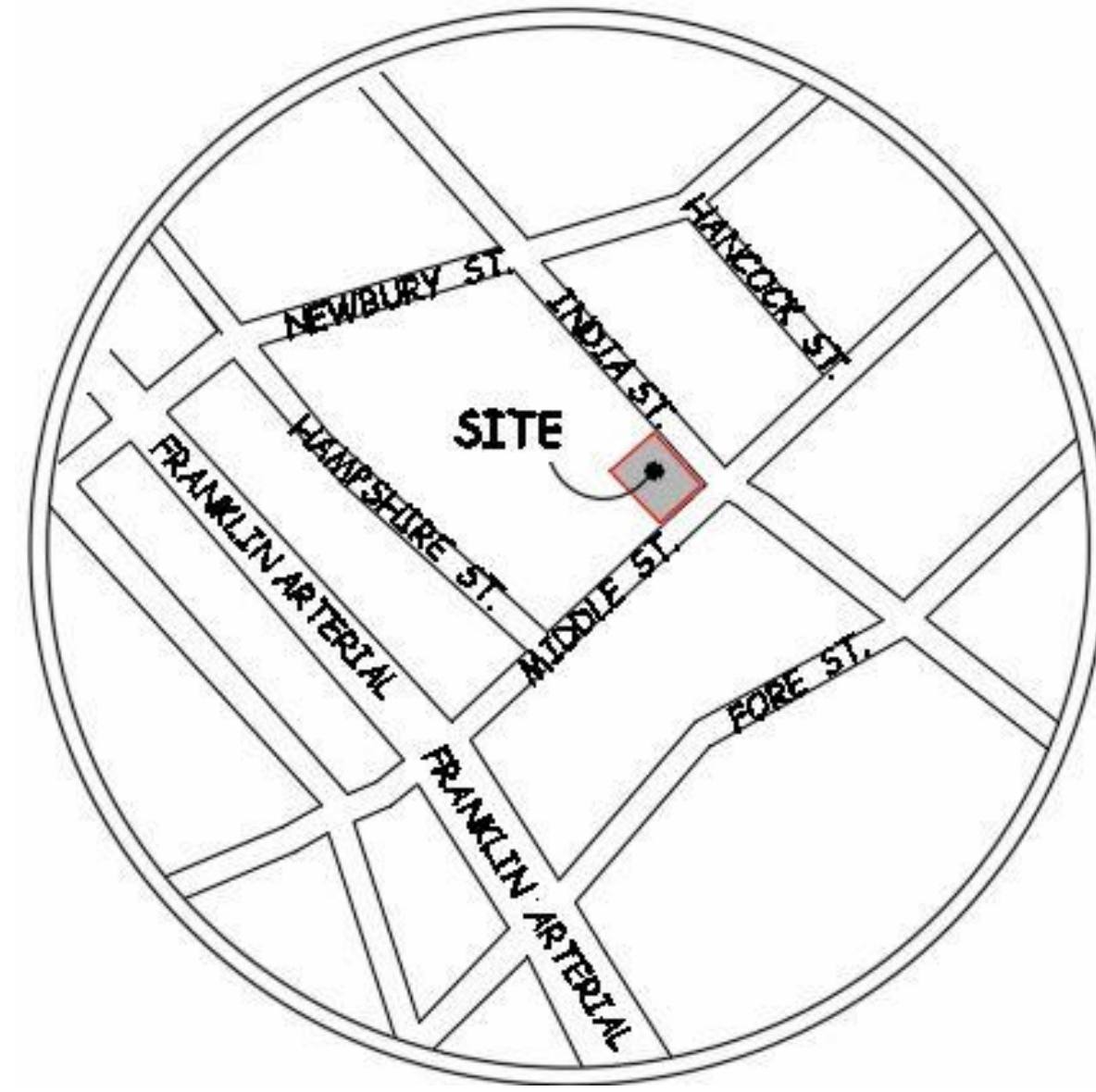


TOWNHOUSE UNIT

50 INDIA STREET

PORTLAND, MAINE

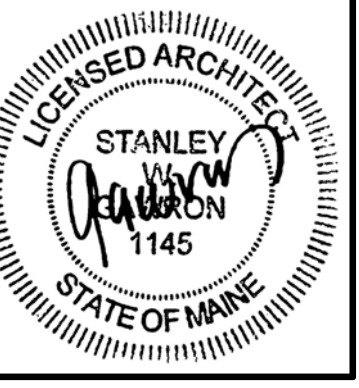
SITE LOCATION MAP



DRAWING INDEX

RG101	COVER SHEET
R100	RESIDENT UNIT - CODE REVIEW
R101	RESIDENT UNIT - THIRD & FOURTH FLOOR PLAN
R202	RESIDENT UNIT - ROOF PLAN
R301	RESIDENT UNIT - RCP
R800	DOOR SCHEDULE & DOOR DETAILS
R920	RESIDENT UNIT - INTERIOR ELEVATIONS
R921	RESIDENT UNIT - INTERIOR ELEVATIONS
R922	RESIDENT UNIT - INTERIOR DETAILS
R923	RESIDENT UNIT - INTERIOR DETAILS
R941	RESIDENT UNIT - INTERIOR SCHEDULES
R700	RESIDENCE STAIR

ARCHITECTURAL



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TOWNHOUSE UNIT
50 India Street
Portland, Maine

ABBREVIATIONS

ALUM OR AL	ALUMINUM	FR	FIRE RATING	PL	PLATE
AWP	ACOUSTICAL WALL PANEL	FRMG	FRAMING	PLY WD	PLYWOOD
ACT	ACOUSTICAL CEILING TILE	FT	FEET (FOOT)	PNL	PANEL
BIT	BITUMINOUS	FV	FIELD VERIFY	P.A	PRESURE TREATED
BM	BENCH MARK	FWC	FABRIC WALL COVERING	PT & D	PAPER TOWEL AND WASTE DISP.
BOT	BOTTOM	G	GRANITE	PTN	PARTITION
BRG	BEARING	GA	GALVE	RD	ROOF DRAIN
BRK	BRICK	GALV	GALVANIZED	RE	REFER
C	CARPET	GB	GRAB BARS	REF	REFRIGERATOR
CAB	CABINET	GC	GENERAL CONTRACTOR	REINF	REINFORCED
CB	CHALK BOARD	GWB	GYP/SUM WALL BOARD	REQD	REQUIRED
CC	CENTER TO CENTER	HC	HANDICAP	RM	ROOM
CH	CONCRETE HARDENER	HD WD	HARDWOOD	RO	ROUGH OPENING
CJ	CONTROL JOINT	HDR	HEADER	S	SOUTH
CL	CENTER LINE	HDWE	HARDWARE	SC	SHOWER CURTAIN
CLG	CEILING	HM	HOLLOW METAL	SD	SOAP DISPENSER
CMU	CONCRETE MASONRY UNITS	HORZ	HORIZONTAL	SCHED	SCHEDULE
CONC	CONCRETE	HT	HEIGHT	SECT	SECTION
CONT	CONTINUOUS	ID	INSIDE DIAMETER	SHT	SHEET
CONST	CONSTRUCTION	IF	INSIDE FACE	SIM	SIMILAR
CONTR	CONTRACTOR	IN	INCHES	SND	SANITARY NAPKIN DISPOSAL
CT	CERAMIC TILE	INSUL	INSULATION	SQ	SQUARE
DBL	DOUBLE	INT	INTERIOR	SSS	SYNTHETIC SPORTS SURFACE
DF	DRINKING FOUNTAIN	INT	INTERIOR	STD	STANDARD
DIA	DIAMETER	LOC	LOCATION	STL	STEEL
DIM	DIMENSION	M	MARBLE	STRUCT	STRUCTURAL
DNA	DOES NOT APPLY	MAS	MASONRY	SV	SHEET VINYL
DTL	DETAIL	MAX	MAXIMUM	T	TEMPERED (GLASS)
DWG	DRAWING	MB	MARKER BOARD	TB	TACK BOARD
E	EAST	MECH	MECHANICAL	THK	THICKNESS
EA	EACH	MFGR	MANUFACTURER	TO	TOP OF
EF	EACH FACE	MN	MINIMUM	TOB	TOP OF BEAM
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	TOM	TOP OF MASONRY
EL	ELEVATION	MO	MASONRY OPENING	TOW	TOP OF WALL
ELEC	ELECTRICAL	MR	MOP RECEPTOR	TP	TOILET PAPER DISPENSER
ELEV	ELEVATOR	MRGB	MOISTURE REST. GYP. BRD.	TYP	TYPICAL
EMHO	ELECTROMAGNETIC HOLD OPEN	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	N	NORTH	VB	VAPOR BARRIER
EW	EACH WAY	NA	NOT APPLICABLE	VCT	VINYL COMPOSITION TILE
EWC	ELECTRIC WATER COOLER	NIC	NOT IN CONTACT	VERT	VERTICAL
EXIT OR (E)	EXISTING	NO	NUMBER	VVC	VINYL WALL COVERING
EXP	EXPANSION	NOM	NOMINAL	W	WEST
EXT	EXTERIOR	NTS	NOT TO SCALE	WTH	WITH
FD	FLOOR DRAIN	OA	OVERALL	WC	WATER CLOSET
FDN	FOUNDATION	OC	ON CENTER	WD	WOOD
FE	FIRE EXTINGUISHER	OD	OUTSIDE DIAMETER		
FFE	FINISH FLOOR ELEVATION	OPNG	OPENING		
FIN	FINISH	OPP	OPPOSITE		
FIN FL OR FF	FINISH FLOOR	OF	OUTSIDE FACE		
FIN GR	FINISH GRADE	P	PAINT		
FL	FLOOR	PTD	PAINTED		

LEGEND

	Room name	ROOM LABEL
		DOOR TAG
		WINDOW TYPE
		WALL TYPE
		CEILING LABEL
		DEMO LABEL
		COLUMN LINE LABEL
		BUILDING ELEVATION
		BUILDING SECTION
		WALL SECTION
		DETAIL SECTION
		INTERIOR ELEVATION
		VERTICAL ELEVATION

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCY HAS BEEN RESOLVED WITH THE ARCHITECT.
2. NOT USED
3. THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.
4. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, BOCA, NFPA 101, & ANSI.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.
6. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. **DO NOT SCALE THE DRAWINGS.**
7. NOT USED
8. EXISTING SITE COMPONENTS / FINISHES EFFECTED BY NEW WORK SHALL BE RESTORED TO MEET CITY OF PORTLAND REQUIREMENTS.
9. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
10. NOT USED
11. NOT USED
12. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.
13. FINISHES: FINISHES OTHER THEN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS. CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND ALL OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS OTHERWISE NOTED.
14. ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED, PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. IF PREFINISHED, PAINTING THE FOLLOWING: EXPOSED MECHANICAL DUCTWORK, WALL DIFFUSERS, GRILLES AND LOUVERS, ROOF TOP MECHANICAL EQUIPMENT, AND SPEAKER GRILLES. FINISHED METAL SURFACES, EXCEPT AS LISTED ABOVE. SEE SPECIFICATIONS ON DRAWINGS IDENTIFYING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.
15. BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS. FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.
16. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.

PROJECT DIRECTORY

OWNER: cPort Credit Union 50 Riverside Industrial Parkway Portland, ME 04103 207-253-4111	ARCHITECT: GAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	CONSTRUCTION MANAGER: LANDRY/FRENCH CONSTRUCTION 160 PLEASANT HILL ROAD SCARBOROUGH, ME 04074 207-730-5666	INTERIOR CONSULTANT: GALLAGHER INTERIORS 25 HAZEL LANE N.YARMOUTH, MAINE 04097 207-650-6482
MECHANICAL ENGINEER: ALLIED ENGINEERING 160 VERANDA ST. PORTLAND, ME 04103 207-221-2260	ELECTRICAL ENGINEER: ALLIED ENGINEERING 160 VERANDA ST. PORTLAND, ME 04103 207-221-2260	OWNERS REPRESENTATIVE: MICHAEL BARTON THE CONGRESS GROUP OF MAINE 207-939-5432	

REVISIONS

#	DATE	DESCRIPTION

DATE:	01/13/17
PROJECT #	010416
DRAWN BY:	DLP
CHECKED BY:	SWG
DRAWING SCALE	12" = 1'-0"

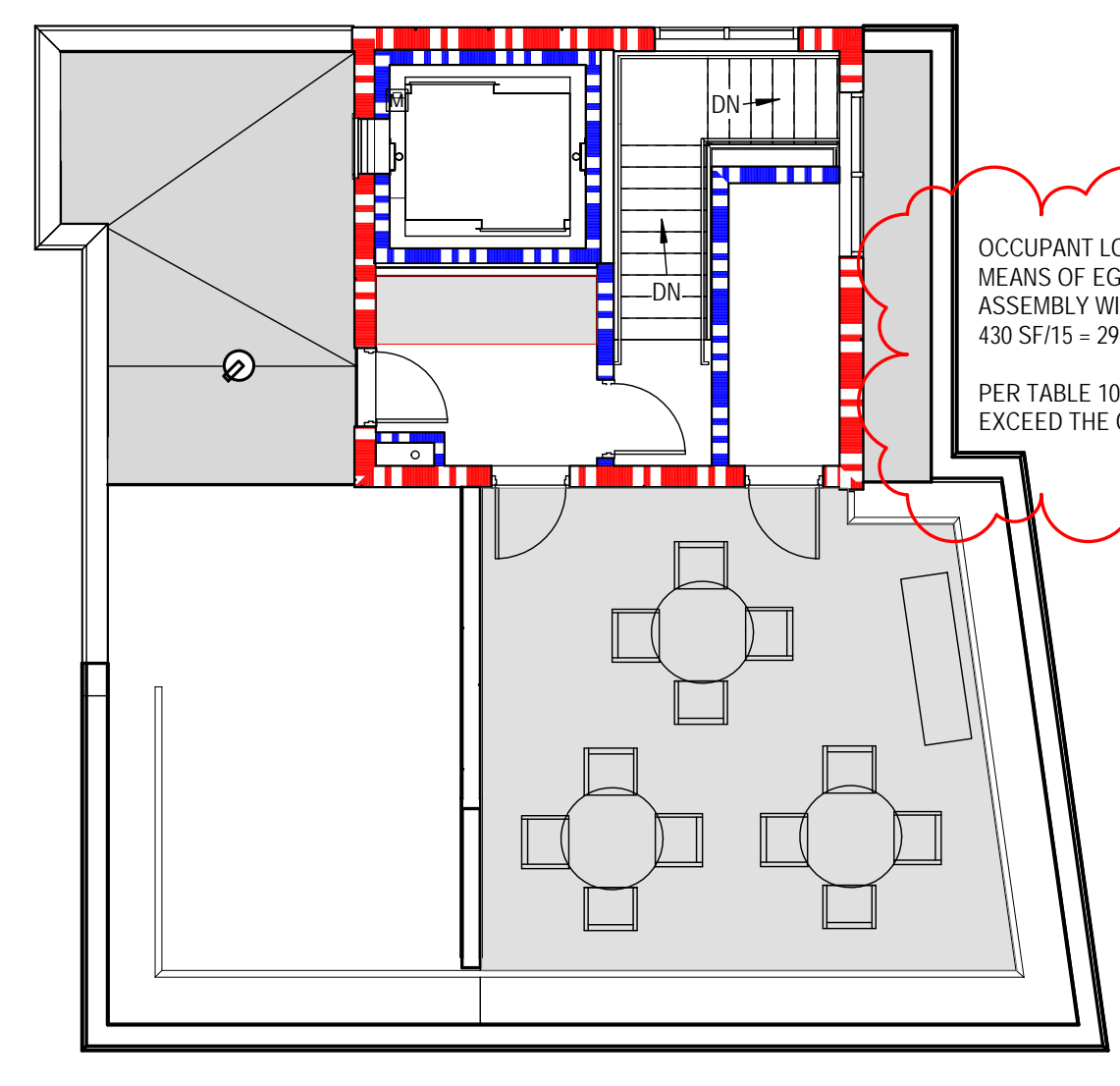
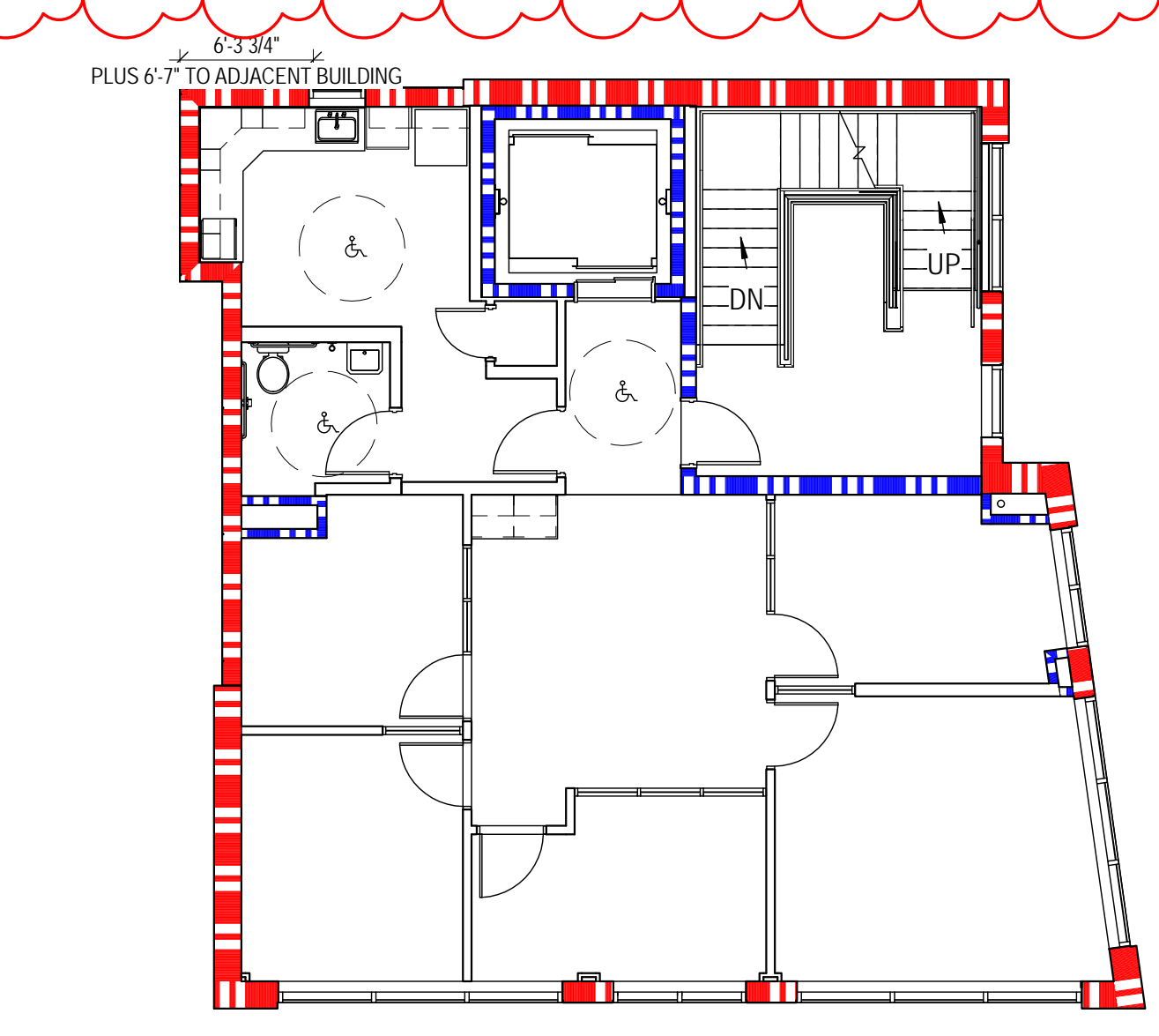
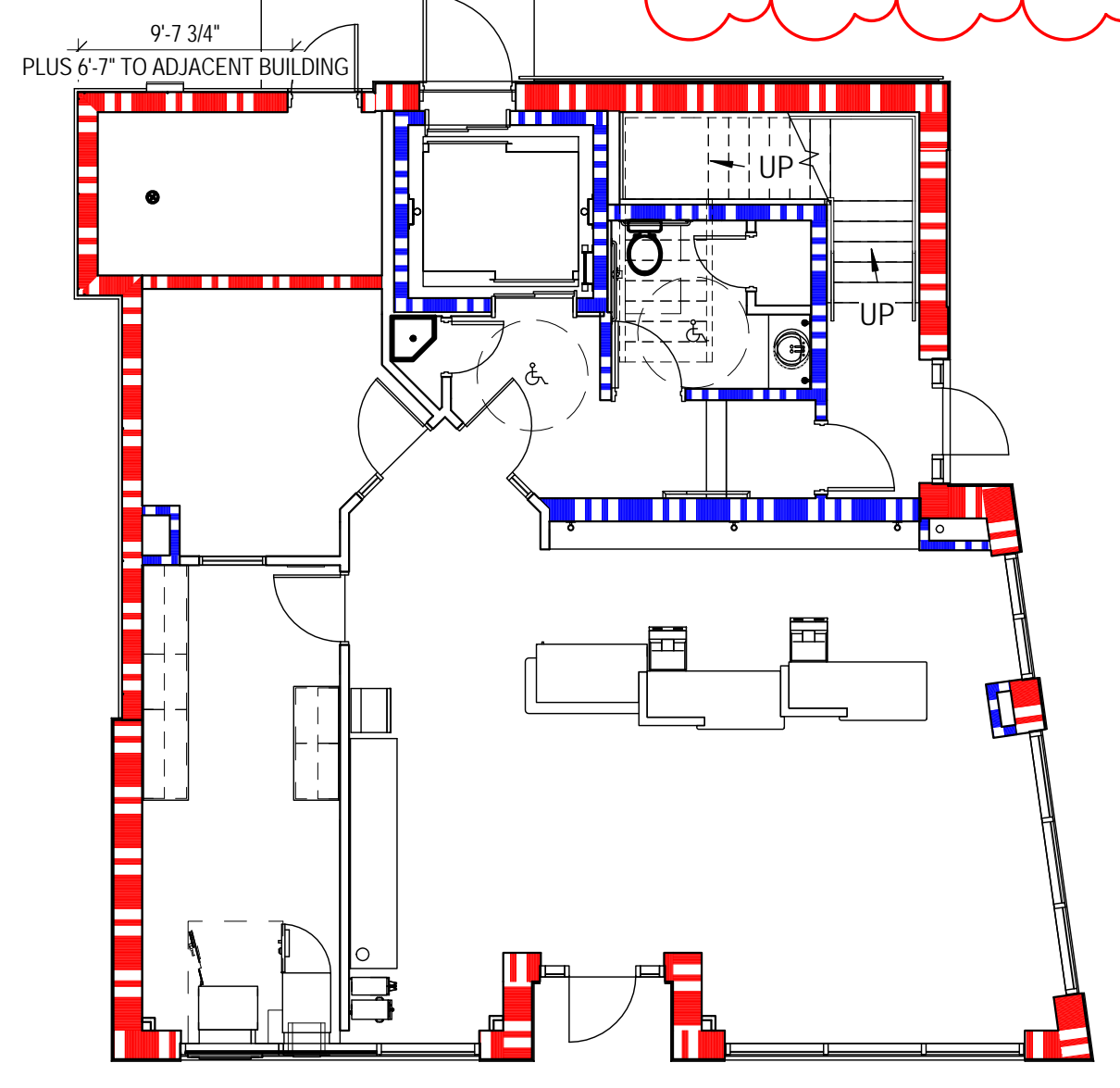
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COVER SHEET

RG101

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FIRST AND SECOND FLOOR PLANS ARE SHOWN FOR REFERENCE ONLY TO REPRESENT THE STAIRWELL CIRCULATION DIRECT EGRESS PATH TO THE EXTERIOR FROM THE ROOFTOP TO GRADE



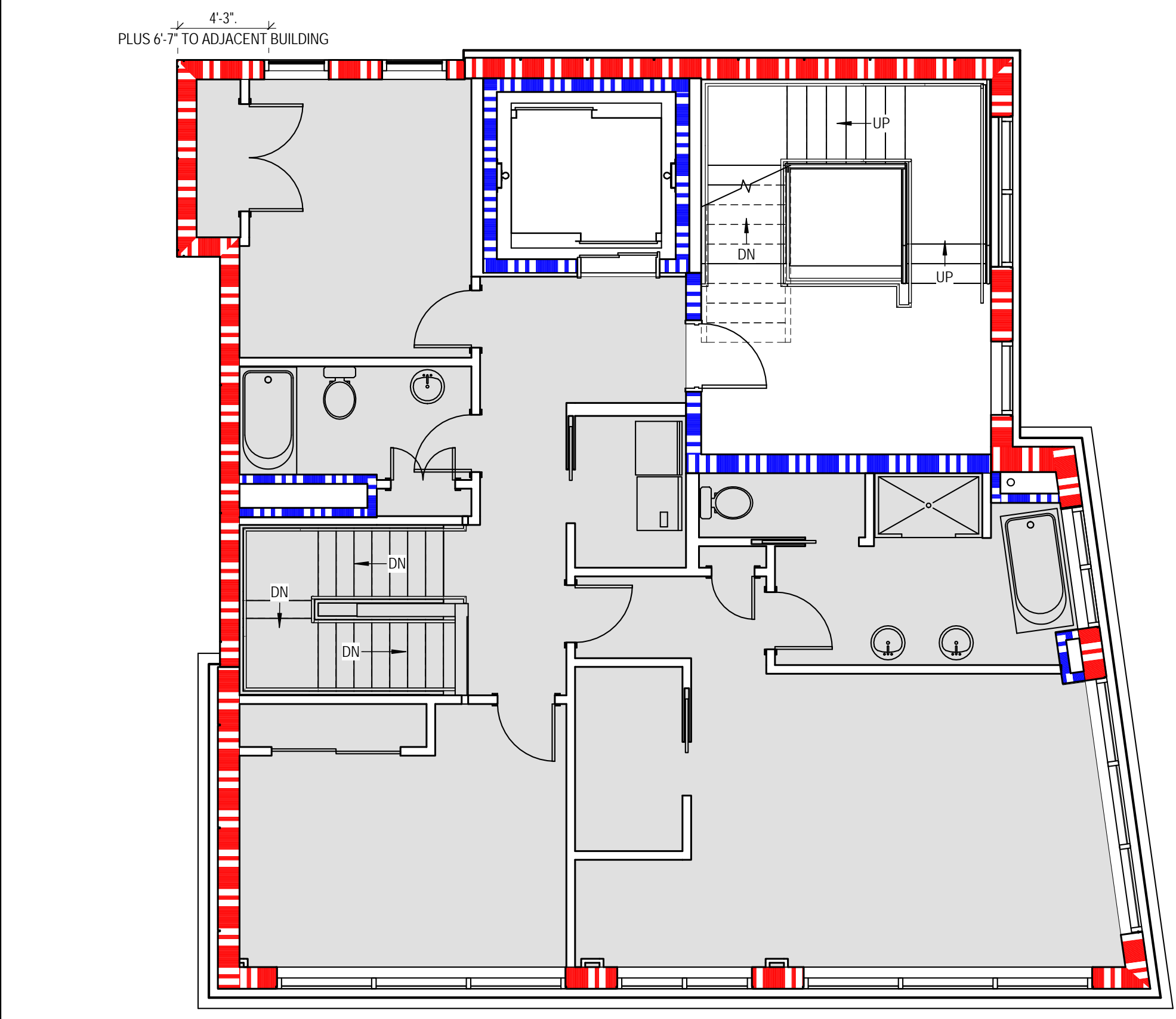
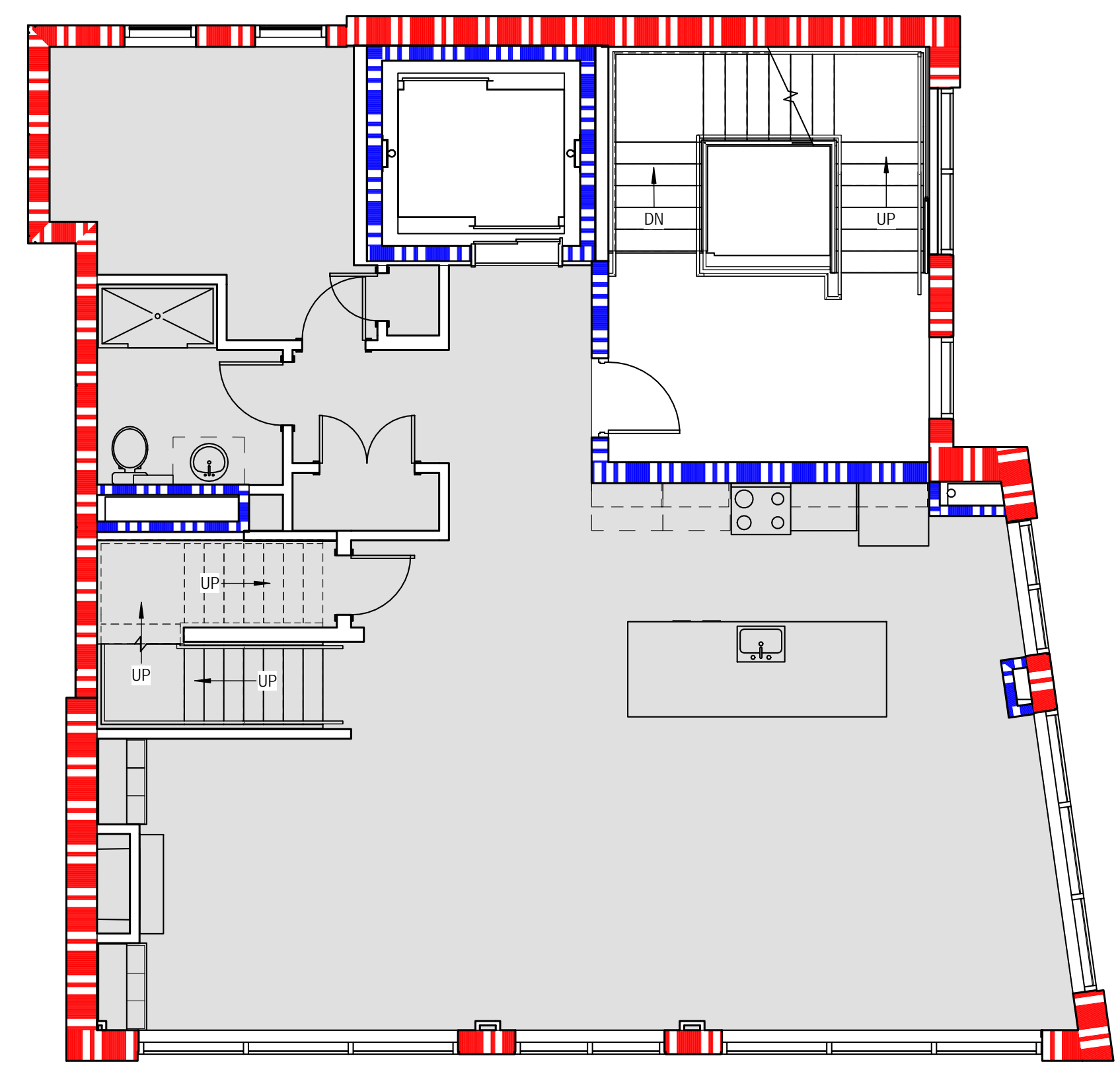
OCCUPANT LOAD FOR THE SPACE FOR ONE MEANS OF EGRESS IS: ASSEMBLY WITH TABLES AND CHAIRS 430 SF/15 = 29
PER TABLE 1015.1 WE DO NOT EXCEED THE OCCUPANT LOAD

CODE REVIEW - IBC 2009	
Code Description IBC	Code Data IBC
OCCUPANT LOAD	B - 1035/100 = 11 F.F. 1228/100 = 135 F. R-2119/200 = 11
USE GROUP CLASSIFICATION - FIRST & SECOND FLOOR	BUSINESS
USE GROUP CLASSIFICATION - THIRD & FOURTH FLOOR	R-3
TYPE OF CONSTRUCTION - ENTIRE STRUCTURE	TYPE II UNPROTECTED
BUILDING HEIGHT	B-3 STORIES, R-4 STORIES 504.2 SPRINKLER INCREASE 20' AND ADDED STORY
ACTUAL BUILDING AREA - ALL FLOORS	6,880 S.F.
BUILDING AREA LIMITATION - SQ. FT.	92,000 B. UL FOR R-3
506.3 AUTOMATIC SPRINKLER SYSTEM (INCREASE 200% OR 300% FOR SINGLE STORY) - SQ. FT.	
ACTUAL BUILDING HEIGHT	58'
ALLOWABLE BUILDING HEIGHT	75'
FIRE SUPPRESSION:	SUPERVISED AUTOMATIC SPRINKLER SYSTEM, NFPA TYPE 13 THROUGHOUT BUILDING
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS EXTERIOR	0
BEARING WALLS INTERIOR	0
NON BEARING WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION	0
ROOF/CEILING CONSTRUCTION	0
UNIT SEPARATION	1 HR
STAIR ENCLOSURES	2HR
SHAFTS	2 HR
EXIT ACCESS CORRIDORS	0
FLAME SPREAD RATINGS:	
INTERIOR FINISH REQUIREMENTS FOR R-3	CLASS C FOR ALL CATEGORIES
EXIT CLOSURES & PASSAGEWAYS	CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS C
ROOMS OR ENCLOSED SPACES	CLASS C
GENERAL NOTES:	
1. ALL PENETRATIONS OF SMOKE BARRIERS, PARTITIONS, FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS	
2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES, AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.	

L1 1ST FLOOR CODE REVIEW
1/8" = 1'-0"

L6 2ND FLOOR CODE REVIEW
1/8" = 1'-0"

L11 ROOF CODE REVIEW
1/8" = 1'-0"



D9 RESIDENT UNIT - 4TH FLOOR CODE REVIEW
3/16" = 1'-0"

RESIDENTIAL UNIT - ALL CONSTRUCTION OUTSIDE OF THE UNIT SHALL BE PROVIDED UNDER SEPARATE CONTRACT - REFER TO cPORT CREDIT UNION 09.29.17 ISSUED FOR CONSTRUCTION DOCUMENTS

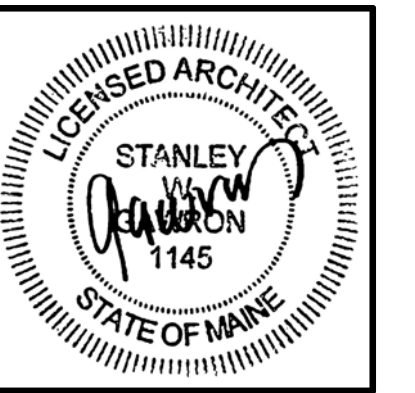
CODE REVIEW LEGEND	
	RESIDENTIAL UNIT - ALL CONSTRUCTION OUTSIDE OF THE UNIT SHALL BE PROVIDED UNDER SEPARATE CONTRACT - REFER TO cPORT CREDIT UNION 09.29.17 ISSUED FOR CONSTRUCTION DOCUMENTS
	NON RATED WALL
	1 HOUR RATED WALL
	2 HOUR RATED WALL

CODE REVIEW - NFPA 2009	
Code Description NFPA	Code Data NFPA
OCCUPANT LOAD	REFER TO IBC
USE GROUP CLASSIFICATION	24 ONE AND TWO FAMILY DWELLINGS 38 NEW BUSINESS
TYPE OF CONSTRUCTION - ENTIRE STRUCTURE	TYPE II (0.0.0.)
ACTUAL BUILDING AREA - ALL FLOORS	6,880 S.F.
BUILDING HEIGHT	58'
FIRE SUPPRESSION:	SUPERVISED AUTOMATIC SPRINKLER SYSTEM
UNIT SEPARATION	B TO R (1) HR
STAIR ENCLOSURES	2 HR
SHAFTS	2 HR
EXIT ACCESS CORRIDORS	0
EXTERIOR WALLS	0
STRUCTURAL MEMBER	0
FLOOR/CEILING ASSEMBLY	0
ROOF/CEILING CONSTRUCTION	0
ATTIC MECHANICAL	1 HR
FIRE EXTINGUISHERS	LOCATIONS TO BE FIELD VERIFIED BY FIRE CHIEF PRIOR TO INSTALLATION
TABLE 7.6	
DEAD END CORRIDORS	B-50' R-NR
COMMON PATH OF TRAVEL	B-100' R-NR
TRAVEL DISTANCE	B-300' R-NR
FLAME SPREAD RATINGS: TABLE 10.2.2	
INTERIOR FINISH REQUIREMENTS	
EXIT ENCLOSURES	A OR B
EXIT ACCESS CORRIDORS	A OR B
OTHER SPACES	A.B. OR C
INTERIOR FLOOR FINISH REQUIREMENTS 10.2.8.2	CLASS II
GENERAL NOTES:	
1. ALL PENETRATIONS OF SMOKE BARRIERS, PARTITIONS, FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS	

A1 RESIDENT UNIT - 3RD FLOOR CODE REVIEW
3/16" = 1'-0"

A9 CODE REVIEW SCHEDULES

A16 CODE REVIEW SCHEDULES



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REVISIONS		
#	DATE	DESCRIPTION

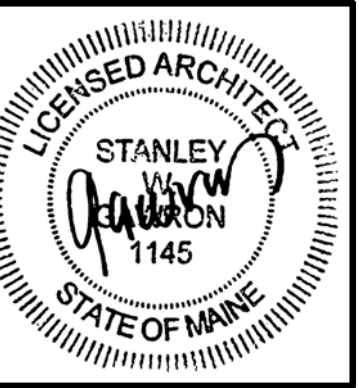
DATE:	03-19-18
PROJECT #	010416
DRAWN BY:	DLP
CHECKED BY:	SWG
DRAWING SCALE	As indicated

SHEET TITLE
RESIDENT UNIT - CODE REVIEW

R100

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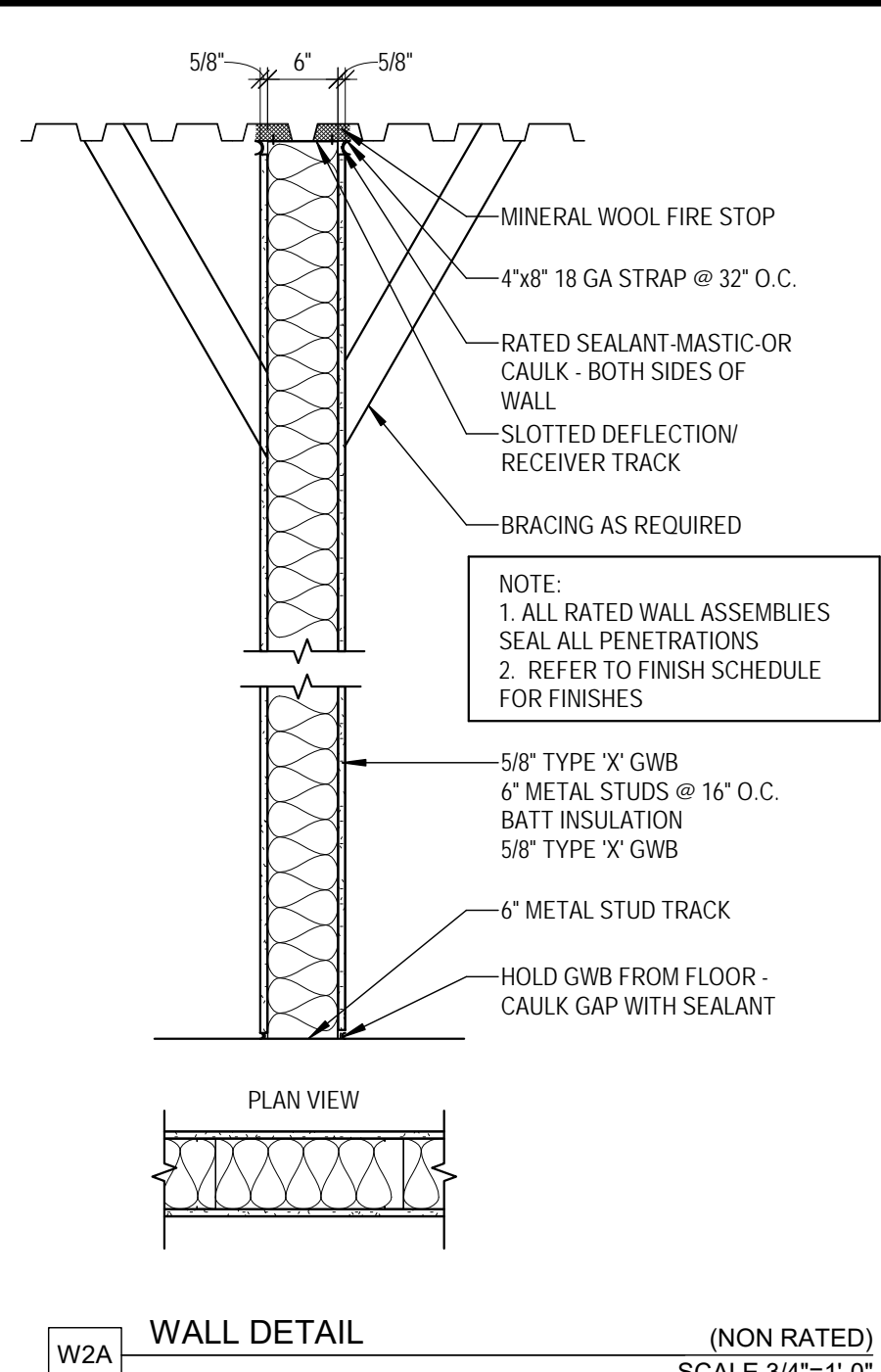
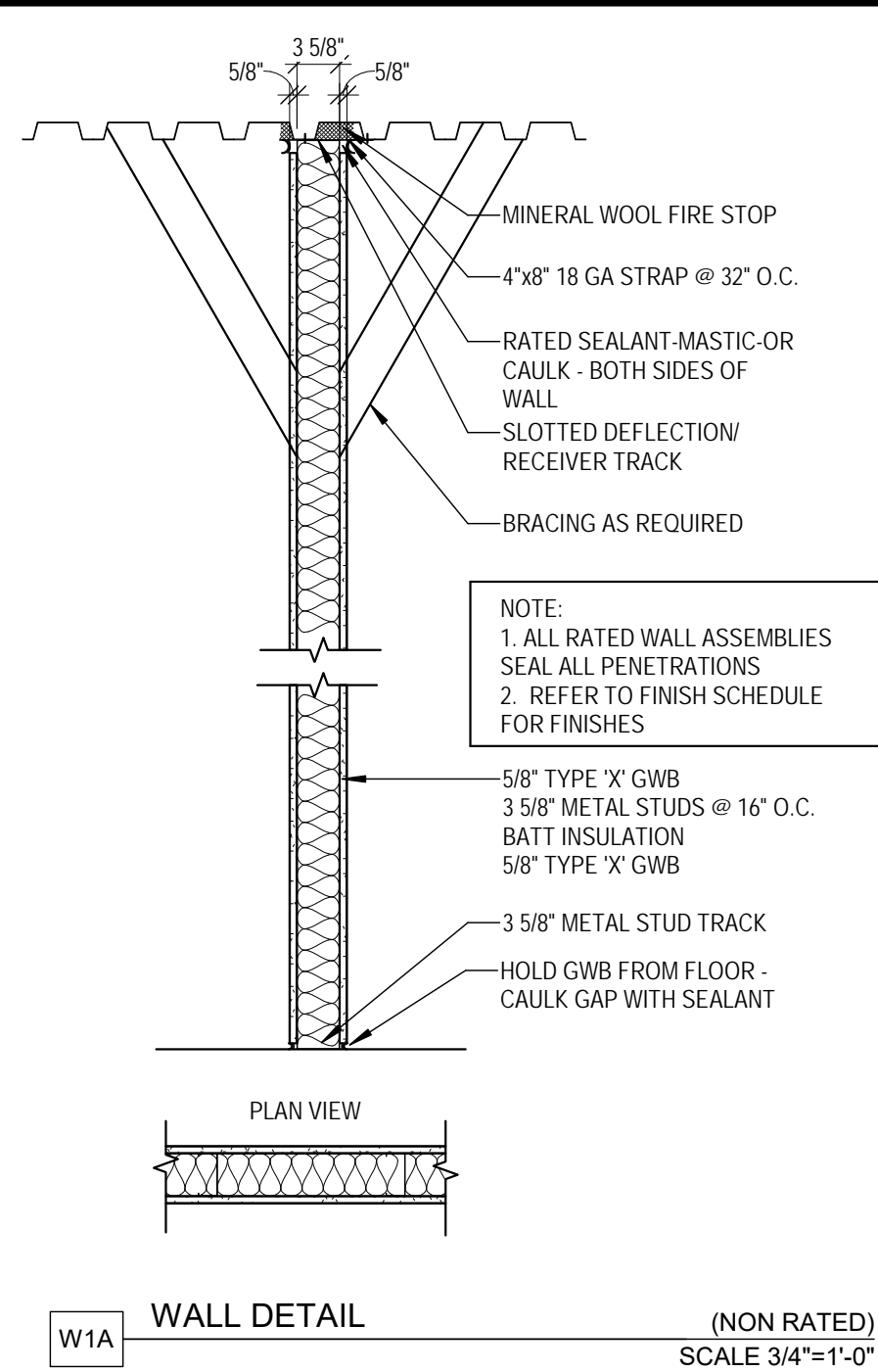
REVISIONS		
#	DATE	DESCRIPTION

DATE:	01/13/17
PROJECT #:	010416
DRAWN BY:	DLP
CHECKED BY:	SWG
DRAWING SCALE:	As indicated

SHEET TITLE
RESIDENT UNIT -
THIRD & FOURTH
FLOOR PLAN

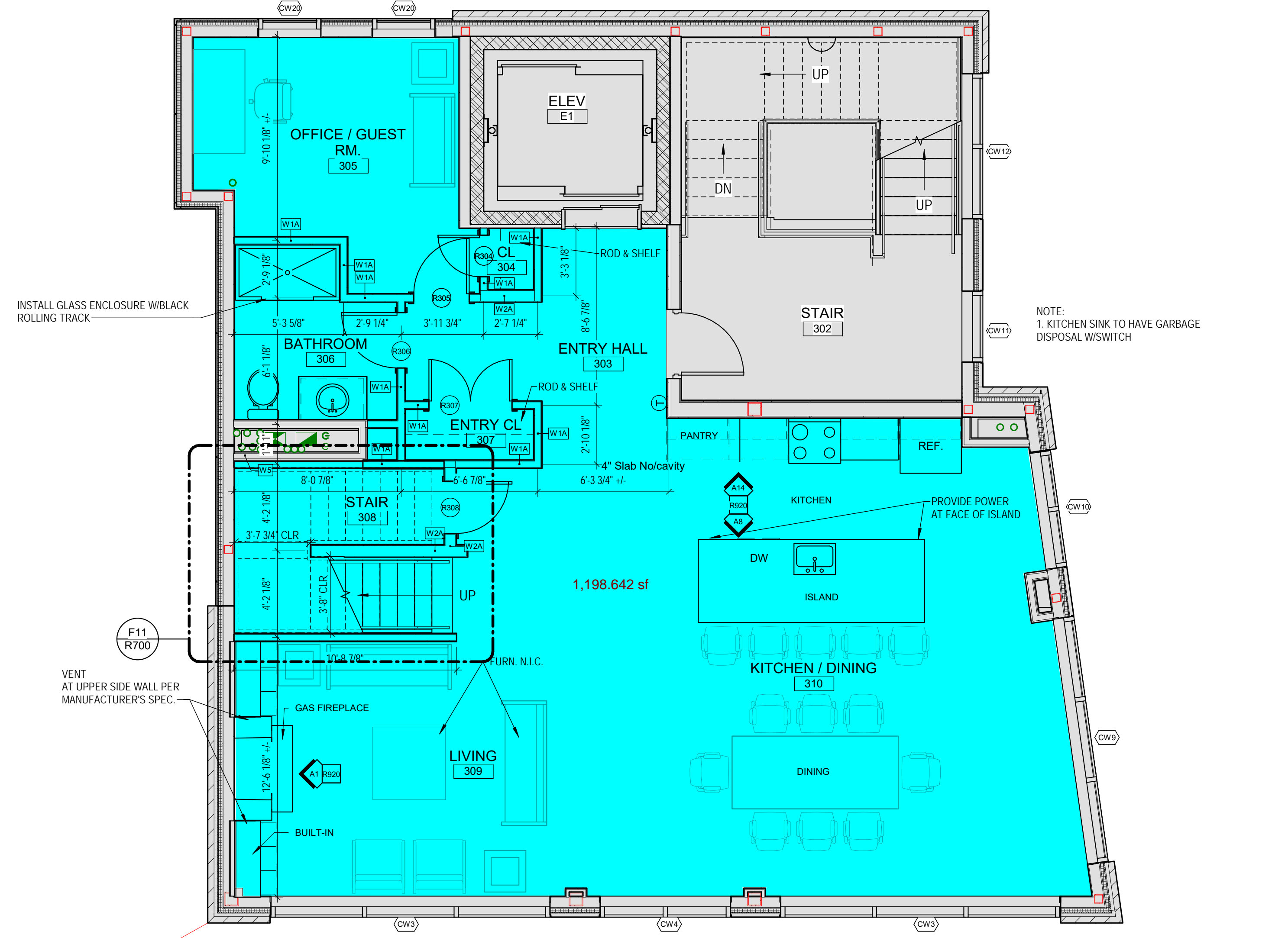
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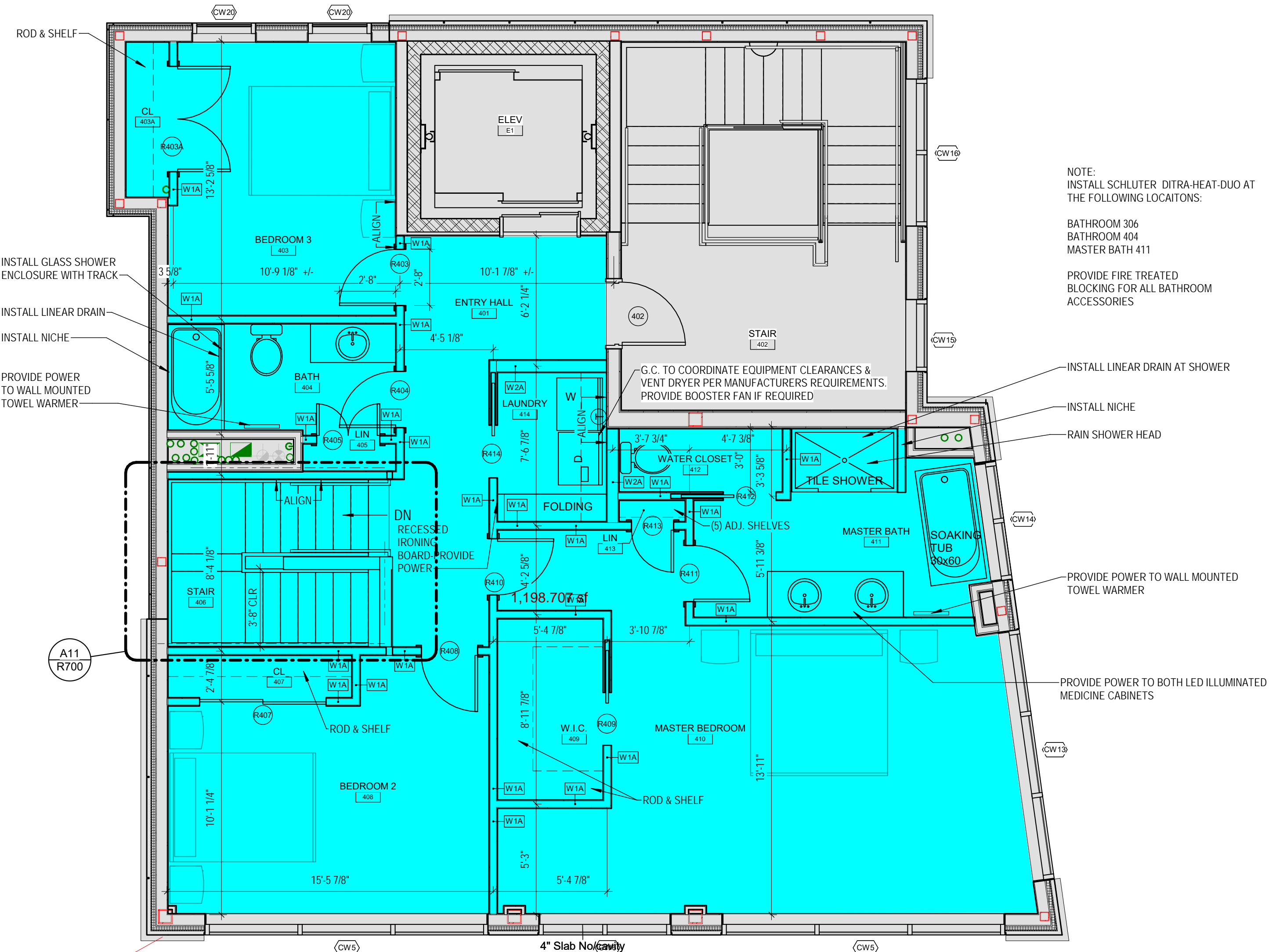


1 W1A
3/4" = 1'-0"

2 W2A
3/4" = 1'-0"

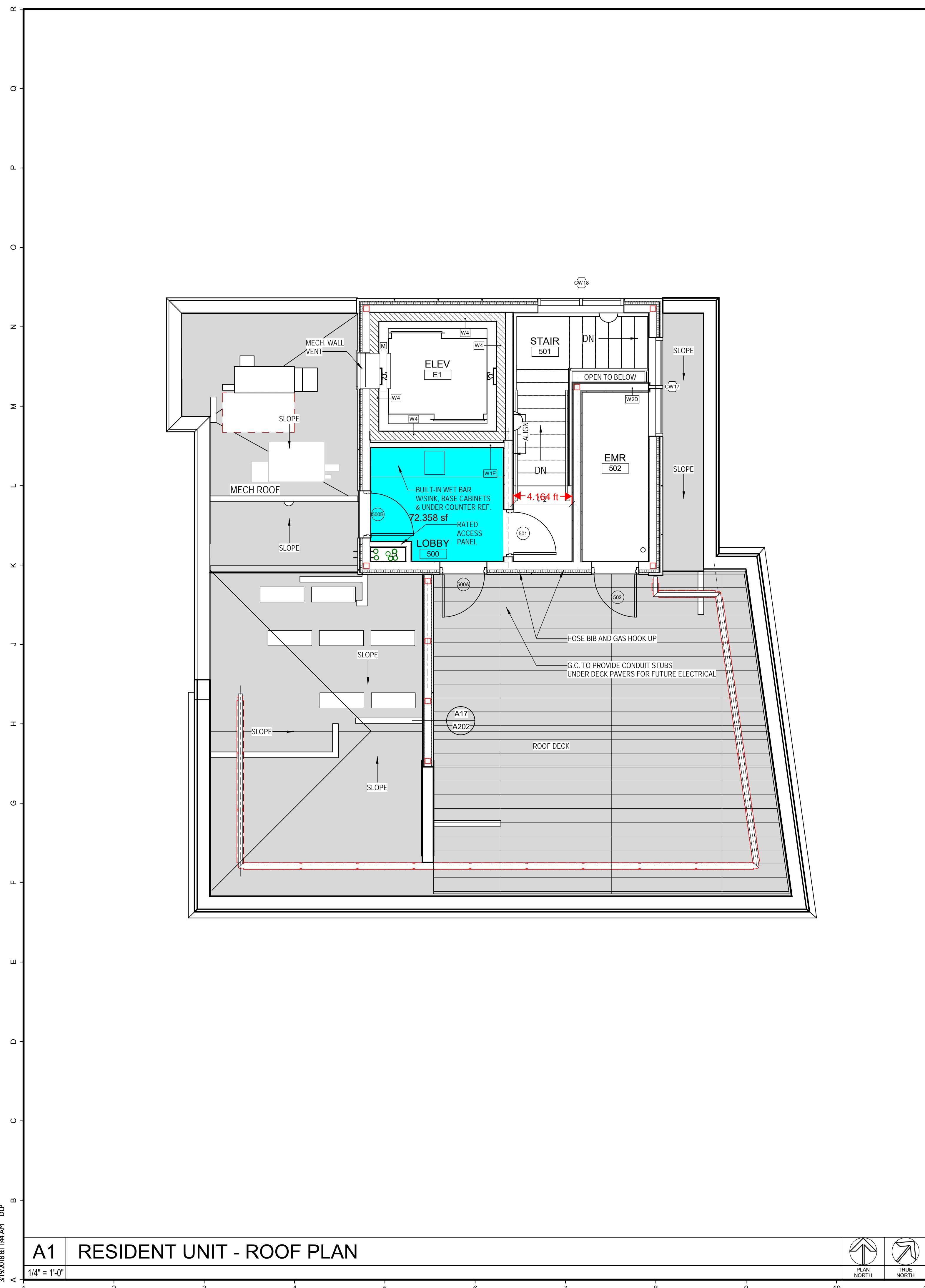


A1 RESIDENT UNIT - THIRD FLOOR PLAN
1/4" = 1'-0"



A11 RESIDENT UNIT - FOURTH FLOOR PLAN
1/4" = 1'-0"

31/02/2018 11:35:41 DLP



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REVISIONS		
#	DATE	DESCRIPTION

DATE:	01/13/17
PROJECT #	010416
DRAWN BY:	DLP
CHECKED BY:	SWG
DRAWING SCALE	1/4" = 1'-0"

SHEET TITLE
RESIDENT UNIT -
ROOF PLAN

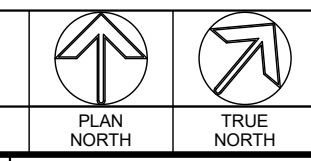
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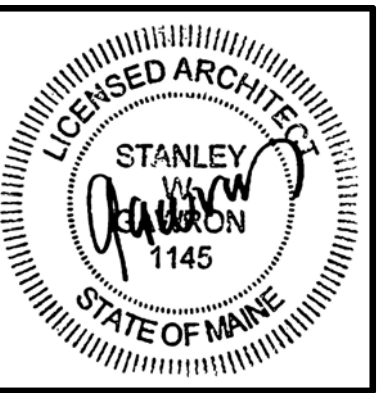
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A1 RESIDENT UNIT - ROOF PLAN

1/4" = 1'-0"





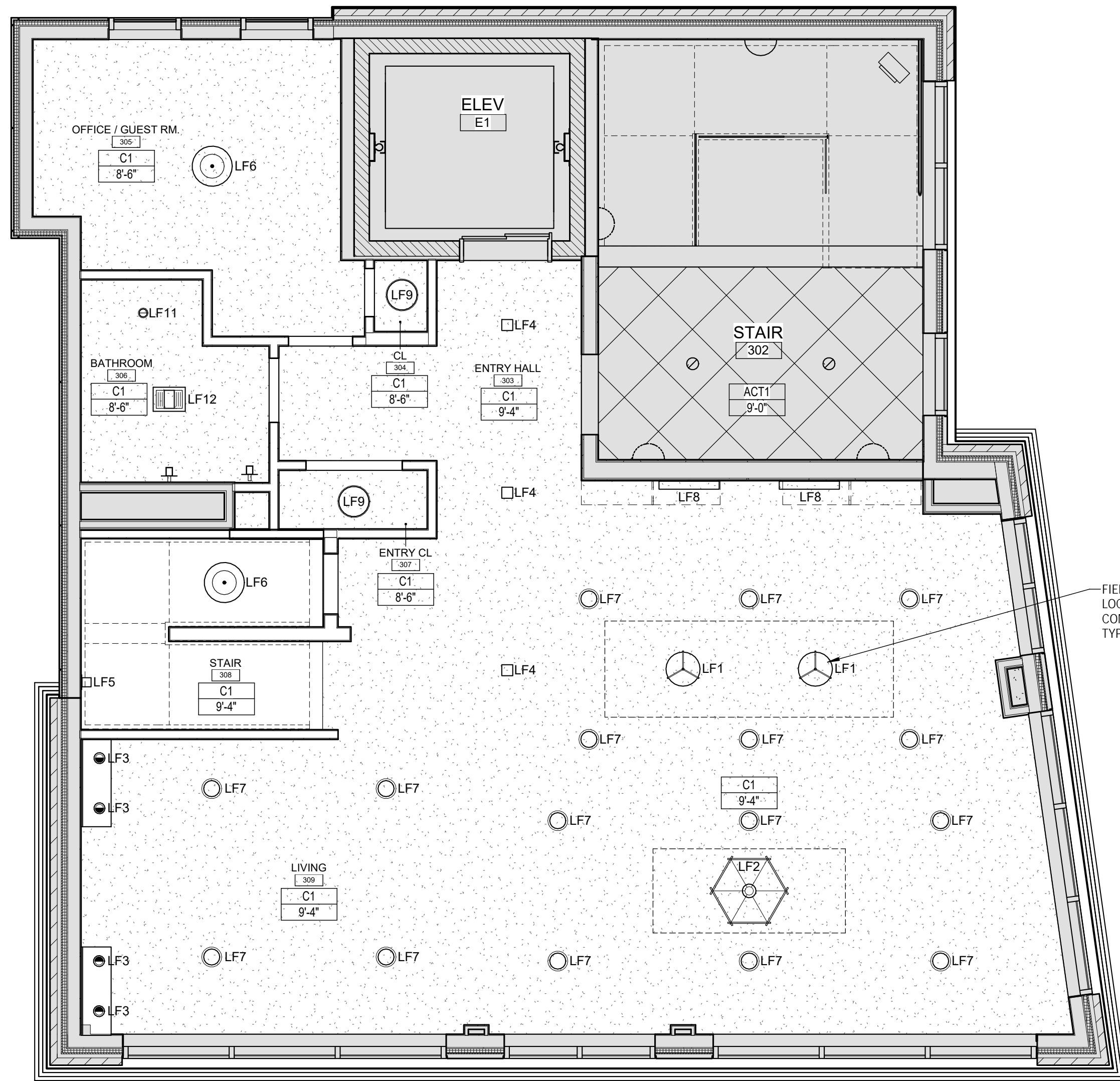
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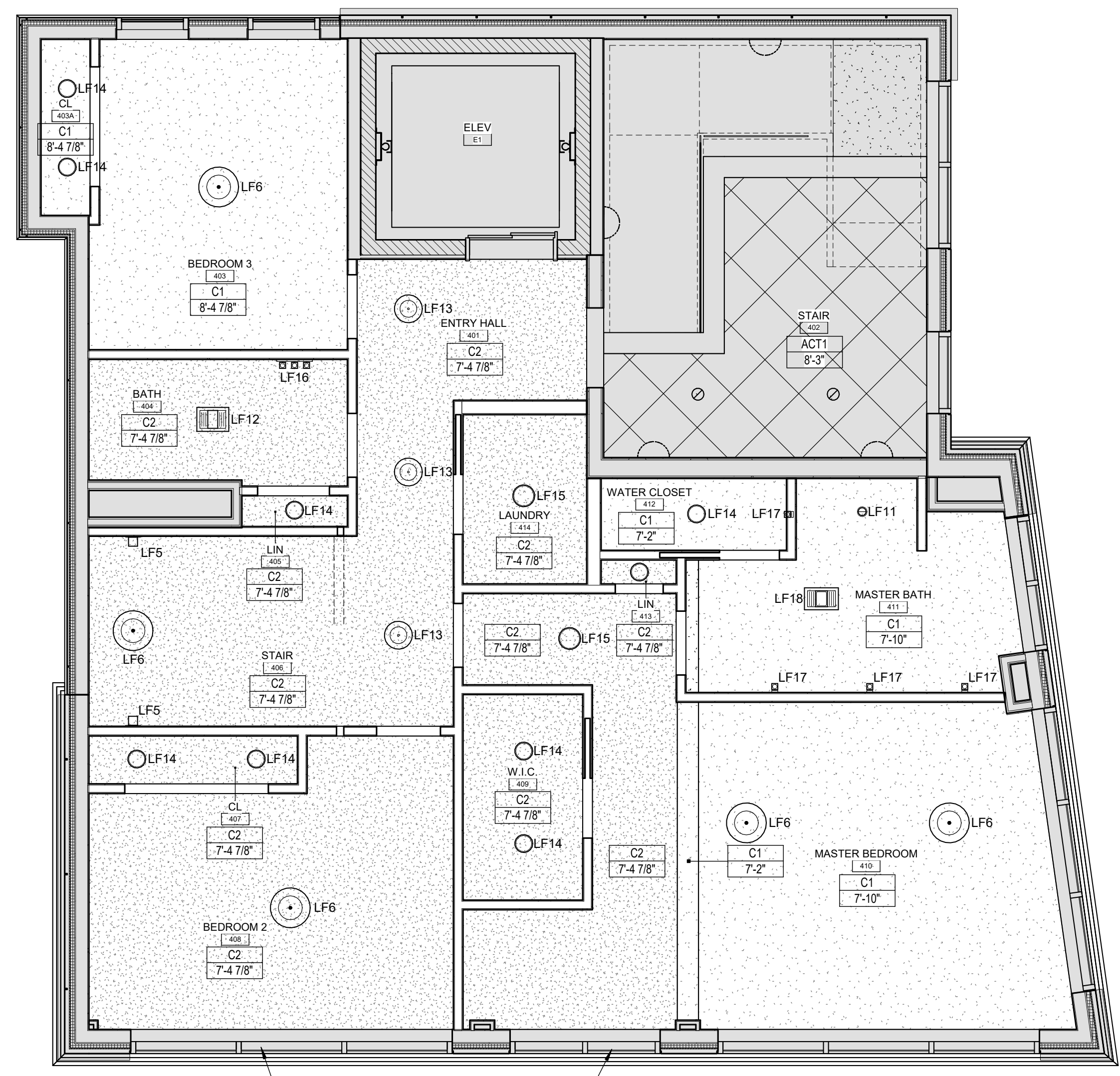


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TOWNHOUSE UNIT
50 India Street
Portland, Maine



FIELD LOCATE EXACT
LOCATION W/INTERIOR DESIGN
CONSULTANT.
TYP. ALL FIXTURES



CEILING BELOW WINDOW HEAD -
PROVIDE WINDOW WELL FROM
WINDOW HEAD TO CEILING

G1 RESIDENT UNIT - 3RD FLOOR RCP

1/4" = 1'-0"

G11 RESIDENT UNIT - 4TH FLOOR RCP

1/4" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION
B	09.29.17	ISSUED FOR CONSTRUCTION

DATE:	01/13/17
PROJECT #	010416
DRAWN BY:	DMR
CHECKED BY:	SWG
DRAWING SCALE	1/4" = 1'-0"

SHEET TITLE

RESIDENT UNIT -
RCP

R301

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A11 REFLECTED CEILING PLAN LEGEND

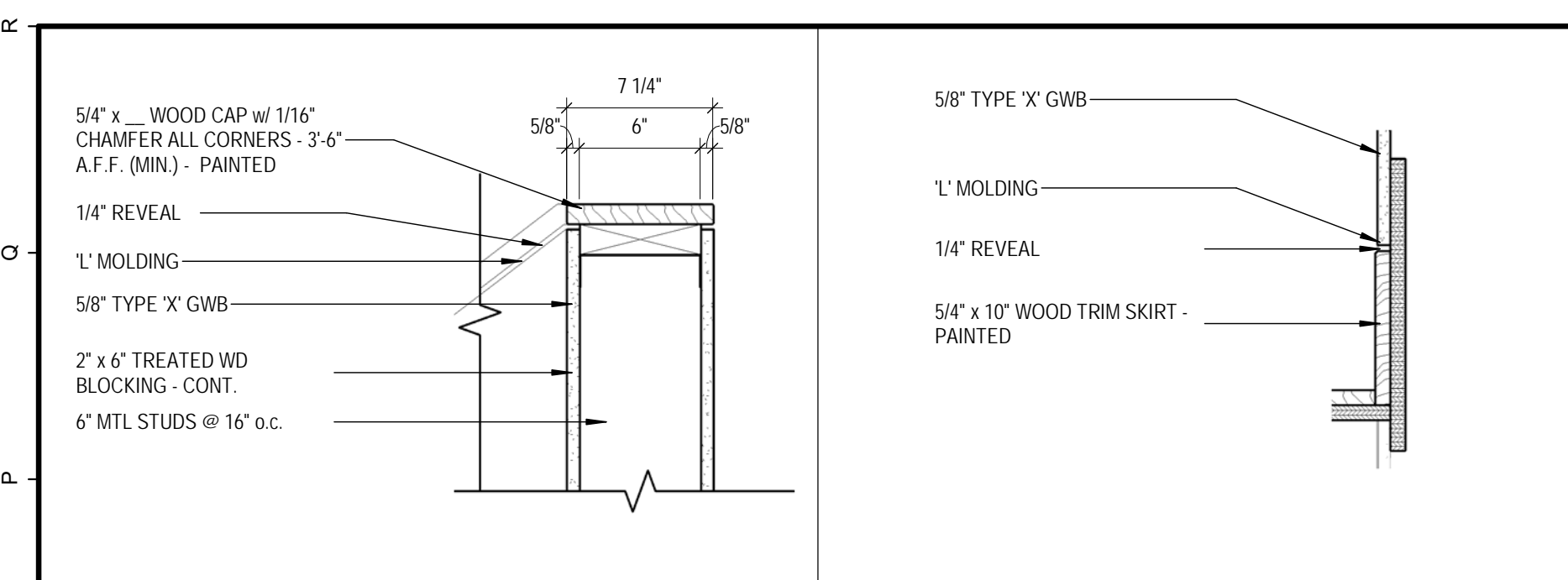
CODE	NAME	MANUFACTURER	SIZE	COLOR	CODE	NAME	MANUFACTURER	SIZE	COLOR
LF1	DELVIN	TECH LIGHTING	19"W x 12"H	WHITE / GOLD	LF10	LYFT	TECH LIGHTING	12"	CHARCOAL / FROSTED DIFFUSER
LF2	METRIC	MODERN FORMS	38" W	GOLD	LF11	RAZOR LED	NDR ELECTRIC	4" ROUND	WHITE
LF3	2" GIMBAL LED	RAZOR	2" ROUND	WHITE	LF12	INTEGRITY - ITC50LED - 50 CFM FAN / DIMMABLE LED LIGHT	BREEZ	-	WHITE
LF4	EXO	TECH LIGHTING	5.2"W x 6.1H	WHITE / GOLD	LF13	MANHATTAN FM-13114-BN	DWELED	14"	WHITE / BRUSHED NICKEL
LF5	CAFE	TECH LIGHTING	4.2"	WALNUT	LF14	SLICE	DWELED	9"	WHITE / CHROME
LF6	MANHATTAN FM-13120-BN	DWELED	20"	WHITE / BRUSHED NICKEL	LF15	SLICE	DWELED	11"	WHITE / CHROME
LF7	RAZOR LED	NDR ELECTRIC	4" ROUND	WHITE	LF16	3 LT VANITY FIXTURE	DAINOLITE	6"H x 19"W	CLEAR / FROSTED GLASS / CHROME
LF8	LINE 2.0	WAC LIGHTING	30"	WHITE / BRUSHED ALUMINUM	LF17	CLOUD	MODERN FORMS	28"	CHROME
LF9	GEOS	DWELED	15"	WHITE	LF18	RADIANCE RAD80L - 80 CFM FAN / LIGHT with HEATER	BREEZ	11" x 17"	WHITE

NOTES:
REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULE.
COORDINATE CEILING SPEAKER LOCATIONS AND ALL SMARTHOME TECHNOLOGY WITH VENDOR PROPOSAL
COORDINATE SPRINKLER HEAD LOCATION W/LIGHTING HVAC LAYOUT

CEILING TYPE - C1: 5/8" TYPE "C" GYPSUM BOARD w/ HAT CHANNELS at BOTTOM OF STEEL JOISTS - REFER TO #B 09.29.17 ISSUED FOR CONSTRUCTION DOCUMENTS
NOTE: PROVIDE 5/8" TYPE "C" MR GWB at ALL CEILINGS IN WET ROOMS

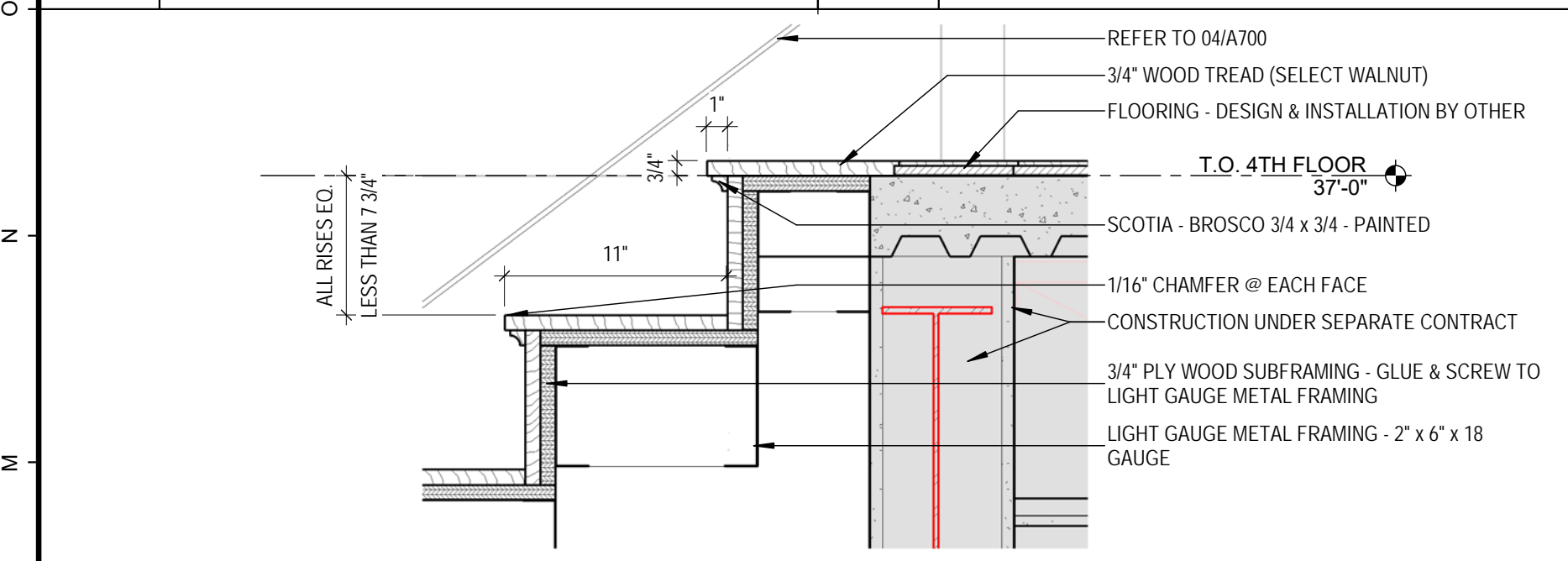
CEILING TYPE - C2: 5/8" TYPE "C" GYPSUM BOARD w/ HAT CHANNELS at BOTTOM OF STEEL JOISTS - REFER TO #B 09.29.17 ISSUED FOR CONSTRUCTION DOCUMENTS
NOTE: PROVIDE 5/8" TYPE "C" MR GWB at ALL CEILINGS IN WET ROOMS

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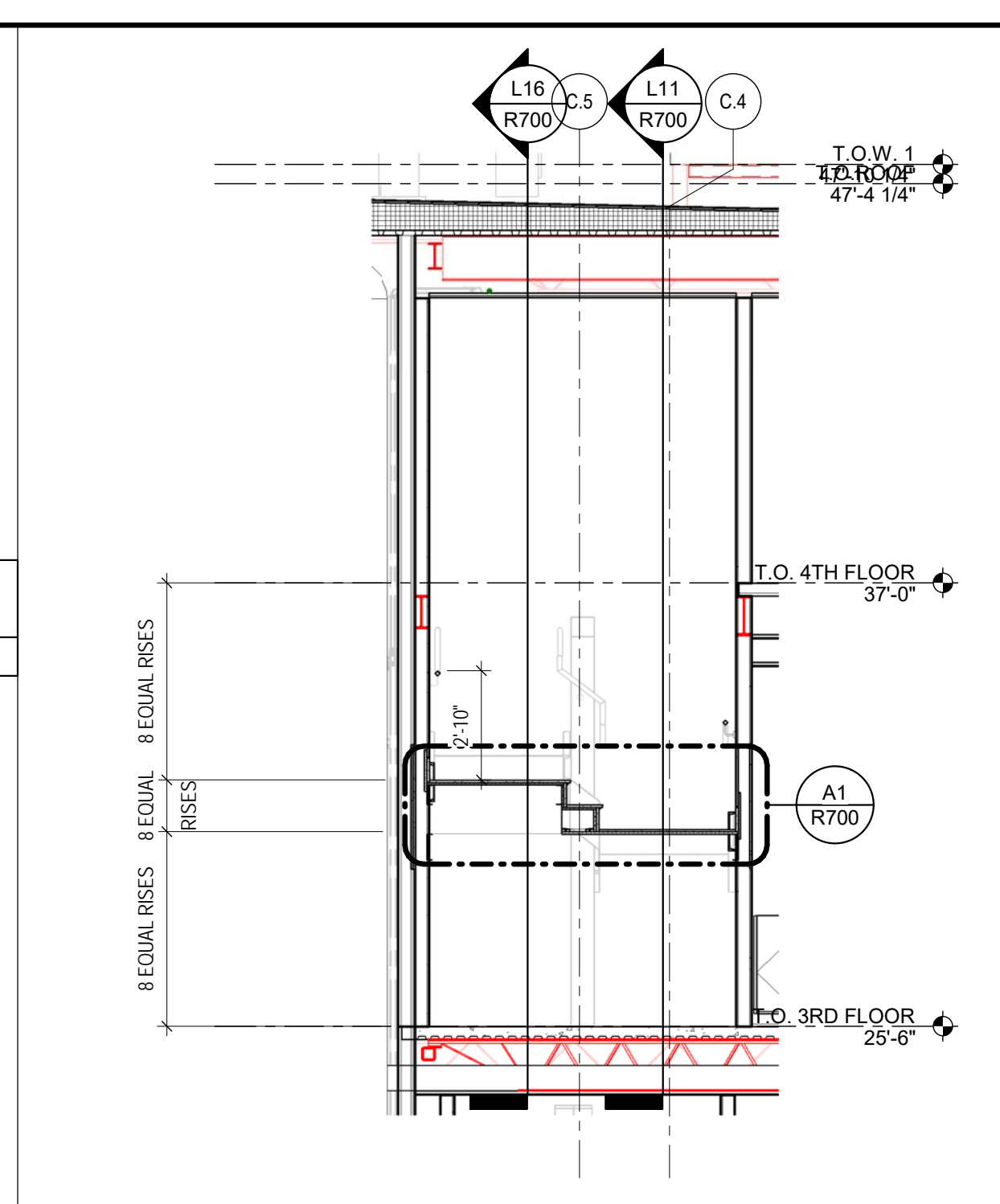


O1 STAIR WALL CAP
1 1/2" = 1'-0"

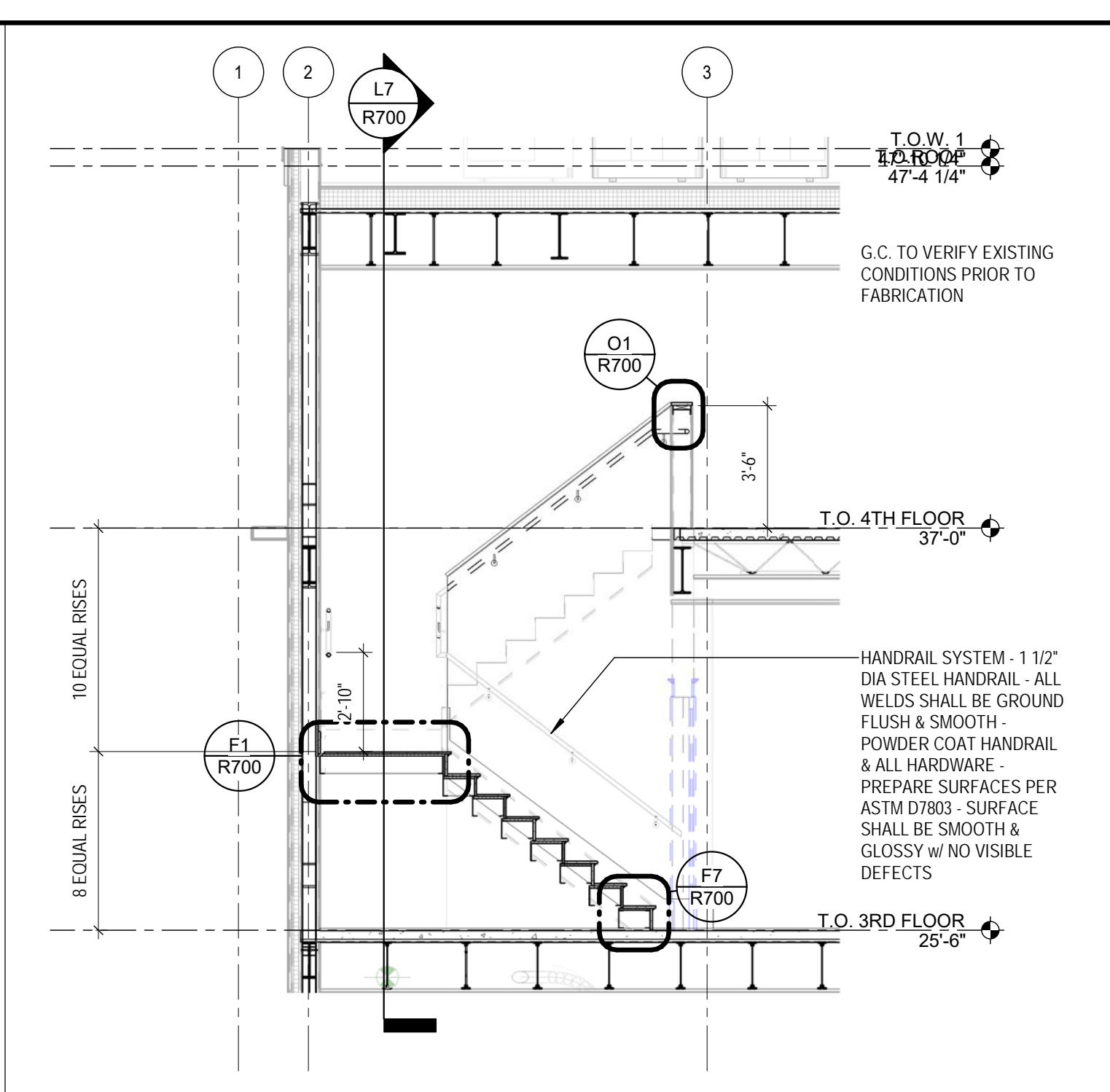
O4 STAIR SKIRT
1 1/2" = 1'-0"



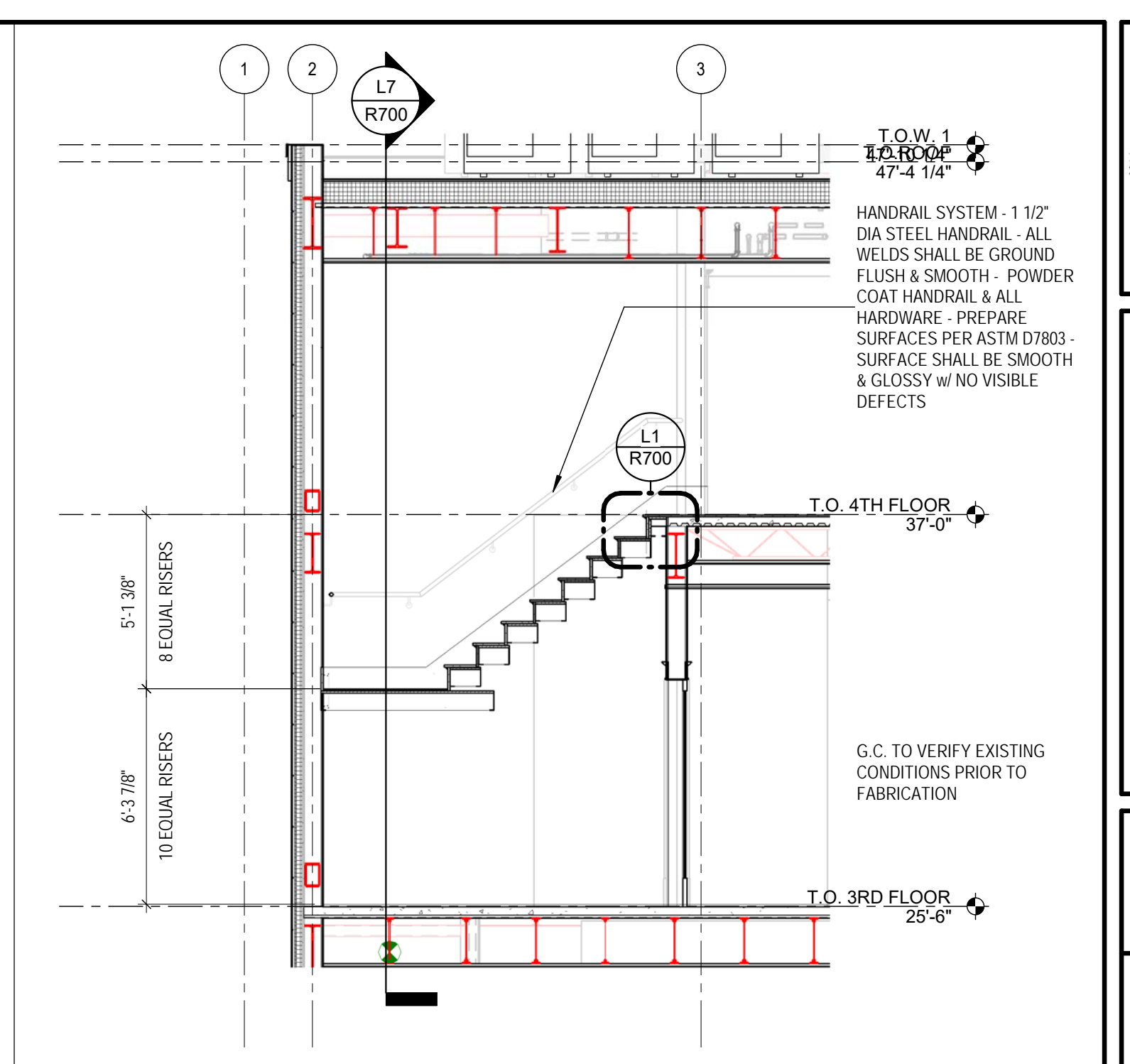
L1 SECTION DETAIL - RESIDENCE STAIR - 3
1 1/2" = 1'-0"



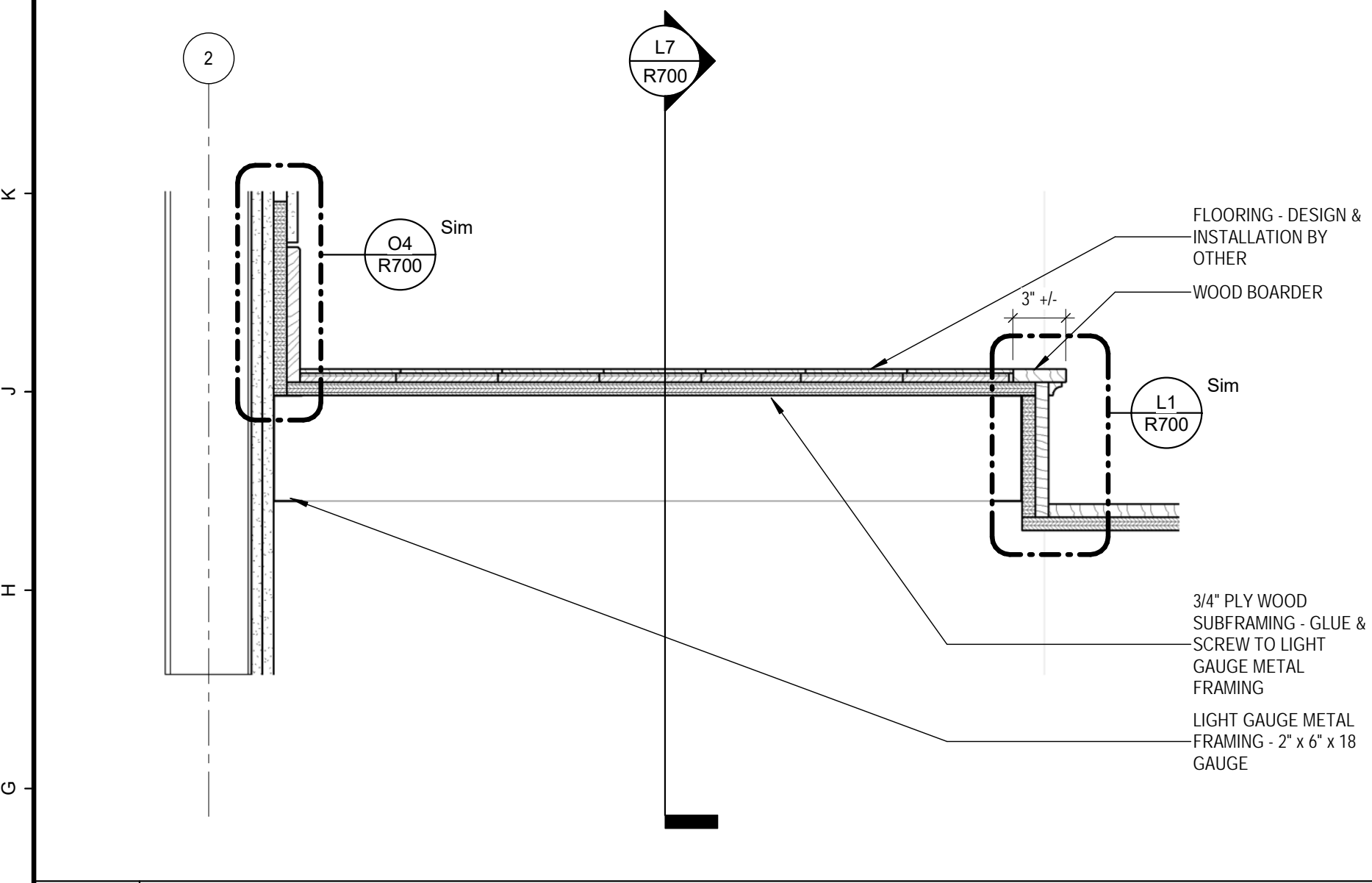
L7 RESIDENCE STAIR - 3
1/4" = 1'-0"



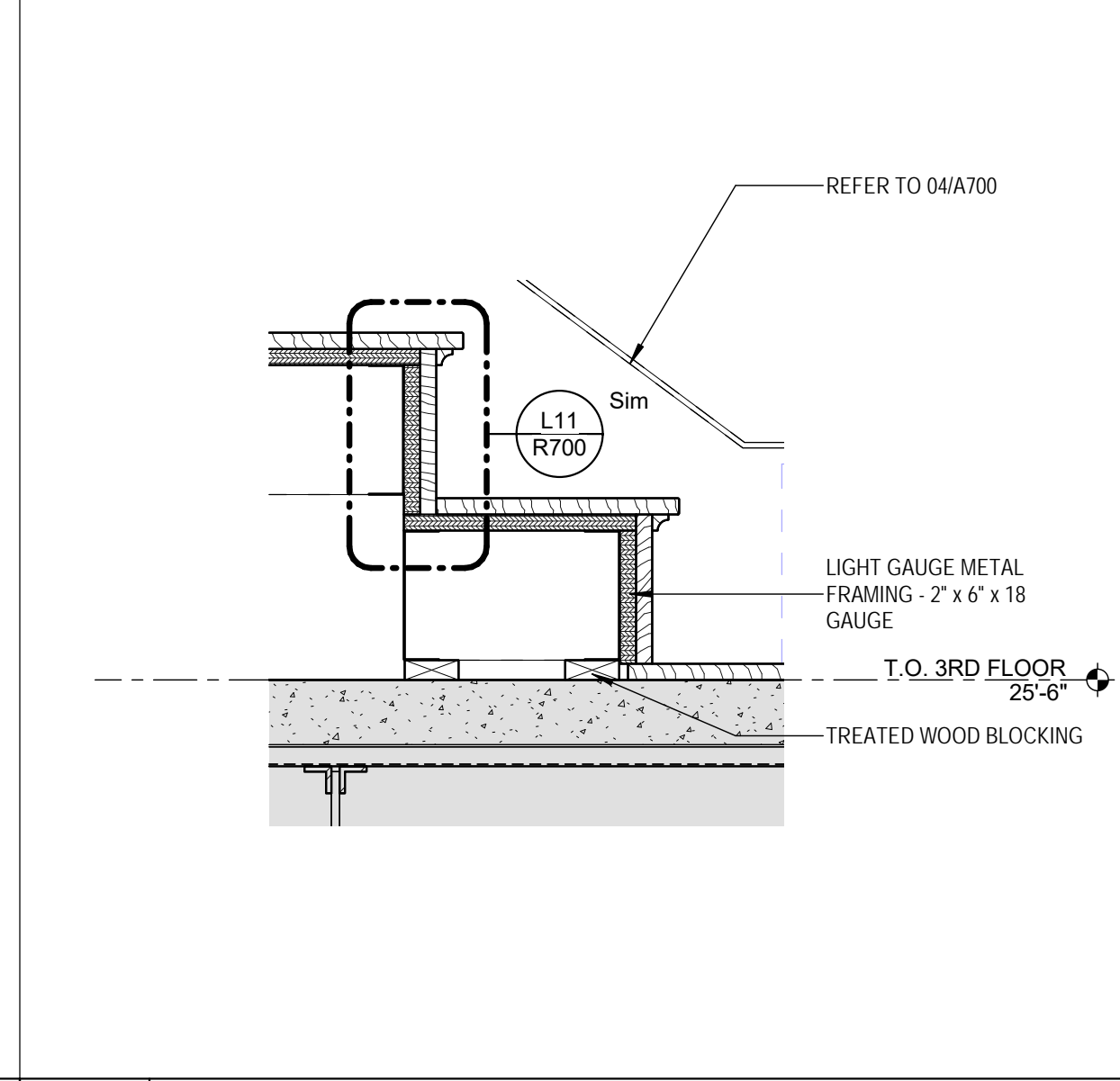
L11 SECTION @ RESIDENCE STAIR - 1
1/4" = 1'-0"



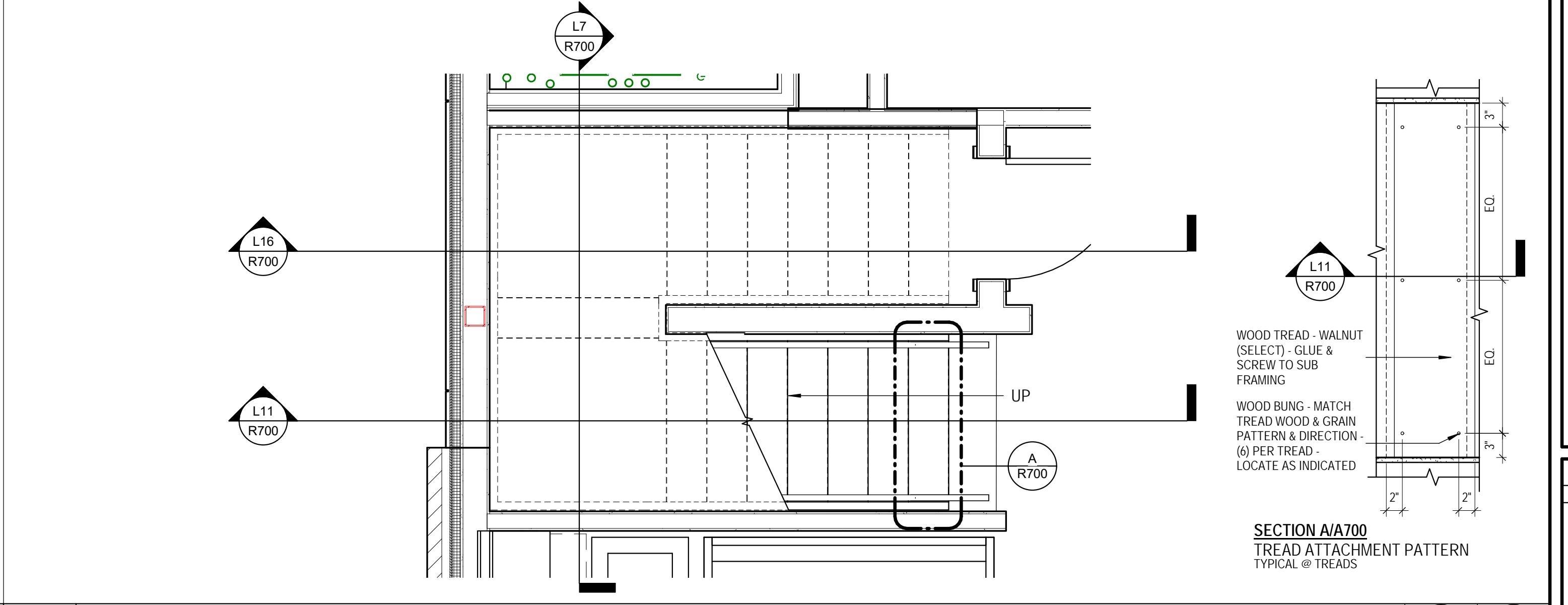
L16 SECTION @ RESIDENCE STAIR - 2
1/4" = 1'-0"



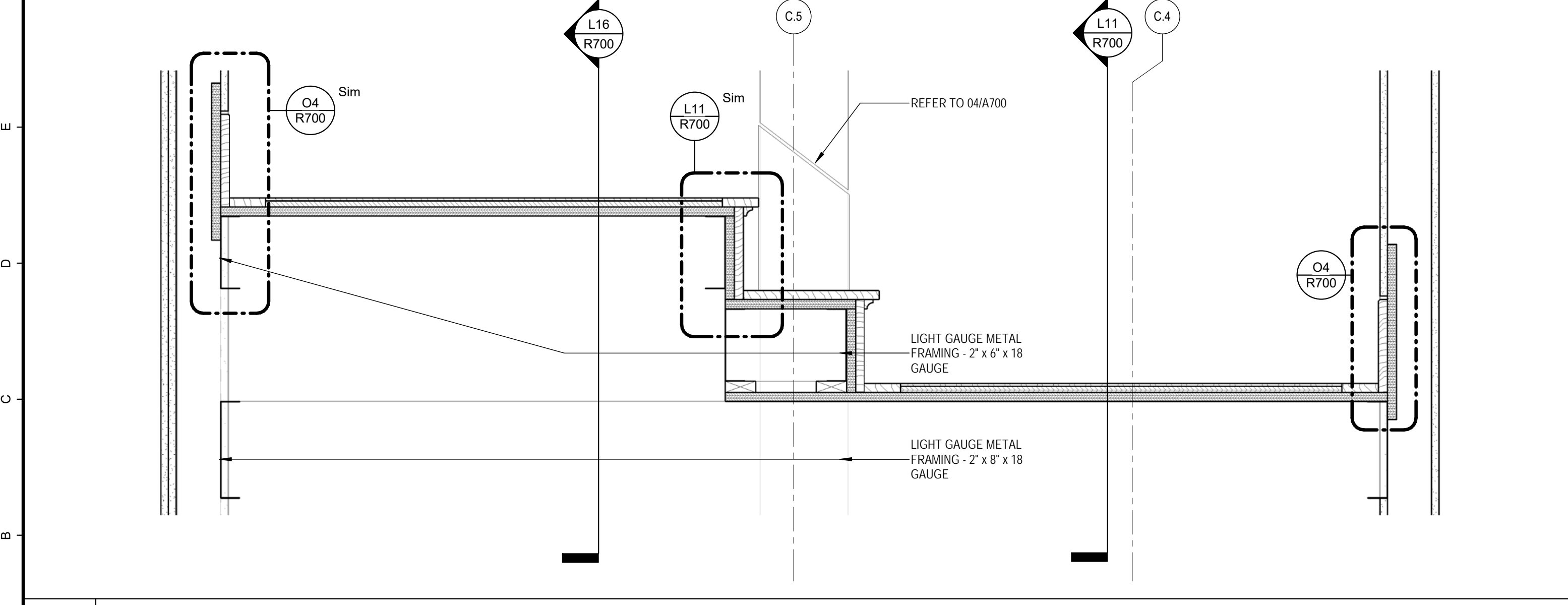
F1 SECTION DETAIL - RESIDENCE STAIR - 2
1 1/2" = 1'-0"



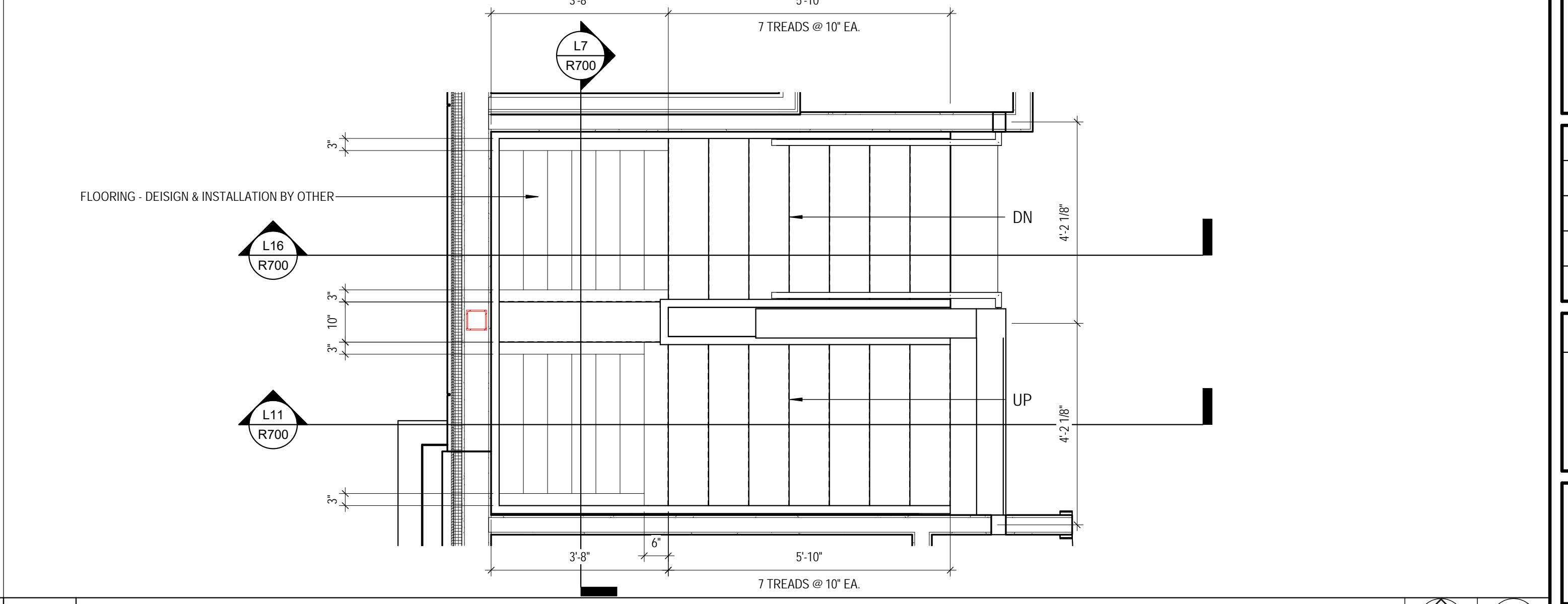
F7 SECT. DETAIL - RES. STAIR - 1
1 1/2" = 1'-0"



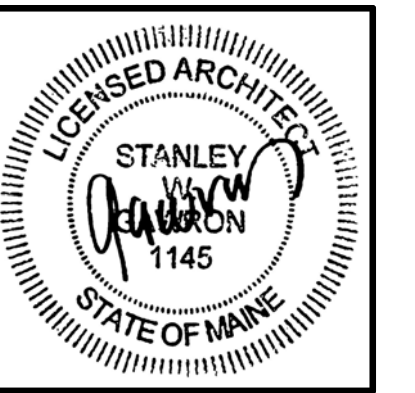
F11 RESIDENT UNIT - THIRD FLOOR PARTIAL PLAN
1/2" = 1'-0"



A1 SECTION DETAIL - RESIDENCE STAIR - 4
1 1/2" = 1'-0"



A11 RESIDENT UNIT - FOURTH FLOOR PARTIAL PLAN
1/2" = 1'-0"



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04-23-2018

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REVISIONS		
#	DATE	DESCRIPTION

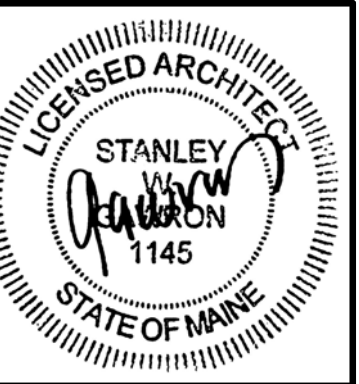
DATE:	03/02/18
PROJECT #:	010416
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CHECKED BY:	SWG
DRAWING SCALE:	As indicated

SHEET TITLE
RESIDENCE STAIR

R700

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DATE: 02/22/18

PROJECT #: 010416

DRAWN BY: Author

CHECKED BY: Checker

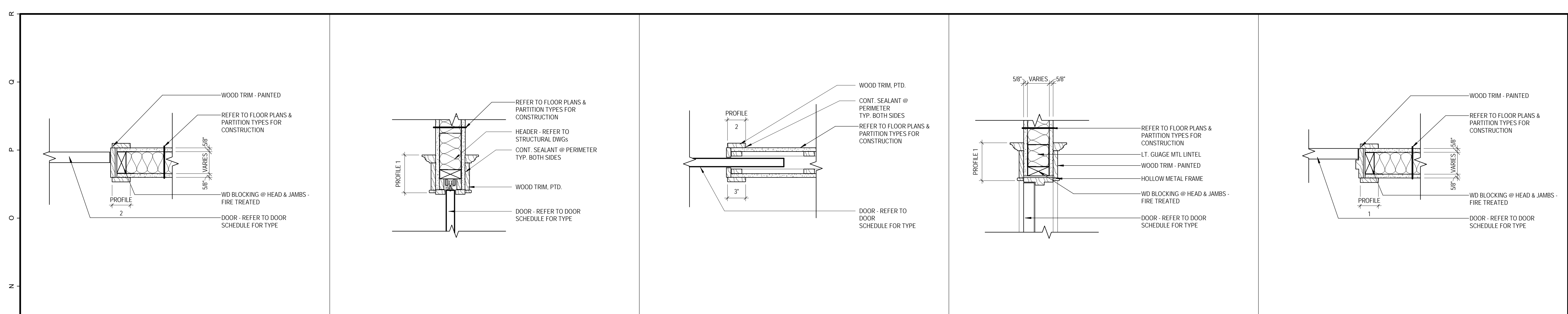
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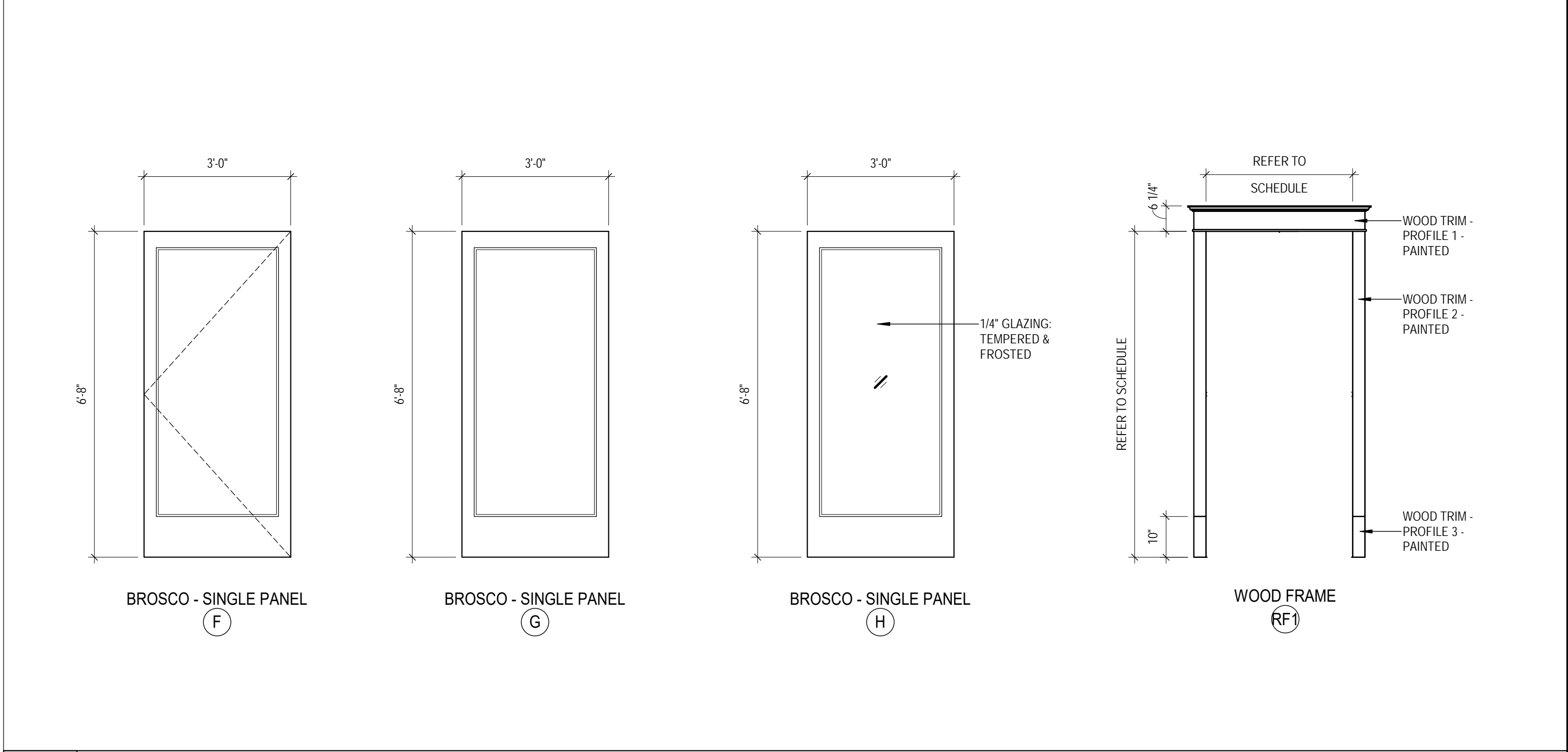
DOOR SCHEDULE &
DOOR DETAILS

R800

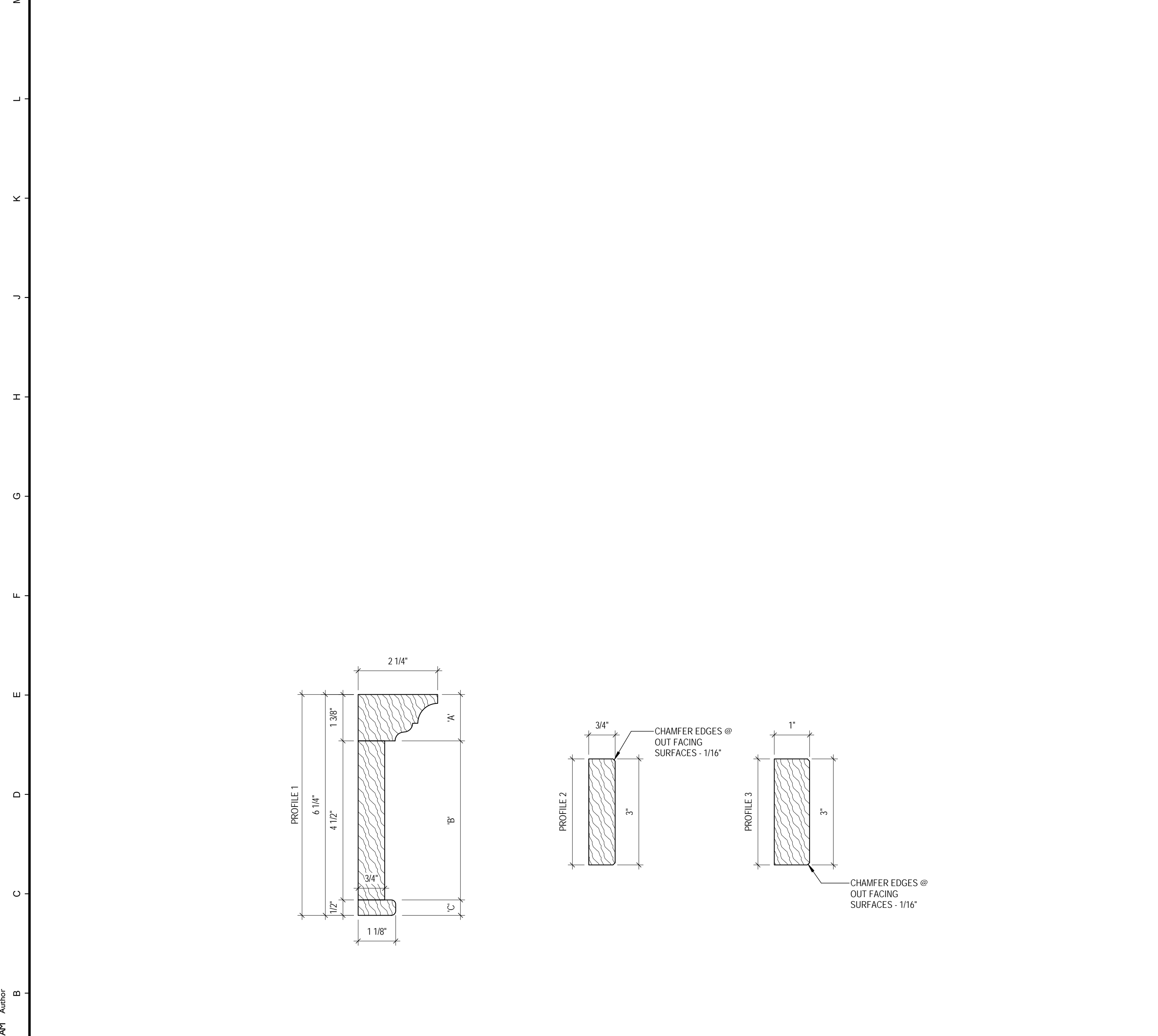
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M1 DOOR DETAIL - JAMB - SLIDER 1/2" = 1'-0"
M5 DOOR DETAIL - HEAD - POCKET 1/2" = 1'-0"
M9 DOOR DETAIL - JAMB - POCKET 1/2" = 1'-0"
M13 DOOR DETAIL - HEAD 1/2" = 1'-0"
M17 DOOR DETAIL - JAMB 1/2" = 1'-0"



F11 DOOR & FRAME TYPES

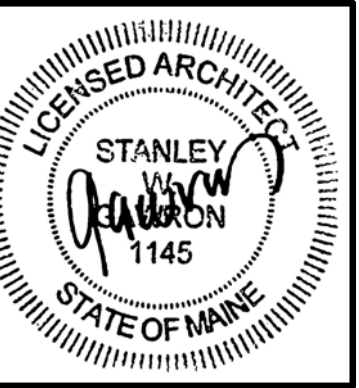


A1 TRIM PROFILES 6" = 1'-0"

DOOR SCHEDULE														DOOR SCHEDULE ABBREVIATIONS							
DOOR														FRAME				SILL CONDITIONS			
NO	TYPE	WIDTH	HGT.	THICKNESS	MAT.	FINISH	REMARKS	TYPE	MAT.	HEAD	JAMB	FINISH	REMARKS	MAT.	SILL	HEIGHT	RATING				
T.O. 3RD FLOOR																					
R304	F	2'-0"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R305	F	2'-8"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT	DOOR R308 SIMILAR								
R306	F	2'-8"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R307	F	4'-0"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
T.O. 4TH FLOOR																					
R403	F	2'-8"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R403A	F	5'-0"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R404	F	2'-8"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R405	F	3'-0"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R407	F	6'-0"	6'-8"	0'-1 3/8"	WD	PAINT		RF1	WD	M5/R800	M1/R800	PAINT									
R408	F	2'-8"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R409	H	2'-6"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M5/R800	M9/R800	PAINT									
R410	F	2'-8"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R411	F	2'-8"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R412	G	2'-6"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M5/R800	M9/R800	PAINT									
R413	F	2'-0"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M13/R800	M17/R800	PAINT									
R414	H	2'-6"	6'-8"	0'-1 1/2"	WD	PAINT		RF1	WD	M5/R800	M9/R800	PAINT									

A11 DOOR SCHEDULE

31/02/2018 8:12:26 AM Author



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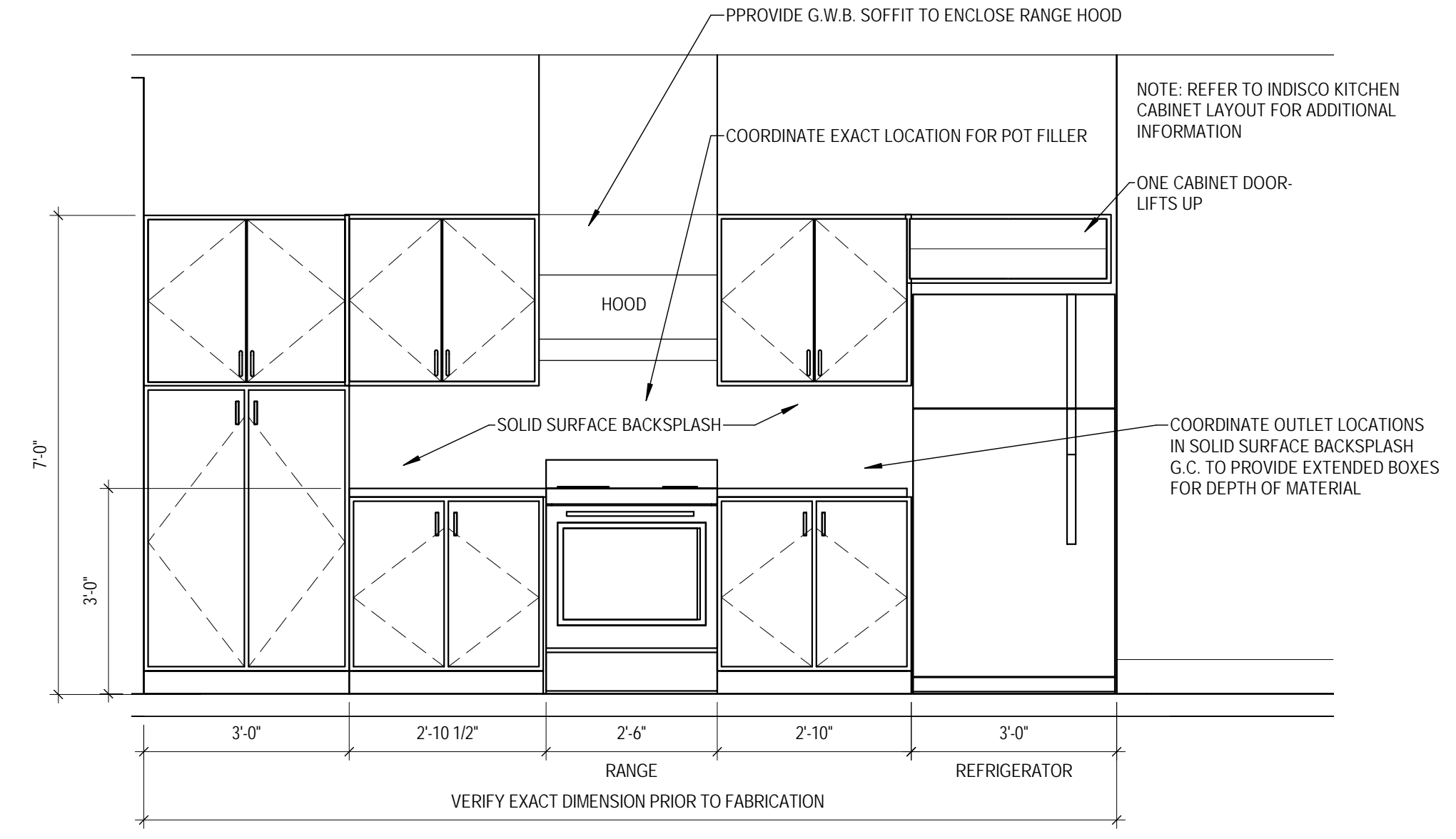
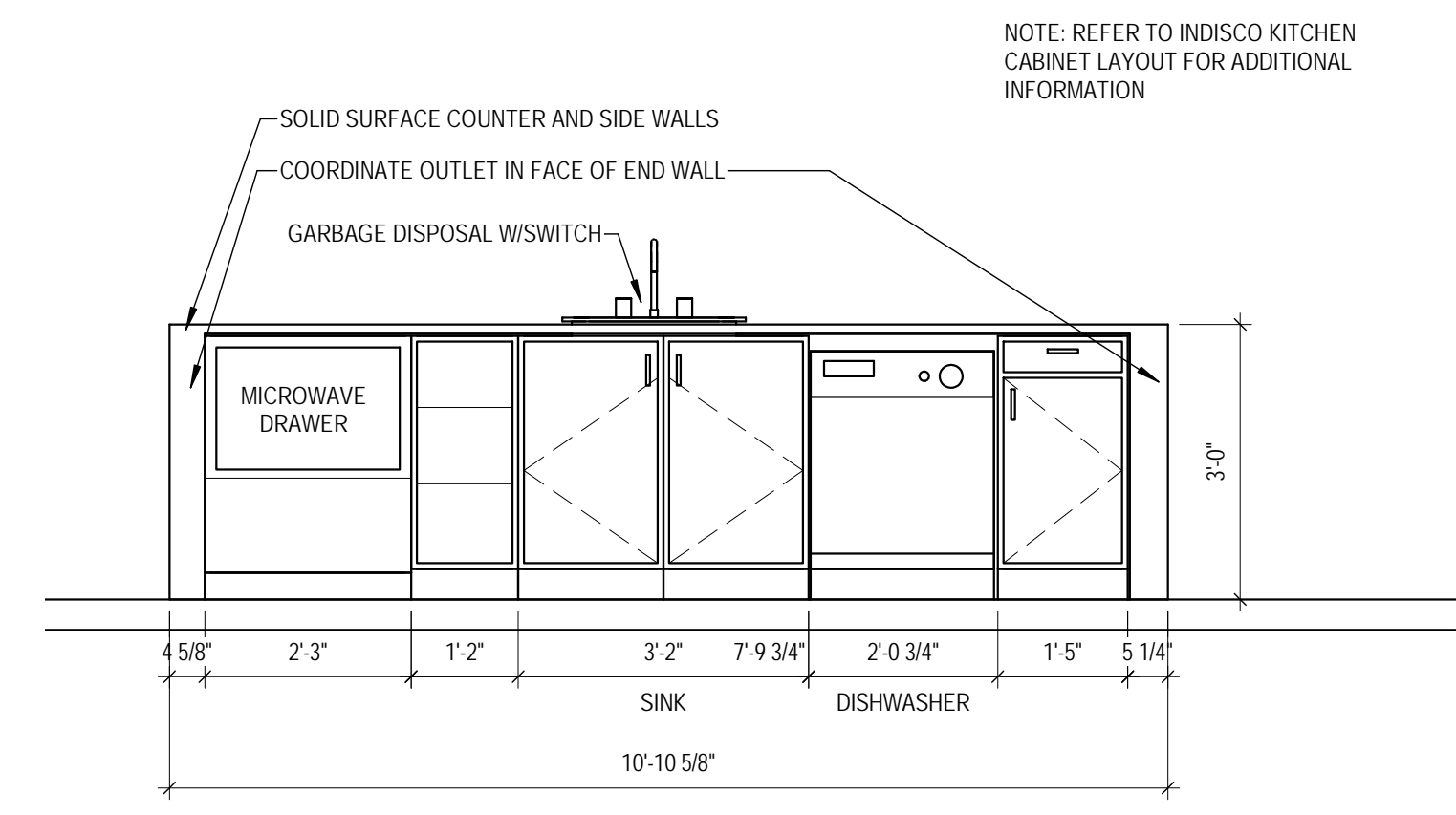
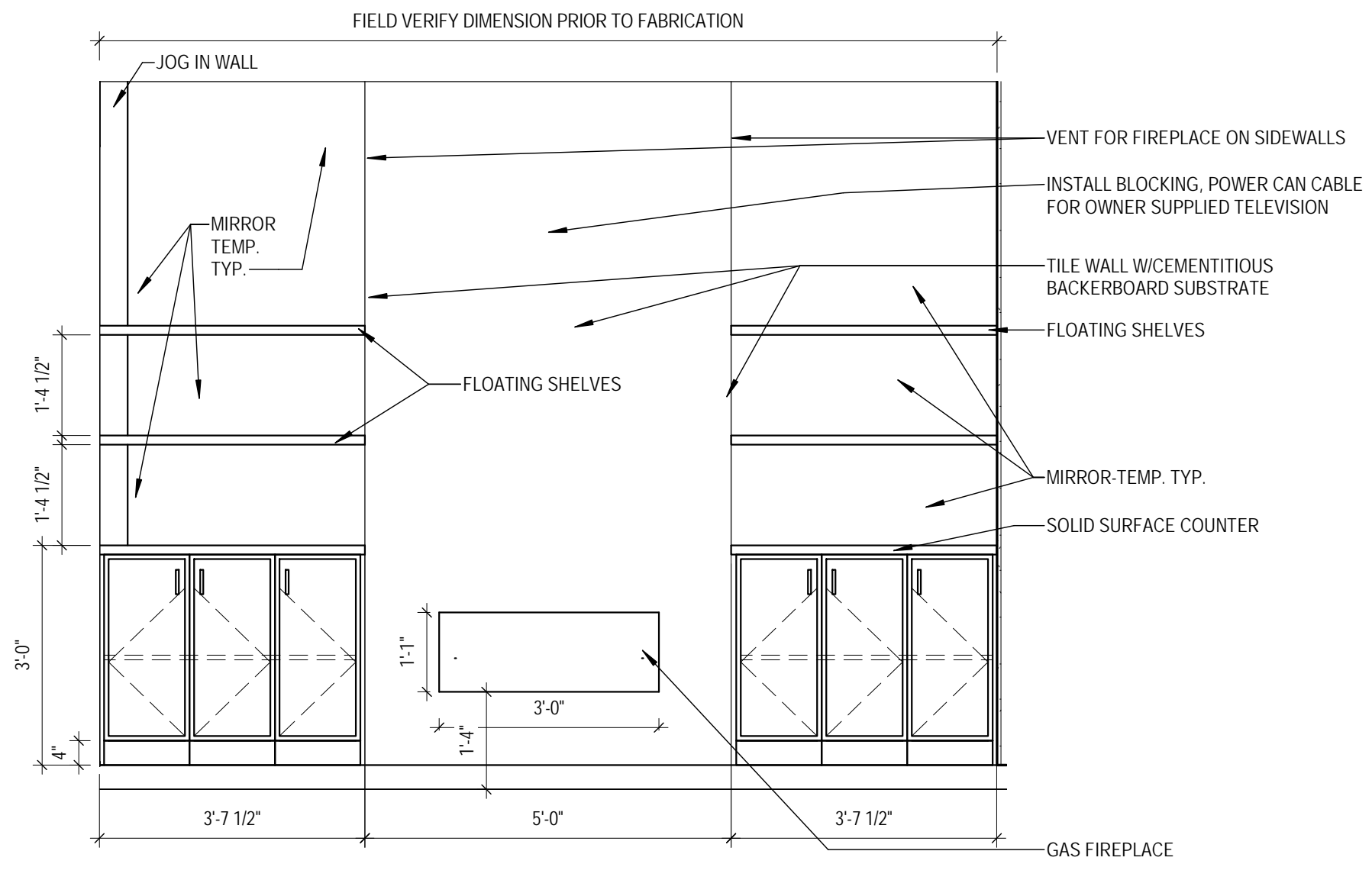
DATE:	01/13/17
PROJECT #:	010416
DRAWN BY:	RR
CHECKED BY:	DLP
DRAWING SCALE:	1/2" = 1'-0"

SHEET TITLE
RESIDENT UNIT -
INTERIOR
ELEVATIONS

R920

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GENERAL NOTE: REFER TO GALLAGHER INTERIOR PRESENTATION DRAWINGS FOR DESIGN INTENT AND APPLIANCES



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A1 FIREPLACE ELEVATION
1/2" = 1'-0"

A8 KITCHEN ISLAND ELEVATION
1/2" = 1'-0"

A14 KITCHEN ELEVATION
1/2" = 1'-0"

INTERIOR FINISH LEGEND

010416

CPORT RESIDENTIAL UNIT

NOTE ALL FINISHES PROVIDED BY GALLAGHER INTERIORS

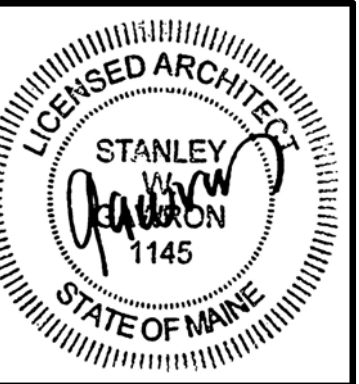
ABBREVIATIONS

C	CARPET	SYD	SQUARE YARD(S)
G	GROUT	T	TILE
N/A	NOT APPLICABLE	TBS	TO BE SELECTED
P	PAINT	VCB	VINYL COVE BASE
PL	PLASTIC LAMINATE	VCT	VINYL COMPOSITION
R	RESILIENT RUBBER/RUBBER TREAD	CAB	CABINETS
SC	SEALED CONCRETE	M	MIRROR
EM	ENTRY MAT	TB	TILE BASE
SS	SOLID SURFACE/NATURAL STONE	WD	WOOD
WP	WALLCOVERING	WT	WOOD TRIM

CA1	UNSANDED CAULK	LATICRETE	-	SMOKE	UNSANDED CAULK	3RD FL BATH/4TH FL BATH
CA2	UNSANDED CAULK	MAPEI	-	FROST	UNSANDED CAULK	4TH FL BATH
D1	DOOR	BROSCO	ZZ_IDSO_123284	2668 PR-11S 1-PANEL SHAKER, PFJ 4 5/8" DRJ	NO CASING APPLIED, CHROME BALL BEARING HINGES	3RD FL/4TH FL
D2	DOOR	BROSCO	ZZ_IDSO_123285	2068 PR-11S 1-PANEL SHAKER, PFJ 4 5/8" DRJ	NO CASING APPLIED, CHROME BALL BEARING HINGES	3RD FL/4TH FL
D3	DOOR	BROSCO	ZZ_IDSO_123286	3068 MR/MRS DBL DOOR PR-11S 1-PANEL SHAKER	PFJ 4 5/8" DRJ NO CASING, CHROME BALL BEARING HINGES	3RD FL/4TH FL
D4	DOOR	BROSCO	ZZ_IDSO_123288	4068 MR/MRS DBL DOOR PR-11S 1-PANEL SHAKER	PFJ 4 5/8" DRJ NO CASING, CHROME BALL BEARING HINGES	3RD FLOOR
D5	DOOR	BROSCO	ZZ_IDSO_123290	3068 PR-11S 1-PANEL SHAKER	SLAB ONLY	4TH FLOOR
D6	DOOR	BROSCO	ZZ_IDSO_123291	2668 PR-11S 1-PANEL SHAKER	SLAB ONLY	4TH FLOOR
D7	DOOR	BROSCO	ZZ_IDSO_123292	2068 PR-11S 1-PANEL SHAKER	SLAB ONLY	3RD FL/4TH FL
D8	DOOR	BROSCO	ZZ	FROSTED GLASS DOOR	GLASS	4TH FL BATH
DR1	DRAIN	PROLINE	PROLINE OFFSET DRAIN BODY		N/A	3RD/MASTER BATH
DR2	DRAIN	PROLINE	PROLINE DRAIN COVER		BRUSHED STAINLESS	3RD/MASTER BATH
G1	GROUT	TEC	POWER GROUT	SMOKE #25		3RD FL BATH FLOOR
G2	GROUT	TEC	POWER GROUT	SMOKE #10		3RD FL BATH SHOWER WALL
G3	GROUT	TEC	POWER GROUT	STERLING #25		MASTER BATH
G4	GROUT	TEC	POWER GROUT	STERLING #10		MASTER BATH SHOWER SIDE WALLS
G5	GROUT	TEC	POWER GROUT	BRIGHT WHITE #25		MASTER BATH SHOWER ACCENT WALL
G6	GROUT	TEC	POWER GROUT	DOVE GRAY #25		FIRE PLACE SURROUND
G7	GROUT	TEC	POWER GROUT	SABLE #25		TILE WALL ROOFTOP
L1	DOOR LEVER	EMTEK	ZZ_HSO_59004	ARGOS LEVER W/MODERN RECTANGLE ROSETTE - CHROME FINISH	PASSAGE LOCK	3RD FL/4TH FL
L2	DOOR LEVER	EMTEK	ZZ_HSO_59005	ARGOS LEVER W/MODERN RECTANGLE ROSETTE - CHROME FINISH	PRIVACY LOCK	3RD FL/4TH FL
L3	DOOR LEVER	EMTEK	ZZ_HSO_59006	ARGOS LEVER W/MODERN RECTANGLE ROSETTE - CHROME FINISH	DUMMY (PAIR)	3RD FL/4TH FL
L4	DOOR LEVER	EMTEK	ZZ_HSO_59007	FLUSH PULL MODERN RECTANGLE 6" - CHROME FINISH		3RD FL/4TH FL
L5	DOOR LEVER	EMTEK	ZZ_HSO_59017	FLUSH PULL MODERN RECTANGLE 6" - CHROME FINISH	PASSAGE LOCK	3RD FL/4TH FL
L6	DOOR LEVER	EMTEK	ZZ_HSO_59018	FLUSH PULL MODERN RECTANGLE 6" - CHROME FINISH	PRIVACY LOCK	3RD FL/4TH FL
M1	MIRROR	GLASS & MIRROR SERVICES	CLEAR MIRROR	1/4" CLEAR MIRROR 48X16	CLEAR/POLISHED EDGES	FIREPLACE SHELVING
M2	MIRROR	GLASS & MIRROR SERVICES	CLEAR MIRROR	1/4" CLEAR MIRROR 48X36	CLEAR/POLISHED EDGES	FIREPLACE SHELVING
M3	MIRROR	GLASS & MIRROR SERVICES	CLEAR MIRROR	1/4" CLEAR MIRROR 12X16	CLEAR/POLISHED EDGES	FIREPLACE SHELVING
M4	MIRROR	GLASS & MIRROR SERVICES	CLEAR MIRROR	1/4" CLEAR MIRROR 12X36	CLEAR/POLISHED EDGES	FIREPLACE SHELVING
P1	PAINT	BENJAMIN MOORE	-	WHITE DOVE PM-19	SEMGLOSS	ALL TRIM, BASEBOARD, DOOR CASING, SILLS
P2	PAINT	BENJAMIN MOORE	-	CHINA WHITE PM-20	SEMGLOSS	ALL INTERIOR DOORS
P3	PAINT	BENJAMIN MOORE	-	SUPER WHITE PM-1	FLAT	ALL CEILINGS
P4	PAINT	BENJAMIN MOORE	-	MOONSHINE OC-56	MATTE	KITCHEN, LIVING, DINING, STAIRWELL, ENTRY, ENTRY CLOSET, 4TH FLOOR HALLWAY
P5	PAINT	SHERWIN WILLIAMS	-	SHOJI WHITE SW-7042	MATTE	3RD FL BEDRM/4TH FL BEDRM/LAUNDRY RM
P6	PAINT	BENJAMIN MOORE	-	CLIFFSIDE GRAY E-74	MATTE	3RD FL BATH/4TH FL GUEST BATH
P7	PAINT	BENJAMIN MOORE	-	GRAY SKY 2131-70	MATTE	MASTER BATH, MASTER BED, INSIDE OF 4TH FL CLOSETS
P8	PAINT	BENJAMIN MOORE	-	REVERE PEWTER HC-172	MATTE	ROOFTOP LOBBY
PL1	PLASTIC LAMINATE	MIRALIS	NIGHT FLIGHT	DARK GRAY/BLACK		3RD FL BATH VANITY
PL2	PLASTIC LAMINATE	POSTFORM 290 EDGE	ASHEN RIBBONWOOD 8839-58	ASHEN RIBBONWOOD 8839-58		4TH FL LAUNDRY COUNTERTOP
SS1	STONE SURFACE	CAMBRIA	BRITANNICA LUXURY SERIES	1.25" BRITANNICA LUXURY		3RD FL KITCHEN
SS2	STONE SURFACE	HANSTONE	STRATO	3CM STRATO	4" HIGH BACKSPLASH	4TH FL MASTER BATH
SS3	STONE SURFACE	DEKTON	TRILUM	3CM TRILUM		3RD FL BATH
SS4	STONE SURFACE	SYN-MAR	CULTURED MARBLE	3/4" THICK		4TH FL BATH
SS5	STONE SURFACE	SILESTONE	WHITE ZUES	3CM		ROOFTOP LOBBY COUNTERTOP
T1	TILE	DISTINCTIVE TILE	PORCELAIN WHITE	PORCELAIN WHITE 4X12	HERRINGBONE PATTERN IN 3RD FLOOR BATH	3RD FL/4TH FL BATH
T2	TILE	DISTINCTIVE TILE	MIA WHITE 3X12	MIA WHITE 3X12	BRICK LAY INSTALL TUB SURROUND & BATH WALLS	3RD FL BATH/4TH FL BATH
T3	TILE	DISTINCTIVE TILE	BULLNOSE MIA	BULLNOSE MIA 3X6	SHOWER SIDES & NICHE	3RD FL/4TH FL BATH
T4	TILE	DISTINCTIVE TILE	D-2251-8N	12X24, NATURAL WHITE	FLOOR & SHOWER FLOOR	MASTER BATH
T5	TILE	DISTINCTIVE TILE	D-2251-8L	12X24, BEIGE LINEAR STRIPE	VANITY ACCENT COUNTER	MASTER BATH
T6	TILE	ENCOUNTER	D-2251-8	12X24, NATURAL WHITE	INSTALL HORIZONTALLY SHOWER SURROUND	MASTER BATH
T7	TILE	DISTINCTIVE TILE	LONDON CALLING, FLOWERS FOR MUM	11 3/4 X 15, CLOUDY	NORTH WALL MASTER SHOWER	MASTER BATH
T8	TILE	PURESTONE	D-1353 P GRIGIO MURETTO	12X24 PORCELAIN TILE	FIREPLACE SURROUND	3RD FL/4TH FL
T9	TILE	GABRIE KENNEDY	WEDGE	47X31, HONED LIMESTONE, ONYX	ROOFTOP LOBBY NORTH WALL	ROOF
T10	TILE	DALTILE	GLITTERATI GRANITE	24X24, GRAY	ROOFTOP LOBBY FLOOR	3RD FL/4TH FL BATH
TT1	TRIM	SCHLUTER	JOLY TRIM	POLISHED CHROME TRIM	FOR SIDES OF SHOWER/AROUND 12X20 VERTICAL NICHE	MASTER BATH
WD1	WOOD FLOORING	ATLANTIC HARDWOODS	ENGINEERED	3/4" x 6" WALNUT, UNFINISHED		3RD FL/4TH FL
WD2	WOOD STAIR TREADS	ATLANTIC HARDWOODS	WALNUT TREADS	3/4" X 11 1/2" X 48" WALNUT, UNFINISHED	TREADS	3RD FL / 4TH FL STAIR
WD3	WOOD STAIR RISER	ATLANTIC HARDWOODS	LF EASTERN WHITE PINE #2 SFS	1X8, PAINT GRADE PRIMED	RISER	3RD FL/4TH FL
WD4	WOOD	ATLANTIC HARDWOODS	LF SCOTIA PINE	5/8"X3/4", PAINT GRADE PRIMED		3RD FL/4TH FL
WD5	WOOD THRESHOLD	ATLANTIC HARDWOODS	LF 1X6 D4S WALNUT	1X6, UNFINISHED	THRESHOLD	3RD FL/4TH FL
WP1	WALLCOVERING	THIBAUT	BAHIA - T35143	METALLIC GOLD/CREAM	TO BE PAINTED FIRST	3RD FL HALLWAY
WP2	WALLCOVERING	ROMO	ARBOR - W396/01	WHITEWASH	TO BE PAINTED FIRST	LAUNDRY ROOM
WP3	WALLCOVERING	ZINC TEXTILES	SHAGREEN ZW 104/06	FROST	TO BE PAINTED FIRST	MASTER BATH / TOILET RM
WT1	WOOD TRIM	WINDSOR	1816PFS	1X8X16, RADIATA PINE	WINDOW SILLS LEFT OF ELEVATOR	3RD FL/4TH FL
WT2	WOOD TRIM	WINDSOR	1416PFS	1X4X16 PFJ S4S WINDSOR, RADIATA PINE	DOOR TRIM INTERIOR	3RD FL/4TH FL
WT3	WOOD TRIM	WINDSOR	1516PFS	1X5X16 PFJ S4S WINDSOR, RADIATA PINE		3RD FL/4TH FL
WT4	WOOD TRIM	WINDSOR	ZZ_MSO_218564	WOHC001 WINDSOR 16', PRIMED	HEADER CAP	3RD FL/4TH FL
WT5	WOOD TRIM	WINDSOR	ZZ_MSO_218565	WINDSOR WOST001 STOP 16', PRIMED	1X5 CAP + STOP TO BUILD HEAD CASING	3RD FL/4TH FL
WT6	WOOD TRIM	WINDSOR	8453PFJ	11/16" X 1 1/8" FJ WM164, PRIMED	164P BASE CAP *INTERIOR USE ONLY* 45/16	3RD FL/4TH FL
WT7	WOOD TRIM	WINDSOR	5416PFS	5/4X4X16 PFJ S4S WINDSOR, RADIATA PINE		3RD FL/4TH FL

NOTE: G.C. TO REFERENCE GALLAGHER INTERIOR PRESENTATION DRAWINGS DATED 01.24.18 FOR DESIGN INTENT.

ROOM INFORMATION		FLOOR		WALLS - CODE ORDER: ABOVE CHAIRRAIL/BELOWCHAIRRAIL				TRIM				COUNTERTOP / WORKSURFACE / CABINETS		REMARKS	
ROOM #	ROOM NAME	CODE ORDER: PRIMARY / SECONDARY OR ACCENT		NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	BASE	DECORATIVE TRIM	DOOR(S)	DOOR & WINDOW MOULDING	HORIZONTAL PLANE		VERTICAL PLANE
		FLOOR	GROUT												
T.O. 3RD FLOOR															
302	STAIR	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC			NIC
303	ENTRY HALL	WD1	NA	P4	P4	P4	P4	P3	P1WT1WT3WT6	P1					
304	CL	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2/D2L2		
305	OFFICE / GUEST RM	WD1	NA	P5	P5	P5	P5	P3	P1WT1WT3WT6	P1			P2/D1L2		
306	BATHROOM	T1	G1	T2/T3/G2	P6	P6	P6	P3	P1WT2WT4WT5	P1			P2/D1L2	SS3 COUNTER & BACKSPLASH	PL1
307	ENTRY CL	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2/D4L3		
308	STAIR	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			NA		WD2/WD3/WD4 FOR STAIR
309	LIVING	WD1	NA	P4	P4	P4	P4	P3	T8/G6/M1-4	P3			P1		T8 STONE FIREPLACE TILE, W/G6 GROUT, MIRROR WALL M1, M2, M3, M4 IN BETWEEN WALL SHELVING
310	KITCHEN / DINING	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P1	SS1	SS1 COUNTERTOP & FULL BACKSPLASH, W/D5 SUBFLOOR UNDER WD1
T.O. 4TH FLOOR															
401	ENTRY HALL	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2		
402	STAIR	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC					NIC
403	BEDROOM 3	WD1	NA	P5	P5	P5	P5	P3	P1WT1WT3WT6	P1			P2/D1L2		
403A	CL	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2/D7L5X2		
404	BATH	T1	G1	T2/G2	T2/G2/P6	P6	T2/G2	P3	P1WT1WT3WT6	P1			P2/D1L2	P1WT2WT4WT5	SS4 COUNTER & BACKSPLASH
405	LIN	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			D3L3		
406	STAIR	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			NA		WD2/WD3/WD4 FOR STAIR
407	CL	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2/D7L5X2		
408	BEDROOM 2	WD1	NA	P5	P5	P5	P5	P3	P1WT1WT3WT6	P1			P2/D1L2		
409	W.I.C.	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2/D6L4		
410	MASTER BEDROOM	WD1	NA	P7	P7	P7	P7	P3	P1WT3WT6	P1			P2/D1L2		P7 FOR INSIDE OF CLOSETS
411	MASTER BATH	T4	G3	T5/G5/T1	P7	P7	P7	P3	P1WT3WT6	P1			P2/D1L2	SS2 COUNTER & BACKSPLASH	T5/G3 VANITY WALL
412	WATER CLOSET	T4	NA	P7	P7	P7	P7	P3	P1WT3WT6	P1			P2/D8L6		
413	LIN	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2/D2L1		
414	LAUNDRY	WD1	NA	P4	P4	P4	P4	P3	P1WT3WT6	P1			P2/D6L6		
T.O. ROOF															
E1	ELEV	T10	NA	T9/G7	P8	P8	P8	P3	P1WT3WT6	P1					SS7 COUNTER



29 BLACK POINT ROAD
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04-23-2018

TOWNHOUSE UNIT
50 India Street
Portland, Maine

REVISIONS

#	DATE	DESCRIPTION
	01/13/17	
	010416	
	RR	
	DLP	
	12" = 1'-0"	

SHEET TITLE

RESIDENTIAL UNIT -
INTERIOR
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