ABBREVIATIONS:

PROJECT

TEAM:

CODE

COMPLIANCE REVIEW:

)PES BATTING CENTER at JOKER'S

Batting Sports Addition to the Existing: JOKER'S Family Fun N Games

510 Warren Avenue, Portland, ME Project number: 04.423 FRP

OWNER:

P ORTLAND

ILAND S PORTS CENTER LI
CO
YORK SPORTS CENTER
PO BOX 129
YORK MAINE,

AIR CONDITIONING
ACOUSTICAL PLASTER
ACOUSTIC CEILING TILE
ABOVE FINISHED FLOOR
ACCESS PANEL OTTOM CHORD EXTENSION RROWED LIGHT PANEL TOM OF FOOTING TOM OF STEEL TOM OF STEEL OK SHELF ELEVATION

S \triangleright R \bigcirc 434 CUMBERLAND AVENUE PORTLAND, MAINE 04101-2325 TEL: (207) 774-4441 FAX: (207)774-4016 HITECTS

Land Use:
A. Portland Zoning Ordinance
Portland Planning Department
Phone: 874—8300

yin Barrett, Portland Sports Center c/o York Sports Center ne: 363-0490 Fax: 363-0084 m Gratello, Joker's Family Fun N Games | Latvis, Joker's Family Fun N Games ne: 878-5800 Fax: 878-0335 hn DeStefano, DeStefano & Associates ne: 603-430-0339 Fax: 603-430-1638

A. NFPA
State F
Phone:

including 101 Life Safety Code, 2003 Tre Marshall's Office, Steven Dodge 624-8744 Fax: 624-8767

ARCHITECT:

STRUCTURAL ENGINEERS:

DR P

DRINKING FOUNTAIN DISPLAY RAIL DISHWASHER

CTT CMU CMU

CARCH BASIN; CHALKBOARD CUBIC FEET PER MINUTE CONTROL JOINT; CONSTRUCTION JOINT CENTERLINE CONCRETE MASONRY UNIT CERAMIC TILE CABINET UNIT HEATER

 $P_{
m RICE}$ STRUCTURAL 75 Farms Edge Road North Yarmouth, Ma Engineers,

Code Enforcement
Portland Zoning Administrator, Marge Schmuckle
Portland Code Enforcement Officer, Mike Nugent
Phone: 874—8300

Building Code Criteria:

Accessibility:
A. ADA, Acceptability Guidelines for Buildir

Portland Fire Departm Phone: 874-8300

nent, Lt. McDo

B. Maine Human Rights Act, ANSI A117.1 - 1986 State Fire Marshals Office Phone: 626-3886 Fax: 287-6251

287-6251

tel: (207) 846-0099 fax: (207) 846-1633 e-mail: PriceEngrs@a

MECHANICAL, PLUMBING & ELECTRICAL: BY DESIGN-BUILD CONTRACTOR

SYMBOLS LEGEND:

HHRRM ACC

HORIZONTAL
HANDICAPPED; HOLLOW CO
HOLLOW METAL
HEAT RECOVERY UNIT
HEATING AND VENTILATING
HEATING, VENTILATING AND
AIR CONDITIONING

₹_□ ¬¬

INSIDE FACE ISOLATION JOINT INVERT

S

JOIST SUBSTITUTE

ANGLE
LONG LEG HORIZONTAL
LONG LEG VERTICAL
LIGHTING PANEL

MR NO MB

MARKER BOARD MEDIUM DENSITY OVERLAY MASONRY OPENING MOISTURE—RESISTANT MAKE—UP AIR

 $\langle \mathbb{P} \rangle \langle \mathbb{P} \rangle$

WINDOW

REVISION

ELEVATION

NOT IN CONTRACT NEAR SIDE NOT TO SCALE

GB GDT GB

GRAB BAR GENERAL CONTRACTOR GYPSUM DROP-IN TILE GYPSUM WALL BOARD

FLAT BAR
FURNISHED BY OTHERS
FLOOR CLEAN—OUT
FLOOR DRAIN
FIRE EXTINGUISHER CABINET
FINISHED FLOOR; FAR FACE
FRAMED OPENING

EWC

PP N

EXHAUST FAN; EACH FACE EXPANSION JOINT ETHYLENE PROPYLENE DIENE MONOMER EACH WAY ELECTRIC WATER COOLER

EXISTING WALL

DOOR NUMBER ROOM NUMBER NAME WALL TYPE WALL

100A

ROOM

PROVIDE BLOCKING FOR ALL CABINET ASSEMBLIES AND TOILET ROOM ACCESSORIES AS REQUIRED. TYPICAL ALL WALLS ALL SPACES.

IBC: A-3, A

TO REMAIN

EXISTING WALL TO BE REMOVED. OTHER DASHED ITEMS WITHIN REMOVALS PLANS ARE ALSO TO BE REMOVED.

Fire Resistance Ratings of Structural Element

Element

2B w/sprinkler

1 Structural Frame
0 Hours
2 Bearing Walls
0 Hours
3 Non Bearing Walls
0 Hours
4 Floor Construction
0 Hours
5 Roof Construction
0 Hours Means of Egress:

IBC — Chapter 10

NFPA 101 — Chapters 5, 8, 9, 30

(See Floor Plans: A1.1 and A1.2) Building Area: As an A-3 occupancy of one-story and less than 85 feet in height, the building is proposed to have unl area as per SECTION 507.0 UNLIMITED AREAS. To qualify, the structure as proposed meets Section 507.5 Walls with a Fire Resistance Rating of 0 hours based on a fire separation distance of 50 feet or greater. The new building's construction type will be The existing RUBB building that encloses the Type 2B (unprotected non-combustible) as BC - Chapter 5, Table 503 <u>llowable:</u>
A-3 Assembly (3 stories w/ an automatic sprinkler system)
Provided: Steel Frame Type 2B = 1 story - 20'-0" (IBC, Table 601)

Occupannt Loads:
Storage Areas: 413 s.f. / 300 = 1.4
Office Areas: 595 s f / 100 = 6
"Retail" Areas: 315 s.f. / 30 = 10.5
Assembly Areas: 7841 s.f. / 7 = 1120
7841 s.f. / 15 = *523
Lobby Areas: 529 s.f. / 15 = *35 Total: 1214 at heavy loading *576 at programmed use*

<u>trangement:</u>

Dead-end corridor 20 ft (101-Chapter 7),

Travel Distance 200 ft (w/ an automatic fire suppression system)(101-Chapter

Common Path of Travel 20 ft (w/ an automatic fire suppression system)(A-3) Stairs: Does not apply. <u>Doors:</u> Width 32 inches minimum clear or .20 inches (NFPA 101) per occupant: 1214x.2 = 243" = 8 doors 576x.2 = 115" = *4 doors

pacity: Minimum Allowable/Per Occ Exit Access Corridors; Does not apply.

Building Use History of the Site (based on records from the City of Portland)

- Constructed in early 1965 +/-

Grossman's Lumber

This project consists of an extensive addition housing a new indoor athletics fields building (Frozen Ropes Center) with support spaces such as office and sales area. The entire building will be classified as an assembly (A-3) use and be designed as an unlimited area unprotected noncombustible Type 2C per BOCA and Type II (000) per Life Safety.

2003 The owners of Joker's recently converted spaces into a Day Care Occard and added a sports lounge and athletic fields. 1997 The addition of 13,000 SF and use change from retail to A-2, type 2C construction. (I'm why it was classified as A-2, it seems A-3 is most appropriate for the actual use) 2001 The Laser Tag area was permitted (Sam approved it) as an A-3 type 3A construction. cy (E — Education Use) Protection from Hazard:
Automatic Fire Suppression System is only required due to building size NFPA 101 — Chapters 7 (Section 7-7), 26, 27, & 28

NFPA 13 — Water based — Quick response sprinklers required througho Emergency Lighting: Shall be provided and shall conform to NFPA 101, section

Occupant Use Classification(s):

NFPA 101:

Chapter 12, "New Assembly Occupancion Chapter 13, "Existing Assembly Occupancion Chapter 13," Existing Assembly Occupancion Chapter 14, "Existing Chapter 14, The existing building's total occupancy, including the Joker's facility, is approximately *2,750* people. With the exception of the Day Care Facility, the entire facility is as an A-3 Assembly. The new facility will add 1,214 occupants, all served by means of egress independent of the existing facility. mbly (Recreation Center); E — Educational

Interior Finish System:
IBC — Chapter 8
NFPA 101 — Chapters 5, 8, 9, and 30

required throughout.

Wall and Ceiling Finishes:

Exit Enclosures Class B (Class II w/ Automatic Suppression System)

Exit Stairways Class B (Class II w/ Automatic Suppression System)

All other spaces Class C (Class III w/ Automatic Suppression System)

Floor finishes:

Corridors and Exits Class II (Class II w/ Automatic Suppression System)

A 1—Hour fire separation assembly as approved by the authorities having jurisdiction is provided between the A—3 Assembly and E — Educational uses in accordance with 313.1.2 Separated Use Groups with the automatic sprinkler system exception. <u>Index Areas:</u>

Note: 1 hour or automatic fire suppression system w/ smoke partitions and thour or automatic fire suppression system w/ smoke partitions (50 sf - 100 sf) 1 hour or automatic fire suppression system w/ smoke partitions and the suppression system w/ smoke partitions are suppression system w/ smoke partitions.

Extinguishing Requirements:
IBC — Chapter 9
NFPA 101 — Chapters 5, 8, 9, and 30

Due to building size and unlimited area an Automatic in both existing and new portions of the building.

Detection, Alarm, and Communications:
IBC — Chapter 9
NFPA 101 — Chapters 5, 8, 9, and 30

A fire alarm system will be required.

of Construction:

NEW: Load-bearing metal stressed-skin panel walls.

Load-bearing unprotected steel columns and beams.

Open-web steel truss system with metal deck roof.

Light-gauge non-load bearing interior walls to 10' above finished floor.

Light-gauge non-load bearing with non-load bearing light gauge steel structure.

Structural Steel Framing with non-load bearing light gauge steel stud infill walls.

W-Section columns, Steel truss system with internal bracing and girders.

Light Gauge Steel Joists.

Concrete: Concrete footings, piers, and grade beams.

Exterior Shell: Metal Panel

Interior partitions: Metal studs with Gypsum Wallboard surfacing, non-load bearing CMU

220: Type II, 000 (note: two existing mezzanine's in Jokers are Type III (111)).

Non-combustible Type 2, Unprotected 2C (Section 603.0) (note: existing mezzanine's in Jokers are Type 3A)

limited Exterior NO. 8 DRAWING LIST TITLE SHEET SHEET REFERENCE D 刀 **≶** -z G STATUS Z ≤ ш ISSUED FOR PERMIT REVIEW 10/21/05 DESCRIPTION AND DATE

CWS Architects

pace

Planning

alue

D e

s i g n

Portland, ME 04101

(207)774-4016

(207)774-4441

Ar

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hitec

t u r e

A1.1 A1.2 A1.R A3.1 \$1.0 \$2.0 \$3.0 \$3.1 C-101 of 4 4 4 4 STRUCTURAL FOUNDATION NOTES AND TYPICAL D
FOUNDATION PLAN AND DETAILS
FOUNDATION SECTIONS AND TYPICAL DETAILS
FOUNDATION SECTIONS AND TYPICAL DETAILS Anchor bo Roof plan EXTERIOR ELEVATIONS LAYOUT & UTILITY PLAN LIFE SAFETY PLAN BY DESIGN-BUILD CONTRACTOR LIGHTING PLAN PROPOSED FLOOR PLANS Elevations plan & details POWER PLAN BUILDING FLOOR PLANS SITE PLAN AND r bolts plan & details plan & details SITE DRAWINGS C SERVICE UPGRADE PLAN AN AND RISER DIAGRAM ARCHITECTURAL DRAWINGS STRUCTURAL DRAWINGS MECHANICAL ELECTRICAL DRAWINGS ELECTRICAL AND PLUMBING DRAWINGS DRAWINGS DETAILS

NOTE: PROVIDE AUTOMATIC S
TIED TO EXISTING SYSTEM IN
THE REQUIREMENTS OF NFP/
APPROVED AND PERMITTED E
THE FIRE MARSHALL OF THE ATIC SPRINKLER SYSTEM
OF NEPA13 AND AS THE S Y THE OFFICE MAINE. \mathbb{H}_{M}

10/8/2004

Frozen Ropes at Portland Sports Center

10/8/2004

Item/function
Office Lockset Manufacturer
Schlage
Schlage
Schlage
Schlage
Schlage
Schlage
Schlage
Schlage
Schlage Dorma Pemko Model No.
L9050 06L
L9070 06L
L9040 06L
L9010 06L
L9080 06L
L9080 06L
L9465 06L 7800 series 171A 406 1/2 Full mortise 626 Alum 626 Alum Alum 626 St Steel 626 626 Finish 626 626 626 626 626 626 632 632 Office Entrance - mortise lever handle
Classroom - mortise lever handle
Public Privacy - mortise lever handle
Public - mortise lever handle
Public Permanantly Locked - mortise knurled lever
Mortise lever handle Size for door weight, adjust to meet ADA requirements ADA compliant - maximum 1/2" height Provide ball bearing hinges at doors with closers.

SUSPENDED ACOUSTIC TILE (
SOLID CORE
SQUARE FOOT; SUPPLY FAN
SHEAR KEY
SANITARY NAPKIN (DISPENSER
SPACES
STAINLESS STEEL

(DISPENSER)

+C Threshold

ush Plate

SUPPLY FAN

CEILING

PACK READ

Hinges
Floor Stop
Wall Stop
Flush Bolts

RISER; RADIUS RESILIENT BASE ROOF DRAIN ROUGH OPENING RUB-RAIL

Passage 1 Storeroom

Utility room Deadbolt

Classroom Privacy 1

₽PA PAF

JBLIC ADDRESS OWDER—ACTUATED FASTENER

Hardware Schedule

Frozen Ropes

at Portland Sports Cente

ASTIC LAMINATE

JUNDS PER LINEAR FOOT

JUNDS PER SQUARE FOOT

JUNDS PER SQUARE INCH

RESSURE

JLYVINYL CHLORIDE

오

ON CENTER OUTSIDE FACE; OWNER FURNISHED OWNER FURNISHED AND INSTALLED BY CONTRACTOR OVERHEAD

Notes

Provide new high security masterkey system, with construction keying system. Consult with Own Products of one or more manufacturers are listed to establish quality and performance characterist Products of other manufacturers may be accepted subject to review by Architect.

Provide wall or floor stops at all swinging doors

All door hardware to be ADA compliant Lever Hardware unless push/panic style. F9500xV103M F9400xYR08C F9100xYR08C F9300xYR08C Schlage cylinder Schlage cylinder Schlage cylinder Schlage cylinder mer for instructions of stics. on keying

VENT PIPE; VERTICAL
VAPOR BARRIER
VINYL COMPOSITION TILE
VERIFY IN FIELD
VISION PANEL
VENT THROUGH THE ROOF

ROOF

WORKING POINT
WEB STIFFENER
WELDED WIRE FABRIC

ONO HD

UNIT HEATER UNLESS NOTED OTHERWISE

(DISPENSER)

SLAB

ACK BOARD
OP AND BOTTOM
TEMPORARY BENCHMARK
OP CHORD EXTENSION
TE JOIST
OP OF
OP OF CONCRETE
OP OF FOOTING
TOP OF MASONRY
TOP OF PIER
TOP OF STEEL; TOP OF
TOP OF WALL
TOP OF WALL
TOP OF WALL
TOP OF WALL

Kickplate
Mortise Panic
Surface Vert Rod Panic
Concealed Vert Rod Panic

Dorma Dorma Dorma

Acceptable Manufacturers
Locksets: C

Thresholds:
Panic sets:
Accessories Corbin, Sargent, Schlage
Dorma, LCN, Norton, Rixson, Sargent, Yale
Hager, Stanley
National Guard Products, Pemko, Reese, Zero
American Device, Sargent, Von Duprin, Yale
Ives, Hiawatha, Rockwood

6 36		3 (2)36	Interior Doors	'11 120	10 (2)36	09 (2)36	707 (2)36	01 (2)36	Exterior Doors	No.	Door/Glazed Wall Opening Schedule
	8 4 4 4	8 ⁰		120		84	84	84	σ́	Ξ	Wall C
	1-3/4 1-3/4	1-3/4		- ω	1-3/4	1-3/4	84 1-3/4	1-3/4		4) Openin(
	Hollow Metal Hollow Metal	Hollow Metal	Lollow Motor	Insul HM	Insul HM	Insul HM	Insul HM	Insul HM		Door Mat.	g Schedule
	1 1	1 1		OH OH OH	ı	1	ı	ı		Type	
	1 1	1 1			•	ı	1	'		Depth	П 3
	- 20×30	1 1		ı		•		1		Glazing Type	
	Storeroom 1 Office 1	Storeroom 1			Cncld Vert Rod Panic	Cncld Vert Rod Panic	Cncld Vert Rod Pan	Cncld Vert Rod Panic		Lock Function	
	Closer Closer	Flush Bolts			ic Threshold, closer	ic Threshold, closer	Cncld Vert Rod Panic Threshold, closer	ic Threshold, closer		Hardware	
	N N	Z Z Z		N/A	N/A	NA	N/A	N/A		Label	
Existing Door			Mfrs Standard Hardware						Label Notes		
										Sign	2
				309	309	309	309	309		Sign Capacity	П

Glazed Wall Openings A 48 48 -

Alum.

Fixed

Coordinate door hardware with any owner requested access control systems. Provide tempered glazing in all doors and where required by code. GC and Owner to verify all lock functions.

Provide Master Key System. Coordinate with owner.

All aluminum frames to be clear anodized.

DESTEFANO AND ASSOCIATES, INC. C/O YORK SPORTS CENTER Portsmouth, NH 03801-5624 2456 Lafayette Road YORK, MAINE 03909 (603) 430-0339 PO BOX 129

PORTLAND SPORTS
CENTER, LLC

FROZEN ROPES

finishing

 \geq **JOKER'S**

PORTLAND, MAINE

Project No: Drawing 03.406 PSC

TITLE PAGE

Date: Scale: October 0 21, 2004