



Scope of Work  
39 Deering Street, Portland Maine

**1<sup>st</sup> Floor Unit 1:**

- No work to be done in this unit

**1<sup>st</sup> Floor Unit 2:**

- Existing wide cased opening into living room will remain the main entrance but a new set of double doors will be installed.
- Kitchen cabinetry will be re-arranged to allow for new coat room.
- The original cupboards will be saved. Coat hooks will be added.
- The Refrigerator will be moved into the kitchen.
- A 36" Drawer Base Cabinet will be added to the right of the existing range.
- The range, vent hood, lighting and built-in will all remain untouched.
- A new powder room will be created – 3' wide x 6'-6" long
  - Demo of existing first floor bathroom fixtures and walls will make room for new spiral staircase in Northwest Corner.
  - Two new bathroom walls and doorway will be constructed to create powder room.
  - Existing door in the rear of hall "Broom Closet" will be filled in, patched and dry walled.
- A code compliant 5' diameter spiral staircase will provide tenant access to the 2<sup>nd</sup> floor of Unit 2.
  - Demo of 2<sup>nd</sup> floor framing
  - Install new cased opening
  - Existing windows adjacent to new staircase to be covered with code compliant Plexiglas.

(The rear staircase will provide emergency egress as well as direct access to the basement stairs.)

**2<sup>nd</sup> Floor Unit 2:**

- Mantelpiece and fire box will be removed from 2<sup>nd</sup> floor stair landing.
- The gas stove will be removed from Bedroom 1.
- A new hallway within the 2<sup>nd</sup> floor of Unit 2 will allow access to "Bedroom 2". This will require removal of portion of wall and installation of post.
- A new wall will be built with doorway to "Bedroom 1".



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- Closets will be constructed in both bedrooms. Closet in Bedroom 2 will be 7'-6" high with a platform above to provide extra storage.
- An additional doorway to the bathroom will be created to allow access from Bedroom 1.
- The toilet will be moved over 12" to allow for the new doorway.
- The existing cracked pedestal sink will be removed and a new vanity put in.
- There is an existing 6' long cast iron bathtub. If this tub remains it will be relocated to the adjacent wall and a new corner shower installed. If the bathtub is removed a new tub/shower unit will be installed.
- All flooring in the bathroom will be patched with tiles in keeping with the existing.

**2<sup>nd</sup> Floor Hall**

- The door in the hall to Unit 3 bedroom will be in filled, insulated and dry walled, to keep noise transmission down.

**3<sup>rd</sup> Floor Unit 4 & 5:**

No work is planned in these apartments at this time.