

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

## PERMIT ISSUED

Permit Number: 101217

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Knowles William C/Benjamin Cookman NOV - 1 2010

has permission to Demo two (2) garages and replace with one (1) 28' x 24' detached two car garage.

AT 14 Arthur St CBL 340 D010001 City of Portland

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. \_\_\_\_\_

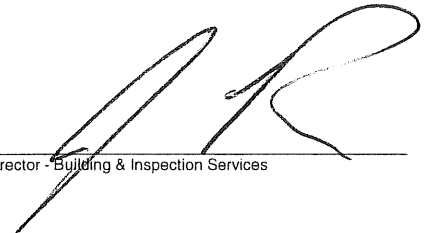
Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services



**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: 10-1217	Issue Date:	CBL: 340 D010001
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Location of Construction: 14 Arthur St	Owner Name: Knowles William C	Owner Address: 14 Arthur St	Phone: 207-797-9451
Business Name:	Contractor Name: Benjamin Cookman	Contractor Address: 16 Sagebrush Drive Scarborough	Phone: 2078383963
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Demo two (2) garages and replace with one (1) 28' x 24' detached two car garage.	Permit Fee: \$360.00	Cost of Work: \$34,000.00	CEO District: 5	11,519
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: 5B IRC, 2003		

Proposed Project Description: Demo two (2) garages and replace with one (1) 28' x 24' detached two car garage.	Signature:	Signature:
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: gg	Date Applied For: 09/28/2010	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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"/> Date: <i>9/30/10</i>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9</i>
	<p><b>PERMIT ISSUED</b></p> <p>NOV - 1 2010</p> <p>City of Portland</p>		

**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

Demo /  
11-28-2010

Left                      Right    14' 4" = W  
12' 4" = W                      18 2 = D  
20' = Deep                      7' 9" T    hip Roof  
8' = T    hip ROOF

Both have internal Electric wires                      at Panel  
Underground connection to be shut off for construction  
Per owner.

Site Back

15' 10" from main house foundation

— no plumbing — no GAS —  
Dig Safe Marked — OK Smit

~~#29~~

(11-29-10)

Footing depth at front right = 44"

Contractor to pour a 46" wall

driveway is to be cut back 20 ft + raises 4"                      To meet 4" slab.

Building to be graded to meet 48" <sup>entire</sup> perimeter

Entire Building will ~~be a 6" of wall~~ <sup>MINIMUM</sup> of wall ~~shown~~.

Graded level with front to meet 48" Smit



# General Building Permit Application

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>14 Arthur St-</u>		
Total Square Footage of Proposed Structure/Area <u>672</u>	Square Footage of Lot <u>14,519</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>340</u> Block# <u>D</u> Lot# <u>010</u>	Applicant *must be owner, Lessee or Buyer* Name <u>William C. Knowles</u> Address <u>14 Arthur St-</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>797-9451</u>
Lessee/DBA (if applicable)  <b>RECEIVED</b> <b>SEP 28 2010</b> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>34,000<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>360.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Demol 2 garage, replacing with 28' x 24' 2 car detached garage</u> <u>Build New Garage</u>		
Contractor's name: <u>BENJAMIN COOKMAN</u> Address: <u>16 Sagebrush Dr.</u> City, State & Zip <u>Scarborough Me. 04074</u> Telephone: <u>207 838 3963</u> Who should we contact when the permit is ready: <u>William Knowles</u> Telephone: <u>797-9451</u> Mailing address: <u>14 Arthur St. Portland, Me. 04103</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

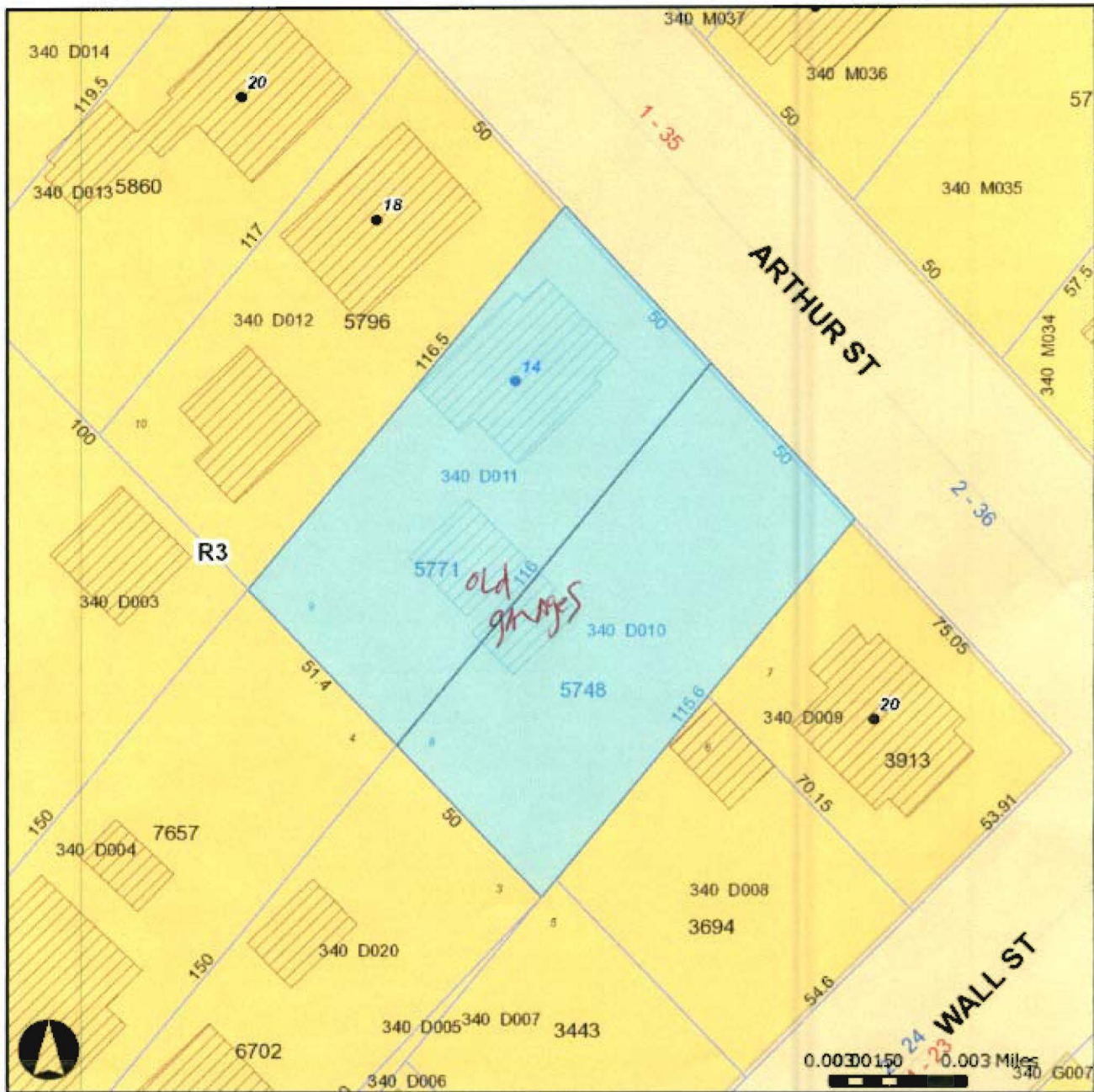
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Handwritten Signature]

Date: 9/27/2010

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

# Map



<b>Parcels</b>	<b>Stream Overlay Zone</b>	<b>Zoning (continued)</b>	<b>Zoning (continued)</b>
Parcels	Stream_protection	R2 Residential	C25
<b>Interstate</b>	<b>Island Zoning</b>	R3 Residential	C26
Interstate	C43	R4 Residential	C27
<b>Streets</b>	I-B	R5 Residential	C28
Streets	I-TS	R6 Residential	C29
<b>Buildings</b>	I-R1	ROS Recreation Open	C30
Building	I-R2	Space	C31
Out Building			



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Sept. 25 2010

Received from William Kraus

Location of Work 14 Cuthbert St.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 260.00

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 340 1 010

Check #: 4038 Total Collected \$ 260.00

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

Taken by: Grayle

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



**Suzanne Hunt - 14 Arthur st. final grade elevations**

**From:** benjamin cookman <bccarpenter@gmail.com>  
**To:** <smh@portlandmaine.gov>  
**Date:** 11/29/2010 4:03 PM  
**Subject:** 14 Arthur st. final grade elevations

Hi Suzanne,

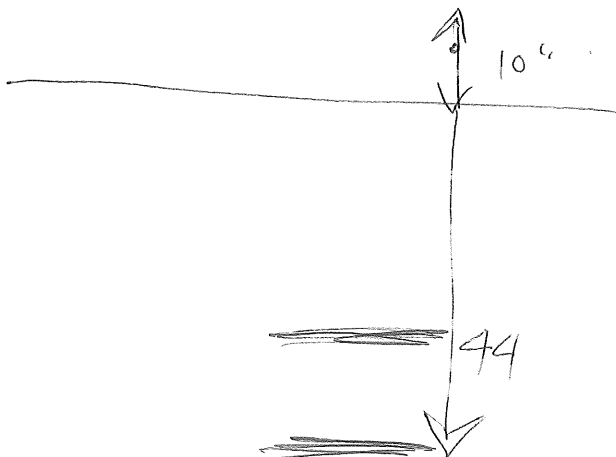
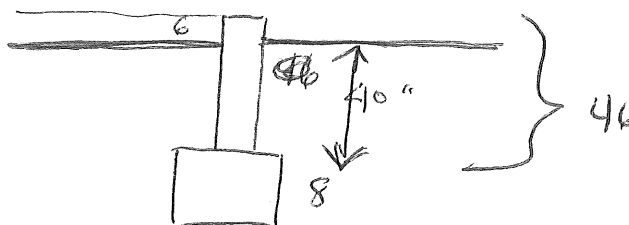
The actual final grade on all sides of the garage is indeed 6" down from top of concrete. We have a 46" wall on an 8" footing which should give us the required 48" cover for frost.

The driveway will have to be cut back and then regraded in order to meet the garage floor slab in a smooth transition. I am hoping to be able to catch you sometime tomorrow at a time convenient for you. Please call me at 838- 3963. Thank you.

Ben Cookman

Slab is 4" / 6" lower than foundation wall  
 Driveway is cut back 20 ft + grade to slab. + 4 ft

$$\frac{3'10" - 8"}{4"} = 4'6"$$





**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-1217	<b>Date Applied For:</b> 09/28/2010	<b>CBL:</b> 340 D010001
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<b>Location of Construction:</b> 14 Arthur St	<b>Owner Name:</b> Knowles William C	<b>Owner Address:</b> 14 Arthur St	<b>Phone:</b> 207-797-9451
<b>Business Name:</b>	<b>Contractor Name:</b> Benjamin Cookman	<b>Contractor Address:</b> 16 Sagebrush Drive Scarborough	<b>Phone:</b> (207) 838-3963
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family / Demo two (2) garages and replace with one (1) 28' x 24' detached two car garage.	<b>Proposed Project Description:</b> Demo two (2) garages and replace with one (1) 28' x 24' detached two car garage.
--------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/01/2010**Note:** **Ok to Issue:** 

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. Your plot plan is off a bit on the setbacks (the numbers total up more than what the depth of your property is). The minimum front and rear setback shall be no less than 25 feet each.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:** 10/26/2010**Note:** **Ok to Issue:** 

- 1) Fastener schedule per the IRC 2003
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

10/1/2010-mes: I left a voice message with the owner concerning the front &amp; rear setbacks and the required 25' setbacks for the garage.

10/26/2010-jrioux: Needs demo. inspection prior to issuance of a building permit.

PERMIT ISSUED

NOV - 1 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Framing and final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

NOV - 1 2010

City of Portland



# Demolition Call List & Requirements

Site Address: 14 Another St

Owner: only

Structure Type: GARAGE

Contractor: BEN COOKMAN

Utility Approvals	Number	Contact Name/Date
Central Maine Power <i>emerge to be STOPPED</i>	1-800-750-4000	<u>TONYA - 9-23-10</u>
Northern Utilities <i>non</i>	797-8002 ext 6241	<u>RICK Bellamare 9-23-10</u>
Portland Water District <i>n/app smw</i>	761-8310	<u>PAVE Dougherty 9-23-10</u>
Dig Safe <i>marked</i>	1-888-344-7233	<u>Dennis - 9-23-10</u> TICKET # 2010-390-9060

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Lucy Cote 9-23-10</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CAROL Merritt 9-23-10</u>
Historic Preservation	874-8726	<u>LIANNIE - 9-23-10</u>
Fire Dispatcher	874-8576	<u>MORRISSEAU - 9-23-10</u>
DEP - Environmental (Augusta)	287-2651	<u>SANDY Moody 9-23-10</u> 287-7751

## Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 9/27/2010

or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

William Knowles and Gail Latouf  
14 Arthur Street, Portland, Maine 04103  
Telephone: (207)797-9451

September 26, 2010

Jean Meserve  
18 Arthur Street  
Portland, Maine 04103

RE: Removal Existing Garages and Construction New Garage

Dear Jean:

Beginning on or about October 14, 2010, we will be taking down the existing garages on our property at 14 Arthur Street and constructing a new garage on our property.

Please call us if you have any questions. Thank you.

Sincerely,

  
William Knowles

CC: City of Portland

William Knowles and Gail Latouf  
14 Arthur Street, Portland, Maine 04103  
Telephone: (207)797-9451

September 26, 2010

Owner / Occupant  
Adjoining Property on Forest Avenue 1433 Forest Ave  
Portland, Maine 04103


RE: Removal Existing Garages and Construction New Garage

Dear Neighbor:

Beginning on or about October 14, 2010, we will be taking down the existing garages on our property at 14 Arthur Street and constructing a new garage on our property.

Please call us if you have any questions. Thank you.

Sincerely,

  
William Knowles

CC: City of Portland

William Knowles and Gail Latouf  
14 Arthur Street, Portland, Maine 04103  
Telephone: (207)797-9451

September 26, 2010

Owner / Occupant

Adjoining Property on Forest Avenue 1435 Forest Ave  
Portland, Maine 04103

RE: Removal Existing Garages and Construction New Garage

Dear Neighbor:

Beginning on or about October 14, 2010, we will be taking down the existing garages on our property at 14 Arthur Street and constructing a new garage on our property.

Please call us if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'W Knowles', with a long horizontal flourish extending to the right.

William Knowles

CC: City of Portland

William Knowles and Gail Latouf  
14 Arthur Street, Portland, Maine 04103  
Telephone: (207)797-9451

September 26, 2010

Owner / Occupant  
20 Wall Street  
Portland, Maine 04103

RE: Removal Existing Garages and Construction New Garage

Dear Neighbor:

Beginning on or about October 14, 2010, we will be taking down the existing garages on our property at 14 Arthur Street and constructing a new garage on our property.

Please call us if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink that reads "COPY" in a stylized, cursive font.

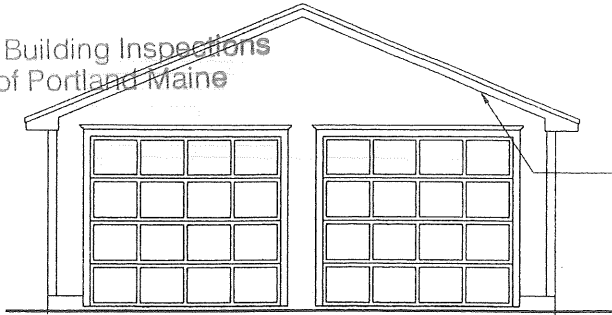
William Knowles

CC: City of Portland

RECEIVED

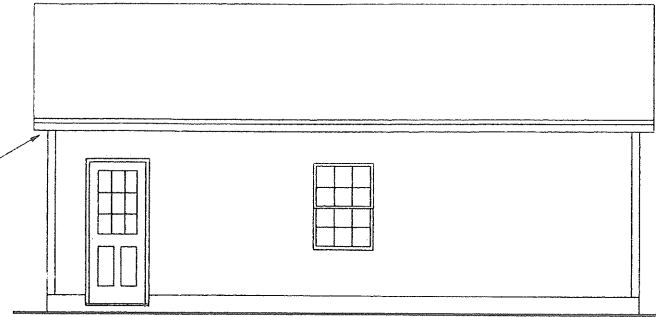
OCT - 1 2010

Dept. of Building Inspections  
City of Portland Maine



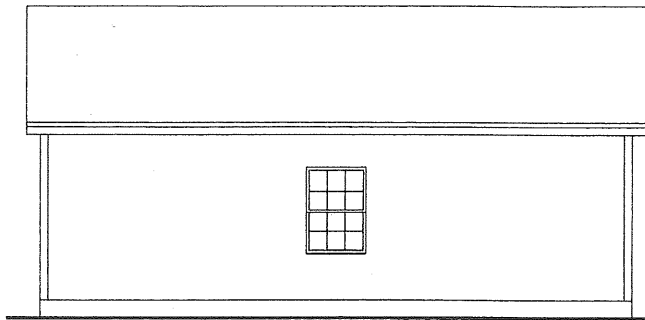
FRONT ELEVATION

1/4"=1'-0"



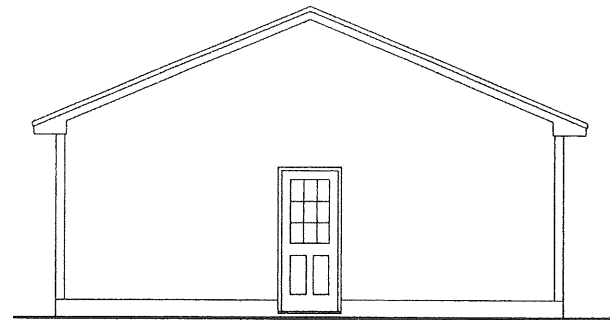
RIGHT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"



BACK ELEVATION

1/4"=1'-0"

14 ARTHUR ST.

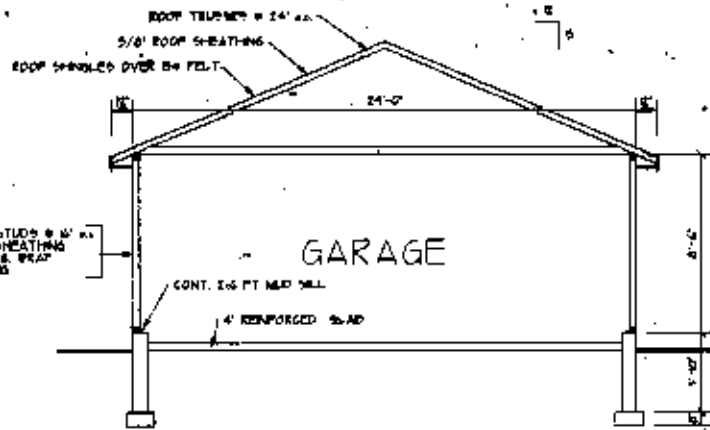
No.	Date	Phase
1	9-16-10	

PROPOSED GARAGE FOR  
BSC CONSTRUCTION

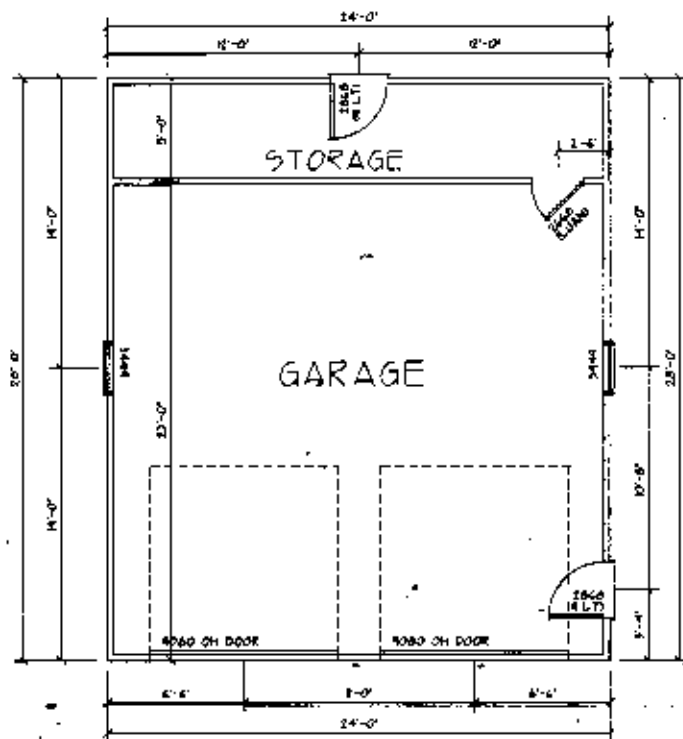
PORTLAND

MAINE

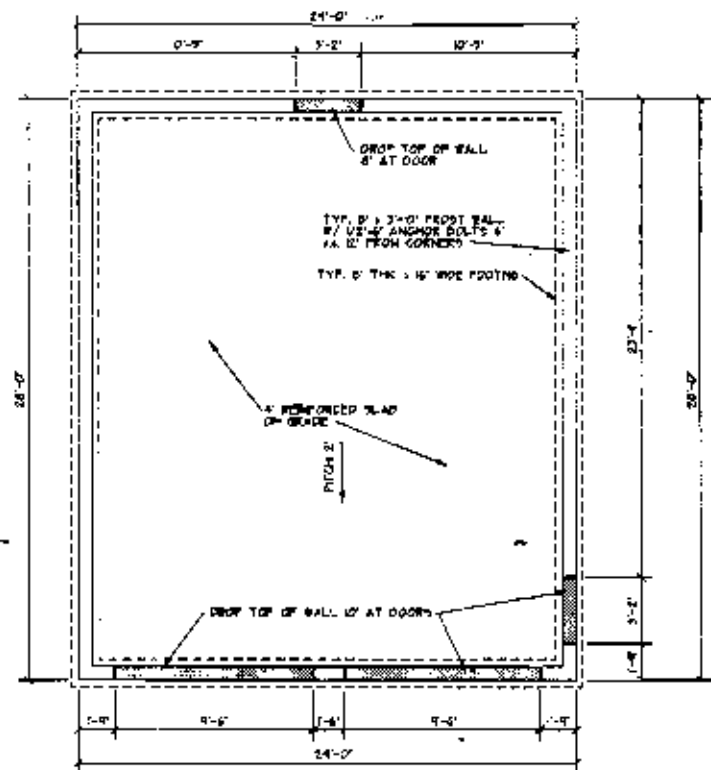




TYP. CROSS SECTION U4-1-0'



FLOOR PLAN U4-1-0'



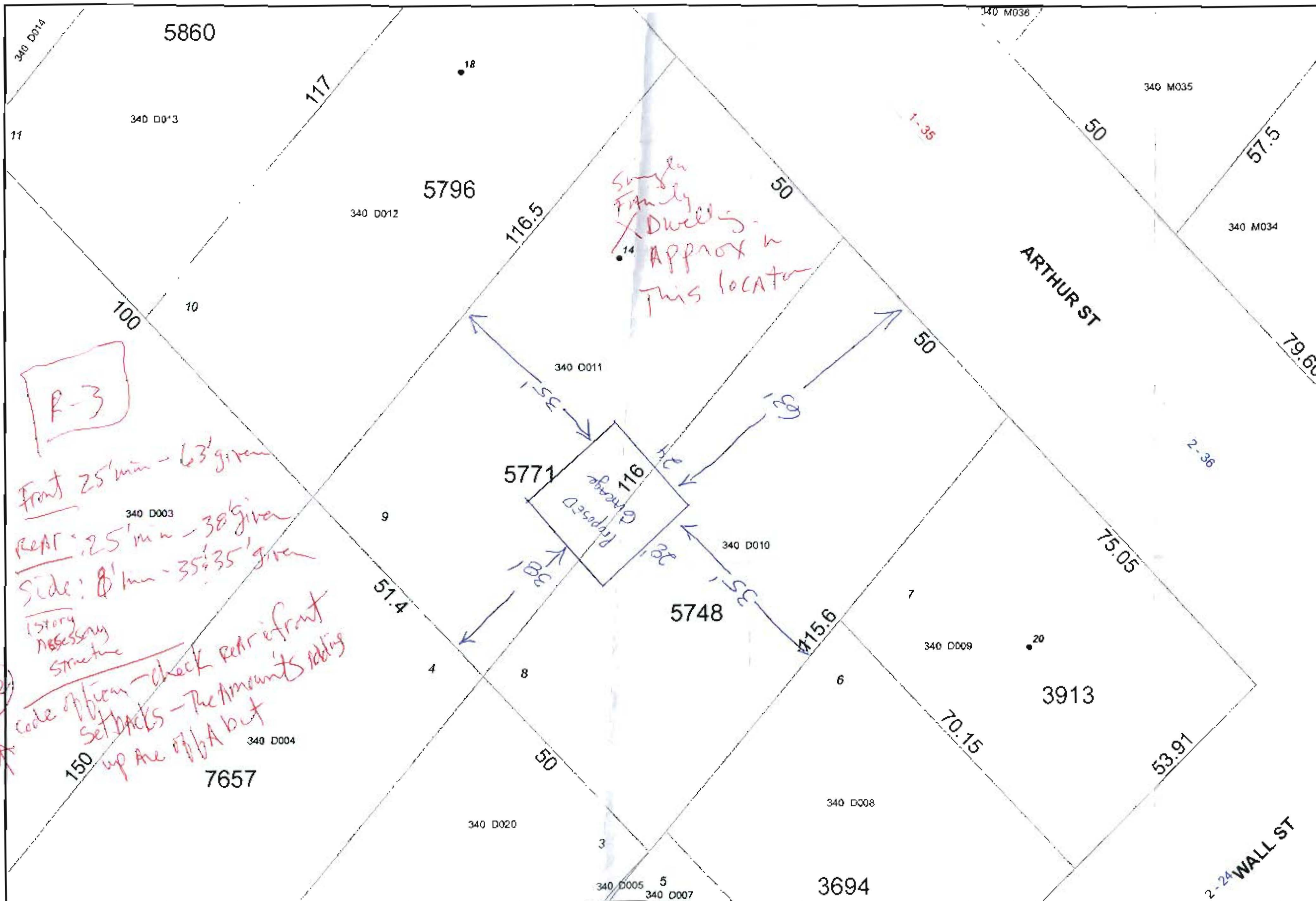
FOUNDATION PLAN U4-1-0'

14 Arthur St.

No.	Qty	Unit
1	1	1

BSC CONSTRUCTION

PORTLAND



1 inch = 19 feet  
 0 Feet 15 30

Map Produced by the City of Portland's ArcGIS Server Web Application.

**R-3**

Front 25' min - 63' given  
 Rear 25' min - 38' given  
 Side: 8' min - 35' 35' given

1 story necessary structure

code of town - check rear & front setbacks - The amounts adding up are off by a bit

Single Family Dwelling - APPROX in this location

Proposed Garage 116

Notes