PORTLAND COMMUNITY SQUASH

LOCATION MAP

SCALE: 1:2.58

ZONING MAP

1 SITE

SITE PLAN

SCALE: 1" = 20'

Please correct code type

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.
IBC 2009
LIFE SAFETY 101 2009
MAINE STATE PLUMBING CODE
PORTLAND ZONING ORDINANCE

PORTLAND ZONING ORDINANCE
ZONE:R6
CURRENT USE: RELIGIOUS ASSEMBLY, DAYCARE
(ALLOWED AS CONDITIONAL USE)
PROPOSED: COMMUNITY CENTER
(NO CHANGE)

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.

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

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.

SCOPE OF WORK

INSTALL 4 SQUASH COURTS IN EXISTING SANCTUARY

MODIFY MENS ROOM AND WOMANS ROOM ADDING SHOWERS AND MAKING THEM HANDICAPPED ACCESSIBLE.

REPAIR ROOF, UPGRADE ELECTRICAL SERVICE, UPGRADE HVAC SYSTEM

PAINT AND REPAIR WHERE NEEDED

LANDSCAPE IMPROVEMENTS TO INCLUDE STRIPING PARKING LOT AND CONSTRUCTING FENCE ON PROPERTY LINE @ SANCTUARY END OF BUILDING.

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

Reviewed for Code Compliance
Inspections Division
Portland, Maine
Date: 09/14/16

PORTLAND COMMUNITY SQUASH
58 ALDER ST.
PORTLAND MAINE

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MARK	DATE	DESCRIPTION

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

SITE

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