



- COMMON AREA
- "NEW CONCEPT" AREA
- EVENTIDE AREA
- EVENTIDE AREA EXISTING
- HUGO'S AREA EXISTING

LIFE SAFETY CODE

Code: 0293 (04/04/01) (c)9/1-4
 Book # Page: 10466/206
 Site: 0.1377 Acres
 Built Structure: 6,000 +/- 5F footprint, 20,096 SF total building, built in 1900
 Design Guidelines: Downtown Urban Design Guidelines - Pedestrian Activities District
 Zone: BS # Old Port Overlay Zone

IBC 2009, IBC 2009, 4 NFPA 101

Existing Building Statistics (per tax records)
 Unit #1-1: 2,361 SF
 Unit #1-2: 668 SF
 Unit #1-3: 1,440 SF
 Unit #1-4: 1,881 SF

668 SF Change of Use: Mercantile (formerly Dean's Sweets) to Assembly (Eventide bathroom expansion)

Level 2 Alteration at Units #1-1, #1-2, and in part of #1-3.

Existing Construction Type: II-A
 Existing Fire Hazards: Lights
 *No change proposed

Building shall be protected throughout by an automatic sprinkler system, updated as required for proposed alterations and as required per NFPA 13.

Commercial Cooking Equipment shall be provided in accordance with NFPA 96.

Table 503 - Allowable Building Heights & Areas
 Allowable: 15,500 SF Gross / 3 Stories
 Proposed: 6,637 SF Gross / 2 Stories
 *No change proposed

Table 508.4 Required Separation of Occupancies
 Assembly to Assembly: none required
 Assembly to Business: 1 hour, sprinklered

Seating area to Kitchen: none required
 *No change proposed

IBC Table 1004.1.1 4 NFPA 101 Table 7.3.1.2
 Proposed Occupancy Loads
 Occupancy Type: Assembly Group A-2
 Hugo's: 560 SF @ 15/person = 38 Existing Seats
 Eventide: 737 SF @ 15/person = 54 Existing Seats + 15 New Seats = 49 Occ.
 New Concept: 532 SF @ 15/person = 35 New Seats

Subtotal: 122 Occupants
 Kitchen (Gross): 5,395 SF @ 200/person = 27 Staff
 Total: 152 Occupants (177M + 75F)
 *No change proposed

Maine State Plumbing Code / Uniform Plumbing Code Table 4-1
 77 male / 75 female = 152 Occupants
 5 WC and 5 urinals provided, all ADA accessible

Table 1008.1.9.3.2 Panic Hardware
 Panic hardware not required at main exit of Assembly space when occupancy load is less than or equal to 300, the lock is readily distinguishable as locked, door is marked with signage: "THIS DOOR TO REMAIN UNLOCKED", with this exception revokable by Code Official.

Table 1015.1 Spaces with One Exit
 One egress allowed in Assembly space with Maximum Occupant Load of 49

Table 1021.2 Stairs with One Exit
 First Story Assembly space: Maximum 49 occupants and 75' travel distance

HUGO'S OCCUPANCY JUSTIFICATION FOR 1 MEANS OF EGRESS
 EXISTING BOOTHS (FIXED SEATING) ARE 4'-3" WIDE AND CAN ACCOMMODATE 2 PEOPLE ON EACH SIDE OF THE BOOTHS, TOTALING 4 OCCUPANTS PER BOOTH.
 4 BOOTHS @ 4 OCC/BOOTH = 16 OCCUPANTS
 400 SF (NET, EXCLUDING BOOTHS) @ 15 SF/OCC = 27 OCCUPANTS
 FIXED + MOVABLE SEATING = 16 + 27 = 43 OCCUPANTS
 ONLY 38 SEATS ARE PROVIDED
 HUGO'S 43 OCCUPANTS + AN ADDITIONAL 6 STAFF COULD EXIT HUGO'S THROUGH THE SINGLE, MAIN ENTRANCE
 NOTE: ALL STAFF HAVE AT LEAST 2 MEANS OF EGRESS OTHER THAN THROUGH HUGO'S DINING AREA.
 REVISED OCCUPANCY LOADS BASED ON ACTUAL DIMENSIONS AND FIXED SEATING SHOULD ALLOW THE CLOSURE OF THE SECONDARY MEANS OF EGRESS NEAR THE STAFF EGRESS ONTO MIDDLE STREET

HUGO'S OCCUPANCY JUSTIFICATION FOR 1 MEANS OF EGRESS
 EXISTING BOOTHS (FIXED SEATING) ARE 4'-3" WIDE AND CAN ACCOMMODATE 2 PEOPLE ON EACH SIDE OF THE BOOTHS, TOTALING 4 OCCUPANTS PER BOOTH.
 4 BOOTHS @ 4 OCC/BOOTH = 16 OCCUPANTS
 400 SF (NET, EXCLUDING BOOTHS) @ 15 SF/OCC = 27 OCCUPANTS
 FIXED + MOVABLE SEATING = 16 + 27 = 43 OCCUPANTS
 ONLY 38 SEATS ARE PROVIDED
 HUGO'S 43 OCCUPANTS + AN ADDITIONAL 6 STAFF COULD EXIT HUGO'S THROUGH THE SINGLE, MAIN ENTRANCE
 NOTE: ALL STAFF HAVE AT LEAST 2 MEANS OF EGRESS OTHER THAN THROUGH HUGO'S DINING AREA.
 REVISED OCCUPANCY LOADS BASED ON ACTUAL DIMENSIONS AND FIXED SEATING SHOULD ALLOW THE CLOSURE OF THE SECONDARY MEANS OF EGRESS NEAR THE STAFF EGRESS ONTO MIDDLE STREET

REVISION	DESCRIPTION	SHEET	REVISION DATE
1	CHANGES TO THE OCCUPANCY LOADS	CVR	10-31-2014
2	HUGO'S OCCUPANCY JUSTIFICATION	CVR	10-31-2014
3	OCCUPANT QUANTITIES PER EXIT	CVR	10-31-2014
4	SECONDARY PATH OF EGRESS THROUGH NC INDICATED FOR STAFF	CVR	10-31-2014
5	CHANGE TO THE HUGO'S LIFE SAFETY EGRESS PATH AND TOTAL DISTANCE	CVR	10-31-2014
6	DEMO NOTE ADDED TO REMOVE EXISTING EXIT SIGN IN HUGO'S	D1.1 # A1.2	10-31-2014
7	PLUMBING FIXTURES SCHEDULED BY INDIVIDUAL SPACES	A1.1	10-31-2014
8	ASSEMBLY, WALL AND MEGASTORAGE LOFT DETAILS ADDED	A1.2	10-31-2014



RESIDENTIAL DESIGN STUDIO, LLC
 Carol A. Morrissette
 174 South Street
 Portland, Maine 04102
 T 207.699.4164 C 207.671.7965

PERMIT SET

80-90 Middle Street - AMA
 Portland, Maine

PROJECT NUMBER: 13.70
 SHEET NO: MBC
 SHEET TITLE: COVER SHEET

DATE: July 30, 2014
 DRAWN BY: CVR