TAGGART CONSTRUCTION

CREATING HEALTHY BUILDINGS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/15/16

Scope of Work
39 Deering Street, Portland Maine

1st Floor Unit 1:

- No work to be done in this unit

1st 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 2nd floor of Unit 2.
    - Demo of 2nd 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.)

2nd Floor Unit 2:

- Mantelpiece and fire box will be removed from 2nd floor stair landing.
- The gas stove will be removed from Bedroom 1.
- A new hallway within the 2nd 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.

2nd Floor Hall

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

3rd Floor Unit 4 & 5:

No work is planned in these apartments at this time.