COMMON AREA

"NEW CONCEPT" AREA

EVENTIDE AREA

EVENTIDE AREA EXISTING

HUGO'S AREA EXISTING

LIFE SAFETY CODE

CBL: 029 D004 001 (29-L-4)
Book & Page: 10466/206
Site: 0.1377 acres
Built Structure: 6,000+/- SF footprint, 20,096 SF total building; built in 1900
Design Guidelines: Downtown Urban Design Guidelines - Pedestrian Activities District
Zone: B3 & Old Port Overlay Zone

IBC 2009, IEBC 2009, & NFPA 101

Existing Building Statistics (per tax records)

Unit #1-1	Pepperclub	2,361 SF
Unit #1-2	Dean's Sweets	668 SF
Unit #1-3	Eventide	1,440 SF
Unit #1-4	Hugo's	1,861 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 Hazard: Light*
*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 & NFPA 101 Table 7.3.1.2
Proposed Occupancy Loads
Occupancy Type: Assembly Group A-2
Hugo's 560 SF @ 15sf/person 38 Existing Seats*
Eventide:737 SF @ 15sf/person 34 Existing Seats + 15 New Seats = 49 Occ.
New Concept 532 SF @ 15sf/person 35 New Seats
Subtotal 122 Occupants
Kitchen (Gross) 5,95 SF @ 200sf/person = 30 Staff
Total: 152 Occupants (77M + 76F)

*No change proposed

Maine State Plumbing Code / Uniform Plumbing Code Table 4-1
77 male - 78 female 4 WC required, 2 lavs required
5 WC and 3 lavs 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 Stories 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 BOOTH, TOTALING 4 OCCUPANTS PER BOOTH.
4 BOOTHS @ 4 OCC/BOOTH = 16 OCCUPANTS

400 SF (NET, EXCLUDING BOOTHS) @ 15 SF/OCC = 27 OCCUPANTS

FIXED + MOVEABLE SEATING = 16 + 27 = 43 OCCUPANTS

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	DESSCRIPTION	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 FIXGTURES SCHEDULED BY INDIVIDUAL SPACES	A1.1	10-31-2014
8	ASSEMBLY, WALL AND MECH/STORAGE LOFT DETAILS ADDED	A1.2	10-31-2014
9	CORRECTED OCCUPANCY TOTALS	A1.1	11-7-2014

PERMIT SET

STATE OF MAINE
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Revisions
1
2
3

Project Title
80-90 Middle Street - AMA
Portland, Maine
B3 ZONE CBL 29 L4-1

Sheet Title
COVER SHEET

Sheet Status: Pre-Application
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