

EL RAYO - FREE STREET
 PORTLAND, MAINE
 RENOVATION

BURN
 architecture for life
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REVISIONS:

No.	Name	Date

ISSUED: 03/09/16

PROJECT No: 1523

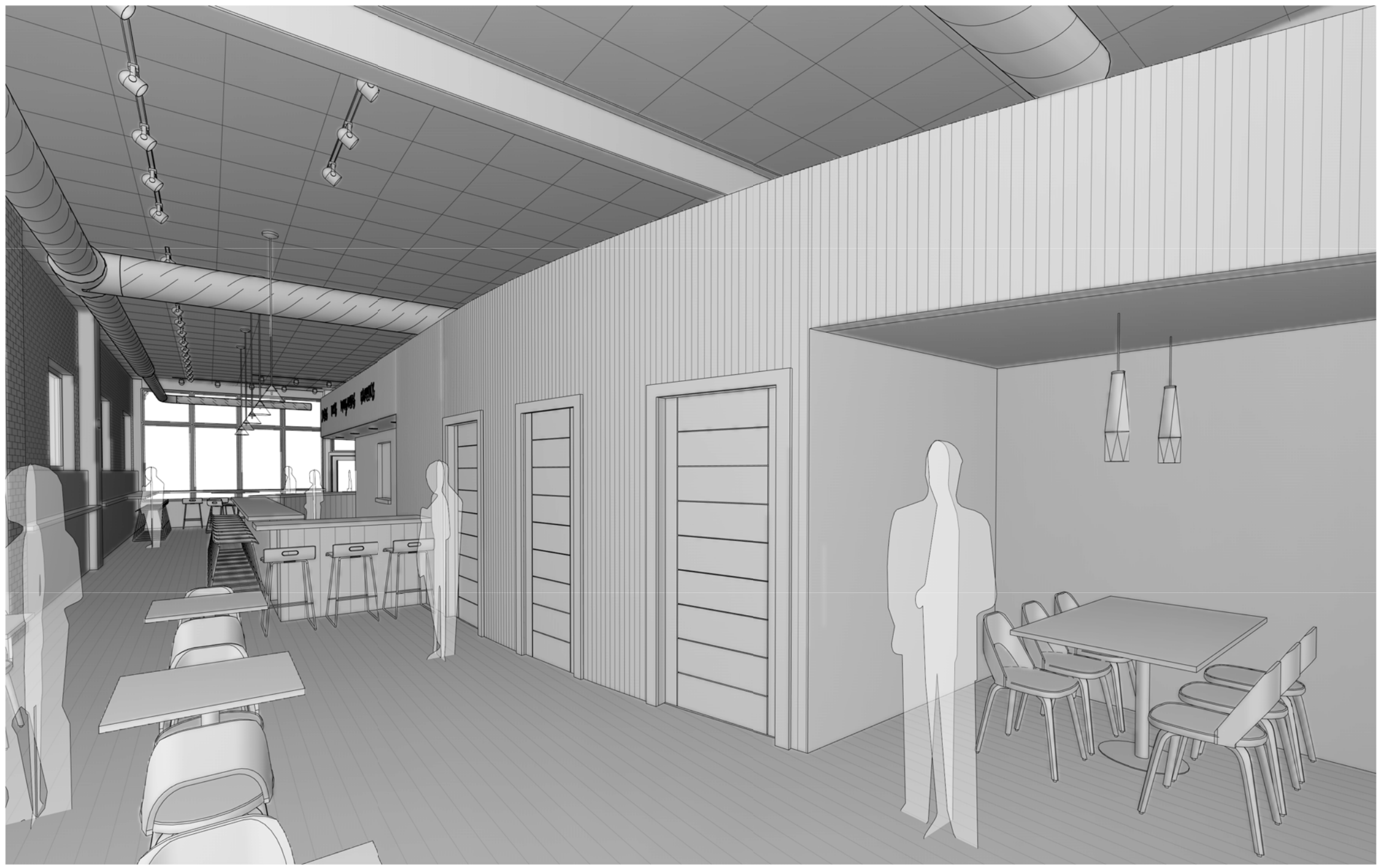
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SHEET TITLE:

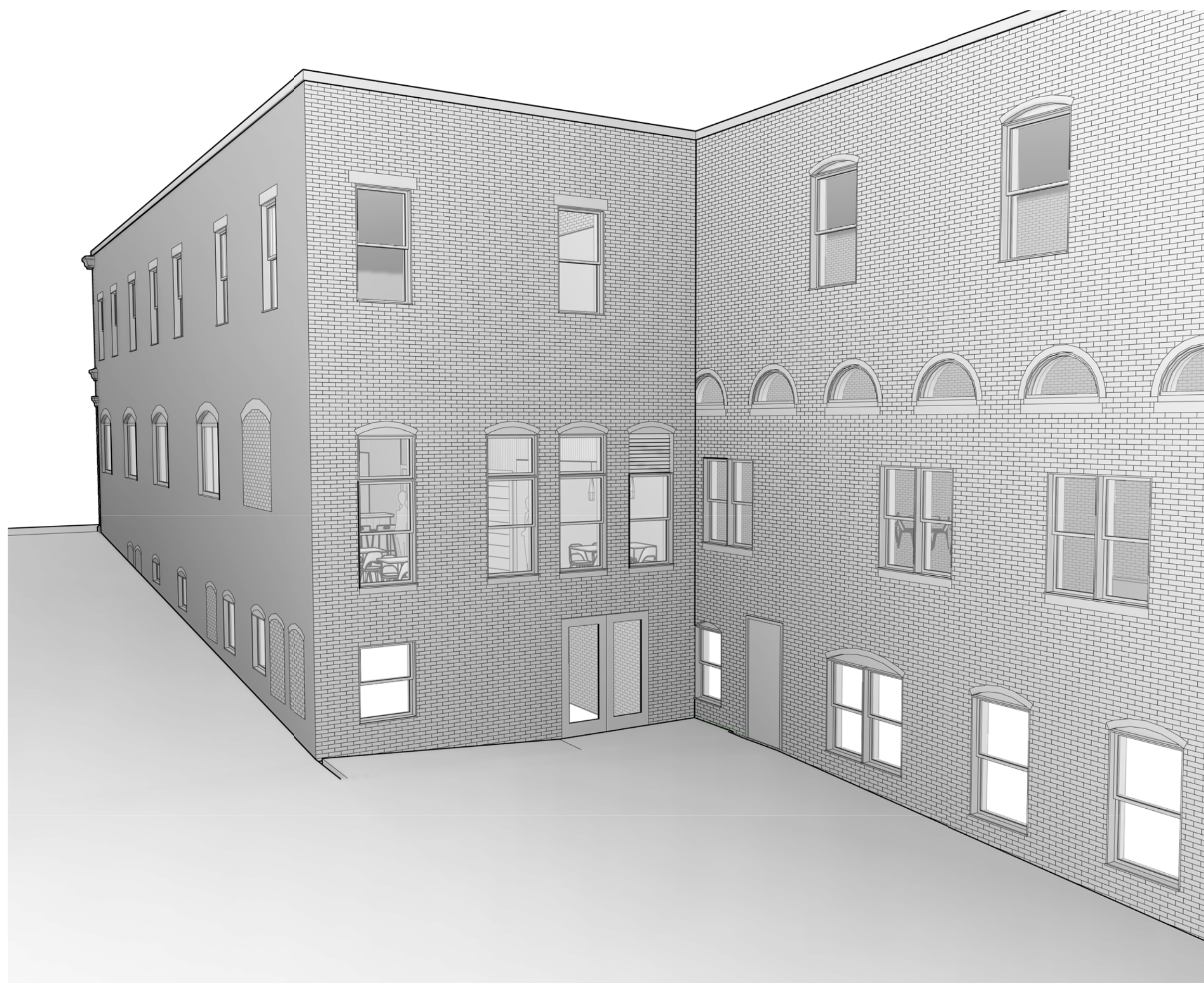
COVER SHEET

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	BAR/COUNTER SEATING:	140 SF	→	20 OCCUPANTS
ASSEMBLY STANDING	5 SF/PERSON	TAKE-OUT WAITING:	25 SF	→	5 OCCUPANTS
ASSEMBLY UNCONCENTRATED	15 SF/PERSON	CHAIR/TABLE SEATING:	300 SF	→	20 OCCUPANTS
COMMERCIAL KITCHENS	200 SF/PERSON	KITCHEN & BACK BAR:	300 SF	→	3 OCCUPANTS

TOTAL OCCUPANCY: 48

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 220): 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 EXISTS (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