

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that PATRICK LEE COSQUER

Located At 12 FERNALD TER

Job ID: 2012-08-4628-ALTR

CBL: 163- L-003-001

has permission to Install 2nd floor dormer in bathroom

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## 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 Inspections 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.**

Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4628-ALTR

Located At: 12 FERNALD TER

CBL: 163- L-003-001

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This dormer is being approved using section 14-436(a). The first floor footprint is 762 sf. The dormer is adding 40 sf which is a 5% increase in floor area well under the allowable 50% increase.

### **Building**

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

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

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

Job No: 2012-08-4628-ALTR	Date Applied: 8/6/2012	CBL: 163- L-003-001	
Location of Construction: 12 FERNALD TER	Owner Name: PATRICK COSQUER	Owner Address: 12 FERNALD TER PORTLAND, ME 04103	Phone: 207-577-9175
Business Name:	Contractor Name: Homeworks Builders LLC	Contractor Address: 38 Caddie Ln., Portland ME 04103	Phone: (207) 650-7435
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family - add 8' dormer on rear to add bathroom	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approve <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB
		Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
Proposed Project Description: Install 2nd floor dormer for bathroom		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands <i>using section 14-436 (a) adding 40 sf which is 506</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition 8/13/12 ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	<b>CERTIFICATION</b>		

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

R-3

Entered 8/6/12  
(B)



# 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.

# 2012-08-4628-ALTR

Location/Address of Construction: <u>12 Fernald Terrace</u>		
Total Square Footage of Proposed Structure/Area <u>70 sq Ft</u>	Square Footage of Lot <u>5100 sq ft 60' RF</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>163</u> Block# <u>L</u> Lot# <u>3</u>	Applicant: (must be owner, lessee or buyer) Name <u>Pat Cosquer</u> Address <u>12 Fernald Terrace</u> City, State & Zip <u>Portland, me 04103</u>	Telephone: <u>(207) 577-9175</u>
	Owner: (if different from applicant) Name Address <u>Same</u> City, State & Zip	Cost of Work: <u>\$10,000.00</u> C of O Fee: \$ <u>      </u> Historic Review: \$ <u>      </u> Planning Amin.: \$ <u>      </u> Total Fee: \$ <u>120</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: <u>Single Family</u> Is property part of a subdivision? <u>N/A</u> If yes, please name <u>N/A</u> Project description: <u>2nd floor corner addition for bathroom</u>	
Contractor's name: <u>Homeworks Builders, LLC</u>		Email: <u>cmilley@milleyco.com</u>
Address: <u>38 Caddie Lane</u>		
City, State & Zip <u>Portland, me 04103</u>		Telephone: <u>(207) 650-7435</u>
Who should we contact when the permit is ready: <u>Ron Milley</u>		Telephone: <u>(207) 650-7435</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: [Signature] Date: 8/6/12

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

avne



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 1336

**Tender Amount:** 120.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 8/6/2012

**Receipt Number:** 46757

## Receipt Details:

Referance ID:	7519	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	120.00	Charge Amount:	120.00
Job ID: Job ID: 2012-08-4628-ALTR - Install 2nd floor dormer in bathroom			
Additional Comments: 12 Fernald Terrace			

Thank You for your Payment!

R-3 zone

lot size - 5400  $\phi$

front setback - 25' - 20' given

side \*

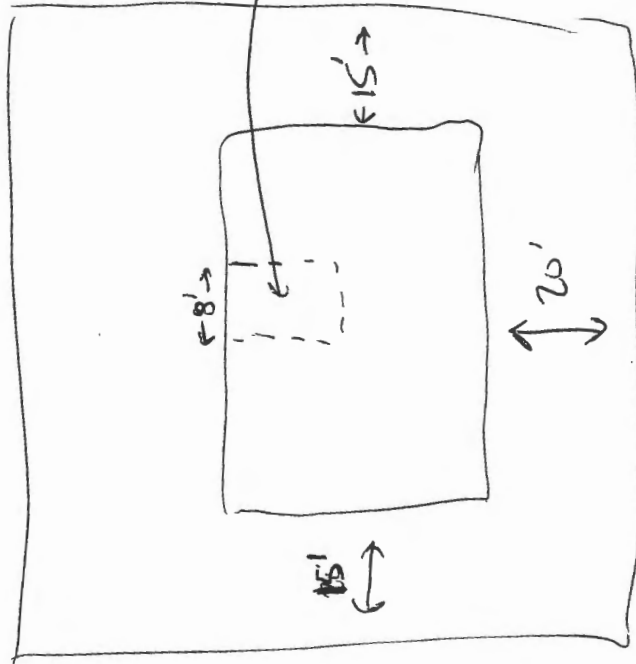
\* using section 14-436(a)

50% 1st floor footprint = 381  $\phi$   
(762)

dormer = 8 x 5 = 40  $\phi$

$\frac{40}{762} = 5.25\%$

New Dormer located  
At center of building

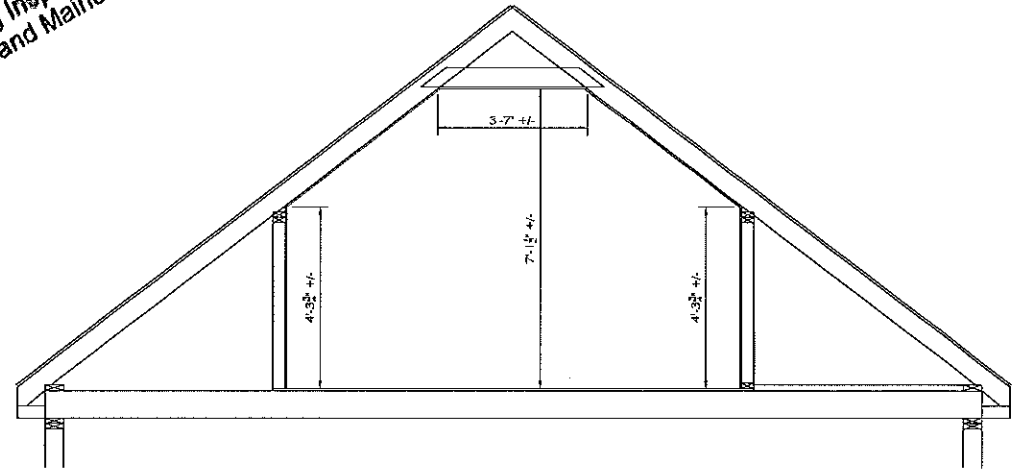


street  
60

90

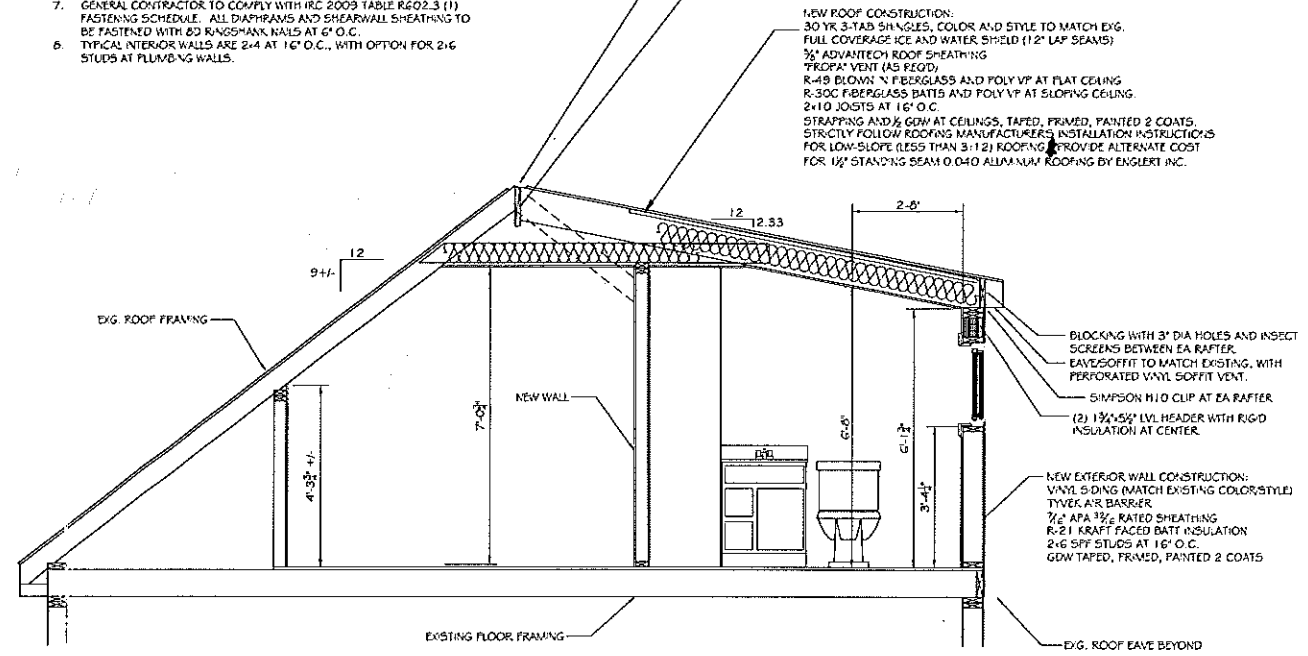
\* See Reverse for lot layout \*

RECEIVED  
AUG 06 2012  
Dept. of Building Inspections  
City of Portland Maine

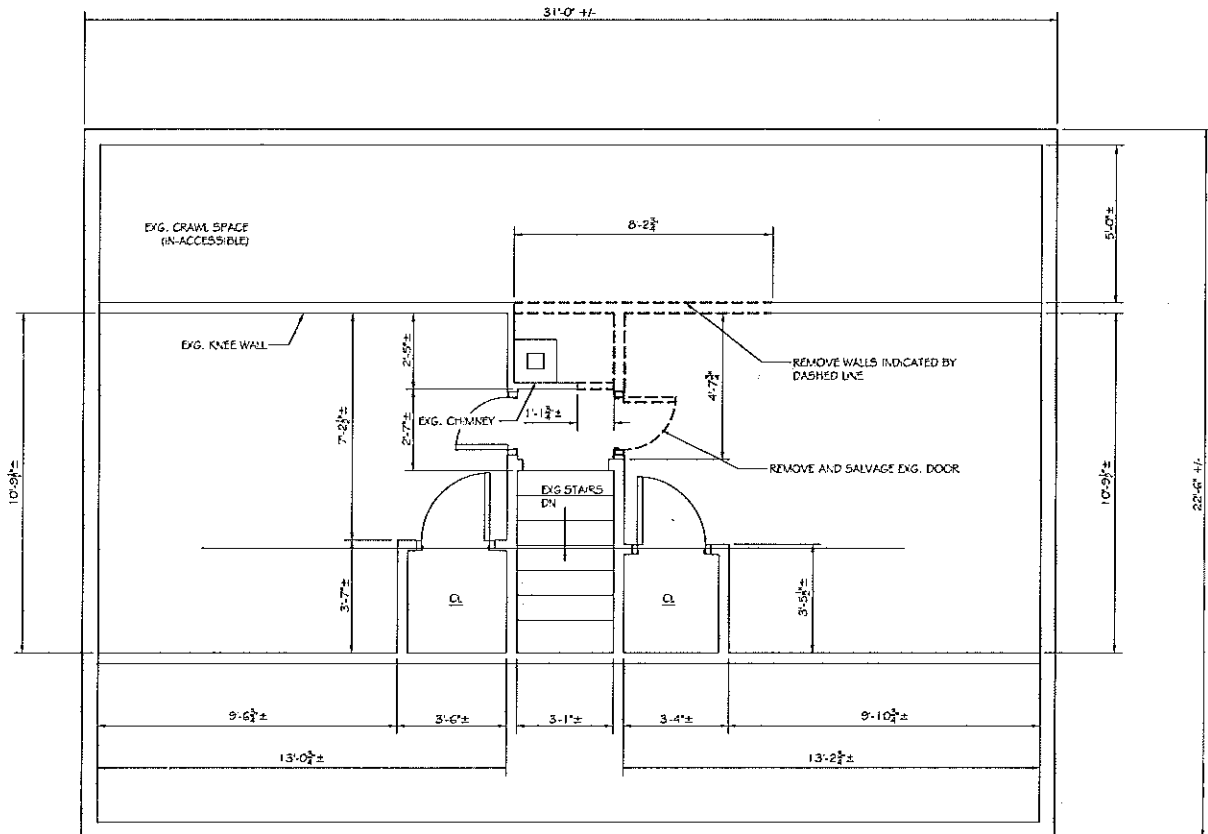


B2 EXG. PARTIAL SECTION  
SCALE: 1/2" = 1'-0"

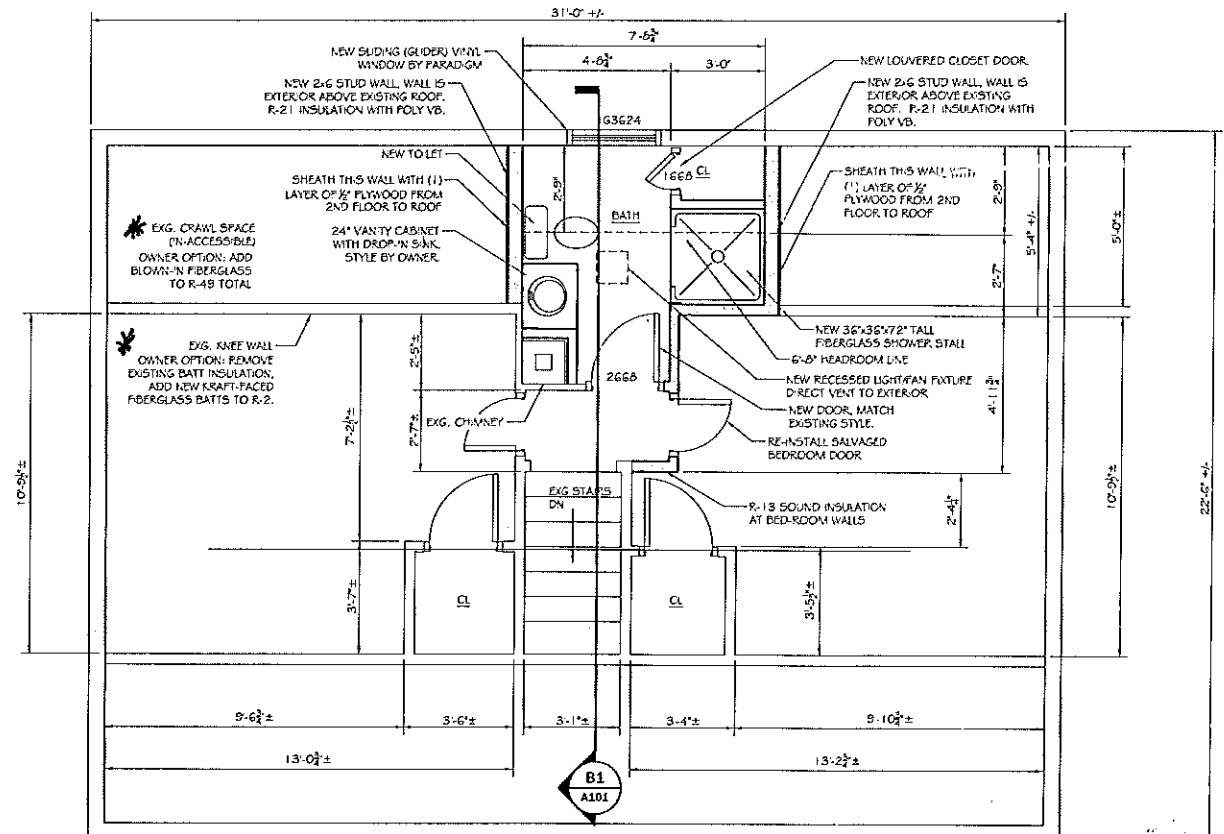
- FRAMING NOTES:
1. ALL STRUCTURAL DIMENSION LUMBER TO BE SFF #1#2 OR BETTER.
  2. "UNO" INDICATES "UNLESS NOTED OTHERWISE"
  3. LOCATE ALL SPLICES IN TOP PLATES AT A STUD 4 STAGGER MIN. 48"
  4. ALL BUILT-UP OR SOLID WOOD BEAMS TO BE CONNECTED TO WOOD POSTS WITH 5/8" DIA. POST CAPS. TYPICAL UNO ON PLAN.
  5. ALL SPECIFIED HEADER POSTS ARE "JACK STUDS" & SHOULD EXTEND TO THE UNDERSIDE OF HEADER OR BEAM. CONTRACTOR SHOULD PROVIDE (1) 2x4 STUD AT ALL DOOR / WINDOW HEADERS, UNO.
  6. QUANTITY OF 2x BUILT-UP POSTS ARE NUMBER REGD @ EACH END OF HEADER / BEAM UNLESS OTHERWISE NOTED.
  7. GENERAL CONTRACTOR TO COMPLY WITH IRC 2009 TABLE R602.3 (1) FASTENING SCHEDULE. ALL DIAPHRAGMS AND SHEARWALL SHEATHING TO BE FASTENED WITH 8D RINGS/HANK NAILS AT 6" O.C.
  8. TYPICAL INTERIOR WALLS ARE 2x4 AT 16" O.C., WITH OPTION FOR 2x6 STUDS AT PLUMBING WALLS.



B1 PROPOSED PARTIAL SECTION  
SCALE: 1/2" = 1'-0"



A2 EXG. 2nd FLOOR PLAN  
SCALE: 3/8" = 1'-0"



A1 PROPOSED SECOND FLOOR PLAN  
SCALE: 3/8" = 1'-0"

**ASSOCIATED DESIGN PARTNERS INC.**  
Office: (207) 878-1751  
Fax: (207) 878-1788  
E-Mail: [adp@adpengineering.com](mailto:adp@adpengineering.com)  
80 Leighton Road  
Falmouth, Maine 04105

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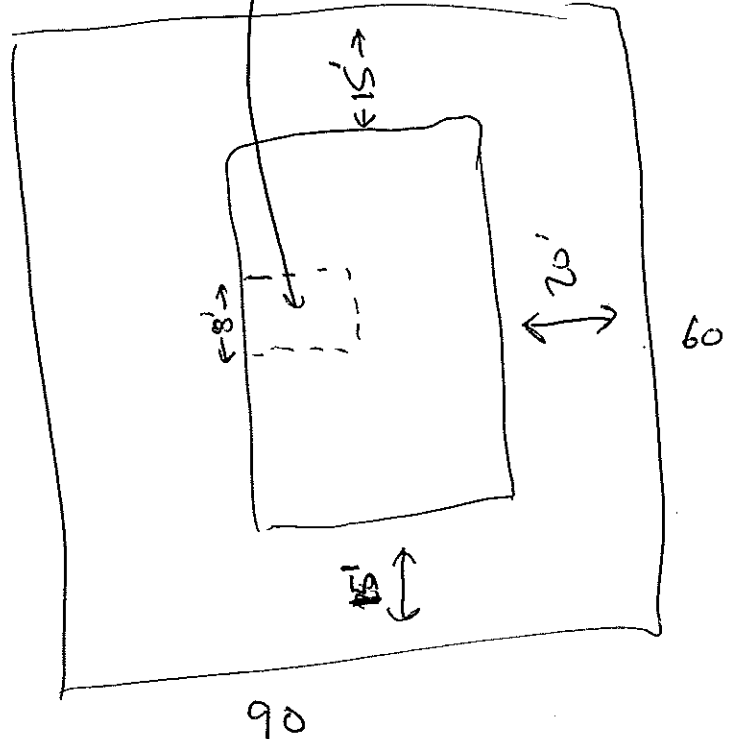
PROJECT: **COSQUER RESIDENCE**  
**PORTLAND, ME**  
FOR: PATRICK COSQUER  
SHEET TITLE: **PROPOSED 2ND FLOOR BATHROOM**  
ISSUED FOR PERMITTING / BID

REVISIONS	DESCRIPTION	DATE

DATE: 7-12-12  
SCALE: AS NOTED  
DESIGN BY: ASW  
DRAWN BY: RSC  
FILE #: 12153-A101.DWG  
PROJECT NUMBER:  
**12153**  
SHEET NO:  
**A101**



New Dormer located  
At center of building



Lot 3

