1 A-101 PARTIAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

PLUMBING NOTES:

PROVIDE FLOOR DRAINS IF/AS REQUIRED. PLUMBING CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SERVICE AND DOMESTIC WATER SERVICE. TIE NEW PIPING INTO EXISTING LOCATIONS WITH PROPERLY SIZED PIPING AND MATERIALS PER LOCAL BUILDING CODE.

PROVIDE PROPER SLOPE FOR DRAINAGE AND VENTING AS REQUIRED BY CODE. MAINTAIN EXISTING WATER PRESSURE AND EXISTING DRAINAGE.

SAW-CUT SLAB AS REQUIRED TO ACCOMMODATE NEW PLUMBING INSTALLATION.

SLAB PATCH / REPAIRS SHALL BE REINFORCED AS REQUIRED & DOWELED INTO THE EXISTING CONCRETE A MINIMUM OF 6 INCHES AND SECURED IN PLACE USING AN EPOXY LISTED FOR SUCH USE. CONCRETE SEALER SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS

GC TO PROVIDE WATERPROOF MEMBRANE BELOW NEW SLAB SECTION

SEAL ALL NEW ROOF PENETRATIONS FOR VENTING. CONSULT LANDLORD ROOFER TO MAINTAIN WAY EXISTING WARRANTIES

2 A-101 PARTIAL CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

E.C. NOTES:

NEW GYP. BD. CEILING TO BE INSTALLED IN NEW TOILET ROOM, PAINTED WHITE.

ALL NEW CEILING FIXTURES AND EQUIPMENT (LIGHTING, GRID TILES, ETC.) TO MATCH EXISTING AND TO BE PROVIDED AND INSTALLED BY E. GC.

**E.C. SHALL VERIFY THAT EXISTING CIRCUIT HAS ADEQUATE SPARE CAPACITY TO HANDLE NEW LOAD IF CHANGES ARISE.

**E.C. SHALL VERIFY EXISTING EMERGENCY CIRCUIT LOCATIONS AND NOTIFY

MECH. NOTES:

GC TO VERIFY LOCATION FOR NEW DUCT ROUTING FOR NEW MECHANICAL AND EXHAUST DUCTWORK ABOVE CEILING AND THRU ROOF AS REQUIRED. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO DUCT FABRICATION AND INSTALLATION. SEE DETAIL THIS SHEET FOR ROOF PENETRATION

3 A-101 PARTIAL REFLECTED PLAN
SCALE: 1/8" = 1'-0"

LEGENDS & NOTES

WALL LEGEND

EXISTING WALL CONSTRUCTION

NEW FULL HEIGHT NON-RATED WALL CONSTRUCTION

GENERAL NOTES:

- G.C. SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ANY PENETRATIONS OF ANY FIRE-RATED PARTITION MUST MAINTAIN FIRE RATING AND BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR

G.C. NOTES:

- REFRIGERATION PIPE & ELECTRICAL LINE CHASE ENCLOSURES BY T.G.C. LOCATE PER TRADER JOE'S REP. AND COORDINATE W/ FINAL FIXTURE LAYOUT - VERIFY FINISHES.
- ALL SOLID BASE FIXTURES TO RECEIVE 4" VINYL COVE BASE. COLOR TO BE VERIFIED W/ TJ'S' REP.
- COORDINATE LOCATION OF ADDITIONAL WOOD TRIM ON DISPLAY SHELVES, VERIFY IN FIELD W/ TJ'S REP.
- RELOCATE EXISTING HVAC DIFFUSERS AND MODIFY DUCT WORK AS REQUIRED TO ACCOMMODATE NEW LOCATIONS. RE-BALANCE SYSTEM AS REQUIRED.

METAL STUD SCHEDULE

SIZE	GA.	TYPE	MAX. UNSUPPORTED HEIGHT 12" O.C.	16" O.C.	24" O.C.
3 5/8" 362S125-18	25	ST	17'-8"	15'-4"	13'-9"
	20	ST	22'-6"	20'-8"	19'-4"
6" 600S125-33	25	ST	22'-10"	19'-9"	18'-5"
	20	ST	33'-8"	30'-10"	27'-2"
	18	ST	38'-7"	35'-8"	32'-0"

1. DATA TAKEN FROM THE SSMA LIMITING HEIGHTS TABLE FOR INTERIOR NON-STRUCTURAL COMPOSITE WALL SYSTEMS. WALLS ARE SHEATHED ON BOTH SIDES FULL HEIGHT WITH MINIMUM 1/2" GYPSUM BOARD.
2. RUNNER TRACK GAUGE TO MATCH STUD GAUGE
3. WALLS OVER 12'-0" HIGH TO BE LATERALLY BRACED

C METAL STUD, 4 GYP. BD. TO 6" ABV. SUSPENDED CLG., GYP. BD. TO B.O. GYP. BD. CLG. BATT INSUL. 4 M.R. GYP. BD. FOR TOILET ROOM WALLS

C SAME AS "C" EXCEPT NO GYP. BD. & CLG. @ ON COOLER/ FREEZER SIDE.

NON-RATED PARTITION
SCALE: 1" = 1'-0"

D METAL STUD, GYP. BD. TO GYP. BD. CEILING ABV.

D SAME AS "D" EXCEPT GYP. BD. TO 6" ABV. SUSPENDED CLG. ON SALES AREA SIDE.

NON-RATED PARTITION
SCALE: 1" = 1'-0"

A MTL. STUD AS SCHED'D, 5/8" GYP. BD. TO 6" ABV. SUSP. CLG BOTH SIDES

A SAME AS "A" EXCEPT NO GYP. BD. & CLG. @ ON COOLER/ FREEZER SIDE.

A2 SAME AS "A" EXCEPT NO CLG. & GYP. BD. TO DECK ABV. ON ELECTRICAL ROOM SIDE

A3 SAME AS "A" EXCEPT W/ BATT. INSUL. NO CLG., & GYP. BD. TO DECK ABV. ON RECEIVING AREA SIDE.

NON-RATED PARTITION
SCALE: 1" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HT. A.F.F	NOTES:
108	EMPLOYEE'S TOILET	C1	CB	GWB, CT, PT1	GWB	8'-0"	

NOTE: FINISHES AT STOCK ROOM SIDE OF NEW CONSTRUCTION TO MATCH EXISTING.

FINISH SCHEDULE DESCRIPTIONS

MATERIAL	DESCRIPTION	MANUFACTURER	COLOR/ FINISH	FLAME SPREAD RATING (F.S.R.) / SMOKE	APPLICATION REMARKS AND NOTES
FLOORING:					
C1	PIGMENTED CONCRETE SLAB	LANXESS	ARIZONA GOLD	F.S.R. = 0 SMOKE = 0	REFER TO GENERAL SPECIFICATIONS CONTACT: JOE DOA NATIONAL CONTRACTING CORP. PHONE: (860) 225-7770
WALL BASE:					
CB	6x6 (INCH) CERAMIC BASE TILE	DAL TILE	COLOR T.B.D. PRICE GROUP #2	F.S.R. = 0 SMOKE = 0	-
CT	6x6 (INCH) CERAMIC TILE	DAL TILE.	COLOR T.B.D. PRICE GROUP #2/ EGGSHELL	-	-
PLY	3/8" THICK ACX PLYWOOD	N/A	N/A	F.S.R. = 110-150 SMOKE< 450	-
PT1	PAINT	SHERWIN WILLIAMS	T.B.D.	F.S.R. = 0 SMOKE = 0	FINISH: EGGSHELL IN TOILET RMS. VERIFY FINISH IN SALES AREA.
F1	FIBERGLASS REINFORCED PANELS (F.R.P.)	SEQUENTIA	BEIGE / SURFASEAL	F.S.R. 25 SMOKE 450	FRP PANELS TO 4'-0" A.F.F. BUT JOINT PANELS ONLY. PROVIDE CAULK (NO DIVIDER STRIPS) PROVIDE END TRIM MOLDINGS AT TOP, CORNER, & BASES ONLY. NOTE: AT STOCK ROOM SIDE IF EXISTING.
CEILING:					
GWB	GYP. WALL BD.	N/A	N/A	F.S.R. = 15 SMOKE = 0	-

DOOR SCHEDULE

NOTE: DOORS LABELED AS "EX" ARE EXISTING TO REMAIN - SEE SCHEDULE FOR NEW WORK AS REQUIRED

DOOR #	LOCATION	DOOR WIDTH	DOOR HEIGHT	FRAME THICK	FRAME MATERIAL	FRAME FINISH	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR CORE	DOOR THICK	DOOR JAMB	DOOR HEAD	GLAZING TYPE	GLAZING FINISH	HARDWARE SET #	CLOSER	NOTES :
9	EMPLOYEE'S TOILET	3'-0"	7'-0"	-	METAL	PT4	D	METAL	PT4	HOLLOW CORE	1 3/4"	1/A-600	8/A-600	N/A	N/A	3	YES	1" UNDERCUT
11	EMPLOYEE'S MEETING ROOM	3'-0"	7'-0"	-	METAL	PT4	D	METAL	PT4	HOLLOW CORE	1 3/4"	1/A-600	8/A-600	N/A	N/A	2	YES	1" UNDERCUT

DOOR TYPES

DOOR HARDWARE SCHEDULE

GENERAL CONTRACTOR HARDWARE NOTE:
ALL DOOR HARDWARE IS TO BE PROVIDED BY TRADER JOE'S PREFERED VENDOR UNLESS OTHERWISE NOTED BELOW. TENANT GENERAL CONTRACTOR MUST CONTACT AND PURCHASE HARDWARE DIRECTLY FROM THE FOLLOWING SUPPLIER.
DYNAMIC DOOR AND DOOR
64 LOWELL STREET
W. SPRINGFIELD, MA 01089
BRETT LEVEILEE
(800) 573-3625
BRETW@DYNAMIC-DOOR-DOOR.COM

SET #1 HARDWARE @ ENTRANCE DOORS
NOT USED.
SET #2 HARDWARE @ BREAK ROOM DOOR
3 BB0179 NRP 26D 4.5X4.5 HINGES
1 DDDXGT 126-626 BSN PASSAGE ADA LEVER GRADE 1
1 DDD1181 BC PA GRADE 1 DOOR CLOSER
2 DDD348638 KICK PLATE STAINLESS STEEL
SET #3 HARDWARE @ TOILET ROOM DOORS
1 SLM724W OR SLM724W
2 BB0179 NRP 26D 4.5X4.5 HINGES
1 DDDXGT 126-626 BSN PASSAGE ADA LEVER GRADE 1
1 B211 FALCON OCCUPANCY INDICATOR
1 DDD348638 KICK PLATE STAINLESS STEEL
1 DDD1181 BC PA GRADE 1 DOOR CLOSER

GENERAL DOOR NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE WITHOUT USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT.
2. ALL DOORS SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 32"
3. ALL DOOR LATCHES SHALL BE EQUIPPED WITH LEVER-TYPE HANDLES, OR PANIC BARS. DOOR OPENING HARDWARE SHALL BE MOUNTED BETWEEN 30" AND 44" ABOVE FINISH FLOOR
4. FLOOR AREAS AT EACH SIDE OF ALL DOORS SHALL BE CLEAR AND LEVEL. MAXIMUM THRESHOLD HEIGHT SHALL BE 1/2"
5. ALL LOCKABLE DOORS SHALL BE EQUIPPED W/ SMALL FORMAT INTERCHANGEABLE CORE HARDWARE, MANUFACTURED BY "MEDECO" LOCK CO. ONLY THE HARDWARE SPECIFIED WILL BE ACCEPTED UNLESS OTHERWISE APPROVED BY TENANT REPRESENTATIVE OR ARCHITECT.
6. DOOR AND FRAME GAUGES:
   A. EXTERIOR SWING DOORS (NON-EGRESS) SHALL BE 16 GA. WITH 14 GAUGE WELDED FRAMES (U.O.N).
   B. EXTERIOR SWING DOORS (EGRESS) SHALL BE 16 GA. WITH 16 GA. WELDED FRAMES (U.O.N).
   C. INTERIOR SWING DOORS SHALL BE 18 GA. DOORS W/ 16 GA. KNOCK-DOWN FRAMES (U.N.O.)

FINISH NOTES:

1. ALL WALLS ABOVE FRP PANELS SHALL BE PAINTED TO UNDERSIDE OF FINISH CEILING OR STRUCTURE ABOVE UNLESS OTHERWISE NOTED (U.O.N.)
2. ALL STOCK AREA WALLS TO BE PAINTED AS SPECIFIED. ACX PLYWOOD & METAL BASE SHALL BE INSTALLED ON GYP. BD. AND METAL STUD WALLS ONLY. ALL PLYWD. SHALL BE RUN HORIZONTALLY, SEAMS & SCREWS SHALL BE SPACKLED PRIOR TO PAINTING. PROVIDE FRP PANELS AT MOP SINK AREA ONLY TO UNDERSIDE OF FIN. CLG ABV. PROVIDE STEEL CORNER GUARDS AT ALL OUTSIDE CORNERS.
3. ALL INTERIOR DOORS TO BE PAINTED (PT4), COLOR TO MATCH SALES AREA DISPLAY SHELVING.

DOOR HEAD & JAMB DETAILS

HOLLOW FRAME: TENANT GENERAL CONTRACTOR TO COORDINATE FRAME WITH PARTITION TYPE AND RATING.

1 A-600 DETAILS DOOR JAMB
SCALE: 1 1/2" = 1'-0"

8 A-600 DETAILS DOOR HEAD
SCALE: 1 1/2" = 1'-0"

CEILING FIXTURE SCHEDULE

MARK	SYMBOL	DESCRIPTION
STANDARD FLUORESCENT FIXTURES		
D		NEW 4'-0" SURFACE WRAP
D1		NEW 4'-0" SURFACE WRAP W/EMERGENCY BATT.
EX		EXISTING 4'-0" STRIP FIXTURE
EXIT SIGNS & EMERGENCY LIGHTING		
EX		EXISITING LED EXIT SIGN RED LETTERS W/ EMERG. BATTERY
EX/REL		EXISTING RELOCATED COMPACT EMERGENCY LIGHT
H		NEW COMPACT EMERGENCY LIGHT
MECHANICAL FIXTURES		
H/S		NEW FIRE ALARM AUDIO/VISUAL DEVICE ADA COMPLIANT (WALL MOUNTED)
CD		NEW CEILING DIFFUSER
CR		NEW CEILING RETURN
EF		NEW EXHAUST FAN (UP TO ROOF EXHAUST)
SP		NEW FULLY CONCEALED SPRINKLER HEAD WITH PLATE TO MATCH CEILING FINISH

**G.C. TO VISIT SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

ALL NEW CEILING FIXTURES, COMPONENTS AND MISCELLANEOUS ITEMS, SUPPLIED AND INSTALLED BY G.C. (TO MATCH EXISTING FIXTURES)

CEILING NOTES

1. THESE DRAWINGS ARE FOR REFERENCE ONLY AND INDICATE THE GENERAL EXTENT OF WORK. G.C. SHALL BE RESPONSIBLE FOR THE COORDINATION AND PROPER INSTALLATION OF ALL EQUIPMENT. G.C.TO SUPPLY AND INSTALL ANY NEW AND/OR RELOCATED CEILING EQUIPMENT AS SHOWN, BUT NOT LIMITED TO, INDICATED ON DRAWINGS. AND PROVIDE ALL NECESSARY OFFSETS, FITTINGS, ETC. REQUIRED FOR CONSTRUCTION COMPLETION.
2. NEW CEILING CONSTRUCTION TO COMPLY WITH ALL LOCAL AND STATE CODE JURISDICTIONS
3. G.C. SHALL COORDINATE THE LOCATION OF CEILING GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, ETC. WITH NEW CEILING PLAN LAYOUT AND EXISTING CONDITIONS. COORDINATE ALL WALL AND CEILING PENETRATIONS, LOUVER SIZES, ETC. ACCORDINGLY.
4. G.C. SHALL ADJUST, BALANCE AND COORDINATE EXISTING SYSTEM OPERATIONS AFFECTED BY NEW EQUIPMENT INSTALLATIONS.
5. G.C. TO EXAMINE ALL EXISTING SPRINKLER SYSTEM PIPING AND COMPONENTS AND MODIFY EXISTING TO REFLECT NEW SPRINKLER HEAD LOCATIONS AND REQUIREMENTS. G.C. TO ARRANGE FOR ANY SHUT-DOWN OF EXISTING SYSTEM AS REQUIRED.
6. G.C. TO PROVIDE AND INSTALL NEW SPRINKLER HEADS PER NFPA-13 RECOMMENDATIONS, TO PROVIDE ADEQUATE COVERAGE OF NEW AREAS.

ROOF JACK DETAIL
NO SCALE

Jeffrey Taylor Architect
572 North Broadway
White Plains, N.Y. 10603
tel 914 289 0011
fax 914 289 0022

LICENSED ARCHITECT JEFFREY T. TAYLOR 1797 STATE OF MAINE
NOV 2 1 2017

NO.	DATE	REVISIONS
1	5-12-17	FOR PERMIT AND CONSTRUCTION
2	7-7-17	PER LANDLORD COMMENTS
3	8-7-17	PER LANDLORD COMMENTS
4	8-24-17	PER LANDLORD COMMENTS
5	9-14-17	UPDATED TOILET ROOMS
6	11.21.17	UPDATED PER D.O.B COMMENTS

SALES: 7,224 sq. ft.
STOCK: 5,424 sq. ft.
MISC.: 1,464 sq. ft.
TOTAL: 13,912 sq. ft.

DATE: 05.10.17
JOB No.: FT-10125
DRAWN BY: FTA
TENANT STORE No. XXX
SPACE No. XXXX

PROJECT TRADER JOE'S
81 MARGINAL WAY
PORTLAND, ME. 04101

SHEET NAME
PARTIAL DEMOLITION & CONSTRUCTION / FIXTURE PLANS

A-101.06