

**PROJECT SCOPE: INTERIOR TENANT IMPROVEMENTS TO EXISTING BUILDING**

**GENERAL NOTES**

- GENERAL CONTRACTOR SHALL VISIT THE SITE, 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, TRIM, 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.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR ANY MODIFICATION TO EXISTING SPRINKLER SYSTEM IF APPLICABLE.
- A COMPLETE COPY OF THESE CONSTRUCTION DOCUMENTS, UPDATED AS REQUIRED BY SUBSEQUENTLY ISSUED INFORMATION, IS TO BE KEPT ON SITE AT ALL TIMES. ANY WORK REQUIRING CORRECTION AS THE RESULT OF FAILURE TO CONSULT THE MOST RECENT CONSTRUCTION DOCUMENTS SHALL BE COMPLETED AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR AND WILL NOT BE CONSIDERED AS A BASIS FOR AN EXTENSION OF THE PROJECT SCHEDULE.
- ALL DIMENSIONS OF EXISTING CONSTRUCTION TO BE VERIFIED IN FIELD. THE CONTRACTOR IS TO INFORM THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT, THE CONTRACTOR IS TO CONTACT THE ARCHITECT FOR INTERPRETATION. OTHERWISE THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
- THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE IS TO BE MAINTAINED.
- THE CONTRACTORS SHALL MAKE PROVISIONS FOR PROTECTING ALL EXISTING AND NEW WORK DURING CONSTRUCTION.
- THE WORK SITE IS TO BE MAINTAINED IN A BROOM-CLEAN AND ORDERLY CONDITION AT ALL TIMES. WASTE IS TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AS WORK PROGRESSES.
- ALL FLOORS AND SUBFLOORS SHALL BE MADE FLAT AND LEVEL AS REQUIRED BEFORE INSTALLING NEW FLOORING AND CASEWORK.
- WHERE NEW WORK ADJOINS EXISTING, SUCH WORK WILL BE PROPERLY INTEGRATED WITH THE EXISTING WORK TO INSURE A UNIFORM APPEARANCE. ANY NEW WORK REQUIRED IN EXISTING WORK SHALL BE PATCHED AND FINISHED AS REQUIRED TO MATCH SURROUNDING EXISTING WORK. THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITTING AND PATCHING. THE CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER TO NOT SHOWN AND/OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- NEW WALLS SHALL ALIGN AND BE LEVEL AND PLUMB TO EXISTING ADJACENT WALLS AND CONDITIONS UNLESS NOTED OTHERWISE.
- ALL PARTITION PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE RESISTANCE OF ANY FIRE RATED PARTITIONS.
- CLOSE-UP AND PATCH SOFFITS, WALLS AND CEILING FOR ALL EXISTING ELECTRICAL EQUIPMENT, BOXES OR OUTLETS REMOVED OR ABANDONED. CUT NEW OPENINGS FOR ELECTRICAL EQUIPMENT, BOXES, ETC. AS REQUIRED.
- GC TO INSPECT SEALS AT ALL EXISTING WINDOWS THROUGHOUT. ADVISE THE ARCHITECT ON FINDINGS PRIOR TO BEGINNING ANY REPAIR WORK.
- ANY WORKMAN USING FLAMMABLE MATERIALS SHALL INCLUDE A SMALL FIRE EXTINGUISHER AS PART OF HIS EQUIPMENT.
- ALL NOTES ON ALL SHEETS OF THE DOCUMENT SET SHALL APPLY TO ALL SHEETS IN THE SET.
- ALLOWABLE CONSTRUCTION TOLERANCES ARE AS FOLLOWS:  
WALLS: 1/4" IN 10'-0" OUT OF PLANE, NO TOLERANCE FOR OUT OF PLUMB OR LEVEL UNLESS UNAVOIDABLE DUE TO SITE CONDITIONS.  
CEILINGS: ± 1/4" IN HEIGHT UNLESS UNAVOIDABLE DUE TO SITE CONDITIONS.  
TILE GROUT JOINTS: 1/16" ± 1/64" UNLESS OTHERWISE NOTED  
TILE LIPPING: ± 1/32"  
STONE SLAB JOINTS: 1/32" MAXIMUM, NO LIPPING PERMITTED.
- THE ARCHITECT AND CONSULTANTS HAVE INVESTIGATED THE EXISTING FACILITY IN THEIR PREPARATION OF THESE DOCUMENTS. THIS INVESTIGATION & VERIFICATION HAS BEEN DONE TO THE BEST OF THE ARCHITECT'S ABILITY AS A PROFESSIONAL. AS THIS PROJECT INCLUDES RENOVATION OF AN EXISTING SITE, UNFORESEEN CONDITIONS MAY ARISE DURING THE COURSE OF THE PROJECT, WHICH MAY NOT HAVE BEEN DISCOVERED DURING THE INVESTIGATION & VERIFICATION BY THE ARCHITECT. DISCOVERY OF THESE CONDITIONS WILL NOT BE CONSIDERED A FAULT IN THESE DOCUMENTS, HOWEVER, THE ARCHITECT WILL ASSIST IN THE INCORPORATION OF A RESOLUTION OF THESE HIDDEN CONDITIONS.

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**ARCHITECTURAL SYMBOL LEGEND**

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

**PROJECT CONTACTS**

**PROGRAM MANAGER:** JAMIE BOND  
STARBUCKS COFFEE COMPANY  
7 PENN PLAZA 370 7TH AVENUE, 15TH FLOOR  
NEW YORK, NY 10001  
JAMBOND@STARBUCKS.COM  
PHONE: 714.642.4149  
STARBUCKS COFFEE COMPANY

**DESIGNER:** ANNIE LEE  
STARBUCKS COFFEE COMPANY  
7 PENN PLAZA  
370 7TH AVENUE, 15TH FLOOR  
NEW YORK, NY 10001  
212.615.9811 OFFICE  
ANLEE-CW@STARBUCKS.COM

**CONSTRUCTION MANAGER:** KATHY LISBON  
STARBUCKS COFFEE COMPANY  
275 GROVE STREET  
NEWTON, MA 02466  
(508) 241-7850 CELL  
KLISBON@STARBUCKS.COM

**LANDLORD:** STEPHEN MARDIGAN  
726 FOREST AVE  
PORTLAND, ME 04103

**LANDLORD CONTACT:** JIM HOPKINSON, HOPKINSON & ABBONDANZA  
207.772.5845 OFFICE  
JHOPKINSON@HABLAW.COM

**ARCHITECT OF RECORD:** NORR - PETER DUBIN  
325 N. LASALLE STREET, SUITE 500  
CHICAGO, IL 60654  
(312) 424-2400 PHONE  
PIERINA.BENVENUTO@NORR.COM

**MEP CONSULTANT OF RECORD:** WILLIAM ALKEMEYER  
353 MARSHALL AVENUE, SUITE 100  
ST. LOUIS, MO 63119  
(314) 772-1782 PHONE  
(314) 772-0109 FAX  
BSWEEENEY@ALKEMEYER.COM

**SITE AND OCCUPANCY**

**PROJECT DESCRIPTION:** RENOVATION: EXISTING STARBUCKS COFFEE SHOP  
COMMERCIAL TENANT IMPROVEMENTS. SIGNAGE  
UNDER SEPARATE PERMIT

**BUILDING HEIGHT:** 21'-0"

**BUILDING AREA:** 1,953 SF

**BUILDING USE:** COMMERCIAL

**CONSTRUCTION TYPE:** II-B

**FIRE SUPPRESSION SYSTEM:** NONE

**ZONING:** B2 - REGULAR BUSINESS SINGLE TENANT LOT

**TYPE OF USE:** RETAIL SALES AND SERVICES

**TOTAL SQUARE FOOTAGE:** 1,953 SF

**TYPE OF OCCUPANCY:** B - BUSINESS (A-2 UNDER 49 OCC.)

**OCCUPANCY LOAD:**  
RETAIL: 56 SF / 30 = 2  
SEATING: 342 SF / 15 = 23  
BEVERAGE/PREP: 377 SF / 200 = 2  
WORKROOM/STORAGE: 386 SF / 300 = 2  
TOTAL OCCUPANCY = 29  
(NO CHANGE TO EXISTING)

**TOTAL INTERIOR SEATS:** 23 (NO CHANGE TO EXISTING)

**EXTERIOR SEASONAL SEATING:** 23 (NO CHANGE TO EXISTING)

**EXIT CAPACITY:** EXIT 1: 72" WIDE  
EXIT 2: 36" WIDE  
TOTAL EXIT WIDTH PROVIDED: 108in  
108in / 0.2in PER OCCUPANT = 540 OCCUPANTS  
29 < 540 THEREFORE COMPLIES

**TRAVEL DISTANCE:** ALLOWED TRAVEL DISTANCE: 200'-0"  
ACTUAL TRAVEL DISTANCE: 46'-6"

**NUMBER OF EXITS:** MIN. NUMBER OF EXITS REQUIRED: 1  
NUMBER OF EXITS PROVIDED: 2  
WORKROOM / BACKBAR EXITS PROVIDED: 1

**PLUMBING FIXTURES**

- (1) MEN'S RESTROOM
- (1) WOMEN'S RESTROOM

NO CHANGE TO EXISTING

**APPLICABLE BUILDING CODES**

- BUILDING CODE:** 2009 INTERNATIONAL BUILDING CODE
- PLUMBING CODE:** 2009 UNIFORM PLUMBING CODE
- MECHANICAL CODE:** 2007 ASHRAE 62.1, 62.2 AND 90.1
- ENERGY CODE:** 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- FIRE PROTECTION:** 2009 INTERNATIONAL FIRE CODE
- ACCESSIBILITY:** ANSI A117.1-2009

**DEFERRED SUBMITTALS**

- SIGNAGE
- FIRE PROTECTION
- FIRE ALARM

**RESPONSIBILITY LEGEND**

GC	GENERAL CONTRACTOR
LL	LANDLORD
VD	VENDOR
WH	WAREHOUSE

**VICINITY MAP**



**VICINITY MAP**



**PERSPECTIVE - INTERIOR**



**ISSUE FOR CONSTRUCTION 08/23/2017**



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

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STARBUCKS TEMPLATE VERSION I2016.12.23

**NORR**  
ARCHITECTS PLANNERS  
325 N. LaSalle St., Suite 500 | Chicago, IL 60654  
1.312.424.2400 | www.norr.com

**ENGINEER OF RECORD**  
William J. Abbeney, P.E.  
303 Marshall Avenue  
St. Louis, Missouri 63119  
Phone (314) 772-1782  
Fax (314) 772-0208  
Engineering Consultant



**PROJECT NAME:**  
RENOVATION OF  
STARBUCKS COFFEE  
PORTLAND, 1080  
FOREST AVE.  
PROJECT ADDRESS:  
1080 FOREST AVENUE  
PORTLAND, ME 04103  
CUMBERLAND COUNTY

**STORE #:** 11917  
**PROJECT #:** 37548-037  
**ISSUE DATE:** 08/23/2017  
**PROGRAM MANAGER:** J. BOND  
**DESIGNER:** A. LEE  
**LEED® AP:** N/A  
**PRODUCTION DESIGNER:** E. VEGA  
**CHECKED BY:** P. BENVENUTO

Revision Schedule			
Rev	Date	By	Description

**SHEET TITLE:**  
GENERAL INFORMATION

**SCALE:** AS SHOWN

**SHEET NUMBER:**  
G-0001