

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

80-90 CORPS /Rainbow Construction

**Located at**

80 MIDDLE ST (called 88)

**PERMIT ID:** 2013-00179

**CBL:** 029 L004001

has permission to **Renovation of the kitchen and dinning room of Hugo's Restaurant**  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2013-00179

**Located at:** 80 MIDDLE ST (called 88)

**CBL:** 029 L004001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Final - Commercial

Final - Electric

Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00179	<b>Date Applied For:</b> 01/28/2013	<b>CBL:</b> 029 L004001
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<b>Location of Construction:</b> 80 MIDDLE ST (called 88)	<b>Owner Name:</b> 80-90 CORPS	<b>Owner Address:</b> 100 SILVER ST	<b>Phone:</b>
<b>Business Name:</b> Hugo's Restaurant	<b>Contractor Name:</b> Rainbow Construction	<b>Contractor Address:</b> PO Box 894 Portland	<b>Phone:</b> (207) 799-3051
<b>Lessee/Buyer's Name:</b> Arlin Smith	<b>Phone:</b> 8452424017	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Hugo's Restaurant	<b>Proposed Project Description:</b> Renovation of the kitchen and dining room of Hugo's Restaurant
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/29/2013  
**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 02/22/2013  
**Note:** **Ok to Issue:**

- 1) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
- 3) Permit approved based upon information provided by the applicant or design professional, including addendum to classify the construction as type 3B per previous determination. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 5) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 6) New café, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
- 7) Approval of City license is subject to health inspections per the Food Code.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 02/25/2013  
**Note:** **Ok to Issue:**

- 1) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 2) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 3) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 4) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

<b>Location of Construction:</b> 80 MIDDLE ST (called 88)	<b>Owner Name:</b> 80-90 CORPS	<b>Owner Address:</b> 100 SILVER ST	<b>Phone:</b>
<b>Business Name:</b> Hugo's Restaurant	<b>Contractor Name:</b> Rainbow Construction	<b>Contractor Address:</b> PO Box 894 Portland	<b>Phone</b> (207) 799-3051
<b>Lessee/Buyer's Name</b> Arlin Smith	<b>Phone:</b> 8452424017	<b>Permit Type:</b> Alterations - Commercial	

- 5) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 6) Fire extinguishers are required per NFPA 1.
- 7) All means of egress to remain accessible at all times.
- 8) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 9) Construction or installation shall comply with City Code Chapter 10.
- 10 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 11 Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00179	Issue Date:	CBL: 029 L004001
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Location of Construction: 80 MIDDLE ST (called 88 middle)	Owner Name: 80-90 CORPS	Owner Address: 100 SILVER ST PORTLAND, ME 04104	Phone:
Business Name: Hugo's Restaurant	Contractor Name: Rainbow Construction	Contractor Address: PO Box 894 Portland ME 04104	Phone: (207) 799-3051
Lessee/Buyer's Name: Arlin Smith	Phone: (845) 242-4017	Permit Type: Alterations - Commercial	Zone: B3
Past Use: Commercial - Hugo's Restaurant	Proposed Use: Commercial - Hugo's Restaurant	Permit Fee: \$1,220.00	Cost of Work: \$120,000.00
Proposed Project Description: Renovation of the kitchen and dining room of Hugo's Restaurant		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 2/25/13	INSPECTION: Use Group: A-2 Type: 3B MUBEC 2009 Signature: JMB 2/22/13
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: LDOBSON	Date Applied For: 01/28/2013	<b>Zoning Approval</b>
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1. This... 2. Build... 3. Build... FYI @ 2/27/13 This had some pre-lim review - Hugo's would like to close March 1 for Renovations Time Sensitive - The Jeanne with condit... for 9/19 Congress!!	Special Zone or Reviews <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Historic <input type="checkbox"/> Other	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 2-1/29/13	Date: _____	

I hereby certify that I have read this jurisdictional code(s) applicable to such permit.

**CERTIFICATION**

I, the undersigned, certify, or that the proposed work is authorized by the owner of record and I as his authorized agent and I agree to conform to all applicable laws of the City of Portland. If such permit is issued, I certify that the code official's authorized by such permit at any reasonable hour to enforce the provision of the

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00179	<b>Issue Date:</b>	<b>CBL:</b> 029 L004001
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<b>Business Name:</b> Hugo's Restaurant	<b>Contractor Name:</b> Rainbow Construction	<b>Contractor Address:</b> PO Box 894 Portland ME 04104		<b>Phone</b> (207) 799-3051
<b>Lessee/Buyer's Name</b> Arlin Smith	<b>Phone:</b> (845) 242-4017	<b>Permit Type:</b> Alterations - Commercial		<b>Zone:</b> B3
<b>Past Use:</b> Commercial - Hugo's Restaurant	<b>Proposed Use:</b> Commercial - Hugo's Restaurant	<b>Permit Fee:</b> \$1,220.00	<b>Cost of Work:</b> \$120,000.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Renovation of the kitchen and dining room of Hugo's Restaurant		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>2/25/13</i>		
		<b>INSPECTION:</b> Use Group: <i>A-2</i> Type: <i>3B</i> <i>MUBEC 2009</i> Signature: <i>[Signature]</i> (58) Signature: <i>AMB 2/22/13</i>		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> LDOBSON	<b>Date Applied For:</b> 01/28/2013	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>2-1/29/13</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2013 00179



# General Building Permit Application

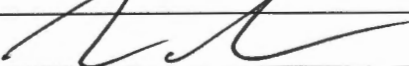
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <b>88 Middle St. Portland, ME 04101</b>			
Total Square Footage of Proposed Structure/Area <b>1640 SF</b>		Square Footage of Lot <b>6637 Gross Building Area</b>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>29      2      4</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>AMA LLC</b> Address <b>88 Middle St</b> City, State & Zip <b>Portland, ME 04101</b>		Telephone: <b>207.774.8538</b>
Lessee/DBA (If Applicable) <b>Hugo's Restaurant</b>	Owner (if different from Applicant) Name <b>Commercial Properties</b> Address <b>100 Silver St</b> City, State & Zip <b>Portland ME 04101</b>	Cost Of Work: \$ <b>120,000</b> C of O Fee: \$ <b>1220</b> Total Fee: \$ <b>1220</b>	
Current legal use (i.e. single family) <u>RESTAURANT</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>RESTAURANT</u> Is property part of a subdivision? <u>Yes</u> If yes, please name <u>80-90 Corps</u> Project description: <u>RENOVATION OF THE KITCHEN AND DINING ROOM OF HUGO'S RESTAURANT</u>			
Contractor's name: <u>RAINBOW CONSTRUCTION</u>		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>RECEIVED</b>  <b>JAN 28 2013</b>                      Dept. of Building Inspections                      City of Portland Maine                 </div>	
Address: <u>150 Ocean House Rd</u>			
City, State & Zip: <u>CAPE ELIZABETH, ME 04107</u>		Telephone: _____	
Who should we contact when the permit is ready: <u>ARWIN SMITH</u>		Telephone: <u>845 242 4017</u>	
Mailing address: <u>88 MIDDLE ST PORTLAND, ME 04101</u>			

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 1/28/2013

**This is not a permit; you may not commence ANY work until the permit is issue**



# Certificate of Design

Date:

1.28.2013

From:

JAMES LYMAN REYNOLDS, ARCHITECT

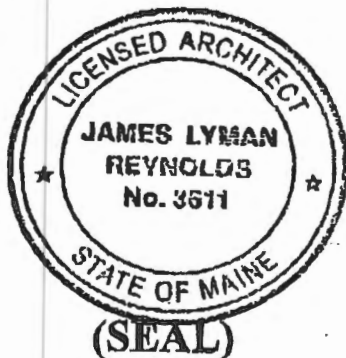
These plans and / or specifications covering construction work on:

ALTERATION TO PREMISES for:

AMA LLC @ HUAO'S RESTAURANT

88 MIDDLE STREET

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2009 International Building Code and local amendments.



Signature:

James L. Reynolds

Title:

ARCHITECT

Firm:

JAMES LYMAN REYNOLDS, ARCH.

Address:

4303 U.S. ROUTE 209

STONE RIDGE, NEW YORK

12484

Phone:

(845) 687-9161

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design

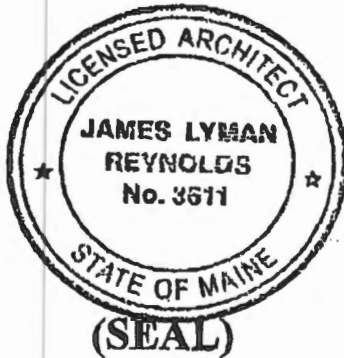
Date: 1.28.2013

From: JAMES LYMAN REYNOLDS, ARCHITECT

These plans and / or specifications covering construction work on:

ALTERATION TO PREMISES for:  
AMA LLC @ HUAO'S RESTAURANT  
88 MIDDLE STREET

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2009 International Building Code and local amendments.



Signature: *James L. Reynolds*  
Title: ARCHITECT

Firm: JAMES LYMAN REYNOLDS, ARCH.

Address: 4303 U.S. ROUTE 209  
STONE RIDGE, NEW YORK  
12484

Phone: (845) 687-9161

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

From Designer:

JAMES LYMAN REYNOLDS, ARCHITECT

Date:

1-28-2013

Job Name:

ALTERATION TO PREMISES - INTERIOR RENOVATION

Address of Construction:

88 MIDDLE STREET

## 2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IBC Use Group Classification (s) A-2

Type of Construction TYPE II A (see email to designate as 3B)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC YES

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

N/A

Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance Factor,  $w$  table 1604.5, 1609.5)
- \_\_\_\_\_ Wind exposure category (1609.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- \_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)
- \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1616.3)
- \_\_\_\_\_ Basic seismic force resisting system (1617.6.2)
- \_\_\_\_\_ Response modification coefficient,  $R_f$  and deflection amplification factor,  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ Concentrated loads (1607.4)
- \_\_\_\_\_ Partition loads (1607.5)
- \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Accessibility Building Code Certificate

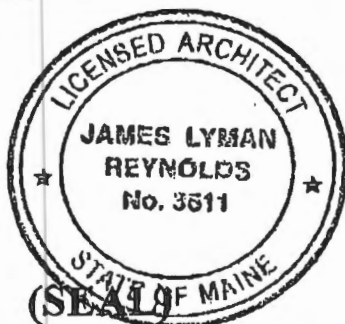
Designer: \_\_\_\_\_

Address of Project: \_\_\_\_\_

Nature of Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Jeanie Bourke - Re: Hugo's permit review**

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**From:** <jemreyn@aol.com>  
**To:** <JMB@portlandmaine.gov>  
**Date:** 2/22/2013 2:17 PM  
**Subject:** Re: Hugo's permit review  
**CC:** <arlin.smith@gmail.com>, <taylorandrew13@hotmail.com>

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Hi Jeanie,

Thanks for the update, and glad to hear they are getting close.

As we have recently discussed, please be advised that I would like to amend our Building Permit application (for Hugo's Restaurant @ 88 Middle Street) to reflect a Type III b Construction Classification (from Type II a) in order to be consistent with previous permit applications for the building.

If you have any questions or require further information from me regarding this matter, please let me know.

Cordially,

James

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james lyman reynolds, architect | 4303 route 209 | stone ridge | new york  
www.jameslymanreynolds.com | T. 845-687-9161 | F 845-687-9025

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-----Original Message-----

From: Jeanie Bourke <JMB@portlandmaine.gov>  
To: JemReyn <JemReyn@aol.com>  
Sent: Fri, Feb 22, 2013 1:01 pm  
Subject: Hugo's permit review

Hi James,

I have completed my review and Andrew is sending me an updated equipment layout plan.

A question for you, the building type classification is 2A, which would require noncombustible construction. The new interior partition wall type calls for wood studs. Do you want to change this or determine if the building could be classified as type 3A?

Let me know,  
Thanks,  
Jeanie

Jeanie Bourke  
CEO/LPVPlan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
Direct: (207) 874-8715  
Office: (207) 874-8703

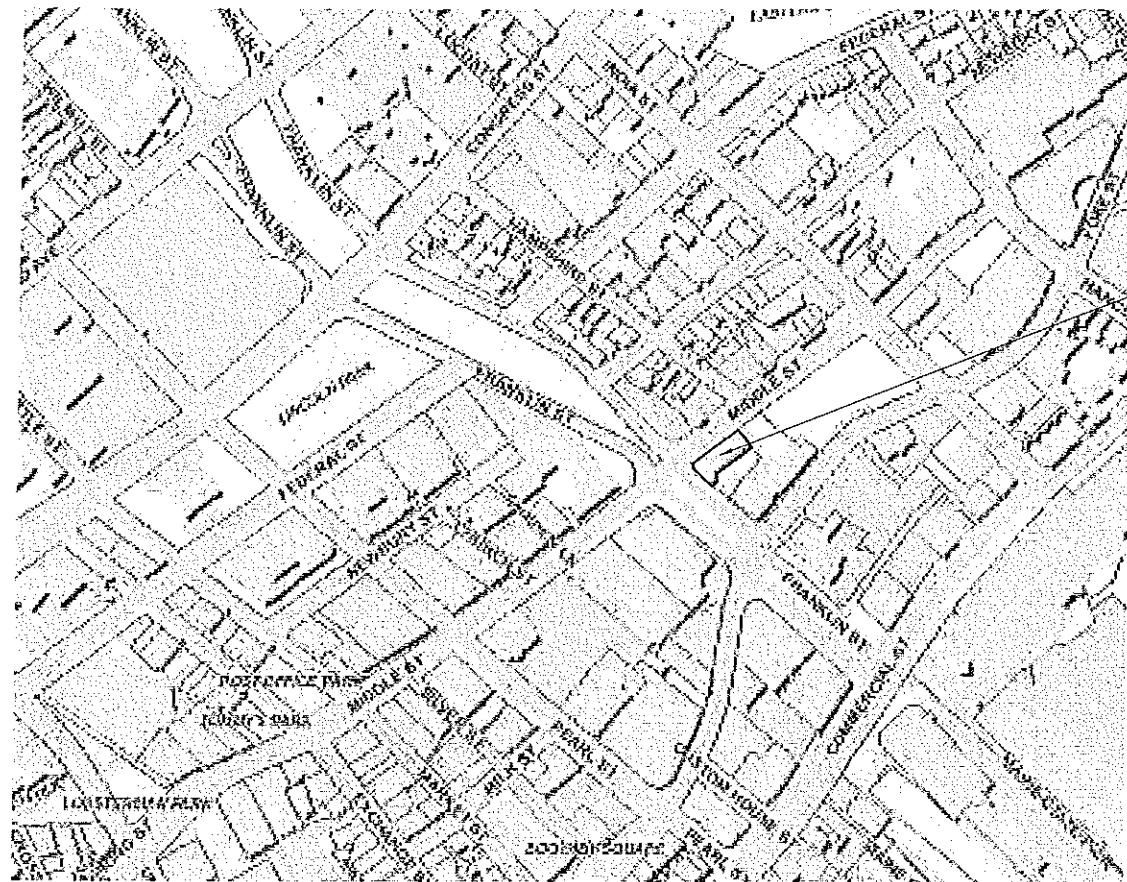
RECEIVED  
FEB 22 2013  
Dept. of Building Inspections  
City of Portland Maine

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



# Alteration to Premises: NEW INTERIOR RENOVATIONS

for:  
**AMA, L.L.C. @ HUGO'S**  
88 Middle Street  
Portland, Maine 04101



PROJECT LOCATION

1 LOCATION PLAN  
NOT TO SCALE

DOOR SCHEDULE											
No.	DOOR SIZE			FRAME			RATING	HARDWARE	REMARKS		
	WIDTH	HT.	THK.	TYPE	MAT'L	FIN.				TYPE	MAT'L
A	3'-0"	8'-0"	2"	1	WOOD	PAINT	---	SELF CLOSER W/ KEYED ENTRY	EXISTING TO REMAIN		
B	3'-0"	8'-0"	2"	1	WOOD	PAINT	---	SELF CLOSER W/ KEYED ENTRY	EXISTING TO REMAIN		
C	3'-5"	8'-0"	1 3/4"	1	SC	PAINT	---	SELF CLOSER, PUSH PLATES, OFFSET PIVOT HINGE, STOPS	DOUBLE SWING EXISTING TO REMAIN		
D	3'-0"	6'-8"	---	2	N/A	---	---	N/A	ENLARGE EXISTING OPENING		
E	3'-0"	6'-8"	---	2	N/A	---	---	N/A	EXISTING TO REMAIN		
F	3'-0"	6'-8"	1 3/4"	1	SC	ST/POLY	---	SELF CLOSER, PRIVACY LATCH, LEVER HANDLES, DOOR STOP	---		
G	3'-0"	6'-8"	1 3/4"	2	SC	ST/POLY	---	SELF CLOSER, PRIVACY LATCH, LEVER HANDLES, DOOR STOP	---		

HM -- HOLLOW METAL SC -- WOOD/SOLID CORE PVC-- TRAFFIC DOORS W LIGHTS ANBR -- ANODIZED BRONZE ST/POLY -- STAIN & POLYURATHANE

**DOOR TYPES**

TYPE '1'      TYPE '2'

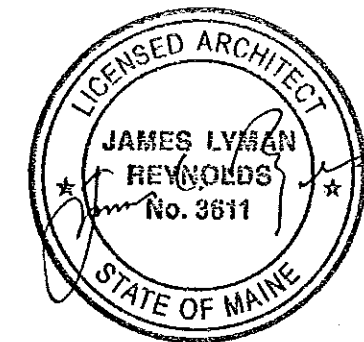
**DOOR & FRAME NOTES**

- ALL GLAZING IN DOORS SHALL BE SAFETY GLASS
- INSTALL PANIC HARDWARE AS SPECIFIED ON EXTERIOR DOORS
- ALL DOOR THRESHOLDS TO BE ADA COMPLIANT
- ALL DOORS AND FRAMES TO BE PAINTED AS SPECIFIED
- SEE DETAILED DRAWINGS FOR DOOR C
- ALL SOLID CORE DOORS TO BE PREFINISHED OAK VENEER SUPPLIED BY \_\_\_\_\_ TYP.

TABLE OF CONTENTS:	
SP-1 thru D-3	SITE DWGS. (PREVIOUSLY SUBMITTED) BY M & E
T100	COVER SHEET
T101	CODE ANALYSIS
A100	DEMOLITION PLAN -- EXISTING FIRST FLOOR PLAN
A101	PROPOSED FIRST FLOOR PLAN
A200	BUILDING SECTIONS -- INTERIOR ELEVATIONS
A300	DETAILED BATHROOM LAYOUT
A301	DETAILED ELEVATIONS
A302	DETAILED ELEVATIONS
A400	PARTITION TYPES
A401	NOT INCLUDED IN PERMIT SET
A402	NOT INCLUDED IN PERMIT SET
E100	REFLECTED CEILING PLAN
P100	PLUMBING FIXTURE/EQUIPMENT PLAN
M100	MECHANICAL EQUIPMENT SCHEMATIC
P100	PLUMBING FIXTURE LAYOUT
FP100	FIRE PROTECTION PLAN

2009 INTERNATIONAL BUILDING CODE ANALYSIS		
	EXISTING	PROPOSED
OCCUPANCY TYPE -- RESTAURANT	GROUP A-2	GROUP A-2
CONSTRUCTION CLASSIFICATION	II A	II A
FIRE HAZARD	LIGHT	LIGHT
<b>HEIGHT &amp; FIRE AREA LIMITATION</b>		
DATA:	PERMITTED	EXISTING
STORIES	THREE STORY	TWO STORY
HEIGHT	35' 0"	26' 0"
GROSS BUILDING AREA	15,500 S.F.	6,637 S.F.
TOTAL AREA	15,500 S.F.	6,637 S.F.
<b>FIRE RESISTANCE RATINGS</b>		
DATA	REQUIRED	PROVIDED
EXTERIOR BEARING WALLS	1	1
INTERIOR BEARING/NON BEARING WALLS OR PARTITIONS	1/0	1/1
EXTERIOR WALLS	10' < X < 30'	1
FIRE SEPARATION DISTANCE 'X' BETWEEN BLDGS.	> 30'	0
FLOOR CONSTRUCTION INCLUDING BEAMS	1	1
ROOF CONSTRUCTION INCLUDING PURLINS BEAMS AND ROOF TRUSSES	1	NA

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JAN 28 2013  
Dept. of Building Inspections  
City of Portland Maine



Alteration to Premises for:  
**AMA, L.L.C. @ HUGO'S**  
88 Middle Street  
Portland, Maine 04101

**JAMES LYMAN REYNOLDS**  
ARCHITECT  
4303 US Route 209  
Stone Ridge, NY 12484  
Ph (845) 687-9161

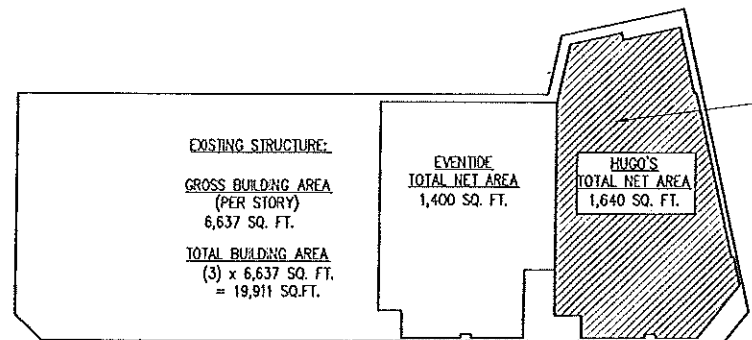
ISSUE:

PERMIT SET  
1-28-13

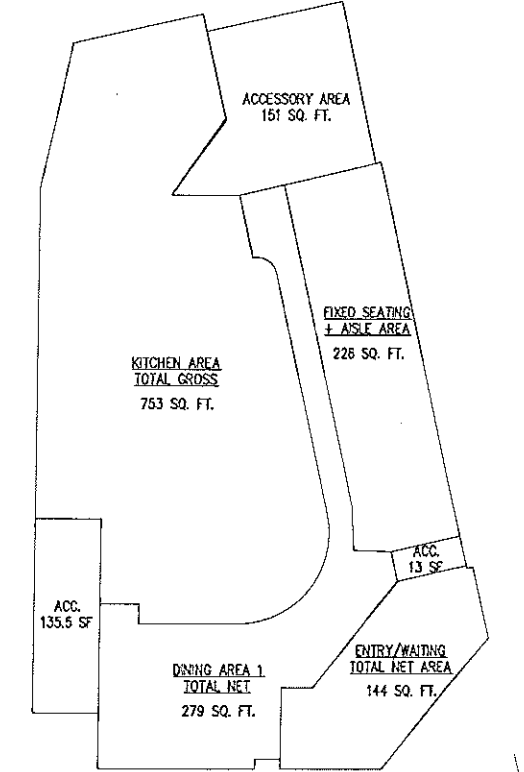
ADDENDA:

COVER SHEET

SCALE: AS SHOWN  
DRAWN BY: JLR  
DATE: T100  
DRAWING NAME:



1 NEW WORK AREA  
NOT TO SCALE



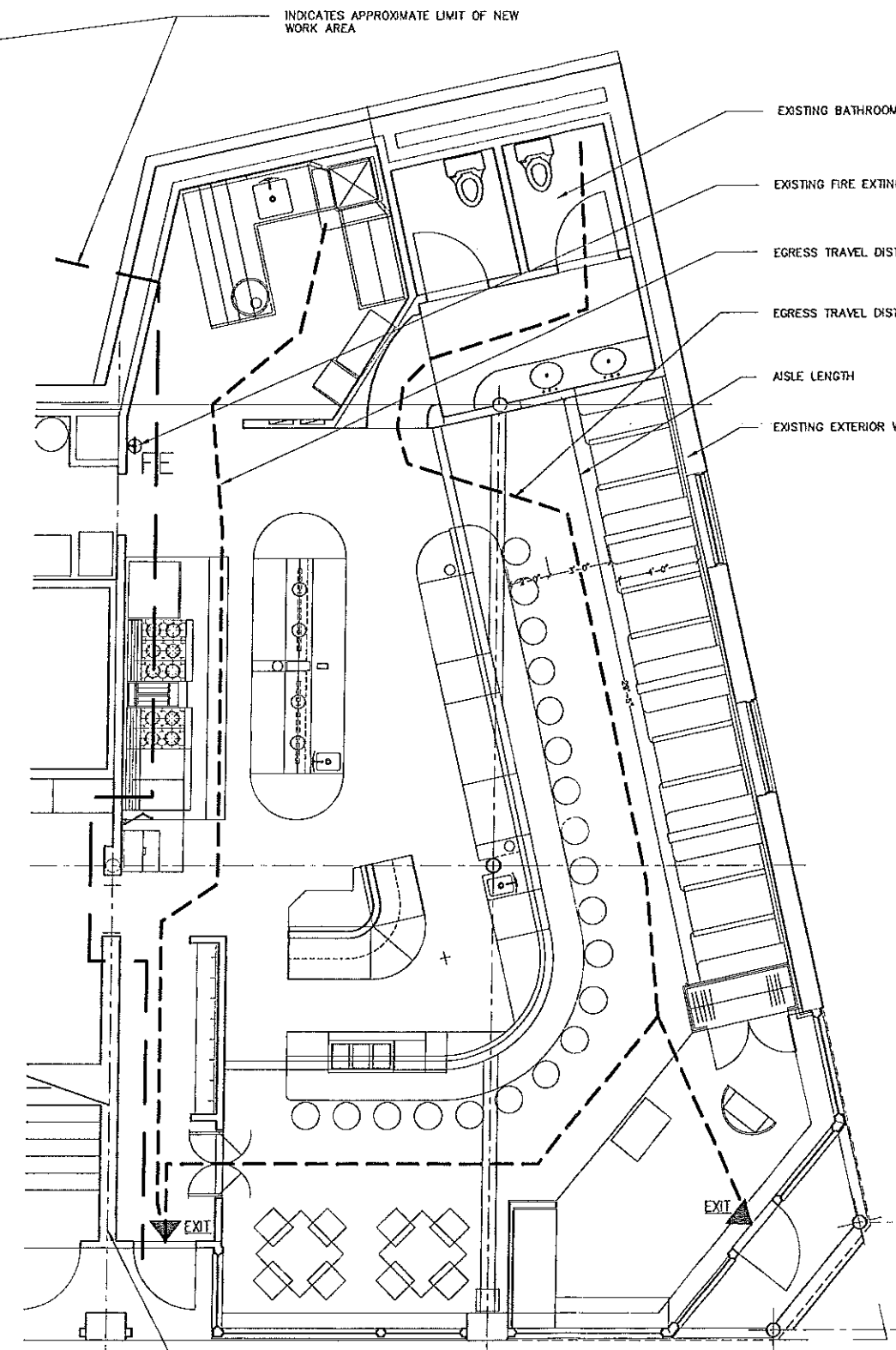
1 PROPOSED OCCUPANT AREAS  
NOT TO SCALE

**OCCUPANT LOAD: (IBC: SEC. 1004)**

ASSEMBLY W/ OUT FIXED SEATS (TABLES & CHAIRS)	15 S.F./OCCUPANT NET	
HUGO'S DINING AREA 279 S.F. /15	=	18.6
ASSEMBLY W/ FIXED SEATS (TABLES & CHAIRS)	1 OCCUPANT / 24" linear in. booth	21.0
KITCHEN / SERVICE AREA (COMMERCIAL)	200 S.F./OCCUPANT GROSS	
SERVICE 753 S.F./200	=	3.8
<b>TOTAL OCCUPANT LOAD</b>		<b>44 PERSONS</b>

**OCCUPANT LOAD: (NFPA: Table 7.3.1.2)**

ASSEMBLY W/ OUT FIXED SEATS (TABLES & CHAIRS)	15 S.F./OCCUPANT NET	
HUGO'S DINING AREA 279 S.F. /15	=	18.6
ASSEMBLY W/ FIXED SEATS (TABLES & CHAIRS)	Bench seating of booths 8x48"=384"	
Bench seating of entry/waiting 12"x10"=120"		
1 OCCUPANT / 18" linear in. bench	=	28.0
KITCHEN / SERVICE AREA (COMMERCIAL)	100 S.F./OCCUPANT GROSS	
SERVICE 753 S.F./100	=	7.5
<b>TOTAL OCCUPANT LOAD</b>		<b>55 PERSONS</b>



1 FLOOR PLAN  
PLOT SIZE: 11x17 SCALE: 1/8"=1'-0" PLOT SIZE: 24x36 SCALE: 1/4"=1'-0"

**CODE SUMMARY: NFPA & IBC**

**GOVERNING CODES:**  
 EXISTING BUILDING CODE -- 2009 IBC  
 BUILDING CODE -- 2009 IBC  
 NFPA 101 -- LIFE SAFETY CODE -- 2009 ED.

**IEBC: ALTERATION LEVEL 2**  
 PROPOSED: IEBC (SECTION 404.1) ... ADDITION OF DOOR, RECONFIGURATION OF SPACE, INSTALLATION OF ADDITIONAL EQUIPMENT...

**NFPA - EXISTING ASSEMBLY OCCUPANCY:**  
 PROPOSED: NFPA (SECTION 13.1.1) ...SHALL APPLY TO EXISTING BUILDINGS OR PORTIONS THEREOF...

**OCCUPANCY TYPE (EXISTING AREA OF NEW WORK):**  
 EXISTING: IBC (SECTION 303) A-2 RESTAURANT  
 NFPA (SEC 13.1.4 & 6.1.2.1) ASSEMBLY OCCUPANCY  
 PROPOSED: IBC (SECTION 303) A-2 RESTAURANT  
 NFPA (SEC 13.1.4 & 6.1.2.1) ASSEMBLY OCCUPANCY

**CONSTRUCTION TYPE:**  
 EXISTING: IBC (TABLE 601) TYPE II - SPRINKLERED  
 NFPA (SECTION 13.1.6) TYPE II - SPRINKLERED  
 PROPOSED: IBC (TABLE 601) TYPE II - SPRINKLERED  
 NFPA (SECTION 13.1.6) TYPE II - SPRINKLERED

**OCCUPANCY LOAD:**  
 PER IBC: TOTAL OCCUPANT LOAD = 44 PERSONS  
 SEE GRAPHIC AND CALCULATIONS 1/T101  
 PER NFPA: TOTAL OCCUPANT LOAD = 55 PERSONS  
 SEE GRAPHIC AND CALCULATIONS 1/T101

**MEANS OF EGRESS REQUIREMENTS:**  
 PROPOSED: NFPA (SEC 13.2 & CHAPTER 7)  
 (SEC 7.1.3.1) EXIT ACCESS CORRIDORS: N/A  
 (SEC 7.1.10) MEANS OF EGRESS RELIABILITY  
 (SEC 7.2.1.2.3) DOOR OPENINGS >32"  
 (SEC 7.2.1.4.2) DOOR LEAF ENCROACHMENT <7"  
 (SEC 7.3.3) EGRESS CAPACITY 0.2"/PERSON  
 (SEC 13.2.4) NUMBER OF MEANS OF EGRESS:<600=2 MEANS OF EGRESS  
 (SEC 13.2.5.2) ACCESS THRU HAZARD AREA  
 NOT PERMITTED THRU...KITCHEN  
 (SEC 13.2.6) TRAVEL DISTANCE TO EXITS (13.2.6.2(1))<250'  
 PROPOSED: IBC (CHAPTER 10)  
 (TABLE 1016.1) EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER <250'  
 (TABLE 1021.1) NO. OF EXITS =2

**INTERIOR FINISHES:**  
 PROPOSED: NFPA (SEC 13.3.3 & 10.2)  
 (SEC 13.3.3.2) CORRIDORS, LOBBIES: CLASS A OR B  
 (SEC 13.3.3.3) ASSEMBLY AREAS: CLASS A, B, C <300  
 PROPOSED: IECC (SEC 602) & IBC (CHAPTER 8)  
 (TABLE 803.9) GROUP A-2 CORRIDORS -SPRINKLERED: CLASS B  
 ROOMS AND SPACES - SPRINKLERED: CLASS C

**FIRE PROTECTION SYSTEM**

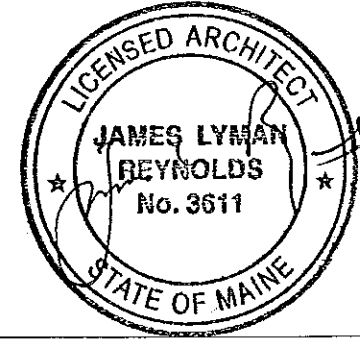
1. RELOCATE AND RECONFIGURE EXISTING SPRINKLER SYSTEM AS REQUIRED BY IBC AND IN ACCORDANCE WITH NFPA 13 AND AS PER PLANS.
2. PROVIDE ALARM SYSTEM AS REQUIRED BY IBC FOR TYPE "A" OCCUPANCY AND IN ACCORDANCE W/ NFPA 13 & 72.
3. CONTRACTOR TO V.I.F. FOR CODE COMPLIANT LOCATION OF CONTROL, SENSOR AND ALARM DEVICES.

**REQ. PLUMBING: (U.P.C. TABLE 4-1)**

RESTAURANTS, PUBS, AND LOUNGES	WATER CLOSETS:		LAVATORIES:	
	MALE:	FEMALE:	MALE:	FEMALE:
	1 PER 50	1 PER 50	1 PER 150	1 PER 150
	1 REQ.	1 REQ.	1 REQ.	1 REQ.

**GENERAL NOTES:**

1. SEE ELECTRIC PLAN FOR EXIT SIGNAGE AND EMERGENCY LIGHT LOCATIONS
2. SEE FIRE PROTECTION PLAN FOR REVISIONS TO EXISTING NFPA 13 SPRINKLER SYSTEM



Alteration to Premises for:  
**AMA, LLC @ HUGO'S**  
 88 MIDDLE STREET  
 PORTLAND MAINE 04101

**JAMES LYMAN REYNOLDS**  
 ARCHITECT  
 4303 US Route 209  
 Stone Ridge, NY 12484  
 Ph (845) 687-9161

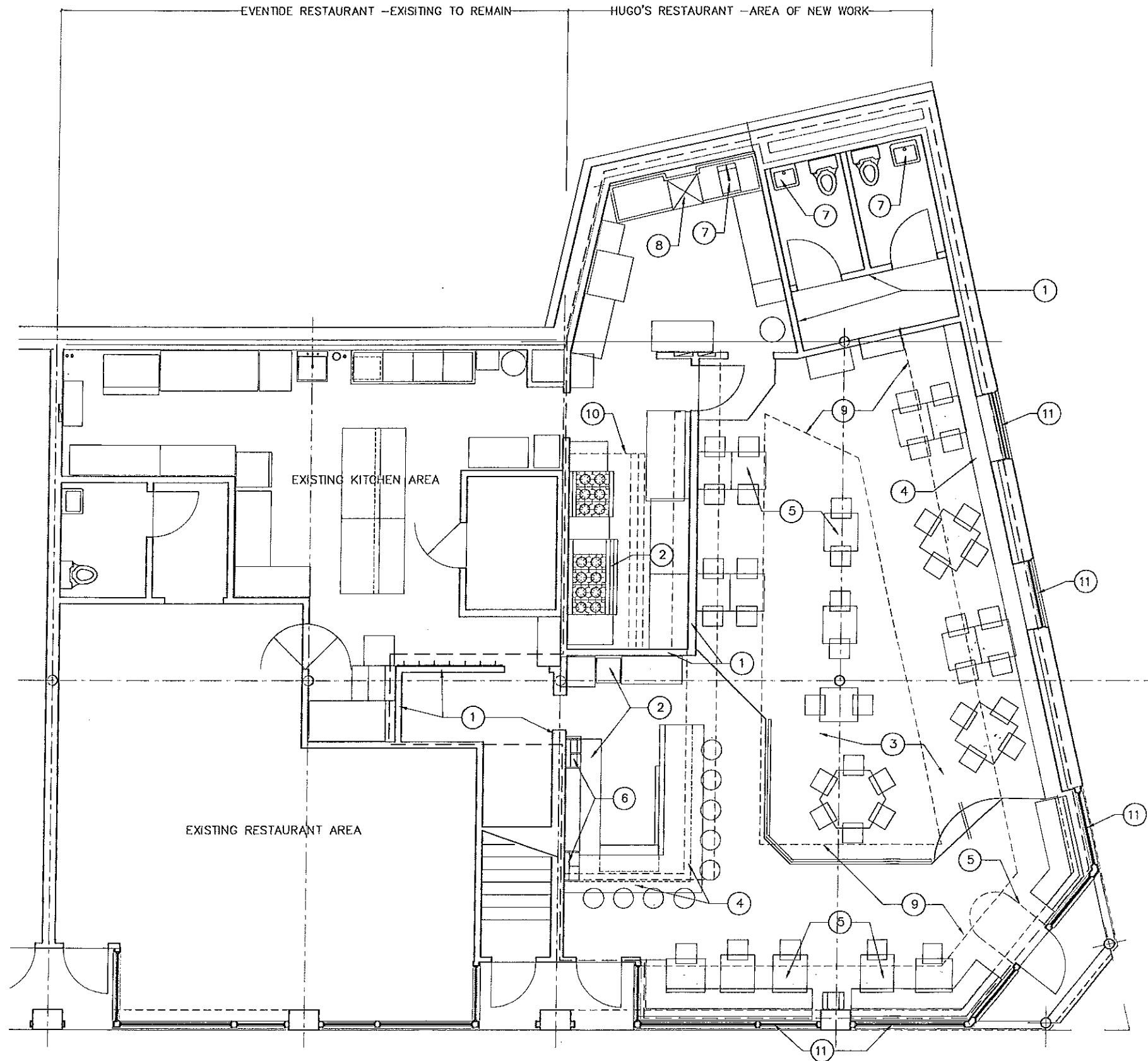
**ISSUE:**

FULL BUILDING  
 PERMIT SET: 1-28-13

**ADDENDA:**

**CODE ANALYSIS PLAN**

SCALE: AS SHOWN  
 DRAWN BY: JLR  
 SHEET # T101  
 INITIAL DATE:  
 DRAWING NAME:



**DEMOLITION NOTES:**

1. REMOVE EXISTING PARTITION WALL AS NECESSARY FOR NEW WORK.
2. REMOVE EXISTING FIXTURES AND EQUIPMENT AS NECESSARY FOR NEW WORK.
3. REMOVE EXISTING RAISED FLOOR AREA.
4. REMOVE BUILT IN CABINETRY AS NECESSARY FOR NEW WORK.
5. REMOVE EXISTING FURNITURE AS NECESSARY FOR NEW WORK.
6. REMOVE EXISTING LIGHTING FIXTURES, OUTLETS, SWITCHES AND WIRING AS NECESSARY FOR NEW WORK.
7. REMOVE EXISTING PLUMBING FIXTURES AND PIPING, AS NECESSARY FOR NEW WORK.
8. REMOVE EXISTING MECHANICAL EQUIP., DUCTING, AND CONTROLS AS NECESSARY FOR NEW WORK.
9. REMOVE EXISTING DROP CEILING IN EXISTING DINING AREA AS NECESSARY FOR NEW WORK.
10. EXISTING ANSEL FUME HOOD TO REMAIN
11. EXISTING WINDOWS TO REMAIN

*5 to p 5  
 8 x 2 = 16  
 4 x 6 = 24  
 Bar 54 existing*

Proposed New Banquet Hall for:  
**AMA, LLC @ HUGO'S**  
 88 MIDDLE STREET  
 PORTLAND, MAINE 04101

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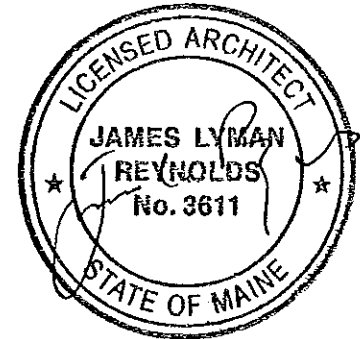
ISSUE:

PERMIT SET

1-28-2013

REVISED:

ADDENDA:

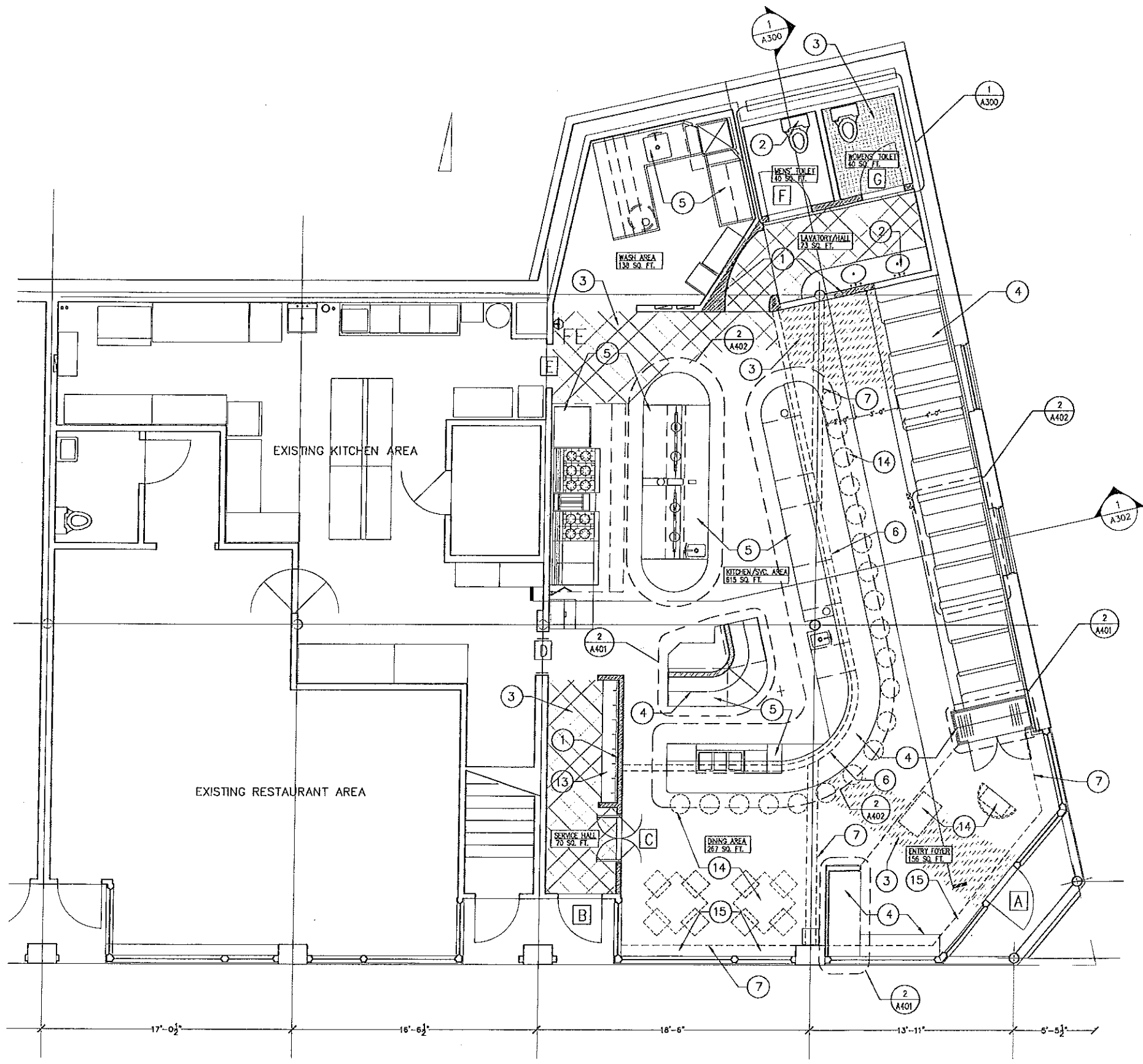


**1 EXISTING FLOOR PLAN**  
 PLOT SIZE: 11x17 SCALE: 1/8"=1'-0" PLOT SIZE: 24x36 SCALE: 1/4"=1'-0"

DEMOLITION PLAN

SCALE: AS SHOWN  
 DRAWN BY: JLR  
 INITIAL DATE:  
 SHEET #  
**A100**  
 DRAWING NAME:





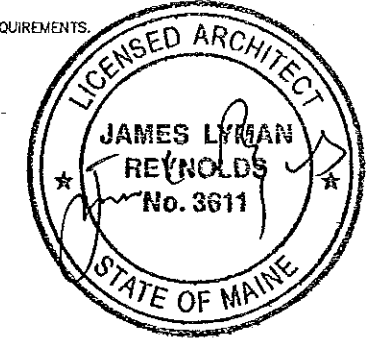
3 PARTIAL FLOOR PLAN  
 PLOT SIZE: 11x17 SCALE: 1/8"=1'-0" PLOT SIZE: 24x36 SCALE: 1/4"=1'-0"

**NEW CONSTRUCTION NOTES:**

1. HATCHED AREA INDICATES AREA OF NEW PARTITION WALL TYPE 'P1' U.N.O.
2. FURNISH AND INSTALL NEW PLUMBING FIXTURES TO UPC CODE AND AS PER PLAN AND MANUFACTURER'S SPEC. TYP.
3. CONTRACTOR TO FURNISH AND INSTALL NEW FINISH FLOOR IN ALL NEWLY RENOVATED SPACES. FINAL SELECTION OF COLOR AND MATERIALS BY OWNER. ALL NEW MATERIALS INSTALLED AS PER MANUFACTURER'S RECOMMENDED PRACTICE U.N.O.
4. FURNISH AND INSTALL NEW BUILT IN CABINETS AS PER PLANS. ALL NEW WORK TO HAVE APPROVED SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY NEW WORK. NEW WORK TO INCLUDE NEW FIXED RAISED BAR, BOOTHS, TABLES, BENCHES, PANELING AND TRIM AS PER PLANS.
5. FURNISH AND INSTALL NEW KITCHEN EQUIPMENT TO CODE AND AS PER PLANS TO MANUFACTURER'S SPEC. TYP.
6. FURNISH AND INSTALL NEW SOFFIT PARTITION WALL ABOVE NEW BAR AND AS PER PLANS. NEW SOFFIT WALL TO BE 'POA' PARTITION TYPE.
7. PATCH AND REPAIR EXISTING TIN CEILING IN NEW DINING AREA. SALVAGE ANY NECESSARY CROWN MOLDING OR SPARE MATERIAL FROM ADJACENT CONCEALED SPACES AS NECESSARY FOR NEW WORK. CLEAN PREP, CAULK PRIME AND PAINT EXPOSED TIN CEILING, FINISH COLOR BY OWNER.
8. SEE REFLECTED CEILING PLAN FOR NEW LIGHTING FIXTURE LOCATIONS AND TYPES. FINAL FIXTURE SELECTION BY OWNER.
9. SEE PLUMBING PLAN FOR ALL NEW FIXTURES AND EQUIPMENT LOCATIONS. CONTRACTOR TO FURNISH AND INSTALL TO CODE AND AS PER PLAN TO MANUFACTURER'S SPEC. TYP.
10. SEE MECHANICAL PLAN FOR SCHEMATIC EQUIPMENT AND DISTRIBUTION SYSTEM LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
11. SEE FIRE PROTECTION PLAN FOR SCHEMATIC SPRINKLER HEAD LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
12. SEE FINISH SCHEDULE FOR ALL NEW MATERIALS AND FINISHES.
13. FURNISH AND INSTALL NEW COAT RACK AND CUBBY STORAGE.
14. FURNITURE BY OWNER TYP.
15. FURNISH AND INSTALL NEW WINDOW BLINDS SELECTED BY OWNER.

**GENERAL NOTES**

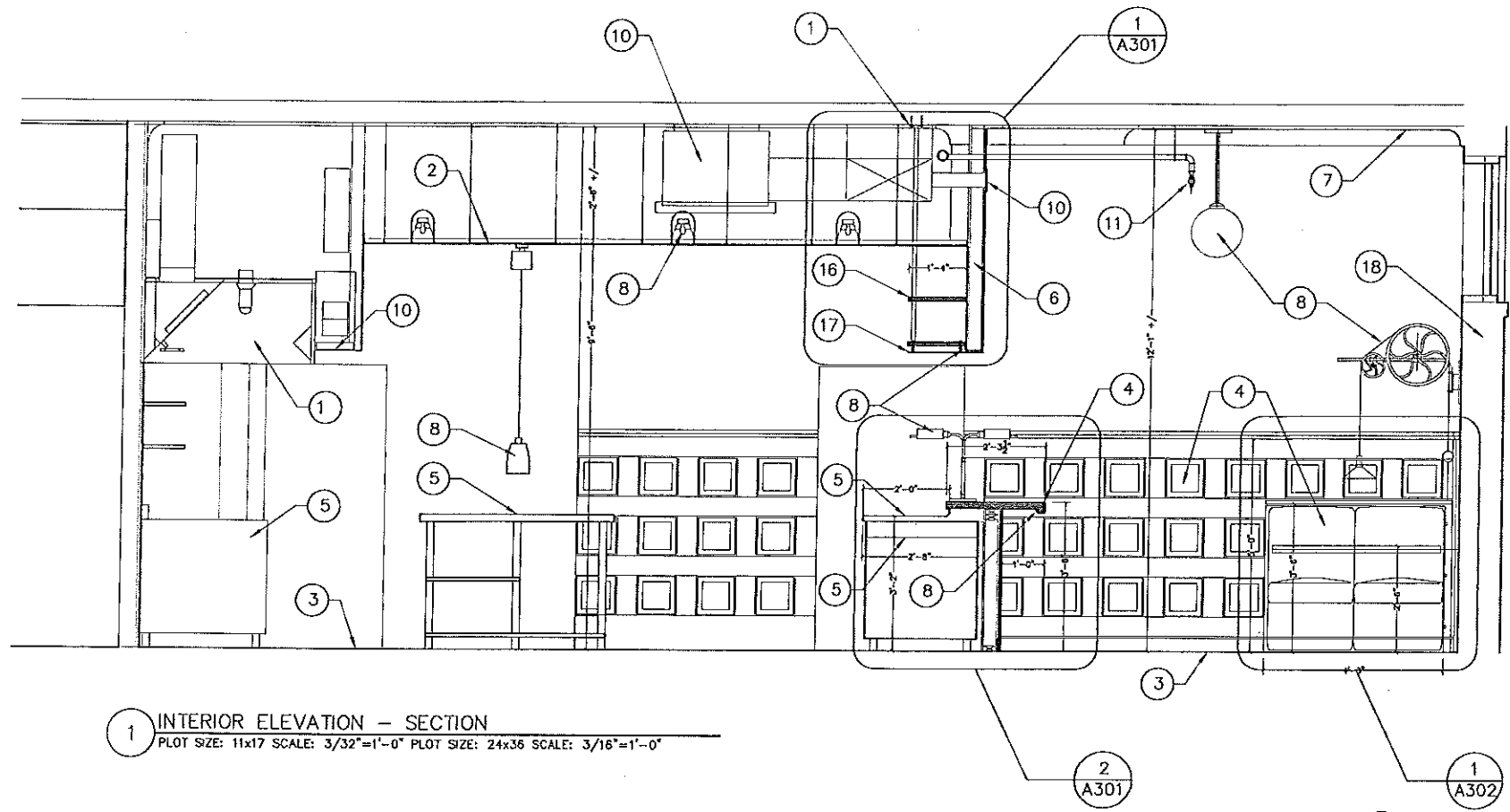
16. BUILDING MUST COMPLY WITH ALL BUILDING (FEDERAL, STATE, AND LOCAL), FIRE, AND HEALTH DEPARTMENT CODES.
17. WALLS: FINISHED 5/8" F.R. GYPSUM BOARD WITH ALL JOINTS TAPED, MUDDERED, AND SANDED (OR OTHER FINISHED MATERIAL), PAINTED WITH SHERWIN WILLIAMS PRO MAR 400 (LATEX SEMI-GLOSS), PRODUCT # B31W404 (PREMIXED, SHELF STOCKED ITEM). COLOR BY OWNER.
18. PROVIDE DOUBLE STUDS AND BLOCKING TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS WHERE INSTALLED. I.e.-TYPICAL CASEWORK, TOILET PAPER HOLDERS, GRAB BARS, ETC.
19. CAULK AND SEAL INTERIOR JOINTS BETWEEN NEW INTERIOR TRIM MATERIALS AND ADJACENT SHEET ROCK, TIN CEILING, FINISH FLOORING, AND ALL UNLIKE MATERIALS.
20. TRIM - DOORS, DOOR FRAMES, WINDOW FRAMES, COLUMNS: PAINTED WITH SIMILAR TO ABOVE.
21. FLOORS: SEE FINISH SCHEDULE "DAL TILE" BRAND, COMMERCIAL GRADE, 20x20 GLAZED PORCELAIN TILE ITEM # WARM WALNUTP03. STANDARD TILE BASE TO MATCH FLOOR TILE IS USED FOR KITCHEN, REAR HALLWAY AND SERVICE AREAS.
22. ALL PENETRATIONS THROUGH EXTERIOR ENVELOPE OR INTO ADJACENT TENANT TENANT SPACES MUST BE COORDINATED WITH LANDLORD AND ADJACENT TENANT TO MINIMIZE DISTURBANCE AND COMPLY WITH NEW EQUIPMENT WARRANTY REQUIREMENTS.
23. CEILINGS: SEE FINISH SCHEDULE AND DWGS.
24. NEW DOORS: TWO SINGLE ACTION 3' 6" X 8'-0" SEE DETAIL DRAWINGS, W/ WOOD FRAME, OFFSET PIVOT HINGES AND SELF CLOSING ACTION, COMPLETE WITH PUSH AND KICK PLATES AND DOOR STOPS LOCATED AS PER PLAN.
25. DOORS: ALL EXTERIOR DOORS HAVE WEATHER STRIPPING AND A SNUG SEAL AROUND DOOR. ALL INTERIOR ROOMS TO HAVE LEVER TYPE HANDLES AND KEYED LOCKSETS, U.N.O. PUBLIC RESTROOM DOORS WITH PASSAGE LATCH ONLY. ALL EXTERIOR DOORS TO HAVE SELF CLOSERS.
26. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
27. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT. ANY EQUIPMENT OF FURNITURE FURNISHED BY THE OWNER SHALL BE RECEIVED, STORED, AND INSTALLED BY THE CONTRACTOR.
28. IF DIMENSIONS ARE IN QUESTION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
29. MAINTAIN CLEAN WORK SITE ON A DAILY BASIS.
30. FURNISH AND INSTALL REQUIRED SIGNAGE TO CODE REQUIREMENTS.



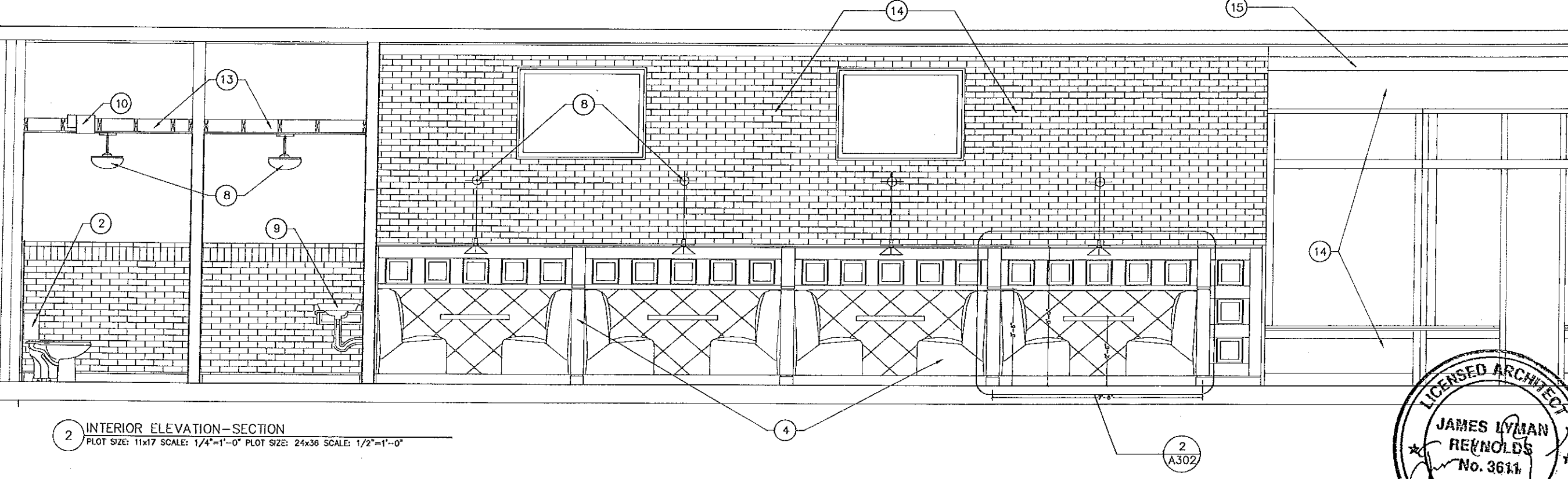
Alteration to premises for:  
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 88 MIDDLE STREET  
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ISSUE:	
PERMIT SET: 1-28-13	
ADDENDA:	
ROOF PLAN	
SCALE: AS SHOWN	SHEET #
DRAWN BY: JLR	A101
DATE:	
DRAWING NAME:	



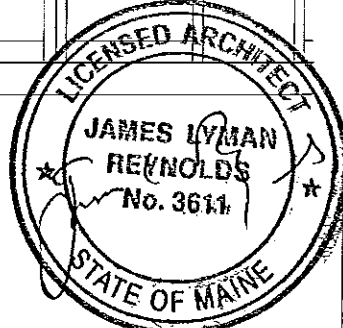
1 INTERIOR ELEVATION - SECTION  
 PLOT SIZE: 11x17 SCALE: 3/32"=1'-0" PLOT SIZE: 24x36 SCALE: 3/16"=1'-0"



2 INTERIOR ELEVATION - SECTION  
 PLOT SIZE: 11x17 SCALE: 1/4"=1'-0" PLOT SIZE: 24x36 SCALE: 1/2"=1'-0"

**NEW CONSTRUCTION NOTES:**

1. EXISTING ANSEL FUME HOOD TO REMAIN.
  2. FURNISH AND INSTALL NEW 2X2 ACOUSTIC CEILING W/ GRID, FASTENERS, TILES BY ARMSTRONG FINAL SELECTION BY OWNER, PANTED MATTE BLACK TYP.
  3. CONTRACTOR TO FURNISH AND INSTALL NEW FINISH FLOOR IN ALL NEWLY RENOVATED SPACES. FINAL SELECTION OF COLOR AND MATERIALS BY OWNER. ALL NEW MATERIALS INSTALLED AS PER MANUFACTURER'S RECOMMENDED PRACTICE U.N.O.
  4. FURNISH AND INSTALL NEW BUILT IN CABINERY AS PER PLANS. ALL NEW WORK TO HAVE APPROVED SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY NEW WORK. NEW WORK TO INCLUDE NEW FIXED RAISED BAR, BOOTHS, TABLES, BENCHES, PANELING AND TRIM AS PER PLANS.
  5. FURNISH AND INSTALL NEW KITCHEN EQUIPMENT TO CODE AND AS PER PLANS TO MANUFACTURER'S SPEC. TYP.
  6. FURNISH AND INSTALL NEW SOFFIT PARTITION WALL ABOVE NEW BAR AND AS PER PLANS. NEW SOFFIT WALL TO BE "PI" PARTITION TYPE.
  7. PATCH AND REPAIR EXISTING TIN CEILING IN NEW DINING AREA. SALVAGE ANY NECESSARY CROWN MOLDING OR SPARE MATERIAL FROM ADJACENT CONCEALED SPACES AS NECESSARY FOR NEW WORK. CLEAN PREP, CAULK PRIME AND PAINT EXPOSED TIN CEILING, FINISH COLOR BY OWNER.
  8. SEE REFLECTED CEILING PLAN FOR NEW LIGHTING FIXTURE LOCATIONS AND TYPES. FINAL FIXTURE SELECTION BY OWNER.
  9. SEE PLUMBING PLAN FOR ALL NEW FIXTURES AND EQUIPMENT LOCATIONS. CONTRACTOR TO FURNISH AND INSTALL TO CODE AND AS PER PLAN TO MANUFACTURER'S SPEC. TYP.
  10. SEE MECHANICAL PLAN FOR SCHEMATIC EQUIPMENT AND DISTRIBUTION SYSTEM LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
  11. SEE FIRE PROTECTION PLAN FOR SCHEMATIC SPRINKLER HEAD LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
- FURNISH AND INSTALL NEW TEMPERED TASLUCENT GLASS LIGHTSHELF, FASTENED TO NEW STORAGE SHELVES ABOVE. RECESS LINEAR STRIP DIMMABLE LED LIGHT BEHIND.
12. CONTRACTOR TO FURNISH AND INSTALL NEW CUSTOM BUILT STORAGE SHELVES SUSPENDED FROM EXISTING CEILING.
  13. CONTRACTOR TO FURNISH AND INSTALL NEW 5" F.R. G.W.B. CEILINGS OVER 2X6 FRAMING IN RENOVATED BATH AND REAR HALLWAY LOCATIONS. NEW FINISHED CEILINGS TO BE 9'0" A.F.F. U.N.O.
  14. EXISTING EXTERIOR WALL.
  15. FURNISH AND INSTALL NEW WINDOW BLINDS SELECTED BY OWNER.



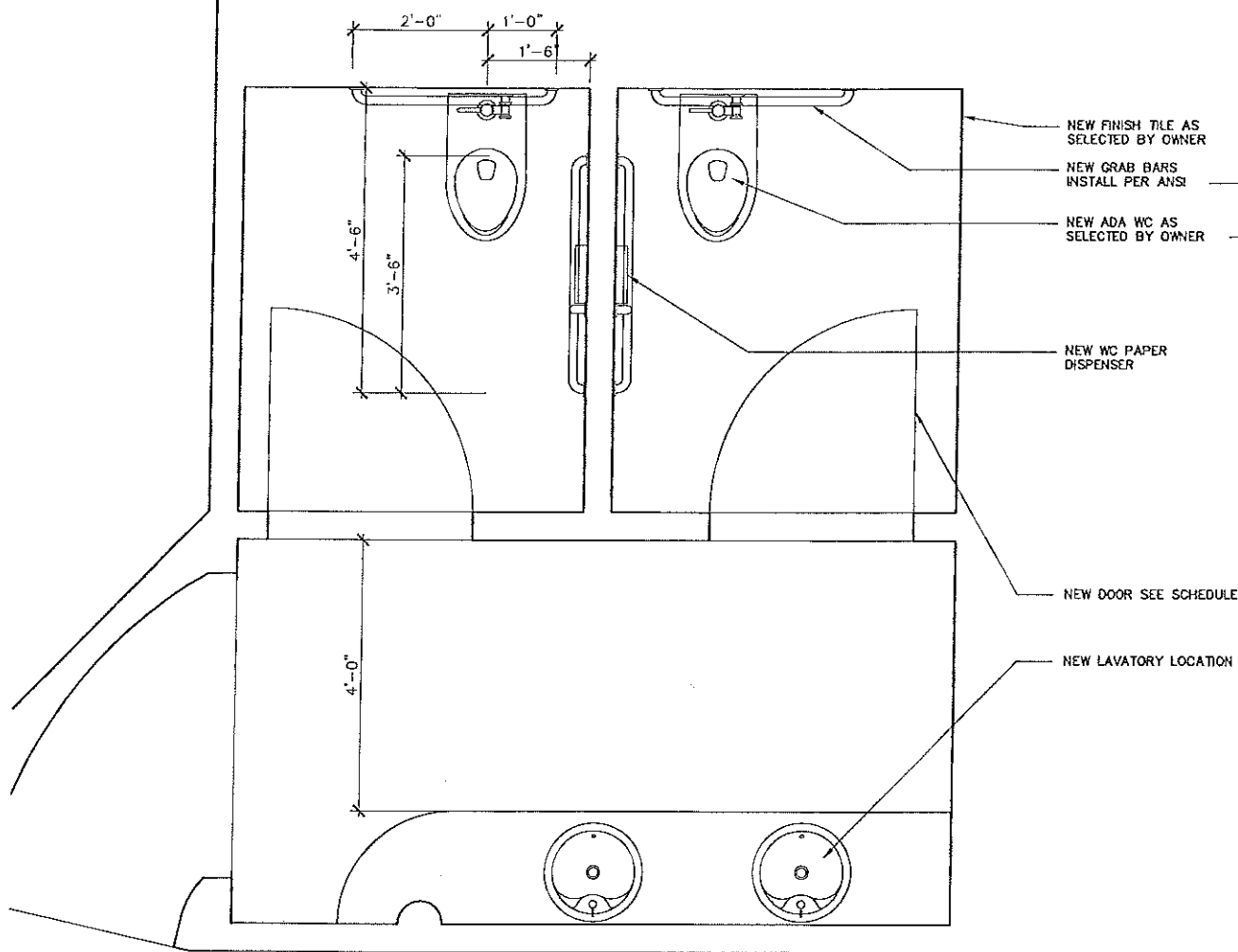
**JAMES LYMAN REYNOLDS**  
 ARCHITECT  
 4303 US Route 209  
 Stone Ridge, NY 12484  
 Ph (845) 687-9161

ISSUE:  
 FULL BUILDING  
 PERMIT SET: 1-28-13

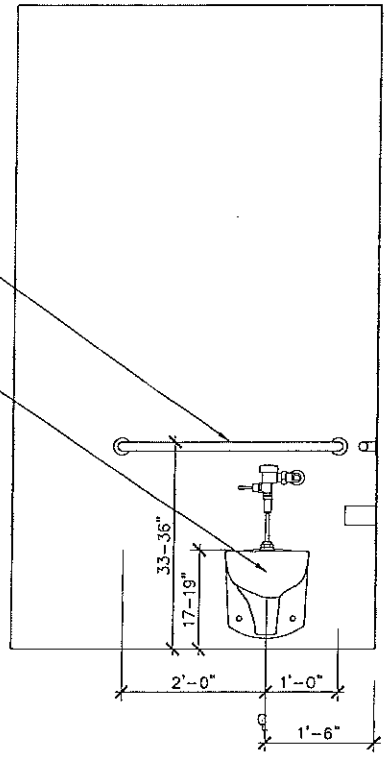
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ELEVATIONS  
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 SHEET #  
 DRAWN BY: JLR  
 INITIAL DATE: A200  
 DRAWING NAME:

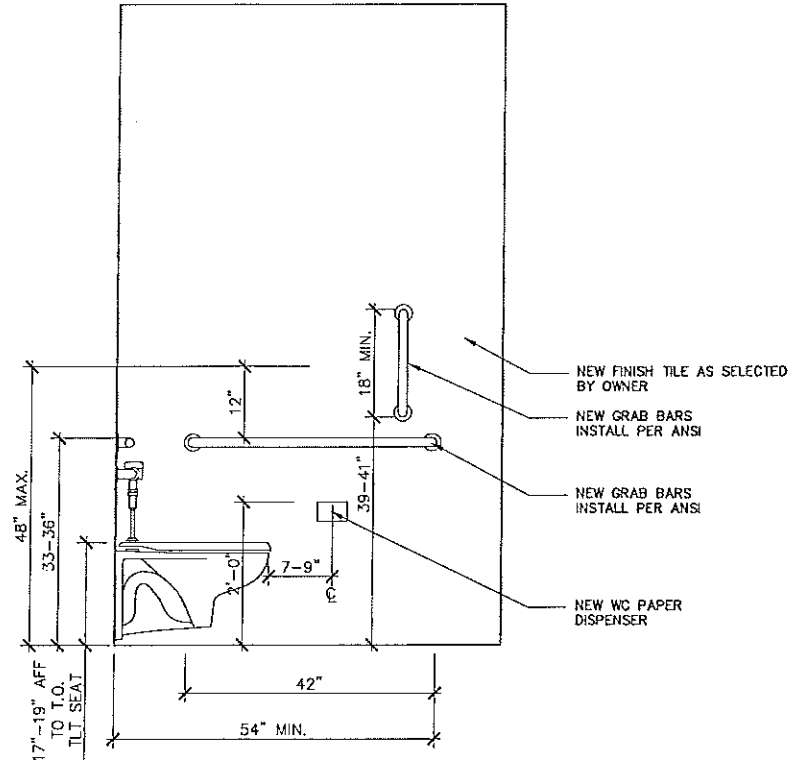
Alteration to Premises for:  
**AMA, LLC @ HUGO'S**  
 88 MIDDLE STREET  
 PORTLAND, MAINE 04101



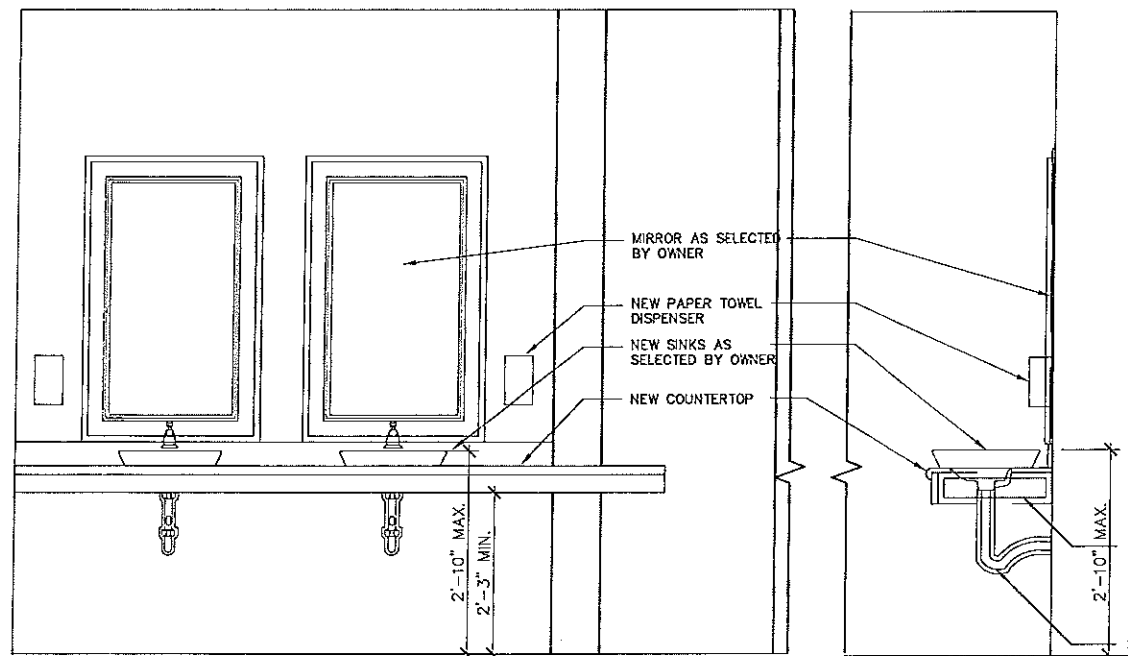
1 PROPOSED WC LAYOUT  
PLOT SIZE: 11x17 SCALE: 3/8"=1'-0"



2 PROPOSED WC ELEVATION  
PLOT SIZE: 11x17 SCALE: 1/2"=1'-0"



3 PROPOSED WC ELEVATION  
PLOT SIZE: 11x17 SCALE: 1/2"=1'-0"



4 PROPOSED SINK ELEVATION  
PLOT SIZE: 11x17 SCALE: 3/8"=1'-0"

5 PROPOSED SECTION A-A  
PLOT SIZE: 11x17 SCALE: 3/8"=1'-0"

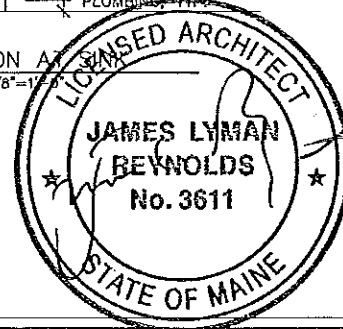
Alteration to Premises for:  
**AMA, LLC @ HUGO'S**  
88 MIDDLE STREET  
PORTLAND, MAINE 04101

**JAMES LYMAN REYNOLDS**  
ARCHITECT  
4303 US Route 209  
Stone Ridge, NY 12484  
Ph (845) 687-9161

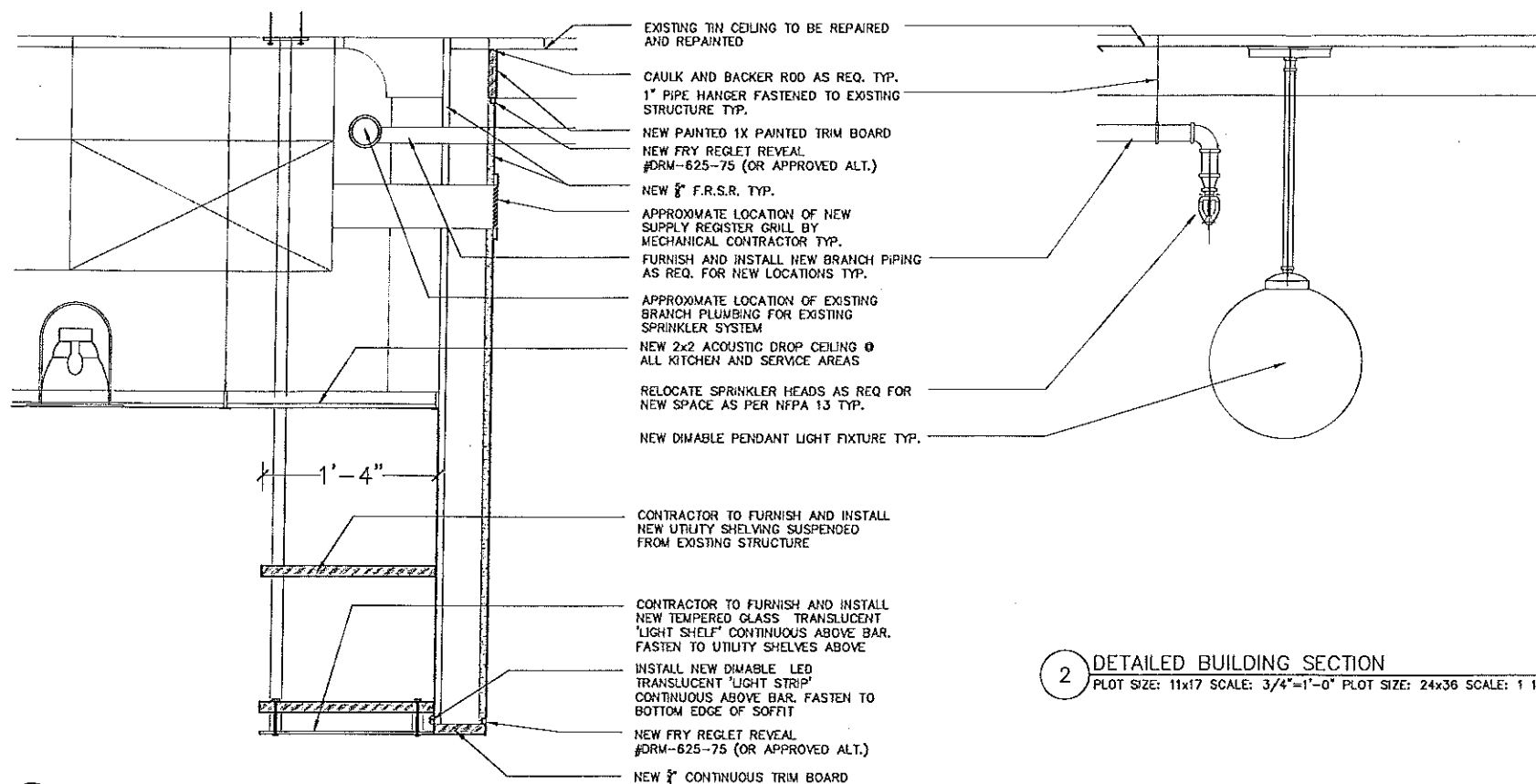
ISSUE:  
FULL BUILDING  
PERMIT SET: 1-28-13

ADDENDA:

BUILDING SECTIONS

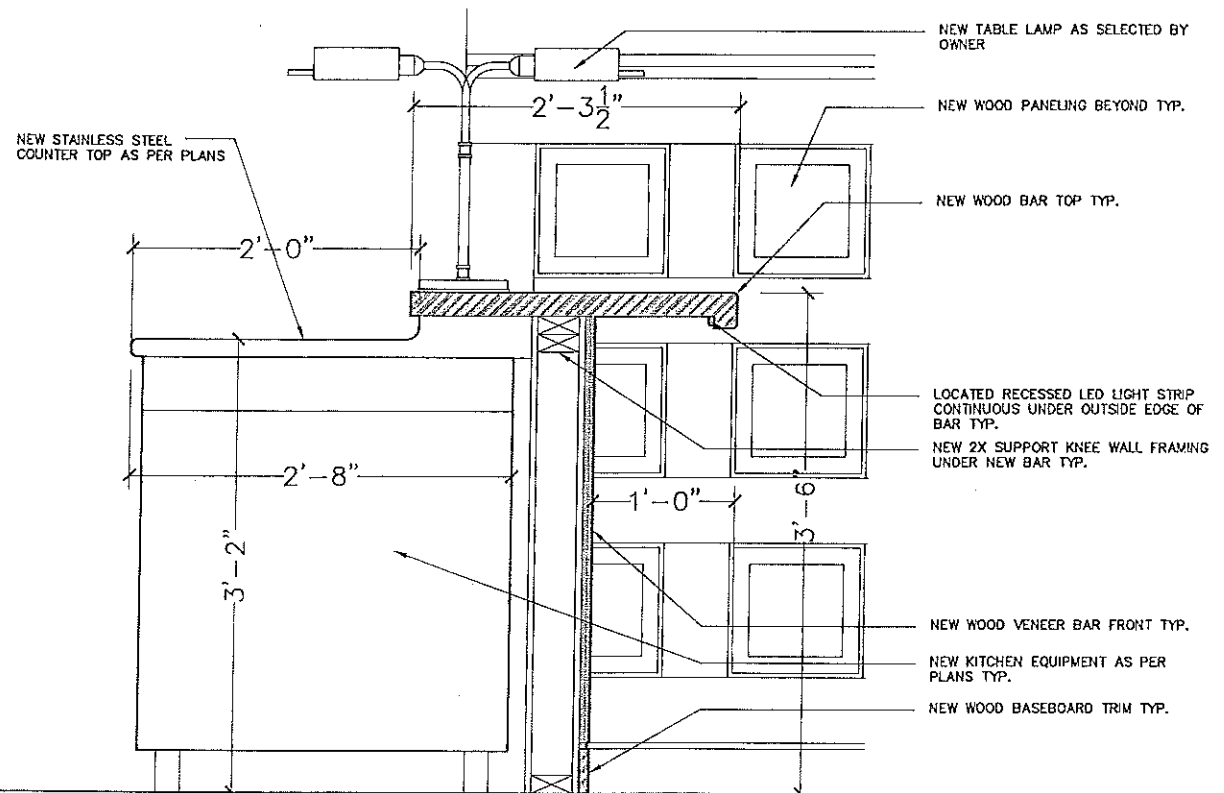


SCALE: AS SHOWN SHEET #  
DRAWN BY: JLR A300  
INITIAL DATE:  
DRAWING NAME:



2 DETAILED BUILDING SECTION  
 PLOT SIZE: 11x17 SCALE: 3/4"=1'-0" PLOT SIZE: 24x36 SCALE: 1 1/2"=1'-0"

1 DETAILED BUILDING SECTION  
 PLOT SIZE: 11x17 SCALE: 3/4"=1'-0" PLOT SIZE: 24x36 SCALE: 1 1/2"=1'-0"



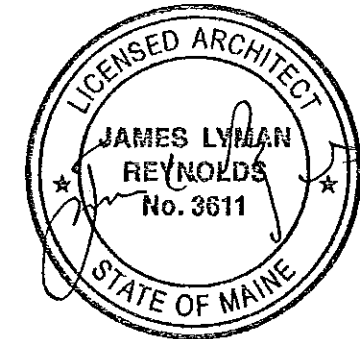
3 DETAILED BUILDING SECTION  
 PLOT SIZE: 11x17 SCALE: 3/4"=1'-0" PLOT SIZE: 24x36 SCALE: 1 1/2"=1'-0"

Alteration to Premises for:  
**AMA, LLC @ HUGO'S**  
 88 MIDDLE STREET  
 PORTLAND, MAINE 14101

**JAMES LYMAN REYNOLDS**  
 ARCHITECT  
 4303 US Route 209  
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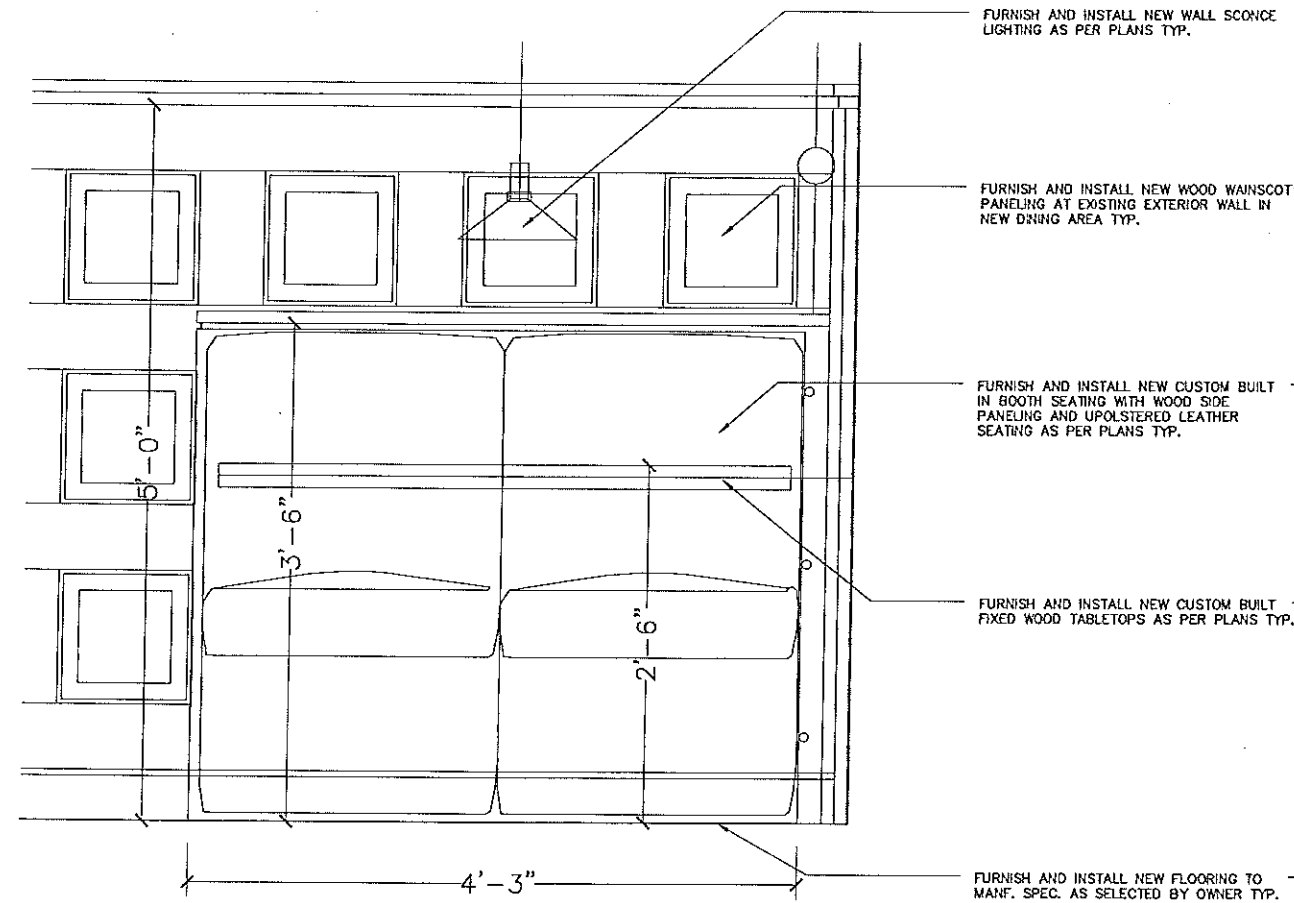
ISSUE:  
 FULL BUILDING  
 PERMIT SET: 5-16-12

ADDENDA:

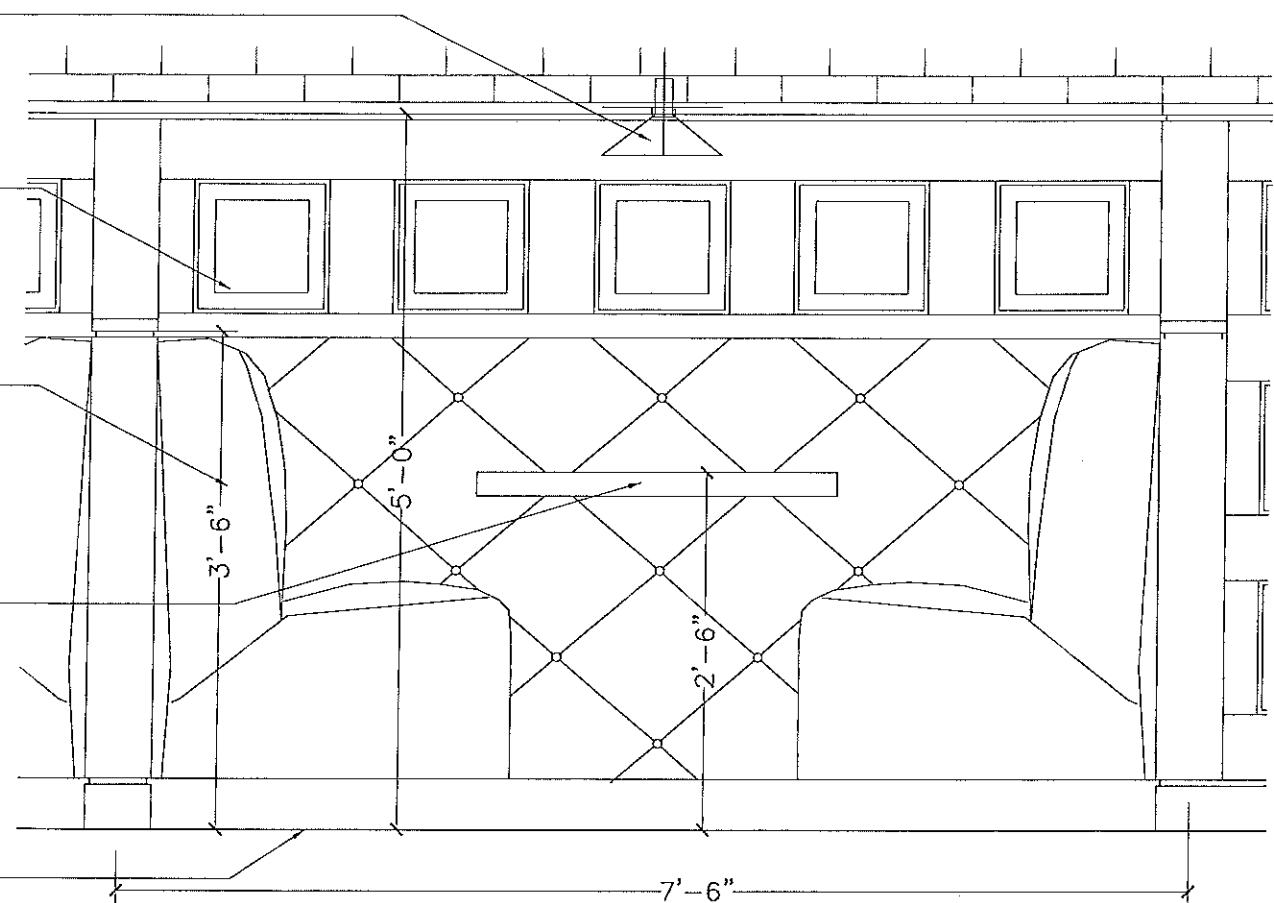


BUILDING SECTIONS

SCALE: AS SHOWN  
 DRAWN BY: JLR  
 INITIAL DATE:  
 SHEET #  
**A301**  
 DRAWING NAME:



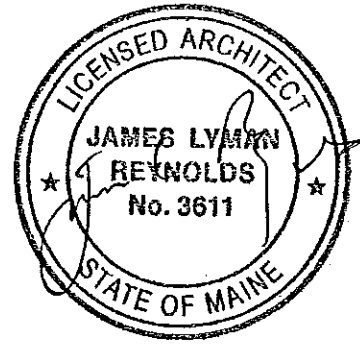
1 PROPOSED BUILT IN BOOTH ELEVATION  
PLOT SIZE: 11x17 SCALE: 3/4"=1'-0"



2 PROPOSED BUILT IN BOOTH ELEVATION  
PLOT SIZE: 11x17 SCALE: 3/4"=1'-0"

**GENERAL NOTES: (ADDITIONAL)**

1. ALL NEW WORK MUST COMPLY WITH ALL BUILDING, FIRE, AND HEALTH DEPARTMENT CODES.
2. WALLS: FINISHED 5/8" F.R. GYPSUM BOARD WITH ALL JOINTS TAPED, MUDDED, AND SANDED (OR OTHER FINISHED MATERIAL), PAINTED WITH SHERWIN WILLIAMS PRO MAR 400 (LATEX SEMI-GLOSS), PRODUCT # B31W404 (PREMIXED, SHELF STOCKED ITEM). OR APPROVED ALTERNATE BY OWNER.
3. PROVIDE DOUBLE STUDS AND BLOCKING TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS WHERE INSTALLED. I.E.-TYPICAL CASEWORK, TOILET PAPER HOLDERS, GRAB BARS, ETC.
4. CAULK AND SEAL EXTERIOR JOINT BETWEEN WOOD PANEL AND ALL UNLUKE MATERIALS.
5. TRIM - DOORS, DOOR FRAMES, WINDOW FRAMES, COLUMNS: PAINTED SAME AS ABOVE.
6. FLOORS: SEE FINISH SCHEDULE "DAL TILE" BRAND, COMMERCIAL GRADE, 20x20 GLAZED PORCELAIN TILE ITEM # WARM WALNUTPV03. STANDARD TILE BASE TO MATCH FLOOR TILE IS USED FOR KITCHEN, SERVICE HALLWAY AND DISH WASHING AREA. RENOVATED BATHROOMS TO HAVE NEW TILE AS SELECTED BY OWNER. NEW DINING AREA TO HAVE OAK STRIP FLOORING INSTALLED OVER 1X3 NAILERS SPACED 12" O.C. TYP. OR AS SELECTED BY OWNER.
7. CEILINGS: SEE RCP DRAWING.
8. EXISTING STOREFRONT GLAZING TO REMAIN.
9. DOORS: ALL EXTERIOR DOORS HAVE WEATHER STRIPPING AND A SNUG SEAL AROUND DOOR. ALL INTERIOR ROOMS TO HAVE LEVER TYPE HANDLES AND KEYED LOCKSETS, U.N.O. PUBLIC RESTROOM DOORS WITH PASSAGE LATCH ONLY. ALL EXTERIOR DOORS REQUIRE SELF CLOSERS.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
11. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT. ANY EQUIPMENT FURNISHED BY THE OWNER SHALL BE RECEIVED, STORED, AND INSTALLED BY THE CONTRACTOR.
12. IF DIMENSIONS ARE IN QUESTION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
13. MAINTAIN CLEAN WORK SITE ON A DAILY BASIS.



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 Ph (845) 687-9161

ISSUE:  
 FULL BUILDING  
 PERMIT SET: 1-28-13  
 ADDENDA:

INTERIOR ELEVATION DETAILS  
 SCALE: AS SHOWN  
 SHEET #  
 DRAWN BY: JLR  
 CHECKED BY: JLR  
 DATE: A302  
 DRAWING NAME:

**EXTERIOR WALL ASSEMBLIES – EXISTING**

KEY		DESCRIPTION
W1		EXISTING EXTERIOR WALL CONSTRUCTION : TRIPLE WYTHE OF BRICK TYP.  INTERIOR FINISH VARIES: 1/2" S.R. ON 2X4 STUDS
W2		EXISTING EXTERIOR WALL CONSTRUCTION : TRIPLE WYTHE OF BRICK TYP.  INTERIOR FINISH VARIES: 1/2" FINISH PLASTER
W3		-EXTERIOR WALL AT STOREFRONT: - 3/4" EXTERIOR PLYWOOD PANELS UNDER STOREFRONT WINDOWS - 2X4 WOOD STUDS 16" O.C. - 3 1/2" INSULATION ( ASSUMED ) - VAPOR BARRIER - 5/8" TYPE 'X' GWB

**FLOOR CEILING ASSEMBLIES – EXISTING**

KEY		DESCRIPTION
F2		FLOOR FINISH : VARIES VCT/CARPET  EXISTING 2ND FLOOR CONSTRUCTION : 6" (MIN.) POURED CONCRETE  CEILING FINISH : VARIES TIN CEILING OVER 1X FURRING STRIPS DROP ACOUSTIC CEILING
F1		FLOOR FINISH : VARIES VCT/CERAMIC TILE  EXISTING 1ST FLOOR CONSTRUCTION : 8" (MIN.) POURED CONCRETE  CEILING FINISH : VARIES DROP ACOUSTIC CEILING

**PROPOSED INTERIOR PARTITION ASSEMBLIES – NON-FIRE RATED**

KEY	FRR	INSULATION	UL-GA RATING		DESCRIPTION
P1	-	STC-35	-		TYPICAL INTERIOR WALL - 1 LAYER 5/8" GWB LAYER - 2 X 4 WOOD STUDS (OR 2 X 6) AT 16" O.C. - 5-1/2" OR 3-1/2" BATT INSULATION - 1 LAYER 5/8" GWB
P2	-	-	-		MINOR INTERIOR WALL - 1 LAYER 5/8" GWB LAYER - 2X4 WOOD STUDS (OR 2X6) AT 16" O.C. - 1 LAYER 5/8" GWB
P3	-	-	-		INTERIOR FRAMED OUT SERVICE WALL - 1/2" AIR GAP TO FACE OF GWB OF ADJACENT WALL - 2 X 6 WOOD STUDS AT 16" O.C. - 1 LAYER 5/8" GWB

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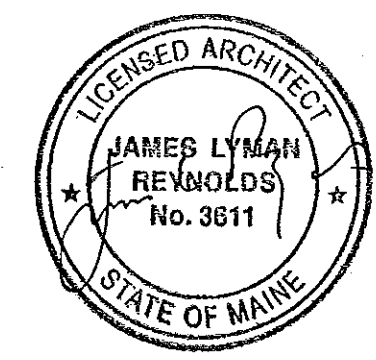
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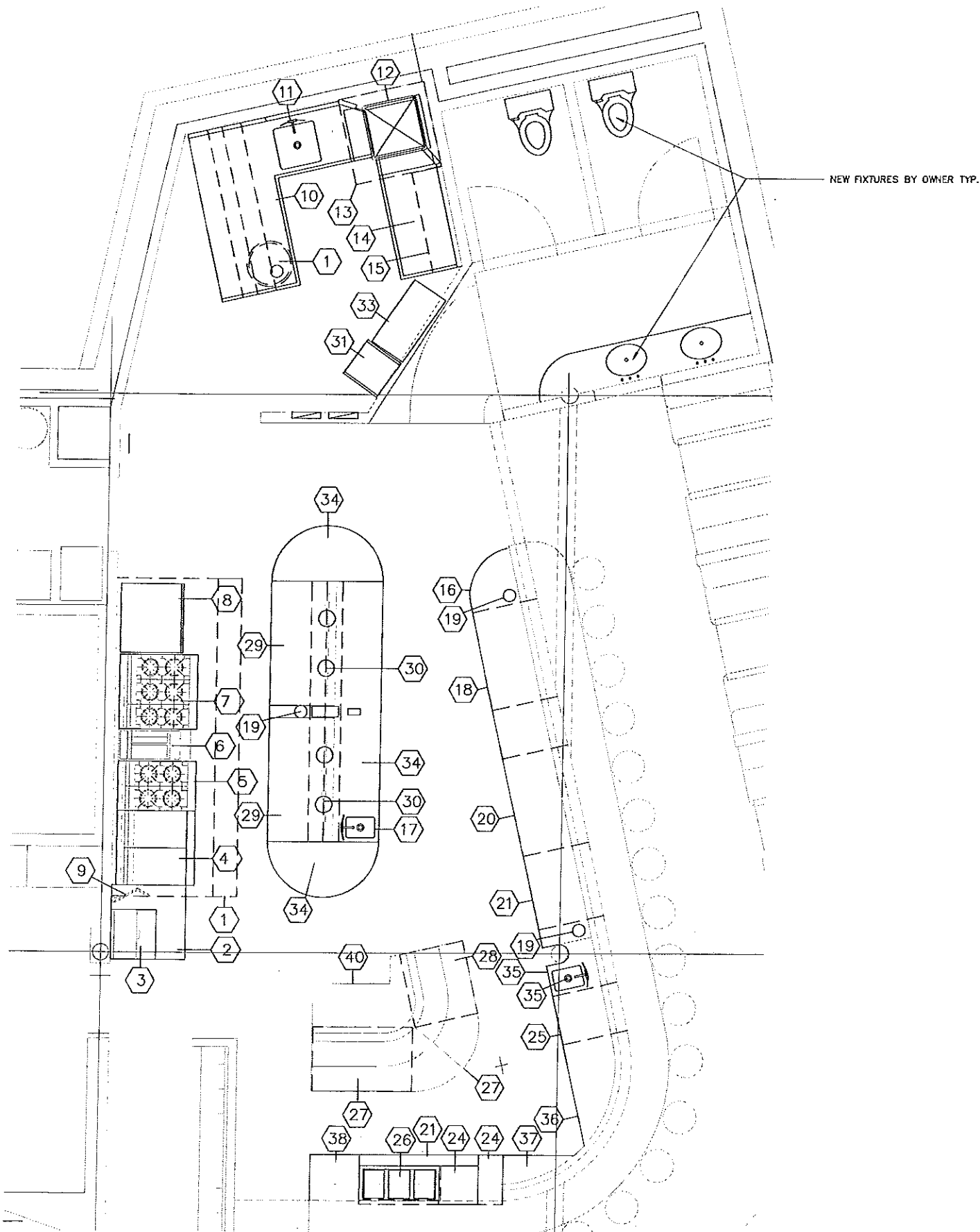
ISSUE:  
 FULL BUILDING  
 PERMIT SET: 1-28-13

ADDENDA:

BUILDING SECTIONS

SCALE: AS SHOWN  
 DRAWN BY: JLR  
 REVIEW DATE:  
 SHEET #  
**A400**  
 DRAWING NAME:





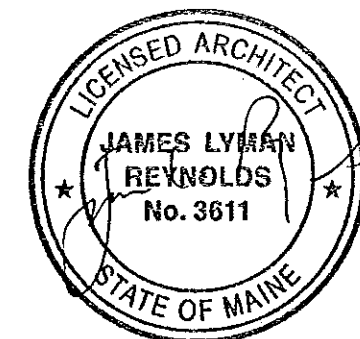
1 DETAILED FIXTURE & EQUIPMENT PLAN LAYOUT  
 PLOT SIZE: 11x17 SCALE: 3/16"=1'-0" PLOT SIZE: 24x36 SCALE: 3/8"=1'-0"

KITCHEN EQUIPMENT SCHEDULE

ITEM No.	QTY.	FURNISH BY:	INSTALL BY:	DESCRIPTION	MANUFACTURE/MODEL	REMARKS
1	0	OWNER		EXHAUST CANOPY		EXISTING / N.I.C.
2	1	OWNER	PERKINS	WORK TABLE	TABCO/FMS-363	EXISTING / N.I.C.
3	1	OWNER	PERKINS	SALAMANDER	EQUIPEX/SEM-60Q	
4	1	OWNER	PERKINS	36" RANGE W/ 2 HOT TOPS	JADE/JTRH-2FHT-36C	
5	1 LOT	OWNER	PERKINS	24" RANGE W/ 4 OPEN BURNERS	JADE/JTRH-4-A	
6	1 LOT	OWNER	PERKINS	FRYER	PIICO/SG14-S	
7	1	OWNER	PERKINS	36" RANGE W/ 6 OPEN BURNERS	JADE/JTRH-6-36C	
8	1	OWNER	PERKINS	COVER OVEN	RATIONAL/SCG WE 101G	
9	1	OWNER	PERKINS	POT FILLER FAUCET	T&S BRASS/B-0592	
10	1	OWNER	PERKINS	SOILED DISH TABLE	TABCO/DIS-070-84L	
11	1 LOT	OWNER	PERKINS	PRE RINSE	T&S BRASS/B-0133-B	
12	1	OWNER	PERKINS	DISHWASHER DOOR TYPE	HOBART/AM15-2	
13	1	OWNER	PERKINS	CONDENSATE HOOD	CAPTIVE-AIRE / 42x42	
14	1	OWNER	PERKINS	CLEAN DISH TABLE	TABCO/DTC-S70-60R-X	
15	1	OWNER	PERKINS	OVERSHELF	MARLO/#FEU843SS	
16	1	OWNER	PERKINS	CUSTOM FABRICATION	TIG PRO/S.S. 2.5' x 16'	
17	1	OWNER	PERKINS	WELD-IN SINK BOWL	EAGLE GRP/FDI-10-14-9.5-1	
18	1	OWNER	PERKINS	UNDERCOUNTER FREEZER	TRUE FSE/TUC-48F-D-4	
19	1	OWNER	PERKINS	DIPPERWELL	FISCHER/3041	
20	1	OWNER	PERKINS	UNDERCOUNTER REFRIDGERATOR	TRUE FSE/TUC-48D-4-ADA	
21	1	OWNER	PERKINS	UNDERCOUNTER REFRIDGERATOR	TRUE FSE/TUC-36-ADA	
22	1	OWNER	PERKINS	CUSTOM FABRICATION	TIG PRO/S.S. 2.5' x 2'	
23	1	OWNER	PERKINS	ICE BIN	KROWNE/KR18-24	
24	1	OWNER	PERKINS	BOTTLE DISPLAY	KROWNE/KR18-12RD	
25	1	OWNER	PERKINS	UNDERCOUNTER DISHWASHER	HOBART/LXEH-2	
26	1	OWNER	PERKINS	UNDERBAR SINK	KROWNE/KR18-33C	
27	1	OWNER	PERKINS	HAND SINK	ADVANCE TABCO	
28	1	OWNER	PERKINS	EXHAUST HOOD 1 OF 2 @ 10'6"	CAPTIVEAIRE/#ND-2 W/16"PSP	TOTAL 5,500 CFM
29	1	OWNER	PERKINS	UNDERCOUNTER REFRIDGERATOR	TRUE/TWT-60	FURNISHED BY OWNER
30	1	OWNER	PERKINS	DECORATIVE LAMP	HATCO/DL-600-RTL	SEE VENDOR SHOP DWGS.
31	1 SET	OWNER	PERKINS	DISHWASHER RACK CART	CHANNEL/GRR-8	
32	1	OWNER	PERKINS	GARBAGE CAN	RUBBERMAID/FG263200GRAY	
33	1	OWNER	PERKINS	WIRE SHELVEING UNIT	METRO/5A337K3	
34	1	OWNER	PERKINS	CUSTOM FABRICATION	TIG PRO/S.S. 4.5' x 15'3"	
35	1	OWNER	PERKINS	WELD-IN SINK BOWL	EAGLE GRP/FDI-10-14-9.5-1	
36	1	OWNER	PERKINS	CUSTOM FABRICATION	TIG PRO/S.S. 4.5' x 15'3"	
37	1	OWNER	PERKINS	CUSTOM FABRICATION	TIG PRO/S.S. 4.5' x 15'3"	
38	1	OWNER	PERKINS	CUSTOM FABRICATION	TIG PRO/S.S. 4.5' x 15'3"	
39	1	OWNER	G.C.	CUSTOM MILLWORK	BY G.C.	
40	1	OWNER	G.C.	CUSTOM MILLWORK	BY G.C.	
41	1	OWNER	PERKINS	J BAY SINK	TABCO/DFC-3-1824-24RL-X	N.I.C.
42	1	OWNER	PERKINS	PRE RINSE	T&S BRASS/B-0133-B	
43	1	OWNER	PERKINS	GAS CONNECTOR	DORMONT/1675KIT48	

PLUMBING FIXTURE & EQUIPMENT NOTES:

- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR NEW PLUMBING AND UTILITY CONNECTION WORK.
- FURNISH AND INSTALL ALL NEW PLUMBING AND UTILITY CONNECTION WORK TO UPC 2009 AND NFPA 70 TYP. CONTRACTOR TO CONNECT ALL NEW WORK TO EXISTING PLUMBING SUPPLY, VENT AND WASTE SYSTEMS, INCLUDING ALL NEW GAS UTILITY CONNECTIONS.
- SEE SCHEDULE, TABLE AND PLAN FOR NEW FIXTURE TYPE AND LOCATIONS. FINAL FIXTURE SELECTION BY OWNER.
- CONTRACTOR TO FURNISH AND INSTALL DETAILED EQUIPMENT SCHEDULE, LAYOUT AND INSTALLATION REQUIREMENT INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW INSTALLATION WORK. FINAL SELECTION OF FIXTURES BY OWNER. ALL NEW FIXTURES AND EQUIPMENT INSTALLED AS PER MANUFACTURER'S SPECIFICATION REQUIREMENTS U.N.O.
- CONTRACTOR TO COORDINATE INSTALLATION AND DIMENSIONAL REQUIREMENTS WITH NEW NEW BUILT IN CABINETRY. ALL NEW WORK TO HAVE APPROVED SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY NEW WORK. NEW WORK TO INCLUDE NEW BATHROOM, KITCHEN, FOOD PREP, DISH WASHING AND BAR AREAS AS PER PLANS.
- FURNISH AND INSTALL NEW KITCHEN EQUIPMENT TO CODE AND AS PER PLANS TO MANUFACTURER'S SPEC. TYP.
- CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING AND SUPPORT IN EXISTING AND PROPOSED WORK AREAS FOR ALL NEW EQUIPMENT AND FIXTURES.
- PATCH AND REPAIR EXISTING WALL AND CEILINGS AS NECESSARY TO MATCH EXISTING ADJACENT FINISHES TYP.
- SEE REFLECTED CEILING PLAN FOR NEW LIGHTING FIXTURE LOCATIONS AND TYPES. FINAL FIXTURE SELECTION BY OWNER.
- SEE MECHANICAL PLAN FOR SCHEMATIC EQUIPMENT AND DISTRIBUTION SYSTEM LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
- SEE FIRE PROTECTION PLAN FOR SCHEMATIC SPRINKLER HEAD LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
- CONTRACTOR TO VERIFY ALL CONNECTIONS AND COORDINATE ALL TRADES.



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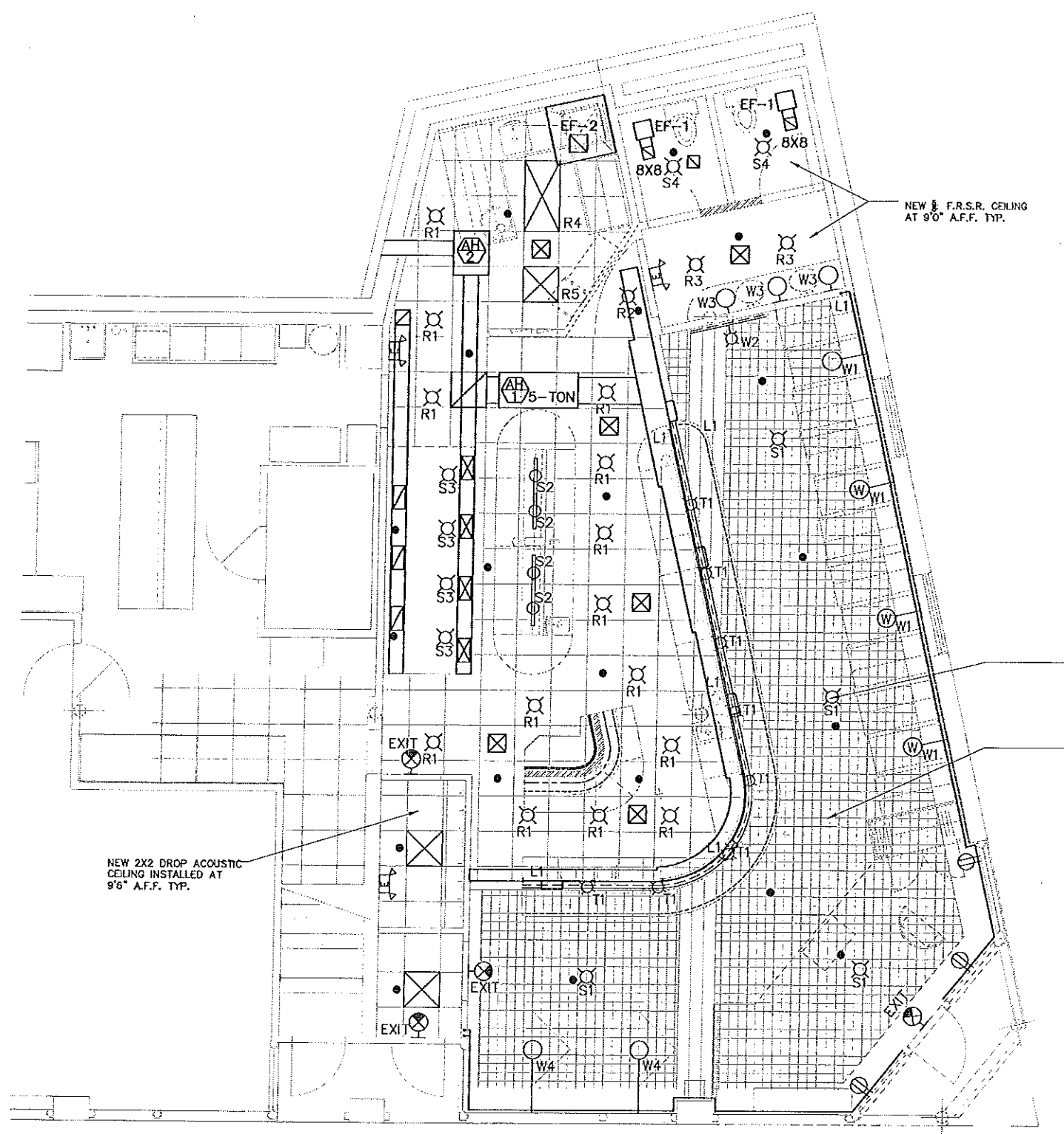
ISSUE:

FULL BUILDING  
 PERMIT SET: 5-16-12

ADDENDA:

PLUMBING & EQUIPMENT PLAN

SCALE: AS SHOWN SHEET #  
 DRAWN BY: JLR  
 INITIAL DATE: P100  
 DRAWING NAME:



**ELECTRICAL LEGEND**

- 3 WAY SWITCH
- 2 WAY SWITCH
- 2 WAY DIMMER SWITCH
- 116V DUPLEX RECEPTACLE
- GROUND FAULT INTERRUPT RECEPTACLE
- 230V RECEPTACLE
- DEDICATED OUTLET
- QUAD OUTLET
- RECESSED QUAD OUTLET
- TELEPHONE JACK
- COAXIAL OUTLET
- PENDANT FIXTURE
- SURFACE MOUNT FIXTURE
- RECESSED FIXTURE
- FAN/LIGHT/HEAT FIXTURE
- WALL FIXTURE
- 2'X4' FLUORESCENT FIXTURE
- TRACK LIGHT
- INCANDESCENT STRIP
- AUDIBLE/VISIBLE ALARM
- EMERGENCY LIGHTING UNIT
- EMERGENCY EXIT SIGN
- CATS CONNECTION
- 1'X4' FLUORESCENT FIXTURE
- WALL FIXTURE

**ELECTRIC/LIGHTING NOTES:**

1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR NEW ELECTRIC WORK.
2. FURNISH AND INSTALL ALL NEW ELECTRIC WORK INCLUDING PANELS, WIRING, CONNECTIONS, AND TERMINATIONS TO NFPA 70 TYP.
3. SEE SCHEDULE, TABLE AND PLAN FOR NEW FIXTURE TYPE AND LOCATIONS. FINAL FIXTURE SELECTION BY OWNER.
4. CONTRACTOR TO FURNISH AND INSTALL NEW FINISH FLOOR IN ALL NEWLY RENOVATED SPACES. FINAL SELECTION OF COLOR AND MATERIALS BY OWNER. ALL NEW MATERIALS INSTALLED AS PER MANUFACTURER'S RECOMMENDED PRACTICE U.N.O.
4. FURNISH AND INSTALL NEW BUILT IN CABINETS AS PER PLANS. ALL NEW WORK TO HAVE APPROVED SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY NEW WORK. NEW WORK TO INCLUDE NEW FIXED RAISED BAR, BOOTHS, TABLES, BENCHES, PANELING AND TRIM AS PER PLANS.
5. FURNISH AND INSTALL NEW KITCHEN EQUIPMENT TO CODE AND AS PER PLANS TO MANUFACTURER'S SPEC. TYP.
6. FURNISH AND INSTALL NEW SOFFIT PARTITION WALL ABOVE NEW BAR AND AS PER PLANS. NEW SOFFIT WALL TO BE 'POA' PARTITION TYPE.
7. PATCH AND REPAIR EXISTING TIN CEILING IN NEW DINING AREA. SALVAGE ANY NECESSARY CROWN MOLDING OR SPARE MATERIAL FROM ADJACENT CONCEALED SPACES AS NECESSARY FOR NEW WORK. CLEAN PREP, CAULK PRIME AND PAINT EXPOSED TIN CEILING, FINISH COLOR BY OWNER.
8. SEE REFLECTED CEILING PLAN FOR NEW LIGHTING FIXTURE LOCATIONS AND TYPES. FINAL FIXTURE SELECTION BY OWNER.
9. SEE PLUMBING PLAN FOR ALL NEW FIXTURES AND EQUIPMENT LOCATIONS. CONTRACTOR TO FURNISH AND INSTALL TO CODE AND AS PER PLAN TO MANUFACTURER'S SPEC. TYP.
10. SEE MECHANICAL PLAN FOR SCHEMATIC EQUIPMENT AND DISTRIBUTION SYSTEM LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
11. SEE FIRE PROTECTION PLAN FOR SCHEMATIC SPRINKLER HEAD LOCATIONS. CONTRACTOR TO PROVIDE DETAILED LAYOUT AND SYSTEM CONTROL INFORMATION PRIOR TO COMMENCEMENT OF ANY NEW WORK.
12. SEE FINISH SCHEDULE FOR ALL NEW MATERIALS AND FINISHES.
13. FURNISH AND INSTALL NEW COAT RACK AND CUBBY STORAGE.
14. FURNITURE BY OWNER TYP.
15. FURNISH AND INSTALL NEW WINDOW BLINDS SELECTED BY OWNER.

**LIGHTING SCHEDULE**

FIXT. #	TYPE	LOCATION	MANUF.
W-1	WALL	BOOTH	
W-2	WALL	REAR WALL	
W-3	WALL	SINKS	
W-4	WALL	TABLES	
P-1	PENDANT	aisle	
S-1	TYPE	WC COMPARTMENT	
S-2	SURFACE	STOVES	
R-1	RECESS	KITCHEN	
R-2	RECESS	KITCHEN	
R-3	RECESS	BATH	
L-1	LINEAR	UNDER COUNTER	
L-1	LINEAR	PANELING	
T-1	TABLE	COUNTER	

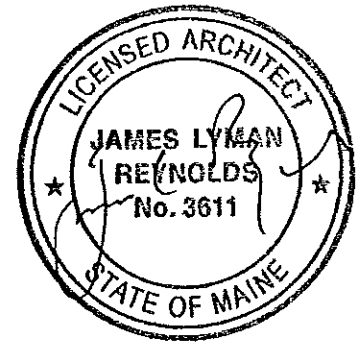
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ISSUE:

PERMIT SET: 5-16-12

ADDENDA:

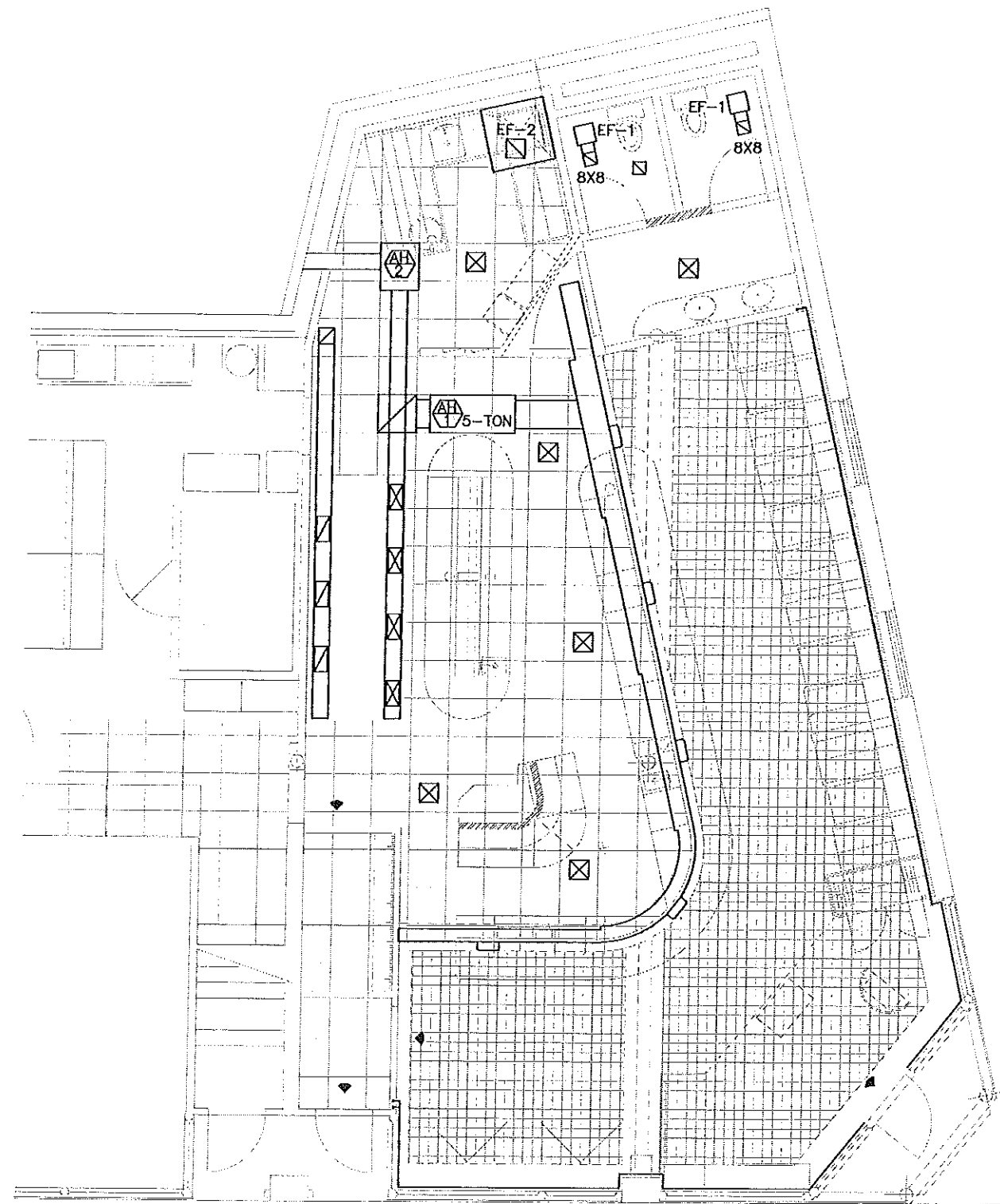


**REFLECTED CEILING PLAN**

SCALE: AS SHOWN  
 SHEET #  
 DRAWN BY: JLR  
 CHECKED BY: JLR  
 INITIAL DATE: E100  
 DRAWING NAME:

**1 REFLECTED CEILING PLAN**  
 PLOT SIZE: 11x17 SCALE: 1/16"=1'-0" PLOT SIZE: 24x36 SCALE: 1/8"=1'-0"





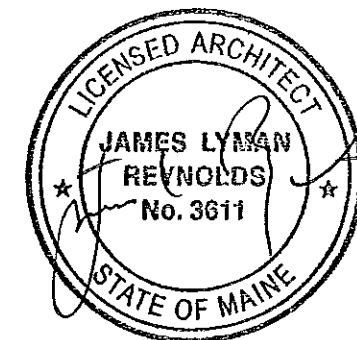
1 REFLECTED CEILING PLAN  
 PLOT SIZE: 11x17 SCALE: 1/16"=1'-0" PLOT SIZE: 24x36 SCALE: 1/8"=1'-0"

HVAC NOTES:

1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR NEW MECHANICAL WORK.
2. FURNISH AND INSTALL ALL NEW ELECTRIC WORK INCLUDING PANELS, WIRING, CONNECTIONS, AND TERMINATIONS TO NFPA 70 TYP.
3. SEE SCHEDULE, TABLE AND PLAN FOR NEW FIXTURE TYPE AND LOCATIONS. FINAL FIXTURE SELECTION BY OWNER.
4. CONTRACTOR TO FURNISH AND INSTALL NEW FINISH FLOOR IN ALL NEWLY RENOVATED SPACES. FINAL SELECTION OF COLOR AND MATERIALS BY OWNER. ALL NEW MATERIALS INSTALLED AS PER MANUFACTURER'S RECOMMENDED PRACTICE U.N.O.
4. FURNISH AND INSTALL NEW BUILT IN CABINETS AS PER PLANS. ALL NEW WORK TO HAVE APPROVED SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY NEW WORK. NEW WORK TO INCLUDE NEW FIXED RAISED BAR, BOOTHS, TABLES, BENCHES, PANELING AND TRIM AS PER PLANS.
5. FURNISH AND INSTALL NEW KITCHEN EQUIPMENT TO CODE AND AS PER PLANS TO MANUFACTURER'S SPEC. TYP.
6. FURNISH AND INSTALL NEW SOFFIT PARTITION WALL ABOVE NEW BAR AND AS PER PLANS. NEW SOFFIT WALL TO BE 'POA' PARTITION TYPE.
7. PATCH AND REPAIR EXISTING TIN CEILING IN NEW DINING AREA. SALVAGE ANY NECESSARY CROWN MOLDING OR SPARE MATERIAL FROM ADJACENT CONCEALED SPACES AS NECESSARY FOR NEW WORK. CLEAN PREP, CAULK PRIME AND PAINT EXPOSED TIN CEILING, FINISH COLOR BY OWNER.
8. SEE REFLECTED CEILING PLAN FOR NEW LIGHTING FIXTURE LOCATIONS AND TYPES. FINAL FIXTURE SELECTION BY OWNER.
9. SEE PLUMBING PLAN FOR ALL NEW FIXTURES AND EQUIPMENT LOCATIONS. CONTRACTOR TO FURNISH AND INSTALL TO CODE AND AS PER PLAN TO MANUFACTURER'S SPEC. TYP.
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12. SEE FINISH SCHEDULE FOR ALL NEW MATERIALS AND FINISHES.
13. FURNISH AND INSTALL NEW COAT RACK AND CUBBY STORAGE.
14. FURNITURE BY OWNER TYP.
15. FURNISH AND INSTALL NEW WINDOW BLINDS SELECTED BY OWNER.

GENERAL NOTES

1. REFER TO ELECTRIC DRAWINGS FOR ADDITIONAL INFORMATION
2. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
3. REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION



Alteration to Premises for:  
**AMA, LLC @ HUGO'S**  
 88 MIDDLE STREET  
 PORTLAND, MAINE 04101

**JAMES LYMAN REYNOLDS**  
 ARCHITECT  
 4303 US Route 209  
 Stone Ridge, NY 12484  
 Ph (845) 687-9161

ISSUE:

PERMIT SET: 1-28-13

ADDENDA:

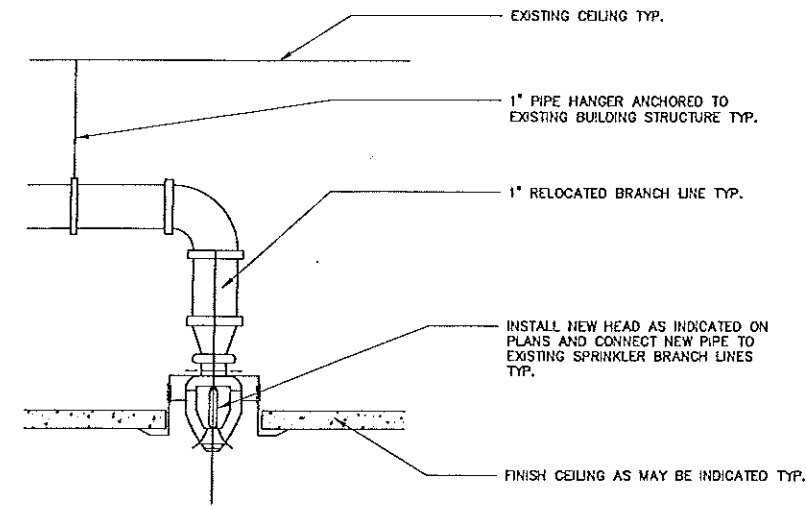
SCHEMATIC MECHANICAL PLAN

SCALE: AS SHOWN  
 DRAWN BY: JLR  
 SHEET # M100  
 REVIEW DATE:

DRAWING NAME:



1 REFLECTED CEILING PLAN - SPRINKLER HEAD SCHEMATIC  
 PLOT SIZE: 11x17 SCALE: 1/16"=1'-0" PLOT SIZE: 24x36 SCALE: 1/8"=1'-0"



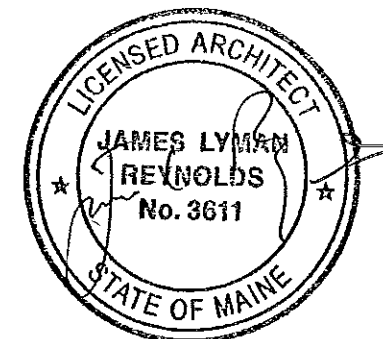
2 RELOCATED SPRINKLER HEAD SCHEMATIC  
 NOT TO SCALE

GENERAL NOTES

1. RELOCATE SPRINKLER HEADS AS NECESSARY FOR RECONFIGURED SPACE.
2. DESIGN SHALL BE BASED UPON NFPA 13
3. ALL AREAS EXCEPT KITCHEN TO BE LIGHT HAZARD OCCUPANCY
4. KITCHEN AREA TO BE ORDINARY HAZARD GROUP 1 OCCUPANCY
5. MAX. HEAD COVERAGE - 130 SF
6. SPRINKLER CONTRACTOR TO SUBMIT FIRE PROTECTION SHOP DRAWINGS TO AHJ FOR APPROVAL BEFORE COMMENCING WORK.
7. DENSITY (LIGHT HAZARD) - 0.1 GPM OVER 1500 S.F.
8. DENSITY (ORD HAZARD GRP 1) - 0.15 GPM OVER 1500 S.F.
9. HEADS LOCATED ON LAY IN CEILING TILES TO BE CENTERED IN TILES
10. HEADS LOCATED IN NEW DINING AREAS TO BE LOCATED ON EXPOSED (PAINTED) PIPING.

SPRINKLER HEAD LEDGEND

- CHROME PLATED PENDANT SPRINKLER HEAD



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ISSUE:

PERMIT SET: 5-16-12

ADDENDA:

FIRE PROTECTION PLAN

SCALE: AS SHOWN SHEET #  
 DRAWN BY: J.L.R.  
 INITIAL DATE: FP100  
 DRAWING NAME: