

Portland Home Performance

Residential

Construction, Renovations, Home Performance Contracting

5/23/13

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In reference to Work to be performed at The Andy Schmidt, Emily Leshner Residence at :

Andy and Emily have recently purchased this property and intend to move here August 1st.

60 Berkeley Street
Portland, Maine.

Scope of work;

1. I am intending to **remodel their kitchen** by removing a load bearing wall separating the existing kitchen/dining room from the hall, And install an LVL beam that is loaded by posts at 8' intervals directly to a 6"x10" beam (girder) supporting the first floor. (see attached section drawing) The location of the posts are directly over the lally column posts in the basement.
2. I am **also removing two non load bearing walls**, one between the living room and dining room and re-configuring part of a wall for the first floor door bathroom.
3. I am also **removing a 5' section of wall** in the partition inside wall of the **living room**. This house has another 6"x9 1/2" girder here. One end of this beam is directly loaded to this girder supported by lally columns in the basement @ 8' intervals. The load carried by these beams are the floor load for the second floor. The larger spanned beam was specified by Coastal Forest Products Inc. The breadth and depth, and bearing for the smaller beam are the same as the larger beam.
4. I am removing a living room window and **installing a 6'0" sliding door** at the rear of the house. This door is intended to egress to the outside and the owner wants to connect it to a deck, that is indicated on the plot plan.
5. At the rear entry area of the house, we are **relocating an outside door** from its present position. It will require a double 2"x6" header. It will be a 2'8"x6'8" door
6. **A deck/steps are proposed in the backyard** that is approx 12' x 18' maximum that meets side lot and rear setback requirements. (will be dealt with under separate permit).
I wasn't to design this deck with the owners after they move here at the beginning of August. They want to incorporate a step down step system that will integrate steps from these doors to a patio in the backyard incrementally without using railings. They have in mind to build a patio area on ground level and connect doors to this with a series of 2-3 wrap around steps.

Thank You

Peter Raszmann