

CON ASIAN BISTRO

1140 BRIGHTON AVE. PORTLAND MAINE - Owner: John Zhang

GENERAL BUILDING DATA

BUILDING CODE: 2009 IBC
 MAINE STATE PLUMBING CODE
 ANSI A117.1 ACCESSIBILITY CODE, CURRENT EDITION
 NATIONAL ELECTRICAL CODE, 2009, IECG
 INTERNATIONAL FIRE CODE, 2009 NFPA 1
 LIFE SAFETY 2009 NFPA 101

USE GROUP OR OCCUPANCY: A-2 TYPE B5 ASSEMBLY – RESTAURANT

CONSTRUCTION TYPE CLASSIFICATION:

THE EXISTING CONSTRUCTION CONSISTS OF VARIOUS BUILDING COMPONENTS (CMU, STEEL BAR JOISTS, WOOD TRUSSES, METAL FRAMING, ECT.) 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 SPRINKLED.

PROJECT DATA:

Kon Asian Bistro
 1140 Brighton Ave.
 Portland, Maine 04102

INTERIOR ALTERATION PLAN ONLY.

Re-locate existing Interior Wall. Replace Existing Dining Tables with 4 Hibachi Grills Fully Sprinkler Building

IBC 2003 USE GROUP: A2 TYPE B5 RESTAURANT

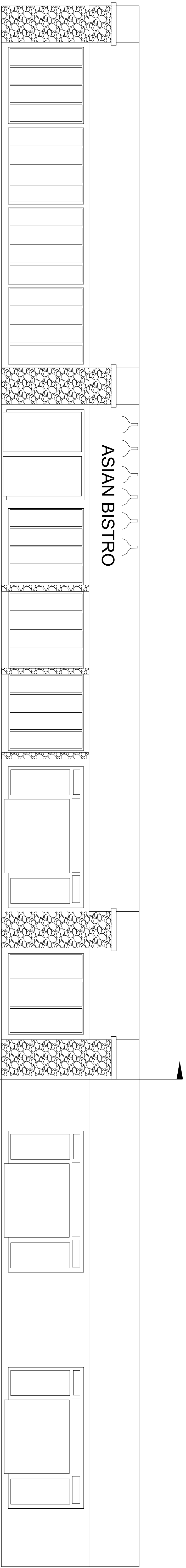
-TOTAL FLOOR AREA: approx. 9,000 sq.ft.

-OCCUPANCY LOAD & EGRESS UNITS:

STORIES: 1

Existing Approved Fire Alarm and Sprinkler System to Remain, as is. Owner shall seek approval before upgrading/modifying the existing system.

Total Area	9,000 SQFT
Dining Area	8,200 SQFT
Kitchen-Cooking	800 SQFT
TOTAL Existing OCCUPANCY LOAD 250	



FRONT ELEVATION

SCALE: N.T.S.

Note:
 NO INCREASE IN SEATING, PARKING OR RESTROOM CAPACITY IS REQUIRED TO COMPLETE PROPOSED CONSTRUCTION. EXISTING OCCUPANCY TO REMAIN AS APPROVED. DISTANCE OF TRAVEL AND FIRE SAFETY DEVICES TO REMAIN AS APPROVED (CBL 265 B004001).

Draftsmen :
Stephen S. Andrews
 23 Panter Pond Pines Rd.
 207-415-5065
 Raymond, Maine 04071

Con Asian Bistro

1140 Brighton Ave, Portland, Maine 04102

PROJECT NAME:

REV.	DESCRIPTION	BY	DATE
	Space Modification Add / Remove non Bearing Wall. Add Hibachi Grills x4	SSA	05-01-15

CODE:	
TOWN:	Portland, Me
DATE:	07-013-15
SCALE:	N.T.S
DESIGNED:	
DRAWN:	SSA
TITLE:	
COVER SHEET	
FILE:	CAB15-0019
SHEET:	A-1