

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

Location of Construction: 342 Spring Street Portland 04102		Owner: Waynflete School		Phone: 774-5721		Permit No: <b>990785</b>	
Owner Address: 360 Spring Street Portland 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Cimino Construction Co.		Address: 125 Pleasant Hill Scar.		Phone: 883-5138		Permit Issued: <b>JUL 23 1999</b> 61-F-005	
Past Use: School Cook Hyde + connector		Proposed Use: same		COST OF WORK: \$50,000.00		PERMIT FEE: \$3,270.00	
Proposed Project Description: New construction of a building connecting two existing buildings interior renovation of the 2 existing structure connect 342 to 338 spring st		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: E Type: 375 BOCA 96		Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <del>K-4</del> CBL: <del>7</del>	
Permit Taken By: <b>UN</b>		Date Applied For: <b>June 30, 1999 K.</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>	
Permit Taken By: <b>UN</b>		Date Applied For: <b>June 30, 1999 K.</b>		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	

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..

Call Dave Cimino 883-5138

**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

July 16, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

3

**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.**

061-F-005      360 Spring St

Location/Address of Construction (include Portion of Building) / 342 Spring St		04102
Total Square Footage of Proposed Structure	12,970 New & Renov	Square Footage of Lot 22,600 +/-
Tax Assessor's Chart, Block & Lot Number Chart# 61 Block# E1 Lot# 5-11	Owner: Waynflete School Attn. Hymie Gulak	Telephone#: 774-5721
Owner's Address: 342 Spring St 338 Spring St [360 Spring Street MAILING ADDRESS]	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$650,000.00 Fee: \$3,270-
Proposed Project Description: (Please be as specific as possible) New construction of a building connecting two existing buildings, Interior renovation of the two existing structures, Connect 342 to 338 Spring St		
Contractor's Name, Address & Telephone Cimino Construction Co. 125 Pleasant Hill Rd. Scarborough, ME. 883-5138		Rec'd By: WB
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, 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:

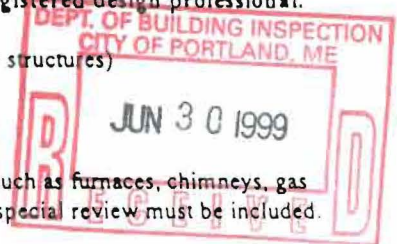
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <i>Hymie M. Gulak</i>	Date: 6/29/99
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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



\* call DAVID Cimino for P/O 883-5138

Applicant: Waynesville School  
Address: 342 Spring St

Date: 7/22/99

C-B-L: 61-F - 186, 5 → 11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-4

Interior or corner lot - Interior - PART of larger ~~complex~~ campus

Proposed Use/Work - ADD A 2 story connector between 2 exist bldgs  
(Merrill House & R.C. Hyde House)

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 25' req  $\approx$  37' shown

Rear Yard - 25' req - 50' + shown

Side Yard - 14' req - 40' + on both sides

Projections -

Width of Lot -

Height - 2 stories

Lot Area -

Lot Coverage/ Impervious Surface - 30% of whole campus

Area per Family - N/A

Off-street Parking - Not increasing students - just a connector

Loading Bays - N/A

# 14490057  
Site Plan - Conditional use by PL BD - Historic Review & Major Institutional Use  
i.e. Site Plan by BD

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zoned



61-F-6

F 5

F 2

5 Balsam Lane  
Falmouth, ME 04105-2448  
Phone: (207) 878-8038  
Fax: (207) 878-8293

**MEMORANDUM**

Date: **August 9, 1999**  
Project: **Waynefleete Middle School**  
To: **Sam Hoffses**  
**Chief of Code Enforcement Division**  
**City of Portland**  
From: **David Tetreault**  
Subject: **Seismic Loading**

Dear Sam:

Seismic loading was not considered for the addition between the Morrill and Cook Hyde Buildings at Waynefleete School. Due to the relatively light weight construction and small plan area of the addition, the lateral loads due to wind are higher than the lateral loads due to earthquake.

The lateral bracing for both existing buildings consists of unreinforced brick walls that do not meet current seismic code provisions. The unreinforced brick walls have sufficient strength to resist lateral loads, but do not meet seismic detailing requirements for ductility. The new addition is built between the existing buildings. It would be prohibitively expensive to upgrade the existing buildings to conform with the existing seismic code provisions and it doesn't appear to be the intent of the code to require such an upgrade.



SIGNATURE: *David Tetreault*

*Received  
11 Aug 99*

copy to: *Bob Howe, HKTA / architects, inc.*  
*David Cimino, Cimino Construction*

Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

January 7, 2000

David Cimino  
Cimino Construction  
125 Pleasant Hill  
Scarborough, ME 04074

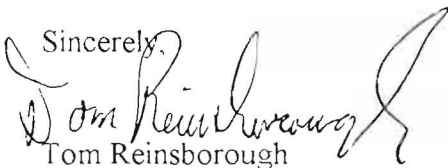
RE: 342 Spring Street  
CBL: 061-F-005

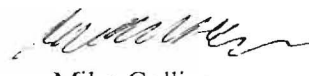
Dear Mr. Cimino;

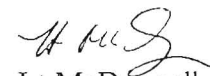
Waynelete School cook Hyde Hall and connector 1<sup>st</sup> phase is completed as per plans. Permission to occupy is granted.

Upon completion of the second phase Morrill Hall. A new certificate of occupancy will be issued. Separation between the school and construction is to be maintained until completion.

Sincerely,

  
Tom Reinsborough  
Code Enforcement Officer

  
Mike Collins  
Electrical Inspector

  
Lt McDougall  
Fire Inspector

CC: File  
Mac  
Mike Collins

**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.**

Applicant <u>WAYNFLETE SCHOOL</u>	Application Date <u>5.6.99</u>
Applicant's Mailing Address <u>T. 774-5721</u> <u>360 SPRING ST 04102</u>	Project Name/Description <u>MIDDLE SCHOOL ADDITION</u>
Consultant/Agent <u>THOMAS N. EMERY, RLA</u> <u>LAND USE CONSULTANTS, INC</u>	Address Of Proposed Site <u>338-342 SPRING ST</u> <u>FORTLAND, ME 04102</u>
Applicant/Agent Daytime telephone and FAX <u>878-3313 F. 878-0201</u>	Assessor's Reference, Chart#, Block, Lot#
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify)	

971 SF FOOTPRINT, 2,363 SF TOTAL 1 AC ±      R4  
Proposed Building Square Footage and /or # of Units      Acreage of Site /PROJECT AREA      Zoning 061-F002

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>Thomas N. Emery, RLA</u>	Date: <u>5.6.1999</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.

THOMAS N. EMERY, RLA  
LAND USE CONSULTANTS, INC

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

19990052

I. D. Number

Waynflete School

5/7/99

Applicant

Application Date

360 Spring ST, Portland, ME 04102

Waynflete School

Applicant's Mailing Address

Project Name/Description

Land Use Consultants T. Emery

360 Spring St

Consultant/Agent

Address of Proposed Site

878-3313

878-0201

061-F-002

Applicant or Agent Daytime Telephone, 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  Parking Lot  Other (specify) School

2,363 sq. ft.

1 acre

R4

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 5/7/99

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> <b>Approved</b> | <input type="checkbox"/> Approved w/Conditions<br>see attached | <input type="checkbox"/> Denied                        |
| Approval Date <u>7/22/99</u>                        | Approval Expiration _____                                      | Extension to _____                                     |
| <input type="checkbox"/> Condition Compliance _____ | signature _____  | date _____   |
|   |  | <input type="checkbox"/> Additional Sheets<br>Attached |

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	<u>7/13/99</u> date	<u>\$4,000.00</u> amount	<u>7/13/00</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u>7/9/99</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

**19990052**

I. D. Number

**Waynflete School**

Applicant

**360 Spring St, Portland, ME 04102**

Applicant's Mailing Address

**Land Use Consultants T. Emery**

Consultant/Agent

**878-3313 878-0201**

Applicant or Agent Daytime Telephone, Fax

**5/7/99**

Application Date

**Waynflete School**

Project Name/Description

**360 Spring St**

Address of Proposed Site

**061-F-002**

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  Parking Lot  Other (specify) **School**

**2,363 sq. ft.**

**1 acre**

**R4**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **5/7/99**

**Fire Approval Status:**

Reviewer **Lt. Mc Dougall**

- Approved  Approved w/Conditions see attached  Denied

Approval Date **5/10/99** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **5/10/99**  
signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

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



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

19990052

I. D. Number

Waynefleete School

Applicant

360 Spring ST, Portland, ME 04102

Applicant's Mailing Address

Land Use Consultants T. Emery

Consultant/Agent

878-3313 878-0201

Applicant or Agent Daytime Telephone, Fax

5/7/99

Application Date

Waynefleete School

Project Name/Description

360 Spring St

Address of Proposed Site

061-F-002

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

see attached letter; 4 conditions

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**

Application requires State Fire Marshal approval.

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LAND USE CONSULTANTS INC

J. David Haynes, RLA  
David A. Kamila, PE  
Frederic J. Licht, Jr., PE  
Thomas N. Emery, RLA  
Edward M. Lawrence, PLS

May 6, 1999

3295

**Deb Andrews**, Historic Preservation Coordinator  
Department of Planning & Urban Development  
City of Portland, City Hall  
389 Congress Street  
Portland, ME 04101

**Waynflete School Middle School Facility Addition  
Conditional Use/ Site Plan Review – Final Submission**

**Dear Deb:**

On behalf of our client HKTA/ architects I am pleased to submit the attached (7 copies) of Documentation and Final Plans for your review prior to the Public Hearing scheduled for May 25<sup>th</sup>

The following Site Plans are being submitted:

- L-1 Final Site Plan including 1"=80' Context Plan; 1"=20' Site Plan; 1"=10' Detail Site Plan.
- L-2 Site Details and Notes
- A1.1, A1.2, A2.1 Architectural Floor Plans and Elevations

The following exhibits are attached hereto:

1. USGS Locus Plan
2. Medium Intensity Soils Map
3. Zoning Map
4. Storm Water Narrative
5. Deeds

**Project Description:**

Waynflete School is proposing an Addition (link) and Renovations to the Middle School Facility located at the corner of Spring and Storer Streets. The Addition will connect the R.C. Hyde House (west) and Morrill House (east). The south side, ground floor of the link will provide a new main entrance and interior gathering area for the Middle School Facility.

The proposed addition has a footprint of approximately 971 sf. The total building footprint for the two "houses" and the new link will be approximately 5,132 sf.

The proposed project will not increase staffing or enrollment. No new drives or parking are proposed. Site work will be limited to removal of shrubs; removal of bituminous pavement, relocation of existing stone slabs used for seating, a new concrete pavement at the building entrance, landscaping to replace shrubs, and recessed soffit lighting at the entrance. As requested, the existing basketball pole, backboard and a tetherball pole will be removed.

A new covered entrance is proposed to the basement level of Hurd House on . The small building addition on the south side will require the removal of approximately 6 lf. of dry laid stone wall and construction of a small concrete sidewalk pad. Loam and sod is proposed to replant disturbed lawn area.

**Pedestrian and Vehicular Circulation:**

The proposed addition will not alter the existing pedestrian or vehicular circulation. Pedestrians can approach the building from Spring St. via Storer St. or along a sidewalk on the westerly side of Hyde

LAND USE CONSULTANTS INC

House. The site is also connected by bituminous sidewalks to a vehicular drop-off area and parking lot behind the Thomas Building, to the west of the Middle School Facility.

Utilities:

The existing facility is served by public water and sewer from Spring Street. The Hyde building is also sprinklered. Electric power is fed from a utility pole on Spring Street, overhead to a meter panel on the west side of Morrill House. The building subcontractor is doing mechanical and electrical design. We will be submitting a letter from the Portland Water District. No increase in student or staff enrollment is proposed so no additional sewer flow is proposed.

Storm Drainage:

The front of the building drains toward Spring Street to a curb inlet at Spring near Storer St. The rear area of the building sheet flows easterly toward Storer St. and westerly toward the campus and eventually infiltrating plant beds or lawns. A parking area located to the east of the Gym drains to a catch basin. Storer St. appears to sheet flow to the south to Danforth St. and in turn, follows the gutter along the northerly side of Danforth St. to a curb inlet on the easterly side of the intersection of Danforth and Fletcher St. David Kamila, PE has prepared a brief storm water summary that is attached hereto. The proposed building link will have a flat roof which will be drained internally. Roof rains will be tied to the combined sewer in Spring Street with a separate storm drain. We do not anticipate this drain being larger than 4"-6". The size will be determined by the mechanical design-build contractor. The 24" sewer in Spring St. is approximately 8.5 ft. deep.

Lighting:

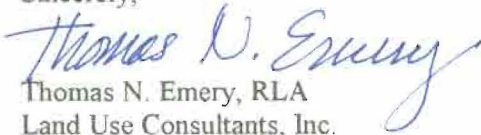
Lighting to the rear of the Middle School Facility is very much residential in character. Both Hyde and Morrill have small, wall mounted flood lamps above or adjacent to the rear entrances. The garage (locker building) behind Hyde/Morrill has a small wall pack light soffit mounted above the door on the westerly side of the building. Hurd House has a wall pack light mounted at about 16 ft. on the northerly side of the building. There is a utility light (250 w Mercury vapor) mounted on the back (westerly) side of Hurd that illuminates the HC Lift and lawn on the easterly side of Daveis Hall. There is a soffit mounted wall pack light on the back of the small garage on the southwesterly side of Hurd House.

Solid Waste:

Waynflete School is served by Waste Management. Solid waste is stored in containers in the garage located on the southerly side of Hurd House. Containers include 2-3 yard dumpsters for regular trash, 1-3 yard dumpster for cardboard recycling, and 6 bins for paper recycling. There will be no increase in solid waste as a result of the new addition. Construction debris will be removed to a licensed disposal facility.

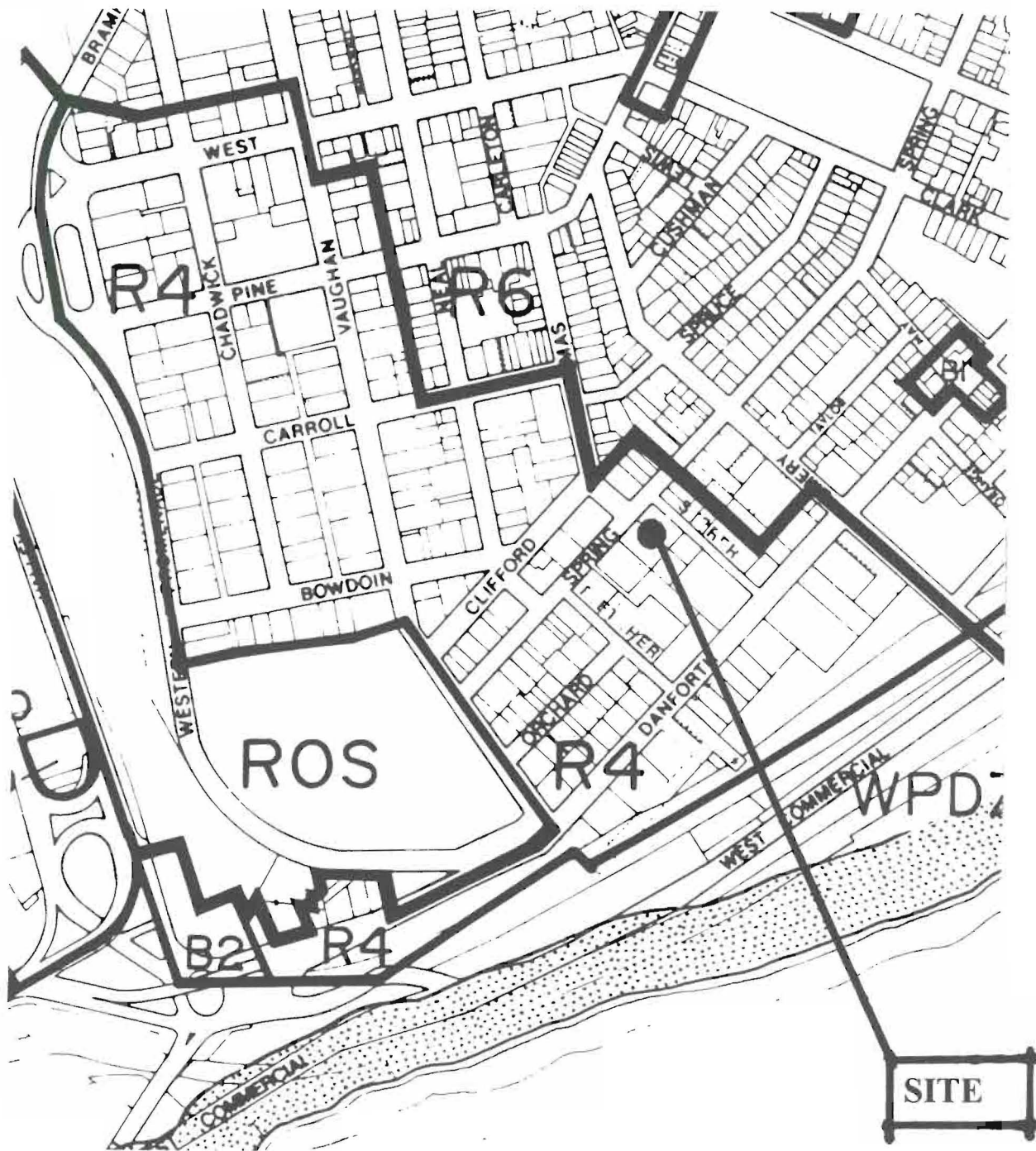
We are looking forward to attending the public hearing on May 25<sup>th</sup> at which time HKTA/ architects will present a rendering of the new addition that will show the proposed façades and demonstrate how the addition links the existing building and complements the historic, Waynflete Campus and west end neighborhood. Please call me with any questions, comments or requests for additional documentation.

Sincerely,

  
Thomas N. Emery, RLA  
Land Use Consultants, Inc.

cc: Robert E. Howe, AIA, HKTA/ architects  
encl.

REFERENCE PORTLAND ZONING ORD (R4 District)



**LAND USE CONSULTANTS, INC.**

Land Planners • Engineers • Surveyors  
 966 Riverside Street  
 Portland, Maine 04103  
 Tel. 207.878.3313 Fax. 207.878.0201

• **PREPARED FOR:**  
 Waynflete School  
 Middle School Facility  
 338-342 Spring St.  
 Portland, Maine

• **TITLE:**  
 ZONING MAP

• **DATE:**  
 5-04-99

• **SCALE:**  
 No Scale

• **JOB NO:**  
 3295

• **FIGURE NO:**  
 3.



LAND USE CONSULTANTS INC

J. David Haynes, RLA  
David A. Kamila, PE  
Frederic J. Licht, Jr., PE  
Thomas N. Emery, RLA  
Edward M. Lawrence, PLS

May 6, 1999

Mr. Robert E. Howe, AIA, President  
HKTA Architects  
4 Milk Street  
Portland, ME 04101

**Waynflete School Addition, Drainage**

Dear Bob:

I have reviewed the plans for the proposed addition to the R. C. Hyde and Morrill Houses on the Waynflete School Campus and based on a discussion with Tom Emery, and his onsite observations, do not expect any adverse impact on or off the site as a result of the stormwater runoff from this project.

The area proposed to be developed is currently a lawn area between the buildings which drains by sheet flow across the campus in a generally southerly direction and mostly is absorbed by infiltration into lawns and planting beds. No stormdrains or catch basins exist in this area of the campus.

The proposed addition will create approximately 1,000 sq. ft. of impervious roof surface along with a small entry plaza. The roof will largely be drained by an internal building drain which will be connected to the 24 in. combined system in Spring Street.

Due to the relatively small amount of runoff involved with this project (less than a typical single family home) there should not be any adverse impact on the existing drainage system.

Please call if you wish to discuss this in more detail.

Sincerely,

David A. Kamila, P. E.  
Vice President



DAK/pp

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

19990052

I. D. Number

Waynflete School

Applicant

360 Spring ST, Portland, ME 04102

Applicant's Mailing Address

Land Use Consultants T. Emery

Consultant/Agent

878-3313

878-0201

Applicant or Agent Daytime Telephone, Fax

5/7/99

Application Date

Waynflete School

Project Name/Description

360 Spring St

Address of Proposed Site

061-F-002

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     Parking Lot     Other (specify) School

2,363 sq. ft.

1 acre

R4

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review                       | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                                  | <input type="checkbox"/> Shoreland                      | <input checked="" type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input checked="" type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____                      |  |

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 5/7/99

**Planning Approval Status:**

- Approved     Approved w/Conditions  
See Attached     Denied

Reviewer Joh Anderson

Approval Date 6/22/99

Approval Expiration \_\_\_\_\_

Extension to \_\_\_\_\_

Additional Sheets  
Attached

OK to Issue Building Permit

Joh Anderson  
signature

7/6/99  
date

needs perf. guarantee

Performance Guarantee  Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

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

CITY OF PORTLAND, MAINE

PLANNING BOARD

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

**DRAFT**

(unsigned)

June 25, 1999

Hymie Gulak  
Waynflete School  
360 Spring Street  
Portland, Maine 04102

re: Proposed Middle School Connector; 338 & 342 Spring Street

Dear Mr. Gulak:

On June 22, 1999 the Portland Planning Board voted 5-0 (Carroll, Hagge absent) to approve your application to construct a building addition which will connect the Cook Hyde and Morrill houses at 338 and 342 Spring 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 condition(s):

- i. that a sample mockup of the brickwork be reviewed and approved by historic preservation staff prior to commencement of work
- ii. that a final window detail for the Spring Street facade be submitted for historic preservation staff review and approval
- iii. that the site plan be revised to show a 4"-6" caliper ornamental deciduous tree to be planted in front of the addition, near the Spring Street sidewalk. City Arborist to review and approve final tree selection
- iv. that recessed incandescent light fixtures be installed in that portion of the addition's interior closest to Spring Street. On the third floor, fixtures to be installed only on either end of the connector, not visible from the street.

The approval is based on the submitted site plan and elevations and the findings related to site plan historic preservation and conditional use review standards as contained in Planning Report # 24-99, 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

FC

Know All Men by These Presents,

51

That we, STANLEY E. HERRICK, JR. and SARAH R. HERRICK, 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 literary, educational and scientific corporation organized and existing under the provisions of Chapter 70 of the Revised Statutes of 1930 and all acts additional thereto and amendatory thereof and located at said Portland, the receipt wherof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THE WAYNFLETE SCHOOL, its successors

and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Spring Street in said Portland and bounded and described as follows, to wit: Beginning at the northerly corner of land now or formerly of John Randall in the line of said Spring Street; thence running easterly on the line of said street seventy-five (75) feet to Storer Street, so called; thence southerly by said Storer Street one hundred forty-six and one-half (146½) feet, more or less, to land conveyed by Seth C. Dyer to C. J. Barbour; thence westerly by said Barbour land and parallel with said Spring Street seventy-five (75) feet to land now or formerly of John Randall; thence northerly by said Randall land to the place of beginning; together with all my right, title and interest in and to said Storer Street.

Being the same premises conveyed to the Grantors herein by Frances D. Fisher by Warranty Deed dated February 23, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2277, Page 88.

This conveyance is made subject, however, to a certain mortgage given by these Grantors to the Federal Loan and Building Association dated June 17, 1960 and recorded in said Registry of Deeds in Book 2543, Page 63, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

Four notary seals for Seth C. Dyer, dated 1/26/63, 1/26/63, 1/26/63, and 1/26/63.

Herrick Jr &  
to  
Waynflete School  
-dar

BK7683PG0042

015342

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE  
(Testate)  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD F. DANA  
of Portland, County of Cumberland, State of Maine,  
duly appointed and acting Personal Representative(s) of the Estate of RUTH COOK  
HYDE, deceased, whose Will was duly admitted to probate in the Probate  
Court for the County of Cumberland, Maine, by the power conferred by law,  
and every other power, (in distribution of the estate) grants to  
WAYNFLETE SCHOOL, 160 Spring Street, Portland, Maine

being the person(s) entitled to distribution, the real property in Portland,  
County of Cumberland, State of Maine,  
described as follows:

A certain parcel of land with the buildings thereon situated in Portland,  
Cumberland County, Maine and bounded as follows:

Beginning on the Southerly side of Spring Street at the Northeasterly corner  
of other land of the Grantee, formerly of T. C. Hersey; thence, running Easterly  
by Spring Street eighty-seven and one-half (87½) feet to the Northwesterly corner  
of other land of the Grantee; thence, running Southerly by said Grantee's land to  
land conveyed by Ruth Cook Hyde to the Grantee by deed dated June 1, 1962 and  
recorded in Cumberland County Registry of Deeds in Book 2771, Page 491; thence,  
running Westerly by said Grantee's land eighty-seven and one-half (87½) feet to the  
first mentioned land of Grantee; thence, running Northerly by said Grantee's land to  
Spring Street and the point of beginning.

Said parcel is numbered 342 Spring Street and is bounded Easterly, Southerly  
and Westerly by land of the Grantee and Northerly by Spring Street. Being a portion  
of the premises conveyed to Charles Cook by deeds dated December 23, 1886 and June  
23, 1887 recorded respectively in said Registry of Deeds in Book 531, Page 430 and  
Book 533, Page 223.

Reference is also made to a deed from Alfred P. Cook et als to Harriet B. Cook  
dated April 4, 1928 recorded in said Registry of Deeds in Book 1239, Page 117 and  
from Isabelle B. Smith to Ruth Cook Hyde recorded in said Registry of Deeds in  
Book 1579, Page 385.

Also releasing to the Grantee the restrictions in said deed to the Grantee  
recorded in said Registry of Deeds in Book 2771, Page 491.

WITNESS my hand and seal this 24<sup>th</sup> day of March, 1987.

Signed, Sealed & Delivered  
in Presence of

*Lois J. Brown*

*Edward F. Dana*  
Edward F. Dana, Personal Representative

STATE OF MAINE, COUNTY OF CUMBERLAND, ss. March 24<sup>th</sup>, 1987.

Then personally appeared the above named EDWARD F. DANA  
in his said capacity and acknowledged the foregoing  
instrument to be his free act and deed.

Before me,

*Lois J. Brown*  
Justice of the Peace / Notary Public  
Attorney at Law

LOIS J. BROWN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES NOVEMBER 8, 1993

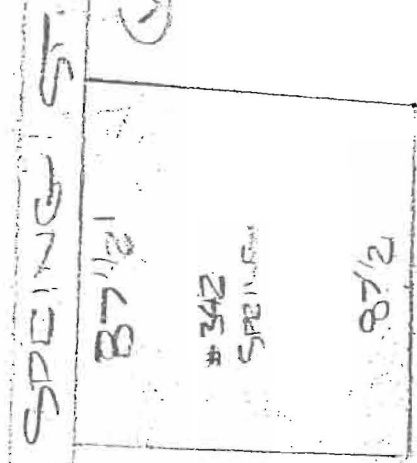
SEAL

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1987 MAR 24 AM 10:35  
CUMBERLAND COUNTY  
*James J. Walsh*

WALTON & WILSON

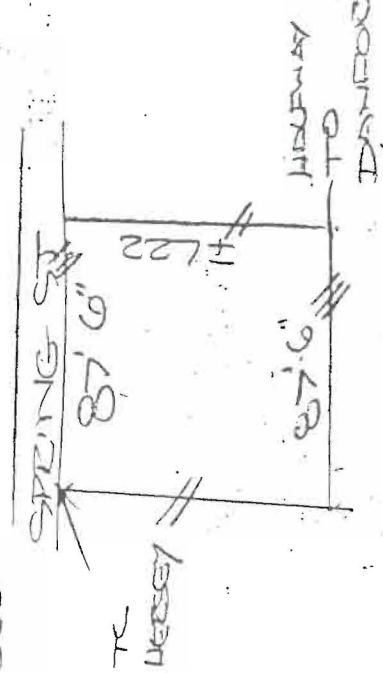
CLIENT: WALTON & WILSON  
ADDRESS: 61 F.S.  
JOB #: 61 F.S.  
T.M. LOT

N  
1230.137  
523.223  
531.430



(W)  
2771-401

1570-385



17683	Pg. 42	Date 3.24.87
1579	Pg. 385	Date 10.20.39
SMITH, I SABELLS B.	DEC	
COOK, JORRIET B.	DEC	
1289	Pg. 137	Date 4.4.28
COOK, CLIBS (WIVES)		
_____	Pg. _____	Date _____
_____	Pg. _____	Date _____
_____	Pg. _____	Date _____
_____	Pg. _____	Date _____

R. P. TITCOMB ASSOCIATES, INC.  
50 Gray Road  
Falmouth, Maine 04105

Deed Research By \_\_\_\_\_  
DATE \_\_\_\_\_

BK7683PG0042

015342

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE  
(Testate)  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD F. DANA  
of Portland, County of Cumberland, State of Maine,  
duly appointed and acting Personal Representative(s) of the Estate of RUTH COOK  
HYDE, deceased, whose Will was duly admitted to probate in the Probate  
Court for the County of Cumberland, Maine, by the power conferred by law,  
and every other power, (in distribution of the estate) grants to  
WAYNFLETE SCHOOL, 360 Spring Street, Portland, Maine

being the person(s) entitled to distribution, the real property in Portland,  
County of Cumberland, State of Maine,  
described as follows:

A certain parcel of land with the buildings thereon situated in Portland,  
Cumberland County, Maine and bounded and described as follows:

Beginning on the Southerly side of Spring Street at the Northeasterly corner  
of other land of the Grantee, formerly of T. C. Hersey; thence, running Easterly  
by Spring Street eighty-seven and one-half (87½) feet to the Northwesterly corner  
of other land of the Grantee; thence, running Southerly by said Grantee's land to  
land conveyed by Ruth Cook Hyde to the Grantee by deed dated June 1, 1962 and  
recorded in Cumberland County Registry of Deeds in Book 2771, Page 491; thence,  
running Westerly by said Grantee's land eighty-seven and one-half (87½) feet to the  
first mentioned land of Grantee; thence, running Northerly by said Grantee's land to  
Spring Street and the point of beginning.

Said parcel is numbered 342 Spring Street and is bounded Easterly, Southerly  
and Westerly by land of the Grantee and Northerly by Spring Street. Being a portion  
of the premises conveyed to Charles Cook by deeds dated December 23, 1886 and June  
23, 1887 recorded respectively in said Registry of Deeds in Book 531, Page 430 and  
Book 533, Page 223.

Reference is also made to a deed from Alfred P. Cook et als to Harriet B. Cook  
dated April 4, 1928 recorded in said Registry of Deeds in Book 1239, Page 137 and  
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Book 1579, Page 385.

Also releasing to the Grantee the restrictions in said deed to the Grantee  
recorded in said Registry of Deeds in Book 2771, Page 491.

WITNESS my hand and seal this 24<sup>th</sup> day of March, 1987.

Signed, Sealed & Delivered  
in Presence of

*Lois J. Brown*

*Edward F. Dana*  
Edward F. Dana, Personal Representative

STATE OF MAINE, COUNTY OF CUMBERLAND, ss. March 24<sup>th</sup>, 1987.

Then personally appeared the above named EDWARD F. DANA  
in his said capacity and acknowledged the foregoing  
instrument to be his free act and deed.

Before me,

*Lois J. Brown*  
Justice of the Peace / Notary Public  
Attorney-at-Law

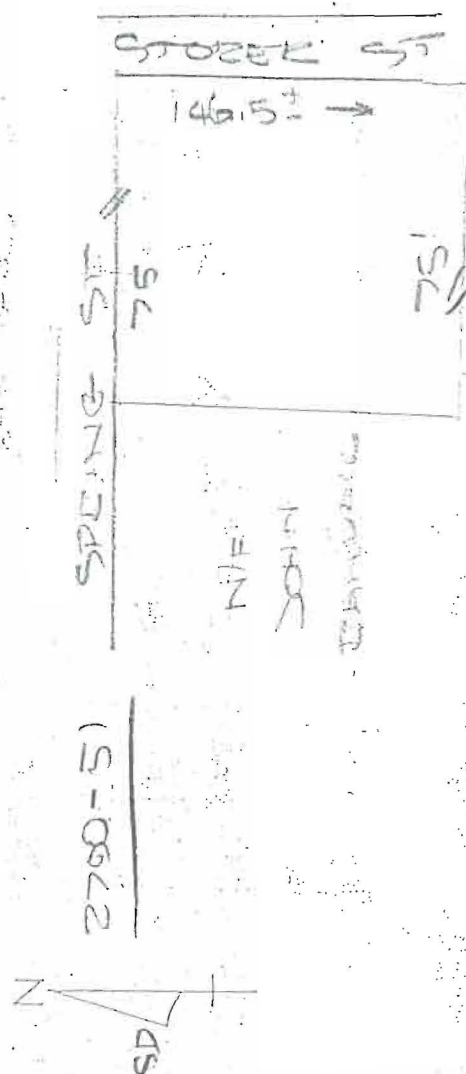
LOIS J. BROWN  
NOTARY PUBLIC MAINE  
MY COMMISSION EXPIRES NOVEMBER 8, 1993

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1987 MAR 24 AM 10:35  
CUMBERLAND COUNTY  
*James J. Walsh*

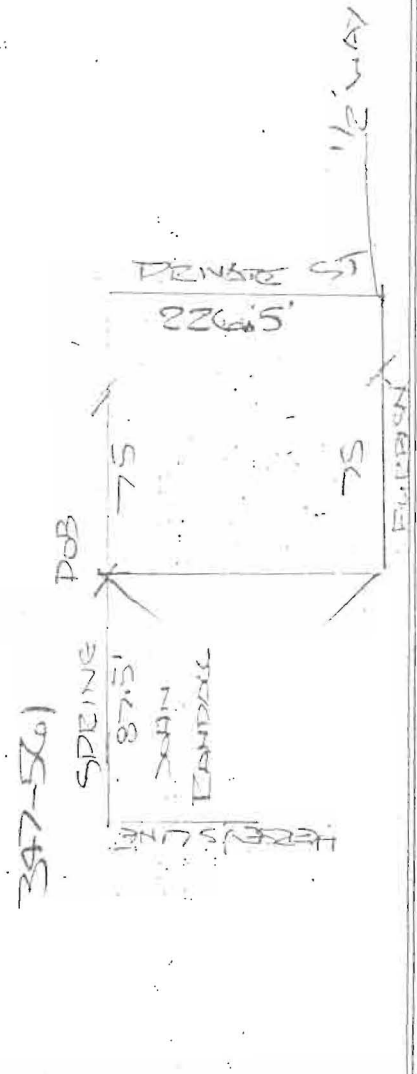
SEAL

F5

CLIENT WARRICK, STANLEY E SR JOB # 61-F-6  
 ADDRESS 2700-5 T.M. 61-F-6  
 LOT



SD 347-561  
 EXC FAREWELL  
 → RTI in STORE ST



Deed Research By \_\_\_\_\_ DATE \_\_\_\_\_  
 R. P. TITCOMB ASSOCIATES, INC.  
 50 Gray Road  
 Falmouth, Maine 04105  
 DR 1-06

2700	Pg. 51	Date
2277	Pg. 33	Date 2.23.1556
1321	Pg. 375	Date 6.3.29
1115	Pg. 132	Date 5.7.22
895	Pg. 387	Date 7.8.1908
347	Pg. 561	Date 11.12.1866
328	Pg. 330	Date

WARRICK, STANLEY E SR  
 WARRICK, STANLEY E SR  
 SOULE, ERNEST F.  
 DYER, SETH  
 DYER, SETH  
 RICHARDSON, RICHARD O.  
 COMAN, RICHARD O.

F Co

Know All Men by These Presents,

51

That we, STANLEY E. HERRICK, JR. and SARAH H. HERRICK, both of Portland in the County of Cumberland and State of Maine,

Herrick Jr &

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

to

paid by THE WAYNFLETE SCHOOL, a literary, educational and scientific corporation organized and existing under the provisions of Chapter 70 of the Revised Statutes of 1930 and all acts additional thereto and amendatory thereof and located at said Portland, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THE WAYNFLETE SCHOOL, its successors

Waynflete School

War

and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Spring Street in said Portland and bounded and described as follows, to wit: Beginning at the northerly corner of land now or formerly of John Randall in the line of said Spring Street; thence running easterly on the line of said street seventy-five (75) feet to Storer Street, so called; thence southerly by said Storer Street one hundred forty-six and one-half (146½) feet, more or less, to land conveyed by Seth C. Dyer to C. J. Barbour; thence westerly by said Barbour land and parallel with said Spring Street seventy-five (75) feet to land now or formerly of John Randall; thence northerly by said Randall land to the place of beginning; together with all my right, title and interest in and to said Storer Street.

Being the same premises conveyed to the Grantors herein by Frances D. Fisher by Warranty Deed dated February 23, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2277, Page 88.

This conveyance is made subject, however, to a certain mortgage given by these Grantors to the Federal Loan and Building Association dated June 17, 1960 and recorded in said Registry of Deeds in Book 2543, Page 63, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.



F7

2908 — 73  
73

(106)

**Know all Men by these Presents,**

That We, DONALD F. HURD and JOSEPHINE A. HURD, both of Portland,  
in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other good and valuable  
considerations to us

paid by WAYNFLETE SCHOOL, a charitable corporation located in Portland  
in said County and State,

the receipt whereof we do hereby acknowledge, do hereby  
give, grant, bargain, sell and convey, unto the said Waynflete School, its  
successors and assigns forever,  
a certain lot or parcel of land, with the buildings thereon situated  
on the westerly side of Storer Street in Portland, in the County of  
Cumberland and State of Maine, bounded and described as follows:

Beginning on said westerly side of Storer Street and the north-  
easterly corner of land formerly of Edward Fox; thence westerly by  
said Fox land and parallel with Spring Street to land formerly of  
J. S. Wilson; thence northerly by said Wilson land about eighty (80)  
feet to land formerly of Seth C. Dyer; thence easterly by said Dyer  
land and parallel with said first described line to said westerly side  
of said Storer Street; thence southerly by said westerly side of said  
Storer Street about eighty (80) feet to the point begun at, together  
with all our right, title and interest in and to said Storer Street.

Reference may be had to deed from Joshua C. Libby to Alice  
Milliken Libby dated August 3, 1928 and recorded in Cumberland County  
Registry of Deeds, Book 1302, Page 77 and deeds therein mentioned.

Being the same premises conveyed to us by Warranty Deed of  
James C. Foster and Ann F. Foster recorded in Cumberland County  
Registry of Deeds.

Hurd &

to

Waynflete  
School

War



WAINFLETE

WAINFLETE

2908 Pg. 73 Date 7.12.65

MURD, DONALD D +

2166 Pg. 315 Date 3.10.54

FOSTER, JAS C.

1868 Pg. 50 Date 4.24.47

ABBOTT, CHESTER G.

1623 Pg. 420 Date 1.3.41

LETHEOR, RUTH B.

1622 Pg. 261 Date 11.26.40

FPNB EXEC

Pg. Date

LIBBY, AUCIE MILLIKEN

1302 Pg. 77 Date 8.3.28

LIBBY, JOSHUA C.

573 Pg. 177 Date 5.12.16

TORRENCE, ADELAIDE M.

CLIENT

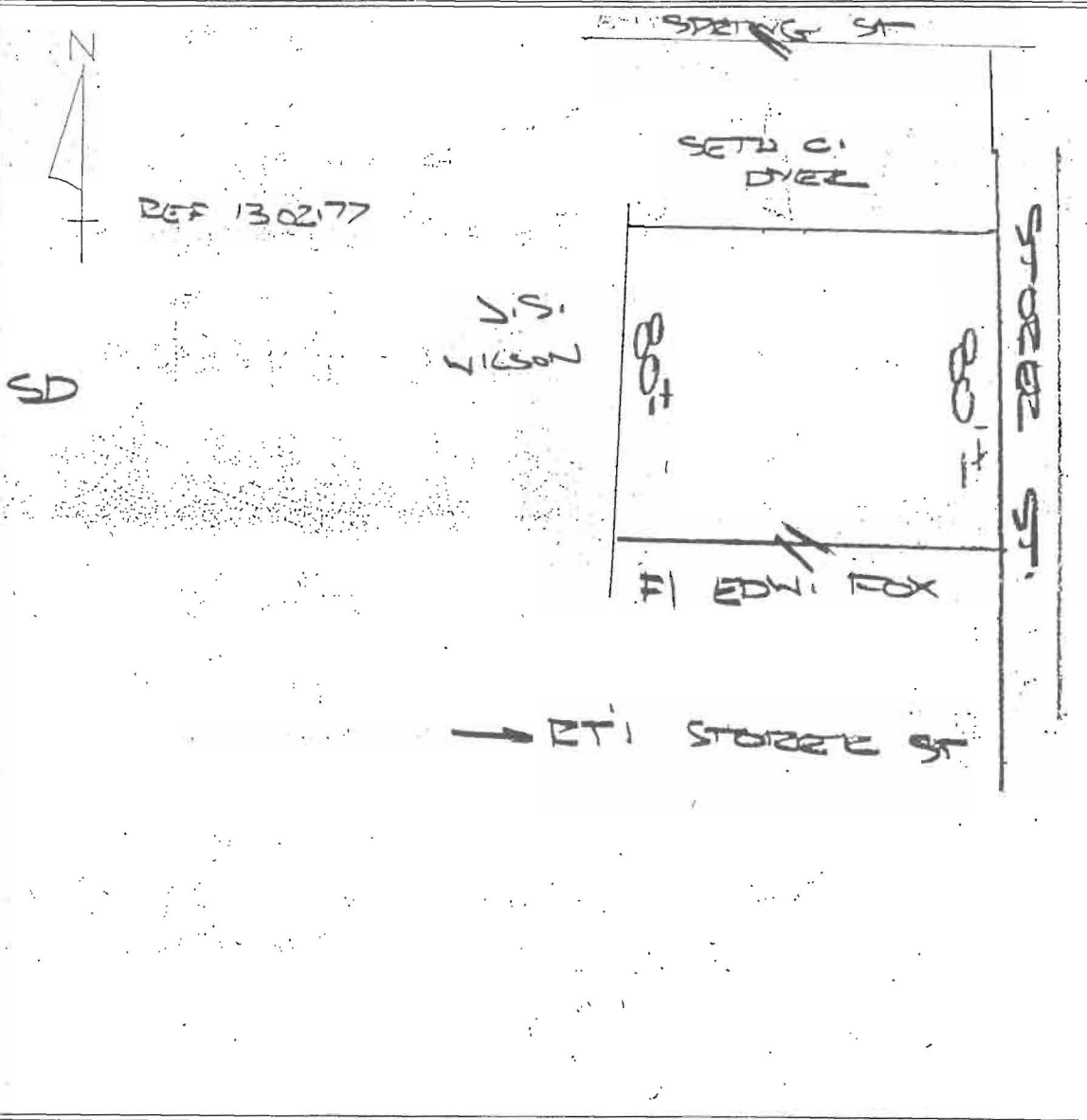
JOB #

ADDRESS

T.M.

LOT

61-F-7



Deed Research By \_\_\_\_\_

DATE \_\_\_\_\_

R. P. TITCOMB ASSOCIATES, INC.  
50 Gray Road  
Falmouth, Maine 04105

WAINFLETT

1. 2771 Pg. 451 Date 6/1/62

Hyde, Buma Corp

Pg. Date

SEE 601.F.5

Pg. Date

Pg. Date

Pg. Date

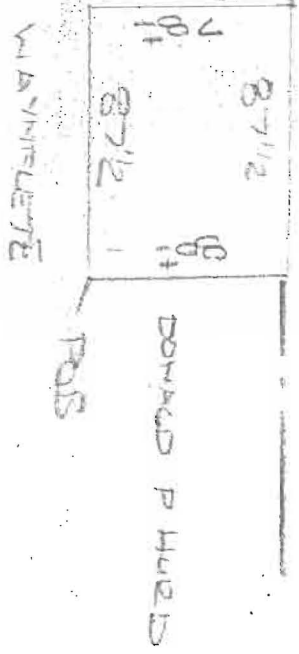
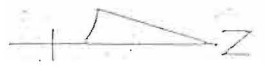
Pg. Date

Pg. Date

Pg. Date

CLIENT WAINFLETT ADDRESS

JOB # TM: 601-F-11 LOT



Deed Research By

DATE

R. P. TITCOMB ASSOCIATES, INC.  
50 Gray Road  
Falmouth, Maine 04105

F-11

2771 — 491

No. 111

191

### Know All Men by these Presents,

That I, RUTH COOK HYDE of Portland in the County of Cumberland and State of Maine

Hyde

to

in consideration of One Dollar (\$1.00) and other valuable considerations, being less than One Hundred Dollars (\$100.00)

Waynflete School

paid by WAYNFLETE SCHOOL, a corporation organized and existing under the laws of Maine and located at Portland in the County of Cumberland and State of Maine

War

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Waynflete School, its successors

~~Meine~~ and Assigns forever,

the following described property:

A certain lot or parcel of land situated in said Portland beginning at the southeasterly corner of land of the Grantor adjoining the southwesterly corner of land, now or formerly, of Donald P. Hurd et al; thence northerly by said Hurd land eighty (80) feet, more or less, to its northwesterly corner; thence westerly eighty-seven and one-half (87½) feet to the northeasterly corner of land of the Grantee; thence southerly by Grantee's land seventy-eight (78) feet, more or less, to an angle and other land of the Grantee; thence easterly by the Grantee's land eighty-seven and one-half (87½) feet to the point of beginning.

Being the southerly portion of the premises conveyed to Charles Cook by Joseph W. Symonds, Assignee, by deed dated December 23, 1886, recorded in Cumberland County Registry of Deeds in Book 531, Page 430, and by Anna Louise Wilson by deed dated June 23, 1887, recorded in said Registry of Deeds in Book 533, Page 323.

This conveyance is made subject to the following restrictions which shall run with the land for the benefit of the remaining portion of said premises:

- (1) said lot shall not be used as a playground;
- (2) no structure shall be built upon any portion of said premises except that a building not exceeding in height above sea level the present roof of Sills Hall, so-called, may be erected upon the most southerly twenty (20) feet of said land.

192

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said Waynflete School, its successors

And Assigns, to its and their use and behoof forever.

And I do covenant with the said Grantee, its successors and Assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my Heirs, shall and will Warrant and Defend the same to the said Grantee, its successors

And Assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, I the said Ruth Cook Hyde, being a widow,

Witness my hand and seal this 1st day of June in the year of our Lord one thousand nine hundred and sixty-two.

Signed, Sealed and Delivered in presence of Edward F. Davis Ruth Cook Hyde

State of Maine, Cumberland } ss. June 1, 1962

Personally appeared the above named Ruth Cook Hyde and acknowledged the above instrument to be her free act and deed.

AUG 29 1963 Before me, Edward F. Davis Justice of the Peace

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE Received at 9 H 36 M, and recorded in BOOK 2771 PAGE 491 Edward F. Davis Register

**BUILDING PERMIT REPORT**

DATE: 22 July 99 ADDRESS: 342 Spring ST. CBL: 061-F1-6,5-11

REASON FOR PERMIT: To Construct a building connector

BUILDING OWNER: Waynflete School

PERMIT APPLICANT: \_\_\_\_\_ (Contractor) Cimino Construction 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, \*2, \*3, \*5, \*11, \*13, \*20, \*21, \*22, \*23, \*27, \*33, \*34, \*35, \*36, \*37

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)
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 damp proofing 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.
11. 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)
13. 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 1018.6)
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)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 342 Spring Street 061-F-002

Issued to Waynfleet School

Date of Issue June 13 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990785, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Structure at 342 Spring St.

use group E type3B  
Boca 96

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

6/13/00

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

MAA  
6/13/00

COMMENTS

Hughes Hall Early ch. of hood Reins. Final

8-13-99 OK to Backfill Foundation For Building T.e.u (TR)

8-16-99 Checked footings + rebar + walls for connection of building OK to Pour

8-17-99 Checked ~~foot~~ rear wall for footing, setting rebar OK to pour footing

8-26-99 OK to Backfill last wall in Back 2" Foam Insulation in place to meet Energy Standards. (TR)

9/15/99 Cook-Hyde Building I gave OK to close in 2nd + 3rd Floor Fire Stopping and wall closing will be completed through Stairways + e decused Exiting Lights. 2nd Floor will be sprinkled in stand of Full Sheet Rock ceiling

9/21/99 - Checked Footing for elevator shaft - OK

12/14/99 - Checked rebar construction - correct rebar used and interconnected correctly Turn

12/17/99 - Foundation inspection for elevator shaft - thickness, drains and weatherstripping OK Turn

12/17/99 - Footing inspection for second phase of elevator shaft - OIC - rebar base in place and cell casing are patched. All items have been completed

1-6-00 Final inspection is done  
Inspection Record  
Type  
Date

Slabs - Final bsmt. now finished. All Inspections Foundation:

Framing:

Plumbing:

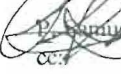
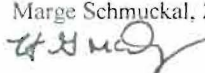
Final: 1-6-00 T. Pincushion

Other:

Final walk thru with J. Reed and letter of completion Phase I complete

790785  
61-F-002

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 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.
20. 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).
- X 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.
- X 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.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. Corridor width shall be 6" Section 10-212.1 (101 LSC).
- X 35. Drinking Fountain shall NOT reduce width (10-213.212.1)
- X 36. This permit is being issued with the understanding that the structural engineer of record will supply this office with a statement of seismic loading - DAVID TETHOU ET #4640.
- X 37. Special Inspections shall be required as per section 1705.0 of The Building Code -


 David Tethou, Building Inspector  
 cc: E. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 PSH 12-14-98 

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



Spring Street

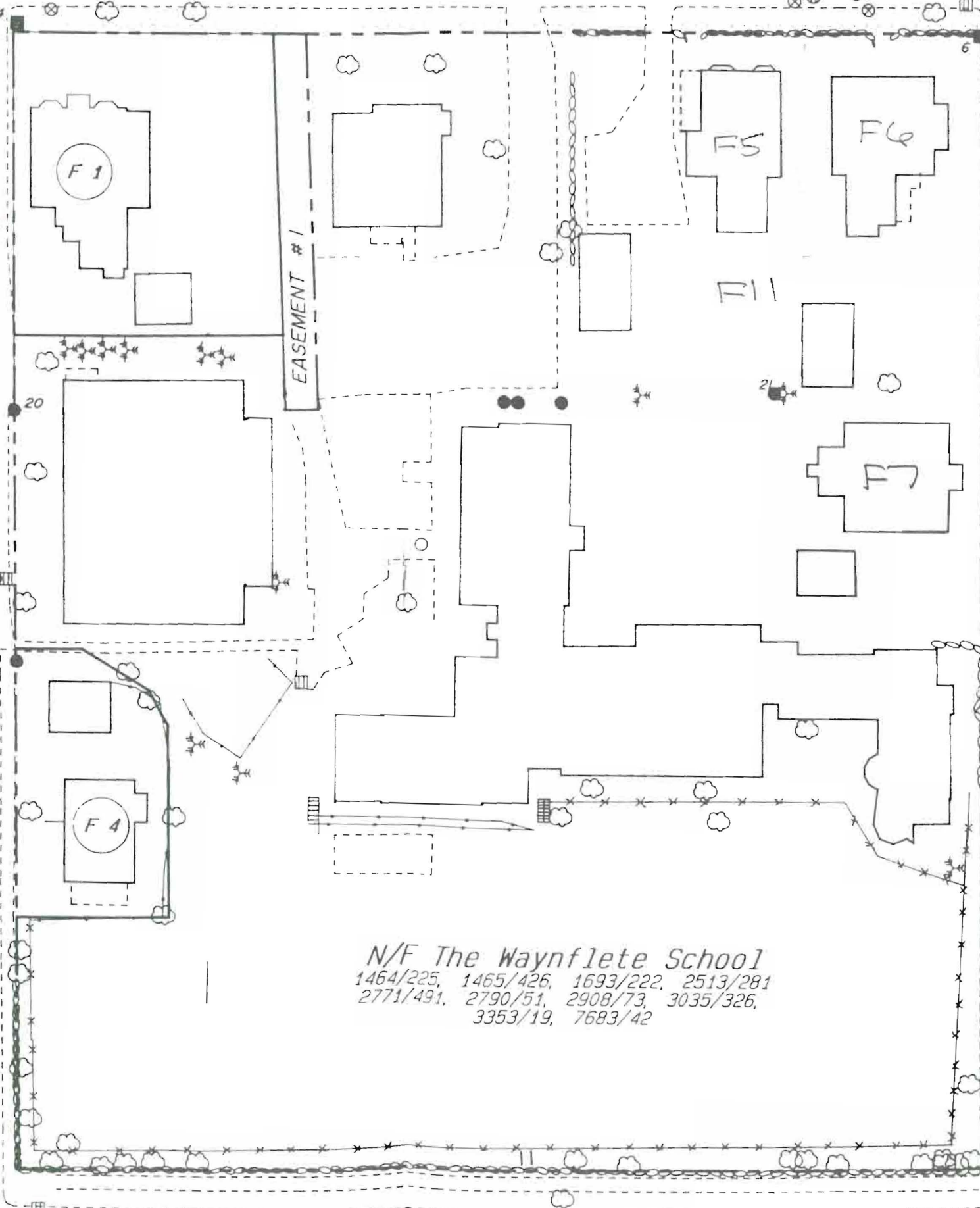
Fletcher Street

Fletcher Street

Danforth Street

EASEMENT #1

N/F The Waynflete School  
1464/225, 1465/426, 1693/222, 2513/281  
2771/491, 2790/51, 2908/73, 3035/326,  
3353/19, 7683/42

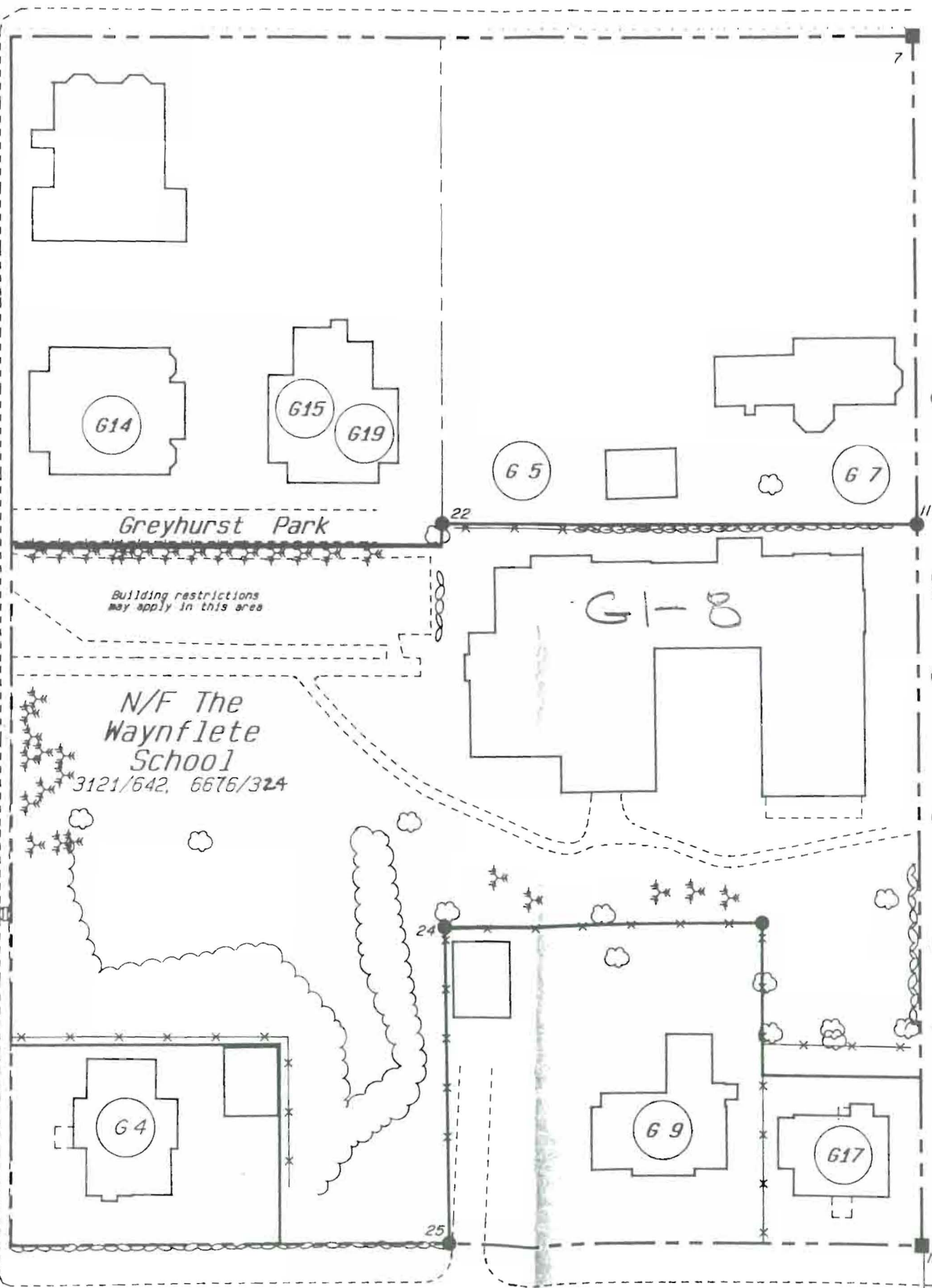


Storer Street

Greyhurst Park

Building restrictions may apply in this area

N/F The Waynflete School  
3121/642, 6676/324



Emery Street

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