



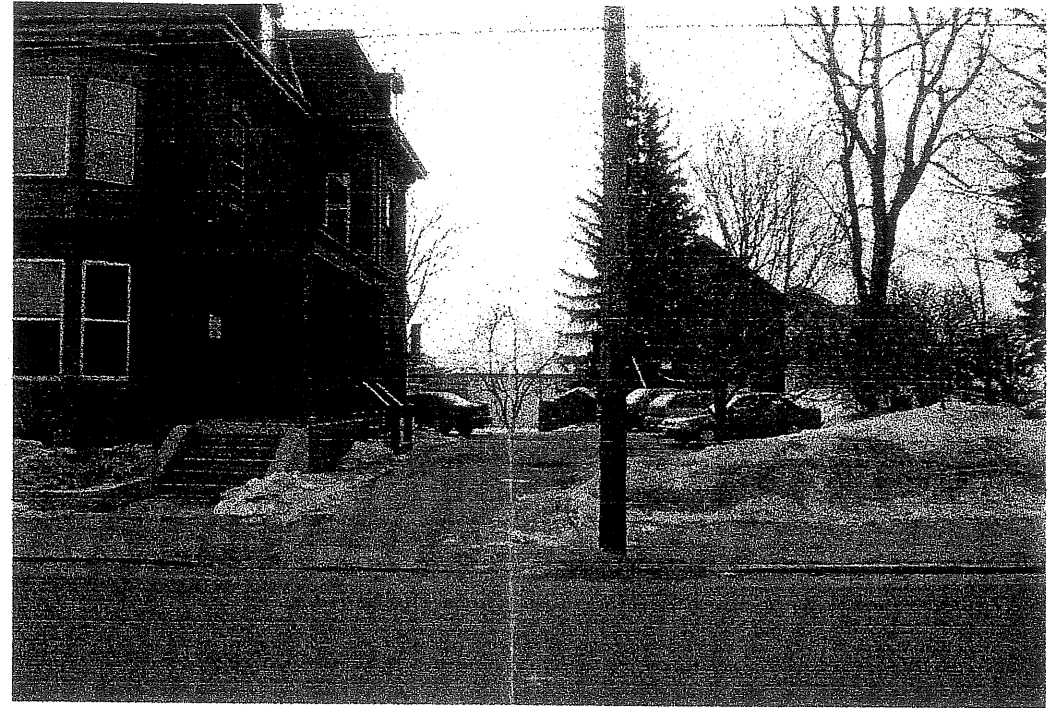
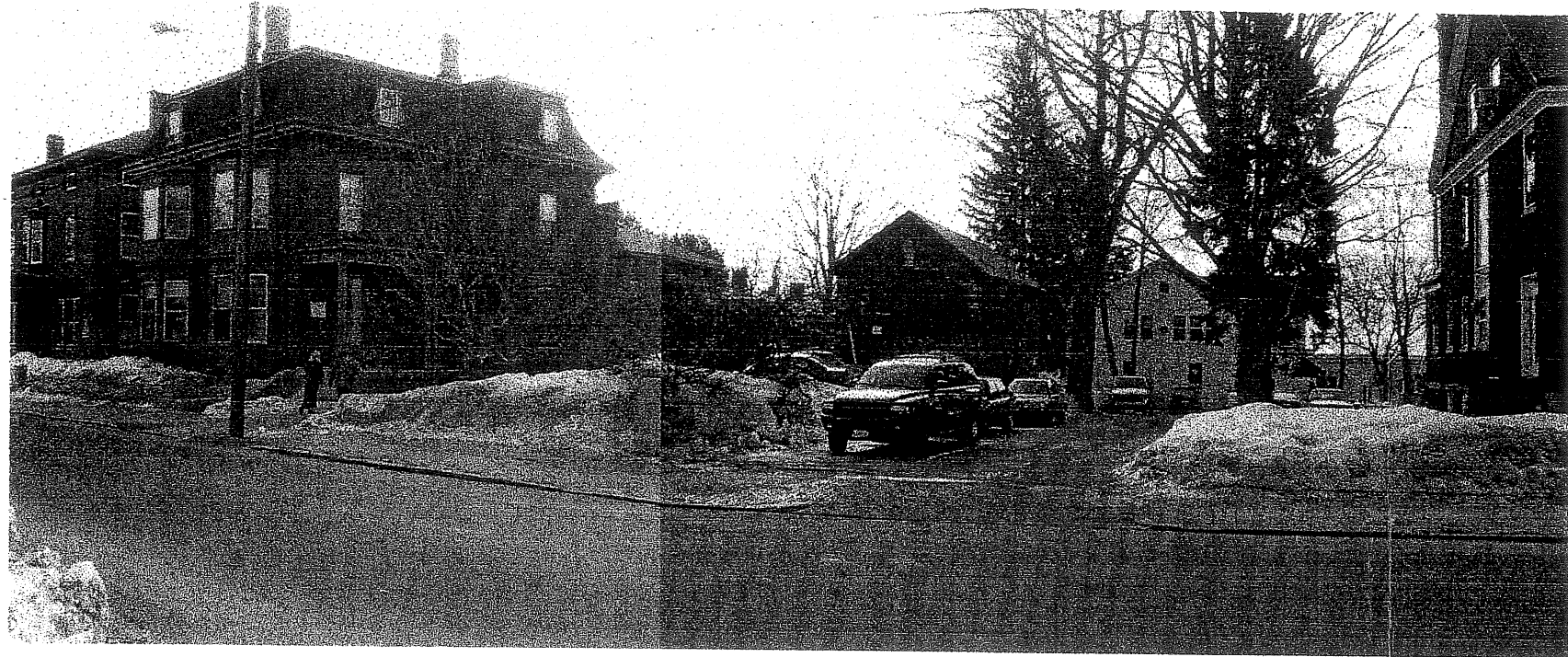
601-F-6

Ped. & Vehicular
improv.

Waynflete
Campus

Waynflete
School





michael boucher landscape architecture

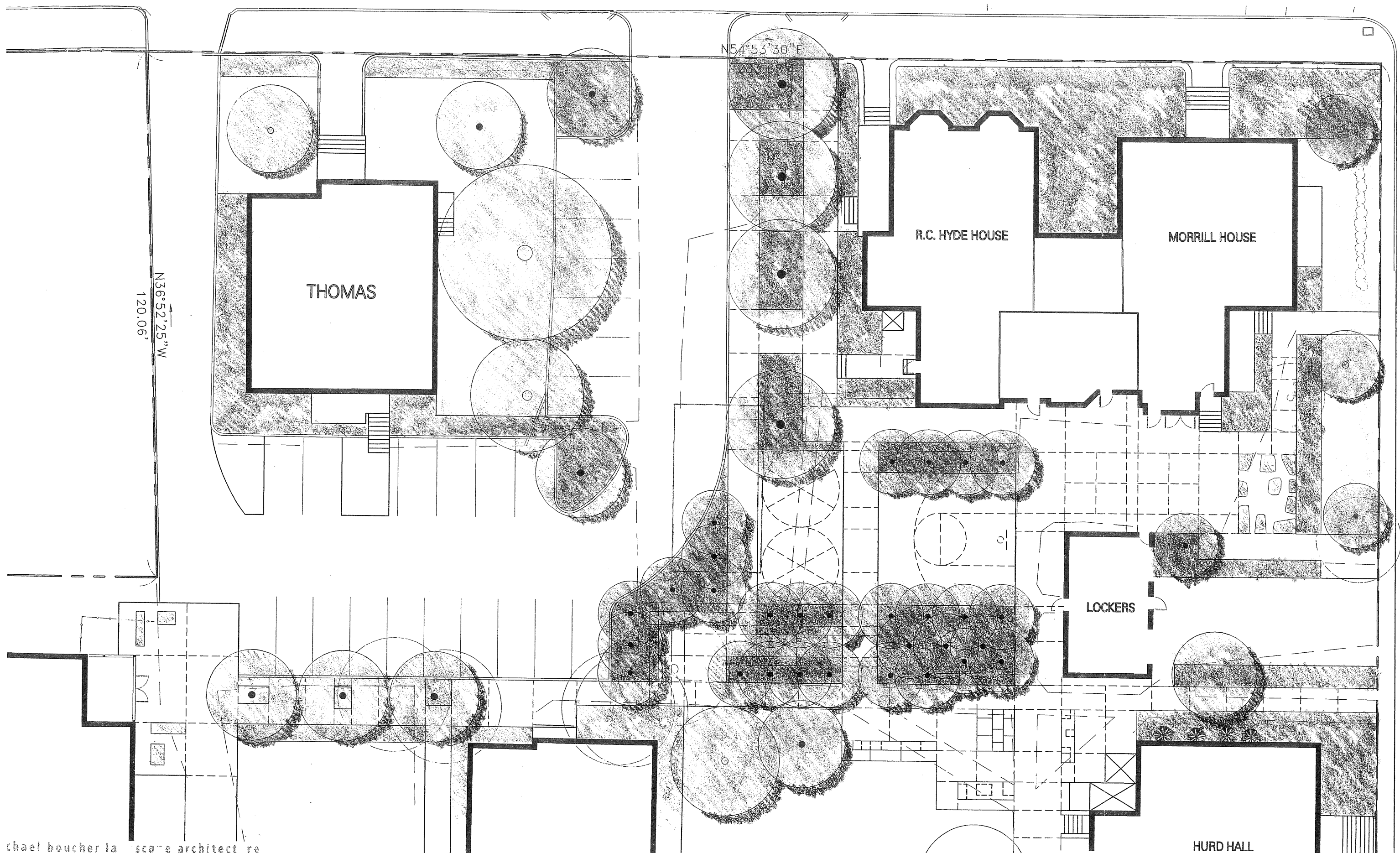
4300 N. 1st St.
Plymouth, MA 01962

T 207 865 1080
F 207 865 1491

www.boucherslandscape.com

The Waynflete School Bus Loop & Middle School Yards

17 March 2003



N54°53'30"E

80.68'

N36°52'25"W
120.06'

THOMAS

R.C. HYDE HOUSE

MORRILL HOUSE

LOCKERS

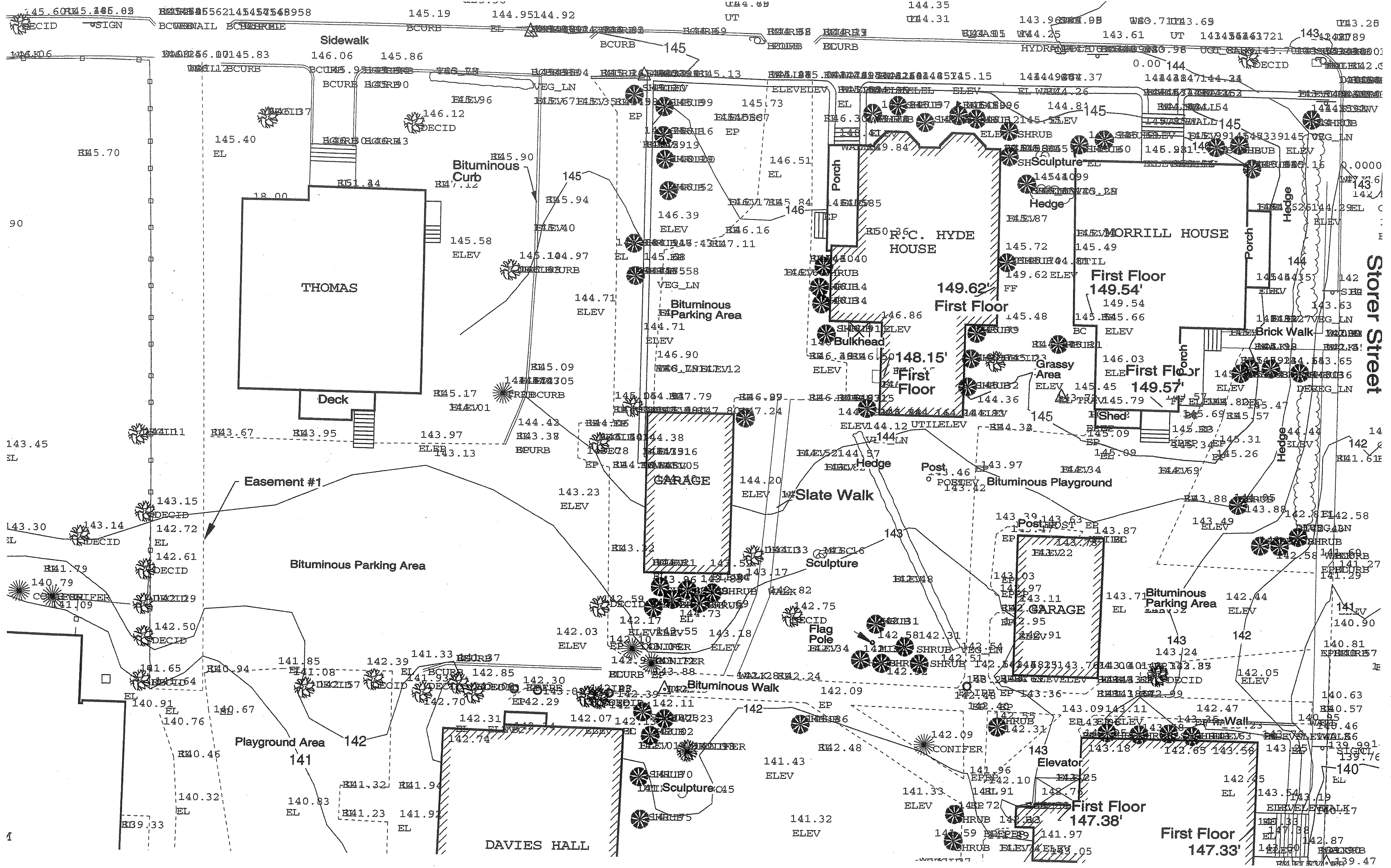
HURD HALL

The Waynflete School

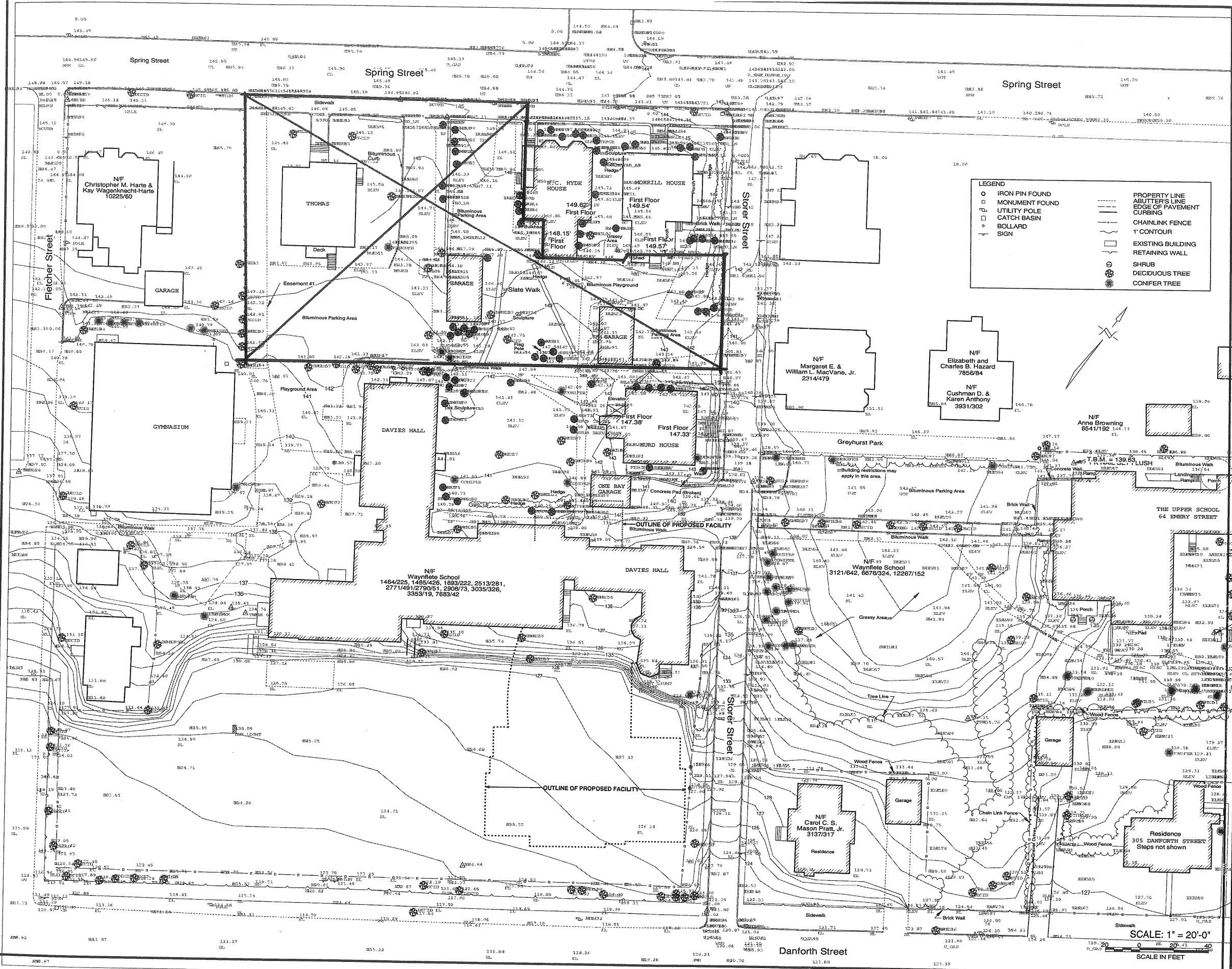
Bus Loop & Middle School Yards

Michael Boucher Landscape Architecture

4300 13th St NW
 Seattle, WA 98107
 T 206 865 1000
 F 206 865 1000

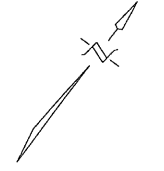


Storer Street



LEGEND

- IRON PIN FOUND
- MONUMENT FOUND
- UTILITY POLE
- CATCH BASIN
- BOLLARD
- SIGN
- PROPERTY LINE
- ABUTTER'S LINE
- EDGE OF PAVEMENT
- CURBING
- CHAINLINK FENCE
- 1' CONTOUR
- EXISTING BUILDING
- RETAINING WALL
- SHRUB
- DECIDUOUS TREE
- CONIFER TREE



Scott Simons Architects
 15 Franklin Street
 Portland, Maine 04101
 Phone 207 774 4500
 Fax 207 728 4550

PROJECT
WAYNFLETE SCHOOL
 360 SPRING STREET
 PORTLAND, ME

TITLE
SITE PLAN
 February 8, 2001

STATUS: DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION

DATE: 01.10.01 **REVISION DATE:**

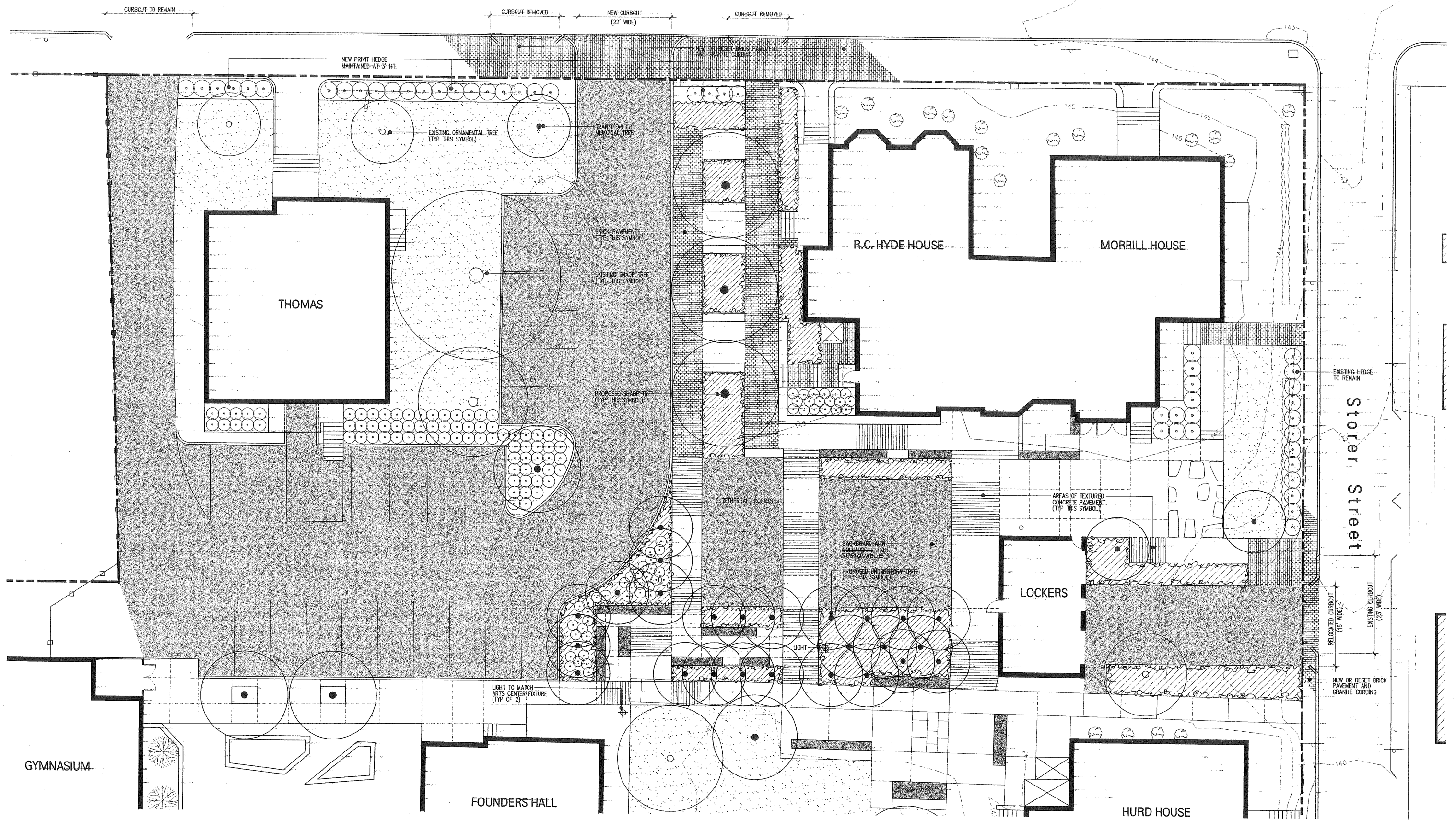
PROJECT NO.: 01001.00

DRAWN BY: **SCALE:** 1" = 20'-0"

DWG NO.: **SCALE IN FEET**

©2001 Scott Simons Architects

Spring Street

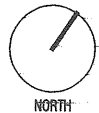


LANDSCAPE PLAN

BUS LOOP AND PLAY AREA

WAYNFLETE SCHOOL - 360 SPRING STREET - PORTLAND, MAINE

DATE: JULY 3, 2003
SCALE: 1" = 10'-0"



michael boucher landscape architecture
 4 South Street
 freport, ME 04032
 1 207.865.1080
 1 207.865.1455
 www.boucherlandscape.com

SSA
 Scott Simons Architects
 15 Franklin Street Apt
 Portland, Maine 04101
 phone 207.772.4656

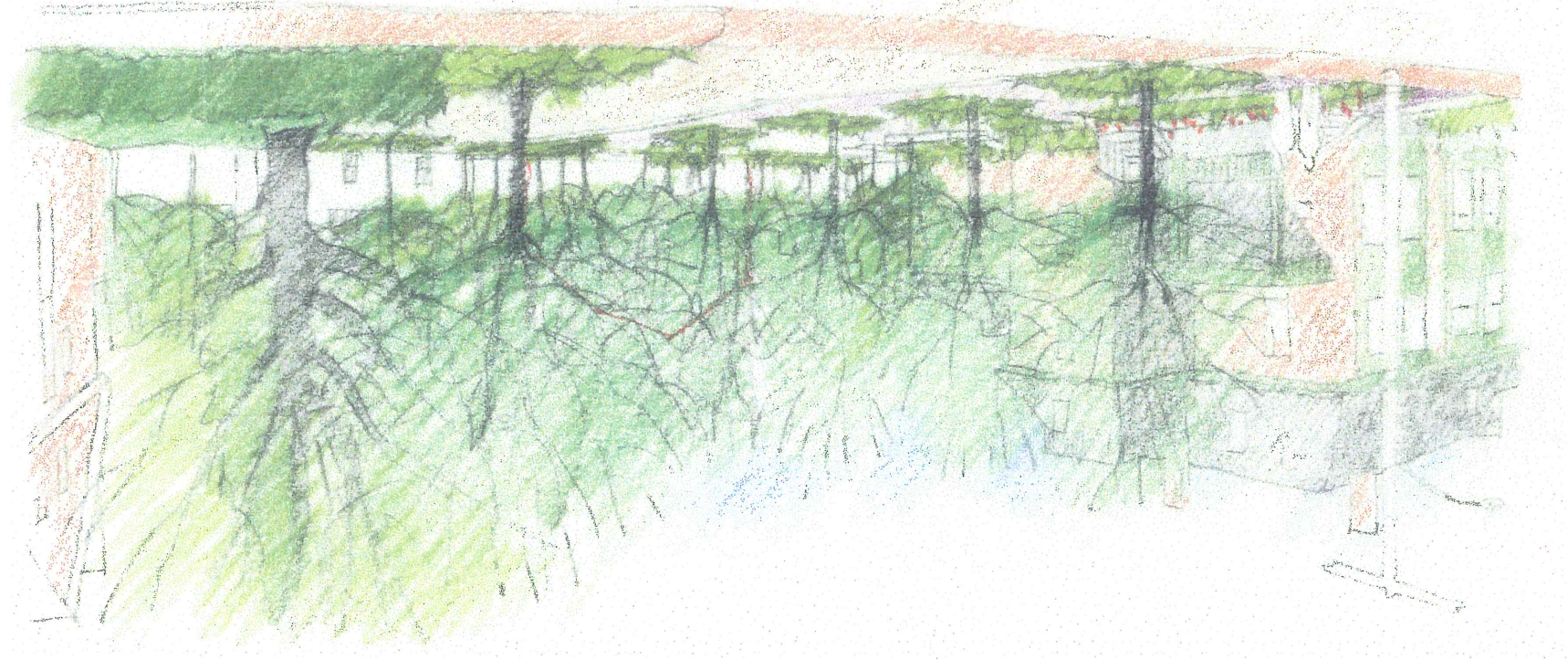
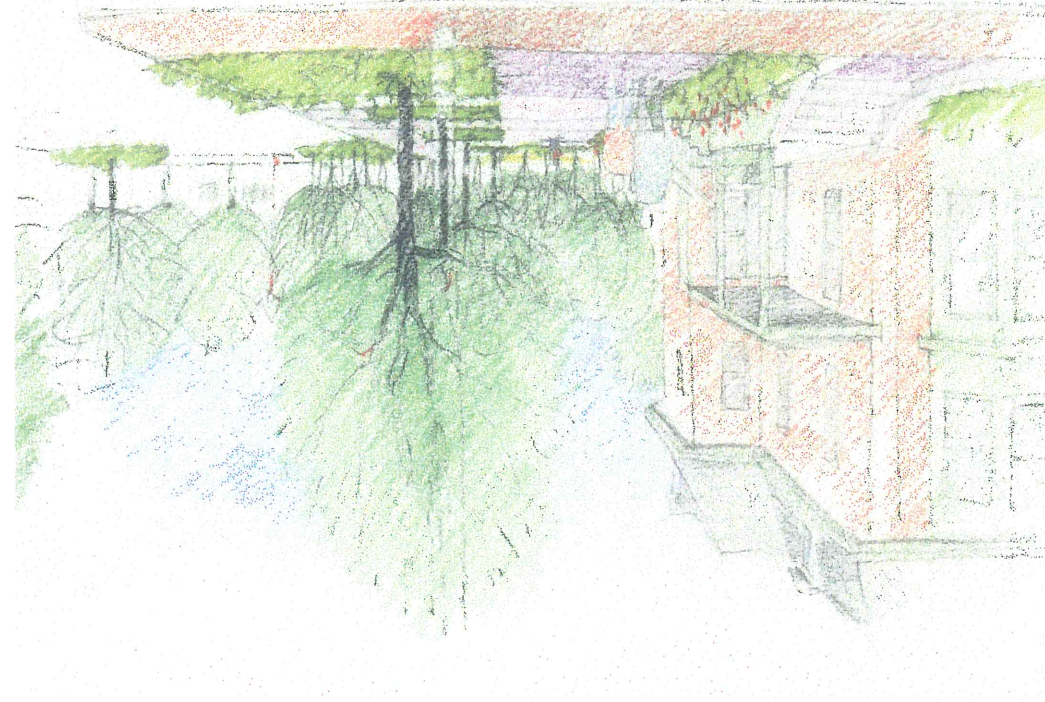
The Waynflete School Bus Loop & Middle School Yards

Michael Boucher Landscape Architecture
1201 265 1086
1207 665 1811
1207 665 1811



17 March 2003

The Waynflete School Bus Loop & Middle School Yards

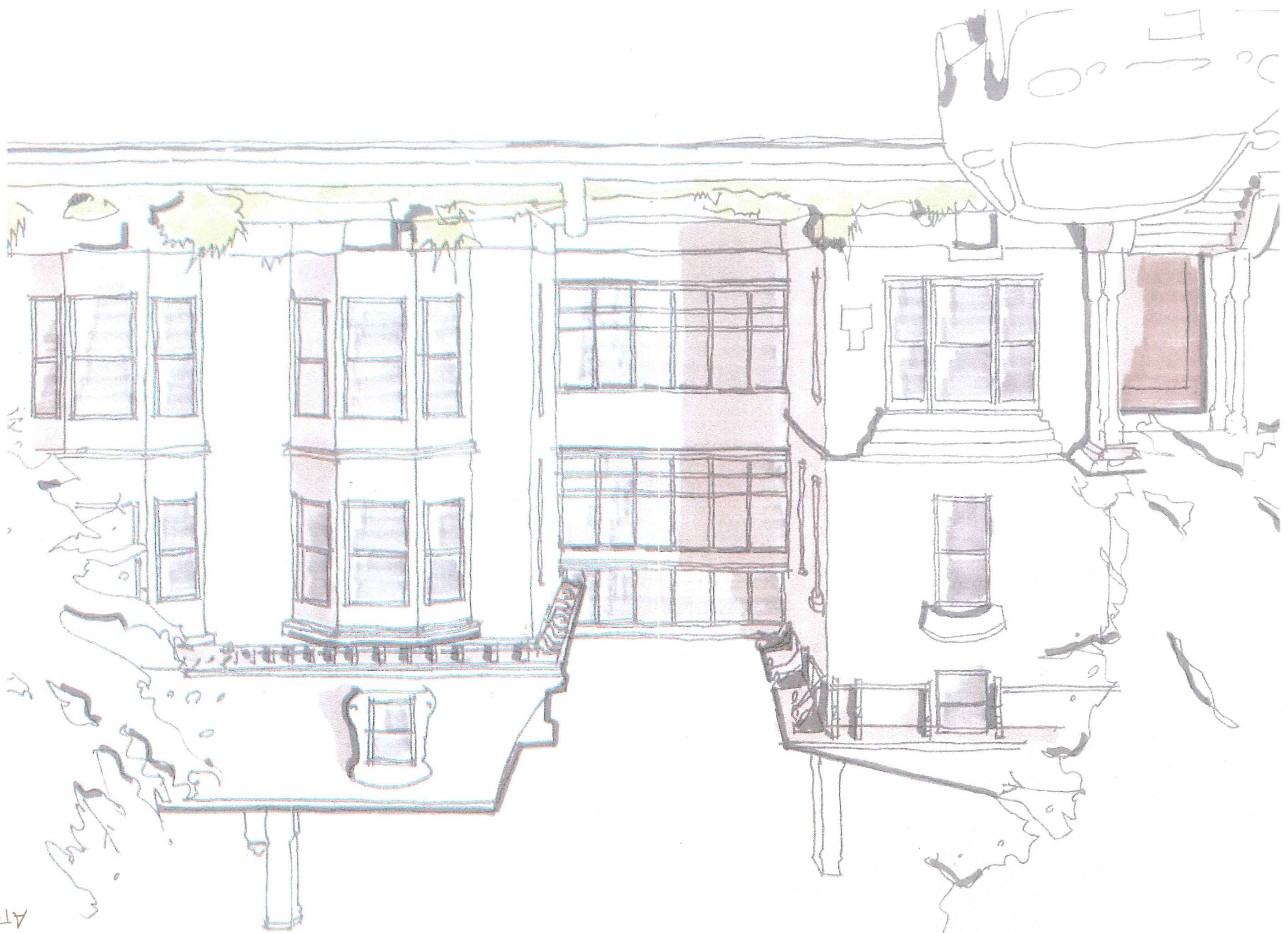


michael boucher landscape architecture

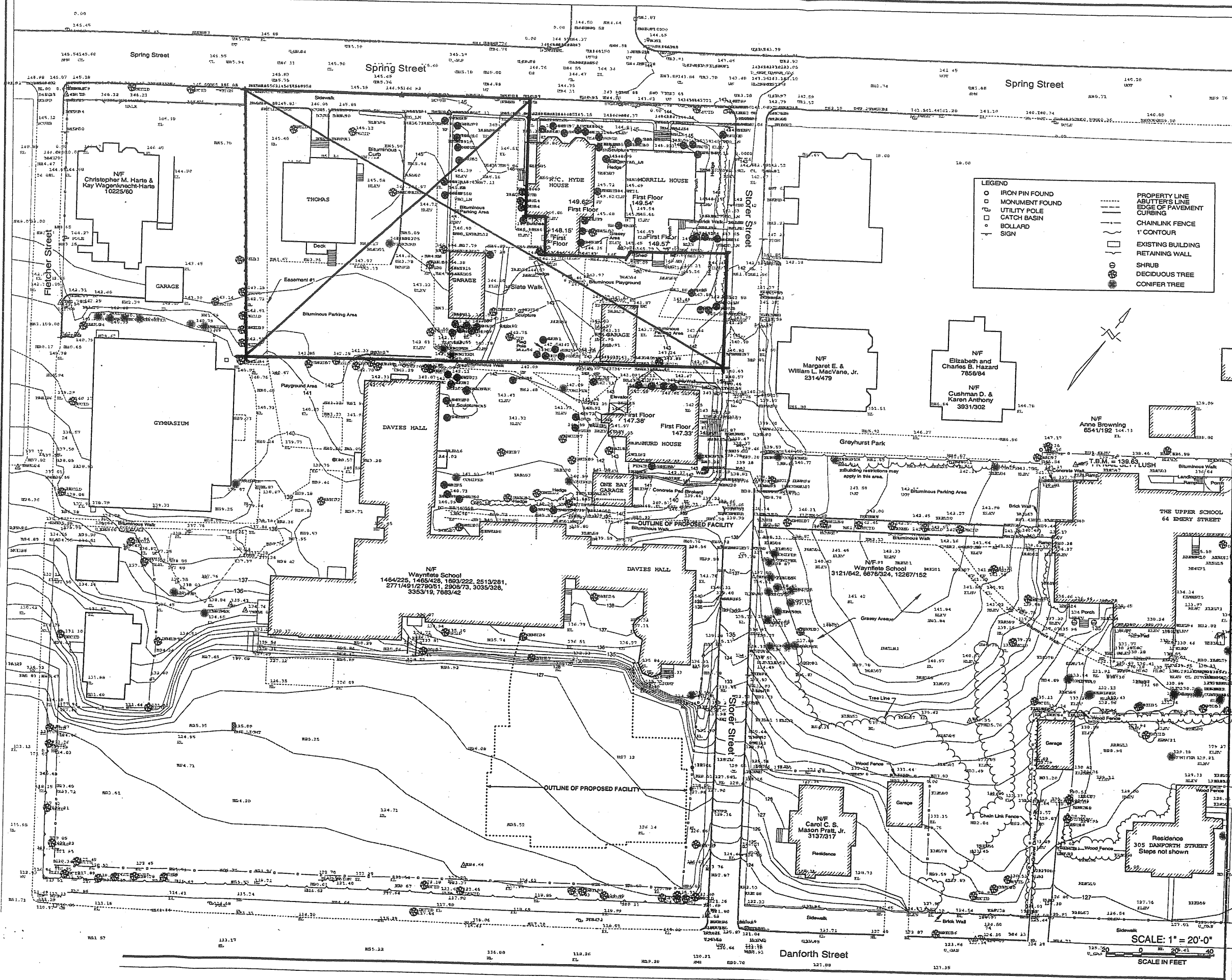
4 south street
hampden, maine 04503

t 207 865 1084
f 207 865 1451

www.boucherlandscape.com



Attachment 7



LEGEND

○	IRON PIN FOUND	---	PROPERTY LINE
□	MONUMENT FOUND	---	ABUTTER'S LINE
⊕	UTILITY POLE	---	EDGE OF PAVEMENT
□	CATCH BASIN	---	CURBING
○	BOLLARD	---	CHAINLINK FENCE
⊕	SIGN	---	1' CONTOUR
		---	EXISTING BUILDING
		---	RETAINING WALL
		○	SHRUB
		○	DECIDUOUS TREE
		○	CONIFER TREE

SSA
South Stream Architects
15 Franklin Street
Portland, Maine 04101
Phone: 207.772.4664
Fax: 207.629.6828

PROJECT
WAYNFLETE SCHOOL
380 SPRING STREET
PORTLAND, ME

TITLE
SITE PLAN
February 8, 2001

STATUS: DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DATE: 01.10.01
REVISION / DATE:

PROJECT NO.: 01001.00
DRAWN BY:
DWG NO.:

SCALE: 1" = 20'-0"
SCALE IN FEET

Attachment 8

N54°53'30" E

N36°52'25" W
120.06'

THOMAS

R.C. HYDE HOUSE

MORRILL HOUSE

LOCKERS

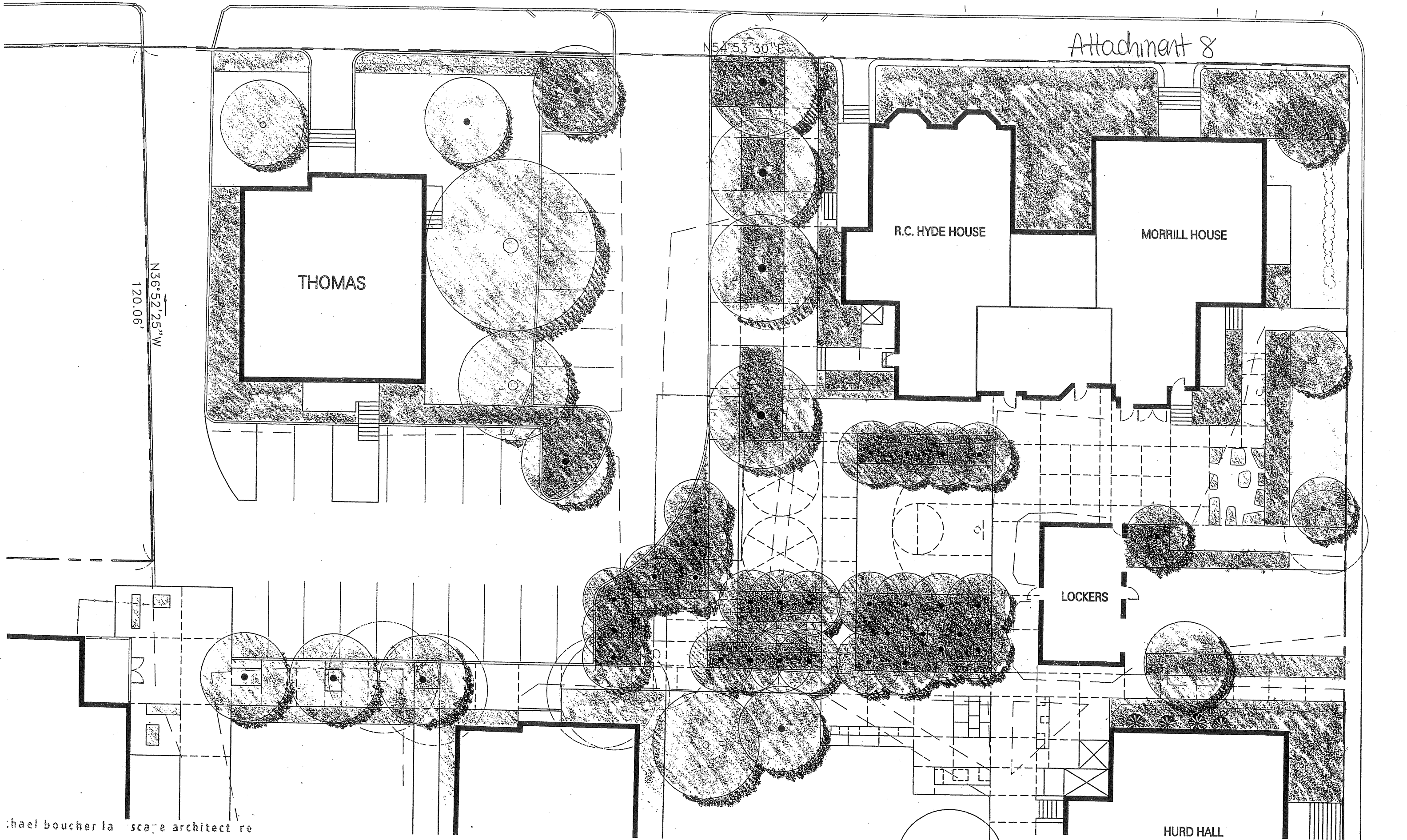
HURD HALL

The Waynflete School

Bus Loop & Middle School Yards

Michael Boucher Landscape Architecture

4500 1/2 St.
Baltimore, MD 21208
Tel: 410-524-1084
www.michaelboucher.com



Attachment 9



michael boucher landscape architecture

4 south street
Beverly, MA 01915


T 207 865 1090
F 207 865 1491

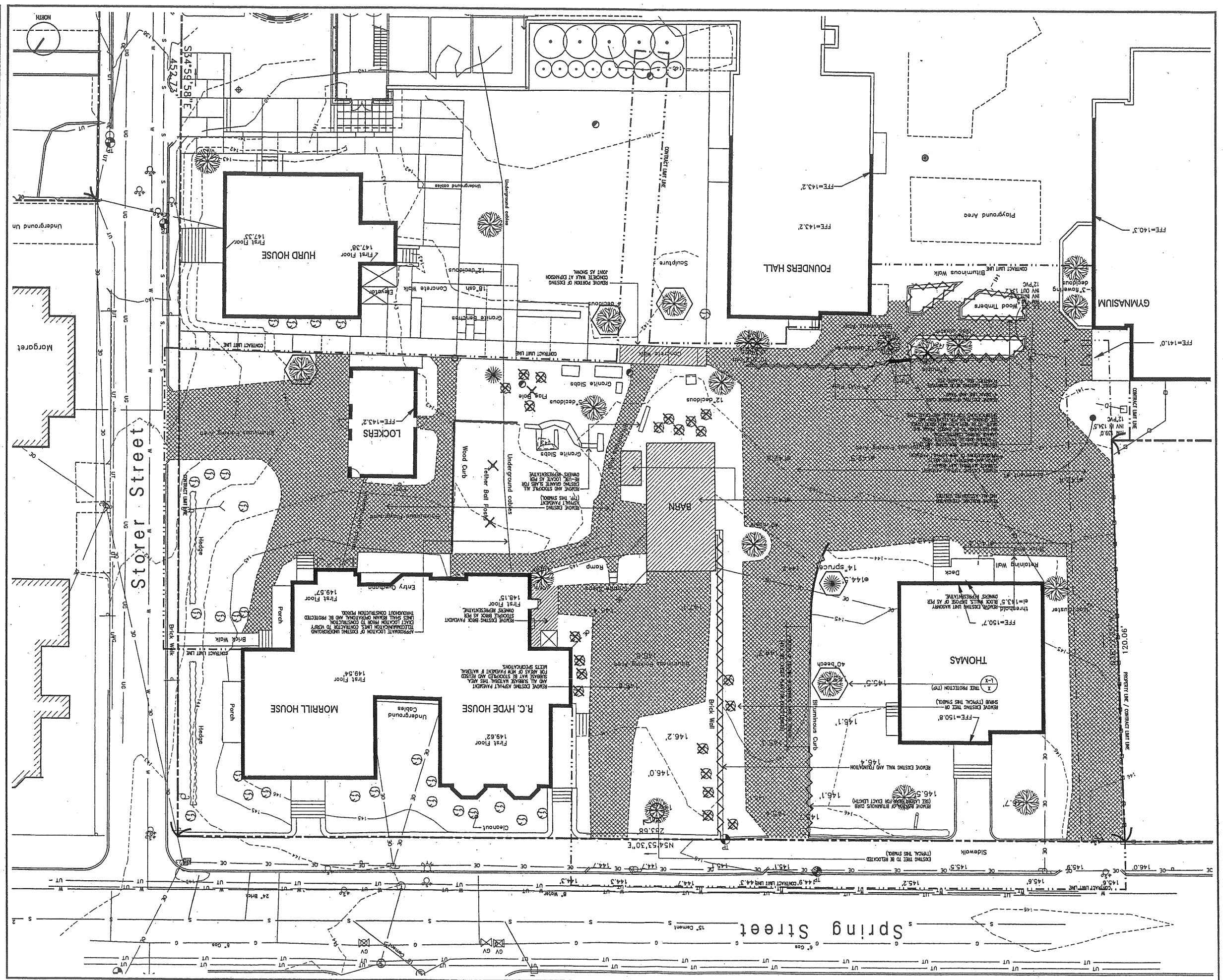
www.boucherlandscape.com

The Waynflete School Bus Loop & Middle School Yards

17 March 2003

L-2.0

DATE: 1 MAY 2009 SCALE: 1"=10'-0" PROJECT NO.: DRAWN BY: DWS NO.:	STATUS: PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION
DEMOLITION & REMOVALS PLAN	
WAYNFLETE SCHOOL BUS LOOP 360 SPRING STREET PORTLAND, ME	
PROJECT:	
michael bouvier landscape architecture 4 South Street Portland, ME 04103 T 207.865.1000 F 207.865.1455 www.bouvierlandscape.com	
	
15 Franklin Street Portland, Maine 04103 Phone 207.772.6666 Fax 207.868.4666	



Attachment 11



DWG NO. L-4.0

DATE: 8 MAY 2008
 SCALE: 1"=10'-0"
 PROJECT NO.: 1-10-07
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

STATUS: PLANNING BOARD SUBMISSION
 NOT FOR CONSTRUCTION

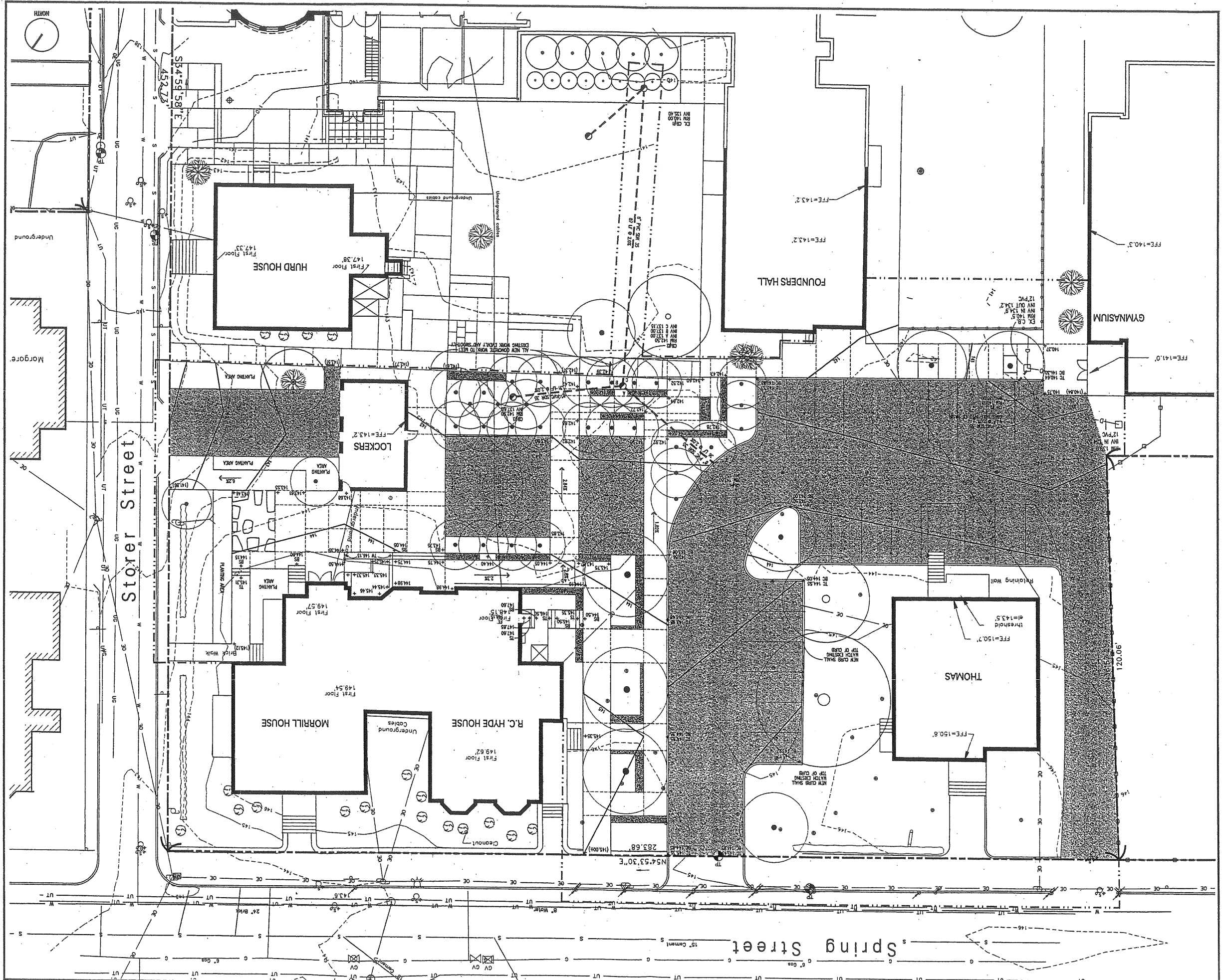
TITLE: GRADING & DRAINAGE PLAN

PROJECT: WAYNFLETE SCHOOL BUS LOOP
 308 SPRING STREET
 PORTLAND, ME

DESIGNER: MICHAEL BOUCHER ARCHITECTURE
 4 South Street
 Bangor, ME 05602
 F 207.866.1499
 www.bouchersarchitecture.com

SS
 15 Franklin Street
 Bangor, ME 05602
 F 207.772.4000
 www.southstreet.com

**170 U.S. Route One
 Bangor, ME 05602
 F 207.781-4245
 www.mikeandcindy.com**



Attachment 13



Address: 13a

DRAWING NO. L-5.0

DATE: 8 MAY 2008
 NOT FOR CONSTRUCTION

STATES: PLANNING BOARD SUBMISSION

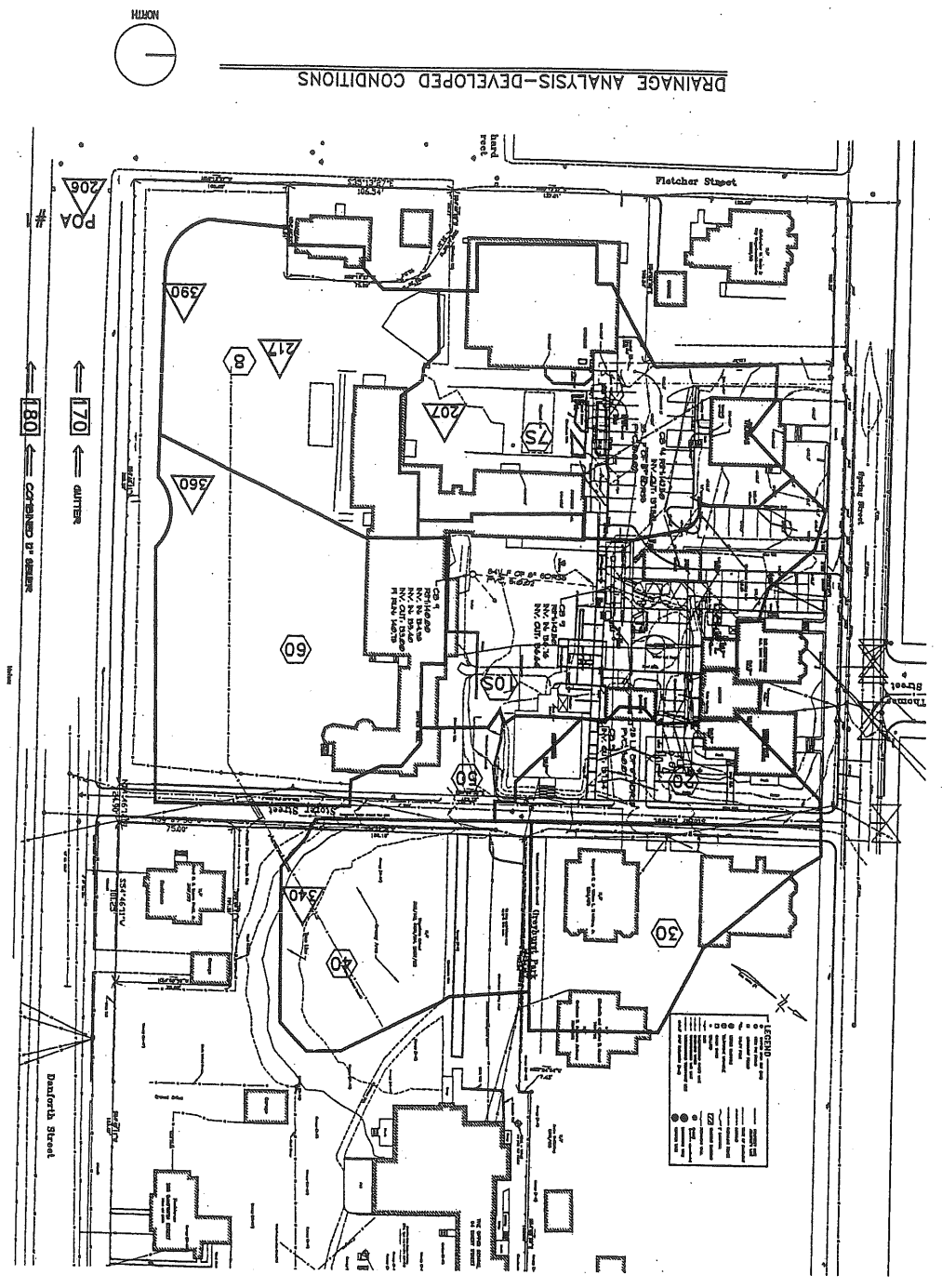
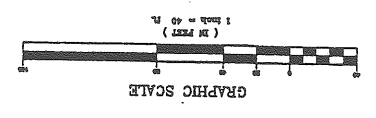
TITLE: DRAINAGE PLAN

PROJECT: WAYFLEETE SCHOOL BUS LOOP
 300 SPRING STREET
 PORTLAND, ME

DESIGNER: MICHAEL BOUCHER LANDSCAPE ARCHITECTURE
 4 South Street
 Portland, ME 04102
 T 207.865.1080
 F 207.865.1455
 www.boucherlandscape.com

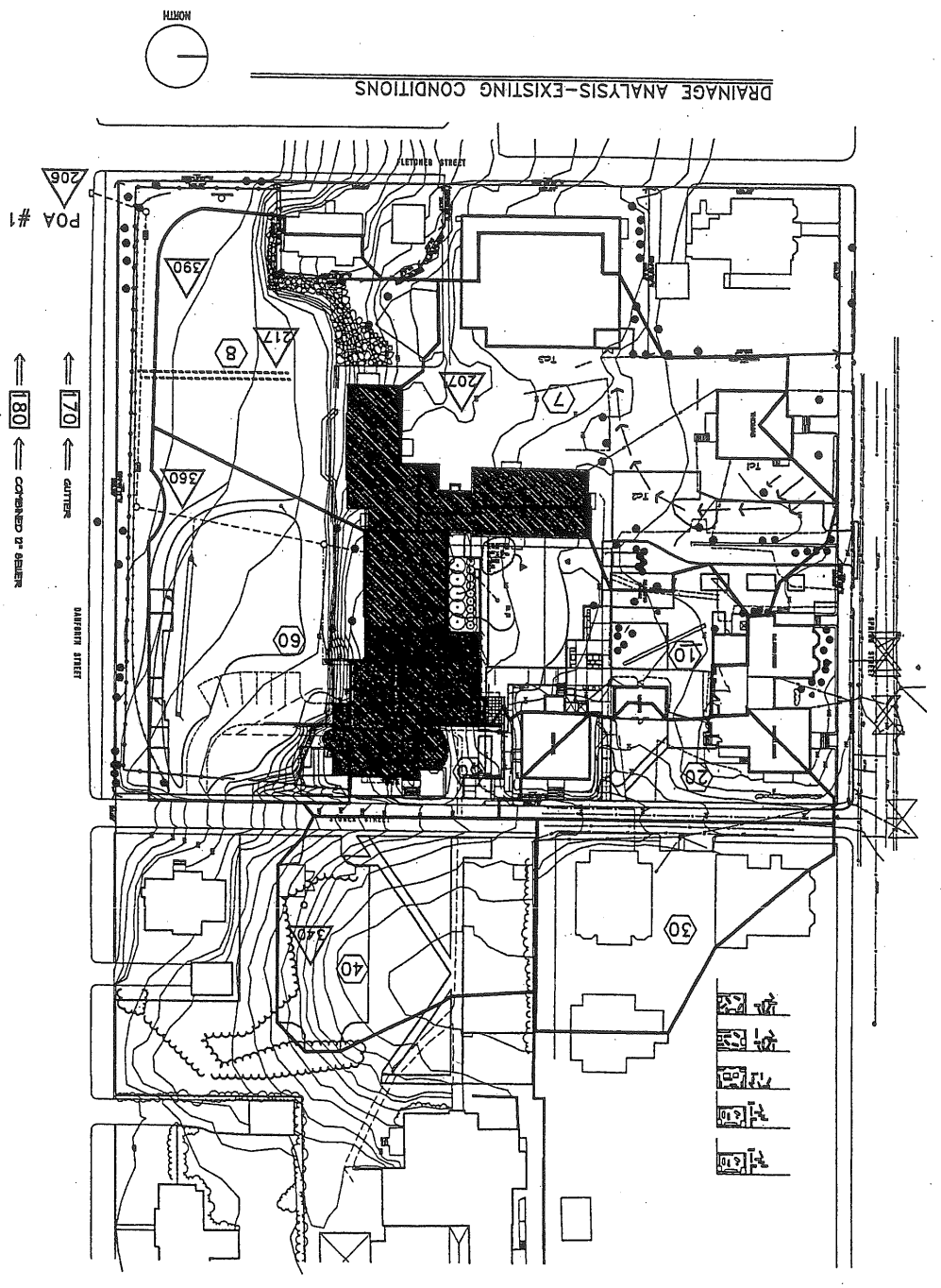
OWNER: SS
 15 Franklin Street
 Portland, Maine 04103
 T 207.772.4650
 F 207.883.8838

170 U.S. Route One
 Falmouth, Maine 04105
 Tel (207) 781-5242
 Fax (207) 781-4245



DRAINAGE LEGEND

- REACH: 101
- POINT OF ANALYSIS: POA #1
- REACH NUMBER: 6
- REACH PERMETER
- POD
- REACH
- THE OF CONCENTRATION TO PAVI



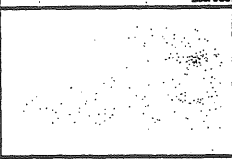
L-6.0

DATE 8 MAY 2009
SCALE 1"=10'-0"
PROJECT NO. 1-10-07
DRAWN BY: [unintelligible]
DWG NO. [unintelligible]

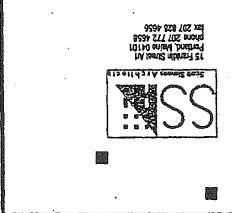
STATUS: PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

TITLE: PLANTING PLAN

PROJECT: WAYNFLETE SCHOOL BUS LOOP
300 SPRING STREET
PORTLAND, ME

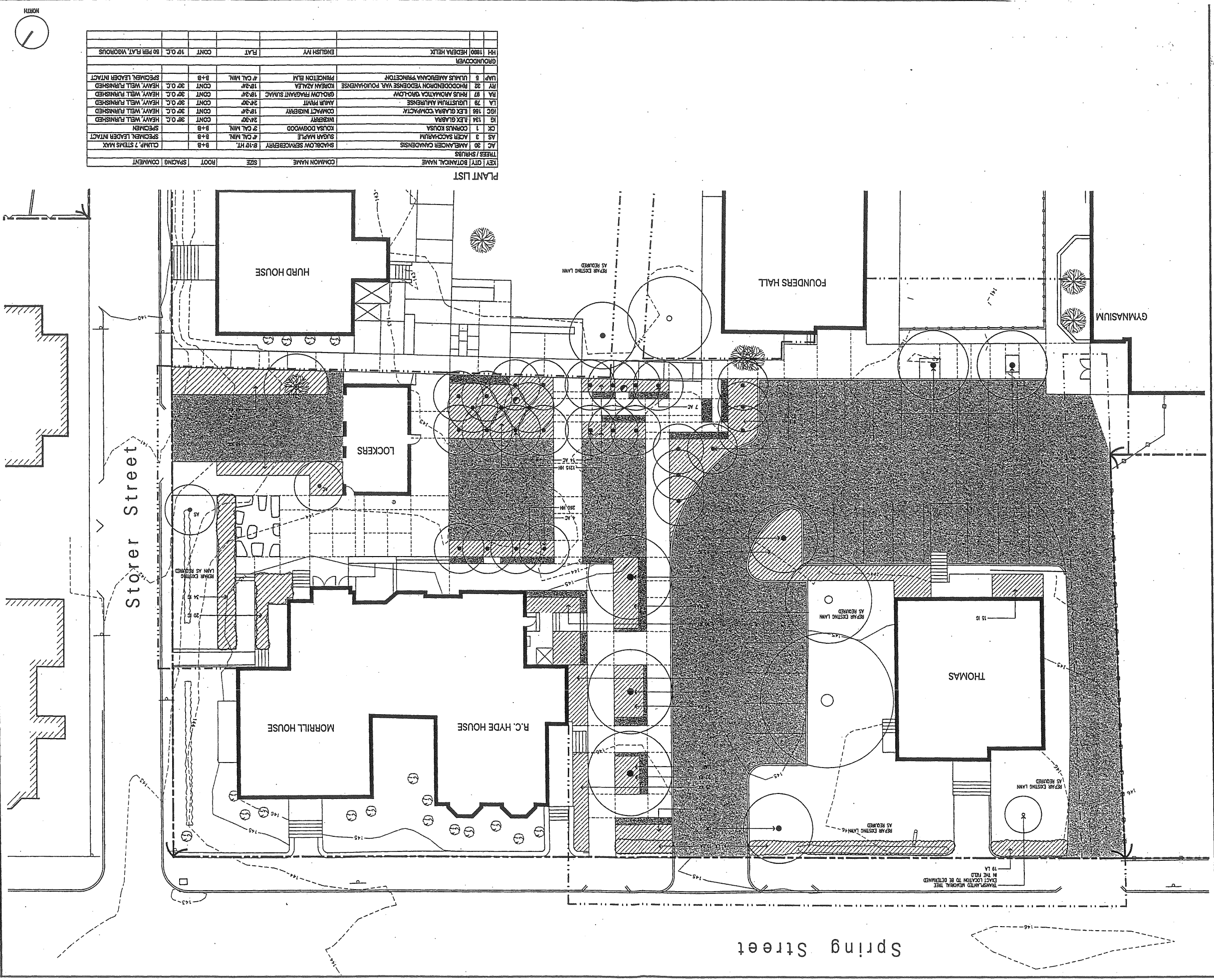


www.boucherlandscape.com
F 207.865.1455
T 207.865.1000
Project, ME 04082
4 South Street
Michael Boucher landscape architecture



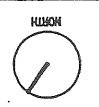
15 Franklin Street
Portland, Maine 04101
Phone 207.773.4638
Fax 207.865.4656

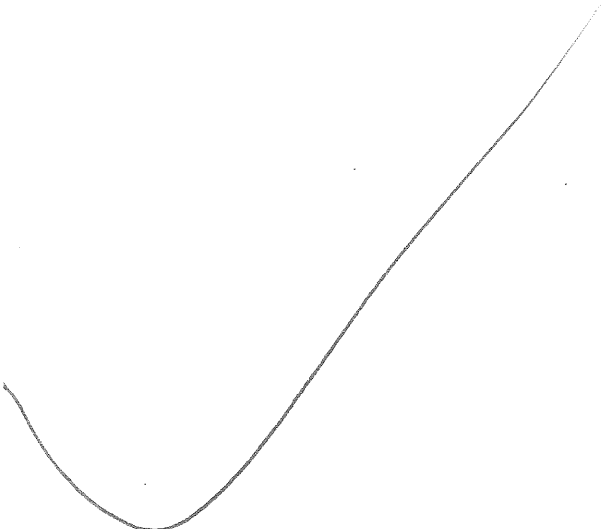
Attachment 14



PLANT LIST

KEY QTY BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENT
AC 30	1	MAEYLANDER QUADRANGULAR	B+B		
AS 3	3	ACER SACCHARUM	B+B		
CK 1	1	CONIUS KOUSA	B+B		
IS 194	1	LEK GLABRA	B+B		
ISC 166	1	LEK GLABRA COMPACTA	B+B		
LA 78	1	LIGSTRUM AMURENSE	B+B		
RA 87	1	RHUS AMOMATICA GROLLOW	B+B		
RY 32	1	RHODODENDRON YEDONENSE VVA FOUR-HANBENSE	B+B		
UAP 6	1	ULMUS AMERICANA PRINCEPION	B+B		
GROUNDCOVER					
HH 1180	1	HEBERA HELIX	FLAT		
		ENGLISH IVY	FLAT		
		CONIT	10' O.C.		80 PER FLAT, VIGOROUS
		PRINCEPION ELM	# CAL MIN.		
		GROLLOW FRAGRANT SUMAC	18'-24'		
		AMUR PRUNT	24'-30'		
		COMPACT NISBERY	18'-24'		
		NISBERY	24'-30'		
		SHADLOW SEMPERVIRENS	8'-10' HT.		
		SUGAR MAPLE	# CAL MIN.		
		KOUSA DOGWOOD	3' CAL MIN.		
		SPECIMEN	B+B		
		SPECIMEN LEADER INTACT	B+B		
		CLUMP 7 STEMS MAX	B+B		



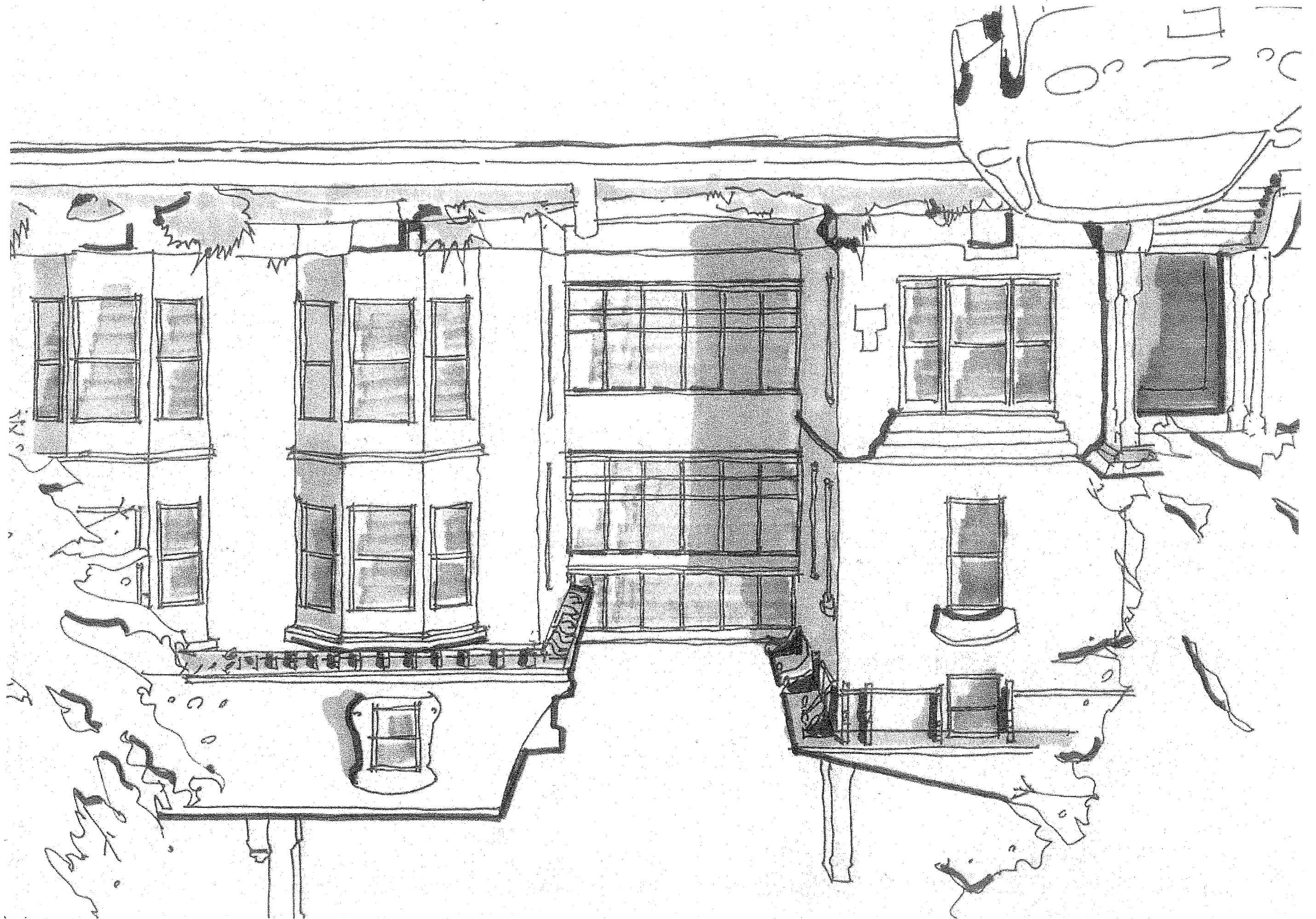


601-F-6

Ped. & Vehicular
improv.

Waynflete
Campus

Waynflete
School

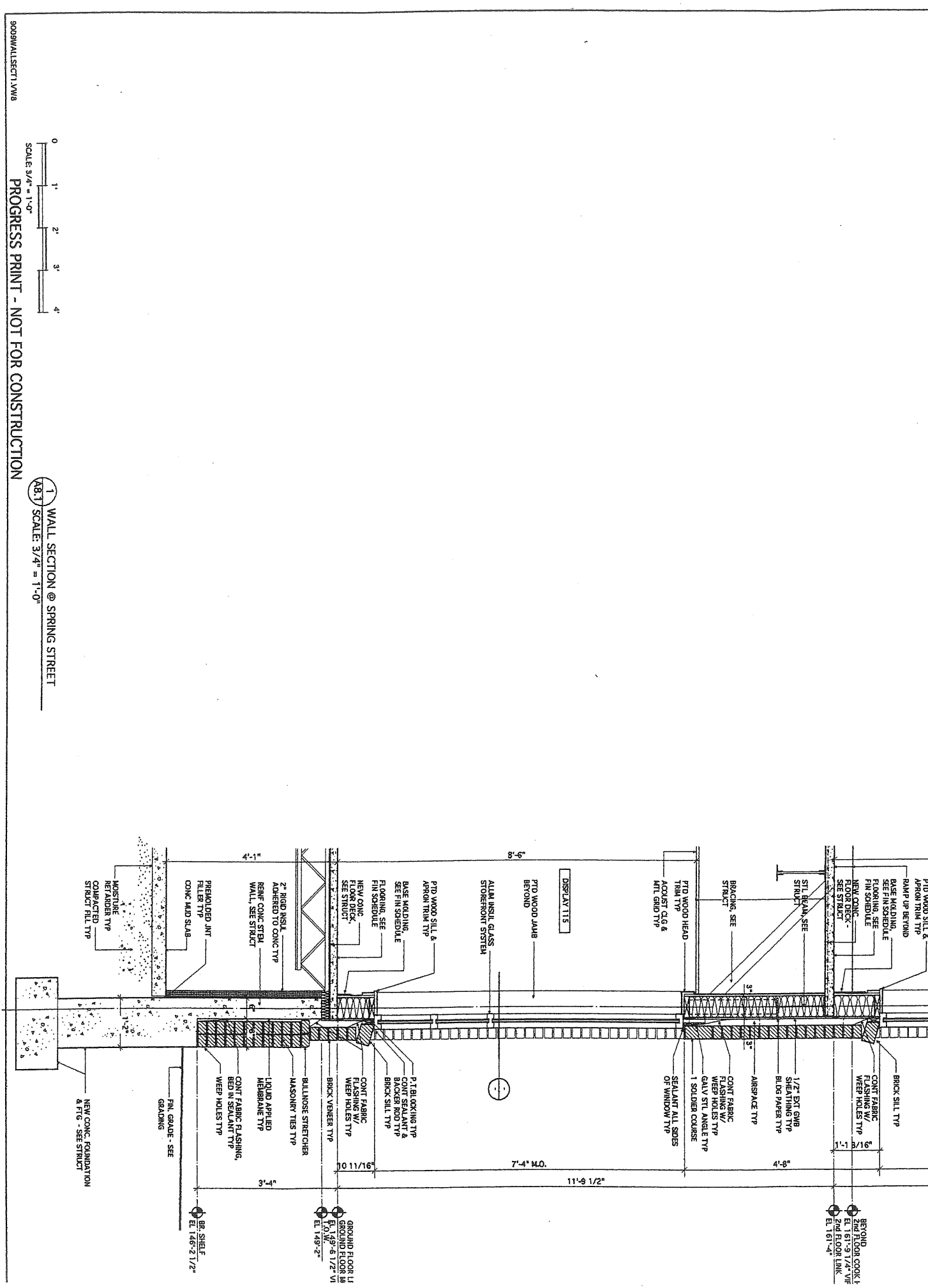
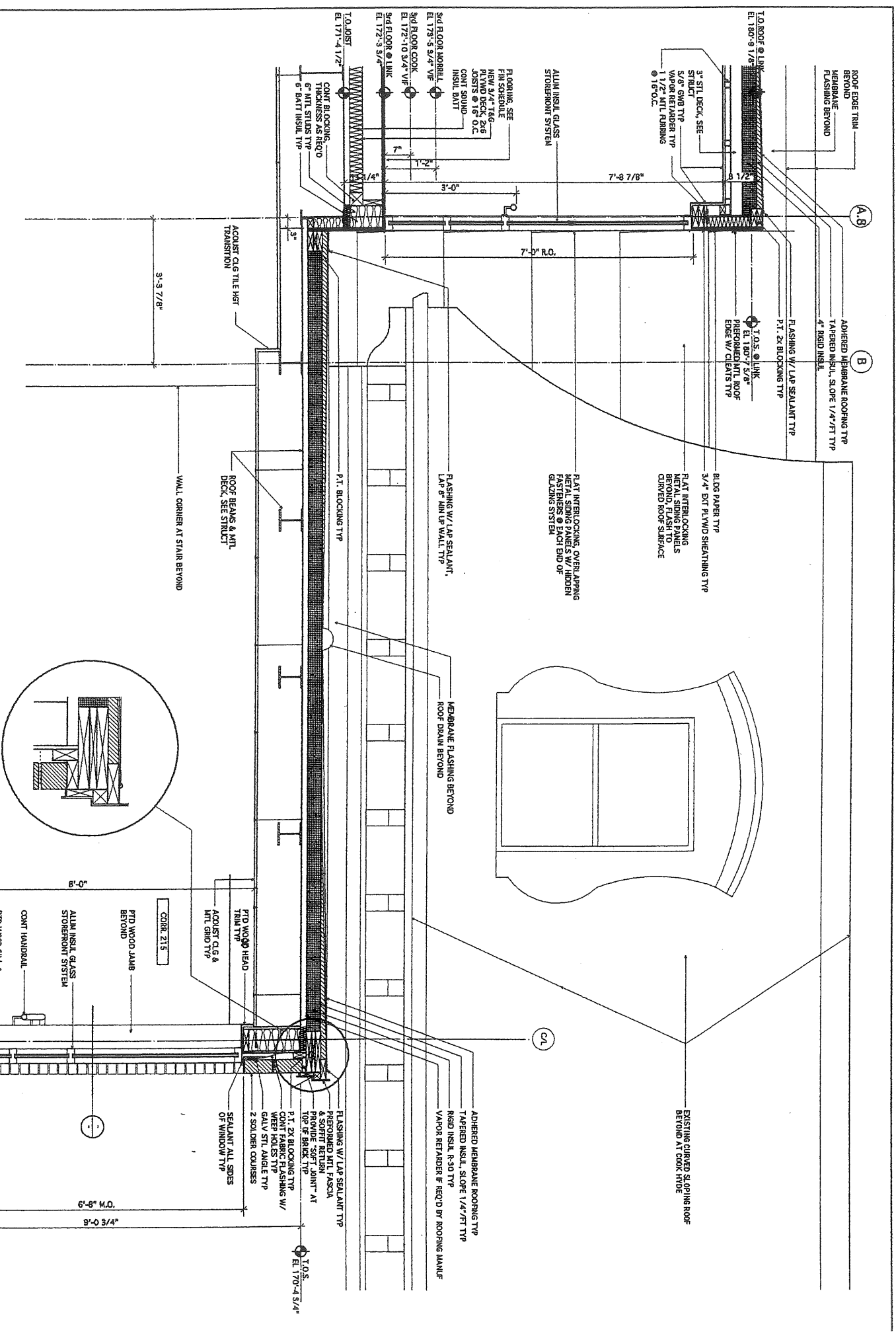


North Elevation Study
SPRING STREET

6/3/99

1 NORTH ELEVATION
A2.1
1/8" = 1'-0"





0 1 2 3 4
SCALE 3/4" = 1'-0"

1 WALL SECTION @ SPRING STREET
SCALE 3/4" = 1'-0"

BOORWALL SECT 1 VWB

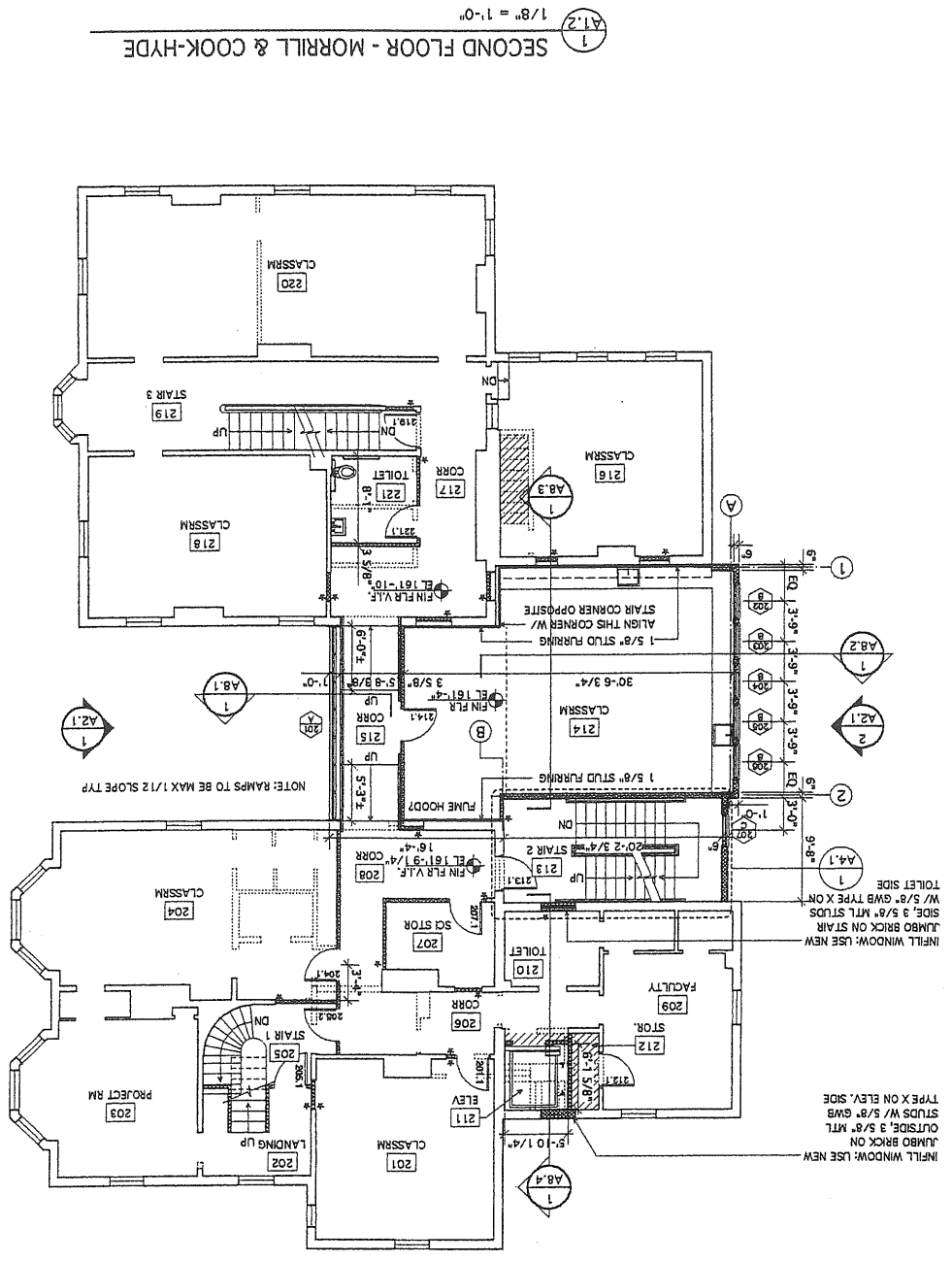
WALL SECTION
A8.1
DRAWING NO.

© 1999 HKTA / Architects, Inc.
DATE: 26 MAY, 1999
REVISIONS:

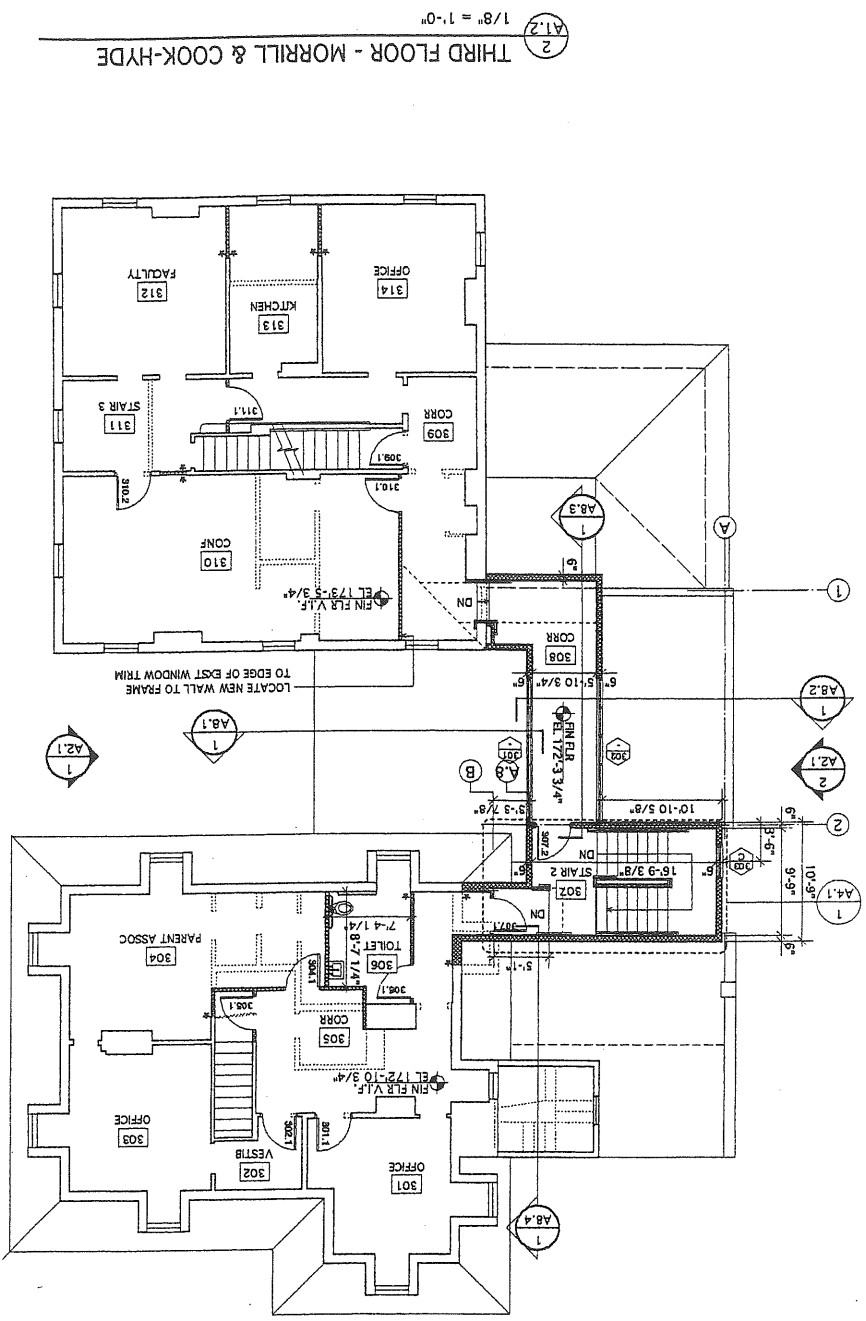
SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
Waynflete School
Portland, Maine

HKTA / architects, Inc.
4 Mill Street
Portland, Maine 04101
HKTA / architects
Phone: 207.774.6005
Fax: 207.774.9128
E-mail: hktainc@aol.com

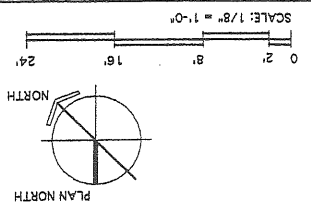
512



1 SECOND FLOOR - MORRILL & COOK-HYDE
1/8" = 1'-0"



2 THIRD FLOOR - MORRILL & COOK-HYDE
1/8" = 1'-0"



PROGRESS PRINT - NOT FOR CONSTRUCTION

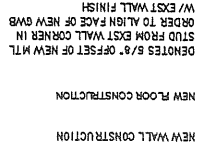
DRAWING NO. **A1.2**
2ND & 3RD FLOOR
FLOOR PLAN

DATE: 26 MAY, 1999
REVISIONS:
© 1999 HKTA / Architects, Inc.

SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
Waynflete School
Portland, Maine

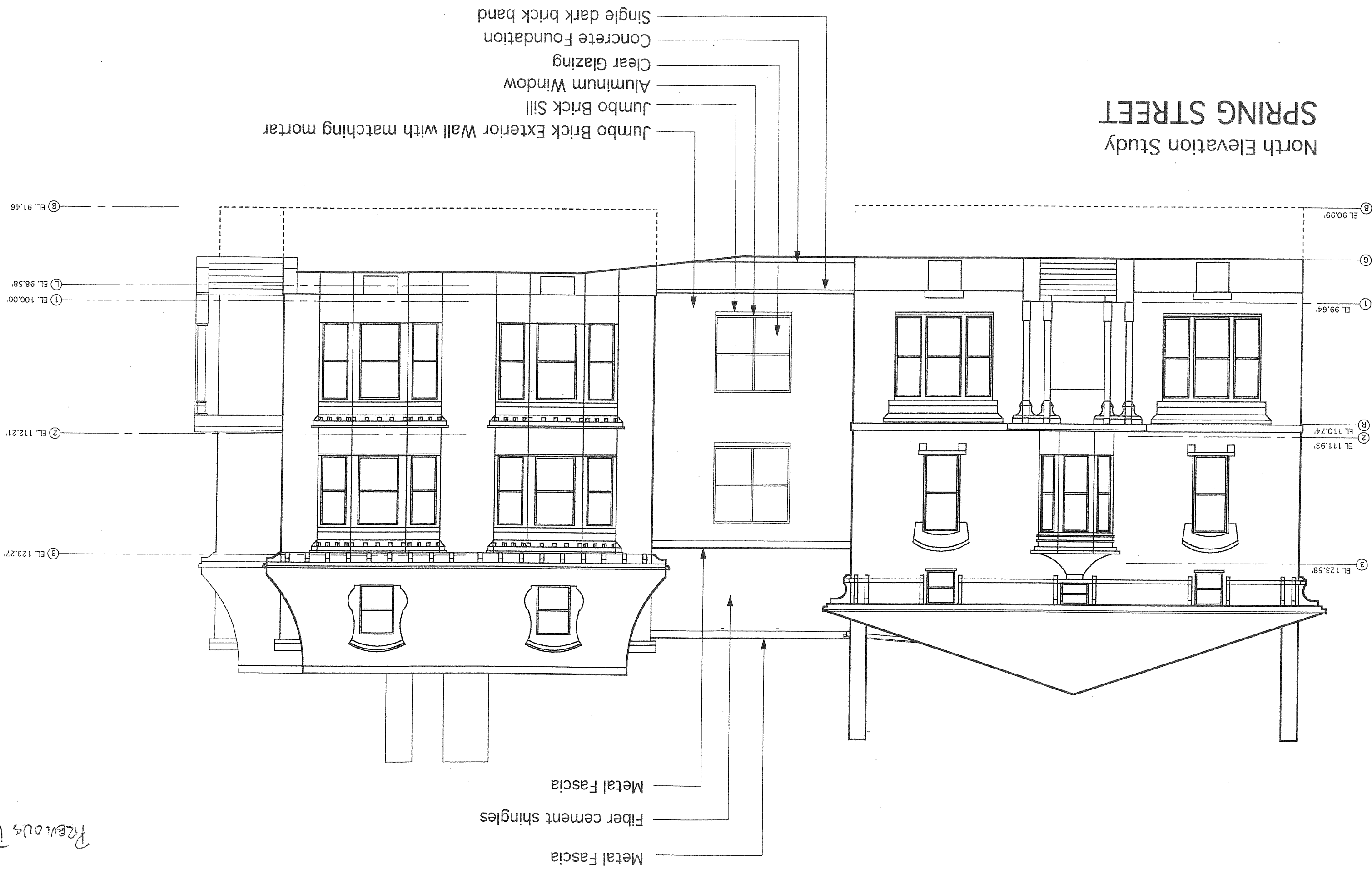
HKTA / architects, Inc.
4 BDA Street
Portland, Maine 04101
Phone: 207.774.0016
Fax: 207.774.0128
e-mail: hktah@earthlink.com

1. ALL INTERIOR PATTERNS ARE 3/8" METAL STUD UNLESS NOTED OTHERWISE.
2. WALL DIMENSIONS ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL DOOR OPENINGS TO BE FRAMED 4" FROM NEAREST ADJACENT WALL UNLESS NOTED OTHERWISE.
4. SEE DWG L-1 FOR ALL WALKS AND PAVING AROUND BUILDING. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SLABS AT EXTERIOR DOORS.
5. BUILDING SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 AND BOCA BUILDING CODE IF APPLICABLE.
6. INTERIOR WALLS SHALL BE CONSTRUCTED FULL-HEIGHT TO DECK OR STRUCTURE ABOVE UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SLIP TRACK AT TOP OF METAL STUD WALLS TO ALLOW DEFLECTION OF STRUCTURE ABOVE.



6
A11

North Elevation Study SPRING STREET



1411.0
Previous Design

North Elevation Study SPRING STREET



Jumbo Brick Exterior Wall with matching mortar
 Jumbo Brick Sill
 Double Hung painted wood window
 Clear Glazing
 Concrete Foundation
 Single dark brick band

Metal Fascia
 Fiber cement shingles
 Metal Fascia

B EL. 91.46'

L EL. 98.58'

1 EL. 100.00'

2 EL. 112.21'

3 EL. 123.27'

B EL. 90.99'

G EL. 90.99'

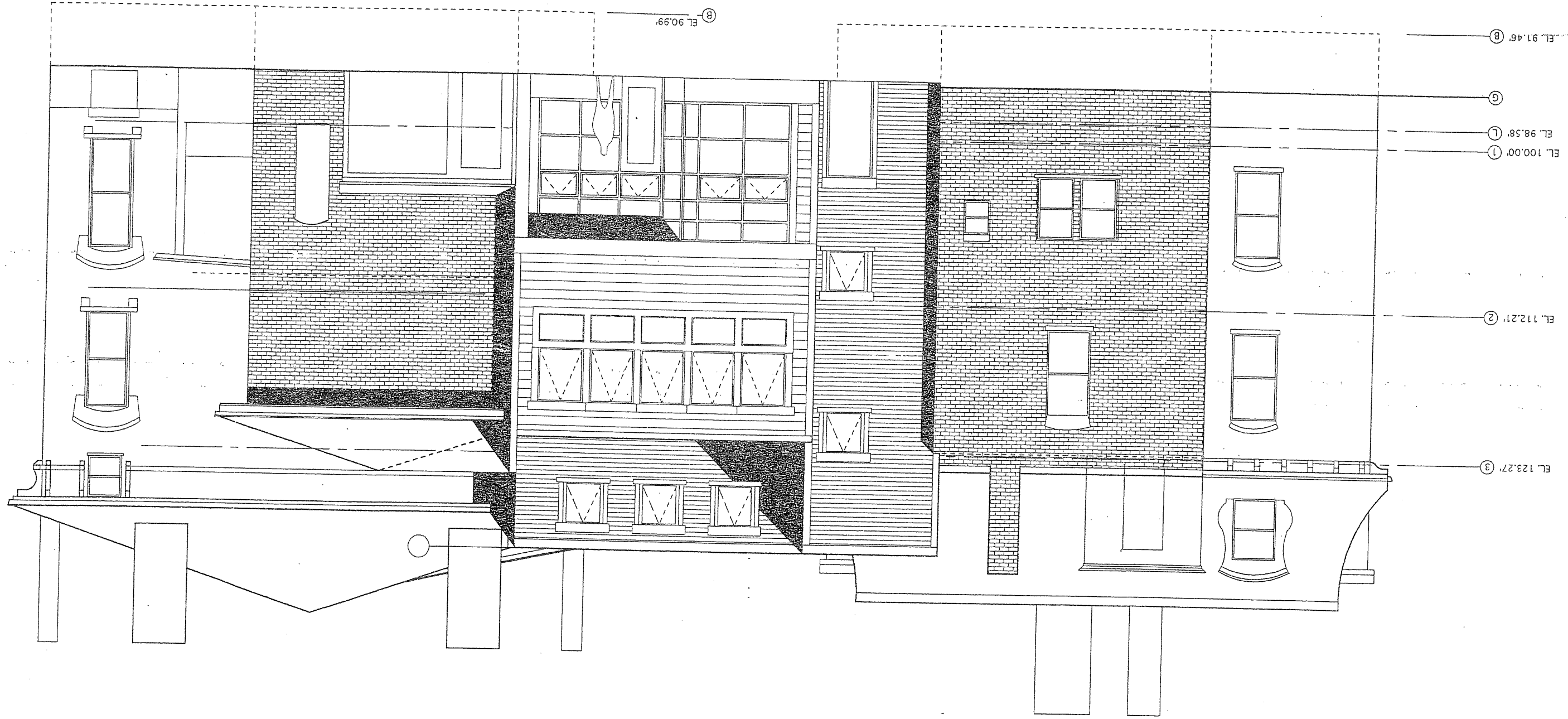
1 EL. 99.64'

R EL. 110.74'

2 EL. 111.93'

3 EL. 123.58'

South Elevation Study
CAMPUS



WAYNFLETE BOUNDARIES

NEIGHBORS OPPOSED TO
ADDITION/CONNECTION
338-342 SPRING ST.





WAYNELETE BOUNDARIES



NEIGHBORS OPPOSED TO
ADDITION/CONNECTION
338-342 SPRING ST.



WAYNFLETE BOUNDARIES

NEIGHBORS OPPOSED TO
ADDITION/CONNECTION
338-342 SPRING ST.

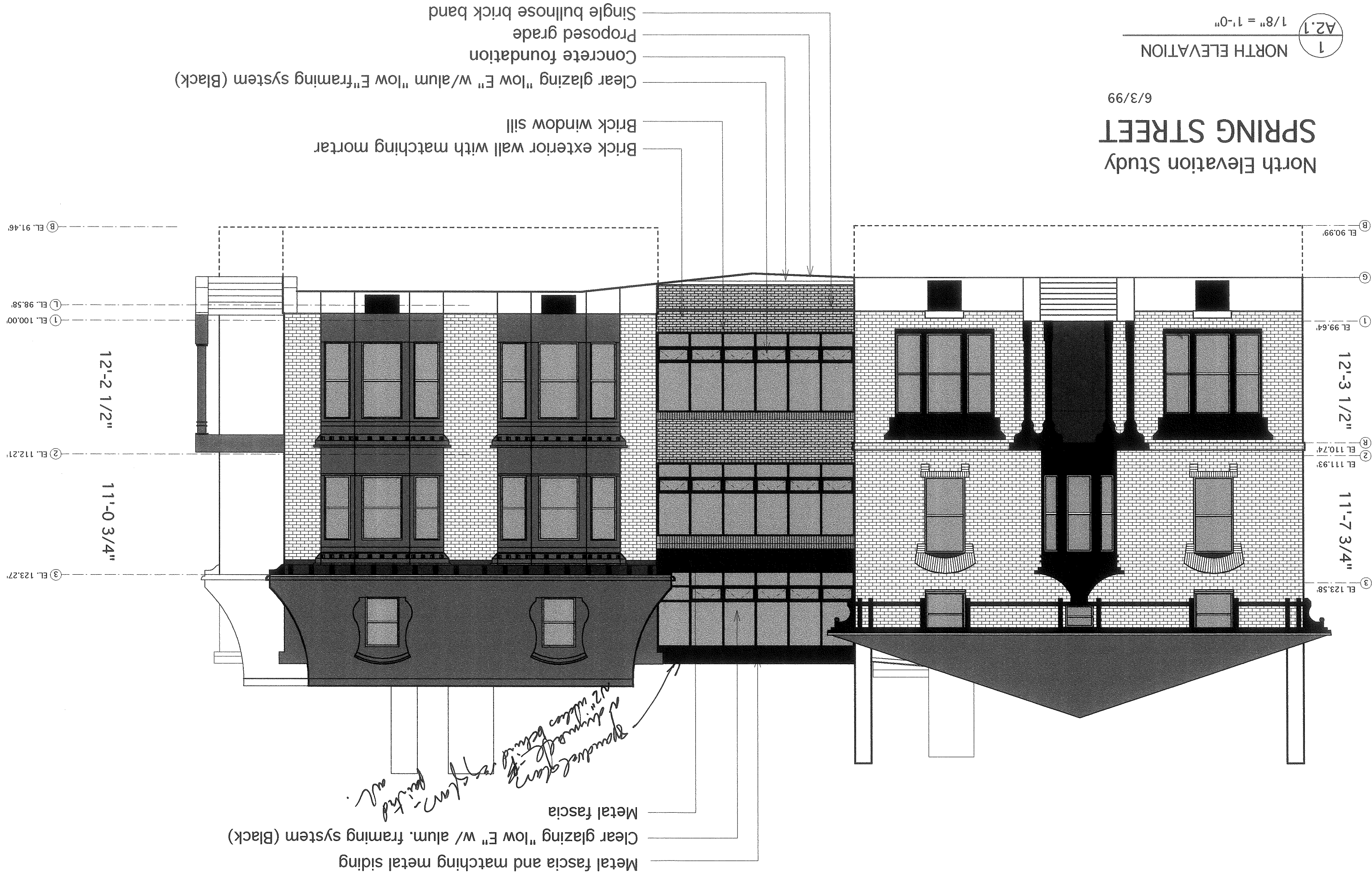


North Elevation Study SPRING STREET

6/3/99

NORTH ELEVATION

1
A2.1
1/8" = 1'-0"



Single bullnose brick band
Proposed grade
Concrete foundation
Clear glazing "low E" w/ alum "low E" framing system (Black)
Brick exterior wall with matching mortar
Brick window sill

Metal fascia and matching metal siding
Clear glazing "low E" w/ alum. framing system (Black)
Metal fascia

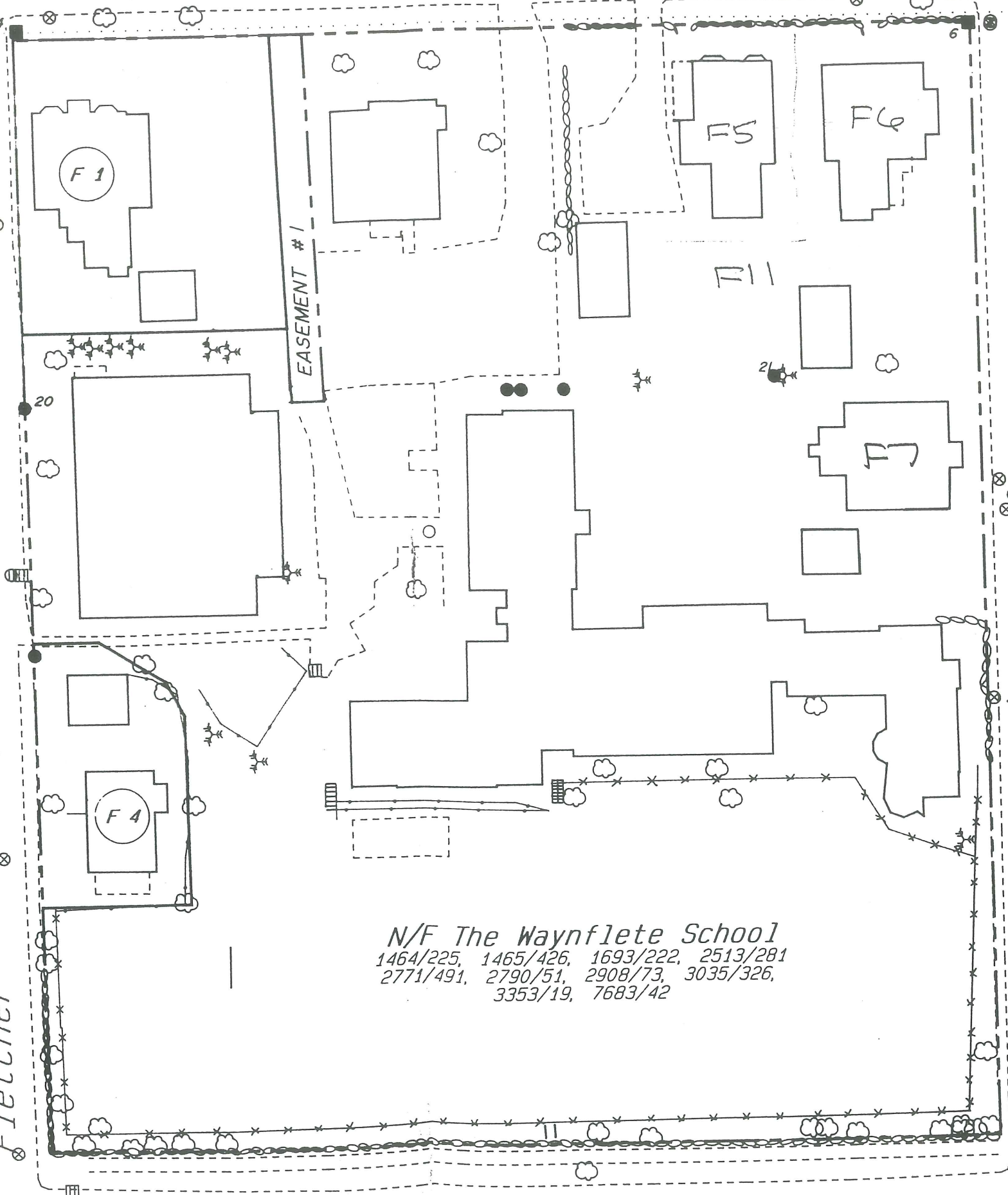
Handwritten notes:
Spandrel glass -
2" dimmed glass
1/2" thick behind
system -
painted
out.

① EL. 100.00'
② EL. 112.21'
③ EL. 123.27'
① EL. 99.64'
② EL. 110.74'
③ EL. 123.58'
① EL. 98.58'
② EL. 112.21'
③ EL. 91.46'

12'-2 1/2"
11'-0 3/4"
12'-3 1/2"
11'-7 3/4"

Spring Street

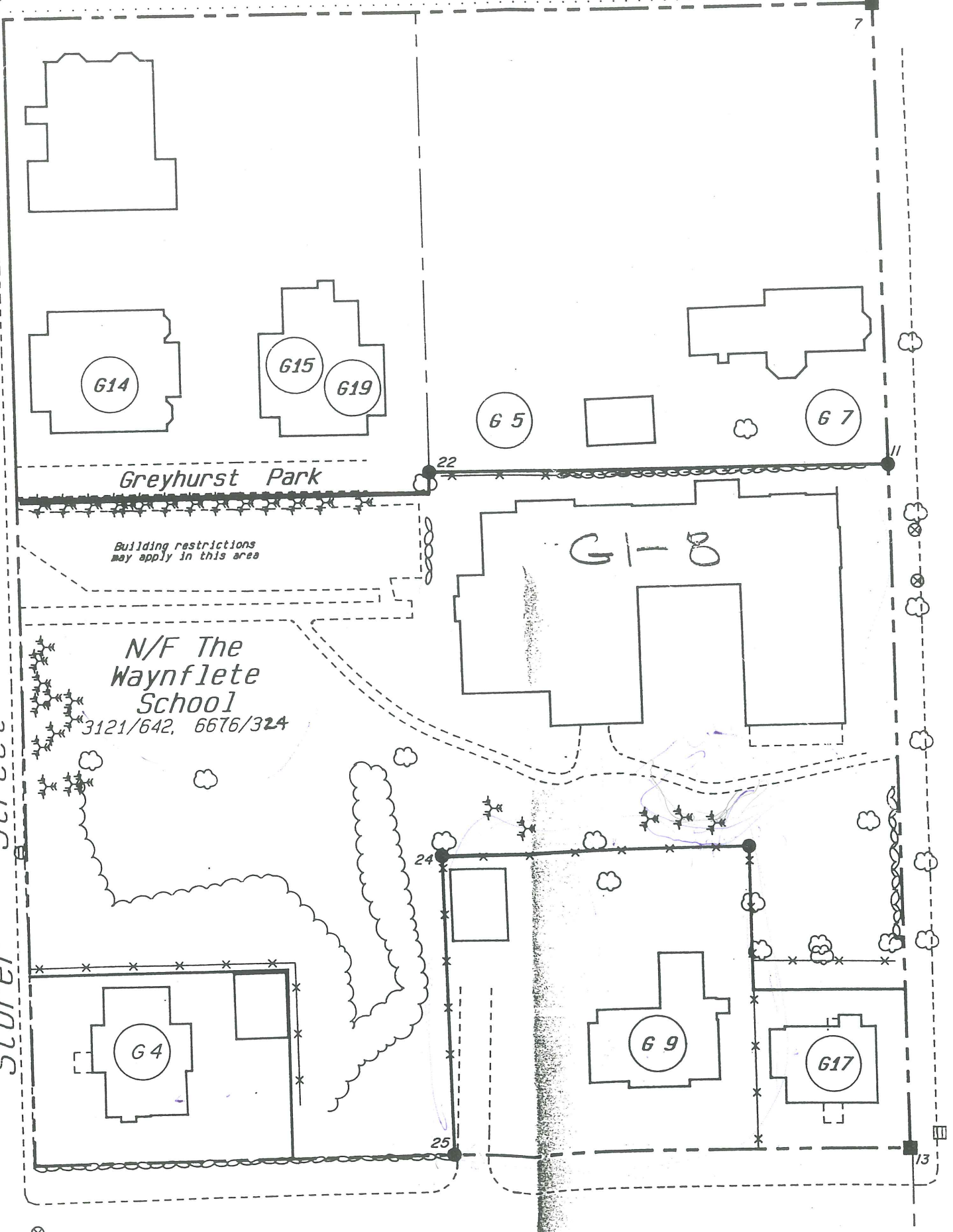
Fletcher Street



N/F The Waynflete School
 1464/225, 1465/426, 1693/222, 2513/281
 2771/491, 2790/51, 2908/73, 3035/326,
 3353/19, 7683/42

Danforth Street

Storer Street



Building restrictions
 may apply in this area

N/F The
 Waynflete
 School
 3121/642, 6676/324

Emery Street



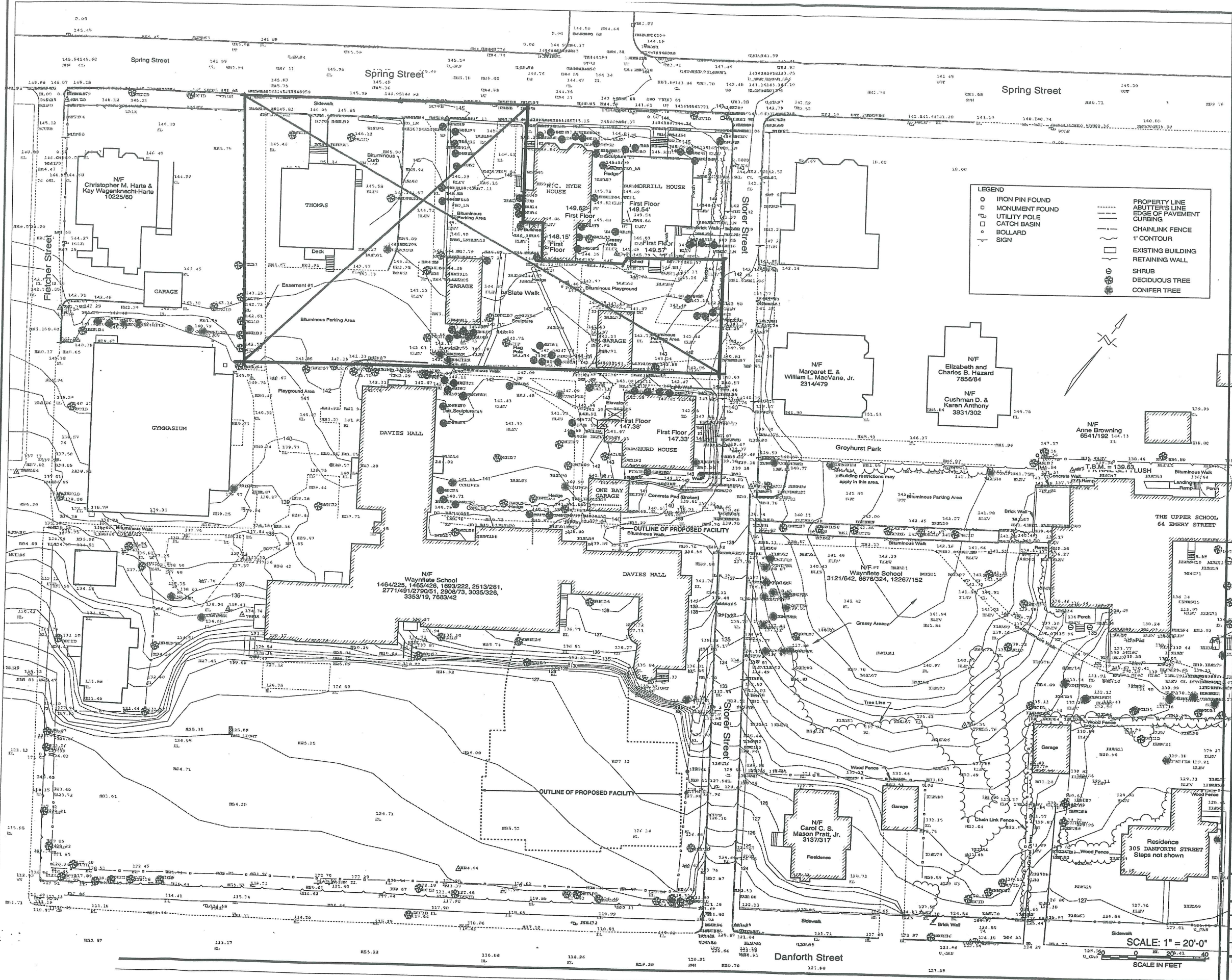
601-F-6

Ped. & Vehicular
improv.

Waynflete
Campus

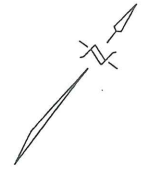
Waynflete
School

Attachment 7a



LEGEND

○	IRON PIN FOUND	-----	PROPERTY LINE
□	MONUMENT FOUND	-----	ABUTTER'S LINE
⊕	UTILITY POLE	-----	EDGE OF PAVEMENT
⊞	CATCH BASIN	-----	CURBING
⊠	BOLLARD	-----	CHAINLINK FENCE
+	SIGN	-----	1' CONTOUR
		-----	EXISTING BUILDING
		-----	RETAINING WALL
		-----	SHRUB
		-----	DECIDUOUS TREE
		-----	CONIFER TREE



SSA
Scott Simons Architects
15 Franklin Street
Portland, Maine 04101
phone 207.775.4000
fax 207.775.4000

PROJECT
WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, ME

TITLE
SITE PLAN
February 8, 2001

STATUS: DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DATE:	01.10.01	REVISION / DATE:	
PROJECT NO.:	01001.00	DRAWN BY:	
DWG NO.:			2001© Scott Simons Architects

SCALE: 1" = 20'-0"
SCALE IN FEET

Danforth Street

Attachment 8a

N54°53'30"E

N36°52'25"W
120.06'

THOMAS

R.C. HYDE HOUSE

MORRILL HOUSE

LOCKERS

HURD HALL

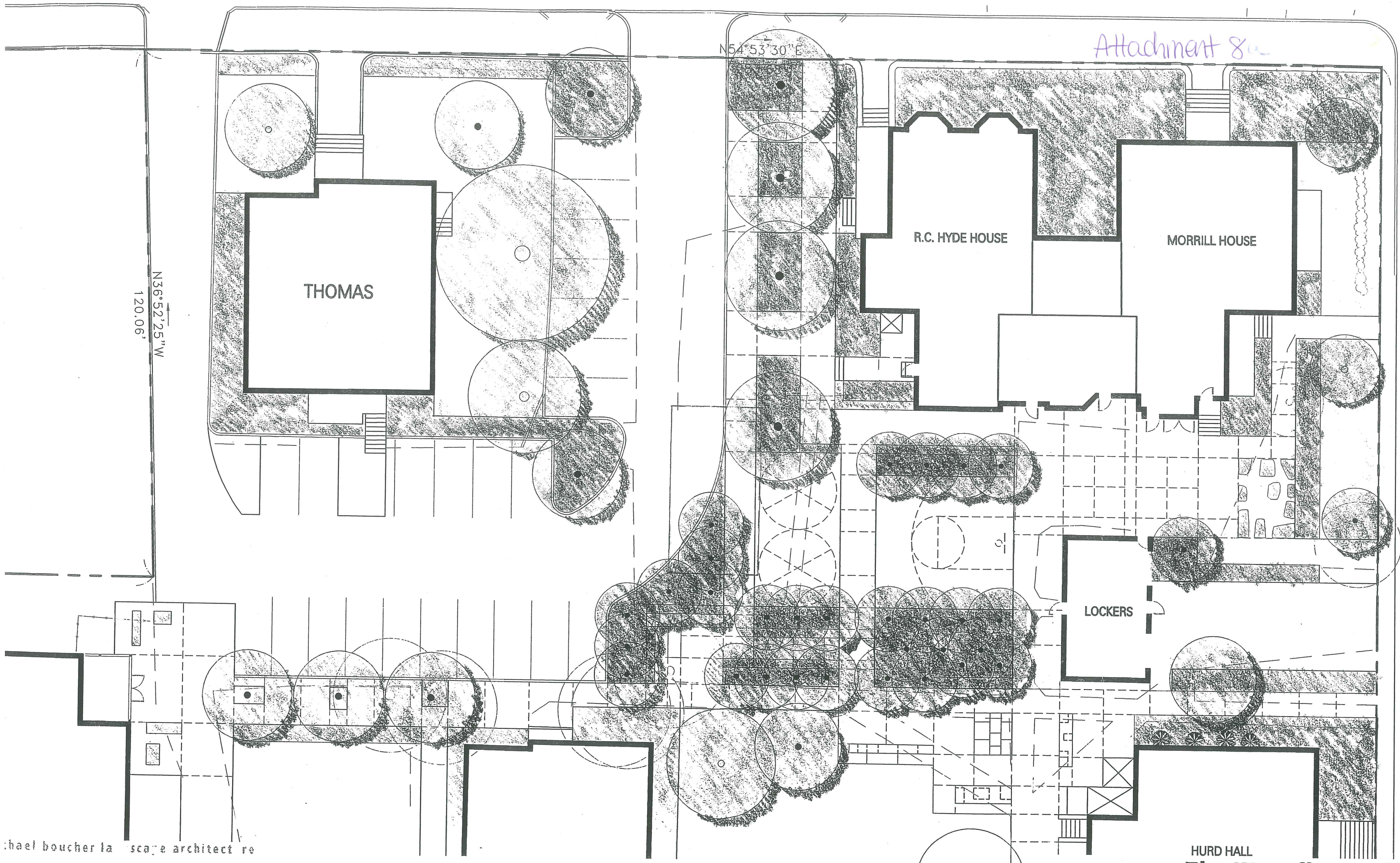
The Waynflete School

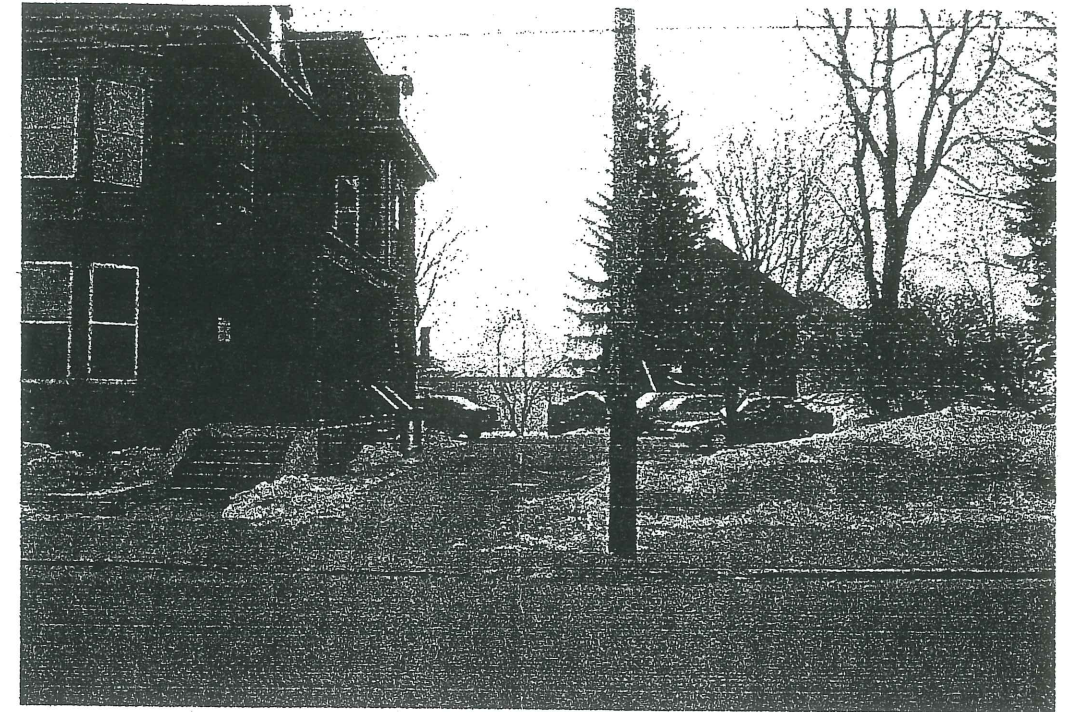
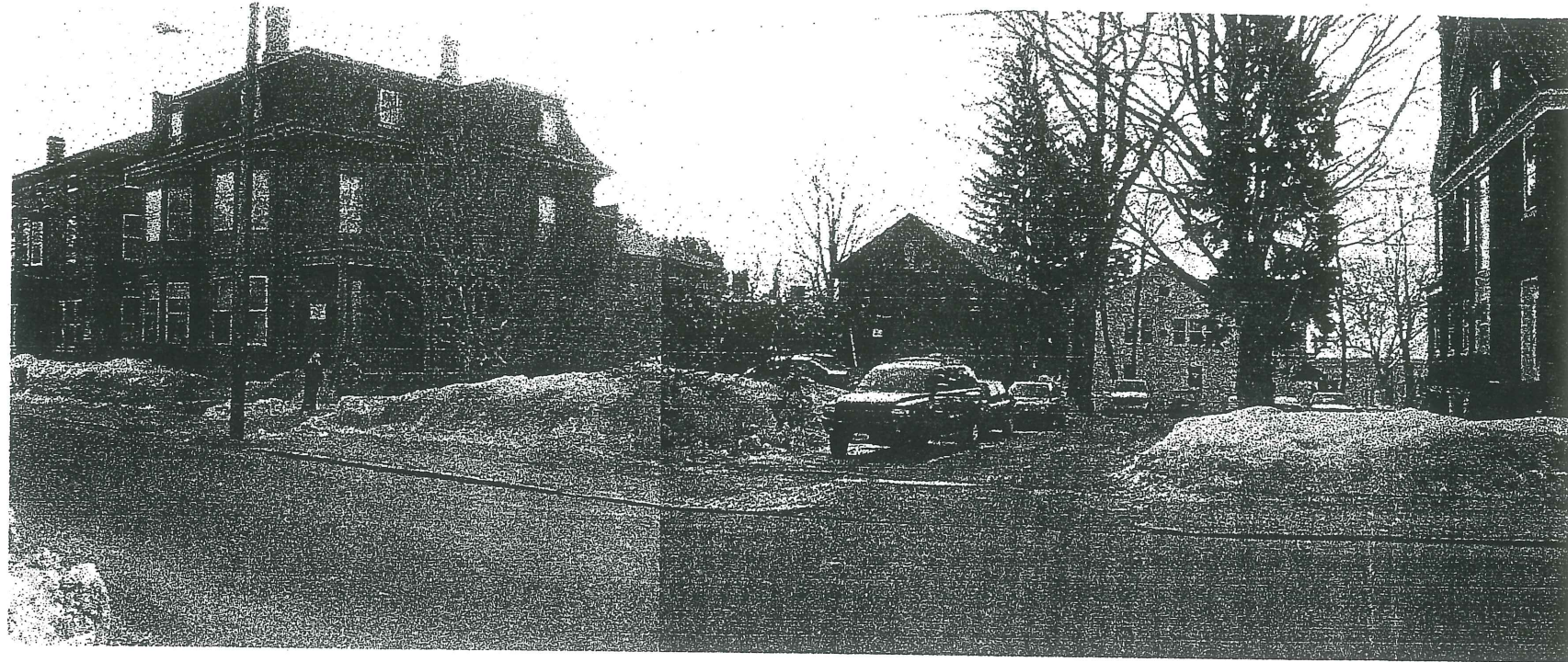
Bus Loop & Middle School Yards

Michael Boucher Landscape Architect

4500 1st St
Pasadena, CA 91107

T 201 865 1084
F 201 865 1085





michael boucher landscape architecture

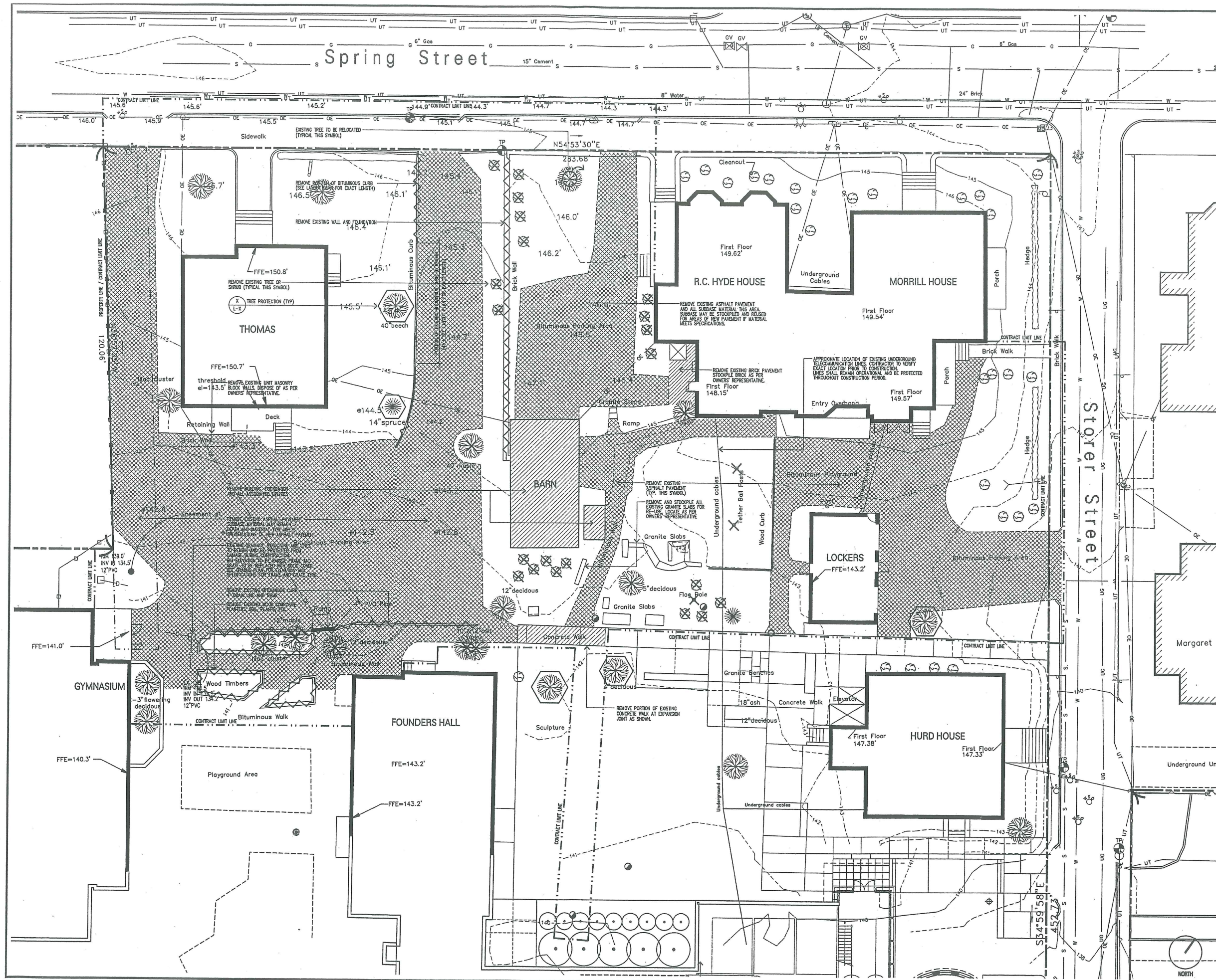
450 Main Street
Beverly, MA 01915

T 207 865 1088
F 207 865 1451

www.boucherlandscape.com

The Waynflete School Bus Loop & Middle School Yards

17 March 2003



Attachment 11



michael boucher landscape architecture
 4 South Street
 Freeport, ME 04032
 T 207.865.1080
 F 207.865.1455
 www.boucherlandscape.com

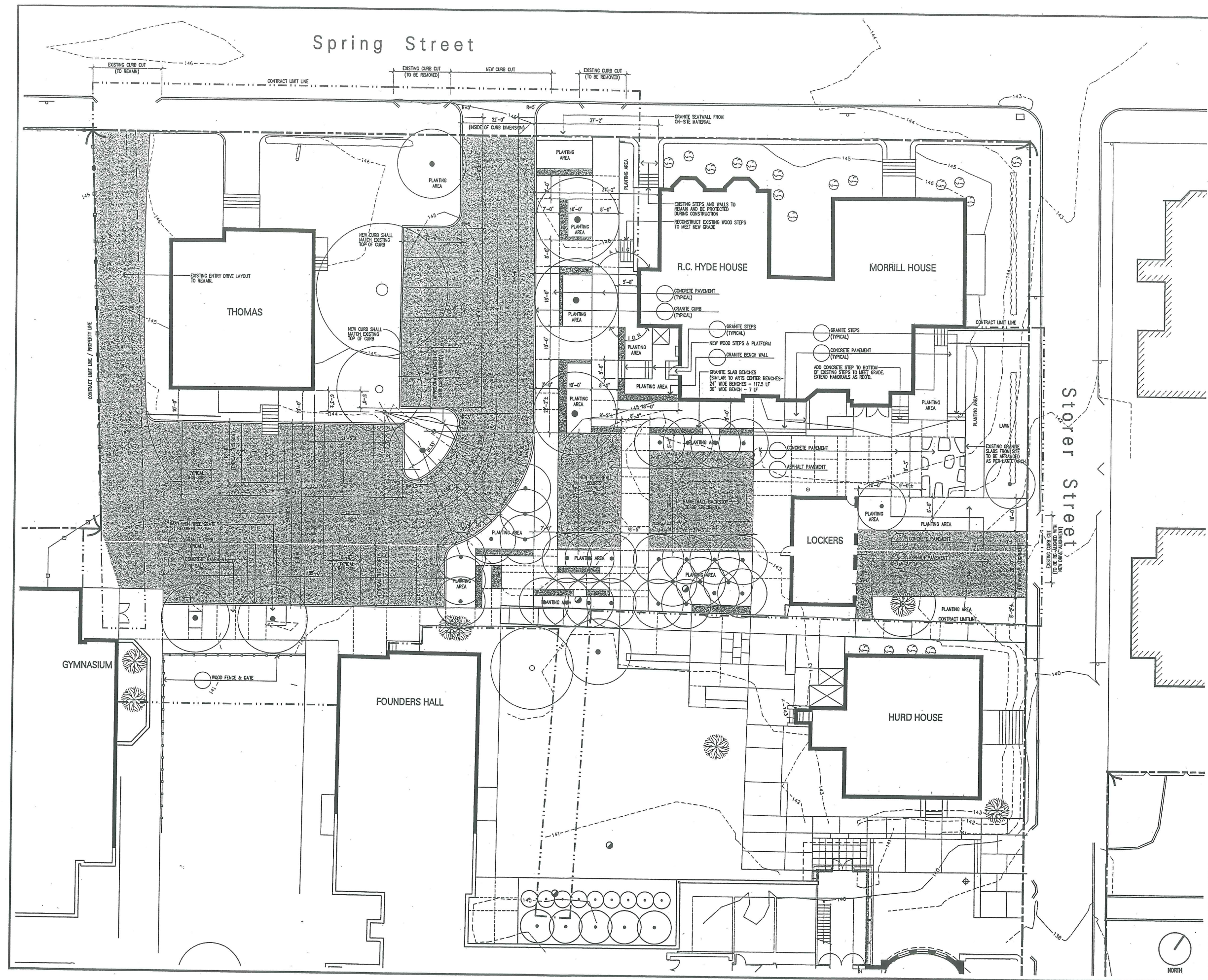
PROJECT
**WAYNFLETE SCHOOL
 BUS LOOP**
 380 SPRING STREET
 PORTLAND, ME

TITLE
**DEMOLITION &
 REMOVALS PLAN**

STATUS:
**PLANNING BOARD SUBMISSION
 NOT FOR CONSTRUCTION**

DATE: 6 MAY 2003
 SCALE: 1"=10'-0"
 PROJECT NO.
 DRAWN BY: RW
 DWG NO.

L-2.0



Spring Street

Storers Street



Attachment 12



michael boucher landscape architecture
 4 South Street
 Portland, ME 04102
 T 207.865.1080
 F 207.865.1455
 www.boucherlandscape.com

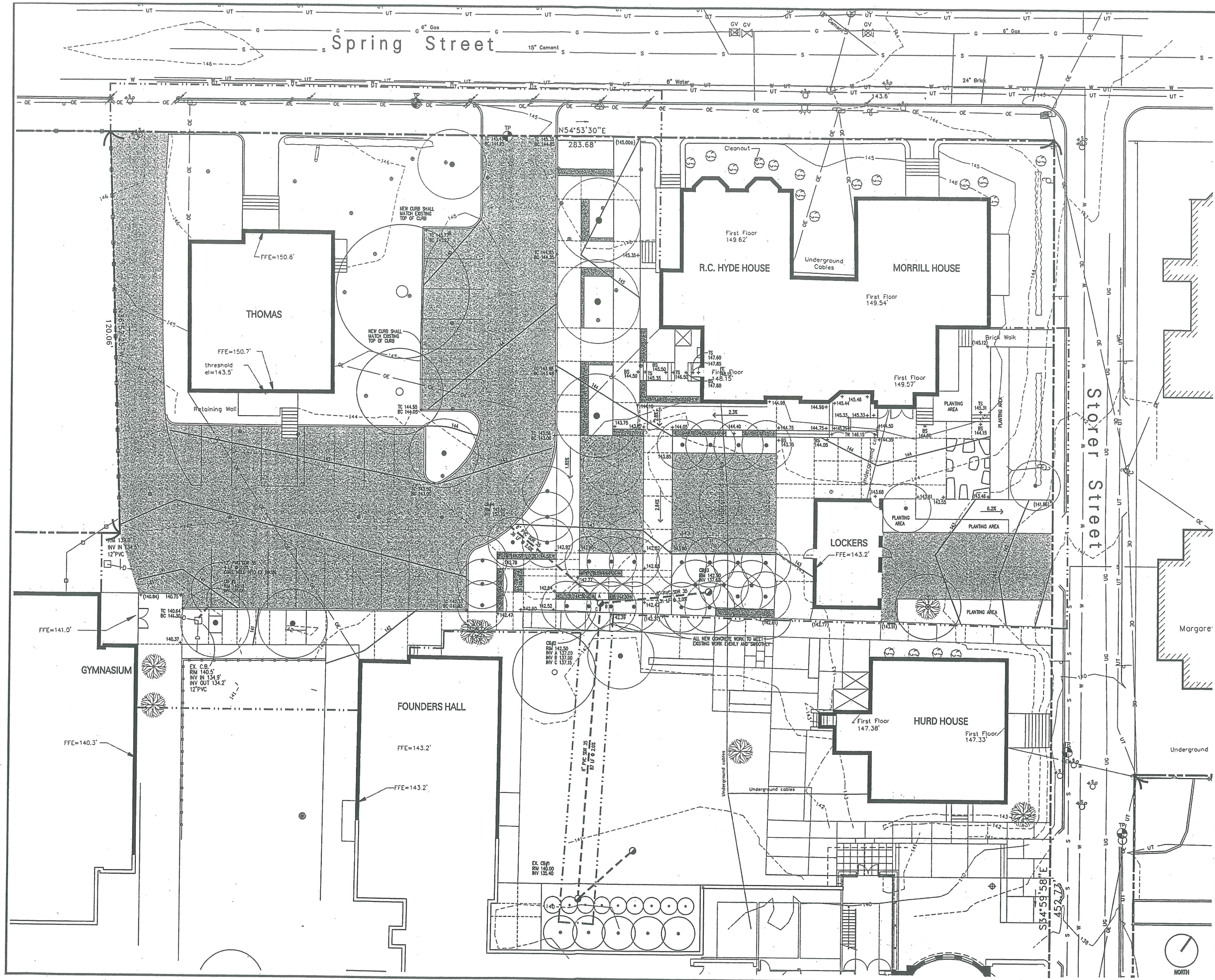
PROJECT
**WAYNFLETE SCHOOL
 BUS LOOP**
 380 SPRING STREET
 PORTLAND, ME

TITLE
**LAYOUT &
 MATERIALS PLAN**

STATUS:
**PLANNING BOARD SUBMISSION
 NOT FOR CONSTRUCTION**

DATE: 6 MAY 2003
 SCALE: 1"=10'-0"
 PROJECT NO.
 DRAWN BY: RWV
 DWG NO.

L-3.0



Attachment 13



15 Franklin Street 4th
Portland, Maine 04101
Phone 207 772 4655
Fax 207 628 4656

michael boucher landscape architecture
4 South Street
Trumpet, ME 04032
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F 207.865.1455
www.boucherlandscape.com



170 U.S. Route One
Falmouth, Maine 04105
tel (207) 781-5242
fax (207) 781-4245

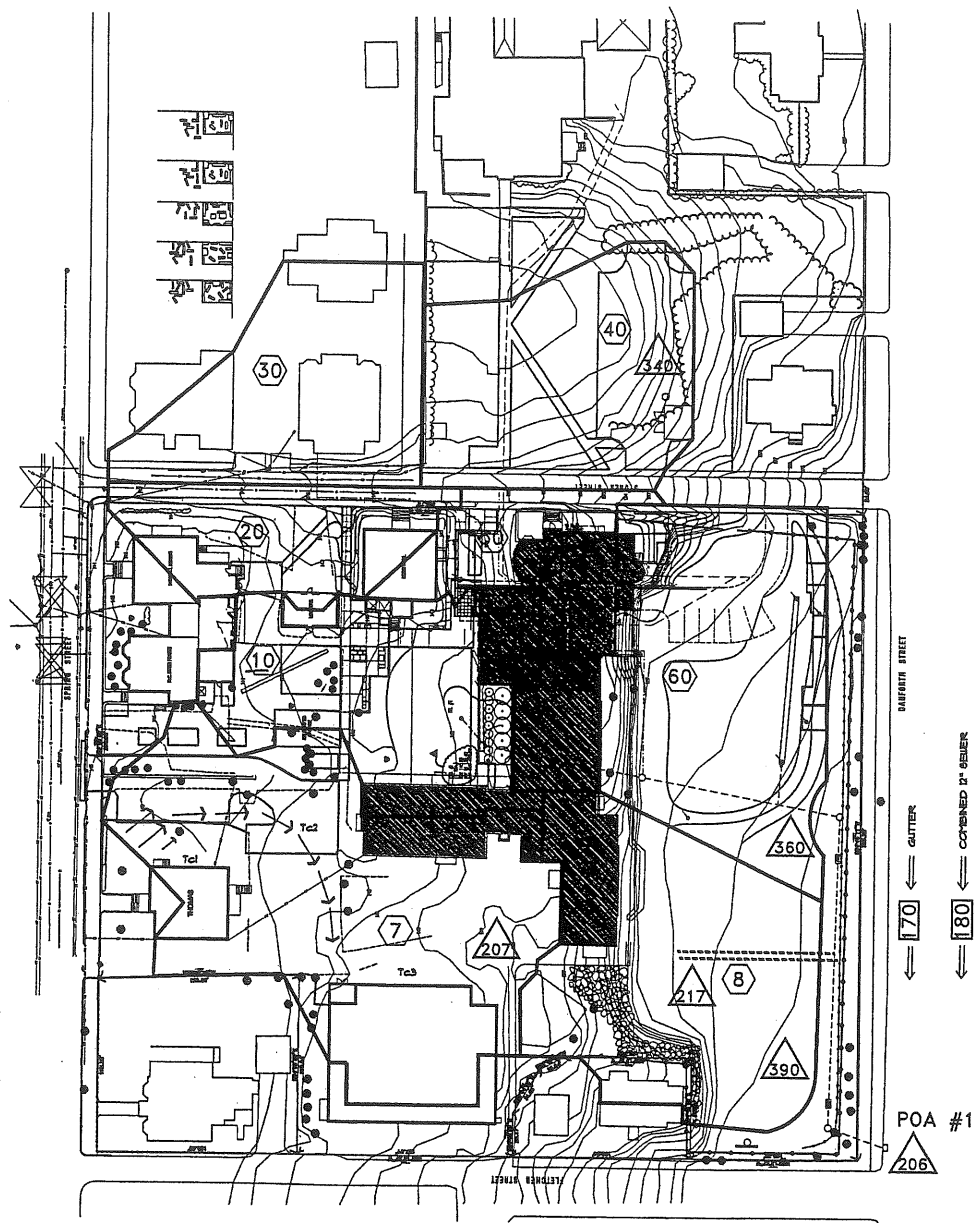
PROJECT
**WAYNFLETE SCHOOL
BUS LOOP**
380 SPRING STREET
PORTLAND, ME

TITLE
**GRADING &
DRAINAGE PLAN**

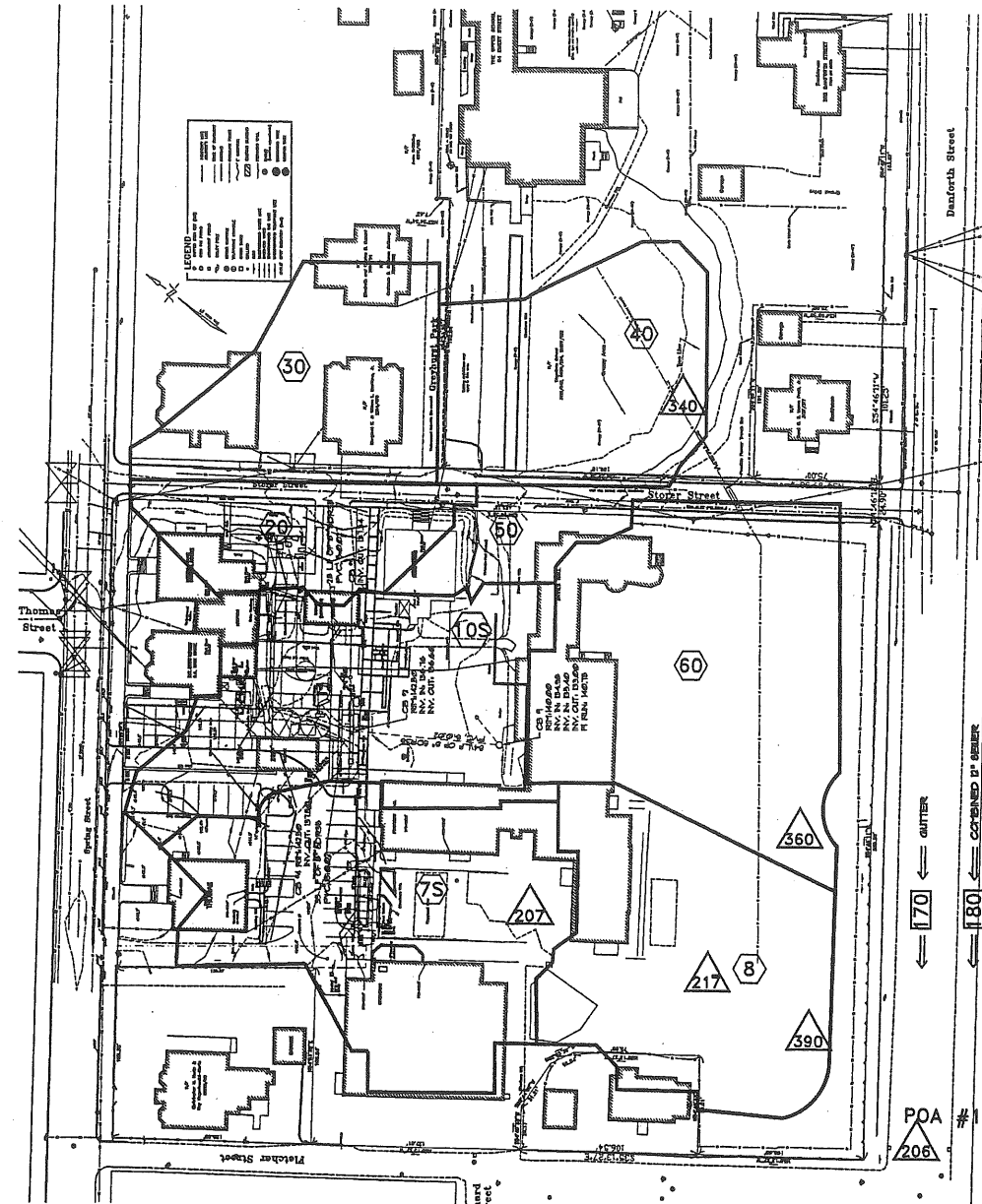
STATUS:
- PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

DATE 6 MAY 2003	REVISION/DATE
SCALE 1"=10'-0"	
PROJECT NO.	
DRAWN BY: RWV	
CHKD BY:	

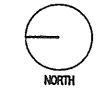
L-4.0



DRAINAGE ANALYSIS—EXISTING CONDITIONS

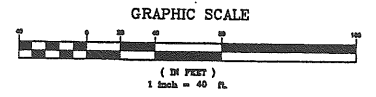


DRAINAGE ANALYSIS—DEVELOPED CONDITIONS

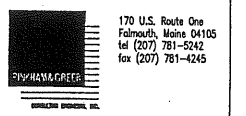


DRAINAGE LEGEND

- SUBCATCHMENT PERIMETER
- ⑥ SUBCATCHMENT NUMBER
- POA #1 POINT OF ANALYSIS
- TIME OF CONCENTRATION (Tc) PATH
- 101 REACH
- △ POND



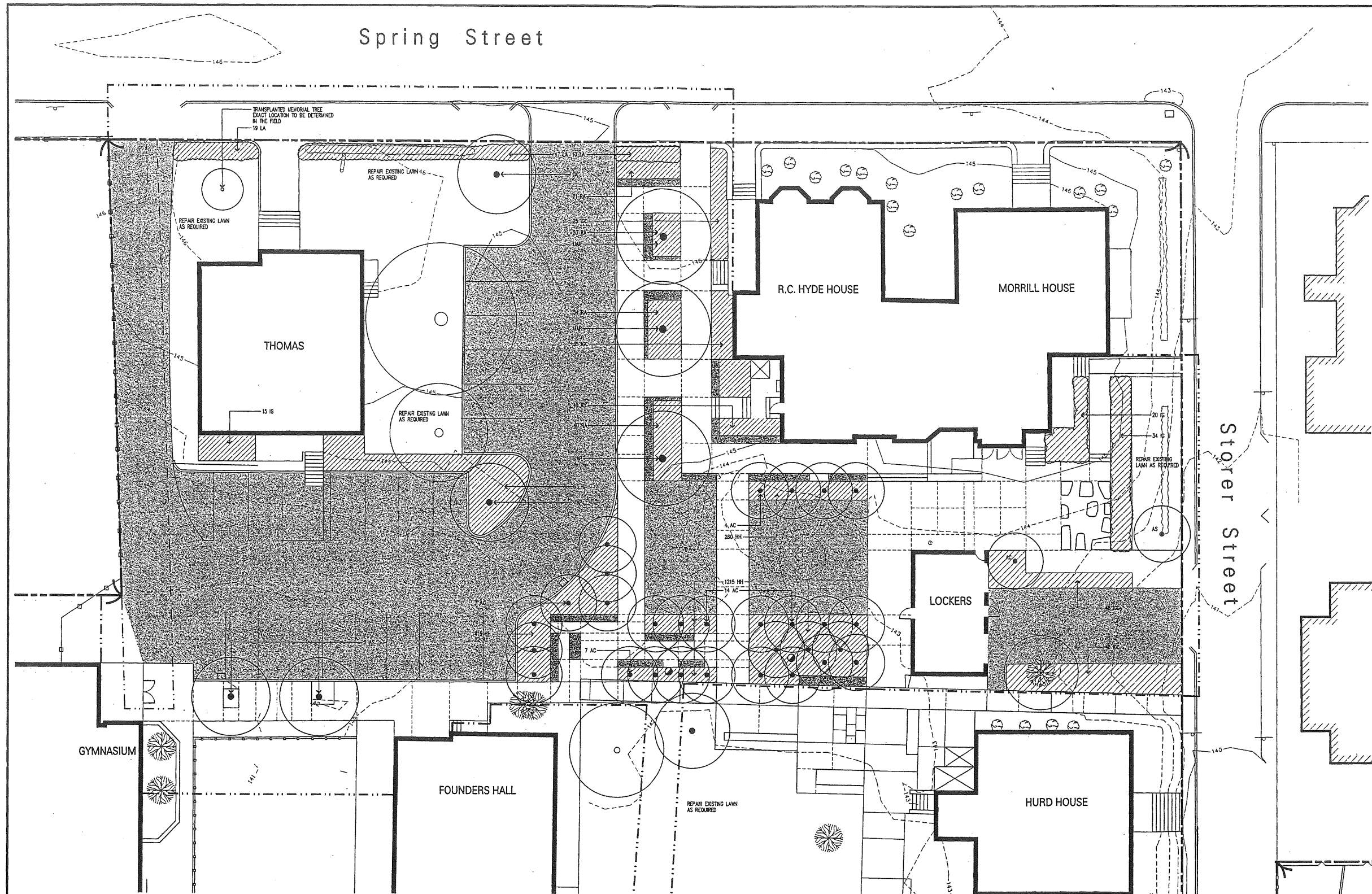
michael boucher landscape architecture
 4 South Street
 Portland, ME 04103
 T 207.865.1060
 F 207.865.1455
 www.boucherlandscape.com



PROJECT
**WAYNFLETS SCHOOL
 BUS LOOP**
 880 SPRING STREET
 PORTLAND, ME

TITLE
DRAINAGE PLAN

STATUS: PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION	
DATE: 6 MAY 2003	REVISION/DATE:
SCALE:	
PROJECT NO.:	
DRAWN BY:	
DWG NO.:	L-5.0



Attachment 14



michael boucher landscape architecture
4 South Street
Portland, ME 04102
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F 207.865.1455
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PROJECT
WAYNFLETE SCHOOL
BUS LOOP
880 SPRING STREET
PORTLAND, ME

TITLE
PLANTING PLAN

STATUS:
PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

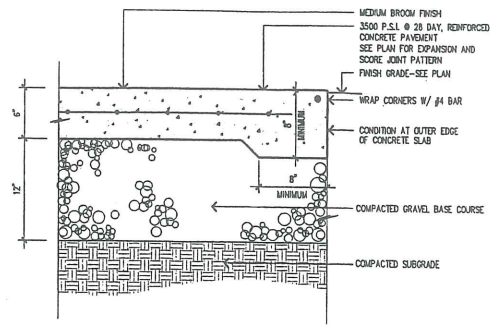
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PROJECT NO.
DRAWN BY: RWV
DWG NO.

L-6.0

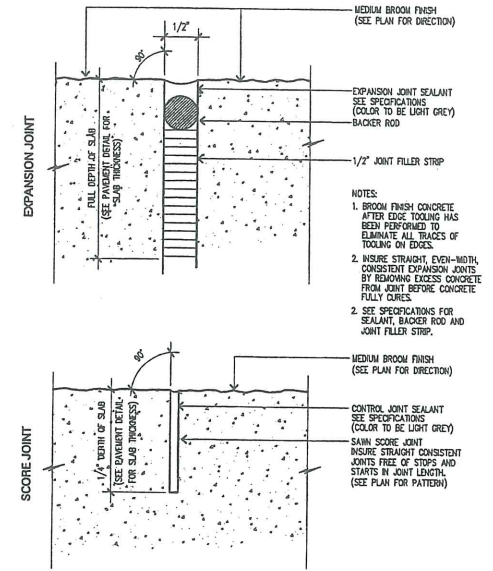
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENT
TREES / SHRUBS							
AC	20	AMELANCIER CANADENSIS	SHADBLOW SERVICEBERRY	8'-10' HT.	B+B		CLUMP, 7 STEMS MAX
AS	3	ACER SACCHARUM	SUGAR MAPLE	4" CAL. MIN.	B+B		SPECIMEN, LEADER INTACT
CK	1	CORNUS KOUSA	KOUSA DOGWOOD	3" CAL. MIN.	B+B		SPECIMEN
JG	134	ILEX GLABRA	INKBERRY	24"-30"	CONT	36" O.C.	HEAVY, WELL FURNISHED
IGC	166	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18"-24"	CONT	30" O.C.	HEAVY, WELL FURNISHED
LA	79	LIGULSTRUM AMURENSE	AMUR PRINT	24"-30"	CONT	30" O.C.	HEAVY, WELL FURNISHED
RA	97	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"-24"	CONT	30" O.C.	HEAVY, WELL FURNISHED
RY	32	RHODODENDRON YEDOENSE VAR. POUHANENSE	KOREAN AZALEA	18"-24"	CONT	30" O.C.	HEAVY, WELL FURNISHED
UAP	6	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	4" CAL. MIN.	B+B		SPECIMEN, LEADER INTACT
GROUND COVER							
HH	1880	HEDERA HELIX	ENGLISH IVY	FLAT	CONT	10" O.C.	60 PER FLAT, VIGOROUS

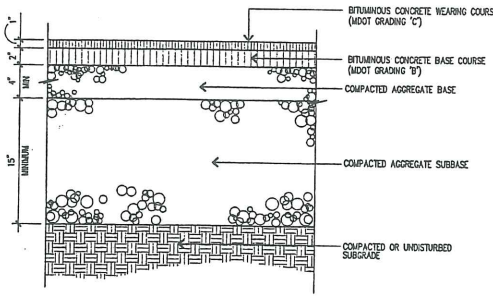




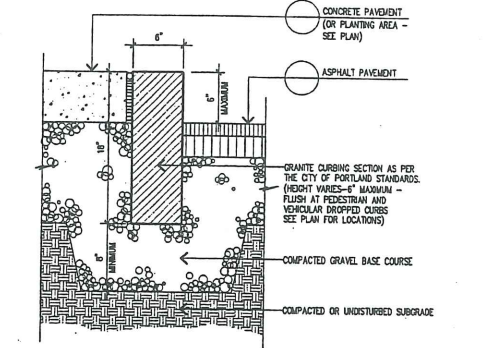
1 CONCRETE PAVEMENT
L-7.0 SCALE: 1 1/2" = 1'-0"



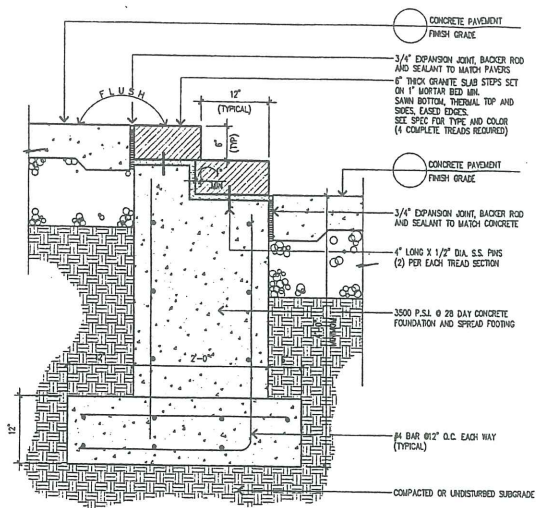
2 EXPANSION AND SCORE JOINT DETAIL
L-7.0 SCALE: 1" = 1'



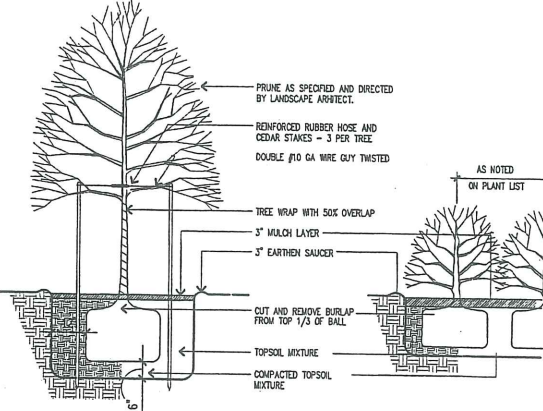
3 ASPHALT PAVEMENT
L-7.0 SCALE: 1 1/2" = 1'-0"



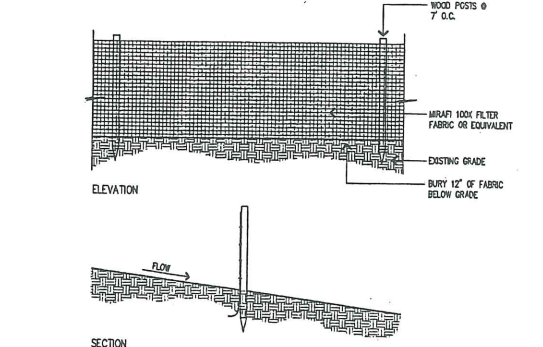
4 GRANITE CURB
L-7.0 SCALE: 1 1/2" = 1'-0"



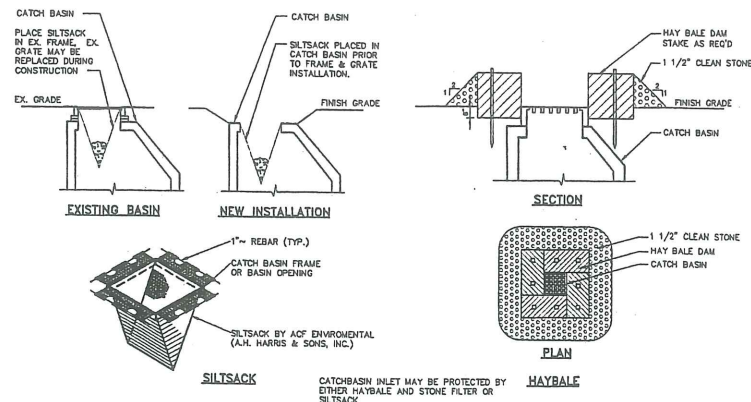
5 GRANITE STEPS
L-7.0 SCALE: 1" = 1'-0"



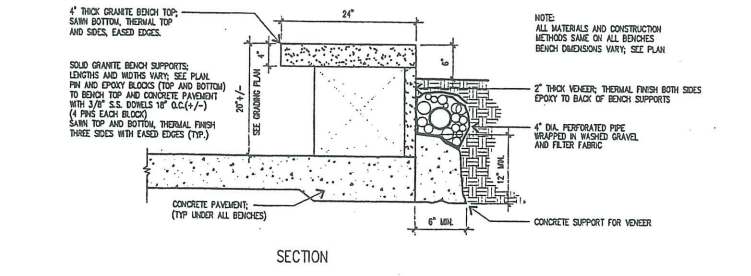
6 TREE AND SHRUB PLANTING DETAIL
L-7.0 NOT TO SCALE



7 SILT FENCE
L-7.0 NOT TO SCALE



8 CATCH BASIN PROTECTION
L-7.0 NOT TO SCALE



9 GRANITE BENCH WALL
L-7.0 SCALE: 1" = 1'-0"



Attachment 14a



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freeport, ME 04032
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F 207.865.1455
www.boucherlandscape.com

PROJECT
**WAYNFLETE SCHOOL
BUS LOOP**
300 SPRING STREET
PORTLAND, ME

TITLE
SITE DETAILS

STATUS:
**PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION**

DATE: 8 MAY 2003
SCALE: AS NOTED
PROJECT NO.
DRAWN BY: RMY
DWG NO.

REVISION/DATE:

L-7.0



WAYNFLETE SCHOOL

RENOVATIONS AND ADDITION TO MORRILL AND COOK HYDE BUILDINGS
SPRING STREET, PORTLAND, MAINE





HKTA / architects Portland, Maine
Progress Plans 6/15/99

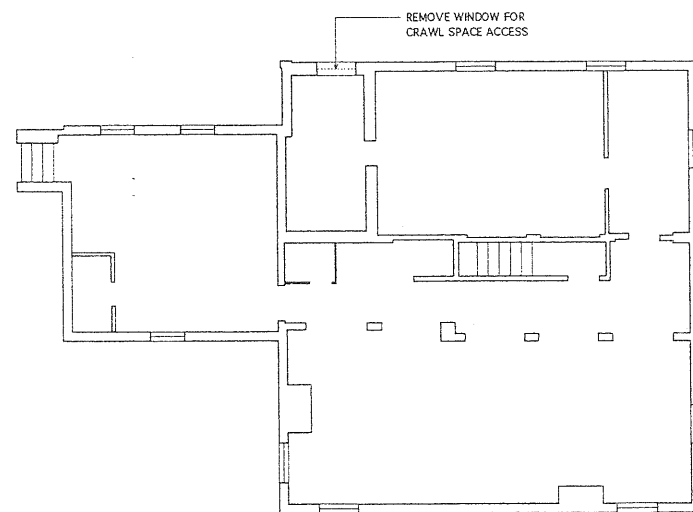
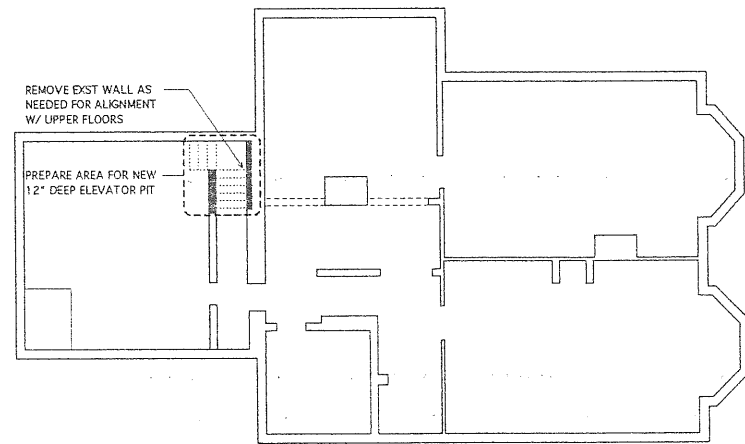
PROGRESS SET

GENERAL DEMOLITION NOTES:

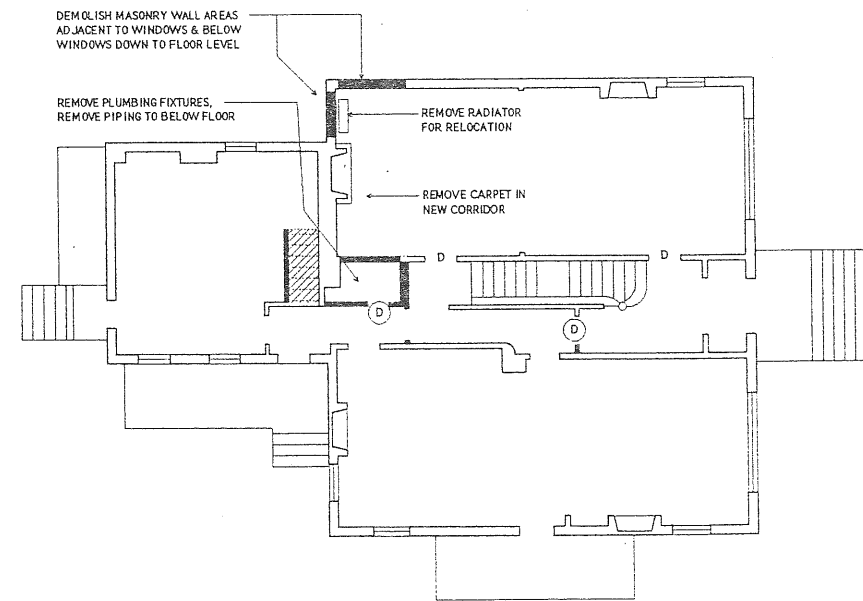
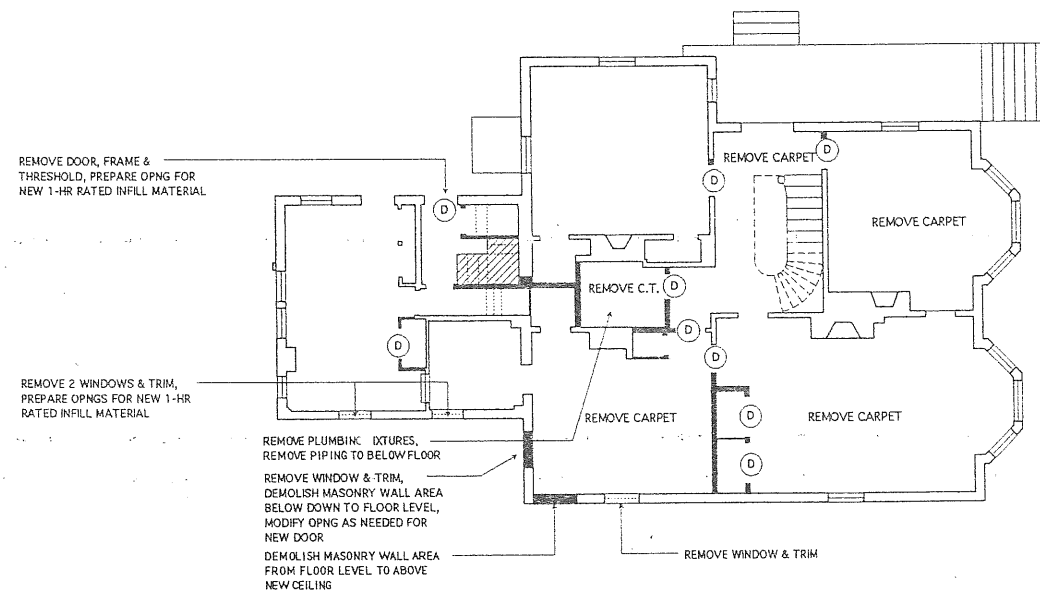
- COORDINATE WORK, INCLUDING SELECTIVE CUTTING AND PENETRATIONS, WITH SITE & STRUCTURAL DEMOLITION DRAWINGS. SEE APPROPRIATE DRAWINGS IN THIS SET.
- IF DISCREPANCIES ARE FOUND IN THE DEMOLITION WORK DESCRIBED ON THIS DRAWING, NOTIFY THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.
- SEE STRUCTURAL DRAWINGS FOR TYPICAL LINTELS OR NEW BEAMS AT NEW DOOR OPENINGS SHOWN ON THIS PLAN.
- NEW DOOR OPENINGS IN EXISTING WALLS SHALL BE CONSTRUCTED TO REQUIRED DIMENSIONS FOR NEW DOOR SIZES LISTED ON DOOR SCHEDULE. COORDINATE NEW MASONRY OPENINGS WITH ARCHITECTURAL PLANS.
- WALLS TO BE DEMOLISHED (SHOWN HATCHED) ARE TO BE REMOVED FULL HEIGHT UNLESS NOTED OTHERWISE.
- ALL EQUIPMENT NOTED ON THIS PLAN TO BE REMOVED OR OTHERWISE REQUIRED TO BE MOVED FOR THE DESIGN INTENT SHALL BE SAFELY STORED ON THE SITE FOR THE OWNER TO REVIEW PRIOR TO DISPOSAL BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING EXISTING STRUCTURES DURING THE COURSE OF ALL DEMOLITION WORK.
- COORDINATE ROOFING DEMOLITION WITH NEW ROOF WORK SHOWN ON ROOF PLAN A1.5.
- HOLES LEFT BY REMOVALS IN EXISTING FLOORS SHALL BE REPAIRED, PATCHED & LEFT READY FOR THE INSTALLATION OF NEW FLOOR FINISHES AS NOTED ON THE FINISH SCHEDULE. MATCH ALL EXISTING GRADES AND LINES.
- ERECT DUST PARTITIONS AS APPROPRIATE TO PREVENT THE MIGRATION OF DEMOLITION DUST AND DEBRIS TO OTHER PARTS OF THE BUILDING. COORDINATE LOCATIONS OF SUCH PARTITIONS WITH ARCHITECT AND OWNER.
- ABANDONED DRAIN LINES, PIPES, OR DUCTS ARE TO BE REMOVED. WHERE PRACTICAL, LINES ARE TO BE CUT BACK OR TERMINATED WELL BEHIND NEW COVERING SURFACE WORK.
- WHEN REMOVING EXISTING WALLS, PARTIAL PARTITIONS, COUNTERS, OR OTHER FIXED ITEMS, REMOVE MATERIAL TO SUCH A DEPTH AS TO ACCOMMODATE FILLING AND PATCHING TO AN APPROPRIATE LEVEL TO ACCEPT FUTURE NEW WORK. CUT AND PATCH INTO THESE VOIDS TO ACCOMPLISH FLUSH FINISHED CONDITIONS.
- WHEN REMOVING CONSTRUCTION MATERIAL (STEEL, MASONRY, PLASTER, FLOORING AND OTHER MATERIALS) ALWAYS GRIND SMOOTH OR OTHERWISE LEVEL ALL EDGES AND SURFACES. GRIND OR SMOOTH ALL SIDES TO LEAVE IN CLEAN, STRAIGHT, LIKE-NEW CONDITION WITH NO JAGGED EDGE OR FACE CONDITIONS.
- IN GENERAL, PATCH ALL HOLES MADE OR AREAS OF EXISTING MATERIALS REMOVED, IN ORDER TO INSTALL NEW WORK WITH LIKE MATERIAL SO THAT PATCH MATERIAL IS FINISHED TIGHT TO SURROUNDING SURFACES AND INSTALLED MATERIALS, LEAVING NO GAPING HOLES BETWEEN BUILDING SPACES.
- COORDINATE ALL DEMOLITION DESCRIBED ON DEMOLITION PLAN WITH NEW CONSTRUCTION AS SHOWN ON DWGS A1.1, A1.2 & W/ DEMOLITION ELEVATIONS & DETAILS ON DWG D2.1. SELECTED OPENINGS & PENETRATIONS MAY BE REQUIRED TO COORDINATE & EXECUTE THE WORK. MAINTAIN THE STRUCTURAL INTEGRITY & THERMAL PERFORMANCE OF THE BUILDING FOR THE DURATION OF OCCUPANCY.

KEY:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR AREA TO BE DEMOLISHED
-  DEMOLISH DOOR & FRAME
-  REMOVE DOOR FRAME TO REMAIN



1
D1.1
1/8" = 1'-0"



2
D1.1
1/8" = 1'-0"

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SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
 Waynflete School
 Portland, Maine

HKTA / architects, inc.
 4 Mills Street
 Portland, Maine 04101
HKTA / architects
 phone: 207.774.0916
 fax: 207.774.0128
 e-mail: hktai@aol.com

DATE: 15 JUNE, 1999
 REVISIONS:

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DRAWING NO.
D1.1
 BASEMT & 1st FLOOR
 DEMOLITION PLAN

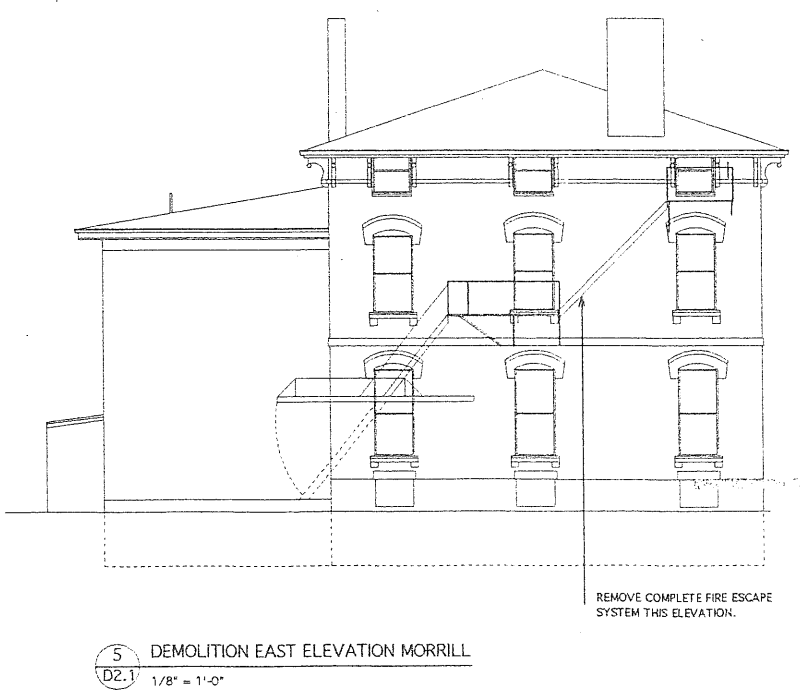
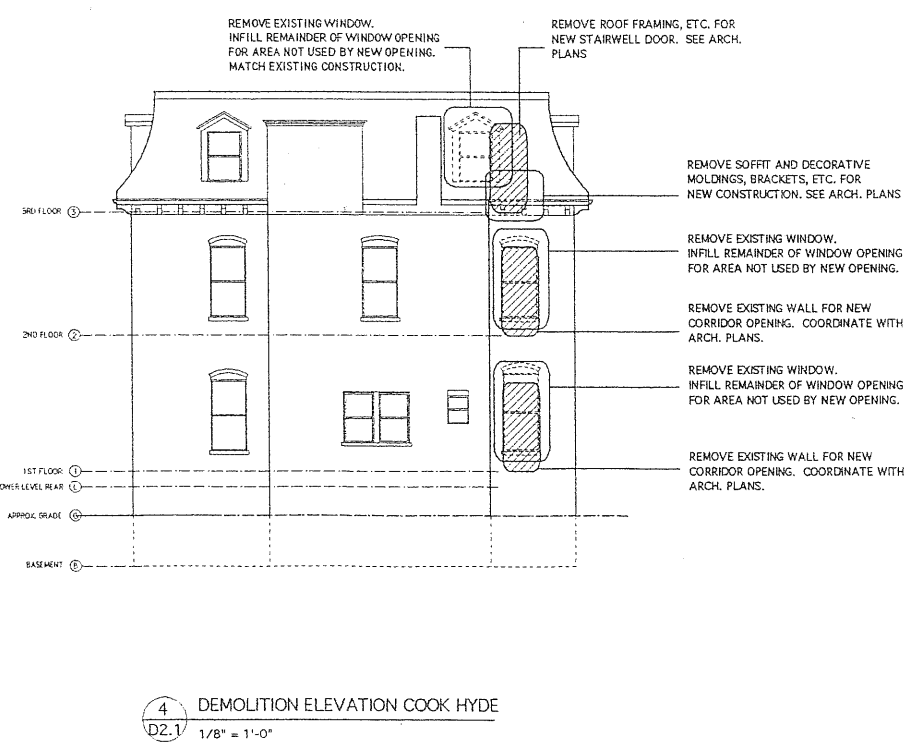
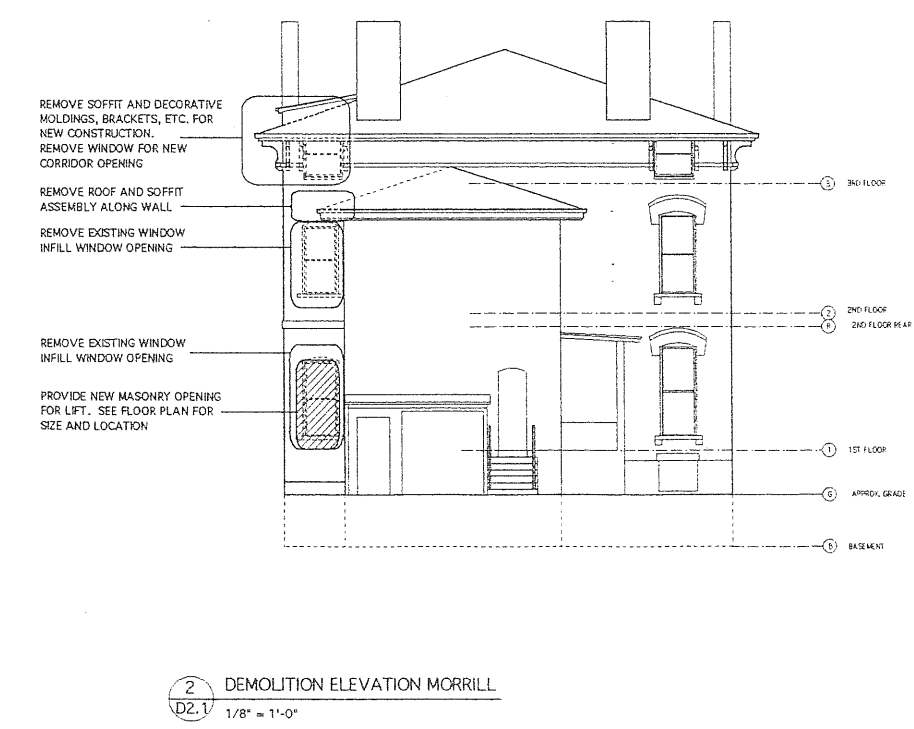
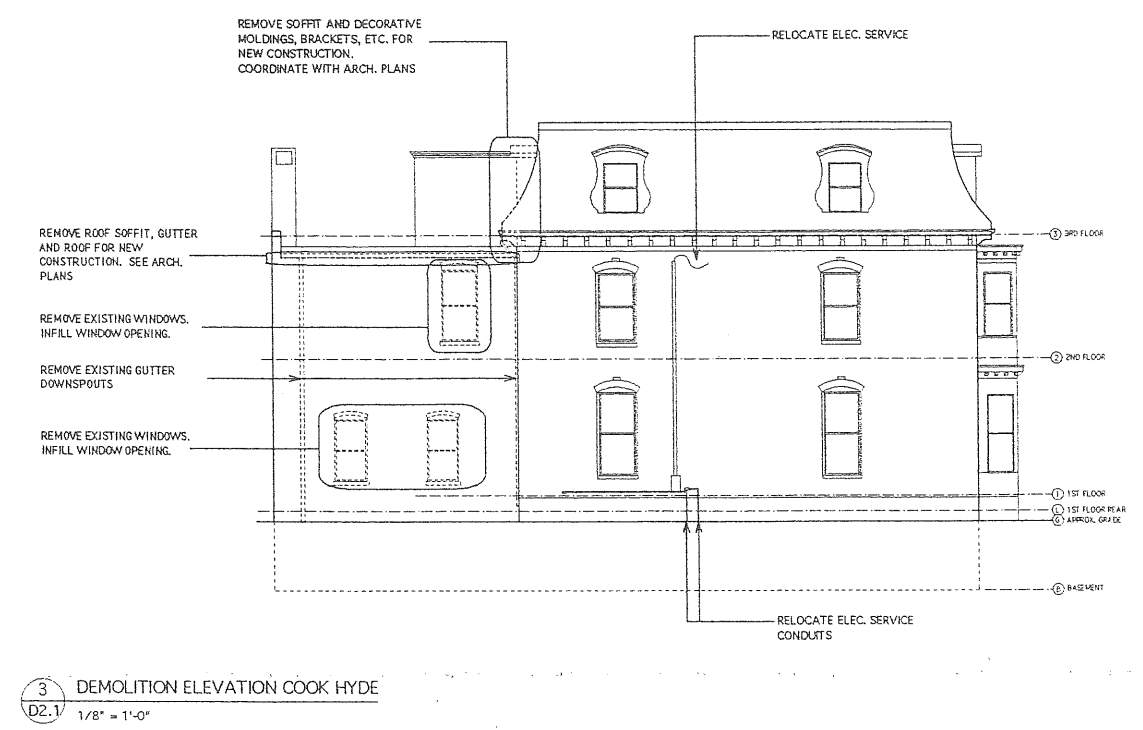
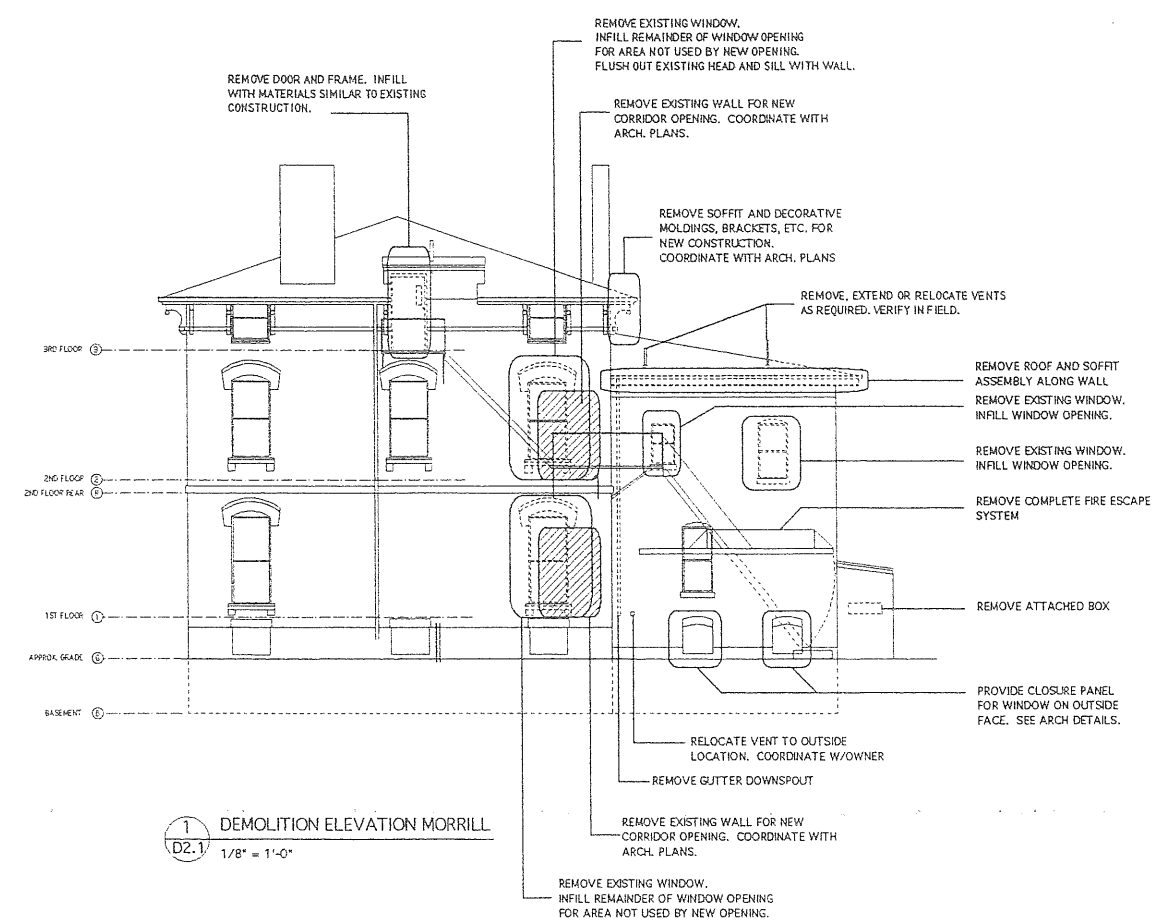
SCHOOL ADDITION & RENOVATIONS
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 Waynflete School
 Portland, Maine

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DRAWING NO.
D2.1
 DEMOLITION ELEVATIONS



GENERAL NOTES:

1. ALL INTERIOR PARTITIONS ARE 3 5/8" METAL STUD UNLESS NOTED OTHERWISE. FILL ALL NEW PARTITIONS W/ 4" ACOUSTIC BATT INSULATION, CAULK AT TOP & BOTTOM WITH ACOUSTIC SEALANT EACH SIDE OF STUD TRACK TYPICAL.
2. WALL DIMENSIONS ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL DOOR OPENINGS TO BE FRAMED 4" FROM NEAREST ADJACENT WALL UNLESS NOTED OTHERWISE.
4. SEE DWG L-1 FOR ALL WALKS AND PAVING AROUND BUILDING. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SLABS AT EXTERIOR DOORS.
5. BUILDING SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 AND BOCA BUILDING CODE IF APPLICABLE.
6. INTERIOR WALLS SHALL BE CONSTRUCTED FULL-HEIGHT TO DECK OR STRUCTURE ABOVE UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SLIP TRACK AT TOP OF METAL STUD WALLS TO ALLOW DEFLECTION OF STRUCTURE ABOVE.
7. AT ALL AREAS OF WALL DEMOLITION, PATCH FLOORS WITH WOOD OF SIMILAR SPECIES & THICKNESS AS ADJACENT FLOORING FOR FLUSH, TIGHT FINISH. LESSER GRADE WOOD IS ACCEPTABLE AT AREAS TO RECEIVE CARPET.

NEW WALL CONSTRUCTION
 NEW FLOOR CONSTRUCTION
 * DENOTES 5/8" OFFSET OF NEW MTL STUD FROM EXST WALL CORNER IN ORDER TO ALIGN FACE OF NEW GWB W/ EXST WALL FINISH

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SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
 Portland, Maine
 Waynflete School

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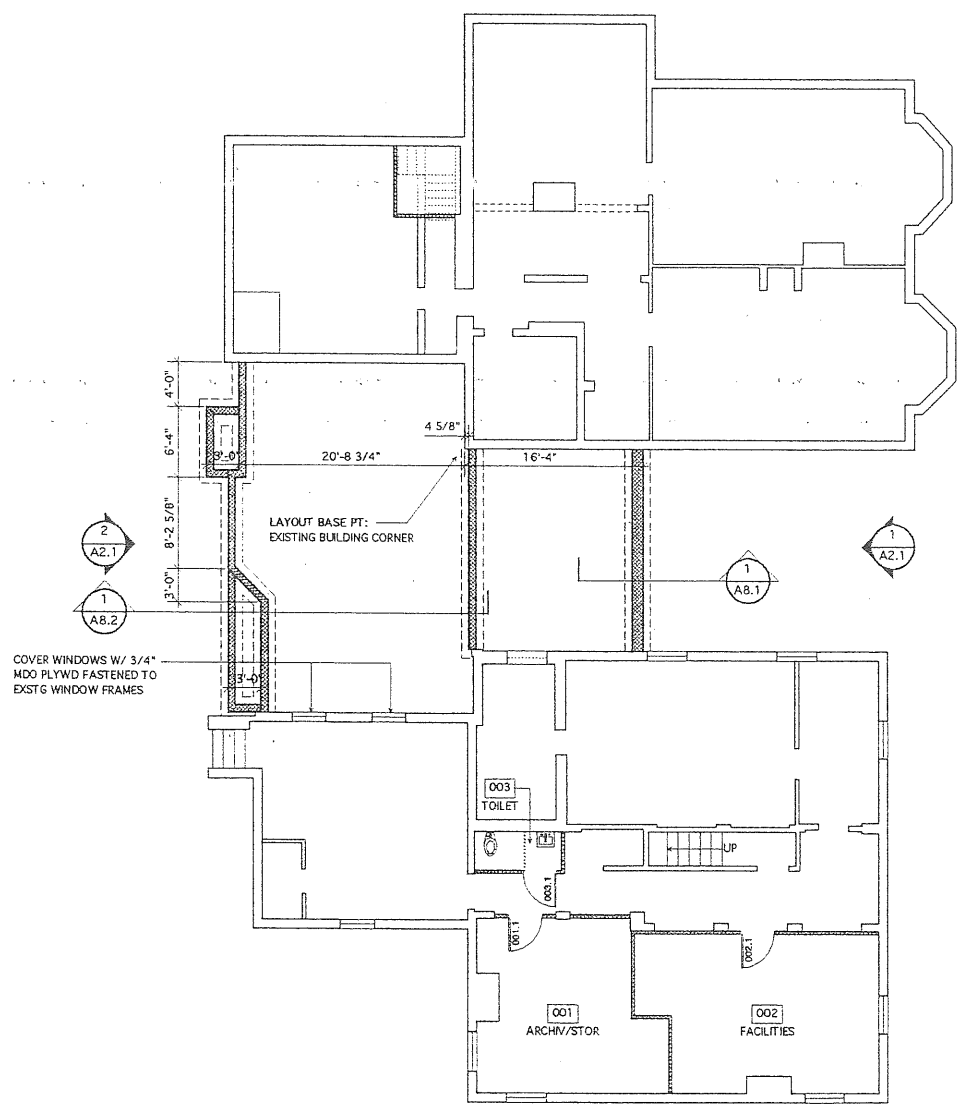
DATE: 15 JUNE, 1999
 REVISIONS:

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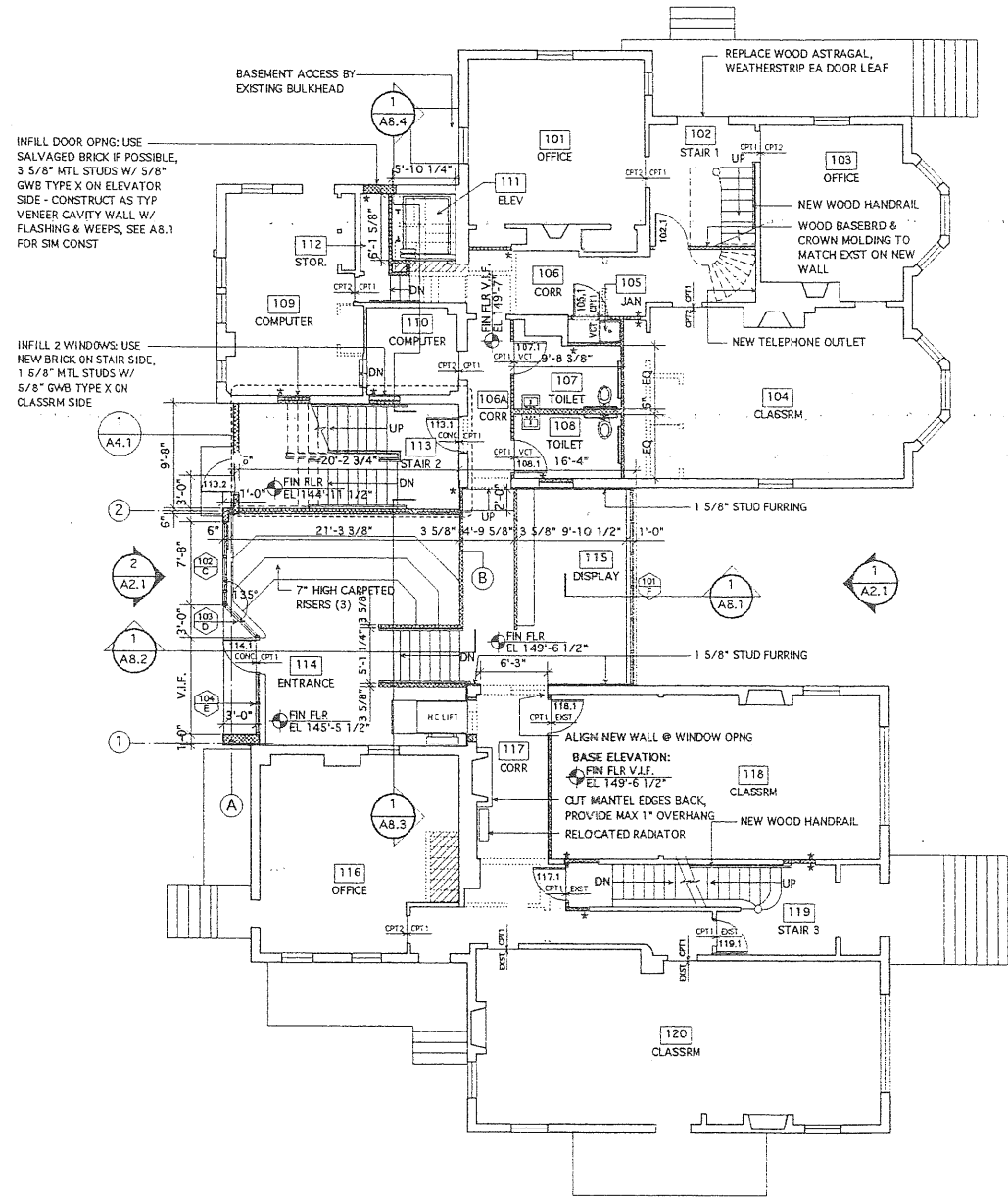
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A1.1

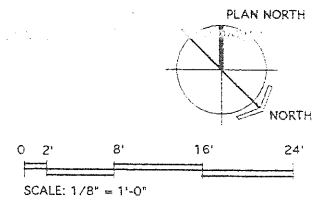
BSMT & 1st FLOOR FLOOR PLAN

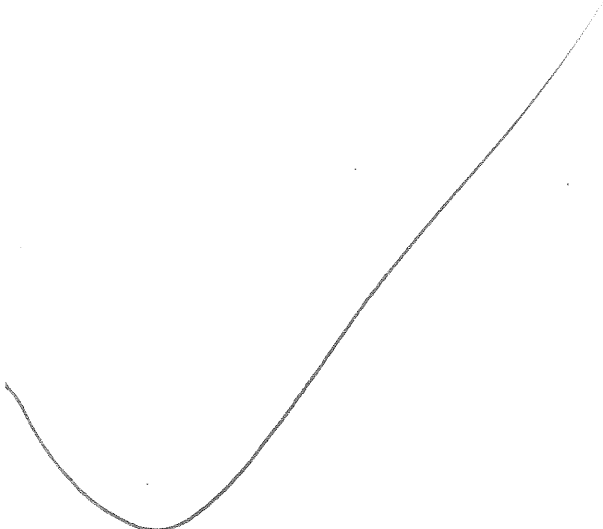


1 BASEMENT LEVEL - MORRILL & COOK-HYDE
 1/8" = 1'-0"



2 FIRST FLOOR - MORRILL & COOK-HYDE
 1/8" = 1'-0"

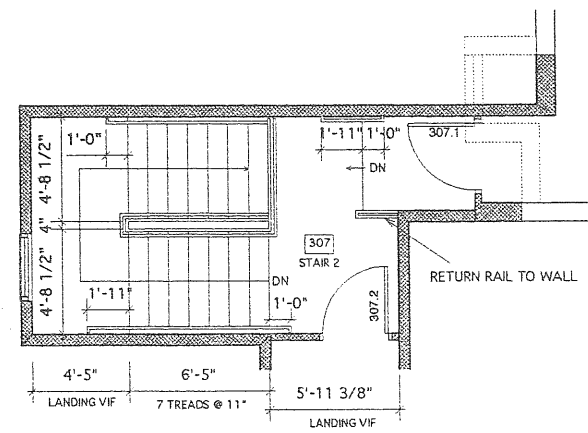




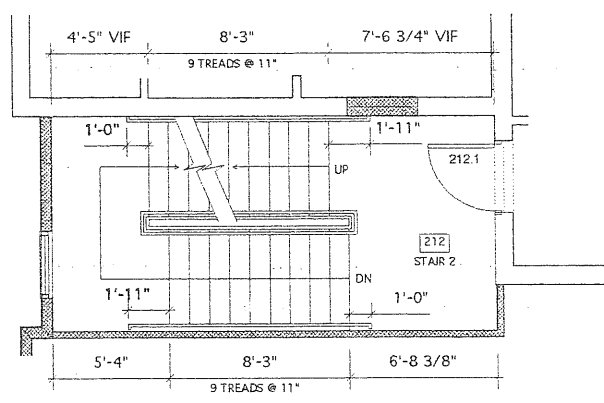
601-F-6
Ped. & Vehicular
improv.

Waynflete
Campus

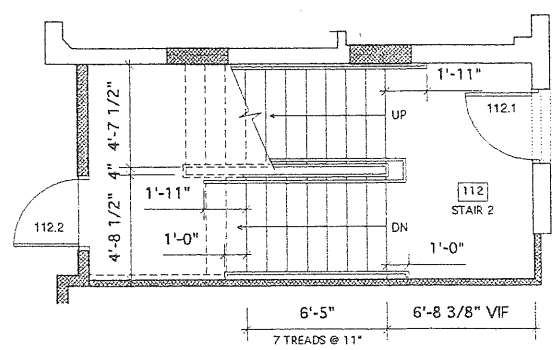
Waynflete
School



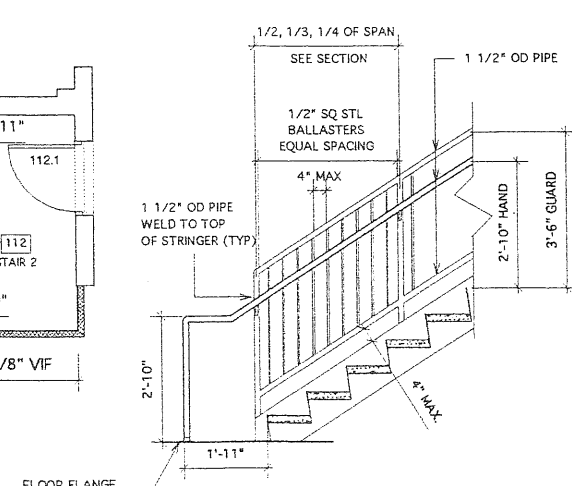
1 STAIR PLAN THIRD FLOOR
A4.1
1/4" = 1'-0"



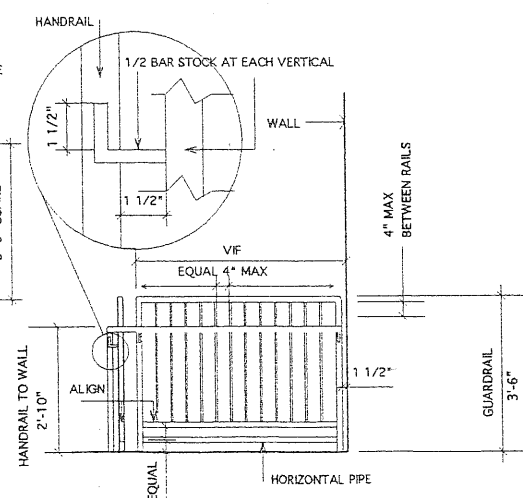
2 STAIR PLAN SECOND FLOOR
A4.1
1/4" = 1'-0"



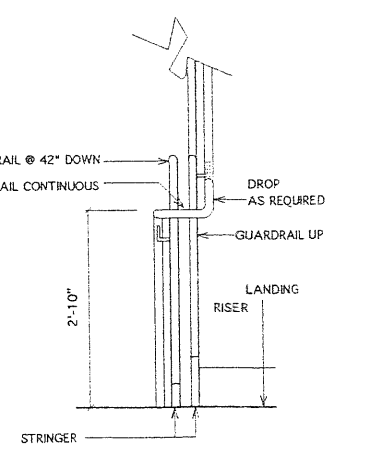
3 STAIR PLAN FIRST FLOOR
A4.1
1/4" = 1'-0"



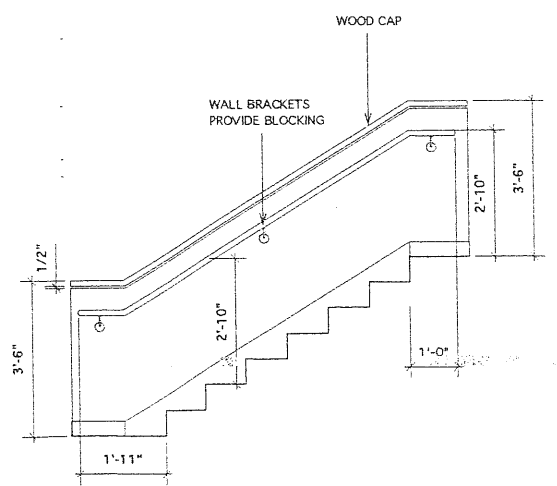
5 ELEVATION @ STAIR RAILING SYSTEM
A4.1
1/2" = 1'-0"



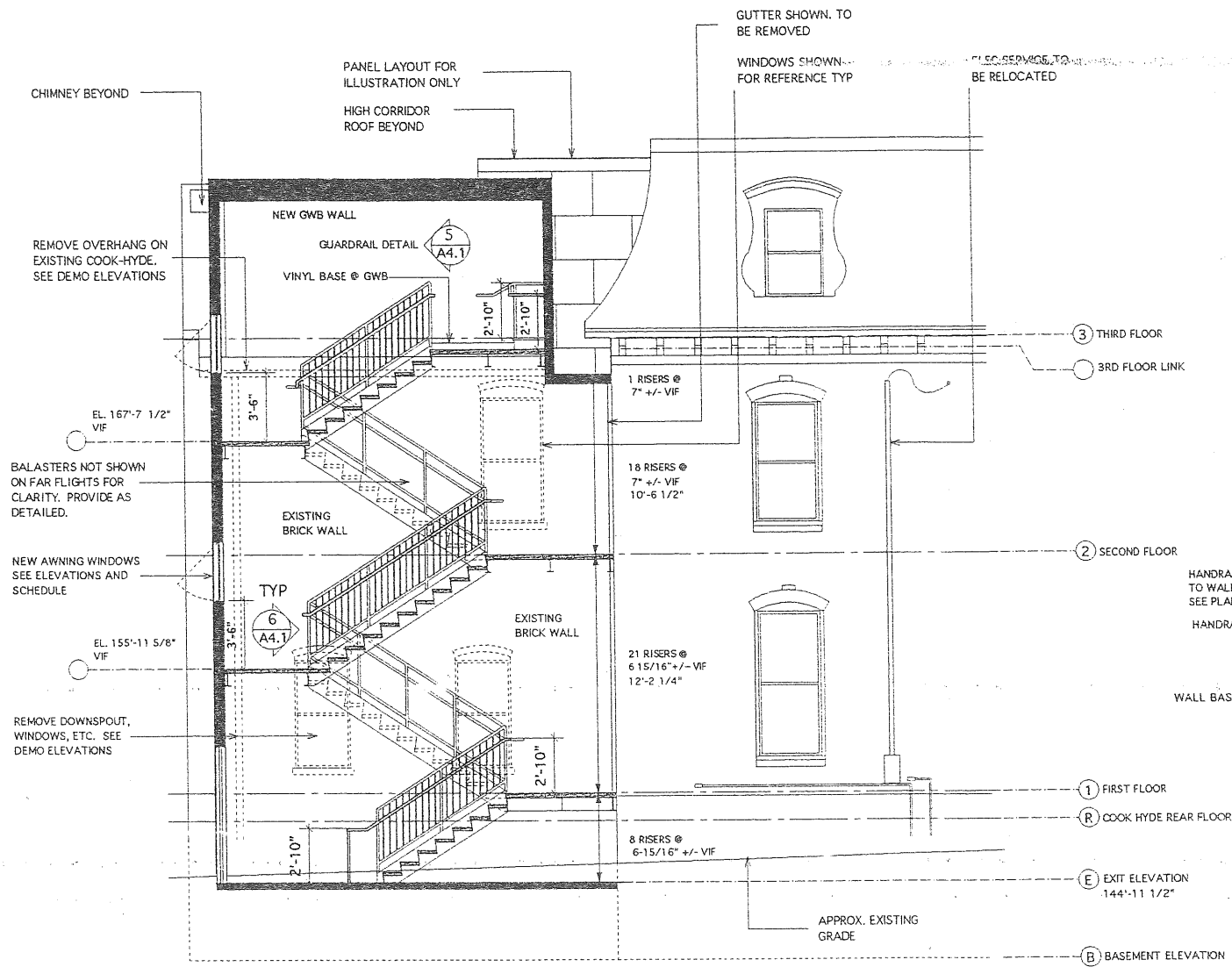
6 ELEVATION @ STAIR GUARD RAIL
A4.1
1/2" = 1'-0"



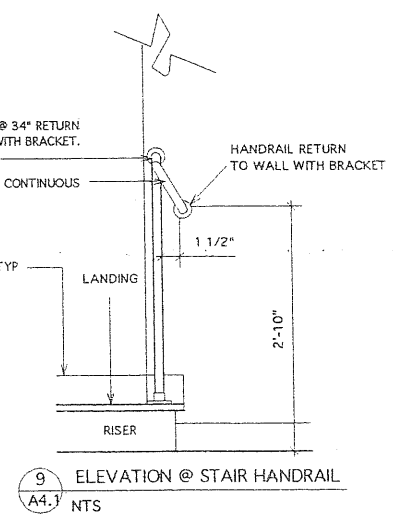
7 ELEVATION @ STAIR GUARD RAIL
A4.1
NTS



8 ELEVATION @ ENTRANCE STAIR HANDRAIL
A4.1
1/2" = 1'-0"



4 STAIR SECTION with HANDRAILS
A4.1
1/4" = 1'-0"



9 ELEVATION @ STAIR HANDRAIL
A4.1
NTS

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SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
Waynflete School
Portland, Maine

PROGRESS PRINT - NOT FOR CONSTRUCTION

DATE: 15 JUNE, 1999
REVISIONS:

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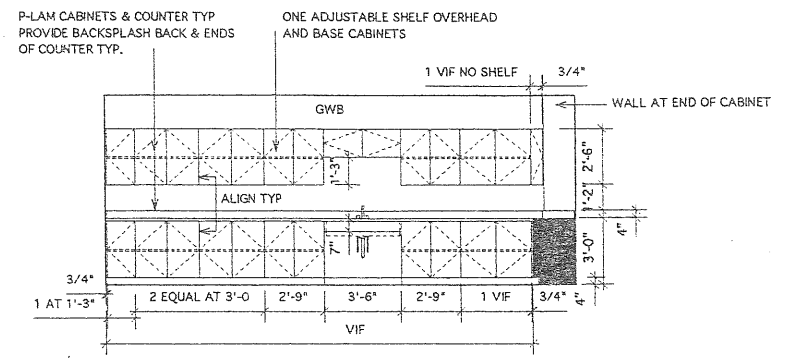
DRAWING NO.
A4.1
STAIR PLANS
STAIR SECTION

SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
 Portland, Maine
 Waynflete School

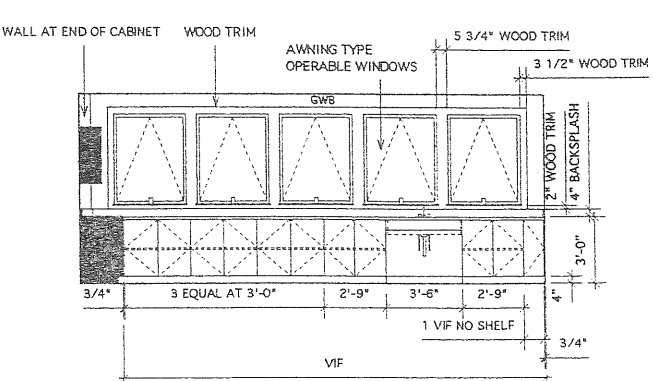
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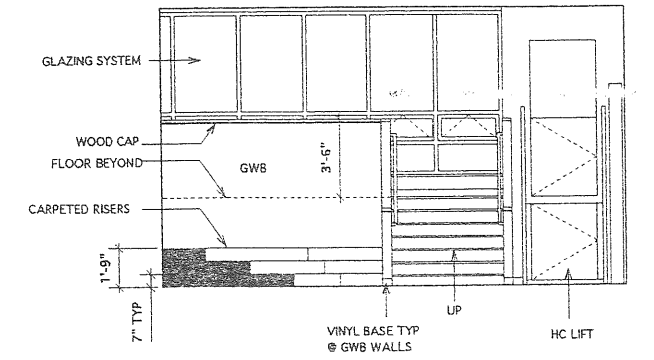
DRAWING NO.
A5.1
 INTERIOR ELEVATIONS



1 INTERIOR ELEVATION CLASSROOM 214
 A5.1 1/4" = 1'-0"

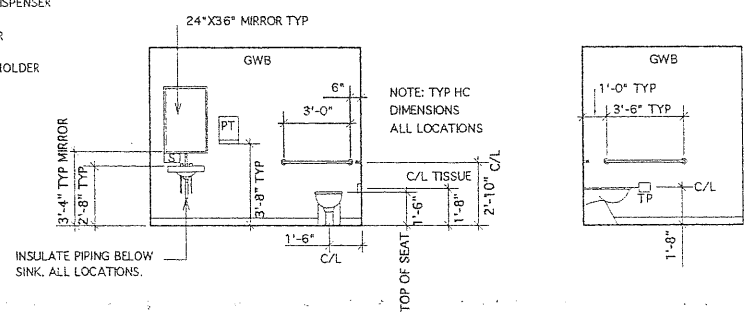


2 INTERIOR ELEVATION CLASSROOM 214
 A5.1 1/4" = 1'-0"

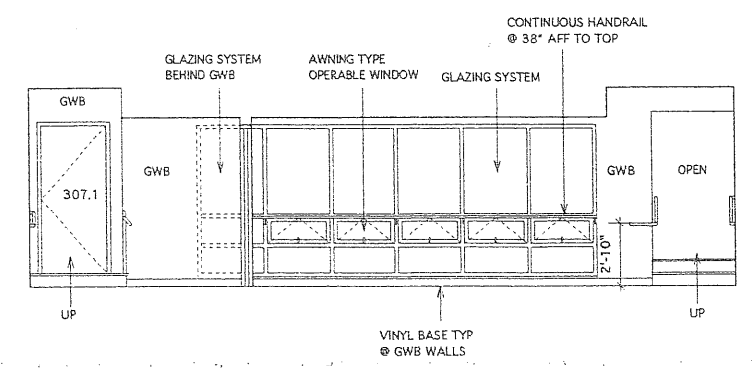


3 INTERIOR ELEVATION ENTRANCE 114
 A5.1 1/4" = 1'-0"

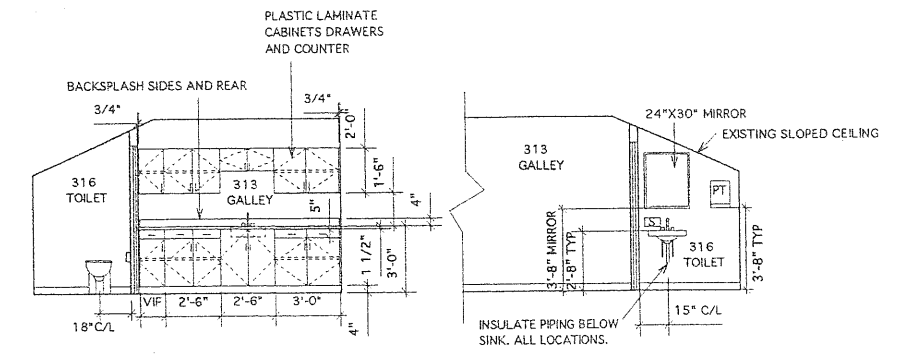
- SYMBOLS KEY
- PT PAPER TOWEL DISPENSER
 - SD SOAP DISPENSER
 - TP TOILET TISSUE HOLDER



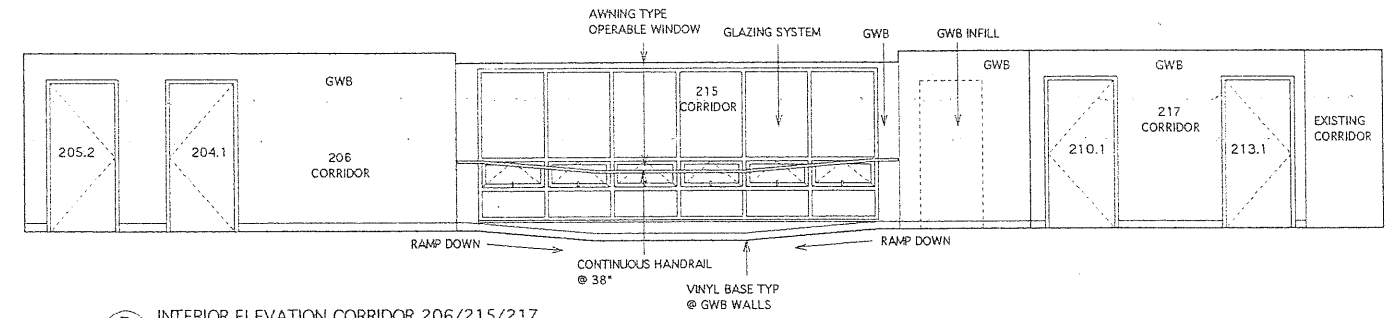
3 INTERIOR ELEVATIONS TOILET 108 (107 SIM OPP) (221, 306 SIM)
 A5.1 1/4" = 1'-0"



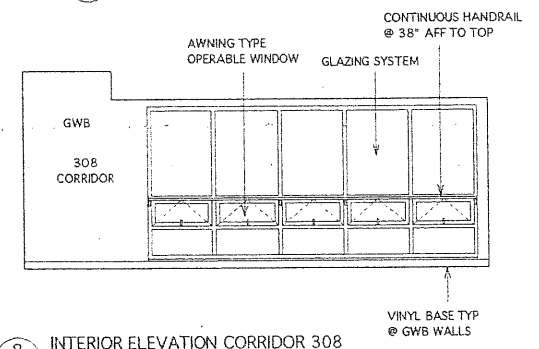
5 INTERIOR ELEVATION CORRIDOR 308 / STAIR 307
 A5.1 1/4" = 1'-0"



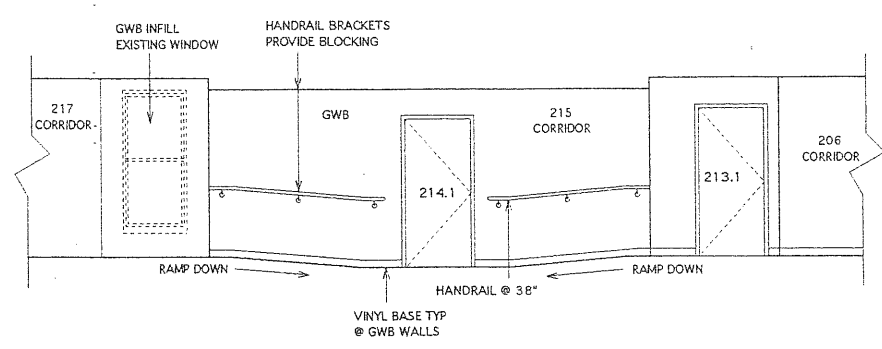
6 INTERIOR ELEVATIONS GALLEY 313 / TOILET 316
 A5.1 1/4" = 1'-0"



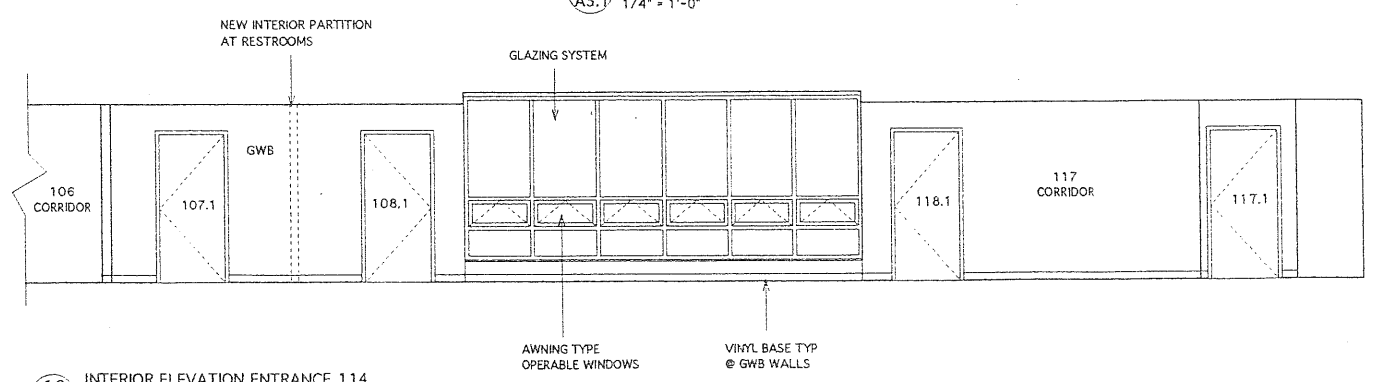
7 INTERIOR ELEVATION CORRIDOR 206/215/217
 A5.1 1/4" = 1'-0"



8 INTERIOR ELEVATION CORRIDOR 308
 A5.1 1/4" = 1'-0"



9 INTERIOR ELEVATION CORRIDOR 217/215/206
 A5.1 1/4" = 1'-0"



10 INTERIOR ELEVATION ENTRANCE 114
 A5.1 1/4" = 1'-0"

Finish Schedule

Room #	Room Tag	N-wall	E-wall	S-wall	W-wall	Floor	Base	Ceiling	Comments
001	ARCHV/STOR								
002	FACILITIES								
003	TOILET								
101	OFFICE								
102	STAR 1								Wood basebrd & crown molding to match exist on new wall
103	OFFICE								
104	CLASSRM								Patch clg, fr @ wall removals, use salvaged wd base brd west w
105	JAN								
106A	CORR								Patch, level fr as req'd for new carpet, use salvaged wd base VCB on new wall
107	TOILET								
108	TOILET								
109	COMPUTER								
110	COMPUTER								Carpet exist steps
111	ELEV								
112	STOR.								Install wd base brd east wall
113	STAR 2								Concrete treads, landings, ptd mtl risers
114	ENTRANCE								Carpet on treads, risers
115	DISPLAY								
116	OFFICE								
117	CORR								
118	CLASSRM								
119	STAR 3								
120	CLASSRM								
201	CLASSRM								Salvaged wd base @ new wall areas
202	LANDING								CPT1 on stairs
203	PROJECT RM								Repair cracks in plaster clg, refinish wd fr
204	CLASSRM								Refinish wd fr, also in small space leading to Project Rm 203
205	STAR 1								CPT1 on stairs
206	CORR								Patch fr @ wall removals, use salvaged base brd @ elevator
207	SCI STOR								
208	CORR								VCB @ new walls
209	FACULTY								Similar finishes in small rooms @ south side
210	TOILET								Remove exist wallcovering, clean wall surface for new paint
211	ELEV								Clg 1 layer GWR Type X
212	STOR.								Install wd base brd east wall
213	STAR 2								Concrete treads, landings, ptd mtl risers
214	CLASSRM								Expect VCT pattern
215	CORR								
216	CLASSRM								
217	CORR								VCB @ new walls
218	CLASSRM								Patch exist basebrd w/ sim salvaged
219	STAR 3								New carpet on stairs
220	CLASSRM								Patch exist basebrd w/ sim salvaged
221	TOILET								Use VCB on new walls
301	OFFICE								Sand rough areas of wd fr prior to new paint finish
302	VESTIB								Patch clg, fr @ wall removal, touch up w/ paint to match
303	OFFICE								Touch up clg w/ paint to match @ repairs
304	PARENT ASSOC								Patch clg, fr @ wall removals, use salvaged wd base molding
305	CORR								Patch fr @ wall removals, VCB @ new walls
306	TOILET								
307	STAR 2								Fr finish conc @ main landing, CPT1 @ step up, color to contrast
308	CORR								Cpt on steps, color to contrast
309	CORR								VCB @ new walls
310	CONF								Use salvaged wd base brd @ new walls
311	STAR 3								
312	FACULTY								Use salvaged wd base brd @ new walls
313	GALLEY								
314	OFFICE								Use salvaged wd base brd @ new walls
315	OFFICE								
316	TOILET								
317	OLD STAIR								Space above hoistway

KEY TO FINISHES

WALLS	FLOORS	BASE
P1 Ptd gypsum wall board	CPT1 Carpet 1	SV Resilient sheet vinyl
P2 Ptd masonry	CPT2 Carpet 2	QT Quarry tile
PEX Paint exist-include new work	VCT Vinyl composition tile	TC Tinted concrete
- No new finish	SR/VCT Slip-resistant VCT	
G Glass or glass block	PC Painted concrete	
CT Ceramic tile	N Existing to remain	VCB Vinyl composition base
AWP Acoustical wall panel	PEX Paint over existing	N Existing to remain
FP Fiberglass panels	R Rubber tile	CT Ceramic tile
IR Impact resistant wall panel	CT Ceramic tile	WD Wood - 1x6, miter all corners, ease top edge top
CEILING	WD1 Hardwood	QT Quarry tile
C1 Acoustical tile	WD2 Softwood	PEX Paint over existing
C2 Painted GWR (MR in shower)		
C3 Washable acoustical tile		
PEX Paint exposed surfaces		
- No new finish		

NOTE: PEX shall require and include patching all surfaces, repair of holes or damaged surfaces, repair of walls and ceilings where existing construction is removed, filling and properly preparing for paint.

Door Schedule

Door Number	Location	No. of Leaves	Door Size W x H	Door Thick	Door Type	Door Frame Mat	Door Frame Type	Door Hdw Set	Comments
001.1	001 Archives	1	3'0" x TBD	1 3/4"	D	Wood	1	Wood	Door hgt to be determined - fit existing arch opng.
002.1	002 Facilities	1	3'0" x TBD	1 3/4"	D	Wood	1	Wood	Door hgt to be determined - fit existing arch opng.
003.1	003 Toilet	1	3'0" x TBD	1 3/4"	D	Wood	1	Wood	Door hgt to be determined - fit under piping outside door.
102.1	102 Stair 1	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
105.1	105 Janitor	1	3'0" x 7'0"	1 3/4"	D	Wood	2	Wood	45 min.
107.1	107 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
108.1	108 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
113.1	113 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
113.2	113 Stair 2	1	3'0" x 7'0"	1 3/4"	C	HM	2A	Wood	Insulated galv door, weatherstrip, threshold, rain hood
114.1	114 Entrance	1	3'0" x 7'0"	1 3/4"	A	Alum	F	Alum	Insul door, weatherstrip, threshold
117.1	117 Corridor	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
118.1	118 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
119.1	119 Stair 3	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min., magnetic holdopen
201.1	201 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	Use salvaged door trim
203.1		1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	60 min.
204.1	204 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
205.1	205 Stair 1	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
205.2	205 Stair 1	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
207.1	207 Sci. Stor.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
212.1	212 Storage	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
213.1	213 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
214.1	214 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
219.1	219 Stair	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
221.1	221 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
301.1	301 Office	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
302.1	302 Vestib.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
304.1		1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
305.1	305 Corridor	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
306.1	306 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
307.1	307 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
307.2	307 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM	45 min.
308.1	308 Corr.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
309.1	309 Corridor	1	3'0" x 7'0"	1 3/4"	-	-	-	-	Existing - Repair binding, make work smoothly
310.1	310 Conf.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	
315E.1	315 Hoistway	-	-	-	-	-	-	-	Existing door, provide new lockset
316.1	316 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood	

NOTES:

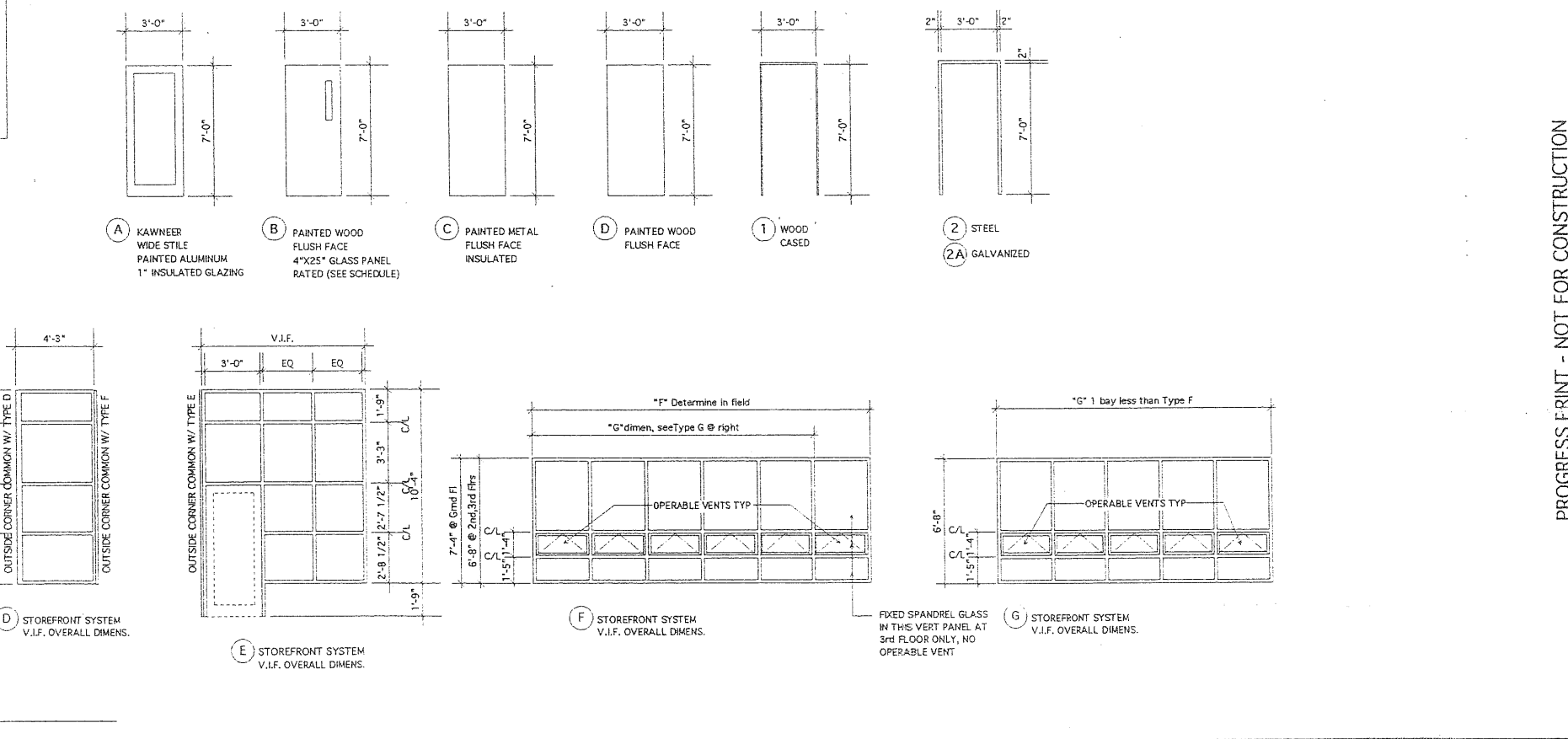
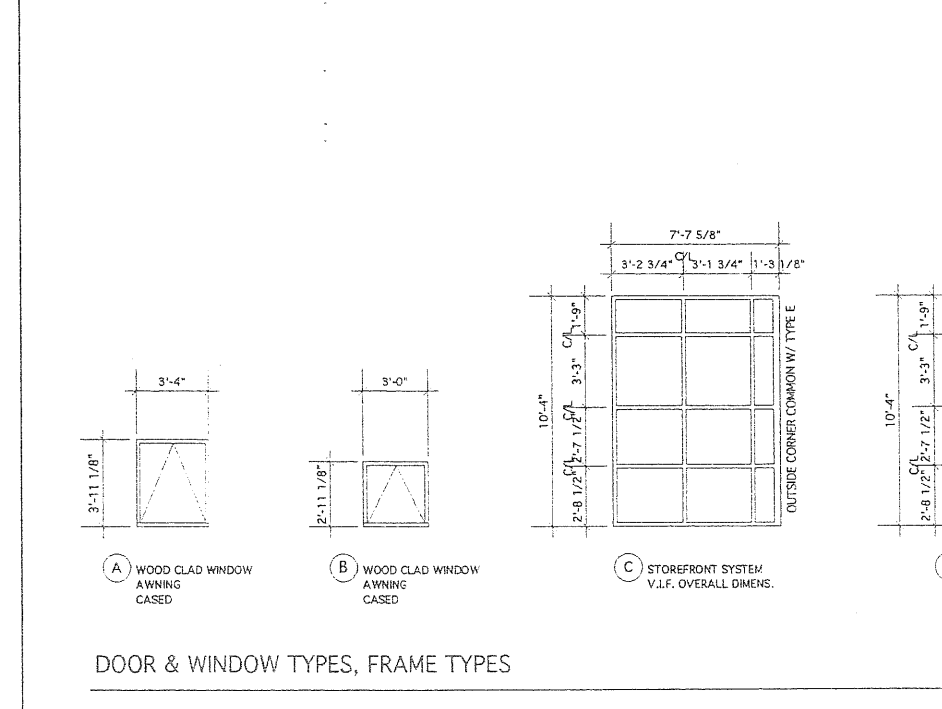
- The hardware sets listed above indicate the items of hardware required for each opening. It is the Contractor's responsibility to accurately furnish the proper quantities, items, sizes, weights and functions as required by the plans and specification. If an opening has been omitted from the above hardware set number listings, it shall be the Contractor's responsibility to supply hardware of like function or equivalent quality and quantity as that which is specified for a comparable opening, leaving no opening unaccounted for.
- All toilet room doors are to be supplied with 3/4" undercuts unless noted otherwise.
- Provide door stops for all doors - typical
- Provide door silencers for all hollow metal frames - typical.
-

Window Schedule

Tag #	Window Tag	Size W x H	Operation	Glazing	Comments
101	F	Full width x 7'-4"	Fixed alum.	1" Insul	Full width of wall w/ 1" reveal ea end
102	C	7'-7 5/8" x 10'-4"	Fixed alum.	1" Insul	
103	D	4'-3" x 10'-4"	Fixed alum.	1" Insul	
104	E	V.L.F. x 10'-4"	Fixed alum.	1" Insul	Verify size in field
201	F	Full width x 6'-8"	Fixed alum.	1" Insul	Full width of wall w/ 1" reveal ea end
202	A	3'-4" x 3'-11 1/8"	Awning	1" Insul	Alum. clad wood
203	A	3'-4" x 3'-11 1/8"	Awning	1" Insul	Alum. clad wood
204	A	3'-4" x 3'-11 1/8"	Awning	1" Insul	Alum. clad wood
205	A	3'-4" x 3'-11 1/8"	Awning	1" Insul	Alum. clad wood
206	A	3'-4" x 3'-11 1/8"	Awning	1" Insul	Alum. clad wood
207	B	3'-0" x 2'-11 1/8"	Awning	1" Insul	Alum. clad wood
301	F	V.L.F. x 6'-8"	Fixed alum.	1" Insul	Length to match Type F at 1st & 2nd flrs
302	G	V.L.F. x 6'-8"	Fixed alum.	1" Insul	
303	B	3'-0" x 2'-11 1/8"	Awning	1" Insul	Alum. clad wood

NOTES:

- Window sizes indicated above are nominal. The window supplier shall provide units from the approved manufacturer in sizes that match nominal sizes as closely as possible. Construct masonry or rough openings per actual windows selected.



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SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
Portland, Maine

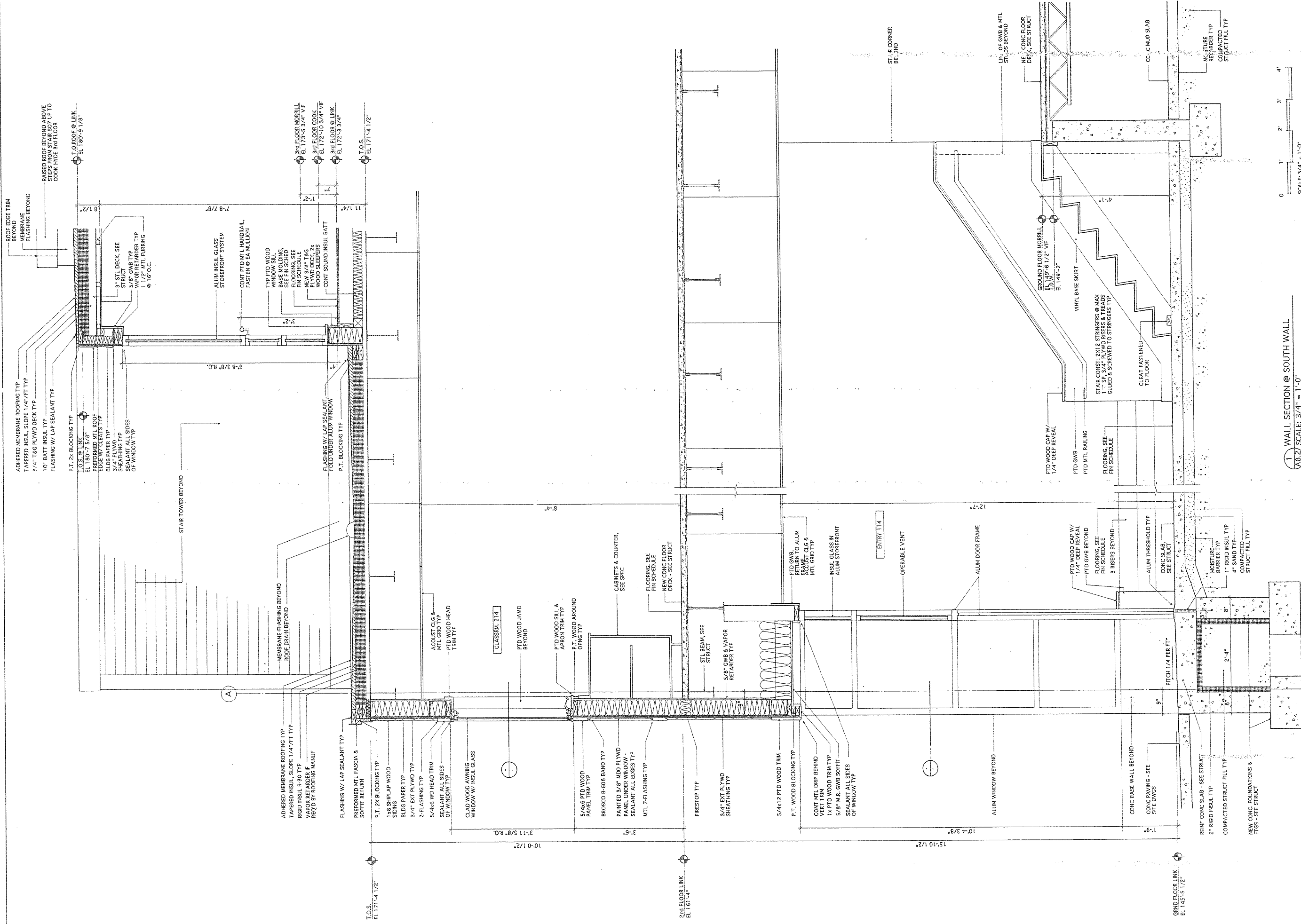
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DRAWING NO.
A6.1
SCHEDULES, DOOR & WINDOW FRAMES, DTLS

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1 WALL SECTION @ SOUTH WALL
 1/8" = 1'-0"
 SCALE: 3/4" = 1'-0"

0 1' 2' 3' 4'
 SCALE: 3/4" = 1'-0"

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DRAWING NO.
A8.2
 WALL SECTION

SCHOOL ADDITION & RENOVATIONS

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900WALLSECT7-W8

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North Elevation Study
 SPRING STREET
 6/3/99

1 NORTH ELEVATION
 A2.1
 1/8" = 1'-0"

- Brick exterior wall with matching mortar
- Brick window sill
- Clear glazing "low E" w/alum "low E" framing system (Black)
- Concrete foundation
- Proposed grade
- Single bullnose brick band



South Elevation Study
 CAMPUS
 6/7/99

2 SOUTH ELEVATION
 A2.1
 1/8" = 1'-0"

- Clear glazing "low E" w/ alum framing (Black)
- Operable awning windows w/wood panels below
- Shiplap wood siding
- Wood clapboard siding

- Operable awning windows
- Clear glass alum. storefront glazing system
- Concrete base
- Wood clapboards

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DRAWING NO.
A2.1
 BUILDING ELEVATIONS

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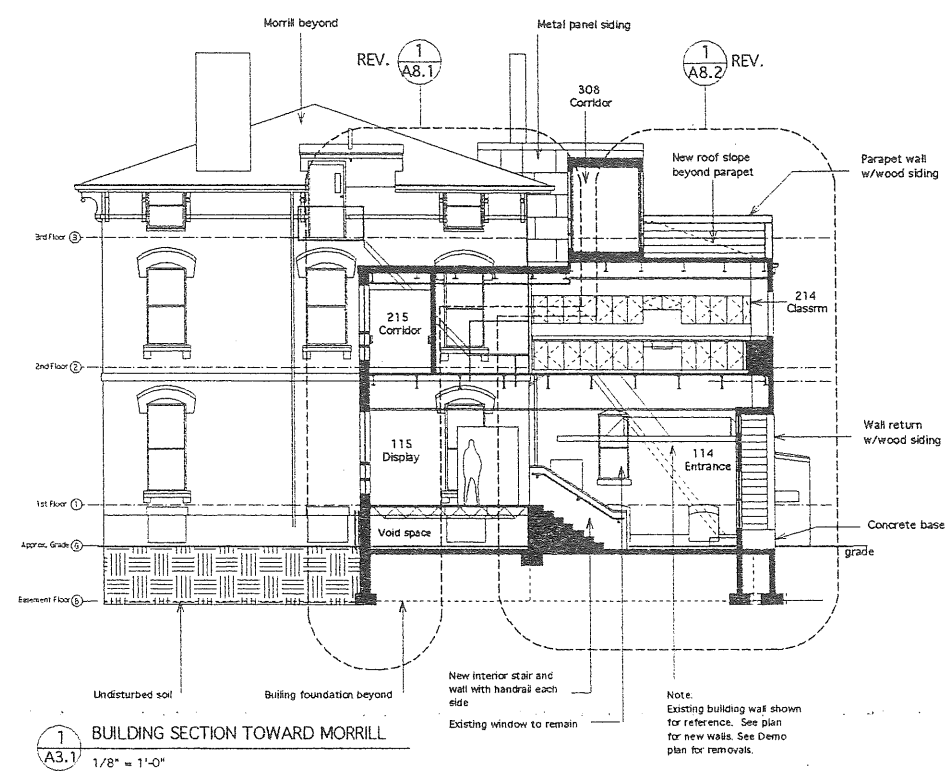
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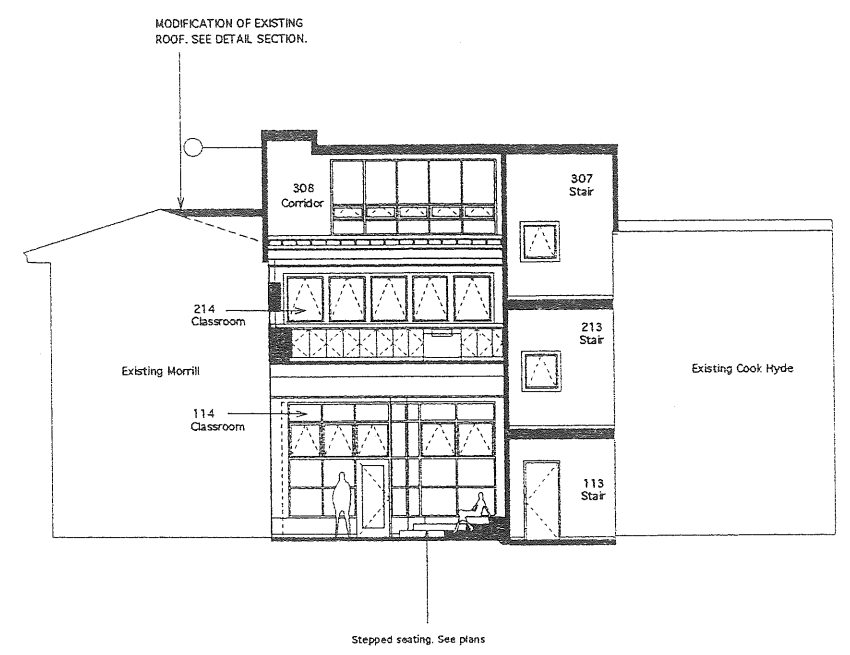
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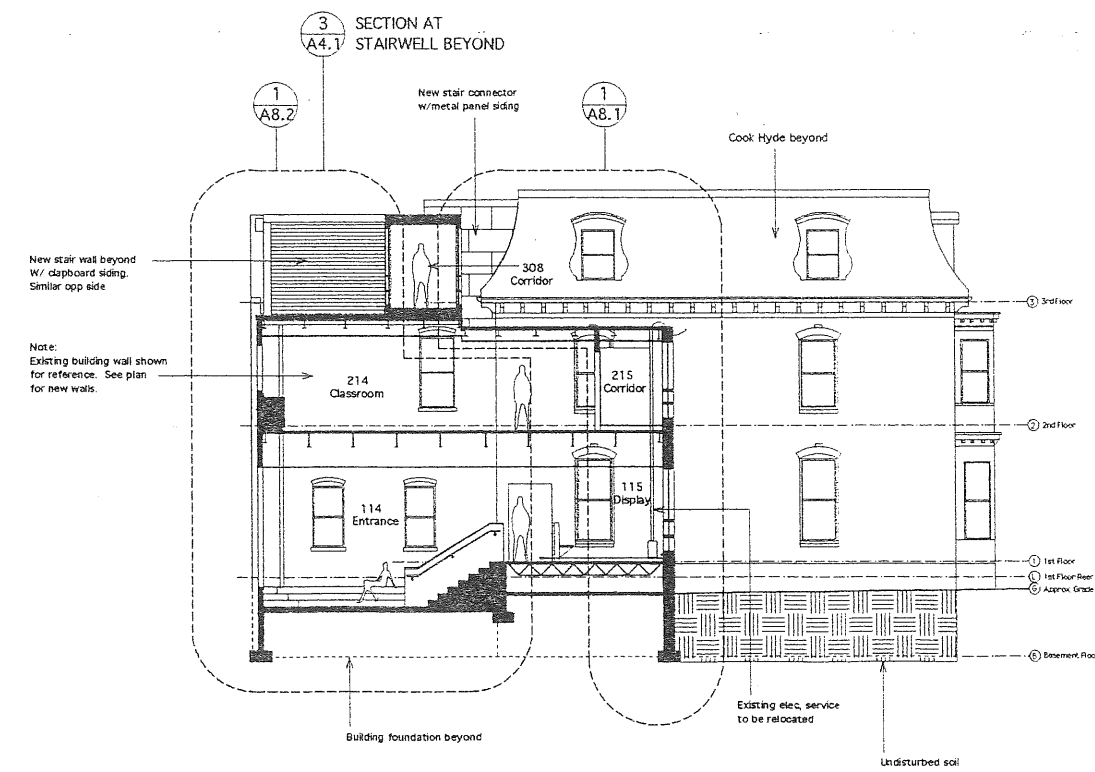
A3.1
 BUILDING SECTIONS



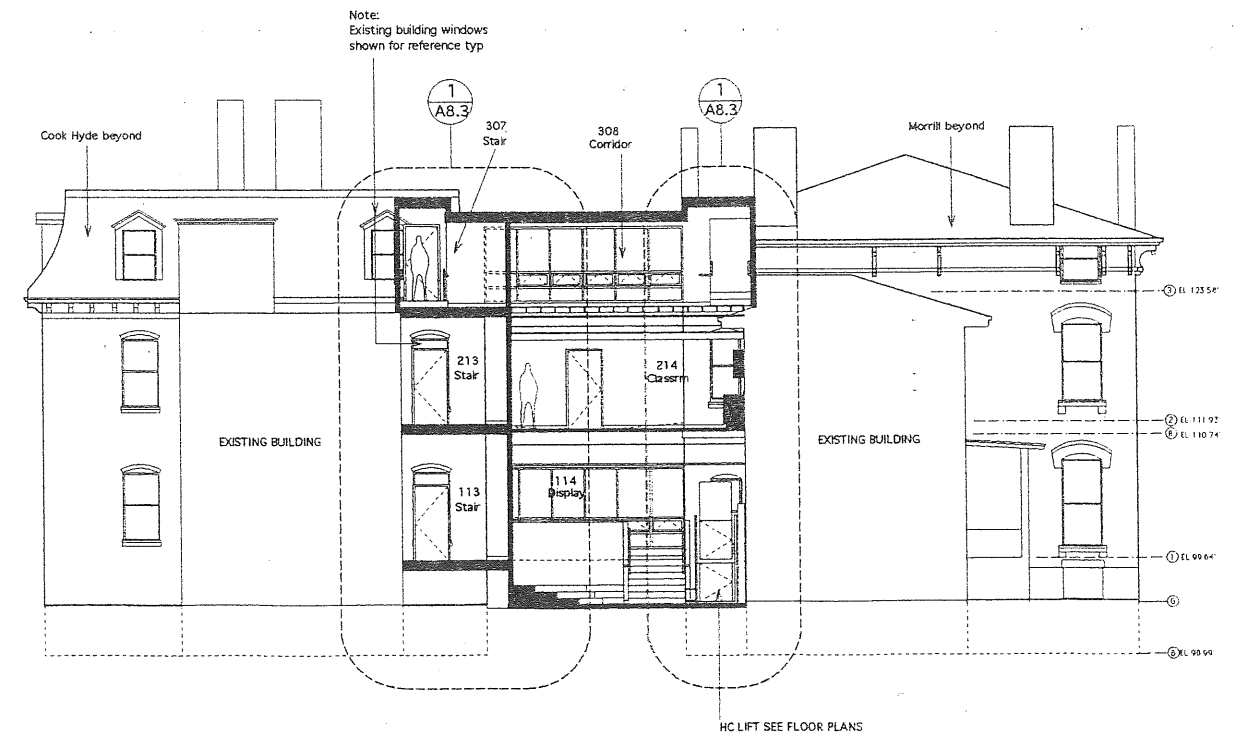
1 BUILDING SECTION TOWARD MORRILL
 A3.1 1/8" = 1'-0"



3 BUILDING SECTION TOWARD CAMPUS
 A3.1 1/8" = 1'-0"



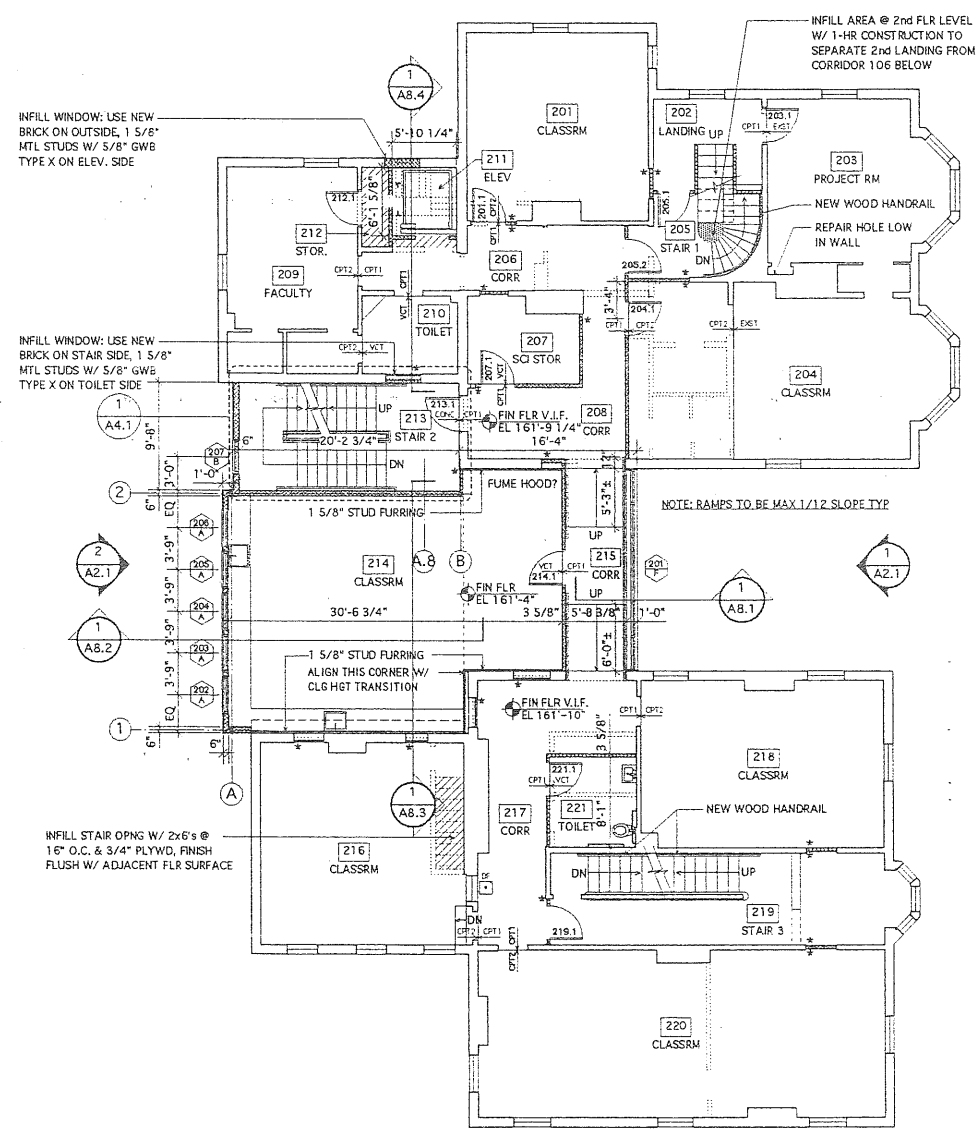
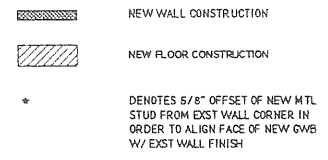
2 BUILDING SECTION TOWARD COOK HYDE
 A3.1 1/8" = 1'-0"



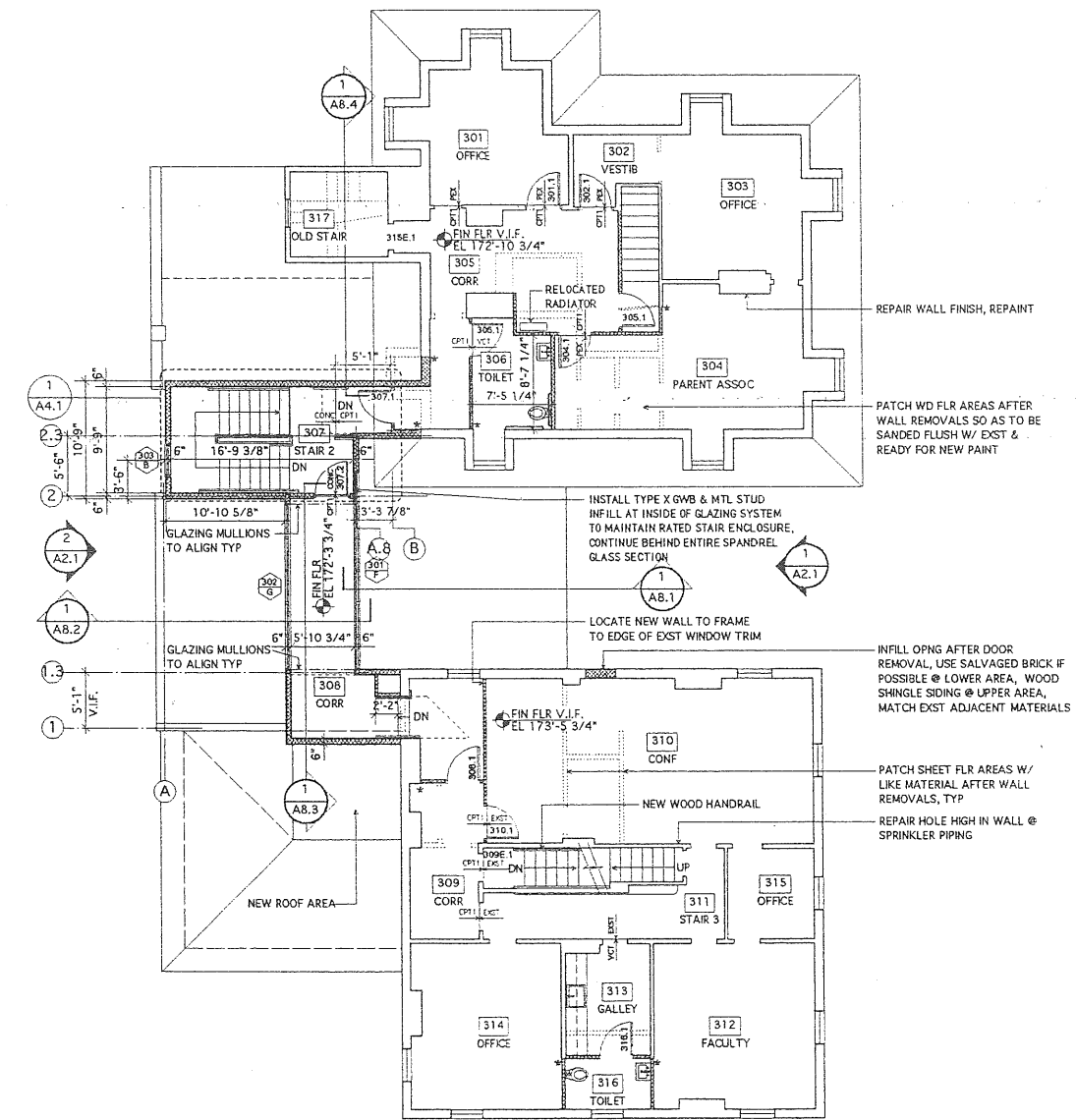
4 BUILDING SECTION TOWARD SPRING STREET
 A3.1 1/8" = 1'-0"

GENERAL NOTES:

1. ALL INTERIOR PARTITIONS ARE 3 5/8" METAL STUD UNLESS NOTED OTHERWISE. FILL ALL NEW PARTITIONS W/ 4" ACOUSTIC BATT INSULATION, CAULK AT TOP & BOTTOM WITH ACOUSTIC SEALANT EACH SIDE OF STUD TRACK TYPICAL.
2. WALL DIMENSIONS ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL DOOR OPENINGS TO BE FRAMED 4" FROM NEAREST ADJACENT WALL UNLESS NOTED OTHERWISE.
4. SEE DWG L-1 FOR ALL WALKS AND PAVING AROUND BUILDING. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SLABS AT EXTERIOR DOORS.
5. BUILDING SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 AND BOCA BUILDING CODE IF APPLICABLE.
6. INTERIOR WALLS SHALL BE CONSTRUCTED FULL-HEIGHT TO DECK OR STRUCTURE ABOVE UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SLIP TRACK AT TOP OF METAL STUD WALLS TO ALLOW DEFLECTION OF STRUCTURE ABOVE.
7. AT ALL AREAS OF WALL DEMOLITION, PATCH FLOORS WITH WOOD OF SIMILAR SPECIES & THICKNESS AS ADJACENT FLOORING FOR FLUSH, TIGHT FINISH. LESSER GRADE WOOD IS ACCEPTABLE AT AREAS TO RECEIVE CARPET.

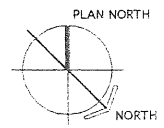


1
A1.2 SECOND FLOOR - MORRILL & COOK-HYDE
1/8" = 1'-0"



2
A1.2 THIRD FLOOR - MORRILL & COOK-HYDE
1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

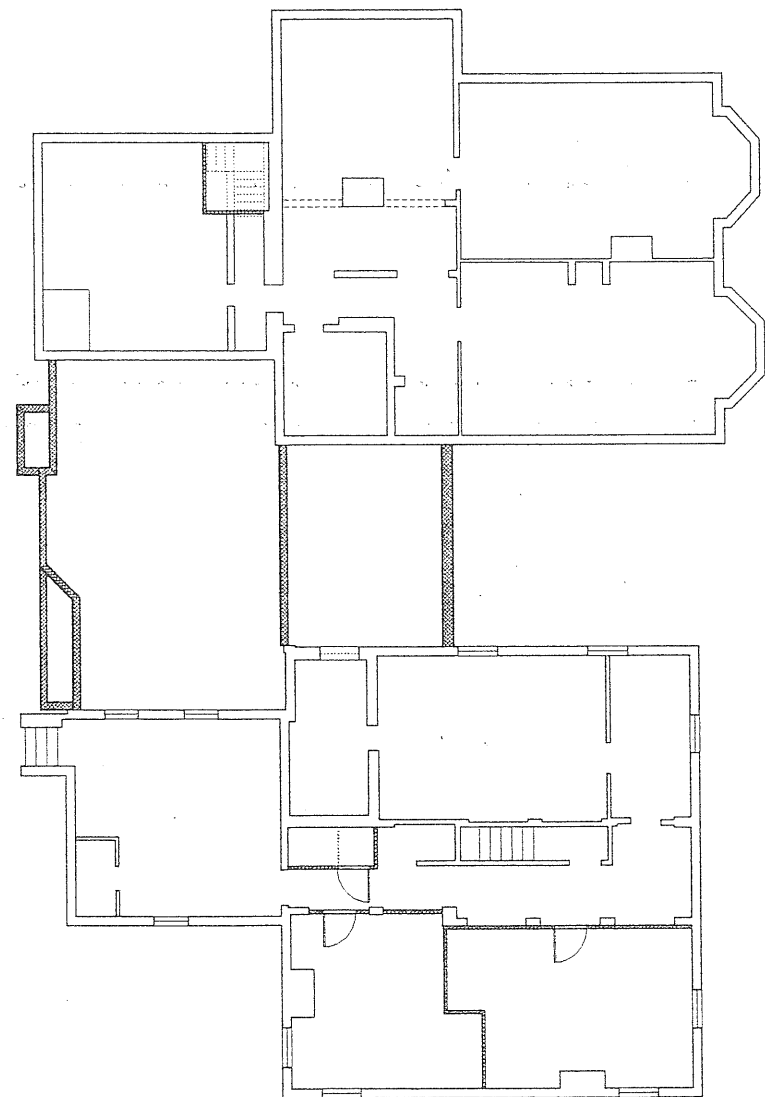
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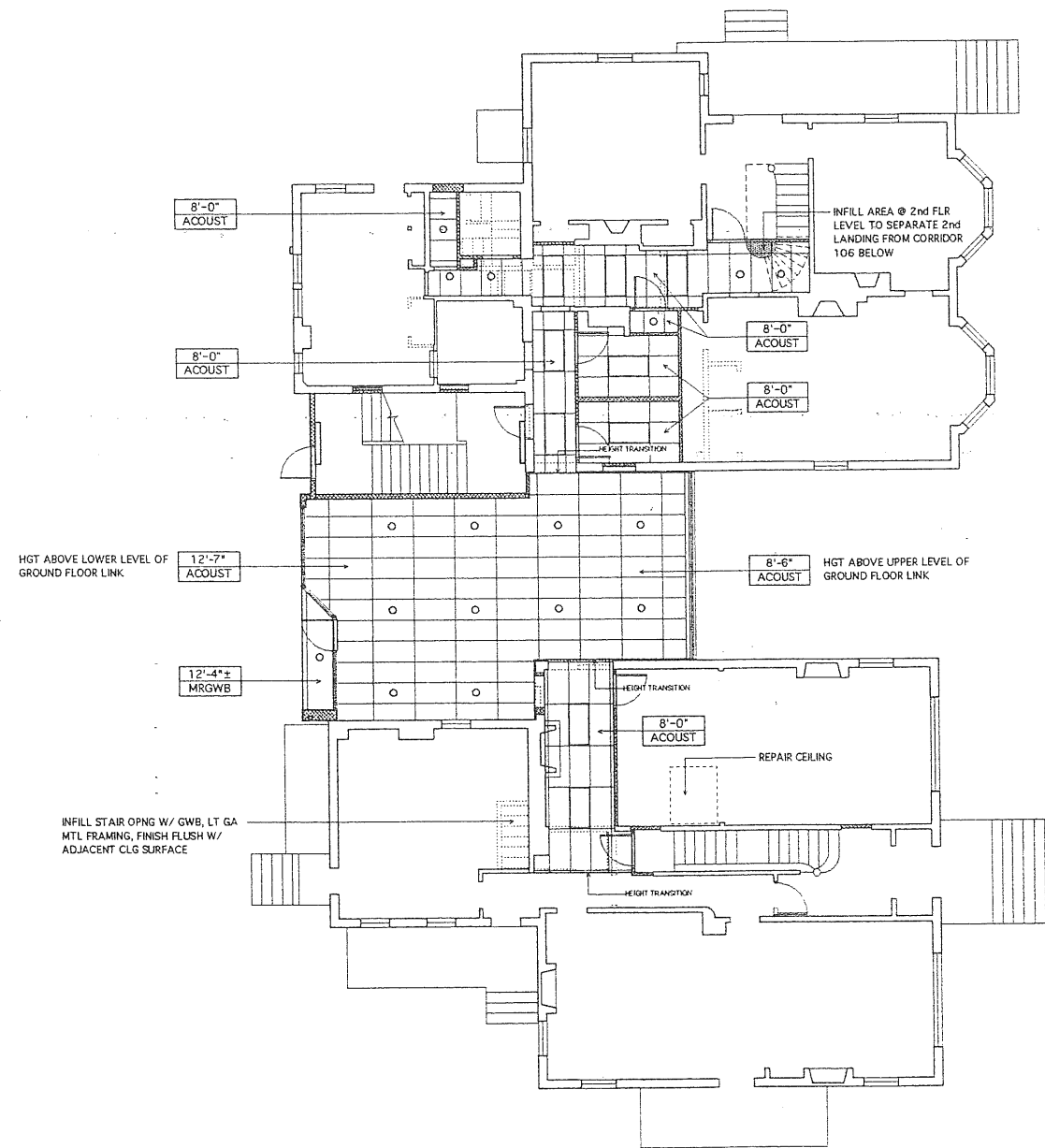
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DRAWING NO.
A1.2
2nd & 3rd FLOOR
FLOOR PLAN



1 BASEMENT LEVEL CLG PLAN - MORRILL & COOK-HYDE
 A1.3 1/8" = 1'-0"



2 FIRST FLOOR CLG PLAN - MORRILL & COOK-HYDE
 A1.3 1/8" = 1'-0"

GENERAL NOTES:

1. LOCATION OF LIGHT FIXTURES ARE FOR PLANNING AND ILLUSTRATION ONLY. ACTUAL LIGHTING AND POWER DISTRIBUTION DESIGN TO BE PROVIDED BY ELECTRICAL CONTRACTOR PER ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. CONFIRM WITH OWNER ALL PROPOSED LIGHTING LAYOUTS. PROVIDE FIXTURES AND LAMPS SIMILAR TO EXISTING IN OCCUPIED AREAS OF THIS BUILDING.
2. MECHANICAL DIFFUSERS, RETURN GRILLES, ETC. NOT SHOWN ON THIS PLAN. COORDINATE LOCATIONS OF THESE ITEMS IN CEILING GRIDS WITH MECHANICAL DESIGNER.
3. VERIFY IN FIELD EXISTING SERVICE AND ANY REQUIRED UPGRADES. COORDINATE WITH OWNER FOR ELECTRICAL INSTALLATION.
4. SEE SHEETS F1.1 & F1.2 FOR ADDITIONAL ELECTRICAL WORK AND NOTES ABOUT FIRE AND LIFE SAFETY DEVICES.
5. SUPPLY AND RETURN AIR GRILLS NOT SHOWN. ACTUAL DESIGN AND PLACEMENT OF HVAC DISTRIBUTION DEVICES TO BE BY MECHANICAL CONTRACTOR. ALL DUCTWORK IS PLANNED TO RUN ABOVE THE SUSPENDED CEILING SYSTEM. HVAC DEVICES ARE TO BE SYMMETRICALLY PLACED IN CEILING. COORDINATE WITH HVAC COMPONENTS IN REMAINDER OF BUILDING FOR COMPATIBILITY AND SERVICE.
6. COORDINATE LIFE SAFETY DEVICES WITH INSTALLATION OF CEILINGS.
7. PROVIDE COMPLETE SPRINKLER SYSTEM PER NFPA 13. COORDINATE WITH STATE FIRE MARSHAL'S OFFICE FOR SPRINKLER APPROVAL. THE SPRINKLER SYSTEM TO FIRE ALARM AND OTHER BUILDING SYSTEMS AS REQUIRED BY CODE.

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DRAWING NO.
A1.3
 BSMT & 1st FLOOR
 REFL CLG PLAN

GENERAL NOTES:

1. LOCATION OF LIGHT FIXTURES ARE FOR PLANNING AND ILLUSTRATION ONLY. ACTUAL LIGHTING AND POWER DISTRIBUTION DESIGN TO BE PROVIDED BY ELECTRICAL CONTRACTOR PER ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. CONFIRM WITH OWNER ALL PROPOSED LIGHTING LAYOUTS. PROVIDE FIXTURES AND LAMPS SIMILAR TO EXISTING IN OCCUPIED AREAS OF THIS BUILDING.
2. MECHANICAL DIFFUSERS, RETURN GRILLES, ETC. NOT SHOWN ON THIS PLAN. COORDINATE LOCATIONS OF THESE ITEMS IN CEILING GRIDS WITH MECHANICAL DESIGNER.
3. VERIFY IN FIELD EXISTING SERVICE AND ANY REQUIRED UPGRADES. COORDINATE WITH OWNER FOR ELECTRICAL INSTALLATION.
4. SEE SHEETS F1.1 & F1.2 FOR ADDITIONAL ELECTRICAL WORK AND NOTES ABOUT FIRE AND LIFE SAFETY DEVICES.
5. SUPPLY AND RETURN AIR GRILLS NOT SHOWN. ACTUAL DESIGN AND PLACEMENT OF HVAC DISTRIBUTION DEVICES TO BE BY MECHANICAL CONTRACTOR. ALL DUCTWORK IS PLANNED TO RUN ABOVE THE SUSPENDED CEILING SYSTEM. HVAC DEVICES ARE TO BE SYMMETRICALLY PLACED IN CEILING. COORDINATE WITH HVAC COMPONENTS IN REMAINDER OF BUILDING FOR COMPATIBILITY AND SERVICE.
6. COORDINATE LIFE SAFETY DEVICES WITH INSTALLATION OF CEILINGS.
7. PROVIDE COMPLETE SPRINKLER SYSTEM PER NFPA 13. COORDINATE WITH STATE FIRE MARSHAL'S OFFICE FOR SPRINKLER APPROVAL. THE SPRINKLER SYSTEM TO FIRE ALARM AND OTHER BUILDING SYSTEMS AS REQUIRED BY CODE.

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SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
Waynflete School
Portland, Maine

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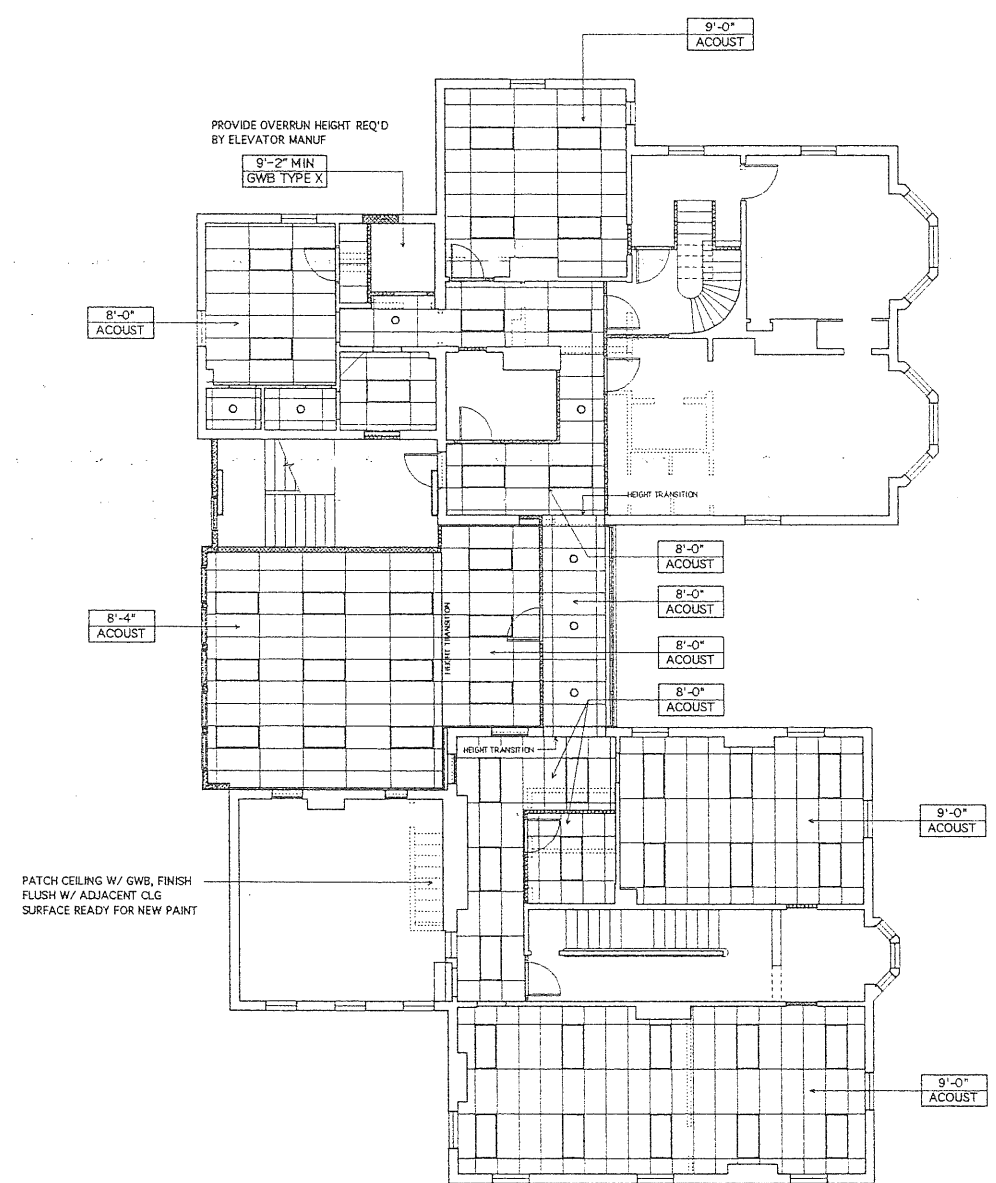
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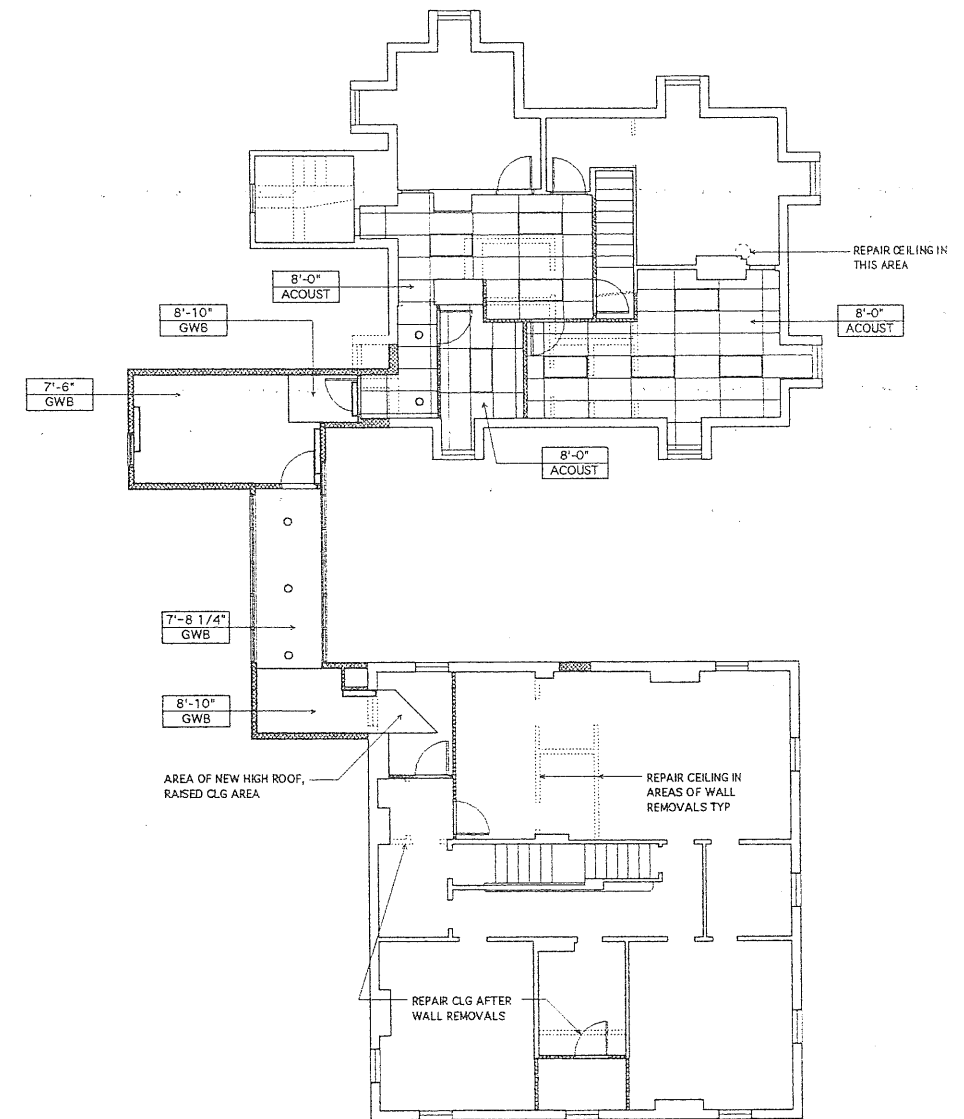
DRAWING NO.

A1.4

2nd & 3rd FLOOR
REFL CLG PLAN



1 SECOND FLOOR CLG PLAN - MORRILL & COOK-HYDE
A1.4 1/8" = 1'-0"



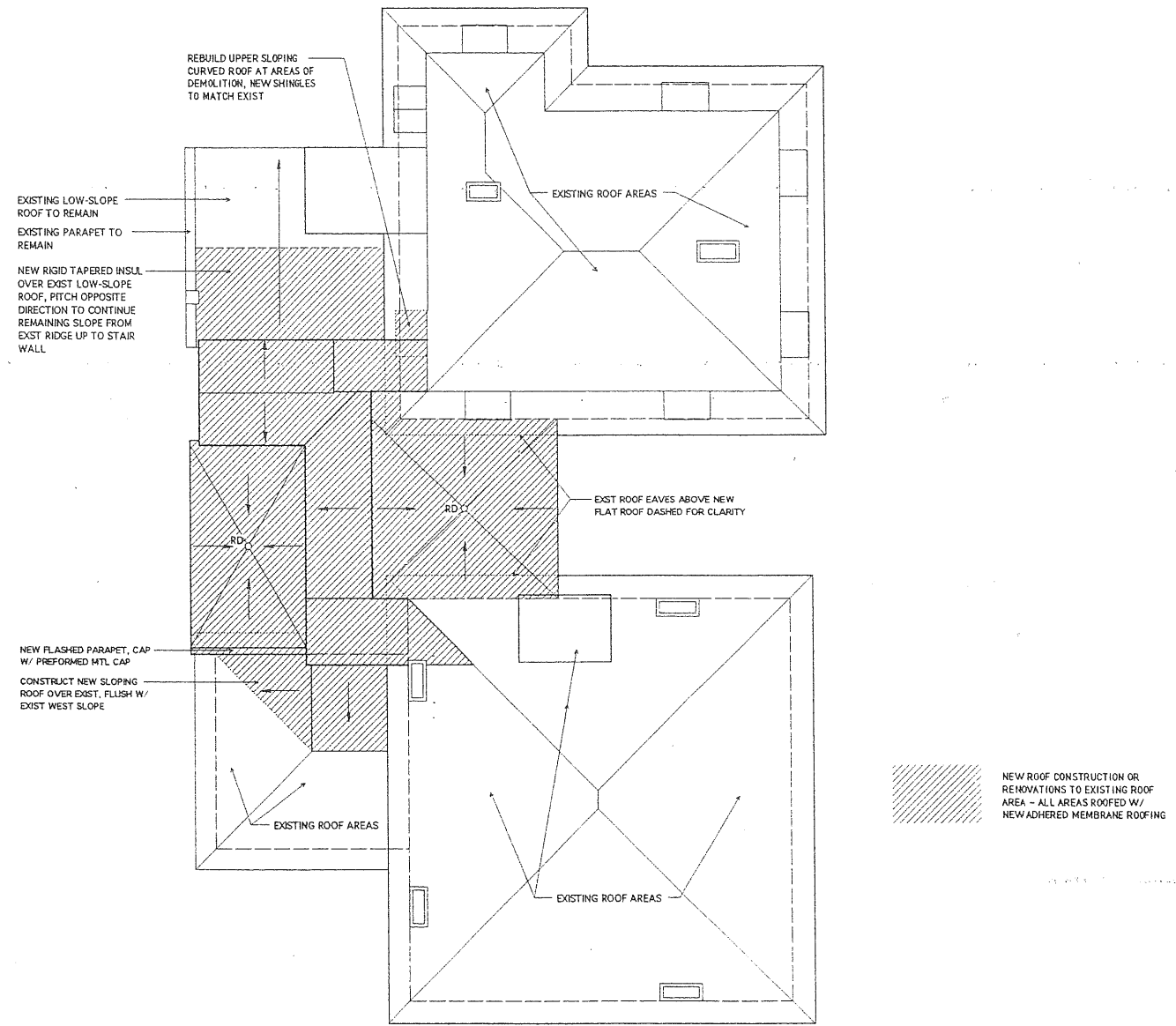
2 THIRD FLOOR CLG PLAN - MORRILL & COOK-HYDE
A1.4 1/8" = 1'-0"

GENERAL NOTES:

1. ALL FLASHINGS ON EXISTING CHIMNEYS TO BE REPLACED.
2. REPOINT ALL EXISTING MASONRY CHIMNEYS.

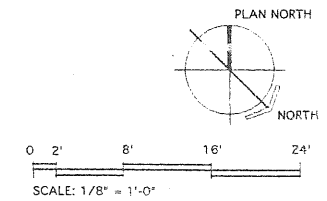
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ALL NEW ROOF SLOPES TO BE CONSTRUCTED W/ RIGID TAPERED INSULATION - SLOPE AT 1/4" PER FT TYP

1 ROOF PLAN
 A1.5
 1/8" = 1'-0"



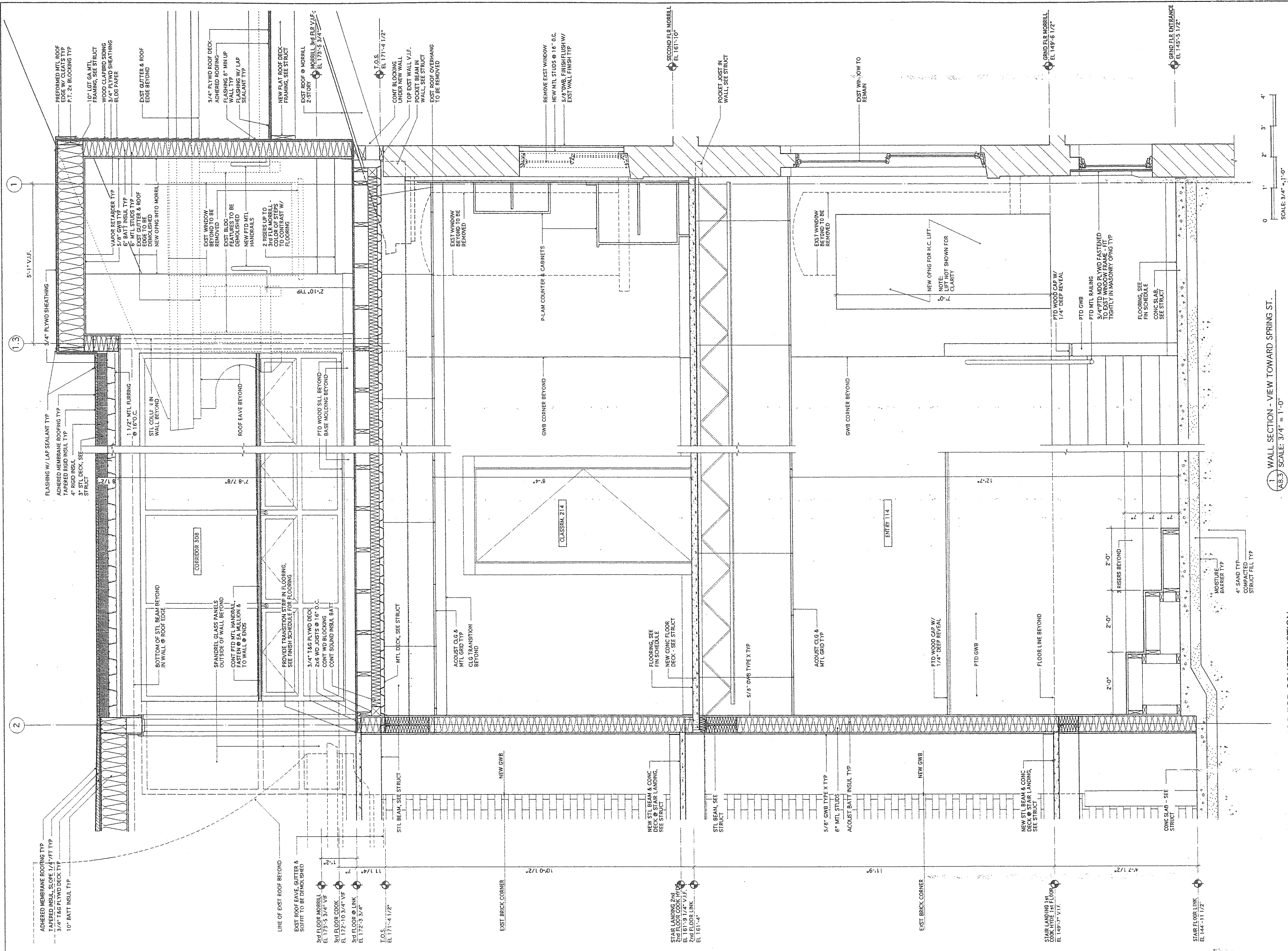
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DRAWING NO.

A1.5
 ROOF PLAN



1 WALL SECTION - VIEW TOWARD SPRING ST.
SCALE: 3/4" = 1'-0"

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9009WALLSECT3.VW8

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DRAWING NO.

A8.3

WALL SECTION

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att 3



WAYNFLETE SCHOOL

RENOVATIONS AND ADDITION TO MORRILL AND COOK HYDE BUILDINGS
SPRING STREET, PORTLAND, MAINE





HKTA / architects Portland, Maine
Progress Plans 6/15/99

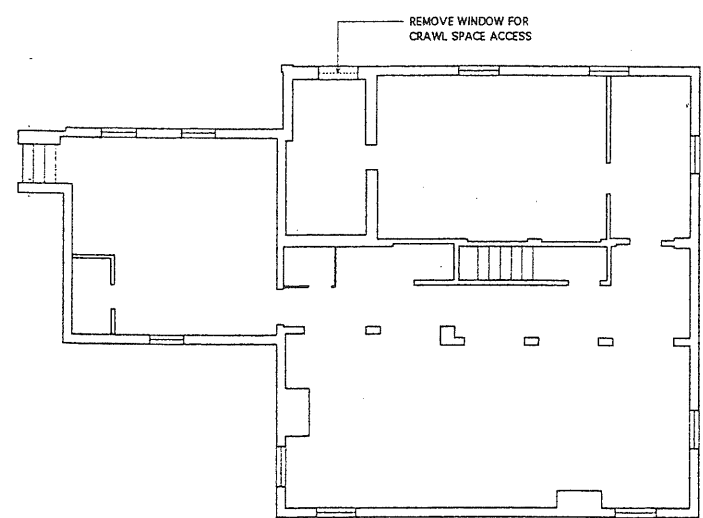
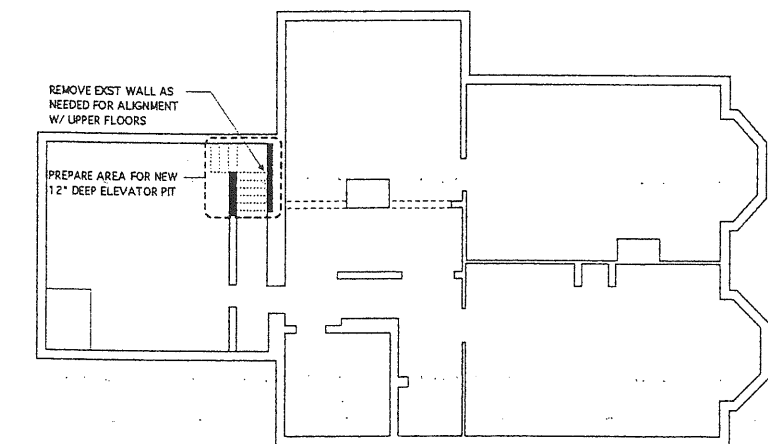
PROGRESS SET

GENERAL DEMOLITION NOTES:

- COORDINATE WORK, INCLUDING SELECTIVE CUTTING AND PENETRATIONS, WITH SITE & STRUCTURAL DEMOLITION DRAWINGS. SEE APPROPRIATE DRAWINGS IN THIS SET.
- IF DISCREPANCIES ARE FOUND IN THE DEMOLITION WORK DESCRIBED ON THIS DRAWING, NOTIFY THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.
- SEE STRUCTURAL DRAWINGS FOR TYPICAL LINTELS OR NEW BEAMS AT NEW DOOR OPENINGS SHOWN ON THIS PLAN.
- NEW DOOR OPENINGS IN EXISTING WALLS SHALL BE CONSTRUCTED TO REQUIRED DIMENSIONS FOR NEW DOOR SIZES LISTED ON DOOR SCHEDULE. COORDINATE NEW MASONRY OPENINGS WITH ARCHITECTURAL PLANS.
- WALLS TO BE DEMOLISHED (SHOWN HATCHED) ARE TO BE REMOVED FULL HEIGHT UNLESS NOTED OTHERWISE.
- ALL EQUIPMENT NOTED ON THIS PLAN TO BE REMOVED OR OTHERWISE REQUIRED TO BE MOVED FOR THE DESIGN INTENT SHALL BE SAFELY STORED ON THE SITE FOR THE OWNER TO REVIEW PRIOR TO DISPOSAL BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING EXISTING STRUCTURES DURING THE COURSE OF ALL DEMOLITION WORK.
- COORDINATE ROOFING DEMOLITION WITH NEW ROOF WORK SHOWN ON ROOF PLAN A1.5.
- HOLES LEFT BY REMOVALS IN EXISTING FLOORS SHALL BE REPAIRED, PATCHED & LEFT READY FOR THE INSTALLATION OF NEW FLOOR FINISHES AS NOTED ON THE FINISH SCHEDULE. MATCH ALL EXISTING GRADES AND LINES.
- ERECT DUST PARTITIONS AS APPROPRIATE TO PREVENT THE MIGRATION OF DEMOLITION DUST AND DEBRIS TO OTHER PARTS OF THE BUILDING. COORDINATE LOCATIONS OF SUCH PARTITIONS WITH ARCHITECT AND OWNER.
- ABANDONED DRAIN LINES, PIPES, OR DUCTS ARE TO BE REMOVED. WHERE PRACTICAL, LINES ARE TO BE CUT BACK OR TERMINATED WELL BEHIND NEW COVERING SURFACE WORK.
- WHEN REMOVING EXISTING WALLS, PARTIAL PARTITIONS, COUNTERS, OR OTHER FIXED ITEMS, REMOVE MATERIAL TO SUCH A DEPTH AS TO ACCOMMODATE FILLING AND PATCHING TO AN APPROPRIATE LEVEL TO ACCEPT FUTURE NEW WORK. CUT AND PATCH INTO THESE VOIDS TO ACCOMPLISH FLUSH FINISHED CONDITIONS.
- WHEN REMOVING CONSTRUCTION MATERIAL (STEEL, MASONRY, PLASTER, FLOORING AND OTHER MATERIALS) ALWAYS GRIND SMOOTH OR OTHERWISE LEVEL ALL EDGES AND SURFACES. GRIND OR SMOOTH ALL SIDES TO LEAVE IN CLEAN, STRAIGHT, LIKE-NEW CONDITION WITH NO JAGGED EDGE OR FACE CONDITIONS.
- IN GENERAL, PATCH ALL HOLES MADE OR AREAS OF EXISTING MATERIALS REMOVED, IN ORDER TO INSTALL NEW WORK WITH LIKE MATERIAL SO THAT PATCH MATERIAL IS FINISHED TIGHT TO SURROUNDING SURFACES AND INSTALLED MATERIALS, LEAVING NO GAPING HOLES BETWEEN BUILDING SPACES.
- COORDINATE ALL DEMOLITION DESCRIBED ON DEMOLITION PLAN WITH NEW CONSTRUCTION AS SHOWN ON DWGS A1.1, A1.2 & W/ DEMOLITION ELEVATIONS & DETAILS ON DWG D2.1. SELECTED OPENINGS & PENETRATIONS MAY BE REQUIRED TO COORDINATE & EXECUTE THE WORK. MAINTAIN THE STRUCTURAL INTEGRITY & THERMAL PERFORMANCE OF THE BUILDING FOR THE DURATION OF OCCUPANCY.

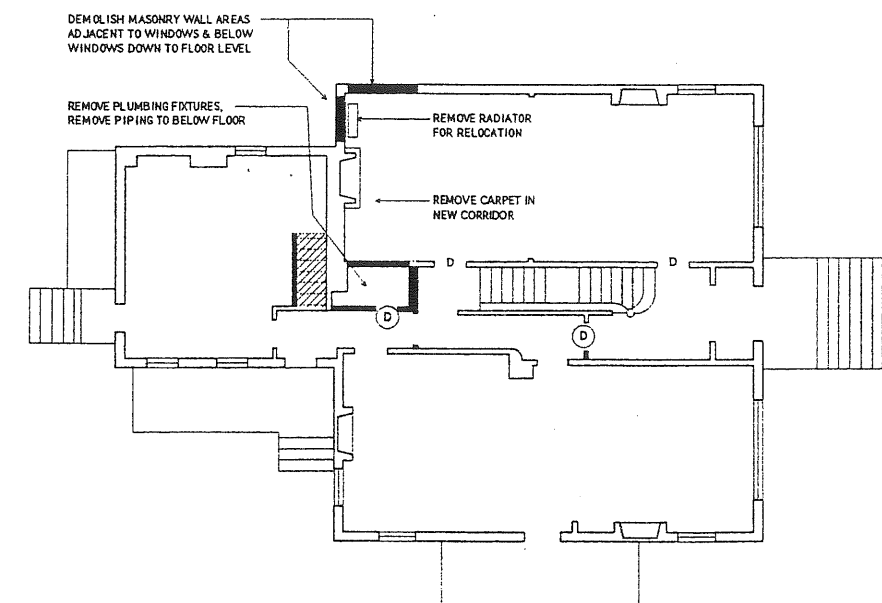
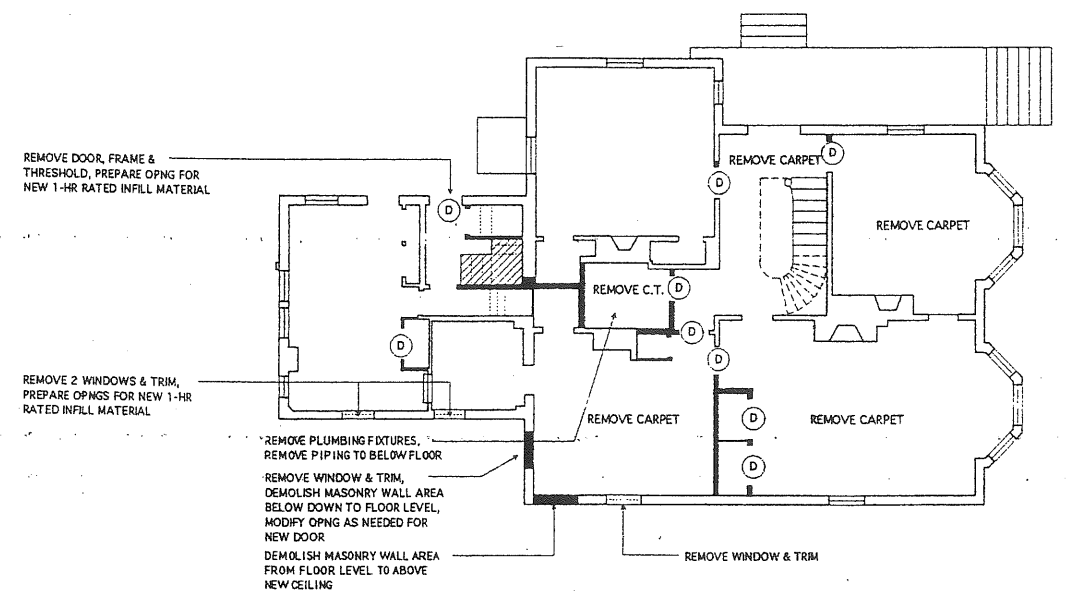
KEY:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR AREA TO BE DEMOLISHED
-  DEMOLISH DOOR & FRAME
-  REMOVE DOOR, FRAME TO REMAIN



1
D1.1
1/8" = 1'-0"

DEMO BASEMENT LEVEL - MORRILL & COOK-HYDE



2
D1.1
1/8" = 1'-0"

DEMO FIRST FLOOR - MORRILL & COOK-HYDE

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Portland, Maine

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

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DRAWING NO.
D1.1
BASEMENT & 1st FLOOR
DEMOLITION PLAN

GENERAL DEMOLITION NOTES:

- COORDINATE WORK, INCLUDING SELECTIVE CUTTING AND PENETRATIONS, WITH SITE & STRUCTURAL DEMOLITION DRAWINGS. SEE APPROPRIATE DRAWINGS IN THIS SET.
- IF DISCREPANCIES ARE FOUND IN THE DEMOLITION WORK DESCRIBED ON THIS DRAWING, NOTIFY THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.
- SEE STRUCTURAL DRAWINGS FOR TYPICAL LINTELS OR NEW BEAMS AT NEW DOOR OPENINGS SHOWN ON THIS PLAN.
- NEW DOOR OPENINGS IN EXISTING WALLS SHALL BE CONSTRUCTED TO REQUIRED DIMENSIONS FOR NEW DOOR SIZES LISTED ON DOOR SCHEDULE. COORDINATE NEW MASONRY OPENINGS WITH ARCHITECTURAL PLANS.
- WALLS TO BE DEMOLISHED (SHOWN HATCHED) ARE TO BE REMOVED FULL HEIGHT UNLESS NOTED OTHERWISE.
- ALL EQUIPMENT NOTED ON THIS PLAN TO BE REMOVED OR OTHERWISE REQUIRED TO BE MOVED FOR THE DESIGN INTENT SHALL BE SAFELY STORED ON THE SITE FOR THE OWNER TO REVIEW PRIOR TO DISPOSAL BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING EXISTING STRUCTURES DURING THE COURSE OF ALL DEMOLITION WORK.
- COORDINATE ROOFING DEMOLITION WITH NEW ROOF WORK SHOWN ON ROOF PLAN A1.5.
- HOLES LEFT BY REMOVALS IN EXISTING FLOORS SHALL BE REPAIRED, PATCHED & LEFT READY FOR THE INSTALLATION OF NEW FLOOR FINISHES AS NOTED ON THE FINISH SCHEDULE. MATCH ALL EXISTING GRADES AND LINES.
- ERECT DUST PARTITIONS AS APPROPRIATE TO PREVENT THE MIGRATION OF DEMOLITION DUST AND DEBRIS TO OTHER PARTS OF THE BUILDING. COORDINATE LOCATIONS OF SUCH PARTITIONS WITH ARCHITECT AND OWNER.
- ABANDONED DRAIN LINES, PIPES, OR DUCTS ARE TO BE REMOVED. WHERE PRACTICAL, LINES ARE TO BE CUT BACK OR TERMINATED WELL BEHIND NEW COVERING SURFACE WORK.
- WHEN REMOVING EXISTING WALLS, PARTIAL PARTITIONS, COUNTERS, OR OTHER FIXED ITEMS, REMOVE MATERIAL TO SUCH A DEPTH AS TO ACCOMMODATE FILLING AND PATCHING TO AN APPROPRIATE LEVEL TO ACCEPT FUTURE NEW WORK. CUT AND PATCH INTO THESE VOIDS TO ACCOMPLISH FLUSH FINISHED CONDITIONS.
- WHEN REMOVING CONSTRUCTION MATERIAL (STEEL, MASONRY, PLASTER, FLOORING AND OTHER MATERIALS) ALWAYS GRIND SMOOTH OR OTHERWISE LEVEL ALL EDGES AND SURFACES. GRIND OR SMOOTH ALL SIDES TO LEAVE IN CLEAN, STRAIGHT, LIKE-NEW CONDITION WITH NO JAGGED EDGE OR FACE CONDITIONS.
- IN GENERAL, PATCH ALL HOLES MADE OR AREAS OF EXISTING MATERIALS REMOVED, IN ORDER TO INSTALL NEW WORK WITH LIKE MATERIAL SO THAT PATCH MATERIAL IS FINISHED TIGHT TO SURROUNDING SURFACES AND INSTALLED MATERIALS, LEAVING NO GAPING HOLES BETWEEN BUILDING SPACES.
- COORDINATE ALL DEMOLITION DESCRIBED ON DEMOLITION PLAN WITH NEW CONSTRUCTION AS SHOWN ON DWGS A1.1, A1.2 & W/ DEMOLITION ELEVATIONS & DETAILS ON DWG D2.1. SELECTED OPENINGS & PENETRATIONS MAY BE REQUIRED TO COORDINATE & EXECUTE THE WORK. MAINTAIN THE STRUCTURAL INTEGRITY & THERMAL PERFORMANCE OF THE BUILDING FOR THE DURATION OF OCCUPANCY.

KEY:

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR AREA TO BE DEMOLISHED
-  DEMOLISH DOOR & FRAME
-  REMOVE DOOR, FRAME TO REMAIN

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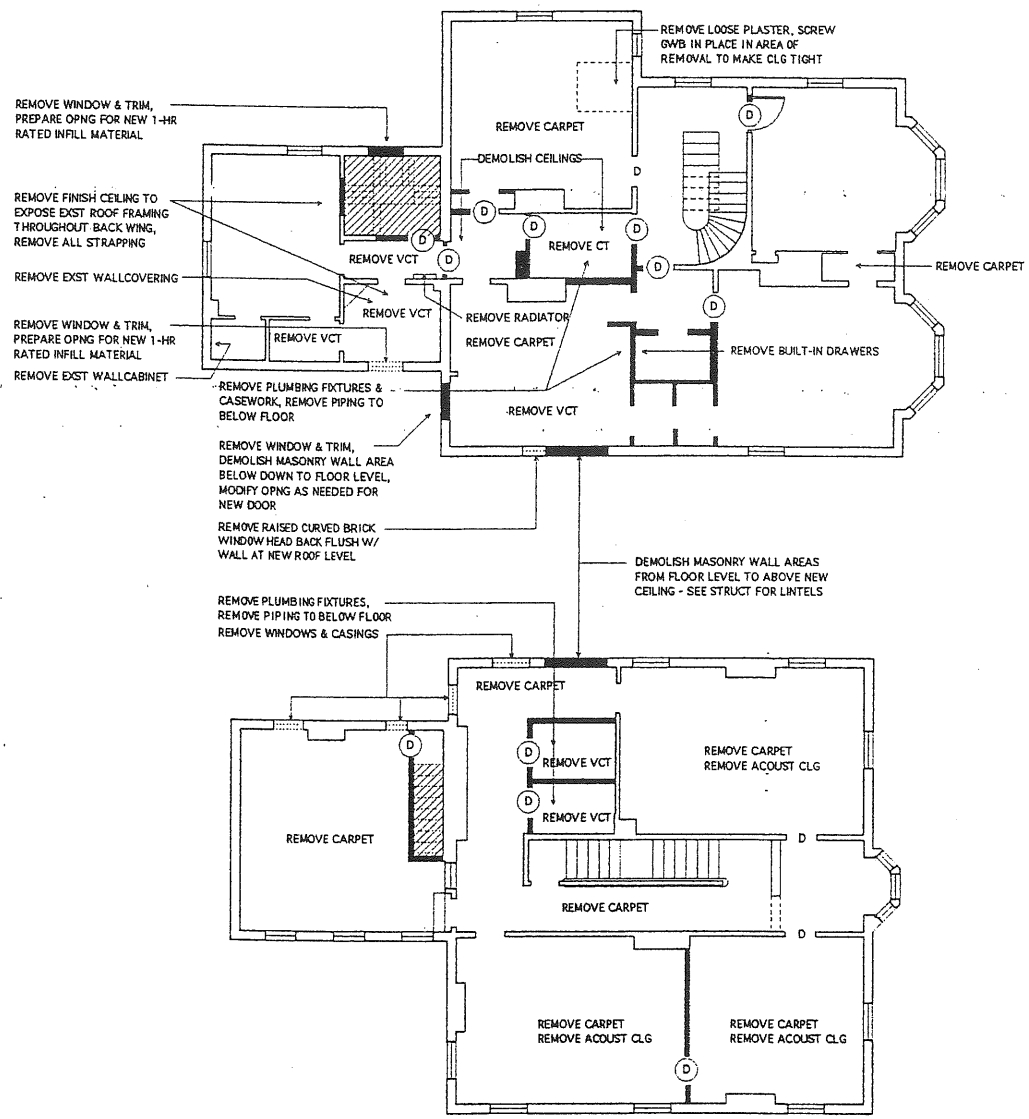
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Portland, Maine

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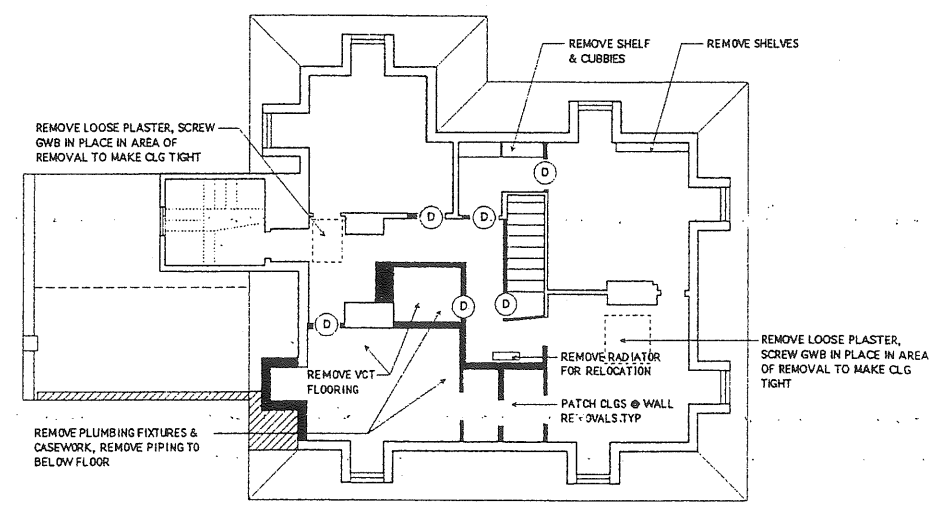
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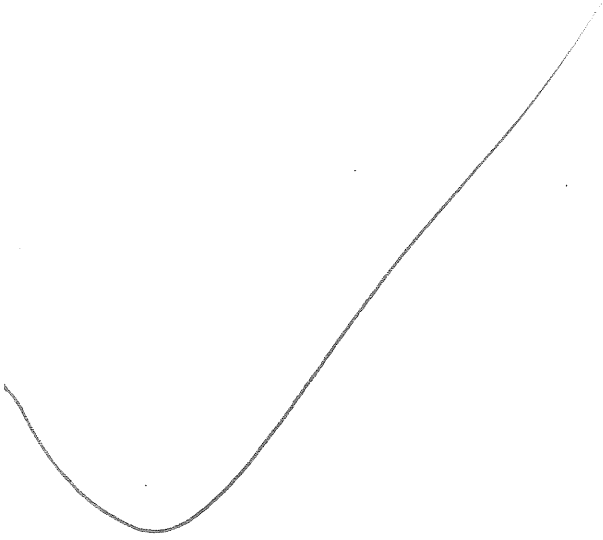
DRAWING NO.
D1.2
2nd & 3rd FLOOR
DEMOLITION PLAN



1
D1.2
1/8" = 1'-0"
DEMO SECOND FLOOR - MORRILL & COOK-HYDE



2
D1.2
1/8" = 1'-0"
DEMO THIRD FLOOR - MORRILL & COOK-HYDE



601-F-6

Ped. & Vehicular
improv.

Waynflete
Campus

Waynflete
School

GENERAL NOTES:

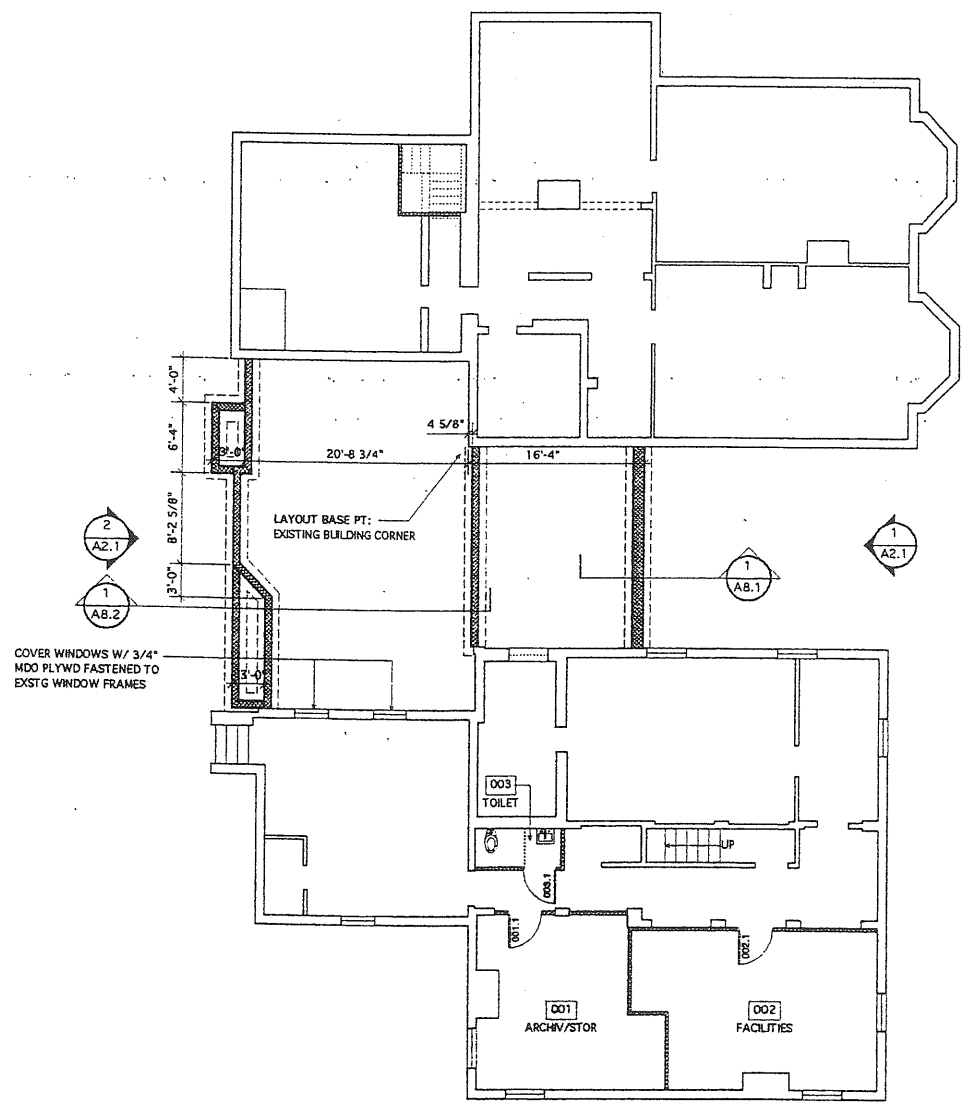
1. ALL INTERIOR PARTITIONS ARE 3 5/8" METAL STUD UNLESS NOTED OTHERWISE. FILL ALL NEW PARTITIONS W/ 4" ACOUSTIC BATT INSULATION, CAULK AT TOP & BOTTOM WITH ACOUSTIC SEALANT EACH SIDE OF STUD TRACK TYPICAL.
2. WALL DIMENSIONS ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL DOOR OPENINGS TO BE FRAMED 4" FROM NEAREST ADJACENT WALL UNLESS NOTED OTHERWISE.
4. SEE DWG L-1 FOR ALL WALKS AND PAVING AROUND BUILDING. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SLABS AT EXTERIOR DOORS.
5. BUILDING SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 AND BOCA BUILDING CODE IF APPLICABLE.
6. INTERIOR WALLS SHALL BE CONSTRUCTED FULL-HEIGHT TO DECK OR STRUCTURE ABOVE UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SLIP TRACK AT TOP OF METAL STUD WALLS TO ALLOW DEFLECTION OF STRUCTURE ABOVE.
7. AT ALL AREAS OF WALL DEMOLITION, PATCH FLOORS WITH WOOD OF SIMILAR SPECIES & THICKNESS AS ADJACENT FLOORING FOR FLUSH, TIGHT FINISH. LESSER GRADE WOOD IS ACCEPTABLE AT AREAS TO RECEIVE CARPET.

NEW WALL CONSTRUCTION
 NEW FLOOR CONSTRUCTION
 * DENOTES 5/8" OFFSET OF NEW MTL STUD FROM EXST WALL CORNER IN ORDER TO ALIGN FACE OF NEW GWB W/ EXST WALL FINISH

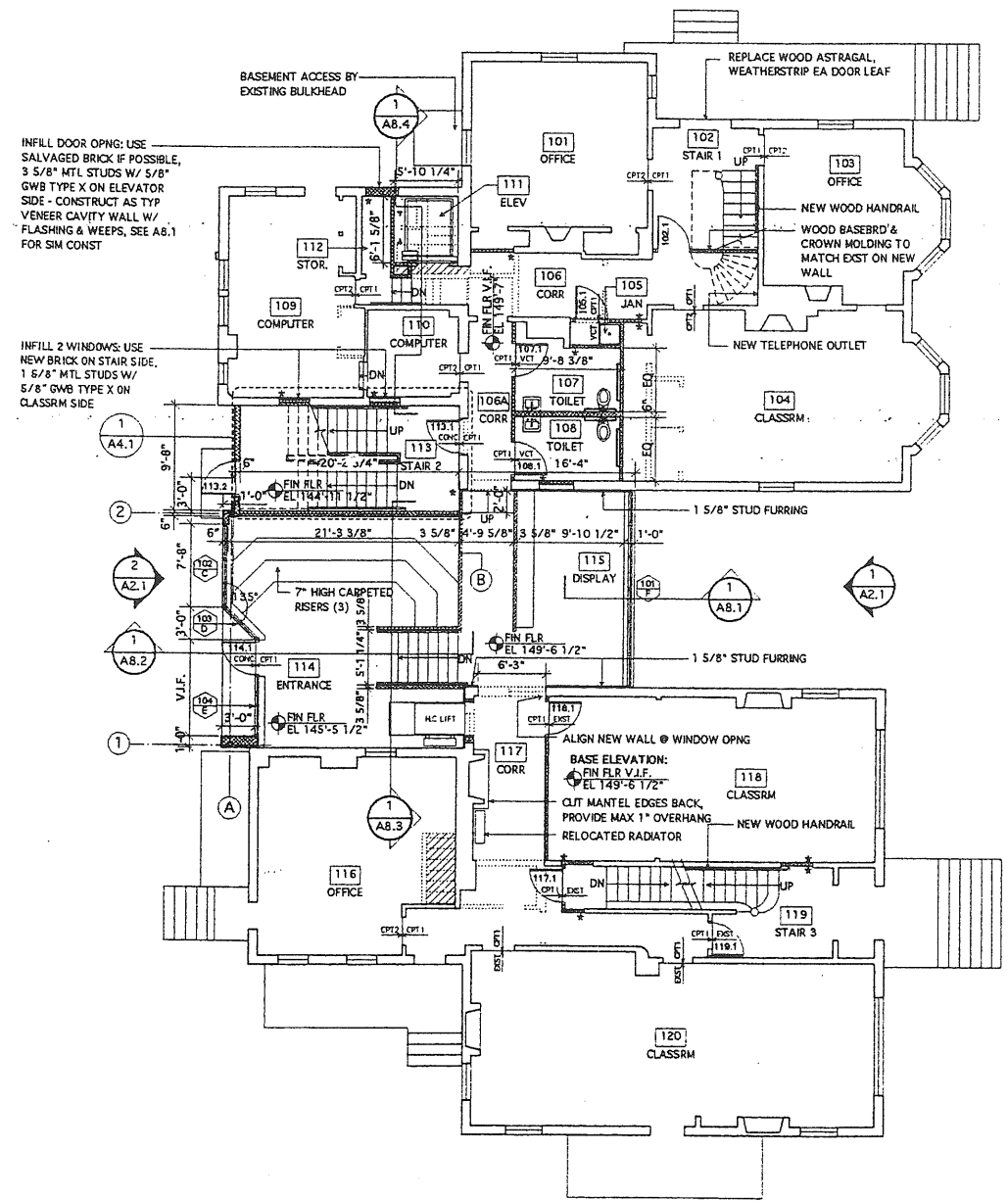
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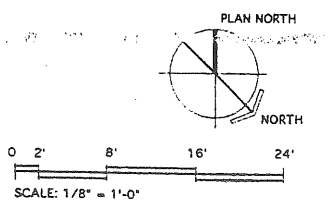
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 Waynflete School
 Portland, Maine



1 BASEMENT LEVEL - MORRILL & COOK-HYDE
 1/8" = 1'-0"



2 FIRST FLOOR - MORRILL & COOK-HYDE
 1/8" = 1'-0"



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DRAWING NO.
A1.1
 BSMT & 1st FLOOR
 FLOOR PLAN

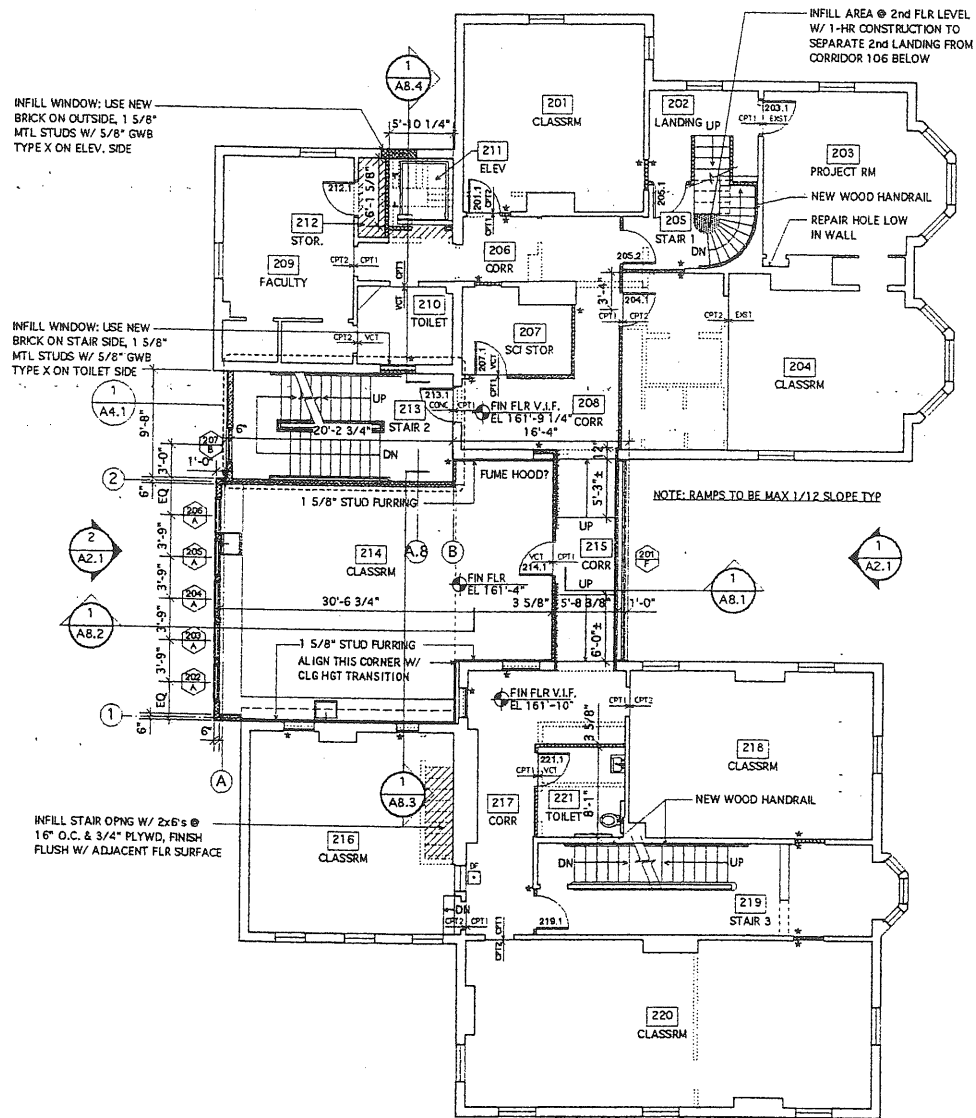
GENERAL NOTES:

1. ALL INTERIOR PARTITIONS ARE 3 5/8" METAL STUD UNLESS NOTED OTHERWISE. FILL ALL NEW PARTITIONS W/ 4" ACOUSTIC BATT INSULATION, CAULK AT TOP & BOTTOM WITH ACOUSTIC SEALANT EACH SIDE OF STUD TRACK TYPICAL.
2. WALL DIMENSIONS ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL DOOR OPENINGS TO BE FRAMED 4" FROM NEAREST ADJACENT WALL UNLESS NOTED OTHERWISE.
4. SEE DWG L-1 FOR ALL WALKS AND PAVING AROUND BUILDING. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SLABS AT EXTERIOR DOORS.
5. BUILDING SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 AND BOCA BUILDING CODE IF APPLICABLE.
6. INTERIOR WALLS SHALL BE CONSTRUCTED FULL-HEIGHT TO DECK OR STRUCTURE ABOVE UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SLIP TRACK AT TOP OF METAL STUD WALLS TO ALLOW DEFLECTION OF STRUCTURE ABOVE.
7. AT ALL AREAS OF WALL DEMOLITION, PATCH FLOORS WITH WOOD OF SIMILAR SPECIES & THICKNESS AS ADJACENT FLOORING FOR FLUSH, TIGHT FINISH. LESSER GRADE WOOD IS ACCEPTABLE AT AREAS TO RECEIVE CARPET.

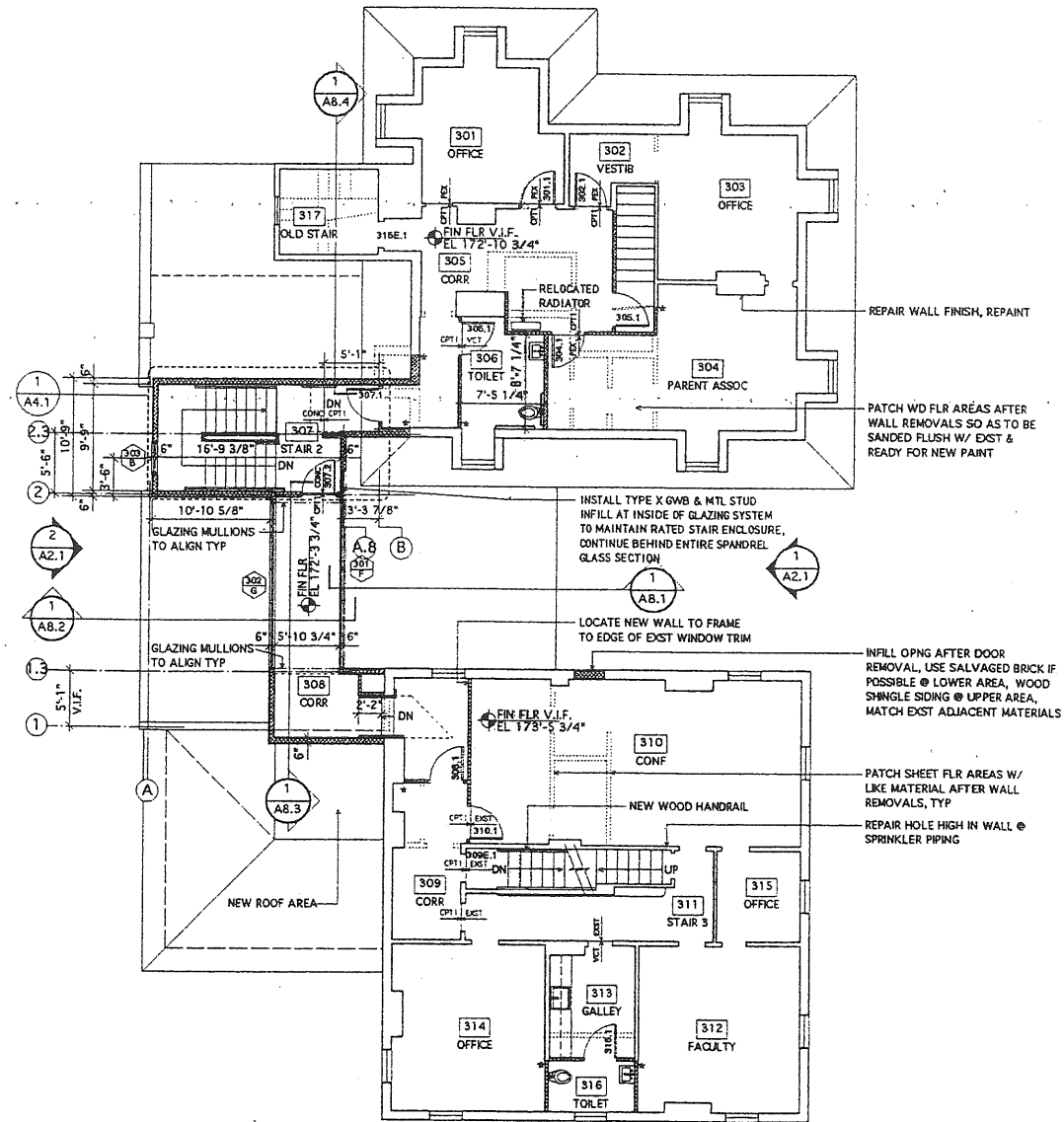
NEW WALL CONSTRUCTION
 NEW FLOOR CONSTRUCTION
 DENOTES 5/8" OFFSET OF NEW MTL STUD FROM EXST WALL CORNER IN ORDER TO ALIGN FACE OF NEW GWB W/ EXST WALL FINISH

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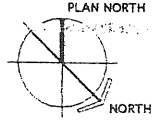
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 Waynflete School
 Portland, Maine



1 SECOND FLOOR - MORRILL & COOK-HYDE
 1/8" = 1'-0"



2 THIRD FLOOR - MORRILL & COOK-HYDE
 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

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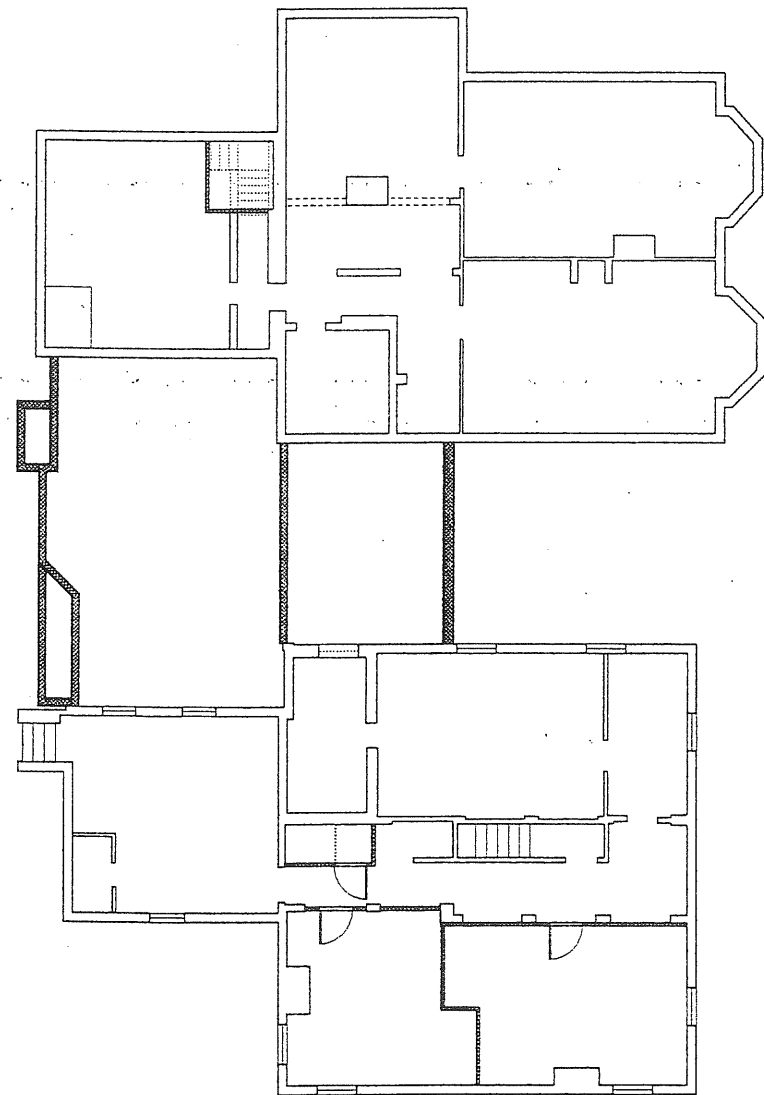
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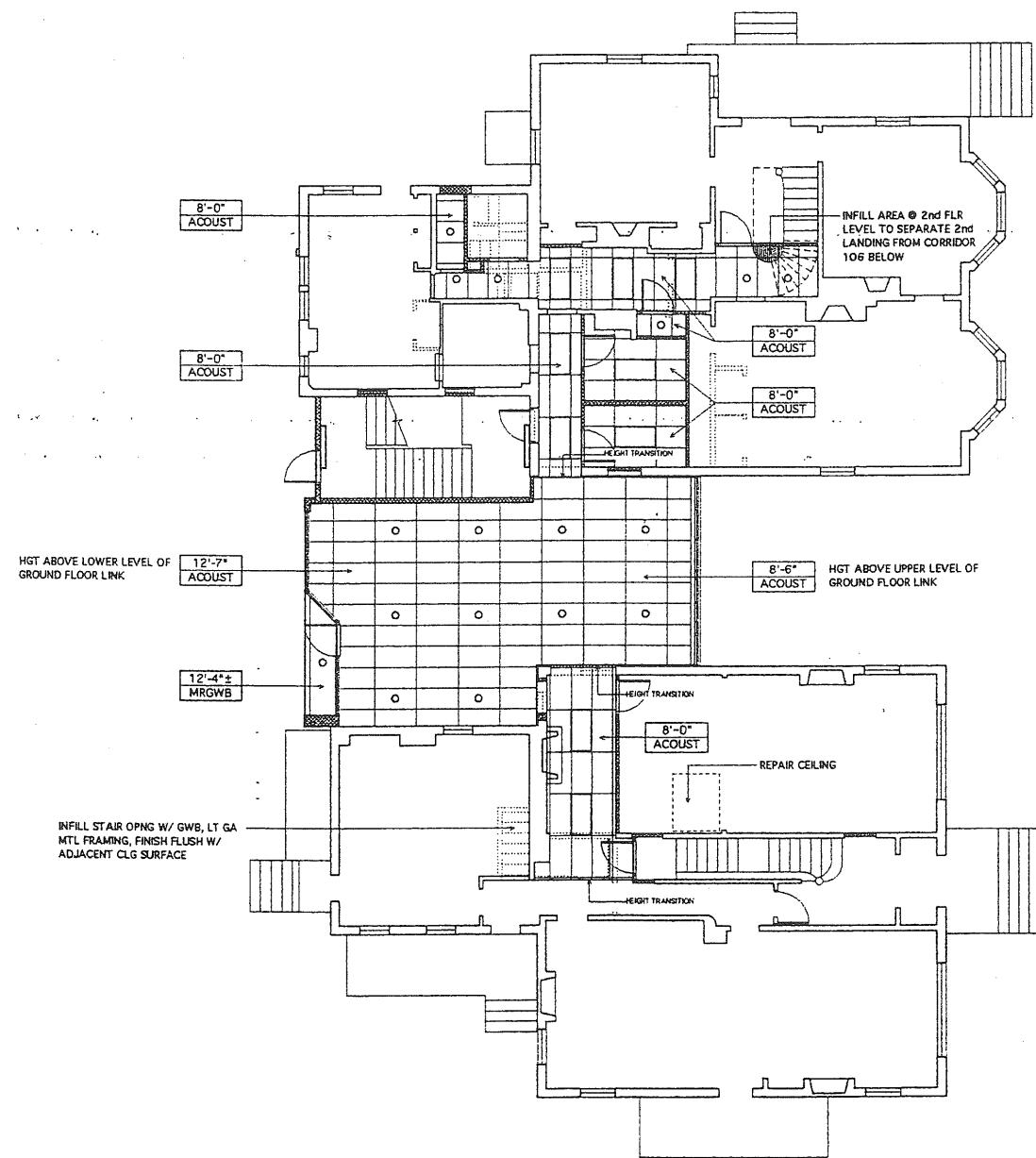
DRAWING NO.

A1.2

2nd & 3rd FLOOR FLOOR PLAN



1 BASEMENT LEVEL CLG PLAN - MORRILL & COOK-HYDE
 A1.3 1/8" = 1'-0"



2 FIRST FLOOR CLG PLAN - MORRILL & COOK-HYDE
 A1.3 1/8" = 1'-0"

GENERAL NOTES:

1. LOCATION OF LIGHT FIXTURES ARE FOR PLANNING AND ILLUSTRATION ONLY. ACTUAL LIGHTING AND POWER DISTRIBUTION DESIGN TO BE PROVIDED BY ELECTRICAL CONTRACTOR PER ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. CONFIRM WITH OWNER ALL PROPOSED LIGHTING LAYOUTS, PROVIDE FIXTURES AND LAMP SPECIFICATIONS MEETING OCCUPIED AREAS OF THIS BUILDING.
2. MECHANICAL DIFFUSERS, RETURN GRILLES, ETC. NOT SHOWN ON THIS PLAN. COORDINATE LOCATIONS OF THESE ITEMS IN CEILING GRIDS WITH MECHANICAL DESIGNER.
3. VERIFY IN FIELD EXISTING SERVICE AND ANY REQUIRED UPGRADES. COORDINATE WITH OWNER FOR ELECTRICAL INSTALLATION.
4. SEE SHEETS F1.1 & F1.2 FOR ADDITIONAL ELECTRICAL WORK AND NOTES ABOUT FIRE AND LIFE SAFETY DEVICES.
5. SUPPLY AND RETURN AIR GRILLS NOT SHOWN. ACTUAL DESIGN AND PLACEMENT OF HVAC DISTRIBUTION DEVICES TO BE BY MECHANICAL CONTRACTOR. ALL DUCTWORK IS PLANNED TO RUN ABOVE THE SUSPENDED CEILING SYSTEM. HVAC DEVICES ARE TO BE SYMMETRICALLY PLACED IN CEILING. COORDINATE WITH HVAC COMPONENTS IN REMAINDER OF BUILDING FOR COMPATIBILITY AND SERVICE.
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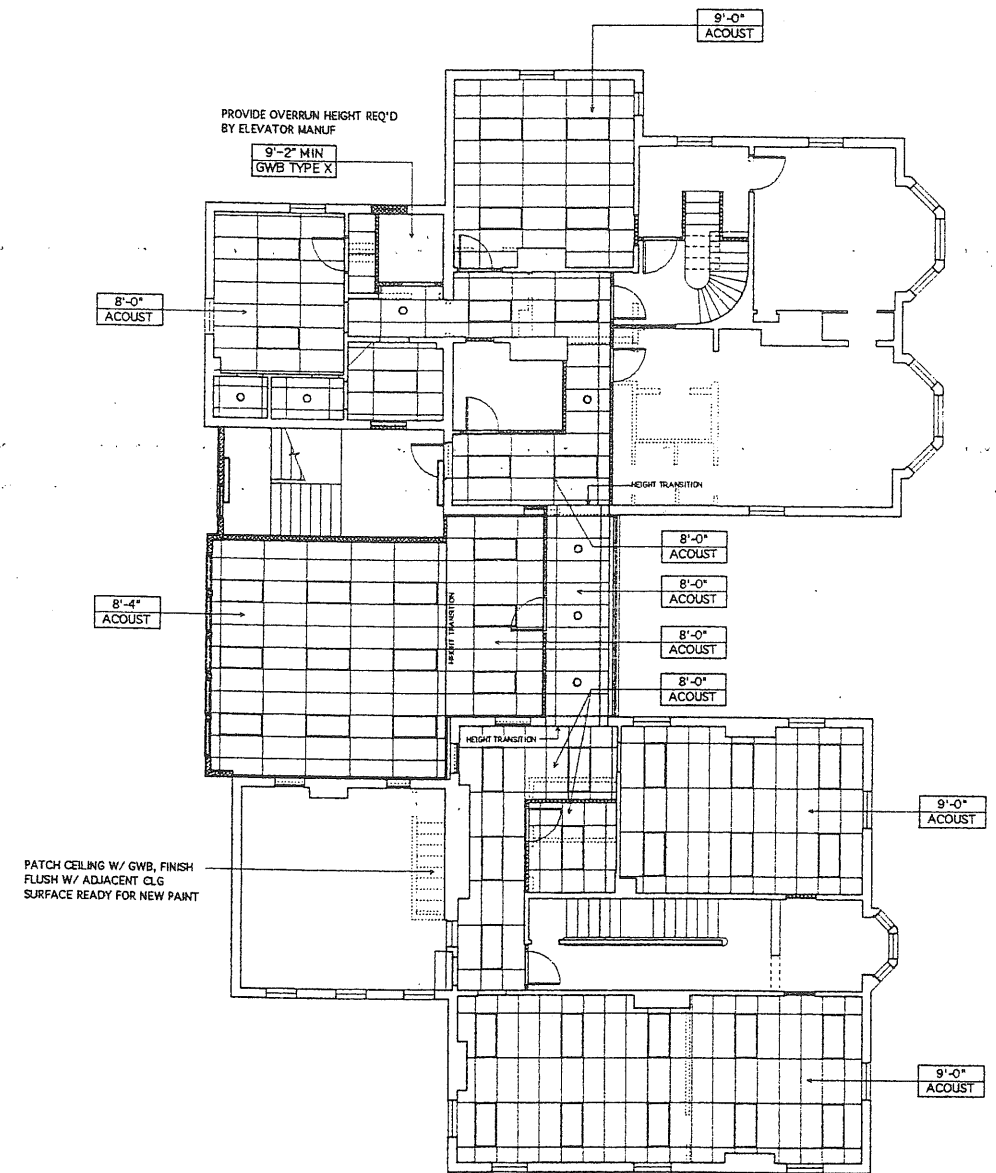
A1.3

BSMT & 1st FLOOR
 REFL CLG PLAN

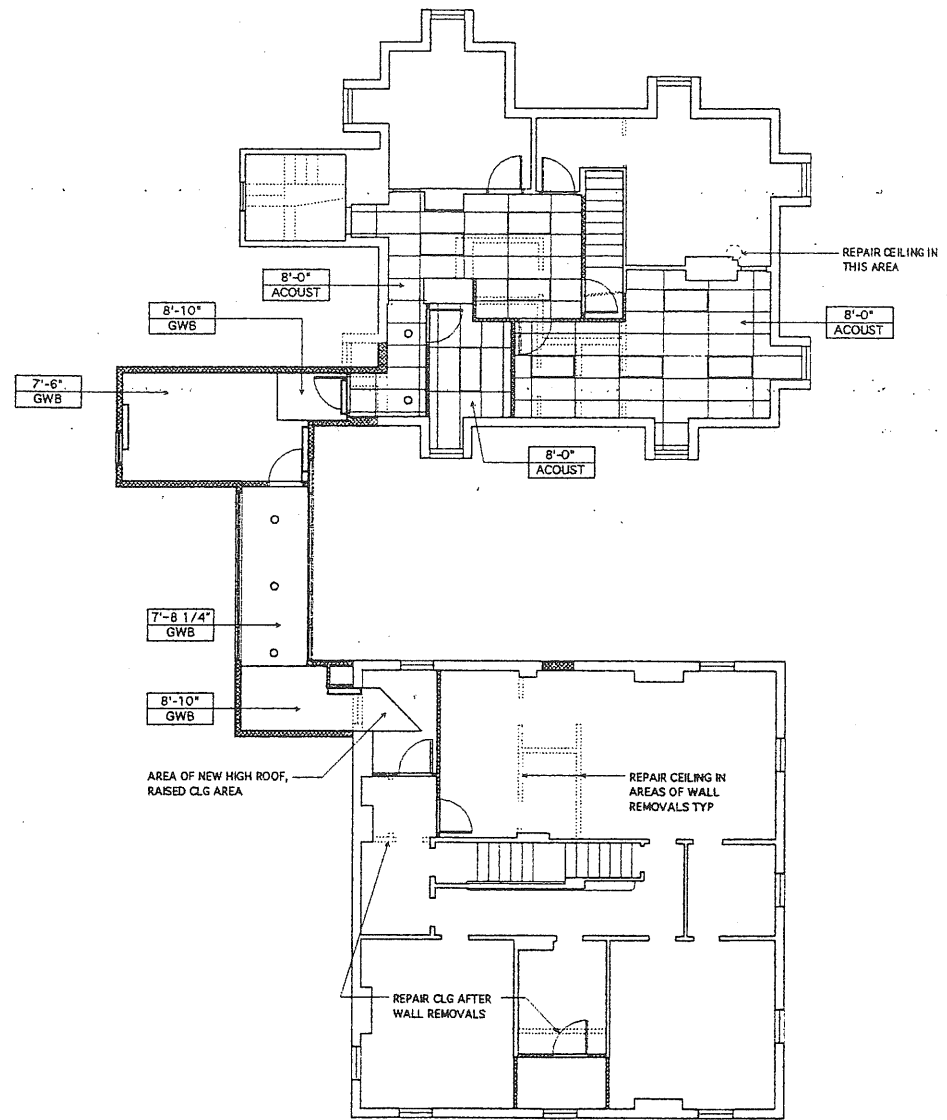
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 Portland, Maine

GENERAL NOTES:

1. LOCATION OF LIGHT FIXTURES ARE FOR PLANNING AND ILLUSTRATION ONLY. ACTUAL LIGHTING AND POWER DISTRIBUTION DESIGN TO BE PROVIDED BY ELECTRICAL CONTRACTOR PER ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. CONFIRM WITH OWNER ALL PROPOSED LIGHTING LAYOUTS. PROVIDE FIXTURES AND LAMPS SIMILAR TO EXISTING IN OCCUPIED AREAS OF THIS BUILDING.
2. MECHANICAL DIFFUSERS, RETURN GRILLES, ETC. NOT SHOWN ON THIS PLAN. COORDINATE LOCATIONS OF THESE ITEMS IN CEILING GRIDS WITH MECHANICAL DESIGNER.
3. VERIFY IN FIELD EXISTING SERVICE AND ANY REQUIRED UPGRADES. COORDINATE WITH OWNER FOR ELECTRICAL INSTALLATION.
4. SEE SHEETS F1.1 & F1.2 FOR ADDITIONAL ELECTRICAL WORK AND NOTES ABOUT FIRE AND LIFE SAFETY DEVICES.
5. SUPPLY AND RETURN AIR GRILLS NOT SHOWN. ACTUAL DESIGN AND PLACEMENT OF HVAC DISTRIBUTION DEVICES TO BE BY MECHANICAL CONTRACTOR. ALL DUCTWORK IS PLANNED TO RUN ABOVE THE SUSPENDED CEILING SYSTEM. HVAC DEVICES ARE TO BE SYMMETRICALLY PLACED IN CEILING. COORDINATE WITH HVAC COMPONENTS REMAINDER OF BUILDING FOR COMPATIBILITY AND SERVICE.
6. COORDINATE LIFE SAFETY DEVICES WITH INSTALLATION OF CEILINGS.
7. PROVIDE COMPLETE SPRINKLER SYSTEM PER NFPA 13. COORDINATE WITH STATE FIRE MARSHAL'S OFFICE FOR SPRINKLER APPROVAL. THE SPRINKLER SYSTEM TO FIRE ALARM AND OTHER BUILDING SYSTEMS AS REQUIRED BY CODE.



1 SECOND FLOOR CLG PLAN - MORRILL & COOK-HYDE
 1/8" = 1'-0"



2 THIRD FLOOR CLG PLAN - MORRILL & COOK-HYDE
 1/8" = 1'-0"

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DRAWING NO.

A1.4

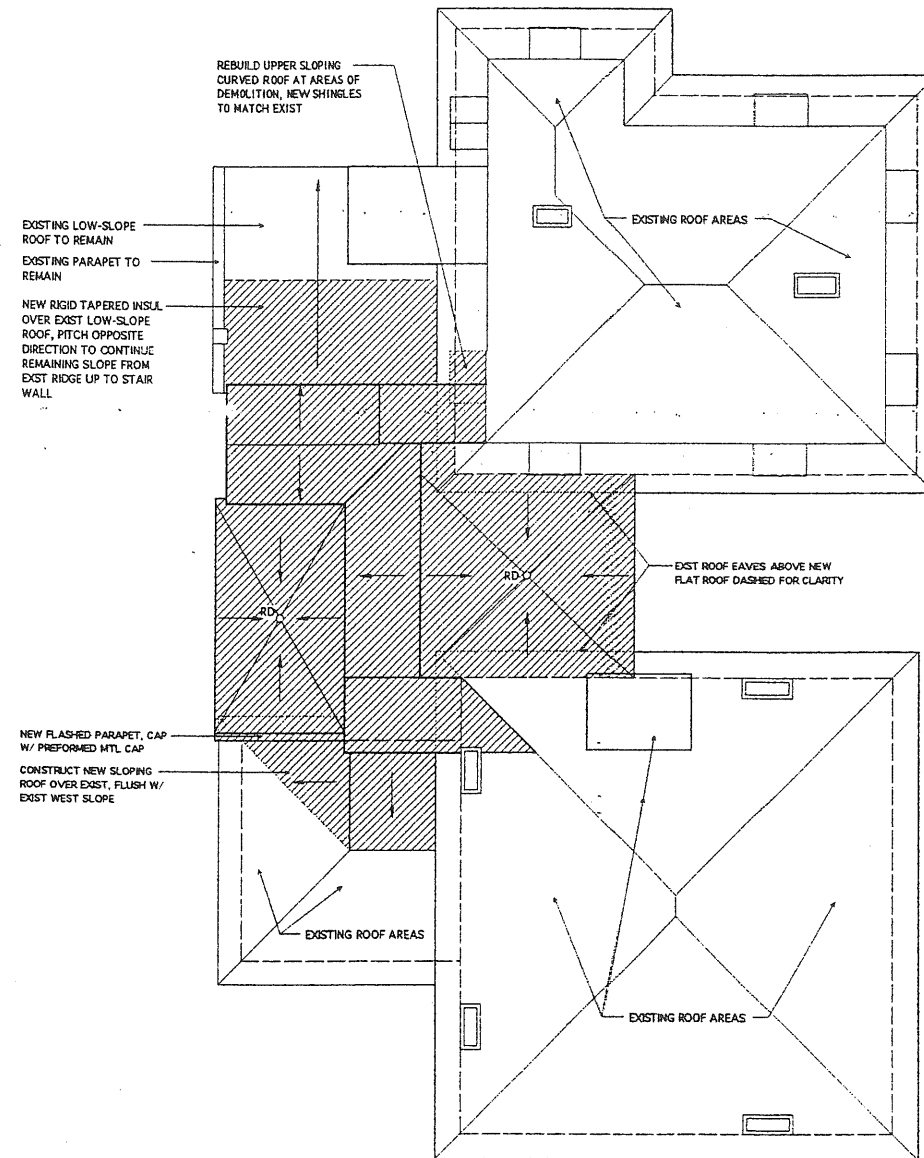
2nd & 3rd FLOOR
 REFL CLG PLAN

GENERAL NOTES:

1. ALL FLASHINGS ON EXISTING CHIMNEYS TO BE REPLACED.
2. REPOINT ALL EXISTING MASONRY CHIMNEYS.

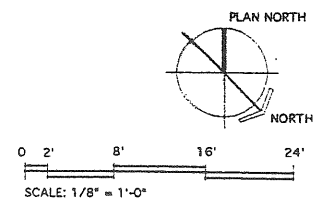
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SCHOOL ADDITION & RENOVATIONS
COOK HYDE & MORRILL HOUSE
 Portland, Maine
 Waynflete School



ALL NEW ROOF SLOPES TO BE CONSTRUCTED W/ RIGID TAPERED INSULATION - SLOPE AT 1/4" PER FT TYP

1
ROOF PLAN
 1/8" = 1'-0"



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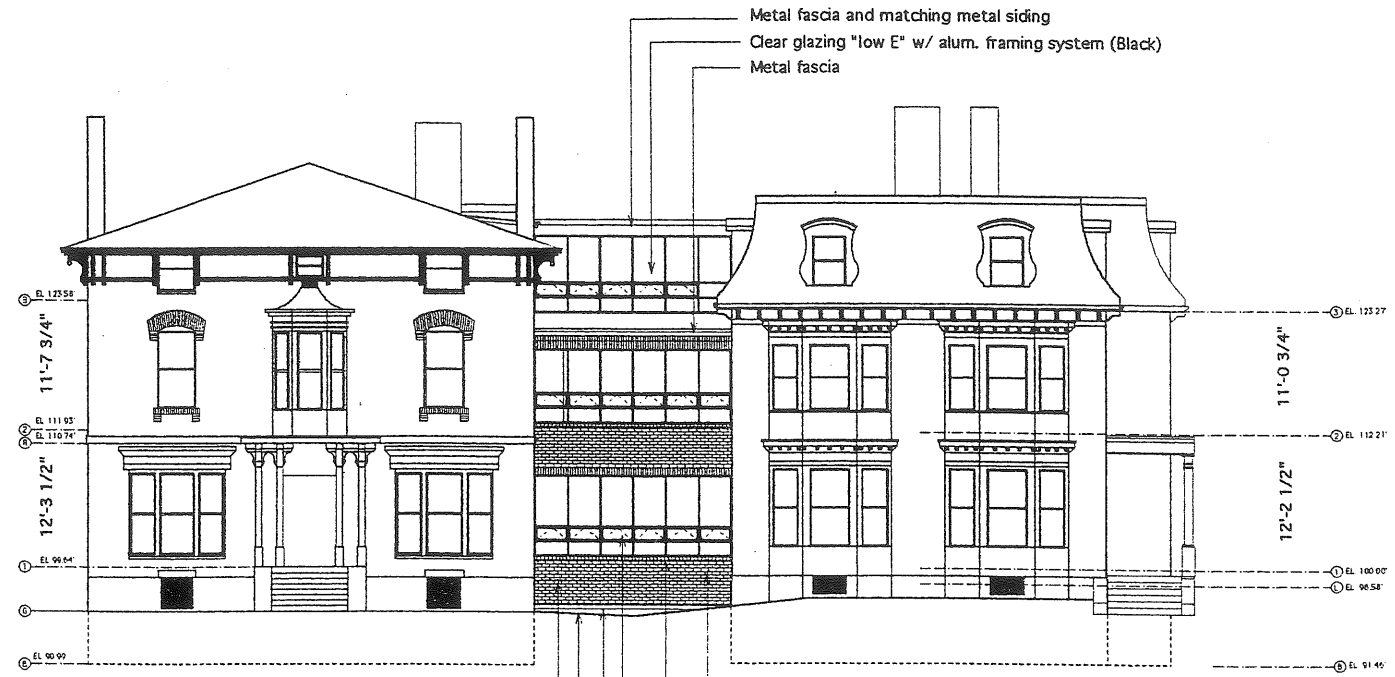
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A1.5

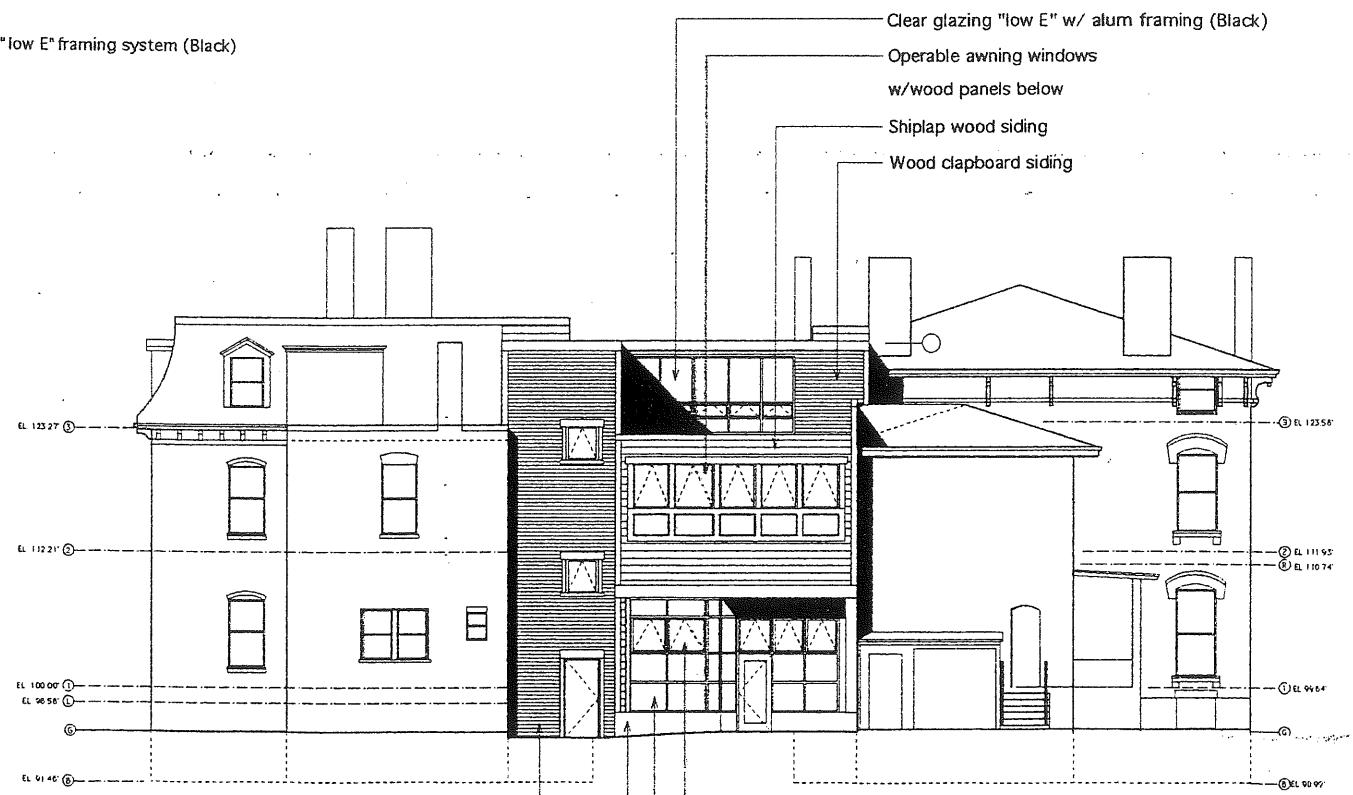
ROOF PLAN



North Elevation Study
SPRING STREET
 6/3/99

1 NORTH ELEVATION
 A2.1
 1/8" = 1'-0"

- Brick exterior wall with matching mortar
- Brick window sill
- Clear glazing "low E" w/alum "low E" framing system (Black)
- Concrete foundation
- Proposed grade
- Single bullnose brick band



South Elevation Study
CAMPUS
 6/7/99

2 SOUTH ELEVATION
 A2.1
 1/8" = 1'-0"

- Operable awning windows
- Clear glass alum. storefront glazing system
- Concrete base
- Wood clapboards

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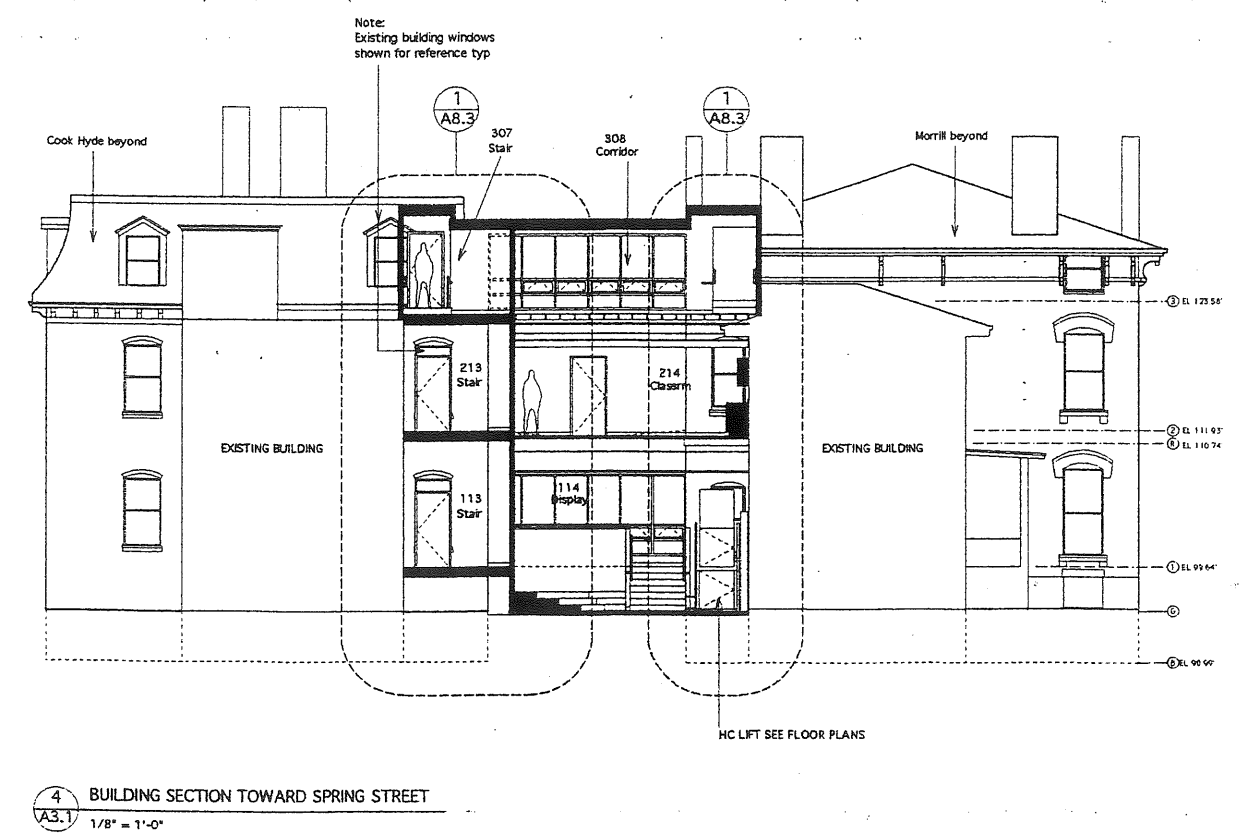
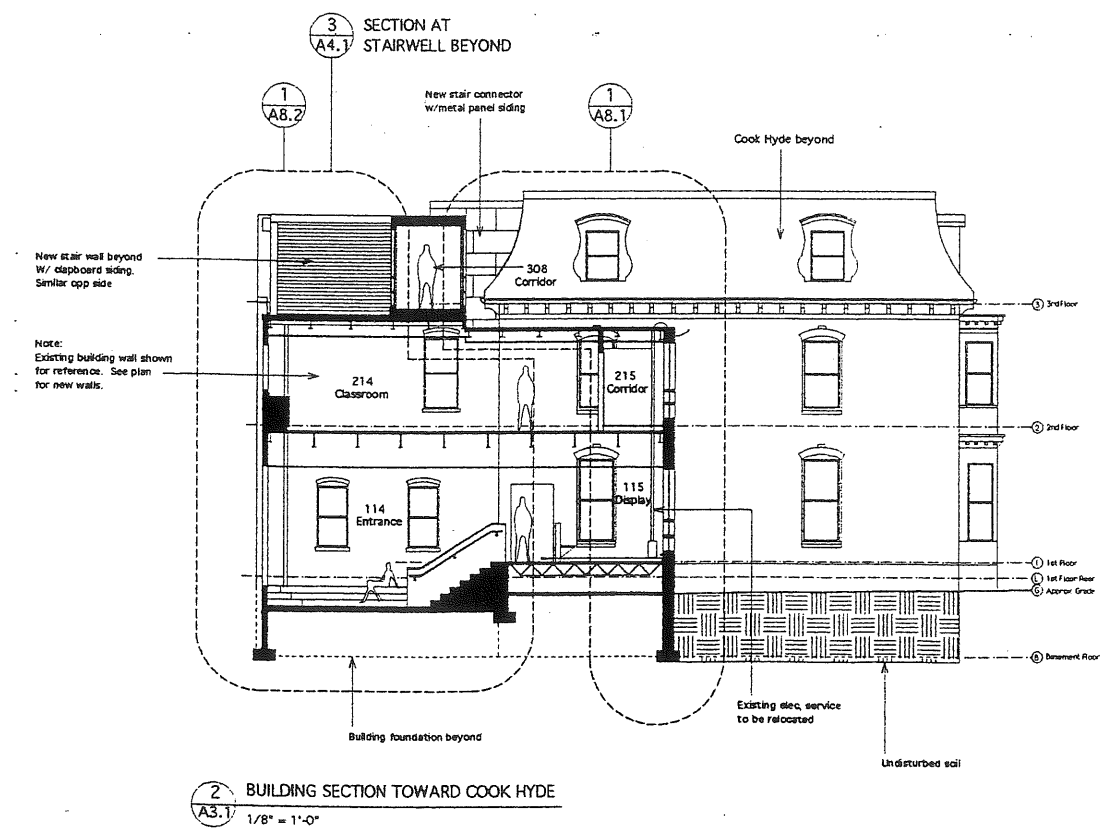
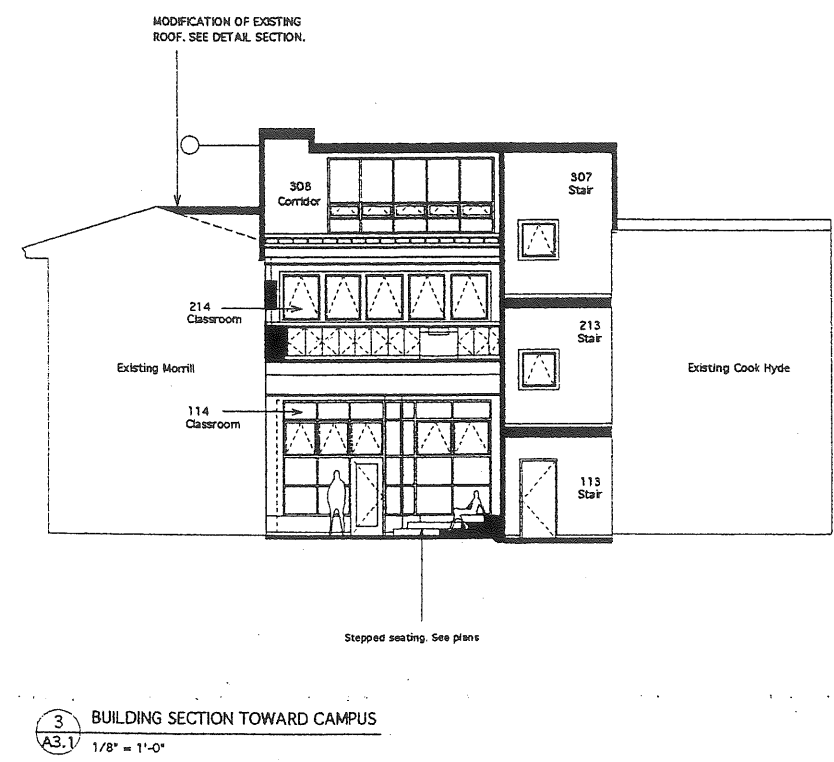
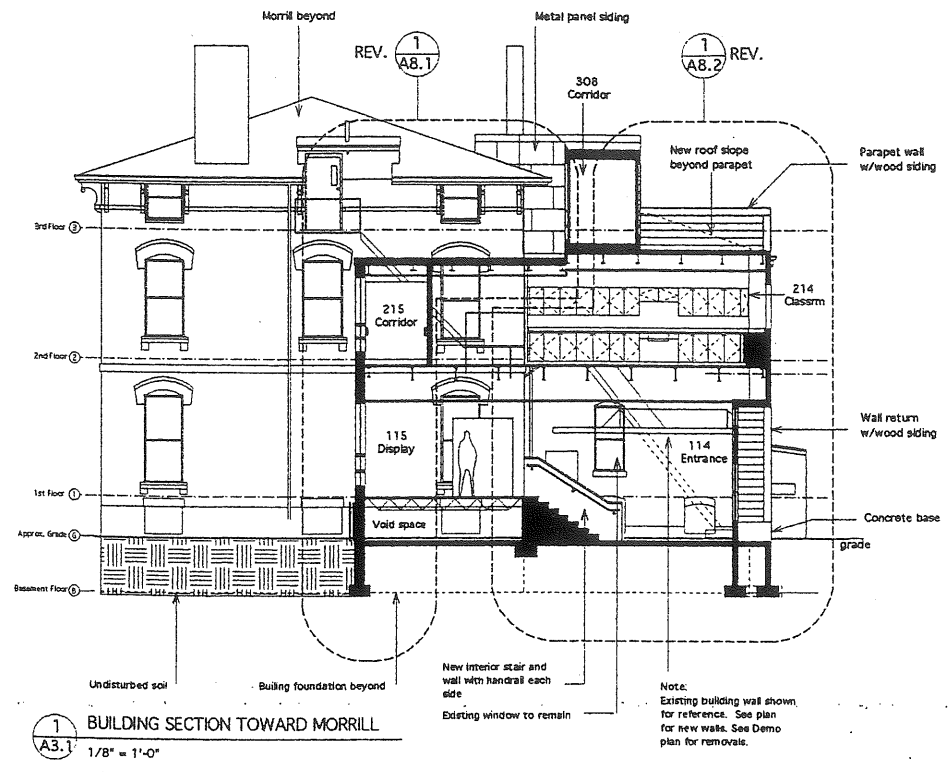
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DRAWING NO.
A2.1
 BUILDING
 ELEVATIONS

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 Portland, Maine



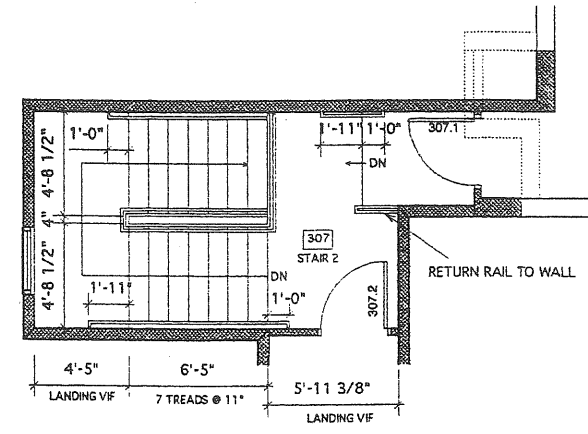
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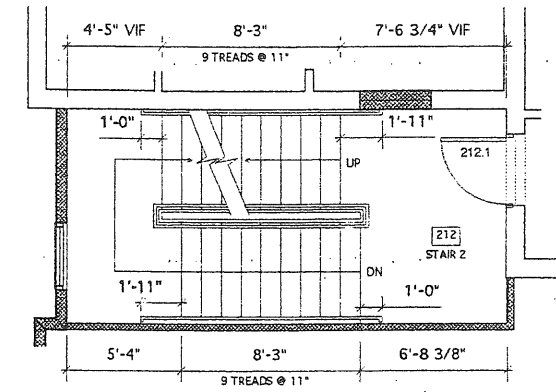
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DRAWING NO.
A3.1
 BUILDING SECTIONS

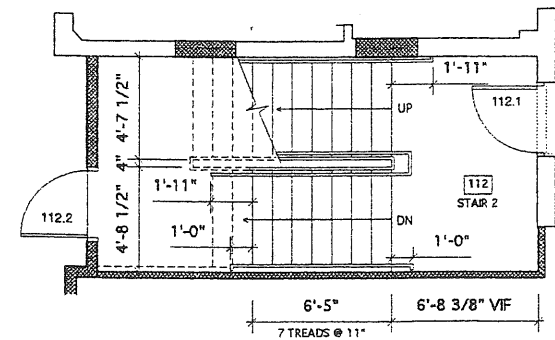
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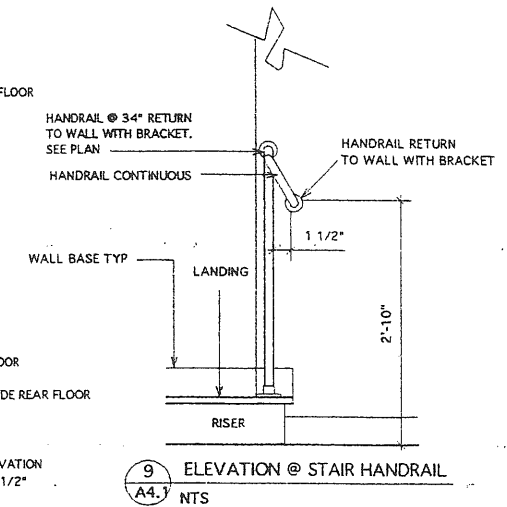
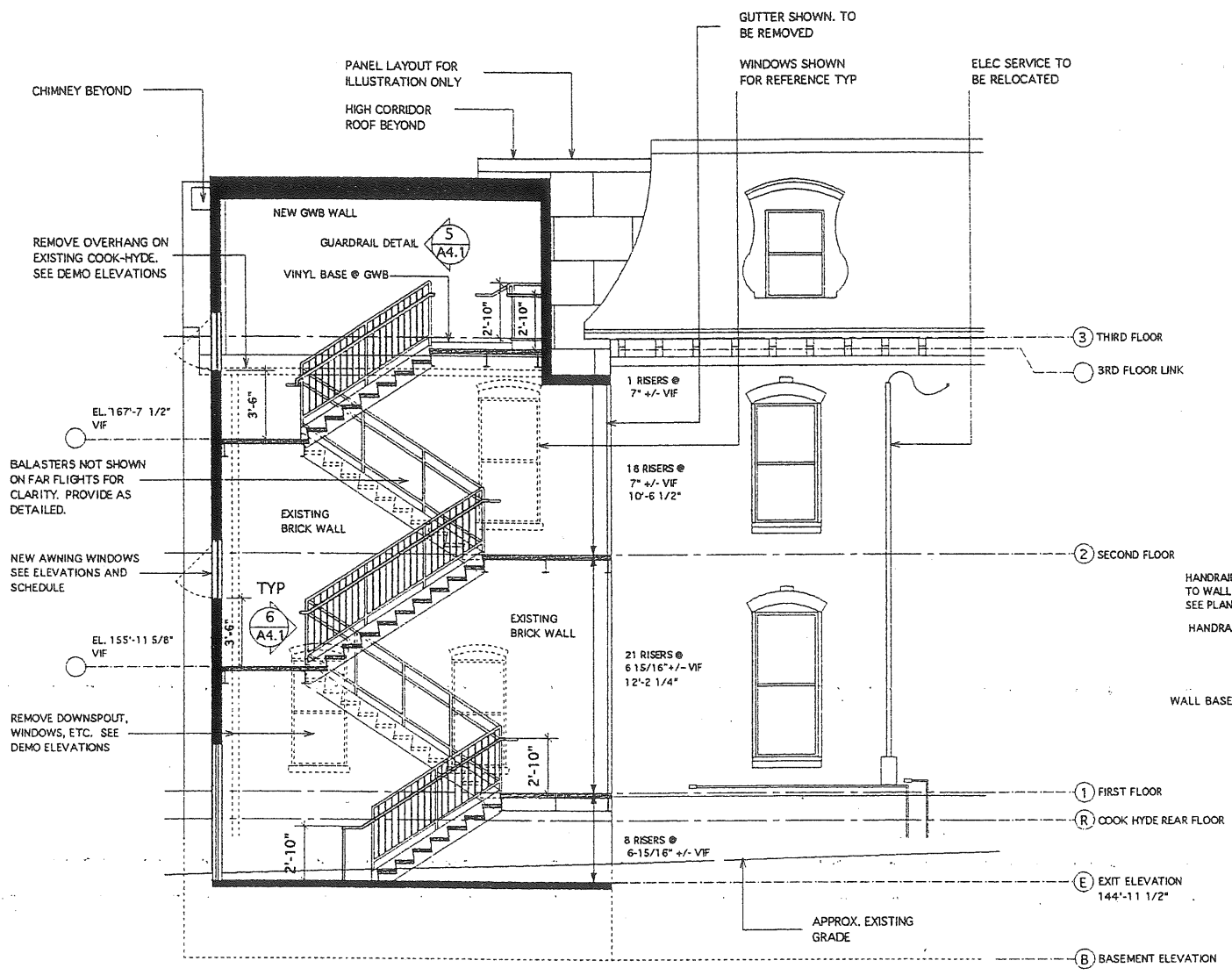
1 STAIR PLAN THIRD FLOOR
 1/4" = 1'-0"



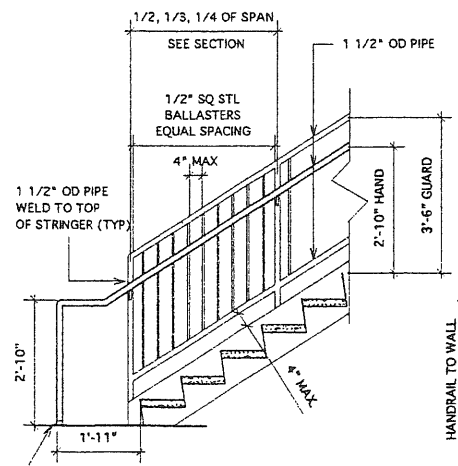
2 STAIR PLAN SECOND FLOOR
 1/4" = 1'-0"



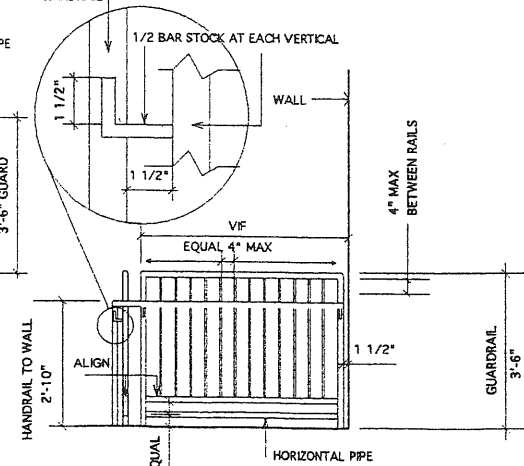
3 STAIR PLAN FIRST FLOOR
 1/4" = 1'-0"



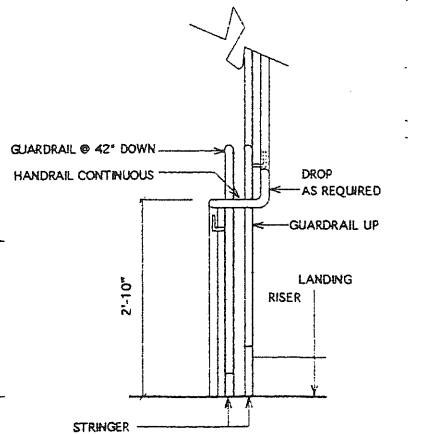
9 ELEVATION @ STAIR HANDRAIL
 NTS



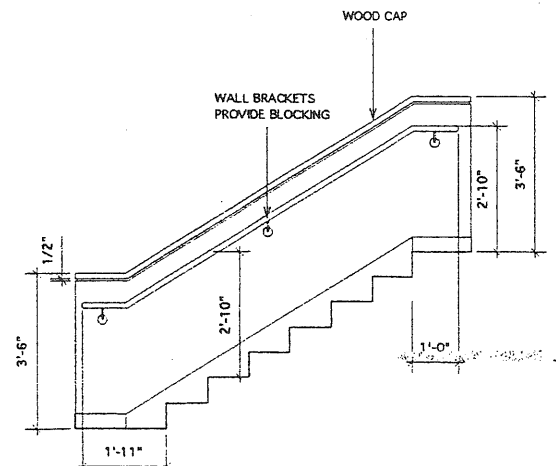
5 ELEVATION @ STAIR RAILING SYSTEM
 1/2" = 1'-0"



6 ELEVATION @ STAIR GUARD RAIL
 1/2" = 1'-0"



7 ELEVATION @ STAIR GUARD RAIL
 NTS



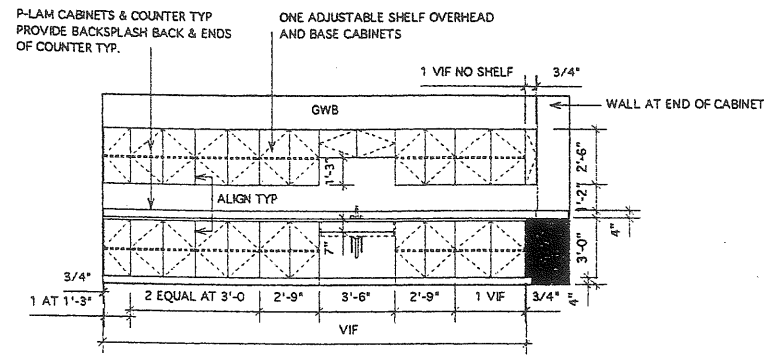
8 ELEVATION @ ENTRANCE STAIR HANDRAIL
 1/2" = 1'-0"

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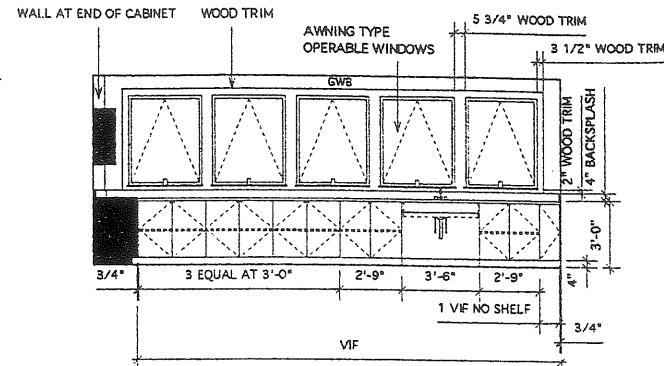
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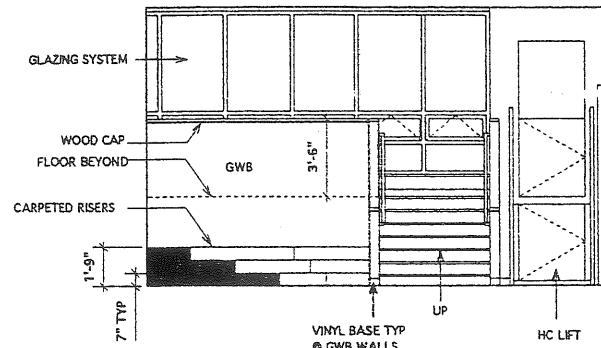
DRAWING NO.
A4.1
 STAIR PLANS
 STAIR SECTION



1 INTERIOR ELEVATION CLASSROOM 214
A5.1 1/4" = 1'-0"



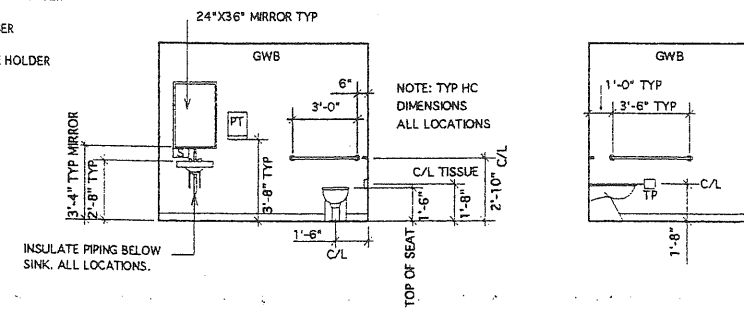
2 INTERIOR ELEVATION CLASSROOM 214
A5.1 1/4" = 1'-0"



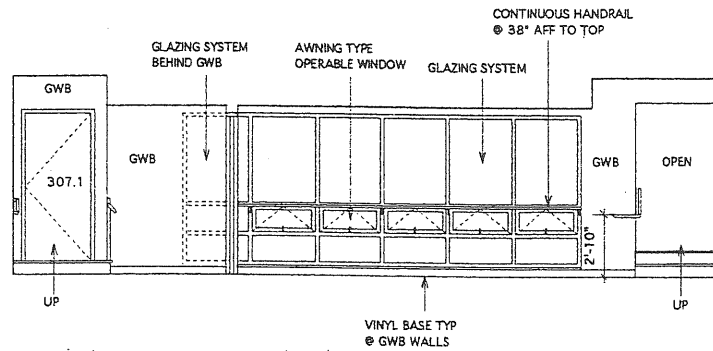
3 INTERIOR ELEVATION ENTRANCE 114
A5.1 1/4" = 1'-0"

SYMBOLS KEY

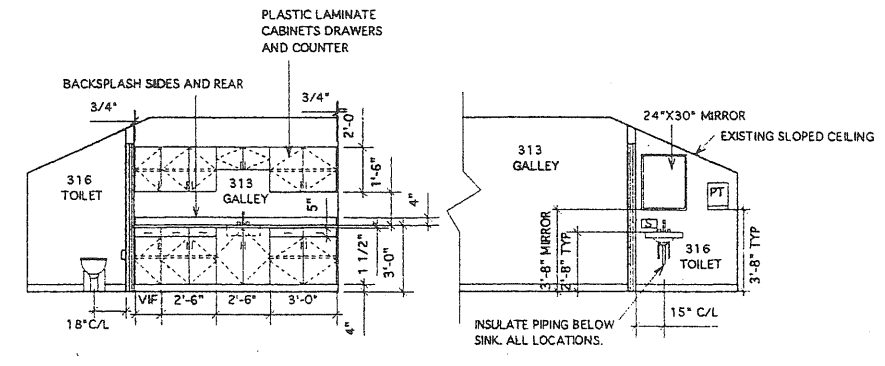
- PT PAPER TOWEL DISPENSER
- SD SOAP DISPENSER
- TP TOILET TISSUE HOLDER



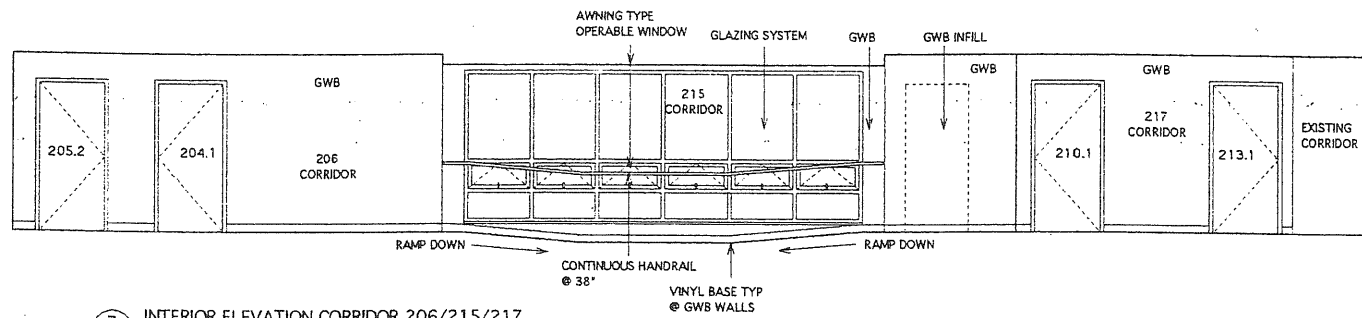
3 INTERIOR ELEVATIONS TOILET 108 (107 SIM OPP) (221, 306 SIM)
A5.1 1/4" = 1'-0"



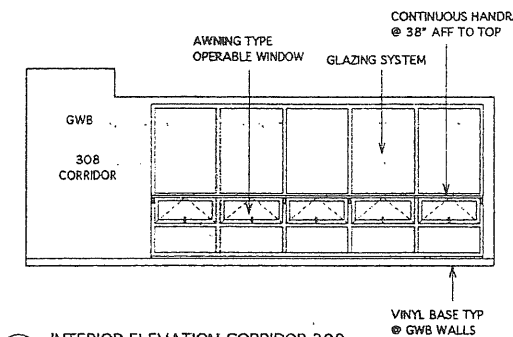
5 INTERIOR ELEVATION CORRIDOR 308 / STAIR 307
A5.1 1/4" = 1'-0"



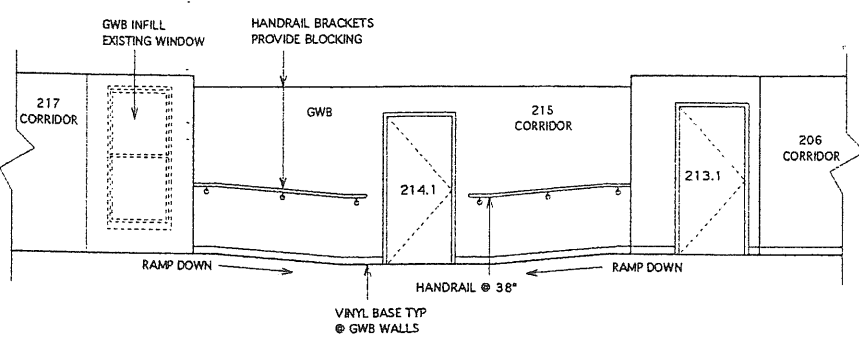
6 INTERIOR ELEVATIONS GALLEY 313 / TOILET 316
A5.1 1/4" = 1'-0"



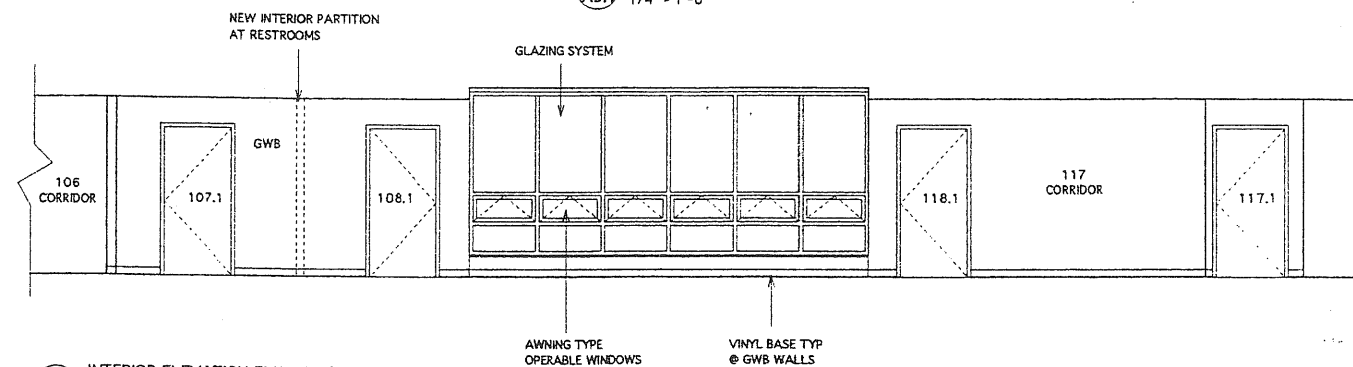
7 INTERIOR ELEVATION CORRIDOR 206/215/217
A5.1 1/4" = 1'-0"



8 INTERIOR ELEVATION CORRIDOR 308
A5.1 1/4" = 1'-0"



9 INTERIOR ELEVATION CORRIDOR 217/215/206
A5.1 1/4" = 1'-0"



10 INTERIOR ELEVATION ENTRANCE 114
A5.1 1/4" = 1'-0"

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A5.1

INTERIOR ELEVATIONS

SCHOOL ADDITION & RENOVATIONS
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Finish Schedule

Door Schedule

Window Schedule

Room #	Room Tag	N-wall	E-wall	S-wall	W-wall	Floor	Base	Ceiling	Comments
001	ARCH/STOR								
002	FACILITIES								
003	TOILET								
101	OFFICE								
102	STAR 1								Wood basebrd & crown molding to match exst on new wall
103	OFFICE								
104	CLASSRM	P1							Patch cgl, fr @ wall removals, use salvaged wd base brd west w
105	JAN	P1	P1						
106	CORR	P1							Patch, levl fr as req'd for new carpet, use salvaged wd base
106A	CORR	P1							VCB on new wall
107	TOILET	P1	P1						
108	TOILET	P1	P1						
109	COMPUTER								
110	COMPUTER								Carpet exst steps
111	ELEV								
112	STOR	P1	P1						Install wd base brd east wall
115	STAR 2								Concrete treads, landings, ptd mtl risers
114	ENTRANCE	P1	P1						Carpet on treads, risers
115	DISPLAY	P1	P1						
116	OFFICE								
117	CORR	P1							
118	CLASSRM								
119	STAR 3								
120	CLASSRM								
201	CLASSRM								Salvaged wd base @ new wall areas
202	LANDING								CPT1 on stairs
203	PROJECT RM								Repair cracks in plaster cgl, refinish wd fir
204	CLASSRM								Refinish wd fir, also in small space leading to Project Rm 203
205	STAR 1								CPT1 on stairs
206	CORR	P1	P1						Patch fr @ wall removals, use salvaged base brd @ elevator
207	SCI STOR	P1	P1						
208	CORR	P1	P1						VCB @ new walls
209	FACULTY								Similar finishes in small rooms @ south side
210	TOILET	PEX	PEX						Remove exst wallcovering, clean wall surface for new paint
211	ELEV								Cgl 1 layer GWS Type X
212	STOR								Install wd base brd east wall
213	STAR 2								Concrete treads, landings, ptd mtl risers
214	CLASSRM	P1	P1						Expect VCT pattern
215	CORR								
216	CLASSRM								
217	CORR	P1	P1						VCB @ new walls
218	CLASSRM								Patch exst basebrd w/ sim salvaged
219	STAR 3								New carpet on stairs
220	CLASSRM								Patch exst basebrd w/ sim salvaged
221	TOILET								Use VCB on new walls
301	OFFICE								Sand rough areas of wd fir prior to new paint finish
302	VESTIB								Patch cgl, fr @ wall removal, touch up w/ paint to match
303	OFFICE								Touch up cgl w/ paint to match @ repairs
304	PARENT ASSOC	PEX, P1							Patch cgl, fr @ wall removals, use salvaged wd base molding
305	CORR								Patch fr @ wall removals, VCB @ new walls
306	TOILET	P1	P1						
307	STAR 2	P1	P1						Fr finish conc @ main landing, CPT1 @ step up, color to contrast
308	CORR	P1	P1						VCB @ new walls
309	CORR	P1	P1						VCB @ new walls
310	CONF								Use salvaged wd base brd @ new walls
311	STAR 3								
312	FACULTY								Use salvaged wd base brd @ new walls
313	GALLEY	P1	P1						
314	OFFICE								Use salvaged wd base brd @ new walls
315	OFFICE								
316	TOILET	P1	P1						
317	OLD STAIR								Soace above hoistway

Door Number	Location	No. of Leaves	Door Size - W x H	Door Thick	Door Type	Door Mat	Frame Type	Frame Mat	Hour Set	Comments
001.1	001 Archives	1	3'0" x TBD	1 3/4"	D	Wood	1	Wood		Door hgt to be determined - fit existing arch opng.
002.1	002 Facilities	1	3'0" x TBD	1 3/4"	D	Wood	1	Wood		Door hgt to be determined - fit existing arch opng.
003.1	003 Toilet	1	3'0" x TBD	1 3/4"	D	Wood	1	Wood		Door hgt to be determined - fit under piping outside door.
102.1	102 Stair 1	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
105.1	105 Janitor	1	3'0" x 7'0"	1 3/4"	D	Wood	2	Wood		45 min.
107.1	107 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
108.1	108 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
113.1	113 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
113.2	113 Stair 2	1	3'0" x 7'0"	1 3/4"	C	HM	2A	Wood		Insulated galv door, weatherstrip, threshold, rain hood
114.1	114 Entrance	1	3'0" x 7'0"	1 3/4"	A	Alum	F	Alum		Insul door, weatherstrip, threshold
117.1	117 Corridor	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
118.1	118 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
119.1	119 Stair 3	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min., magnetic holdopen
201.1	201 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		Use salvaged door trim
203.1		1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		60 min.
204.1	204 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
205.1	205 Stair 1	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
205.2	205 Stair 1	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
207.1	207 Sci. Stor.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
212.1	212 Storage	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
213.1	213 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
214.1	214 Classrm	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
219.1	219 Stair	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
221.1	221 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
301.1	301 Office	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
302.1	302 Vestib.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
304.1		1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
305.1	305 Corridor	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
306.1	306 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
307.1	307 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
307.2	307 Stair 2	1	3'0" x 7'0"	1 3/4"	B	Wood	2	HM		45 min.
308.1	309 Corr.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
309E.1	309 Corridor	-	-	-	-	-	-	-	-	Existing - Repair binding, make work smoothly
310.1	310 Conf.	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		
315E.1	315 Hoistway	-	-	-	-	-	-	-	-	Existing door, provide new lockset
316.1	316 Toilet	1	3'0" x 7'0"	1 3/4"	D	Wood	1	Wood		

Tag #	Window Tag	Size W x H	Operation	Glazing	Comments
101	F	Full width x 7'4"	Fixed alum.	1" insul	Full width of wall w/ 1" reveal ea end
102	C	7'7 5/8" x 10'4"	Fixed alum.	1" insul	
103	D	4'8" x 10'4"	Fixed alum.	1" insul	
104	E	V.I.F. x 10'4"	Fixed alum.	1" insul	Verify size in field
201	F	Full width x 6'8"	Fixed alum.	1" insul	Full width of wall w/ 1" reveal ea end
202	A	3'4" x 3'11 1/8"	Awning	1" insul	Alum. clad wood
203	A	3'4" x 3'11 1/8"	Awning	1" insul	Alum. clad wood
204	A	3'4" x 3'11 1/8"	Awning	1" insul	Alum. clad wood
205	A	3'4" x 3'11 1/8"	Awning	1" insul	Alum. clad wood
206	A	3'4" x 3'11 1/8"	Awning	1" insul	Alum. clad wood
207	B	3'0" x 2'11 1/8"	Awning	1" insul	Alum. clad wood
301	F	V.I.F. x 6'8"	Fixed alum.	1" insul	Length to match Type F at 1st & 2nd flrs
302	G	V.I.F. x 6'8"	Fixed alum.	1" insul	
303	B	3'0" x 2'11 1/8"	Awning	1" insul	Alum. clad wood

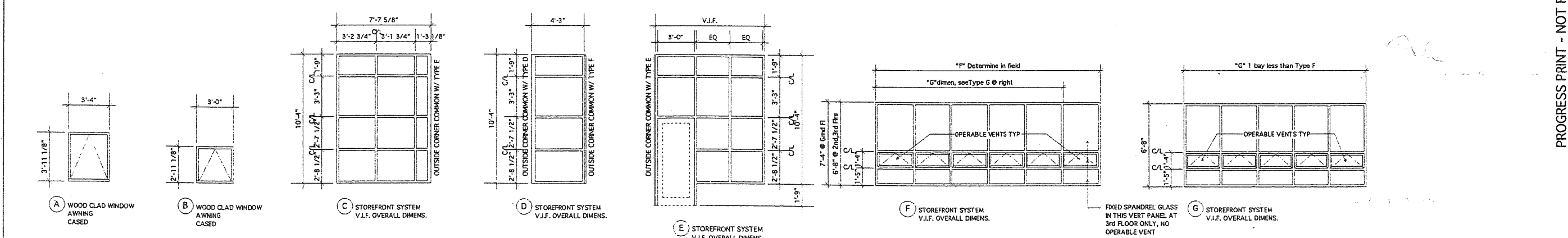
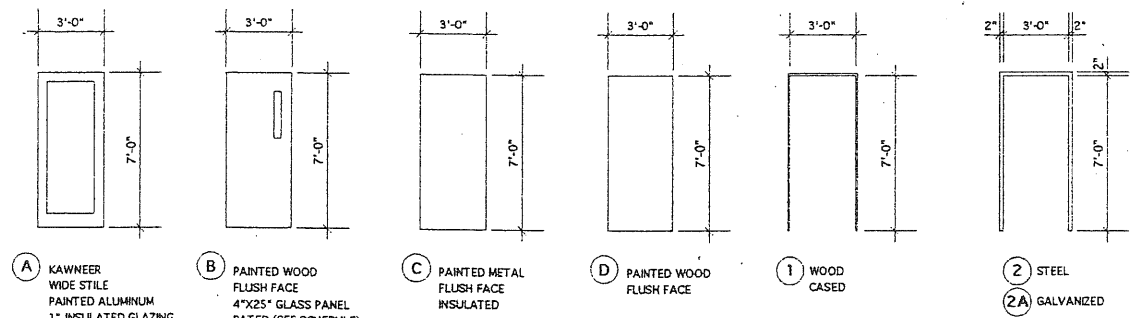
NOTES:
 1. Window sizes indicated above are nominal. The window supplier shall provide units from the approved manufacturer in sizes that match nominal sizes as closely as possible. Construct masonry or rough openings per actual windows selected.

KEY TO FINISHES

WALLS	FLOORS	BASE
P1 Ptd gypsum wall board	CPT1 Carpet 1	SV Resilient sheet vinyl
P2 Ptd masonry	CPT2 Carpet 2	QT Quarry tile
PEX Paint excl-include new work	VCT Vinyl composition tile	TC Tinted concrete
- No new finish	SR/VCT Slip-resistant VCT	
G Glass or glass block	PC Painted concrete	
CT Ceramic tile	N Existing to remain	
AWP Acoustical wall panel	PEX Paint over existing	
FP Fiberglass panels	R Rubber tile	
R Impact resistant wall panel	CT Ceramic tile	
CEILING	WD1 Hardwood	
C1 Acoustical tile	WD2 Softwood	
C2 Painted GWS (MR in shower)	QT Quarry tile	
C3 Washable acoustical tile	PEX Paint over existing	
PEX Paint exposed surfaces		
- No new finish		

NOTE: PEX shall require and include patching all surfaces, repair of holes or damaged surfaces, repair of walls and ceilings where existing construction is removed, filling and properly preparing for paint finish.

NOTES:
 1. The hardware sets listed above indicate the items of hardware required for each opening. It is the Contractor's responsibility to accurately furnish the proper quantities, items, sizes, weights and functions as required by the plans and specification. If an opening has been omitted from the above hardware set number listings, it shall be the Contractor's responsibility to supply hardware of like function or equivalent quality and quantity as that which is specified for a comparable opening, leaving no opening unaccounted for.
 2. All toilet room doors are to be supplied with 3/4" undercuts unless noted otherwise.
 3. Provide door stops for all doors - typical
 4. Provide door silencers for all hollow metal frames - typical.
 5.



DOOR & WINDOW TYPES, FRAME TYPES

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 phone: 207.774.0016
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SCHOOL ADDITION & RENOVATIONS

COOK HYDE & MORRILL HOUSE

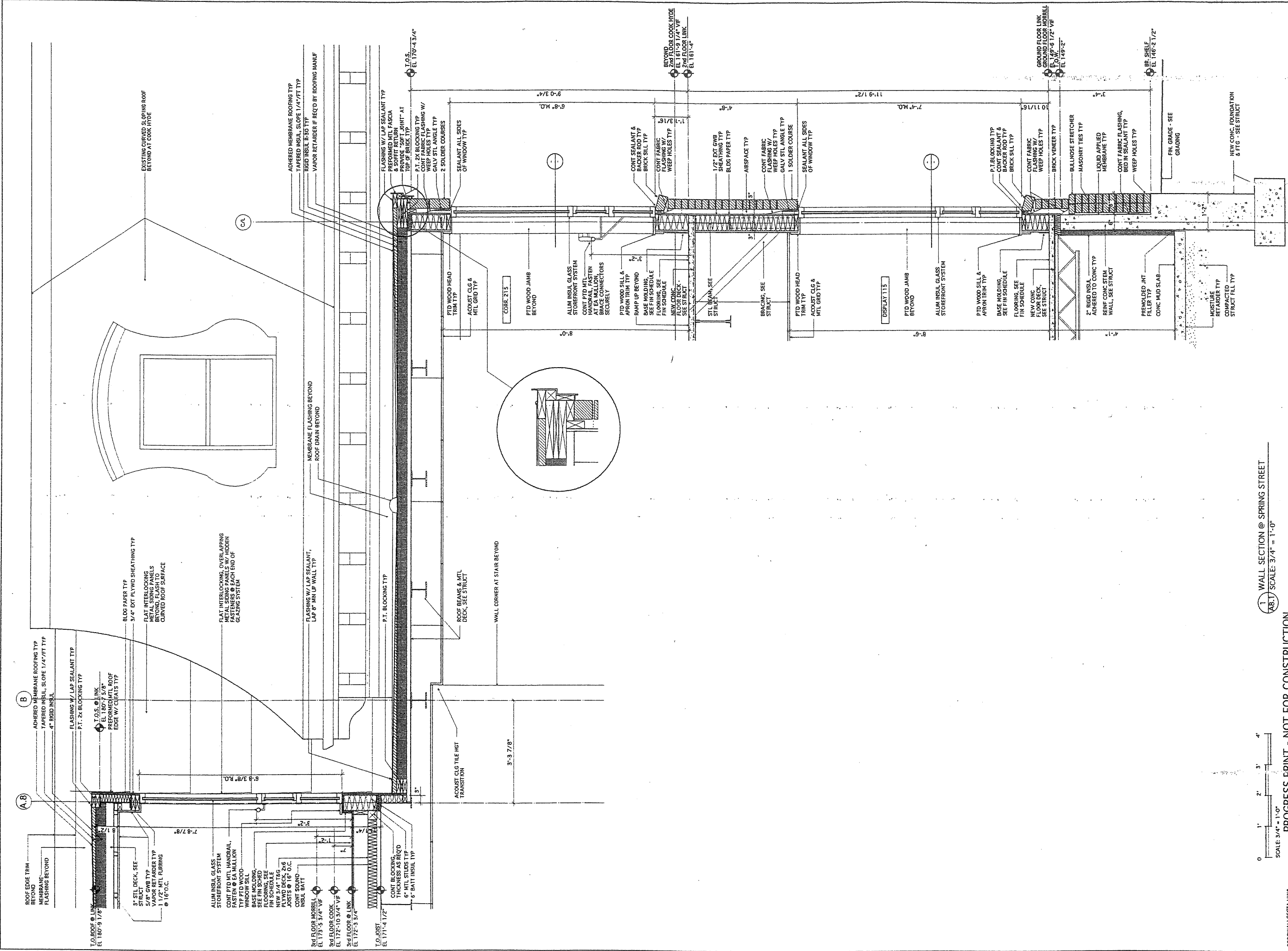
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 Portland, Maine

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DRAWING NO.
A6.1
 SCHEDULES, DOOR & WINDOW FRAMES, DTLS



1 WALL SECTION @ SPRING STREET
 A8.1 SCALE: 3/4" = 1'-0"

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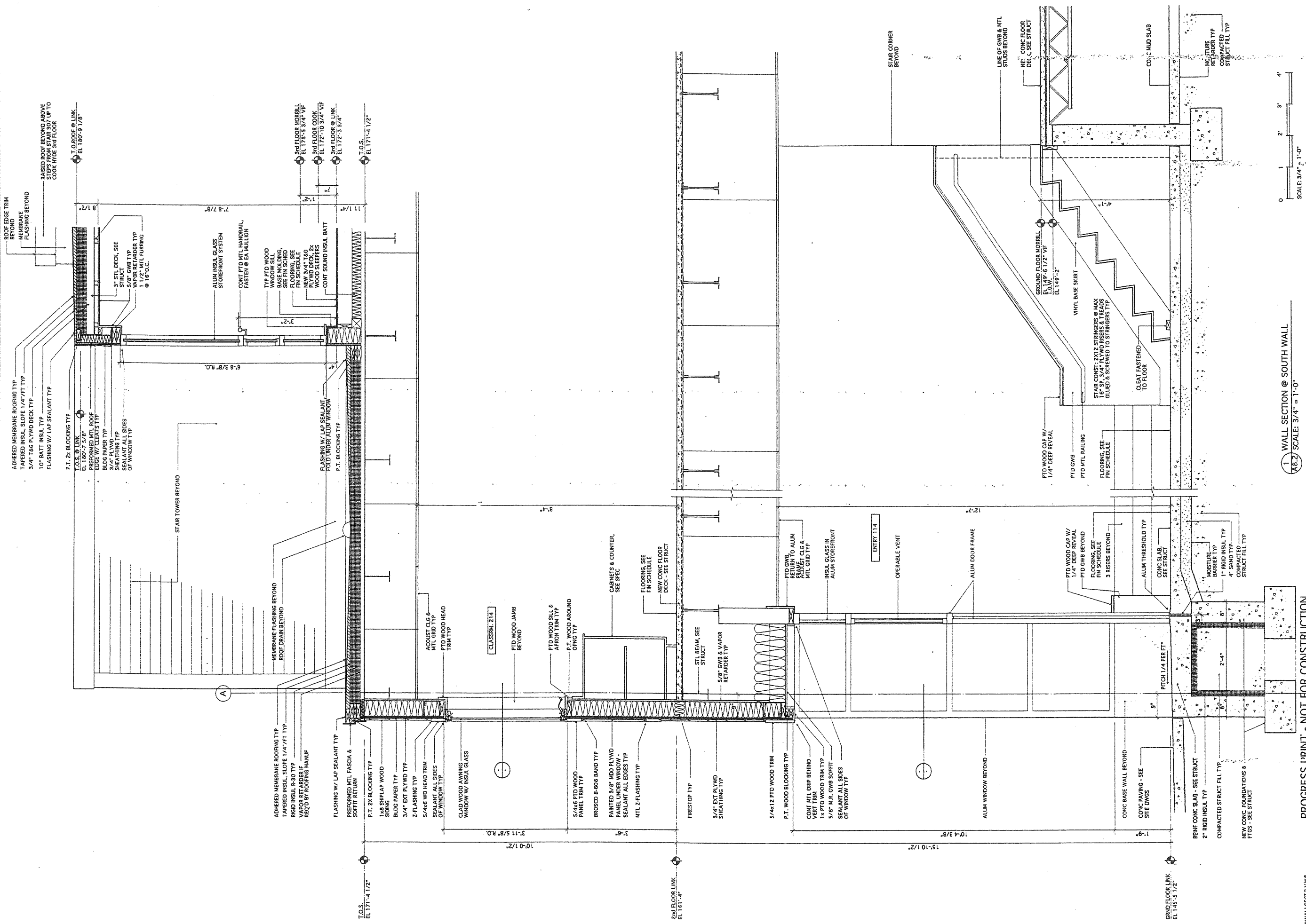
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 DRAWING NO.
A8.1
 WALL SECTION



1 WALL SECTION @ SOUTH WALL
 SCALE: 3/4" = 1'-0"

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DATE: 7 JUNE, 1999
 REVISIONS:

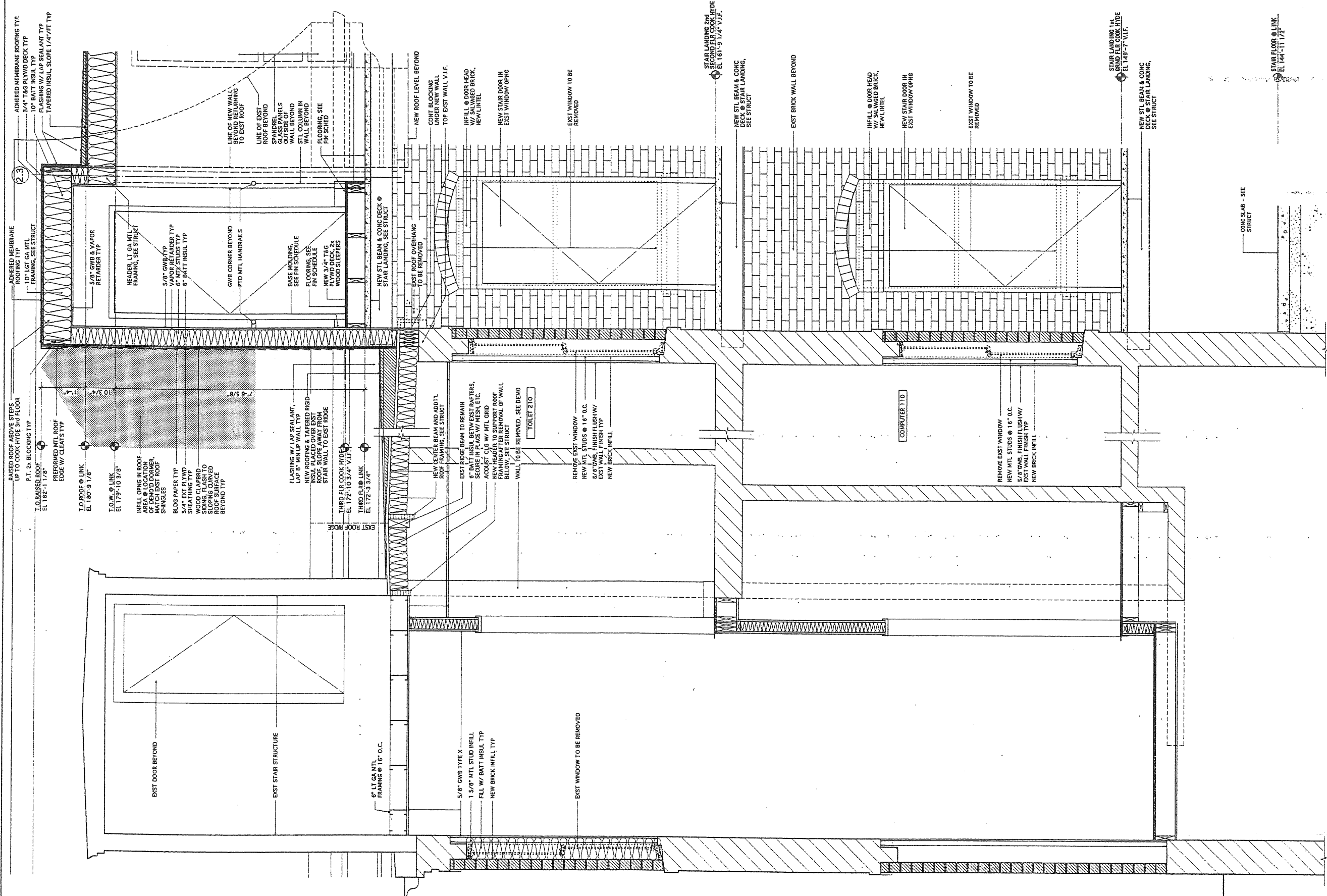
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DRAWING NO.
A8.2
 WALL SECTION

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 e-mail: hkt@hkt.com

9009WALLSECT2.V1W8



1 WALL SECTION - VIEW TOWARD SPRING ST.
 A8.3 SCALE: 3/4" = 1'-0"

2.3 SCALE: 3/4" = 1'-0"

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A8.4

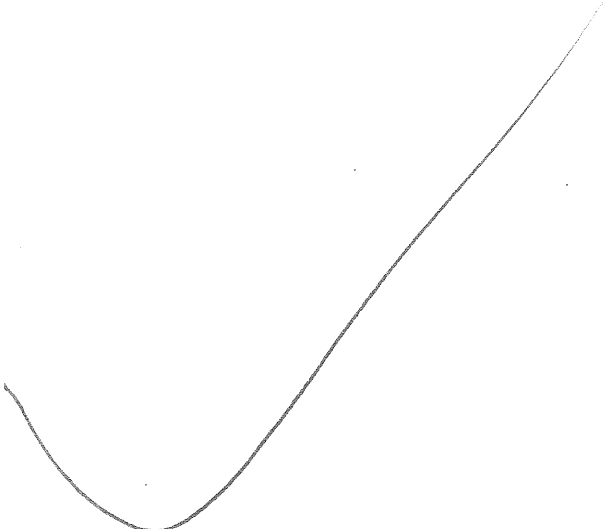
WALL SECTION

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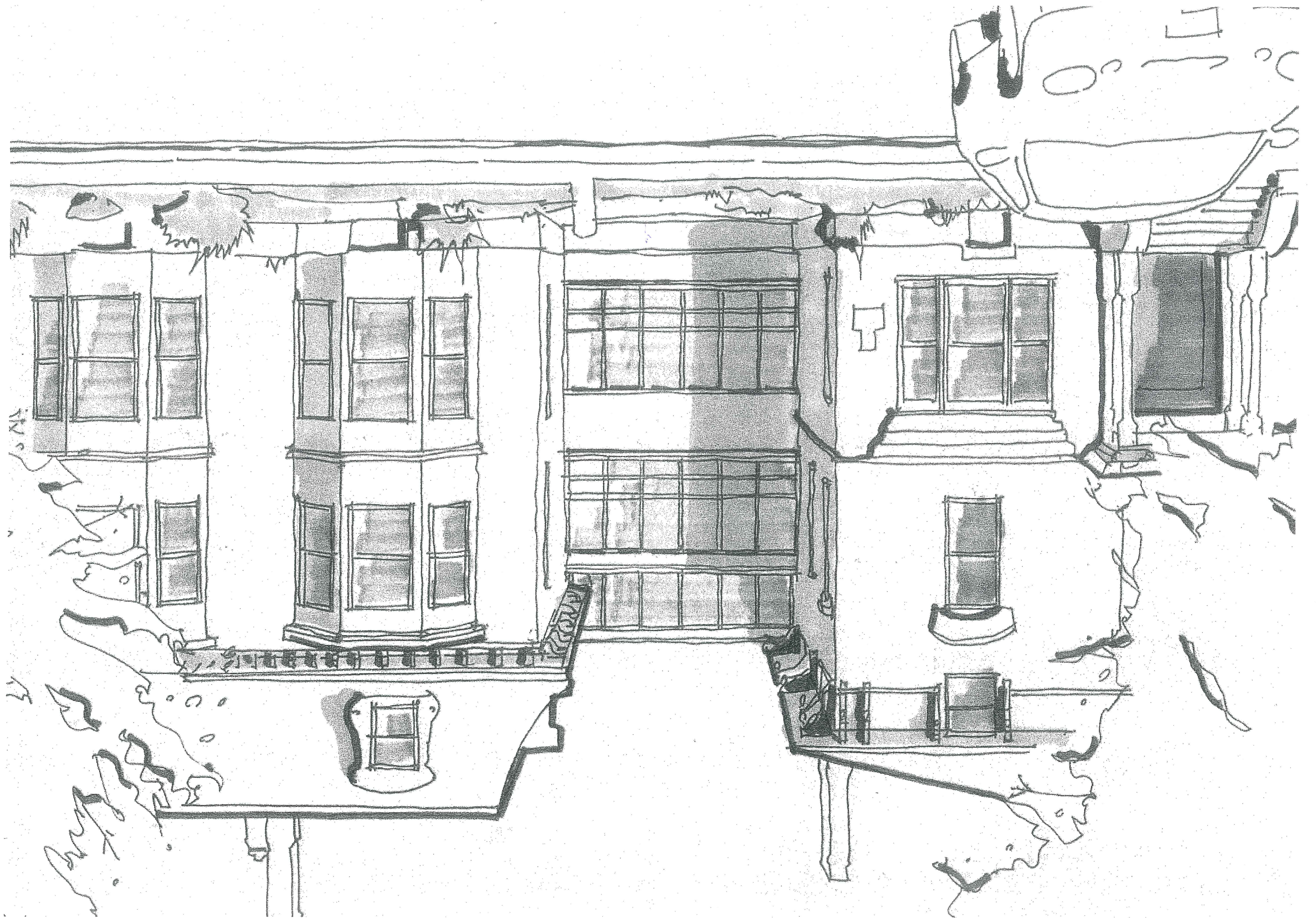
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601-F-6
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improv.

Waynflete
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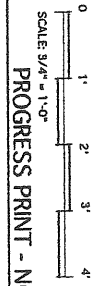
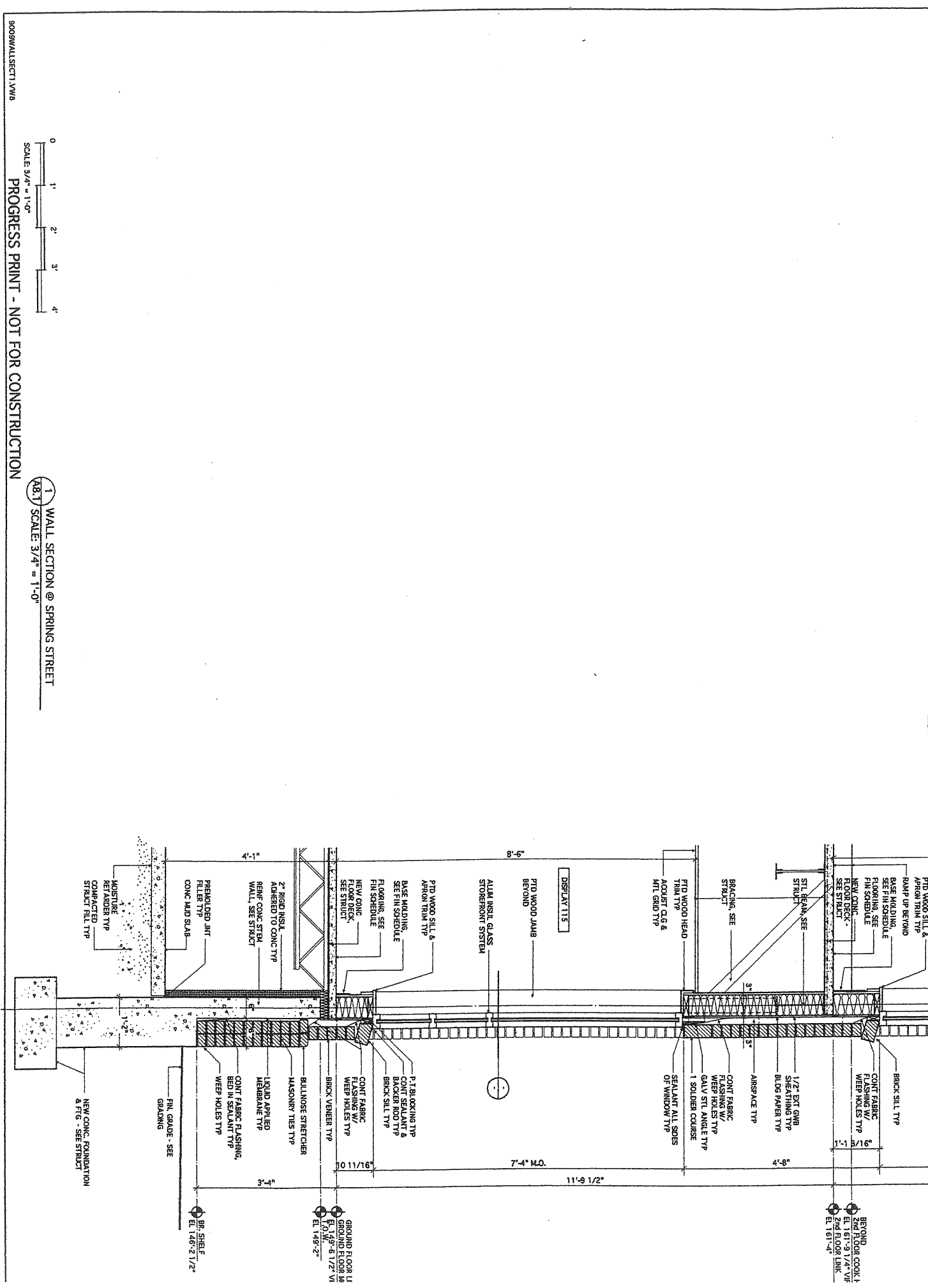
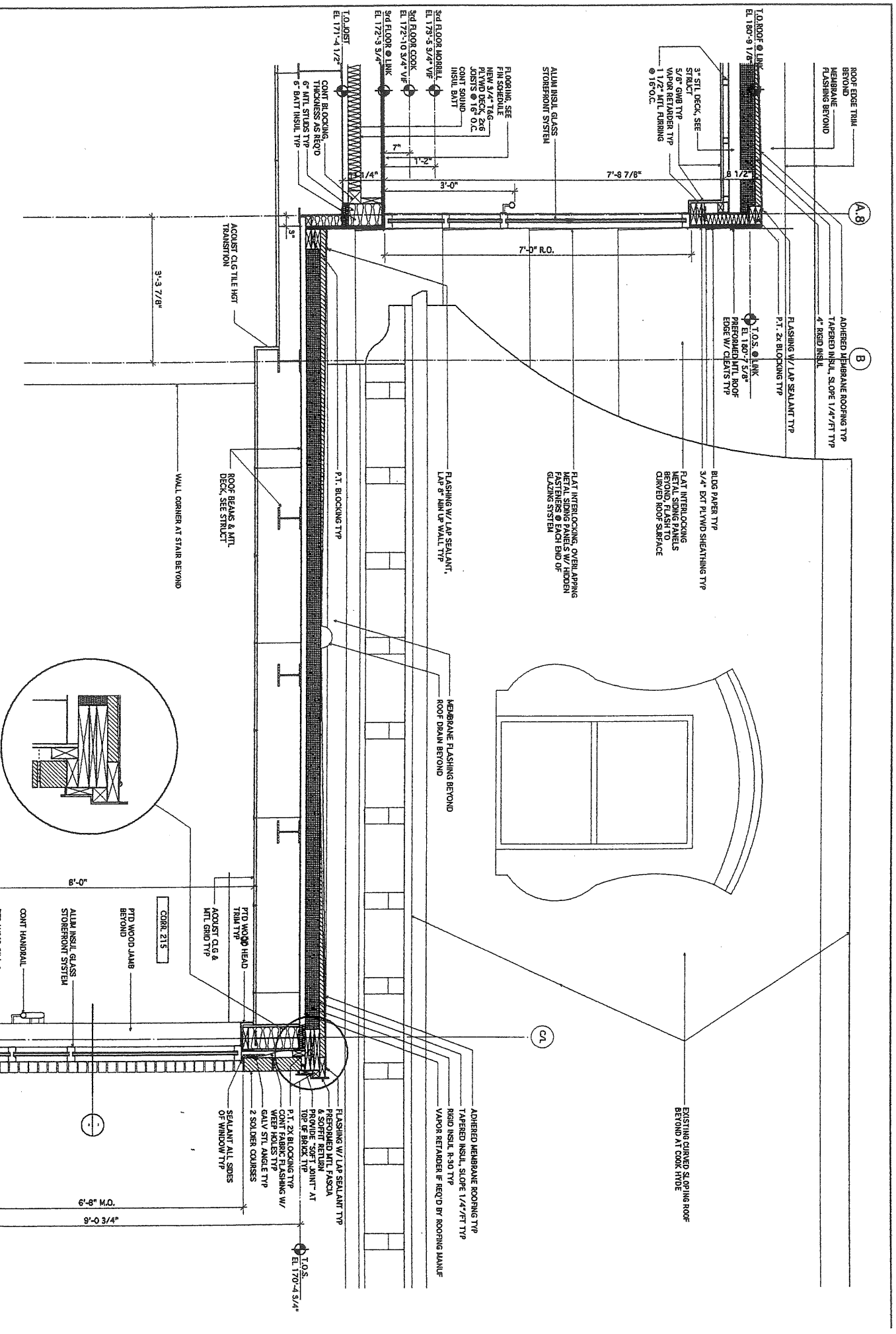


6/3/99

SPRING STREET

North Elevation Study





1 WALL SECTION @ SPRING STREET
 A8.1 SCALE 3/4" = 1'-0"

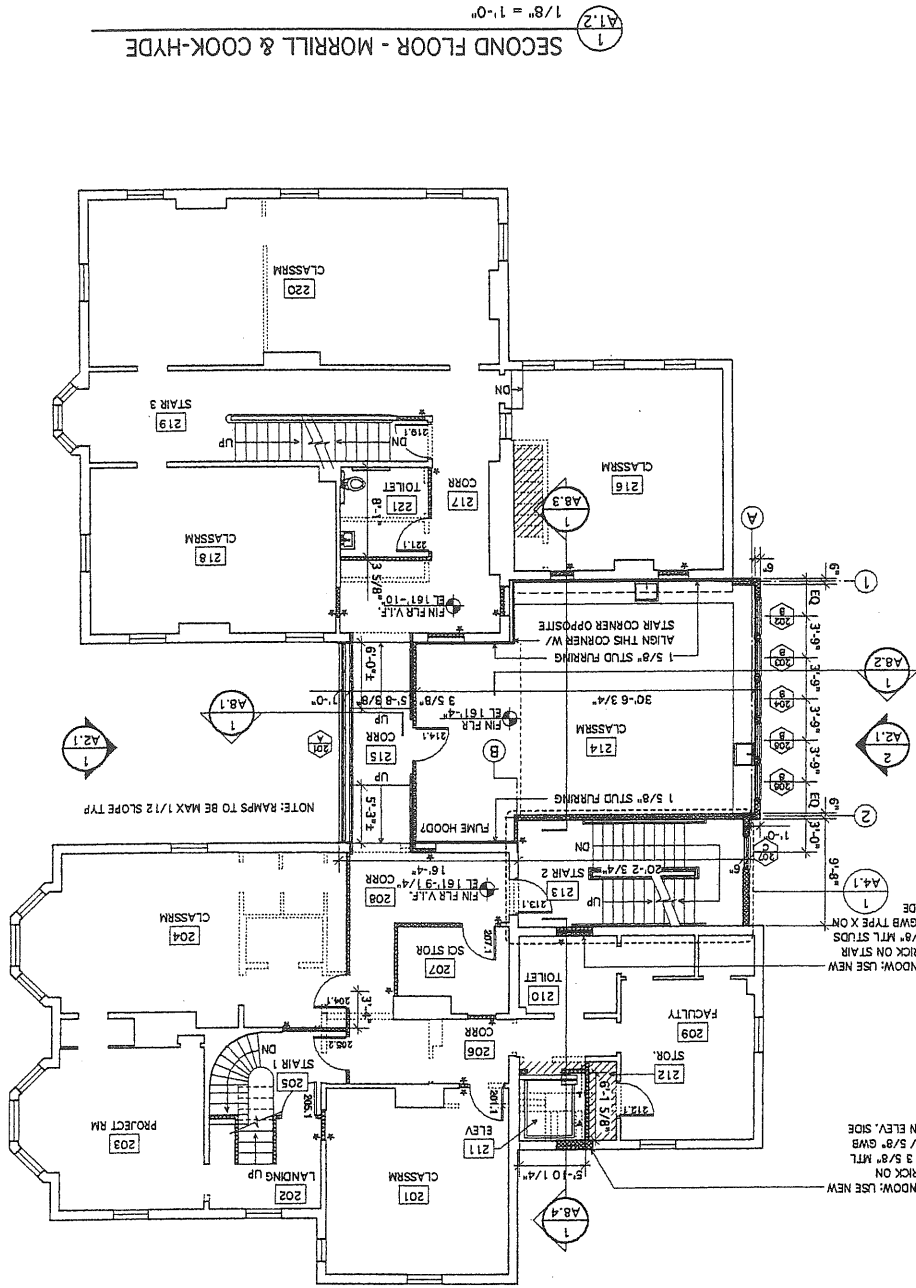
9009WALLSCT1.VWB

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 DATE: 28 MAY, 1999
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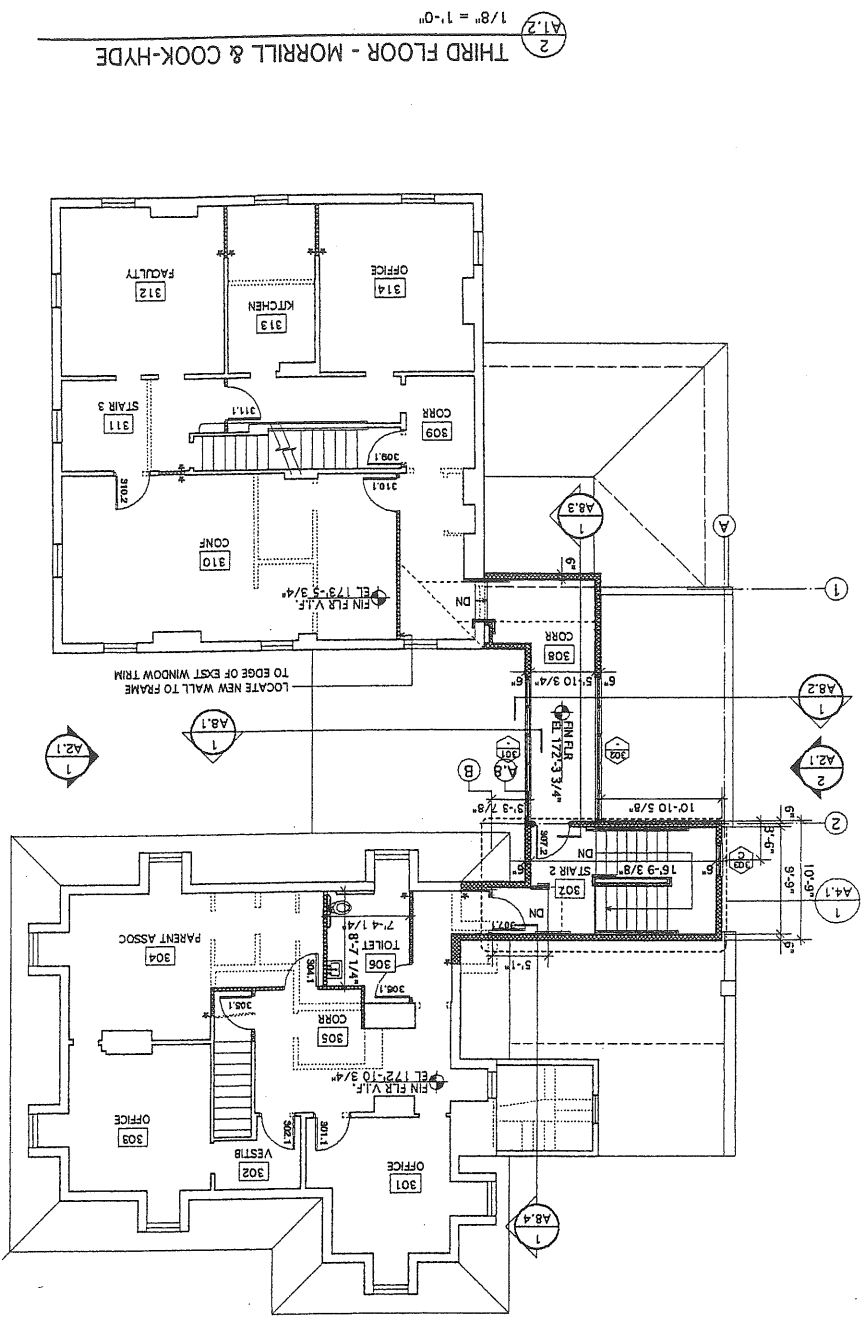
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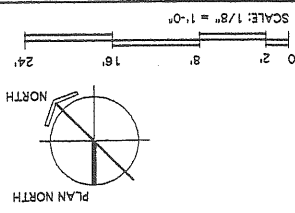
513



1 SECOND FLOOR - MORRILL & COOK-HYDE
1/8" = 1'-0"



2 THIRD FLOOR - MORRILL & COOK-HYDE
1/8" = 1'-0"



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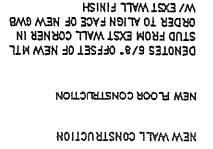
DRAWING NO. **A1.2**
2ND & 3RD FLOOR
FLOOR PLAN

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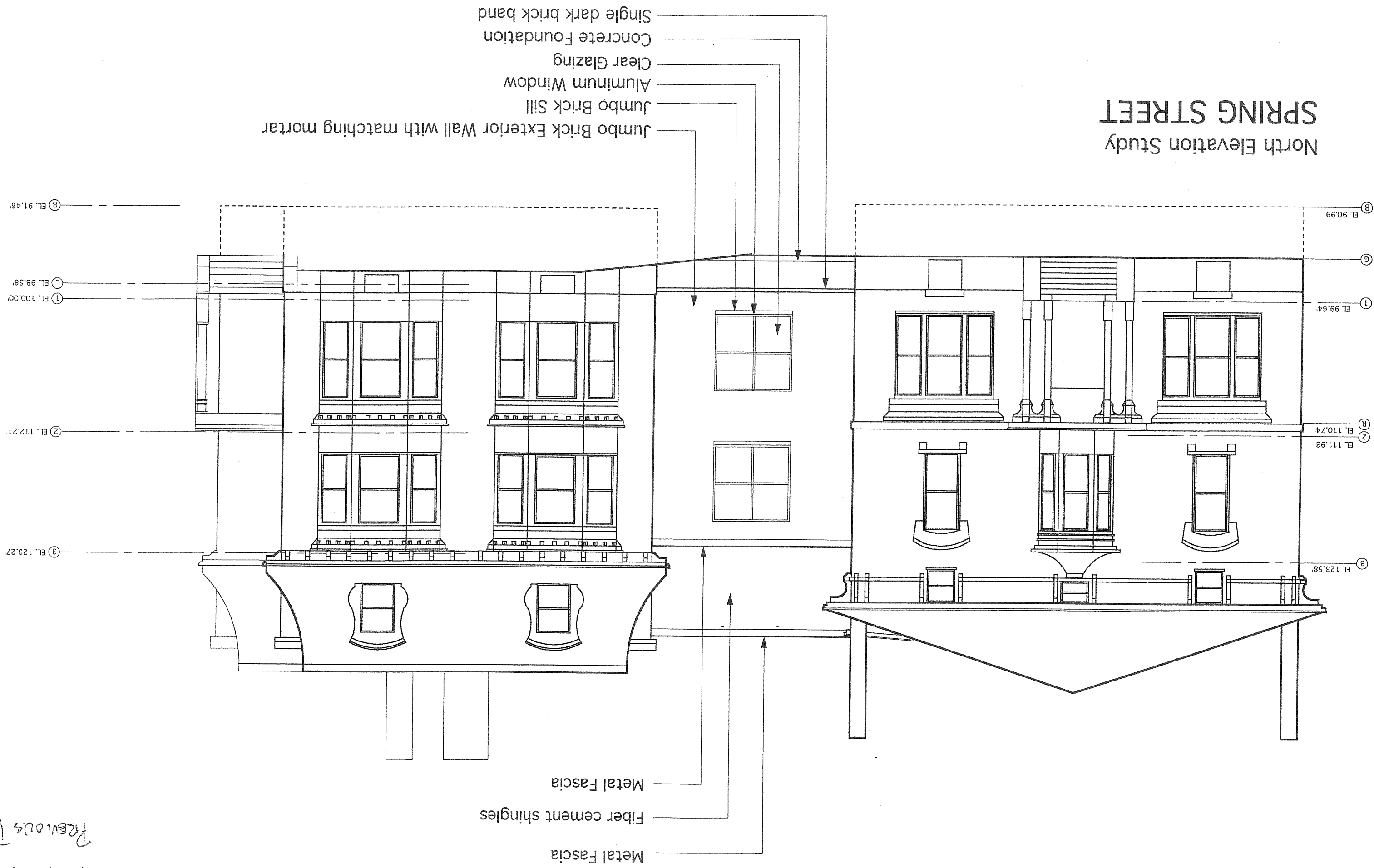
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1. ALL INTERIOR PARTITIONS ARE 3/8" METAL STUD UNLESS NOTED OTHERWISE.
2. WALL DIMENSIONS ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL DOOR OPENINGS TO BE FRAMED 4" FROM NEAREST ADJACENT WALL UNLESS NOTED OTHERWISE.
4. SEE DWG L-1 FOR ALL WALKS AND PAVING AROUND BUILDING. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SLABS AT EXTERIOR DOORS.
5. BUILDING SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 AND BOCA BUILDING CODE IF APPLICABLE.
6. INTERIOR WALLS SHALL BE CONSTRUCTED FULL-HEIGHT TO DECK OR STRUCTURE ABOVE UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SLIP TRACK AT TOP OF METAL STUD WALLS TO ALLOW DEFLECTION OF STRUCTURE ABOVE.



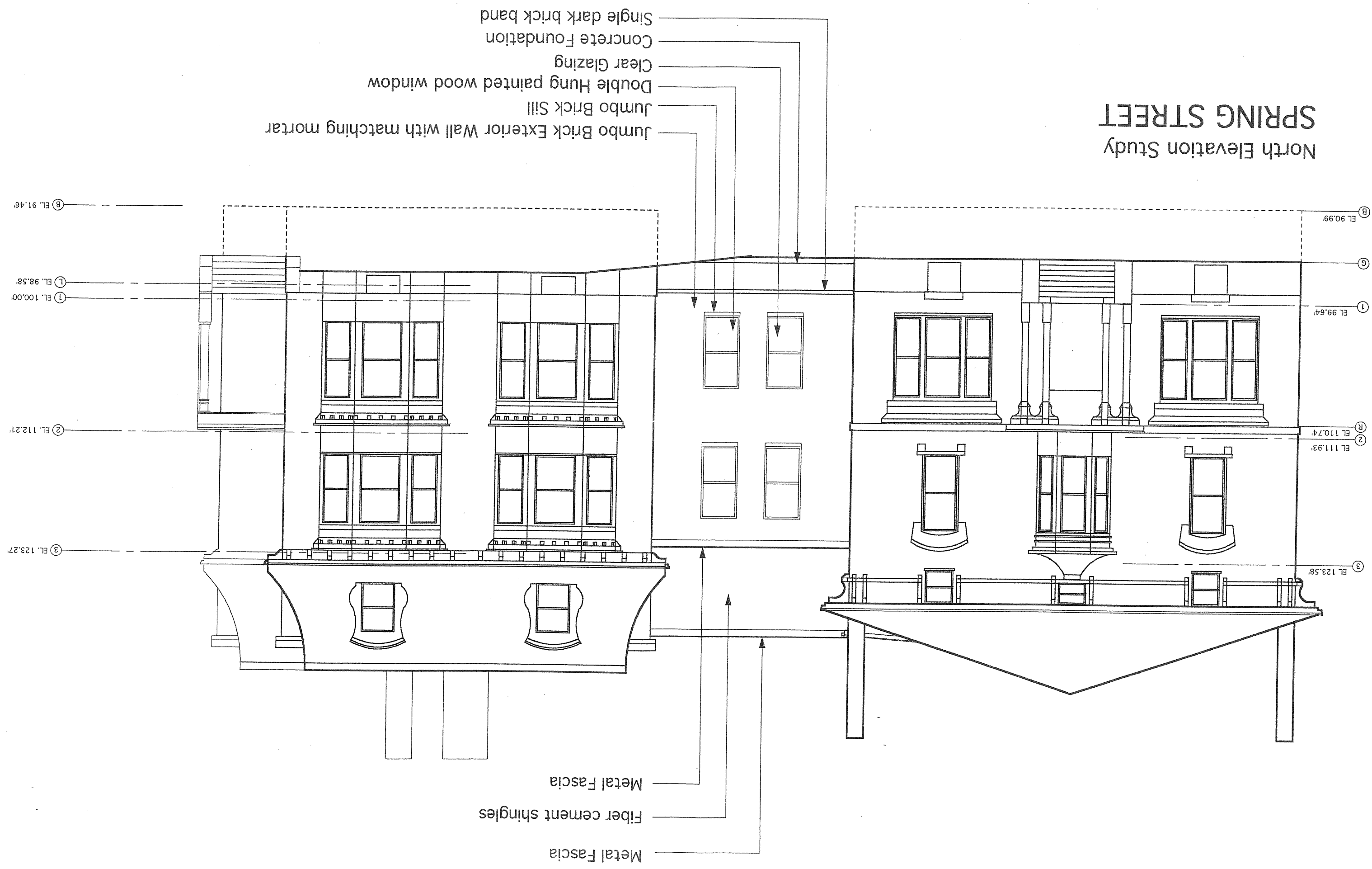
6
A11

North Elevation Study SPRING STREET



11.11.16
Previous Design

North Elevation Study SPRING STREET



Jumbo Brick Exterior Wall with matching mortar
 Jumbo Brick Sill
 Double Hung painted wood window
 Clear Glazing
 Concrete Foundation
 Single dark brick band

Metal Fascia
 Fiber cement shingles
 Metal Fascia

8 EL. 91.46'

1 EL. 98.58'

1 EL. 100.00'

2 EL. 112.21'

3 EL. 123.27'

8 EL. 90.99'

1 EL. 99.64'

R EL. 110.74'

2 EL. 111.93'

3 EL. 123.58'

