

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080527

This is to certify that 1140 BRIGHTON AVENUE ASSOCIATES INC/Ocean Park and

has permission to Interior Renovation and Tenant Fitup - relocate wall between retail space & restaurant to increase retail space

AT 1140 BRIGHTON AVE 265 B004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Carr

Health Dept. _____

Appeal Board _____

Other _____
Department Name

PERMIT ISSUED
JUN 20 2008
CITY OF PORTLAND

Jaime Bunk 6/20/08
Director - Building & Inspection Services

FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

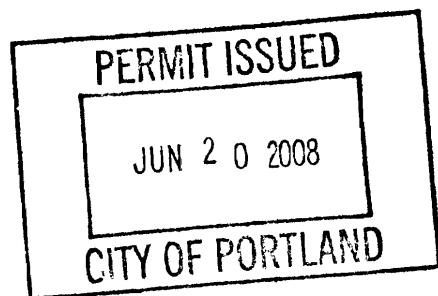
| | | |
|-----------------------|-------------|---------------------|
| Permit No: 08-0527 | Issue Date: | CBL: 265 B004001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--|---|------------------------|
| Location of Construction: 1140 BRIGHTON AVE | Owner Name: 1140 BRIGHTON AVENUE ASSO | Owner Address: 1140 BRIGHTON AVE | Phone: 212-274-8833 |
| Business Name: | Contractor Name: Ocean Park Land Surveying LLC. | Contractor Address: PO Box 7265 Ocean Park | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: B-2 |

| | | | | |
|--|--|--|---|--------------------|
| Past Use: Commercial - Restaurant (Maine Supper Buffet) | Proposed Use: Commercial - Restaurant (Kon Asian Bistro) Interior Renovation and Tenant Fitup - relocate wall between retail space & restaurant to increase retail space. | Permit Fee: \$845.00 | Cost of Work: 192,000 325,000.00 | CEO District: 3 |
| Proposed Project Description: Interior Renovation and Tenant Fitup - relocate wall between retail space & restaurant to increase retail space | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions | INSPECTION: Use Group: A-2 Type ZB DPC-2003 | |
| | | Signature: <i>Greg Cass</i> | Signature: <i>JMB 6/20/08</i> | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | |
| | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | |
| | | Signature: _____ Date: _____ | | |

| | | |
|-------------------------|---------------------------------|------------------------|
| Permit Taken By: lmd | Date Applied For: 05/16/2008 | Zoning Approval |
|-------------------------|---------------------------------|------------------------|

| | | | |
|---|---|---|--|
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: 5/22/08 | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ARM</i> Date: |
|---|---|---|--|



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

 X Final inspection shall include the health inspection

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

06-20-2008
Date



Signature of Inspections Official

6/20/08
Date

1945

~~189,9~~ 185,000



Certificate of Design

Date: 4/11/08

From: "KON ASIAN BISTRO"

These plans and / or specifications covering construction work on:

1140 BRIGHTON AVENUE, PORTLAND, ME 04102
(INTERIOR RENOVATION ONLY)

under the supervision of
Have been designed and drawn up by the undersigned, a Maine registered Architect / Professional Engineer according to the *2003 International Building Code* and local amendments.

Signature: Lawrence Fischer

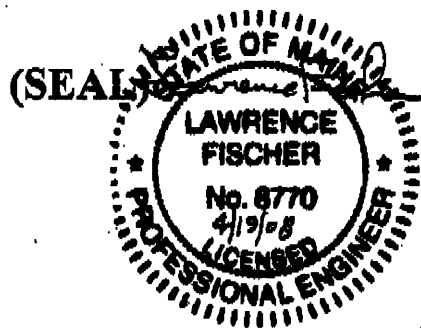
Title: P.E. (Civil/Structural)

Firm: KING'S ASSOCIATES, INC

Address: 84 CANAL STREET

NEW YORK, NY 10002

Phone: 212 274 8833



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



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Have been designed and drawn up by the undersigned, a Maine registered ~~Architect~~ Professional Engineer according to the **2003 International Building Code** and local amendments.

Signature: Lawrence Fischer

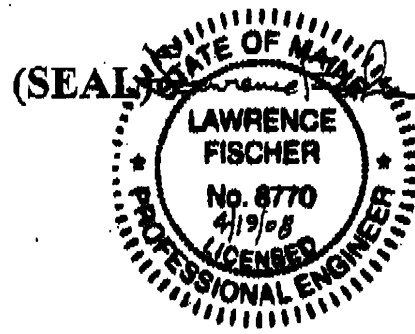
Title: P.E. (Civil/Structural)

Firm: KING'S ASSOCIATES, INC

Address: 84 CANAL STREET

NEW YORK, NY 10002

Phone: 212 274 8833



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Accessibility Building Code Certificate

Designer: _____

Address of Project: _____

1140 BRIGHTON AVENUE, PORTLAND, ME 04102

Nature of Project: _____

INTERIOR RENOVATION FOR RESTAURANT

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: _____

Lawrence Fischer

Title: _____

P.E. (Civil/Structural)

Firm: _____

KING'S ASSOCIATES INC

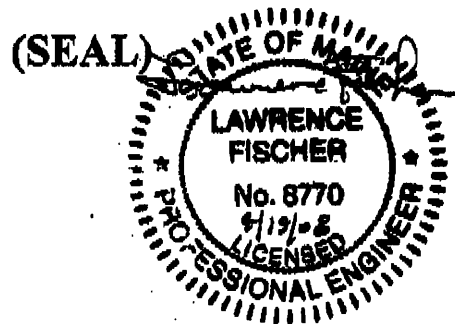
Address: _____

84 CANAL STREET

NY, NY 10002

Phone: _____

212 274 8833



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer: _____

Date: 4/11/08

Job Name: "KON ASIAN BISTRO"

Address of Construction: 1140 BRIGHTON AVENUE, PORTLAND, ME 04102

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 IBC Use Group Classification (s) A-2 Restaurant

Type of Construction IV

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

| Floor Area Use | Loads Shown |
|----------------|-------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1809.3)

_____ Building category and wind importance Factor, I_w , table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, S_D & S_1 (1615.1)

_____ Site class (1615.1.5)

_____ Live load reduction

_____ Roof live loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load P_f

_____ If $P_g > 10$ psf, snow exposure factor, C_e

_____ If $P_g > 10$ psf, snow load importance factor, I_s

_____ Roof thermal factor, C_t (1608.4)

_____ Sloped roof snowload, p_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, R , and

deflection amplification factor, C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

PURVIS ROOFING, INC.

ROOFING & SIDING

207-408-3057
Scarborough, ME

CONTRACTOR'S INVOICE



| | | |
|---|---------------------|-------------|
| DATE 5/6/08 | YOUR WORK ORDER NO. | OUR BID NO. |
| DESCRIPTION OF WORK PERFORMED | | |
| <p>To whom it may concern the main roof at the the Supper Buffet on Brighton Ave was completely replaced 3 years ago. On 5/5/08 I inspected the inside and roof - found 1 leak which will be repaired next week. The city of Portland had at least 3 people inspect the roof after we completed it and before he re-opened.</p> <p style="text-align: right;">Please direct any questions to</p> <p style="text-align: right;">Shawn Purvis 408-3057</p> | | |

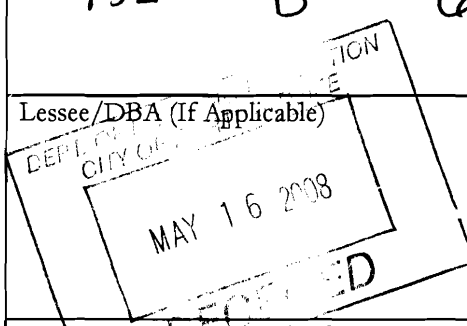


Member of
 Better Business Bureau



General Building Permit Application

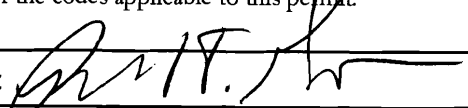
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|--|--|---|
| Location/Address of Construction: <u>1140 BRIGHTON AVE</u> | | |
| Total Square Footage of Proposed Structure/Area <u>6932 sq ft</u> | | Square Footage of Lot <u>61030 sq ft</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>152</u> Block# <u>B</u> Lot# <u>6</u> | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>KON ASIAN BISTRO RTC</u> Address <u>84 CANAL STREET</u> ^{05/21/08} City, State & Zip <u>NYC, NY 1002</u> | Telephone: <u>212-274-8833</u> |
| Lessee/DBA (If Applicable)  | Owner (if different from Applicant) Name <u>1140 BRIGHTON AVE ASSO</u> Address <u>738 BARK ST</u> City, State & Zip <u>SWANSEA, MA 02777</u> | Cost Of Work: \$ <u>75,000</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>VACANT RESTURANT</u> If vacant, what was the previous use? <u>MAINE SUPER BUFFET</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>CLIENT WOULD LIKE TO REHAB THE CURRENT VACANT SHELL AND REUSE AS A HIGH-END RESTURANT.</u> | | |
| Contractor's name: <u>OCEAN PARK LAND SURVEYING LLC</u> Address: <u>P.O. BOX 7265</u> City, State & Zip <u>OCEAN PARK, ME 04063</u> Telephone: _____ Who should we contact when the permit is ready: <u>Bob GREENLAW</u> Telephone: <u>749-9471</u> Mailing address: <u>SAME</u> | | |

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: 

Date: 05/16/2008

This is not a permit; you may not commence ANY work until the permit is issue

Ocean Park Land Surveying, LLC

City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Rehabilitation of 1104 Brighton Ave.

The applicant for this project is:

Kon Asian Bistro
C/O Kings Associates, Inc.
84 Canal Street
NYC, NY 10002
Phone# 212-274-8833

The Project Engineer is:

Lawrence Fisher PE
C/O Kings Associates, Inc.
84 Canal Street
NYC, NY 10002
Phone# 212-274-8833

Local Contact:

Robert T. Greenlaw, PLS
P.O. Box 7265
Ocean Park, Maine 04063
207-749-9471

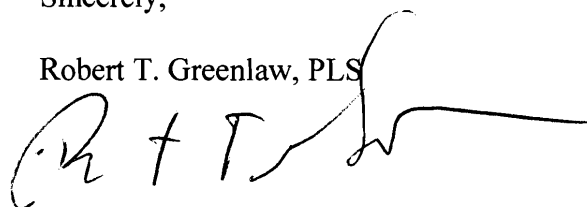
The proposed use of the structure is an A-2 Restaurant classified and designed under 2003 IBC use group. Type of construction is IV.

The square footage of the existing restaurant is 9463 Square feet. The new square footage is proposed to be 6932 square feet.

The existing fire suppression system is to be utilized as noted on the engineers plan.

Sincerely,

Robert T. Greenlaw, PLS

A handwritten signature in black ink, appearing to read 'R + T Greenlaw', with a long horizontal flourish extending to the right.

P. O. Box 7265
Ocean Park, Maine 04063
Oceanparkllc@gwi.net

QUITCLAIM DEED WITH COVENANT
MAY 21 2008 09:11 AM
Cumberland County

KNOW ALL MEN BY THESE PRESENTS that **TIMM PROPERTIES LLC**, a Maine limited liability company, and **DELTA REALTY CO., INC.**, a Maine corporation, as tenants in common, each holding fifty percent interest in common and undivided, with a mailing address of 275 Read Street, P.O. Box 1250, Portland, ME 04104, for consideration paid, the receipt and sufficiency of which is hereby acknowledged, do hereby release, grant, sell and convey to **1140 BRIGHTON AVENUE ASSOCIATES, INC.**, a Maine corporation having as a mailing address of 738 Bark Street, Swansea, MA 02777, its successors and assigns, with Quitclaim Covenants, the following-described real property with building and improvements thereon situated in Portland, County of Cumberland, State of Maine, and more particularly bounded and described as follows:

A certain lot or parcel of land situated on the southerly side of Brighton Avenue in Portland, County of Cumberland and State of Maine and more particularly bounded and described a follows:

Beginning on the southerly sideline of said Brighton Avenue at the northeast corner of land now or formerly of the Maine Turnpike Authority;

Thence South 18° 15' 11" East West along a chain link fence a distance of Eighty-One (81) feet, more or less;

Thence easterly to an iron pipe and continuing on the same course easterly, a distance of Twenty-Eight and Four Hundredths (28.04) feet, more or less, to another iron pipe;

Thence southerly, a distance of Thirty-Seven (37) feet, more or less, to the northeast corner of the building presently being used as a motel office;

Thence continuing in a southerly direction along the easterly wall of said motel office building a distance of Fifteen (15) feet, more or less, to the southeastern corner of said motel office building;

Thence westerly along the southerly wall of said motel office building a distance of Four (4) feet, more or less;

Thence southerly along the easterly wall of said motel office a distance of Twelve (12) feet more or less;

Thence westerly along the southerly wall of said motel office building and on a continuation of said course, a distance of Twenty-Four and Eight Hundredths

MAY 21 2008

(24.08) feet, more or less, to the chain link fence and land now or formerly of the Maine Turnpike Authority;

Thence South 18° 15' 11" West along said chain link fence a distance of One Hundred Thirty-Five and Fifty-Six Hundredths (135.56) feet, more or less;

Thence easterly to the southeast southwest corner of the Valle's Restaurant building and continuing along the southerly wall of said restaurant building One Hundred Twenty-Four and Eighty-Four Hundredths (124.84) feet, more or less, to the southerly corner of said restaurant building;

Thence northerly along the southeasterly face of the wall of said restaurant building and continuing into said building Twenty-Five and Two Tenths (25.2) feet, more or less to a corner of said restaurant building;

Thence easterly along the southwest face of the wall of said restaurant building and then continuing on the same course, a distance of One Hundred Thirty and Fourteen Hundredths (130.14) feet, more or less, to a point;

Thence North 14° 46' 57" East a distance of Two Hundred Eighteen and Fifty-Five Hundredths (218.55) feet, more or less, to the southerly sideline of Brighton Avenue;

Thence North 63° 16' 27" West along the southerly sideline of Brighton Avenue a distance of Two Hundred Forty-Four and Thirty-Five Hundredths (244.35) feet, more or less, to the point of beginning.

Reference is made to a survey entitled "Plan of Property Brighton Avenue, Portland, Maine made for Crossroads Realty dated August 30, 1979 as amended through March 6, 1998 by Robert P. Titcomb Inc. job # 7925, subject to the matters set forth therein.

Also conveying the following easements on the motor hotel premises located southerly of the above described premises, which shall run with and be appurtenant to the above described premises:

- A. An easement for reasonable access to the restaurant building for service, delivery and maintenance purposes;
- B. An easement to maintain, repair, service, light and replace the billboard sign at its present location at the rear of the motor hotel premises in order to identify and advertise the restaurant on the premises described above;
- C. An easement for patrons of the restaurant to use parking spaces delineated at the motor hotel in accordance with past practice provided that such use does not unreasonably interfere with the patrons of said motor hotel;
- D. An easement to use the corridor which presently serves both the restaurant and the first building of the motor hotel; and

E. An easement to enter upon the motor hotel premises near the property line between the above described property for purposes of service, repair, maintenance and replacement of the restaurant building.

Excepting and reserving from the above described premises, the following described easements which shall run with and be appurtenant to the motor hotel premises located southerly of the above described premises:

A. An easement for driveways of such location as may be reasonably necessary to serve as access ways to and from the motor hotel to adjacent roads and highways and Grantee shall not cause or permit the obstruction of such driveways. Grantee does not undertake to police any such parking areas to regulate the parkers nor the flow of traffic;

B. An easement for rights of way under such parking areas for pipes, wires, conduits, water, sewer, and other utility lines now serving or which Grantor may hereafter require to serve the motor hotel or any other use of the rear land, provided, however, that Grantor shall repair any damage to the parking area caused by the installation of new or additional pipes, wires, conduits, and lines.

C. An easement to erect signs, and maintain existing signs in the parking area, but such signs shall not materially impair the use of the parking area by Grantee.

D. An easement to use the corridor which presently serves both the restaurant and the first building of the motor hotel.

Subject to:

Terms and conditions set forth in deed from the City of Portland to Crossroads Realty Corp. dated March 3, 1958 and recorded in Book 2397, Page 328 as modified by a Certificate of Satisfaction of Conditions from the City of Portland dated December 19, 2000 and recorded at Book 15914, Page 36.

Rights and easements granted to Central Maine Power Company in an instrument dated December 18, 1959 and recorded in Book 2525, Page 262.

Rights and easements granted to Portland Pipeline Company by instrument dated October 6, 1941 and recorded in Book 1655, Page 221.

Rights and easements reserved in deed from Frank Adam, Inc. dated January 29, 1983 and recorded in Book 6110, Page 281.

Real Estate taxes for the 2002-02 tax year not yet due and payable, which the grantee hereby assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors in a Trustee's Deed from Jerome Goldberg and David N. Lewis, Trustees of the George I. Lewis Trust dated December 20, 2000 and recorded at Book 15914, Page 46.

Doc # 68171
WITNESS our hands and seals on July 31, 2002.

Bk: 17988 Pg: 307

J. R. Clough
Witness

TIMM PROPERTIES LLC

By: Douglas Timm
Douglas Timm, its Manager

J. R. Clough
Witness

DELTA REALTY CO., INC.

By: Arthur P. Girard
Arthur P. Girard, its President

STATE OF MAINE
CUMBERLAND, ss.

July 31, 2002

Then personally appeared before me the above-named Douglas Timm in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me

J. R. Clough
Notary Public/Attorney-At-Law
Lawrence R. Clough
Print Name and Title
My Commission Expires: N/A

STATE OF MAINE
CUMBERLAND, ss.

July 31, 2002

Then personally appeared before me the above-named Arthur P. Girard in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me

J. R. Clough
Notary Public/Attorney-At-Law
Lawrence R. Clough
Print Name and Title
My Commission Expires: N/A

DEED Value's
7/31/02 12:25 PM

Received
Recorded Register of Deeds
Aug 23, 2002 01:22P
Cumberland County
Jack O'Brien



235 Riverside Industrial Parkway
Portland, ME 04102
207-329-6449

Jeanine Bourke
Division Director
Inspection services Program
City of Portland

June 19, 2008

Dear Jeanine,

This is a supplement to the life safety plan I provided for the Kon Asian Bistro located at 1140 Brighton Avenue in Portland, Maine.

- There are hand wash sinks in the food preparation and adjacent the 5 wok stove in the cooking area. Please see the attached revised Life Safety Plan. There are also two prep sinks which I have identified. Please let me know if you need n another hand wash sink in that area.
- The building is constructed primarily of concrete blocks so the construction type should be indicated as C-II
- All new fire rated walls will be fire caulked, per code, at any point they interface with existing construction.

Thanks for your help as always.

Regards,

A handwritten signature in cursive script, appearing to read "John Ossie".

John Ossie

05-15-2008

BUILDING INSPECTION DEPT
CITY OF PORTLAND
389 CONGRESS ST.

SUBJECT: 1140 BRIGHTON AVE

PLEASE FIND OUR APPLICATION AND
PLANS FOR THE REHAB OF THE
FORMER MAINE SUPER BUFFET.

WE WILL SUBMIT A LETTER FROM
MODERN PEST CONTROL TOMMORROW THAT
ADDRESSES THE FORMER PEST PROBLEM

PLEASE CALL OR EMAIL ME WITH ANY
QUESTIONS OR CONCERNS.

ROBERT T. GREENLAW
OCEAN PARK LAND SURVEYING LLC
P.O BOX 7265
OCEAN PARK, ME.



Certificate of Design

Date:

12/19/08

From:

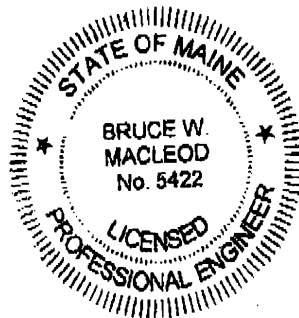
Bruce W. MacLeod, PE

These plans and / or specifications covering construction work on:

KON ASIAN BISTRO

1140 Brighton Ave

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature:

Bruce W. MacLeod

Title:

Professional Engineer

Firm:

MacLeod Structural Engineers, PA

Address:

404 Main St.

Gorham, Me

Phone:

839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



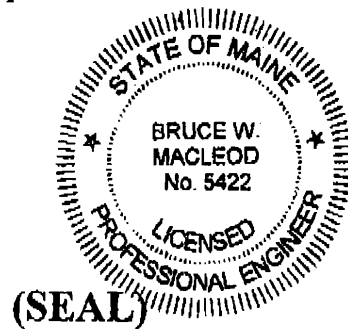
Accessibility Building Code Certificate

Designer: Bruce W. MacLeod, PE

Address of Project: 1140 Brighton Ave

Nature of Project: Renovation of Existing Restaurant

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Bruce W. MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Engineers, PA

Address: 404 Main Street
Gorham, Me 04038

Phone: 857-0980

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Certificate of Design Application

From Designer: Bruce W. Macleod
 Date: 12/19/08
 Job Name: KON ASIAN BISTRO
 Address of Construction: 1140 Brighton Ave

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 IBC Use Group Classification (s) A-2

Type of Construction II

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) NO

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations (EXISTING STRUCTURE)

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (1603.11, 1807)

| Floor Area Use | Loads Shown |
|----------------|-------------|
| | |
| | |
| | |
| | |
| | |

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 Building category and wind importance Factor, I_w
 table 1604.5, 1609.5)
 Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures (1609.1.1, 1609.6.2.2)
 Main force wind pressures (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, S_D & S_{D1} (1615.1)
 Site class (1615.1.5)

Live load reduction
 Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.7.3, 1608)
 Ground snow load, P_g (1608.2)
 If $P_g > 10$ psf, flat-roof snow load P_f
 If $P_g > 10$ psf, snow exposure factor, C_e
 If $P_g > 10$ psf, snow load importance factor, I_s
 Roof thermal factor, C_t (1608.4)
 Sloped roof snowload, P_s (1608.4)
 Seismic design category (1616.5)
 Basic seismic force resisting system (1617.6.2)
 Response modification coefficient, R , and
 deflection amplification factor, C_d (1617.6.2)
 Analysis procedure (1616.6, 1617.5)
 Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

Flood Hazard area (1612.3)
 Elevation of structure

Other loads

Concentrated loads (1607.4)
 Partition loads (1607.5)
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2404)



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEBC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Statement of Special Inspections

Project: KON ARIAN BISTALO
 Location: 1140 Brighton Ave
 Owner:

Design Professional in Responsible Charge: Bruce W. Macleod, PE

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: 1

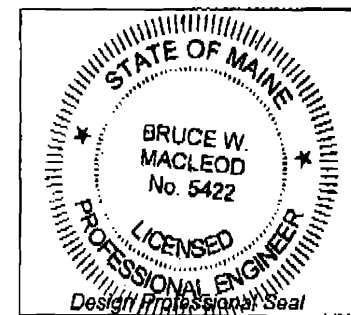
or per attached schedule.

Prepared by:

Bruce W. Macleod, PE
 (type or print name)

Bruce W. Macleod
 Signature

12/19/08
 Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input checked="" type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input checked="" type="checkbox"/> Structural Steel | <input checked="" type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

| Special Inspection Agencies | Firm | Address, Telephone, e-mail |
|--|----------------------------------|--|
| 1. Special Inspection Coordinator Bruce V. MacLeod PE | MACLEOD Structural Engineers, PA | 404 Main St. Gorham, ME 837-0980 |
| 2. Inspector | | |
| 3. Inspector | | |
| 4. Testing Agency | | |
| 5. Testing Agency | | |
| 6. Other | | |

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category

Quality Assurance Plan Required (Y/N) N/A

Description of seismic force resisting system and designated seismic systems:

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)

Wind Exposure Category N/A

Quality Assurance Plan Required (Y/N)

Description of wind force resisting system and designated wind resisting components:

Statement of Responsibility N/A

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

| | |
|-------|---|
| PE/SE | Structural Engineer – a licensed SE or PE specializing in the design of building structures |
| PE/GE | Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations |
| EIT | Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination |

American Concrete Institute (ACI) Certification

| | |
|----------|---|
| ACI-CFTT | Concrete Field Testing Technician – Grade 1 |
| ACI-CCI | Concrete Construction Inspector |
| ACI-LTT | Laboratory Testing Technician – Grade 1&2 |
| ACI-STT | Strength Testing Technician |

American Welding Society (AWS) Certification

| | |
|--------------|--------------------------------------|
| AWS-CWI | Certified Welding Inspector |
| AWS/AISC-SSI | Certified Structural Steel Inspector |

American Society of Non-Destructive Testing (ASNT) Certification

| | |
|------|---|
| ASNT | Non-Destructive Testing Technician – Level II or III. |
|------|---|

International Code Council (ICC) Certification

| | |
|----------|--|
| ICC-SMSI | Structural Masonry Special Inspector |
| ICC-SWSI | Structural Steel and Welding Special Inspector |
| ICC-SFSI | Spray-Applied Fireproofing Special Inspector |
| ICC-PCSI | Prestressed Concrete Special Inspector |
| ICC-RCSI | Reinforced Concrete Special Inspector |

National Institute for Certification in Engineering Technologies (NICET)

| | |
|-----------|--|
| NICET-CT | Concrete Technician – Levels I, II, III & IV |
| NICET-ST | Soils Technician - Levels I, II, III & IV |
| NICET-GET | Geotechnical Engineering Technician - Levels I, II, III & IV |

Exterior Design Institute (EDI) Certification

| | |
|----------|----------------------------|
| EDI-EIFS | EIFS Third Party Inspector |
|----------|----------------------------|

Other

Soils and Foundations

Page of

| Item | Agency # (Qualif.) | Scope |
|-----------------------------------|-----------------------|---|
| 1. Shallow Foundations N/A | PE/GE | <p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p> |
| 2. Controlled Structural Fill | PE/GE | <p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p> |
| 3. Deep Foundations | PE/GE | <p><i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i></p> <p><i>Inspect piles for damage from driving and plumbness.</i></p> <p><i>Verify pile size, length and accessories.</i></p> <p><i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i></p> |
| 4. Load Testing ▽ | | |
| 4. Other: | | |

Cast-in-Place Concrete

Page of

| Item | Agency # (Qualif.) | Scope |
|-------------------------------------|-----------------------|---|
| 1. Mix Design N/A | ACI-CCI ICC-RCSI | Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design. |
| 2. Material Certification | | |
| 3. Reinforcement Installation | ACI-CCI ICC-RCSI | Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or holsters |
| 4. Post-Tensioning Operations | ICC-PCSI | Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations. |
| 5. Welding of Reinforcing | AWS-CWI | Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required. |
| 6. Anchor Rods | | Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors. |
| 7. Concrete Placement | ACI-CCI ICC-RCSI | Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated. |
| 8. Sampling and Testing of Concrete | ACI-CFTT ACI-STT | Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). |
| 9. Curing and Protection | ACI-CCI ICC-RCSI | Inspect curing, cold weather protection and hot weather protection procedures. |
| 10. Other: | | |

Structural Steel

Page of

| Item | Agency # (Qualif.) | Scope |
|---|------------------------------|--|
| 1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt N/A | AWS/AISC- SSI ICC-SWSI | Review shop fabrication and quality control procedures. |
| 2. Material Certification | AWS/AISC- SSI ICC-SWSI | Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes |
| 3. Open Web Steel Joists | | Inspect installation, field welding and bridging of joists. |
| 4. Bolting | AWS/AISC- SSI ICC-SWSI | Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections. |
| 5. Welding | AWS-CWI ASNT | Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Ultrasonic testing of all full-penetration welds. |
| 6. Shear Connectors | AWS/AISC- SSI ICC-SWSI | Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees. |
| 7. Structural Details | PE/SE | Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details. |
| 8. Metal Deck | AWS-CWI | Inspect welding and side-lap fastening of metal roof and floor deck. |
| 9. Other: | | |

Wood Construction

Page of

| Item | Agency # (Qualif.) | Scope |
|--|-----------------------|--|
| 1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt NA | | <i>Inspect shop fabrication and quality control procedures for wood truss plant.</i> |
| 2. Material Grading ✓ | PE | |
| 3. Connections ✓ | PE | |
| 4. Framing and Details ✓ | PE | |
| 5. Diaphragms and Shearwalls NA | | <i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i> |
| 6. Prefabricated Wood Trusses ↓ | | <i>Inspect the fabrication of wood trusses.</i> |
| 7. Permanent Truss Bracing ↓ | | |
| 8. Other: | | |

Exterior Insulation & Finish Systems (EIFS)

Page of

| Item | Agency # (Qualif.) | Scope |
|--------------------------------------|-----------------------|-------|
| 1. Material Submittals Yes | PE | |
| 2. Condition of Substrate | | |
| 3. Application of Foam Plastic Board | | |
| 4. Application of Coatings | | |
| 5. Application of Mesh | | |
| 6. Ambient Condition and Curing | | |
| 7. Flashing and Joint Details | | |
| 8. Sealants/Caulks ▽ | | |
| 9. Other: | | |



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|---|--|---|
| Location/Address of Construction: <u>1140 Brighton Ave</u> | | |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# | Applicant * must be owner, Lessee or Buyer* Name Address City, State & Zip | Telephone: |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: _____ | | |
| Contractor's name: _____ | | |
| Address: _____ | | |
| City, State & Zip _____ | | Telephone: _____ |
| Who should we contact when the permit is ready: _____ | | Telephone: _____ |
| Mailing address: _____ | | |

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: _____

Date: _____

This is not a permit; you may not commence ANY work until the permit is issued.

PYROSCAT FASTR® WRAP

Premier Solutions to Passive Fire Protection



PYROSCAT FASTR® WRAP is a flexible fire barrier product, designed for **one hour and two hour fire rated** grease and air duct systems. It can be utilized as a single-layer fire barrier system in many instances where a double layer Pyroscat Duct Wrap was previously required. It can be used as a double-layer fire barrier system, in instances where a 3 or 4 layer system was previously required. The single layer **Pyroscat FastR Wrap** system provides for **zero clearance to combustibles** at the overlaps or batten strips and a reduced clearance of 1" between overlaps or batten strips. Circumferential joints can be overlapped, or alternatively, butted and covered with batten strips. The double-layer **Pyroscat FastR Wrap** system provides for **zero clearance to combustibles**

everywhere. Both the **Pyroscat FastR Wrap** single-layer system and double-layer system provide a **2 hour rated grease duct enclosure**. In most cases, **FastR Wrap** materials can be secured with welded pins or self-adhesive pins, or alternatively, steel bands. See the applicable installation guide for details and limitations.

Now OPL Listed for zero clearance everywhere along the rated duct.

Pyroscat FastR Wrap has been tested or witnessed by Underwriters Laboratories and Omega Point Laboratories, and meets requirements for Listed and Classified Grease Duct Enclosures per UL YYET as a single-layer system and AC101 Acceptance Criteria for Grease Duct Enclosures and Assemblies as a double-layer system.

Nominal Thickness: 2"

Nominal Density: 8 lb/ft³

Pyroscat FastR Wrap is classified in two product types. Pyroscat **FP** FastR® Wrap incorporates fire protection grade ceramic fiber blanket manufactured from inorganic oxides to form a super strong, flexible, lightweight product that is inherently fire resistant. Pyroscat **CSM** FastR® Wrap is an Alkaline Earth Silicate (AES) product made from Calcia, Silica and Magnesia raw materials.

Pyroscat FastR Wrap materials are available in three grades - F0 (unfaced), F1 (foil facing one side) and F2E (totally encapsulated.) All Pyroscat products are manufactured in an ISO 9002 certified facility to close tolerances per UL® and Omega Point Laboratories Follow-Up Service Procedures to ensure the highest quality finished products for fire critical applications. See submittal sheets for listings and limitations.

When compared to other wrap systems, Pyroscat FastR Wrap exhibits greater physical strength - plus in the case of the foil-faced grades (F1, F2E) the aluminum foil/scrims is laminated directly to the fiber blanket. This gives installers a more rugged, easier to handle, and faster to install system. All grades of PYROSCAT are totally Non-Combustible - with 0 Flame Spread and 0 Smoke Developed.

Pyroscat systems are listed in the CSI MasterFormat under Division 7 Thermal and Moisture Protection - FireStopping Section 07840 and can be found in Architects' First Source and CSI design publications ManuSpec and SpecData. Convenient submittal documents in PDF Format for Pyroscat passive fire protection systems can be easily downloaded from the Architects' First Source web-site; www.pyroscat.com, or obtained from our Pyroscat representatives.

Besides Pyroscat FastR Wrap, Vesuvius offers Pyroscat Duct Wrap, Pyroscat Plenum Blanket, Pyroscat Blanket and related fire protection products for a host of passive fire protection applications.



Vesuvius USA Corporation
661 Willet Road
Buffalo, NY 14218
U.S.A.
Tel.: +1 716 825 7900
Fax: +1 716 825 0866
Web site: vesuvius.com

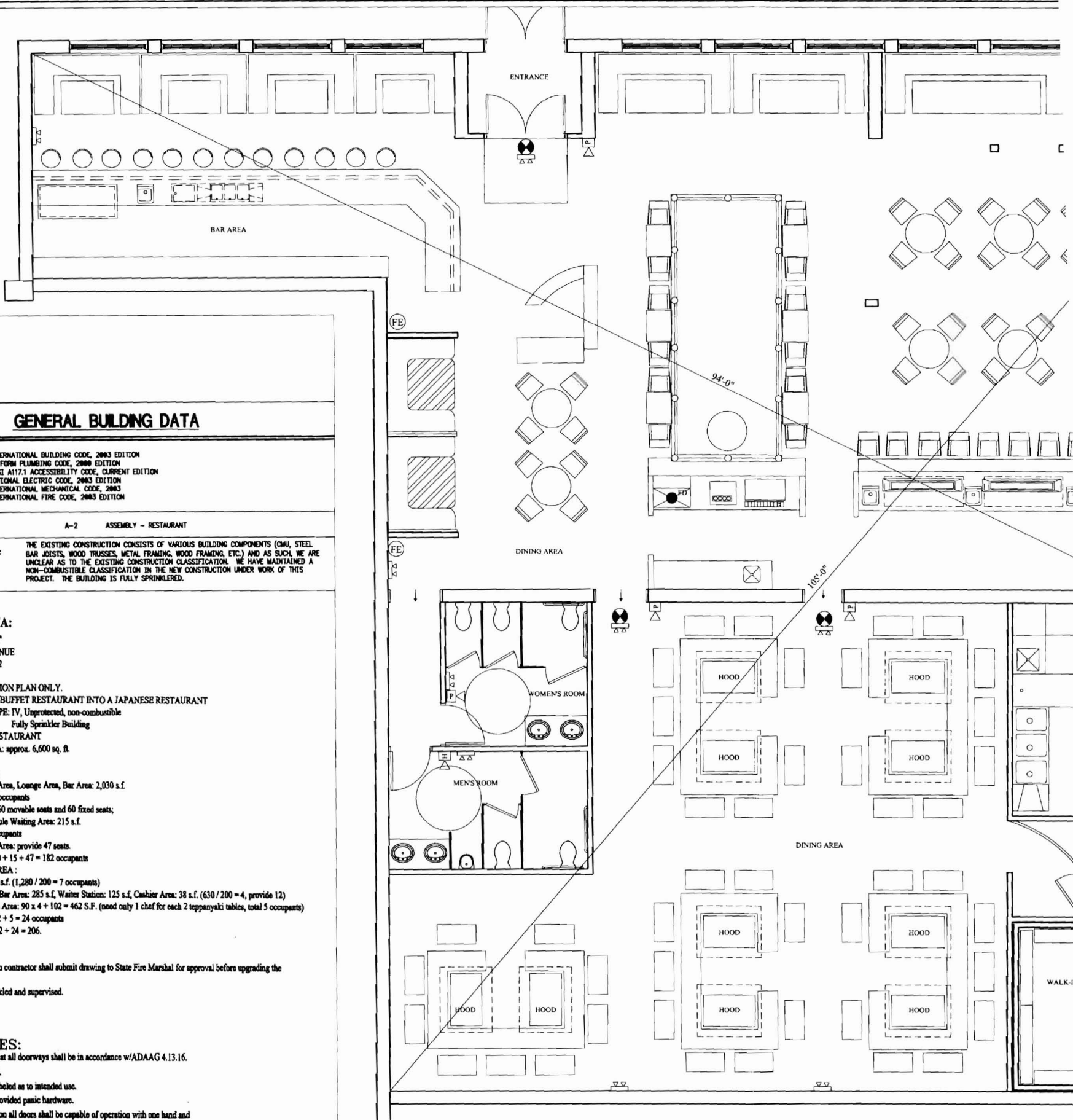
Vesuvius Foundry and Industrial Division
101 Jonesborough Hwy.
Erwin, TN 37650
U.S.A.
Tel.: +1 423 743 4125
Fax: +1 423 743 5511
Web site: pyroscat.com

**This document
supersedes all
previous revisions.**



VESUVIUS

FASTR0130504



GENERAL BUILDING DATA

BUILDING CODE: INTERNATIONAL BUILDING CODE, 2003 EDITION
 UNIFORM PLUMBING CODE, 2000 EDITION
 ANSI A117.1 ACCESSIBILITY CODE, CURRENT EDITION
 NATIONAL ELECTRIC CODE, 2003 EDITION
 INTERNATIONAL MECHANICAL CODE, 2003
 INTERNATIONAL FIRE CODE, 2003 EDITION

USE GROUP OR OCCUPANCY: A-2 ASSEMBLY - RESTAURANT

CONSTRUCTION TYPE CLASSIFICATION: THE EXISTING CONSTRUCTION CONSISTS OF VARIOUS BUILDING COMPONENTS (CMU, STEEL BAR JOISTS, WOOD TRUSSES, METAL FRAMING, WOOD FRAMING, ETC.) AND AS SUCH, WE ARE UNCLEAR AS TO THE EXISTING CONSTRUCTION CLASSIFICATION. WE HAVE MAINTAINED A NON-COMBUSTIBLE CLASSIFICATION IN THE NEW CONSTRUCTION UNDER WORK OF THIS PROJECT. THE BUILDING IS FULLY SPRINKLERED.

PROJECT DATA:

"KON ASIAN BISTRO"
 1140 BRIGHTON AVENUE
 PORTLAND, ME 04102

-INTERIOR ALTERATION PLAN ONLY.
 CONVERT EXISTING BUFFET RESTAURANT INTO A JAPANESE RESTAURANT
 -CONSTRUCTION TYPE: IV, Unprotected, non-combustible
 Fully Sprinkler Building
 -USE GROUP: A-2 RESTAURANT
 -TOTAL FLOOR AREA: approx. 6,600 sq. ft.

-OCCUPANCY LOAD:

1> Dining Area, Sushi Area, Lounge Area, Bar Area: 2,030 s.f.
 2030 / 15 = 135 occupants
 Actual provide: 60 movable seats and 60 fixed seats;
 Cashier Area, Vestibule Waiting Area: 215 s.f.
 215 / 15 = 15 occupants
 Teppanyaki Griddle Area: provide 47 seats.
 Total amount: 60 + 60 + 15 + 47 = 182 occupants
 2> Service / Kitchen AREA:
 Kitchen Area: 1,280 s.f. (1,280 / 200 = 7 occupants)
 Sushi Area: 182 s.f.; Bar Area: 285 s.f.; Waiter Station: 125 s.f.; Cashier Area: 38 s.f. (630 / 200 = 4, provide 12)
 Teppan-yaki Service Area: 90 x 4 + 102 = 462 S.F. (need only 1 chef for each 2 teppanyaki tables, total 5 occupants)
 Total amount: 7 + 12 + 5 = 24 occupants
 3> Total Occupants: 182 + 24 = 206.

-STORIES: 1

-Sprinkler and Fire alarm contractor shall submit drawing to State Fire Marshal for approval before upgrading the existing system.
 - Building shall be sprinkled and supervised.

DOOR NOTES:

1. Latch side clearances at all doorways shall be in accordance w/ADAAG 4.13.16.
2. All exits to be labeled.
3. Interior doors to be labeled as to intended use.
4. All exit doors shall provided panic hardware.
5. The operating device on all doors shall be capable of operation with one hand and shall not require tight grasping, tight pinching or twisting of the wrist to operate.
6. All doors to be lever type accessible to handicap with door closers and 1/2" threshold.
7. Handicap doors must be protected from damage or breakage by wheelchairs.

TOTAL OCCUPANT LOAD IS 206.
 TOTAL REQUIRED EGRESS UNITS IS 0.2 INCHES/OCCUPANT = 42
 TOTAL EGRESS UNITS IS 144
 NUMBER OF EGRESS IS 3