

LOCUS MAP



STORE WITHIN A STORE SPRINT STORE # 7766 (WITHIN RADIOSHACK STORE # 1106)

1064 BRIGHTON AVENUE PORTLAND, ME 04102



WILLIAM STARCK
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LIST OF DRAWINGS

- CS - COVER SHEET & GENERAL NOTES
- A-1 - DEMOLITION & NEW FLOOR PLANS
- A-2 - MILLWORK PLAN & ELEVATIONS
- AE-1 - POWER PLAN, LEGEND & NOTES

CODE SUMMARY:

PROJECT:

LOCATION: 1064 BRIGHTON AVENUE, PORTLAND, ME 04102
PROJECT TYPE: INTERIOR RENOVATION (EXISTING RADIOSHACK SPACE)

APPLICATION:

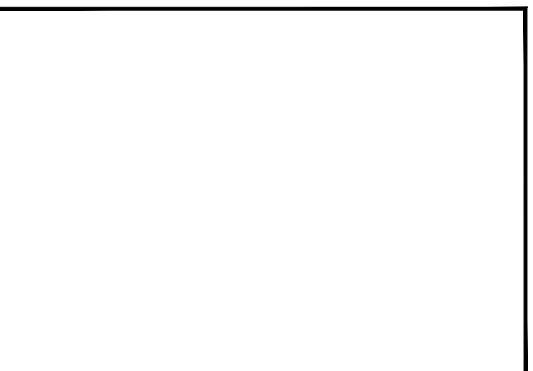
BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE
(w/ MAINE UNIFORM BUILDING AND ENERGY CODE)
EXISTING BUILDING CODE: 2009 INTERNATIONAL EXISTING BUILDING CODE
(w/ MAINE UNIFORM BUILDING AND ENERGY CODE)
ELECTRICAL CODE: 2011 NFPA 70 - NATIONAL ELECTRICAL CODE
ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE
(w/ MAINE UNIFORM BUILDING AND ENERGY CODE)
PLUMBING CODE: 2009 UNIFORM PLUMBING CODE
(w/ MAINE STATE INTERNAL PLUMBING CODE)
FUEL GAS CODE: 2009 NFPA 54 - NATIONAL FUEL GAS CODE
(w/ CODE OF MAINE RULES)
MECHANICAL CODE: 2007 ANSI/ASHRAE 62.1 - COMMERCIAL VENTILATION STANDARD
(w/ MAINE UNIFORM BUILDING AND ENERGY CODE)
FIRE CODE: 2009 NFPA 101 - LIFE SAFETY CODE
(w/ STATE OF MAINE AMENDMENTS)
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
(w/ MAINE HUMAN RIGHTS ACT)

SYNOPSIS:

TYPE OF BUSINESS: RETAIL
OCCUPANCY CLASSIFICATION: CLASS 'M' MERCANTILE
CONSTRUCTION TYPE: TYPE 3B
HEIGHT/NO OF STORIES: ONE
HIGH RISE: NO
COVERED MALL: NO
FLOOR AREA OF TENANT SPACE: 2,465± S.F. (EXISTING / UNCHANGED)
NO. OF STORIES OF TENANT SPACE: ONE
MECHANICAL: ALL RTU, DUCTS, DIFFUSERS AND AIR RETURNS ARE EXISTING
ELECTRICAL: ALL ELECTRICAL PANELS, LIGHTING FIXTURES, BATTERY PACKS AND EXIT SIGNS ARE EXISTING. THERE ARE SOME MINOR MODIFICATIONS.
PLUMBING: ALL WASTE, VENT, COLD AND HOT WATER LINES ARE EXISTING
LIFE SAFETY: ALL LIFE SAFETY ITEMS ARE EXISTING AND WILL REMAIN

GENERAL CONDITIONS AND NOTES

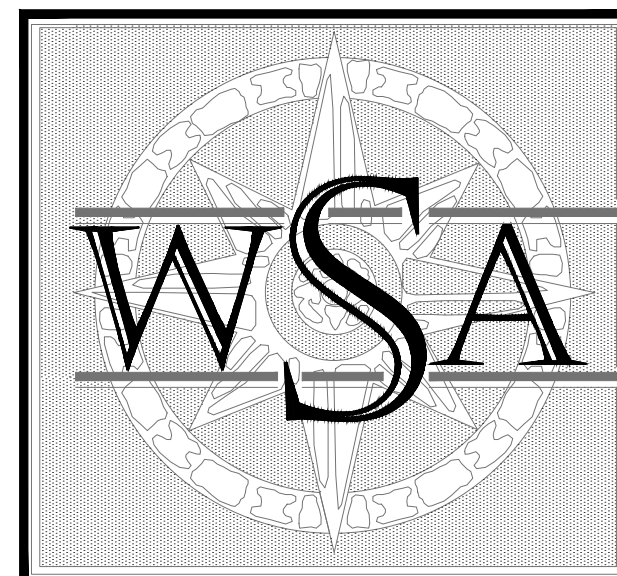
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS AND EQUIPMENT/APURTENANCES, AND MAINTAINING SAFE CONDITIONS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGES & INJURIES RESULTING FROM AND DURING THE EXECUTION OF THE WORK.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER, HIS SUBCONTRACTORS & APPLICABLE DISCIPLINES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS FROM SITE; REMOVE AND DISPOSE DAILY.
4. THE CONTRACTOR SHALL NOT SEPARATE CONSTRUCTION DOCUMENTS FOR DISTRIBUTION TO SUBCONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND "CROSS-REFERENCING" DRAWINGS.
5. CONTRACTORS SHALL VISIT THE SITE AND CAREFULLY EXAMINE THE AREAS IN QUESTION AS TO CONDITIONS WHICH MAY ADVERSELY AFFECT PROPER EXECUTION OF THE WORK. ALL DIMENSIONS AND QUANTITIES SHALL BE DETERMINED OR VERIFIED BY THE CONTRACTOR. NO CLAIMS FOR EXTRA COSTS WILL BE ALLOWED BECAUSE OF LACK OF FULL KNOWLEDGE OF THE EXISTING CONDITIONS UNLESS AGREED TO IN ADVANCE WITH THE OWNER &/OR ARCHITECT.
6. ALTHOUGH NOTES HEREIN MAY READ "REMOVE AND DISPOSE", OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL FURNISHINGS, MATERIALS, EQUIPMENT, ETC. IF OWNER DECIDES TO KEEP ITEMS, CONTRACTOR SHALL CAREFULLY REMOVE ITEM AND STORE AS DIRECTED BY THE OWNER. ALL OTHER ITEMS SHALL BE DISPOSED OF IN A PROPER MANNER AND AS APPROVED BY THE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DEMOLITION REQUIRED FOR A COMPLETE AND PROPER JOB, WHETHER OR NOT REFERENCE IS MADE BY WAY OF NOTES AND DESIGNATIONS.
8. ALL WORK SHALL COMPLY WITH OSHA, FEDERAL, STATE BUILDING, AND FIRE AND LIFE/SAFETY CODES, WHICHEVER IS MOST STRINGENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND EXAMINING THE EXISTING SYSTEMS, MATERIALS, EQUIPMENT AND OTHER RELATED ITEMS OF WORK, PRIOR TO SUBMITTING BID AND PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ACCEPT RESPONSIBILITY FOR DIMENSIONAL CORRECTNESS.
11. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE AREA(S) DESIGNATED BY THE OWNER.
12. REPAIR/RESTORE TO ORIGINAL/NEW CONDITION, AT NO COST TO THE OWNER, ALL EXISTING ITEMS, MATERIALS, SURFACES, ETC. (INCLUDING AREAS NOT DESIGNATED FOR NEW CONSTRUCTION SHOWN ON THE DRAWINGS) WHICH ARE DAMAGED DURING CONSTRUCTION. ALL RELATED COSTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. ANY WORK WHICH DEVIATES FROM THAT SPECIFIED IN THE CONTRACT DOCUMENTS, CHANGED BY THE CONTRACTOR INVOLVING THE SUBSTITUTION OF MATERIALS/EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
14. CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK ABOVE AND BEYOND THAT SPECIFIED IN THESE CONTRACT DOCUMENTS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. CONTRACTOR SHALL OTHERWISE DO SO AT HIS OWN EXPENSE.
16. STRUCTURAL MEMBERS SHALL NOT BE MODIFIED IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER. IN THE EVENT OF A CONSTRUCTION OR FABRICATION ERROR, THE CONTRACTOR SHALL PREPARE A SKETCH WITH A PROPOSED REPAIR, AND SUBMIT IT TO THE ARCHITECT FOR APPROVAL PRIOR TO PERFORMING ANY CORRECTIVE WORK.



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REVISIONS:

OCTOBER 28, 2015



WILLIAM STARCK
ARCHITECTS, INC.

126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720

SCALE: AS NOTED
DATE: 10.28.15
DRAWN BY: MJT
JOB NUMBER: 246-15

DRAWING NAME:
COVER SHEET & GENERAL NOTES

DRAWING NUMBER:

CS

COMMENTS: