

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that WEST JEFFREY A VAN

Located At 37 WESTMINSTER AVE

Job ID: 2012-08-4637-ALTR

CBL: 184- B-013-001

has permission to 3 projects: first floor area; basement foundation  
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:

Footings/Setbacks prior to pouring concrete

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: 2012-08-4637-  
ALTR**

**Located At: 37  
WESTMINSTER AVE**

**CBL: 184- B-013-001**

## **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 permit is being issued with the condition that all the work is taking place within the existing footprint.

### **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:<br>2012-08-4637-ALTR   | Date Applied:<br>8/7/2012   | CBL:<br>184- B-013-001                                       |   |
| Location of Construction:<br>37 WESTMINSTER AVE                                | Owner Name:<br>JEFFREY & JENNIFER VAN WEST  | Owner Address:<br>37 WESTMINSTER AVE<br>PORTLAND, ME 04103   | Phone:<br>207-332-1193  |
| Business Name:   | Contractor Name:<br>Cape Construction, Jeremy   | Contractor Address:<br>777 Cape Rd., East Limington ME 04049 | Phone:<br>(207) 807-2070  |
| Lessee/Buyer's Name:   | Phone:  | Permit Type:<br>BLDG - Building                              | Zone:<br>R-3  |
| Past Use:<br>Single family   | Proposed Use:<br>Same – single family – rebuild enclosed front porch with new foundation & relocate front steps | Cost of Work:<br>46000.00                                    | CEO District:   |
|  |   | Fire Dept:<br><i>N/A</i>                                     | Inspection:<br>Use Group: <i>7-3</i><br>Type: <i>SB</i><br><i>IRC03</i> |
|  |   | Signature: <i>[Signature]</i>                                | Signature: <i>[Signature]</i>   |
| Proposed Project Description:<br>rebuild enclosed front porch w/new foundation |   | 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 informatin 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>all work w/in existing footprint</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</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 |



# General Building Permit Application

Entered 8/7/12

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 - 4637 - ALTR

85

|   |  |   |
|---|--|---|
| Location/Address of Construction: # 37 WESTMINSTER AVE PORTLAND, ME   |  |   |
| Total Square Footage of Proposed Structure/Area<br>152 sq'  | Square Footage of Lot<br>7,000   | Number of Stories<br>2 1/2  |
| Tax Assessor's Chart, Block & Lot<br>Chart# Block# Lot#<br>184 B013   | Applicant: (must be owner, lessee or buyer)<br>Name: JEFFY VANWEST<br>Address: 37 WESTMINSTER AVE<br>City, State & Zip: PORTLAND, ME 04103 | Telephone:<br>207-332-1193  |
| Lessee/DBA RECEIVED<br>AUG 07 2012<br>Dept. of Building Inspections<br>City of Portland Maine   | Owner: (if different from applicant)<br>Name<br>Address<br>City, State & Zip   | Cost of Work: \$45,900.-<br>C of O Fee: \$<br>Historic Review: \$<br>Planning Amin.: \$<br>Total Fee: \$ 480.00 |
| Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units _____<br>If vacant, what was the previous use? _____<br>Proposed Specific use: _____<br>Is property part of a subdivision? NO If yes, please name _____<br>Project description: RE-CONSTRUCTING AREA ON FIRST FLOOR (152 sq' TO ADD FOUNDATION AND BASEMENT SPACE) FRONT RIGHT CORNER OF HOUSE. WAS A PORCH AT ONE TIME CHANGING LOCATION OF FRONT ENTRY DOOR. |  |   |
| Contractor's name: CAPE CONSTRUCTION + RESTORATION  |  | Email: CAPE.CONSTRUCTION@FAIRPOINT.NET  |
| Address: 777 CAPE RD  |  |   |
| City, State & Zip: LINDSEY, ME 04043  |  | Telephone: 207-807-2070   |
| Who should we contact when the permit is ready: JEREMY LAWRENCE   |  | Telephone: _____  |
| Mailing address: SAME   |  |   |

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: \_\_\_\_\_ Date: 8/7/12

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



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , Check Number: 663  
**Tender Amount:** 480.00

Receipt Header:

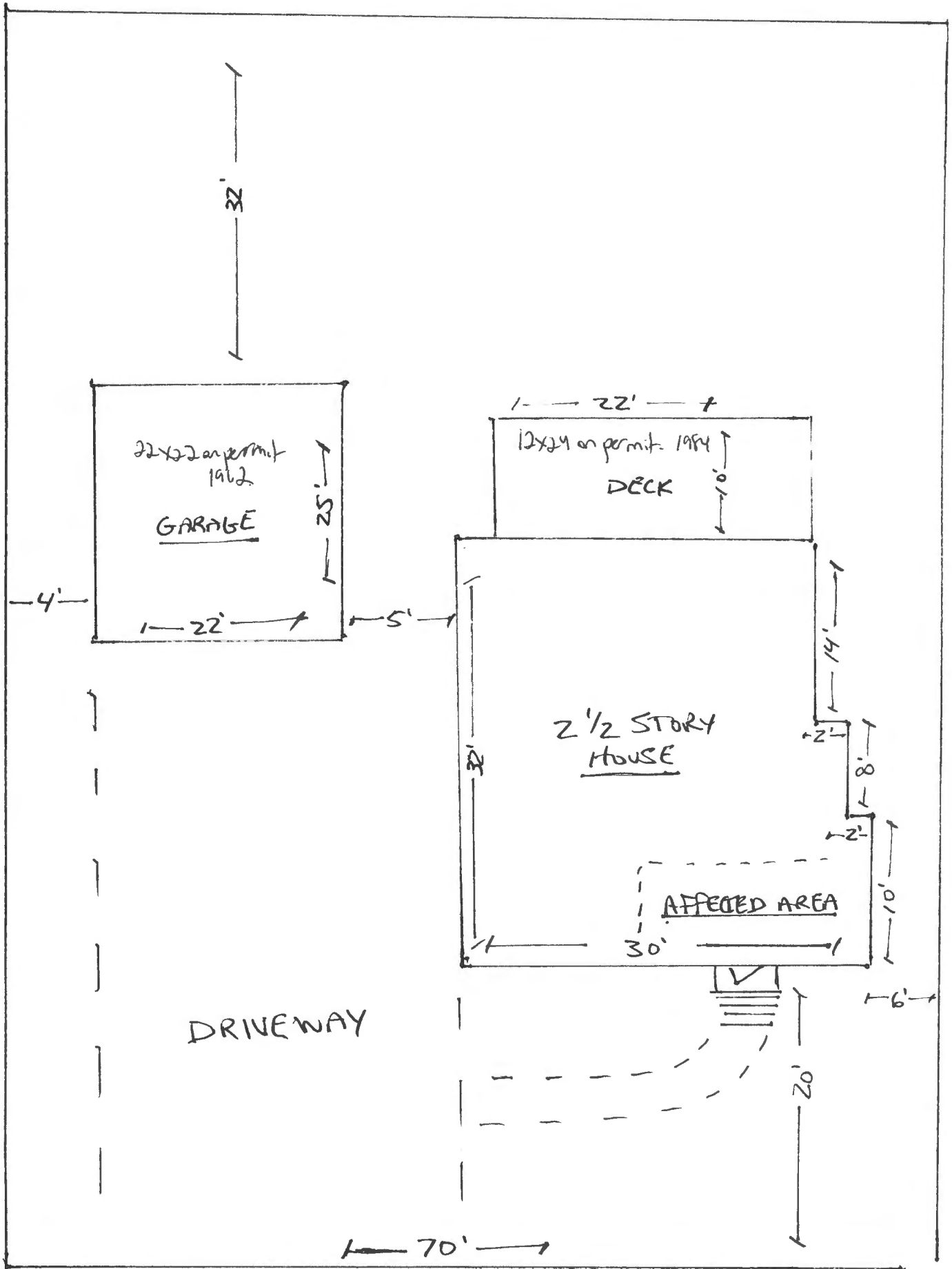
**Cashier Id:** bsaucier  
**Receipt Date:** 8/7/2012  
**Receipt Number:** 46800

Receipt Details:

|   |        |                |           |
|---|--------|----------------|-----------|
| Referance ID:   | 7536   | Fee Type:      | BP-Constr |
| Receipt Number:   | 0      | Payment Date:  |           |
| Transaction Amount:   | 480.00 | Charge Amount: | 480.00    |
| Job ID: Job ID: 2012-08-4637-ALTR - 3 projects; first floor area; basement foundation |        |                |           |
| Additional Comments: 37 Westminster Ave   |        |                |           |

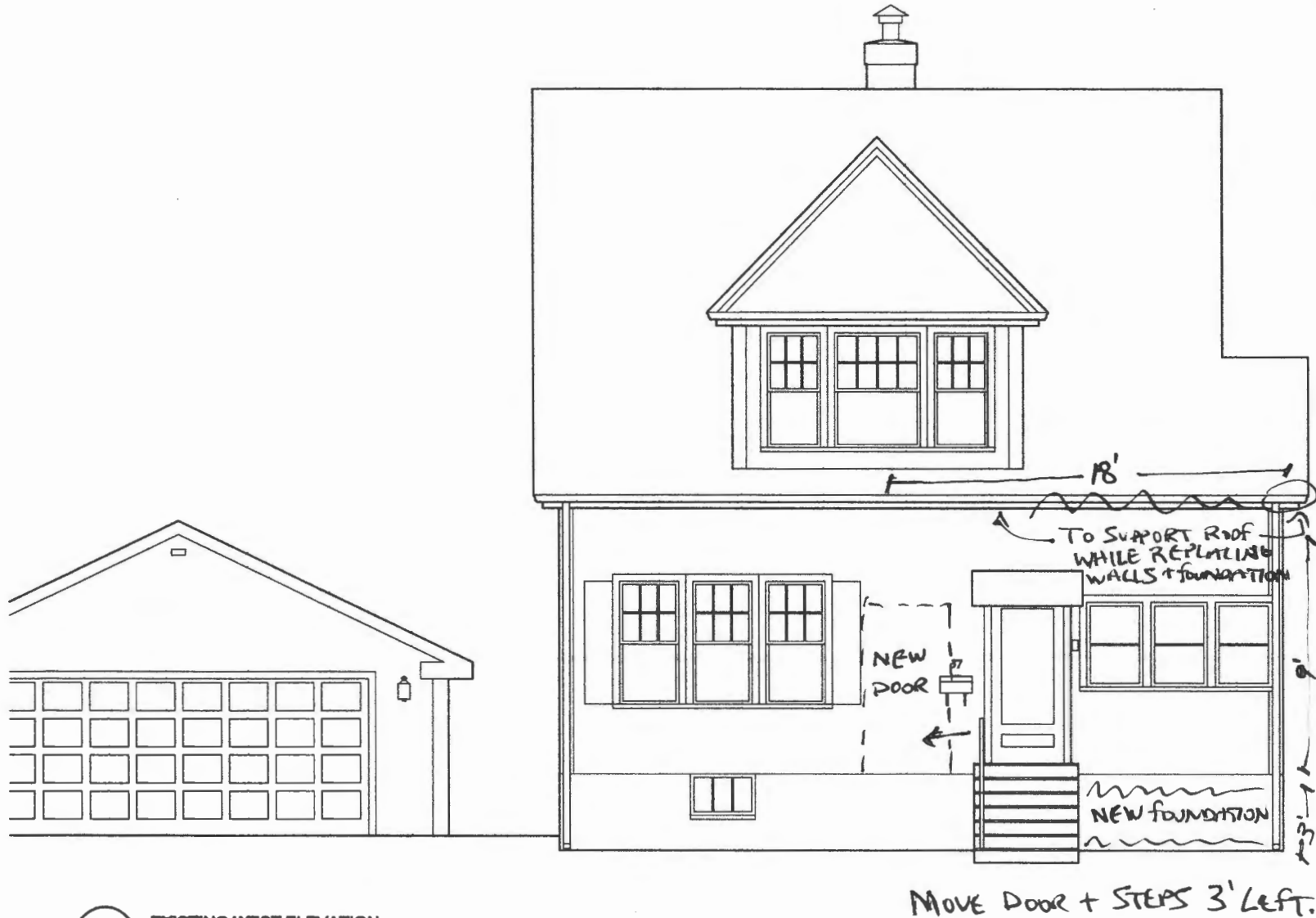
Thank You for your Payment!

# # 37 WESTMINSTER - PLOT PLAN



- WESTMINSTER AVE -

JEREMY 807-2070



1 EXISTING WEST ELEVATION  
 E1.4 1/4" = 1'-0"

3

tll- architects llc  
 28 Denmark Street, Suite 213  
 Portland, Maine 04101  
 ph: 207.761.9962

Van West  
 Residence

Addition  
 and  
 Remodel

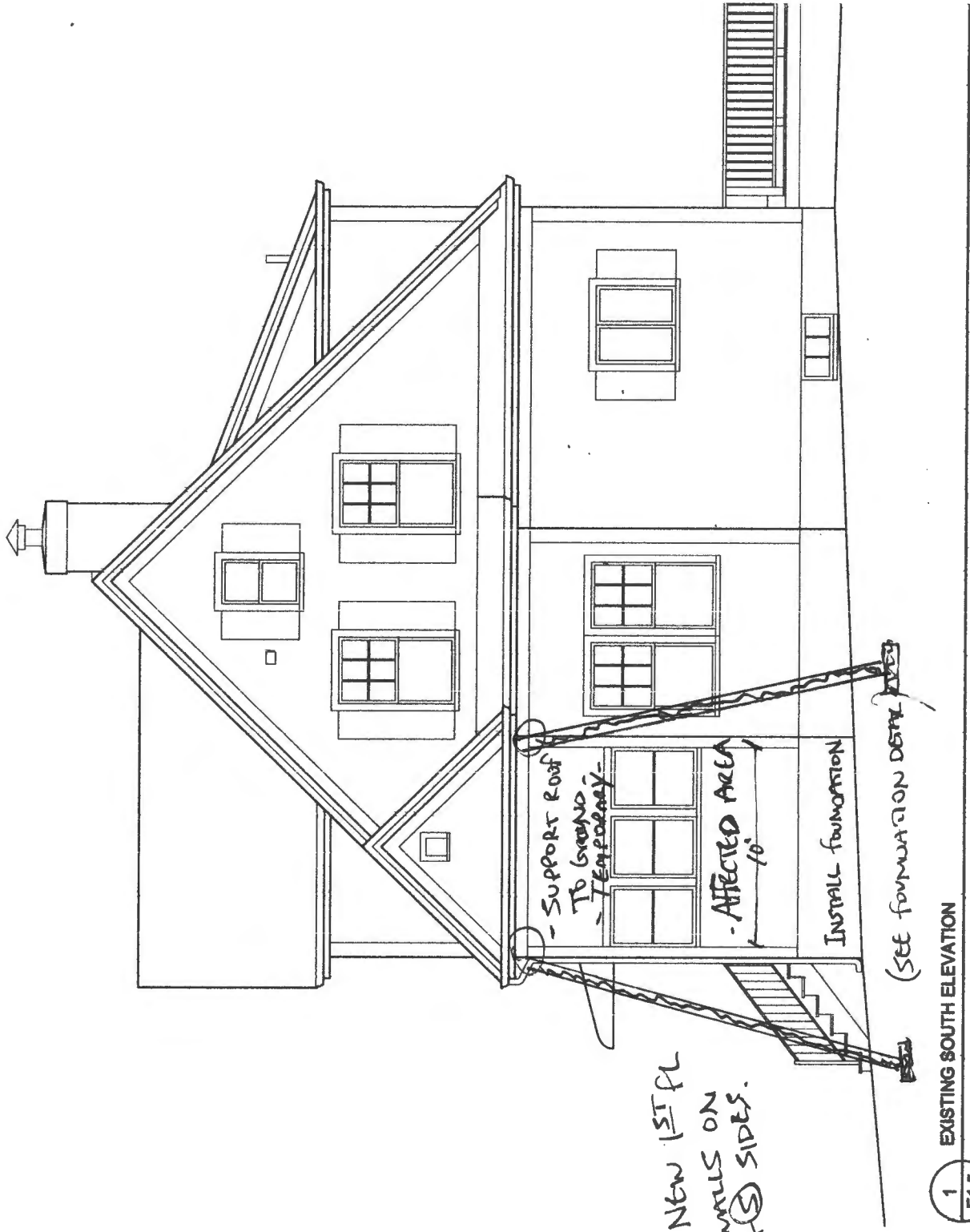
37 Westminster Ave.  
 Portland, Maine

DATE:  
 19 AUGUST 2010

PROJECT NO.:  
 1013

E1.4

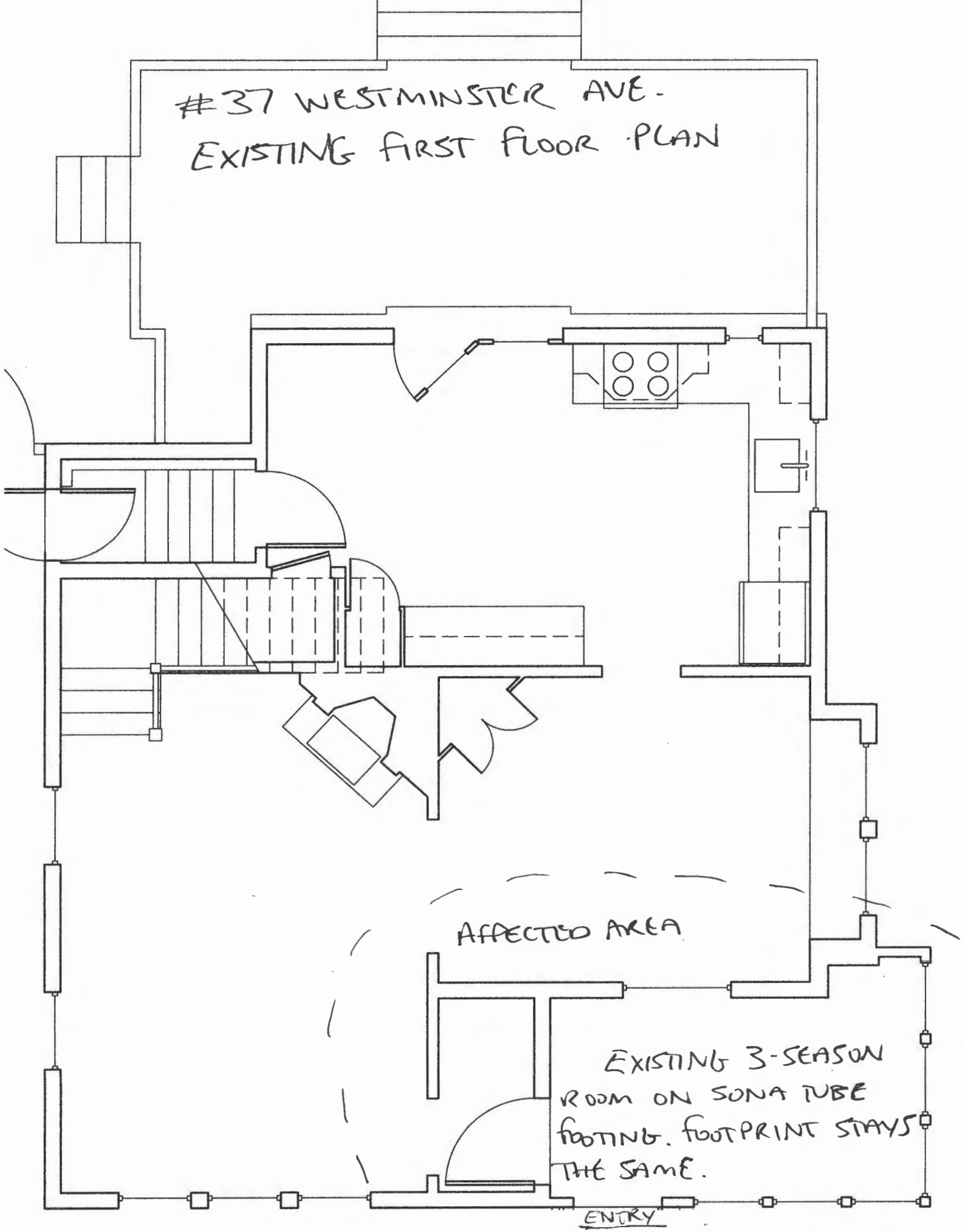




NEW 1 1/2" FL  
WALLS ON  
(N) + (S) SIDES.

1 EXISTING SOUTH ELEVATION  
E1.5 1/4" = 1'-0"

#37 WESTMINSTER AVE.  
EXISTING FIRST FLOOR PLAN



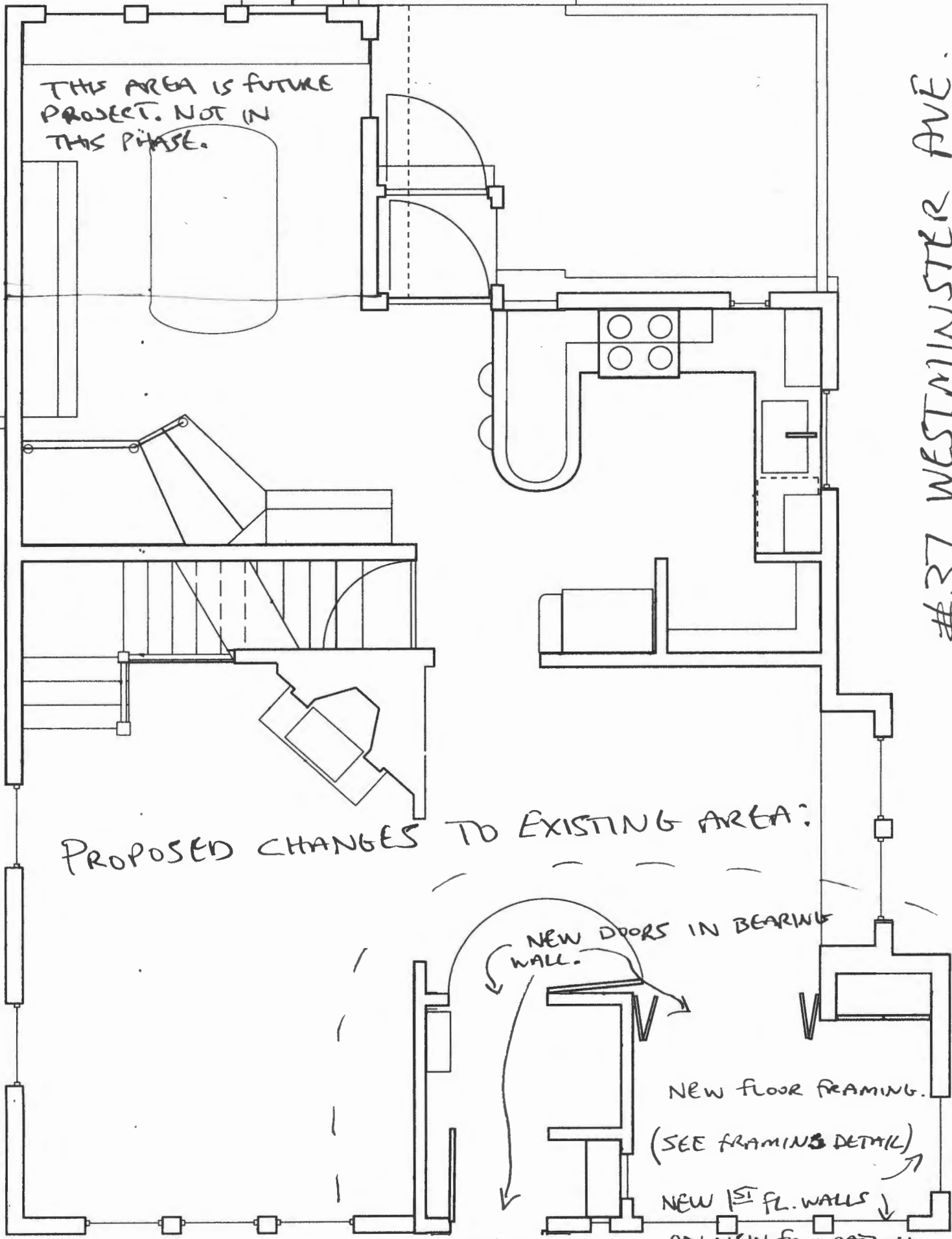
AFFECTED AREA

EXISTING 3-SEASON  
ROOM ON SONA TUBE  
FOOTING. FOOTPRINT STAYS  
THE SAME.

ENTRY

#37 WESTMINSTER AVE.

THIS AREA IS FUTURE PROJECT. NOT IN THIS PHASE.



PROPOSED CHANGES TO EXISTING AREA:

NEW DOORS IN BEARING WALL.

NEW FLOOR FRAMING.

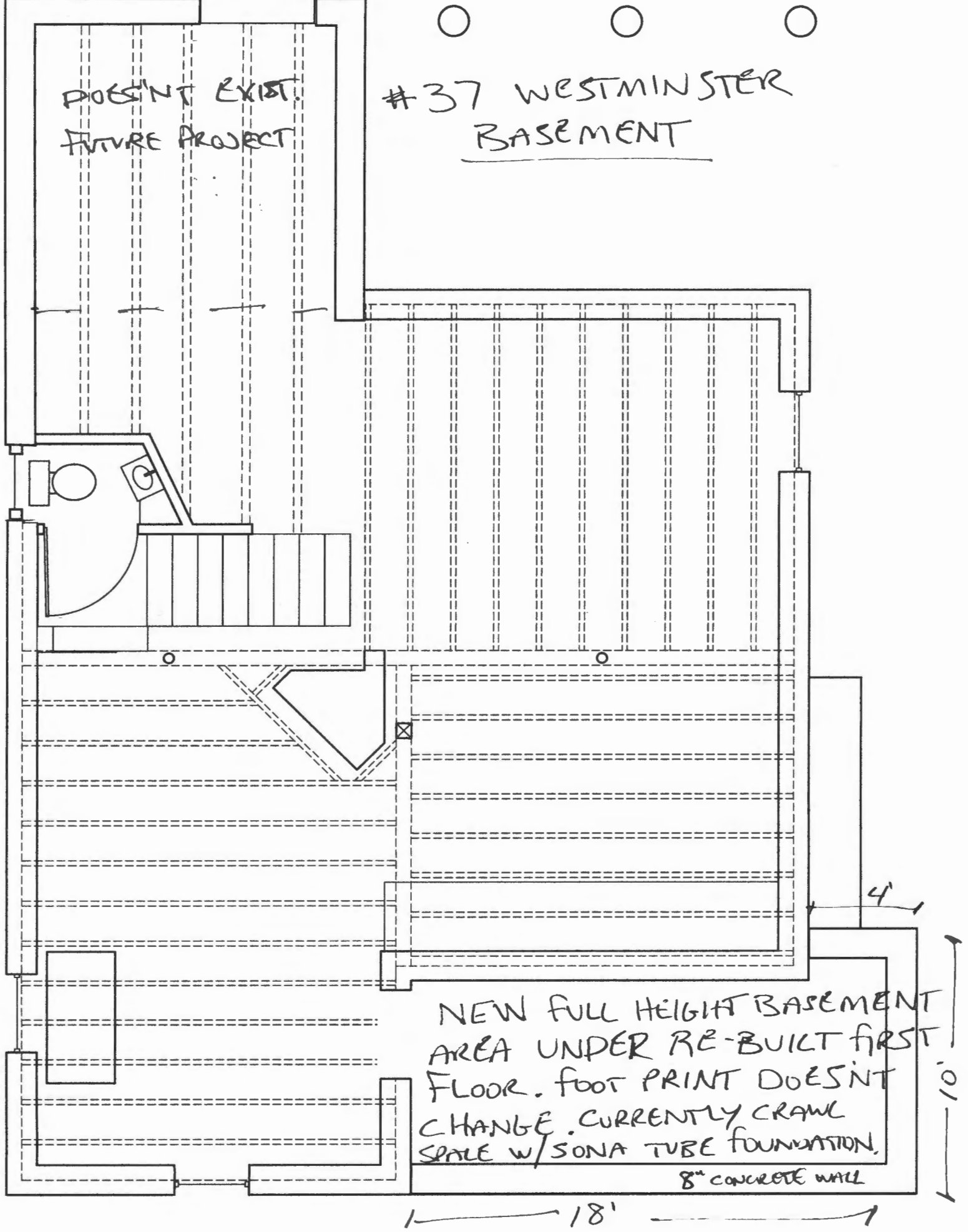
(SEE FRAMING DETAIL)

NEW 1st FL. WALLS ON NEW FOUNDATION.

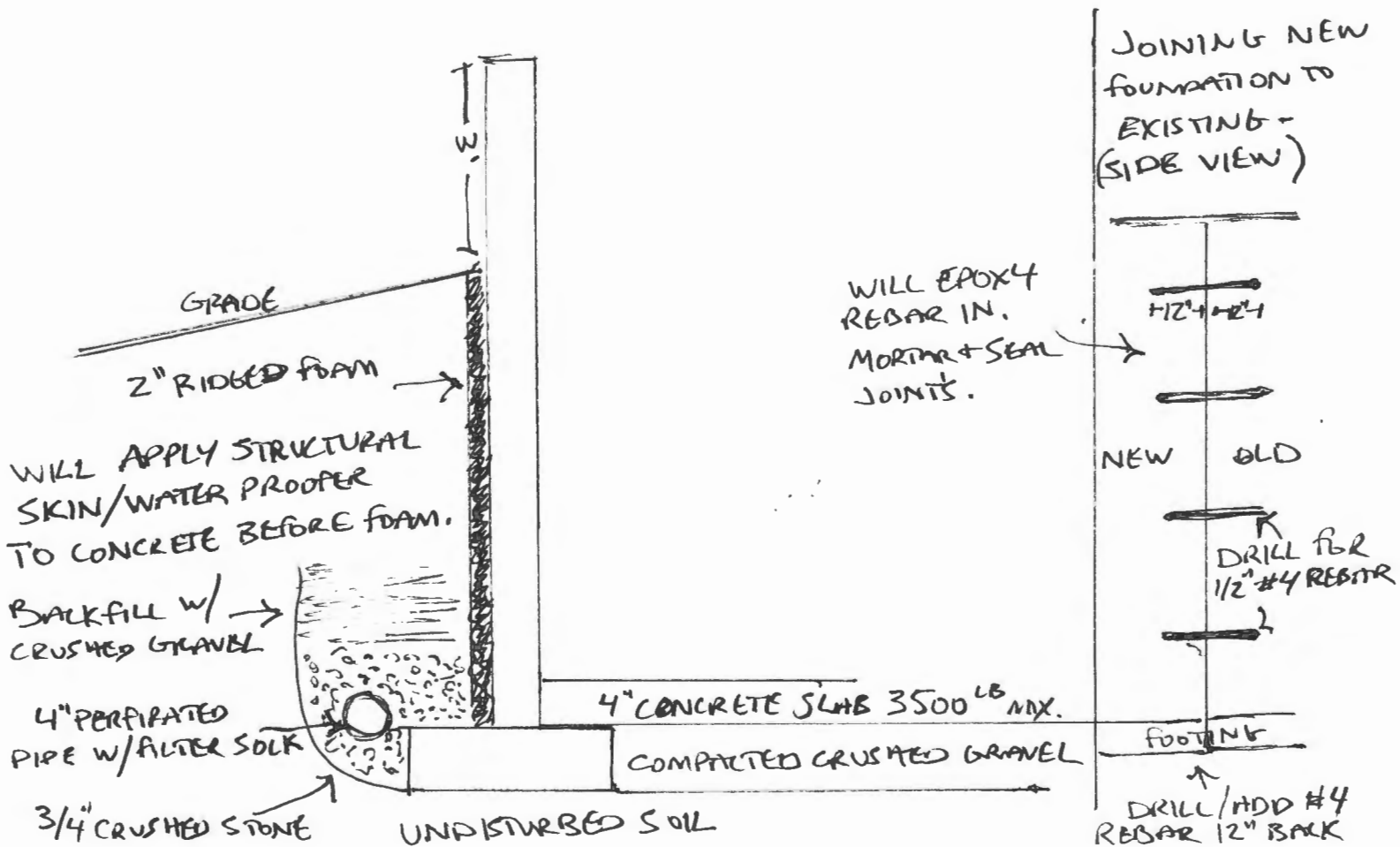
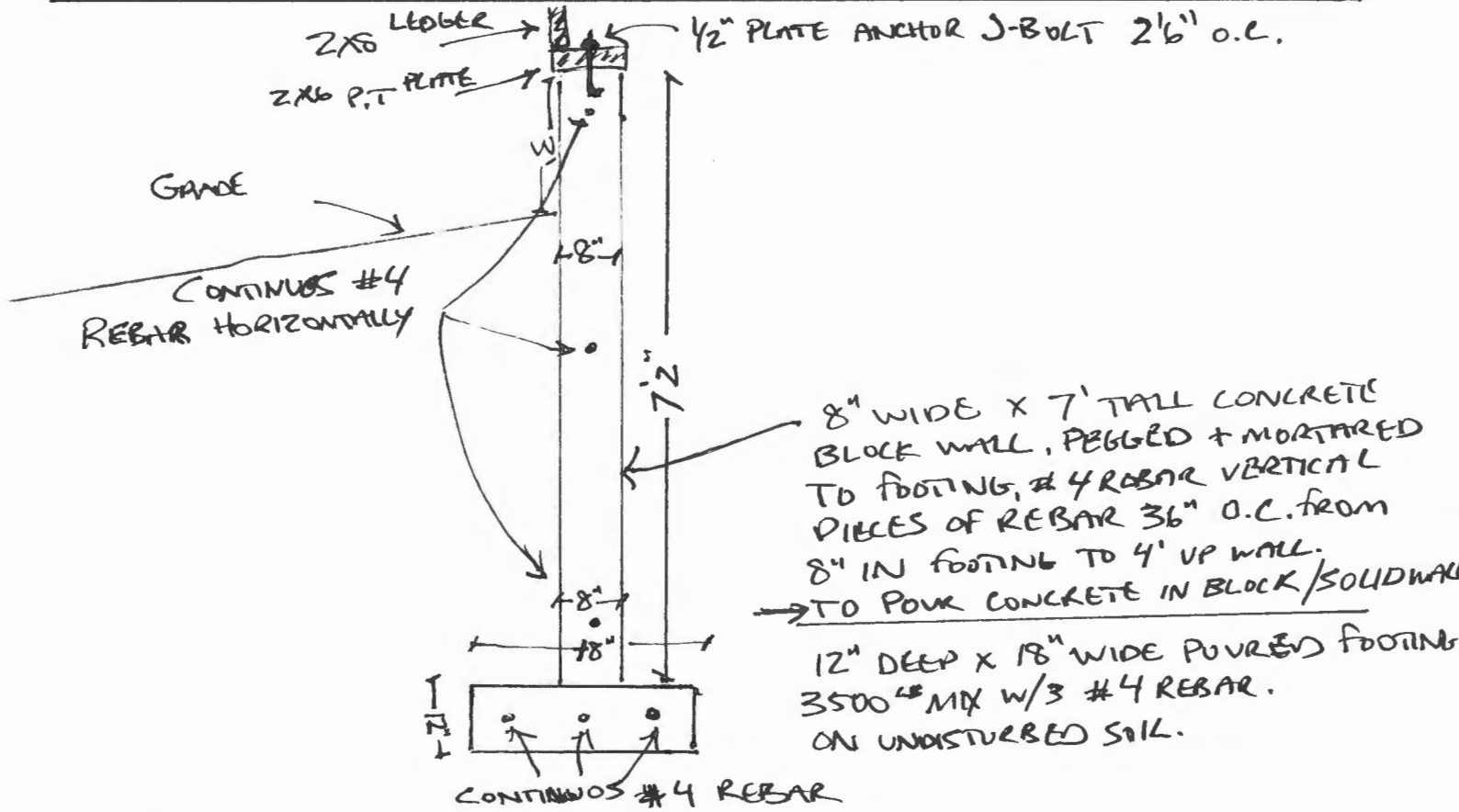
NEW ENTRY

DOESN'T EXIST!  
FUTURE PROJECT

# #37 WESTMINSTER BASEMENT

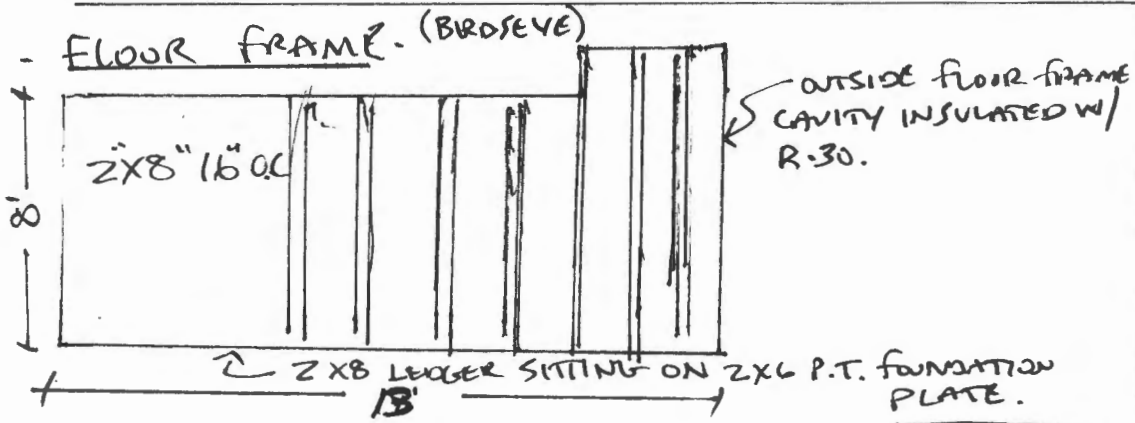


# #37 WESTMINSTER FOUNDATION DETAIL

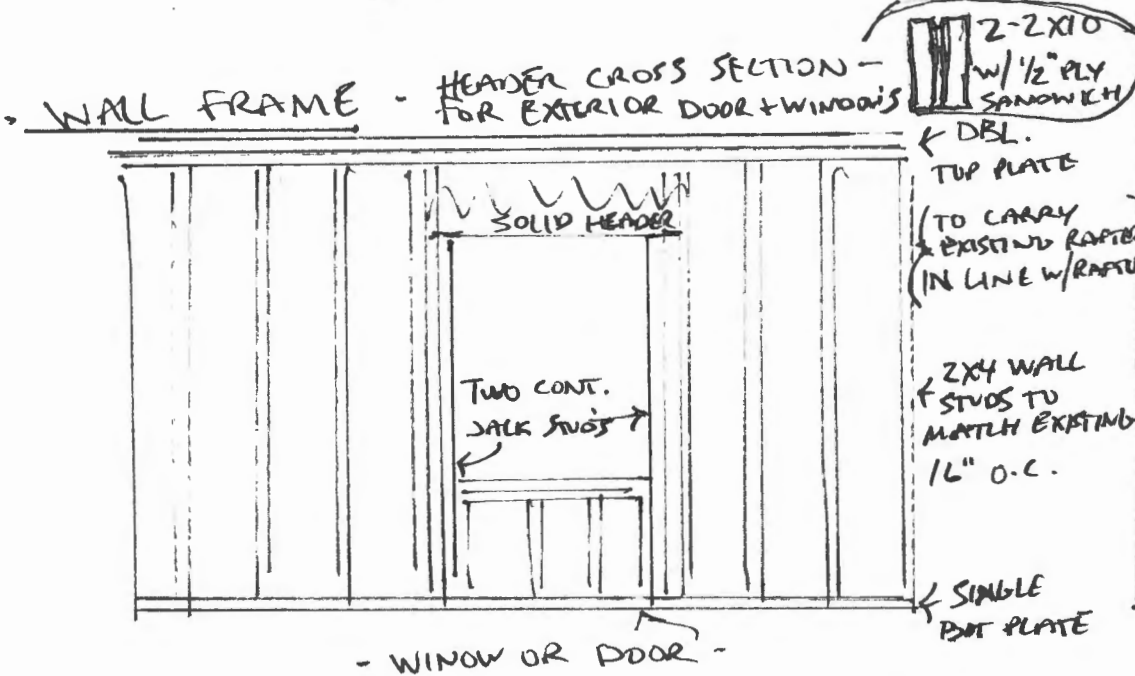


JEREMY 807-2070

# #37 WESTMINSTER FRAMING DETAIL (AND WINDOW/DOOR SCHEDULE)



- 1- 3'0" x 6'8" FIBERGLASS ENTRY
- 3- 2'6" x 3'6" ANDERSON D. HUNG 400 SERIES
- 1- 3'6" x 3'6" ANDERSON 400 SERIES



INSULATION R-VALUES

2x4 WALL CAVITIES = R-15

2x8 FLOOR (OUTSIDE) = R-30 (FIBERGLASS)

FOUNDATION WALL (OUTSIDE)

R-10 2" RIDGE foam FROM FOOTING TO GROUND.

NEW FRONT STEPS.

3' LANDING IN FRONT OF DOOR. SOLID RISES.

6- RISES = 7" - 7.75" PER.

TREAD = 10" - 11" DEEP

RAILING 3.5" BETWEEN SAND 36" FROM NOSE TO TOP.

## INSTALL OF NEW INTERIOR DOORS - (IN BEARING WALL)

HEADER FOR 3' DOOR = DBL 2x10 SOLID, CARRIED TO FOUNDATION

HEADER FOR 5' OPENING = 2- 12" L.V.L., CARRIED TO EXISTING FOUNDATION WALL. TWO JALK STUDS ON EITHER SIDE. SOLID BLOCKING TO FOUNDATION

NOTE: 2- 12" L.V.L. WILL BE SUPPORTING EXISTING 2x8 RAFTERS 24" O.C. COMMON ROOF LOAD.

# Cape Construction & Restoration

777 Cape Rd  
Limington, Me 04049

# Estimate

|          |
|----------|
| Date     |
| 06/17/12 |

|   |
|---|
| Name/Address  |
| Jeff VanWest<br>37 Westminster Ave.<br>Portland, Me 04103 |

| Description  | Cost |
|--|------|
| <p>Remodel of south west corner of house (existing front entry/three season room). To Keep existing footprint (except exterior steps/landing). Work performed to fulfill architectural plan provided by homeowner, to include:</p> <p>Removal and disposal of existing room, walls, floor and finishes. Will set temporary support members to carry roof and ceiling load above space while reconstructing.</p> <p>Excavation of ground under room to allow full foundation outlining footprint of space.</p> <p>Install of concrete footing to bear foundation wall.</p> <p>Construction of concrete foundation walls attached to footing and to existing foundation at meeting points. Will insulate and waterproof exterior of walls. Install of two basement windows for light and ventilation.</p> <p>Pouring of concrete floor in basement to be same elevation as existing.</p> <p>Cutting door opening through existing foundation floor to ceiling 3' wide where discussed.</p> <p>Backfilling foundation walls on exterior with crushed stone and grave. Finish grading disturbed area with loam.</p> <p>Re-working water supply to enter in new basement, moving water meter and pipes.</p> <p>Framing/sheathing new floor and walls to meet or exceed building code. Re-working interior walls following plan.</p> |      |
| Total  |      |

# Cape Construction & Restoration

777 Cape Rd  
Limington, Me 04049

# Estimate

|          |
|----------|
| Date     |
| 06/17/12 |

|   |
|---|
| Name/Address  |
| Jeff VanWest<br>37 Westminster Ave.<br>Portland, Me 04103 |

| Description  | Cost               |
|--|--------------------|
| Insulation of all exterior framing cavities to meet or exceed code.  |                    |
| Electrical to include, two new circuits off existing panel, one lighting , one outlets. Allowance of one exterior light, three interior lights (actual fixtures to be chosen and purchased by homeowner). Allowance of five interior outlets.  |                    |
| Install of four windows and one new exterior door and storm, install of three interior doors,sizes and styles to be decided. Material allowance in estimate for all windows and doors is \$3,600. (Includes Anderson 400 series windows that will best match existing windows in house.) |                    |
| Install of vinyl siding and p.v.c trim to best match existing exterior finish.   |                    |
| Construction of new exterior steps and entry landing with p.v.c and composite materials.   |                    |
| Sheetrocking of interior space, finished smooth,primed,ready for paint.  |                    |
| Interior trim to match existing theme in house, pre-primed material. Note: estimate doesn't include custom built-in units, would be additional time and material cost.   |                    |
| Flooring material allowance of \$5 square foot.  |                    |
| Building Permit fee and required construction drawings included.   | 45,400.00          |
| <b>Total</b>   | <b>\$45,400.00</b> |