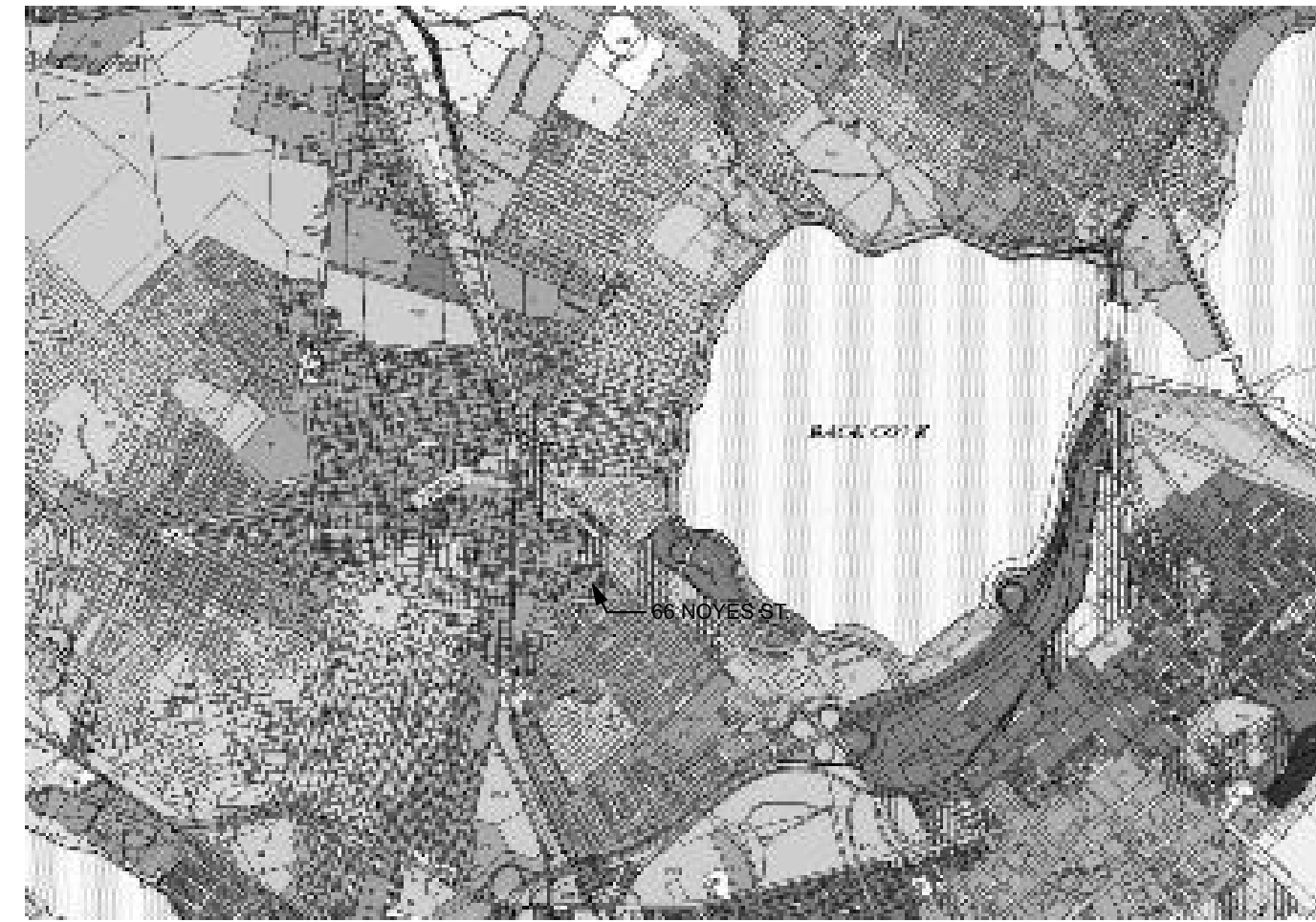


# PORTLAND COMMUNITY SQUASH

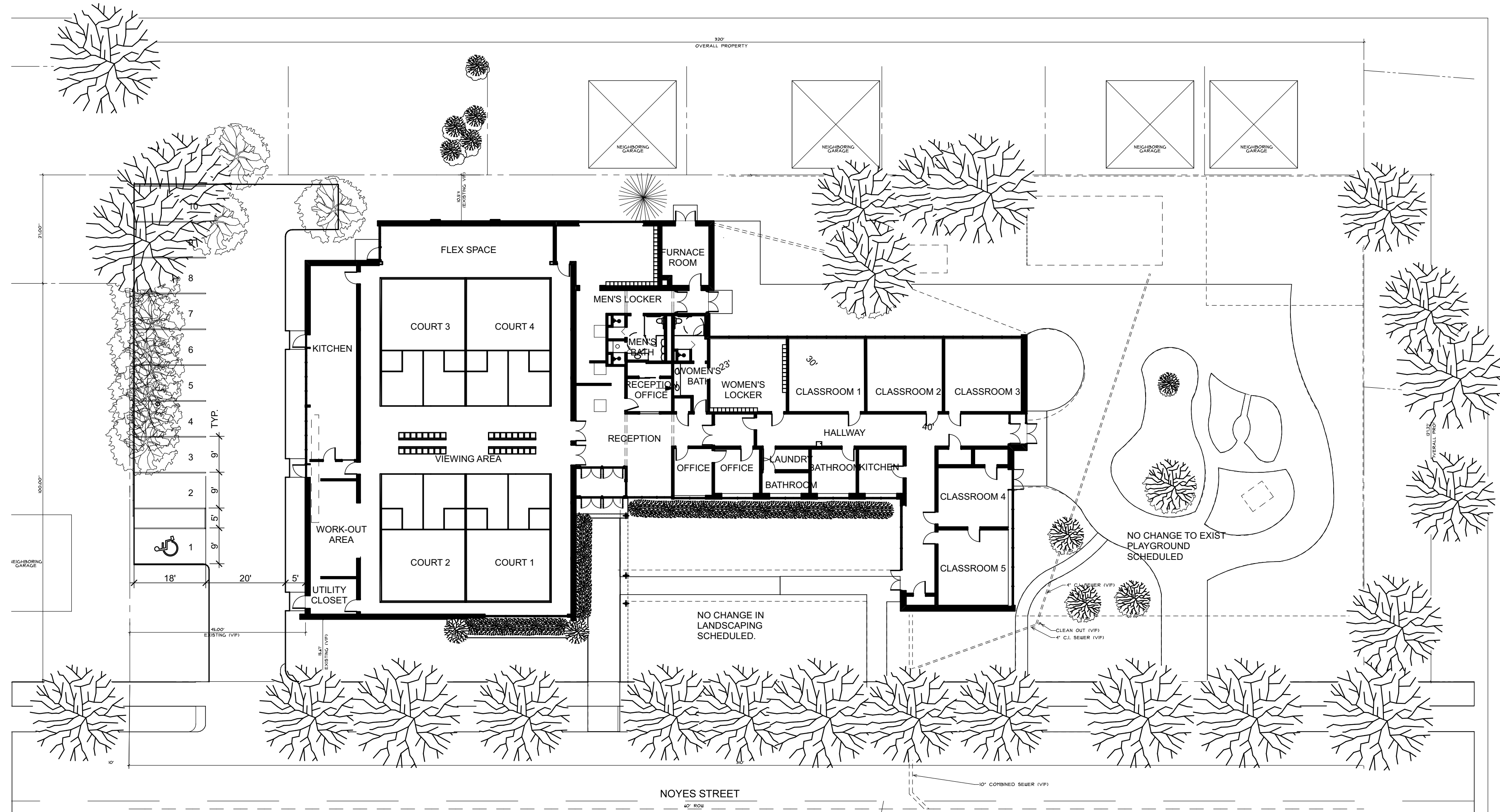


LOCATION MAP

SCALE: 1:2,58



ZONING MAP



1 SITE PLAN  
SCALE: 1" = 20'

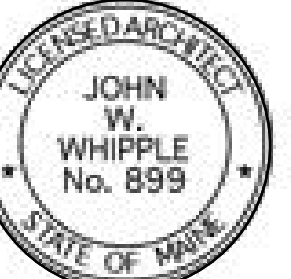
APPLICABLE CODES
<p>ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.</p> <p>IBC 2009 LIFE SAFETY 101 2009 MAINE STATE PLUMBING CODE PORTLAND ZONING ORDINANCE</p> <p>PORTLAND ZONING ORDINANCE ZONE: R6 CURRENT USE: RELIGIOUS ASSEMBLY, DAYCARE (ALLOWED AS CONDITIONAL USE) PROPOSED: COMMUNITY CENTER (NO CHANGE)</p> <p>IBC 2009 OCCUPANCY: A-3: COMMUNITY HALL, INDOOR COURTS E: EDUCATION THROUGH 12TH GRADE SIZE: COURTS (A-3) 5680 S.F. CLASSROOMS + LOCKERS (E) 5900 S.F. SINGLE STORY CONSTRUCTION TYPE: IV (HEAVY TIMBER; MASONRY BEARING WALLS, TIMBER POSTS, TIMBER BEAMS, PLANK ROOF. ALLOWABLE BUILDING AREA (TABLE 503): 15,000 S.F.</p>

<p>NFPA 101R6 OCCUPANCY: EXIST. ASSEMBLY/EXIST EDUCATION OCCUPANT LOAD IN COURTS AREA VIEWING @ 7 S.F./PERS: 120 CONSTRUCTION TYPE IV SINGLE STORY 3 EXITS FOR COURTS AREA (EXCEEDING .22" PER PERS.) 3 EXITS FOR EDUCATION AREA SPRINKLING NOT REQUIRED</p> <p>TRAVEL DISTANCE: NOT MORE THAN 25' TO COMMON PATH OF TRAVEL; NOT MORE THAN 75' TO EXIT DOOR FROM ANYWHERE IN BUILDING. OK BY BOTH CODES FOR UNSPRINKLED BUILDING.</p>
---

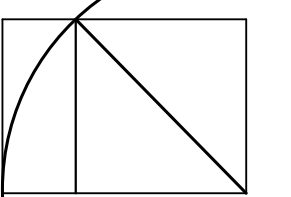
SCOPE OF WORK
<p>INSTALL 4 SQUASH COURTS IN EXISTING SANCTUARY</p> <p>MODIFY MENS ROOM AND WOMANS ROOM ADDING SHOWERS AND MAKING THEM HANDICAPPED ACCESSIBLE.</p> <p>REPAIR ROOF, UPGRADE ELECTRICAL SERVICE, UPGRADE HVAC SYSTEM</p> <p>PAINT AND REPAIR WHERE NEEDED</p> <p>LANDSCAPE IMPROVEMENTS TO INCLUDE STRIPING PARKING LOT AND CONSTRUCTING FENCE ON PROPERTY LINE @ SANCTUARY END OF BUILDING.</p>

SHEET INDEX	
ID	Name
SITE	TITLE / SITE
A-1.1	1ST FLOOR PLAN
A-2.1	ELEVATIONS
A-3.1	INTERIOR ELEVATIONS
A-3.2	INTERIOR ELEVATIONS
A-4.1	ELECTRICAL/LIFE SAFETY PLAN

PORTLAND COMMUNITY SQUASH  
PORTLAND MAINE  
58 ALDER ST.



WHIPPLE | CALLENDER ARCHITECTS



136 PLEASANT AVE.  
PORTLAND, ME 04103  
P 207.775.2696  
F 207.775.3631  
www.whipplecallender.com

DATE	DESCRIPTION
8/8/16	CHECKED BY: JWW/NPC
	DRAWN BY: JWW/NPC
	JOB: PCS
	SHEET TITLE:

**SITE**