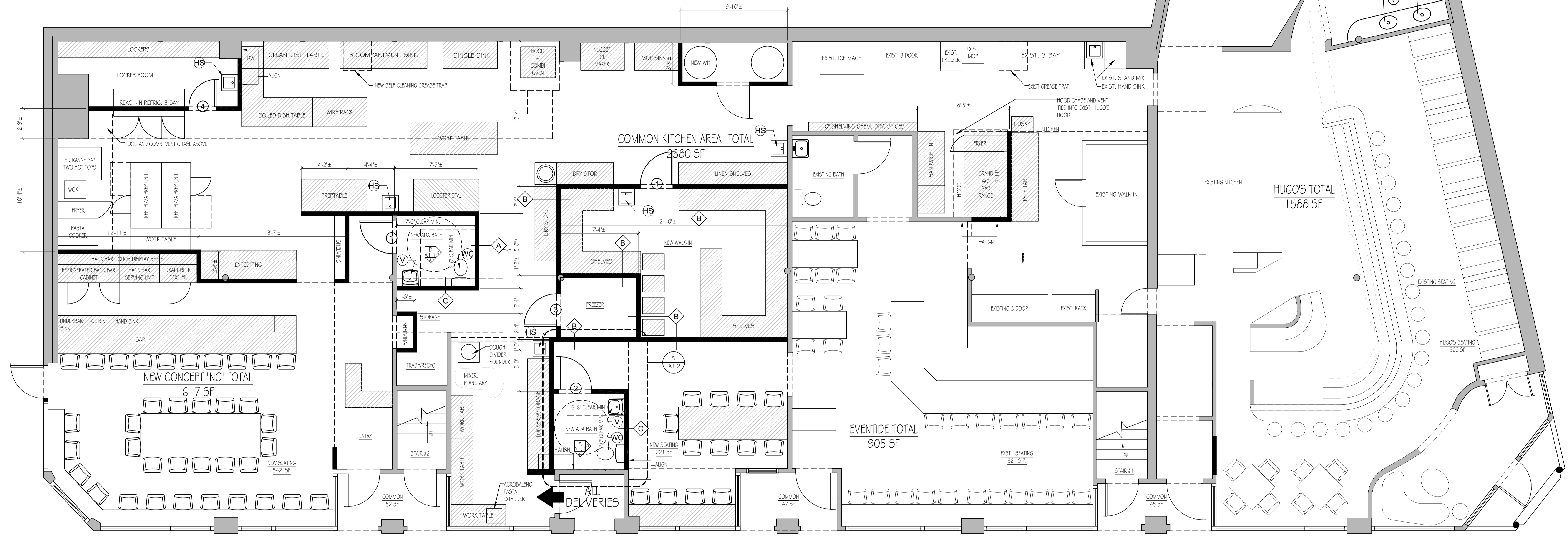


- A** 2X4 STUDS @ 16" O.C. W/ 5/8" GWB EACH SIDE
TYP. U.N.O.
- B** 2X4 STUDS @ 16" O.C. W/ PVC PANELS
- C** 2X6 STUDS @ 16" O.C. 5/8" GWB EACH SIDE
- EXISTING WALLS
- NEW WALLS



1 PROPOSED PLAN
 Scale: 1/4" = 1'-0"

DOOR SCHEDULE		
SYM	WIDTH	HEIGHT
○	3'-0"	7'-0"
○	3'-0"	7'-0"
○	3'-0"	7'-0"
○	2'-6"	7'-0"

N/C PLUMBING FIXTURE SCHEDULE		
SYMBOL	QTY	DESCRIPTION
V	1	ADA LAVATORY SINK
WC	1	ADA WATER CLOSET

5SERVING 35 OCC. + 10 STAFF = 45 (23M+22F)

HUGO'S PLUMBING FIXTURE SCHEDULE EXISTING		
SYMBOL	QTY	DESCRIPTION
V	2	ADA LAVATORY SINK
WC	2	ADA WATER CLOSET

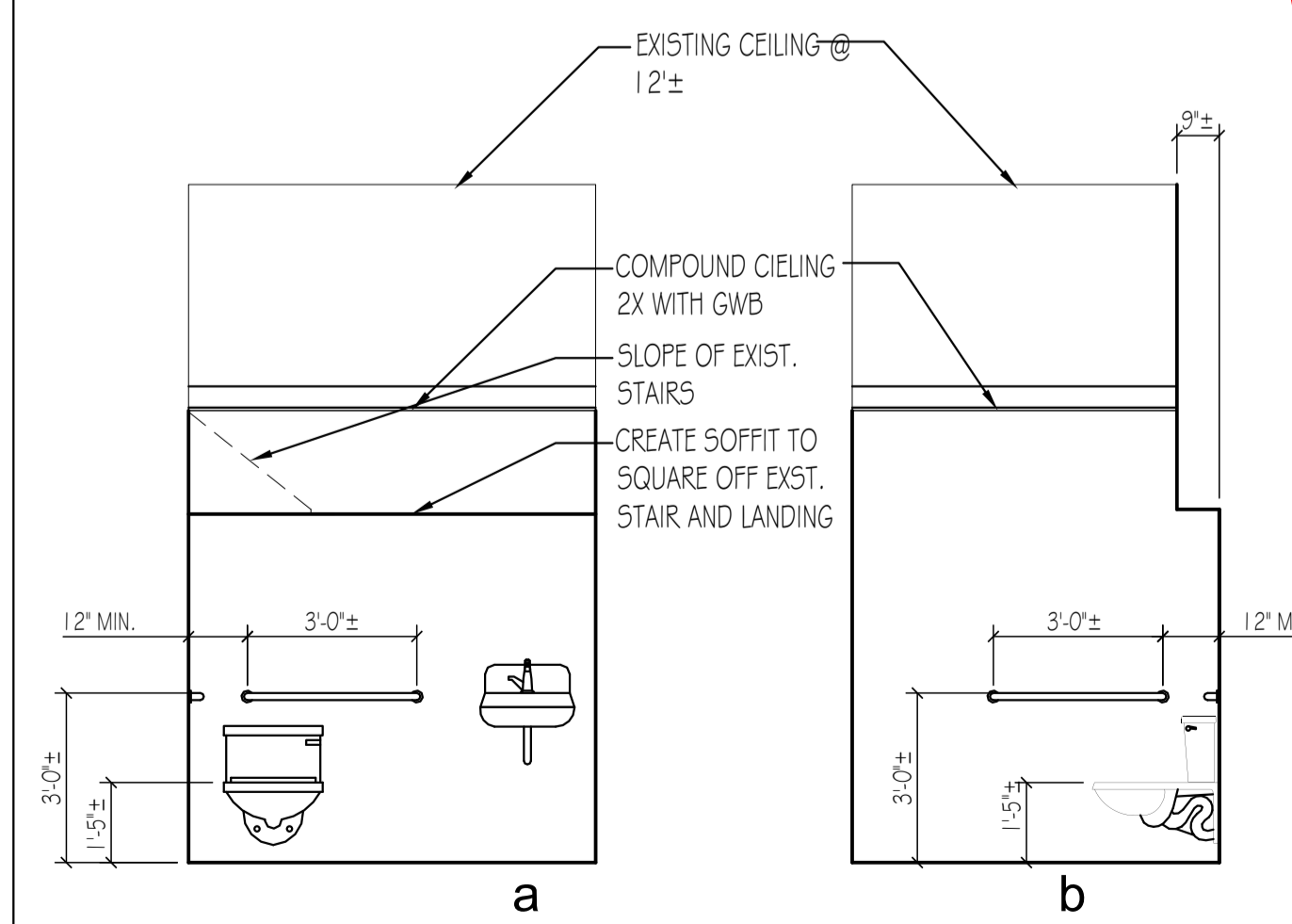
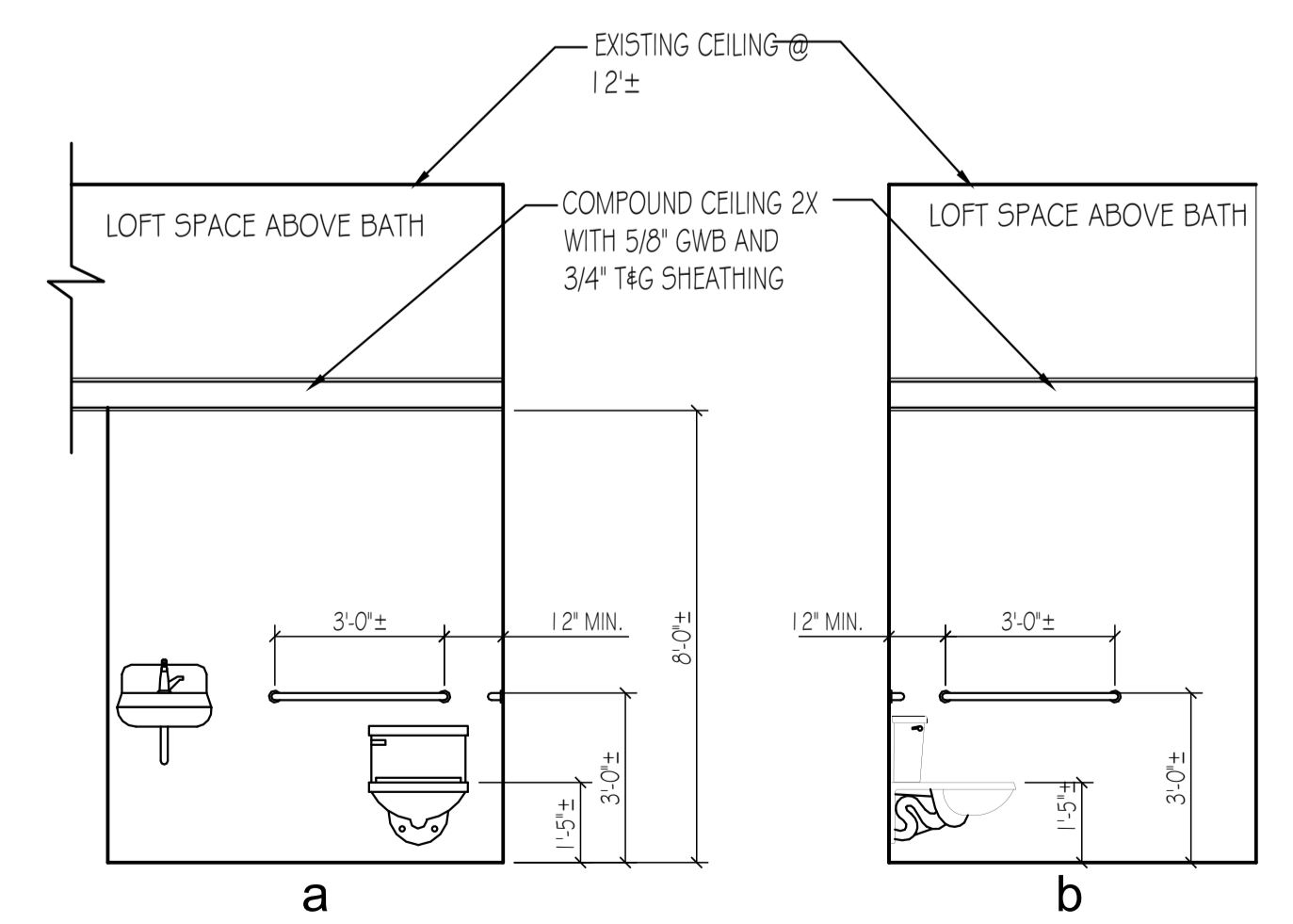
5SERVING 38 OCC. + 10 STAFF = 48 (24M+24F)

EVENTIDE PLUMBING FIXTURE SCHEDULE		
SYMBOL	QTY	DESCRIPTION
V	1	ADA LAVATORY SINK
WC	1	ADA WATER CLOSET

5SERVING 49 OCC. + 10 STAFF = 59 (30M+29F)

STAFF PLUMBING FIXTURE SCHEDULE		
SYMBOL	QTY	DESCRIPTION
HS	5	HAND SINK

- GENERAL FLOOR PLAN NOTES
- All dimensions are to face of "FRAMING" unless noted otherwise.
 - Existing doors in exterior walls to remain, typical. Interior and exterior doors shown in plan without door tags are existing doors to remain.
 - Provide blocking in all bathrooms for bath accessories and grab bars.
 - Provide blocking in walls for cabinets, shelves, mirrors, etc.
 - Existing windows in exterior walls to remain, unless damaged. Any required replacement windows will utilize existing rough openings. Windows shown in plan and elevation without window tags are existing windows to remain.
 - Contractor shall furnish and install doors, and hardware per Door Schedule. All tenant doors and frames shall be installed in full accordance with the manufacturer's written specifications and installation instructions. Door handles shall be ADA compliant levers to match existing building standard.
 - In all new toilet rooms provide paper towel dispenser, toilet paper dispenser, mirror, and soap dispenser. Mounting heights in accessible restrooms shall be in accordance with ADA.
 - Contractor shall furnish and install new partitions as shown.

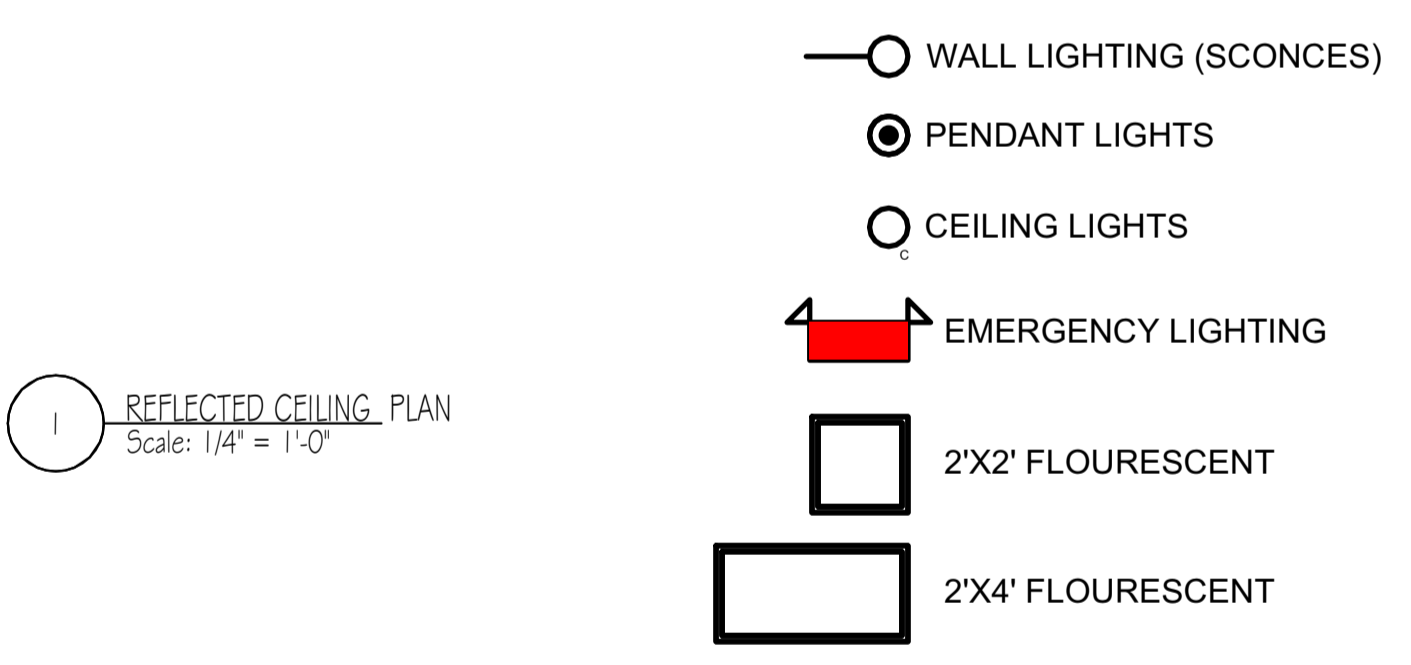
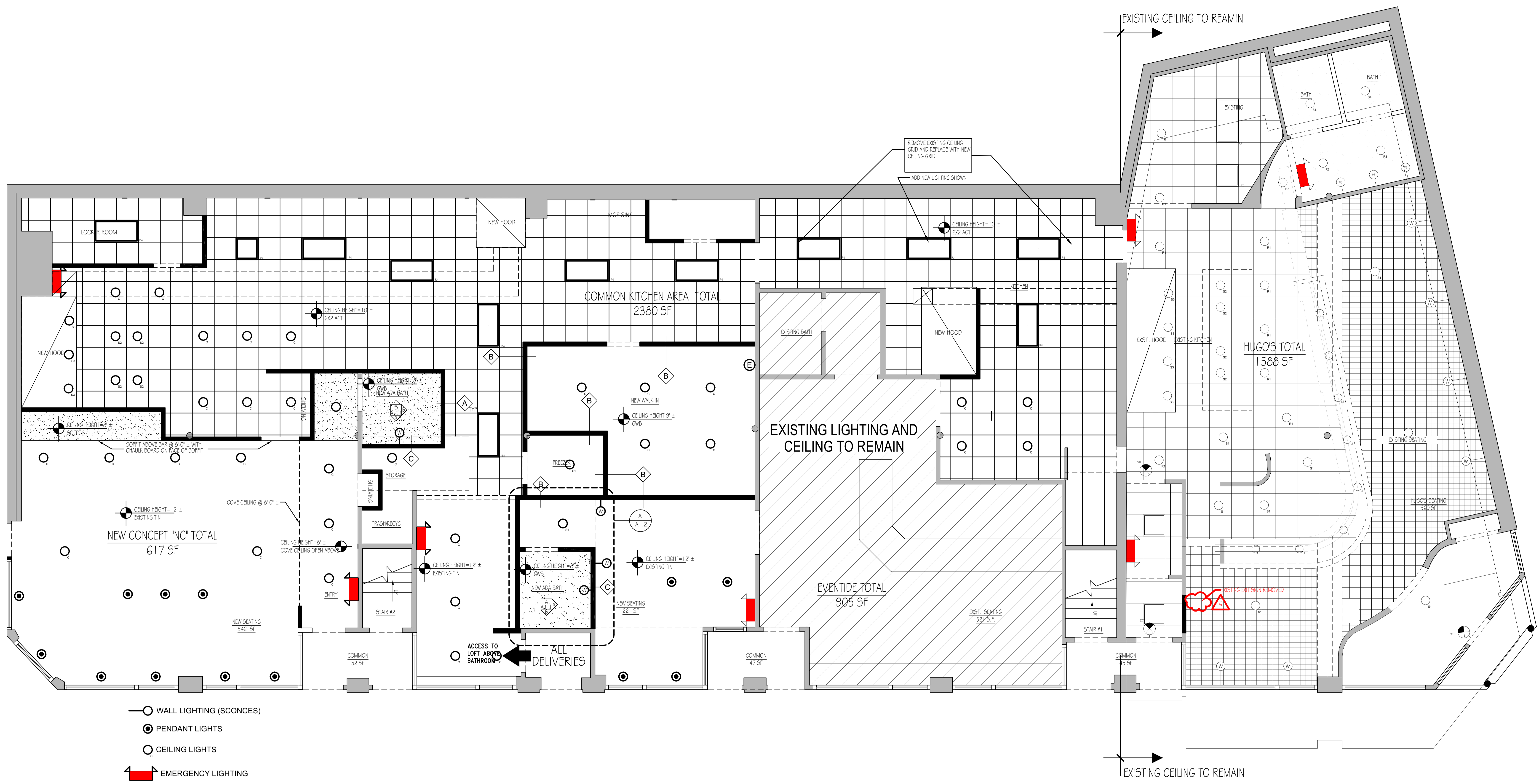


A NEW ADA BATH INTERIOR ELEV. IN EVENTIDE
 SCALE: 1/4" = 1'-0"

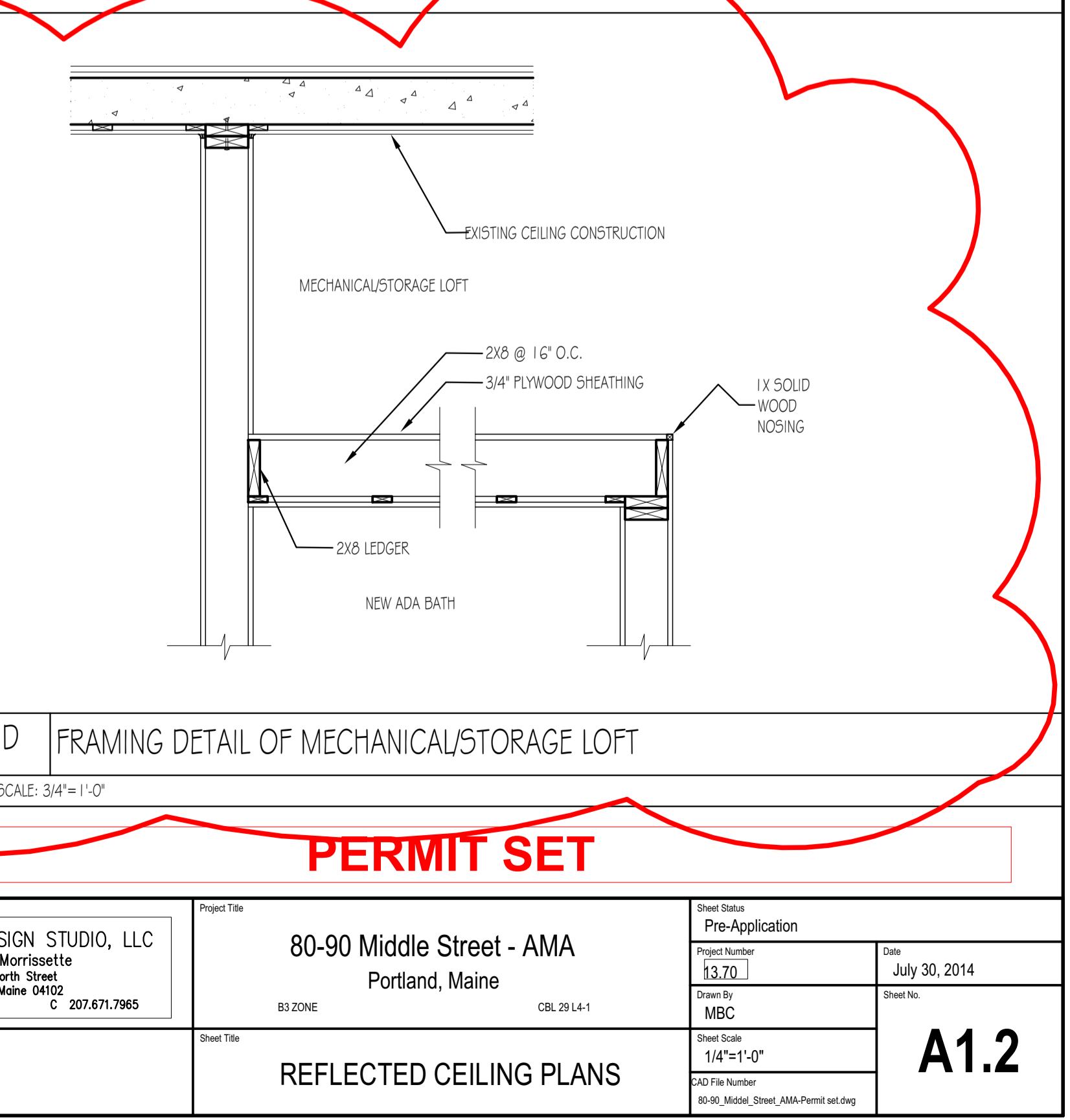
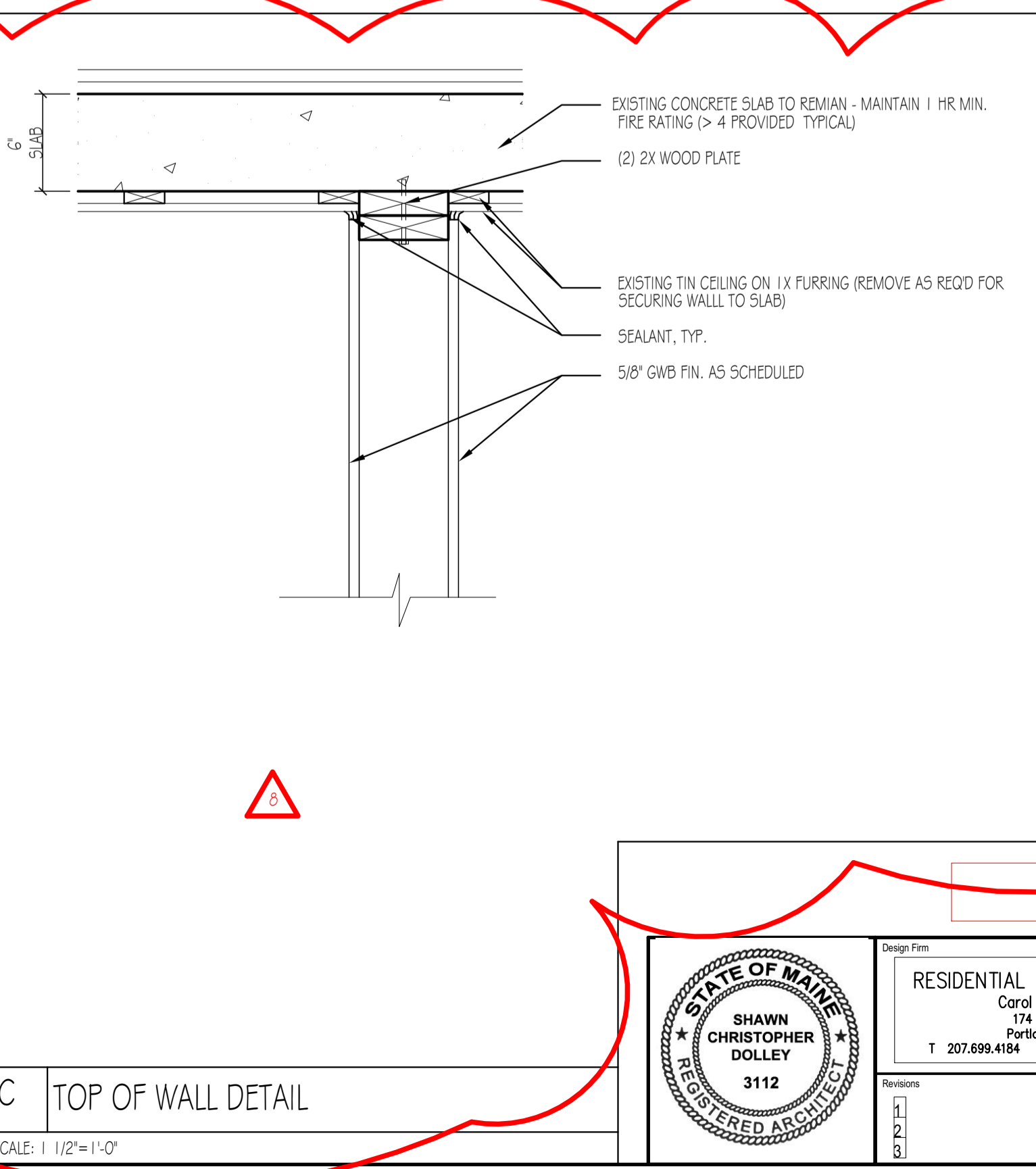
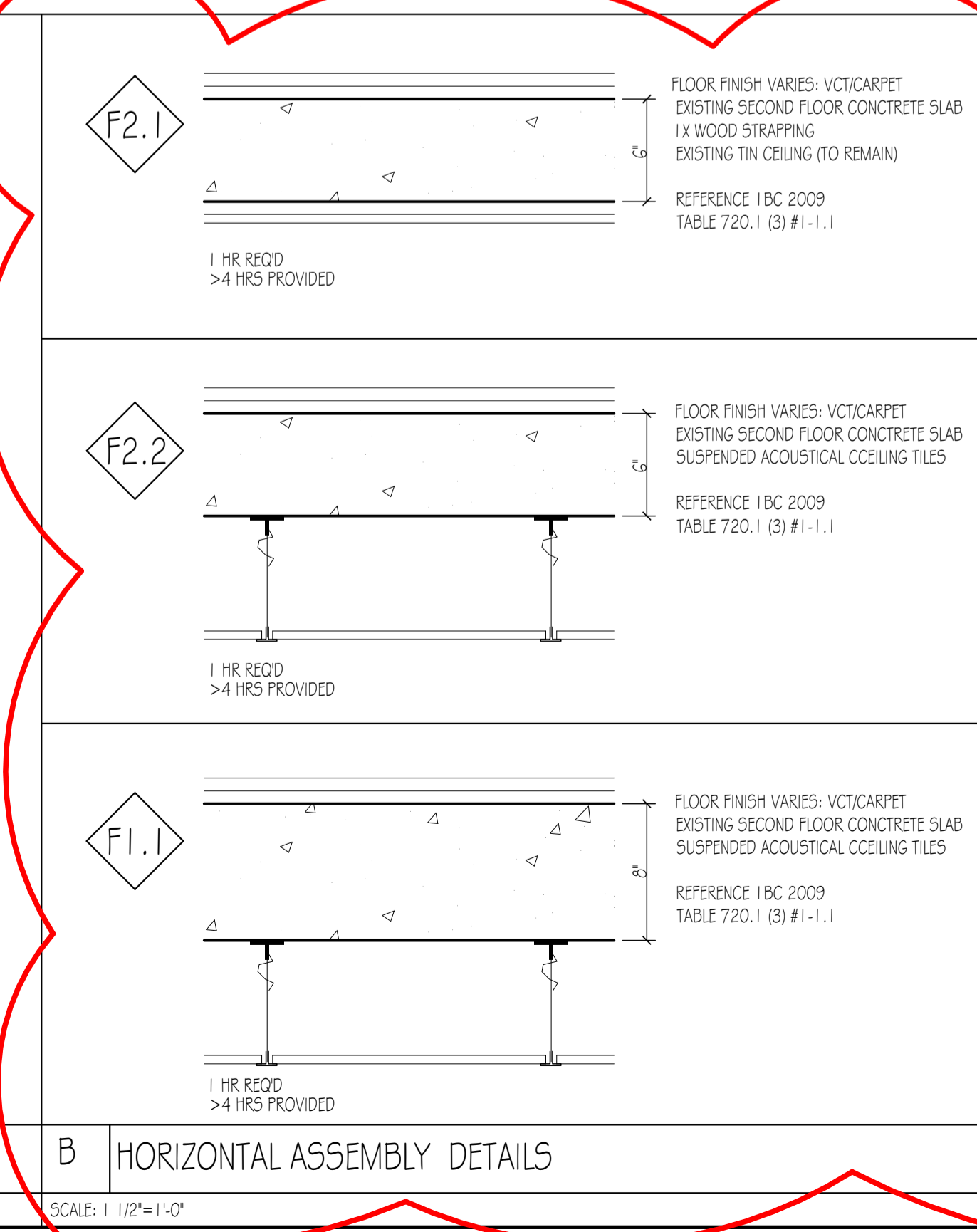
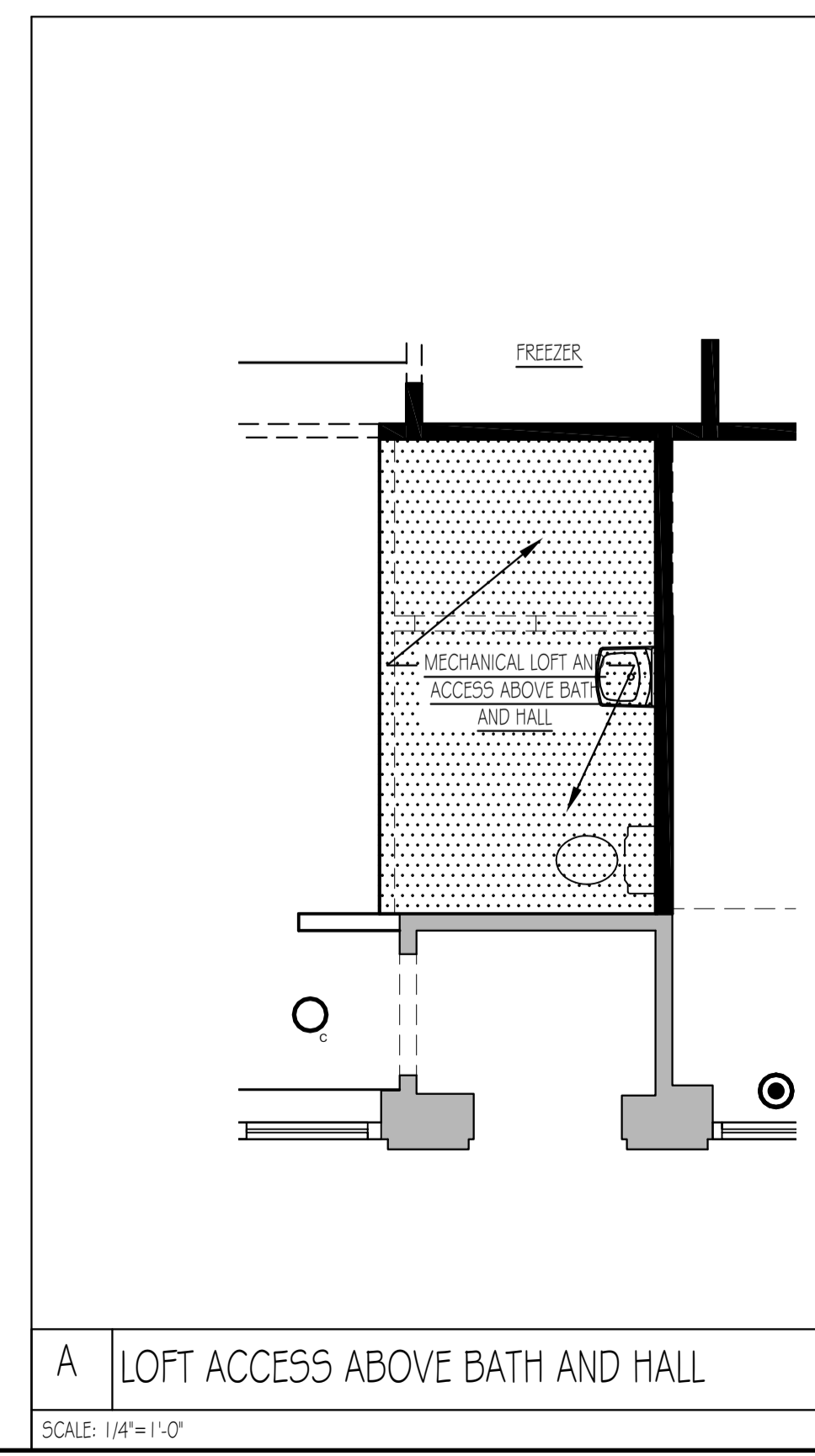
B NEW ADA BATH INTERIOR ELEV IN "NC"
 SCALE: 1/4" = 1'-0"

PERMIT SET

	Project Name: RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrissette 174 Danforth Street Portland, Maine 04102 T 207.699.4184 C 207.671.7965	Project Title: 80-90 Middle Street - AMA Portland, Maine B3 ZONE CEL 20.14.1	Sheet Name: Pre-Application Sheet Number: 13.70 Drawing: MLB Date: July 30, 2014 Sheet No.
	Sheet Title: PROPOSED PLAN		Sheet Scale: 1/4" = 1'-0" 80-90 Middle Street_AMA_Permit_Set.dwg A-1.1



- ELECTRICAL NOTES**
- Electrical contractor shall provide as part of this contract legible labeling of all breakers on panel board with typewritten or plastic embossed label.
 - Install all systems to allow removal of ceiling tiles in order to gain easy and full access to above ceiling systems.
 - The electrical installation shall meet the standards prescribed by the National Electrical Code and all local amendments, all applicable National Fire Protection Association (NFPA) codes, the Americans With Disabilities Act (ADA), and local and state building codes. Construction shall in general be in accordance with standards and requirements of utilities and authorities having jurisdiction.
 - For each equipment connection, determine and provide the device, outlet or junction box required to connect the equipment. Verify exact locations with architect/owner prior to installations.
 - Verify electrical requirements if any for any equipment or appliances shown on plans prior to commencement of work. Provide isolated ground wires as required by equipment manufacturers.
 - Electrical and power panels are located in public areas of building-verify exact location. Contractor shall verify that existing panels and feeders serving tenant spaces appear to be adequate for new lighting and power loads shown.
 - Seal all penetrations through corridor and other rated partitions as required to maintain required partition U.L. fire rating. Coordinate with architectural as needed.
 - All power devices, light switches, outlets and communication cover plates as applicable shall be determined by owner.
 - Center all receptacles 18" a.f.f. and switches 48" a.f.f. unless noted otherwise on plan.
 - Existing electrical shown on plan is to remain unless located in demolished walls. Consolidate circuiting of existing outlets to maximize circuit availability for new electrical devices shown on plans.
 - The scope of the electrical work includes furnishing and installing all electrical work for a complete installation.
 - Contractor shall provide temporary power and lighting if and as needed for the use of all trades.
- LIGHTING PLAN NOTES**
- Ceilings existing height is assumed to be 12'-0" ± AFF.
 - Any new ceiling tile shall be installed in full accordance w/ the manufacturers spec. Supply and install ceiling grid compatible with new tile and with existing grid in place.
 - Contractor shall furnish and install new ceiling tiles in areas beyond the limits of work where existing tiles have been damaged during the course of the work.
 - The directive, if any, of the building official shall take precedence over this drawing regarding location and number of exit lights and AV fire alarm enunciators.
 - Contractor shall relocate-reinstall existing fixtures as shown and shall re-install any existing fixtures removed to accomplish other portions of the work.



PERMIT SET

<p>SHAWN CHRISTOPHER DOLLEY REGISTERED ARCHITECT 3112</p>	Design Firm RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrissette 174 Dunbar Street Portland, Maine 04102 T. 207.699.4164 C. 207.671.7965	Project Title 80-90 Middle Street - AMA Portland, Maine 83.209E 08L 231.4-1	Sheet Date Pre-Application Project Number 13.701 Drawn By MBC Sheet Size 1/4" = 1'-0" 200 File Number 80-90 Middle Street AMA Permit set.dwg	Date July 30, 2014 Sheet No. A1.2
	REFLECTED CEILING PLANS			



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/21/14

Certificate of Design Application

From Designer: Carol Morrisette
 Date: 9/15/14
 Job Name: 80-90 Middle Street Renovation
 Address of Construction: 80-90 Middle Street

2009 International Building Code

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

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

Type of Construction II-A

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) SEPARATED BY STORY ONLY

Supervisory alarm System? YES 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



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/21/14

Designer: CAROL MORRISSETTE

Address of Project: 80-90 MIDDLE STREET

Nature of Project: INTERIOR RENOVATION OF FORMER PEPPERCLUB & SHARED KITCHEN SPACE;
ADDITION OF ADA BATH AND NEW SEATING TO EVENTIDE RESTAURANT;
AND CHANGE OF USE FOR 668 SF FROM MERCANTILE TO ASSEMBLY

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: com.apple.idms.appleid.prd.6
b5167574d716d5470367a526
96d432f776d6c4c4a773d3d

Title: Principal

Firm: Residential Design Studio, LLC

Address: 174 Danforth St.
Portland, ME 04102

Phone: 207-699-4184

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/21/14

Date: 9/15/14

From: RESIDENTIAL DESIGN STUDIO, LLC

These plans and / or specifications covering construction work on:

80-90 MIDDLE STREET: HUGO'S, EVENTIDE, & NEW CONCEPT RESTUARANT INTERIOR RENOVATIONS INCLUDING NEW SHARED KITCHEN; NEW ADA BATHROOM W/

ADDITIONAL EVENTIDE SEATING; NEW CONCEPT RESTAURANT; AND CHANGE OF USE FOR 688 SF FROM MERCANTILE TO ASSEMBLY. EACH RESTAURANT'S OCCUPANCY REMAINS BELOW 50.

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: com.apple.idms.appleid.prd.6
b5167574d716d5470367a526
96d432f776d6c4c4a773d3d
Digitally signed by
com.apple.idms.appleid.prd.6b5167574d716d5470367a52696d43277
655d4a4773d3d
DN:
c=us, o=Apple Computer, Inc., ou=Apple Computer, cn=Shawn Christopher Dolley
2014.09.14 20:53:49 -0400

Title: Principal

Firm: Residential Design Studio, LLC

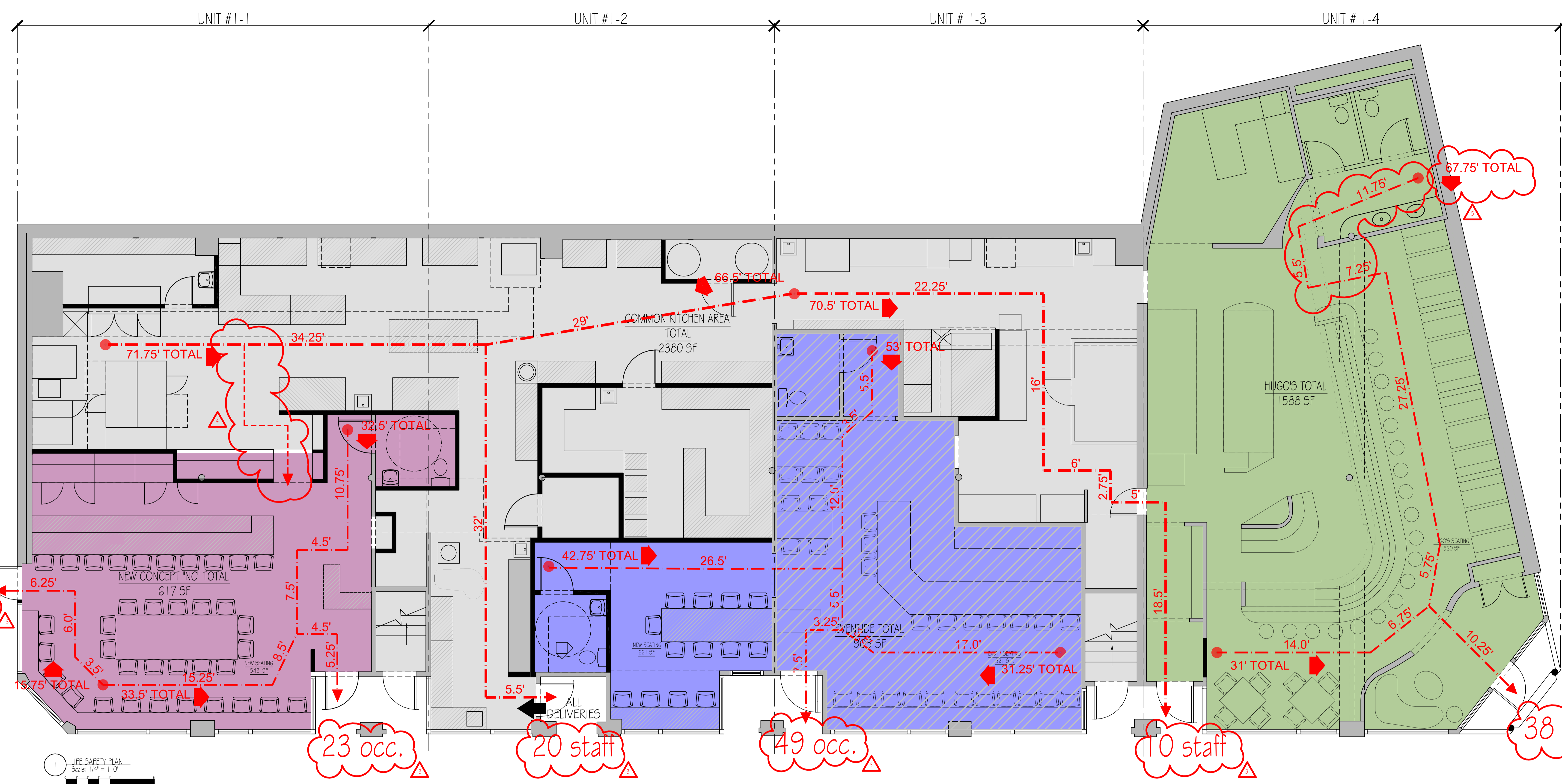
Address: 174 Danforth St.
Portland, ME 04102

Phone: 207-699-4184

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Date: 11/21/14



1 LIFE SAFETY PLAN
Scale: 1/4" = 1'-0"

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

LIFE SAFETY CODE

Code: 1029.1004.001 (29 L-4)
Book # Page: 10466/206
Site: 0.1377 acres
Built Structure: 6,000 +/- 5' 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: Popcornball 2,361 SF
Unit #1-2: Dean's Sweets 668 SF
Unit #1-3: Eventide 1,440 SF
Unit #1-4: Hugo's 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 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: 15,900 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 = 34 Existing Seats + 15 New Seats = 49 Occ.
New Concept: 532 SF @ 15/Person = 35 New Seats

Subtotal: 122 Occupants
Kitchen (Gross): 5,295 SF @ 200/Person = 26 Staff
Total: 152 Occupants (77M + 75F)
*No change proposed

Maine State Plumbing Code / Uniform Plumbing Code Table 4-1
77 male / 75 female = 4 WC required, 2 lavs required
5 WC and 5 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 the exception revocable 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

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
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Total: 152 Occupants (77M + 75F)
*No change proposed

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 OCCUPANTS = 16 OCCUPANTS

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

FIXED + MOVEABLE 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 INC 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	DI.1 & AI.2	10-31-2014
7	PLUMBING FIXTURES SCHEDULED BY INDIVIDUAL SPACES	AI.1	10-31-2014
8	ASSEMBLY, WALL AND MECH/STORAGE LOFT DETAILS ADDED	AI.2	10-31-2014
9	CORRECTED OCCUPANCY TOTALS	AI.1	11-7-2014



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

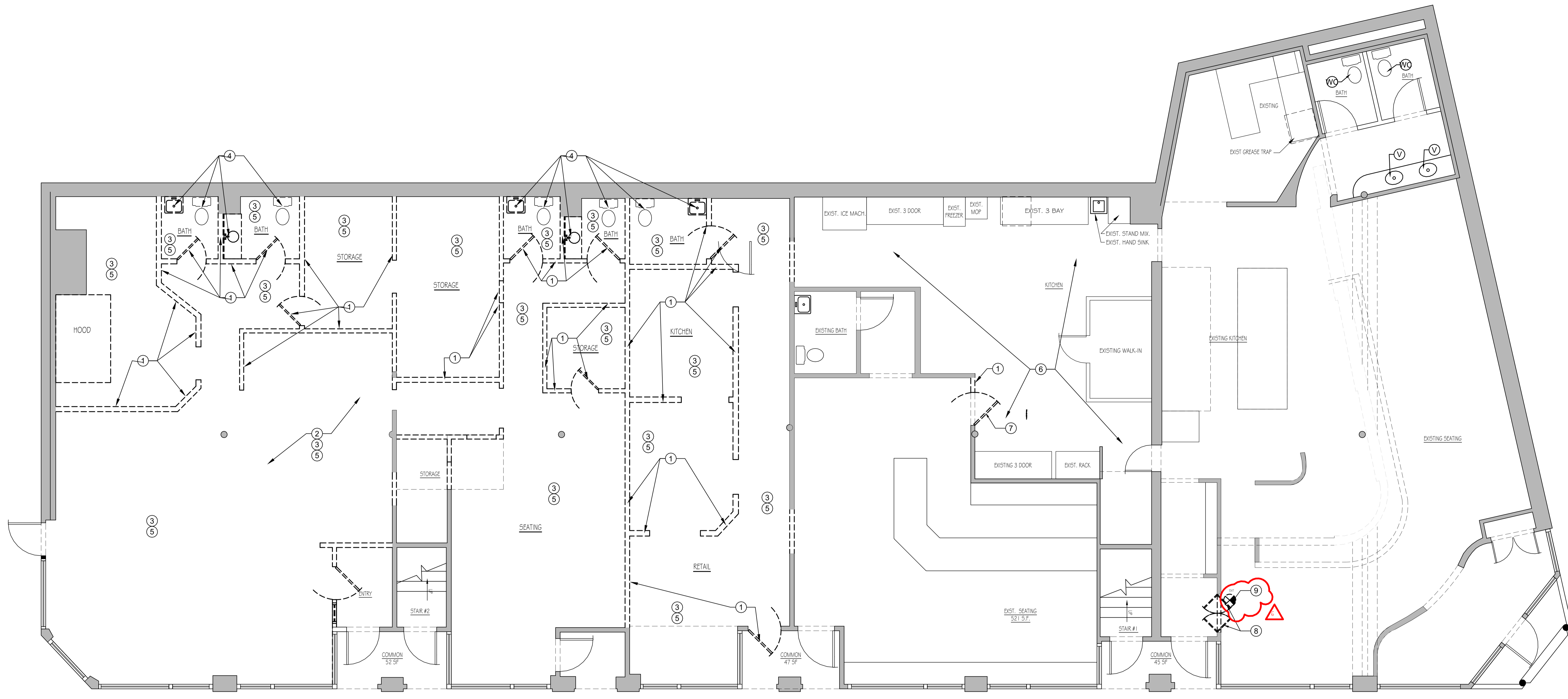
PERMIT SET

80-90 Middle Street - AMA
Portland, Maine

COVER SHEET

Sheet Title: Pre-Application
Project Number: 13.70
Date: July 30, 2014
Drawn by: MBC
Scale: 1/4" = 1'-0"
200 File Number: 1016 Middle Street, AMA, Permit set, etc.

CVR



1 EXISTING CONDITIONS AND DEMO PLAN
 Scale: 1/4" = 1'-0"

- DEMOLITION NOTES
1. Demolish and remove walls, doors, and windows
 2. Demolish and remove existing ACT, dropped ceiling or other to the existing pressed tin ceiling
 3. Demolish and remove elevated floor systems
 4. Demolish and remove plumbing fixtures
 5. Demolish and remove existing finished flooring down to sub-floor
 6. Demolish existing ACT and replace with new ACT after hood and new equipment installation.
 7. Remove existing door and frame.
 8. Remove existing door and frame, open for rfill.
 9. Remove existing EXIT SIGN over door.

PERMIT SET

	Design Firm RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrissette 114 Barker Street Portland, Maine 04102 T 207.696.4184 C 207.671.7965	Project Title 80-90 Middle Street - AMA Portland, Maine 83.22462 CB, 29.14.1	Sheet Date Pre-Application 13.70	Date July 30, 2014
	Drawn By MBC	Sheet Title DEMO PLAN	Sheet Scale 1/4"=1'-0"	D1.1

**Jeanie Bourke - Fwd: updated drawings**

From: Arlin Smith <arlin.smith@gmail.com>
To: "JMB@portlandmaine.gov" <JMB@portlandmaine.gov>
Date: 11/21/2014 1:59 PM
Subject: Fwd: updated drawings
Attachments: 80-90_AMA-Permit_LIFESAFETY.pdf; 80-90_AMA-Permit_PLAN.pdf

Arlin,

Sent from my iPhone

Begin forwarded message:

From: Carol Morrissette <resdesstudio@me.com>
Date: November 9, 2014 at 8:00:47 PM EST
To: Arlin Smith <arlin.smith@gmail.com>
Subject: updated drawings

Here are the updated sheets. It was just a typo. Please include the following text with your email submittal to the City:

The 30 Kitchen Staff are evenly divided between all three restaurants for toilet use; for egress, Staff is divided for the shortest path of travel, including toward exits accessible only to Staff, hence the different numbers of "users" for toilets and "occupants" for egress.

Thank you!
-Carol

CAROL A. MORRISSETTE
RESIDENTIAL DESIGN STUDIO
174 DANFORTH STREET
PORTLAND, MAINE 04102

T 207.699.4184
C 207.671.7965

www.camorrissette.com

Our new website is under construction at www.ResDesStudio.com - please stay tuned for our launch!



Reviewed for Code Compliance
 Inspections Division
 Approved with Conditions
 11/21/14

General Building Permit Application

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

Address/Location of Construction: 78-82 Middle St., Portland, ME 04101.		
Total Square Footage of Proposed Structure:		3,029.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant Name: AMA, LLC. Address 88 Middle St.. City, State & Zip Portland, ME 04101.	Telephone: 207-774-8538. Email: info@hugos.net.
Lessee/Owner Name : 80-90 Corps. (if different than applicant) Address: 100 Silver St.. City, State & Zip: Portland, ME 04101. Telephone & E-mail: 207-774-1885 pdugas@commercia	Contractor Name: Rainbow .. (if different from Applicant) Address: 150 Ocean House Rd.. City, State & Zip: Cape Elizabeth, ME 04107. Telephone & E-mail: 207-799-3051 crainbow@maine.	Cost Of Work: \$ 150,000. C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <u>Restaurant/Retail.</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Restaurant.</u>		
Is property part of a subdivision? <input type="checkbox"/> If yes, please name <u>80-90 Corps.</u>		
Project description: Restaurant Build Out.		
Who should we contact when the permit is ready: Arlin Smith.		
Address: 88 Middle St..		
City, State & Zip: Portland, ME 04101.		
E-mail Address: arlin.smith@gmail.com.		
Telephone: 845-242-4017.		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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, 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: _____
-------------------------	--------------------

This is not a permit; you may not commence ANY work until the permit is issued.