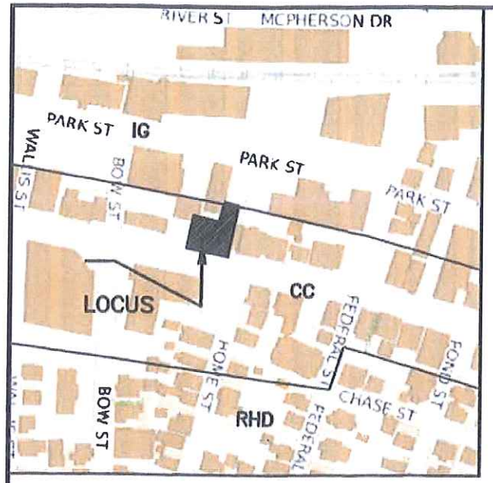


LOCUS MAP
NTS

BOW STREET

N/F
51 PARK STREET LLC
ASSESSORS MAP 11 LOT 8
51 PARK STREET

#230

N/F
230-236 RANTOUL STREET
BEVERLY REALTY TRUST
ASSESSORS MAP 11 LOT 11
230 RANTOUL STREET

EXIST. BIT. CONC.

N/F
59 PARK STREET LLC
ASSESSORS MAP 11 LOT 6
59 PARK STREET

#59

N/F
59 PARK STREET LLC
ASSESSORS MAP 11 LOT 5
61 PARK STREET

0.5'
28.00'
0.8'
90.00'
36.00'
CHIM
0.1'
0.4'
50.00'
BREWERY
GFA=3,122 S.F.
(INCLUDES 604 S.F.
BASEMENT AREA)
DECK

BREWERY STORAGE
EXIST. DWELLING
OFFICE & BATROOM AREA
1.0'
BLDG. USE LINE
LOT A AREA 2,430 S.F.
TAP ROOM
GFA=1,560 S.F.
MAP 11 LOT 12
TOTAL AREA 5,220 S.F.
#232
BLDG. USE LINE
54.00'
BLDG. USE LINE
LOT LINE
LOT B AREA 2,790 S.F.
EXIST. BIT. CONC.
P1
P2
P3
FOOD TRUCK
P4

N/F
THOMAS A BARROWCLOUGH
ASSESSORS MAP 11 LOT 14
238 RANTOUL STREET
#238

150.00'
VGC
CONCRETE SIDEWALK
0.5'
78.00'
CONCRETE SIDEWALK
VGC
EDGE PAVEMENT

RANTOUL STREET
(PUBLIC WAY)

SITE DATA:

OWNER: 230-236 RANTOUL STREET BEVERLY REALTY TRUST
RENE R. GAGNON JR., TRUSTEE
230-236 RANTOUL STREET
BEVERLY, MA. 01915
DEED REF: BK. 14750 PG. 457
PLAN REF: PL. BK. 46 PL. 10-A
ASSESSORS MAP 11 LOT 12
ZONING DISTRICT - CC
DEPOT PARKING DISTRICT

ZONING OFF-STREET PARKING REQUIREMENTS

NON RESIDENTIAL DISTRICT USE/PARKING REQUIREMENT	GROSS FLOOR AREA (GFA)(S.F.)	REQUIRED	PROVIDED
BREWERY (2 / 1000 GFA)	3,122 S.F.	6.24 SPACES	
TAPROOM (1 / 275 GFA)	1,560 S.F.	5.67 SPACES	
	TOTAL	12 SPACES	
PROPOSED PARKING LOCATION			
ON SITE			3 SPACES
ON STREET			1 SPACE.
OFF SITE WITHIN 500'			NONE
		TOTAL	4 SPACES

LEGEND

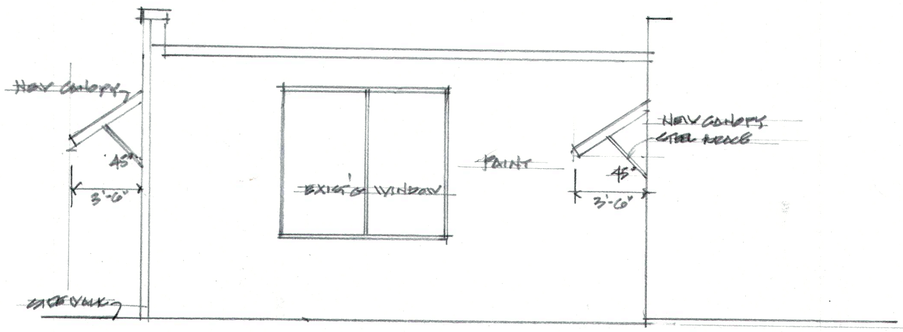
GFA - GROSS FLOOR AREA
VGC - VERTICAL GRANITE CURB

COMMONWEALTH OF MASSACHUSETTS
GEORGE J. ZAMBOURAS
CIVIL
#36230
REGISTERED PROFESSIONAL ENGINEER

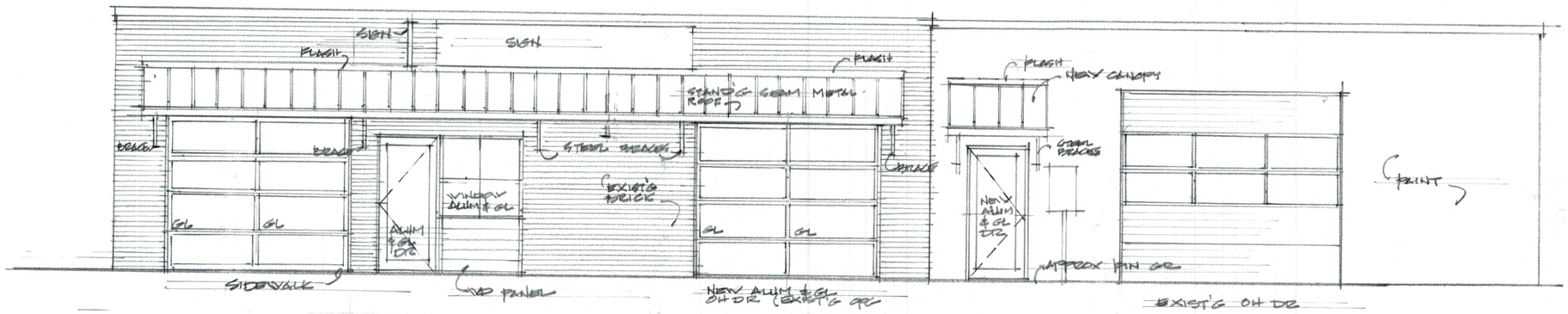
SITE PLAN
PROPOSED BREWERY
232 RANTOUL STREET
BEVERLY, MASSACHUSETTS

SCALE: 1" = 20' DATE: MAY 18, 2018
REV: JULY 5, 2018

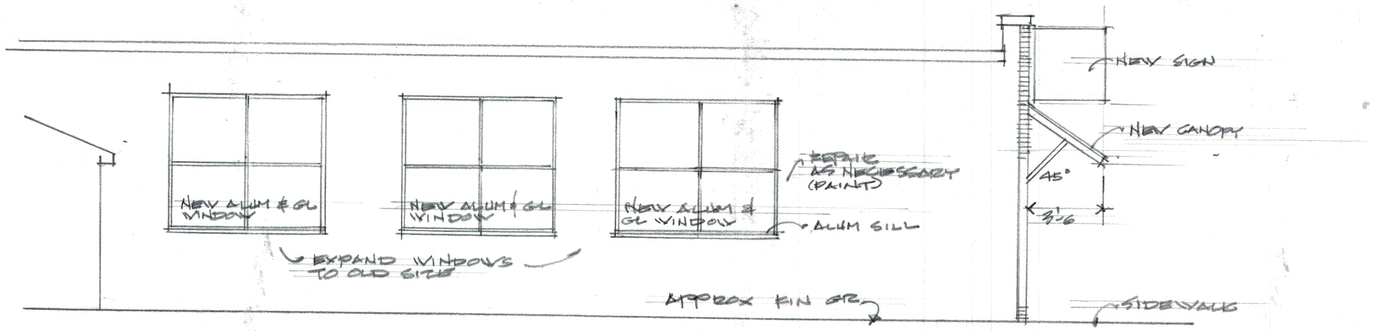
GEORGE J. ZAMBOURAS, P.E.
17 NOBLE HILL ROAD ~ BEVERLY, MA 01915



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

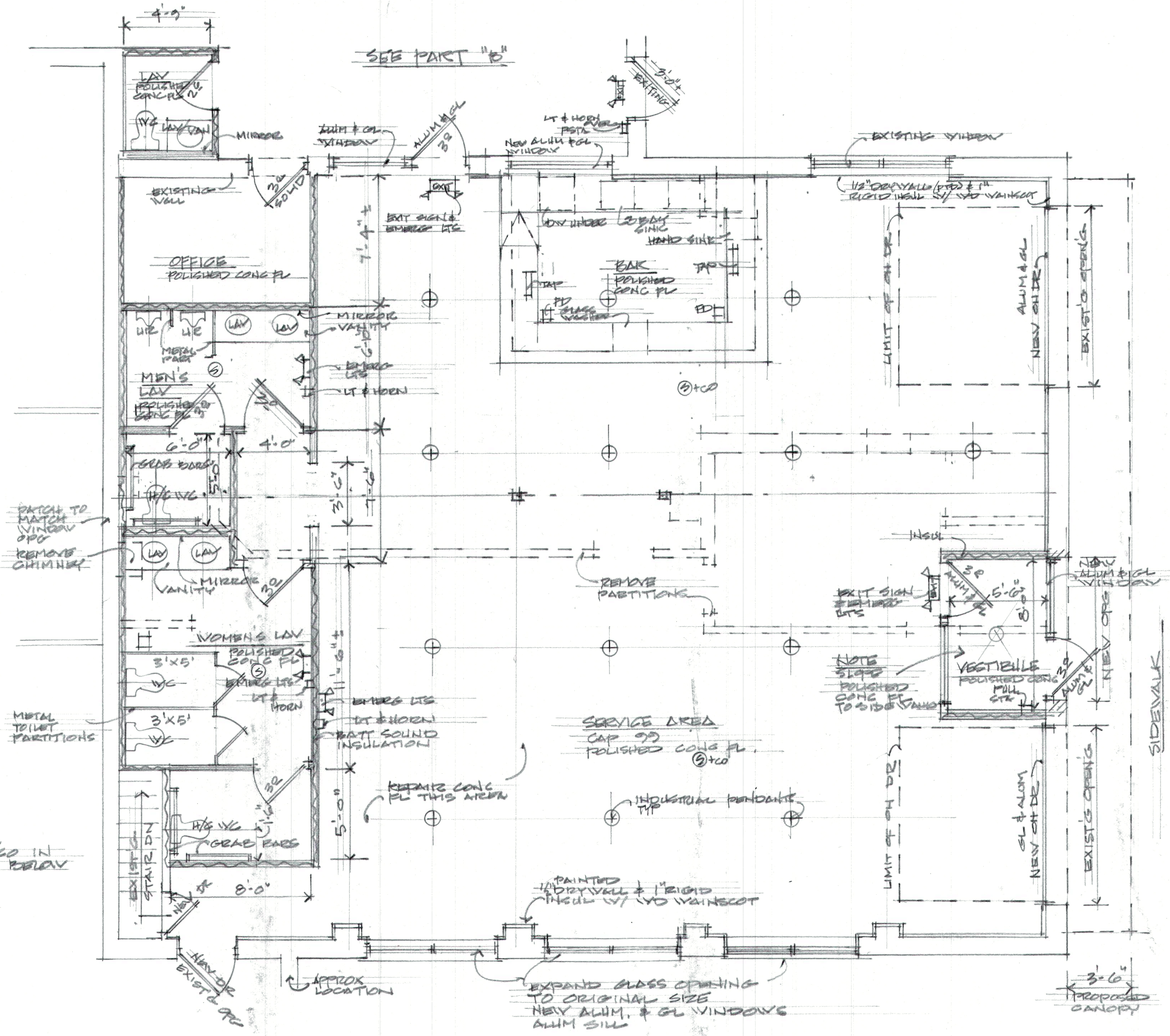
REGISTERED ARCHITECT
DAVID F. JAQUITH
No. 2853
ROWLEY
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS
2018
©David F. Jaquith

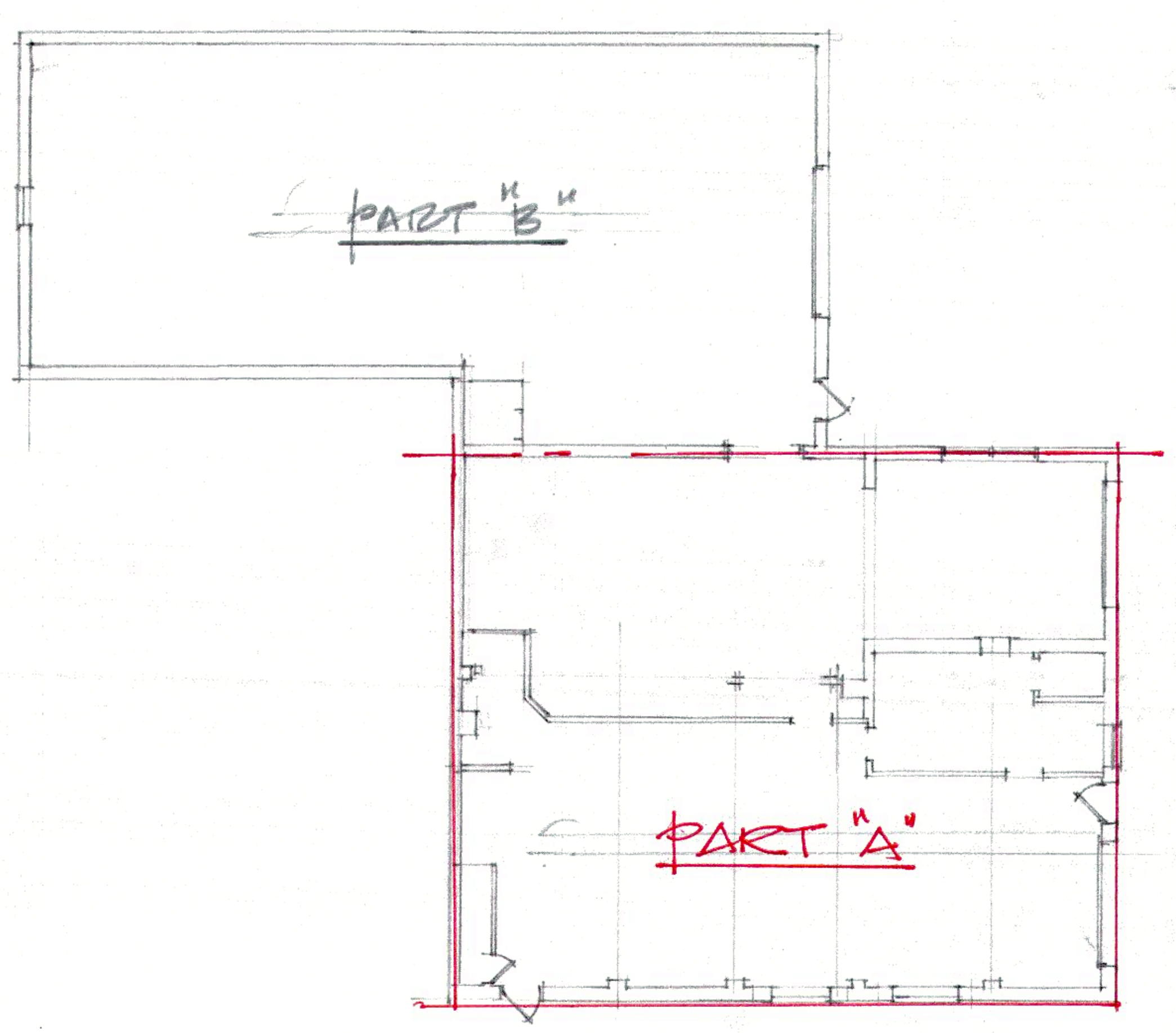
Revisions:
Date: 12 NOVEMBER 2018
Job Number:

PROPOSED RENOVATIONS TO 232 RANTOUL STREET
FOR OLD PLANTERS BREWING CO.

David F. Jaquith •Architects & Planners
81 Railroad Avenue Rowley, Massachusetts 01969 978-948-2005

Drawing Number
1





KEY PLAN NTS

NOTE
ADD SMOKE/CO IN STORAGE RM BELOW

FLOOR PLAN • PART "A"
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT
DAVID F. JAQUITH
No. 2853
ROWLEY
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

2018
©David F. Jaquith

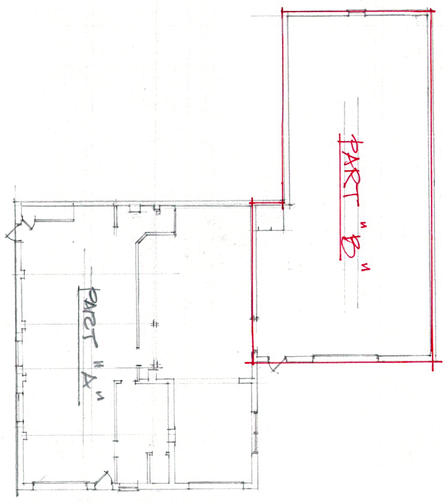
Revisions:
Date: 12 NOVEMBER 2018
Job Number:

PROPOSED RENOVATIONS TO 232 RANTOUL STREET
FOR OLD PLANTERS BREWING CO. 232 RANTOUL ST. BEVERLY, MA.

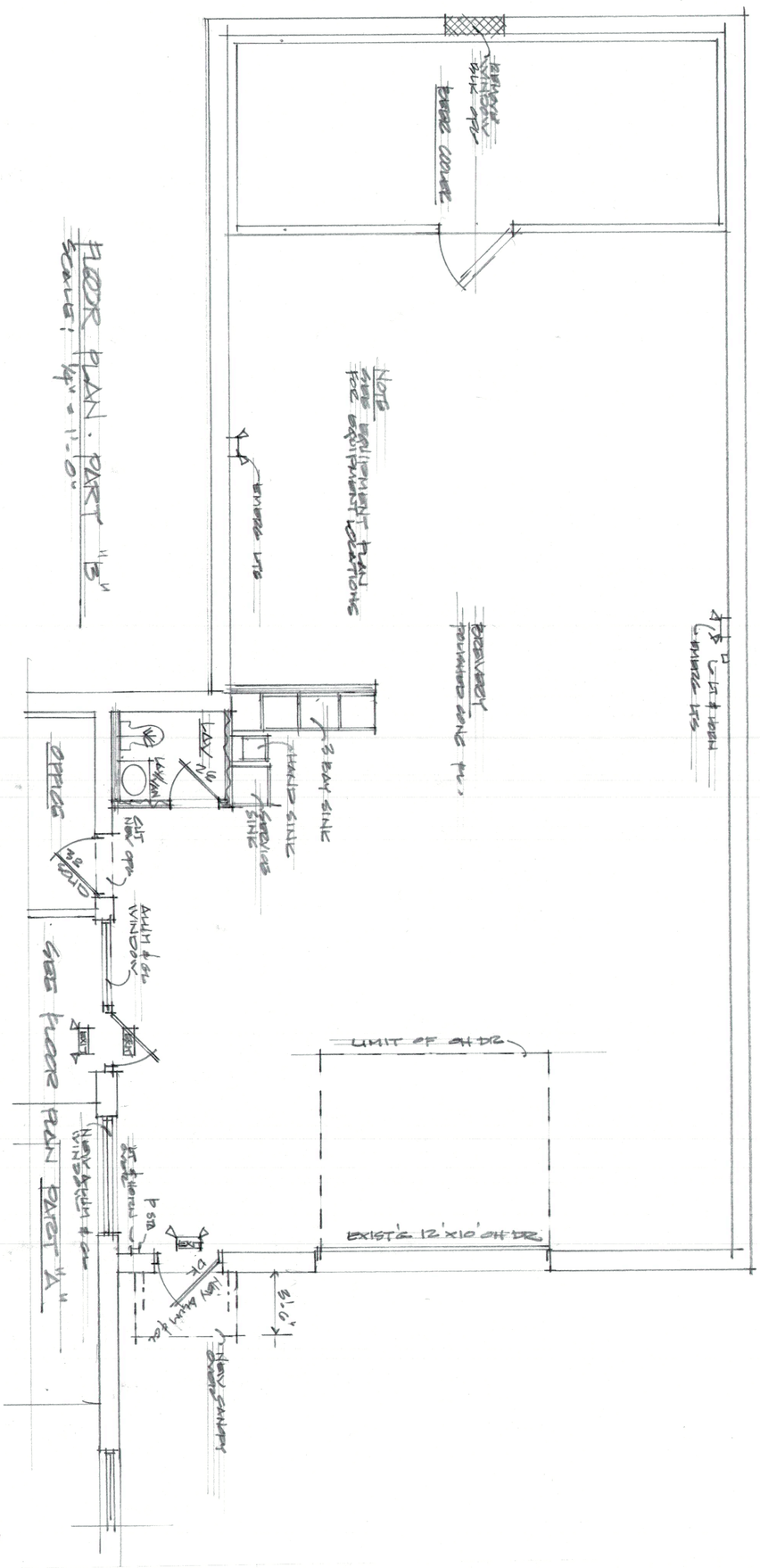
David F. Jaquith • Architects & Planners
81 Railroad Avenue Rowley, Massachusetts 01969 978-948-2005

Drawing Number
2

KEY PLAN NTS



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



PROPOSED RENOVATIONS TO 232 RANTOUL STREET
FOR OLD PLANTERS BREWING CO. 232 RANTOUL ST. BEVERLY, MA.

David F. Jaquith •Architects & Planners
81 Railroad Avenue Rowley, Massachusetts 01969 978-948-2005

Drawing Number 3

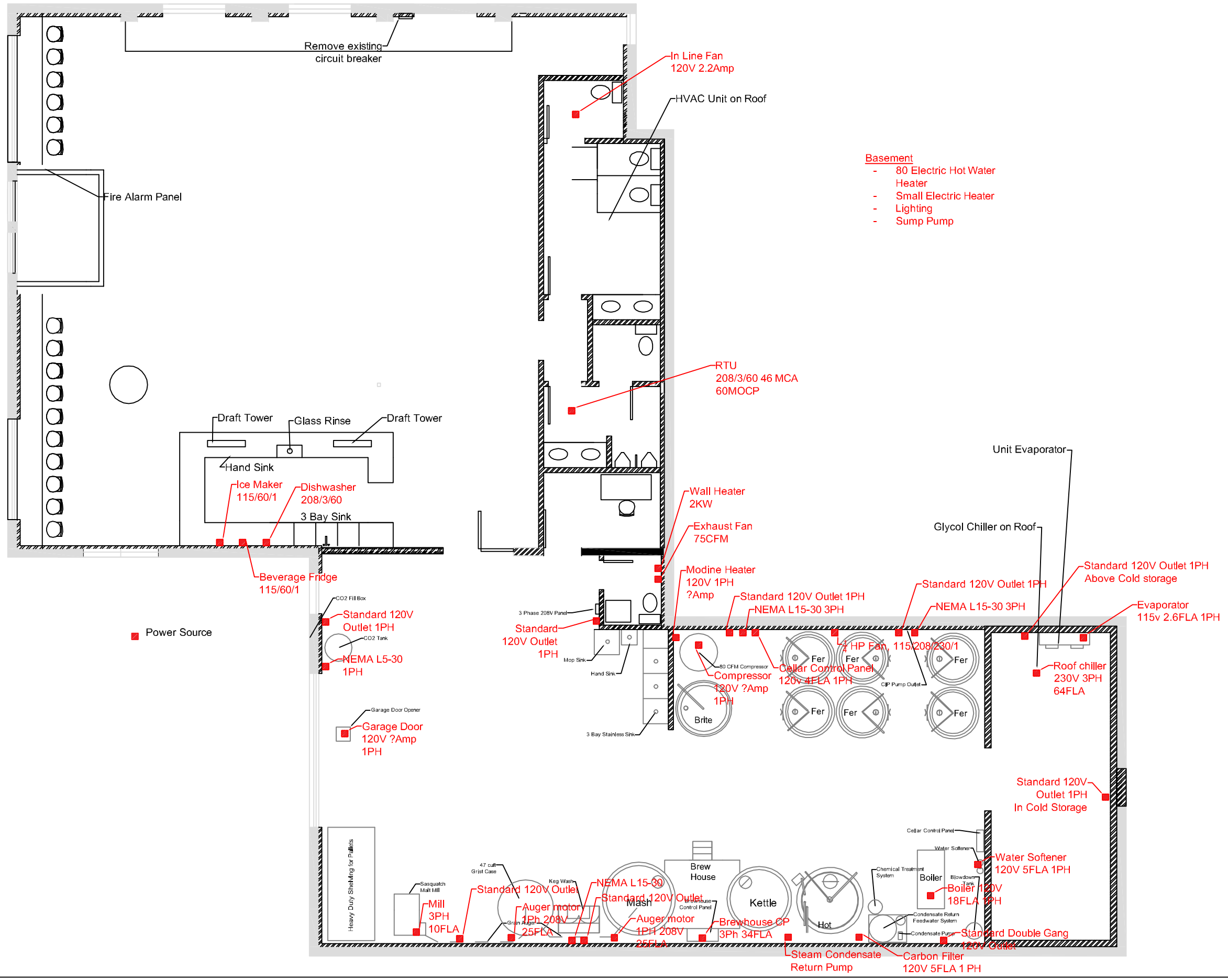
Revisions:
Date: 12 NOVEMBER 2018
Job Number:

2018 ©David F. Jaquith

Old Planters Brewing Co.

232/236 RANTOUL STREET BEVERLY MA 01915

ELECTRICAL PLAN

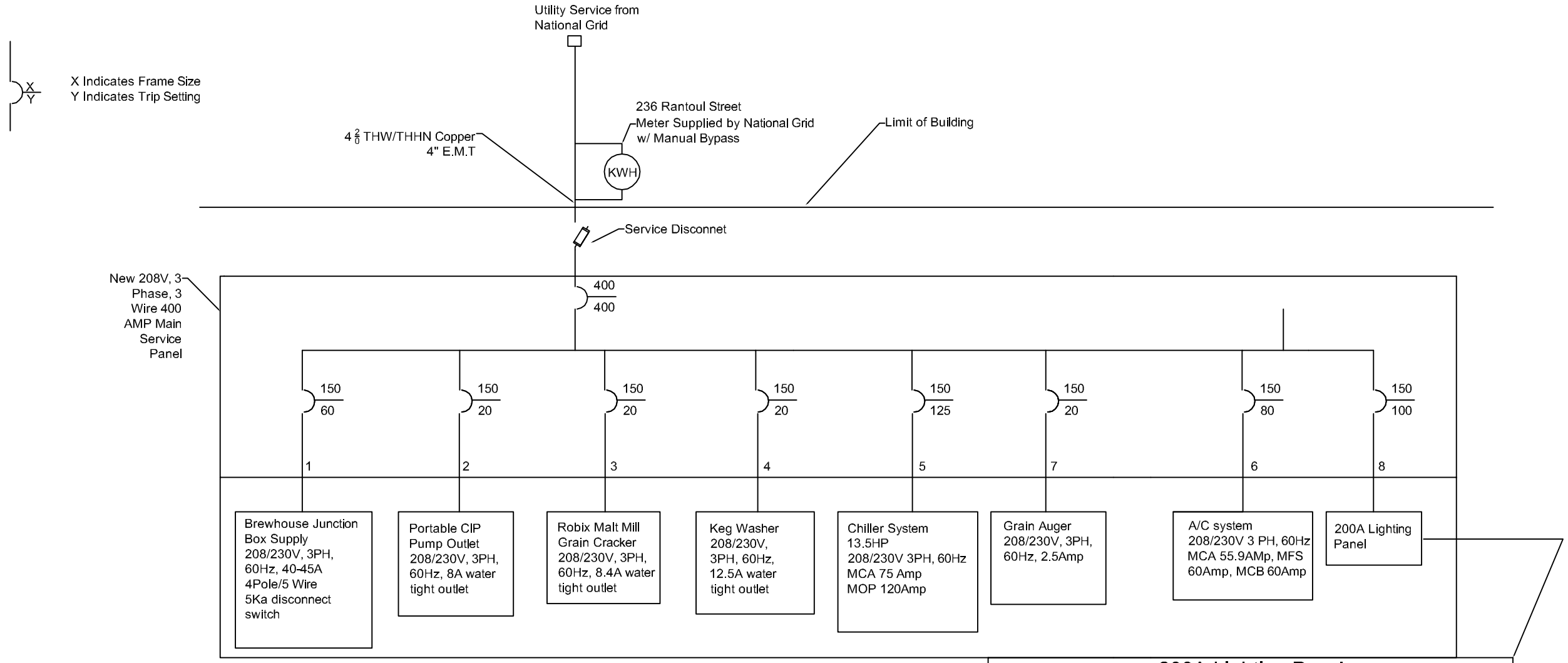


Date: Oct 26, 2018

Scale: $\frac{1}{8}$" = 1'-0"

Drawn By: Mike Smith P.E.

E-1



200A Lighting Panel

CKT NO	Load Served	Cir Brk	
		Trip	Pole
1	Brewery Lighting	20	1
2	Brewery Receptacles	20	1
3	Taproom Lighting	20	1
4	Taproom Receptacles	20	1
5	Office and Bathrooms Lighting and Exhaust Fans	20	1
6	Office and Bathrooms Receptacles	20	1
7	Storefront Lighting	20	1
8	Basement Lighting	20	1
9	Fire Alarm System	20	1
10	Audio System	20	1
11	Cellar Control Panel	20	1
12	Steam Boiler (chem treat pump, condensate return pump)	20	1
13	Glycol Unit Cooler	20	1
14	Brewery Garage Door Opener	15	1
15	Compressor	30	2
16	Compressor		
17	Dishwasher	20	1
18	Spare	-	

Old Planters Brewing Co.

232/236 RANTOUL STREET BEVERLY MA 01915

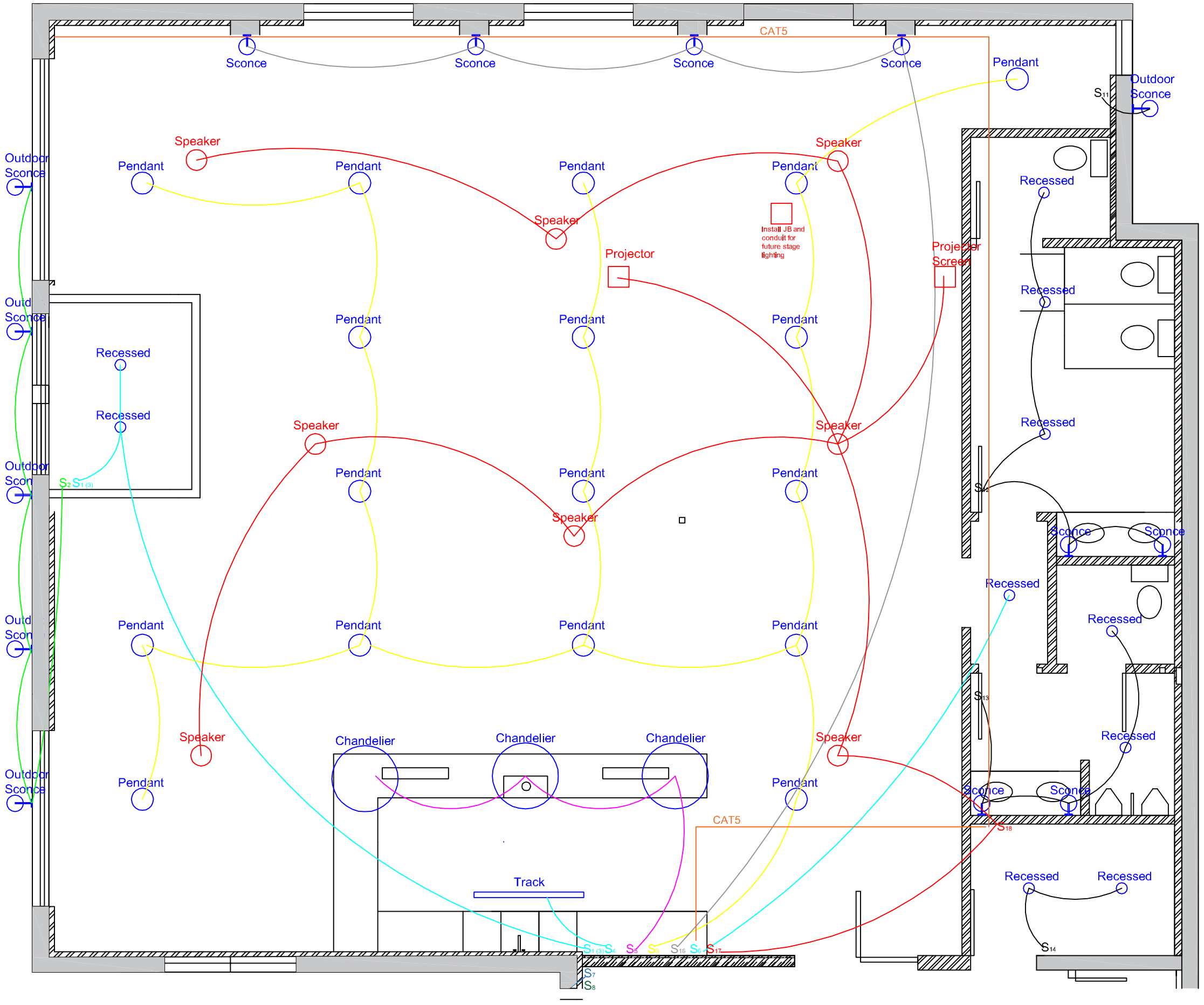
ONE LINE DIAGRAM

Date: Oct 26, 2018

Drawn By: Mike Smith P.E.

Carrarini Electric

E-2



Notes:
- -Need to locate in field receptacles
- -Need to locate USB ports along counters and built in couch
- -Need to locate in field location of Security Cameras
- -Refer to architectural plan for location of emergency lighting and fire alarm strobes, lights and pull stations
- -Need to contact BFD regarding Fire Alarm Control Panel
- -Do we want under counter lighting at the bar?
-

Old Planters Brewing Co.

232/236 RANTOUL STREET BEVERLY MA 01915

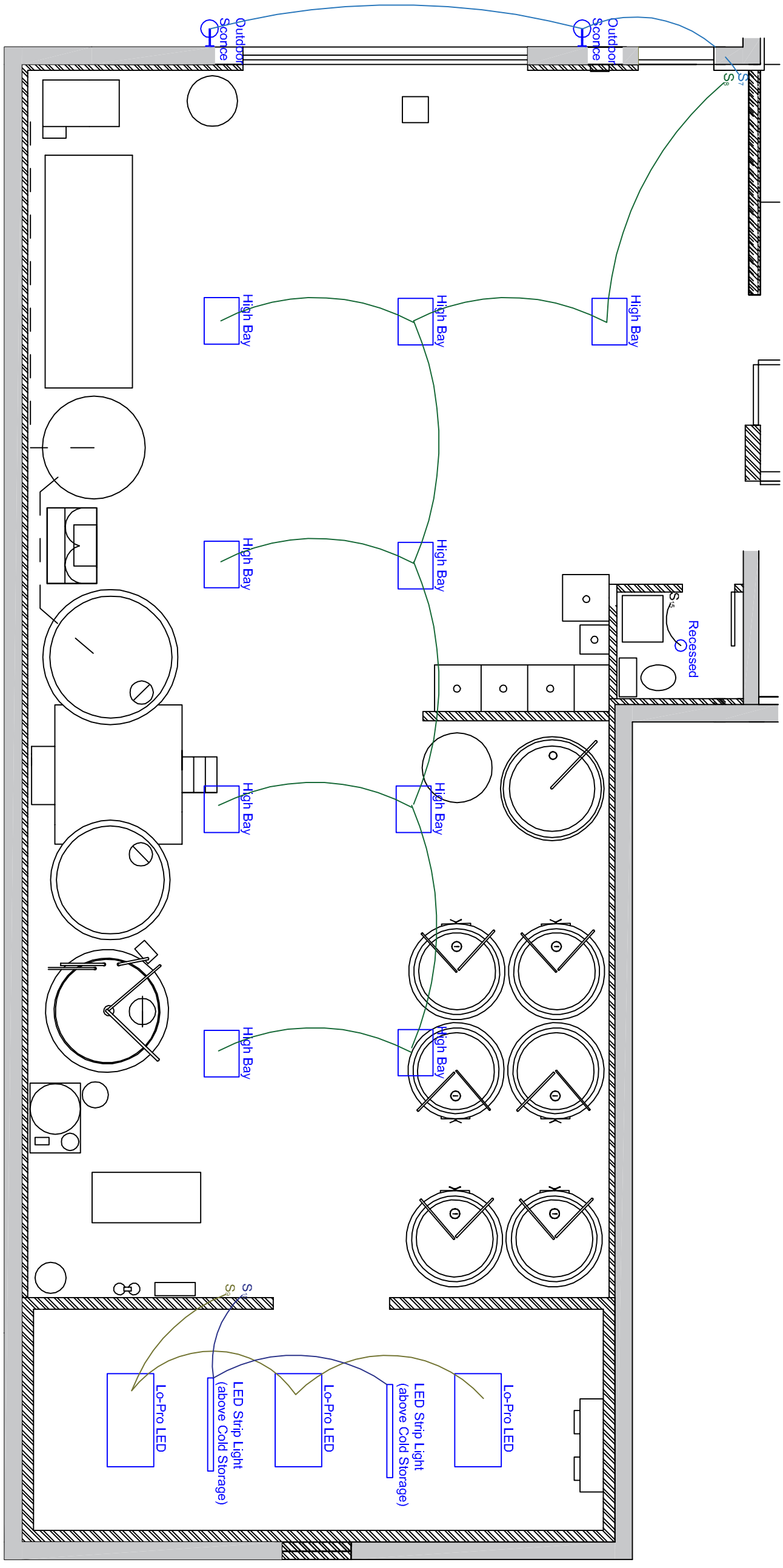
TAPROOM LIGHTING & AUDIO/VISUAL PLAN

Date: Jan 2, 2019

Scale: NTS

Drawn By: Mike Smith P.E.

E-3



E-4

Drawn By: Mike Smith P.E.

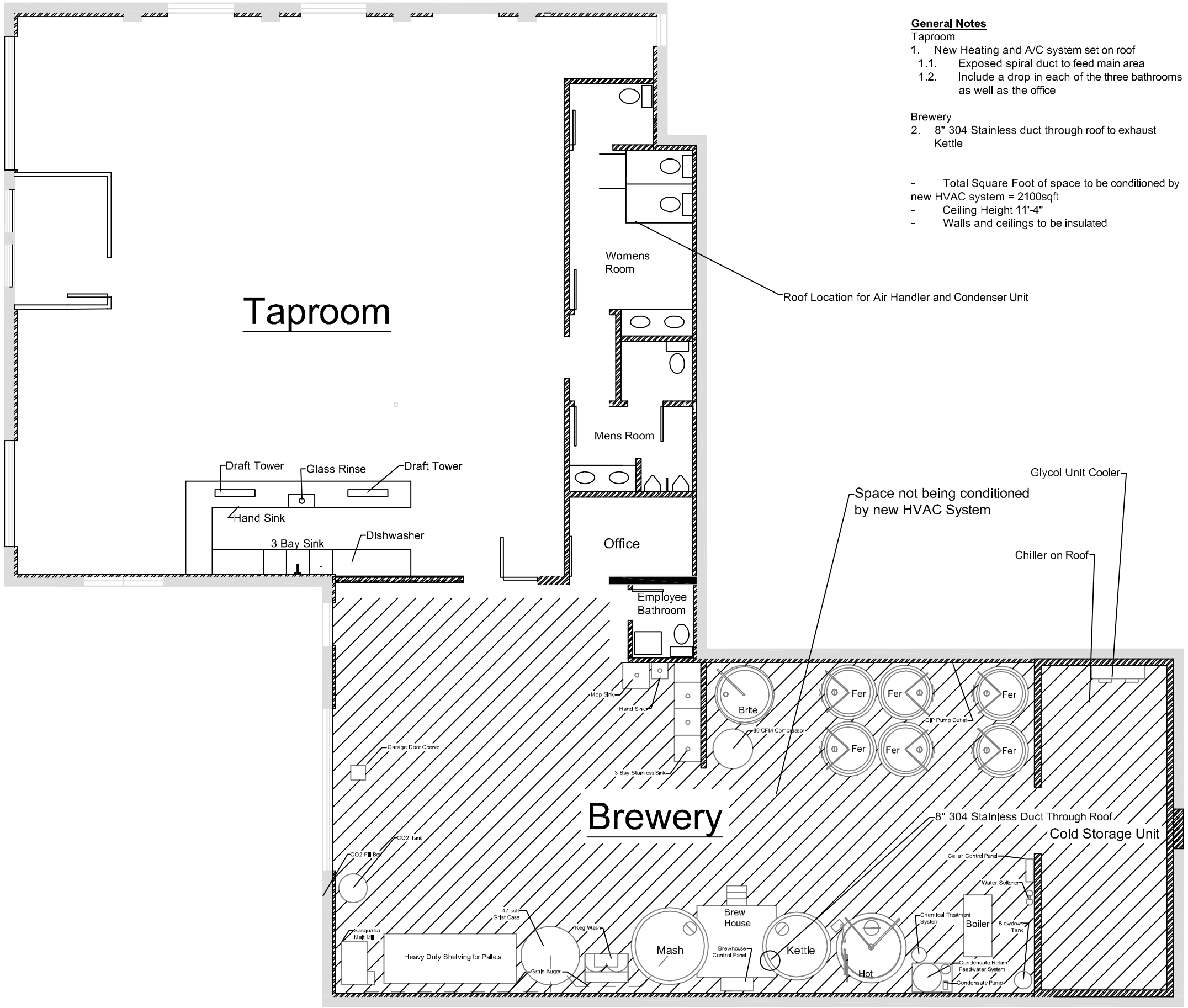
Scale:NTS

Date: Jan 2, 2019

Old Planters Brewing Co.

232/236 RANTOUL STREET BEVERLY MA 01915

BREWERY LIGHTING PLAN



General Notes

Taproom

1. New Heating and A/C system set on roof
   - 1.1. Exposed spiral duct to feed main area
   - 1.2. Include a drop in each of the three bathrooms as well as the office

Brewery

2. 8" 304 Stainless duct through roof to exhaust Kettle

- Total Square Foot of space to be conditioned by new HVAC system = 2100sqft
- Ceiling Height 11'-4"
- Walls and ceilings to be insulated

Old Planters Brewing Co.

232 RANTOUL STREET BEVERLY MA 01915

HVAC PLAN

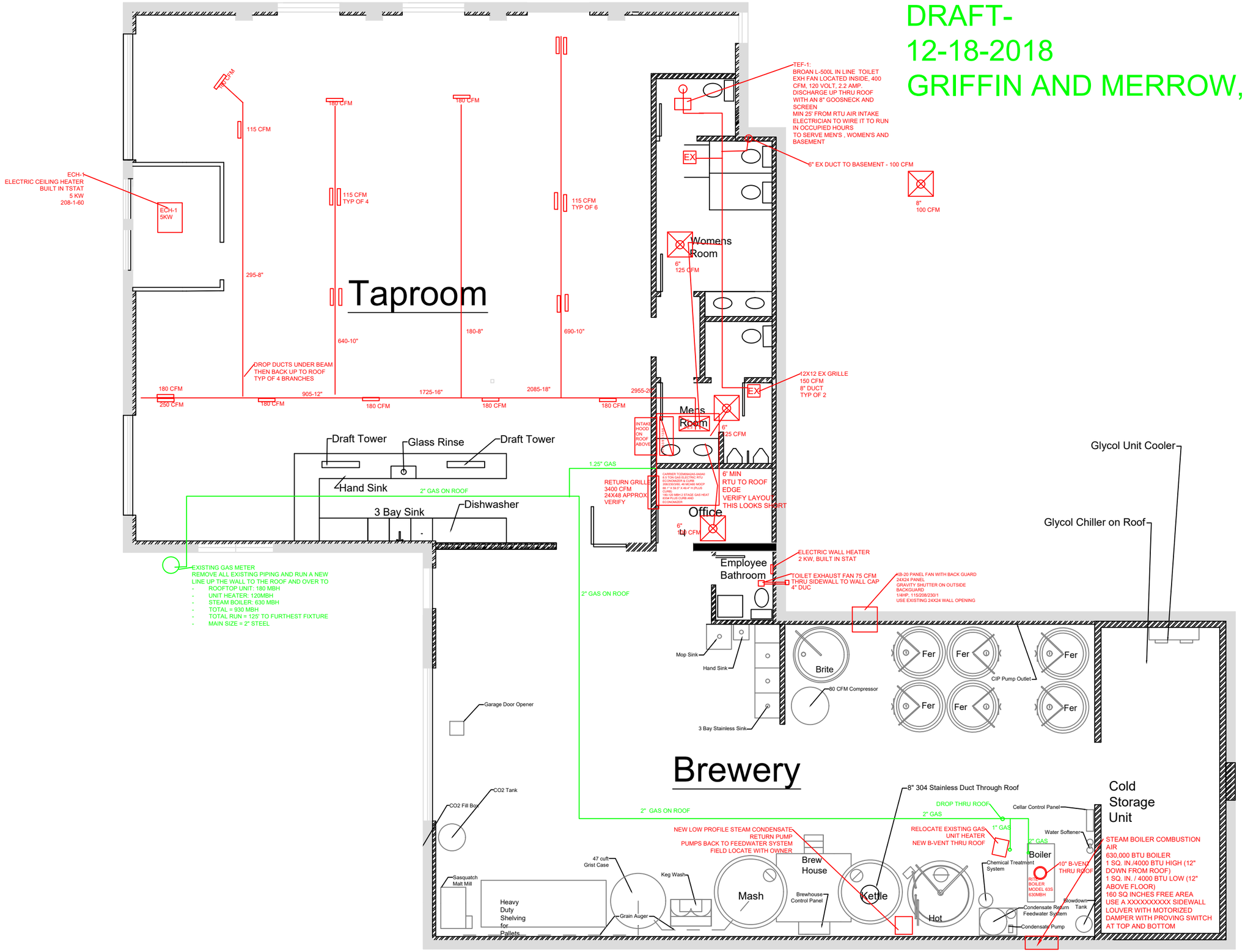
Date: Oct 26, 2018

Scale: $\frac{1}{8}$" = 1'-0"

Drawn By: Mike Smith P.E.

H-1

DRAFT-
12-18-2018
GRIFFIN AND MERROW, INC



Old Planters Brewing Co.

232 RANTOUL STREET BEVERLY MA 01915

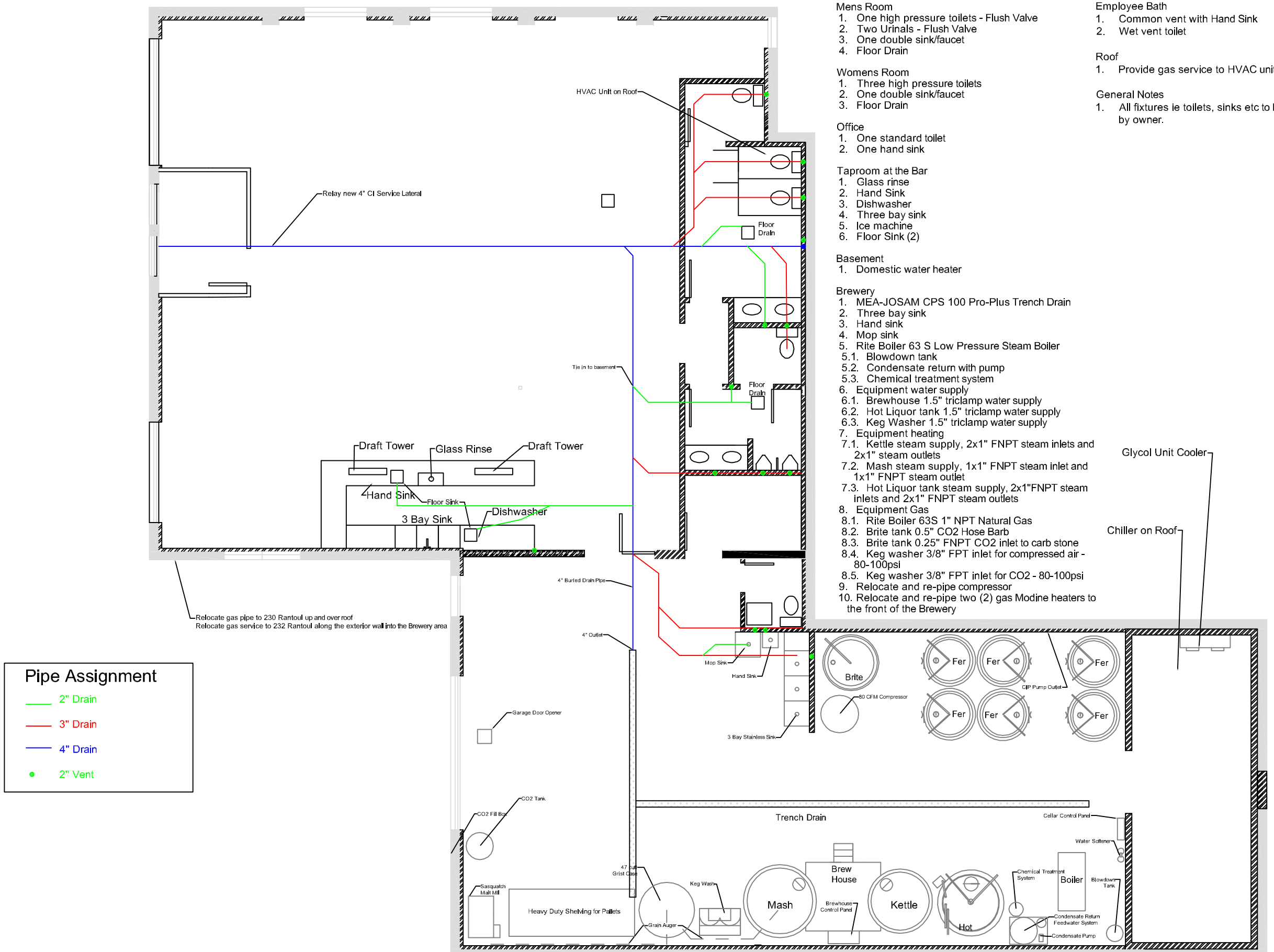
HVAC PLAN

Date: Oct 26, 2018

Scale: $\frac{1}{8}$" = 1'-0"

Drawn By: Mike Smith P.E.

H-1



Pipe Assignment

- 2" Drain
- 3" Drain
- 4" Drain
- 2" Vent

General Notes For Equipment Installation

Mens Room
1. One high pressure toilets - Flush Valve
2. Two Urinals - Flush Valve
3. One double sink/faucet
4. Floor Drain

Womens Room
1. Three high pressure toilets
2. One double sink/faucet
3. Floor Drain

Office
1. One standard toilet
2. One hand sink

Taproom at the Bar
1. Glass rinse
2. Hand Sink
3. Dishwasher
4. Three bay sink
5. Ice machine
6. Floor Sink (2)

Basement
1. Domestic water heater

Brewery
1. MEA-JOSAM CPS 100 Pro-Plus Trench Drain
2. Three bay sink
3. Hand sink
4. Mop sink
5. Rite Boiler 63 S Low Pressure Steam Boiler
   - 5.1. Blowdown tank
   - 5.2. Condensate return with pump
   - 5.3. Chemical treatment system
6. Equipment water supply
   - 6.1. Brewhouse 1.5" triclamp water supply
   - 6.2. Hot Liquor tank 1.5" triclamp water supply
   - 6.3. Keg Washer 1.5" triclamp water supply
7. Equipment heating
   - 7.1. Kettle steam supply, 2x1" FNPT steam inlets and 2x1" steam outlets
   - 7.2. Mash steam supply, 1x1" FNPT steam inlet and 1x1" FNPT steam outlet
   - 7.3. Hot Liquor tank steam supply, 2x1"FNPT steam inlets and 2x1" FNPT steam outlets
8. Equipment Gas
   - 8.1. Rite Boiler 63S 1" NPT Natural Gas
   - 8.2. Brite tank 0.5" CO2 Hose Barb
   - 8.3. Brite tank 0.25" FNPT CO2 inlet to carb stone
   - 8.4. Keg washer 3/8" FPT inlet for compressed air - 80-100psi
   - 8.5. Keg washer 3/8" FPT inlet for CO2 - 80-100psi
9. Relocate and re-pipe compressor
10. Relocate and re-pipe two (2) gas Modine heaters to the front of the Brewery

Employee Bath
1. Common vent with Hand Sink
2. Wet vent toilet

Roof
1. Provide gas service to HVAC unit on roof

General Notes
1. All fixtures ie toilets, sinks etc to be purchased by owner.

Old Planters Brewing Co.

232 RANTOUL STREET BEVERLY MA 01915

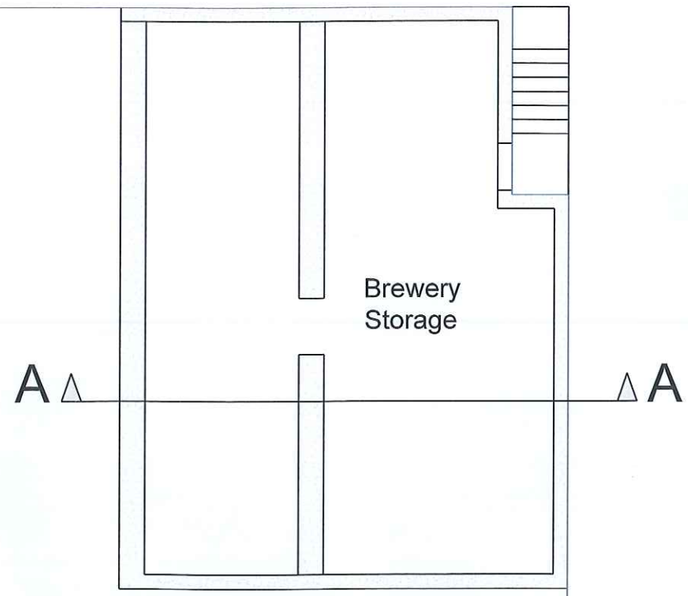
PLUMBING PLAN

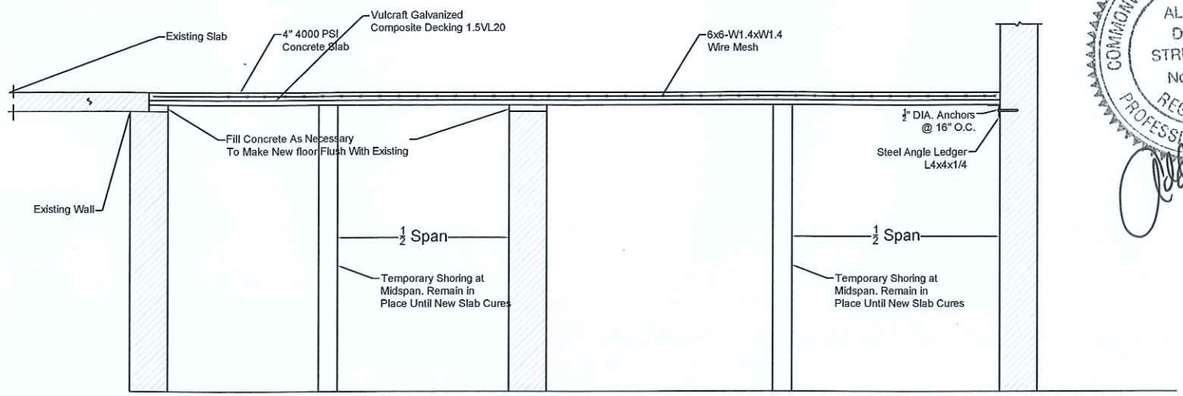
Date: Oct 31, 2018

Scale: $\frac{1}{8}$" = 1'-0"

Drawn By: Mike Smith P.E.

P-1





Section

Scale: $\frac{1}{4}$" = 1'-0"

A

COMMONWEALTH OF MASSACHUSETTS
ALLAN W. DENNIS
STRUCTURAL
No. 32584
REGISTERED PROFESSIONAL ENGINEER
11/3/2018

Old Planters Brewing Co.

232 RANTOUL STREET BEVERLY MA 01915

BASEMENT STRUCTURAL PLAN

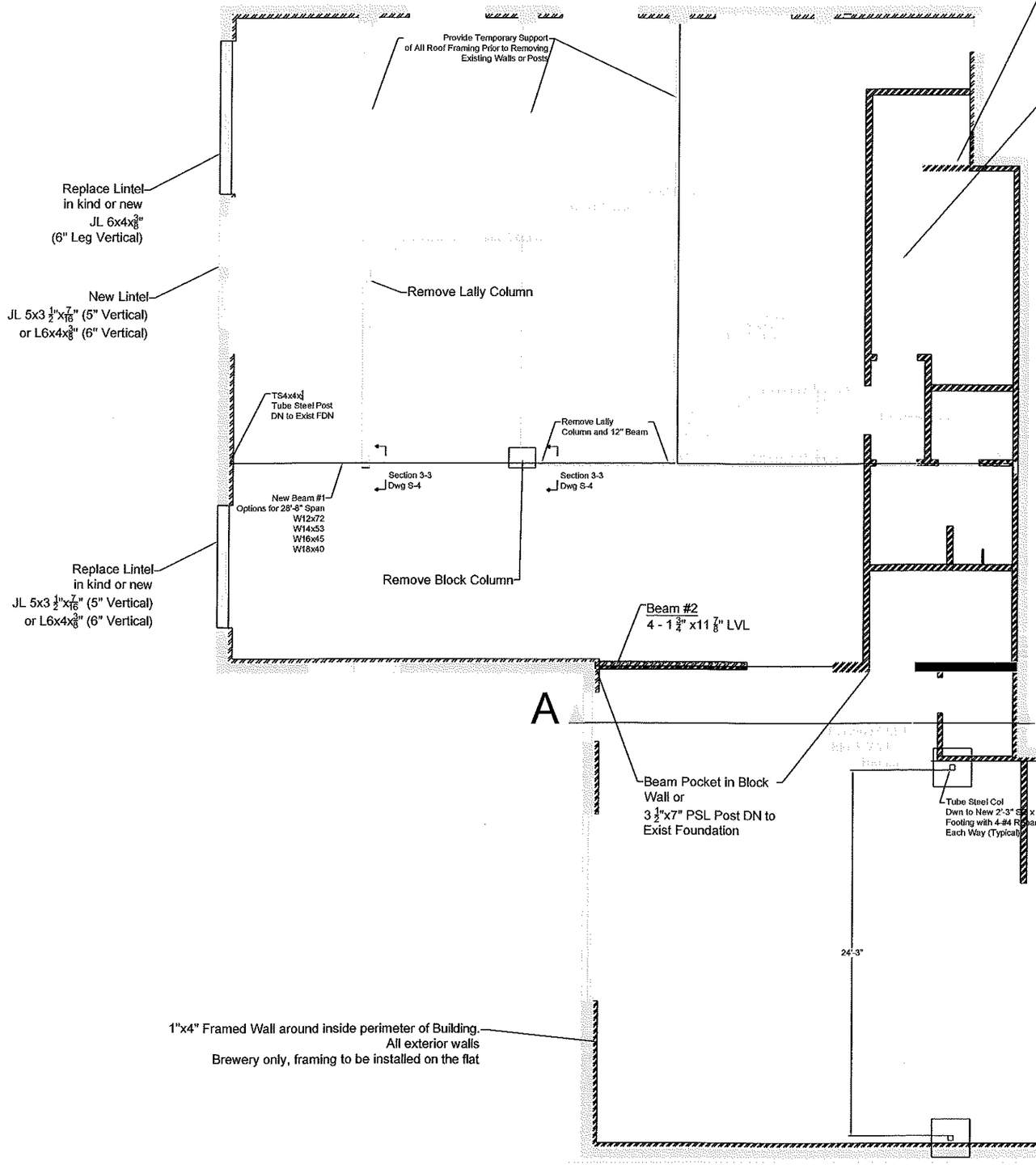
Date: Oct 26, 2018

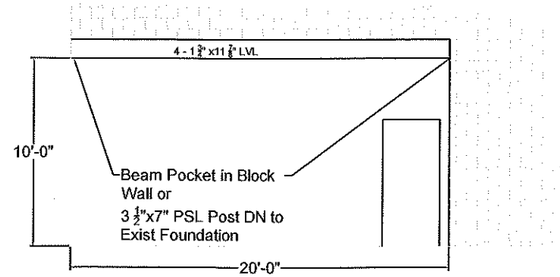
Scale: $\frac{1}{8}$" = 1'-0"

Drawn By: Mike Smith P.E.

Designed By: Allan W. Dennis P.E.

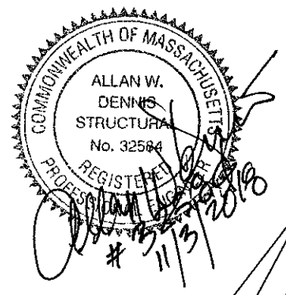
S-1





Section A

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



Old Planters Brewing Co.

232 RANTOUL STREET BEVERLY MA 01915

FIRST FLOOR STRUCTURAL PLAN

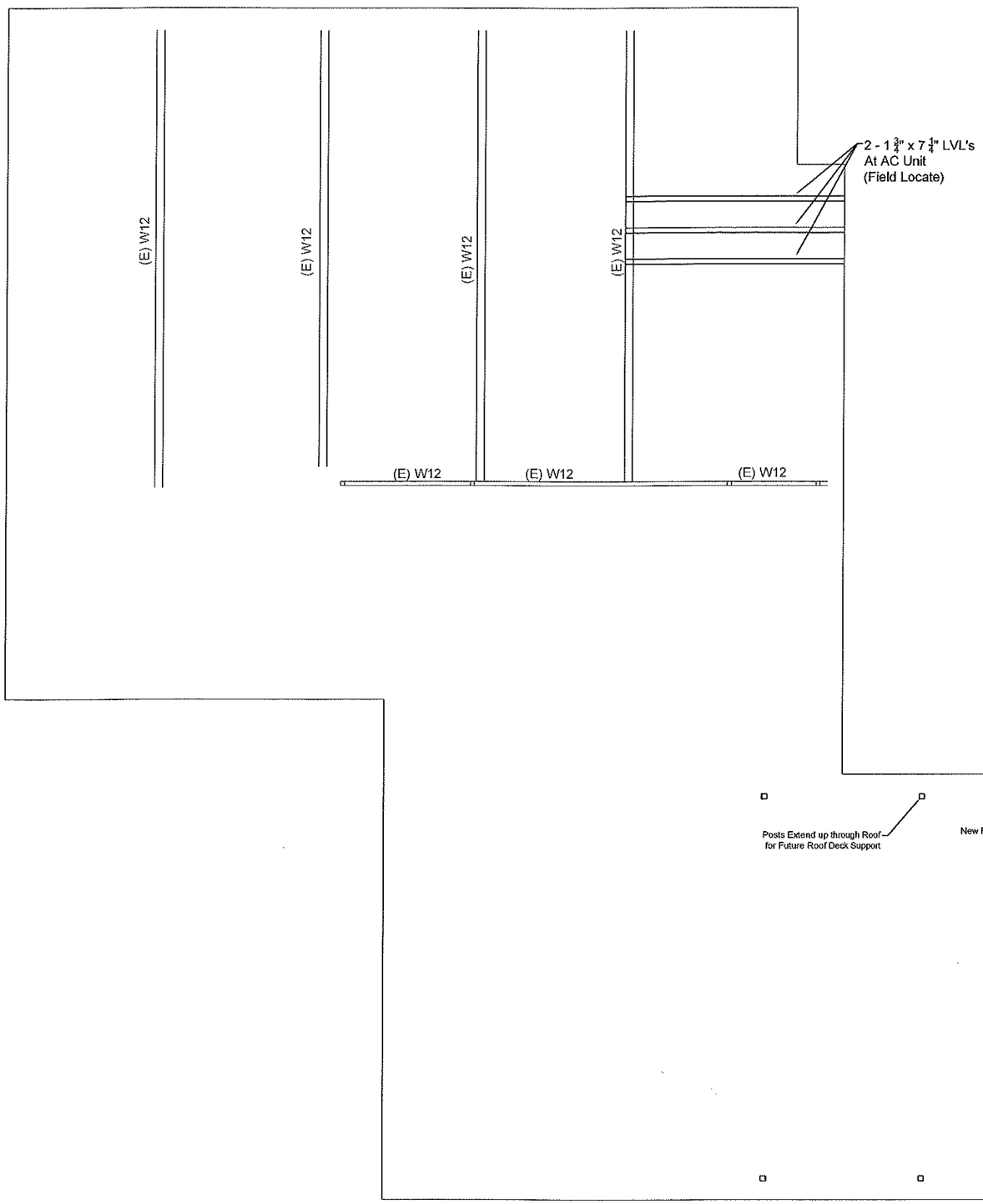
Date: Oct 26, 2018

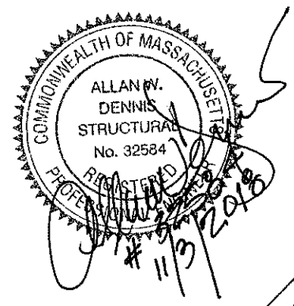
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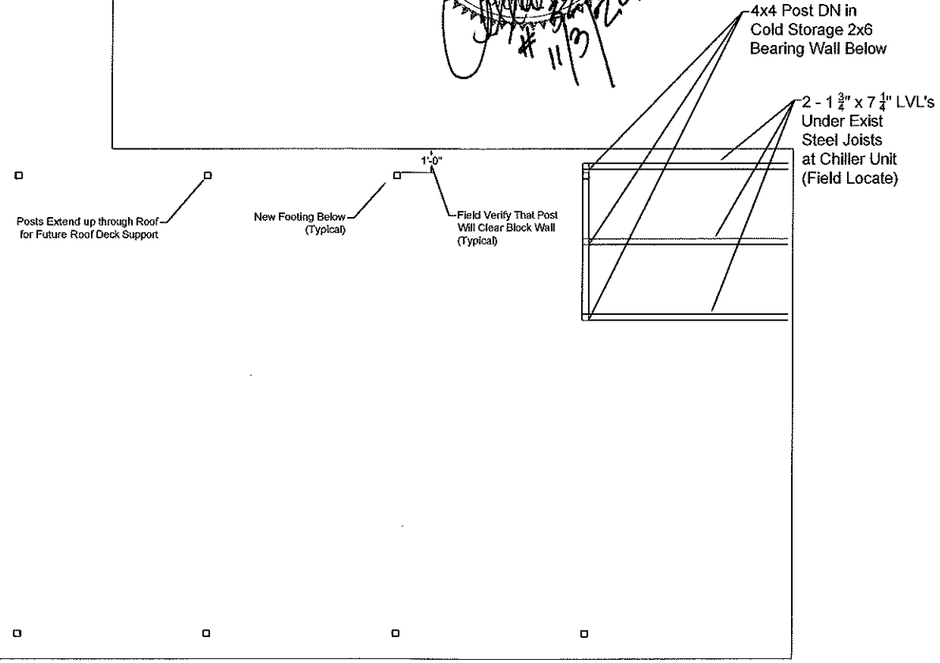
Drawn By: Mike Smith P.E.

Designed By: Allan W. Dennis P.E.

S-2







Old Planters Brewing Co.

232 RANTOUL STREET BEVERLY MA 01915

ROOF STRUCTURAL PLAN

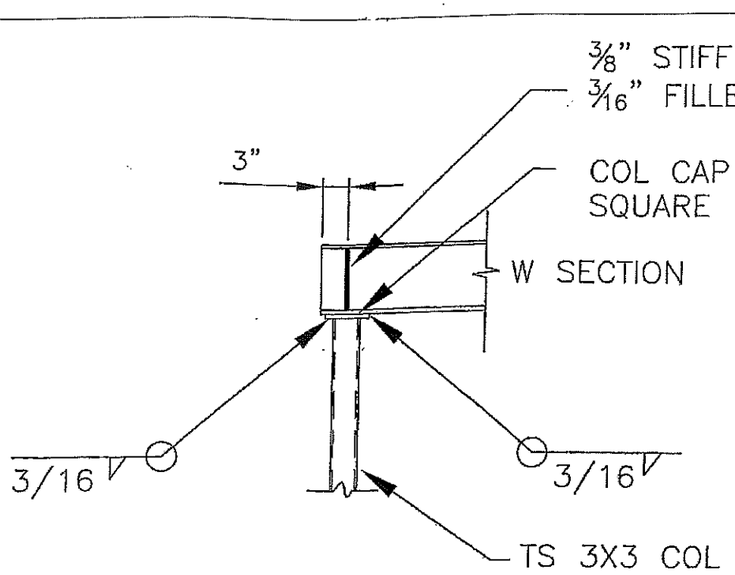
Date: Oct 26, 2018

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

Drawn By: Mike Smith P.E.

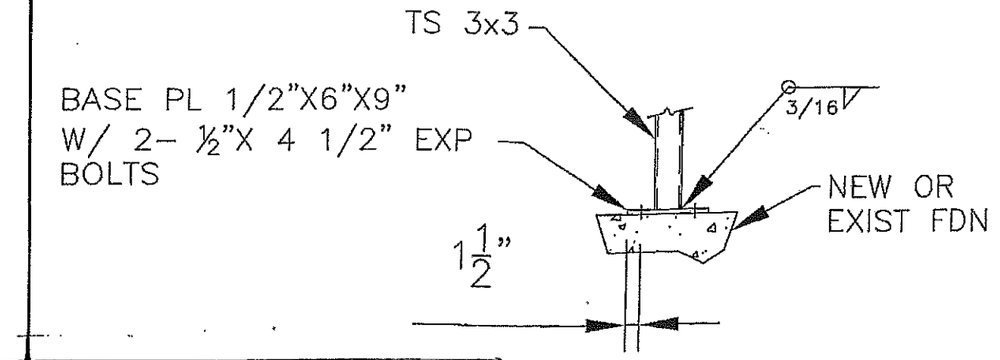
Designed By: Allan W. Dennis P.E.

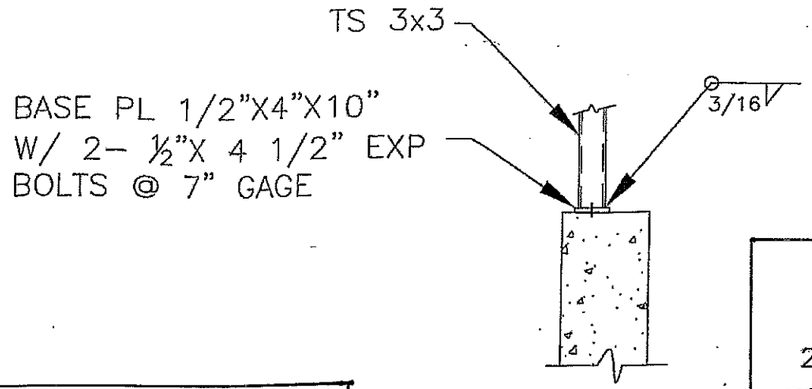
S-3



DETAIL A

SCALE: ¾" = 1'–0"



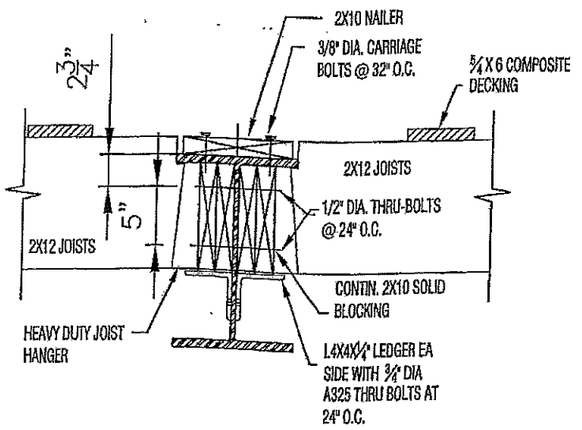


DETAIL C

SCALE: ¾" = 1'–0"

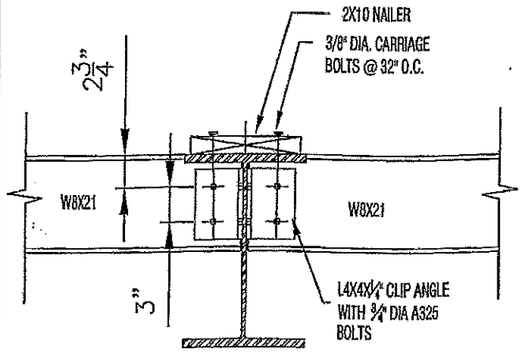
DETAIL B

SCALE: ¾" = 1'–0"



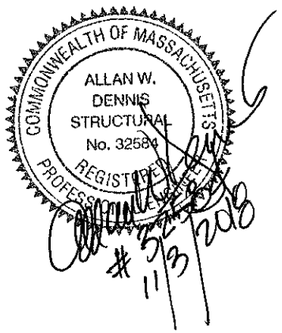
SECTION 1–1

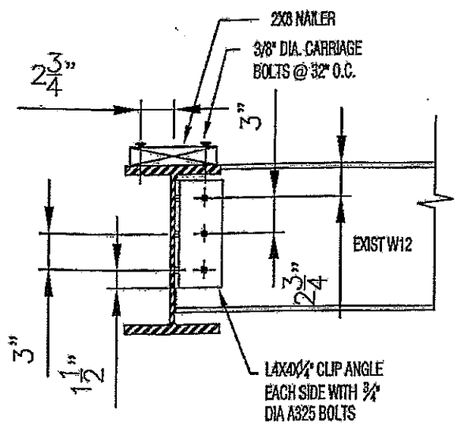
SCALE: 1 ½" = 1'–0"



SECTION 2–2

SCALE: 1 ½" = 1'–0"





SECTION 3–3

SCALE: 1 ½" = 1'–0"

Old Planters Brewing Co.
232 RANTOUL STREET BEVERLY MA 01915
STRUCTURAL DETAILS

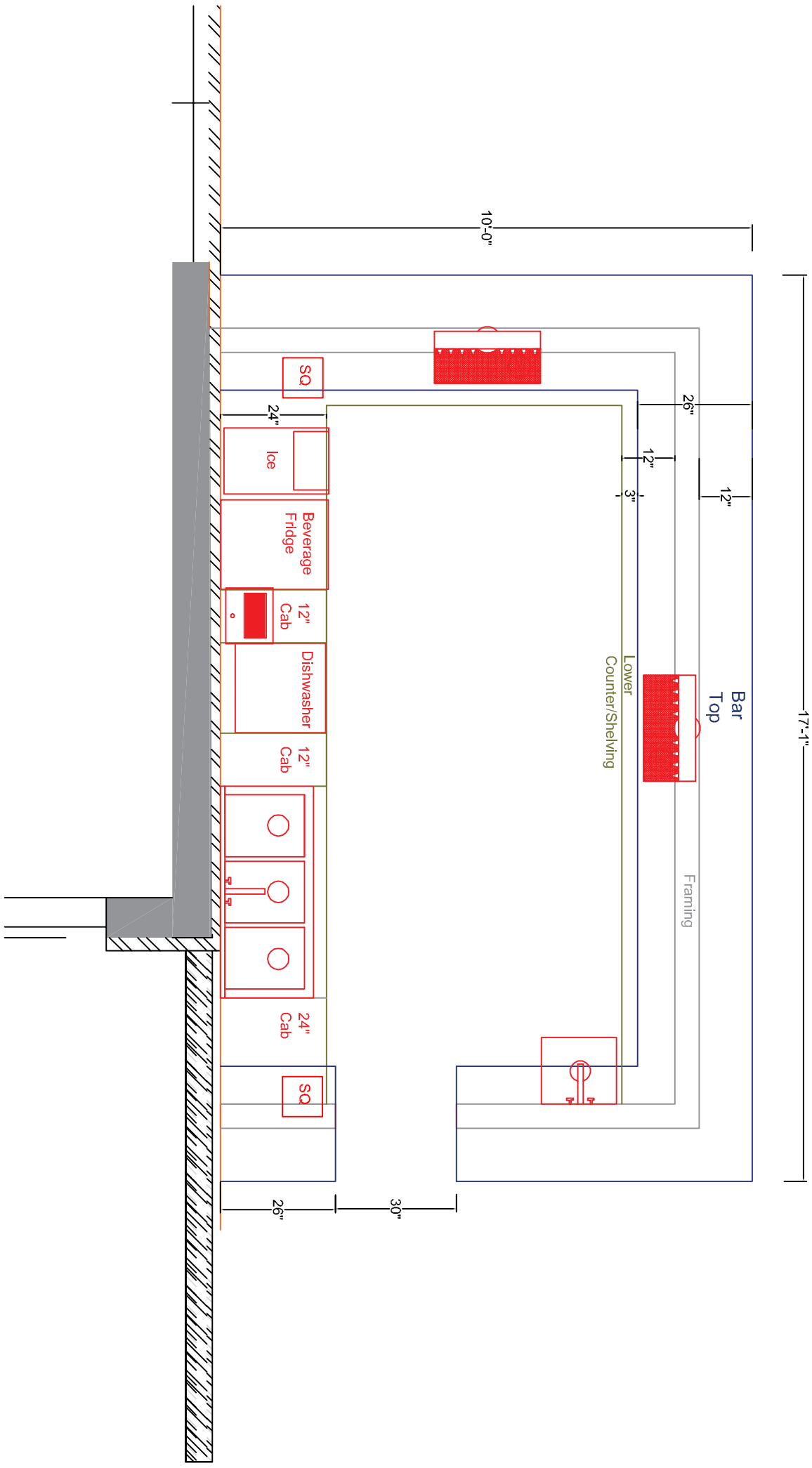
Date: Oct 26, 2018

Scale: NTS

Drawn By: Mike Smith P.E.

Designed By: Allan W. Dennis P.E.

S-4



Old Planters Brewing Co.

232/236 RANTOUL STREET BEVERLY MA 01915

BAR LAYOUT

Date: Jan 12, 2019

Scale: NTS

Drawn By: Mike Smith P.E.

Bar