

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 IEC
 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 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.

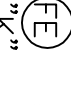






OCCUPANCY LOAD & EGRESS UNITS:

STORIES: 1
 -OCCUPANCY LOAD: Approved Fire Alarm and Sprinkler System to Remain as is.
 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

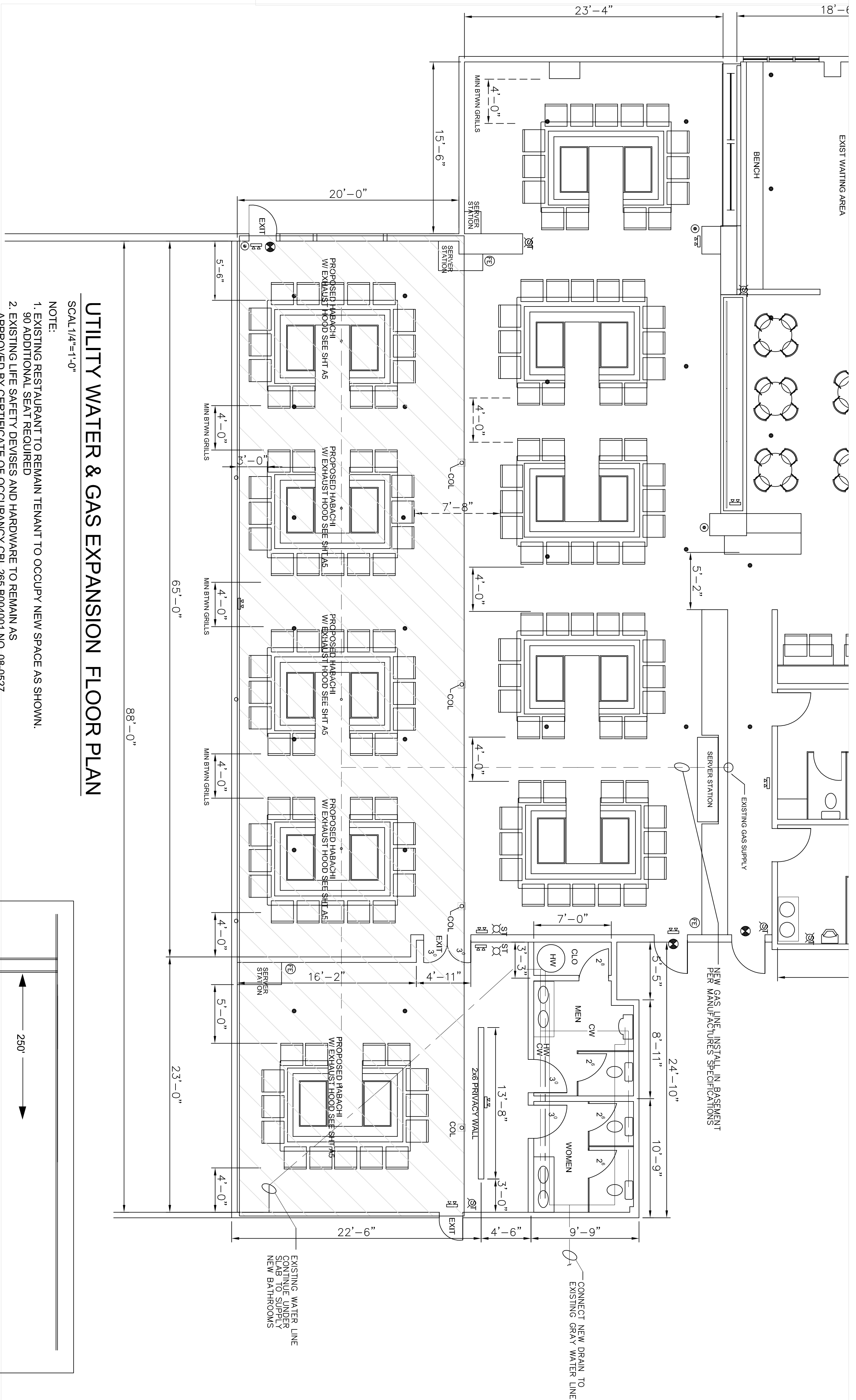
Additional OCCUPANCY LOAD 113

LEGEND

-  "K" SERIES FIRE EXTINGUISHER FOR KITCHENS
-  CO2 FIRE EXTINGUISHER
-  EXIT SIGN
-  EMERGENCY LIGHT PACK
-  ADA STROBE
-  APPROVED EXIST SPRINKLER HEADS
-  APPROVED FIRE SUPPRESSION SYSTEM

INDICATES PROPOSED RENTAL UNIT

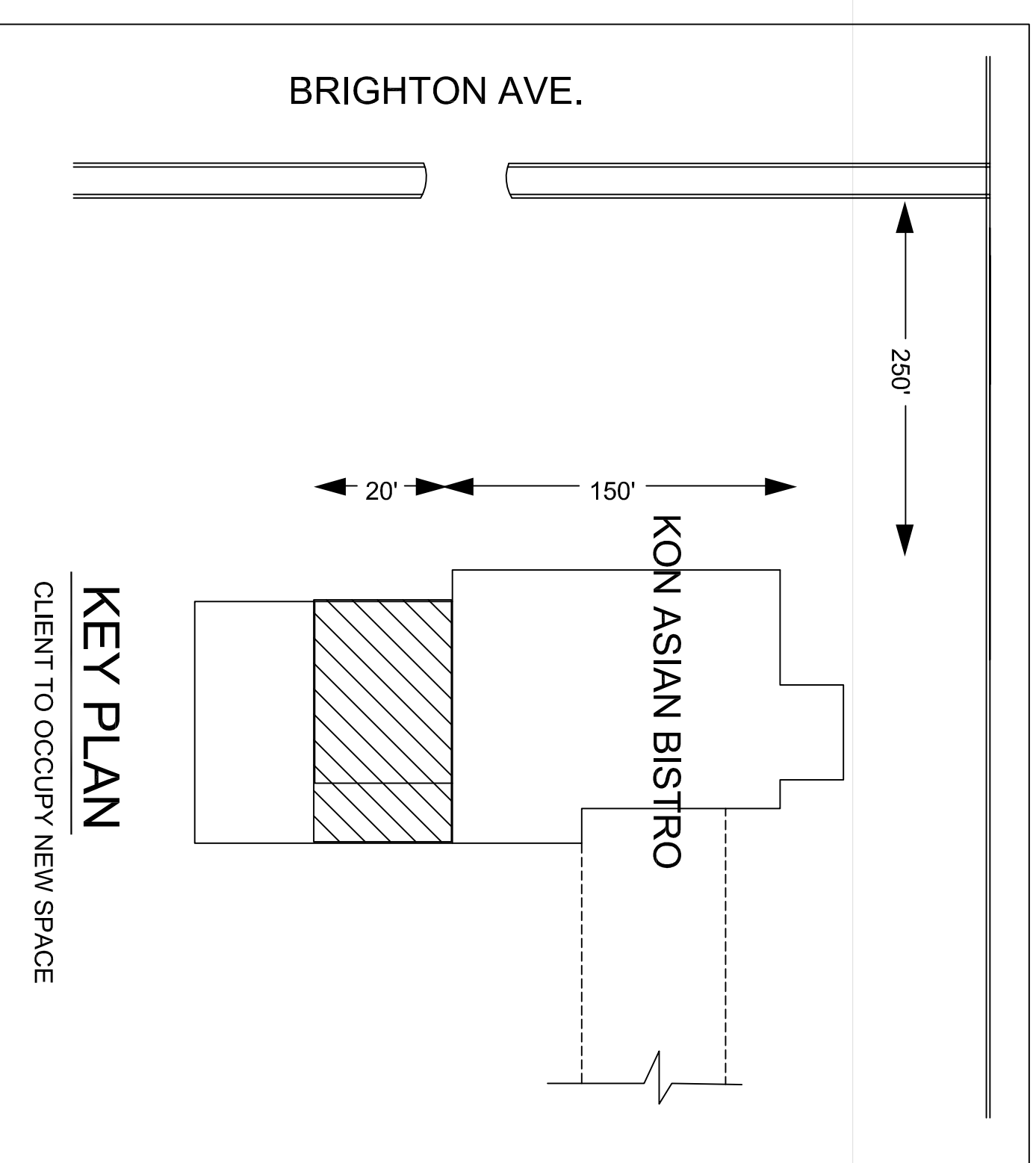
NOTE:
 EXISTING CERTIFICATE OF OCCUPANCY #08-0527 APPROVED. PROPOSED RENOVATION SHOWN ON PLAN A3 & A4 90 ADDITIONAL SEATS REQUIRED.



UTILITY WATER & GAS EXPANSION FLOOR PLAN

SCALE: 1/4"=1'-0"

- NOTE:
1. EXISTING RESTAURANT TO REMAIN TENANT TO OCCUPY NEW SPACE AS SHOWN.
 2. EXISTING LIFE SAFETY DEVICES AND HARDWARE TO REMAIN AS APPROVED BY CERTIFICATE OF OCCUPANCY CBL 285 B004001 NO. 08-0527



KEY PLAN

CLIENT TO OCCUPY NEW SPACE

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

Kon Asian Bistro

1140 Brighton Ave, Portland, Maine 04102

PROJECT NAME:

REV.	DESCRIPTION	BY	DATE
01/10	Leased Space addition & Space Modification Add / Remove Wall Add Hibachi Grills x5	SSA	05-01-15

CODE:	
TOWN:	Portland, Me
DATE:	05-02-16
SCALE:	
DESIGNED:	SSA
DRAWN:	SSA
TITLE:	
Existing Conditions	
FILE:	
SHEET:	A-4