



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 23 Jarita Court

CBL 308 A001001

Issued to Delta Realty Co Inc/Sharp Home Inc./ Jarita Development Date of Issue 10/19/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-0016, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

right side dwelling unit of Bldg. #6 ONLY

APPROVED OCCUPANCY

single family dwelling w/ attached garage & patio

USE GROUP: R3

TYPE:5B

IRC-2003

IRC, 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

10/19/05 Ken Wance

(Date)

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 27 Jarita Court

CBL 308 A001001

Issued to Delta Realty Co Inc/Sharp Home Inc./ Jarita Development Date of Issue 10/11/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-0016, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

left dwelling unit of Bldg. #6 ONLY

APPROVED OCCUPANCY

single family dwelling w/ attached garage & patio

USE GROUP: R3

TYPE:5B

IRC-2003

IRC, 2003

Limiting Conditions:

none

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10/11/05
[Signature]

[Signature]
10/11/05

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0016	Issue Date: PERMIT ISSUED FEB 18 2005	CBL: 308 A001001
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Location of Construction: 389 Congress St #23:27 } Janita Court #26:32 }	Owner Name: Delta Realty Co Inc	Owner Address: 120 Exchange St # 106	Phone: 2078746959
Business Name:	Contractor Name: <i>Lou Ward</i>	Contractor Address: 120 Exchange St. Portland	Phone: 2078746959
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: FH/R3

Past Use: Vacant Land	Proposed Use: Build 2-2unit duplexs w/ 2 single car garges per building	Permit Fee: \$4,821.00	Cost of Work: \$500,000.00	CEO District: 5
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Proposed Project Description: Build 2-2unit duplexs w/ 2 single car garges per building	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i> Signature: <i>JMB 2/17/05</i>
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Permit Taken By: Idobson	Date Applied For: 01/05/2005	Zoning Approval
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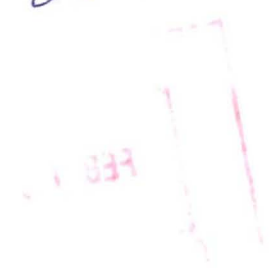
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panels 6 zone x</i></p> <p><input checked="" type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2002-0161</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>1/21/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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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	

Low Wood - LCWOOD24@maine.fr.com



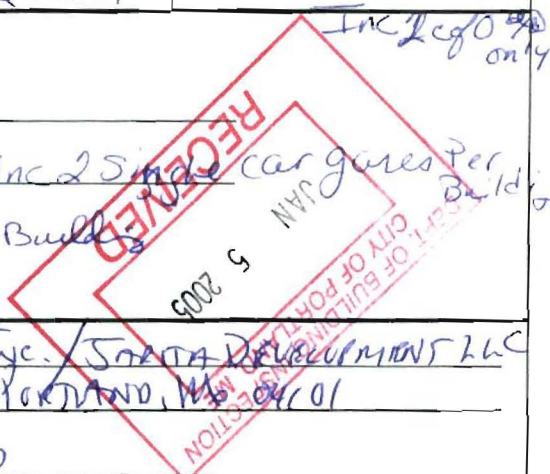
3/24/05 Footing/Rebar inspection Met w/ Lou Wood. He
supplied survey letter dated 3/24/05 stating compliance. Forms in
place. Rebar, fill material on site. OK to proceed. Jm

4/11/05. Checked Foundation for Bachfell - no problems
seen. OK to Bachfell. Jon M

All Purpose Building Permit Application for ~~Demolition of A Structure~~

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>JARITA COURT DR, OFF LAKE AVE</u>		
Total Square Footage of Proposed Structure <u>2 Buildings Total 4 Units 8,000 SF</u>	Square Footage of Lot <u>6 AC.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>308</u> Block# <u>A</u> Lot# <u>1</u>	Owner: <u>JARITA DEVELOPMENT LLC</u> <u>120 Exchange St. PORT. ME</u> <u>c/o Lou Wood</u>	Telephone: <u>874-6959</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Lou Wood</u> <u>120 Exchange St.</u> <u>PORTLAND, Me. 04101</u>	Cost Of Work: \$ <u>500 000</u> Fee: \$ <u>4671 00</u>
Current use: <u>VACANT LAND</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>64 x 35 w/ inc 2 single car garages Per Build</u>		
Project description: <u>Build 2 Buildings of 2 Units per Building</u>		
DEMOLITION CALL LIST MUST BE SUMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>Sharp Home Inc. / JARITA DEVELOPMENT LLC</u> <u>120 Exchange Portland, Me 04101</u>		
Whom should we contact when the permit is ready: <u>Lou Wood</u>		
Mailing address: <u>120 Exchange St. PORT, ME</u>		
		Phone: <u>874-6959</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 APROVE 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>[Signature]</u>	Date: <u>1-5-05</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0016	Date Applied For: 01/05/2005	CBL: 308 A001001
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Location of Construction: 23 & 27 Jarita Court	Owner Name: Delta Realty Co Inc	Owner Address: 120 Exchange St # 106	Phone:
Business Name:	Contractor Name: Sharp Home Inc./ Jarita Developeme	Contractor Address: 120 Exchange St. Portland	Phone (207) 874-6959
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Proposed Use: Build 2-2unit duplexes w/ 2 single car garges per building 1 bldg = #23 & #27; 1 bldg = #26 & #32	Proposed Project Description: Build 2-2unit duplexes w/ 2 single car garges per building
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 01/21/2005
 Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 02/17/2005
 Note: Ok to Issue:

- 1/27/04 left msg for Lou W. To call about design pro designation of type 3 construction.
 2/2 received fax for type from Assoc. Partners
 2/3 emailed Lou W. The review items that need to be submitted.
 2/15 Lou W. Submitted new plans and fire/sound assembly, ok to issue
- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
 - 2) Separate permits are required for any electrical, plumbing, or heating.

Dept: Engineering Status: Open Reviewer: Tony Approval Date:
 Note: PUBLIC WORKS ENGINEERING...2/11/04 Ok to Issue:

I have reviewed the submitted plans dated 12/17/03 and offer the following comments:

1. This packet did not include critical narrative information or supporting documentation such as a stormwater managment report, wetlands report, project description and scope, etc.
2. The existing drain manhole and sanitary sewer manhole in Lane Avenue should specify the inverts stubbed to this development property.
3. The proposed paved access road does not seem to uniformly transition with the existing granite curbing at Lane Avenue. The proposed access road appears to be narrower than the existing transition into Lane Avenue.
4. The proposed sidewalk system should connect to the existing sidewalk on Lane Avenue.

PUBLIC WORKS ENGINEERING REVIEW..4/26/04

1. This Department has still received any written materials for review, such as stormwater report, wetlands report, project summary etc.
2. The overall drainage study and drawings should be reviewed by William Goodwin and David Peterson of Public Works. They both have a historical knowledge of the existing drainage problems in this area.
3. The applicant should consider utilizing their proposed drainage plan to address or relieve some of the abutter property owner drainage issues.
4. The applicants plans must define and specify more clearly what is proposed for the drainage system beyond DMH#3.

Location of Construction: 23 & 27 Jarita Court	Owner Name: Delta Realty Co Inc	Owner Address: 120 Exchange St # 106	Phone:
Business Name:	Contractor Name: Sharp Home Inc./ Jarita Developeme	Contractor Address: 120 Exchange St. Portland	Phone (207) 874-6959
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 07/25/2002

Note: **Ok to Issue:**

- 1) numbers for buildings have to be approved by Jon Giles in engineering
- 2) Applicant must show hydrant within 500' path of travel.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Ethan Macomber **Approval Date:** 09/02/2004

Note: **Ok to Issue:**

- 1) The applicant shall submit a revised exterior lighting plan in conformance with the City's technical and design standards for final review and approval by the Planning Authority.
- 2) The applicant shall present the proposed street name and a unit numbering scheme to the City of Portland for final review and approval by the Department of Public Works
- 3) Legal documentation of all utility easements shall be submitted by the applicant to the City of Portland for final review and approval by Corporation Counsel.
- 4) The applicant shall submit a complete plan for the establishment of a permanent no-disturbance zone in the approximately 6 acres portion of the subject site not currently proposed for development subject to final review and approval of Corporation Counsel and the Planning Authority.
- 5) The applicant shall submit revised plans addressing all outstanding civil engineering issues presented in an August 27, 2004 memo from Jim Seymour of Sebago Technics, the City's consulting civil engineer.