

*Brief description of work for 65 Dorset Street:* Interior renovations to an existing free-standing single family home, located in Portland, ME, zone R3. Relocate two existing doors by removing two existing windows in mudroom. Remove pantry/closet between kitchen and dining rooms and install new support beam.

*Detailed description of work Mudroom:*

1. Remove existing entry and exit door from breezeway/mudroom.
  - a. Retain doors for reinstallation.
  - b. Repair and fill cavities (shingle exterior, tyvek, plywood, R-19 batt, gyp. Board)
  - c. Patch and repair as needed to maintain interior finish.
2. Remove two windows and prep for installation of doors.
  - a. Windows to be donated or disposed depending on final condition.
  - b. Install doors retained from DoW 1 into new locations.
3. Relocate existing entry “deck” (dimensions 4’x6’, and 24” afg) to be able to access new location of entry door into mudroom. “Deck” is freestanding on concrete slab currently and will be reset on concrete deck blocks.
  - a. NOTE: “Deck” work falls under **IRC §R105.2 Work exempt from permit. Building, #10.** Deck is approximately 24 sqft, and 24” above grade. It will not be attached to the dwelling unit, and it is not the fire exit as required by §R311.4, the front door to the main section of the house serves as the required fire exit. Information on this “deck” is included here as to not create confusion around how the door will be safely accessed for entry/exit from the home.

*Detailed description of work Kitchen/Dining:*

1. Remove one set of lower cabinets and countertop at pantry wall.
  - a. Cabinet and countertop to be donated or disposed depending on final condition.
  - b. Remove dishwasher and retain.
  - c. Cap all plumbing connections below floor in basement.
2. Remove down to studs all wall covering around pantry and closet.
  - a. Remove and retain doors to closet and pantry for owner.
  - b. Carefully remove all trim for reuse by owner.
3. Install new posts for proposed beam at edges of existing dining room walls (see Proposed Plan). This location is directly above existing structural support beam and column line in basement. New support posts to be 3-2x4s joined. Attach to existing wall.
4. Install new beam to support ceiling/second floor bedroom. New beam to span 9’9” and be constructed of 3-2x10s joined. Beam will be installed below existing second floor joists.
5. Remove all framing from closet and pantry.
6. Finish around new supports and beam with ½” Gyp.Bd.
  - a. Patch and repair any damaged section of wall.
  - b. Tape and paint to match adjacent walls.