

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner:		Phone:		Permit No: 991255	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued: 991255 NOV 12 1999	
Past Use:		Proposed Use:		COST OF WORK: \$ _____ PERMIT FEE: \$ _____ FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: _____ Type: _____ Signature: _____ Signature: _____		Zone: _____ CBL: _____ Zoning Approval: _____ Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Proposed Project Description:				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By:		Date Applied For:					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED
WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT

COMMENTS

24 OCT. 99 Accessibility Certificate, Building Code Certificate & Design Criteria part of application by design Professional / Judy L. Johnson Architect # 2060 J. L. Johnson

12/8/99 - checked Footing - rebar in and blocked off - no setback issues - pouring this afternoon - TMM

700 Inspections done several times on this project. every 2-weeks since permit was issued dates on daily logs

9-20/00 issuing letter of completion on this permit & all

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 24 OCT. 99 ADDRESS: 64 Emery Street CBL: 061-G-008
 REASON FOR PERMIT: Interior renovations with The addition of 3 Chas
 BUILDING OWNER: Wayn flete School
 PERMIT APPLICANT: _____ / Contractor Cimino Const.
 USE GROUP E CONSTRUCTION TYPE 3B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

Construction Cost: 41,770.00
 Permit Fees: 10,644.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *9, *11, *13,

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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 1/2" 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.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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 1-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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- X9. 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
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X11. 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 1/4" 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 76". (Section 1204.0)
- X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. 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
- 15. 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)

ment 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 protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

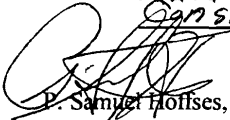
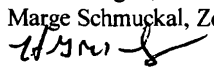
il single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of he City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained 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)

- *21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- *22. The Sprinkler System shall maintained to NFPA #13 Standard. ^
- *23. 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)
- 24. 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".
- 25. 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.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. 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.**
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. 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).
- 30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- *32. 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.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- *35. All penetrations shall comply with section 714.0 of The bldg. code.
- *36. Panic hardware shall comply with section 17.4.2 of The bldg. code.
- *37. All interior finish shall comply with Table 803.4 of The bldg. code.
- *38. STATE Fire Marshal's office approval IS required for this proposed construction


P. Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuuckal, Zoning Administrator


PSH 7/24/99

****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

NOTEIf 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.**

Waymble School March 1999

Applicant 3120 Spring Street Application Date 64 Emery Science Wing Addition

Applicant's Mailing Address Harriman Associates Project Name/Description 64 Emery Street

Consultant/Agent 784-5100 fax 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 Building Building Addition Change of Use Residential Office Retail

Manufacturing Warehouse/Distribution Other (Specify) Institutional Cardinal Use

~10,000 sq. ft. R4

Proposed Building Square Footage and /or # of Units _____ Acreage of Site _____ Zoning _____

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Judy Johnson, Harriman Associates (Dale Andrews agent)</u>	Date: <u>3/99</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



City of Portland, Maine

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 and/or specifications covering construction work on:

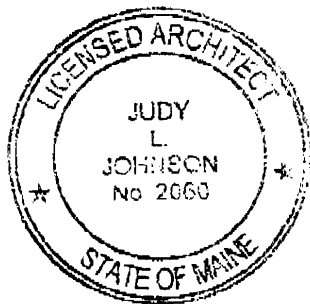
Waynflete School

64 Emery Street

Additions and Alterations

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



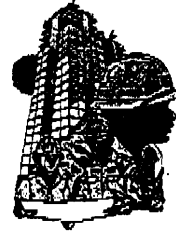
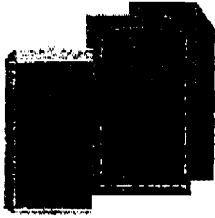
Signature Judy L. Johnson

Title Project Architect

Firm Harriman Associates

Address One Auburn Business Park
Auburn, Maine 04210

10/24/99
H



**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 Associates

RE: Certificate of Design

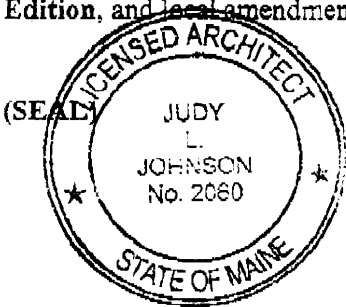
DATE: 19 October 1999

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 Judy L. 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 9/24/99

10/24/99
\$

October 19, 999

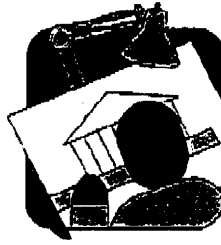
**WAYNFLETE SCHOOL
EMERY BUILDING
ADDITIONS AND ALTERATIONS
PORTLAND, MAINE**

Occupant Loading of Addition

<u>Description of Space</u>	<u>No. of Occupants</u>	
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

10/26/99
J.H.



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

FROM DESIGNER: Harriman Associates
Architects & Engineers

DATE: 19 October 1999

Job 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 Bldg. Height 35'-0" (addition) Bldg. Sq. Footage 9,050 sq. ft. (addition)
Seismic Zone A_v = A_s = 0.12 Group Class 2 Performance Category C
Roof Snow Load Per Sq. Ft. 50 min drift to 140 Dead 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 No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

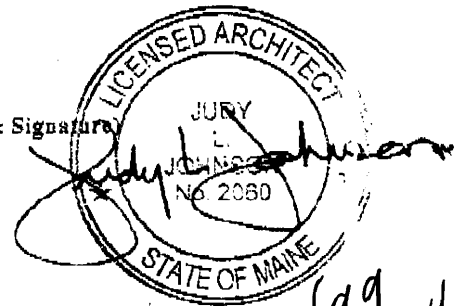
If mixed use, what subsection of 313 is being considered NA

List Occupant loading for each room or space, designed into this Project.

see attached

PSH 9/24/99

(Designers Stamp & Signature)



10/24/99
[Signature]

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

To	Date
City of Portland	29 October 99
Building Inspections	Project name
Room 315	Wainflete School - Emery Building
Attention	Project number
	99102
	Re
	Review Fees

We are sending you the following items:

Attached

Under separate cover via

- | | | |
|--|---|---|
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Requisitions |
| <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy of letter |
| <input type="checkbox"/> Change order | <input type="checkbox"/> | |

Copies	Date	Drawing no.	Specs. sec. no.	Description
1		check		500 ⁰⁰ major development fee
1		"		300 ⁰⁰ engineering review fee

Transmitted for:

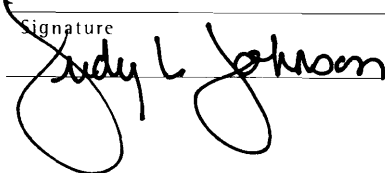
- | | | |
|--|---|---------------------------------------|
| <input type="checkbox"/> Approval | <input type="checkbox"/> For use | <input type="checkbox"/> As requested |
| <input type="checkbox"/> Action as shown | <input type="checkbox"/> Review/comment | <input type="checkbox"/> Resubmission |
| <input type="checkbox"/> Other | <input type="checkbox"/> Prints returned after loan to us | |

Remarks

Copy to

Client

BGS Clerk File

Signature



If enclosures are not as shown, please notify us at once

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.

NOTEIf 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/Address of 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: \$1,770,000 Fee \$10,644
Proposed Project Description:(Please be as specific as possible) Three (3) story Science Classroom addition with minor renovations to the existing building.			
Contractor's Name, Address & Telephone Cimino Construction Co. 125 Pleasant Hill Rd. Scarborough, ME 04074			Rec'd By 
Current Use: Educational		Proposed Use: Educational	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available.
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

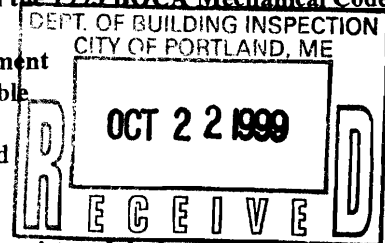
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: October 21, 1999
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



PU David Cimino 883-5138

CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
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:

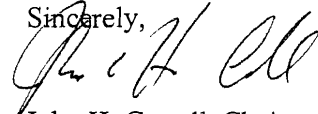
1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications 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. 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, please contact the Planning Staff.

Sincerely,



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

Applicant: Hammitt Assoc / Wayne Flete School Date: 11/2/99
Address: 64 Emery St C-B-L: 61-6-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-4

Interior or corner lot -

Proposed Use/Work - Additions & Renovations to Emery Bldg

Sewage Disposal - City

Lot Street Frontage - EXIST

Front Yard - N/A

Rear Yard - 25' req - 25' shown

Side Yard - 20' req - 60' + shown
side yard on side ST

Projections -

Width of Lot -

Height - 35' max - see info on average grade height - ok

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - NO New Students - under 15 yrs of age

Loading Bays - N/A

Site Plan - cond use review by Planning Board & major site plan review

19990160
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone 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

FRED C. SCRIBNER, JR.
CHARLES W. ALLEN
OTMAN D. PIERCE
SIGRID E. TOMPKINS
WILLIAM C. SMITH
RALPH L. LANCASTER, JR.
JEREMIAH D. NEWBURY
DONALD W. PERKINS
GERALD M. AMERO
DONALD A. FOWLER, JR.
BRUCE A. CODGESHALL
S. MASON PRATT, JR.
DANIEL E. BOXER
JOTHAM D. PIERCE, JR.
WARREN E. WINSLOW, JR.
ALBERT G. AYRE
EVERETT P. INGALLS
MALCOLM L. LYONS

ROBERT G. FULLER, JR.
JAMES B. ZIMPRITCH
JAMES G. GOOD
JOHN J. O'LEARY, JR.
JEFFREY M. WHITE
DAVID S. WARELIN
JOSEPH M. KOZAK
GEORGE J. MARCUS
RICHARD E. CURRAN, JR.
LOUISE K. THOMAS
PHILLIP E. JOHNSON
JOHN W. GULLIVER
JOHN D. DELAHANTY
CHARLES S. ENGBEDLER, JR.
PETER H. JACOBS
MICHAEL D. SEITZINGER
DANIEL M. SNOW
RICHARD P. HACKETT

MICHAEL R. CURRIE
DANIEL W. EMERY
WILLIAM J. KAYATA, JR.
GREGORY W. POWELL
DAVID E. HUNT
SWIFT TARBELL III
THOMAS R. DOYLE
CHRISTOPHER E. HOWARD
RICHARD W. MURPHY
JEFFREY D. CURTIS

WAYNE R. DOUGLAS
ANOREA L. CIANCHETTE
ANNE M. PARÉ
JOHN R. McDERMOTT
DENNIS C. KEELER
LAWRENCE S. DELANEY
GERARD O. FOURNIER
KEVIN F. GORDON
JOHN O. NEWELL III
GREGORY D. WOODWORTH

LEONARD A. PIERCE
1885-1860

EDWARD W. ATWOOD
1897-1977

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

April 16, 1985

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).

EXHIBIT A

to Mortgage from The Waynflete
School to Whitehaven Nursing
Home Inc.

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 by said Storer land sixty (60) feet to a point; thence easterly on line parallel to the southerly boundary of said Parcel #2, one hundred and eighty (180) feet to the westerly side of Emery Street and the point of beginning; meaning and intended^{ing} to convey, and hereby conveying, the premises conveyed to Home For Aged Women by warranty deed of Susan S. B. Spring, dated April 27, 1900, and recorded 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 point 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:

(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 136 regarding construction of buildings on the northerly ten foot strip of the premises herein conveyed.

James J. Walsh

1968 JAN 31 PM 2:46

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 [redacted] paid by WHITEHAVEN NURSING HOME INC., a corporation organized under Maine law, whose mailing address is [redacted] 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 Exhibit A attached hereto.

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

[redacted] to be made in 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 successors 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. Improvement Loans: 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

Richard P. Hackett

THE WAYNFLETE SCHOOL

By: *Joseph L. Delafield III*
Joseph L. Delafield, III
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,

Richard P. Hackett
Print Name: Richard P. Hackett
Notary Public
Attorney at Law