Jonathan Rioux - Fwd: Omi's Application Update

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/22/13

From: naomi hall <hall.naomii@gmail.com>
To: <JRIOUX@portlandmaine.gov>
Date: 7/17/2013 2:31 PM
Subject: Fwd: Omi's Application Update

Answers in line in caps:

Provide a Key Plan, showing where this retail space is- in relation to the remainder of the building.

THE FLOOR PLAN PROVIDED WITH THE APPLICATION SHOWS THE FIRST (STREET LEVEL) FLOOR OF A THREE FLOOR BUILDING WITH MULTIPLE RESIDENTIAL SPACES IN IT. IT IS ONE OF TWO COMMERCIAL SPACES THAT MAKE THE ENTIRE BOTTOM FLOOR OF THE BUILDING. IF YOU WERE STANDING ON THE STREET FACING THE BUILDING OUR UNIT WOULD BE THE ONE TO THE RIGHT. THE STREETS ARE LABELED ON THE PLAN. DO YOU WANT A FLOOR PLAN FOR THE ENTIRE BUILDING?

Is there fire rated walls and ceilings between the units? YES

What are the uses above (residential), below (storage), and beside (business) this proposed space? CORRECT

Does the stairwells from the floors above exit through “Retail Space 2” NO-THERE IS NO STAIR IN OUR UNIT.

What is the proposed occupant load for the coffee shop? AT MOST WE HAVE WILL HAVE NINE PEOPLE SITTING AND TWO PEOPLE WORKING, GIVE OR TAKE A FEW WALK IN CUSTOMERS, WE WILL PROBABLY NEVER HAVE MORE THAN 13 PEOPLE IN OUR SPACE AT ANY GIVEN TIME.

Single unisex bathroom? YES WE HAVE ONE BATHROOM WHICH IS SHOWN IN THE FLOOR PLAN IT IS UNISEX.

Cross-Section: What is the finished headroom throughout the area? FLOOR TO CEILING HEIGHT IS ALSO SHOWN ON THE FLOOR PLAN PROVIDED. FROM FLOOR TO CEILING THE HEADROOM IN THE SPACE IS 109 INCHES (A LITTLE OVER 9 FT.)

What work is being done on the ceiling, lighting? If there is a residence above, the ceiling must maintain the approved fire separation.

THE CEILING IS NOT BEING CHANGED AT ALL. WE ARE SWITCHING A FEW EXISTING LIGHT FIXTURES FOR NEW ONES, BUT THIS WILL NOT AFFECT THE BUILDING OR SPACE ELECTRICALLY OR STRUCTURALLY.

Are the” tables, couches and chairs” in a separate room or level (shown on the top right

of floor plan 1)?

THE CHAIRS AND COUCHES ARE SHOWN THROUGHOUT THE PLAN, TOTALING
YOU INCLUDE THE WINDOW SEATS) THE SEATS IN THE BACK OF THE SPACE AF
SEPARATE LEVEL, BUT NOT A SEPARATE ROOM. THE FLOOR SITS 30 INCHES AE
FLOOR OF THE REST OF THE SPACE.

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Please let me know if you need anything else,
Naomi