

**EL RAYO - FREE STREET**  
 PORTLAND, MAINE  
 RENOVATION



**CONSULTANTS:**  
 STRUCTURAL ENGINEER  
 Joe Lassure  
 L & L Structural Engineering  
 6 Q Street  
 South Portland, ME 04106  
 207-767-4830

**REVISIONS:**

No.	Name	Date

ISSUED: 01/15/16

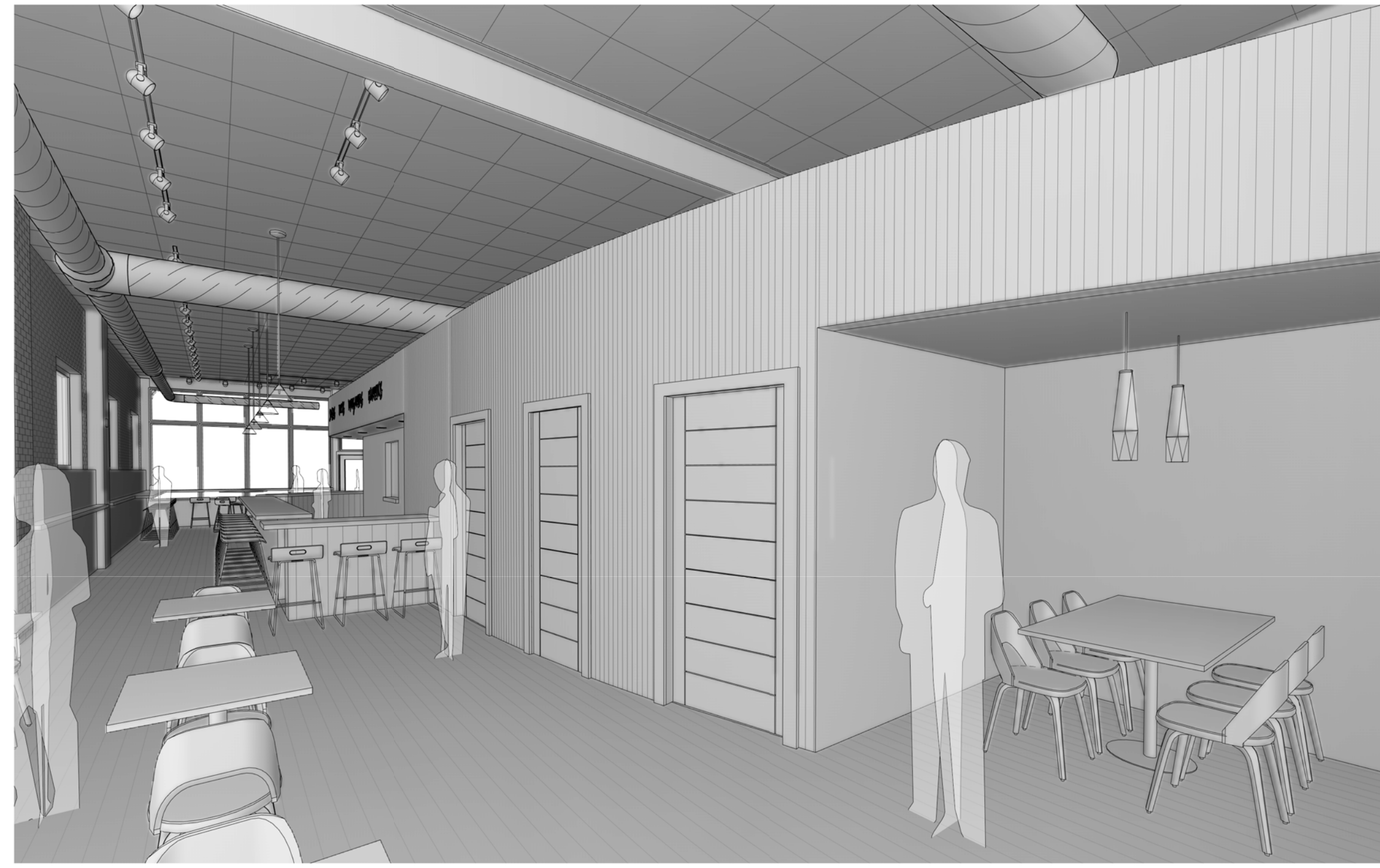
PROJECT No: 1523

DRAWN BY: RIP

CHECKED BY: RIP

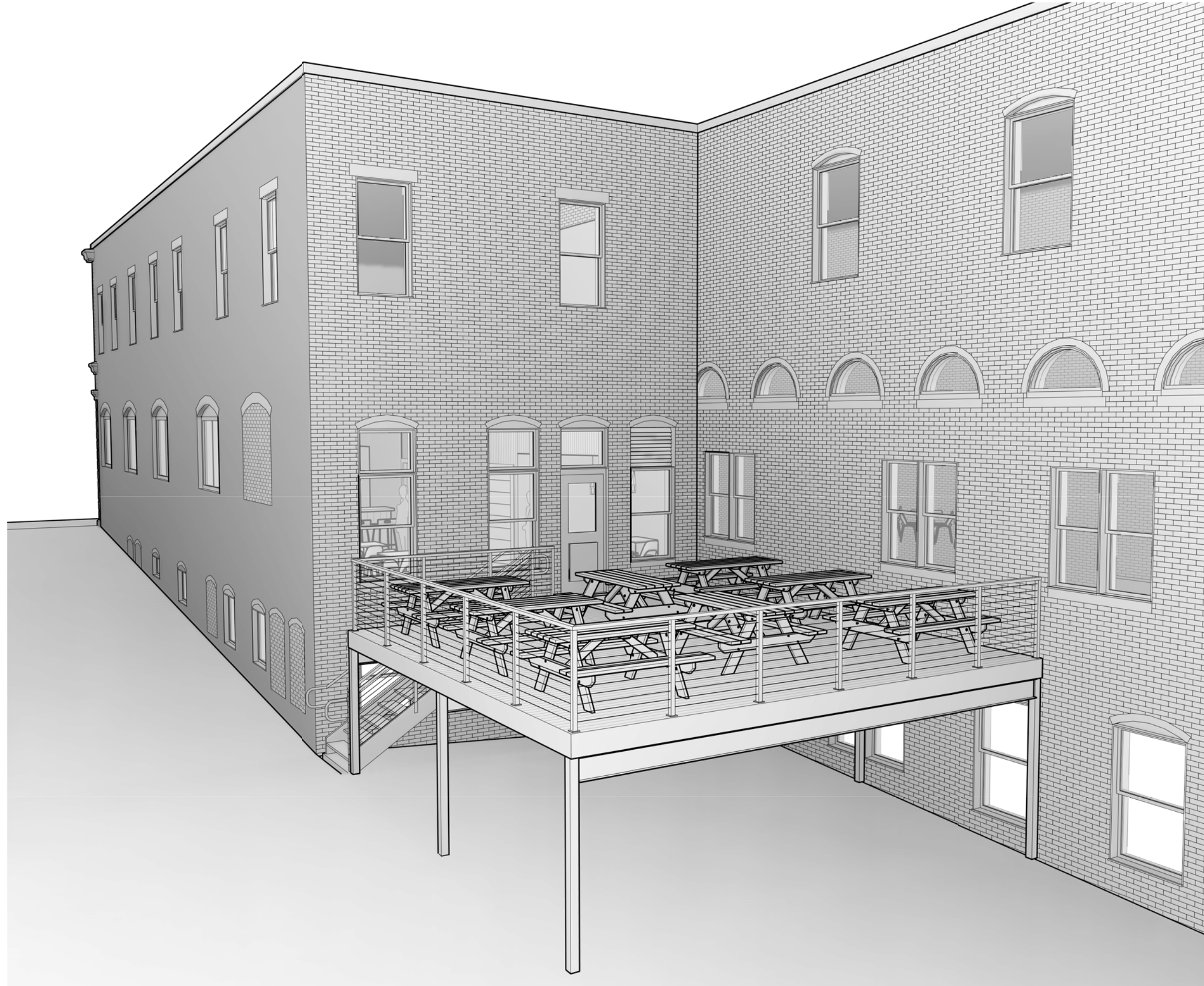
SHEET TITLE:  
 COVER SHEET

**A001**



# EL RAYO - 26 FREE STREET

## PORTLAND, MAINE



**PROJECT DESCRIPTION AND GENERAL SCOPE OF WORK**  
 RENOVATION OF EXISTING INTERIOR SPACE FORMERLY OCCUPIED BY STATIONARY RETAILER TO BECOME "EL RAYO" RESTAURANT AND BAR PROVIDING EAT-IN, BAR, TAKE-OUT SERVICE AND CONSTRUCTION OF NEW ELEVATED OUTDOOR DECK FOR SEASONAL OUTDOOR SEATING.  
 RENOVATED INTERIOR AREA: 1,770 SF  
 NEW OUTDOOR DECK AREA: 570 SF  
 EXISTING SPRINKLER SYSTEM WILL BE MODIFIED TO SUIT NEW INTERIOR LAYOUT AND FOR COMPLIANCE WITH NFPA 13.

**IBC 2009 CODE REVIEW**  
 CONSTRUCTION TYPE: III-B  
 SECTION 303 ASSEMBLY GROUP A  
 A-2: RESTAURANTS, TAVERNS AND BARS  
 OCCUPANT LOAD FACTORS (1004.1.1):  
 ASSEMBLY CONCENTRATED 7 SF/PERSON  
 ASSEMBLY STANDING 5 SF/PERSON  
 ASSEMBLY UNCONCENTRATED 15 SF/PERSON  
 COMMERCIAL KITCHENS 200 SF/PERSON

EXIT ACCESS TRAVEL DISTANCE (1016.1):  
 250 FT (SPRINKLERED)  
 NUMBER OF EXITS (1021.1): 1-500 OCCUPANTS: 2

**NFPA 101 LIFE SAFETY CODE REVIEW**  
 CONSTRUCTION TYPE (NFPA 22)TYPE III (200)  
 CLASSIFICATION OF OCCUPANCY:  
 NEW ASSEMBLY (RESTAURANT) MERCANTILE  
 SPRINKLER SYSTEM:  
 FULLY SPRINKLERED (SUPERVISED PER NFPA 13)

OCCUPANT LOAD FACTORS (7.3.1.2):  
 ASSEMBLY CONCENTRATED 7 SF/PERSON  
 ASSEMBLY LESS CONCENTRATED 15 SF/PERSON  
 KITCHENS 100 SF/PERSON  
 BUSINESS USE 100 SF/PERSON  
 NUMBER OF EXITS (CH12 & CH36): 2  
 COMMON PATH OF TRAVEL (12.2.5.1.2):  
 75' (FEWER THAN 50 OCCUPANTS)  
 20' (MORE THAN 50 OCCUPANTS)

TRAVEL DISTANCE TO EXITS (12.2.6):  
 250 FT (SPRINKLERED)  
 12.3.3.3 ASSEMBLY AREAS, INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION 10.2 SHALL BE CLASS A, B OR C IN GENERAL ASSEMBLY AREAS HAVING OCCUPANT LOADS OF FEWER THAN 300.

DRAWING LIST	
NUMBER	SHEET TITLE
A001	COVER SHEET
A101	FLOOR PLANS & REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS & ELEVATION DETAIL
A401	ENLARGED BATHROOM PLAN & DETAILS

SYMBOL LEGEND	
	DETAIL NUMBER BUILDING SECTION DRAWING NUMBER
	DETAIL NUMBER CALL OUT DRAWING NUMBER
	CENTERLINE
	DOOR TAG
	ELEVATION INDICATOR
	ELEVATION TAG
	ELEVATION TAG
	NORTH ARROW
	REVISION
	ROOM TAG WITH NUMBER
	STRUCTURAL GRID BUBBLE
	WALL TAG
	WINDOW TAG