TRADER JOE'S

INTERIOR MINOR REMODEL
87 MARGINAL WAY
PORTLAND, ME 04101

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

SEAL

Received: 11/22/17
Date:

ABBREVIATIONS

A.B	ANCHOR BOLT	O.F.D.	OVERFLOW DRAIN
A/C	AIR CONDITIONING	OPNG.	OPENING
A.D	ASPHALT CONCRETE PAVING	OPP.	OPPOSITE
A.D	AREA DRAIN	O.S	OVERFLOW SCUPPER
A.F.F.	ABOVE FINISH FLOOR	P.A	PLANING AREA
ALUM	ALUMINUM	P.C.	PRE-CASE CONCRETE
ANOD	ANODIZE	P.D.	PLANTER DRAIN
A.P	ACCESS PANEL	P.P.	POWER POLE
ARCH	ARCHITECT/ ARCHITECTURAL	PLATE	PLATE
A.T	ASPHALT TILE	P.L.	PROPERTY LINE
DB.	BOARD	PLYWD.	PLYWOOD
B.L	BUILDING LINE	PLUMB.	PLUMBING
BLDG	BUILDING	PR.	PAIR
BLKG	BLOCKING	PT.	PAINT
BOT	BOTTOM	P.T.	PRESSURE TREATED
B.U.R.	BUILT UP ROOFING	R.	RISER
C.B	CATCH BASIN	R.A.	RETURN AIR
C.D	CONSTRUCTION DOCUMENTS	RAD.	RADIUS
C.I	CAST IRON	R.D.	ROOF DRAIN
C.J	CONTROL JOINT	RECP.	RECEPTACLE
C.L	CENTER LINE	REF.	REFRIGERATOR
CLG	CEILING	REINF	REINFORCED
CLR	CLEAR	REQ'D	REQUIRED
CMU	CONCRETE MASONRY UNIT	REV.	REVISION
COL	COLUMN	ROOF	ROOF
CONC	CONCRETE	R.H.	RIGHT HAND
CONC BLK	CONCRETE BLOCK	RM.	ROOM
CONSTR	CONSTRUCTION	R.O	ROUGH OPENING
CONT	CONTINUOUS	R.S.	ROUGH SAWN
C.W	COLD WATER	S.A.	SUPPLY AIR
D.D.	DECK DRAIN	S.C.	SOLID CORE
DIA	DIAMETER	S.D.	STORM DRAIN
DIM	DIMENSION	S.F.	SQUARE FEET
DN	DOWN	SHT.	SHEET
D.S	DOWN SPOUT	SHTG.	SHEATHING
DTL	DETAIL	SIM.	SIMILARE
DWG	DRAWING	S.S.	SELECT STRUCTURAL
EA.	EACH	SS.	STAINLESS STEEL
E.F	EXHAUST FAN	STL.	STEEL
E.J	EXPANSION JOINT	STR.	STRUCTURAL
ELEC	ELECTRIC	SUBFLR.	SUB-FLOOR
ELEV	ELEVATION	SUSP.	SUSPENDED
EQ.	EQUAL	TREAD	TREAD
EQUIP	EQUIPMENT	T&B	TOP AND BOTTOM
E.W	EACH WAY	T.C.B.	TOP OF CATCH BASIN
EXIST	EXISTING	T&G	TONGUE AND GROOVE
EXP	EXPOSED	THK.	THICK
EXT	EXTERIOR	T.G.C.	TENANT GENERAL CONTRACTOR
F.D	FLOOR DRAIN	T.J'S.	TRADER JOE'S
F.F	FINISH FLOOR	T.O.	TOP OF
F.G	FINISH GRADE	T.O.C.	TOP OF CURB
FIN	FINISH	T.O.S.	TOP OF SLAB
FIXT	FIXTURE	T.O.P.	TOP OF PAVING
F.L.	FLOW LINE	T.O.W.	TOP OF WALL
FLR.	FLOOR	TYP.	TYPICAL
F.O.C.	FACE OF CONCRETE	U.G.	UNDERGROUND
F.O.M	FACE OF MASONRY	U.N.O.	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUD	UNF.	UNFINISHED
FP.	FIREPLACE	W.	WATER
F.P.	FINISH PAVING	W/	WITH
F.R.T.	FIRE RETARDANT TREATMENT	W.C.	WATER CLOSET
FT.	FEET	WD.	WOOD
FTG.	FOOTING	W.H.	WATER HEATER
GAS	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.W.M.	WELDED WIRE MESH
G.I.	GALVANIZED IRON	YD.	YARD
GL.	GLASS		
G.M	GAS METER		
GYP. BD.	GYPSUM BOARD		
H.B.	HOUSE BIB		
H.C.	HOLLOW CORE		
HD.	HEAD		
H.M.	HOLLOW METAL		
HT.	HEIGHT		
HP.	HANDICAPPED		
H.V.A.C.	HEATING, VENTILATING, AND AIR CONDITIONING		
H.W.	HOT WATER		
INS.	INSURANCE		
INT.	INTERIOR		
J.	JUNCTION BOX		
LAV	LAVATORY		
LB.	POUND		
L.H	LEFT HAND		
LL.	LANDLORD		
LT.	LIGHT		
MATL.	MATERIAL		
MAX.	MAXIMUM		
M.B	MACHINE BOLT		
MC.	MEDICINE CABINET		
M.C.	MINERAL CORE		
MECH	MECHANICAL		
MFGR	MANUFACTURER		
M.H.	MAN HOLD		
MIN.	MINIMUM		
M.O	MASONRY OPENING		
M.R	MOISTURE RESISTANT		
MTL	METAL		
N	NORTH		
N.	NAIL		
N.G.	NATURAL GRADE		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
NOM	NOMINAL		
N.T.S.	NOT TO SCALE		
O/	OVER		
OA.	OVERALL		
O.C.	ON CENTER		
O.H.	OVERHEAD		

GENERAL CONDITIONS

A. COORDINATION of WORK

THE CHARACTER & SCOPE OF WORK ARE 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 TENANT(S) 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 GOVERNMENTAL 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 FIXTURING WORK WITHIN LEASED PREMISES, ALL OF THE INSURANCE POLICIES REQUIRED AND IN THE AMOUNTS AS SET FORTH HEREIN. CONTRACTOR SHALL NOT COMMENCE 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. CONTRACTOR'S 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 $500,000.00 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 AFOREMENTIONED ACTS.

B) COMPREHENSIVE GENERAL LIABILITY INSURANCE (INCLUDING CONTRACTOR'S 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 A AGGREGATE LIMIT OF $2,000,000.00 SUCH INSURANCE SHALL PROVIDE FOR EXPLOSION, COLLAPSE AND UNDERGROUND COVERAGE. SUCH INSURANCE SHALL INSURE TENANT'S 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 TENANT'S 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: $1,000,000.00

(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) TENANT'S PROTECTIVE LIABILITY INSURANCE SHALL PROVIDE OWNER'S 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 TENANT'S 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 $1,000,000.00
(B) PROPERTY DAMAGE LIABILITY $1,000,000.00

E) TENANT'S 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 INSUREDS 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.

E. LIEN WAIVERS and SWORN AFFIDAVITS

CONTRACTOR SHALL FURNISH TO TENANT WITHIN 30 DAYS AFTER COMPLETION, AND AS CONDITION FOR FINAL PAYMENT, FINAL WAIVERS OF LIEN FOR ALL WORK PERFORMED & FROM ALL SUB-CONTRACTORS & MAJOR SUPPLIERS

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 PUNCH 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 TENANT'S 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 TENANT'S 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 TEAM

PROJECT LOCATION
TRADER JOE'S
87 MARGINAL WAY
PORTLAND, ME 04101

LANDLORD
REALTY INCOME CORP.
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
NUBIA PASKO-PROPERTY MGR.
PHONE: 858-284-5339
EMAIL:npasko@realtyincome.com

TENANT
TRADERS JOE'S COMPANY
711 ATLANTIC AVENUE
BOSTON, MA 02111
PHONE: (857) 400-3372
MRS. LISA ROBERTSON

ARCHITECT
TAYLOR ASSOCIATES
572 NORTH BROADWAY
WHITE PLAINS, NY 10603
PHONE: (914) 289-0011
FAX (914) 289-0022
JEFFREY T. TAYLOR R.A.

BUILDING DEPARTMENT
PORTLAND CITY BUILDING PERMITS
389 CONGRESS STREET
PORTLAND, ME 04101-3571
PHONE: (207) 874-8693

DRAWING LIST

SHEET #	DESCRIPTION	REV. DATE
T-1.6	TITLE SHEET	11.21.17
A-101.6	PARTIAL DEMOLITION & CONSTRUCTION / FIXTURE PLANS	11.21.17
A-102.5	ENLARGED TOILET ROOM PLAN AND NOTES	9.14.17

CODE DATA

	EXISTING TENANT	PROPOSED TENANT
USE GROUP	M	M
TYPE OF CONSTRUCTION	IIB	IIB
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.
2009 INTERNATIONAL BUILDING CODE 6
2015 UNIFORM PLUMBING 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	17,224 SF
STOCK / RECEIVING AREA	5,242 SF
MISCELLANEOUS	1,464 SF
TOTAL LEASE SPACE AREA *	23,930

TABLE 1016.1 - EXIT ACCESS TRAVEL DISTANCE

(SPACE IS SPRINKLERED)

MAXIMUM TRAVEL DISTANCE PERMITTED	250	FEET
MAXIMUM TRAVEL DISTANCE ACTUAL	+/- 168	FEET

TABLE 1004.1.1 - DESIGN OCCUPANT LOAD

	*	SF/ PERSON	=	* PERSONS
SALES OCCUPANCY	17,224 SF	/ 30	=	574 PERSONS
STORAGE OCCUPANCY	5,242 SF	/ 300	=	17 PERSONS
MISC. OCCUPANCY	1,464 SF	/ 300	=	4 PERSONS
TOTAL OCCUPANCY				595 PERSONS

TABLE 1005.1 - EGRESS WIDTH

ALL EXIT DOORS SHALL BE PROVIDED WITH PANIC HARDWARE

	PERSONS	INCHES/ PERSON	TOTAL
EGRESS CAPACITY REQUIRED FOR DOORS	595	x 0.2	= 119 INCHES
EGRESS CAPACITY ACTUAL PROVIDED			= 210 INCHES

TABLE 1015.1 - MINIMUM NUMBER OF EXITS

	OCCUPANT LOAD	REQUIRED EXITS	PROVIDED EXITS
OCCUPANT LOAD AND REQUIRED EXITS	501-1000	3	
ACTUAL OCCUPANT LOAD AND EXITS	595		3

SYMBOLS

A / A-1 — BUILDING SECTION / REFERENCE DRAWING

A / A — WALL SECTION / REFERENCE DRAWING

A / A-1 — DETAIL No. / REFERENCE DRAWING

RETAIL AREA / 100 — ROOM NAME / ROOM No.

1 — DOOR No.

1 — REVISION No.

A — COL GRID No.

A / A-1 — INTERIOR ELEVATION / REFERENCE DRAWING

KEY PLAN

TRADER JOE'S
87 MARGINAL WAY
PORTLAND, ME 04101

LOCATION PLAN

TRADER JOE'S
87 MARGINAL WAY
PORTLAND, ME 04101

SCOPE OF WORK

1. RELOCATE EXISTING MOP SINK AND ADD TO RESTROOMS AT EXISTING STOCK AREA.
2. ADD NEW MEETING ROOM TO EXISTING STOCK AREA

6

REVISIONS

NO.	DATE	COMMENTS
1	5-10-17	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 : 17,224 sq. ft.
STOCK: 5,424 sq. ft.
MISC. : 1,464 sq. ft.
TOTAL: 23,930 sq. ft.

DATE: 05.10.17
JOB No.: FT-0225
DRAWN BY: FTA
TENANT STORE No.: XXX
SPACE No.: XXXX

PROJECT TRADER JOE'S
87 MARGINAL WAY
PORTLAND, ME 04101

SHEET NAME TITLE SHEET

T-1.6