

The EGG & I

Breakfast & Lunch

155 Riverside Street
Portland, ME 04103

PROJECT TEAM

ARCHITECT:
ICON ARCHITECTURE
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BOB CURRY ENGINEERS
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CONSTRUCTION MGR.:
M2 DEVELOPMENT SERVICES
MIKE MICHAELIS
2508 WHITE SANDS DR.
GREAT BEND, KS 67530
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OWNER:
HJ ASSOCIATES LTD
155 RIVERSIDE ST
PORTLAND, ME 04103

CODE INFORMATION

LOCAL CODES: 2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 UNIFORM PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL FUEL GAS CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY GROUP: A-2, ASSEMBLY

TYPE OF CONSTRUCTION: 2B, NOT-SPRINKLED
TENANT AREA: 4934 sf

OCCUPANT LOAD:

DESCRIPTION:	AREA:	O.L. FACTOR	LOAD
DINING AREA FLOOR:	= 2544 sf	/15gross	=170
RESTROOMS	= 288 sf	N.A.	= 0
KITCHEN AREA:	= 1758 sf	/200gross	= 9
TOTAL OCCUPANT LOAD	= 4590 sf		=179

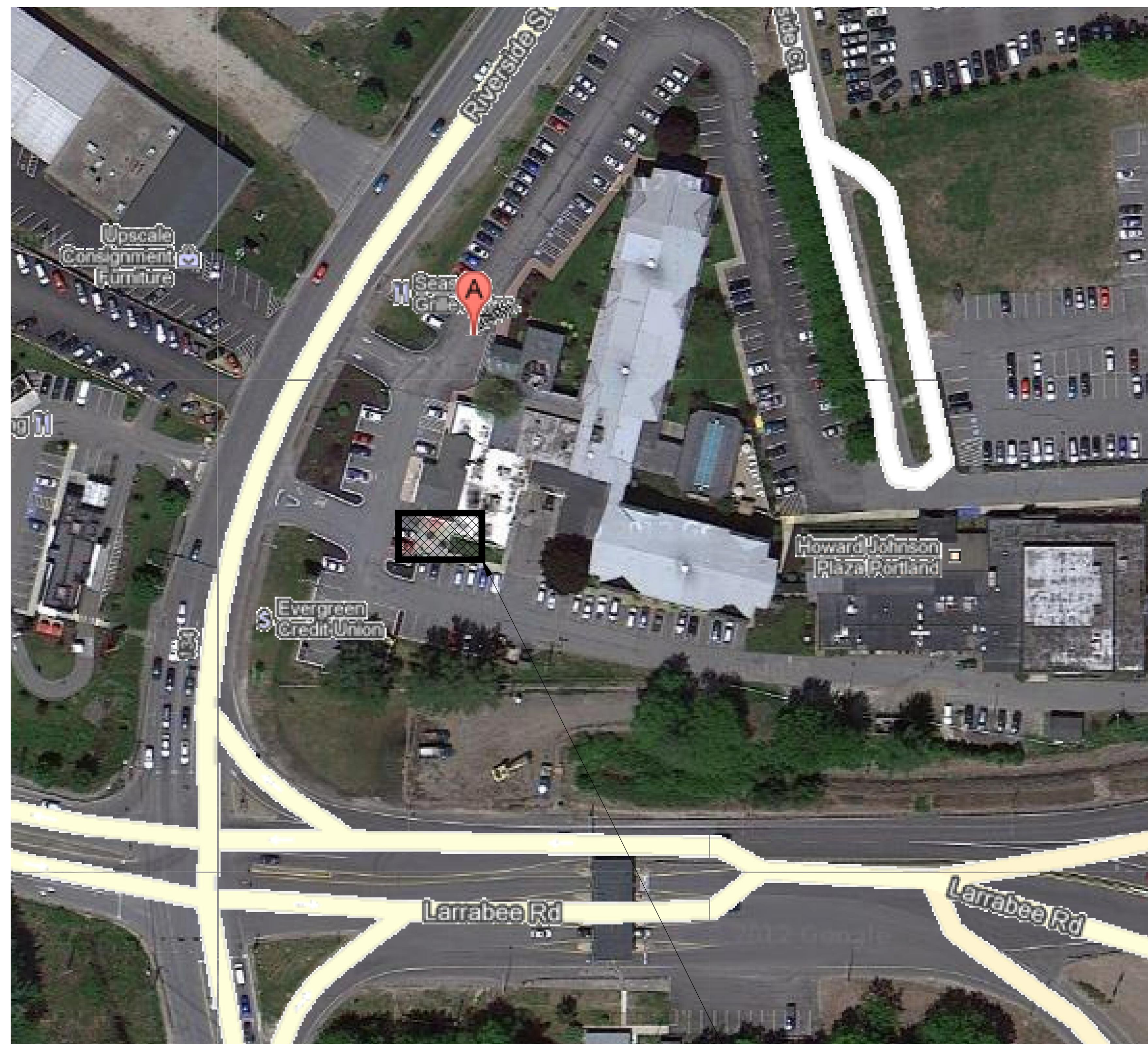
PLUMBING FIXTURES:

PUBLIC TOILET FACILITIES HAVE BEEN PROVIDED WITHIN THIS TENANT SPACE AS DEFINED BY THE ABOVE OCCUPANCY OF 179.

DESCRIPTION:	MEN (REQ./PROV)	WOMEN (REQ./PROV)
WATER CLOSETS	2/1	2/2
LAVATORIES	1/1	1/2
URINALS	1/1	0/0

1 SERVICE SINK IS REQUIRED AND HAS BEEN PROVIDED

KEY PLAN not to scale



PROPOSED
TENANT SPACE



LIST OF DRAWINGS

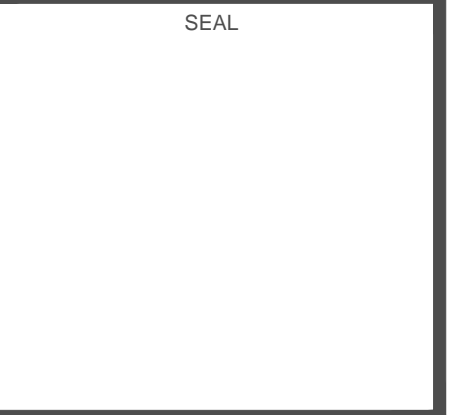
DWG. NO.	DRAWING DESCRIPTION	ADD. / DATE
T1	TITLE SHEET	11/26/12
D1.0	DEMOLITION PLAN	11/2/12
A1.0	PROJECT INFORMATION	11/2/12
A1.1	DIMENSIONED FLOOR PLAN	11/2/12
A1.2	FURNITURE & EQUIPMENT PLAN	11/2/12
A6.1	INTERIOR ELEVATIONS	11/2/12
A6.2	INTERIOR ELEVATIONS	11/2/12
A6.3	INTERIOR ELEVATIONS	11/2/12
A7.1	REFLECTED CEILING PLAN	11/2/12
A8.1	INTERIOR DETAILS	11/2/12
A9.1	SCHEDULES & FLOOR FINISHES	11/2/12
A9.2	DOOR & HARDWARE SCHEDULE	11/26/12
ME1	MECHANICAL SPECIFICATIONS	11/2/12
ME2	MECHANICAL SPECIFICATIONS	11/2/12
M1	MECHANICAL FLOOR PLAN	11/2/12
M2	MECHANICAL SCHEDULES & DETAILS	11/2/12
M3	MECHANICAL HOODS	11/2/12
M4	MECHANICAL HOODS	11/2/12
E1	LIGHTING FLOOR PLAN	11/2/12
E2	ELECTRICAL FLOOR PLAN	11/2/12
E3	ELECTRICAL DETAILS	11/2/12
E4	ELECTRICAL DETAILS	11/2/12
P1	PLUMBING FLOOR PLAN	11/2/12
P2	WATER & GAS PIPING FLOOR PLAN	11/2/12
P3	PLUMBING RISERS & DETAILS	11/2/12

PROJECT NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ANY PERMIT, TAP OR UTILITY FEES RELATED TO THEIR FIELD OF WORK. THESE FEES ARE TO BE IDENTIFIED IN ALL SUBCONTRACTOR PROPOSALS.
- PROVIDE FIRE STOPPING AT ALL PENETRATIONS IN RATED WALLS.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIRE TREATED PLYWOOD BLOCKING IN WALLS WHERE REQUIRED TO SUPPORT OR HANG ALL DEVICES, TOILET ACCESSORIES, ETC. REFER TO ELEVATIONS FOR ACTUAL LOCATIONS.
- LEAD TIMES ON ALL MATERIALS TO BE IDENTIFIED BY CONTRACTOR AND ALL PROBLEMS IDENTIFIED PRIOR TO COMMENCEMENT.
- CONTRACTOR TO PROVIDE SUBMITTALS AND/OR SHOP DRAWINGS FOR THE FOLLOWING:
 - ALL CASEWORK/MILLWORK INCLUDING HARDWARE AND FINISH SAMPLES.
 - ALL FINISHES
 - ALL PLUMBING, ELECTRICAL AND MECHANICAL EQUIPMENT AND ARE TO BE PER PLANS & SPECIFICATIONS. (NO SUBSTITUTIONS).
- ALL MATERIALS USED IN CONCEALED SPACES ARE TO BE NON-COMBUSTIBLE. ALL WOOD USED IN FRAMING OR SHEATHING TO BE FIRE TREATED
- (3) 15lb ABC AND (2) TYPE "K" FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED AS DESIGNATED BY THE FIRE INSPECTOR PER LOCAL REQUIREMENTS.

SYMBOL LEGEND

EXISTING WALL CONSTRUCTION TO REMAIN	PARTITION TYPE	CEILING HEIGHT/FINISH FINISH
EXISTING WALL CONSTRUCTION TO BE DEMO'D	KEY NOTE TAG	ELEVATION HEIGHT
NEW WALL CONSTRUCTION	REVISION SYMBOL	PROVIDE PRICING AS AN ALTERNATE
EXISTING DOOR TO REMAIN	FINISH TAG	NORTH ARROW
EXISTING DOOR TO BE DEMO'D	CENTERLINE OF....	NORTH
NEW DOOR AND FRAME	ELEVATION DRAWING LOCATION	EQUIPMENT TAG
ROOM NAME AND NUMBER	SECTION DRAWING LOCATION	ENLARGED DETAIL CALL-OUT
DOOR NUMBER		
WINDOW TYPE		



155 Riverside Street
Portland, Maine 04103
Howard Johnson Plaza Hotel

The EGG & I
Breakfast & Lunch

Howard Johnson Plaza Hotel

ICON:
ARCHITECTURE

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Kansas City, MO 64111
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REVISIONS
PLAN REVIEW 11.26.12

ISSUE DATE
11/2/12

PROJECT NUMBER
2012-42

SHEET NUMBER

T1

COVER SHEET