

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 040827

Please Read Application And Notes, If Any, Attached

This is to certify that Titherington/self  
has permission to Expand existing 2nd floor to walls, 20' x 20' story addition & 10' x 20' deck  
AT 56 Tyler St City of Portland 295 C001001

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 altered or otherwise used-in. **HEAR 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: **CITY OF PORTLAND**

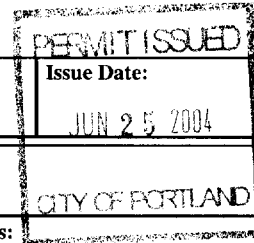
**PERMIT ISSUED**  
JUN 25 2004

*Janie Bowke* 6/23/04  
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: 04-0827	Issue Date: JUN 25 2004	CBL: 295 C001001
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Location of Construction: 56 Tyler St	Owner Name: Titherington	Owner Address: PO Box 7985	Phone: 774-5775
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/addition & 2nd story expansion of existing structure	Permit Fee: \$516.00	Cost of Work: \$55,000.00	CEO District: 5	7,969 SF
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**Proposed Project Description:**  
Expand existing 2nd floor to full walls, 14' x 20 two story addition & 10' x 20' deck

**FIRE DEPT:**  
 Approved  
 Denied

**INSPECTION:**  
 Use Group: R3  
 Type: SB  
 EOC A 1999  
 Signature: JMB 6/17/04

Permit Taken By: imb	Date Applied For: 06/17/2004	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <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"/> Date: 6/17/04 JMB	<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 Date: JMB
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*Handwritten notes: approved w/conditions Sec 14-430(B) 80% expansion Sec 14-425 Front porch SB*

## 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> 04-0827	<b>Date Applied For:</b> 06/17/2004	<b>CBL:</b> 295 C001001
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<b>Location of Construction:</b> 56 Tyler St	<b>Owner Name:</b> Titherington	<b>Owner Address:</b> PO Box 7985	<b>Phone:</b> ( ) 774-5775
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family w/addition & 2nd story expansion of existing structure	<b>Proposed Project Description:</b> Expand existing 2nd floor to full walls, 14' x 20' two story addition & 10 x 20 deck
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/17/2004**Note:** **Ok to Issue:** 

- 1) Approved based on Sec. 14-425 for projections in required yard areas. The front entrance porch can be a maximum of 50 s.f. And not project more than 6, unenclosed.
- 2) Approved based on Sec. 14-436(b) when non-conforming to setbacks for 80% expansion of first floor footprint. Expanding 312 s.f. Which is 45%.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/17/2004**Note:** **Ok to Issue:** 

- 1) Note: Main house rafters must be a min. Of 2x10 to span the 14', & the carrying beam on the deck min. Of 2-2x10 to span 8'
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

# 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>56 Tyler St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>7,969 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>295</u> Block# <u>C</u> Lot# <u>1</u> <u>S</u> <u>C</u> <u>2</u>	Owner: <u>Tiffany Titherington</u>	Telephone: <u>774-5775</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Tiffany Titherington</u> <u>PO Box 7985</u> <u>Portland ME 04112</u>	Cost Of Work: \$ <u>85,000</u> Fee: \$ <u>516.00</u>
<p>Approximately how long has it been vacant: _____</p> <p>Proposed use: <u>Single Family</u></p> <p>Project description: _____</p>		
Contractor's name, address & telephone: <del>XXXX</del> <u>Tiffany Titherington</u> see below		
Who should we contact when the permit is ready: <u>Tiffany Titherington</u>		
Mailing address: <u>PO Box 7985 Portland, ME 04112</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and view 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.</p> <p style="text-align: right;">PHONE: <u>774-5775</u></p>		

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>Tiffany Titherington</u>	Date: <u>10/17/04</u>
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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 4<sup>th</sup> floor of City Hall

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.

6/17  
 30  
 pete  
 R-3

**Current Owner Information**

Card Number 1 of 1  
 Parcel ID 295 C001001  
 Location 5b TYLER ST  
 Land Use SINGLE FAMILY

Owner Address DOW DONALD J 8 JANET L JTS  
 251 HUSTON RD  
 GORHAN NE 011038

Book/Page  
 Legal 295-C-1  
 TYLER ST  
 AVALON RD 102-L08  
 4117 SF

**Valuation Information**

Land	Building	Total
\$30,140	\$32,230	\$62,370

**Property Information**

Year Built 1905	Style Bungalow	Story Height 1	Sq. Ft. 844	Total Acres 0.095
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic Full Finsh
				Basement Crawl

**Outbuildings**

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

Date	Type	Price	Book/Page
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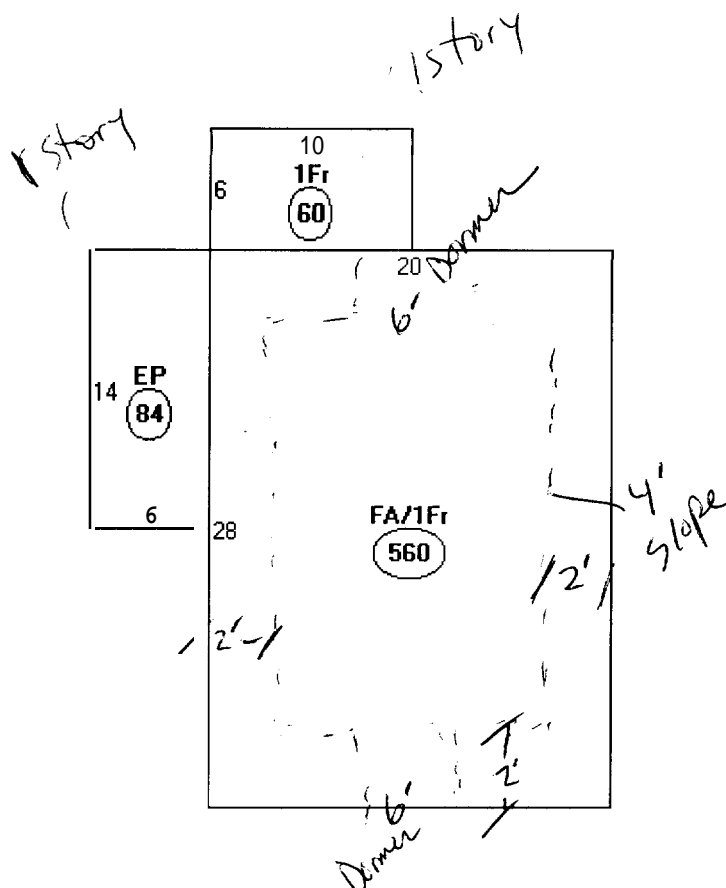
**Picture and Sketch**

Picture Sketch

[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!**



Descriptor/Area

- A:FA/1Fr  
560 sqft
- E:EP  
84 sqft
- C:1Fr  
60 sqft

704 SF  
80% = 563.20

84  
66  
112  
86  
28 x 2 = 56  
56 x 2 = 112  
312 SF expansion  
45%

2 Lots  
1969 SF  
x 25%

1,992.25

704 SF  
140 Addition  
160 Deck

1004 SF  
+40 Deck  
+56 addition  
1,100 SF

6/17 Changed to  
14x20 addition  
10x20 deck

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 2926 PAGE 494 COUNTY Cumberland  
PLAN BOOK 12 PAGE 11 LOT 56 & 57

ADDRESS: 56 Tyler Street, Portland, Maine

Job Number: \_\_\_\_\_

Buyers: Tiffany T. Titherington

Inspection Date: 4-01-04

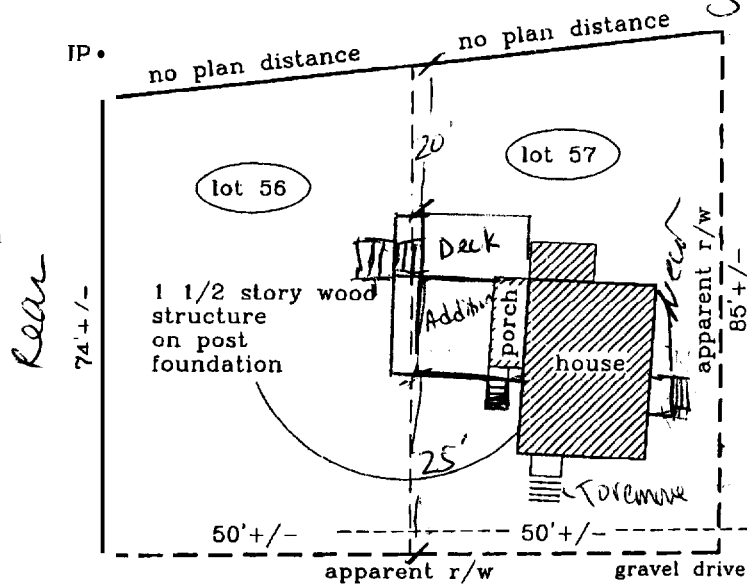
Scale: =

Sellers: Janet L. Dow

Client File#: 40309

*R-3 Zone*  
*Front 25' Req N/A*  
*Rear 25' Req 50' shown*  
*Side 2 story*  
*12' Req 20' shown on side st.*  
*20' Req 25' shown*

**Note:**  
Lines of occupation are shown.  
A boundary survey may yield different results



(paper street) Tyler Street.  
side st

Front  
50' ROW per PW  
Avalon Street  
to Forest Ave.

*[Handwritten signature]*

is delineated on the Federal Emergency Management Agency Community  
Panel: 230051-0007 C  
the structure does not fall within the special flood hazard zone.  
the land does not fall within the special flood hazard zone.  
wellands sludy has not been performed.

**Livingston - Hughes**  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-967-9761 phone 207-967-4831 fax

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**

Card Number	1 of 1
Parcel ID	295 C002001
Location	TYLER ST
Land Use	VACANT LAND
Owner Address	DOW DONALD J AND JANET L OR SURV 5b TYLER ST PORTLAND ME 04103
Book/Page	
Legal	295-c-2 TYLER ST 38.52 SF

**Valuation information**

Land	Building	Total
\$2,630	\$ 0.00	\$2,630

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.088	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

**Outbuildings**

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

Date	Type	Price	Book/Page
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**Picture and Sketch**

<u>Picture</u>	<u>Sketch</u>
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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](#).







**Front and Left Side Elevations of Subject Building**



**Rear and Right Side Elevations of Subject Building**



**Rear and Left Side Elevations of Subject Building**



# **Building Permit Report**

**Property Owner:**

**Tiffany Titherington  
P.O. Box 7985  
Portland, Maine 04112**

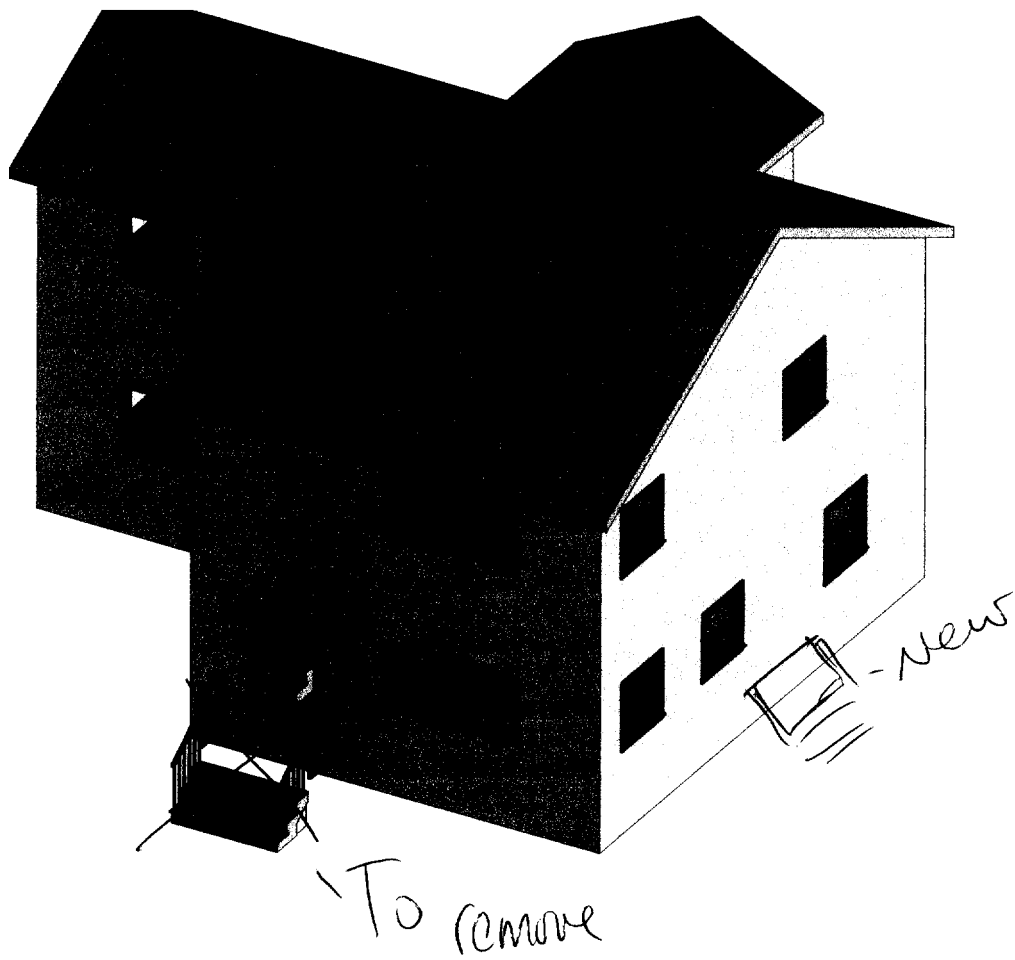
**SUBJECT PROPERTY ADDRESS:**

**56 Tyler Street  
Portland, Maine 04103**

**SUBJECT PHOTOS**



**Front and Right Side Elevations of Subject Building**



**Proposed Front and Right Side Elevations**

Pour 8' x 18" Footing to 4' or ledge under house

### Summary of Proposed Rehab Construction

- I. Install concrete block foundation under existing house, (a small portion of the foundation may be poured concrete). Currently the house is supported by wood posts. It appears that there is ledge under the house at depths varying from two to five feet.
- II. Remove the existing roof. Extend all second floor exterior walls to the height of the dormer walls. Construct a new gable style roof.
- III. Install a new second floor bathroom directly over the first floor bathroom.
- IV. Remove the left side porch and construct a 16-foot by 14-foot 2-story addition in its place. This addition will be supported by a poured concrete foundation. The first floor area of this addition will contain a kitchen and dining area. There will be a new wood deck, (16' by 10'), constructed off the rear of the first floor. The second floor of this addition will become an additional bedroom.

\* Poured Foundation under New Addition  
and existing rear bumpout

\* will provide 3-4 ventilation openings in  
crawl space.



## Rehab Cost Estimates by Categories

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
1	L	Extend Chimney, 1 flue, man-hrs	8	\$35.00	\$280.00
1	L	Build floor tempory support beams, man-hrs	24	\$25.00	\$600.00
1	L	Install support beams, man-hrs	16	\$25.00	\$400.00
1	L	Form concrete footings, old house, man-hrs	16	\$25.00	\$400.00
1	L	Install concrete footings, old house, man-hrs	4	\$25.00	\$100.00
1	B	Install concrete foundation walls, 5'x8", lin-ft	68	\$27.00	\$1,836.00
1	L	Install block foundation, 8x16' blocks, pcs	300	\$2.00	\$600.00
1	M	Concrete blocks, 8"x16"x8", horz. reinf, pcs	300	\$1.75	\$525.00
1	M	foundation windows, pcs	3	\$75.00	\$225.00
1	M	Support posts, 6x6, P.T.; lin-ft	87	\$2.10	\$182.70
1	M	Support beams, 2x10's, 16 ft. pcs	10	\$1.25	\$12.50
1	M	Brick, pcs	100	\$0.43	\$43.00
1	M	Masonry cement mix, 60# bag, pcs	4	\$3.60	\$14.40
1	M	Clay Tile cement, pail, pcs	2	\$18.50	\$37.00
1	M	Clay Flues, 8"x8", pcs	2	\$9.00	\$18.00
1	M	SalesTax	0.05	\$124.90	\$6.25

### Masonry Subtotal

**\$5,279.85**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
2	L	Install vinyl siding, addition, sq	5	\$125.00	\$625.00
2	M	Vinyl siding, house, sq	5	\$56.00	\$280.00
2	M	Outside corners, pcs	6	\$11.10	\$66.60
2	M	Inside corners, pcs	2	\$6.90	\$13.80
2	M	Starter strip, 12'-6", pcs	7	\$3.12	\$21.84
2	M	Under sill, 12'-6", pcs	6	\$4.25	\$25.50
2	M	J channel, 12'-6", pcs	25	\$3.75	\$93.75
2	M	Typar building paper, 9x150 roll, pcs	2	\$138.00	\$276.00
2	M	Misc, nails, etc; allowance	1	\$150.00	\$150.00
2	M	SalesTax	0.05	\$927.49	\$46.37

### Siding Subtotal

**\$1,598.86**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
4	L	Install roof shingles, addition/house, square	14	\$100.00	\$1,400.00
4	M	Roof shingles, self seal, 235#, square	14	\$49.00	\$686.00
4	M	Galv. Metal drip edge, 10 ft., pcs	20	\$5.75	\$115.00
4	M	Water & ice sheild, 225 sq-ft roll, pcs	4	\$88.00	\$352.00
4	M	Ridge vent, lin-ft	40	\$2.00	\$80.00
4	M	Misc. Supplies, nails, etc; allowance	1	\$200.00	\$200.00
4	M	SalesTax	0.05	\$1,433.00	\$71.65

### Roof Subtotal

**\$2,904.65**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
6	L	Demo old roof, man-hrs	16	\$25.00	\$400.00
6	L	Rebuild ext. wall 2nd floor, man-hrs	16	\$25.00	\$400.00
6	L	Frame roof, old building, <b>sq-ft</b>	560	\$2.00	\$1,120.00
6	L	Frame addition, <b>sq-ft</b>	448	\$4.50	\$2,016.00
6	L	Frame dormer, man-hrs	8	\$25.00	\$200.00
6	L	Construct 20' x 10' sun deck, man-hrs	20	\$25.00	\$500.00
6	L	Replace side stoop & stairs, man-hrs	10	\$25.00	\$250.00
6	M	Deck Joist, 2x8's, P.T., lin-ft	220	\$1.05	\$231.00
6	M	Post, 4x4's, P.T., lin-ft	36	\$0.88	\$31.68
6	M	Decking, 5/4x6, P.T., lin-ft	464	\$0.82	\$380.48
6	M	Railing, 2x6's, P.T., lin-ft	40	\$0.72	\$28.80
6	M	Railing, 2x4's, P.T., lin-ft	80	\$0.50	\$40.00
6	M	Balusters, 2x2's, P.T., 42", pcs	102	\$0.85	\$86.70
6	M	Stringers, 2x12's, P.T., lin-ft	12	\$1.75	\$21.00
6	M	Sill sealer, 1/2"x6", 50 ft. roll, pcs	3	\$12.00	\$36.00
6	M	Sills, 2x6's, P.T., lin-ft,	450	\$0.72	\$324.00
6	M	Floorjoist, 2x10's, addition, 1st/2nd-flr, lin-ft	516	\$1.05	\$541.80
6	M	Floor sheathing, 3/4" plywood, T&G, pcs	18	\$32.00	\$576.00
6	M	Studs, 2x4 spruce, KD, 8 ft, pcs	200	\$2.50	\$500.00
6	M	Plates & Shoes, 2x4's, lin-ft	400	\$0.32	\$128.00
6	M	Wall sheathing, 7/16" OSB, pcs	40	\$17.00	\$680.00
6	M	Window & door headers, 2x8's, lin-ft	192	\$0.76	\$145.92
6	M	Rafters, 2x6's, lin-ft	944	\$0.55	\$519.20
6	M	Ceiling joists, 2x6's, lin-ft	834	\$0.55	\$458.70
6	M	Ridge board, 2x10's, lin-ft	30	\$1.05	\$31.50
6	M	Collar ties, 2x4's, lin-ft	100	\$0.32	\$32.00
6	M	Rafter backing, 2x4's, lin-ft	80	\$0.32	\$25.60
6	M	Roof sheathing, 5/8 cdx, pcs	40	\$23.00	\$920.00
6	M	Overhang frame, 2x4's, lin-ft	182	\$1.25	\$227.50
6	M	Soffit, 3/8" AC plywood, pcs	6	\$22.00	\$132.00
6	M	Rake boards, 1x6 #2 pine, lin-ft	72	\$0.87	\$62.64
6	M	FASCIA boards, 1x8 #2 pine, lin-ft	102	\$1.10	\$112.20
6	M	Rake & FASCIA boards, 1x3 #2 pine, lin-ft	174	\$0.48	\$83.52
6	M	Boot & Returns, 1x12 #2 pine, lin-ft	28	\$1.60	\$44.80
6	M	Misc. supplies, nails, screws, etc;	1	\$500.00	\$500.00
6	M	Sales Tax	0.05	\$6,901.04	\$345.05

**Exteriors Subtotal**

**\$12,132.09**

<u>Cat.No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
9	L	Paint roof trim, man-hrs	16	\$12.00	\$192.00
9	M	Exterior trim paint, 1 gal. Pail, pcs	1	\$40.00	\$40.00
9	M	Exterior primer, 1 gal. Pail, pcs	1	\$18.00	\$18.00
9	M	Misc. paint supplies allowance	1	\$25.00	\$25.00
9	M	Sales Tax	0.05	\$83.00	\$4.15

**Exterior Painting Subtotal**

**\$279.15**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
12	B	Excavator, Man & Machine, house, hrs	16	\$85.00	\$1,360.00
12	L	Backfill, grade, & seed, Man-hrs	6	\$25.00	\$150.00
12	M	Gravel & loam allowance, pcs	1	\$500.00	\$500.00
12	M	Misc. seed allowance	1	\$25.00	\$25.00
12	M	SalesTax	0.05	\$25.00	\$1.25

**Grading Subtotal** **\$2,036.25**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
13	L	install windows, 1st floor, pcs	12	\$35.00	\$420.00
13	L	Install windows, 2nd floor, pcs	11	\$35.00	\$385.00
13	M	Windows, insulated vinyl, pcs	23	\$175.00	\$4,025.00
13	M	Misc. supplies & nails allowance	1	\$50.00	\$50.00
13	M	SalesTax	0.05	\$4,075.00	\$203.75

**Windows Subtotal** **\$5,083.75**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
15	L	Install exterior doors, reg., pcs	1	\$100.00	\$100.00
15	M	Exterior doors, 6/0 x 6/8, pcs	1	\$250.00	\$250.00
15	M	Exterior door entry locks, pcs	2	\$28.00	\$56.00
15	M	Misc. supplies & nails allowance	1	\$10.00	\$10.00
15	M	SalesTax	0.05	\$316.00	\$15.80

**Exterior Doors Sub-Total** **\$431.80**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
16	L	Install interior doors, pcs	12	\$35.00	\$420.00
16	L	Install by-fold door, pcs	3	\$35.00	\$105.00
16	M	Slab doors, pcs	10	\$20.00	\$200.00
16	M	By-fold door hardware, pcs	3	\$45.00	\$135.00
16	M	Interior doors, pre-hung, split jambs, pcs	12	\$70.00	\$840.00
16	M	Interior door locks, pcs	12	\$9.00	\$108.00
16	M	Misc. supplies; nails & shimes allowance	1	\$50.00	\$50.00
16	M	SalesTax	0.05	\$1,333.00	\$66.65

**Interior Doors Subtotal** **\$1,924.65**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
17	L	Build partitions, 1st-floor, man-hrs	8	\$25.00	\$200.00
17	L	Build partitions, 2nd-floor, man-hrs	16	\$25.00	\$400.00
17	L	Strap ceilings, man-hrs	16	\$25.00	\$400.00
17	L	Install blocking & backers, man-hrs	6	<b>\$25.00</b>	\$150.00
17	M	Strapping, 1x3, lin-ft	816	\$0.18	\$146.88
17	M	Studs, 2x4's, 8 feet, pcs	100	\$2.44	\$244.00
17	M	Plates & shoes, 2x4's, lin-ft	300	\$0.32	\$96.00
17	M	Misc. nails, joist hangers, & etc; allowance	1	\$100.00	\$100.00
17	M	SalesTax	0.05	\$586.88	\$29.34

**Partition Walls Subtotal**

**\$1,766.22**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
18	L	Install drywall, 1st floor, sq-ft	1,000	\$0.28	\$280.00
18	L	install drywall, 2nd floor, sq-ft	3,748	\$0.28	\$1,049.44
18	L	Finish drywall, 1st floor, sq-ft	1,000	\$0.28	\$280.00
18	L	Finish drywall, 2nd floor, sq-ft	3,748	\$0.28	\$1,049.44
18	<b>M</b>	Drywall, 1/2", water resistant, sq-ft	872	\$0.27	\$235.44
18	M	Drywall, 1/2", sq-ft	3,876	\$0.20	\$775.20
18	M	Compound, misc. supplies allowance	4,748	\$0.07	\$332.36
18	M	Sales Tax	0.05	\$1,343.00	\$67.15

**Drywall/Plaster Subtotal**

**\$4,069.03**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
20	L	Install new window casing, man-hrs	16	\$25.00	\$400.00
20	L	Install door casing, man-hrs	2	\$25.00	\$50.00
20	L	Install base molding, man-hrs	16	\$25.00	\$400.00
20	M	Window stool, 1x2, #2 pine, lin-ft	92	\$0.35	\$32.20
20	M	Window casing, 2.5", FJ, primed, lin-ft	414	\$0.75	\$310.50
20	M	Door casing, 2.5", FJ, primed, lin-ft	21	\$0.75	\$15.75
20	<b>M</b>	Base cap, pine, in-ft	360	\$0.54	\$194.40
20	M	Base molding, 1x4, MDF, lin-ft	360	\$0.30	\$108.00
20	M	Misc. supplies, nails, etc; allowance	1	\$150.00	\$150.00
20	<b>M</b>	SalesTax	0.05	\$778.65	\$38.93

**Wood Trim Subtotal**

**\$1,699.78**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
21	L	Install cellar stairs, man-hrs	6	\$25.00	\$150.00
21	L	Modify 1st/2nd floor stairs, man-hrs	6	\$25.00	\$150.00
21	M	Stringers, 2x12's, lin-ft	24	\$1.75	\$42.00
21	M	Cellar stair treads, 2x10's, lin-ft	20	\$1.05	\$21.00
21	M	Stair treads, 3/4" plywood, pcs	1	\$23.00	\$23.00
21	M	Stair risers, 1/2" cdx plywood, pcs	1	\$12.00	\$12.00
21	M	Cellar stair rail, 2x4's, lin-ft	8	\$0.33	\$2.64
21	M	Misc. supplies, nails, glue, etc; allowance	1	\$25.00	\$25.00
21	M	SalesTax	0.05	\$125.64	\$6.28

**Stair Subtotal**

**\$425.64**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
22	L	Install closet shelves, man-hrs	6	\$25.00	\$150.00
22	M	Lin. Shelves, 3/4" plywood, pcs	1	\$25.00	\$25.00
22	M	Shelves, #2 pine, 1x12, lin-ft	28	\$1.75	\$49.00
22	M	Shelve cleat, #2 pine, 1x3, lin-ft	104	\$0.33	\$34.32
22	M	Closet pole, 1.25" dia., lin-ft	28	\$1.00	\$28.00
22	M	Closet pole socket holders, pair, pcs	5	\$1.25	\$6.25
22	M	Shelve support barcket, pcs	2	\$1.75	\$3.50
22	M	SalesTax	0.05	\$121.07	\$6.05

**Closet Subtotal**

**\$302.12**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
23	L	Install plywood subfloor, kit. & dining, pcs	9	\$14.00	\$126.00
23	L	Install plywood subfloor, bath #1, pcs	2	\$14.00	\$28.00
23	L	Install plywood subfloor, bath #2, pcs	2	\$14.00	\$28.00
23	M	Plywood subfloor, 3/8", bathroom, pcs	11	\$19.00	\$209.00
23	M	Misc. supplies, nails & glue allowance	1	\$50.00	\$50.00
23	M	Sales Tax	0.05	\$259.00	\$12.95

**Wood Floor Subtotal**

**\$453.95**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
24	L	Install carpet, 2nd floor, sq-yds	25	\$5.50	\$137.50
24	M	Carpet, yds	25	\$8.00	\$200.00
24	M	Carpet pad, yds	25	\$2.00	\$50.00
24	M	Misc. supplies & etc;	1	\$100.00	\$100.00
24	M	SalesTax	0.05	\$350.00	\$17.50

**Finish Floors Subtotal**

**\$505.00**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
25	L	Install tile, kitchen & dining, sq-ft	248	\$4.00	\$992.00
25	L	Install tile, 1st floor main bath, sq-ft	40	\$4.00	\$160.00
25	L	Install tile, 2nd floor main bath, sq-ft	40	\$4.00	\$160.00
25	M	Ceramic tile, sq-ft	328	\$2.00	\$656.00
25	M	Tile cement & groute allowance	1	\$75.00	\$75.00
25	M	Misc. supplies & etc;	1	\$50.00	\$50.00
25	M	SalesTax	0.05	\$781.00	\$39.05

**Ceramic Tile Subtotal**

**\$2,132.05**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
26	L	Install bathroom accessories, man-hrs	4	\$25.00	\$100.00
26	M	Mirror allowance, pcs	2	\$75.00	\$150.00
26	M	Toilet paper holder, pcs	2	\$9.00	\$18.00
26	M	Towel bars, pcs	2	\$9.00	\$18.00
26	M	Misc. supplies & etc;	1	\$5.00	\$5.00
26	M	SalesTax	0.05	\$191.00	\$9.55

**Bathroom Accessories Subtotal**

**\$300.55**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
27	L	Rough 2nd floor main bathroom, man-hrs	12	\$45.00	\$540.00
27	L	Rough kitchen, man-hrs	4	\$45.00	\$180.00
27	L	Install shower/tub, man-hrs	4	\$45.00	\$180.00
27	L	Install vanity sink, man-hrs	2	\$45.00	\$90.00
27	L	Install toilets, man-hrs	2	\$45.00	\$90.00
27	L	Install kitchen sink, man-hrs	4	\$45.00	\$180.00
27	M	Tub/Shower, FGL, pcs	2	\$350.00	\$700.00
27	M	Shower mixing value & fixtures, pcs	1	\$130.00	\$130.00
27	M	Vanity sink, pcs	1	\$125.00	\$125.00
27	M	Vanity sink fixtures, pcs	1	\$85.00	\$85.00
27	M	Kitchen sink, pcs	1	\$120.00	\$120.00
27	M	Kitchen sink fixtures, pcs	1	\$120.00	\$120.00
27	M	Plumbing roughing material allowance	1	\$300.00	\$300.00
27	M	Plumbing supplies & fittings allowance	1	\$100.00	\$100.00
27	M	Sales Tax	0.05	\$1,680.00	\$84.00

**Plumbing Subtotal**

**\$3,024.00**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
28	L	Install sub panel, 1st floor, 100 amp, man-hrs	6	\$35.00	\$210.00
28	L	Wire addition, per box	40	\$9.00	\$360.00
28	L	Install appliance circuits, pcs	4	\$45.00	\$180.00
28	L	Install smoke detectors, pcs	6	\$25.00	\$150.00
28	L	Install light fixtures allowance, man-hrs	8	\$35.00	\$280.00
28	L	Install bathroom vent/fan/light, pcs	2	\$125.00	\$250.00
28	M	Wiring allowance, per box	40	\$9.00	\$360.00
28	M	Light fixture allowance	1	\$200.00	\$200.00
28	M	Smoke detectors, pcs	6	\$12.00	\$72.00
28	M	GFI outlets, pcs	10	\$12.00	\$120.00
28	M	Wire & elec. Supplies allowance	1	\$150.00	\$150.00
28	M	Sales Tax	0.05	\$902.00	\$45.10

**Electrical Subtotal** **\$2,377.10**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
29	L	Extend heat to addition, man-hrs	16	\$40.00	\$640.00
29	M	Duct material allowance	1	\$300.00	\$300.00
29	M	Misc. Supplies allowance	1	\$25.00	\$25.00
29	M	Sales Tax	0.05	\$25.00	\$1.25

**Heating Subtotal** **\$966.25**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
30	L	Install R-13 insulation, walls, sq-ft	1000	\$0.13	\$130.00
30	L	Install R-38 insulation, ceiling, sq-ft	300	\$0.17	\$51.00
30	M	Insulation, R-13, sq-ft	1000	\$0.32	\$320.00
30	M	Insulation, R-38, sq-ft	300	\$0.75	\$225.00
30	M	Misc. Supplies allowance	1	\$50.00	\$50.00
30	M	Sales Tax	0.05	\$595.00	\$29.75

**Insulation Subtotal** **\$805.75**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
31	L	Install base cabinets, lin-ft	13	\$8.50	\$110.50
31	L	Install wall cabinets, lin-ft	12	\$7.50	\$90.00
31	L	Install kitchen counter tops, lin-ft	13	\$7.00	\$91.00
31	L	Install vanities, man-hrs	2	\$25.00	\$50.00
31	L	Install vanity tops, man-hrs	1	\$25.00	\$25.00
31	M	Base cabinets, lin-ft	13	\$85.00	\$1,105.00
31	M	Upper cabinets, lin-ft	12	\$75.00	\$900.00
31	M	Kitchen counter top, lin-ft	13	\$12.50	\$162.50
31	M	Vanity, 30", pcs	2	\$124.00	\$248.00
31	M	Vanity top, pcs	2	\$75.00	\$150.00
31	M	Misc. screws, glue, etc; allowance	1	\$20.00	\$20.00
31	M	Sales Tax	0.05	\$2,585.50	\$129.28

**Cabinetry Subtotal** **\$3,081.28**

<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
34	L	Clean-up, man-hrs	30	\$15.00	\$450.00
34	M	Dumpster allowance, pcs	1	\$600.00	\$600.00
34	M	Misc. supplies & etc;	1	\$60.00	\$60.00
34	M	SalesTax	0.05	\$1,110.00	\$55.50

Cleaning Subtotal \$1,166.50

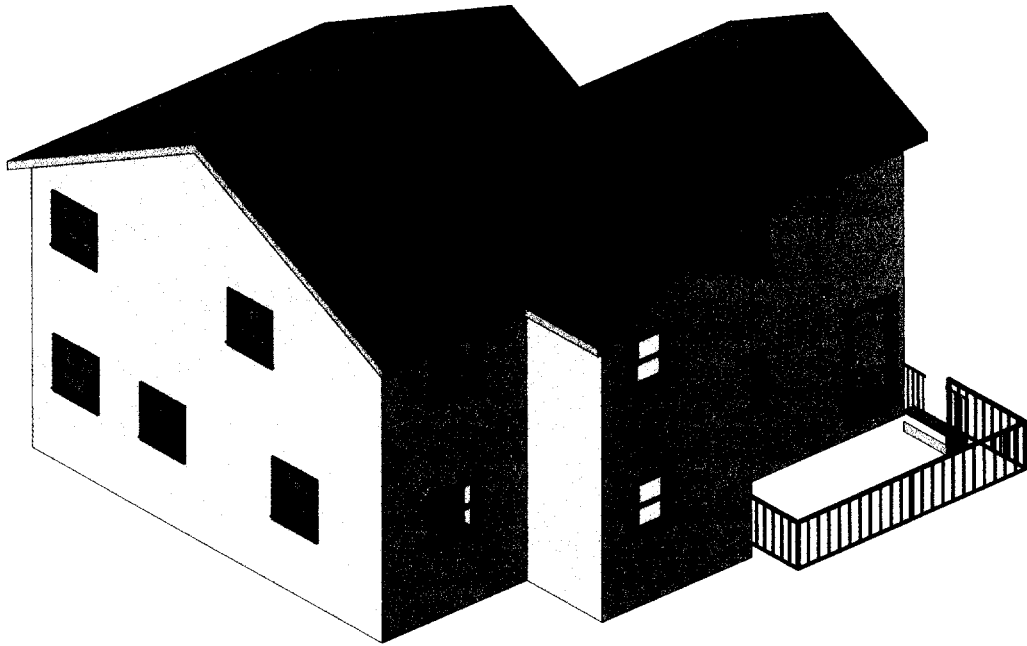
<u>Cat No.</u>	<u>Item</u>	<u>Specifications and/or Descriptions</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Sub-Totals</u>
35	M	Building permit allowance	1	\$500.00	\$500.00

Miscellaneous Subtotal \$500.00



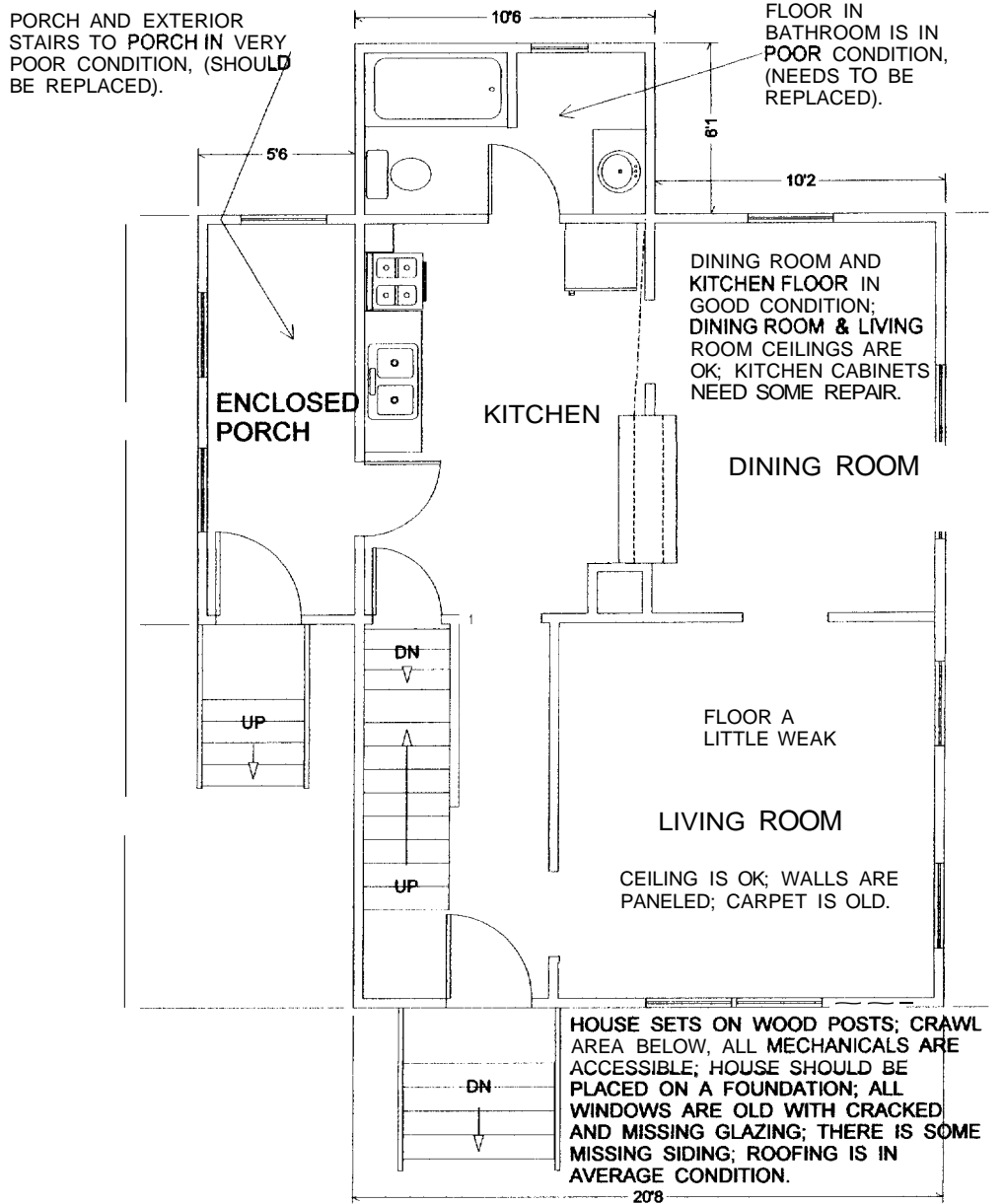
## Summary of Building Cost

<b>Categories:</b>	<b><u>Estimated Costs</u></b>
(1) Masonry	\$5,279.85
(2) Siding	\$1,598.86
(3) Gutters and Downspouts	\$0.00
(4) Roof	\$2,904.65
(5) Shutters	\$0.00
(6) Exteriors	\$12,132.09
(7) Walks	\$0.00
(8) Driveways	\$0.00
(9) Exterior Painting	\$279.15
(10) Caulking	\$0.00
(11) Fencing	\$0.00
(12) Grading	\$2,036.25
(13) Windows	\$5,083.75
(14) Weather-stripping	\$0.00
(15) Exterior Doors	\$431.20
(16) interior Doors	\$1,924.65
(17) Partition Walls	\$1,766.22
(18) Plaster/Drywall	\$4,069.03
(19) Decorating	\$0.00
(20) Wood Trim	\$1,699.78
(21) Stairs	\$425.64
(22) Closets	\$302.12
(23) Wood Floors	\$453.95
(24) Finished Floors	\$505.00
(25) Ceramic Tile	\$2,132.05
(26) Bath Accessories	\$300.55
(27) Plumbing	\$3,024.00
(28) Electrical	\$2,377.10
(29) Heating	\$966.25
(30) Insulation	\$805.75
(31) Cabinetry	\$3,081.28
(32) Appliances	\$0.00
(33) Basements	\$0.00
(34) Clean-up	\$1,165.50
(35) Miscellaneous	\$500.00
<b>Total Estimated Rehab Cost</b>	<b>\$55,245.27</b>

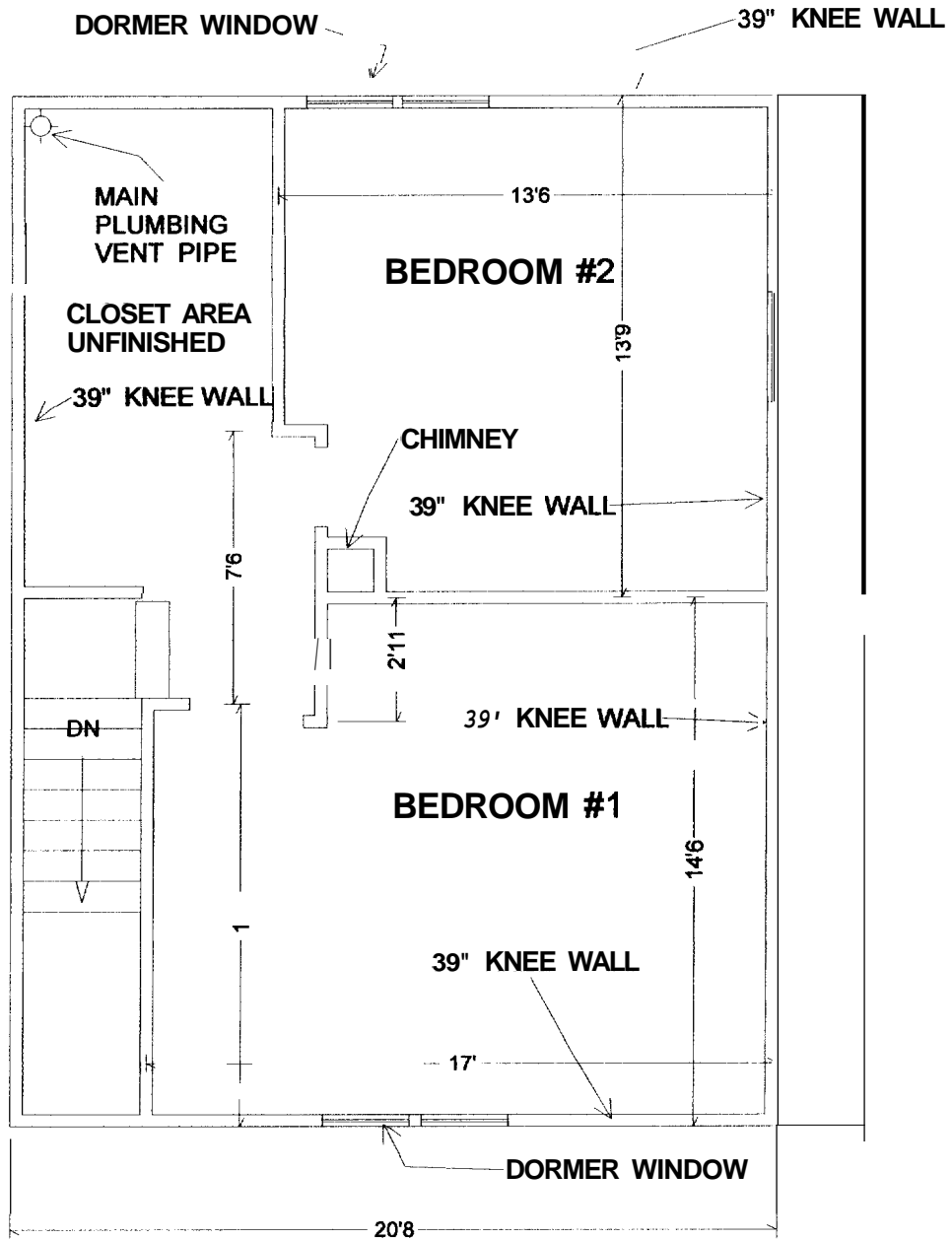


**Proposed Rear and Left Side Elevations**

# EXHIBIT "A" FIRST FLOOR PLAN "AS IS

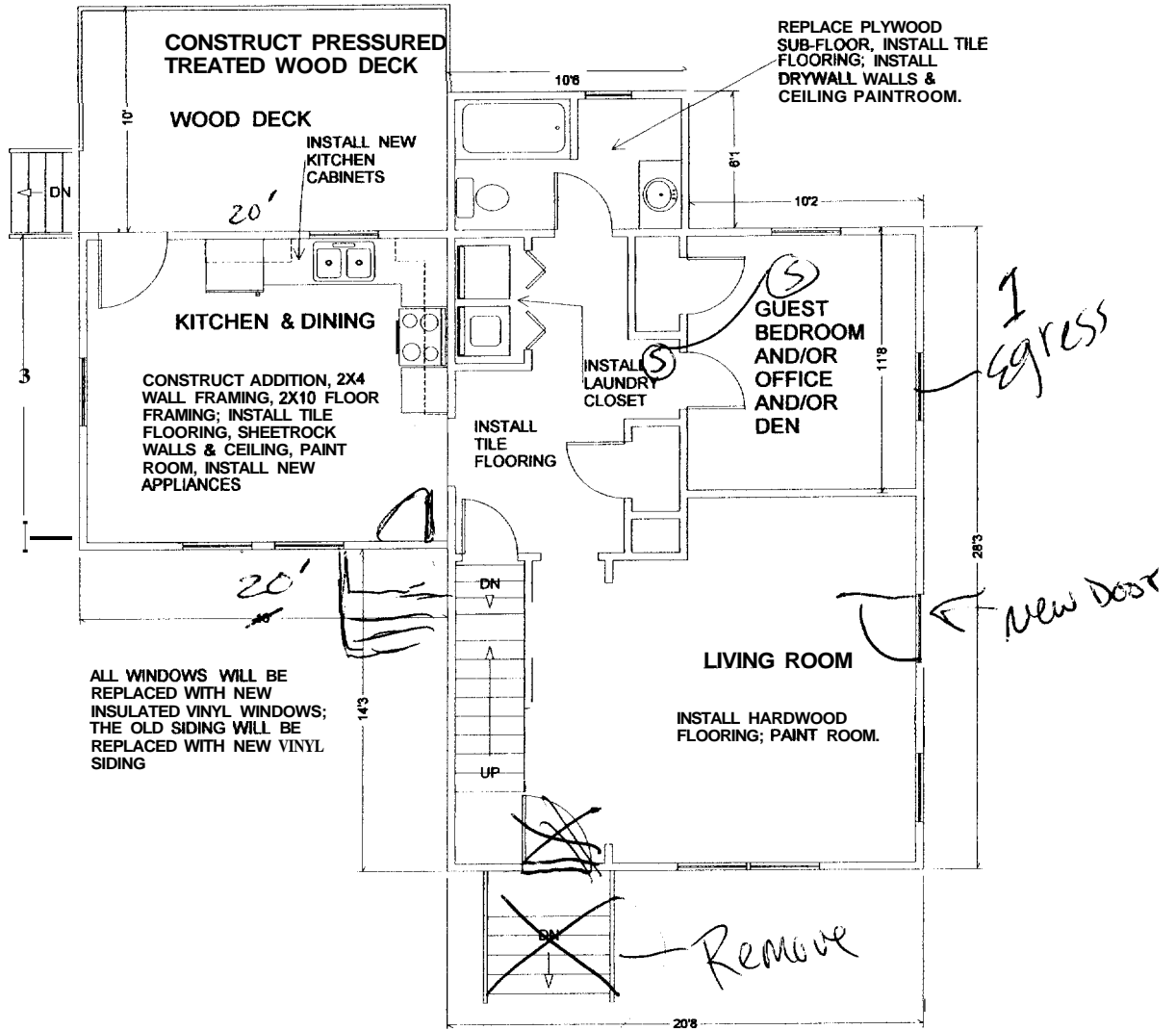


# EXHIBIT "B" SECOND FLOOR PLAN "AS IS"

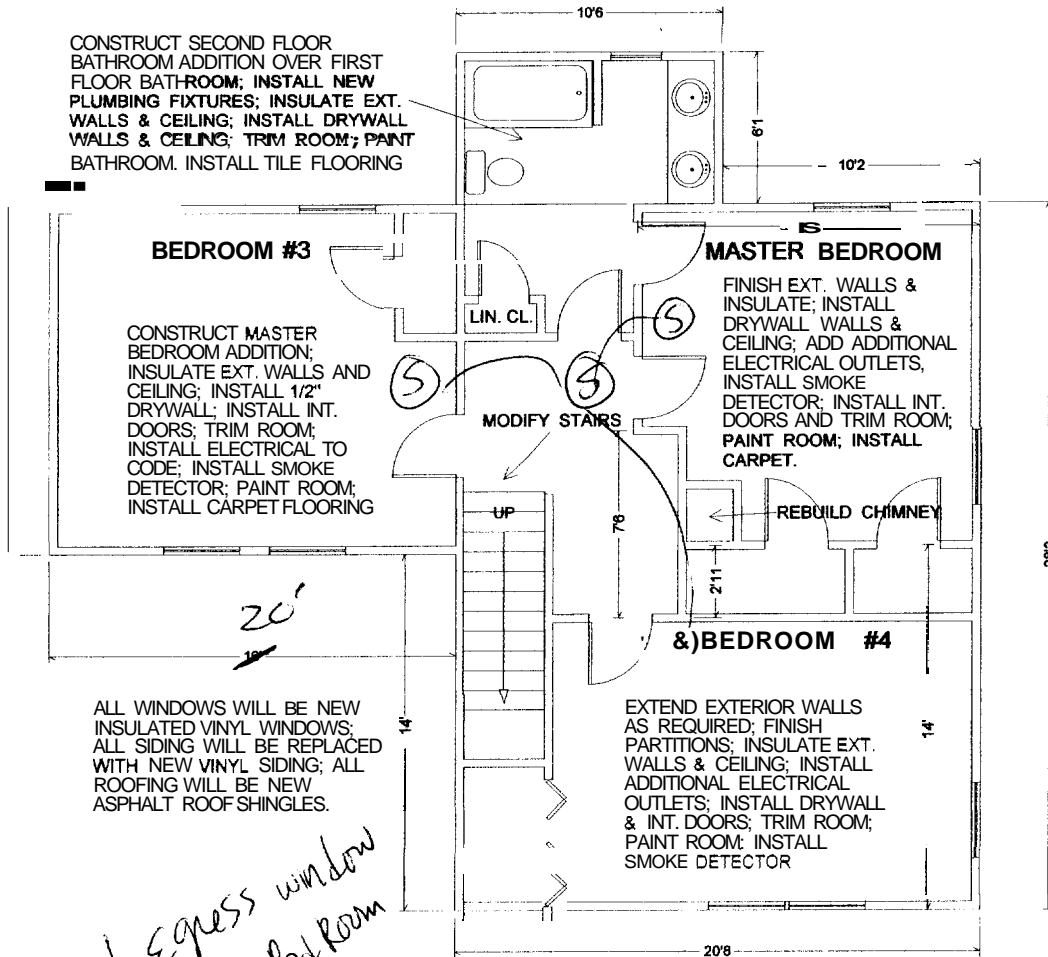


# EXHIBIT "C" FIRST FLOOR PLAN "AS PROPOSE"

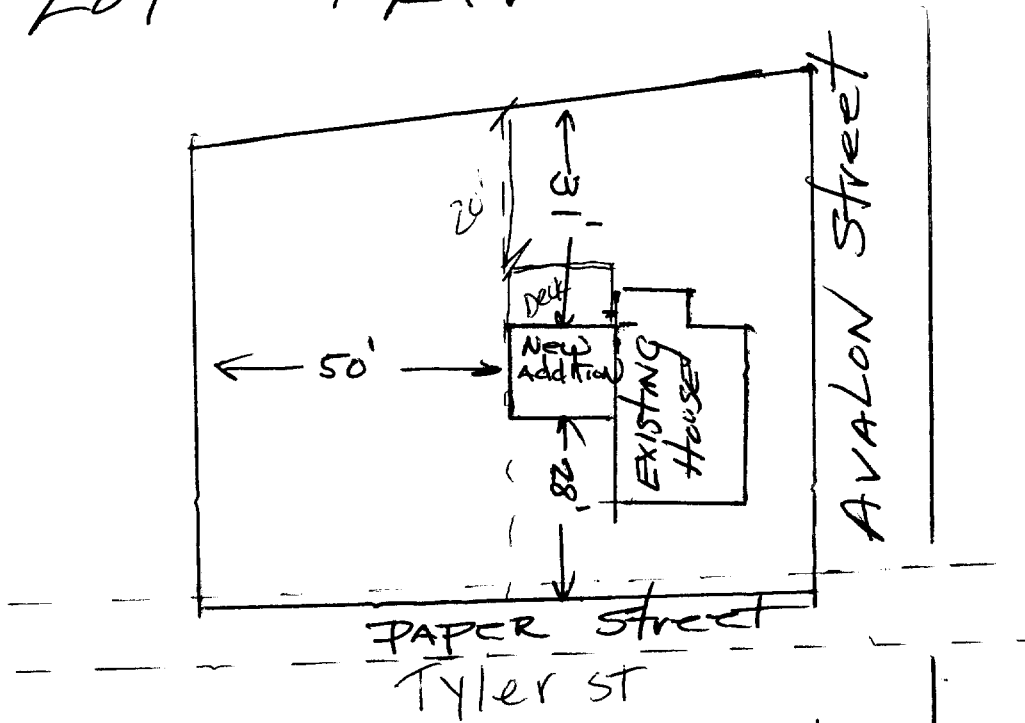
## NEW KITCHEN & DINING ROOM ADDITION WITH ATTACHED WOOD DECK



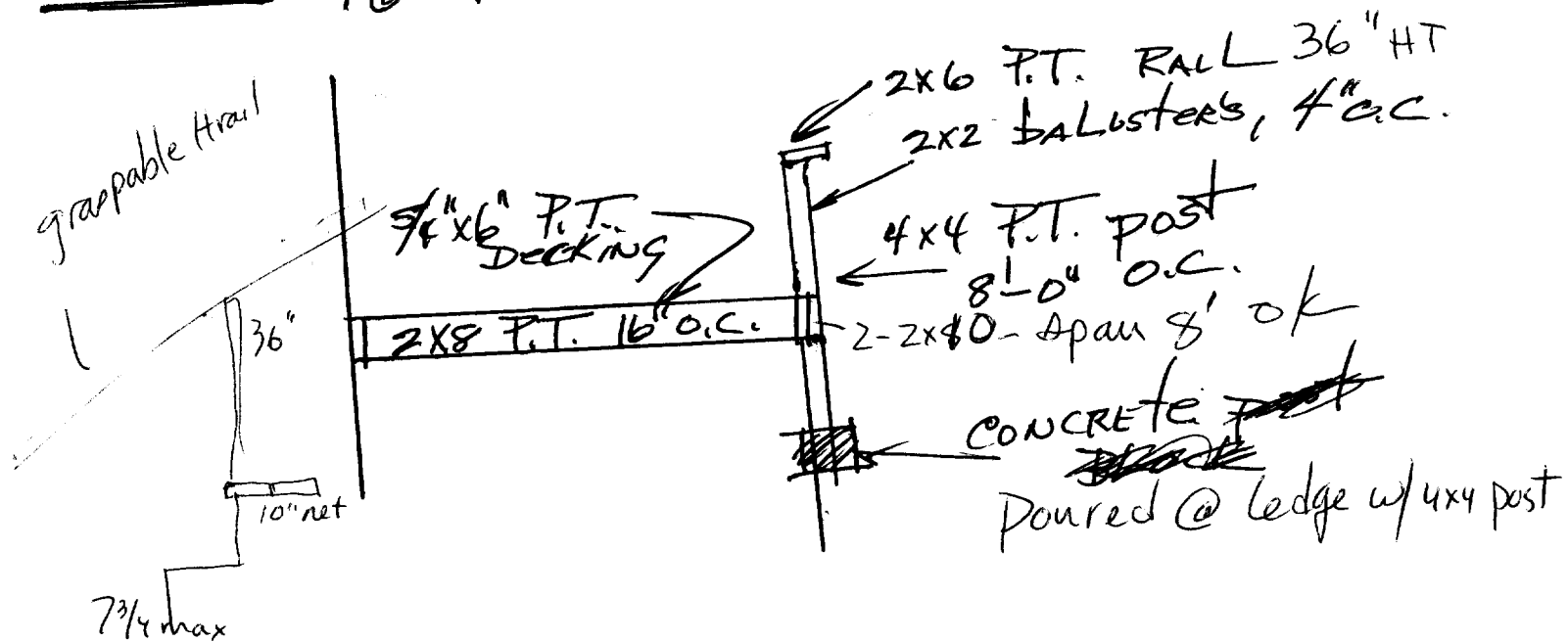
## EXHIBIT "D" SECOND FLOOR PLAN "AS PROPOSED"



# Plot PLAN

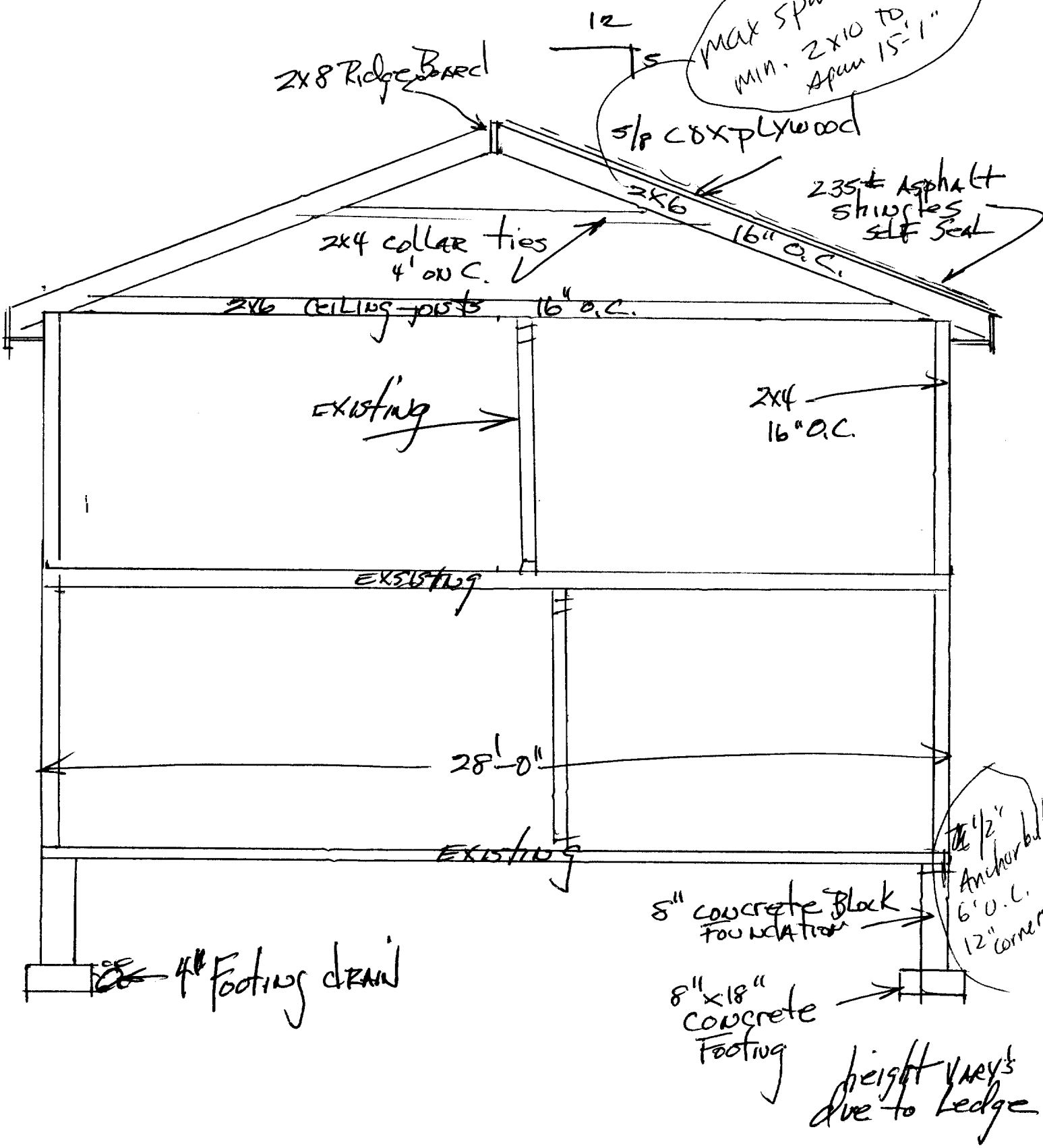


## 16' x 10' Wood Deck



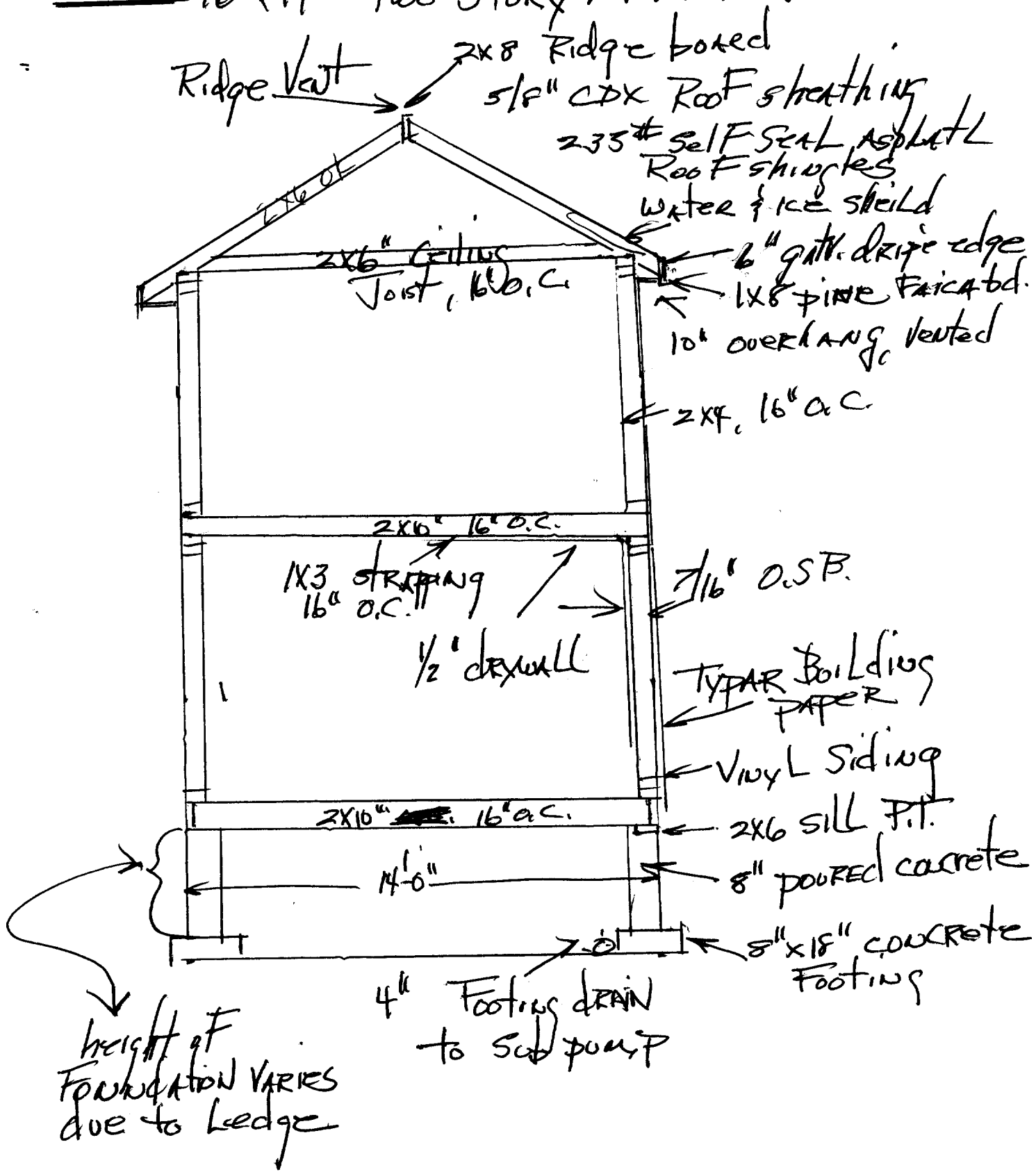
# MAIN HOUSE

28' x 20'





# 16' x 14' Two Story Addition





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

June 17 2004

Received from Tiffany Titherington

Location of Work 56 Tyler St.

Cost of Construction \$ 55 k

Permit Fee \$ 516.00

Building (I1)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 295-C-142

Check #: 1506

Total Collected \$ 516.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy