Inspection Fee Paid	, ,		Ž
illapoonorii con and	date	amount	
Building Permit Issued		-	
	date	Shy to muce	but less worth
Performance Guarantee Reduced			
	date	remaining balance	signature
☐ Temporary Certificate of Occupancy		Conditions (See Attached)	s esmound
	date		Carrie
Final Inspection			dates to
Contilicate Of Occupancy	date	signature	Ollow
	date		100
Performance Guarantee Released			
	date	signature	
☐ Defect Guarantee Submitted			
	submitted date	amount	expiration date
Defect Guarantee Released			

City of Portland, Maine -	- Building or Use Permit Applicatio	n 389 Congress Street, 0410	1, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:	Owner:		hone: 74-5721 Hat. 206	Permit No. 120
Owner Address:	Lessee/Buyer's Name:		usinessName:	2009 9991255
Contractor Name:	Permit Issued:			
Past Use:	Proposed Use:	COST OF WORK: \$1,770,000	PERMIT FEE: \$10,644	NOV.
School	Same	FIRE DEPT. ☐ Appr ☐ Denie Signature:		Zone: CBL: 061-G-008
Proposed Project Description:			VITIES DISTRICT (P.A.D.)	Zoning Approval:
interior removations with the	is addition of 3 classroom.	Action: Appr	oved oved with Conditions:	☐ Shoreland
		Signature:	Date:	□Subdivision
Permit Taken By:	Date Applied For:	19-22-99		☐ Site Plan maj ☐minor ☐mm ☐
 Building permits do not include plum Building permits are void if work is not tion may invalidate a building permit 	ot started within six (6) months of the date of it and stop all work	issuance. False informa-	DEDMIT ISSUED	☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review Action:
			WITH REQUIREMENTS	Action:
authorized by the owner to make this applif a permit for work described in the applie	CERTIFICATION ord of the named property, or that the proposed ication as his authorized agent and I agree to cation is issued, I certify that the code official nable hour to enforce the provisions of the co	conform to all applicable law 's authorized representative sh	s of this jurisdiction. In addition, nall have the authority to enter all	□ Denied
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:	PERMIT ISSUED WITH REQUIREMENTS
RESPONSIBLE PERSON IN CHARGE O	F WORK, TITLE		PHONE:	CEO DISTRICT
W	hite-Permit Desk Green-Assessor's Ca	anary-D.P.W. Pink-Public	File Ivory Card-Inspector	98





CITY OF PORTLAND BUILDING CODE CERTIFICATE

TO:

Inspector of Buildings City of Portland, Maine Department of Planning & Urban Development Division of Housing & Community Service

FROM: ____ Harriman Assocaites

RE: Certificate of Design

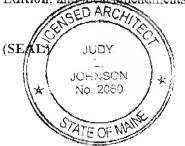
DATE: 19 October 1999

These plans and/or specifications covering construction work on:

Waynflete School - 64 Emery Street

Additions and Alterations

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1996 Thirteenth Edition, and local amendments.



Signature Johnson

Title Project Architect

Firm Harriman Associates

Address One Auburn Business Park
Auburn, Maine 04210

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 9/74/99

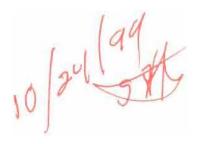
October 19, 999

WAYNFLETE SCHOOL EMERY BUILDING ADDITIONS AND ALTERATIONS PORTLAND, MAINE

Occupant Loading of Addition

Description of Space	No. of Occupants
Basement Floor Plan - Atrium 101 - Prep Storage 103 - Biology 104 - Classrooms 105	150 2 16 17
First Floor Plan - Prep Storage 203 - Chemistry 204 - Classroom 205	2 16 17
Second Floor Plan - Prep Storage 303 - Physics 304 - Classroom 305	2 16 17
Third Floor Plan Conference 403	16

O:\school\99102\occupant_loading.wpd





CITY OF PORTLAND MAINE 04101

Tel. - 207-874-8704 Fax - 207-874-8716

TO:

Inspector of Buildings City of Portland, Maine Planning & Urban Development Division of Housing & Community Services

Division of Floriding to Community Solviors
FROM DESIGNER: Harriman Associates
Architects & Engineers
DATE: 19 Cotober 1999
Tob Name: Waynflete School - Emery Building - Additions and Alterations
Address of Construction 64 Emery Street
THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION Construction project was designed according to the building code criteria listed below
Building Code and Year BOCA-1996 Use Group Classification(s) Educational
Type of Construction 3B Bidg. Height 35'-0" (addition) Sq. Footage 9,050 sc. ft. (addition)
Seismic Zone A = A = 0.12 Group Class 2 Performance Catagory C
Roof Snow Load Per Sq Fr 50 min drift to 146Dead Load Per Sq Ft 23 (on roof)
Basic Wind Speed (mph) 90 Effective Velocity Pressure Per Sq. Ft 23 (main system)
Floor Live Load Per Sq. Ft 40 - 100
Structure has full sprinkler system? Yes X No Alarm System? Yes X No Sprinkler & Alarm Systems must be installed according to BOCA and NFFA Standards with approval from the from the Portland Fire Department.
Is structure being considered unlimited area building: Yes_No_X
If mixed use, what subsection of 313 is being considered NA
List Occupant loading for each room or space, designed into this Project.
see attached
(Designers Stamp & Signature)
PSH 9/24/99
10 24 0

HARRIMAN

ASSOCIATES

One Auburn Business Park Auburn, Maine 04210

> 207.784.5100 telephone 207.782.3017 fax www.harriman.com

TRANSMITTAL

Offices in Maine and Connecticut

will Fees op drawings Prints Requisitions mples Specifications Copy of lette
Wiew Fees op drawings Prints Requisitions Requisitions Copy of lette ange order
wiew Fees op drawings Prints Requisitions mples Specifications Copy of lette ange order
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Sudy L Shoon
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THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Building or Use Permit Pre-Application Attached Single Family Dwellings/Two-Family Dwelling Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Addressof Construction (include Portion of Building):	64 Emery Street	
Total Square Footage of Proposed Structure 9050	sq. ft. Square Footage of Lot	N/A
Tax Assessor's Chart, Block & Lot Number Chart# 61 Block# G Lot# 8	Owner: Waynflete School	Telephone#: 774-5721 Ext206
Owner's Address: 360 Spring Street	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: Fee \$1,770,000 \$10,644
Proposed Project Description:(Please be as specific as possible) Three (3) story Science Cla the existing building.		
	onstruction Co. sant Hill Rd. Scarboro	ugh, ME 04074 Rec'd B
Current Use: Educational	Proposed Use: Educ	ational
Minor or Major site plan review will be required for thecklist outlines the minimum standards for a site purple of the set of construction drawings showing all Cross Sections w/Framing details (including Floor Plans & Elevations Window and door schedules Foundation plans with required drainage at Electrical and plumbing layout. Mechanic equipment, HVAC equipment (air handling thereby certify that I am the Owner of record of the named proper	four Deed or Purchase and Sale Agree f your Construction Contract, if availa 3) A Plot Plan/Site Plan the above proposed projects. The attache lan. 4) Building Plans tion documents must be designed by a of the following elements of construction ng porches, decks w/ railings, and access and dampproofing al drawings for any specialized equipment (Certification Try, or that the proposed work is authorized by the or	th the 1993 ROCA Mechanical Code. DEPT OF BUILDING INSPECTION CITY OF PORTLAND, ME CITY OF PORTLAND, ME a registered design professional. The company structures of the such as furnaces, chimneys, gas re special review must be included. The company of the
owner to make this application as his her authorized agent. I agre application is issued, I certify that the Code Official's authorized renforce the provisions of the codes applicable to this permit.	e to conform to all applicable laws of this jurisdicti epresentative shall have the authority to enter all ar	on. In addition, if a permit for work described in the eas covered by this permit at any reasonable hour to
Signature of applicant:	Date:	

Additional Site review and related fees are attached on a separate addendum

CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair Jaimey Caron, Vice Chair Kenneth M. Cole III Cyrus Y. Hagge Deborah Krichels Erin Rodriquez Mark Malone

August 3, 1999

Hymie Gulak Waynflete School 360 Spring Street Portland, Maine 04102

re: Emery Building addition, 64 Emery Street

Dear Mr. Gulak:

On July 2, 1999 the Portland Planning Board voted 7-0 to approve your application to construct a 9,064 sq. ft. building addition to the Emery Building at 64 Emery Street. The Board found that the application met the standards of the Site Plan and Historic Preservation ordinances as well as the conditional use standards of the Land Use Code.

The approval was granted for the project with the following conditions:

- * 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.
- * That the existing hedge along the southern edge of the Emery Building property adjacent to Emery Street be preserved or replaced in kind.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 34-99, which is attached.

Please note the following provisions and requirements for all site plan approvals:

- 1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
- 2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

- 3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- 4. Prior to construction, a preconstruction 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 preconstruction meeting.
- 5. 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.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. <u>Please</u> 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. <u>Please</u> schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

John H. Carroll, Chair

Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development

Alexander Jaegerman, Chief Planner

Deborah Andrews, Senior Planner

P. Samuel Hoffses, Building Inspector

Marge Schmuckal, Zoning Administrator

Tony Lombardo, Project Engineer

Development Review Coordinator

William Bray, Director of Public Works

Jeff Tarling, City Arborist

Penny Littell, Associate Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention

Inspection Department

Kathleen Brown, Director of Economic Development

Susan Doughty, Assessor's Office

Approval Letter File

Santo Cimino, Cimino Construction

Judy Johnson, Harriman Associates

a furacre	flete Strool
Applicant: Harim & ASSOC JWASNE	Date: 11/8/99
Address: 64 Emery St	C-B-L: 61-G -8
CHECK-LIST AGAINST ZONING	ORDINANCE
Date - SHS	
Zone Location - P - 4	
Interior or corner lot -	
Proposed Use/Work - Add tons & Senovato	ins to Emery Bldg
Servage Disposal -	
Lot Street Frontage - Jan	
Front Yard - MA	
Rear Yard - 25/8/2 - 25/8/2	
Side Yard- 20' Selde - 60'+ Show	
Projections -	
Width of Lot -	· 1 - 1 - 1
Height - 35 mf - See moon Average	grade hoight - of
Lot Area -	
Lot Coverage/Impervious Surface -	
Area per Family -	
Off-street Parking - NO NEW Students - under 15	Tysof Age
Loading Bays - NA	D. 1: 1: 0/2
Site Plan - Conditional USE Person by Plans 4 1990 160 Shoreland Zoning/ Stream Protection - NA	- DOARD & MAJOR SITE GLAN
Flood Plains - Zme C	

061-F-001



State of Maine Department of Public Safety

Construction Permit



Reviewed for Barrier Free

10903

Sprinkled

Sprinkler Supervised

RENOVS. TO EMERY BUILDING, WAYNFLETE SCHOOL

Located at: 360 SPRING ST

PORTLAND

Occupancy/Use: EDUCATIONAL

Permission is hereby given to:

WAYNFLETE SCHOOL

360 SPRING ST PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved. no departure from application form/plans shall be madewithout prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 11th of Decemb 2000

Dated the 12th day of June

A.D. 2000

Commissioner

Fee:

\$200.00

\$200.00

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer PORTLAND, ME

PIERCE, ATWOOD, SCRIBNER, ALLEN, SMITH & LANCASTER

ONE MONUMENT SQUARE

PORTLAND, MAINE 04101

207/773-6411

· Kita & to

112

FRED C. SCRIBNER, JR. THARLES WE ALLEM SIGRID E. TOMPRINS WILLIAM C. SMITH RALPH L LANCASTER, JR. JEREMIAH D. NEWBURY DONALD W. PERKINS GERALD M. AMERO BONALD A. FOWLER, JR. BRUCE A. COGGESHALL E MASON PRATE JR. DANIEL E. BOXER JOTHAN & PIERCE JR. ... ALBERT Q AYRE EVERETT R INGALLS

ROBERT & FULLER JR JAMES & ZIMPRITCH JOHN J. O'LEARY, JR. JEFFREY M WHITE DAVID S. WARELIN JOSEPH M, ROZAR GEORGE J. MARCUS PHILLIP E. JOHNSON JOHN W. GULLIVER J. 75. 1. JOHN D. DELAHARTY CHARLES & EINSHEDLER JR. HICHAEL & SEITZINGER DANIEL H. SNOW RICHARD R HACKETT

April 16, 1985

LEONARD A. PIERCE 11865-19601 EDWARD W. ATWOOD 11897-19771 **以**成立1955

- AUGUSTA OFFICE 77 WINTHROP STREET AUGUSTA, HAINE 04330 207/622-6311

DANIEL W. EMERY WILLIAM J. RAYATTA, JR. GREGORY W. POWELL DAVID E. HUNT SWIFT TARRELL M CHRISTOPHER E. HOWARD A-CHARD W MURPHY JEFFREY D CURTIS

MALCOLM L LYONS

WAYNE R. DOUGLAS ANDREA L. CIANCHETTE ANNE M. PARÉ JOHN R. McDERMOTT DENNIS C REELER LAWRENCE S. DELANEY GERARD O. FOURNIER HEVIN F. GORDON JOHN O. NEWELL IN GREGORY D. WOODWORTH

Robert E. Stevens, Esq. Curtis, Thaxter, Lipez, Stevens, Broder & Micoleau One Canal Plaza Portland, ME 04101

Re: Waynflete/Walric Original Mortgage

Dear Bob:

I enclose herewith the original recorded mortgage from Waynflete School to Whitehaven Nursing Home, Inc., reflecting recording in the Cumberland County Registry of Deeds in Book 6676, Page 330.

Very truly yours,

Richard P. Hackett

RPH/cjk Enclosure cc: Mr. James Amoroso

(w/encl).

COO CHEST COOL

EXHIBIT A

to Mortgage from The Waynflete School to Whitehaven Nursing

Four (4) certain lots or parcels of land, with the buildings thereon, situated in said Portland, bounded and described as follows:

Parcel #1: Beginning on the westerly side of Emery Street at a point which is two hundred (200) feet northerly of a stone monument at the intersection of the westerly side of Emery Street and the northerly side of Danforth Street; thence running westerly one hundred eighty feet (180) to the land now or formerly belonging to Horace P. Storer; thence northerly by said Storer's land seventy (70) feet to land now or formerly of Charles S. Fobes; thence easterly by land now or formerly of said Fobes, one hundred eighty (180) feet to Emery Street; thence running southerly along the westerly side of Emery Street, seventy (70) feet to the point of beginning; meaning and intending to convey all of the real estate conveyed to Home For Aged Women by warranty deed of Sarah W. Parris dated September 26, 1870, and recorded at the Cumberland County Registry of Deeds, Book 380, Page 235 except the portion of said real estate conveyed by Home For Aged Women to Charles S. Fobes by deed dated April 22, 1871, and recorded at the Cumberland County Registry of Deeds, Book 386, Page 136.

Parcel #2: Beginning on the westerly side of Emery Street at the Southeasterly corner of aforesaid Parcel #1; thence running westerly along the southerly boundary of said Parcel #1 one hundred eighty (180) feet to the southwesterly corner of said Parcel #1 and the land now or formerly of H. P. Storer; thence

southerly, twenty (20) feet along said H. P. Storer land to a point; thence easterly on a line parallel to the southerly boundary of said Parcel #1, one hundred eighty (180) feet to the westerly side of Emery Street; thence northerly twenty (20) feet along the westerly side of Emery Street to the point of beginning; meaning and intending to convey, and hereby conveying, the premises conveyed to Home For Aged Women by warranty deed of Sarah W. Parris, dated October 10, 1871, and recorded at the Cumberland County Registry of Deeds, Book 388, Page 188.

Parcel #3: Beginning on the westerly side of Emery Street at a point which is one hundred and twenty (120) feet northerly of a stone monument at the intersection of the westerly side of Emery Street and the northerly side of Danforth Street; thence northerly along the westerly side of Emery Street sixty (60) feet to a point which is the southeasterly corner of aforesaid Parcel #2; thence westerly along the southerly boundary of said Parcel #2, one hundred and eighty (180) feet to the southwesterly corner of said Parcel #2, and to the land now or formerly of H. P. Storer; thence southerly y said Storer land sixty (60) feet to a point; thence easterly on line parallel to the southerly boundary of said Parcel #2, one indred and eighty (180) feet to the westerly side of Emery Street d the point of beginning; meaning and intended to convey, and by conveying, the premises conveyed to Home For Aged Women by ranty deed of Susan S. B. Spring, dated April 27, 1900, and orded at the Cumberland County Registry of Deeds, Book 668,

Parcel #4: Beginning on the westerly side of Emery Street at a point which is one hundred and twenty (120) feet northerly of a stone monument at the intersection of the westerly side of Emery Street and the northerly side of Danforth Street, and which coint is at the southeasterly corner of the aforesaid Parcel #3; thence westerly along the southerly boundary of said Parcel #3 a distance . of sixty (60) feet; thence southerly on a line parallel to said westerly side of Emery Street, fifty-seven (57) feet more or less, running by land now or formerly of Louisa Spring, to a point; thence easterly along a line parallel to the southerly boundary of said Parcel #3, sixty (60) feet, to a point on the westerly side of Emery Street, thence northerly along the westerly side of Emery Street fifty-seven (57) feet more or less to the point of beginning; meaning and intending to convey, and hereby conveying, all of the real estate conveyed to Home For Aged Women herein by the following deeds: (1) warranty deed of Louisa Spring, dated December 12, 1919, and recorded at Cumberland County Registry of Deeds, Book 1042, Page 236; and, (2) trustee's deed of Louisa Spring, sole acting Trustee of the Last Will and Testament of Susan S. B. Spring, which deed is dated December 12, 1919, and recorded at the Cumberland County Registry of Deeds, Book 1043, Page 248, except the portions of said real estate conveyed by Home For Aged Women to:

46676as 336

(1) Julia St. F. Thaxter by deed dated August 18, 1925, and recorded at the Cumberland County Registry of Deeds, Book 1201, page 333; and (2) Julia St. F. Thaxter by deed dated June 2, 1926, and recorded at the Cumberland County Registry of Deeds, Book 1229, Page 156.

Parcels #1 through #4 having been conveyed to Walric Boarding Center, a Maine corporation of Portland, Maine by warranty deed of Home for Aged Women dated January 12, 1977, and recorded in Cumberland County Registry of Deeds, Book 3965, Page 120.

This conveyance is subject to the restriction contained in a deed from The Home for Aged Women to Charles S. Fobes dated April 22, 1871 and recorded in said Registry of Deeds in Book 386, Page 1.36 regarding construction of buildings on the northerly ten foot strip of the premises herein conveyed.

James & Walsh

Exhibit A attached hereto.

and see to harmonic and

03430

Know all Men by these Presents;

That THE WAYNFLETE SCHOOL a nonstock Corporation organized and existing under the laws of the State of Maine and having a place of business at 360 Spring Street, Portland in the County of Cumberland and State of Maine in consideration of Four Hundred and Ten Thousand, Eight Hundred and One and 50/100 Dollars paid by WHITEHAVEN NURSING HOME INC., a corporation organized under Maine law, whose mailing address is Portland, Maine, 04102 the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Whitehaven Nursing Home ("Mortgagee"), its successors and assigns forever, a certain lot or parcel of land with the buildings thereon described in

To have and to hold, the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Mortgagee, its successors and assigns, to its and their use and behoof forever.

And it does covenant with the said Mortgagee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all incumbrances, except as shown on said Exhibit A; that it has good right to sell and convey the same to the said Mortgagee to hold as aforesaid; and that it and its successors and assigns, shall and will Warrant and Defend the same to the said Mortgagee, its successors and assigns forever, against the lawful claims and demands of all persons.

PROVIDED NEVERTHELESS, that if the said The Waynflete

School, its successors or assigns pay to the said Mortgagee,

its successors or assigns, the sum of Four Hundred and Ten

materi to sead un an

Thousand, Eight Hundred and One and 50/100 Dollars (\$410,801.50), with interest on said sum at the rate of nine (9%) per cent per annum, in accordance with the terms of a promissory note of even date herewith from Mortgagor to Mortgagee and until such payment shall pay all taxes and assessments on the granted premises, to whosoever laid or assessed, and shall keep the buildings thereon insured against fire in a sum not less than \$410,000.00, for the benefit of the said Mortgagee, and its sucessors and assigns, in such form and at such insurance offices as it shall approve, and shall not commit nor suffer any strip or waste of the granted premises, nor commit any breach of any covenant herein contained, then this deed, as also that certain promissory note bearing even date with these presents, given by the said The Waynflete School to the said Mortgagee, shall both be void, otherwise shall remain in full force. The Mortgagee shall have the Statutory Power of Sale, incorporated herein by reference.

Mortgagee covenants, for itself and its successors and assigns, to subordinate this Mortgage, both as to payment and as to priority, to any mortgage securing a bank loan obtained by Mortgagor. Upon Mortgagor's written request, Mortgagee shall execute appropriate documents to evidence such subordination. Mortgagee's obligation to subordinate shall be limited to the following types and/or amounts of loans:

- a. <u>Improvement Loans</u>: Mortgagee agrees to subordinate to any bank mortgage loan all of the proceeds of which shall be used for permanent improvements to the mortgaged premises ("Improvement Loans"), without regard to amount; and
- b. Loans Other Than Improvement Loans: Mortgagee's
 obligation to subordinate to bank mortgages securing loans
 other than Improvement Loans shall be limited to loans in an

amount not more than 75% of Mortgagor's equity in the mortgaged premises. Determination of Mortgagor's equity shall be subject to the following rules:

(i) Equity equals the sum of: (a) \$400,000 plus (b) so much of the principal of the note secured hereby as has then been paid, plus (c) the cost of then-existing permanent improvements to the mortgaged premises made by Mortgagor, less (d) the outstanding principal of any liens (other than this Mortgage) against the mortgaged premises.

No subordination shall postpone payments as scheduled in the promissory note of even date herewith secured hereby or . prevent the holder hereof and the holder of said note from exercising its rights under said documents or under law in the event of default.

In Witness Whereof, The Waynflete School has caused this instrument to be signed in its corporate name by Joseph L. Delafield, III, its President of its Board of Trustees thereunto duly authorized this 30th day of January in the year of the Lord one thousand nine hundred and eighty five.

Signed, Sealed and Delivered in presence of

THE WAYNFLETE SCHOOL

Joseph L. DelaField, Its President

State of Maine, ss Cumberland County

January 30, 1985

Personally appeared the above named Joseph L. Delafield, III, President of the Board of Trustees of said corporation as aforesaid and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Print Name: Richard P. Hankett

Alterny at Low

Section of the second

BUILDING PERMIT REPORT

DATE: 240CT. 99	ADDRESS: 64 Emery Street	CBL: 061-6-008
REASON FOR PERMIT:	oterior renovations with	The addition of 3 Chas
BUILDING OWNER: No	yn fleTe School	
/		nino Const.
USE GROUP E	CONSTRUCTION TYPE	
The City's Adopted Building Co	ode (The BOCA National Building Code/1996 with City Amend	dments) 1/1, 771/ 144
The City's Adopted Mechanical	Code (The BOCA National Mechanical Code/1993)	Construction Cost: // 770, 900 Permit Fees: / 0,644.86
	CONDITION(S) OF APPROVAL	12) - 1,754
This permit is being issued with	the understanding that the following conditions are met: *//	×2, ×9×11 ×13
		- ' '
1 This pasmit does not av	aven the applicant from meeting applicable State and Federal rules	and laws

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.

 (A 24 hour notice is required prior to inspection)"

 ALL LOT LINES SHALL BE CLEARLY MARKED

 BEFORE CALLING."
 - 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
 - 4. Foundations anchors shall be a minimum of ½" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
 - 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
 - Precaution must be taken to protect concrete from freezing. Section 1908.0
 - It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
 - 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than I-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- ✓ 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
 - Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2. M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 ¼" and not greater than 2". (Sections 1021 & 1022.0) Handrails shall be on both sides of stairway. (Section 1014.7)
 - 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X13. Stair construction in <u>Use Group R-3 & R-4is a minimum of 10" tread and 7 ½" maximum rise</u>. All other Use Group minimum 11" tread. 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)

My Bart			Saler	Date	
SYCCT.99 Accessibility Orthocate, Building Ode Catificate & Design Criter of application by design Professional Jady Li Johnson Architect & 2060 Bl	12/8/95 - checked Fording - reband in and blocked off no softsachissias -	100 Supection down several times on the formal thanks and some	9-21/18 worwing letter of Grysleton bu this permiss	Inspection Record Foundation: Framing:	Plumbing: Final: Other:

tment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1) tical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self 's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0) boiler shall be protess.

junguishment. (Table 302.1.1) boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic 'il single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of .he City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations): In the immediate vicinity of bedrooms In all bedrooms In each story within a dwelling unit, including basements In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0) The Fire Alarm System shall maintained to NFPA #72 Standard. The Sprinkler System shall maintained to NFPA #13 Standard. A All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996) Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year". The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics). All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done. All requirements must be met before a final Certificate of Occupancy is issued. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996). Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16) Please read and implement the attached Land Use Zoning report requirements. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code. Glass and glazing shall meet the requirements of Chapter 24 of the building code. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code

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anyel Hollses, Building Inspector

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PSH 7/24/99

Lt. McDougall, PFD Marge Schmuckal, Zoning Administrator

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^{**}On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

Site Review Pre-Application

Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling

or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

the City, payment arrange	ments must be made before permits	of any kind are accepted.
Waynfleta School		March 1999
Applicant 3100 Spar: - S SWEEL		Application Date Science L
Applicant's Mailing Address Havi waw Assoc	iatas	64 Bruly Street
Consultant/Agent PRA - 5/100 Pax 782-	3017 Address	Of Proposed Site
Applicant/Agent Daytime telephone and FAX	Assessor	s Reference, Chart#, Block. Lot#
Proposed Development (Check all that apply)New Bu Manufacturing Warehouse/Distribution	7 7 11 11	of Use Residential Office Retail
N (0,000 m. N.		RA
Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning
You must Include the following with you 1) A Copy of Your Deed or Purchase a 2) 7 sets of Site Plan packages containing checklist. (Section 14-522 of the Zoning Ordinan counter, photocopies are \$ 0.25 per pages.	and Sale Agreement ing the information found in the outlines the process, copies	
I hereby certify that I am the Owner of record of the that I have been authorized by the owner to make this jurisdiction. In addition, if an approval for the Official's authorized representative shall have the athe provisions of the codes applicable to this appro-	this application as his/her authorized as proposed project or use described in the authority to enter all areas covered by the authority the authority to enter all areas covered by the authority the authority the authority than a the authority than a the authority the authority than a the authority	gent. I agree to conform to all applicable laws of this application is issued, I certify that the Code
Signature of applicant:	(Dels Andrews agent)	rate: 3/99
	riew Fee: Major \$500.00 Minor	
This application is for site review ONI	V a Building Permit application	and accordated fees will be required

prior to construction.

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

19990160		
D. Number		

Waynflete School			3/1/99
Applicant			Application Date
360 Spring Street, Portland, ME 0-	4101		Science Wing Addition
Applicant's Mailing Address	-		Project Name/Description
Harriman Assocites		64 Emery St, Portland, Maine 0	4101
Consultant/Agent		Address of Proposed Site	
784-5100	782-3017	061-G-008	
Applicant or Agent Daytime Telephor	ne, Fax	Assessor's Reference: Chart-Bloo	ck-Lot
10,000 sf	nufacturing Warehouse/Distrib		Residential (specify) institutional Cond. use
Proposed Building square Feet or # o	of Units Acreage	e of Site	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	☐ HistoricPreservation	DEP Local Certification
Zoning Conditional Use (ZBAVPB)	Zoning Variance		Other
	\$500.00 Subdivision	Engineer Review	Date: 11/1/99
Inspections Approval	Status:	Reviewer Marge Schmuckal	
	_		
Approved	Approved w/Conditions see attached	Denied	
Approval Date 11/8/99	Approval Expiration	Extension to	Additional Sheets
Condition Compliance			Attached
	signature	date	
Performance Guarantee	Required*	Not Required	
* No building permit may be issued u	until a performance guarantee bas been	submitted as indicated below	
Performence Guarantee Accepte	ed 1/16/99	N \$ 64,000	expiration date
Inspection Fee Paid			
	date	amount	
Building Permit Issued	date	8h toin	ue pri Deb Andri
Performance Guarantee Reduce	ed		
	date	remaining balance	signature
Temporary Certificate of Occupa	incv	Conditions (See Attached)	Camounts dates to
_ remporary definicate or occupa	date		(amours
	VI.		1 + 1
Final Inspection			dales
4	date	signature	Dilla
Certificate Of Occupancy		•	Bus
7	date		V
Performance Guarantee Release			
7 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	date	signature	
Defect Guarantee Submitted	E		numbers of the
	submitted date	amount	expiration date

Defect Guarantee Released

CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM ADDENDUM

19990160 I. D. Number

Waynflete School		3/1/99	
Applicant		Application Date	
360 Spring Street, Po	ortland, ME 04101	Science Wing Addition	
Applicant's Mailing Address Harriman Assocites		Project Name/Description	
		64 Emery St, Portland, Maine 04101	
Consultant/Agent		Address of Proposed Site	
784-5100	782-3017	061-G-008	
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart-Block-Lot	
	DRC Condit	ions of Approval	
	Planning Cond	ditions of Approval	
	Inspections Co	nditions of Approval	
	Fire Condition	ons of Approval	



City of Portland, Maine

ACCESSIBILITY CERTIFICATE

	ACCESSIBILITY CERTIFICATE		
TO:	Inspector of Buildings City of Portland, Maine Department of Planning & Urban Development Division of Housing & Community Services		
FROM:	Harriman Associates		
RE:	Certificate of Design, HANDICAP ACCESSIBILITY		
DATE:	19 October 1999		
These plans	s and/or specifications covering construction work on:		
	Waynflete School		
	64 Emery Street		
engineer/ard	designed and drawn up by the undersigned, a Maine registered chitect according to State Regulations as adopted by the State of Maine on ed Accessibility.		
(SEAL)	Signature Title Project Architect Firm Harriman Associated Address One Auburn Business Park Auburn, Maine 04210		
	47E OF WESTER 10/24/99		