

**122 NORTH STREET HOUSE  
CIRCA 1925  
PHOTOGRAPH FROM THE CITY OF PORTLAND  
ASSESSOR'S OFFICE**

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
JAN 27 2004  
SUPERSEDES ALL  
PRIOR DATED PLANS

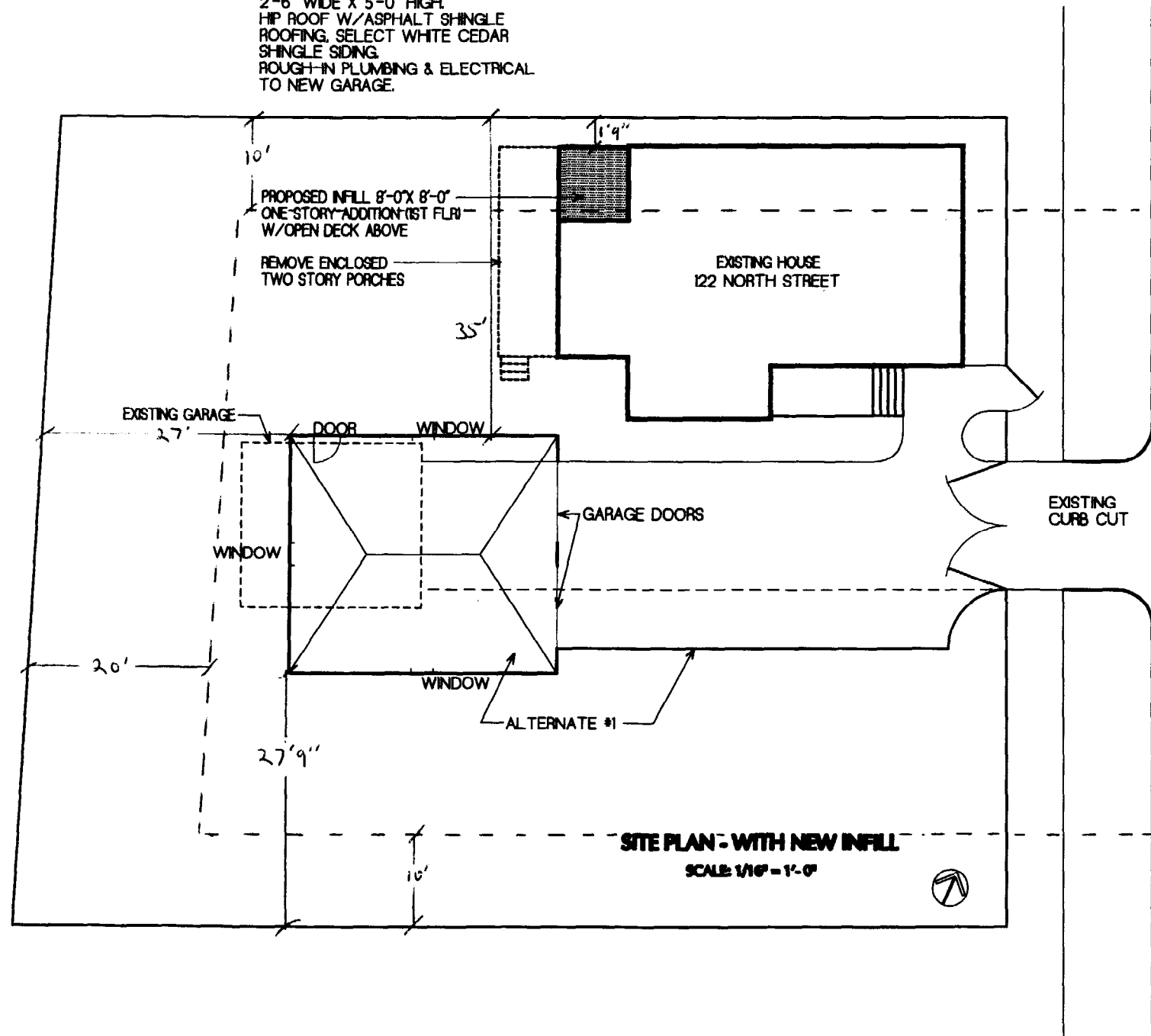


**RENOVATIONS AND ADDITIONS TO THE  
MARY ROY AND PETER DETROY HOUSE ★  
122 NORTH STREET PORTLAND, MAINE**

**MARY ROY & PETER DETROY HOUSE**  
122 NORTH STREET, PORTLAND, MAINE 04101  
**REDHOUSE ARCHITECTS**      **ROSEWOOD DESIGN & CONSTRUCTION**  
207.773.8681                      207.799.0099                      19 JANUARY 2004

COVER SHEET

ALTERNATE #1: DEMOLISH EXISTING GARAGE & BUILD NEW GARAGE TO BE 1 STORY, 26'x 30' WITH TWO 9'-0" WIDE OVERHEAD DOORS AND ONE 3'-0"x 6'-8" DOOR. THREE DOUBLE HUNG WINDOWS 2'-6" WIDE X 5'-0" HIGH. HIP ROOF W/ ASPHALT SHINGLE ROOFING. SELECT WHITE CEDAR SHINGLE SIDING. ROUGH-IN PLUMBING & ELECTRICAL TO NEW GARAGE.



SITE PLAN - WITH NEW INFILL  
SCALE 1/8" = 1'-0"

**DRAWING LIST:**

- SP1 SITE PLAN
- A1 EXISTING PLANS & SECTIONS
- A2 EXISTING ELEVATIONS
- A3 RENOVATION & ADDITION PLAN - FIRST FLOOR
- A4 RENOVATION & ADDITION PLAN - SECOND FLOOR
- ASA RENOVATION & ADDITION - EAST ELEVATION ASPHALT SHINGLE SCHEME
- ASC RENOVATION & ADDITION - EAST ELEVATION CEDAR SHINGLE SCHEME
- A6 RENOVATION & ADDITION - SOUTH ELEVATION
- A7 RENOVATION & ADDITION - WEST ELEVATION
- A8 RENOVATION & ADDITION - NORTH ELEVATION
- A9 WINDOW/DOOR SCHEDULE
- A10 FINISHES SCHEDULE
- A11 DETAILS (SCHEMATIC)
- L1 LIGHTING PLAN - FIRST FLOOR
- L2 LIGHTING PLAN - SECOND FLOOR

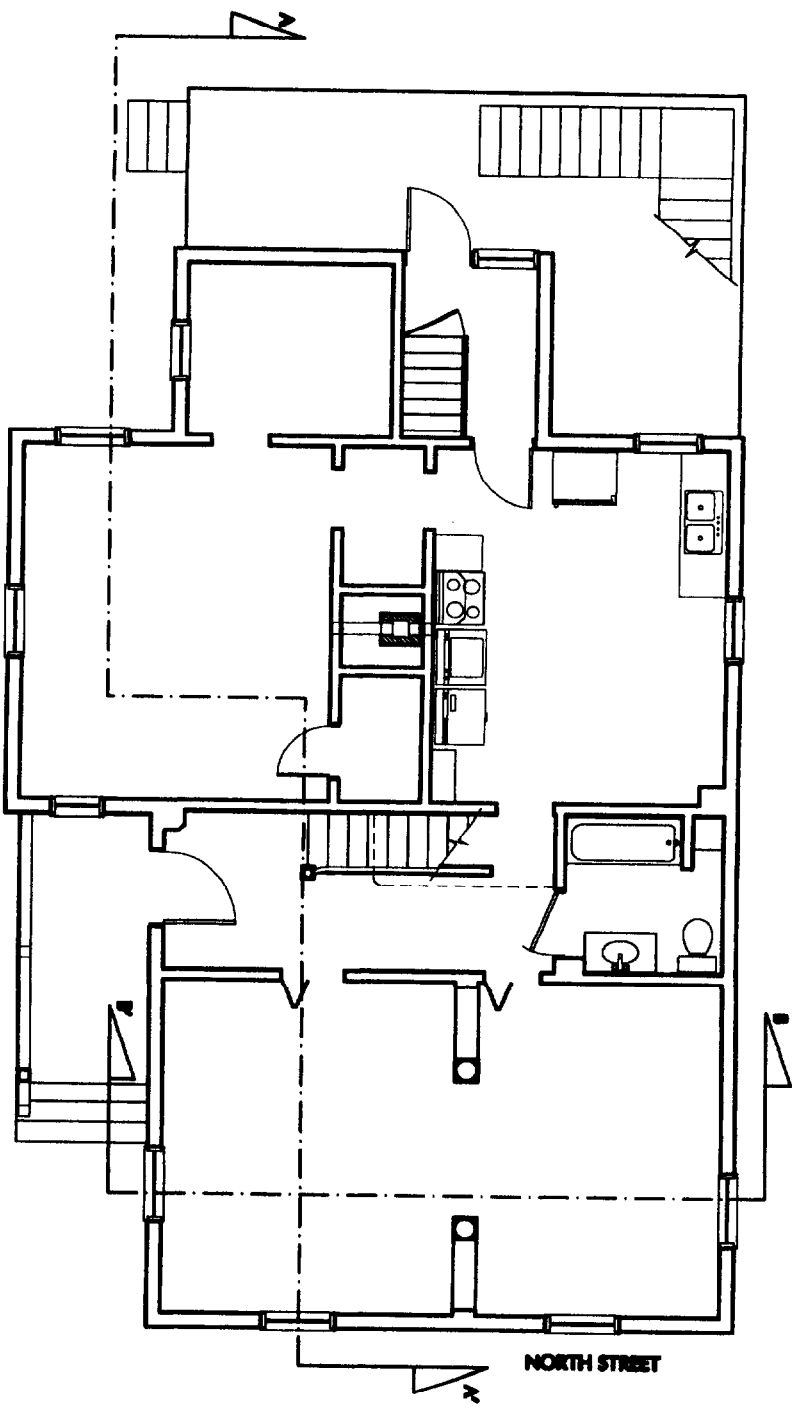
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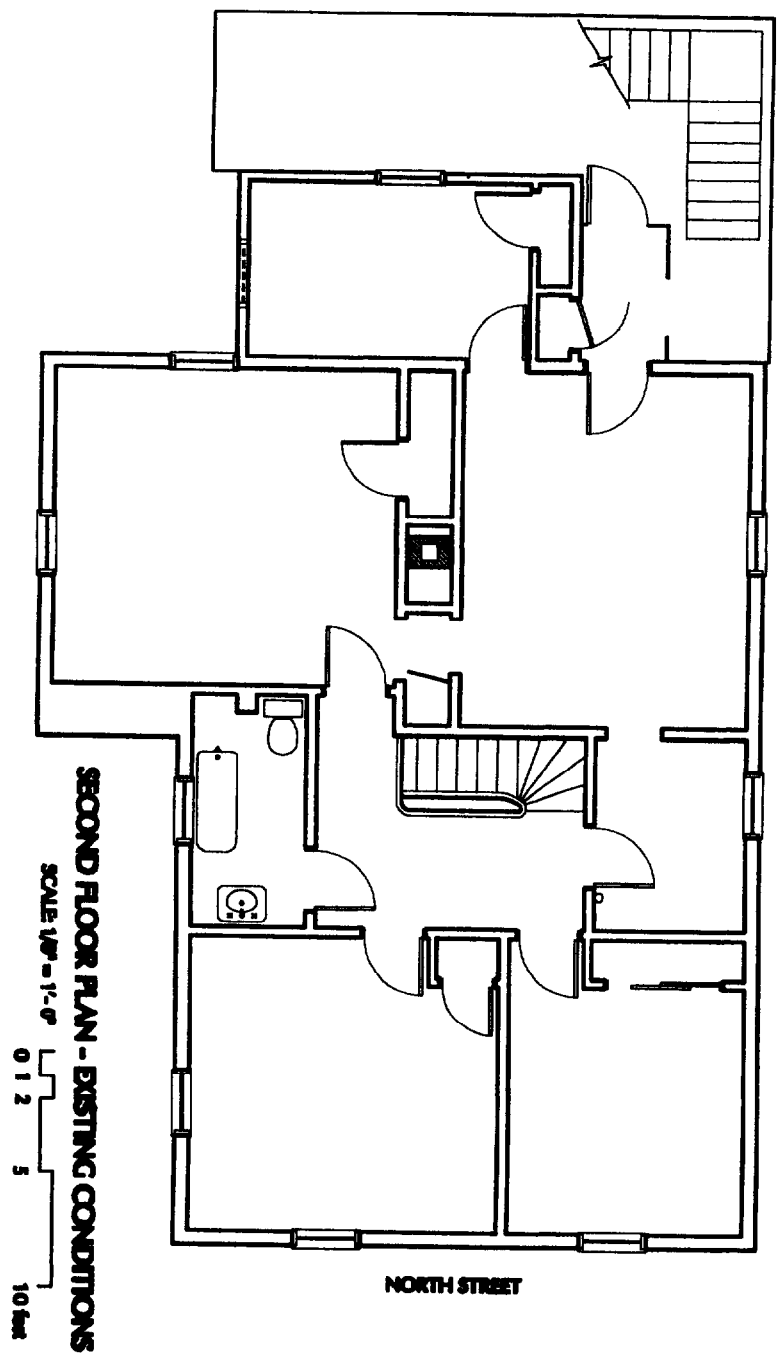
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207.799.0099  
19 JANUARY 2004

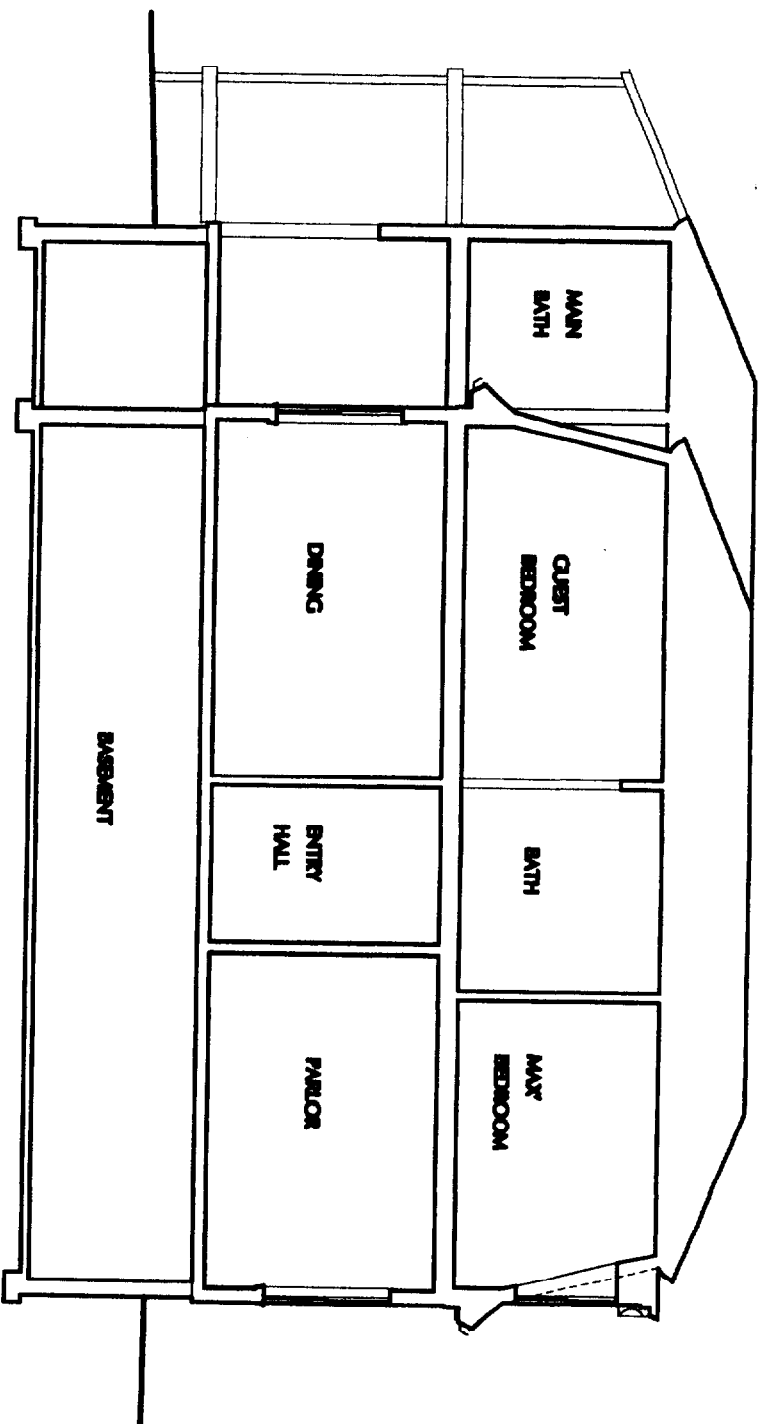
**SP1**



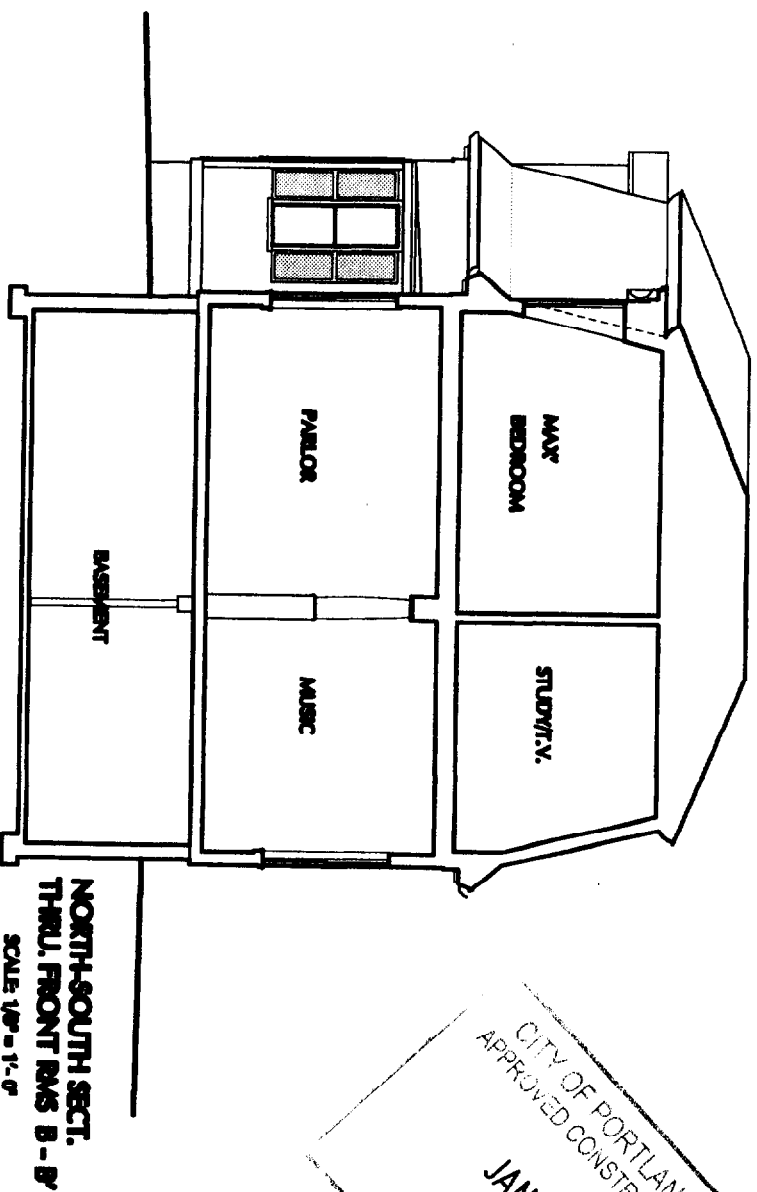
**FIRST FLOOR PLAN - EXISTING CONDITIONS**  
 SCALE 1/8" = 1'-0"  
 0 1 2 5 10 feet



**SECOND FLOOR PLAN - EXISTING CONDITIONS**  
 SCALE 1/8" = 1'-0"  
 0 1 2 5 10 feet



**EAST-WEST EXISTING SECTION A-A**  
 SCALE 1/8" = 1'-0"



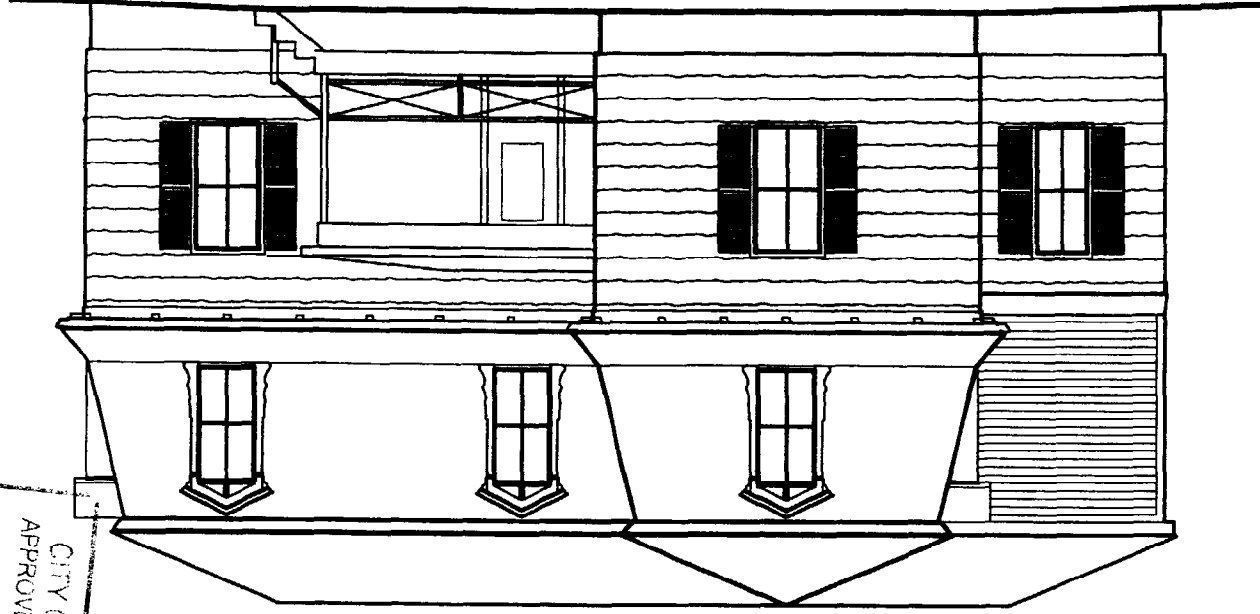
**NORTH-SOUTH SECT.  
 THRU FRONT RMS B-B**  
 SCALE 1/8" = 1'-0"

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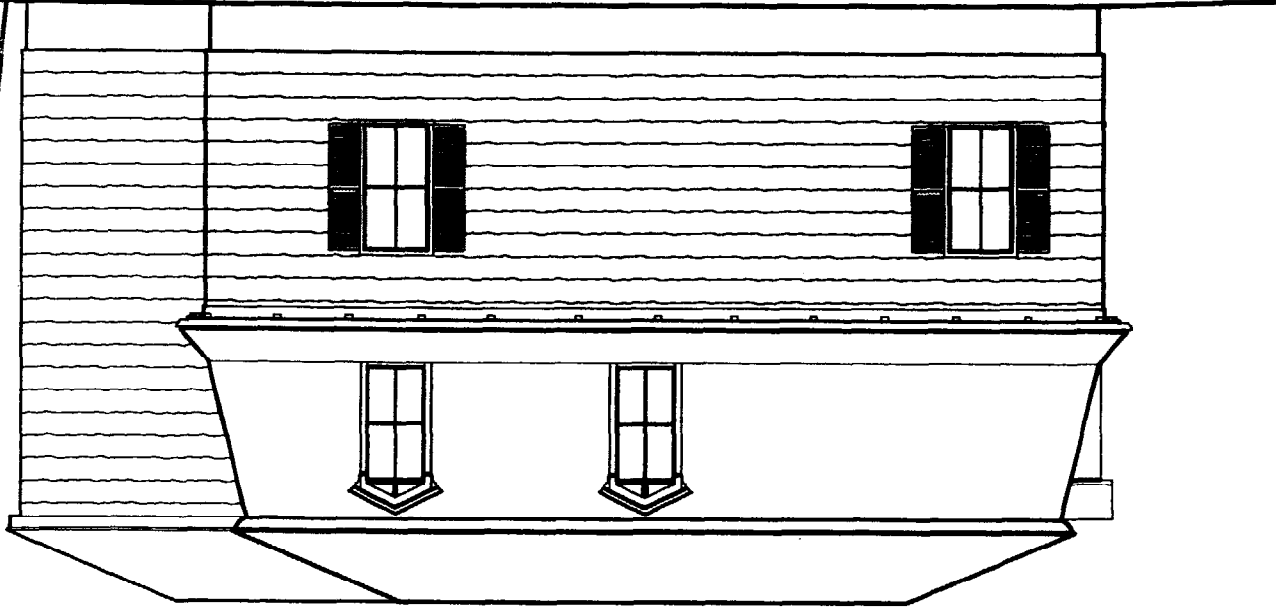
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 REDHOUSE ARCHITECTS & ROSEWOOD DESIGN & CONSTRUCTION  
 09 JANUARY 2004

**A1**

SOUTH ELEVATION - EXISTING CONDITIONS  
SCALE 1/8" = 1'-0"  
0 1 2 5 10 feet



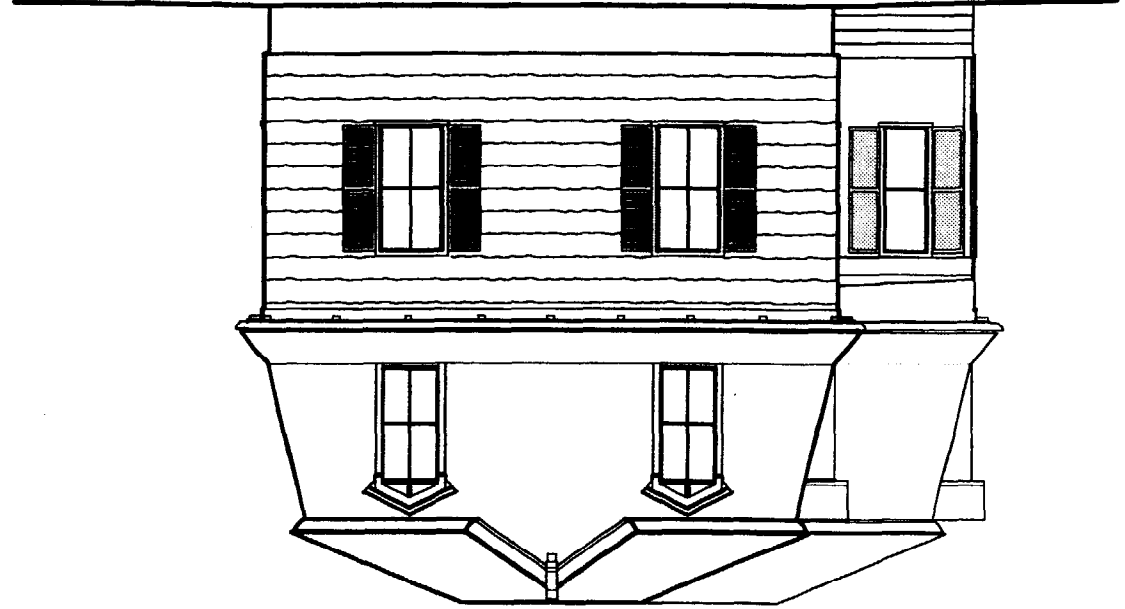
NORTH ELEVATION - EXISTING CONDITIONS  
SCALE 1/8" = 1'-0"  
0 1 2 5 10 feet



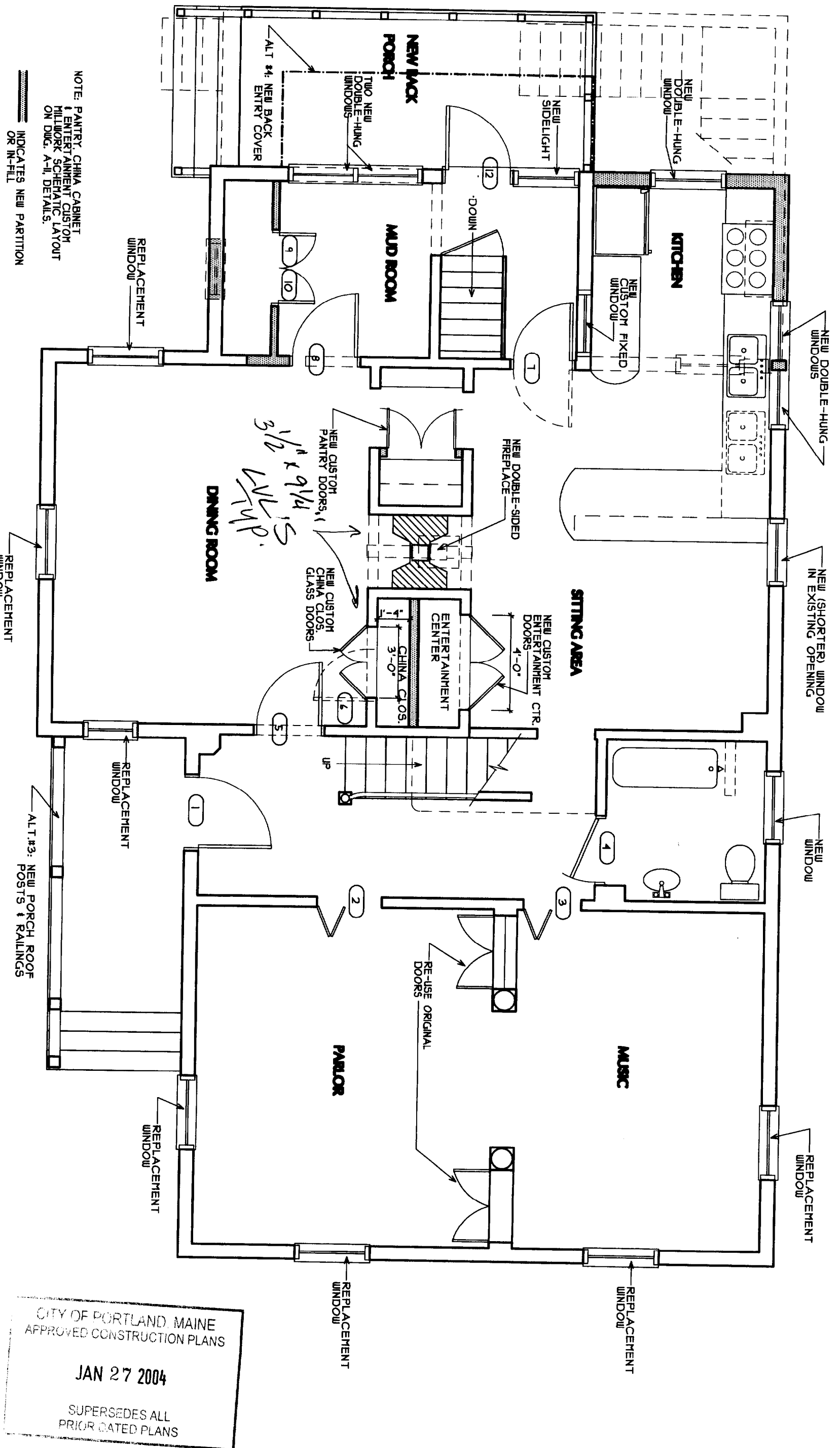
WEST ELEVATION - EXISTING CONDITIONS  
SCALE 1/8" = 1'-0"  
0 1 2 5 10 feet



EAST ELEVATION - EXISTING CONDITIONS  
SCALE 1/8" = 1'-0"  
0 1 2 5 10 feet



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**FIRST FLOOR PLAN - RENOVATION & ADDITION**

SCALE: 1/4" = 1'-0"  
 0 1 2 5 10 feet

NOTE: PANTRY, CHINA CABINET  
 & ENTERTAINMENT CUSTOM  
 MILLWORK SCHEMATIC LAYOUT  
 ON DWG. A-11, DETAILS.  
 INDICATES NEW PARTITION  
 OR IN-FILL

*Handwritten notes:*  
 3 1/2 x 9 1/4 IS.  
 W/P.

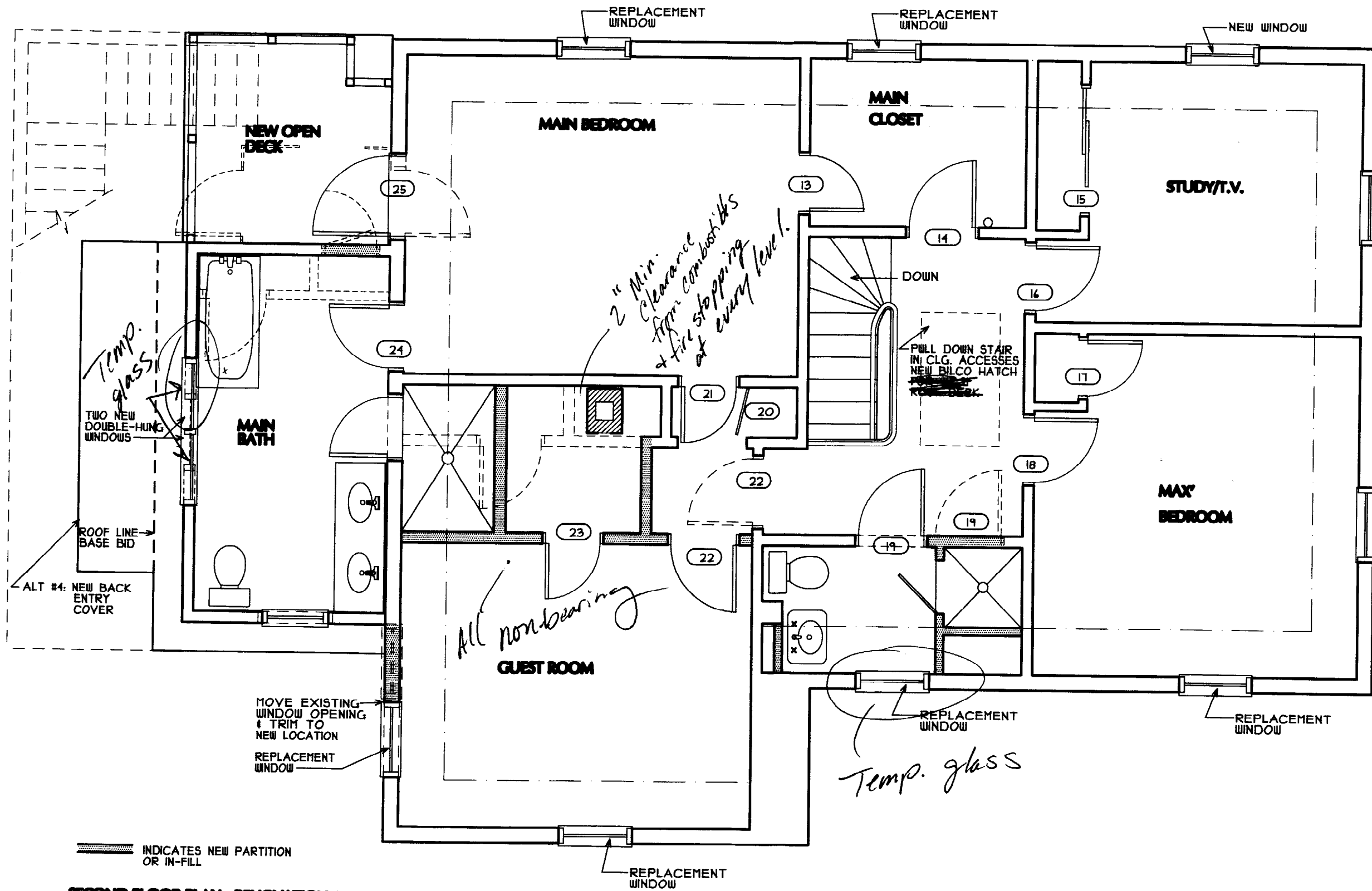
ALT.#3: NEW PORCH ROOF  
 POSTS & RAILINGS

REPLACEMENT WINDOW

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**A3**



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*Balloon framing*  
 \* Will add  
 fire blocking  
 everywhere  
 plaster is removed.

INDICATES NEW PARTITION  
 OR IN-FILL

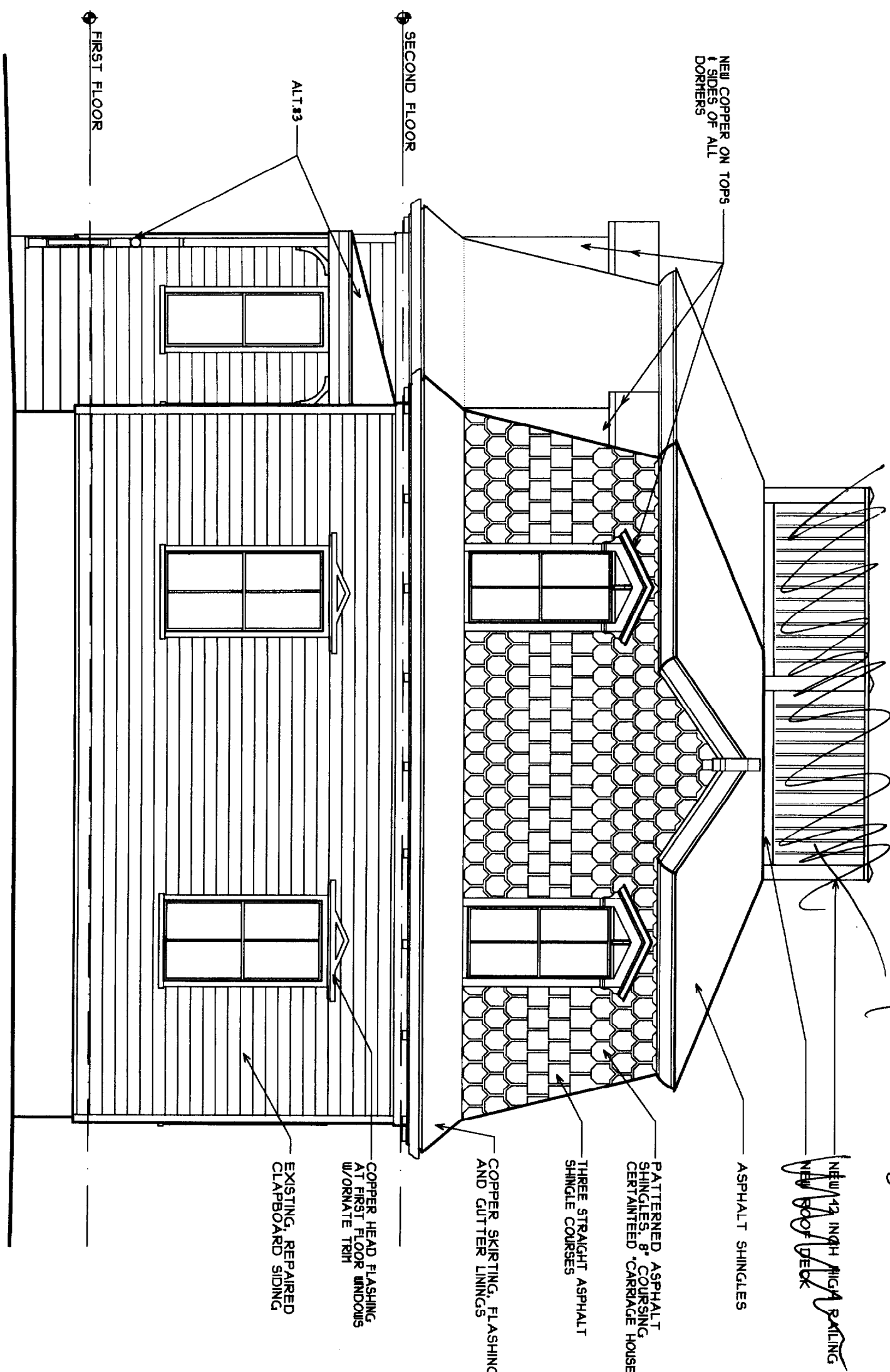
**SECOND FLOOR PLAN - RENOVATION & ADDITION**

SCALE 1/4" = 1'-0"  
 0 1 2 5 10 feet

**MARY ROY & PETER DETROY HOUSE**  
 122 NORTH STREET, PORTLAND, MAINE 04101  
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**A4**

*Part of permit*

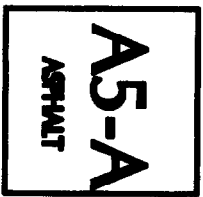


**EAST ELEVATION - PATTERNED ASPHALT SHINGLE SCHEME**

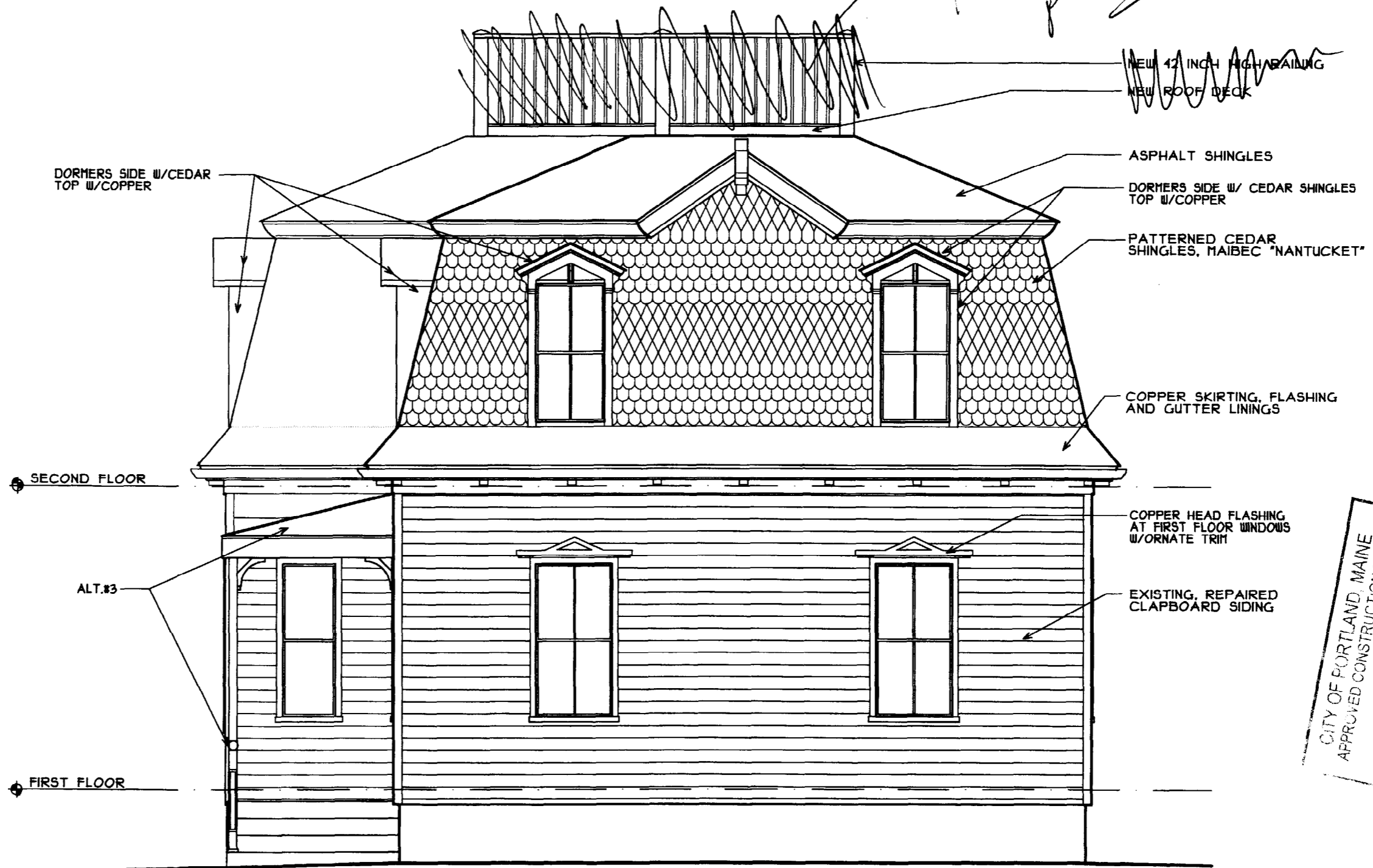
SCALE 1/4" = 1'-0"  
0 1 2 5 10 feet

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*Not permitted*



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**EAST ELEVATION - PATTERNED CEDAR SHINGLE SCHEME**

SCALE: 1/4" = 1'-0"  
0 1 2 5 10 feet

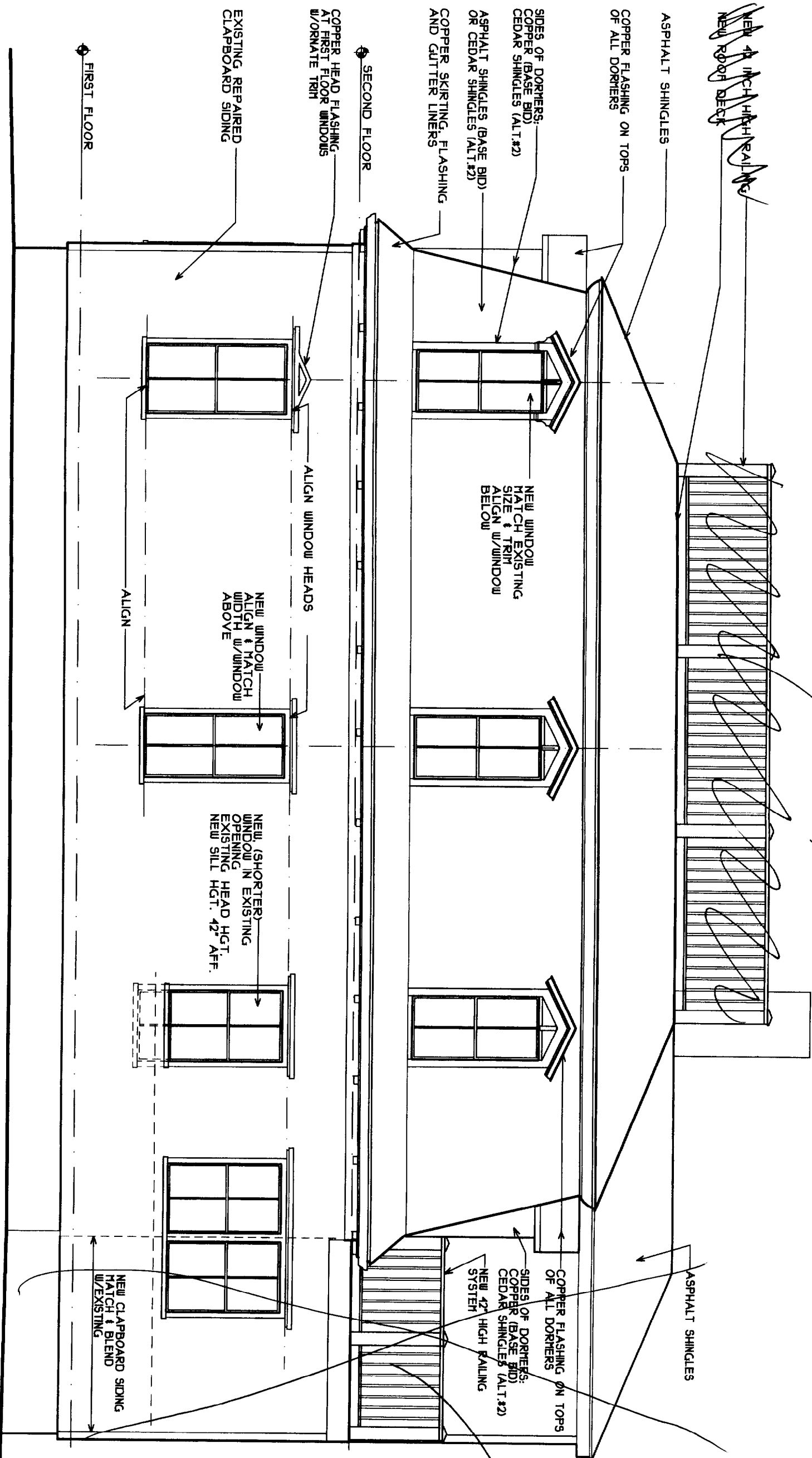
**MARY ROY & PETER DETROY HOUSE**  
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207.773.9681                    207.798.0059                    09 JANUARY 2004

**A5-C**  
CEDAR



*NEW 4 INCH HIGH RAILING  
NEW ROOF DECK*

*Not permitted*



**NORTH ELEVATION - RENOVATION & ADDITION**

SCALE 1/8" = 1'-0"  
0 1 2 5 10 feet

**MARY ROY & PETER DETROY HOUSE**  
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**A6**

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*Not permitted  
Rear View*



CITY OF PORTLAND, MAINE  
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A7



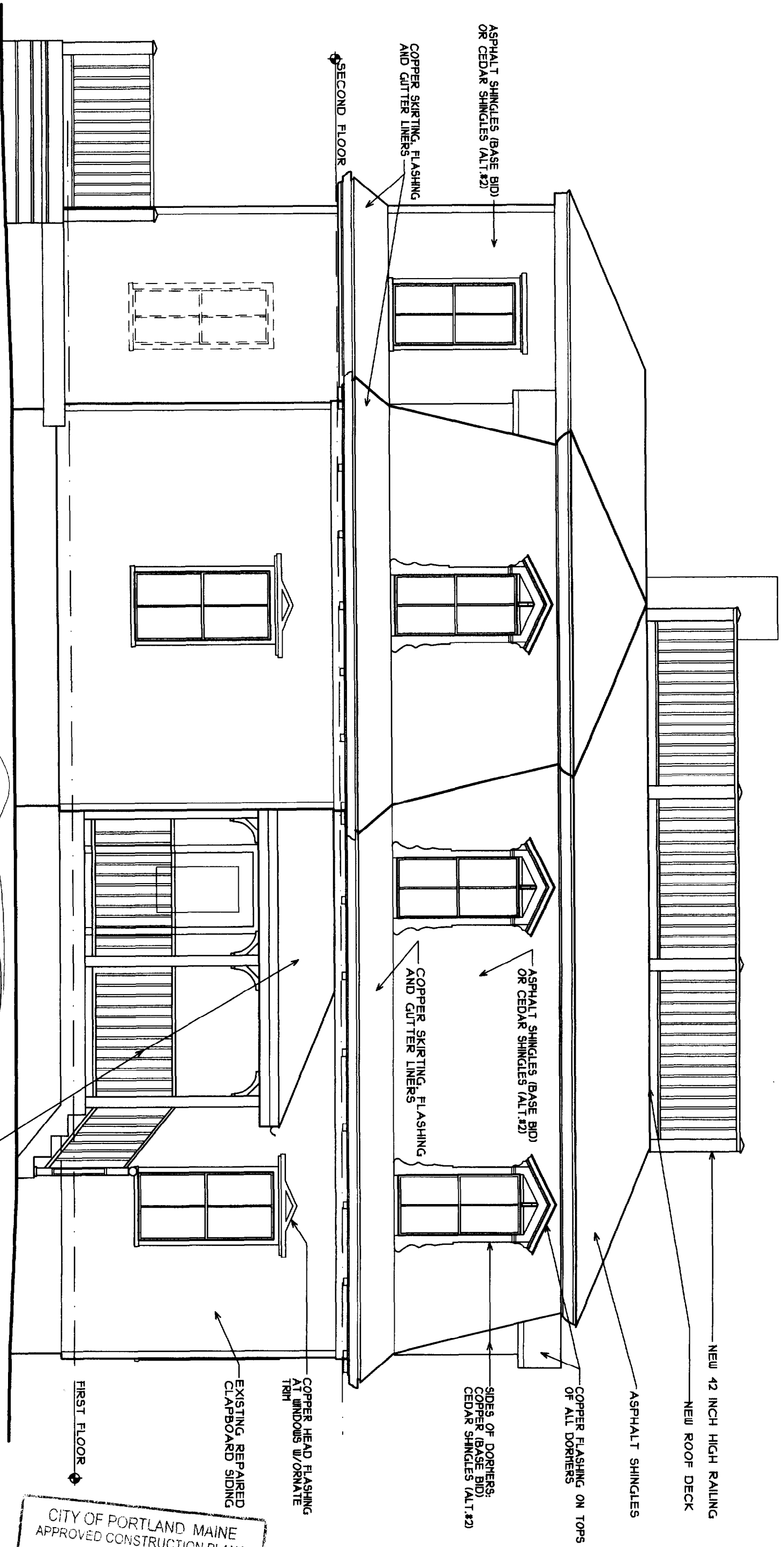
**WEST ELEVATION - RENOVATION & ADDITION**  
 SCALE 1/8" = 1'-0"



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 09 JANUARY 2004

**A7**  
 ALT. #4



**SOUTH ELEVATION - RENOVATION & ADDITION**

SCALE: 1/4" = 1'-0"  
 0 1 2 5 10 feet

ASPHALT SHINGLES (BASE BID)  
 OR CEDAR SHINGLES (ALT.#2)

COPPER SKIRTING, FLASHING  
 AND GUTTER LINERS

SECOND FLOOR

NEW 42 INCH HIGH RAILING

NEW ROOF DECK

ASPHALT SHINGLES

COPPER FLASHING ON TOPS  
 OF ALL DORMERS

ASPHALT SHINGLES (BASE BID)  
 OR CEDAR SHINGLES (ALT.#2)

COPPER SKIRTING, FLASHING  
 AND GUTTER LINERS

SIDES OF DORMERS;  
 COPPER (BASE BID)  
 CEDAR SHINGLES (ALT.#2)

COPPER HEAD FLASHING  
 AT WINDOWS W/ORNATE  
 TRIM

EXISTING REPAIRED  
 CLAPBOARD SIDING

FIRST FLOOR

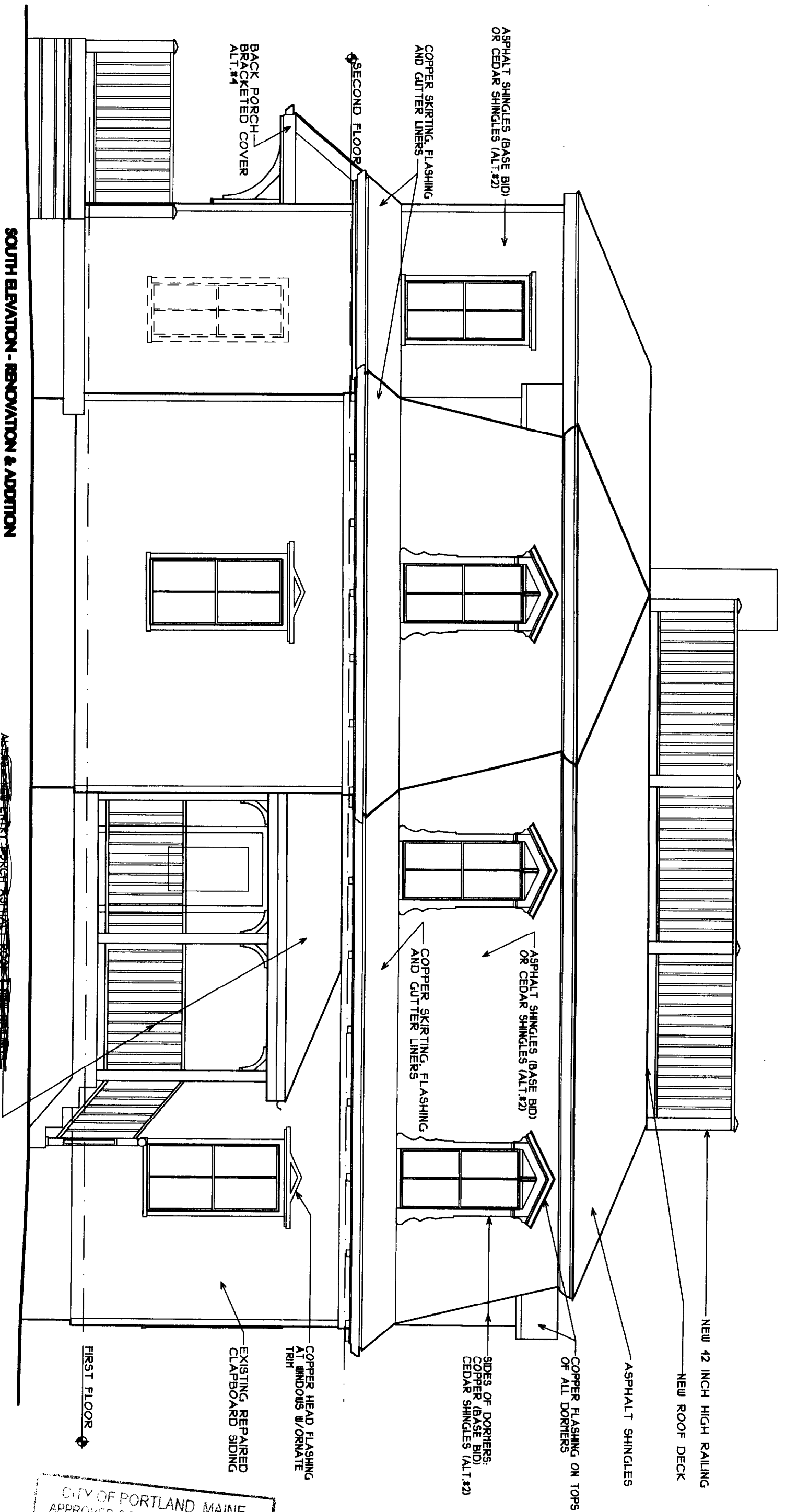
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 19 JANUARY 2004

**A8**



**SOUTH ELEVATION - RENOVATION & ADDITION**

SCALE 1/4" = 1'-0"  
 0 1 2 5 10 feet

~~ASPHALT SHINGLES (BASE BID) OR CEDAR SHINGLES (ALT.#2)~~

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**A8**  
 ALT.#4

CITY OF PORTLAND, MAINE  
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DOOR NO.	LOCATION	SIZE	STYLE, MANUFACTURER, HARDWARE, NOTES ETAL
1	1ST FLOOR, FRONT HALL	3'-0" x 6'-9"	RE-USE EXISTING DOOR (REFINISH) & HARDWARE
2	1ST FLOOR, PARLOR	2'-8" x 6'-6"	REMOVE EXISTING DOOR, MAINTAIN EXISTING TRIM, FUTURE GLASS DOOR?
3	1ST FLOOR, MUSIC	2'-5" x 6'-6"	" " " " " " " " " " " "
4	1ST FLOOR, BATH	2'-8" x 6'-6"	(REMOVE EXISTING DOOR & STORE) NEW M1044 PINE DOOR & HARDWARE
5	1ST FLOOR, DINING	2'-6" x 6'-8"	NEW M-3912 DOOR & HARDWARE
6	1ST FLOOR, EXIST CLOSET	±2'-4" x 6'-6"	REMOVE, STORE, SAVE FOR POSSIBLE RE-USE AT NEW PANTRY
7	1ST FLOOR, KITCHEN	2'-6" x 6'-8"	(REMOVE EXIST. DOOR & SAVE) NEW OPENING, DOOR M-3912, & HARDWARE
8	1ST FLOOR, DINING	2'-6" x 6'-8"	NEW M 3912 DOOR & HARDWARE
9	1ST FLOOR, MUDROOM CLOSET	1'-6" x 6'-8"	NEW M1044 CLOSET DOOR (2 PANEL) & HARDWARE
10	" " " " " "	" " " " " "	" " " " " " " " " " " "
(11)	1ST FLOOR, CELLAR STAIR	2'-4 1/2" x 6'-6"	RE-FINISH & RE-USE EXISTING DOOR
12	1ST FLOOR, BACK DOOR & SIDE LIGHT	3'-0" and 1'-7" x 6'-11"	ANDERSEN "FRENCHWOOD" DOOR & SIDELIGHT # FW031611AR & FWSL17611, WHITE FINISH
13	2ND FLOOR, MAIN CLOSET	2'-4" x 6'-5"	RE-USE EXISTING LH DOOR 2'-5" x 6'-4 3/4" (DOOR IN BASEMENT)
14	2ND FLOOR, HALLWAY	2'-4" x 6'-5"	RE-USE (REFINISH) DOOR & HARDWARE
15 (2 DOORS)	2ND FLOOR, STUDY/TV	TWO 2'-6" x 6'-8"	TWO NEW M1044 CLOSET DOORS & HARDWARE
16	2ND FLOOR, STUDY/TV	2'-5" x 6'-6 1/2"	RE-USE (REFINISH) DOOR & HARDWARE
17	2ND FLOOR, MAX CLOSET	2'-4" x 6'-8"	NEW M1044 DOOR & HARDWARE
18	2ND FLOOR, MAX BEDROOM	2'-5" x 6'-5 1/2"	RE-USE (REFINISH) DOOR & HARDWARE
19	2ND FLOOR, EXIST. BATH	2'-5 1/2" x 6'-5"	RE-LOCATE, RE-USE (REFINISH DOOR & HARDWARE
20	2ND FLOOR, LINEN CLOSET	1'-5 1/2" x 6'-5"	RE-USE (REFINISH) DOOR & HARDWARE
21	2ND FLOOR, MAIN BEDROOM	2'-5" x ±6'-5"	RE-USE EXISTING RH DOOR (2'5" x 6'-6") & NEW HARDWARE (DOOR IN BASEMENT)
22	2ND FLOOR, GUEST ROOM	±2'-6" x 6'-6"	RE-USE (RELOCATE) EXISTING HALLWAY DOOR & HARDWARE (REFINISH)
23	2ND FLOOR, GUEST CLOSET	2'-2" x 6'-2"	RE-USE (REFINISH) EXISTING (NEARBY) CLOSET DOOR & HARDWARE
24	2ND FLOOR, MAIN BATH	2'-8" x 6'-8"	NEW M1044 DOOR & HARDWARE
25	2ND FLOOR, DECK	3'-0" x 6'-8"	ANDERSEN "FRENCHWOOD" DOOR, # FW0316BAR, WHITE FINISH
26	GARAGE DOOR	3'-0" x 6'-8"	(ALTERNATE # 1) NORTH (PEDESTRIAN SIZE!) DOOR # M3984 & HARDWARE
27 & 28	(2) GARAGE DOORS	ea. 9'-0" x 6'-8"	" " " " 2 VEHICLE DOORS w/ OPENER HARDWARE/REMOTES

**CUSTOM DOORS: (ROSEWOOD'S SHOP)**

ENTERTAINMENT	1ST FLOOR KITCHEN	(2) ea. 1'-6" x 2'-2"	BIRCH PLYWOOD SEE SCHEMATIC ELEVATION, DRAWING A-11
CHINA CABINET	1ST FLOOR DINING	(1) ea. 1'-9" x 2'-6" and (2) 1'-9" x 4'-0"	BIRCH PLYWOOD, GLASS, SEE SCHEMATIC, DRAWING A-11

**NOTE:** NEW HARDWARE TO MATCH/BE COMPATIBLE w/ EXISTING HARDWARE, OILED BRONZE FINISH? REVIEW ALL DETAILS w/ OWNERS!  
 \* MEASURE ALL EXISTING AND NEW DOORS/DOOR OPENINGS BEFORE ORDERING DOORS, SIDELIGHT, AND HARDWARES! "M" DOORS ARE MORGAN

**WINDOW/DOOR SCHEDULE**

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**A9**  
 CITY OF PORTLAND, MAINE  
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1

ROOM NAME	WALLS	FLOOR	CEILING	MISC. NOTES
<b>FIRST FLOOR</b>				
Front Hall	Plaster / GWB Paint	Re-Finish Hardwood Carpet runner at Stair	Plaster/GWB	Remove cabinet/closet UNDER stair
Music Room	"	Re-Finish Hardwood	"	
Parlor	"	"	"	Hang Existing Glass doors at Bookcases
Bathroom	"	Underlayment /Sheet Vinyl, VCT	"	NEW window in North wall
Kitchen (Alternate : Beaded Spruce at walls OR at Kitchen/Sitting ceiling )	"	New/Re-finished Hardwood	"	Existing beaded fir to remain
Entertainment Center	"	"	"	See DETAILS drawing A-
Pantry	"	"	"	"
China Closet	"	"	"	"
Dining Room	"	"	"	
Mud Room	"	"	"	Closet with Fir hanging pole/Shelf Built - in Bench and or cubbies ?

## General NOTES

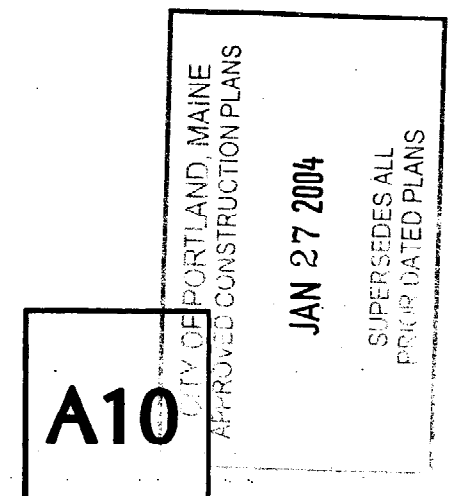
The topmost hip roof to be asphalt shingles, the lowest portion of the roof to be copper.  
Gutter lining and windows /door flashings to be copper  
The Mansard roof plane and corresponding vertical addition walls to be Maibec "Natucket" cedar  
shingles OR CERTAINTED "Carriage House" asphalt "shingles" with copper window/door returns  
Exterior trims/doors/windows to be painted WHITE  
Remove and re-build chimney with flue for furnace and flue for venting gas fireplace units  
Most surfaces- EXCEPT TREX DECKING , VINYL FLOORING, CARPET, SILESTONE COUNTERS, CLAD DOORS- Painted  
The majority of trim, windows, doors, millwork, to be WHITE. Review paint colors with Owners.  
Wood floors to be finished with water based clear satin finish, unless otherwise noted  
All custom Millwork to be birch plywood with hardwood edge banding and/or poplar for paint finish  
Susan Hall will review/coordinate Kitchen/Pantry/vanity layout/finishes/appliances and cabinet specs  
Review all wiring, outlet, switch, light/ventilation fixtures, GFI locations with Owners  
WHITE finish on all switches, outlets, covers, et al  
The majority of light fixtures will have dimmer controls, except for exterior bldg/landscaping lights

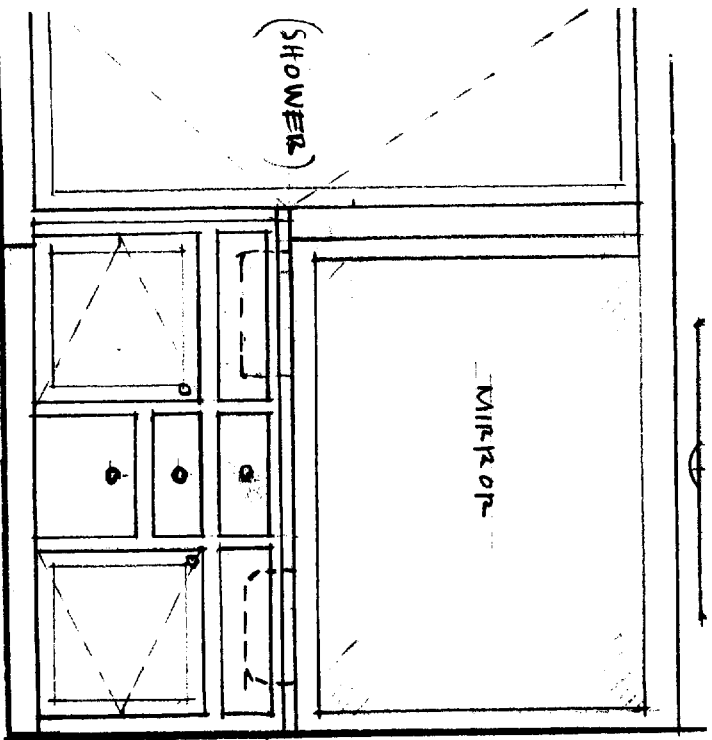
2

ROOM NAME	WALLS	FLOOR	CEILING	MISC. NOTES
<b>SECOND FLOOR</b>				
Study TV Room/Closet	GWB	Re-Finish Hardwood	GWB	New Closet w/ Pole/Shelf
Max' Bedroom/Closet	"	"	"	"
Upper Hall	Plaster/GWB	"	Plaster/GWB	Pull down stair: access to roof hatch/deck
Existing Bathroom	GWB	Sheet vinyl	GWB	Blocking in wall for wall mount sink
Guest Room/Closet	Plaster/GWB	Re-Finish Hard(?)wood	Plaster/GWB	Closet Poles/Shelves
New Bathroom	"	"	"	
Main Bedroom	"	"	"	
Main Bedroom Closet	"	"	"	Closet Poles/Shelves Translucent or Sunblock Shade at window
<b>1, 2, &amp; 3</b>				
<b>EXTERIOR</b>				
Front Porch and roof (Alternate )	-	Fir decking/treads	Beaded spruce	Turned Posts and balusters
Back Porch/Stair	-	TREX	-	TREX railing/copper post caps
2nd Floor Deck	-	"	-	"
Roof Deck	-	"	-	"

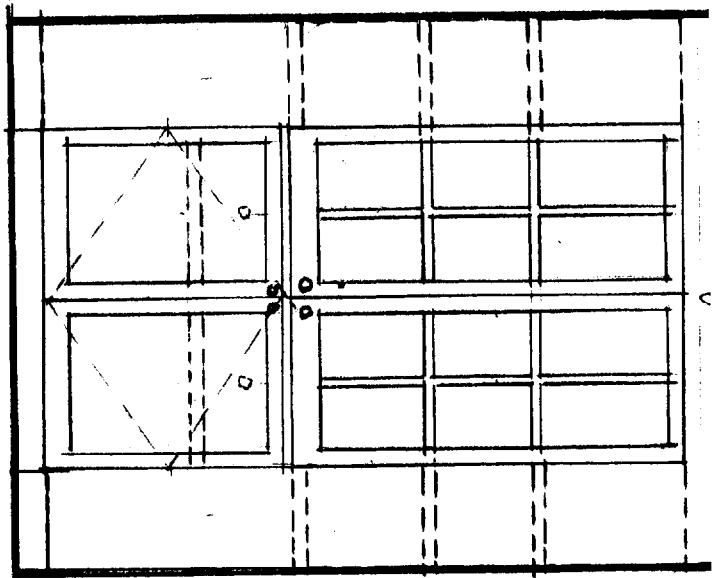
## FINISHES SCHEDULE

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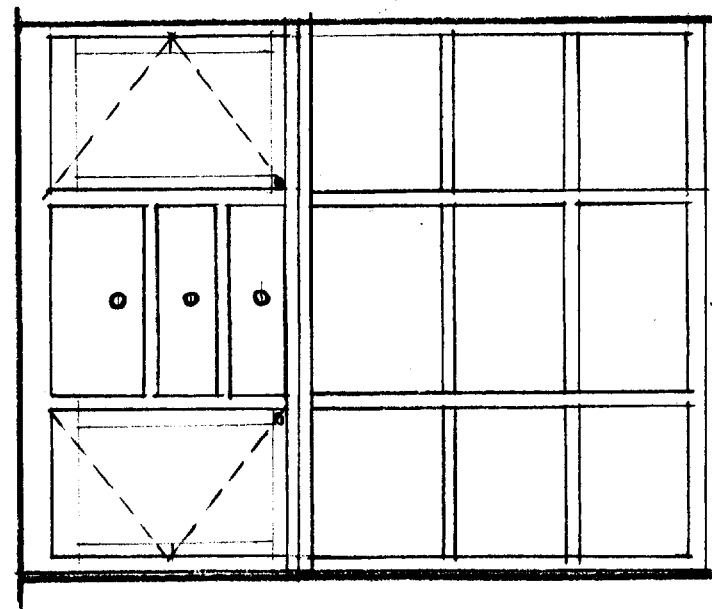




MAIN BATH VANITY & MIRROR  
1/2" = 1'-0"



DINING ROOM CHINA CAB.  
1/2" = 1'-0"



"ENTERTAINMENT" CENTER  
1/2" = 1'-0"

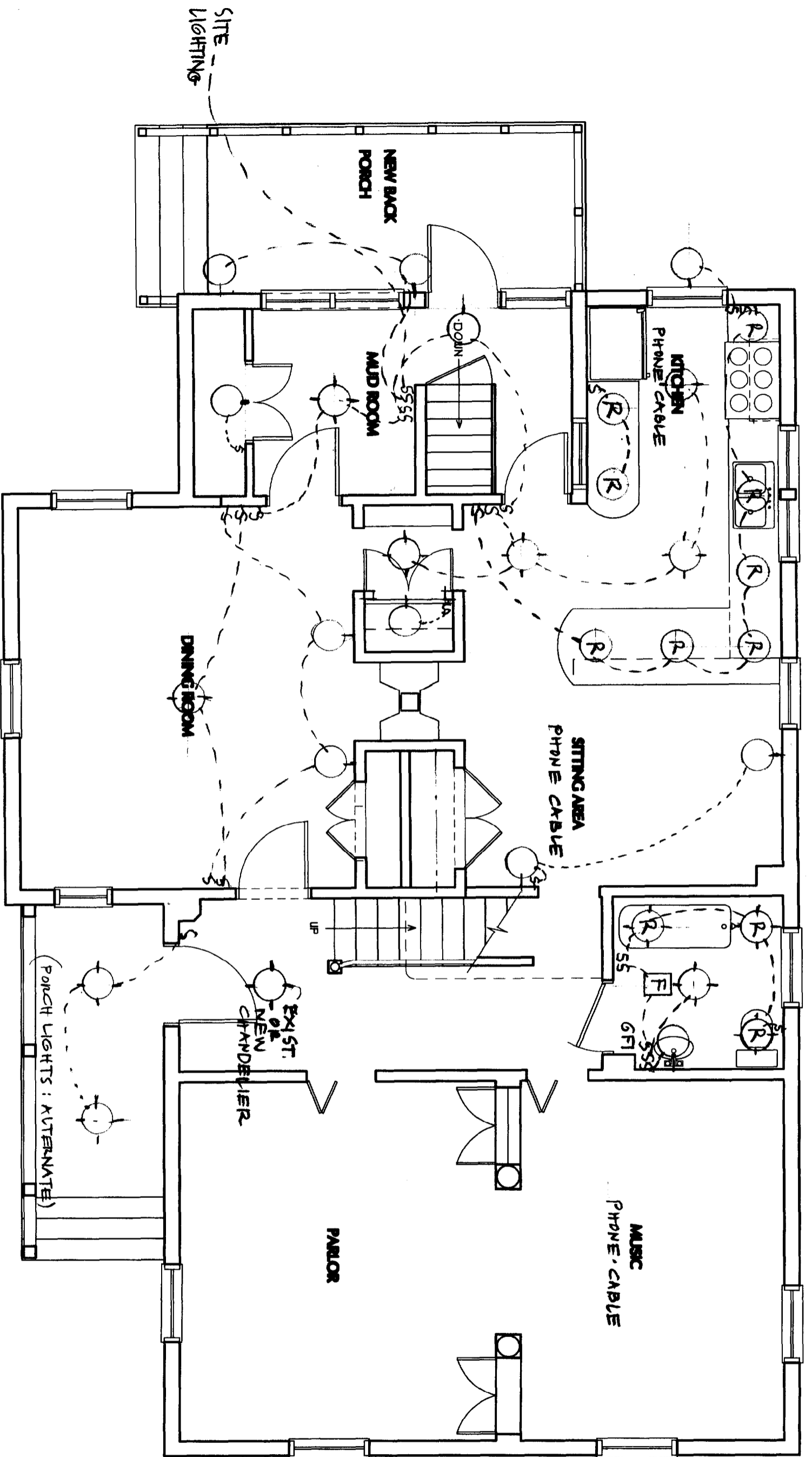
DETAILS  
SCALE AS NOTED

MARY ROY & PETER DETROY HOUSE  
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A11

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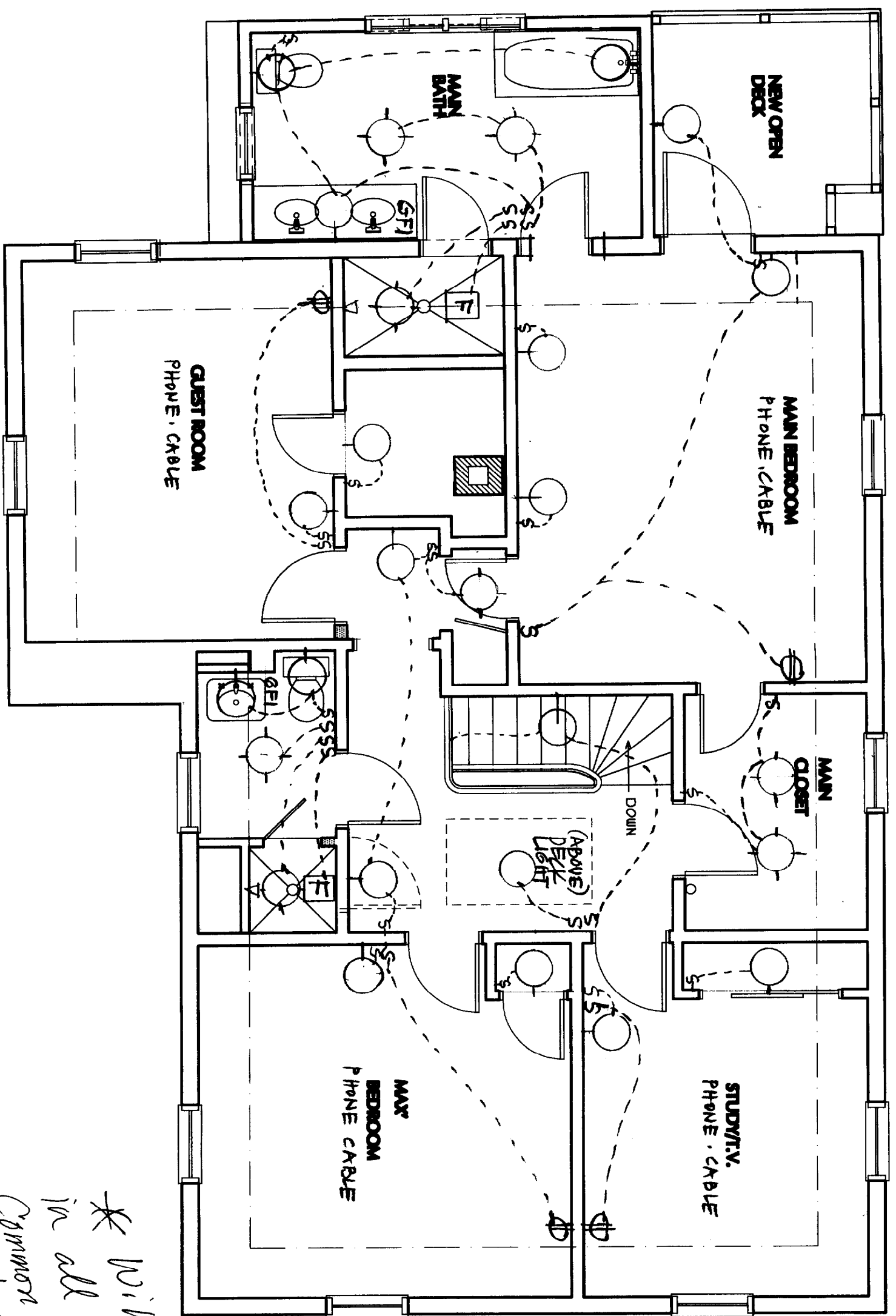
**FIRST FLOOR - SCHEMATIC LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 1 2 5 10 feet

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**L1**

CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
**JAN 27 2004**  
 SUPERSEDES ALL  
 PRIOR DATED PLANS

**SECOND FLOOR - SCHEMATIC LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 1 2 5 10 feet



*\* Will add smokes  
 in all bedrooms +  
 common area, every level,  
 interconnected / bkt.  
 backup.*

**MARY ROY & PETER DETROY HOUSE**  
 122 NORTH STREET, PORTLAND, MAINE 04101  
**REDHOUSE ARCHITECTS**      **ROSEWOOD DESIGN & CONSTRUCTION**  
 207.773.8881                      207.798.0099  
 19 JANUARY 2004

**L2**

CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 JAN 27 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS