

PERMIT ISSUED

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

Permit No: 03-0139	Issue Date: FEB 26 2003	CBL: 121 D003001
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Location of Construction: 35 Highland St	Owner Name: Salomon James R &	Owner Address: 35 Highland St CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Kolbert Construction	Contractor Address: 90 Gray Street Portland	Phone: 2076507650
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$0.00	CEO District: 3	9650 #
Proposed Project Description: Replace interior bearing wall w/beam, add bay window & beam, new stairs at deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5TB BOCA 1999 Signature: JMB 2-26-03		

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: jmb	Date Applied For: 02/26/2003	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland Approved w/conditions <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: 2-26-03 JMB	Zoning Appeal <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: _____	Historic Preservation <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: 2/26/03 JMB
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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

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

Permit No: 03-0139	Date Applied For: 02/26/2003	CBL: 121 D003001
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Location of Construction: 35 Highland St	Owner Name: Salomon James R &	Owner Address: 35 Highland St	Phone:
Business Name:	Contractor Name: Kolbert Construction	Contractor Address: 90 Gray Street Portland	Phone: (207) 650-7650
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Replace interior bearing wall w/beam, add bay window & beam, new stairs at deck
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 02/26/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 02/26/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical or plumbing work.			


All Purpose 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>35 HIGHLAND ST.</u>		
Total Square Footage of Proposed Structure <u>Existing interior</u>	Square Footage of Lot <u>9650</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>121</u> Block# <u>D</u> Lot# <u>3</u>	Owner: <u>JAMES & SUEAN SPANON</u>	Telephone:
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>40,000</u> Fee: \$ 303.00 <u>303.00</u>
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family</u>		
Project description: <u>Replace interior bearing wall w/ Beam Add Bay window/Beam New stairs to deck</u>		
Contractor's name, address & telephone: <u>Dan Kolbert construction</u>		
Who should we contact when the permit is ready: _____		
Mailing address: <u>650-7650</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: 	Date: <u>2/26/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	121 D003001
Location	35 HIGHLAND ST
Land Use	SINGLE FAMILY
Owner Address	SALOMON JAMES R & SUSAN JTS 35 HIGHLAND ST PORTLAND ME 04103
Book/Page	15106/32
Legal	121-D-3 HIGHLAND ST 33-39 LONGFELLOW ST WEST 199-207 9650 SF

Valuation Information

Land	Building	Total
\$36,540	\$189,630	\$226,170

Property Information

Year Built 1880	Style Old Style	Story Height 2	Sq. Ft. 3244	Total Acres 0.222		
Bedrooms 4	Full Baths 2	Half Baths 1	Total Rooms 7	Attic Unfin	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1920	Size 20X20	Grade C	Condition A
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Sales Information

Date 10/14/1999	Type LAND + BLDING	Price \$375,000	Book/Page 15106-032
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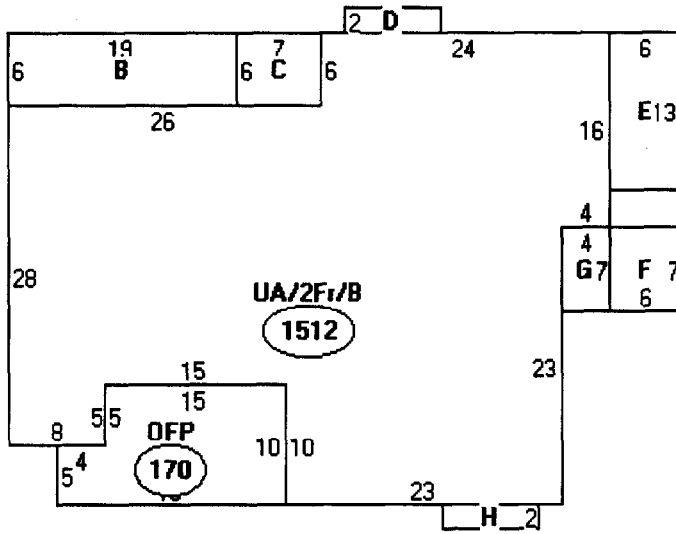
Picture and Sketch

[Picture](#) [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





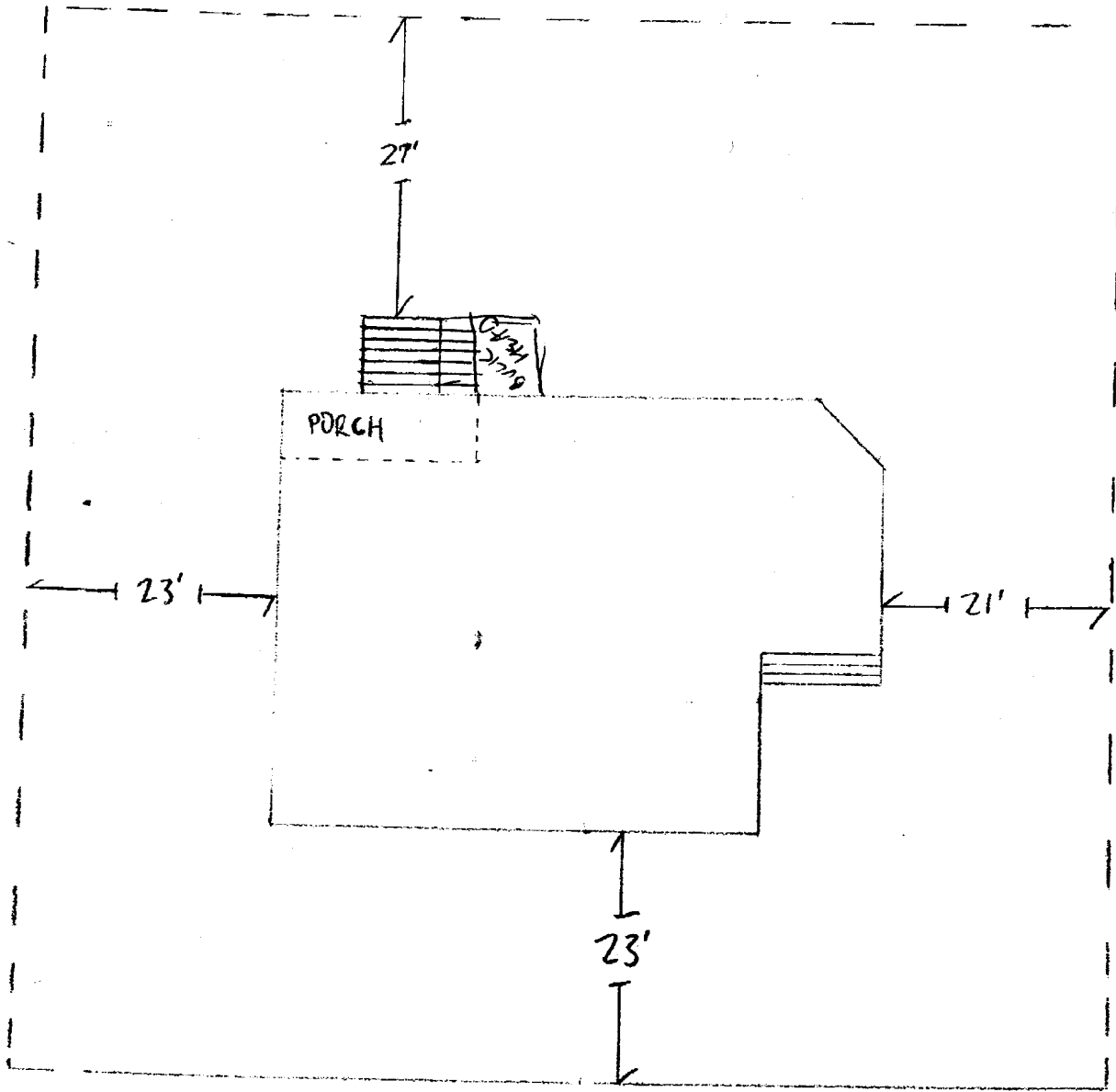
Descriptor/Area

- A: UA/2Fr/B
1512 sqft
- B: WD
114 sqft
- C: WD/EP/B
42 sqft
- D: 2FBAY/B
16 sqft
- E: 2FBAY/B
78 sqft
- F: OFF
42 sqft
- G: EP
28 sqft
- H: 2FBAY/B
16 sqft
- I: OFF
170 sqft



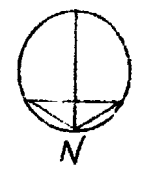
PLOT PLAN - 35 HIGHLAND Ave. - SALOMON RESIDENCE

R-3 Zone



Rear 25' required
27' shown

May be building
steps parallel
w/deck which
would increase
dimension JB

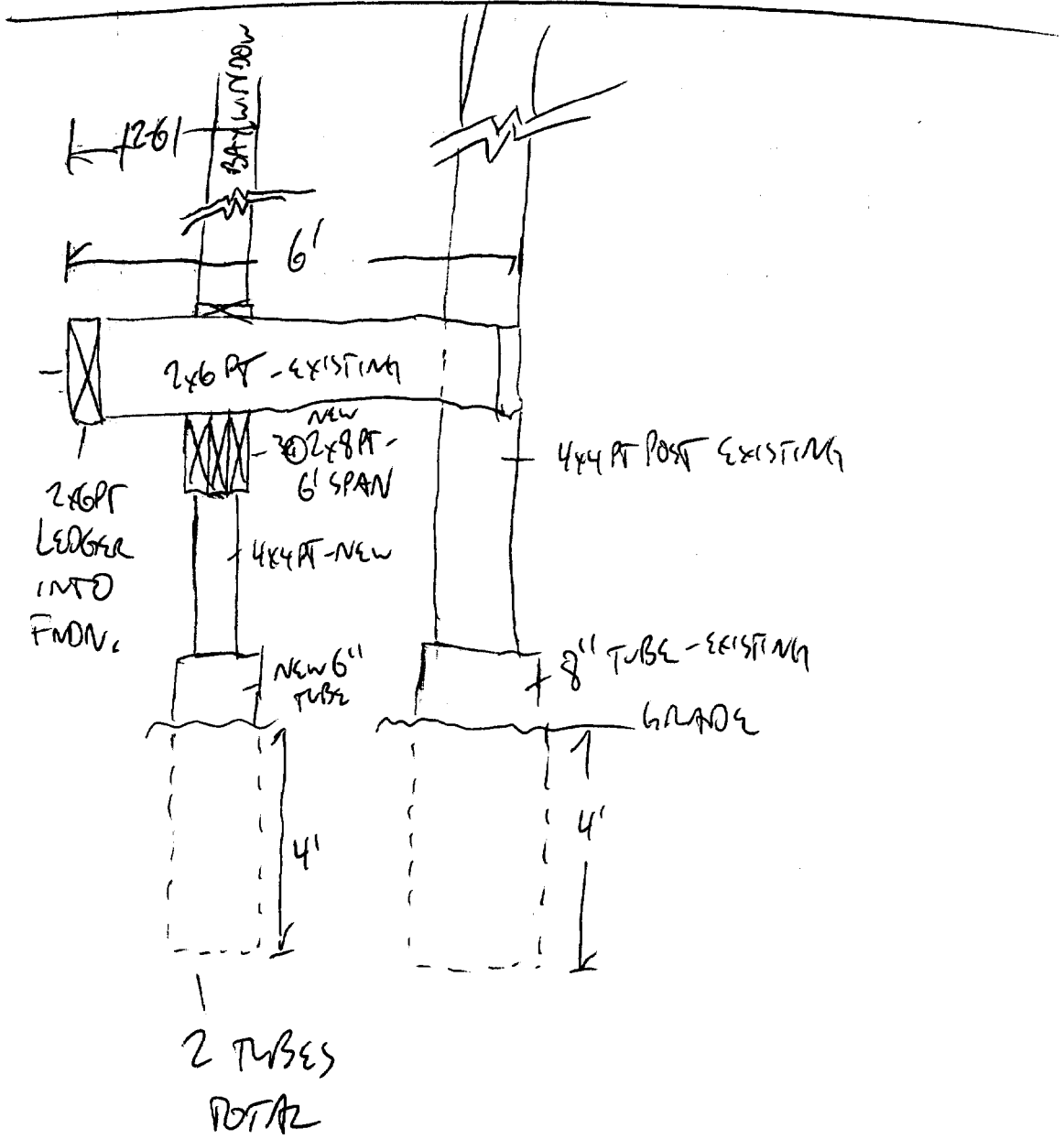


SCALE - 1/16" = 1'

HIGHLAND AVENUE

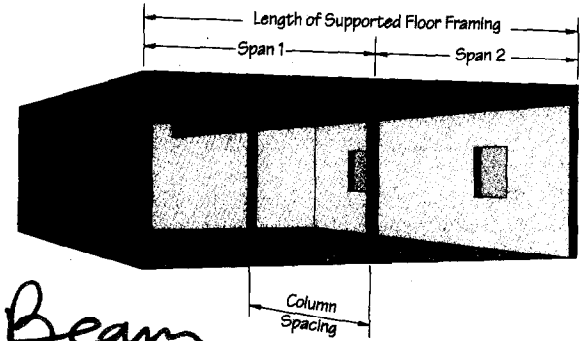
35 HIGHLAND ST. - SAMUEL SUSAN SAMPSON

DECK FRAMING CROSS SECTION



HOW TO USE THIS TABLE

1. Determine the floor loading (live load and dead load) and find the appropriate section of the table.
2. Within that loading section, find the LENGTH OF SUPPORTED FLOOR FRAMING that meets or exceeds the sum of spans 1 and 2 for the supported floor joists. When floor joists are continuous span, spans 1 and 2 cannot be less than 40% of the LENGTH OF SUPPORTED FRAMING. If floor joists are simple span, (not continuous over the Microllam® LVL beam), then the LENGTH OF SUPPORTED FLOOR FRAMING may be taken as 80% of the sum of spans 1 and 2 of the floor joists.
3. Locate under the COLUMN SPACING a span that meets or exceeds the required beam span.
4. Select Microllam® LVL beam size indicated in the appropriate cell of the table.



Center Beam

3½"x9¼"	3½"x11¼"	3½"x14"	3½"x16"	3½"x16"	3½"x18"	5¼"x18"
	5¼"x9¼"	5¼"x11¼"	5¼"x14"	5¼"x14"	5¼"x16"	
3½"x11¼"	3½"x11¾"	3½"x14"	3½"x16"	3½"x18"	5¼"x16"	5¼"x18"
5¼"x9¼"	5¼"x11¼"	5¼"x11¾"	5¼"x14"	5¼"x16"		
3½"x11¼"	3½"x14"	3½"x14"	3½"x16"		5¼"x18"	
5¼"x9¼"	5¼"x11¼"		5¼"x14"	5¼"x16"		
3½"x11¼"	3½"x14"			5¼"x18"	5¼"x18"	
5¼"x9¼"	5¼"x11¼"	5¼"x14"	5¼"x16"			
3½"x11¾"	3½"x14"		5¼"x16"	5¼"x18"	5¼"x18"	
5¼"x11¼"	5¼"x11¾"	5¼"x14"				
3½"x14"			5¼"x16"	5¼"x18"		
5¼"x11¼"	5¼"x11¾"	5¼"x14"				
3½"x9¼"	3½"x11¼"	3½"x14"	3½"x16"	3½"x18"	3½"x18"	5¼"x18"
	5¼"x9¼"	5¼"x11¼"	5¼"x14"	5¼"x14"	5¼"x16"	
3½"x11¼"	3½"x11¾"	3½"x14"	3½"x16"		5¼"x18"	5¼"x18"
5¼"x9¼"	5¼"x11¼"	5¼"x11¾"	5¼"x14"	5¼"x16"		
3½"x11¼"	3½"x14"			5¼"x16"	5¼"x18"	
5¼"x9¼"	5¼"x11¼"	5¼"x14"	5¼"x16"			
3½"x11¾"			5¼"x16"	5¼"x18"		
5¼"x9¼"	5¼"x11¾"	5¼"x14"				
3½"x14"			5¼"x16"			
5¼"x11¼"	5¼"x14"	5¼"x14"				
		5¼"x16"				
5¼"x11¼"	5¼"x14"					

GENERAL NOTES

Table is based on:

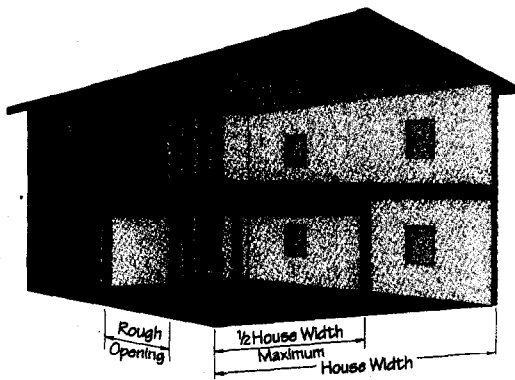
- Uniform loads.
- Worst case of simple or continuous span. When sizing a continuous span application, use the longest span. When ratio of short span to long span is less than 0.4, use the TJ-Beam™ software program or contact your Trus Joist MacMillan representative.
- Deflection criteria of L/360 live load and L/240 total load.

Also see General Assumptions on Page 3.

BEARING REQUIREMENTS

Minimum header support to be double trimmers (3" bearing) at ends and 7½" bearing at intermediate supports of continuous spans.
 In ■■■■ areas, support beams with triple trimmers (4½" bearing) at ends and 11¼" bearing at intermediate supports of continuous spans.

HEADERS SUPPORTING FLOOR AND ROOF



HOW TO USE THIS TABLE

1. Verify that floor loading of 40 psf live load and 12 psf dead load is adequate.
2. Determine the roof loading (live load, dead load and load duration factor) and find the appropriate section of the table.
3. Within that loading section, find the HOUSE WIDTH that meets or exceeds the span of the supported roof trusses. Floor joist span to be 1/2 HOUSE WIDTH maximum.
4. Locate under ROUGH OPENING the span that meets or exceeds the required header span.
5. Select Microllam® LVL header size indicated in the appropriate cell of the table.

Bay window

3 1/2" x 9 1/4"		3 1/2" x 9 1/2"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	
5 1/4" x 7 1/4"	3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"
	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"		5 1/4" x 16"
3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	
	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"			5 1/4" x 18"
3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	
	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"		
3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"
	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"			5 1/4" x 18"
3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	
	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"				5 1/4" x 18"
3 1/2" x 9 1/4"	5 1/4" x 9 1/4"		5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"	
	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"		
3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"		5 1/4" x 16"
	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"			5 1/4" x 18"
3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	
	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"		5 1/4" x 14"		
3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"			5 1/4" x 18"
3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	
	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"			5 1/4" x 16"	
3 1/2" x 11 1/4"						
5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"			

GENERAL NOTES

Table is based on:

- Uniform loads.
- Worst case of simple or continuous span. When sizing a continuous span application, use the longest span. Where ratio of short span to long span is less than 0.4, use the TJ-Beam™ software program or contact your Trus Joist MacMillan representative.
- Roof truss framing with 24" soffits.
- Wall weights of 80 plf.
- Deflection criteria of L/360 live load and L/240 total load at floor. All members 7 1/4" and less in depth are restricted to a maximum deflection of 5/16".

Also see General Assumptions on Page 3.

BEARING REQUIREMENTS

Minimum header support to be double trimmers (3" bearing) at ends and 7 1/2" bearing at intermediate supports of continuous spans.

In ██████ areas, support headers with triple trimmers (4 1/2" bearing) at ends and 11 1/4" bearing at intermediate supports of continuous spans.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

SB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 121-D-3 Building Permit #: 03-0139

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

FEB 26 2003
Permit Number: 030139

CITY OF PORTLAND

This is to certify that Salomon James R &/Kolbert Construction
has permission to Replace interior bearing wall, beam, and bay window & beam new stairs at deck
AT 35 Highland St City of Portland 121 D003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Oregon 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 work on permit must be completed before this building or part thereof is leased or otherwise occupied-in. HOUR NOTICES REQUIRED.

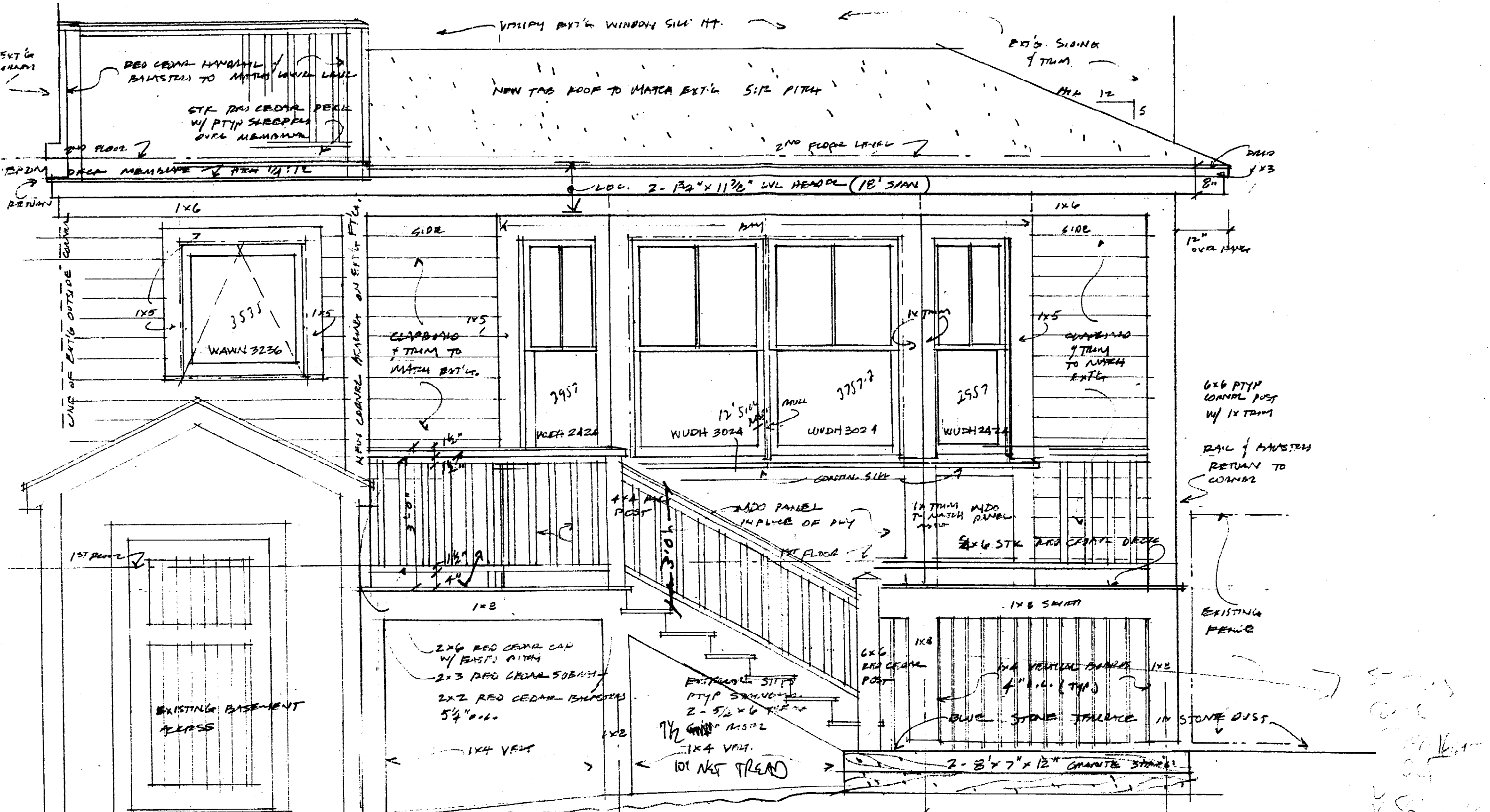
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Janice Bouke 2-26-03
Director - Building & Inspection Services

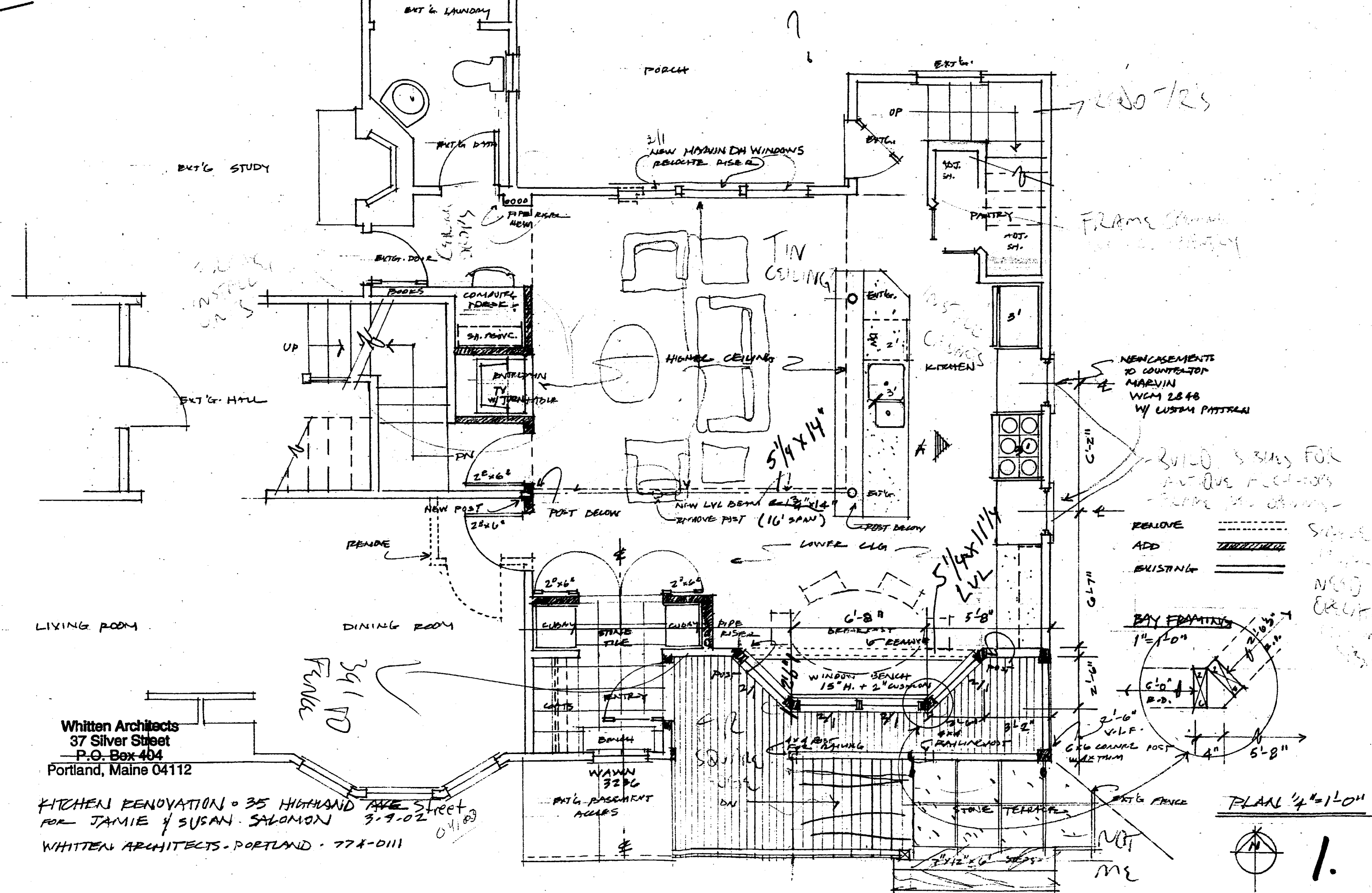
PENALTY FOR REMOVING THIS CARD



Whitten Architects
 37 Silver Street
 P.O. Box 404
 Portland, Maine 04112

JAMIE + SUSAN SALOMON • 35 HIGHLAND AVE.
 WHITTEN ARCHITECTS • 3/9/02

SOUTH ELEVATION 1/2" = 1'-0"



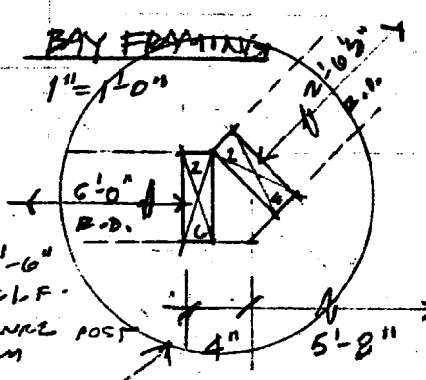
2000-125

FRAME CHANGE
TO NEW PANTRY

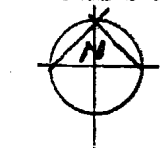
NEW CASEMENTS TO COUNTERTOP
MARVIN WCM 2848
W/ CUSTOM PATTERNS

BUILD STUDY FOR
ANTIQUE FLOORBOARDS
- FRAME FOR CHAIRS -

REMOVE -----
ADD [Hatched] [Hatched]
EXISTING [Double Line] [Double Line]



PLAN 1/4"=1'-0"



1.

Whitten Architects
37 Silver Street
P.O. Box 404
Portland, Maine 04112

KITCHEN RENOVATION • 35 HIGHLAND AVE Street
FOR JAMIE & SUSAN SALOMON 3-9-02
WHITTEN ARCHITECTS - PORTLAND - 774-0111