

# WAYNFLETE LOWER SCHOOL ADDITION & RENOVATIONS

Waynflete School, 360 Spring Street, Portland, Maine 04102  
100% CONSTRUCTION DOCUMENTS - ISSUED FOR BID  
12 JANUARY 2017



75 York Street  
Portland, Maine 04101  
simonsarchitects.com  
207.772.4656

ISSUED FOR BID  
2017.01.12

## DRAWING LIST

ISSUED FOR BID  
2017.01.12

ISSUED FOR BID  
2017.01.12

### PROJECT TEAM

**OWNER**  
Waynflete School  
360 Spring Street  
Portland, ME 04102  
207.774.5721 x227  
Anne Hagstrom, Director of Finance and Operations  
ahagstrom@waynflete.org

**CONSTRUCTION MANAGER**  
Wright Ryan Construction  
10 Danforth Street  
Portland, ME 04101  
207.773.3625  
Cordelia Pittman  
cpitman@wright-ryan.com

**ARCHITECT**  
Scott Simons Architects  
75 York Street  
Portland, ME 04101  
207.772.4656  
Julia Tate, AIA, RA, LEED AP  
julia@simonsarchitects.com

**LANDSCAPE ARCHITECT**  
Michael Boucher Landscape Architecture  
457 US Route 1, Suite 2  
Freeport, ME 04032  
207.865.1080  
Gretchen Giumarro  
gretchen@boucherlandscape.com

**ME/P/FP ENGINEER**  
Allied Engineering, Inc.  
160 Veranda Street  
Portland, Maine 04103  
207.221.2260 x114  
Ian MacDonald, PE, LEED AP BD+C  
imacdonald@allied-eng.com

**STRUCTURAL ENGINEER**  
Becker Structural Engineers  
75 York Street  
Portland, ME 04101  
207.897.1838  
Dan Burne  
dan@beckerstructural.com

**CIVIL ENGINEER**  
Woodard & Curran  
41 Hutchins Drive  
Portland, ME 04102  
207.774.2112  
Denise Cameron  
dcameron@woodardcurran.com

**SUSTAINABILITY**  
Thornton Tomasetti  
386 Fore Street, Suite 401  
Portland, ME 04101  
207.245.6070  
Michael Pulaski  
mpulaski@thorntontomasetti.com

**SPECIFICATIONS**  
Lowell Specifications, Inc.  
34 Marc Avenue  
Topsham, ME 04085  
207.406.4001  
Keith Lowell  
keith@lowellspecs.com

**OWNER'S PROJECT MANAGER**  
PML Project Management, Inc.  
P.O. Box 877  
Bridgton, Maine 04009  
603.313.5500  
Phil LaClaire  
phil@pmlprojectmanagement.com

<b>GENERAL</b>	G001 COVER SHEET	G002 LIFE SAFETY PLAN + CODE SUMMARY
<b>SITework</b>	S2 EXISTING CONDITIONS SURVEY	
	C001 EXISTING CONDITIONS PLAN	C002 SITE DEMOLITION PLAN
	C100 SITE PLAN	C101 GRADING & DRAINAGE PLAN
	C102 UTILITY PLAN	C103 SPRING STREET CONNECTION PLAN
	D200 CIVIL DETAILS - 1	D201 CIVIL DETAILS - 2
	D202 CIVIL DETAILS - 3	D203 CIVIL DETAILS - 4
	D204 CIVIL DETAILS - 5	D205 CIVIL DETAILS - 6
	PRE PRE DEVELOPMENT DRAINAGE AREA PLAN	POST POST DEVELOPMENT DRAINAGE AREA PLAN
	L100 LANDSCAPE PLAN	L101 LANDSCAPE DETAILS
	L102 LANDSCAPE DETAILS	
<b>ARCHITECTURAL</b>	AD101 LOWER LEVEL DEMO PLAN	AD102 MAIN LEVEL DEMO PLAN
	AD103 UPPER LEVEL DEMO PLAN	
	A101 LOWER LEVEL FLOOR PLAN	A102 MAIN LEVEL FLOOR PLAN
	A103 UPPER LEVEL FLOOR PLAN	A104 ROOF PLAN
	A131 LOWER LEVEL REFLECTED CEILING PLAN	A132 MAIN LEVEL REFLECTED CEILING PLAN
	A133 UPPER LEVEL REFLECTED CEILING PLAN	A141 LOWER LEVEL FINISH FLOOR PLAN
	A142 MAIN LEVEL FINISH FLOOR PLAN	A143 UPPER LEVEL FLOOR PLAN
	A201 EXTERIOR ELEVATIONS	A202 EXTERIOR ELEVATIONS-EXISTING CONDITIONS PHOTOS
	A203 EXTERIOR ELEVATIONS	A301 BUILDING SECTIONS
	A302 BUILDING SECTIONS	A303 WALL SECTIONS
	A311 WALL SECTIONS	

<b>ARCHITECTURAL CONT'D</b>	A312 WALL SECTIONS	A313 WALL SECTIONS
	A401 PLAN DETAILS	A411 SECTION DETAILS
	A412 SECTION DETAILS	A413 SECTION DETAILS
	A501 VERTICAL CIRCULATION	A502 VERTICAL CIRCULATION
	A503 VERTICAL CIRCULATION	A504 VERTICAL CIRCULATION
	A505 VERTICAL CIRCULATION	A506 VERTICAL CIRCULATION
	A507 VERTICAL CIRCULATION	A511 ENLARGED FLOOR PLANS-RESTROOMS
	A512 ENLARGED FLOOR PLANS	A513 ENLARGED FLOOR PLANS
	A521 INTERIOR ELEVATIONS-LOBBY	A522 INTERIOR ELEVATIONS-LOWER LEVEL
	A523 INTERIOR ELEVATIONS-MAIN LEVEL	A524 INTERIOR ELEVATIONS-MAIN LEVEL
	A525 INTERIOR ELEVATIONS-MAIN LEVEL FOUNDERS	A526 INTERIOR ELEVATIONS-UPPER LEVEL
	A527 INTERIOR ELEVATIONS-UPPER LEVEL	A528 INTERIOR ELEVATIONS-UPPER LEVEL FOUNDERS
	A531 MILLWORK	A532 MILLWORK
	A533 MILLWORK (NOT ISSUED)	A534 MILLWORK
	A535 MILLWORK	A601 DOOR SCHEDULE
	A602 EXISTING CONDITIONS/RENOVALS PLANS	A603 EXTERIOR WINDOW SCHEDULE
	A604 WINDOW SCHEDULE - FOUNDER'S HALL	A611 WINDOW DETAILS
<b>STRUCTURAL</b>	S1.0 GENERAL NOTES	S1.1 FOUNDATION PLAN
	S1.2 FIRST FLOOR FRAMING PLAN	S1.3 SECOND FLOOR/LOW ROOF FRAMING PLAN
	S1.4 ROOF FRAMING PLAN	S2.1 TYPICAL CONCRETE SECTIONS AND DETAILS
	S2.2 FOUNDATION SECTIONS AND DETAILS	S2.3 FOUNDATION SECTIONS AND DETAILS
	S2.4 FOUNDATION SECTIONS AND DETAILS	S2.5 FOUNDATION SECTIONS AND DETAILS
	S3.0 FRAMING SECTIONS AND DETAILS	S3.1 FRAMING SECTIONS AND DETAILS
	S3.2 FRAMING SECTIONS AND DETAILS	S3.3 FRAMING SECTIONS AND DETAILS
	S3.4 FRAMING SECTIONS AND DETAILS	

<b>STRUCTURAL CONT'D</b>	S3.5 FRAMING SECTIONS AND DETAILS	S3.6 FRAMING SECTIONS AND DETAILS
<b>PLUMBING</b>	PL000 PLUMBING AND HVAC NOTES, LEGEND AND ABBREVIATIONS	PD101 PLUMBING AND HVAC DEMOLITION PLAN - LOWER LEVEL
	PD102 PLUMBING AND HVAC DEMOLITION PLAN - MAIN LEVEL	PD103 PLUMBING AND HVAC DEMOLITION PLAN - UPPER LEVEL
	PL100 UNDERSLAB SANITARY PIPING PLAN - LOWER LEVEL	PL101 SANITARY PIPING PLAN - LOWER LEVEL
	PL102 SANITARY PIPING PLAN - MAIN LEVEL	PL103 SANITARY PIPING PLAN - UPPER LEVEL
	PL104 PLUMBING PIPING PLAN - ROOF	PP101 DOMESTIC PIPING PLAN - LOWER LEVEL
	PP102 DOMESTIC PIPING PLAN - MAIN LEVEL	PP103 DOMESTIC PIPING PLAN - UPPER LEVEL
<b>MECHANICAL</b>	MH101 MECHANICAL PLAN - LOWER LEVEL	MH102 MECHANICAL PLAN - MAIN LEVEL
	MH103 MECHANICAL PLAN - UPPER LEVEL	MP101 MECHANICAL PIPING PLAN - LOWER LEVEL
	MP102 MECHANICAL PIPING PLAN - MAIN LEVEL	MP103 MECHANICAL PIPING PLAN - UPPER LEVEL
	M104 MECHANICAL PLAN - ROOF	M500 MECHANICAL DETAILS
	M600 MECHANICAL SCHEDULES	M601 MECHANICAL SCHEDULES
<b>ELECTRICAL</b>	ES101 ELECTRICAL SITE PLAN	E000 ELECTRICAL ABBREVIATIONS, LEGENDS AND GENERAL NOTES
	ED101 EXISTING CONDITIONS/RENOVALS PLANS	EL101 LIGHTING PLAN LOWER LEVEL
	EL102 LIGHTING PLAN MAIN LEVEL	EL103 LIGHTING PLAN UPPER LEVEL
	EL500 LIGHTING CONTROL DETAILS	EL600 LIGHTING CONTROL DETAILS AND LUMINAIRE SCHEDULE
	EP101 POWER AND SYSTEMS PLAN - LOWER LEVEL	EP102 POWER AND SYSTEMS PLAN - MAIN LEVEL
	EP103 POWER AND SYSTEMS PLAN - UPPER LEVEL	EP104 POWER PLAN - ROOF
	EP500 ELECTRICAL DETAILS	EP501 FIRE ALARM RISER DIAGRAM
	EP600 ELECTRICAL DETAILS AND SCHEDULES	EP601 ELECTRICAL SCHEDULES
	EP602 ELECTRICAL SCHEDULES	
	FA101 FIRE ALARM PLAN - LOWER LEVEL	FA102 FIRE ALARM PLAN - MAIN LEVEL
	FA103 FIRE ALARM PLAN - UPPER LEVEL	FA500 FIRE ALARM RISER PLAN

### MATERIAL KEY

	COURSE GRAVEL
	CONCRETE
	STONE
	EARTH/COMPACT FILL
	GYPSUM/PLASTER
	PLYWOOD
	FINISH WOOD
	ROUGH WOOD
	BLOCKING WOOD
	CONCRETE MASONRY
	BRICK MASONRY
	SAND/FINE GRAVEL
	DENSE PAK CELLULOSE INSULATION
	SPRAY FOAM INSULATION
	BATT INSULATION
	XPS INSULATION
	EPS INSULATION

### ARCHITECTURAL ABBREVIATIONS

AR ANCHOR BOLT	AB ABUTMENT	ACT ACoustical CEILING TILE	ADDL ADDITIONAL	ADJ ADJACENT	ADM ADMINISTRATION	AFF ABOVE FINISH FLOOR	ALUM ALUMINUM	ALT ALTERNATE	AP ACCESS PANEL	APRX APPROXIMATE(LY)	ARCH ARCHITECT	BD BOARD	BF BOTTLE FILLER	BIT BITUMINOUS	BLDG BUILDING	BLKG BLOCKING	BM BENCHMARK	BRG BEARING	BTW BETWEEN	CAB CABINET	CB CATCH BASIN	CEM CEMENT	CF CUBIC FEET	CG CORNER GUARD	CIRC CIRCULAR	CL CENTER LINE	CLG CEILING	CLD CLOSET	CMU CONCRETE MASONRY UNIT	CO CLEAN OUT	COL COLUMN	CONC CONCRETE	CONST CONSTRUCTION	CONT CONTINUE, CONTINUOUS	COORD COORDINATED	COORD COORDINATED	CRS COURSE	CT CERAMIC TILE	CTV CABLE TELEVISION LINE	CUH CABINET UNIT HEATER	CY CUBIC YARD														
DBL DOUBLE	DEFL DEFLECTION	DEMO DEMOLITION	DF DRINKING FOUNTAIN	DIA DIAMETER	DIAG DIAGONAL	DIR DIRECTOR/DOOR	DN DOWN	DTL DETAIL	DWG DRAWING	E EAST	EA EACH	EF EXHAUST FAN	EJ EXPANSION JOINT	EL ELEVATION	ELEV ELEVATOR	ELC ELECTRIC/ELECTRICAL	EQ EQUAL	EWC ELECTRIC WATER COOLER	EXAM EXAMINATION	EXIST EXISTING	EXT EXTERIOR	FBO FURNISHED BY OWNER	FCO FLOOR CLEAN OUT	FD FLOOR DRAIN	FCP FIRE CONTROL PANEL	FE FIRE EXTINGUISHER	FEC FIRE EXTINGUISHER CABINET	FEC REC SEMI RECESSED	FEC/FR FIRE EXTINGUISHER FULLY RECESSED	FG FIBERGLASS	FIN FINISH	FL FLOOR	FOS FACE OF STUD	FRG FIBERGLASS REINFORCED	FT FOOT	FTG FOOTING	F.O. FACE OF																		
GAL GALLON	GALV GALVANIZED	GC GENERAL CONTRACTOR	GL GLASS	GR GRANITE	GWB GYPSUM WALL BOARD	GY GYPSUM	HD HIGH DENSITY	HR HOUR	HC HOLLOW CORE	HDWR HARDWARE	HFS HALF FULL SCALE	HGT HEIGHT	HM HOLLOW METAL	HO HOLD OPEN	HORZ HORIZONTAL	HTG HEATING	HVAC HEATING, VENTILATION & AIR CONDITIONING	HW HOT WATER	HY HYDRANT	INCL INCLUDE/INCLUDING	IDC INSIDE DIAMETER	IN INCH	INSUL INSULATE/INSULATION	INT INTERIOR	INV INVERT	JAN JANITOR	JC JANITOR CLOSET	JO JOINT	KT KITCHEN	LAM LAMINATE/LAMINATED	LAV LAVATORY	LCC LEAD COATED COPPER	LF LINEAR FOOT	LGT LIGHT	LN LINE																				
MTR MATERIAL	MAS MASONRY	MAX MAXIMUM	MECH MECHANICAL	MED MEDICAL	MFR MANUFACTURER	MGR MANAGER	MH MANHOLE	MIN MINIMUM	MISC MISCELLANEOUS	MO MASONRY OPENING	MOLD MOLD	MR MOISTURE RESISTANT	MTD MOUNTED	MNT MOUNTING	MTL METAL	N NORTH	NATL NATURAL	NIC NOT IN CONTRACT	NIGHT NIGHT LIGHT	NO NUMBER	NTS NOT TO SCALE	OC ON CENTER	OCFI CONTRACTOR INSTALLED	ONCE ONCE	PNL PANEL	PNT PAINT	PART BD PARTICLE BOARD	JC JANITOR CLOSET	PERM PERMETER	PL PLATE	PLAS PLASTER	PLAM PLASTIC LAMINATE	PLYWD PLYWOOD	PNT PAINT	PRINT PRINT	POLY POLYURETHANE	PREP PREPARATION	PSF POUNDS / SQUARE FOOT	ROUNDS / SQUARE INCH	PT PRESERVATIVE TREATED	PTD PAINTED	PVMT PAVEMENT													
QUART QUART	R RADIUS/RISER/RANGE	RD ROOF DRAIN	REC RECREATION	RECT RECTANGLE	REF REFERENCE	REQD REQUIRED	REFR REFRIGERATOR	REINFR REINFORCE/REINFORCING	RESL RESILIENT	REV REVISION	RFG ROOFING	RM ROOM	RND ROUND	RO ROUGH OPENING	S SOUTH/SINK	SAN SANITARY	S.A.F.B. SOUND ATTENUATION FIBRE BATT(S) BRACKET	SC SOLID CORE	SD STORM DRAIN	SECT SECTION	SF SQUARE FOOT	SHT SHEET	SIM SIMILAR	SPEC SPECIFICATION(S)	SPF1 SPRAY FOAM INSULATION	SQ SQUARE	STD STANDARD	STC SOUND TRANSMISSION COEFFICIENT	STL STEEL	STR STORAGE	SS STAINLESS STEEL	SUSP SUSPENDED	T TEL	TEMP TEMPERATURE/TEMPERED	T&G TONGUE & GROOVE	TH THICKNESS	TO TOP OF	TV TELEVISION	TYP TYPICAL	UL UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE UTILITIES	VAR VARIES	VB VAPOR BARRIER	VCT VINYL COMPOSITE TILE	VENT VENTILATOR/VENTILATION	VERT VERTICAL	VEST VESTIBULE	YR VAPOR RETARDER	W WEST / WATER / WASHER / WIDTH	W/ WITH	WC WATER CLOSET	WD WOOD	WIND WINDOW	W/O WITH OUT	WV WELDED WIRE FABRIC	WVW WELDED WIRE MESH

### ARCHITECTURAL SYMBOLS

FINISH MATERIAL	CL1	PROPOSED ELEVATION	TOP OF FIN. FLOOR EL. + X'-X"
CASEWORK TYPE	CW1	BUILDING SECTION	X AXXX
ROOM NUMBER	ROOM NAME 101	BUILDING ELEVATION	X AXXX
DOOR NUMBER	101A	WALL SECTION	X AXXX
WINDOW TYPE	NO	INTERIOR ELEVATION	W X AXXX E S
PARTITION TYPE	M4 G1	COLUMN REFERENCE LINE	X
REVISION REFERENCE	1	NEW DOOR	X AXXX
FIRE EXTINGUISHER, RECESSED CABINET	FE	EXISTING DOOR	
FIRE EXTINGUISHER SURFACE MOUNT	FE		
DETAIL			

### ALTERNATES

- Alternate No. 1: Additional Wood Ceiling in Lobby**
- Base Bid: Provide Wood and ACT ceiling as shown on 1. Main Level Reflected Ceiling Plan / Sheet A132.
  - Alternate: Provide extended area of Wood ceiling as shown on 2. Alternate Main Level Reflected Ceiling Plan / Sheet A132. Provide alternate price for ceiling area A & B.
- Alternate No. 2: Monumental Stair 1 Finishes**
- Base Bid: At Lobby Open Stair 1 provide resilient Stair Treads and Risers with Rubber Tile Flooring at Landings.
  - Alternate: At Lobby Open Stair 1 provide Unglazed Porcelain Tile Treads with Nosing in lieu of Rubber.
- Alternate No. 3: Millwork Improvements**
- Base Bid: Plastic Laminate Counters and Tops for Millwork and Base Cabinets. Freestanding casework units to have framed toe kicks and shown on drawings.
  - Alternate: Delete Plastic Laminate. Solid Surface material to be used for Counters and Top for Millwork and Base Cabinets. Freestanding casework units to have locking casters.
- Alternate No. 4: Add Ceiling Fans at Classroom & Resource Library**
- Base Bid: Provide power and switching for future Ceiling Fans in locations shown on Electrical Power Plans.
  - Alternate: Provide Ceiling Fans in the locations shown on Electrical Power Plans.
- Alternate No. 5: Add Moveable Visual Display Boards at Innovation Space [017A]**
- Base Bid: Ceilings as shown in RCP 1, Sheet A131
  - Alternate: Provide overhead support track and operable partitions as shown on Details 2 & 3, Sheet A131.

PROJECT NAME:  
**WAYNFLETE  
LOWER SCHOOL  
ADDITION & RENOVATIONS**

WAYNFLETE SCHOOL  
360 SPRING STREET  
PORTLAND, MAINE 04102



THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS (SSA) AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF SCOTT SIMONS ARCHITECTS, LLC

REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE: 12 JANUARY 2017  
PROJECT NUMBER: 2013-0050  
STATUS: 100% CONSTRUCTION DOCUMENTS ISSUED FOR BID

### COVER SHEET

# G001