

EXISTING RESTAURANT KON 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 IECC
 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 PLAN
 Demolish existing non bearing interior wall add four (6) Hibachi Grills
 CONSTRUCTION TYPE: IV, Unprotected, non-combustible
 Fully Sprinkler Building

IBC 2003 USE GROUP: A2 TYPE B5 RESTAURANT
 -TOTAL FLOOR AREA: approx. 9,000 sq.ft.

-OCCUPANCY LOAD & EGRESS UNITS:

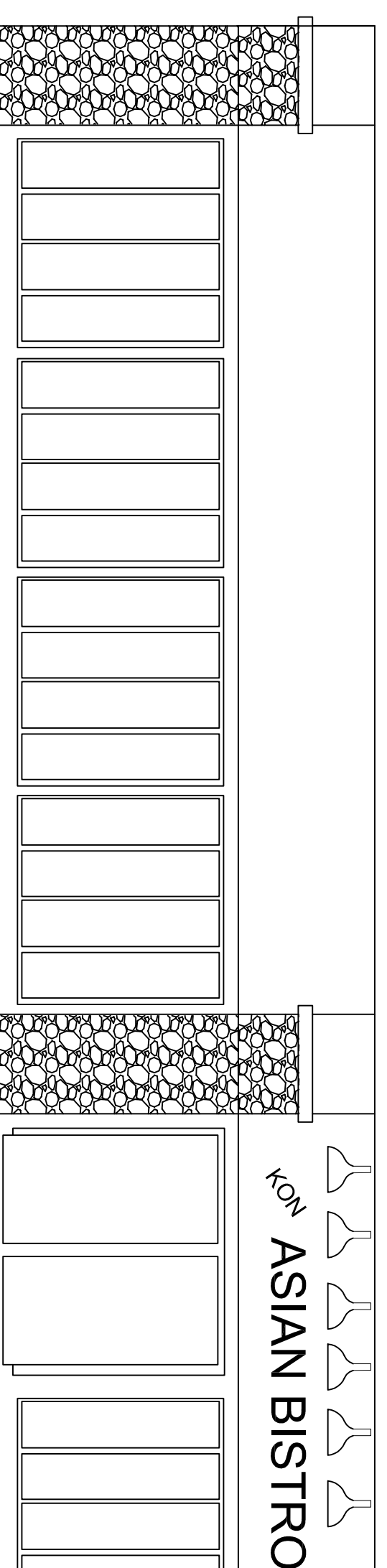
STORIES: 1
 Existing Approved Fire Alarm and Sprinkler System to Remain as is.
 Owner shall seek approval before upgrading/modifying the existing system.

Total Area 9,000 SQFT

Dining Area 8,200 SQFT

Kitchen-Cooking 800 SQFT

TOTAL Existing OCCUPANCY LOAD 250



KON ASIAN BISTRO

PROPOSED EXPANSION KON ASIAN BISTRO

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PROJECT DATA:

Kon Asian Bistro
 1140 Brighton Ave.
 Portland, Maine 04102

-INTERIOR ALTERATION AND EXPANSION PLAN
 Demolish existing non bearing interior wall add four (6) Hibachi Grills
 CONSTRUCTION TYPE: IV, Unprotected, non-combustible
 Fully Sprinkler Building

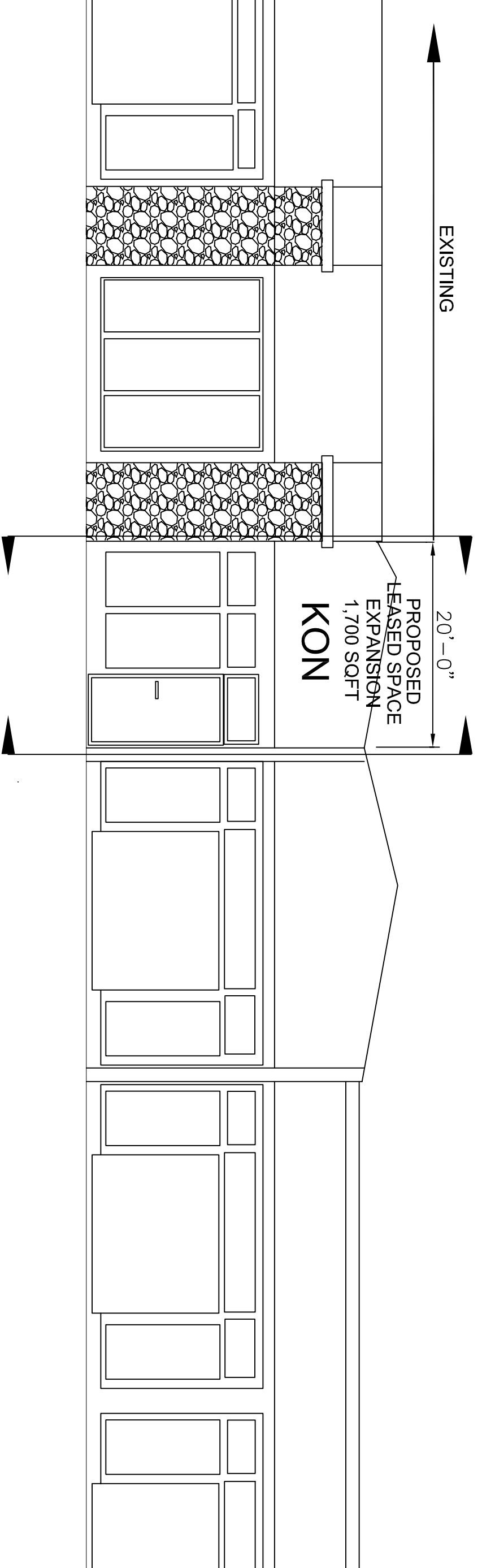
IBC 2003 USE GROUP: A2 TYPE B5 RESTAURANT
 -TOTAL FLOOR AREA: approx. 1,800 sq.ft.

-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 1,700 SQFT

Additional OCCUPANCY LOAD 113



EXISTING

20'-0"
 PROPOSED
 LEASED SPACE
 EXPANSION
 1,700 SQFT
 KON

FRONT ELEVATION EXPANSION

SCALE: N.T.S.

Note:
 NO INCREASE IN SEATING, PARKING OR RESTROOM CAPACITY IS REQUIRED IN EXISTING RESTAURANT.
 PROPOSED ADDED RENTAL SPACE REQUIRES 90 ADDITIONAL SEATS.
 DISTANCE OF TRAVEL AND FIRE SAFETY DEVICES TO REMAIN AS APPROVED (CBL 265 B0004001).

Draftsmen :

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

Kon Asian Bistro

1140 Brighton Ave. Portland, Maine 04102

PROJECT NAME:

REV.	DESCRIPTION	BY	DATE
	Expand New Tenant Space Add / Remove Non Bearing Wall. Add Hibachi Grills x5	SSA	05-01-15

CODE:
 TOWN: Portland, Me
 DATE: 05-02-16
 SCALE: N.T.S.
 DESIGNED:
 DRAWN: SSA
 TITLE:
 COVER SHEET

FILE: CAB15-0019

SHEET: A-1