



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 49 Jarita Court; bldg #3 CBL 308 A001001

Issued to Jarita Development Llc /Jarita Development LLC/ Lou Wood Date of Issue 12/20/2005

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. 05-0713, 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
entire

APPROVED OCCUPANCY
single familt condominium W attached garage & patio.

Limiting Conditions:

USE GROUP: R-3
IRC 2003
TYPE: 5B
IRC 2003

none

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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 46 Jarita Court

CBL 308 A001001

Issued to Jarita Development Llc /Jarita Development LLC/ Lou Wood Date of Issue 12/09/2005

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. 05-0713 , 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

entire

APPROVED OCCUPANCY

single familt condominium W attached garage & patio.

USE GROUP: R-3

IRC 2003

TYPE: 5B

IRC 2003

Limiting Conditions:

none

This certificate supersedes
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Approved:

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Inspector

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 0 43 Jarita Court

CBL 308 A001001

Issued to Jarita Development Llc /Jarita Development LLC/ Lou Wood Date of Issue 11/22/2005

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. 05-0713, 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.

PORITION OF BUILDING OR PREMISES

entire

APPROVED OCCUPANCY

single familt condominium W attached garage & patio.

USE GROUP: R-3

TYPE: 5B

IRC 2003

Limiting Conditions:

none

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

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 45 Jarita Court

CBL 308 A001001

Issued to Jarita Development Llc /Jarita Development LLC/ Lou Wood Date of Issue 11/22/2005

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. 05-0713 , 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.

PORION OF BUILDING OR PREMISES

entire

APPROVED OCCUPANCY

single familt condominium W attached garage & patio.

USE GROUP: R-3

TYPE: 5B

IRC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

11/22/05
(Date)

Inspector

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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

B SECTION

PERMIT

Permit Number: 050713

PERMIT ISSUED
PERMIT ISSUED

JUN 22 2005

CITY OF PORTLAND
CITY OF PORTLAND

This is to certify that Jarita Development Llc / Jarita Development LLC / Lou Woodhas permission to Building 2 - 2 Family Dwelling Units 49, 41, 43AT 0 Lane Ave Jarita Court

308 A001001

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 when permission 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

EXPIRED

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|------------|-------------|-------------|
| Permit No: | Issue Date: | CBL: |
| 05-0713 | JUN 22 2005 | 308 A001001 |

| | | | |
|---|--|--|------------------------|
| Location of Construction: Jarita Ave | Owner Name: Jarita Development LLC | Owner Address: 159 Harris Rd | Phone: 207 450 6128 |
| Business Name: | Contractor Name: Jarita Development LLC/ Lou Wood | Contractor Address: 120 Exchange St. Portland | Phone: 207 450 6128 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R3/FH |

| | | | | |
|--------------------------|--|---------------------------|-------------------------------|--------------------|
| Past Use: Vacant Land | Proposed Use: 2 -2 family Dwellings - Units 46 & 49 , 45 & 43 | Permit Fee: \$4,101.00 | Cost of Work: \$420,000.00 | CEO District: 5 |
|--------------------------|--|---------------------------|-------------------------------|--------------------|

| | |
|--|---|
| Proposed Project Description: Building 2 - 2 Family Dwellings-Units 46 & 49 , 45 & 43 | <p>FIRE DEPT:</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>Signature: N/A</p> <p>INSPECTION:</p> <p>Use Group: R-3 Type: SB</p> <p>Signature: IRC 2003</p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):</p> <p>Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p> |
|--|---|

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: Idobson | Date Applied For: 06/06/2005 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|---|---|--|---|
| <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 N/A</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone Panel 6 Zone X</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan original #2002-0161</p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>ok with conditions</p> <p>Date: 6/20/05</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> |
|---|---|--|---|

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: | Date Applied For: | CBL: |
| 05-0713 | 06/06/2005 | 308 A001001 |

| | | | |
|---|--|--|-------------------------|
| Location of Construction: 0 Jarita Court | Owner Name: Jarita Development Llc | Owner Address: 159 Harris Rd | Phone: |
| Business Name: | Contractor Name: Jarita Development LLC/ Lou Wood | Contractor Address: 120 Exchange St. Portland | Phone (207) 450-6128 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|--|--|
| Proposed Use: 2 -2 family Dwellings - Units 46 & 49 , 45 & 43 | Proposed Project Description: Building 2 - 2 Family Dwellings-Units 46 & 49 , 45 & 43 |
|--|--|

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schnuckal Approval Date: 06/20/2005

Note: foundation permit under #05-0344

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: Tammy Munson Approval Date: 06/22/2005

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) Separate permits are required for any electrical, plumbing, or heating.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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>Tarita Court, Portland, ME</u> | | | |
| Total Square Footage of Proposed Structure <u>3600 +/-</u> | | Square Footage of Lot <u>1/1 ac</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>308</u> Block# <u>A</u> Lot# <u>001</u> | | Owner: <u>TARITA DEVELOPMENT LLC</u> | Telephone: <u>877-6959</u> |
| Lessee/Buyer's Name (If Applicable) <u>SAME</u> | Applicant name, address & telephone: <u>120 Exchange St Portland, ME 04101</u> | | Cost Of Work: \$ <u>420,000.00</u> <u>3801</u> <u>124</u> + <u>300</u> <u>28</u> Fee: \$ <u>4101.00</u> |
| Current use: <u>VACANT LAND</u> | | | |
| If the location is currently vacant, what was prior use: _____ | | | |
| Approximately how long has it been vacant: _____ | | | |
| Proposed use: <u>SINGLE Family Homes</u> | | | |
| Project description: <u>Build 2- 2 Family Buildings Unit # 46+49, 45+43</u> | | | |
| Contractor's name, address & telephone: <u>Tarita Development LLC</u> | | | |
| Who should we contact when the permit is ready: <u>LOUIS C WOOD</u> | | | |
| Mailing address: <u>450-6128</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>450-6128</u> | | | |

*Foundation on
Separate permit*

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUN 6 2005

RECEIVED

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>[Signature]</u> | Date: <u>6-6-05</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

✓ # 209