Approved for Historic Preservation Certificate of Appropriateness
Date: 04/05/16

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 22TYPE III (200)

CLASSIFICATION OF OCCUPANCY:
NEW ASSEMBLY (RESTAURANTY MERCANTILE

SPRINKLER SYSTEM:
FULLY SPRINKLERED (SUPERVISED PER NFPA 13)

OCCUPANT LOAD FACTORS (7.3.1.2):

ASSEMBLY CONCENTRATED	7 SF/PERSON
ASSEMBLY LESS CONCENTRATECTS	15 SF/PERSON
KITCHENS	100 SF/PERSON
BUSINESS USE	100 SF/PERSON

NUMBER OF EXITS (CH12 & CH38): 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

SIM 1 A101	DETAIL NUMBER BUILDING SECTION DRAWING NUMBER
SIM 1 A101	DETAIL NUMBER CALL OUT DRAWING NUMBER
℄	CENTERLINE
101	DOOR TAG
	ELEVATION INDICATOR
Ref 1 Ref 1 A101 1 Ref 1 Ref	ELEVATION TAG
Ref/ View Name 1	ELEVATION TAG
	NORTH ARROW
1	REVISION
Room name 101	ROOM TAG WITH NUMBER
0	STRUCTURAL GRID BUBBLE
11	WALL TAG
11	WINDOW TAG

EL RAYO - FREE STREE'
PORTLAND, MAINE
RENOVATION

BR BURN architecture for life

CONSULTANTS:
STRUCTURAL ENGINEER
MEP ENGINEER
LIGHTING DESIGNER
SOILS ENGINEER
GEOTECHNICAL ENGINEER

REVISIONS:

No.	Name	Date

ISSUED: 01/15/16
PROJECT No: 1523
DRAWN BY: RIP
CHECKED BY: RIP
SHEET TITLE: COVER SHEET

A001