

STORE NUMBER 12326  
WASHINGTON & ALLEN AVENUES  
PORTLAND, MAINE

PROPOSED



INDEX OF DRAWINGS  
AND CONSTRUCTION DOCUMENTS

MOESER & ASSOCIATES  
206 AYER ROAD HARVARD, MA 978-456-6905  
ARCHITECT

DRAWINGS/SPECIFICATIONS BY:  
 WALGREENS'  
 LANDLORD'S CONSULTANT  
ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:  
 WALGREENS' CONTRACTOR  
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

Table with columns for STORE and BUILDING. Includes checkboxes for NEW, REMODELING, RELOCATION, and OTHERS.

CODE REVIEW

CODES :

2003 IBC INTERNATIONAL BUILDING CODE  
MAINE STATE INTERNAL PLUMBING CODE  
2004 IMC INTERNATIONAL MECHANICAL CODE  
2004 IECC INTERNATIONAL ENERGY CONSERVATION CODE  
2002 NEC NATIONAL ELECTRICAL CODE

2003 NFPA 1 UNIFORM FIRE CODE  
2003 NFPA 101 LIFE SAFETY CODE  
ADA ACCESSIBILITY GUIDELINES

BUILDING CODE REVIEW :

CONSTRUCTION CLASS 2B  
EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM  
AND FIRE DETECTION SYSTEM.

USE GROUP CLASSIFICATION - M MERCANTILE

HEIGHT AND AREA LIMITATIONS OF BUILDING

MAXIMUM FLOOR AREA ALLOWED PER FLOOR = 12,500 S.F.

AREA MODIFICATION (SEC. 504.3) 200% BONUS = 31,500 S.F.

ACTUAL FLOOR AREA 14,097 S.F.

MAXIMUM HEIGHT ABOVE GRADE = 4 STORIES  
HEIGHT MODIFICATION (SEC. 504.2) = 5 STORIES (ALLOWED)  
ACTUAL HEIGHT ABOVE GRADE = 1 STORY

MEANS OF EGRESS

FIRST FLOOR  
LENGTH OF EXIT ACCESS TRAVEL (ALLOWED)= 250'  
LENGTH OF EXIT ACCESS TRAVEL (ACTUAL)= 174'

OCCUPANT LOAD

SALES AREA = 9,486 S.F. / 30 = 317 PERSONS  
PHARMACY/STOCKRM./OFFICE/TRAINING - 2,553 S.F. / 300 = 9 PERSONS  
TOTAL LOAD = 324 PERSONS

MINIMUM NUMBER OF EXITS 2 (EACH FLOOR)  
EXITS PROVIDED 2 (EACH FLOOR)

EXIT WIDTH

159 x .15' = 23.9 INCHES OF DOOR/CORRIDOR EGRESS WIDTH REQUIRED

PROVIDED

12 INCHES AT FRONT EXIT DOORS PROVIDED  
40 INCHES AT REAR EXIT DOOR PROVIDED

FIRE RESISTIVE CONSTRUCTION - 2B

Table with columns: EXTERIOR WALLS - LOAD BEARING, FIRE WALL AND PARTY WALLS, FIRE SEPARATION ASSEMBLIES, SMOKE BARRIERS, FIRE ENCLOSURES OF EXITS, EXIT HALLWAYS AND STAIRWAYS, SHAFTS AND ELEVATOR HOISTWAY EXIT ACCESS CORRIDORS, SEPARATIONS (TENANT & NONBEARING PARTITIONS), INTERIOR BEARING WALLS, BEARING PARTITIONS, COLUMNS & FRAMINGS, STRUCTURAL MEMBERS SUPPORTING WALLS, FLOOR CONSTRUCTION INCLUDING BEAMS, ROOF CONSTRUCTION.

CONST. BULLETINS

IN CONTRACT  
NO IN CONTRACT

FY 2007 CONSTRUCTION BULLETINS

Table of construction bulletins with columns: bullet ID, title, and status.

GENERAL NOTES

- 1. ALL NOTES CONTAINED IN THESE PLANS SHALL BE PART OF CONSTRUCTION CONTRACT DOCUMENTS AND REQUIREMENTS OF SUCH NOTE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. CONSTRUCTION CONTRACT DOCUMENTS SHALL REPRESENT THE ENTIRE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR...
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ON-THE-JOB, ONE (1) SET OF PERMIT DOCUMENTS WITH APPROPRIATE APPROVAL STAMPS FROM LOCAL REGULATORY AGENCY...
- 4. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN CLEARED WITH APPROPRIATE AGENCIES...
- 5. NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER AND/OR ARCHITECT...
- 6. CONTRACTOR SHALL CONTACT THE OWNER OR THE ARCHITECT OF RECORD REGARDING ALL QUESTIONS OR DISCREPANCIES...
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF PLANS AND OTHER DOCUMENTS, AS REQUIRED BY CITY AND REGULATING AGENCIES...
- 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION...
- 9. RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE, IN ACCORDANCE WITH CITY REQUIREMENTS AND FORMAT.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY THE OWNER OR ITS AGENTS.
- 11. WORK PERFORMED INADEQUATELY, REQUIRING REINSPECTIONS DUE TO IMPROPER PLACEMENT OF WORK BY THE CONTRACTOR OR DUE TO INCOMPLETE WORK SHALL REQUIRE THE CONTRACTOR TO PAY FOR ANY REINSPECTION SERVICES AND FEES.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND START-UP OF ALL UTILITY SERVICES TO THE BUILDING...
- 13. THIS PROJECT CONTAINS ITEMS SUPPLIED BY THE OWNER. REFER TO THE COMPLETE SET OF DRAWINGS FOR THESE ITEMS.
- 14. SOIL TESTS AND CONCRETE STRENGTH TESTS ARE REQUIRED DURING CONSTRUCTION. SEE SPECIFICATIONS OR ACTUAL REQUIREMENTS.
- 15. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER A COPY OF SOIL REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- 16. CONTRACTOR SHALL VERIFY EXISTENCE OF CORNER BOUNDARY PINS ON SITE PREVIOUSLY PLACED BY SURVEYOR FOR THE OWNER IF SUCH PINS ARE MISSING, CONTRACTOR SHALL NOTIFY THE OWNER FOR THEIR REPLACEMENT.

EXAMINATION OF SITE AND CODE COMPLIANCE

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, AS WELL AS THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES, AS REQUIRED BY STATE AND LOCAL CODES...

Table of drawing index with columns: TO, DI, CIVIL, ARCHITECTURAL, STRUCTURAL, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, SPECIFICATIONS.

ABBREVIATIONS

Table of abbreviations with columns: A.B.F., ALUM., AUX., BLK'G, BOT., C., CLG., FIN. FL., F.O.M., F.O.S., FTG., GALV., G.C., G.P.M., DRG., G.Y.P., HORIZ., H.T., H.W., H.D., I.D., INSUL., INTERIOR DESIGN, INSULATION, LAVATORY, LOCATE, MASONRY, MAXIMUM, METAL, ON CENTER, OVERHANG, OUT OF ORDER, PLATE, PREFABRICATED, P.S.F., P.S.I., PRESSURE TREATED, PARTITION, P.V.C., POLYVINYL CHLORIDE, RECEPT, REINFORCING, REQ'D., STEEL, STRUC., SURF. MTD., T. I. G., TYP., TONGUE AND GROOVE, UR., URINAL, VEN., VERT., VESTIBULE, VENT. THRU ROOF, W./, W.C., WATER CLOSET, W.O.D., WATER HEATER, W.I.B., WALK IN BOX, W.W.F., WELDED WIRE FABRIC