

Buildings for Our Future



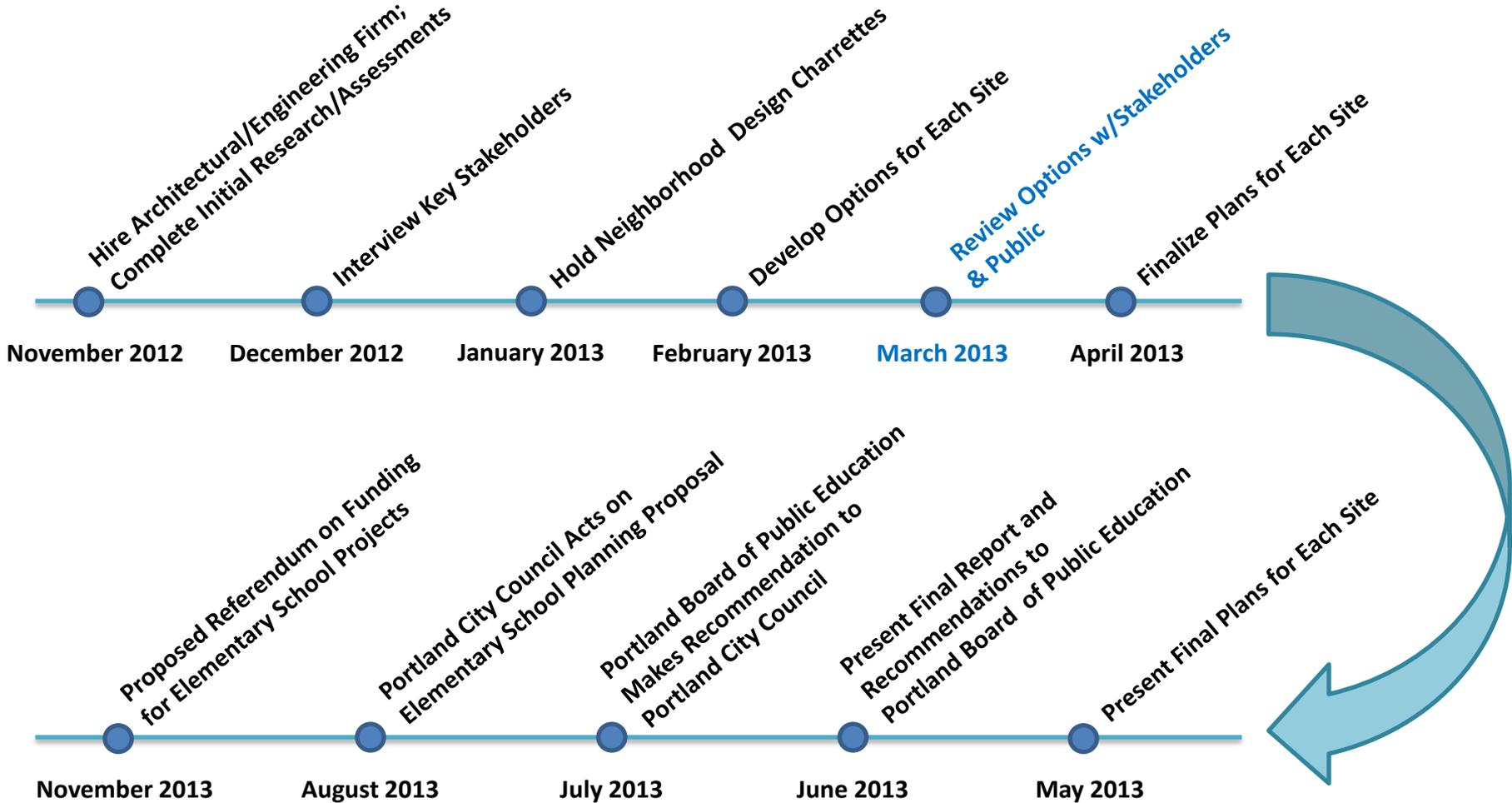
Fred P. Hall Elementary School



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ASSOCIATES

architecture
engineering
planning

Project Timeline



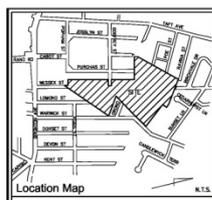
Buildings for Our Future: What We Heard

- **Outdoor learning spaces with vegetable gardens and natural play areas**
- **Indoor and outdoor performance areas**
- **Maintain the wooded nature of the site**
- **Safe and secure building entrance**
- **Natural daylighting in classrooms**
- **State of the art technology**
- **Proper classroom acoustics**
- **A separate gym and cafeteria**
- **Small breakout areas and meeting spaces**
- **Incorporate the aquarium into the new building plan**

Hall School Site

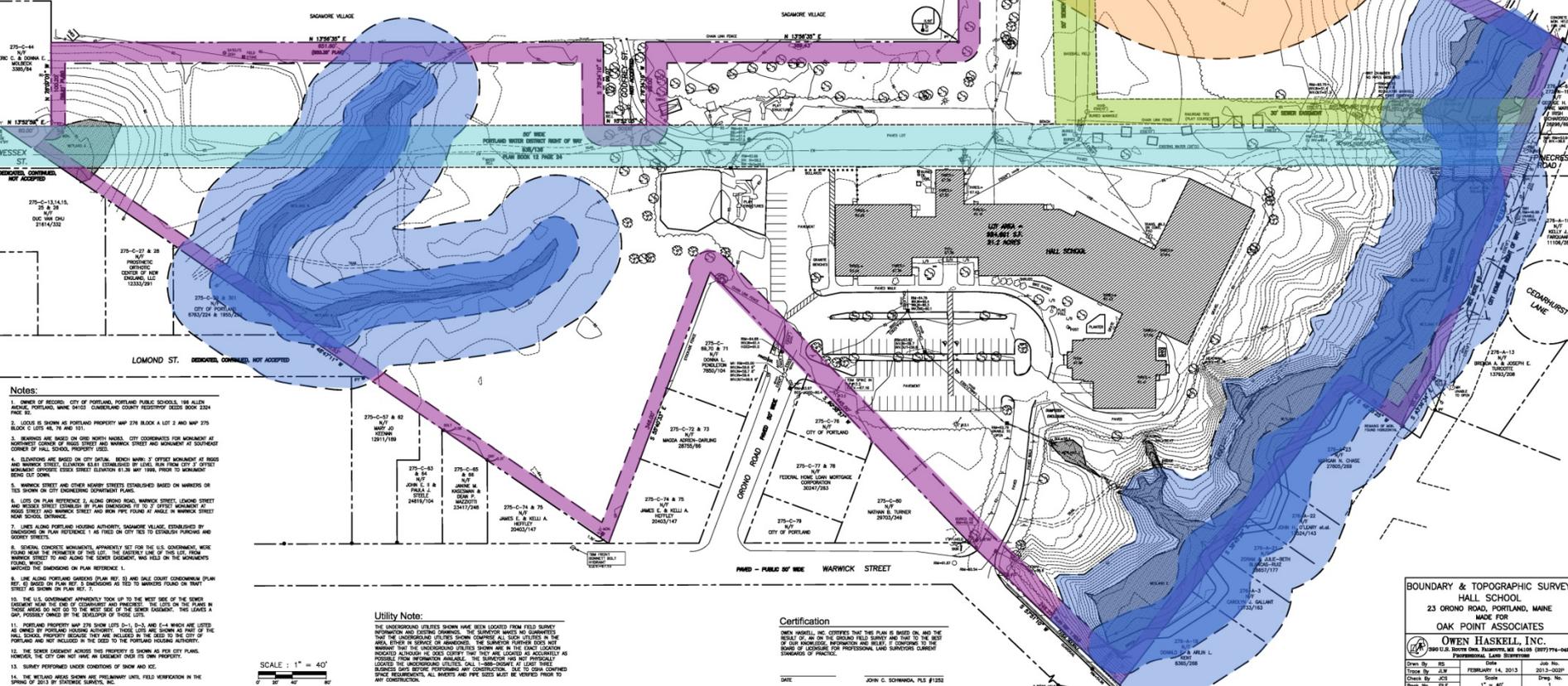


- **Parcel Size: 21.3 Acres**
- **Site Benefits:**
 - Predominantly Flat
 - Suburban
 - Easily Accessible
 - Largely Undeveloped
- **Potential Site Constraints:**
 - Utility Easements
 - Capisic Brook
 - Irregular Shape
 - Existing School Facility



- Legend:**
- IRON PIPE ON GROUND FOUND
 - MONUMENT FOUND
 - WATER WALK
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - COUCH MARK
 - SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE
 - CURB
 - DRIVEWAY
 - UNDERGROUND ELECTRIC
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - 1' CONTOUR

- Plan References:**
1. "SAGAMORE VILLAGE NORTH - SHEETS DIVISION OF MAINE CITY OF PORTLAND, MAINE, CONTAINING 'SAGAMORE VILLAGE NORTH' AND 'SAGAMORE VILLAGE SOUTH' RECORDS IN PLAN BOOK 14 PAGE 22.
 2. "PLAN OF GLENWOOD RECORDING MAINE WOODMAN & CO. MAY 1885 SHOWS A SUBDIVISION RECORDS IN PLAN BOOK 14 PAGE 17.
 3. "PLAN OF LOTS IN 'SAGAMORE VILLAGE' AS OWNED BY CHARLES KATZ FEBRUARY 1940 SURVEY BY 'CARL E. SMERY' RECORDED IN PLAN BOOK 52 PAGE 33.
 4. "WESSEX STREET RECORDS SECTION 'C' PORTLAND, MAINE, MADE FOR S.A. HEALY CO. AND 'TERRA CORNER P. TOWN' INC. RECORDED IN PLAN BOOK 114 PAGE 40.
 5. "TERRACE GROUNDS IN CITY OF PORTLAND, MAINE, OWNED BY J. W. WELSH JULY 1ST 1913 A.L. ELEV. 'C' RECORDS IN PLAN BOOK 12 PAGE 23.
 6. "SUBDIVISION PLAN - SITE PLAN ONLY QUALITY DEVELOPMENT CO. 2/19/2009 RECORDS 'C' COPY RECORDED IN PLAN BOOK 143 PAGE 22.
 7. "WALL AVENUE & TURT AVENUE (DALE ST. TO BROWN ST.) STREET LINE REINFORCEMENT PLAN PORTLAND 2008 CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT ENGINEERING SECTION 'A' FILED WITH THE CITY AS 962/15.
 8. "LAND SHOW RECORD SURVEY FROM PORTLAND TOWNING DATED TO BROWN ST. AND A PORTION OF BROWN ST. AND L.S. 3003 CITY OF PORTLAND, MAINE, FILED RECORDING DEPARTMENT.
 9. CITY ENGINEERING DEPARTMENT BLUE SHEETS FOR BROWN AVENUE, WARRICK STREET, JONES STREET, CORNER LANE, CORNER LANE, PRECINCT ROAD, PUNTING STREET AND BROWN STREET.
 10. CITY OF PORTLAND, MAINE, CONFORMANCE OF PUBLIC WORKS WEST END INTERSECTION SYSTEM CITY WORK REPORT OF MAY 2006, 1/13/07 FILED WITH THE CITY AS 174/9.
 11. "EXISTING CONDITIONS PLAN AT HILL SCHOOL, ORONO ROAD, PORTLAND, MAINE, FOR PORTLAND PARKS & RECREATION DEPARTMENT DATED MAY 11, 1998 BY OWEN HASKELL, INC.



- Notes:**
1. SHEETS OF RECORD, CITY OF PORTLAND, PORTLAND PUBLIC SCHOOLS, 160 ALLEN AVENUE, PORTLAND, MAINE 04103 COMINGLAND COUNTY REGISTERED DEEDS BOOK 2224 PAGE 13.
 2. LOCUS IS SHOWN AS PORTLAND PROPERTY MAP 278 BLOCK 4 LOT 2 AND MAP 275 BLOCK C LOTS 46, 74 AND 101.
 3. BOUNDARIES ARE BASED ON GRID NORTH DATUMS. CITY COORDINATES FOR MONUMENT AT SOUTHWEST CORNER OF HILL SCHOOL PROPERTY USED.
 4. BOUNDARIES ARE BASED ON CITY RECORDS. BEING NAME OF STREET MONUMENTS OF RECORDS AND MONUMENTS. LOCATIONS AS AT 1/23/2013. BEING NAME OF STREET MONUMENTS AT 1/23/2013. BEING NAME OF STREET MONUMENTS AT 1/23/2013. BEING NAME OF STREET MONUMENTS AT 1/23/2013.
 5. MONUMENTS SHOWN ARE BASED ON RECORDS ESTABLISHED BASED ON RECORDS ON THE SHOW ON CITY ENGINEERING DEPARTMENT PLANS.
 6. LOCUS ON PLAN REFERENCE 2, ALONG ORONO ROAD, WARRICK STREET, LOMOND STREET AND WARRICK STREET ESTABLISHED BY PLAN ENGINEERS AT 1/23/2013. MONUMENTS AT 1/23/2013. MONUMENTS AT 1/23/2013. MONUMENTS AT 1/23/2013.
 7. LINES ALONG PORTLAND HOUSING AUTHORITY, SAGAMORE VILLAGE, ESTABLISHED BY ENGINEERS ON PLAN REFERENCE 1. HAS BEEN IN CITY TIES TO EXISTING PARKING AND DRIVEWAYS.
 8. SAGAMORE CONCRETE MONUMENTS APPROXIMATELY SET FOR THE U.S. GOVERNMENT, WERE FOUND NEAR THE MONUMENTS OF THIS LOT. THE EXISTENT LINE OF THIS LOT FROM WARRICK STREET TO AND ALONG THE SAGAMORE CONCRETE MONUMENTS WERE FOUND. THE MONUMENTS MATCHED THE DIMENSIONS ON PLAN REFERENCE 1.
 9. THE ALONG PORTLAND ORDINANCE (PLAN REF. 2) AND SALE COPY CONDOMINIUM PLAN REF. 2) BASED ON PLAN REF. 2) CONFORMING AS TIED TO WARRICK ROAD ON STREET.
 10. THE U.S. GOVERNMENT APPROXIMATELY TOOK UP TO THE WEST SIDE OF THE SOWER PROPERTY AND THE END OF CONDOMINIUM AND PROJECTED. THE LOTS ON THE PLAN IN THIS AREA DO NOT BELONG TO THE DEVELOPER OF THE SOWER CONDOMINIUM. THE LINES ARE POSSIBLE OWNERS OF THE DEVELOPER OF THE SOWER CONDOMINIUM.
 11. PORTLAND PROPERTY MAP 278 SHOWS LOTS 1-11, 13-15, AND 17-19 WHICH ARE LISTED AS 'SAGAMORE VILLAGE' PROPERTY. THE LOTS ON THE PLAN IN THIS AREA DO NOT BELONG TO THE DEVELOPER OF THE SOWER CONDOMINIUM. THE LINES ARE POSSIBLE OWNERS OF THE DEVELOPER OF THE SOWER CONDOMINIUM.
 12. THE SOWER CONDOMINIUM ACROSS THIS PROPERTY IS SHOWN AS PER CITY PLANS. HOWEVER, THE CITY CAN NOT MAKE AN ENFORCEMENT OVER ITS OWN PROPERTY.
 13. SURVEY PERFORMED UNDER CONDITIONS OF SHOW AND RECORD.
 14. THE RELATED AREAS SHOWN ARE PRELIMINARY UNLID FIELD INFORMATION IN THE SPRING OF 2013 BY SURVEYORS SURVEYS, INC.



Utility Note:

THE UNDERGROUND UTILITIES SHOWN WERE IDENTIFIED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION SHOWN IS AN EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION SHOWN IS AN EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION SHOWN IS AN EXACT LOCATION INDICATED.

Certification

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF A FIELD SURVEY AND THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH THE STANDARDS OF PROFESSIONAL LAND SURVEYING CURRENT STANDARDS OF PRACTICE.

DATE: _____ JOHN C. SCHINDLER, P.E. #1224

BOUNDARY & TOPOGRAPHY SURVEY
HILL SCHOOL
23 ORONO ROAD, PORTLAND, MAINE
MADE FOR
OAK POINT ASSOCIATES

OWEN HASKELL, INC.
3990 U.S. ROUTE ONE, BANGOR, ME 04401 (857) 974-0484

Drawn By: JLS	Check By: JLS	Date: FEBRUARY 14, 2013	Job No: 2013-005P
Scale: AS SHOWN	Scale: AS SHOWN	Scale: AS SHOWN	Scale: AS SHOWN
Book No: FILE	Sheet No: FILE	Scale: 1" = 40'	Scale: 1" = 40'

Fred P. Hall Elementary School

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Existing Floor Plan



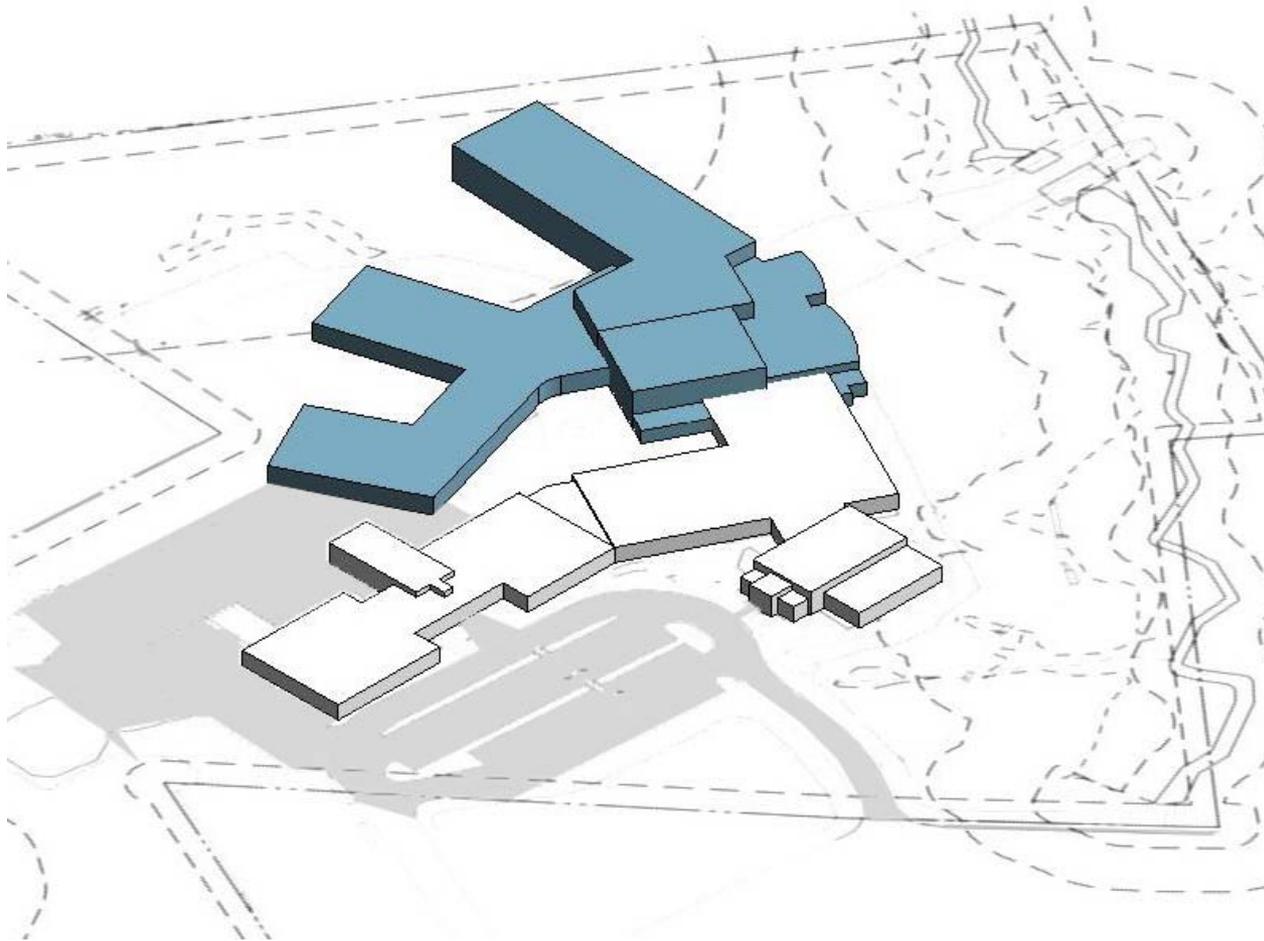
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Existing Massing Plan and New Floor Plan



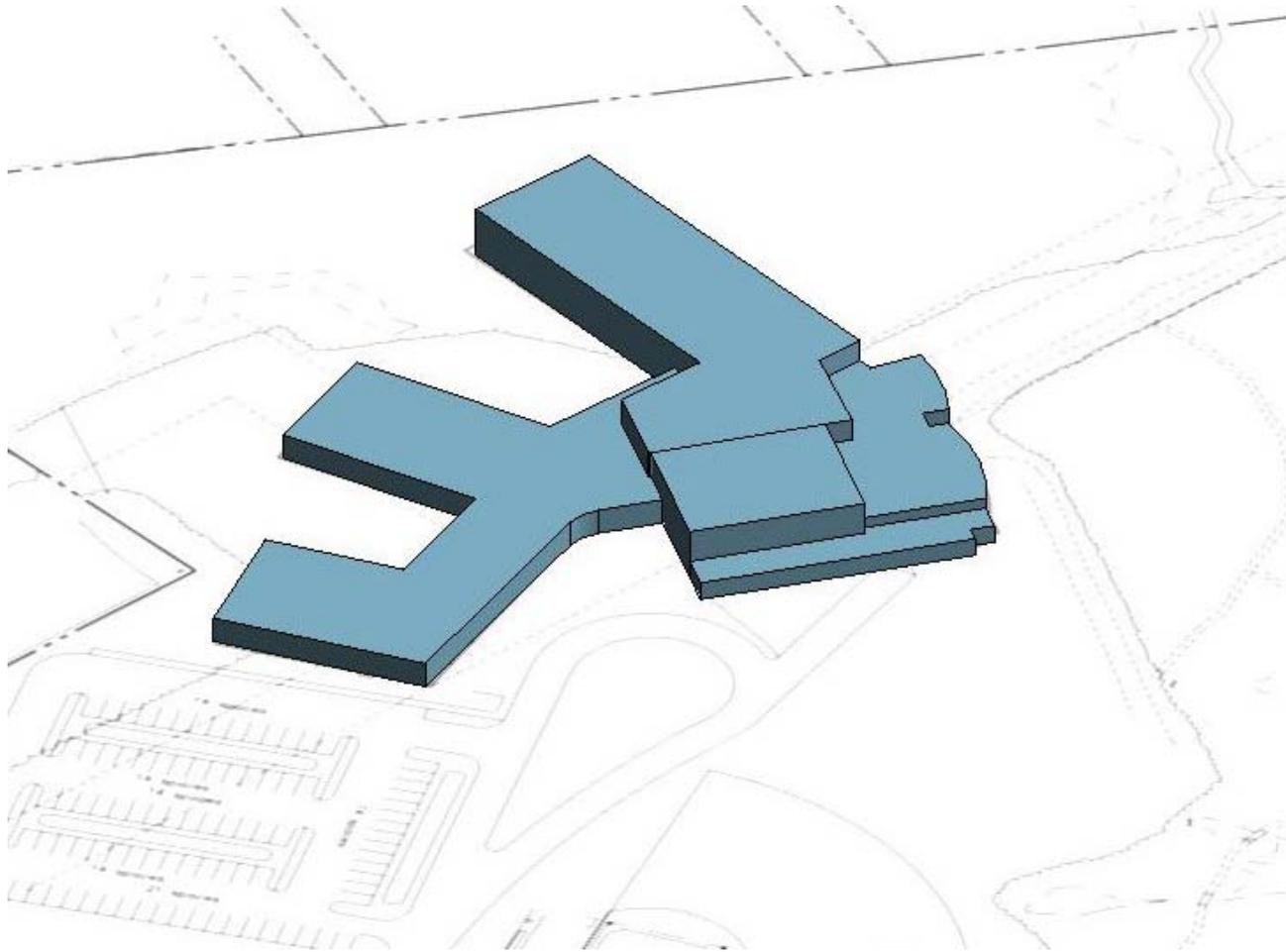
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Massing Plan - Option A



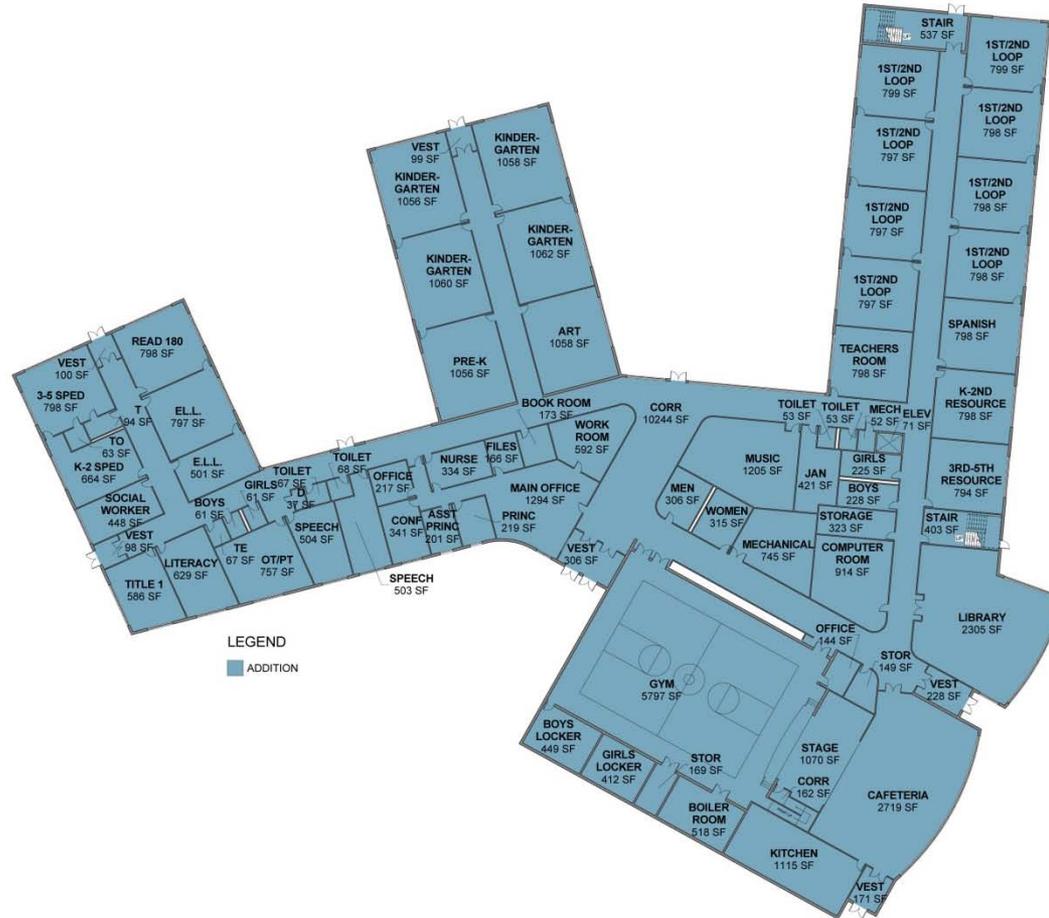
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First Floor Plan - Option A



Second Floor Plan - Option A



Site Plan - Option A



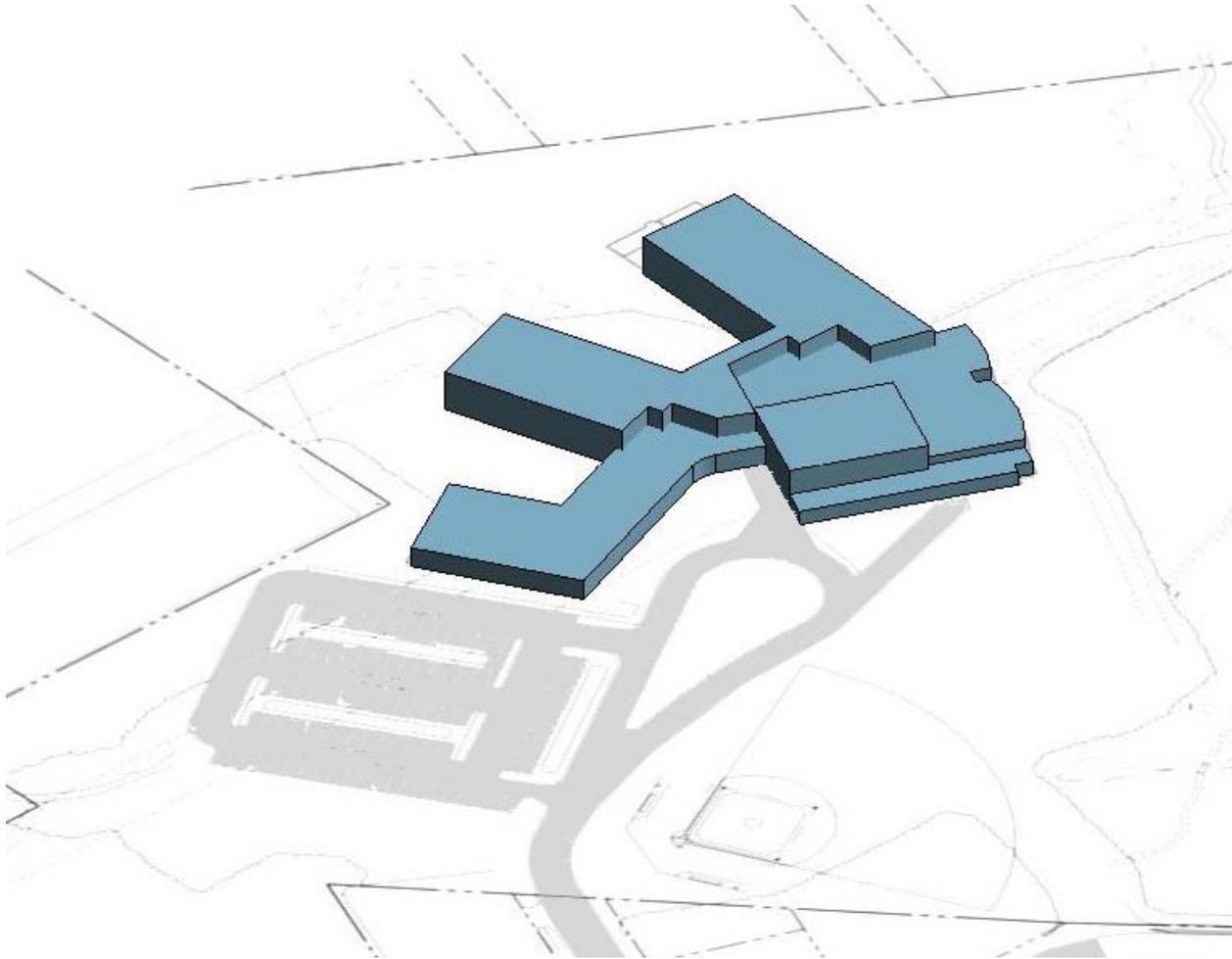
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Massing Plan - Option B



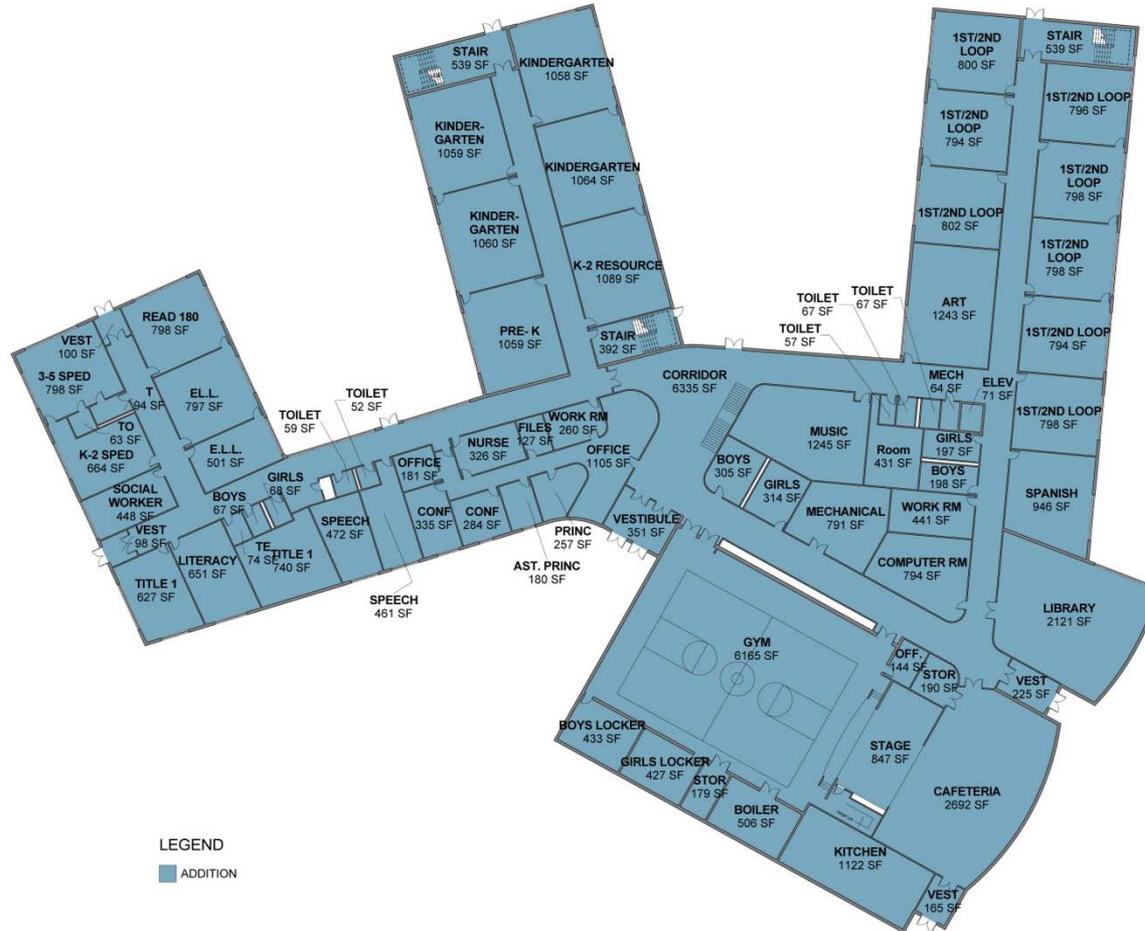
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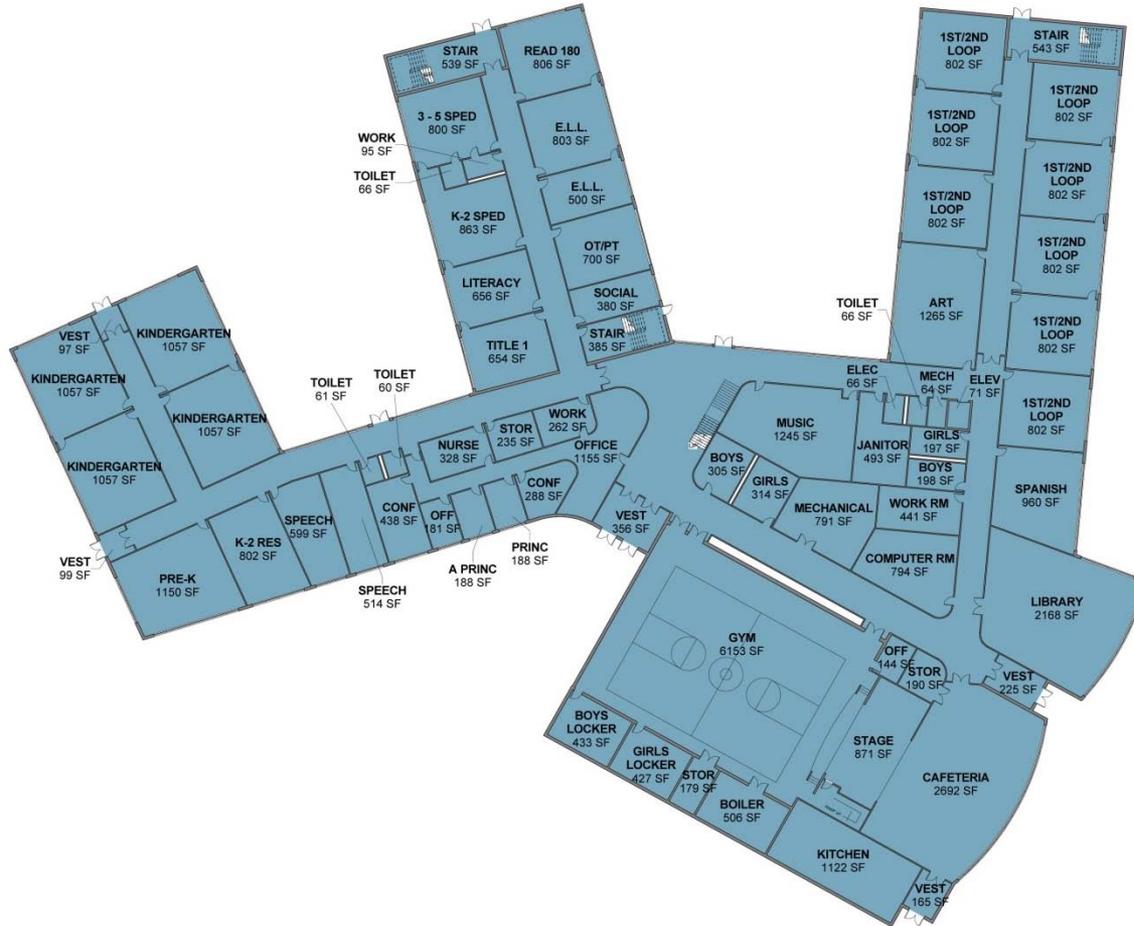
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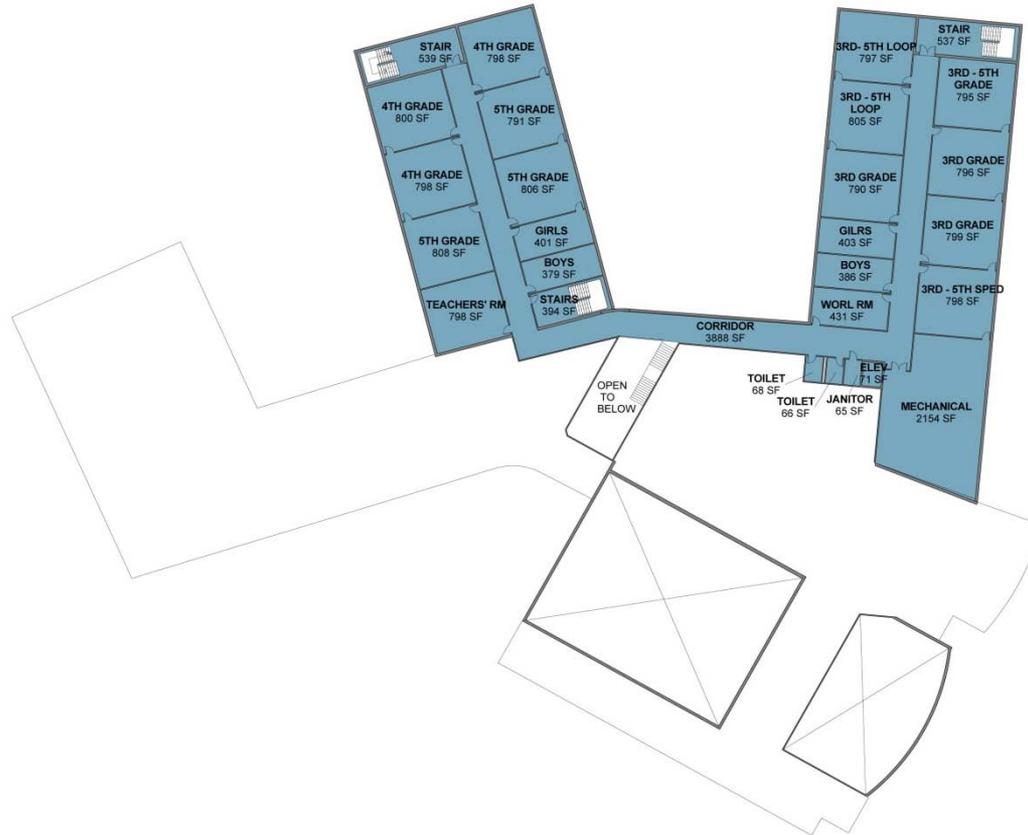
First Floor Plan - Option B



First Floor Plan - Option B - Updated



Second Floor Plan - Option B



LEGEND
■ ADDITION

Site Plan - Option B



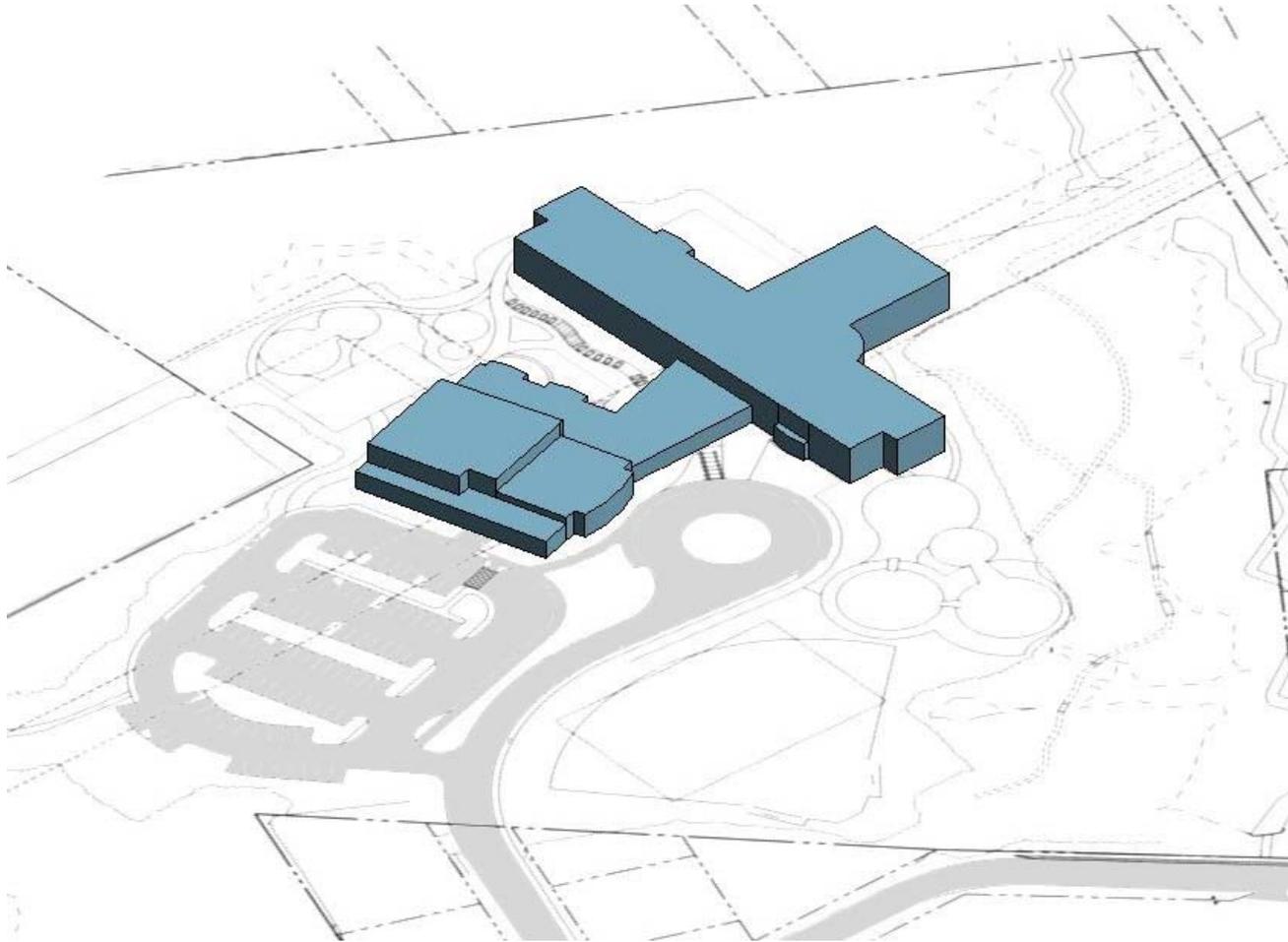
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Massing Plan - Option C



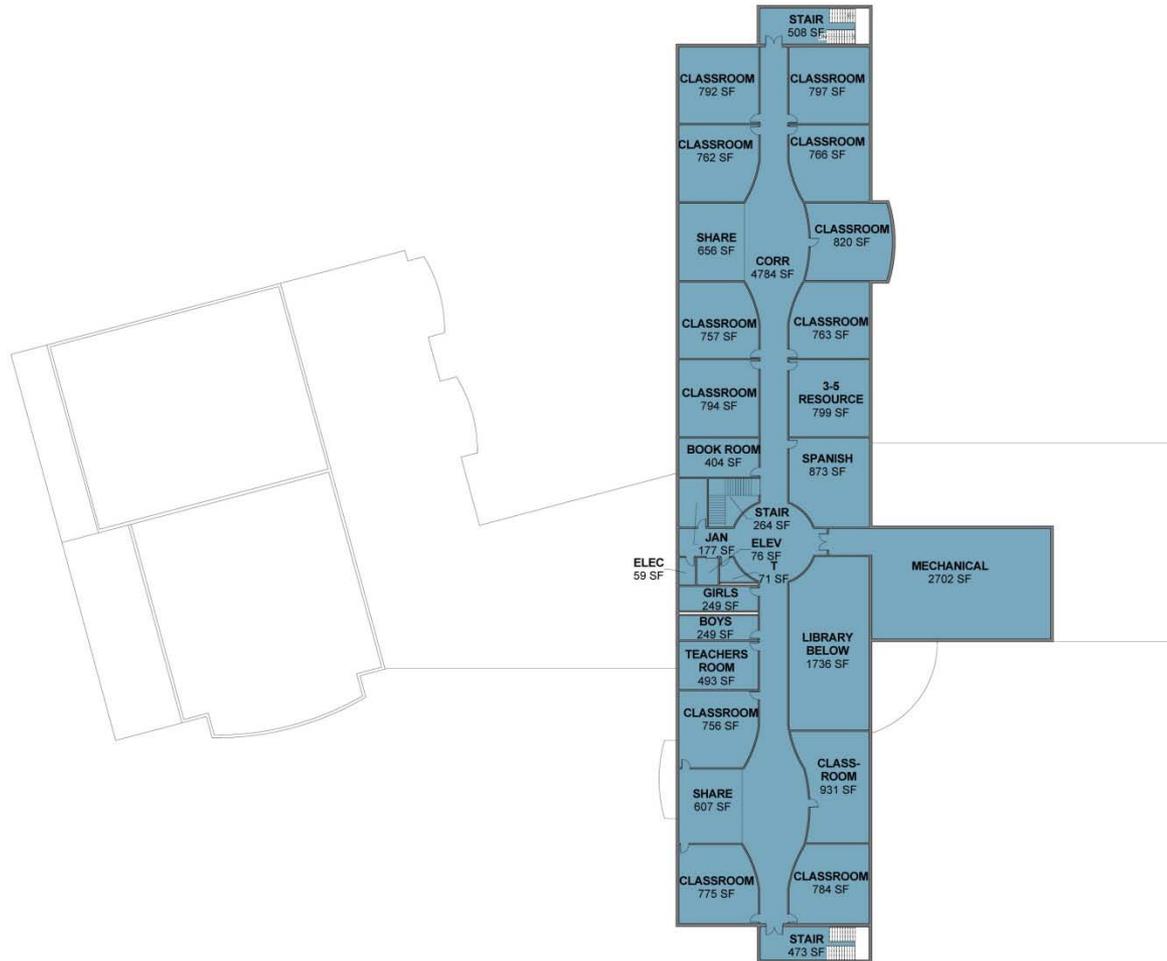
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Second Floor Plan - Option C



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Site Plan - Option C



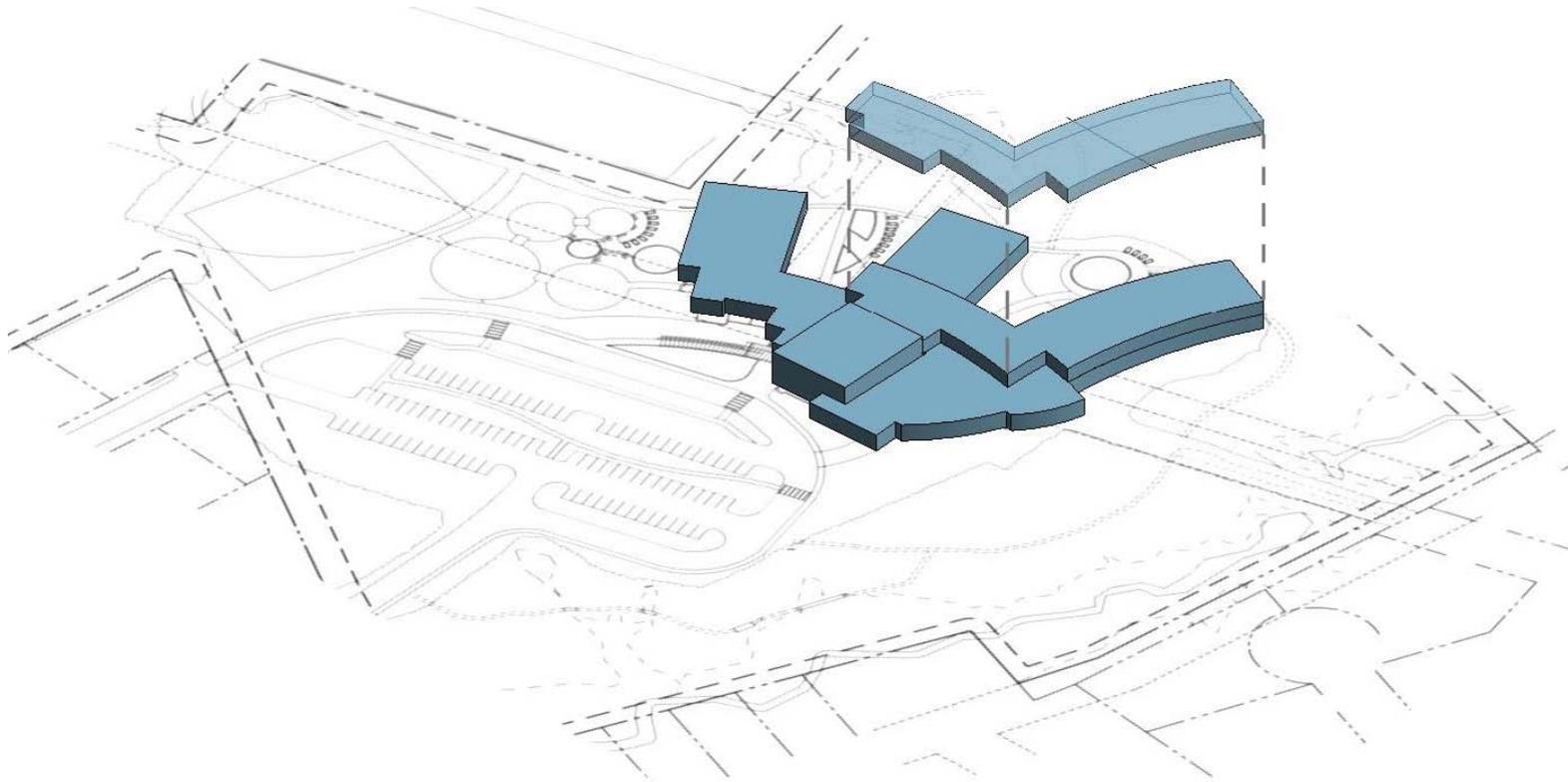
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Massing Plan - Option D



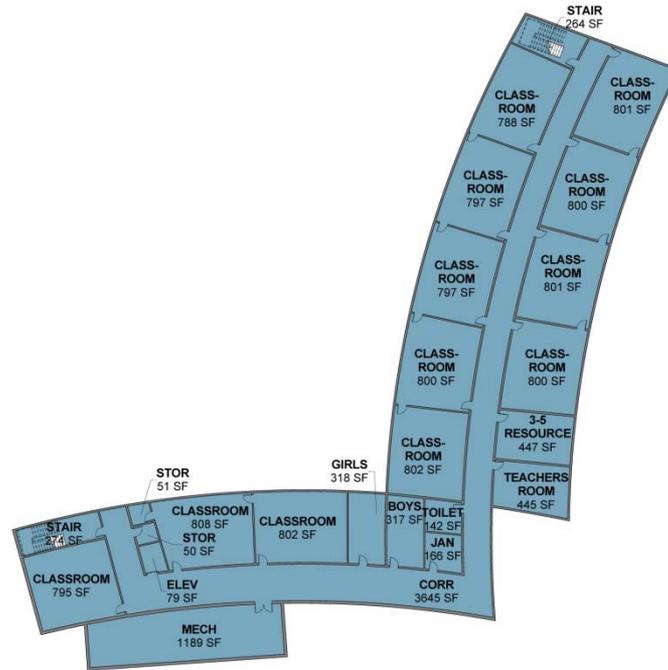
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Second Floor Plan - Option D



Site Plan - Option D



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