

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
Permit Number: 070512  
JUN 21 2007  
CITY OF PORTLAND

This is to certify that LACASSE DAVID R /Ioe L has permission to Unit D-2 - renovate kitchen, bath & add closet AT 72 HIGH ST 039 G010D02

provided that the person or persons who accept 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 procured before this building or part thereof is altered or enclosed-in. 4 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

6/13/07 *Clayton R*  
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

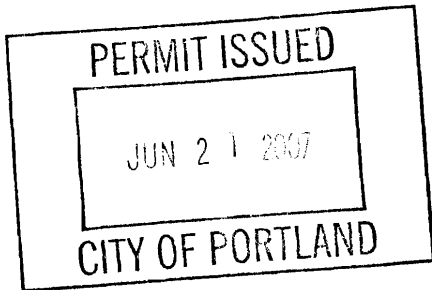
Permit No: 07-0512	Issue Date:	CBL: 039 G010D02
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Location of Construction: 72 HIGH ST	Owner Name: LACASSE DAVID R	Owner Address: 80 HIGH ST # 1	Phone:
Business Name:	Contractor Name: Joe Lucey	Contractor Address: 482 Walnut Hill Rd No Yarmouth	Phone 2076714249
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Multi-unit residential - Unit D-2	Proposed Use: Multi-unit residential - Unit D-2 - renovate kitchen, bath & add closet	Permit Fee: \$80.00	Cost of Work: \$5,500.00	CEO District: 1
<i>legal use;</i>	<i>72-74 High St - five dv. 78-80 High St - five dv 124 Pleasant St - seven dv.</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>IRC-2003</i>
Proposed Project Description: Unit D-2 - renovate kitchen, bath & add closet		Signature: <i>Greg Caser</i>		Signature: <i>6/13/07</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: ldobson	Date Applied For: 05/08/2007	<b>Zoning Approval</b>
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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 type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>5/23/07 ABM</i>	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 <i>yes</i> <input 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 <i>Any exterior work</i> Date: <i>req review separate</i>
	<i>review approved thru Historic Preservation</i>		



**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

<b>Permit No:</b> 07-0512	<b>Date Applied For:</b> 05/08/2007	<b>CBL:</b> 039 G010D02
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<b>Location of Construction:</b> 72 HIGH ST (78 - 80 High St.)	<b>Owner Name:</b> LACASSE DAVID R	<b>Owner Address:</b> 80 HIGH ST # 1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Joe Lucey	<b>Contractor Address:</b> 482 Walnut Hill Rd No Yarmouth	<b>Phone</b> (207) 671-4249
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi-unit residential - Unit D-2 (78-80 High St.) - renovate kitchen, bath & add closet	<b>Proposed Project Description:</b> Unit D-2 - renovate kitchen, bath & add closet
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/23/2007**Note:** **Ok to Issue:** 

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain as seventeen residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/13/2007**Note:** **Ok to Issue:** 

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 5) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 6) Glazing must conform to Section R308.4 (Hazardous locations)

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Greg Cass      **Approval Date:** 06/07/2007**Note:** **Ok to Issue:**



# 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>80 High St., Portland, ME</u> (Legal Condo Address is) <u>(72 High St)</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot Total Condo Area = <u>30,840 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>39</u> <u>44</u>	Block# <u>G</u> <u>F</u>	Lot# <u>10002</u> <u>5</u>
Owner: <u>David and Pandora Lacasse</u>		Telephone: <u>774-2695</u>
Lessee/Buyer's Name (If Applicable) <u>n/a</u>	Applicant name, address & telephone: <u>David and Pandora Lacasse</u> <u>80 High Street</u> <u>Portland, ME 04101</u> <u>774-2695</u>	Cost Of Work: \$ <u>5500</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Condo Unit D-2</u>		
If vacant, what was the previous use? <u>n/a</u>		
Proposed Specific use: <u>Same</u>		
Is property part of a subdivision? <u>Condo</u> If yes, please name <u>Town Farm House Condo's</u>		
Project description: <u>- Renovate kitchen + Bath - Add closet.</u>		
Contractor's name, address & telephone: <u>Joe Lucey Carpentry, 482 Walnut Hill Rd, N. Yarmouth, ME 04097</u> <u>829-6152 (office) 671-4249 (cell)</u>		
Who should we contact when the permit is ready: <u>Joe Lucey</u> Mailing address: <u>482 Walnut Hill Rd</u> <u>N. Yarmouth, ME 04097</u> Phone: <u>671-4249</u>		

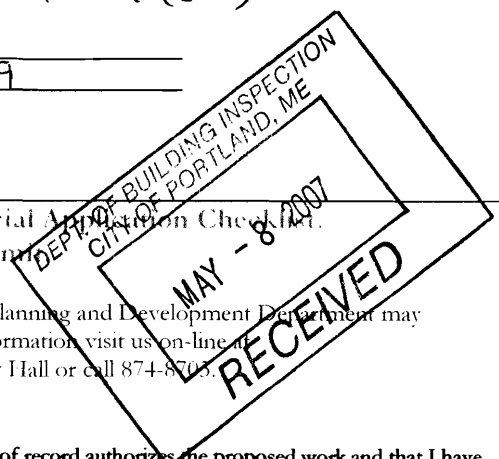
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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, visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8705.

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:	Date: <u>5/8/07</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	039 G010D02
<b>Location</b>	72 HIGH ST
<b>Land Use</b>	RESIDENTIAL CONDO
<b>Owner Address</b>	LACASSE DAVID R 80 HIGH ST # 1 PORTLAND ME 04101
<b>Book/Page</b>	24836/019
<b>Legal</b>	39-G-10 44-F-5 HIGH ST 72-78 PLEASANT ST 124 UNIT D-2 TOWN FARM TOWNHOUSE CONDOMINIUM

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$52,200	\$208,700	\$260,900

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1900	Garden End	1	1464	0	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
3	1		6	None	Pier/slab

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
09/29/2000	LAND + BLDING	\$140,000	15757-028
12/02/1998	LAND + BLDING		14353-080
10/01/1995	LAND + BLDING	\$68,000	12142-158

### Picture and Sketch

Picture	Sketch	Tax Map
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[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.

**New Search!**

S 58° 22' 41" E

116.00'

19' Front setback

78-80 HIGH STREET

72-74 HIGH STREET

UNITS A1-E1

RETAINING WALL

RETAINING WALL

B  
T  
B

N 31° 38' 19" E

20' Side setback

Unit D  
UNITS A2-E2

LALAGE  
RESIDENCE

70' Side Setback

RETAINING WALL

S 30° 44' 57" W

N/F  
UNIVERSITY OF MA  
2631/166

XX. LOCATION  
SEWER LINE

5.5"

85' Rear Setback

Parking Area  
14 Spaces

AREA  
30,840 s.f.

RETAINING WALL

40.53'

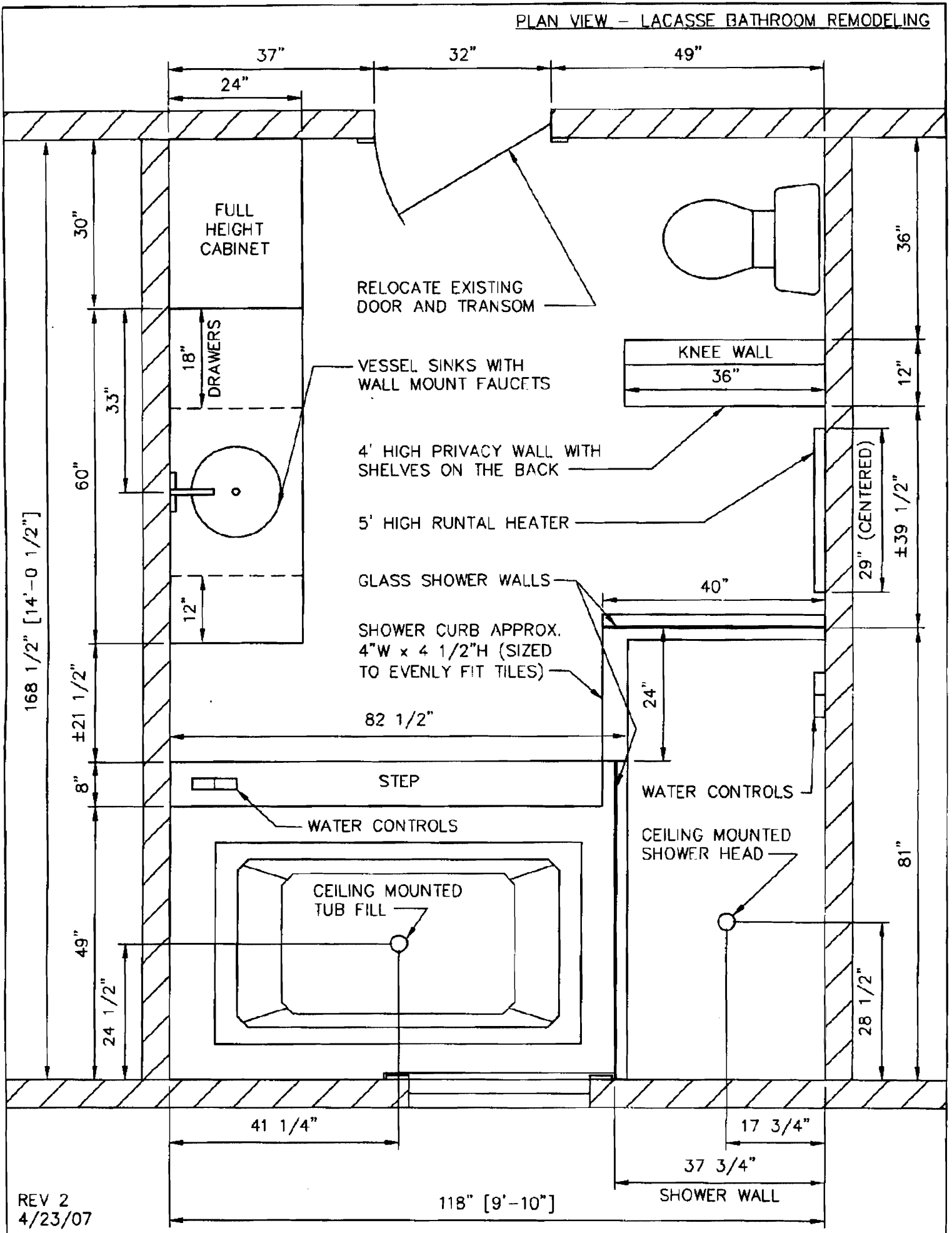
S 30° 44' 57" W

N/F  
THOMAS F. CONNEEN  
4984/17

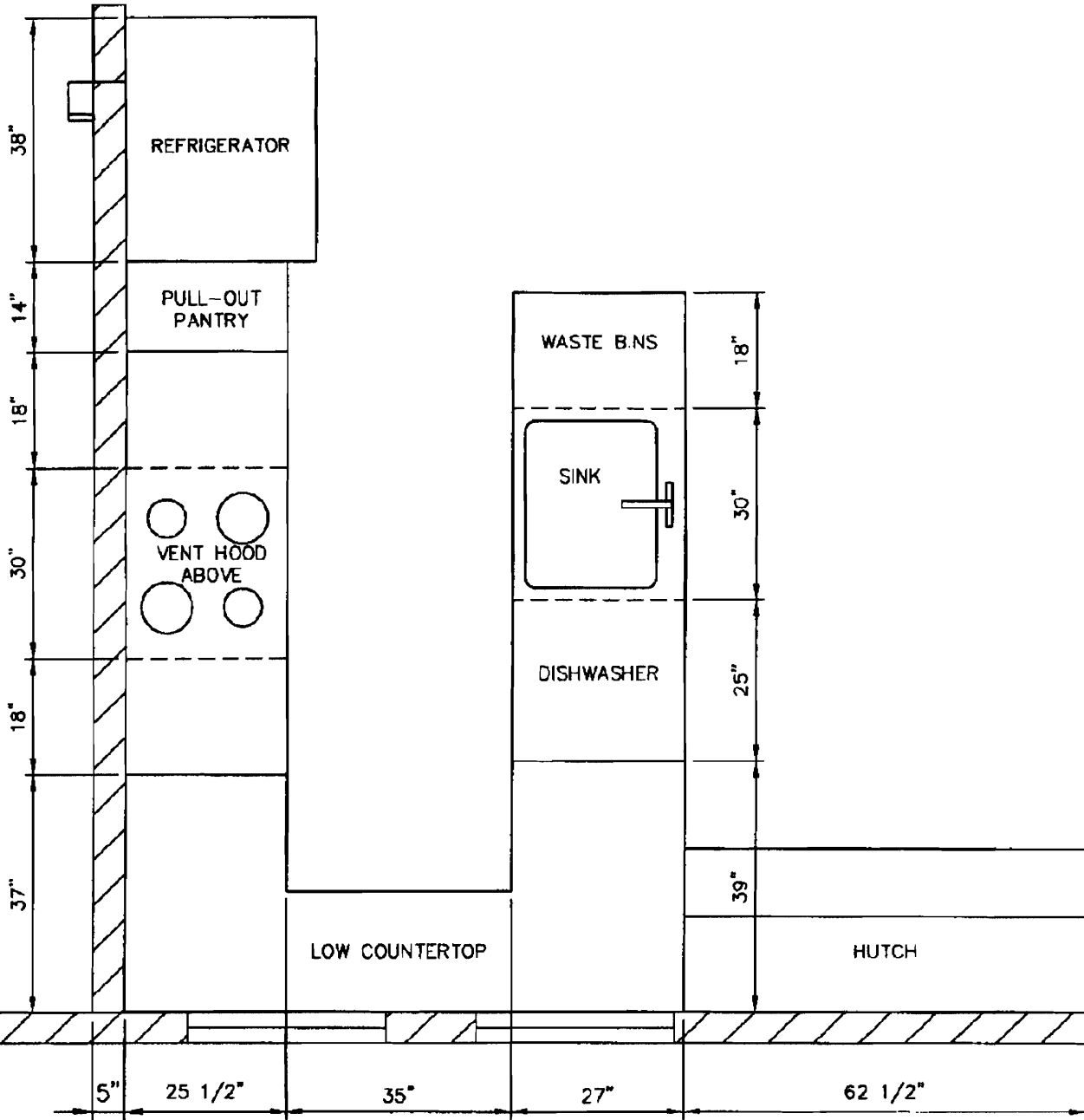
N 58° 29' 28" W

248.84'

PLAN VIEW - LACASSE BATHROOM REMODELING



REV 2  
4/23/07

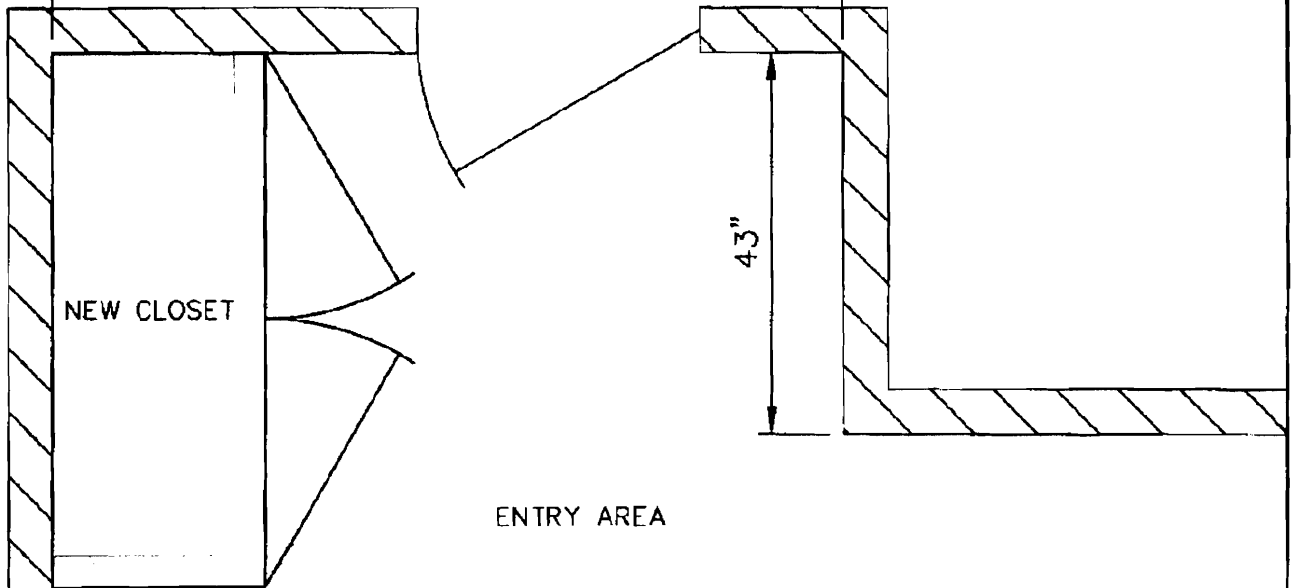


PLAN VIEW - LACASSE KITCHEN REMODELING

Rev 0  
4/23/07



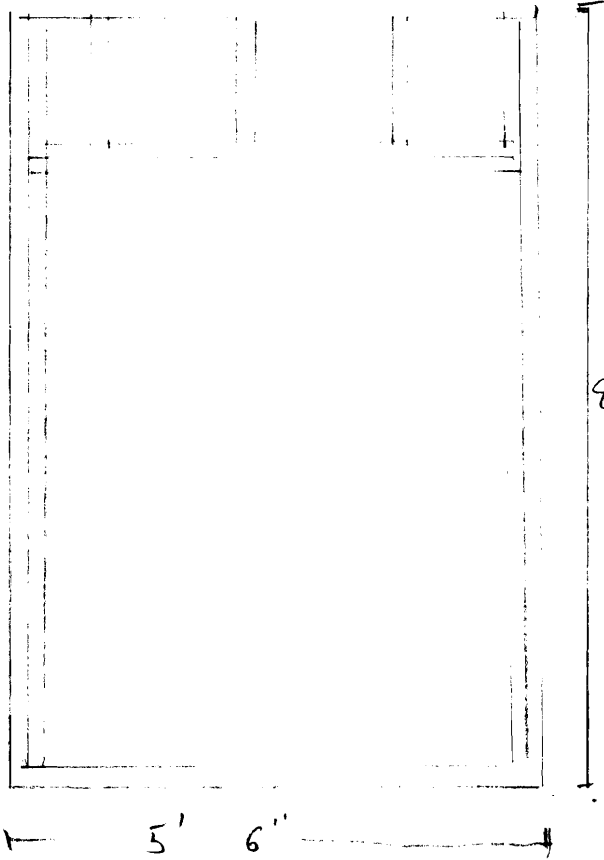
89" [7'-5"]



NEW CLOSET

ENTRY AREA

43"



New Closet Framing detail

- 2x4 16" O.C
- 1/2 Dry wall Finish
- ceiling height = 96"

8'

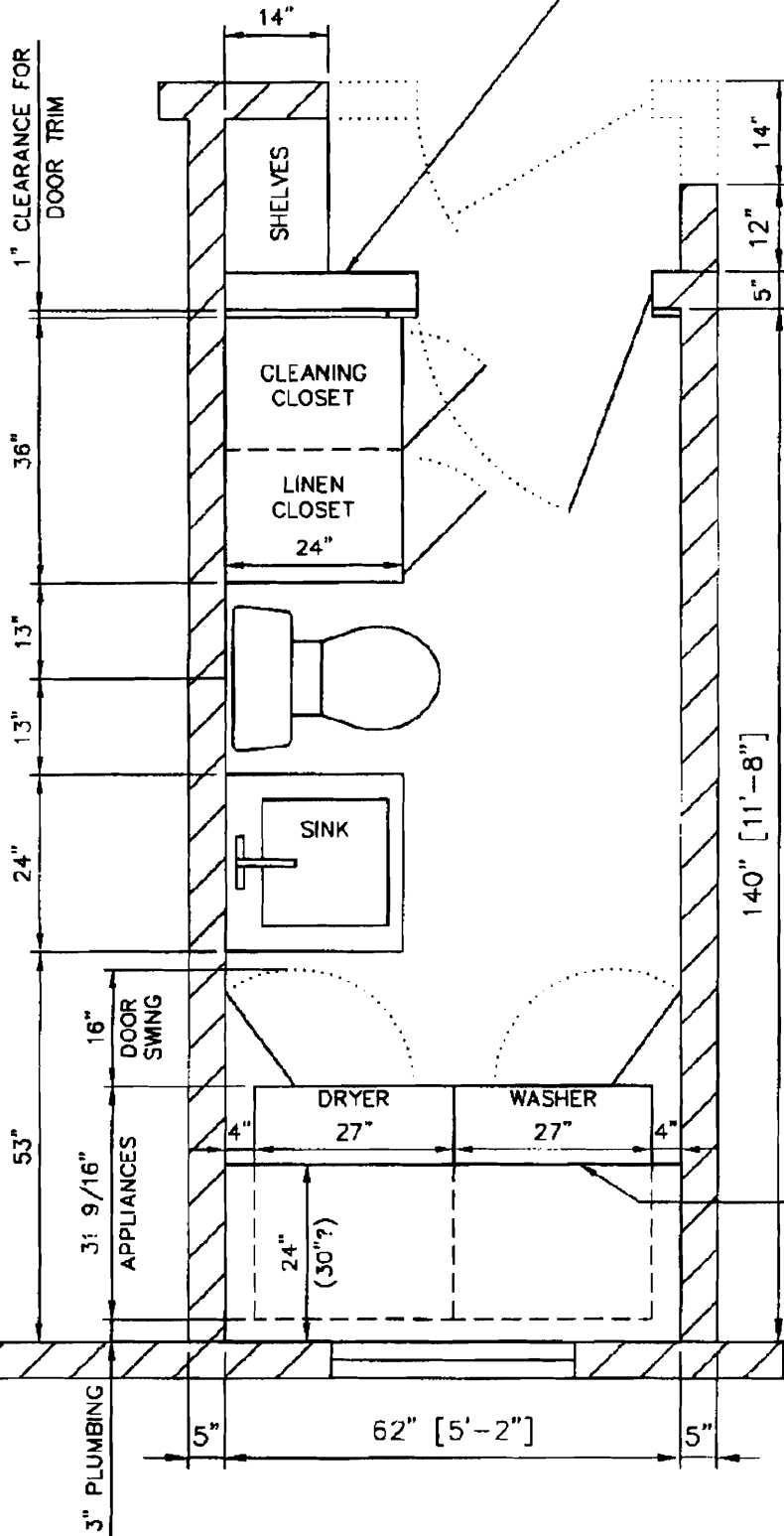
5' 6"

PLAN VIEW - LACASSE ENTRY AREA REMODELING

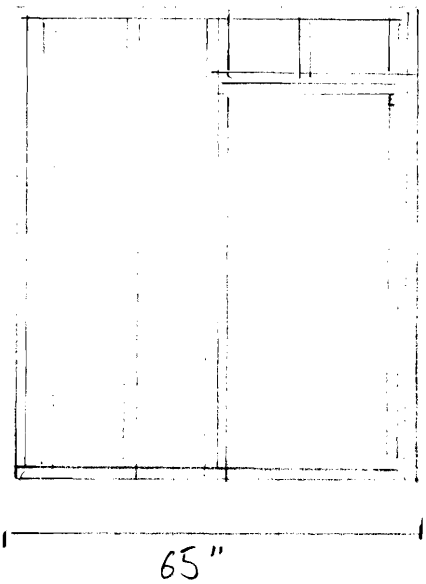
REV 0  
4/23/07

HALLWAY

REBUILD WALL AND RELOCATE  
EXISTING DOOR AND TRANSOM



New Wall Framing:  
- 2x4 16" o.c.  
- 1/2 Dry wall Finish



INSTALL COUNTER ABOVE APPLIANCES,  
BELOW EXISTING WINDOW SILL. WIDER  
COUNTER PREFERRED IF APPLIANCE  
CONTROLS WILL STILL BE ACCESSIBLE.

PLAN VIEW - LACASSE LAUNDRY ROOM REMODELING

