Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/03/13

Residential Additions/Alterations Permit Application Info

Owner: Jason & Aysun Simpson * **Note: Recent purchase...proof of owne**

Property Address: 31 Loraine St., Portland

Chart # 160 Block H Lot # 01400

General scope of work for which this application is being made :

The combined scope of the project includes (1) finishing off an upstairs bedroom, (2) "gutting" an existing 1st bathroom and remodeling to like new condition, and (3) a partial reconfiguration and remodel of the kitchen. The general scope of work is detailed below:

Upstairs Bedroom (see pics of existing conditions))

Framing: Construct knee walls using 2x4 framing stock unfinished upstairs bedroom. Provide for an access panel on each side.

Flooring: Install subflooring suitable for carpet or hardwood installation.

Insulation: Insulate between 2x6 rafters and ceiling in bedroom area using foiled face insulation.

Ventilation: Install gable vent in attic area

Electrical: Provide wiring and devices to meet code. Licensed electrician will secure permit. Will "direct wire" smoke detectors if reasonably achievable per code.

Drywall: Strap and sheetrock walls and ceiling. 1x3 strapping/ 1/2 " sheetrock. Mud, tape and sand joints bringing to a smooth "paint ready" condition.

Finish Trim: Install window and base molding to substantially match existing trim in the other finished 2nd floor room. Existing door will continue to be utilized.

1st Floor Bath (see pics of existing conditions)

Demolition: (Gut) Bring bath area back to a rough framed condition. Remove and dispose of all wall and ceiling surfaces, flooring, bath fixtures/ accessories, lighting and wiring.

Framing: Only as needed to repair decay or damage from demolition.

Electrical: Wire bathroom for two (2) outlets and wiring for lighting over vanity and for a vent fan. Licensed electrician will secure required permit.

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Plumbing: Install new toilet, tub sink/vanity and bathroom accessories. Replacing existing locations. Licensed plumber will secure required permit.

Finish Trim: Install trim and base molding to substantially match existing trim in floor space. Existing matching door will continue to be utilized.

Flooring: Install subfloor suitable for installation of tile or vinyl. Finished flooring TBD

Drywall: Strap and sheetrock walls and ceiling using moisture resistant "green board." Mud and tape joints and bring to a smooth "paint ready" condition.

Kitchen (see pics of existing conditions)

Demolition: Remove and dispose of kitchen base cabinets, counter top, backsplash and tile back beneath upper cabinets. Tile in area of stove to remain. Salvage sink and faucet to re-install.

Plumbing: Relocate water supply and drain to accommodate the new location of sink to be substantially in front of window area. Provide for plumbing to accommodate a dishwasher. Install new sink, hardware and dishwasher. Licensed plumber will secure required permit.

Electrical: Install two (2) wall outlets above countertop and electricity to dishwasher. Licensed electrician will secure required permit.

Drywall: Sheetrock (green board) wall area beneath the upper kitchen cabinets. Mud and tape and bring to paint ready condition. Re-insulate as necessary wall area exposed to outside below upper cabinets.

Base Cabinetry and Countertop: Install new base cabinetry and counter.

Flooring: None. Possibly some repair will be required due to the installation of new base cabinets.

CONTRACTOR:

Turner Contracting & Remodeling, LLC
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