

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 FORMOR 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: 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

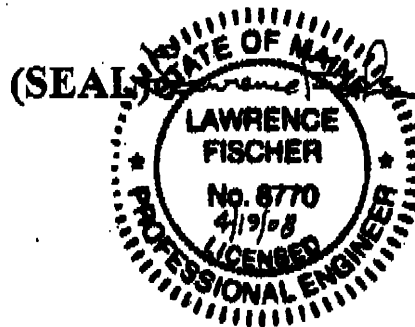
Title: P.E. (civil/structural)

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](http://www.portlandmaine.gov)



# 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

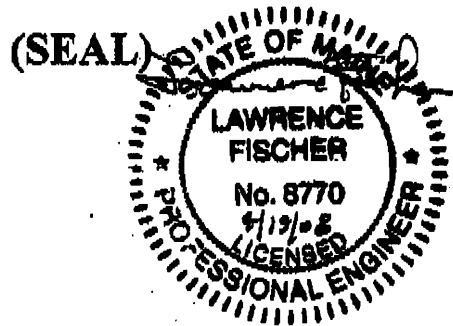
Address: \_\_\_\_\_

84 CANAL STREET

NY, NY 10002

Phone: \_\_\_\_\_

212 274 8833



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# 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)

QUITCLAIM DEED WITH COVENANT  
APR 25 2003 01:18P  
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 2003

(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 Brien



## GENERAL BUILDING DATA

**BUILDING CODE:** INTERNATIONAL BUILDING CODE, 2003 EDITION  
UNIFORM PLUMBING CODE, 2009 EDITION  
ANSI A117.1 ACCESSIBILITY CODE, CURRENT EDITION  
NATIONAL ELECTRIC CODE, 2003 EDITION  
INTERNATIONAL MECHANICAL CODE, 2003 EDITION  
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:

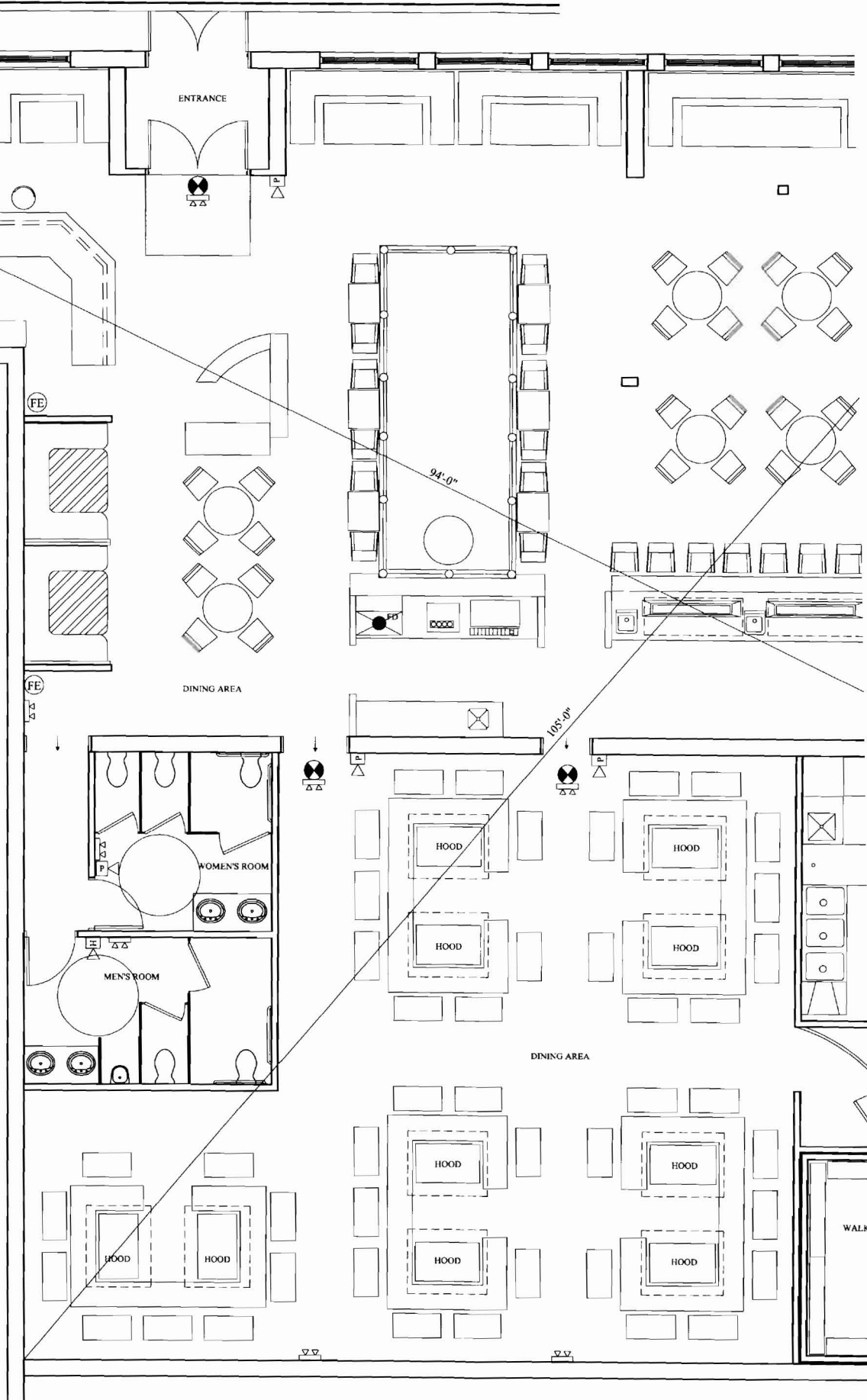
- 1> Dining Area, Sushi Area, Lounge Area, Bar Area: 2,030 s.f.  
2030 / 15 = 135 occupants  
Actual provide: 60 movable seats and 60 fixed seats;  
Cashier Area, Vestibule Waiting Area: 215 s.f.  
215 / 15 = 15 occupants  
Teppanyaki Griddle Area: provide 47 seats.  
Total amount: 60 + 60 + 15 + 47 = 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.

### -STORES: 1

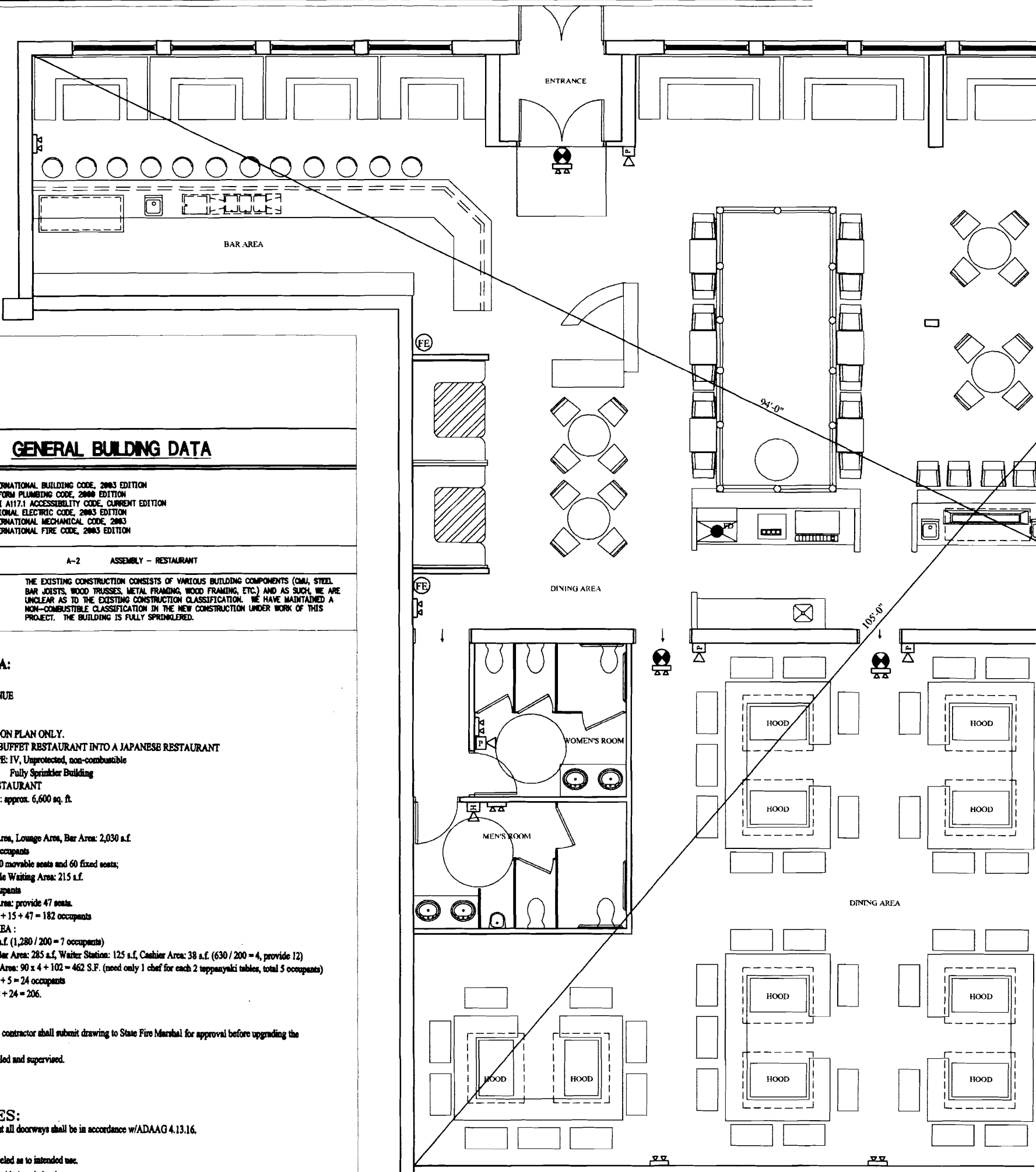
- Sprinkler and Fire alarm contractor shall submit drawing to State Fire Marshal for approval before upgrading the existing system.  
- Building shall be sprinkled and supervised.

### 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 wheelchair.



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



## GENERAL BUILDING DATA

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 ANSI A117.1 ACCESSIBILITY CODE, CURRENT EDITION  
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 INTERNATIONAL MECHANICAL CODE, 2003  
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