

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

Location of Construction: 40 Spring Street		Owner: David David		Phone: 774-3701		Permit No: 990728	
Owner Address: 40 Spring Street		Lessee/Buyer's Name: DAVID		Phone:		BusinessName:	
Contractor Name: Grant Construction Co.		Address: 115 Pleasant St, Portland, ME		Phone: 774-513		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL 8 1999 CITY OF PORTLAND Zone: CBL: </div>	
Past Use: General		Proposed Use: None		COST OF WORK: \$ 20,000.00			
Proposed Project Description: Interior renovation 1st floor only. removal of 2 bedrooms, new partitions etc. (Founder Hall)		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: E Type: 3B Signature: BOCA 96		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"/>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Permit Taken By: DS		Date Applied For: June 30, 1999					

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..

**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

JUL 1, 1999

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

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

CEO DISTRICT

COMMENTS

8-6-99 In floor plumbing is ok to backfill Test was
on ok (TR) (MW)

8-13-99 checked For Final ok to occupy Send Letter (TR) (MW)

Inspection Record

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

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

August 16, 1999

Wayneflete School
ATTN: Hymie Gulak
360 Spring Street
Portland, ME 04103

Re: Wayneflete School
CBL: 061-F-003

To Whom It May Concern:

We have done a final inspection on the Early Childhood Development Center (Hughes Hall) and found it to be completed as per the plans submitted with Building Permit #990728.

Sincerely,

Tom Reinsborough
Code Officer

Mike Collins
Electrical Inspector

Lt. McDougall
P.F.D. Inspector

Nbw/

CC: David Cimino
125 Pleasant Hill Road
Scarborough, ME 04074

Central file

BUILDING PERMIT REPORT

1499 ADDRESS: 16 Stoner Street CBL: 061-F-003

FOR PERMIT: Interior renovations

OWNING OWNER: Wayn Flete School

PERMIT APPLICANT: J. Cimino Const. Co.

USE GROUP E BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *11, *13, *21, *22, *23, *27, *29, *30, *32, *33, *34

- X1. 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)
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)
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
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 7'6". (Section 1204.0)
- X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" 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 1013.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The 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)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be

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): <u>360 Spring St 16 Storers St 04102</u>		
Total Square Footage of Proposed Structure	2100+/- Renov.	Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Number Chart# <u>61</u> Block# <u>F</u> Lot# <u>38-10</u>	Owner: Waynflete School Attn. Hymie Gulak	Telephone#: 774-5721
Owner's Address: 360 Spring Street	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$ 36,000.00 Fee \$200.00
Proposed Project Description: (Please be as specific as possible) Renovation of existing space Demolition, Relocation of 2 bathrooms, New partitions, Etc. <u>Interior renovations 1st floor only</u>		
Contractor's Name, Address & Telephone Cimino Construction Co. 125 Pleasant Hill Rd. Scarborough, ME. <u>883-5138</u>		Rec'd By
Current Use: School	Proposed Use: School	

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, Ventillation 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.

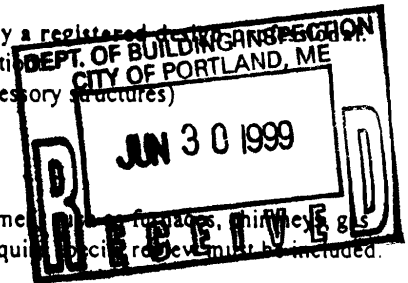
*#call
DAVIDCIMINO
for PIO 883-5138*

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered 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, 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: <u>Hymie Gulak</u>	Date: <u>6/29/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

ADDRESS: 16 Glan St.
 PERMIT APPLICATION FOR: Juliana renovations
 BUILDING OWNER: Weymouth School
 PERMIT APPLICANT: Jim and Louise Muchin
 REVIEWER: D. Andrews
 DATE OF DECISION: 7/7/99

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Any exterior alterations subject to separate historic preservation review.

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. _____
2. _____
3. _____

Know All Men by These Presents,

That We, ALBERT W. ROMANO and RALPH ROMANO, JR., both of Portland,
in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by THE WAYNFLETE SCHOOL, a charitable and educational corporation organized and existing under the laws of the State of Maine,

and located in said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant,

convey, sell and convey unto the said THE WAYNFLETE SCHOOL, its

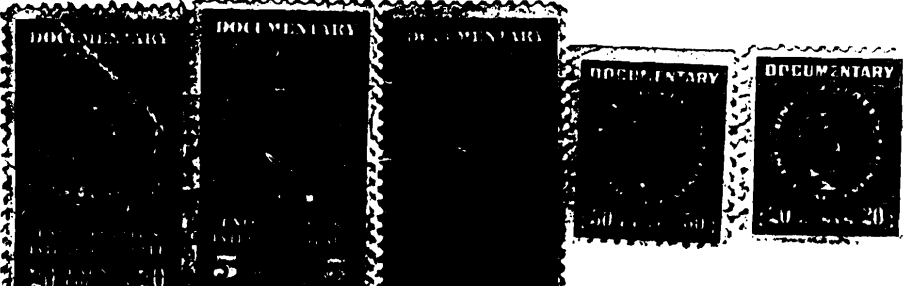
successors

make and assigns forever, a certain lot or parcel of land, with the buildings thereon situated in part on the easterly side of Fletcher Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point marked by an iron on the said easterly side of Fletcher Street one hundred and ninety (190) feet northerly from a stone post located at the intersection of the northerly side of Danforth Street and the easterly side of said Fletcher Street, said point of beginning also being the northwesterly corner of land now or formerly of Philip J. Deering, Jr.; thence running easterly by said Deering land sixty (60) feet to an iron; thence running southerly at right angles with said last named course by said Deering land ninety (90) feet to an iron and land now or formerly of the Parent Realty Company; thence running easterly by land of said Parent Realty Company one hundred and three (103) feet to an iron and land now or formerly of the Waynflete Latin School, Incorp.; thence northerly by land of said Waynflete Latin School, Incorp. one hundred fifty-three and three tenths (153.3) feet to a point; thence westerly at right angles with said last named course and by land of said Waynflete Latin School, Incorp. fifty-six (56) feet to an iron; thence northerly by land of said Waynflete Latin School, Incorp. fifty and one-tenth (50.1) feet to an iron situated at the southeast corner of land now or formerly of Sarah A. Wescott; thence westerly by land now or formerly of Sarah A. Wescott one hundred seven and seven tenths (107.7) feet to a passageway leading southerly from Spring Street to Fletcher and Orchard Streets; thence southerly by said passageway and by the easterly line of Fletcher Street ninety-three and nine tenths (93.9) feet to an iron; thence same course southerly twenty (20) feet to an iron and point of beginning.

Subject however to certain rights of way and easements as more particularly set forth in a certain Warranty Deed given by Raffaele Romano to Philip J. Deering, Jr., dated September 13, 1926 and recorded in Cumberland County Registry of Deeds in Book 1244, Page 437, to which deed reference is hereby made for a more particular description of said rights and easements.

The above described premises are a portion of the premises conveyed to said Raffaele Romano by Caroline M. Crisfield et al by Warranty Deed dated July 20, 1922 and recorded in said Registry of Deeds in Book 1110, Page 27.



that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, we the said ALBERT W. ROMANO and RALPH ROMANO, JR., and Celeste C. Romano, wife of the said Albert W. Romano, and June B. Romano, wife of the said Ralph Romano, Jr.

the receipt whereof joining in this deed as Grantors, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this eighth day of October in the year of our Lord one thousand nine hundred and fifty-nine.

Signed, Sealed and Delivered in presence of

Louis Gruenstein
to all

Albert W. Romano
Celeste C. Romano
Ralph Romano Jr.
June B. Romano

State of Maine, CUMBERLAND, ss. October 8 1959.

Personally appeared the above named Albert W. Romano and Ralph Romano, Jr.

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Louis Gruenstein
Justice of the Peace

OCT 9 1959
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 11 H 50 M A.M. and recorded in
BOOK 2505 PAGE 259
Martha W. Soley Deputy Register