

Issued for Bidding
September 7, 2007

Renovations and Additions for Waynflete Arts Center, Phase Two

360 Spring Street
Portland, Maine 04102

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& Contractor:**
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DRAWING LIST:

A-0.0 COVER SHEET

D-1.0 DRAINAGE PLAN
C-1.0 STORM DRAIN LAYOUT PLAN + DETAILS
C-1.1 EROSION CONTROL

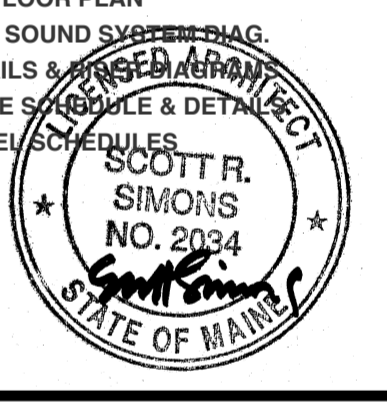
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L-1.1B GRANITE & HARDSCAPE LAYOUT
L-1.2 GRADING PLAN
L-1.3 PLANTING PLAN
L-1.4 SITE DETAILS
L-1.5 SITE DETAILS

D-1.1 GROUND FLOOR DEMOLITION
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A-2.1 BUILDING ELEVATIONS
A-3.1 BUILDING SECTIONS
A-3.2 ENLARGED BUILDING SECTIONS
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A-5.1 PLAN DETAILS
A-5.2 SECTION DETAILS
A-5.3 ENLARGED STAIR PLANS & DETAILS
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A-6.3 ENLARGED BATHROOM PLANS & ELEVATIONS
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A-7.3 UPPER FLOOR RCP
A-8.1 DOOR & FINISH SCHEDULES
A-8.2 WINDOW SCHEDULE

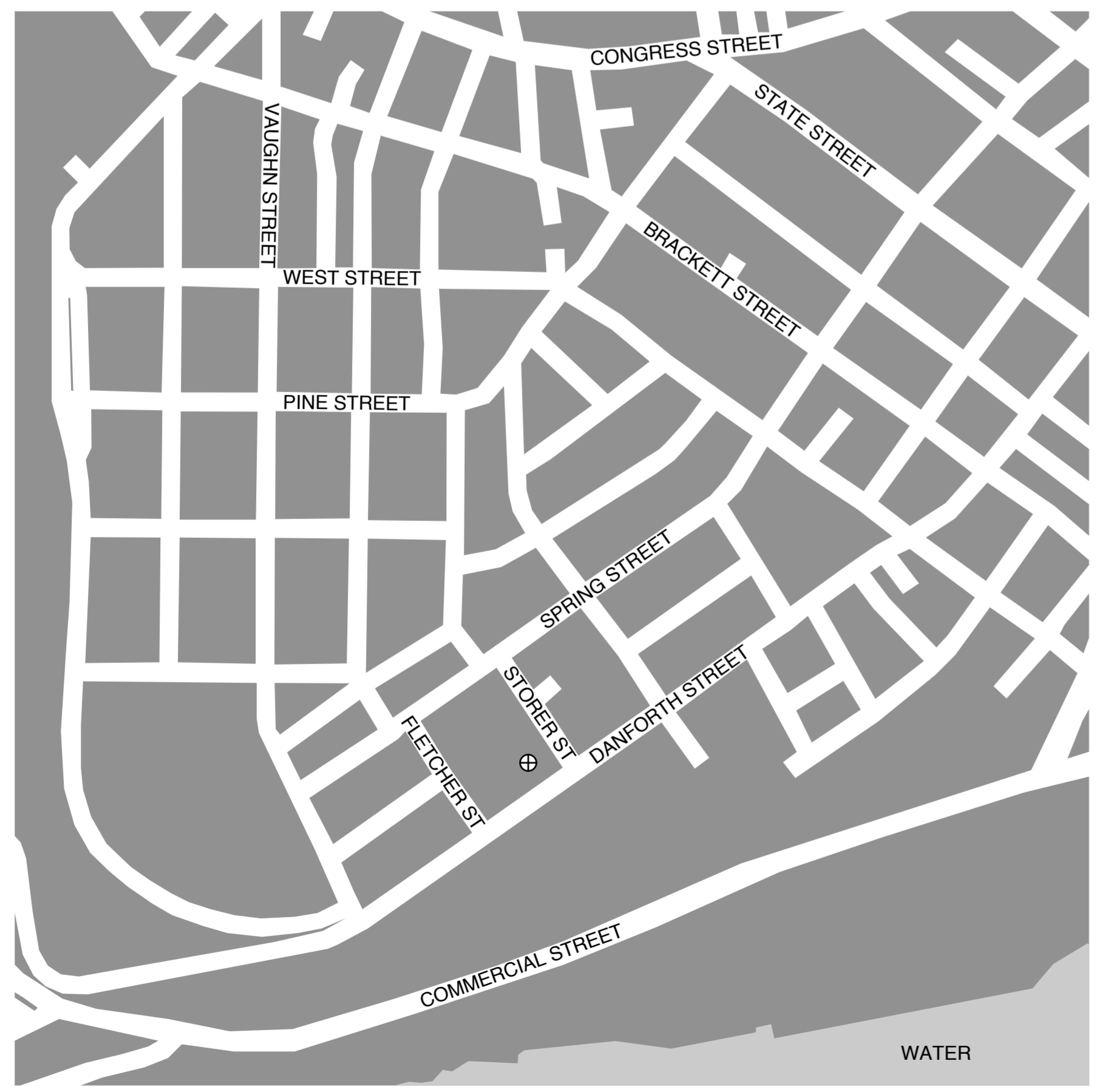
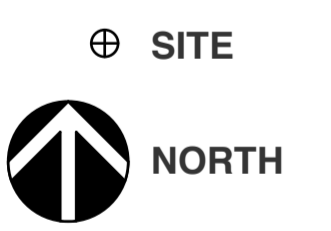
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S-1.3A CATWALK FRAMING PLAN
S-1.4 ROOF FRAMING PLAN
S-1.5 COLUMN LAYOUT PLAN
S-1.6 BRACING ELEVATION AND DETAILS
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E-1.10 LIGHTING FIXTURE SCHEDULE & DETAILS
E-1.11 ELECTRICAL PANEL SCHEDULES
E-2.0 SITE LIGHTING



LOCUS MAP



MATERIAL KEY

[Symbol]	COURSE GRAVEL
[Symbol]	CONCRETE
[Symbol]	STONE
[Symbol]	EARTH/COMPACT FILL
[Symbol]	GYPSPUM/PLASTER
[Symbol]	PLYWOOD
[Symbol]	BLOWN-IN CELLULOSE INSULATION
[Symbol]	BATT INSULATION
[Symbol]	FINISH WOOD
[Symbol]	ROUGH WOOD
[Symbol]	BLOCKING WOOD
[Symbol]	CONCRETE MASONRY
[Symbol]	BRICK MASONRY
[Symbol]	SAND/FINE GRAVEL
[Symbol]	RIGID INSULATION
[Symbol]	GLASS
[Symbol]	EXISTING WALL
[Symbol]	NEW WALL
[Symbol]	DEMO WALL

ABBREVIATIONS

AB	ANCHOR/BOLT	FCP	FIRE CONTROL PANEL	PART	BD	PARTICLE BOARD
ACT	ACCOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER	PC	PIECE	
ADDL	ADDITIONAL	FIN	FINISH	PL	PLATE	
ADMN	ADMINISTRATION	FL	FLOOR	PLAS	PLASTER	
AFF	ABOVE FINISH FLOOR	FOS	FACE OF STUD	PLAM	PLASTIC LAMINATE	
ALUM	ALUMINUM	FRP	FIBERGLASS REINFORCED PLASTIC	PLYWD	PLYWOOD	
AP	ACCESS PANEL	FT	FOOT	PNT	PAINT	
APV	ASPHALT PAVEMENT	FTG	FOOTING	POLY	POLYURETHANE	
ARCH	ARCHITECT	GAL	GALLON	PREP	PREPARATION	
BD	BOARD	GALV	GALVANIZED	PSF	POUNDS / SQUARE FOOT	
BIT	BITUMINOUS	GAV	GALVANIZED CONTRACTOR	PT	PRESERVATIVE TREATED	
BLK	BLOCKING	GL	GLASS	PTD	PAINTED	
BM	BENCHMARK	GR	GRANITE	PVMT	PAVEMENT	
BR	BRICK	GWB	GYPSPUM WALL BOARD	QT	QUART	
BRG	BEARING	GYP	GYPSPUM	R	RADIUS/RISERRANGE	
BSMT	BASEMENT	HD	HIGH DENSITY	RD	ROOF DRAIN	
BTW	BETWEEN	HR	HOUR	REC	REGISTRATION	
CAB	CABINET	HC	HOLLOW CORE	RECT	RECTANGLE	
CB	CATCH BASIN	HW	HARDWARE	REF	REFERENCE	
CEM	CEMENT	HFS	HALF FULL SCALE	REDD	REQUIRED	
CF	CIRCULAR	HGT	HEIGHT	REFR	REFRIGERATOR	
CH	CIRCULAR	HM	HOLLOW METAL	REIN	REINFORCE/REINFORCING	
CHC	CIRCULAR	HO	HOLD OPEN	RESL	RESILIENT	
CI	CONTROL JOINT	HTG	HEATING	REV	REVISION	
CL	CENTER LINE	HVAC	HEATING, VENTILATION & AIR CONDITIONING	RFG	ROOFING	
CLG	CEILING	HW	HOT WATER	RM	ROOM	
CLO	CLOSET	HYD	HYDRANT	RO	ROUGH OPENING	
CMU	CONCRETE MASONRY UNIT	INCL	INCLUDE/INCLUDING	S	SOUTH/SINK	
COL	COLUMN	INCL	INCLUDE/INCLUDING	SAN	SANITARY	
CONC	CONCRETE	ID	INSIDE DIAMETER	SD	STORM DRAIN	
CONSTR	CONSTRUCTION	IN	INCH	SECT	SECTION	
CONT	CONTINUE, CONTINUOUS	INSUL	INSULATION	SF	SQUARE FOOT	
COORD	COORDINATED	INT	INTERIOR	SHT	SHEET	
COOR	COORDINATED	INT	INTERIOR	SIM	SIMILAR	
COURSE	COURSE	INT	INTERIOR	SPEC	SPECIFICATION(S)	
CT	CERAMIC TILE	JAN	JANITOR	SO	SQUARE	
CTV	CABLE TELEVISION LINE	JC	JANITOR CLOSET	STC	SOUND TRANSMISSION	
CUH	CABINET UNIT HEATER	JT	JOINT	STD	STANDARD	
CW	COLD WATER/CURTAIN WALL	KIT	KITCHEN	STL	STEEL	
CY	CUBIC YARD	LAM	LAMINATED/LAMINATE	STOR	STORAGE	
D	DRYER	LAV	LAVATORY	STST	STAINLESS STEEL	
DBL	DOUBLE	LCC	LEAD COATED COPPER	SUSP	SUSPENDED	
DEF	DEFLECTION	LF	LINEAR FOOT	T	TREAD/TILE	
DEMO	DEMOLITION	LG	LIGHT	TEL	TELEPHONE	
DF	DRINKING FOUNTAIN	LN	LINEN	TEMP	TEMPERATURE/TEMPERED	
DIA	DIAMETER	MTL	METAL	T&G	TONGUE & GROOVE	
DIAG	DIAGONAL	MTR	MATERIAL	TH	THICKNESS	
DIR	DIRECTOR/DOOR	MAS	MASONRY	TO	TOP OF	
DN	DOWN	MCH	MECHANICAL	TYP	TYPICAL	
DWG	DRAWING	MAN	MANUFACTURER	UL	UNDERWRITERS LABORATORIES UTILITIES	
DWG	DRAWING	MGR	MANAGER	UTL	UTILITIES	
E	EAST	MN	MANHOLE	VB	VAPOR BARRIER	
EA	EACH	MNS	MANHOLE	VCT	VINTI/COMPOSITE TILE	
EJ	EXHAUST FAN	MISC	MISCELLANEOUS	VENT	VENTILATOR/VENTILATION	
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	VERT	VERTICAL	
ELEV	ELEVATION	MOR	MASONRY OPENING	VEST	VESTIBULE	
ELEC	ELECTRICAL	MOLD	MOLDING	VR	VAPOR RETARDER	
EQ	EQUAL	MR	MOISTURE RESISTANT	W	WEST/WATERWASHER/WIDTH	
EQ	EQUAL	MTD	MOUNTING	WV	WATER CLOSET	
EWIC	ELECTRIC WATER COOLER	MTL	METAL	WC	WATER CLOSET	
EXAM	EXAMINATION	N	NORTH	WO	WOOD	
EXIST	EXISTING	NATL	NATURAL	WO	WOOD	
EXT	EXTERIOR	NC	NOT IN CONTRACT	WN	WINDOW	
EXT	EXTERIOR	NL	NIGHT LIGHT	WO	WITH OUT	
FBO	FURNISHED BY OWNER	NO	NUMBER	WV	WELDED WIRE FABRIC	
FCO	FLOOR CLEAN OUT	NTS	NOT TO SCALE	WV	WELDED WIRE MESH	
FD	FLOOR DRAIN	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED ONCE	WWM	WELDED WIRE MESH	
		OZ	ONCE			

CODE & ZONING SUMMARY

BUILDING CODE: IBC 2003
LIFE SAFETY CODE: 2003 NFPA 101

USE GROUP: **NON SEPARATED, MIXED USE-ASSEMBLY AND EDUCATIONAL**

TYPE OF CONSTRUCTION: **TYPE 3B, FULLY SPRINKLERED**

MAX HEIGHT: **75 FEET WITH SPRINKLER INCREASE**

OCCUPANT LOAD: **284 THEATER FIXED SEATING**
57 STAGE (AT 15 rsi)
163 CLASSROOMS AND PRACTICE SPACE (AT 20 rsi)
496 TOTAL (all floors, addition only)

AUTOMATIC SPRINKLER: **YES**

ZONING: PORTLAND ZONING ORDINANCE

ZONE: **R4 RESIDENTIAL**

MINIMUM LOT SIZE: **SCHOOL (30,000 sf required)**

CONDITIONAL USE UNDER 14-103 (2) b.
1. ELEMENTARY MIDDLE OR SECONDARY SCHOOL
TOTAL AREA OF COMBINED PARCELS
(Determined as contiguous lots on blocks 61-F and G):
244,239 sf

2. EXISTING TOTAL LOT COVERAGE
65,748 sf or 28.92%

3. PROPOSED TOTAL LOT COVERAGE
73,174 sf or 29.96%

MIN. STREET FRONTAGE: **50 feet**

MAX HEIGHT: **35 feet**

FRONT SET BACK: **25 feet**

SIDE SETBACK: **2 1/2 STORIES- 16 feet**

REAR SETBACK ON SIDE ST. **20 feet**

REAR SETBACK: **25 feet**

LOT COVERAGE: **30 percent of lot area**

385 ft fronting Danforth Street
Height calculated by average perimeter grade to midpoint of pitched roof = less than 35 ft
53.5 ft from Danforth Street PL

27 feet from Storer Street PL

STATUS: **ISSUED FOR BIDDING**
CONSTRUCTION DOCUMENTS

DATE: **09.07.2007**

REVISION / DATE:

PROJECT NO: **2003-0040.00**

DRAWN BY:

AREA OF NEW BUILDING

7,390 sf	Footprint
7,390 sf	Ground Floor
4,481 sf	First Floor
1,346 sf	Upper Floor
13,217 sf	Total

DWG NO. **A-0.0**

