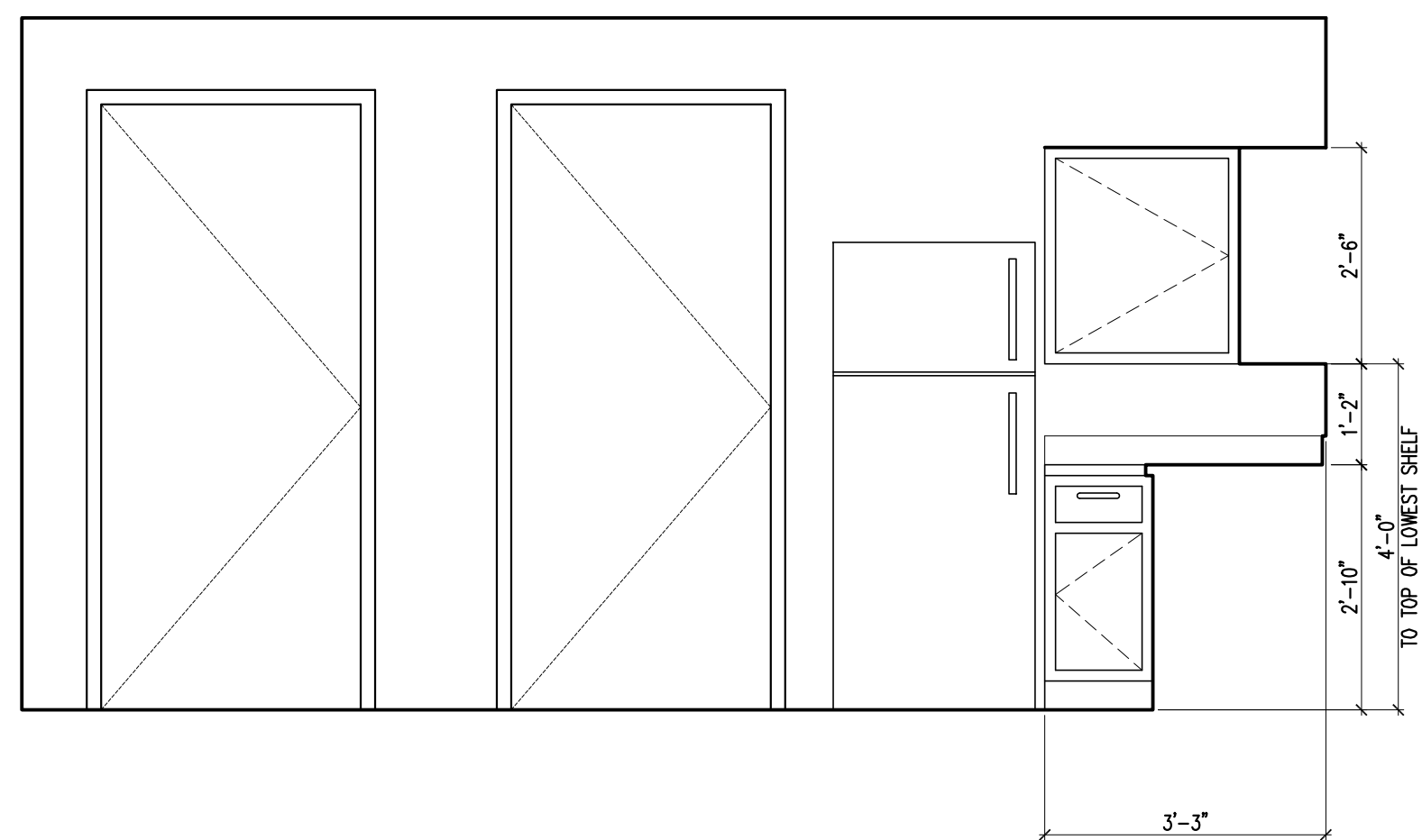
**A** BATHROOM ELEVATIONS  
SCALE: 1/2"=1'-0"

**B** BATHROOM ELEVATIONS  
SCALE: 1/2"=1'-0"



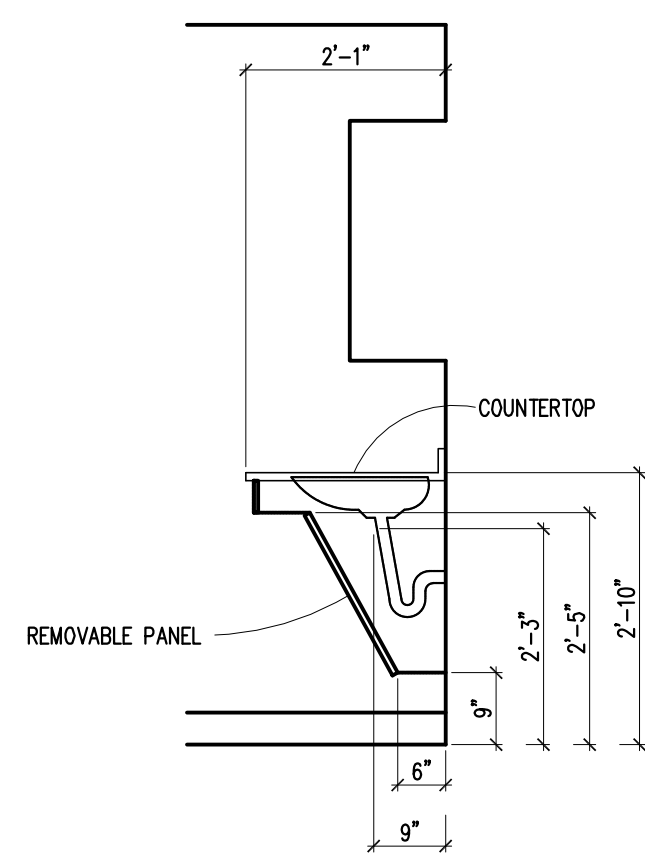
**C** BATHROOM ELEVATIONS  
SCALE: 1/2"=1'-0"

**D** BATHROOM ELEVATIONS  
SCALE: 1/2"=1'-0"

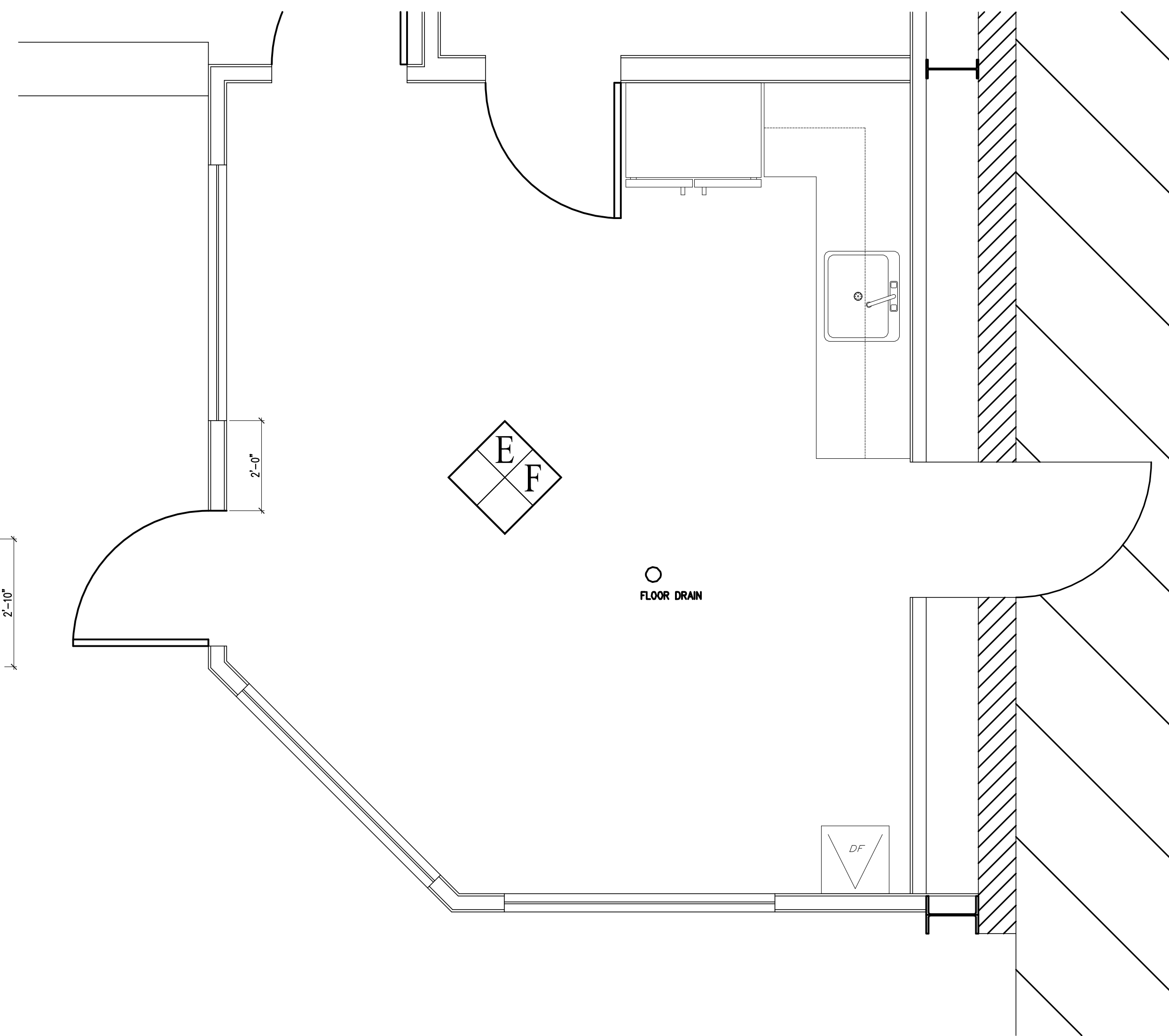


**E** BREAKROOM ELEVATIONS  
SCALE: 1/2"=1'-0"

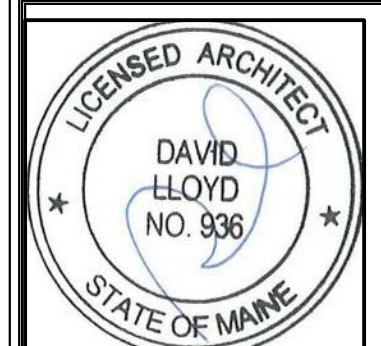
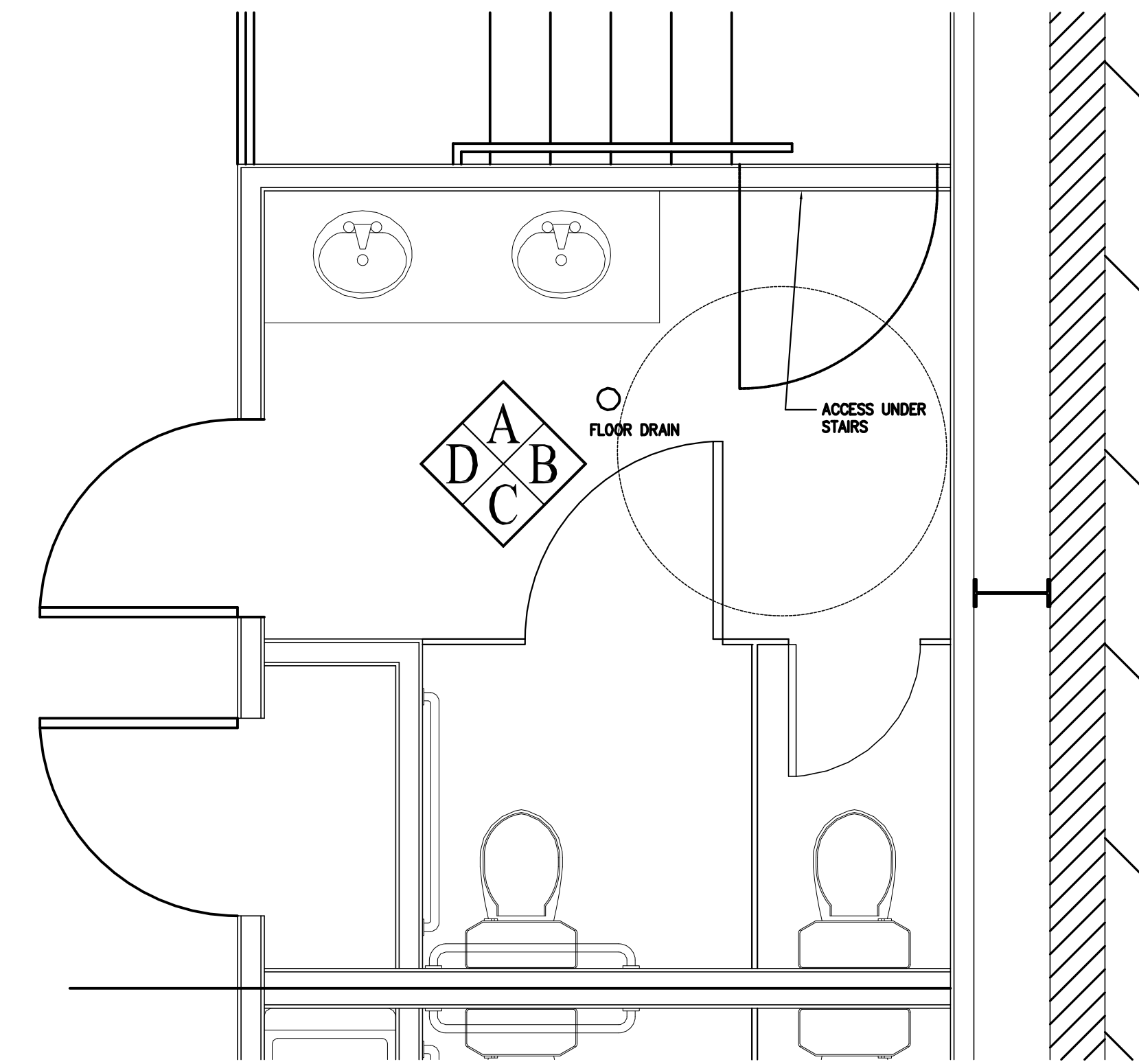
**F** BREAKROOM ELEVATIONS  
SCALE: 1/2"=1'-0"



**2** BATHROOM PLAN  
SCALE: 1/2"=1'-0"



**1** BREAKROOM PLAN  
SCALE: 1/2"=1'-0"



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100 West Commercial St. Portland, ME

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Project:  
Canal Landing / New Yard  
100 West Commercial St. Portland, ME

Revisions:


Date: 25 September 2014  
Scale: AS NOTED  
INTERIOR ELEVATIONS

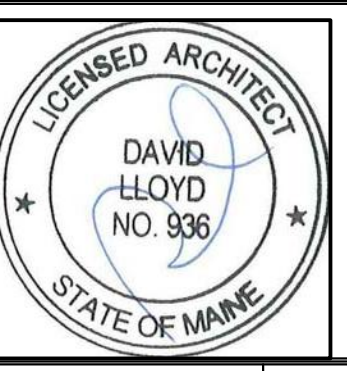
**A4.01**





Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions

Date: 10/03/14



Prepared For:  
Canal Landing / New Yard LLC  
100 West Commercial St. Portland, ME

Consulting Engineer:

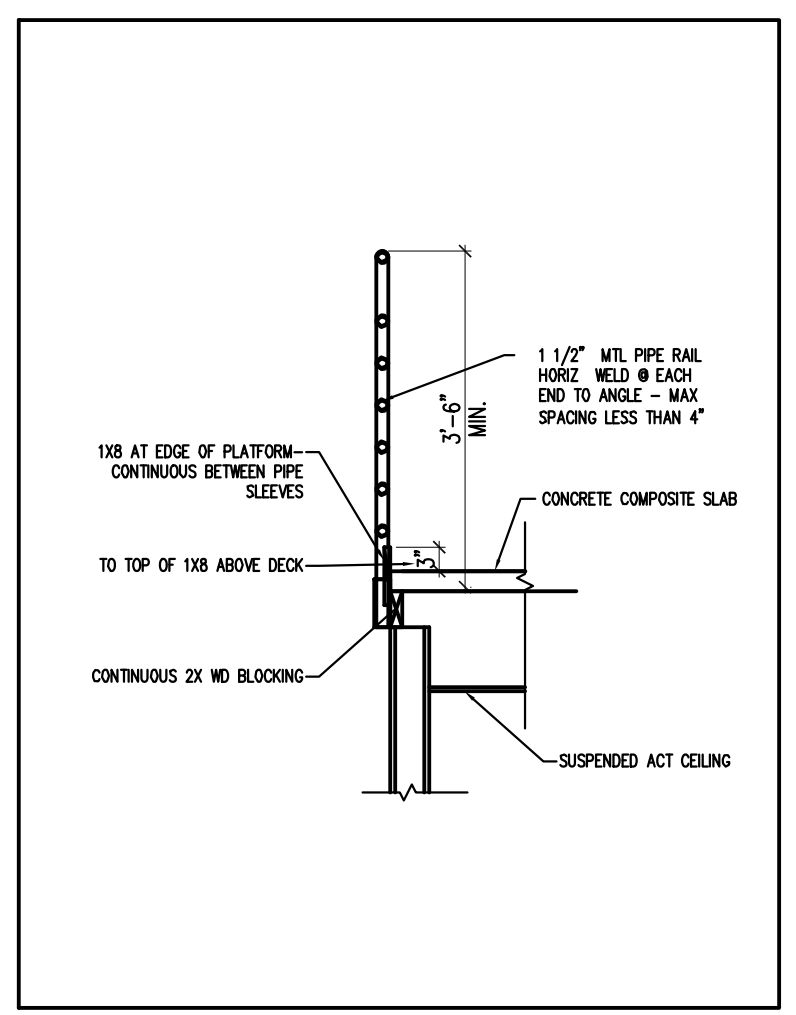
Architect:  
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
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Project:  
Canal Landing / New  
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100 West Commercial St. Portland, ME

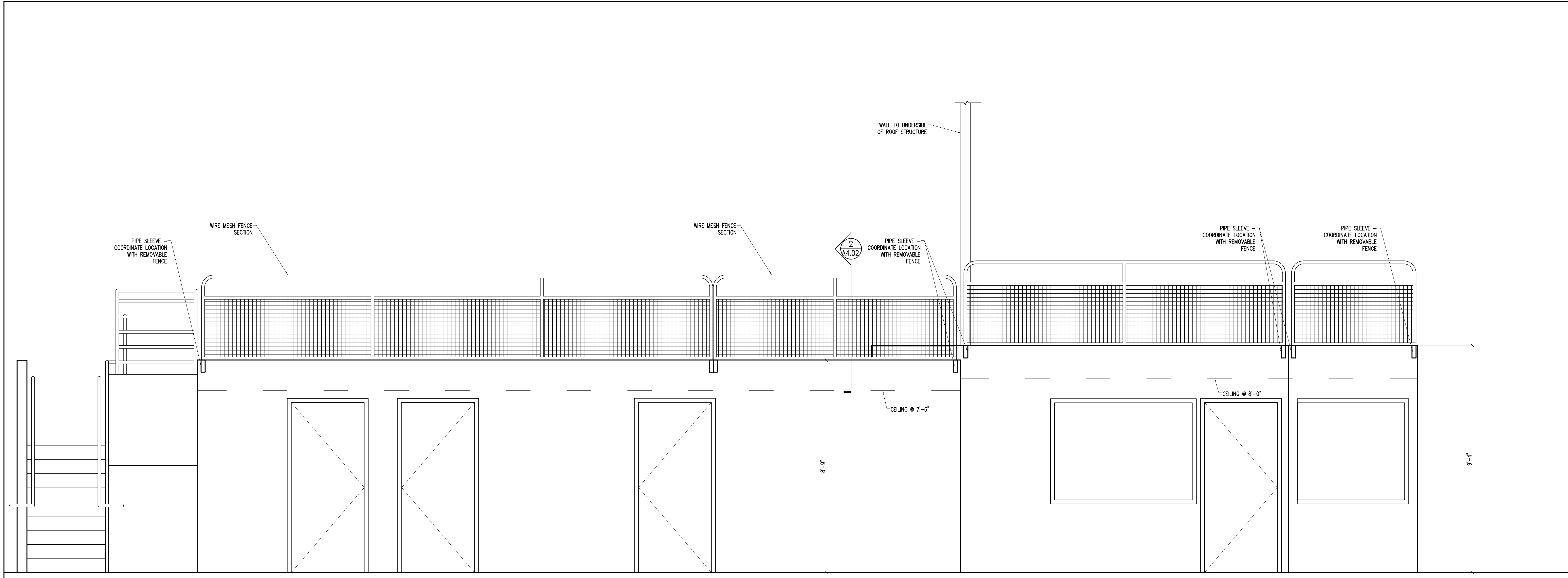
Revisions:

Date: 25 September 2014  
Scale: AS NOTED  
INTERIOR  
ELEVATIONS

A4.02



2 | MEZZANINE SECTION  
SCALE: 1/2"=1'-0"

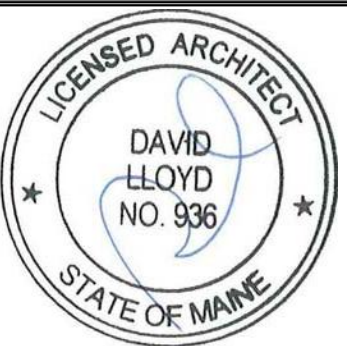


1 | MEZZANINE ELEVATION  
SCALE: 1/2"=1'-0"



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions

Date: 10/03/14



Prepared For:  
Canal Landing / New Yard LLC  
100 West Commercial St. Portland, ME

Consulting Engineer:



Project:  
Canal Landing / New Yard  
100 West Commercial St. Portland, ME

Revisions:

Date: 25 September 2014  
Scale: Not to Scale

ACCESSIBILITY STANDARDS

AS1.1

LONG DIMENSION PERPENDICULAR TO DIRECTION OF TRAVEL

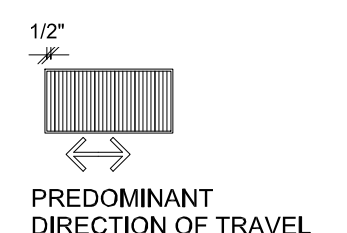


FIG. 302.3 - OPENINGS IN FLOOR OR GROUND SURFACES

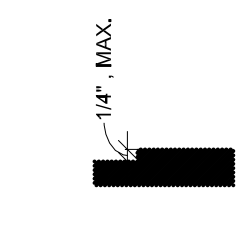


FIG. 303.2 - VERTICAL CHANGES IN LEVEL

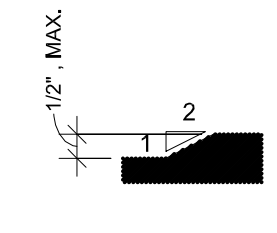


FIG. 303.3 - BEVELED CHANGES IN LEVEL

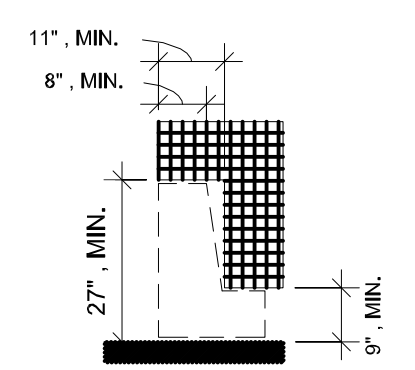


FIG. 306.3 - KNEE CLEARANCE

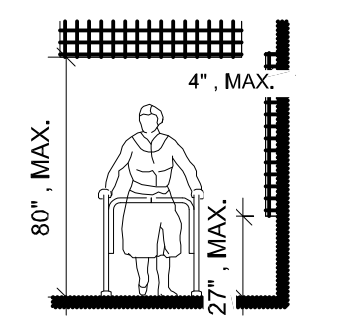


FIG. 307.2 - LIMITS OF PROTRUDING OBJECTS

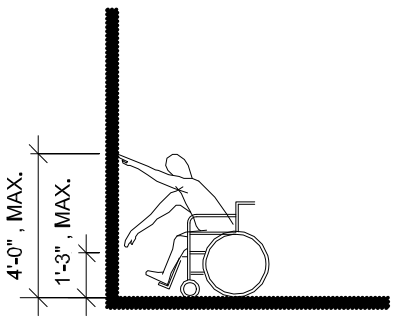


FIG. 308.2.1 - UNOBSTRUCTED FORWARD REACH

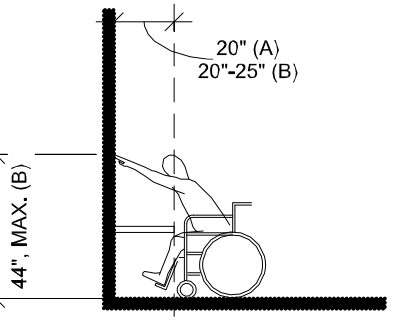


FIG. 308.2.2 - OBSTRUCTED HIGH FORWARD REACH

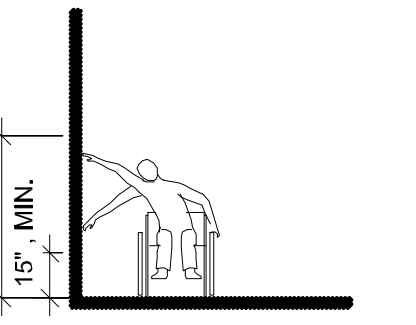


FIG. 308.3.1 - UNOBSTRUCTED SIDE REACH

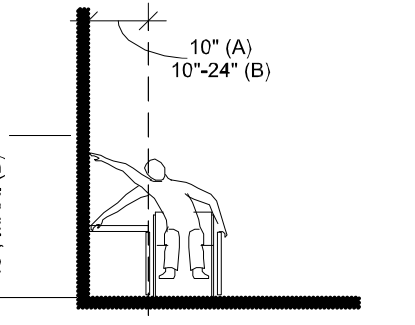
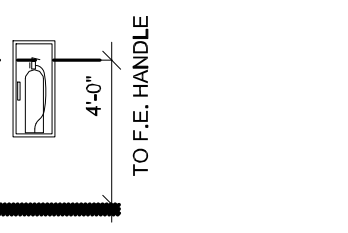


FIG. 308.3.2 - OBSTRUCTED SIDE REACH



FIRE EXTINGUISHING CABINET MOUNTING HEIGHT

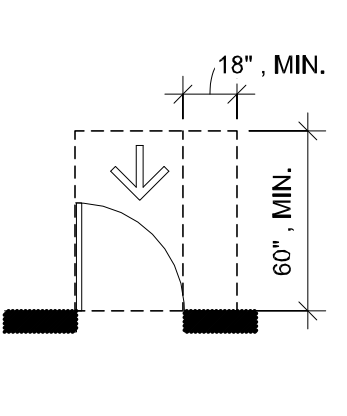
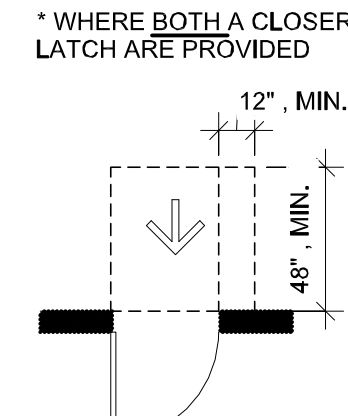
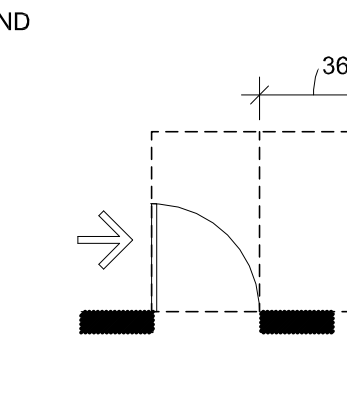


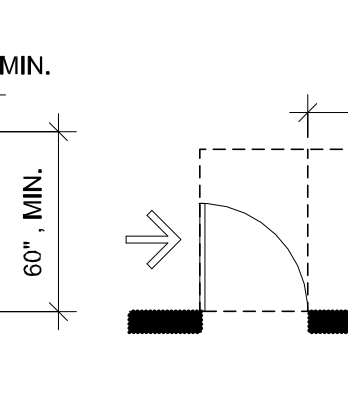
FIG. 404.2.41 - MANUEVERING CLEARNACE AT SWING DOOR



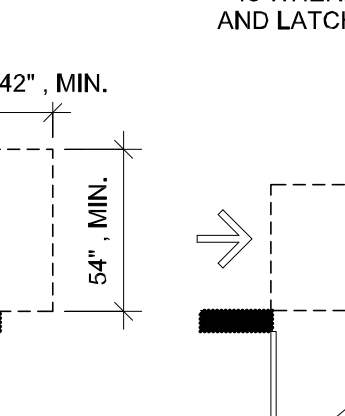
(B) FRONT APPROACH, PUSH SIDE



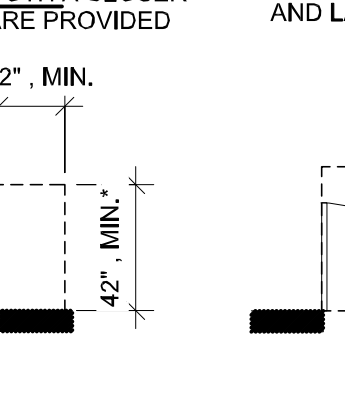
(C) HINGE APPROACH, PULL SIDE



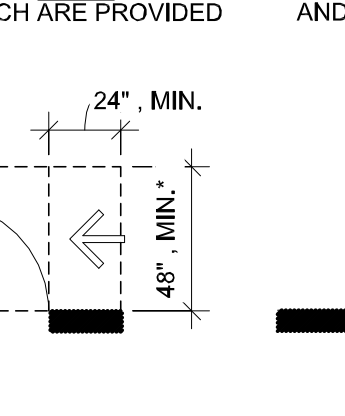
(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PULL SIDE



(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

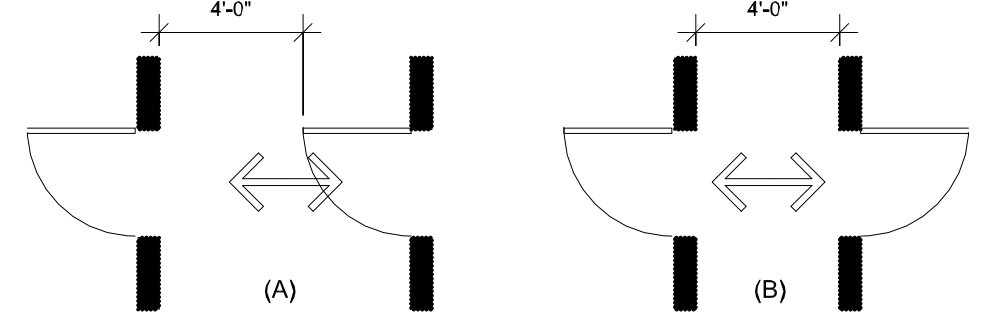


FIG. 404.2.6 TWO DOORS IN A SERIES (A) AND (B)

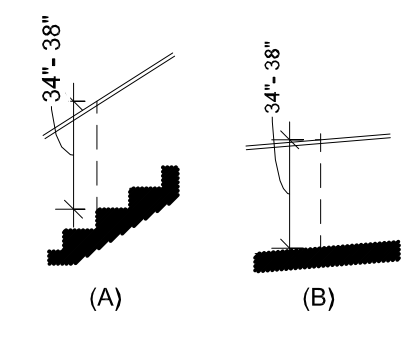


FIG. 505.4. HANDRAIL HEIGHT (A) STAIRS (B) RAMP

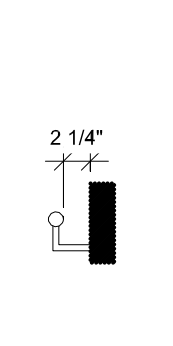


FIG. 505.5. HANDRAIL CLEARANCE (A) - CIRCLE (B) - SQUARE (C) - OVAL

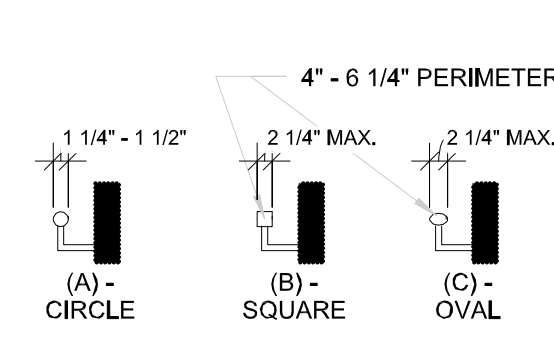


FIG. 505.7. HANDRAIL CROSS SECTION (A) CIRCULAR (B) AND (C) NON CIRCULAR

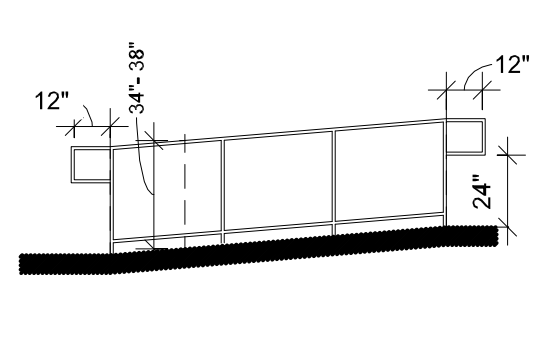


FIG. 505.10.1. TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMP

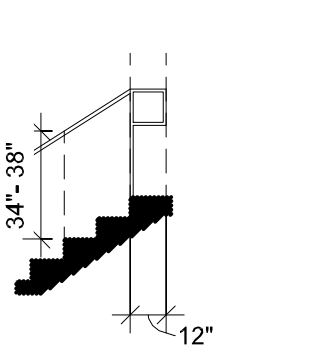


FIG. 505.10.2. TOP HANDRAIL EXTENSION AT STAIRS

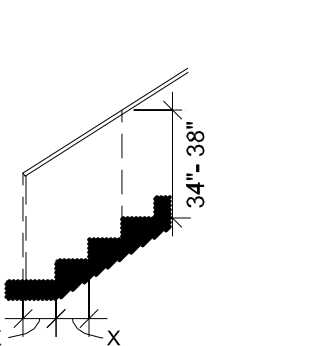


FIG. 505.10.3. TOP HANDRAIL EXTENSION AT STAIRS

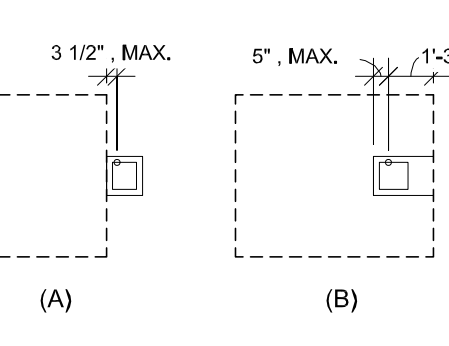


FIG. 602.5. DRINKING FOUNTAIN SPOUT LOCATION (A) PARALLEL APPROACH (B) FORWARD APPROACH

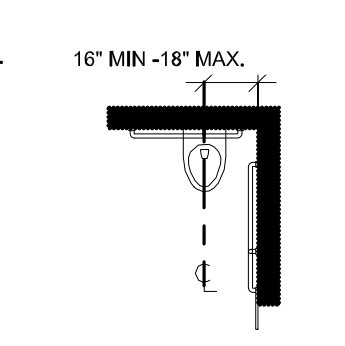


FIG. 604.2. WATER CLOSET LOCATION

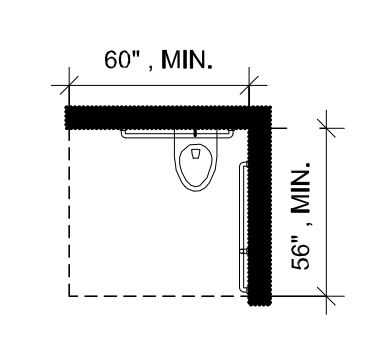


FIG. 604.3.1. SIZE OF CLEARANCE FOR WATER CLOSET

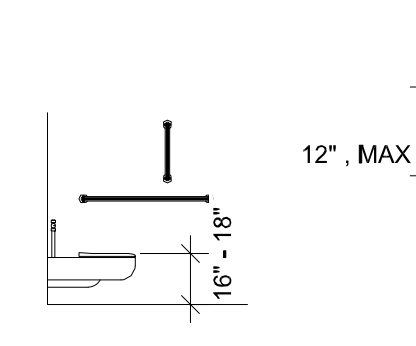


FIG. 604.4. HEIGHT TO TOP OF SEAT FOR WATER CLOSET

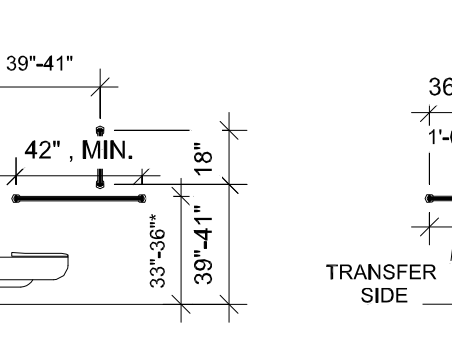


FIG. 604.5.1. SIDE WALL GRAB BAR FOR WATER CLOSET

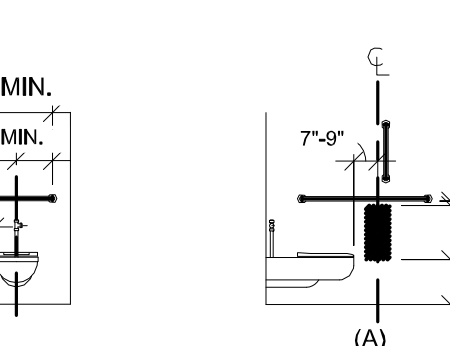


FIG. 604.5.2. REAR WALL GRAB BAR FOR WATER CLOSET

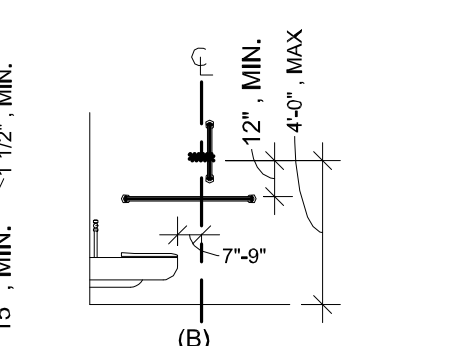


FIG. 604.7. DISPENSER LOCATION (A) BELOW GRAB BAR (B) ABOVE GRAB BAR

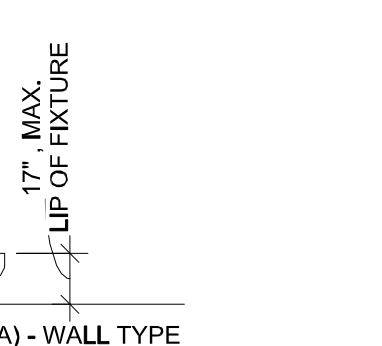


FIG. 605.2. HEIGHT OF URINALS (A) - WALL TYPE

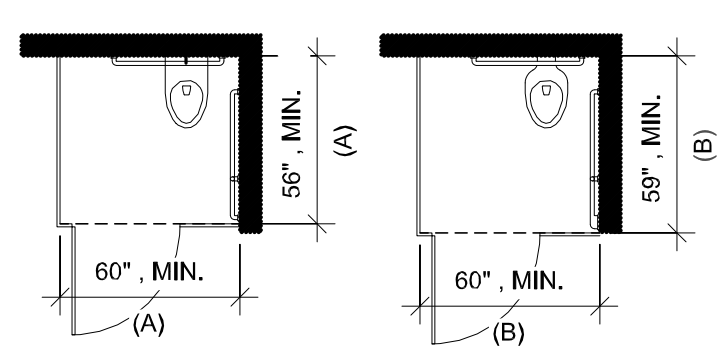


FIG. 604.8.1.1. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS (A) WALL-HUNG WATER CLOSET (B) FLOOR-MOUNTED WATER CLOSET

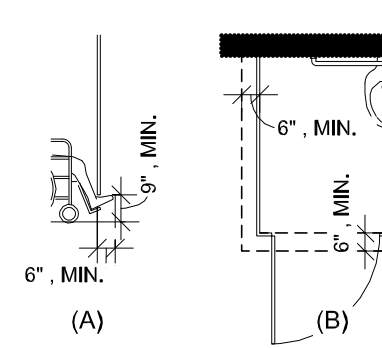


FIG. 604.8.1.4. TOILET COMPARTMENT TOE CLEARANCE (A) ELEVATION (B) PLAN

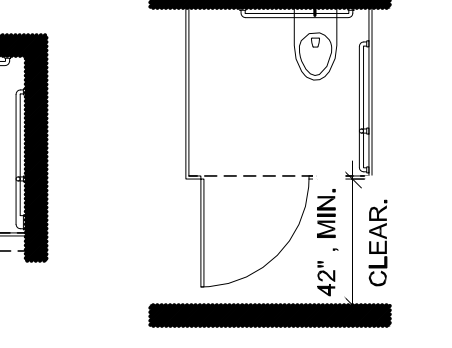


FIG. 604.8.3. TOILET COMPARTMENT DOORS

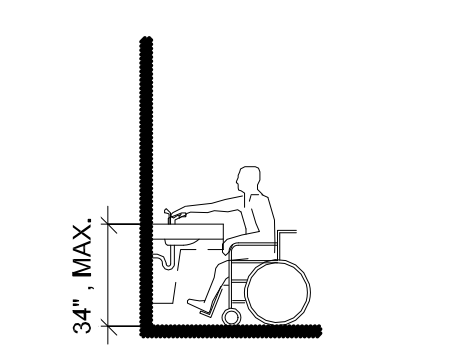


FIG. 606.3. HEIGHT OF LAVATORIES AND SINKS

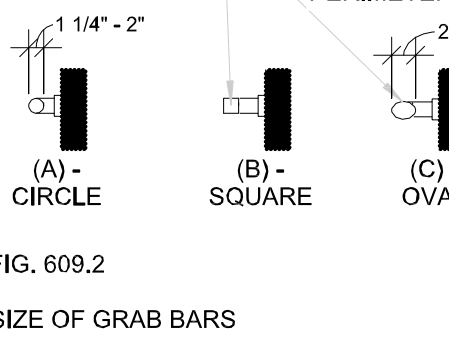


FIG. 609.2. SIZE OF GRAB BARS (A) CIRCULAR (B) AND (C) NON CIRCULAR

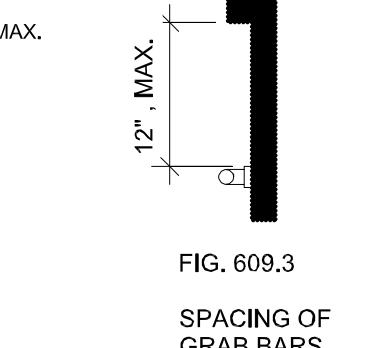


FIG. 609.3. SPACING OF GRAB BARS

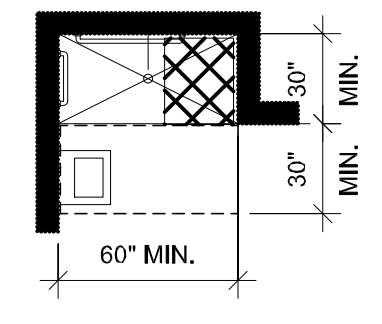


FIG. 608.2.2. STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT

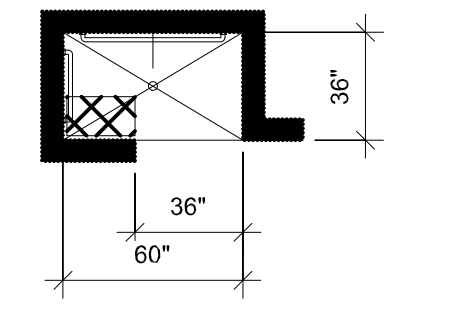


FIG. 608.2.3. ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT

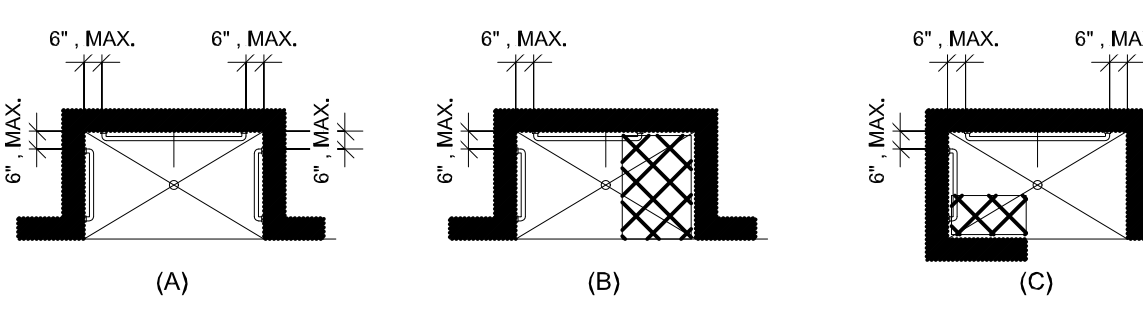


FIG. 608.3.2. GRAB BARS IN ROLL-IN-TYPE (A) STANDARD ROLL-IN-TYPE SHOWER (B) ROLL-IN-TYPE SHOWER WITH SEAT (C) ALTERNATE ROLL-IN-TYPE SHOWER





Date: 10/03/14

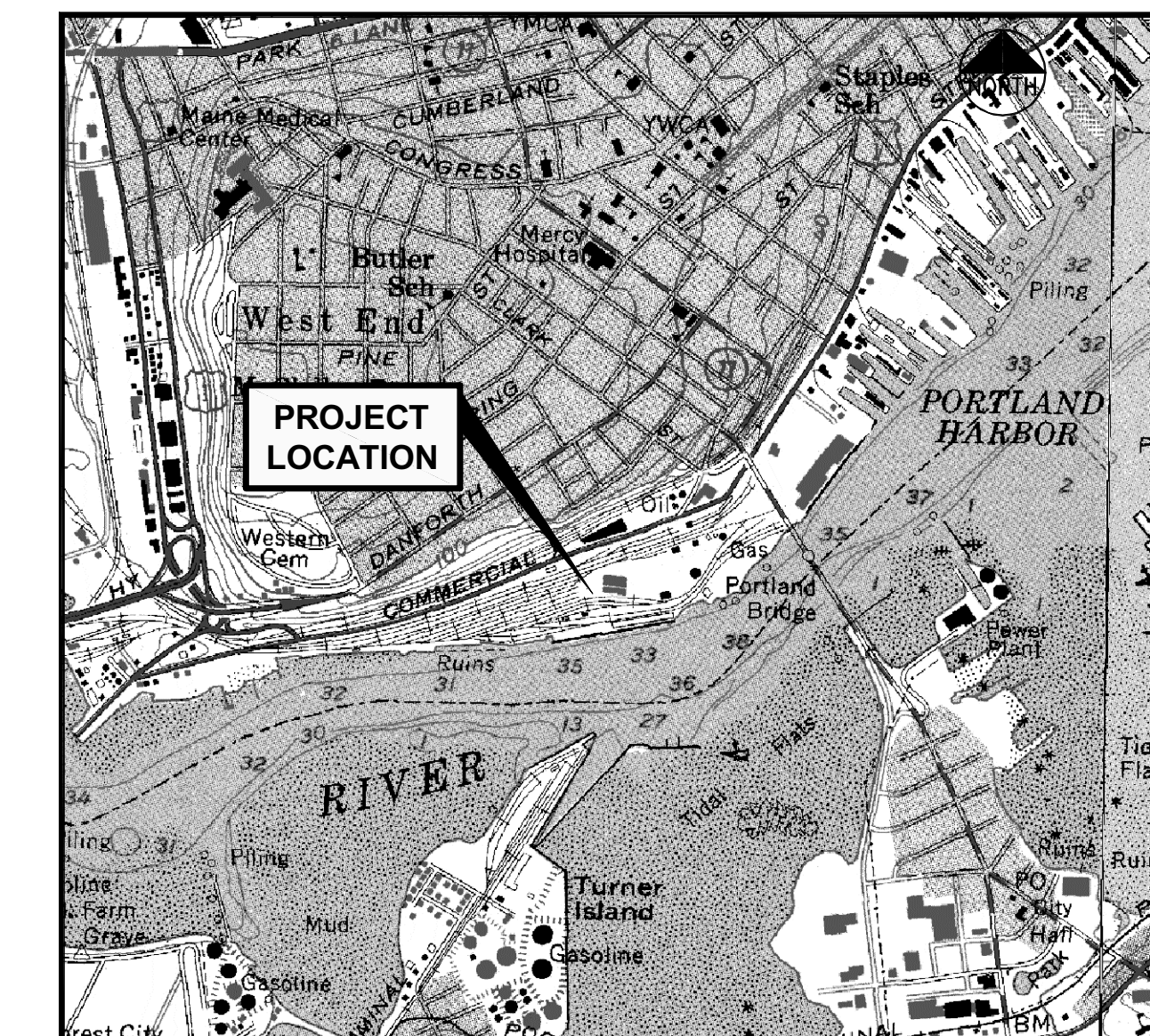
PROJECT PARCEL SITE			
ZONING: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)			
PORTLAND TAX ASSESSOR'S MAP AND LOT NUMBERS			
MAP	BLOCK	LOTS	OWNER
59	A	1, 2, 5, 6, 7, 8, 9, 10, 11	MAINE DEPARTMENT OF TRANSPORTATION
59	A	3, 4	NEW YARD LLC

**OWNER / APPLICANT:**  
**NEW YARD, LLC / CANAL LANDING, LLC**  
 58 FORE STREET  
 PORTLAND, ME 04101  
 ATTN: PHINEAS SPRAGUE, JR

- REFERENCE PLANS:**
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "LAND ACQUISITIONS" BY OWEN HASKELL, INC. DATED APRIL 2014.
  - "BOUNDARY AND TOPOGRAPHIC SURVEY - WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB & THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.

- NOTES**
- IN ACCORDANCE WITH A SETTLEMENT AGREEMENT THE MAINE DEPARTMENT OF TRANSPORTATION ACQUIRED BY EMINENT DOMAIN TAKING APPROXIMATELY 17.9 ACRES OF LAND FORMERLY CONTROLLED BY NEW YARD, LLC AND AS DEPICTED ON SITE DEVELOPMENT PLANS ORIGINALLY APPROVED AND SUBSEQUENTLY AMENDED AND LAST APPROVED ON OCTOBER 22, 2013.
  - SEE DEVELOPMENT PLANS FOR PORTLAND INTERNATIONAL MARINE TERMINAL BY HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION FOR INFORMATION RELATED TO IMT EXPANSION AND SITE DEVELOPMENT ACTIVITY.
  - THE AMENDED DRAWINGS AS INDICATED IN THE INDEX BELOW ARE INTENDED TO SUPERSEDE THE APPROVED PLANS DATED 09.20.2013. PREVIOUSLY APPROVED SHEETS, NOT OTHERWISE CONTAINED IN THIS SUBMISSION WILL CONTINUE TO APPLY.

# AMENDED SITE DEVELOPMENT PLANS FOR **CANAL LANDING NEW YARD** **POST LAND TAKING BY** **MAINE DEPT. OF TRANSPORTATION** **100 WEST COMMERCIAL STREET** PORTLAND, MAINE AMENDMENT APPLICATION JULY 2014



**LOCATION MAP**  
N.T.S.

**INDEX**

- C-1.0 COVER SHEET
- \* C-1.1 GENERAL NOTES AND LEGEND
- \* C-1.2A ALTA/ACSM LAND TITLE SURVEY 1 OF 2
- \* C-1.2B ALTA/ACSM LAND TITLE SURVEY 2 OF 2
- \* C-1.3 EXISTING CONDITIONS PLAN
- \* C-1.4 AMENDED DEMOLITION AND REMOVALS PLAN
- \* C-2.1 AMENDED SITE LAYOUT PLAN
- \* C-2.2 SITE DEVELOPMENT PLAN PHASE 1A (SUMMER/FALL 2013) AND 1B (DATE UNDETERMINED)
- C-3.1 AMENDED GRADING AND DRAINAGE PLAN
- C-4.1 AMENDED UTILITY PLAN
- \* C-6.1 AMENDED EROSION AND SEDIMENT CONTROL PLAN
- \* C-6.2 EROSION AND SEDIMENT CONTROL DETAILS 1 OF 2
- \* C-6.3 EROSION AND SEDIMENT CONTROL DETAILS 2 OF 2
- \* C-6.4 EROSION AND SEDIMENT CONTROL NARRATIVE
- \* C-6.5 EROSION AND SEDIMENT CONTROL NARRATIVE
- \* C-6.6 EROSION AND SEDIMENT CONTROL NARRATIVE
- \* C-7.0 LIGHTING PLAN
- \* C-8.0 SITE DETAILS 1 OF 2
- \* C-8.1 SITE DETAILS 2 OF 2
- \* C-8.2 WATER SYSTEM DETAILS
- \* C-8.3 UTILITY DETAILS
- \* C-8.4 STORM WATER DETAILS
- \* C-8.5 SHORE FRONT ELEMENT DETAILS
- \* C-9.0 STORMWATER MANAGEMENT STRATEGY SCHEMATIC
- \* C-10.0 NEIGHBORHOOD CROSS SECTION PLAN
- \* C-11.0 FIRE PROTECTION PLAN PHASE
- \* C-11.1 AMENDED FIRE PROTECTION PLAN
- \* L-1.0 LANDSCAPE PLAN - PHASE 1

\* NOT INCLUDED IN JULY 2014 AMENDMENT APPLICATION

**UTILITIES**

**WATER**  
 ATTN: RICO SPUGNARDI  
 PORTLAND WATER DISTRICT  
 22 DOUGLAS STREET  
 P.O. BOX 3533  
 PORTLAND, MAINE 04104  
 207.761.8310

**SEWER**  
 ATTN: DAVID-MARGOLIS-PINEO, P.E.  
 CITY OF PORTLAND  
 PUBLIC SERVICES ENGINEERING DEPT.  
 55 PORTLAND STREET  
 PORTLAND, MAINE 04102  
 207.874.8840

**POWER**  
 ATTN: PAUL DUPERRE  
 CENTRAL MAINE POWER  
 162 CANCO ROAD  
 PORTLAND, MAINE 04103  
 207.828.2882

**TELEPHONE**  
 ATTN: SUE SERRETTE  
 FAIRPOINT COMMUNICATIONS  
 ONE DAVIS FARM ROAD  
 PORTLAND, MAINE 04103  
 207.797.1842

**CABLE**  
 ATTN:  
 TIME WARNER CABLE  
 118 JOHNSON ROAD  
 PORTLAND, MAINE 04102  
 877.546.0962

**NATURAL GAS**  
 ATTN: RICHARD FRANCAZIO  
 UNITIL / FORMERLY NORTHERN UTILITIES

**CALL BEFORE YOU DIG:**  
 1.888.DIGSAFE (1.888.344.7233)  
 DIG SAFE MAINE

**PERMITS / APPROVALS**

**LOCAL**

SITE PLAN, SHORELAND ZONING AND SUBDIVISION REVIEW

BUILDING AND DEMOLITION PERMITS

STREET OPENING PERMIT

PORTLAND HARBOR COMMISSIONER REVIEW

**STATE**

SITE LOCATION OF DEVELOPMENT

NATURAL RESOURCES PROTECTION ACT (NRPA) / MAINE CONSTRUCTION GENERAL PERMIT

SUBMERGED LANDS LEASE

**FEDERAL**

U.S. ARMY CORPS OF ENGINEERS SECTION 404 PERMIT

**GOVERNING BODY**

CITY OF PORTLAND PLANNING AUTHORITY  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8725  
 CONTACT: RICK KNOWLAND

CITY OF PORTLAND CODE ENFORCEMENT OFFICE  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8703

CITY OF PORTLAND PUBLIC SERVICES DIVISION  
 55 PORTLAND STREET  
 PORTLAND, MAINE 04101  
 207.874.8801

BOARD OF HARBOR COMMISSIONER  
 2 PORTLAND FISH PIER (SUITE 105)  
 MARINE TRADE CENTER  
 PORTLAND, MAINE 04101  
 207.772.8121  
 CONTACT: JEFF C. LIICK

**GOVERNING BODY**

CITY OF PORTLAND PLANNING AUTHORITY  
 DELEGATED AUTHORITY  
 CITY HALL, 389 CONGRESS STREET 207.874.8722  
 CONTACT: RICK KNOWLAND

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 312 CANCO ROAD  
 PORTLAND, MAINE 04103  
 207.822.6300  
 CONTACT: MARYBETH RICHARDSON

DEPARTMENT OF CONSERVATION  
 BUREAU OF PARKS AND LANDS  
 22 STATE HOUSE STATION  
 AUGUSTA, MAINE 04333  
 CONTACT: CAROL DIBELLO

**GOVERNING BODY**

U.S. ARMY CORPS OF ENGINEERS  
 RR2 BOX 1855  
 MANCHESTER, MAINE 04351  
 207.623.8367  
 CONTACT: JAY CLEMENT

**STATUS**

PRELIMINARY PLAN SUBMISSION 08.21.12  
 FINAL PLAN APPROVED 12.18.12  
 AMENDED SITE PLAN SUBMISSION 08.27.13  
 AMENDED SITE PLAN APPLICATION FOR PHASE 1B 10.22.13  
 AMENDED SITE PLAN APPLICATION FILED 06.27.14

TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR  
 TENSION FABRIC BUILDING (BLDG A) PREVIOUSLY APPROVED AND OPERATING WITH TEMPORARY CERTIFICATE OF OCCUPANCY AS OF 06.27.14 SUBMISSION.

TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR

APPROVED 01.10.13

**STATUS**

FILED UNDER CITY OF PORTLAND DELEGATED REVIEW

FILED NOVEMBER 2012  
 APPROVED  
 PERMIT ORDER #L-25823-4E-A-N

FILED NOVEMBER 2012  
 APPROVED 03.01.13

**STATUS**

FILED NOVEMBER 2012  
 APPROVED  
 PERMIT ORDER #NAE-2012-02469

**CONSULTANT LIST**

**CIVIL ENGINEER:**  
**Fay, Spofford & Thorndike, Inc**  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.775.1121  
 ATTN: STEPHEN BUSHEY, P.E.  
 www.fstinc.com

**LANDSCAPE ARCHITECT:**  
**Mohr and Seredin**  
 18 PLEASANT STREET  
 PORTLAND, ME 04101  
 207.871.0003  
 ATTN: SHELLEY BRUNELLE, R.L.S.  
 www.mohrseredin.com

**TRAFFIC ENGINEER:**  
**Gorrill-Palmer Consulting Engineers, Inc**  
 P.O. BOX 1237  
 GRAY, ME 04039  
 207.657.6910  
 ATTN: THOMAS GORRILL, P.E.  
 www.gorrillpalmer.com

**SURVEYOR:**  
**Owen Haskell, Inc**  
 390 U.S. ROUTE 1, UNIT 10  
 FALMOUTH, ME 04105  
 207.774.0424  
 ATTN: JOHN SWAN, P.L.S.  
 www.owenhaskell.com

**GEOTECHNICAL:**  
**S.W. Cole Engineering, Inc**  
 288 PORTLAND ROAD  
 GRAY, ME 04039  
 207.657.2966  
 ATTN: TIM BOYCE, P.E.  
 www.swcole.com

**ENVIRONMENTAL:**  
**Crederre Associates, LLC**  
 776 MAIN STREET  
 WESTBROOK, ME 04092  
 207.828.1272  
 ATTN: RIP PATTEN  
 www.crederreilc.com

**STRUCTURAL:**  
**Baker Design Consultants**  
 11 STONY BROOK LANE  
 YARMOUTH, ME 04096  
 207.846.9724  
 ATTN: BARNEY BAKER, P.E.

**Gagnon Engineering, Inc.**  
 10 SOLOMON DRIVE  
 GORHAM, ME 04038  
 207.839.8085  
 ATTN: ROGER GAGNON, P.E.

**ATTORNEY:**  
**Murray, Plumb and Murray**  
 P.O. BOX 9785  
 PORTLAND, ME 04104  
 207.773.5651  
 ATTN: PETER PLUMB  
 www.mplaw.com

**ELECTRICAL DESIGN:**  
**Bartlett Design**  
 942 WASHINGTON STREET  
 BATH, ME 04530  
 207.443.5447  
 ATTN: LARRY BARTLETT

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

ALL PERMITS ARE ANTICIPATED TO HAVE CONDITIONS ATTENDANT WITH THEIR APPROVAL. THE CONTRACTOR SHALL REVIEW ALL PERMITS AND THE CONDITIONS ATTENDANT WITH APPROVALS PRIOR TO THE START OF THE WORK. UNLESS OTHERWISE STIPULATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO COMPLY AND FULFILL ALL CONDITIONS OF APPROVAL.

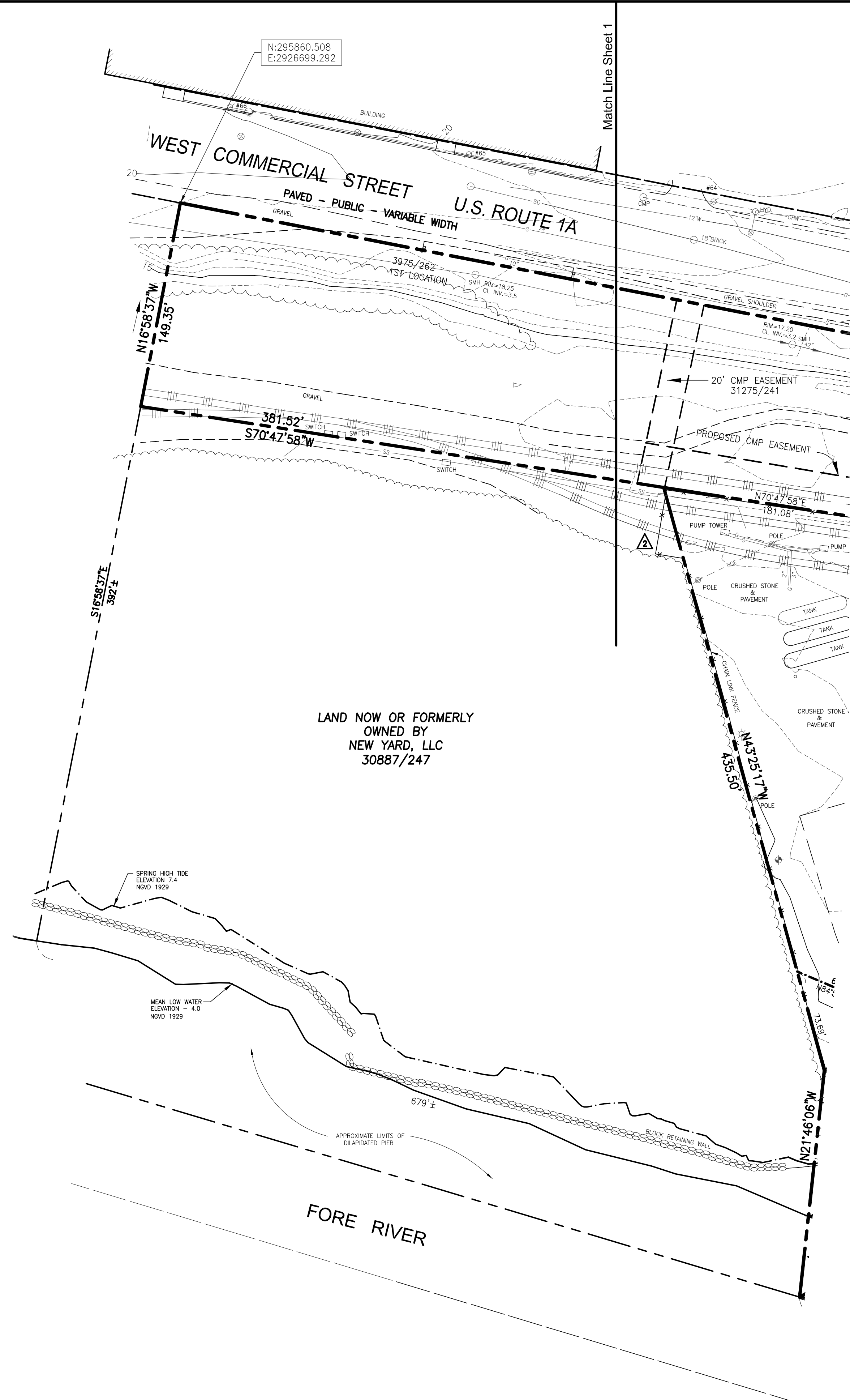
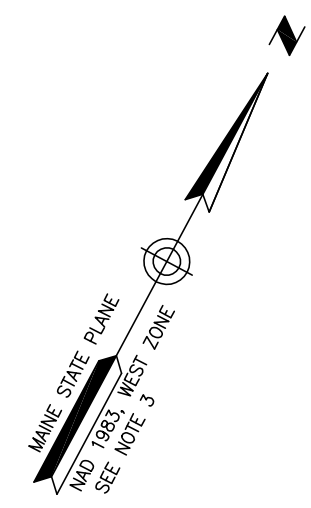
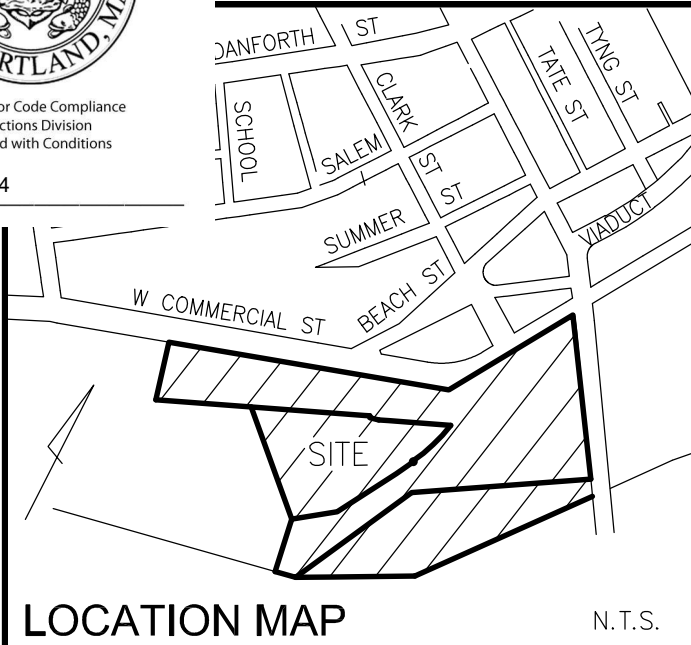
STATE OF MAINE STEPHEN BUSHEY REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 13353	
1	07.02.14 AMENDED SITE PLAN TO CITY OF PORTLAND
REV	DATE DESCRIPTION
REVISIONS	
P.E. STEPHEN BUSHEY LIC. # 7429	

PROJECT	CANAL LANDING AMENDED SITE PLAN
SHEET TITLE	COVER SHEET
CLIENT	NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101

<b>FST</b> <b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: CMW	DATE: JUNE 2014
DESIGNED: SRB	SCALE: AS NOTED
CHECKED: SRB	JOB NO. 3091.03
FILE NAME: 3091.03-COV	
SHEET	C-1.0



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
Date: 10/03/14



**UTILITY COMPANIES**

**SANITARY SEWER/STORM DRAIN:**  
CITY OF PORTLAND  
DEPARTMENT OF PUBLIC SERVICES  
55 PORTLAND STREET  
PORTLAND, MAINE 04101

**GAS:**  
UNITIL  
1075 FOREST AVENUE  
PORTLAND, MAINE 04103  
TEL. 207-797-8002  
TEL. 1-866-933-3821

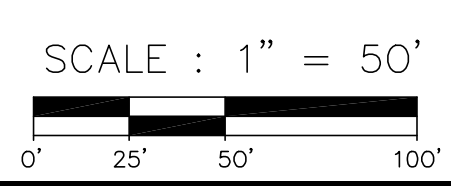
**WATER:**  
PORTLAND WATER DISTRICT  
225 DOUGLASS STREET  
PORTLAND, MAINE 04102  
TEL. 207-761-8310

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**LEGEND**

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
- ⊙ SIGN
- ⊙ MONITORING WELL
- \*—\*— FENCE
- Curb
- OHW— OVERHEAD WIRES
- UG— UNDERGROUND ELECTRIC
- T— TELEPHONE
- W— WATER LINE
- G— GAS LINE
- SS— SANITARY SEWER
- SD— STORM DRAIN
- 10— 1' CONTOUR



**RECORD OWNER**

TAX MAP 59, BLOCK A, LOTS 1, 2, 5, 7, 8, 9 & 10  
STATE OF MAINE DEPARTMENT OF TRANSPORTATION  
C.C.R.D. BOOK 31470 PAGE 191

**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

RANDY R. LOUBIER  
PROFESSIONAL LAND SURVEYOR NO. 2407  
IN THE STATE OF MAINE  
DATE OF PLAN: APRIL 4, 2014  
REVISION DATE: JUNE 26, 2014

**BOUNDARY & TOPOGRAPHIC SURVEY**

WEST COMMERCIAL STREET  
PORTLAND, CUMBERLAND COUNTY, MAINE  
MADE FOR  
HNTB & THE MAINE DEPARTMENT OF TRANSPORTATION

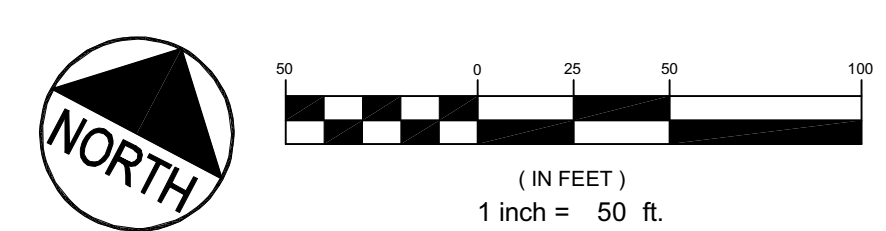
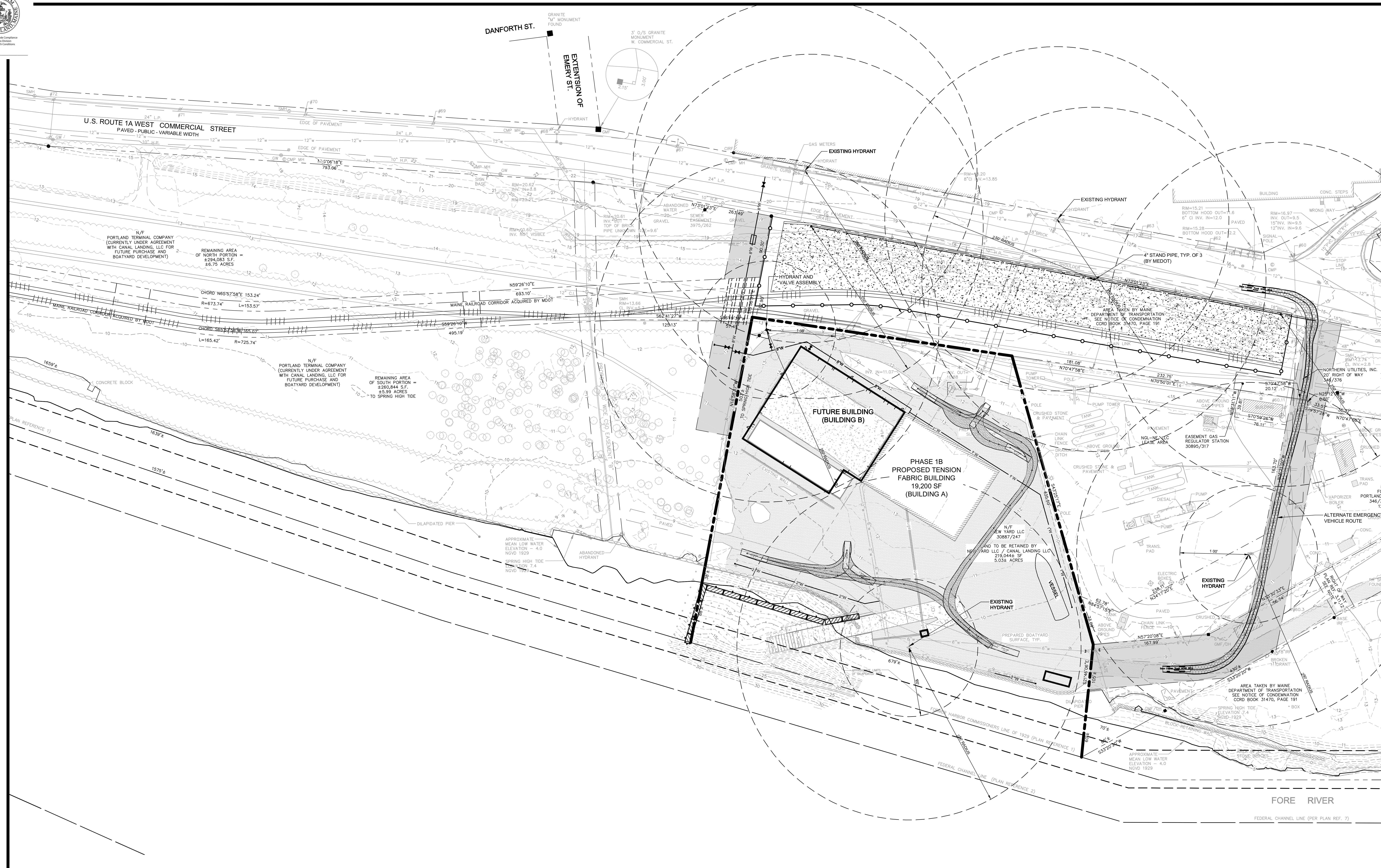
**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	APRIL 4, 2014	Job No.	2013-154P
Trace By	RRL	Scale	1" = 50'	Drwg. No.	2 OF 3
Check By	JLW				
Book No.	FILE				





Date: 10/03/14

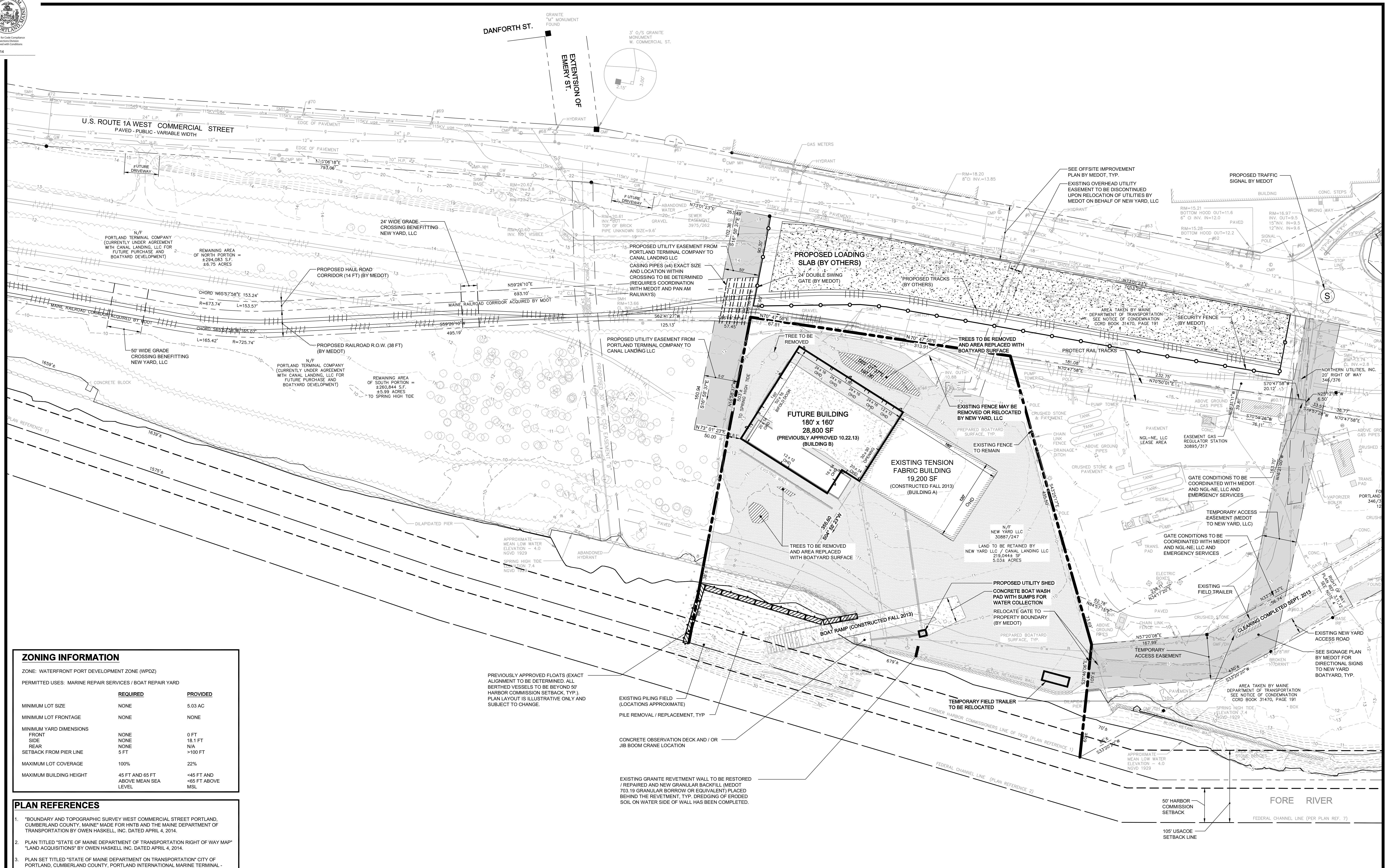


		PROJECT <b>CANAL LANDING          AMENDED SITE PLAN</b>	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106
SHEET TITLE <b>AMENDED FIRE          PROTECTION PLAN</b>		CLIENT <b>NEW YARD LLC</b> 58 FORE STREET PORTLAND, ME 04101	DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.03-FIRE PROTECTION SHEET: C-11.1
1 REV DATE DESCRIPTION REVISIONS	07.02.14 AMENDED SITE PLAN TO CITY OF PORTLAND	P.E. STEPHEN BUSHEY LIC. # 7429	DATE: JUNE 2014 SCALE: 1" = 50' JOB NO. 3091.03





Date: 10/03/14



**ZONING INFORMATION**

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	5.03 AC
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM YARD DIMENSIONS		
FRONT	NONE	0 FT
SIDE	NONE	18.1 FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	22%
MAXIMUM BUILDING HEIGHT	45 FT AND 65 FT ABOVE MEAN SEA LEVEL	<45 FT AND <65 FT ABOVE MSL

- PLAN REFERENCES**
- "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
  - PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" "LAND ACQUISITIONS" BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
  - PLAN SET TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION" CITY OF PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN: 022809.20

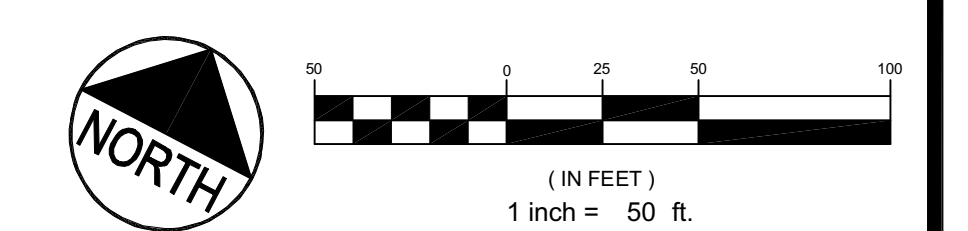
STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

**LEGEND**

	EXISTING BUILDING
	PROPOSED BUILDING
	PREPARED PVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE

R:\3091.03 Canal Landing\Cadd\Permit Set\Final\0301.03-SITE LAYOUT.dwg user: s.7/22/14 8:49 AM

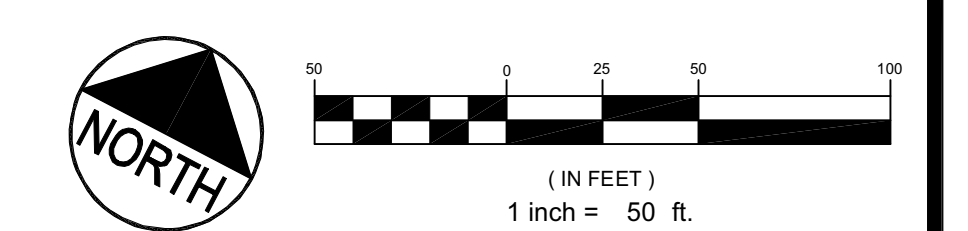
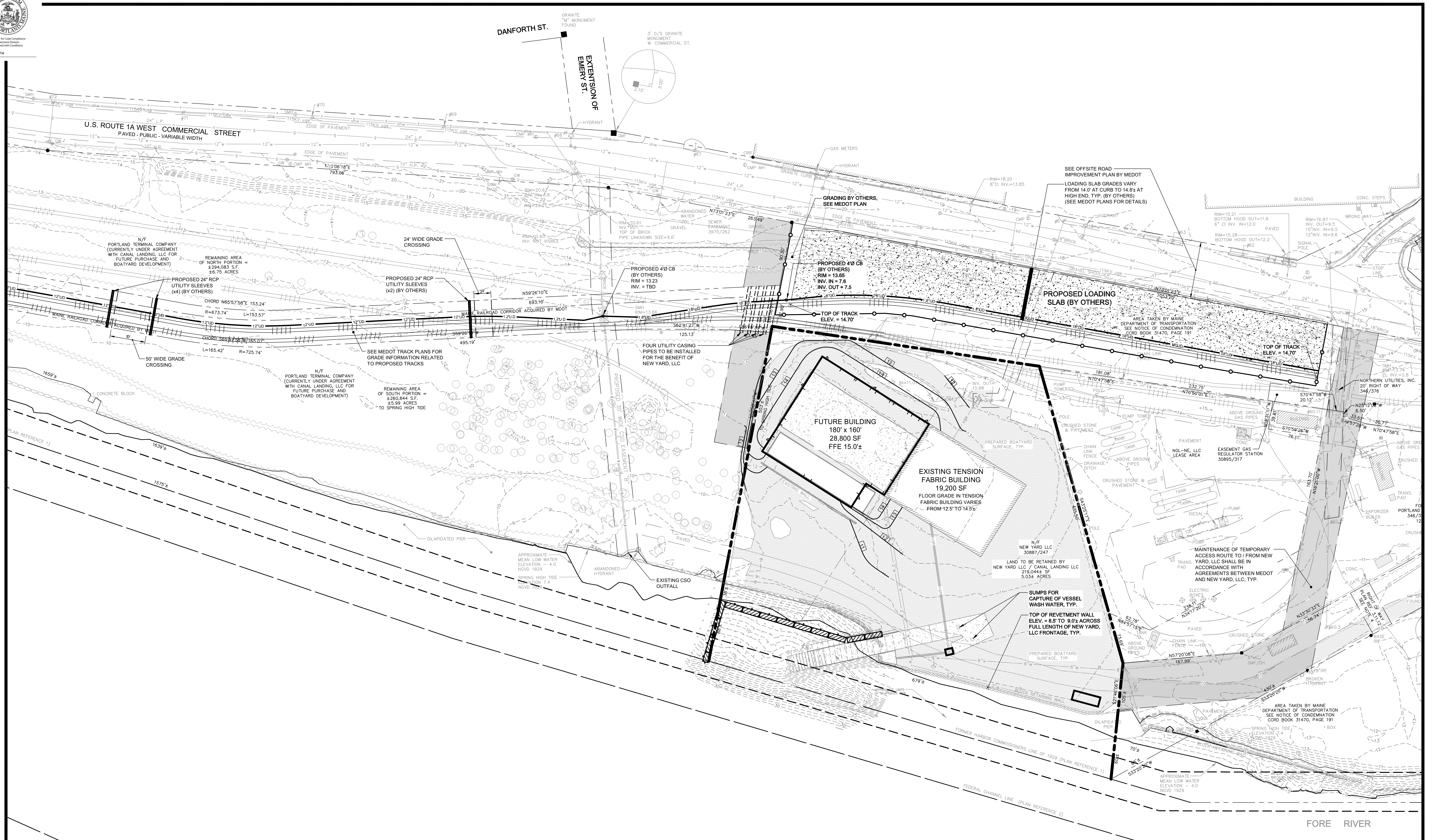
		PROJECT: CANAL LANDING AMENDED SITE PLAN SHEET TITLE: AMENDED SITE LAYOUT PLAN CLIENT: NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106
DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.03-SITE LAYOUT SHEET: C-2.1	DATE: JUNE 2014 SCALE: 1" = 50' JOB NO: 3091.03	P.E. STEPHEN BUSHEY LIC. # 7429	







Date: 10/03/14

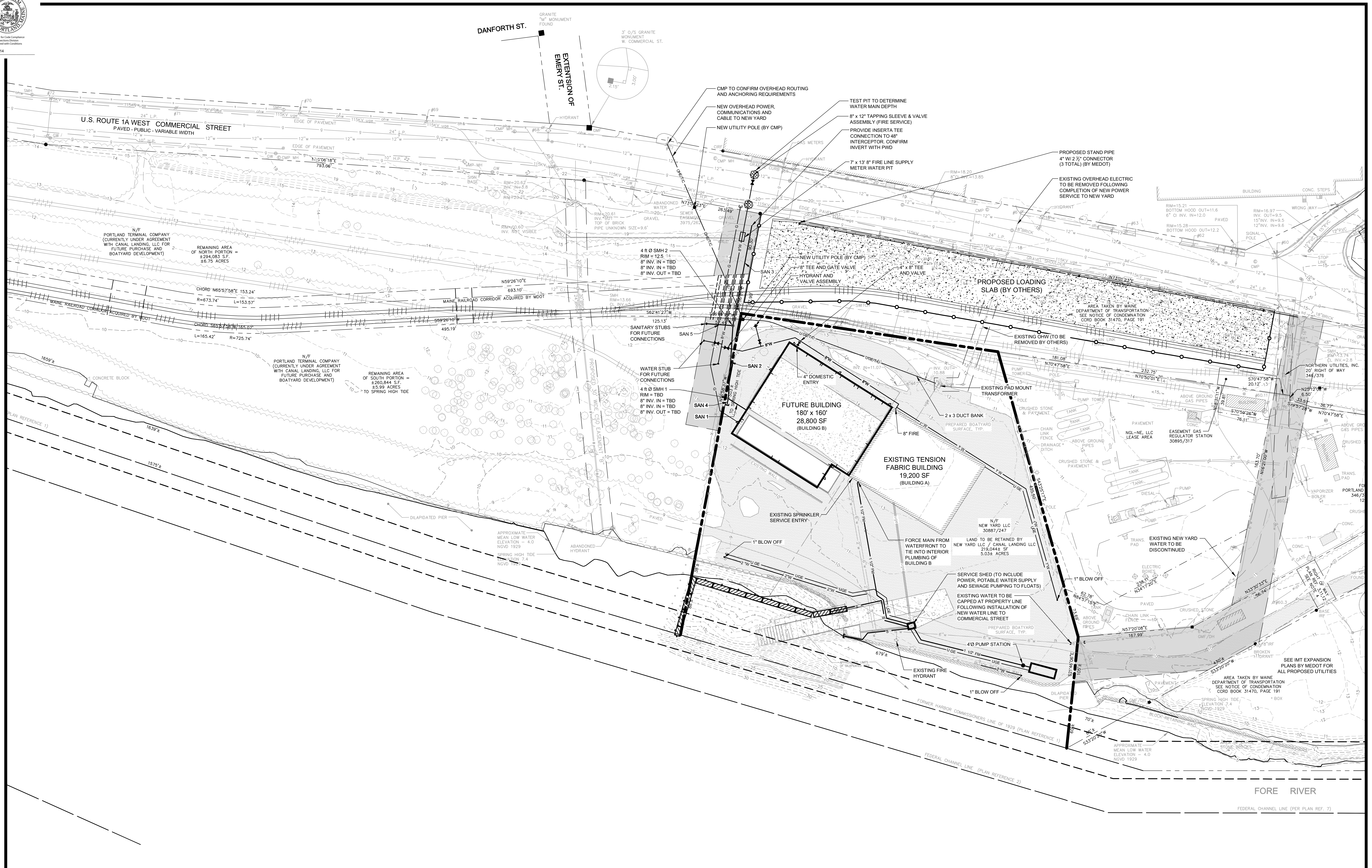


		PROJECT <b>CANAL LANDING AMENDED SITE PLAN</b> SHEET TITLE <b>AMENDED GRADING AND DRAINAGE PLAN</b>	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106
CLIENT <b>NEW YARD LLC</b> 58 FORE STREET PORTLAND, ME 04101	DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.03-GRADING SHEET	DATE: JUNE 2014 SCALE: 1" = 50' JOB NO: 3091.03	<b>C-3.1</b>
REVISIONS 1 07.02.14 AMENDED SITE PLAN TO CITY OF PORTLAND P.E. STEPHEN BUSHEY LIC. # 7429			



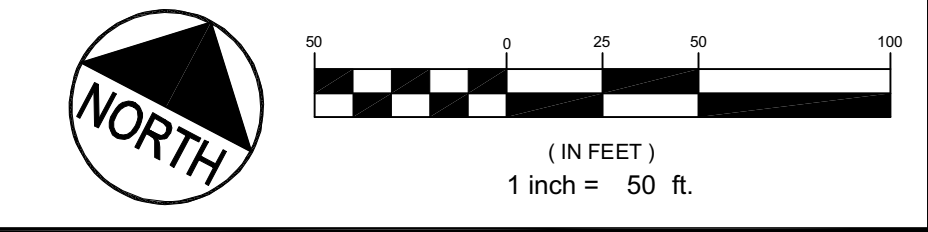


Date: 10/03/14



**UTILITY PLAN REFERENCE / NOTES:**

- SEE CONTRACT NO. 3 LOWER FORE RIVER INTERCEPTOR PLAN SET BY CAMP, DRESSER & MCKEE, INC. PREPARED FOR PORTLAND WATER DISTRICT LAST REVISED 08.81 - REVISED FOR RECORD DRAWING. AVAILABLE FROM PORTLAND WATER DISTRICT.
- ALL UTILITY LOCATIONS ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE SERVICING UTILITY. NORTHERN UTILITIES SHALL CONFIRM LOCATION AND CONDITION OF OLD GAS MAINS IN THE PROJECT VICINITY.
- EXACT LOCATION OF NEW YARD POWER / COMMUNICATIONS / CABLE SERVICE TO BE COORDINATED WITH MEDOT. ADDITIONAL UTILITY MANHOLES FOR TELECOMMUNICATIONS MAY BE REQUIRED.



		PROJECT <b>CANAL LANDING AMENDED SITE PLAN</b>	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106
SHEET TITLE <b>AMENDED UTILITY PLAN</b>		CLIENT <b>NEW YARD LLC</b> 58 FORE STREET PORTLAND, ME 04101	DRAWN: CMW DATE: JUNE 2014 DESIGNED: SRB SCALE: 1" = 50' CHECKED: SRB JOB NO: 3091.03 FILE NAME: 3091.03-UTILITY SHEET <b>C-4.1</b>
1 07.02.14 AMENDED SITE PLAN TO CITY OF PORTLAND	REVISIONS	P.E. STEPHEN BUSHEY LIC. # 7429	





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

# Certificate of Design Application

From Designer: See certification form by Essex Structural Steel Co.  
 Date: \_\_\_\_\_  
 Job Name: \_\_\_\_\_  
 Address of Construction: \_\_\_\_\_

## 2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year \_\_\_\_\_ Use Group Classification (s) \_\_\_\_\_  
 Type of Construction \_\_\_\_\_  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC \_\_\_\_\_  
 Is the Structure mixed use? \_\_\_\_\_ If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_  
 Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)  
 \_\_\_\_\_ Basic wind speed (1809.3)  
 \_\_\_\_\_ Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
 \_\_\_\_\_ Wind exposure category (1609.4)  
 \_\_\_\_\_ Internal pressure coefficient (ASCE 7)  
 \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 \_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

\_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category")  
 \_\_\_\_\_ Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1)  
 \_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ Live load reduction  
 \_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)  
 \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)  
 \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)  
 \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load,  $I_f$   
 \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
 \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
 \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)  
 \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)  
 \_\_\_\_\_ Seismic design category (1616.3)  
 \_\_\_\_\_ Basic seismic force resisting system (1617.6.2)  
 \_\_\_\_\_ Response modification coefficient,  $R_f$  and  
 \_\_\_\_\_ deflection amplification factor,  $C_d$  (1617.6.2)  
 \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)  
 \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)  
 \_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ Concentrated loads (1607.4)  
 \_\_\_\_\_ Partition loads (1607.5)  
 \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Essex Structural Steel Co., Inc.

Penn Yan Manufacturing  
607 Route 13  
Cortland, NY 13045  
(800) 323-7739 (607) 753-9384  
Fax: (607) 753-6272



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

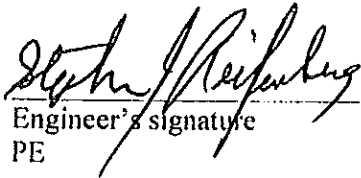
S-1468  
Canal Landing  
100 West Commercial Street  
Portland, ME 04101

The pre-engineered steel building for the above referenced project was designed and will be fabricated in accordance with the order documents and in general accordance with the latest procedures and design criteria of the following specifications.

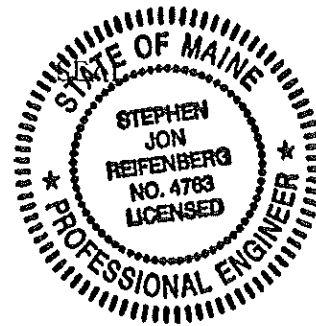
1. AISC: Specification for the Design of Structural Steel for Buildings/ 13<sup>TH</sup> Ed.
2. AISI: Specification for Design of Cold Formed Steel Structural Members/ 2006 Ed.
3. MBMA: Low Rise Building Systems Manual/ 2006 Ed.
4. AWS: American Welding Standards D1.1/ 2006 Ed.

Building Code:	IBC-2009
Roof Live Load:	20.0 psf
Ground Snow Load:	60.0 psf
Roof Snow Load:	42.0 psf (111.13 psf Snow Drift Load on 144' x 30' x 24' connector)
Frame Dead Load:	3.0 psf
Roof Collateral Load:	5.0 psf
Wind Load:	115 mph
Seismic Design Category:	"B"
Load Combinations:	Per IBC-2009
Importance Factor:	Snow = 1.0; Wind = 1.0; Seismic = 1.0
Thermal Factor:	1.0 (Above Freezing Building)

Certification by Engineer  
I, STEPHEN J. REIFENBERG, a licensed engineer in the State of ME, certify that I have reviewed the design criteria for the steel building system described above and to the best of my knowledge all components have been designed to meet the applicable criteria as specified in the Order Documents.

  
\_\_\_\_\_  
Engineer's signature  
PE

11/25/14  
\_\_\_\_\_  
Date





# Certificate of Design

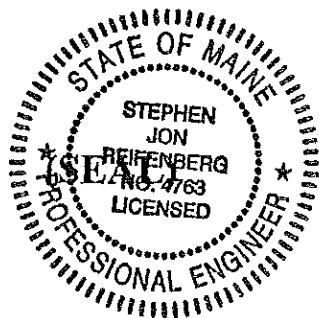
Date: 7/23/14

From: STEPHEN J. REIFENBERG

These plans and / or specifications covering construction work on:

CANAL LANDING, 100 WEST COMMERCIAL ST.  
PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2009 International Building Code and local amendments.



Signature: Stephen J Reifenberg

Title: PROFESSIONAL ENGINEER

Firm: \_\_\_\_\_

Address: 818 CRESTWOOD DR.  
WAUKESHA, WI 53188

Phone: (262) 547-8237

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





Jul 14 14 10:10a

p.2



# Certificate of Design Application

From Designer: STEPHEN J. REIFENBERG  
 Date: 7/23/14  
 Job Name: CANAL LANDING  
 Address of Construction: 100 WEST COMMERCIAL STREET PORTLAND, ME 04101

## 2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC - 2009 Use Group Classification (s) S-1  
 Type of Construction I B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC \_\_\_\_\_  
 Is the Structure mixed use? \_\_\_\_\_ If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_  
 Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

### Wind loads (1603.1.4, 1609)

ASCE 7-05 Chapter 6 Design option utilized (1609.1.1, 1609.6)  
115 Basic wind speed (1809.3)  
II I = 1.0 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
Fully Exposed Wind exposure category (1609.4)  
Fully Enclosed Internal pressure coefficient (ASCE 7)  
 \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)  
28.78 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

\_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category")  
 \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)  
 \_\_\_\_\_ Site class (1615.1.5)

NO Live load reduction  
20 Roof live loads (1603.1.2, 1607.11)  
4-2 Roof snow loads (1603.7.3, 1608)  
60 Ground snow load,  $P_g$  (1608.2)  
4-2 If  $P_g > 10$  psf, flat-roof snow load,  $P_f$   
1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.0 Roof thermal factor,  $C_t$  (1608.4)  
4-2 Sloped roof snowload,  $P_s$  (1608.4)  
C Seismic design category (1616.3)  
SEE CALC Basic seismic force resisting system (1617.6.2)  
1.2 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)  
ELF Analysis procedure (1616.6, 1617.5)  
SEE CALC Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)  
 \_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ Concentrated loads (1607.4)  
 \_\_\_\_\_ Partition loads (1607.5)  
 \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)





## 2009 IECC

### Section 1: Project Information

Project Type: **New Construction**

Project Title : Canal Landing

Construction Site:

Owner/Agent:

Designer/Contractor:

### Section 2: General Information

Building Location (for weather data): **Portland, Maine**  
 Climate Zone: **6a**  
 Building Space Conditioning Type(s): **Nonresidential**  
 Vertical Glazing / Wall Area Pct.: **2%**

Activity Type(s)	Floor Area
Warehouse	23000

### Section 3: Requirements Checklist

**Envelope PASSES:** Design 7% 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 <sup>(a)</sup>
Roof 1: Metal Building, Standing Seam	29196	48.0	0.0	0.046	0.049
Exterior Wall 1: Metal Building Wall, Single Layer Mineral Fiber	20203	19.0	0.0	0.113	0.069
Window 1: Metal Frame with Thermal Break, Perf. Type: Other testing/cert. Product ID: na, SHGC 0.79 (b)	504	---	---	0.490	0.550
Man doors: Insulated Metal, Swinging	168	---	---	0.070	0.700
OH doors: Insulated Metal, Non-Swinging	2618	---	---	0.062	0.500

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

(b) Fenestrations product performance must be certified in accordance with NFRC and requires supporting documentation.

#### 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. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- 6. 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.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- 10. Building entrance doors have a vestibule equipped with self-closing devices.

Exceptions:

- Building entrances with revolving doors.
- Doors not intended to be used as a building entrance.
- Doors that open directly from a space less than 3000 sq. ft. in area.
- Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- Doors opening directly from a sleeping/dwelling unit.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

## 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 2009 IECC requirements in COMcheck Version 3.9.4 and to comply with the mandatory requirements in the Requirements Checklist.

KEVIN M. CROUCH, ARCHITECT  
Name - Title

[Signature]  
Signature

25 SEP 2014  
Date





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

## **Electronic Signature and Fee Payment Confirmation**

*Notice: Your electronic signature is considered a legal signature per state law.*

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Stephen R. Bushey, P.E. (Agent)

Date: July 30, 2014

I have provided digital copies and sent them on:

Date: July 30, 2014

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

**Jeanie Bourke - RE: Stae Fire Marshall permit required?**

---

**From:** David Lloyd <lloyd@archetypepa.com>  
**To:** "McCarthy, Richard" <RICHARD.M.MCCARTHY@maine.gov>  
**Date:** 9/23/2014 8:30 AM  
**Subject:** RE: Stae Fire Marshall permit required?  
**CC:** Kevin Gough <gough@archetypepa.com>, Jeanie Bourke <jmb@portlandmaine.gov>

---

Richard

Thank you for your interpretation . Our office space and customer space is well under your thresholds for review

**David Lloyd****Architect**

Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101  
Tele: (207) 772-6022  
Fax: (207) 772-4056  
Cell: (207) 831-8627  
[lloyd@archetypepa.com](mailto:lloyd@archetypepa.com)  
<http://www.archetype-architects.com>

---

**From:** McCarthy, Richard [mailto:[RICHARD.M.MCCARTHY@maine.gov](mailto:RICHARD.M.MCCARTHY@maine.gov)]  
**Sent:** Monday, September 22, 2014 4:39 PM  
**To:** David Lloyd  
**Subject:** RE: permit required?

As long as there is no office space or customer space that would exceed our threshold for review, no permit would be required

Richard McCarthy CFI II, CFPE  
Assistant State Fire Marshal  
Inspections & Prevention Division  
Office of State Fire Marshal  
Office: (207)626-3886  
Fax: (207) 287-6251  
[Richard.mccarthy@maine.gov](mailto:Richard.mccarthy@maine.gov)

---

**From:** David Lloyd [<mailto:lloyd@archetypepa.com>]  
**Sent:** Friday, September 19, 2014 4:17 PM  
**To:** McCarthy, Richard  
**Cc:** Kevin Gough  
**Subject:** permit required?



Richard

We have been asked to help design a building for Canal Landing LLC. This will be a 27,000 square foot building one level with a small mezzanine used for storing and repairing recreational boats. Will this require your review and approval?

Thank you

**David Lloyd**  
**Architect**

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Tele: (207) 772-6022

Fax: (207) 772-4056

Cell: (207) 831-8627

[lloyd@archetypepa.com](mailto:lloyd@archetypepa.com)

<http://www.archetype-architects.com>

**Jeanie Bourke - RE: Canal Landing New Yard**

---

**From:** Kevin Gough <gough@archetypepa.com>  
**To:** Jeanie Bourke <JMB@portlandmaine.gov>  
**Date:** 10/1/2014 11:10 AM  
**Subject:** RE: Canal Landing New Yard  
**CC:** Devin Cough <devin@archetypepa.com>, Stephen Bushey <sbushey@fstinc.com>...  
**Attachments:** A0.00 - COVER SHEET.pdf; A1.01 - FIRST FLOOR PLAN.pdf; A1.02 - SECOND FLOOR-MEZZ. PLAN.pdf; A2.01 - BUILDING ELEVATIONS.pdf; A2.02 - BUILDING ELEVATIONS.pdf; A3.12 - STAIR SECTIONS AND DETAILS.pdf; A4.00 - WALL TYPES.pdf; A4.01 - INTERIOR ELEVATIONS.pdf; A4.02 - INTERIOR ELEVATIONS.pdf

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Jeanie,

Attached are revised drawings with all of the changes you requested, with a couple of exceptions. First, as discussed, there are no mechanical drawings for me to submit at this time. I will leave that up to the mechanical contractor to seek a permit for his portion. As I noted, the ComCheck we submitted is for architectural wall and roof energy code compliance.

Second, I have a response from David Tetreault regarding your comments on the structural loading at the mezzanine level. His comments follow:

- The live loads of 125 psf and 250 psf noted in IBC Table 1607.1 are for Storage Warehouses (light and heavy storage respectively). I am not certain that this mezzanine area is part of or will be used as a Storage Warehouse. If it is, the Owner should provide a determination as to whether it is to be used as heavy or light storage.
- IBC paragraph 1607.2 allows the live load for occupancies or uses not specified in Table 1607.1 to be determined with a method approved by the building official. IBC paragraph 1607.3 allows the live load to be the maximum expected load.
- The weight of the CB-5000 furnaces to be located in the mezzanine equates to a live load of 50 psf. I increased that uniform load to 75 psf to account for possible heavier future equipment.
- I am available to revise the design for either of the Storage Warehouse loadings noted in IBC Table 1607.1 if the building official does not agree with the method used for determining the 75 psf criteria. If that is the case, please advise as to whether heavy or light storage loading should be used.

His view is that this building is an F-1, and thus the warehouse storage loading does not apply.

And finally, to address your comment about the occupant loading of the spaces we have labeled "Parts Room" and "Mezzanine" in the Northwest corner, we have noted that these spaces are being designed to be used as storage only at this time. There is no longer an Assembly occupancy portion of the building.

I trust these changes address all of your concerns. We look forward to your review and to the final issue of the building permit.

Thank you, as always, for your time.

**Kevin Gough, Architect**  
**Associate**

**Archetype PA** | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell.  
207.232.3858 | [www.archetype-architects.com](http://www.archetype-architects.com)



---

**From:** Jeanie Bourke [mailto:[JMB@portlandmaine.gov](mailto:JMB@portlandmaine.gov)]  
**Sent:** Monday, September 29, 2014 2:33 PM  
**To:** Kevin Gough  
**Cc:** [devin@archetypepa.com](mailto:devin@archetypepa.com); Stephen Bushey; [dfitzpatrick@irishspan.com](mailto:dfitzpatrick@irishspan.com); [flight@portlandyacht.com](mailto:flight@portlandyacht.com); [phin@portlandyacht.com](mailto:phin@portlandyacht.com)  
**Subject:** Re: Canal Landing New Yard

Hi Kevin,

Thank you for submitting the revised architectural plans and code information. I have completed the review and despite the amount of mark ups, the plans are a significant improvement. My comments are pointing out specific details that need to be addressed in order to avoid issues at field inspections.

You mentioned that Bennett was to provide some mechanical plans and code information. Is this available at this time? Will they provide a ComCheck for the or review for energy compliance?

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached files. Our Eplan program will automatically assign a version to the revised plans.

Let me know if you have any questions,

Thanks,

Jeanie

*Jeanie Bourke*  
*CEO/LPI/Plan Reviewer*

**City of Portland**  
**Planning & Urban Development Dept./ Inspections Division**  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
**Direct: (207) 874-8715**  
**Office: (207) 874-8703**  
**Permit status can be viewed at: <http://www.portlandmaine.gov/792/Permit-Status>**

>>> Kevin Gough <[gough@archetypepa.com](mailto:gough@archetypepa.com)> 9/26/2014 10:07 AM >>>

Jeanie,

Attached are the revised documents for the new boat yard. I have included:

1. A cover sheet with IBC and NFPA code analysis.
2. New Architectural drawings which also include structural info on the new mezzanine framing.



3. Architect's design certification documents.
4. A ComCheck document showing that we meet the IECC energy code.

Please let me know if there is anything else that you would need to see or if you have any questions at all. Feel free to call my cell phone at any time.

**Kevin Gough, Architect  
Associate**

**Archetype PA** | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell.  
207.232.3858 | [www.archetype-architects.com](http://www.archetype-architects.com)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Address/Location of Construction: 100 West Commercial Street, Portland, Maine (Building B)		
Total Square Footage of Proposed Structure:		28,800 SF
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 59-A                      3, 4	Applicant Name: Canal Landing, LLC Address 58 Fore Street City, State & Zip Portland, ME 04101	Telephone: 207-774-1067 Email: flight@portlandyacht.com
Lessee/Owner Name : Canal Landing LLC (if different than applicant) Address: 58 Fore Street City, State & Zip: Portland, ME 04101 Telephone & E-mail: 207-774-1067, flight@portlandyacht.com	Contractor Name: Irishspan Industries, Inc. (if different from Applicant) Address:  City, State & Zip:  Telephone & E-mail:	Cost Of Work: \$ 1.5 million  C of O Fee: \$ _____  Historic Rev \$ _____  Total Fees : \$ _____
Current use (i.e. single family) <u>Boat maintenance facility</u>		
If vacant, what was the previous use? <u>Former rail yard and marine related industrial</u>		
Proposed Specific use: <u>Boat maintenance facility to include 160' x 180' Pre-Engineered Steel Building</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Pre engineered steel structure / <i>RAF</i></u> Construction of new <del>tension fabric structure</del> in support of boat maintenance yard.		
Who should we contact when the permit is ready: <u>Bob Flight, New Yard LLC</u>		
Address: <u>58 Fore Street</u>		
City, State & Zip: <u>Portland, ME 04101</u>		
E-mail Address: <u>flight@portlandyacht.com</u>		
Telephone: <u>207-774-1067</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

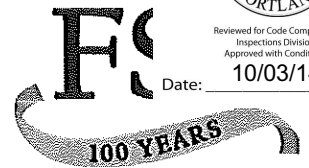
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature: Stephen R. Bushey, P.E. (Agent)                      Date: July 30, 2014

This is not a permit; you may not commence ANY work until the permit is issued.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14



July 30, 2014

Building Inspections Office  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101-3509

**Subject: Canal Landing New Yard – Phase 1**  
**100 West Commercial Street**  
**Applicant: Canal Landing, LLC**  
**Building Permit Application for Building B**

To Whom It May Concern:

As an Agent of Canal Landing, LLC, we are pleased to provide the accompanying Building Permit application for their proposed building activities at the Canal Landing site. Canal Landing, LLC is proposing to construct a new pre-engineered steel building structure in support of their proposed boat maintenance operations at the site. The project has previously received Site Plan Approval from the Portland Planning Authority. We have recently made an Amended Site Plan application to the Planning Authority related to the Site Plan modifications resulting from the IMT expansion project underway by the MaineDOT. We expect to receive an Amended Site Plan approval at their August 12, 2014 Planning Board Public Hearing. Copies of these permits and applications are on file with the Planning Department. In the fall of 2013, the City issued Building and Foundation permits related to the now constructed tension fabric building (Building A) (see Building Permit 2013-02364).

This current submission is for a proposed pre-engineered steel structure which is to be used for administrative operations and vessel maintenance. The proposed building is manufactured by Essex Structural Steel Co., Inc. and locally distributed and constructed by Irishspan Industries, Inc. The structure includes a steel member framing system and cast-in-place concrete foundation system. The proposed structure will measure 160'-0" wide x 180'-0" long. The structure will contain a wet sprinkler system designed by Advanced Fire Protection Services, LLC. We understand that they will submit a Fire Suppression Systems application for the project separately from the Building Permit application. We have also submitted an early Foundation Permit application to the Building Inspections office (See Permit #2014 01670). We hope that these application reviews can all run concurrently. The proposed building will contain multiple large overhead doors and multiple access doors around the building perimeter to meet code requirements. The heated building will contain a concrete floor throughout. The building will be located to the northwest side of the tension fabric building (Building A) as identified on the accompanying site plan drawings.



Building Inspections Office  
July 30, 2014  
Page 2



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

Included with this submission are the following plans and information:

- General Building Permit Application and Checklist, Certificate of Design Application and Certificate of Design
- Site Plans including Boundary Survey, Site Layout, Utility and Grading Plans (4 Sheets)
- Essex Building Plans including Framing Sections, Details and Related Information (23 sheets)
- Irishspan Industries, Inc. – Building Elevations (3 Sheets)
- The sprinkler design plans will be submitted for review under separate cover within the next two weeks
- Fire/Life Safety Code Review by Fire Risk Management, Inc.

The following information is provided for the Fire Protection Checklist:

1. Applicant Info: Canal Landing, LLC  
58 Fore Street  
Portland, ME 04101  
Tel. 207-774-1067
2. Architect Info: Irishspan Industries, Inc.  
107 Kennebunk Road  
Alfred, ME 04002  
Tel. 207-229-2092
3. Proposed Use of Structure – NFPA 13, IBC Group F-I, Factory Industrial
4. Square Footage of Structure – 28,800 SF
5. Proposed Fire Protection – Wet sprinkler system
6. Separate Plans for Suppression and Detection Systems – See plans and submission materials by Advanced Fire Protection Services, LLC
7. Life Safety Plan – See plans by Irishspan Industries, Inc. and report by Fire Risk Management
8. Elevators – Not Applicable

Please accept these application materials for processing and contact this office with the appropriate fee for these activities. Canal Landing, LLC will promptly provide the application fee within 24 hours of said notice. Canal Landing's schedule includes foundation construction followed by building erection. Canal Landing, LLC is seeking to commence building work by late August so they are interested in any opportunity allowing expedited review including the possibility for an early approval and authorization of their foundation package. We would appreciate an immediate reply from the Department regarding these requests.

FAY, SPOFFORD & THORNDIKE

Building Inspections Office  
July 30, 2014  
Page 3



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

If you have any questions or require any additional information, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

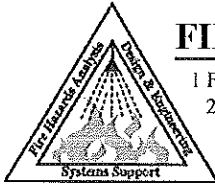
Stephen Bushey, P.E., C.P.E.S.C.  
Senior Principal Engineer

SRB/cmd

Enclosures: General Permit Building Application  
Plans and Supporting Documents

c: Rick Knowland, City Planning  
Phin Sprague, New Yard, LLC/Canal Landing, LLC  
Bob Flight, New Yard, LLC/Canal Landing, LLC  
Peter Plumb, Murray, Plumb and Murray  
Dave Fitzpatrick, Irishspan Industries, Inc.

r:\3091.03 Canal Landing\Admin\Permitting\Commercial Building Permit Building B\Building Permit Application\3091.02  
2014.07.30-Application Cover Bldg B.doc



## FIRE RISK MANAGEMENT, INC.

1 Front St., Bath, ME 04530  
207/442-7200 [207/221-1295 (fax)]  
www.fireriskmgt.com



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

Date: 16 July, 2014

# Memo Report

**From:** W. Mark Cummings, P.E.  
**To:** Mr. Steve Bushey, P.E.; Fay, Spofford & Thorndike, Inc. (FST)  
**Subject:** Fire / Life Safety Code Review, ICW Building "B" at Canal Landing Boatyard

As requested, Fire Risk Management, Inc. (FRM) has reviewed the building information you provided with regards to the 2<sup>nd</sup> phase addition of the boat storage and repair building that is to be constructed at the Canal Landing Boatyard in Portland, ME. It is understood that this new building is to be directly connected to the west end of the steel and tensioned fabric building that currently exists at the site; effectively more than doubling the building space. Since there is to be no specific fire separation between the existing and new buildings, they will effectively be treated as a single building by the codes.

The focus for this review is to evaluate the necessary fire protection and life safety features that will be needed for both the new building itself and the overall site to ensure that all State-adopted and Municipal codes, regulations, and ordinances are adequately addressed within the proposed building design and site layout. This review is primarily based on the architectural Elevation drawings, Dwg's 1.0 & 2.0, dated 06/24/14, and the site's Amended Fire Protection Plan, Dwg C11.1, dated June 2014, that were provided by FST to support this assessment. Additional structural drawings were reviewed to assess the likely internal configuration for the building.

The primary codes and regulations used as reference for this review included;

1. The City of Portland Code of Ordinances; primarily Chapter 10, *Fire Prevention and Protection*,
2. City of Portland Fire Department Rules and Regulations, and
3. The Maine Uniform Building and Energy Code (MUBEC); inclusive of the 2009 International Building Code (IBC) and amendments.
4. The National Fire Protection Association's (NFPA's) Codes and Standards, including;
  - a. NFPA 1 – Fire Code<sup>®</sup>,
  - b. NFPA 10 – Standard for Portable Fire Extinguishers
  - c. NFPA 13 – Standard for the Installation of Sprinkler Systems
  - d. NFPA 24 – Standard for the Installation of Private Fire Service Mains and Their Appurtenances
  - e. NFPA 72 – National Fire Alarm and Signaling Code<sup>®</sup>
  - f. NFPA 101 – Life Safety Code<sup>®</sup>, and
  - g. NFPA 303 – Fire Protection Standard for Marinas and Boatyards

The addition of the new structure (building) that is being connected to the existing maintenance building will result in the need to extend the fire access lanes to ensure that all aspects of NFPA 1, Chapter 18 and Annex E, continue to be met. The Amended Fire Protection Plan indicates that a fire access lane will be provided around the north side of the building complex, along with the addition of a new fire hydrant that will be located on the north side of the access road, at a point near the northeast corner of the new building. The location of the hydrant should be such that it is at least 40 ft away from the building to ensure compliance with NFPA 24 requirements. The site plan indicates that the access lanes are to provide at least 30 ft of clear width; well above the 20 ft minimum required by NFPA 1. The location of the fire access lanes are such that all portions of the building will easily be within the 450-foot maximum distance that is allowed by NFPA 1 for buildings with installed sprinkler systems. Additionally, the site plan is such that there will be sufficient space provided to allow for fire department vehicles to turn



around on the north side of the building complex, since this portion of the access lanes does constitute a "dead-end" that is more than 150 ft in length.

Date:

Based on the size and construction of the building complex, along with the fact that the building(s) will be fully protected with installed fire sprinkler systems, the required fire flow rate that must be provided by the fire water supply system is approximately 1350 gpm. Based on hydrant flow test data of the existing hydrants near this site, it is not anticipated that there will be any problems with the water supply system being able to meet the fire flow demands for this building.

Where the information provided for the new building is incomplete with regards to the specific internal design parameters, including installed electrical and mechanical systems, the code requirements that must be met will be highlighted within the following paragraphs of this report. The following represents a listing of the various fire and life safety code requirements that are applicable to this new building. For the majority of the code requirements listed below, only the requirements for the new building are addressed, since the existing building has previously been reviewed for code compliance. However, when addressing the overall building type and classification, along with the associated height and area limitations, the requirements for the entire facility (Building B plus the existing Maintenance Building) are evaluated based on the premise that this is a single building.

### Building Information

**Building Classification:** Based on the use of this structure, it would be generally classified as an "Industrial" occupancy per NFPA 101 (§ 6.1.12) or a F-1, Factory Industrial per the IBC (306.2).

**Height & Area:** Based on the architectural elevation and site plan drawings provided, the new (combined) building is shown as having a maximum height of 58'-10" (2 Story) and having 46,800 ft<sup>2</sup> of floor area (footprint) for the combined buildings.

**Construction type:** The combined building will continue to generally be considered as a Non-combustible, unprotected structure; NFPA 101 Type II (0,0,0) or IBC Type IIB. The maximum permitted height for this structure is 3 stories and/or 75 ft and the maximum permitted area is approximately 65,000 ft<sup>2</sup> per floor as outlined in IBC Table 503 and Sections 504.2, 506.1 and 506.3, which provide for an increase in the allowable building area and height due to the installation of a fire sprinkler system and having fire department access on at least three (3) sides of the building. The height and area limitations of the IBC will not be exceeded by this newly combined building. No minimum construction type is required per NFPA 101 § 40.1.6.

**Interior Finish:** Minimum Class C permitted. The interior wall and ceiling finish is permitted to be Class A, B, or C in operating areas, with no requirements for the floor finish (NFPA 101 § 40.3.3.2 and IBC Table 803.9). Although the drawings provided for the new structure do not show any exit enclosures, future plans for this building do include the installation of 2<sup>nd</sup> floor levels. It will be necessary that exit enclosures be provided for the means of egress from the 2<sup>nd</sup> floor. The ceiling and wall finish within an exit enclosure must be a minimum of Class B. The floor finish in such enclosures must be a minimum of Class II.

**Extinguishment:** No requirement exists in NFPA 101 to provide portable fire extinguishers in this building; NFPA 101 § 40.3.5. However, both the IBC (906.1) and NFPA 303 do include requirements to provide portable extinguishers as required by NFPA 10. This building would be classified as an "Ordinary" hazard occupancy and it is anticipated that Class B hazards (flammable / combustible liquids) will exist throughout this (new) building. As such, portable extinguishers should be located throughout the structure such that the maximum travel distance to an extinguisher does not exceed 50 feet.

### Means of Egress



- Occupant Load:** A maximum occupant load of 276 people is calculated for the main floor of the (new) building, based on an occupant load factor of 100 ft<sup>2</sup> per occupant; NFPA 101, Table 7.3.1.2 and the IBC, Table 1004.1. This calculation is based on the “gross” area of the main floor of the building and does not account for the fact that this building is likely to have numerous boats located inside that would result in a “net” floor area that is much less. However, for the calculation of the means of egress the use of the gross floor area represents a conservative approach. If/when the 2<sup>nd</sup> floor level is installed, whether used for additional shop or office space, these areas are also likely to use the same occupant load factor of 100 ft<sup>2</sup>/person. Based on the drawings provided, it is estimated that the occupant load for the 2<sup>nd</sup> floor level, including both the north and south sides, would be approximately 165 persons.
- Number of Exits:** It is required that two (2) exits be provided for all floors and/or portions thereof. The building plans include eight (8) exits from the ground floor level. The drawings available for this review did not provide any details regarding the proposed layout for the 2<sup>nd</sup> floor areas. The drawings do indicate a set of double doors in the south exterior wall that provide access to an exterior balcony at the 2<sup>nd</sup> floor level, but no others. The 2<sup>nd</sup> floor levels on both the south and north sides of the building will each need to have access to at least two (2) separate means of egress, whether leading directly to the exterior of the building at the 2<sup>nd</sup> floor level or via exit enclosures to a ground floor exit.
- Egress Capacity:** At least one door is provided on each side of the new building. Based on the eight (8) personnel doors that are shown as being provided from the main floor level, the available exits can accommodate more than 1300 people; well above the calculated occupant load for the new building. This estimate is based on an assumption that each door is a “standard” 36-inch door with approximately 34 inches of clear width and using an egress factor of 0.2 inches per occupant as outlined in NFPA 101, Table 7.3.3.1. Although a set of double doors is shown on the south exterior wall at the 2<sup>nd</sup> floor level, which is more than adequate to accommodate the calculated occupant load for this side of the 2<sup>nd</sup> level, at least one additional means of egress will be required from this portion of the building, along with at least two means of egress for the north side of the 2<sup>nd</sup> floor.
- Distance Limitations:** The maximum “common path of travel” allowed for this facility is 100 ft. Based on the location of the exit doors, there would be no areas of the main floor that would exceed this limitation; NFPA 101, Table 40.2.5. This restriction will also apply to the 2<sup>nd</sup> floor areas as well and must be considered when designing those areas. The maximum allowed exit access travel distance is 250 ft. Based on the size and proposed configuration of the building, it is not anticipated that any exit access travel distance within the new building will exceed this restriction; NFPA 101 Table 40.2.6 and IBC Table 1016.1. Distance limitations were determined using those allowed when a supervised, automatic sprinkler system is provided throughout the building.
- Egress Marking:** Illumination throughout the building will need to be provided in accordance with NFPA 101 § 7.8 and IBC 1101.2. Emergency lighting should be provided in accordance with NFPA 101 § 7.9 and IBC 1006. Egress signs shall be provided in accordance with NFPA 101 § 7.10 and IBC 1011.1.

### Fire Protection Systems

- Fire Sprinkler System:** Based on the requirements outlined in NFPA 101 (§ 40.3.2 and 40.3.5) this building would not require an automatic sprinkler system. However, based on the requirements of NFPA 303 (§ 6.3.2) and the IBC (903.2.4), the (new)



Date:

building will need to be fully protected by an automatic fire sprinkler system designed in accordance with NFPA 13.

Fire Alarm and  
Notification System:

A fire alarm / notification system is required for this building by NFPA 101, since the occupant load is calculated to exceed 100, NFPA 101 § 40.3.4. The system shall be designed for compliance with NFPA 72.

Initiation:

The fire alarm system will be initiated by the automatic fire sprinkler system. Manual activation of the system by properly located manual pull stations will also need to be provided to meet City requirements. The fire alarm system will also need to be compliant with all applicable requirements outlined in the City's Fire Department Rules and Regulations.

Notification:

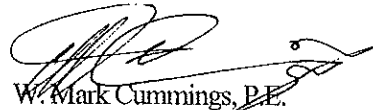
Occupant notification will need to be provided in accordance with NFPA 101 § 9.6.3 and an audible and visual alarm should be initiated at a constantly supervised location per NFPA 101 § 40.3.4.3.1.

Consideration was not given for storage and equipment configurations within the building, since no floor plans were provided for this review. It is unknown what fixed equipment and walls/partitions may be installed within this building, including the 2<sup>nd</sup> floor areas. The configuration and use of the building should be arranged so that storage and maintenance operations do not obstruct egress access or result in an increase in any travel distances beyond the maximums outlined above, including that required to reach exits and portable fire extinguishers.

It will need to be verified that fire sprinkler and alarm/notification systems are to be installed in the new building areas and that adequate fire department access will be provided for the new fire department connection(s) (FDCs).

The building design drawings provided for this review did not provide sufficient detail to determine if the building will, in fact, be fully code compliant. However, if all code requirements highlighted above are incorporated into the building and site plan design, this building complex will continue to meet all applicable code requirements.

Should there be any questions regarding this assessment and the recommendations contained herein, please do not hesitate to contact me.

  
W. Mark Cummings, P.E.  
Principal Fire Protection Engineer



Reviewed for Code Compliance  
Inspectors Division  
Approved with Conditions  
Date: 10/03/14

Project:  
Date Prepared:

### Structural Statement of Special Inspections

Project: New YARD  
Location: 74 Commercial St Portland  
Owner: New Yard LLC

This Statement of Special Inspections encompass the following discipline: **Structural**

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 Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all Structural inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). 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 Structural 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 Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

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 to the BCO prior to issuance of a Certificate of Use and Occupancy.

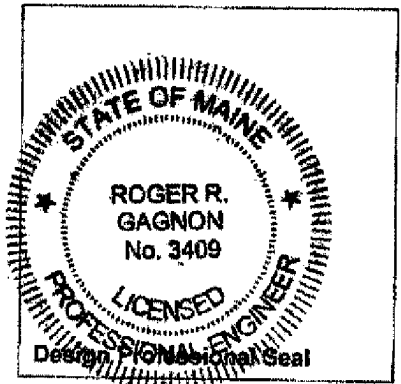
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency:  Upon request of Building Official or  per attached schedule.

Prepared by:  
Roger R. Gagnon P.E.  
*John Q. Public, P.E.*

(type or print name of the Structural Registered Design Professional in Responsible Charge)

Roger R. Gagnon 9/10/14  
Signature Date



Owner's Authorization:  
Phineus Sprague 9/12/14  
Signature Date

Building Code Official's Acceptance:  
\_\_\_\_\_  
Signature Date



Project:  
Date Prepared:

# Structural Statement of Special Inspections (Continued)

Date:

## List of Agents

Project:

Location:

Owner:

This Statement of Special Inspections encompass the following discipline: **Structural**

(Note: Statement of Special Inspections for other disciplines may be included under a separate cover)

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

- Soils and Foundations
  - Cast-in-Place Concrete } Agents 2 & 3
  - Precast Concrete System
  - Masonry Systems
  - Structural Steel
  - Wood Construction
- Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. STRUCTURAL Special Inspections Coordinator (SSIC) Roger R. Gagnon P.E.	Gagnon Engineering Inc	Gorham Me 04038 198 Main St
2. Special Inspector (SI 1) Roger R. Gagnon P.E.	Gagnon Engineering Inc	198 Main St Gorham Me 04038
3. Special Inspector (SI 2) Tim Boyce PE Roger Dimingo Staff	SW Cole Engineering Inc	286 Portland Rd Gray ME 04039
4. Testing Agency (TA 1)	Essex Structural Steel Co Inc	607 Route 13 Cortland NY 13045
5. Testing Agency (TA 2)	SJB Inspection Services	60 Miller St Cortland NY 13045
6. Other (O1)		

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.





Reviewed for Code Compliance  
 Inspections Division  
 Approved with Conditions

Date: 10/03/14

**Project:**  
**Date Prepared:**  
**Structural Schedule of Special Inspections**  
**SOILS & FOUNDATION CONSTRUCTION**

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
<b>IBC Section 1704.7, 1704.8, 1704.9</b>						
1. Verify existing soil conditions, fill placement and load bearing requirements						
a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.	Y	P	IBC 1704.7.1	2, 3	PE/GE, EIT or ETT	
b. During placement and compaction of fill material, verify material being used and maximum lift thickness comply with the approved soils report.		P	IBC 1704.7.2	3	PE/GE, EIT or ETT	
c. Test in-place dry density of compacted fill complies with the approved soils report.		p	IBC 1704.7.2	3	PE/GE, EIT or ETT	
2. Pile foundations:						
a. Observe and record procedures for static load testing of piles.		C	IBC 1704.8		PE/GE, EIT or ETT	
b. Observe and record procedures for dynamic load testing of piles.		C			PE/GE, EIT or ETT	
c. Record installation of each pile and results of load test. Include cutoff and tip elevations of each pile relative to permanent reference.		C			PE/GE, EIT or ETT	
d. Test welded splices of steel piles		C	AWS D1.1		AWS-CWI	
3. Pier foundations: Verify installation of pier foundations for buildings assigned to Seismic Design Category C, D, E or F.						
a. Verify pier diameter and length		C			PE/GE, EIT or ETT	
b. Verify pier embedment (socket) into bedrock		P			PE/GE, EIT or ETT	
c. Verify suitability of end bearing strata		P			PE/GE, EIT or ETT	

Project:  
Date Prepared:



Reviewed for Code Compliance  
Inspectors Division  
Approved with Conditions

Date: 10/03/14

## Structural Schedule of Special Inspections CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGEN T	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.4						
1. Inspection of reinforcing steel, including prestressing tendons, and placement	✓	P	ACI 318: 3.5, 7.1-7.7	2	PE/SE or EIT	
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B			Welding of Reinf Not Allowed		AWS-CWI	
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased		C	IBC 1912.5	4	PE/SE or EIT	
4. Verifying use of required design mix		P	ACI 318: Ch 4, 5.2-5.4	2	PE/SE or EIT	
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature		C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	3	ACI-CFTT or ACI-STT	
6. Inspection of concrete and shotcrete placement for proper application techniques		C	ACI 318: 5.9, 5.10	2 3	PE/SE or EIT	
7. Inspection for maintenance of specified curing temperature and techniques		P	ACI 318: 5.11-5.13		PE/SE or EIT	
8. Inspection of Prestressed Concrete						
a. Application of prestressing force.		C	ACI 318: 18.20		PE/SE or EIT	
b. Grouting of bonded prestressing tendons in seismic force resisting system		C	ACI 318: 18.18.4		PE/SE or EIT	
9. Erection of precast concrete members		P	ACI 318: Ch 16		PE/SE or EIT	
10. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms beams and structural slabs		P	ACI 318: 6.2		ACI-STT	



Reviewed for Code Compliance  
 Inspections Division  
 Approved with Conditions  
 Date: 10/03/14

Project:  
 Date Prepared:

### Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	
<b>IBC Section 1704.3</b>						
<b>1. Material verification of high-strength bolts, nuts and washers:</b>						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.		S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3	4 ESSEX	PE/SE or EIT	
b. Manufacturer's certificate of compliance required.		S		4 ESSEX	PE/SE or EIT	
<b>2. Inspection of high-strength bolting</b>						
a. Bearing-type connections.		P	AISC LRFD Section M2.5 IBC Sect 1704.3.3		AWS/AISC-SSI	
b. Slip-critical connections.		C or P (method dependent)			AWS/AISC-SSI	
<b>3. Material verification of structural steel (IBC Sect 1708.4):</b>						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.		S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	5 SJB 4 ESSEX	PE/SE or EIT	
b. Manufacturers' certified mill test reports.		S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	4 ESSEX	PE/SE or EIT	
<b>4. Material verification of weld filler materials:</b>						
a. Identification markings to conform to AWS specification in the approved construction documents.		S	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5	SJB 5	PE/SE or EIT	
b. Manufacturer's certificate of compliance required.		S		4 ESSEX	PE/SE or EIT	
<b>5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.</b>						
<b>6. Inspection of welding (IBC 1704.3.1):</b>						
<b>a. Structural steel:</b>						
1) Complete and partial penetration groove welds.		C	5 AWS D1.1	SJB	AWS-CWI	
2) Multipass fillet welds.		C			SJB	AWS-CWI
3) Single-pass fillet welds > 5/16"		C			SJB	AWS-CWI
4) Single-pass fillet welds < 5/16"		P			SJB	AWS-CWI
5) Floor and deck welds.		P			AWS D1.3	AWS-CWI
<b>b. Reinforcing steel (IBC Sect 1903.5.2):</b>						
1) Verification of weldability of reinforcing steel other than ASTM A706.		C				
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.		C	AWS D1.4 ACI 318: 3.5.2		AWS-CWI	
3) Shear reinforcement.		C			AWS-CWI	
4) Other reinforcing steel.		P			AWS-CWI	
<b>7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:</b>						
a. Details such as bracing and stiffening.		P			PE/SE or EIT	
b. Member locations.		P			PE/SE or EIT	
c. Application of joint details at each connection.		P			PE/SE or EIT	

Project:  
Date Prepared:



Reviewed for Code Compliance  
Inspectors Division  
Approved with Conditions  
Date: 10/03/14

# Structural Schedule of Special Inspection Services

## FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR-		S	Fabricator shall submit one of the two qualifications	5 SJB	PE/SE or EIT	
2. AISC Certification						
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.		S	IBC 1704.2.2	4 ESSEX	PE/SE or EIT	

SJB Inspection Services  
60 Miller Street  
Cortland, NY 13045



# New Commercial Permit Application Checklist



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/03/14

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2009
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2009
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations



### Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher. N/A

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**



State of Maine
Department of Public Safety

Fire Sprinkler System Permit



Reviewed for Code Compliance
Inspection Division
Approved with Conditions
Date: 10/03/14

# 11270

Portland Yacht New Yard Phase 2

Located at: 100 West Commercial Street
In the Town of: Portland
Occupancy/Use: Boat repair
Type of System: NFPA 13

Permission is hereby given to:

Advanced Fire Protection Services, LLC
PO Box 81
Minot, ME 04258
Contractor License # 746

to begin installation according to plans submittal approved by the Office of State Fire Marshal.
The submittal is filed under log # 2141351, and no departure from the application submittal shall be made
without prior approval in writing. This permit is issued under the provisions of Title 32, Chapter 20, Section 12004-I.
Nothing herein shall excuse the holder of this permit from failure to comply with local ordinances, zoning laws, or
other pertinent legal restrictions. This permit shall be displayed at the construction site or be made readily available.

This permit was issued on 9/11/2014 for a fee paid of \$335.00

This permit will expire at midnight on Tuesday, March 10, 2015

The expiration date applies only if the installation has not begun by that date and no permission has been granted to extend the date. Once installation begins, then the permit is valid for however long it takes to complete the installation, assuming that the work is fairly continuous.

Handwritten signature of John E. Morris

John E. Morris
Commissioner

The type of Fire Department Connection and its location is to be according to the Local Fire Department

Within 30 days of the completion of a new fire sprinkler system or an addition to an existing fire sprinkler system, a fire sprinkler system contractor shall provide to the Office of State Fire Marshal a copy of this permit signed and dated by the certified Responsible Managing Supervisor representing that the fire sprinkler system has been installed according to specifications of the approved plan to the best of the supervisor's knowledge, information, and belief. This requirement is part of the sprinkler law, and neglect of this duty is grounds to not renew the contractor's license to do work in the State of Maine. All renewed sprinkler licenses are good for two years and expire on a June 30th.

Job completed, tested and verified by date of \_\_\_\_\_

RMS for this job: Fortin\* Timothy M

RMS Signature: \_\_\_\_\_







Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

**NOTES FOR REACTIONS**

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:
  - Width (ft) = 160.0
  - Length (ft) = 150.0
  - Eave Height (ft) = 31.5 / 31.5
  - Roof Slope (rise/12) = 3.6 / 3.6
  - Dead Load (psf) = 3.0
  - Collateral Load (psf) = 5.0
  - Crane Load = 10.0 Ton Top Running
  - Live Load (psf) = 42.0
  - Snow Load (psf) = 42.0
  - Wind Speed (mph) = 115.0
  - Wind Code = IBC 09
  - Exposure = C
  - Closed/Open = C
  - Importance Wind = 1.00
  - Importance Seismic = 1.00
  - Seismic Design Category = B
  - Seismic Coeff (Fa/Ss) = 0.36
- Loading conditions are:
  - 1 Dead+Collateral+Snow
  - 2 Dead+Collateral+Snow+Slide\_Snow
  - 3 0.6Dead+Wind\_Left
  - 4 0.6Dead+Wind\_Right
  - 5 0.6Dead+Wind\_Left2
  - 6 0.6Dead+Wind\_Right2
  - 7 0.6Dead+Wind\_Long1+LWIND1\_L2E
  - 8 0.6Dead+Wind\_Long1+LWIND1\_R2E
  - 9 0.6Dead+Wind\_Long1+LWIND1\_L2E
  - 10 0.6Dead+Wind\_Long1+LWIND1\_R2E
  - 11 1.03Dead+1.03Collateral+0.75Seismic\_Left
  - 12 1.03Dead+1.03Collateral+0.75Seismic\_Right
  - 13 1.03Dead+1.03Collateral+0.75Live+0.52Seismic\_Left
  - 14 1.03Dead+1.03Collateral+0.75Live+0.52Seismic\_Right
  - 15 Dead+Wind\_Right2/2+F1CRANE2
  - 16 Dead+Wind\_Left1/2+F1CRANE3
  - 17 Dead+Collateral+FIUNB\_SL
  - 18 Dead+Collateral+FIUNB\_SR
  - 19 Dead+Collateral+0.75Snow+F2CRANE4
  - 20 Dead+Collateral+0.75Snow+F2CRANE2
  - 21 Dead+Collateral+0.75Snow+0.75Side\_Snow+F2CRANE3
  - 22 Dead+Wind\_Left1/2+F2CRANE3
  - 23 Dead+Collateral+0.75Snow+F3CRANE4
  - 24 Dead+Collateral+0.75Snow+0.75Snow\_Drift+F3CRANE4
  - 25 Dead+Collateral+0.75Snow+0.75Side\_Snow+F3CRANE1
  - 26 Dead+Collateral+0.75Snow+0.75Side\_Snow+F3CRANE2
  - 27 Dead+Wind\_Left1/2+F3CRANE3
  - 28 0.6Dead+Wind\_Right2+Wind\_Suction
  - 29 0.6Dead+Wind\_Pressure+Wind\_Long2

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Base Plate (in)			Grout (in)		
		Load ID	Hmax	V	Hmin	V	Hmin		Width	Length	Thick			
6/6.1*	A	4	5.3	-6.8	5	-7.6	-10.1	4	0.750	8.000	12.00	0.625	0.0	
6/6.1*	M	24	1.6	80.1	3	-5.7	-14.4	4	0.750	8.000	12.00	0.375	0.0	
6/6.1*	B	6	5.8	-10.4	3	-7.5	-1.9	4	0.750	10.00	14.00	0.500	0.0	
6/6.1*	7	25	-1.3	51.0	4	4.0	-14.3	4	0.750	10.00	14.00	0.500	0.0	
6/6.1*	13	7	0.0	-0.7	73.1	7	0.0	-11.5	4	0.750	12.00	14.50	0.375	0.0
6/6.1*	C	26	1.5	79.9	3	0.0	-13.8	4	0.750	12.00	14.50	0.375	0.0	
6/6.1*	I	4	0.0	-12.0	27	-1.5	29.0	4	0.750	12.00	14.50	0.625	0.0	
6/6.1*	24	-1.2	118.8	4	0.0	-12.0	4	0.750	8.000	13.75	0.375	0.0		
6/6.1*	J	9	0.0	-4.1	9	0.0	-4.1	4	0.750	8.000	13.75	0.375	0.0	
6/6.1*	11	0.0	48.6	7	0.0	-11.5	7	0.750	8.000	13.75	0.375	0.0		
6/6.1*	L	3	0.0	-13.0	3	0.0	-13.0	4	0.750	8.000	13.75	0.375	0.0	
6/6.1*	23	0.0	21.2	7	0.0	-13.0	7	0.750	8.000	13.75	0.375	0.0		

\*COMBINED REACTIONS FOR LINES 6 & 6.1

**ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Base Plate (in)			Grout (in)	
		Load ID	Hmax	V	Hmin	V	Hmin		Width	Length	Thick		
1	B	28	14.1	0.9	29	-12.8	0.9	4	0.750	8.000	14.00	0.375	0.0
1	12	0.0	1.6	1.6	29	-9.3	1.2	4	0.750	10.00	14.25	0.375	0.0
1	C	28	10.2	1.2	29	-9.3	1.2	4	0.750	10.00	14.25	0.375	0.0
1	12	0.0	2.1	2.1	29	-9.7	1.4	4	0.750	10.00	14.25	0.375	0.0
1	D	28	10.6	1.4	29	-9.7	1.4	4	0.750	10.00	14.25	0.375	0.0
1	12	0.0	2.4	2.4	29	-9.7	1.4	4	0.750	10.00	14.25	0.375	0.0
1	H	28	10.6	1.4	29	-9.7	1.4	4	0.750	10.00	14.25	0.375	0.0
1	12	0.0	2.4	2.4	29	-9.3	1.2	4	0.750	10.00	14.25	0.375	0.0
1	I	28	10.2	1.2	29	-9.3	1.2	4	0.750	10.00	14.25	0.375	0.0
1	12	0.0	2.1	2.1	29	-12.8	0.9	4	0.750	8.000	14.00	0.375	0.0
1	K	28	14.1	0.9	29	-12.8	0.9	4	0.750	8.000	14.00	0.375	0.0
1	12	0.0	1.6	1.6	29	-9.5	0.6	4	0.750	8.000	14.25	0.375	0.0
6	L	28	10.6	0.6	29	-9.5	0.6	4	0.750	8.000	14.25	0.375	0.0
6	12	0.0	1.0	1.0	29	-9.8	1.0	4	0.750	8.000	14.00	0.375	0.0
6	J	28	10.8	1.0	29	-9.8	1.0	4	0.750	8.000	14.00	0.375	0.0
6	12	0.0	1.8	1.8	29	-7.1	0.9	4	0.750	8.000	14.25	0.375	0.0
6	I	28	7.8	0.9	29	-7.1	0.9	4	0.750	8.000	14.25	0.375	0.0
6	12	0.0	1.5	1.5	29	-13.6	1.8	4	0.750	11.00	14.50	0.250	0.0
6	C	28	14.9	1.8	29	-13.6	1.8	4	0.750	11.00	14.50	0.250	0.0
6	12	0.0	3.0	3.0	29	-12.8	0.9	4	0.750	8.000	14.00	0.375	0.0
6	B	28	14.1	0.9	29	-12.8	0.9	4	0.750	8.000	14.00	0.375	0.0
6	12	0.0	1.6	1.6	29	-12.8	0.9	4	0.750	8.000	14.00	0.375	0.0

**WIND BENT REACTIONS (160x150)**

Wall Loc	Col Line	Horz	Vert	Reactions (k)	Reactions (k)
				Wind	Seismic
F_SW	M	2	10.6	21.0	4.2
F_SW	M	3	10.6	21.0	4.2
F_SW	M	4	10.6	21.0	4.2
F_SW	M	5	10.6	21.0	4.2
B_SW	A	5	10.6	21.0	4.1
B_SW	A	4	10.6	21.0	4.1
B_SW	A	3	10.6	21.0	4.1
B_SW	A	2	10.6	21.0	4.1

**ANCHOR BOLT SUMMARY (160x150)**

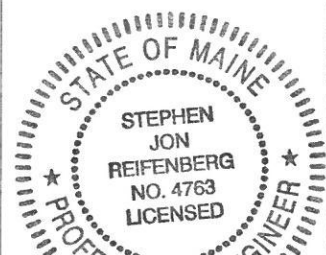
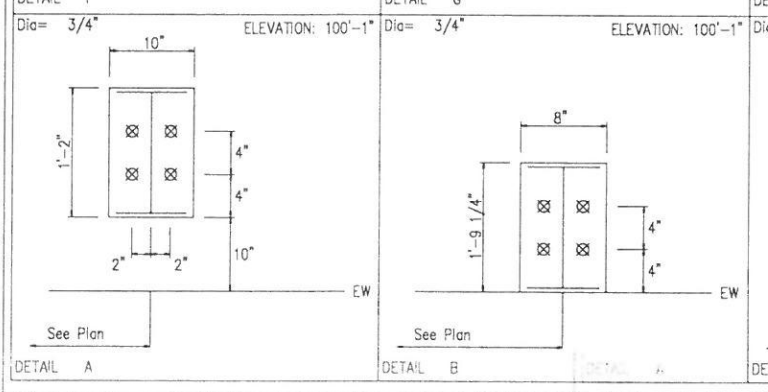
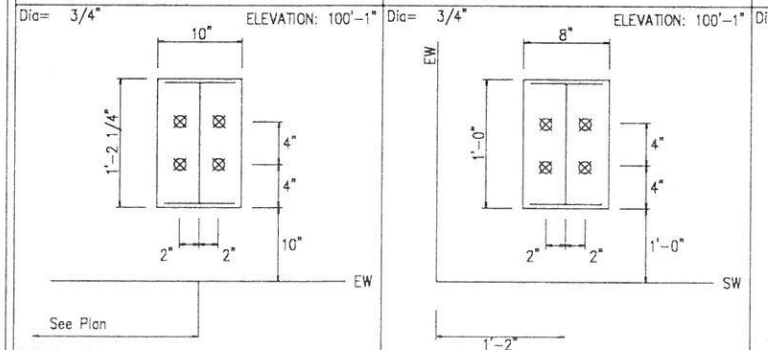
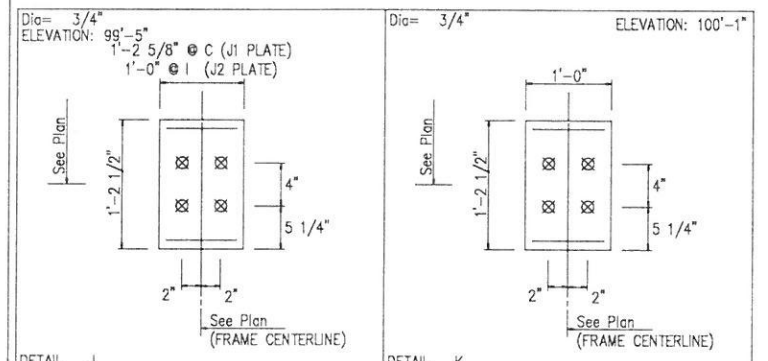
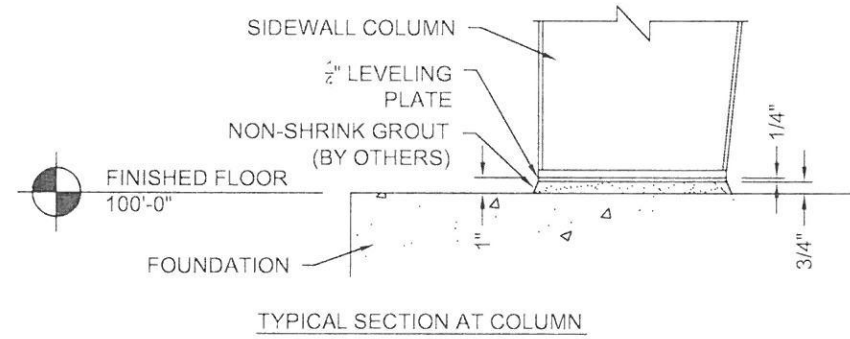
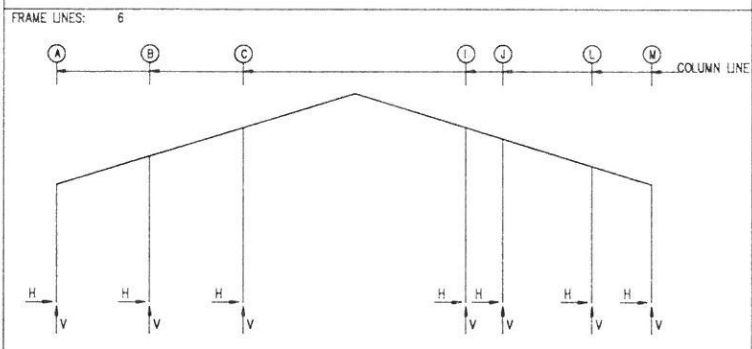
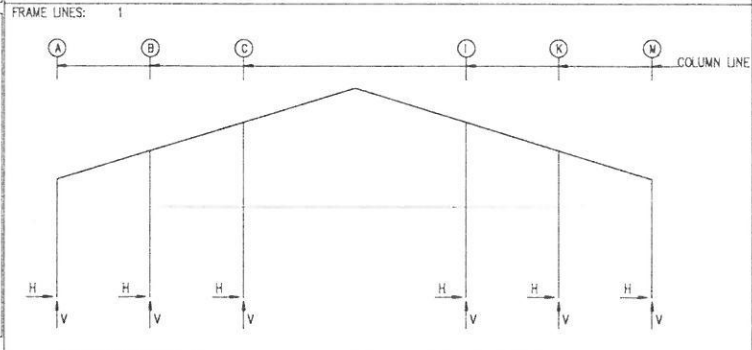
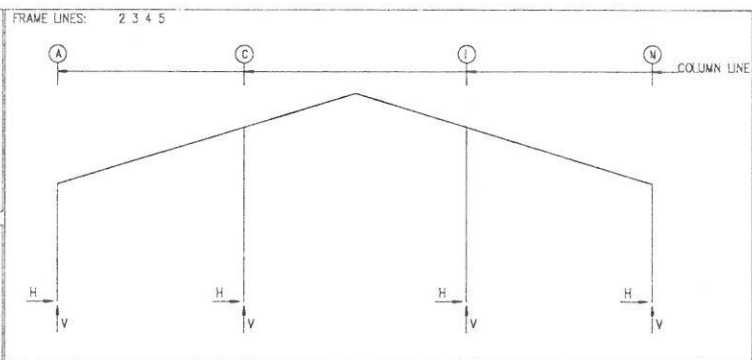
Qty	Locate	(in)	Type	(in)
88	Endwall	3/4"	A307	3.00
40	Frame	3/4"	A307	3.00
68	Frame	1"	A307	3.00

**BUILDING BRACING REACTIONS (160x150 PART)**

Wall Loc	Col Line	Horz	Vert	Reactions (k)	Reactions (k)	Panel Shear (lb/ft)
				Wind	Seismic	Wind
L_EW	1	Rigid Frame At Endwall				
F_SW	M	Wind Bent In Wall				
R_EW	S	Rigid Frame At Endwall				
B_SW	A	Wind Bent In Wall				

**CRANE BRACING REACTIONS**

Wall Loc	Col Line	Horz	Vert	Reactions (k)	Reactions (k)
				Crane	Crane
INT	C	2.3	1.5	1.9	1.9
	C	4.5	1.5	1.9	1.9
	I	2.3	1.5	1.9	1.9
	I	4.5	1.5	1.9	1.9



*Stephen Jon Reifenberg*  
9/12/14

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Base Plate (in)			Grout (in)	
		Load ID	Hmax	V	Hmin	V	Hmin		Width	Length	Thick		
1	A	4	5.3	-6.9	5	-7.8	-10.7	4	0.750	8.000	12.00	0.375	0.0
1	19	2.2	50.9	3	-6.0	-15.0	3	4	0.750	8.000	12.00	0.375	0.0
1	M	6	5.8	-10.1	3	-7.3	-6.3	4	0.750	8.000	12.00	0.375	0.0
1	2	0.0	54.6	4	4.0	-14.5	4	4	0.750	10.00	14.00	0.375	0.0
1	B	7	0.0	-11.6	7	0.0	-11.6	4	0.750	10.00	14.00	0.375	0.0
1	13	0.0	74.2	3	0.0	-14.4	3	4	0.750	12.00	14.50	0.500	0.0
1	C	20	1.5	98.8	3	0.0	-14.4	4	0.750	12.00	14.50	0.500	0.0
1	I	4	0.0	-13.6	22	-1.5	31.1	4	0.750	12.00	14.50	0.500	0.0
1	21	-1.5	99.0	4	0.0	-13.6	4	4	0.750	10.00	14.00	0.375	0.0
1	8	0.0	-11.7	8	0.0	-11.7	8	4	0.750	10.00	14.00	0.375	0.0
1	14	0.0	73.6	7	0.0	-11.7	7	4	0.750	10.00	14.00	0.375	0.0

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Base Plate (in)			Grout (in)	
		Load ID	Hmax	V	Hmin	V	Hmin		Width	Length	Thick		
2*	A	4	7.7	-21.4	5	-15.7	-20.4	4	1.000	10.00	12.25	0.625	0.0
2*	2	1.7	122.6	7	3.9	-51.0	7	4	1.000	10.00	12.25	0.625	0.0
2*	M	6	12.0	-21.5	3	-11.4	-22.5	4	1.000	10.00	12.25	0.625	0.0
2*	1	-1.2	128.8	8	-3.9	-50.7	8	4	1.000	10.00	12.25	0.625	0.0
2*	C	15	1.5	31.5	12	-0.6	78.0	4	1.000	10.00	14.25	0.625	0.0
2*	17	-0.6	174.6	9	0.0	-35.3	9	4	1.000	10.00	14.25	0.625	0.0
2*	I	10	0.0	-35.3	16	-1.5	22.2	4	1.000	10.00	14.25	0.625	0.0
2*	18	0.0	173.2	10	0.0	-35.3	10	4	1.000	10.00	14.25	0.625	0.0

SEE GENERAL NOTES SHEET 2A  
ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101
REV. A, 7/14/2014, JCK: REMOVED COL	CONTRACTOR: IRISHSPAN INDUSTRIES
REACTIONS AT 6-G, 6-E. DETAIL B	PROJECT NO: S-1458
PLATE LENGTH	TITLE: REACTIONS 160x150 PART
REV. B, 7/22/2014, JCK: REVISED	SHEET: 2
LINE 6 TO INCLUDE	



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

**WIND BENT REACTIONS (30x144)**

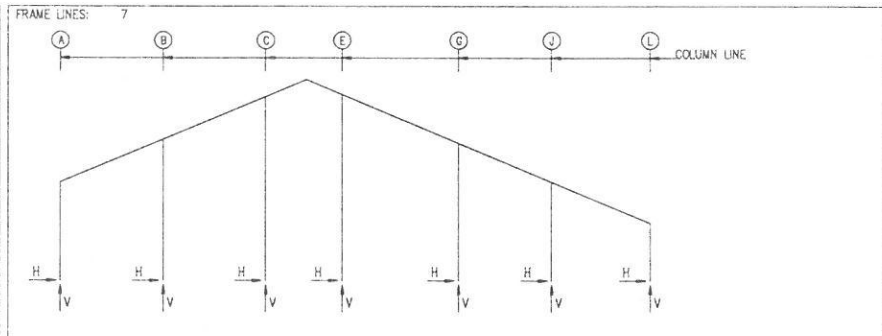
Loc	Wdl Line	Col Line	± Reactions			
			Horz	Vert	Horz	Vert
F_SW	L	6	11.4	9.5	1.6	1.3
F_SW	A	7	11.4	9.5	1.6	1.3
B_SW	A	7	13.4	20.4	1.6	2.5
B_SW	A	6	13.4	20.4	1.6	2.5

**ANCHOR BOLT SUMMARY (30x144)**

28 Frame 7 3/4" A307 3.00

- GENERAL NOTES**
- FOUNDATION DESIGN AND CONSTRUCTION ARE NOT THE RESPONSIBILITY OF ESSEX STRUCTURAL STEEL COMPANY, INC.
  - THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATION.
  - ANCHOR BOLTS SHALL BE ACCURATELY SET TO A TOLERANCE OF +/- 1/8" IN BOTH ELEVATION AND LOCATION.
  - COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED A BEARING PRESSURE OF 1125 POUNDS PER SQUARE INCH.
  - ALL COLUMN BASE PLATES ARE TO BE SET AT FINISHED FLOOR ELEVATION OF 100'-0" UNLESS OTHERWISE NOTED ON THE ANCHOR BOLT SETTING PLAN.....
  - SEE REACTION TABLES FOR PROPER BASE PLATE WIDTHS AND LENGTHS.

- NOTES FOR REACTIONS**
- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
  - Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
  - Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
  - Building reactions are based on the following building data:
    - Width (ft) = 144.0
    - Length (ft) = 30.3
    - Eave Height (ft) = 24.0/14.0
    - Roof Slope (rise/12) = 5.0/5.0
    - Dead Load (psf) = 5.0
    - Collateral Load (psf) = 5.0
    - Live Load (psf) = 42.0
    - Snow Load (psf) = 42.0
    - Wind Speed (mph) = 115.0
    - Wind Code = IBC 09
    - Exposure = C
    - Closed/Open = C
    - Importance Wind = 1.00
    - Importance Seismic = 1.00
    - Seismic Design Category = B
    - Seismic Coeff (F<sub>o</sub>S<sub>s</sub>) = 0.36
  - Loading conditions are:
    - 1 Dead+Collateral+Snow+Side\_Snow
    - 2 Dead+Collateral+0.75Live+0.75Wind\_Long2+0.75L\_WND2\_R2E
    - 3 Dead+Collateral+0.75Snow+0.75Wind\_Left2+0.75Side\_Snow
    - 4 0.6Dead+Wind\_Left1
    - 5 0.6Dead+Wind\_Right1
    - 6 0.6Dead+Wind\_Left2
    - 7 0.6Dead+Wind\_Right2
    - 8 0.6Dead+Wind\_Long1+L\_WND1\_L2E
    - 9 0.6Dead+Wind\_Long1+L\_WND1\_R2E
    - 10 0.6Dead+Wind\_Long1+L\_WND1\_L2E
    - 11 1.0Dead+1.0Collateral+0.75Seismic\_Right
    - 12 Dead+Collateral+F1UNB\_S\_L
    - 13 Dead+Collateral+F1UNB\_S\_R
    - 14 0.6Dead+Wind\_Right12+Wind\_Suction
    - 15 0.6Dead+Wind\_Pressure+Wind\_Long1
    - 16 0.6Dead+Wind\_Left2+Wind\_Suction
    - 17 0.6Dead+Wind\_Suction+Wind\_Long1
    - 18 0.6Dead+Wind\_Left1+Wind\_Suction
    - 19 0.6Dead+Wind\_Pressure+Wind\_Long2

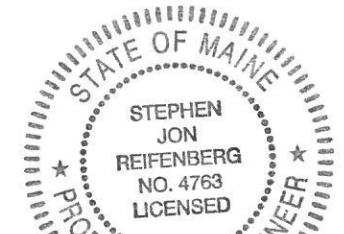
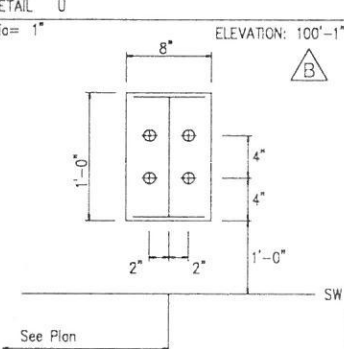
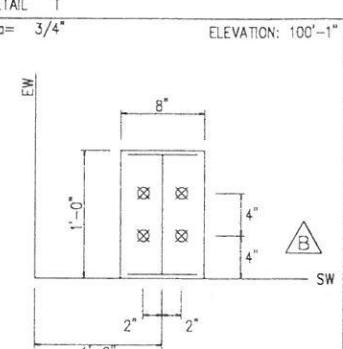
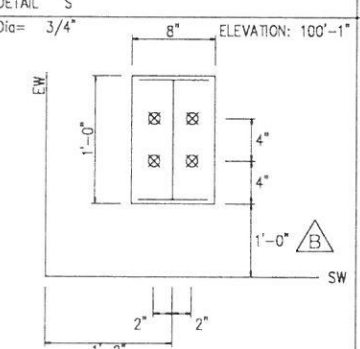
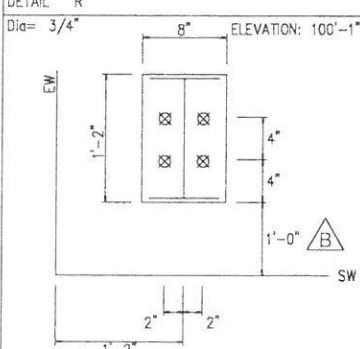
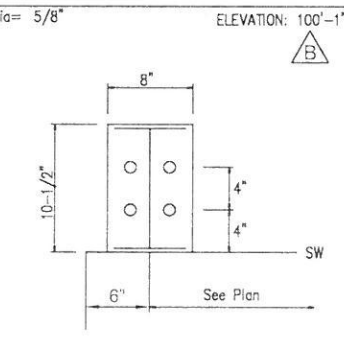
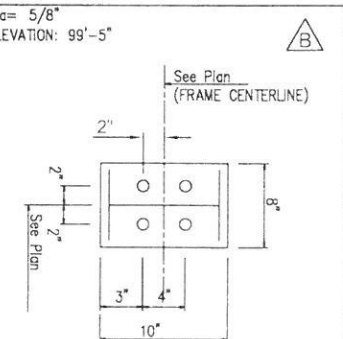
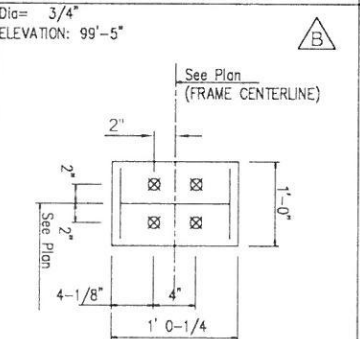
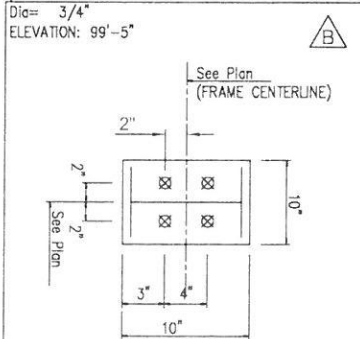
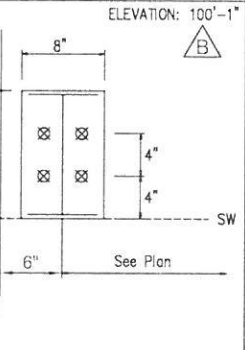
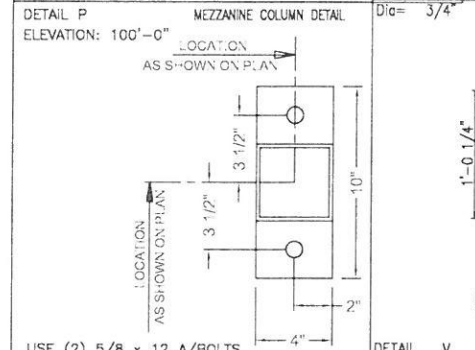
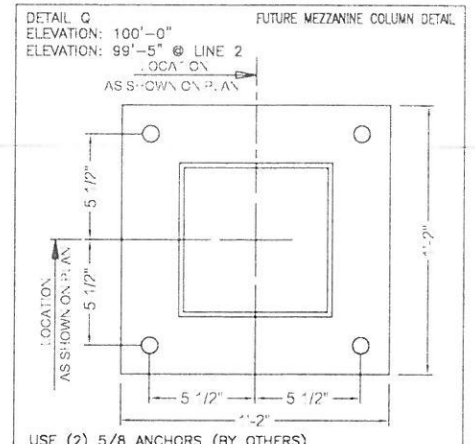


**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Base Plate (in)		Thick	Grout (in)	
		Load ID	Hmax H	V Vmax	Load ID	Hmin H	V Vmin		Width	Length			
7	A	5	3.9	-8.3	6	-4.1	-4.1	4	0.750	8.000	12.00	0.500	0.0
7	L	2	0.0	53.5	8	2.1	-28.2	4	0.750	8.000	12.00	0.375	0.0
7	B	7	5.4	-2.7	4	-7.9	3.1	4	0.625	8.000	14.00	0.500	0.0
7	C	3	-4.6	13.2	9	-3.4	-13.7	4	0.625	8.000	14.00	0.375	0.0
7	E	8	0.0	-10.8	8	0.0	-10.8	4	0.625	8.000	14.00	0.500	0.0
7	J	1	0.0	86.9	1	0.0	30.5	4	0.750	10.00	14.00	0.375	0.0
7	C	4	0.0	-3.1	4	0.0	-3.1	4	0.625	8.000	14.00	0.375	0.0
7	E	12	0.0	59.7	12	0.0	20.2	4	0.750	10.00	14.00	0.375	0.0
7	G	4	0.0	-3.1	4	0.0	-3.1	4	0.750	10.00	14.00	0.375	0.0
7	G	13	0.0	31.1	13	0.0	10.4	4	0.750	10.00	14.00	0.375	0.0
7	J	10	0.0	-10.8	10	0.0	-10.8	4	0.750	10.00	14.00	0.375	0.0
7	J	4	0.0	-12.2	4	0.0	-12.2	4	0.750	8.000	14.00	0.375	0.0
7	J	1	0.0	30.1	1	0.0	10.0	4	0.750	8.000	14.00	0.375	0.0

**ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Base Plate (in)		Thick	Grout (in)	
		Load ID	Hmax H	V Vmax	Load ID	Hmin H	V Vmin		Width	Length			
6	B	16	12.4	1.2	17	-11.4	1.2	4	0.625	10.00	14.25	0.375	0.0
6	C	16	27.8	2.4	17	-25.4	2.4	4	0.750	15.00	14.50	0.250	0.0
6	I	16	14.1	0.9	17	-12.9	0.9	4	0.625	10.00	14.25	0.375	0.0
6	J	16	5.8	0.4	17	-5.3	0.4	4	0.625	8.000	14.25	0.375	0.0
7	J	14	7.1	0.3	19	-6.5	0.3	4	0.750	8.000	14.00	0.375	0.0
7	G	14	11.4	0.5	19	-10.4	0.5	4	0.750	8.000	14.25	0.375	0.0
7	E	11	0.0	0.8	19	-13.5	1.5	4	0.750	10.00	14.25	0.375	0.0
7	C	14	14.7	1.5	19	-12.3	1.3	4	0.750	10.00	14.25	0.375	0.0
7	C	11	0.0	2.2	19	-10.5	0.6	4	0.750	8.000	14.25	0.375	0.0
7	B	14	11.5	0.6	19	-10.5	0.6	4	0.750	8.000	14.25	0.375	0.0
7	B	11	0.0	0.9	19	-10.5	0.6	4	0.750	8.000	14.25	0.375	0.0



*Stephen Jon Reifenberg*  
9/17/14

ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

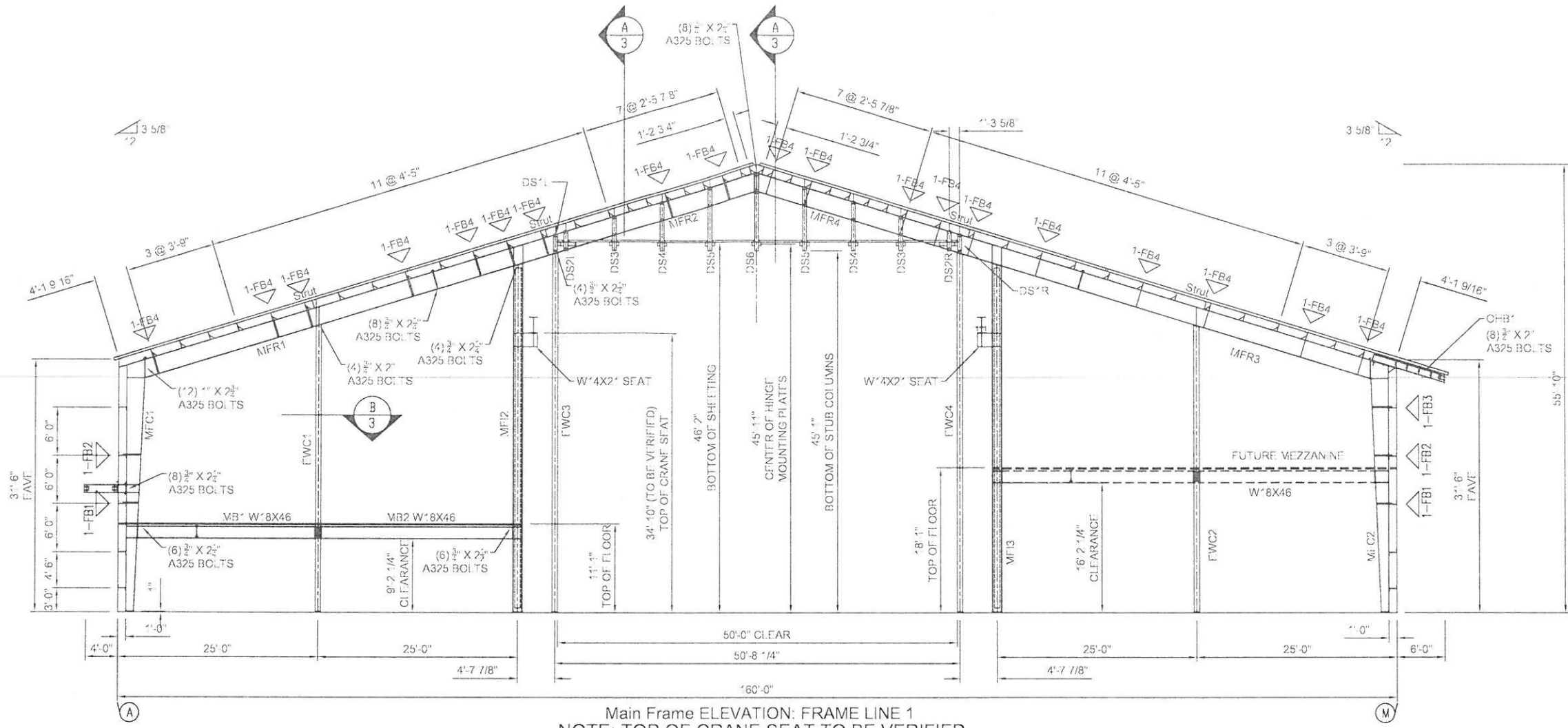
REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101
REV. A, 7/14/2014, JCK: REVISED	CONTRACTOR: IRISHSPAN INDUSTRIES
DETAILS L, M ADDED P, Q	PROJECT NO.: S-1468
REVISED COL. LETTERS @ LINE 7	TITLE: REACTIONS (30x144 PART)
REV. B, 7/16/2014, JCK: REVISED	SHEET: 2A
DETAILS L, M ADDED R S T U V	
REV. C, 7/22/2014, JCK: DELETED 6.1	
REV. D, 8/21/2014, JCK: DET. Q ELEV	

DRAWN BY: WPK DATE: 6/23/14 SCALE: D.N.S.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

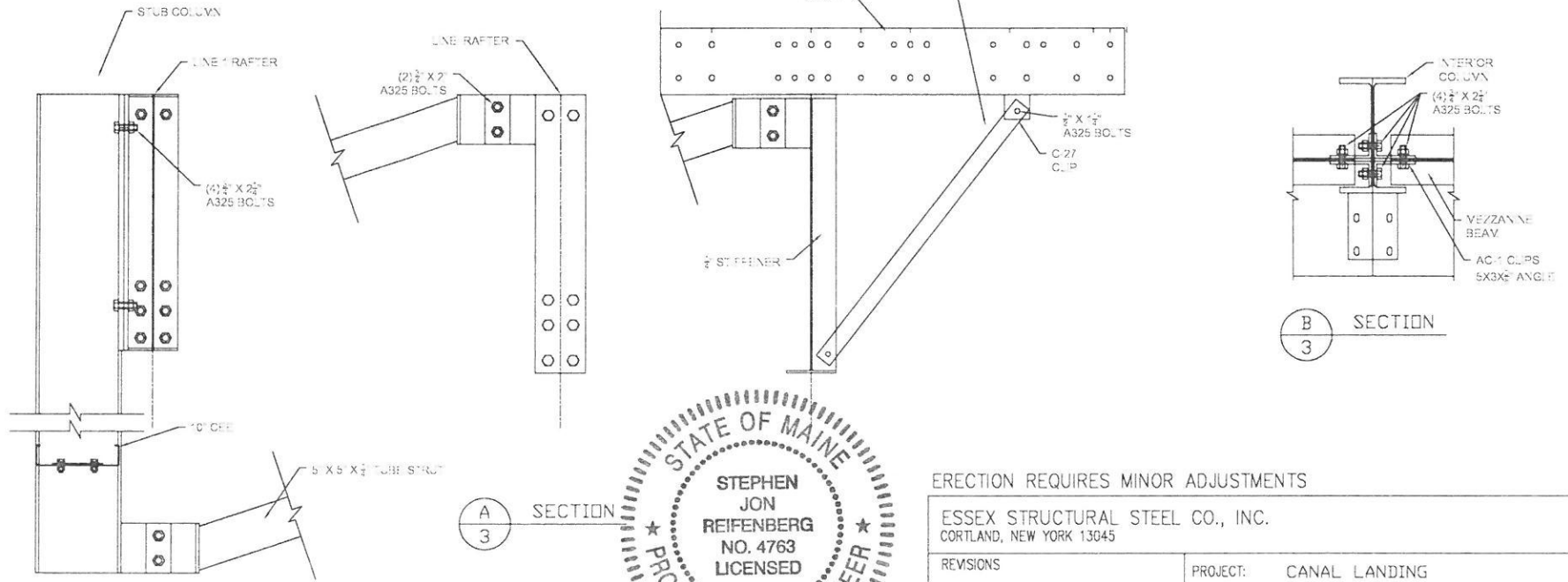


Main Frame ELEVATION: FRAME LINE 1  
NOTE: TOP OF CRANE SEAT TO BE VERIFIED  
CRANE RUNWAY BEAMS, & BOLTS BY OTHERS

MEMBER TABLE				
Mark	Web Depth	Web Plate	Outside Flange	Inside Flange
	Start/End	Thick	W x Thk x Length	W x Thk x Length
MFC1	11'-0\"/>			

FLANGE BRACE TABLE				
PART MARK	LENGTH	PLACEMENT	QTY/FRAME	QTY/BLDG
1-FB1	2'-0\"/>			

ALL FLANGE BRACING - L2X2X1/8



*Stephen Jon Reifenberg*  
9/15/14

ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

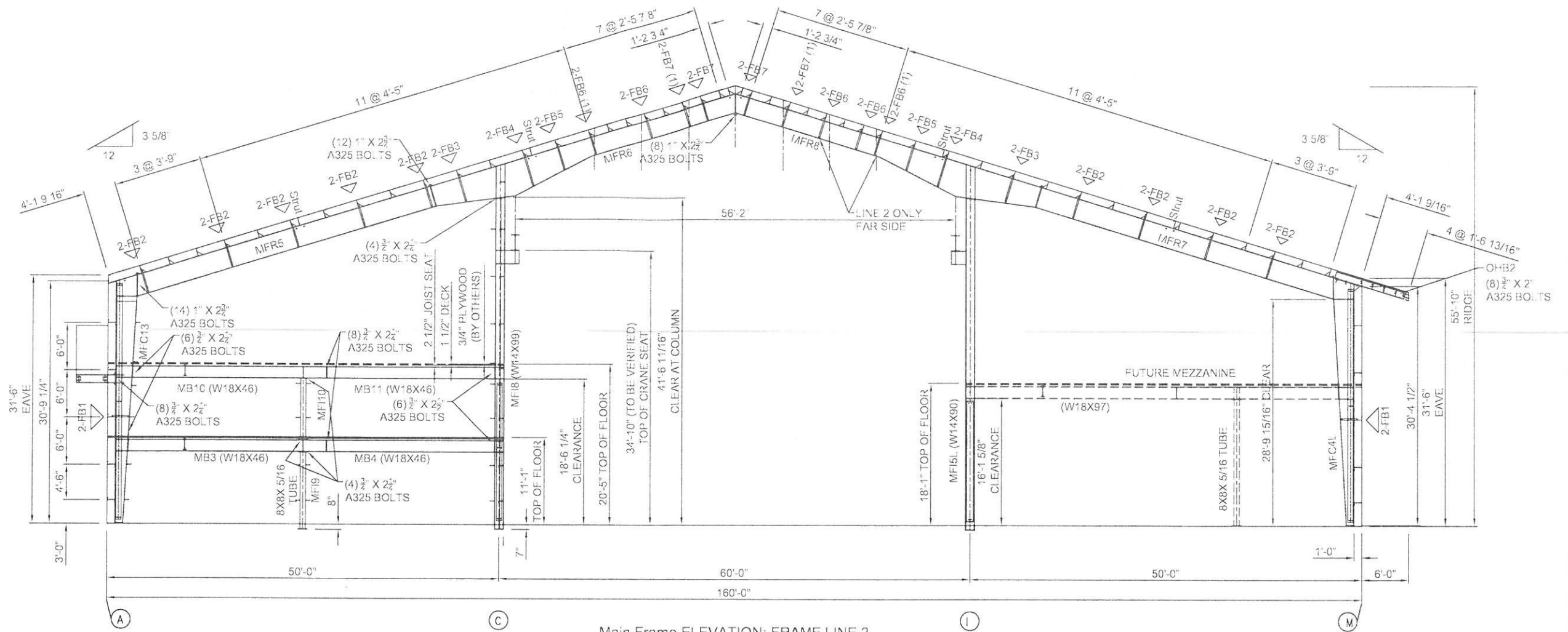
REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101
REV. A, 8/8/2014: ADDED MEZZ. @ 11'-8" AT "A"	CONTRACTOR: IRISHSPAN INDUSTRIES PROJECT NO.: S-1468
TITLE: FRAME CROSS SECTION	SHEET: 3
DRAWN BY: JCK	DATE: 7/1/14
	SCALE: D.N.S.





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



Main Frame ELEVATION: FRAME LINE 2  
NOTE: TOP OF CRANE SEAT TO BE VERIFIED  
CRANE RUNWAY BEAMS & BOLTS BY OTHERS

MEMBER TABLE					
Mark	Web Depth Start/End	Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
		Thick	Length		
MFC13	11.0/18.0	0.224	120.5	8 x 1/2" x 191.5	8 x 1/2" x 345.9
	18.0/25.0	0.224	120.5	8 x 1/2" x 37.6	
	25.0/31.0	0.224	104.3	8 x 3/8" x 127.2	
	31.0/31.0	0.313	32.4	6 x 5/16" x 45.4	
MFR5	31.0/31.0	0.224	120.5	6 x 5/16" x 105.3	6 x 3/8" x 114.8
	31.0/31.0	0.224	120.5	6 x 1/4" x 241.0	6 x 1/4" x 241.0
	31.0/31.0	0.224	114.8	6 x 3/8" x 120.5	6 x 1/2" x 120.5
	31.0/31.0	0.250	120.5		
MFR6	31.1/51.0	0.375	120.0	6 x 3/8" x 247.8	6 x 1/2" x 121.6
	51.0/31.9	0.375	103.8	6 x 5/16" x 120.5	6 x 1/2" x 129.9
	31.9/27.5	0.375	24.0	6 x 1/2" x 119.6	6 x 1/4" x 231.6
	27.5/27.5	0.250	120.5		
MFR8	27.5/27.5	0.224	119.9	6 x 1/2" x 119.9	6 x 1/4" x 231.6
	27.5/27.5	0.250	120.2	6 x 5/16" x 120.2	6 x 1/2" x 129.9
	27.5/31.9	0.375	24.0	6 x 3/8" x 247.8	6 x 1/2" x 121.6
	31.9/51.0	0.375	103.8		
MFR7	31.0/31.0	0.250	120.5	6 x 3/8" x 120.5	6 x 1/2" x 120.5
	31.0/31.0	0.224	114.8	6 x 1/4" x 241.0	6 x 1/4" x 241.0
	31.0/31.0	0.224	120.5	6 x 5/16" x 105.3	6 x 3/8" x 114.8
	31.0/31.0	0.224	120.5		
MFC14	31.0/31.0	0.313	32.4	6 x 5/16" x 45.4	8 x 1/2" x 345.9
	31.0/25.0	0.224	104.3	8 x 3/8" x 127.2	
	25.0/18.0	0.224	120.5	8 x 1/2" x 241.0	
	18.0/11.0	0.224	120.5		
MFI8	W14X99				
MFI5L/R	W14X90				

FLANGE BRACE TABLE				
PARTMARK	LENGTH	PLACEMENT	QTY/FRAME	QTY/BLDG
2-FB1	3' 0-5/8"	NS/FS	4	4
2-FB2	3' 8-1/4"	NS/FS	18	18
2-FB3	4' 2-3/8"	NS/FS	4	4
2-FB4	4' 8-1/2"	NS/FS	4	4
2-FB5	4' 0-1/8"	NS/FS	4	4
2-FB6	3' 5-9/16"	NS/FS	8	8
2-FB7	3' 5-11/16"	NS/FS	6	6

ALL FLANGE BRACING - L2X2X1/8



*Stephen J. Reifenberg*  
9/17/14

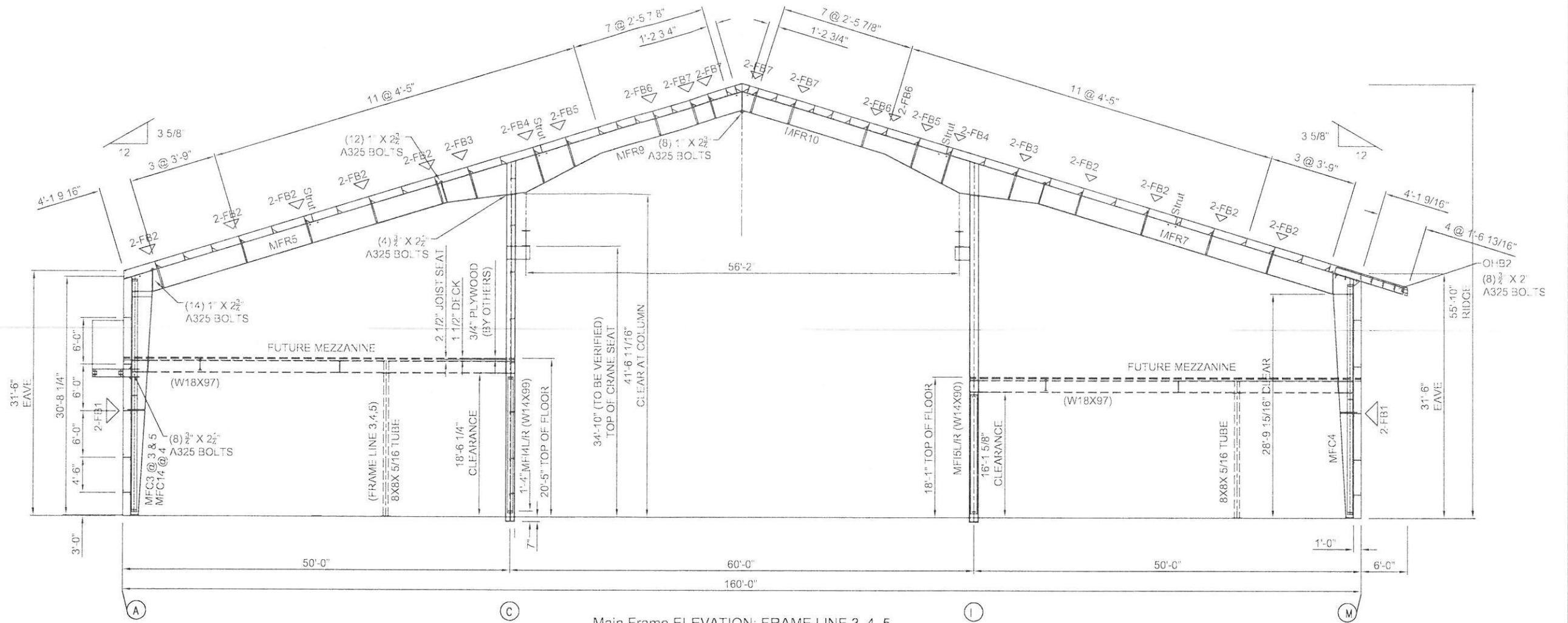
ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045			
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	
	CONTRACTOR:	IRISHSPAN INDUSTRIES	
	PROJECT NO.:	S-1468	
	TITLE:	FRAME CROSS SECTION	SHEET:
	DRAWN BY:	JCK	DATE: 7/1/14
	SCALE:	D.N.S.	3A



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



Main Frame ELEVATION: FRAME LINE 3 4 5  
NOTE: TOP OF CRANE SEAT TO BE VERIFIED  
CRANE RUNWAY BEAMS & BOLTS BY OTHERS

Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
	Start/End	Thick	Length	Length		
MFC3	11.0/18.0	0.224	120.5		8 x 1/2" x 191.5	8 x 1/2" x 345.9
MFC14	18.0/25.0	0.224	120.5		8 x 1/2" x 37.6	
	25.0/31.0	0.224	104.3		8 x 3/8" x 127.2	
MFR5	31.0/31.0	0.313	32.4		6 x 5/16" x 45.4	
	31.0/31.0	0.224	120.5		6 x 5/16" x 105.3	6 x 3/8" x 114.8
	31.0/31.0	0.224	120.5		6 x 1/4" x 241.0	6 x 1/4" x 241.0
	31.0/31.0	0.224	114.8		6 x 3/8" x 120.5	6 x 1/2" x 120.5
MFR9	31.0/31.0	0.250	120.5			
	31.1/51.0	0.375	120.0		6 x 3/8" x 247.8	6 x 1/2" x 121.6
	51.0/31.9	0.375	103.8		6 x 5/16" x 120.5	6 x 1/2" x 129.9
	31.9/27.5	0.375	24.0		6 x 1/2" x 119.6	6 x 1/4" x 231.6
MFR10	27.5/27.5	0.250	120.5			
	27.5/27.5	0.224	119.9		6 x 1/2" x 119.9	6 x 1/4" x 231.6
	27.5/27.5	0.250	120.2		6 x 5/16" x 120.2	6 x 1/2" x 129.9
	27.5/31.9	0.375	24.0		6 x 3/8" x 247.8	6 x 1/2" x 121.6
MFR7	31.9/51.0	0.375	103.8			
	51.0/31.1	0.375	120.0			
	31.0/31.0	0.250	120.5		6 x 3/8" x 120.5	6 x 1/2" x 120.5
	31.0/31.0	0.224	114.8		6 x 1/4" x 241.0	6 x 1/4" x 241.0
MFC4	31.0/31.0	0.224	120.5		6 x 5/16" x 105.3	6 x 3/8" x 114.8
	31.0/31.0	0.224	120.5			
	31.0/31.0	0.224	120.5			
	31.0/31.0	0.224	120.5			
MFC14	31.0/31.0	0.313	32.4		6 x 5/16" x 45.4	8 x 1/2" x 345.9
	31.0/25.0	0.224	104.3		8 x 3/8" x 127.2	
	25.0/18.0	0.224	120.5		8 x 1/2" x 241.0	
	18.0/11.0	0.224	120.5			
MFI4/L/R	W14X99					
MFI5/L/R	W14X90					

FLANGE BRACE TABLE				
PARTMARK	LENGTH	PLACEMENT	QTY/FRAME	QTY/BLDG
2-FB1	3' 0-5/8"	NS/FS	4	12
2-FB2	3' 8-1/4"	NS/FS	18	54
2-FB3	4' 2-3/8"	NS/FS	4	12
2-FB4	4' 8-1/2"	NS/FS	4	12
2-FB5	4' 0-1/8"	NS/FS	4	12
2-FB6	3' 5-9/16"	NS/FS	4	12
2-FB7	3' 5-11/16"	NS/FS	8	24

ALL FLANGE BRACING - L2X2X1/8



*Stephen Jon Reifenberg*  
9/12/14

ERECTION REQUIRES MINOR ADJUSTMENTS

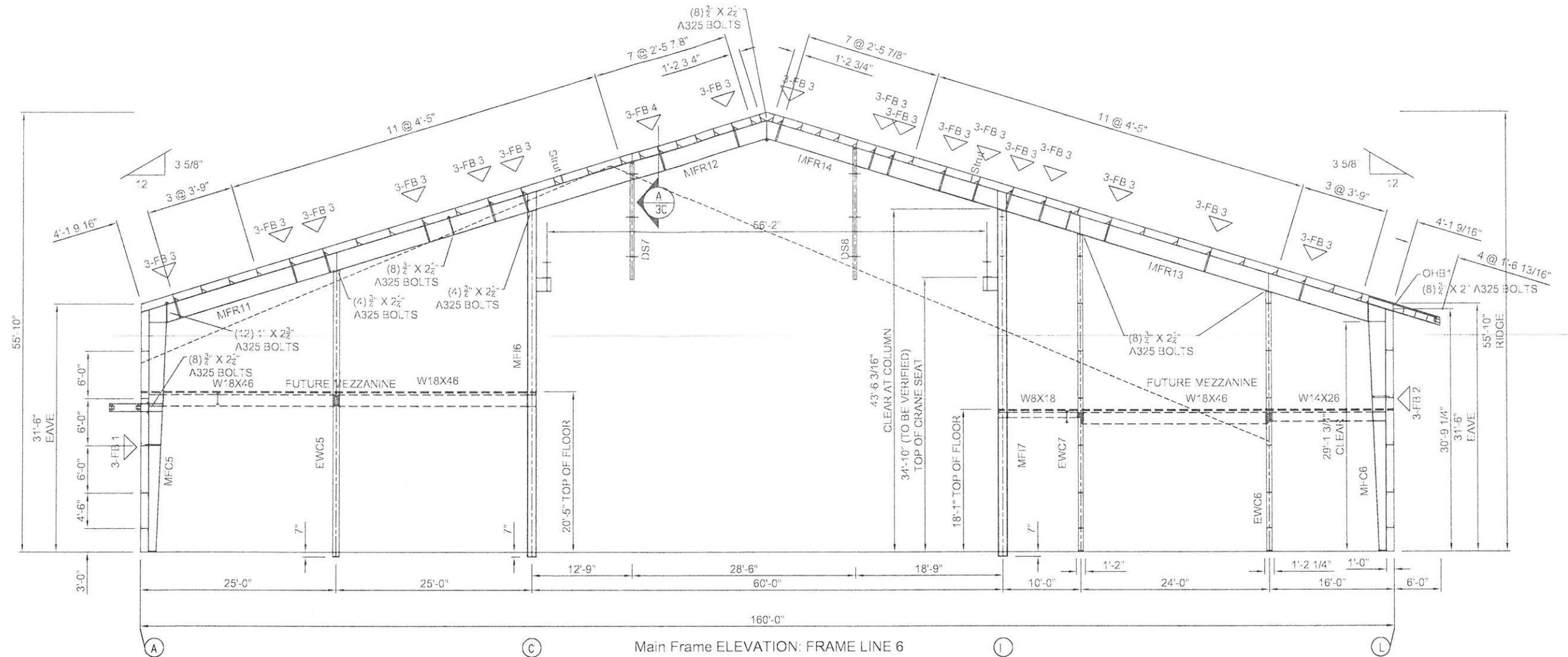
ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

REVISIONS	PROJECT:	DATE:	SCALE:	SHEET:
	CANAL LANDING			3B
	100 WEST COMMERCIAL STREET			
	PORTLAND, MAINE 04101			
	CONTRACTOR: IRISHSPAN INDUSTRIES			
	PROJECT NO.: S-1468			
	TITLE: FRAME CROSS SECTION			
	DRAWN BY: JCK	7/1/14	D.N.S.	



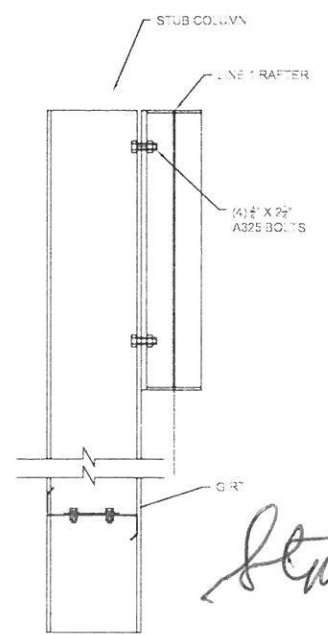
Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



Main Frame ELEVATION: FRAME LINE 6  
NOTE: TOP OF CRANE SEAT TO BE VERIFIED  
CRANE RUNWAY BEAMS & BOLTS BY OTHERS

Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start/End	Inch	Length	W x Tnx x Length	W x Tnx x Length	W x Tnx x Length	W x Tnx x Length	
MFC5	11.0/16.2	0.179	120.5	8 x 5/16" x 120.5	8 x 5/16" x 120.6	8 x 3/8" x 75.0	8 x 3/8" x 228.7	
	16.2/21.4	0.179	120.5	8 x 3/8" x 75.0	8 x 3/8" x 75.0	8 x 3/8" x 37.6	8 x 3/8" x 228.7	
	21.4/26.0	0.250	111.2	8 x 3/8" x 37.6	8 x 3/8" x 37.6	8 x 5/16" x 127.2	8 x 5/16" x 127.2	
	26.0/26.0	0.250	24.0	6 x 1/4" x 40.0	6 x 1/4" x 40.0	6 x 1/4" x 40.0	6 x 1/4" x 40.0	
MFR11	26.0/26.0	0.250	107.6	6 x 1/4" x 472.4	6 x 3/8" x 107.6	6 x 3/8" x 107.6	6 x 3/8" x 300.8	
	26.0/26.0	0.179	120.5	6 x 1/4" x 472.4	6 x 1/4" x 472.4	6 x 1/4" x 472.4	6 x 1/4" x 472.4	
	26.0/26.0	0.179	120.5	6 x 1/4" x 472.4	6 x 1/4" x 472.4	6 x 1/4" x 472.4	6 x 1/4" x 472.4	
	26.0/26.0	0.179	107.8	6 x 1/4" x 472.4	6 x 1/4" x 472.4	6 x 1/4" x 472.4	6 x 1/4" x 472.4	
MFR12	26.0/26.0	0.224	120.5	6 x 3/8" x 247.8	6 x 3/8" x 120.0	6 x 3/8" x 120.0	6 x 3/8" x 27.8	
	26.0/26.0	0.224	120.5	6 x 5/8" x 120.0	6 x 5/8" x 120.0	6 x 5/8" x 120.0	6 x 5/8" x 120.0	
	26.0/26.0	0.224	102.8	6 x 1/2" x 20.2	6 x 1/2" x 20.2	6 x 1/2" x 20.2	6 x 1/2" x 20.2	
	26.0/26.0	0.224	24.0	6 x 1/2" x 20.2	6 x 1/2" x 20.2	6 x 1/2" x 20.2	6 x 1/2" x 20.2	
MFR14	26.0/26.0	0.179	120.2	6 x 1/2" x 120.2	6 x 5/16" x 112.2	6 x 5/16" x 112.2	6 x 5/16" x 112.2	
	26.0/26.0	0.224	120.0	6 x 5/16" x 120.0	6 x 3/8" x 120.0	6 x 3/8" x 120.0	6 x 3/8" x 120.0	
	26.0/26.0	0.250	24.0	6 x 3/8" x 27.8	6 x 5/8" x 27.8	6 x 5/8" x 27.8	6 x 5/8" x 27.8	
	26.0/26.0	0.313	24.0	6 x 1/2" x 24.9	6 x 1/2" x 24.9	6 x 1/2" x 24.9	6 x 1/2" x 24.9	
MFR13	26.0/26.0	0.179	59.5	6 x 1/4" x 467.5	6 x 1/4" x 421.0	6 x 1/4" x 421.0	6 x 1/4" x 54.5	
	26.0/26.0	0.179	120.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	
	26.0/26.0	0.179	120.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	
	26.0/26.0	0.179	120.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	6 x 1/4" x 467.5	
VFC6	26.0/26.0	0.250	24.0	6 x 1/4" x 40.0	8 x 3/8" x 108.4	8 x 3/8" x 108.4	8 x 3/8" x 241.2	
	26.0/21.3	0.250	111.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	
	21.3/16.2	0.179	120.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	
	16.2/11.0	0.179	120.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	8 x 5/16" x 368.5	
EWC5	W4X6							
MF16	W4X99							
MF17	W4X82							
EWC7	W4X43							
EWC6	W4X43							
DS7-8	W10X26							



A SECTION  
3C



*Stephen Jon Reifenberg*  
9/17/14

FLANGE BRACE TABLE				
PART/MARK	LENGTH	PLACEMENT	QTY/FRAME	QTY/BLDG
3-FB 1	2'-11"	NS/FS	1	1
3-FB 2	3'-0-15/16"	NS/FS	1	1
3-FB 3	3'-4-3/8"	NS/FS	17	17
3-FB 4	3'-4-11/16"	NS/FS	1	1

ALL FLANGE BRACING - L2X2X1/8

ERECTION REQUIRES MINOR ADJUSTMENTS				
ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045				
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101		
	CONTRACTOR:	IRISHSPAN INDUSTRIES		
	PROJECT NO.:	S-1468		
	TITLE:	FRAME CROSS SECTION		SHEET:
	DRAWN BY:	JCK	DATE:	7/1/14
			SCALE:	D.N.S.

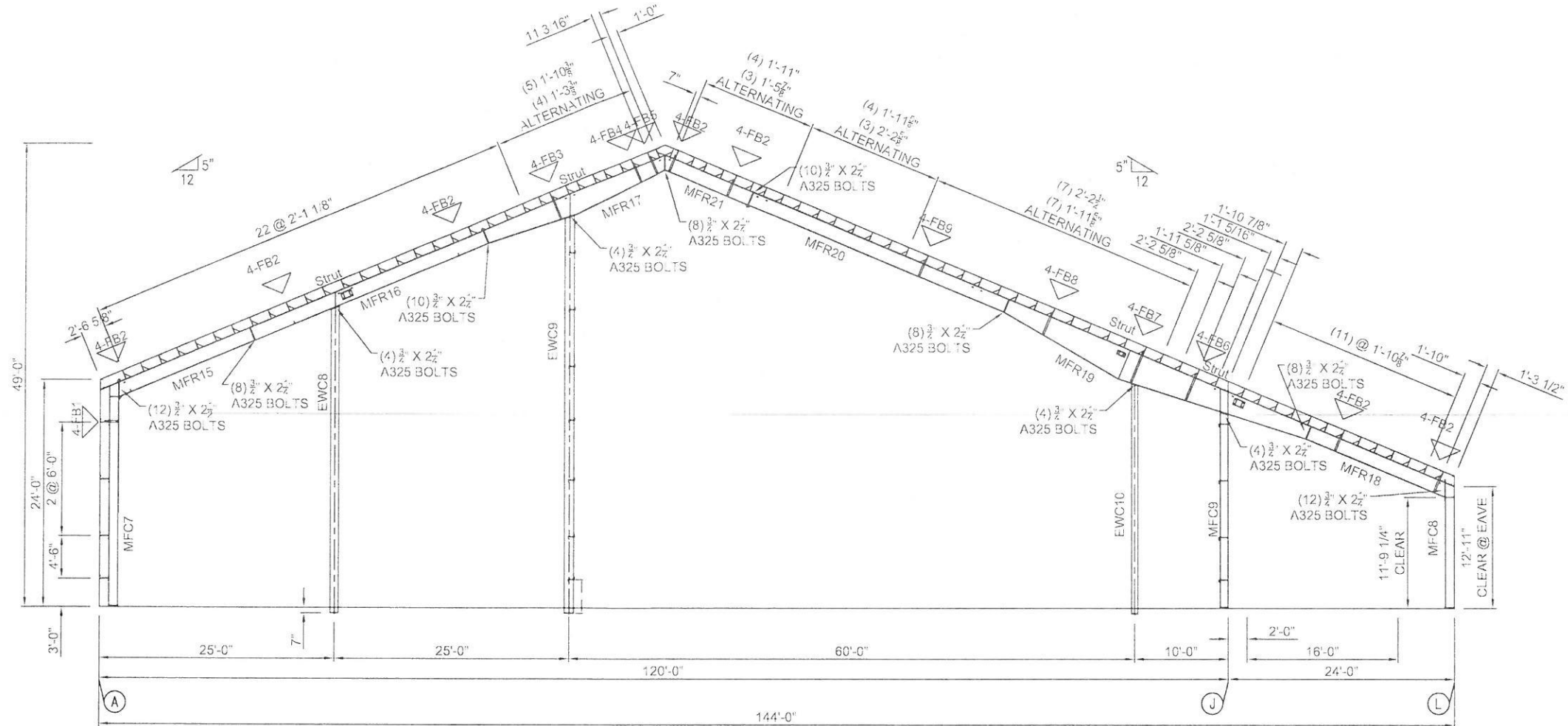
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Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

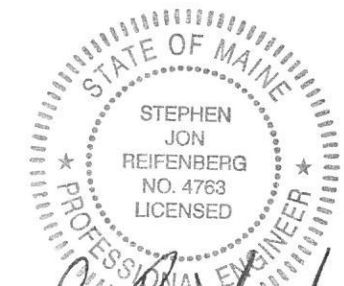


Main Frame ELEVATION: FRAME LINE 6.1

MEMBER TABLE							
Mark	Web Depth Start/End	Web Plate		Outside Flange		Inside Flange	
		Thick	Length	W x Thk x Length	W x Thk x Length	W x Thk x Length	W x Thk x Length
MFC7	11.0/11.0	0.179	120.5	8 x 1/4" x 183.6	8 x 1/4" x 120.5		
	11.0/11.0	0.179	115.4	8 x 1/4" x 87.7	8 x 5/8" x 141.8		
	11.0/11.0	0.179	24.0	6 x 1/4" x 25.1			
	11.0/11.0	0.313	24.0				
MFR15	17.0/17.0	0.179	120.5	6 x 1/4" x 186.6	6 x 5/16" x 73.3		
	17.0/17.0	0.179	73.3		6 x 1/4" x 120.5		
MFR16	17.0/17.0	0.179	120.5	6 x 1/4" x 240.6	6 x 1/4" x 240.6		
	17.0/17.0	0.179	120.5	6 x 5/16" x 83.4	6 x 3/8" x 83.4		
	17.0/17.0	0.179	83.0				
MFR17	17.0/27.0	0.224	120.1	6 x 3/8" x 120.1	6 x 3/8" x 120.5		
	27.0/17.0	0.224	120.4	6 x 1/4" x 120.4	6 x 1/2" x 113.4		
MFR21	17.0/17.0	0.179	120.4	6 x 3/8" x 120.4	6 x 5/16" x 113.3		
	17.0/17.0	0.179	116.4	6 x 5/8" x 236.9	6 x 5/16" x 236.9		
MFR20	17.0/17.0	0.179	120.5	6 x 5/16" x 120.5	6 x 1/4" x 120.5		
	17.0/17.0	0.179	120.5				
	17.0/17.0	0.179	120.5				
	17.0/17.0	0.179	120.5				
MFR19	17.1/22.5	0.224	40.0	6 x 1/4" x 40.0	6 x 5/16" x 40.3		
	22.5/39.0	0.250	120.5	6 x 3/8" x 120.5	6 x 1/2" x 121.6		
	39.0/34.9	0.313	24.0	6 x 5/16" x 130.0	6 x 3/8" x 131.8		
	34.9/17.0	0.313	106.0	6 x 1/4" x 120.1	6 x 1/4" x 120.1		
MFR18	17.0/17.0	0.179	62.3	6 x 1/4" x 175.6	6 x 1/4" x 182.8		
	17.0/17.0	0.179	120.5				
	17.0/17.0	0.179	120.5				
MFC8	11.0/11.0	0.250	24.0	6 x 1/4" x 23.1	8 x 3/8" x 141.6		
	11.0/11.0	0.179	24.0	8 x 3/8" x 158.5			
	11.0/11.0	0.179	115.3				
EWCB	W10X49						
EWCC	W12X65						
EWCD	W10X39						
MFC9	W10X26						

FLANGE BRACE TABLE				
PARTMARK	LENGTH	PLACEMENT	QTY/FRAVE	QTY/BLDG
4-FB 1	2' 7-3/16	NS/FS	1	1
4-FB 2	2'10-3/8	NS/FS	7	7
4-FB 3	3' 3-13/16	NS/FS	1	1
4-FB 4	3' 0	NS/FS	1	1
4-FB 5	2' 10-7/8	NS/FS	1	1
4-FB 6	3' 8-1/4	NS/FS	1	1
4-FB 7	4' 1-1/2	NS/FS	1	1
4-FB 8	3' 3-7/16	NS/FS	1	1
4-FB 9	2' 10-9/16	NS/FS	1	1

ALL FLANGE BRACING - L2X2X1/8



*Stephen J. Reifenberg*  
9/17/14

ERECTION REQUIRES MINOR ADJUSTMENTS

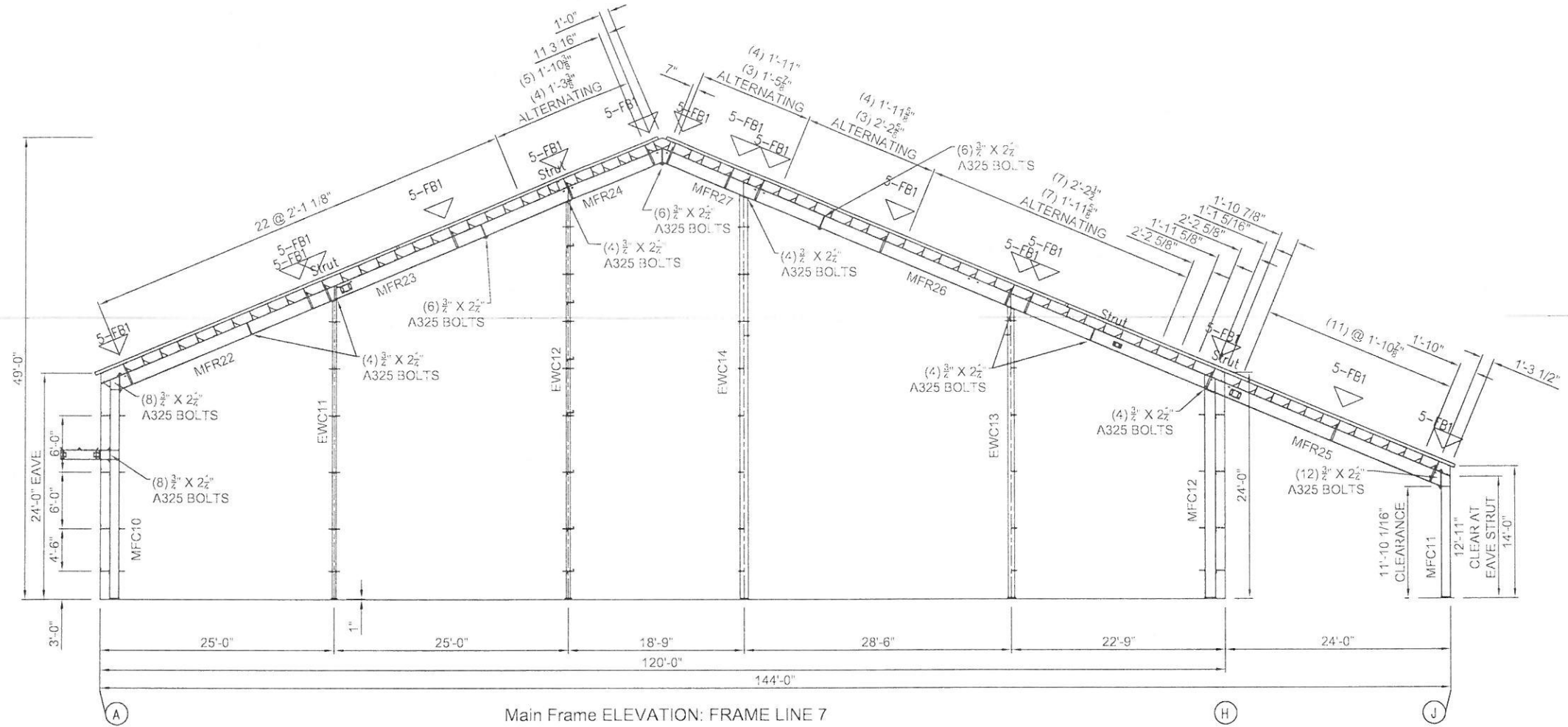
ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045			
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	
	CONTRACTOR:	IRISHSPAN INDUSTRIES	
	PROJECT NO.:	S-1468	
	TITLE:	FRAME CROSS SECTION	SHEET:
	DRAWN BY:	JCK	DATE: 7/1/14
	SCALE:	D.N.S.	

3D



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

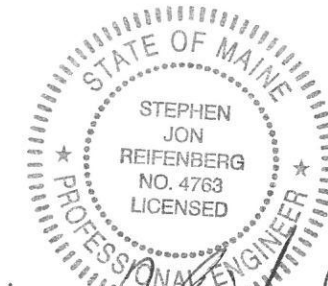


Main Frame ELEVATION: FRAME LINE 7

MEMBER TABLE					
Mark	Web Depth Start/End	Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
		Thick	Length		
MFC10	11.0/11.0	0.179	120.5	8 x 3/8" x 183.6	8 x 3/8" x 262.4
	11.0/11.0	0.179	120.5	8 x 3/8" x 86.8	
	11.0/11.0	0.179	42.0	6 x 3/8" x 23.0	
MFR22	16.0/16.0	0.160	120.5	6 x 3/8" x 68.5	6 x 3/8" x 75.3
	16.0/16.0	0.160	75.3	6 x 1/4" x 120.5	6 x 1/4" x 120.5
MFR23	16.0/16.0	0.160	120.5	6 x 1/4" x 324.3	6 x 1/4" x 324.3
	16.0/16.0	0.160	120.5		
MFR24	16.0/16.0	0.160	83.3		
	16.0/16.0	0.160	120.5	6 x 1/4" x 240.4	6 x 1/4" x 233.7
MFR27	16.0/16.0	0.160	119.9		
	16.0/16.0	0.160	103.7	6 x 1/4" x 224.2	6 x 1/4" x 217.4
MFR26	16.0/16.0	0.160	120.5		
	16.0/16.0	0.160	24.0	6 x 1/4" x 369.8	6 x 1/4" x 369.8
MFR25	16.0/16.0	0.160	104.8		
	16.0/16.0	0.160	120.5		
	16.0/16.0	0.160	120.5	6 x 1/4" x 415.5	6 x 1/4" x 295.0
	16.0/16.0	0.179	63.1	6 x 3/8" x 56.3	6 x 5/16" x 120.5 6 x 3/8" x 63.1
MFC11	11.0/11.0	0.313	24.0	6 x 3/8" x 23.0	8 x 3/8" x 142.5
	11.0/11.0	0.179	24.0	8 x 3/8" x 158.4	
	11.0/11.0	0.179	115.1		
EWC11	W14X26				
EWC12	W14X26				
EWC14	W14X61				
EWC13	W14X53				
MFC12	W14X30				

FLANGE BRACE TABLE				
PARTMARK	LENGTH	PLACEMENT	QTY/FRAME	QTY/BLDG
5-FB 1	2' 9-13/16"	NS/FS	15	15

ALL FLANGE BRACING - L2X2X1/8



*Stephen Reifenberg*  
9/17/14

ERECTION REQUIRES MINOR ADJUSTMENTS

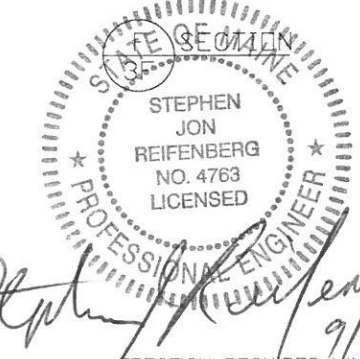
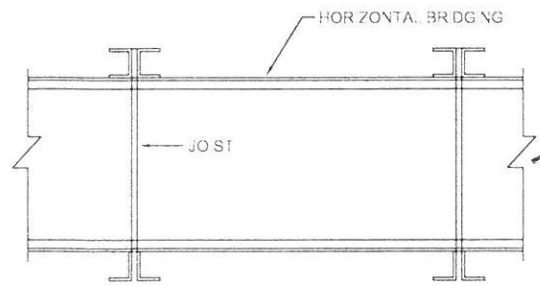
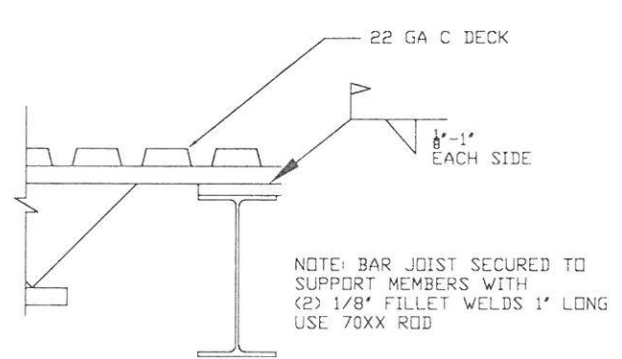
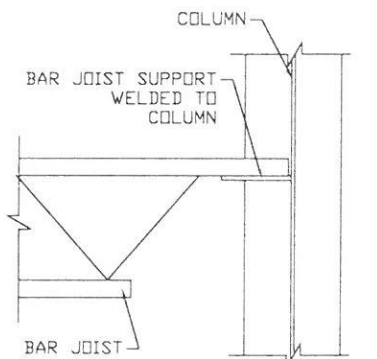
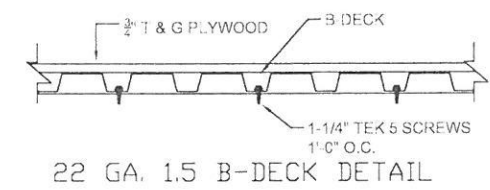
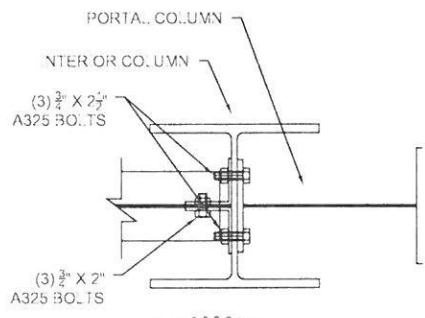
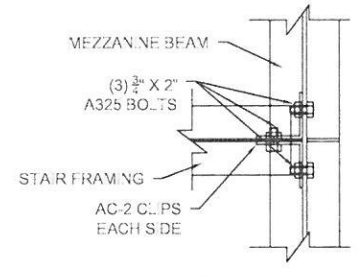
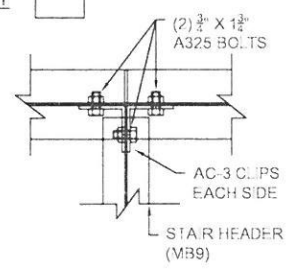
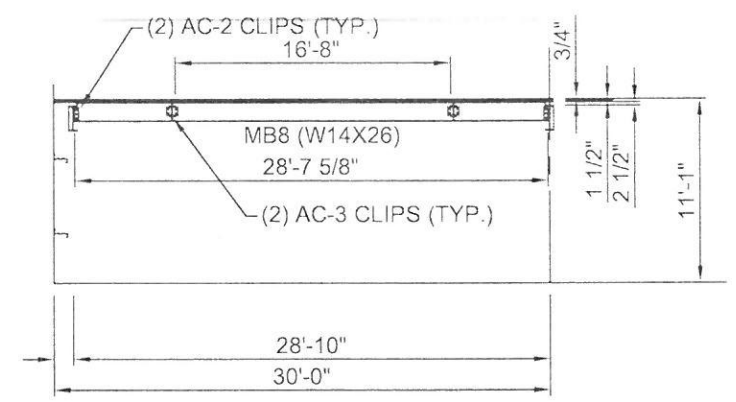
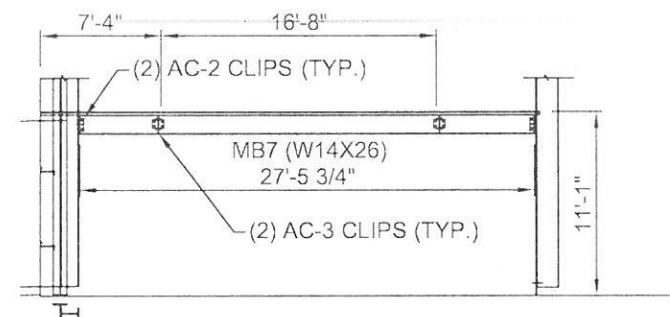
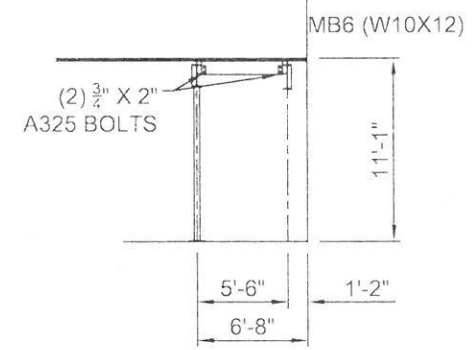
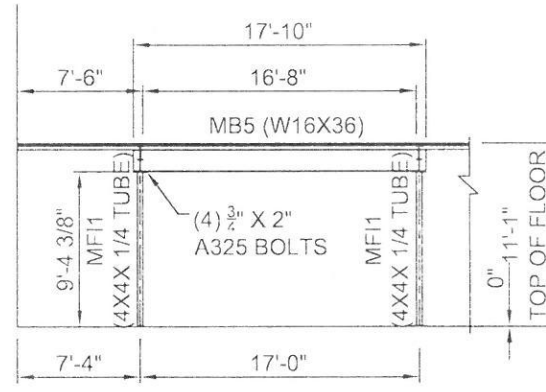
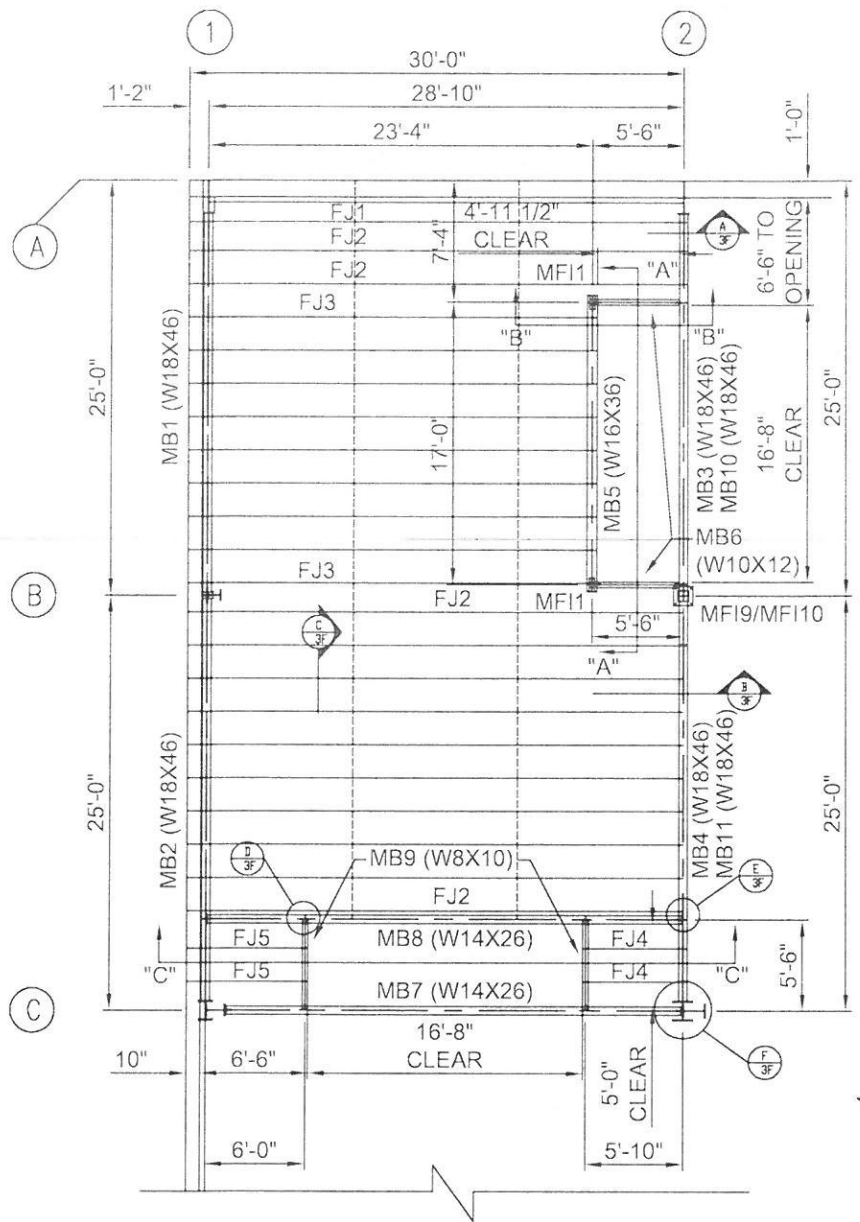
ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045			
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	
REV. A, 8/12/2014, JCK: REMOVED	CONTRACTOR:	IRISHSPAN INDUSTRIES	
MEZZANINE	PROJECT NO.:	S-1468	
	TITLE:	FRAME CROSS SECTION	SHEET:
	DRAWN BY:	JCK	DATE: 7/1/14
	SCALE:	D.N.S.	3E





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



BAR JOISTS			
QTY	PARTMARK	LENGTH	DESCRIPTION
1	FJ1	28' 9-1/4"	18K10
13	FJ2	30' 2-1/2"	18K10
9	FJ3	24' 8-1/4"	18K4
2	FJ4	6' 2-1/2"	2.5K3
2	FJ5	7' 3-1/2"	2.5K3

MEZZANINE GIRDERS  
LIVE LOAD: 125 P.S.F.  
DEAD LOAD: 15 P.S.F.  
COLLATERAL LOAD: 10 P.S.F.

NOTES:  
1. STAIRS AND RAILS BY OTHERS  
2. 3/4\"/>

ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

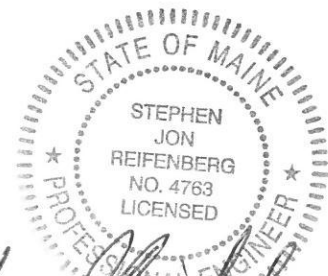
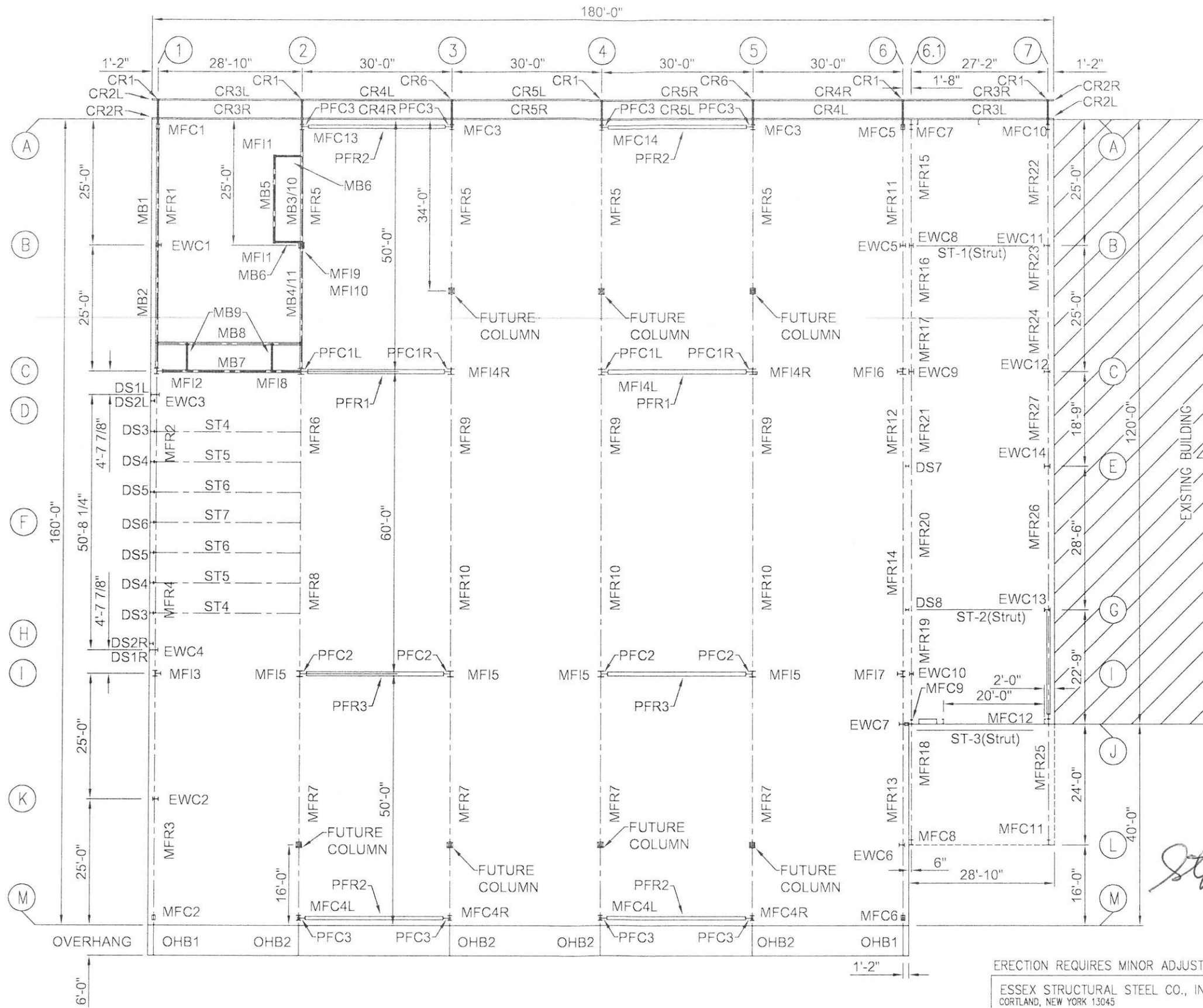
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101
	CONTRACTOR:	IRISHSPAN INDUSTRIES
	PROJECT NO.:	S-1468
	TITLE:	FRAME CROSS SECTION
	DRAWN BY:	JCK
	DATE:	7/1/14
	SCALE:	D.N.S.
	SHEET:	3F

NOTES:  
FIELD WELD BRDG NG TO TOP AND BOTTOM CHORD  
DO NOT WELD BRDG NG TO WEB MEMBERS



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



*Stephen Reifenberg*  
9/12/14

ERECTION REQUIRES MINOR ADJUSTMENTS

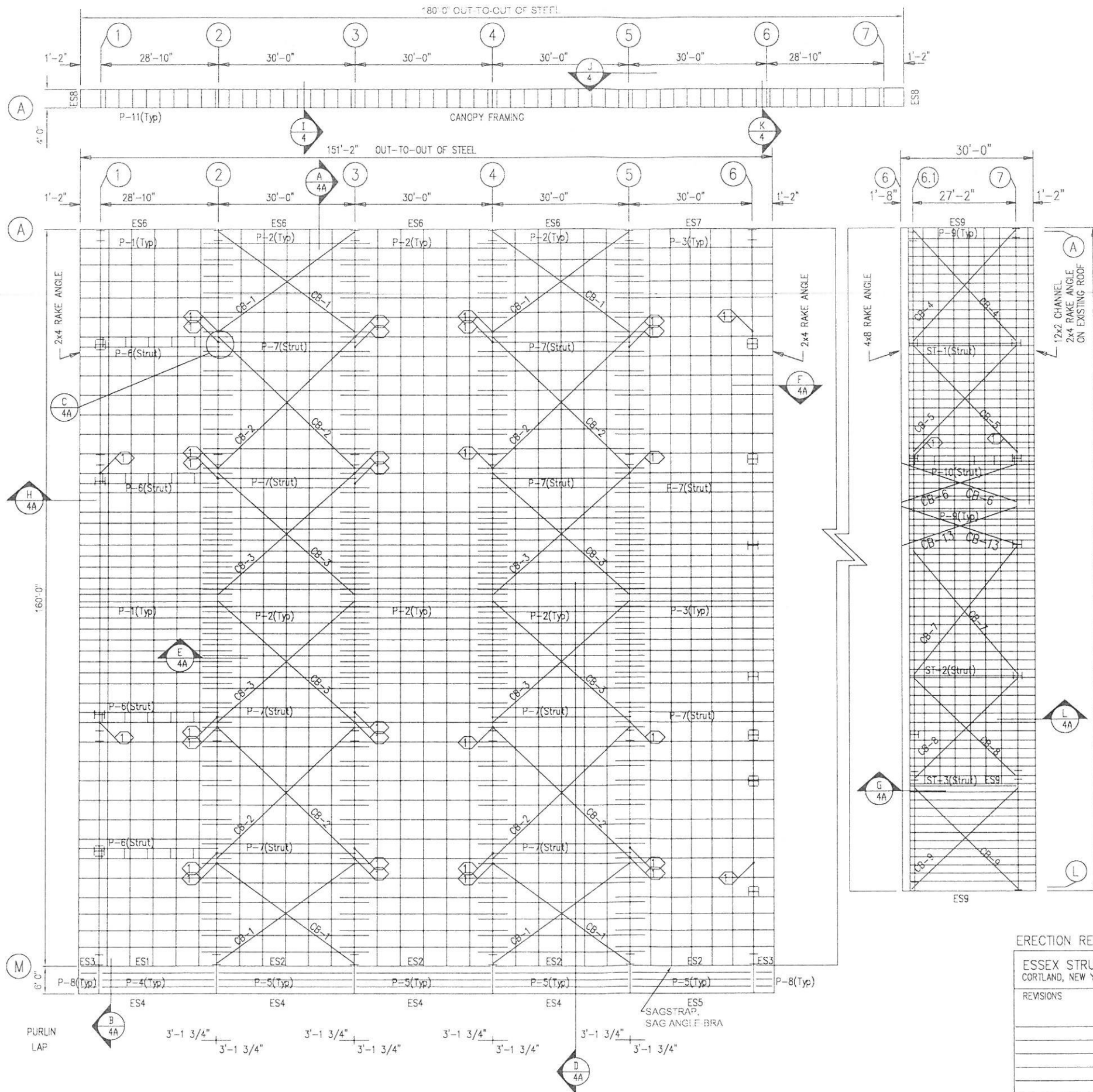
ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101
REV. A, 8/14/2014, JCK: REVISED PART NAMES, MOVED MEZZANINE	CONTRACTOR: IRISHSPAN INDUSTRIES PROJECT NO.: S-1468
TITLE: FRAME PARTS	SHEET: 3G
DRAWN BY: JCK	DATE: 7/1/14
SCALE: D.N.S.	



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



QTY	PART MARK	DESCRIP	LENGTH
8	CB1	CAB.F 500	38' 3"
8	CB2	CAB.F 500	42' 0 1/2"
8	CB3	CAB.F 250	40' 3/8"
4	CB4	CAB.F 3/5	3' 2"
2	CB5	CAB.F 3/5	3' 3"
2	CB6	CAB.F 3/5	29' 4 1/2"
2	CB7	CAB.F 3/5	36' 7 1/4"
2	CB8	CAB.F 3/5	38' 9"
2	CB9	CAB.F 3/5	36' 7 1/4"
2	CB13	CAB.F 3/5	29' 6"
46	P 1	22735 1/2	33' 1/2"
38	P 2	22735 1/2	36' 3 1/2"
46	P 3	22735 1/2	34' 3 1/2"
3	P 4	22735 1/2	28' 1/2"
2	P 5	22735 1/2	28' 3 1/2"
4	P 6	22725 1/2	29' 5 1/2"
10	P 7	22725 1/4	30' 1 1/2"
6	P 8	22725 1/4	0' 9 1/2"
79	P 9	22735 1/2	28' 9 1/2"
1	P 10	22725 1/4	28' 9 1/2"
60	P 11	22725 1/6	3' 4 1/8"
2	ST 1	T8X3 1/6	27' 13 1/6"
1	ST 2	T5X3 1/6	27' 13 1/6"
1	ST 3	T8X 1/4	27' 13 1/4"
1	ES 1	2ES 1/4	28' 1 1/2"
4	ES 2	2ES 1/4	29' 3 1/2"
2	ES 3	2ES 1/4	0' 9 1/2"
4	ES 4	2ES 1/2	29' 1 1/2"
1	ES 5	2ES 1/2	3' 1 1/2"
4	ES 6	2ES 1/2	29' 1 1/2"
1	ES 7	2ES 1/2	3' 1 1/2"
2	ES 8	2ES 1/4	3' 5 1/4"
3	ES 9	2ES 1/2	28' 9 1/2"

SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	0

STATE OF MAINE  
STEPHEN JON REIFENBERG  
NO. 4763  
LICENSED PROFESSIONAL ENGINEER  
*Stephen Reifenberg*  
9/17/14

ERECTION REQUIRES MINOR ADJUSTMENTS

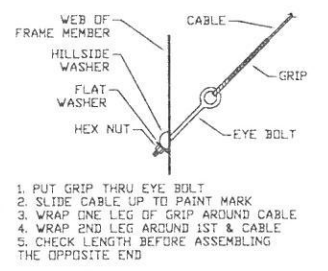
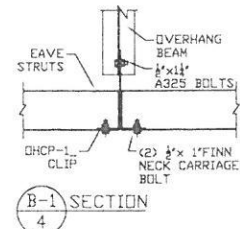
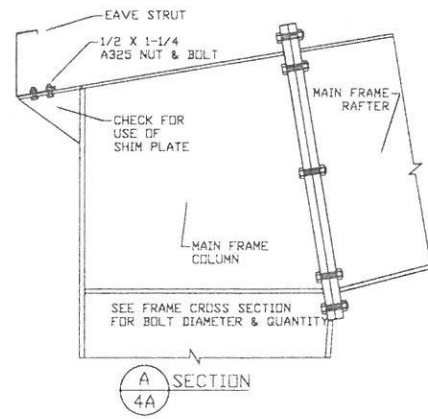
ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045			
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	
	CONTRACTOR:	IRISHSPAN INDUSTRIES	
	PROJECT NO.:	S-1468	
	TITLE:	ROOF FRAMING PLAN	SHEET: 4
	DRAWN BY:	JCK	DATE: 7/1/14
			SCALE: D.N.S.





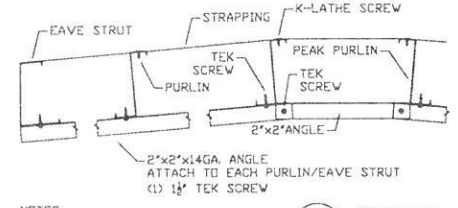
Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

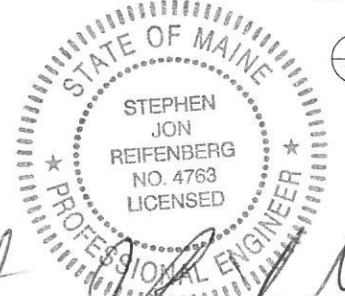
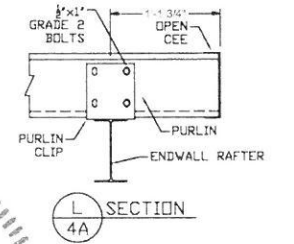
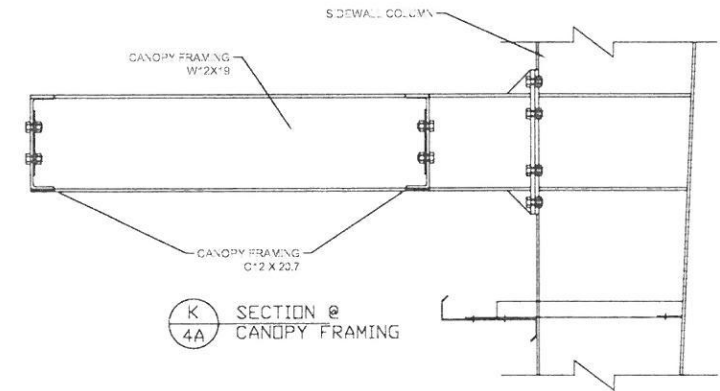
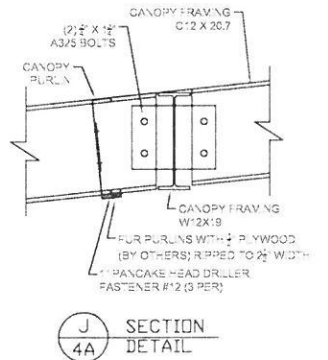
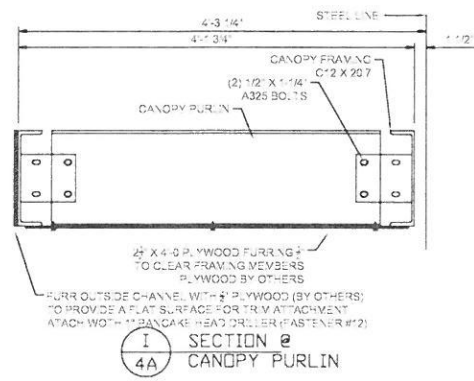
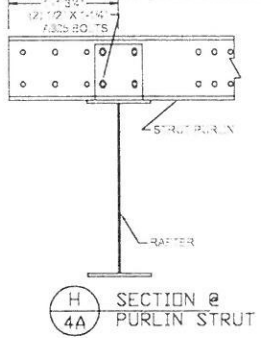
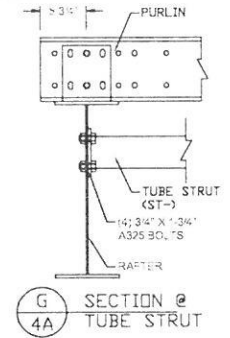
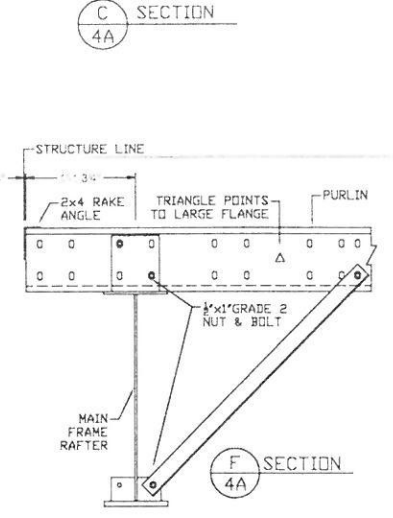
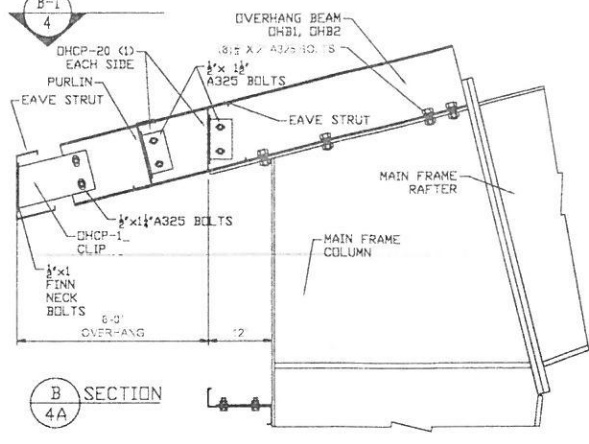
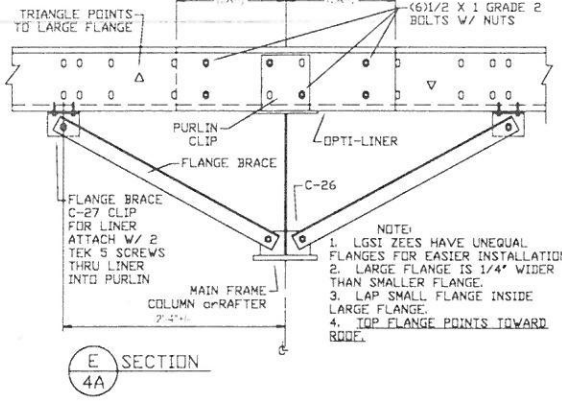


1. PUT GRIP THRU EYE BOLT  
2. SLIDE CABLE UP TO PAINT MARK  
3. WRAP ONE LEG OF GRIP AROUND CABLE  
4. WRAP END LEG AROUND 1ST & CABLE  
5. CHECK LENGTH BEFORE ASSEMBLING THE OPPOSITE END

CABLE SIZE (NOMINAL)	EYE BOLT SIZE	GRIP COLOR	GRIP LENGTH
1/4"	5/8"	YELLOW	19-1/2"
5/16"	5/8"	BLACK	21"
3/8"	5/8"	ORANGE	26"
1/2"	7/8"	BLUE	34"



NOTES:  
1. SCREW THROUGH ANGLE INTO PURLIN  
2. SEE LAYOUT FOR ROWS PER BAY  
3. SPACE EVENLY ACROSS BAYS



*Stephen Reifenberg*  
9/12/14

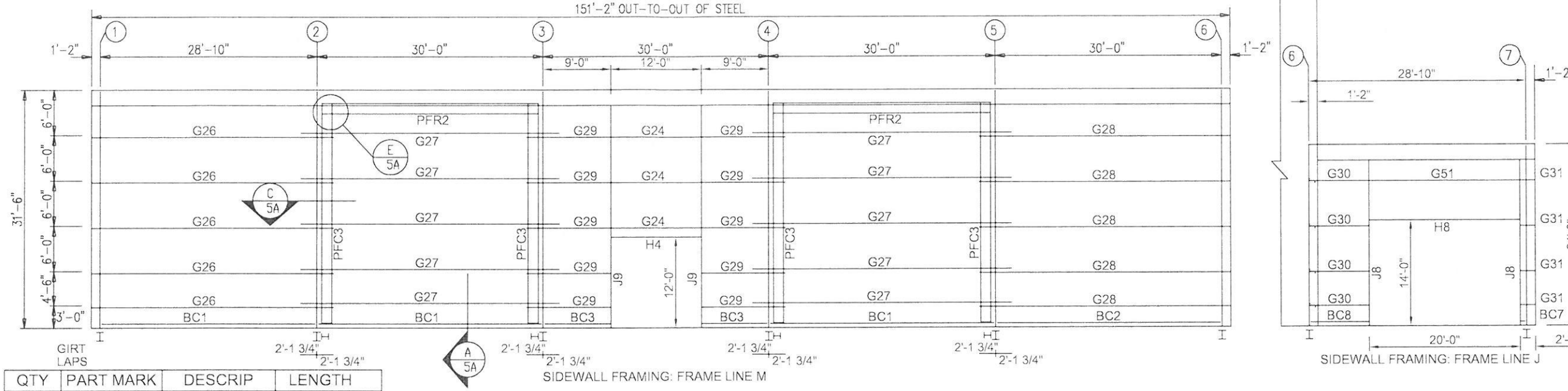
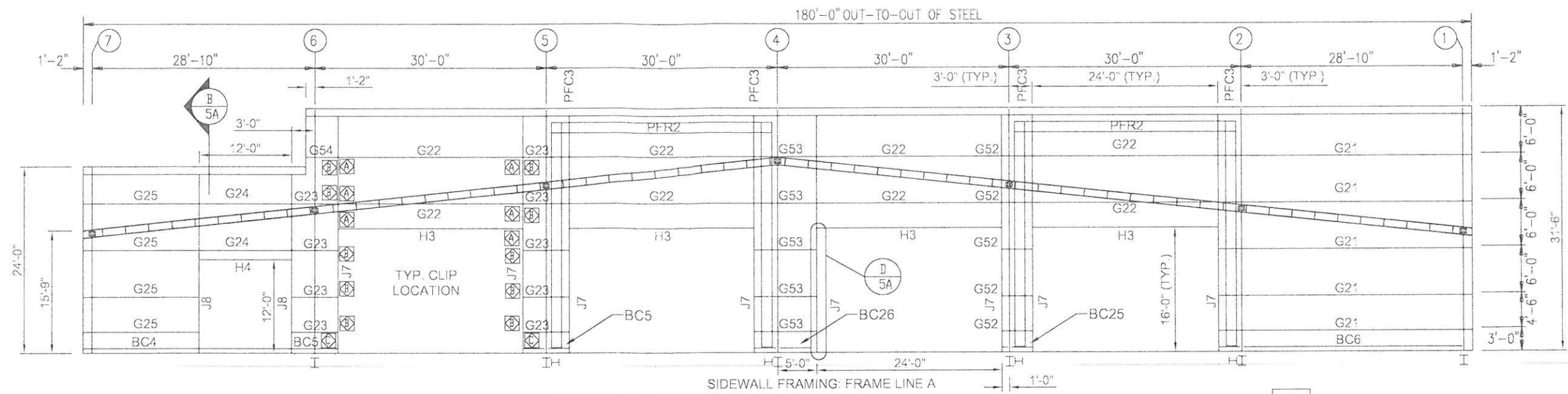
ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045		PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	SHEET: <b>4A</b>
REVISIONS		CONTRACTOR: IRISHSPAN INDUSTRIES PROJECT NO.: S-1468	
TITLE: ROOF FRAMING DETAILS		DATE: 7/1/14	SCALE: D.N.S.
DRAWN BY: JCK			



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

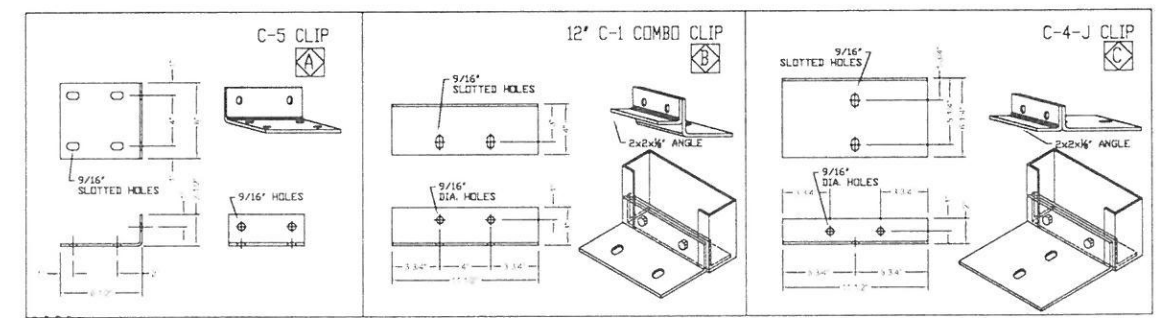
Date: 10/03/14



QTY	PART MARK	DESCRIP	LENGTH
5	G21	12Z35 12	32' 7"
8	G22	12Z35 12	23' 11-1/2"
9	G23	12Z35 12	5' 2-1/2"
5	G24	12Z35 12	11' 11-1/2"
4	G25	12Z35 12	14' 8"
5	G26	12Z35 12	32' 1-1/2"
10	G27	12Z35 12	34' 3-1/2"
5	G28	12Z35 12	33' 3-1/2"
10	G29	12Z35 12	10' 10"
4	G30	12Z35 12	5' 7"
4	G31	12Z35 12	1' 7"
5	G52	12Z35 12	3' 2-1/2"
5	G53	12Z35 12	7' 2-1/2"
1	G54	12Z35 12	3' 9"
1	G51	12Z35 12	19' 11-1/2"
8	J7	12C35 12	30' 5-3/16"
4	J8	12C35 12	22' 10-1/2"
2	J9	12C25 12	30' 5-3/16"
1	H8	12C35 12	19' 11-1/2"
4	H3	12C35 12	23' 11-1/2"

QTY	PART MARK	DESCRIP	LENGTH
8	PFC3	WEB: 14-3/4" X 3/16" FLG.: 8" X 5/8"	29' 10-5/8"
4	PFR2	WEB: 15" X 3/16" FLG.: 8" X 1/2"	27' 3-11/16"

QTY	PART MARK	DESCRIP	LENGTH
3	BC1	12C25 16	29' 11-1/2"
1	BC2	12C25 16	31' 1-1/2"
2	BC3	12C25 16	8' 9"
1	BC4	12C25 16	14' 8"
2	BC5	12C25 16	5' 4-1/2"
1	BC6	12C25 16	32' 8"
1	BC7	12C25 16	1' 8"
1	BC8	12C25 16	5' 8"
1	BC25	12C25 16	3' 4-1/2"
1	BC26	12C25 16	7' 4-1/2"
2	H4	12C25 12	11' 11-1/2"



STATE OF MAINE  
STEPHEN JON REIFENBERG  
NO. 4763  
LICENSED PROFESSIONAL ENGINEER  
9/17/14

ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

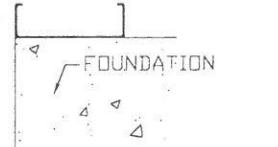
REVISIONS	PROJECT:	SHEET:
	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	5
	CONTRACTOR: IRISHSPAN INDUSTRIES PROJECT NO.: S-1468	
	TITLE: SIDEWALL FRAMING PLAN	
	DRAWN BY: JCK DATE: 7/1/14 SCALE: D.N.S.	



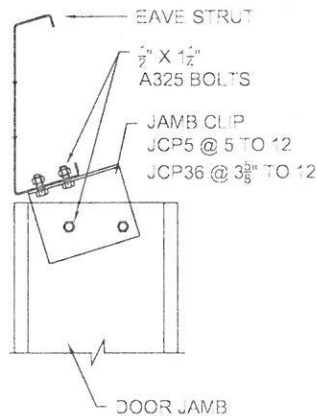
Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

BASE CHANNEL  
ANCHOR TO CONCRETE  
WITH TAPCON ANCHORS  
(BY OTHERS)

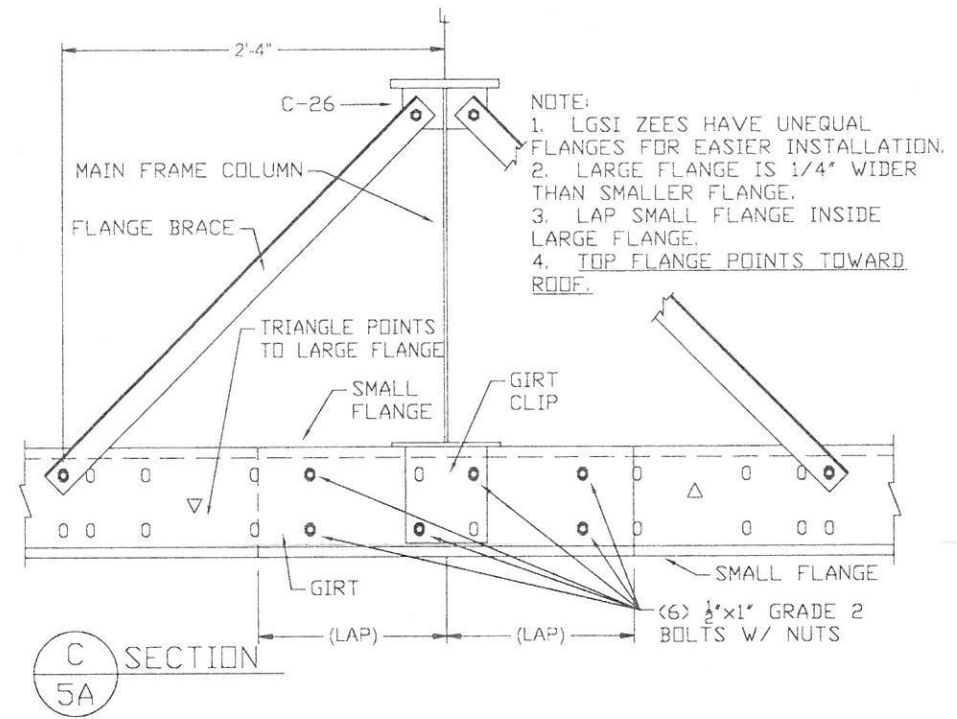


A SECTION  
5A



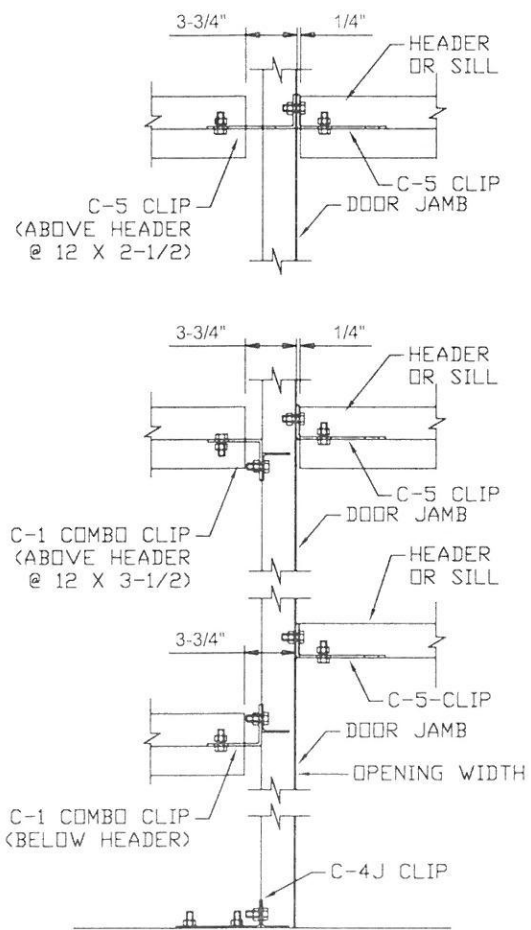
NOTE: FIELD DRILL EAVE  
STRUT AND CLIP AS REQUIRED

B SECTION  
5A

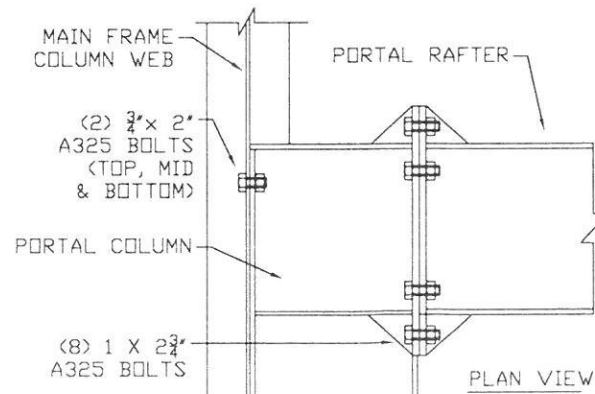
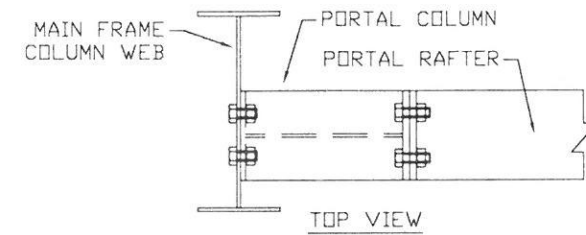


NOTE:  
1. LGS1 ZEES HAVE UNEQUAL  
FLANGES FOR EASIER INSTALLATION.  
2. LARGE FLANGE IS 1/4" WIDER  
THAN SMALLER FLANGE.  
3. LAP SMALL FLANGE INSIDE  
LARGE FLANGE.  
4. TOP FLANGE POINTS TOWARD  
ROOF.

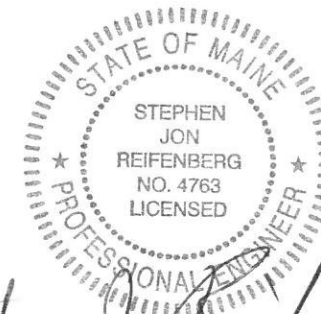
C SECTION  
5A



D FRAMED OPENING  
5A DETAIL



E SECTION  
5A



*Stephen J. Reifenberg*  
9/17/14

ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

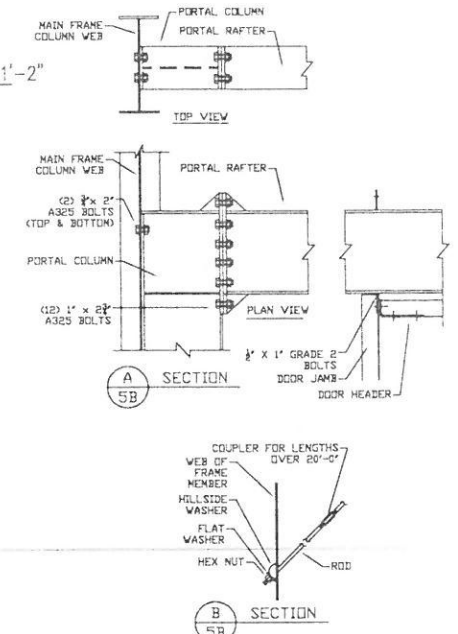
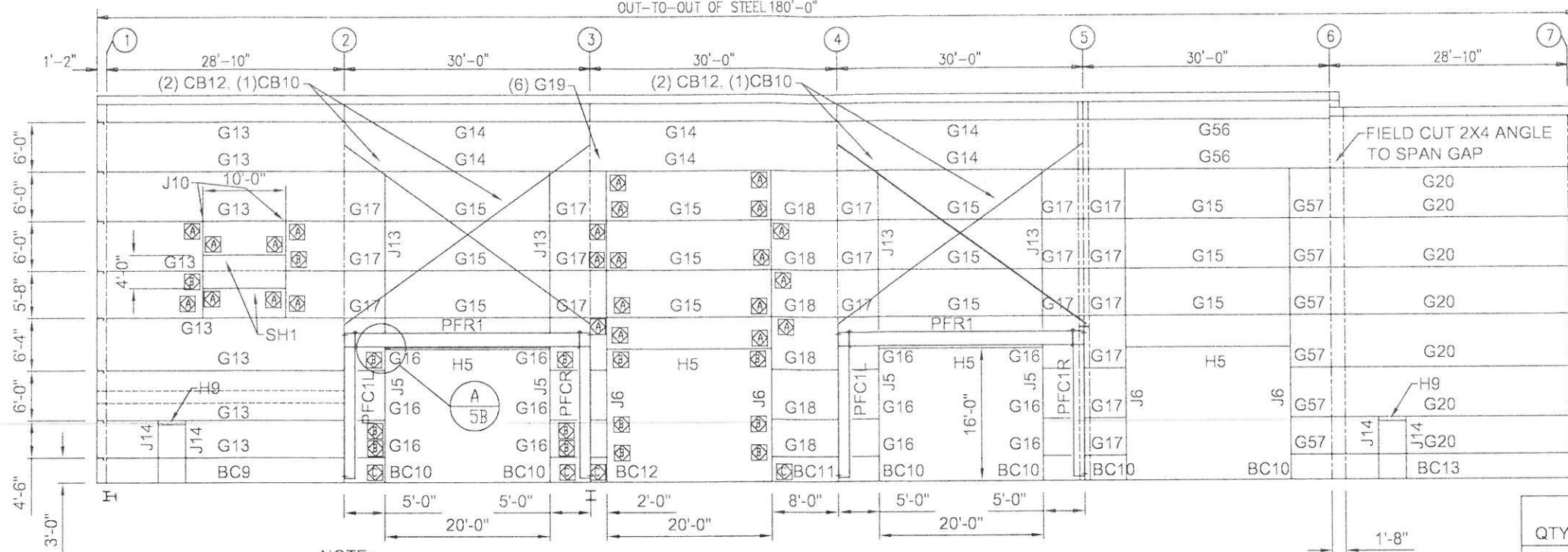
REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	SHEET: <b>5A</b>
	CONTRACTOR: IRISHSPAN INDUSTRIES PROJECT NO.: S-1468	
	TITLE: SIDEWALL FRAMING PLAN	
DRAWN BY: JCK	DATE: 7/1/14	SCALE: D.N.S.





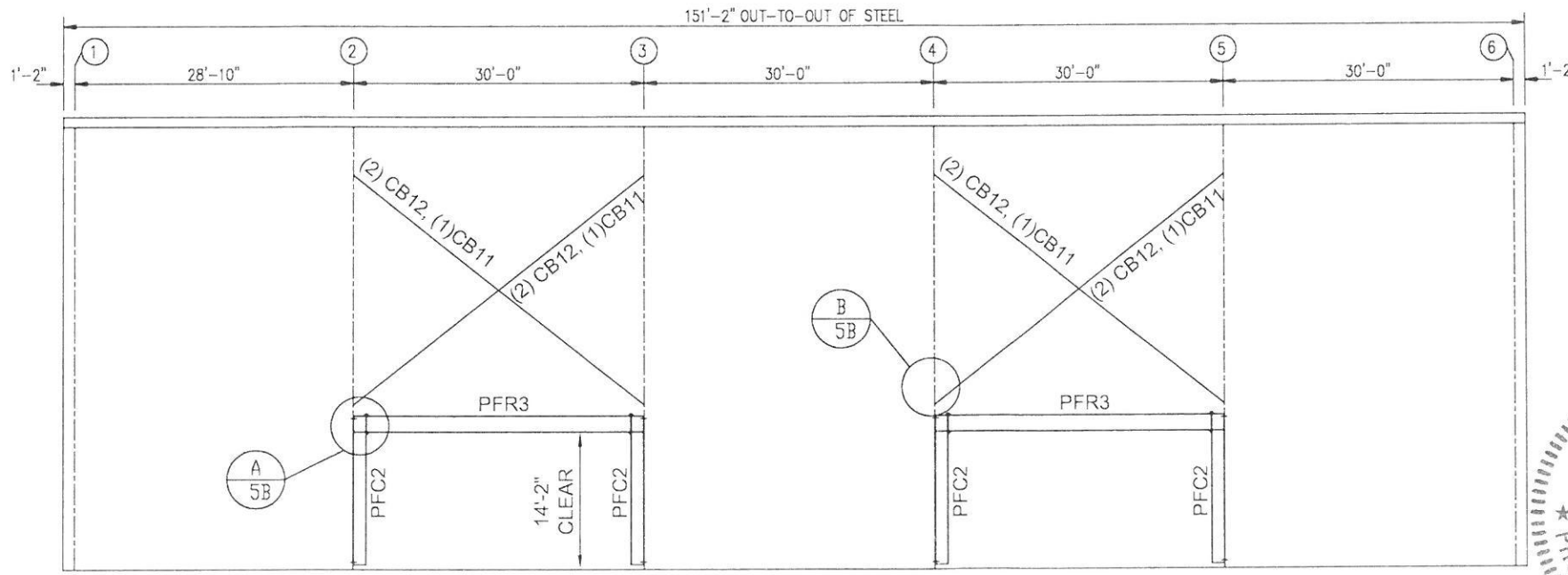
Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



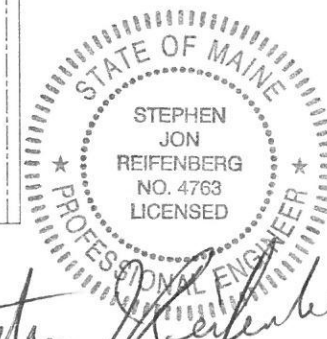
NOTE:  
USE C-5 TO ATTACH  
JAMB/GIRTS ABOVE PORTAL

SIDEWALL FRAMING: FRAME LINE C



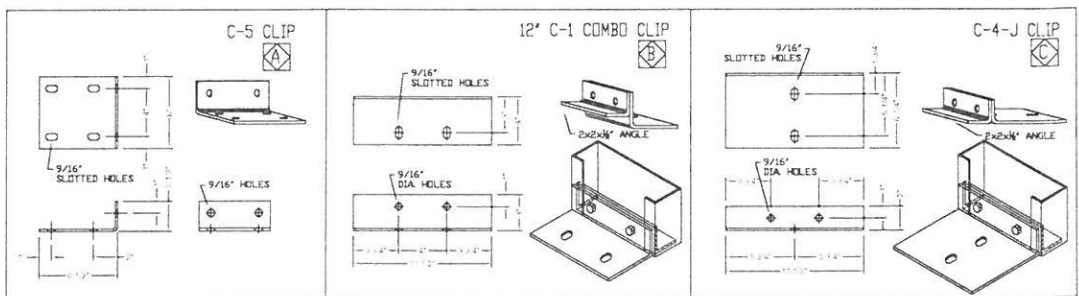
SIDEWALL FRAMING: FRAME LINE I

QTY	PART MARK	DESCRIP	LENGTH
4	CB10	1" ROD	10' 9"
4	CB11	1" ROD	12' 2"
16	CB12	1" ROD	15' 0"
8	G13	8Z25 14	26' 11-1/2"
6	G14	8Z25 14	28' 7-1/2"
12	G15	8Z25 14	19' 11-1/2"
12	G16	8Z25 14	3' 3-3/4"
18	G17	8Z25 14	4' 0"
6	G18	8Z25 14	7' 0"
6	G19	8Z25 14	1' 0"
7	G20	8Z25 14	25' 9-9/16"
2	G56	8Z25 14	28' 1-1/2"
6	G57	8Z25 14	3' 6"
4	J5	8C25 12	16' 3-3/4"
4	J6	8C25 12	37' 2-1/4"
2	J10	8C25 12	11' 0-1/2"
4	J13	8C25 12	19' 2"
4	J14	8C25 14	7' 2-1/4"
4	H5	8C25 12	19' 11-1/2"
2	H9	8C25 14	3' 4"
2	SH1	8C25 12	9' 11-1/2"
1	BC9	8C25 16	27' 6-7/8"
6	BC10	8C25 16	4' 1-3/4"
1	BC11	8C25 16	7' 1-3/4"
1	BC12	8C25 16	1' 1-3/4"
1	BC13	8C25 16	25' 9-1/2"



*Stephen Jon Reifenberg*  
9/17/14

FOR ROD USE (2) CB12 (15'-0") ROD & COUPLERS PER ASSEMBLY



QTY	PART MARK	DESCRIP	LENGTH
4	PFC1	WEB: 15" X 3/16" FLG.: 8" X 1/2"	17' 6"
4	PFC2	WEB: 15" X 3/16" FLG.: 8" X 1/2"	15' 2"
4	PFR1	WEB: 19 1/4" X 3/16" FLG.: 10" X 3/8"	27' 3-1/2"

ERECTION REQUIRES MINOR ADJUSTMENTS

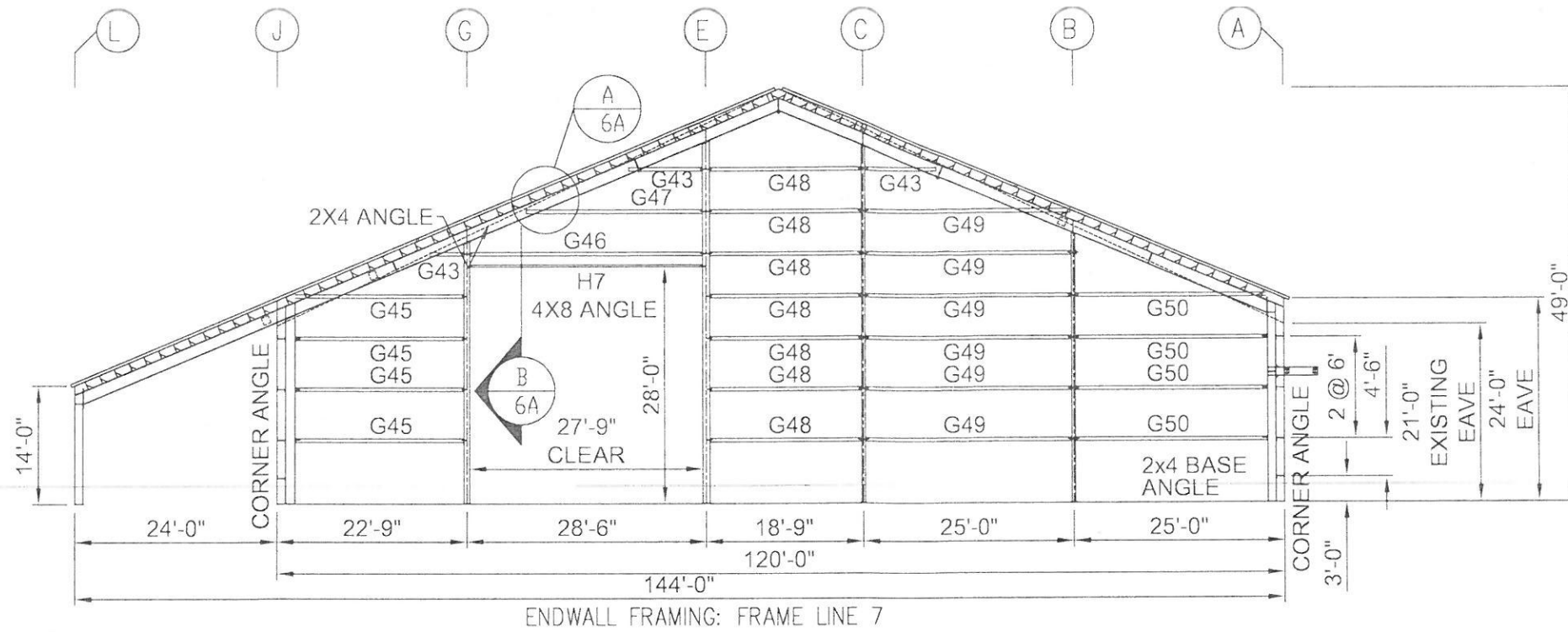
ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045		PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	SHEET: 5B
REVISIONS	CONTRACTOR: IRISHSPAN INDUSTRIES PROJECT NO.: S-1468		TITLE: LINE C, I FRAMING PLAN
DRAWN BY: JCK	DATE: 7/1/14	SCALE: D.N.S.	



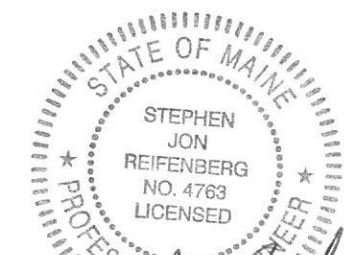
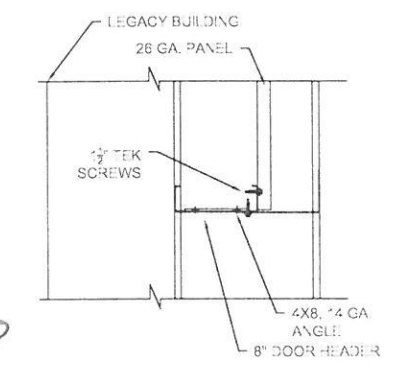
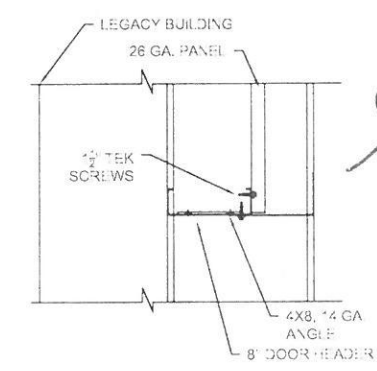
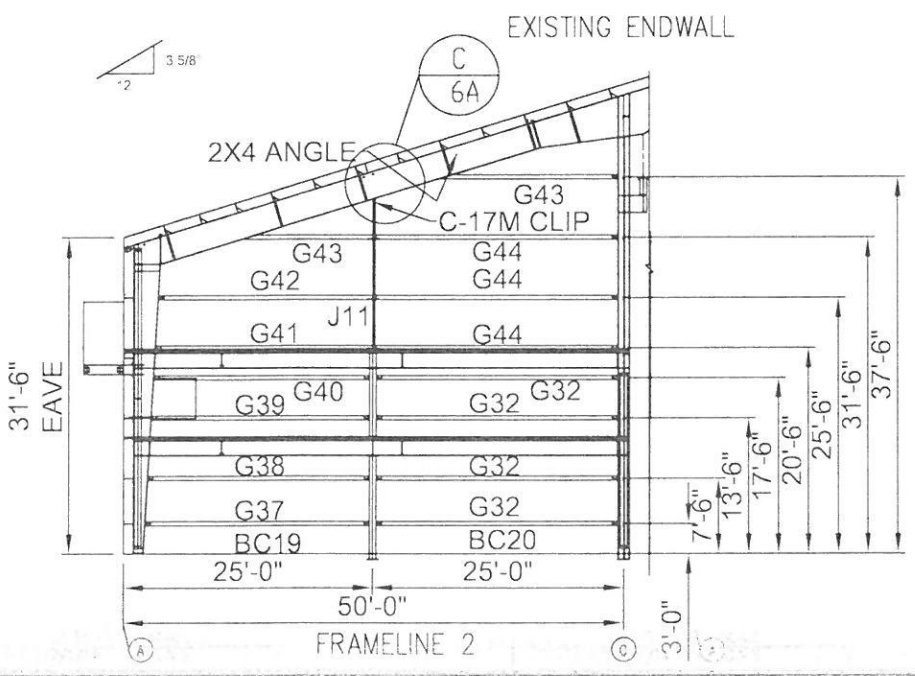
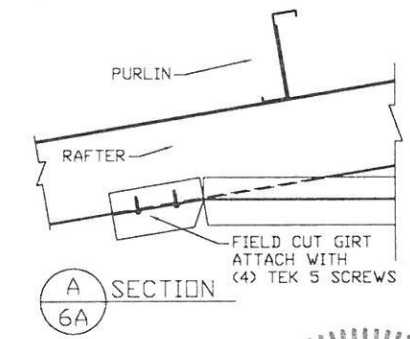
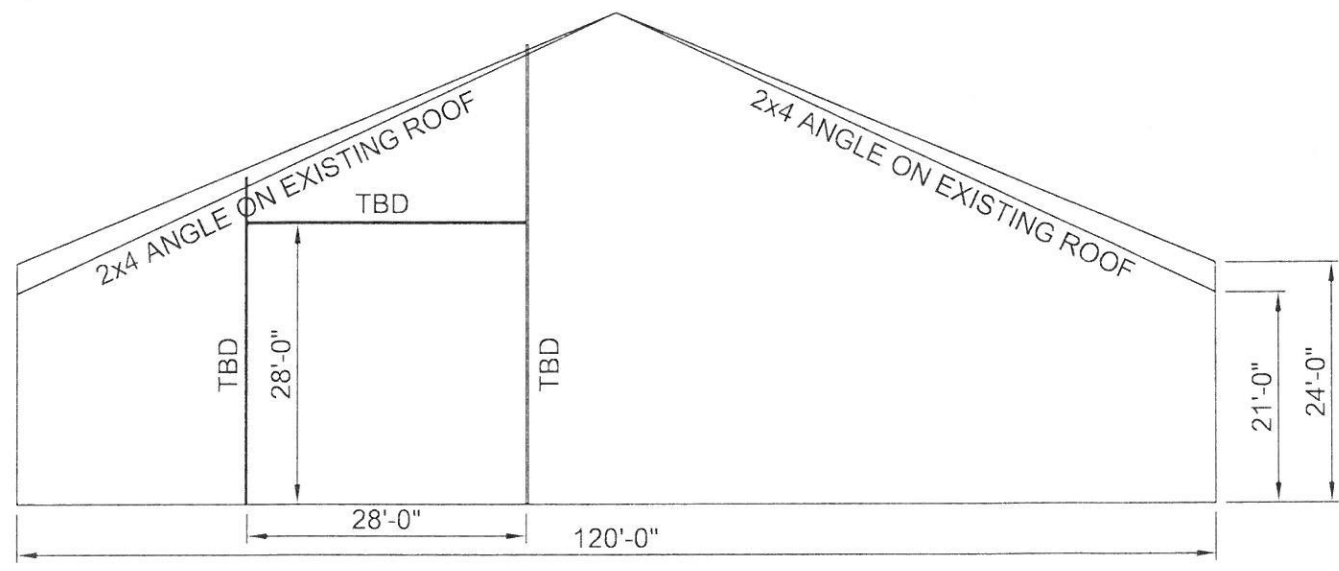


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Inspections Division  
Approved with Conditions

Date: 10/03/14



QTY	PART MARK	DESCRIP	LENGTH
4	G32	8Z25 14	24' 0-7/16
1	G37	8Z25 14	22' 5-7/16
1	G38	8Z25 14	22' 2-5/16
1	G39	8Z25 14	21' 10-1/8
1	G40	8Z25 14	21' 7-3/8
1	G41	8Z25 14	21' 9-5/16
1	G42	8Z25 14	21' 5-13/16
3	G43	8Z25 14	20' 0
3	G44	8Z25 14	24' 0-15/16
4	G45	8Z25 14	20' 2-5/8
1	G46	8Z25 14	27' 8-1/2
1	G47	8Z25 14	22' 0
7	G48	8Z25 14	17' 11-1/2
6	G49	8Z25 14	24' 3-1/2
4	G50	8Z25 14	22' 7-3/4
1	J11	8Z25 12	15' 3
1	H7	8Z25 12	27' 8-1/2
1	BC19	8Z25 16	22' 7-1/4
1	BC20	8Z25 16	24' 0-1/2



*Stephen Reifenberg*  
9/15/14

ERECTION REQUIRES MINOR ADJUSTMENTS

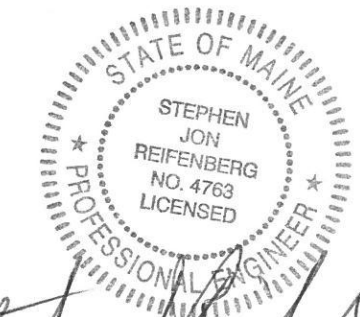
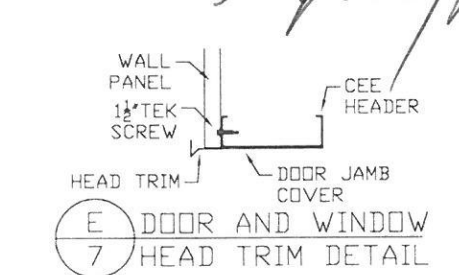
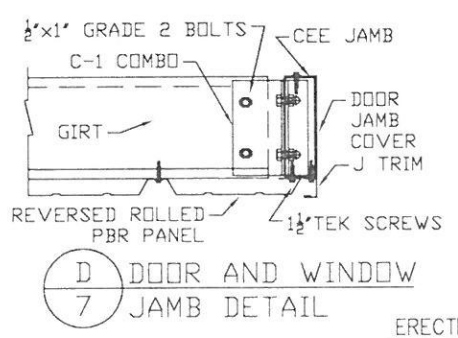
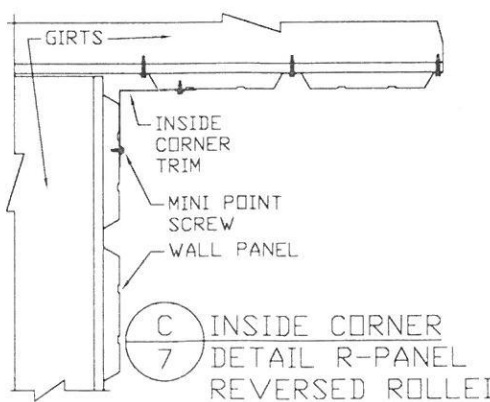
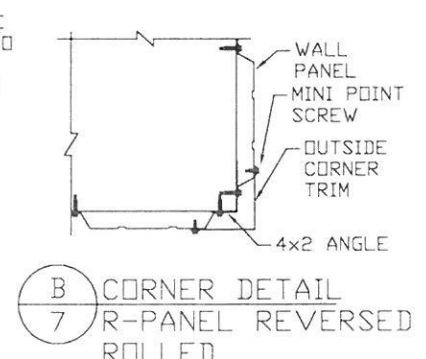
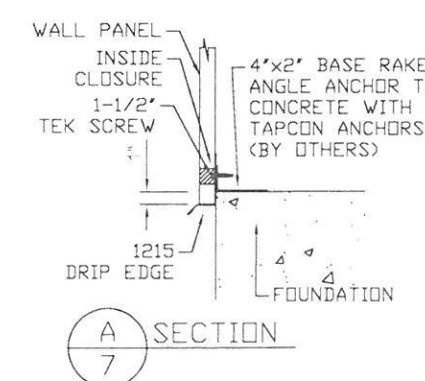
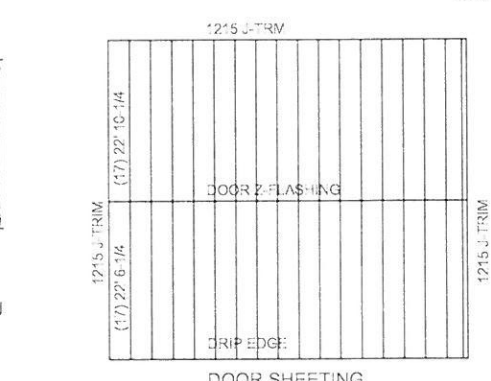
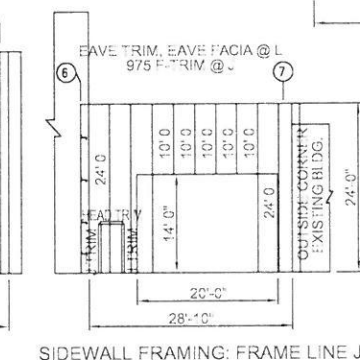
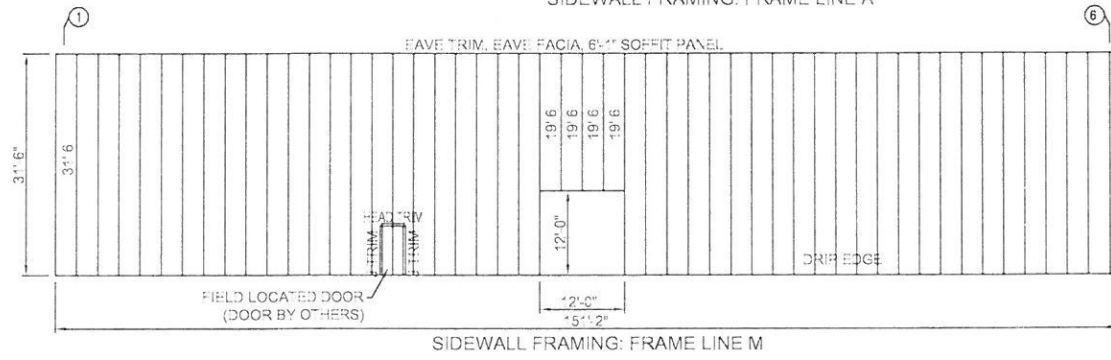
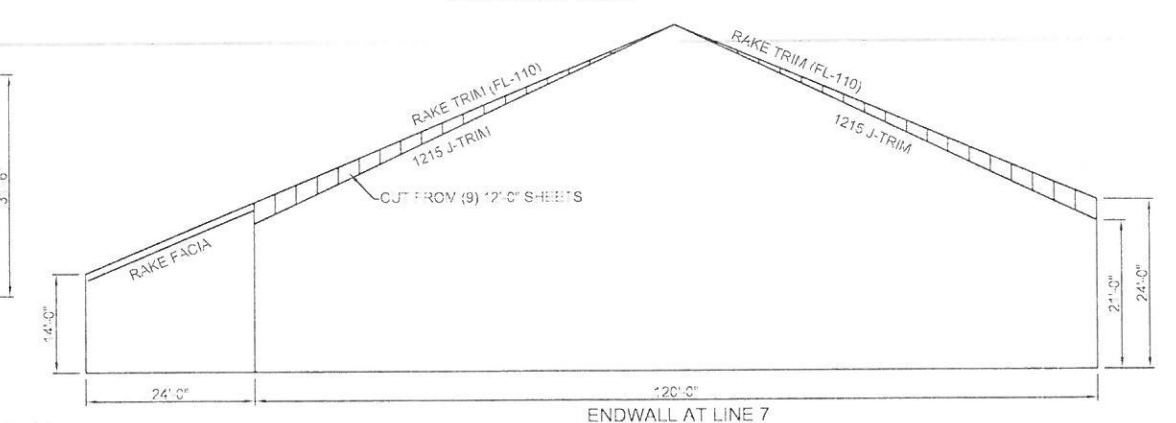
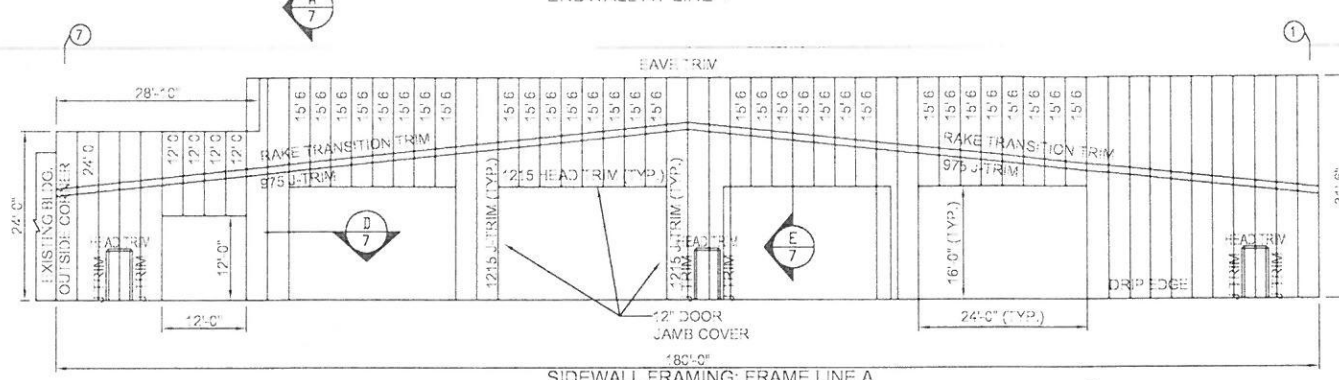
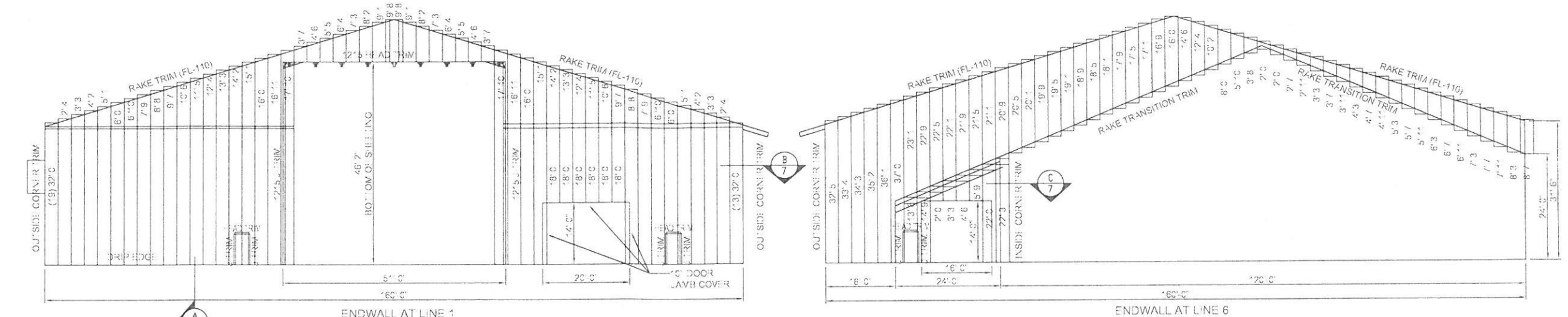
ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045			
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	
	CONTRACTOR:	IRISHSPAN INDUSTRIES	
	PROJECT NO.:	S-1468	
	TITLE:	ENDWALL FRAMING PLAN	SHEET: 6A
	DRAWN BY:	JCK	DATE: 7/1/14
			SCALE: D.N.S.





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



*Stephen Reifenberg*  
9/17/14

WALL PANEL IS REVERSE ROLLED 26 GA. PBR-PANEL  
RUSTIC RED

ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101
	CONTRACTOR: IRISHSPAN INDUSTRIES
	PROJECT NO.: S-1468
	TITLE: WALL PANEL AND INSULATION PLAN
DRAWN BY: JCK	DATE: 7/1/14
	SCALE: D.N.S.

SHEET: 7

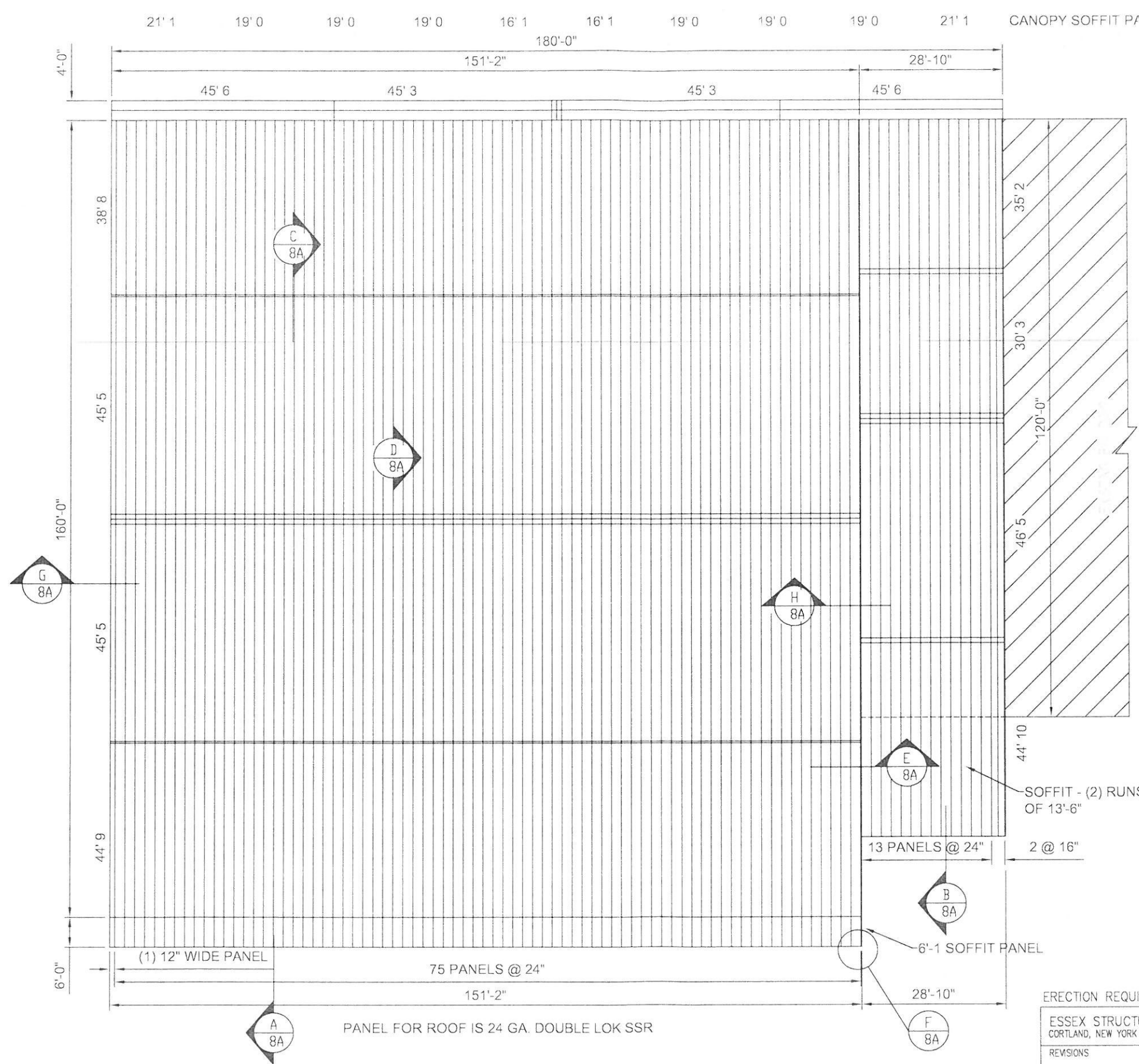






Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



STATE OF MAINE  
STEPHEN  
JON  
REIFENBERG  
NO. 4763  
LICENSED  
PROFESSIONAL ENGINEER  
*Stephen Reifenberg*  
9/17/14

ERECTION REQUIRES MINOR ADJUSTMENTS

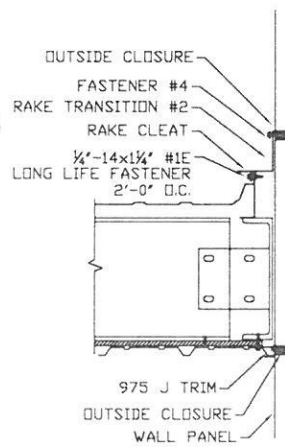
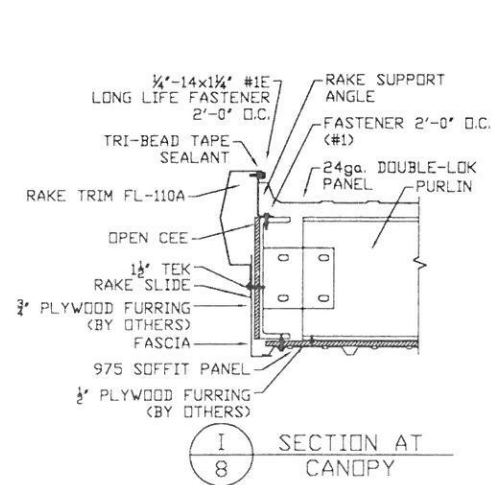
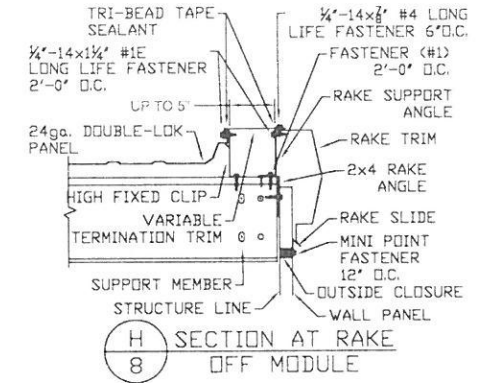
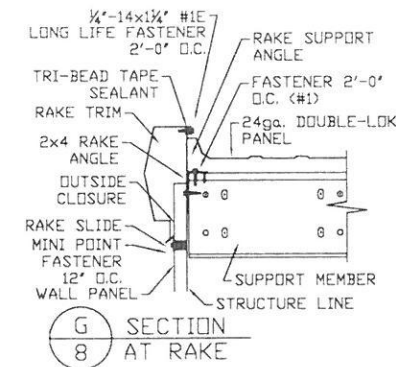
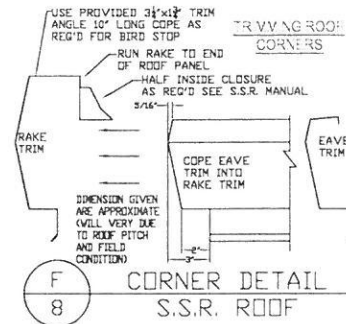
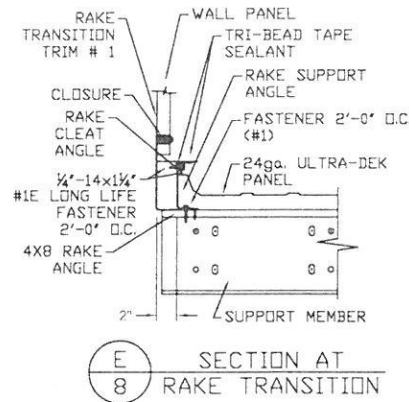
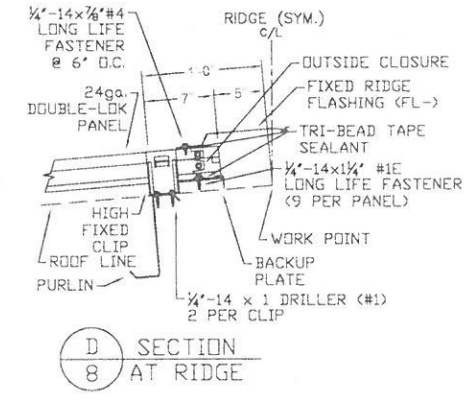
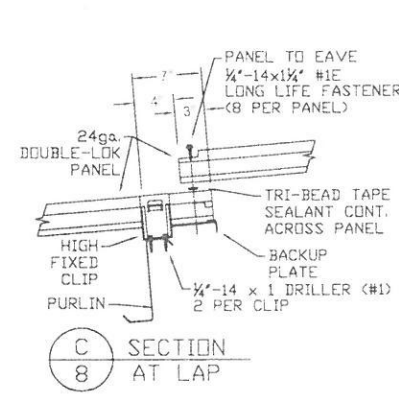
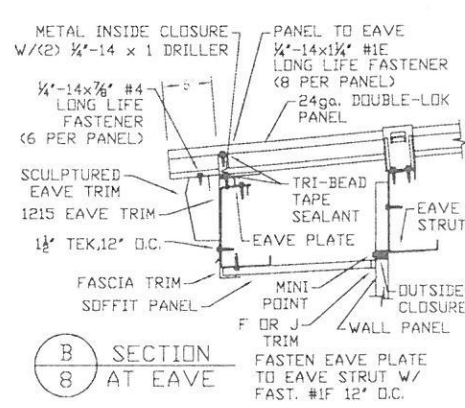
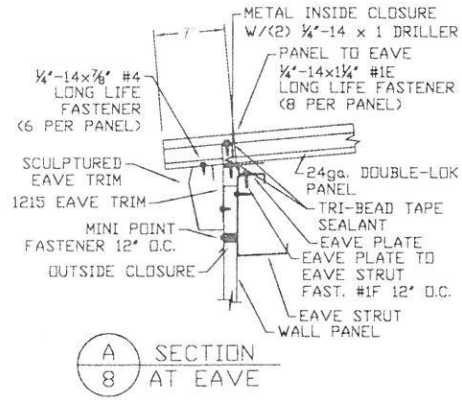
ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101
	CONTRACTOR: IRISHSPAN INDUSTRIES
	PROJECT NO.: S-1468
	TITLE: ROOF PANEL AND INSULATION PLAN
	SHEET: 8
DRAWN BY: JCK	DATE: 7/1/14
	SCALE: D.N.S.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.  
CORTLAND, NEW YORK 13045

REVISIONS	PROJECT: CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	SHEET: <b>8A</b>
	CONTRACTOR: IRISHSPAN INDUSTRIES PROJECT NO.: S-1468	
	TITLE: ROOF PANEL AND INSULATION PLAN	
	DRAWN BY: JCK DATE: 7/1/14 SCALE: O.N.S.	





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14

## BUILDER/CONTRACTOR NOTES

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO INSURE THAT ALL PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES. THE SUPPLYING OF SEALED ENGINEERING DATA AND DRAWINGS FOR THE METAL BUILDING SYSTEMS DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT ESSEX STRUCTURAL STEEL OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR A CONSTRUCTION PROJECT. THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM APPROPRIATE AGENCY AS REQUIRED.

APPROVAL OF ESSEX DRAWINGS AND CALCULATIONS INDICATE THAT ESSEX STRUCTURAL STEEL CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS.

WHERE DISCREPANCIES EXIST BETWEEN ESSEX STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS SHALL GOVERN. (SECT. 3.3 AISC CODE OF STANDARD PRACTICE 9TH ED.) DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY ESSEX STRUCTURAL STEEL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ENGINEERS OTHER THAN ESSEX STRUCTURAL STEEL ENGINEERS UNLESS SPECIFICALLY INDICATED.

THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH ESSEX STRUCTURAL STEEL CONSTRUCTION DRAWINGS.

PRODUCTS SHIPPED TO BUILDER OR HIS CUSTOMER SHALL BE INSPECTED BY BUILDER IMMEDIATELY UPON ARRIVAL. CLAIMS FOR SHORTAGE OR DEFECTIVE MATERIALS IF NOT PACKAGED MUST BE MAILED OR FAXED TO ESSEX WITHIN (3) DAYS AFTER RECEIPT OF SHIPMENT, HOWEVER IF A DEFECT IS OF SUCH A NATURE THAT REASONABLE VISUAL INSPECTION WOULD FAIL TO DISCLOSE IT, THEN THE CLAIM MUST BE MADE WITHIN (3) DAYS AFTER THE BUILDER LEARNS OF THE DEFECT. ESSEX WILL NOT BE LIABLE FOR ANY CLAIM IF MADE WITHIN (1) YEAR AFTER THE DATE OF ORIGINAL SHIPMENT BY ESSEX TO BUILDER OR HIS CUSTOMER. ESSEX WILL BE GIVEN A REASONABLE OPPORTUNITY TO INSPECT DEFECTIVE MATERIALS UPON RECEIPT OF CLAIM BY BUILDER.

IF A DEFECT IS OF SUCH A NATURE THAT IT CAN BE REMEDIED BY A FIELD OPERATION AT THE JOB SITE WITHOUT THE NECESSITY OF RETURNING THE MATERIAL TO ESSEX, THEN UPON WRITTEN AUTHORIZATION OF ESSEX, THE BUILDER MAY REPAIR OR CAUSE THE MATERIAL TO BE REPAIRED AND ESSEX WILL REIMBURSE THE BUILDER FOR THE COST OF THE REPAIR IN ACCORDANCE WITH THE WRITTEN AUTHORIZATION.

ALL BRACING AS SHOWN AND PROVIDED BY ESSEX FOR THIS BUILDING IS REQUIRED AND SHALL BE INSTALLED BY THE ERECTOR AS A PERMANENT PART OF THIS STRUCTURE. TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUIDES, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE THE STEEL FRAMING, OR ANY PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED, RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT UNPREDICTABLE LOADS SUCH AS THOSE DUE TO TORNADO, EXPLOSION OR COLLISION. (SECT. 7.9.1 AISC CODE OF STANDARD PRACTICE, 9TH ED.)

## APPROVAL NOTES

THE FOLLOWING CONDITIONS APPLY IF THESE DRAWINGS ARE USED AS APPROVAL DRAWINGS:

- A) IT IS IMPERATIVE THAT ANY CHANGES TO THESE DRAWINGS:
  - 1) BE MADE IN RED INK
  - 2) ALL CHANGES CLEARLY INDICATED.
  - 3) BE LEGIBLE AND UNAMBIGUOUS
  - 4) MARK UP (2) SETS OF DRAWINGS, RETURN (1) SET WITH ANY CORRECTIONS AND ADVISE IF WE CAN PROCEED WITH FABRICATIONS, PER THOSE MARKED-UP DRAWINGS
- B) DATED SIGNATURE IS REQUIRED ON ALL PAGES
- C) MANUFACTURER RESERVES THE RIGHT TO RESUBMIT DRAWINGS WITH EXTENSIVE OR COMPLEX CHANGES REQUIRED TO AVOID MISFABRICATION. THIS MAY IMPACT DELIVERY SCHEDULE.
- D) APPROVAL OF THESE DRAWINGS INDICATES CONCLUSIVELY THAT ESSEX HAS CORRECTLY INTERPRETED THE CONTRACT REQUIREMENTS, AND FURTHER CONSTITUTES AGREEMENT THAT THE BUILDING AS DRAWN OR AS DRAWN WITH INDICATED CHANGES REPRESENTS THE MATERIALS TO BE SUPPLIED BY MANUFACTURER.
- E) ANY CHANGES NOTED ON THE DRAWINGS NOT IN CONFORMANCE WITH THE TERMS AND REQUIREMENTS OF THE CONTRACT BETWEEN MANUFACTURER AND ITS CUSTOMER ARE NOT BINDING ON MANUFACTURER UNLESS SUBSEQUENTLY SPECIFICALLY ACKNOWLEDGED AND AGREED TO IN WRITING BY CHANGE ORDER OR SEPARATE DOCUMENTATION. MANUFACTURER RECOGNIZES THAT RUBBER STAMPS ARE ROUTINELY USED FOR INDICATING APPROVAL, DISAPPROVAL, REJECTION, OR MERE REVIEW OF THE DRAWINGS SUBMITTED. HOWEVER, MANUFACTURER DOES NOT ACCEPT CHANGES OR ADDITIONS TO CONTRACTUAL TERMS AND CONDITIONS THAT MAY APPEAR WITH USE OF A STAMP OR SIMILAR INDICATION OF APPROVAL. DISAPPROVAL, ETC. SUCH LANGUAGE APPLIED TO MANUFACTURER'S DRAWINGS BY THE CUSTOMER, ARCHITECT, ENGINEER, OR ANY OTHER PARTY WILL BE CONSIDERED AS UNACCEPTABLE ALTERATIONS TO THESE DRAWINGS NOTES, AND WILL NOT ALTER THE CONTRACTUAL RIGHTS AND OBLIGATIONS EXISTING BETWEEN MANUFACTURER AND ITS CUSTOMER.

## GENERAL NOTES

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS, OR ADDITIONS OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE AND DIRECTION OF A REGISTERED ARCHITECT OR STRUCTURAL ENGINEER.

ESSEX STRUCTURAL STEEL WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED. THIS METAL BUILDING IS DESIGNED WITH ESSEX STRUCTURAL STEEL STANDARD PRACTICES WHICH ARE BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES:

1. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS"
  2. AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS"
  3. AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE" AWS D11
  4. METAL BUILDING MANUFACTURER'S ASSOCIATION "LOW RISE BUILDING SYSTEMS MANUAL"
- MATERIALS PROPERTIES OF STEEL PLATE USED IN THE FABRICATION OF PRIMARY RIGID FRAMES, AND OTHER PRIMARY STRUCTURAL EXCLUSIVE OF COLD FORMED SECTION, CONFORM TO ASTM-A572 OR A-572 FLANGES WITH THICKNESS OF ONE INCH OR LESS AND WIDTH OF 12" OR LESS CONFORM TO A-572 WITH YIELD POINT OF 55,000 PSI. FLANGES GREATER THAN 1" IN THICKNESS OR 12" IN WIDTH CONFORM TO A-572 WITH A MINIMUM YIELD POINT OF 55,000 PSI. WEB MATERIAL CONFORMS TO ASTM-A36 MODIFIED WITH A MINIMUM YIELD POINT OF 55,000 PSI.
- MATERIALS PROPERTIES OF TUBE SECTIONS CONFORM TO ASTM-A53 TYPE E, GRADE B WITH A MINIMUM YIELD POINT OF 46,000 PSI.
- MATERIAL PROPERTIES OF HOT ROLLED STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF ASTM-A36 OR A572 WITH A MINIMUM YIELD POINT OF 50,000 PSI.
- MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO ASTM-A570 OR A607 GRADE 55 MODIFIED WITH A MINIMUM YIELD POINT OF 57,000 PSI.
- MATERIAL PROPERTIES OF ROOF/WALL SHEETING, BASE METAL CONFORM TO ASTM-A792 GRADES D OR E WITH MINIMUM YIELD POINT OF 50,000 PSI AND 80,000 PSI, RESPECTIVELY, AS REQUIRED BY DESIGN. COATING OF BASE MATERIAL IS 55% ALUMINUM ALLOY IN ACCORDANCE WITH A255 SPECIFICATIONS.
- CABLE UTILIZED FOR BRACING MEMBER CONFORM TO ASTM-A475
- ROD AND ANGLE UTILIZED FOR BRACING MEMBER CONFORM TO ASTM-A36
- STRUCTURAL JOINTS WITH A.S.T.M. A325 HIGH STRENGTH BOLTS, WHERE INDICATED ON THE DRAWINGS, SHALL BE ASSEMBLED AND THE BOLTS TIGHTENED IN ACCORDANCE WITH "TURN OF NUT" METHOD AS DESCRIBED IN THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING A.S.T.M. A-325 OR A-490 BOLTS (6-30-04). UNLESS OTHERWISE NOTED, ALL JOINTS WILL BE ASSEMBLED WITHOUT WASHERS UNLESS OTHERWISE NOTED.
- ALL STEEL MEMBERS EXCEPT BOLTS, FASTENERS AND CABLE SHALL RECEIVE ONE SHOP COAT OF IRON OXIDE CORROSION INHIBITIVE PRIMER, MEETING THE PERFORMANCE REQUIREMENTS OF TYP-636. RED OXIDE PRIMER IS PROVIDED WITH EVERY JOB, SO ONLY TOUCH UP CAN BE MADE TO MATERIALS THAT MAY HAVE HAD PROLONGED EXPOSURE.

DESIGN WIND CAPACITY FOR COMPONENT AND CLADDING FASTENING SHALL CONFORM TO ASCE 7 CHAP 6 SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS STIPULATED OTHERWISE IN THE CONTRACT.

FOUNDATION DESIGN AND CONSTRUCTION ARE NOT THE RESPONSIBILITY OF ESSEX STRUCTURAL STEEL. THE BUILDING REACTION DATA REPRESENTS THE LOADS WHICH THE BUILDING EXERCISES ON THE FOUNDATION. ANCHOR BOLTS (NOT BY ESSEX) SHALL BE ACCURATELY SET TO TOLERANCE OF +/- 1/8" IN BOTH ELEVATION AND LOCATION. COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED A BEARING PRESSURE OF 1125 POUNDS PER SQUARE INCH.

## SAFETY COMMITMENT

ESSEX STRUCTURAL STEEL HAS A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED. HOWEVER, THE SAFETY COMMITMENT AND THE JOB SITE PRACTICES OF THE ERECTOR ARE BEYOND THE CONTROL OF ESSEX STRUCTURAL STEEL. IT IS STRONGLY RECOMMENDED THAT SAFE WORKING CONDITIONS AND ACCIDENT PREVENTION PRACTICES BE THE TOP PRIORITY OF ANY JOB SITE.

LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS SHOULD ALWAYS BE FOLLOWED TO HELP INSURE WORKER SAFETY.

MAKE CERTAIN ALL EMPLOYEES KNOW THE SAFEST AND MOST PRODUCTIVE WAY OF ERECTING A BUILDING. EMERGENCY PROCEDURES SHOULD BE KNOWN BY ALL EMPLOYEES.

DAILY MEETINGS HIGHLIGHTING SAFETY PROCEDURES ARE ALSO RECOMMENDED. THE USE OF HARD HATS, RUBBER SOLE SHOES FOR ROOF WORK, PROPER EQUIPMENT FOR HANDLING MATERIALS, AND SAFETY NETS WHERE APPLICABLE, ARE RECOMMENDED.

## UNLOADING, HANDLING & STORING MATERIAL

A CRANE AND/OR FORKLIFT IS NECESSARY FOR UNLOADING THE COMPONENTS OF A METAL BUILDING. CARE SHOULD BE ALWAYS TAKEN TO AVOID DAMAGING MATERIAL. LONG PANELS MAY BE DIFFICULT TO HANDLE BY LIFTING THE BUNDLE FROM UNDERNEATH.

ALWAYS SPREAD THE FORKS AS WIDE AS POSSIBLE TO PREVENT THE PANELS FROM BENDING. EVEN WITH THE FORKS AS WIDE AS POSSIBLE IT STILL MAY BE NECESSARY TO LIFT CERTAIN LOADS WITH A CRANE AND SPREADER BAR TO AVOID DAMAGING MATERIAL.

## STRUCTURAL

A GREAT AMOUNT OF TIME AND TROUBLE CAN BE SAVED IF THE BUILDING PARTS ARE UNLOADED AT THE SITE ACCORDING TO A PREARRANGED PLAN. PROPER LOCATION AND HANDLING OF COMPONENTS WILL ELIMINATE UNNECESSARY HANDLING.

INSPECT ALL SHIPMENTS PRIOR TO RELEASING THE TIE DOWNS FOR LOADS THAT MAY HAVE SHIFTED DURING TRANSIT. REMEMBER SAFETY FIRST!

BLOCKING UNDER THE COLUMNS AND RAFTERS PROTECTS THE SPLICE PLATES AND THE SLAB FROM DAMAGE DURING THE UNLOADING PROCESS. IT IS ALSO FACILITATES THE PLACING OF SLINGS OR CABLES AROUND THE MEMBER FOR LATER LIFTING AND ALLOWS MEMBER TO BE BOLTED TOGETHER INTO SUBASSEMBLIES WHILE ON THE GROUND. EXTRA CARE SHOULD ALWAYS BE EXERCISED IN THE UNLOADING OPERATION TO PREVENT INJURIES FROM HANDLING THE STEEL AND TO PREVENT DAMAGE TO MATERIALS AND THE CONCRETE SLAB.

IF WATER IS ALLOWED TO REMAIN FOR EXTENDED PERIODS IN BUNDLES OF PRIMED PARTS SUCH AS GRITS, PURLINS, ETC., THE PIGMENT WILL FADE AND THE POINT WILL GRADUALLY SOFTEN REDUCING ITS BOND TO THE STEEL. THEREFORE, UPON RECEIPT OF A JOB, ALL BUNDLES OF PRIMED PARTS SHOULD BE STORED AT AN

ANGLE TO ALLOW TRAPPED WATER TO DRAIN AWAY AND PERMIT AIR CIRCULATION FOR DRYING. PUDDLES OF WATER SHOULD NOT BE ALLOWED TO COLLECT AND REMAIN ON COLUMNS OR RAFTERS FOR THE SAME REASONS. ALL PRIMERS SHOULD BE TOUCHED UP AS REQUIRED BEFORE ERECTION. PIECE MARKS ARE WRITTEN ON THE END PLATES OF THE STRUCTURAL MEMBERS.

## WALL & ROOF PANELS

ESSEX BUILDINGS WALLS AND ROOF PANELS ARE COLOR COATED GALVALUME STEEL PROVIDING EXCELLENT SERVICE UNDER WIDELY VARIED CONDITIONS. ALL UNLOADING AND ERECTION PERSONNEL SHOULD FULLY UNDERSTAND THAT THESE PANELS ARE QUALITY MERCHANDISE WHICH MERIT CAUTIOUS CARE IN HANDLING.

UNDER NO CIRCUMSTANCES SHOULD PANELS BE HANDLED ROUGHLY. PACKAGES OF SHEETS SHOULD BE LIFTED OFF THE TRUCK WITH EXTREME CARE TAKEN TO INSURE THAT NO DAMAGE OCCURS TO ENDS OF THE SHEETS OR TO SIDE RIBS. THE PACKAGES SHOULD BE STORED OFF THE GROUND SUFFICIENTLY HIGH TO ALLOW AIR CIRCULATION UNDERNEATH THE PACKAGES. THIS AVOIDS GROUND MOISTURE, AND DETERS PEOPLE FROM WALKING ON THE PACKAGES. ONE END SHOULD ALWAYS BE ELEVATED TO ENCOURAGE DRAINAGE IN CASE OF RAIN.

ALL STACKED METAL PANELS ARE SUBJECT, TO SOME DEGREE, TO LOCALIZED DISCOLORATION OR STAIN WHEN WATER IS TRAPPED BETWEEN THEIR CLOSELY NESTED SURFACES. ESSEX STRUCTURAL STEEL EXERCISES

EXTREME CAUTION DURING FABRICATION AND SHIPPING OPERATIONS TO INSURE THAT ALL PANEL STOCK IS KEPT DRY. HOWEVER, DUE TO CLIMATIC CONDITIONS, WATER FORMED BY CONDENSATION OF HUMID AIR CAN BECOME TRAPPED BETWEEN STACKED SHEETS. WATER CAN ALSO BE TRAPPED BETWEEN STACKED SHEETS WHEN EXPOSED TO RAIN. THIS DISCOLORATION CAUSED BY TRAPPED MOISTURE IS OFTEN CALLED WET STORAGE STAIN.

THE STAIN IS USUALLY SUPERFICIAL AND HAS LITTLE EFFECT ON THE APPEARANCE OR SERVICE LIFE OF THE PANEL AS LONG AS IT IS NOT PERMITTED TO REMAIN ON THE PANELS. HOWEVER, MOISTURE IN CONTACT WITH THE SURFACE OF THE PANELS OVER AN EXTENDED PERIOD CAN SEVERELY ATTACK THE FINISH AND REDUCE THE EFFECTIVE SERVICE LIFE. THEREFORE, IT IS IMPERATIVE THAT ALL PANELS BE INSPECTED FOR MOISTURE UPON RECEIPT OF ORDER.

IF MOISTURE IS PRESENT, DRY THE PANELS AT ONCE AND STORE IN A DRY, WARM PLACE. CAUTION CARE SHOULD BE TAKEN WHEN WALKING ON PANELS. USE SAFETY LINES AND NETS WHEN NECESSARY. PANELS ARE SLIPPERY. OIL OR WAX APPLIED TO THE ROOF AND WALL PANELS FOR PROTECTION AGAINST WEATHER DAMAGE WILL MAKE THEM A VERY SLIPPERY SURFACE. WIPE DRY ANY OIL THAT HAS PUDDLED FROM BUNDLES STORED ON A SLOPE. DEW, FROST OR OTHER FORMS OF MOISTURE GREATLY INCREASES THE SLIPPERINESS OF THE PANELS. ALWAYS ASSUME PANEL SURFACE IS SLIPPERY AND ACT ACCORDINGLY. THINK SAFELY!

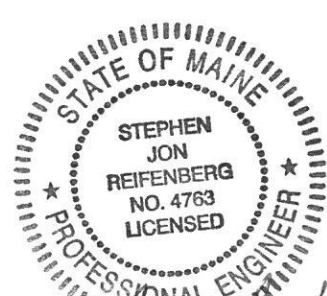
USE WOOD BLOCKING TO ELEVATE AND SLOPE THE PANELS IN A MANNER THAT WILL ALLOW MOISTURE TO DRAIN. WOOD BLOCKING PLACED BETWEEN BUNDLES WILL PROVIDE ADDITIONAL AIR CIRCULATION. COVER THE STACKED BUNDLES WITH A TARP OR PLASTIC COVER LEAVING ENOUGH OPENING AT BOTTOM FOR AIR TO CIRCULATE.

WHEN HANDLING OR UNCRATING THE PANELS, LIFT, RATHER THEN SLIDE THEM APART. BURRED EDGES MAY SCRATCH THE COATED SURFACES WHEN SHEETS ARE SLID OVER ONE ANOTHER. NEVER ALLOW PANELS TO WALKED ON WHILE ON THE GROUND.

NOTE! USE GLOVES WHEN HANDLING METAL PANELS TO PREVENT HAND INJURIES. BE AWARE OF THE DANGERS OF HANDLING PANELS ON A WINDY DAY. A LARGE PANEL CAN CATCH ENOUGH WIND TO KNOCK A WORKER OFF HIS FEET, EVEN IF THE GROUND LEVEL IS SAFETY FIRST!

## ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
B	AT
APPROX	APPROXIMATE
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
EA	EACH
ELEV	ELEVATION
EXIST	EXISTING
F.O.	FRAMED OPENING
FRM	FRAME
GAGE	GAGE
GALV	GALVALUME
INSUL	INSULATION
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
O.H.	OVERHEAD
REQ'D	REQUIRED
SVL	LEFT SIDEWALL
SVR	RIGHT SIDEWALL
TYP	TYPICAL
UN.D.	UNLESS NOTED OTHERWISE



*Stephen Jon Reifenberg*  
9/17/14

## "PBR" PANELS

THE "PBR" PANELS ARE DESIGNED FOR ROOF APPLICATION, BUT MAY ON OCCASION BE INSTALLED ON THE WALL. THE PROFILE IS THE SAME AS THE "R" PANELS EXCEPT FOR THE ADDITION OF THE SUPPORT LEG ON THE LEADING EDGE ON ONE SIDE. ERECTION OF THIS PANEL REQUIRES THAT THE PROPER DIRECTION OF ITS APPLICATION BE ESTABLISHED. THE SUPPORT LEG ALLOWS FOR BETTER NESTING WITH THE OVERLAPPING RIB OF THE NEXT PANEL. THE INSTALLATION OF THE PANELS WOULD PROCEED FROM LEFT TO RIGHT.

NOTE! DO NOT STEP ON THE MAJOR RIBS OF THE PBR PANEL. ALWAYS FOLLOW ALL OSHA SAFETY RECOMMENDATIONS. SAFETY FIRST!

## "A" & "REVERSE RUN R-PANEL"

THESE PANELS ARE DESIGNED FOR WALL APPLICATION ONLY. THE INVERTED RIBS INCORPORATED INTO ITS DESIGN PRODUCE SMOOTH SHADOW LINES AND SEMI-CONCEALED FASTENERS. SHEETING CAN BEGIN FROM EITHER END OF THE BUILDING, AND APPLICATION OF THE ARCHITECTURAL PANEL IS NOT DIRECTIONAL. PROPERLY INSTALLED, THE TOP EDGES WILL HAVE MINIMUM VISIBILITY.

NOTE! THE PANELS ARE ADVERSELY AFFECTED BY AN UNEVEN GIRT LINE, AND/OR INSULATION THAT CAUSES AN UNEVEN GIRT LINE. EITHER SITUATION COULD CAUSE OIL CANNING IN THE PANELS.

THE DESIGN OF THE PANEL LAP ALLOWS FOR EDGES TO BE VISIBLE WHEN INSTALLED. EQUIPMENT LIMITATIONS AND MANUFACTURING TOLERANCES, AS OTHER FACTOR CAN CONTRIBUTE TO WAVINESS AT VISIBLE EDGES.

NOTE! DO NOT APPLY PRESSURE TO THE PAN OF PANELS DURING INSTALLATION, WHEN THE PRESSURE IS RELEASED "OIL CANNING" WILL OCCUR. SAFETY FIRST!

## FASTENER INSTALLATION

CORRECT FASTENER INSTALLATION IS ONE OF THE MOST CRITICAL STEP WHEN INSTALLING ROOF PANELS. DRIVE THE FASTENER IN UNTIL IT IS TIGHT AND THE WASHER IS FIRMLY SEATED. DO NOT OVERDRIVE FASTENERS. A SLIGHT EXTRUSION OF NEOPRENE AROUND THE WASHER IS GOOD VISUAL TIGHTNESS CHECK.

ALWAYS USE THE PROPER TOOL TO INSTALL FASTENERS. A FASTENER DRIVER (SCREW GUN) WITH AN RPM (1700-2000) SHOULD BE USED FOR SELF TAPPING SCREWS. DISCARD WORN SOCKETS, THESE CAUSE THE FASTENER TO WADDLE DURING INSTALLATION.

THE DESIGN OF THE PANEL LAP ALLOWS FOR EDGES TO BE VISIBLE WHEN INSTALLED. EQUIPMENT LIMITATIONS AND MANUFACTURING TOLERANCES, AS OTHER FACTOR CAN CONTRIBUTE TO WAVINESS AT VISIBLE EDGE.

NOTE! ALWAYS REMOVE METAL FILLINGS FROM SURFACE OF PANELS AT THE END OF EACH WORK PERIOD. RUSTING FILLINGS CAN DESTROY THE PAINT FINISH AND VOID ANY WARRANTY.

## MASTIC SEALANT

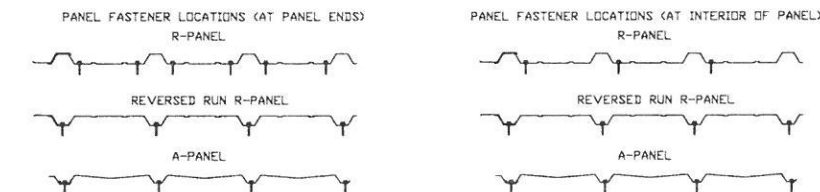
PROPER MASTIC APPLICATION IS CRITICAL TO WEATHER TIGHTNESS OF BUILDING. MASTIC SHOULD NOT BE STRETCHED WHEN INSTALLED. APPLY ONLY TO CLEAN, DRY SURFACES. KEEP ONLY ENOUGH MASTIC ON THE ROOF THAT CAN BE INSTALLED IN A DAY. STORE THE REMAINING MASTIC IN A COOL DRY PLACE. AFTER MASTIC HAS BEEN APPLIED, KEEP PROTECTIVE PAPER IN PLACE UNTIL PANEL IS READY TO BE INSTALLED.

## SEALING THE SIDE LAP

APPLY THE SIDE LAP TAPE SEALANT TO THE WEATHER SIDE EDGE OF THE LOWER PANELS. MAJOR SIDE LAP TAPE SEALANT SHOULD ONLY BE APPLIED TO CLEAN, DRY SURFACES. WITH THE RELEASE PAPER IN PLACE, PRESS FIRMLY ALONG THE LENGTH OF THE SEALANT TO INSURE PROPER ADHESION. IN REMOVING THE PROTECTIVE PAPER FROM THE TAPE SEALANT, CARE SHOULD BE TAKEN NOT TO PULL THE TAPE SEALANT AWAY FROM THE PANEL. INSTALL THE ADJOINING PANEL POSITIONING THE OVERLAPPING RIB WITH CARE. DRILL AT THE CENTER OF THE CLEARANCE HOLES IN THE OVERLAPPING PANEL. STITCH THE LAP WITH THE NO. 14 SELF DRILLING FASTENERS SUPPLIED WITH THE JOB. NEVER ALLOW THE SEALANT TO BE PLACED IN OTHER LOCATIONS.

NOTE! USE OSHA APPROVED EYE PROTECTION WHEN OPERATING A DRILL. SWEEP UP ALL DRILL SHAVINGS FROM PANELS AT END OF EACH WORK PERIOD TO MINIMIZE SURFACE RUST AND DAMAGE TO PANEL FINISH. SAFETY FIRST!

## PANEL FASTENER LOCATIONS



NOTE:  
1. TAPE SEALER REQUIRED AT PANEL SIDELAPS WHEN USED AS ROOF PANELS.  
2. SIDELAP FASTENERS ARE REQUIRED AT 24" O.C. (14 X 1/2" LAPTEK SCREWS)

"C" DECK (USED FOR CONCRETE DECKS)

"B" DECK (USED FOR ROOF DECKS)

## ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC. CORTLAND, NEW YORK 13045			
REVISIONS	PROJECT:	CANAL LANDING 100 WEST COMMERCIAL STREET PORTLAND, MAINE 04101	
	CONTRACTOR:	IRISHSPAN INDUSTRIES	
	PROJECT NO.:	S-1468	
	TITLE:	NOTES	
	DRAWN BY:	JCK	DATE: 7/1/14
	SCALE:	D.N.S.	
	SHEET:	A	



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/03/14



**ESSEX STRUCTURAL STEEL CO., INC.**  
**607 ROUTE 13**  
**CORTLAND, NEW YORK 13045**

**PROJECT: S-1468**  
**CANAL LANDING**  
**100 WEST COMMERCIAL STREET**  
**PORTLAND, MAINE 04101**

**CONTRACTOR:**  
**IRISHSPAN INDUSTRIES**

DESCRIPTION

(1) TAPERED COLUMN MOD 2 GABLE BUILDING  
WIDTH: 160'-0", LENGTH: 150'-0", HEIGHT: 31'-6"  
PITCH: 3.625/12

(1) TAPERED COLUMN GABLE BUILDING  
WIDTH: 144'-0", LENGTH: 30'-0", HEIGHT: 24'-0"  
PITCH: 5 / 12 , FULLY EXPOSED , HEATED BLDG.S  
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS)

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS  
INDICATED AND APPLIED AS REQUIRED BY :  
I.B.C.-2009

CONFIRM THAT THESE LOADS COMPLY WITH THE  
REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT

BUILDING LOADS

TERRAIN: C

BUILDING CATEGORY: 2 - ALL OTHERS

EXPOSURE: FULLY EXPOSED

SEISMIC DESIGN CATEGORY: B

WIND IMPORTANCE: 1.00

SNOW IMPORTANCE: 1.00

SEISMIC IMPORTANCE: 1.00

LIVE FRAMES: 12.0 PSF

LIVE PURLINS: 20.0 PSF

WIND SPEED: 115.0 MPH

WIND PRESSURE: 28.78 PSF

GROUND SNOW: 60.0 PSF

ROOF SNOW: 42.0 PSF

SNOW DRIFT LOAD: 111.13 PSF (ON 144' X 30' X 24' BLDG ONLY)

COLLATERAL DEAD: 5.0 PSF

FRAME LOADS:

DEAD : 3.0 PSF COLL DEAD: 5.0 PSF

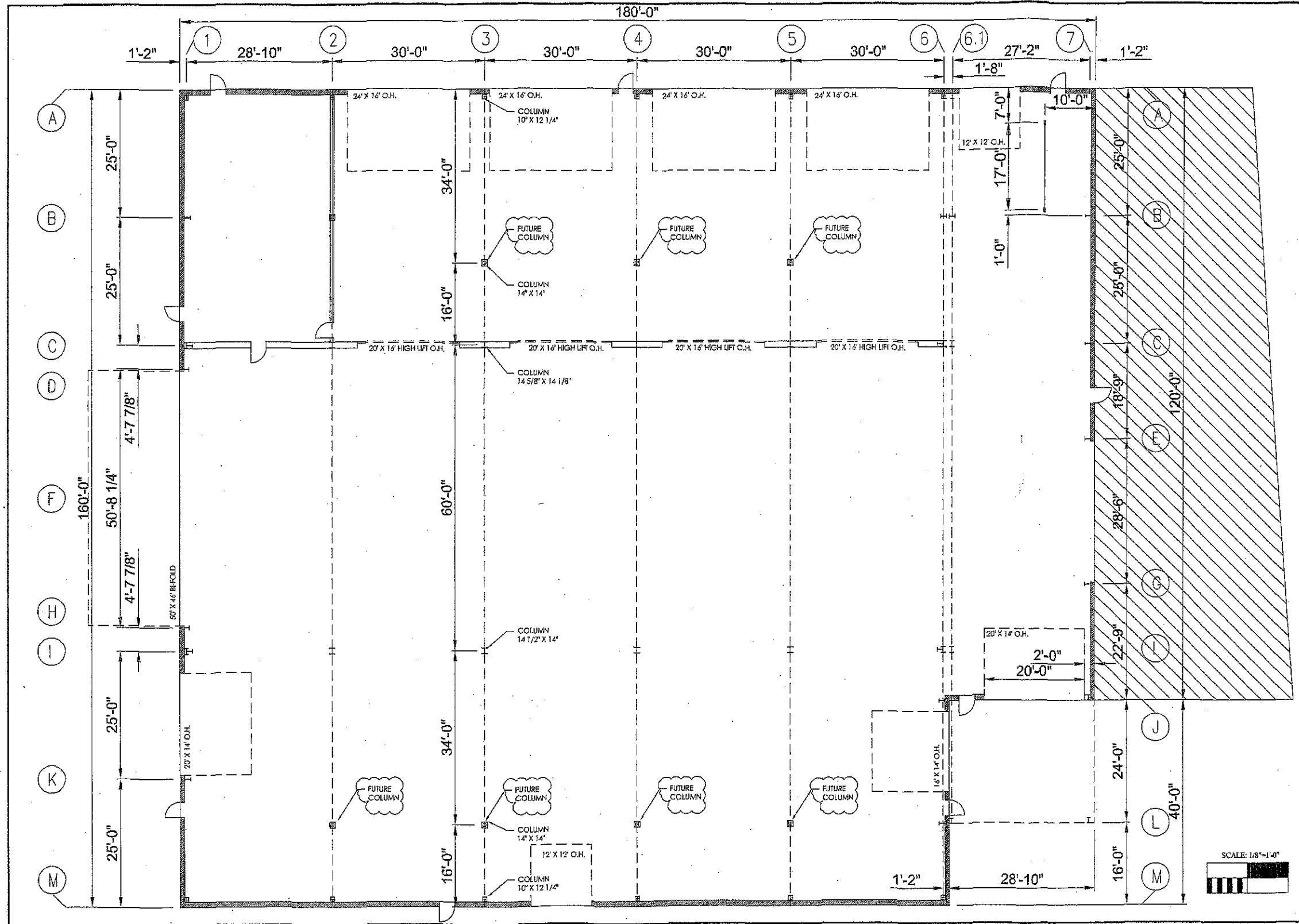


*Stephen Jon Reifenberg*  
9/17/14



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SCALE: 1/8"=1'-0"

IRISHSPAN INDUSTRIES INC.  
107 KENNEDY RD  
ALBANY, MAINE 04902  
907-541-8075 FAX: 907-541-1890

DESIGN: BUILD  
CONCRETE DESIGN  
GENERAL CONTRACTING

REVISIONS

JOB NUMBER:	6-24-14
DATE:	10-03-14
SCALE:	1/8"=1'-0"
DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	TC

Plan  
CANAL LANDING / NEW YARD LLC  
100 WEST COMMERCIAL ST  
Portland, Maine

DWG  
3.0

