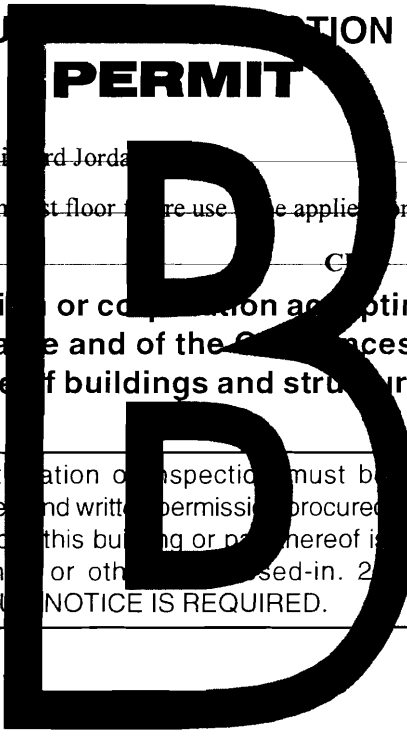


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 081481



This is to certify that SHIR SADRI /Quality One /Richard Jordan

has permission to Replace 3 existing windows on 1st floor for use as an application for at a later date

AT 978 WASHINGTON AVE City 161 E003001

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 written permission procured before this building or part thereof is lath or other work is set-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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name
CITY OF PORTLAND

12/3/08 *Chy LNR*
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: 08-1481	Issue Date: 12/3/08	CBL: 161 E003001
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Location of Construction: 978 WASHINGTON AVE	Owner Name: SHIR SADRI	Owner Address: 41 OCEAN HOUSE RD	Phone:
Business Name:	Contractor Name: Quality One /Richard Jordan	Contractor Address: 26 Ashswamp Road Scarborough	Phone 2078318102
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-5

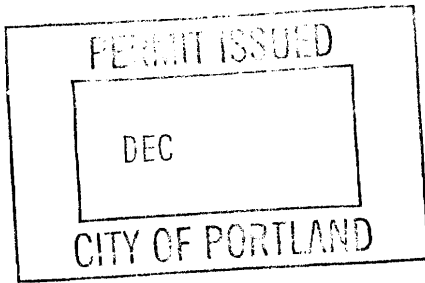
Past Use: Commercial - TV Repair Shop/ 1 Residential unit	Proposed Use: Commercial -1 Residential unit & Vacant Space - Replace 3 existing windows on first floor future use to be applied for at a later date	Permit Fee: \$140.00	Cost of Work: \$1,126.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved N/A <input type="checkbox"/> Denied	INSPECTION: Use Group: M/R-3 Type: 5B IBC-2003	

Proposed Project Description: Replace 3 existing windows on first floor future use to be applied for at a later date	Signature: <i>Corey Cross</i>	Signature: <i>CE 12/3</i>
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: Idobson	Date Applied For: 11/21/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 11/24/08 <i>ABM</i>	Date: _____	Date: _____



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



General 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.

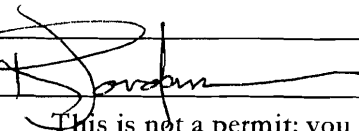
Location/Address of Construction: <u>978 Washington Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>	Square Footage of Lot <u>14,400</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>161</u> Block# <u>E</u> Lot# <u>3</u>	Applicant *must be owner, Lessee or Buyer* OWNER Name <u>Sadri Shir</u> Address <u>41 Ocean House Rd.</u> City, State & Zip <u>Cape Elizabeth ME</u>	Telephone: <u>(207) 541-7221-OR-775-6789</u> <u>04107</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) APPLICANT Name <u>Richard Jordan</u> Address <u>26 Ashswamp Rd.</u> City, State & Zip <u>Scarborough, ME 04107</u>	Cost Of Work: \$ <u>1126⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>40+100 Belated</u>
Current legal use (i.e. single family) <u>2nd floor/single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>1st floor/vacant/ Television Repair Shop</u> Proposed Specific use: <u>2nd floor Residential</u> <u>1st floor vacant/ future use to be</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>applied for</u> Project description: <u>\$100 Belated</u> <u>Replace three existing windows on first floor</u>		
Contractor's name: <u>Richard Jordan / dba / Quality-One</u> Address: <u>26 Ashswamp Rd.</u> City, State & Zip <u>Scarborough Maine 04074</u> Telephone: <u>(207) 831-8102*</u> Who should we contact when the permit is ready: <u>Richard Jordan</u> Telephone: <u>831-8102</u> Mailing address: <u>same as above</u>		

* 775-6789 Please call Amad w/ permit is ready.

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: 	Date: <u>11/21/2008</u>
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This is not a permit; you may not commence ANY work until the permit is issue

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1481	Date Applied For: 11/21/2008	CBL: 161 E003001
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Location of Construction: 978 WASHINGTON AVE	Owner Name: SHIR SADRI	Owner Address: 41 OCEAN HOUSE RD	Phone:
Business Name:	Contractor Name: Quality One /Richard Jordan	Contractor Address: 26 Ashswamp Road Scarborough	Phone (207) 831-8102
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial -1 Residential unit & Vacant Space - Replace 3 existing windows on first floor future use to be applied for at a later date	Proposed Project Description: Replace 3 existing windows on first floor future use to be applied for at a later date
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/24/2008**Note:** **Ok to Issue:**

- 1) This permit is being issued for the work (replacement of 3 windows) only. This permit does not establish the use of the first floor. The last legal use listed for the first floor of this property is a television repair shop. The current permit application lists the first floor space as vacant. The first floor space may not be used or occupied until a change of use application is applied for and the certificate of occupancy is issued. The current legal use for the second floor is one dwelling unit.
- 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:** Chris Hanson **Approval Date:** 12/03/2008**Note:** **Ok to Issue:**

- 1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Not Applicable **Reviewer:** Capt Greg Cass **Approval Date:****Note:** **Ok to Issue:**



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Penny St. Louis Littell

Inspection Services, Director
Jeanie Bourke

November 13, 2008

SADRI SHIR
41 OCEAN HOUSE RD
CAPE ELIZABETH, ME 04107

CBL: 161 E003001
Located at 978 WASHINGTON AVE

Dear Mr. Shir,

STOP WORK ORDER

This letter serves as a follow up to the Stop Work Order posted at the above mentioned property on March 5, 2008. At that time, it was clear that building construction was being conducted without benefit of a valid building permit, as required by Section 105.1 of the 2003 International Building Code, as adopted by the City of Portland. Work at the property was to cease immediately.

As of this date there is no record of application and appropriate permitting has not been issued for this property. This property remains in violation of the International Building Code. The following is a chronology of events after the initial Stop Work Order was posted in March:

1. On March 10, 2008 Richard Jordan Sr. came to the Inspections Office. He is the contractor who put in the replacement windows and sheetrock. He met with Jeanie Bourke, the Inspections Division Director, and they discussed the use of the previously approved retail space. He gave her your cell phone number. Jeanie called you and you described the area in question as a community room. She explained that all activity must stop immediately and you should fill out the application that was given to Richard with the required plans and information for the related work and use

of the space. You confirmed and acknowledged you would apply.

2. On April 4, 2008 you came in with the contractor to pick up an application. Again, you met with Jeanie and she explained what we need for plans to apply. You also stated you will continue to use the space for a TV repair shop.

It is also apparent that the parking area in the rear of the building was paved over with asphalt. If this work was performed since you took ownership of the property, an application for site plan approval may be required per Sec. 14-523 of the Land Use Ordinance of the City of Portland.

This office has identified the legal use of the property is a TV repair shop /retail on the first floor & one (1) dwelling unit on the second floor. If this has changed, a separate application and approval is required per Sec. 14-52 of the Land Use Ordinance of the City of Portland.

This serves as notice that the STOP WORK ORDER pursuant to Section 114.2 of the 2003 International Building Code of the City of Portland issued on March 5, 2008 continues to be in effect. You are hereby ordered to respond to this office within 7 days of the date of this letter to address the above stated issues and apply for the appropriate permits.

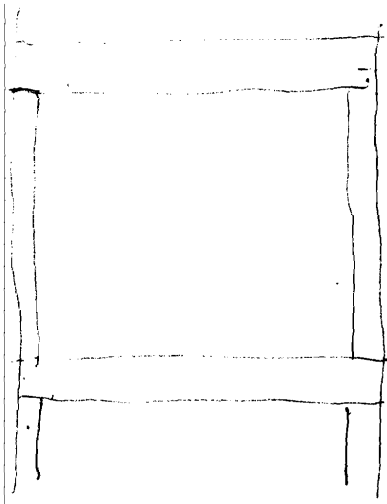
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112.5 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

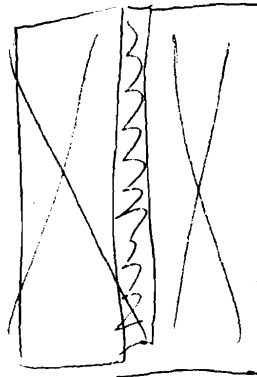
Mike Menario @ (207) 874-8789
Building Inspector

Cc: Penny Littell, Director of Planning and Urban Development



New Headers

2x4 w/ply



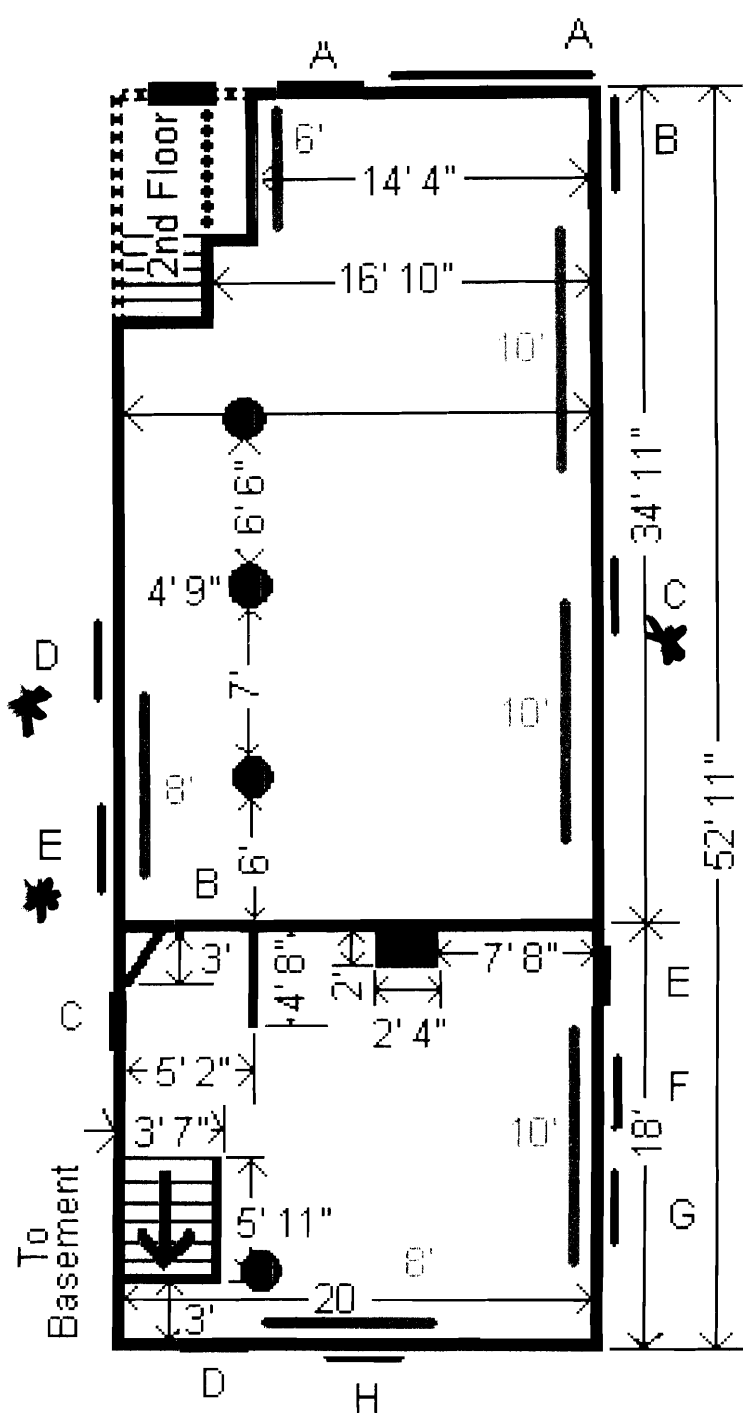
Originally
No headers in wall or sills

Washington Avenue Apartments
Washington Avenue Front

*C,D,E Replacement Windows

Thermal Payne DH

Basic Floor Layout



Base Board Heaters

Chimney

Support Poles

RO
Windows

- A 8' 10" X 5' 5" H
- B 3' 9" X 5' 6" H
- C 32" X 61" H
- D 30" X 58" H
- E 31" X 59" H
- F 29" X 56" H
- G 29" X 56" H
- H 36" X 56" H

Doors

- A 47 1/2" X 83"
- B 32" X 79"
- C 31" X 79"
- D 32" X 79"
- E 31" X 79"

Sadr Shir Misc. Details

First Floor Ceiling 8' 3"

Stair Case Slope at Right of Entry

36" to 6' 10" on 4' Span / 3' 2" Width

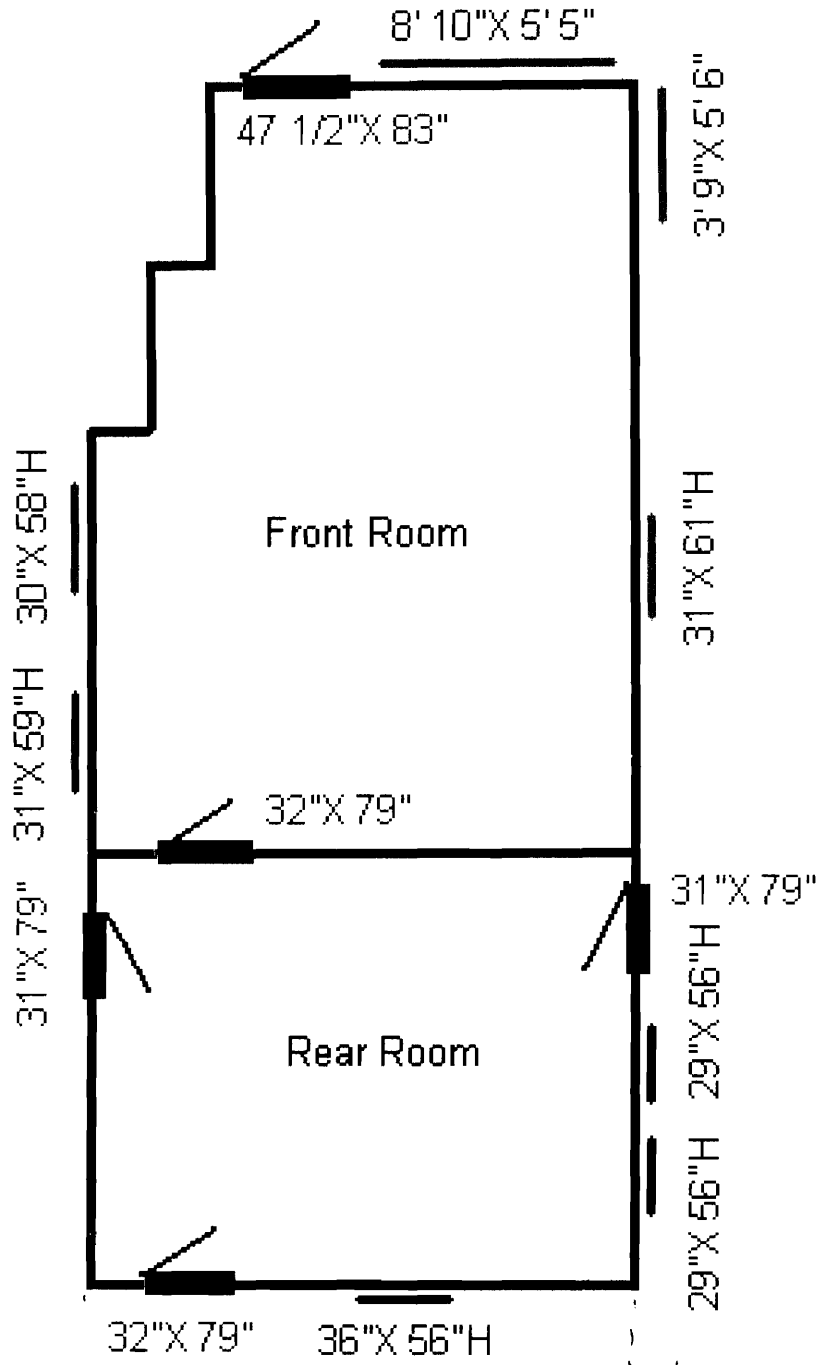
Back Room Ceiling 7' 9"

Quality-One

03/15/2008

Washington Avenue Apartments

Doors and Windows



Deck & stairs from 2nd FLOOR

Sadri Shir
Owner

Quality-One
03/15/2008