

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

JAN 19 2005

Permit Number: 041585

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Selberg Carl E/James Selberg

has permission to 32'x49' w/2 car attached gara

AT 12 Joseph Ave

172 F001001

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 work on permit in progress before this building or part thereof is opened or enclosed-in. 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

Signature: [Handwritten Signature] Director - Building & Inspection Services 1/18/05

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

Permit No: 04-1585	Issue Date: JAN 19 2005	CBL: 172 F001001
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Location of Construction: 17 Joseph Ave	Owner Name: Selberg Carl E	Owner Address: 121 Carlyle Rd	Phone: 2077126615
Business Name:	Contractor Name: James Selberg	Contractor Address: 47 Canco Road Portland	CITY OF PORTLAND 2077126615
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3
Past Use:	Proposed Use:	\$861.00 \$85,000.00 4	
Proposed Project Description:		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB
		Signature:	Signature: JMB 1/18/05
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: Idobson	Date Applied For: 10/19/2004	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 <i>n/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-0217</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with condit</i> Date: <i>S 1/13/05</i>	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: <i>S</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmar <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>S</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1585	Date Applied For: 10/1912004	CBL: 172 F001001
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Location of Construction: 12 Joseph Ave	Owner Name: Selberg Carl E	Owner Address: 121 Carlyle Rd	Phone:
Business Name:	Contractor Name: James Selberg	Contractor Address: 47 Canco Road Portland	Phone (207) 712-6613
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	
Proposed Use: Single Family Home / 32'x49' w/2 car attached garage.		Proposed Project Description: 32'x49' w/2 car attached garage.	

prior to 1984 and it is a single family dwelling for him only

- 1) It is understood by an affidavit signed by Carl Selberg and subsequently notarized that this house is being built for his own single family dwelling and that he has owned this property continuously since November 19, 1984 and therefore the street is not required to be brought up to City standards.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 revised plans and information submitted on 12/30/04. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/18/2005

Note: 1/18/05 spoke w/Jim S. For more details per the code. See conditions sheet or notes on the review list. **OktoIssue:**

- 1) As per Jim S. On 1/18/05 the stairs into the garage will be enclosed w/fire rated walls and an egress will be provided directly to the outside per code. This will allow the basement to be a habitable space.
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 3) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or heating.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 1213012004

Note: **Okto Issue:**

- 1) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 2) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 3) Your new street address is now #12 Joseph Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 5) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).

Location of Construction: 12 Joseph Ave	Owner Name: Selberg Carl E	Owner Address: 121 Carlyle Rd	Phone:
Business Name:	Contractor Name: James Selberg	Contractor Address: 47 Canco Road Portland	Phone (207) 712-6613
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Dept: Planning

Status: Not Applicable

Reviewer: Jay Reynolds

Approval Date: 1213012004

Note:

OktoIssue:

12 Joseph St 172-F-1

#04-1585-

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL			
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	4' x 12" pads 30' x 30' x 12" Chimney 3' x 3'	OK	OK
Foundation Drainage Dampproofing (Section 406)	rain sock ceathing	OK	OK
Ventilation (Section 409.1) Crawls Space ONLY	5 windows	OK	OK
Anchor Bolts/Straps (Section 403.1.4)	1/2 lag to o.c. 1' ends	OK	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	one floor 7'	OK	OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12	OK	OK
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Ta 503.3.2(1))	2x6 PT open webs	OK	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	V/A	OK	OK

stairs into garage - w/ a
Per Jim S. 1/18/05 - will

sewer egress - northy corner
close garage stairs w/ fire code walls to exit rear wall OK

summary notes 6x12

Header Schedule	6x10's	OK
Type of Heating System	? FHW oil	OK
Stairs		
Number of Stairways	2	
Interior	1	
Exterior	1	
Treads and Risers (Section 314)	7 3/4 R 10 T	OK
Width		
Room	? 6'8" —	per TMS. 1/18/05 OK
Guardrails and (Section 315)	36" —	OK
Smoke Detectors Location and type/interconnected	? per code per Tel/com w/TMS 1/18/05	OK
Plan Reviewer Signature		

Summary Checklist

Deck - 5/8" Tubes - sealed 6" spacing OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	20/18		
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	Trusses 24" o.c. 8'12"		OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4" 1/2" 1/2" 5/8"		OK
Fastener Schedule (Table 602.3(1) & (2))	BOCA 1999		OK
Private Garage Section 309 and Section 407 1309 BOCA Living Space? (Above or beside)			
Fire separation	Common wall 1 hrs		OK
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	Doors 1 hr 4" min		OK or
Ingress Windows (Section 310)	Notes: All Bedrooms min. 1		OK
Roof Covering (Chapter 9)	20 Yr Shingle Cmn Pershan		OK
Safety Glazing (Section 508)	Notes: Bedroom windows		OK
Attic Access (BOCA 1211.1)	Scaled 22x36"		OK
Draft Stopping around chimney	? 2" Cleanance Draftstop	Per Tms.	1/18/05 OK

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.

A/c		
Total Square footage of Proposed Structure <u>1,408</u>	Square footage of Lot <u>16,238.78</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>177</u> Block# <u>I</u> Lot# <u>100</u>	Owner: <u>Carl E. Selberg</u>	Telephone: <u>772-4256</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Carl E. Selberg</u> <u>121 Carlyle Rd</u> <u>Portland ME 772-4256</u>	Cost Of Work: <u>\$ 85,000.00</u> Fee: \$ + <u>786</u> <u>75</u> <u>300</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Vacant</u>		
Approximately how long has it been vacant: <u>Has always been vacant</u>		
Proposed use: <u>Single Family Home 2 CAR Garage</u>		
Project description: <u>32x49 Single Family Home 2 CAR Garage 24x24</u>		
Contractor's name, address & telephone: <u>James Selberg 47 Canco Rd # 773-6673</u> <u>Cell 712-6613</u>		
Who should we contact when the permit is ready: <u>Jim Selberg</u>		
Mailing address: <u>47 Canco Rd</u> <u>Portland ME 04103</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: <u>712 6613</u>		

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: <u>Carl E. Selberg</u>	Date: <u>Oct. 15, 04</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

Applicant: Jim Selberg for Carl Selberg

Date: 11/15/04

Address: 12 Joseph Avenue

C-B-L: 172 - F - 001-002-003

CHECK-LIST AGAINST ZONING ORDINANCE

04-1585

Date - New

Zone Location - R-3

Interior of corner lot -

1430' of revised structures showing different dimensions on site plans Bldg plans should match

Proposed Use/Work - to construct a New single family with attached garage -

Sevage Disposal - Cite.

No rear deck (only steps down)

Lot Street Frontage - 50' min - 150.28' shown

Front Yard - 25' req min 25.5' scaled

Rear Yard - 25' req min - 26' scaled

Side Yard - 0' req min - 15.5' scaled & 76.5' 1 story

Projections - front porch 6' x 32'

Width of Lot - 65' min - 75' min - 150.28' shown

Height - 35' MAX ~ 22' to ridge

Lot Area - 4,500 sq ft min - 15,607 sq ft per assessors 12/15/04

Lot Coverage Impervious Surface - 35% max of 3401.75 sq ft max = 5462.45

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor # 2004-0217

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7-2 max Siding Door in rear - no deck stairs shown

14-403 - This is a paper st - Needs a radon

No daylight basement shown

5 x 32 = 160
32 x 48 = 1536
28 x 29 = 812
2508 sq ft

Received 12/30/04

**AFFIDAVIT OF CARL E. SELBERG
OFFERED IN SUPPORT OF BUILDING PERMIT APPLICATION**

My name is **Carl E. Selberg**, I am the owner of real property located on Joseph Avenue in Portland, Maine. The property is described as follows:

Lots 5, 6 and 7 as delineated on a Plan of Washington Terrace recorded in the Cumberland County Registry of Deeds in Plan **Book** 13, Page 72. I have owned this property since March 21, 1955 having purchased it from Justine M. Zappia, my deed is recorded in the Cumberland County Registry of Deeds in Book 2333, Page 468.

This property is also described as Lots 1, 2 and 3 as shown in Tax Map 172-F. I am applying for a building permit on the parcel and have been advised further information is required. Therefore I state under oath for your consideration the following:

1. I have owned the above referenced parcels of land at all times since November 19, 1984 (I attach a copy of my deed hereto for your reference).
2. It is my intention to build a structure on the above referenced parcel to serve as my personal residence.

Dated: 12-29-04

Carl Selberg
Carl E. Selberg

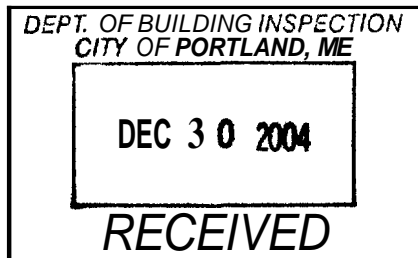
State of Maine
Cumberland, ss.

Dated: Dec. 29, 04

PERSONALLY APPEARED the above-named **Carl E. Selberg**, in his stated capacity, and swore under oath to the truthfulness of the facts based upon his personal knowledge as stated herein.

Carol J. Morrison
Notary
Print Name: Carol J. Morrison
Commission Expires: _____

CAROL J. MORRISON
Notary Public, Maine
My Commission Expires February 22, 2009



11-8

2

Warranty Deed

FROM

JUSTINE M. ZAPPIA

TO

CARL E. SELBERG

Dated 19 55

State of Maine

ss. Registry of Deeds

Received JAN 21 1957 19

at H, M., and

recorded in Book Page

ATTEST:

REGISTER

FROM THE OFFICE OF
Preti & Preti, Attys.
119 Exchange Street
Portland, Maine

L. L. MARTIN, PORTLAND, ME. — OFFICE FURNITURE AND SUPPLIES
TYPEWRITERS, ADDING MACHINES, FILING CABINETS, SAFES, ETC.

MARTIN'S FORM NO. 1 — STANDARD REGISTRY FORM

11-8

Know All Men by These Presents,

That I, JUSTINE M. ZAPPIA, of Portland in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, total consideration being less than one hundred dollars,

paid by CARL E. SELBERG of Portland in said County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby ~~give, grant, bargain, sell and convey~~ unto the said

CARL E. SELBERG, his

heirs and assigns forever, ~~xxx certain lots or parcels of land~~ certain lots or parcels of land, situated on the Northeasterly side of Washington Avenue in the City of Portland, and bounded and more particularly described as follows:

Lots No. five (5), six (6) and seven (7) as delineated on a Plan of Washington Terrace recorded in Cumberland County Registry of Deeds in Plan Book 13, Page 72.

Being part of the same premises conveyed to this Grantor by warranty deed of Donato Donatelli dated January 12, 1953 and recorded in Cumberland County Registry of Deeds in Book 2117, Page 56.

To have and to hold the **aforegranted** and bargained premises with all the **privileges and appurtenances** thereof, to the said

CARL E. SELBERG, his

heirs and assigns, to them and their use and behoof **forever.**

And I do **renewant** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they *are* free of all incumbrances;

that I have good right to sell **and convey** the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof. I the said JUSTINE M. ZAPPIA

and JOSEPH ZAPPIA

~~my~~ husband of the said JUSTINE M. ZAPPIA

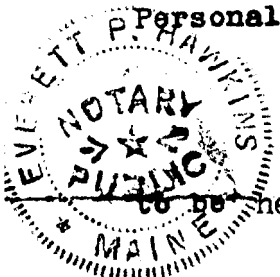
joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 21st day of March in the year of our Lord one thousand nine hundred and fifty-five.

Signed, Sealed and Delivered
in presence of

Justine M. Zappia



State of **Maine**. Cumberland, **ME**. *March 21* 19 **55**.



Personally appeared the above named

JUSTIN M. ZAPPIA

and acknowledged the foregoing Instrument

to be her tree aut and deed.

Before me,

Everett P. Hawkins

~~Justice of the Peace~~
Notary Public

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

JAN 21 1957

Received at 11 H 8 M A.M., and recorded in

BOOK *2333* PAGE *468* *Martha W. Haley* Registrar's Clerk