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 CONISTS 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–COMBUSTABLE 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 Sprikler 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

PROPOSED EXPANSION
KON ASIAN BISTRO

1140 BRIGHTON AVE. PORTLAND MAINE - Owner John Zhang

GENERAL BUILDING DATA

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2009 IBC
MAINE STATE PLUMBING CODE
ANSI A117.1 ACCESSIBILITY CODE, CURRENT EDITION
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USE GROUP OR OCCUPANCY: A–2 TYPE B5 ASSEMBLY – RESTAURANT

CONSTRUCTION TYPE CLASSIFICATION:
THE EXISTING CONSTRUCTION CONISTS 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–COMBUSTABLE 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

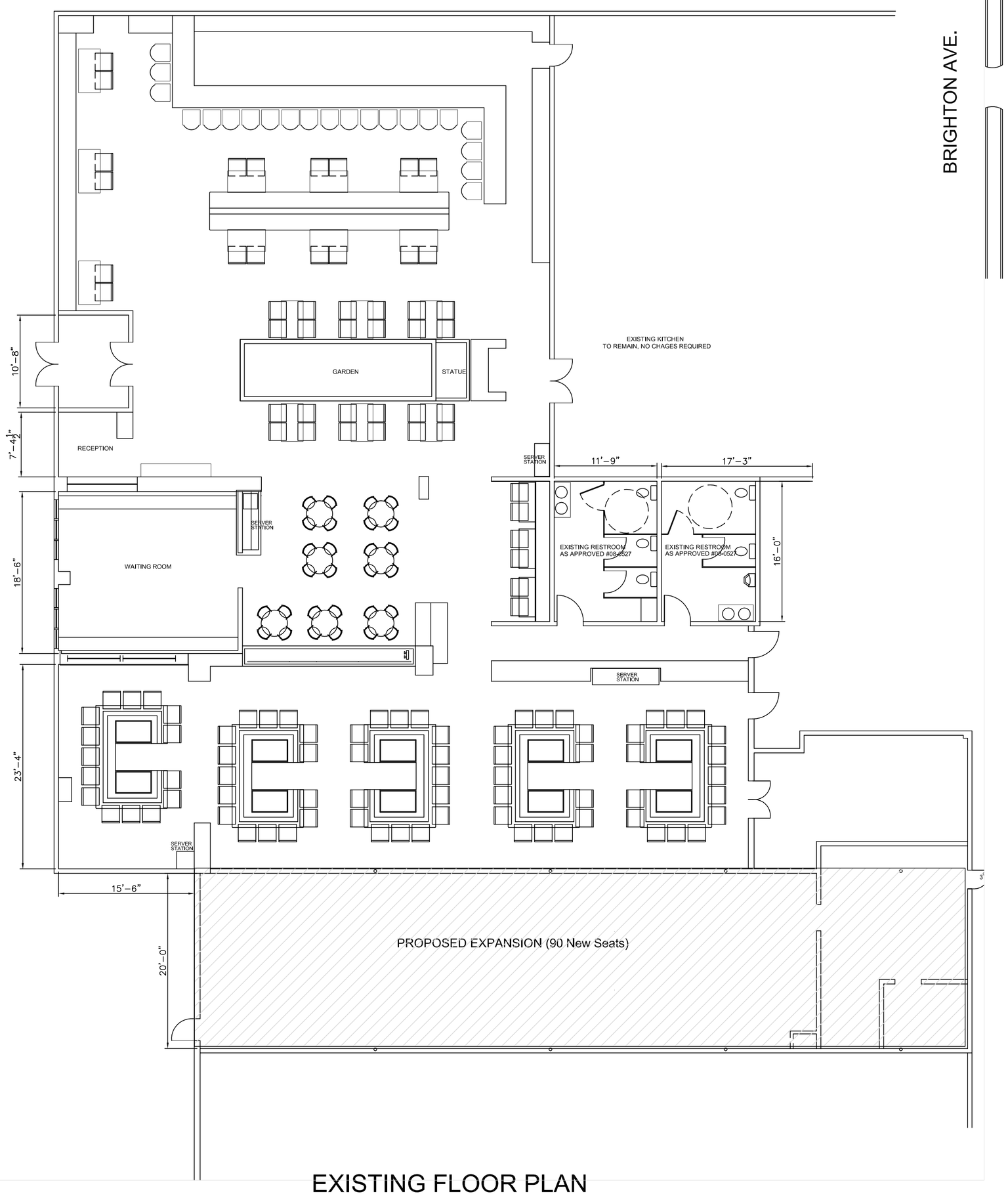
–INTERIOR ALTERATION AND EXPANSION PLAN .
Demolish existing non bearing Interior Wall add four (6) Hibachi Grills
CONSTRUCTION TYPE: IV, Unprotected, non–combustible
Fully Sprinkler Building

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 Sprikler System to Remain as is.
Owner shall seek approval before upgrading/modifying the existing system.

Total Area	1,700 SQFT

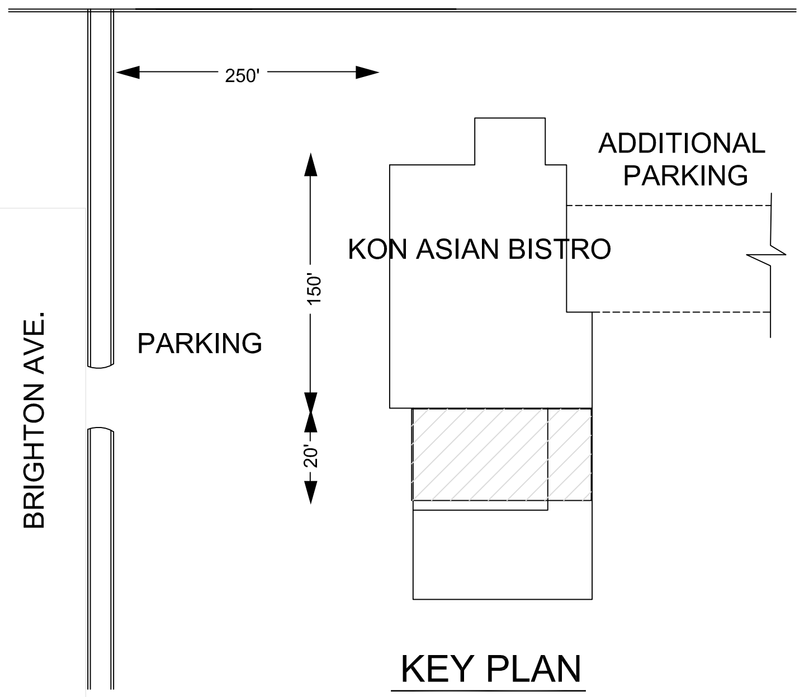
Additional OCCUPANCY LOAD 113



EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"

NOTE:
1. EXISTING RESTAURANT TO REMAIN TENANT TO OCCUPY NEW SPACE AS SHOWN.
2. EXISTING LIFE SAFETY DEVISES AND HARDWARE TO REMAIN AS APPROVED BY CERTIFICATE OF OCCUPANCY CBL 265 B004001 NO. 08-0527



KEY PLAN

LEASED SPACE EXPANSION

NOTE:
EXISTING CERTIFICATE OF OCCUPANCY
#08-0527 APPROVED. PROPOSED EXPANSION / RENOVATION SHOWN ON PLAN A3 & A4
90 ADDITIONAL SEATS REQUIRED, EXPANSION / RENOVATION ONLY.

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

PROJECT NAME:
Kon Asian Bistro
1140 Brighton Ave, Portland, Maine 04102

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

CODE:
TOWN: Portland, Me
DATE: 05-02-16
SCALE:
DESIGNED: SSA
DRAWN: SSA
TITLE:
Existing Conditions
FILE:
SHEET:
A-2