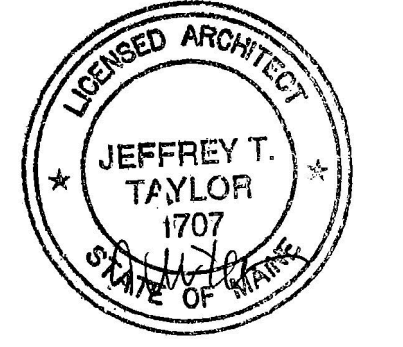


TRADER JOE'S

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OCT 23 2017

INTERIOR MINOR REMODEL 87 MARGINAL WAY PORTLAND, ME 04101

ABBREVIATIONS GENERAL CONDITIONS PROJECT TEAM DRAWING LIST

AB	ANCHOR BOLT	OPFD	OVERFLOW DRAIN
AC	AIR CONDITIONING	OPFB	OPPOSITE
AD	ASPHALT CONCRETE PAVING	OS	OVERFLOW SCUPPER
A.D.	AREA DRAIN	PA	PAVING AREA
A.F.F.	ABOVE FINISH FLOOR	P.C.	PRE-CAST CONCRETE
ALUMI	ALUMINUM	P.D.	PLANTER DRAIN
ANDD	AND/DIE	P.F.	POWER POLE
A.P.	ACCESS PANEL	P.L.	PROPERTY LINE
ARCH	ARCHITECT/ARCHITECTURAL	PL	PLYWOOD
ARCH	ARCHITECT/ARCHITECTURAL	PLUMB	PLUMBING
BD	BOARD	PT	PAINT
B.L.	BUILDING LINE	PT.	PRESSURE TREATED
B.L.G.	BLOCKING	R.	RISER
BLDGS	BUILDING	R.A.	RETURN AIR
BLK	BLOCK	R.D.	RADIUS
B.L.R.	BUILT UP ROOFING	R.D.	ROOF DRAIN
C.B.	CATCH BASIN	RECIP.	RECEPTACLE
C.D.	CONSTRUCTION DOCUMENTS	REF.	REFRIGERATOR
C.I.	CAST IRON	REINP.	REINFORCED
C.J.	CONTROL JOINT	REVID.	REVISION
C.L.	CENTER LINE	ROOF	ROOF
CLG	CEILING	R.H.	RIGHT HAND
CLR	CLEAR	R.M.	ROOM
CMU	CONCRETE MASONRY UNIT	R.O.	ROUGH OPENING
COL	COLUMN	R.S.	ROUGH SAWN
CONC	CONCRETE	S.A.	SOLID CORE
CONC BLK	CONCRETE BLOCK	S.D.	STORM DRAIN
CONSTR	CONSTRUCTION	S.F.	SQUARE FEET
CONT	CONTRACT	SHT.	SHEET
C.W.	COLD WATER	SHTG.	SHOOTING
D.D.	DECK DRAIN	SHT.	SHIMLAR
DIA	DIAMETER	S.S.	STAINLESS STEEL
DI	DIMENSION	STR.	STRUCTURAL
DN	DOWN	SUBFLR.	SUB-FLOOR
D.S.	DOWN SPOUT	SUBP.	SUBPENDED
DTL	DETAIL	TREAD	TREAD
D.W.	DRAWING	T.B.	TOP AND BOTTOM
E.A.	EACH	T.C.B.	TOP OF CATCH BASIN
E.F.	EXHAUST FAN	T.G.	TONGUE AND GROOVE
EJ	EXPANSION JOINT	TKC	THICK
ELEC	ELECTRIC	T.G.C.	TENANT GENERAL CONTRACTOR
ELEV	ELEVATION	T.J.B.	TRADER JOE'S
EQ.	EQUAL	T.O.C.	TOP OF CURB
EQUIP	EQUIPMENT	T.O.B.	TOP OF SLAB
E.W.	EACH WAY	T.O.P.	TOP OF PAVING
EXT	EXISTING	T.O.W.	TOP OF WALL
EXT	EXPOSED	TYP.	TYPICAL
EXT	EXTERIOR	U.G.	UNDERGROUND
F.D.	FLOOR DRAIN	U.N.O.	UNLESS NOTED OTHERWISE
F.F.	FINISH FLOOR	UNF.	UNFINISHED
F.F.	FINISH FLOOR	W.	WATER
F.F.T.	FINISH FLOOR TREATMENT	W.C.	WATER CLOSET
FT	FEET	W.D.	WOOD
FTG.	FOOTING	W.H.	WATER HEATER
GAB	GAS	W.I.	WROUGHT IRON
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.O.	WHERE OCCURS
G.C.	GENERAL CONTRACTOR	W.P.	WATER PROOF
G.D.	GARBAGE DISPOSAL	W.V.M.	WELDED WIRE MESH
G.I.	GALVANIZED IRON	W.V.M.	WELDED WIRE MESH
G.L.	G.LASS	TD	TARD
G.M.	GAS METER		
GYP. BD.	GYPSUM BOARD		
H.B.	HOUSE BIRD		
H.C.	HOLLOW CORE		
H.D.	HEAD		
H.M.	HOLLOW METAL		
HT	HEIGHT		
H.P.	HANDICAPPED		
H.V.A.C.	HEATING, VENTILATING, AND AIR CONDITIONING		
H.W.	HOT WATER		
INS.	INSULATION		
INT.	INTERIOR		
J.	JUNCTION BOX		
LAV	LAVATORY		
LB	LEAD		
L.H.	LEFT HAND		
L.L.	LANDLORD		
LT.	LIGHT		
MATL.	MATERIAL		
MAX.	MAXIMUM		
M.B.	MACHINE BOLT		
M.C.	MEDICINE CABINET		
M.C.	MATERIAL CORE		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
M.H.	MAN HOLD		
MIN.	MINIMUM		
M.O.	MASONRY OPENING		
M.R.	MOISTURE RESISTANT		
MTL.	METAL		
N.	NORTH		
N.G.	NATURAL GRADE		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
NOM.	NOMINAL		
N.T.S.	NOT TO SCALE		
OA.	OVERALL		
O.C.	ON CENTER		
O.H.	OVERHEAD		

A. COORDINATION OF WORK
THE CHARACTER & SCOPE OF WORK AS ILLUSTRATED BY THE WORKING DRAWINGS, CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS & SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF HIS WORK & PROPER CONSIDERATION FOR THE WORK OF OTHERS AND EXISTING BUILDING CONSTRUCTION. DO NOT PLACE DUCTS, PIPING, CONDUIT OR ANY OBSTRUCTION SO AS TO IMPAIR REQUIRED CEILING HEIGHT AND CLEARANCE FOR LIGHTING FIXTURES, ETC.. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING ADJACENT TENANTS' AND BUILDING FACILITIES.

B. BUILDING CODES and REGULATIONS
ALL WORK SHALL CONFORM TO ALL GOVERNING CODES & REGULATIONS. CONTRACTOR SHALL FILE, PAY & OBTAIN ALL REQUIRED PERMITS (INCLUDING SUB-CONTRACTOR TRADES) TO PERFORM THE WORK. UPON COMPLETION OF THE WORK CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS FROM GOVERNMENT AGENCIES INVOLVED PRIOR TO FINAL PAYMENT. OBTAIN COPY OF CERTIFICATE OF OCCUPANCY TO BE SUPPLIED TO THE TRADER JOE'S DIRECTOR OF CONSTRUCTION - COPY TO BE DELIVERED TO STORE MANAGER FOR POSTING IN STORE.

C. INSURANCE
1. CONTRACTOR SHALL SECURE, PAY FOR AND MAINTAIN, DURING CONSTRUCTION AND FIXTURES WORK WITHIN LEASED PREMISES, ALL OF THE INSURANCE POLICIES REQUIRED AND IN THE AMOUNTS AS SET FORTH HEREIN. CONTRACTOR SHALL NOT CONFIDE ANY WORK UNTIL ALL REQUIRED INSURANCE HAS BEEN OBTAINED AND CERTIFICATES OF SUCH INSURANCE HAVE BEEN DELIVERED TO THE LANDLORD AND TENANT. LANDLORD AND TRADER JOE'S MUST BE NAMED AS 'ADDITIONAL INSURED' CERTIFICATE OF INSURANCE SHALL COVER ALL WORK PERFORMED BY HIM AND EACH OF HIS SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS.
2. CONTRACTORS AND SUB-CONTRACTORS' REQUIRED MINIMUM COVERAGE AND LIMITS OF LIABILITY:
A) WORKMAN'S COMPENSATION, AS REQUIRED BY STATE LAW, AND INCLUDING EMPLOYER'S LIABILITY INSURANCE WITH A LIMIT OF NOT LESS THAN \$200,000.00 AND ANY INSURANCE REQUIRED BY ANY EMPLOYEE BENEFITS ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT THE CONTRACTOR AND SUB-CONTRACTOR FROM ANY AND ALL LIABILITY UNDER THE AFORESAID ACTS.
B) COMPREHENSIVE GENERAL LIABILITY INSURANCE (INCLUDING CONTRACTORS' PROTECTIVE LIABILITY) IN AN AMOUNT NOT LESS THAN \$1,000,000.00 FOR ANY ONE OCCURRENCE WHETHER INVOLVING BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) OR PROPERTY DAMAGE LIABILITY OR A COMBINATION THEREOF WITH AN AGGREGATE LIMIT OF \$2,000,000.00. SUCH INSURANCE SHALL PROVIDE FOR EXPLOSION, COLLAPSE AND UNDERGROUND COVERAGES. SUCH INSURANCE SHALL INSURE TENANTS GENERAL CONTRACTOR AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH, RESULTING THEREFROM AND DAMAGE TO OR DESTRUCTION OF PROPERTY OF ANY KIND WHATSOEVER AND TO WHOMEVER BELONGING AND ARISING FROM HIS OPERATIONS UNDER THE CONTRACT AND WHETHER SUCH OPERATIONS ARE PERFORMED BY TENANTS GENERAL CONTRACTOR, SUB-CONTRACTORS, OR INDIRECTLY EMPLOYED BY ANY OF THEM.
C) COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE, INCLUDING THE OWNERSHIP, MAINTENANCE AND OPERATION OF ANY AUTOMOTIVE EQUIPMENT, OWNED, HIRED AND NON-OWNED IN THE FOLLOWING AMOUNTS:
(1) BODILY INJURY, PER OCCURRENCE FOR PERSONAL INJURY AND/OR DEATH: \$100,000.00
(2) PROPERTY DAMAGE LIABILITY: \$1,000,000.00
SUCH INSURANCE SHALL INSURE THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO PROPERTY OF OTHERS CAUSED BY ACCIDENT AND ARISING FROM HIS OPERATIONS UNDER CONTRACT AND WHETHER SUCH OPERATIONS ARE PERFORMED BY THE GENERAL CONTRACTOR, SUB-CONTRACTORS, OR BY ANYONE DIRECTLY, OR INDIRECTLY EMPLOYED BY ANY OF THEM.

D) TENANTS PROTECTIVE LIABILITY INSURANCE SHALL PROVIDE OWNERS PROTECTIVE LIABILITY INSURANCE AS WILL INSURE TENANT AGAINST ANY AND ALL LIABILITY TO THIRD PARTIES FOR DAMAGES BECAUSE OF BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) AND PROPERTY DAMAGE LIABILITY OF OTHERS OF A COMBINATION THEREOF WHICH MAY ARISE FROM WORK IN CONNECTION WITH THE LEASED PREMISES, AND ANY OTHER LIABILITY FOR DAMAGES WHICH TENANTS GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE REQUIRED TO INSURE AGAINST UNDER ANY PROVISIONS HEREIN. SAID INSURANCE SHALL BE PROVIDED IN MINIMUM AMOUNTS AS FOLLOWS:
(A) BODILY INJURY, PER OCCURRENCE FOR PERSONAL INJURY AND/OR DEATH: \$100,000.00
(B) PROPERTY DAMAGE LIABILITY: \$1,000,000.00

E) TENANTS BUILDERS RISK INSURANCE-COMPLETED VALUE BUILDERS RISK MATERIAL DAMAGE INSURANCE COVERAGE: TENANT SHALL PROVIDE AN "ALL PHYSICAL LOSS" BUILDERS RISK INSURANCE POLICY ON THE WORK TO BE PERFORMED FOR TENANT IN THE LEASED PREMISES AS IT RELATES TO THE BUILDING WITHIN WHICH THE LEASED PREMISES IS LOCATED. THE POLICY SHALL INCLUDE AS INSURERS TENANT, ITS CONTRACTORS AND SUB-CONTRACTORS, AND LANDLORD, AS THEIR INTERESTS MAY APPEAR. THE AMOUNT OF INSURANCE TO BE PROVIDED SHALL BE 100% OF THE REPLACEMENT COST.

F. QUALITY STANDARDS ALL SUCH WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER & SHALL BE IN GOOD & USEABLE CONDITION AT THE DATE OF COMPLETION THEREOF. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED TO BE FREE FROM ANY & ALL DEFECTS IN WORKMANSHIP & MATERIALS FOR ONE (1) YEAR FROM DATE ALL CONSTRUCTION FINISH LIST ITEMS HAVE BEEN COMPLETED & CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ANY ADDITIONAL CHARGE FOR ANY & ALL WORK DONE OR FURNISHED WHICH SHALL BECOME DEFECTIVE WITHIN THIS ONE (1) YEAR PERIOD. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES & DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT, OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE TENANTS WORK SHALL BE CONTAINED IN THE CONTRACT SUB-CONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF BOTH LANDLORD AND TENANT, AS THEIR RESPECTIVE INTEREST APPEAR AND CAN BE DIRECTLY ENFORCED BY EITHER. UNLOADING OF OWNER SUPPLIED MATERIALS, ANY DISCREPANCY OR BILL OF LADING OR DAMAGED GOODS TO BE SENT TO THE TENANTS REPRESENTATIVE WITHIN THREE (3) BUSINESS DAYS. GENERAL CONTRACTOR: ALL BIDS SUBMITTALS MUST INCLUDE ACTUAL (OR ESTIMATED) PERMIT FEES (OR SPECIFICALLY QUALIFIED AS EXCLUDED FROM BID).

PROJECT LOCATION
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MRS. LISA ROBERTSON

CODE DATA

USE GROUP	EXISTING TENANT	PROPOSED TENANT
TYPE OF CONSTRUCTION	M	M
NO. OF STORIES	1 STORY	1 STORY
FULLY SUPPRESSED (Y/N)	Y	Y
FLOOR AREA	23,930 sq. ft.	23,930 sq. ft.

THESE PLANS ARE IN CONFORMANCE WITH THE FOLLOWING CODES:
MAINE UNIFORM BUILDING AND ENERGY CODE AND PORTLAND CITY CODE, CHAPTER 10 - FIRE PREVENTION AND PROTECTION (NATIONAL FIRE PROTECTION ASSOCIATION (NFPA))
FIRE CODE AND NFPA 101
LIFE SAFETY CODE
2003 INTERNATIONAL BUILDING CODE
1993 NATIONAL MECHANICAL CODE
1999 BOCA ELECTRICAL CODE
2003 INTERNATIONAL FUEL GAS CODE
2003 NFPA CODE - CITY OF PORTLAND
2000 NATIONAL FIRE PROTECTION ASSOCIATION

THESE PLANS COMPLY WITH THE PROVISION OF TITLE III OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) PUBLIC LAW 101-336, FOR HANDICAPPED ACCESSIBILITY FOR CUSTOMER AND EMPLOYEES

SQUARE FEET SUMMARY

SALES AREA	1,124 SF
STOCK / RECEIVING AREA	5,242 SF
MISCELLANEOUS	1,464 SF
TOTAL LEASE SPACE AREA *	23,930

TABLE 1006.1 - EXIT ACCESS TRAVEL DISTANCE

SPACE IS SPRINKLERED	250 FEET
MAXIMUM TRAVEL DISTANCE PERMITTED	160 FEET
MAXIMUM TRAVEL DISTANCE ACTUAL	N/A

TABLE 1004.11 - DESIGN OCCUPANT LOAD

SALES OCCUPANCY	96 / PERSON * 4 PERSONS
STORAGE OCCUPANCY	1,124 SF / 30 * 37 PERSONS
MISC. OCCUPANCY	1,464 SF / 300 * 5 PERSONS
TOTAL OCCUPANCY	596 PERSONS

TABLE 1005.1 - EGRESS WIDTH

ALL EXIT DOORS SHALL BE PROVIDED WITH PANIC HARDWARE	INCHES / PERSONS PER PERSON	TOTAL
EGRESS CAPACITY REQUIRED FOR DOORS	596 x 0.2 = 119 INCHES	
EGRESS CAPACITY ACTUAL PROVIDED	= 210 INCHES	

TABLE 1001.1 - MINIMUM NUMBER OF EXITS

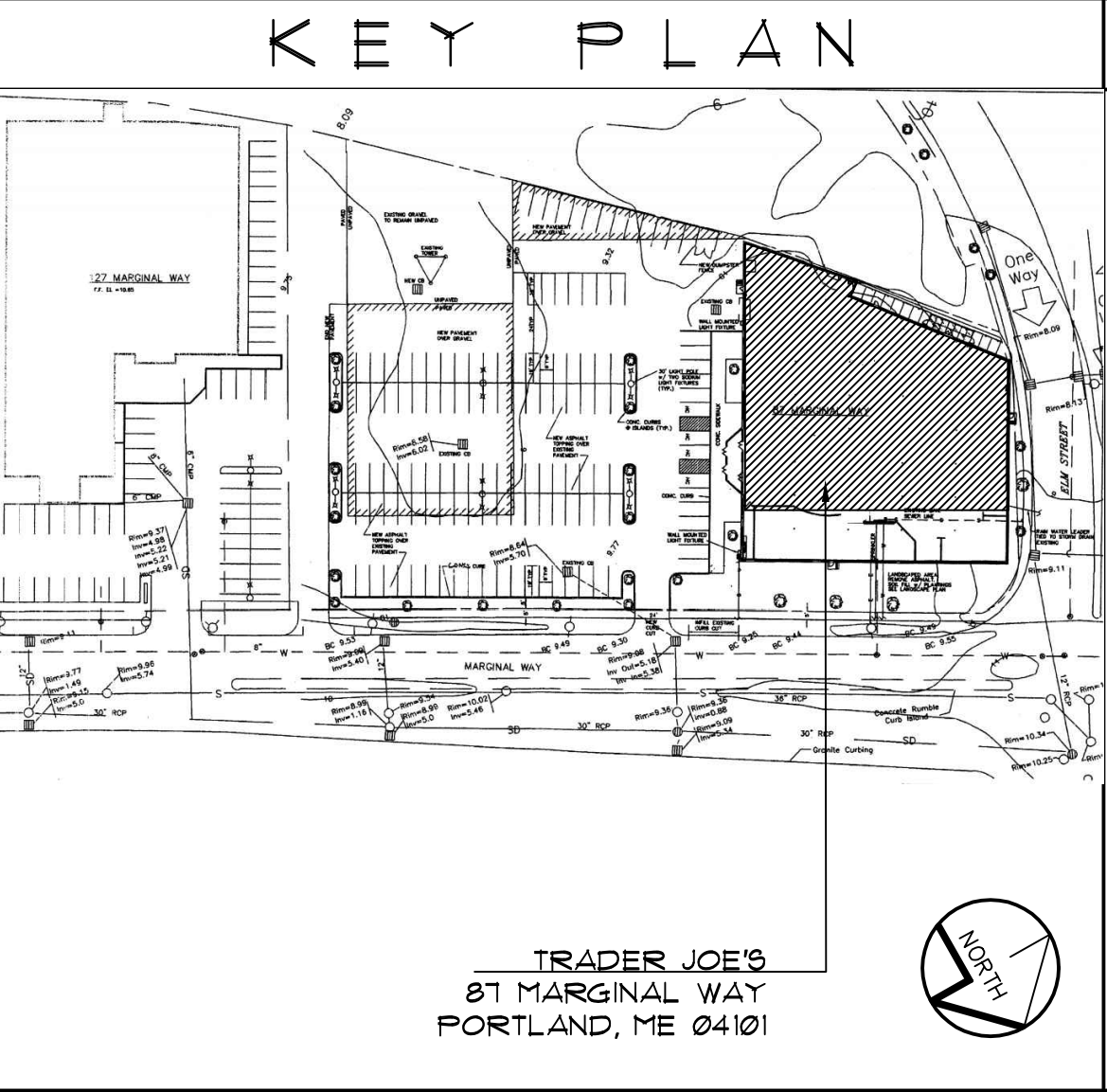
OCCUPANT LOAD AND REQUIRED EXITS	OCCUPANT LOAD	REQUIRED EXITS	PROVIDED EXITS
ACTUAL OCCUPANT LOAD AND EXITS	596	3	3

DRAWING LIST

SHEET #	DESCRIPTION	REV. DATE
T-1.5	TITLE SHEET	9-14-17
A-101.5	PARTIAL DEMOLITION & CONSTRUCTION / FIXTURE PLANS	9-31-17
A-102.5	ENLARGED TOILET ROOM PLAN AND NOTES	9-14-17

SYMBOLS

(A)	BUILDING SECTION
(A-1)	REFERENCE DRAWING
(W)	WALL SECTION
(A)	REFERENCE DRAWING
(A)	DETAIL No.
(A-1)	REFERENCE DRAWING
(R)	RETAIL AREA / ROOM NAME
(R)	ROOM No.
(D)	DOOR No.
(R)	REVISION No.
(A)	COL GRID No.
(A)	INTERIOR ELEVATION
(A-1)	REFERENCE DRAWING



SCOPE OF WORK

- RELOCATE EXISTING HOP SINK AND ADD TO RESTROOMS AT EXISTING STOCK AREA.
- ADD NEW MEETING ROOM TO EXISTING STOCK AREA
- RECONFIGURE EXISTING CART CORRAL ACCESS; REMOVE EXISTING CART CORRAL RAIL AND PATCH WALL AND COLUMN AS REQUIRED. EXTEND SIDEWALK INTO EXPLANTER
- ADD NEW ADA RAMP AT END OF EXISTING SIDEWALK.

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TITLE SHEET

T-1.5