

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 040791

PERMIT ISSUED
OCT 15 2004
CITY OF PORTLAND

This is to certify that Khamis Rose J /Edwards, Ed

has permission to 22' x 30'

AT 165 St John St

068 B006001

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/or 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 occupied or otherwise used-in. **NO 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

[Signature]
10/13/04
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: 04-0791	Issue Date: ISSUED OCT 15 2004	CBL: 068 B006001
-----------------------	-----------------------------------	---------------------

Location of Construction: 165 St John St	Owner Name: Khamis Rose J	Owner Address: 165 St John St	Phone: 207-780-1341
Business Name:	Contractor Name: Edward Rose Maplewood	Contractor Address: Portland	Phone: 207-450-9094
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: B-2/ R-4

Past Use: two family	Proposed Use: two family	Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB IRC 2003	

Proposed Project Description:
22' x 30'

Signature: **[Signature]**

Signature: **[Signature]**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 06/11/2004	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 type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 10/13/04	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: 10/13/04
	OK Under 14-433		

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: 04-0791	Date Applied For: 06/11/2004	CBL: 068 B006001
-----------------------	---------------------------------	---------------------

Location of Construction: 165 St John St	Owner Name: Khamis Rose J	Owner Address: 165 St John St	Phone: 207-780-1341
Business Name:	Contractor Name: Maplewood Development	Contractor Address: Box 130 Eliot	Phone: (207) 252-0162
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: two family	Proposed Project Description: 22' x 30'
-----------------------------	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/13/2004

Note: **Ok to Issue:**

- 1) As discussed, after completion of the addition, the existing kitchen MUST be removed from the original house.
- 2) As discussed during the review process, property pins must be located and the lot must be staked out prior to pouring concrete.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) 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:** Tammy Munson **Approval Date:** 10/13/2004

Note: **Ok to Issue:**

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

Comments:

7/2/04-tmm: Current proposed over on lot coverage, also need smoke locations, egress windows, header info, safety glazing in bath, clearance around chimney noted, guard rail dinfo, damp proofing and drainage, and separate unit issue - met w/owner and builder and went over everything.

9/22/04-tmm: Reviewed resubmitted plans from Sept. - still need compliant plot plan - left message w/owner - unable to reach builder.

9/28/04-tmm: rec'd plot plan and changes to floor plans - proposed plan meets lot coverage but does NOT meet side setbacks. - left message w/builder.

10/1/04-tmm: rec'd plans 09/27/04 - still need to know how exterior stairs will be framed and header over 6' opening carrying 2 floors above. Zoning issues resolved. Spoke w/builder regarding this.

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>165 st John st</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>1797-3668</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>68</u> Block# <u>B</u> Lot# <u>6</u>	Owner: <u>Rose Khamis</u>	Telephone: <u>207-780-1341</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rose-J-Khamis</u> <u>165 st John st</u> <u>Portland ME 04102</u>	Cost Of Work: \$ <u>40000.00</u> Fee: \$ <u>381.00</u>
Current use: _____		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>Two family 22 x 30 Addition</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Ed Edwards</u>		
Mailing address: <u>207-450-9094</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: <u>Rose J. Khamis</u>	Date: <u>May-05-04</u>
---	------------------------

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

Prnt

11080

New

40791

04-0791

165

St John St

06/11/2004

Hold

Additions - Duplex

\$40,000.00

068 B006001

2

lodined

06/11/2004

lmm

07/02/2004

Print

11080

New

40791

04-07/91

165

St John St

06/11/2004

Hold

Additions - Duplex

068 B006001

2

\$40,000.00

lodined

06/11/2004

fmn

07/02/2004

From: Tammy Munson
To: maple1@maine.rr.com
Date: Thu, Sep 23, 2004 1:39 PM
Subject: 165 St John Street

Hi Greg, Thanks for getting back to me so quickly. There are only a few items left to address:

1. The scuttle access must be a minimum of 22" x 30".
2. Draft stopping must be installed at every level including the roof of 26 gauge metal and the chimney must be a minimum of 2" from combustibles.
3. There is a 6'-0" opening in the bearing wall. What is the beam size?
4. How will the exterior decks be framed?

I did not receive the 3rd floor plan or a plot plan. Thanks, if you have any questions let me know. 874-8706

CC: Tammy Munson

only outstanding items.

From: "maplewood development" <maple1@maine.rr.com>
To: "Tammy Munson" <TMM@portlandmaine.gov>
Date: Mon, Oct 4, 2004 8:58 AM
Subject: Re: 165 St John Street

HI TAMMY, Please accept this e-mail as my response to the four issues remaining regarding the application for 165 St John Street.

1. We will make the scuttle access 22 x 30. I suspect that a full size opening did not appear on the original set of plans because it called for a 4/12 pitch truss system and typically we don't see a full-size scuttle cut into a system where there is no usable space to access. We will probably locate the scuttle in the smallest closet in the Master bedroom (adjacent to the chaseway for the gas fireplace venting). I will make that notation on my copy of the plans.
2. The information sent to me by the Stove Company is not what we were looking for so I will speak to them again. It is my understanding that, until we have the draft stopping detail from them, that information will be listed on the permit as a "condition".
3. It is unclear what the beam size is on the Hancock plan. I would guess that it would be three 2x10's sistered to form a girder (same as identified in the cellar), however, the drawing looks like an LVL but there are no written specifications. I will request a response from them but, for now, will pencil in the three 2x10 spruce until then and triple-up on the studs directly above the kings and jacks of that opening thereby reducing any load that may be an issue. The header size is 2x6 with jacks @ 16" OC. There should be no problem with load there. Hope this is sufficient response.
4. Exterior decks will be framed with 2x6 Pressure Treated material supported by 4x4 PT posts on footings and with metal hangers. Ledger will be attached to building with bolts @24" OC. Deck fasteners will be stainless steel to conform to the new PT standards unless we are able to obtain PT with a Borate base, otherwise we will assume ACQ or copper azole. Rail system will also be PT rails and baluster @ 42" and with <4" opening between baluster.

Hope this answers the questions adequately. Let me know if anything else you need to go forward. Thanks again for your help and advice. This particular lot has made it quite a challenge to get this done. GREGG

----- Original Message -----

From: "Tammy Munson" <TMM@portlandmaine.gov>
To: <maple1@maine.rr.com>
Cc: <TMM@portlandmaine.gov>
Sent: Thursday, September 23, 2004 1:39 PM
Subject: 165 St John Street

Hi Greg, Thanks for getting back to me so quickly. There are only a few items left to address:

1. The scuttle access must be a minimum of 22" x 30".
2. Draft stopping must be installed at every level including the roof of 26 gauge metal and the chimney must be a minimum of 2" from combustibles.

3. There is a 6'-0" opening in the bearing wall. What is the beam size?
4. How will the exterior decks be framed?

I did not receive the 3rd floor plan or a plot plan. Thanks, if you have any questions let me know. 874-8706

CC: "maplewood development" <maple1@maine.rr.com>

165 St. John St.

~~Greg~~
Greg 676-9261
Home/Fax

Soil type/Presumptive Load Value (Table 401.4.1) _____		
STRUCTURAL		
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8"x16"-OK	
① Foundation Drainage Damp proofing (Section 406)	Not shown	
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
② Anchor Bolts/Straps (Section 403.1.4)	size ?	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK	
Sill/Band Joist Type & Dimensions	OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x8's	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x8's	

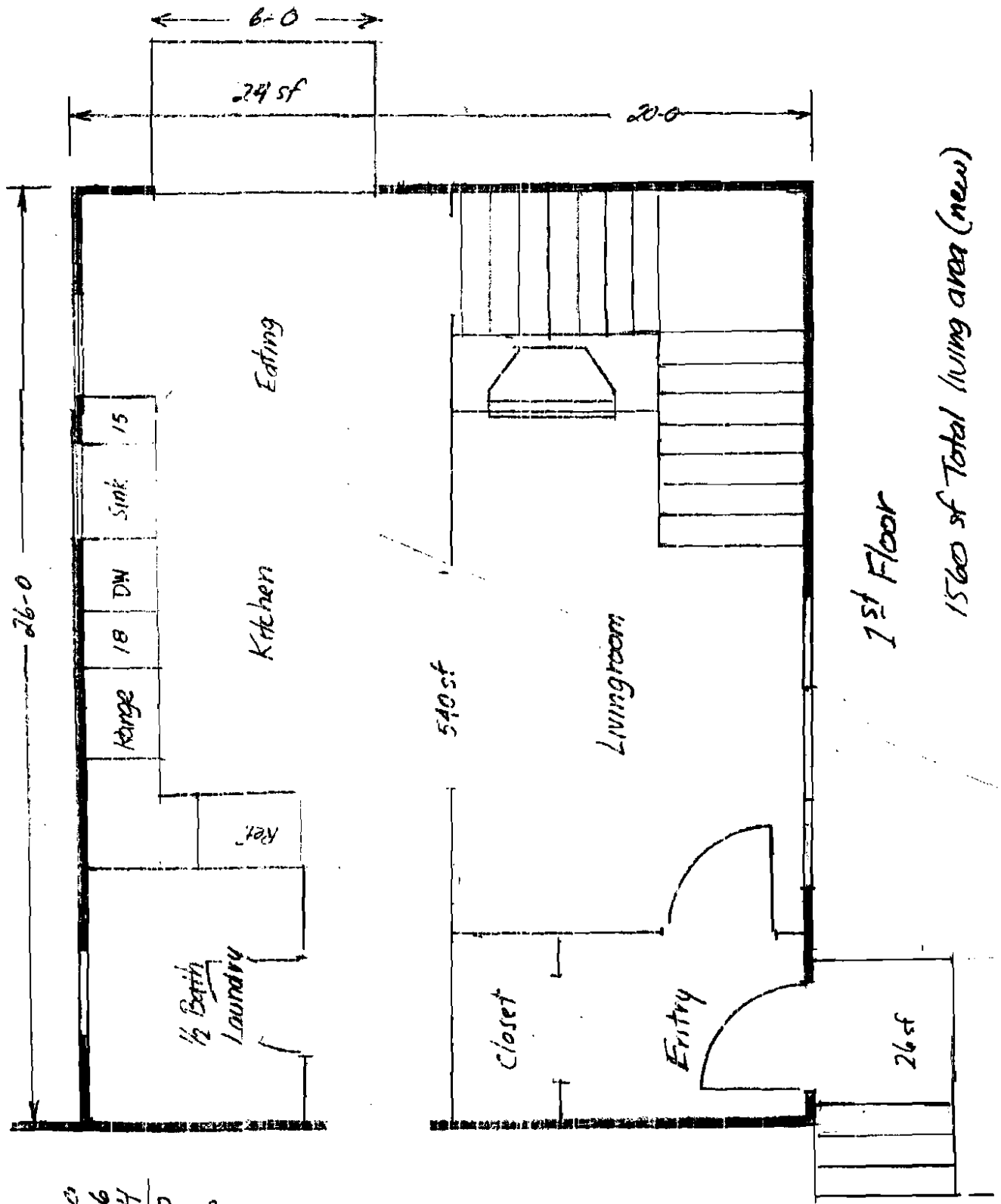
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK trusses	
Roof Rafter Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
③ Egress Windows (Section 310)	4060's shown - meet's egress?	
Roof Covering (Chapter 9)	OK	
④ Safety Glazing (Section 308)	Need bath layout of 2nd floor	
⑤ Attic Access (BOCA 1211.1)	Not shown	
⑥ Draft Stopping around chimney	" "	

7	Header Schedule	Not shown	
8	Type of Heating System	Not shown	
	Stairs Number of Stairways		
	Interior 1		
10	Exterior 1 - Tread/Rise not shown		
	Treads and Risers (Section 314) Interior - 10" T & 7 ⁵ / ₁₆ " R - OK		
	Width OK		
9	Headroom Not shown		
11	Guardrails and Handrails (Section 315) Not shown on exterior		
12	Smoke Detectors Location and type/Interconnected	Not shown	
	Plan Reviewer Signature		

See Chimney Summary Checklist

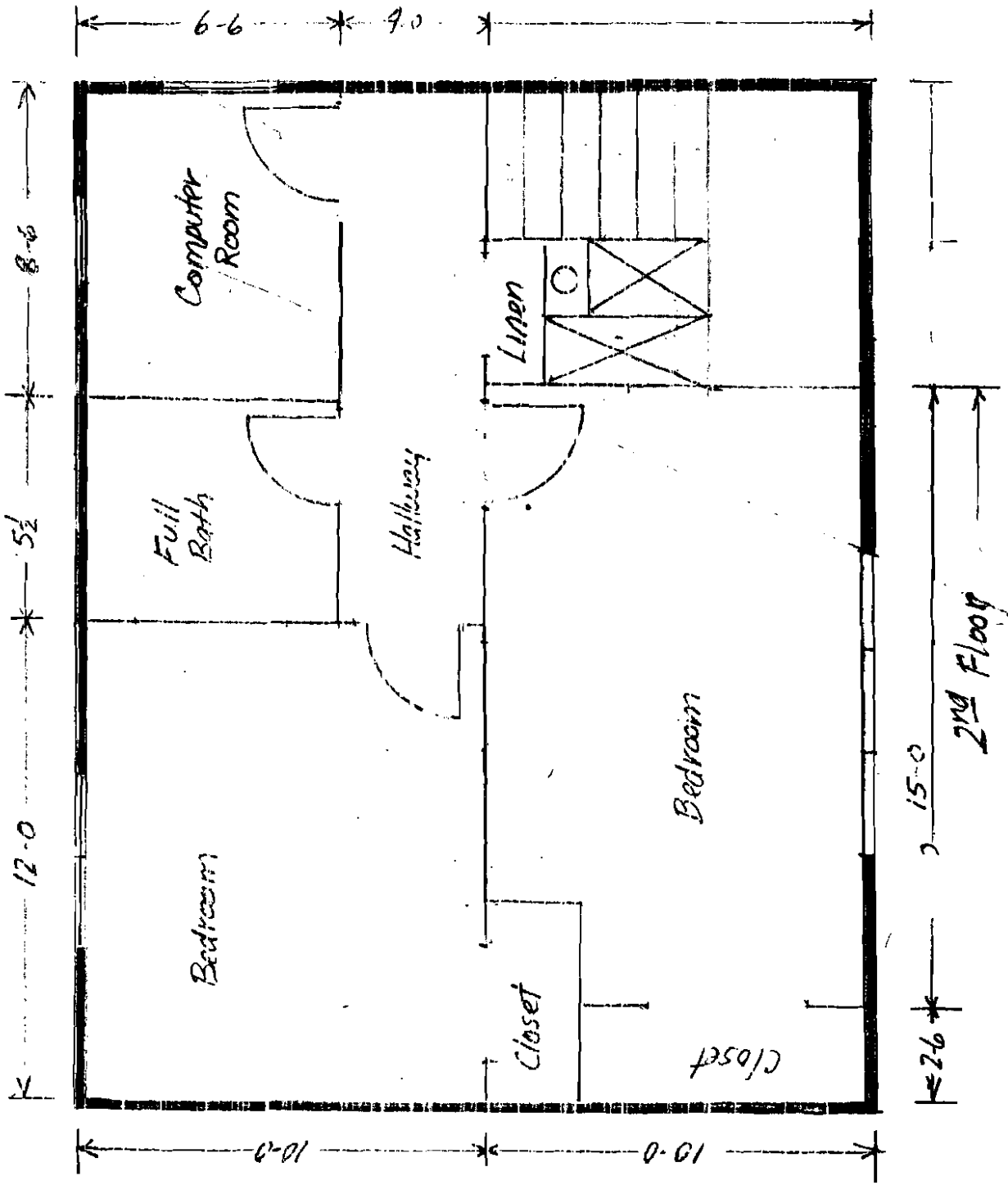
13 Plot Plan.

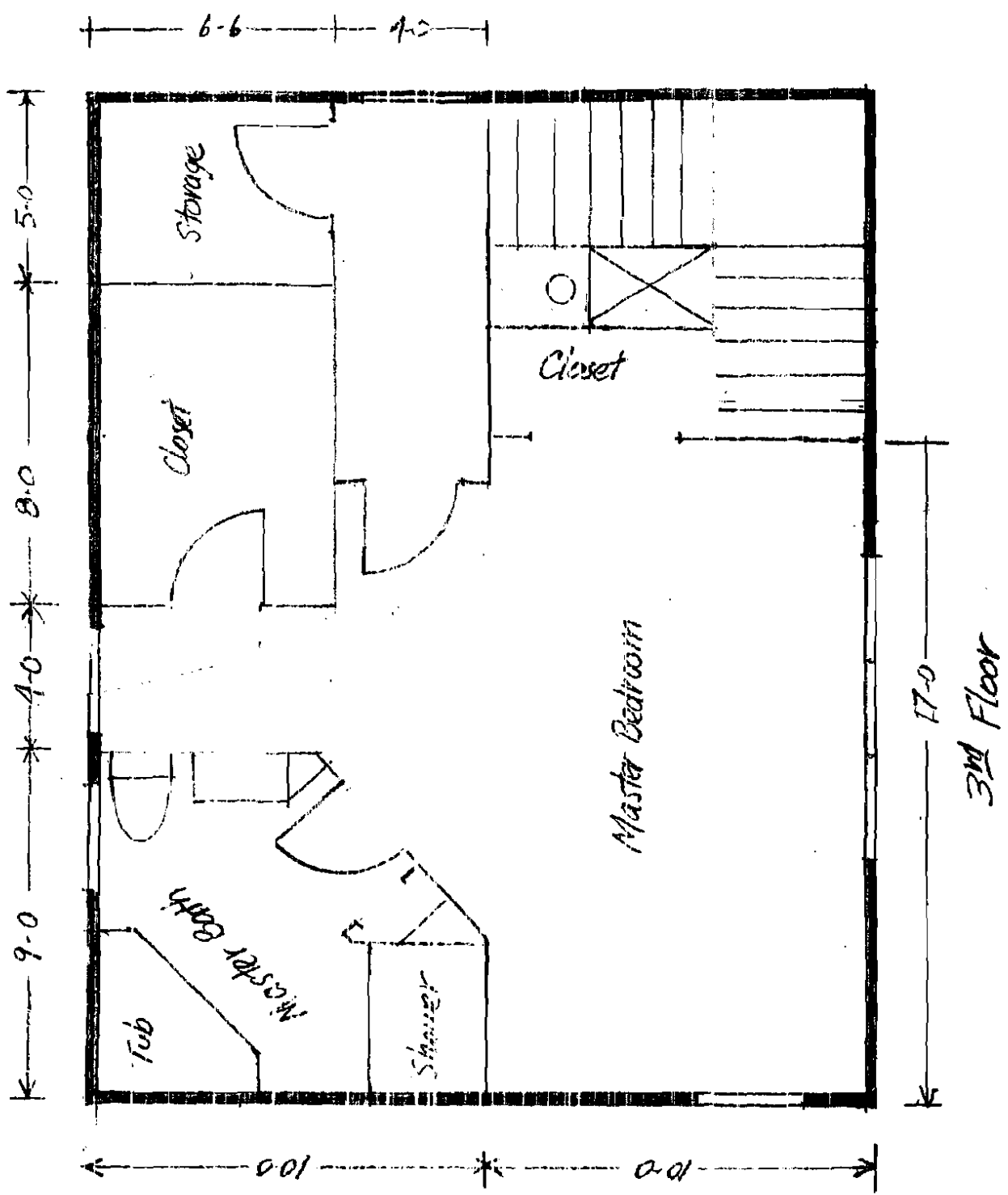
14 3rd floor plan



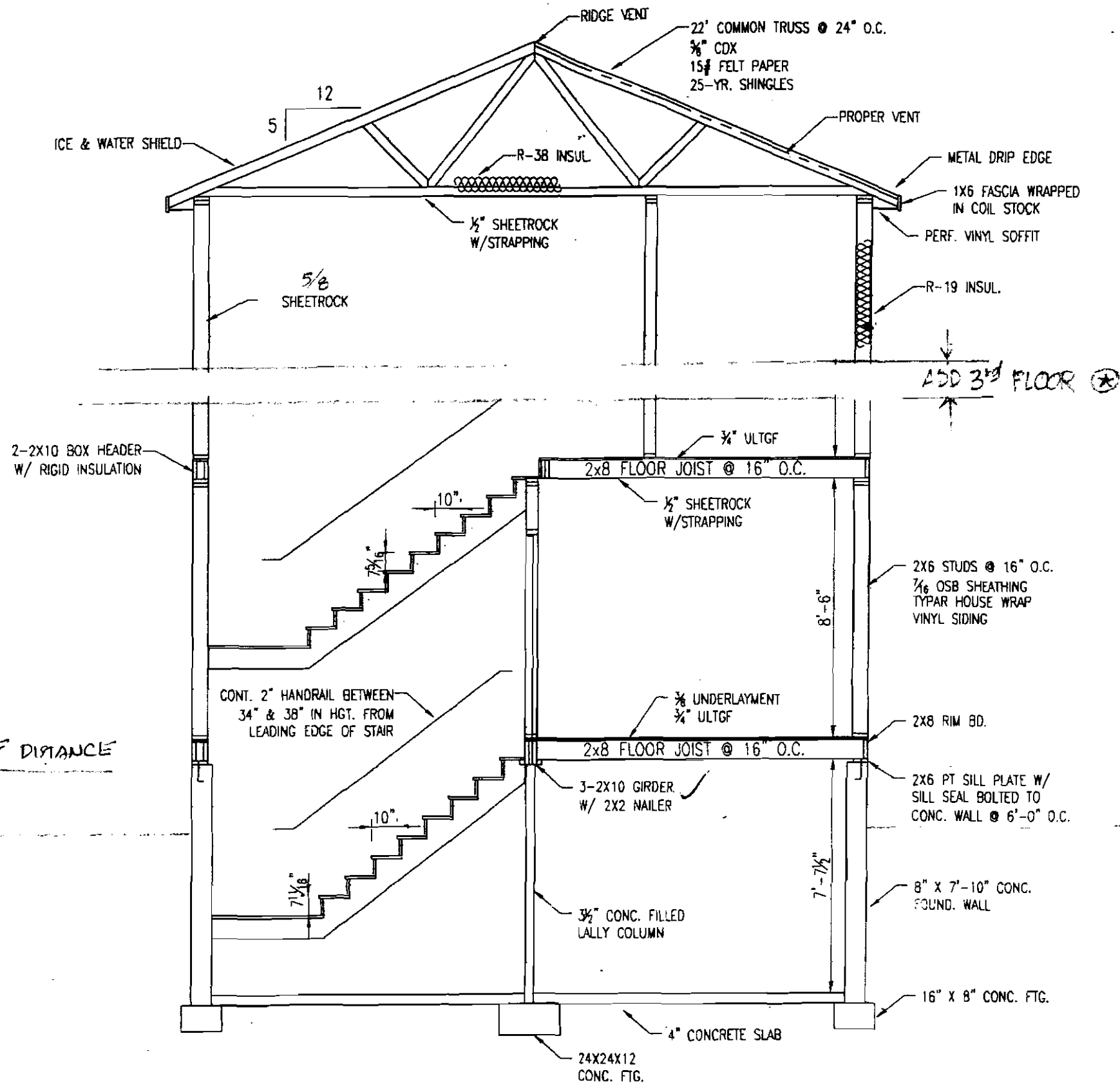
26x20 - 520
 Stoop 26
 Rear Stoop 24
 570
 Avail. 576

RECEIVED
 SEP 27 2004





THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



Not to Scale

Cellar 3-6 ABOVE GRADE
 1st Floor 8-6
 2nd " 8-6
 3rd " 7-0 @ SIDE WALL
 Attic 5-6 TO POINT @ HALF DISTANCE
 33-0 HEIGHT

31204
 RECEIVED

TYP. **CROSS-SECTION**



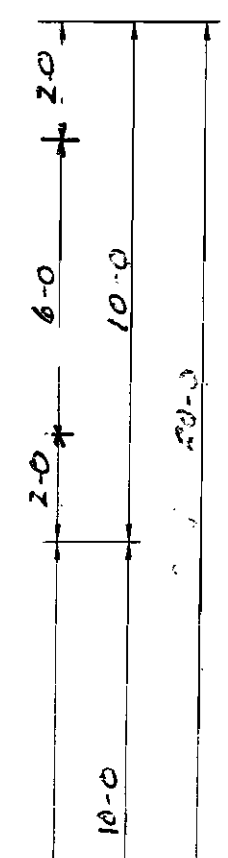
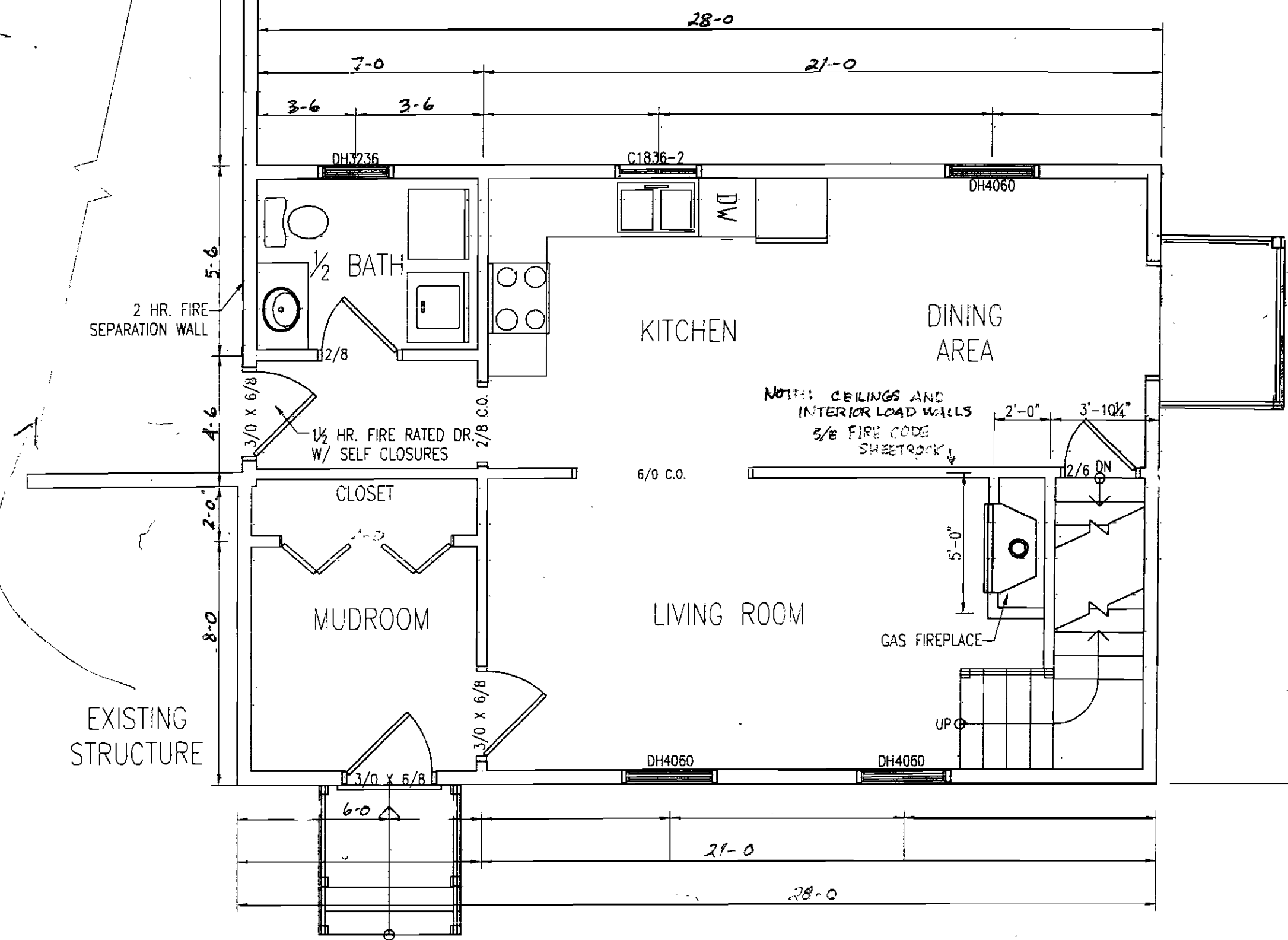
SCALE:	DRAWN BY: TJS
DATE:	REVISION:
KHAMIS ADDITION	
DRAWING NUMBER: A-404P	
PAGE NUMBER: 5 of 5	

SEE
APP
THE
HANCOCK
READS
CUSTOMER
BEFORE
BUILD
APPRO
INFORM
THE
ANY

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

FIRST FLOOR PLAN

Not to Scale

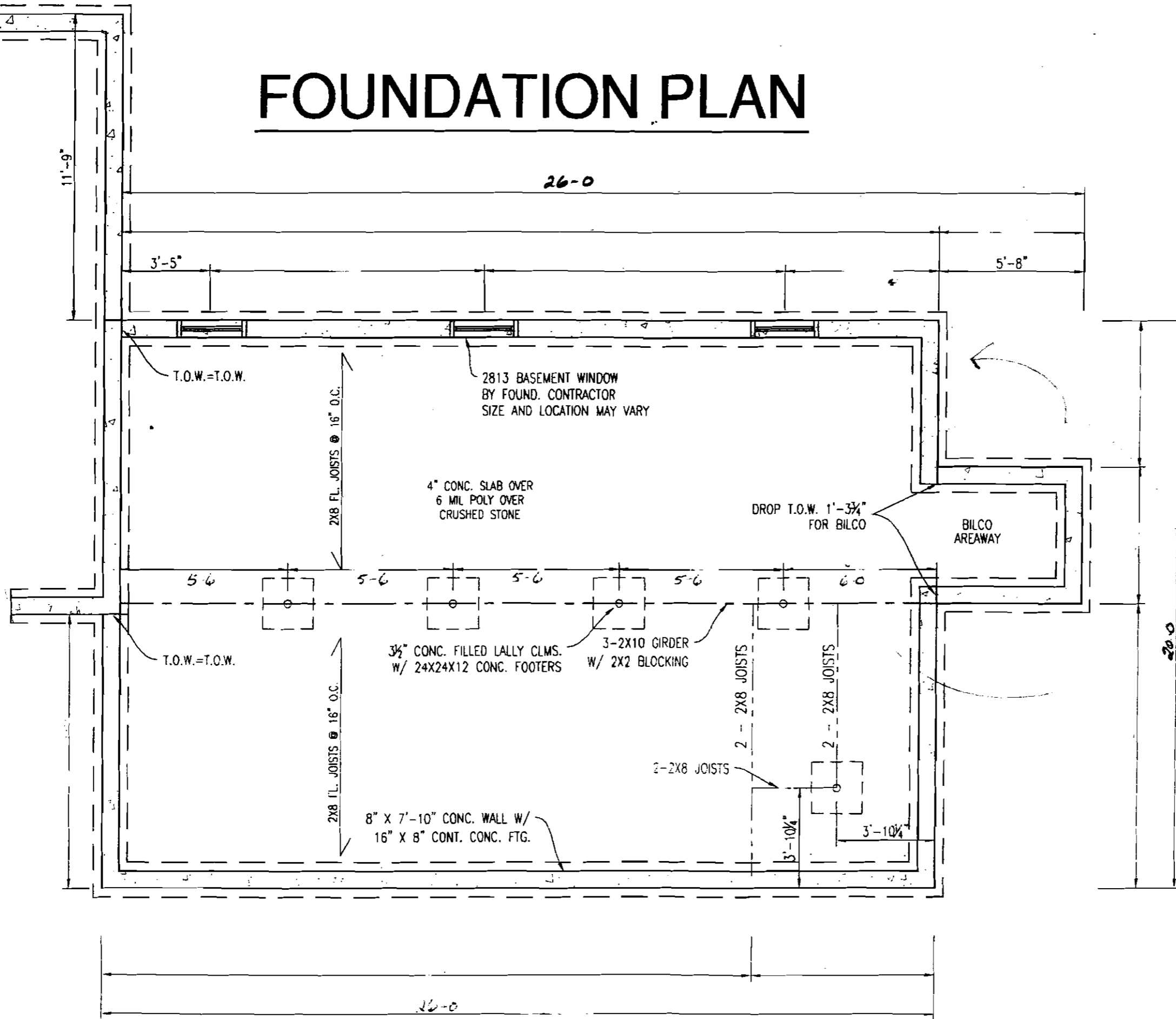


SCALE:	DATE:	DRAWN BY: TMS	REVISION:
		KHAMIS ADDITION	A-404P
		FIRST FLOOR PLAN	3 of 5

33/2017

FOUNDATION PLAN

A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

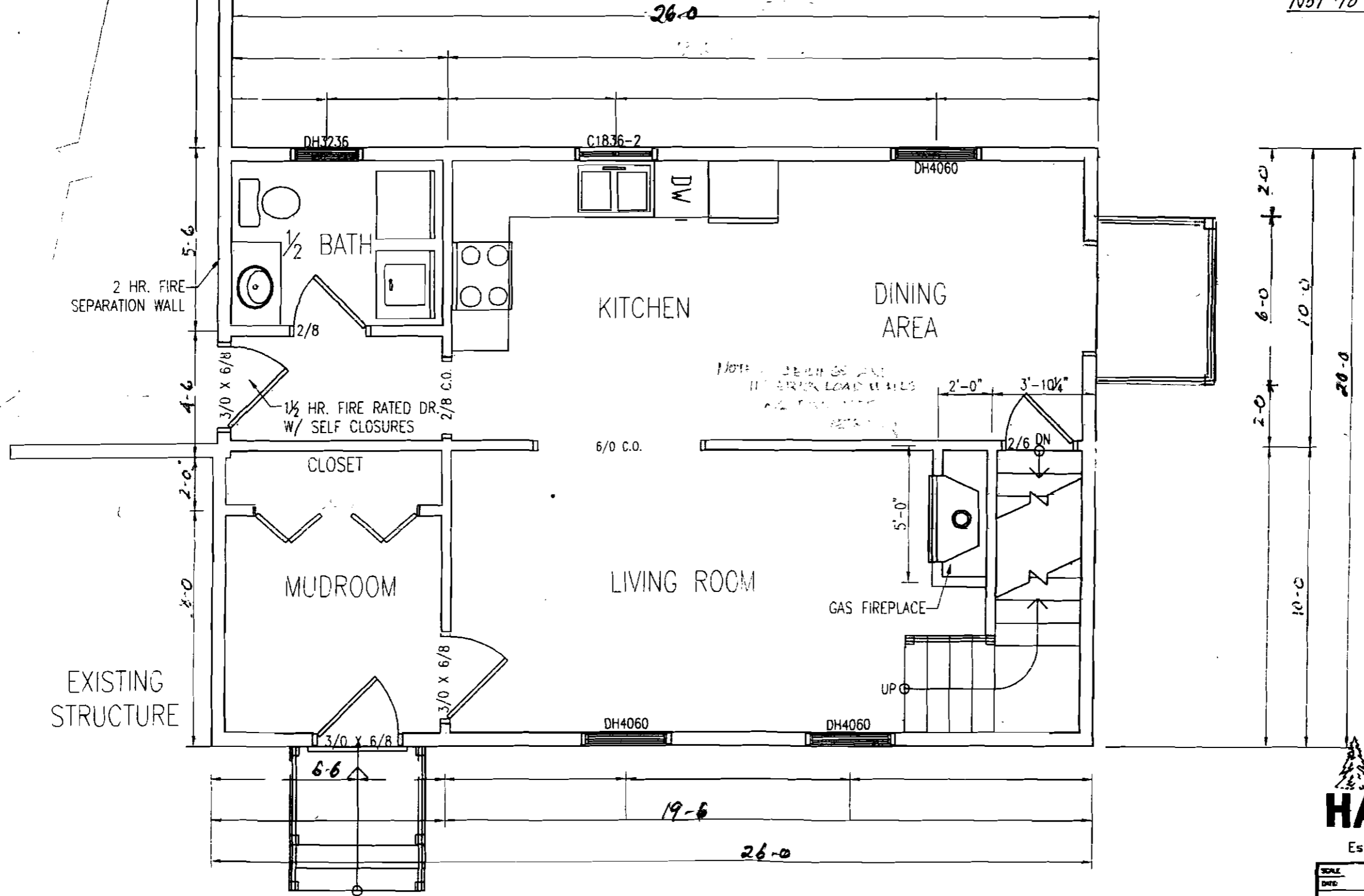


SCALE	DESIGN BY: TMS
DATE	REVISION:
AHAMIS ADDITION	DRAWING NUMBER: A-404P
FOUNDATION PLAN	PAGE NUMBER: 2 of 5

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

FIRST FLOOR PLAN

Not to Scale

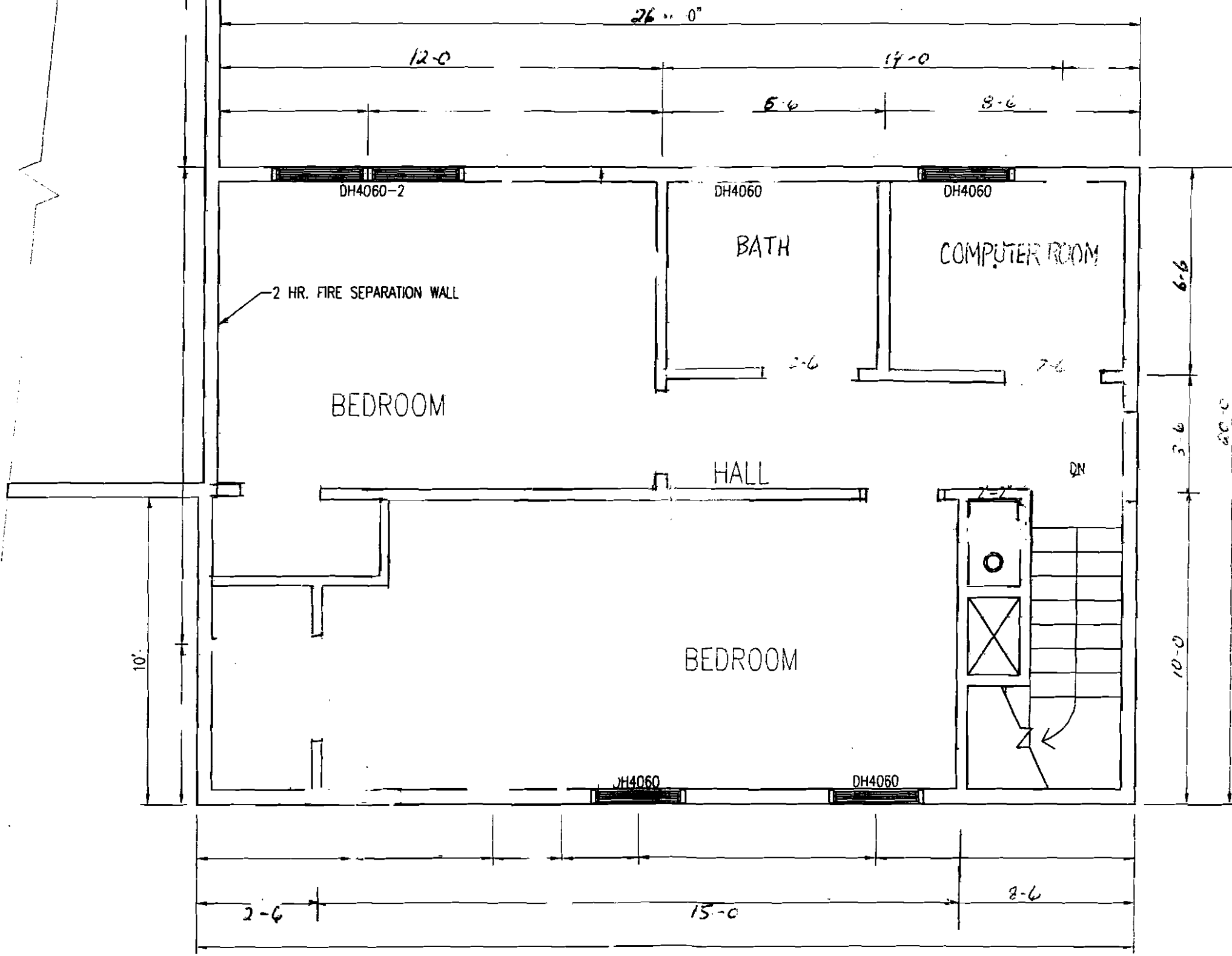


SCALE	1	DRAWN BY: TJS
DATE:		REVISION:
KHAMIS ADDITION		DRAWING NUMBER: A-404P
FIRST FLOOR PLAN		PAGE NUMBER: 3 of 5

SERVICE OF HANCOCK LUMBER TO CUSTOMERS IS NOT
 APPROPRIATE, HOWEVER, THAT THIS INFORMATION IS NOT
 THE WORK PRODUCT OF ANY ARCHITECT. NEITHER
 HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE
 REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND
 CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT
 BEFORE TAKING FINAL ACTION WITH REGARD TO ANY
 BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO
 APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS
 INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE
 THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR
 ANY PURPOSE OF THE CUSTOMER.

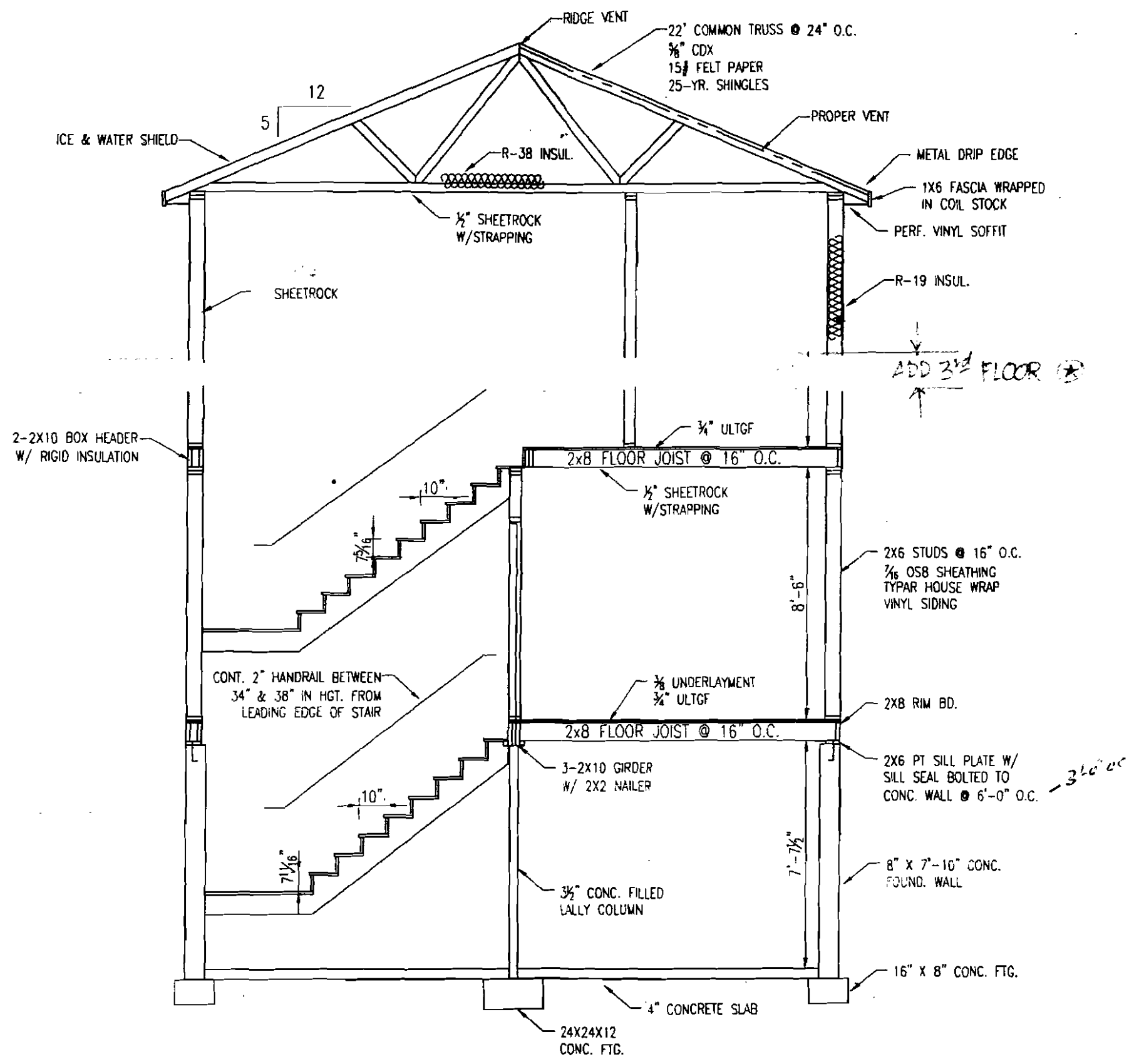
SECOND FLOOR PLAN

Not to Scale



DATE		DRAWN BY: TMS
		REVIEWED:
KHAMIS ADDITION		DRAWING NUMBER: A-404P
SECOND FLOOR PLAN		PAGE NUMBER: 4 OF 5

SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



Not to Scale

TY? **CROSS-SECTION**

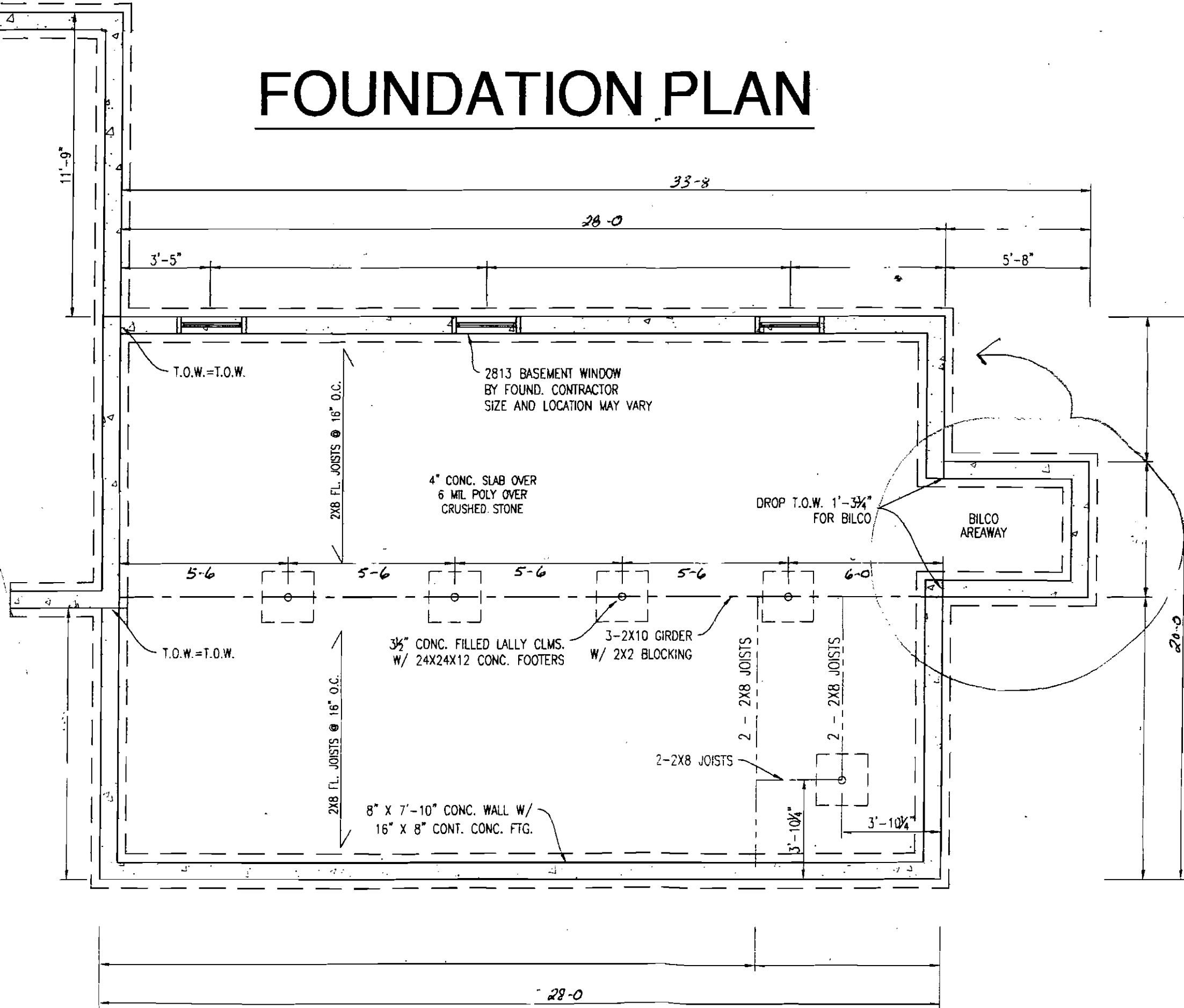


SCALE: 1" = 1'-0"	DESIGNED BY: TMS
	REVISED:
KHAMIS ADDITION	DRAWING NUMBER: A-404P
CROSS-SECTION	PAGE NUMBER: 5 of 5

FOUNDATION PLAN

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Not To Scale



3 1 2004
 HANCOCK LUMBER

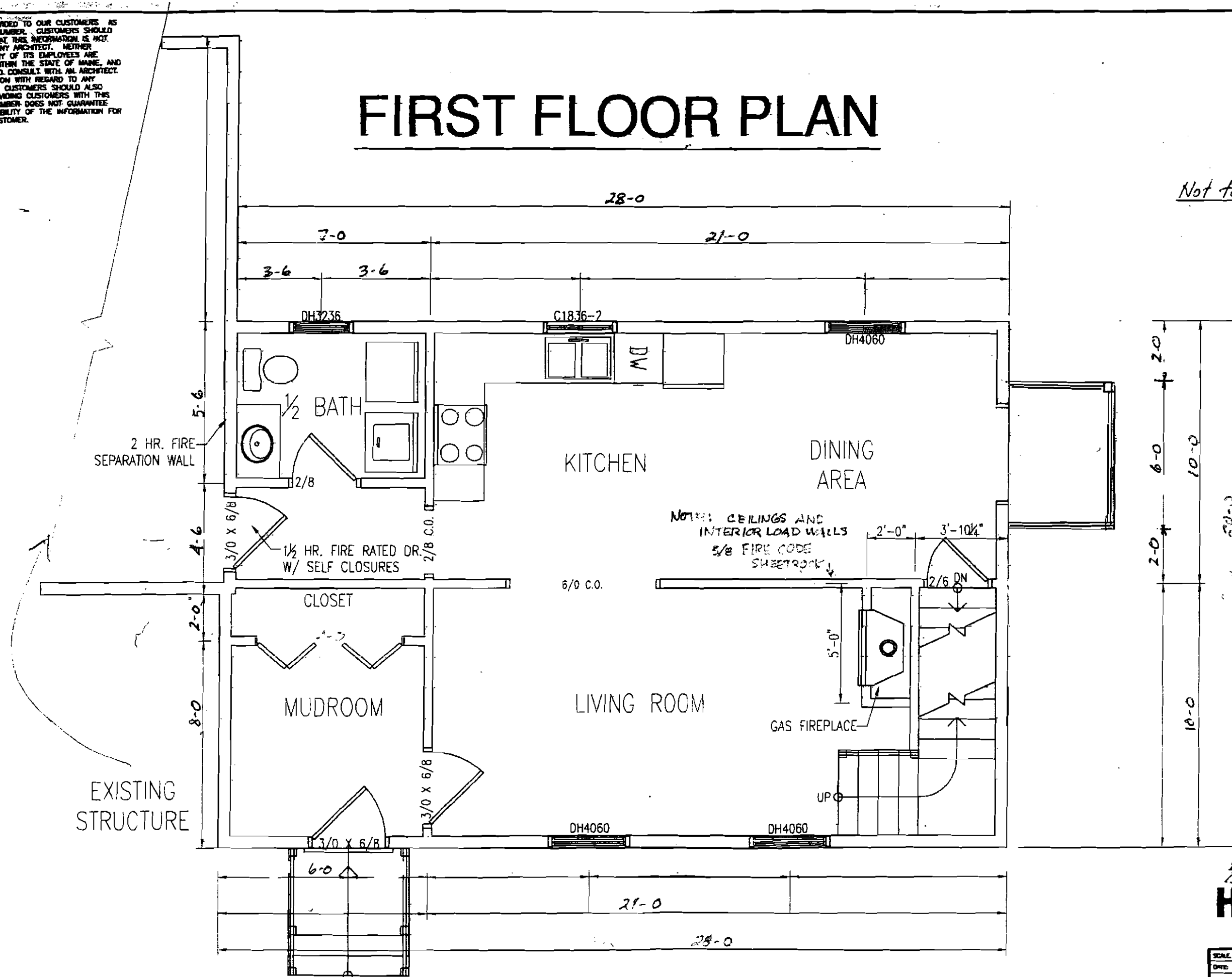


SCALE: DPT	DRAWN BY: TMS
REVISIONS:	DESIGN NUMBER: A-404P
KHAMIS ADDITION	
PAGE NUMBER: 2 of 5	
FOUNDATION PLAN	

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

FIRST FLOOR PLAN

Not to Scale



13312011
 11/11/2011

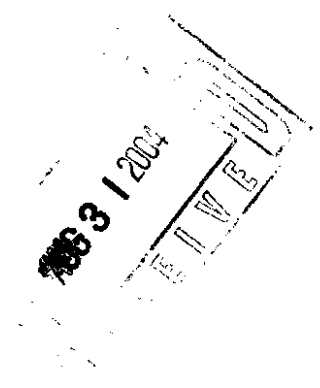
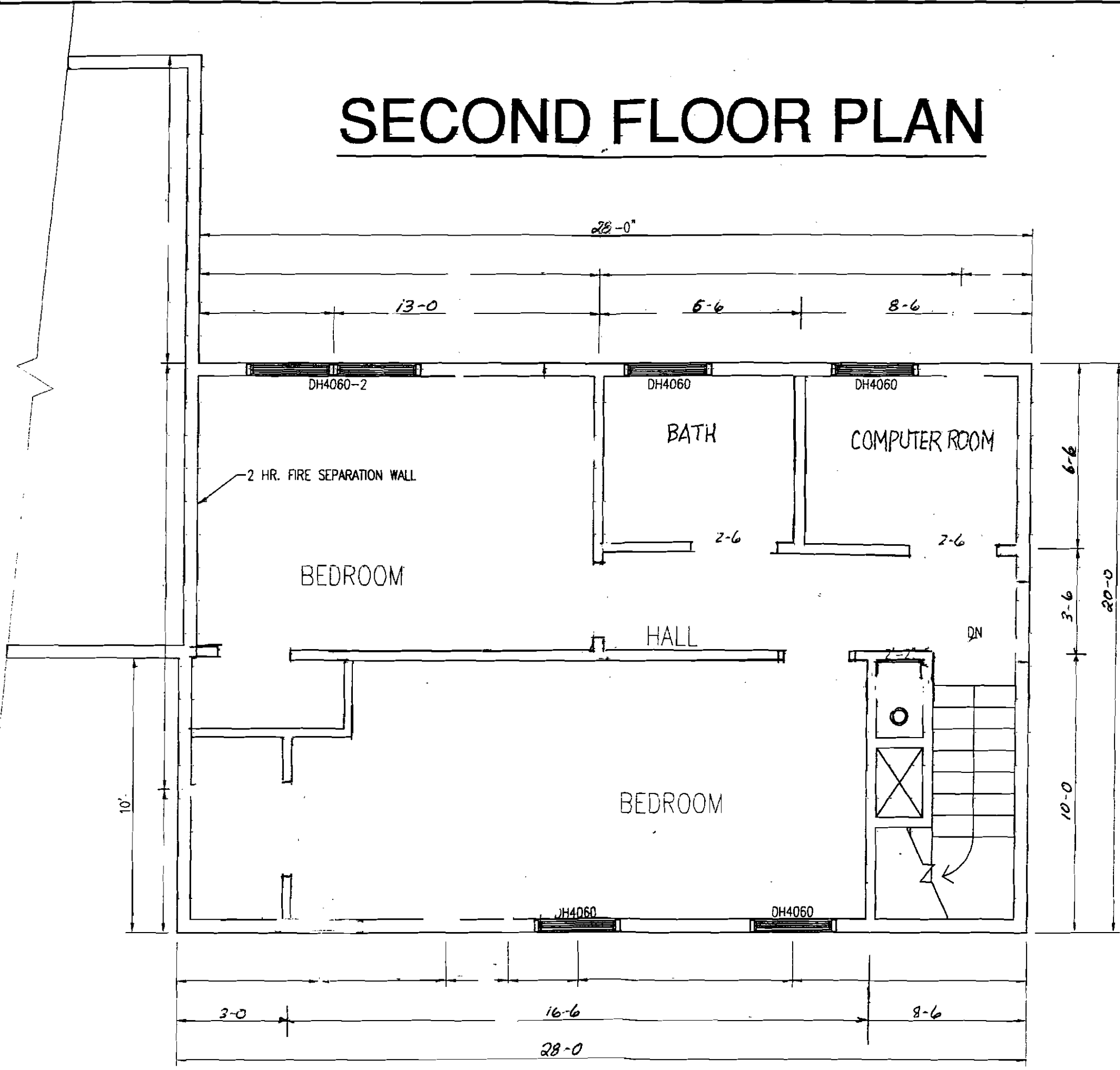


SCALE	1	DATE	11/11/2011
OWNER	KHAMIS ADDITION		
PROJECT	FIRST FLOOR PLAN		
REVISED	A-404P	PRICE NUMBER	3 of 5

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

SECOND FLOOR PLAN

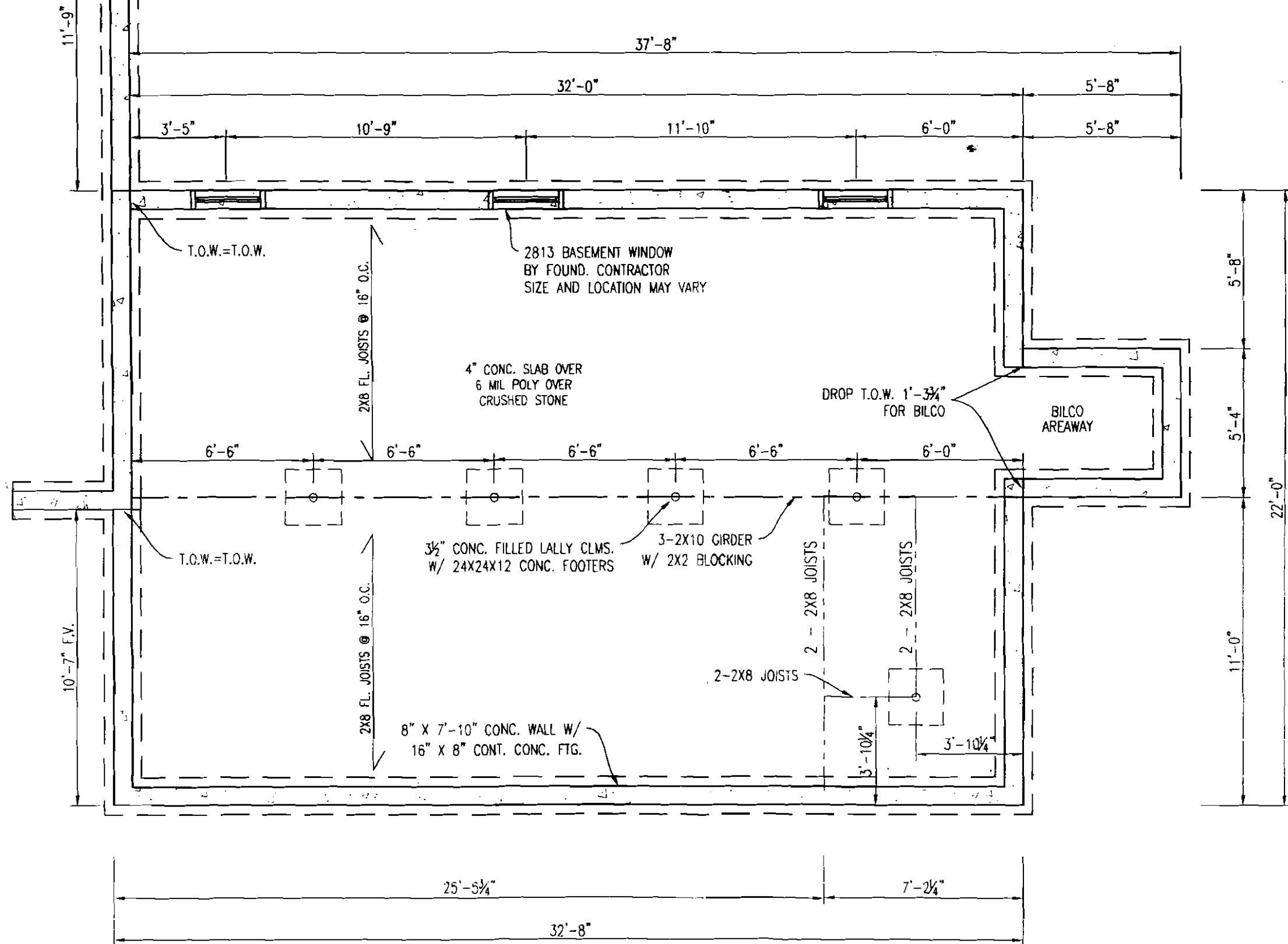
Not to Scale



DATE:	DRAWN BY: TDE
KHAMIS ADDITION	REVISION:
SECOND FLOOR PLAN	DRAWING NUMBER: A-404P
	PAGE NUMBER: 4 of 5

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

FOUNDATION PLAN

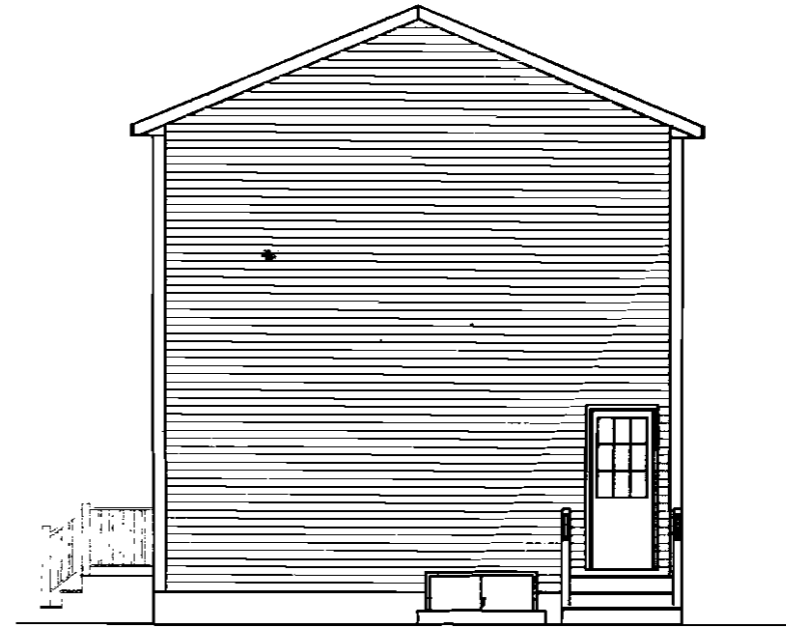


SCALE: 1/4" = 1'-0"	DRAWN BY: TJS
DATE: 6/4/04	REVISION:
KHAMIS ADDITION	DRAWING NUMBER: A-404P
FOUNDATION PLAN	PRICE NUMBER: 2 of 5

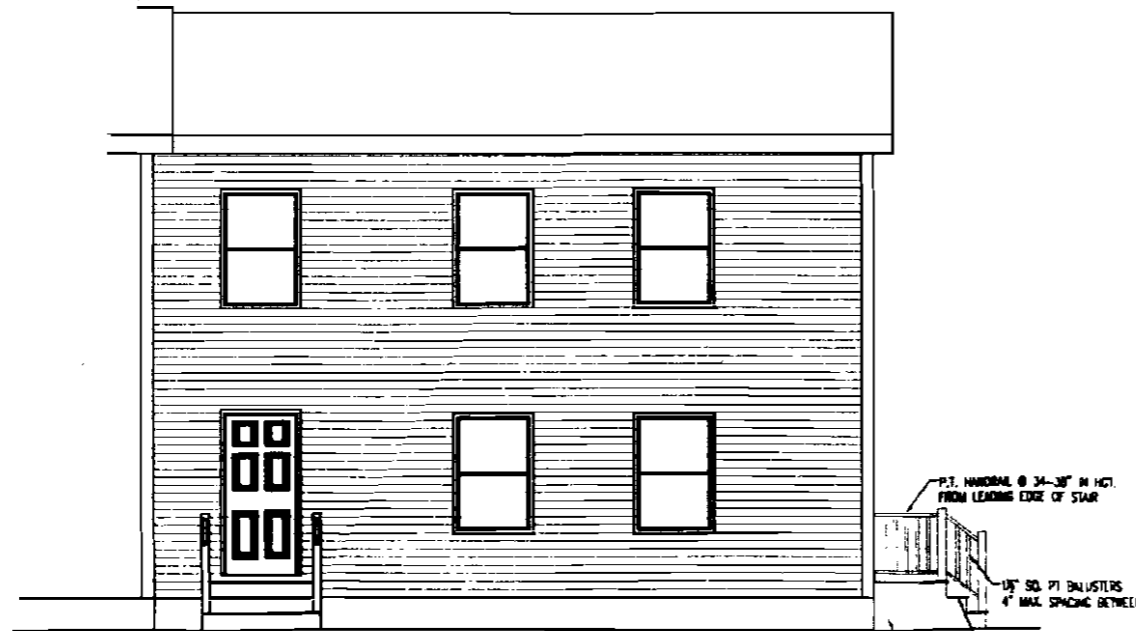
THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



REAR ELEVATION



RIGHT ELEVATION



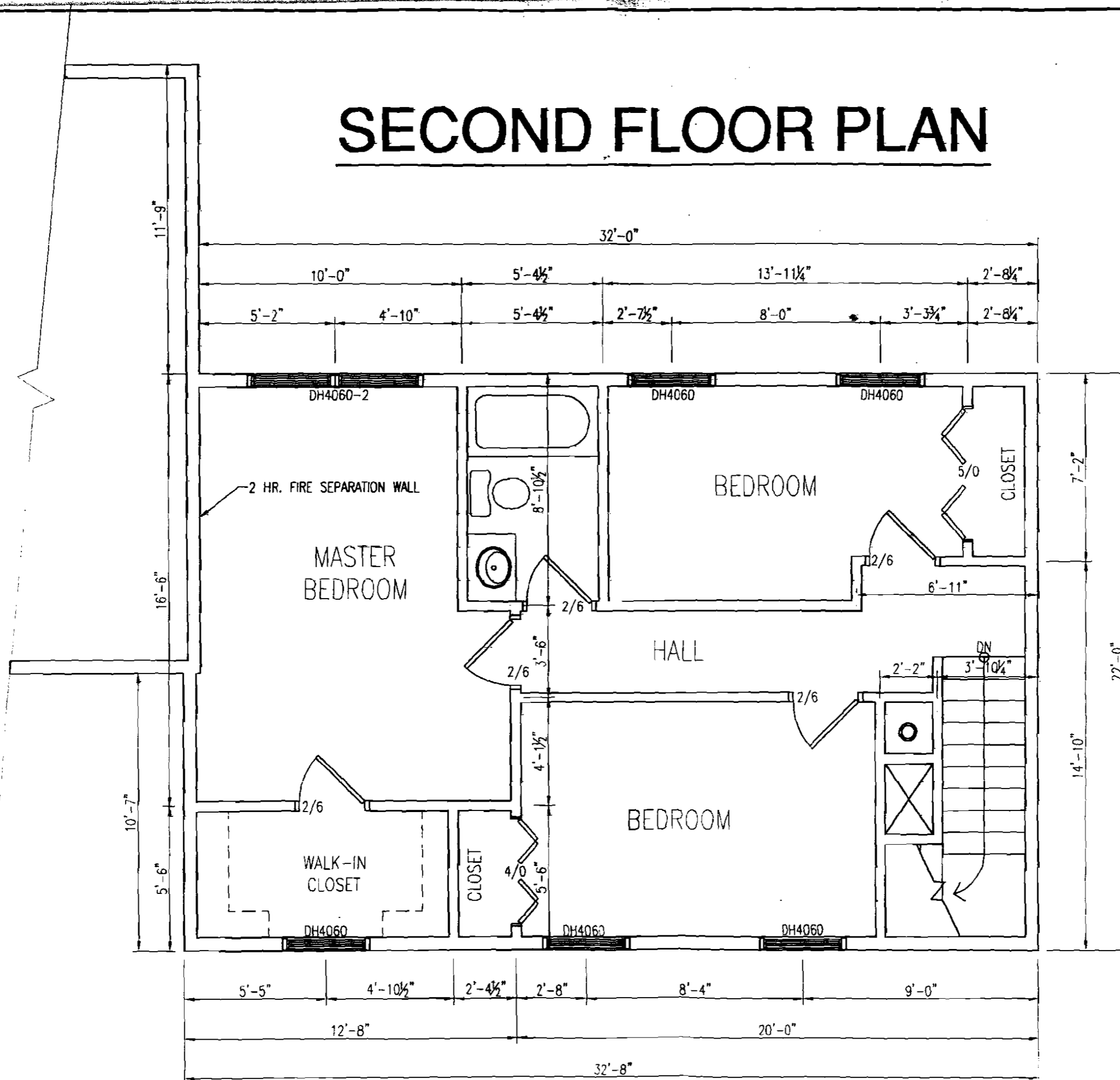
FRONT ELEVATION



SCALE: 1/8" = 1'-0"	DATE: 6/4/04	DESIGNED BY: TMS	REVISIONS:
KHAMIS ADDITION		DRAWING NUMBER:	A-404P
ELEVATIONS		PAGE NUMBER:	1 OF 5

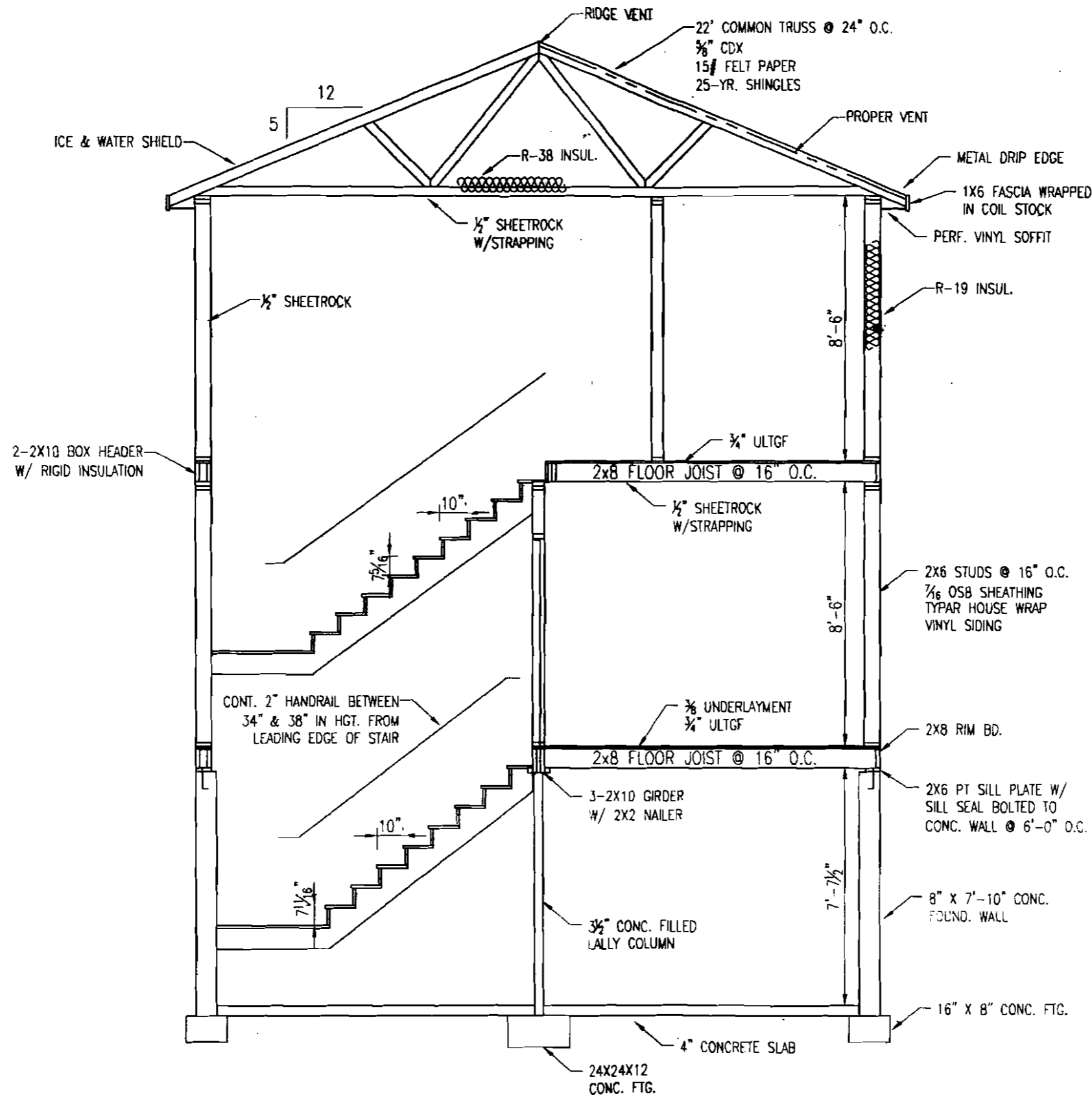
THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD PREPARE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROMISING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

SECOND FLOOR PLAN



SCALE: 1/4" = 1'-0"	DRAWN BY: TUS
DATE: 6/4/04	REVISED:
KHAMIS ADDITION	DRAWING NUMBER: A-404P
SECOND FLOOR PLAN	PAGE NUMBER: 4 OF 5

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



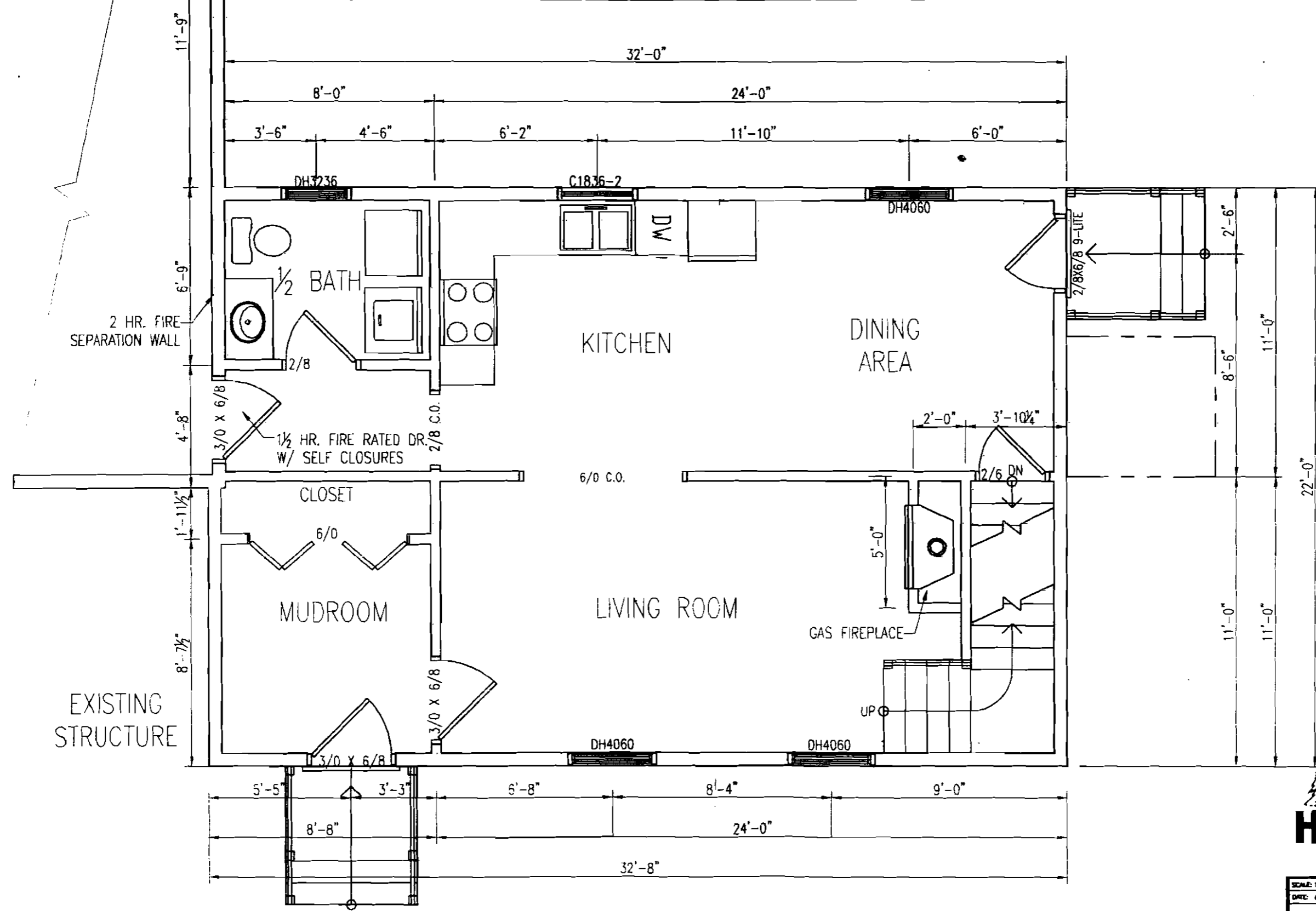
CROSS-SECTION



SCALE: 1/4" = 1'-0"	DRAWN BY: TMS
DATE: 8/4/04	REVISED:
KHAMIS ADDITION	DRAWING NUMBER: A-404P
CROSS-SECTION	PAGE NUMBER: 5 of 5

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

FIRST FLOOR PLAN

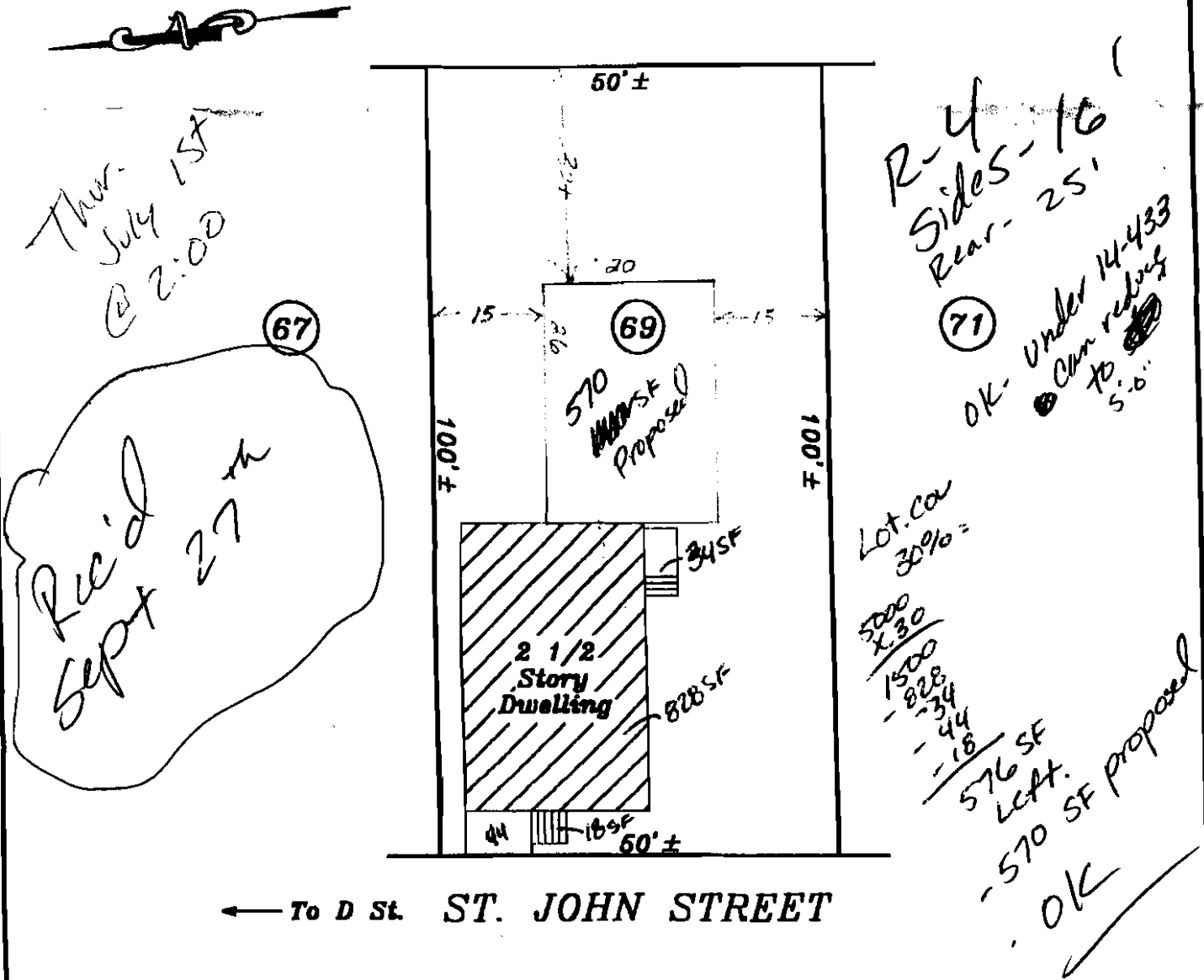


SCALE: 1/4" = 1'-0"	DRAWN BY: TJS
DATE: 6/4/04	REVIEW:
KHAMIS ADDITION	
FIRST FLOOR PLAN	
DRAWING NUMBER: A-404P	
PAGE NUMBER: 3 of 5	

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION INSPECTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ADJOINING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER

ADDRESS: 165 ST. JOHN STREET INSPECTION DATE: DECEMBER 9, 2002
PORTLAND, MAINE SCALE: 1"=20'



← To D St. ST. JOHN STREET

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Rose Khamis & Malik Elnour REQUESTING PARTY: New England Title
 OWNER: Gerald H. Martin, Jr ATTORNEY: _____
 LENDER: _____ FILE No. 20213068

TITLE REFERENCES:

DEED BOOK: 15804 PAGE: 205
 PLAN BOOK: 4 PAGE: 21 LOT: 69
 COUNTY: CUMBERLAND

YOUR FILE #: A02-1682

MUNICIPAL REFERENCE:

MAP: 68 BLOCK: B LOT: 6

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 23005J PANEL: 0013B ZONE: C DATE: DEC. 8, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

NADBAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS

844 STEVENS AVENUE PORTLAND, ME 04103 (207) 878-7870
 838 CLARKS WOODS ROAD LYMAN, ME 04002 (207) 488-8368

[Signature]
 12-10-02

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

Book 20046 Pg 78

MAPLEWOOD DEVELOPMENT

P. O. BOX 130
ELIOT, MAINE 03903

(207) 252-0162 Ph - (207) 676-9261 Fax
maple1@maine.rr.com

FAX

TO: Tammy Munson, CEO - City of Portland
FROM: Gregg Paquette
DATE: September 22, 2004
RE: Rose Kahmis: application for building permit

4 Pages

165 St. John St.

~~Greg 676-9261~~
 Greg 676-9261
 Home/Fax

Soil type/Presumptive Load Value (Table 401.4.1)		
STRUCTURAL		
Footings Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8" x 16" - OK	
① Foundation Drainage Damp proofing (Section 406)	Not shown	Pet-base sealer outside Dry lock inside OK
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
② Anchor Bolts/Straps (Section 403.1.4)	size ?	1/2" bolts embedded @ 48" o.c. hurricane straps @ rafter OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK	
Sill/Band Joint Type & Dimensions	OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x8's	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x8's	

Attic or additional Floor Joist Species Dimensions and Spacing (Table 602.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK TRUSSES	
Roof Rafter Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)	4060's shown - meet egress? 7.2 sf opening - yes	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	Need bath layout of 2nd floor	No window @ 2nd floor 3rd floor window @ master bath
Attic Access (BOCA 1211.1)	Not shown	Scuttle 16x24
Draft Stopping around chimney	" "	Standard w/ Fire caulk

3

4

5

6

22" x 36"
Min

draft
stopping

vent only
to meet on
safety glass @
Armored gla.

Header Schedule	Not shown	26 w/ 1/2" plywood between ✓
Type of Heating System	Not shown	FHW
Stairs		
Number of Stairways		
Interior		7" Riser 11" Tread ✓
Exterior	1 - Tread/Riser not shown	
Treads and Risers (Section 314)	Interior - 10" T ₁ & 7 5/16" R - OK	8' nominal ✓
Walls	OK	
Headroom	Not shown	42" h w/ baluster @ 4' o.c. ✓
Guardrails and Handrails (Section 315)	Not shown on exterior	hardware / common (will appear on elec. plan) ✓
Smoke Detectors Location and type/interconnected	Not shown	
Plan Reviewer Signature		

See Chimney Summary Checklist

13 Plot Plan.

Attached

14 3rd Floor plan

Attached

Prmt

11080

New

40791

04-0791

165

St John St

06/11/2004

Hold

Additions - Duplex

068 B004001

2

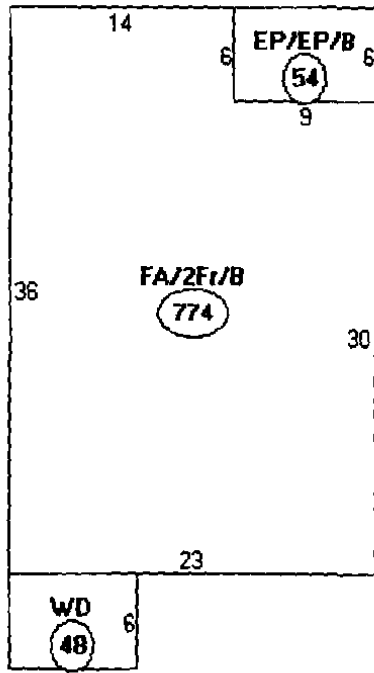
\$40,000.00

jodinec

06/11/2004

imm

07/02/2004



Descriptor/Area

- A: FA/2F1/B
774 sqft
- B: EP/EP/B
54 sqft
- C: WD
48 sqft

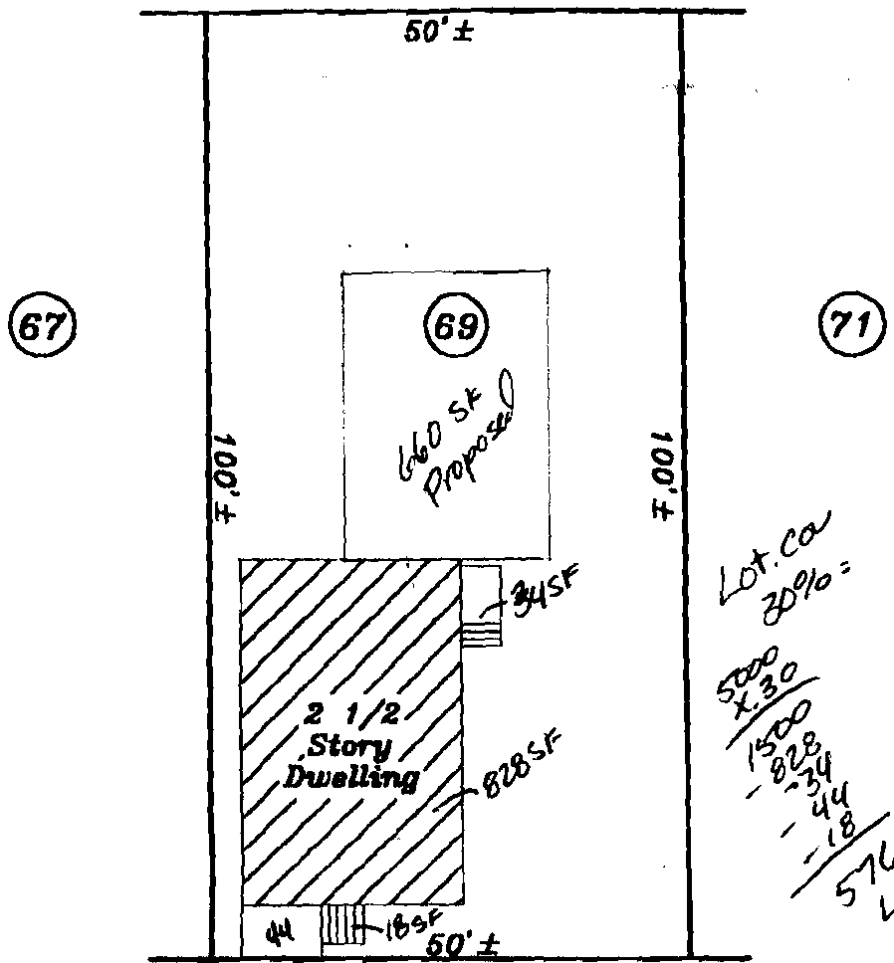
*R-4
 Front - Rear - 25'
 Side - 1 story 10'
 2 story 14'
 Lot cov. 30%*

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAYS STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 165 ST. JOHN STREET INSPECTION DATE: DECEMBER 9, 2002
PORTLAND, MAINE SCALE: 1"=20'

Thur. July 1st @ 2:00



*Lot. cov 20% =
5000 x .30 = 1500
- 828 = 672
- 16 = 656
- 44 = 612
576 SF LEFT.*

← To D St. **ST. JOHN STREET**

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Rose Khamis & Malik Elnour REQUESTING PARTY: New England Title
 OWNER: Gerald H. Martin Jr ATTORNEY: _____
 LENDER: _____ FILE No. 20213068

TITLE REFERENCES:
 DEED BOOK: 15804 PAGE: 205
 PLAN BOOK: 4 PAGE: 21 LOT: 69
 COUNTY: CUMBERLAND

YOUR FILE #: A02-1682

MUNICIPAL REFERENCE:
 MAP: 68 BLOCK: B LOT: 6

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 250051 PANEL: 0013B ZONE: C DATE: DEC. 8, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

NADBAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS

44 STEVENS AVENUE 332 CLARK WOODS ROAD
 PORTLAND, ME 04103 LYMAN ME 04062
 (207) 878-1870 (207) 488-2358

[Signature]
12-10-02

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

Print

04-0791

Hold

068 B006001

11080

New

165

St John St

Additions - Duplex

2

\$40,000.00

40791

06/11/2004

jodfhea

06/11/2004

firm

07/02/2004

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	068 8006001
Location	165 ST JOHN ST
Land Use	TWO FAMILY
 Owner Address	 KHAMIS ROSE J 165 ST JOHN ST PORTLAND ME 04102
 Book/Page	 20746/078
Legal	68-8-6 ST JOHN ST 163-165 5000 SF

Valuation Information

Land	Building	Total
\$34,550	\$59,530	\$94,080

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2	1742	0.115	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	1	1	8	Part Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
01/01/2003	LAND + BLDING	\$237,000	18757-110
10/24/2000	LAND + BLDING		15804-205
12/15/1999	LAND + BLDING	\$80,000	15225-226

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.

