

Form # P 04

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

Please Read  
Application And  
Notes, if Any,  
Attached

BU **PERMIT** ION

Permit Number: 100947  
**PERMIT ISSUED**

This is to certify that CRESWELL RANDY I & GWYNETH C ALLISON Train Construction  
has permission to Repairs to existing garage, lift, tightene rotted wood, replace the roof, paint, new windows, doors  
AT 70 FESSENDEN ST CE 117 A017001

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 lathed or otherwise red-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

*[Handwritten Signature]*  
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: 10-0947	Issue Date:	CBL: 117 A017001
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Location of Construction: 70 FESSENDEN ST	Owner Name: CRESWELL RANDY J & GWEN	Owner Address: 70 FESSENDEN ST	Phone:
Business Name:	Contractor Name: Train Construction / Sheldon Train	Contractor Address: 471 Roosevelt Trail Windham	Phone 2078385095
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Repairs to existing garage, lift, straightened, rotted wood replaced, re-roof, paint, new windows, doors Portland Landmarks consulted to retain character & structure	Permit Fee: \$350.00	Cost of Work: \$32,800.00	CEO District: 2
Proposed Project Description: Repairs to existing garage, lift, straightened, rotted wood replaced, re-roof, paint, new windows, doors		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature:	Signature:	

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: 08/03/2010	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>- all work within existing footprint should remain the same</i> <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>Deulcardis</i> Date: <i>8/10/10</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 <i>ABM</i> Date:
	<p><b>PERMIT ISSUED</b></p> <p>AUG 23 2010</p> <p>City of Portland</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

<b>Permit No:</b> 10-0947	<b>Date Applied For:</b> 08/03/2010	<b>CBL:</b> 117 A017001
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<b>Location of Construction:</b> 70 FESSENDEN ST	<b>Owner Name:</b> CRESWELL RANDY J & GWEN	<b>Owner Address:</b> 70 FESSENDEN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Train Construction / Sheldon Train	<b>Contractor Address:</b> 471 Roosevelt Trail Windham	<b>Phone:</b> (207) 838-5095
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Repairs to existing garage, lift, straightened, rotted wood replaced, re roof, paint, new windows, doors Portland Landmarks consulted to retain character & structure	<b>Proposed Project Description:</b> Repairs to existing garage, lift, straightened, rotted wood replaced, re roof, paint, new windows, doors
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/19/2010

**Note:** **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work will take place within the existing footprint and the shell of the building will remain the same.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 08/23/2010

**Note:** **Ok to Issue:**

- 1) Any material that is replaced with new material must be replaced with the same size member.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. 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.

**PERMIT ISSUED**

AUG 23 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

AUG 23 2010

City of Portland



# 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>70 Fessenden Street, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>720</u>	Square Footage of Lot <u>7,836</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>A</u> Lot# <u>17</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Randy Creswell &amp; Gwen Allen</u> Address <u>70 Fessenden St.</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>272-0915 (C)</u> <u>749-8982 (C)</u> <u>400-8117 (W)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>32,800 -</u> C of O Fee: \$ _____ Total Fee: \$ <u>350</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Garage (as present use)</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Garage in substantial need of structural restoration. It will be lifted, straightened, rotted wood replaced, and re-rooted &amp; painted. New windows &amp; doors included. Portland landmarks consulted to retain character &amp; structure.</u>		
Contractor's name: <u>Sheldon Train, d/b/s Train Construction</u>		
Address: <u>471 Roosevelt Trail</u>		
City, State & Zip: <u>Windham Me 04062</u>		Telephone: <u>838-5095</u>
Who should we contact when the permit is ready: <u>Gwen Allen (272-0915)</u> Telephone: _____		
Mailing address: <u>70 Fessenden St. Portland Me 04103</u>		

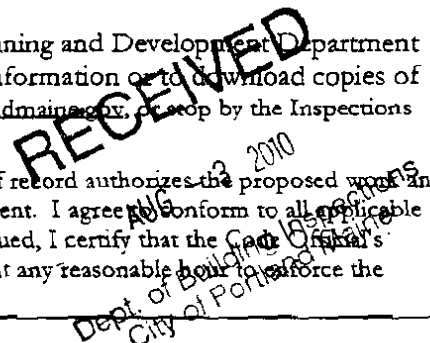
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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 City 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: [Signature] Date: 8/3/10

This is not a permit; you may not commence ANY work until the permit is issued



**PERKINS|THOMPSON**  
ATTORNEYS & COUNSELORS AT LAW

ESTABLISHED 1871

ONE CANAL PLAZA  
PO BOX 426  
PORTLAND ME 04112  
TEL 207.774.2635  
FAX 207.871.8026

[www.perkinsthompson.com](http://www.perkinsthompson.com)

August 3, 2010

**BY HAND**

City of Portland  
Planning and Development Department  
Room 315, City Hall  
Portland, ME 04101

**Randy J. Creswell**  
[rcreswell@perkinsthompson.com](mailto:rcreswell@perkinsthompson.com)

Re: 70 Fessenden Street, Portland -- Garage Restoration -- Permit Application

Dear Sir or Madam:

Enclosed with respect to the above property is a completed General Building Permit Application, dated August 3, 2010. As you will see from the enclosed photographs, the garage located on our property is in substantial disrepair and in need of immediate restoration. We have retained a contractor, Sheldon Train, d/b/a Train Construction, to do the restoration work, and he is ready to proceed immediately once a permit is issued.

None of the restoration of the existing building will exceed the existing footprint and the appearance of the building will remain the same. It is our intention to simply restore the existing structure, retain as best as possible its historic character, and restore it to a safe and useable condition.

We very much appreciate your consideration of our Application. And while we understand that you have many other Applications to review, because the existing structure does suffer from some defects that we consider a peril to our 2-year old son (such as the garage door), to the extent possible, we would like to commence work as soon as possible.

If you should require anything further with respect to our Application, please do not hesitate to contact me directly.

Again, thank you for your consideration.

Sincerely yours,



Randy J. Creswell

RJC/cap  
Enclosures

**ACORD™ CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY)  
8/3/2010

PRODUCER (207) 774-6257 FAX: (207) 774-2994  
**Clark Insurance**  
 2385 Congress Street  
 P O Box 3543  
 Portland ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED  
**TRAIN CONSTRUCTION**  
 471 ROOSEVELT TRAIL  
 WINDHAM ME 04062

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A <b>Peerless Insurance</b>	<b>24198</b>
INSURER B	
INSURER C	
INSURER D	
INSURER E	

**COVERAGES**  
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
<b>A</b>	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	<b>CCP9264790</b>	<b>10/8/2009</b>	<b>10/8/2010</b>	EACH OCCURRENCE \$ <b>1,000,000</b>
					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>50,000</b>
					MED EXP (Any one person) \$ <b>5,000</b>
					PERSONAL & ADV INJURY \$ <b>1,000,000</b>
					GENERAL AGGREGATE \$ <b>2,000,000</b>
					PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AGG \$
	<b>EXCESS/UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	<b>OTHER</b>				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENTS/SPECIAL PROVISIONS

**CERTIFICATE HOLDER**  
 (207) 871-8026  
**Perkins & Thompson**  
 Randy J Creswell  
 1 Canal Plaza  
 PO Box 426  
 Portland, ME 04112

**CANCELLATION**  
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL **10** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.  
 AUTHORIZED REPRESENTATIVE *Johanna C. Kerry*  
 Johanna Kerry/BJCK

## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

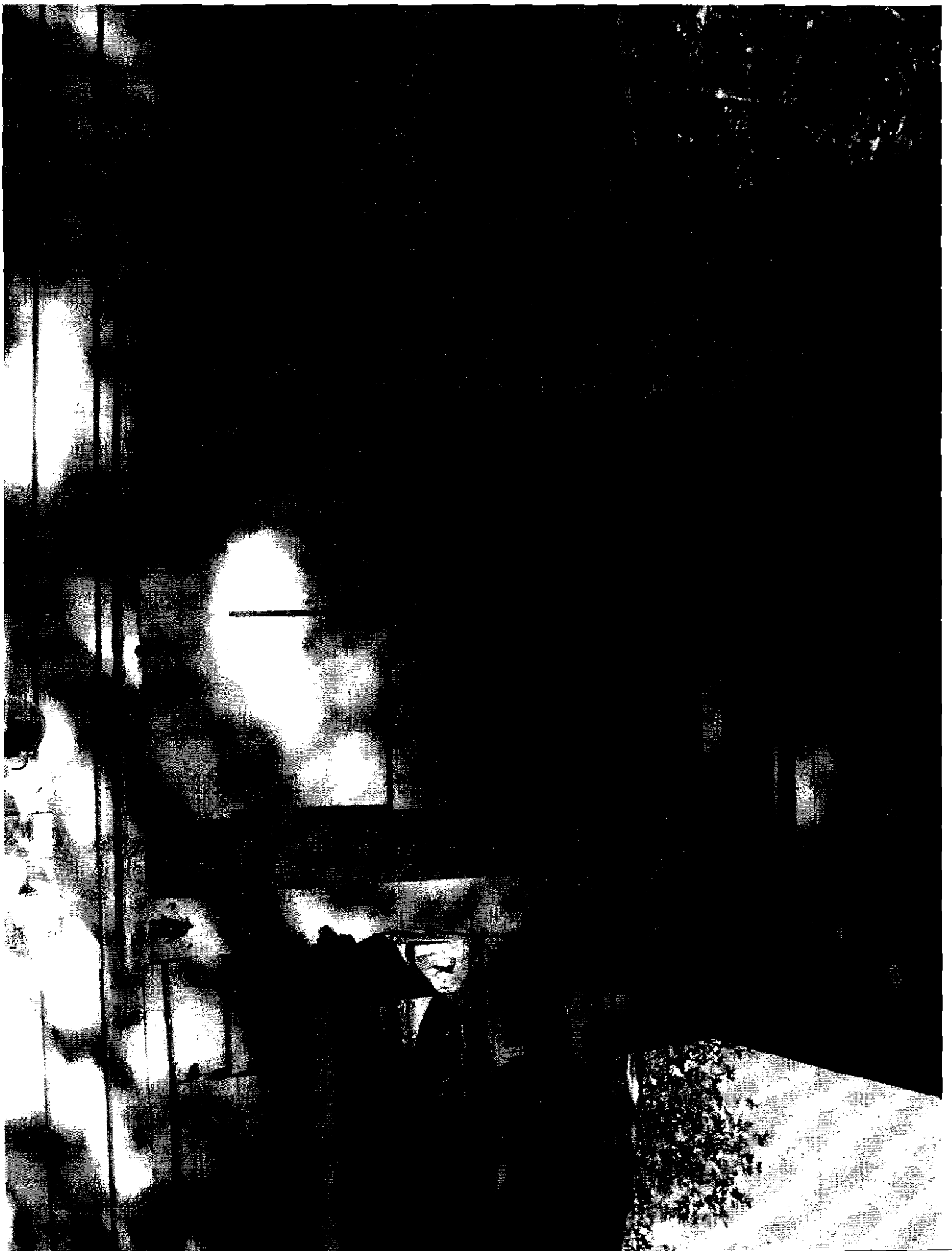
## **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.









Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

**CBL** 117 A017001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 70 FESSENDEN ST  
**Owner Information** CRESWELL RANDY J & GWEN C ALLEN JTS  
 70 FESSENDEN ST  
 PORTLAND ME 04103  
**Book and Page** 26344/188  
**Legal Description** 117-A-17  
 FESSENDEN ST 66-72  
 OAKDALE ST 14-20  
 7836 SF  
**Acres** 0.18

**Current Assessed Valuation:**

browse city services a-z

**TAX ACCT NO.** 16396 **OWNER OF RECORD AS OF APRIL 2010**  
 CRESWELL RANDY J &  
 GWEN C ALLEN JTS  
 70 FESSENDEN ST  
 PORTLAND ME 04103  
**LAND VALUE** \$89,600.00  
**BUILDING VALUE** \$241,900.00  
**NET TAXABLE - REAL ESTATE** \$331,500.00  
**TAX AMOUNT** \$5,940.48

browse facts and links a-z

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



**Building Information:**

Card 1 of 1

**Year Built** 1870  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 5  
**Full Baths** 2  
**Half Baths** 1  
**Total Rooms** 10  
**Attic** PART FINISH  
**Basement** FULL  
**Square Feet** 2709

[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer

**Outbuildings/Yard Improvements:**

Card 1

**Year Built** 1900  
**Structure** SHED-FRAME  
**Size** 14X20  
**Units** 1  
**Grade** C  
**Condition** F

Card 1

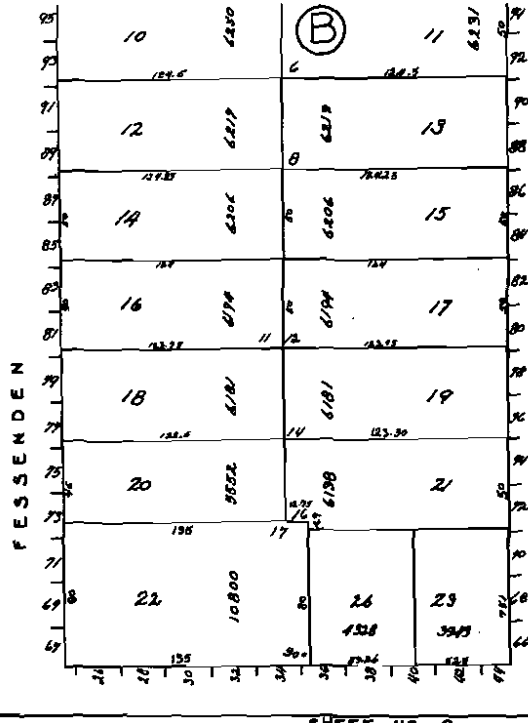
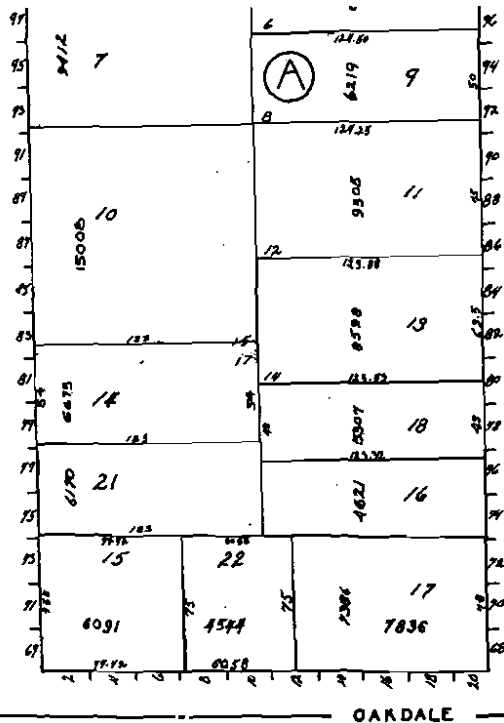
**Year Built** 1900  
**Structure** GARAGE-WD/CB  
**Size** 20X22  
**Units** 1  
**Grade** C  
**Condition** F

**Sales Information:**

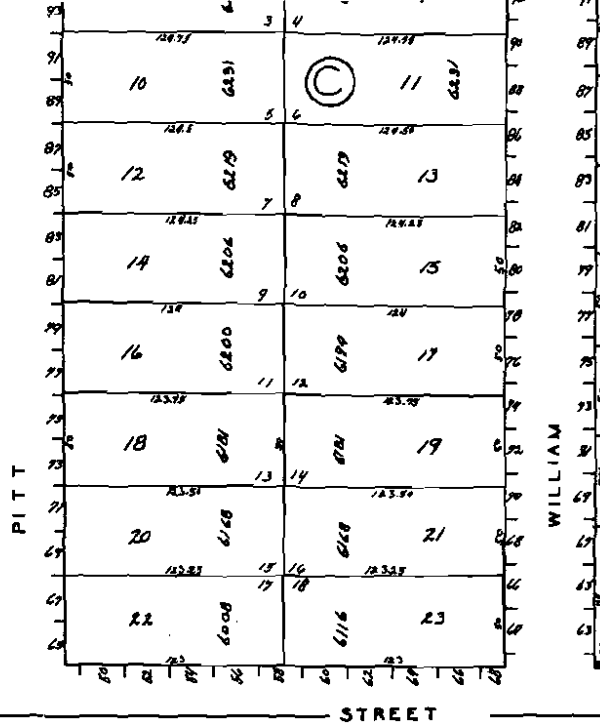
Sale Date	Type	Price	Book/Page
9/18/2008	LAND + BUILDING	\$360,000.00	26344/188
11/14/2006	LAND + BUILDING	\$290,000.00	24568/276

[New Search](#)

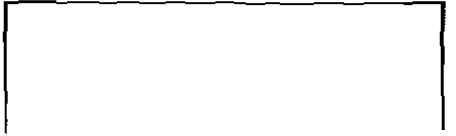
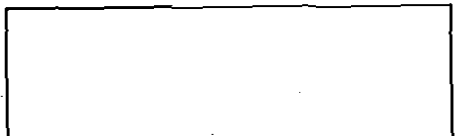
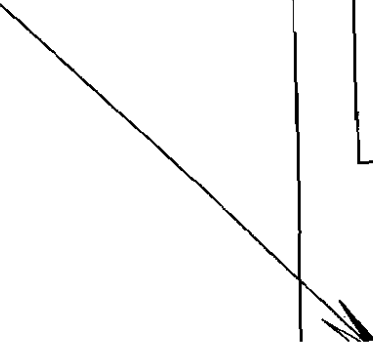
FALMOUTH SHEET 116

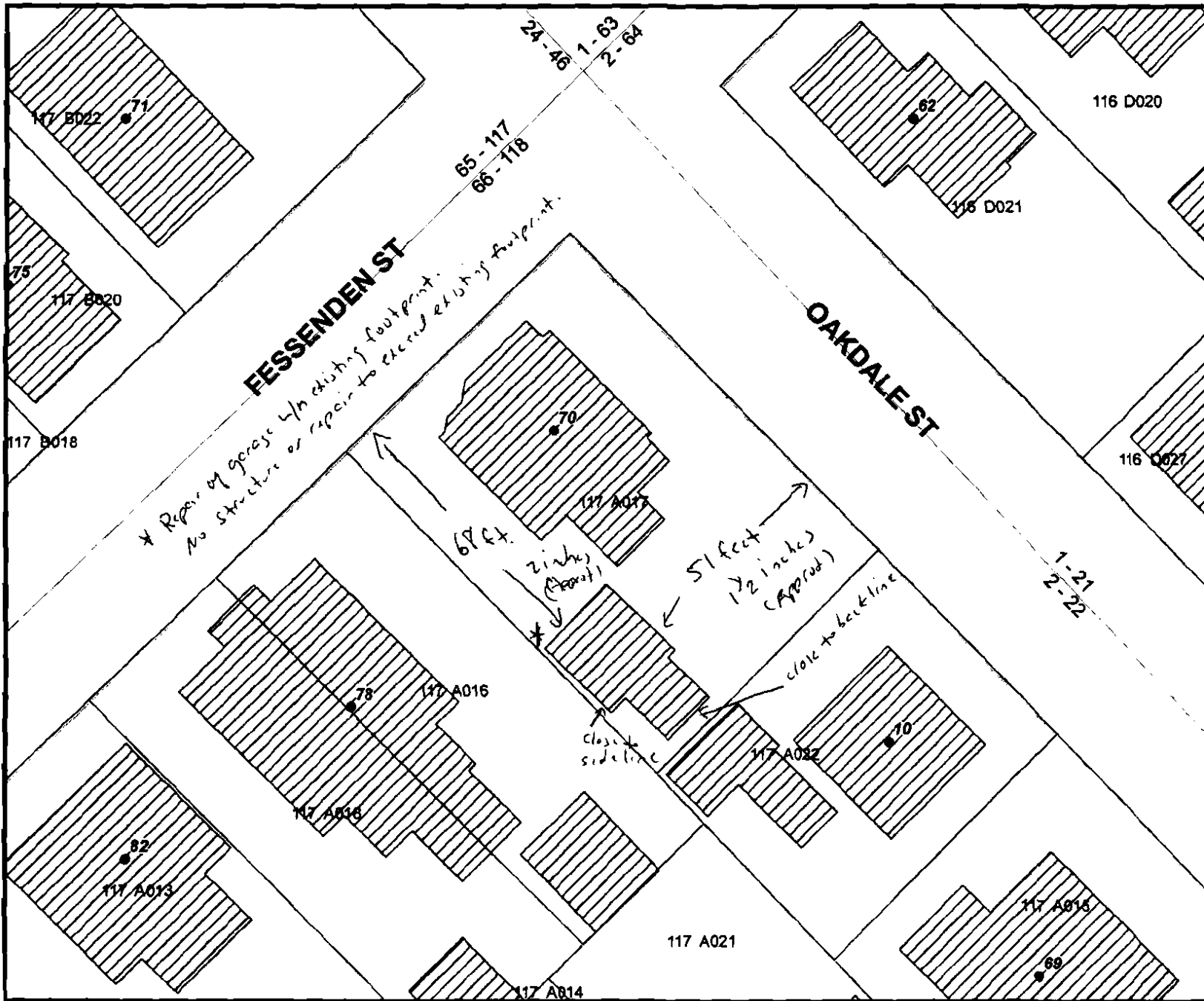


SHEET 116 - C



STREET





1 Inch = 34 feet



Map Produced by the City of  
Portland's ArcGIS Server  
Web Application.

### Exhibit A - Mortgage

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Fessenden Street in the City of Portland, County of Cumberland and State of Maine, and shown on a plan recorded in Cumberland County Registry of Deeds, Plan book 4, Page 29, and bounded and described as follows:

Commencing at a point on the southerly side line of said Fessenden Street, five hundred forty-five and sixty-five hundredths (545.65) feet easterly from an iron monument in the easterly side line of Deering Street at its intersection with the southerly line of Fessenden Street; thence easterly by said Fessenden Street seventy-five (75) feet to a point; thence southerly from the two points so located and at right angles to said Street, one hundred twenty-three (123) feet, more or less, to a point on a line that shall be midway between said Fessenden Street and Falmouth Street measured on the respective side lines of the premises hereby conveyed and being Lot no. 20 Fessenden Street as shown on said plan; and a strip twenty-five (25) feet wide from the easterly side of the adjoining lot no. 18 on said plan, and containing nine thousand two hundred twenty-five (9,225) square feet, more or less.

Excepting, however, from this conveyance a strip of land seventy-five (75) feet in width and seventeen (17) feet is dept on the rear of this lot conveyed to Warren Moses et al by deed of Minnie E. Packard dated August 26, 1946, and recorded in said Registry of Deeds in Book 1833, Page 466.

Hereby conveying the same premises conveyed to the Grantors herein by Minnie E. packard by deed dated June 1, 1053, and recorded in said Registry of Deeds in Book 2133, Page 207.

Meaning and intending to describe and mortgage the same premises conveyed to the mortgagor(s) by deed recorded in the Cumberland County Registry of Deeds in Book 24568 at Page 276.

**To: Gwen Allen & Randy Creswell**

**RE: Garage restoration - 70 Fesenden Street, Portland, ME 04103**

**Date: 8-2-2010**

**From: Sheldon Train**

**Demolition, Jacking & concrete/masonry-**

Existing clapboard siding will be removed from structure, both existing overhead garage doors, four windows and the side entry door will also at this time be removed. The wood floor framing and all other sub-standard materials to be removed in preparation for jacking of building will take place in initial phase of project. The building will be braced for jacking, and then lifted approximately 18"; this lift will allow the pouring of a proper concrete slab. This slab will serve as a floor capable of carrying vehicle loads and secondly, will raise the elevation of garage; solving grade issues. The perimeter of slab will be excavated deeper than interior of slab, creating a thicker, load-bearing footing under garage walls. This footing will be reinforced with ½" rebar and 5' x 10' sheets of wire mesh through out the entire slab. Concrete will be poured to a minimum depth of 4". One course of concrete block will be laid around edge of slab, this course of block will protect sill from rot as well as provide environmental protection from leaks within garage.

**Framing-**

With the structure raised, new sills will be installed where necessary around perimeter of structure; a pressure treated plate will protect new sills from direct contact with concrete. With new sills in place the building will be set back down on new slab and anchored to concrete block with anchor bolts. With the building now level, the overhead garage doors will be altered to create two standard doors of the same size. Two new overhead doors and four new windows will be installed in existing openings as well as a new entry door in current opening. Collar ties will be added in roof spaces to reinforce roof framing.

**Roofing-**

A new roof will be installed using a 30 year architectural shingle. Metal drip edge will be applied around perimeter of roof deck, cap shingles will be installed on all hips and at ridge of roof. Installation of shingles will follow all factory recommended methods insuring warranty on shingles will be honored.

**Siding & Trim-**

With siding removed, the entire structure will be wrapped with tyvar, provided moisture and draft protection. All trim that is removed will be replaced with new trim that matches old as closely as possible. New pine clapboards will be installed 4" to the weather.

**Materials & labor – 656 sq ft x 50.00\$ = 32.800.00\$**



**To: Gwen Allen & Randy Creswell**

**RE: Garage restoration - 70 Fesenden Street, Portland, ME 04103**

**Date: 8-2-2010**

**From: Sheldon Train**

**Demolition, Jacking & concrete/masonry-**

Existing clapboard siding will be removed from structure, both existing overhead garage doors, four windows and the side entry door will also at this time be removed. The wood floor framing and all other sub-standard materials to be removed in preparation for jacking of building will take place in initial phase of project. The building will be braced for jacking, and then lifted approximately 18"; this lift will allow the pouring of a proper concrete slab. This slab will serve as a floor capable of carrying vehicle loads and secondly, will raise the elevation of garage; solving grade issues. The perimeter of slab will be excavated deeper than interior of slab, creating a thicker, load-bearing footing under garage walls. This footing will be reinforced with ½" rebar and 5' x 10' sheets of wire mesh through out the entire slab. Concrete will be poured to a minimum depth of 4". One course of concrete block will be laid around edge of slab, this course of block will protect sill from rot as well as provide environmental protection from leaks within garage.

**Framing-**

With the structure raised, new sills will be installed where necessary around perimeter of structure; a pressure treated plate will protect new sills from direct contact with concrete. With new sills in place the building will be set back down on new slab and anchored to concrete block with anchor bolts. With the building now level, the overhead garage doors will be altered to create two standard doors of the same size. Two new overhead doors and four new windows will be installed in existing openings as well as a new entry door in current opening. Collar ties will be added in roof spaces to reinforce roof framing.

**Roofing-**

A new roof will be installed using a 30 year architectural shingle. Metal drip edge will be applied around perimeter of roof deck, cap shingles will be installed on all hips and at ridge of roof. Installation of shingles will follow all factory recommended methods insuring warranty on shingles will be honored.

**Siding & Trim-**

With siding removed, the entire structure will be wrapped with typar, provided moisture and draft protection. All trim that is removed will be replaced with new trim that matches old as closely as possible. New pine clapboards will be installed 4" to the weather.

**Materials & labor – 656 sq ft x 50.00\$ = 32.800.00\$**