

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND**BUILDING INSPECTION****PERMIT**

Permit Number: 100211

Please Read
Application And
Notes. If Any,
Attached

This is to certify that RETSOS IOANNIS K & AMANDA M ROBERTS ITS David Holmhas permission to move interior walls non-bearing for interior renovationAT 40 PORTLAND PIER unit 17

CBL 030 B001017

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Issue Date:	CBL:
10-0211		030 B001017

Location of Construction: 40 PORTLAND PIER unit 17	Owner Name: RETSOS IOANNIS K & AMANDA	Owner Address: 40 PORTLAND PIER # 17	Phone:
Business Name:	Contractor Name: David Holmes	Contractor Address: 467 Auburn St Portland	Phone 2074156682
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: WCL

Past Use: Single Family Condo	Proposed Use: Single Family Condo - move interior walls non-bearing for interior renovation	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: move interior walls non-bearing for interior renovation <i>Upgrade 20 residential under</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Condition</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>TBC 2003</i>	
		Signature: <i>(KC)</i>	Signature: <i>(Signature)</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 03/08/2010	Zoning Approval
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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..

Special Zone or Reviews

- ☐ Shoreland
☐ Wetland *all interior work*
☐ Flood Zone
☐ Subdivision
☐ Site Plan

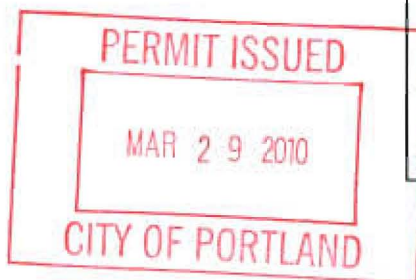
Maj ☐ Minor ☐ MM ☐Date: *3/8/10* *ASB***Zoning Appeal**

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date: _____

Historic Preservation

- ☒ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: *ASB***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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

05-04-10 Close-In: advised Contractor of CO det. req. for final. JGR

07-19-10 Final, existing wiring for majority of renovation,
GFI @ breaker, interconnected condo CO
det. installed in common area near 1st fl.
stairwell, advised Contractor to place a
CO det. near top fl. Bedroom JGR

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0211	Date Applied For: 03/08/2010	CBI: 030 B001017
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Location of Construction: 40 PORTLAND PIER unit 17	Owner Name: RETSOS IOANNIS K & AMANDA	Owner Address: 40 PORTLAND PIER # 17	Phone:
Business Name:	Contractor Name: David Holmes	Contractor Address: 467 Auburn St Portland	Phone (207) 415-6682
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Condo - move interior walls non-bearing for for interior renovation	Proposed Project Description: move interior walls non-bearing for for interior renovation
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/08/2010**Note:** **Ok to Issue:** ☒

- 1) This property shall remain as twenty residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/17/2010**Note:** **Ok to Issue:** ☒

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/10/2010**Note:** **Ok to Issue:** ☒

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments". Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



General Building Permit Application

Lanny 874-8703

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

Location/Address of Construction: <u>40 Portland Pier Unit 17</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>030 B 001017</u>	Applicant <u>must</u> be owner, Lessee or Buyer Name <u>John & Amanda Restos</u> Address _____ City, State & Zip _____	Telephone: _____
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Move interior walls - Non-bearing for renovation - see detail</u>		
Contractor's name: <u>David Holmes / Builder</u>		
Address: <u>467 Auburn St.</u>		
City, State & Zip: <u>Portland, ME 04103</u>		Telephone: <u>415-6682</u>
Who should we contact when the permit is ready: <u>David Holmes</u>		Telephone: <u>same</u>
Mailing address: <u>same</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: David Holmes Date: 3/8/10

This is not a permit; you may not commence ANY work until the permit is issued

Stairs



There is ① interior window in this location.

Remove window and open-up 3' on each side
to allow more natural light in stairway.
Leave kneewall height at "

Office



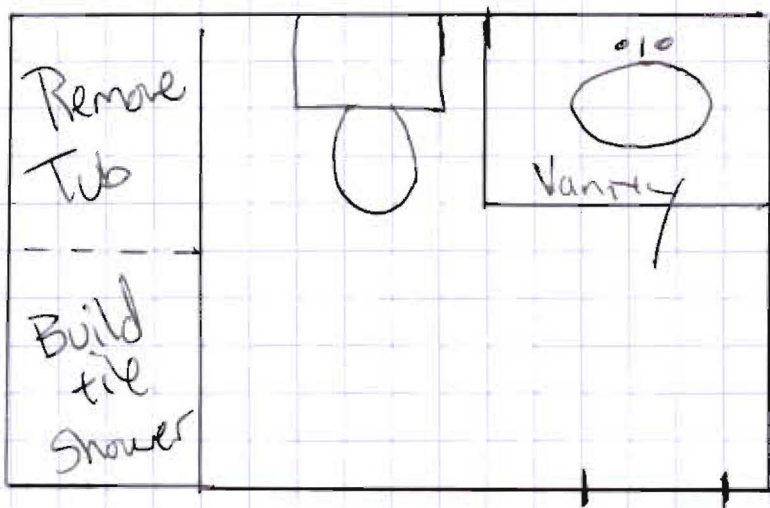
March, 8, 2010

Restos, 40 Portland Pk Unit #17

1st floor bath

- ① Remove 5' Fiberglass tub
- ② Build 3' Custom Tile Shower

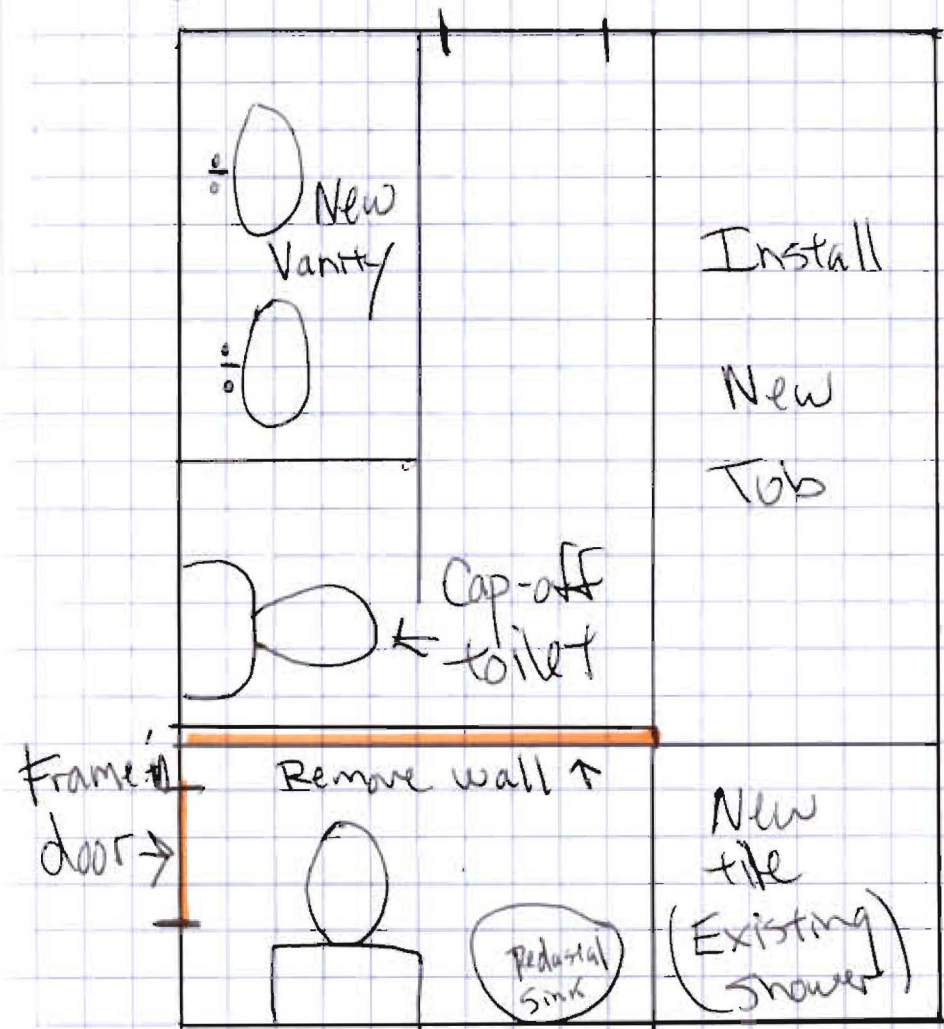
Change Vanity & toilet - (Same location)



March, 8, 2010
Restos, 40 Portland Pk Unit #17

2nd floor bath

- ① Turn back to back bathrooms into 1 master-bath
- ② Remove common wall
- ③ Cap-off 1 toilet
- ④ New tub - Same location
- ⑤ New tile shower same location
- ⑥ Close-off 1 bathroom door



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Susan Wygant, of 40 Portland Pier #17, Portland, ME 04101 in consideration of One Dollar (\$1.00) and other valuable consideration paid by Ioannis K. Retsoos and Amanda M. Roberts, the receipt whereof I do hereby acknowledge, do hereby give grant, bargain, sell and convey unto the said Ioannis K. Retsoos and Amanda M. Roberts, their heirs and assigns forever as joint tenants with rights of survivorship and not tenants in common with WARRANTY covenants that certain lot or parcel of land, together with any improvements and buildings thereon, situated in the Portland, Cumberland County, and State of Maine, described as follows:

(40 Portland Pier, Unit #17, Portland, Cumberland County, Maine)

Unit 17 (hereinunder referred to as the "Unit") of Forty-Portland Pier Condominium (hereinunder referred to as the "Condominium") situated at 40 Portland Pier, City of Portland, County of Cumberland and State of Maine, as more particularly described in the Declaration of Forty Portland Pier, Condominium dated as of February 18, 1988 and recorded in the Cumberland County Registry of Deeds in Plan Book 168, Page 70 (hereinafter referred to as the "Plats and Plans") by virtue of the recording of which Declaration, Plats and Plans Forty Portland Pier, Inc., as Declarant, created the Condominium pursuant to the Maine Condominium Act, title 33 of the Maine Revised Statutes of 1964, as amended, Chapter 31, Sections 1601-101 et seq., amended (hereinunder referred to as the "Act").

Together with an undivided interest in the common Elements of the condominium, the liability for Common Expenses of the condominium, and Votes in the Association of the Unit Owners of the Condominium, allocated to the Unit pursuant to the Declaration;

Together with the right to use the Limited Common Elements allocated to the Unit as described, specified and allocated pursuant to the Declaration;

Together with an easement in common with the Owners of the other units to use the Common Elements of the Condominium for purposes of ingress and egress in accordance with the Declaration and the exclusive right and easement for the use, occupancy and enjoyment of the unit;

Together with an easement in common with all other Unit Owners to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements serving the Unit and located in any of the other units;

Together with an easement, to the extent necessary, for structural and subjacent support over every other unit and over the Common Elements;

Together with all rights, easements, rights of way, interests, allocated interests, privileges and appurtenances as more particularly described, located, defined, allocated, or referred to in the Declaration, (all of which are incorporated herein by reference thereto);

Subject to the matters affecting title described in the Declaration and the Plats and Plans and the terms, conditions, covenants, agreements, easements and provisions of the Declaration and Bylaws as the same may be amended from time to time, which terms, conditions, covenants, agreements, easements and provisions, together with any amendments thereto, shall constitute

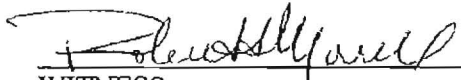
covenants running with the land and shall bind the Grantee and any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein;

Subject also to an easement in common with the Owners of other units to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements serving the other units and located in the Unit and to the easement for structural and lateral support in favor of every other unit.

Reference is hereby made to a Deed of Distribution by Nora Sollecito Personal Representative of the Estate of Dawn Stoutsenberger to Susan Wygant dated November 9, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25629, Page 82.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Ioannis K. Retsos and Amanda M. Roberts, their heirs and assigns, to them and their use and behoof forever.

IN WITNESS WHEREOF, I, Susan Wygant have hereunto set my hand and seal this 28TH day of DECEMBER, in the year of our Lord Two Thousand and Nine.


WITNESS


Susan Wygant

STATE OF MAINE

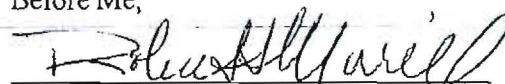
CUMBERLAND SS.

DECEMBER 28, 2009

Personally appeared the above named, Susan Wygant, and acknowledged the above instrument to be her free act and deed.

Before Me,

COPY


Notary Public/~~Attorney at Law~~

ROBERT S. MORRILL
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 01-23-2011



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

3-8 20 10

Received from David Williams

Location of Work 103 Park Street #17

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 170

Building (11) ☒ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 305-117

Check #: 1235 Total Collected \$ 170

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy