Code analysis
2009 IEBC and IBC
Space is sprinklered under NFPA 13

Former tenant was a B occupancy
Proposed tenant is a B occupancy
Occupancy classification where <50 occupants: B — IBC 303.1.1

Level 2 alteration where work area <50% — IEBC 405.1

Section 703 Bldg Elements
Stair enclosure not required where work area<50% — 703.2.3(see3.1.2 below)
Interior finish to comply w/IBC — 703.4
Guards at stairwell not applicable as wall will be added — 703.5.1

Section704 Fire Protection
Building is sprinklered and has flow alarm

Section 705 Means of Egress
Single exit where <50 occupants &travel< 75' — 705.3.3.1.1
Exits are not shared with other tenants

Section 706 Accessability
Goto Sec. 605 — 706.1
Accessibility t primary function not required where cost would exceed 20% of alterations — 605.2.1

NFPA 101
Existing Business Occupancy –Section 39
Ordinary Hazard — 1.5
No minimum construction requirement — 1.6
single means of egress allowed for 2 story w/ sprinkler & < 100' travel — 2.4.6
basement storage must be separated — 3.1.2

NOTE: NEW KITCHEN, EQUIPMENT TO INCLUDE RANGE HOOD AND DUCT SYSTEM, WHICH WILL BE APPLIED FOR BY CONTRACTOR UNDER SEPARATE PERMIT AND MUST COMPLY WITH Sec. 9.2.3

ELECTRICAL AND HVAC WORK WILL BE APPLIED FOR UNDER SEPARATE PERMIT

Accessibility Review -- 36.402 Alterations.
(a) General.
(1) Any alteration to a place of public accommodation or a commercial facility, after January 26, 1992, shall be made so as to ensure that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs.

(c) To the maximum extent feasible. The phrase "to the maximum extent feasible," as used in this section, applies to the occasional case where the nature of an existing facility makes it virtually impossible to comply fully with applicable accessibility standards through a planned alteration. In these circumstances, the alteration shall provide the maximum physical accessibility feasible. Any altered features of the facility that can be made accessible shall be made accessible. If providing accessibility in conformance with this section to individuals with certain disabilities (e.g., those who use wheelchairs) would not be feasible, the facility shall be made accessible to persons with other types of disabilities (e.g., those who use crutches, those who have impaired vision or hearing, or those who have other impairments).

Small Business Primer:
"However, businesses are not required to take any steps that would result in a significant loss of selling space."

36.304 Removal of Barriers
(f) Selling or serving space. The rearrangement of temporary or movable structures, such as furniture, equipment, and display racks is not readily achievable to the extent that it results in a significant loss of selling or serving space.

36.104
Definitions: Undue Burden
Means significant difficulty or expense. In determining whether an action would result in an undue burden, factors to be considered include –
(1) The nature and cost of the action needed under this part;
(2) The overall financial resources of the site or sites involved in the action; the number of persons employed at the site; the effect on expenses and resources; legitimate safety requirements that are necessary for safe operation, including crime prevention measures; or the impact otherwise of that action upon the operation of the site;
(3) The geographic separateness, and the administrative or fiscal relationship of the site or sites in questions to any parent corporation or entity;
(4) If applicable, the overall financial resources of any parent corporation or entity with respect to the number of its employees; the number, type, and location of its facilities; and
(5) If applicable, the type of operation or operations of any parent corporation or entity, including the composition, structure, and functions of the workforce of the parent corporation or entity.

OCCUPANCY CALCULATIONS :

STORAGE = 1 PER 300 SF
647 SF/300 SF = 3 PEOPLE
DINING AREA = 1 PER 15 SF
275 SF/15 SF = 19 PEOPLE
KITCHEN = 1 PER 125 SF
330 SF/125 = 3 PEOPLE
TOTAL OCCUPANCY = 25 PEOPLE

SCOPE OF WORK :
FORMERLY SOAKOLOGY & TEAS HOUSE OCCUPANCY ON LOWER LEVEL AND FIRST FLOOR (B OCCUPANCY)

PROPOSED USE : B OCCUPANCY (OCCUPANCY CLASSIFICATION WHERE <50 OCCUPANTS: B) WE CONSIDER THIS NO CHANGE OF USE

EXISTING SPACE IS SPRINKLED WITH FIRE ALARM, EMERGENCY LIGHTING, EXIT SIGNS WITH ONE EXISTING BATHROOM.

EXISTING STOREFRONT TO REMAIN, NO EXTERIOR WORK

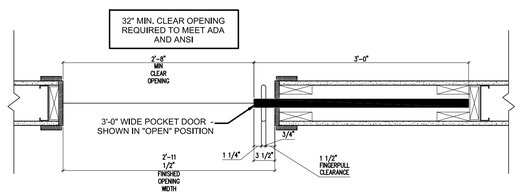
NEW WORK TO CONSIST OF
–BUILDING A NEW TOILET ROOM IN LOWER LEVER
–ONE NEW WALL ALONG EXISTING STAIR
–NEW BAR
–NEW KITCHEN, EQUIPMENT TO INCLUDE NEW RANGE HOOD AND DUCT SYSTEM, WHICH WILL BE APPLIED FOR BY CONTRACTOR UNDER SEPARATE PERMIT
–NEW PAINTING, FLOORING AND LIGHTING

ELECTRICAL AND HVAC WORK APPLIED FOR UNDER SEPARATE PERMIT

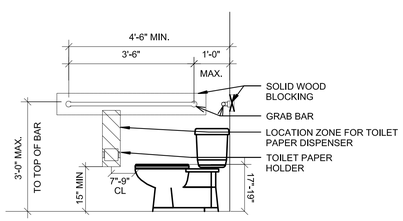
NEW SEATING SHOWS 11 AT BAR AND 18 AT TABLE SEATING

LIFE SAFETY LEGEND:

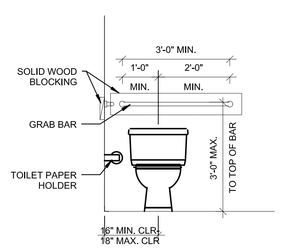
EXISTING EXIT SIGN AND EMERGENCY LIGHTING	EXIT
EXISTING PULL STATION	F
EXISTING FIRE EXTINGUISHER	FE
EXISTING HORN AND STROBE	



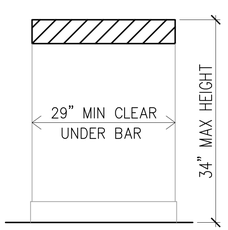
ADA POCKET DOOR DETAIL
1" = 1'-0"

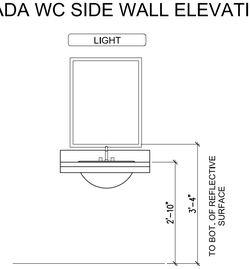


ADA WC SIDE WALL ELEVATION

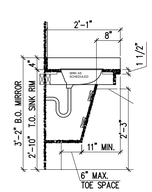


ADA WC REAR WALL ELEVATION

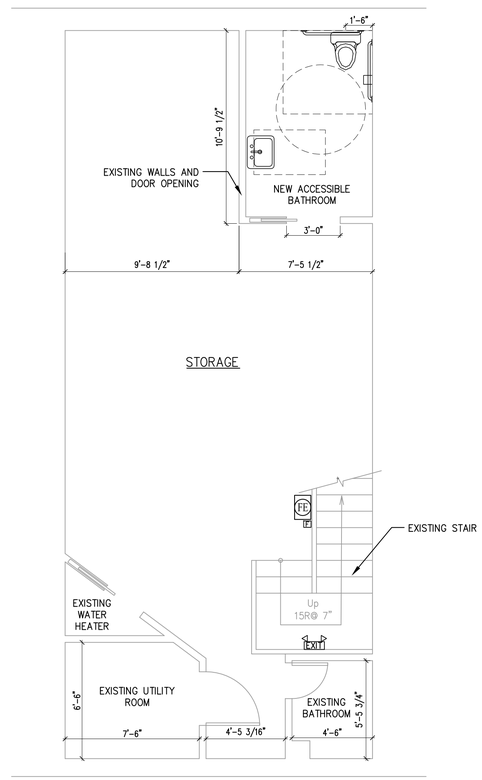


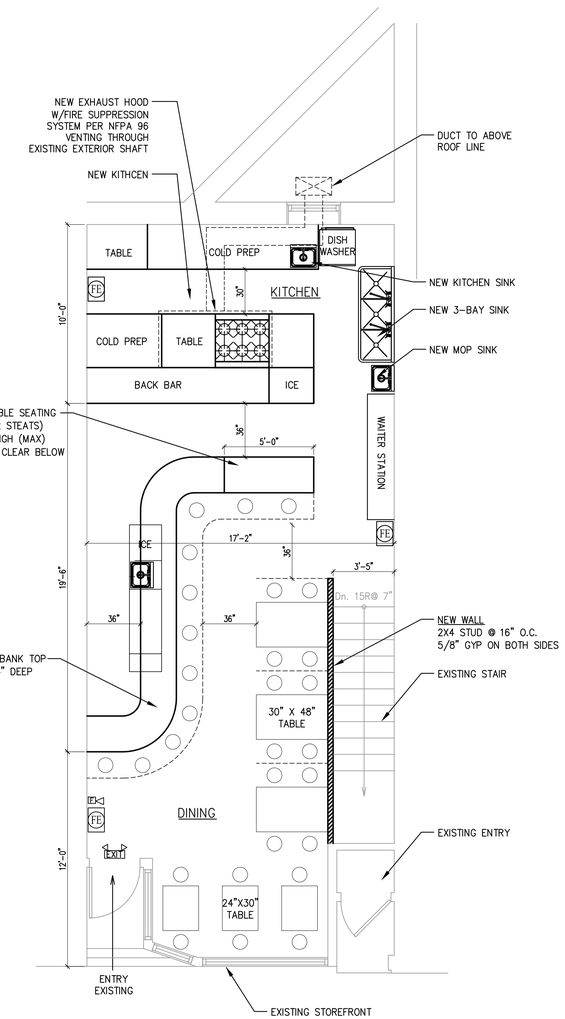


ADA LAV FRONT ELEVATION



ADA LAV SECTION





ACCESSIBLE SEATING SKETCH
FLOOR SPACE AND DINING HEIGHT REQUIREMENTS 1/2" = 1'-0"

BATHROOM ELEVATIONS
1/2" = 1'-0"

LOWER LEVEL PLAN
700 S.F.

FIRST LEVEL PLAN
700 S.F.

Prepared For:

Consulting Engineer:

Architect:
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48 Union Wharf Portland, Maine 04101
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Project:
30 CITY CENTER
30 CITY CENTER
PORTLAND, MAINE

Revisions:
11/25/2015 - Revisions to the city
12/03/2015 - ADA Revisions to the city

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

Date: December 3, 2015

FIT-UP PLANS

A1.01