

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FLEMING CREEK LLC ETALS /Daniel Brennan

Located at

145 COMMERCIAL ST

PERMIT ID: 2013-00156

CBL: 029 S001001

has permission to **change of use for a new Starbucks Coffee**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

A handwritten signature in black ink, appearing to read "Jamie Bonke".

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00156

Located at: 145 COMMERCIAL ST

CBL: 029 S001001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Plumbing Rough Commercial
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Final - Electric
Final - Fire
Certificate of Occupancy/Final

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00156	Date Applied For: 01/25/2013	CBL: 029 S001001
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Location of Construction: 145 COMMERCIAL ST	Owner Name: FLEMING CREEK LLC ETALS	Owner Address: 150 METRO PARK	Phone:
Business Name: Starbucks Coffee	Contractor Name: Daniel Brennan	Contractor Address: 50 Holt Road Andover	Phone (603) 505-5633
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: change the use to allow a restaurant use on the 1st floor (1,925 sq ft)	Proposed Project Description: change of use for a new Starbucks Coffee
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 01/29/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. This permit is NOT approving any exterior signage. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation 4) Outside dining is required to be reviewed under a separate permit application. This approval is not approving any outside dining. 			

Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/28/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) New café, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Approval of City license is subject to health inspections per the Food Code. 4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 5) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713. 6) Permit approved based upon information provided by the applicant or design professional, including revisions dated received 2/28/13. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved w/Conditions	Reviewer: Ben Wallace Jr	Approval Date: 03/04/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Any cutting and welding done will require a Hot Work Permit from Fire Department. 2) All means of egress to remain accessible at all times. 3) Fire extinguishers are required per NFPA 1. 4) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals. 5) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height. 			

Location of Construction: 145 COMMERCIAL ST	Owner Name: FLEMING CREEK LLC ETALS	Owner Address: 150 METRO PARK	Phone:
Business Name: Starbucks Coffee	Contractor Name: Daniel Brennan	Contractor Address: 50 Holt Road Andover	Phone (603) 505-5633
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

- 6) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 7) Construction or installation shall comply with City Code Chapter 10.
- 8) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 9) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 10) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 11) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00156	Issue Date:	CBL: 029 S001001
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Location of Construction: 145 COMMERCIAL ST	Owner Name: FLEMING CREEK LLC ETALS	Owner Address: 150 METRO PARK ROCHESTER, NY 14623	Phone:
Business Name: Starbucks Coffee	Contractor Name: Daniel Brennan	Contractor Address: 50 Holt Road Andover MA 01810	Phone (603) 505-5633
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3
Past Use: offices	Proposed Use: change the use to allow a restaurant use on the 1st floor (1,925 sq ft)	Permit Fee: \$1,595.00	Cost of Work: \$150,000.00
Proposed Project Description: change of use for a new Starbucks Coffee		FIRE DEPT: 3/4/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: B Type: 2B MUBEC 2009 Signature: JWB 2/28/13
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: 1/29/13	

Permit Taken By: bjs	Date Applied For: 01/25/2013	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p>OK with conditions Date: 1/29/13</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p>	<p>Historic Preservation w. thin</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>any exterior work requires a separate review & approval Date: requires a separate review & approval</p>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

1st floor

Location/Address of Construction: <u>145 Commercial Street - Starbucks Coffee</u>		
Total Square Footage of Proposed Structure/Area <u>1,925 SF</u>		Square Footage of Lot <u>14,958</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Daniel Brennan</u> Address <u>50 Holt Rd</u> City, State & Zip <u>Andover MA 01810</u>	Telephone: <u>603-505-5633</u>
<u>029 S 1</u>	Lessee/DBA (If Applicable) <u>Starbucks Coffee</u> <u>275 Grove Street</u> <u>Newton MA 02466</u>	Owner (if different from Applicant) Name <u>NAT The Dunham Group</u> <u>Katie Allen</u> Address <u>10 Dana Street</u> City, State & Zip <u>Portland ME 04101</u>
Cost Of Work: \$ <u>150 K</u>	C of O Fee: \$ _____	Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Commercial - Retail</u> Proposed Specific use: <u>Coffee Shop</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Tenant fit up for a new Starbucks Coffee with 48 interior seats and 6 exterior. All work is interior expect the 2 signs - 1 wall sign and 1 blade sign</u>	Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____	

Change of use

TBD

RECEIVED PERMIT

JAN 25 2013

Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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: [Signature] Date: 01-24-13

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



CONSULTING SERVICES

50 Holt Road, Andover, MA

(508) 380-8460

January 24, 2013

City of Portland
Attn: Building Inspections Division
389 Congress Street
Portland, ME 04101
207-874-8703

Re: Starbucks Coffee-Tenant Fit-up - 145 Commercial Street

To Whom it may concern,

Please find attached plans for the above referenced location for Building review. The scope of work for this project is a tenant fit up for a new Starbucks Coffee. This Package includes building application, full size set of drawings signed and sealed disk with electronic plans 11 x 17 size set and review fee of \$1,520.00

The plans are currently out to bid so the General Contractor is to be determined but we will provide that info once selected.

If you have any questions or require any additional information please do not hesitate to call me.

Sincerely

A handwritten signature in black ink, appearing to read 'Daniel Brennan Jr.', written over a horizontal line.

Daniel Brennan Jr
50 Holt Rd Andover MA 01810
Cell 603-505-5633



Certificate of Design Application

From Designer:

NORR ILLINOIS INC. - 312-424-2400

Date:

01-24-13

Job Name:

Starbucks Coffee - Commercial St

Address of Construction:

145 Commercial St - portland ME

2003 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) Business

Type of Construction Existing 2-B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes - Existing

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) NA

Structural Design Calculations -

NA Existing 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
<u>NA Existing</u>	

Wind loads (1603.1.4, 1609)

NA Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1809.3)

Building category and wind importance Factor, w_b 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)

NA Design option utilized (1614.1)

Seismic use group ("Category")

Spectral response coefficients, S_D & 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 P_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 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)

NA Flood Hazard area (1612.3)

Elevation of structure

Other loads

NA 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)



Certificate of Design

Date: 1/23/2013

From: PETER DUBIN

These plans and / or specifications covering construction work on:

STARBUCKS COFFEE C 145 Commercial St. - Commercial Tenant

IMPROVEMENTS ON EXISTING BUILDING

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



Signature: *P. Dubin*

Title: ARCHITECT

Firm: NOKR

Address: 325 N. LAJALLE #700
CHICAGO IL 60654

Phone: 312-424-2400

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

Transmittal

Date: Feb. 27, 2013 Sent Via: UPS
To: Building Inspections From: Alison Lampier
Division – Jeanie Bourke
Company: City of Portland Phone: 873-312-1023
Address: 389 Congress Street Email: Alison.Lampier@norr.com
Cc:

Project #: **58862-001**
Project Name: **Starbucks – Commercial Street**

For your:	<input checked="" type="checkbox"/> review	use	<input checked="" type="checkbox"/> approval	record
Submittal	Reviewed / No	Rejected /	Revise and	Reviewed as
Comment:	Exceptions taken	Resubmit	Resubmit	Noted

Other
comment:

Contents:

Date	Copies	No.	Description
2/27/13	4		CD Sheet G-001

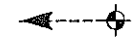
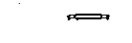
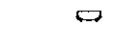

Remarks:

Signed: Alison Lampier



CTIONS

LEGEND:

-  Travel Distance
-  Exit Light
(See Reflected Ceiling Plan)
-  Wall Mounted Emergency Light
(See Reflected Ceiling Plan)
-  ADA
Clear Floor Space for Accessibility

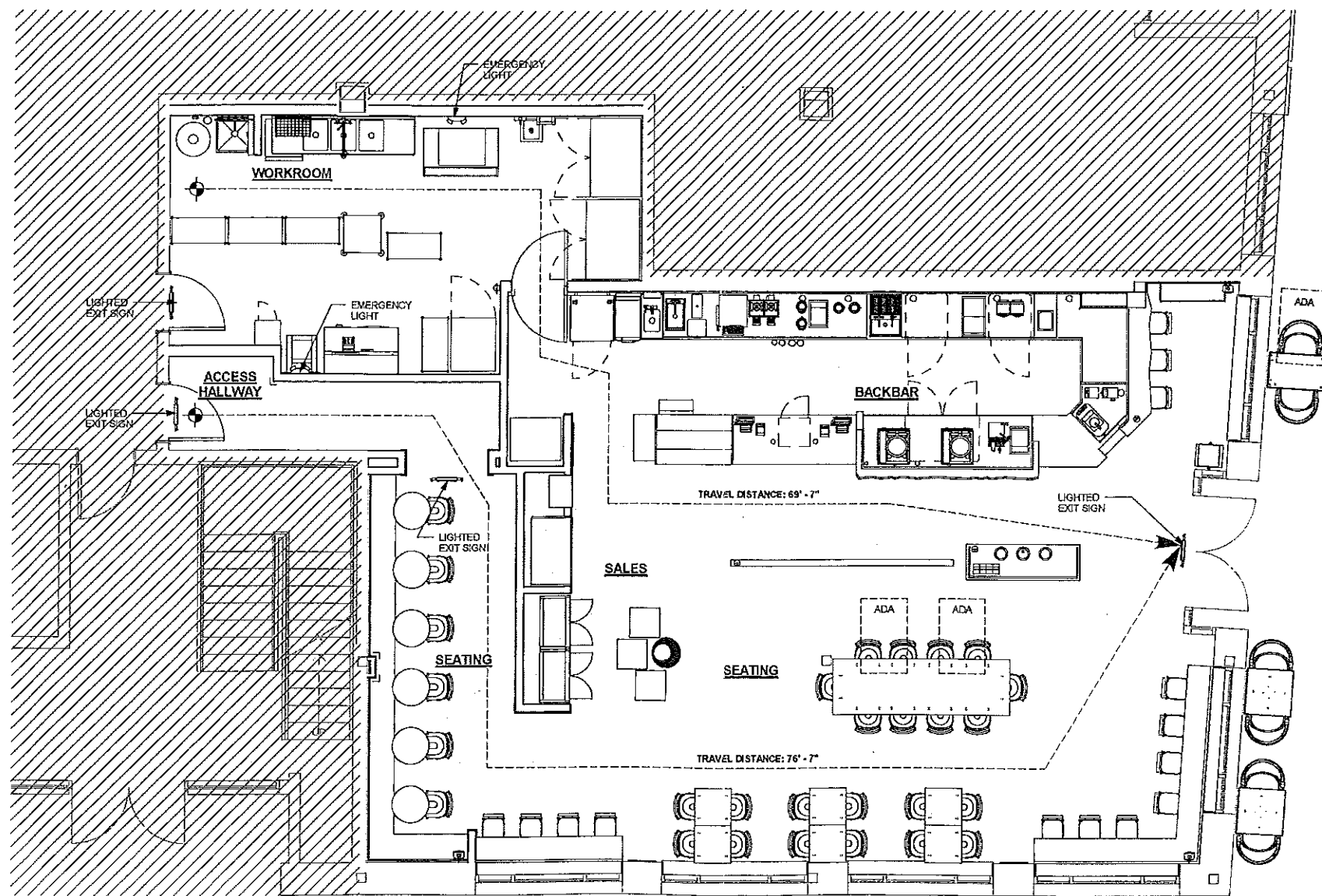
FLAME SPREAD RATING:

Flame spread rating for all proposed interior finishes shall comply with local building code.

INTERIOR FINISH NOTES:

1. Interior wall and ceiling finish materials shall be Class C with a flame spread rating less than 200 and smoke developed less than 450.
2. Floor Coverings in the exit path of all common areas shall meet Class A requirements.

STICS
 NG TILE
 FLOOR
 MANAGER
 AGENT
 ER
 XTURE, AND EQUIPMENT*
 D INSTALLED BY OWNER
 SE
 TRACTOR
 L
 TILATING, AND AIR CONDITIONING*
 TER
 ELECTRICAL, AND PLUMBING*
 ER
 RACT
 E
 METER
 NISHED CONTRACTOR INSTALLED
 NISHED OWNER INSTALLED
 N DESIGNER
 NAGER
 NS CONSTRUCTION MANAGER
 URE(D)
 ET
 TION
 Y
 THERWISE NOTED
 DIRECT
 FIELD



*outside
 seating requires
 a separate
 permit*

4 LIFE SAFETY PLAN
 Scale: 1/4" = 1'-0"



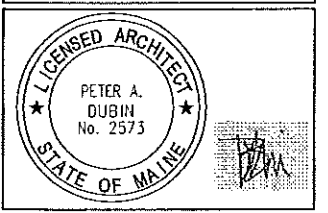
STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1675

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ARCHITECT OF RECORD
NORR
 ARCHITECTS PLANNERS
 225 N. LaSalle St. Suite 700 Chicago, IL 60654
 1.312.424.3400 | 1.312.424.4141 | www.norr.com

ENGINEER OF RECORD

 355 Marshall Avenue
 St. Louis, Missouri 63119
 Phone (314) 772-1782
 Fax (314) 772-2614
 Engineering Consultants
 Mechanical - Electrical - Plumbing



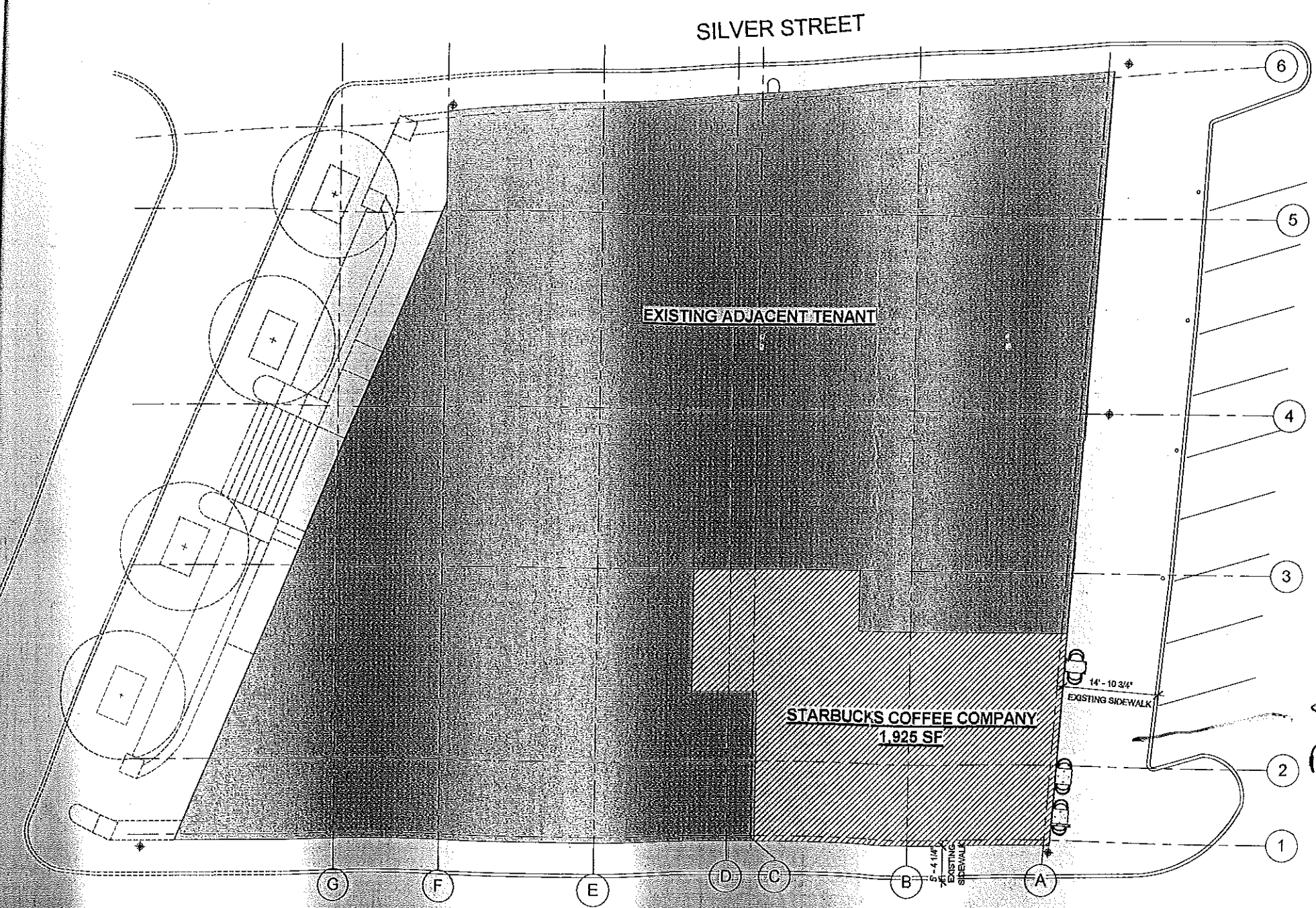
Revision Schedule				
Rev	Date	By	Description	

PROJECT NAME:
COMMERCIAL STREET
 PROJECT ADDRESS:
**145 COMMERCIAL STREET
 PORTLAND, ME 04101
 CUMBERLAND COUNTY**

STORE #: 19384
 PROJECT #: 58862-001
 CONCEPT: MCS
 PALETTE: HERITAGE
 ISSUE DATE: JAN. 11, 2013
 DESIGN MANAGER: E. ZAKAMAREK
 LEED® AP:
 PRODUCTION DESIGNER: NORR ILLINOIS
 CHECKED BY:

SHEET TITLE:
LIFE SAFETY PLAN

SCALE: 1/4" = 1'-0"
 SHEET NUMBER:
G-002



ARCHITECTURAL SITE PLAN NOTES

- A. REFER TO EXTERIOR ELEVATIONS FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND LEED REQUIREMENTS.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- D. LANDLORD IS RESPONSIBLE FOR PROVIDING SITE WORK, INCLUDING NEW BOLLARDS, FOOTING AND CONDUIT FOR DRIVE-THRU SIGNAGE. COORDINATE WITH STARBUCKS CONSTRUCTION MANAGER.
- E. ALL PARKING AND DRIVE-THRU STRIPING TO BE PROVIDED BY LANDLORD.
- F. TRASH ENCLOSURE TO BE LOCKABLE USING STEEL GATES OR CHAIN TO BE PROVIDED BY LANDLORD.
- G. LANDLORD TO PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU WINDOW STANDING PAD.
- H. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.

SHEET NOTES

1.

Separate permits required for outside Dining

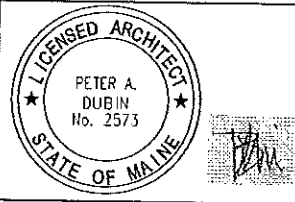


STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS COFFEE COMPANY. ANY REPRODUCTION OR DISSEMINATION OF THESE DRAWINGS OR SPECIFICATIONS TO OTHER PARTIES OR PROJECTS WITHOUT THE WRITTEN CONSENT OF STARBUCKS COFFEE COMPANY IS STRICTLY PROHIBITED. STARBUCKS COFFEE COMPANY SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THESE DRAWINGS AND SPECIFICATIONS. STARBUCKS COFFEE COMPANY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT.

ARCHITECT OF RECORD
NORR
 ARCHITECTS PLANNERS
 225 N. LINCOLN ST. SUITE 700
 PORTLAND, ME 04101

ENGINEER OF RECORD
 355 MARSHALL AVENUE
 ST. LOUIS, MISSOURI 63119
 PHONE (314) 773-1182
 FAX (314) 773-3514



Revision Schedule			
Rev	Date	By	Description

PROJECT NAME: COMMERCIAL STREET
PROJECT ADDRESS: 145 COMMERCIAL STREET
 PORTLAND, ME 04101
 CUMBERLAND COUNTY

STORE #: 19384
PROJECT #: 58862-001
CONCEPT: MCS
PALETTE: HERITAGE
ISSUE DATE: JAN 11, 2013
DESIGN MANAGER: E. ZAKAWAREK
LEED® AP:
PRODUCTION DESIGNER: NORR ILLINOIS
CHECKED BY:

SHEET TITLE: ARCHITECTURAL SITE PLAN
SCALE: As Indicated

SHEET NUMBER: A-101

PLAN - FOR REFERENCE ONLY



GENERAL NOTES

- GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD OR STARBUCKS SITE SURVEYOR, AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
- GENERAL CONTRACTOR SHALL CONSULT WITH STARBUCKS CONSTRUCTION MANAGER TO RESOLVE ANY CHANGES, OMISSIONS, OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTOR'S "STORE CLOSE-OUT PACKAGE" AS DESCRIBED IN THE CONSTRUCTION MANAGEMENT AGREEMENT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS FROM STARBUCKS CONTRACTED THIRD PARTY LOGISTICS DISTRIBUTION SERVICES AND VENDOR DIRECT SHIPMENTS. REFER TO CONSTRUCTION MANAGEMENT AGREEMENT FOR METHODS AND LEAD TIMES.
- RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "RESPONSIBILITY".
- FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATION INSTALLATION, UNLESS OTHERWISE NOTED.
- ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY THE STARBUCKS DESIGN MANAGER.
- REFER TO ITEM CUTSHEETS FOR ADDITIONAL INFORMATION.

APPLICABLE BUILDING CODES

BUILDING CODE	2009 IBC & 2009 IEBC
FIRE CODE	NFPA 2009 FIRE SAFETY CODES & STANDARDS ADOPTED PURSUANT TO TITLE 26, SECTIONS 2452 & 2455
PLUMBING CODE	MAINE STATE INTERNATIONAL PLUMBING CODE (UPC 2009)
ELECTRICAL CODE	2011 NEC
ENERGY CODE	2009 IECC
FIRE CODE	2009 NFPA
GAS CODE	NFPA 54, 2009 (CODE OF MAINE RULES) PROVISIONS & NATURAL GAS EQUIP. STANDARDS ADOPTED PURSUANT TO TITLE 32, SECTION 18123, SUBSECTION 2

CODE CLASSIFICATION	
A. OCCUPANCY GROUP:	B - BUSINESS
B. CONSTRUCTION CLASSIFICATION TYPE:	EXISTING B-B
C. AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED:	YES - EXISTING
D. ZONING:	B-3 DOWNTOWN BUSINESS HISTORIC DISTRICT

SITE AND OCCUPANCY

PROJECT DESCRIPTION: COMMERCIAL TENANT IMPROVEMENTS TO EXISTING BUILDING

BUILDING HEIGHT: 3 STORIES

BUILDING USE: COMMERCIAL

ZONING: B-3 DOWNTOWN BUSINESS HISTORIC DISTRICT

TYPE OF USE: COFFEE SHOP

TYPE OF OCCUPANCY: B - BUSINESS

OCCUPANCY LOAD:	RETAIL:	180 SF / 30 =	6
	SEATING:	564 SF / 15 =	38
	BEVERAGE/PREP:	321 SF / 200 =	2
	WORKROOM/STORAGE:	303 SF / 300 =	2
		TOTAL OCCUPANCY =	48

TOTAL SQUARE FOOTAGE: 1,926 SF

TOTAL INTERIOR SEATS: 48

EXTERIOR SEASONAL SEATING: 6

EXIT CAPACITY: EXIT 1: 7'2" WIDE
EXIT 2: 3'6" WIDE
EXIT 3: 2'6" WIDE
TOTAL EXIT WIDTH PROVIDED: 144in
0.2 X 47 = 10in REQUIRED

TRAVEL DISTANCE: 10 < 144 THEREFORE COMPLIES
ALLOWED TRAVEL DISTANCE: 150'-0"
ACTUAL TRAVEL DISTANCE: 76'-7"

NUMBER OF EXITS: M.N. NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 1

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G-003	SCOPE OF WORK PLAN
G-010	DESIGN SPECIFICATIONS
G-011	DESIGN SPECIFICATIONS
G-012	DESIGN SPECIFICATIONS
ARCHITECTURAL	
A-101	ARCHITECTURAL SITE PLAN
A-201	ENLARGED EXTERIOR SEATING PLAN
A-301	EXTERIOR ELEVATIONS
INTERIORS	
I-112	FLOOR PLAN
I-113	PENETRATION PLAN
I-115	FF AND E PLAN
I-116	CASEWORK PLAN
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E-001	ELECTRICAL SPECIFICATIONS
E-112	ELECTRICAL POWER PLAN
E-113	LIGHTING PLAN
FIRE	
FA-001	FIRE ALARM PLAN

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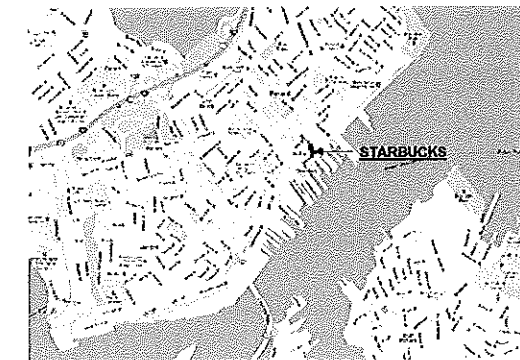
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ROOM SCHEDULE

NAME	AREA
ACCESS HALLWAY	76 SF
BACKBAR	319 SF
SALES	150 SF
SEATING	800 SF
WORKROOM	305 SF
Grand total	1680 SF

VICINITY PLAN



3D INTERIOR PERSPECTIVE



ARCHITECTURAL SYMBOL LEGEND

	NORTH ARROW		PAINT TAG
	EXTERIOR ELEVATION		DESIGN ID TAG
	INTERIOR ELEVATION		DOOR/WINDOW TAG
	SECTION CALLOUT	X'XX' AFF	ABOVE FINISHED FLOOR HEIGHT TAG (IMPERIAL)
	DETAIL CALLOUT	XXXX AFF	ABOVE FINISHED FLOOR HEIGHT TAG (METRIC)
	REVISION TAG	X'XX'	DIMENSION LINE FROM FINISH FACE TO FINISH FACE
	DATUM POINT		REVISION CLOUD



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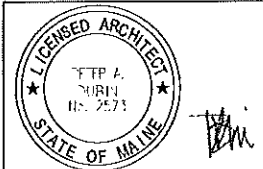
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Rev	Date	By	Description
1	2/27/13		BUILDING COMMENTS

PROJECT NAME: COMMERCIAL STREET
PROJECT ADDRESS: 145 COMMERCIAL STREET
PORTLAND, ME 04101
CUMBERLAND COUNTY

STORE #: 19384
PROJECT #: 58862-001
CONCEPT: MCS
PALETTE: HERITAGE
ISSUE DATE: JAN 11, 2013
DESIGN MANAGER: E. ZAKAMAREK
LEED® AP:
PRODUCTION DESIGNER: NORR ILLINOIS
CHECKED BY:

SHEET TITLE: GENERAL INFORMATION

SCALE: As indicated

SHEET NUMBER: G-001

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Engineering Consultants
 Mechanical • Electrical • Fire/MEG

Rev	Date	By	Description
1	02-27-13		Building Depart. Comments

Rev	Date	By	Description
1	02-27-13		Building Depart. Comments

PROJECT NAME:
COMMERCIAL STREET

PROJECT ADDRESS:
**145 COMMERCIAL STREET
 PORTLAND, ME 04101
 CUMBERLAND COUNTY**

STORE #:
18384

PROJECT #:
58882-001

CONCEPT: MCS
 PALETTE: HERITAGE
 ISSUE DATE: JAN. 11, 2013
 DESIGN MANAGER: E. ZAVAMAREX
 LEED® AP:
 PRODUCTION DESIGNER: NORR ILLINOIS
 CHECKED BY: CLL / SWD

SHEET TITLE:
Plumbing Waste/Drain Plan

SCALE: 1/4" = 1'-0"
 SHEET NUMBER:
P-112

Plumbing Design Notes

- A. Furnish and install a complete and operating system. All items are not necessarily shown.
- B. Plumbing Contractor responsible for site investigation prior to start of work to reveal full scope of work.
- C. All Plumbing lines to be routed such that they are not visible to customers.
- D. Refer to manufacturer specifications for location of connections unless otherwise noted.
- E. Coordinate with Electrical Contractor for power connection to all plumbing equipment.
- F. Dimensions are to finish face unless otherwise noted.
- G. Refer to detail sheets for plumbing fittings located in case work.
- H. Cold water supply lines inside case work and bar area to be covered with 1/2" (10mm) thick self-sealing, sectional closed-cell foam insulation. Refer to specifications for hot water supply line insulation requirements.
- J. Contractor shall contact water filter supplier before the time that the filter system is to be started up.
- K. Verify proper water system with water test results.

Sheet Notes

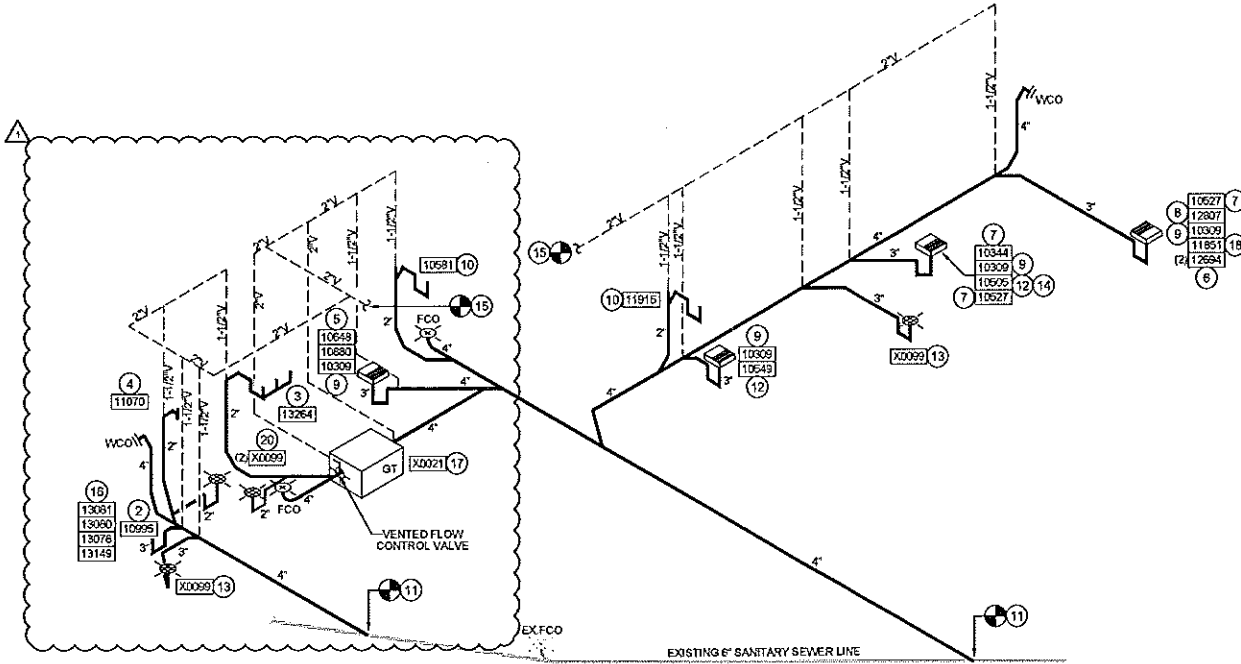
- 1. 1" INDIRECT DRAIN FROM DRIP PAN AND 3/4" PRESSURE RELIEF FROM WATER HEATER TO FLOOR DRAIN.
- 2. 3" WASTE FROM MOP SINK.
- 3. 2" DIRECT DRAIN FROM COMPARTMENT SINK.
- 4. 2" DIRECT DRAIN FROM DISHWASHER.
- 5. 5/8" I.D. P.P.T. FROM DRAIN ON ICE MACHINE TO INDIRECT DRAIN AT FLOOR SINK.
- 6. 5/8" DRAIN HOSE TO INDIRECT DRAIN RISER. SEE DETAIL ON SHEET P-501.
- 7. 1" INDIRECT INSULATED DRAIN LINE FROM ICE BIN DROP TO FLOOR SINK.
- 8. 3/4" INDIRECT DRAIN FROM WATER STATION DRAIN BOARD TO FLOOR SINK.
- 9. 2" WASTE FROM FLOOR SINK. GENERAL CONTRACTOR MAY NEED TO MODIFY CABINET BASE TO ALLOW ACCESS TO FLOOR SINK.
- 10. 2" WASTE FROM SINK.
- 11. MAKE CONNECTION TO EXISTING SANITARY SEWER WITHIN PREMISES. VERIFY EXACT LOCATION, INVERTS AND REQUIREMENTS ON SITE.
- 12. 1-1/2" INDIRECT DRAIN TO FLOOR SINK. IF INDIRECT NOT ALLOWED, PROVIDE 2" DIRECT DRAIN. SEE DETAIL ON SHEET P-501.
- 13. 3" WASTE FROM FLOOR DRAIN.
- 14. 1-1/2" INDIRECT DRAIN FROM PITCHER RINSER SINK.
- 15. MAKE CONNECTION TO EXISTING VENT SYSTEM (MIN 2") IN PREMISES BY LANDLORD. VERIFY EXACT LOCATION, SIZE AND REQUIREMENTS ON SITE. LANDLORD TO EXTEND VENT LINE TO ABOVE ROOF AND MAINTAIN 10 FOOT CLEARANCES TO ANY AIR INTAKES.
- 16. 3/4" INDIRECT DRAIN FROM WATER EQUIPMENT TO MOP SINK. CONTRACTOR TO VERIFY EXACT REQUIREMENTS WITH EQUIPMENT SUPPLIER.
- 17. PROVIDE AND INSTALL GREASE TRAP RECESSED IN FLOOR AS SPECIFIED IN THE GREASE TRAP CALCULATION ON THIS SHEET. VERIFY EXACT LOCATION IN FIELD. PROVIDE WITH VENTED FLOW CONTROL.
- 18. CLOYER BREWER: ROUTE 1" FLEXIBLE DRAIN HOSE THROUGH COUNTER INTO A RIGID PIPE. ROUTE 1" RIGID PIPE INDIRECT DRAIN TO FLOOR SINK.
- 19. INDIRECT WASTE LINE: ROUTE CONCEALED AND INSTALL PER CODE WITH 2% SLOPE TO INDIRECT RECEPTOR (SEE DETAIL ON SHEET P-501). NOT ALL INDIRECT WASTE LINES ARE SHOWN BUT SHALL BE INSTALLED AS NEEDED.
- 20. 3" WASTE FROM TELL-TALE FLOOR DRAIN FROM DIRECT CONNECTED DISHWASHER AND COMPARTMENT SINK PER SECTION 704.3 OF THE 2009 UPC. VENT AS REQUIRED BY CODE. PROVIDE ONLY IF REQUIRED BY AHJ.

GREASE TRAP CALCULATION

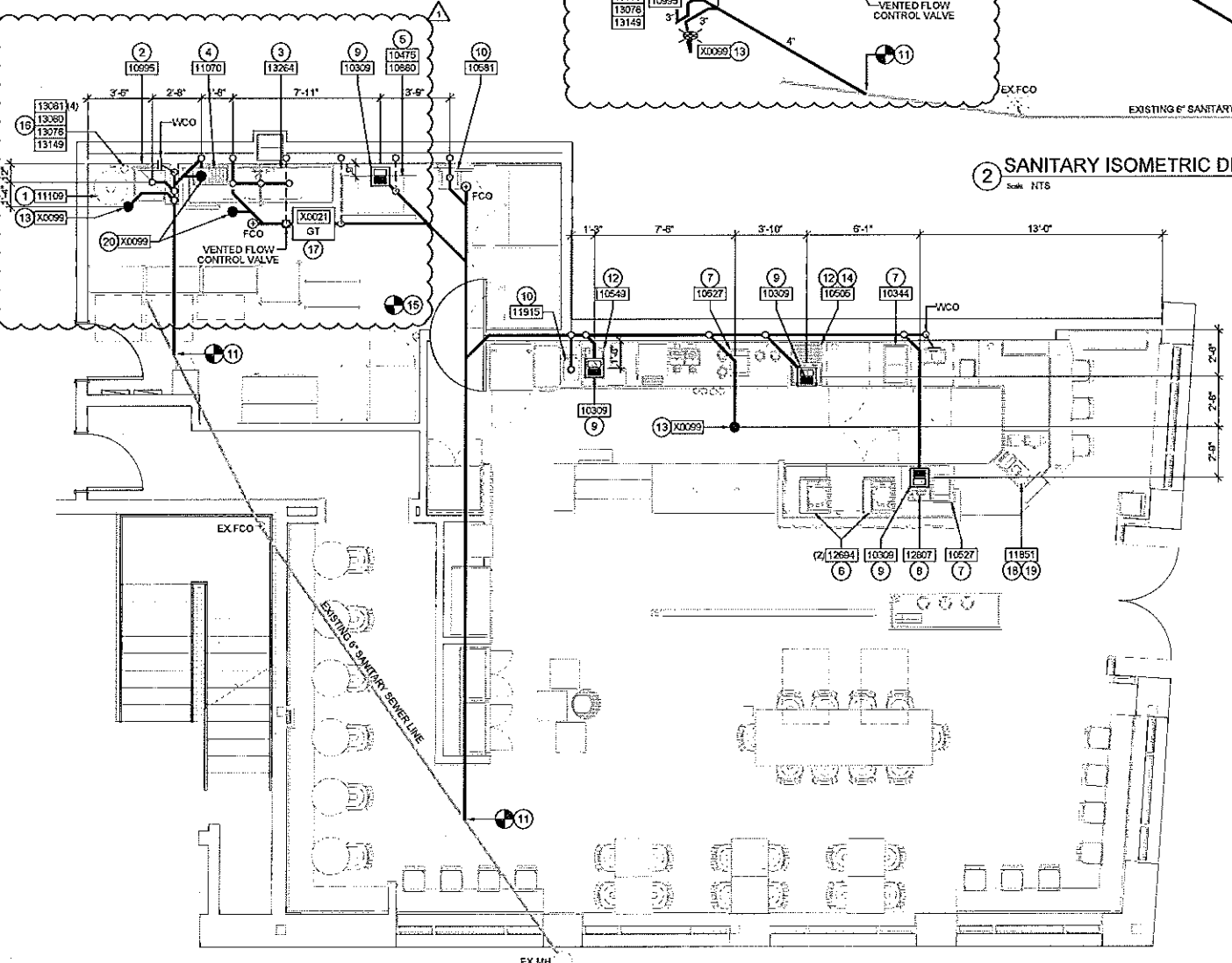
EQUIPMENT	DESCRIPTION	COMP'T SIZE	FLOW RATE REQUIRED
13264	3-COMP SINK	3(16"x19"x14") = 12,768 CV(231(.75))=	41.6
TOTAL GPM =			41.6 GPM
2 MIN. DRAIN TIME			20.76 GPM
TOTAL FLOW RATE SUPPLIED			25 GPM
TOTAL GREASE CAPACITY SUPPLIED			75 LBS

PROVIDE A SCHER MODEL GB-25 FLUSH WITH FLOOR GREASE TRAP OR APPROVED EQUAL. VENT PER LOCAL CODE.

-ATTENTION, ACTION REQUIRED PRIOR TO INSTALLATION -
 ADDITIONAL PLUMBING NEEDED. CHECK VALVE INSTALLED BETWEEN WATER HEATER & SOFTENER LOCATION. SOFT WATER LINE RUN TO WATER HEATER FROM SOFTENER LOCATION. SERVICE BYPASS FOR SOFTENER.
 ADDITIONAL ELECTRICAL NEEDED: DUPLEX OUTLET.
 18" DUNNAGE RACK FOR SOFTENER.



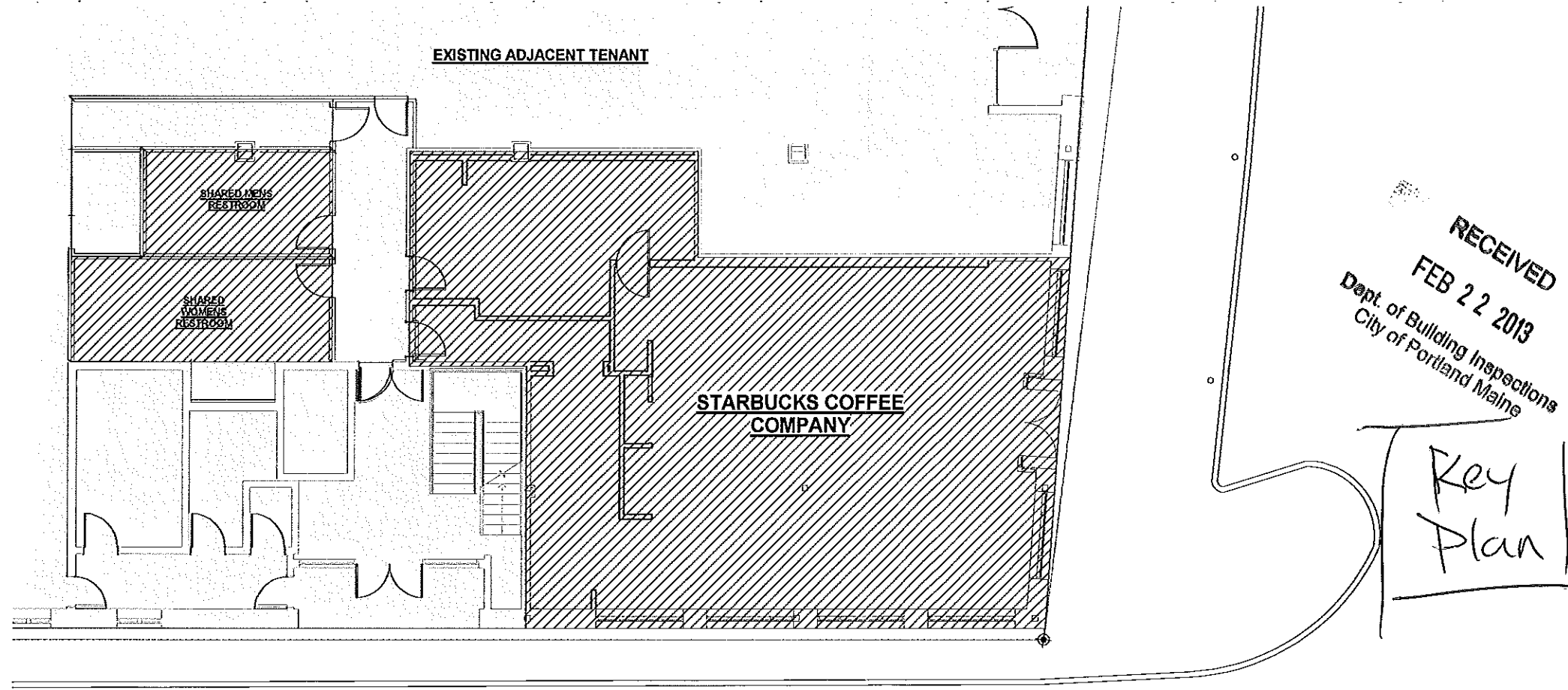
2 SANITARY ISOMETRIC DIAGRAM
 Scale: NTS



1 PLUMBING WASTE / DRAIN PLAN
 Scale: 1/4" = 1'-0"

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1 ENLARGED SITE PLAN
Scale: 3/16" = 1'-0"

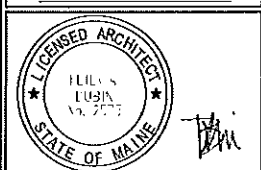


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Revision Schedule

Rev	Date	By	Description

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Key Plan

PROJECT NAME:
COMMERCIAL STREET
PROJECT ADDRESS:
**145 COMMERCIAL STREET
PORTLAND, ME 04101
CUMBERLAND COUNTY**

STORE #: 19384
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CONCEPT: MCS
PALETTE: HERITAGE
ISSUE DATE: JAN. 11, 2013
DESIGN MANAGER: E. ZAKAMAREK
LEED® AP
PRODUCTION DESIGNER: NORR ILLINOIS
CHECKED BY:

SHEET TITLE:
ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A-102