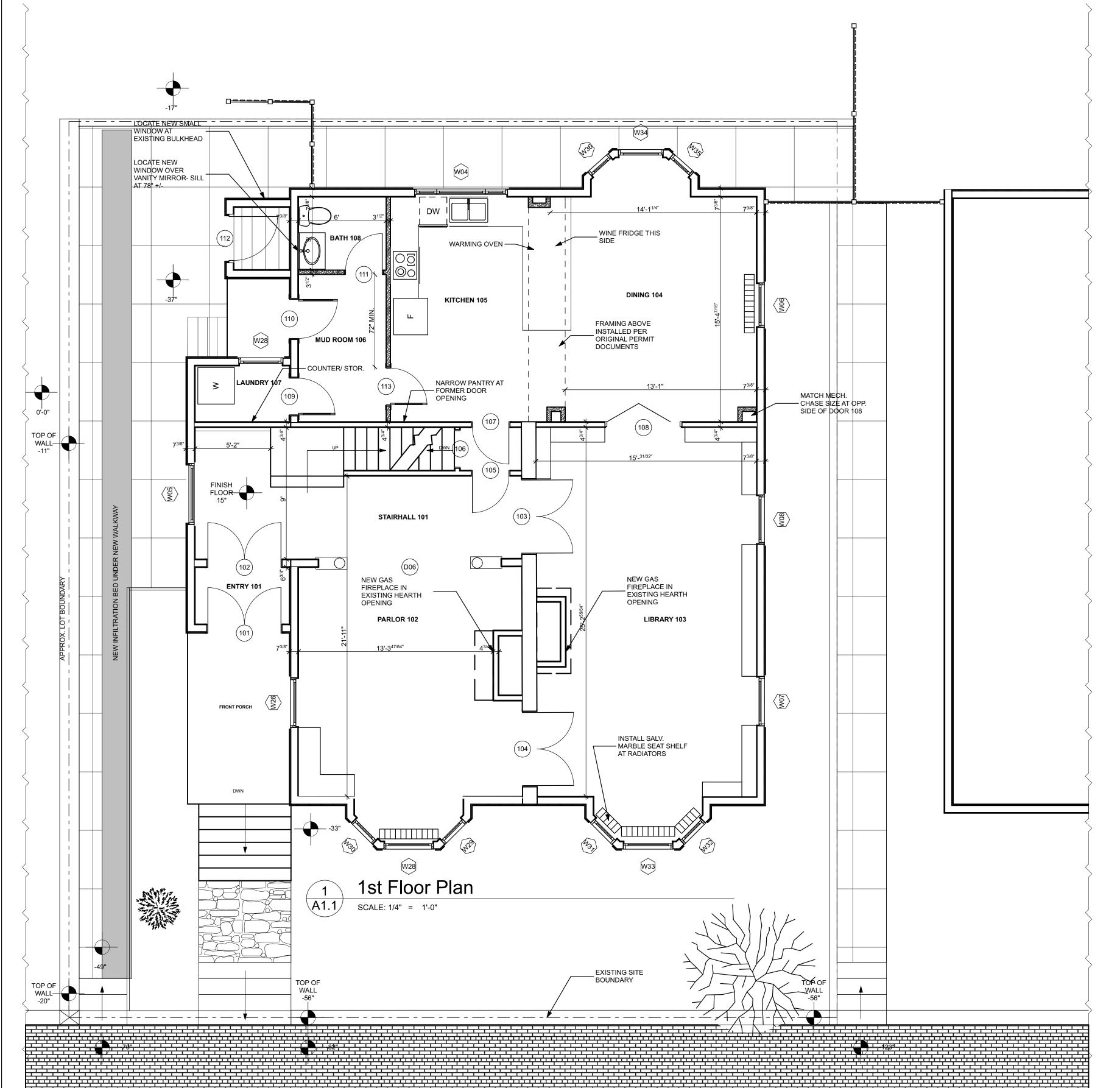
#### 10 Mellen: General Notes-

- 1. The owner would like to replace all bay windows, North bedroom windows on floor 2, south bedroom window in SE (Red Room) in the first phase of work. This work is budget dependent and we may stay with reinstalling existing sash for the winter.
- 2. At the attic, define insulation approach and install LED lighting at existing attic fixtures.



## 10 Mellen: Entryway, Hall, Parlor & Library

## Activities

Entryway: Paint and ensure proper lighting. Retain existing lighting. Refinish doors 101 & 102 and replace glazing.

Hallway: Complete Lighting, repair holes in ceiling as well as paint ceiling

**Parlor:** Install new front side windows for bay, re-install original center window as inoperable. Install new gas fireplace in existing fireplace opening. Replace existing ceiling and retain and protect existing wall coverings. Paint color TBD. Install recessed fixtures at ceiling.

Library: Repair holes, re-install shelves under windows and along north wall. Install new side windows in bay and re-install center window with original sashes as in-operable. Leave north windows in place. Repair/ replace window shelf. Do not replace grille or radiator, paint if prep work isn't to great, otherwise leave as is. Light fixture and wall color TBD. Ceiling paint to be SW lbis white eggshell. Install gas fireplace insert in existing fireplace opening.

#### Materials

Gas fireplace inserts (2), need location and size Paint

Ceiling Fans and light fixture for front library Light fixture for Parlor ceiling

Repurpose existing lamp for entryway and front hall Four new Marvin windows (sides of bays), re-install four original windows in centers of bays and two north wall of library (non-operable).

Electrical outlets and data cable lines

# 10 Mellen: Dining room & Kitchen

# **Activities**

Exhaust vent hood to exterior

Remove existing plaster / drywall finishes and insulate with Rock Wool at walls and ceiling. drywall (including repair of holes created prior). Paint walls with Benjamin Moore 179 (eggshell) and ceilings with SW Ibis white (semigloss).

Install new side windows in in Dining Room bay and re-install original windows in north side wall and center of bay as inoperable.

Install Saltillo floor tiles on diagonal configuration.

Install special re-purposed overhead windows and copper door on wall between mudroom and kitchen

Fabricate and install countertops and tile backsplash

Build custom cabinetry as detailed, and repurpose existing architectural elements. Standard sink cabinet size.

Install double sink, dishwasher, and garbage disposal under window.

Install ceiling fan at Dining Room, hood, electric mats under flooring, other lighting, and electrical outlets (including GFCI where required). Intended stove is gas electric combination and the gas line has been installed.

#### Materials

Zinc covered plywood for counters including top for island of repurposed cabinets.

Reclaimed stone between fridge and stove.

Saltillo tile on top of electric heating mats for floor. Repurpose double sink.

Reuse salvaged original baseboard where possible. Repurpose cabinets for island.

Repurposed doors for overhead cabinet

Special cabinet purchases for sink and between stove and fridge.

Appliances (stove, fridge, warming drawer, dishwasher), hood, four inch tiles for backsplash, wine fridge under cabinet facing dining room.

# 10 Mellen: Laundry, Mudroom, & Bathroom

## **Activities**

Swap current back door for current south window location and window into current door location (laundry room). Add clerestory light above door.

Install small window and hang door in bathroom along with door from mudroom into laundry room (choose from selection in the house)

Install drywall with Rock Wool insulation in all interior and exterior walls as well as ceilings. Insulate bath walls and ceilings for soundproofing.

Paint all using Benjamin Moore 179 (semigloss). All trim to be

Install Saltillo tile throughout with electrical heating mats.

Install re-purposed sink with zinc sheeted counter surround with custom built stand.

Install stackable washer/dryer with vent to exterior.

Install pre-existing cabinet on East wall of mudroom.

Additional items: Shelf in laundry room; special double row of custom tile (existing) and coat hanging hardware on north wall between bathroom door and kitchen door.

Heat mats under floor with thermostat in mudroom. Overhead lighting in mudroom, outside "new" door, laundry room, and bathroom. Electrical outlets, including GFCI's as needed.

Toilet, sink and washer plumbing. Washer plumbing has been installed or repurposed.

### Materials

Toilet, sink and windows already purchased or re-purposed for bathroom

Saltillo tile for floors laid on diagonal Re-use where possible the baseboards removed from the

parts of the house Washer and dryer already purchased

May need small window over exit door

### 10 Mellen: Additional Kitchen Details

## Specifics

Sink to line up right (as far over to vertical beam as possible) allowing for 6" of counter to right. The zinc-covered counter top will run from the beam, under the overhead cabinet, and across the two oak cabinets, perpendicular to the sink.

Dishwasher has to be as close as possible to the sink. The counter that holds the sink and runs over the dishwasher and zinc counter top to be at 40" from finished floor. Counter between fridge and stove to be conventional height.

To the left of the dishwasher (under the turn for the corner), opening to be wide enough to fit a trashcan before the stove.

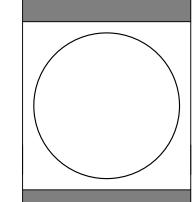
Microwave to be to the right of the fridge toward the stove located on a shelf above if possible. Counter height to be 40" to finished floor.

Existing shallow pantry/ former door opening on east wall to be reconfigured and coordinated with new wall finishes.

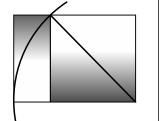
# 10 Mellen: Back Stairs and Porch **Activities**

Repair & Rebuilding of stairs, porch, railing and associated this praying is an instrument of service and shall remain the property of whipple callender architects. That entails used to any other purpose that for which it is specifically furnished

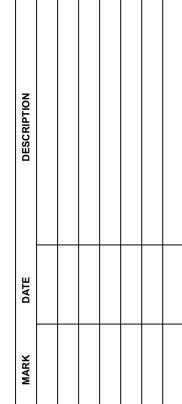
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WHIPPLE CALLENDER **ARCHITECTS** 



PORTLAND, ME 04103 P 207.775.2696 F 207.775.3631 www.whipplecallender.com



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