

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 040515

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAY 11 2004
CITY OF PORTLAND

This is to certify that Duplissie James M /Manny B out

has permission to Replace existing front porch

AT 21 Sawyer St

138 C008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or 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. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

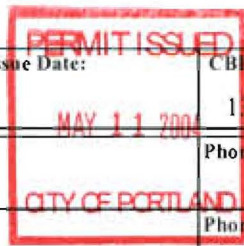
[Signature] 5/19/04
Director - Building & Inspection Services

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: 04-0515	Issue Date: MAY 11 2004	CBL: 138 C008001
-----------------------	----------------------------	---------------------



Location of Construction: 21 Sawyer St	Owner Name: Duplissie James M	Owner Address: 21 Sawyer St	Phone:
Business Name:	Contractor Name: Manny Rideout	Contractor Address: 157 Dutton Hill Rd. Gray	Phone: 2076573282
Tenant/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R5

Past Use: 3 unit	Proposed Use: 3 unit w/replaced front porch	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 4
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R2 Type: 55 Signature: [Signature] Date: 5/10/04		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date:		
Proposed Project Description: Replace existing front porch legal use: 3 Dwelling units only				

Permit Taken By: kwd	Date Applied For: 04/29/2004	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

- 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 checked="" type="checkbox"/> Wetland <i>No change of use permitted</i> <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: 5/16/04	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:
---	--	---

closed

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

1-16-08

~~Final~~

- O.K.

closed

- out.

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0515	Date Applied For: 04/29/2004	CBL: 138 C008001
-----------------------	---------------------------------	---------------------

Location of Construction: 21 Sawyer St	Owner Name: Duplissie James M	Owner Address: 21 Sawyer St	Phone:
Business Name:	Contractor Name: Manny Rideout	Contractor Address: 157 Dutton Hill Rd. Gray	Phone (207) 657-3282
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 3 unit w/replaced front porch	Proposed Project Description: Replace existing front porch
--	---

Dept: Zoning Status: Approved Reviewer: Marge Schmuckal Approval Date: 05/06/2004
 Note: Ok to Issue:

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 05/10/2004
 Note: Ok to Issue:

1) Ballusters must have openings less than 4 " (not 4") Owner notified

Dept: Fire Status: Approved Reviewer: Lt. MacDougal Approval Date: 05/10/2004
 Note: Ok to Issue:



04-0515

All Purpose Building Permit Application

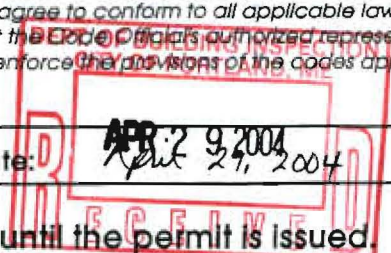
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 21 SAWYER ST. PORTLAND - 04103 - *FRONT PORCH*		
Total Square Footage of Proposed Structure APPROX. 70 SQ. FEET	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 138 Block# C Lot# 008	Owner: JAMES DUPLISSIE	Telephone: H-207-396-5111 207-939-1252 cell
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: JAMES DUPLISSIE 70 WINNOCKS NECK RD. SCARBOROUGH, ME 04074 H-207-396-5111	Cost Of Work: \$ 500. ⁰⁰ Fee: \$ 30.00
Current use: FRONT PORCH multi 3 UNITS		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: REPLACEMENT OF EXISTING DECKING + SPINDLES OF PORCH		
Project description:		
Contractor's name, address & telephone: MANNY RIDEOUT 157 DUTTON HILL RD. GRAY, ME - 04039 -		
Who should we contact when the permit is ready: MANNY RIDEOUT H-657-3282 cell. 650-7449		
Mailing address: 157 SELF: JIM DUPLISSIE H 207-396-5111 cell- 207-939-1252		
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: 207-939-1252		

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 **CITY BUILDING INSPECTION** 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: James M. Duplissie	Date: APR 29 2004 Apr 29, 2004
--	-----------------------------------



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

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 initializing 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.

 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.

- NA **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
- NA **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.**

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

James M. [Signature]
Signature of Applicant/Designee

5-11-04
Date

[Signature]
Signature of Inspections Official

5-11-04
Date

CBL: 138 C 008

Building Permit #: 040515

April 30, 2004

PROJECT ADDRESS

21 Sawyer Street
Portland, ME 04103

OWNER

Jim Duplissie
70 Winnocks Neck Rd.
Scarborough, ME 04074 H 207-396-5111 Cell 207-939-1252

CONTRACTOR

Many Rideout
157 Dutton Hill Rd
Gray, ME 04039 H 207-657-3282 Cell 207-650-7149

PROJECT SPECIFICATIONS:

We are merely replacing the existing decking and side rails of the front porch located at 21 Sawyer Street in Portland (*3-unit multi*). The treads, risers, and support railing for the stairs on the front porch **WILL NOT** be replaced!!

- All material will be pressure treated Lumber
- 4" spacing between spindle rails
- Height of spindles will be 42"
- Railing top will be flat grade pressure treated 3.5" – 4" wide
- White Support columns **SHALL REMAIN** as support for porch structure
- Deck dimensions are 6' x 12'3"
- Decking will be 1"x 6" pressure treated lumber
- Black iron support railing on steps **SHALL REMAIN**
- White lattice work **SHALL REMAIN**

NOTE:

- Attached document shows **HIGHLIGHTED** area in Yellow depicting what area of the porch is being replaced

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 11683 PAGE 314 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 21 Sawyer Street, Portland, Maine

Buyers James M Duplissie

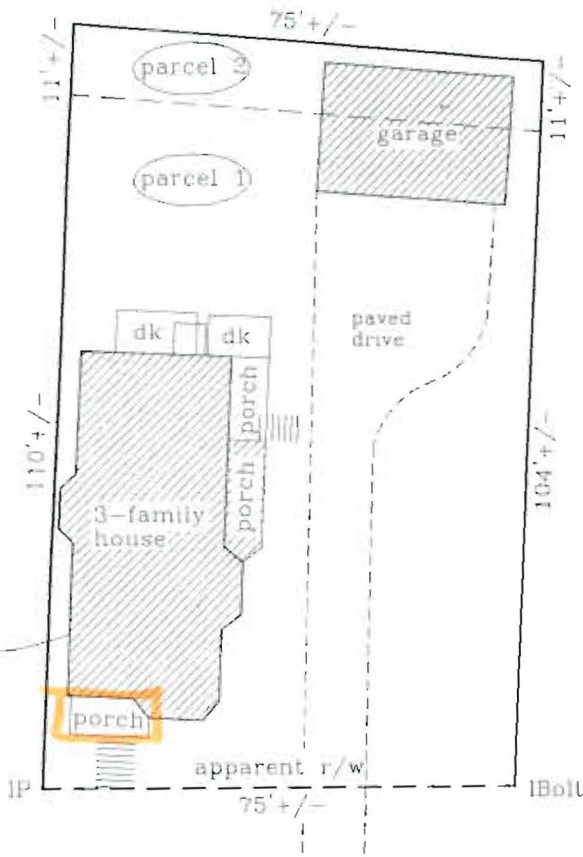
Sellers Michael J.M. & Carlyn Edgar

Job Number: 443-65

Inspection Date 10-03-03

Scale 1" = 30'

Client File#: 31861



Note
 Lines of occupation
 are shown.
 A boundary survey
 may yield different
 results.

Sawyer Street

to Ocean Ave.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright © 1994

HEREBY CERTIFY TO: Bay Area Title Services, Inc.; True North

- encumbrances found did not conflict with the deed description.
- setbacks do not violate town zoning requirements
- located on the Federal Emergency Management Agency Community Flood Hazard Zone
- structure does not fall within the special flood hazard zone
- land does not fall within the special flood hazard zone.
- wetlands study has not been performed.

Livingston - Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

BK 115^{C-3PG}314

138 C-8

10-27-94

66084

WARRANTY DEED

13
EC 3/10

KNOW ALL MEN BY THESE PRESENTS, that we, KENNETH J. TWADDEL and PAMELA N. TWADDEL, of Camden, County of Knox and State of Maine, in consideration of one dollar and other good and valuable considerations paid by MICHAEL J.M. EDGAR and CARLYN LEIGHTON EDGAR, whose mailing address is 97 Clearwater Drive, Falmouth, Maine 04105, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said MICHAEL J.M. EDGAR and CARLYN LEIGHTON EDGAR, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Sawyer Street, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING at a point on the northerly side of Sawyer Street two hundred (200) feet westerly from the westerly sideline of Ocean Avenue;

thence westerly on the northerly side of said Sawyer Street seventy-five (75) feet;

thence northerly at right angles with Sawyer Street one hundred ten (110) feet, more or less, to land formerly of Harry May;

thence easterly by said May land seventy-five (75) feet to other land formerly of said May;

thence southerly on the westerly line of said land one hundred four (104) feet, more or less, to the point of beginning; containing eight thousand seven hundred seventy-five (8,775) square feet of land, more or less.

ALSO a certain lot or parcel of land, with the buildings thereon, situated in said City of Portland, bounded and described as follows:

BEGINNING at the most northwesterly corner of the parcel of land above described;

thence northerly on the westerly sideline of said first parcel produced northerly in a straight line, a distance of eleven (11) feet;

thence easterly, parallel with the northerly line of said first parcel to an intersection with the easterly line of said first parcel produced northerly in a straight line;

thence southerly along said easterly line of said first parcel produced northerly in a straight line, a distance of eleven (11) feet to the most northeasterly corner of said first parcel;

thence westerly along the northerly line of said first parcel to the point of beginning; containing about eight hundred twenty-five (825) feet, more or less.

FOR REFERENCE see deed of Michael C. Radcliffe and Elizabeth S. Weaver-Radcliffe to Kenneth J. Twaddel and Pamela N. Twaddel, dated April 3, 1987, and recorded at the Cumberland County Registry of Deeds in Book 7702, Page 0240.


138-18

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MICHAEL J.M. EDGAR and CARLYN LEIGHTON EDGAR, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said KENNETH J. TWADDEL and PAMELA N. TWADDEL, have hereunto set our hands and seals this 27 day of October, 1994.

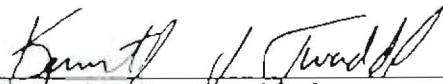
Signed, Sealed and Delivered in presence of



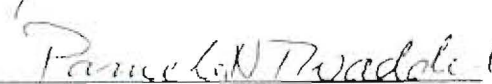
witness



witness



Kenneth J. Twaddel




Pamela N. Twaddel

STATE OF MAINE
COUNTY OF KNOX

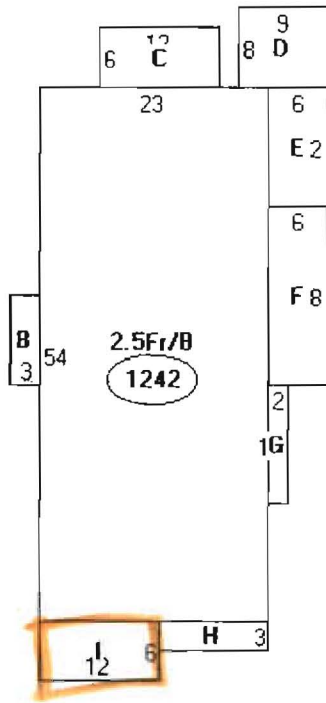
October ²⁷, 1994

Then personally appeared the above named Kenneth J. Twaddel and acknowledged the foregoing instrument to be his free act and deed.

Before me,

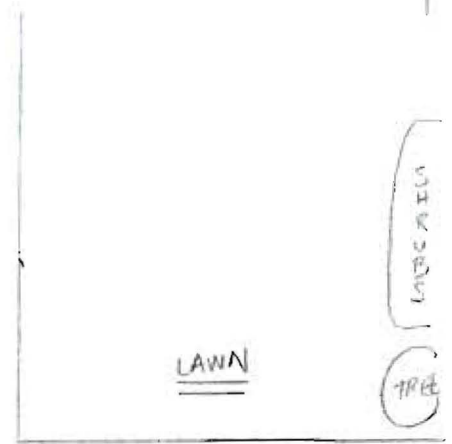
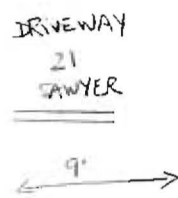
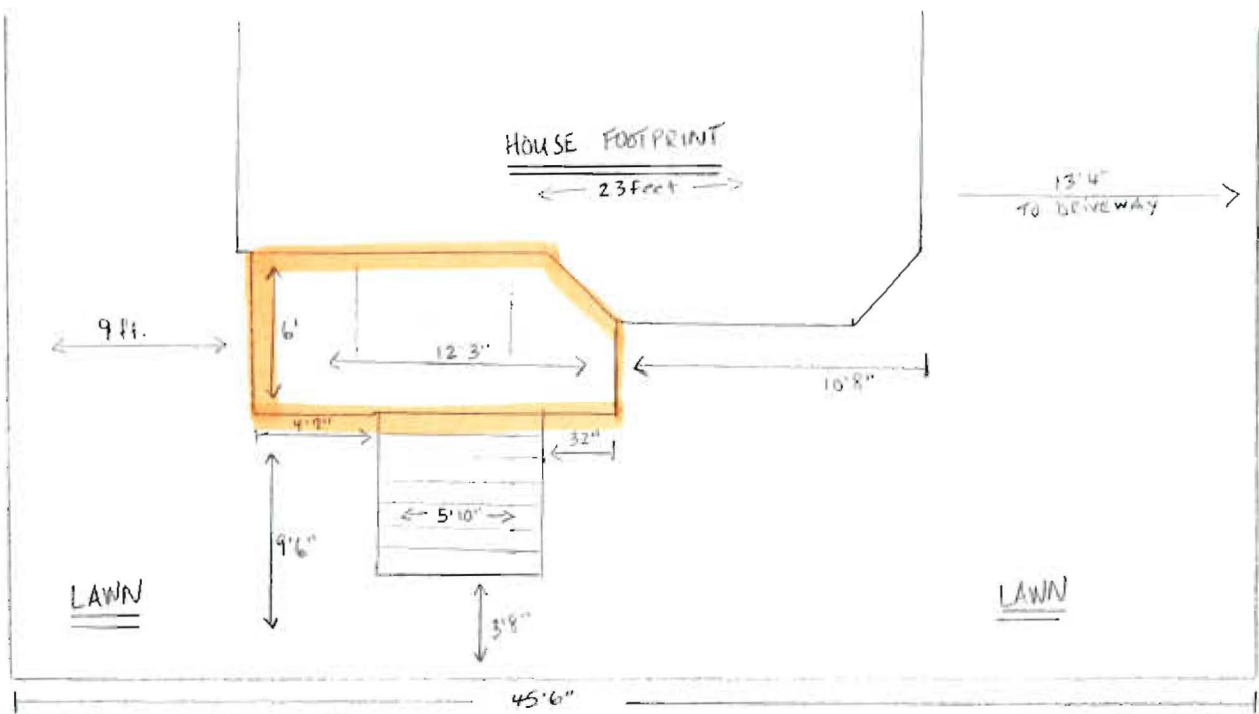
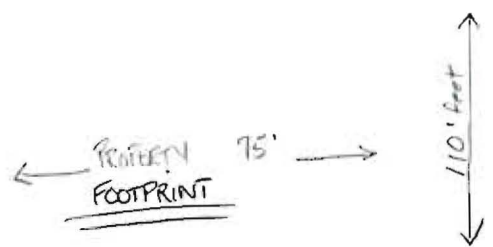


A. Edward Doudera
Attorney at Law



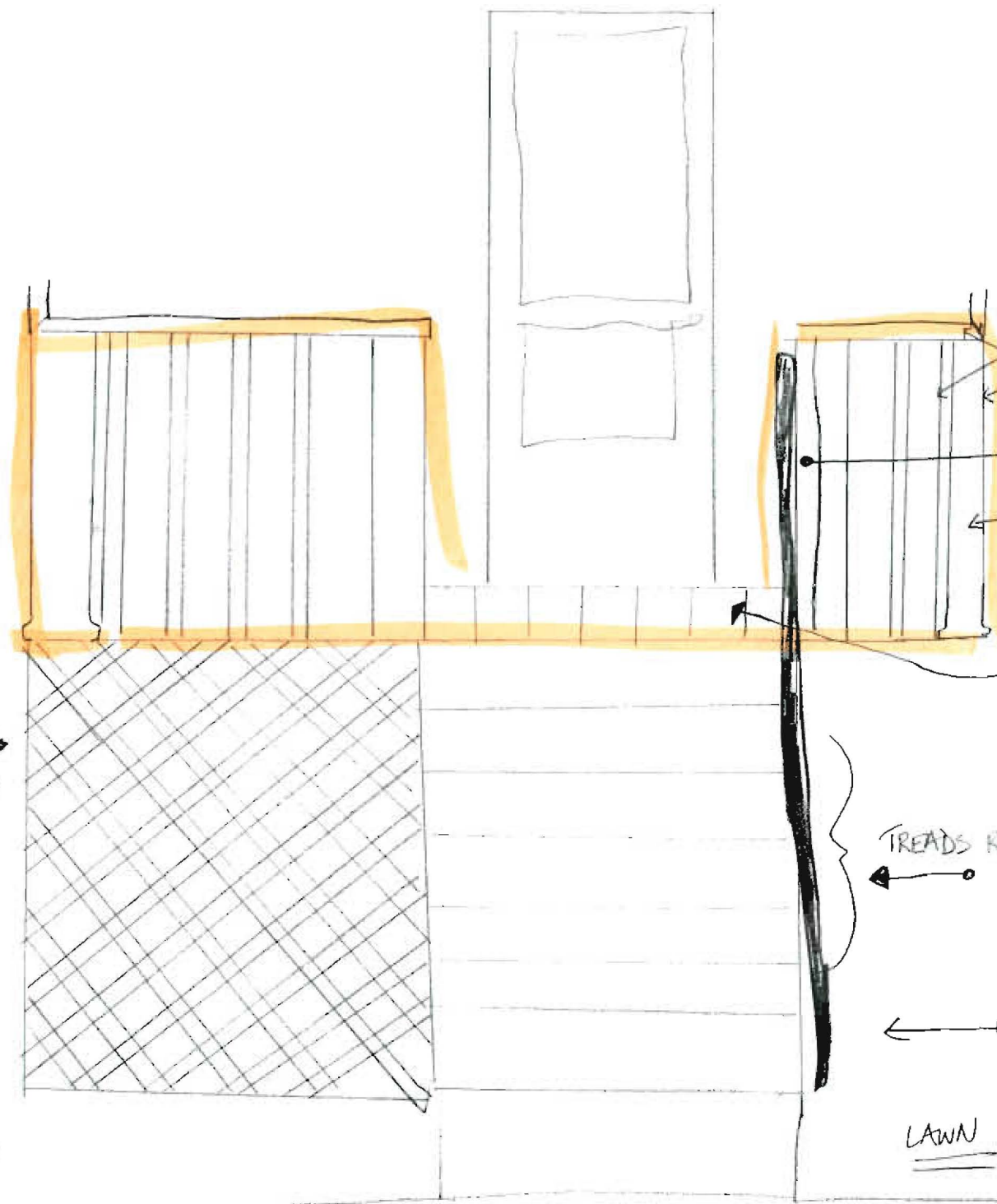
Descriptor/Area
A: 2.5Fr/B 1242 sqft
B: 2FBAY/B 27 sqft
C: EP 72 sqft
D: WD 72 sqft
E: EP/OP 72 sqft
F: EP/EP 108 sqft
G: 2FBAY/B 24 sqft
H: 2FBAY/B 33 sqft
I: OFF 72 sqft

DRIVEWAY, 25 SAWYER



"LEGEND"
 • 1 inch = 7 feet

JIM DUPLISSIE H - 376-5111
Cell - 939-1252



- $3\frac{1}{2}$ - $3\frac{3}{8}$ INCH spacings between rails
- Height will be 42"
- RAILING - $3\frac{1}{2}$ - 4" FLAT RAIL
- 4" x 4" SUPPORT - PRESSURE TREATED
- SUPPORT COLUMNS ORIGINAL TO STRUCTURE
- DECK DIMENSION 6' x 12' 3"
- DECKING 1" x 6" PRESSURE TREATED
- SPINDLES - 42" PRESSURE TREATED

LATTICE WORK WILL STAY

TREADS REMAIN AS IS - 10 $\frac{3}{4}$ " deep

RAILING REMAINS

LAWN

LAWN

SIDE WALK

SIDE WALK

Dimensions -
Distance to railing



CITY OF PORTLAND, MAINE

Department of Building Inspections

April 29 2004

Received from James M. Dupont

Location of Work 31 Sawyer St.

Cost of Construction \$ _____

Permit Fee \$ 30.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 139 6009

Check #: 1204

Total Collected \$ 30.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy