

061-F-006

26-36 storers

Waynelete Art Center

Waynelete Arts Center

***Waynflete Arts Center***  
***Phase Two***  
***July 3, 2007***



Scott Simons Architects

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Portland, Maine 04101  
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**MEMORANDUM Site Plan Punchlist Memorandum**

**date:** July 3, 2007  
**project:** WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
**re:** Major Development, Site Plan Punchlist questions of May 31, 2007  
**to:** Shukria Wiar  
Planning Department City of Portland  
**from:** Austin Smith Scott Simons Architects (SSA)  
**cc:** Scott Simons SSA  
Charles Young SSA  
Anne Hagstrom Waynflete  
David Cimino Stroudwater

In response to Planning Staff questions of May 31, 2007:

1. *Please provide a narrative as to what was approved in May of 2001 and what is being proposed for this Phase II project. Compare and contrast the two proposals. Please provide this for the workshop hearing.*

Please see enclosed memorandum, 'Site Plan Revision Narrative' dated June 12, 2007, from Scott Simons Architects.

2. *Technical and Financial letter shall be submitted; We will require in writing what grants and amounts are being used to fund this project. A letter of financial capacity is requested from the school and one from the bank.*

Please see enclosed memorandum from Anne Hagstrom, dated June 11, 2007, "Financing for the Construction of Theater and Gymnasium." Also enclosed a letter dated June 12, 2007 from Mark V. Stasium, Vice President, TD Banknorth regarding financial capacity.

3. *In a narrative, please address how this project is meeting the conditions of Section 14-103 (b) and Section 14-474.*

See enclosed memorandum dated July 2, 2007

**project:** Waynflete Arts Center, Phase Two  
**file:** Response to PB punchlist of 053107.doc

**date:** 7/3/07  
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4. According to the City's Technical and Design Standards and Guideline, Section 2 (A) (b), a two way drive shall be 24' and the site plans shows 20'. The applicant can request a formal waiver of this standard.

Driveway width increased to 24', reflected on enclosed drawing L-1.1 dated July 2, 2007

5. According to the City's Technical and Design Standards and Guidelines, Section 3(A), Parking stalls shall be 9' x 19'. Please show this on the site plan or submit a waiver of the standard.

Current drawings revised to include 9' x 19' parking stall complying with city standards.  
See revised drawing L-1.1, dated July 2, 2007.

6. There are various complaints about parking in this neighborhood, what has the school done to address the parking demand? Please provide a narrative in regard to this.

See enclosed parking narrative.

7. The City's Traffic Engineer has requested parking analysis be submitted.

See enclosed parking narrative.

8. The Waynflete School Campus Master Plan 2006, shows a 24 space parking lot on Storer Street, diagonal from the proposed project site. Why isn't this space being used for parking instead of the proposed parking lot?

(24) car parking lot on east side of Storer, as outlined in the Master Plan of 2006, would accommodate parking for the full build out of the Phase Three of the Arts Center. The (11) spaces currently shown on Phase Two, would be relocated east of Storer. The future (24) car lot would also be providing for the loss of 12 spaces in the creation of the future library quad.

9. Is the Arts and Music Studio, which is included as part of the approved Phase Two plan, being proposed as a third phase? Please explain in full.

While the Third Phase is a possibility, it is not anticipated in the immediate future. If a need for expansion of the Arts Center is determined and funds become available, it will be permitted independently.

10. A utilities plan shall be submitted. The plan shall show all existing and proposed utilities. This shall show the position of the transformer on Storer Street.

- Domestic water Line (2"), fire protection line (6"), & natural gas lines are in place and operational since September of 2001. Each of these utilities was sized to accommodate the full buildout of Phase Two.
  - Three phase power is currently provided to the facility from a transformer installed in Phase One east of Storer Street. Connection is made to the Arts Center by underground conduit beneath Storer Street. Existing service connections will be adequate to meet the needs of Phase Two.
- No street intervention into Storer is anticipated.
- All existing utilities to be documented in site civil drawings.

11. *Lighting-catalog cuts showing height, wattage, type, etc. All proposed lighting fixtures need to meet the City's standards. A photometric plan shall be submitted.*

Enclosed is drawing E-2 dated 05.16.07. All exterior lighting is shown with associated site photometrics. Also enclosed are catalog cut sheets of selected fixtures outlining mounting heights, lamping, voltage and cut off properties.

12. *Are there solid waste (trash) containers being proposed on the site? What is being proposed for trash removal?*

- Solid waste is collected within the building to a designated room at the South east corner of the Ground Floor. In addition to trash collection this room will accommodate recycling for the school.
- Site waste storage will be handled in (2) dumpsters, one designated for cardboard with a capacity of 10 yards and another for general waste with a capacity of 6 yards. These will be positioned at the west end of the parking aisle. This will allow for the direct accessibility by waste removal trucks while keeping the waste away from public streets
- Dumpsters will be on cast in place concrete slabs with 6" diameter steel bollards to prevent damage. All four elevations will have screening of a custom cedar enclosure. This screening will match the lower parking screening along the side of Danforth Street for the length of the parking area. Swinging doors of cedar screening will conceal the dumpsters. See drawing L-1.1 dated July 2, 2007.

13. *Submit a copy of the most current master plan for the campus.*

See enclosed Master Plan of 2006.

13. *Submit capacity letter from the various utilities that are required.*

As outlined in question 10 above, utilities are in place and operational. All systems were designed with the original full build out of 2001 in mind. Due to the fact that the current proposal is significantly smaller than the proposal of 2001, capacity is more than adequate for this addition.

14. *Submit copies of deeds for the Waynflete School property.*

Copies of deeds provided to planning staff separately on July 3, 2007.

15. *Submit Architectural renderings of the proposed addition.*

See enclosed renderings, revised elevations and floor plans.

16. *The project proposes a new roof top mechanical unit, submit evidence of the measurement to be taken to lower the noise level.*

The roof top mechanical unit was previously shown centered on roof of the future gymnasium; running east/west. This will be repositioned to run north/south and moved to the far east side of the roof to lessen its visual impact. Unit will be ducted from the bottom lowering the overall height of the unit by 4 feet. The revised position is reflected on the enclosed revised drawing A-1.3, dated July 2, 2007. In addition to the repositioning of the unit, acoustic mechanical screening will be incorporated. Detail SK-3 shows the construction and configuration of the visual and acoustic barrier.

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17. *When the proposal to convert part of 3 Storer House (Pratt House) into administrative offices came before the Planning Board (June 2006), there were suggestions that this phase should included the space needed. Explain in detail as to how the school is meeting the administrative space that is needed and why it is not being proposed in this development.*

The Arts Center Project approved by the City in 2001 was designed to help meet the School's space and program needs for theater, arts, and athletics. The School's fundraising and planning activities have been focused on those program needs for the past six years and the School is planning to break ground this fall.

There are several reasons why the School will not entertain the suggestion of the Planning Board to include administrative offices in these proposed spaces:

a) The Theater and Gymnasium has been carefully designed to meet the program needs of the School. The Campus Master Plan (approved by the Board of Trustees in 2005 following a year-long process,) thoughtfully considered the long term development of the campus and identified the areas where administrative offices could be housed most appropriately for the long term.

b) Adding four to six offices and associated meeting and support spaces would (to name a few issues) necessitate a redesign of the building, add significantly to the cost of design and construction, add to the footprint of the building, and change the requirements for the mechanical systems which were installed as part of Phase I to serve the subsequent phases of the building as designed.

c) Any delay in beginning construction necessitated by significantly changing the design will delay construction, adding to the costs of construction, and delaying when students will be able to use the facilities.

d) The fundraising for this project is especially sensitive to the timing of breaking ground and pressures from increased construction costs.

18. Department of Public Works comments

a. *A stormwater plan has not been submitted for review. It should include pre and post development flows, an updated capacity letter for the tie in to the combined sewer, and modeling information.*

To be forwarded under separate cover.

b. *A large number of civil site details are missing. Catch basin details, granite curb installation details, tie in details, brick sidewalk details, pipe trench details and trench repair details all should be included.*

To be forwarded under separate cover.

c. *No proposed stormwater or sewer infrastructure is shown on the plans. Locations for proposed piping and where it connections to the existing system are proposed should be indicated on the plans.*

To be forwarded under separate cover.

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- d. *New Handicapped ramps should be constructed at the corner of Storer and Danforth Streets. The associated details will need to be included.*

Concerning both items d. and e. please note the condition of Storer Street edge, curb and sidewalk in the enclosed photographs. In 2003 a new paving overlay was installed on Storer between Spring and Danforth Street. This raised the top of paving to within 1" to 1 1/2" of top of curb. Without addressing the pavement elevation, it is difficult to reset curb heights for long term ADA compliance.

- e. *The conditions of the existing sidewalk should be indicated.*

Existing sidewalk of the west side of Storer Street is cast in place concrete with granite curbing. See enclosed photographs of existing site conditions including Storer Street curbing / sidewalk , existing Norway Maple tree and Danforth Street sidewalk, stone retaining wall, plantings, and fencing.



Scott Simons Architects

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**MEMORANDUM Conditional Use Permit**

**date:** July 2, 2007  
**project:** WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
**re:** *Narrative describing conformance to conditions of land use code*  
**to:** Planning Department City of Portland  
**from:** Austin Smith Scott Simons Architects (SSA)  
**cc:** Scott Simons SSA  
Charles Young SSA  
Anne Hagstrom Waynflete  
David Cimino Stroudwater

In response to:

3. In a narrative please address how this project is meeting the conditions of section 14-103(b) and section 14-474

1) In accordance with the conditional use standards of the Land Use code (14-474c), the Waynflete Arts Center addition can be classified as a permitted conditional use:

In R-4 zoning, a conditional use permit may be issued for an *Elementary, middle or secondary school* use, and the scope of the WAC addition conforms entirely with these functions. The addition provides classroom space, assembly space for students, faculty and parents, and a performance space for students. Waynflete will be the exclusive operator of the proposed facility, and no non-school related organizations will utilize this facility in any way. All of these functions are currently present at the school, so this addition can be seen as an extensive facilities upgrade.

2) The expanded Arts Center conforms to the additional conditional use provisions and standards applicable in an R-4 zone (14-103b).

From a strictly programmatic perspective, the WAC addition is critical for the proper functioning of the school. Currently there is no space on the Waynflete campus capable of accommodating either the upper school student body as a whole or all-staff meetings. To continue Waynflete's long standing commitment to the arts, the WAC must also be an outstanding teaching theater. The rehearsal rooms, performing arts classrooms and other support spaces are integral to the development of a comprehensive curriculum. The adjacencies of these spaces are tailored to the proper functioning of the theater. Building a new space is the optimal solution to these programmatic requirements; it is not possible to achieve these goals using the existing campus buildings. Further, this project is entirely within the footprint of the previously approved master plan and earlier WAC addition.

**project:** Waynflete Arts Center, Phase Two  
**file:** 2003-0040 Conditional use.doc

**date:** 7/3/07  
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TD Banknorth, N.A.  
One Portland Square  
P.O. Box 9540  
Portland, ME 04112-9540  
T: 207 761-8500 F: 207 761-8660  
Toll Free: 800 462-3666  
TDBanknorth.com

June 12, 2007

Planning Board  
City of Portland  
389 Congress Street  
Portland, ME 04101

Dear Board Members:

I am pleased to provide to you a letter of recommendation regarding The Waynflete School's proposed Theater and Gymnasium Project.

Waynflete has maintained its commercial banking relationship with TD Banknorth since December, 1995. Waynflete has always handled its banking relationship, which includes both loan and deposit accounts, in a fully satisfactory manner. I am further impressed by the school's overall management capabilities and its strong commitment to fiscal responsibility. In summary, Waynflete has demonstrated the financial capacity to fund the proposed project.

Please contact me at 207-761-8787 if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark V. Stasium'.

Mark V. Stasium  
Vice President

## Specifications

### HOUSING

The fixture housing is all cast aluminum, A356 alloy, free of any porosity, foreign materials, or cosmetic fillers. The ballast is mounted internally and accessed by loosening two captive bolts and lifting off the top of the fixture. The top cover is hinged and secured with one captive tool-less fastener for relamping. The top is sealed with a molded silicone gasket. The upper reflector cone is matte finished anodized aluminum. All lenses are molded, seamless high impact lighting grade acrylic. The lens is sealed to the housing with a molded silicone gasket on the top and bottom. The vertical struts are matte finished 316 stainless steel. All internal and external hardware is stainless steel. All female threads on the aluminum parts are cast in place brass inserts to insure no thread seizure.

The fixture shall slip over a 4"/100MM round post top and secured with six stainless steel set screws.

The shade is spun from 6061 T-6 aluminum, 316 stainless steel or 110 copper. The shade has a beaded edge for added strength. The underside of the painted shades (only) are finished in a high reflectance white powder coating. Copper and stainless steel shades are unfinished to develop a patina.

The GLA element is frosted borosilicate glass with a twist on connection to the lower cone assembly. The cone is matte finished anodized aluminum.

The GR3 and GR5 are precision molded borosilicate glass refractors with a type 3 or type 5 distribution. The refractors are mounted to a gasketed aluminum holder with an internal pressure plate.

The LDL lens is acrylic with a lightly diffused internal finish.

### ELECTRICAL

The ballast is integral to the fixture, mounted on a prewired module with a quick disconnect plug. The ballast module has two keyhole slots and is removable by loosening two screws. All components and materials are U.L. recognized. Sockets is pulse rated porcelain. HID ballasts are high power factor, rated for -30°F starting. Ballasts are multitap, wired at the factory for 277 volts.

### FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

### CERTIFICATION

The fixture is listed with ETL for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No.250.

### WARRANTY

Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty.

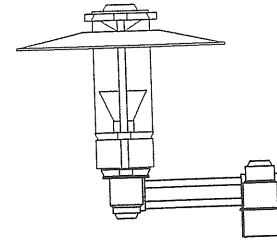
### ARM AND POLE MOUNTING OPTIONS

SAP2 - The pole mounted arm for a single fixture shall have a cast aluminum post top and fixture fitter with two round horizontal stainless steel bars. The post fitter shall slip over a 4"/100MM pole and be secured with six stainless steel set screws.

TAP2 - The pole mounted arm for two fixtures at 180 degrees shall have a cast aluminum post top and fixture fitters with two round horizontal stainless steel bars. The post fitter shall slip over a 4"/100MM pole and be secured with six stainless steel set screws.

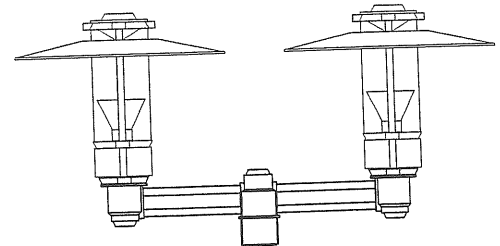
AWM2 - The wall mounted arm for a SP2 fixture shall have a cast aluminum wall plate, cover and fixture fitter with two round horizontal stainless steel bars. The cover shall secure to the wall plate with four stainless steel set screws. Wall mounting hardware for securing the backplate to the wall and caulking is by others.

## 8 Arm



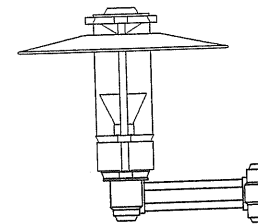
### SAP2

SAP2 slips over a 4"/100mm pole.  
WEIGHT=9LBS. EPA=.63



### TAP2

TAP2 slips over a 4"/100mm pole.  
WEIGHT=12LBS. EPA=.83



### AMW2

Wall mounted arm for SP2.  
Wall plate is 6.375"/162MM x  
3.5"/89MM. WEIGHT=5LBS.

All arms regardless of hood diameter, have a 4"/100MM distance from the edge of the shade to the pole centerline or face of the wall.

## Architectural Area Lighting

14249 Artesia Blvd / La Mirada, CA 90638  
714.994.2700 / fax 714.994.0522 / www.aal.net  
Design patents. Copyright 2005.









**DESCRIPTION**

682-WP "Floating" Wedge Wall Sconce features bronze construction and is available in two sizes.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

**SPECIFICATION FEATURES**

**Material**

Painted aluminum or solid bronze. 1/8" white acrylic diffuser for CFL/Incandescent and clear tempered refractive glass for MH. Optional clear tempered glass for full cut-off.

**Finish**

Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard: Natural Bronze (NBZ)[Sustainable Design]. Note: Bronze will weather to a dark bronze patina. Premium: Black (BK), Grey (GY), White (WH), Dark Platinum (DP), Graphite Metallic (GRM), Silver Metallic (SM), Gold Metallic (GM), Bronze Metallic (BM), Verdigris (VG), Lacquered Satin Chrome (SCL), Lacquered Satin Nickel (SNL) or Custom Color (CC).

**Optics**

Refer to www.shaperlighting.com for complete photometrics.

**Ballast**

Integral electronic HPF multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate 26W, 32W or 42W lamps. Metal halide ballasts are HPF open core & coil type, multi-volt 120/277V for the specified lamp wattage. Contact the factory for 347V.

**Lamp/Socket**

8": One (1) or two (2) 26W or 32W (GX24q-3) triple CFL lamp(s), one (1) 42W (GX24q-4) triple CFL lamp, or one (1) 75W A-19 lamp. 11": Two (2) 26W, 32W (GX24q-3) or 42W (GX24q-4) triple CFL lamps, one (1) 50W, 70W or 100W ED-17 Metal halide lamp or one (1) 100W A-19 lamp. CFL socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. MH socket ceramic pulse-rated, 4KV. INC socket fired ceramic rated for 660W/250V. Lamps furnished by others.

**Installation**

Supplied with a mounting back for a standard 4" J-box or stucco ring. Optional rear (through wall) feed conduit mounting. Surface mount conduit power feed - Contact factory.

**Options**

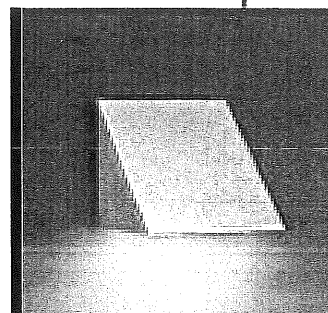
Rear (through wall) Feed Conduit Mounting (C), Blunt Nose (BN), Photocell with 1 1/2" deep back support (PH), Quartz Restrike - MH 11" only (QR), Clear Tempered Glass Lense for full cut-off (TGL) [Dark Sky Compliant]. Energy Star Rating - Consult factory.

**Labels**

U.L. and C.U.L. approved for wet location.

**Modifications**

Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.



**682-WP SERIES**

Exterior Wall Luminaires  
"Floating" Wedge



**ORDERING INFORMATION**

Sample Number: 682-WP-11-MH/1/70-277V-BK

<b>Series</b> 682-WP: Floating Wedge Wall Sconce	<b>Size</b> 8" 11"	<b>Lamp</b> CFL/1 (26/32/42W-Triple) <sup>1</sup> CFL/2 (26/32/42W-Triple) <sup>2</sup> CFL/2/32 <sup>1</sup> INC/1/75 <sup>1</sup> INC/1/100 <sup>2</sup> ✓ MH/1/50 <sup>2</sup> MH/1/70 <sup>2</sup> MH/1/100 <sup>2</sup>	<b>Voltage</b> 120V 277V <sup>3</sup> 347V <sup>4</sup>	<b>Finish</b> <sup>5, 6</sup> <b>Standard</b> NBZ: Natural Bronze <b>Premium</b> BK: Black BM: Bronze Metallic CC: Custom Color DP: Dark Platinum GM: Gold Metallic GRM: Graphite Metallic ✓ GY: Grey SCL: Lacquered Satin Chrome SM: Silver Metallic SNL: Lacquered Satin Nickel VG: Verdigris WH: White	<b>Options</b> BN: Blunt Nose C: Rear (through wall) Feed Conduit Mounting PH: Photocell QR: Quartz Restrike <sup>2, 7</sup> TGL: Sandblasted Tempered Glass Lense <sup>7</sup>
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- Notes: 1 Available in 8".  
2 Available in 11".  
3 CFL and MH only.  
4 Available with CFL only.  
5 Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.  
6 Bronze will weather to a dark bronze patina.  
7 MH only.

# WAYNFLETE SCHOOL

## Campus Master Plan

Approved by the Board of Trustees  
March 15, 2005

The Campus Master Plan Committee

David Brown  
Taffy Field  
Anne Hagstrom  
Peter Hamblin  
Cinda Joyce  
Mark Lickus  
Alan McIlhenny, chair  
Cynthia Orcutt  
Scott Simons

With the assistance of:  
Jane Begert  
Peter Brewitt  
Molly MacAuslan  
John Orcutt  
Mark Segar



## Waynflete School

### Campus Master Plan

#### Achievements of the past decade:

Waynflete invested millions of dollars to improve its facilities over the past decade, and the improvements are evident everywhere.

#### Upper School:

- Construction of the Science Wing
- Complete renovation of the Emery building
- Improvements to the café and basement work and storage areas

#### Middle School:

- Construction of the addition linking Morrill and Cook-Hyde
- Complete renovation of Morrill, Cook-Hyde and Hurd
- Creation of the Academic Support Center in Hurd
- Creation of the archives space in Morrill
- Locker room created in the garage building
- Play area improvement

#### Lower School:

- Creation of the 2-3 classroom in Hewes
- Renovation of the Early Childhood classrooms
- Lower playground improvements and expansion

#### The Arts Center:

- Completion of Phase 1 the gallery and studios
- Renovation of Daveis House

#### Gymnasium:

- Construction of the locker room addition

#### Administration:

- Creation of the faculty workroom and mailroom
- Office renovations

#### Outdoors:

- Improved pathways and lighting
- The Loop Road around Thomas House
- Fore River Fields:
  - tennis courts
  - baseball diamond

New Properties:

- 305 Danforth Street – The Headmaster’s House
- 3 Storer Street
- Several small parcels adjacent to the Fore River Fields

Maintenance:

- Everywhere, with more always needed

### Guiding Assumptions and Principles

Several important assumptions underlie the 2005 Campus Master Plan:

- Waynflete will remain on its campus in Portland’s West End, and its athletic facilities will remain at the Fore River Fields off Osgood Street
- The size of the school will remain at its current level of approximately 540 students
- The relative sizes and age-ranges of the three school divisions will remain the same: Lower School EC (3 and 4 year olds) – 5<sup>th</sup> grade (165 students); Middle School 6<sup>th</sup> – 8<sup>th</sup> grades (140 students); Upper School 9<sup>th</sup> – 12<sup>th</sup> (235 students)
- Continuity will be maintained in the School’s mission and programs

And several guiding principles underlie our deliberations and recommendations:

- Enhance safety
- Promote accessibility
- Preserve open space
- Preserve the historic character and distinctive appeal of the school campus and buildings
- Consider environmental issues of energy efficiency and green design
- Create welcoming points of access to the campus and to the school divisions
- Invest in the maintenance of all of the buildings – endow this if possible

## Methodology

This is an updating of the 1994 Campus Master Plan rather than an attempt to start from scratch. Where the earlier document relied on extensive interviews with stakeholders throughout the school, we have relied on interviews with the heads of the school's three divisions – Lower, Middle and Upper – and with those in charge of specific facilities or functions, such as the library, the café and the athletic department. An extensive questionnaire was prepared by the committee to help those interviewed assess their respective facility needs, and many used the questionnaire to solicit the input of their division faculty or co-workers. The principal respondents were asked to dream – a little – with the understanding that their dreams would face stiff competition for limited financial resources. The committee thanks all who helped us gather the information that went into this report.

The process we followed included the following elements:

- Establishment of our Guiding Principles
- Identification of Existing Conditions on the Campus
  - Site
    - Building Use
    - Open Space and Landscape
    - Circulation and Parking
  - Buildings
    - Useable square footage
    - Identification of storage areas and condition
- Identification of future physical needs through the interview and questionnaire process described above
- Charrettes to explore alternative ideas for future improvements
- Refinement of a preferred Final Plan to be used as a starting point by decision makers preparing funding and construction plans

## Waynflete School Campus Master Plan

### Priorities and Recommendations for Future Planning

March 15, 2005

The Board of Trustees established the Campus Master Planning Committee (CMP) in the fall of 2003 as a subcommittee of Buildings and Grounds to recommend revisions to the 1994 Waynflete Campus Master Plan. The revised Plan summarized below also addresses the fourth goal of the 2002 Strategic Plan to “improve facilities to meet program needs”. The subcommittee consisted of trustees, faculty, staff, parents, and architects.

In June of 2004, the Board of Trustees approved fundraising and construction design for the Theater and Gymnasium Project which is the School’s first priority for current new construction. The proposed revisions to the Campus Master Plan assume that this facility will be built.

The CMP recommended that the next priorities for Waynflete should be a New Lower School and an Athletic Fieldhouse & Additional Playing Fields in that order. Other projects considered as having a high level of importance, and which would greatly enhance the program and campus are listed in Tier II in alphabetical order; these have not been prioritized. The third section is a list of other important needs and considerations identified in the planning process, some of which could be addressed through the completion of other projects.

#### I. Tier I Campus Master Plan Priorities.

1. **New Lower School.** The first priority for future investment is the creation of a New Lower School. While this would not involve the construction of a new building, the addition of new spaces and renovation of existing areas would result in a transformation so complete that, in effect, the Lower School would seem entirely new. Although there have been some improvements to the Lower School as part of the prior Campus Master Plan (creation of the 2-3 classroom, renovation of Early Childhood spaces, and playground improvements and expansion), classrooms for K-1, 2-3, and 4-5 continue to be overcrowded, there is little quiet space anywhere in the building, no entry or central gathering place, no library space, a crowded art studio space, no space for academic tutorials, no dedicated space for the Afterschool Program<sup>1</sup>, an inadequate and out-of-date playground for the youngest children, and no handicapped access to the 2-3 program.<sup>2</sup> Further, storage for curriculum materials is

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<sup>1</sup> One possibility for creating dedicated space for Afterschool as well as additional meeting rooms and storage areas would be to purchase and renovate the house at 11 Fletcher Street, known as the Webber House. There would be many factors to consider (cost of purchase and renovations, availability for actual use given zoning and land use restrictions), but its location within the natural footprint of the Waynflete campus and proximity to the Lower School suggest that it could be a viable solution.

<sup>2</sup> Handicapped access to the 2-3 classroom will be addressed in the spring of 2005 at least as a temporary solution. A long-term solution may also be possible with the completion of the Theater and Gymnasium Project.

consigned to damp and markedly substandard basement areas and the heating system is old, unreliable, and inefficiently zoned.

Since the original Campus Master Plan was adopted by the Board, the Middle and Upper Schools have each undergone a transformation involving both the addition of new spaces and renovations. The effect of these transformations on the students, faculty and program cannot be overstated. A similar transformation of the Lower School is long overdue. Lower School should be housed in a state-of-the-art facility that better supports its already excellent programs.

2. **Athletic Fieldhouse & Fields.** The second priority for future investment is the construction of a Fieldhouse and the addition of more playing fields at the Fore River Fields Complex. A Fieldhouse and new fields would greatly expand Waynflete's capability to meet the athletic needs of its middle and upper school students and could contain many attractive features depending on cost and available resources. Preliminary designs reviewed by the Committee suggested at least two possibilities for siting of a Fieldhouse that could contain up to three basketball courts, suspended track, weight room and fitness center, aerobic exercise room, training room, locker rooms, offices as well as ample parking and storage. A Fieldhouse would address many of the scheduling and use limitations that currently exist with only one gym on campus, and would provide an admissions advantage for middle and upper school students considering Waynflete. Although some of these limitations will be addressed with the conversion of Waldron Auditorium to lower and middle school recreational space as part of the Theater and Gymnasium Project, the current gym will still not meet the needs of competitive athletics for students in grades 7-12; it has only one playing surface, limited spectator seating, inadequate locker room space, an inadequate weight room, and no storage. Other uses for a fieldhouse could include an environmental classroom and meeting spaces.

Additional soccer and lacrosse fields and a softball field could be created depending on the siting of a fieldhouse and the possible acquisition of additional properties adjoining the Fore River Fields. With up to ten teams vying for two fields in the fall and spring, additional playing fields are sorely needed. A field with an artificial surface would allow teams to begin practices earlier in mud season.

As the area at the Fore River Fields is further developed, it will be important to preserve undeveloped space in the woods and along the waterfront for outdoor classrooms and environmental studies.

## Tier II. **Campus Master Plan Projects (in alphabetical order)**

➤ **Completion of Arts Center.** The Arts Center was originally conceived as being built in three phases, the last of which would include large music classrooms and art studio space. The Theater and Gymnasium Project which currently (2005) is the primary focus for fundraising and construction will add a state-of-the-art auditorium and recreational space for lower and middle schools. The project, originally Phase II, was re-designed to provide additional spaces to support the music and theater and programs including a Jazz room, set building areas, dressing rooms and storage. However, it does not complete the original

vision of the Arts Center and there will still be a need for larger classrooms and art studio spaces in the future.

➤ Library and Technology Center. The existing Library in the Emery Building is an active, bright and welcoming space, typically crowded with students. Although used most intensively by Upper School students, it serves the library needs of the whole school. The offices for technology staff are currently located in Cook-Hyde and storage for equipment (CD's, slides, computers, DVD's, tapes, etc.) is in various places across campus. Both Middle and Upper schools have a computer room for student use, although the Middle School would benefit from having a larger classroom that could hold more computers.

Additional space for books, research, work areas for library staff and students, and storage is increasingly necessary. Storage for technology equipment should be centralized and offices for technology staff should be in closer proximity to the Library. There could also be spaces dedicated to more advanced technology uses such as a media center.

The Committee looked at the possibility of adding a floor to the top of the current library, expanding the library down the eastern slope or building a new building on campus. A new building could possibly be located in the area of the current Storer parking lot, but this siting would reduce the amount of play/open space on campus which, as noted below is also a significant need. A new building would, however, have a ripple effect across the campus in opening up additional space in Emery and Ruth Cook Hyde. A two-story building in either location or an expansion of the current facility could have exciting possibilities for library services by providing browsing/fiction on one level with a centralized open circulation desk and a second level for reference/quiet study and computer work stations. Technology staff could be housed in that building along with storage. The possibility of demonstration classrooms or a media center could also be explored.

➤ Play Space and Open Space. Play space on campus is severely limited for all three schools. Although Middle School play areas improved dramatically with the completion of the Loop Road/MS Playground Project, there is still limited space for games involving throwing or distance such as football and lacrosse. The Sanctuary is an area reserved for quiet conversations or reflection and is not used for active games. The Lower School field along Danforth Street is limited in size due to construction activity, parking, and is used heavily by Lower School students. Any new construction on campus should keep in mind the importance of maintaining or adding to play space.

Preservation of open space is important both for the School and the neighborhood. The School has improved the feeling of open space on campus with the completion of the Loop Road Project and the creation of pathways linking Emery, Daveis, Hurd House, and the sanctuary.

➤ Waynflete Front Door. The "Front Door" refers to the first impression that visitors have when they come to Waynflete, whether in Thomas House or Lower, Middle or Upper School. This impression is important for current and prospective families, alumni, candidates for employment, and other visitors. The goal is for the School to be physically organized and staffed in a way that it is warm, welcoming, and easy to navigate for everyone who comes.

The current offices for Administration (Admissions, Business, Development and Head of School) do not meet those goals due to the layout of Thomas House which has limited waiting areas, separation of departments on more than one floor or in more than one building, no handicapped access, and a lack of gathering/meeting spaces for parent volunteers and alumni. The entry areas of each School are also not designed in a way that welcomes students or families. One solution would be to create spaces which serve as central reception areas located on a ground floor or with handicap access, with administrators located near the central area. The Campus Master Plan Committee was confident that there are several options to create a better "Front Door" for the Admissions, Business Office, Development, and Head of School using existing buildings including the possible renovation and use of the Storer Street House (if allowed by the City).

**III. Ongoing Projects, Needs, and Considerations.** This section identifies additional space needs, some of which could be accomplished through completion of projects listed above. The creation of new library/technology space, for example, could result in additional classroom space in Middle School. Also listed in this section are considerations that should be taken into account in any project – accessibility, storage, and parking.

➤ Academic Support. The current space in the basement of Hurd House provides little privacy and quiet for academic support faculty to work with students. The space is also dark and too hot in the winter months. Ideally, Academic Support would have a large central office, private rooms for tutors to work with students, a director's office and a gathering space.

➤ Accessibility. Accessibility is an issue in several areas of the School – Thomas House, 3rd floor of Ruth Cook Hyde and Morrill Houses, and the 2-3 classroom.

➤ Adjoining Properties. There are several properties adjoining the main campus and the athletic fields that could be of future use by the School. The "Webber House" located on Fletcher Street borders the Lower School and is within the natural footprint of the School. Students walk in to school daily along the north side of the house and play along the south side of the house. There is nearly constant activity around 3/4 of the property. Conversion of this property (if the building were purchased by the School and a partial change of use permitted by the City) could significantly alleviate Lower School needs for dedicated space for Afterschool, storage, and meeting areas. Several properties adjacent to the Fore River Fields could also be purchased to expand playing fields and parking.

➤ Middle School: The Middle School would benefit from at least three more spacious classrooms for up to 16 students, a larger computer room space, and gathering spaces to accommodate each grade and advising faculty. A larger and more accessible location for student lockers would be a significant improvement.

➤ College Counseling. College counseling is currently run by three people out of the Dean of Studies office and other spaces in the Middle School. A dedicated space, with private offices for counselors to meet with students, a small library of college catalogues,

materials and tables for students to use to research opportunities would provide welcome support for this important aspect of the Upper School.

- Faculty Housing. Short or long term faculty housing could assist new faculty/staff moving to the Portland area and other faculty/staff faced with high housing costs. The availability of on-campus or near-campus housing could also help alleviate the housing shortage in Portland.
- Parking. The possibility of additional on-campus parking should be considered whenever possible as part of the School's ongoing efforts to improve safety and reduce the impact of parking in the neighborhood.
- Storage. The need for more storage across the School is critical. Some of the projects in Tiers I and II include a storage component as well. Any current storage space that is converted to other uses should have an accompanying storage plan elsewhere on campus.
- Upper School: The primary unmet need in the Upper School is for gathering spaces for large groups of up to 65 people.



P r o g r a m   S u m m a r y

Project:      Waynflete Master Plan – Programming

Re:            Summary of Programming Interview Sheets for Tier I and II  
                  Projects

Waynflete School Program			
Space Name	Existing SF	Proposed SF	Remarks
Lower School	11,100 SF 0 SF 600 SF 0 SF 500 SF <u>3,800 SF</u> 16,000 SF	3,050 SF 1,350 SF 800 SF 1,250 SF 800 SF <u>4,300 SF</u> 11,550 SF	Classroom space Lower School Library Art Studio First Floor of Webber House Offices Storage, Lobby, 30% planning factor Sub-total for Lower School
Fieldhouse	9,500 SF	30,000 SF 43,300 SF	Option #1 – 2-court Gym Option #2 – 3-court mini Field House
Library/Technology	2,800 SF  270 SF	2,800 SF  800 SF	Note: Proposed Library for LS is included in the LS proposed SF Technology
Front Door/Administration	1,200 SF 2,100 SF 500 SF 1,000 SF <u>1,800 SF</u> 8,700 SF	540 SF 175 SF 500 SF 200 SF <u>650 SF</u> 4,865 SF	Headmaster and Admissions Development and Business College Counseling/Registrar Maintenance Storage/Garage Sub-total for Administration

C o s t   S u m m a r y

Project: Waynflete Master Plan – Programming

Re: Summary of Cost Estimates for Selected Projects as of January, 2005<sup>3</sup>

Waynflete School Program			
Space Name	Proposed SF	Costs	Remarks
Lower School			
Classrooms	3,050 SF	Renovation 3850 SF @ \$95/SF = \$370,000	Assume 1/3 of projec Assume 2/3 of projec
Library	1,350 SF	New Construction 7700 SF @ \$125/SF = <u>\$965,000</u>	
Art Studio	800 SF	Total Construction \$1,335,000	
Afterschool	1,250 SF		
Offices	800 SF	15% Equipment (FF & E) \$1,540,000	
Storage, Lobby, 30% planning	4,300 SF	15% Soft Costs \$1,770,000	
	11,550 SF	10% Contingency <b>\$1,950,000</b>	
		Endowment @? %	
Fieldhouse	30,000 SF	Building & Site Construction (\$100/SF) \$3,000,000	2-court Gym
		15% Soft Costs \$3,450,000	
		10% Contingency <b>\$3,800,000</b>	
	43,300 SF	Building & Site Construction (\$100/SF) \$4,300,000	3-court mini Field Hc
		15% Soft Costs \$4,950,000	
		10% Contingency <b>\$5,500,000</b>	
		Endowment @? %	
New Library/Technology	12,000 SF	Building & Site Construction (\$130/SF) \$1,560,000	
Library – MS & US		15% Equipment (FF & E) \$1,800,000	
Technology dept./classes		15% Soft Costs \$2,070,000	
Storage		10% Contingency <b>\$2,300,000</b>	
		Endowment @? %	

<sup>3</sup> Costs have been estimated only on the basis of square footage and are very rough estimates.

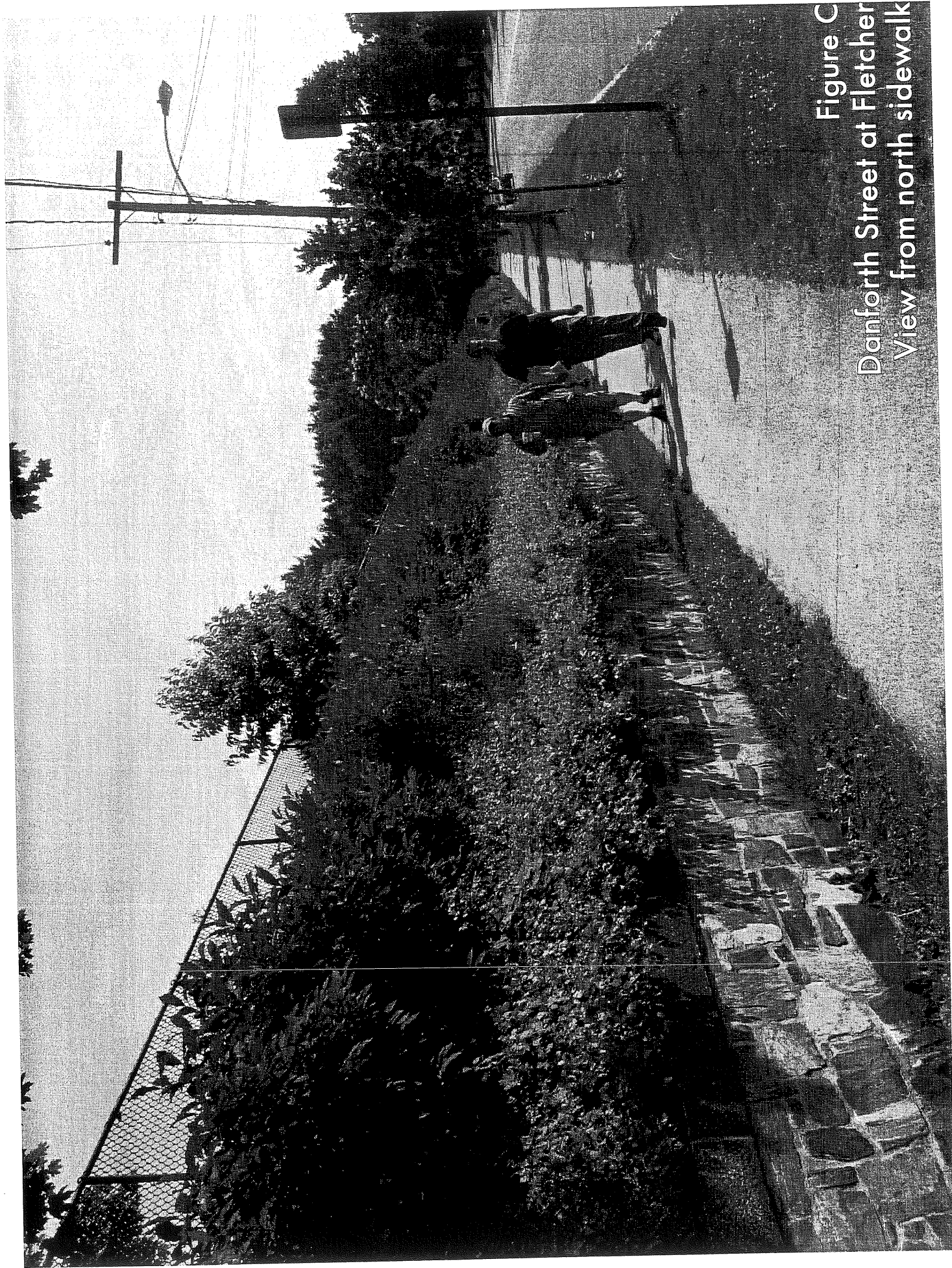


Figure C  
Danforth Street at Fletcher  
View from north sidewalk

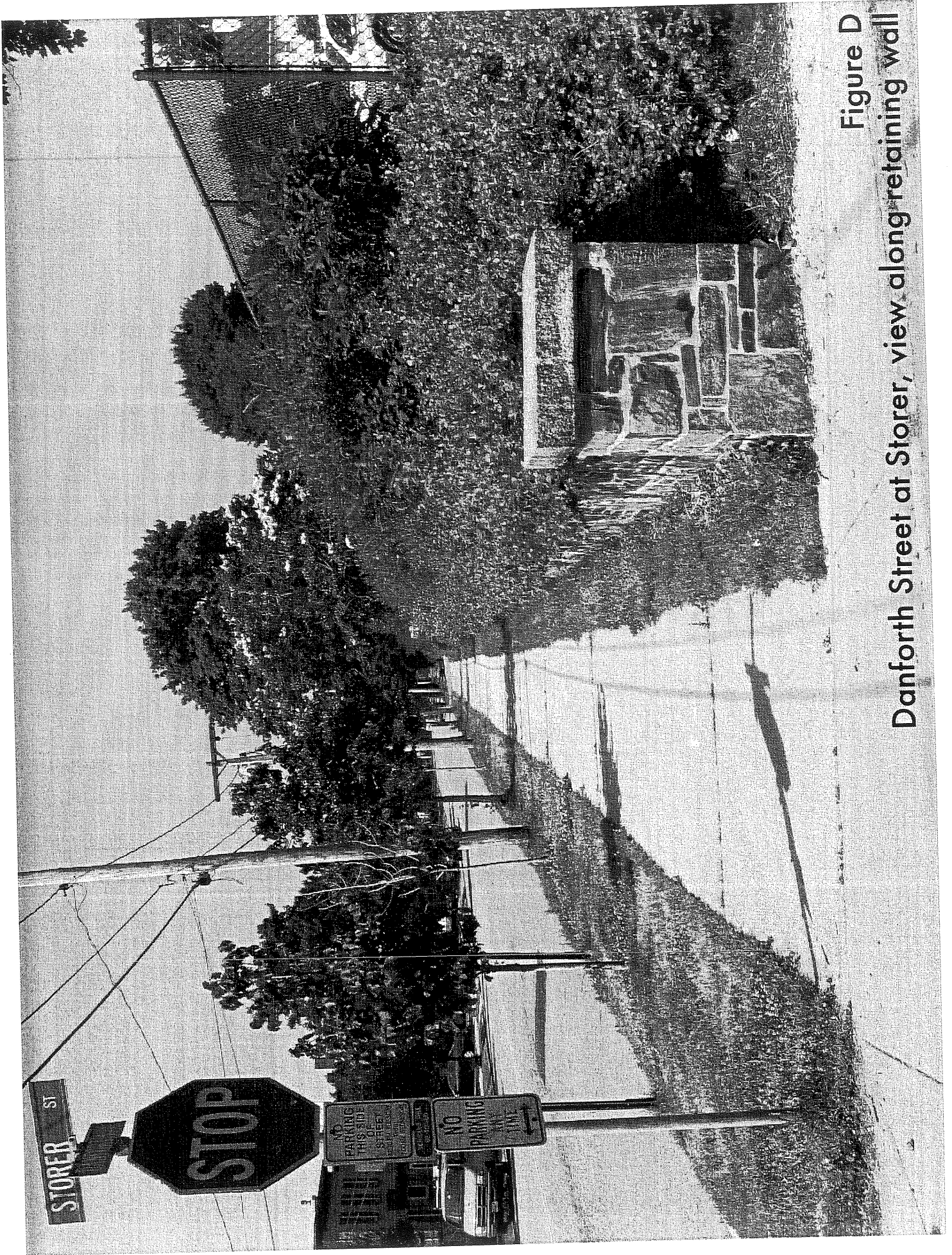


Figure D  
Danforth Street at Storer, view along retaining wall

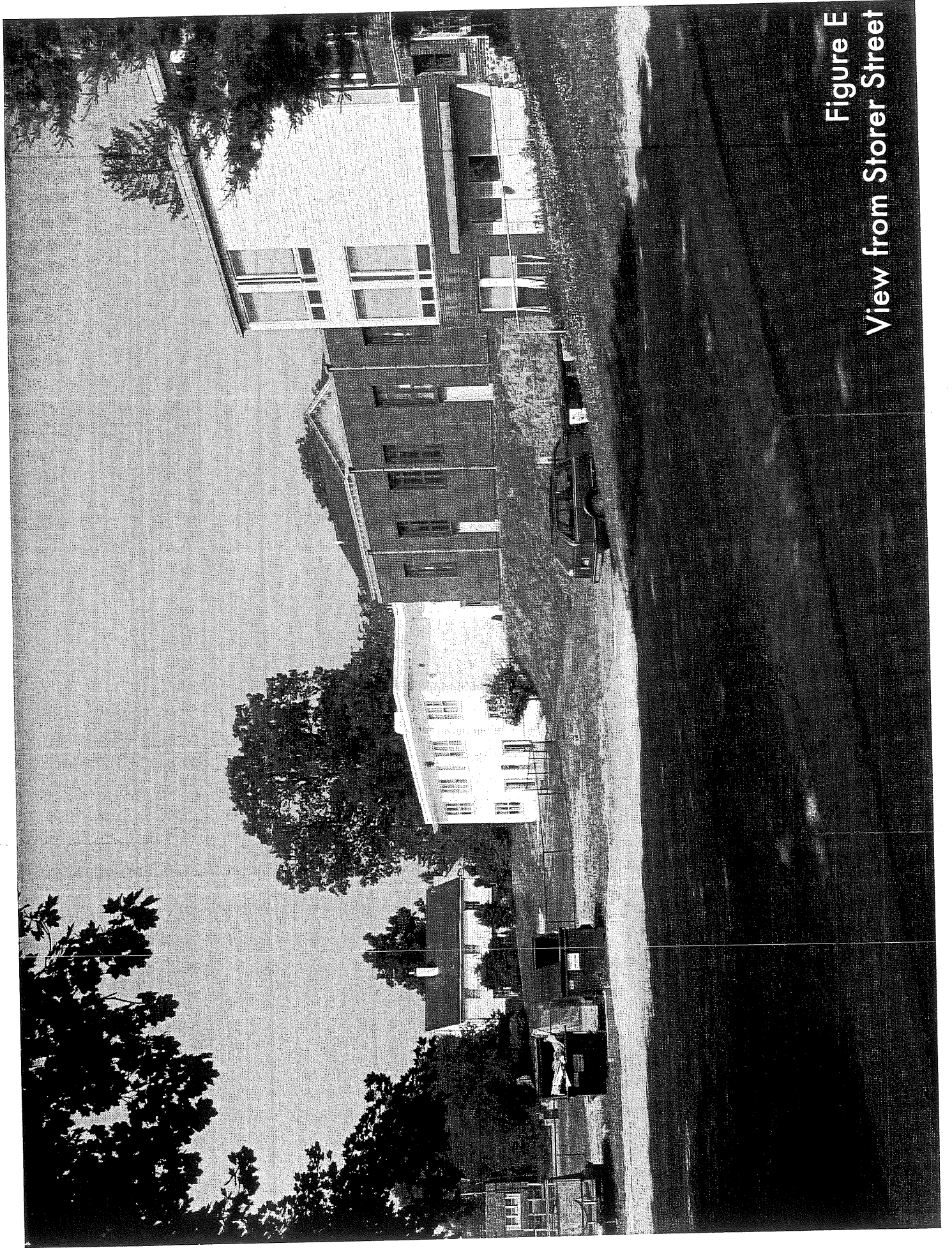


Figure E  
View from Storer Street

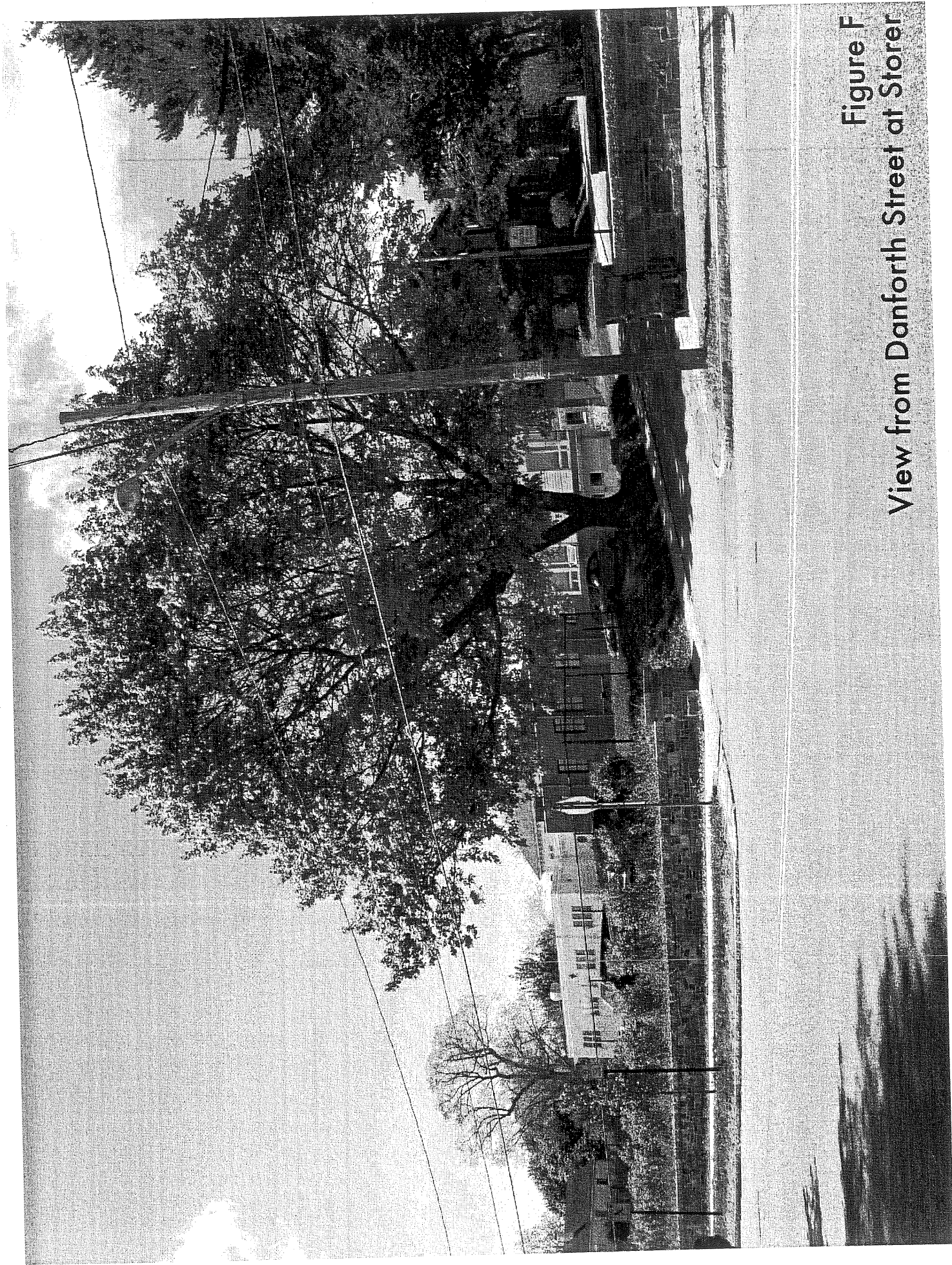


Figure F  
View from Danforth Street at Storer

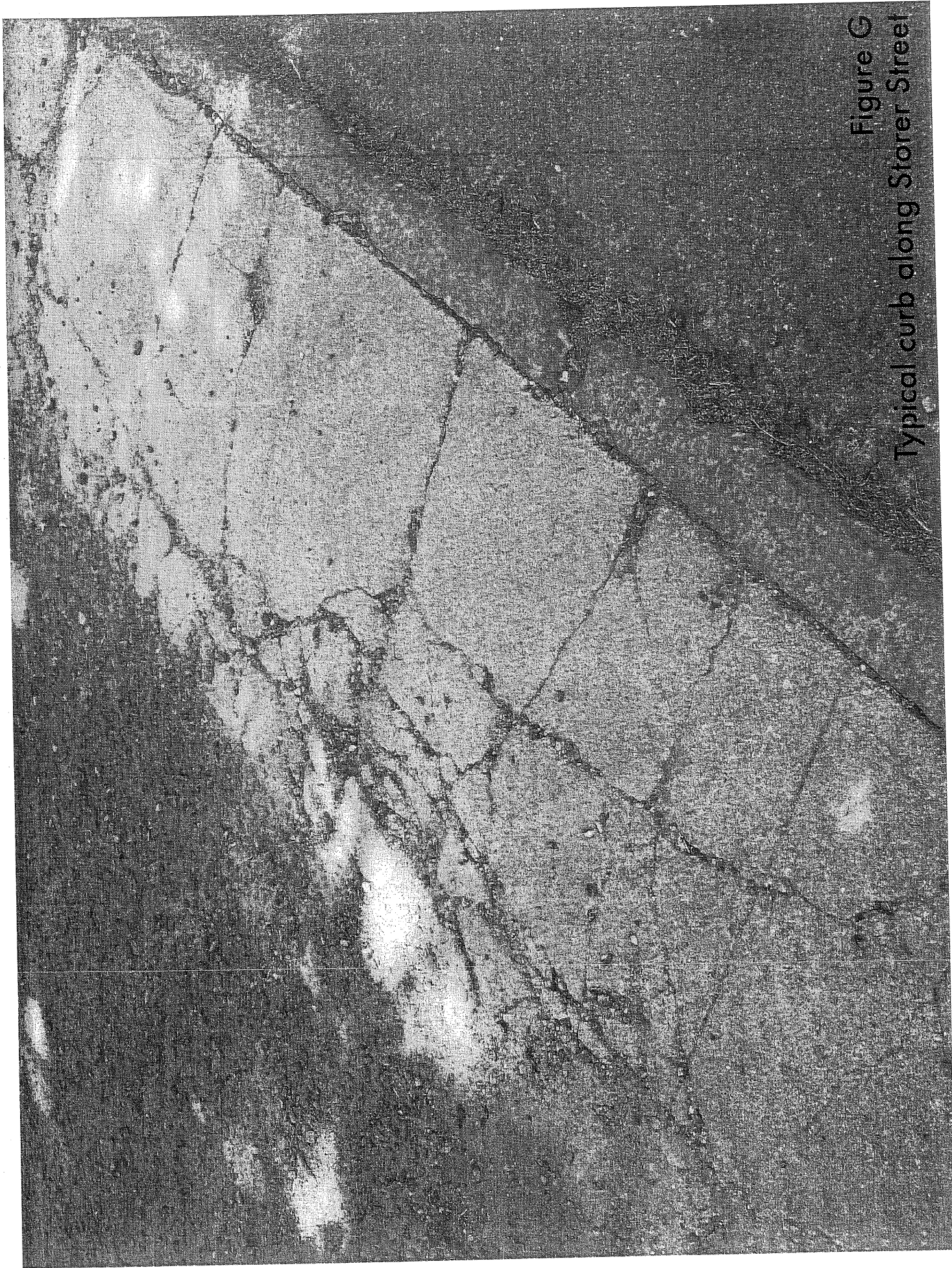
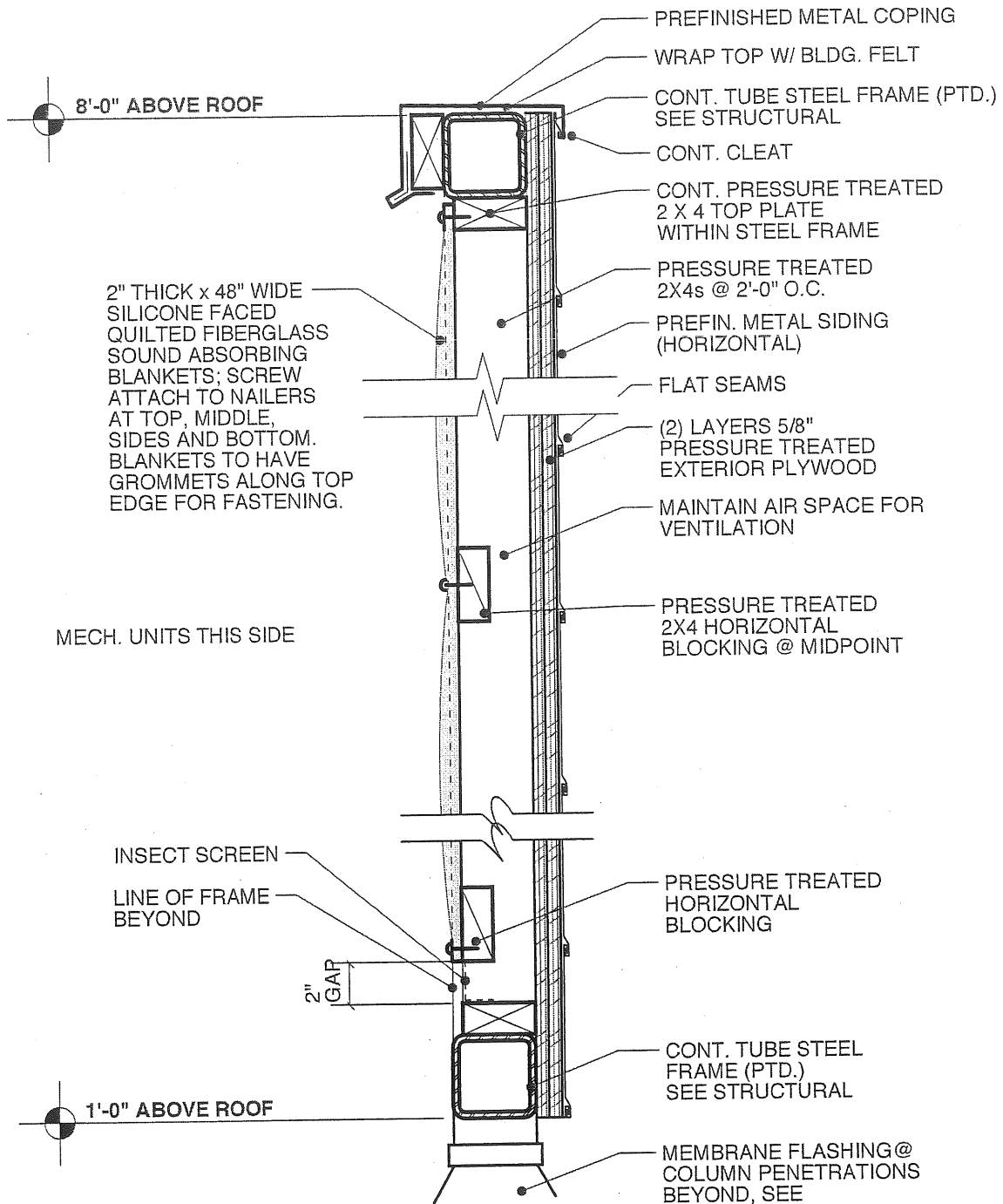


Figure G  
Typical curb along Storer Street



Scott Simons Architects  
 15 Franklin Street Art  
 Portland, Maine 04101  
 phone 207 772 4656  
 fax 207 828 4656

PROJECT: **WAYNFLETE ARTS CENTER**  
 360 SPRING STREET, PORTLAND, MAINE  
 PROJECT NO. 2003-0040  
 TITLE: **Mechanical Screening at RTU**  
 SCALE: 1 1/2" = 1'-0"  
 DATE: November 24, 2004  
 2004 © Scott Simons Architects





# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

August 28, 2007

Waynflete School  
Anne C. Hagstrom  
Director of Finance and Operation  
360 Spring Street  
Portland, ME 04102-3643

RE: Waynflete Arts Center  
CBL: 061 F011001  
Application ID: #200-0085

Michael Patterson, Chair  
Janice E. Tevanian, Vice Chair  
Kevin Beal  
Bill Hall  
Lee Lowry III  
Shalom Odokara  
David Silk

Dear Ms. Hagstorm:

On August 14, 2007 the Portland Planning Board considered the addition to the Waynflete Arts Center, which includes building a three-story addition to the existing Davies Hall structure. The School will add a theater/ auditorium along with eleven parking spaces. The Planning Board reviewed the proposal for conformance with the standards of Portland's Condition Use regulations and the Site Plan Ordinance. The Planning Board approved the project with the following motions and conditions.

### Conditional Use

The Planning Board voted 5-1 (Beal oppose, Tevanian absent) that the proposed plans are in conformance with the Conditional Use Regulations of the Land Use Code, subject to the following condition:

1. The Planning Board finds the proposed conditional use for an expansion of institutional use does meet the standards of Section 14-474 and 14-88.

### Waivers

The Planning Board voted unanimously (6-0, Tevanian absent) to waive Technical Standard, Section III 2 A (b), which requires a 24 foot wide driveway for two-way ingress and egress, to allow the access to be 20 feet clear width at the building line on Storer Street as shown on the plan Attachment 3d.

### Site Plan

The Planning Board voted unanimously (6-0, Tevanian absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

1. A construction mobilization plan must be submitted for review and approval by the City prior to the issuance of a building permit or any site work taking place on the project.
2. The revised site plan drawings shall show the required sidewalk and curbing, which shall be in compliance with City's Sidewalk Policy.
3. At the time of the next Waynflete project subject to Planning Board review,

the parking lot to the south side of the facility may be required to be relocated based upon the conditions presented at that time.

4. The applicant may use the Arts Center for non-Waynflete events that are noncommercial and which shall not exceed six (6) events during the calendar year.
5. The applicant shall revise the plans in accordance with Dan Goyette's memorandum dated 08.08.2007. Mr. Goyette shall evaluate and determine that proposed development will not exacerbate the surcharging problems of the combined sewers.
6. Every measure recommended by the City Arborist shall be taken to save the existing Norway maple. If saving the tree is unsuccessful, then the applicant shall plant a 3" 'Autumn Blaze' Maple in the same vicinity along with additional 'Dwarf Korean' Lilacs, as found along the Danforth Street frontage, to continue around the corner of Storer and Danforth Streets. The bituminous 'Cape Cod' curbing shall then be replaced with granite curbing at the access to the parking lot.
7. The lighting pole fixtures shall have an upper lens shield to be in compliance with the City's lighting standards.
8. The effectiveness of the headlights shield post construction shall be assessed and if for not suitable then appropriate increases to screen the headlights will be taken.
9. With respect to the event parking, the applicant will provide a written parking management plan prior to issuance of Certificate of Occupancy and a performance report no less than 18 months to 2 years following Certificate of Occupancy to evaluate effectiveness of the parking management plan. Any identified deficiencies in parking will be rectified by an amendment to the parking management plan subject to approval by the Planning Authority. Prior to the Planning Authority approval, Waynflete shall provide a copy of the plan to the Western Promenade Neighborhood Association for input.

The approval is based on the submitted plan and the findings related to subdivision and site plan standards as contained in Planning Board # 36-07, which is attached.

Please note the following provisions and requirements for all development review approvals:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

Waynflete School  
Applicant  
360 Spring Street, Portland, ME 04101  
Applicant's Mailing Address

2007-0085  
Application I. D. Number  
5/18/2007  
Application Date

Consultant/Agent  
Agent Ph: \_\_\_\_\_  
Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

Waynflete Arts Center, Phase 2  
Project Name/Description

20 - 20 Storer St, Portland, Maine  
Address of Proposed Site  
061 F011001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Manufacturing  Warehouse/Distribution  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Parking Lot  Apt  Condo  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units: 244238  
 Acreage of Site: \_\_\_\_\_  
 Zoning: R4

**Check Review Required:**  
 Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_  
 Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland \_\_\_\_\_  
 Amendment to Plan - Staff Review  Historic Preservation  DEP Local Certification  
 After the Fact - Major  Flood Hazard  Site Location  
 After the Fact - Minor  Stormwater  Traffic Movement  Other \_\_\_\_\_  
 PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_  
 Reviewer: Shukria Wiar Date: 5/21/2007

**Planning Approval Status:**  
 Approved  Denied  
 Approved w/Conditions See Attached

Approval Date: \_\_\_\_\_ Reviewer: Shukria Wiar Date: 5/21/2007  
 OK to Issue Building Permit  Additional Sheets Attached  
 signature: \_\_\_\_\_ date: \_\_\_\_\_ Extension to: \_\_\_\_\_

**Performance Guarantee**  
 Required\*  Not Required  
 A building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted	date	amount	expiration date
Inspection Fee Paid	_____	_____	_____
Building Permit Issue	_____	_____	_____
Performance Guarantee Reduced	_____	_____	_____
Temporary Certificate of Occupancy	_____	_____	_____
Final Inspection	_____	remaining balance	signature
Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	expiration date
Performance Guarantee Released	_____	signature	_____
Performance Guarantee Submitted	_____	signature	_____
Performance Guarantee Released	submitted date	amount	expiration date
	_____	_____	_____
	date	signature	_____

**From:** Jeff Tarling  
**To:** Shukria Wiar  
**Date:** 12/6/2007 8:41:38 AM  
**Subject:** Re: Waynflete School Tree

Shukria -

The tree can not withstand the root damage that will incur with the excavation so close to the stem of the tree. Seeing the area marked out in the field confirmed that the curb cut is too close to save the tree. Removing the tree and replanting is about the only option other than eliminating the curb cut.

thanks,

Jeff Tarling  
City Arborist

>>> Shukria Wiar 12/5/2007 4:44:34 PM >>>  
Hello Jeff,

Could you please let me know what the status of the tree on the corner of Storer and Danforth Streets. Can this tree be saved and if not, what does the applicant need to replant in the place of this tree. The following is the condition of approval pertaining this tree:

"Every measure recommended by the City Arborist shall be taken to save the existing Norway maple. If saving the tree is unsuccessful, then the applicant shall plant a 3 Autumn Blaze Maple in the same vicinity along with additional Dwarf Korean Lilacs, as found along the Danforth Street frontage, to continue around the corner of Storer and Danforth Streets. The bituminous Cape Cod curbing shall then be replaced with granite curbing at the access to the parking lot."

Thanks.

Shukria

# STROUDWATER

Construction

GENERAL CONTRACTOR

November 30, 2007

Shukria Wiar, Planner,  
City of Portland Planning Department  
Portland City Hall  
389 Congress Street  
Portland, ME 04101

Re: Waynflete School Arts Center

Dear Shukria,

You requested a letter from Stroudwater Construction regarding the Norway Maple on Storer Street. Waynflete School has asked us to try to save this tree and, as you know, the Planning Board included condition #6 in its approval dated August 28, 2007 that provided as follows:

*Every measure recommended by the City Arborist shall be taken to save the existing Norway Maple. If saving the tree is unsuccessful, then the applicant shall plant a 3" 'Autumn Blaze' Maple ...The bituminous 'Cape Cod' curbing shall then be replaced with granite curbing at the access to the parking lot.*

We have consulted with Jeff Tarling, the City Arborist, as well as two other tree companies - Whitney Tree Service and Lucas Tree Experts. Excavation will need to occur very close to the tree (if not, based on the most updated measurements, through its location). It does not appear to be possible to accomplish the excavation and avoid cutting through or removing large roots which will create a public safety issue.

We know this is disappointing news for the School and others, but it is important to also remember that this tree is nearing the end of its anticipated life and is already held together with cables and supports.

Please contact me if you have any additional questions.

Sincerely,



David Cimino  
Stroudwater Construction

Building on Three Generations of Excellence



636 Riverside St., P.O. Box 958, Portland, Maine 04104 (207) 797-7294

October 9, 2007

DAVID CIMINO  
STROUDWATER CONSTRUCTION  
96 OCEAN ST., UNIT #1  
SO. PORTLAND, ME

Re: Norway Maple, Wayneflete School

Dear Mr. Cimino:

In regards to a large Norway Maple Tree located near the corner of Storer St. and Danforth St., It's understood from a construction standpoint, that it is inevitable that the tree will suffer some root damage. This tree has acclimated well to its site and already has grown roots, which accommodate a sidewalk and road. As much caution as possible should be used to minimize cutting the trees roots. Keep in mind that the roots of this tree extend approximately twice the distance from the drip edge of the canopy to the trunk. All areas in the root zone should be handled with care. Minimize heavy equipment traffic within the root zone.

The entire root system would benefit from a deep watering prior to excavation. It will be important to keep root zone damp during construction. Burlap can be draped over exposed roots and soaked down, to attempt to keep roots from drying out during construction.

When this trees roots are damaged during excavation, a proper pruning cut should be made to the roots when possible. This is simple. After the roots have been damaged, take a sharp saw, preferably not a power saw, and make a clean cut to the root. this minimizes the damaged surface area and expedites healing. It would be good to stay as far away from the main trunk as practically possible. there is no good reason to damage exposed roots and trunk. We recommend installing a barrier around the tree. This should be done prior to any construction to keep construction equipment from accidentally hitting the tree.

The safety of the tree must be considered when the new curb is installed. If large structural roots have to be severed, then the tree's stability will be jeopardized and could become a danger. The extent of the root cutting will not be known until excavation is undertaken. If large roots must be removed, then it would be recommended to remove the tree for public safety.

As soon as construction is complete, a layer of approximately 4" deep of bark mulch should be put down around base of tree and extending as far out as practical. Again the tree should be watered with a deep root soaking.

We can provide deep root fertilization before and after construction. This will provide necessary nutrients and water to help promote new root growth. I do not recommend significant pruning to live branches for several years after the construction. The tree would benefit from a crown cleaning now. That is removing dead, diseased, broken and interfering branches. That way the trees energy will be used in root re-growth and not in compartmentalization of decay and injuries elsewhere.

Feel free to call me with any questions.

Sincerely,  
  
Joe Dumals  
Consulting Arborist

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Web Site ☿ [www.whitneytree.com](http://www.whitneytree.com)  
Email ☿ [whitneytree@securespeed.us](mailto:whitneytree@securespeed.us)

September 20, 2007

Stroudwater Construction  
96 Ocean St.  
So. Portland, ME. 04106

Attn: David Cimino

Dear David:

You asked me to look at a Norway Maple on the corner of Storer & Danforth Street with regard to future construction for Wayne Fleet School.

Because of the amount of excavation being done in close proximity to the tree and subsequent loss of roots, I believe it would be best if the tree were removed.

Sincerely,

E.F. Armstrong Jr. MCA  
Whitney Tree Service

December 7, 2007

Dear Waynflete Neighbors,

As you can see from Danforth Street, construction on the arts center has begun – excavating, pouring footings, and adding drainage systems. The contractor’s timetable calls for the theater to be completed sometime during the winter of 2009. The restoration of Sills Hall – to its former use as a small gymnasium and multi-purpose space – will be undertaken once the theater is open next year.

For those of you who followed the planning approval process last summer, you will recall that the viability of the Norway Maple on the corner of Danforth and Storer Streets was a concern. The initial assessment was that the tree – with its weak limbs held together with cables and with its above-ground root system and precarious perch on an embankment, needed to be removed and replaced. The School wanted to save the tree if at all possible, and worked with the City Arborist, Public Works and the contractor to attempt a solution. One of the conditions of Planning Board approval for the project (which the School strongly supported) was that we take “every measure recommended by the City Arborist” to preserve the tree.

As the first phase of construction has gotten underway, excavation for required water runoff holding cisterns has revealed a significant mass of tree roots that must be cut out. The impact of the site entrance curb cut, even though it will be narrower than Portland regulations usually permit, further destabilizes the tree, creating a potential hazard for all. City Arborist and Planning Department staff revisited the site last week. They have come to the conclusion that the tree must be removed.

This is disappointing news for us and for everyone who has enjoyed this tree, which somehow seeded itself accidentally into that corner and grew to substantial size over the years. We will plant a new tree in the spring in that same vicinity, according to the specifications stipulated by the Planning Board’s last summer. The City has recommended (if this is in fact the final choice for what to plant) an “Autumn Blaze” maple which will in time become another major shade tree for our neighborhood. This species is known for its rapid growth (four times faster than a red maple) and its particularly brilliant orange-red fall foliage. According to University of Wisconsin horticulturists, the tree’s growth pattern makes it more storm resistant than other species. It “also has some winter interest, with new growth (stems) retaining a red color after leaf drop that persists until the following season”. We hope it will be a fine feature of the corner for many decades to come.

Please call me or Anne Hagstrom if you have any questions. We will continue to keep you posted as construction continues.

Sincerely,

Mark W. Segar  
Head of School





# PORTLAND, MAINE

Strengthening a Remarkable City. Building a Community for Life [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

December 6, 2007

Waynflete School  
Anne C. Hagstrom  
Director of Finance and Operation  
360 Spring Street  
Portland, ME 04102-3643

RE: Waynflete Arts Center  
CBL: 061 F011001  
Application ID: #200-0085

Dear Ms. Hagstorm:

On August 14, 2007 the Portland Planning Board approved the addition to the Waynflete Arts Center, which includes building a three-story addition to the existing Davies Hall structure. The Planning Board approved the project with ten conditions; one of which pertains to the tree on the corner of Storer and Danforth Streets, which states:

*Every measure recommended by the City Arborist shall be taken to save the existing Norway maple. If saving the tree is unsuccessful, then the applicant shall plant a 3" 'Autumn Blaze' Maple in the same vicinity along with additional 'Dwarf Korean' Lilacs, as found along the Danforth Street frontage, to continue around the corner of Storer and Danforth Streets. The bituminous 'Cape Cod' curbing shall then be replaced with granite curbing at the access to the parking lot.*

Based on a site visit by Jeff Tarling, City Arborist and Shukria Wiar, Planner on November 29, 2007, and letters provide by the Waynflete School, the existing Norway maple tree cannot withstand the root damage that will incur with the excavation so close to the stem of the tree. Due to this, the tree will need to removed and replaced according with the condition above.

If there are any questions regarding this, please contact Shukria Wiar, Planner at 756-8083.

Sincerely,

Alexander Jaegerman,  
Planning Division Director

Electronic Distribution:

cc: Lee D. Urban, Planning and Development Department Director

Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Michael Bobinsky, Public Works Director  
Jeanie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File  
Austin Smith, Scott Simmons Architects., 75 York Street, Portland, ME 04101

*Site Plan Application*  
**WAYNFLETE ARTS CENTER, PHASE TWO**  
*360 Spring Street*  
*Portland, Maine 04102*



Scott Simons Architects

75 York Street  
Portland, Maine 04101  
phone 207 772 4656  
fax 207 828 4656  
www.simonsarchitects.com

## MEMORANDUM *Site Plan Application*

**date:** May 18, 2007  
**project:** WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
**re:** Major Development, Site Plan Application  
**to:** Planning Department City of Portland  
**from:** Austin Smith Scott Simons Architects (SSA)  
**cc:** Scott Simons SSA  
Charles Young SSA  
Anne Hagstrom Waynflete  
David Cimino Stroudwater

In accordance with the City of Portland Land Use Code, Section 14-525, we are submitting the following information for your consideration, regarding the proposed addition and site improvements at the Waynflete School, 360 Spring Street, Portland, Maine.

1. *Description of proposed uses to be located on the site, including quantity and type of residential units, if any:*

- The existing school use is to remain. In accordance with the Waynflete School Masterplan, as updated March, 2005, the School intends to undertake the building of Phase Two of Arts Center Addition on Storer Street.

Phase One and Two of the Arts Center were submitted for Major Site Plan Review and Historic Preservation in May of 2001 with approval granted for both components. Construction of Phase One was completed in August of 2002. Due to the expiration of original approval, Phase Two is being re-submitted for Site Plan Review and Historic Preservation.

- The School proposes to add a 10,807 SF auditorium / theater addition with support space to the edge of the existing 2 1/2 story brick Daveis Hall. New construction will be to the south of Davies towards Danforth Street. The existing Waldron Auditorium will undergo interior renovations and upon completion, will be used as a gymnasium space.

The project also includes site improvements with new parking area at the edge of Danforth Street, as shown on the Site Plan. All edges of the proposed project are landscaped.

- There will be no change in the size of the School population or the use of the arts facilities as a result of this Project. All programs that will use this facility are existing.

**project:** Waynflete Arts Center, Phase Two  
**file:** 2003-0040.site plan application.doc

**date:** 5/18/07  
Page 1 of 1

2. *Total land area of the site and the total floor area and ground coverage of each proposed building and structure:*

- The Waynflete School site is comprised of twelve classroom/administration buildings and four storage buildings (garages). The buildings are of various sizes and shapes, ranging from the one story wood frame garages of 600 SF to the three story brick Upper School building of approximately 30,000 SF.
- Total area of combined parcels = 244,239 SF
- Existing total lot coverage of combined parcels = 56,464 SF or 23.12%
- Proposed total lot coverage of combined parcels = 63,229 SF or 25.89%
- For existing and proposed site coverage calculations, see attached Lot Coverage Calculations, dated 05.17.07.
- For boundary and lot line configuration see enclosed property survey.

3. *General summary of existing and proposed easements or other burdens now existing or to be placed on the property:*

- There are no easements or burdens that we are aware of. See attached survey drawing.

4. *Description of existing soil conditions*

- See enclosed Geotechnical Engineering report by S.W. Cole dated April 18, 2001.

5. *The types and estimated quantities of solid waste to be generated by the development:*

- There will be no change in use or occupant load.  
Six toilets and two urinals will be added during new construction.

6. *Evidence of the availability of off-site facilities including sewer, water and streets:*

- The site is bordered on the south by Danforth Street and on the east by Storer Street.
- For sanitary waste in Phase One, a 6" pvc sanitary line was connected to the 6" vitreous combined storm/sewer @ Storer Street. For Phase Two a new 8" pvc sanitary line will connect to the existing 14" combined sewer/storm line at Danforth Street.  
Additional new roof drainage will be taken to the trench drain and then onto to the existing Danforth Street combined sewer/storm line via the Fletcher/Danforth catch basin. The need to collect sheet drainage from that portion of the field will be eliminated when the addition is built, freeing up the new storm lines, catch basins, and trench drain to handle the capacity of the new roof drains.
- Water service will continue from Storer Street and is adequate to service both domestic and fire protection needs for the addition of Phase Two.
- Electrical service is currently provided overhead from Storer Street. Existing service is three phase and runs overhead from existing pole on Spring Street to a pad mounted transformer across Storer Street from Davies Hall, then underground into the basement of Davies Hall. This service entry will remain with no change in electrical service required for Phase Two.
- Gas service from Fletcher Street currently extends into the basement of Davies Hall, where two existing gas boilers will service the existing building and new Phase Two addition.

7. *A narrative describing the existing surface drainage on the site and a stormwater management plan indicating measures which will be taken to control surface water runoff:*

- Storm-water analysis submitted and approved in May of 2001. Revised design of May 2007 has a decrease in impervious area. Calculations will be modified to reflect this.

8. *A construction plan outlining the anticipated sequence of construction of the major aspect of the proposed project, including without limitation roads, retention basins, sewer lines, seeding and other erosion control measures, and pollutant abatement measures, and also setting forth the approximate dates for commencement and completion of the project:*
- Construction of a 10,807 SF Theater/ Auditorium addition with support space to the Danforth Street side of Davies Hall Extent of new work shown on enclosed floor plans and elevations.
  - Construction to start in September of 2007 and be completed at the end of November of 2008; 14 to 16 months of construction.
  - Sitework and landscaping improvements around entire Phase Two addition, including landscaping at new side entrance off Storer Street. Fall of 2008, after substantial completion of the building addition.
  - Construction of a new paved, 11 car parking lot at southern end of Storer Street. This will replace the current unpaved, 6 car parking provided in Phase One.
  - Construction site to be accessed from Storer Street with staging area on site of proposed parking . Designated area to west of proposed addition will also be used for staging. Protective fencing to be installed to define limit of work.
9. *List all state and federal regulatory approvals to which the development may be subject, the status of any pending applications, and the anticipated time frame for obtaining such permits or that a determination of no jurisdiction from the agency will be requested:*
- A review will be conducted by the State Fire Marshall's Office in Augusta. The Fire Marshall's office will also certify compliance with NFPA and the Americans' with Disabilities Act (ADA). File to be established in June of 2007 with initial review of code summary. Final review to be conducted upon completion of construction documents in August of 2007.
  - A building permit will be required from the City of Portland. Application will be made upon completion of construction documents. Plans will also be reviewed by the Portland Fire Department for life safety issues.
  - Portland Fire Department Site Review documents enclosed.
10. *Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so:*
- See attached letter from the Waynflete School.
11. *Evidence of the applicant's title, right, or interest in the property, including without limitation deeds, leases, purchase options or any other documentation:*
- See plot plans and deeds previously submitted.
12. *A narrative describing any unusual natural areas, wildlife and fishery habitats, or archaeological sites located on or near the project site and a description of the methods that will be used to protect such areas or sites:*
- The School is located in an urban area. The buildings have existed in their current form for many years (recorded on tax documents of 1951). There are no unusual natural areas, wildlife and fishery habitats, or archaeological sites on or near the proposed building additions and parking area.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact Shukria Wiar, Planner at 756-8083.

Sincerely,



Michael J. Patterson, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Michael Bobinsky, Public Works Director  
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Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Leslie Kaynor, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File  
Austin Smith, Scott Simmons Architects., 75 York Street, Portland, ME 04101



Scott Simons Architects

75 York Street  
Portland, Maine 04101  
phone 207 772 4656  
fax 207 828 4656  
www.simonsarchitects.com

**MEMORANDUM Site Plan Application – Fire Department Checklist**

**date:** May 18, 2007  
**project:** WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
**re:** Major Development, Site Plan Application  
**to:** Planning Department City of Portland  
**from:** Charles Young Scott Simons Architects (SSA)  
**cc:** Scott Simons SSA  
Austin Smith SSA  
Anne Hagstrom Waynflete  
David Cimino Stroudwater

In accordance with the City of Portland Land Use Code, Section 14-525, we are submitting the following information for your consideration, regarding the proposed addition and site improvements at the Waynflete School, 360 Spring Street, Portland, Maine. The information below directly addresses the Portland Fire Department Site Review Checklist.

1. *Name, address, and telephone number of applicant:*
  - Waynflete School, 360 Spring Street, Portland Maine, 04102. Ph. 207-683-2201.
  
2. *Name, address, and telephone number of architect:*
  - Scott Simons Architects. 75 York Street, Portland Maine 04101. Ph. 207-772-4656
  
3. *Proposed uses of any structures ( NFPA and IBC classification):*
  - NFPA and IBC: Non-separated Mixed Use Occupancy (Assembly and Educational )
  
4. *Square footage of all structures:*
  - Addition Total = 10,807 SF
    - a. Ground Floor: 6,819 SF
    - b. First Floor: 3,732 SF
    - c. Second Floor 256 SF
  - Existing Total = 18,437 SF
    - a. Ground Floor: 4,490 SF
    - b. First Floor: 9,864 SF
    - c. Second Floor 4,083 SF
  - Combined Total = 29,244 SF
    - a. Combined Ground Floor: 11,309 SF
    - b. Combined First Floor: 13,596 SF
    - c. Combined Second Floor 4,339 SF

**project:** Waynflete Arts Center, Phase Two  
**file:** 2003-0040.FD checklist.doc – Fire Dept. Checklist

**date:** 5/18/07  
Page 1 of 1



5. *Elevation of all structures:*
  - Refer to Building Elevation drawing A2.1
  
6. *Proposed fire protection of all structures:*
  - Automatic Fire Sprinklers throughout entire building.
  
7. *Hydrant locations:*
  - Refer to site plans for proximity to existing street hydrants.
  
8. *Water main size and location:*
  - Water main located in Storer Street. Current fire protection line installed during Phase I connects from Storer St. main into existing buildings.
  
9. *Access to fire department connections:*
  - Standard, wall mounted "Storz" connection per City of Portland Fire Dept. requirements.
  
10. *Access to all structures: ( Min. of 2 sides)*
  - Proposed addition has access to Storer Street on the east and to Danforth St. on the south. Refer to site plans for layout and orientation.
  
11. *Code summary referencing NFPA and all fire department technical standards.*
  - Building Code Summary:
  - IBC 2003, 2003 NFPA 101 Life Safety Code.

Use Group: Non Separated, Mixed Use – Assembly and Educational

Type of Construction: Type 3B, fully sprinklered.

Stages and Platforms: To meet Section 410 requirements for fire protection, construction and sprinklers. Stage height less than 50' = proscenium wall and curtain not required to be rated.

Automatic Sprinkler: Yes, to meet NFPA 13 per section 903.3.1

Max. Area allowed: per Table 503: 8,500 with 200% sprinkler increase = 17,000 SF per floor

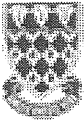
Max. Stories allowed: Three stories allowed with sprinkler increase.

Max. Height allowed: 75 ft. with sprinkler increase. (Max. proposed height above grade = approx. 48 ft).

Means of Egress: Minimum of two exits per floor required.  
Dead end limit = 20 ft.  
Maximum distance to exit = 250 ft.  
Stair enclosures: One hour rating ( less than 4 stories)  
Corridors: Per Table 1016.1 IBC no rating required with fully sprinklered bldg.

Occupant Load :

496 (all floors, addition only)	
Auditorium fixed seats: =	276
Stage @ 15 nsf:	57
Classrooms and practice rooms @ 20 nsf:	163
  
12. *Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.*
  - Variance to stretcher size requirement granted during approvals of Phase One. The existing elevator is to serve the addition -refer to building floor plans for location and size.



**Waynflete**

Waynflete School  
366 Spring Street  
Portland, Maine 04102-3643  
207-774-5721  
Fax: 207-772-4782  
www.waynflete.org

**Memorandum**

**To: Michael J. Patterson, Chair, and Members of the Portland Planning Board**  
**From: Anne C. Hagstrom, Director of Finance and Operations**  
**Date: May 17, 2007**  
**Re: Financing for Construction of Theater and Gymnasium**

The construction of the theater and gymnasium is the next part of the three-phase project originally approved by the Planning Board. The first phase was completed in 2002.

Waynflete has undertaken a capital fundraising campaign and has sufficient funds to pay for the construction of the theater and gymnasium.

**GEOTECHNICAL ENGINEERING SERVICES  
PROPOSED ADDITION - WAYNFLETE SCHOOL  
360 SPRING STREET  
PORTLAND, MAINE**

**01-0120 S April 18, 2001**

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**S.W. COLE**  
ENGINEERING, INC.

• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

01-0120 S  
April 18, 2001

Scott Simons Architects  
Attn: Austin Smith  
15 Franklin Street  
Portland, Maine 04101-4169

Subject: Geotechnical Engineering Services  
Proposed Building Addition-Waynflete School  
360 Spring Street  
Portland, Maine

Dear Mr. Smith:

In accordance with our Proposal dated February 27, 2001, we have made a subsurface investigation for the proposed Building Addition to Davies Hall at the Waynflete School Facility. This report summarizes our findings and its contents are subject to the limitations set forth in Attachment A.

## **1.0 INTRODUCTION**

### **1.1 Scope of Work**

The purpose of the investigation was to explore the subsurface conditions and provide recommendations relative to foundation design and earthwork associated with the proposed building addition. The investigation included the making of seven test boring explorations, two test pit explorations, laboratory testing, and a geotechnical evaluation of the findings as they relate to the proposed building construction. This report covers geotechnical aspects for construction of the building structure only.

### **1.2 Proposed Construction**

Based on the site plan you provided, we understand that a three level addition will cover a footprint of about 12,000 square feet. The new addition will be attached to the southerly side of Davies Hall and will house an auditorium, classroom and storage space. The proposed finish floor elevation for the lower level of the addition will be 127.5 feet with a depressed slab in the auditorium at an elevation of 125.5 feet. We understand that the structure will be steel framed with masonry veneer. The lower level

understand that the structure will be steel framed with masonry veneer. The lower level will be a day-lighted basement with foundation walls supporting up to about 10 feet of soil. A hydraulic elevator with and underlying 4± foot deep pit is also proposed. The elevator will likely be controlled by hydraulic piston drilled into the underlying soil. Current grades within the proposed building addition area vary from about elevation 125 feet at the southerly side, near Danforth Street, up to 138 feet at the northerly side, adjacent to the existing Davies Hall structure. Thus, tapered fills of about 2 feet and cuts of about 11 feet will be needed to achieve floor grade. Deeper cuts will be needed for foundation and elevator pit areas. It also appears that cuts adjacent to the existing school will extend below existing floor and foundation elevations. Details regarding the proposed and existing site features are shown on Exploration Location Plan" attached as sheet 1.

## **2.0 EXPLORATION AND TESTING**

### **2.1 Exploration**

Great Works Test Boring, Inc. of Rollinsford, NH made seven test borings at the site on March 16, 2001. Shaw Brothers Construction of Gorham, Maine, made two backhoe-dug test pit explorations on March 16, 2001. The exploration locations were selected and located at the site by personnel from S.W.COLE ENGINEERING, INC. based on a plan provided by Scott Simons Architects. The approximate exploration locations are shown on the "Exploration Location Plan", attached as Sheet 1. Sheet 1 is based on a site plan provided by Scott Simons Architects. Logs of the explorations, based on our observations and testing of samples are attached as Sheets 2 through 9. A key to the notes and symbols used on the logs is attached as Sheet 10. The elevations noted on the logs were estimated from topographic contours shown on the site plan.

### **2.2 Laboratory Testing**

Samples recovered from the explorations were visually examined and classified in our laboratory. Laboratory testing was performed on selected samples recovered from the explorations. Moisture content test results are noted on the logs. The results of five grain size analyses are presented graphically on Sheet 11.

### **3.0 SITE AND SUBSURFACE CONDITIONS**

#### **3.1 Site Location and Surficial Conditions**

The site is located on the northwesterly corner of the intersection of Danforth and Storer Streets in Portland, Maine. The addition will be attached to the southerly side of the existing Davies Hall. The site is currently open with grass or gravel at the surface. A contractor is currently using a portion of the site as a construction storage yard. The site is benched with a relatively flat upper bench at a about elevation 137 feet adjacent to the southerly side of Davies Hall. About ten feet south of Davies Hall, surface grades slope steeply downward to the lower bench over the southerly portion of the site. The lower bench slopes gently downward to the south from about elevation 128 to 125.

#### **3.2 Subsurface Conditions**

In general, the test boring explorations encountered loose to medium dense granular fill soils overlying native medium dense to very dense glacial till. The fill varied from about 3.5 to 6.0 in thickness at the explorations. A 1.5± foot thick layer of sand with some silt and gravel was found below the fill at boring B-2 which may also be a fill layer. The explorations were terminated in the till soils at depths ranging from 12 to 17 feet below the existing ground surface. Refusal surfaces (possible bedrock) were encountered in borings B-3, B-4 and B-7 at depths of 15.7, 15.8 and 16.5 feet.

Test pits TP-1 and TP-2 were made adjacent to the southerly side of the existing structure to assess the existing foundation configuration. The explorations encountered 4 to 5± feet of foundation backfill overlying native gray glacial till. Test pit TP-1, made adjacent to the older section of Davies Hall, encountered a stone and mortar foundation wall to a depth of about 3 feet below the ground surface. The stone and mortar wall appears to be founded on a 1± foot layer of rock, cobbles and mortar overlying glacial till. Test pit TP-2, made adjacent to the newer portion of the structure encountered a cast-in-place concrete foundation wall with a footing depth of about 5 feet below the existing ground surface overlying glacial till. Foundation underdrains were not observed at the test pit explorations. Photographs of the existing foundation configurations observed at the test pit locations are presented in Appendix A. Refer to the attached exploration logs for a more detailed description of the findings.

### **3.3 Groundwater**

Groundwater was observed in the open boreholes at the completion of drilling at depths varying from about 7 to 10 feet at borings B-1, B-4 and B-5. The remainder of the explorations encountered moist to wet soils. Seepage was also observed at test pit TP-2 at a depth of about 5 feet. It should be noted that due to the slow draining characteristics of the existing soils, accurate water levels could not be obtained during drilling. A ground water monitoring well was installed at boring B-6. The groundwater was measured to be at a depth of 2 feet below the existing ground surface on April 16, 2001. Long-term groundwater levels are not known, but it should be anticipated that levels would fluctuate seasonally and during periods of heavy precipitation and/or snowmelt.

## **4.0 EVALUATION AND RECOMMENDATIONS**

### **4.1 General Findings**

Based on the findings at the explorations and our knowledge of the proposed construction, it appears that the site is suitable for the proposed construction from a geotechnical standpoint. Spread footing foundation and on-grade floor slabs are suitable for the proposed construction. Perimeter foundation underdrains as well as sub-slab underdrains will be needed.

The principal geotechnical concerns relative to the design, construction and long-term performance of the proposed construction are moisture sensitive and frost susceptible existing soils, an apparent shallow groundwater depth and loose existing fill soils. Additionally, excavation work adjacent to the existing building will likely require braced sheeting or underpinning to preclude undermining existing foundations. A clean imported granular fill will be needed for backfill adjacent to foundations. Groundwater will need to be controlled long term with perimeter and sub-slab underdrains as well as a crushed stone drainage layer directly below the slab. The existing fills will need to be removed from beneath all foundation areas and existing fill beneath slab areas will need to be densified prior to placing the sub-slab crushed stone.

### **4.2 Subgrade Preparation**

Subgrade preparation should include removal of all existing topsoil, and organics and existing structures (retaining wall, stairways, etc.) from beneath areas of construction.



All existing fill spoils should be removed from beneath proposed foundation areas. Existing soils should be removed to a depth of at least 8 inches below bottom of all slab areas to allow for a layer of compacted crushed stone fill. Geotextile fabric should be placed beneath the crushed stone layer. The elevator pit area should be overexcavated by at least 8 inches and replaced with 8 inches of crushed stone.

Based on the information obtained at the exploration locations, it appears that the existing fill is granular (silty sands), but generally loose. Considering this, we recommend that the slab subgrade be densified using a vibrator roller compactor weighing at least 8 tons prior to placing the crushed stone layer. A S.W. COLE ENGINEERING Technician should make at least 5 passes with observation. Any areas that continue to yield should be overexcavated and the soil replaced with compacted select fill.

#### **4.3 Foundation Design**

The design freezing index for the Portland, Maine area is approximately 1250 Fahrenheit degree-days. Thus, all perimeter foundations should be placed at least 4.5 feet below exterior finish grade to provide frost protection.

All wall footings should be at least 18 inches in width. Column footings should be at least 24 inches in their smallest dimension. Footing and foundation wall design should consider the following soil parameters:

Net Allowable Bearing Pressure = 4.0 ksf (compacted granular fill or undisturbed native till)

Design Frost Depth = 4.5 feet below exterior finish grade

Base Friction Factor = 0.40

( $K_p$ ) Passive Lateral Earth Pressure Coefficient = 3.0 (compacted select fill)

( $K_o$ ) At-Rest Lateral Earth Pressure Coefficient = 0.50 (restrained wall)

( $K_a$ ) Active Lateral Earth Pressure Coefficient = 0.33 (restrained wall)

( $\gamma_T$ ) Unit Weight of Backfill = 125 pcf (compacted select fill)

Relative to seismic design evaluation, we recommend that design consider soil profile type  $S_1$  with a site coefficient of 1.0. We anticipate that total post-construction

settlements of properly designed footings bearing on properly prepared subgrades should not exceed 1/2-inch. Foundation wall design will also need to consider surcharge loads from construction activity and compaction equipment.

#### **4.4 Slab-on-Grade Floors**

Concrete slab-on-grade floors may be designed using a subgrade reaction modulus of 300 pci (pounds per cubic inch) provided the floor is underlain by at least 8 inches of compacted crushed stone over densified fills.

A vapor retarder to limit the upward migration of moisture vapors should be considered beneath floor slabs covered with moisture sensitive flooring. The vapor retarder should have a permeance that is less than the floor covering being applied on the slab. Vapor retarders should be installed according to the manufacturer's requirements. Flooring suppliers should be consulted relative to acceptable vapor retarder systems for use with their products.

We recommend that control joints be installed within floor slabs to accommodate shrinkage in the concrete as it cures. In general, joints are typically installed at 10 to 15 foot spacing, but should be determined by the structural engineer with consideration to slab thickness. Floor slabs should be wet-cured for a period of least 7 days after casting as a measure to reduce the potential for curling of the concrete and excessive drying/shrinkage.

We recommend that consideration be given to using curing paper or curing compound over concrete slabs to further improve the quality of the completed floor.

#### **4.5 Foundation Drainage**

We recommend that an interior and exterior perimeter underdrain system be provided at footing grade for the lower floor level. We also recommend that sub-slab underdrains be provided beneath the lower level slab at a spacing of about 20 feet on the center. An underdrain should also be provided within the crushed stone layer below the proposed elevator pit and the proposed depressed slab area in the auditorium area.

Rigid underdrain pipe, 4 inches in diameter, should be utilized. The underdrain pipes should have perforations of 1/4 to 5/8 inch. We recommend that at least 6 inches of 3/4 inch crushed stone bedding be provided around the foundation underdrains and that the

stone be wrapped with a geotextile filter fabric having an apparent opening size of at least 70. The underdrain system must have a positive gravity outlet. Exterior foundation backfill should be sealed with a surficial layer of clayey or loamy soil in areas that are not to be paved or occupied by entrance slabs or pavements. This is to reduce direct surface water infiltration into the backfill. Exterior grades should be sloped to promote drainage away from the building. A general underdrain detail is provided on Sheet 12.

We also recommend that all below grade concrete walls be damp proofed. Consideration should be given to placing a layer of rigid insulation adjacent to the exterior side of all basement walls. This would help reduce thermal conductivity and the potential for condensation.

#### **4.6 Excavation Work**

Excavation work will encounter topsoil, existing granular fill soils, silty sands with varying amounts of gravel and possibly cobbles, (glacial till). Groundwater should be expected in excavations depending upon the time of year of construction and recent precipitation amounts. Sloping of excavation sidewalls or shoring may likely be needed to control slumping and sloughing. A layer of geotextile fabric and crushed stone may also be appropriate on some subgrades to provide a drainage layer and stable subgrade. Ditching with sumping and pumping dewatering methods should be adequate to dewater excavations.

Care must be exercised during construction to minimize disturbance of subgrade soils. Should the subgrade become loose, or difficult to work, we recommend that the unsuitable soils be removed and replaced with compacted select fill or crushed stone. Construction equipment should not operate directly on the silty sand fill or glacial till subgrades, if wet.

Based on our conversations and the plan you provided, the lower level of the new addition will extend below existing foundations by about 7 feet. Observations made at test pits TP-1 and TP-2 indicate that the existing foundations are likely founded on the native glacial till. Excavation in these areas will likely require underpinning or braced sheeting to support the existing foundation walls. S.W. COLE ENGINEERING, INC. is available to assist with the assessment of underpinning or braced sheeting options, as

needed. In any case, excavations must be properly shored and/or sloped in accordance with OSHA trenching regulations to prevent sloughing and caving of the sidewalls during construction.

#### **4.7 Backfill and Compaction**

The native soils are frost susceptible, and therefore not suitable for foundation backfill. We recommend that fill placed adjacent to the foundation walls (both inside and out) meet the gradation for Select Fill given below.

Sieve Size	Percent Finer By Weight	
	Select Fill	Crushed Stone
4 inch	100	---
3 inch	90-100	---
2 inch	---	100
1½ -inch	---	95-100
¾ -inch	---	35-70
¼ -inch	25-90	---
⅜ -inch	---	10-30
#4	---	0-5
#40	0-30	---
#200	0-5	---

Sub-slab fill and fill placed below foundations should be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Basement wall backfill (above slab elevation) should be compacted between 92 and 95 percent beneath paved areas, entrance slabs and adjacent sidewalk areas. Hand operated compaction equipment should be utilized adjacent to basement walls. This is to help reduce lateral pressures on the basement level walls. Crushed stone should be compacted to 100 percent of its maximum dry rodded unit weight in accordance with ASTM C-29.

#### **4.8 Entrances and Sidewalks**

The existing site soils are susceptible to frost heaving. Entrances and sidewalks should be designed to reduce the effects of differential frost action. We recommend excavation beneath entrances and sidewalks continue to 4.5 feet below finish grade. The 4.5 foot depth should extend from the building outward to the full width of the entrance slabs and sidewalks. The entrance and sidewalk areas should be backfilled with compacted select fill. Alternatively, the entrance sidewalk or exterior slab may be underlain with a combination of compacted select fill and rigid, extruded, closed-cell polystyrene insulation. We can assist with design aspects of an insulation option as needed. Subgrades beneath entrances and sidewalks should be sloped to promote water movement toward the underdrain system. The zone of select fill should transition up to any adjacent pavement sub-base at a 1V to 3H slope or flatter from the 4.5 foot depth (see sheet 12).

#### **4.9 Weather Considerations**

If foundation construction takes place during cold weather, subgrades, foundations, and floor slabs must be protected during freezing conditions. Fill and concrete not be placed on frozen soil and once placed, the soil and concrete must be protected from freezing. Further, the native soils are slow draining, and as such subgrades will be susceptible to disturbance during wet or freezing conditions. Consequently, site work and construction activities should take appropriate measures to protect exposed subgrades, particularly when wet. This may require the use of temporary haul roads and staging areas to preclude subgrade damage due to construction traffic. Geotextile fabric may also be needed below construction haul roads and/or proposed paved areas to help stabilize subgrades.

#### **4.10 Plan Review and Construction Testing**

We request that S. W. COLE ENGINEERING, INC. be provided the opportunity to review the final design and specifications to determine that our earthwork and foundation recommendations have been properly interpreted and implemented. It is important that a S. W. COLE ENGINEERING, INC. representative be on-site to observe subgrade soils, installation of underdrains, compaction of fill soils and placement of concrete and asphalt. This is to observe compliance with the design concepts, specifications, and design recommendations and to allow changes in the design if subsurface conditions are found to differ from those anticipated. We would be pleased



01-0120  
April 18, 2001

to assist in developing a scope of services for construction materials testing services.

#### 5.0 CLOSURE

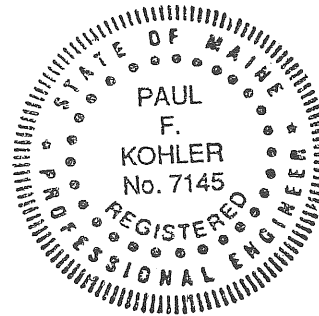
We look forward to providing continued assistance during the design review and construction phases of this project. If you have any questions or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

**S. W. COLE ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read 'Paul F. Kohler', with a long horizontal line extending to the right.

Paul F. Kohler, P.E.  
Vice President



G:\Files\Projects\2001\01-0120\_Scott Simons\_Portland\_Waynflete School Add\01-0120\_REPORT.doc

cc: Dan Burne-Becker Structural Engineers, Inc.

## ATTACHMENT A LIMITATIONS

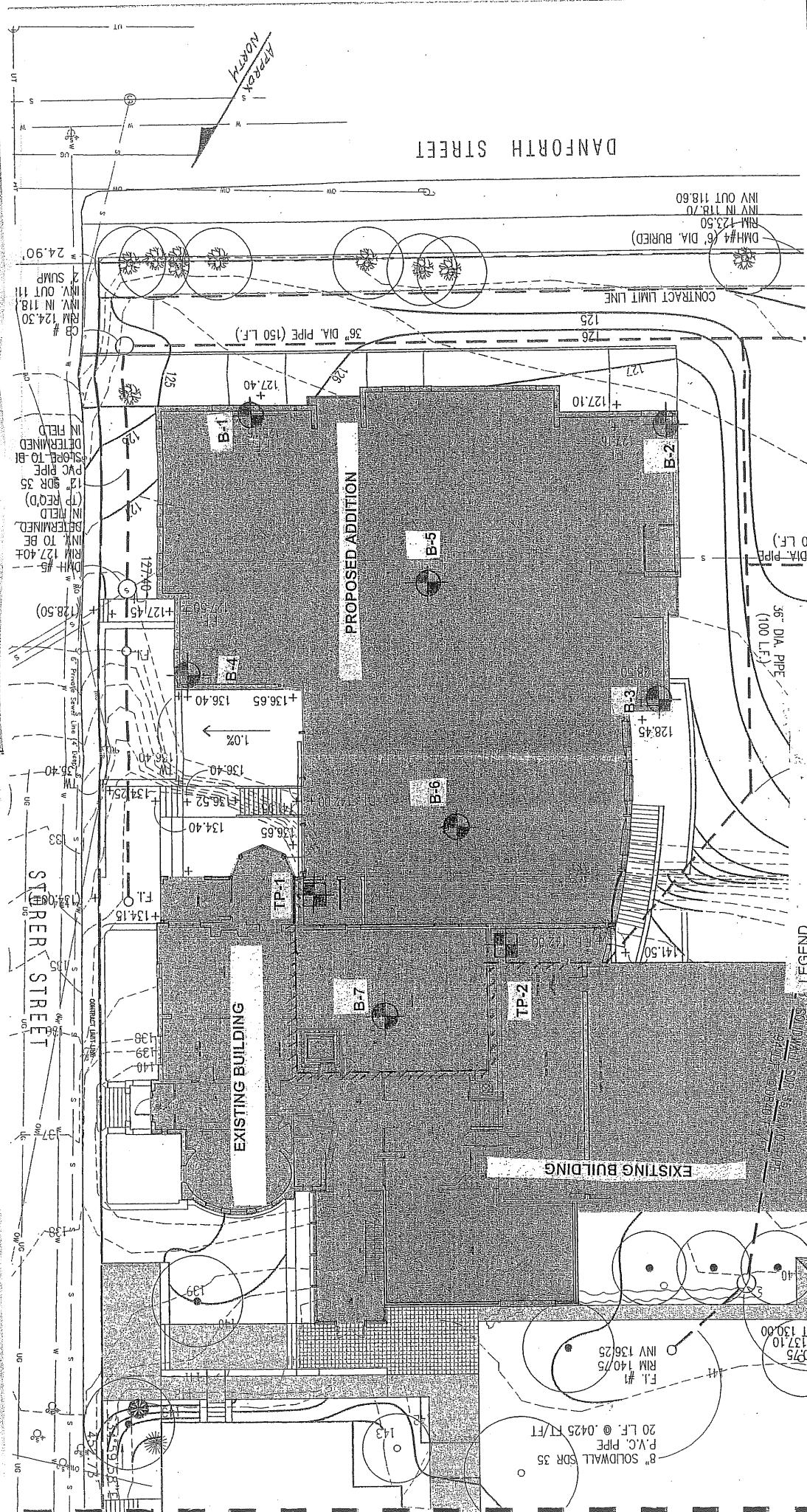
This report has been prepared for the exclusive use of Scott Simons Architects for specific application to the proposed Building Addition to the existing Davies Hall at the Waynflete School in Portland Maine. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S. W. COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S. W. COLE ENGINEERING, INC.



Scott Simons Architecture  
**EXPLORATION LOCATION PLAN**  
 WAYNFLETE SCHOOL ADDITION  
 360 SPRING STREET  
 PORTLAND, MAINE

PROJECT NO. 01-0120 SCALE: 1" = 20'

Approximate Test Pit Location  
 Approximate Test Boiling Location



**NOTES**

1. Base plan provided by Scott Simons Architects
2. Exploration locations were determined in the field by taped measurements from corner of building.





# BORING LOG

BORING NO.: B-1  
 SHEET: 1 OF 1  
 PROJECT NO.: 01-0120  
 DATE START: 3/16/01  
 DATE FINISH: 3/16/01  
 ELEVATION: 126.5 +/-  
 SWC REP.: MTT  
 WATER LEVEL INFORMATION  
Water Observed @ 10' +/-  
in open borehole

PROJECT / CLIENT: PROPOSED DAVIES HALL ADDITION / WAYNFLETE SCHOOL  
 LOCATION: PORTLAND, MAINE  
 DRILLING FIRM: GREAT WORKS TEST BORINGS DRILLER: JEFF LEE  
 CASING: TYPE HSA SIZE I.D. 4 1/4" HAMMER WT. 140 lb HAMMER FALL 30"  
 SAMPLER: SS 1 3/8" 140 lb 30"  
 CORE BARREL: \_\_\_\_\_

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
	1D	24"	24"	2.0'	7	10	9	6	3.5'	DARK BROWN GRAVELLY SILTY SAND, TRACE ORGANICS AND BRICK (FILL) ~ MEDIUM DENSE ~
	2D	24"	20"	7.0'	12	14	13	11	15.0'	BROWN SILTY SAND WITH SOME GRAVEL (TILL) ~ MEDIUM DENSE ~
	3D	24"	18"	12.0'	10	14	15	15		
	4D	24"	12"	17.0'	11	50	48	23	17.0'	GRAY SILTY SAND WITH TRACE GRAVEL (TILL) ~ VERY DENSE ~
										BOTTOM OF EXPLORATION @ 17.0'
										NOTE: APPROXIMATE 2' OF FROST AT SURFACE

SAMPLES: \_\_\_\_\_ SOIL CLASSIFIED BY: \_\_\_\_\_  
 D = SPLIT SPOON  DRILLER - VISUALLY  
 C = 3" SHELBY TUBE  SOIL TECH. - VISUALLY  
 U = 3.5" SHELBY TUBE  LABORATORY TEST

REMARKS: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

2

BORING NO.: B-1



# BORING LOG

BORING NO.: B-2  
 SHEET: 1 OF 1  
 PROJECT NO.: 01-0120  
 DATE START: 3/16/01  
 DATE FINISH: 3/16/01  
 ELEVATION: 125 +/-  
 SWC REP.: MTT

PROJECT / CLIENT: PROPOSED DAVIES HALL ADDITION / WAYNFLETE SCHOOL  
 LOCATION: PORTLAND, MAINE.  
 DRILLING FIRM: GREAT WORKS TEST BORINGS DRILLER: JEFF LEE

CASING: TYPE HSA • SIZE I.D. 4 1/4" HAMMER WT. 140 lb HAMMER FALL 30"  
 SAMPLER: SS 1 3/8"  
 CORE BARREL:

WATER LEVEL INFORMATION  
 Soils Wet/Saturated @ 10' +/-

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
									0.4'	BROWN ORGANIC TOPSOIL
	1D	24"	16"	2.0'	3	7	10	10		w = 22.0% DARK BROWN SILTY SAND TRACE ORGANICS AND GRAVEL (FILL) ~ MEDIUM DENSE ~
									5.5'	
	2D	24"	16"	7.0'	2	6	9	22		BROWN GRAVELLY SAND WITH SOME SILT (PROBABLE FILL) w = 7.5% ~MEDIUM DENSE~
									7.0'	
	3D	24"	18"	12.0'	8	16	21	24		~DENSE~ BROWN GRAVELLY SILTY SAND (TILL) w = 9.6%
									14.0'	
	4D	24"	21"	17.0"	5	4	5	17		~ MEDIUM DENSE ~ GRAY SILTY SAND WITH TRACE GRAVEL (TILL) w = 12.9%
									17.0'	
										BOTTOM OF EXPLORATION @ 17.0'
										NOTE: APPROXIMATE 1' FROST AT SURFACE

SAMPLES: D = SPLIT SPOON  
 C = 3" SHELBY TUBE  
 U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:  
 DRILLER - VISUALLY  
 SOIL TECH. - VISUALLY  
 LABORATORY TEST

REMARKS:  
 STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.



# BORING LOG

BORING NO.: B-3  
 SHEET: 1 OF 1  
 PROJECT NO.: 01-0120  
 DATE START: 3/16/01  
 DATE FINISH: 3/16/01  
 ELEVATION: 126.5 +/-  
 SWC REP.: MTT

PROJECT / CLIENT: PROPOSED DAVIES HALL ADDITION / WAYNFLETE SCHOOL  
 LOCATION: PORTLAND, MAINE  
 DRILLING FIRM: GREAT WORKS TEST BORINGS DRILLER: JEFF LEE

CASING: TYPE HSA SIZE I.D. 4 1/4" HAMMER WT. 140 lb HAMMER FALL 30"  
 SAMPLER: SS 1 3/8"  
 CORE BARREL:

WATER LEVEL INFORMATION  
 No Free Water Observed  
 Soils Moist to Wet

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
	1D	24"	16"	2.0'	1	2	1	4	0.5'	BROWN ORGANIC TOPSOIL ~ LOOSE ~ BROWN SAND WITH SOME SILT, TRACE GRAVEL (FILL)
									4.5'	
	2D	24"	20"	7.0'	18	23	19	30	9.0'	~ DENSE ~ BROWN GRAVELLY SILTY SAND (TILL)
	3D	24"	24"	12.0'	8	38	45	50	15.7'	~ VERY DENSE ~ GRAY SILTY SAND WITH TRACE GRAVEL (TILL)
	4D	8"	8"	15.7'	45	50/0"				BOTTOM OF EXPLORATION @ 15.7' PRACTICAL REFUSAL - POSSIBLE BEDROCK

SAMPLES: SOIL CLASSIFIED BY: REMARKS:

J = SPLIT SPOON       DRILLER - VISUALLY  
 C = 3" SHELBY TUBE       SOIL TECH. - VISUALLY  
 U = 3.5" SHELBY TUBE       LABORATORY TEST

STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

4

BORING NO.: B-3



# BORING LOG

PROJECT / CLIENT: PROPOSED DAVIES HALL ADDITION / WAYNFLETE SCHOOL  
 LOCATION: PORTLAND, MAINE  
 DRILLING FIRM: GREAT WORKS TEST BORINGS DRILLER: JEFF LEE

BORING NO.: B-4  
 SHEET: 1 OF 1  
 PROJECT NO.: 01-0120  
 DATE START: 3/16/01  
 DATE FINISH: 3/16/01  
 ELEVATION: 127.5 +/-  
 SWC REP.: MTT

CASING: TYPE HSA SIZE I.D. 4 1/4" HAMMER WT. 140 lb HAMMER FALL 30"  
 SAMPLER: SS  
 CORE BARREL: \_\_\_\_\_

WATER LEVEL INFORMATION  
Water Observed @ 7' +/-  
In Open Borehole

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
	1D	24"	18"	2.0'	5	7	15	19	3.5'	~ MEDIUM DENSE ~ BROWN SILTY SAND WITH SOME GRAVEL (FILL)
	2D	24"	17"	7.0'	27	27	37	40		~ VERY DENSE ~ GRAY SILTY SAND WITH SOME GRAVEL (TILL)
	3D	24"	18"	12.0'	17	31	24	29		
	4D	9"	3"	15.8'	33	50/3"			15.8'	REFUSAL @ 15.8' PRACTICAL REFUSAL - POSSIBLE BEDROCK
										NOTE: APPROXIMATE 2' FROST AT SURFACE

SAMPLES: \_\_\_\_\_ SOIL CLASSIFIED BY: \_\_\_\_\_ REMARKS: \_\_\_\_\_  
 = SPLIT SPOON  DRILLER - VISUALLY  
 = 3" SHELBY TUBE  SOIL TECH. - VISUALLY  
 = 3.5" SHELBY TUBE  LABORATORY TEST

STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

(5)

BORING NO.: B-4



# BORING LOG

PROJECT / CLIENT: PROPOSED DAVIES HALL ADDITION / WAYNFLETE SCHOOL  
 LOCATION: PORTLAND, MAINE  
 DRILLING FIRM: GREAT WORKS TEST BORINGS DRILLER: JEFF LEE

BORING NO.: B-5  
 SHEET: 1 OF 1  
 PROJECT NO.: 01-0120  
 DATE START: 3/16/01  
 DATE FINISH: 3/16/01  
 ELEVATION: 126.5 +/-  
 SWC REP.: MTT

CASING: \_\_\_\_\_  
 SAMPLER: \_\_\_\_\_  
 CORE BARREL: \_\_\_\_\_

TYPE	SIZE I.D.	HAMMER WT.	HAMMER FALL
HSA	4 1/4"		
SS	1 3/8"	140 lb	30"

WATER LEVEL INFORMATION  
Water Observed @ 10.0' +/-  
In Open Borehole

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
	1D	24"	18"	2.0'	7	15	26	20	3.5'	~ MEDIUM DENSE ~ DARK BROWN SILTY SAND WITH SOME GRAVEL, TRACE ORGANICS (FILL) w = 13.3%
	2D	24"	18"	7.0'	4	8	11	15	12.0'	~ MEDIUM DENSE ~ BROWN SILTY SAND WITH SOME GRAVEL (TJLL) w = 10.9%
	3D	24"	16"	12.0'	9	17	18	22		w = 10.5%
										BOTTOM OF EXPLORATION @ 12.0'
										NOTE: APPROXIMATELY 2' FROST AT SURFACE

SAMPLES: \_\_\_\_\_  
 SOIL CLASSIFIED BY: \_\_\_\_\_

<input type="checkbox"/>	DRILLER - VISUALLY
<input checked="" type="checkbox"/>	SOIL TECH. - VISUALLY
<input checked="" type="checkbox"/>	LABORATORY TEST

SPLIT SPOON  
 3" SHELBY TUBE  
 3.5" SHELBY TUBE

REMARKS: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

6



# BORING LOG

BORING NO.: B-6  
 SHEET: 1 OF 1  
 PROJECT NO.: 01-0120  
 DATE START: 3/16/01  
 DATE FINISH: 3/16/01  
 ELEVATION: 127.5<sup>±</sup>  
 SWC REP.: MTT

PROJECT / CLIENT: PROPOSED DAVIES HALL ADDITION / WAYNFLETE SCHOOL  
 LOCATION: PORTLAND, MAINE  
 DRILLING FIRM: GREAT WORKS TEST BORINGS DRILLER: JEFF LEE

CASING: TYPE HSA SIZE I.D. 4 1/4" HAMMER WT. 140 lb HAMMER FALL 30"  
 SAMPLER: TYPE SS SIZE I.D. 1 3/8" HAMMER WT. 140 lb HAMMER FALL 30"  
 CORE BARREL: \_\_\_\_\_

WATER LEVEL INFORMATION  
No Free Water Observed  
Soils Moist to Wet

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
									0.4'	BROWN ORGANIC TOPSOIL
	1D	18"	16"	1.5'	1	3	8			~ LOOSE ~ BROWN SILTY SAND SOME GRAVEL (FILL)
									4.5'	~ VERY DENSE ~ BROWN SILTY SAND WITH SOME GRAVEL (TILL)
	2D	24"	20"	7.0'	26	39	33	37	9.0'	~ DENSE TO VERY DENSE ~ GRAY SILTY SAND WITH TRACE GRAVEL (TILL)
	3D	24"	24"	12.0'	10	19	27	44	17.0'	NOTE: 1" DIAMETER PVC GROUNDWATER MONITORING WELL INSTALLED AT 15.0' WITH 5.0' SCREEN GROUNDWATER MEASURED AT 2.0 FEET BELOW THE EXISTING GROUND SURFACE ON 4/16/01.
	4D	24"	24"	17.0'	8	18	20	27		BOTTOM OF EXPLORATION @ 17.0'

SAMPLES: \_\_\_\_\_ SOIL CLASSIFIED BY: \_\_\_\_\_  
 = SPLIT SPOON  
 = 3" SHELBY TUBE  
 = 3.5" SHELBY TUBE  
 DRILLER - VISUALLY  
 SOIL TECH. - VISUALLY  
 LABORATORY TEST

REMARKS: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.  
 BORING NO.: B-6



# BORING LOG

BORING NO.: B-7  
 SHEET: 1 OF 1  
 PROJECT NO.: 01-0120  
 DATE START: 3/16/01  
 DATE FINISH: 3/16/01  
 ELEVATION: 138 +/-  
 SWC REP.: MTT

PROJECT / CLIENT: PROPOSED DAVIES HALL ADDITION / WAYNFLETE SCHOOL  
 LOCATION: PORTLAND, MAINE  
 DRILLING FIRM: GREAT WORKS TEST BORINGS DRILLER: JEFF LEE

CASING: TYPE HSA SIZE I.D. 4 1/4" HAMMER WT. 140 lb HAMMER FALL 30"  
 SAMPLER: TYPE SS SIZE I.D. 1 3/8" HAMMER WT. 140 lb HAMMER FALL 30"  
 CORE BARREL: \_\_\_\_\_

WATER LEVEL INFORMATION  
No Free Water Observed Soils Moist to Wet

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
	1D	24"	6"	2.0'	1	1	2	4	0.4'	BROWN ORGANIC TOPSOIL ~ LOOSE ~ BROWN SILTY SANDY GRAVEL, TRACE ORGANICS (FILL)
	2D	24"	18"	7.0'	2	2	13	21	6.0'	~DENSE~ BROWN SILTY SAND WITH SOME GRAVEL (TILL) w=9.4%
	3D	24"	24"	12.0'	11	25	38	53	9.0'	GRAY SILTY SAND WITH TRACE GRAVEL (TILL) w = 10.1% ~ VERY DENSE ~
	4D	24"	16"	16.5'	16	17	50/5"		16.5'	w = 9.1%  BOTTOM OF EXPLORATION @ 16.5' PRACTICAL REFUSAL - POSSIBLE BEDROCK

SAMPLES: \_\_\_\_\_ SOIL CLASSIFIED BY: \_\_\_\_\_  
 SPLIT SPOON  
 3" SHELBY TUBE  
 3.5" SHELBY TUBE  
 DRILLER - VISUALLY  
 SOIL TECH. - VISUALLY  
 LABORATORY TEST

REMARKS: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.







**KEY TO THE NOTES & SYMBOLS**  
**Test Boring and Test Pit Explorations**

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

**Key to Symbols Used:**

W	-	water content, percent (dry weight basis)
$q_u$	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
$S_v$	-	field vane shear strength, kips/sq. ft.
$L_v$	-	lab vane shear strength, kips/sq. ft.
$q_p$	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
$W_L$	-	liquid limit - Atterberg test
$W_P$	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
$\gamma_T$	-	total soil weight
$\gamma_B$	-	buoyant soil weight

**Description of Proportions:**

0 to 5% TRACE  
5 to 12% SOME  
12 to 35% "Y"  
35+% AND

**REFUSAL: Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

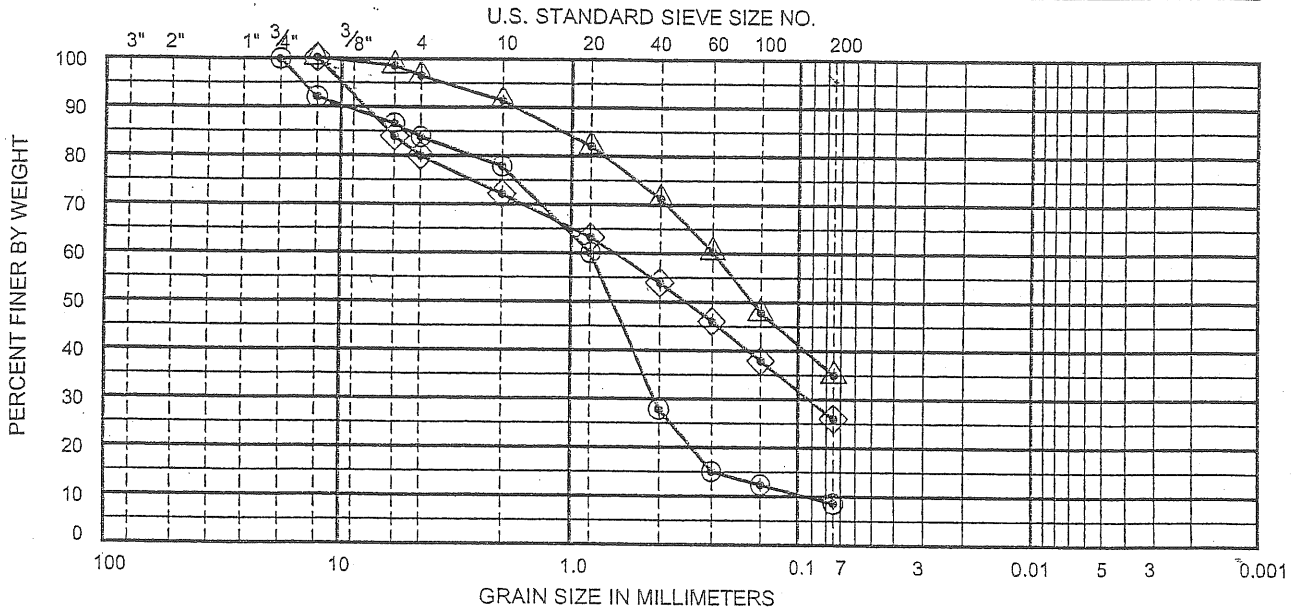
**REFUSAL: Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.



# GRAIN SIZE ANALYSIS

COBBLE	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COA.	MEDIUM	FINE	

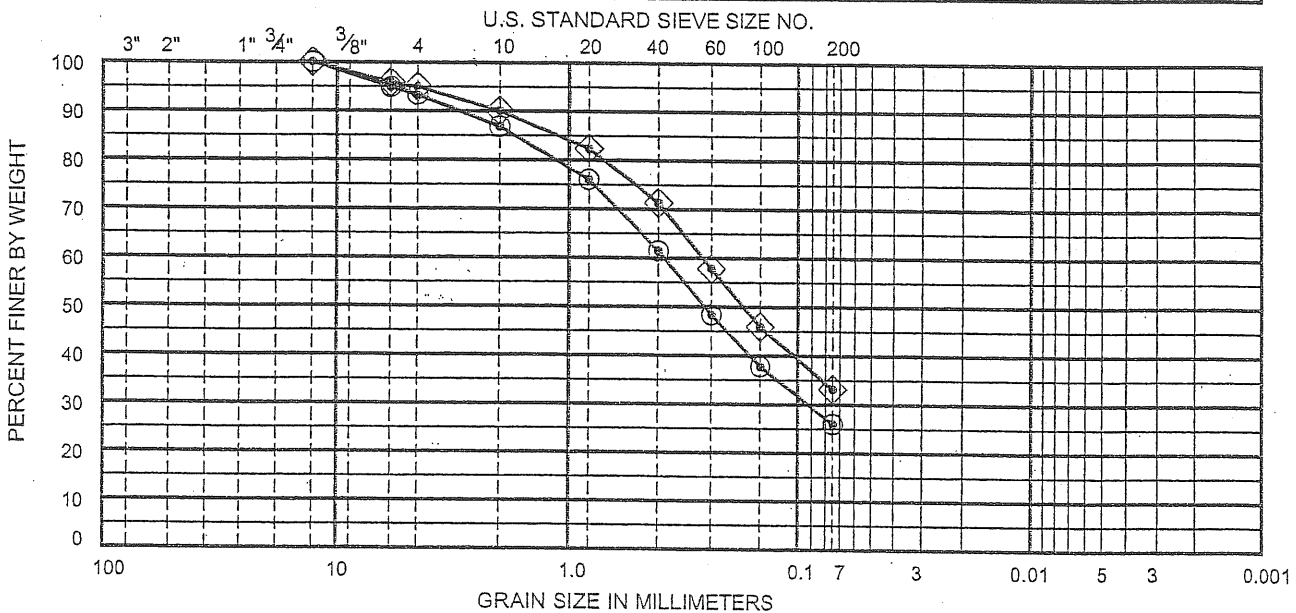


PLOT	SOURCE	SAMP.	DEPTH	CLASSIFICATION	W %
⊙	B-2	S-2	5'-7'	GRAVELLY SAND WITH SOME SILT	7.5%
◇	B-2	S-3	10'-12'	GRAVELLY SILTY SAND	9.6%
△	B-2	S-4	15'-17'	SILTY SAND WITH TRACE OF GRAVEL	12.9%

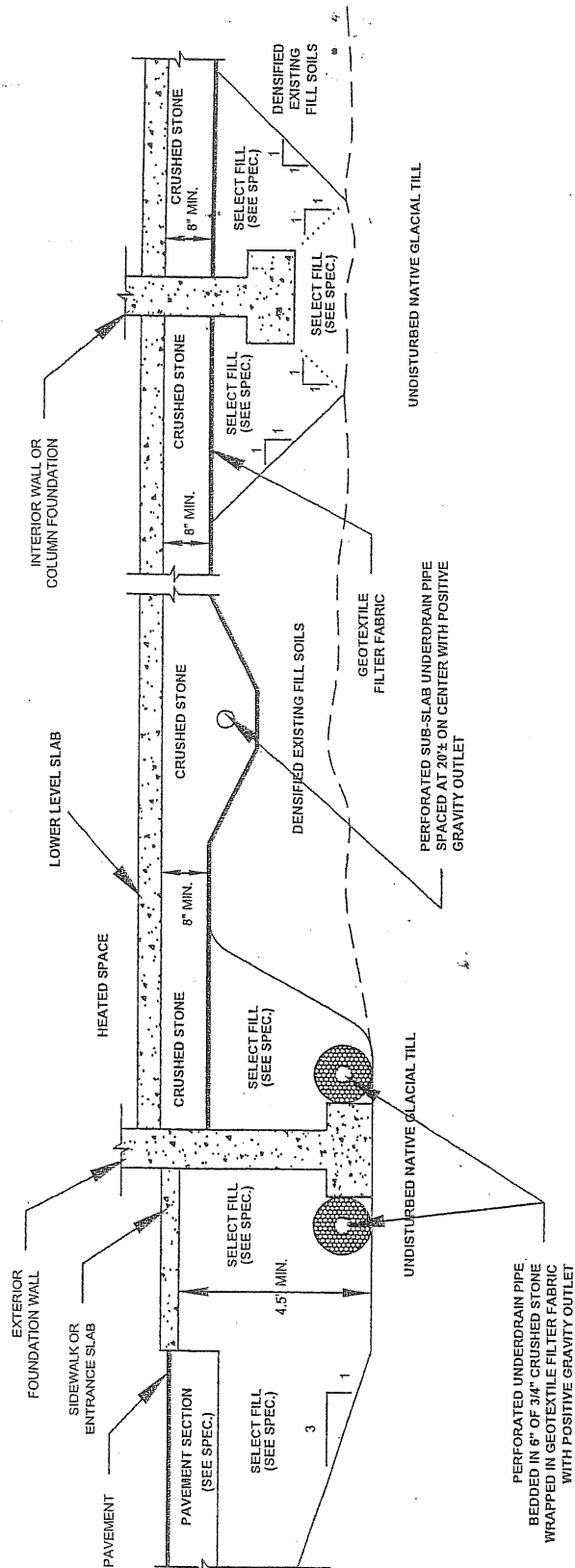


# GRAIN SIZE ANALYSIS

COBBLE	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COA.	MEDIUM	FINE	



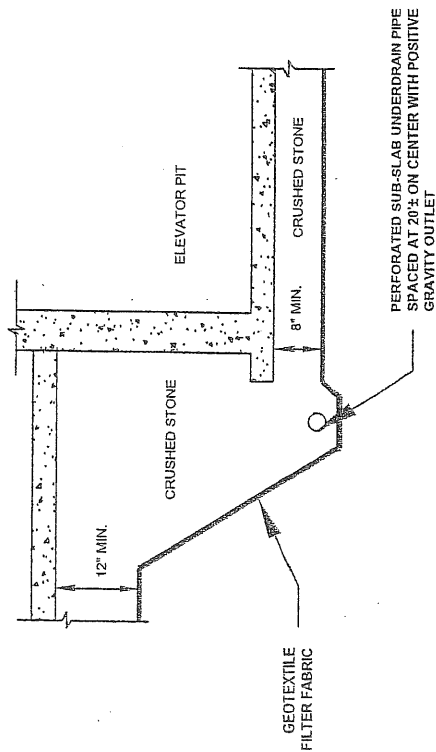
PLOT	SOURCE	SAMP.	DEPTH	CLASSIFICATION	W %
⊙	B-5	S-1	0-2'	SILTY SAND WITH SOME GRAVEL	13.3%
◇	B-5	S-2	5'-7'	SILTY SAND WITH TRACE OF GRAVEL	10.9%



PERFORATED UNDERDRAIN PIPE  
 BEDDED IN 6" OF 3/4" CRUSHED STONE  
 WRAPPED IN GEOTEXTILE FILTER FABRIC  
 WITH POSITIVE GRAVITY OUTLET

**NOTES:**

- 1.) All existing fill should be removed from beneath foundations.
- 2.) Suitable existing fill can remain below slab areas (see report).



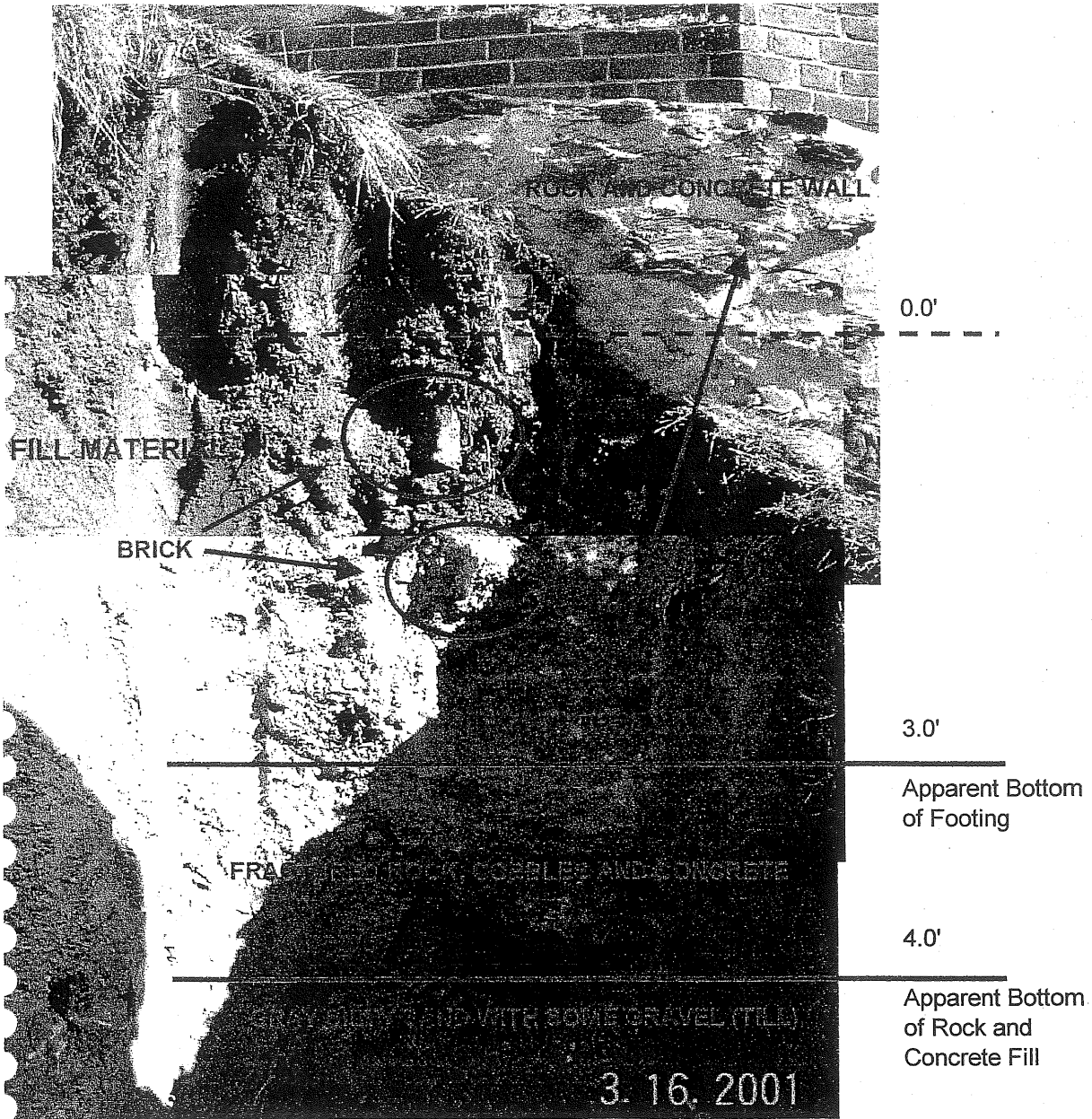
SCOTT SIMONS ARCHITECTS

**UNDERDRAIN DETAIL**

Proposed Building Addition  
 Waynelete School  
 360 Spring Street  
 Portland, Maine

Job No.	01-0120 S	Scale	Not to Scale
Date:	04/17/01	Sheet	12

TP-1

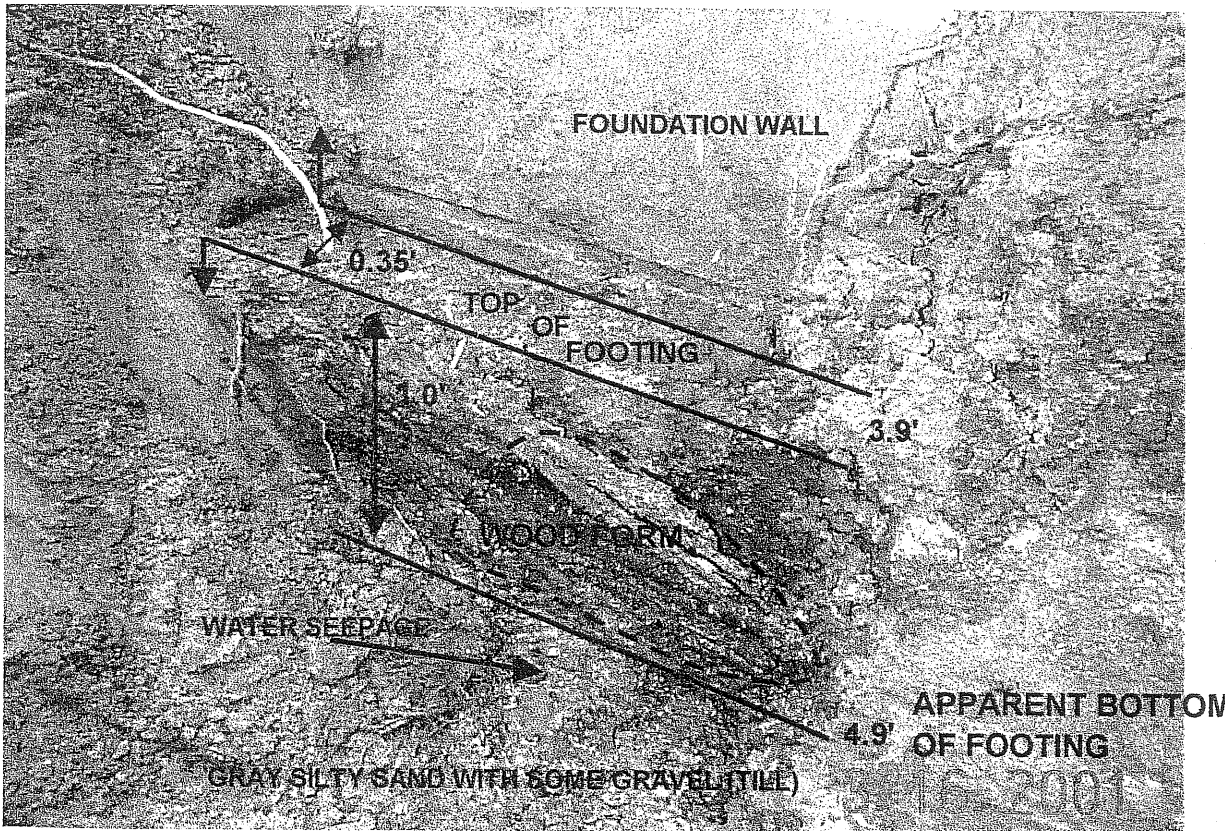
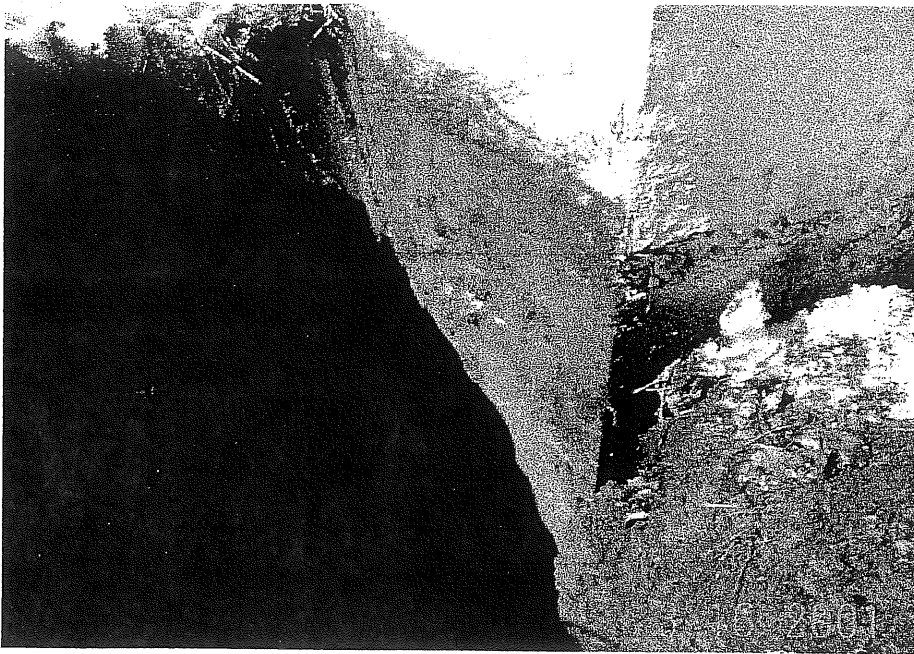


(See test pit logs for additional data)

Note: measurements taken from existing ground surface

01-0120  
Waynflete School

TP-2



(See test pit logs for additional data)

Note: measurements taken from existing ground surface

01-0120  
Waynflete School

061-F-006

26-36 stores

Wagnereite Art center

Wagnereite Arts center

Temporary Check Dams: The maximum height of the check dam should be 2'. The center of the check dam must be at least 6" lower than the outer edges. The maximum spacing between the dams should be such that the toe of the upstream dam is at the same elevation as the top of the downstream dam.

Stone Check Dams: Stone check dams should be constructed of 2" to 3" stone. Hand or mechanical placement will be necessary to achieve complete coverage of the ditch or swale and to ensure that the center of the dam is lower than the edges.

Log Check Dams: Log check dams should be constructed of 4" to 6" logs salvaged from clearing operations on site, if possible. The logs should be embedded into the soil at least 18". The 6" lower height required at the center can be achieved either by careful placement of the logs or by cutting the logs after they are in place.

Logs and/or brush should be placed on the downstream side of the dam to prevent scour during high flows.

Check dams should be installed before runoff is directed to the swale or drainage ditch.

## 0295.05 MAINTENANCE

Straw/hay bale barriers, silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be inspected if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.

Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.

Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

Check dams must be removed when their useful life has been completed. In temporary ditches and swales, check dams must be removed and the ditch filled in when it is no longer needed. In permanent structures, check dams must be removed when a permanent lining can be installed. In the case of grass-lined ditches, check dams must be removed when the grass has matured sufficiently to protect the ditch or swale. The area beneath the check dams must be seeded and mulched immediately after they are removed.





- 1. The applicant provides staff with catalog cuts for wall and pole mounted fixtures that are in compliance with the lighting standards.
- 2. The applicant will coordinate and satisfactorily determine the function of the existing 8" pipes that will be impacted by the project. If they are determined to be pipes that carry combined flows of sewer and storm water, then the Public Works Dept. should be contacted and any possible removal or other remedial measures made to offset any new flows introduced into the system.

Potential Conditions of Approval:

- i. That the plan is/is not in conformance with the Conditional Use Standards of the Land Use Code.
  - ii. That the plan is/is not in conformance with the Site Plan Standards of the Land Use Code.
- On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Board Report #18-01 relevant to standards for site plan and conditional use review, the Board finds:

**V. MOTIONS FOR THE BOARD TO CONSIDER**

- i. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- ii. There are no known unique or distinctive characteristics associated with the proposed use.
- iii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- It does not appear that there will be any adverse impacts associated with the proposed project.
- Such impact differs substantially from the impact which would normally occur from such a use in that zone.
- The impacts of this site are similar as those normally expected from such a use in this zone.

Section 14-474(2)

- 2. The following standards apply for all conditional uses:  
The applicable lot sizes have been met.

Silt Fence: This sediment barrier utilizes standard strength or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected.

a. The height of a silt fence shall not exceed 36" (higher fences may impound volumes of water sufficient to cause failure of the structure).

b. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6" overlap and securely sealed.

c. Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground (minimum of 12"). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.

d. A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.

e. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, the wires or hog rings. The wire shall extend more than 36" above the original ground surface.

f. The standard strength of filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. the fabric shall not extend more than 36" above the original ground surface. Filter fabric shall not be stapled to existing trees.

g. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with other provisions of item (f) applying.

h. The trench shall be backfilled and the soil compacted over the filter fabric.

i. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas has been permanently stabilized.

Sequence of Installation: Sediment barriers should be installed prior to any soil disturbance of the contributing drainage area above them.



Scott Simons Architects

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Portland, Maine 04101

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fax 207 828 4656

www.simonsarchitects.com

**TRANSMITTAL**

date: 7/20/2007  
project: WAYNFLEETE ARTS CENTER - PHASE II: 2003-0040  
subject:

to: Shukria Wiar  
Planning, City of Portland  
389 Congress Street  
Portland, ME 04101

phone: (207) 756-8083  
fax: (207) 756-8258

transmitted:	Quantity	Dated	Description
	1	July 19, 2007	Drainage Analysis & Stormwater Management Report by P+G
	1	July 2007	Sheet L5.0 Drainage Plan, signed and stamped.
	1	July 2, 2007	Sheet C1.0 Storm Drain Layout Plan and Details
	1	July 20, 2007	Sheet L-1.4 Site Details

via:  Mail  By Hand  Courier  Email  Overnight  Other \_\_\_\_\_  
pages (including this sheet) Fax: \_\_\_\_\_

remarks:

Shukria: I've enclosed hard copies of the material mentioned and sent in e-mails earlier today.

Thanks, Austin.

Project: I2003-0040-D23457.doc  
Waynfleete Arts Center - Phase II  
date: 7/20/2007



DRAINAGE ANALYSIS  
AND  
STORMWATER MANAGEMENT REPORT  
WAYNFLETE PERFORMING ARTS  
CENTER & PARKING LOT  
July 19, 2007

SITE DESCRIPTION:

The site is located on the Waynflete School campus on the south side of Spring Street between Storer and Fletcher Streets. The project involves building a new performing arts center and a parking lot with eleven spaces.

TOPOGRAPHY, SOILS AND GROUND COVER:

The topography of the site is gently sloping from north to south. Spring Street, which runs along the north side of the parcel, is the high ground and intercepts stormwater runoff from areas that drain to it from the north. Little, if any, runoff from offsite drains onto and across the property. The bus loop entrance and exit will be shaped to maintain this pattern.

A series of borings taken in the playfield between Danforth Street and Davies Hall and within 120' of Storer Street for the 2001 project indicate that there are a few inches of topsoil over 3 to 5 feet of brown silty sand fill over dense till in that area. Because ground cover in the area being reshaped to construct the bus loop is pavement, building, lawn or landscaping, for the purpose of this analysis I considered this "Made Land" belonging to hydrologic soil group C.

Ground cover is either impervious or lawn. Ground that isn't covered with buildings, bituminous pavement, stone or concrete is maintained as lawn or planting beds.

**COMPUTER MODELING:**

The site was modeled using the computer software HydroCAD created by Applied Microcomputer Systems of Chocura, NH. The software is based primarily on hydrology techniques developed by the Soil Conservation Service (SCS TR-20) combined with standard hydraulic calculations for pipes and reservoirs. The program is one of the proprietary programs listed in Appendix C of the DEP publication "STORMWATER MANAGEMENT FOR MAINE: BEST MANAGEMENT PRACTICES" January 2006 and is in common usage by engineers in this area to model stormwater runoff from areas of this size and nature.

Modeling assumptions are given in Appendix A and in the HydroCAD summary sheets for the 25-year, 10-year, and 2-year rainfall events attached as Appendices B, and C. The existing conditions were those modeled in March and April 2001 prior to the Davies Hall Expansion and are described in Appendix B. The summary sheets in Appendix C describe the site with the performing arts center and parking lot added.

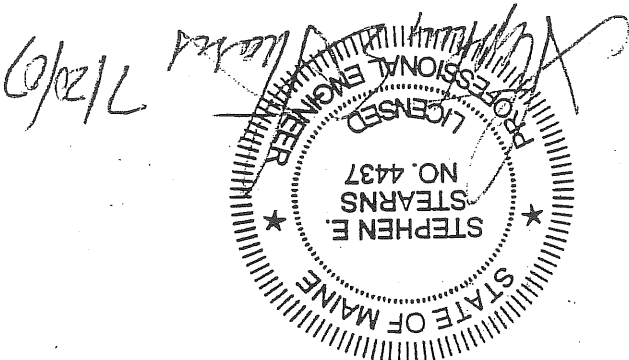
The point of analysis (P.O.A.) for the purpose of comparing pre and post development runoff rates for the storm events modeled is the catch basin on Danforth Street at the junction of Fletcher Street. The model ignores other areas that drain to this point that will not be impacted by this project.

**RESULTS:**

Based on the HydroCAD model the proposed performing arts center and parking lot construction off Spring Street will not increase the peak rate of runoff onto Danforth Street.

The roof of the new performing arts center and new parking lot will be detained in a system of 36" pipes under the parking lot in order to keep the peak flows at the catch basin in Danforth Street at or below the existing peak flows. There will be short term surcharging in the catch basins in the parking lot but the peak water level will be about two feet below the grate (see page 12, Appendix C).

Stephen E. Stearns, P.E.



Construction of a performing arts center and a parking lot off Storer Street as proposed will have no adverse impact on downstream drainage facilities. The detention basin constructed of 36" pipe under the new parking lot mitigates increases in the peak rate of runoff from the site onto Danforth Street due to the proposed improvements during significant rainfall events.

CONCLUSIONS:

Storm Frequency (Years)	Existing condition 4-9-01		
	25	10	2
Developed condition 2002	9.89	7.98	4.12
	8.33	6.86	3.82
	8.64	7.04	3.77
Developed condition 2007	8.43	6.91	3.77



SUPPORTING INFORMATION

## APPENDIX A

Note 1: Use Type II for Oxford County (with the exception of towns listed below) and Penobscot County (with the exception of towns listed below) and all Maine counties not listed below)  
 Note 2: Use Type III for York, Cumberland, Androscoggin, Sagadahoc, Kennebec, Waldo, Knox, Piscataquis, Somerset, Franklin, Aroostook, Lincoln, Hancock, Washington Counties; the following Oxford County Towns: Porter, Brownfield, Hiram, Denmark, Oxford, Hebron, Buckfield and Hartford; and the following Penobscot County Towns: Dixmont, Newburgh, Hampden, Bangor, Veazie, Orono, Bradley, Chilton, Eddington, Holden, Brewer, Orlington, Plymouth, Ema, Carmel, Hermon, Glenburn, Old Town, Milford and Greenfield.

SOURCES: 24-HR. DATA - TP 40  
 ANNUAL DATA - CDAN

NOTES: REVISED 4/10/92 Lew P. Crosby  
 24-HR DURATION RAINFALL

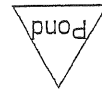
County	Storm Type	Return Interval or Frequency							
		1-Yr	2-Yr	5-Yr	10-25 Yr	100-500 Yr			
Androscoggin	S	2.5	3.0	3.9	4.6	5.4	6.5	7.8	45.3
Aroostook C	S	2.1	2.1	3.2	3.6	4.2	5.0	5.9	36.1
Aroostook N	S	2.0	2.3	3.0	3.5	4.0	4.8	5.7	36.1
Aroostook S	E	2.2	2.5	3.3	3.8	4.4	5.3	6.4	39.0
Cumberland NW	E	2.8	3.3	4.3	5.0	5.8	6.9	8.3	43.4
Cumberland SE	E	2.5	3.0	4.0	4.7	5.5	6.7	8.1	44.4
Franklin	N	2.4	2.9	3.7	4.2	4.9	5.9	7.0	45.6
Hancock	N	2.4	2.7	3.6	4.2	4.9	6.0	7.2	45.2
Kennebec	T	2.4	3.0	3.8	4.4	5.1	6.1	7.2	41.7
Knox-Lincoln	E	2.5	2.9	3.8	4.4	5.1	6.2	7.4	46.1
Oxford E	S	2.5	3.0	4.0	4.6	5.3	6.4	7.6	43.0
Oxford W	S	3.0	3.5	4.5	5.2	6.0	7.1	8.4	43.8
Penobscot N	I	2.2	2.5	3.3	3.8	4.4	5.4	6.4	41.5
Penobscot S	I	2.4	2.7	3.5	4.1	4.8	5.8	6.9	39.5
Piscataquis N	A	2.2	2.5	3.3	3.8	4.4	5.3	6.3	38.5
Piscataquis S	A	2.3	2.6	3.4	4.0	4.6	5.5	6.6	41.0
Sagadahoc	D	2.5	3.0	3.9	4.6	5.4	6.5	7.8	45.3
Somerset N	S	2.2	2.5	3.3	3.8	4.4	5.3	6.3	37.3
Somerset S	S	2.4	2.7	3.5	4.1	4.7	5.7	6.8	39.5
Waldo	2	2.5	2.8	3.7	4.3	4.9	6.0	7.1	47.2
Washington	2	2.4	2.5	3.4	4.0	4.8	5.9	7.1	44.2
York	2	2.5	3.0	4.0	4.6	5.4	6.6	7.8	46.7

Table 2-1  
 24 Hour Duration Rainfalls for Various Return Periods  
 Natural Resources Conservation Service County Rainfall Data

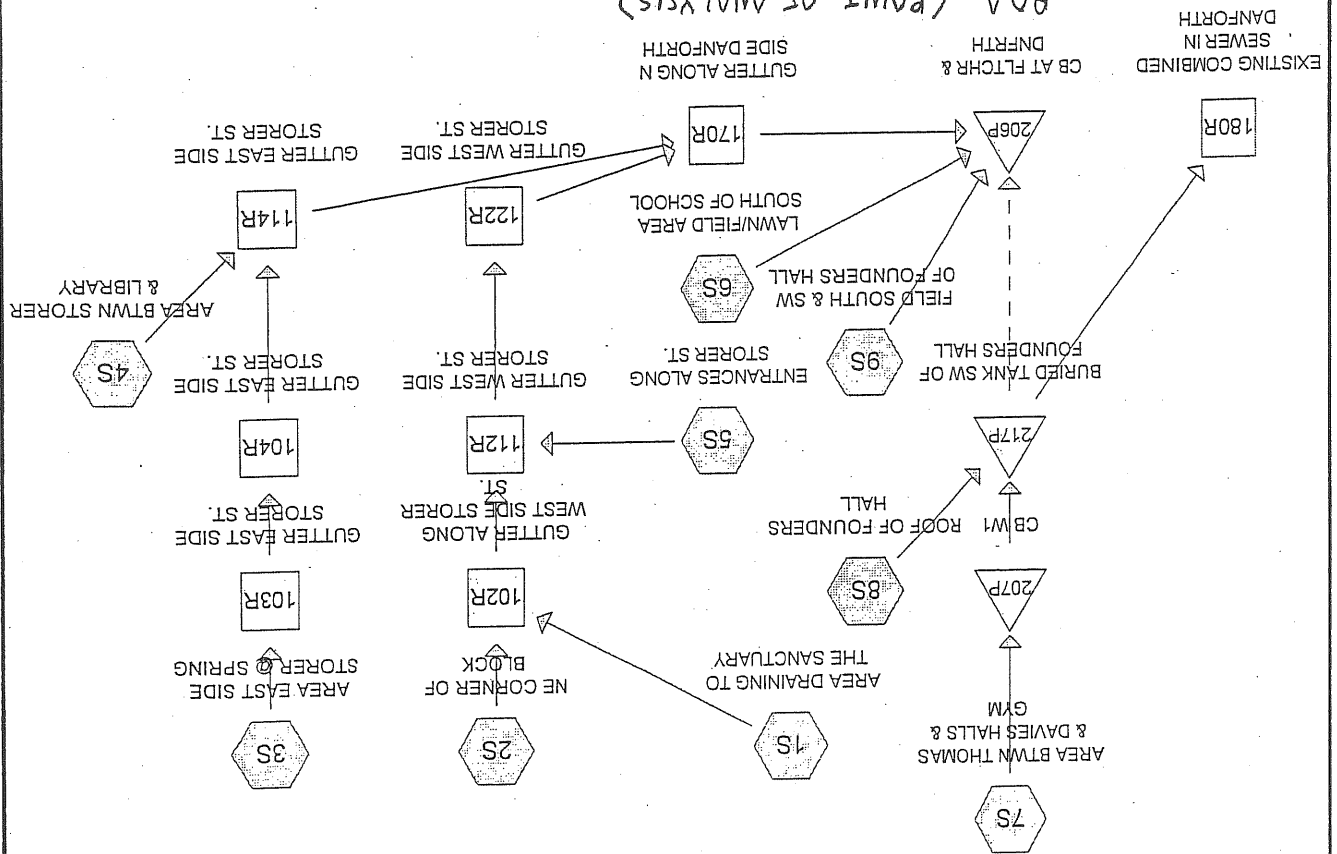


HYDROCAD CALCULATIONS  
EXISTING CONDITIONS APRIL 2001  
Revised June 20, 2003  
(Added Subcatchment 9S)  
Revised July 19, 2007

## APPENDIX B



P.O.A. (POINT OF ANALYSIS)



**Subcatchment 1S: AREA DRAINING TO THE SANCTUARY**

Runoff = 1.74 cfs @ 12.13 hrs, Volume = 0.167 af, Depth > 4.35"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span = 0.00-24.00 hrs, dt = 0.10 hrs  
 Type III 24-hr 25 Year Rainfall = 5.50"

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.150	74	LAWN, GOOD CND, HSG C	0.150				
0.090	98	BLDGS	0.220				
0.220	98	PVMNT	0.460				
0.460	90	Weighted Average	0.150				
0.150		Pervious Area	0.310				
0.310		Imperious Area					
13.4	100	0.0100	0.12				
Sheet Flow, ACROSS SANCTUARY							

Grass: Short n = 0.150 P2 = 3.00"

**Subcatchment 2S: NE CORNER OF BLOCK**

Runoff = 1.20 cfs @ 12.03 hrs, Volume = 0.102 af, Depth > 4.69"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span = 0.00-24.00 hrs, dt = 0.10 hrs  
 Type III 24-hr 25 Year Rainfall = 5.50"

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.050	74	LAWN, GOOD CND, HSG C (GUESS)	0.050				
0.040	98	BLDGS	0.170				
0.170	98	PVMNT	0.260				
0.260	93	Weighted Average	0.050				
0.050		Pervious Area	0.210				
0.210		Imperious Area					
6.0							

Direct Entry, EAST TO STORER ST.

**Subcatchment 3S: AREA EAST SIDE STORER @ SPRING**

Runoff = 1.98 cfs @ 12.03 hrs, Volume = 0.180 af, Depth > 5.26"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span = 0.00-24.00 hrs, dt = 0.10 hrs  
 Type III 24-hr 25 Year Rainfall = 5.50"

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.120	98	BLDGS	0.290				
0.290	98	PVMNT	0.410				
0.410	98	Weighted Average					

**Subcatchment 4S: AREA BTWN STORER & LIBRARY**

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.410		Imperious Area					

Direct Entry, TO SW TO STORER ST. 6.0

Runoff = 1.18 cfs @ 12.04 hrs, Volume = 0.094 af, Depth > 3.43"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

**Subcatchment 5S: ENTRANCES ALONG STORER ST.**

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.240	74	LAWN, GOOD CND, HSG C					
0.090	98	PVMNT					
0.330	81	Weighted Average					
0.240		Pervious Area					
0.090		Imperious Area					

Direct Entry, TO SOUTH TO STORER ST. 6.0

Runoff = 0.82 cfs @ 12.03 hrs, Volume = 0.075 af, Depth > 5.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

**Subcatchment 6S: LAWN/FIELD AREA SOUTH OF SCHOOL**

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.040	98	BLDGS					
0.130	98	PVMNT					
0.170	98	Weighted Average					
0.170		Imperious Area					

Direct Entry, TO STORER ST. 6.0

Runoff = 2.66 cfs @ 12.04 hrs, Volume = 0.213 af, Depth > 3.05"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.720	74	LAWN, GOOD CND, HSG C	0.120				
0.120	98	BLDGS	0.840				
0.840	77	Weighted Average	0.720				
0.720		Pervious Area	0.120				
0.120		Imperious Area					
6.0							Direct Entry, TO SOUTH TOWARD DANFORTH ST.

**Subcatchment 7S: AREA BTWN THOMAS & DAVIES HALLS & GYM**

Runoff = 4.34 cfs @ 12.01 hrs, Volume = 0.343 af, Depth > 4.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span = 0.00-24.00 hrs, dt = 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2,643	98	DAVIES HALL	1,536				
1,536	98	THOMAS HALL	7,654				
7,654	98	GYMNASIUM	6,403				
6,403	98	WALKS, STEPS & DECK	8,716				
8,716	98	PRKNG LT & DRIVES	3,027				
3,027	98	WOODCHIP PLAYGROUNDS	8,248				
8,248	74	LAWN, GOOD COND, HSG C	38,227				
38,227	93	Weighted Average	8,248				
8,248		Pervious Area	29,979				
29,979		Imperious Area					

Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.7	0.0406	0.18	0.0406	Sheet Flow, TO SE OFF LAWN OF THOMAS HALL Grass: Short n = 0.150 P2 = 3.00"
0.7	0.0278	3.38	0.0278	Shallow Concentrated Flow, TO SOUTH ACROSS PRKNG LT Paved Kv = 20.3 fps
0.2	0.0369	8.64	3.02	Circular Channel (pipe), PIPE CB W2 TO CB W1 Diam = 8.0" Area = 0.3 sf Perim = 2.1' r = 0.17' n = 0.010
4.6	Total	285	Total	

**Subcatchment 8S: ROOF OF FOUNDERS HALL**

Runoff = 0.41 cfs @ 12.03 hrs, Volume = 0.037 af, Depth > 5.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span = 0.00-24.00 hrs, dt = 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
3,660	98	ROOF
3,660		Imperious Area

Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0				Direct Entry, ACROSS ROOF TO ROOF DRAINS

**Subcatchment 9S: FIELD SOUTH & SW OF FOUNDERS HALL**

Runoff = 1.85 cfs @ 12.03 hrs, Volume = 0.146 af, Depth > 2.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
716	98	House on Fletcher St.
25,958	74	Lawn/field, HSG C
26,674	75	Weighted Average
25,958		Pervious Area
716		Impervious Area

Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	40	0.0300	0.16	Sheet Flow, TO south behind house on Fletcher St.
1.6	175	0.0667	1.81	Shallow Concentrated Flow, To SE across field to Danforth S
5.7	215	Total		Short Grass Pasture Kv=7.0 fps

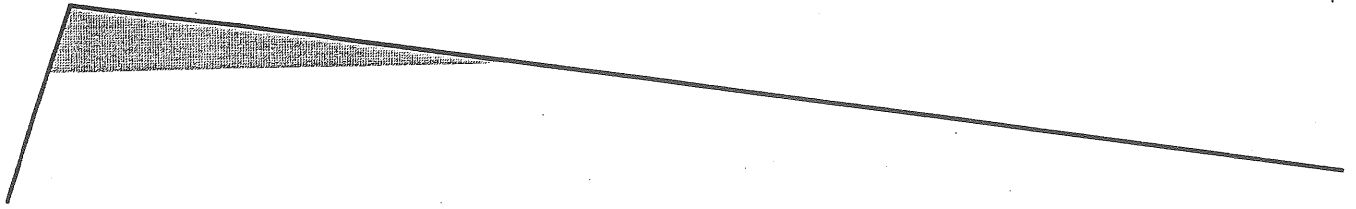
**Reach 102R: GUTTER ALONG WEST SIDE STORER ST.**

Inflow Area = 0.720 ac, Inflow Depth > 4.48" for 25 Year event  
 Inflow = 2.73 cfs @ 12.09 hrs, Volume = 0.269 af  
 Outflow = 2.68 cfs @ 12.10 hrs, Volume = 0.269 af, Atten=2%, Lag=0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 2  
 Max. Velocity= 3.50 fps, Min. Travel Time= 0.3 min  
 Avg. Velocity = 1.43 fps, Avg. Travel Time= 0.8 min

Peak Storage= 54 cf @ 12.10 hrs, Average Depth at Peak Storage= 0.17'  
 Bank-Full Depth= 0.50', Capacity at Bank-Full= 46.76 cfs

0.00' x 0.50' deep channel, n= 0.016  
 Side Slope Z-value= 50.0 2.5' /', Top Width= 26.25'  
 Length= 70.0' Slope= 0.0376 %  
 Inlet Invert= 0.00', Outlet Invert= -2.63'



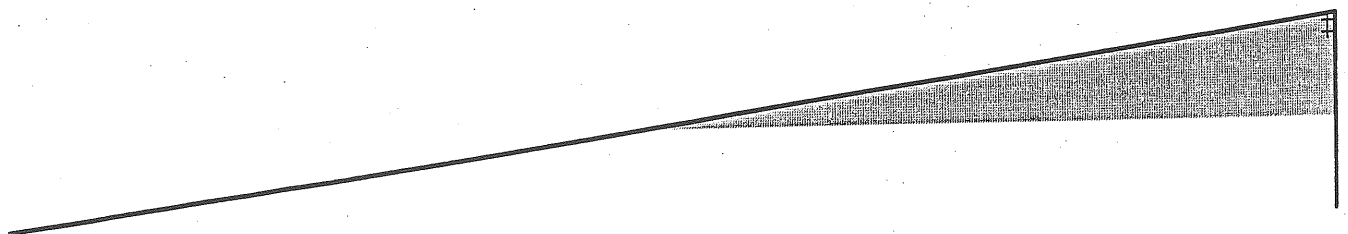
**Reach 103R: GUTTER EAST SIDE STORER ST.**

Inflow Area = 0.410 ac, Inflow Depth > 5.26" for 25 Year event  
 Inflow = 1.98 cfs @ 12.03 hrs, Volume = 0.180 af  
 Outflow = 1.87 cfs @ 12.06 hrs, Volume = 0.180 af, Atten=6%, Lag=1.7 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=3.02 fps, Min. Travel Time=0.6 min  
 Avg. Velocity=1.24 fps, Avg. Travel Time=1.4 min

Peak Storage=67 cf @ 12.05 hrs, Average Depth at Peak Storage=0.16'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=10.53 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=0.0 50.0' Top Width=15.00'  
 Length=107.0' Slope=0.0327'/'  
 Inlet Invert=0.00', Outlet Invert=-3.50'



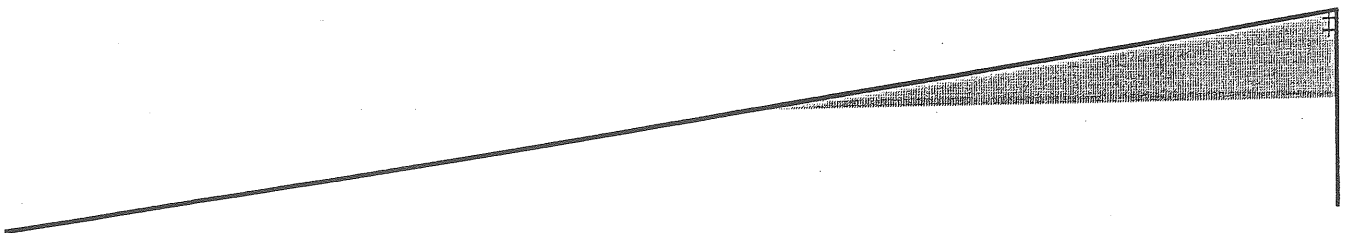
**Reach 104R: GUTTER EAST SIDE STORER ST.**

Inflow Area = 0.410 ac, Inflow Depth > 5.26" for 25 Year event  
 Inflow = 1.87 cfs @ 12.06 hrs, Volume = 0.180 af  
 Outflow = 1.87 cfs @ 12.07 hrs, Volume = 0.180 af, Atten=0%, Lag=0.8 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=4.18 fps, Min. Travel Time=0.3 min  
 Avg. Velocity=1.72 fps, Avg. Travel Time=0.7 min

Peak Storage=34 cf @ 12.06 hrs, Average Depth at Peak Storage=0.13'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=16.24 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=0.0 50.0' Top Width=15.00'  
 Length=75.0' Slope=0.0779'/'  
 Inlet Invert=0.00', Outlet Invert=-5.84'



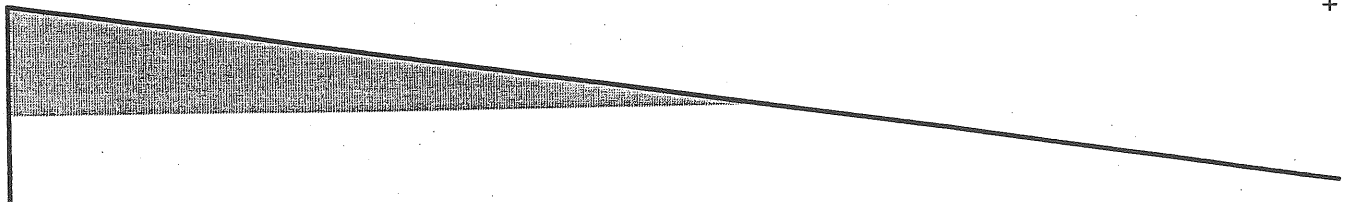
**Reach 112R: GUTTER WEST SIDE STORER ST.**

Inflow Area = 0.890 ac, Inflow Depth > 4.63" for 25 Year event  
 Inflow = 3.40 cfs @ 12.08 hrs, Volume = 0.343 af  
 Outflow = 3.40 cfs @ 12.09 hrs, Volume = 0.343 af, Atten=0%, Lag=0.5 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=4.89 fps, Min. Travel Time=0.3 min  
 Avg. Velocity=1.93 fps, Avg. Travel Time=0.6 min

Peak Storage=53 cf @ 12.09 hrs, Average Depth at Peak Storage=0.17'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=16.24 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=50.0 0.0'/' Top Width=15.00'  
 Length=75.0' Slope=0.0779'/'  
 Inlet Invert=0.00', Outlet Invert=-5.84'



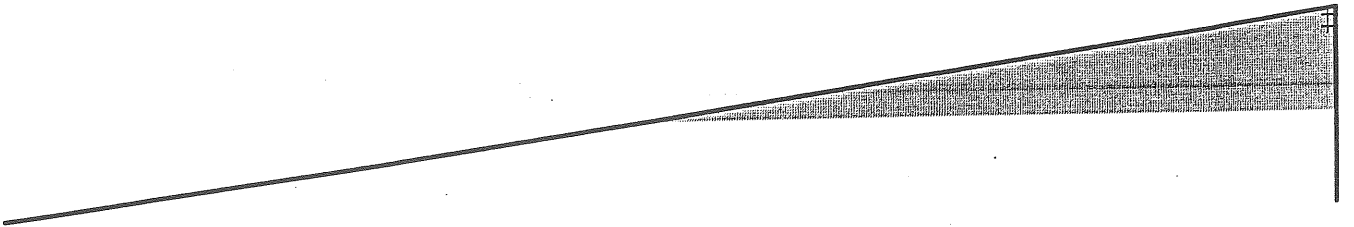
**Reach 114R: GUTTER EAST SIDE STORER ST.**

Inflow Area = 0.740 ac, Inflow Depth > 4.44" for 25 Year event  
 Inflow = 2.98 cfs @ 12.06 hrs, Volume = 0.274 af  
 Outflow = 2.98 cfs @ 12.07 hrs, Volume = 0.274 af, Atten=0%, Lag=1.1 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=4.77 fps, Min. Travel Time=0.4 min  
 Avg. Velocity=1.90 fps, Avg. Travel Time=1.0 min

Peak Storage=72 cf @ 12.07 hrs, Average Depth at Peak Storage=0.16'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=16.53 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=50.0 0.0'/' Top Width=15.00'  
 Length=115.0' Slope=0.0806'/'  
 Inlet Invert=0.00', Outlet Invert=-9.27'





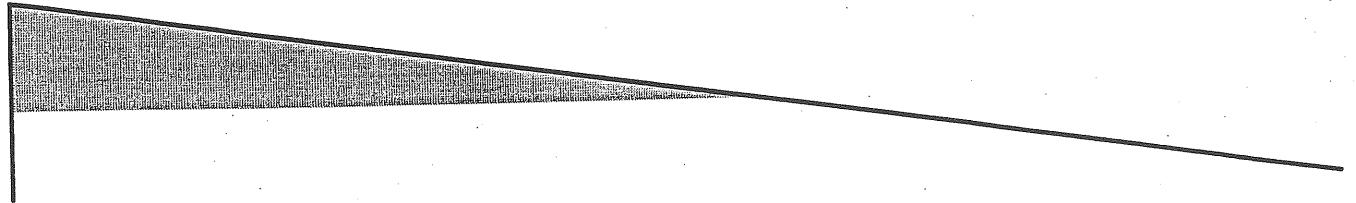
**Reach 122R: GUTTER WEST SIDE STORER ST.**

Inflow Area = 0.890 ac, Inflow Depth > 4.63" for 25 Year event  
 = 3.40 cfs @ 12.09 hrs, Volume = 0.343 af  
 = 3.39 cfs @ 12.10 hrs, Volume = 0.343 af, Atten=0%, Lag=0.6 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=4.96 fps, Min. Travel Time=0.4 min  
 Avg. Velocity=1.97 fps, Avg. Travel Time=1.0 min

Peak Storage=79 cf @ 12.10 hrs, Average Depth at Peak Storage=0.17'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=16.53 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=50.0 0.0'/' Top Width=15.00'  
 Length=115.0' Slope=0.0806'/'  
 Inlet Invert=0.00', Outlet Invert=-9.27'



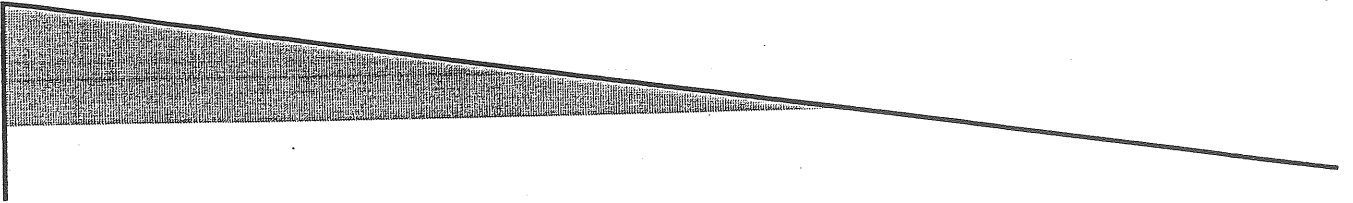
**Reach 170R: GUTTER ALONG N SIDE DANFORTH**

Inflow Area = 1.630 ac, Inflow Depth > 4.54" for 25 Year event  
 = 6.34 cfs @ 12.09 hrs, Volume = 0.617 af  
 = 5.97 cfs @ 12.13 hrs, Volume = 0.616 af, Atten=6%, Lag=2.6 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=3.98 fps, Min. Travel Time=1.6 min  
 Avg. Velocity=1.59 fps, Avg. Travel Time=4.0 min

Peak Storage=609 cf @ 12.11 hrs, Average Depth at Peak Storage=0.25'  
 Bank-Full Depth=0.40', Capacity at Bank-Full=21.71 cfs

0.00' x 0.40' deep channel, n=0.016  
 Side Slope Z-value=50.0 0.0'/' Top Width=20.00'  
 Length=385.0' Slope=0.0300'/'  
 Inlet Invert=0.00', Outlet Invert=-11.55'



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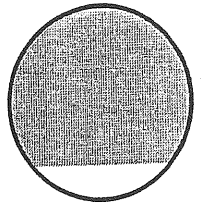
**Reach 180R: EXISTING COMBINED SEWER IN DANFORTH**

Inflow Area = 0.962 ac, Inflow Depth > 4.74" for 25 Year event  
 Inflow = 4.52 cfs @ 12.07 hrs, Volume = 0.380 af  
 Outflow = 4.44 cfs @ 12.08 hrs, Volume = 0.380 af, Atten=2%, Lag=0.5 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Max. Velocity= 6.48 fps, Min. Travel Time= 0.4 min  
 Avg. Velocity = 2.29 fps, Avg. Travel Time= 1.1 min

Peak Storage= 104 cf @ 12.08 hrs, Average Depth at Peak Storage= 0.82'  
 Bank-Full Depth= 1.00', Capacity at Bank-Full= 4.47 cfs

12.0" Diameter Pipe, n= 0.015  
 Length= 150.0', Slope= 0.0209 1/1"  
 Inlet Invert= 0.00', Outlet Invert= -3.14'



**Pond 206P: CB AT FLTCHR & DNFRTH P.O.A.**

Inflow Area = 3.082 ac, Inflow Depth > 3.80" for 25 Year event  
 Inflow = 9.89 cfs @ 12.09 hrs, Volume = 0.975 af  
 Outflow = 9.85 cfs @ 12.09 hrs, Volume = 0.973 af, Atten=0%, Lag=0.0 min  
 Primary = 9.85 cfs @ 12.09 hrs, Volume = 0.973 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 2  
 Peak Elev= 108.40' @ 12.09 hrs Surf.Area= 13 sf Storage= 43 cf

Plug-Flow detention time= 1.8 min calculated for 0.973 af (100% of inflow)  
 Center-of-Mass det. time= 0.2 min ( 794.8 - 794.6 )

Volume	Invert	Avail. Storage	Storage Description
#1	105.00'	56 cf	Custom Stage Data (Prismatic) listed below
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
105.00	13	0	0
109.00	13	50	50
109.10	3	1	51
110.90	3	5	56

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	15.0" x 300.0' long Culvert Ke= 0.500 Outlet Invert= 90.00' S= 0.0500 1/1" Cc= 0.900 n= 0.016
#2	Primary	110.80'	2.0' long Broad-Crested Rectangular Weir X 1.81

Head (feet) 0.50 1.00  
 Coef. (English) 1.45 1.44

Primary Outflow Max=9.73 cfs @ 12.09 hrs HW=108.34' (Free Discharge)  
 1=Culvert (Inlet Controls 9.73 cfs @ 7.93 fps)  
 2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

**Pond 207P: CB W1**

Inflow Area = 0.878 ac, Inflow Depth > 4.69" for 25 Year event  
 Inflow = 4.34 cfs @ 12.01 hrs, Volume= 0.343 af  
 Outflow = 4.16 cfs @ 12.02 hrs, Volume= 0.343 af, Atten=4%, Lag= 0.6 min  
 Primary = 4.16 cfs @ 12.02 hrs, Volume= 0.343 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Peak Elev= 135.38' @ 12.02 hrs Surf.Area= 8 sf Storage= 76 cf

Plug-Flow detention time= (not calculated; outflow precedes inflow)  
 Center-of-Mass det. time= 0.2 min ( 771.4 - 771.1 )

Volume	Invert	Avail.Storage	Storage Description
#1 129.00'		89 cf	Custom Stage Data (Prismatic) listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
129.00	13	0	0
134.00	13	65	65
137.00	3	24	89

Device Routing	Invert	Outlet Devices
#1 Primary	129.00'	8.0" x 50.0' long Culvert Ke= 0.500

Primary Outflow Max=3.95 cfs @ 12.02 hrs HW=134.85' (Free Discharge)  
 1=Culvert (Inlet Controls 3.95 cfs @ 11.31 fps)

**Pond 217P: BURIED TANK SW OF FOUNDERS HALL**

Inflow Area = 0.962 ac, Inflow Depth > 4.74" for 25 Year event  
 Inflow = 4.57 cfs @ 12.02 hrs, Volume= 0.380 af  
 Outflow = 4.52 cfs @ 12.07 hrs, Volume= 0.380 af, Atten=1%, Lag= 2.9 min  
 Primary = 4.52 cfs @ 12.07 hrs, Volume= 0.380 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Peak Elev= 128.65' @ 12.06 hrs Surf.Area= 3 sf Storage= 258 cf

Plug-Flow detention time= 1.0 min calculated for 0.380 af (100% of inflow)  
 Center-of-Mass det. time= 0.8 min ( 768.7 - 769.5 )

Volume	Invert	Avail. Storage	Storage Description
#1	120.00'	258 cf	Custom Stage Data (Prismatic) listed below

Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
120.00	50	0	0
125.00	50	250	250
125.10	3	3	253
127.00	3	6	258

Device	Routing	Invert	Outlet Devices
#1	Primary	120.00'	8.0" x 170.0' long Culvert Ke=0.500 Outlet Invert=108.10' S=0.0700'/' Cc=0.900 n=0.015
#2	Primary	126.90'	6.0" Horiz. Orifice/Grate Limited to weir flow C=0.600

Primary Outflow Max=4.26 cfs @ 12.07 hrs HW=127.91' (Free Discharge)  
 1=Culvert (Barrel Controls 3.31 cfs @ 9.49 fps)  
 2=Orifice/Grate (Orifice Controls 0.95 cfs @ 4.83 fps)

Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: AREA DRAINING TO THE SANCTUARY Runoff Area=0.460 ac Runoff Depth>3.58"  
 Flow Length=100' Slope=0.0100'/' Tc=13.4 min CN=90 Runoff=1.44 cfs 0.137 af

Subcatchment 2S: NE CORNER OF BLOCK Runoff Area=0.260 ac Runoff Depth>3.90"  
 Tc=6.0 min CN=93 Runoff=1.00 cfs 0.085 af

Subcatchment 3S: AREA EAST SIDE STORER @ SPRING Runoff Area=0.410 ac Runoff Depth>4.46"  
 Tc=6.0 min CN=98 Runoff=1.69 cfs 0.152 af

Subcatchment 4S: AREA BTWN STORER & LIBRARY Runoff Area=0.330 ac Runoff Depth>2.72"  
 Tc=6.0 min CN=81 Runoff=0.93 cfs 0.075 af

Subcatchment 5S: ENTRANCES ALONG STORER ST. Runoff Area=0.170 ac Runoff Depth>4.46"  
 Tc=6.0 min CN=98 Runoff=0.70 cfs 0.063 af

Subcatchment 6S: LAWN/FIELD AREA SOUTH OF SCHOOL Runoff Area=0.840 ac Runoff Depth>2.37"  
 Tc=6.0 min CN=77 Runoff=2.07 cfs 0.166 af

Subcatchment 7S: AREA BTWN THOMAS & DAVIES HALLS Runoff Area=38.227 sf Runoff Depth>3.90"  
 Flow Length=285' Tc=4.6 min CN=93 Runoff=3.65 cfs 0.285 af

Subcatchment 8S: ROOF OF FOUNDERS HALL Runoff Area=3.660 sf Runoff Depth>4.46"  
 Tc=6.0 min CN=98 Runoff=0.35 cfs 0.031 af

Subcatchment 9S: FIELD SOUTH & SW OF FOUNDERS HALB Runoff Area=26.674 sf Runoff Depth>2.21"  
 Flow Length=215' Tc=5.7 min CN=75 Runoff=1.42 cfs 0.113 af

Reach 102R: GUTTER ALONG WEST SIDE SAVG. Depth=0.16' Max Vel=3.34 fps Inflow=2.28 cfs 0.222 af  
 n=0.016 L=70.0' S=0.0376'/' Capacity=46.76 cfs Outflow=2.24 cfs 0.222 af

Reach 103R: GUTTER EAST SIDE STORER SAVG. Depth=0.15' Max Vel=2.90 fps Inflow=1.69 cfs 0.152 af  
 n=0.016 L=107.0' S=0.0327'/' Capacity=10.53 cfs Outflow=1.59 cfs 0.152 af

Reach 104R: GUTTER EAST SIDE STORER SAVG. Depth=0.13' Max Vel=4.02 fps Inflow=1.59 cfs 0.152 af  
 n=0.016 L=75.0' S=0.0779'/' Capacity=16.24 cfs Outflow=1.59 cfs 0.152 af

Reach 112R: GUTTER WEST SIDE STORER SAVG. Depth=0.16' Max Vel=4.68 fps Inflow=2.84 cfs 0.285 af  
 n=0.016 L=75.0' S=0.0779'/' Capacity=16.24 cfs Outflow=2.85 cfs 0.285 af

Reach 114R: GUTTER EAST SIDE STORER SAVG. Depth=0.15' Max Vel=4.56 fps Inflow=2.48 cfs 0.227 af  
 n=0.016 L=115.0' S=0.0806'/' Capacity=16.53 cfs Outflow=2.47 cfs 0.227 af

Reach 122R: GUTTER WEST SIDE STORER SAVG. Depth=0.16' Max Vel=4.74 fps Inflow=2.85 cfs 0.285 af  
 n=0.016 L=115.0' S=0.0806'/' Capacity=16.53 cfs Outflow=2.83 cfs 0.285 af

Reach 170R: GUTTER ALONG N SIDE DANFAvg. Depth=0.23' Max Vel=3.80 fps Inflow=5.29 cfs 0.512 af  
n=0.016 L=385.0' S=0.0300' Capacity=21.71 cfs Outflow=4.96 cfs 0.512 af

Reach 180R: EXISTING COMBINED SEWER Rvg. Depth=0.71' Max Vel=6.39 fps Inflow=3.88 cfs 0.317 af  
D=12.0" n=0.015 L=150.0' S=0.0209' Capacity=4.47 cfs Outflow=3.77 cfs 0.317 af

Pond 206P: CB AT FLTCHR & DNFRTH Peak Elev=107.44' Storage=30 cf Inflow=7.98 cfs 0.790 af  
Outflow=7.96 cfs 0.789 af

Pond 207P: CB W1 Peak Elev=133.62' Storage=60 cf Inflow=3.65 cfs 0.285 af  
8.0" x 50.0' Culvert Outflow=3.50 cfs 0.285 af

Pond 217P: BURIED TANK SW OF FOUNDERPeak Elev=127.42' Storage=258 cf Inflow=3.85 cfs 0.317 af  
Outflow=3.88 cfs 0.317 af

Total Runoff Area = 4.044 ac Runoff Volume = 1.108 af Average Runoff Depth = 3.29"  
48.10% Pervious Area = 1.945 ac 51.90% Impervious Area = 2.099 ac

Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: AREA DRAINING TO THE SANCTUARY Runoff Area=0.460 ac Runoff Depth>1.98"  
 Flow Length=100' Slope=0.0100' /' Tc=13.4 min CN=90 Runoff=0.81 cfs 0.076 af

Subcatchment 2S: NE CORNER OF BLOCK Runoff Area=0.260 ac Runoff Depth>2.25"  
 Tc=6.0 min CN=93 Runoff=0.60 cfs 0.049 af

Subcatchment 3S: AREA EAST SIDE STORER @ SPRING Runoff Area=0.410 ac Runoff Depth>2.77"  
 Tc=6.0 min CN=98 Runoff=1.07 cfs 0.095 af

Subcatchment 4S: AREA BTWN STORER & LIBRARY Runoff Area=0.330 ac Runoff Depth>1.31"  
 Tc=6.0 min CN=81 Runoff=0.44 cfs 0.036 af

Subcatchment 5S: ENTRANCES ALONG STORER ST. Runoff Area=0.170 ac Runoff Depth>2.77"  
 Tc=6.0 min CN=98 Runoff=0.44 cfs 0.039 af

Subcatchment 6S: LAWN/FIELD AREA SOUTH OF SCHOOL Runoff Area=0.840 ac Runoff Depth>1.07"  
 Tc=6.0 min CN=77 Runoff=0.87 cfs 0.075 af

Subcatchment 7S: AREA BTWN THOMAS & DAVIES HALLS Runoff Area=38.227 sf Runoff Depth>2.25"  
 Flow Length=285' Tc=4.6 min CN=93 Runoff=2.17 cfs 0.165 af

Subcatchment 8S: ROOF OF FOUNDERS HALL Runoff Area=3.660 sf Runoff Depth>2.77"  
 Tc=6.0 min CN=98 Runoff=0.22 cfs 0.019 af

Subcatchment 9S: FIELD SOUTH & SW OF FOUNDERS HALLS Runoff Area=26.674 sf Runoff Depth>0.96"  
 Flow Length=215' Tc=5.7 min CN=75 Runoff=0.58 cfs 0.049 af

Reach 102R: GUTTER ALONG WEST SIDE SAVG. Depth=0.13' Max Vel=2.91 fps Inflow=1.31 cfs 0.125 af  
 n=0.016 L=70.0' S=0.0376' /' Capacity=46.76 cfs Outflow=1.28 cfs 0.125 af

Reach 103R: GUTTER EAST SIDE STORER SAVG. Depth=0.13' Max Vel=2.59 fps Inflow=1.07 cfs 0.095 af  
 n=0.016 L=107.0' S=0.0327' /' Capacity=10.53 cfs Outflow=1.01 cfs 0.095 af

Reach 104R: GUTTER EAST SIDE STORER SAVG. Depth=0.11' Max Vel=3.59 fps Inflow=1.01 cfs 0.095 af  
 n=0.016 L=75.0' S=0.0779' /' Capacity=16.24 cfs Outflow=1.01 cfs 0.095 af

Reach 112R: GUTTER WEST SIDE STORER SAVG. Depth=0.13' Max Vel=4.10 fps Inflow=1.67 cfs 0.164 af  
 n=0.016 L=75.0' S=0.0779' /' Capacity=16.24 cfs Outflow=1.67 cfs 0.164 af

Reach 114R: GUTTER EAST SIDE STORER SAVG. Depth=0.12' Max Vel=3.99 fps Inflow=1.43 cfs 0.131 af  
 n=0.016 L=115.0' S=0.0806' /' Capacity=16.53 cfs Outflow=1.43 cfs 0.131 af

Reach 122R: GUTTER WEST SIDE STORER SAVG. Depth=0.13' Max Vel=4.15 fps Inflow=1.67 cfs 0.164 af  
 n=0.016 L=115.0' S=0.0806' /' Capacity=16.53 cfs Outflow=1.66 cfs 0.164 af

Reach 170R: GUTTER ALONG N SIDE DANFAvg. Depth=0.19' Max Vel=3.31 fps Inflow=3.08 cfs 0.295 af  
n=0.016 L=385.0' S=0.0300' Capacity=21.71 cfs Outflow=2.82 cfs 0.294 af

Reach 180R: EXISTING COMBINED SEWER Avg. Depth=0.50' Max Vel=5.63 fps Inflow=2.20 cfs 0.184 af  
D=12.0" n=0.015 L=150.0' S=0.0209' Capacity=4.47 cfs Outflow=2.18 cfs 0.184 af

Pond 206P: CB AT FLTCHR & DNFRTH Peak Elev=106.11' Storage=14 cf Inflow=4.12 cfs 0.418 af  
Outflow=4.12 cfs 0.418 af

Pond 207P: CB W1 Peak Elev=130.89' Storage=25 cf Inflow=2.17 cfs 0.165 af  
8.0" x 50.0' Culvert Outflow=2.11 cfs 0.165 af

Pond 217P: BURIED TANK SW OF FOUNDERPeak Elev=122.00' Storage=100 cf Inflow=2.33 cfs 0.184 af  
Outflow=2.20 cfs 0.184 af

Total Runoff Area = 4.044 ac Runoff Volume = 0.603 af Average Runoff Depth = 1.79"  
48.10% Pervious Area = 1.945 ac 51.90% Impervious Area = 2.099 ac

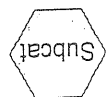
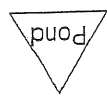


# APPENDIX C

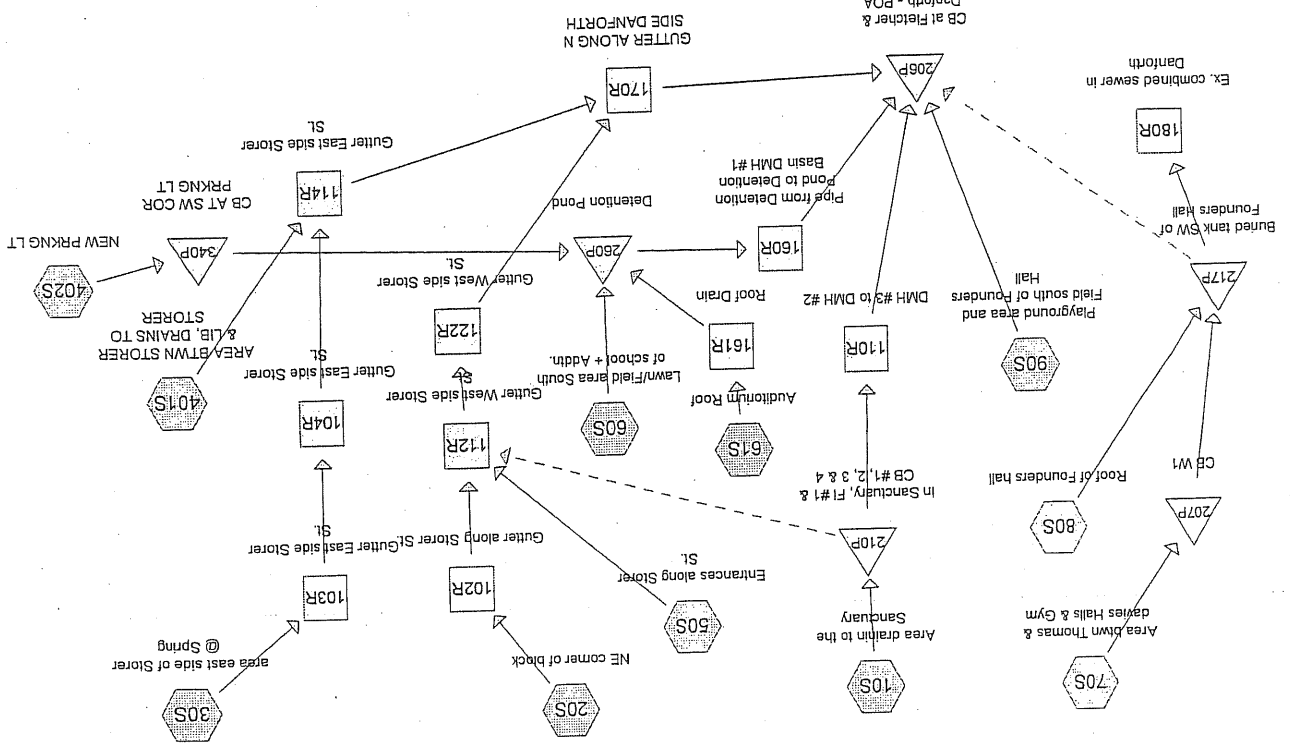
HYDROCAD CALCULATIONS  
DEVELOPED CONDITIONS APRIL 2001

Revised June 20, 2003  
(Added Subcatchment 9S)  
Revised July 19, 2007

NEW PERFORMING ARTS CENTER & 11 SPACE PARKING LOT  
PROPOSED



P.O.A. (POINT OF ANALYSIS)



CB at Fletcher & Danforth - POA  
 SIDE DANFORTH  
 GUTTER ALONG

**Subcatchment 10S: Area drainin to the Sanctuary**

Runoff = 1.80 cfs @ 12.13 hrs, Volume= 0.175 af, Depth> 4.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5,227	74	LAWN, GOOD CND, HSG C	13.4	0.0100	0.12		
5,227	98	BLDGS					
9,583	98	PVMNT					
20,037	92	Weighted Average					
5,227		Pervious Area					
14,810		Imperious Area					
Sheet Flow, ACROSS SANCTUARY							
Grass: Short n= 0.150 P2= 3.00"							

**Subcatchment 20S: NE corner of block**

Runoff = 1.20 cfs @ 12.03 hrs, Volume= 0.102 af, Depth> 4.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.050	74	LAWN, GOOD CND, HSG C (GUESS)	6.0				
0.040	98	BLDGS					
0.170	98	PVMNT					
0.260	93	Weighted Average					
0.050		Pervious Area					
0.210		Imperious Area					
Direct Entry, EAST TO STORER ST.							

**Subcatchment 30S: area east side of Storer @ Spring**

Runoff = 1.98 cfs @ 12.03 hrs, Volume= 0.180 af, Depth> 5.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description	Weighted Average
0.120	98	BLDGS	0.410
0.290	98	PVMNT	
0.410 Weighted Average			

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.410		Impervious Area					

Direct Entry, TO SW TO STORER ST.

6.0

**Subcatchment 50S: Entrances along Storer St.**

Runoff = 0.71 cfs @ 12.03 hrs, Volume = 0.060 af, Depth > 4.47"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.040	98	BLDGS	0.040				
0.040	98	PVMNT	0.040				
0.050	74	LAWN GOOD CND, HSG C	0.050				
0.030	98	LANDSCAPE PVR/RET WALL/ STAIRS	0.030				
0.160	91	Weighted Average					
0.050		Pervious Area					
0.110		Impervious Area					

Direct Entry, TO STORER ST.

6.0

**Subcatchment 60S: Lawn/Field area South of school + Addtn.**

Runoff = 1.75 cfs @ 12.03 hrs, Volume = 0.145 af, Depth > 4.36"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.130	74	LAWN, GOOD CND, HSG C	0.130				
0.120	98	BLDGS INCLDNG ADDTN	0.120				
0.110	98	PAVEMENT	0.110				
0.040	98	PAVERS/RET WALL/STAIRS/CONC WALL	0.040				
0.400	90	Weighted Average					
0.130		Pervious Area					
0.270		Impervious Area					

Direct Entry, TO SOUTH TOWARD DANFORTH ST.

6.0

**Subcatchment 61S: Auditorium Roof**

Runoff = 0.48 cfs @ 12.03 hrs, Volume= 0.044 af, Depth > 5.26"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description
0.100	98	AUDITORIUM ROOF
0.100		Impervious Area
Tc Length (min)		Description
6.0		Direct Entry, FLOW OFF FLAT ROOF

**Subcatchment 70S: Area btwn Thomas & davies Halls & Gym**

Runoff = 4.34 cfs @ 12.01 hrs, Volume= 0.343 af, Depth > 4.69"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
2,643	98	DAVIES HALL
1,536	98	THOMAS HALL
7,654	98	GYMNASIUM
6,403	98	WALKS, STEPS & DECK
8,716	98	PRKNG LT & DRIVES
3,027	98	WOODCHIP PLAYGROUNDS
8,248	74	LAWN, GOOD COND, HSG C
38,227	93	Weighted Average
8,248		Pervious Area
29,979		Impervious Area
Tc Length (min)		Description
3.7	40	0.0406 (ft/ft) 0.18 (ft/sec) 3.02 (cfs)
0.7	135	0.0278 (ft/ft) 3.38 (ft/sec) 3.02 (cfs)
0.2	110	0.0369 (ft/ft) 8.64 (ft/sec) 3.02 (cfs)
4.6	285	Total

Sheet Flow, TO SE OFF LAWN OF THOMAS HALL  
 Grass: Short n= 0.150 P2= 3.00"  
 Shallow Concentrated Flow, TO SOUTH ACROSS PRKNG LT  
 Paved Kv= 20.3 fps  
 Circular Channel (pipe), PIPE CB W2 TO CB WI  
 Diam= 8.0" Area= 0.3 sf Perim= 2.1' r= 0.17' n= 0.010

**Subcatchment 80S: Roof of Founders hall**

Runoff = 0.41 cfs @ 12.03 hrs, Volume= 0.037 af, Depth > 5.26"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3,660	98	ROOF	3,660				
3,660		Imperious Area					
<b>Direct Entry, ACROSS ROOF TO ROOF DRAINS</b>							
6.0							

**Subcatchment 90S: Playground area and Field south of Founders Hall**

Runoff = 2.82 cfs @ 12.04 hrs, Volume= 0.225 af, Depth > 3.05"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description	Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
662	98	House on Fletcher St.	662				
33,976	74	Lawn/field, HSG C	1,742				
1,742	98	Roofs	2,178				
2,178	98	Concrete Pad/Stairs/Pavers	38,558	77			
38,558		Weighted Average					
33,976		Pervious Area					
4,582		Imperious Area					

Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.5	67	0.0672	0.25	Sheet Flow, TO south behind house on Fletcher St. Grass: Short n=0.150 P2=3.00"
0.1	15	0.2400	3.43	Shallow Concentrated Flow, To SE across field to Danforth St Short Grass Pasture Kv=7.0 fps
1.3	97	0.0309	1.23	Shallow Concentrated Flow, across field area Short Grass Pasture Kv=7.0 fps
5.9	179	Total		

**Subcatchment 401S: AREA BTWN STORER & LIB, DRAINS TO STORER**

Runoff = 0.51 cfs @ 12.04 hrs, Volume= 0.041 af, Depth > 2.68"  
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

Area (sf) CN Description

3,435	39	LAWN, GOOD CND, HSG A
4,620	98	PVMNT: WALKS & ROAD
8,055	73	Weighted Average
3,435		Pervious Area
4,620		Imperious Area
Tc Length (min)		Description
6.0		Direct Entry, TO SOUTH TO STORER ST.

Runoff = 0.70 cfs @ 12.04 hrs, Volume = 0.056 af, Depth > 2.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Type III 24-hr 25 Year Rainfall=5.50"

**Subcatchment 402S: NEW PRKNG LT**

Area (sf) CN Description

6,240	98	PRKNG LT
4,000	39	LAWN, GOOD CND, HSG A
10,240	75	Weighted Average
4,000		Pervious Area
6,240		Imperious Area
Tc Length (min)		Description
6.0		Direct Entry, TO CB IN SW CORNER PRKNG LT

**Reach 102R: Gutter along Storer St.**

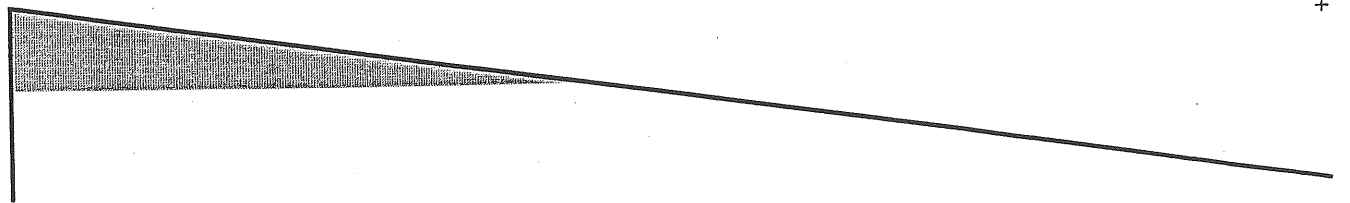
Inflow Area =  
 Inflow = 1.20 cfs @ 12.03 hrs, Volume = 0.102 af  
 Outflow = 1.14 cfs @ 12.05 hrs, Volume = 0.102 af, Atten=4%, Lag=1.1 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=2.82 fps, Min. Travel Time=0.4 min  
 Avg. Velocity=1.14 fps, Avg. Travel Time=1.0 min

Peak Storage=29 cf @ 12.04 hrs, Average Depth at Peak Storage=0.13'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=11.28 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=50.0 0.0' / Top Width=15.00'  
 Length=70.0' Slope=0.0376 %  
 Inlet Invert=0.00', Outlet Invert=-2.63'

**Reach 103R: Gutter East side Storer St.**



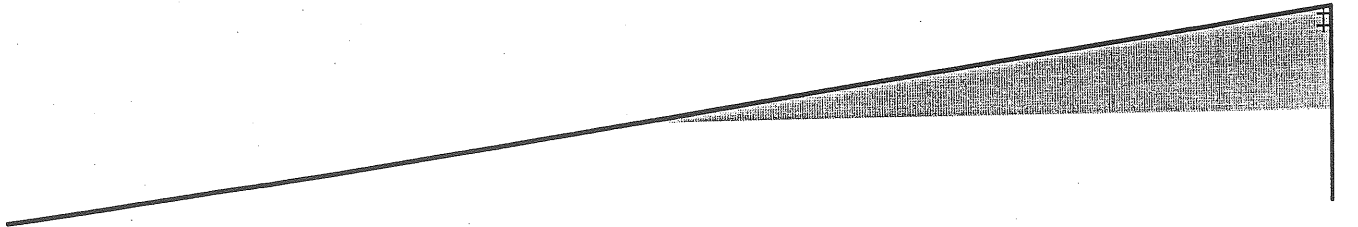
Inflow Area = 0.410 ac, Inflow Depth > 5.26" for 25 Year event  
 Inflow = 1.98 cfs @ 12.03 hrs, Volume = 0.180 af  
 Outflow = 1.87 cfs @ 12.06 hrs, Volume = 0.180 af, Atten=6%, Lag=1.7 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=3.02 fps, Min. Travel Time=0.6 min  
 Avg. Velocity=1.24 fps, Avg. Travel Time=1.4 min

Peak Storage=67 cf @ 12.05 hrs, Average Depth at Peak Storage=0.16'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=10.53 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=0.0 50.0'/' Top Width=15.00'  
 Length=107.0' Slope=0.0327'/'  
 Inlet Invert=0.00', Outlet Invert=-3.50'

**Reach 104R: Gutter East side Storer St.**



Inflow Area = 0.410 ac, Inflow Depth > 5.26" for 25 Year event  
 Inflow = 1.87 cfs @ 12.06 hrs, Volume = 0.180 af  
 Outflow = 1.87 cfs @ 12.07 hrs, Volume = 0.180 af, Atten=0%, Lag=0.8 min

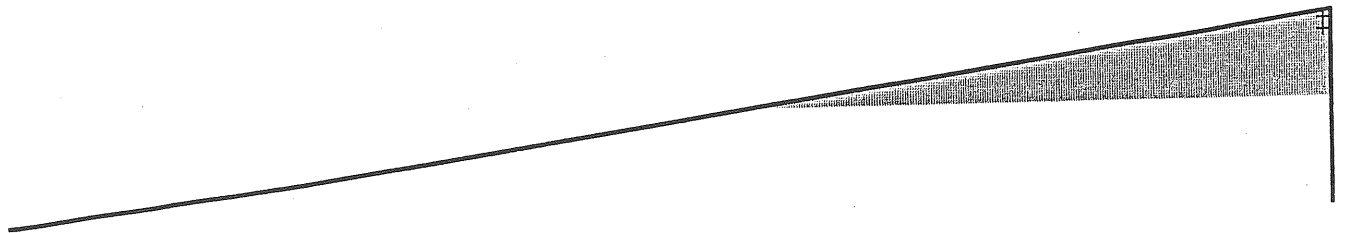
Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=4.18 fps, Min. Travel Time=0.3 min  
 Avg. Velocity=1.72 fps, Avg. Travel Time=0.7 min

Peak Storage=34 cf @ 12.06 hrs, Average Depth at Peak Storage=0.13'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=16.24 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=0.0 50.0'/' Top Width=15.00'  
 Length=75.0' Slope=0.0779'/'  
 Inlet Invert=0.00', Outlet Invert=-5.84'



**Reach 110R: DMH #3 to DMH #2**

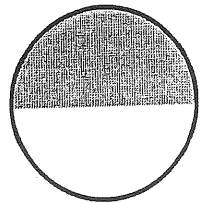


Inflow Area =  
 =  
 Inflow =  
 =  
 Outflow =  
 0.460 ac, Inflow Depth > 4.57" for 25 Year event  
 1.78 cfs @ 12.13 hrs, Volume = 0.175 af  
 1.76 cfs @ 12.14 hrs, Volume = 0.175 af, Atten= 1%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Max. Velocity= 9.61 fps, Min. Travel Time= 0.2 min  
 Avg. Velocity = 3.55 fps, Avg. Travel Time= 0.5 min

Peak Storage= 19 cf @ 12.14 hrs, Average Depth at Peak Storage= 0.35'  
 Bank-Full Depth= 0.67', Capacity at Bank-Full= 3.32 cfs

8.0" Diameter Pipe, n= 0.010  
 Length= 104.0', Slope= 0.0447 %  
 Inlet Invert= 0.00', Outlet Invert= -4.65'



**Reach 112R: Gutter West side Storer St.**

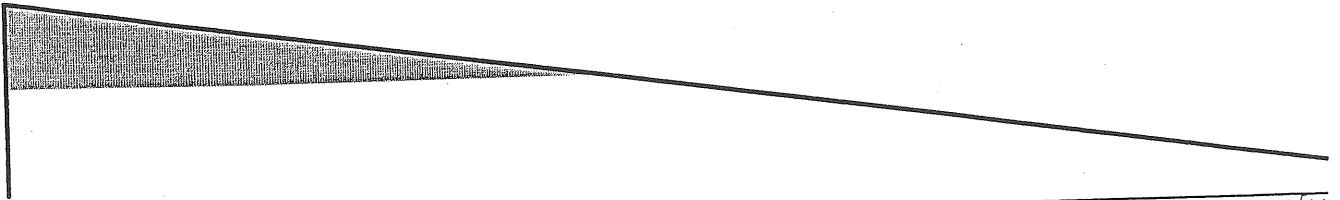
Inflow Area =  
 =  
 Inflow =  
 =  
 Outflow =  
 0.420 ac, Inflow Depth > 4.60" for 25 Year event  
 1.85 cfs @ 12.04 hrs, Volume = 0.161 af  
 1.81 cfs @ 12.06 hrs, Volume = 0.161 af, Atten= 2%, Lag= 1.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Max. Velocity= 4.13 fps, Min. Travel Time= 0.3 min  
 Avg. Velocity = 1.68 fps, Avg. Travel Time= 0.7 min

Peak Storage= 33 cf @ 12.05 hrs, Average Depth at Peak Storage= 0.13'  
 Bank-Full Depth= 0.30', Capacity at Bank-Full= 16.24 cfs

0.00' x 0.30' deep channel, n= 0.016  
 Side Slope Z-value= 50.0 0.0 % Top Width= 15.00'  
 Length= 75.0', Slope= 0.0779 %  
 Inlet Invert= 0.00', Outlet Invert= -5.84'

**Reach 114R: Gutter East side Storer St.**



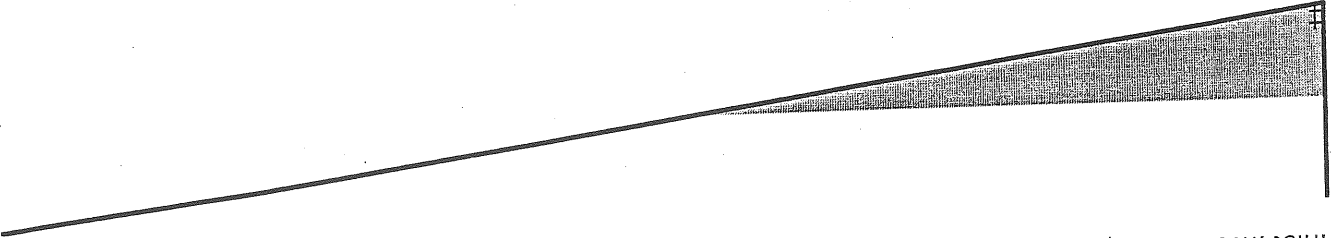
Inflow Area = 0.595 ac, Inflow Depth > 4.46" for 25 Year event  
 Inflow = 2.36 cfs @ 12.06 hrs, Volume = 0.221 af  
 Outflow = 2.35 cfs @ 12.08 hrs, Volume = 0.221 af, Atten=0%, Lag=0.9 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=4.51 fps, Min. Travel Time=0.4 min  
 Avg. Velocity = 1.82 fps, Avg. Travel Time=1.1 min

Peak Storage=61 cf @ 12.07 hrs, Average Depth at Peak Storage=0.15'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=16.53 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=0.0 50.0' Top Width=15.00'  
 Length=115.0' Slope=0.0806 1/1  
 Inlet Invert=0.00', Outlet Invert=-9.27'

**Reach 122R: Gutter West side Storer St.**

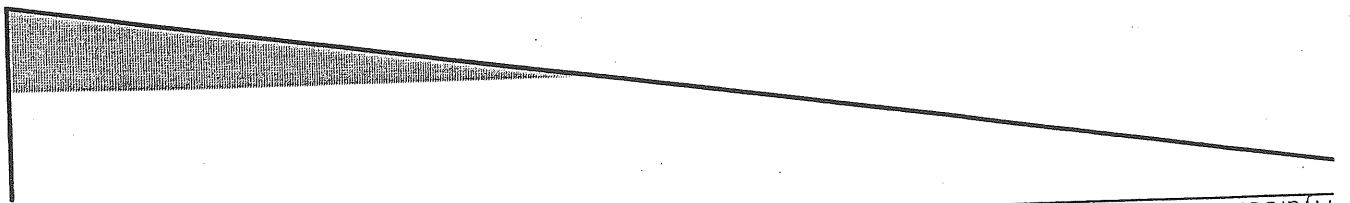


Inflow Area = 0.420 ac, Inflow Depth > 4.60" for 25 Year event  
 Inflow = 1.81 cfs @ 12.06 hrs, Volume = 0.161 af  
 Outflow = 1.80 cfs @ 12.08 hrs, Volume = 0.161 af, Atten=0%, Lag=1.1 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=4.21 fps, Min. Travel Time=0.5 min  
 Avg. Velocity = 1.70 fps, Avg. Travel Time=1.1 min

Peak Storage=50 cf @ 12.07 hrs, Average Depth at Peak Storage=0.13'  
 Bank-Full Depth=0.30', Capacity at Bank-Full=16.53 cfs

0.00' x 0.30' deep channel, n=0.016  
 Side Slope Z-value=50.0 0.0' Top Width=15.00'  
 Length=115.0' Slope=0.0806 1/1  
 Inlet Invert=0.00', Outlet Invert=-9.27'



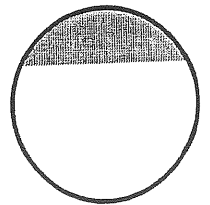
**Reach 160R: Pipe from Detention Pond to Detention Basin DMH #1**

Inflow Area = 0.735 ac, Inflow Depth > 3.99" for 25 Year event  
 Inflow = 0.51 cfs @ 12.55 hrs, Volume = 0.244 af  
 Outflow = 0.51 cfs @ 12.58 hrs, Volume = 0.244 af, Atten=0%, Lag=1.8 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=5.96 fps, Min. Travel Time=0.7 min  
 Avg. Velocity=3.35 fps, Avg. Travel Time=1.2 min

Peak Storage=21 cf @ 12.55 hrs, Average Depth at Peak Storage=0.19'  
 Bank-Full Depth=0.67', Capacity at Bank-Full=2.72 cfs

8.0" Diameter Pipe, n=0.010  
 Length=250.0' Slope=0.0300 1/8"  
 Inlet Invert=0.00', Outlet Invert=-7.50'



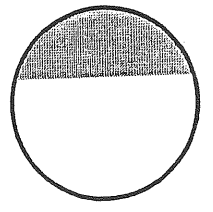
**Reach 161R: Roof Drain**

Inflow Area = 0.100 ac, Inflow Depth > 5.26" for 25 Year event  
 Inflow = 0.48 cfs @ 12.03 hrs, Volume = 0.044 af  
 Outflow = 0.47 cfs @ 12.04 hrs, Volume = 0.044 af, Atten=3%, Lag=0.7 min

Routing by Stor-Ind+Trans method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Max. Velocity=7.34 fps, Min. Travel Time=0.3 min  
 Avg. Velocity=2.57 fps, Avg. Travel Time=0.8 min

Peak Storage=8 cf @ 12.04 hrs, Average Depth at Peak Storage=0.18'  
 Bank-Full Depth=0.50', Capacity at Bank-Full=1.69 cfs

6.0" Diameter Pipe, n=0.013 Corrugated PE, smooth interior  
 Length=129.0' Slope=0.0911 1/8"  
 Inlet Invert=130.00', Outlet Invert=118.25'



**Reach 170R: GUTTER ALONG N SIDE DANFORTH**

Inflow Area = 1.015 ac, Inflow Depth > 4.52" for 25 Year event  
 Inflow = 4.15 cfs @ 12.08 hrs, Volume = 0.382 af  
 Outflow = 3.86 cfs @ 12.12 hrs, Volume = 0.382 af, Atten= 7%, Lag= 2.8 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Max. Velocity= 3.58 fps, Min. Travel Time= 1.8 min  
 Avg. Velocity = 1.42 fps, Avg. Travel Time= 4.5 min

Peak Storage= 442 cf @ 12.10 hrs, Average Depth at Peak Storage= 0.21'  
 Bank-Full Depth= 0.40', Capacity at Bank-Full= 21.71 cfs

0.00' x 0.40' deep channel, n= 0.016  
 Side Slope Z-value= 50.0 0.0' Top Width= 20.00'  
 Length= 385.0' Slope= 0.0300 %  
 Inlet Invert= 0.00', Outlet Invert= -11.55'

‡

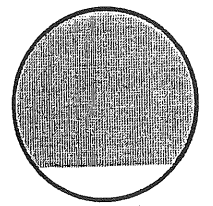
**Reach 180R: Ex. combined sewer in Danforth**

Inflow Area = 0.962 ac, Inflow Depth > 4.74" for 25 Year event  
 Inflow = 4.52 cfs @ 12.07 hrs, Volume = 0.380 af  
 Outflow = 4.44 cfs @ 12.08 hrs, Volume = 0.380 af, Atten= 2%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Max. Velocity= 6.48 fps, Min. Travel Time= 0.4 min  
 Avg. Velocity = 2.29 fps, Avg. Travel Time= 1.1 min

Peak Storage= 104 cf @ 12.08 hrs, Average Depth at Peak Storage= 0.82'  
 Bank-Full Depth= 1.00', Capacity at Bank-Full= 4.47 cfs

12.0" Diameter Pipe, n= 0.015  
 Length= 150.0' Slope= 0.0209 %  
 Inlet Invert= 0.00', Outlet Invert= -3.14'



**Pond 206P: CB at Fletcher & Danforth - POA**

Inflow Area = 3.095 ac, Inflow Depth > 3.98" for 25 Year event  
 Inflow = 8.43 cfs @ 12.10 hrs, Volume = 1.025 af  
 Outflow = 8.40 cfs @ 12.10 hrs, Volume = 1.024 af, Atten=0%, Lag=0.0 min  
 Primary = 8.40 cfs @ 12.10 hrs, Volume = 1.024 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume = 0.000 af

Routing by Stor-Ind method, Time Span=0.00-24.00 hrs, dt=0.10 hrs / 2  
 Peak Elev=107.65' @ 12.10 hrs Surf.Area=13 sf Storage=34 cf

Plug-Flow detention time=1.2 min calculated for 1.019 af (99% of inflow)  
 Center-of-Mass det. time=0.2 min (808.9 - 808.8)

Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	58 cf	Custom Stage Data (Prismatic) listed below
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	13	0	0
109.00	13	52	52
109.10	3	1	53
110.90	3	5	58

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	15.0" x 300.0' long Culvert Ke=0.500
#2	Secondary	110.80'	2.0' long Broad-Crested Rectangular Weir X 1.81

Primary Outflow Max=8.37 cfs @ 12.10 hrs HW=107.63' (Free Discharge)  
 Inlet Controls 8.37 cfs @ 6.82 fps

Secondary Outflow Max=0.00 cfs @ 0.00 hrs HW=105.00' (Free Discharge)  
 Inlet Controls 0.00 cfs

**Pond 207P: CB W1**

Inflow Area = 0.878 ac, Inflow Depth > 4.69" for 25 Year event  
 Inflow = 4.34 cfs @ 12.01 hrs, Volume = 0.343 af  
 Outflow = 4.16 cfs @ 12.02 hrs, Volume = 0.343 af, Atten=4%, Lag=0.6 min  
 Primary = 4.16 cfs @ 12.02 hrs, Volume = 0.343 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Peak Elev= 135.38' @ 12.02 hrs Surf.Area= 8 sf Storage= 76 cf  
 Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 0.2 min ( 771.4 - 771.1 )

Volume #1 Invert Avail.Storage Storage Description  
 Invert 129.00' 89 cf Custom Stage Data (Prismatic) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
129.00	13	0	0
134.00	13	65	65
137.00	3	24	89

Device Routing #1 Primary  
 Invert 129.00' 8.0" x 50.0' long Culvert Ke= 0.500  
 Outlet Invert= 121.00' S= 0.1600 1/ S= 0.1600 1/ Cc= 0.900 n= 0.015

Primary Outflow Max= 3.95 cfs @ 12.02 hrs HW= 134.85' (Free Discharge)  
 1= Culvert (Inlet Controls 3.95 cfs @ 11.31 fps)

**Pond 210P: In Sanctuary, FI #1 & CB #1, 2, 3 & 4**

Inflow Area = 0.460 ac, Inflow Depth > 4.57" for 25 Year event  
 Inflow = 1.80 cfs @ 12.13 hrs, Volume= 0.175 af  
 Outflow = 1.78 cfs @ 12.13 hrs, Volume= 0.175 af, Atten= 1%, Lag= 0.1 min  
 Primary = 1.78 cfs @ 12.13 hrs, Volume= 0.175 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs / 2  
 Peak Elev= 131.44' @ 12.13 hrs Surf.Area= 0 sf Storage= 18 cf

Plug-Flow detention time= 1.4 min calculated for 0.174 af (99% of inflow)  
 Center-of-Mass det. time= 0.3 min ( 783.2 - 782.9 )

Volume #1 Invert Avail.Storage Storage Description  
 Invert 130.00' 2,150 cf Custom Stage Data Listed below

Elevation (feet)	Cum.Store (cubic-feet)
130.00	0
135.00	63
136.70	148
139.00	265
140.00	355
141.00	2,150

Device Routing #1 Primary  
 Invert 130.00' 8.0" x 90.0' long Culvert Ke= 0.500  
 Outlet Invert= 122.10' S= 0.0878 1/ S= 0.0878 1/ Cc= 0.900 n= 0.010

#2 Secondary 140.80' 10.0' long Broad-Crested Rectangular Weir X 1.81  
 Head (feet) 0.50 1.00 1.50  
 Coef. (English) 1.43 1.47 1.45

Primary Outflow Max=1.70 cfs @ 12.13 hrs HW=131.36' (Free Discharge)  
 ←1=Culvert (Inlet Controls 1.70 cfs @ 4.88 fps)

Secondary Outflow Max=0.00 cfs @ 0.00 hrs HW=130.00' (Free Discharge)  
 ←2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

### Pond 217P: Buried tank SW of Founders Hall

Inflow Area = 0.962 ac, Inflow Depth > 4.74" for 25 Year event  
 Inflow = 4.57 cfs @ 12.02 hrs, Volume= 0.380 af  
 Outflow = 4.52 cfs @ 12.07 hrs, Volume= 0.380 af, Atten=1%, Lag=2.9 min  
 Primary = 4.52 cfs @ 12.07 hrs, Volume= 0.380 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
 Peak Elev= 128.65' @ 12.06 hrs Surf.Area= 3 sf Storage= 258 cf

Plug-Flow detention time= 1.0 min calculated for 0.380 af (100% of inflow)  
 Center-of-Mass det. time= 0.8 min ( 769.5 - 768.7 )

Volume	Invert	Avail. Storage	Storage Description
#1	120.00'	258 cf	Custom Stage Data (Prismatic) listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
120.00	50	0	0
125.00	50	250	250
125.10	3	3	253
127.00	3	6	258

Device	Routing	Invert	Outlet Devices
#1	Primary	120.00'	8.0" x 170.0' long Culvert Ke= 0.500 Outlet Invert= 108.10' S= 0.0700' /' Cc= 0.900 n= 0.015
#2	Primary	126.90'	6.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600

Primary Outflow Max=4.26 cfs @ 12.07 hrs HW=127.91' (Free Discharge)  
 ←1=Culvert (Barrel Controls 3.31 cfs @ 9.49 fps)  
 ←2=Orifice/Grate (Orifice Controls 0.95 cfs @ 4.83 fps)

### Pond 260P: Detention Pond

Inflow Area = 0.735 ac, Inflow Depth > 4.00" for 25 Year event  
 Inflow = 2.91 cfs @ 12.04 hrs, Volume= 0.245 af  
 Outflow = 0.51 cfs @ 12.55 hrs, Volume= 0.244 af, Atten= 83%, Lag= 30.9 min  
 Primary = 0.51 cfs @ 12.55 hrs, Volume= 0.244 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs

Peak Elev=122.86' @ 12.55 hrs Surf.Area=0 sf Storage=4,036 cf  
 Flood Elev=124.85' Surf.Area=0 sf Storage=5,614 cf  
 Plug-Flow detention time=84.1 min calculated for 0.243 af (99% of inflow)  
 Center-of-Mass det. time=81.4 min (868.5 - 787.1)

Volume	Invert	Avail.Storage	Storage Description
#1	118.25'	5,614 cf	Custom Stage Data Listed below
Elevation	Inc.Store	Cum.Store	
(feet)	(cubic-feet)	(cubic-feet)	
118.25	0	0	
121.25	2,757	2,757	
124.85	2,857	5,614	
Device Routing	Invert	Outlet Devices	
#1 Primary	118.15'	3.0" Vert. Orifice/Grate C=0.600	

Primary Outflow Max=0.51 cfs @ 12.55 hrs HW=122.86' (Free Discharge)  
 ←1=Orifice/Grate (Orifice Controls 0.51 cfs @ 10.31 fps)

### Pond 340P: CB AT SW COR PRKNG LT

Inflow Area = 0.235 ac, Inflow Depth > 2.86" for 25 Year event  
 Inflow = 0.70 cfs @ 12.04 hrs, Volume= 0.056 af  
 Outflow = 0.69 cfs @ 12.05 hrs, Volume= 0.056 af, Atten=1%, Lag=0.3 min  
 Primary = 0.69 cfs @ 12.05 hrs, Volume= 0.056 af

Routing by Stor-Ind method, Time Span=0.00-24.00 hrs, dt=0.10 hrs  
 Peak Elev=129.51' @ 12.05 hrs Surf.Area=13 sf Storage=6 cf

Plug-Flow detention time=0.4 min calculated for 0.056 af (100% of inflow)  
 Center-of-Mass det. time=0.3 min (827.6 - 827.3)

Volume	Invert	Avail.Storage	Storage Description
#1	129.00'	53 cf	Custom Stage Data (Prismatic) Listed below
Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
129.00	13	0	0
133.00	13	50	50
133.10	3	1	51
134.00	3	3	53
Device Routing	Invert	Outlet Devices	
#1 Primary	129.00'	8.0" x 56.0' long Culvert Ke=0.500	

Primary Outflow Max=0.65 cfs @ 12.05 hrs HW=129.49' (Free Discharge)  
 ←1=Culvert (Inlet Controls 0.65 cfs @ 2.38 fps)  
 Outlet Invert=123.40' S=0.1000'/' Cc=0.900 n=0.010



Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Area drainin to the Sanctuary  
 Runoff Area=20,037 sf Runoff Depth>3.79"  
 Flow Length=100' Slope=0.0100'/' Tc=13.4 min CN=92 Runoff=1.50 cfs 0.145 af

Subcatchment 20S: NE corner of block  
 Runoff Area=0.260 ac Runoff Depth>3.90"  
 Tc=6.0 min CN=93 Runoff=1.00 cfs 0.085 af

Subcatchment 30S: area east side of Storer @ Spring  
 Runoff Area=0.410 ac Runoff Depth>4.46"  
 Tc=6.0 min CN=98 Runoff=1.69 cfs 0.152 af

Subcatchment 50S: Entrances along Storer St.  
 Runoff Area=0.160 ac Runoff Depth>3.69"  
 Tc=6.0 min CN=91 Runoff=0.59 cfs 0.049 af

Subcatchment 60S: Lawn/Field area South of school + Additn Runoff Area=0.400 ac Runoff Depth>3.59"  
 Tc=6.0 min CN=90 Runoff=1.46 cfs 0.120 af

Subcatchment 61S: Auditorium Roof  
 Runoff Area=0.100 ac Runoff Depth>4.46"  
 Tc=6.0 min CN=98 Runoff=0.41 cfs 0.037 af

Subcatchment 70S: Area btwn Thomas & daves Halls & Gym  
 Runoff Area=38,227 sf Runoff Depth>3.90"  
 Flow Length=285' Tc=4.6 min CN=93 Runoff=3.65 cfs 0.285 af

Subcatchment 80S: Roof of Founders hall  
 Runoff Area=3,660 sf Runoff Depth>4.46"  
 Tc=6.0 min CN=98 Runoff=0.35 cfs 0.031 af

Subcatchment 90S: Playground area and Field south of Four  
 Runoff Area=38,558 sf Runoff Depth>2.37"  
 Flow Length=179' Tc=5.9 min CN=77 Runoff=2.19 cfs 0.175 af

Subcatchment 401S: AREA BTWN STORER & LIB, DRAINS TO  
 Runoff Area=8,055 sf Runoff Depth>2.05"  
 Tc=6.0 min CN=73 Runoff=0.39 cfs 0.032 af

Subcatchment 402S: NEW PRKNG LT  
 Runoff Area=10,240 sf Runoff Depth>2.21"  
 Tc=6.0 min CN=75 Runoff=0.54 cfs 0.043 af

Reach 102R: Gutter along Storer St.  
 Avg. Depth=0.12' Max Vel=2.69 fps Inflow=1.00 cfs 0.085 af  
 Capacity=11.28 cfs Outflow=0.95 cfs 0.085 af  
 S=0.0376'/' L=70.0' n=0.016

Reach 103R: Gutter East side Storer St.  
 Avg. Depth=0.15' Max Vel=2.90 fps Inflow=1.69 cfs 0.152 af  
 Capacity=10.53 cfs Outflow=1.59 cfs 0.152 af  
 S=0.0327'/' L=107.0' n=0.016

Reach 104R: Gutter East side Storer St.  
 Avg. Depth=0.13' Max Vel=4.02 fps Inflow=1.59 cfs 0.152 af  
 Capacity=16.24 cfs Outflow=1.59 cfs 0.152 af  
 S=0.0779'/' L=75.0' n=0.016

Reach 110R: DMH #3 to DMH #2  
 Avg. Depth=0.31' Max Vel=9.19 fps Inflow=1.49 cfs 0.145 af  
 Capacity=3.32 cfs Outflow=1.47 cfs 0.145 af  
 S=0.0447'/' L=104.0' n=0.010

Reach 112R: Gutter West side Storer St. Avg. Depth=0.12' Max Vel=3.96 fps Inflow=1.55 cfs 0.134 af  
 n=0.016 L=75.0' S=0.0779' Capacity=16.24 cfs Outflow=1.52 cfs 0.134 af

Reach 114R: Gutter East side Storer St. Avg. Depth=0.14' Max Vel=4.31 fps Inflow=1.96 cfs 0.184 af  
 n=0.016 L=115.0' S=0.0806' Capacity=16.53 cfs Outflow=1.96 cfs 0.184 af

Reach 122R: Gutter West side Storer St. Avg. Depth=0.12' Max Vel=4.04 fps Inflow=1.52 cfs 0.134 af  
 n=0.016 L=115.0' S=0.0806' Capacity=16.53 cfs Outflow=1.51 cfs 0.134 af

Reach 160R: Pipe from Detention Pond to D&Vg. Depth=0.18' Max Vel=5.74 fps Inflow=0.44 cfs 0.199 af  
 D=8.0" n=0.010 L=250.0' S=0.0300' Capacity=2.72 cfs Outflow=0.44 cfs 0.199 af

Reach 161R: Roof Drain Avg. Depth=0.17' Max Vel=7.02 fps Inflow=0.41 cfs 0.037 af  
 D=6.0" n=0.013 L=129.0' S=0.0911' Capacity=1.69 cfs Outflow=0.40 cfs 0.037 af

Reach 170R: GUTTER ALONG N SIDE DANFAvg. Depth=0.20' Max Vel=3.42 fps Inflow=3.47 cfs 0.318 af  
 n=0.016 L=385.0' S=0.0300' Capacity=21.71 cfs Outflow=3.20 cfs 0.317 af

Reach 180R: Ex. combined sewer in DanfortAvg. Depth=0.71' Max Vel=6.39 fps Inflow=3.88 cfs 0.317 af  
 D=12.0" n=0.015 L=150.0' S=0.0209' Capacity=4.47 cfs Outflow=3.77 cfs 0.317 af

Pond 206P: CB at Fletcher & Danforth - POA Peak Elev=106.98' Storage=26 cf Inflow=6.91 cfs 0.837 af  
 Primary=6.89 cfs 0.835 af Secondary=0.00 cfs 0.000 af Outflow=6.89 cfs 0.835 af

Pond 207P: CB W1 Peak Elev=133.62' Storage=60 cf Inflow=3.65 cfs 0.285 af  
 8.0" x 50.0' Culvert Outflow=3.50 cfs 0.285 af

Pond 210P: In Sanctuary, FI #1 & CB #1, 2, 3 & Peak Elev=131.11' Storage=14 cf Inflow=1.50 cfs 0.145 af  
 Primary=1.49 cfs 0.145 af Secondary=0.00 cfs 0.000 af Outflow=1.49 cfs 0.145 af

Pond 217P: Buried tank SW of Founders HallPeak Elev=127.42' Storage=258 cf Inflow=3.85 cfs 0.317 af  
 Outflow=3.88 cfs 0.317 af

Pond 260P: Detention Pond Peak Elev=121.79' Storage=3,187 cf Inflow=2.38 cfs 0.200 af  
 Outflow=0.44 cfs 0.199 af

Pond 340P: CB AT SW COR PRKNG LT Peak Elev=129.43' Storage=5 cf Inflow=0.54 cfs 0.043 af  
 8.0" x 56.0' Culvert Outflow=0.53 cfs 0.043 af

Total Runoff Area = 4.057 ac Runoff Volume = 1.155 af Average Runoff Depth = 3.42"  
 36.73% Pervious Area = 1.490 ac 63.27% Impervious Area = 2.567 ac

Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Area drain to the Sanctuary  
 Runoff Area=20,037 sf Runoff Depth>2.16"  
 Flow Length=100' Slope=0.0100' /' Tc=13.4 min CN=92 Runoff=0.88 cfs 0.083 af

Subcatchment 20S: NE corner of block  
 Runoff Area=0.260 ac Runoff Depth>2.25"  
 Tc=6.0 min CN=93 Runoff=0.60 cfs 0.049 af

Subcatchment 30S: area east side of Storer @ Spring  
 Runoff Area=0.410 ac Runoff Depth>2.77"  
 Tc=6.0 min CN=98 Runoff=1.07 cfs 0.095 af

Subcatchment 50S: Entrances along Storer St.  
 Runoff Area=0.160 ac Runoff Depth>2.07"  
 Tc=6.0 min CN=91 Runoff=0.34 cfs 0.028 af

Subcatchment 60S: Lawn/Field area South of school + Addn  
 Runoff Area=0.400 ac Runoff Depth>1.98"  
 Tc=6.0 min CN=90 Runoff=0.82 cfs 0.066 af

Subcatchment 61S: Auditorium Roof  
 Runoff Area=0.100 ac Runoff Depth>2.77"  
 Tc=6.0 min CN=98 Runoff=0.26 cfs 0.023 af

Subcatchment 70S: Area btwn Thomas & Gynn  
 Runoff Area=38,227 sf Runoff Depth>2.25"  
 Flow Length=285' Tc=4.6 min CN=93 Runoff=2.17 cfs 0.165 af

Subcatchment 80S: Roof of Founders hall  
 Runoff Area=3,660 sf Runoff Depth>2.77"  
 Tc=6.0 min CN=98 Runoff=0.22 cfs 0.019 af

Subcatchment 90S: Playground area and Field south of Founders  
 Runoff Area=38,558 sf Runoff Depth>1.07"  
 Flow Length=179' Tc=5.9 min CN=77 Runoff=0.95 cfs 0.079 af

Subcatchment 401S: AREA BTWN STORER & LIB, DRAINS TO  
 Runoff Area=8,055 sf Runoff Depth>0.86"  
 Tc=6.0 min CN=73 Runoff=0.15 cfs 0.013 af

Subcatchment 402S: NEW PRKNG LT  
 Runoff Area=10,240 sf Runoff Depth>0.96"  
 Tc=6.0 min CN=75 Runoff=0.22 cfs 0.019 af

Reach 102R: Gutter along Storer St.  
 Avg. Depth=0.10' Max Vel=2.36 fps Inflow=0.60 cfs 0.049 af  
 n=0.016 L=70.0' S=0.0376' /' Capacity=11.28 cfs Outflow=0.57 cfs 0.049 af

Reach 103R: Gutter East side Storer St.  
 Avg. Depth=0.13' Max Vel=2.59 fps Inflow=1.07 cfs 0.095 af  
 n=0.016 L=107.0' S=0.0327' /' Capacity=10.53 cfs Outflow=1.01 cfs 0.095 af

Reach 104R: Gutter East side Storer St.  
 Avg. Depth=0.11' Max Vel=3.59 fps Inflow=1.01 cfs 0.095 af  
 n=0.016 L=75.0' S=0.0779' /' Capacity=16.24 cfs Outflow=1.01 cfs 0.095 af

Reach 110R: DMH #3 to DMH #2  
 Avg. Depth=0.23' Max Vel=7.95 fps Inflow=0.87 cfs 0.083 af  
 D=8.0" n=0.010 L=104.0' S=0.0447' /' Capacity=3.32 cfs Outflow=0.86 cfs 0.083 af

Reach 112R: Gutter West side Storer St. Avg. Depth=0.10' Max Vel=3.47 fps Inflow=0.91 cfs 0.076 af  
 n=0.016 L=75.0' S=0.0779' Capacity=16.24 cfs Outflow=0.89 cfs 0.076 af

Reach 114R: Gutter East side Storer St. Avg. Depth=0.11' Max Vel=3.78 fps Inflow=1.15 cfs 0.108 af  
 n=0.016 L=115.0' S=0.0806' Capacity=16.53 cfs Outflow=1.14 cfs 0.108 af

Reach 122R: Gutter West side Storer St. Avg. Depth=0.10' Max Vel=3.54 fps Inflow=0.89 cfs 0.076 af  
 n=0.016 L=115.0' S=0.0806' Capacity=16.53 cfs Outflow=0.89 cfs 0.076 af

Reach 160R: Pipe from Detention Pond to D Avg. Depth=0.15' Max Vel=5.14 fps Inflow=0.30 cfs 0.108 af  
 D=8.0" n=0.010 L=250.0' S=0.0300' Capacity=2.72 cfs Outflow=0.30 cfs 0.107 af

Reach 161R: Roof Drain Avg. Depth=0.13' Max Vel=6.15 fps Inflow=0.26 cfs 0.023 af  
 D=6.0" n=0.013 L=129.0' S=0.0911' Capacity=1.69 cfs Outflow=0.25 cfs 0.023 af

Reach 170R: GUTTER ALONG N SIDE DANF Avg. Depth=0.16' Max Vel=2.98 fps Inflow=2.03 cfs 0.184 af  
 n=0.016 L=385.0' S=0.0300' Capacity=21.71 cfs Outflow=1.84 cfs 0.184 af

Reach 180R: Ex. combined sewer in Danfort Avg. Depth=0.50' Max Vel=5.63 fps Inflow=2.20 cfs 0.184 af  
 D=12.0" n=0.015 L=150.0' S=0.0209' Capacity=4.47 cfs Outflow=2.18 cfs 0.184 af

Pond 206P: CB at Fletcher & Danforth - POA Peak Elev=106.04' Storage=13 cf Inflow=3.77 cfs 0.453 af  
 Primary=3.76 cfs 0.453 af Secondary=0.00 cfs 0.000 af Outflow=3.76 cfs 0.453 af

Pond 207P: CB W1 Peak Elev=130.89' Storage=25 cf Inflow=2.17 cfs 0.165 af  
 8.0" x 50.0' Culvert Outflow=2.11 cfs 0.165 af

Pond 210P: In Sanctuary, FI #1 & CB #1, 2, 3 & Peak Elev=130.60' Storage=8 cf Inflow=0.88 cfs 0.083 af  
 Primary=0.87 cfs 0.083 af Secondary=0.00 cfs 0.000 af Outflow=0.87 cfs 0.083 af

Pond 217P: Buried tank SW of Founders Hall Peak Elev=122.00' Storage=100 cf Inflow=2.33 cfs 0.184 af  
 Outflow=2.20 cfs 0.184 af

Pond 260P: Detention Pond Peak Elev=119.90' Storage=1,520 cf Inflow=1.29 cfs 0.108 af  
 Outflow=0.30 cfs 0.108 af

Pond 340P: CB AT SW COR PRKNG LT Peak Elev=129.26' Storage=3 cf Inflow=0.22 cfs 0.019 af  
 8.0" x 56.0' Culvert Outflow=0.22 cfs 0.019 af

Total Runoff Area = 4.057 ac Runoff Volume = 0.638 af Average Runoff Depth = 1.89"  
 36.73% Pervious Area = 1.490 ac 63.27% ImperVIOUS Area = 2.567 ac

**CHRONOLOGY OF WAYNFLETE CONDITIONAL USE AND SITE PLAN REVIEW APPLICATIONS**  
**(Note: Historic Preservation files were also checked but all minor)**

<i>Address</i>	<i>Proposal</i>	<i>Hearing Date</i>	<i>Decision</i>	<i>Conditions</i>	<i>Comments</i>	<i>PB Report # reviewed</i>
<b>Ruth Cook Hyde House</b>						
Vic. 340 Spring St; "Hyde House"	Conversion of first floor into school administrative offices	Oct 6, 1987	Approved subject to condition	<i>That the duration of the conditional use permit be limited to 3 years</i>	Related to temporary need resulting from fire at Storer House; a later report mentions that Board requested a Master Plan prior to considering other applications	#79-87
"Cook Hyde House"	Conditional use of the first floor of Cook Hyde House for administrative offices.	May 11, 1993	Approved	none		#16-93
"Ruth Cook Hyde House"	Conditional use request for RCH House to make permanent the conditional use of the first floor and authorizes the expansion of the conditional use to the second and third floors of the building	Feb. 25, 1997	Approved	"based on submitted application, campus master plan, and testimony provided at the meeting".	Updated Master Plan was requested at the Workshop; Waynflete submitted letter from Board of Trustees confirming that it has no plans at this time for further property acquisitions in the W. Promenade neighborhood	#7-97
<b>Morrill House</b>						
338 and 342 Spring Street	Cond use, SPR and HP for construction of a 3 story building addition which will connect the Cook Hyde and Morrill houses	June 22, 1999	Approved subject to conditions	<i>that a sample mock up of the brickwork and final window detail be reviewed and approved by HP staff; tree to be planted in front of addition; re fixture of light fixtures.</i>	Does not result in loss of Res. Use; makes more efficient use of existing facilities; issues largely to do with impact of the building on Spring Street	#24-99
<b>3 Storer Street (Pratt House)</b>						
3 Storer Street (Pratt House)	Rev. approved site plan & cond use (for arts center) to accommodate displaced uses: A. Allow temp. classroom & storage space in Pratt House; OR B. Allow a modular classroom and storage trailer	July 10, 2001		"the Portland Planning Board voted 3-1 (Delogu opposed; Krichels, Hage and Rodriguez absent) on a motion to approve cond. Use/site plan for the temporary modular. Failing four votes the item was tabled to the next meeting (however, the applicant has subsequently withdrawn the application)."	Tape is not audible for parts. Option A seemed 'unpalatable' to most of Board; Housing Committee policies mentioned re loss of housing.	#18-01A

Address	Proposal	Hearing Date	Decision	Conditions	Comments	PB Report # reviewed
<b>Library</b>						
64 Emery Street	Conditional use & SP approval for the library expansion project	May 11, 1993	Approved			#16-93
64 Emery Street; Building Addition	Conditional Use, Site Plan and Historic Preservation Review to construct 9064 sq ft building addition to 64 Emery Street	July 27, 1999	Approved subject to conditions	<p><i>That the rear property line of 305 Danforth Street be relocated to meet all required setbacks. A copy of the recorded deed shall be submitted to Planning staff.</i></p> <p><i>That the existing hedge along the southern edge of the Emery building property adjacent to Emery Street be preserved or replaced in kind.</i></p>	<p>Heading in report: "PROJECTS CONFORMANCE WITH CAMPUS MASTER PLAN</p> <p>"In 1995, Waynflete completed a campus master plan based on projected programmatic and infrastructure needs. The campus master plan was undertaken at the urging of the Planning Board, which informed the school that no further conditional use requests, building or infrastructure projects would be considered until Waynflete addressed its campus needs in a comprehensive planning effort"</p>	#34-99
<b>Parking Lots and Access roadways</b>						
Loop Road Project; Thomas Ho. 360 Spring St	Cond Use & SPR for construction of loop road surrounding Thomas House (to address safety concerns for children getting on/off school buses)	July 8, 2003	Approved subject to conditions: <i>That prior to the commencement of site work, the applicant shall submit a plan for review and approval by the City Arborist for the planting of up to 4 additional street trees along the Spring Street frontage of the campus.</i>  <i>That prior to commencement of site work, the applicant shall submit lighting specifications for Planning staff review and approval.</i>  <i>That prior to commencement of site work, the applicant shall amend the plans and details as outlined in Mr. Lombardo's comments of 5/9/03 and as outlined in James Seymour's memo of June 16, 2003.</i>  <i>That the removable basketball hoop shall be installed no earlier than 7:30 am nor later than 5:30pm Monday through Friday and not during summer recess.</i>		<p>The last condition was added by the PB; Waynflete requested reconsideration of this condition and to substitute:  <i>That the removable basketball hoop shall be installed no earlier than 7:30 am nor later than 5:30pm Monday through Friday while school is in session, and during that portion of the summer in which summer program activities are conducted.</i></p>	#27-03 and #27A-03

Address	Proposal	Hearing Date	Decision	Conditions	Comments	PB Report # reviewed
<p>Arts Center (phased)</p> <p>Storer Street/Danforth St.</p>	<p>Cond Use, HP and SPR for Art Center addition of 23,000 sq ft (Phase 1: 3-story addition to Davies Bldg; 1 story addition to same bldg; 5 parking spaces); Phase 2: construction of auditorium, its attached 2-story addition and new 24 space parking lot. (17 parking spaces to be removed)</p>	<p>May 22, 2001</p>	<p>Approved subject to Site Plan conditions: The applicant will provide staff with catalog cuts for wall and pole mounted fixtures that are in compliance with the lighting standards.</p> <p>The applicant will coordinate and satisfactorily determine the function of the existing 8" pipes that will be impacted by the project. If they are determined to be pipes that carry combined flows of sewer and storm water, then the Public Works Dept. must be contacted and any possible removal or other remedial measures made to offset any new flows introduced into the system.</p> <p>The applicant and their contractor must contact the DRC during construction to inspect the trench drain and storm drain installation with specific emphasis on the gradation of materials. The Stormwater report contains specific statements regarding the required materials and evidence of material acceptance should be required during construction.</p> <p>The applicant will maintain all streets free and clear of mud and debris and shall be responsibility to sweep or clean the streets immediately upon notice from the Public Works or Planning Departments.</p> <p>The applicant, upon completing a realignment of the proposed parking lot requiring minimal tree removal, shall meet with staff and have staff approve the proposed changes.</p> <p>Tree protection methods for all trees must be demonstrated and no re-grading, site work or storage of materials should occur within the drip-line.</p> <p>The existing crabtrees or comparable plantings will be transplanted or planted to screen the proposed parking area.</p> <p>Eight additional 5-6' high evergreens be planted within the remaining pine grove.</p> <p>If the Hemlock trees cannot be saved in the area between the proposed parking area and the building on Emery Street, additional trees will be planted at a ratio of 3:1 in the area to assist in the screening of the parking area.</p>	<p>Approved subject to Site Plan conditions: The applicant will provide staff with catalog cuts for wall and pole mounted fixtures that are in compliance with the lighting standards.</p> <p>The applicant will coordinate and satisfactorily determine the function of the existing 8" pipes that will be impacted by the project. If they are determined to be pipes that carry combined flows of sewer and storm water, then the Public Works Dept. must be contacted and any possible removal or other remedial measures made to offset any new flows introduced into the system.</p> <p>The applicant and their contractor must contact the DRC during construction to inspect the trench drain and storm drain installation with specific emphasis on the gradation of materials. The Stormwater report contains specific statements regarding the required materials and evidence of material acceptance should be required during construction.</p> <p>The applicant will maintain all streets free and clear of mud and debris and shall be responsibility to sweep or clean the streets immediately upon notice from the Public Works or Planning Departments.</p> <p>The applicant, upon completing a realignment of the proposed parking lot requiring minimal tree removal, shall meet with staff and have staff approve the proposed changes.</p> <p>Tree protection methods for all trees must be demonstrated and no re-grading, site work or storage of materials should occur within the drip-line.</p> <p>The existing crabtrees or comparable plantings will be transplanted or planted to screen the proposed parking area.</p> <p>Eight additional 5-6' high evergreens be planted within the remaining pine grove.</p> <p>If the Hemlock trees cannot be saved in the area between the proposed parking area and the building on Emery Street, additional trees will be planted at a ratio of 3:1 in the area to assist in the screening of the parking area.</p>	<p>#18-01</p>	
<p><b>Master Plan (note: 3 Storer Street was purchased by Waynflete in 2000 and is not included in these Master Plans)</b></p>						
<p>Master Plan July 11, 1995</p>	<p>Initial version submitted to Planning board Workshop</p>	<p>N/A</p>	<p>N/A</p>	<p>Large part of the Master Plan is about the control of parking; copy will be available at Hearing</p>	<p>Informational Workshop</p>	<p>Memo</p>
<p>Master Plan Update April 13, 1999</p>	<p>Updated version</p>	<p>N/A</p>	<p>N/A</p>	<p>Not found in files</p>	<p>Informational Workshop</p>	<p>Memo</p>

For Over Lay Zone

REGULATION OF INSTITUTIONAL USES IN RESIDENTIAL ZONES - 1983

(Planning Board Report #46-83)

Goals

- Institutional uses, where they are to be allowed in residential zones, should be designated conditional uses with review before the Planning Board.
- Any new institutional use should be required to have a lot size of sufficient area to accommodate all activities, including parking and to absorb impacts and growth needs of the institution.
- Reasonable expansion of existing institutions should be accommodated, but effective use of existing lot area should be required.
- For both new development and expansion of existing institutions, the displacement or conversion of existing dwellings should be avoided, and that an institutional development proposal that causes significant residential displacement should be because for denial of conditional use approval.





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**MEMORANDUM**

date: June 22, 2007  
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
re: Draft of Parking analysis  
to: Jim Carmody Traffic Engineer City of Portland  
Shukria Wiar, Planner City of Portland  
Austin Smith  
from: Scott Simons Architects (SSA)

As I mentioned in a phone call last week, I would like to have you review the Waynflete parking analysis. The enclosed responses concerning parking were prepared by **Anne Hagstrom**, the Director of Finance and Operations.

**A. Will there be sufficient parking to accommodate the increased size of the auditorium?**

The new auditorium will seat 276 people, 128 more seats than the current auditorium. It will be used primarily for the same classes, meetings, performances, and events for which the present auditorium (currently supplemented by rented space elsewhere) is used. The biggest difference is that all the students in any one division of the School will be able to meet together, on campus, during the school day. The need to use off-site meeting areas such as Williston West Church will be greatly diminished, if not eliminated, reducing significantly the amount of student pedestrian traffic in the neighborhood.

We do not anticipate any school-day uses that will have an increased impact on parking.

1). We have very few events that draw others to the school during the school day. Most of our school-day hours are spent in instruction. Grandparents and Friends Day is one example of a half-day (usually in May) when we have more parents and grandparents than usual, but we are able to accommodate parking for those guests now and the numbers will stay the same.

2) Our analysis of the available parking around the School shows that, even if we did have an unanticipated increase in demand for parking, there is sufficient parking available on surrounding streets. Based on information provided by our Transportation Director, Mark Bennett, there are usually an additional 75-80 legal parking spaces on any given school day plus another 35 spaces in 2-hour areas. (The west side of Vaughan St., abutting the cemetery, is one example.)

**DRAFT**

3) If there was an event with parking needs that exceeded what was available, the School would anticipate that and provide additional parking options. Being a welcoming community is an important part of the ethos of the School. Some examples of alternate parking that we could potentially utilize include local organizations which have been willing to help in the past and the School's Fore River Fields. However, based on our program review, we do not expect that there will be a need to make these kinds of alternate parking arrangements in response to the new auditorium.

We also don't anticipate any parking issues related to the use of the auditorium at night. The School's parking lots will be available as well as the available parking on surrounding streets. Further, the use of the auditorium will be for Waynflete-related activities; it will not be rented out to others.

We are confident that the new auditorium will not create new parking problems and we will continue our active management of parking and traffic in the neighborhood.

**B. What has the school done to address parking in the neighborhood?**

In 1995, as part of an earlier Campus Master Plan, the School submitted a Parking Plan to the Planning Board. We continue to implement that Plan and actively manage parking in the neighborhood year round as follows:

1. We have reduced demand for parking and the impact of vehicular traffic through our bus transportation system. We currently own three buses (and a van) and contact for three more to provide transportation to and from school for about 25-30% of our students.
2. We constructed a new school entrance, a loop road with improved parking around Thomas House, to divert drop-off bus and car traffic from Spring Street.
3. We provide on-campus parking for approximately 40 faculty and staff.
4. When this phase of the arts center is completed we will provide at least two additional parking spaces reserved for individuals who drive low emitting vehicles and/or who carpool.
5. We have a well-established Waynflete vehicle registration and sticker system for all employees and student drivers which has achieved approximately 98% compliance.
6. We restrict parking in the neighborhood to certain streets for employees and certain streets for students to reduce neighborhood impact, g) We actively enforce these restrictions, and we assign staff periodically to patrol on foot to ensure compliance with both City and School restrictions.
7. We have adult monitors during drop off and dismissal times.

8. We have instituted a no-idling policy for cars waiting to pick up their children.
  9. We have asked visiting athletic team buses to park by the cemetery and turn off their engines.
  10. We encourage neighbors to contact us with complaints and, when they do, we respond promptly.
  11. We open our parking lots to neighbors for off street parking during snow emergencies.
- Approximately 650 people travel to and from Waynflerie each day. (This past year 150 students rode the bus on a regular basis.) Out of all these trips, we received only 11 parking related complaints from neighbors.

1. Four of the complaints concerned cars parked in two-hour zones; we instructed those drivers not to park there even for short periods of time.
2. Two complaints related to buses stopping in the neighborhood while waiting to board students (one anonymous complaint was found in a handwritten note on the road about a parked bus, but we couldn't discern the issue). Our bus drivers are directed (and have been reminded) to wait without idling along the edge of the cemetery.

3. Three complaints were received from neighbors whose driveways were at least partially blocked by a parked car. In two of these cases we were able to identify the driver and have them move their vehicles. In the third instance, we couldn't determine if it was a Waynflerie vehicle, so we encouraged the resident to call the City and issue a complaint so the City could have the vehicle towed.

4. One complaint came from a neighbor regarding parents idling during pick up time which prompted the school to issue a no-idling policy.

5. One complaint was mentioned at a West End Neighborhood meeting about athletic buses from other schools idling during basketball games; a concern that we will continue to address with visiting schools.



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### TRANSMITTAL

date:

7/3/2007

project:

WAYNFLEETE ARTS CENTER - PHASE II: 2003-0040

subject:

to:

Shukria War  
Planning, City of Portland  
389 Congress Street  
Portland, ME 04101

phone:

(207) 756-8083

fax:

(207) 756-8258

transmitted:

Quantity	Dated	Description
7	July 03, 2007	Additional material addressing Punchlist of 05.31.07
1	July 03, 2007	Full scale progress prints

via:

Mail  
 By Hand  
 Courier  
 Email  
 Overnight  
 Other  
 Fax: \_\_\_\_\_ pages (including this sheet)

remarks:

As noted earlier, Stormwater and civil details to be forwarded under separate cover.

project:

Waynhete Arts Center - Phase II

P2003-0040-ID23424.doc

date: 7/3/2007



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### TRANSMITTAL

date:

7/3/2007

project:

WAYNFLETE ARTS CENTER - PHASE II: 2003-0040

subject:

Shukria Wiar

Planning, City of Portland

389 Congress Street

Portland, ME 04101

phone:

(207) 756-8083

fax:

(207) 756-8258

transmitted:

Quantity	Dated	Description
1	July 2, 2007	Waynflete School deed documents addressing item 14, punchlist of 05.31.2007

via:

By Hand   
 Mail   
 Courier   
 Email   
 Overnight   
 Fax: \_\_\_\_\_ pages (including this sheet)

remarks:

date: 7/3/2007

Waynflete Arts Center - Phase II

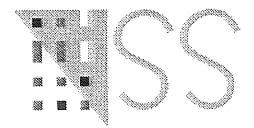
P2003-0040-D23426.doc

061-F-006

96-36 store

Wayneete Art center

Wayneete Arts center



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**TRANSMITTAL**

**date:**

5/25/2007

**project:**

WAYNFLEETE ARTS CENTER - PHASE II: 2003-0040

**subject:**

Shukria Wiar

**to:**

Planning, City of Portland  
389 Congress Street  
Portland, ME 04101

**phone:**

(207) 756-8083

**fax:**

(207) 756-8258

**transmitted:**

Quantity	Dated	Description
7	May 18, 2007	Site Plan Material at Full Scale

**via:**

Mail  
 By Hand  
 Courier  
 Email  
 Overnight  
 Other  
 Fax: \_\_\_\_\_ pages (including this sheet)

**remarks:**

**date:** 5/25/2007

Waynfleete Arts Center - Phase II

**project:**

P2003-0040-D23122.doc



Scott Simons Architects

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**TRANSMITTAL**

**date:** 7/10/2007  
**project:** WAYNFLEETE ARTS CENTER - PHASE II: 2003-0040  
**subject:**

**to:** Shukria Wiar  
Planning, City of Portland  
389 Congress Street  
Portland, ME 04101  
**phone:** (207) 756-8083  
**fax:** (207) 756-8258

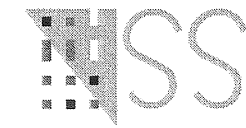
transmitted:	Quantity	Dated	Description
	7	July 02, 2007	Stormwater Layout Plan, Preliminary

**via:**  Mail  By Hand  Courier  Email  Overnight  Other  
Fax: \_\_\_\_\_ pages (including this sheet)

**remarks:**

Please call or e-mail if you need additional material, Thanks, Austin.





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**TRANSMITTAL**

date:

7/13/2007

project:

WAYNFLEETE ARTS CENTER - PHASE II: 2003-0040

subject:

to:

Shukria Wiar

Planning, City of Portland

389 Congress Street

Portland, ME 04101

phone:

(207) 756-8083

fax:

(207) 756-8258

transmitted:

Quantity	Dated	Description
1	July 13, 2007	Memorandum with modified exterior light fixtures
2	July 13, 2007	Full Size Site Design Drawings
1	July 13, 2007	11 x 17 Reduced Size Drawings

via:

Mail     By Hand     Courier     Email  
 Overnight     Other \_\_\_\_\_  
 Fax: \_\_\_\_\_ pages (including this sheet)

remarks:

date: 7/13/2007

Waynflete Arts Center - Phase II

project:

I2003-0040-D23447.doc

**From:** Shukria Wiar  
**To:** Austin Smith  
**Date:** 7/11/2007 4:15:22 PM  
**Subject:** Re: Waynflete Stormwater

Hello Austin,

Yes, I did receive the stormwater and civil layout; Dan Goyette will be reviewing the information and will be in touch regarding any comments.

I have reviewed the revised plans and the following are my comments:

*A. Please submit complete set of plans for the workshop hearing. A comment from one of the PB member was that the site plans were hard to read. Please submit a full size and 11 x 17 copies of the following:*

1. Existing Condition
2. Layout and Material Plan
3. Grading Plan
4. Stormwater Layout Plan
5. Utility Plan
6. Planting/ Landscaping Plan
6. Photometric/ Lighting Plan
7. Civic Details

The plan set should include:

Title Page

Legend

Zoning information on the site plan

Directional arrow

Complete revision dates

Please refer to Chap. 14-525 (b) and 14-525 9 (c) (2,3,5,6,7).

*B. Sidewalks and curbing*

DPW has reviewed the information and request that the existing sidewalk be replaced and curbing added. The sidewalk policy calls for clay brick sidewalk with clay brick apron. Please show this on the revised plans.

*C. Landscaping- looks good and there will be no need for guardrails at the parking spaces.*

*D. Lighting- please provide photometric for the proposed lighting. What is the height and wattage of the lighting pole. The lighting pole does not meet our cut-off requirement. Please address this.*

*E. Please address Fire Comments:*

Hydrants shall be located within 500' of all structures. Hydrant @ Emory appears to be within required distance.

Water main size not given so unable to determine adequate fire flows.

Please show location of the Fire Dept connection.

Please let me know if you have any questions.

Thank you.

Shukria

<>> Austin Smith <austin@simonsarchitects.com> 07/10 4:17 PM <>>  
 Tuesday afternoon, July 10, 2007  
 Waynflete Arts Center, Phase Two

Shukria:

We just hand delivered the stormwater and civil layout for Waynflete.

I believe Rick Knowland left them on your desk.

I think we have supplied all the material requested.

If there is something else, please let us know as soon as possible

and we'll do what we can to get it into your hands quickly.

Thanks,

Austin Smith

Scott Simons Architects.

Here is Karen Sanford's comments regarding this project. I will forward you public comments as I receive them.

Comments:

You should receive 4 page(s) including this cover sheet

From: Shukria Wiar

Date: 07.31.2007

Fax #: 792.4782

Company: Waynflete School

To: Anne Hagsstrom

FAX



City of Portland  
 Department of Planning and Development  
 Planning Division  
 389 Congress Street, 4<sup>th</sup> Floor  
 Portland ME 04101  
 (207)874-8721 or (207)874-8719  
 Fax: (207)756-8258

\*\*\*\*\*-PLANNING DEPT. - \*\*\*\*\* 2077568258-\*\*\*\*\*

-CITY OF PORTLAND-

MODE = MEMORY TRANSMISSION  
 START=JUL-31 12:24 END=JUL-31 12:26  
 FILE NO.=431  
 STN NO. COMM. ABBR NO. STATION NAME/TEL NO. PAGES DURATION  
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\*\*\*\*\*-COMM. JOURNAL-\*\*\*\*\* DATE JUL-31-2007 \*\*\*\*\* TIME 12:26 \*\*\*\*\*

# WAYNFLETE SCHOOL

## Campus Master Plan

Approved by the Board of Trustees  
March 15, 2005

The Campus Master Plan Committee

David Brown

Taffy Field

Anne Hagstrom

Peter Hamblin

Cinda Joyce

Mark Lickus

Alan McIlhenny, chair

Cynthia Orcutt

Scott Simons

With the assistance of:

Jane Begert

Peter Brewitt

Molly MacAuslan

John Orcutt

Mark Segar

## Waynflete School

### Campus Master Plan

#### Achievements of the past decade:

Waynflete invested millions of dollars to improve its facilities over the past decade, and the improvements are evident everywhere.

#### Upper School:

- Construction of the Science Wing
- Complete renovation of the Emery building
- Improvements to the café and basement work and storage areas

#### Middle School:

- Construction of the addition linking Morrill and Cook-Hyde
- Complete renovation of Morrill, Cook-Hyde and Hurd
- Creation of the Academic Support Center in Hurd
- Creation of the archives space in Morrill
- Locker room created in the garage building
- Play area improvement

#### Lower School:

- Creation of the 2-3 classroom in Hewes
  - Renovation of the Early Childhood classrooms
  - Lower playground improvements and expansion
- #### The Arts Center:
- Completion of Phase I the gallery and studios
  - Renovation of Daveis House

#### Gymnasium:

- Construction of the locker room addition

#### Administration:

- Creation of the faculty workroom and mailroom
- Office renovations

#### Outdoors:

- Improved pathways and lighting
- The Loop Road around Thomas House
- Fore River Fields:
  - tennis courts
  - baseball diamond

- Enhance safety
- Promote accessibility
- Preserve open space
- Preserve the historic character and distinctive appeal of the school campus and buildings
- Consider environmental issues of energy efficiency and green design
- Create welcoming points of access to the campus and to the school divisions
- Invest in the maintenance of all of the buildings – endow this if possible

And several guiding principles underlie our deliberations and recommendations:

- Waynlete will remain on its campus in Portland's West End, and its athletic facilities will remain at the Fore River Fields off Osgood Street
- The size of the school will remain at its current level of approximately 540 students
- The relative sizes and age-ranges of the three school divisions will remain the same: Lower School EC (3 and 4 year olds) – 5<sup>th</sup> grade (165 students); Middle School 6<sup>th</sup> – 8<sup>th</sup> grades (140 students); Upper School 9<sup>th</sup> – 12<sup>th</sup> (235 students)
- Continuity will be maintained in the School's mission and programs

Several important assumptions underlie the 2005 Campus Master Plan:

Guiding Assumptions and Principles

- **New Properties:**
  - 305 Danforth Street – The Headmaster's House
  - 3 Storer Street
  - Several small parcels adjacent to the Fore River Fields
- **Maintenance:**
  - Everywhere, with more always needed

## Methodology

This an updating of the 1994 Campus Master Plan rather than an attempt to start from scratch. Where the earlier document relied on extensive interviews with stakeholders throughout the school, we have relied on interviews with the heads of the school's three divisions – Lower, Middle and Upper – and with those in charge of specific facilities or functions, such as the library, the cafe and the athletic department. An extensive questionnaire was prepared by the committee to help those interviewed assess their respective facility needs, and many used the questionnaire to solicit the input of their division faculty or co-workers. The principal respondents were asked to dream – a little- with the understanding that their dreams would face stiff competition for limited financial resources. The committee thanks all who helped us gather the information that went into this report.

The process we followed included the following elements:

- Establishment of Guiding Principles
- Identification of Existing Conditions on the Campus
  - Site
    - Building Use
    - Open Space and Landscape
    - Circulation and Parking
  - Buildings
    - Useable square footage
    - Identification of storage areas and condition
- Identification of future physical needs through the interview and questionnaire process described above
- Charettes to explore alternative ideas for future improvements
- Refinement of a preferred Final Plan to be used as a starting point by decision makers preparing funding and construction plans



**Waynflete School  
Campus Master Plan**

**Priorities and Recommendations for Future Planning**

**March 15, 2005**

The Board of Trustees established the Campus Master Planning Committee (CMP) in the fall of 2003 as a subcommittee of Buildings and Grounds to recommend revisions to the 1994 Waynflete Campus Master Plan. The revised Plan summarized below also addresses the fourth goal of the 2002 Strategic Plan to "improve facilities to meet program needs". The subcommittee consisted of trustees, faculty, staff, parents, and architects.

In June of 2004, the Board of Trustees approved fundraising and construction design for the Theater and Gymnasium Project which is the School's first priority for current new construction. The proposed revisions to the Campus Master Plan assume that this facility will be built.

The CMP recommended that the next priorities for Waynflete should be a New Lower School and an Athletic Fieldhouse & Additional Playing Fields in that order. Other projects considered as having a high level of importance, and which would greatly enhance the program and campus are listed in Tier II in alphabetical order; these have not been prioritized. The third section is a list of other important needs and considerations identified in the planning process, some of which could be addressed through the completion of other projects.

**I. Tier I Campus Master Plan Priorities.**

1. **New Lower School.** The first priority for future investment is the creation of a New Lower School. While this would not involve the construction of a new building, the addition of new spaces and renovation of existing areas would result in a transformation so complete that, in effect, the Lower School would seem entirely new. Although there have been some improvements to the Lower School as part of the prior Campus Master Plan (creation of the 2-3 classroom, renovation of Early Childhood spaces, and playground improvements and expansion), classrooms for K-1, 2-3, and 4-5 continue to be overcrowded, there is little quiet space anywhere in the building, no entry or central gathering place, no library space, a crowded art studio space, no space for academic tutorials, no dedicated space for the Afterschool Program<sup>1</sup>, an inadequate and out-of-date playground for the youngest children, and no handicapped access to the 2-3 program.<sup>2</sup> Further, storage for curriculum materials is

---

<sup>1</sup> One possibility for creating dedicated space for Afterschool as well as additional meeting rooms and storage areas would be to purchase and renovate the house at 11 Fletcher Street, known as the Weber House. There would be many factors to consider (cost of purchase and renovations, availability for actual use given zoning and land use restrictions), but its location within the natural footprint of the Waynflete campus and proximity to the Lower School suggests that it could be a viable solution.

<sup>2</sup> Handicapped access to the 2-3 classroom will be addressed in the spring of 2005 at least as a temporary solution. A long-term solution may also be possible with the completion of the Theater and Gymnasium Project.

consigned to damp and markedly substandard basement areas and the heating system is old, unreliable, and inefficiently zoned.

Since the original Campus Master Plan was adopted by the Board, the Middle and Upper Schools have each undergone a transformation involving both the addition of new spaces and renovations. The effect of these transformations on the students, faculty and program cannot be overstated. A similar transformation of the Lower School is long overdue. Lower School should be housed in a state-of-the-art facility that better supports its already excellent programs.

**2. Athletic Fieldhouse & Fields.** The second priority for future investment is the

construction of a Fieldhouse and the addition of more playing fields at the Fore River Fields Complex. A Fieldhouse and new fields would greatly expand Waynflete's capability to meet the athletic needs of its middle and upper school students and could contain many attractive features depending on cost and available resources. Preliminary designs reviewed by the Committee suggested at least two possibilities for siting of a Fieldhouse that could contain up to three basketball courts, suspended track, weight room and fitness center, aerobic exercise room, training room, locker room, offices as well as ample parking and storage. A Fieldhouse would address many of the scheduling and use limitations that currently exist with only one gym on campus, and would provide an admissions advantage for middle and upper school students considering Waynflete. Although some of these limitations will be addressed with the conversion of Waldron Auditorium to lower and middle school recreational space as part of the Theater and Gymnasium Project, the current gym will still not meet the needs of competitive athletics for students in grades 7-12; it has only one playing surface, limited spectator seating, inadequate locker room space, an inadequate weight room, and no storage. Other uses for a fieldhouse could include an environmental classroom and meeting spaces.

Additional soccer and lacrosse fields and a softball field could be created depending on the siting of a fieldhouse and the possible acquisition of additional properties adjoining the Fore River Fields. With up to ten teams vying for two fields in the fall and spring, additional playing fields are sorely needed. A field with an artificial surface would allow teams to begin practices earlier in mud season.

As the area at the Fore River Fields is further developed, it will be important to preserve undeveloped space in the woods and along the waterfront for outdoor classrooms and environmental studies.

**Tier II. Campus Master Plan Projects (in alphabetical order)**

➤ **Completion of Arts Center.** The Arts Center was originally conceived as being built in three phases, the last of which would include large music classrooms and art studio space. The Theater and Gymnasium Project which currently (2005) is the primary focus for fundraising and construction will add a state-of-the-art auditorium and recreational space for lower and middle schools. The project, originally Phase II, was re-designed to provide additional spaces to support the music and theater and programs including a jazz room, set building areas, dressing rooms and storage. However, it does not complete the original

who comes. organized and staffed in a way that it is warm, welcoming, and easy to navigate for everyone candidates for employment, and other visitors. The goal is for the School to be physically School. This impression is important for current and prospective families, alumni, have when they come to Waynflete, whether in Thomas House or Lower, Middle or Upper

➤ Waynflete Front Door. The "Front Door" refers to the first impression that visitors to the "Front Door." The "Front Door" refers to the first impression that visitors to the sanctuary. Road Project and the creation of pathways linking Emery, Davais, Hurd House, and the Preservation of open space is important both for the School and the neighborhood. The School has improved the feeling of open space on campus with the completion of the Loop

the importance of maintaining or adding to play space. heavily by Lower School students. Any new construction on campus should keep in mind quiet conversations or reflection and is not used for active games. The Lower School field along Danforth Street is limited in size due to construction activity, parking, and is used throwing or distance such as football and lacrosse. The Sanctuary is an area reserved for the Loop Road/MS Playground Project, there is still limited space for games involving schools. Although Middle School play areas improved dramatically with the completion of ➤ Play Space and Open Space. Play space on campus is severely limited for all three

classrooms or a media center could also be explored. could be housed in that building along with storage. The possibility of demonstration and a second level for reference/quiet study and computer work stations. Technology staff services by providing browsing/fiction on one level with a centralized open circulation desk location or an expansion of the current facility could have exciting possibilities for library opening up additional space in Emery and Ruth Cook Hyde. A two-story building in either significant need. A new building would, however, have a ripple effect across the campus in would reduce the amount of play/open space on campus which, as noted below is also a building could possibly be located in the area of the current Storer parking lot, but this siting expanding the library down the eastern slope or building a new building on campus. A new The Committee looked at the possibility of adding a floor to the top of the current library,

dedicated to more advanced technology uses such as a media center. for technology staff should be in closer proximity to the Library. There could also be spaces increasingly necessary. Storage for technology equipment should be centralized and offices Additional space for books, research, work areas for library staff and students, and storage is

School would benefit from having a larger classroom that could hold more computers. Middle and Upper schools have a computer room for student use, although the Middle (CD's, slides, computers, DVD's, tapes, etc.) is in various places across campus. Both offices for technology staff are currently located in Cook-Hyde and storage for equipment intensively by Upper School students, it serves the library needs of the whole school. The active, bright and welcoming space, typically crowded with students. Although used most ➤ Library and Technology Center. The existing Library in the Emery Building is an

spaces in the future. vision of the Arts Center and there will still be a need for larger classrooms and art studio

The current offices for Administration (Admissions, Business, Development and Head of School) do not meet those goals due to the layout of Thomas House which has limited waiting areas, separation of departments on more than one floor or in more than one building, no handicapped access, and a lack of gathering/meeting spaces for parent volunteers and alumni. The entry areas of each School are also not designed in a way that welcomes students or families. One solution would be to create spaces which serve as central reception areas located on a ground floor or with handicap access, with administrators located near the central area. The Campus Master Plan Committee was confident that there are several options to create a better "Front Door" for the Admissions, Business Office, Development, and Head of School using existing buildings including the possible renovation and use of the Storers Street House (if allowed by the City).

**III. Ongoing Projects, Needs, and Considerations.** This section identifies additional space needs, some of which could be accomplished through completion of projects listed above. The creation of new library/technology space, for example, could result in additional classroom space in Middle School. Also listed in this section are considerations that should be taken into account in any project – accessibility, storage, and parking.

➤ **Academic Support.** The current space in the basement of Hurd House provides little privacy and quiet for academic support faculty to work with students. The space is also dark and too hot in the winter months. Ideally, Academic Support would have a large central office, private rooms for tutors to work with students, a director's office and a gathering space.

➤ **Accessibility.** Accessibility is an issue in several areas of the School – Thomas House, 3rd floor of Ruth Cook Hyde and Morrill Houses, and the 2-3 classroom.

➤ **Adjoining Properties.** There are several properties adjoining the main campus and the athletic fields that could be of future use by the School. The "Weber House" located on Fletcher Street borders the Lower School and is within the natural footprint of the School. Students walk in to school daily along the north side of the house and play along the south side of the house. There is nearly constant activity around 3/4 of the property. Conversion of this property (if the building were purchased by the School and a partial change of use permitted by the City) could significantly alleviate Lower School needs for dedicated space for Afterschool, storage, and meeting areas. Several properties adjacent to the Fore River Fields could also be purchased to expand playing fields and parking.

➤ **Middle School.** The Middle School would benefit from at least three more spacious classrooms for up to 16 students, a larger computer room space, and gathering spaces to accommodate each grade and advising faculty. A larger and more accessible location for student lockers would be a significant improvement.

➤ **College Counseling.** College counseling is currently run by three people out of the Dean of Studies office and other spaces in the Middle School. A dedicated space, with private offices for counselors to meet with students, a small library of college catalogues,

materials and tables for students to use to research opportunities would provide welcome support for this important aspect of the Upper School.

➤ Faculty Housing. Short or long term faculty housing could assist new faculty/staff moving to the Portland area and other faculty/staff faced with high housing costs. The availability of on-campus or near-campus housing could also help alleviate the housing shortage in Portland.

➤ Parking. The possibility of additional on-campus parking should be considered whenever possible as part of the School's ongoing efforts to improve safety and reduce the impact of parking in the neighborhood.

➤ Storage. The need for more storage across the School is critical. Some of the projects in Tiers I and II include a storage component as well. Any current storage space that is converted to other uses should have an accompanying storage plan elsewhere on campus.

➤ Upper School: The primary unmet need in the Upper School is for gathering spaces for large groups of up to 65 people.

P r o g r a m S u m m a r y

Project: Waynelete Master Plan – Programming

Re: Summary of Programming Interview Sheets for Tier I and II Projects

Waynelete School Program			
Space Name	Existing SF	Proposed SF	Remarks
Lower School	11,100 SF 0 SF 600 SF 0 SF 500 SF 3,800 SF 16,000 SF	3,050 SF 1,350 SF 800 SF 1,250 SF 800 SF 4,300 SF 11,550 SF	Classroom space Lower School Library Art Studio First Floor of Webber House Offices Storage, Lobby, 30% planning factor Sub-total for Lower School
Fieldhouse	9,500 SF	30,000 SF	Option #1 – 2-court Gym Option #2 – 3-court mini Field House
Library/Technology	2,800 SF	2,800 SF	Note: Proposed Library for LS is included in the LS proposed SF Technology
Front Door/Administration	1,200 SF 2,100 SF 500 SF 1,000 SF 1,800 SF 8,700 SF	540 SF 175 SF 500 SF 200 SF 650 SF 4,865 SF	Headmaster and Admissions Development and Business College Counseling/Registrar Maintenance Storage/Garage Sub-total for Administration

C o s t   S u m m a r y

Project: Waynflete Master Plan – Programming

Re: Summary of Cost Estimates for Selected Projects as of January, 2005<sup>3</sup>

Waynflete School Program			
Space Name	Proposed SF	Costs	Remarks
Lower School Classrooms Library Art Studio Afterschool Offices Storage, Lobby, 30% planning	3,050 SF 1,350 SF 800 SF 1,250 SF 800 SF 4,300 SF 11,550 SF	Renovation      3850 SF @ \$95/SF = \$370,000 New Construction 7700 SF @ \$125/SF = \$965,000 Total Construction      \$1,335,000 15% Equipment (FF & E)      \$1,540,000 15% Soft Costs      \$1,770,000 10% Contingency      \$1,950,000 Endowment @ 1%	Assume 1/3 of projec Assume 2/3 of projec
Fieldhouse	30,000 SF	Building & Site Construction (\$100/SF) \$3,000,000 15% Soft Costs      \$3,450,000 10% Contingency      \$3,800,000	2-court Gym
New Library/Technology Library – MS & US Technology dept./classes Storage	43,300 SF 12,000 SF	Building & Site Construction (\$130/SF) \$1,560,000 15% Equipment (FF & E)      \$1,800,000 15% Soft Costs      \$2,070,000 10% Contingency      \$2,300,000 Endowment @ 1%	3-court mini Field Hc

<sup>3</sup> Costs have been estimated only on the basis of square footage and are very rough estimates.







**Waynflete**

Waynflete School  
360 Spring Street  
Portland, Maine 04102-3643  
207.774.5721  
Fax: 207.772.4782  
www.waynflete.org

June 29, 2007

Dear Neighbor,

I am writing to invite you to join us for a neighborhood meeting to discuss Waynflete's application to the City of Portland Planning Board for approval of Phase II of the School's Arts Center. (The entire project was approved originally in 2001.)

Meeting date: Thursday, July 12th  
Meeting time: 6:00-7:00 p.m.

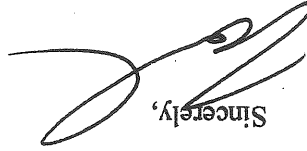
Meeting location: Music Room, 1st Floor of Daveis Hall, located on Storer Street. Please see the campus map on the reverse side.

The Portland City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. We have also invited neighbors from a wider radius who might not be on the lists provided by the City. Other neighbors are welcome as well. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

As you may know, the School's Arts Center was designed in three phases and approved in its entirety by the Historic Preservation Commission and the Planning Board in 2001. The first phase - classroom renovations, new music and dance classrooms, and art gallery - was completed in 2002. Due to the lapse in time, Waynflete must obtain approval again. The request is for Phase II, which will consist of a new 276 seat auditorium, multi-purpose spaces, and the conversion of the current auditorium into a second gymnasium. We are hopeful that construction will begin in the fall of 2007 and be completed in the fall of 2008. When completed, the new and renovated spaces will serve the same student population and contribute significantly to the quality of the School's academic programs.

Should you be interested but unable to attend the meeting on July 12th, please give me a call and we can arrange to look over the plans together the next day or the following week. I will look forward to answering any questions you may have.

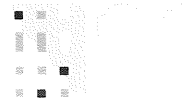
I hope you can join us on the 12th. If you have any questions please call me at ext 201 or Anne Hagstrom, Director of Finance and Operations, at ext. 227. We hope to see you there.

Sincerely,  


Mark W. Segar  
Head of School

Note: Portland City Code of Ordinances Section 14-32(C) requires an applicant for a major development, subdivisions of over five lots/units, or zone change to hold a neighborhood meeting at least seven days prior to the public hearing on the proposal.





Scott Simons Architects

75 York Street

Portland, Maine 04101

phone 207 772 4656

fax 207 828 4656

www.scottsimonsarchitects.com

## MEMORANDUM

**date:** August 9, 2007  
**project:** WAYNFLEETE ARTS CENTER, PHASE TWO, 2003-0040  
**re:** Minutes & conclusions of August 8, 2007 meeting.  
**to:** Captain Greg Cass  
 Shukria Wiar, Planner  
**from:** Austin Smith  
 Marc Kannegieser  
 David Cimino  
 Anne Hagsrom  
 Scott Simons  
**cc:** Scott Simons Architects (SSA)  
 City of Portland Fire Department  
 City of Portland  
 Scott Simons Architects (SSA)  
 Sprinkler Systems, Inc.  
 Stroudwater Construction  
 Waynefleete School  
 Scott Simons Architects (SSA)

1. Fire Department connection at existing construction to be confirmed in field by Captain Cass.

2. Type of Building Construction, under NFPA 220. Classification is Type II, 000 with automatic sprinklers to meet NFPA 13

3. Occupancy loads are as follows:

auditorium fixed seats (number may vary but will not exceed 280.)	276
Stage @ 15 nsf (844sf / 15)	57
Classrooms and practice rooms @ 20 nsf	116
Total, all floors, (addition only)	449

4. Flow tests required for hydrants adjacent to site. Tests currently scheduled with Portland Water District.

5. (2) hour fire separation is required between existing construction and new construction.

6. Area of performance space is 844 sf. This calculation includes the thrust area into the auditorium space beyond the proscenium arch. It does not include east and west wings. Performance space is a plywood assembly placed directly on a concrete slab on grade. There are no spaces or voids below.

7. Floor plan, with fixed seating shown at auditorium space, enclosed.

project: Waynefleete Arts Center, Phase Two

file: 2003-0040.Capr. Cass 080907

date: 8/9/07

Page 1 of 1



Scott Simons Architects

75 York Street  
Portland, Maine 04101  
phone 207 772 4656  
fax 207 828 4656  
www.simonsarchitects.com

**MEMORANDUM**

**DRAFT**

date: July 23, 2007  
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
re: Waiver of Sidewalk & Curbing  
to: Mike Farmer Public Works  
Shukria Wiar, Planner  
Dan Goyette  
Anne Hagstrom  
Austin Smith  
from: Scott Simons Architects (SSA)  
Waynflete  
Woodward & Curran  
City of Portland  
City of Portland

Phase Two of the Waynflete Arts Center at the corner of Danforth and Storer Streets is currently in the planning board review process. In a memorandum of July 18, 2007, Dan Goyette of Woodward and Curran, peer review engineer, noted that the sidewalk and curbing was not in compliance with city standards. His memorandum stated the existing should be demolished and reconstructed to conform with current city standards

In September of 2003, Storer Street received a full overlay pavement from Spring to Danforth Street initiated by the City of Portland. This pavement was placed without milling or grinding of existing pavement and as a result the pavement is excessively high. In many spots along its length, the pavement is flush with the top of the existing curb on both the east and west sides. (see enclosed photographs)

If the new sidewalk and curbing were constructed as requested and installed to conform with city standards, the new curb height would be 7". This would also obligate all other abutters to conform to the new curb height. In addition, during the approval process, a mature Norway Maple was designated to remain. By both the city arborist and the Historic Preservation process.

The root structure of this tree overlaps the existing sidewalk. Removal of the existing sidewalk and placement of a new sidewalk conforming to city standards would jeopardize the tree's health. (see enclosed photographs)

A handicapped ramp noted as required in a planning staff memo of May 31, 2007 for the intersection of Danforth and Storer Street is currently in place. Ramp construction was included with Waynflete's wall, sidewalk, planting and fencing reconstruction of 2005. In the current configuration, both ends of the sidewalks at project limits, are HC accessible.

Our owner would like to propose that current curb heights and existing sidewalks be maintained the full length of Storer Street. When the correction of the pavement height occurs, Waynflete would then be obligated for the sidewalk and curb reconstruction.

Enclosures: (4) site photos south end of Storer Street

project: Waynflete Arts Center, Phase Two  
file: 2003-0040.sidewalk waiver

date: 7/24/07  
Page 1 of 2



Scott Simons Architects

75 York Street

Portland, Maine 04101

phone 207 772 4656

fax 207 828 4656

www.simonsarchitects.com

## MEMORANDUM

## DRAFT

date: July 23, 2007  
 project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
 re: Waiver of Sidewalk & Curbing  
 Mike Farmer Public Works  
 Shukria War, Planner  
 Dan Goyette  
 Anne Hagstrom  
 Austin Smith  
 from: Scott Simons Architects (SSA)  
 City of Portland  
 City of Portland  
 Woodward & Curran  
 Waynflete

Phase Two of the Waynflete Arts Center at the corner of Danforth and Storer Streets is currently in the planning board review process. In a memorandum of July 18, 2007, Dan Goyette of Woodward and Curran, peer review engineer, noted that the sidewalk and curbing was not in compliance with city standards. His memorandum stated the existing should be demolished and reconstructed to conform with current city standards

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Enclosures: (4) site photos south end of Storer Street

project: Waynflete Arts Center, Phase Two  
 file: 2003-0040sidewalk waiver

date: 7/24/07  
 Page 1 of 2

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

John Turk, Chair  
Rick Romano, Vice Chair  
Otis Baron  
Martha Deprez  
Kimberley Geyer  
Ted Oldham  
Cordelia Pitman

September 7, 2007

Mark Segar, Headmaster  
Waynflete School  
360 Spring Street  
Portland, Maine 04102

Re: Revised Proposal for Phase II of Arts Center Construction, Waynflete School

Dear Mr. Segar:

On August 8, 2007, the City of Portland's Historic Preservation Board completed its review of your revised proposal for Phase II of Waynflete's Arts Center construction project. Following a public hearing and deliberations, the Board voted 6-0 (Oldham absent) to grant a Certificate of Appropriateness for the revised plan, subject to conditions. As you will recall, the Board elected to table final consideration of the conditions, pending review draft conditions prepared by staff.

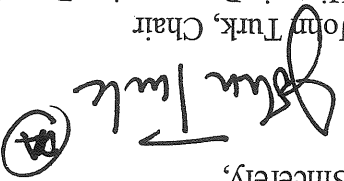
On September 5, 2007 the Historic Preservation Board voted to impose the following final conditions of approval for the project:

- The parking lot and dumpster enclosure, as shown on the revised site plan, are approved on a temporary basis only. Parking lot and dumpster enclosure shall be relocated in conjunction with Waynflete's next development requiring Planning Board approval (including changes of use) and/or within 5 years of a Certificate of Occupancy being issued for the new Arts Center. Location and treatment of said elements to be substantially consistent with the original Arts Center site plan approved by the Historic Preservation Board in 2001 (attached) or in an equally recessive location, as determined by the Historic Preservation Board at that time.
- Given the temporary nature of the dumpster enclosure's location, approval is granted for the panelized wood frame enclosure, "Option 1."
- The fenestration on the west elevation of the one story brick addition shall be as depicted in "Option 3" of the submitted perspective views.
- The applicant shall schedule a site visit for the Board to review and approve final color palette and finish options for the EIFS exterior of the auditorium.
- Regarding the mature tree at the southeast corner of the site, the applicant shall adhere to the preservation/replacement measures recommended by City Arborist, Jeff Tarling.

All improvements shall be carried out as shown on the plans and specifications submitted for the 8/8/07 public hearing, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date is issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

  
John Turk, Chair

Historic Preservation Board

cc: Scott Simons and Austin Smith, Scott Simons Architects  
Alex Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Manager  
Shukria Wiar, Planner  
Building Inspections

**MEMORANDUM**

To: FILE

From: Jeff Tarling

Dept: Parks

Subject: Application ID: 2007-0085

Date: 8/8/2007

Waynflete School Site Plan

The large Norway Maple located on Storer Street will be impacted by the proposed curb cut widening. I would recommend trying to 'save' this tree, which would require a number of precautions during construction. Precautions include: minimizing root damage, use of bituminous 'Cape Cod' curbing on the inside radius of the curb cut vs granite curb which would require deeper excavation. If saving the tree is not successful, Plan B would plant a 3" 'Autumn Blaze' Maple in the same vicinity along with additional 'Dwarf Korean' Lilacs as found along the Danforth Street frontage, to continue around the corner. I would be willing to meet the applicant and contractors prior and during construction to make field determinations on the tree.

Jeff Tarling  
City Arborist

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0085

**Date:** 7/20/2007

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I have reviewed this new auditorium with classrooms and parking. This part of the campus is in an R-4 residential zone which would allow this school expansion under a conditional use appeal to the planning board. I do not have a scaleable site plan showing actual property lines. I have basically surmised where the property lines are. It appears that the R-4 setbacks are being met. I would like an actual site plan with the property lines shown that includes the proposed new building. The applicant has given information within their packet to show that the maximum 30% lot coverage is being met at 25.89%.

I am not able to determine whether the maximum 35' height is being met at this time. I have use the grading plan L-1.2 to arrive at an average grade of 128.94 feet. The unscalable elevation plans show the height to the ridge of the new structure as 178.11 feet. Since this is a pitched roof, the correct point of ending a vertical measurement from average grade, is to a level midway between the level of the eaves and the highest point of a pitched roof. I need more information and scaleable plans for this final determination.

The application states that there are additional classrooms. The reduced floor plans are difficult to read and I am unsure of where these new classrooms will be located. For school uses classrooms trip parking requirements. At this point I am unsure of whether these are additional classrooms to the school in whole. I would need more information on this matter.

Marge Schmuckal  
Zoning Administrator



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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0085

**Date:** 8/8/2007

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I have reviewed the newly submitted plans I received on 8/1/07. The site survey confirmed that the R-4 setback requirements are being met.

I have also reviewed the submittal for height. The method for determining the average grade is a little different than what I have been asking other applicants. Normally I request grade points around the building that are averaged. I do understand that this is an addition and that there is an existing building that is in place. Therefore there would be no points to be given for averaging along that connection wall. . And the wall along the parking lot, is basically at the same elevation. Looking at the east and west sides of the additions would normally be where elevation points would be taken. The averaging line of the east elevation does not look wrong compared to the grade. However, the averaging line of the west elevation does not neatly match the grades. I don't think this method shown by the applicant is off by much. Perhaps a sampling of the elevation points as normally requested would confirm this method of determining height. A sampling of the elevation points for the entire building would be acceptable instead of just the addition. The ending for the top measurement from grade is the correct point (midway from the ridge to where the roof meets the outside wall) to use for this calculation.

I am satisfied that the parking requirements are being met. I will point out that parking for schools, by definition, is based upon classrooms and not student population. It is also noted that this arts center is for the school. I remember that my previous approvals hinged upon reassurance that this auditorium would not be leased out separately for private, non-school events. This can not be a commercial, Portland Stage Company like venue to be leased out. This auditorium is for school functions only. I would want a reaffirmation from the school to confirm the intention of its use.

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0085

**Date:** 8/9/2007

---

I have received plans showing the methodology normally applied to determining average grade and height measurements. The proposal is just under the maximum height of 35 feet and is meeting the R-4 zone. If the parking lot is deemed to be temporary, all the required parking that is now being met shall be replaced somewhere on the site prior to the removal of this parking lot.

Scaleable drawings need to be submitted

Date:

Subject: Application ID: 2007-0085

From: Capt Greg Cass

Dept: Fire

To: FILE

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**MEMORANDUM**

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## MEMORANDUM

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To: FILE

From: Capt Greg Cass

Dept: Fire

Subject: Application ID: 2007-0085

Date: 6/11/2007

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Hydrants shall be located within 50' of all structures. Hydrant @ Emory appears to be within required distance. Water main size not given so unable to determine adequate fire flows. Please show location of the Fire Dept connection.

**From:**

Gregory Cass

**To:**

Shukria Wiar

**Date:**

8/8/2007 4:31:09 PM

**Subject:**

Waynefleet school

After meeting with the sprinkler contractor and the architect today I feel confident the life safety concerns have been addressed. I will sign off in urban insight.  
Greg

**From:** Jeff Tarling  
**To:** Austin Smith  
**Date:** 7/20/2007 2:19:30 PM  
**Subject:** Re: Norway Maple

Austin -

The Norway Maple is a significant tree for the area and steps should be taken to minimize construction damage. I will be supporting the waiver of the parking lot entrance width. "Ideally" the curb cut would be 24' away from the center of the tree stem. Protection measures should be taken within the drop line of the tree during construction that would include identifying the limit of construction, fencing to protect the area from construction debris and equipment damage. After construction the tree should be pruned to remove any broken limbs and for general maintenance. Also, any damaged roots should be cleanly cut with a saw when exposed. Once we firm up the details there may additional options to help protect the tree.

Thanks,

Jeff Tarling

<>> Austin Smith <austin@simonsarchitects.com> 7/20/2007 2:00:48 PM >>>

Friday afternoon, July 20, 2007  
 Waynflete Arts Center Phase Two

Jeff:

I understand from Anne Hagstrom of Waynflete that you had an opportunity to assess the Norway Maple at the intersection of Danforth and Storer Streets.

Anne said that you thought the tree had merit and should be kept. In order to keep the tree, we will request a waiver on the parking drive width. Even with the waiver, our width must be a minimum of 20 feet wide.

Please note, the new drive is not in the location of the current gravel drive. I've enclosed a site plan with the existing tree and the new drive location.

Thanks for your assistance,

Austin Smith  
 Scott Simons Architects.

**From:** James Carmody  
**To:** Wiar, Shukria  
**Date:** 8/10/2007 3:44:35 PM  
**Subject:** Fwd: Re: Waynflete Parking

OK.

James Carmody, P. E.  
City Transportation Engineer  
City of Portland  
207-874-8894  
JPC@portlandmaine.gov

>>> Shukria Wiar 08/10 3:00 PM >>>

>>> Austin Smith < [austin@simonsarchitects.com](mailto:austin@simonsarchitects.com) > 08/10 2:55 PM >>>  
Friday afternoon, August 10, 2007  
Waynflete Arts Center

Shukria:

Please forward these replies to Jim Carmody, City Transportation Engineer:

- 1. Current number of parking spaces within the Waynflete campus (38)
- 2. Number of parking spaces following completion of Arts Center, Phase Two (44)

3. The (24) car parking lot on the east side of Storer Street is a component of the Waynflete Master Plan. This new lot is not included in the parking count above and will not be done during this phase of work. The purpose of this proposed parking is to consolidate future parking within the campus. In the Historic Preservation public hearing of August 8, 2007, this (24) car lot was added as a condition for future projects at Waynflete.

4. Driveway is currently shown at a width of twenty feet. We have verified this can accommodate the turning radius of waste handling trucks.

Please let me know if you have additional questions.

Thank you,  
Austin Smith  
Scott Simons Architects

On Aug 9, 2007, at 4:40 PM, Shukria Wiar wrote:

>>>> James Carmody 08/09 3:33 PM >>>>  
>  
>

> Shukria:  
> They should provide us with the exact number of parking spaces on  
> school grounds before this additional spaces.

> They should also provide us with the status of the parking spaces on  
> the east side Storers St. across from the proposed auditorium. Are  
> these  
> spaces included in the existing space total? Are these spaces being  
> removed?  
> What is the total spaces before and after the proposed addition?  
>  
> Parking lot driveway width should be 20 feet for emergency access.  
>  
> James Carmody, P. E.  
> City Transportation Engineer  
> City of Portland  
> 207-874-8894  
> [JPC@portlandmaine.gov](mailto:JPC@portlandmaine.gov)



## MEMORANDUM

TO: Shukria Wiar

FROM: Dan Goyette

DATE: July 18, 2007

RE: Waynflete Arts Center Phase Two



Woodard & Curran has performed a review of the revised site plan application for the Waynflete Arts Center Phase Two Project.

### Documents Reviewed

- Site Plan Application for Waynflete Arts Center Phase Two Project, dated July 3, 2007, Scott Simons Architects.

### Comments

- Woodard & Curran has not received a stormwater management plan for review. A Stormdrain Layout Plan has been submitted. It should include pre and post development flows, an updated capacity letter for the tie in to the combined sewer, and modeling information.
- A large number of civil site details are missing. Catch basin details, casco trap details, tie in details, brick sidewalk details, pipe trench details, and trench repair details all should be included.
- The asphalt detail does not comply with the City's standards. The profile should consist of 1" bituminous pavement grading "C", 2" bituminous pavement grading "B" and 10" aggregate base-crushed, type "A". All details should comply with the City of Portland's Technical and Design Standards and Guidelines.
- The site plan drawing set does not include an existing site plan or utility plan. The utility plan should include proposed stormwater or sewer infrastructure. Locations for proposed piping and where connections to the existing system are proposed should be indicated on the plans.
- The existing sidewalk on Storer Street is both in poor condition and not in compliance with the City's standards. This sidewalk should be demolished and reconstructed to comply with City standards and include ADA compliant ramps.
- All civil plans must be stamped and signed by a professional engineer.

DRG  
203943.

- A stormwater plan has not been submitted for review. It should include pre and post development flows, an updated capacity letter for the tie in to the combined sewer, and modeling information.
- A large number of civil site details are missing. Catch basin details, granite curb installation details, tie in details, brick sidewalk details, pipe trench details, and trench repair details all should be included.
- No proposed stormwater or sewer infrastructure is shown on the plans. Locations for proposed piping and where connections to the existing system are proposed should be indicated on the plans.
- New handicap ramps should be constructed at the corner of Storer and Danforth Streets. The associated details will need to be included.
- The condition of the existing sidewalk should be indicated.

**Comments**

- Site Plan Application for Waynflete Arts Center Phase Two Project, dated May 18, 2007, Scott Simons Architects.

**Documents Reviewed**

Woodard & Curran has performed a review of the site plan application for the Waynflete Arts Center Phase Two Project.



**MEMORANDUM**

TO: Shukria Wiar

FROM: Dan Goyette

DATE: May 29, 2007

RE: Waynflete Arts Center Phase Two

# PORTLAND MAINE



Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

May 31, 2007

Austin Smith, Architect  
Scott Simons Architects  
75 York Street  
Portland, ME 04101

**RE: Conditional Use and Site Plan Application**  
**Applicant: Waynflete School: 20 Storer Street**

Dear Mr. Smith,

I refer to the application for an Auditorium addition on Storer Street submitted May 18, 2007. The various departments are currently reviewing the proposal, any comments will be forwarded to you as I receive them.

This application will be considered at a Planning Board Workshop on June 12<sup>th</sup>, 2007. The Planning Board will review the application in the context of the applicable standards as set out in Sections 14-103 (b) and 14-474. Further information, as outlined below, is requested to help the Board make a determination:

1. Please provide a narrative as to what was approved in May of 2001 and what is being proposed for this Phase II project. Compare and contrast the two proposals. Please provide this for the workshop hearing.
2. Technical and Financial letter shall be submitted; we will require the in writing what grants and amounts being used to fund this project. A letter of financial capacity is requested from the school and one from their bank.
3. In a narrative please address how this project is meeting the conditions of Section 14-103 (b) and Section 14-474.
4. According to the City's Technical and Design Standards and Guidelines, section 2(A) (b), a two-way drive shall be 24' and the site plan shows 20'. The applicant can request a formal waiver of this standard.

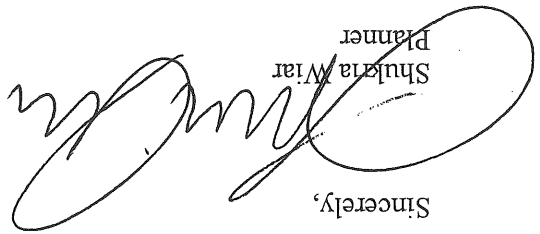
5. According to the City's Technical and Design Standards and Guidelines, section 3(A), Parking stalls shall be 9' x 19'. Please show this on the site plan or submit a waiver of the standard.
6. There are various complaints about parking in this neighborhood, what has the School done to address the parking demand? Please provide a narrative in regard to this.
7. The City's Traffic Engineer has requested parking analysis to be submitted.
8. The Waynflete School Campus Master Plan 2006, it shows a 24-space parking lot on Storer Street, diagonal from the proposed project site, why isn't this space being used for parking instead of the proposed parking lot.
9. Is the Art and Music Studios, which was included as part of the approved phase II plan, being proposed as the third phase. Please explain in detail.
10. A utilities plan shall be submitted. The plan shall show all existing and proposed utilities. This shall show the location of the transformer on Storer Street.
11. Lighting – catalog cuts showing height, wattage, type, etc. All proposed lighting fixtures need to meet the City's standards. A photometric plan shall be submitted.
12. Are there any solid waste (trash) containers being proposed on the site? What is being proposed for trash removal?
13. Submit a copy of the most current master plan for the campus.
14. Submit a capacity letters from the various utilities are required.
15. Submit copies of deeds for the Waynflete School property.
16. Submit Architectural renderings of the proposed addition.
17. The project proposes a new roof top mechanical unit, submit evidence of the measurement to be taken to lower the noise level.
18. When the proposal to convert part of 3 Storer House (Pratt House) into administrative offices came before the Planning Board (June 2006), there were suggestions that this phase should include the space needed. Explain in detail as to how the School is meeting the administrative space that is needed and why it is not being proposed in this development.
19. Department of Public Works comments
  - a. A stormwater plan has not been submitted for review. It should include pre and post development flows, an updated capacity letter for the tie in to the combined sewer, and modeling information.
  - b. A large number of civil site details are missing. Catch basin details, granite curb installation details, tie in details, brick sidewalk details, pipe trench details, and trench repair details all should be included.

- c. No proposed stormwater or sewer infrastructure is shown on the plans. Locations for proposed piping and where connections to the existing system are proposed should be indicated on the plans.
- d. New handicap ramps should be constructed at the corner of Storer and Danforth Streets. The associated details will need to be included.
- e. The condition of the existing sidewalk should be indicated.

Also please note that this proposal will require Historic Preservation Review and the Historic Preservation Program Manager (Deborah Andrews, at 874 8726) can advise.

Do not hesitate to contact me if you have any questions regarding this letter; I can be reached at 756-8083 or at [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov).

Sincerely,



Shukria Wiar  
Planner

Cc: Barbara Barhydt, Development Review Manager



Scott Simons Architects

75 York Street

Portland, Maine 04101

phone 207 772 4656

fax 207 828 4656

www.ssimonsarchitects.com

# MEMORANDUM Site Plan Memorandum

**date:** July 13, 2007  
**project:** WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
**re:** Supplemental material requested by Planning Staff  
**to:** Shukria Wiar  
 Planning Department  
**from:** Austin Smith  
 Scott Simons Architects (SSA)  
**cc:** Scott Simons  
 Anne Hagstrom  
 David Cimino  
 Wyanflete  
 Stroudwater

In response to the e-mail request for supplemental material on July 11, 2007:

1. Compliance with Chapter 14-525 (b) Item (2) Total land area of the site and the total floor area and ground coverage of each proposed building and structure.

Total Wyanflete Lot area	244,238 sf,	5.606 acres
Area of site (Determined as contiguous lots on block 61-F)	156,373 sf,	3.590 acres
Area of new building	7,390 sf	footprint
Total floor area of new building	7,390 sf	ground floor
	4,481 sf	first floor
	1,346 sf	upper floor
	13,217 sf	total

2. Compliance with Chapter 14-525 (b) Item (3) General summary of existing and proposed easements or other burdens now existing or to be placed on the property.

In an effort to avoid the significant expense of a full title search, a summary of burdens placed on the property will follow in a narrative. This is to supplement the Boundary Survey completed on April 26, 1999 by Titcomb Associates. It can be concluded that the proposed site is a parcel free of all encroachments and burdens. Enclosed is written documentation of all subsequently acquired properties and easements placed on these and all previously held properties. Two easements have been placed on the Wyanflete properties, to respectively benefit and burden Wyanflete, addressing encroachments on Emery street (parcel F-4) and Fletcher Street (parcel G-17). Neither of these are on the parcel to be used for the proposed addition. Also, the abutting property 61-G-4 has since been acquired by Wyanflete. This parcel carries an easement of passageway over Storer street. Again, this easement does not impact the proposed addition.

3. Compliance with Chapter 14-525 (b) Item (7) Construction plan outlining the anticipated sequence of construction of the major aspects of the proposed project, including without limitation road, retention basins, sewer lines, seeding and other erosion control measures, and pollution abatement measures, and also setting forth the approximate dates for the commencement and the completion of the project.

This project is scheduled to begin in the fall of 2007 and last over 14 months. After establishing the necessary erosion control we will begin installing the storm water components that are located below the playing field. Once this is complete we will install a construction fence that will define the construction layout area and building site. At this time we will establish the new curb cut, relocate an existing sewer line, located on site, and begin foundation work. In the summer of 2008 the paved parking areas will be installed. Landscaping and seeding will occur toward the end of the summer of 2008. All public utilities are currently on site. (Submitted by David Cimino of Stroudwater Construction)

All erosion and sediment control measures shall be designed in accordance with Maine Erosion and Sediment Control Handbook for Construction Best Management Practices Published by the Cumberland and County Soil and Water Conservation District and Maine Department of Environmental Protection. March 1991 or later edition.

#### 4. Item B. Sidewalks and Curbing

Site meeting to be scheduled to review the existing street, curb and sidewalk situation. Meeting to include: Mike Farmer of Portland Public Works

Dan Goyette of Woodward and Curran (peer review engineer)  
Shukria Wiar of Portland Planning Department  
Jeff Pelleier of MBLA  
Anne Hagstrom of Waynflete School  
SSA to coordinate meeting time.

#### 5. Landscaping

Resolved. See enclosed Planting Plan L-1.3.

#### 6. Lighting

Please see enclosed material. Pole mounted fixture modified to include upper lens shield to provided cutoff optics in compliance with dark-sky requirements. Mounting heights, wattage, fixture type and site photometrics shown on enclosed drawing E-2.

#### 7. Fire Department Comments.

Hydrant Flows to be determined and forwarded to Planning Staff and Fire Department.

EASEMENT DEED

This Easement deed is dated as of this 21st day of September, 2006 by and between Helen A. Webber of 11 Fletcher Street, Portland, Maine ("Grantor") and The Waynflete School, a Maine non-profit corporation having a mailing address of 360 Sprng Street, Portland Maine 04102 ("Grantee").

WHEREAS, Grantee has enjoyed the permissiive use of a portion of the land of Grantor located at 11 Fletcher Street ("Grantor's Land") for many years as the location of an existing paved walkway (the "Walkway") for pedestrian access to the adjacent Waynflete School campus (the "Campus"); and

WHEREAS, in exchange for Grantor's permission, Grantee has performed services upon and provided benefits to Grantor's Land in recognition of Grantor's generosity and permission to use the Walkway; and

WHEREAS, Grantor and Grantee wish to create perpetual easement rights in favor of Grantee for the continued use of the Walkway to access the Campus, and to create an obligation on the part of Grantee to continue to perform services to Grantor's Land for as long as Grantor shall live thereupon;

NOW THEREFORE, for Three Thousand Dollars (\$3,000), the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby covenant and agree as follows:

1. Grantor does hereby grant to Grantee, its successors and assigns, a perpetual right and easement for the use of the Walkway in or near its existing location, for use by Grantor, its agents, servants, students and invitees, for the purpose of pedestrian access to the Campus from Fletcher Street and/or Orchard Street, together with a further right and easement in and to the area of Grantor's Land near the Walkway as identified in the sketch attached hereto as Exhibit A (such area and the Walkway together known herein and depicted on Exhibit A as the "Basement Area," being generally located north and northwesterly of the existing garage on Grantor's Land), for the purpose of access to the Walkway with personnel and equipment for the maintenance and improvement of the Walkway from time to time to keep it in a safe and attractive condition. Grantee shall further be allowed within the Basement Area to locate landscaping, fencing, lighting, or other related improvements consistent with the ongoing use of the Walkway for the purposes set forth herein, so that its appearance may be integrated with that of the rest of the Campus. Grantee shall have the specific right to construct and maintain a fence line from the corner of the existing garage on Grantor's Land extending across the Walkway to the gymnasium located on the Campus. Grantee shall have the right to resurface (pave) the Walkway from time to time, and shall have a right to reasonably alter or widen its location within the Basement Area consistent with the further terms and conditions hereof. For the purposes of this Easement, "pedestrian access" to the Campus shall



include access by bicycle, wheelchair, or other non-motorized means of conveyance.

2. Grantee shall keep and maintain the Walkway in a good, safe and attractive condition, such maintenance being the sole responsibility of Grantee. Grantee shall provide reasonable advance notice to Grantor prior to the commencement of any work within the Basement Area that shall create unusual noise, vibration, dust, or disturbance.

3. Grantee agrees that (i) any entry or work upon the Basement Area shall not materially adversely interfere with Grantor's use of the remaining portions of Grantor's Land; and (ii) in connection with any entry upon or work performed in or upon the Basement Area by Grantee that shall impact Grantor's Land in any way, Grantee shall promptly and fully restore the property to the same or better condition as existed prior to the entry or work (this shall not act as a license to enter Grantor's Land outside of the Basement Area without advance permission); and (iii) all work that is performed by Grantee shall be performed in a good and workmanlike manner. Grantee shall require any of its contractors or agents performing work upon the Basement Area to carry types and amounts of insurance as are usual and customary.

4. Grantee agrees to indemnify and hold harmless Grantor from and against any and all damages, liabilities, losses, expenses, claims and suits (including the cost of defending the same or enforcing this indemnity, including reasonable attorneys' fees) incurred or suffered in consequence of either bodily injury to any person (including death) or damage to any property arising directly out of Grantee's acts or omissions related to the easement granted hereby, or the exercise by Grantee of the rights granted by this easement or the breach or violation of the terms hereof by Grantee. This indemnity shall not apply, however, to any costs, damages, claims, losses, suits, fees or injuries arising from Grantor's own negligence, recklessness, or willful misconduct.

5. In consideration of the Basement herein described, Grantee further agrees and covenants that during the time that Grantor Helen A. Webber shall reside at the house located on Grantor's Land ("Grantor's House"), Grantee shall mow the lawn around Grantor's House, plow the sidewalk and driveway serving Grantor's House, and promptly remove and dispose of any and all litter or debris which may accumulate on or near the Basement Area. The foregoing obligation as to mowing and plowing shall terminate upon the death of Grantor Helen A. Webber, or upon any conveyance of Grantor's Land other than to a trust or entity controlled by or created for the benefit of Helen A. Webber personally. The obligation for removal of rubbish and debris shall continue as reasonably associated with Grantee's maintenance obligations as to the Basement Area. The termination of Grantee's obligations under this Section 5 shall not revoke, affect, or diminish Grantee's perpetual easement rights described above in any way.

Doc#: 63136 BK:24399 Pg: 340

Witness my hand and seal this 21<sup>st</sup> day of September, 2006.

WITNESS

*[Signature]*

Helen A. Webber

*[Signature]*

State of Maine  
County of Cumberland

September 21, 2006

Then personally appeared before me the above named Helen A. Webber and acknowledged the foregoing instrument to be her free act and deed.

Before me,

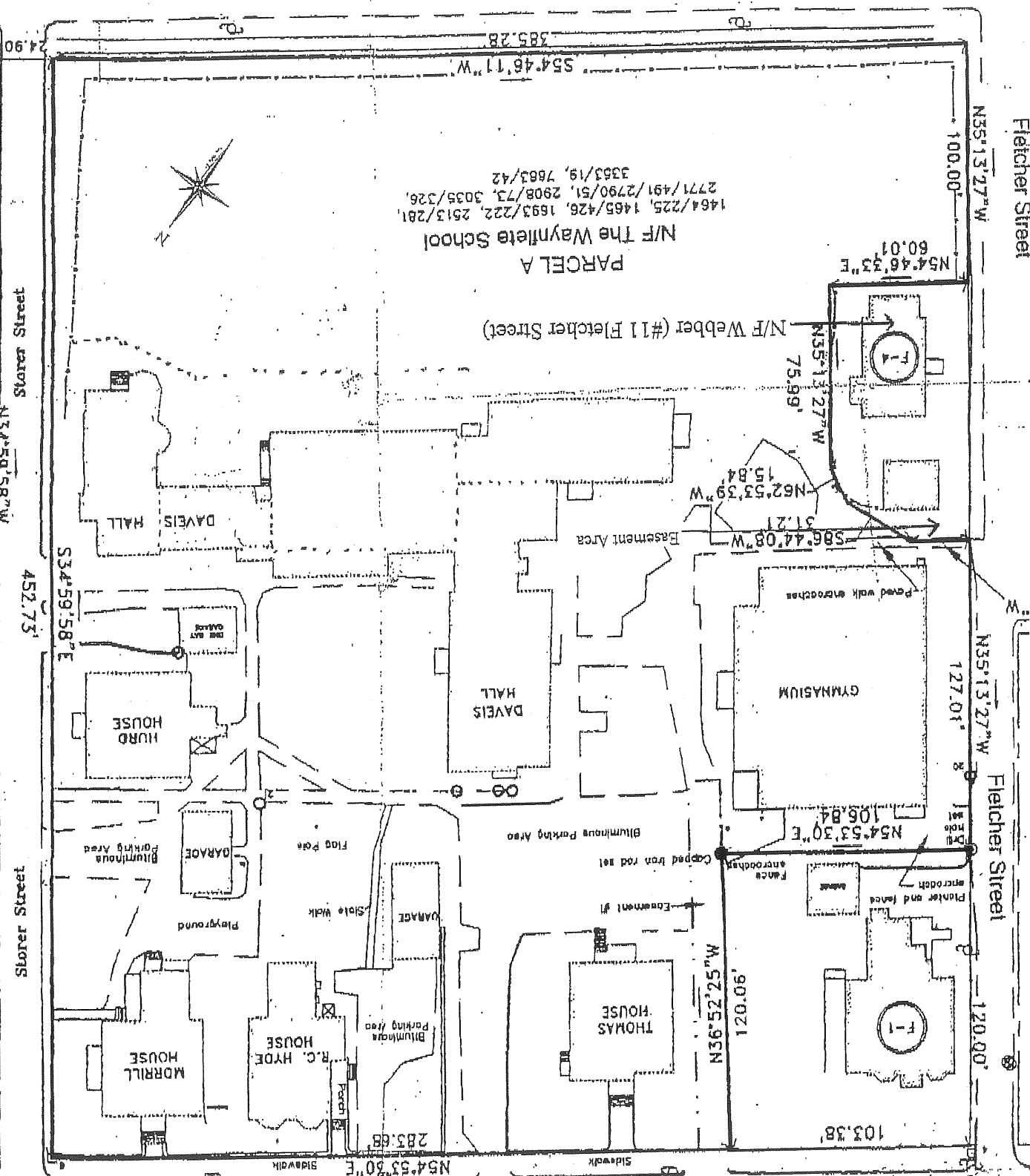
~~Notary Public/Attorney at Law~~

MICHAEL H. HILL

Received  
 Recorded Register of Deeds  
 Sep. 25, 2006 02:11:57P  
 Cumberland County  
 John B. D'Brien

PARCEL A  
 N/F The Waynlete School  
 1464/225, 1465/426, 1693/222, 2513/281,  
 2771/491/2790/51, 2908/73, 3035/326,  
 3563/19, 7663/42

N/F Webber (#11 Fletcher Street)



BASEMENT

The Waynflete School of 360 Spring Street, Portland, Maine ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, grants to Monty Q. Hagen and James H. Harrison of 299 Danforth Street, Portland, Maine ("Grantees"), a perpetual Easement as described below for the limited and specific use and maintenance as a driveway for pedestrian and vehicular ingress and egress in, on and over certain real property of the Grantor, which was conveyed to Grantor as part of the deed from Whitehaven Nursing Home, Inc. dated January 30, 1985 and recorded in the Cumberland County Registry of Deeds at Book 6676, Page 324 ("Burdened Premises").

The description of the Easement is as follows:

A certain lot or parcel of land beginning at a point on the westerly side of Emery Street, which point is sixty-three (63) feet northerly from a monument marking the intersection of the northerly side of Danforth Street, with the easterly side of Emery Street,

Thence westerly along the above-described parcel a distance of sixty (60) feet to a point,

Thence northerly twelve (12) feet to a point,

Thence easterly and parallel to the first name course herein, sixty (60) feet to a point in the

westerly side of Emery Street,

Thence southerly by the westerly side of Emery Street twelve (12) feet to the point of beginning.

Said Easement also includes the right and easement to construct, lay, relay, inspect, maintain, repair, rebuild, and replace within the Easement Area a driveway, underground utilities and such structures as may be necessary to control storm drainage. The Easement is for the benefit of the land of the Grantees which is more particularly described in a deed from the Estate of Peter A. Ridge to Grantees dated June 27, 1996 and recorded in the Cumberland County Registry of Deeds at Book 12588, Page 171 ("Benefitted Premises").

The use of the foregoing Easement is further limited as follows: at no time shall the vehicular and pedestrian traffic over the Easement Area exceed the level of traffic, which would normally be attributed to a single-family dwelling.

All work performed upon and use of the Easement Area for the purposes set forth above shall be at Grantees' sole risk, cost and expense in such a manner as to minimize disturbance of Grantor's use and enjoyment of Grantor's adjacent land and the Burdened Premises. No structures or improvements other than those specifically contemplated herein shall be placed, maintained or suffered by Grantee in the Easement Area.

Grantees, their successors and assigns, agree to indemnify and hold harmless Grantor, its successors and assigns, from and against any and all damages, liabilities, losses, expenses, claims and suits (including the cost of defending the same or enforcing this Easement, including reasonable attorneys' fees) incurred or suffered in consequence of either bodily injury to any person (including death) or damage to any property arising out of, or in connection with, the Easement granted to Grantees, their successors and assigns, or the exercise by Grantees, their successors and assigns, of the rights granted by this Easement or the breach or violation of the terms hereof by Grantees.

BK15361Pg262

Grantor and Grantees agree that the fence on the boundary of the Easement Area is the property of the Grantor and the Grantor agrees to maintain said fence in good repair and condition, provided, however, that nothing herein shall prohibit the Grantor from replacing or removing said fence.

This Easement burdens the Burdened Premises and benefits the Benefited Premises and extends to and is binding on the respective heirs, successors and assigns of the Grantor and Grantees.

The Grantees hereby release and grant to Grantor any right, title and interest to the Easement Area that was purported to be conveyed by deed from the Estate of Peter A. Ridge to Grantees dated June 27, 1996 and recorded in the Cumberland County Registry of Deeds at Book 12588, Page 171, and any right, title and interest that Grantees may otherwise now own or possess to the fee underlying the Easement Area. The purpose of this paragraph is to clarify that the Grantees are the owners of the Easement Area. The Grantor is the owner of the fee.

WITNESS our hands and seals this 18 day of January, 2000

[Signature]  
Waynflete School by Margaret Moritt,  
President, Board of Trustees

1-18  
~~1999~~ 2000

PERSONALLY APPEARED the above-named Margaret Moritt of Waynflete School as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Margaret Moritt

Before me,  
[Signature]  
Name: Anne C. Hagstrom  
Title: Attorney at Law

[Signature]  
Monty Q. Hagen

[Signature]  
James H. Harrison

2-10  
~~1999~~ 2000

PERSONALLY APPEARED the above-named James H. Harrison and acknowledged the foregoing instrument to be his/her/their free act and deed.

[Signature]  
Witness  
[Signature]  
Witness

State of Maine  
County of York, ss.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2000 MAR 10 PM 12:11

CUMBERLAND COUNTY

[Signature]  
John B. Brown

2  
Name:  
Title:  
FRISCITTE'S PAUL  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JUNE 18, 2000

Before me  
[Signature]

SEAL

AGREEMENT

This Agreement is made and entered into this 18<sup>th</sup> day of January 2000 between Waynflete School (Waynflete) of 360 Spring Street Portland, Maine, and Monty Q. Hagen and James H. Harrison (Hagen and Harrison) of 299 Danforth Street, Portland, Maine for good and valuable consideration.

WHEREAS Waynflete owns property on Emery Street in the City of Portland that is adjacent to property owned by Hagen and Harrison; and

WHEREAS Waynflete granted an Easement to Hagen and Harrison that is recorded in the Cumberland County Registry of Deeds at Book 1536L, Page 261; and

WHEREAS the area described in said Easement is currently bordered by a wooden fence that is the property of Waynflete; and

WHEREAS the Easement provides that "the Grantor [Waynflete] agrees to maintain said fence in good repair and condition, provided, however, that nothing herein shall prohibit the Grantor from replacing or removing said fence"; and

WHEREAS Waynflete is agreeable to maintaining said fence or one of equivalent quality and construction or removing said fence only by mutual agreement provided that Hagen and Harrison or either one of them continue to own and reside at said property;

NOW THEREFORE Waynflete and Hagen and Harrison do hereby agree as follows:

A. Waynflete agrees to maintain said fence or one of equivalent quality and construction in good repair and condition.

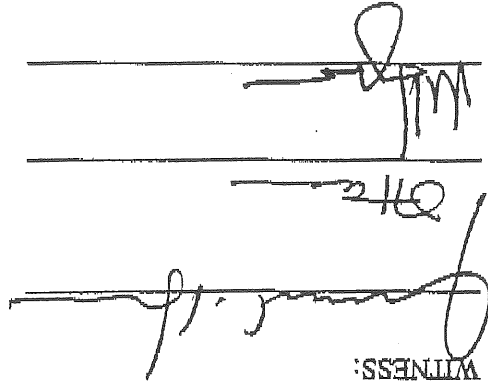
B. Hagen and Harrison agree that Waynflete can replace said fence provided that the replacement fence is of equivalent quality and construction.

C. Waynflete and Hagen and Harrison agree that said fence will only be removed entirely by mutual agreement.

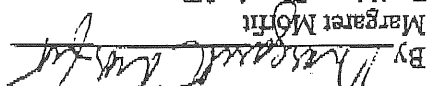
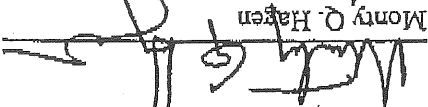

D. This Agreement is personal to Hagen and Harrison and is not assignable. This Agreement shall terminate in the event that both Hagen and Harrison cease to own and reside at the property.

IN WITNESS WHEREOF the parties have executed this Agreement on the date and year first written.

WITNESS:



WAYNFLETE SCHOOL

By  Margaret Mott  
President, Board of Trustees  
 Monty Q. Hagen  
 James H. Harrison

BK 15898 PC 325

0071827

WARRANTY DEED

KNOW ALL BY THESE PRESENTS That we, S. MASON PRATT, JR. and

CAROL C. PRATT, both of Portland, Cumberland County, Maine ("Grantors"), for

consideration paid, grant to THE WAYNFLETE SCHOOL, a Maine nonprofit

corporation, with a mailing address of 360 Spring Street, Portland, Maine 04101

("Grantee"), with Warranty Covenants, the land and buildings in Portland, Cumberland

County, Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on the Northernly side of Danforth Street, and the Easterly side of Storer Street in the City of Portland, County of Cumberland, and State of Maine, and bounded and described as follows:

Beginning at the intersection of said Danforth Street and Storer Street;

Thence Easterly along Danforth Street one hundred one (101) feet, three (3) inches;

Thence Northernly and parallel with Storer Street seventy-five (75) feet;

Thence Westerly and parallel with Danforth Street one hundred one (101) feet, three (3) inches to a stone monument at the Easterly line of Storer Street;

Thence Southernly along the Easterly side of Storer Street seventy-five (75) feet to the corner and to the point of beginning.

Also, all our right, title and interest in and to the fee in so much of the Easterly half of Storer Street as adjoins the parcel hereinbefore described, subject to the easement of a passageway over the same created by agreement by Dependence H. Furbish, et als, dated October 1, 1861, and recorded in the Cumberland County Registry of Deeds, Book 312, Page 444, together with the right to use said Storer Street as a passageway as provided in said agreement.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Maurice R. Torres and Margaret E. Torres dated July 31, 1970, and recorded in said Registry of Deeds in Book 3137, Page 317.

MAINE REAL ESTATE TAX PAID

BK 15898 FC326

Further reference is made to a deed from S. Mason Pratt, Jr. and Carol C. Pratt dated August 3, 1974, and recorded in the said Registry of Deeds, in Book 3586, Page 215.  
WITNESS our hands and seals this 12 day of December, 2000.

Witness:

*[Handwritten signatures of witnesses]*

*[Handwritten signature of S. Mason Pratt, Jr.]*  
S. Mason Pratt, Jr.  
*[Handwritten signature of Carol C. Pratt]*  
Carol C. Pratt

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

On December 12, 2000, personally appeared the above-named S. Mason Pratt, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*[Handwritten signature of Notary Public]*  
Notary Public  
Printed Name: *[Handwritten name]*

STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

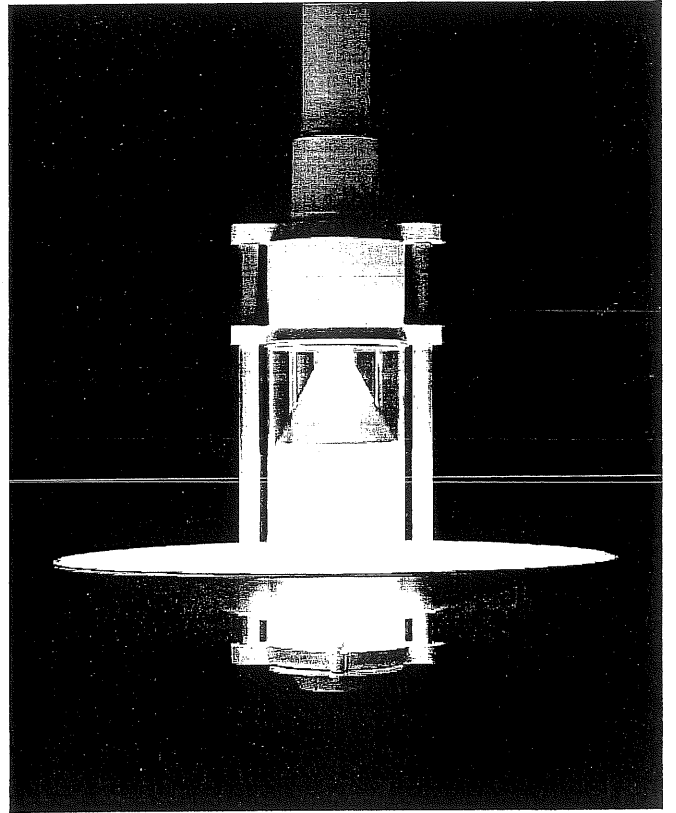
On December 12, 2000, personally appeared the above-named Carol C. Pratt and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*[Handwritten signature of Notary Public]*  
Notary Public  
Printed Name: *[Handwritten name]*

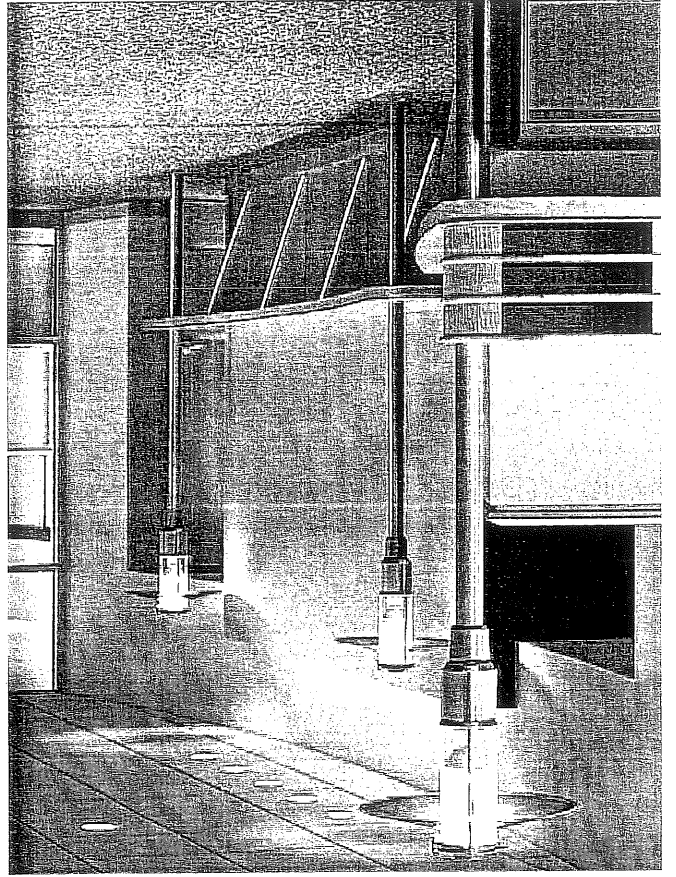
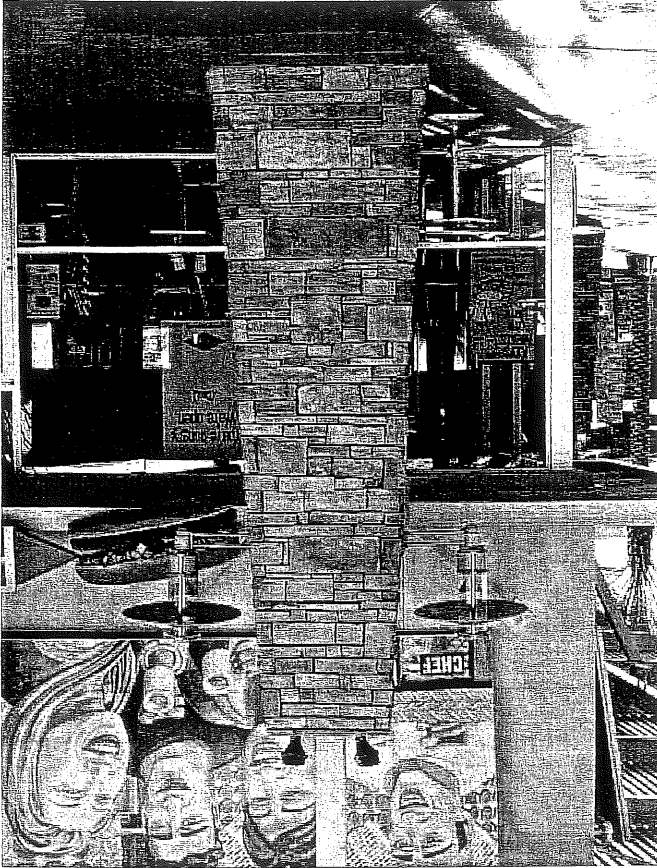
RECEIVED  
RECORDED REGISTRY OF DEEDS  
2000 DEC 13 AM 10:17  
CUMBERLAND COUNTY  
*[Handwritten signature]*





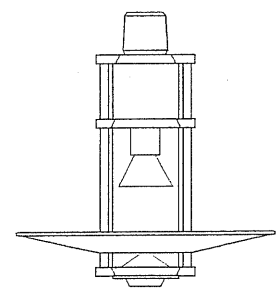
The Spectra Indirect has a concealed light source for smooth, glare-free illumination. The enclosed optical module eliminates the problem of light deterioration common on open lens indirect fixtures. A small amount of spill light softly illuminates the top of the shade. To achieve IES full cutoff classification for dark-sky compliance, an optional upper lens shield is available.

*make this  
V  
ophanas*



SP2 IND / FUTURE/HOOD / LENS ELEMENT / LAMP BALLAST / COLOR / HOOD FINISH / OPTIONS / ARM / POLE

1 / 2 Fixture / Hood



DIMENSIONS: 23.5" / 597MM DIA X 23.9" / 610MM  
 WEIGHT: 35 POUNDS  
 EPA: 1.43 IP: 65  
 SLIPS OVER A 3" O.D. POLE  
 Note: Spectra Indirect ships with Straight hood as standard.

3 Lens Element

- 3 type 3 light pattern
- 5 type 5 light pattern

4 Lamp Ballast

- INC Incandescent 150 watt maximum for SP1.
- CF 120/277 electronic ballast for use with 4 pin, 32 or 42 watt T-4 compact fluo-rescent lamps. Not available for GR3 or GR5.
- 50MH 50 watt metal halide dual voltage for 120/277 volt.
- 70MH 70 watt metal halide multi-tap ballast, 120/208/240/277 volt.
- 70MHT6 70 watt metal halide dual voltage, 120/277 volt. Uses a G12 base, clear T-6 ceramic MH lamp.
- 100MH 100 watt metal halide multi-tap ballast, 120/208/240/277 volt.
- 50HPS 50 watt high pressure sodium multi-tap ballast, 120/208/240/277 volt.
- 70HPS 70 watt high pressure sodium multi-tap ballast, 120/208/240/277 volt.
- 100HPS 100 watt high pressure sodium multi-tap ballast, 120/208/240/277 volt.

Lamps not included. Unless noted, use ED-17 lamps. All fixtures prewired for 277 volts.

5 Colors

- WHT white
- BLK black
- MTB matte black
- DGN dark green
- DBZ dark bronze
- WRZ weathered bronze
- BRM metallic bronze
- VGR verde green
- CRT corten
- MAL matte aluminum
- MDG medium grey
- ATG antique green
- LGY light warm gray
- RAL COLOR:
- CUSTOM COLOR:

6 Optional Hood Finish

- STS stainless steel
- COP satin natural copper

Note: All hoods have the underside finished in high reflectance white.

7 Options

- 347 120/227/347 volt ballast except 70MHT6
- AWM2 wall mounted arm for SP2
- ULS Upper lens shield above the hood. Provides cutoff optics.
- SAP2 arm mount for SP2. Designed to slip over a 4"/100mm diameter pole.
- TAP2 twin arm mount for SP2. Designed to slip over a 4"/100mm diameter pole.
- AD4 adaptor for SP2, slips over a 4" O.D. pole.

Approvals

JOB NAME

PO #

SOLD TO

Architectural Area Lighting

14249 Artesia Blvd / La Mirada, CA 90638

714.994.2700 / fax 714.994.0522 / www.aal.net

### Specifications

#### HOUSING

The fixture housing is all cast aluminum, A356 alloy, free of any porosity, foreign materials, or cosmetic fillers. The ballast is mounted internally and accessed by loosening two captive bolts and lifting off the top of the fixture. The top cover is hinged and secured with one captive tool-less fastener for relamping. The top is sealed with a molded silicone gasket. The upper reflector cone is matte finished anodized aluminum. All lenses are molded, seamless high impact lighting grade acrylic. The lens is sealed to the housing with a molded silicone gasket on the top and bottom. The vertical struts are matte finished 316 stainless steel. All internal and external hardware is stainless steel. All female threads on the aluminum parts are cast in place brass inserts to insure no thread seizure.

The fixture shall slip over a 4"/100mm round post top and secured with six stainless steel set screws.

The shade is spun from 6061 T-6 aluminum, 316 stainless steel or 110 copper. The shade has a beaded edge for added strength. The underside of the painted shades (only) are finished in a high reflectance white powder coating. Copper and stainless steel shades are unfinished to develop a patina.

The GLA element is frosted borosilicate glass with a twist on connection to the lower cone assembly. The cone is matte finished anodized aluminum. The GR3 and GR5 are precision molded borosilicate glass refractors with removable by loosening two screws. All components and materials are U.L. recognized. Sockets is pulse rated porcelain. HID ballasts are high power factor, rated for -30°F starting. Ballasts are multitap, wired at the factory for 277 volts.

#### ELECTRICAL

The ballast is integral to the fixture, mounted on a prewired module with a quick disconnect plug. The ballast module has two keyhole slots and is removable by loosening two screws. All components and materials are U.L. recognized. Sockets is pulse rated porcelain. HID ballasts are high power factor, rated for -30°F starting. Ballasts are multitap, wired at the factory for 277 volts.

#### FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

#### CERTIFICATION

The fixture is listed with ETL for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No.250.

#### WARRANTY

Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty.

#### ARM AND POLE MOUNTING OPTIONS

SAP2 - The pole mounted arm for a single fixture shall have a cast aluminum post top and fixture fitters with two round horizontal stainless steel set screws. The post fitter shall slip over a 4"/100mm pole and be secured with six stainless steel set screws.

TAP2 - The pole mounted arm for two fixtures at 180 degrees shall have a cast aluminum post top and fixture fitters with two round horizontal stainless steel bars. The post fitter shall slip over a 4"/100mm pole and be secured with six stainless steel set screws.

AWM2 - The wall mounted arm for a SP2 fixture shall have a cast aluminum wall plate, cover and fixture fitter with two round horizontal stainless steel bars. The cover shall secure to the wall plate with four stainless steel set screws. Wall mounting hardware for securing the backplate to the wall and caulking is by others.

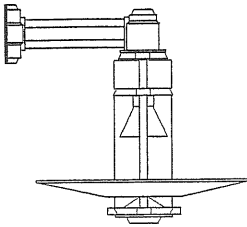
## Architectural Area Lighting

14249 Artesia Blvd / La Mirada, CA 90638  
714.994.2700 / fax 714.994.0522 / www.aal.net  
Spectra is a registered trademark of AAL. Design patents, Copyright 2005.

All arms regardless of hood diameter, have a 4"/100mm distance from the edge of the shade to the pole centerline or face of the wall.

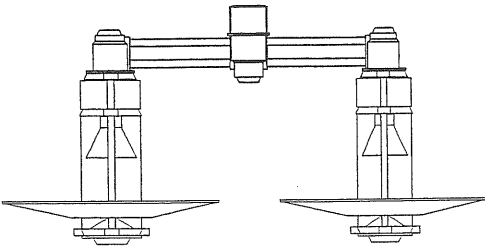
Wall mounted arm for SP2.  
Wall plate is 6.375"/162MM x 3.5"/89MM. WEIGHT=5LBS.

#### AMW2



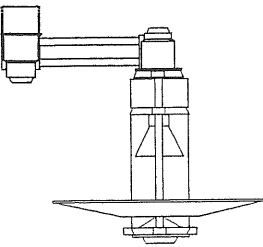
TAP2 slips over a 4"/100mm pole.  
WEIGHT=12LBS. EPA=.83

#### TAP2



SAP2 slips over a 4"/100mm pole.  
WEIGHT=9LBS. EPA=.63

#### SAP2



### 8 Arm

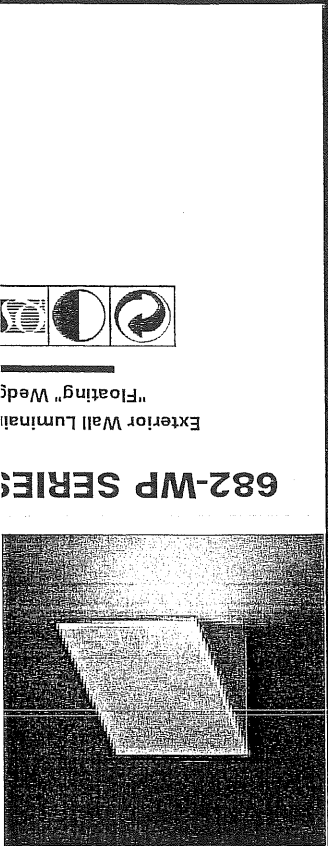
- Notes: 1 Available in 8".  
 2 Available in 11".  
 3 CFL and MH only.  
 4 Available with CFL only.  
 5 Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.  
 6 Bronze will weather to a dark bronze patina.  
 7 MH only.

Series	Size	Lamp	Voltage	Finish 5, 6
682-WP: Floating Wedge Wall Sconce	8" / 11"	CFL1 (26/32/42W-Triple) <sup>1</sup>	120V	Standard
		CFL2 (26/32/42W-Triple) <sup>2</sup>	277V <sub>s</sub>	NBZ: Natural Bronze
		CFL2/32 <sup>1</sup>	347V <sub>s</sub>	Premium
		INC1/75 <sup>1</sup>		BK: Black
		INC1/100z		BM: Bronze Metallic
		MH1/50z		CC: Custom Color
		MH1/70z		DP: Dark Platinum
		MH1/100z		GM: Gold Metallic
				GRM: Graphite Metallic
				GY: Grey
		SCL: Lacquered Satin Chrome		
		SM: Silver Metallic		
		SNL: Lacquered Satin Nickel		
		VG: Verdigris		
		WH: White		

- Options**
- BN: Blunt Nose
  - C: Rear (through wall) Feed Conduit Mounting
  - PH: Photocell
  - QR: Quartz Restrike<sup>7</sup>
  - TGL: Sandblasted Tempered Glass Lens<sup>7</sup>

Sample Number: 682-WP-11-MH/1/70-277V-BK

ORDERING INFORMATION



682-WP SERIES  
 Exterior Wall Luminaires  
 "Floating" Wedge



**Material**  
 Painted aluminum or solid bronze. Refer to www.shaperlighting.com for complete photometrics.

**Ballast**  
 Integral electronic HPF multi-volt protected with end-of-life circuitry to accommodate 26W, 32W or 42W lamps. Metal halide ballasts are HPF open core & coil type.

**Finish**  
 Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard: Natural Bronze (NBZ) Sustainable Design]. Note: Bronze will weather to a dark bronze patina. Premium: Dark Platinum (DP), Graphite Metallic (GRM), Silver Metallic (SM), Gold Metallic (GM), Bronze Metallic (BM), Verdigris (VG), Lacquered Satin Chrome (SCL), or Lacquered Satin Nickel (SNL) or Custom Color (CC).

**Lamp/Socket**  
 (1) 42W (GX24q-4) triple CFL lamp, (1) 75W A-19 lamp, 11"; or one (1) 26W, 32W (GX24q-3) or (1) 100W ED-17 Metal halide lamp or one (1) 100W A-19 lamp. CFL socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. MH socket ceramic pulse-rated, 4KV. INC socket fired ceramic rated for 660W/250V. Lamps furnished by others.

**Options**  
 Rear (through wall) Feed Conduit Mounting (C), Blunt Nose (BN), Photocell with 1 1/2" deep back support (PH), Quartz Restrike - MH 11" only (QR), Clear Tempered Glass Lens for full cut-off (TGL) [Dark Sky Compliant]. Energy Star Rating - Consult factory.

**Labels**  
 U.L. and C.U.L. approved for wet location.

**Modifications**  
 Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.

**Installation**  
 Supplied with a mounting back for a standard 4" J-box or stucco ring. Optional rear (through wall) feed conduit mounting. Surface mount conduit power feed - Contact factory.

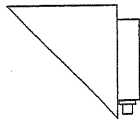
SPECIFICATION FEATURES

Catalog #	Project	Comments	Prepared by

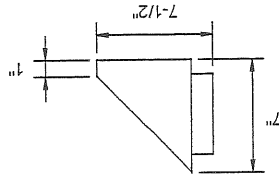
DESCRIPTION  
 682-WP "Floating" Wedge Wall Sconce features bronze construction and is available in two sizes.

OPTIONS

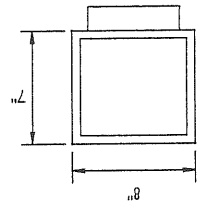
PHOTOCELL (PH)



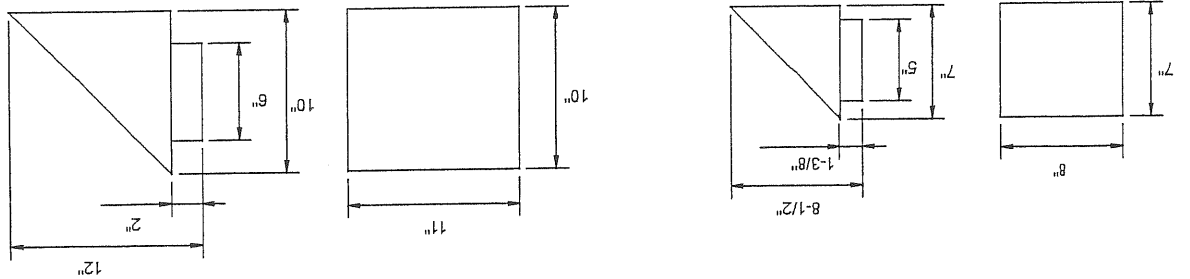
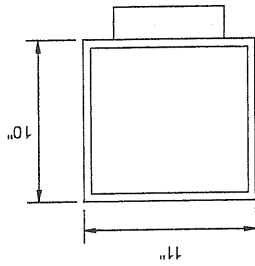
BLUNT NOSE (BN)



8" STANDARD (↗)



11" STANDARD



Dimensions



Scott Simons Architects

925 York Street

Portland, Maine 04101

phone 207 772 4656

fax 207 828 4656

www.scottsimonsarchitects.com

## MEMORANDUM Site Plan Revision Narrative

**date:** June 12, 2007  
**project:** WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040  
**re:** Narrative describing alterations and amendments to previously approved proposal  
**to:** Planning Department  
**from:** Austin Smith  
**cc:** Scott Simons  
Charles Young  
Anne Hagstrom  
David Cimino  
Scott Simons Architects (SSA)  
City of Portland  
Waynflete  
Stroudwater

Due to their evolving program and space needs and the realities of their fundraising efforts, the Waynflete School has decided to make several design changes to the Second Phase of the Arts Center project. These changes are primarily organizational, and do not reflect a comprehensive rethinking of the overall program of the building. In prioritizing the overall campus redevelopment plan, Waynflete has determined that pursuing the full extent of Phase Two of the Arts Center is not the best use of the school's resources at this time. Instead, they have divided the original Phase Two into two parts, the new Phase Two and a future Phase Three. The new Phase Two is a more modest proposal than originally presented and approved by the Board, focusing on only the School's most pressing current needs.

As originally designed, the Waynflete Arts Center was to have two phases. The First Phase, completed in 2001, was primarily a visual arts gallery, music room, art room, and dance room addition to Davies Hall. It also included a comprehensive renovation of the interior of Davies, increasing the space for the music and visual arts programs. The Second Phase of the Arts Center was conceived as a far more extensive addition, providing a new performing arts theater with 276 fixed seats, a wood shop, a suite of music rehearsal and support rooms, and a suite of new visual arts studios and support rooms.

The new proposal identifies the most vital elements of the original design and unifies them in a coherent scheme. Considering the extensive development of the visual arts program in Phase One, emphasis has been placed on the performing arts and music in the updated Phase Two proposal. The new design offers more flexible programming through two new, large multi-purpose classroom spaces behind the stage area.

Rather than having specialized rooms dispersed throughout the building, the programs are divided into two clusters, one for Drama and one for Music. Each is anchored by a classroom, off of which ancillary spaces provide support for multiple programs. On the ground floor, the drama classroom functions as a teaching space, a dressing room and a mock-up space for sets. The stage shop is condensed into a small workshop adjacent to the classroom, and the bathroom provides space for costume changes. Due to the decreased shop size, direct access to the outdoors enables larger set pieces to be brought directly onto the stage. The music classroom is directly above the drama classroom, and it serves both the jazz band and the chorus. It has an attached office as well as a rehearsal room and an instrument storage space. The space under the theater seats has been designated as an extensive, and urgently needed, storage room, serving all of the arts programs.

**Project:** Waynflete Arts Center, Phase Two  
**file:** 2003-0040 Revision narrative.doc

**date:** 6/18/07  
**Page 1 of 2**

New infrastructural services are also provided for in this scheme. An indoor recycling and trash room is located on the ground floor to provide a disposal hub for Davies Hall and the now connected Arts Complex. Parking has also been expanded by an additional five spaces to the south of the Phase Two additions.

Many modifications and improvements to the initial proposal have also been driven by the demand for enhanced building performance. Waynhlete has long been a proponent of environmental responsibility. While all phases of the Arts Center were initially designed to be ecologically sound, with the recent rise of LEED certification, the criteria for judging a building performance have been significantly refined. As a community, Waynhlete has resolved to have the Arts Center achieve LEED certification and as a result we have revised the aspects of the design impacted by these updates, including improvements to the exterior envelope, improvements to the mechanical systems and controls, and the selection of better quality, higher recycled content materials throughout.

Memorandum

To: Michael J. Patterson, Chair, and Members of the Portland Planning Board  
From: Anne C. Hagstrom, Director of Finance and Operations  
Date: June 11, 2007  
Re: Financing for Construction of Theater and Gymnasium

The construction of the theater and gymnasium is the next part of the three-phase project originally approved by the Planning Board. The first phase was completed in 2002. The estimated construction costs for this phase of the project are \$4,300,000. Waynflete has undertaken a capital fundraising campaign for the theater and gymnasium and has raised over \$4,600,000 in cash and pledges to date. The campaign goal is \$6,600,000 which includes fundraising for endowment as well. Waynflete is also preparing to issue tax exempt bonds of approximately \$5,000,000 which should occur in the late summer or early fall.

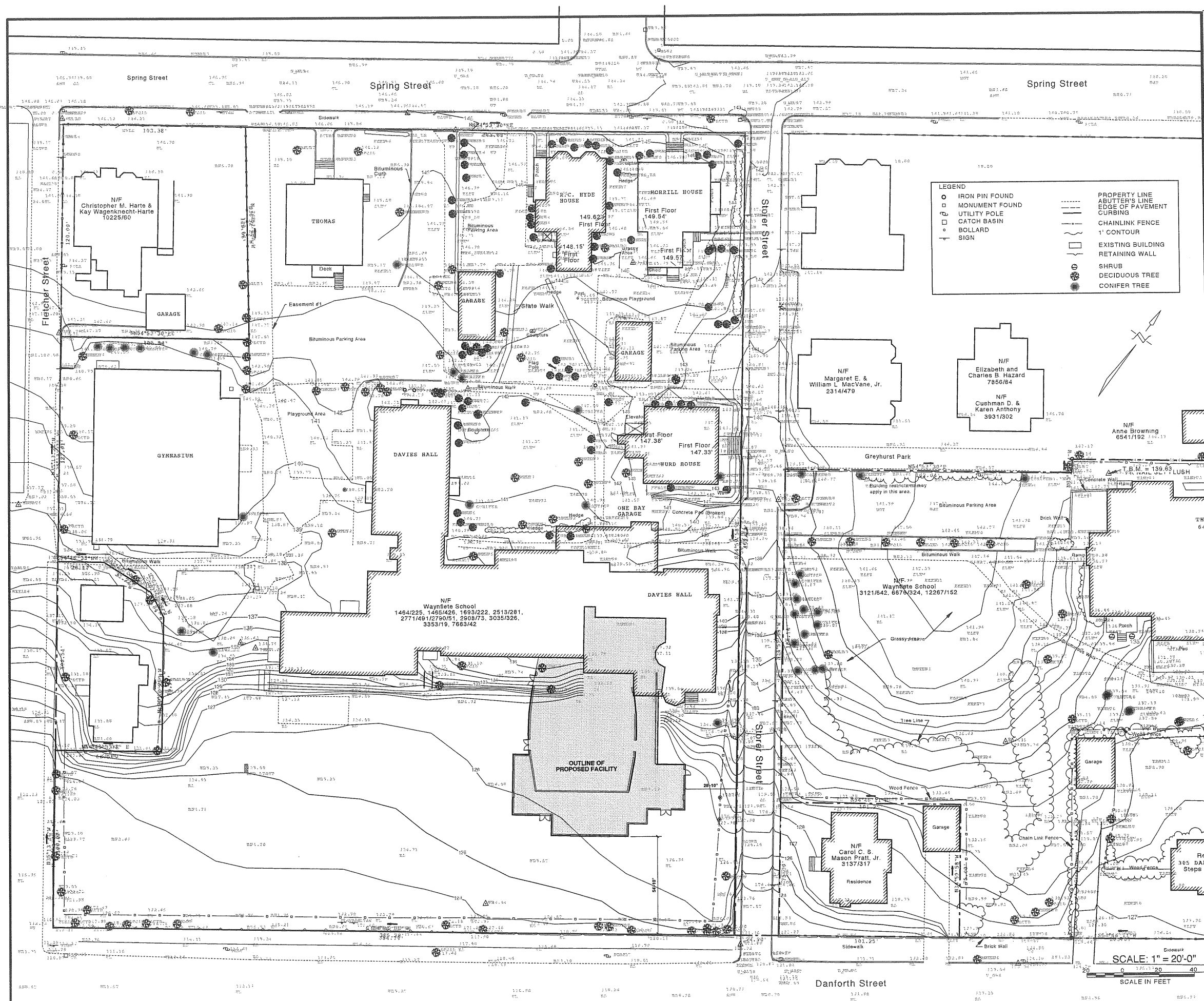


061-F-006

26-36 Storers

Waynelete Art Center

Waynelete Arts Center



**LEGEND**

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

**SS**  
Scott Simons Architects  
75 York Street  
Portland, Maine 04101  
phone 207 772 4656  
fax 207 638 4656

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**PROJECT**  
**WAYNFLETE ARTS CENTER PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

**TITLE**

**STATUS:**  
Planning Board Submission  
NOT FOR CONSTRUCTION

**DATE:**  
05.18.2007

**REVISION DATE:**

**PROJECT NO.:**  
2003-0040-00

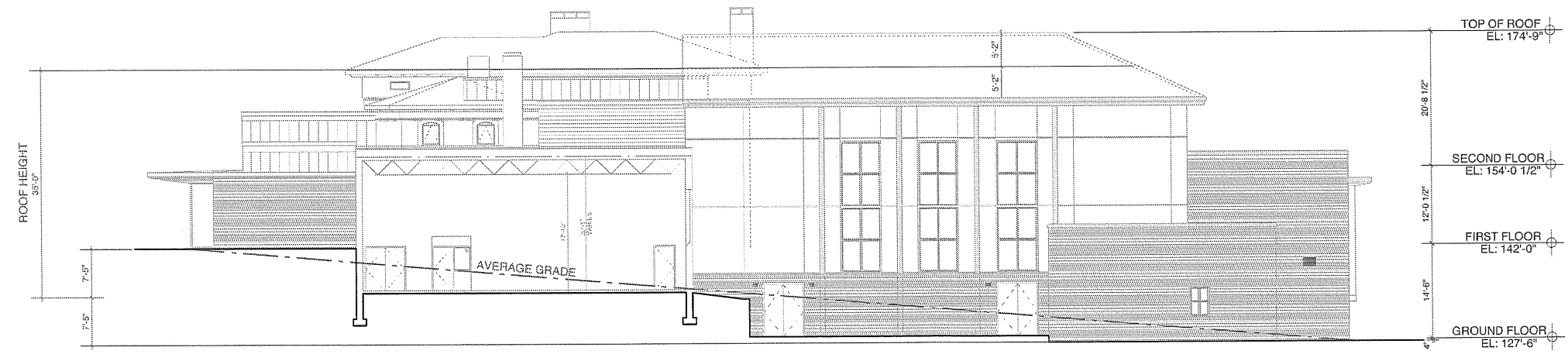
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2004 © Scott Simons Architects

**DWG NO.:**  
**SITE SURVEY**

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



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



② WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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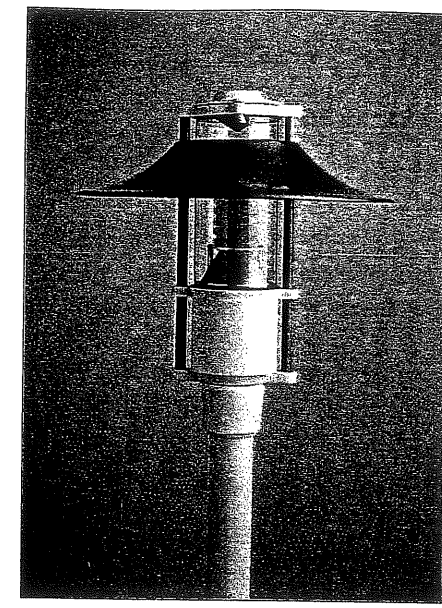
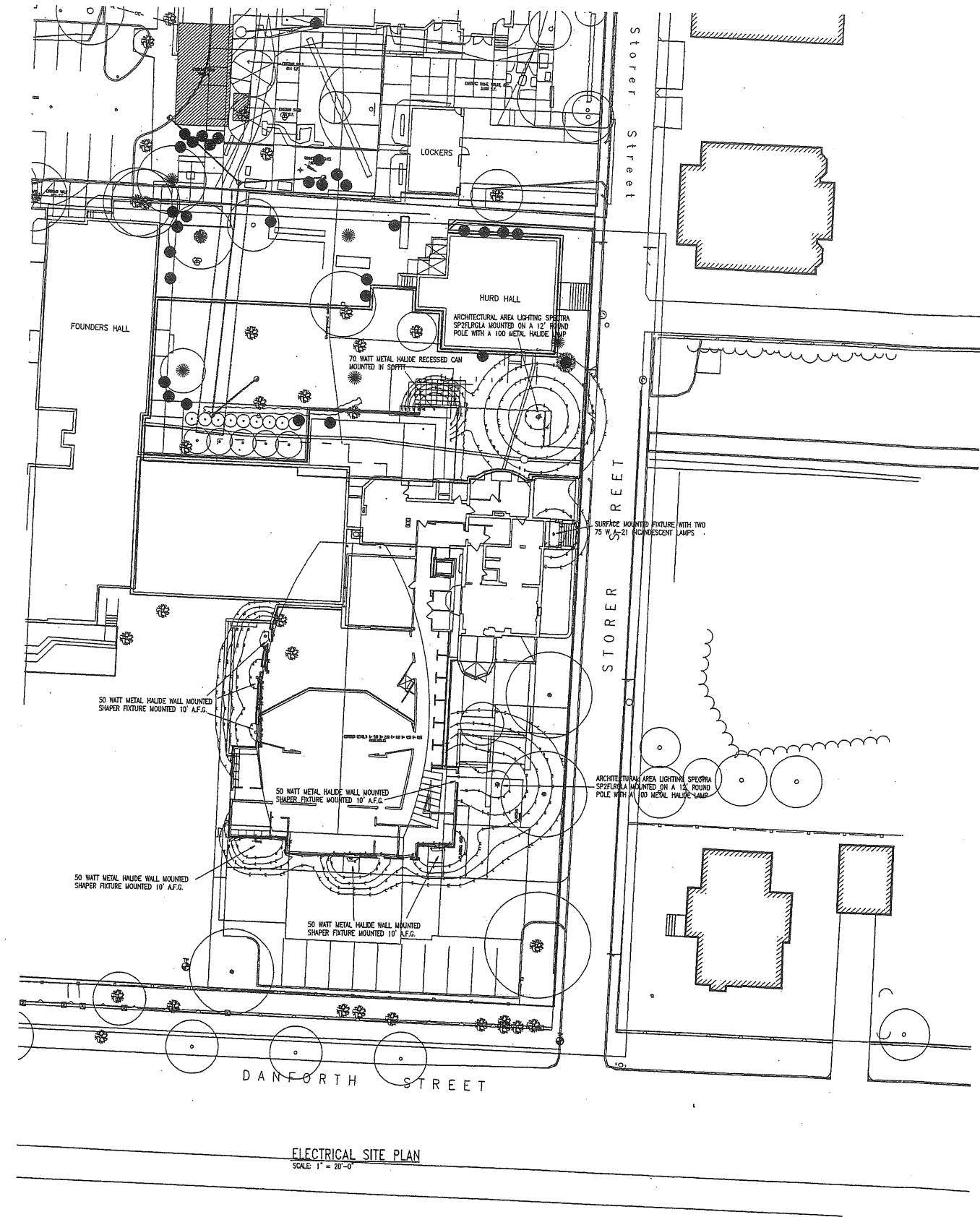
PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**BUILDING HEIGHT  
DIAGRAM**

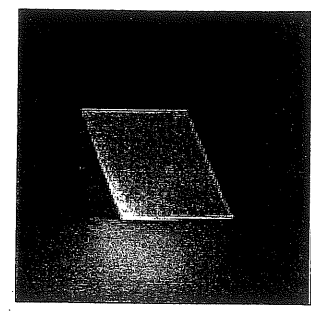
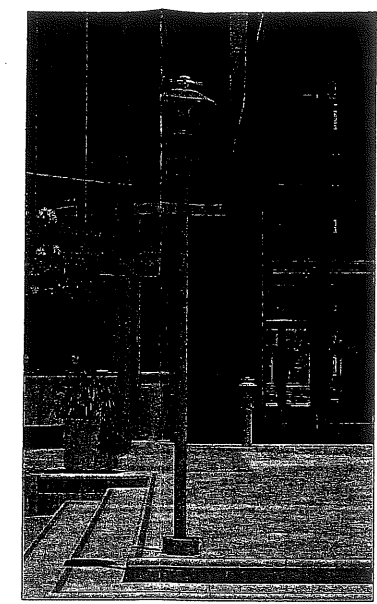
STATUS:  
**PLANNING BOARD SUBMISSION**

DATE: 07.31.2007	REVISION DATE:
PROJECT NO. 2003-0045.00	
DRAWN BY:	2007 © Scott Simons Architects
DWG NO.	





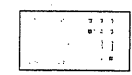
AAL SPECTRA POLE FIXTURE  
SCALE: N.T.S.



SHAPER WALL MOUNTED FIXTURE  
SCALE: N.T.S.



Neill and Gunter  
NGI CAD 25598207



75 York Street  
Portland, Maine 04101  
Phone 207 772 4800  
Fax 207 772 4800

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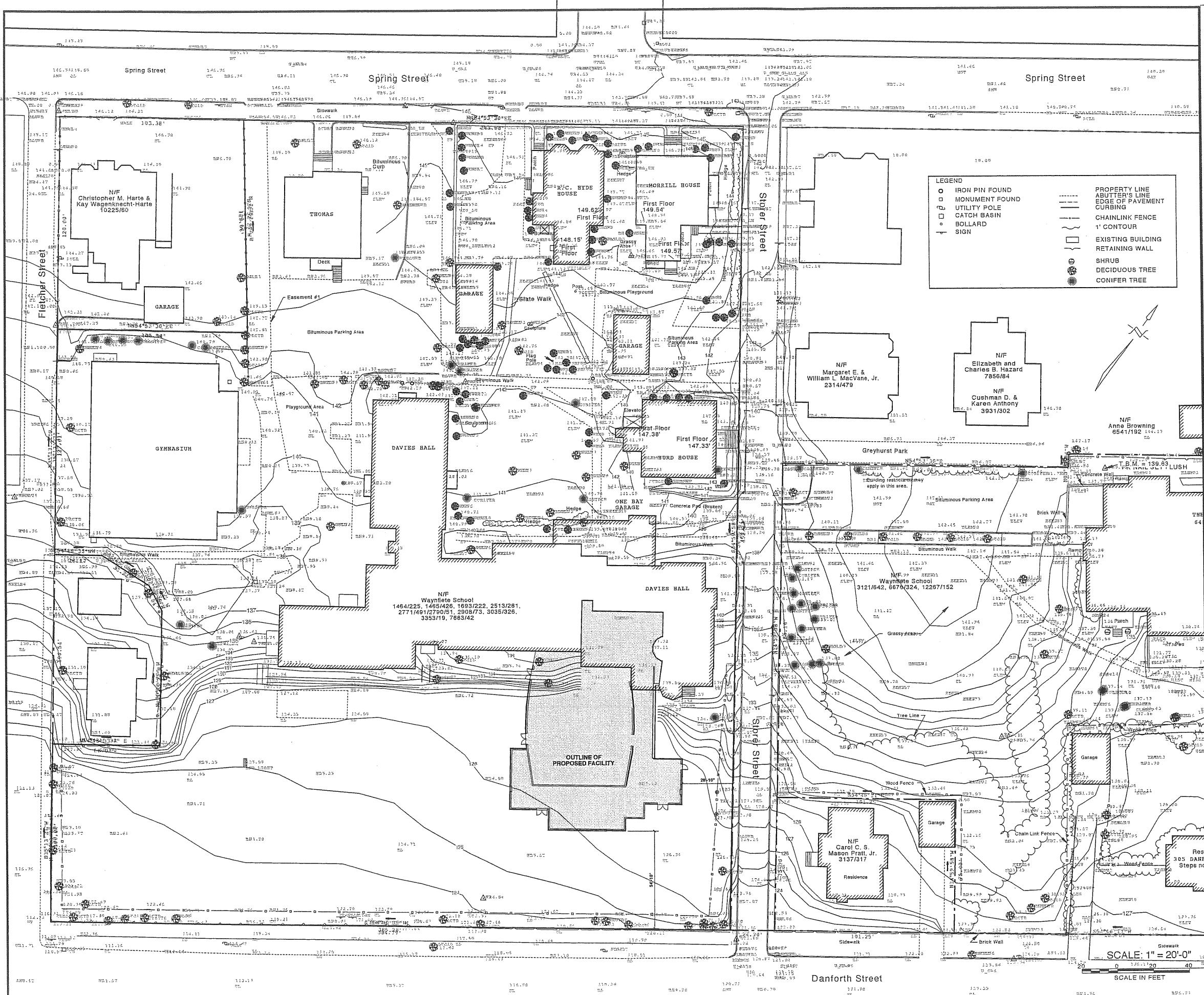
PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**ELECTRICAL  
SITE LIGHTING  
PLAN**

STATUS:  
**Planning Board Submission  
NOT FOR CONSTRUCTION**

DATE: 05.18.2007	REVISION DATE:
RAW/RAB	
PROJECT NO. 2003-0540.00	
DRAWN BY: RAG	
DWG NO.	2007 © Scott Simons Architects





**LEGEND**

○ IRON PIN FOUND	--- PROPERTY LINE
□ MONUMENT FOUND	- - - - BUTTER'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

**SSI**  
Scott Simons Architects  
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Fax: 207.629.4950

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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**

ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE

STATUS:  
**Planning Board Submission**  
NOT FOR CONSTRUCTION

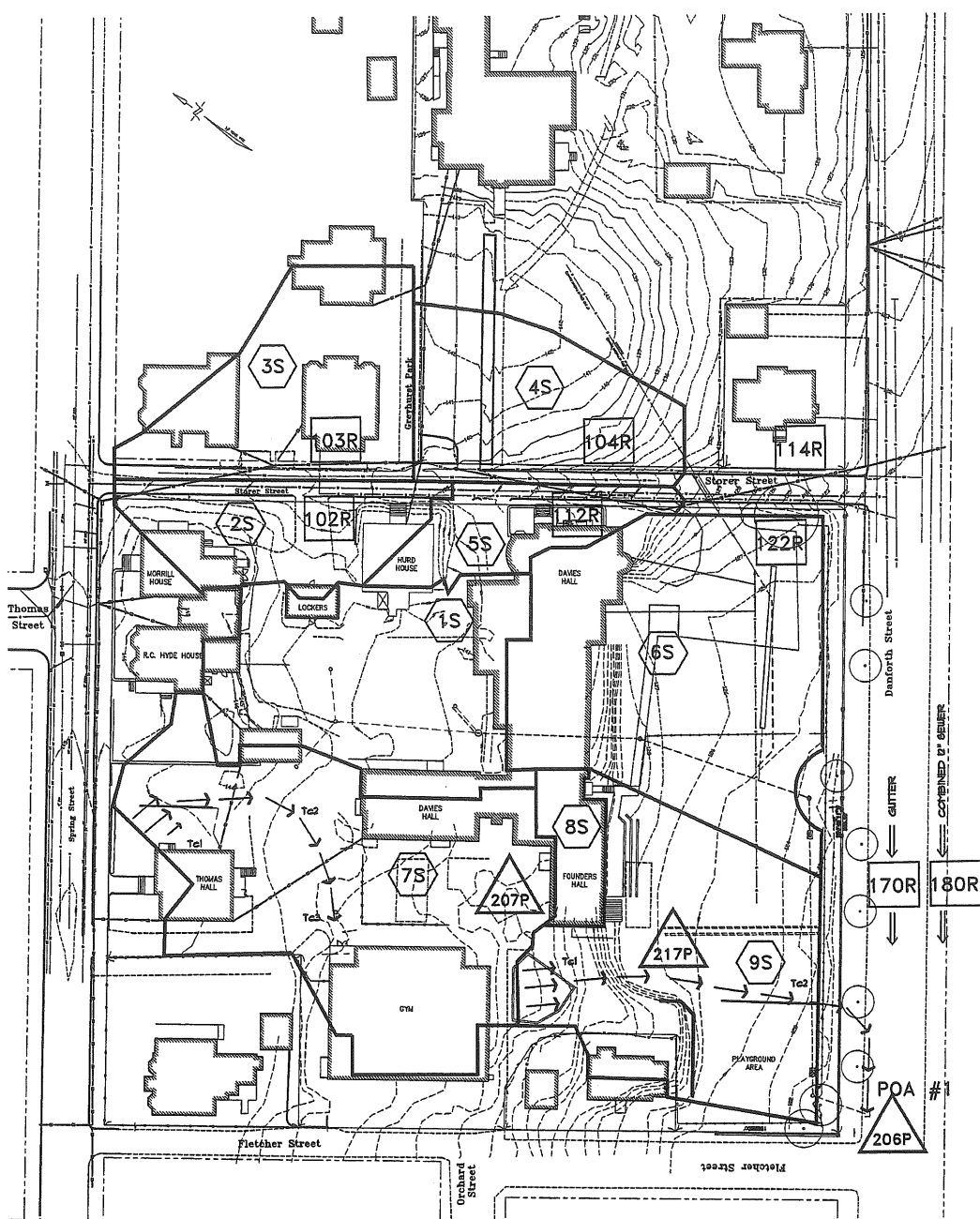
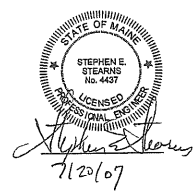
DATE: 05.18.2007 REVISION / DATE:

PROJECT NO:  
2005-0040.00

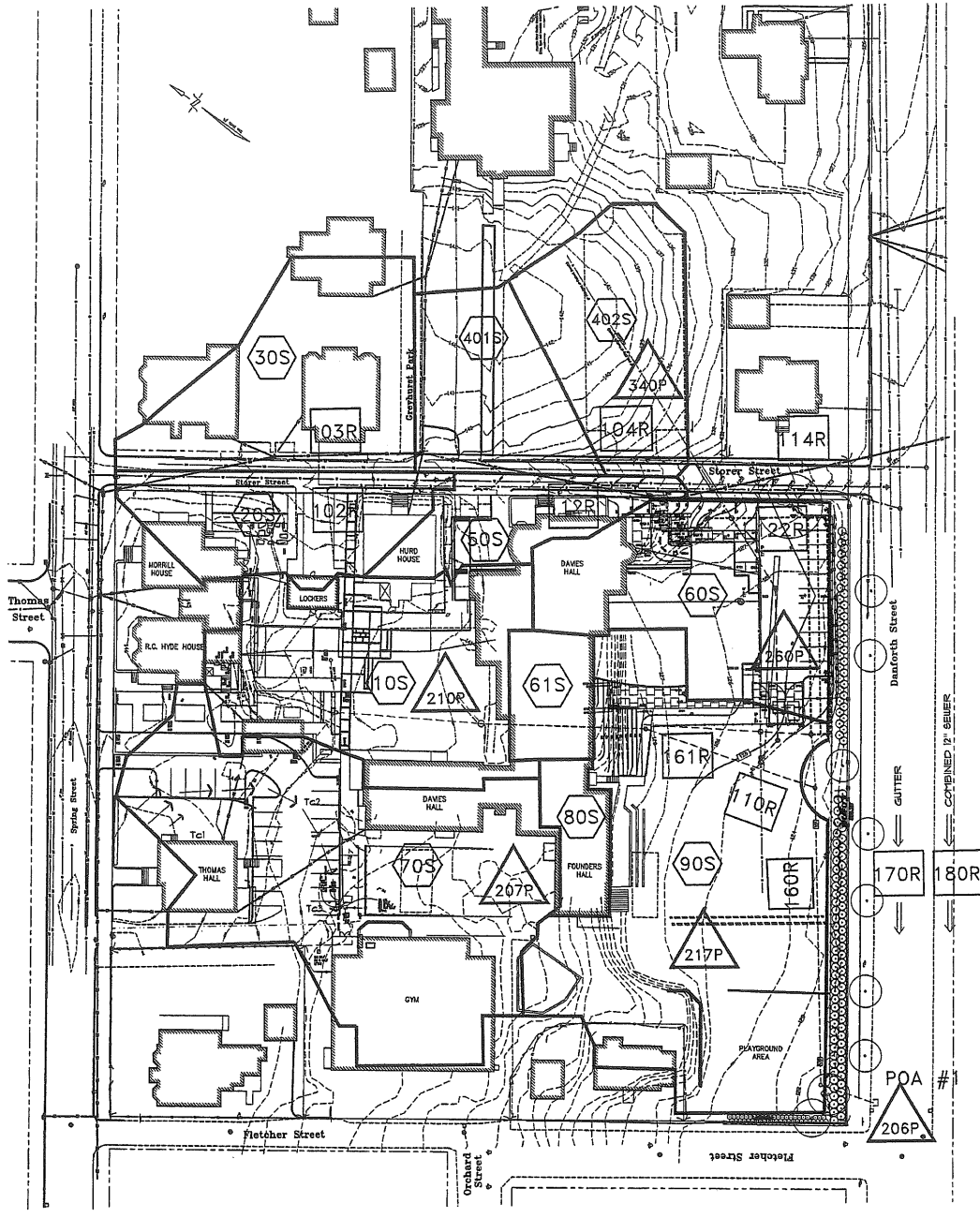
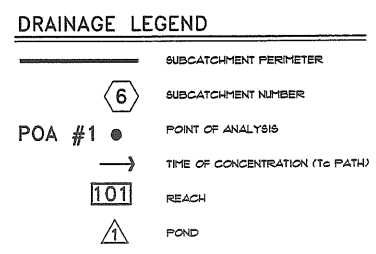
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DWGNO. **SITE SURVEY**

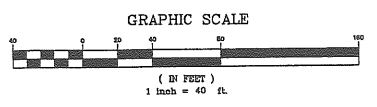
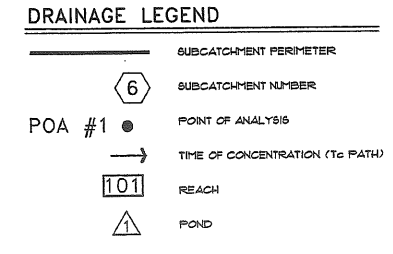
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SCALE IN FEET



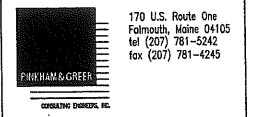
EXISTING CONDITIONS



DEVELOPED CONDITIONS



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



PROJECT  
 WAYFLETE SCHOOL  
 AUDITORIUM ADDITION  
 360 SPRING STREET  
 PORTLAND, ME

TITLE  
 PRELIMINARY  
 DRAINAGE PLAN

STATUS:  
 PLANNING BOARD SUBMISSION  
 NOT FOR CONSTRUCTION

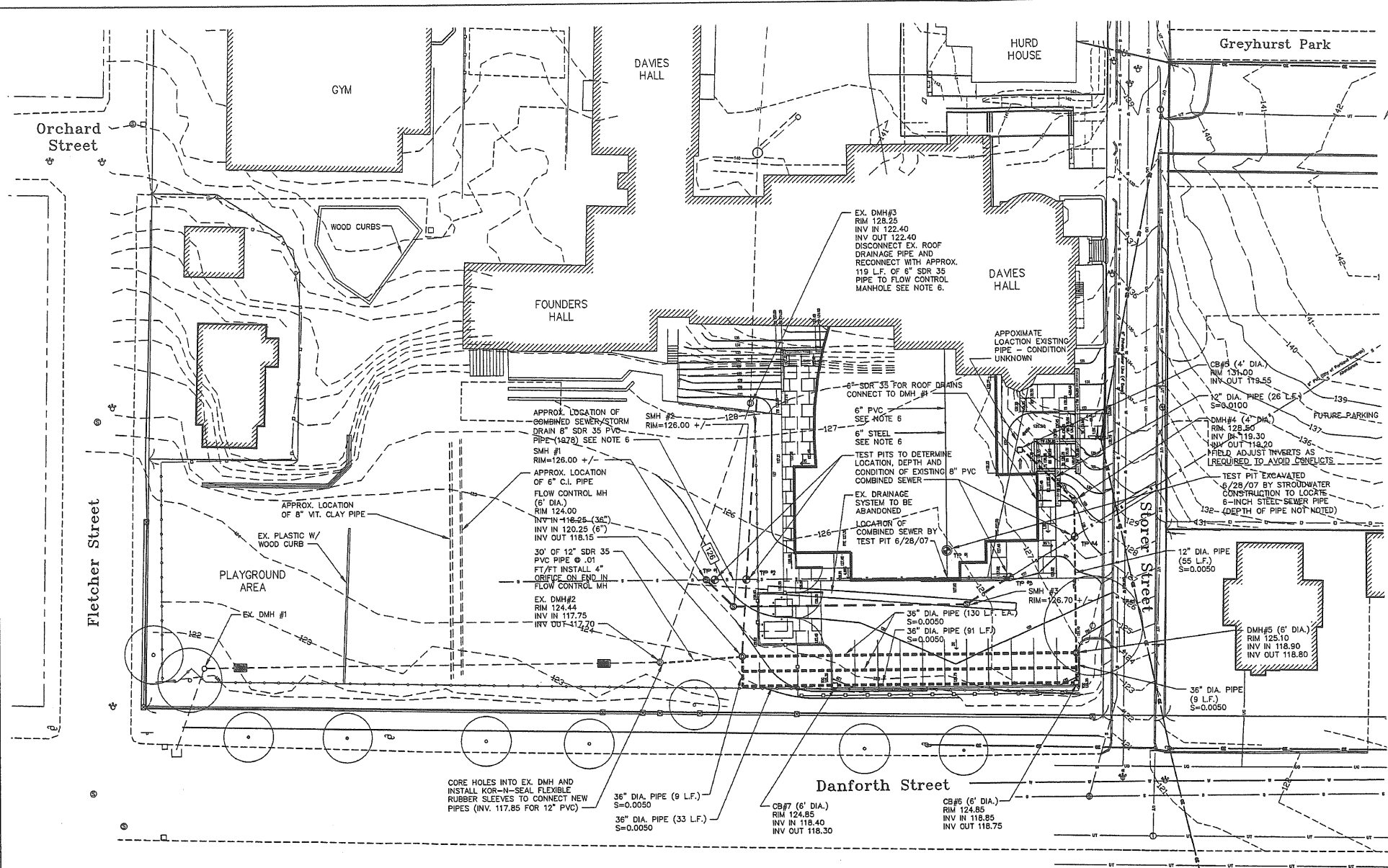
DATE:  
 JULY 2007

SCALE:  
 ( ) REVISION /DATE:

PROJECT NO.  
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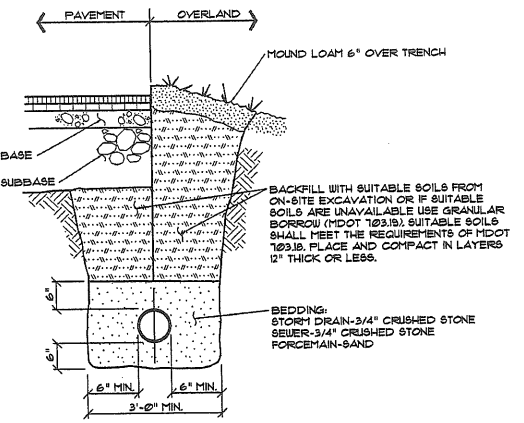
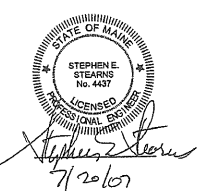
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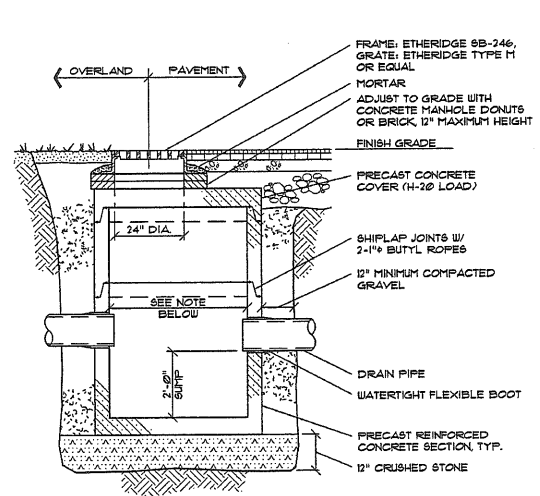
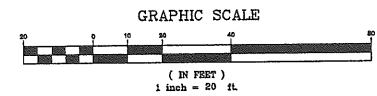


**GENERAL NOTES**

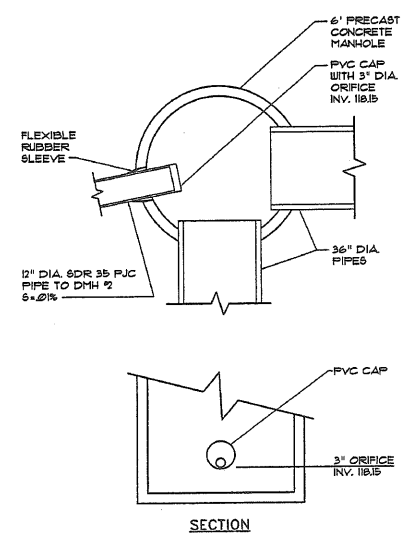
- TOPOGRAPHY SHOWN IS BASED ON A SURVEY BY OUN HASKELL, INC FOR THE 2001 WAYNFLETE PERFORMING ARTS CENTER PROJECT AND STADIA SURVEY BY PINKHAM AND GREER OF THE AREA SOUTH OF DAVES HALL THAT IS TO BE DEVELOPED IN THIS PHASE OF THE PROJECT. THE SURVEY BY PINKHAM AND GREER WAS DONE JUNE 15, 2001 USING THE LOWER FLOOR ELEVATION OF THE PASS DOOR TO THE MAINTENANCE AREA AS A BENCHMARK. ELEVATION 121.5. THE CONTRACTOR SHALL VERIFY TOPOGRAPHY PRIOR TO CONSTRUCTION.
- UTILITIES SHOWN ARE APPROXIMATE ONLY AND, EXCEPT FOR A SINGLE TEST PIT COMPLETED 6/28/07 TO LOCATE A 6-INCH SEWER PIPE SOUTH OF DAVES HALL, HAVE NOT BEEN VERIFIED. THIS PLAN MIGHT NOT SHOW ALL UTILITIES THEREFORE THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING ACCURATE OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIG-SAFE) WITHIN THIRTY (30) DAYS, BUT NO LATER THAN THREE (3) DAYS PRIOR TO EXCAVATION TO VERIFY LOCATIONS OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS MEMBER UTILITIES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY.
- POWER TELEPHONE AND CABLE TELEVISION (CATV) SERVICES ARE TO BE UNDERGROUND. COORDINATE WITH UTILITY COMPANIES FOR CABLE AND CONDUIT REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT FOR ELECTRIC, TELEPHONE AND CATV IN ACCORDANCE WITH THE UTILITY COMPANIES STANDARDS.
- PROVIDE, INSTALL, TEST AND DISINFECT WATER MAIN AND SERVICE PIPING IN ACCORDANCE WITH PORTLAND WATER DISTRICT SPECIFICATIONS.
- STORM DRAIN PIPES SHALL BE HIGH DENSITY POLYETHYLENE EQUAL TO ADS-NI UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.
- RELOCATE THE EXISTING COMBINED SEWER THAT RUNS ALONG THE SOUTH EDGE OF THE NEW BUILDING. EXCAVATE TEST PITS ON THE EXISTING PIPE TO DETERMINE HORIZONTAL LOCATION AND DEPTH. INSTALL NEW SDR 35 PVC PIPE AND MANHOLES SO THAT THE NEW PIPE IS 18" TO 21" SOUTH OF THE NEW BUILDING FOUNDATION AND SLOPES DOWNWARD TO THE WEST. INSTALL NEW MANHOLES AT CHANGES IN PIPE DIRECTION. LAY PIPE STRAIGHT BETWEEN MANHOLES. FIELD ADJUST PIPE SLOPES AS REQUIRED TO AVOID CONFLICTS WITH THE RELOCATED COMBINED SEWER PIPE AND MAINTAIN GRAVITY FLOW IN BOTH STORM DRAIN AND COMBINED SEWER PIPES. NOTIFY ENGINEER IF THESE CONDITIONS CANNOT BE MET. RECORD AS-BUILT LOCATIONS, INVERTS ELEVATIONS AND PIPE SLOPES AND SUBMIT THIS INFORMATION TO THE ARCHITECT/ENGINEER.
- REPLACE EXISTING SEWER PIPE WITH SCHEDULE 40 PVC AND CONNECT TO NEW COMBINED SEWER PIPE OR MANHOLES. RECORD LOCATION AND INVERT ELEVATION OF BENDS AND CONNECTIONS OF NEW PIPE TO OLD AND TO THE NEW COMBINED SEWER. SUBMIT AS-BUILT INFORMATION TO THE ARCHITECT/ENGINEER.



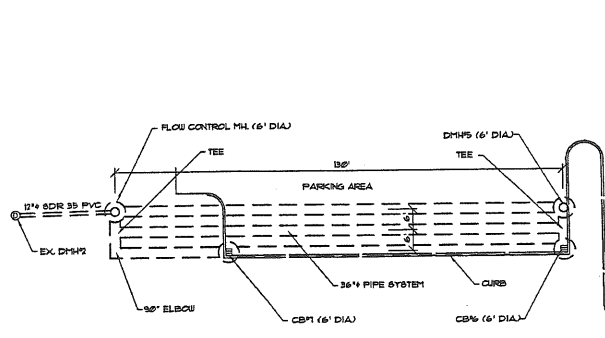
1 TYPICAL TRENCH SECTION NOT TO SCALE



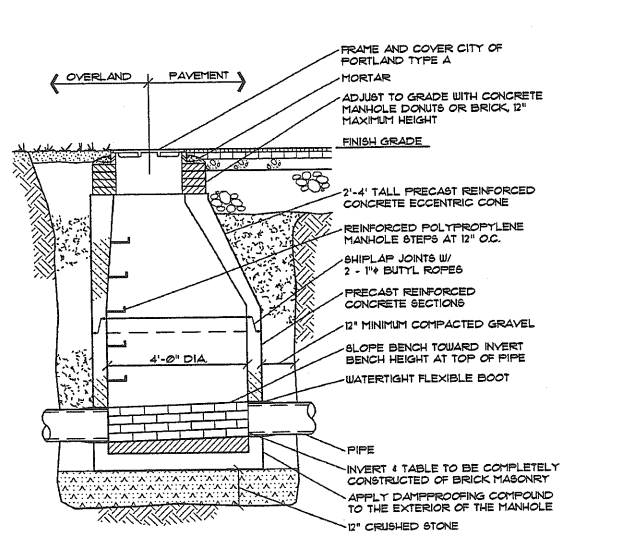
5 TYP. CATCH BASIN/DRAIN MANHOLE SECTION NOT TO SCALE



4 FLOW CONTROL MANHOLE DETAIL NOT TO SCALE



3 36" PIPE LAYOUT DETAIL SCALE: 1"=20'

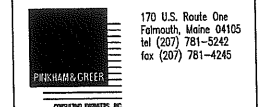


2 CONCRETE COMBINED SEWER MANHOLE SECTION NOT TO SCALE

- NOTES:**
- PIPE AND FITTINGS TO BE CORRUGATED POLYETHYLENE PIPE WITH SMOOTH WALL INTERIOR EQUAL TO H-40 MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS WITH WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F-411.
  - BED AND COVER PIPE WITH 3/4" CRUSHED STONE A MINIMUM OF 6" ALL AROUND PIPE.
  - PRIOR TO LACING CONES OR PLAT COVERS ON CATCH BASINS AND AFTER PIPE HAS BEEN BACKFILLED TEST PIPE ACCESSIBLE THROUGH CATCH BASINS FOR DEFLECTION WITH A 9" POINT 60-90 MANHOLE. MAXIMUM ALLOWABLE DEFLECTION IS 3%. REMOVE AND RESET PIPE WITH GREATER DEFLECTION. FURNISH RECORD TO THE OWNERS REPRESENTATIVE.
  - HANDILY MEASURE VERTICAL AND HORIZONTAL AXIS OF PIPE NOT ACCESSIBLE WITH THE GAGE AT INTERVALS AND RECORD MEASUREMENTS FURNISH RECORD TO THE OWNERS REPRESENTATIVE.



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4 South Street  
freeport, ME 04032  
T 207.865.1080  
F 207.865.1455  
www.boucherlandscape.com



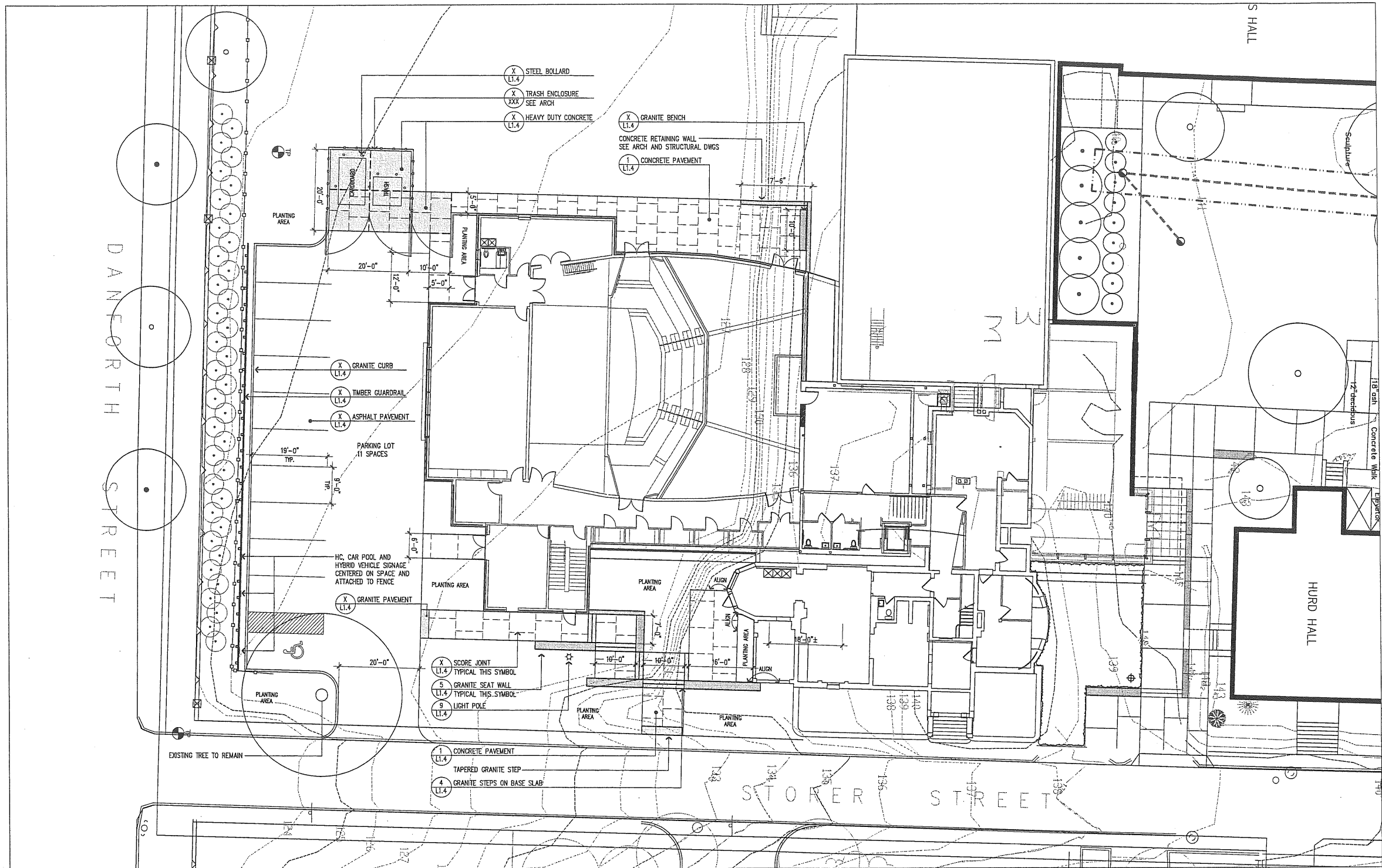
PROJECT  
WAYNFLETE SCHOOL  
AUDITORIUM ADDITION  
380 SPRING STREET  
PORTLAND, ME


TITLE  
PRELIMINARY  
STORMDRAIN  
LAYOUT PLAN  
AND DETAILS

STATUS:  
PLANNING BOARD SUBMISSION  
NOT FOR CONSTRUCTION

DATE: 2 JULY 2007  
SCALE:  
PROJECT NO.  
DRAWN BY:  
DWG NO.

REVISION / DATE:  
C1.0



**1** LAYOUT AND MATERIALS PLAN   
 SCALE: 1"=10'

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 Freeport, ME 04032  
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 phone 207 772 4658  
 fax 207 828 4658

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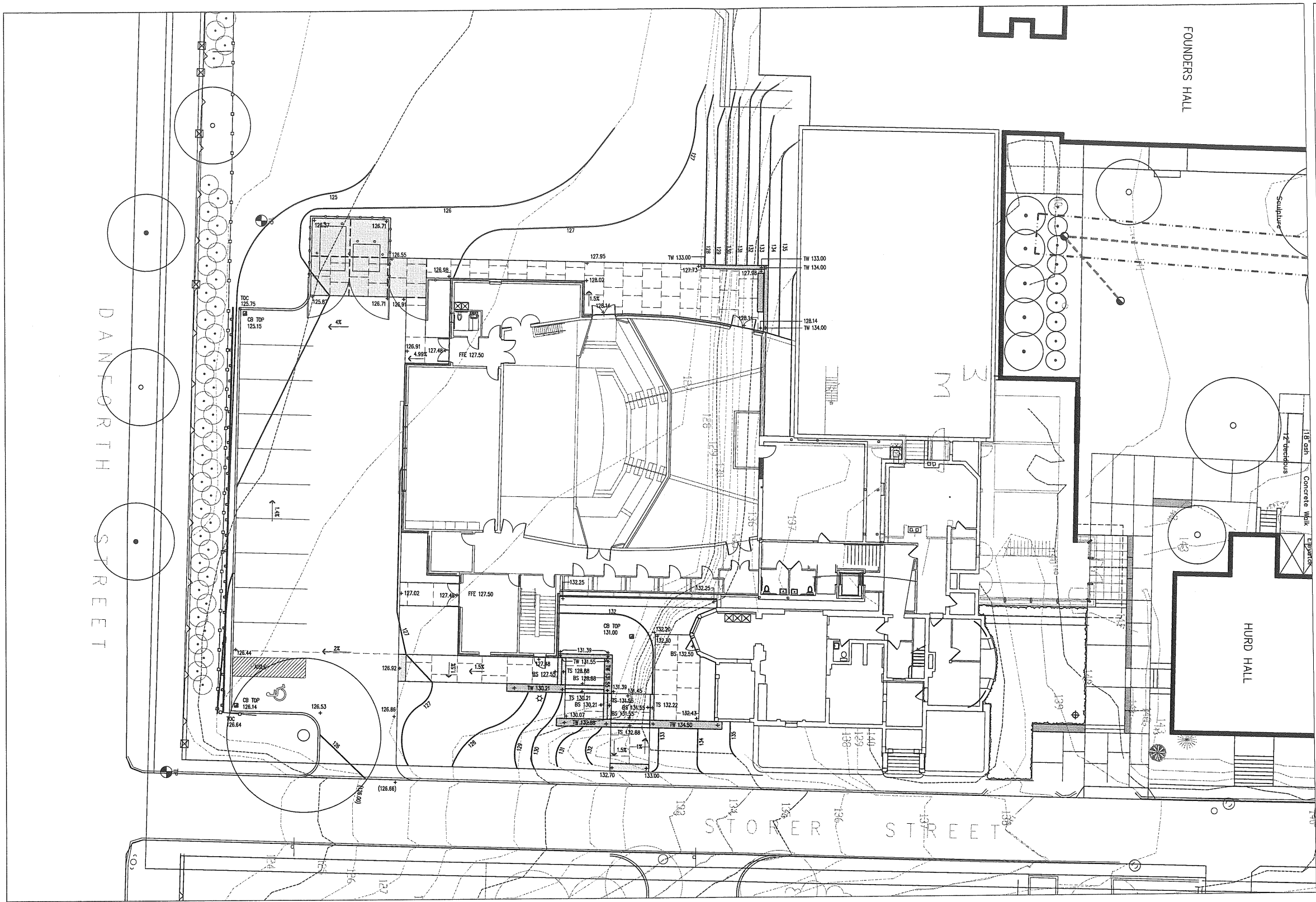
PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 ADDITION/ RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME


TITLE  
**LAYOUT AND  
 MATERIALS PLAN**

STATUS:  
 Planning Board Submission  
 NOT FOR CONSTRUCTION

DATE: 07.20.2007	REVISION DATE:
SCALE: 1"=10'	
PROJECT NO. 2003-0048 00	
DRAWN BY:	

DWG NO. **L-1.1**



**1** GRADING PLAN   
 SCALE: 1"=10'

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 1 207.865.1455  
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PROJECT  
**WAYNFLEETE ARTS CENTER  
 PHASE TWO**  
 ADDITION/ RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME

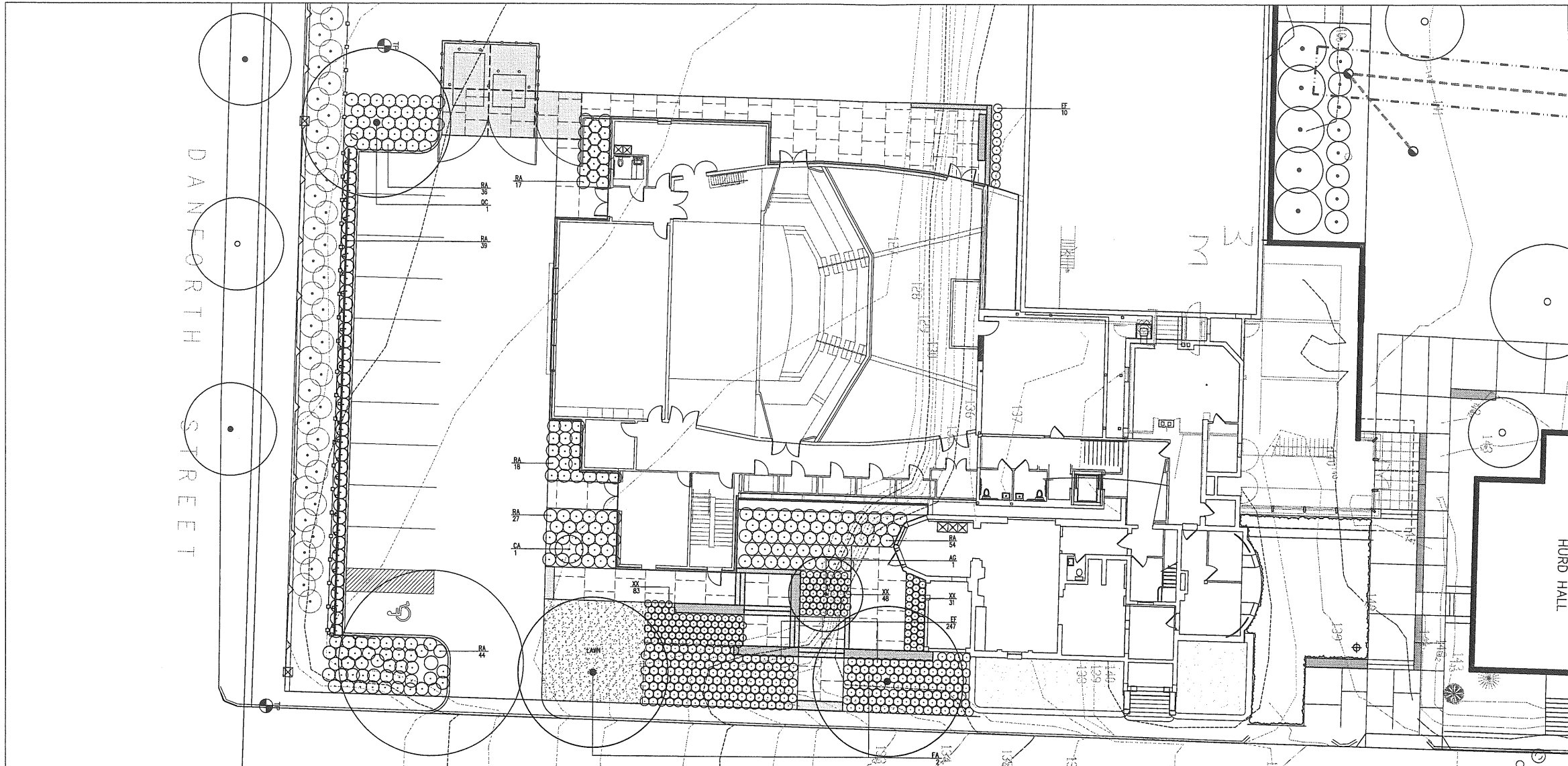
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**GRADING PLAN**

STATUS:  
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 NOT FOR CONSTRUCTION

DATE:  
 07.23.2007  
 SCALE:  
 1"=10'  
 PROJECT NO.  
 2002-0049.00  
 DRAWN BY:

REVISION DATE:  
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DWG NO.  
**L-1.2**



**1** PLANTING PLAN  
SCALE: 1"=10'

**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
<b>TREES</b>							
JAC	1	ACER GINNALA	AMUR MAPLE	8 - 10' CLUMP	B&B	SEE PLAN	MULTISTEMMED SPECIMEN
FA	2	FRAXINUS AMERICANA	GREEN ASH	3.5 - 4" CAL	B&B	SEE PLAN	SINGLE LEADER, MATCHED
QC	1	QUERCUS COCCINEA	SCARLET OAK	4" CAL	B&B	SEE PLAN	HEAVY SPECIMEN
<b>SHRUBS / GROUNDCOVERS</b>							
CA	1	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3-4'	CONT.		
EF	257	EJONYMUS FORTUNEI	WINTERCREEPER EUONYMUS	2 GAL	CONT.		
RA	235	RHUS AROMATICA 'GRO-LO'	FRAGRANT SUMAC	1 GAL	CONT.		
XX	162	PERENNIAL - TBD		1 GAL	CONT.		

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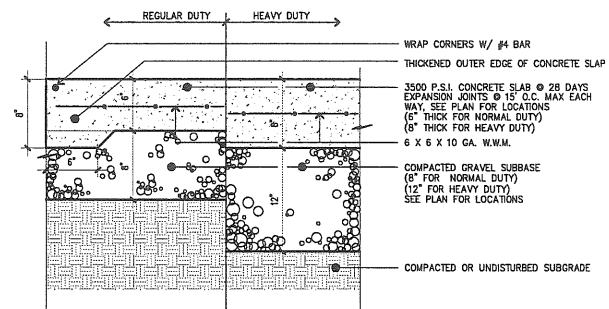
PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**PLANTING PLAN**

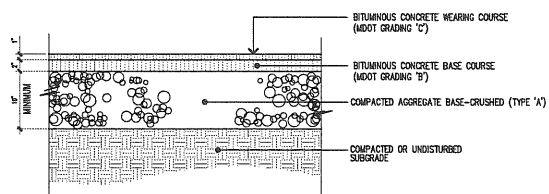
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**Planning Board Submission  
NOT FOR CONSTRUCTION**

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DRAWN BY: [Signature]

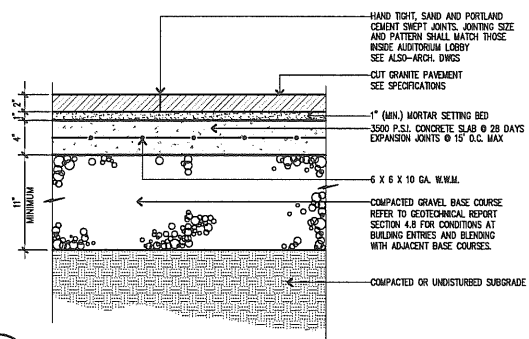
DWG NO. **L-1.3**



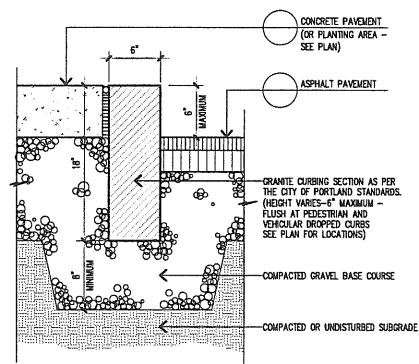
1 CONCRETE PAVEMENT  
L-1.4 SCALE: 1 1/2" = 1'-0"



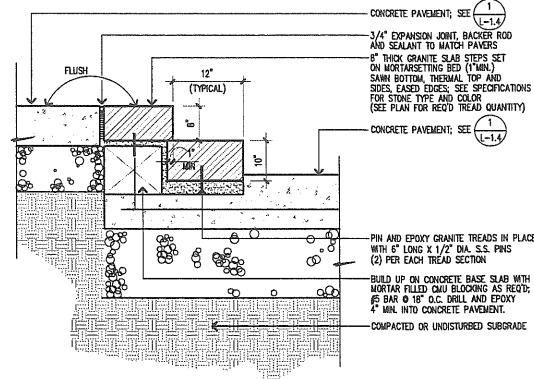
2 ASPHALT PAVEMENT  
L-1.4 SCALE: 1" = 1'-0"



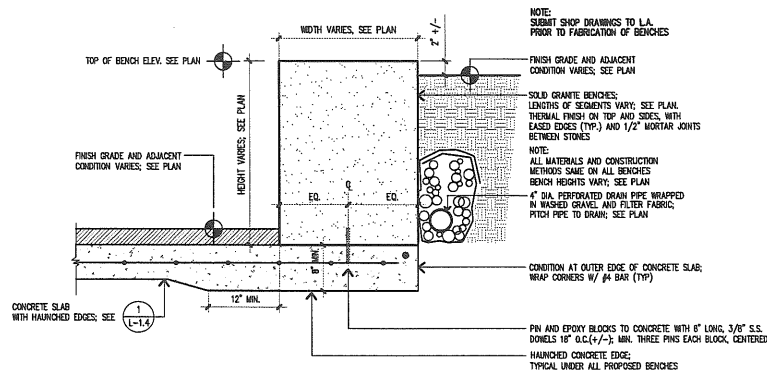
3 GRANITE PAVEMENT  
L-1.4 SCALE: 1 1/2" = 1'-0"



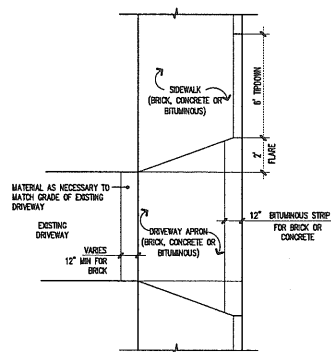
4 GRANITE CURB  
L-1.4 SCALE: 1 1/2" = 1'-0"



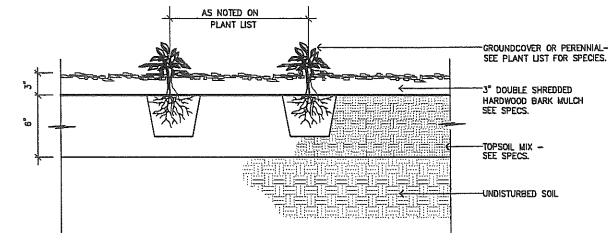
5 GRANITE STEPS ON BASE SLAB  
L-1.4 SCALE: 1" = 1'-0"



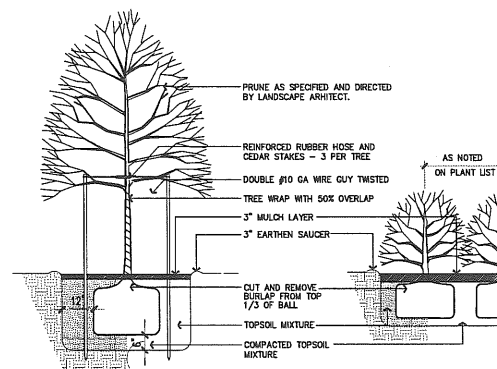
6 GRANITE SEAT WALL  
L-1.4 SCALE: 1" = 1'-0"



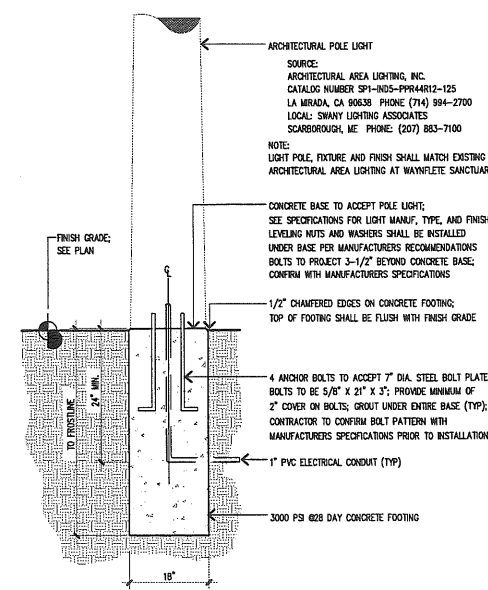
6 CITY OF PORTLAND SIDEWALK & DRIVEWAY DETAIL  
L-1.4 SCALE: 1/4" = 1'-0"



X GROUNDCOVER PLANTING DETAIL  
L-1.4 NOT TO SCALE



X TREE / SHRUB PLANTING DETAIL  
L-1.4 NOT TO SCALE



X LIGHT POLE BASE DETAIL  
L-1.4 SCALE: 3/4" = 1'-0"

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PROJECT  
WAYNFLEETE ARTS CENTER  
PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

SITE DETAILS

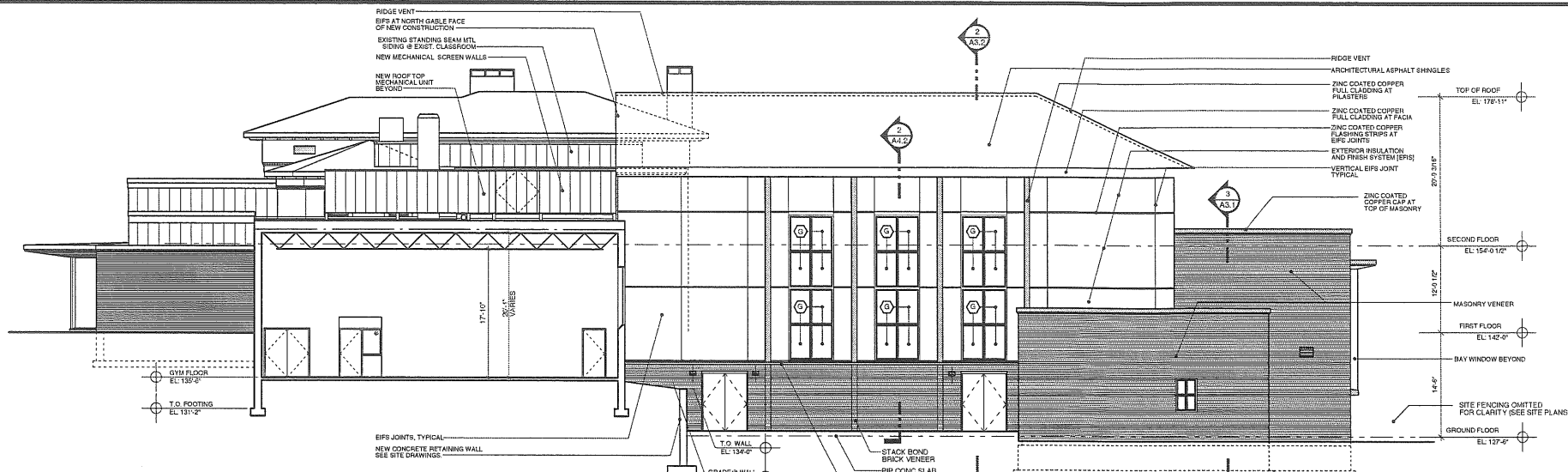
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Planning Board Submission  
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PROJECT NO.: 2003-0940-00  
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DWG NO.:  
REVISION / DATE:  
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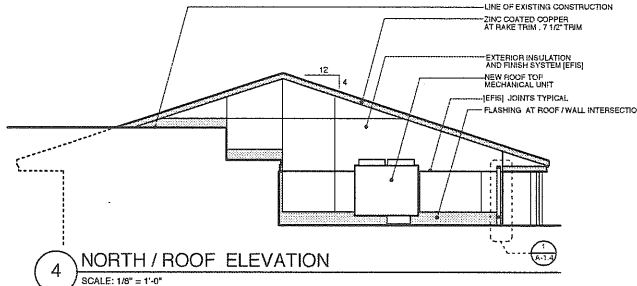
L-1.4



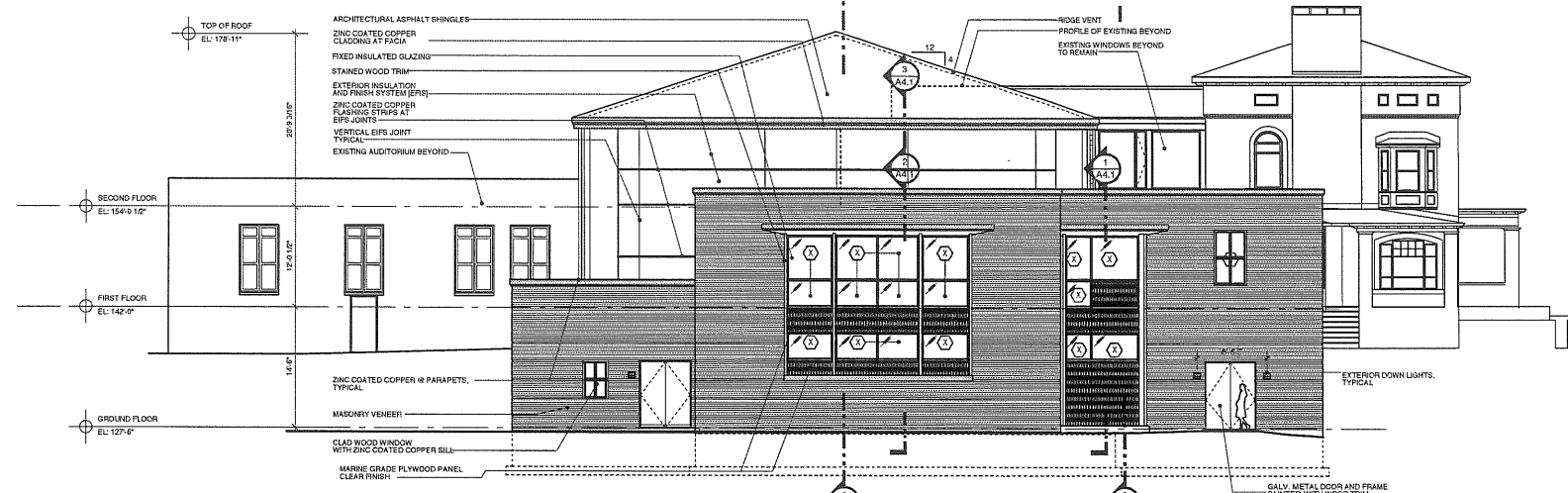




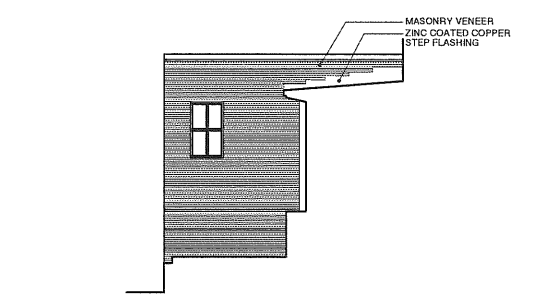
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



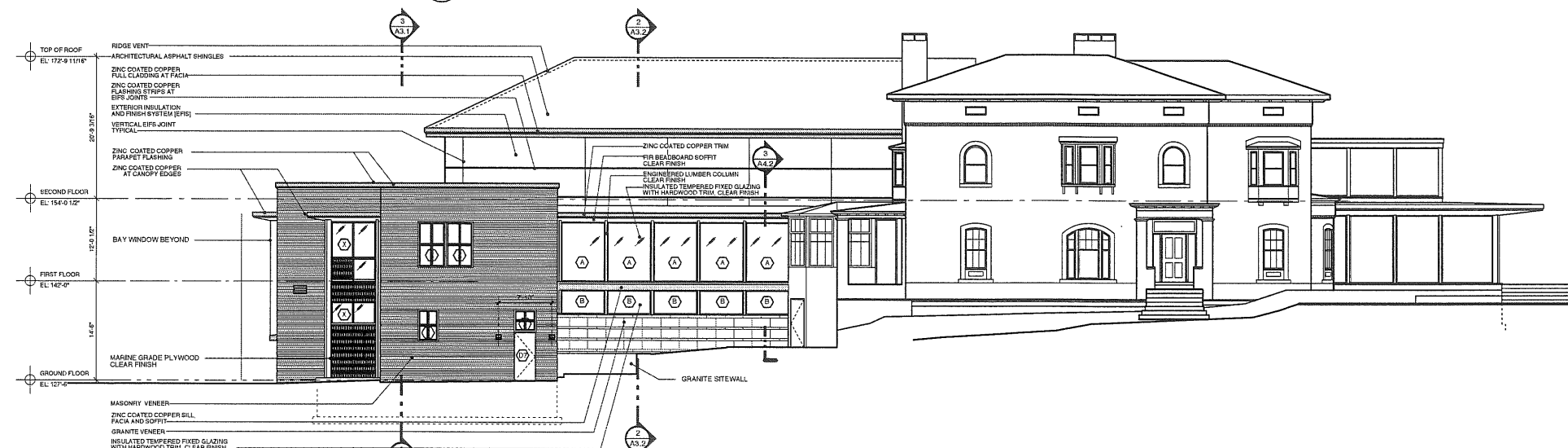
4 NORTH / ROOF ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION @ STAIR  
1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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PROJECT  
**WAYNFLETE ARTS CENTER PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

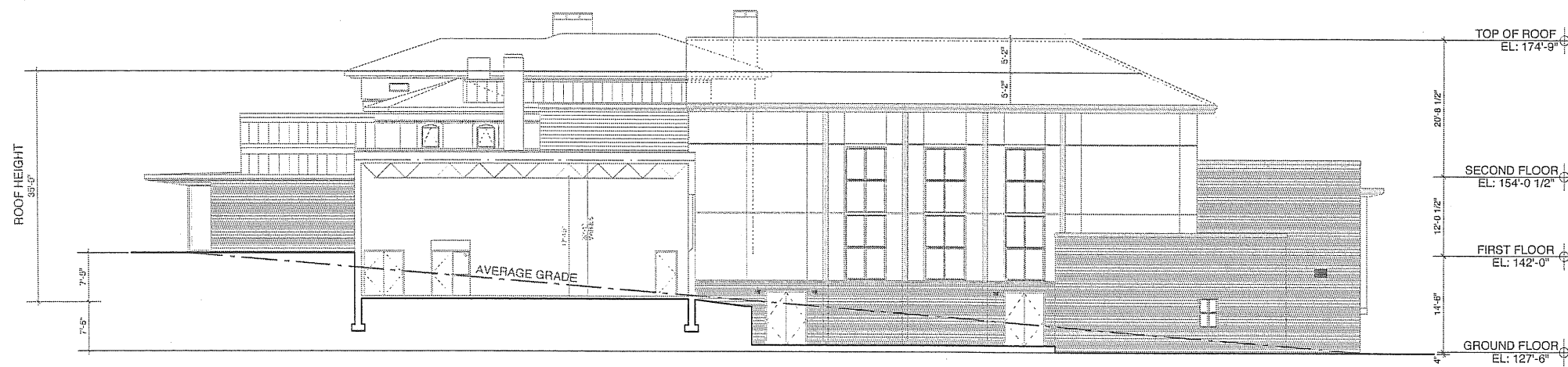
TITLE  
**BUILDING ELEVATIONS**

STATUS: <b>PROGRESS PRINTING</b> NOT FOR CONSTRUCTION	
DATE: 07.25.2007	REVISION /DATE:
PROJECT NO. 2003-0049.00	DRAWN BY: 2007 Scott Simons Architects
<b>A-2.1</b>	





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



② WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**BUILDING HEIGHT  
DIAGRAM**

STATUS:  
**PLANNING BOARD SUBMISSION**

DATE: 07.31.2007      REVISION DATE:

PROJECT NO.  
2003-0045.00

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DWG NO.

3 M

3 HALL

HURD HALL

ARCHITECTURAL AREA LIGHTING SPECTRA  
SP2FLRGLA MOUNTED ON A 12' ROUND  
POLE WITH A 100 METAL HALIDE LAMP

70 WATT METAL HALIDE RECESSED CAN  
MOUNTED IN SOFFIT

SURFACE MOUNTED FIXTURE  
75 W A-21 INCANDESCENT

ARCHITECTURAL AREA LIGHTING  
SP2FLRGLA MOUNTED ON  
POLE WITH A 100 METAL

50 WATT METAL HALIDE WALL MOUNTED  
SHAPER FIXTURE MOUNTED 10' A.F.G.

50 WATT METAL HALIDE WALL MOUNTED  
SHAPER FIXTURE MOUNTED 10' A.F.G.

50 WATT METAL HALIDE WALL MOUNTED  
SHAPER FIXTURE MOUNTED 10' A.F.G.

50 WATT METAL HALIDE WALL MOUNTED  
SHAPER FIXTURE MOUNTED 10' A.F.G.

DANFORTH STREET

STORER STREET



061-F-006

26-36 Storers

Waynelete Art Center

Waynelete Arts Center

Planning Board Submission  
Revised July 13, 2007

# Renovations and Additions for Waynflete Arts Center, Phase Two

360 Spring Street  
Portland, Maine 04102

**Owner:**  
**Waynflete School**  
360 Spring Street  
Portland, ME 04102  
phone: 207-683-2201  
fax: 207-772-4782

**Architect:**  
**Scott Simons Architects**  
75 York Street  
Portland, Maine 04101  
phone: 207 772-4656  
fax: 207 828-4656  
e-mail: austin@simonsarchitects.com  
web: simonsarchitects.com

**General Contractor:**  
**Stroudwater Construction**  
96 Ocean STREET  
South Portland, Maine 04106  
phone: 207-767-9111  
fax: 207-767-9110  
email: david@stroudwaterconstruction.com

**Leed Consultant:**  
**Fore Solutions**  
386 Fore Street, Suite 401  
Portland, Maine 04101  
tel: 207 879-1838  
fax: 207-347-6039  
email: gunnar@fore-solutions.com

**Commissioning:**  
**Investment Engineering**  
358 Main Street  
Yarmouth, Maine 04105  
phone: 207-846-7726  
fax: 207-846-7728  
email: smartel@adelphia.net

**Civil Engineer:**  
**Pinkham and Greer**  
170 U.S. Route One  
Falmouth, Maine 04105  
phone 207 781-5242  
fax 207 781-4245  
e-mail: sstearms@pinkhamandgreer.com

**Landscape Architect:**  
**Michael Boucher**  
Landscape Architecture  
457 US Route 1  
Freeport, Maine 04032  
phone 207 865-1080  
fax 207 865-1455

**Specifications:**  
**Lowell Specifications, Inc.**  
50 Fernald Road  
Freeport, Maine 04032-6611  
phone 207 865-4518  
fax 207 865-1136  
e-mail: keith@lowellspecs.com

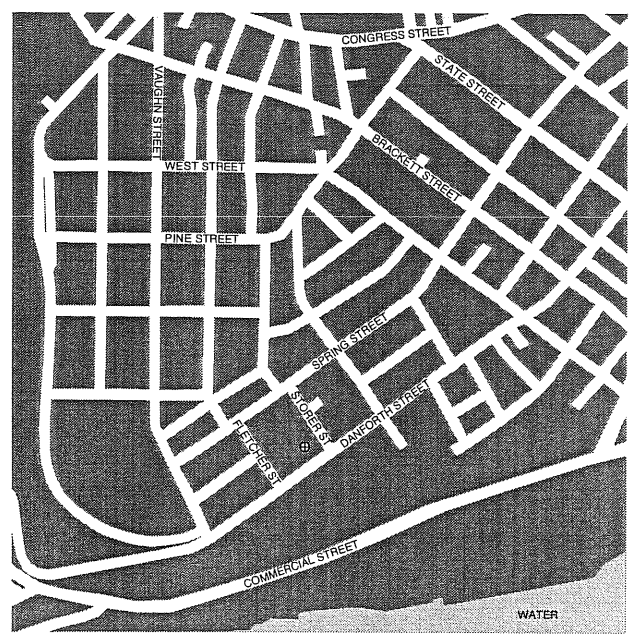
**Structural Engineer:**  
**Becker Structural Eng, Inc**  
75 York Street  
Portland, ME 04101  
phone 207 879-1838  
fax: 207 879-1822  
e-mail: paul@beckerstructural.com  
web:

**Electrical Engineers:**  
**Neill and Gunter**  
Scarborough Court, 482 Payne Road  
Scarborough, Maine 04074  
phone 207 883-3355  
fax 207 883--3376  
e-mail: rnadeau@nginc.com

**Mechanical Engineers & Contractor:**  
**Johnson & Jordan,**  
Mechanical Contractors  
18 Mussey Road  
Scarborough, Maine 04074  
phone 207 883-8345  
fax 207 883-8619  
e-mail: mike@johnsonandjordan.com

- DRAWING LIST:**  
A-0.0 COVER SHEET
- SURVEY MATERIAL  
EXISTING CONDITIONS
- L-1.1 LAYOUT AND MATERIALS PLAN  
L-1.2 GRADING AND DRAINAGE PLAN  
C1.0 STORMWATER LAYOUT PLAN  
L-1.3 PLANTING PLAN  
L-1.4 SITE DETAILS  
E-2 ELECTRICAL SITE LIGHTING

LOCUS MAP



**MATERIAL KEY**

- COURSE GRAVEL
- CONCRETE
- STONE
- EARTH/COMPACT FILL
- GYPSUM/PLASTER
- PLYWOOD
- BATT INSULATION
- FINISH WOOD
- ROUGH WOOD
- BLOCKING WOOD
- CONCRETE MASONRY
- BRICK MASONRY
- SAND/PINE GRAVEL
- RIGID INSULATION
- GLASS
- EXISTING WALL
- NEW WALL
- DEMO WALL

**ABBREVIATIONS**

- |                |                             |                    |                        |               |                  |                      |                |          |                |              |               |               |            |             |               |             |             |                |            |                |               |                  |                |             |                  |                           |               |            |               |                    |                 |                 |                 |            |                           |                         |                              |               |           |            |                |                 |                      |              |              |                  |                |              |               |              |               |                       |                     |                |                        |                      |           |          |                  |                                   |            |          |               |                       |          |            |                        |            |                 |         |                |                |                    |            |                 |              |                 |             |   |              |             |                     |                    |              |                  |              |            |             |                   |             |             |                        |                |                        |                |           |          |                |             |                 |                  |             |                    |                      |              |             |              |           |          |             |                    |                |           |                  |   |         |                              |          |            |                      |              |             |                  |                  |                        |                        |                         |              |          |                     |                |                |                 |               |              |                   |                    |                    |              |              |           |                  |              |              |               |             |              |                |          |                     |                    |            |              |                        |             |          |                       |               |                  |               |                           |         |              |         |               |             |                               |             |                  |                          |                              |               |                |                   |                          |         |                 |            |            |                       |                       |
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| AB ANCHOR/BOLT | ACT ACCUSTICAL CEILING TILE | ADN ADMINISTRATION | ADM ABOVE FINISH FLOOR | ALUM ALUMINUM | AMP ACCESS PANEL | APV ASPHALT PAVEMENT | ARCH ARCHITECT | BD BOARD | BIT BITUMINOUS | BKG BUILDING | BKGO BLOCKING | BM BENCH MARK | BR BEDROOM | BROB BRIDGE | BSMT BASEMENT | BWN BETWEEN | CAB CABINET | CS CATCH BASIN | CEM CEMENT | CF CLERIC FEET | CRIC CIRCULAR | CJ CONTROL JOINT | CL CENTER LINE | CLD CEILING | CLT CEILING TILE | CMU CONCRETE MASONRY UNIT | CLM CLEAM OUT | COL COLUMN | CONC CONCRETE | CONST CONSTRUCTION | CONT CONTINUOUS | COOR CORRUGATED | COOR CORRUGATED | CRD COURSE | CTV CABLE TELEVISION LINE | CUN CABINET UNIT HEADER | CW COLD WATER/STAINLESS WALL | CY CUBIC YARD | D BRICKER | DBL DOUBLE | DEL DEFLECTION | DEMO DEMOLITION | DF DRINKING FOUNTAIN | DIA DIAMETER | DN DIMENSION | DR DIRECTOR/DOOR | EMT ELECTRICAL | EQ EQUIPMENT | EW EXHAUSTION | EXT EXTERIOR | CAF CAFETERIA | FD FURNISHED BY OWNER | FLO FLOOR CLEAN OUT | FQ FLOOR DRAIN | FCP FIRE CONTROL PANEL | FE FIRE EXTINGUISHER | FR FINISH | FL FLOOR | FSB FACE OF STUD | FRP FIBERGLASS REINFORCED PLASTIC | FT FOOTING | GA GAUGE | GL GALVANIZED | GC GENERAL CONTRACTOR | GL GLASS | GR GRANITE | GRWB GYPSUM WALL BOARD | GYP GYPSUM | HD HIGH DENSITY | HR HOUR | HC HOLLOW CORE | HWIR HANDWIRED | HS HALF INCH SCALE | HST HEIGHT | HM HOLLOW METAL | HO HOLD OPEN | HCRC HORIZONTAL | HTG HEATING | HWAC HEATING VENTILATION & AIR CONDITIONING | HW HOT WATER | HYD HYDRANT | INCL INSIDE/OUTSIDE | ID INSIDE DIAMETER | INT INTERIOR | INSUL INSULATION | INT INTERIOR | INV INVERT | JAN JANITOR | JC JANITOR CLOSET | JOINT JOINT | KIT KITCHEN | LAM LAMINATE/LAMINATED | LAW LAW OFFICE | LCC LEAD COATED COPPER | LF LINEAR FOOT | LOT LIGHT | LN LIREN | LAB LABORATORY | MAS MASONRY | MECH MECHANICAL | MAN MANUFACTURER | MAN MANHOLE | MISC MISCELLANEOUS | MAD MAJORITY OPENING | MOLD MOLDING | MFR MOUNTED | MNT MOUNTING | MET METAL | NI NORTH | NAT NATURAL | NC NOT IN CONTRACT | NL NIGHT LIGHT | ND NUMBER | NTS NOT TO SCALE | OC OWNER FURNISHED CONTRACTOR INSTALLED | OC ONCE | PC PART 30 PARTICULATE BOARD | PC PLATE | PL PLASTER | PLM PLASTER LAMINATE | PLYW PLYWOOD | PLANT PLANT | POL POLYURETHANE | PREP PREPARATION | PSF POUNDS/SQUARE FOOT | PSI POUNDS/SQUARE INCH | PT PRESERVATIVE TREATED | PWT PAVEMENT | QT QUART | R RADUIS/RESERVANCE | ROF ROOF DRAIN | REC RECREATION | RECT RECT ANGLE | REF REFERENCE | REQ REQUIRED | REFR REFRIGERATOR | REIN REINFORCEMENT | REIN REINFORCEMENT | REV REVISION | ROOF ROOFING | ROOM ROOM | RO ROUGH OPENING | S SOUTH/WEST | SAN SANITARY | SO SOLID CORE | INSE INSECT | SECT SECTION | SH SQUARE FOOT | SH SHEET | SH SPECIFICATION(S) | SPEC SPECIFICATION | SQU SQUARE | TH THICKNESS | TRN TRUNK TRANSMISSION | ST STANDARD | STP STOP | ST ST STAINLESS STEEL | SUS SUSPENDED | T TRAP/DIAPHRAGM | TEL TELEPHONE | TEMP TEMPERATURE/TEMPERED | TAG TAG | TH THICKNESS | TOP TOP | TV TELEVISION | TYP TYPICAL | UTL UNDERWRITERS LABORATORIES | UTL UTILITY | VB VAPOR BARRIER | VCT VINYL COMPOSITE TILE | VENT VENTILATION/VENTILATION | VERT VERTICAL | VEST VESTIBULE | VH VAPOR RETARDER | W WEST/WATERWASHER/WIDTH | WT WITH | WC WATER CLOSET | WDR WINDOW | WDR WINDOW | WV WELDED WIRE FABRIC | WV WELDED WIRE FABRIC |
|----------------|-----------------------------|--------------------|------------------------|---------------|------------------|----------------------|----------------|----------|----------------|--------------|---------------|---------------|------------|-------------|---------------|-------------|-------------|----------------|------------|----------------|---------------|------------------|----------------|-------------|------------------|---------------------------|---------------|------------|---------------|--------------------|-----------------|-----------------|-----------------|------------|---------------------------|-------------------------|------------------------------|---------------|-----------|------------|----------------|-----------------|----------------------|--------------|--------------|------------------|----------------|--------------|---------------|--------------|---------------|-----------------------|---------------------|----------------|------------------------|----------------------|-----------|----------|------------------|-----------------------------------|------------|----------|---------------|-----------------------|----------|------------|------------------------|------------|-----------------|---------|----------------|----------------|--------------------|------------|-----------------|--------------|-----------------|-------------|---|--------------|-------------|---------------------|--------------------|--------------|------------------|--------------|------------|-------------|-------------------|-------------|-------------|------------------------|----------------|------------------------|----------------|-----------|----------|----------------|-------------|-----------------|------------------|-------------|--------------------|----------------------|--------------|-------------|--------------|-----------|----------|-------------|--------------------|----------------|-----------|------------------|---|---------|------------------------------|----------|------------|----------------------|--------------|-------------|------------------|------------------|------------------------|------------------------|-------------------------|--------------|----------|---------------------|----------------|----------------|-----------------|---------------|--------------|-------------------|--------------------|--------------------|--------------|--------------|-----------|------------------|--------------|--------------|---------------|-------------|--------------|----------------|----------|---------------------|--------------------|------------|--------------|------------------------|-------------|----------|-----------------------|---------------|------------------|---------------|---------------------------|---------|--------------|---------|---------------|-------------|-------------------------------|-------------|------------------|--------------------------|------------------------------|---------------|----------------|-------------------|--------------------------|---------|-----------------|------------|------------|-----------------------|-----------------------|

**CODE & ZONING SUMMARY**

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

USE GROUP: NON SEPARATED, MIXED USE-ASSEMBLY AND EDUCATIONAL  
TYPE OF CONSTRUCTION: TYPE 3B, FULLY SPRINKLERED  
MAX HEIGHT: 75 FEET WITH SPRINKLER INCREASE  
OCCUPANT LOAD: 284 THEATER FIXED SEATING  
163 CLASSROOMS AND PRACTICE SPACE (AT 20 sq ft)  
466 TOTAL (all floors, addition only)

AUTOMATIC SPRINKLER: YES

**ZONING: PORTLAND ZONING ORDINANCE**

<b>ZONE:</b>	R4 RESIDENTIAL	CONDITIONAL USE UNDER 14-103 (2) b.
<b>MINIMUM LOT SIZE:</b>	SCHOOL (30,000 sq ft required)	1. ELEMENTARY MIDDLE OR SECONDARY SCHOOL
		TOTAL AREA OF COMBINED PARCELS
		(Determined as contiguous lots on blocks 61-F and G):
		242,239 sq ft
		2. EXISTING TOTAL LOT COVERAGE
		65,748 sq ft or 26.92%
		3. PROPOSED TOTAL LOT COVERAGE
		73,174 sq ft or 29.96%

MIN. STREET FRONTAGE: 50 feet  
MAX HEIGHT: 35 feet  
FRONT SET BACK: 25 feet  
SIDE SETBACK: 2 1/2 STORIES- 16 feet  
SIDE SETBACK ON SIDE ST.: 20 feet  
REAR SETBACK: 25 feet  
LOT COVERAGE: 30 percent of lot area

AREA OF NEW BUILDING  
TOTAL FLOOR AREA OF NEW BUILDING

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



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**WAYNFLETE ARTS CENTER  
PHASE TWO**

**ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME**

TITLE

**COVER SHEET**

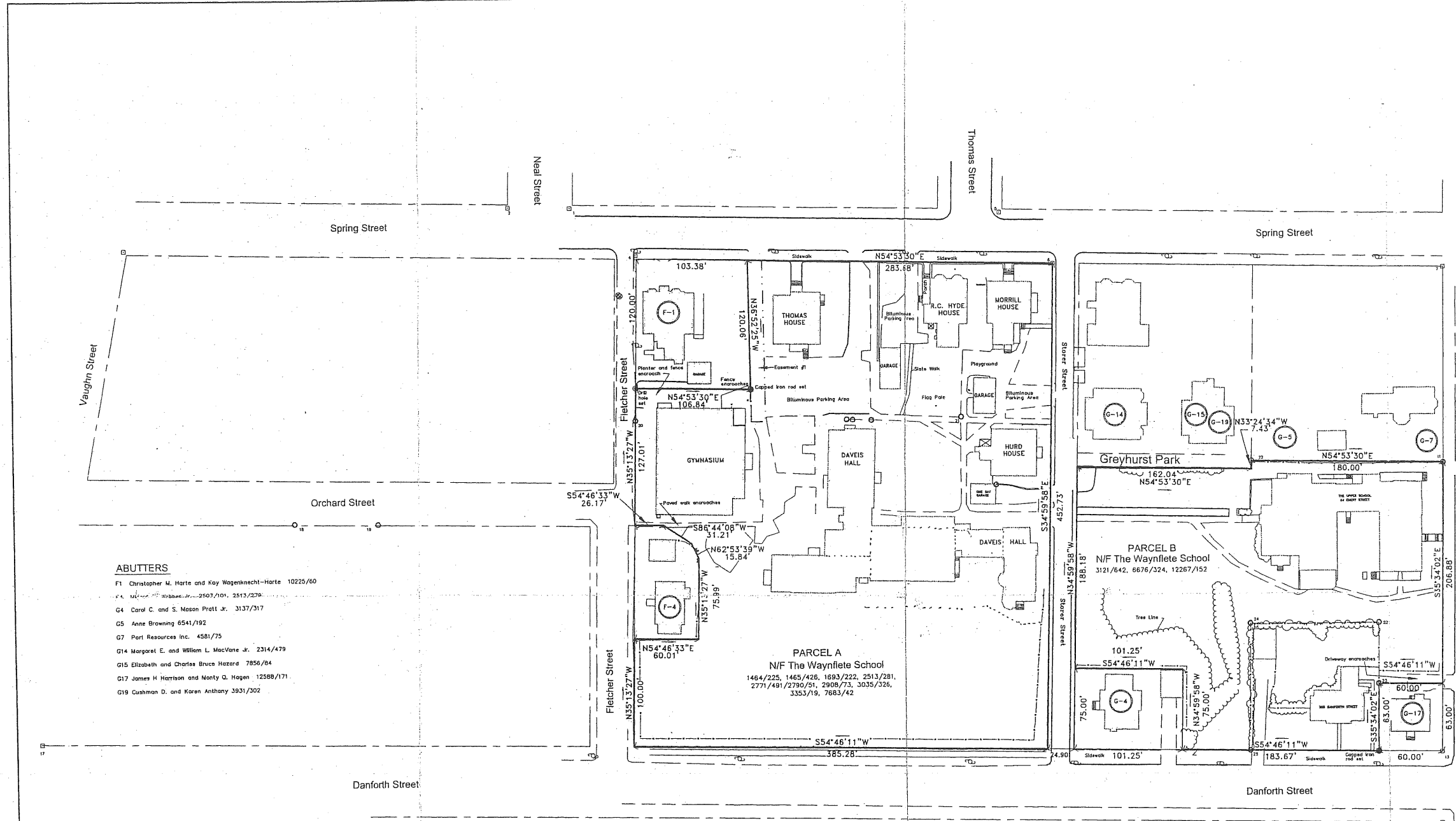
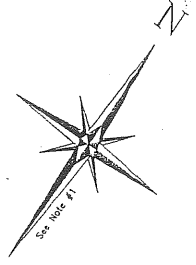
STATUS: **PLANNING BOARD SUBMISSION**  
NOT FOR CONSTRUCTION  
REVISIONS OF JULY 13, 2007

DATE: 07.02.2007	REVISION (DATE): 07.13.07 REVISED
---------------------	--------------------------------------

PROJECT NO.  
2007-0040.00

DRAWN BY:  
2007 Scott Simons Architects

DWG NO.  
**A-0.0**



**ABUTTERS**

F1	Christopher M. Harte and Kay Wagenknecht-Harte	10225/60
F2	Michael J. Wobbes	2507/101, 2513/279
G4	Carol C. and S. Mason Pratt Jr.	3137/317
G5	Anne Browning	6541/192
G7	Port Resources Inc.	4581/75
G14	Margaret E. and Willem L. MacVane Jr.	2314/479
G15	Elizabeth and Charles Bruce Hazard	7856/04
G17	James H. Harrison and Norey G. Hagen	12588/171
G19	Cushman D. and Karen Anthony	3931/302

**DESCRIPTION OF MONUMENTS**

- 8" x 8" Granite set brass plug, 5" above grade
- 6" x 6" Iron pin in brick
- 6" x 8" Granite with brass plug at grade
- 6" x 8" Granite with DRI hole, at grade
- 6" x 8" Granite with brass plug, at grade
- Stone post 3" above grade, inside corner
- 10" x 11" Granite with "M" at grade, inside corner
- 6" x 11" Granite with "M" at grade, inside corner
- 10" x 11" Granite with brass plug, 1" above grade
- 6" x 8" Granite with brass plug, 1" above grade
- Capped iron rod, PLS #465, at grade
- 6" x 8" Granite with brass plug 1" above grade
- 6" x 8" Granite with "M", 5" below grade, inside corner
- 6" x 8" Granite with brass plug at grade
- City of Portland survey disk, PLS #2250
- 6" x 8" Granite 1" above grade inside corner
- 6" x 10" Granite with "M", at grade inside corner
- 3/4" pipe, at grade
- Capped iron rod, PLS #254
- 1" pipe, 4" above grade
- 1" pipe, at grade
- Capped iron rod, PLS #465, at grade
- Capped iron rod, PLS #465, at grade
- 3/4" pipe, at grade
- 3/4" pipe, 2" below grade

**LEGEND**

●	CAPPED IRON SET (CIR)	—	PROPERTY LINE
○	IRON PIN FOUND	---	RIGHT-OF-WAY LINE
□	MONUMENT FOUND	---	EDGE OF PAVEMENT
○	UTILITY POLE	---	CURBING
▭	EXISTING BUILDING	---	CHAIN LINK FENCE
N/F	NOW OR FORMERLY OF	---	RETAINING WALL
		---	FENCE LINE
		---	3121/642 DEED REFERENCE

**NOTES**

- Bearings are referenced to the True North as determined by astronomic observation.
- Deed and Plan Book references are to the Cumberland County Registry of deeds.
- Pipe sizes shown are inside diameter (I.D.).
- Street lines for Storer and Fletcher Streets are based on building ties shown in the field notes for Reference #5 and #6. Street lines for Spring, Emery, and Danforth Streets are based on monuments as shown.

**PLAN REFERENCES**

- Plan of land at Emery and Danforth Streets, from a copy by M.C. Pingree recorded November 6, 1971 in Plan Book #3 Page 27.
- Plan of lot on Emery Street Owned by Charles S. Fobes, by W.A. Goodwin, C.E., dated May 11, 1874, and recorded in Plan Book #3 Page #26.
- Plan of Division of Land Belonging to Jerseys, Parvys & Cram, by E.C. Jordan, C.E., dated July 28, 1886 and recorded in Plan Book #6 Page #72.
- City of Portland monument maps, dated 1925, on file at the Department of Public Works.
- Plan of Fletcher Street, dated December 13, 1934, on file at the Department of Public Works.
- Plan of Storer Street, undated, on file at the Department of Public Works.
- Plan of Property ... made for John W. Gordon by H.L. & E.C. Jordan dated September 28, 1959.
- Plan of Danforth, Salem, May, School, and Briggs Streets by Owen Haskell Inc., dated December 4, 1974.
- Standard Boundary Survey ... made for Christopher M. Harte by Titcomb Associates Inc. dated February 4, 1997.

**EASEMENTS OF RECORD**

- The right to use the way before named as a driveway granted to George P. Westcott by Abby D. Hersey et al by deed dated June 10, 1886, and recorded in Book 529 Page 21.
- Pole easement granted to Central Maine Power Co. by Waynflete School by deed dated August 16, 1955, and Recorded in Book 2276 Page 253.

**OWNER OF RECORD**

Parcel 'A' --- The Waynflete School  
 Area: 156,374 sq ft - 3.590 Acres

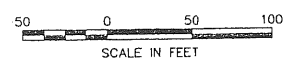
Parcel 'B' --- The Waynflete School  
 Area: 80,272 sq ft - 1.843 Acres

**CERTIFICATION**

This survey conforms to the standards of the Maine State Board of Licensure for Land Surveyors, Category I Condition II, except as noted:

- Some property corners not marked.

John Bradley Wood Professional Land Surveyor #1327



**Standard Boundary Survey**  
 Spring, Emery, Danforth, Fletcher, & Storer Streets Portland, Maine

made for  
**The Waynflete School**  
 360 Spring Street Portland, Maine

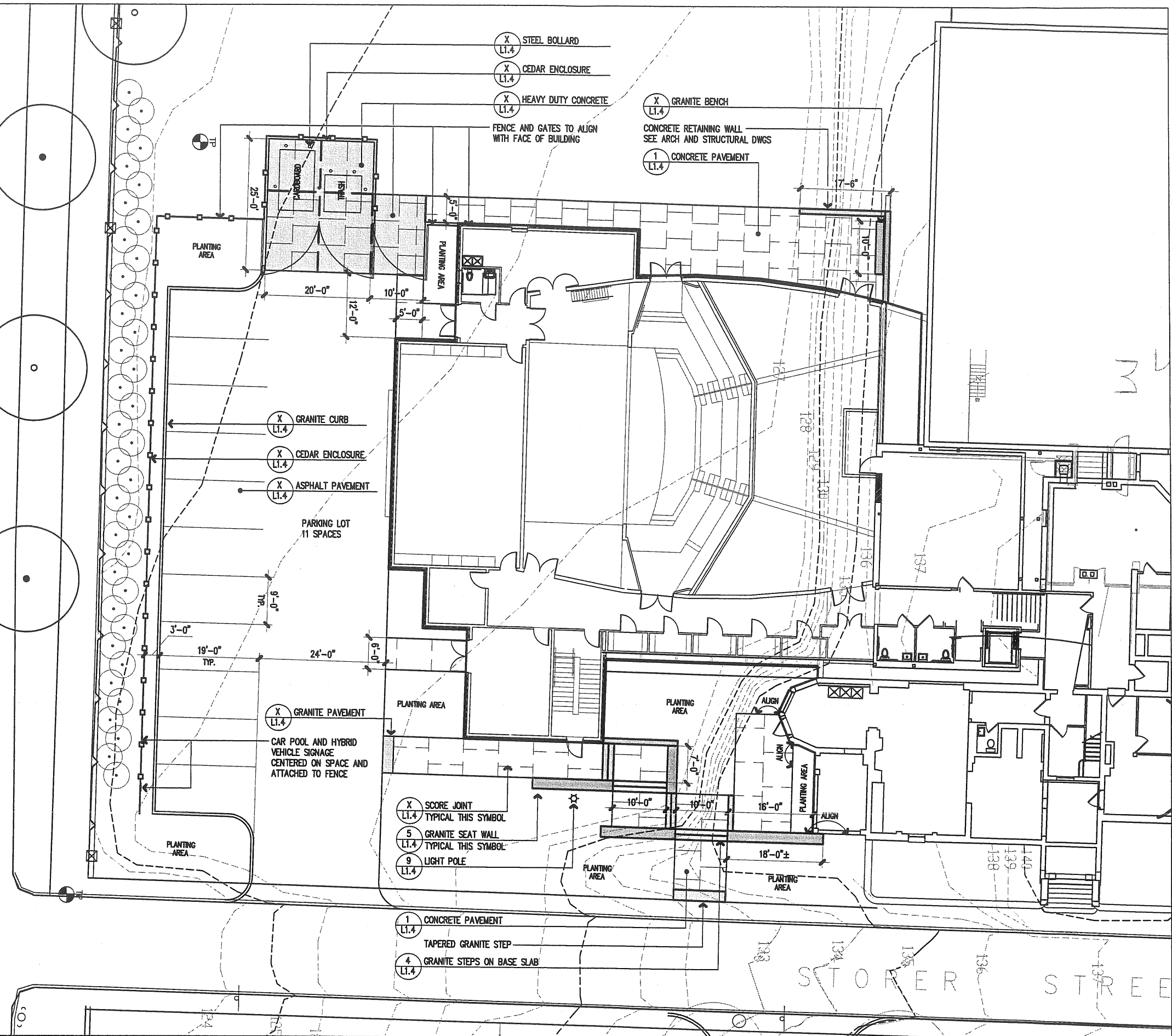
JOB#	93093	DATE:	April 26, 1999	SCALE:	1" = 50'
BOOK#	532				
DISC#	380				
FILE#	6831				

**Titcomb Associates**  
 133 Gray Road  
 Falmouth, Maine 04105

DANFORTH STREET

STORER STREET

1 LAYOUT AND MATERIALS PLAN  
SCALE: 1"=20'



- X LT.4 STEEL BOLLARD
- X LT.4 CEDAR ENCLOSURE
- X LT.4 HEAVY DUTY CONCRETE
- X LT.4 GRANITE BENCH
- CONCRETE RETAINING WALL  
SEE ARCH AND STRUCTURAL DWGS
- 1 LT.4 CONCRETE PAVEMENT

- X LT.4 GRANITE CURB
- X LT.4 CEDAR ENCLOSURE
- X LT.4 ASPHALT PAVEMENT

- X LT.4 GRANITE PAVEMENT

- X LT.4 SCORE JOINT  
TYPICAL THIS SYMBOL
- 5 LT.4 GRANITE SEAT WALL  
TYPICAL THIS SYMBOL
- 9 LT.4 LIGHT POLE

- 1 LT.4 CONCRETE PAVEMENT
- TAPERED GRANITE STEP
- 4 LT.4 GRANITE STEPS ON BASE SLAB

michael boucher landscape architecture  
457 US Route 1  
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1 207.865.1090  
1 207.865.1455  
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TS York Street  
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PROJECT  
WAYNFLETE ARTS CENTER  
PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
LAYOUT AND  
MATERIALS PLAN

STATUS: Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 07.02.2007  
SCALE: 1"=20'

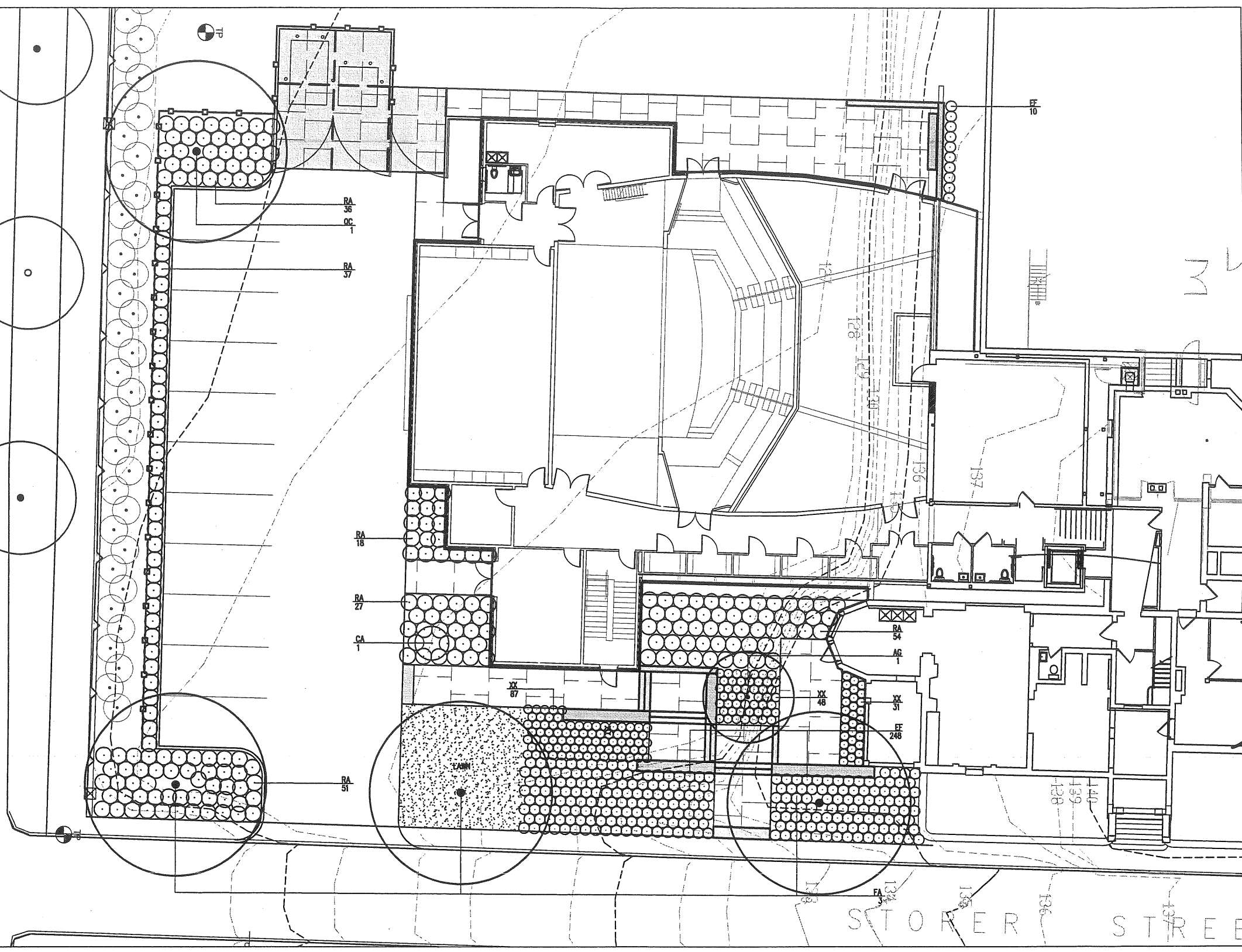
PROJECT NO: 2003-0040.00  
DRAWN BY:

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DWG NO. L-1.1



A4.2E

DANFORTH STREET



1 PLANTING PLAN  
SCALE: 1"=20'



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
<b>TREES</b>							
AG	1	ACER GINNALA	AMUR MAPLE	8 - 10' CLUMP	B&B	SEE PLAN	MULTISTEMMED SPECIMEN
FA	3	FRAXINUS AMERICANA	GREEN ASH	3.5 - 4" CAL	B&B	SEE PLAN	SINGLE LEADER, MATCHED
QC	1	QUERCUS COCCINEA	SCARLET OAK	4" CAL	B&B	SEE PLAN	HEAVY SPECIMEN
<b>SHRUBS / GROUNDCOVERS</b>							
CA	1	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3-4'		CONT.	
EF	248	EJONYMUS FORTUNEI	WINTERCREEPER EJONYMUS	2 GAL.		CONT.	
RA	223	RHUS AROMATICA 'GRO-LO'	FRAGRANT SUMAC	1 GAL.		CONT.	
XX	184	PERENNIAL - TBD		1 GAL.		CONT.	

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PROJECT  
WAYNFLETE ARTS CENTER  
PHASE TWO

ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

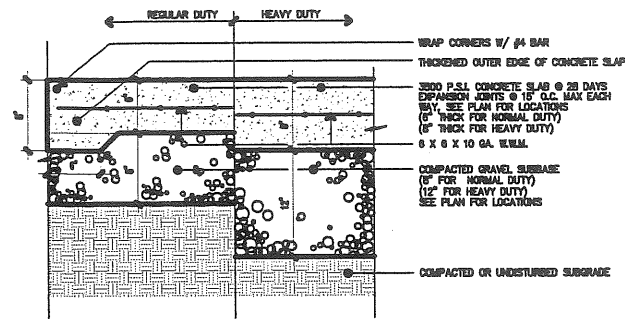
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PLANTING PLAN

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

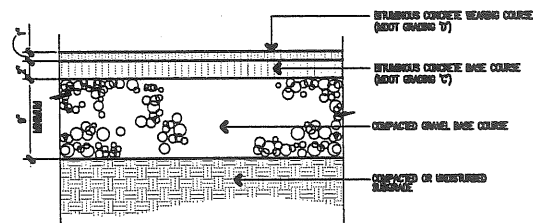
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PROJECT NO: 2003-0040.00  
DRAWN BY:  
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DWG NO. L-13

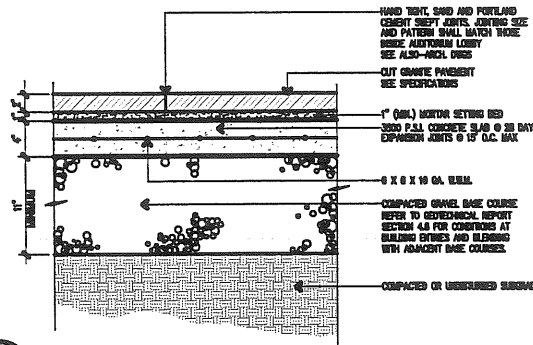




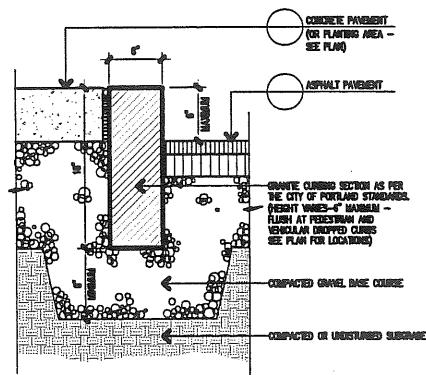
1 CONCRETE PAVEMENT  
L-1.4 SCALE: 1 1/2" = 1'-0"



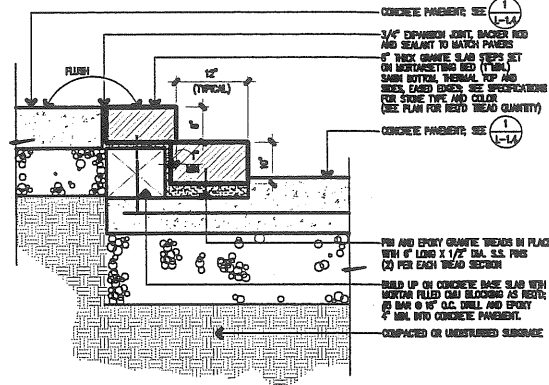
2 ASPHALT PAVEMENT  
L-1.4 SCALE: 1 1/2" = 1'-0"



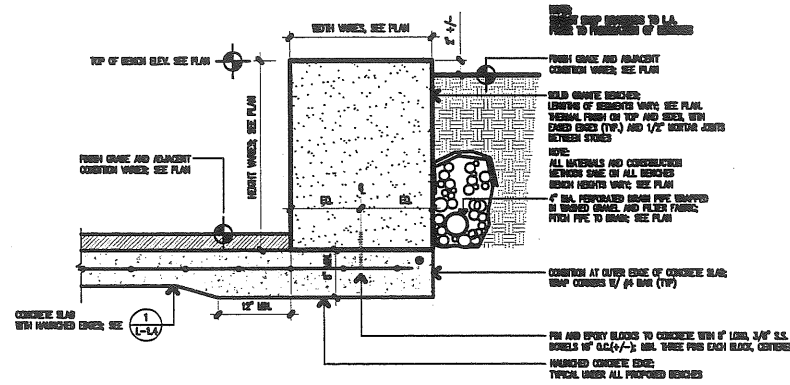
3 GRANITE PAVEMENT  
L-1.4 SCALE: 1 1/2" = 1'-0"



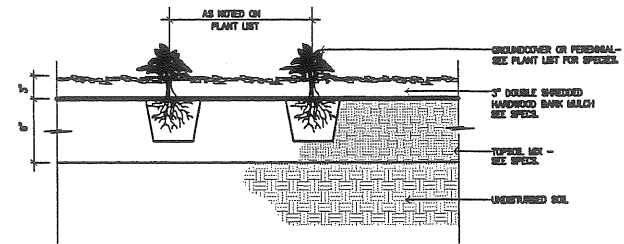
4 GRANITE CURB  
L-1.4 SCALE: 1 1/2" = 1'-0"



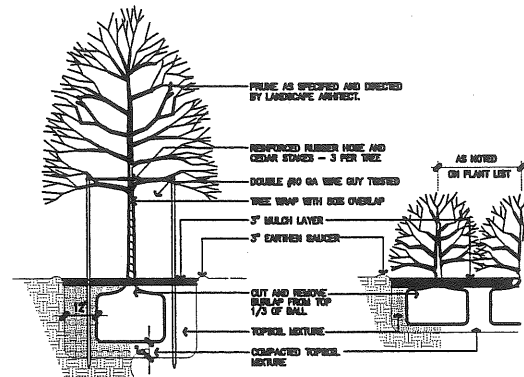
5 GRANITE STEPS ON BASE SLAB  
L-1.4 SCALE: 1" = 1'-0"



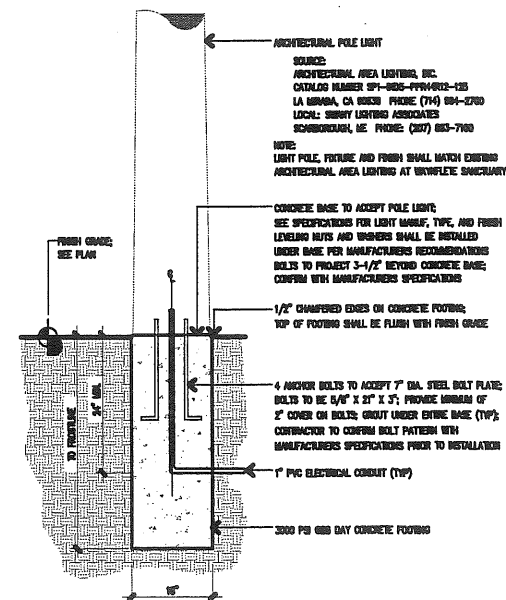
6 GRANITE SEAT WALL  
L-1.4 SCALE: 1" = 1'-0"



X GROUNDCOVER PLANTING DETAIL  
L-1.4 NOT TO SCALE



X TREE / SHRUB PLANTING DETAIL  
L-1.4 NOT TO SCALE



X LIGHT POLE BASE DETAIL  
L-1.4 SCALE: 3/4" = 1'-0"

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PROJECT  
WAYNFLEETE ARTS CENTER  
PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

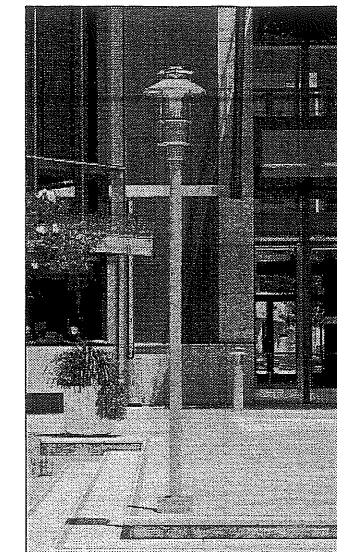
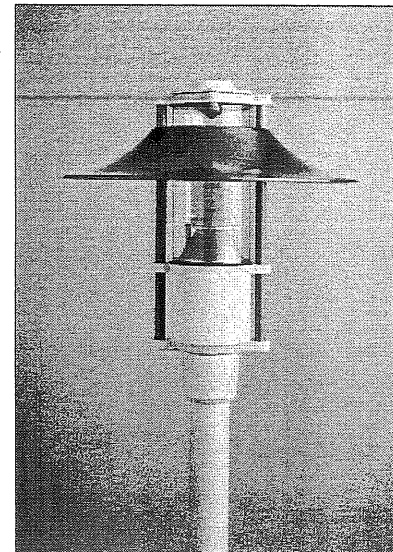
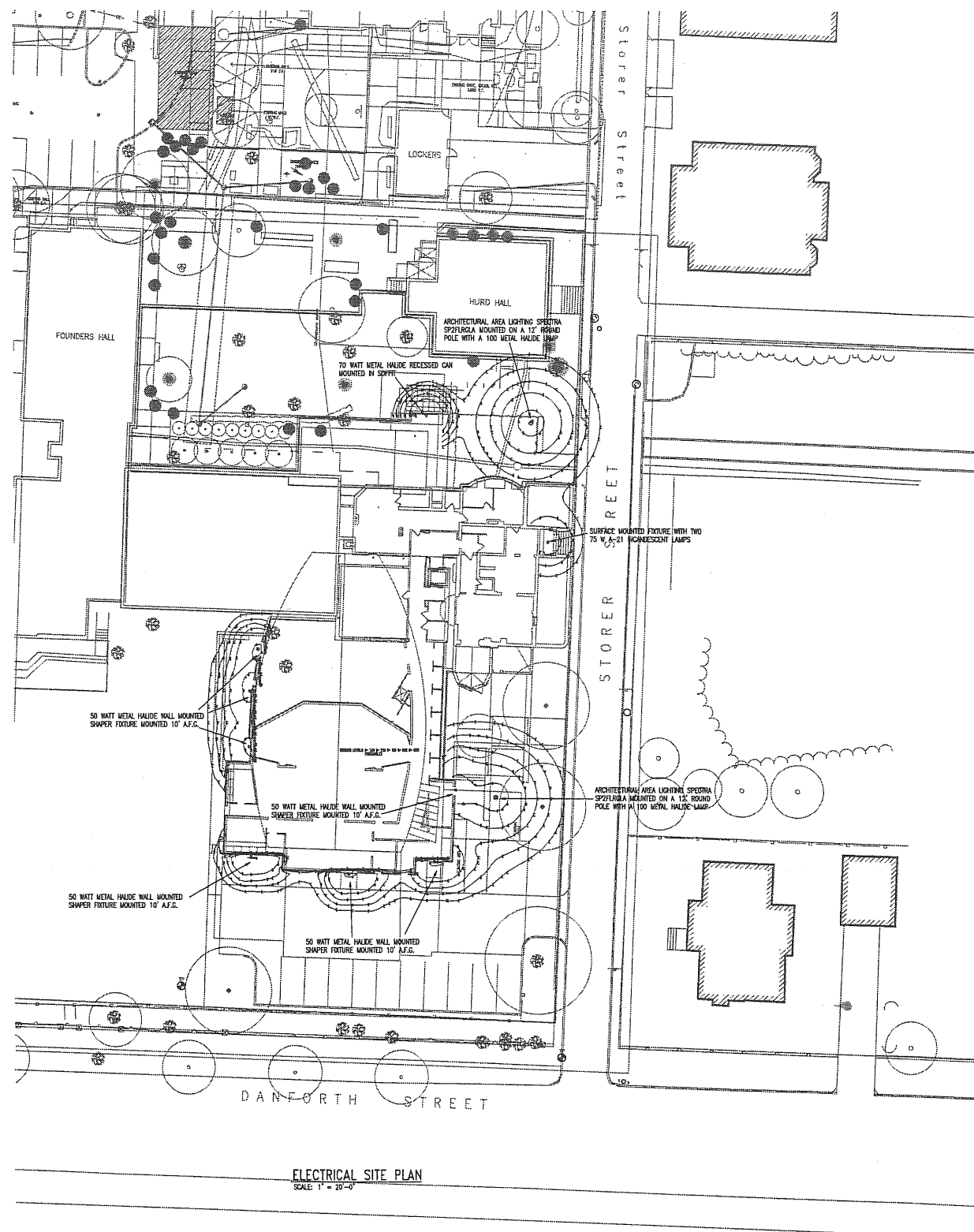
TITLE  
SITE DETAILS

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

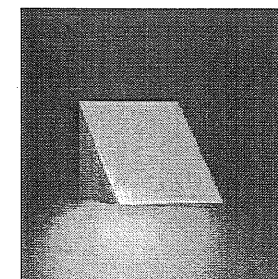
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SCALE: 1"=10'  
PROJECT NO.: 2007-0406.00  
DRAWN BY: [Signature]  
DWG NO.: [Signature]

REVISION IDATE:  
[Signature]





AAL SPECTRA POLE FIXTURE  
SCALE: K.T.S.



SHAPER WALL MOUNTED FIXTURE  
SCALE: K.T.S.



Neill and Gunter  
NO CAD 2559ED07



70 York Street  
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PROJECT

WAYNFLETE ARTS CENTER  
PHASE TWO

ADDITION/ RENOVATION

360 SPRING STREET  
PORTLAND, ME

TITLE

ELECTRICAL  
SITE LIGHTING  
PLAN

STATUS:

Planning Board Submission  
NOT FOR CONSTRUCTION

DATE:

08.18.2007

REVISION DATE:

RAN/RB

PROJECT NO.

2007-0046.02

DRAWN BY:

MB

DWG NO.

E-2



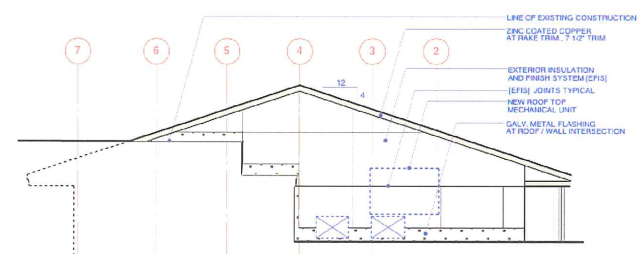
Figure B  
Rendering of addition  
View from South West corner of field



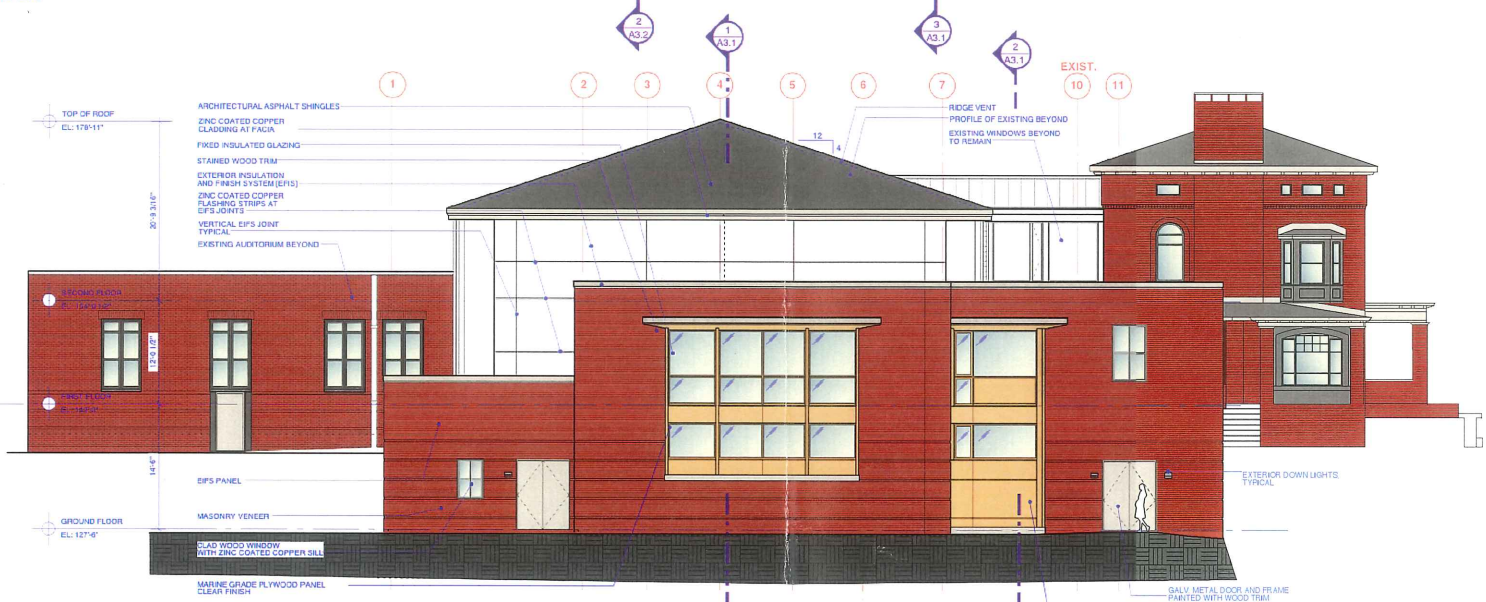
Rendering of Addition  
View from Danforth Street @ Storer



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



4 NORTH / ROOF ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

7 VERTICAL EIFS JOINT  
NOT TO SCALE

6 HORIZONTAL FLASHING DETAIL  
NOT TO SCALE

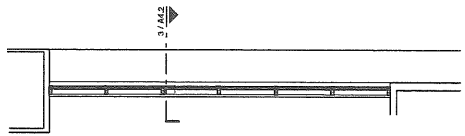
Scott Simon Architects  
 78 York Street  
 Portland, Maine 04101  
 (207) 772-8888  
 (207) 528-6866

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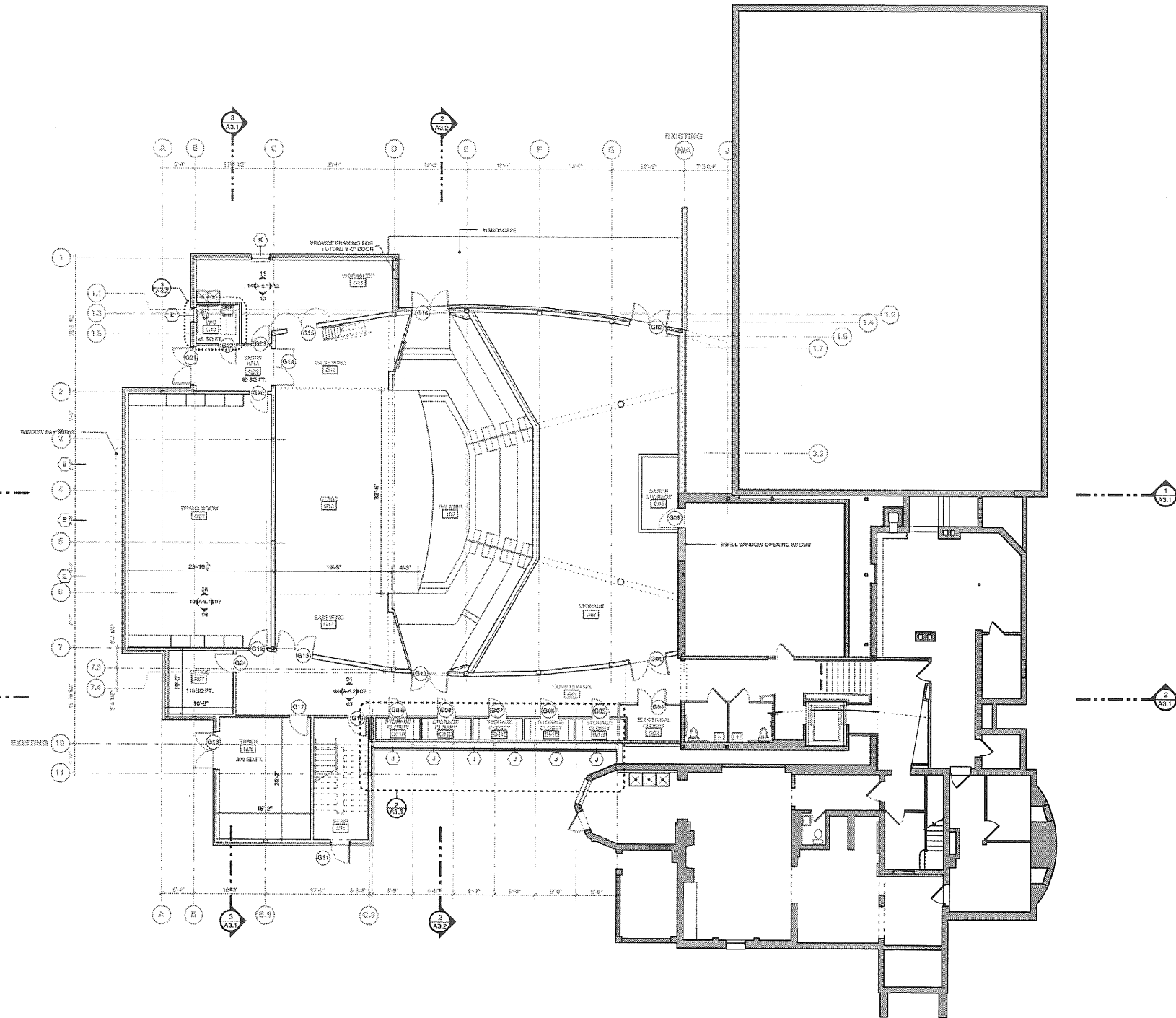
PROJECT  
**WAYNFLETS ARTS CENTER PHASE TWO**  
 ADDITION/RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME

TITLE  
**BUILDING ELEVATIONS**

STATUS:  
 Historic Preservation Submission  
 JULY 02, 2007 NOT FOR CONSTRUCTION  
 DATE: 07.02.2007 REVISION DATE:  
 PROJECT NO: 2003-0240.00  
 DRAWN BY: 2007 © Scott Simon Architects  
 DWG NO.



2 CLEAR-STORY PLAN  
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**PARTITION SCHEDULE**

- REFER TO PARTITION GENERAL NOTES ALSO**
- 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON CORROSION SIDE OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.
      - SOUND ATTENUATION INSULATION.
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.
      - ONE HOUR RATING.
  - 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.
      - PROVIDE:
        - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.
        - SOUND ATTENUATION INSULATION.
  - 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.
      - SOUND ATTENUATION INSULATION.
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.
  - 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.
      - ONE HOUR RATING.
  - 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.
      - 2" FURFUR CHANNELS @ 16" O.C.
      - SOUND ATTENUATION INSULATION.
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.
  - 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" BOARD ON BOTH SIDES OF WALL.
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.
      - PROVIDE:
        - ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.
        - SOUND ATTENUATION INSULATION.
        - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.
  - 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" BOARD ON BOTH SIDES OF WALL.
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.
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        - ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.
        - SOUND ATTENUATION INSULATION.
        - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.
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      - ONE LAYER 5/8" BOARD ON BOTH SIDES OF WALL.
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        - ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.
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        - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.
  - 1" PARTITIONS -
    - 22 GA. #12 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
    - PROVIDE:
      - ONE LAYER 5/8" BOARD ON BOTH SIDES OF WALL.
      - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.
      - PROVIDE:
        - ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.
        - SOUND ATTENUATION INSULATION.
        - ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.

ONE HOUR RATED WALL

Scott Simons Architects  
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Portland, Maine 04101  
phone 207 772 4868  
fax 207 772 4861

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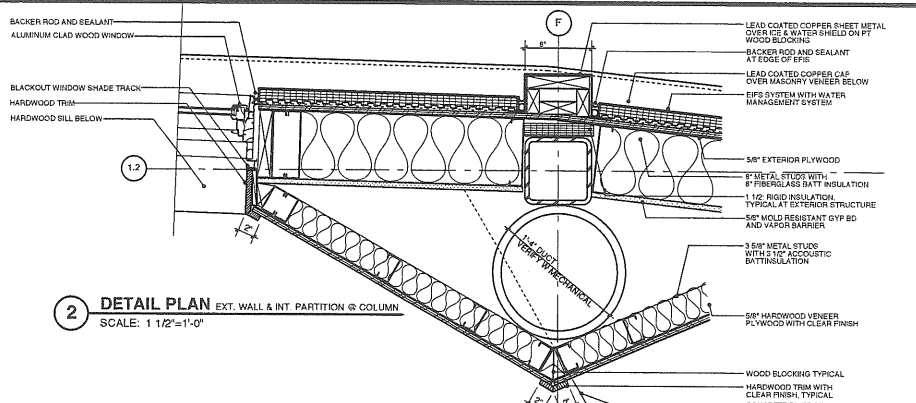
PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**GROUND FLOOR PLAN**

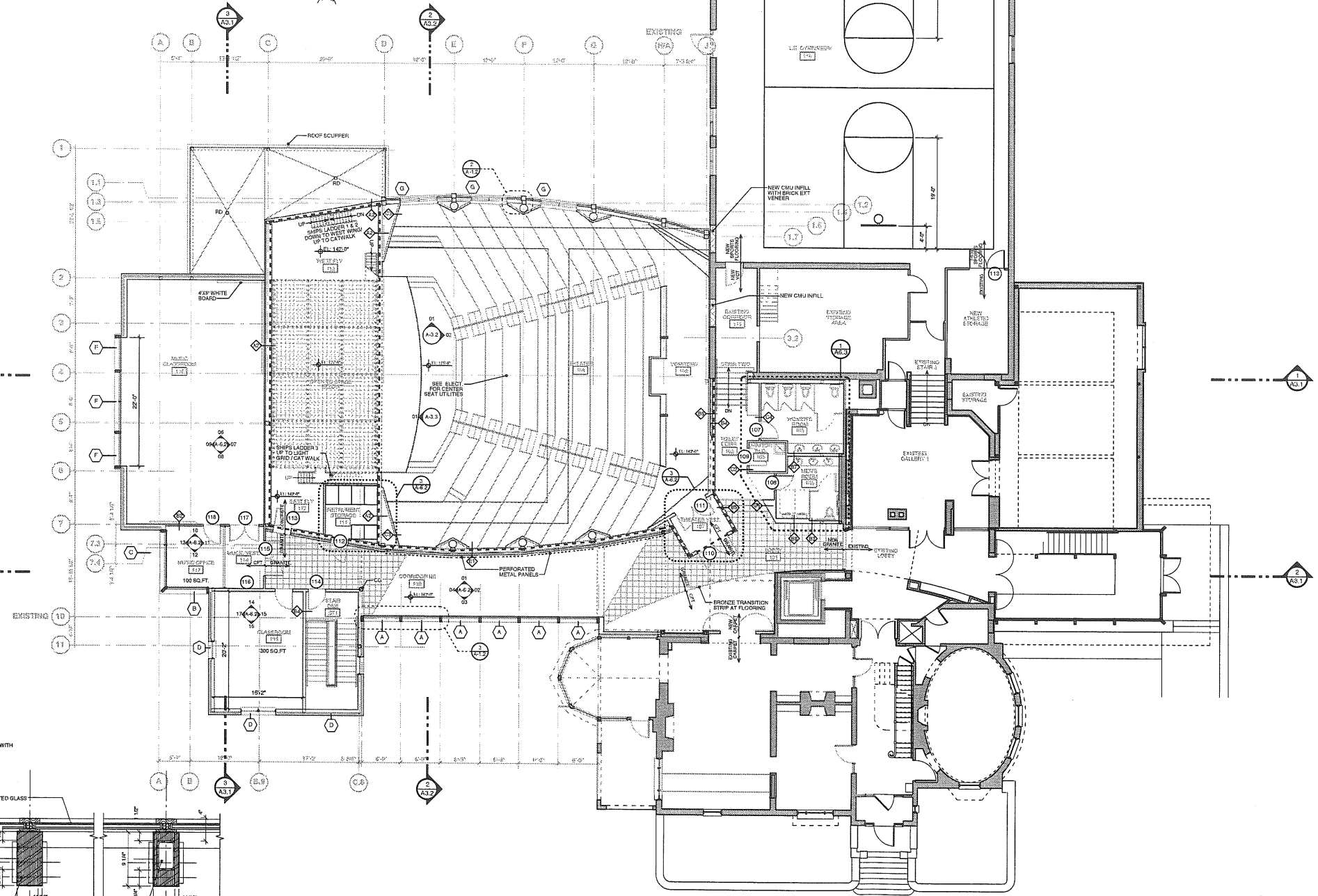
STATUS:  
**PLANNING BOARD SUBMISSION  
NOT FOR CONSTRUCTION**

DATE: 07.02.2007 REVISION DATE:  
PROJECT NO.: 2003-0048.00  
DRAWN BY:

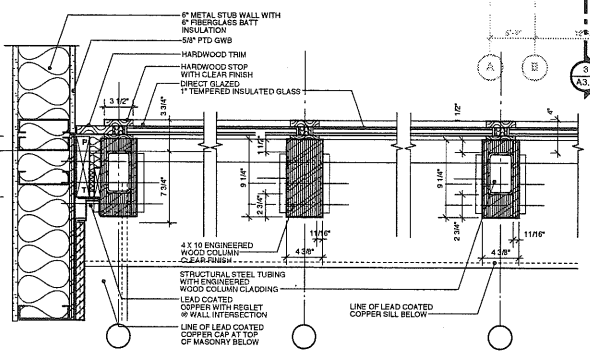
DWG NO. **A-1.1**



**2 DETAIL PLAN** EXT. WALL & INT. PARTITION @ COLUMN  
SCALE: 1 1/2"=1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**3 DETAIL PLAN** AT CORRIDOR 110  
SCALE: 1 1/2"=1'-0"



PARTITION SCHEDULE	
REFER TO PARTITION GENERAL NOTES ALSO	
12\"/>	
14\"/>	
16\"/>	
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100\"/>	



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PROJECT  
**WAYNFLETE ARTS CENTER PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**FIRST FLOOR PLAN**

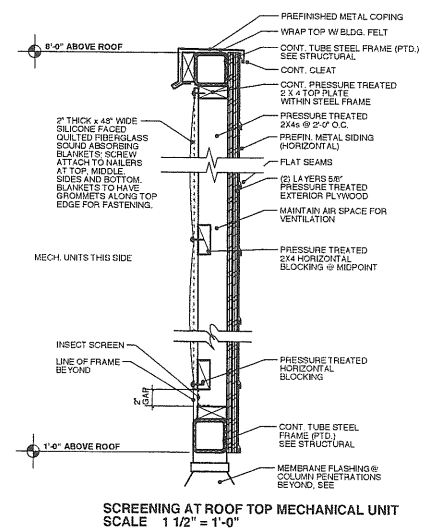
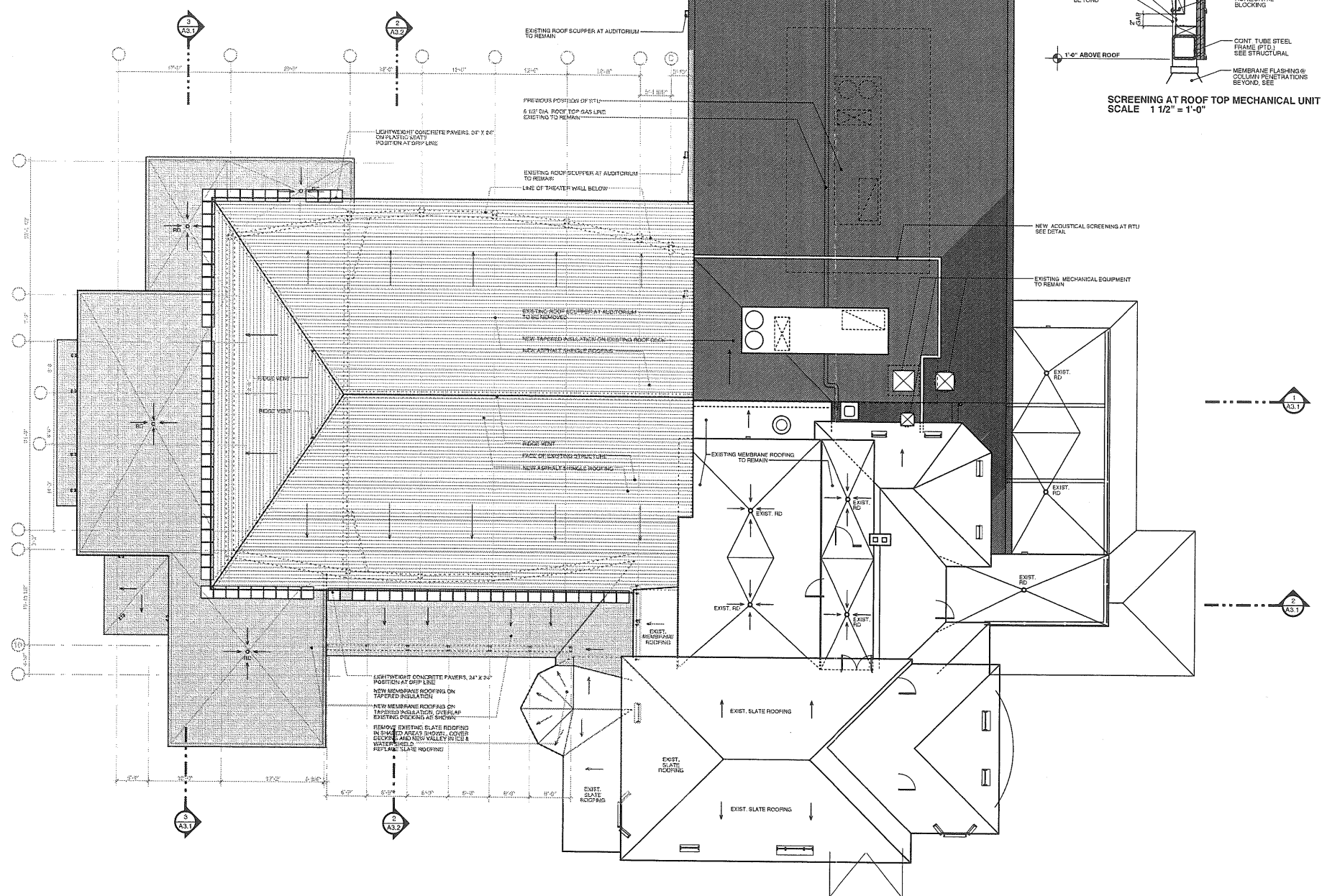
STATUS:  
**PLANNING BOARD SUBMISSION**  
NOT FOR CONSTRUCTION

DATE: 07.02.2007 REVISION DATE:

PROJECT NO: 2003-0040.00  
DRAWN BY:


DWG NO. 2007 © Scott Simons Architects  
**A-1.2**





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



  
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 fax 207 822 4658

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PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 ADDITION/ RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME

TITLE  
**ROOF PLAN**

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

DATE: 07.02.2007 REVISION DATE:  
 PROJECT NO. 2003-0040.00  
 DRAWN BY: 2007 Scott Simons Architects  
 DWG NO. **A-1.4**

061-F-006

26-36 Storers

Waynelete Art Center

Waynelete Arts Center

Planning Board Submission  
May 18, 2006

Renovations and Additions for

# Waynflete Arts Center, Phase Two

360 Spring Street  
Portland, Maine 04102

**Owner:**  
**Waynflete School**  
360 Spring Street  
Portland, ME 04102  
phone: 207-683-2201  
fax: 207-772-4782  
e-mail:  
web:

**Architect:**  
**Scott Simons Architects**  
75 York Street  
Portland, Maine 04101  
phone: 207 772-4656  
fax: 207 828-4656  
e-mail: austin@simonsarchitects.com  
web: simonsarchitects.com

**Civil Engineer:**  
**Pinkham and Greer**  
170 U.S. Route One  
Falmouth, Maine 04105  
phone 207 781-5242  
fax 207 781-4245  
e-mail pgce@maine.rr.com

**Landscape Architect:**  
**Michael Boucher**  
Landscape Architecture  
457 US Route 1  
Freeport, Maine 04032  
phone 207 865-1080  
fax 207 865-1455

**Specifications:**  
**Lowell Specifications, Inc.**  
50 Fernald Road  
Freeport, Maine 04032-6611  
phone 207 865-4518  
fax 207 865-1136  
e-mail  
lowspecs@suscom-maine.net

**Structural Engineer:**  
**Becker Structural Eng, Inc**  
75 York Street  
Portland, ME 04101  
tel: 207 879-1838  
fax: 207 879-1822  
e-mail: paul@beckerstructural.com  
web:

**Electrical Engineers:**  
**Neill and Gunter**  
Scarborough Court, 482 Payne Road  
Scarborough, Maine 04074  
phone 207 883-3355  
fax 207 883-3376  
e-mail  
rnadeau@nginc.com

**Mechanical Engineers & Contractor:**  
**Johnson & Jordan,**  
Mechanical Contractors  
18 Mussey Road  
Scarborough, Maine 04074  
phone 207 883-8345  
fax 207 883-8619  
e-mail: mike@johnsonandjordan.com

**DRAWING LIST:**

- A-0.0 COVER SHEET
- SURVEY
- SITE AREA
- L-1.1 LAYOUT AND MATERIALS PLAN
- L-1.2 GRADING AND DRAINAGE PLAN
- L-1.3 PLANTING PLAN
- L-1.4 SITE DETAILS
- D-1.1 GROUND FLOOR DEMOLITION
- D-1.2 FIRST FLOOR DEMOLITION
- D-1.3 SECOND FLOOR DEMOLITION
- A-1.1 GROUND FLOOR PLAN
- A-1.2 FIRST FLOOR PLAN
- A-1.3 SECOND FLOOR PLAN
- A-1.4 ROOF PLAN
- A-2.1 BUILDING ELEVATIONS
- A-3.1 BUILDING SECTIONS
- A-3.2 ENLARGED BUILDING SECTIONS
- A-4.1 WALL SECTIONS
- A-4.2 WALL SECTIONS
- A-5.1 DOOR & FINISH SCHEDULES
- E-2 ELECTRICAL SITE LIGHTING



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**PROJECT**  
**WAYNFLETE ARTS CENTER  
PHASE TWO**

**ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME**

**TITLE**  
**COVER SHEET**

**STATUS:**  
Planning Board Submission  
NOT FOR CONSTRUCTION

**DATE:** 05.18.2007  
**REVISION (DATE):**

**PROJECT NO.:** 2003-0045.00  
**DRAWN BY:**

**DWG NO.:** A-0.0

**DRAWING KEY**

TEXT LEADER

ALL DIMENSIONS TO FACE OF STUD

NEW OR REQUIRED POINT ELEVATION

EXISTING POINT ELEVATION

EXISTING DOOR

NEW DOOR

EXISTING CONTOUR ELEVATION NOTED ON HIGH SIDE

NEW CONTOUR ELEVATION NOTED ON HIGH SIDE

TEST BORING

MATCH LINE

DATUM POINT

FIRST FLOOR

REVISION

WINDOW TYPE

DOOR TYPE

WALL TYPE

COLUMN GRID LINES

DRAWING PLAN

BUILDING SECTION

WALL SECTION

DETAIL

EXTERIOR ELEVATION

SECTION DETAIL

INTERIOR ELEVATION

ROOM NAME & NUMBER

PROJECT NORTH

STAIR DIRECTION

BREAK LINES

**MATERIAL KEY**

COURSE GRAVEL	CONCRETE	STONE	EARTH/COMPACT FILL	GYPSPUMPLASTER	PLYWOOD	BATT INSULATION	FINISH WOOD	ROUGH WOOD	BLOCKING WOOD	CONCRETE MASONRY	BRICK MASONRY	SAND/FINE GRAVEL	RIGID INSULATION	GLASS	EXISTING WALL	NEW WALL	DEMO WALL
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**ABBREVIATIONS**

AB ANCHOR/BOLT	ACT ACCIDENTAL CEILING TILE	ADFL ADDITIONAL	ADMIN ADMINISTRATION	APF ABOVE FINISH FLOOR	ALUM ALUMINUM	AP ACCESS PANEL	ASP ASPHALT PAVEMENT	ARCH ARCHITECT	BD BOARD	BIT BITUMINOUS	BLDG BUILDING	BLKG BLOCKING	BM BENCHMARK	BR BEDROOM	BRG BRASS	BSMT BASEMENT	BTW BETWEEN	CAB CABINET	CB CATCH BASIN	CEM CEMENT	CF CURB FEET	CIRC CIRCULAR	CL CENTER LINE	CLB CLADDING	CLC CLOSET	CMU CONCRETE MASONRY UNIT	COL COLUMN	CONC CONCRETE	CONST CONSTRUCTION	CONT CONTINUE CONTINUOUS	COORD COORDINATED	CRS CURS	CT CERAMIC TILE	CTV CABLE TELEVISION LINE	CUH CUPBOARD UNIT HEATER	CVW COLD WATER/CLINTAN WALL	CWC CURB WARD	D DRIVER	DBL DOUBLE	DEFL DEFLECTION	DEAD DEAD	DIAM DIAMETER	DIAG DIAGONAL	DM DIMENSION	DIR DIRECTOR/DOOR	DIV DIVISION	DN DOWN	DWG DRAWING	E EAST	EACH EACH	EXHA EXHAUST FAN	EXP EXPANSION JOINT	EL ELEVATION	ELEV ELEVATOR	ELEC ELECTRIC/ELECTRICAL	EQ EQUAL	EW ELECTRIC WATER COOLER	EXAM EXAMINATION	EXT EXISTING	EXT EXTERIOR	FBO FURNISHED BY OWNER	FCO FLOOR CLEAN OUT	FD FLOOR DRAIN	FCP FIRE CONTROL PANEL	FE FIRE EXTINGUISHER	FIN FINISH	FLOOR FLOOR	FRP FIBERGLASS REINFORCED PLASTIC	FOOT FOOT	FTG FOOTING	GA GALVANIZED	GAL GALLON	GEN GENERAL CONTRACTOR	GL GLASS	GR GRANITE	GWB GYPSPUM WALL BOARD	GYP GYPSPUM	HD HIGH DENSITY	HC HOLLOW CORE	HWER HOLLOW METAL	HES HESITANT	HM HOLLOW METAL	HO HOLD OPEN	HSZ HORIZONTAL	HTO HEATING	HVAC HEATING, VENTILATION & AIR CONDITIONING	HW HOT WATER	HYD HYDRANT	INCL INCLUDE/INCLUDING	ID INSIDE DIAMETER	IN INCH	INSUL INSULATION	INT INTERIOR	INV INVERT	JAN JANITOR	JANOR JANITOR CLOSET	JOINT JOINT	KITCHEN KITCHEN	LAM LAMINATE/LAMINATED	LAV LAVATORY	MAS MASONRY	MCH MECHANICAL	MD MOLD	LEAD LEAD COATED COPPER	LF LINGAR FOOT	LN LINEN	MATERIAL MATERIAL	MAX MAXIMUM	MED MEDICAL	MFR MANUFACTURER	MGR MANAGER	MN MINIMUM	MISC MISCELLANEOUS	MOP MASONRY OPENING	MOLD MOLDING	MRS MOISTURE RESISTANT	MTS MOUNTED	MTR MOUNTING	MTL METAL	N NORTH	NATL NATURAL	NC NOT IN CONTRACT	NL NIGHT LIGHT	NO NUMBER	NTS NOT TO SCALE	OFCI OWNER FURNISHED CONTRACTOR INSTALLED	ONE ONE	PC PARTICLE BOARD	PC PIECE	PL PLASTER	PLM PLASTIC LAMINATE	PLYVD PLYWOOD	PAINT PAINT	POLY POLYURETHANE	PREP PREPARATION	PWF POUNDS / SQUARE FOOT	PNS POUNDS / SQUARE INCH	PT PRESERVATIVE TREATED	PVD PAVED	PVMT PAVEMENT	QUART QUART	R RADUS/REGRANNE	RD ROOF DRAIN	REC RECREATION	RECT RECTANGLE	REF REFERENCE	REQ REQUIRED	REIN REINFORCER/REINFORCING	RESL RESILIENT	REV REVISION/REVISION	RM ROOM	ROOF ROOF	ROSH ROOF OPENING	S SOUTH/SIDE	SAN SANITARY	SC SOLID CORE	SD STORM DRAIN	SECT SECTION	SFT SQUARE FOOT	SM SHEET	SM SIMILAR	SPC SPECIFICATIONS	SQ SQUARE	STS SOLID TRANSMISSION COEFFICIENT	STD STANDARD	STEL STEEL	STR STORAGE	ST STAINLESS STEEL	SUSP SUSPENDED	T TREAD/TOILET	TEL TELEPHONE	TEMP TEMPERATURE/TEMPERED	TNG TONGUE & GROOVE	TH THICKNESS	TO TOP OF	TV TELEVISION	TYP TYPICAL	UL UNDERWRITERS LABORATORIES	UTL UTILITIES	VAP VAPOR BARRIER	VCT VENTILATOR/VENTILATION	VERT VERTICAL	VEST VEST	VR VAPOR RETARDER	W WEST/WATER/WATER/WIDTH	W WITH	WC WATER CLOSET	WD WOOD	WDO WINDOW	WFC WITH CUT	WFE WELDED WIRE FABRIC	WWM WELDED WIRE MESH
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**CODE & ZONING SUMMARY**

BUILDING CODE: IBC 2003

USE GROUP:

TYPE OF CONSTRUCTION:

MAX HEIGHT:

MAX AREA:

AUTOMATIC SPRINKLER: YES

LIFE SAFETY CODE: 2003-NEPA 101

OCCUPANCY:

CONSTRUCTION TYPE:

AREA:

OCCUPANT LOAD:

ZONING: PORTLAND ZONING ORDINANCE

MAX HEIGHT:

FRONT SET BACK:

SIDE SETBACK:

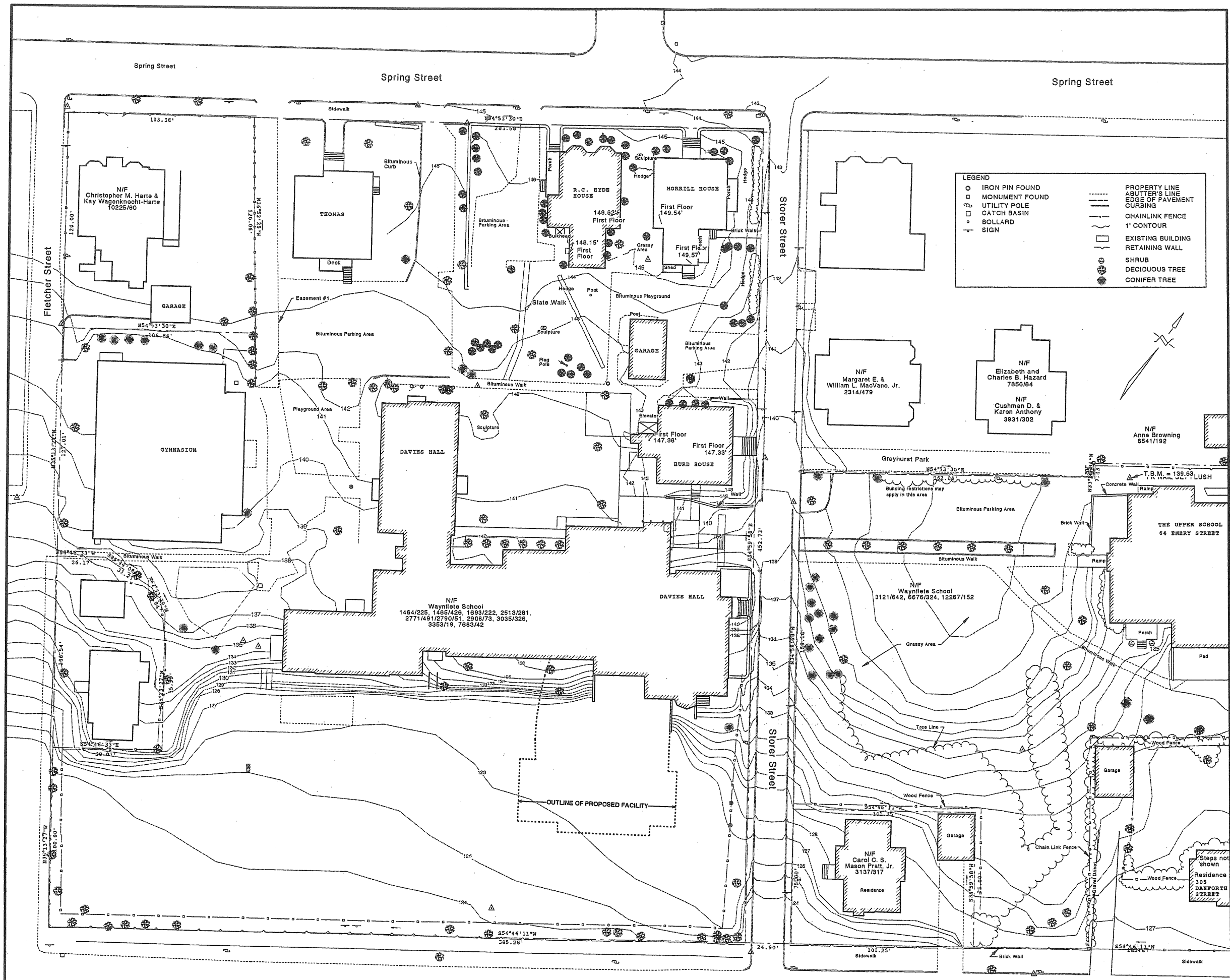
REAR SETBACK:

LOT COVERAGE:

ACCESSIBILITY: ADA 1991

ACCESSIBLE BUILDINGS: NEW CONSTRUCTION

**LOCUS MAP**



**SSA**  
Scott Simons Architects  
78 York Street  
Portland, Maine 04101  
Phone: 207 773 4420  
Fax: 207 629 4868

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PROJECT  
**WAYNFLETE ARTS CENTER PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**SITE PLAN**

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

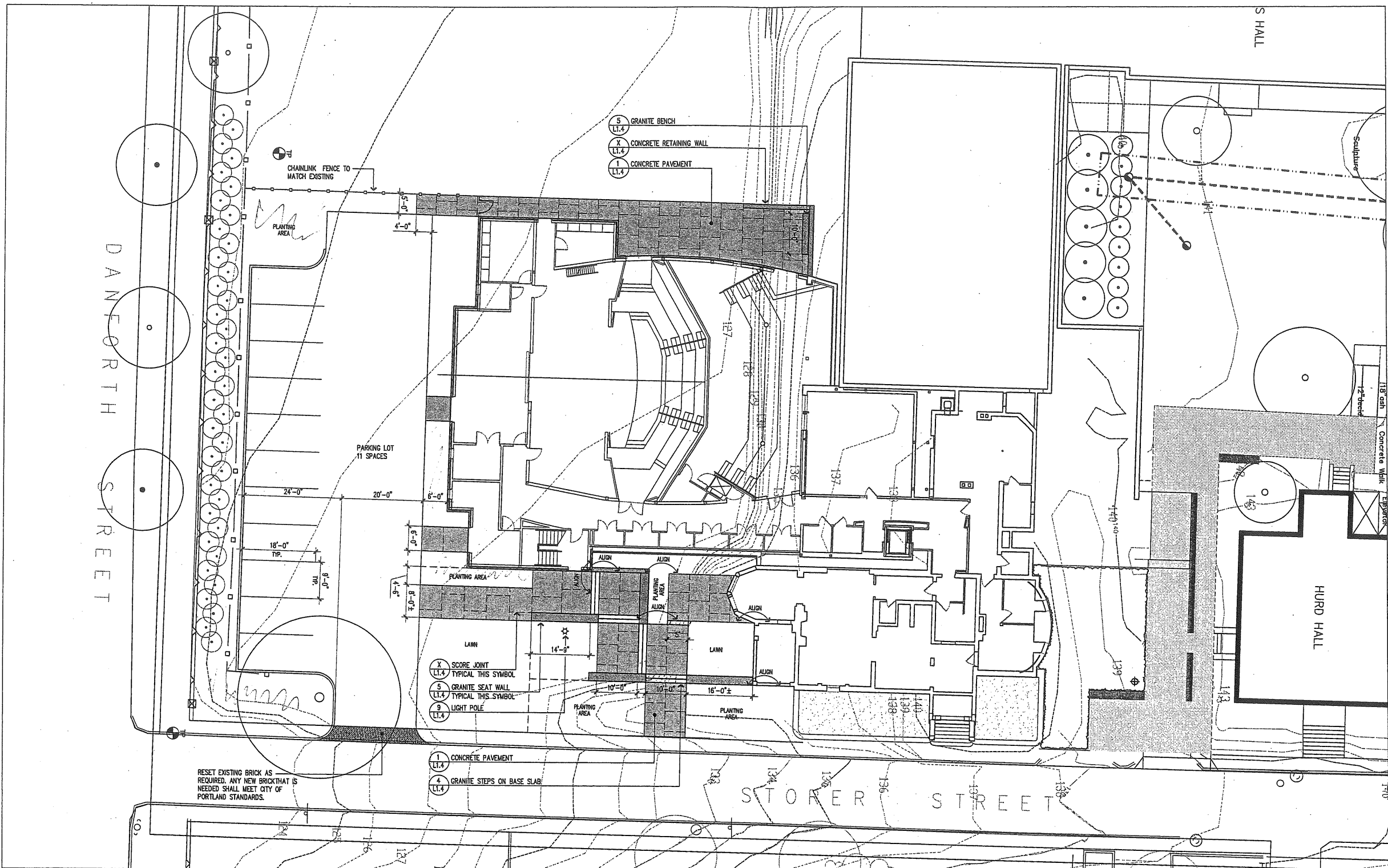
DATE: 05.18.2007 REVISION / DATE:

PROJECT NO. 2003-0040.00  
DRAWN BY:  
DWG NO.

2004 © Scott Simons Architects  
**SURVEY**

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





**1** LAYOUT AND MATERIALS PLAN  
SCALE: 1"=10'

michael boucher landscape architecture  
457 US Route 1  
Freeport, ME 04032  
t 207.865.1080  
f 207.865.1455  
www.boucherlandscape.com

78 York Street  
Portland, Maine 04101  
phone 207.772.4550  
fax 207.628.4889

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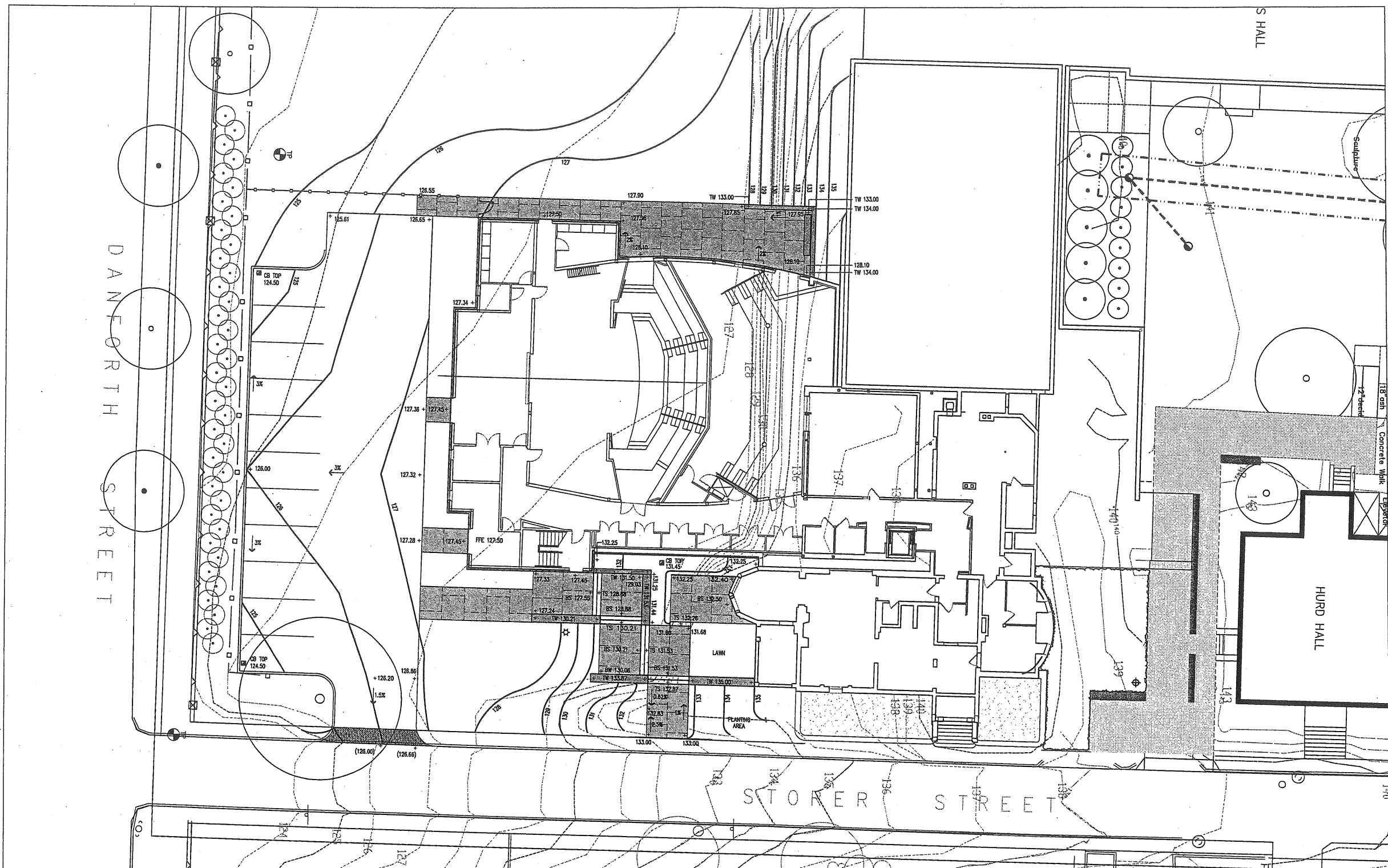
PROJECT  
WAYNFLETE ARTS CENTER  
PHASE TWO

ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**LAYOUT AND  
MATERIALS PLAN**

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 06.18.2007	REVISION /DATE:
SCALE: 1"=10'	
PROJECT NO. 2007-0040.00	
DRAWN BY: 2007 © Scott Simons Architects	
DWG NO.	<b>L-1.1</b>



DANFORTH STREET

STOKER STREET

S HALL

HURD HALL

1 GRADING PLAN  
SCALE: 1"=10'

michael boucher landscape architecture  
 457 US Route 1  
 Freeport, ME 04032  
 1 207.865.1080  
 1 207.865.1455  
 www.boucherlandscape.com

75 York Street  
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 phone 207 772-6609  
 fax 207 828-4808

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PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 ADDITION/ RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME

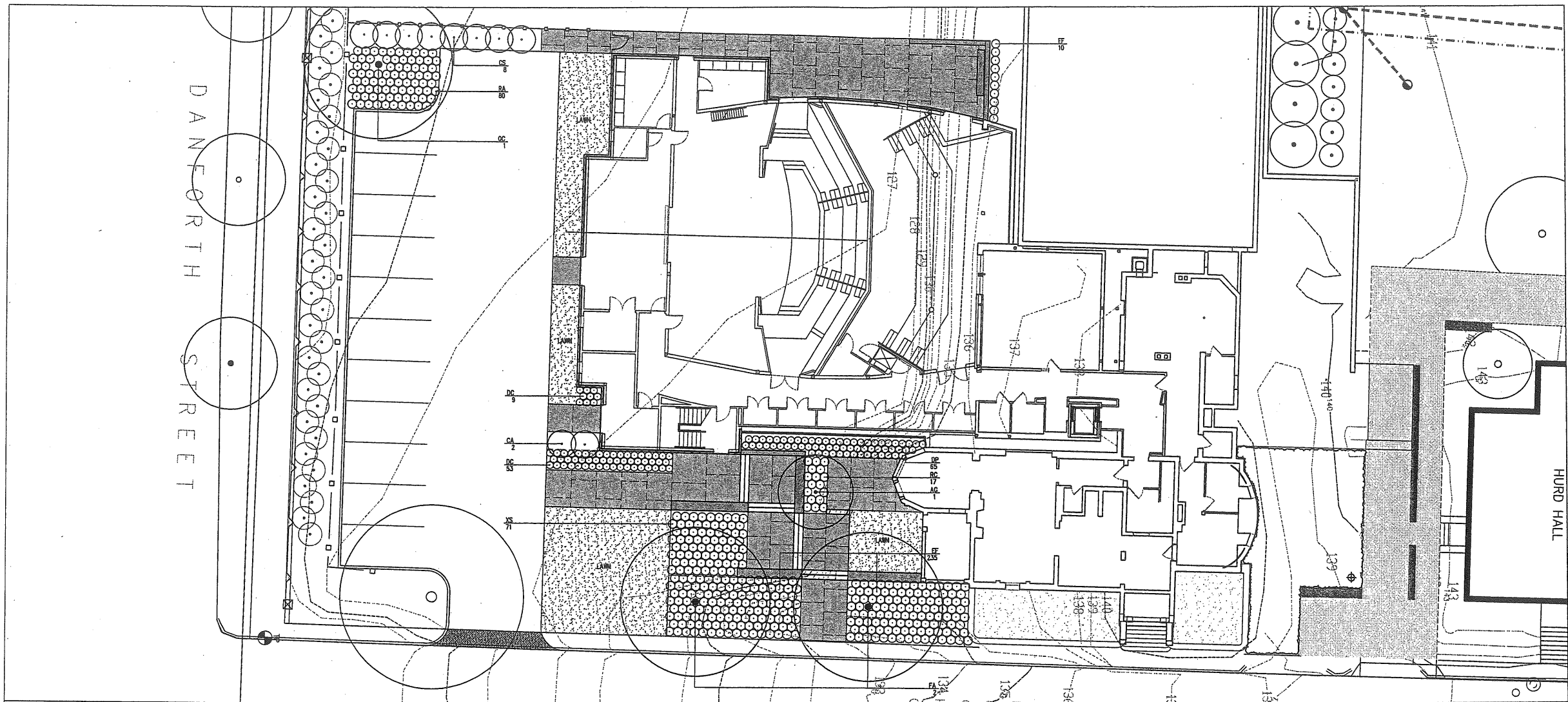
TITLE  
**GRADING PLAN**

STATUS:  
 Planning Board Submission  
 NOT FOR CONSTRUCTION

DATE: 08-16-2007	REVISION /DATE:
SCALE: 1"=10'	
PROJECT NO. 2003-0040.02	
DRAWN BY:	

DIWG NO. **L-1.2**

Attach 2f



1 PLANTING PLAN  
SCALE: 1"=10'

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
<b>TREES</b>							
AQ	1	ACER GINNALA	AMUR MAPLE	8 - 10' CLUMP	B&B	SEE PLAN	MULTISTEMMED SPECIMEN
FA	2	FRAXINUS AMERICANA	GREEN ASH	3.5 - 4" CAL	B&B	SEE PLAN	SINGLE LEADER, MATCHED
GC	1	QUERCUS COCCINEA	SCARLET OAK	4" CAL	B&B	SEE PLAN	HEAVY SPECIMEN
<b>SHRUBS / GROUNDCOVERS</b>							
CA	2	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3-4'	CONT.		
CS	8	CORNUS SERICEA	RED-TWIGGED DOGWOOD	3-4'	CONT.		
DC	62	DRYOPTERIS CELSA	WOODFERN	1 GAL	CONT.		
DP	65	DENNSTAEDTIA PUNCTILOBA	HAYSCENTED FERN	1 GAL	CONT.		
EF	245	EUONYMUS FORTUNDI	WINTERCREEPER EUONYMUS	2 GAL	CONT.		
RA	80	RHUS AROMATICA 'GRO-LO'	FRAGRANT SUNAC	1 GAL	CONT.		
RC	17	RHODODENDRON CANADENSE	RHODORA	2 GAL	CONT.		
XS	71	YELLOWROOT	XANTHORRIZA SIMPLICISSIMA	2 GAL	CONT.		

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PROJECT  
WAYNFLETE ARTS CENTER  
PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

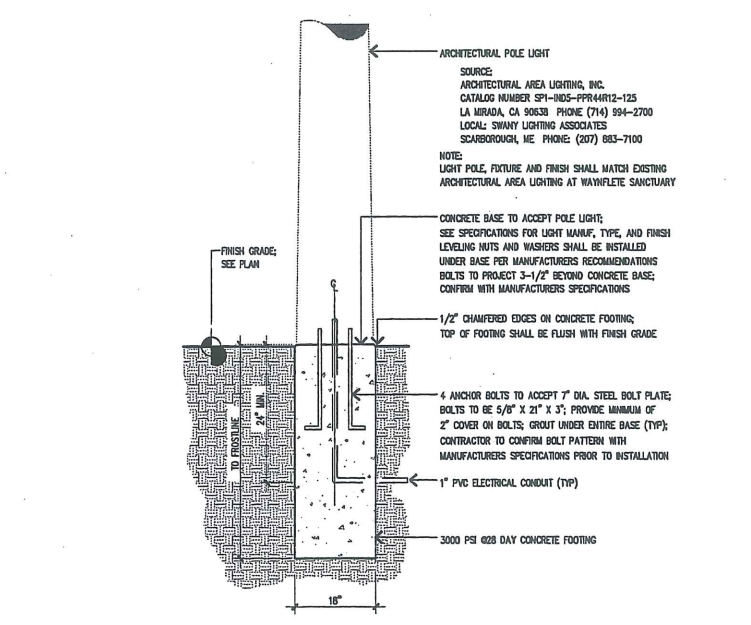
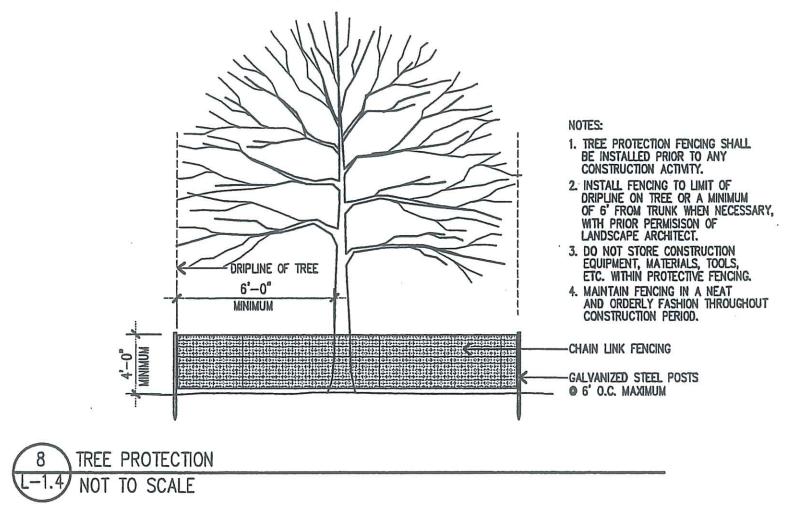
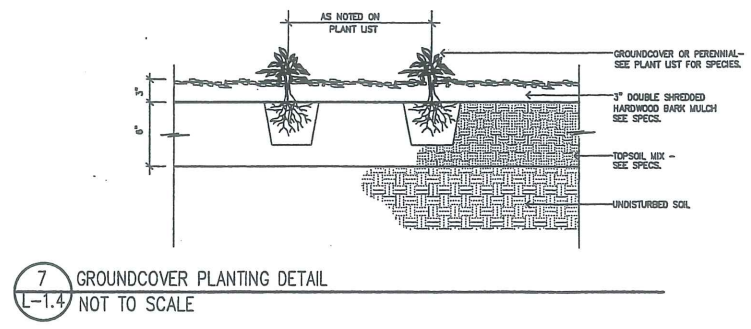
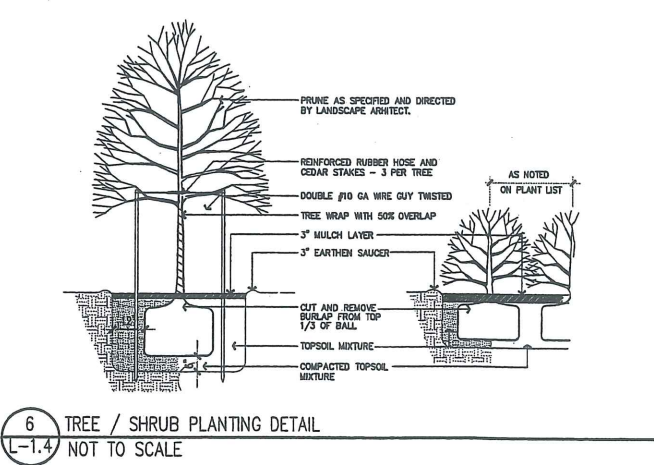
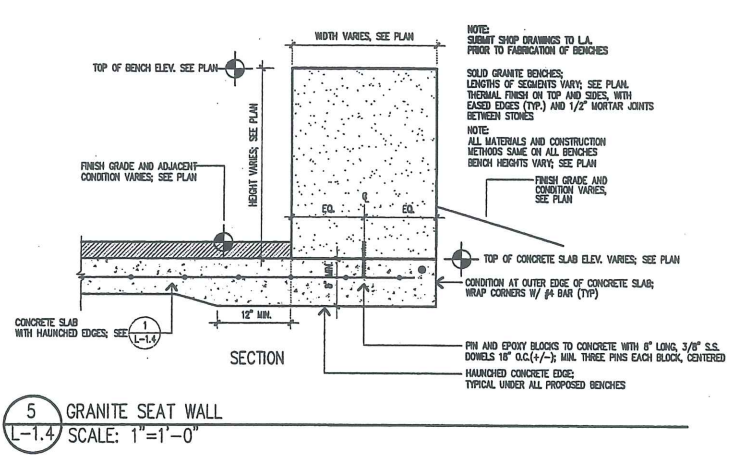
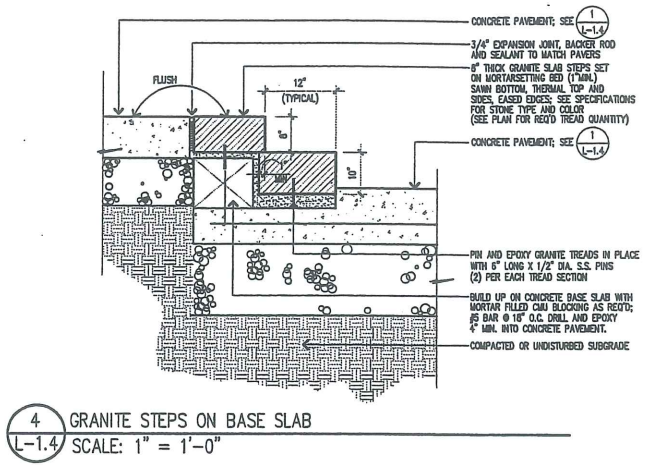
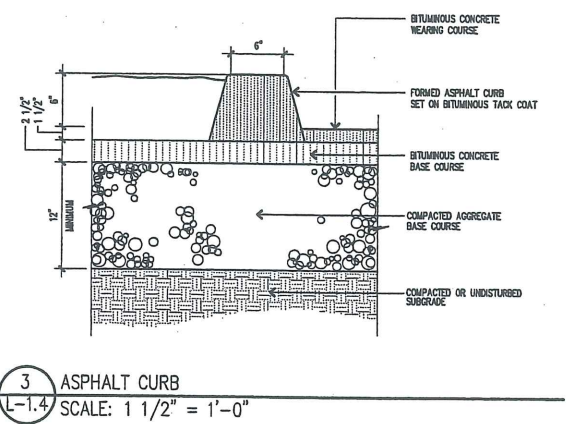
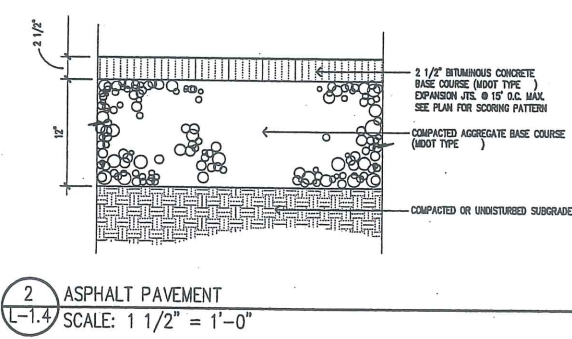
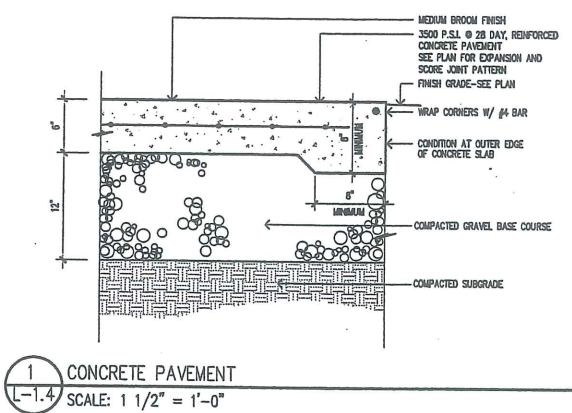
TITLE  
PLANTING PLAN

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 06.16.2007  
SCALE: 1"=10'  
PROJECT NO. 2003-0040.00  
DRAWN BY: [Signature]

DWG NO. L-1.3





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PROJECT  
WAYNFLETE ARTS CENTER  
PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
SITE DETAILS

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 05.18.2007	REVISION /DATE:
SCALE: 1"=10'	
PROJECT NO. 2003-0040.00	
DRAWN BY:	
DWG NO.	

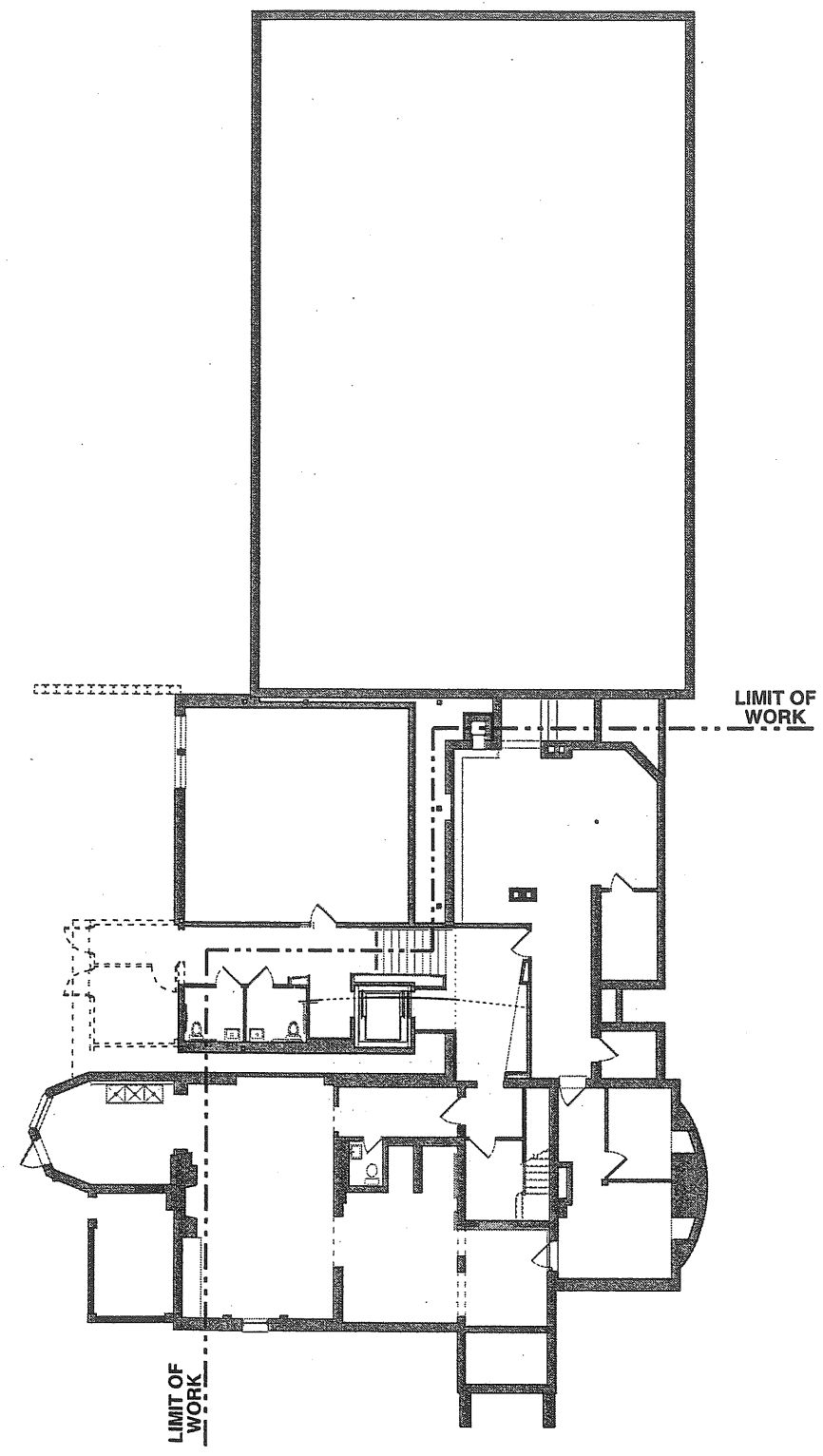
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Attach 2h

- DEMOLITION PLAN KEY NOTES**
- (01) REMOVE EXISTING WINDOWS, SALVAGE FOR OWNER.
  - (02) REMOVE EXISTING WINDOWS, DISPOSE OF.
  - (03) REMOVE EXISTING DOOR, DOOR FRAME AND PORTION OF WALL SHOWN. SALVAGE DOOR AND FRAME FOR REUSE IN NEW CONSTRUCTION.
  - (04) REMOVE CEILING, SALVAGE CEILING TILE FOR REUSE, DEMO TRUCK AND TRIM.
  - (05) SALVAGE EXISTING LIGHT FIXTURES FOR REUSE IN NEW CONSTRUCTION.
  - (06) REMOVE FLOOR FINISHES, INCLUDING VCT, CARPET/PADDING AND ALL ADHESIVES, PREP TO RECEIVE NEW FLOORING.

- DEMOLITION LEGEND**
- EXISTING WALL TO REMAIN
  - EXISTING DOOR TO REMAIN
  - EXISTING WALL TO BE REMOVED AS NOTED
  - EXISTING DOOR AND/OR FRAME TO BE REMOVED AS NOTED

- DEMOLITION GENERAL NOTES**
1. REFER TO MECH/ELEC DWGS FOR RELATED DEMO WORK. G.C. COORDINATE ALL WORK WITH SUBCONTRACTORS AS REQ'D.
  2. REFER TO SHT. A-1.4 (ROOF PLAN) FOR ROOF DEMO WORK.
  3. ALL WORK TO BE SEQUENCED, PHASED AND SCHEDULED WITH WAYFLETE SCHOOL. DIRECTOR OF FACILITIES: DAVID BROWN, 772-6832.
  4. G.C. SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING AS REQ'D FOR STRUCTURAL, MECH, ELEC AND FIRE PROTECTION WORK. COORDINATE AS REQ'D. ALL NEW AND ABANDONED OPENINGS PATCHED BACK TO MATCH EXISTING.
  5. ALL SLABS NOT COMPLETELY REMOVED TO BE SAWCUT NEATLY.
  6. G.C. TO PROTECT AREAS NOT AFFECTED BY CONSTRUCTION ADJACENT TO WORK AREAS. AREAS OCCUPIED BY OWNER DURING CONSTRUCTION TO HAVE ADEQUATE EXITS TO COMPLY WITH ALL CODES.
  7. G.C. SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORTS, SHORING AND BRACING AS REQ'D FOR ALL STRUCTURAL MODIFICATIONS.



**1** GROUND FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

**SSA**  
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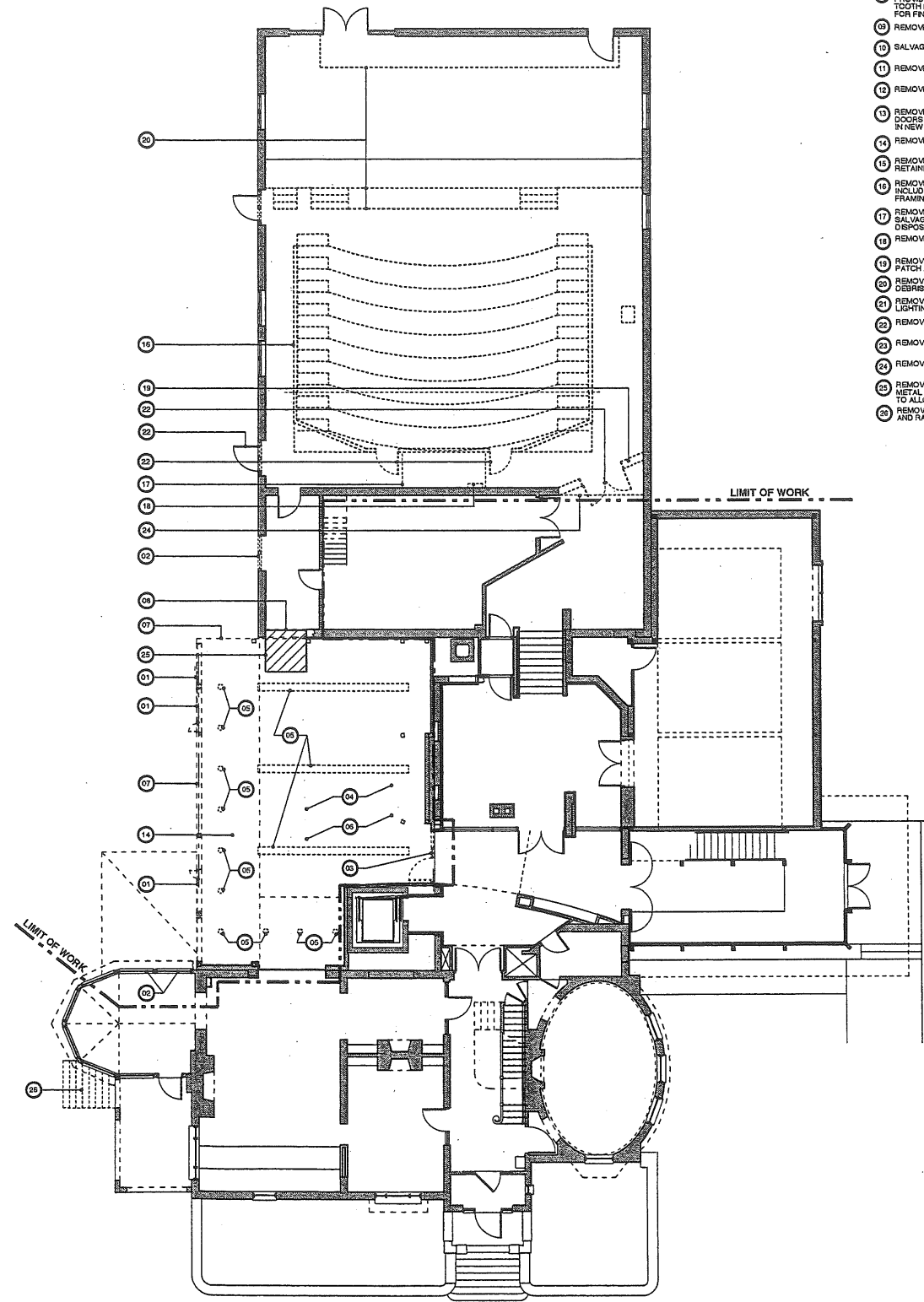
PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**GROUND FLOOR  
DEMOLITION PLAN**

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 05.18.2007 REVISION DATE:  
PROJECT NO. 2003-0040.00  
DRAWN BY: 2004 © Scott Simons Architects

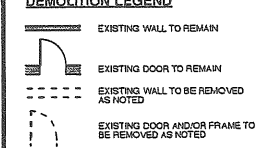
DWG NO. **D-1.1**



**DEMOLITION PLAN KEY NOTES**

- 01 REMOVE EXISTING WINDOWS, SALVAGE FOR OWNER.
- 02 REMOVE EXISTING WINDOWS, DISPOSE OF.
- 03 REMOVE EXISTING DOOR, DOOR FRAME AND PORTION OF WALL SHOWN, SALVAGE DOOR AND FRAME FOR REUSE IN NEW CONSTRUCTION.
- 04 REMOVE CEILING, SALVAGE CEILING TILE FOR REUSE, DISPOSE TRACK AND TRIM.
- 05 SALVAGE EXISTING LIGHT FIXTURES FOR REUSE IN NEW CONSTRUCTION.
- 06 REMOVE FLOOR FINISHES, INCLUDING VOT, CARPET PADDING AND ALL ADHESIVES, PREP TO RECEIVE NEW FLOORING.
- 07 REMOVE PORTION OF EXTERIOR WALL SHOWN.
- 08 REMOVE PORTION OF CMU WALL SHOWN, PROVIDE SHORING AS NECESSARY TOOTH IN NEW CMU AS NECESSARY FOR FINISH OPENING.
- 09 REMOVE STEEL BOLLARDS.
- 10 SALVAGE LIGHT FIXTURE FOR REUSE.
- 11 REMOVE UNIT MASONRY RETAINING WALL.
- 12 REMOVE PARTITIONS SHOWN.
- 13 REMOVE AND SALVAGE EXTERIOR DOORS AND FRAMES FOR REUSE IN NEW CONSTRUCTION.
- 14 REMOVE ROOF ABOVE.
- 15 REMOVE METAL GUARDRAIL AT EXISTING RETAINING WALL.
- 16 REMOVE EXISTING THEATER SEATING ASSEMBLY INCLUDING SEATS, STEPS, PLATFORM AND FRAMING, DISPOSE OF.
- 17 REMOVE EXISTING TECH BOOTH, SALVAGE ELECTRONICS, DISPOSE OF OTHER MATERIAL.
- 18 REMOVE METAL LADDER, DISPOSE OF.
- 19 REMOVE EXISTING WALL, DISPOSE OF PATCH FLOORING WHERE NECESSARY.
- 20 REMOVE EXISTING STAGE, STEPS, AND MISC. DESK, DISPOSE OF.
- 21 REMOVE EXISTING THEATER LIGHTS AND LIGHTING CONTROLS, SALVAGE FOR REUSE.
- 22 REMOVE EXISTING DOORS, DISPOSE OF.
- 23 REMOVE EXISTING UNIT HEATER, DISPOSE OF.
- 24 REMOVE EXISTING SOFFIT, DISPOSE OF.
- 25 REMOVE PORTION OF EXISTING SLAB, METAL DECKING & TEMPORARY JOISTS TO ALLOW FOR NEW STAIR.
- 26 REMOVE EXISTING CONCRETE STAIRCASE AND RAILINGS, PATCH EXISTING AS NECESSARY.

**DEMOLITION LEGEND**



**DEMOLITION GENERAL NOTES**

- 1. REFER TO MECHANICAL DWGS FOR RELATED DEMO WORK, G.C. COORDINATE ALL WORK WITH SUBCONTRACTORS AS REQ'D.
- 2. REFER TO SHT. A-1.4 (ROOF PLAN) FOR ROOF DEMO WORK.
- 3. ALL WORK TO BE SEQUENCED, PHASED AND SCHEDULED WITH WAYNFLETE SCHOOL, DIRECTOR OF FACILITIES, DAVID BROWN, 772-6832.
- 4. G.C. SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING AS REQ'D FOR STRUCTURAL, MECH, ELEC AND FIRE PROTECTION WORK, COORDINATE AS REQ'D. ALL NEW AND ABANDONED OPENINGS PATCHED BACK TO MATCH EXISTING.
- 5. ALL SLABS NOT COMPLETELY REMOVED TO BE SANITIZED NEATLY.
- 6. G.C. TO PROTECT AREAS NOT AFFECTED BY CONSTRUCTION ADJACENT TO WORK AREAS. AREAS OCCUPIED BY OWNER DURING CONSTRUCTION TO HAVE ADEQUATE EXITS TO COMPLY WITH ALL CODES.
- 7. G.C. SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORTS, SHORING AND BRACING AS REQ'D FOR ALL STRUCTURAL MODIFICATIONS.

**1 FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
380 SPRING STREET  
PORTLAND, ME

TITLE  
**FIRST FLOOR  
DEMOLITION PLAN**

STATUS:  
**Planning Board Submission  
NOT FOR CONSTRUCTION**

DATE: 05.18.2007      REVISION DATE:

PROJECT NO. 2003-0045.02  
DRAWN BY: 2004 Scott Simon Architects

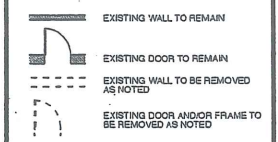
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Attach 2j

**DEMOLITION PLAN KEY NOTES**

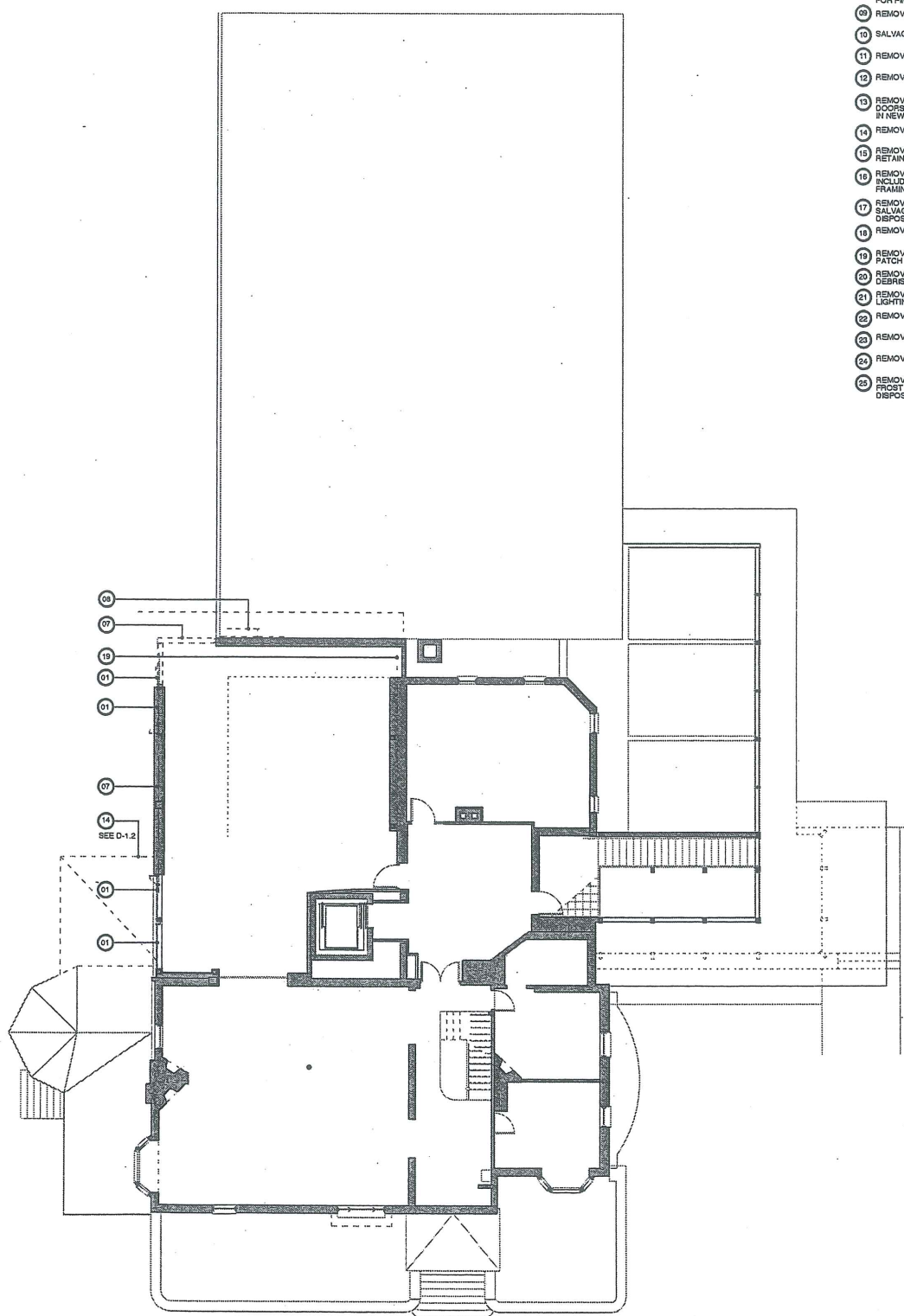
- 01 REMOVE EXISTING WINDOWS, SALVAGE FOR OWNER.
- 02 REMOVE EXISTING WINDOWS, DISPOSE OF.
- 03 REMOVE EXISTING DOOR, DOOR FRAME AND PORTION OF WALL SHOWN. SALVAGE DOOR AND FRAME FOR REUSE IN NEW CONSTRUCTION.
- 04 REMOVE CEILING, SALVAGE CEILING TILE FOR REUSE. DEMO TRACK AND TRAIL.
- 05 SALVAGE EXISTING LIGHT FIXTURES FOR REUSE IN NEW CONSTRUCTION.
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- 10 SALVAGE LIGHT FIXTURE FOR REUSE.
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- 12 REMOVE PARTITIONS SHOWN.
- 13 REMOVE AND SALVAGE EXTERIOR DOORS AND FRAMES FOR REUSE IN NEW CONSTRUCTION.
- 14 REMOVE ROOF ABOVE.
- 15 REMOVE METAL GUARDRAIL AT EXISTING RETAINING WALL.
- 16 REMOVE EXISTING THEATER SEATING ASSEMBLY INCLUDING SEATS, STEPS, PLATFORM AND FRAMING. DISPOSE OF.
- 17 REMOVE EXISTING TECH BOOTH. SALVAGE ELECTRONICS. DISPOSE OF OTHER MATERIAL.
- 18 REMOVE METAL LADDER. DISPOSE OF.
- 19 REMOVE EXISTING WALL. DISPOSE OF PATCH WHERE NECESSARY.
- 20 REMOVE EXISTING STAGE, STEPS, AND MISC. DEBRIS. DISPOSE OF.
- 21 REMOVE EXISTING THEATER LIGHTS AND LIGHTING CONTROLS. SALVAGE FOR REUSE.
- 22 REMOVE EXISTING DOORS. DISPOSE OF.
- 23 REMOVE EXISTING UNIT HEATER. DISPOSE OF.
- 24 REMOVE EXISTING BOFFIT. DISPOSE OF.
- 25 REMOVE PORTION OF EXISTING SLAB & FOOTING WALL TO ALLOW FOR NEW STAIR. DISPOSE OF.

**DEMOLITION LEGEND**




**DEMOLITION GENERAL NOTES**

- 1. REFER TO MECH/ELEC DWGS FOR RELATED DEMO WORK. G.C. COORDINATE ALL WORK WITH SUBCONTRACTORS AS REQ'D.
- 2. REFER TO SHT. A-1.4 (ROOF PLAN) FOR ROOF DEMO WORK.
- 3. ALL WORK TO BE SEQUENCED, PHASED AND SCHEDULED WITHIN WPAFLE SCHOOL. DIRECTOR OF FACILITIES: DAVID BROWN, 772-9832
- 4. G.C. SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING AS REQ'D FOR STRUCTURAL, MECH, ELEC AND FIRE PROTECTION WORK. COORDINATE AS REQ'D. ALL NEW AND ABANDONED OPENINGS PATCHED BACK TO MATCH EXISTING.
- 5. ALL SLABS NOT COMPLETELY REMOVED TO BE SAWCUT NEATLY.
- 6. G.C. TO PROTECT AREAS NOT AFFECTED BY CONSTRUCTION ADJACENT TO WORK AREAS. AREAS OCCUPIED BY OWNER DURING CONSTRUCTION TO HAVE ADEQUATE EXITS TO COMPLY WITH ALL CODES.
- 7. G.C. SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORTS/SHORING AND BRACING AS REQ'D FOR ALL STRUCTURAL MODIFICATIONS.



**1 SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**

■ ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**SECOND FLOOR  
DEMOLITION PLAN**

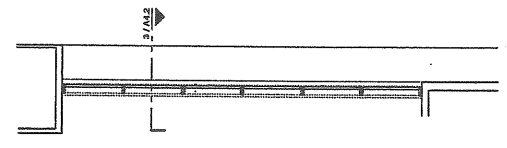
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NOT FOR CONSTRUCTION**

DATE: 05-18-2007      △ REVISION DATE:

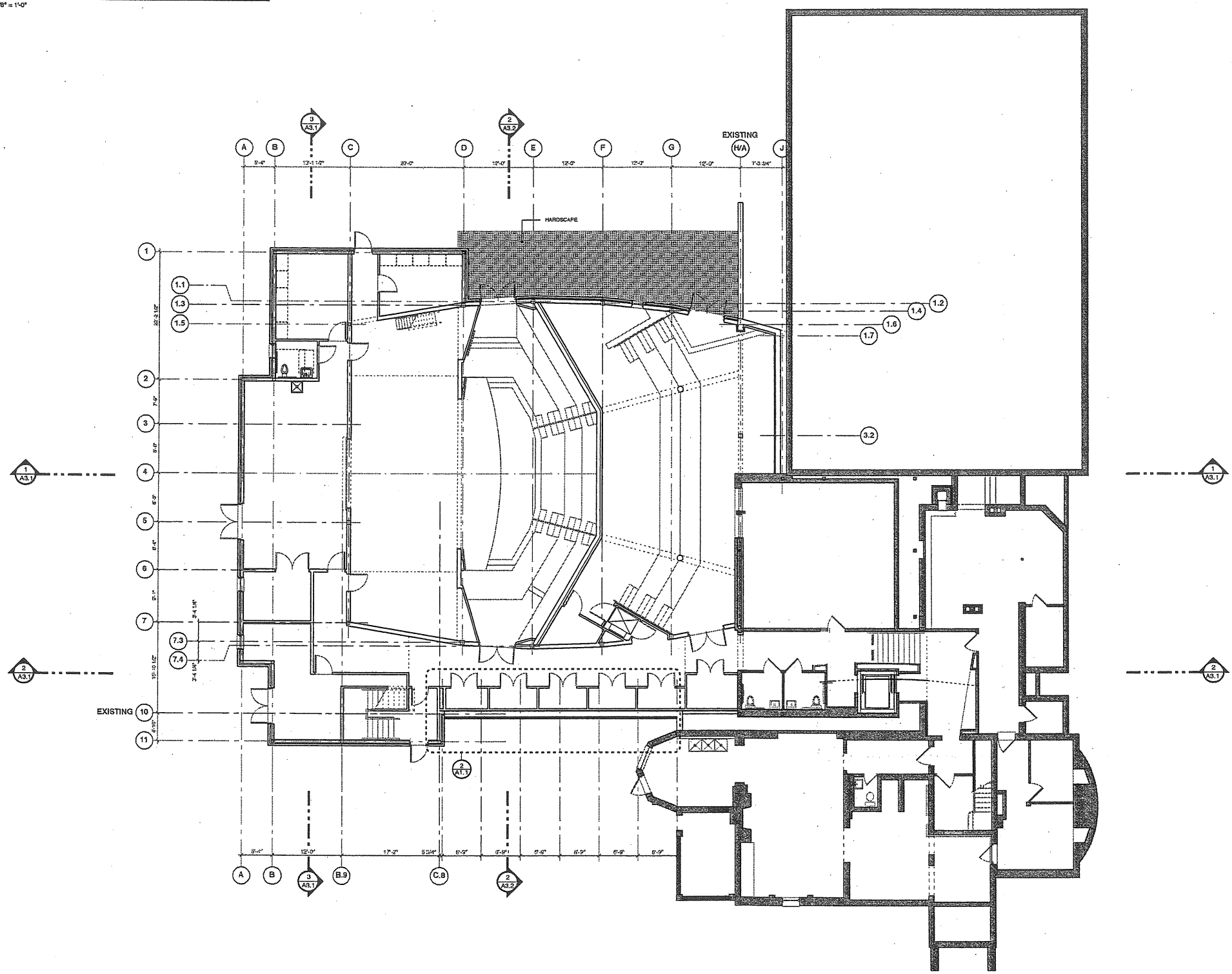
PROJECT NO.  
2003-2040.00

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DWG NO.  
**D-1.3**



2 CLEAR-STORY PLAN  
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**PARTITION SCHEDULE**  
(REFER TO PARTITION GENERAL NOTES ALSO)

1" PARTITIONS -  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.  
ONE HOUR RATING.

10" PARTITIONS -  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.  
SOUND ATTENUATION INSULATION.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
PROVIDE:  
ONE LAYER TYPE "X" 5/8" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.  
ONE HOUR RATING.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" BOARD & 5/8" HARDWOOD VENEER PLYWOOD PANELING ON BOTH SIDES OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE HOUR RATING.  
PROVIDE:  
ONE LAYER ACoustICAL BOARD ON AUDITORIUM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BOTH SIDES OF WALL.  
SOUND ATTENUATION INSULATION.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
# FURRING CHANNELS @ 16" O.C.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.

12" PARTITIONS -  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE AND AT:  
PROVIDE:  
ONE LAYER 5/8" BOARD ON BOTH SIDES OF WALL.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.  
SOUND ATTENUATION INSULATION.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
PROVIDE:  
ONE LAYER 5/8" HARDWOOD VENEER PLYWOOD PANELING.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
PROVIDE:  
ONE LAYER 5/8" BOARD ON BOTH SIDES OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.  
ONE HOUR RATING.

14" PARTITIONS -  
PROVIDE:  
2" C&G EXTEND FROM FLOOR SLAB TO BOTTOM OF COMPLETE PLANK ABOVE.  
1 1/2" # 3 STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO BOTTOM OF CONCRETE PLANK ABOVE.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" BOARD ON BATHROOM SIDE OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.

16" PARTITIONS -  
PROVIDE:  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
SOUND ATTENUATION INSULATION.  
2 3/8" AIR SPACE.  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.  
ONE HOUR RATING.

ONE HOUR RATED WALL:

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PROJECT

**WAYNFLEET ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE

**GROUND FLOOR PLAN**

STATUS:  
**Planning Board Submission  
NOT FOR CONSTRUCTION**

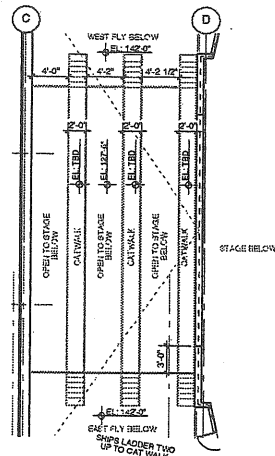
DATE: 05.18.2007  
REVISION (DATE):

PROJECT NO: 2003-0040.00  
DRAWN BY: 2004 Scott Simons Architects

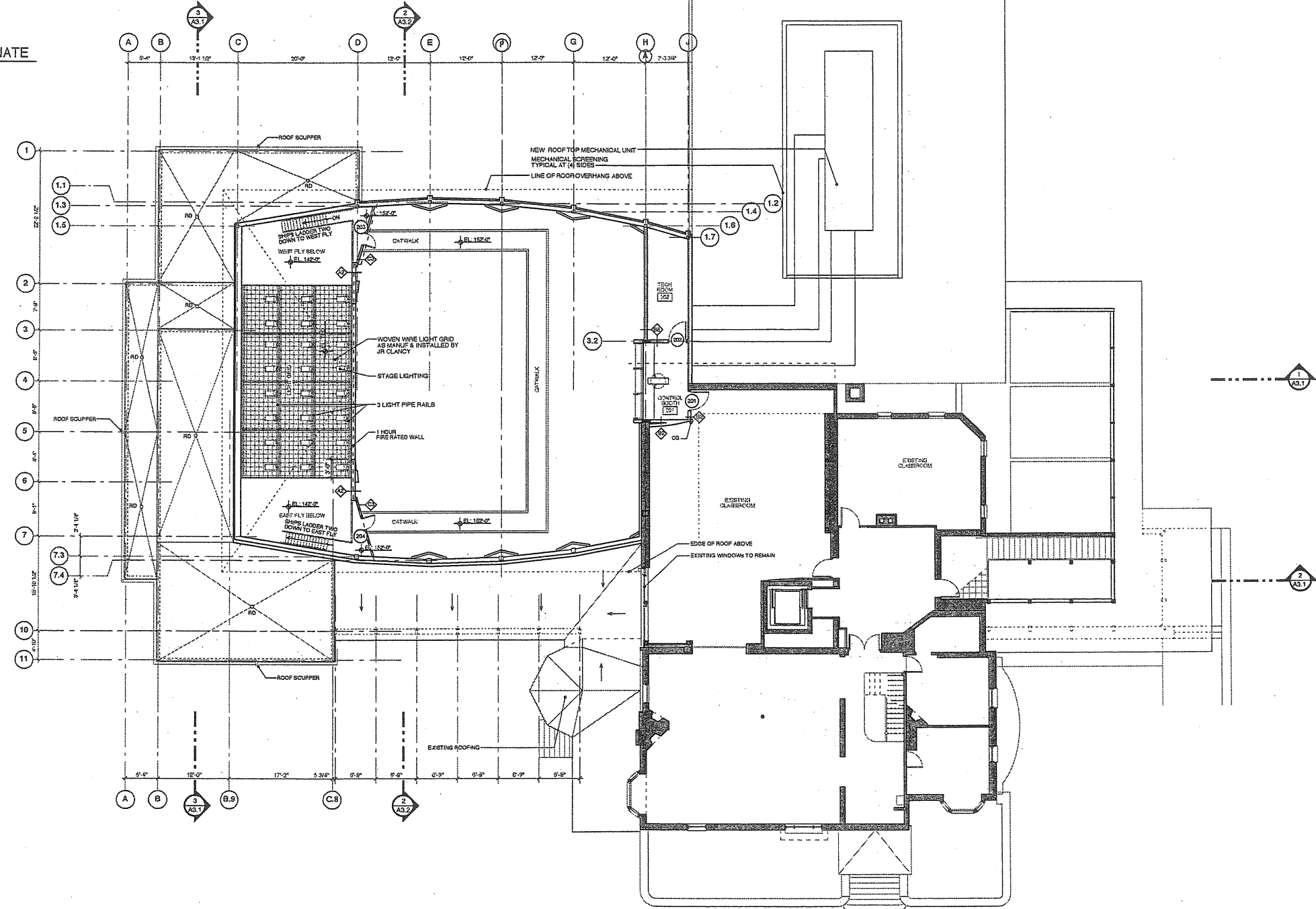
DWG NO. **A-1.1**



Attach 2 m



2 BACKSTAGE LIGHTING ALTERNATE  
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**PARTITION SCHEDULE**  
(REFER TO PARTITION GENERAL NOTES ALSO)

**1" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON CORRESPONDING SIDE OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OPPOSITE SIDE OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE.  
ONE HOUR RATING

**2" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON BOTH SIDES OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE HOUR RATING

**3" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**4" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**5" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**6" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**7" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**8" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**9" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**10" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**11" PARTITIONS -**  
22 GA. # STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.  
PROVIDE:  
ONE LAYER 5/8" MOISTURE RESISTANT (M.R.) BOARD ON BATHROOM SIDE OF WALL.  
SOUND ATTENUATION INSULATION.  
ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON OTHER SIDE OF WALL.  
ONE HOUR RATING

**SSA**  
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PROJECT  
**WAYNFLETE ARTS CENTER PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

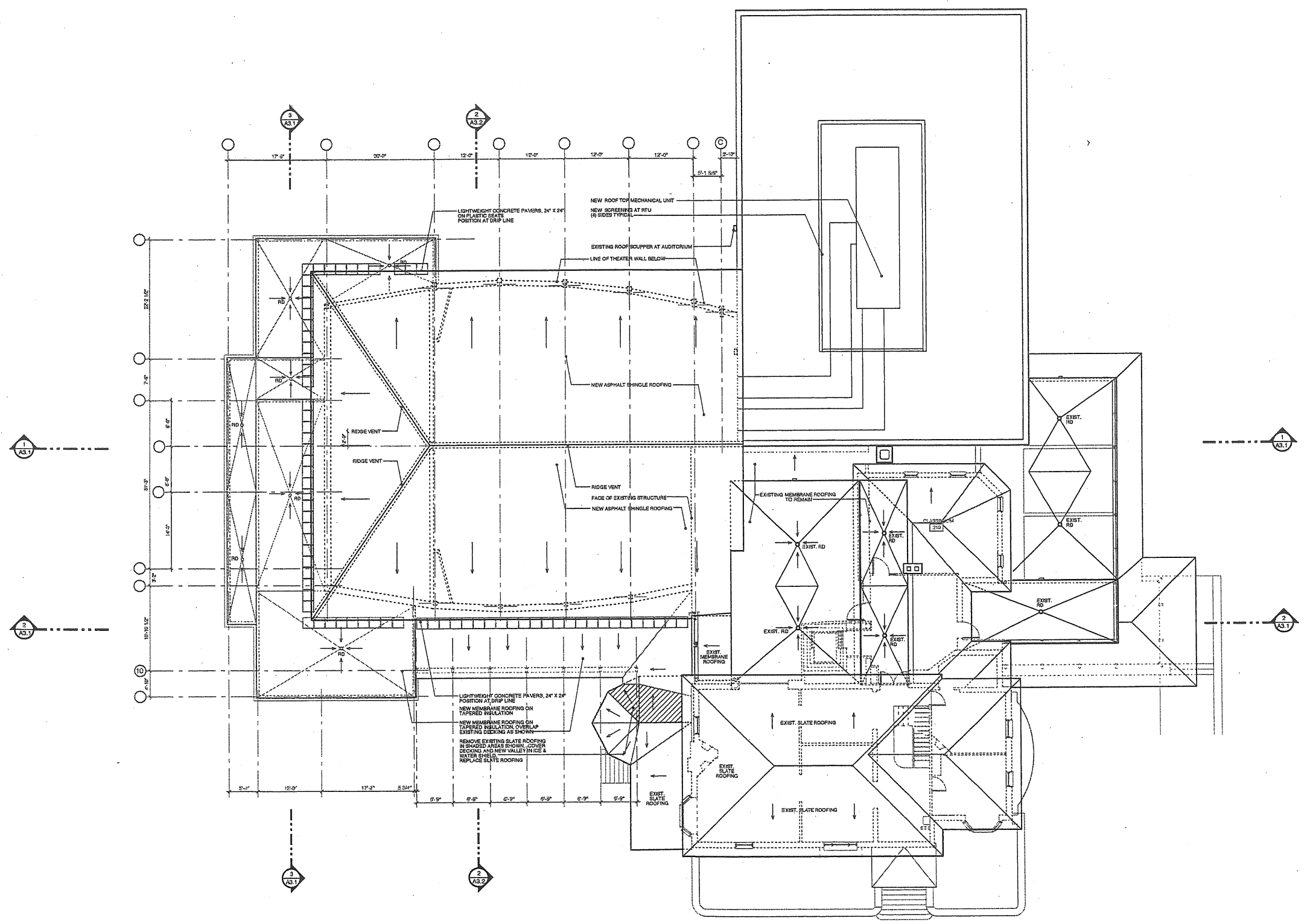
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STATUS:  
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NOT FOR CONSTRUCTION

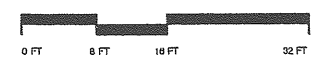
DATE: 05.18.2007 REVISION DATE:

PROJECT NO. 2002-0049.00  
DRAWN BY:

DWG NO. **A-1.3**



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



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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**ROOF PLAN**

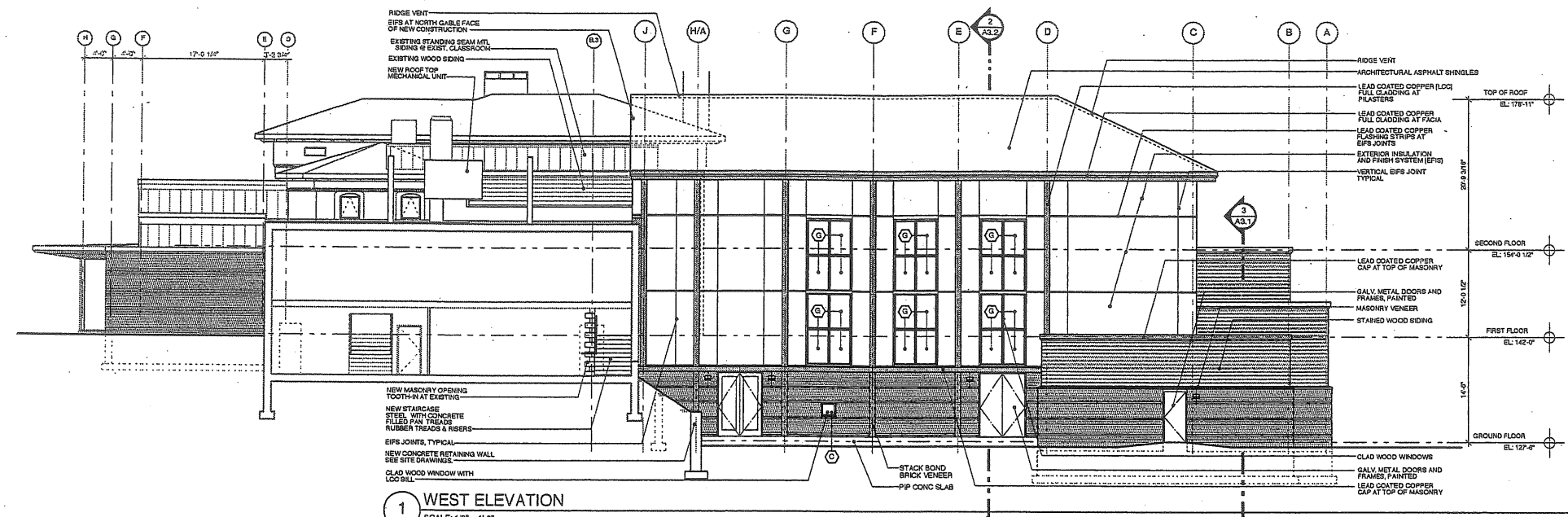
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NOT FOR CONSTRUCTION

DATE: 05.18.2007  
REVISION DATE:

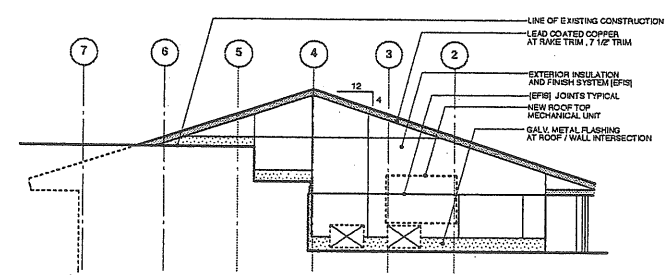
PROJECT NO. 2003-0040-02  
DRAWN BY: [Signature]  
100% © Scott Simons Architects

DWG NO. **A-1.4**

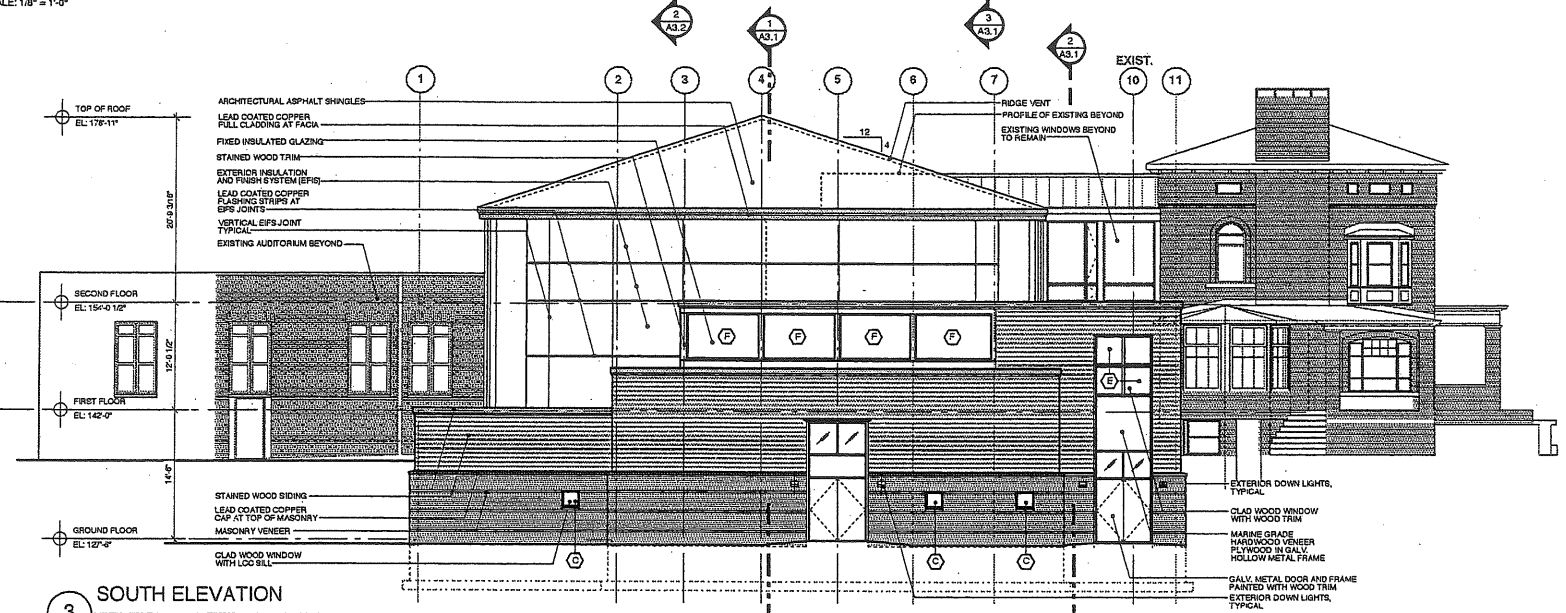




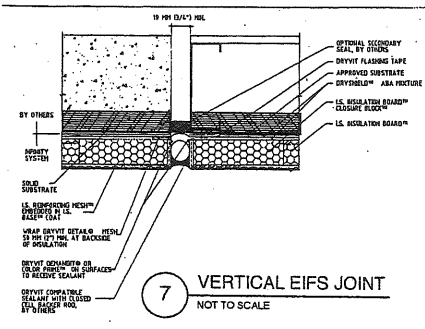
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



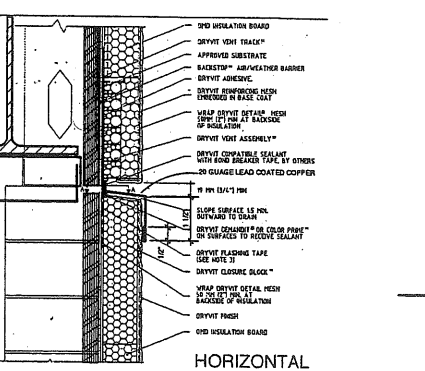
2 NORTH / ROOF ELEVATION  
SCALE: 1/8" = 1'-0"



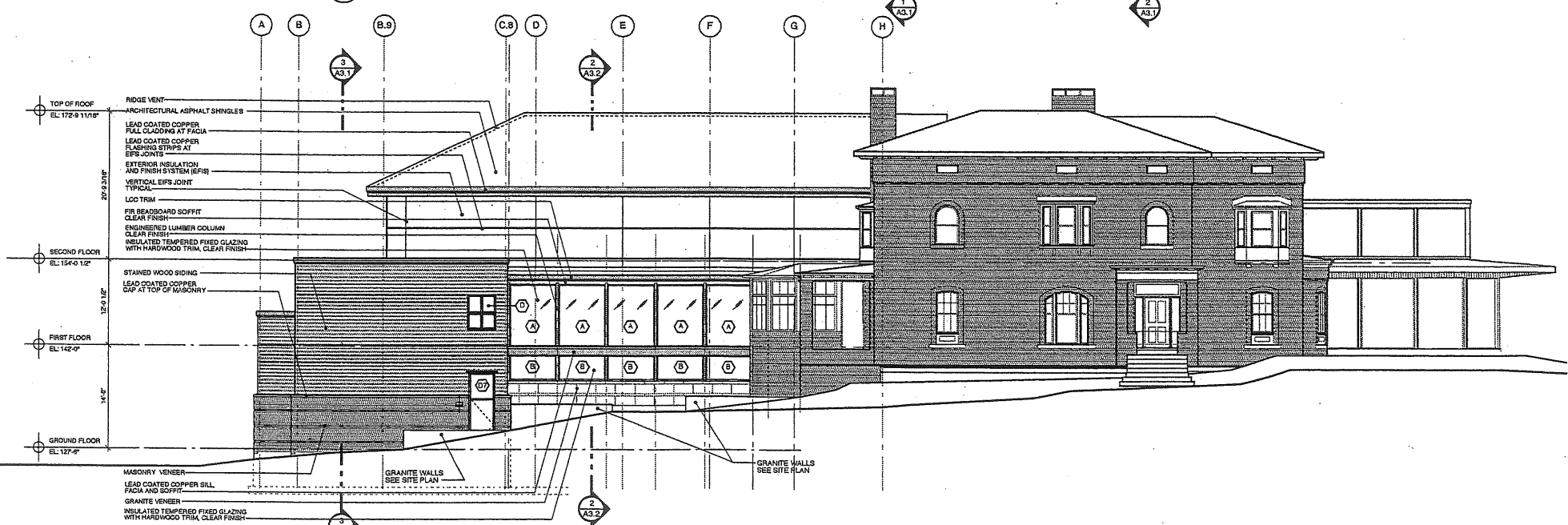
3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



7 VERTICAL EIFS JOINT  
NOT TO SCALE



6 HORIZONTAL FLASHING DETAIL  
NOT TO SCALE



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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PROJECT  
**WAYNFLEETE ARTS CENTER  
PHASE TWO**

ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**BUILDING ELEVATIONS**

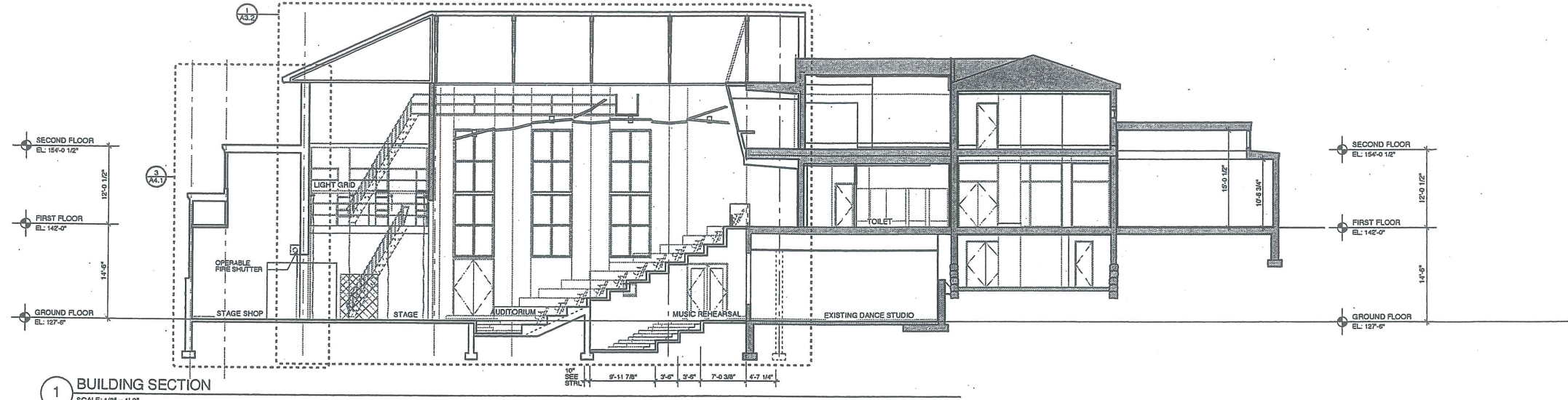
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DATE: 05.18.2007 REVISION DATE:

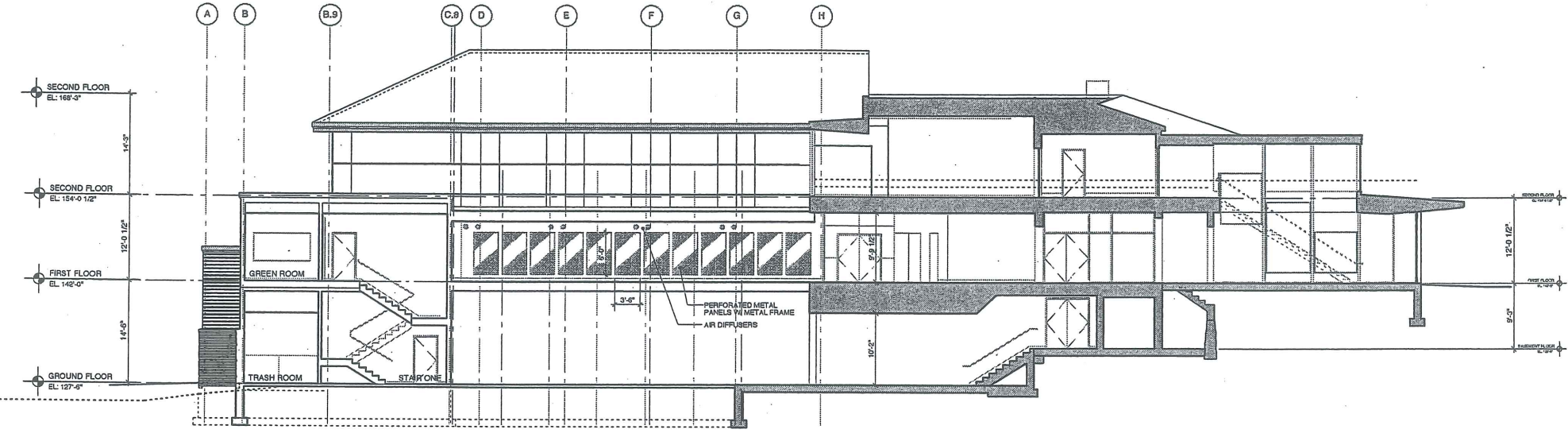
PROJECT NO.  
2003-0640.00

DRAWN BY:  
2004© Scott Simon Architects

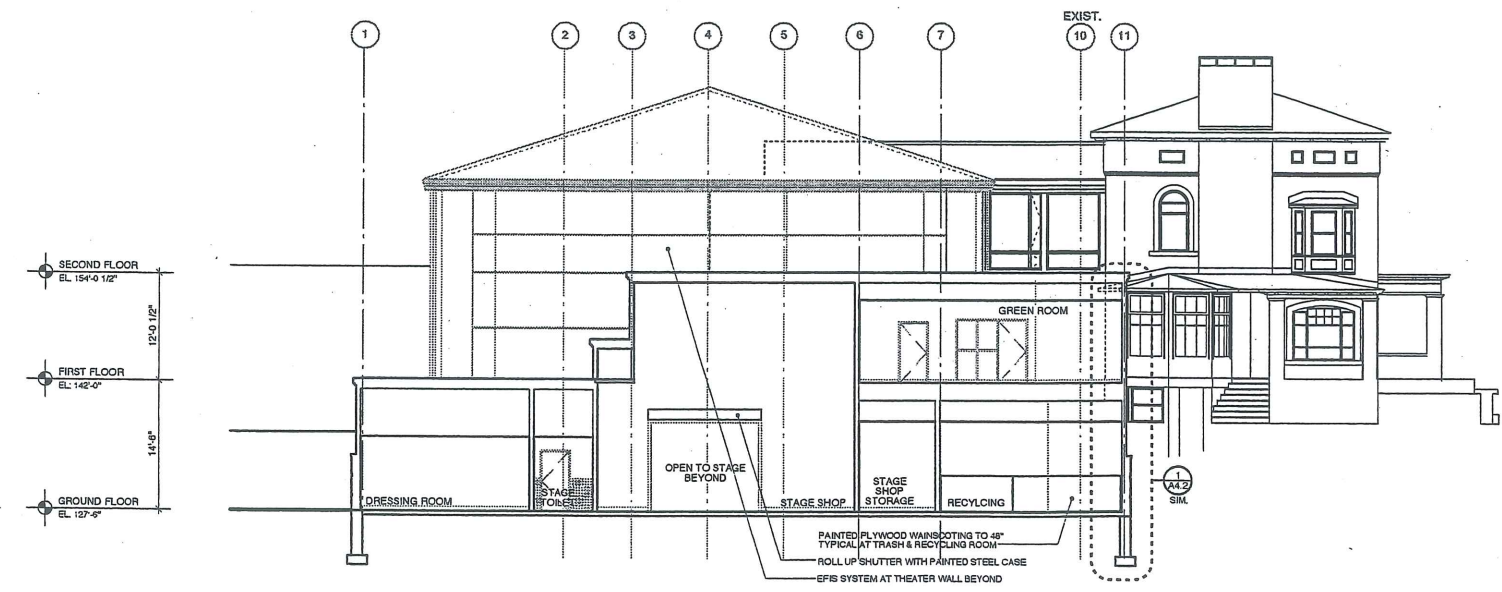
DWG NO.  
**A-2.1**



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



2 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

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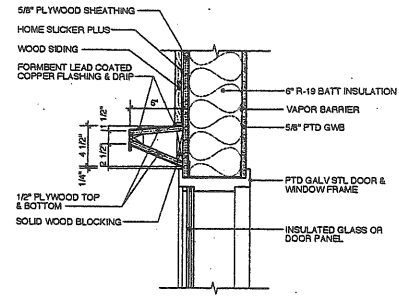
PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**BUILDING SECTIONS**

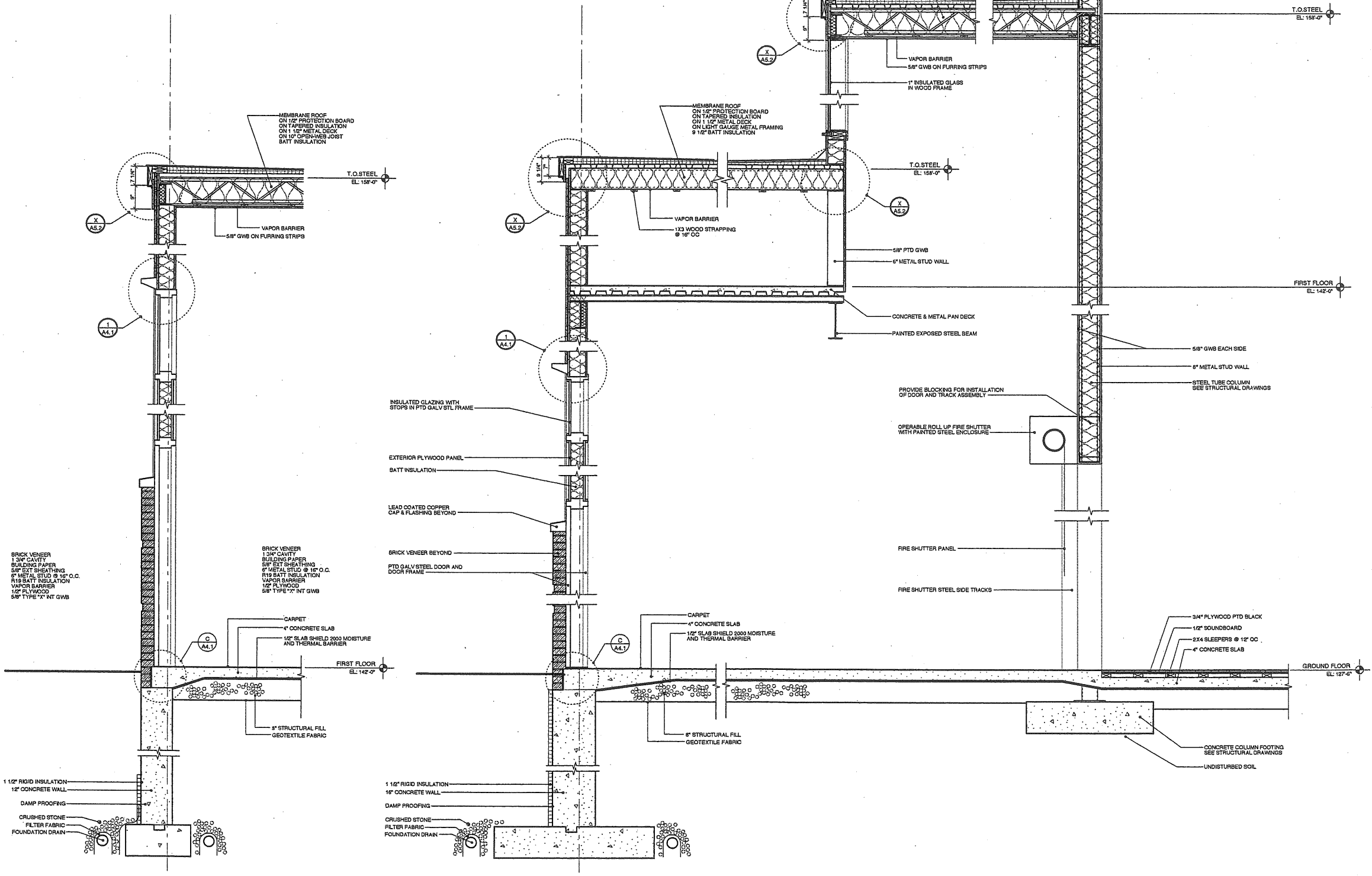
STATUS:  
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NOT FOR CONSTRUCTION

DATE: 05.18.2007      REVISION DATE:  
PROJECT NO. 2003-0040.00  
DRAWN BY: 2004 © Scott Simms Architects

DWG NO. **A-3.1**



1 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



2 WALL SECTION  
SCALE: 3/4\"/>

3 WALL SECTION  
SCALE: 3/4\"/>

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PROJECT  
**WAYNFLETS ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**WALL SECTIONS**

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

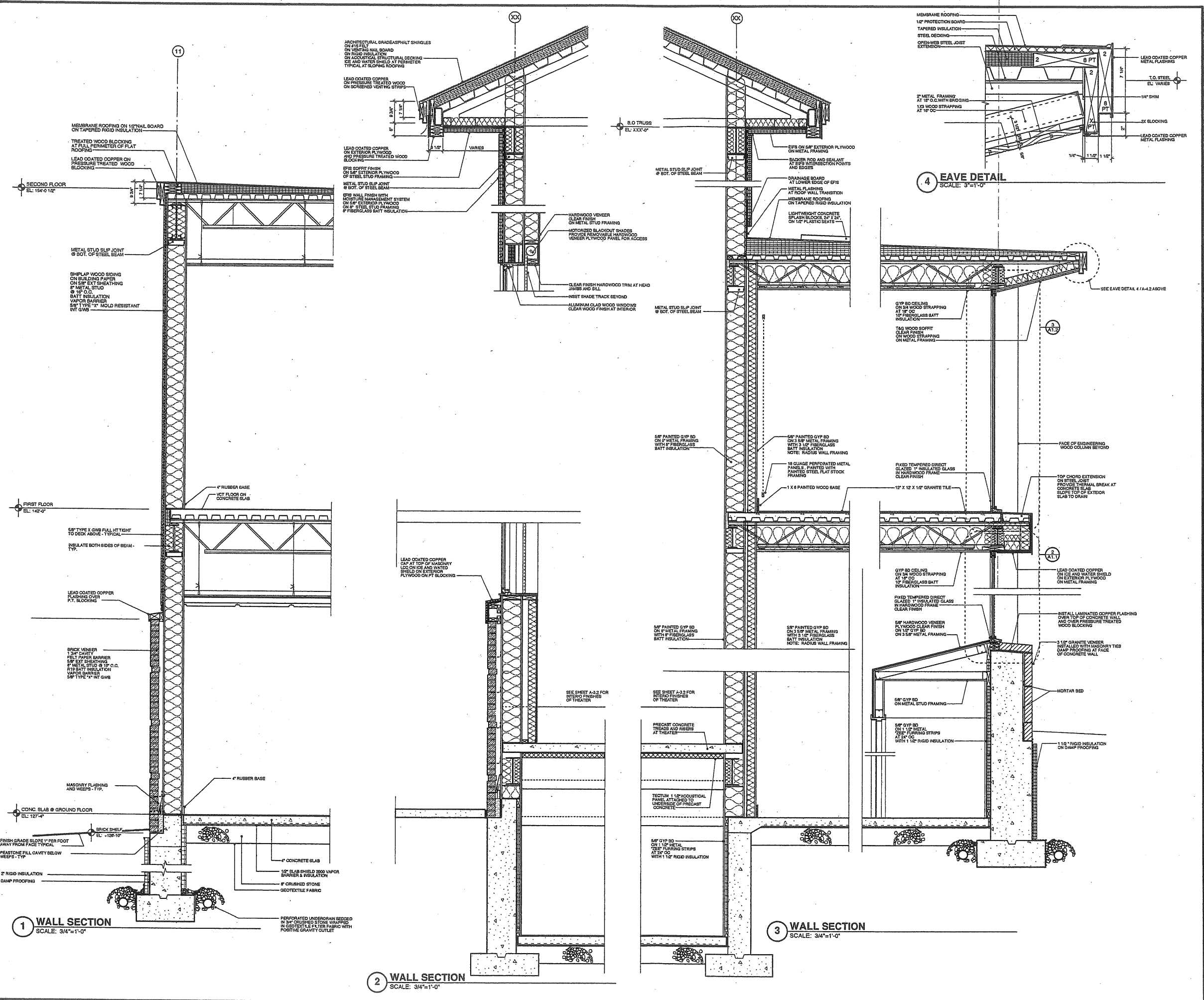
DATE:  
05.18.2007

REVISION DATE:

PROJECT NO.  
2003-0045.02

DRAWN BY:  
2004 Scott Simons Architects

DWG NO.  
**A-4.1**



**SSA**  
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PROJECT  
**WAYNFLETE ARTS CENTER PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**WALL SECTIONS**

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 05.18.2007  
REVISION DATE:

PROJECT NO. 2002-0049.00  
DRAWN BY:  
DWG NO. **A-4.2**



061-F-006

26-36 Storers

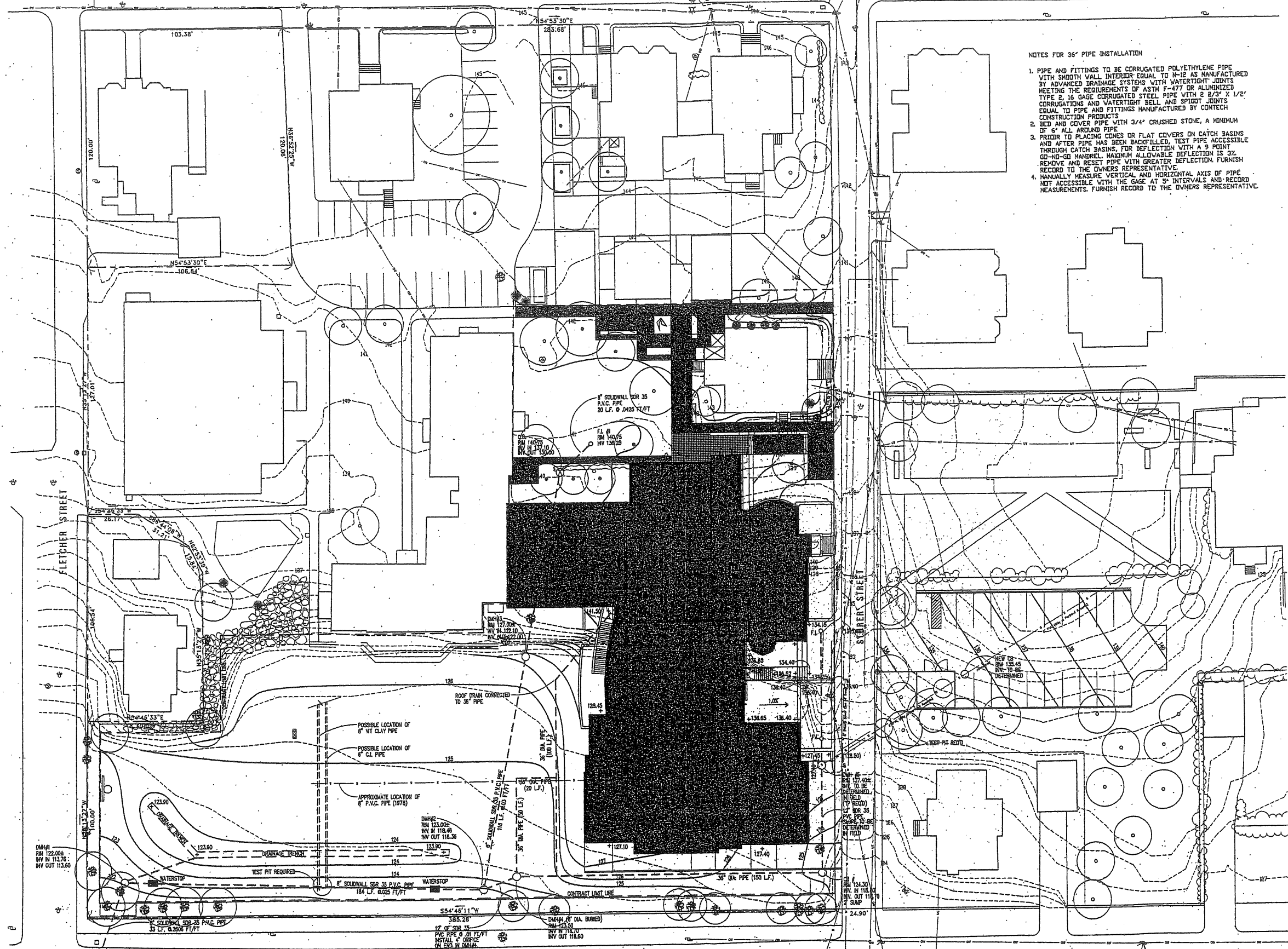
Waynelete Art Center

Waynelete Arts Center

2.2

NOTES FOR 36" PIPE INSTALLATION

1. PIPE AND FITTINGS TO BE CORRUGATED POLYETHYLENE PIPE WITH SMOOTH WALL INTERIOR EQUAL TO N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F-477 OR ALUMINIZED TYPE 2, 16 GAGE CORRUGATED STEEL PIPE WITH 2 8/3" X 1/2" CORRUGATIONS AND WATERTIGHT BELL AND SPIGOT JOINTS EQUAL TO PIPE AND FITTINGS MANUFACTURED BY CONTECH CONSTRUCTION PRODUCTS
2. BED AND COVER PIPE WITH 3/4" CRUSHED STONE, A MINIMUM OF 6" ALL AROUND PIPE
3. PRIOR TO PLACING CONES OR FLAT COVERS ON CATCH BASINS AND AFTER PIPE HAS BEEN BACKFILLED, TEST PIPE ACCESSIBLE THROUGH CATCH BASINS, FOR DEFLECTION WITH A 9 POINT GO-NO-GO MANHOLE. MAXIMUM ALLOWABLE DEFLECTION IS 3%. REMOVE AND RESET PIPE WITH GREATER DEFLECTION. FURNISH RECORD TO THE OWNERS REPRESENTATIVE.
4. MANUALLY MEASURE VERTICAL AND HORIZONTAL AXIS OF PIPE NOT ACCESSIBLE WITH THE GAGE AT 5' INTERVALS AND RECORD MEASUREMENTS. FURNISH RECORD TO THE OWNERS REPRESENTATIVE.



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fax (207) 781-4245

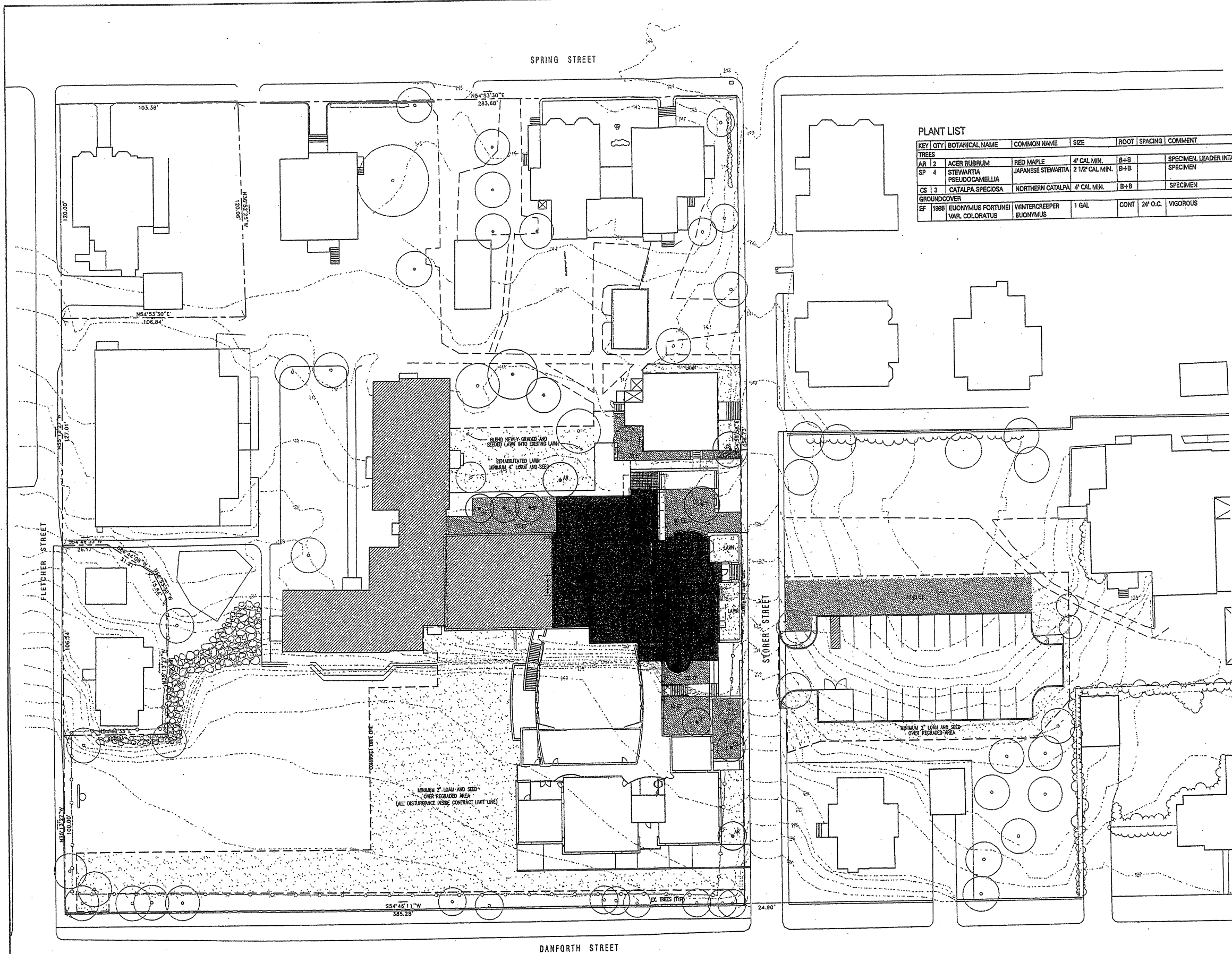
PROJECT  
**WAYNFLETE SCHOOL**  
380 SPRING STREET  
PORTLAND, ME

TITLE  
**GRADING +  
DRAINAGE PLAN 'B'  
PHASE II**

STATUS: **DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

DATE: 10 APRIL 2001	REVISION/DATE:
SCALE: 1"=20'-0"	
PROJECT NO. 010101.00	
DRAWN BY: RW	2001 © Scott Simons Architects
DWG. NO.	L-3.2

2.e



**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENT
<b>TREES</b>							
AR	2	ACER RUBRUM	RED MAPLE	4" CAL. MIN.	B+B		SPECIMEN LEADER INTACT
SP	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2 1/2" CAL. MIN.	B+B		SPECIMEN
CS	3	CATALPA SPECIOSA	NORTHERN CATALPA	4" CAL. MIN.	B+B		SPECIMEN
<b>GROUND COVER</b>							
EF	1896	EUONYMUS FORTUNEI VAR. COLORATUS	WINTERCREEPER EUONYMUS	1 GAL.	CONT	24" O.C.	VIGOROUS



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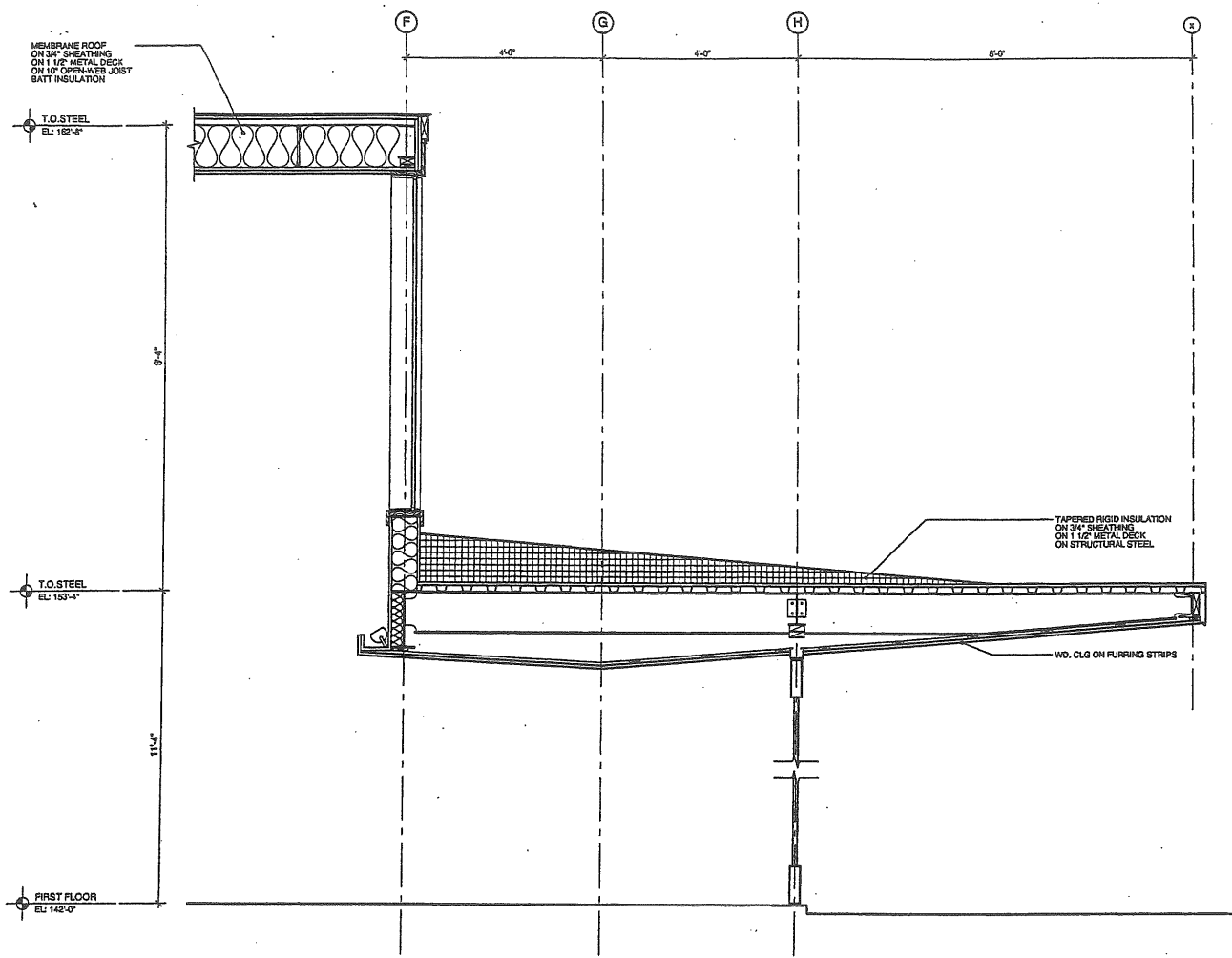
PROJECT  
**WAYNFLETE SCHOOL**  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**PLANTING PLAN  
PHASE I + II**

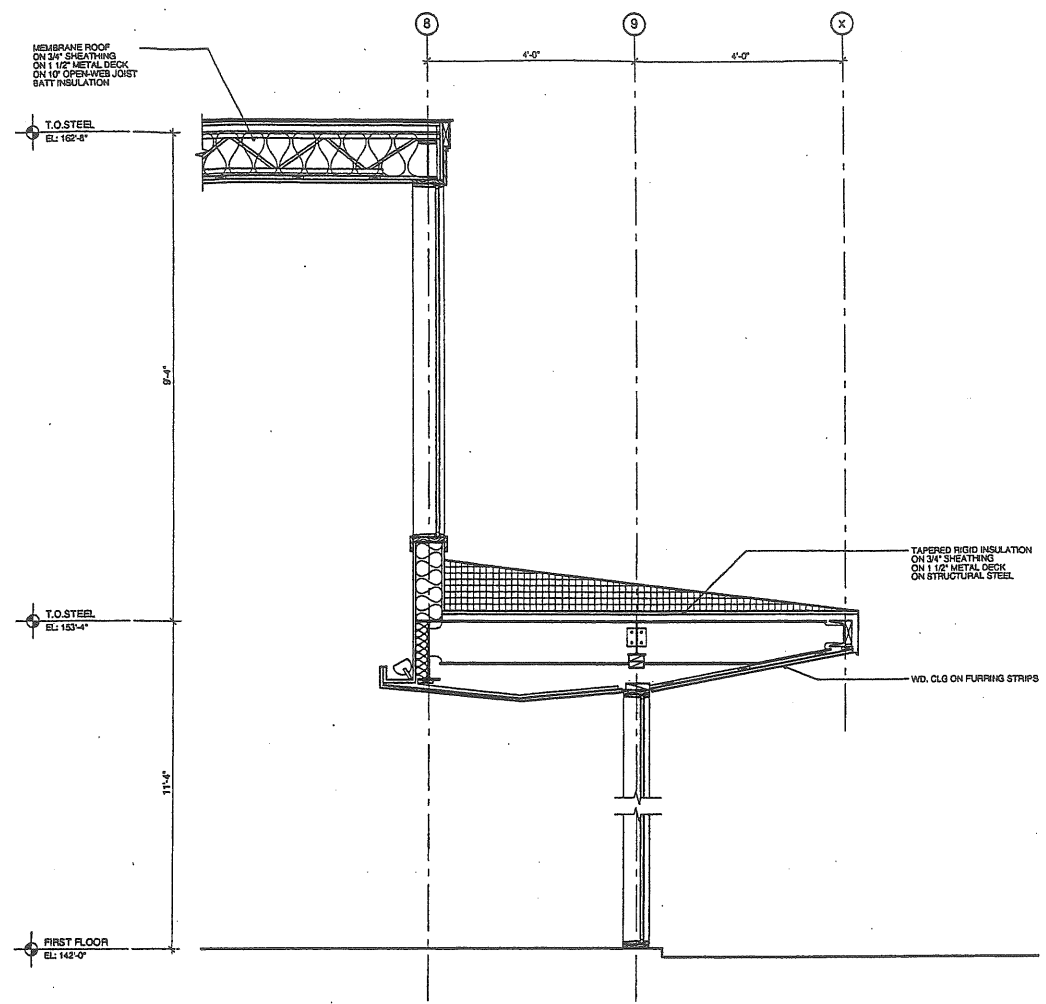
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DATE: \_\_\_\_\_  
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PROJECT NO. 01007.00  
DRAWN BY: RYN  
DWG NO. \_\_\_\_\_  
2007 © South Street Architects

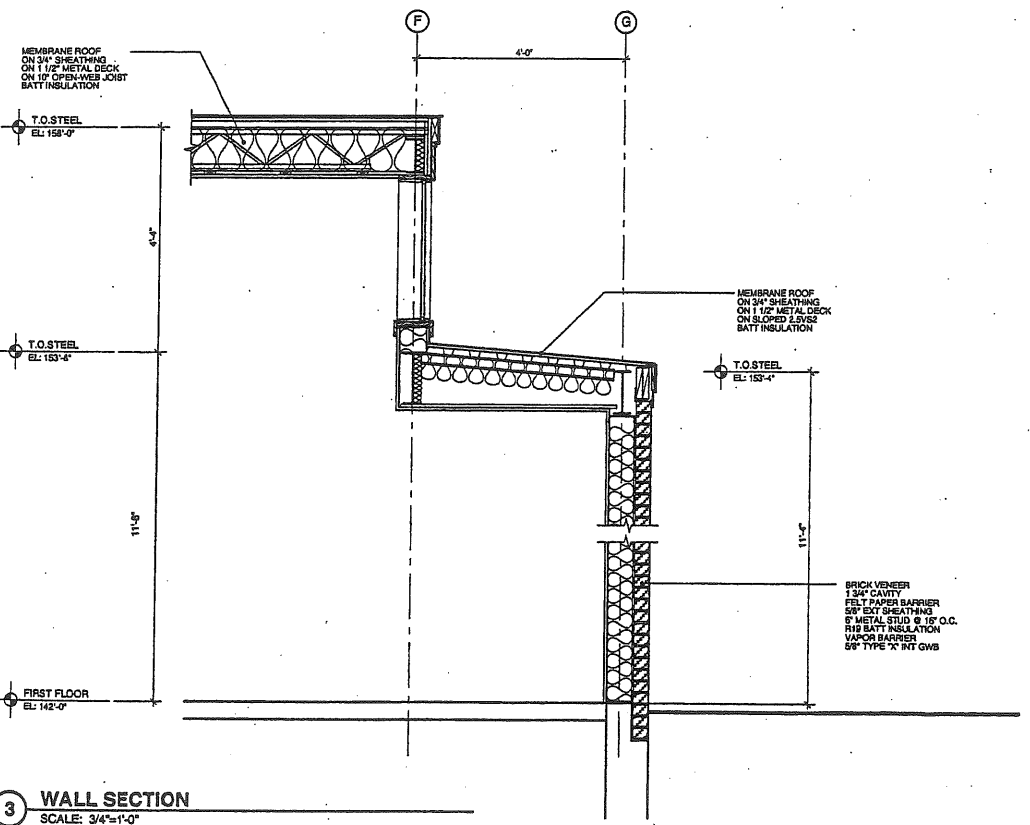




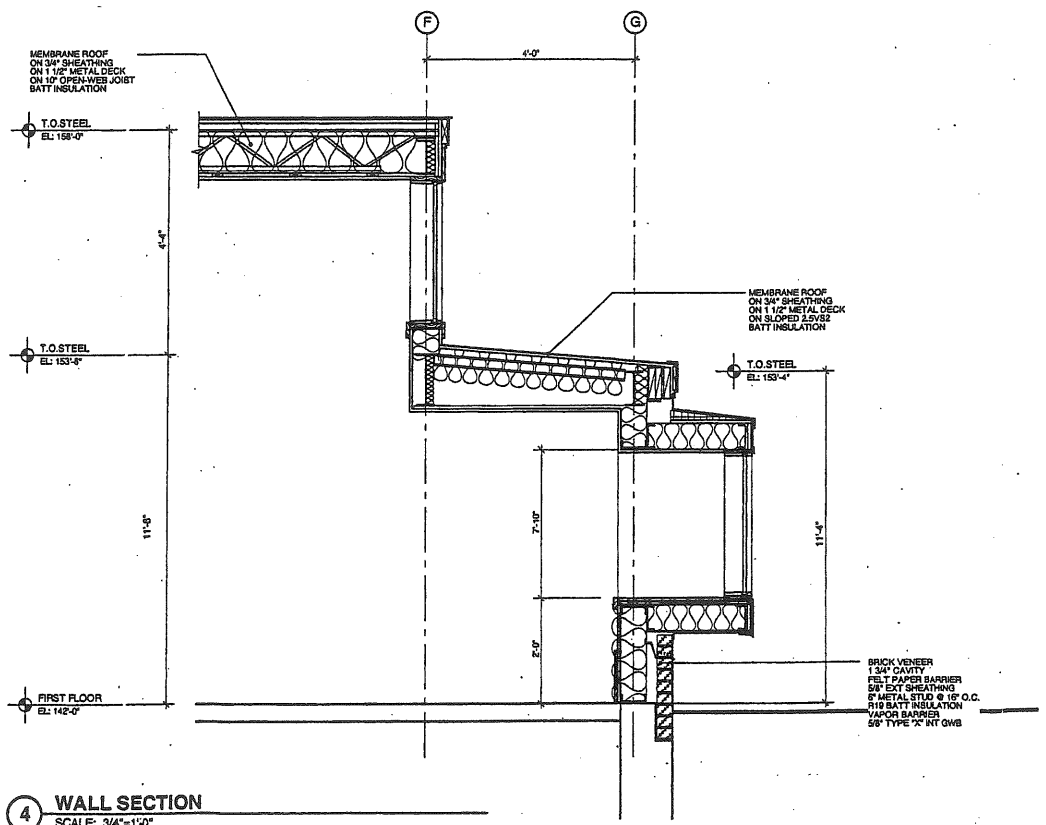
1 WALL SECTION  
SCALE: 3/4"=1'-0"



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



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



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

25  
I.P



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PROJECT  
**WAYNFLEETE ARTS CENTER PHASE ONE**  
360 SPRING STREET  
PORTLAND, ME

Progress Print  
March 28, 2001

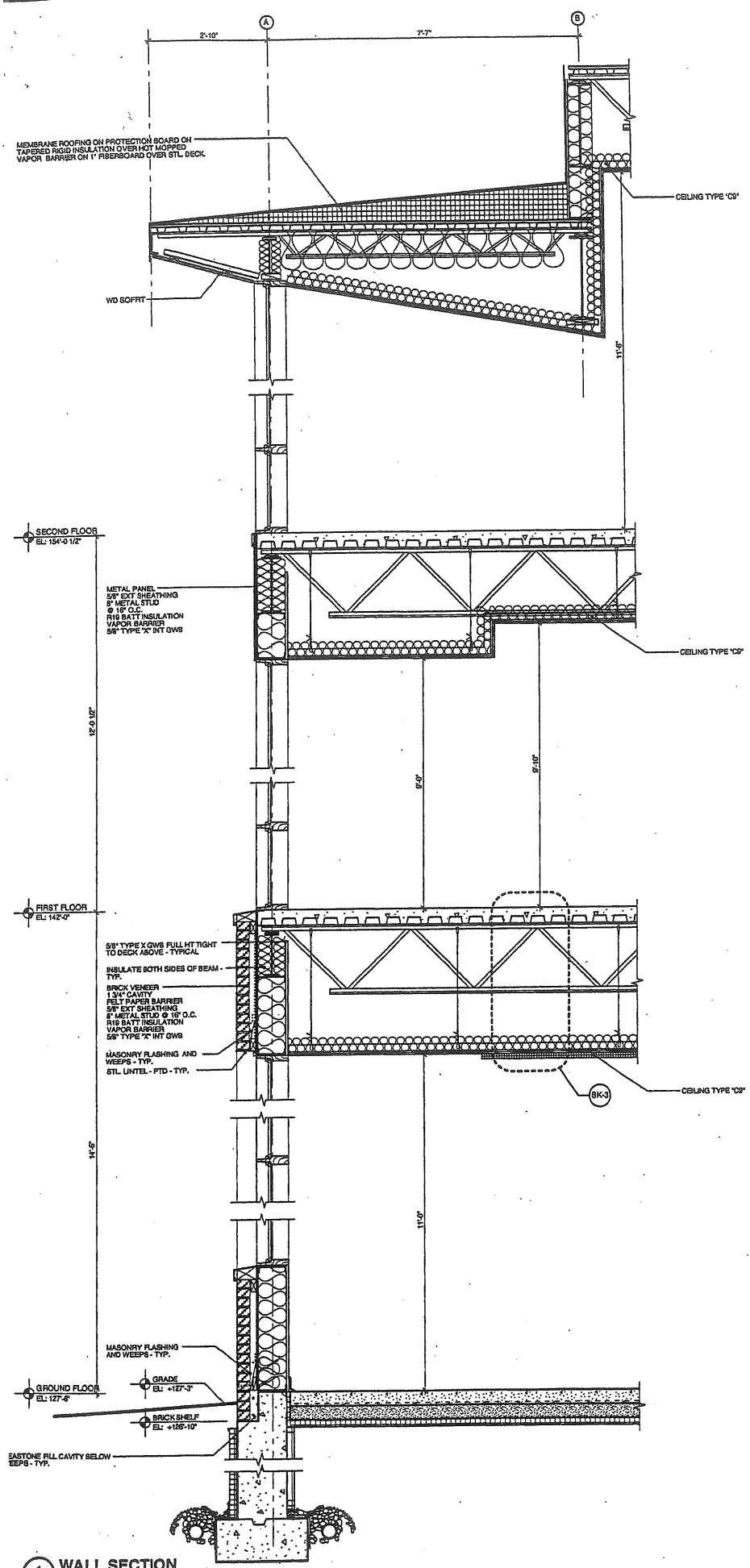
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**WALL SECTIONS**

STATUS:  
**CONSTRUCTION DRAWINGS  
NOT FOR CONSTRUCTION**


DATE: 03/21/01  
SCALE: 3/4" = 1'-0"  
PROJECT NO. 00122.04  
DRAWN BY: 2001@ Scott Simons ArchMasters

DWG NO. **A-4.1**

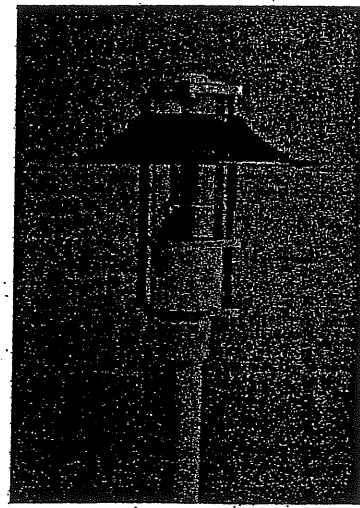
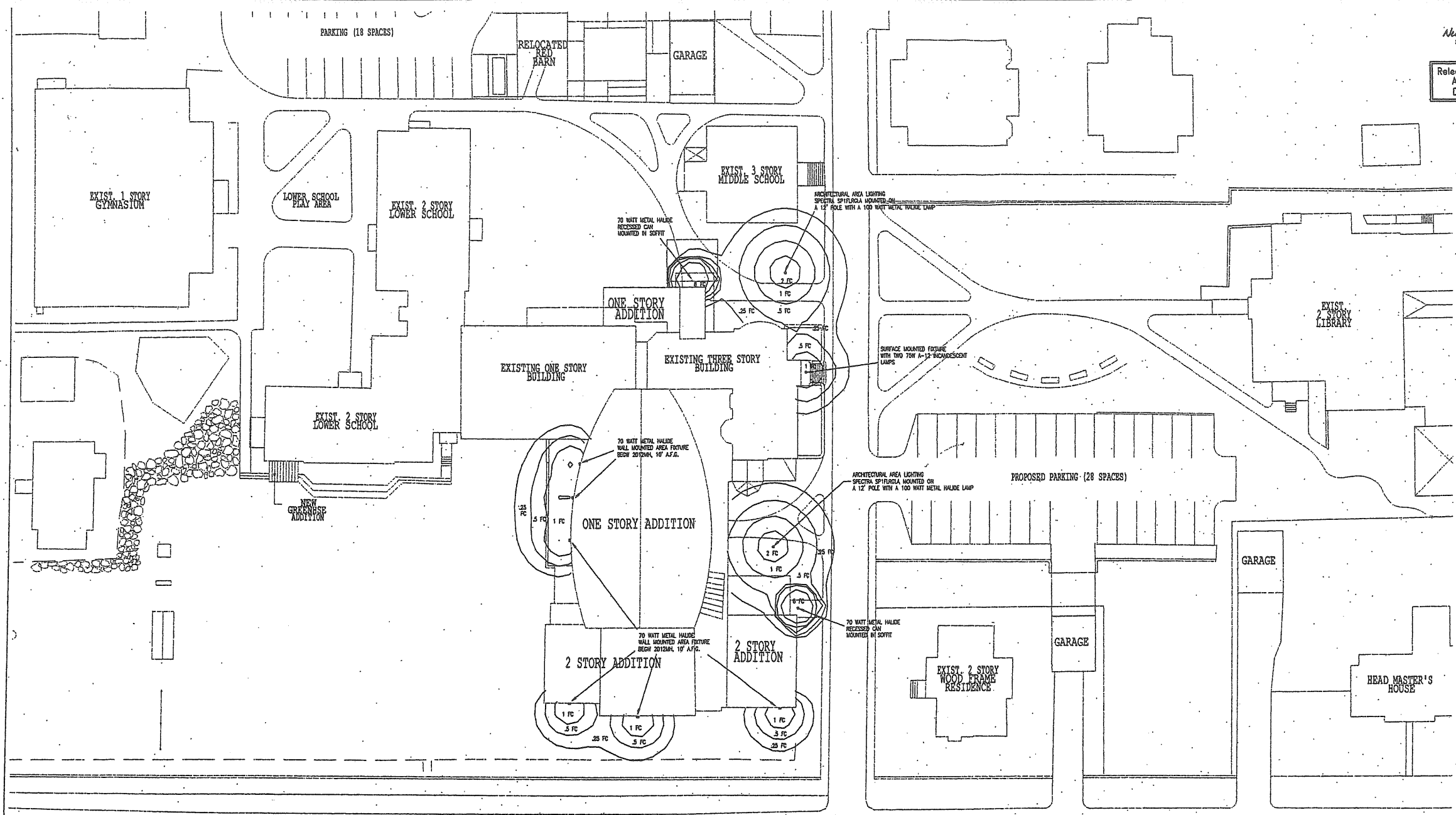
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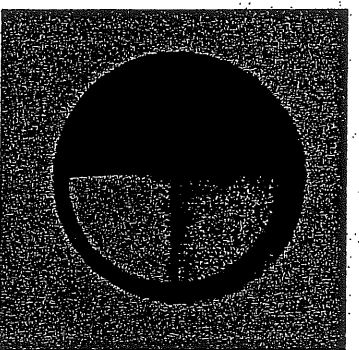
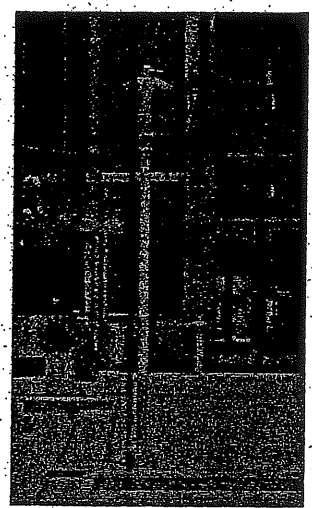
1 WALL SECTION  
SCALE: 3/4"=1'-0"

 Scott Simons Architects 12 Franklin Street, Apt. 501 Portland, Maine 04101 phone 207 772 4558 fax 207 528 4556	
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PROJECT <b>WAYNFLETE ARTS CENTER          PHASE ONE</b> 360 SPRING STREET PORTLAND, ME  Progress Print March 28, 2001	
TITLE <b>WALL SECTIONS</b>	
STATUS: <b>CONSTRUCTION DRAWINGS          NOT FOR CONSTRUCTION</b>	
DATE: 02.21.01	REVISION DATE:
SCALE: 3/4" = 1'-0"	PROJECT NO. 00123.04
DRAWN BY: SSA	2001 © Scott Simons Architects
DWG NO.	<b>A-4.2</b>

25  
I.R



SPECTRA POLE FIXTURE

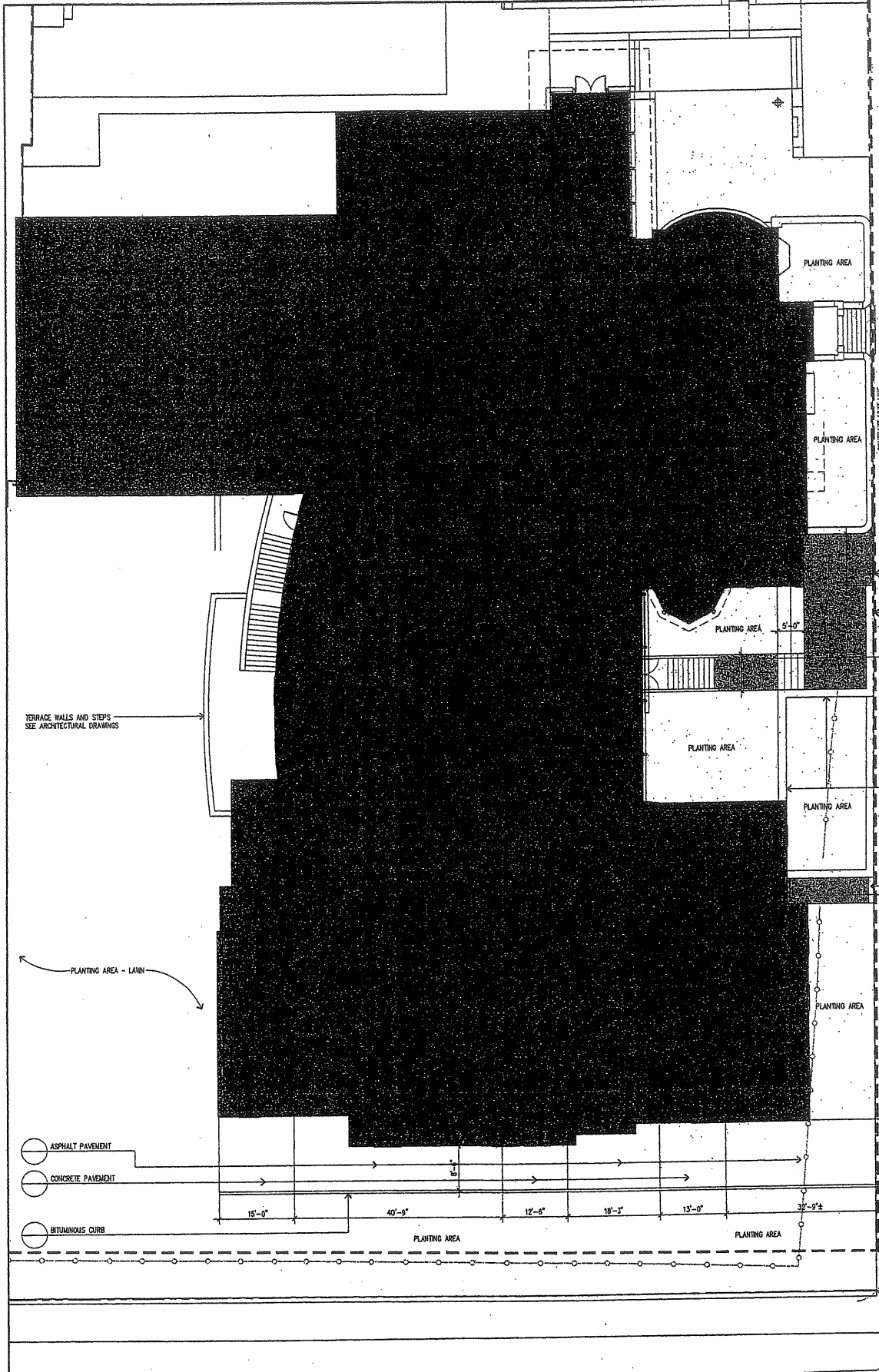


BEGA WALL MOUNTED FIXTURE



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PROJECT <b>WAYNFLETE SCHOOL PHASE ONE</b> 380 SPRING STREET PORTLAND, ME Progress Print March 9, 2001	
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TITLE <b>ELECTRICAL SITE LIGHTING PLAN</b>	
STATUS: <b>DESIGN DEVELOPMENT NOT FOR CONSTRUCTION</b>	
DATE: 4/16/01	REVISION DATE:
SCALE: AS SHOWN	
PROJECT NO. 24749004	
DRAWN BY: Neil and Gracie	
DWG NO. E-2	

2.f



TERRACE WALLS AND STEPS  
SEE ARCHITECTURAL DRAWINGS

PLANTING AREA - LAWN

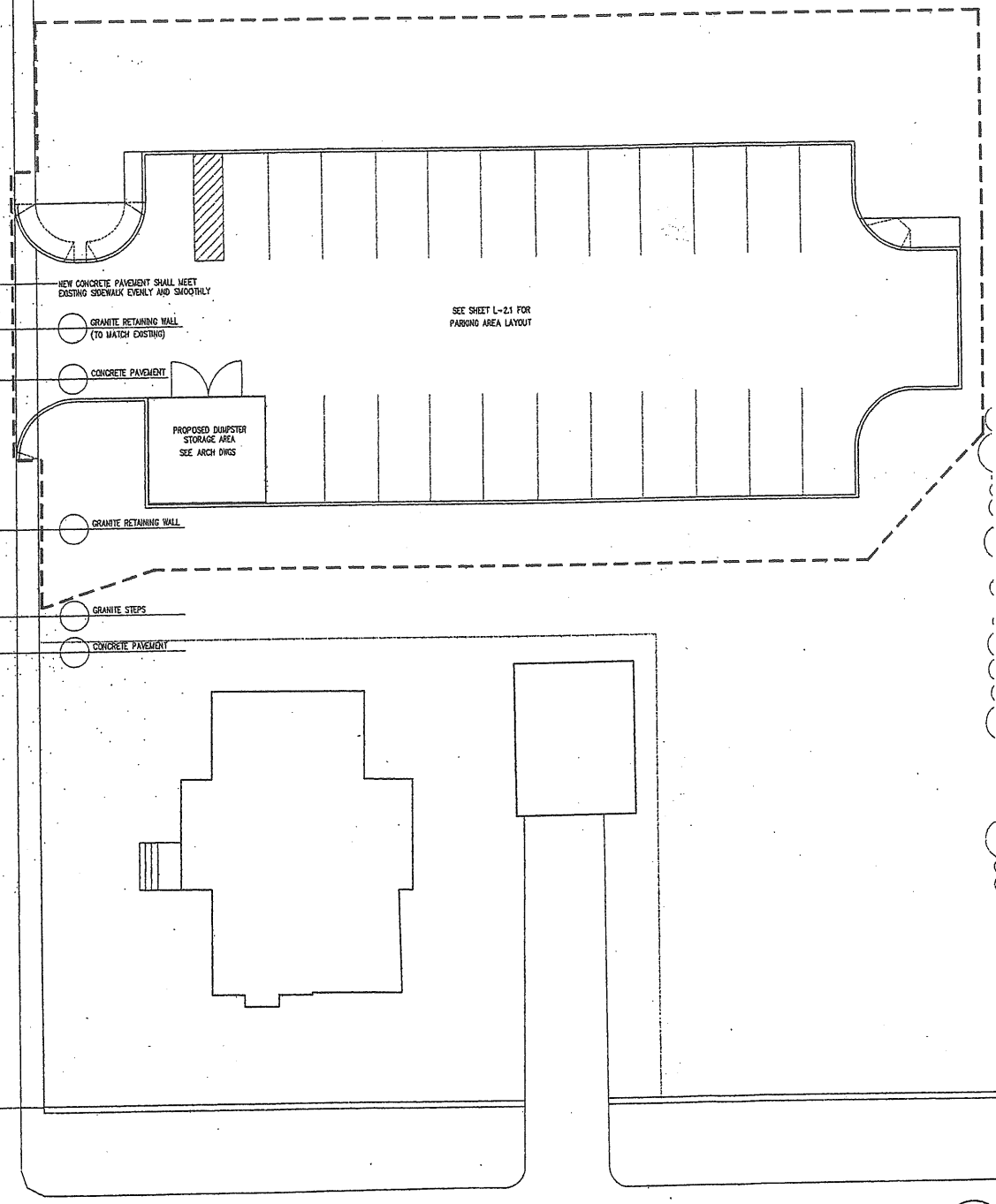
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BITUMINOUS CURB

PLANTING AREA

24.90'

DANFORTH STREET

STORER STREET



NEW CONCRETE PAVEMENT SHALL MEET EXISTING SIDEWALK EVENLY AND SMOOTHLY

GRANITE RETAINING WALL (TO MATCH EXISTING)

CONCRETE PAVEMENT

PROPOSED DUMPSTER STORAGE AREA  
SEE ARCH DWGS

GRANITE RETAINING WALL

GRANITE STEPS

CONCRETE PAVEMENT

SEE SHEET L-21 FOR PARKING AREA LAYOUT



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 mtchen@boucherlandscape.com

PROJECT  
**WAYNFLETE SCHOOL**  
 360 SPRING STREET  
 PORTLAND, ME

TITLE  
**LAYOUT + MATERIALS PLAN  
 PHASE II**

DATE	REVISION / DATE
SCALE: 1"=10'-0"	
PROJECT NO. 01001.00	
DRAWN BY: RWV	2011 © Scott Stevens Architects
DWG NO.	



**EROSION CONTROL**

**GENERAL NOTES:**

- THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
  - SOIL EROSION IS KEPT TO A MINIMUM.
  - NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
  - ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.
- LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS.
- INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES WHICH ACCUMULATE SEDIMENT AND DEBRIS.
- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
- TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
- MULCH ALL AREAS SEED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE MATS (OR MULCH AND NETTING) ON:
  - THE BASE OF GRASSED WATERWAYS
  - SLOPES STEEPER THAN 15%
  - BETWEEN OCT. 1 AND APRIL 14 USE MATS (OR MULCH AND NETTING) ON:
    - SIDE SLOPES OF GRASSED WATERWAYS
    - SLOPES STEEPER THAN 8%
  - INSTALL MATS (OR NETTING) IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- INSTALL EROSION CONTROL MESH IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. MESH TO BE EQUAL TO NORTH AMERICAN GREEN PRODUCT C125BN.
- FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.
- PROVIDE AND MAINTAIN DUST CONTROL MEASURES AS NECESSARY TO PREVENT DUST FROM BLOWING ONTO NEIGHBORING PROPERTY OR BEING TRACKED ONTO ADJACENT STREETS.

**SEEDING:**

- USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30.
- USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

**PERMANENT SEED:**

KENTUCKY BLUEGRASS	20.00 LBS/ACRE
CREeping RED FESCUE	20.00 LBS/ACRE
PERENNIAL RYEGRASS	5.00 LBS/ACRE
TOTAL	45.00 LBS/ACRE

**TEMPORARY SEED:**

OATS	80.00 LBS/ACRE	4/01 - 5/14
ANNUAL RYEGRASS	40.00 LBS/ACRE	
SUDANGRASS	40.00 LBS/ACRE	5/15 - 9/14
ANNUAL RYEGRASS	80.00 LBS/ACRE	5/15 - 9/14
WINTER RYE	112.00 LBS/ACRE	9/15 - 8/30
WINTER RYE (PROTECT W/ MULCH COVER)	112.00 LBS/ACRE	10/01 - 3/31

**LIME AND FERTILIZER:**

LIMING AND FERTILIZER RATES WILL BE BASED ON FIELD SOIL TESTING OF ON-SITE TOPSOILS BY A CERTIFIED LABORATORY. SUBMIT TEST RESULTS TO THE ENGINEER.

**MULCH:**

STRAW OR HAY (ANCHORED)	70 - 90 LBS/	PROTECTED AREAS
SHREDDED OR CHOPPED	185 - 275 LBS	MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES
JUTE MESH	AS REQUIRED	

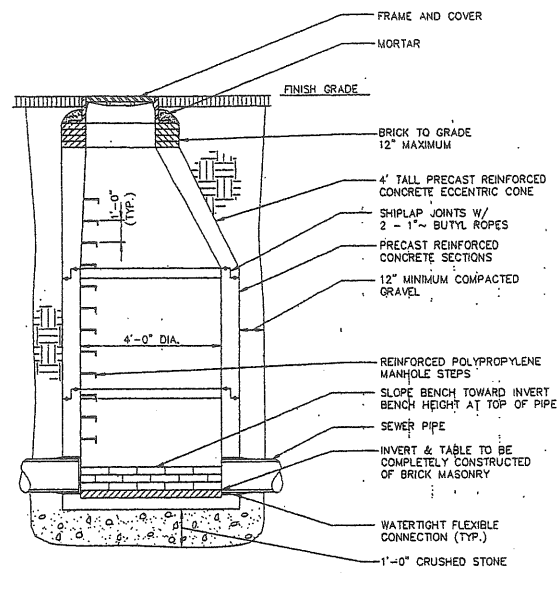
**MULCH ANCHORING**

PEG AND TWINE	LIQUID ASPHALT
MULCH NETTING	WOOD CELLULOSE FIBER
ASPHALT EMULSION	CHEMICAL TACK

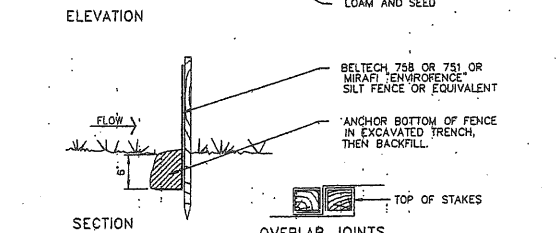
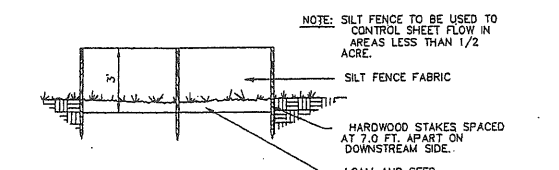
**GENERAL SEQUENCE OF CONSTRUCTION TO CONTROL EROSION:**

THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.

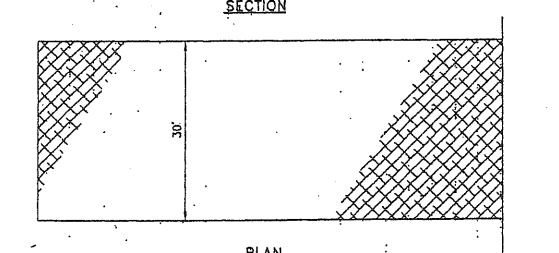
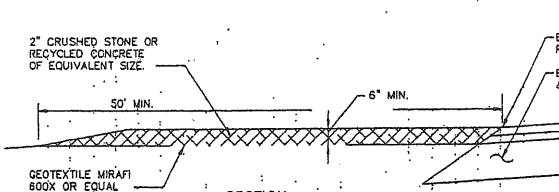
- CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS. ANY DISTURBED AREAS SHOULD BE STABILIZED BY SOME TEMPORARY MEASURES WITHIN 5-7 DAYS OF DISTURBANCE OR PRIOR TO ANY RAIN EVENT.
- INSTALL PERIMETER SILT FENCE AND EROSION CONTROL MEASURES.
- INSTALL STORMWATER CONTROL STRUCTURES & PIPES.
- STRIP AND STOCKPILE ON-SITE TOPSOIL. SEED STOCKPILES WITH TEMPORARY SEED MIX. DO NOT LOCATE PILES ON A SLOPE EXCEEDING 5%. STOCKPILES ARE TO BE SURROUNDED BY SILT FENCE ON THE DOWN-SLOPE SIDE AND TEMPORARILY MULCHED.
- BEGIN EARTHWORK.
- INSTALL AND PROTECT REMAINING STORM DRAINAGE SYSTEMS.
- RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
- COMPLETE FINE GRADING AND PAVING.
- FINE GRADE, LOAM, SEED AND FERTILIZE REMAINDER OF SITE.
- CLEAN STORM WATER CONTROL STRUCTURES AND PIPES OF CONSTRUCTION SEDIMENT.
- REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES WHEN GRASS HAS A 75% CATCH.



1 4' DIAMETER PRECAST MANHOLE SECTION NOT TO SCALE

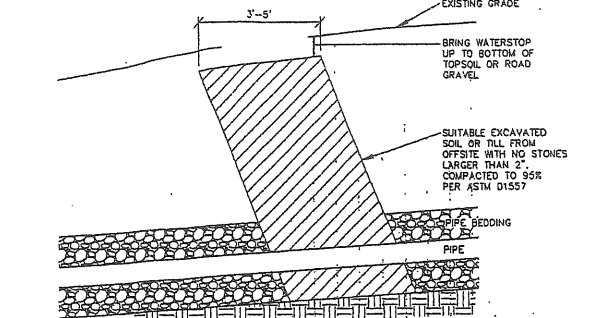


2 SILT FENCE DETAIL NOT TO SCALE

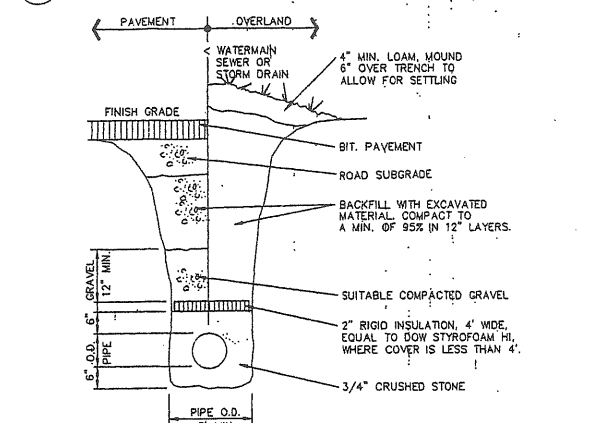


- NOTES:
- MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
  - REMOVE STABILIZED CONSTRUCTION ENTRANCE UPON COMPLETION OF WORK.

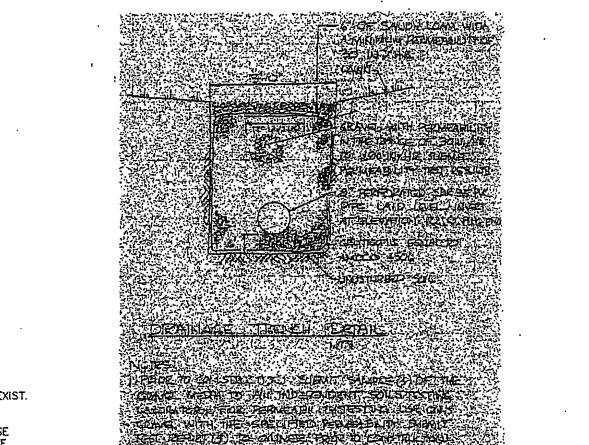
3 STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



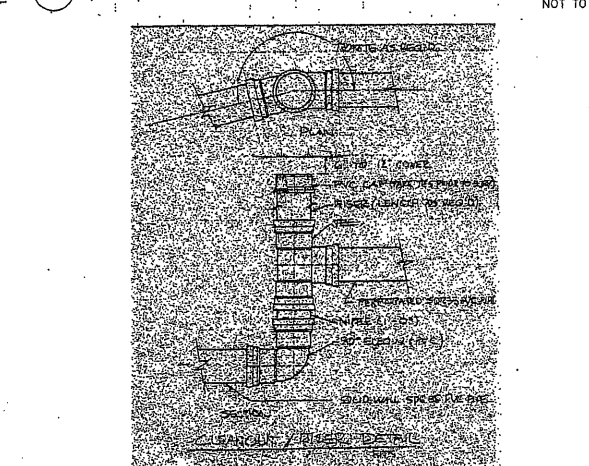
4 WATERSTOP DETAIL NOT TO SCALE



5 TYPICAL TRENCH SECTION NOT TO SCALE



6 DRAINAGE TRENCH DETAIL NOT TO SCALE



7 CLEANOUT/RISER DETAIL NOT TO SCALE

2.9

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michael@bouchelandscape.com

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

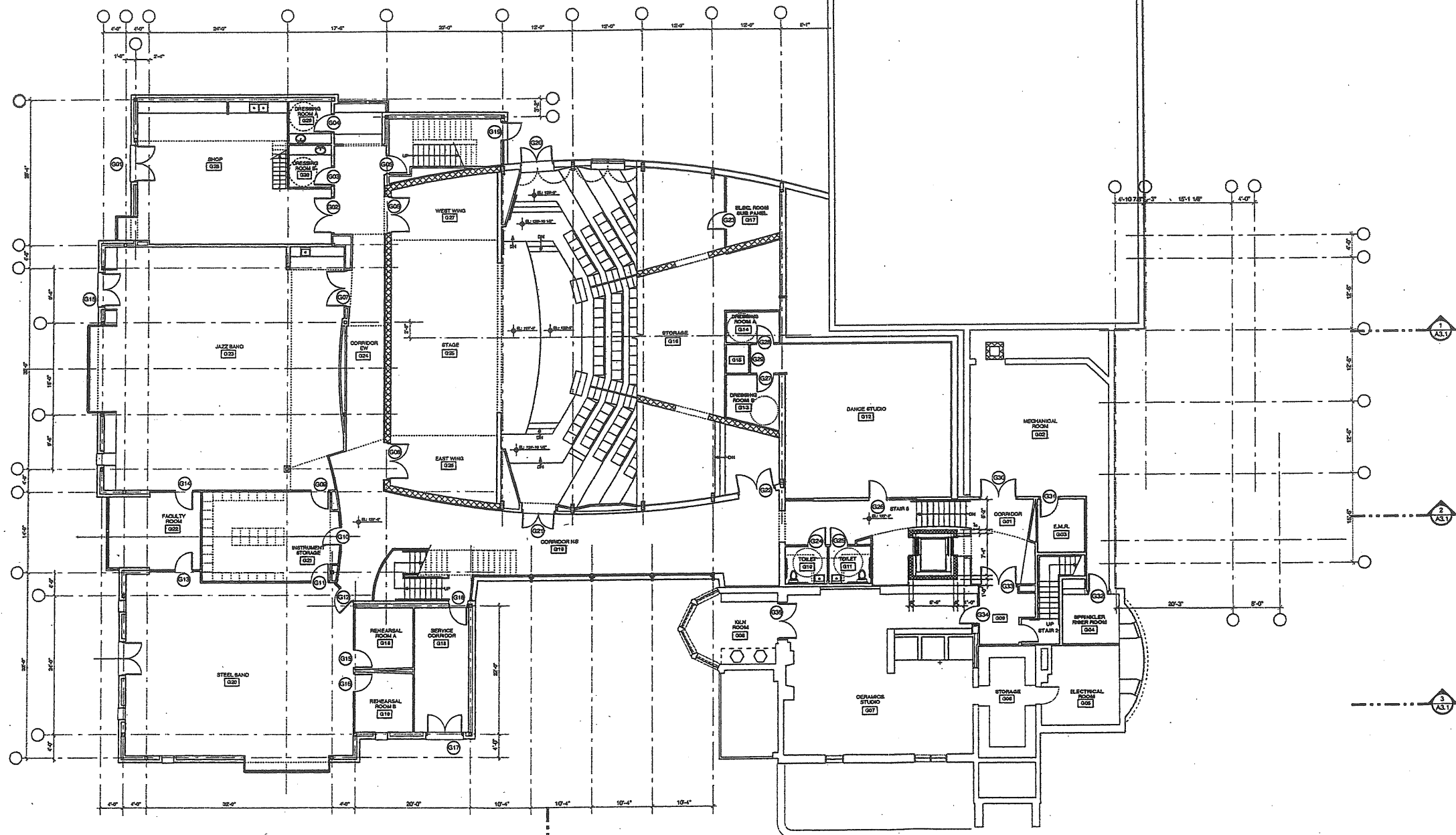
**PROJECT**  
**WAYNFLETE SCHOOL**  
880 SPRING STREET  
PORTLAND, ME

**TITLE**  
**DRAINAGE DETAILS**

**STATUS:**  
**DESIGN DEVELOPMENT**  
**NOT FOR CONSTRUCTION**

**DATE:** 27 MARCH 2001  
**SCALE:** AS NOTED  
**PROJECT NO.:** 01001.00  
**DRAWN BY:** RWJ for P&G  
**DWG NO.:** L-5.0

2.h



GROUND FLOOR PLAN



PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 360 SPRING STREET  
 PORTLAND, ME

April 25, 2001

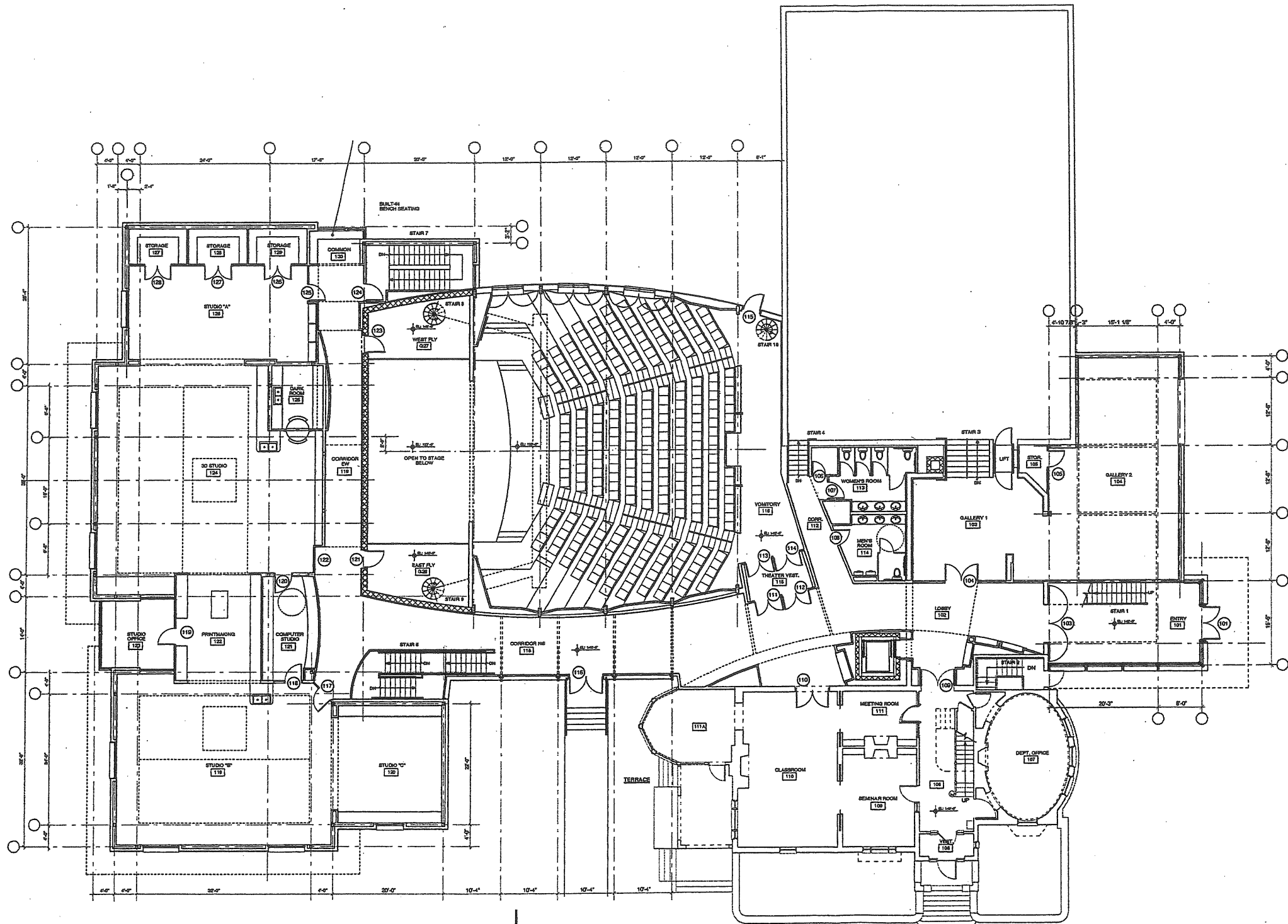
TITLE  
**GROUND FLOOR PLAN**

STATUS:  
**DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**

DATE: 02.25.01	REVISION/DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 00116.00	
DRAWN BY:	

DWG NO. **A-1.1**

2.1



FIRST FLOOR PLAN



PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 360 SPRING STREET  
 PORTLAND, ME

April 25, 2001

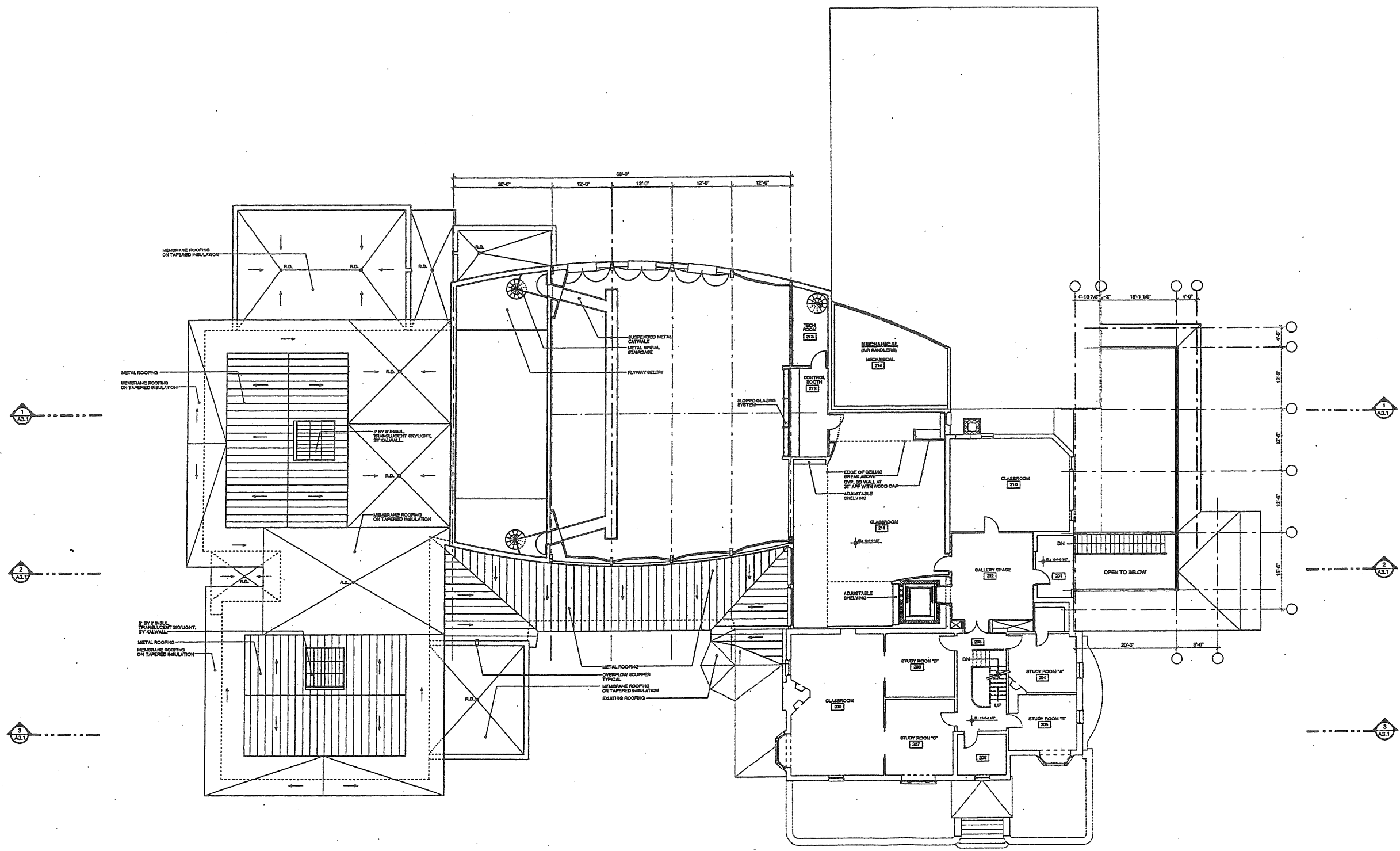
TITLE  
**1ST FLOOR PLAN**  
 Progress Print  
 March 27, 2001

STATUS:  
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 NOT FOR CONSTRUCTION**

DATE: 02.25.01	REVISION DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 00116.00	
DRAWN BY: 2001© Scott Simon Architects	

DWG NO.  
**A-1.2**

2j



SECOND FLOOR PLAN



PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 360 SPRING STREET  
 PORTLAND, ME  
 April 25, 2001

TITLE  
**SECOND FLOOR PLAN**

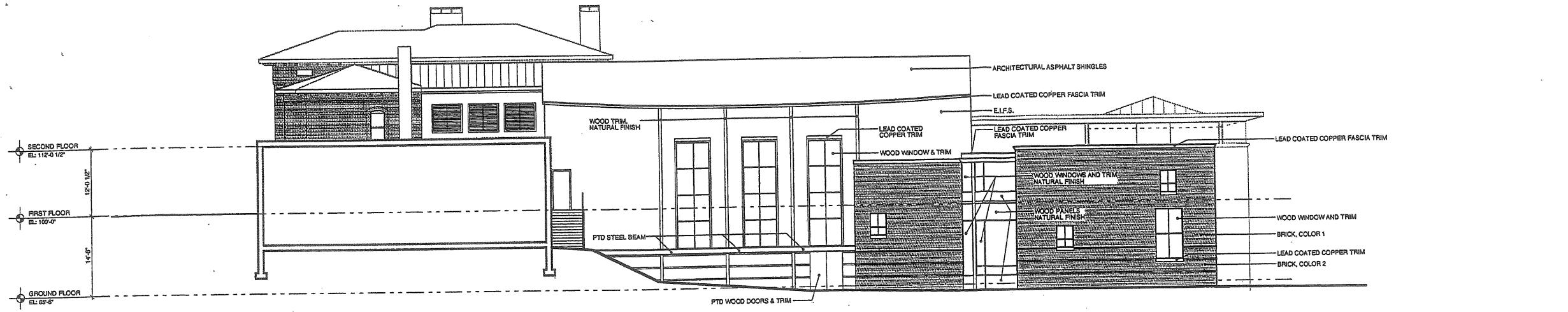
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 NOT FOR CONSTRUCTION**

DATE: 02.28.01	REVISION DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 00116.00	
DRAWN BY:	2010 South Shore Architects

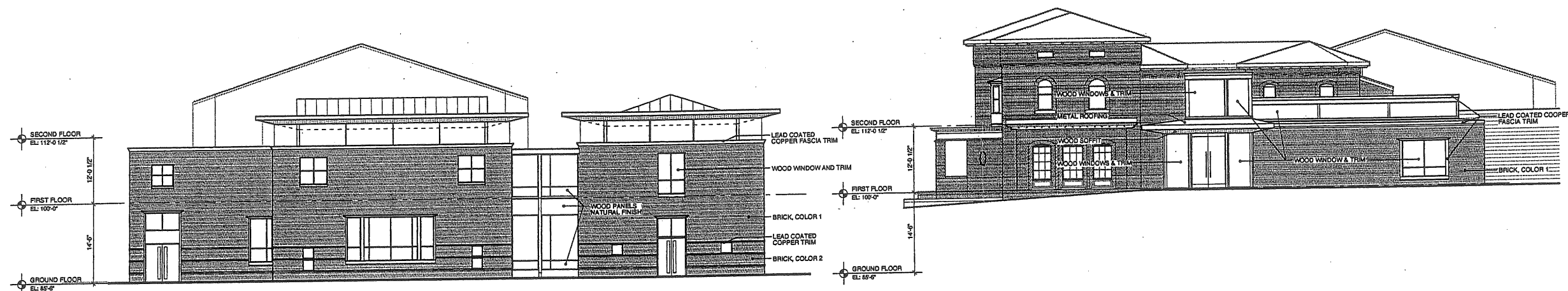
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2.K

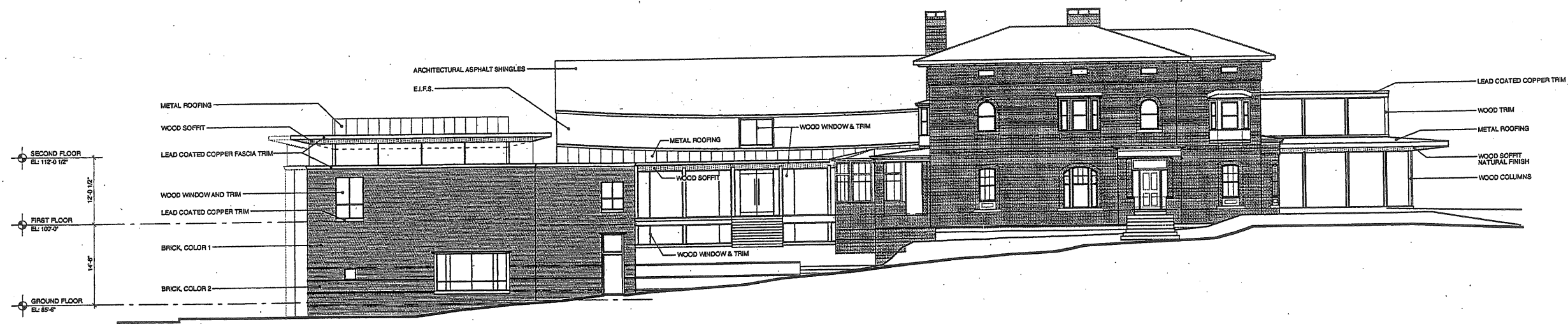


1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
360 SPRING STREET  
PORTLAND, ME  
  
April 30, 2001

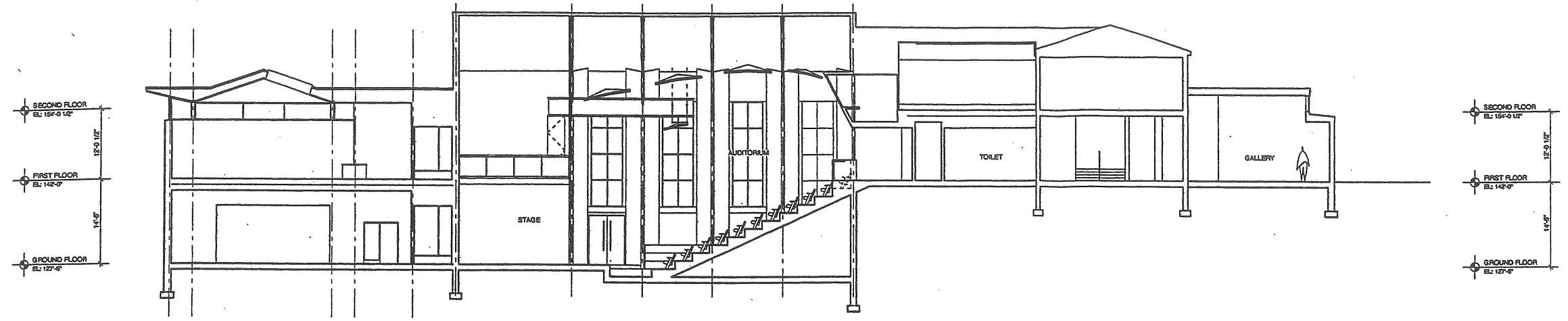
TITLE  
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STATUS: **DESIGN DEVELOPMENT  
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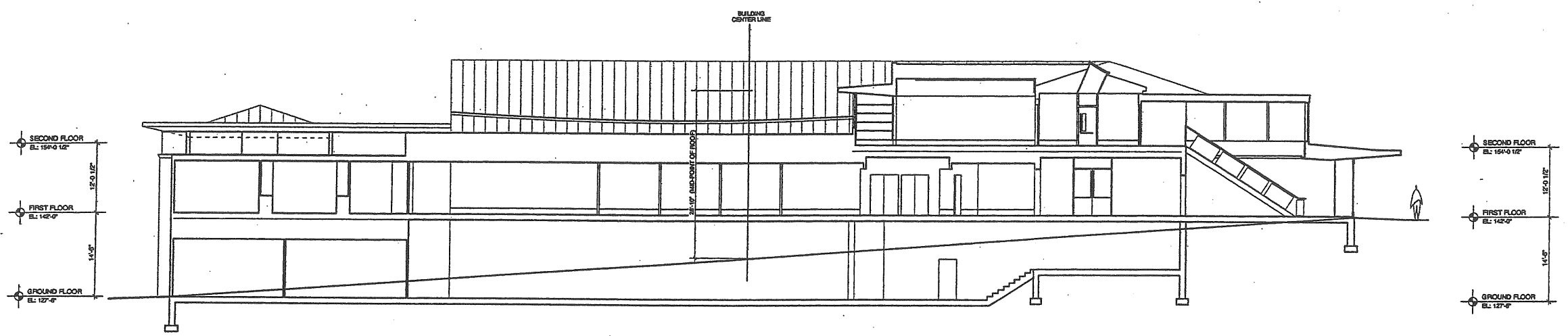
DATE: 04.30.01	REVISION / DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 00118.00	
DRAWN BY:	2001 © Scott Simeone Architects

DWG NO. **A-2.1**

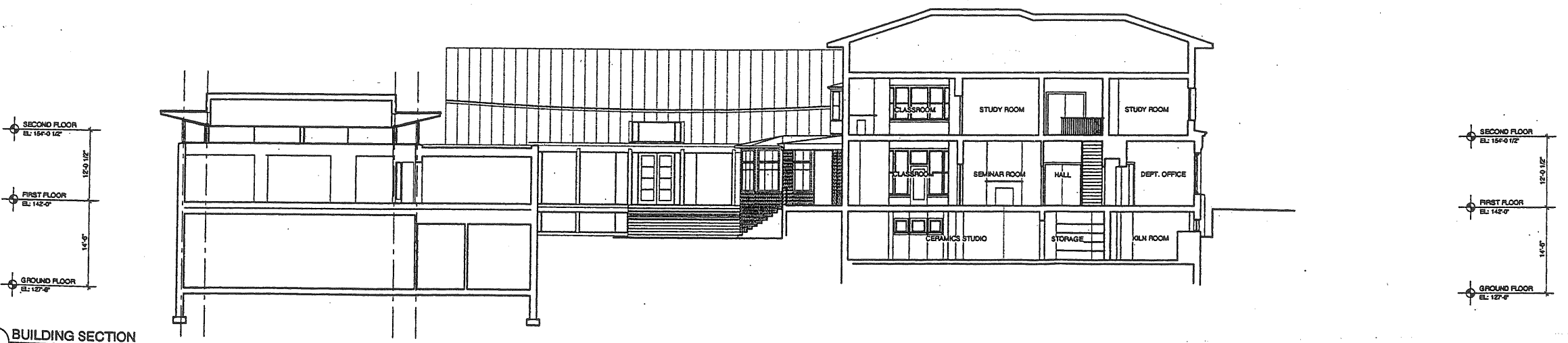
2.L



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



2 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

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Portland, Maine 04101  
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Fax 207 524 4800

PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
380 SPRING STREET  
PORTLAND, ME

April 25, 2001

TITLE  
**BLDG SECTIONS**

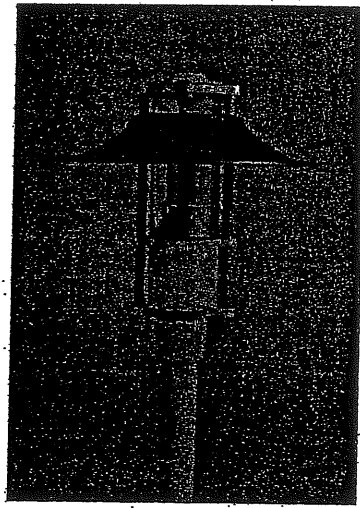
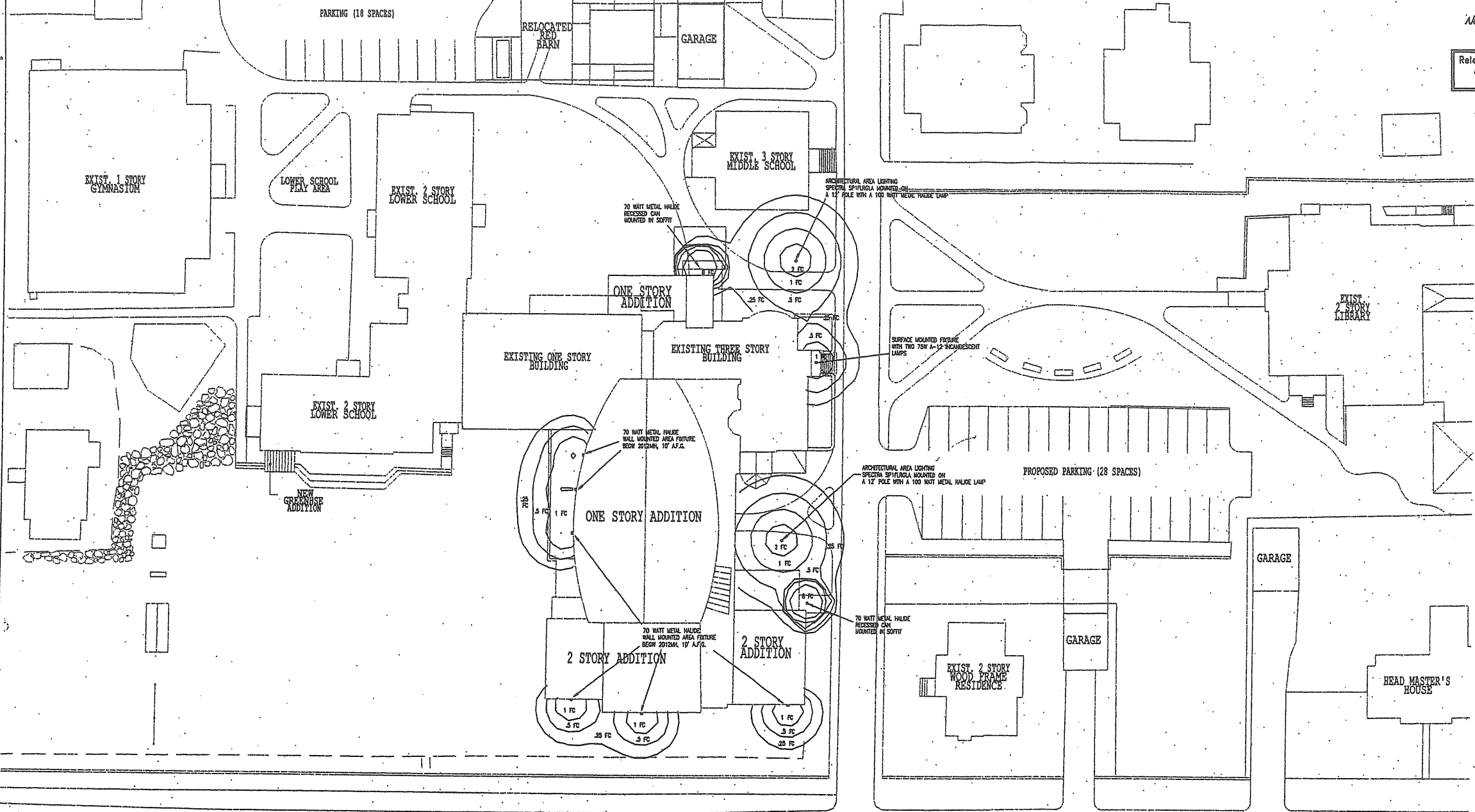
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NOT FOR CONSTRUCTION**

DATE: 02-28-01	REVISION DATE:
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PROJECT NO. 00114.00	
DRAWN BY: 2001 © Scott Stone Architects	
DWG NO.	<b>A-3.1</b>

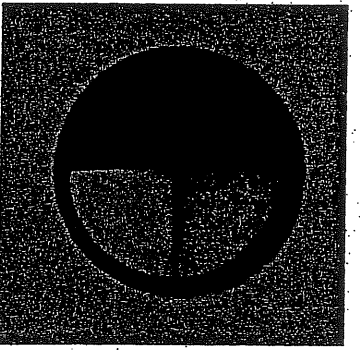
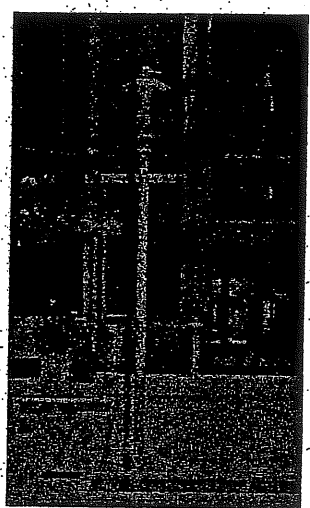
Neil and Gustaf  
Bangor, Maine, U.S.A.

Released For Review  
And Comment  
Date: Jan. 15, 2001

2.m



SPECTRA POLE FIXTURE



BEGA WALL MOUNTED FIXTURE

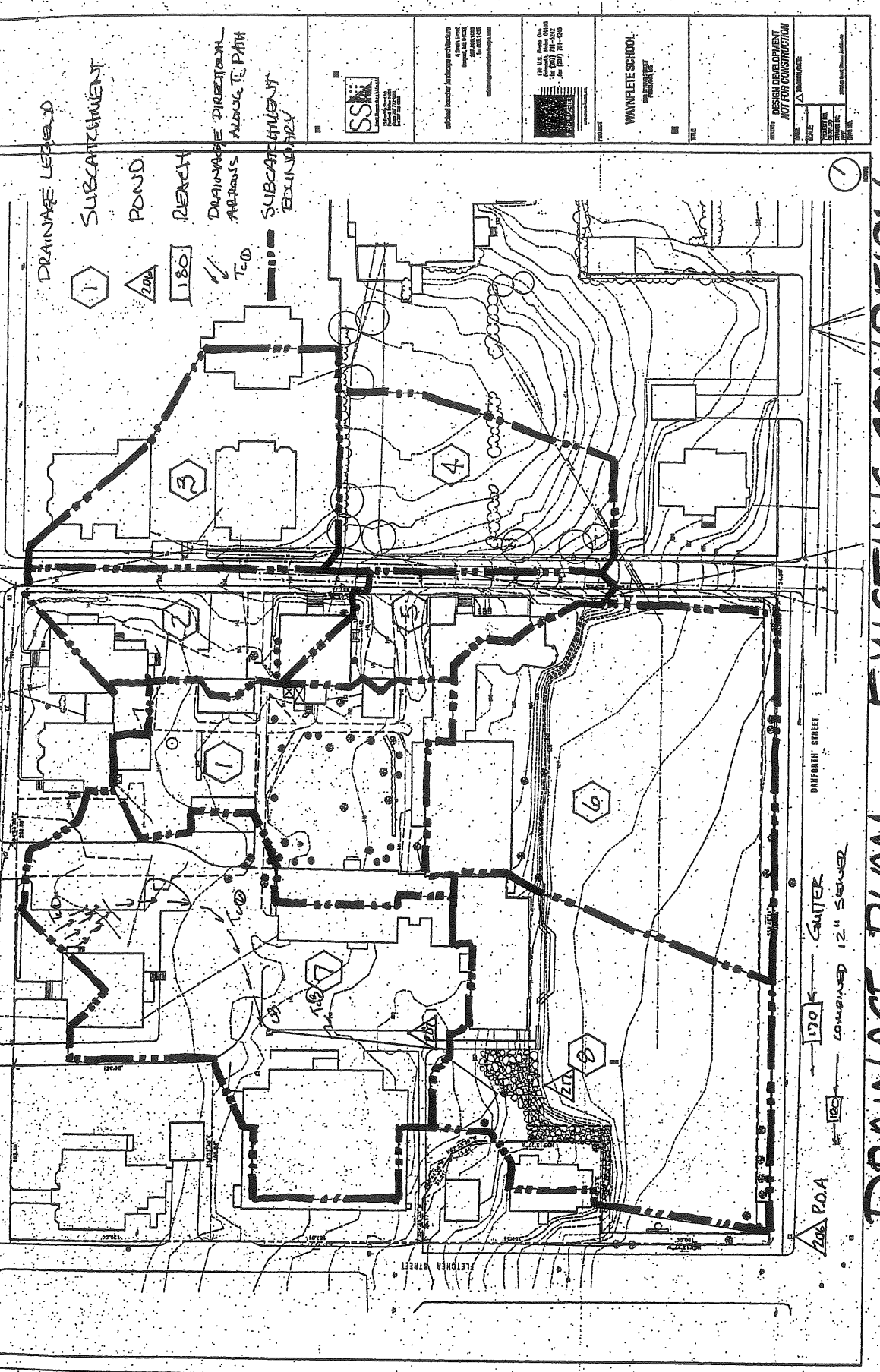
PROJECT  
**WAYNFLETE SCHOOL  
PHASE ONE**  
380 SPRING STREET  
PORTLAND, ME  
Progress Print  
March 9, 2001

TITLE  
**ELECTRICAL  
SITE LIGHTING  
PLAN**

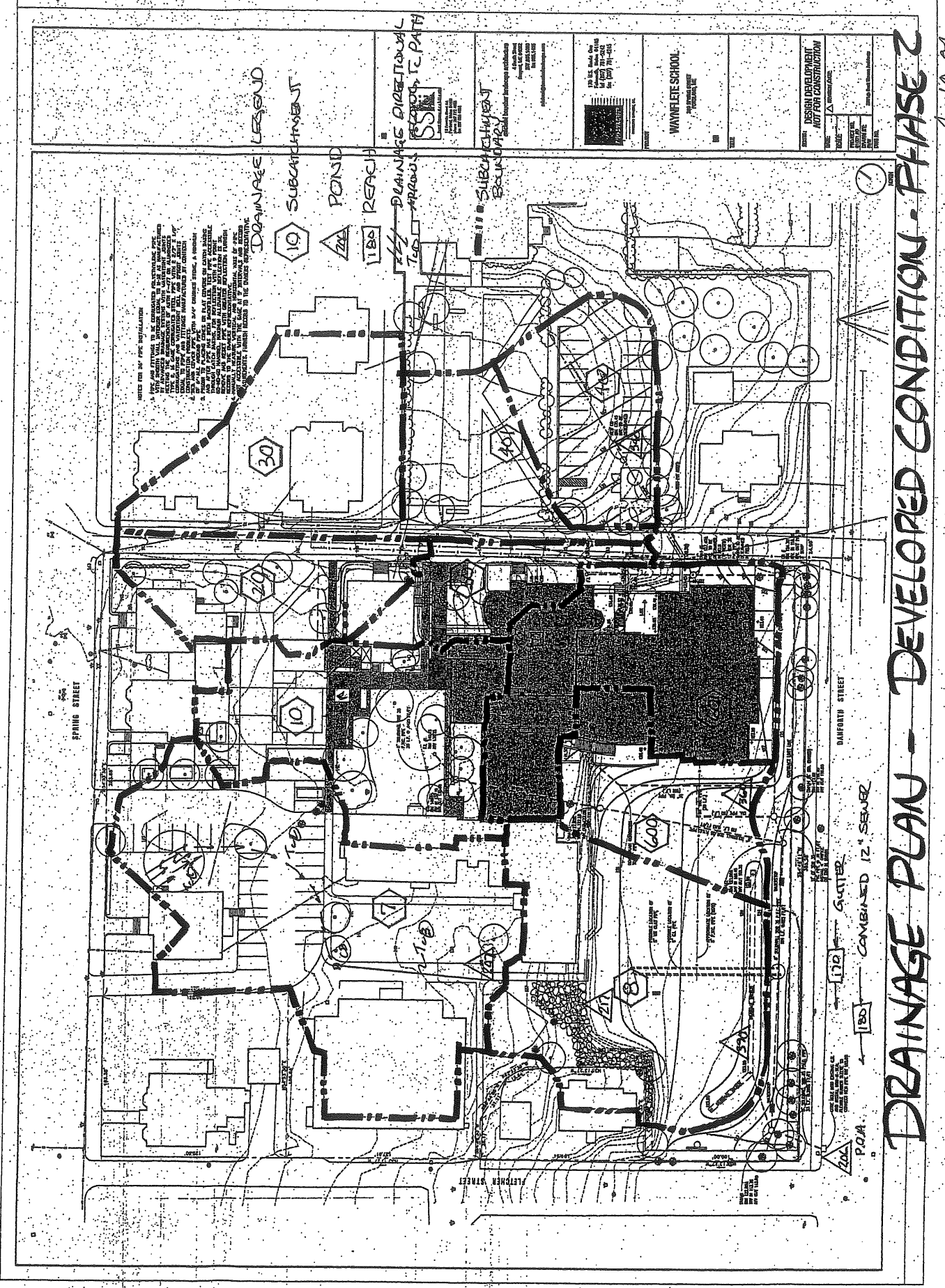
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NOT FOR CONSTRUCTION**

DATE: 4/16/01  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 2001-01  
DRAWN BY: [Signature]  
DWG NO.: **E-2**

STATE OF MAINE  
REGISTERED PROFESSIONAL ENGINEER  
4/16/01  
CAD FILE 24749004



**DRAINAGE PLAN - EXISTING CONDITION** 4-10-01



**DRAINAGE PLAN - DEVELOPED CONDITION - PHASE 2** 4-10-01

2.2.2

C.I.O  
 SITE DRAINAGE

061-F-006

26-36 Storer

Waynelete Art Center

Waynelete Arts Center

*Planning Board Submission*

*April 26, 2001*

**Renovations and Additions for**

# **Waynflete Arts Center**

**360 Spring Street, Portland, Maine**

## **Phase One**

**Architects:**

Scott Simons Architects  
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e-mail  
austin@simonsarchitects.com

**Landscape Architect:**

Michael Boucher Landscape Architecture  
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Freeport, Maine 04032  
phone 207 865-1080  
fax 207 865-1455  
e-mail  
michael@boucherlandscape.com

**Civil Engineers**

Pinkham & Greer Consulting Engineers  
170 U.S. Route One  
Falmouth, Maine 04105  
phone 207 781-5242  
fax 207 781-4245  
e-mail  
pgce@maine.rr.com

**Structural Engineers:**

Becker Structural Engineers  
19 Commercial Street  
Portland, Maine 04101  
phone 207 879-1838  
fax 207 879-1822  
e-mail  
beckerse@gwi.net

**Electrical Engineers:**

Neill and Gunter  
Scarborough Court, 482 Payne Road  
Scarborough, Maine 04074  
phone 207 883-3355  
fax 207 883-3376  
e-mail  
rnadeau@nginc.com

**Mechanical Engineers & Contractor**

Johnson & Jordan, Mechanical Contractors  
18 Mussey Road  
Scarborough, Maine 04074  
phone 207 883-8345  
fax 207 883-8619  
e-mail  
mike@johnsonandjordan.com

**Specifications:**

Lowell Specifications, Inc.  
50 Fernald Road  
Freeport, Maine 04032-6611  
phone 207 865-4518  
fax 207 781-1136  
e-mail  
lowspecs@suscom-maine.net

### List of Drawings

- Cover Cover Sheet
- Survey Overall Site Survey
- PHASE ONE
- MP-1.1 Master Site Plan-Phase One
- L-1.0 Demolition & Removals Plan
- L-2.0 Layout & Materials Plan
- L-3.0 Grading & Drainage Plan
- L-4.0 Planting Plan
- L-5.0 Drainage Details
- L-5.1 Site Details
- A-1.0 Ground Floor Plan-Phase One
- A-1.1 First Floor Plan-Phase One
- A-1.2 Second Floor Plan-Phase One
- A-2.1 Exterior E/N Elevations-Phase One
- A-2.2 Exterior W/S Elevations-Phase One
- A-3.1 Building Sections-Phase One
- A-4.1 Wall Sections
- A-4.2 Wall Sections
- E.2 Site Lighting Plan
- C-1.0 Site Drainage Plan



PROJECT

**WAYNFLETE ARTS CENTER**

360 SPRING STREET  
PORTLAND, ME

Planning Board Submission  
April 26, 2001

TITLE

**COVER SHEET**

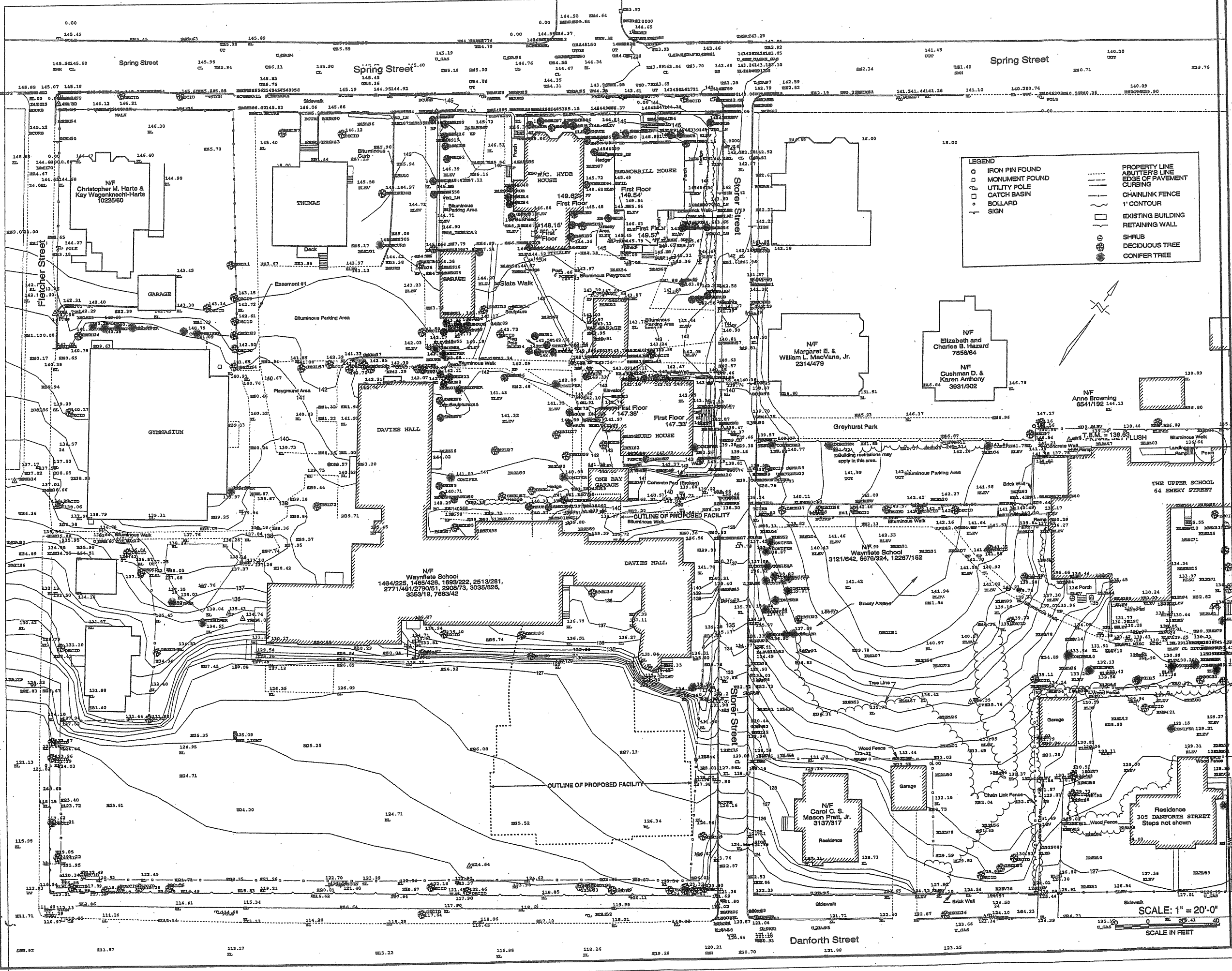
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**NOT FOR CONSTRUCTION**

DATE: 04.28.01      REVISION DATE:

PROJECT NO. 00118.00

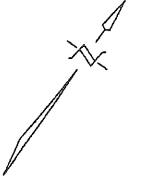
DRAWN BY: 2001 © Scott Simons Architects

DWG NO. **COVER**



**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



15 Franklin Street  
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Fax 277-4888

**PROJECT**  
**WAYNFLETE SCHOOL**  
366 SPRING STREET  
PORTLAND, ME

**TITLE**  
**SITE PLAN**  
February 8, 2001

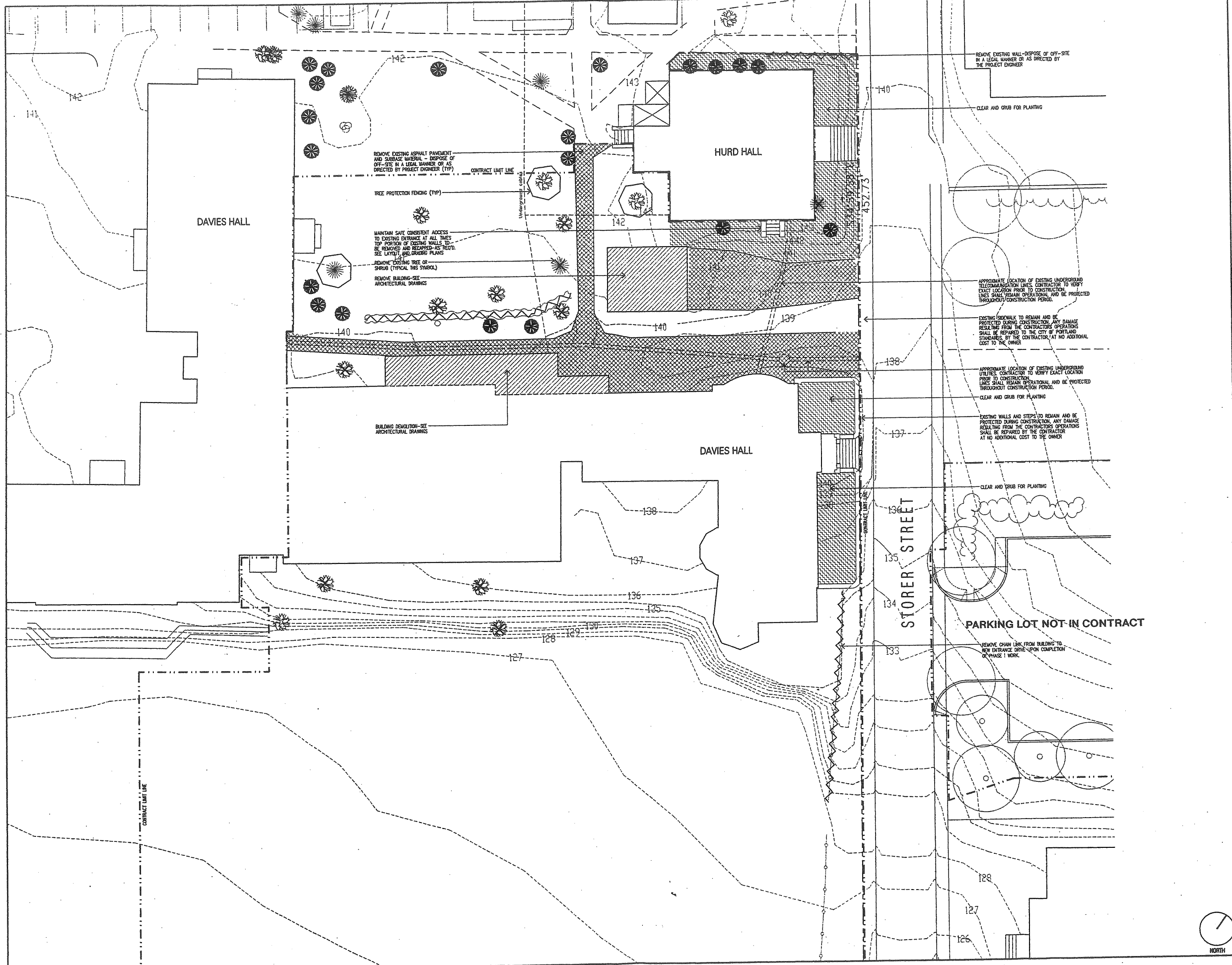
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**NOT FOR CONSTRUCTION**

**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**



1.d



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Fax 207.628.4659

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Bourbon, ME 04032  
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michael@boucherlandscape.com

PROJECT  
**WAYNFLETE SCHOOL**  
380 SPRING STREET  
PORTLAND, ME  
Issued for Pricing  
April 26, 2001

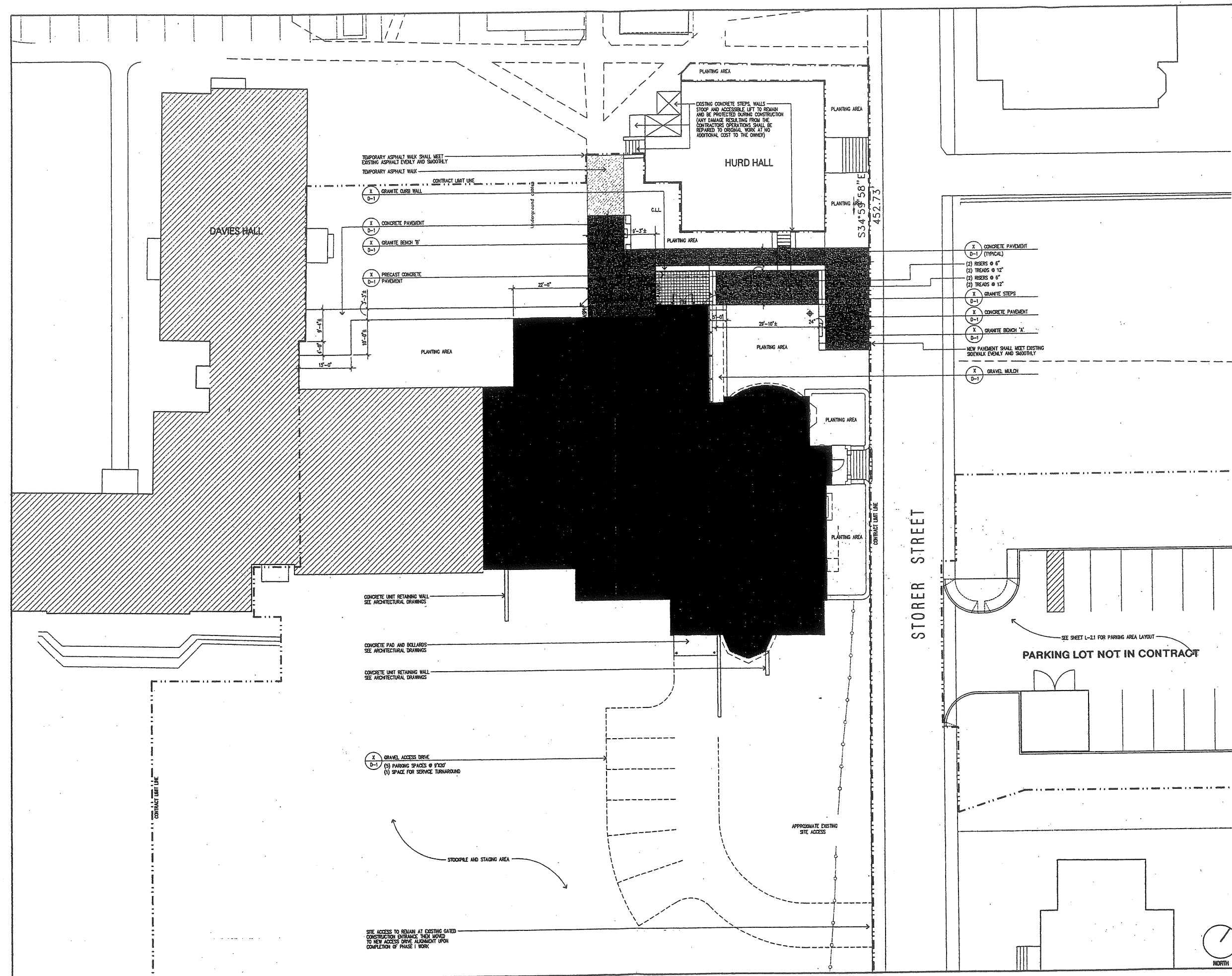
TITLE  
**DEMOLITION +  
REMOVALS PLAN**

STATUS:  
**CONSTRUCTION DRAWINGS  
NOT FOR CONSTRUCTION**

DATE: 28 APRIL 2001	REVISION / DATE:
SCALE: 1"=10'-0"	
PROJECT NO. 01001.00	
DRAWN BY: RWV	2801 © Scott Simms Architects
DWG NO.:	<b>L-1.0</b>



l.e



- (X) CONCRETE PAVEMENT (D-1) (TYPICAL)
- (2) RISERS @ 6"
- (2) TREADS @ 12"
- (2) RISERS @ 6"
- (2) TREADS @ 12"
- (X) GRANITE STEPS (B-1)
- (X) CONCRETE PAVEMENT (D-1)
- (X) GRANITE BENCH "X" (D-1)
- NEW PAVEMENT SHALL MEET EXISTING SIDEWALK EVENLY AND SMOOTHLY
- (X) GRAVEL MULCH (D-1)

- TEMPORARY ASPHALT WALK SHALL MEET EXISTING ASPHALT EVENLY AND SMOOTHLY
- TEMPORARY ASPHALT WALK
- (X) GRANITE CURB WALL (D-1)
- (X) CONCRETE PAVEMENT (D-1)
- (X) GRANITE BENCH "Y" (D-1)
- (X) PRECAST CONCRETE PAVEMENT (D-1)

- CONCRETE UNIT RETAINING WALL SEE ARCHITECTURAL DRAWINGS
- CONCRETE PAD AND BOLLARDS SEE ARCHITECTURAL DRAWINGS
- CONCRETE UNIT RETAINING WALL SEE ARCHITECTURAL DRAWINGS

- (X) GRAVEL ACCESS DRIVE (D-1)
- (5) PARKING SPACES @ 9'x20'
- (1) SPACE FOR SERVICE TURNAROUND

SITE ACCESS TO REMAIN AT EXISTING GATED CONSTRUCTION ENTRANCE WHEN MOVED TO NEW ACCESS DRIVE ALIGNMENT UPON COMPLETION OF PHASE 1 WORK



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207.865.1080  
fax 865.1455  
michael@boulcherlandscape.com

PROJECT  
**WAYNFLETE SCHOOL**  
380 SPRING STREET  
PORTLAND, ME  
Issued for Pricing  
April 26, 2001

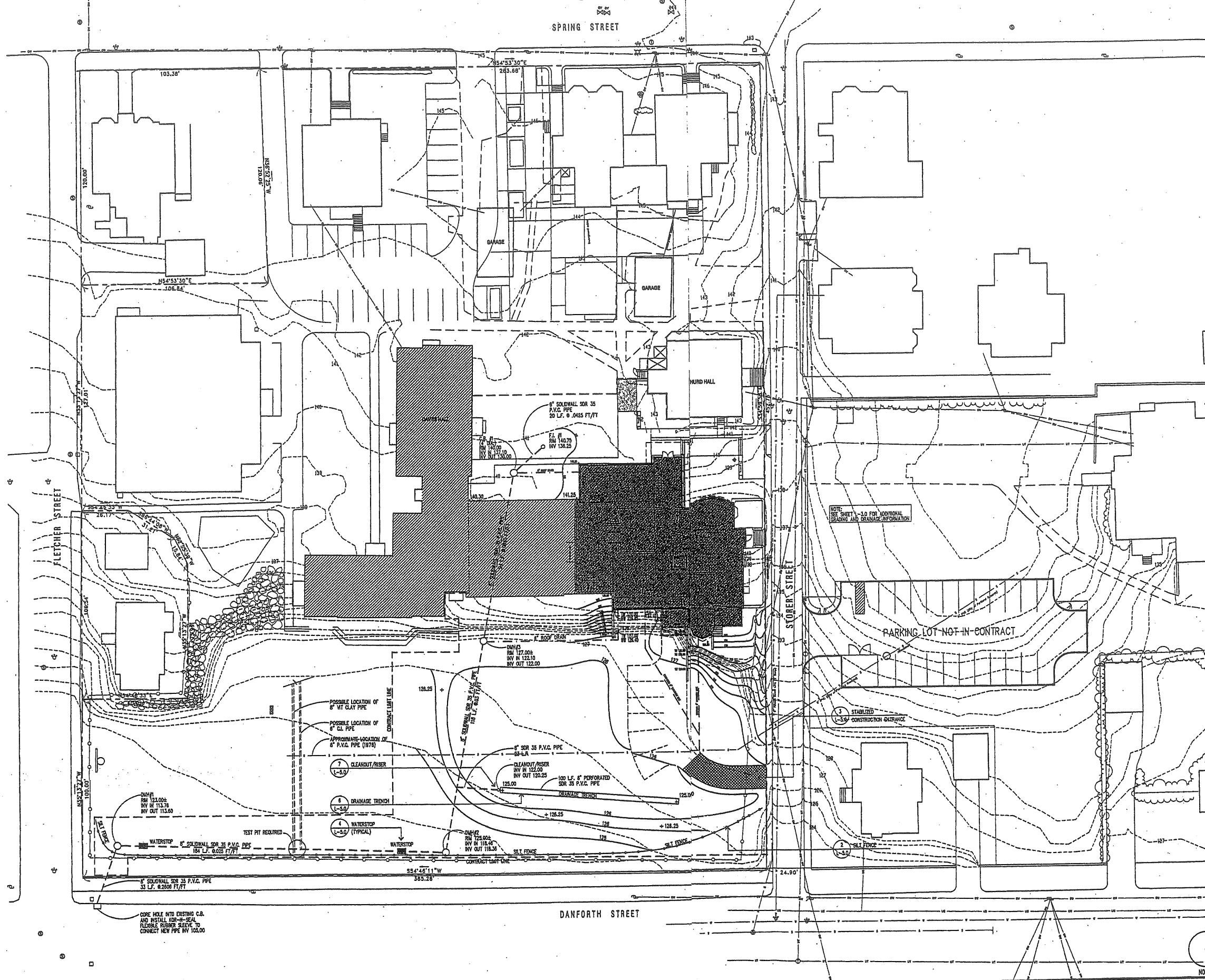
TITLE  
**LAYOUT + MATERIALS PLAN 'A'**

STATUS: <b>CONSTRUCTION DRAWINGS NOT FOR CONSTRUCTION</b>	
DATE 26 APRIL 2001	REVISION/DATE
SCALE 1"=10'-0"	
PROJECT NO. 01001.00	
DRAWN BY: RWV	2001 © Scott Stevens Architects
DWG NO. <b>L-2.0</b>	

STORER STREET

PARKING LOT NOT IN CONTRACT





17

Michael Boucher Landscape Architecture  
 SUBSURFACE DRAINAGE  
 EARTHWORK  
 DRAINAGE STRUCTURES

STATE OF MAINE  
 STEPHEN C. STEARNS  
 REG. 4437  
 5-3-01

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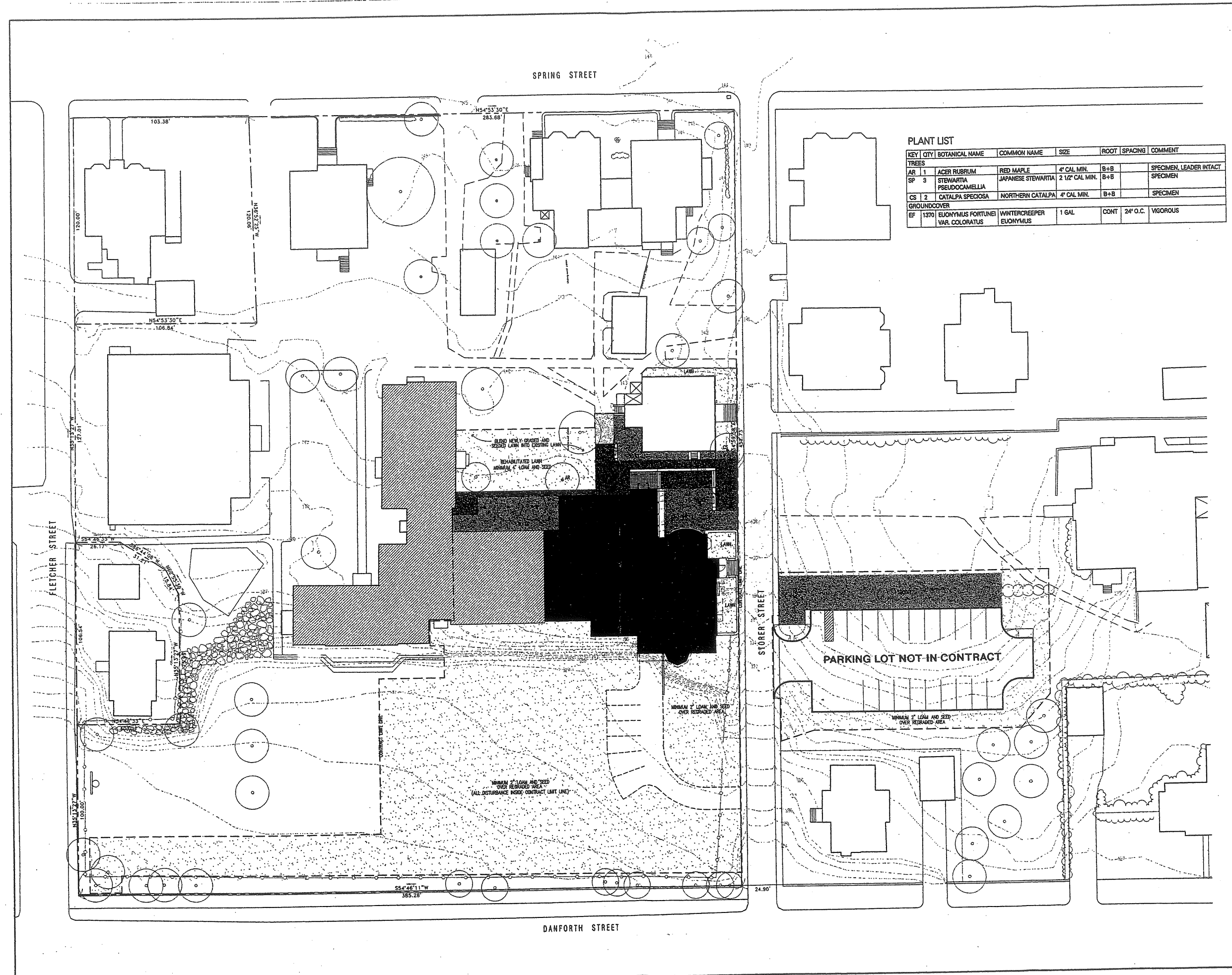
PROJECT  
**WAYNFLETE SCHOOL**  
 880 SPRING STREET  
 PORTLAND, ME

TITLE  
**GRADING +  
 DRAINAGE PLAN 'B'**

STATUS:  
**CONSTRUCTION SET**

DATE: 3 MAY 2001  
 SCALE: 1"=20'-0"  
 PROJECT NO.: 01001.00  
 DRAWN BY: BWW  
 DWG NO.: L-3.1

REVISION DATE:  
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**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENT
<b>TREES</b>							
AR	1	ACER RUBRUM	RED MAPLE	4" CAL. MIN.	B+B		SPECIMEN, LEADER INTACT
SP	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2 1/2" CAL. MIN.	B+B		SPECIMEN
CS	2	CATALPA SPECIOSA	NORTHERN CATALPA	4" CAL. MIN.	B+B		SPECIMEN
<b>GROUNDCOVER</b>							
EF	1370	EUONYMUS FORTUNEI VAR. COLORATUS	WINTERCREEPER EUONYMUS	1 GAL.	CONT	24" O.C.	VIGOROUS



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**PROJECT**  
**WAYNFLETE SCHOOL**  
360 SPRING STREET  
PORTLAND, ME  
Issued for Pricing  
April 26, 2001

**TITLE**  
**PLANTING PLAN**

**STATUS:**  
**CONSTRUCTION DRAWINGS**  
**NOT FOR CONSTRUCTION**

DATE: 26 APRIL 2001  
SCALE: 1"=20'-0"  
PROJECT NO.: 01021.00  
DRAWN BY: RWV  
DWG NO.:  
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**EROSION CONTROL**

**GENERAL NOTES:**

- THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
  - SOIL EROSION IS KEPT TO A MINIMUM.
  - NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
  - ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE **MANE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES** PUBLISHED BY THE GUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.
- LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS.
- INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES WHICH ACCUMULATE SEDIMENT AND DEBRIS.
- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
- TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. PERMANENTLY SEED ANY AREA WHICH CAN BE LOADED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE MATS (OR MULCH AND NETTING) ON:
  - THE BASE OF GRASSED WATERWAYS - SLOPES STEEPER THAN 15%.
  - BETWEEN OCT. 1 AND APRIL 14 USE MATS (OR MULCH AND NETTING) ON:
    - SIDE SLOPES OF GRASSED WATERWAYS - SLOPES STEEPER THAN 8%.
    - INSTALL MATS (OR NETTING) IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- INSTALL EROSION CONTROL MESH IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. MESH TO BE EQUAL TO NORTH AMERICAN GREEN PRODUCT C1258N.
- FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.
- PROVIDE AND MAINTAIN DUST CONTROL MEASURES AS NECESSARY TO PREVENT DUST FROM BLOWING ONTO NEIGHBORING PROPERTY OR BEING TRACKED ONTO ADJACENT STREETS.

**SEEDING:**

- USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30.
- USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

**PERMANENT SEED:**

KENTUCKY BLUEGRASS	20.00 LBS/ACRE
CREeping RED FESCUE	20.00 LBS/ACRE
PERENNIAL RYEGRASS	5.00 LBS/ACRE
TOTAL	45.00 LBS/ACRE

**TEMPORARY SEED:**

OATS	80.00 LBS/ACRE	4/01 - 5/14
ANNUAL RYEGRASS	40.00 LBS/ACRE	
SUDANGRASS	40.00 LBS/ACRE	5/15 - 8/14
ANNUAL RYEGRASS	80.00 LBS/ACRE	5/15 - 9/14
WINTER RYE	112.00 LBS/ACRE	9/15 - 9/30
WINTER RYE (PROTECT W/ MULCH COVER)	112.00 LBS/ACRE	10/01 - 3/31

**LIME AND FERTILIZER:**

LIMING AND FERTILIZER RATES WILL BE BASED ON FIELD SOIL TESTING OF ON-SITE TOPSOILS BY A CERTIFIED LABORATORY. SUBMIT TEST RESULTS TO THE ENGINEER.

**MULCH:**

STRAW OR HAY (ANCHORED)	70 - 90 LBS	PROTECTED AREAS
STRAW OR HAY (ANCHORED)	185 - 275 LBS	WINDY AREAS
SHREDDED OR CHOPPED	185 - 275 LBS	
JUTE MESH	AS REQUIRED	MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES

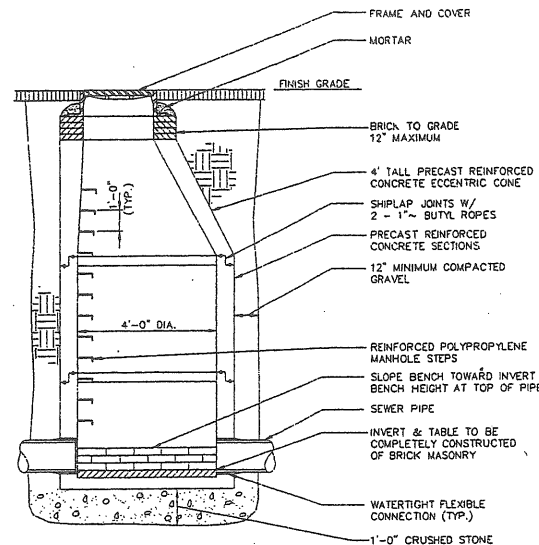
**EXCELSIOR MAT**

AS REQUIRED	
PEG AND TWINE	LIQUID ASPHALT
MULCH NETTING	WOOD CELLULOSE FIBER
ASPHALT EMULSION	CHEMICAL TACK

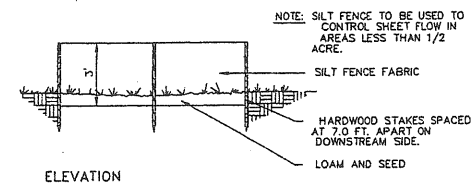
**GENERAL SEQUENCE OF CONSTRUCTION TO CONTROL EROSION:**

THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.

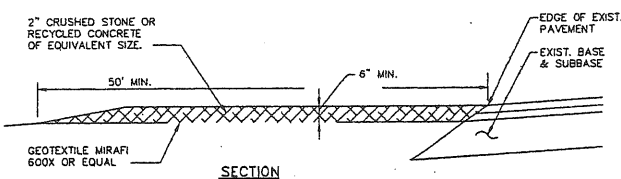
- CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS. ANY DISTURBED AREAS SHOULD BE STABILIZED BY SOME TEMPORARY MEASURES WITHIN 5-7 DAYS OF DISTURBANCE OR PRIOR TO ANY RAIN EVENT.
- INSTALL PERIMETER SILT FENCE AND EROSION CONTROL MEASURES.
- INSTALL STORMWATER CONTROL STRUCTURES & PIPES.
- STRIP AND STOCKPILE ON-SITE TOPSOIL. SEED STOCKPILES WITH TEMPORARY SEED MIX. DO NOT LOCATE PILES ON A SLOPE EXCEEDING 5%. STOCKPILES ARE TO BE SURROUNDED BY SILT FENCE ON THE DOWN SLOPE SIDE AND TEMPORARILY MULCHED.
- BEGIN EARTHWORK.
- INSTALL AND PROTECT REMAINING STORM DRAINAGE SYSTEMS.
- RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
- COMPLETE FINE GRADING AND PAVING.
- FINE GRADE, LOAM, SEED AND FERTILIZE REMAINDER OF SITE.
- CLEAN STORM WATER CONTROL STRUCTURES AND PIPES OF CONSTRUCTION SEDIMENT.
- REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES WHEN GRASS HAS A 75% CATCH.



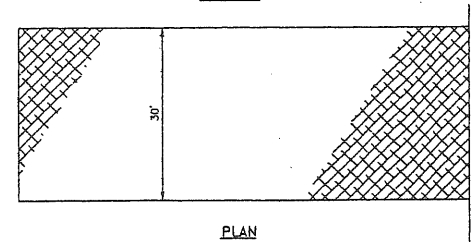
**4' DIAMETER PRECAST MANHOLE SECTION**  
NOT TO SCALE



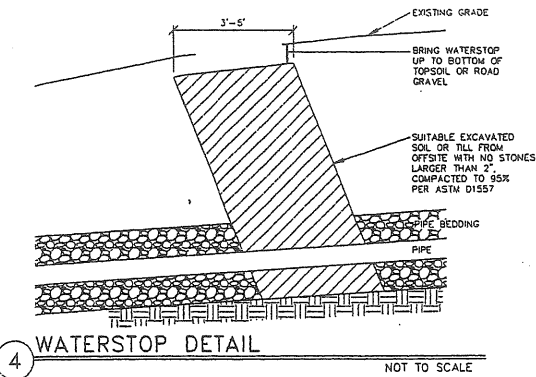
**SILT FENCE DETAIL**  
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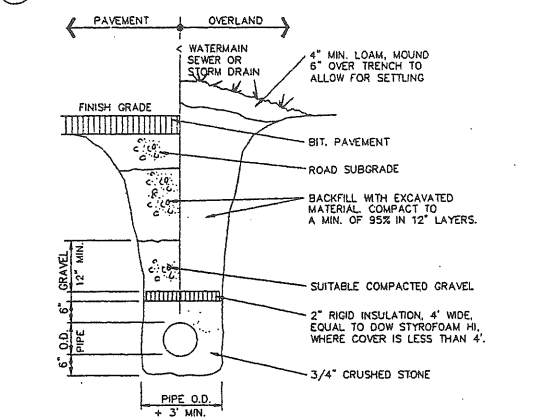
**DRAINAGE TRENCH DETAIL**  
NOT TO SCALE



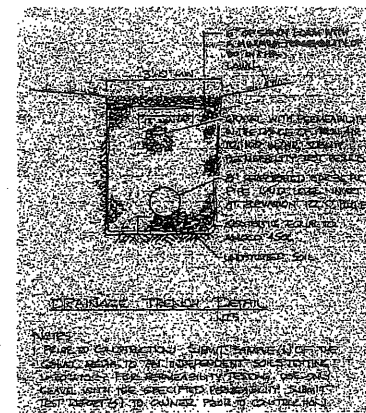
**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



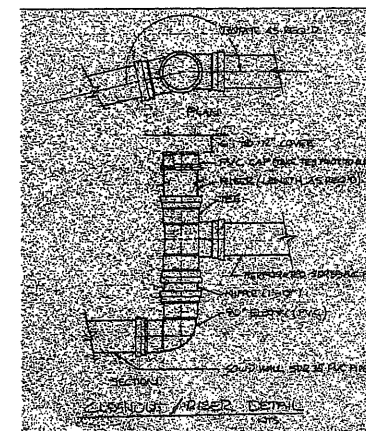
**WATERSTOP DETAIL**  
NOT TO SCALE



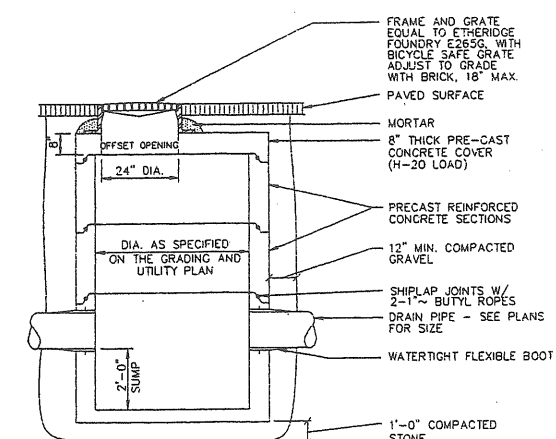
**TYPICAL TRENCH SECTION**  
NOT TO SCALE



**DRAINAGE TRENCH DETAIL**  
NOT TO SCALE



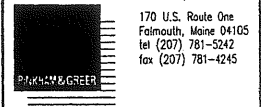
**CLEANOUT/RISER DETAIL**  
NOT TO SCALE



**CATCH BASIN DETAIL**  
NOT TO SCALE



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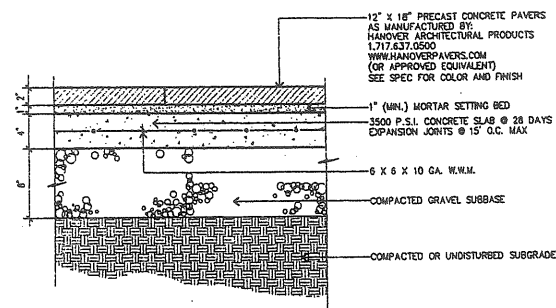


**PROJECT**  
**WAYNFLETE SCHOOL**  
380 SPRING STREET  
PORTLAND, ME  
Issued for Bidding  
April 25, 2001

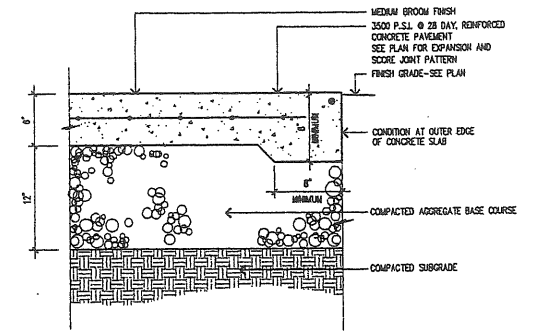
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**DRAINAGE DETAILS**

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**CONSTRUCTION DRAWINGS**  
**NOT FOR CONSTRUCTION**

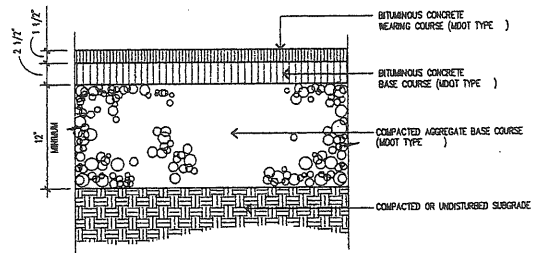
DATE: 28 APRIL 2001	REVISION/DATE:
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PROJECT NO. 01001.00	
DRAWN BY: RMW by P&G	2001 © South Sierra Architects
DWG NO.	<b>L-5.0</b>



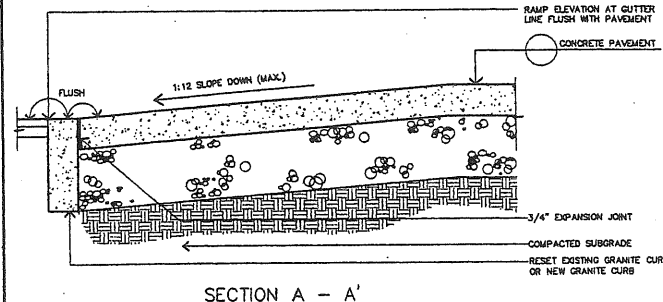
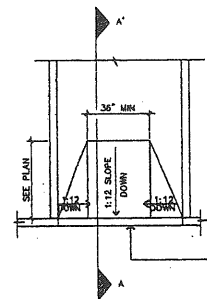
**1 PRECAST CONCRETE PAVEMENT**  
L-5.1 1 1/2" = 1'-0"



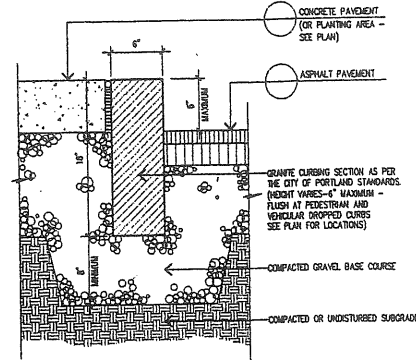
**2 CONCRETE PAVEMENT**  
L-5.1 1 1/2" = 1'-0"



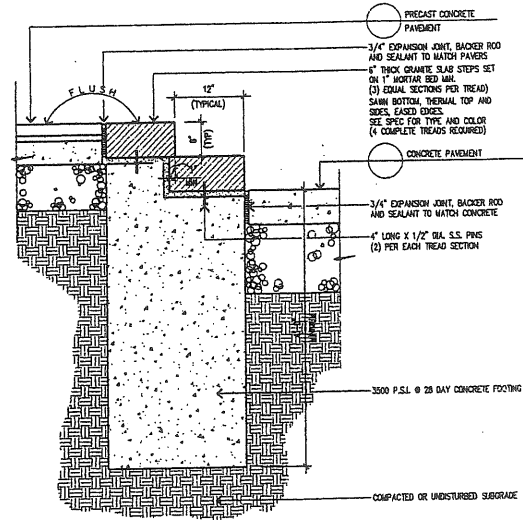
**3 ASPHALT PAVEMENT**  
L-5.1 1 1/2" = 1'-0"



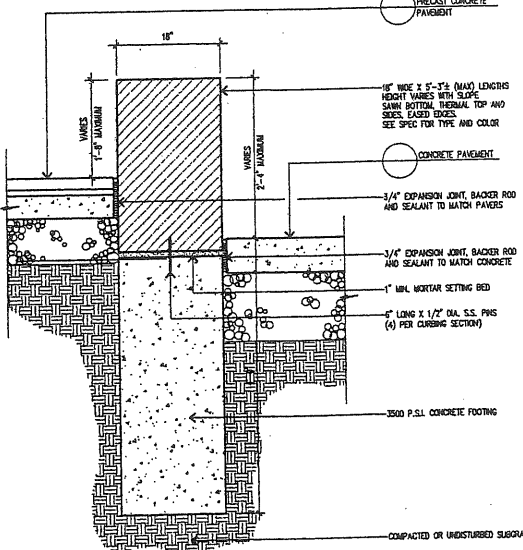
**4 PEDESTRIAN DROP CURB - VEHICULAR DROP CURB SIMILAR**  
L-5.1 NOT TO SCALE



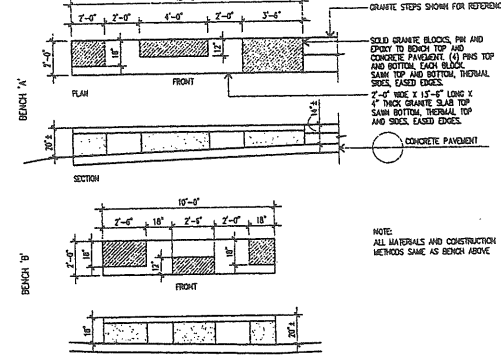
**5 GRANITE CURB**  
L-5.1 SCALE: 1 1/2" = 1'-0"



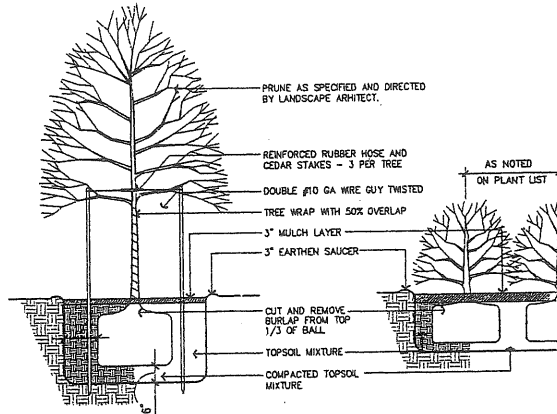
**6 GRANITE STEPS**  
L-5.1 SCALE: 1" = 1'-0"



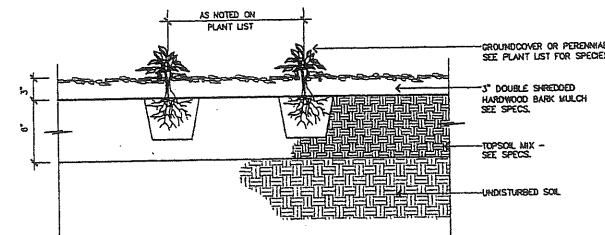
**7 GRANITE CURB WALL**  
L-5.1 SCALE: 1" = 1'-0"



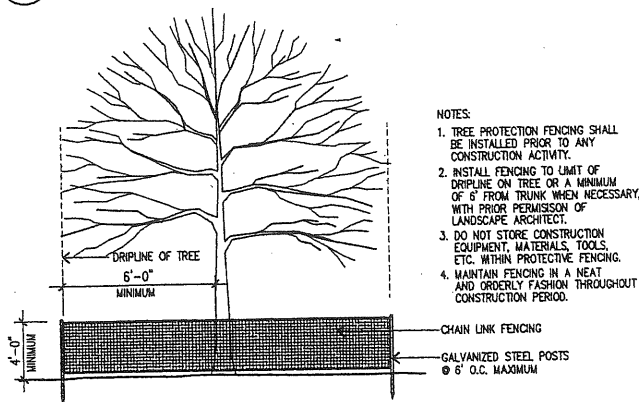
**8 GRANITE BENCH**  
L-5.1 SCALE: 1/4" = 1'-0"



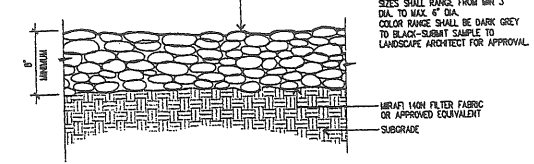
**9 TREE / SHRUB PLANTING DETAIL**  
L-5.1 1 1/2" = 1'-0"



**10 GROUND COVER PLANTING DETAIL**  
L-5.1 1 1/2" = 1'-0"



**11 TREE PROTECTION**  
L-5.1 NOT TO SCALE



**12 GRAVEL MULCH**  
L-5.1 NOT TO SCALE



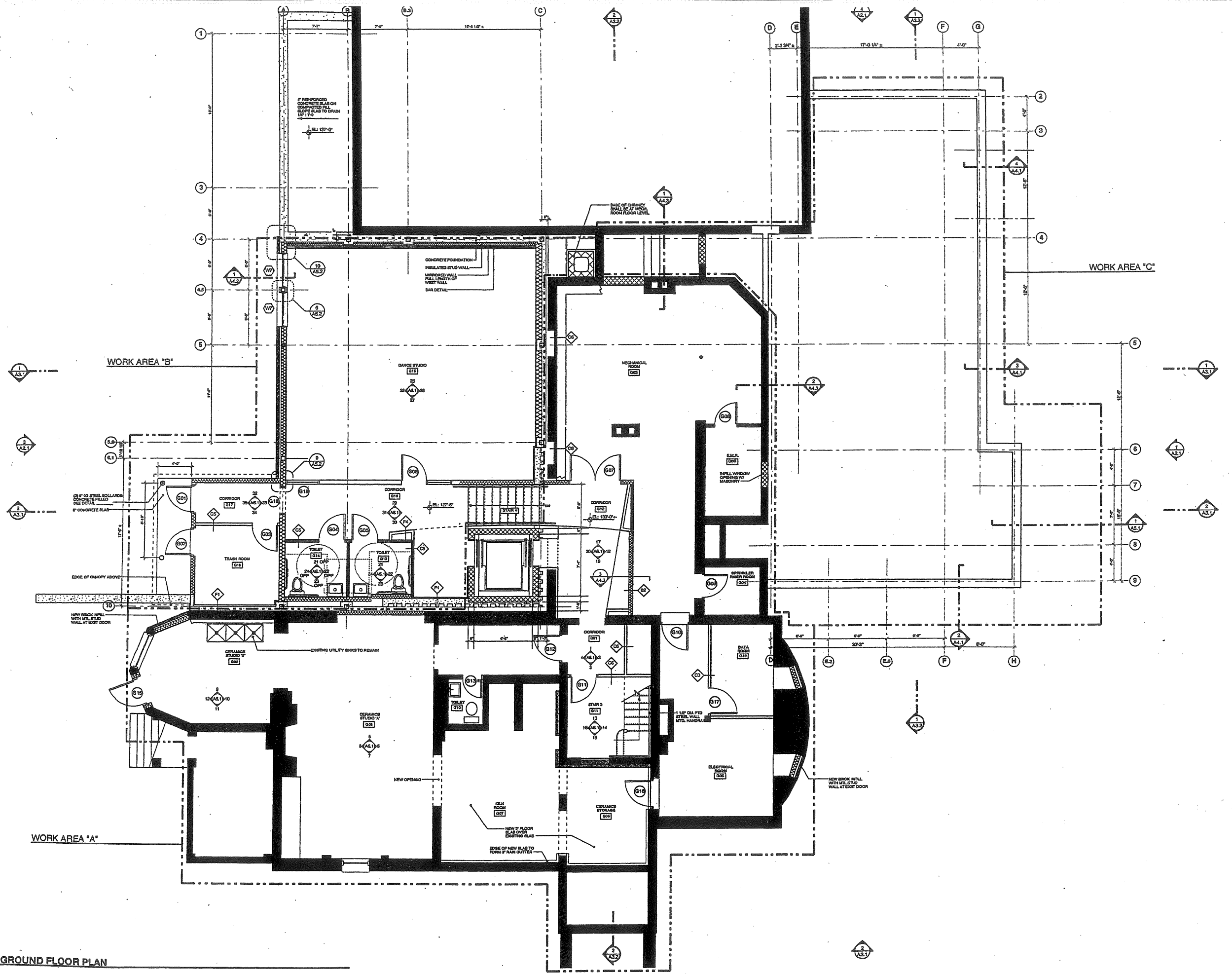
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PROJECT  
**WAYNFLETE SCHOOL**  
380 SPRING STREET  
PORTLAND, ME  
Issued for Pricing  
April 26, 2001

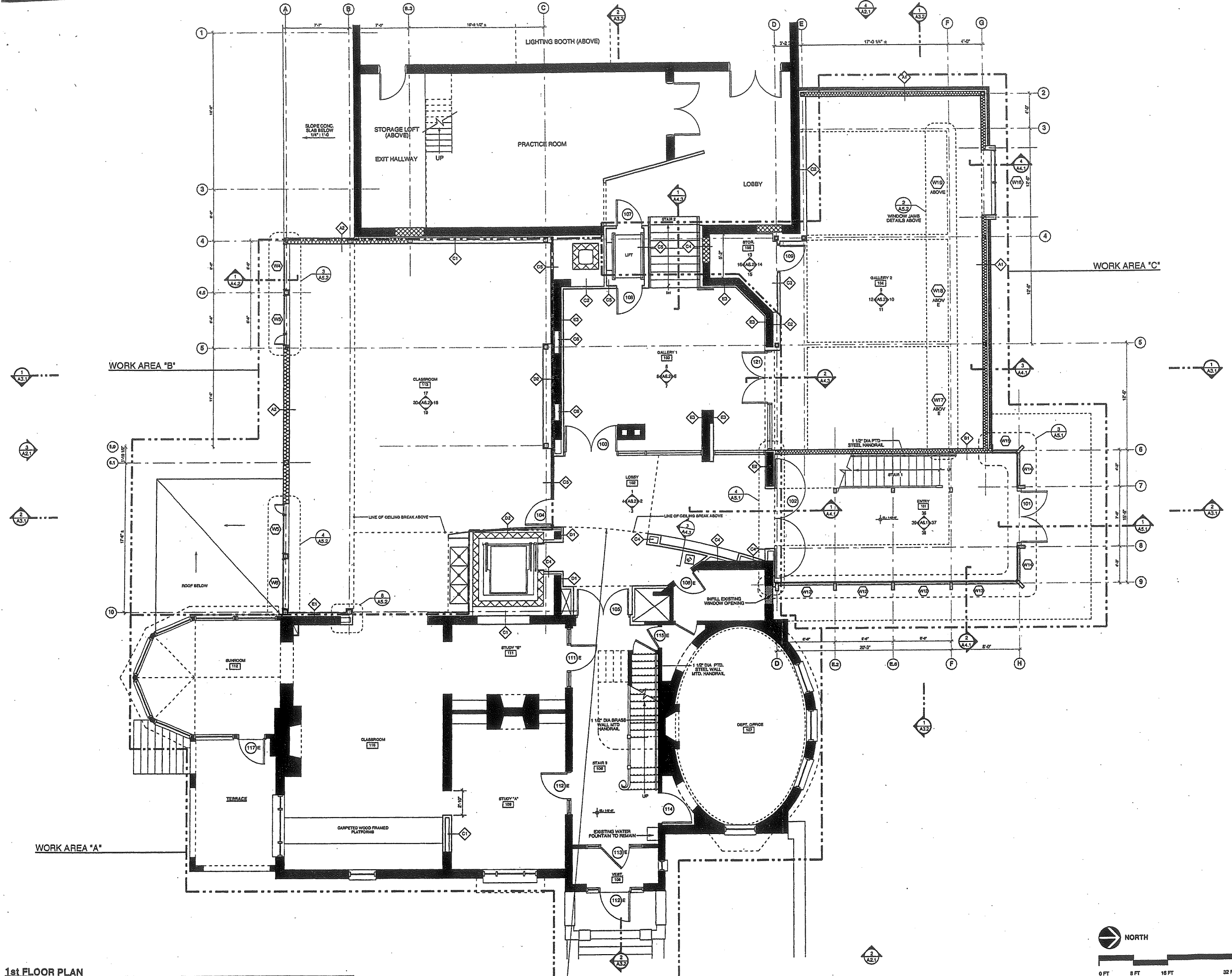
TITLE  
**SITE DETAILS**

STATUS: **CONSTRUCTION DRAWINGS NOT FOR CONSTRUCTION**  
DATE: 26 APRIL 2001  
SCALE: AS NOTED  
PROJECT NO. 01001.LAD  
DRAWN BY: RWV  
DWG NO. **L-5.1**



GROUND FLOOR PLAN

PARTITION SCHEDULE	
(REFER TO PARTITION GENERAL NOTES ALSO)	
1"	PARTITIONS - 2x4 S&P STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABY, AND AT:
1"	BRICK VENEER W/ 1" AIR SPACE, BUILDING FELT, 5/8" EXTERIOR INSULATION, 1" BATT INSULATION, VAPOR BARRIER, 5/8" GWS AT INTERIOR
1"	METAL BOARD ON BUILDING FELT, 5/8" EXTERIOR PL, WOOD, 1" BATT INSULATION, VAPOR BARRIER, 5/8" GWS AT INTERIOR
1"	PARTITIONS - 2x4 S&P STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABY, AND AT:
1"	PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON THE OTHER SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD AT EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE. ONE HOUR RATING
1"	PARTITIONS - 2x4 S&P STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABY, AND AT:
1"	PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PARTITIONS - 2x4 S&P STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABY, AND AT:
1"	PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE. ONE HOUR RATING
1"	PARTITIONS - 2x4 S&P STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABY, AND AT:
1"	PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE. ONE HOUR RATING
1"	PARTITIONS - 2x4 S&P STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABY, AND AT:
1"	PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
1"	PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE. ONE HOUR RATING
<p>THIS DRAWING IS THE PROPERTY OF SCOTT SHOMO ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.</p>	
<p>PROJECT <b>WAYFLETE ARTS CENTER PHASE ONE</b> 360 SPRING STREET PORTLAND, ME</p>	
<p>Progress Print April 25, 2001</p>	
<p>TITLE <b>GROUND FLOOR PLAN</b></p>	
<p>STATUS: <b>CONSTRUCTION DRAWINGS NOT FOR CONSTRUCTION</b></p>	
DATE: 04-25-01	REVISION DATE
PROJECT NO. 001225.04	
DRAWN BY:	2001© Scott Shomo Architects
DWG NO.	<b>A-1.0</b>



**PARTITION SCHEDULE**

- (REFER TO PARTITION GENERAL NOTES ALSO)
- 1' PARTITIONS - 20 GA. P. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. AND AT:
    - ◆ BRICK VENEER W/ 1" AIR SPACE, BUILDING FELT, 5/8" EXTERIOR SHEATHING, F BATT INSULATION, VAPOR BARRIER, 5/8 GWS AT INTERIOR
    - ◆ METAL SIDING ON BUILDING FELT, 5/8" EXTERIOR PLYWOOD, F BATT INSULATION, VAPOR BARRIER, 5/8 GWS AT INTERIOR
  - 2' PARTITIONS - 20 GA. P. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. AND AT:
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL AND ONE LAYER 5/8" TYPE "X" ON 1/2" PLYWOOD, OPPOSITE SIDE OF WALL - BOTH FULL HEIGHT TIGHT TO DECK ABOVE, ONE HOUR RATING
  - 3' PARTITIONS - 20 GA. P. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. AND AT:
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON 1/2" PLYWOOD, ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE, ONE HOUR RATING
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD AT EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE, ONE HOUR RATING
  - 4' PARTITIONS - 20 GA. P. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. AND AT:
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE, ONE HOUR RATING
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD AT EACH SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE, ONE HOUR RATING
  - 5' PARTITIONS - 20 GA. P. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. AND AT:
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON 1/2" PLYWOOD AT ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
  - 6' PARTITIONS - 20 GA. P. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. AND AT:
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON 1/2" PLYWOOD AT ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
  - 7' PARTITIONS - 20 GA. P. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. AND AT:
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE
    - ◆ PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON 1/2" PLYWOOD AT ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE

1.K



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Fax: 207 538 4666

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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE ONE**  
360 SPRING STREET  
PORTLAND, ME

Progress Print  
April 25, 2001

TITLE  
**FIRST FLOOR PLAN**

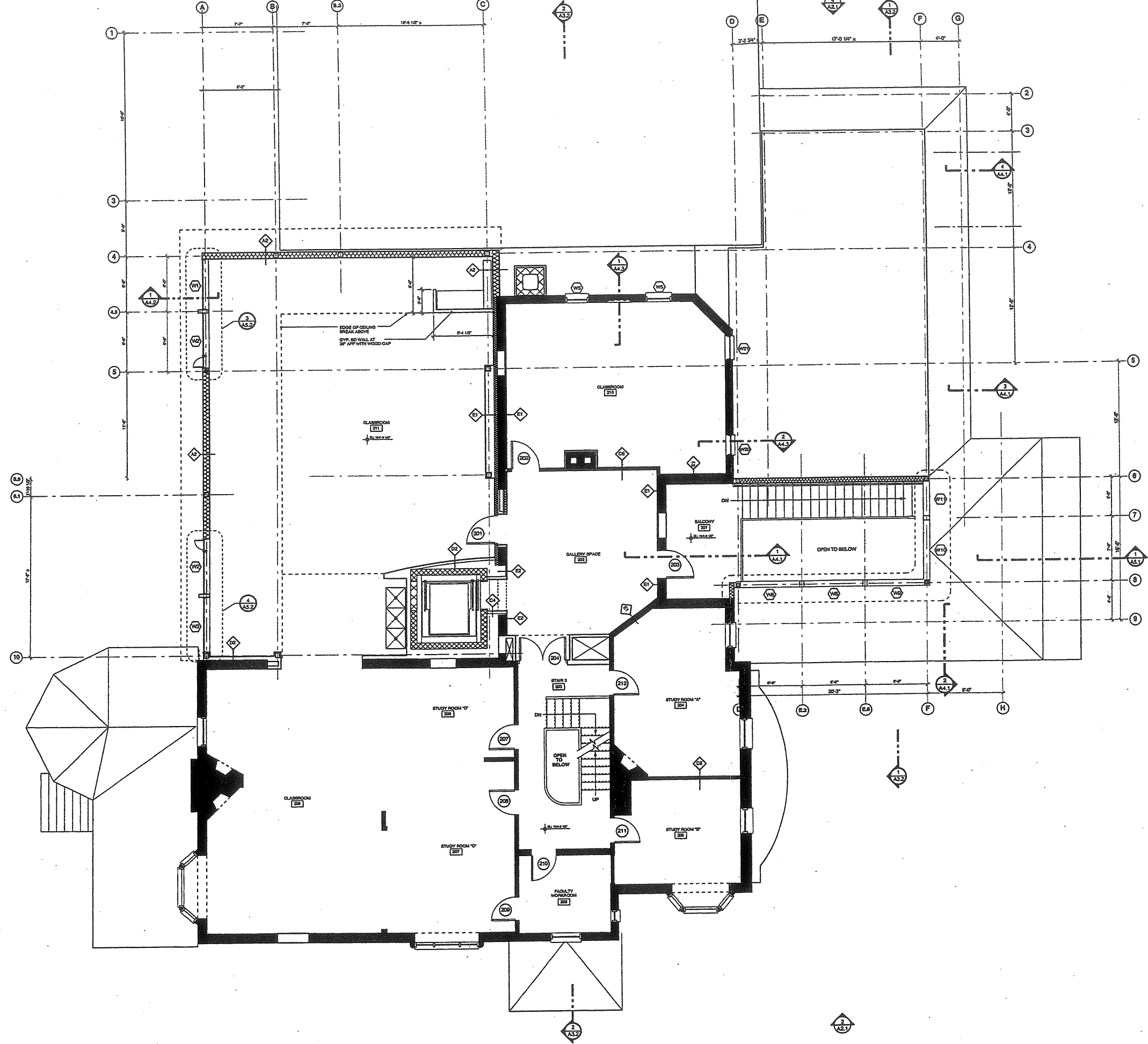
STATUS:  
**CONSTRUCTION DRAWINGS  
NOT FOR CONSTRUCTION**

DATE: 04.25.01  
SCALE: 1/4" = 1'-0"  
PROJECT NO. 00122.04  
DRAWN BY: 2001© Scott Simons Architects

DWG NO. **A-1.1**



0 FT 8 FT 16 FT 32 FT



**CURTAIN WALLS - GENERAL NOTES**

**REFER TO PARTITION GENERAL NOTES ALSO**

**1" PARTITIONS -**  
 2x 2x 4" STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE AW, AND AT:  
 1. BACK VENEER W/ 1/2" AIR SPACE, BUILDING FELT, EXTERIOR SHEATHING, F BATT INSULATION, VAPOR BARRIER, 2x 2x 4" OSB AT INTERIOR

**2" PARTITIONS -**  
 2x 2x 4" STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE AW, AND AT:  
 1. PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT PLANK BOARD ON ONE SIDE OF WALL AND ONE LAYER 5/8" TYPE "X" ON 1/2" PLYWOOD, OPPOSITE SIDE OF WALL - BOTH FULL HEIGHT TIGHT TO DECK ABOVE, ONE HOUR RATING

**3" PARTITIONS -**  
 2x 2x 4" STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE AW, AND AT:  
 1. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE  
 2. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON 1/2" PLYWOOD, ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE  
 3. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD AT EACH SIDE OF WALL, FULL HEIGHT TIGHT TO STRUCTURE ABOVE  
 4. PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE  
 5. PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD, TYPE "X" ON ONE SIDE OF WALL, 5/8" GYP. BOARD, TYPE "X" AT OTHER SIDE, FULL HEIGHT TIGHT TO STRUCTURE ABOVE, ONE HOUR RATING  
 6. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD AT EACH SIDE OF WALL, FULL HEIGHT TIGHT TO STRUCTURE ABOVE, ONE HOUR RATING

**4" PARTITIONS -**  
 2x 2x 4" STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE AW, AND AT:  
 1. PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE  
 2. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE

**5" PARTITIONS -**  
 2x 2x 4" METAL PURLING CHANNELS @ 16" O.C. SECURED TO BACK UP WALL - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE AW, AND AT:  
 1. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE  
 2. PROVIDE ONE LAYER 5/8" ABUSE RESISTANT GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE  
 3. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON 1/2" PLYWOOD AT ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE

**6" PARTITIONS -**  
 2x 2x 4" METAL "C" CHANNELS @ 24" O.C. SECURED TO BACK UP WALL - EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE AW, AND AT:  
 1. PROVIDE ONE LAYER 5/8" TYPE "X" ABUSE RESISTANT (A.R.) BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO DECK ABOVE  
 2. PROVIDE ONE LAYER 5/8" TYPE "X" GYP. BOARD ON ONE SIDE OF WALL FULL HEIGHT TIGHT TO STRUCTURE ABOVE

**SSA**  
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PROJECT  
**WAYNFLETE ARTS CENTER PHASE ONE**  
 360 SPRING STREET  
 PORTLAND, ME

Progress Print  
 April 25, 2001

TITLE  
**SECOND FLOOR PLAN**

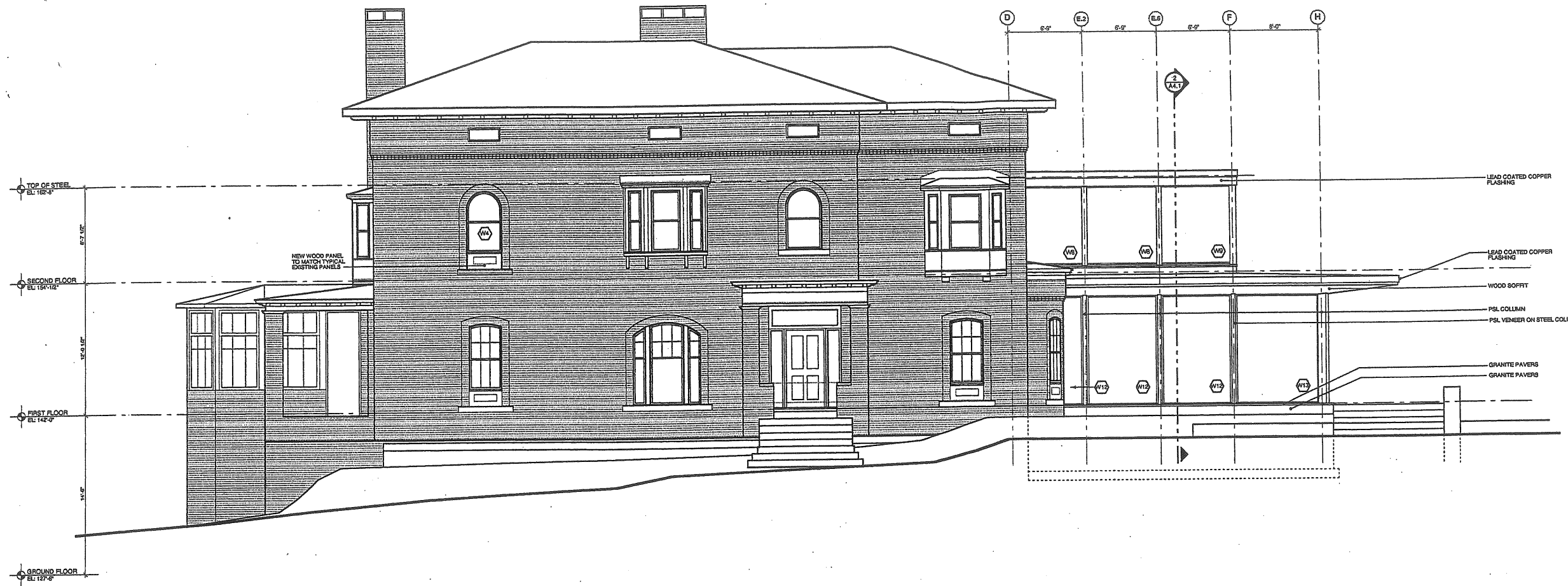
STATUS:  
**CONSTRUCTION DRAWINGS**  
**NOT FOR CONSTRUCTION**

DATE: 04.28.01 REVISION: DATE:  
 PROJECT NO.: 00122.04  
 DRAWN BY: SSA/Scott Simons Architects  
 DWG NO. **A-1.2**

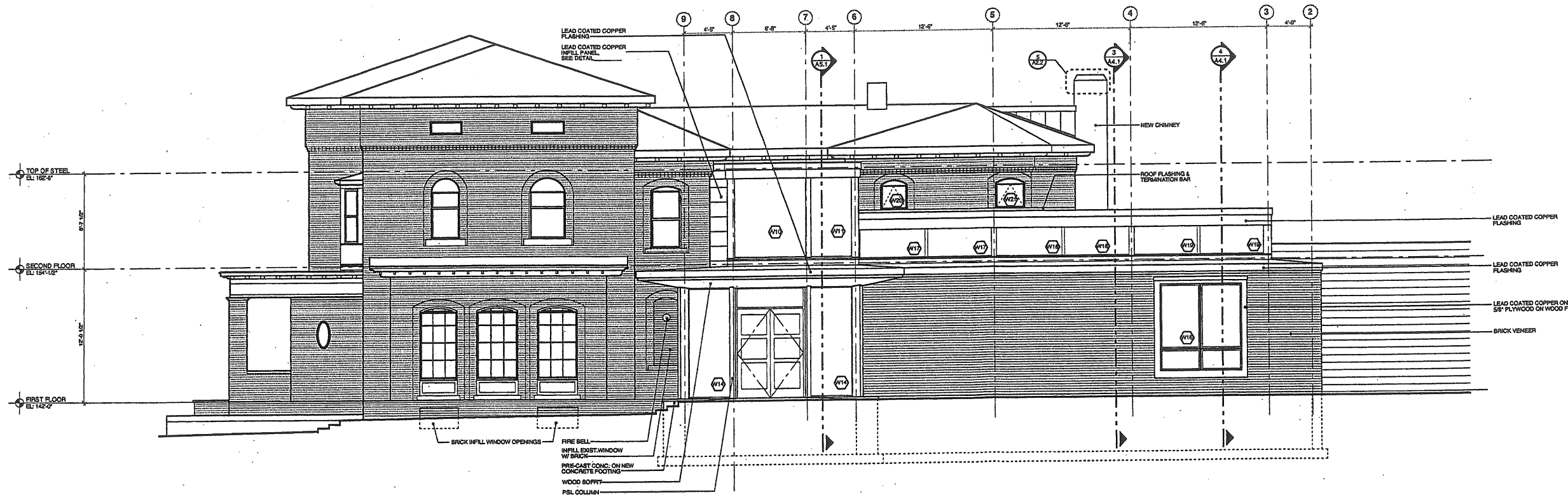
17



1.3



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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

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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE ONE**  
380 SPRING STREET  
PORTLAND, ME

Issued for Construction  
May 3, 2001

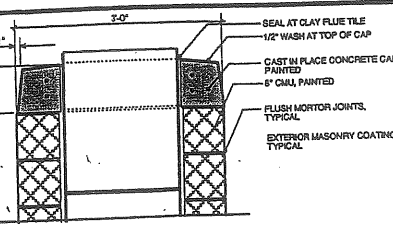
TITLE  
**ELEVATIONS**

STATUS:  
**CONSTRUCTION DRAWINGS**

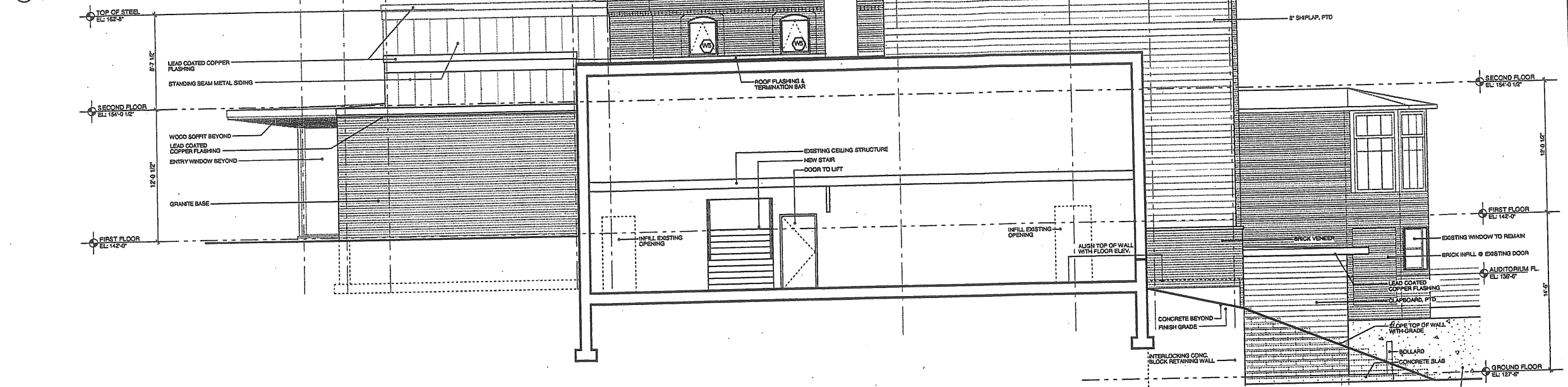
DATE: 06.02.01	REVISION DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 00116.04	
DRAWN BY: 2001© Scott Simons Architects	

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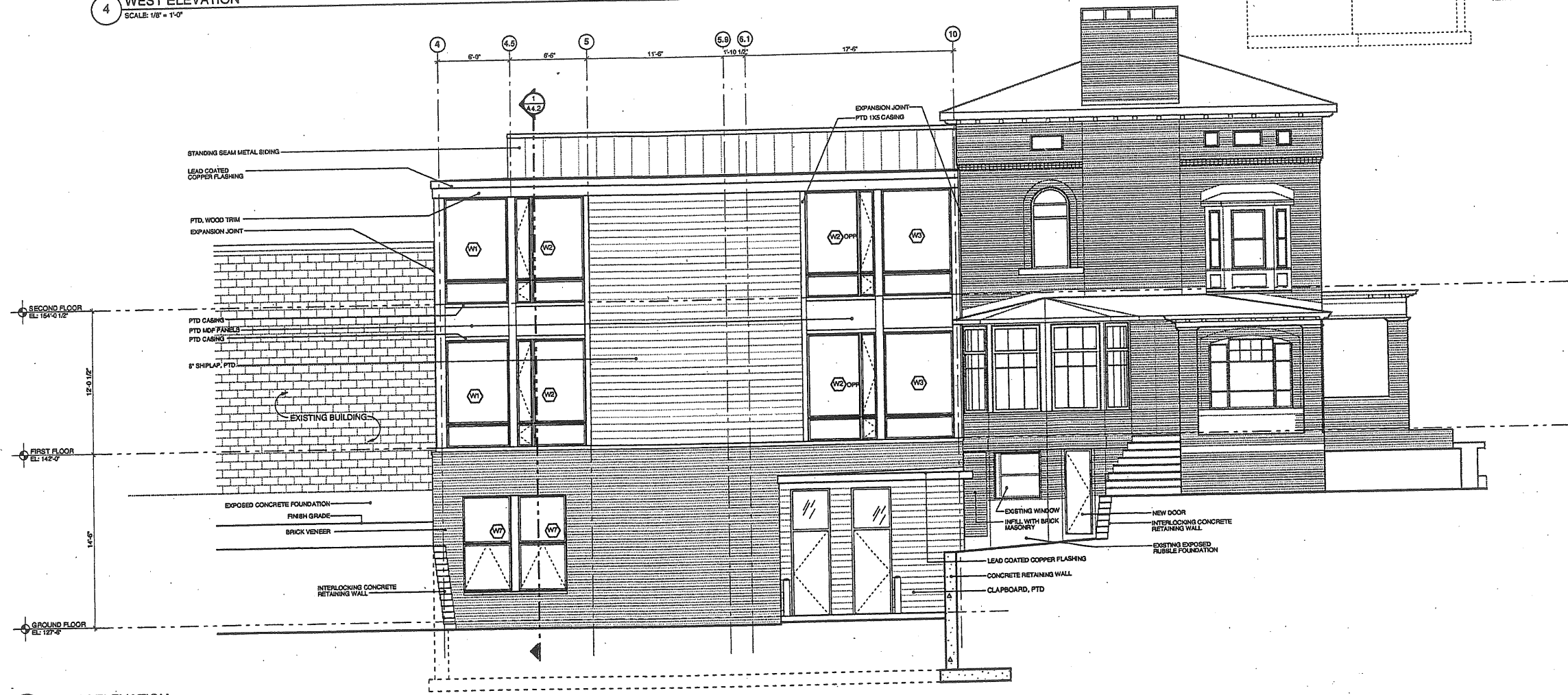
3  
In



5 CHIMNEY DETAIL  
SCALE: 1" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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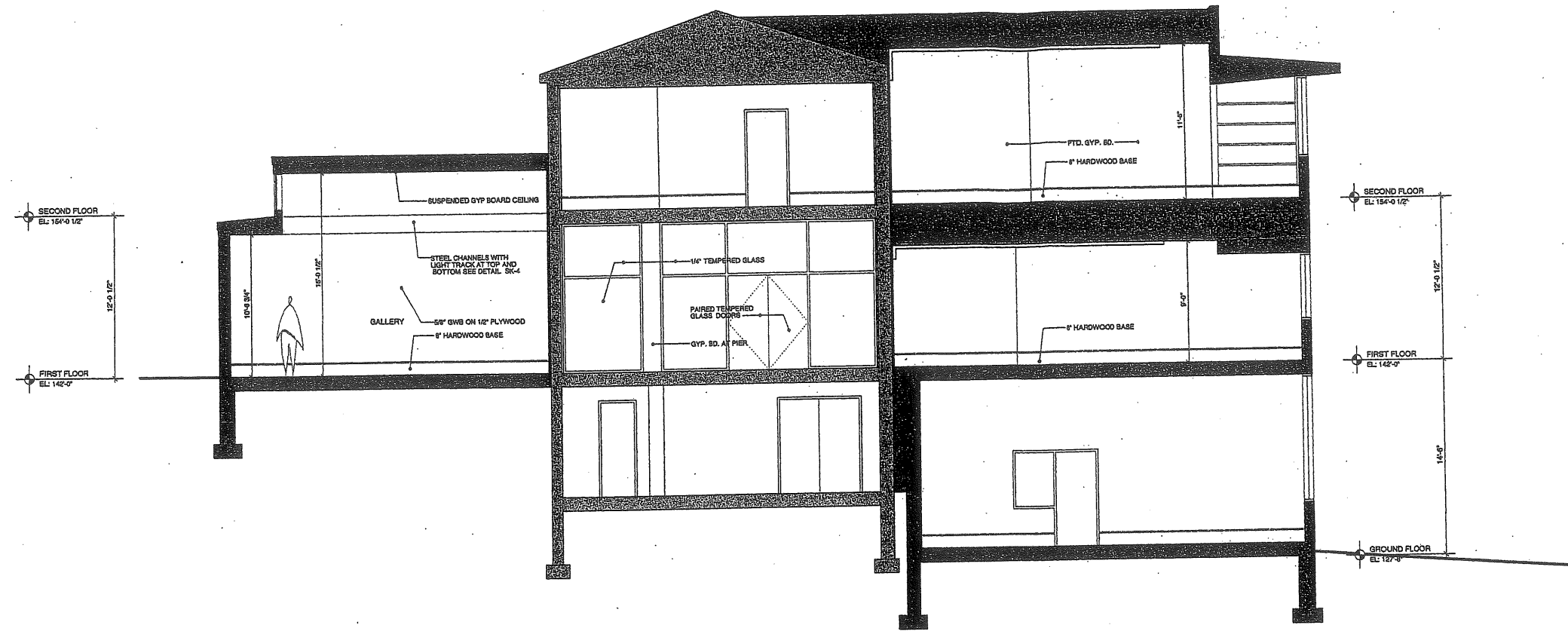
PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE ONE**  
360 SPRING STREET  
PORTLAND, ME  
  
Issued for Construction  
May 3, 2001

TITLE  
**ELEVATIONS**

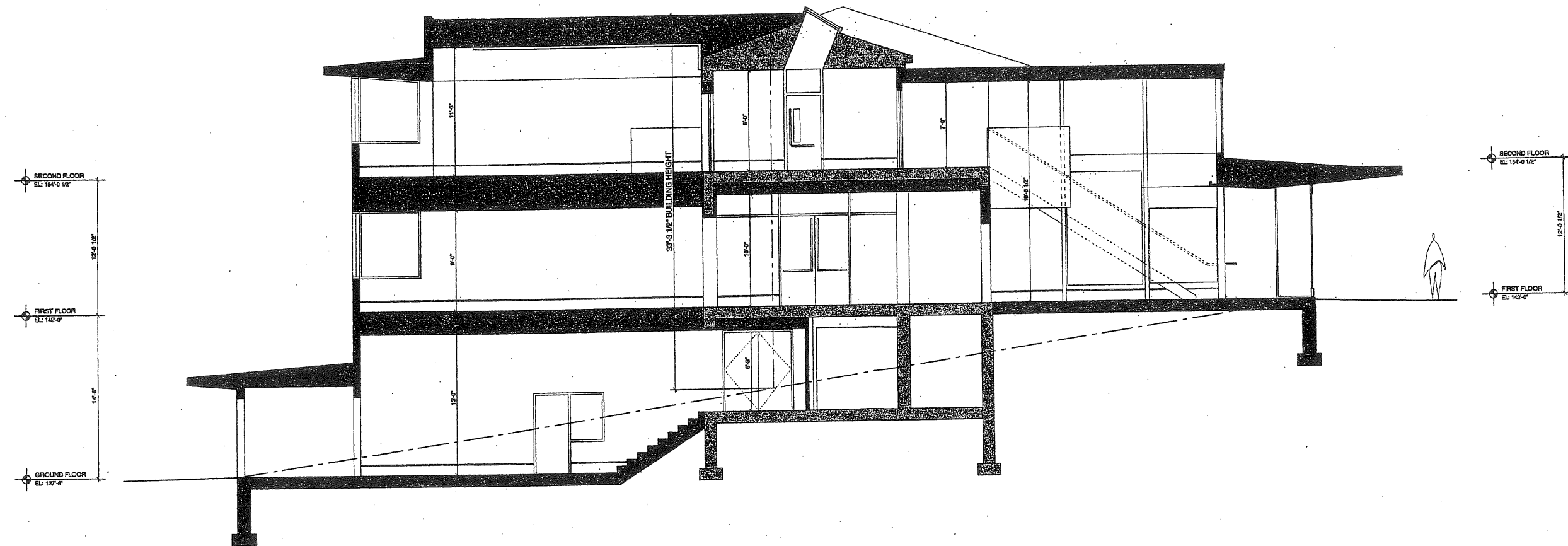
STATUS:  
**CONSTRUCTION DRAWINGS**

DATE: 05.03.01	REVISION DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 00116.04	
DRAWN BY:	2001 © Scott Simons Architects
DWG NO.	<b>A-2.2</b>

1.0



1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

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PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE ONE**  
380 SPRING STREET  
PORTLAND, ME

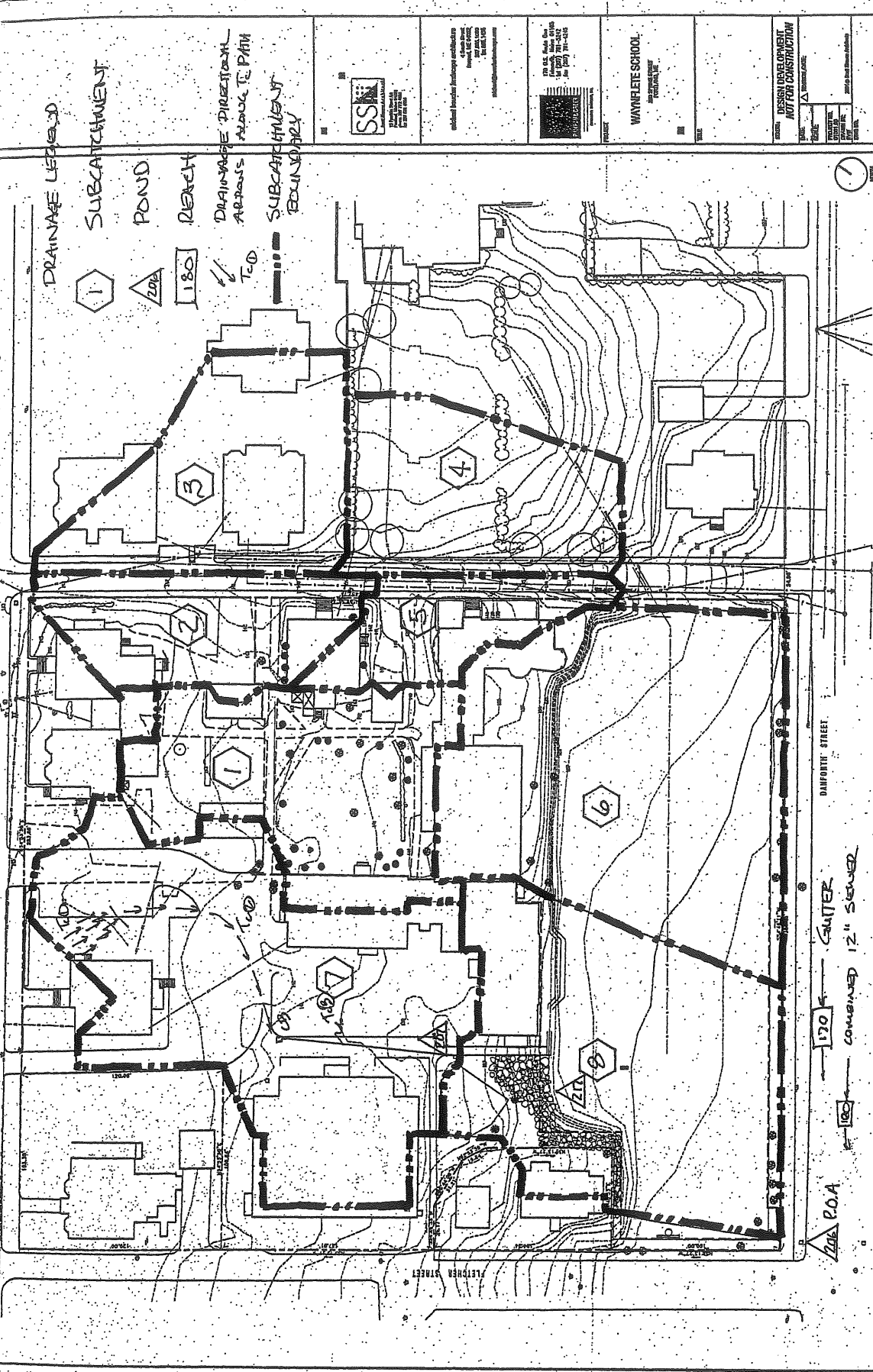
Planning Board Submission  
March 28, 2001.

TITLE  
**BLDG SECTIONS**

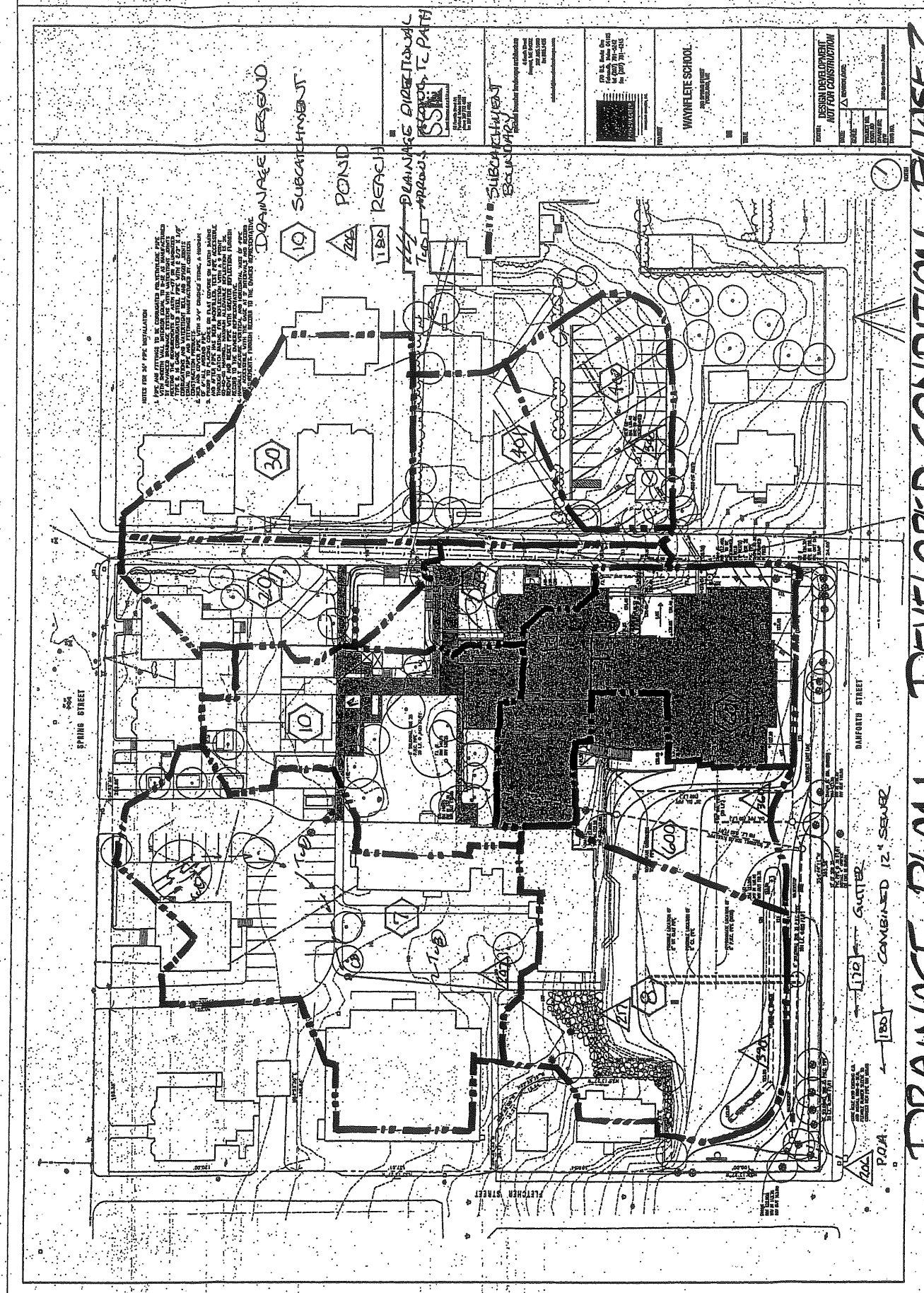
STATUS: **DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

DATE: 03.28.01  
SCALE: 1/4" = 1'-0"  
PROJECT NO. 00116.00  
DRAWN BY: [Signature]  
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DWG NO. **A-3.1**



**DRAINAGE PLAN - EXISTING CONDITION** 4-10-01



**DRAINAGE PLAN - DEVELOPED CONDITION - PHASE 2** 4-10-01

C.I.O  
CIVIL ENGINEER

U 2

Planning Board Submission

April 26, 2001

Renovations and Additions for

# Waynflete Arts Center

360 Spring Street, Portland, Maine

## Phase Two

**Architects:**

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e-mail  
austin@simonsarchitects.com

**Landscape Architect:**

Michael Boucher Landscape Architecture  
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e-mail  
michael@boucherlandscape.com

**Civil Engineers**

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Falmouth, Maine 04105  
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fax 207 781-4245  
e-mail  
pgce@maine.rr.com

**Structural Engineers:**

Becker Structural Engineers  
19 Commercial Street  
Portland, Maine 04101  
phone 207 879-1838  
fax 207 879-1822  
e-mail  
beckerse@gwi.net

**Electrical Engineers:**

Neill and Gunter  
Scarborough Court, 482 Payne Road  
Scarborough, Maine 04074  
phone 207 883-3355  
fax 207 883-3376  
e-mail  
rnadeau@nginc.com

**Mechanical Engineers & Contractor**

Johnson & Jordan, Mechanical Contractors  
18 Mussey Road  
Scarborough, Maine 04074  
phone 207 883-8345  
fax 207 883-8619  
e-mail  
mike@johnsonandjordan.com

**Specifications:**

Lowell Specifications, Inc.  
50 Fernald Road  
Freeport, Maine 04032-6611  
phone 207 865-4518  
fax 207 781-1136  
e-mail  
lowspes@suscom-maine.net

### List of Drawings

Cover Cover Sheet  
Survey Overall Site Survey

#### PHASE TWO

MP-1.2 Master Site Plan-Phase Two  
L-3.2 Grading and Drainage Plan-Phase Two  
L-5.0 Drainage Details-Phase Two  
A-1.1 Ground Floor Plan-Phase Two  
A-1.2 First Floor Plan-Phase Two  
A-1.3 Second Floor Plan-Phase Two  
A-2.1 Exterior Elevations-Phase Two  
A-3.1 Building Sections-Phase Two

Att.  
2.a

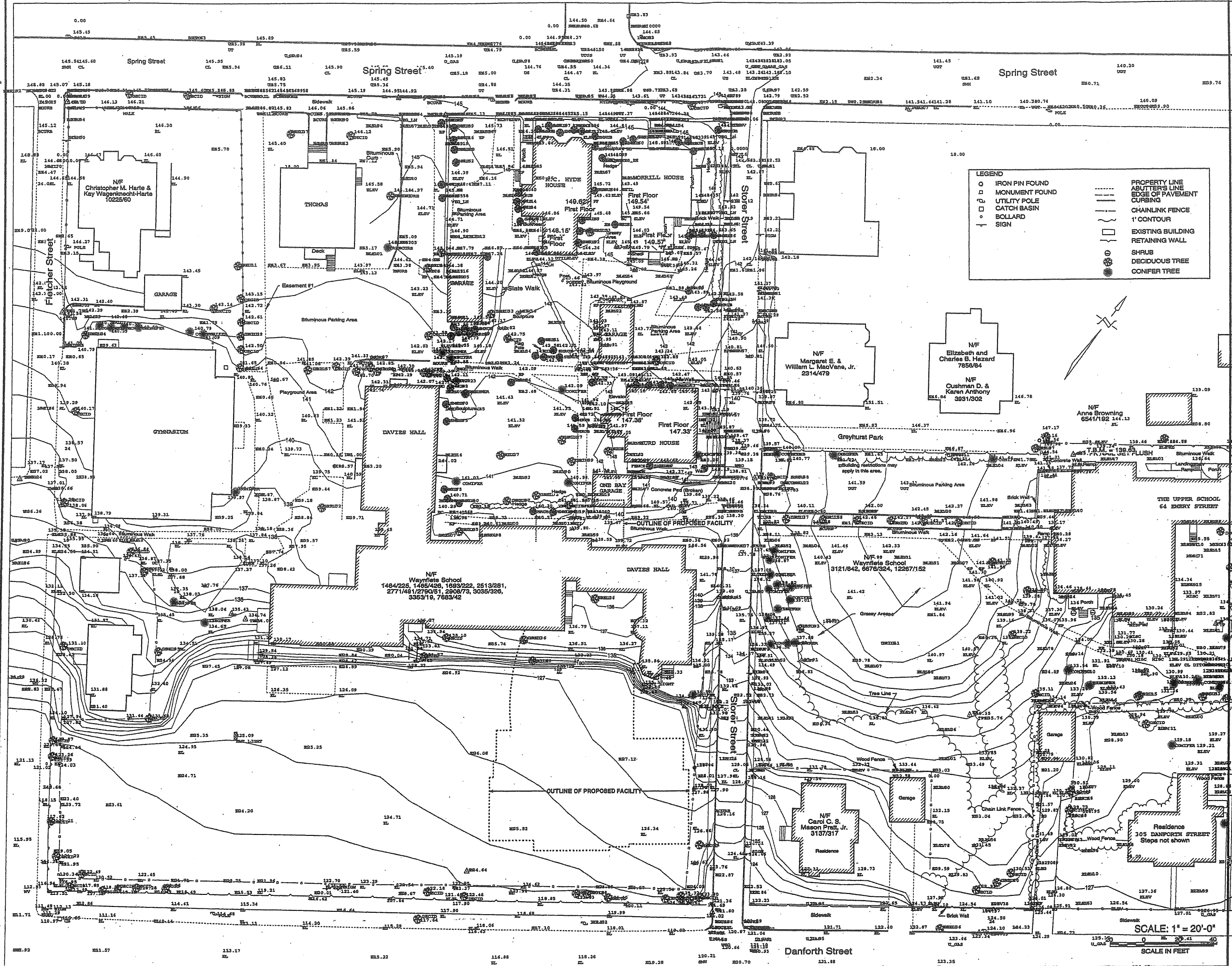


PROJECT  
**WAYNFLETE ARTS CENTER**  
360 SPRING STREET  
PORTLAND, ME  
Planning Board Submission  
April 26, 2001

TITLE  
**COVER SHEET**

STATUS: DESIGN DEVELOPMENT  
**NOT FOR CONSTRUCTION**  
DATE: 04.26.01 REVISION / DATE:  
PROJECT NO. 00116.00  
DRAWN BY: 2001© Scott Simons Architects  
DWG NO. **COVER**

2.6



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

SSA  
 Seal Stone Architects  
 15 Franklin Street  
 Portland, Maine 04101  
 Phone 207 775 1888  
 Fax 207 775 1888

PROJECT  
**WAYFLETE 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. 0101.00	DRAWN BY: 2001 Seal Stone Architects
DWG NO.	

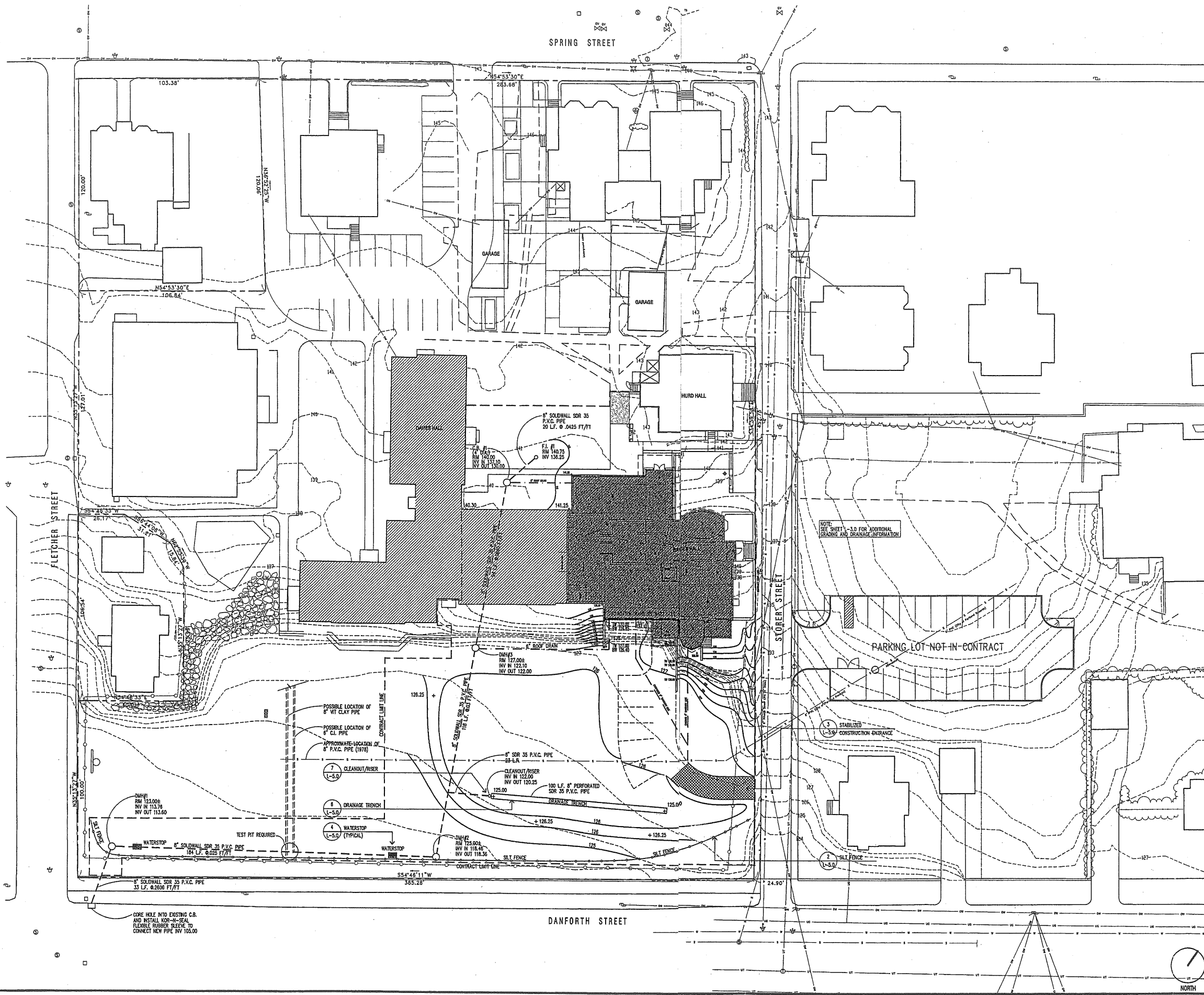
SCALE: 1" = 20'-0"  
 SCALE IN FEET

061-F-006

26-36 Storers

Waynelete Art Center

Waynelete Arts Center




**SURFACE GRADING & DRAINAGE**



Michael Boucher  
1928  
STATE OF MAINE  
5/17/99 P.L.

Michael Boucher Landscape Architecture  
**SUBSURFACE DRAINAGE**  
**EARTHWORK**  
**DRAINAGE STRUCTURES**



STEPHEN C. STEARNS  
4427  
STATE OF MAINE  
5-3-01

Phillips and Gray Consulting Engineers

---



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fax 207 828 4656

---

Michael Boucher Landscape Architecture  
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 Freeport, ME 04032  
 207.865.1080  
 fax 865.1455  
 michael@boucherlandscape.com

---



**PIVHAM & GREER**  
GRADING DIVISION, INC.

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

---

**PROJECT**  
**WAYFLETE SCHOOL**  
 380 SPRING STREET  
 PORTLAND, ME

---

**TITLE**  
**GRADING + DRAINAGE PLAN 'B'**

---

**STATUS:**  
**CONSTRUCTION SET**

---

<b>DATE:</b> 3 MAY 2001	<b>REVISION / DATE:</b>
<b>SCALE:</b> 1" = 20'-0"	
<b>PROJECT NO.:</b> 01001.00	
<b>DRAWN BY:</b> RAW	2001 © Scott Simons Architects
<b>DWG NO.:</b>	<b>L-3.1</b>





# Waynflete School Master Plan Update

May 09, 2006



# Waynflete School Master Plan Update

May 09, 2006

Planning Board Submission  
May 18, 2006

# Renovations and Additions for Waynflete Arts Center, Phase Two

360 Spring Street  
Portland, Maine 04102

**Owner:**  
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fax: 207-772-4782  
e-mail:  
web:

**Architect:**  
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fax: 207 828-4656  
e-mail: austin@simonsarchitects.com  
web: simonsarchitects.com

**Civil Engineer:**  
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fax 207 781-4245  
e-mail pgce@maine.rr.com

**Landscape Architect:**  
Michael Boucher  
Landscape Architecture  
457 US Route 1  
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phone 207 865-1080  
fax 207 865-1455

**Specifications:**  
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phone 207 865-4518  
fax 207 865-1136  
e-mail  
lowspecs@suscom-maine.net

**Structural Engineer:**  
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fax: 207 879-1822  
e-mail: paul@beckerstructural.com  
web:

**Electrical Engineers:**  
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Scarborough, Maine 04074  
phone 207 883-3355  
fax 207 883-3376  
e-mail  
rmaudeau@nginc.com

**Mechanical Engineers  
& Contractor:**  
Johnson & Jordan,  
Mechanical Contractors  
18 Mussey Road  
Scarborough, Maine 04074  
phone 207 883-8345  
fax 207 883-8619  
e-mail: mike@johnsonandjordan.com

**DRAWING LIST:**

- A-0.0 COVER SHEET
- SURVEY
- SITE AREA
- L-1.1 LAYOUT AND MATERIALS PLAN
- L-1.2 GRADING AND DRAINAGE PLAN
- L-1.3 PLANTING PLAN
- L-1.4 SITE DETAILS
- D-1.1 GROUND FLOOR DEMOLITION
- D-1.2 FIRST FLOOR DEMOLITION
- D-1.3 SECOND FLOOR DEMOLITION
- A-1.1 GROUND FLOOR PLAN
- A-1.2 FIRST FLOOR PLAN
- A-1.3 SECOND FLOOR PLAN
- A-1.4 ROOF PLAN
- A-2.1 BUILDING ELEVATIONS
- A-3.1 BUILDING SECTIONS
- A-3.2 ENLARGED BUILDING SECTIONS
- A-4.1 WALL SECTIONS
- A-4.2 WALL SECTIONS
- A-5.1 DOOR & FINISH SCHEDULES
- E-2 ELECTRICAL SITE LIGHTING

**DRAWING KEY**

TEXT LEADER

ALL DIMENSIONS TO FACE OF STUD

NEW OR REQUIRED POINT ELEVATION

EXISTING POINT ELEVATION

EXISTING DOOR

NEW DOOR

EXISTING CONTOUR ELEVATION NOTED ON HIGH SIDE

NEW CONTOUR ELEVATION NOTED ON HIGH SIDE

TEST BORING

MATCH LINE

DATUM POINT

FIRST FLOOR EL. 100.0'

REVISION

WINDOW TYPE

DOOR TYPE

WALL TYPE

COLUMN GRID LINES

DRAWING PLAN SCALE: 1/4" = 1'-0"

BUILDING SECTION

WALL SECTION

DETAIL

EXTERIOR ELEVATION

SECTION DETAIL

INTERIOR ELEVATION

ROOM NAME & NUMBER

PROJECT NORTH

STAR DIRECTION

BREAK LINES

**MATERIAL KEY**

COURSE GRAVEL	CONCRETE	STONE	EARTH/COMPACT FILL	GYPSUM PLASTER	PLYWOOD	BATT INSULATION	FINISH WOOD	ROUGH WOOD	BLOCKING WOOD	CONCRETE MASONRY	BRICK MASONRY	SAND/FINE GRAVEL	RIGID INSULATION	GLASS	EXISTING WALL	NEW WALL	DEMO WALL
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**ABBREVIATIONS**

AB ANCHORS/BOLT	ACT ACCIDENTAL CEILING TILE	ADD ADDITIONAL	ADM ADMINISTRATION	AFR ABOVE FINISH FLOOR	ALUM ALUMINUM	AP ACCESS PANEL	APV ASPHALT PAVEMENT	ARCH ARCHITECT	BD BOARD	BT BTUMBUOUS	BLD BUILDING	BLG BLOCKING	BM BENCHMARK	BR BRICK	BSM BASEMENT	BTW BETWEEN	CAB CABINET	CB CATCH BASIN	CBM CEMENT	CFM CUBIC FEET	CRG CONCRETE/GRANULAR	CRJ CONTROL JOINT	CL CENTER LINE	CLD CLOSET	CMU CONCRETE MASONRY UNIT	CO CLEAN OUT	COL COLUMN	CONC CONCRETE	CONC CONSTRUCTION	CONF CONTINUE/CONTINUOUS	COORD COORDINATED	COOR COORDINATED	CS CERAMIC TILE	CTV CABLE TELEVISION LINE	CLM CLOSET UNIT HEATER	CW COLD WATER/CURTAIN WALL	CY CUBIC YARD	D DRYER	DBL DOUBLE	DEL DEFLECTION	DEMO DEMOLITION	DF DRINKING FOUNTAIN	DM DIAMETER	DMG DIMENSION	DR DIRECTOR/DOOR	DIV DIVISION	DN DOWN	DWG DRAWING	E EAST	EACH EACH	EP EXHAUST FAN	EV ELEVATION	ELV ELEVATION	ESC ESCALATOR	EQ ELECTRIC/ELECTRICAL	EWC ELECTRIC WATER COOLER	EXAM EXAMINATION	EXIST EXISTING	EXT EXTERIOR	FD FURNISHED BY OWNER	FCO FLOOR CLEAN OUT	FD FLOOR DRAIN	FE FIRE EXTINGUISHER	FIN FINISH	FL FLOOR	FS FACE OF STUD	FRR FIBERGLASS REINFORCED PLASTIC	FT FOOT	FTG FOOTING	GA GAUGE	GAL GALLON	GALV GALVANIZED	GC GENERAL CONTRACTOR	GL GLASS	GR GRANITE	GWB GYPSUM WALL BOARD	GYP GYPSUM	HD HIGH DENSITY	HR HOUR	HC HOLLOW CORE	HDR HARDWARE	HPT HALF FULL SCALE	HNT HOLLOW METAL	HO HOLD OPEN	HOR HORIZONTAL	HVS HEATING, VENTILATION & AIR CONDITIONING	HW HOT WATER	HYD HYDRAULIC	INCL INCLUDE/INCLUDING	ID INSIDE DIAMETER	IR RICH	INSB INSULATION/INSULATION	INT INTERIOR	INV INVERT	JAN JANITOR	JC JANITOR CLOSET	JOINT JOINT	KIT KITCHEN	LAM LAMINATED	LAV LAVATORY	LCC LEAD COATED COPPER	LF LEAD FOOT	LGT LIGHT	LIN LINEN	MATERIAL MATERIAL	MAS MASONRY	MAN MANAGER	MEN MECHANICAL	MED MEDICAL	MFR MANUFACTURER	MGR MANAGER	MH MANHOLE	MN MANHOLE	MSC MISCELLANEOUS	MO MASONRY OPENING	MOL MOLDS	MR MOISTURE RESISTANT	MTO MOUNTED	MTR MOUNTING	MTL METAL	N NORTH	NATL NATURAL	NC NOT IN CONTRACT	NL NIGHT LIGHT	NUM NUMBER	HTS HOT TO SCALE	OCFC OWNER FURNISHED CONTRACTOR INSTALLED ONCE	PART BOARD/PARTICLE BOARD	PC PICE	PL PLATE	PLAS PLASTER	PLAM PLASTIC LAMINATE	PLYWD PLYWOOD	PNT PAINT	POLY POLYURETHANE	PREP PREPARATION	PFB POLYMER / SQUARE FOOT	PS SQUARE / SQUARE INCH	PRT PRESERVATIVE TREATED	PAV PAVEMENT	QT QUART	R RADIUS/RADIUS	RD ROOF DRAIN	REC RECEPTION	REF REFERENCE	REF REFINISH	REQ REQUIRED	REFR REFRIGERATOR	REIN REINFORCEMENT	RES RESISTANT	REV REVISION	ROOF ROOFING	RM ROOM	RO ROOM OPENING	S SANITARY	SC SOLID CORE	SD STORM DRAIN	SECT SECTION	SFT SQUARE FOOT	SH SHEET	SM SQUARE	SPEC SPECIFICATIONS	SO SQUARE	STC SOUND TRANSMISSION COEFFICIENT	STD STANDARD	STL STEEL	STOR STORAGE	ST STAIRS/STEEL	SUS SUSPENDED	T TREAT/TOILET	TEL TELEPHONE	TEMP TEMPERATURE/TEMPERED	TRIM TRIM	TRIM TRIM	TH THICKNESS	TV TELEVISION	TYP TYPICAL	UL UNDERWRITERS LABORATORIES LISTED	VB VAPOR BARRIER	VCT VINYL COMPOSITE TILE	VE VENTILATION/VENTILATION	VERT VERTICAL	VEST VESTIBULE	VR VAPOR RETARDER	W WEST/WATER/WATER-RESISTANT	WC WATER CLOSET	WD WINDOW	WFO WITH OUT	WFW WELDED WIRE FABRIC	WWM WELDED WIRE MESH
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**CODE & ZONING SUMMARY**

BUILDING CODE: IBC 2003

USE GROUP:

TYPE OF CONSTRUCTION:

MAX HEIGHT:

MAX AREA:

AUTOMATIC SPRINKLER: YES

OCCUPANCY:

LIFE SAFETY CODE: 2003 IBC 101

CONSTRUCTION TYPE:

AREA:

OCCUPANT LOAD:

ZONING: PORTLAND ZONING ORDINANCE

MAX HEIGHT:

FRONT SET BACK:

SIDE SETBACK:

REAR SETBACK:

LOT COVERAGE:

ACCESSIBILITY: ADA 1991

ACCESSIBLE BUILDINGS: NEW CONSTRUCTION

**LOCUS MAP**

**SSA**  
Scott Simons Architects  
75 York Street  
Portland, Maine 04101  
Phone 207 772 4656  
Fax 207 828 4656

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**PROJECT**

**WAYNFLETE ARTS CENTER PHASE TWO**

ADDITION/RENOVATION  
360 SPRING STREET  
PORTLAND, ME

**TITLE**

**COVER SHEET**

**STATUS:**  
Planning Board Submission  
NOT FOR CONSTRUCTION

**DATE:**  
05.18.2007

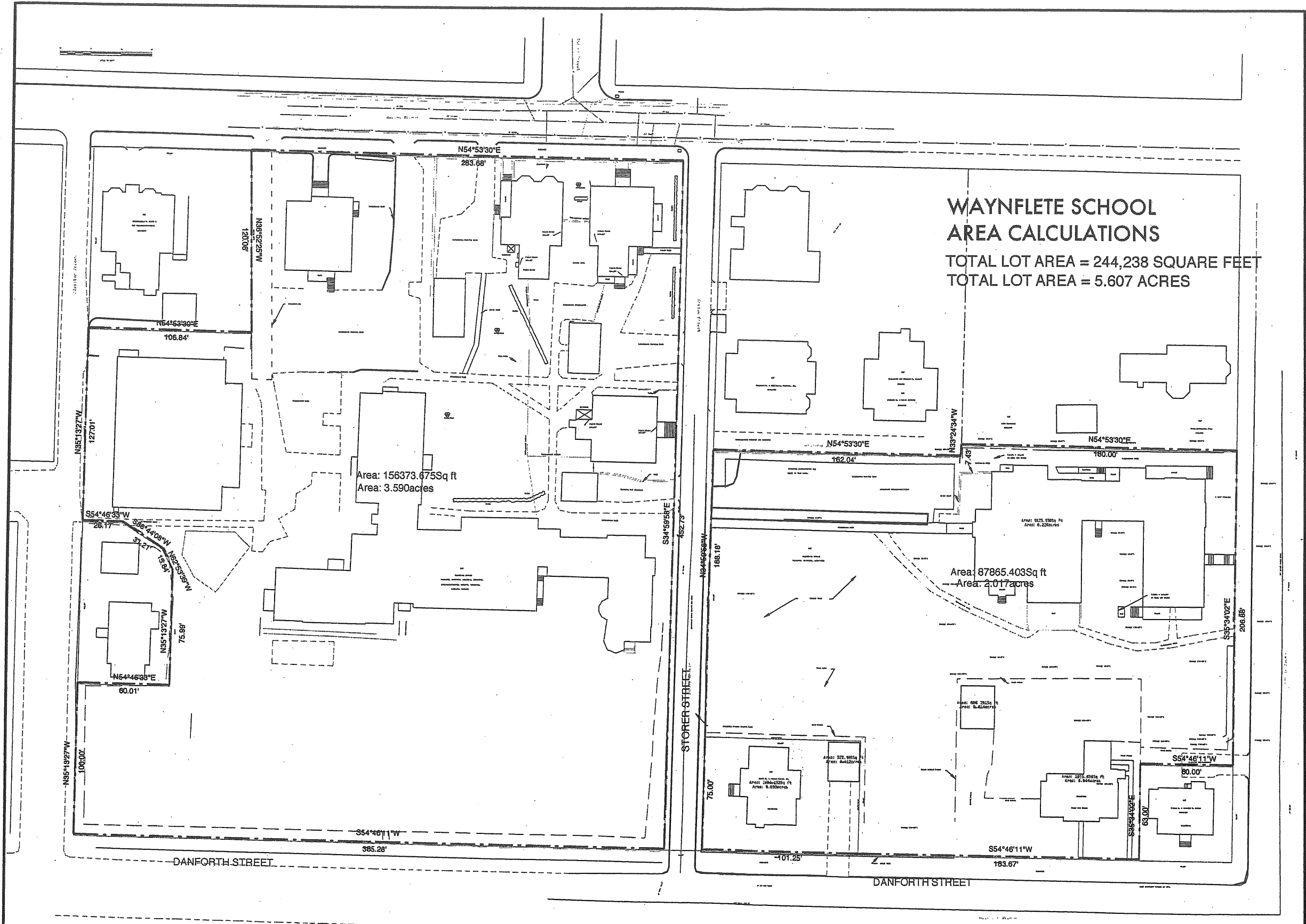
**REVISION DATE:**

**PROJECT NO.:**  
2003-0040.00

**DRAWN BY:**

**DWG NO.:**  
A-0.0





**WAYNFLETE SCHOOL  
AREA CALCULATIONS**  
 TOTAL LOT AREA = 244,238 SQUARE FEET  
 TOTAL LOT AREA = 5.607 ACRES



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**PROJECT**  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 ■ **ADDITION/ RENOVATION**  
 360 SPRING STREET  
 PORTLAND, ME

**TITLE**  
**SITE AREA  
 CALCULATIONS**

**STATUS:**  
 Planning Board Submission  
 NOT FOR CONSTRUCTION

**DATE:** 05.18.2007 **REVISION DATE:**  
**SCALE:** NTS  
**PROJECT NO.:** 2003-0040.00  
**DRAWN BY:**

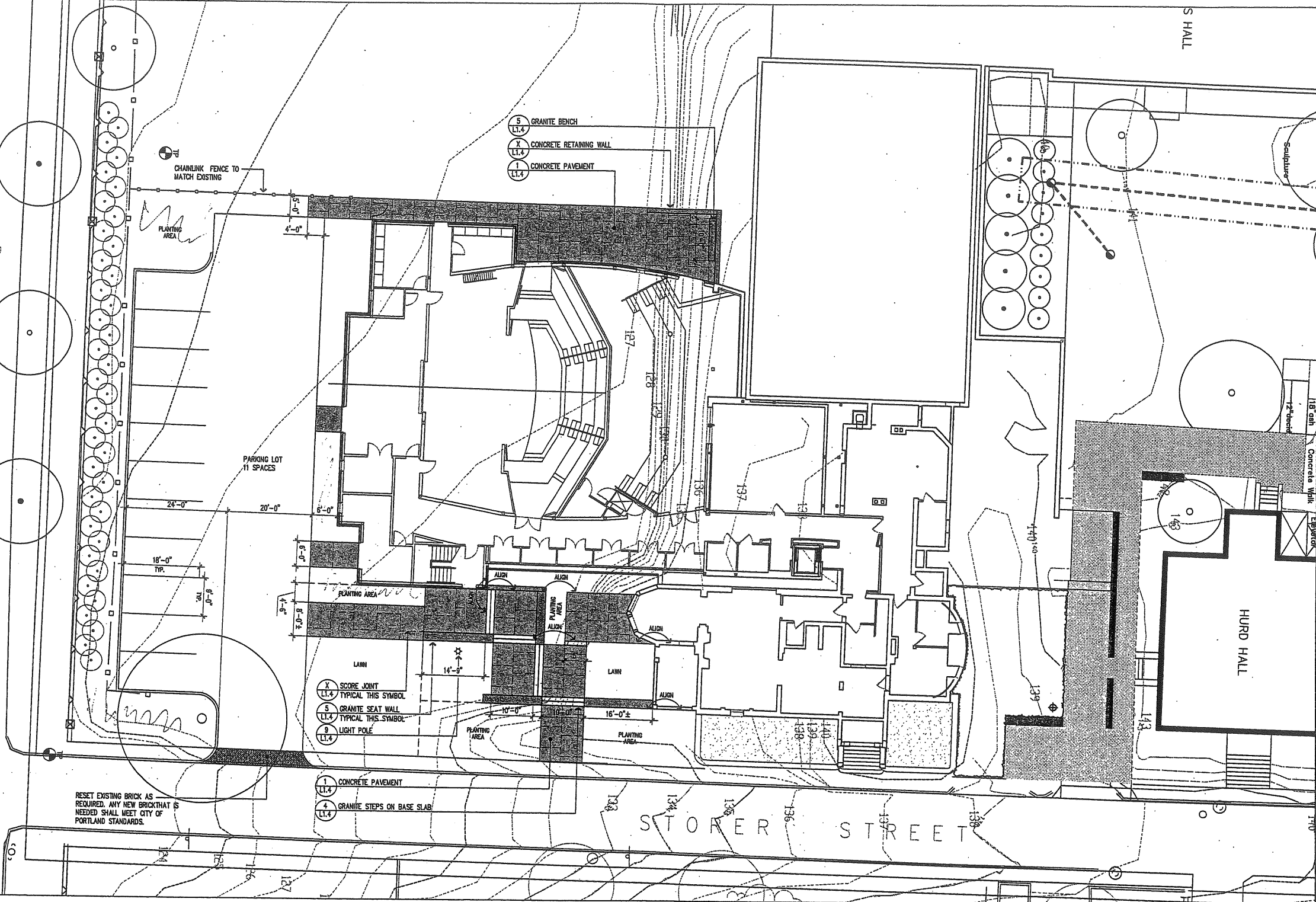
**DWG NO.:** **SITE AREA**

DANFORTH STREET

S HALL

HURD HALL

STORER STREET



**1** LAYOUT AND MATERIALS PLAN  
SCALE: 1"=10'

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PROJECT  
WAYNFLEETE ARTS CENTER  
PHASE TWO

ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**LAYOUT AND  
MATERIALS PLAN**

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 05.16.2007	REVISION DATE:
SCALE: 1"=10'	
PROJECT NO: 2003-0046.00	
DRAWN BY: 2007@Scott Simons Architects	

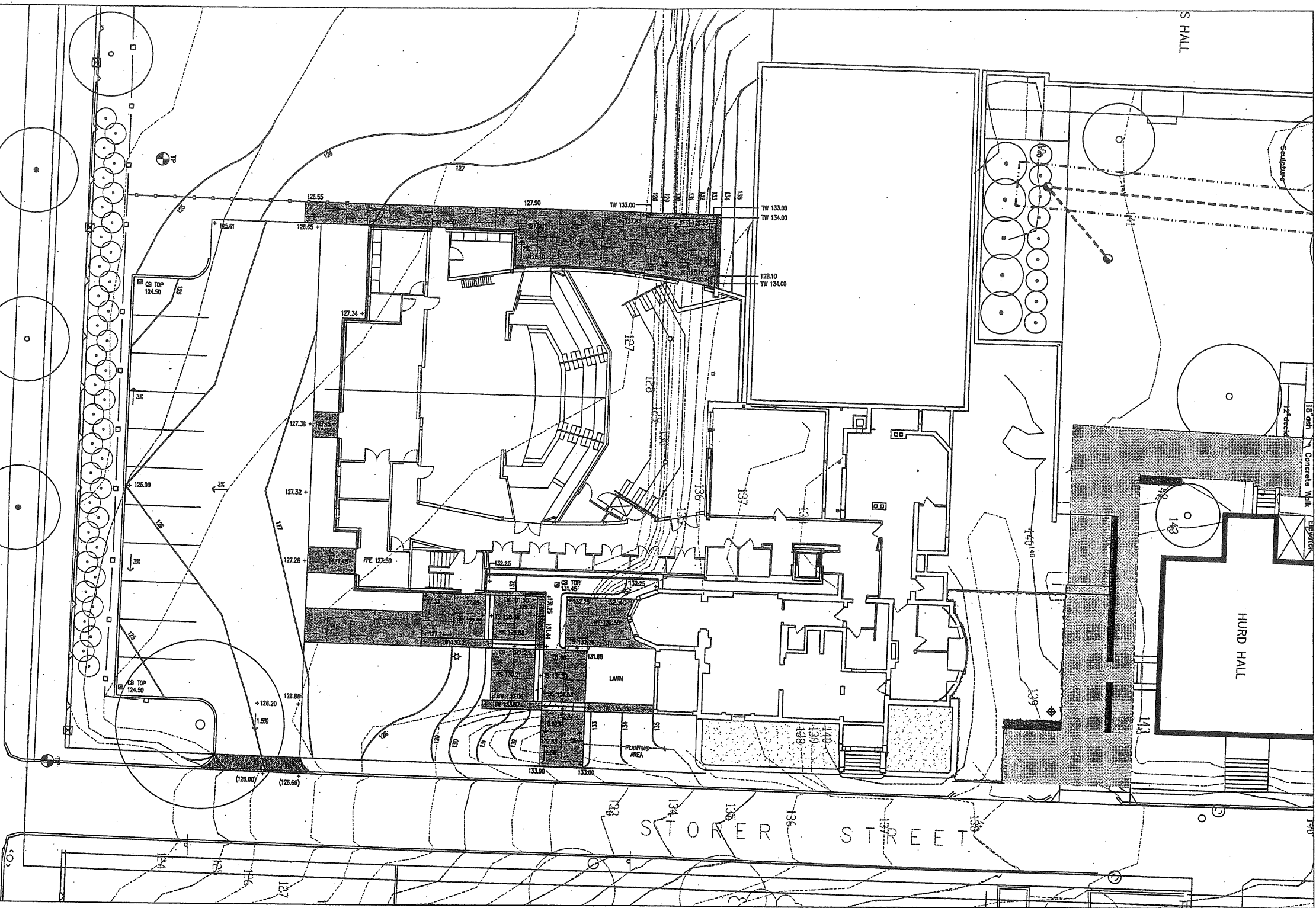
DRWG NO.  
**L-1.1**

DANFORTH STREET

STORER STREET

S HALL

HURD HALL



1 GRADING PLAN  
SCALE: 1"=10'

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PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

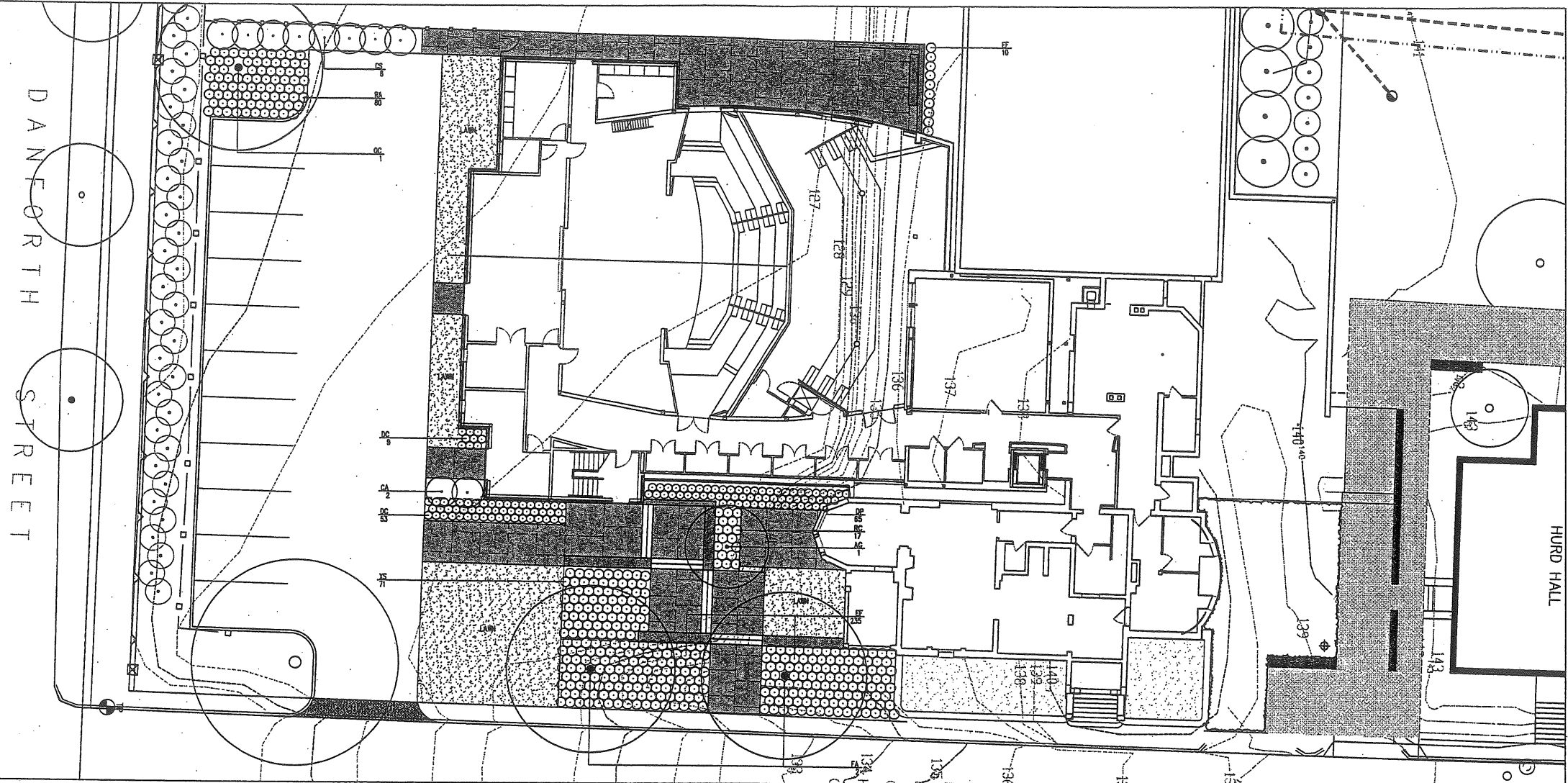
TITLE  
GRADING PLAN

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE 05.18.2007	REVISION / DATE
SCALE 1"=10'	
PROJECT NO. 2003-0010.00	
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DWG NO.  
L-1.2

Attach 2f



1 PLANTING PLAN  
SCALE: 1"=10'

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
<b>TREES</b>							
AG	1	ACER GIBRALA	AMUR MAPLE	8 - 10' CLUMP	B&B	SEE PLAN	MULTISTEMMED SPECIMEN
FA	2	FRAXINUS AMERICANA	GREEN ASH	3.5 - 4" CAL	B&B	SEE PLAN	SINGLE LEADER, MATCHED
QC	1	QUERCUS COCCINEA	SCARLET OAK	4" CAL	B&B	SEE PLAN	HEAVY SPECIMEN
<b>SHRUBS / GROUNDCOVERS</b>							
CA	2	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3-4'	CONT.		
CS	8	CORNUS SERICEA	RED-TWIGGED DOGWOOD	3-4'	CONT.		
DC	62	DRYOPTERIS CELSA	WOODFERN	1 GAL	CONT.		
DP	65	DIENSTAEDELIA PUNCTILOBA	HAYSCENTED FERN	1 GAL	CONT.		
EF	245	EUONYMUS FORTUNEI	WINTERCREEPER EUONYMUS	2 GAL	CONT.		
RA	80	RHUS AROMATICA 'GRO-LO'	FRAGRANT SLMAC	1 GAL	CONT.		
RC	17	RHODODENDRON CANADENSE	RHODORA	2 GAL	CONT.		
XS	71	YELLOWROOT	XANTHORRHA SIMPLICISSIMA	2 GAL	CONT.		

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PROJECT  
WAYNFLETE ARTS CENTER  
PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

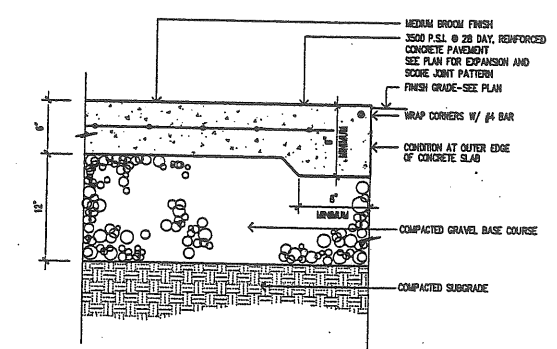
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STATUS:  
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NOT FOR CONSTRUCTION

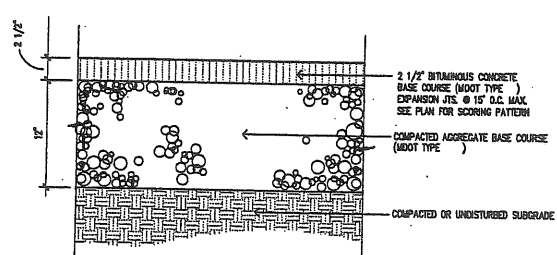
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PROJECT NO.: 2003-0040.00  
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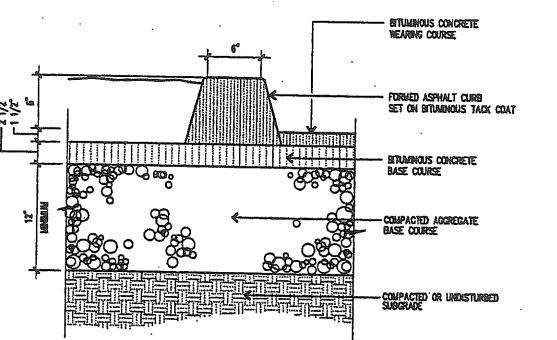




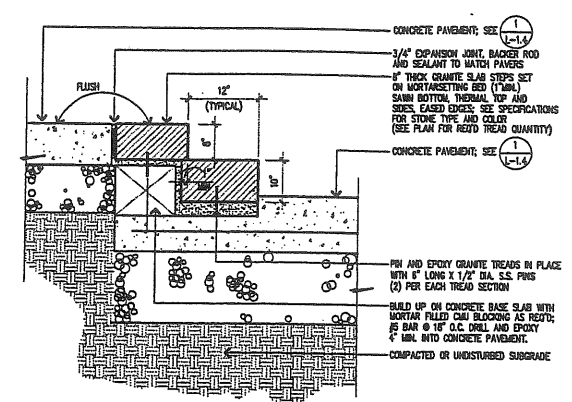
1 CONCRETE PAVEMENT  
L-1.4 SCALE: 1 1/2" = 1'-0"



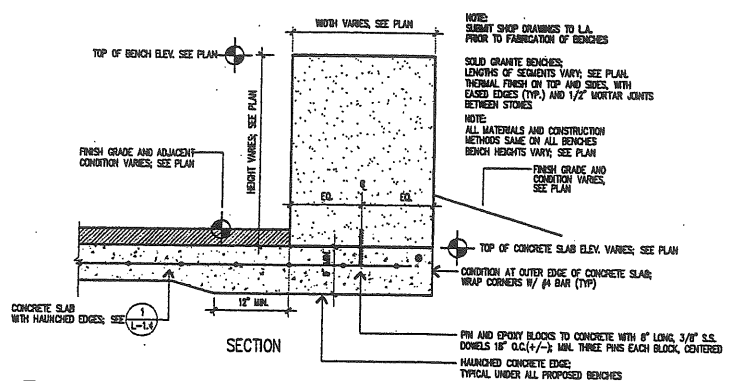
2 ASPHALT PAVEMENT  
L-1.4 SCALE: 1 1/2" = 1'-0"



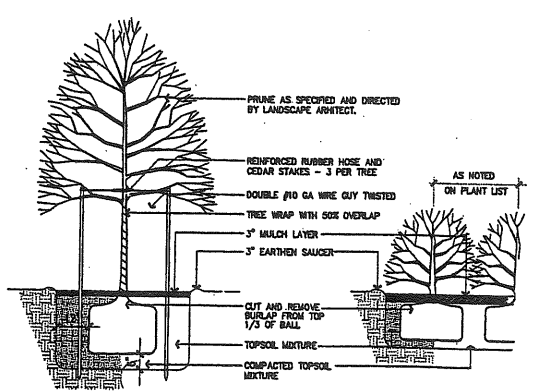
3 ASPHALT CURB  
L-1.4 SCALE: 1 1/2" = 1'-0"



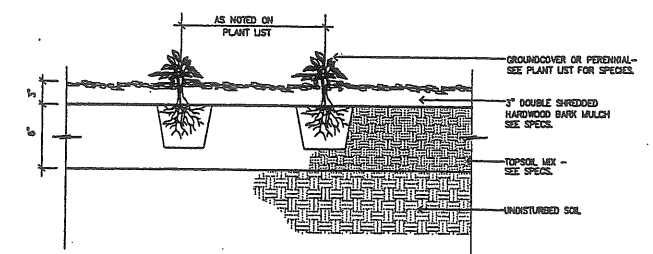
4 GRANITE STEPS ON BASE SLAB  
L-1.4 SCALE: 1" = 1'-0"



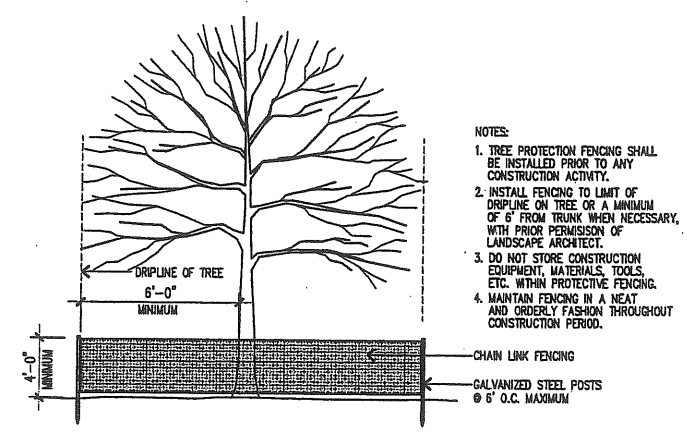
5 GRANITE SEAT WALL  
L-1.4 SCALE: 1" = 1'-0"



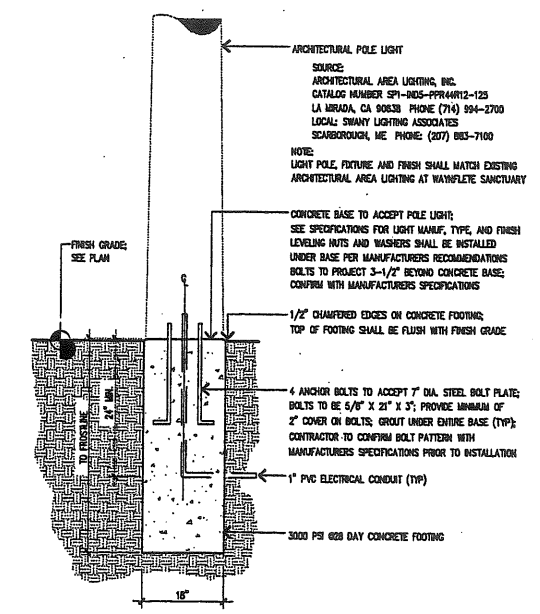
6 TREE / SHRUB PLANTING DETAIL  
L-1.4 NOT TO SCALE



7 GROUNDCOVER PLANTING DETAIL  
L-1.4 NOT TO SCALE



8 TREE PROTECTION  
L-1.4 NOT TO SCALE



9 LIGHT POLE BASE DETAIL  
L-1.4 SCALE: 3/4" = 1'-0"

- NOTES:
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
  2. INSTALL FENCING TO LIMIT OF DRIPLINE ON TREE OR A MINIMUM OF 6' FROM TRUNK WHEN NECESSARY, WITH PRIOR PERMISSION OF LANDSCAPE ARCHITECT.
  3. DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
  4. MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.

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PROJECT  
WAYNFLEETE ARTS CENTER  
PHASE TWO  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
SITE DETAILS

STATUS:  
Planning Board Submission  
NOT FOR CONSTRUCTION

DATE: 05.18.2007  
SCALE: 1"=10'  
PROJECT NO: 2005-0040.00  
DRAWN BY: 2007© Scott Simons Architects

DWG NO. L-1.4

**D-1.1**  
 DWG NO. 2008-09-00  
 DRAWN BY: [REDACTED]  
 PROJECT NO. 2008-09-00  
 DATE: 02.18.2007  
 REVISION DATE: [REDACTED]  
 STATUS: Planning Board Submission  
 NOT FOR CONSTRUCTION

**GROUND FLOOR DEMOLITION PLAN**

**WAYNFLETE ARTS CENTER PHASE TWO**  
 ADDITION/RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME

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 FAX: 603.771.6401  
 WWW.SSARCHITECTS.COM

**DEMOLITION LEGEND**

EXISTING WALL TO REMAIN  
 EXISTING DOOR TO REMAIN  
 EXISTING DOOR AND/OR FRAME TO BE REMOVED AS NOTED  
 EXISTING WALL TO BE REMOVED AS NOTED

**DEMOLITION GENERAL NOTES**

1. REFER TO MECHANICAL DWGS FOR RELATED DEMO WORK. G.C. COORDINATE ALL WORK WITH SUBCONTRACTORS AS NOTED.

2. REFER TO SH-1-A-1 (ROOF PLAN) FOR ROOF DEMO WORK.

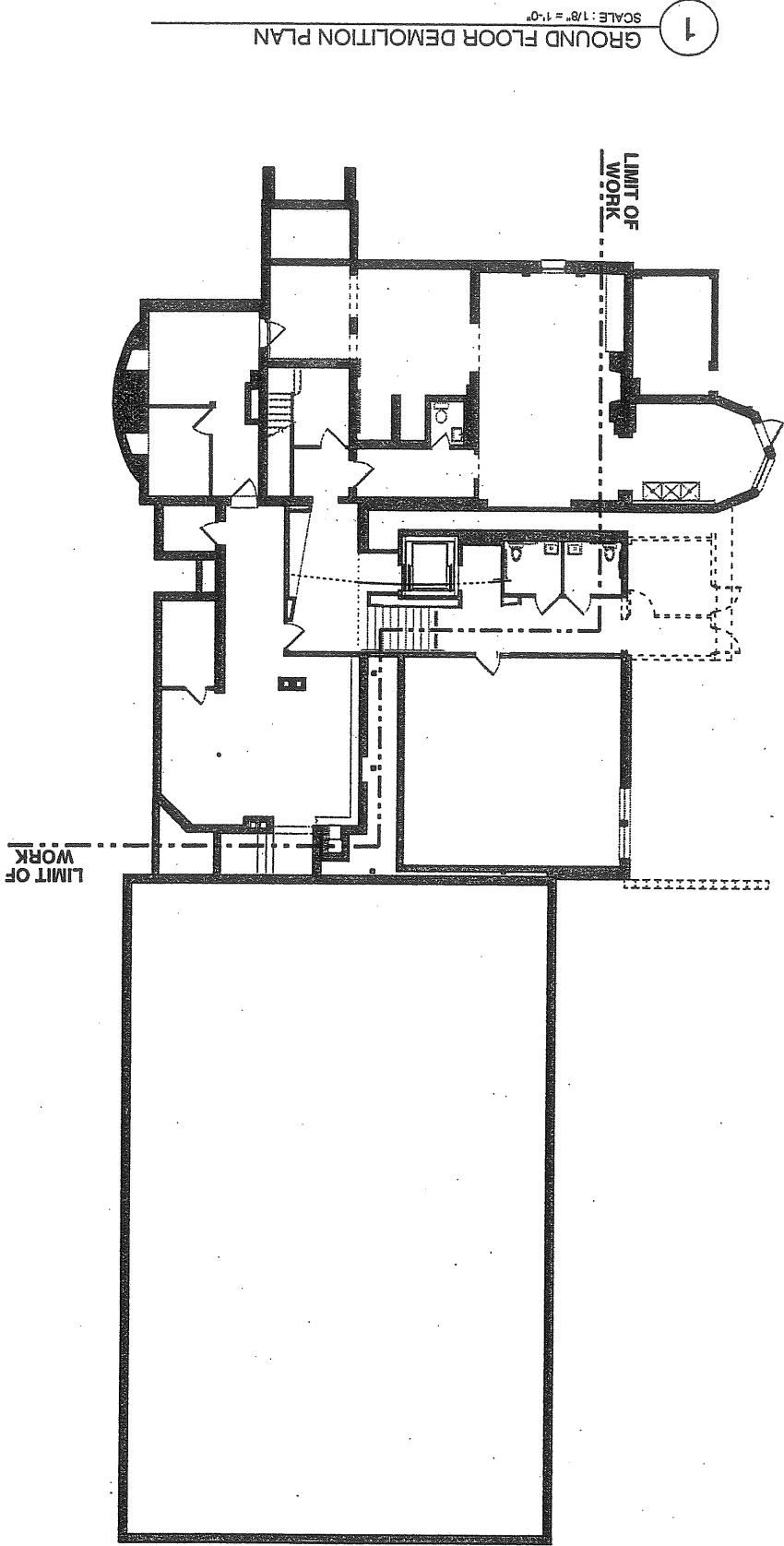
3. ALL WORK TO BE SEQUENCED, PHASED AND SCHEDULED WITHIN MEET SCHEDULE.

4. G.C. SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING AS NOTED FOR STRUCTURAL WORK. G.C. SHALL PATCH AND ABANDONED OPENINGS PATCHED BACK TO MATCH EXISTING.

5. ALL SLABS NOT COMPLETELY REMOVED TO BE SMOUL REBUILT.

6. G.C. TO PROTECT AREAS NOT AFFECTED BY CONSTRUCTION. ALL AREAS TO BE PROTECTED BY CONSTRUCTION ARE TO BE PROTECTED BY CONSTRUCTION AREAS OCCUPIED BY OWNER DURING CONSTRUCTION TO HAVE ADEQUATE EXITS TO COMPLY WITH ALL CODES.

7. G.C. SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORTS, SHORING AND BRACING AS NOTED FOR ALL STRUCTURAL MODIFICATIONS.



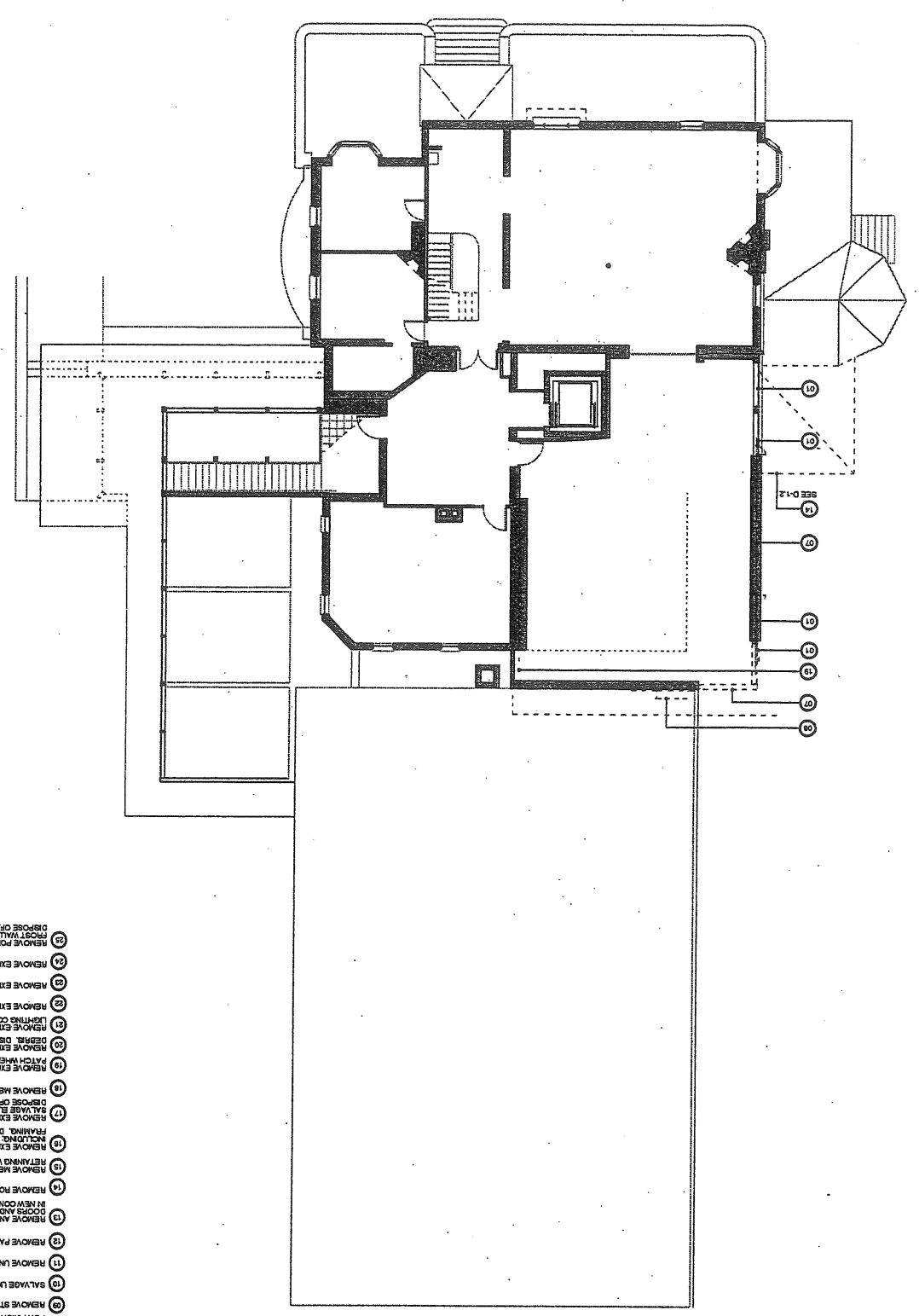
- DEMOLITION PLAN KEY NOTES**
- (01) REMOVE EXISTING WINDOW.
  - (02) REMOVE EXISTING WINDOW, DISPOSE OF.
  - (03) REMOVE EXISTING DOOR, DOOR FRAME AND FRAME FOR REUSE IN NEW CONSTRUCTION.
  - (04) REMOVE EXISTING DOOR, DOOR FRAME AND FRAME FOR REUSE IN NEW CONSTRUCTION.
  - (05) REMOVE EXISTING LIGHT FIXTURES FOR REUSE IN NEW CONSTRUCTION.
  - (06) REMOVE EXISTING DEMO TRUCK AND TRAILER.
  - (07) REMOVE EXISTING LIGHT FIXTURES FOR REUSE IN NEW CONSTRUCTION.
  - (08) REMOVE EXISTING WINDOW, DISPOSE OF.
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  - (100) REMOVE EXISTING WINDOW, DISPOSE OF.

Attach 2h



<b>D-1.3</b> DWG NO.	
2003-04-09 DRAWN BY:	
PROJECT NO.	
DATE:	
REVISION DATE:	
STATUS:	
Planning Board Submission	
NOT FOR CONSTRUCTION	
<b>SECOND FLOOR DEMOLITION PLAN</b>	
TITLE	
<b>WAYNFLETE ARTS CENTER</b> <b>PHASE TWO</b> <b>ADDITION/RENOVATION</b> 360 SPRING STREET PORTLAND, ME	
PROJECT	
THIS DRAWING IS THE PROPERTY OF SS 72 TOWN STREET PORTLAND, ME 04101 PHONE: 603.773.4600 FAX: 603.773.4600	
THIS DRAWING IS THE PROPERTY OF AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE	

1 SCALE: 1/8" = 1'-0"  
 SECOND FLOOR DEMOLITION PLAN



- DEMOLITION PLAN KEY NOTES**
- 01 SALVAGE EXISTING WINDOWS.
  - 02 REMOVE EXISTING WINDOWS, DISPOSE OF.
  - 03 REMOVE EXISTING DOOR, DOOR FRAME AND PORTION OF WALL SHOWING CONSTRUCTION.
  - 04 REMOVE EXISTING DOOR, DOOR FRAME FOR REUSE IN NEW CONSTRUCTION.
  - 05 SALVAGE EXISTING LIGHT FIXTURES FOR REUSE IN NEW CONSTRUCTION.
  - 06 REMOVE EXISTING WINDOW, INCLUDING CARPET FLOORING AND ALL INSULATION, FLOOR TO RECEIVING NEW FLOORING.
  - 07 REMOVE PORTION OF CMU WALL SHOWING CONSTRUCTION AS NECESSARY TO EXPOSE NEW WALL.
  - 08 REMOVE PORTION OF CMU WALL SHOWING CONSTRUCTION AS NECESSARY FOR FINISH OPENING.
  - 09 REMOVE GIBBS, BOLLARDS FOR FINISH OPENING.
  - 10 SALVAGE LIGHT FIXTURE FOR REUSE IN NEW CONSTRUCTION.
  - 11 REMOVE LIGHT MASONRY RETAINING WALL.
  - 12 REMOVE PARTITIONS SHOWING CONSTRUCTION.
  - 13 REMOVE AND SALVAGE EXISTING DOORS AND FRAMES FOR REUSE IN NEW CONSTRUCTION.
  - 14 REMOVE ROOF ABOVE.
  - 15 REMOVE METAL QUADRAL AT EXISTING RETAINING WALL.
  - 16 REMOVE EXISTING THEATER SEATING ASSEMBLY INCLUDING SEATS, STOPS, PLATFORM AND PARTITIONING NECESSARY.
  - 17 REMOVE EXISTING WALL, DISPOSE OF.
  - 18 REMOVE EXISTING STOPS, AND MISC. DEBRIS. DISPOSE OF.
  - 19 REMOVE EXISTING THEATER LIGHTS AND LIGHTING CONTROL WIRING FOR REUSE.
  - 20 REMOVE EXISTING DOORS, DISPOSE OF.
  - 21 REMOVE EXISTING UNIT HEATER, DISPOSE OF.
  - 22 REMOVE EXISTING SOFFIT, DISPOSE OF.
  - 23 REMOVE EXISTING SOFFIT, DISPOSE OF.
  - 24 REMOVE PORTION OF EXISTING BRICK FROST WALL TO ALLOW FOR NEW STAIR.

**DEMOLITION GENERAL NOTES**

1. REFER TO RELATED DWGS FOR RELATED DEMO WORK. G.C. COORDINATE ALL WORK WITH SUBCONTRACTORS AS NECESSARY.

2. REFER TO SHEET A-1.1 (ROOF PLAN) FOR ROOF DEMO WORK.

3. ALL WORK TO BE RECONSTRUCTED, PHASED AND CHECKED WITH THE ARCHITECT.

4. G.C. SHALL BE RESPONSIBLE FOR OBTAINING AND INSTALLING ALL NECESSARY PERMITS AND INSURANCE COVERAGE AS NECESSARY.

5. ALL NEW AND RECONSTRUCTED OPENINGS FITTED BACK TO MATCH EXISTING.

6. ALL SLABS NOT COMPLETELY REMOVED TO BE SAWCUT NEUTRAL.

7. G.C. TO PROTECT AREAS NOT AFFECTED BY CONSTRUCTION TO WORK AREAS.

8. G.C. SHALL BE RESPONSIBLE FOR OBTAINING AND INSTALLING ALL NECESSARY PERMITS AND INSURANCE COVERAGE AS NECESSARY.

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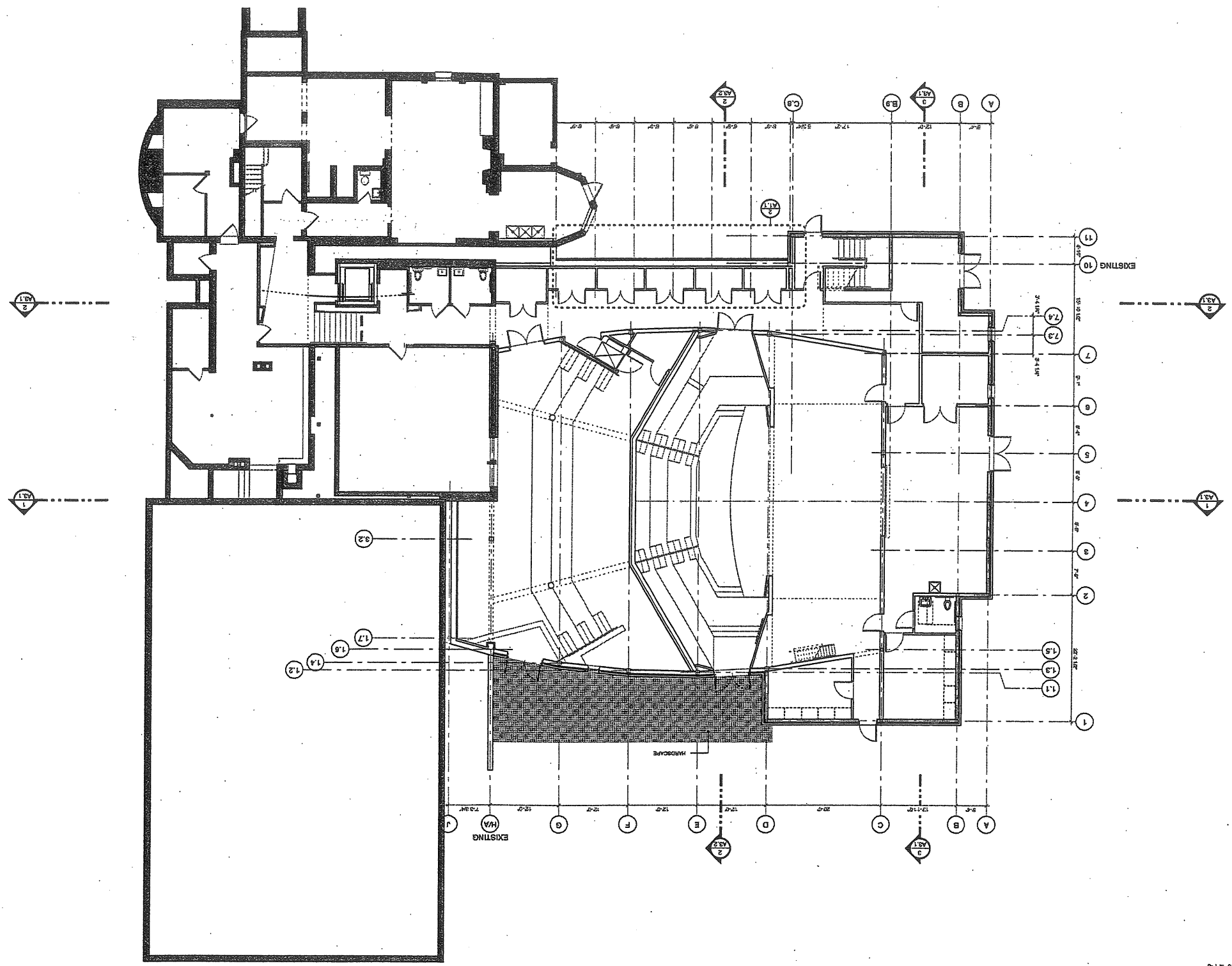
Attach 2!

<b>PROJECT</b> <b>WAYNFLETE ARTS CENTER</b> <b>PHASE TWO</b> <b>ADDITION/RENOVATION</b> <b>360 SPRING STREET</b> <b>PORTLAND, ME</b>	
<b>TITLE</b> <b>GROUND FLOOR PLAN</b>	
<b>STATUS:</b> <b>Planning Board Submission</b> <b>NOT FOR CONSTRUCTION</b>	
DATE: 05.18.2007 REVISION DATE:	PROJECT NO. 2007-0046.00 DRAWN BY: [Redacted] DWG NO. A-1.1

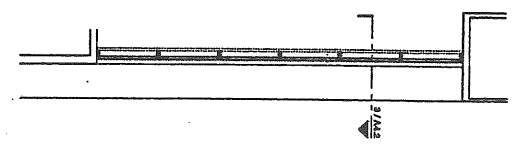
ATTACH 2K



1 GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 CLEAR-STORY PLAN  
SCALE: 1/8" = 1'-0"



**PARTITION SCHEDULE**

REPORT TO PARTITION GENERAL NOTES ALSO

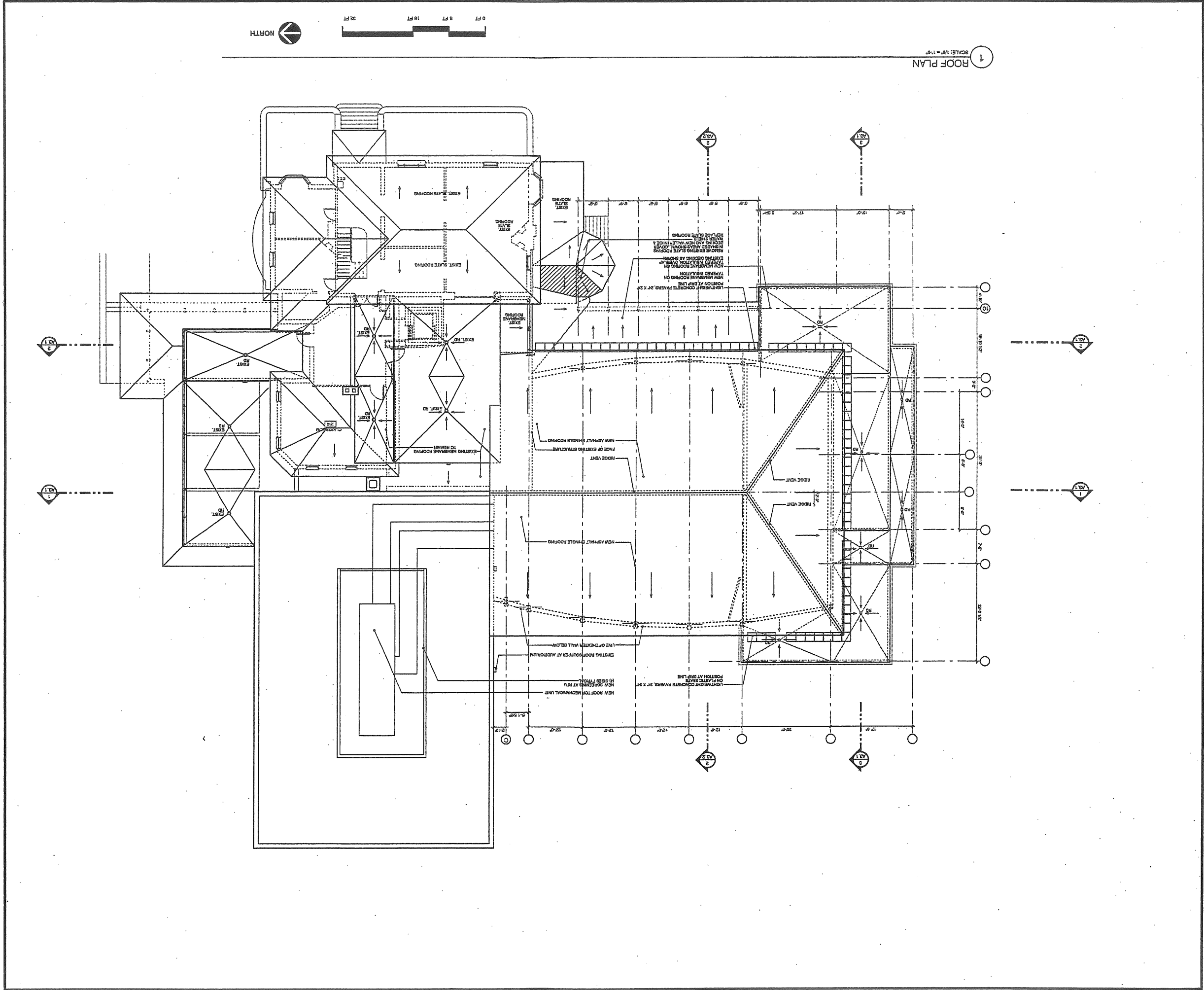
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PARTITION SCHEDULE  
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<b>DWG NO. A-1.4</b> 2004 South Street Architects DRAWN BY: [blank] PROJECT NO. 2003-0046.00 DATE: 02.18.2007 REVISION DATE: [blank]	
<b>STATUS:</b> Planning Board Submission NOT FOR CONSTRUCTION	
<b>TITLE:</b> ROOF PLAN	
<b>PROJECT:</b> WAYNFLETE ARTS CENTER PHASE TWO ADDITION/RENOVATION 380 SPRING STREET PORTLAND, ME	
THIS DRAWING IS THE PROPERTY OF SCOTT SMITH ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE. Scott Smith Architects 75 Tom Street Portland, Maine 04101 Phone: 603.772.4500 Fax: 603.772.4500	



Attach 2m



**DWG NO. A-2.1**

PROJECT NO. 2003-0045-03  
 DATE: 05.18.2007  
 REVISION DATE: NOT FOR CONSTRUCTION

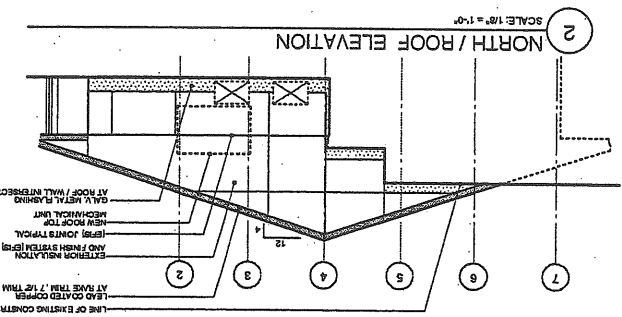
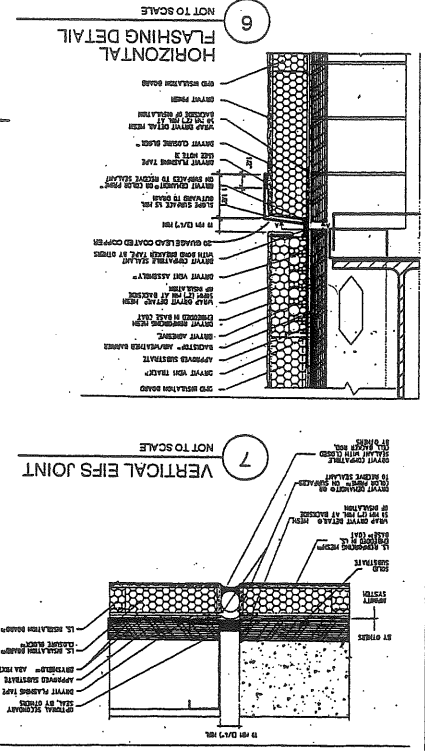
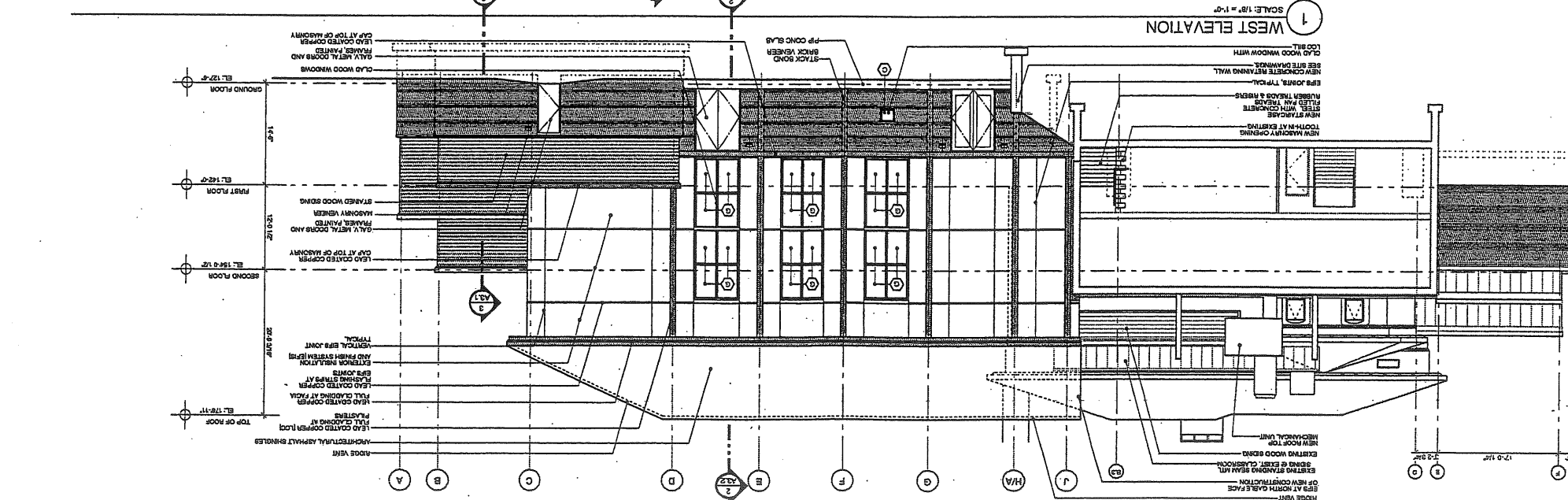
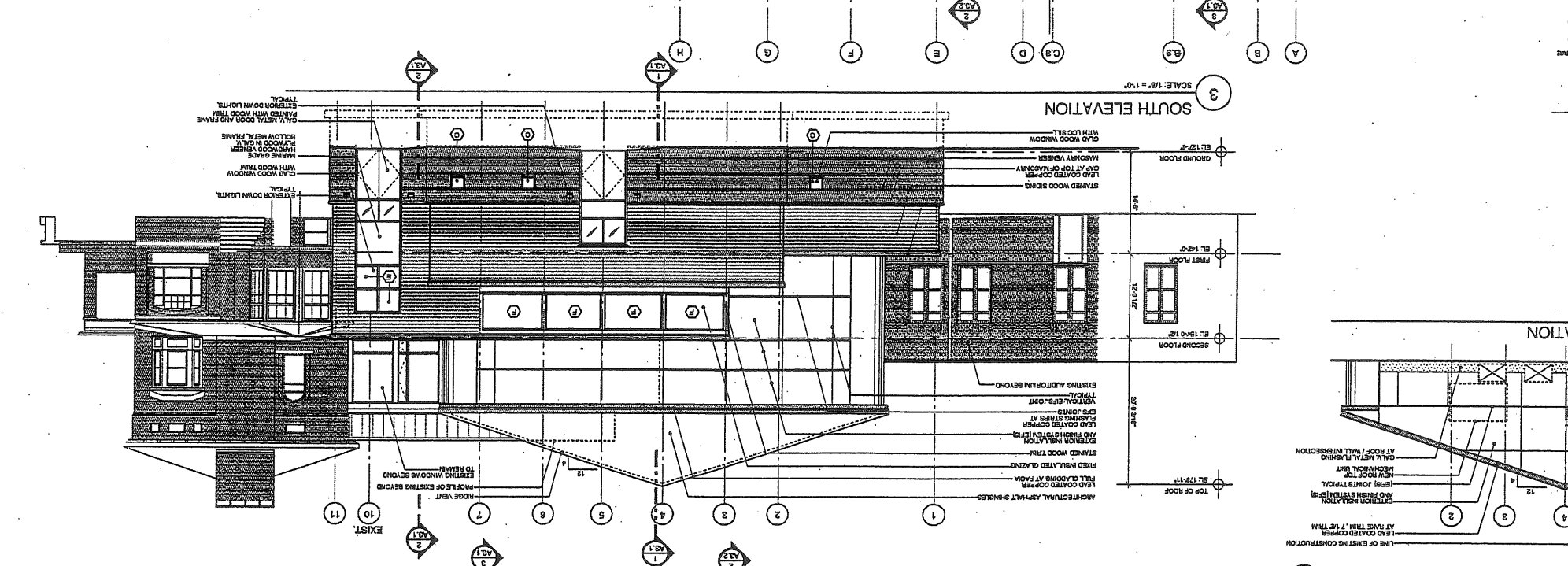
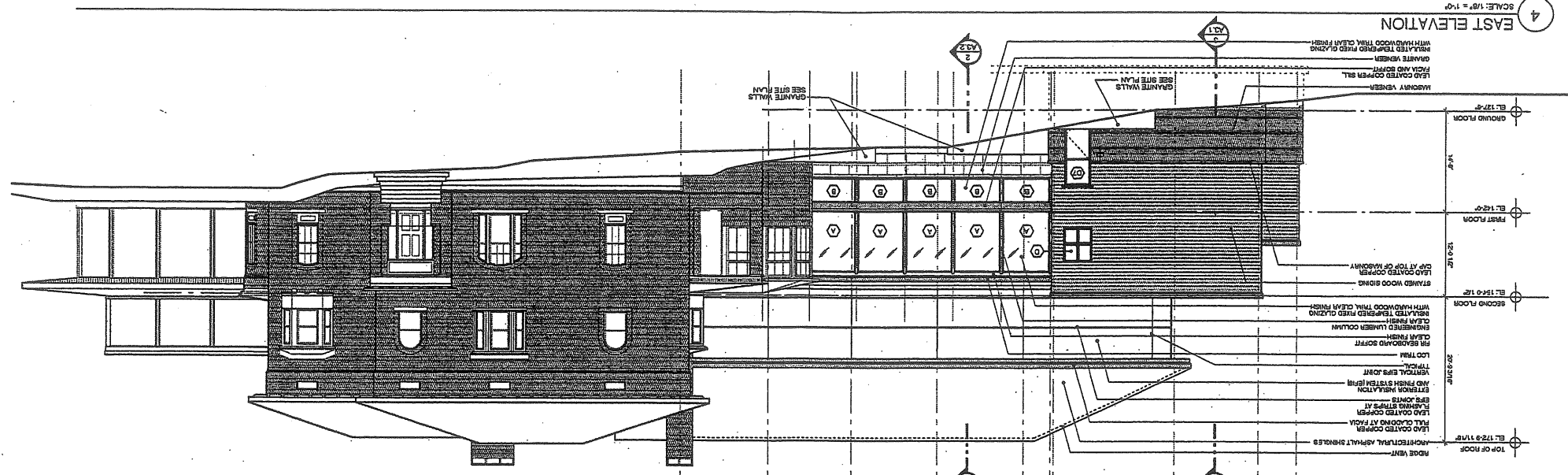
**STATUS:** Planning Board Submission

**TITLE:** BUILDING ELEVATIONS

**PROJECT:** WAYNFLETE ARTS CENTER PHASE TWO  
 ADDITION/ RENOVATION  
 380 SPRING STREET  
 PORTLAND, ME

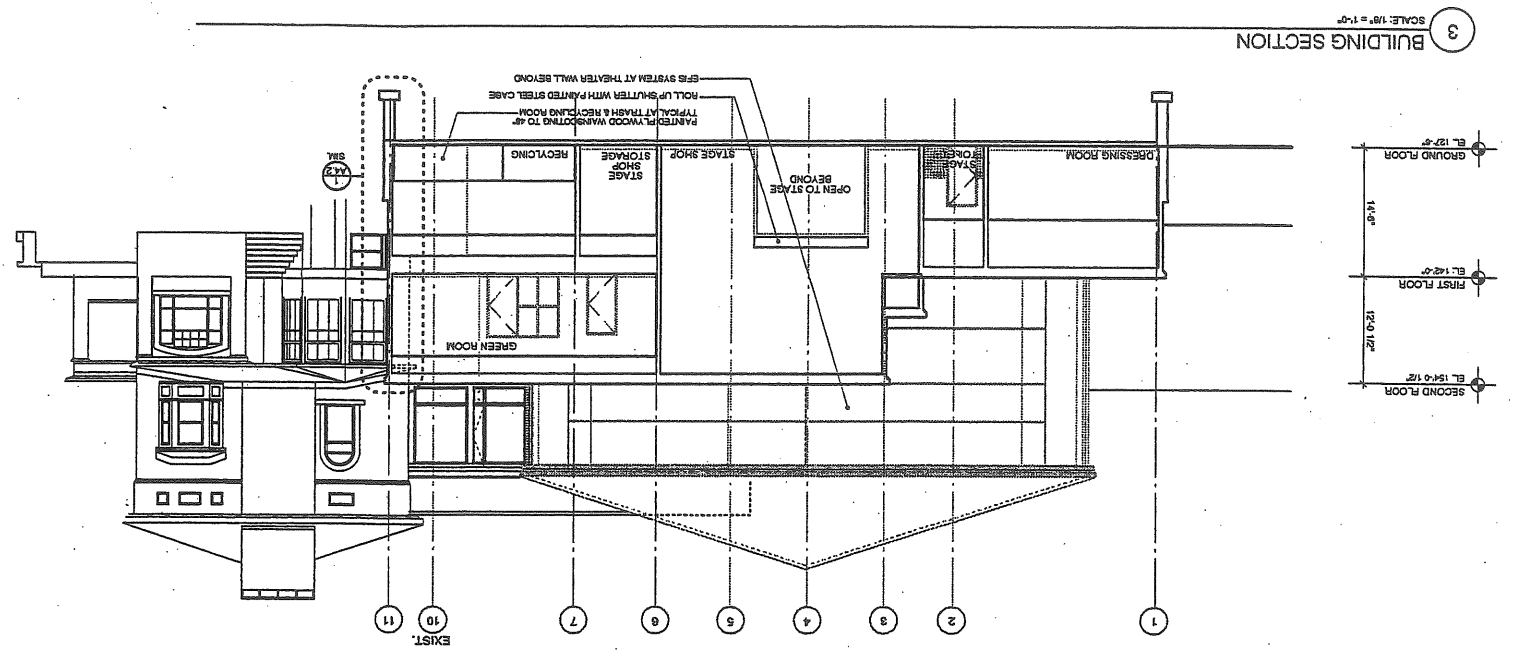
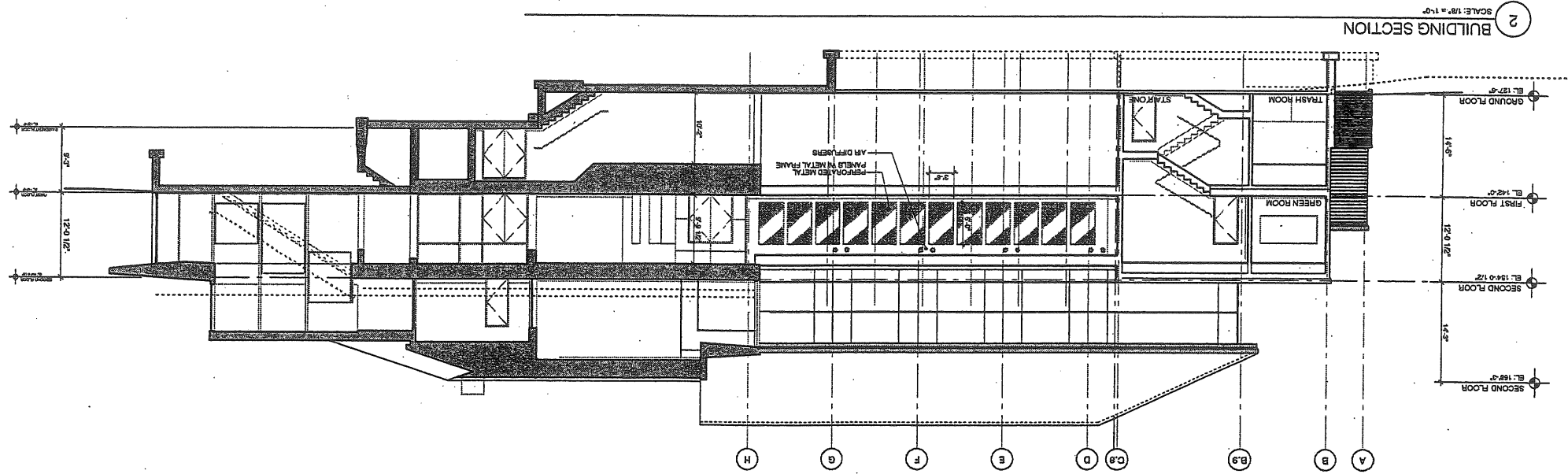
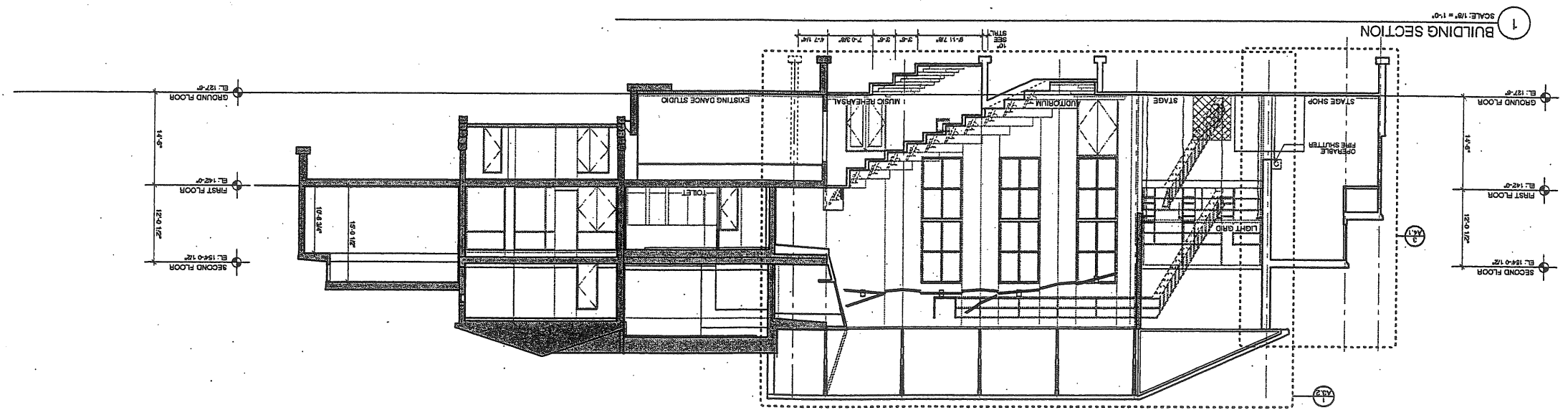
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75 TOWN STREET  
 PORTLAND, ME 04101  
 PHONE: 603.773.4455  
 FAX: 603.773.4455  
 WWW.SSSARCHITECTS.COM



Attach 20

<b>DWG NO. A-3.1</b> <small>2004) East Street Architects</small>	
DRAWN BY: PROJECT NO. DATE: 05.18.2007	REVISION DATE: STATUS: Planning Board Submission NOT FOR CONSTRUCTION
<b>BUILDING SECTIONS</b>	
PROJECT: WAYNFLETE ARTS CENTER PHASE TWO 360 SPRING STREET PORTLAND, ME	
THIS DRAWING IS THE PROPERTY OF EAST STREET ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM EAST STREET ARCHITECTS.	



Attach 2p

**A-3.2**

DWG NO. 2008-0045.09  
 PROJECT NO. 2008-0045.09  
 DRAWN BY: [Name]  
 DATE: 05.18.2007  
 REVISION DATE: [None]

STATUS: Planning Board Submission  
 NOT FOR CONSTRUCTION

**ENLARGED BUILDING SECTIONS**

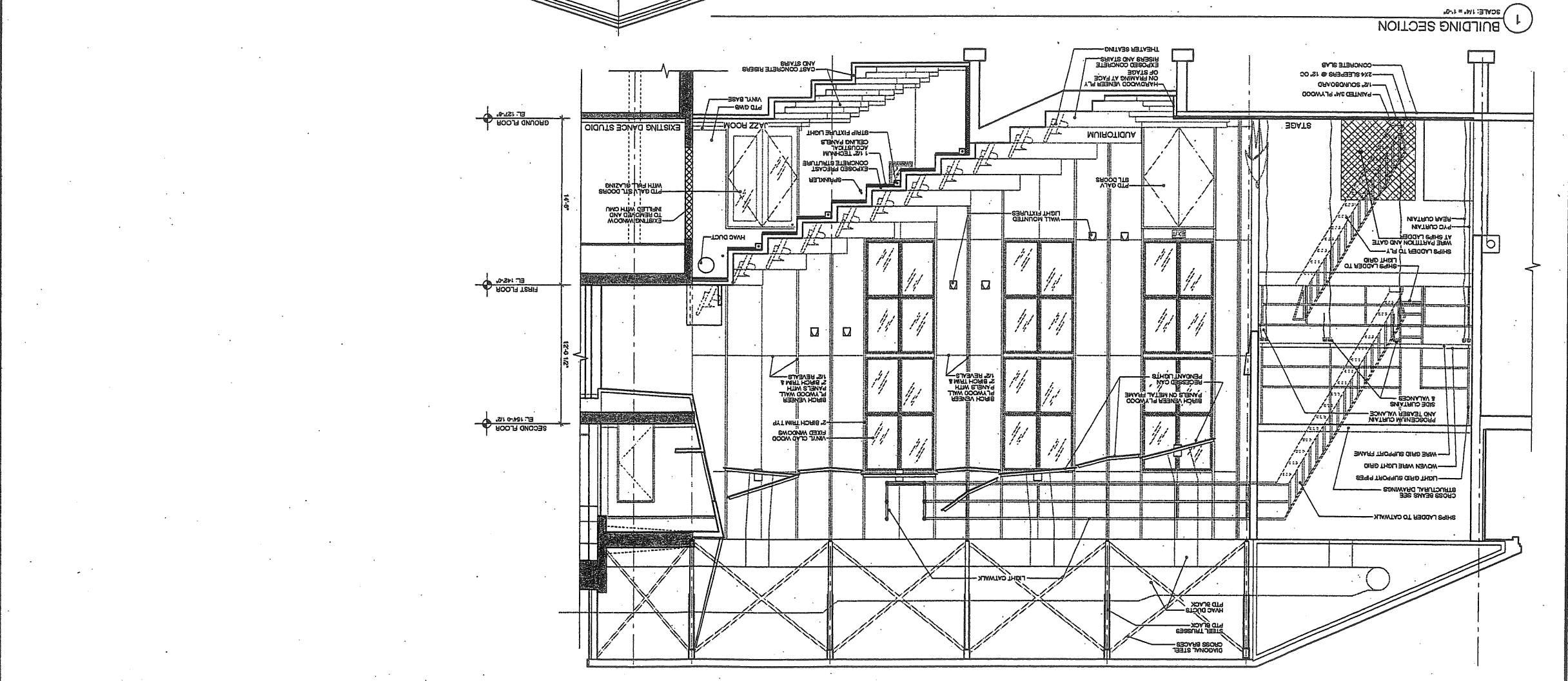
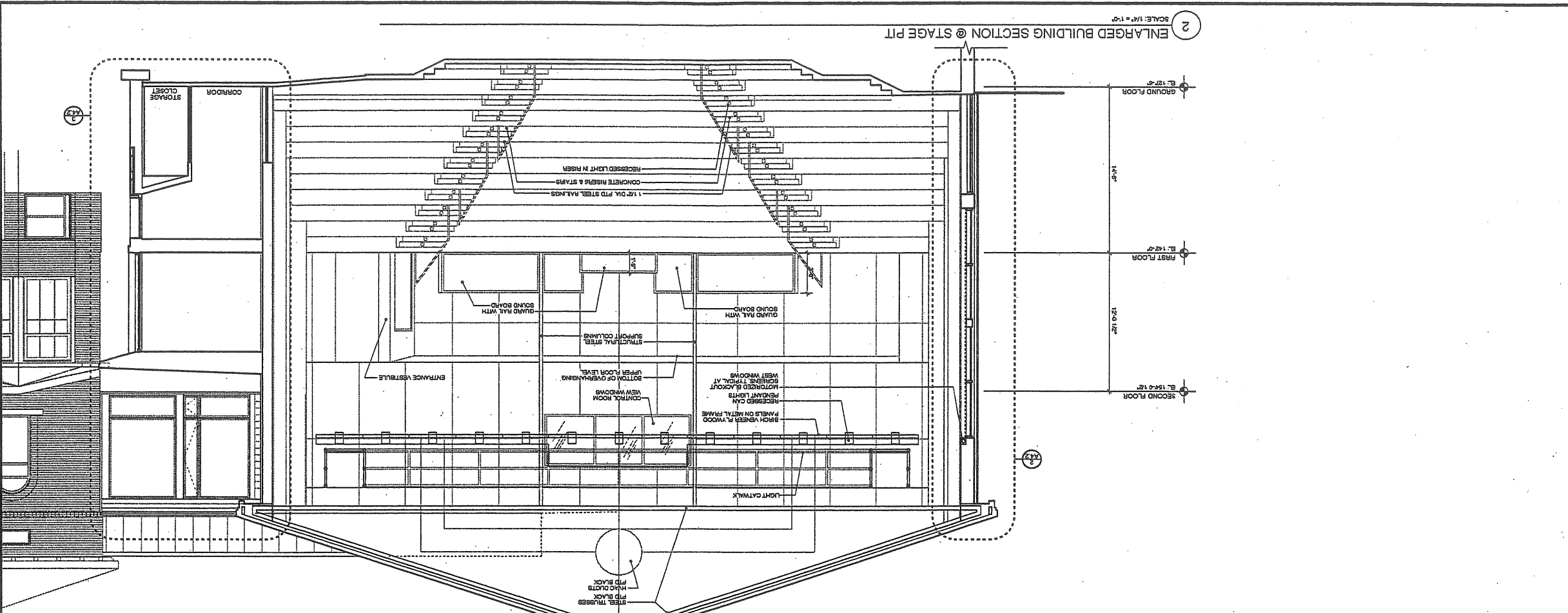
TITLE

**ADDITION RENOVATION  
 PHASE TWO  
 WAYNFLETE ARTS CENTER  
 360 SPRING STREET  
 PORTLAND, ME**

Project

THIS DRAWING IS THE PROPERTY OF  
 SCOTT SIMONS ARCHITECTS  
 73 WASH ST  
 PORTLAND, ME 04101  
 PHONE: 603.777.6000  
 FAX: 603.777.6001  
 WWW: WWW.SCOTTSIMONS.COM

Scott Simons Architects

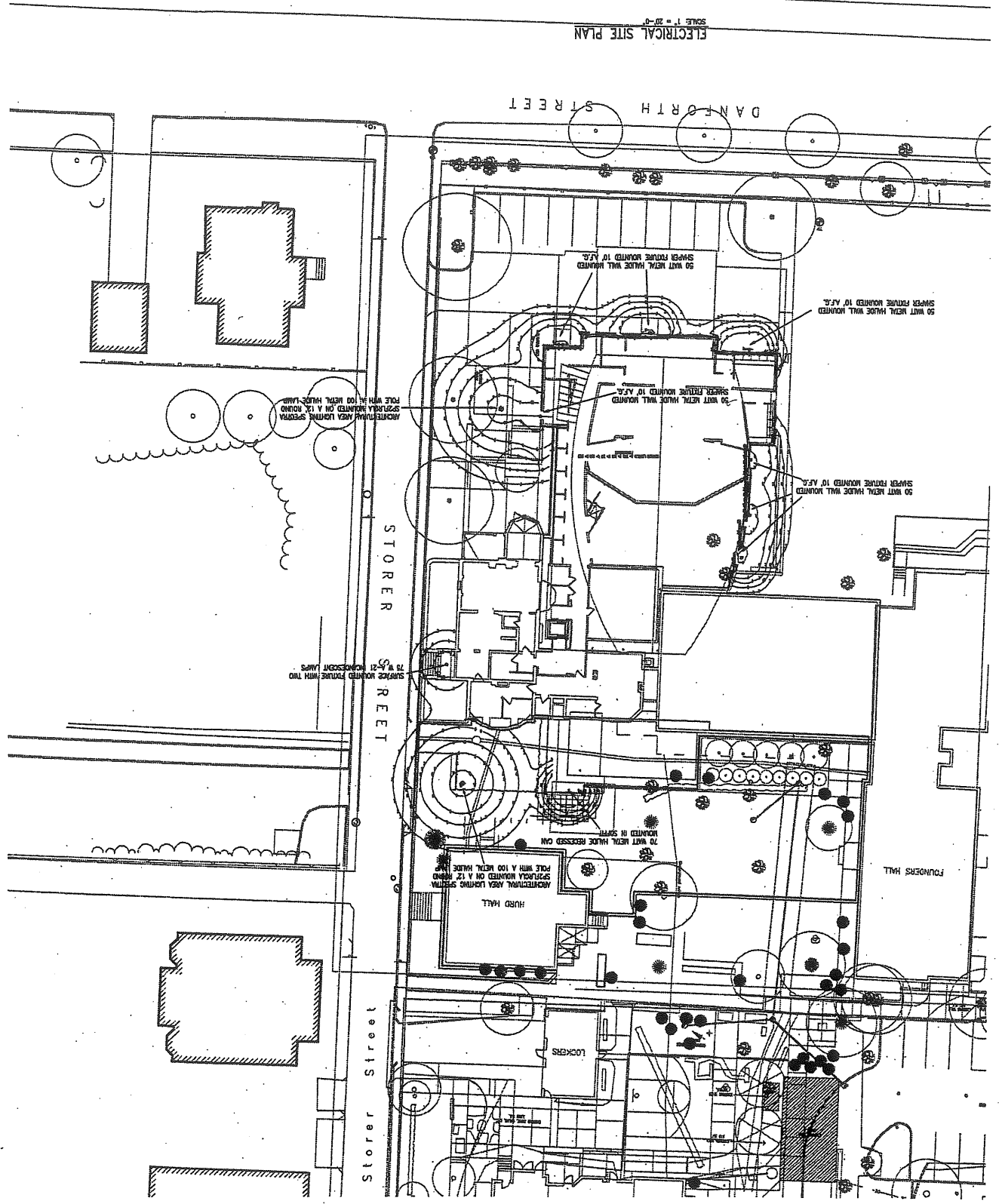


Attach 29





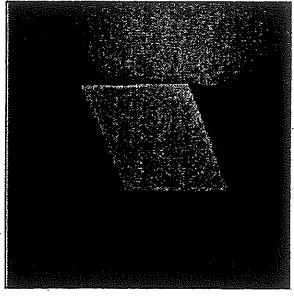




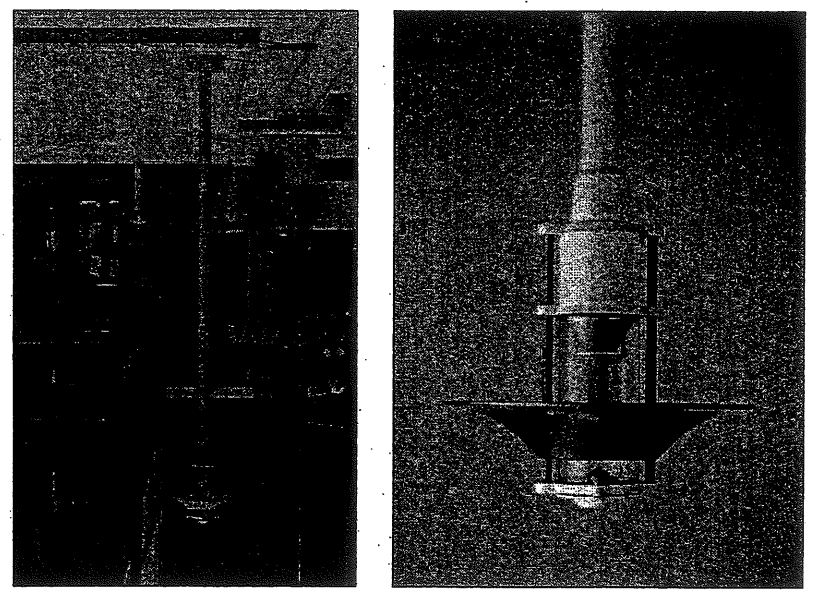
ELECTRICAL SITE PLAN  
SCALE 1" = 20'-0"

<p>DATE: 08/18/09          DATE: 08/18/09          DATE: 08/18/09          DATE: 08/18/09          DATE: 08/18/09</p>	
<p>NOT FOR CONSTRUCTION          Planning Board Submission</p>	
<p>PROJECT: WAYNFLETE ARTS CENTER          PHASE TWO          ADDITION/RENOVATION          380 SPRING STREET          PORTLAND, ME</p>	
<p>TITLE: ELECTRICAL SITE LIGHTING PLAN</p>	
<p>OWNER: E-2</p>	

SHAPER WALL MOUNTED FIXTURE  
SCALE: 1/8" = 1'-0"



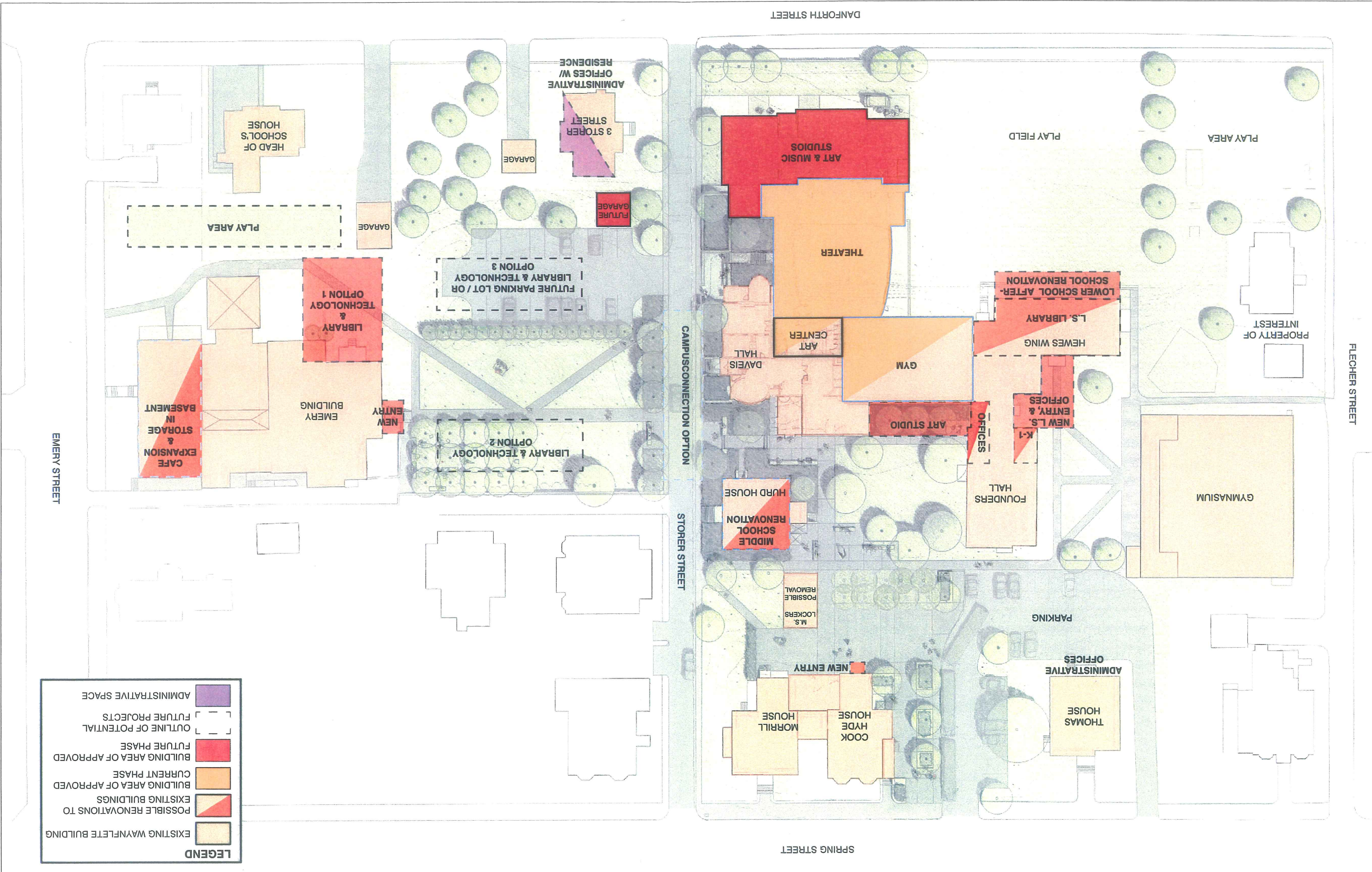
AAL SPECTRA POLE FIXTURE  
SCALE: 1/8" = 1'-0"



Attach 2U

**LEGEND**

	EXISTING WAYNFLETE BUILDING
	POSSIBLE RENOVATIONS TO EXISTING BUILDINGS
	BUILDING AREA OF APPROVED CURRENT PHASE
	BUILDING AREA OF APPROVED FUTURE PHASE
	OUTLINE OF POTENTIAL FUTURE PROJECTS
	ADMINISTRATIVE SPACE



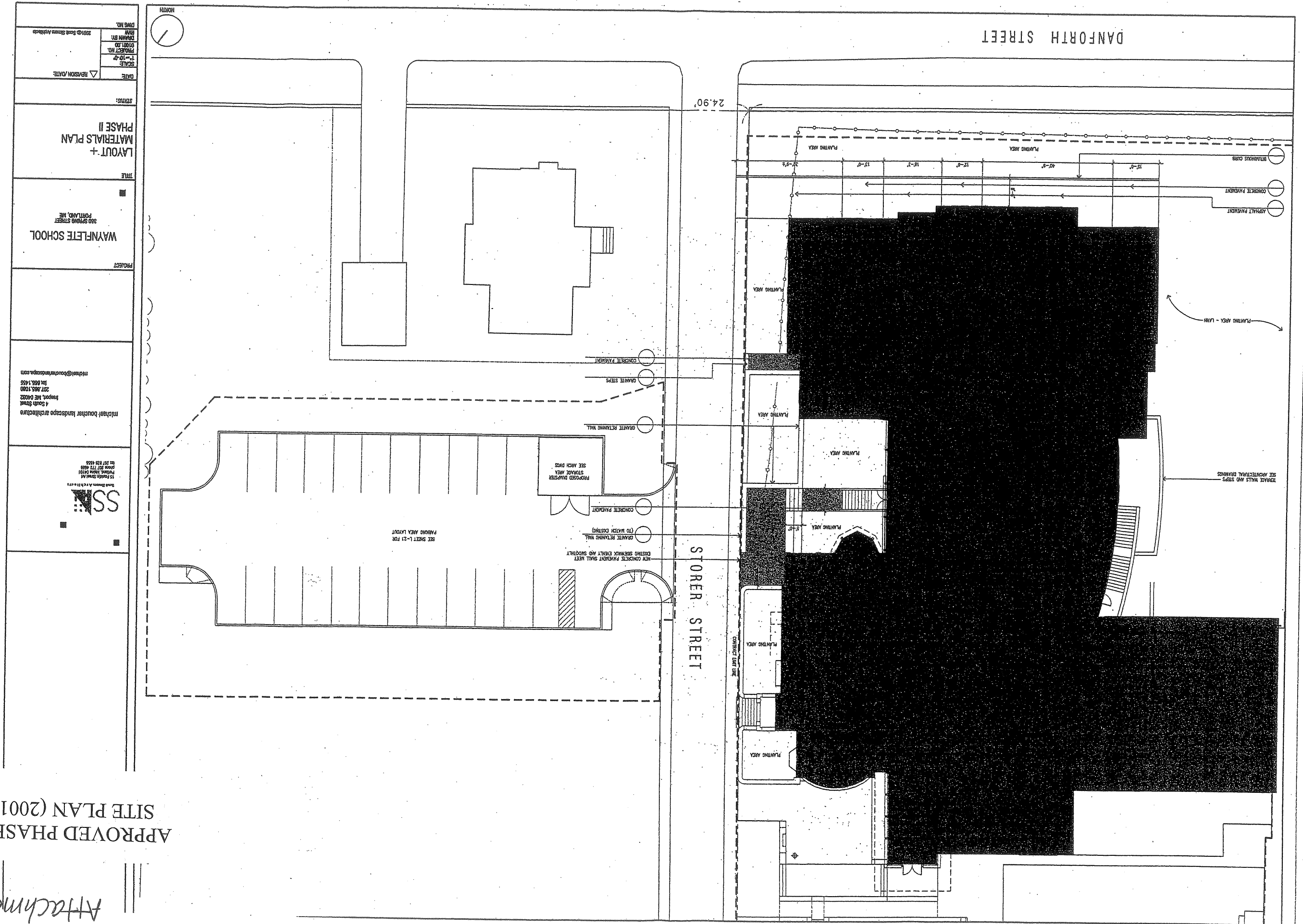
# Waynflete School Master Plan Update

May 09, 2006



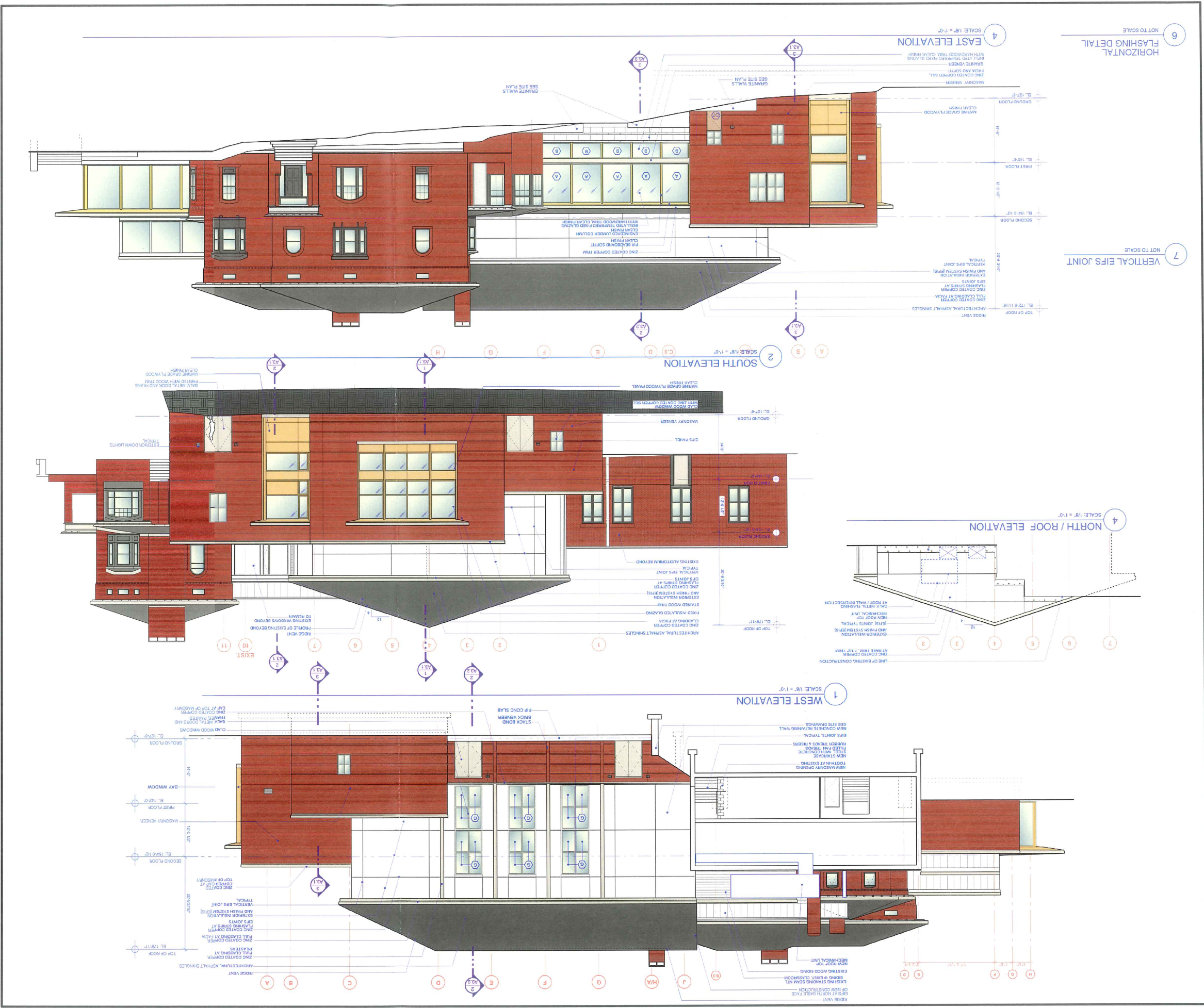
Attachment 6

APPROVED PHASE II  
SITE PLAN (2001)

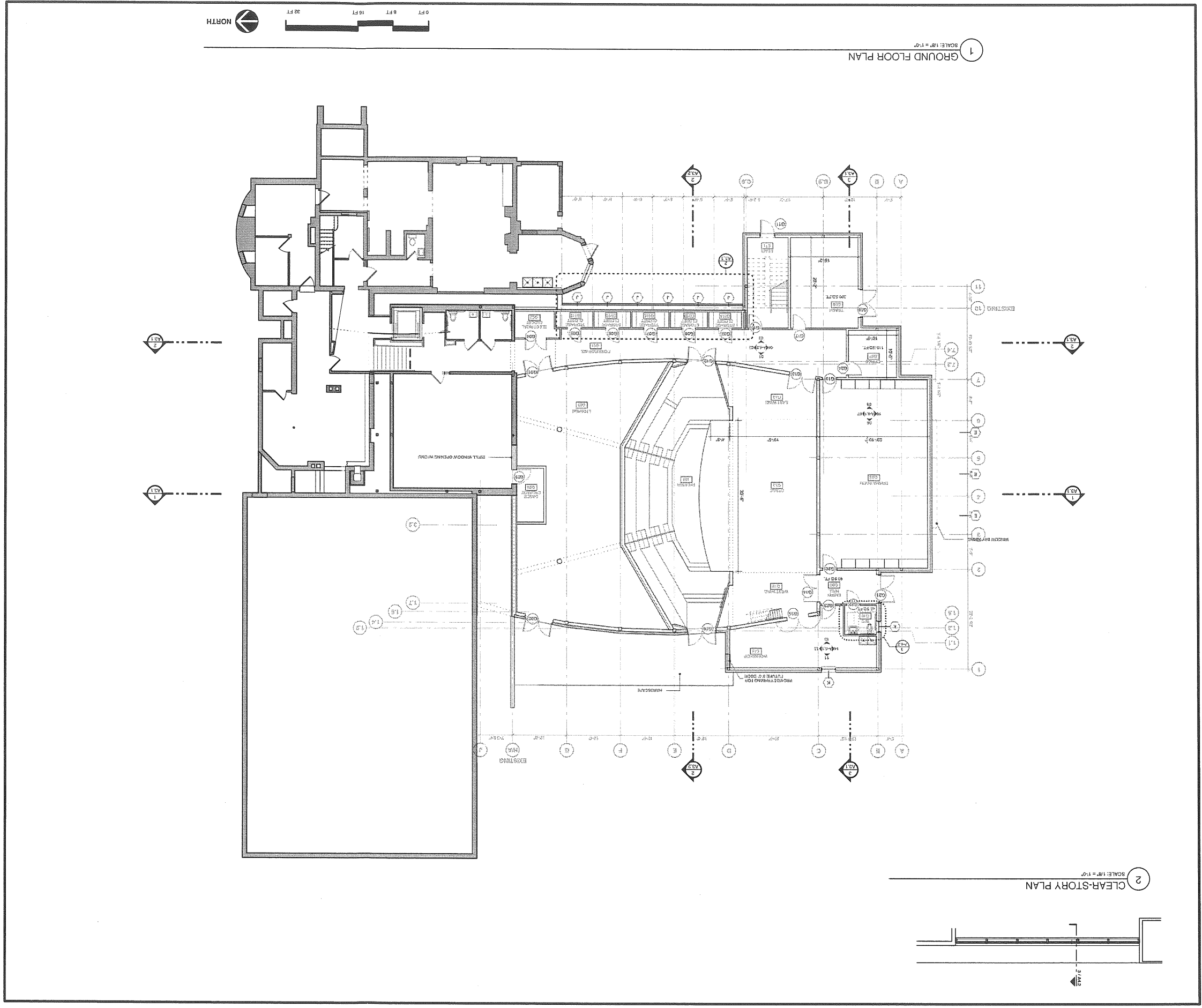


DIMS NO.	
DRWING NO.	200102 School Street, Portland, ME
PROJECT NO.	1-10-01
SCALE	1"=10'-0"
DATE	REVISION DATE
STATUS:	
LAYOUT + MATERIALS PLAN PHASE II	
TITLE	
PROJECT	
WAYNFLETE SCHOOL 250 SPRING STREET PORTLAND, ME	
PROJECT	
michael boucher landscape architecture 4 State Street Portland, ME 04102 207.865.1990 504.665.1455 mb@boulterlandscape.com	
SS 15 Francis Street, Portland, ME 04103 207.865.1990 504.665.1455	

DWG NO. <b>A-2.1</b>	
PROJECT NO. 2003.00.00	DRAWN BY: [Signature]
DATE 07.22.2007	REVISION DATE:
STATUS: Historic Preservation Submission NOT FOR CONSTRUCTION	
TITLE: BUILDING ELEVATIONS	
PROJECT: WAYFLETE ARTS CENTER PHASE TWO 360 SPRING STREET PORTLAND, ME	
THIS DRAWING IS THE PROPERTY OF SCOTT SIMMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.	
Scott Simmons Architects 75 Oak Street Portland, Maine 04101 Phone: 603.775.4855 Fax: 603.775.4859	



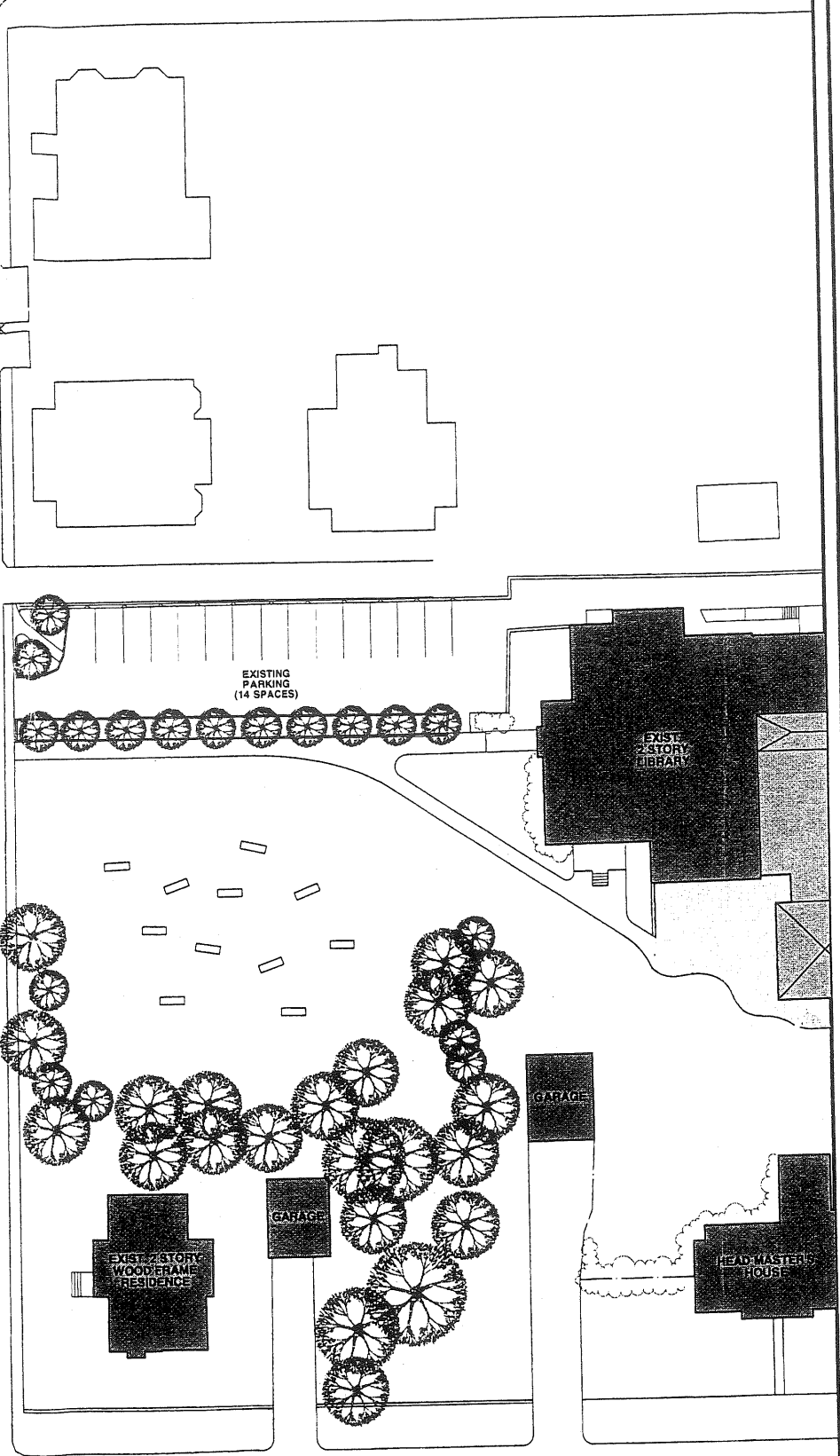
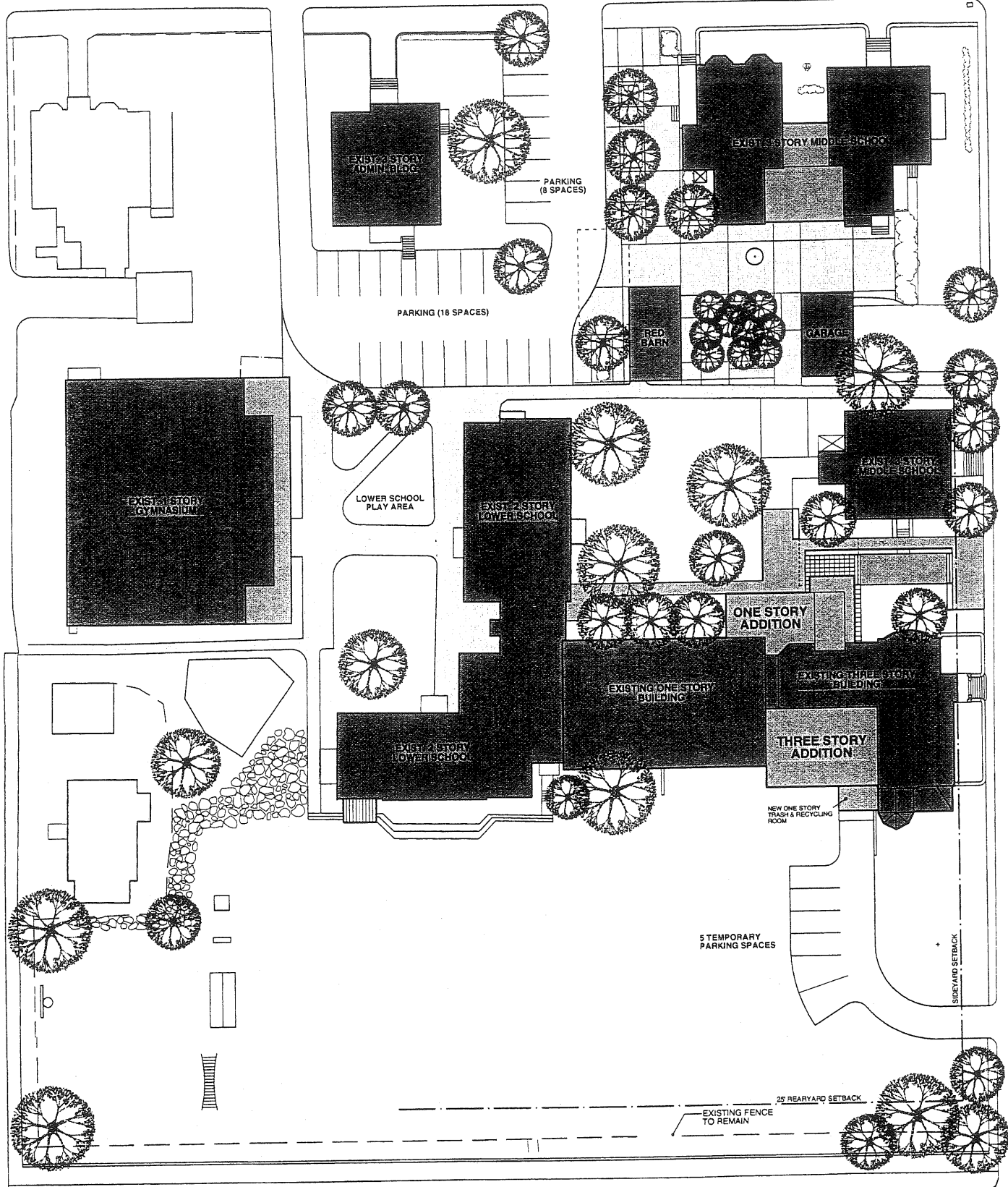
<b>1</b> GROUND FLOOR PLAN SCALE: 1/8" = 1'-0"	
PROJECT: WAYNFLETE ARTS CENTER PHASE TWO 360 SPRING STREET PORTLAND, ME	
TITLE: GROUND FLOOR PLAN	
STATUS: PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION	
DATE: 07/20/07	REVISION DATE:
PROJECT NO.: 202-0049-00	DRAWING BY:
DWG NO.: A-1.1	




PARTITION SCHEDULE	
1	22 GA. STEEL STUDS @ 16" O.C. - EXTEND FROM FLOOR FINISH TO RUNNER AT STRUCTURE ABOVE
2	1/2" Gypsum Board
3	1/2" Gypsum Board
4	1/2" Gypsum Board
5	1/2" Gypsum Board
6	1/2" Gypsum Board
7	1/2" Gypsum Board
8	1/2" Gypsum Board
9	1/2" Gypsum Board
10	1/2" Gypsum Board
11	1/2" Gypsum Board
12	1/2" Gypsum Board
13	1/2" Gypsum Board
14	1/2" Gypsum Board
15	1/2" Gypsum Board
16	1/2" Gypsum Board
17	1/2" Gypsum Board
18	1/2" Gypsum Board
19	1/2" Gypsum Board
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96	1/2" Gypsum Board
97	1/2" Gypsum Board
98	1/2" Gypsum Board
99	1/2" Gypsum Board
100	1/2" Gypsum Board



AH. # 1



SCALE: 1" = 20'-0"  
 20 0 20 40  
 SCALE IN FEET

 Scott Simons Architects 15 Franklin Street Apt Portland, Maine 04101 phone 207.772.2664 fax 207.828.4864	
PROJECT <b>WAYNFLETE ARTS CENTER          PHASE ONE</b> 360 SPRING STREET PORTLAND, ME Revised May 18, 2001	
TITLE <b>SITE PLAN          PHASE ONE</b>	
STATUS: <b>DESIGN DEVELOPMENT          NOT FOR CONSTRUCTION</b>	
DATE: 04.28.01	REVISION DATE:
PROJECT NO. 0211440 20'-0"	DRAWN BY: 2001 © Scott Simons Architects
DWG NO.	<b>MP-1.1</b>

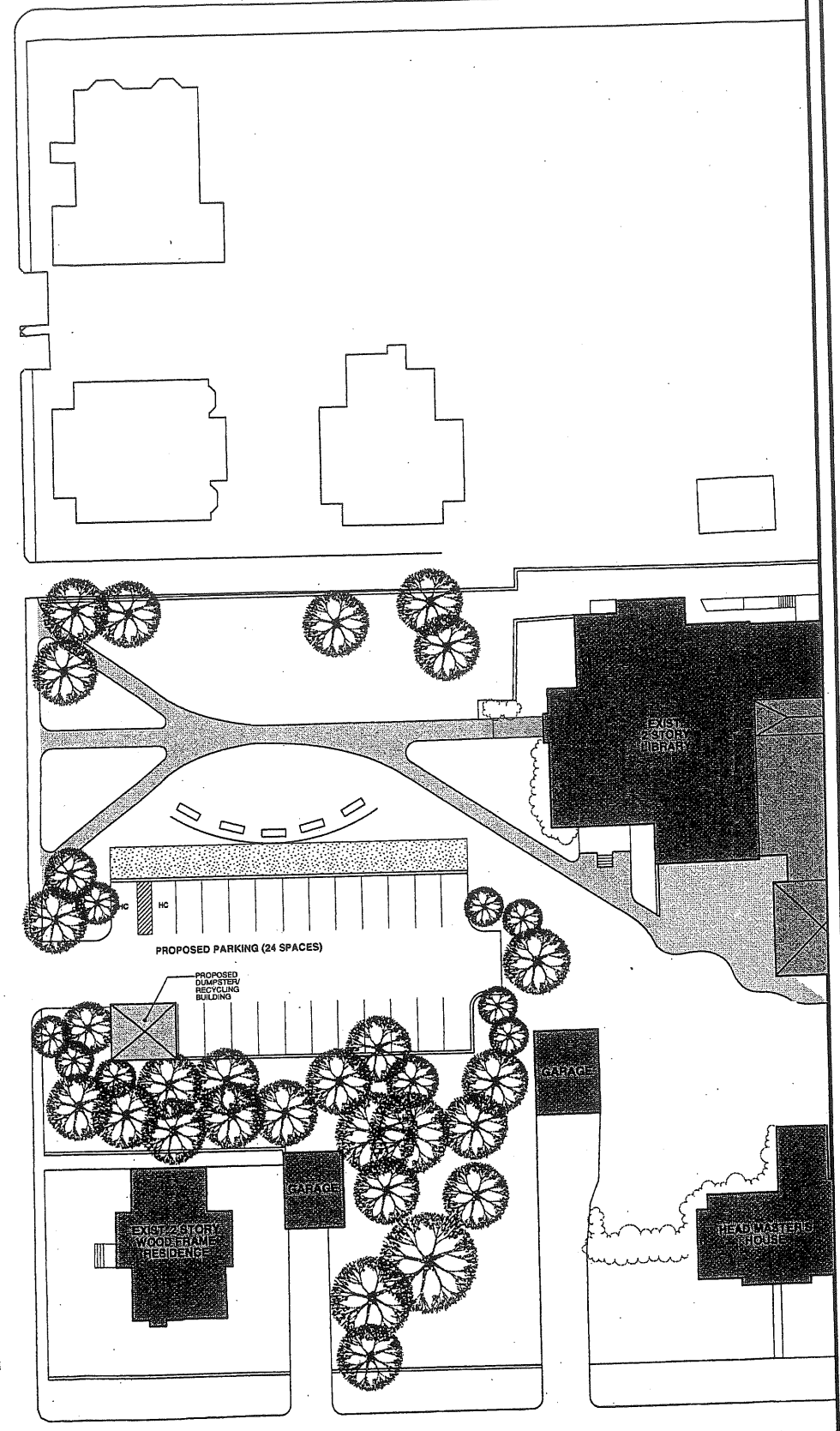
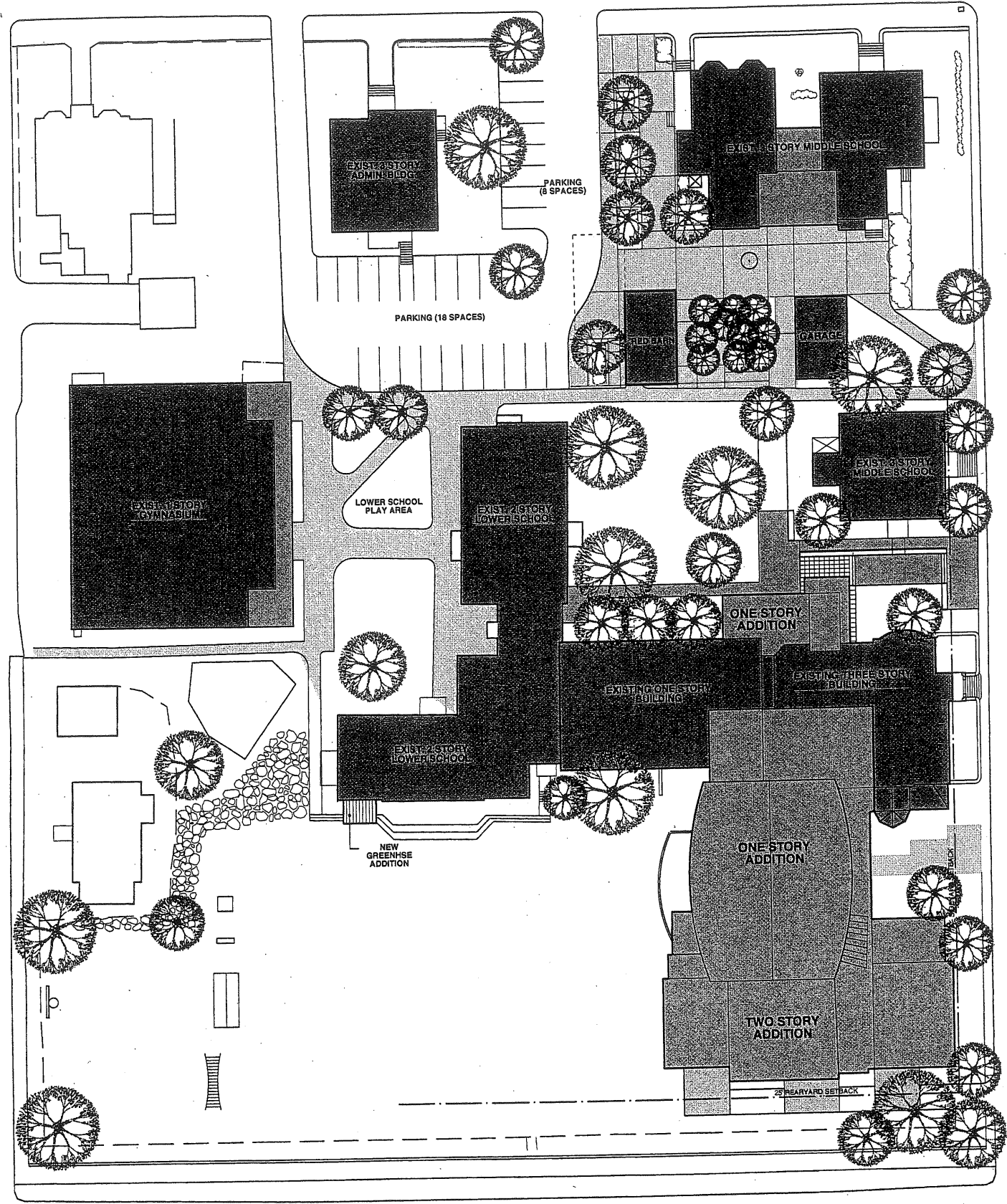
061-F-006

26-36 Storers

Waynelete Art Center

Waynelete Arts Center

Att. # 2



SCALE: 1" = 20'-0"  
 0 20 40  
 SCALE IN FEET



PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 360 SPRING STREET  
 PORTLAND, ME  
 Revised May 18, 2001

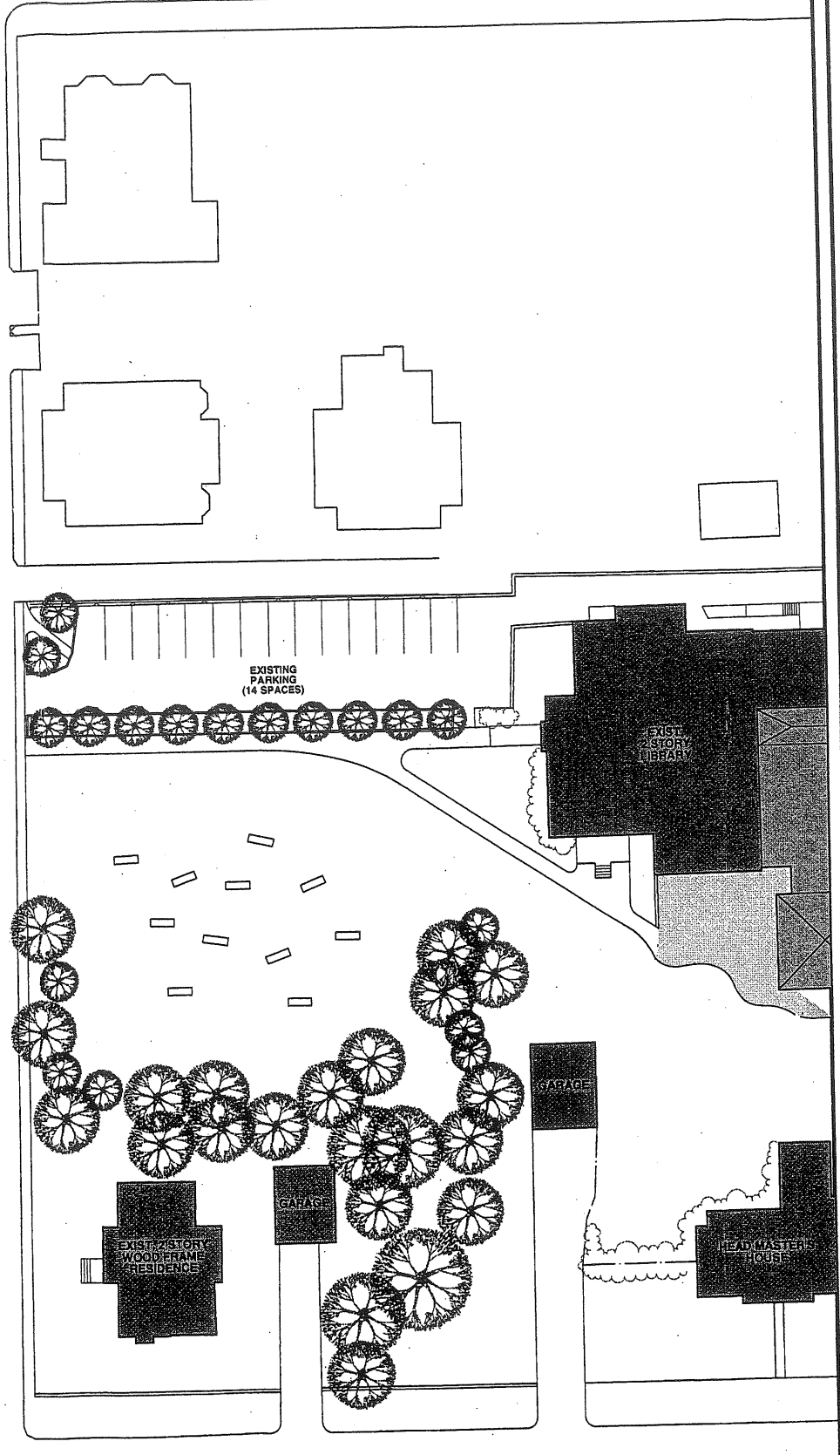
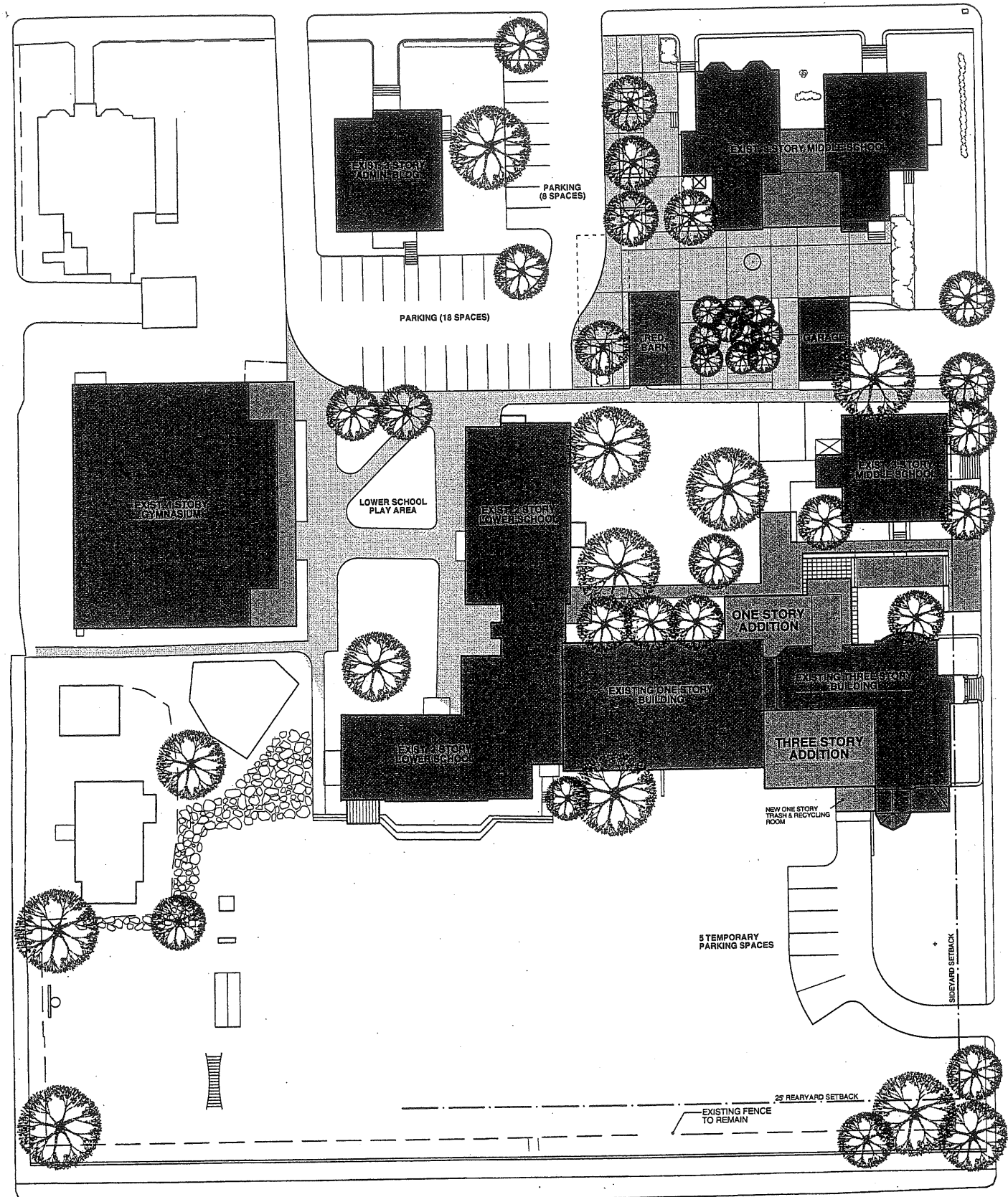
TITLE  
**SITE PLAN  
 PHASE TWO**

STATUS: **DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**

DATE: 04.30.01	REVISION DATE
SCALE: 1" = 20'-0"	
PROJECT NO. 00118.00	
DRAWN BY:	2001 © Scott Simons Architects

DWG NO. **MP-1.2**

AH. # 1



SCALE: 1" = 20'-0"  
 0 20 40  
 SCALE IN FEET



PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE ONE**  
 360 SPRING STREET  
 PORTLAND, ME  
 Revised May 18, 2001

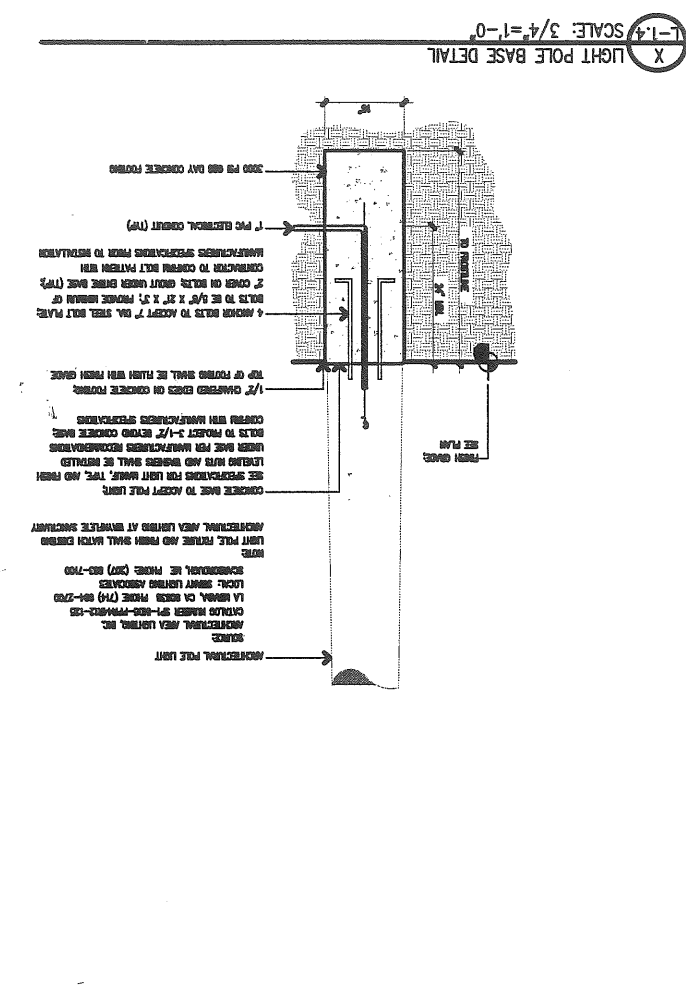
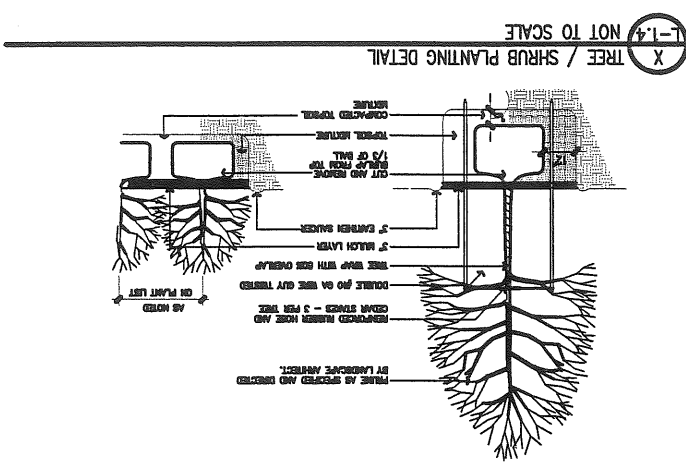
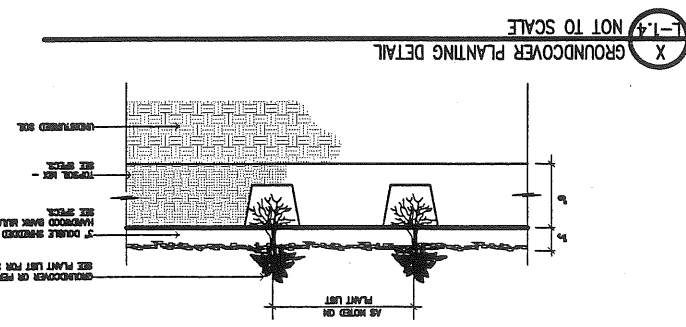
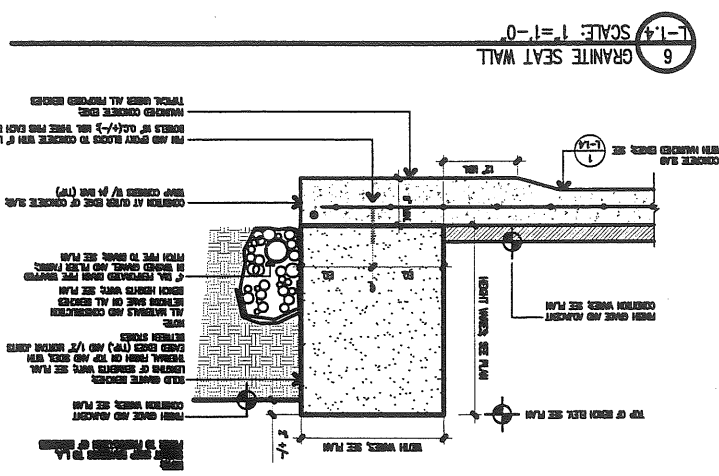
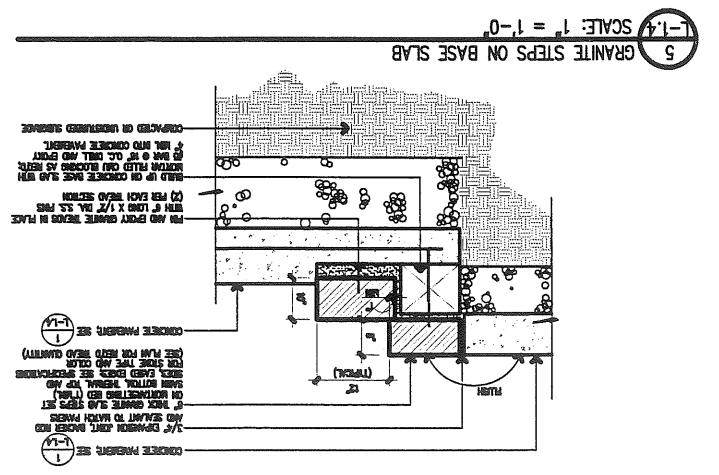
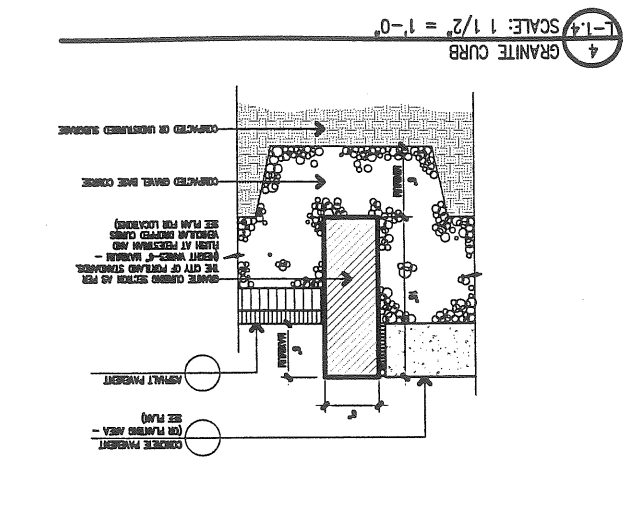
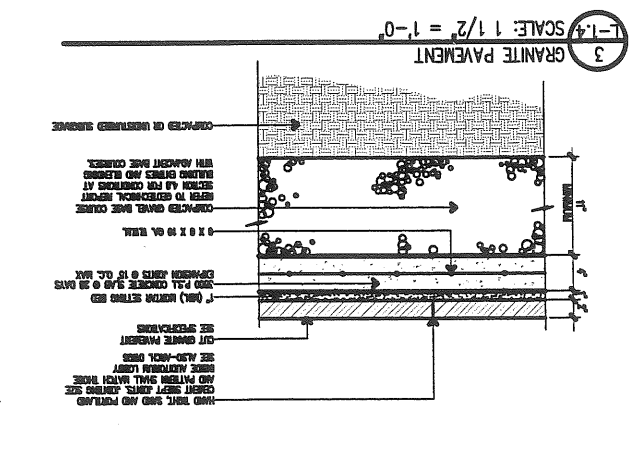
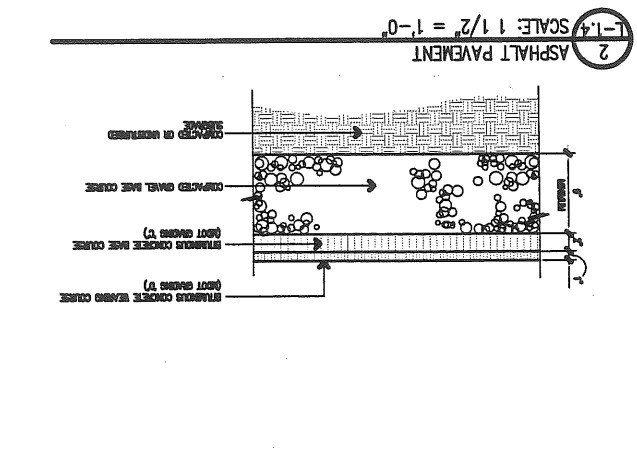
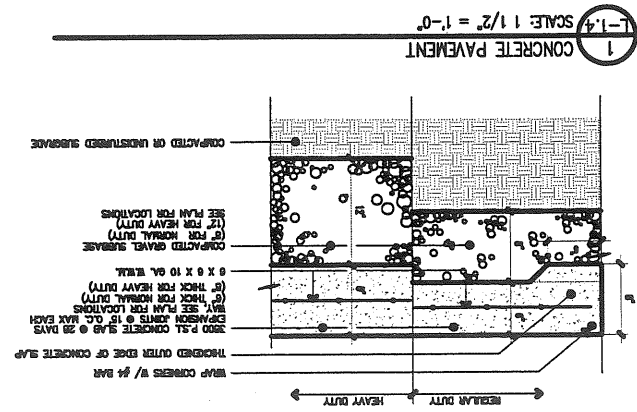
TITLE  
**SITE PLAN  
 PHASE ONE**

STATUS: **DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**

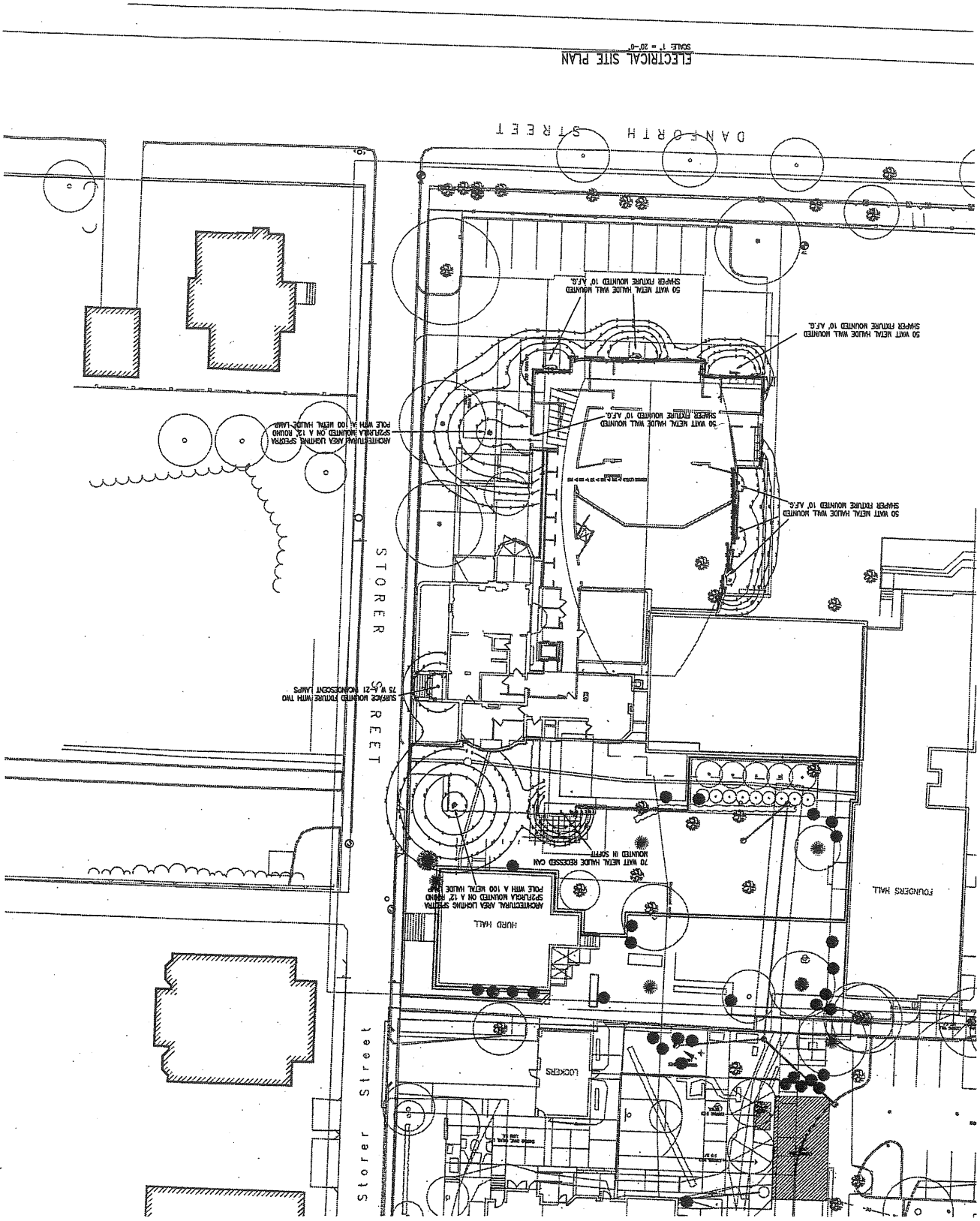
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DRAWN BY:	2001 © Scott Simons Architects

DWG NO. **MP-1.1**

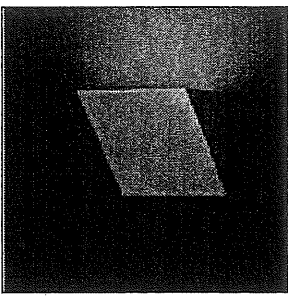




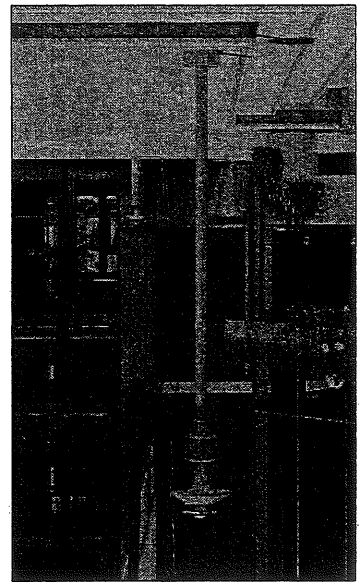
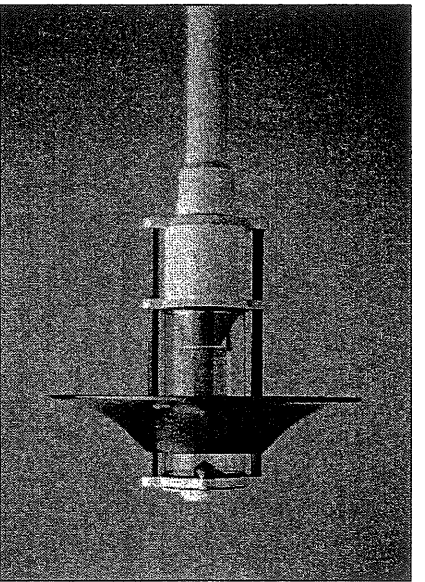
DWG NO. L-1.4 PROJECT NO. 2007-04-01 PROJECT NO. 2007-04-01 SCALE 1/2" = 1'-0" DATE 01/20/2007 REVISION DATE:	
STATUS: Planning Board Submittal NOT FOR CONSTRUCTION	
TITLE: SITE DETAILS	
PROJECT: WAYNFLETE ARTS CENTER PHASE TWO ADDITION/ RENOVATION 360 SPRING STREET PORTLAND, ME	
PROJECT INFORMATION: THIS DRAWING IS THE PROPERTY OF MICHAEL BOUTCHER LANDSCAPE ARCHITECTURE AND IS NOT TO BE COPIED OR REPRODUCED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF MICHAEL BOUTCHER LANDSCAPE ARCHITECTURE. CONTACT NUMBER: 874-884-7700 LOCAL: 874-884-7700 LA BUREAU: 874-884-7700 SOURCE: ARCHITECTURAL POLE LIGHT	
CONTACT: MICHAEL BOUTCHER LANDSCAPE ARCHITECTURE 457 US ROUTE 1 FRENCHVILLE, ME 04852 TEL: 865.1453 WWW.BOUTCHERLANDSCAPE.COM	



SCALE 1/8" = 1'-0"  
SHAPER WALL MOUNTED FIXTURE



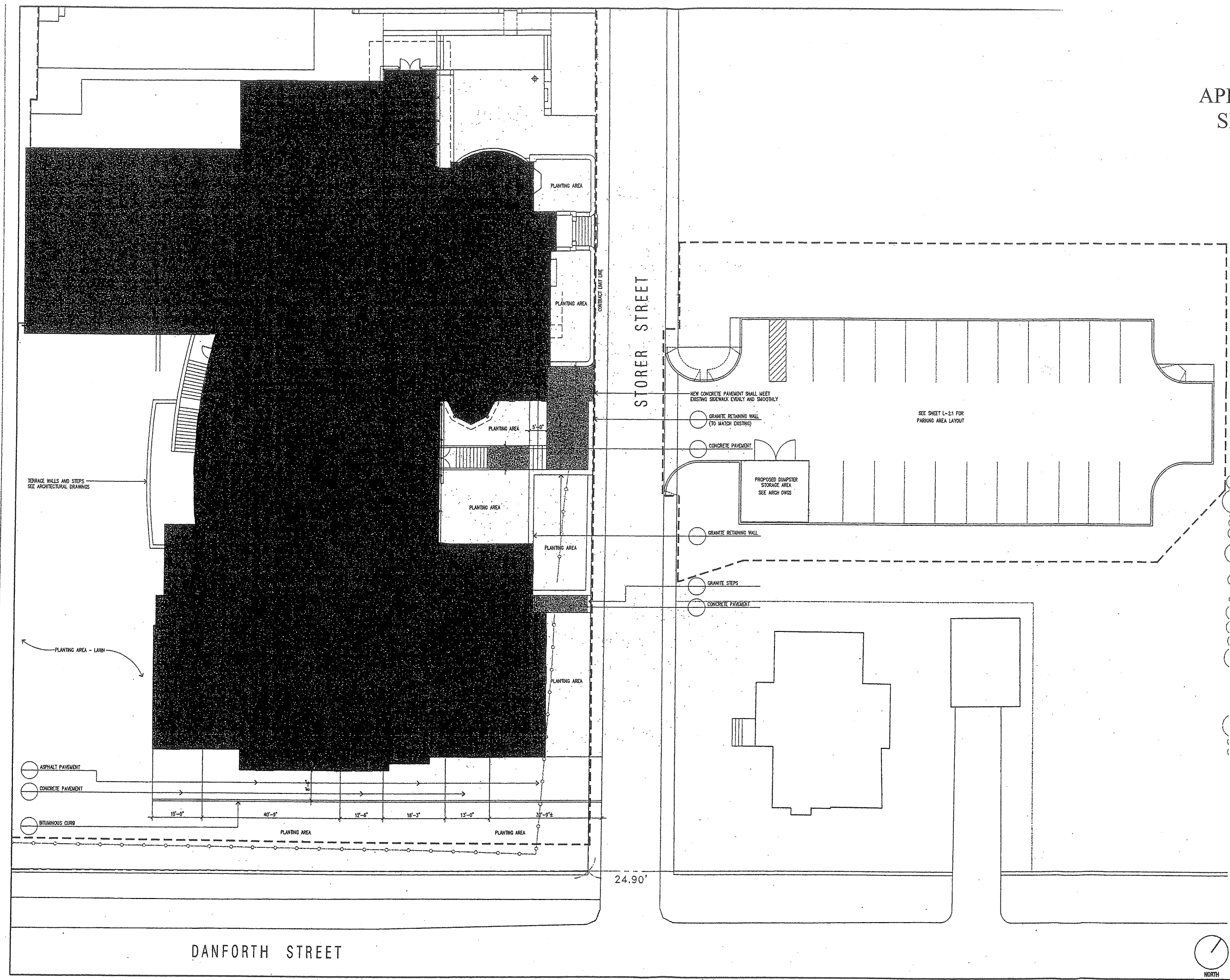
SCALE 1/8" = 1'-0"  
AAL SPECTRA POLE FIXTURE



DRAWING NO. E-2 DATE: 08/18/07 PROJECT NO. 2008-004-020 DRAWING BY: 2007@ssm.com PROJECT NO. 2008-004-020 DATE: 08/18/07 REVISION DATE:	
STATUS: Planning Board Submittal NOT FOR CONSTRUCTION	
TITLE: ELECTRICAL SITE LIGHTING PLAN	
PROJECT: WAYNFLETE ARTS CENTER PHASE TWO ADDITION/RENOVATION 380 SPRING STREET PORTLAND, ME	
PROJECT: THIS DRAWING IS THE PROPERTY OF SSM ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	
70 York Street Portland, Maine 04101 Phone: 207 774 4000 Fax: 207 774 4000	
NS 010 25592007 	

Attach 2U

APPROVED PHASE II  
SITE PLAN (2001)



michael boucher landscape architecture  
4 South Street  
Freeport, ME 04052  
207 865 1080  
fax 865 1455  
michael@boucherlandscape.com

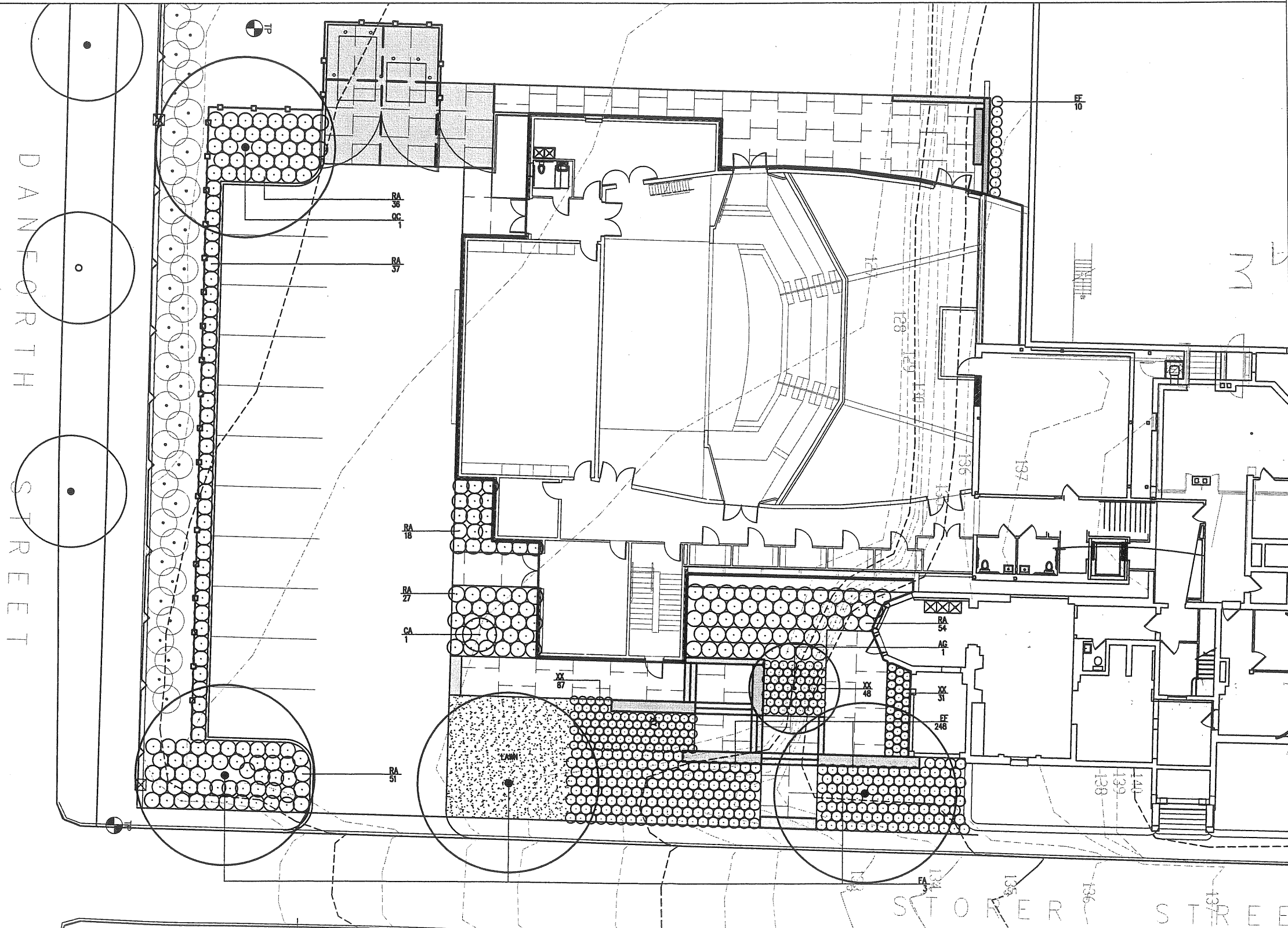
PROJECT  
**WAYNFLETE SCHOOL**  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**LAYOUT + MATERIALS PLAN  
PHASE II**

DATE:	△ REVISION / DATE
SCALE: 1"=10'-0"	
PROJECT NO. 01001.02	
DRAWN BY: RWV	2001 © Scott Simons Architects
DWG NO.	

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
<b>TREES</b>							
AG	1	ACER GINNALA	AMUR MAPLE	8 - 10' CLUMP	B&B	SEE PLAN	MULTSTEMMED SPECIMEN
FA	3	FRAXINUS AMERICANA	GREEN ASH	3.5 - 4" CAL	B&B	SEE PLAN	SINGLE LEADER, MATCHED
QC	1	QUERCUS COCCINEA	SCARLET OAK	4" CAL	B&B	SEE PLAN	HEAVY SPECIMEN
<b>SHRUBS / GROUNDCOVERS</b>							
CA	1	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3-4'		CONT.	
EF	248	EJONYMUS FORTUNEI	WINTERCREEPER EJONYMUS	2 GAL		CONT.	
RA	223	RHUS AROMATICA 'GRO-LO'	FRAGRANT SUMAC	1 GAL		CONT.	
XX	164	PERENNIAL - TBD		1 GAL		CONT.	



michael boucher landscape architecture  
 457 US Route 1  
 Freeport, ME 04032  
 1 207.865.1089  
 1 207.865.1455  
 www.boucherlandscape.com

75 York Street  
 Portland, Maine 04101  
 phone 207 772 4899  
 fax 207 628 4968

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PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 ADDITION/ RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME

TITLE  
**PLANTING PLAN**

STATUS:  
 Planning Board Submission  
 NOT FOR CONSTRUCTION

DATE: 07.02.2007  
 SCALE: 1"=20'  
 PROJECT NO. 2003-0040.00  
 DRAWN BY: [Signature]  
 ©2007 Scott Simons Architects

DWG NO. **L-1.3**

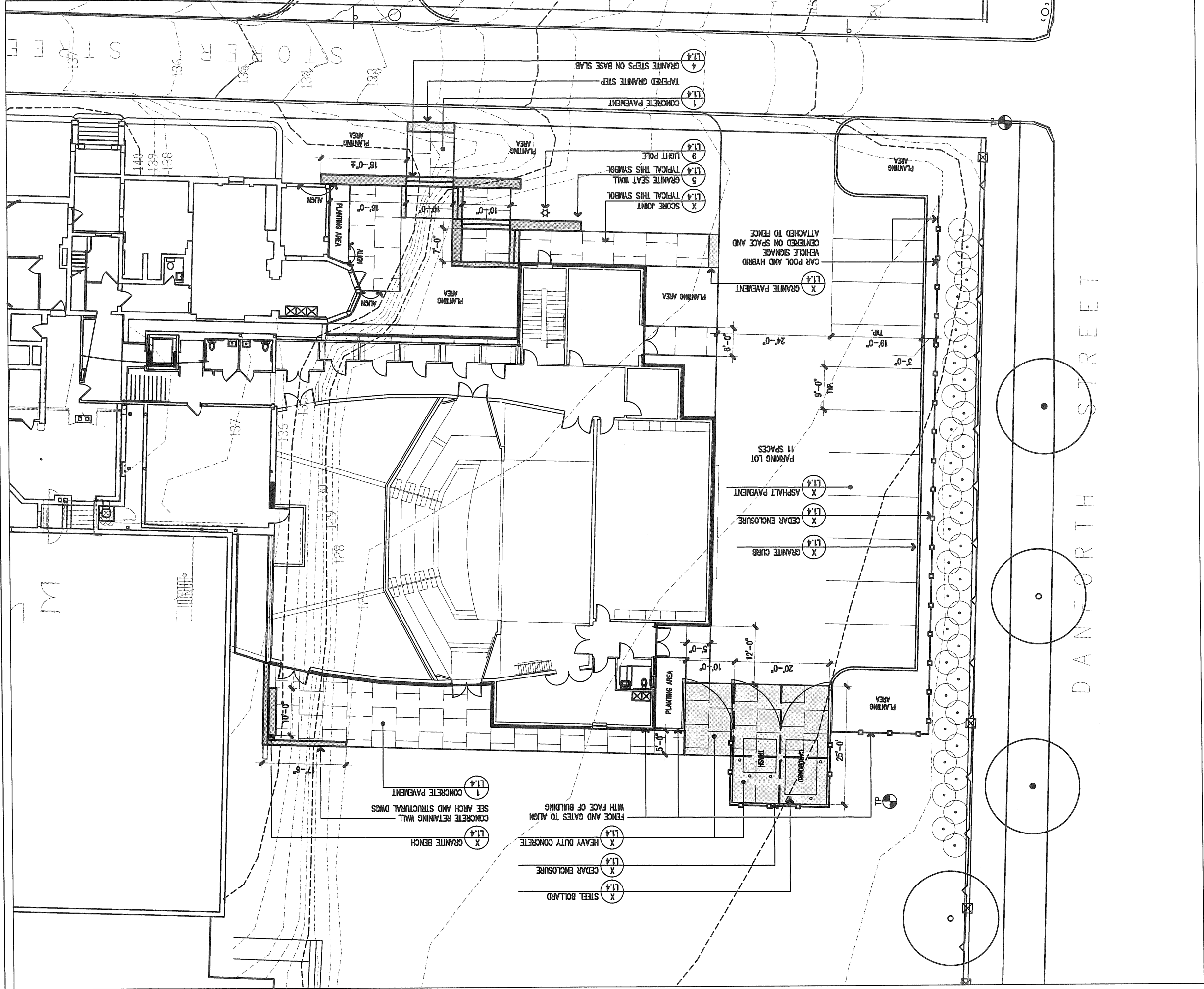
DWG NO. L-1.1  
 PROJECT NO. 2300-0000-00  
 DRAWN BY: [Redacted]  
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 DATE: 07.22.2007  
 REVISION/DATE: [None]  
 STATUS: Planning Board Submission  
 NOT FOR CONSTRUCTION

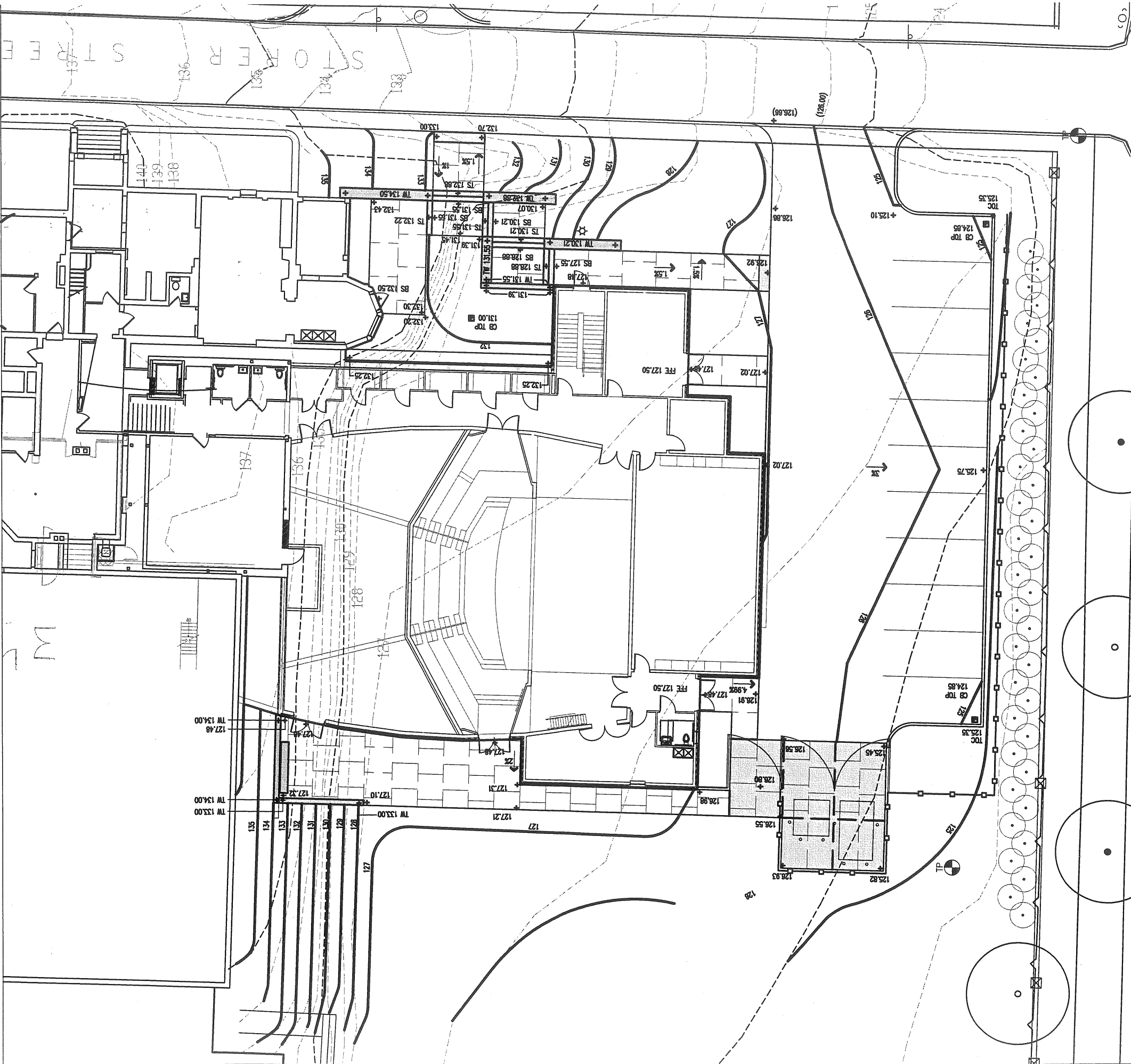
**PROJECT**  
 WAYNFLETE ARTS CENTER  
 PHASE TWO  
 ADDITION/ RENOVATION  
 360 SPRING STREET  
 PORTLAND, ME

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76 York Street  
 Portland, Maine 04101  
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michael boucher landscape architecture  
 457 US Route 1  
 Freeport, ME 04032  
 1.207.855.1453  
 www.boucherlandscape.com





DWG NO. L-1.2 DRAWN BY: 2007 Scott Shuman Architects PROJECT NO. 2003-0048-00 SCALE 1"=20' DATE 07/22/2007 REVISION DATE:	STATUS: Planning Board Submission NOT FOR CONSTRUCTION
	TITLE: GRADING PLAN
PROJECT: WAYNFLETE ARTS CENTER PHASE TWO ADDITION/ RENOVATION 360 SPRING STREET PORTLAND, ME	THIS DRAWING IS THE PROPERTY OF SCOTT SHUMAN ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE. 75 York Street Portland, Maine 04101 Phone: 207.772.6000 Fax: 207.628.4000
michael bouclier landscape architecture 457 US Route 1 Freeport, ME 04032 F 207.865.1980 www.bouclierlandscape.com	



Figure A  
Rendering of addition  
Danforth Street at Fletcher  
View from an eastbound vehicle

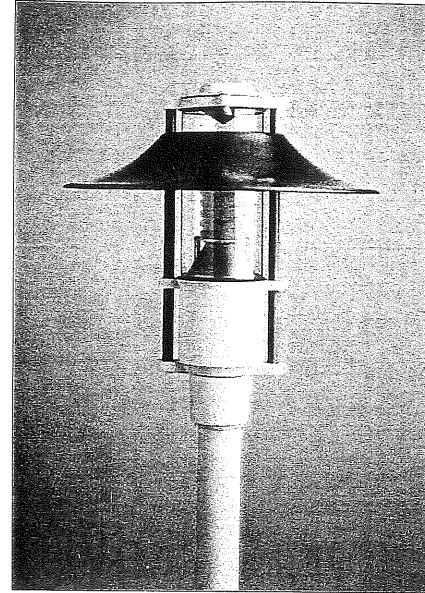
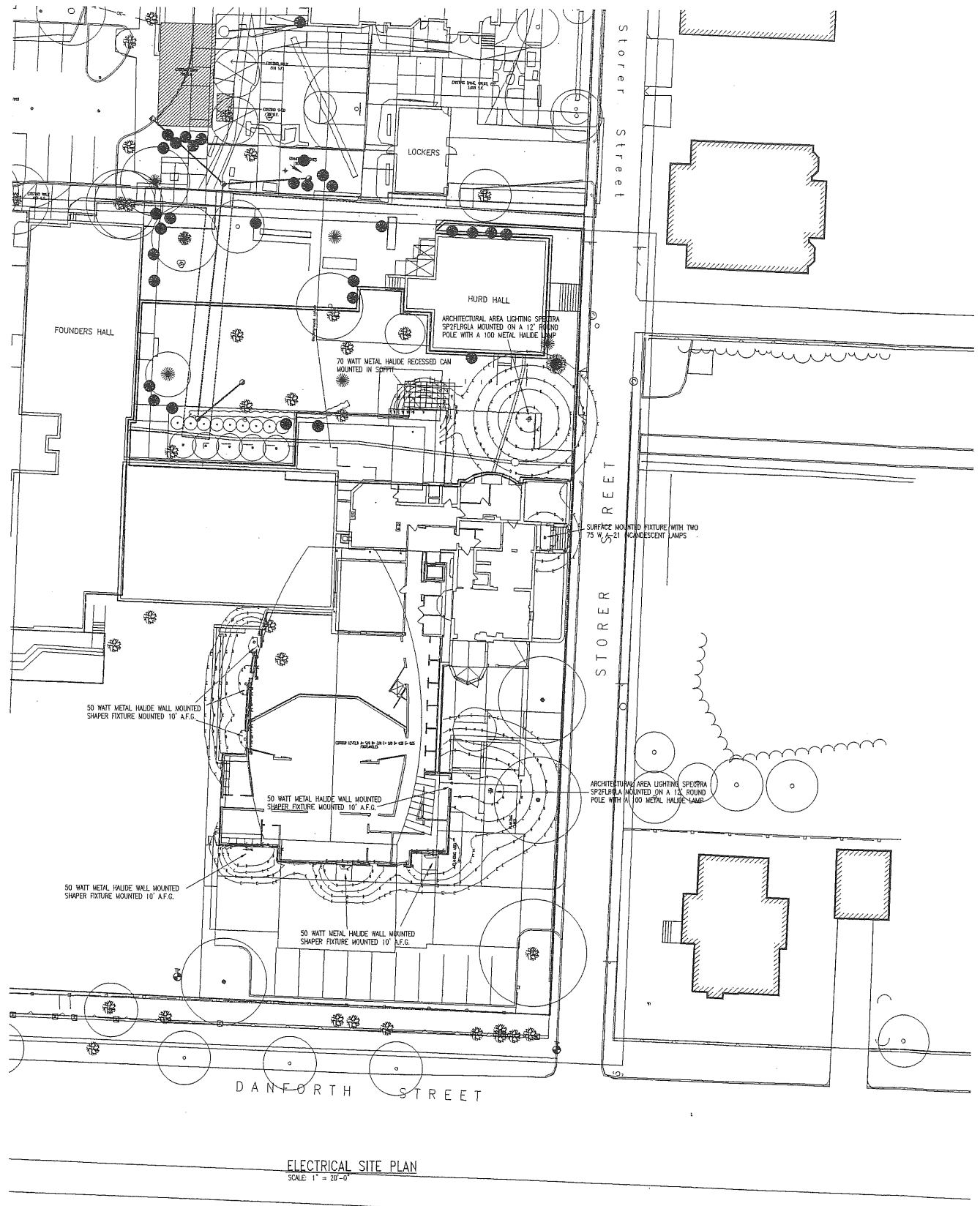


Figure B  
View from South West corner of field

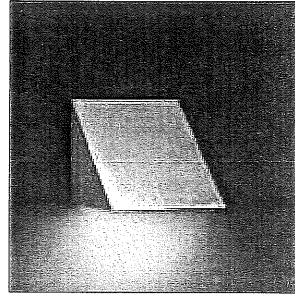
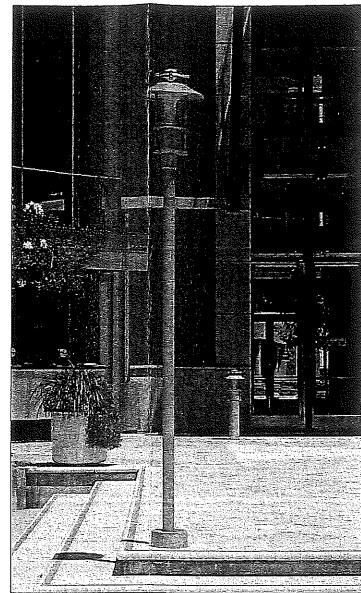




Figure A  
Rendering of addition  
Danforth Street at Fletcher  
View from an eastbound vehicle



AAL SPECTRA POLE FIXTURE  
SCALE: N.T.S.



SHAPER WALL MOUNTED FIXTURE  
SCALE: R.T.S.



Neill and Gunter  
NGI CAD 25599E007

75 York Street  
Portland, Maine 04101  
phone 207 772-6600  
fax 207 828-4500

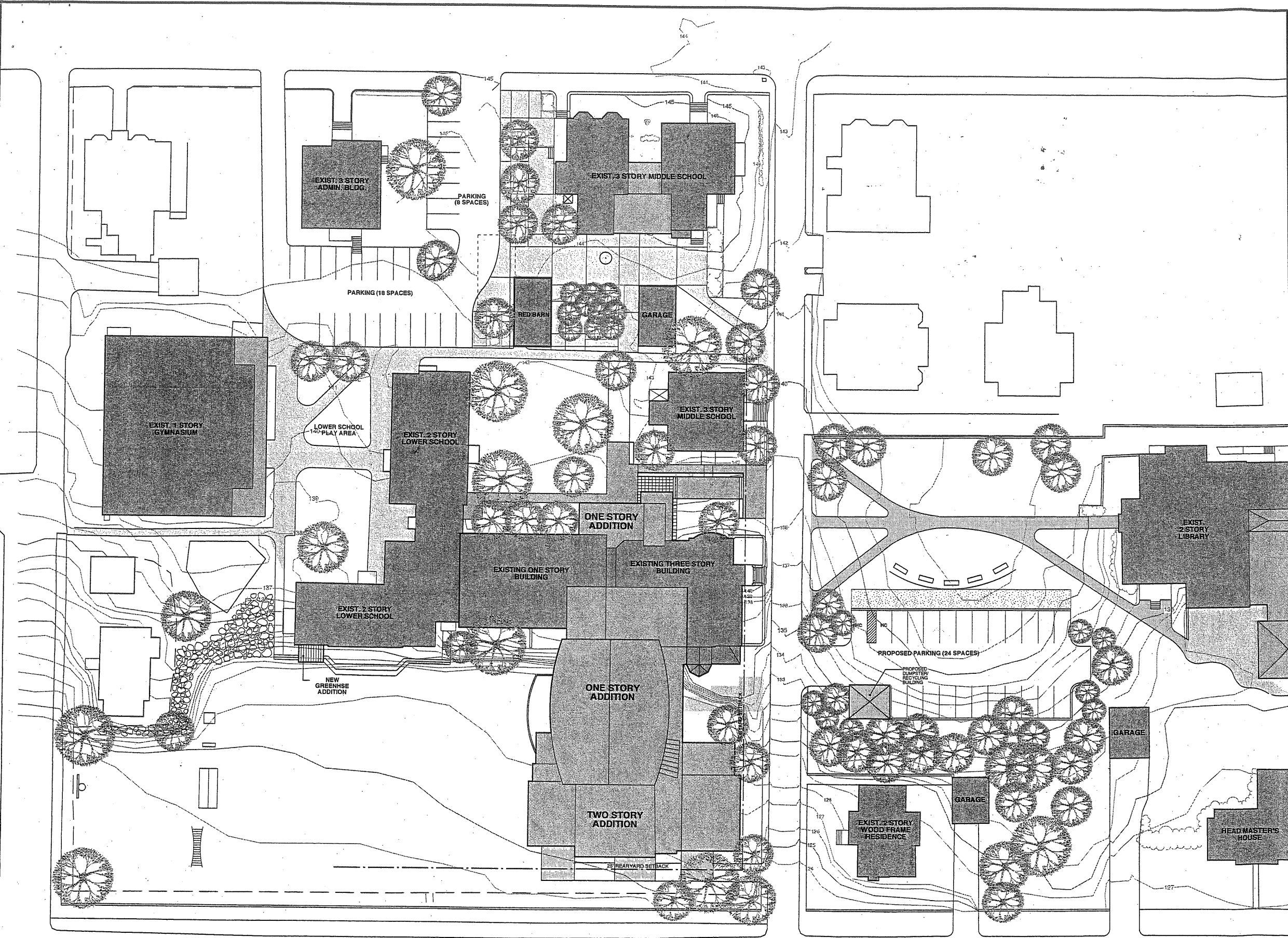
THIS DRAWING IS THE PROPERTY OF  
SCOTT SIMONE ARCHITECTS  
AND IS NOT TO BE COPIED OR  
REPRODUCED IN PART OR WHOLE.

PROJECT  
**WAYNFLETE ARTS CENTER  
PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**ELECTRICAL  
SITE LIGHTING  
PLAN**

STATUS:  
**Planning Board Submission  
NOT FOR CONSTRUCTION**

DATE: 05.18.2007	REVISION /DATE:
RAN/RUB	
PROJECT NO. 2003-0040.00	
DRAWN BY: MIG	
DWG NO.	2007 © Scott Simone Architects



PROJECT  
**WAYNFLETE ARTS CENTER  
 PHASE TWO**  
 360 SPRING STREET  
 PORTLAND, ME  
 June 14, 2001

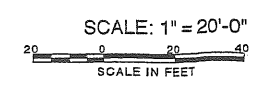
TITLE  
**SITE PLAN  
 PHASE TWO**


STATUS:  
 DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION

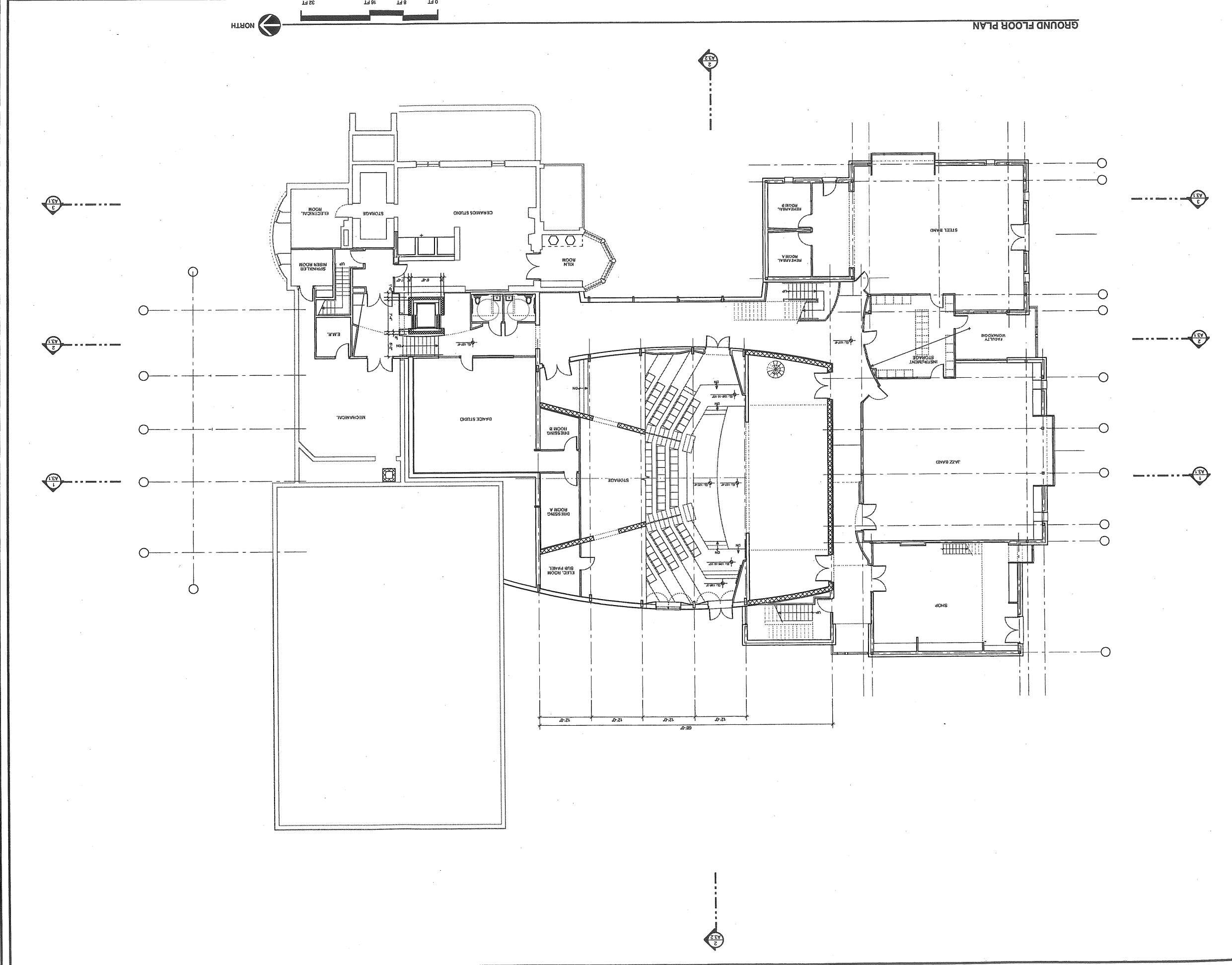
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 PROJECT NO. 00116.00  
 DRAWN BY: 2001 © Scott Simons Architects

DWG NO. **MP-1.2**

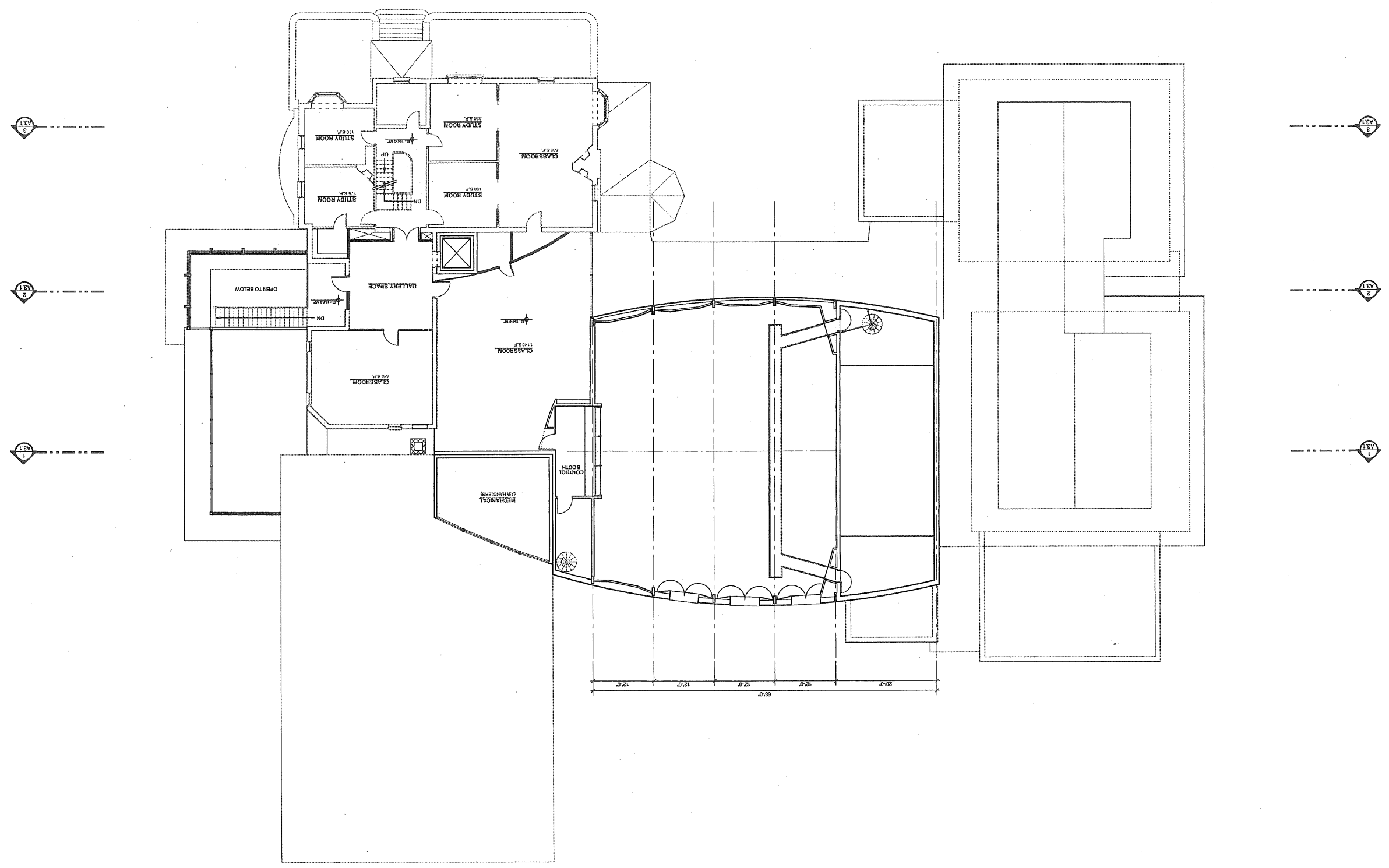
Original Submission




<b>A-1.1</b>	
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DRAWN BY:	PROJECT NO.
DATE:	SCALE:
REVISION DATE:	1/8" = 1'-0"
STATUS: DESIGN DEVELOPMENT	
NOT FOR CONSTRUCTION	
TITLE: GROUND FLOOR PLAN	
PROJECT: WAYNFLETE SCHOOL 360 SPRING STREET PORTLAND, ME Progress Print January 30, 2001	
 15 HANCOCK STREET PORTLAND, MAINE 04103 TEL: 603.738.4500 WWW.SBA.AE.COM	

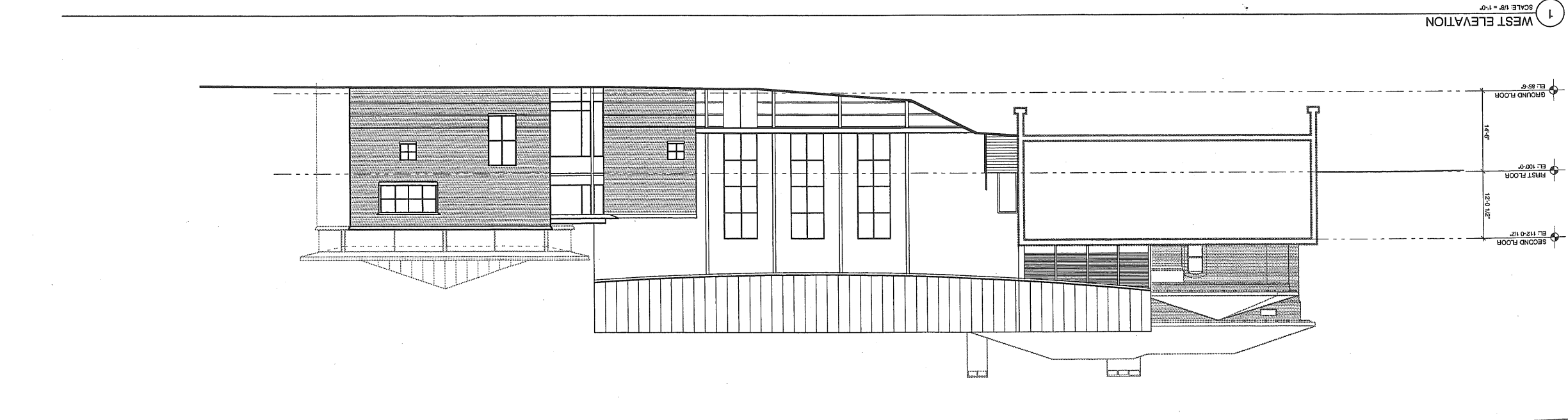


SECOND FLOOR PLAN

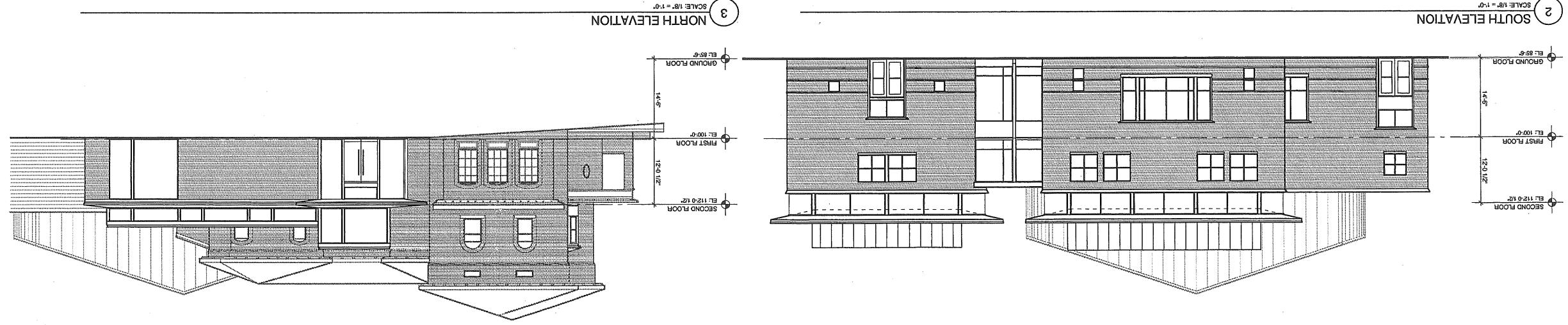


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DATE:	REVISION DATE
SCALE:	1/8" = 1'-0"
PROJECT NO.:	00116.00
DESIGNED BY:	DHANN BY:
STATUS: DESIGN DEVELOPMENT	
NOT FOR CONSTRUCTION	
<b>SECOND FLOOR PLAN</b>	
TITLE	
PROJECT	<b>WAYNFLETE SCHOOL</b> 360 SPRING STREET PORTLAND, ME January 30, 2001 Progress Print
 Scott Simon Architects 15 Franklin Street Portland, Maine 04101 Phone 207 773 4000 Fax 207 728 4000	

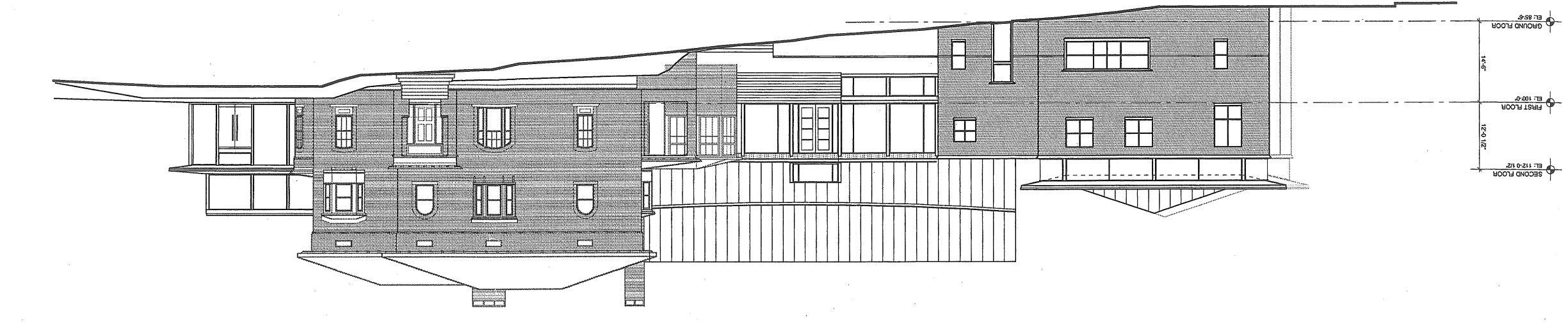
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2007 © Scott Shores Architects DRAWN BY:	
PROJ. NO. 00118.00 SCALE: 1/8" = 1'-0" DATE: 01.30.01 REVISION DATE:	
STATUS: DESIGN DEVELOPMENT <b>NOT FOR CONSTRUCTION</b>	
<b>ELEVATIONS</b> TITLE	
PROJECT:	
<b>WAYNFLETE SCHOOL</b> 360 SPRING STREET PORTLAND, ME Progress Print January 30, 2001	
SS Scott Shores Architects 15 Franklin Street Portland, Maine 04101 Phone: 207.773.8883 Fax: 207.773.1888	



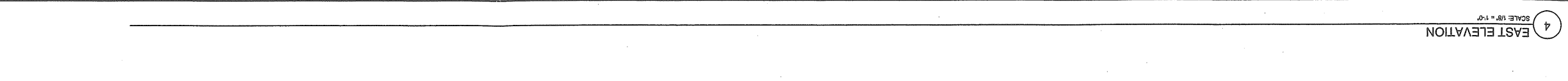
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3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



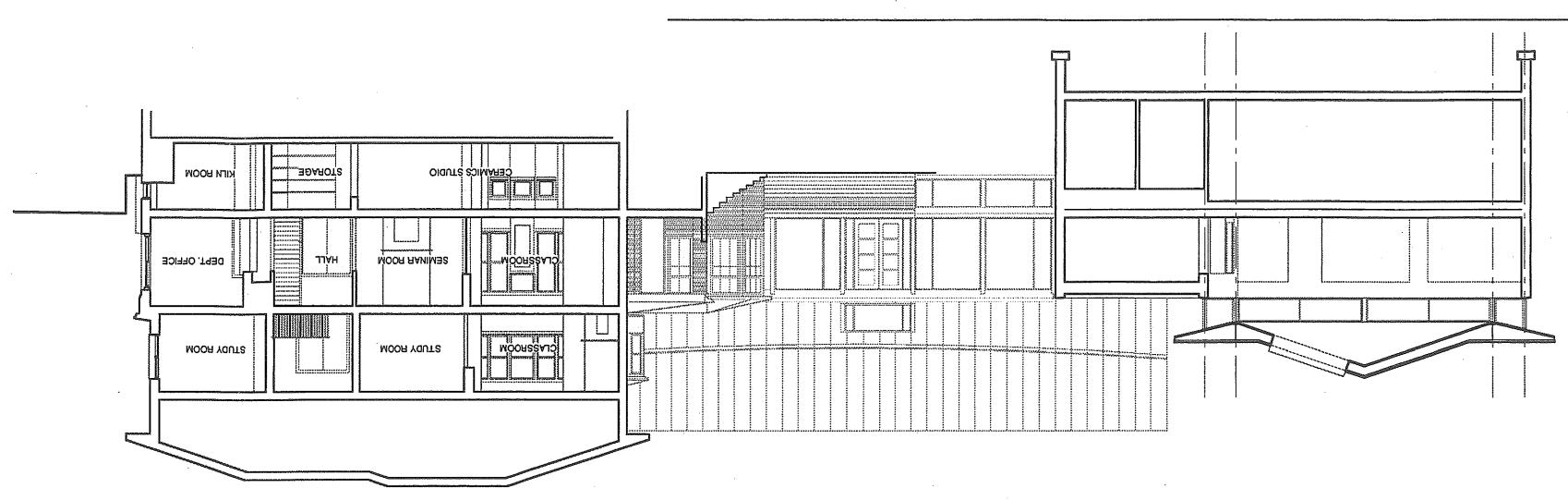
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SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

<b>A-3.1</b>	
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DATE: 01.10.01	REVISION DATE:
SCALE: 1/8" = 1'-0"	PROJECT NO.:
1/8" = 1'-0"	PROJECT NO.:
DATE: 01.10.01	PROJECT NO.:
<b>STATUS: DESIGN DEVELOPMENT</b>	
<b>NOT FOR CONSTRUCTION</b>	
<b>BLDG SECTIONS</b>	
<b>TITLE</b>	
<b>WAYFLETE SCHOOL</b>	
360 SPRING STREET PORTLAND, ME	
PROJECT	
 Scott Simons Architects 15 Franklin Square East Portland, Maine 04103 Phone 603.773.4808 Fax 603.773.4808	

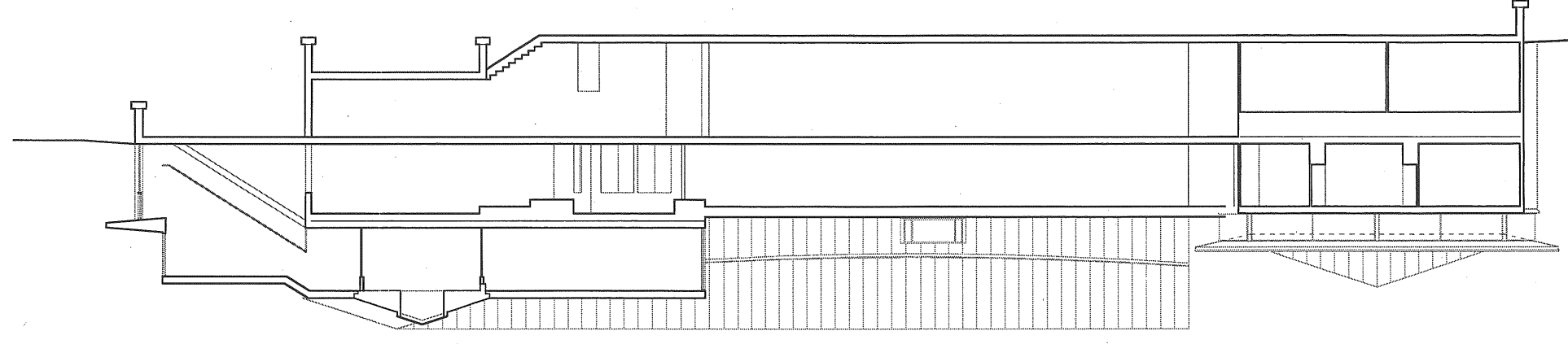
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 GROUND FLOOR  
 14'-6"  
 EL. 142'-0"  
 FIRST FLOOR  
 12'-0 1/2"  
 EL. 154'-0 1/2"  
 SECOND FLOOR



**3 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

EL. 127'-6"  
 GROUND FLOOR  
 14'-6"  
 EL. 142'-0"  
 FIRST FLOOR  
 12'-0 1/2"  
 EL. 154'-0 1/2"  
 SECOND FLOOR

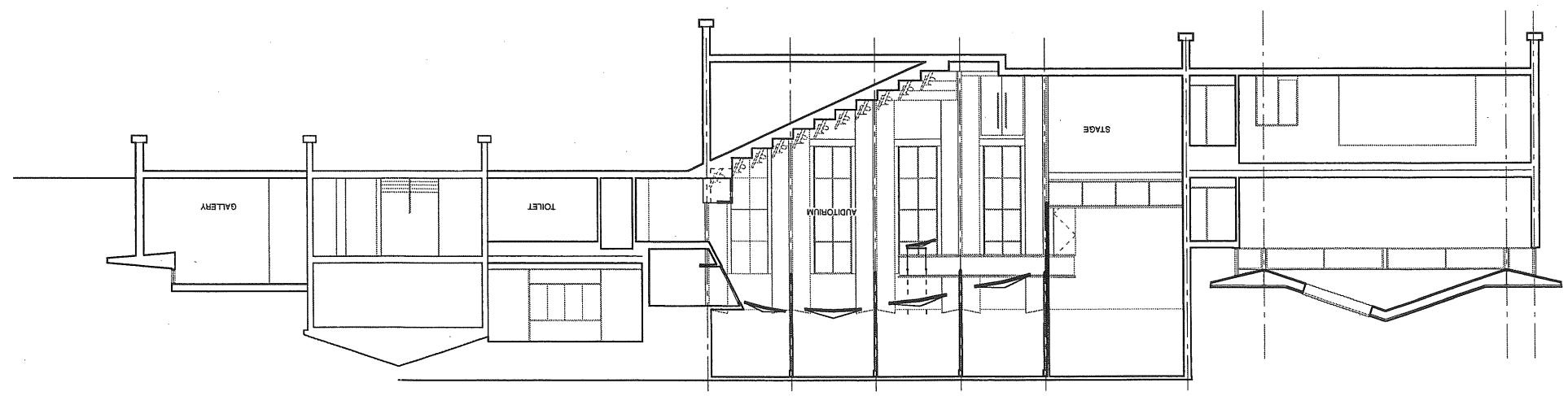
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 GROUND FLOOR  
 14'-6"  
 EL. 142'-0"  
 FIRST FLOOR  
 12'-0 1/2"  
 EL. 154'-0 1/2"  
 SECOND FLOOR



**2 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"


EL. 127'-6"  
 GROUND FLOOR  
 14'-6"  
 EL. 142'-0"  
 FIRST FLOOR  
 12'-0 1/2"  
 EL. 154'-0 1/2"  
 SECOND FLOOR

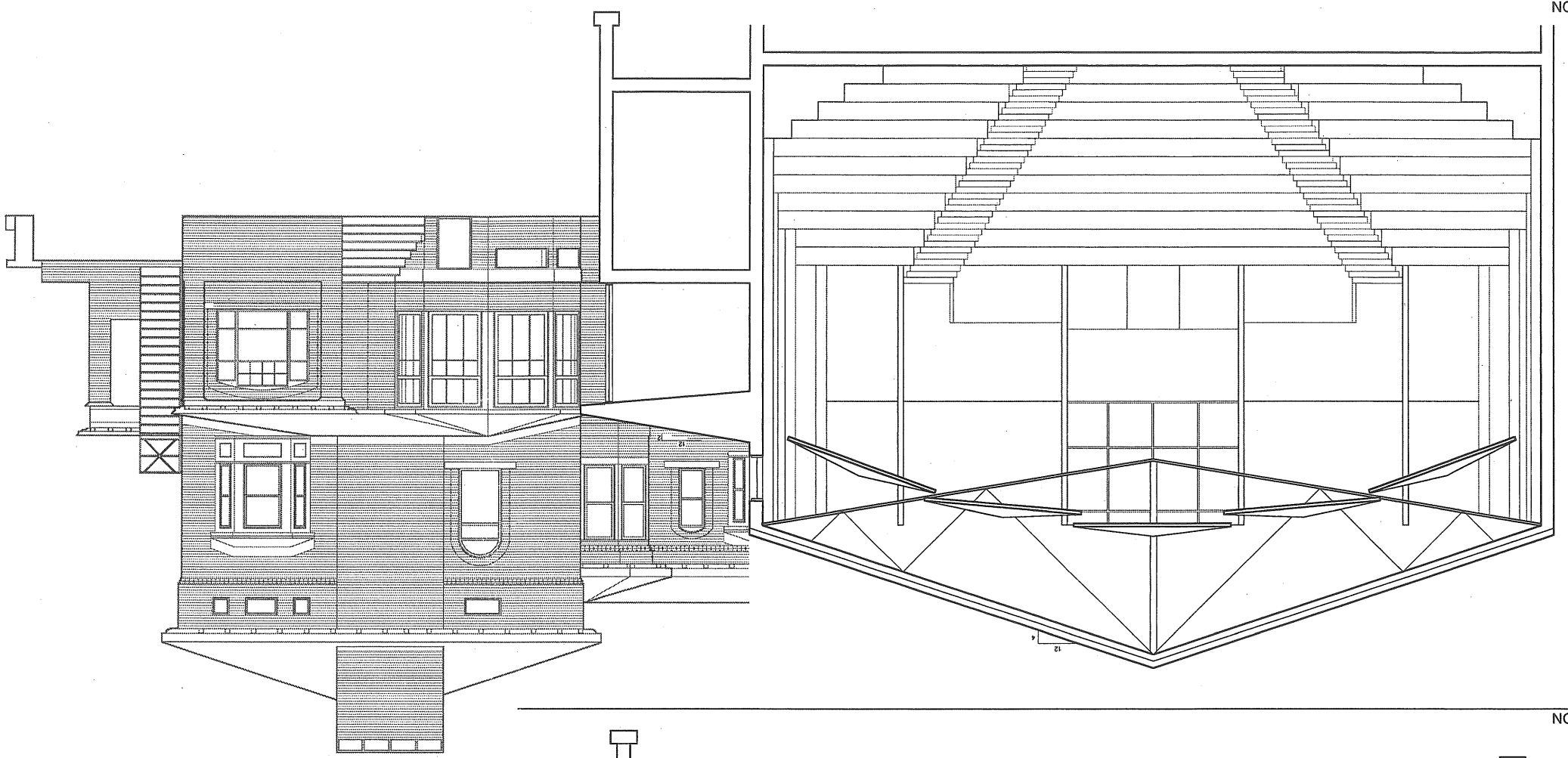
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 FIRST FLOOR  
 12'-0 1/2"  
 EL. 154'-0 1/2"  
 SECOND FLOOR



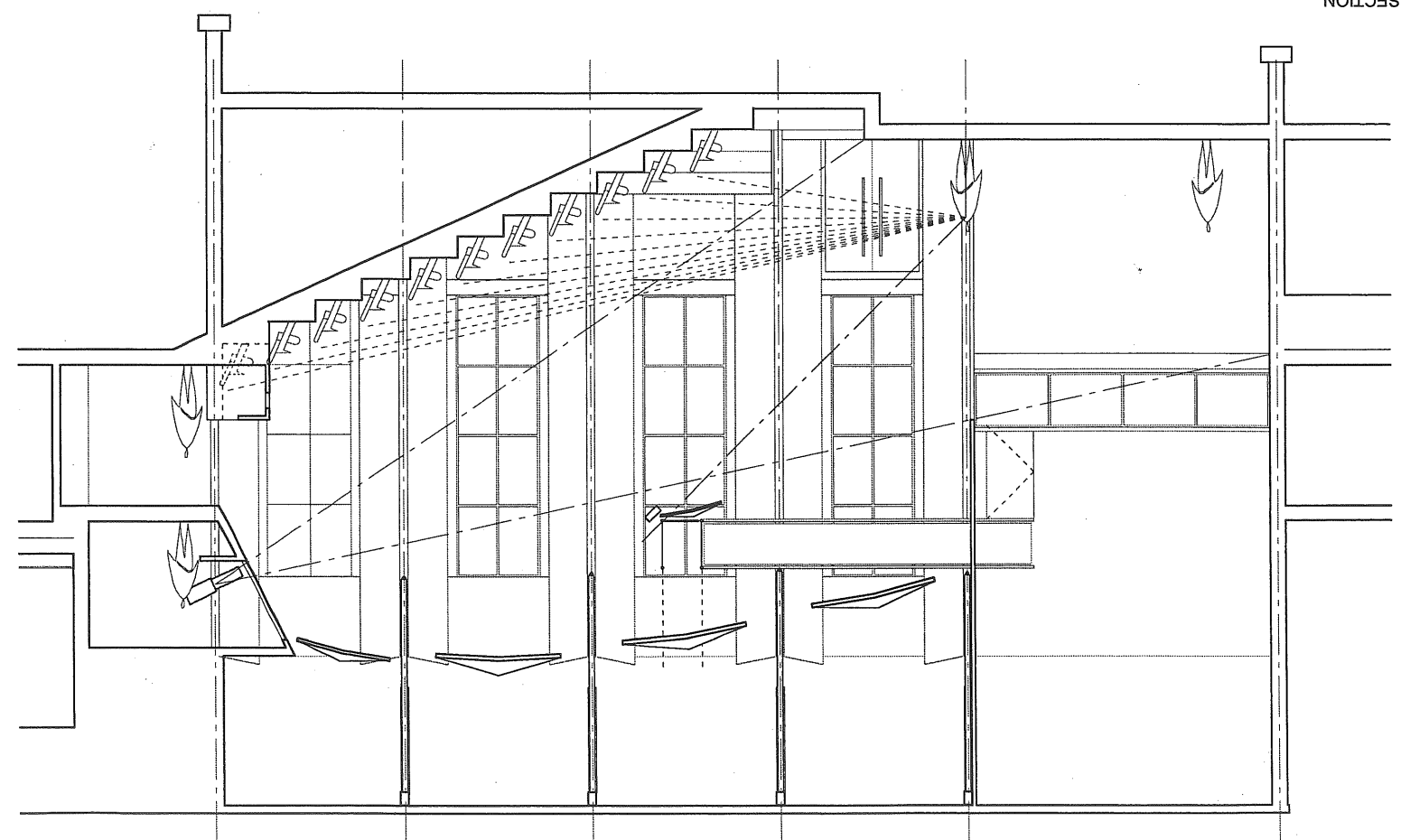
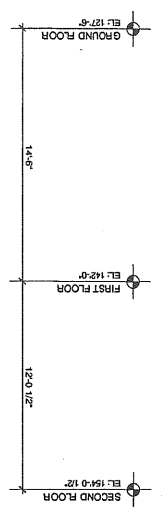
**1 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

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 GROUND FLOOR  
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 EL. 142'-0"  
 FIRST FLOOR  
 12'-0 1/2"  
 EL. 154'-0 1/2"  
 SECOND FLOOR

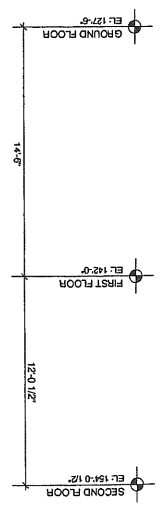
<b>A-X-X</b>	
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2007 © Scott Simon Architects	
DRAWN BY:	
PROJECT NO.	00118.00
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DATE:	01.30.01
REVISION DATE:	
STATUS: DESIGN DEVELOPMENT	
NOT FOR CONSTRUCTION	
<b>AUDITORIUM SECTION</b>	
TITLE	
<b>WAYNFLETE SCHOOL</b> 380 SPRING STREET PORTLAND, ME Progress Print January 30, 2001	
PROJECT	
 Scott Simon Architects 15 Franklin Street Portland, Maine 04103 Phone: 603.773.6668 Fax: 603.828.8556	



2 AUDITORIUM SECTION  
SCALE: 1/4" = 1'-0"



1 AUDITORIUM SECTION  
SCALE: 1/4" = 1'-0"

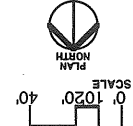
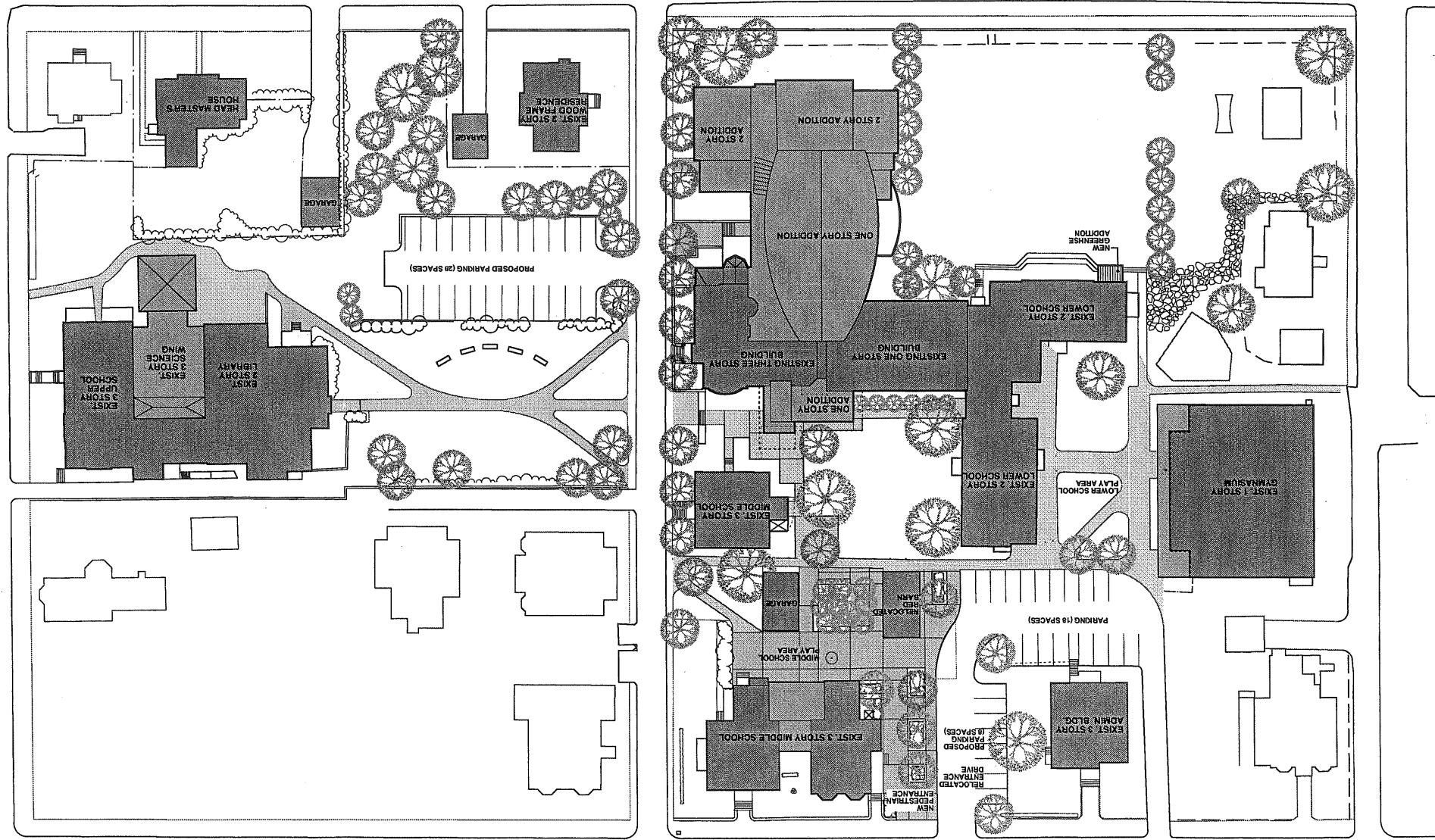




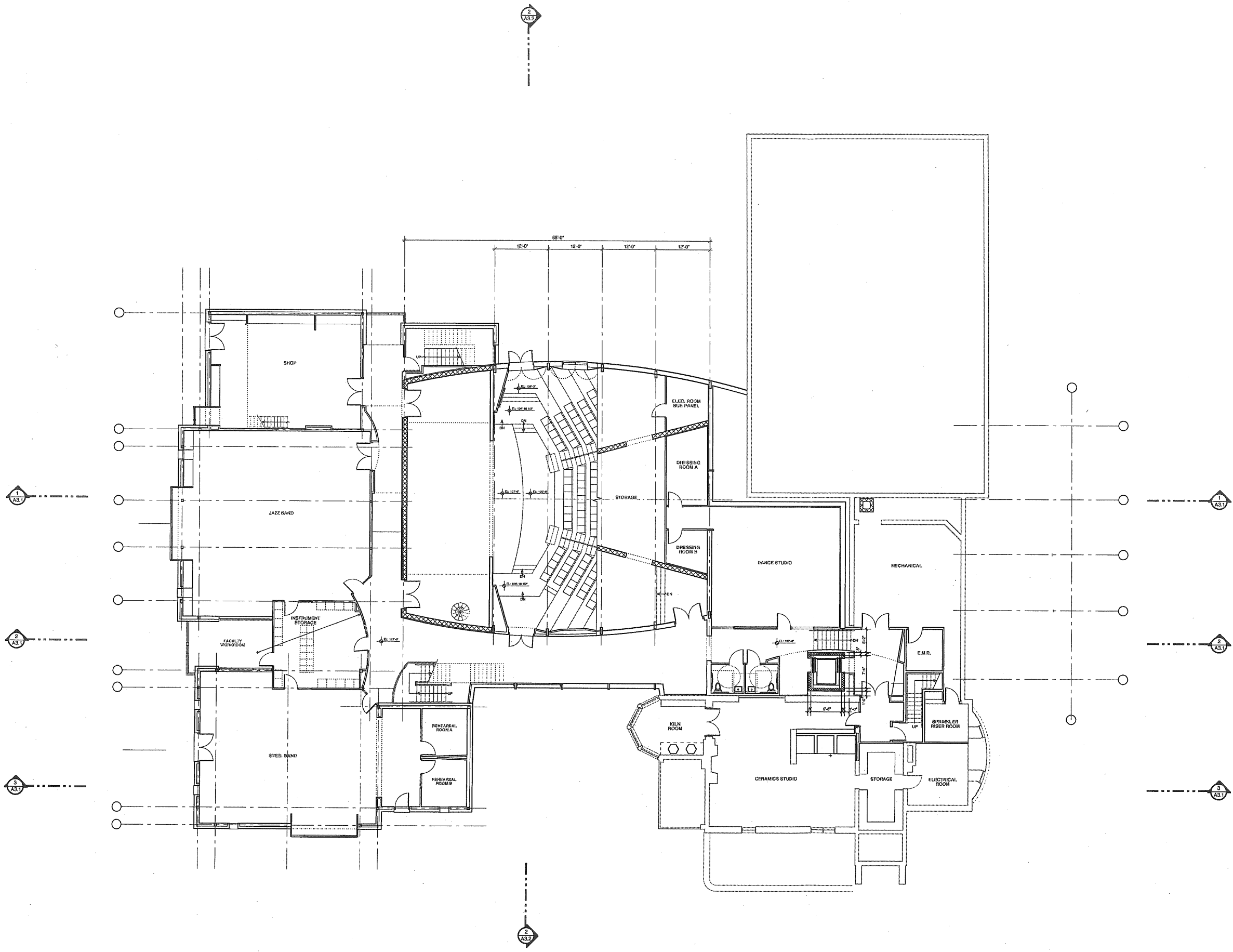
360 Spring Street, Portland, Maine

# Waynflete Arts Center


Progress Print  
January 30, 2001



DWG NO.	
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DATE	01.30.01
REVISION DATE	
STATUS	DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
TITLE	REVISD CAMPUS MASTER PLAN 01.10.01
PROJECT	WAYNFLETE SCHOOL 360 SPRING STREET PORTLAND, ME Progress Print January 30, 2001
PROJECT	SS 15 Franklin Street Portland, Maine 04101 Phone 207 772 4800 Fax 207 728 4800



GROUND FLOOR PLAN

  
 Scott Simons Architects  
 15 Franklin Street Art  
 Portland, Maine 04101  
 phone 207 772 4655  
 fax 207 526 4660

PROJECT  
**WAYNFLETE SCHOOL**  
 360 SPRING STREET  
 PORTLAND, ME  
 Progress Print  
 January 30, 2001

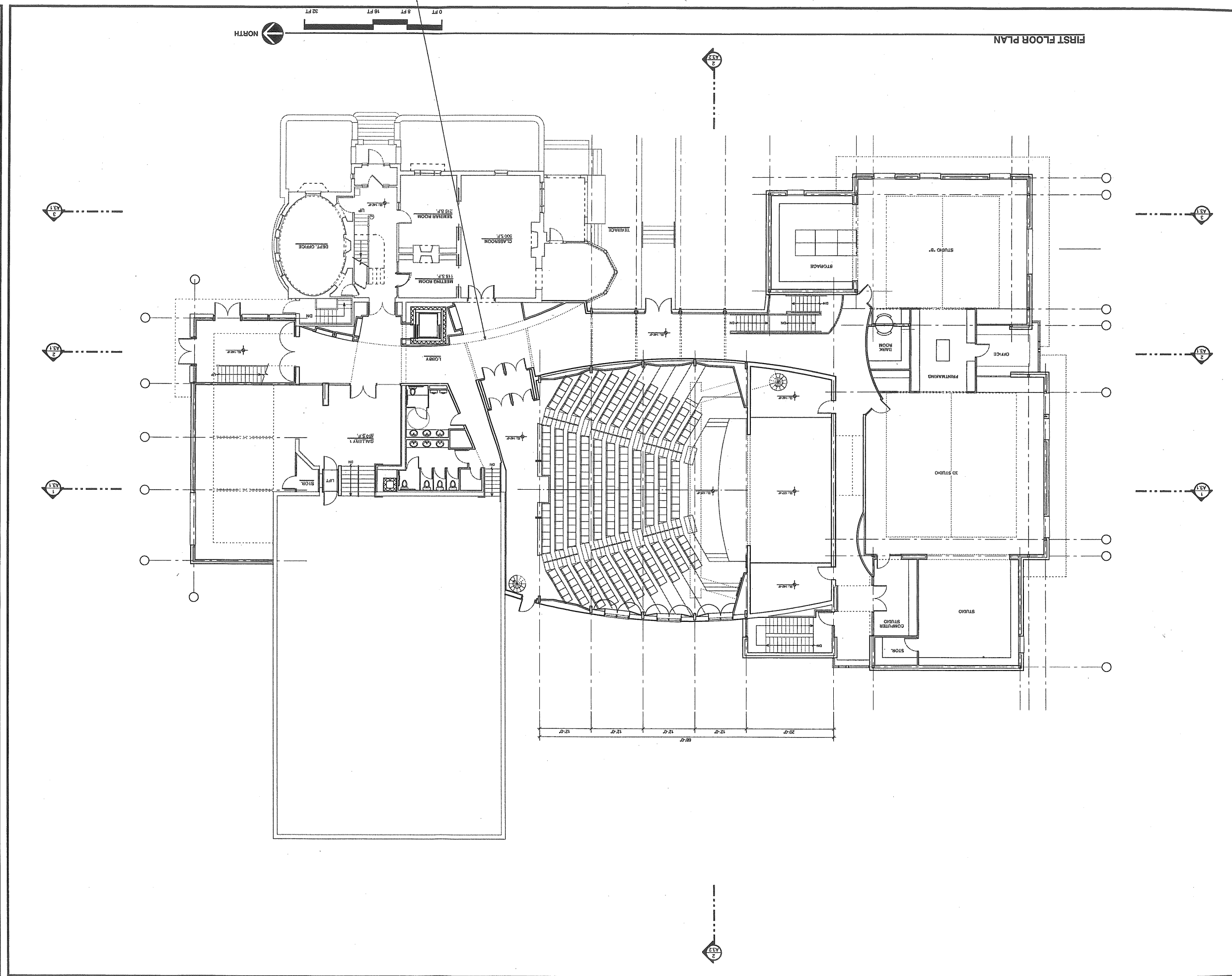
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**NOT FOR CONSTRUCTION**


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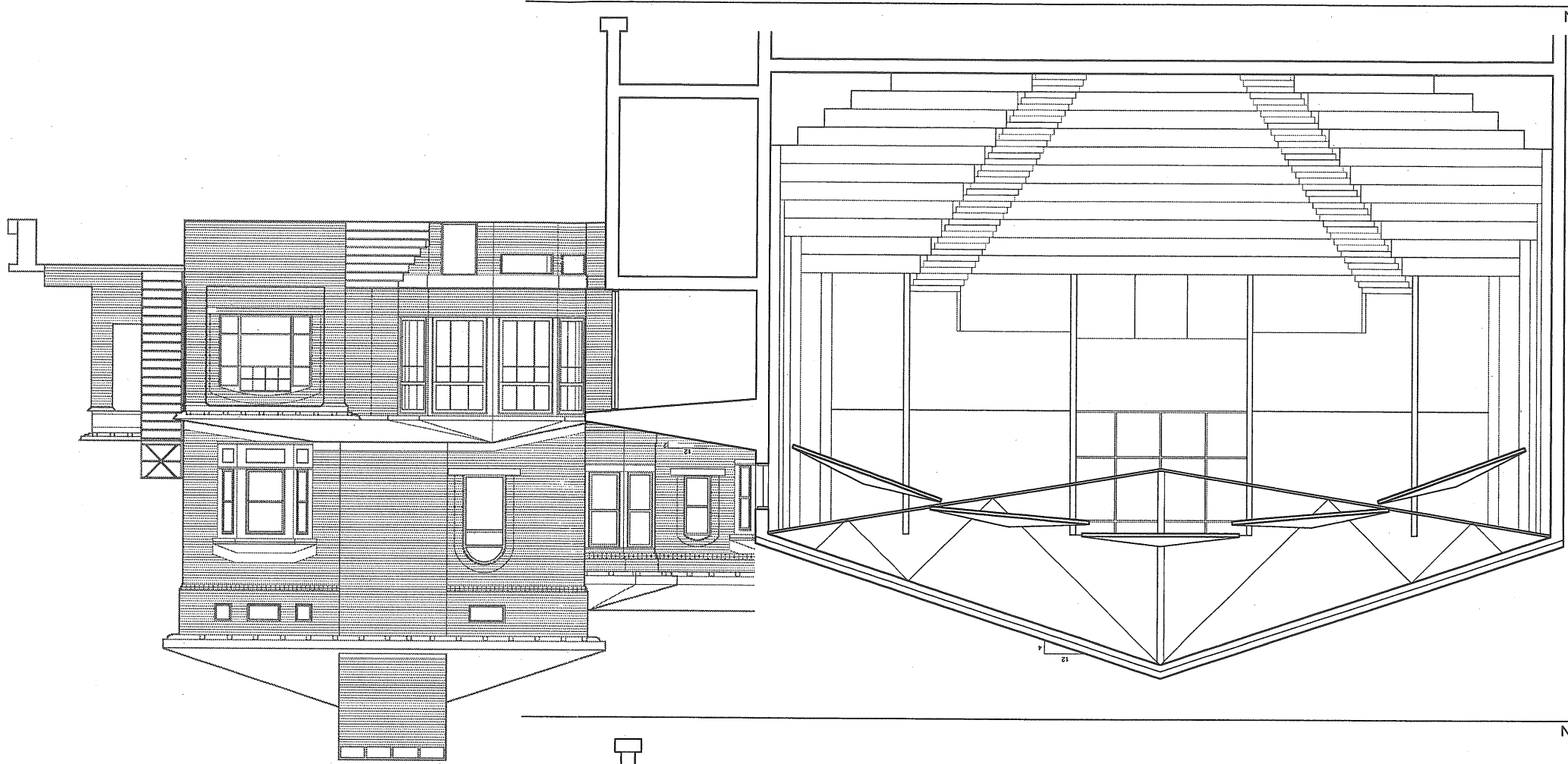
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PROJECT NO.	00116.00
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DATE	01.20.01
REVISION DATE	
STATUS: DESIGN DEVELOPMENT <i>NOT FOR CONSTRUCTION</i>	
1ST FLOOR PLAN Progress Print January 22, 2001	
TITLE	
PROJECT	
WAINFLETE SCHOOL 360 SPRING STREET PORTLAND, ME Progress Print January 30, 2001	
PROJECT	
15 Franklin Street Portland, Maine 04101 Tel: 207/528-4500 Fax: 207/528-4505 SSM Scott Brown Architects	

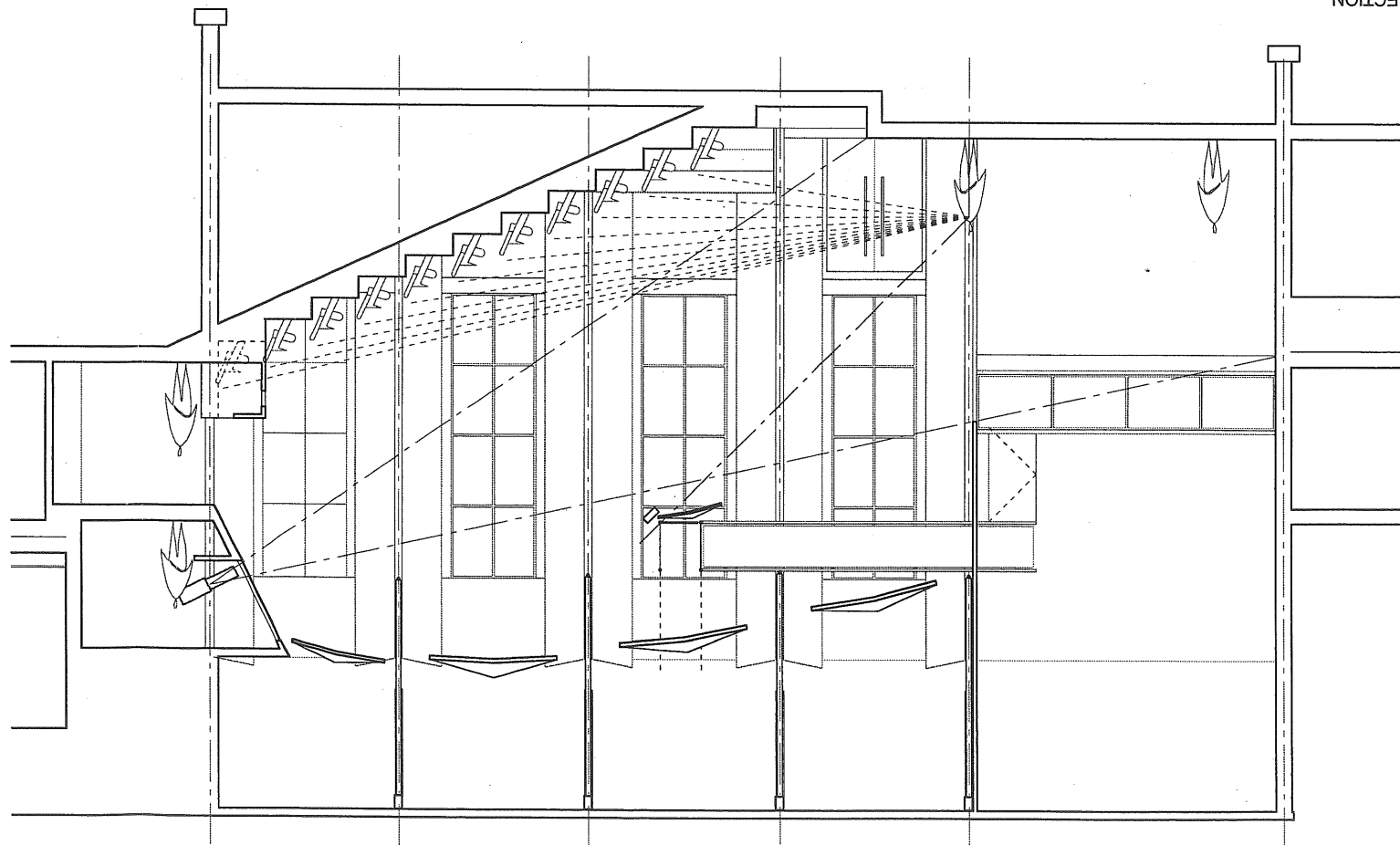
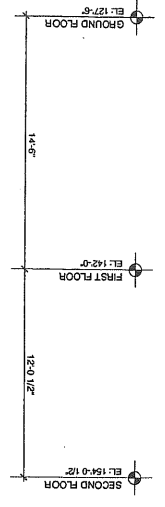




<b>A-X-X</b>	
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PROJECT NO. 00116.00	DATE: 01.30.01
SCALE: 1/4" = 1'-0"	REVISION DATE:
STATUS: DESIGN DEVELOPMENT	
NOT FOR CONSTRUCTION	
AUDITORIUM SECTION	
TITLE:	
PROJECT <b>WAYFLETE SCHOOL</b> 360 SPRING STREET PORTLAND, ME Progress Print January 30, 2001	
 Scott Stovens Architects 15 Franklin Street, 4th Floor Portland, ME 04101 TEL: 603.528.4800 FAX: 603.528.4808	



2 AUDITORIUM SECTION  
SCALE: 1/4" = 1'-0"



1 AUDITORIUM SECTION  
SCALE: 1/4" = 1'-0"

