

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

Location of Construction: 17 Woods Rd Peaks Island		Owner: Klosteridis, Basil & Marleen		Phone: 410-252-5215		Permit No: 990130	
Owner Address: 1 Oakway Timonium, MD 21095		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Construction Designs, Inc.		Address: 598 Preble St Cape Elizabeth, ME		Phone: 4107 799-7807 799-0040		Permit Issued: FEB 19 1999	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 75,000.00		PERMIT FEE: \$ 395.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type: 5B BOCA 96	
Proposed Project Description: Complete deck on existing 8x8 concrete posts, rewire existing home, replub complete house, sheetrock existing walls and insulate basement - add additional 2x8s in floor for support		Signature:		Signature: <i>[Signature]</i>		Zone: CBL: 091-R-011	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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"/>	
Permit Taken By: SP		Date Applied For: 16 February 1999		Signature:		Date:	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 16 February 1999	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:		CEO DISTRICT 3

COMMENTS

5-24-99 Alan Marcuse called and we did a pre construction on the phone
Samples, Stairs, Framing and list of conditions

7/27/00 Checked Stairs construction OK, checked framing
looked up any questionable areas w/ steel plates +
doubled up any framing that was questionable.
went over guard rails + hand rail + balusters
requirements - masonry Also Did Plumbing rough in
and checked air tests on waste 5 lbs + 100psi on
supply lines OK. masonry

7/27-00 w/ John Reed need 1 baluster on 2nd floor deck f
dryer vent cut out 2nd Fl bathroom + ^{Propose} Hand rail Front
porch / masonry checked outlets + controls

8/21/00 work completed on masonry issue Get
Remit # 990 130
CB 491-K-011

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 17 Woods Rd. Peaks Island

Issued to Basil & Marleen Klosteridis

Date of Issue 8/21/00

CBL: 091-K-011

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. 990130, 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

Entire

APPROVED OCCUPANCY

1 - Family
Use Group R-3 Type 5B
Boca 96

Limiting Conditions:

This permit covers work covered specifically by this building permit. Existing conditions not specifically covered by the building permit # 990130 are not covered by this occupancy permit.

**This certificate supersedes
certificate issued**

Approved:
8/21/00

(Date)

Inspector

Marlaud Wing

Jonathan J. Reed

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.

112
8/22/00

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

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

Location/Address of Construction: #17 WOODS ROAD PEAKS ISLAND

Tax Assessor's Chart, Block & Lot Number 91 011	Owner: <u>BASIL KLOSTERIDIS MARLEEN KLOSTERIDIS</u>	Telephone#: <u>410 - 252-5215</u>
Chart# <u>92</u> - Block# <u>6</u> Lot# <u>37</u>		
Owner's Address: <u>1 OAKWAY TIMONIUM, MD. 21095</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>75,000</u> Fee <u>\$ 5000 + \$</u>
Proposed Project Description: (Please be as specific as possible) <u>COMPLETE DECK ON EXISTING 2X8 CONCRETE POSTS REWIRE EXISTING HOME, REPLUMB COMPLETE HOUSE, SHEETROCK EXISTING WALLS AND INSULATE BASEMENT - ADD ADDITIONAL 2X8'S IN FLOOR FOR SUPPORT.</u>		
Contractor's Name, Address & Telephone <u>CONSTRUCTION DESIGNS INC. 598 PEBBLE ST. CAPE ELIZABETH</u>		Rec'd By: <u>SP 04107</u>

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 (Sample Attached) SEE ATTACHED PLANS & DRAWINGS

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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

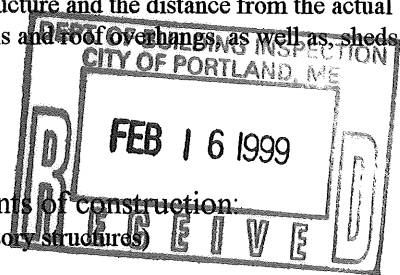
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: [Signature] Date: 2/15/99

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.



395 me
2.

BUILDING PERMIT REPORT

DATE: 19 February 1999 ADDRESS: 17 Wood RD. P.I. CBL 092-G-39 / 091-K-011-98
REASON FOR PERMIT: Complete deck / Renovations
BUILDING OWNER: Klosteridis
CONTRACTOR: Construction Designs, Inc.
PERMIT APPLICANT: ?
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

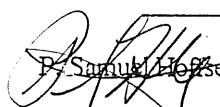
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *10, *12, *16, *24, *29, *30, *31

- 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)
2.5 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
2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
*8. 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 34" 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
*10. 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)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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)

13. 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
14. 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
15. 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
- X 16. 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 basementsIn 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
17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X 24. 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.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 31. All construction and demo. debris shall be removed from the Island at the owners or contractors expense.
32. _____
33. _____


S. Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

2.00

01224

PERSONAL REPRESENTATIVE'S DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Walter S. Semon, Jr., Personal Representative of the Estate of Walter S. Semon, having given the Statutory Ten (10) Day Notice of Sale to each person succeeding to an interest in the real property described below at least ten (10) days prior to sale, pursuant to the power conferred by the Probate Code, and every other power, and as to that premises located at 17 Woods Road, on Peaks Island in the City of Portland, in the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Basil Klosteridis and Marleen N. Klosteridis of the County of Cumberland and State of Maine, as **JOINT TENANTS, WITHOUT COVENANTS**, that certain lot or parcel of land, with any improvements thereon, located at 17 Woods Road, on Peaks Island in the City of Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, I have hereunto set my hand and seal as the duly authorized Personal Representative of the Estate of Walter S. Semon on October 21 1998.

Jeanne G. Fenton
Witness

Walter S. Semon
Estate of Walter S. Semon
By: Walter S. Semon, Jr.
Its: Personal Representative

STATE OF MAINE
Cumberland, ss

On October 27, 1998, personally appeared the above-named Walter S. Semon, Jr., Personal Representative of the Estate of Walter S. Semon, and acknowledged the foregoing deed to be his free act and deed in his said capacity.

Before me,

Jeanne G. Fenton
Notary Public/Attorney At Law

Jeanne G. Fenton
Type or Print Name

**LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at 17 Woods Road, Portland, Maine**

A certain lot or parcel of land with the buildings thereon situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron monument marking the south corner of land conveyed by Josiah Sterling to Catherine J. Sterling, being the Oceanic House lot, so-called, and running North 25 degrees East by said Catherine's land seventy-five (75) feet to the east corner thereof; thence North 8 degrees West by land set off to Philena B. Sterling fifty-seven (57) feet to a stake set in the south side of a road fifteen (15) feet wide, known as the Woods Road, at the first angle in the same; thence North 87 1/2 degrees East by said Woods Road eighty-six and one-half (86 1/2) feet to the second angle in the same and by land set off to John E. Sterling fifty-four (54) feet further in the same line to an iron monument; thence South 21 1/2 degrees East by said John's land forty (40) feet to a stake; thence South 81 1/2 East by said John's land and land of Sarah S. Sterling sixty-two (62) feet to a stake; thence South 21 1/2 degrees East by said Sarah's land thirty-six and one-quarter (36 1/4) feet to land now or formerly of Emily P. Trefethen; thence South 68 1/2 degrees West by said Trefethen land fifty-three (53) feet; thence North 21 1/2 degrees West forty-five (45) feet to an iron monument set in the old boundary line between Trefethen and Sterling Estates and from thence South 68 1/2 degrees West by said boundary two hundred one and five tenths (201.5) feet to the point begun at, containing 16,043 square feet.

Being the same premises conveyed to Walter S. Semon by Deed of Distribution from the Estate of Verna A. Semon dated December 26, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12294, Page 351.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 JAN -6 PM 12: 01

CUMBERLAND COUNTY

John B. O'Brien