

116 CPESTVIEW DRIVE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Christy Associates** LOCATION **116 Crestview Drive** Date of Issue **Nov. 2, 1982**

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. **82-442**, 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

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/1/82 Marland Wing
(Date) Inspector

[Signature]
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.

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE

June 17, 1982

PERMIT ISSUED

JUN 18 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications if any submitted herewith and the following specifications:

LOCATION Lot 54, 116 Crestview Drive Fire District #1 ☐ #2 ☐
1. Owner's name and address Christy Assoc. P.O. Box 2770 So. Portland Telephone 892-4009
2. Lessee's name and address Telephone
3. Contractor's name and address Owner Telephone
Proposed use of building dwelling with 2 car garage No. of sheets
Last use No families
Material No stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 54,000 Appeal Fees \$

FIELD INSPECTOR Mr. @ 775-5451

Base Fee 270.00
Late Fee
TOTAL \$ 270.00

To construct 24' x 32' with 20' x 20' 2 car garage
single dwelling, breezeway 8' x 10' as per
plans. 3 sheets of plans.

Stamp of Special Conditions

send permit to # 1 04106

NOTE TO APPLICANT Separate permits are required by the installers and sub-contractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 1' Height average grade to highest point of roof 24'
Size front 60' depth 32' No. stories 2 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness top 8" bottom cellar yes
Kind of roof pitch Rise per foot 8/12 Roof covering asphalt shingles
No. of chimneys 1 Material of chimneys brick of lining clay Kind of heat elec fuel
Framing Lumber Kind spruce Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2 x 10 2nd 3rd roof 2 x 6
On centers: 1st floor 16 2nd 3rd roof 16
Maximum span: 1st floor 2 2nd 3rd roof
If one story building with masonry walls, thickness of walls height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated 2 number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION-PLAN EXAMINER

ZONING: 116 Crestview Drive 118/162

BUILDING CODE: 116 Crestview Drive

Fire Dept.:

Health Dept.:

Others:

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant

Type Name of above Terry Christy for
Christy Associates

Phone # same

Other 2 3 4
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

Permit No. 82/413
 Location 116 Crestview Dr.
 Owner Cheryl L. L. L. L.
 Date of permit 6/17/82
 Approved 6-18-82
 Dwelling with 2 car garage
 Alteration

6-21-82 Foundation & footing have been installed & checked. Then prior to date.

7-1-82 Nothing more done. The lot will have been placed & subfloor & floor joists installed first floor. MM

7/2/82 2nd floor joists & subfloor complete. Sheathing on 2nd floor not in 84 units.

9/21/82 Contractor are installing Bruce hardwood floors & installing molding. MM nearly complete.

10/29/82 everything completed. Lick C 80

930546

 Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$30 Zone R-2 Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: David Rodick Phone # 878-8921
 Address: 116 Crestview Dr- Ptld, ME 04103
 LOCATION OF CONSTRUCTION 116 Crestview Dr.
 Contractor: Eider Investments Sub: 883-0157
 Address: Box 1357- Scarborough, ME Phone # 04078
 Est. Construction Cost: \$1800 Proposed Use: 1-fam w deck
 Past Use: 1-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion const deck - 12'x19'

For Official Use Only
 Date 6/7/93 Subdivision Name JUN 28 1993
 Inside Fire Limits _____ Lot _____
 Bldg Code _____ Ownership CITY OF PORTLAND
 Time Limit _____ Estimated Cost 1800
 Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shortland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: _____ (Explain)

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Siding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Siding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

1. Type: _____ Number of Fire Places _____

Heating:

1. Type of Heat: _____

Electrical:

1. Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Bill LaBlond Date 6/7/93

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

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930546

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$330 Zone R-2 Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: David Rodick Phone # 973-8921
Address: 116 Crestview Dr- Ptd, NE 04103
LOCATION OF CONSTRUCTION 116 Crestview Dr.
Contractor: Eider Investments Sub: 333-0157
Address: Box 1357- Scarborough, ME Phone # 04078
Est. Construction Cost: \$1800 Proposed Use: 1-fam w deck
Past Use 1-fam
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion const deck - 12'x19'

For Official Use Only	
Date <u>6/7/93</u>	Subdivision: _____
Inside Fire Limits _____	Name <u>JAN 28 1993</u>
Blgd Code _____	City of Portland
Time Limit _____	
Estimated Cost <u>1800</u>	

Zoning: _____
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required: _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

- Type: _____ Number of Fire Places _____

Heating:

- Type of Heat: _____

Electrical:

- Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approve soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. ChaseSignature of Applicant William J. Chase Date 6/7/93Signature of CEO Bill LaBlond Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White-Tax Assessor

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PLOT PLAN



FEES (Breakdown From Front)
 Base Fee \$ 30-
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record		Date
Type		
Done	Below	8/31/93
		1/1
		1/1
		1/1
		1/1
		1/1

COMMENTS

Signature of Applicant Will M. W869 Date 6/2/93

BUILDING PERMIT REPORT

ADDRESS: 116 Crestview DR DATE: 25 July 93

REASON FOR PERMIT: To Construct a 12'x19' dock

BUILDING OWNER: David Rodick

CONTRACTOR: Eider Investments

PERMIT APPLICANT: " "

APPROVED: *1 *12

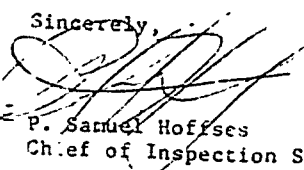
CONDITION OF APPROVAL:

- X 1.) Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

over

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be no less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- 13.) Headroom in habitable spaces is a minimum of 7'6".
- 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- 15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

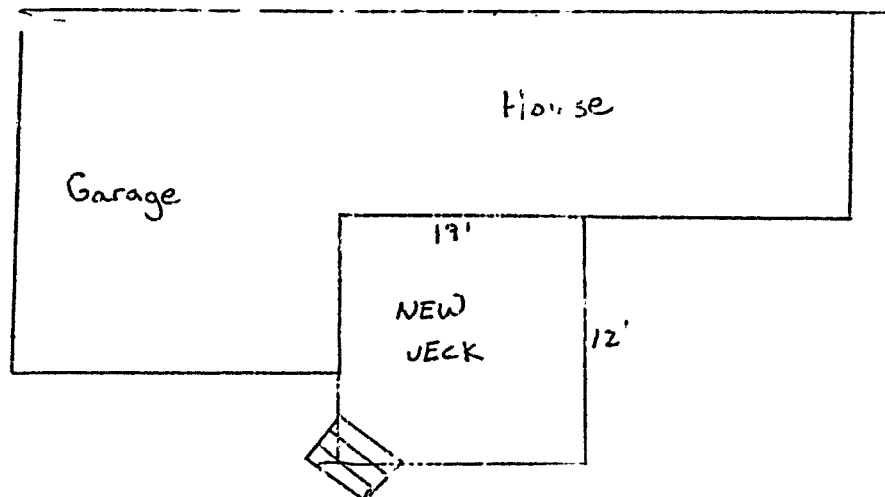
11/16/38-11/27/90-8/14/91-9/2/92-10/14/92

**MINIMUM DECK REQUIREMENTS
NEEDED FOR PERMITS**

please check off the appropriate description

FOUNDATION	☐ Frost Wall, min 4' below grade. thick
	☒ Sono Tube, 4' below grade. 6" min on footing, hard pan or bedrock.
	☐ Other
SILL	☐ Size
SPAN OF SILL	<u>5 ft</u> Distance between foundation supports
JOISTS SPAN	<u>2x8</u> <u>12 ft.</u>
JOISTS SIZE	☐ 2 x 6 ☒ 2 x 8 ☐ 2 x 10
DISTANCE BETWEEN JOISTS	☒ 16" O.C. ☐ 24" O.C. ☐ other
DECKING	☒ 5/4 ☐ other explain
GUARD HEIGHT	☐ 32" ☒ 36" ☐ 42"
DISTANCE BETWEEN BALUSTERS	☒ 4" spacing between
STAIR CONSTRUCTION	minimum 9" tread maximum 8 1/4" rise

please use space below or drawing of deck with measurements.

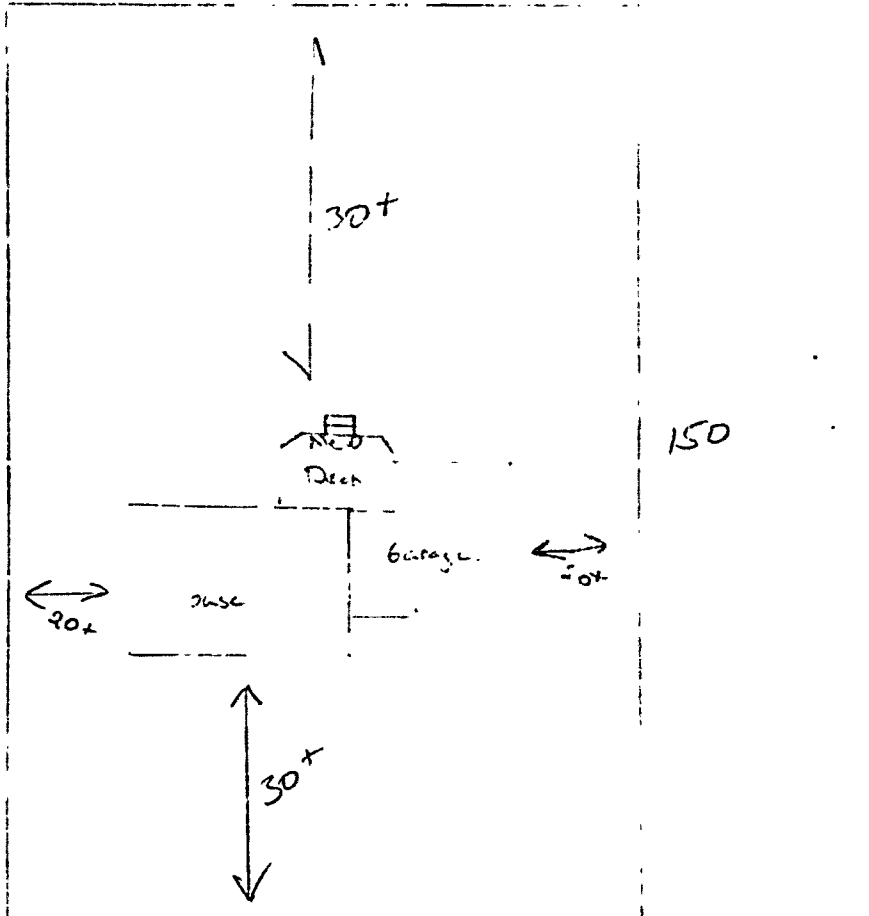


Davey Arney Architect
116 Crestview Road
Porter, L.M.

Carlson
Eide Investments Inc
P.O. Box 1357
Scarborough, Me 04074
883-0157.

New Deck
18' wide
10' Deep.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 24 1993
RECEIVED



Crestview Road.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 8, 1993

RE: 116 Crestview Drive

Mr. Bill LaBlond
Elder Investments
Box 1157
Scarboro, ME 04078

Dear Mr. LaBlond:

This letter is in reference to your application for a building permit at 116 Crestview Drive in Portland. It is necessary that you submit a plot plan showing the size and location of all structures, existing and proposed, in relation to the lot lines. *J. D. Gray*

Sincerely,

W. D. Giroux
William D. Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer

cc Rodick

389 Congress Street • Portland, Maine 04101 • (207) 874-3300



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 16, 1993

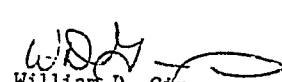
RE: 116 Crestview Drive

Mr. Bill LaBlond
Eic. Investments
Box 1357
Scarboro, ME 04078

Dear Mr. LaBlond:

This letter is in reference to your application for a building permit at 116 Crestview Drive in Portland. It is necessary that you submit a plot plan showing the size and location of all structures, existing and proposed, in relation to the lot lines. This is a second request for this information.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer
David Rodick, 116 Crestview Dr., Portland 04103

