

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Todd Quello 2413 Platte River 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, Bruce Fountain, Planning Director has reviewed Todd Quello'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 elevation certificate, the Natural Resources District comments, and the site plan of the subject property. Further, the Planning Director report notes that the improvements to non-conforming structures are calculated cumulatively and the proposed improvements almost reach the maximum allowed in the Sarpy County Zoning Regulations. Limited amounts of future renovations or improvements may be permitted following the approval of this flood plain development permit.

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.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 6th day of December, 2011.

Attest

SEAL



Tom Richard
Sarpy County Board Chairman

Debra J. Houghtaling
County Clerk

EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: November 30, 2011
County Board Date: December 6, 2011

Subject	Type	By
Floodplain Development Permit for repairs to an existing fire-damaged residence on Lot 214, Hanson's Lakes	Resolution	Bruce Fountain, AICP Planning Director

This is a request for approval of a floodplain development permit at 2413 Platte River Drive, Bellevue, NE to make repairs to a residence due to fire damage.

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan indicates this area as Estate Residential.

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50/FP. Two Family Residential District in a Flood Plain
- The majority of the property is located in an AE flood zone along the Platte River. A portion of the property is located in the floodway of the Platte River (see attached map).
- The applicant requests to rebuild and repair a portion of a single-family residence which was damaged by a fire. The lowest floor elevation of the structure is 975.5 feet (NAVD 1988), which is below the required base flood elevation of 976.7 feet. The next highest floor elevation is 980.5 feet.
- Since a portion of the structure and property is located in the floodway of the Platte River, FEMA requires that the regulations of the most restrictive zone be applied to structures in the floodplain. Residences in the floodway are considered non-conforming structures under Sarpy County floodplain regulations and may not be substantially improved. This means that the cost of such improvements may not exceed 50% of the market value of the structure.
- While the costs of repair for this structure are close to the 50% threshold, they are still under and therefore the property owner meets our regulations and can proceed. However, the property owner will be greatly limited in their ability to improve the structure in the future. See analysis provided by the NRD in their attached letter.
- The new construction must meet the minimum setback and zoning requirements at the time of building permit application.

➤ **Natural Resources**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the request. The NRD provided comments which are attached.

➤ **Recommendation**

- For the reasons stated above, I recommend the permit be approved for the repairs to the existing fire-damaged residence on Lot 214, Hanson's Lakes (2413 Platte River Drive, Bellevue, NE).

Respectfully submitted by:



Bruce Fountain, AICP
Planning Director

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 TODD K. QUELLO		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2413 PLATTE RIVER 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 214 HANSON'S LAKES, SARPY CO., NE		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL		
A5. Latitude/Longitude: Lat. 41D 3.66'N Long. 95D 56.86'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 2		
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) _____ sq ft		a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input 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 31153C0215	B5. Suffix G	B6. FIRM Index Date 12-2-2005	B7. FIRM Panel Effective/Revised Date 12-2-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 976.7
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 Y277 Vertical Datum NAVD88**
Conversion/Comments **SEE NEXT PAGE**

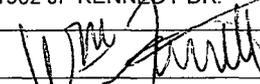
Check the measurement used.

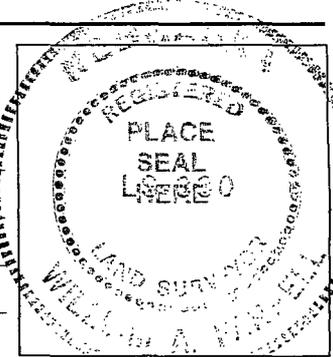
- | | |
|--|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 975.5 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor 980.5 | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) NA | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| d) Attached garage (top of slab) NA | <input 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) NA | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) 979.7 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) 980.0 | <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 NA | <input 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		
Address 1502 JF KENNEDY DR.	City BELLEVUE	State NE	ZIP Code 68005
Signature 	Date 11-14-2011	Telephone 402-291-6100	



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2413 PLATTE RIVER DRIVE	Policy Number
City BELLEVUE State NE ZIP Code 68123	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 #111-159. BENCHMARK USED WAS USGS Y277. BRASS DISC LOCATED IN TOP OF CONCRETE HEADWALL NORTH SIDE OF LAPLATTE RD. NEAR S.W. CORNER OF SECTION 30-13-13. SARPY CO., NE ELEVATION 1016.52' (NAVD88)

Signature  Date 11-14-2011 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 _____
-------------------------	------------------------------	---

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 _____

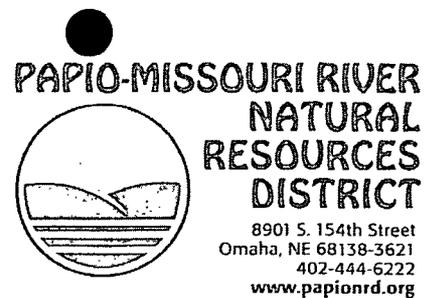
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

Check here if attachments

November 30, 2011



Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046

RE: 2413 Platte River Drive Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed repairs to an existing fire-damaged residence on Lot 214 in Hanson Lake located at 2413 Platte River Drive in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0215 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 976.7 feet (NAVD 1988).

The District has reviewed an elevation certificate prepared by William A. Farrell, RLS, dated November 14, 2011 as well as damage estimates and drawings of the structure. The District offers the following comments:

- The lowest floor elevation of the structure is 975.5 feet (NAVD 1988), which is below the BFE.
- Sarpy County building inspectors assessed the property and determined the value of the damages to be \$44,358. Sarpy County Assessor has valued the structure at \$96,458. Based on the numbers provided, the value of the damage is 46%.
- A cost estimate from a contractor to complete the required repairs showed the total value of the work to be done at \$47,276.29 or 49% of the value of the structure.
- A portion of this structure is located in the floodway of the Platte River. FEMA requires that the regulations for the most restrictive zone be applied to structures in the floodplain. Residences in the floodway are considered non-conforming structures. Non-conforming structures may not be substantially improved (i.e. cost of improvements may not exceed 50% of the market value of the structure).
- The calculation of substantial improvement is cumulative meaning that the total for repairs at this time must be added to the total for future improvements. It is likely that further improvements to this structure will require that the structure be brought into compliance with all current Sarpy County floodplain regulations. As Sarpy County floodplain regulations do not allow residential structures in the floodway, the structure would need to be moved to another location or demolished at such time as repairs or improvements totaled 50% or more of the market value of the structure.
- Sarpy County Planning Department has indicated that no previous floodplain development permits were issued for this property.

The District has no objections to this project. If you have any questions or concerns, please contact me at 444-6222 or at llaster@pacionrd.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster', with several loops and flourishes.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Z:\laster\Documents\Floodplain Development Permits\Plat 865\11128-2413 Platte River Drive.docx
Project: 534 Plat: 865

VICINITY MAP

Sarpy County, Nebraska



<p>1. QUELLO, TODD K 2413 PLATTE RIVER DR</p>	<p>2. QUELLO, TODD K 2413 PLATTE RIVER DR</p>
---	---

Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 1152 feet

12/1/2011

Sarpy County, Nebraska



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 36 feet

12/1/2011

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

December 6, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

Fire Damage Repair

2413 Platte River Drive

Hanson's Lake



SARPY COUNTY PLANNING

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

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 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.) 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FPD 11-2016</u> DATE RECEIVED: <u>11-7-11</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: \$ _____ RECEIPT NO. _____ RECEIVED BY: <u>Candy</u> NOTES: _____</p>
---	--

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

Please check box if attaching separate sheet with owner information.

NAME: Todd Quello E-MAIL: _____
ADDRESS: 2413 PLATTE RIVER DR. CITY/STATE/ZIP: BELLEVUE, NE 68123
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: _____ FAX: _____

ENGINEER INFORMATION:

NAME: _____ E-MAIL: _____
ADDRESS: _____ CITY/STATE/ZIP: _____
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: _____ FAX: _____

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

NAME: CARLSON RESIDENTIAL E-MAIL: _____
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: _____ FAX: _____

NOV 8 2011

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.

REPAIR FIRE DAMAGE

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: 2413 PLATE RIVER DR.
ASSESSORS PARCEL NUMBER(S) 010751629
SUB DIVISION: HANSONS LAKE LOT: 214
NAME OF WATERWAY: PLATE RIVER
PROPERTY LIES WITHIN: FLOODWAY: PORTION FLOOD FRINGE: PORTION
LOWEST FLOOR ELEVATION IS TO BE N/A FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 214, HANSON 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.

ATTACHED

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.

[Handwritten Signature]

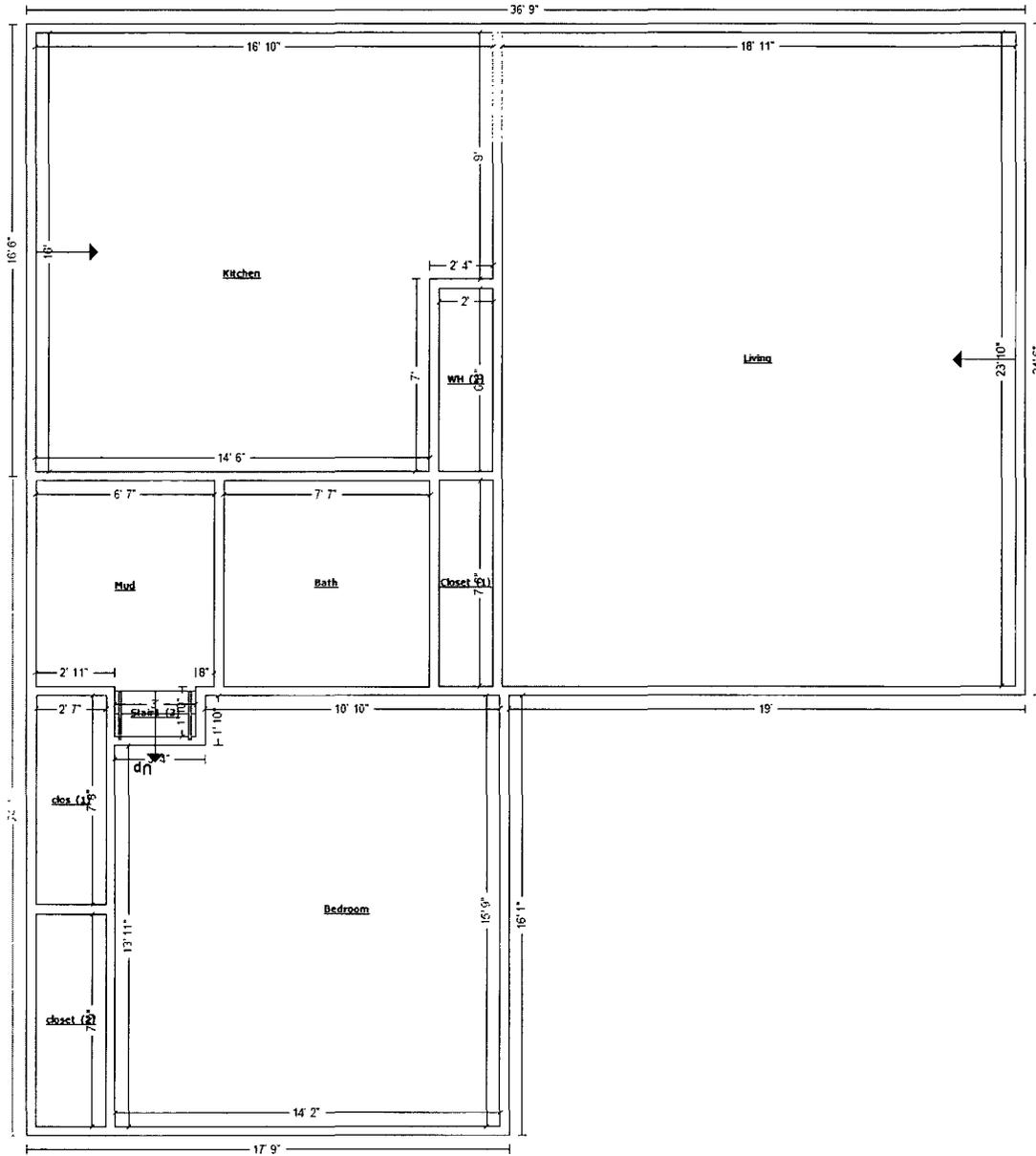
Owner Signature (or authorized agent)

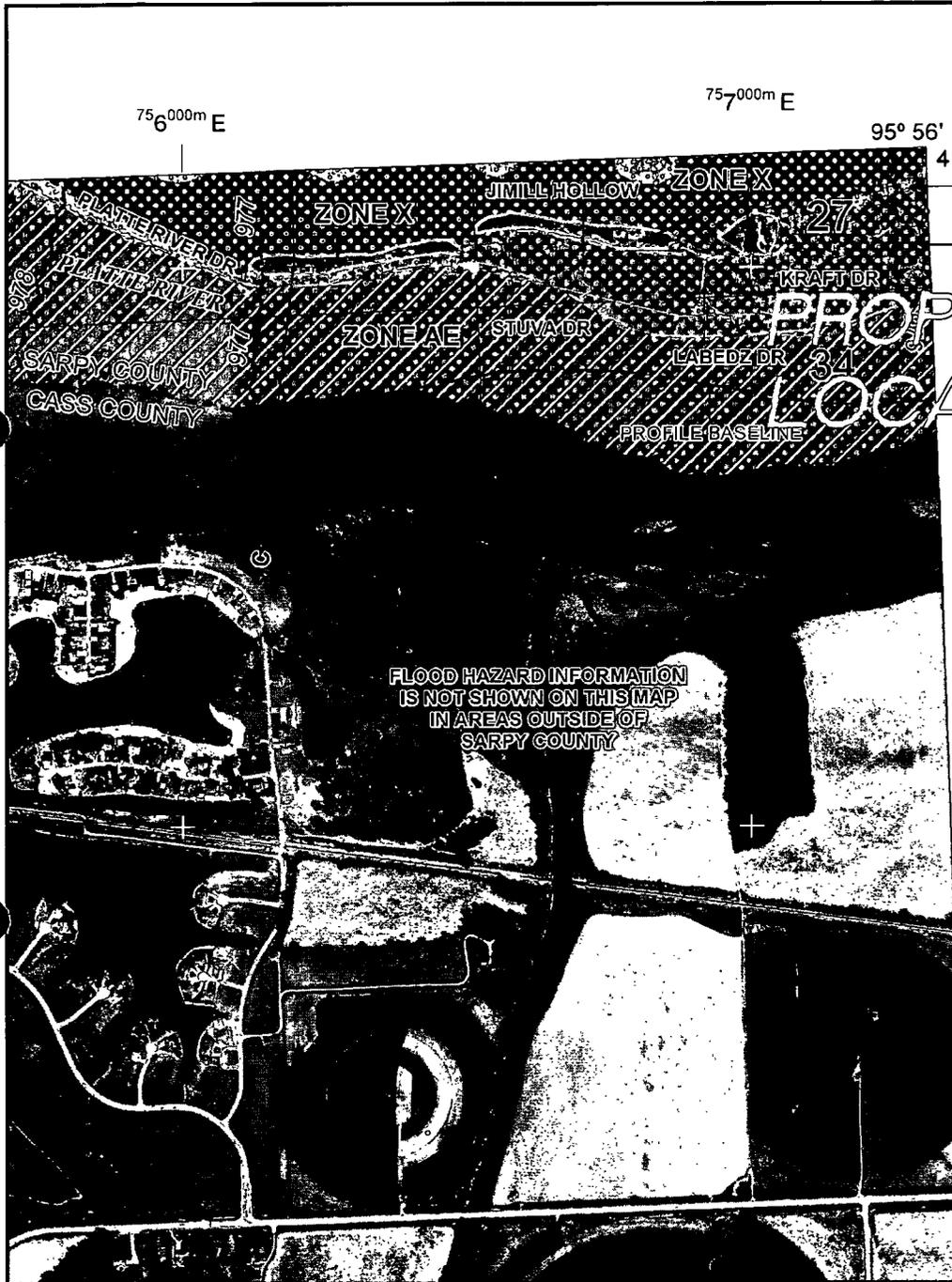
Date

Owner Signature (or authorized agent)

Date

Main Level





756,000m E

757,000m E

95° 56' 15"

41° 03' 45"

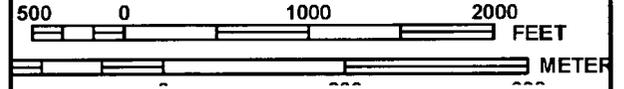
PLATTE RIVER DR

PARK CIRCLE

PROPERTY
LOCATION

FLOOD HAZARD INFORMATION
IS NOT SHOWN ON THIS MAP
IN AREAS OUTSIDE OF
SARPY COUNTY

MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0215G

FIRM
FLOOD INSURANCE RATE MAP

**SARPY COUNTY,
NEBRASKA
AND INCORPORATED AREAS**

PANEL 215 OF 255

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SARPY COUNTY	310190	0215	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
31153C0215G**
**MAP REVISED
DECEMBER 2, 2005**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2413 PLATTE RIVER DRIVE	For Insurance Company Use: Policy Number
City BELLEVUE State NE ZIP Code 68123	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

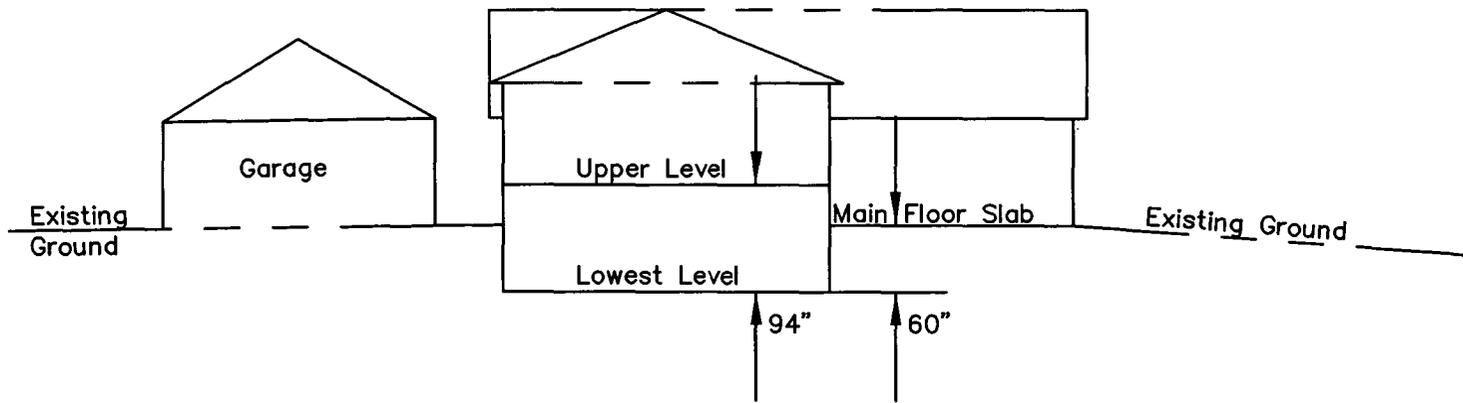
DATE TAKEN
11-11-2011



NORTH VIEW



SOUTH VIEW



LOOKING NORTH

Construction Cost Estimate

This is an estimate for a single family residence built under competitive conditions in or near Omaha, Nebraska in November 2011. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractor's markup, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more. Add the cost of the land, government-mandated site development fees and the cost of bringing utility lines to the site.

Number Of Corners	4
Total living area	306
Foundation quality class	5
Exterior walls quality class (wood or light metal)	5
Exterior finish quality class	5
Windows & doors quality class	5
Roofing, soffit, fascia quality class	5
Interior finish quality class	5
Flooring quality class	5
Bathroom quality class	5
Kitchen quality class	5
Plumbing quality class	5
Finished basement area	306
Built Outside Metropolitan Area	True
Forced air central ducted heating only	True

Typical Cost Breakdown

Item	Material	Labor	Equipment	Total
Excavation	0	520	175	695
Foundation, Piers, Flatwork	1,409	1,762	356	3,527
Rough Hardware	138	172	35	345
Rough Carpentry	4,556	5,346	0	9,902
Insulation	853	464	0	1,317
Exterior Finish	2,622	1,215	184	4,021
Exterior Trim	164	206	42	412
Doors	416	278	0	694
Windows	717	388	0	1,105
Finish Hardware	69	46	0	115
Roofing, Flashing, Fascia	1,905	1,270	0	3,175
Finish Carpentry	253	1,012	0	1,265
Interior Wall Finish	1,214	1,490	0	2,704
Painting	725	1,346	0	2,071
Wiring	736	1,105	0	1,841
Lighting Fixtures	552	138	0	690
Flooring	542	612	0	1,154
Carpeting	1,079	306	0	1,385
Bath Accessories	267	131	0	398
Shower & Tub Enclosure	171	114	0	285
Countertops	516	344	0	860
Cabinets	1,697	424	0	2,121
Built In Appliances	826	92	0	918

Plumbing Rough-in and Connection	775	1,496	115	2,386
Plumbing Fixtures	1,574	396	0	1,970
Heating and Cooling Systems	705	1,058	0	1,763
Subtotal Direct Job Costs	24,481	21,731	907	47,119
Final Cleanup	0	234	0	234
Insurance	1,636	0	0	1,636
Permits & Utilities	993	0	0	993
Plans & Specs	234	0	0	234
Subtotal Indirect Job Costs	2,863	234	0	3,097
Contractor Markup	7,302	0	0	7,302
Total Cost	34,646	21,965	907	57,518

44,358.00

CARLSON RESTORATION INC.

14643 GROVER STREET
OMAHA, NE 68144

QUELLOSARPY

DEMO

DESCRIPTION	QNTY
1,015. Debris disposal - (Bid item) Per Carlon restoration demo bid-NON O&P item.	1.00 EA

Main Level

Bedroom	Ceiling Height: 8'
Subroom 2: closet	Ceiling Height: 8'
Subroom 1: clos	Ceiling Height: 8'
Subroom 3: Stair1	Ceiling Height: 12'

DESCRIPTION	QNTY
floor	
499. Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	137.17 SF
floor	
500. Framing hanger - large	20.00 EA
501. Sheathing - plywood - 3/4" - tongue and groove	274.34 SF
502. Labor to frame 2" x 4" x 9' load bearing wall - 16" oc	110.53 LF
503. 2" x 4" lumber (.667 BF per LF)	1,044.00 LF
504. Sheathing - plywood - 1/2" CDX	620.00 SF
505. House wrap (air/moisture barrier)	826.67 SF
fill in where siding burned	
506. Sheathing - plywood - 3/4" CDX	128.00 SF
fill in where siding burned	
ceiling	
507. Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	261.84 SF
ceiling	
508. Framing hanger - large	38.00 EA
509. Beam - microlam - 1 3/4" x 11 7/8"	16.00 LF
510. Rafters - 2x8 - 16" OC (3-5/12 Gable, per SF of floor)	374.34 SF
roof bracing	
511. 2" x 4" lumber (.667 BF per LF)	150.00 LF
roof bracing	
512. Ceiling fan & light	1.00 EA
513. Light fixture	2.00 EA
514. 1/2" drywall - hung, taped, floated, ready for paint	1,088.51 SF
515. Texture drywall - heavy hand texture	261.84 SF
516. Seal then paint the walls (2 coats)	826.67 SF
517. Batt insulation - 10" - R30	261.84 SF
518. Batt insulation - 4" - R13	826.67 SF
519. Vinyl window - casement, 6-8 sf	2.00 EA
520. Door opening (jamb & casing) - 36"to60"wide - stain grade	1.00 EA
vinyl window jambs	
521. Stain & finish door/window trim & jamb (per side)	2.00 EA
522. Baseboard - 3 1/4" stain grade	110.53 LF

CARLSON RESTORATION INC.

14643 GROVER STREET
 OMAHA, NE 68144

CONTINUED - Bedroom

DESCRIPTION	QNTY
523. Stain & finish baseboard	110.53 LF
524. Bifold door set - Birch veneer - Double	2.00 EA
525. Door opening (jamb & casing) - 36"to60"wide - paint grade	2.00 EA
526. Stain & finish bifold door set - slab only - (per side)	4.00 EA
527. Stain & finish door/window trim & jamb - Large (per side)	4.00 EA
528. Closet shelf and rod package	15.33 LF
529. Seal & paint closet shelving	15.33 LF
530. Carpet	315.49 SF
531. Carpet pad	274.34 SF
532. Rewire - average residence - copper wiring	274.34 SF
533. Outlet	8.00 EA
534. Smoke detector	1.00 EA

Living

Ceiling Height: Sloped

Subroom 1: Closet

Ceiling Height: 8'

Subroom 2: WH

Ceiling Height: 8'

DESCRIPTION	QNTY
591. Light fixture	2.00 EA
592. Seal floor or ceiling joist system	481.11 SF
593. Seal stud wall for odor control	851.81 SF
594. 1/2" drywall - hung, taped, floated, ready for paint	1,332.92 SF
595. Texture drywall - heavy hand texture	481.11 SF
596. Seal then paint the walls (2 coats)	851.81 SF
597. Batt insulation - 10" - R30	481.11 SF
598. Batt insulation - 4" - R13	638.86 SF
599. Trim board - 1" x 4" - installed (pine)	47.67 LF
600. Seal & paint trim - two coats	47.67 LF
601. Trim board - 1" x 6" - installed (pine)	23.83 LF
602. Seal & paint trim - two coats	23.83 LF
603. Cove molding - 3/4"	47.67 LF
above (6) items for beam	
604. Paint cove molding - two coats	47.67 LF
above (6) items for beam	
605. Vinyl window - casement, 6-8 sf	8.00 EA
vinyl window jambs	
606. Door opening (jamb & casing) - 36"to60"wide - stain grade	4.00 EA
vinyl window jambs	
607. Stain & finish door/window trim & jamb (per side)	8.00 EA
608. Exterior door - metal - insulated / wood - High grade	1.00 EA
609. Door lockset & deadbolt - exterior	1.00 EA
610. Paint door slab only - 2 coats (per side)	2.00 EA
611. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA

CARLSON RESTORATION INC.14643 GROVER STREET
OMAHA, NE 68144**CONTINUED - Living**

DESCRIPTION	QNTY
612. Storm door assembly	1.00 EA
613. Exterior door - metal - insulated - flush or panel style	1.00 EA
614. Door lockset & deadbolt - exterior	1.00 EA
615. Paint door slab only - 2 coats (per side)	2.00 EA
616. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
617. Storm door assembly	1.00 EA
618. Bifold door set - Birch veneer - Double	1.00 EA
619. Door opening (jamb & casing) - 36"to60"wide - stain grade	1.00 EA
620. Bifold door - Birch veneer - Single	1.00 EA
621. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA
622. Stain & finish bifold door set - slab only - (per side)	3.00 EA
623. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA
624. Stain & finish door/window trim & jamb (per side)	2.00 EA
625. Cabinetry - lower (base) units - utility (unfinished)	5.67 LF
626. Seal & paint cabinetry - lower - faces only	5.67 LF
627. Baseboard - 3 1/4" stain grade	117.83 LF
628. Stain & finish baseboard	117.83 LF
frame for ac unit	
629. Casing - 2 1/4" stain grade	8.00 LF
frame for ac unit	
630. Stain & finish casing	8.00 LF
631. Remove Tear out vinyl & underlayment	27.00 SF
632. Underlayment - 1/4" waterproof waferboard	27.00 SF
633. Vinyl floor covering (sheet goods)	27.00 SF
634. Vinyl - metal transition strip	10.75 LF
635. Carpet pad	452.18 SF
636. Carpet	520.01 SF
637. Rewire - average residence - copper wiring	479.18 SF
638. Outlet	10.00 EA
639. 220 volt copper wiring run, box and receptacle	1.00 EA
640. Ground fault interrupter (GFI) outlet	1.00 EA
641. Smoke detector	1.00 EA

Bath**Ceiling Height: 8'**

DESCRIPTION	QNTY
674. Light fixture	1.00 EA
675. Bathroom ventilation fan w/light	1.00 EA
676. Seal floor or ceiling joist system	56.88 SF
677. Seal stud wall for odor control	241.33 SF
678. 1/2" drywall - hung, taped, floated, ready for paint	298.21 SF
679. Texture drywall - heavy hand texture	56.88 SF
680. Seal then paint the walls (2 coats)	241.33 SF

CARLSON RESTORATION INC.14643 GROVER STREET
OMAHA, NE 68144**CONTINUED - Bath**

DESCRIPTION	QNTY
681. Batt insulation - 10" - R30	56.88 SF
682. Batt insulation - 4" - R13	60.33 SF
683. Mirror - 1/4" plate glass	15.00 SF
684. Cabinetry - full height unit	1.50 LF
685. Vanity	4.00 LF
686. Vanity top - one sink - cultured onyx	4.00 LF
687. Cabinetry - upper (wall) units	2.00 LF
688. Baseboard - 3 1/4" stain grade	15.08 LF
689. Base shoe	15.08 LF
690. Paint baseboard w/cap &/or shoe - two coats	15.08 LF
691. Remove Tear out vinyl & underlayment	56.88 SF
692. Underlayment - 1/4" waterproof waferboard	56.88 SF
693. Vinyl floor covering (sheet goods) 15 % waste added for Vinyl floor covering (sheet goods).	65.41 SF
694. Rewire - average residence - copper wiring	56.88 SF
695. Outlet	2.00 EA
696. Ground fault interrupter (GFI) outlet	1.00 EA
697. Wall heater	1.00 EA

Kitchen**Ceiling Height: Sloped**

DESCRIPTION	QNTY
743. Light fixture	1.00 EA
744. Fluorescent - two tube - 4' - fixture w/lens	1.00 EA
745. Seal floor or ceiling joist system	254.36 SF
746. Seal stud wall for odor control	423.09 SF
747. 1/2" drywall - hung, taped, floated, ready for paint	677.46 SF
748. Texture drywall - heavy hand texture	254.36 SF
749. Seal then paint the walls (2 coats)	423.09 SF
750. Batt insulation - 10" - R30	254.36 SF
751. Batt insulation - 4" - R13	211.55 SF
752. Cabinetry - upper (wall) units	16.00 LF
753. Cabinetry - lower (base) units	16.00 LF
754. Countertop - post formed plastic laminate - High grade	50.50 LF
755. Add-on for mitered corner (Countertop) backsplash	1.00 EA
756. Ceramic tile backsplash	21.25 SF
757. Vinyl window - casement, 6-8 sf	4.00 EA
758. Door opening (jamb & casing) - 36"to60"wide - stain grade vinyl window jambs	2.00 EA
759. Stain & finish door/window trim & jamb (per side)	4.00 EA
760. Exterior door - metal - insulated / wood - High grade	1.00 EA

CARLSON RESTORATION INC.14643 GROVER STREET
OMAHA, NE 68144**CONTINUED - Kitchen**

DESCRIPTION	QNTY
761. Door lockset & deadbolt - exterior	1.00 EA
762. Paint door slab only - 2 coats (per side)	2.00 EA
763. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
764. Storm door assembly	1.00 EA
765. Baseboard - 3 1/4" stain grade	61.67 LF
766. Base shoe	61.67 LF
767. Paint baseboard w/cap &/or shoe - two coats	61.67 LF
768. Remove Tear out vinyl & underlayment	253.00 SF
769. Underlayment - 1/4" waterproof waferboard	253.00 SF
770. Vinyl floor covering (sheet goods)	290.95 SF
15 % waste added for Vinyl floor covering (sheet goods).	
771. Dishwasher	1.00 EA
772. Microwave oven - over range w/built-in hood	1.00 EA
773. Garbage disposer	1.00 EA
774. Rewire - average residence - copper wiring	253.00 SF
775. Outlet	10.00 EA
776. 220 volt copper wiring run, box and receptacle	1.00 EA
777. Ground fault interrupter (GFI) outlet	1.00 EA
778. Smoke detector	1.00 EA
779. Baseboard electric heater - 8'	1.00 EA

Mud	Ceiling Height: 8'
DESCRIPTION	QNTY
843. Fluorescent - one tube - 2' - fixture w/lens	1.00 EA
844. Seal floor or ceiling joist system	49.88 SF
845. Seal stud wall for odor control	201.33 SF
846. 1/2" drywall - hung, taped, floated, ready for paint	251.21 SF
847. Texture drywall - heavy hand texture	49.88 SF
848. Seal then paint the walls (2 coats)	201.33 SF
849. Batt insulation - 10" - R30	49.88 SF
850. Batt insulation - 4" - R13	50.33 SF
851. Vinyl window - casement, 6-8 sf	2.00 EA
852. Door opening (jamb & casing) - 36"to60"wide - stain grade vinyl window jambs	1.00 EA
853. Stain & finish door/window trim & jamb (per side)	2.00 EA
854. Interior door unit	1.00 EA
855. Door knob - interior	1.00 EA
856. Paint door slab only - 2 coats (per side)	2.00 EA
857. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
858. Baseboard - 3 1/4" stain grade	25.17 LF
859. Base shoe	25.17 LF
860. Paint baseboard w/cap &/or shoe - two coats	25.17 LF

CARLSON RESTORATION INC.14643 GROVER STREET
OMAHA, NE 68144**CONTINUED - Mud**

DESCRIPTION	QNTY
861. Remove Tear out vinyl & underlayment	49.88 SF
862. Underlayment - 1/4" waterproof waferboard	49.88 SF
863. Vinyl floor covering (sheet goods)	57.36 SF
15 % waste added for Vinyl floor covering (sheet goods).	
864. Vinyl - metal transition strip	3.00 LF
865. Rewire - average residence - copper wiring	49.88 SF
866. Outlet	5.00 EA
867. 220 volt copper wiring run, box and receptacle	1.00 EA
868. Ground fault interrupter (GFI) outlet	1.00 EA
869. Smoke detector	1.00 EA
870. Baseboard electric heater - 5'	1.00 EA

SOUTH ELE

SOUTH ELE 1	Formula Elevation 18' 7" x ... x 12' 1"
DESCRIPTION	QNTY
914. Siding - beveled - pine or equal (clapboard)	199.77 SF
915. Seal & paint wood siding	199.77 SF
916. Paint concrete the surface area	61.94 SF
917. Soffit - box framing - 2' overhang	28.00 LF
918. Soffit - wood	56.00 SF
919. Prime & paint exterior soffit - wood	56.00 SF
920. Fascia - 1" x 8" - #1 pine	28.00 LF
921. Prime & paint exterior fascia - wood, 4"- 6" wide	28.00 LF

SOUTH ELE 2	Formula Elevation 19' 2" x ... x 9' 4"
DESCRIPTION	QNTY
932. Siding - beveled - pine or equal (clapboard)	116.89 SF
933. Seal & paint wood siding	116.89 SF
934. Siding - cedar shingle	62.00 SF
935. Soffit - box framing - 2' overhang	20.67 LF
936. Soffit - wood	41.33 SF
937. Prime & paint exterior soffit - wood	41.33 SF
938. Fascia - 1" x 8" - #1 pine	20.67 LF
939. Prime & paint exterior fascia - wood, 4"- 6" wide	20.67 LF
940. Gutter / downspout - aluminum - up to 5"	32.67 LF
941. Prime & paint gutter / downspout	32.67 LF

CARLSON RESTORATION INC.

14643 GROVER STREET
OMAHA, NE 68144

EAST ELE

EAST ELE 1	Formula Elevation 18' x ... x 12' 1"
DESCRIPTION	QNTY
952. Siding - beveled - pine or equal (clapboard)	157.50 SF
953. Seal & paint wood siding	157.50 SF
954. Paint concrete the surface area	60.00 SF
955. Soffit - box framing - 2' overhang	22.00 LF
956. Soffit - wood	44.00 SF
957. Prime & paint exterior soffit - wood	44.00 SF
958. Fascia - 1" x 8" - #1 pine	22.00 LF
959. Prime & paint exterior fascia - wood, 4"- 6" wide	22.00 LF
960. Gutter / downspout - aluminum - up to 5"	38.00 LF
961. Prime & paint gutter / downspout	38.00 LF

EAST ELE 2	Formula Elevation 24' 10" x ... x 7'
DESCRIPTION	QNTY
967. Exterior light fixture	1.00 EA
968. Seal & paint wood siding	173.83 SF
969. Soffit - wood	20.00 SF
970. Prime & paint exterior soffit - wood	55.00 SF
971. Prime & paint exterior fascia - wood, 4"- 6" wide	27.50 LF

EAST ELE 3	Formula Elevation 27' 6" x ... x 3' 4"
DESCRIPTION	QNTY
Existing house east Gable end	
973. Siding - cedar shingle	91.67 SF

NORTH ELE

NORTH ELE 1	Formula Elevation 37' 4" x ... x 7' 3"
DESCRIPTION	QNTY
974. Seal & paint wood siding	270.67 SF

NORTH ELE 2	Formula Elevation 22' x ... x 2'
DESCRIPTION	QNTY
982. Siding - beveled - pine or equal (clapboard)	88.00 SF
983. Seal & paint wood siding	88.00 SF

CARLSON RESTORATION INC.

14643 GROVER STREET
OMAHA, NE 68144

CONTINUED - NORTH ELE 2

DESCRIPTION	QNTY
984. Soffit - box framing - 2' overhang	28.00 LF
985. Soffit - wood	56.00 SF
986. Prime & paint exterior soffit - wood	56.00 SF
987. Fascia - 1" x 8" - #1 pine	28.00 LF
988. Prime & paint exterior fascia - wood, 4" - 6" wide	28.00 LF

WEST ELE

WEST ELE 1	Formula Elevation 26' 3" x ... x 7' 3"
DESCRIPTION	QNTY
989. Seal & paint wood siding	190.31 SF

WEST ELE 3	Formula Elevation 16' 4" x ... x 12' 1"
DESCRIPTION	QNTY
1,000. Siding - beveled - pine or equal (clapboard)	142.92 SF
1,001. Seal & paint wood siding	142.90 SF
1,002. Paint concrete the surface area	54.44 SF
1,003. Soffit - box framing - 2' overhang	22.00 LF
1,004. Soffit - wood	44.00 SF
1,005. Prime & paint exterior soffit - wood	44.00 SF
1,006. Fascia - 1" x 8" - #1 pine	22.00 LF
1,007. Prime & paint exterior fascia - wood, 4" - 6" wide	22.00 LF
1,008. Gutter / downspout - aluminum - up to 5"	38.00 LF
1,009. Prime & paint gutter / downspout	38.00 LF

Basement

Bsmnt	Ceiling Height: 8'
Subroom 2: Stair1	Ceiling Height: 17'
Subroom 1: Laundry	Ceiling Height: 8'
DESCRIPTION	QNTY
433. Seal floor or ceiling joist system	264.53 SF
434. Seal stud wall for odor control	716.47 SF
435. 1/2" drywall - hung, taped, floated, ready for paint	981.01 SF
436. Texture drywall - heavy hand texture	264.53 SF
437. Seal then paint the walls (2 coats)	716.47 SF
438. Light fixture	1.00 EA

CARLSON RESTORATION INC.14643 GROVER STREET
OMAHA, NE 68144**CONTINUED - Bsmnt**

DESCRIPTION	QNTY
439. Batt insulation - 6" - R19	264.53 SF
440. Batt insulation - 4" - R13	716.47 SF
441. Aluminum window, horiz. slider 3-11 sf	1.00 EA
442. Exterior door - metal - insulated - flush or panel style	1.00 EA
443. Door lockset & deadbolt - exterior	1.00 EA
444. Paint door slab only - 2 coats (per side)	2.00 EA
445. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
446. Storm door assembly	1.00 EA
447. Handrail - round / oval - softwood - wall mounted	10.00 LF
448. Paint handrail - wall mounted	10.00 LF
449. Cabinetry - upper (wall) units	2.50 LF
450. Rewire - average residence - copper wiring	291.21 SF
451. Ground fault interrupter (GFI) outlet	1.00 EA
452. Outlet	10.00 EA
453. 220 volt copper wiring run, box and receptacle	1.00 EA
454. Smoke detector	1.00 EA
455. Carpet pad	291.21 SF
456. Carpet	334.89 SF
457. Step charge for "waterfall" carpet installation	1.00 EA

Roof

DESCRIPTION	QNTY
884. Sheathing - plywood - 1/2" CDX	285.00 SF
885. FRAMING & ROUGH CARPENTRY	1.00 EA
Rafters open	
886. 3 tab - 25 yr. - composition shingle roofing - incl. felt	11.57 SQ
887. Ice & water shield	273.75 SF
888. Roofing felt - 15 lb.	7.79 SQ
889. Drip edge/gutter apron	118.30 LF
890. Roof vent - turtle type - Metal	4.00 EA
891. Exhaust cap - through roof	1.00 EA
892. Flashing - pipe jack - 6"	1.00 EA

Roof2

DESCRIPTION	QNTY
897. 3 tab - 25 yr. - composition shingle roofing - incl. felt	1.54 SQ
898. Roofing felt - 15 lb.	1.34 SQ

CARLSON RESTORATION INC.14643 GROVER STREET
OMAHA, NE 68144**CONTINUED - Roof2**

DESCRIPTION	QNTY
899. Valley metal	37.33 LF
900. Roof vent - turtle type - Metal	1.00 EA

Roof3

DESCRIPTION	QNTY
1,010. 3 tab - 25 yr. - composition shingle roofing - incl. felt	4.84 SQ
1,011. Ice & water shield	273.75 SF
1,012. Roofing felt - 15 lb.	4.40 SQ
1,013. Drip edge/gutter apron	85.80 LF
1,014. Roof vent - turtle type - Metal	2.00 EA

garage

Garage **Ceiling Height: 8' 7"**

DESCRIPTION	QNTY
790. Exterior light fixture	1.00 EA
791. Siding - vinyl	274.83 SF
792. Fanfold foam insulation board - 1/4"	274.83 SF
793. Light/outlet J-block - Vinyl	3.00 EA
794. Vinyl outside corner post	2.00 LF
795. Soffit & fascia - metal - 2' overhang	33.00 LF

Garage Roof

DESCRIPTION	QNTY
803. Sheathing - plywood - 1/2" CDX	64.00 SF
804. Remove 3 tab - 25 yr. - composition shingle roofing - incl. felt	7.94 SQ
805. 3 tab - 25 yr. - composition shingle roofing - incl. felt	8.73 SQ
806. Ice & water shield	300.60 SF
807. Roofing felt - 15 lb.	4.94 SQ
808. Drip edge/gutter apron	114.80 LF
809. Roof vent - turtle type - Metal	2.00 EA

Cleaning

DESCRIPTION	QNTY
--------------------	-------------

CARLSON RESTORATION INC.

14643 GROVER STREET
 OMAHA, NE 68144

CONTINUED - Cleaning

DESCRIPTION	QNTY
1,016. CLEANING Per competitive bids.	1.00 EA

Plumbing

DESCRIPTION	QNTY
1,018. PLUMBING Per Carlson Restoration Bid.	1.00 EA

Debris Removal

DESCRIPTION	QNTY
810. Dumpster load - Approx. 20 yards, 4 tons of debris	3.00 EA

GENERAL

DESCRIPTION	QNTY
1,017. PERMITS AND FEES	1.00 EA
1,019. SPECIALTY ITEMS	1.00 EA

Grand Total	47,276.29
-------------	-----------

Grand Total Areas:

6,024.10 SF Walls	1,905.93 SF Ceiling	7,930.03 SF Walls and Ceiling
1,941.81 SF Floor	215.76 SY Flooring	813.55 LF Floor Perimeter
1,933.67 SF Long Wall	1,933.67 SF Short Wall	822.01 LF Ceil. Perimeter
1,941.81 Floor Area	861.40 Total Area	3,856.85 Interior Wall Area
2,919.19 Exterior Wall Area	314.58 Exterior Perimeter of Walls	
2,419.06 Surface Area	24.19 Number of Squares	321.32 Total Perimeter Length
103.79 Total Ridge Length	0.00 Total Hip Length	

