

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Lori Graesser 2807 Annabelle Drive Bellevue, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Lori Graesser's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the Natural Resources District comments, and the site plan of the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF

COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

Dated this 10th day of May, 2011.

Moved by Rusty Hike seconded by Jim Warren, that the above Resolution be adopted. Carried.

YEAS:

Rusty Hike

NAYS:

none

ABSENT:

none

Jim Warren

Tom Richter

Joe Nohle

James



ABSTAIN:

none

Sarpy County Board of Commissioners Report
Staff Report Prepared: May 2, 2011
County Board Meeting Date: May 10, 2011

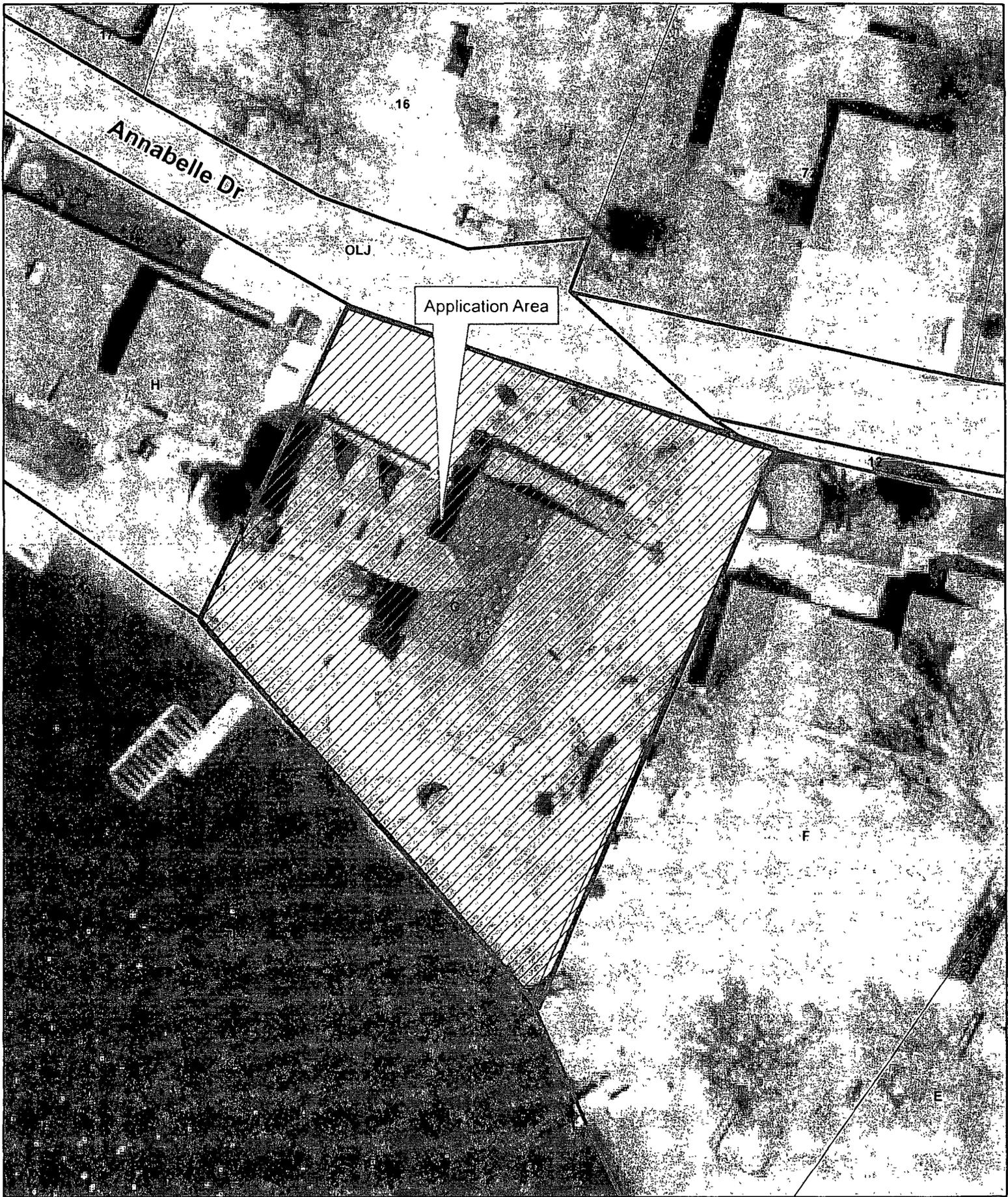
Subject	Type	By
Floodplain Development Permit to reconstruct a fire damaged residence on Lot G, Chris Lake located in the SE ¼ of Section 28, T13N, R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - The applicant also requests to reconstruct fire damage in a single family residence.
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
 - The zoning district is RD-50, Single Family Residential.
 - The property is located in an AE zone which is the special flood hazard area and a regulated floodplain zone.
 - The existing structure is non-conforming because the lowest floor elevation, a basement enclosure, is located below the base flood elevation. The entire structure is therefore non-conforming.
 - The existing structure is valued at approximately \$270,721.00
 - The cost of the reconstruction is approximately \$19,324.00.
 - The cost of the reconstruction is less than 50% of the market value of the structure, therefore the reconstruction is within the allowances of the non-conforming statutes regarding reconstruction of a damaged structure.
 - Improvements are tracked cumulatively over a five year period. The total cost of improvements may not exceed 50% unless the structure is brought into conformance.
 - The request is in conformance with the Floodplain Regulations and the Zoning Regulations.
- Natural Resources District
 - The Papio Missouri River Natural Resources District is not opposed to the request. The NRD provided comments which are attached.
- Recommendation
 - For the reasons stated above I recommend approval to the request to reconstruct a fire damaged residence on Lot G, Chris Lake located in the SE ¼ of Section 28, T13N, R13E, in Sarpy County, NE.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director



Lori Graesser
2807 Annabelle Drive

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

May 10, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

Lori Graesser

2807 Annabelle Dr

Fire Damage Repair

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name LORI L GRAESSER		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P O. Route and Box No 2807 ANNABELLE DRIVE		Policy Number
City Bellevue State NE ZIP Code 68123		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT G, CHRIS LAKE, SARPY CO., NE		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Resd.		
A5. Latitude/Longitude: Lat. 41°38'13"N Long. 95°57'28"W		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 1A		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) N/A sq ft		a) Square footage of attached garage 644 sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 10 foot above adjacent grade N/A		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A8.b N/A sq in		c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Sarpy County 310190		B2. County Name Sarpy		B3. State NE	
B4. Map/Panel Number 31153C0205	B5. Suffix G	B6. FIRM Index Date Dec. 2, 2005	B7. FIRM Panel Effective/Revised Date Dec. 2, 2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 977.8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE);-AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized **USGS/Vertical Datum NAVD88**
Conversion/Comments _____

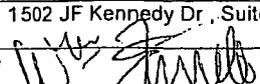
Check the measurement used.

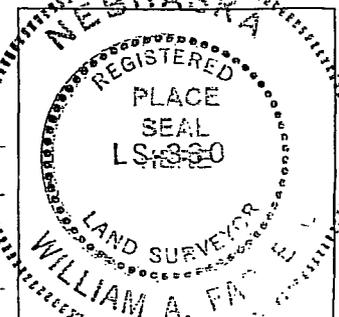
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 970.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor 979.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) 977.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) 970.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) 977.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 969.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name William A. Farrell		License Number 330	
Title Registered Land Surveyor	Company Name Hill-Farrell Associates, Inc.		
Address 1502 JF Kennedy Dr., Suite A	City Bellevue	State NE	ZIP Code 68005
Signature 	Date Feb. 11, 2011	Telephone (402) 291-6100	



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No
2807 ANNABELLE DRIVE, BELLEVUE, NE 68123

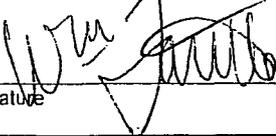
City Bellevue State NE ZIP Code 68123

For Insurance Company Use
Policy Number
Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (HFA Project# 11-104) Benchmark used was USGS Y277. Brass disc located in top of concrete headwall north side of LaPlatte Rd. near southwest corner of Section 30, Township 13 North, Range 13 East, Sarpy County, Nebraska. Elevation 1016.52' (NAVD88).

Signature 

Date 2-11-2011

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1 Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1 The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below)
- G2 A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3 The following information (Items G4-G9) is provided for community floodplain management purposes.

G4 Permit Number	G5 Date Permit Issued	G6 Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8 Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9 BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

FEB 22 2011

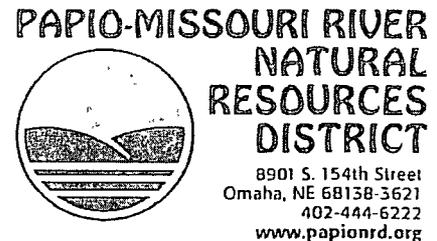
Comments

SARPY COUNTY
PLANNING DEPARTMENT

Check here if attachments

May 2, 2011

Rebecca Horner, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: Lori Graesser – 2807 Annabelle Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed improvements to an existing residence on Lot Gin Chris Lake located at 2807 Annabelle Drive in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 977.8 feet (NAVD 1988).

The District previously provided comments on this application on March 15, 2011. An updated cost estimate and scope of work was provided to the District. The District has the following comments based on review of an elevation certificate prepared by William A. Farrell, R.L.S. on February 11, 2011 along with the updated scope of work and contractor estimates.

- A determination should be made as to whether the proposed improvements qualify as a substantial improvement (i.e. cost of repairs exceeds fifty percent of the market value of the structure). If it is determined to be a substantial improvement, the entire structure must comply with all current Sarpy County floodplain development standards.

If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Flat 665\110502-2807 Annabelle Drive.doc
Project: 534 Flat: 665



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Flood Plain Development Permit Application
2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer
3. 2 full size site/construction plan drawing
4. 6 reduced size site/construction plan drawings (8.5 x 11)
5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.)

PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 11 - 0001
 DATE RECEIVED: 2-22-11
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ 100 RECEIPT NO. 734009
 RECEIVED BY: Cindy G.
 NOTES: _____

PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: LORI GRAESSER E-MAIL: _____
 ADDRESS: 2807 ANNABELLE DR. CITY/STATE/ZIP: BELLEVUE, NE 68102
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 871-7931 FAX: _____

ENGINEER INFORMATION:

NAME HILL - FARRELL E-MAIL: _____
 ADDRESS: 1502 JFKENNEDY DR. CITY/STATE/ZIP: BELLEVUE, NE 68005
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 281-6000 FAX: _____

CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME PAUL DAVIS RESTORATION E-MAIL: 1102AK@PDR.OMAHA.COM
 ADDRESS: 3505 S. 61ST AVE CIRCLE CITY/STATE/ZIP: OMAHA, NE 68106
 PHONE: 402-553-0373 FAX: 402-553-0334

PROPOSED DEVELOPMENT INFORMATION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.
FIRE RESTORATION (SEE ATTACHED LIST)

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 2807 ANNABELLE DR.
ASSESSORS PARCEL NUMBER(S) _____
SUB DIVISION: CHRIS LAKE LOT: G
NAME OF WATERWAY: PLATE RIVER
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE:
LOWEST FLOOR ELEVATION IS TO BE 978.8 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit)

Lot G, Chris Lake

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. **PLEASE NOTE** prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Signature]
Owner Signature (or authorized agent)

2-18-11
Date

Owner Signature (or authorized agent)

Date

FEB 22 2011

SALINE COUNTY
PLANNING DEPARTMENT



Paul Davis Restoration of Omaha

3505 South 61st Avenue Circle
Omaha, NE 68106
(402)553-0373 fax(402)553-0334
www.pdromaha.com
Tax ID # 47-0692524

Insured: Graesser, Lori
Property: 2807 Annabelle Drive
Bellevue, NE 68102

Home: (402) 871-7931

Claim Rep: Mark Costello
Business: 3505 South 61st Avenue Circle
Omaha, NE 68106

Business: (402) 553-0373 x 121
E-mail: markc@pdromaha.com

Estimator: Mark Costello
Business: 3505 South 61st Avenue Circle
Omaha, NE 68106

Business: (402) 553-0373 x 121

Contractor:
Company: Paul Davis Restoration
Business: 3505 South 61st Avenue Circle
Omaha, NE 68106

Business: (402) 553-0373

Claim Number:

Policy Number:

Type of Loss: Fire

Date Contacted: 1/22/2011 6:45 PM
Date of Loss: 1/22/2011
Date Inspected: 1/22/2011 7:00 PM

Date Received: 1/22/2011 6:22 PM
Date Entered: 1/25/2011 10:36 AM

Price List: NEOM7X_DEC10
Restoration/Service/Remodel
Estimate: GRAESSER20035P01XO1

This is an estimate for the water damage at 2807 Annabelle Drive Bellevue, NE for Graesser, Lori ...

Thank you for choosing Paul Davis Restoration for your full service needs.

Sincerely,

Mark Costello
(402) 553-0373 x 121

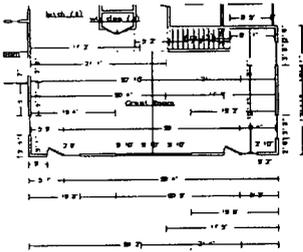


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 Tax ID # 47-0692524

GRAESSER20035P01X01

Main Level



Great Room

Height: Peaked

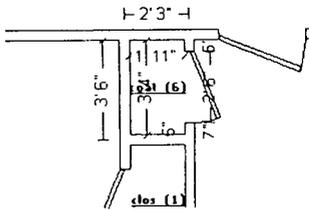
651.72 SF Walls
 1,289.37 SF Walls & Ceiling
 70.26 SY Flooring
 94.61 LF Ceil Perimeter

637.66 SF Ceiling
 632.32 SF Floor
 82.73 LF Floor Perimeter

Missing Wall:	1 -	2' 5 11/16" X 6' 8"	Opens into MUD	Goes to Floor
Missing Wall:	1 -	2' 11" X 5' 1"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	2' 6" X 6' 6"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	2' 6" X 6' 8"	Opens into Exterior	Goes to Floor
Missing Wall:	1 -	3' 10" X 4'	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3' 10" X 4' 8"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3' 10" X 4'	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3' 10" X 4' 8"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3' 10" X 4' 8"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3' 10" X 4'	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	2' 6" X 6' 6"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	2' 6" X 6' 8"	Opens into Exterior	Goes to Floor
Missing Wall:	1 -	3' 8" X 2' 1"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3' 8" X 2' 1"	Opens into Exterior	Goes to neither Floor/Ceiling

Subroom 1: COAT

Height: 8' 2"



69.08 SF Walls
 75.47 SF Walls & Ceiling
 0.71 SY Flooring
 10.50 LF Ceil Perimeter

6.39 SF Ceiling
 6.39 SF Floor
 8.00 LF Floor Perimeter

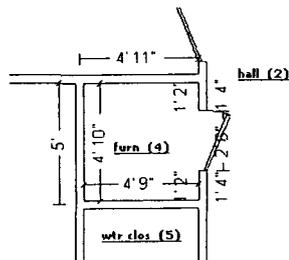
Missing Wall:	1 -	2' 6" X 6' 8"	Opens into HALL	Goes to Floor
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Paul Davis Restoration of Omaha

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 Omaha, NE 68106
 (402)553-0373 fax(402)553-0334
 www.pdromaha.com
 Tax ID # 47-0692524

CONTINUED - Great Room

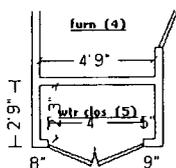


Subroom 2: FURN

Height: 8' 2"

139.86 SF Walls	22.96 SF Ceiling
162.82 SF Walls & Ceiling	22.96 SF Floor
2.55 SY Flooring	16.67 LF Floor Perimeter
19.17 LF Ceil Perimeter	

Missing Wall: 1 - 2' 6" X 6' 8" Opens into HALL Goes to Floor

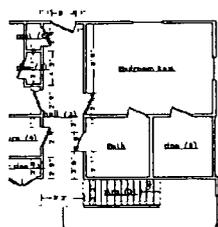


Subroom 3: WTR_CLOS

Height: 8' 2"

87.67 SF Walls	10.69 SF Ceiling
98.35 SF Walls & Ceiling	10.69 SF Floor
1.19 SY Flooring	10.00 LF Floor Perimeter
14.00 LF Ceil Perimeter	

Missing Wall: 1 - 4' X 6' 8" Opens into KITCH Goes to Floor



Subroom 4: HALL

Height: 8' 2"

256.09 SF Walls	111.72 SF Ceiling
367.81 SF Walls & Ceiling	111.72 SF Floor
12.41 SY Flooring	28.51 LF Floor Perimeter
44.01 LF Ceil. Perimeter	

Missing Wall: 1 - 2' 6" X 6' 8" Opens into COAT Goes to Floor

Missing Wall: 1 - 3' X 6' 8" Opens into Exterior Goes to Floor

Missing Wall: 1 - 2' 6" X 6' 8" Opens into BEDROOM_EAST Goes to Floor

Missing Wall: 1 - 2' 6" X 6' 8" Opens into BATH Goes to Floor

Missing Wall: 1 - 3' 5" X 8' 2" Opens into STRS Goes to Floor/Ceiling

Missing Wall: 1 - 5' 2" X 8' 2" Opens into GREAT Goes to Floor/Ceiling

Missing Wall: 1 - 3' 4 13/16" X 8' 2" Opens into KITCH Goes to Floor/Ceiling

Missing Wall: 1 - 2' 6" X 6' 8" Opens into FURN Goes to Floor

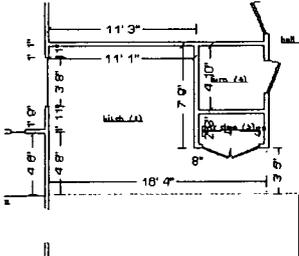
Missing Wall: 1 - 2' 6" X 6' 8" Opens into BEDROOM_WEST Goes to Floor



Paul Davis Restoration of Omaha

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CONTINUED - Great Room

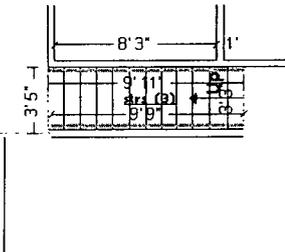


Subroom 5: KITCH

Height: 8' 2"

254 80 SF Walls	141 44 SF Ceiling
396.25 SF Walls & Ceiling	141 44 SF Floor
15 72 SY Flooring	31 40 LF Floor Perimeter
35 40 LF Ceil. Perimeter	

Missing Wall:	1 -	3' 8" X 2' 1"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	16' 4" X 8' 2"	Opens into GREAT	Goes to Floor/Ceiling
Missing Wall:	1 -	3' 4 13/16" X 8' 2"	Opens into HALL	Goes to Floor/Ceiling
Missing Wall:	1 -	4' X 6' 8"	Opens into WTR_CLOS	Goes to Floor



Subroom 6: STRS

Height: 17'

270.59 SF Walls	31 11 SF Ceiling
301 70 SF Walls & Ceiling	54 95 SF Floor
6 11 SY Flooring	22.97 LF Floor Perimeter
19 65 LF Ceil. Perimeter	

Missing Wall:	1 -	3' 3" X 17'	Opens into GREAT	Goes to Floor/Ceiling
Missing Wall:	1 -	3' 3" X 17'	Opens into HALL	Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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Ceiling:

141 1/2" drywall - hung, taped, with smooth wall finish Furnace closet ceiling	22.96 SF	0 00	2.10	48.22
142 Batt insulation - 4" - R13	22 96 SF	0 00	0 49	11.25
143 Seal then paint the surface area (2 coats) Seal and paint kitchen, closets and hall ceilings.	293.20 SF	0 00	0 81	237 49

Walls:

146 Seal stud wall for odor control	199 19 SF	0 00	0.64	127.48
147. Seal then paint the surface area twice (3 coats)	651 03 SF	0 00	1 06	690.09
148 1/2" drywall - hung, taped, floated, ready for paint	199 19 SF	0 00	1 53	304 76

Remove furnace room closet drywall and drywall to east of second floor stair case.



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CONTINUED - Great Room

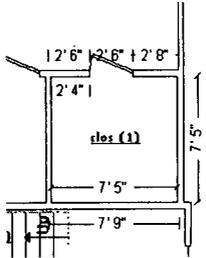
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
149 Batt insulation - 4" - R13	139 86 SF	0 00	0 49	68.53
Floor:				
151 Stair stringer - softwood	36 00 LF	0 00	4 45	160.20
152. Stair tread - up to 4'	13 00 EA	0 00	16 11	209.43
153 Stair riser - up to 4'	14 00 EA	0 00	12.50	175.00
154 Sand & finish wood floor (natural finish)	925.51 SF	0 00	2 87	2,656.21
155 Additional coats of finish (per coat)	925.51 SF	0 00	0 82	758.92
156 Carpet pad	87 00 SF	0 00	0 60	52.20
157 Step charge for "tucked" carpet installation	1 00 EA	0 00	8.33	8.33
158 Seal then paint the surface area (2 coats) Seal and paint furnace room floor	22.96 SF	0 00	0 81	18 60
Trim:				
163 Trim board - 1" x 4" - installed (pine) Furnace room door	17 00 LF	0 00	2 72	46.24
164 Base shoe	200.28 LF	0 00	1 09	218.31
165 Detach & Reset Handrail - round / oval - softwood - wall mounted	8 00 LF	0 00	0.00	30.08
166 Stain & finish door/window trim & jamb (per side) Cloest stain match	1 00 EA	0 00	32 60	32.60
167 Seal & paint closet shelving - single shelf	1.00 EA	0 00	40 42	40.42
168. Stain & finish base shoe or quarter round	200.28 LF	0 00	1 02	204.29
Windows:				
Doors:				
172 Strip paint/finish from door, 3-0 or smaller (per side) Strip furnace room door	2 00 EA	0 00	34.30	68 60
173 Stain & finish door slab only (per side) Furnace room door	2 00 EA	0 00	46.52	93.04
174 Paint door slab only - 2 coats (per side) Paint exterior door Inside only	1 00 EA	0 00	23 41	23 41



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CONTINUED - Bedroom East



Subroom 1: CLOS

Height: 8' 2"

225 61 SF Walls	55.01 SF Ceiling
280 62 SF Walls & Ceiling	55.01 SF Floor
6 11 SY Flooring	27.17 LF Floor Perimeter
29 67 LF Ceil Perimeter	

Missing Wall: 1 - 2' 6" X 6' 8"

Opens into BEDROOM_EAST

Goes to Floor

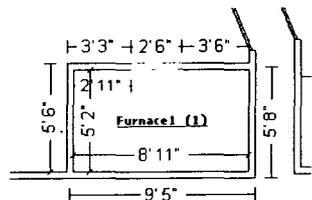
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling:				
214. Seal & paint acoustic ceiling (popcorn) texture	184 62 SF	0 00	0 95	175.39
215 Seal then paint the surface area (2 coats)	55 01 SF	0 00	0 81	44.56
Walls:				
217 Seal then paint the surface area (2 coats)	169.21 SF	0 00	0 81	137 06
218. Seal then paint the surface area twice (3 coats)	188 80 SF	0 00	1.06	200 13
219. Mask and prep for paint - plastic, paper, tape (per LF)	74 78 LF	0.00	1 04	77.77
Floor:				
221 Sand & finish wood floor (natural finish)	239.63 SF	0.00	2 87	687 74
222. Additional coats of finish (per coat)	239 63 SF	0 00	0 82	196.50
Trim:				
227 Base shoe	74 78 LF	0.00	1 09	81.51
228 Stain & finish base shoe or quarter round	74 78 LF	0 00	1 02	76.28
229 Detach & Reset Shelving - 12" - in place	22 75 LF	0 00	0 00	114 43
Totals Bedroom East				1,791.37



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CONTINUED - Garage



Subroom 1: FURNACE1

Height: 8'

209 18 SF Walls	46.24 SF Ceiling
255 42 SF Walls & Ceiling	46.24 SF Floor
5 14 SY Flooring	25 73 LF Floor Perimeter
28.23 LF Ceil. Perimeter	

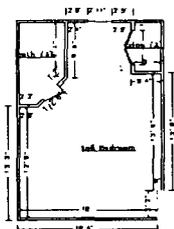
Missing Wall: 1 - 2' 6" X 6' 8"

Opens into GARAGE

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
265 Drywall patch / small repair, ready for paint Patch area above door and around plumbing	3.00 EA	0.00	74.38	223 14
266 Seal/prime the ceiling - one coat (white pigmented shellac)	811.08 SF	0.00	0 49	397 43
Walls:				
269 Seal/prime part of the walls - one coat (white pigmented shellac) Seal unfinished walls for odor control	464.51 SF	0 00	0 49	227 61
270 Seal then paint part of the walls (2 coats)	464.51 SF	0 00	0 81	376.25
Totals Garage				1,224 43
Total Main Level				10,994.95

Upper



Loft Bedroom

Height: 8'

521.92 SF Walls	301.21 SF Ceiling
823 13 SF Walls & Ceiling	301.21 SF Floor
33.47 SY Flooring	66.01 LF Floor Perimeter
72.51 LF Ceil Perimeter	

Missing Wall: 1 - 3' 2" X 8'

Opens into Exterior

Goes to Floor/Ceiling

Missing Wall: 1 - 6" X 8'

Opens into Exterior

Goes to Floor/Ceiling

Missing Wall: 1 - 2' 11" X 5' 1"

Opens into Exterior

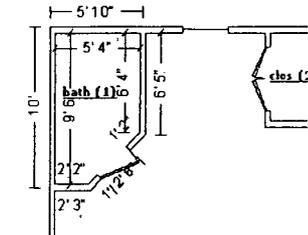
Goes to neither Floor/Ceiling



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CONTINUED - Loft Bedroom

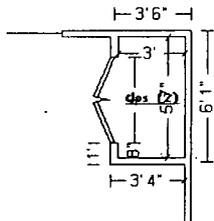


Subroom 1: BATH

Height: 8'

205.67 SF Walls	45.54 SF Ceiling
251.21 SF Walls & Ceiling	45.54 SF Floor
5.06 SY Flooring	25.29 LF Floor Perimeter
27.79 LF Ceil Perimeter	

Missing Wall: 1 - 2' 6" X 6' 8" Opens into LOFT Goes to Floor



Subroom 2: CLOS

Height: 8'

111.09 SF Walls	16.90 SF Ceiling
127.98 SF Walls & Ceiling	16.90 SF Floor
1.88 SY Flooring	13.22 LF Floor Perimeter
17.22 LF Ceil. Perimeter	

Missing Wall: 1 - 4' X 6' 8" Opens into LOFT Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling:				
286 Seal then paint the ceiling (2 coats)	363.65 SF	0.00	0.81	294.56
Walls:				
289 Seal then paint the walls twice (3 coats)	838.68 SF	0.00	1.06	889.00
290 Mask and prep for paint - plastic, paper, tape (per LF)	104.52 LF	0.00	1.04	108.70
291 Drywall patch / small repair, ready for paint	1.00 EA	0.00	74.38	74.38
Replace access panel opening				
292 Batt insulation - 4" - R11	4.00 SF	0.00	0.42	1.68
Replace access panel opening				
Floor:				
294. Sand & finish wood floor (natural finish)	301.21 SF	0.00	2.87	864.47
295 Additional coats of finish (per coat)	301.21 SF	0.00	0.82	246.99
Totals: Loft Bedroom				2,479.78



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Total. Upper

2,479.78

Miscellaneous

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
330 ELECTRICAL - Simpson Electric Sub Bid	1.00 LS	0.00	1,500.00	1,500.00
Removal and repair of fire damaged wiring supplying upstairs living areas and furnace.				
333 HEAT, VENT. & AIR CONDITIONING - Emergency Concepts Sub Bid	1.00 LS	0.00	4,000.00	4,000.00
Furnace installation, remove and replace fire damaged duct runs.				
PLUMBING BY OTHERS AND NOT INCLUDED IN ESTIMATE				
Totals Miscellaneous				5,500.00
Line Item Totals: GRAESSER20035P01XO1				18,974.73

Grand Total Areas:

6,455.79 SF Walls	3,487.78 SF Ceiling	9,943.58 SF Walls and Ceiling
3,486.41 SF Floor	387.38 SY Flooring	779.82 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	901.13 LF Ceil Perimeter
3,486.41 Floor Area	3,668.30 Total Area	5,784.92 Interior Wall Area
3,934.92 Exterior Wall Area	498.18 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for Dwelling

Line Item Total				18,974.73
Material Sales Tax	@	6.500% x	5,382.61	349.87
Replacement Cost Value				\$19,324.60
Net Claim				\$19,324.60

Mark Costello

