

Proposed addition and renovations to 6 Kendall St., Portland

We propose to construct a single floor addition to house a mudroom and closet space. This space will measure 18' x 7' added to the northeastern corner of the house. An existing second floor deck will be incorporated into the roof system of the new mudroom. A new 3'0" x 6'8" exterior door, 3'0" wide x 4'0" high double hung and 6'0" wide x 1'4" transom windows will be installed. Exterior finish will be stained Eastern white cedar shingles to match the existing exterior finish. Interior finish will be sheetrock, cabinetry and closets.

We propose to construct a new exterior deck and steps measuring 14' x 11'6" x 10'. This deck will be constructed of pressure treated framing lumber and either pressure treated or Eastern white cedar decking. This deck will be connected to the existing house and to the new mudroom.

Additionally, we propose to renovate the first floor East facing, or fronting Kendall St, side of the house replacing piers, posts, beams, siding, windows and doors as indicated in the plans. Interior work will include sheetrock, new trim, paint, etc.

The proposed addition and deck will expand the home's footprint by a proposed 266 square feet. The lot is 50' x 90' or 4500 square feet. The existing house and garage total 1215 square feet or 27% of the lot. The proposed addition and deck take the lot coverage to 1481 square feet or 33%.

All work will be done in a neat and professional manner and will meet all applicable codes. Electrical work will be done by Bob Bradly, licensed electrician, who will pull a permit for all necessary electrical work.