

Permit No. B1812540 Date 09/20/18

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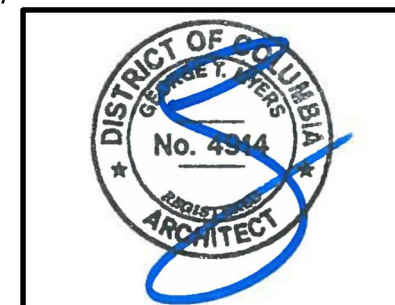
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GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
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Search



Consultant

Project

SPEC SUITE 950

1401 K STREET, NW
WASHINGTON, DC 20005

Owner

THE RMR GROUP

11 DUPONT CIRCLE, NW
SUITE 775
WASHINGTON, DC 20036

Developer

PERMIT SET 08/01/2018

CLIENT REVIEW SET	07/20/2018
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CLIENT REVIEW SET	07/20/2018
MEP BACKGROUNDS	07/06/2018

Issue Description	Date
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GTM Project No. 18.0306

Checked By	SE
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Drawn By _____ KF

Scale AS SHOW

Sheet Title




DEMOLITION PLAN

Sheet No.

D100

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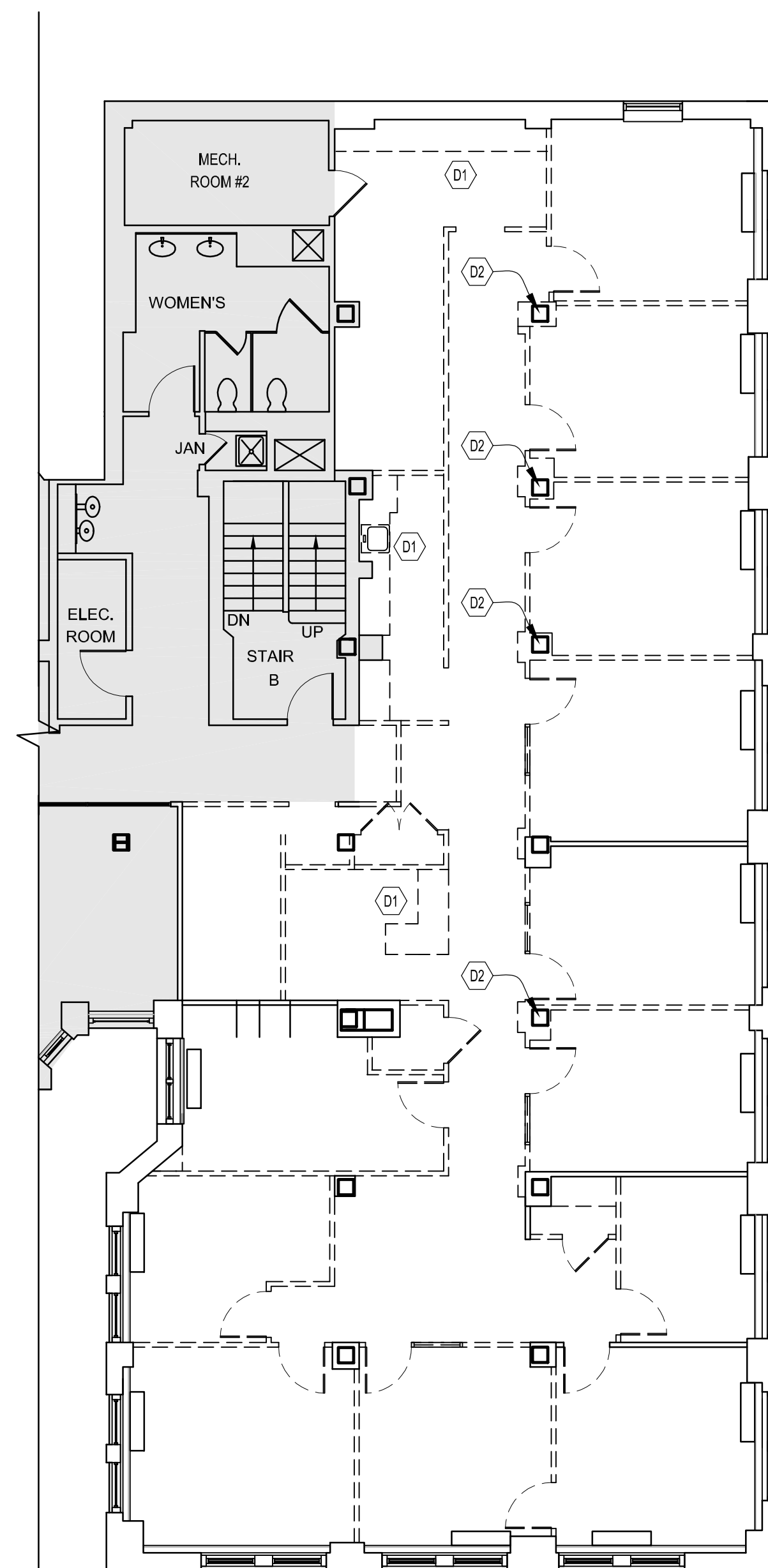
DEMOLITION PLAN LEGEND

	EXISTING TO REMAIN
	DEMOLISH EXISTING PARTITION, DOOR ASSEMBLIES, POWER ETC., AS SHOWN
	SHADED AREAS ARE NOT IN CONTRACT

DEMOLITION PLAN NOTES

- REFER TO SHEET 002 FOR GENERAL NOTES.
- DEMO ALL EXISTING LIGHTS & CEILING FIXTURES THROUGHOUT, U.N.O..
- DEMO ALL EXISTING FINISHED CEILINGS THROUGHOUT, U.N.O..
- DEMO ALL EXISTING FINISHES THROUGHOUT, U.N.O..
- RAISE BLINDS AND COVER WITH PLASTIC DURING DEMOLITION.
- PROTECT ALL EXISTING SURFACES TO REMAIN FROM DAMAGE. ALL REMAINING WALLS SHALL BE PATCHED AND REPAIRED AS REQUIRED INCLUDING BASE BUILDING WINDOW SILLS AND BULKHEADS SURROUNDS.
- SAVE DOORS AND FRAMES FOR RELOCATION. SEE PARTITION PLAN AND DOOR SCHEDULE FOR NEW LOCATIONS.
- SEE PARTITION PLAN ON SHEET A100 FOR NEW LAYOUT.

D1 DEMO MILLWORK AND PLUMBING FIXTURES AND CAP PLUMBING LINES.



GOVERNMENT OF THE DISTRICT OF
COLUMBIA PERMIT OPERATIONS

PLANS APPROVED Permit No. B1812540

These plans are conditionally approved in accordance with any correction notes on the plans. The building permit is license to construct in accordance with adopted codes and

review. Issuance of permit does not prevent state inspectors from ordering corrections to meet codes when issues are noted during inspections.

Signature: SMM Date: 9/7/18
Fire Protection Engineering

1

DEMOLITION PLAN

$$\frac{1}{8}'' = 1'-0''$$

RENTABLE SQUARE FOOTAGE

SUITE 950: 4,363 RSF PER BOMA

TEST FIT GENERAL NOTES

- ALL FURNITURE SHOWN TO BE PROVIDED BY FUTURE TENANT, U.N.O.
- PROVIDE FULL-HEIGHT INSULATED WALLS, DECK TO DECK FOR ALL CONFERENCE ROOMS & BREAK ROOM/GALLEY, U.N.O.. ALL OTHER WALLS TO BE CEILING HEIGHT, NON-INSULATED, U.N.O..
- ALL MILLWORK SHOWN IS EXISTING TO REMAIN.

WALL LEGEND

EXISTING PARTITION

NEW PARTITION

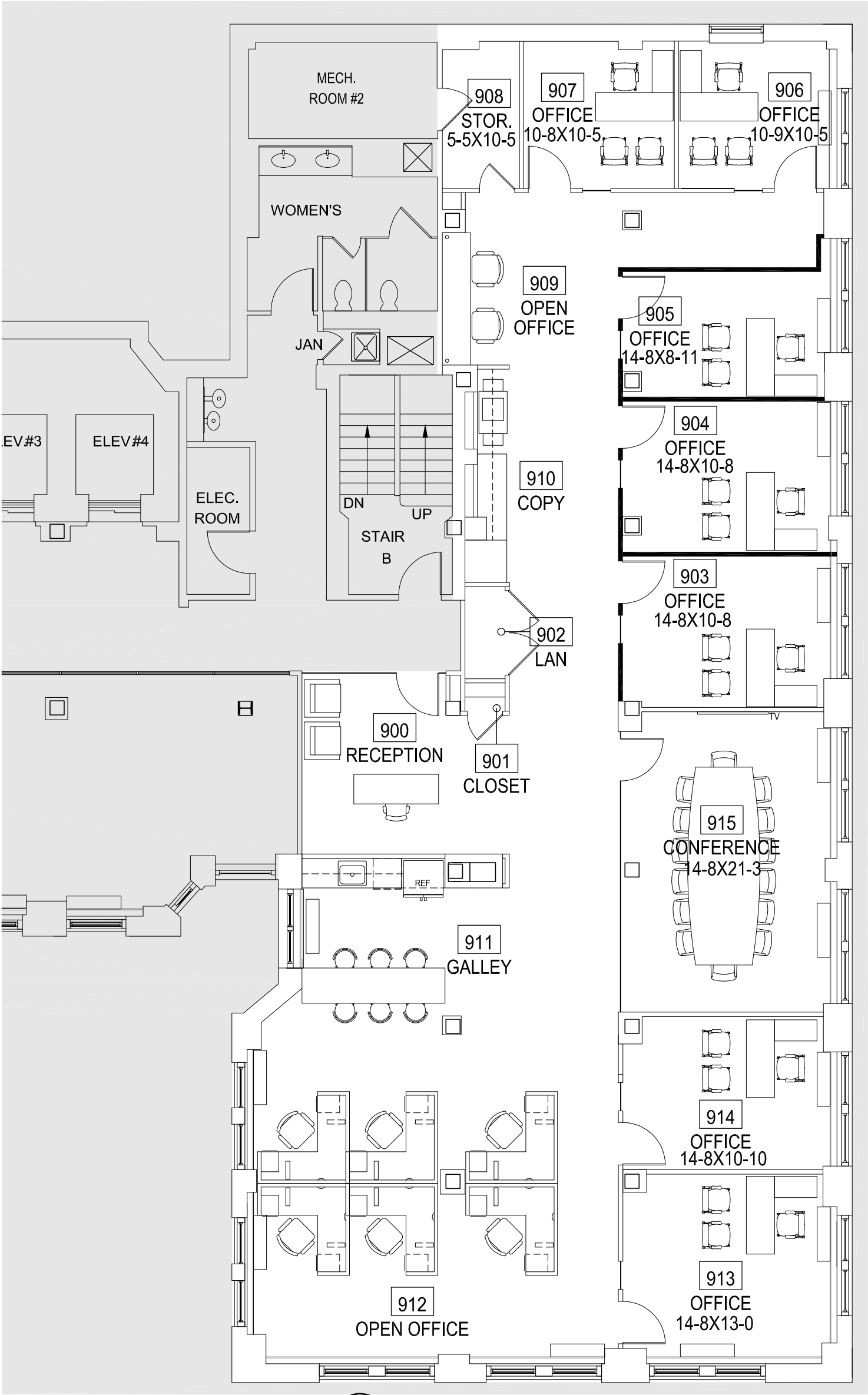
EXISTING CONDITIONS FIELD VERIFIED BY ARCHITECT

☒ YES

☐ NO

☐ SITE VISIT: BUT NOT MEASURED

KEY PLAN



1

TEST FIT #1

SCALE: 1/8" = 1'-0"

FORMER MEMBERS OF CONGRESS

1401 K ST. NW, SUITE 950, WASHINGTON, DC 20005

PROJECT NO. 19.0087	COMMENTS:
CHECKED BY: RM	
DRAWN BY: SB	
SCALE: AS_SHOWN	

TEST FIT #1	2/19/19
ISSUE DESCRIPTION	DATE

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GTM

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CLIENT REVIEW SET	07/20/2018
MEP BACKGROUNDS	07/06/2018
Issue Description	Date

GTM Project No.	18.0306
Checked By	SB
Drawn By	KR
Scale	AS SHOWN

Sheet Title

PARTITION & POWER/TELE/ DATA PLANS

Sheet No.

A100

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SYSTEMS FURNITURE NOTES

- SYSTEMS FURNITURE SHOWN FOR LAYOUT ONLY. GC SHALL COORDINATE THE ACQUISITION OF THE FURNITURE PERMIT WITH THE TENANT AND TENANT'S FURNITURE VENDOR IF REQUIRED.
- ALL SYSTEMS FURNITURE LOCATIONS MUST BE FIELD VERIFIED BY GC AND/OR TENANT'S FURNITURE VENDOR PRIOR TO SPECIFICATION AND/OR INSTALLATION. AISLE WIDTH OF 3'-8" MIN MUST BE MAINTAINED UNLESS NOTED OTHERWISE. TENANT'S FURNITURE VENDOR MUST BE NOTIFIED OF ANY CONFLICTS.
- ALL SYSTEMS FURNITURE PANEL HEIGHTS SHALL NOT EXCEED 72" AND SHALL NOT INTERFERE WITH EGRESS SIGNAGE OR FIRE ALARM EQUIPMENT.
- ALL SYSTEMS FURNITURE FABRIC FIRE RATING SHALL BE CLASS 'A' IN ACCORDANCE WITH ASTM E-84. ALL SYSTEMS FURNITURE MATERIALS SHALL COMPLY WITH CHAPTER 8 - IBC CURRENT CODE.

PARTITION PLAN LEGEND

- EXISTING TO REMAIN
- NEW WALL CONSTRUCTION: SEE NEW WALL TAGS/DETAILS
- NEW MILLWORK: COORDINATE OPENINGS W/ EQUIPMENT; SEE EQUIPMENT LIST ON SHEET A101
- SHADED AREAS ARE NOT IN CONTRACT

PARTITION PLAN KEY NOTES

- REFER TO SHEET 002 FOR GENERAL NOTES.
 - ALL WALLS TO BE TYPE 1, U.N.O..
 - GC SHALL VERIFY EXST'G. METAL STUD & GYP, BD. SIZE. NEW TO MATCH EXST'G.
 - GC SHALL VERIFY W/ METAL STUD MANUFACTURER ALL REQ'D STUD SPACING & GAUGES AS REQ'D BY RESPECTIVE WALL HEIGHT, V.I.F.
 - GC TO VERIFY EXTENT OF EXST'G DEMISING PARTITIONS. PROVIDE INSULATED DEMISING PARTITION TO UNDERSIDE OF DECK AS REQUIRED.
 - ALL PARTITIONS TERMINATING AT WINDOWS TO BE CENTERED ON MULLION AND FINISHED WITH NEOPRENE GASKETED MULLION CAP PAINTED TO MATCH ADJ. WALL FINISH.
 - MAINTAIN ALL EXST'G. FIRE RATINGS. PATCH AND REPAIR AS REQ'D. DUE TO DEMOLITION.
 - CONTROL JOINTS SHOULD BE EMPLOYED IN LONG EXPANSES OF DEMISING PARTITIONS AT 30' INTERVALS, FROM FLOOR TO ROOF DECK. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO ROOF DECK.
 - GC TO PROVIDE PROTECTION FOR EXISTING BASE BUILDING PERIMETER HEATING UNITS DURING CONSTRUCTION.
- PROVIDE & INSTALL NEW 18" W X DOOR HEIGHT X 1/2" THICK, CLEAR TEMPERED GLASS SIDELIGHT IN GWB OPENING WITH ALUMINUM U-CHANNELS AT TOP AND BOTTOM. SEE DOOR TYPE A ON SHEET A600 FOR ELEVATION/DETAIL.
 - PROVIDE & INSTALL NEW ADA COMPLIANT SINK AND FAUCET AT NEW MILLWORK. SEE EQUIPMENT PLAN/NOTES ON THIS SHEET FOR APPLIANCES. SINK SPEC: ELKAY, ELUHAD21154SPD, S.S. FAUCET SPEC: MOEN ALIGN 7565, S.S.
 - GLASS PARTITION BULKHEAD SHOULD ALIGN WITH EXISTING WALL/COLUMNS - GLASS TO BE CENTERED AS SHOWN IN DETAIL G6/A500. BULKHEAD TO BE INSULATED AND CARRIED TO DECK ABOVE.
 - GC TO FULLY INSULATE EXISTING WALL AND EXTEND TO DECK ABOVE.
 - FURR OUT EXISTING COLUMN TO ALIGN W/ ADJACENT CLOSET.
 - ENCLOSE COLUMN; MAKE AS TIGHT AS POSSIBLE.
 - FURR OUT WALL TO ALIGN WITH EXISTING BUMP OUT.
 - PROVIDE WHITE MELAMINE SHELF AND ROD AT 66" AFF. SEE 4/A501 FOR DETAIL.

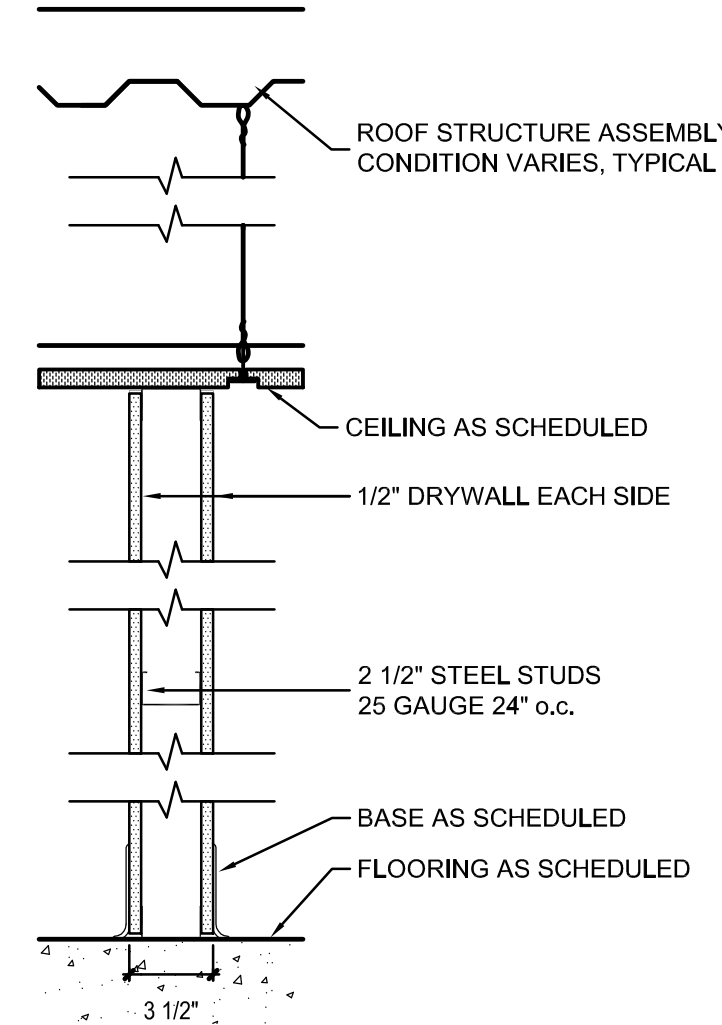
POWER/DATA/EQUIPMENT PLAN LEGEND

- STANDARD DUPLEX OUTLET
- DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- QUAD OUTLET
- DEDICATED DUPLEX OUTLET
- TELEPHONE
COMPUTER DATA
- TELEVISION OUTLET W/ CABLE JACK BY OTHERS. PROVIDE THREE GANG RECESSED TV BOX. COORDINATE LOCATION AND MOUNTING HEIGHT WITH TENANT/LANDLORD. REFER TO ENGINEER'S DRAWINGS FOR CONDUIT REQUIREMENTS.
RECESSED TV BOX SPEC: LEGRAND, #TV3WTVSSWW, COLOR WHITE.
- CORE-DRILL FLOOR OUTLET. PROVIDE RECESSED FLOOR BOX WITH (2) DUPLEX OUTLETS AND TELEPHONE/HDMI DATA CAPACITY. PROVIDE TRENCHING TO DEVICES AS REQ'D. PROVIDE CONDUIT TO CONNECT TO TV. COORDINATE LOCATION IN FIELD W/ TENANT. REFER TO ENGINEER'S DWGS FOR ADDTL. REQUIREMENTS.
RECESSED FLOOR BOX SPEC: LEGRAND WIREMOLD RC-4 SERIES; CONFIRM COLOR W/ ARCHITECT.
- SPECIAL ELECTRICAL CONNECTION. SEE ENGINEER'S DWGS.

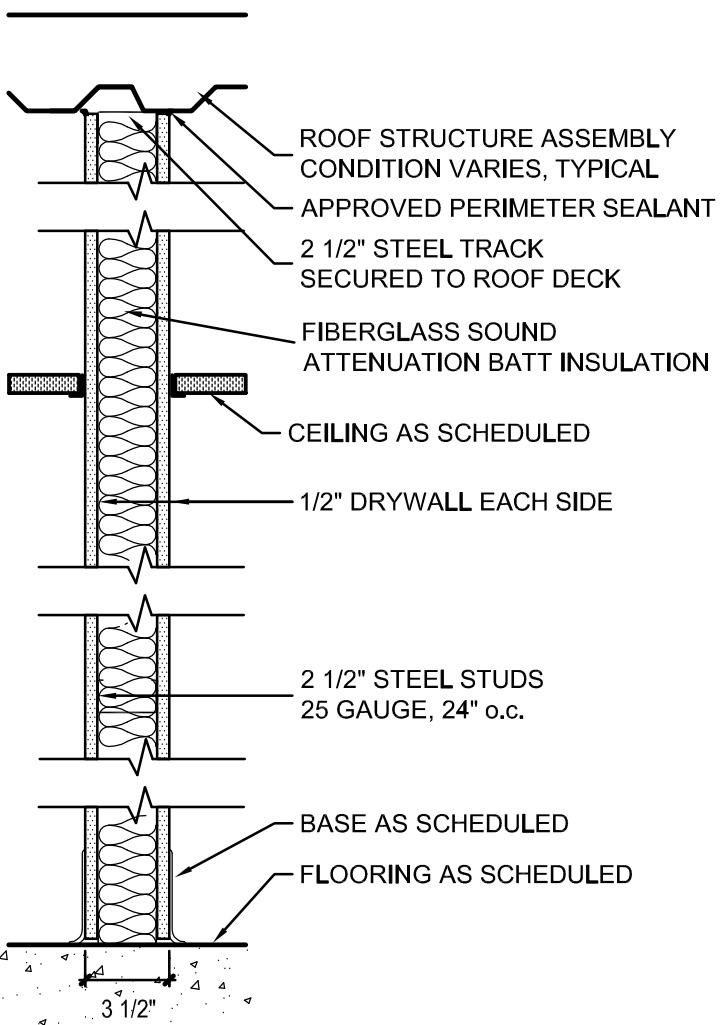
POWER/DATA/EQUIPMENT PLAN KEY NOTES

- REFER TO SHEET 002 FOR GENERAL NOTES.
- ALL TYPICAL RECEPTACLE MOUNTING HEIGHTS SHALL BE 18" A.F.F., U.N.O..
- ALL OUTLETS ARE EXISTING TO REMAIN UNLESS NOTED W/ "N" FOR NEW. IF EXT'G OUTLETS OCCUR AT NEW LOCATIONS, THEN DO NOT PROVIDE NEW OUTLETS.
- GC TO PROVIDE PULLSTRING FOR TEL/DATA OUTLETS; WIRING SHALL BE DONE BY TENANT'S OR LANDLORD'S VENDOR, U.N.O..
- REFER TO ENGINEERING DRAWINGS FOR SWITCHING, DEVICES, AND EQUIPMENT SPECIFICATIONS, U.N.O..
- GANG OUTLETS AND SWITCHES WHERE POSSIBLE. GANGED OUTLETS AND SWITCHES SHALL BE INSTALLED WITH A COMMON FACE PLATE.
- ELECTRICAL DEVICES AND COVERPLATES TO MATCH BLDG STD., U.N.O..

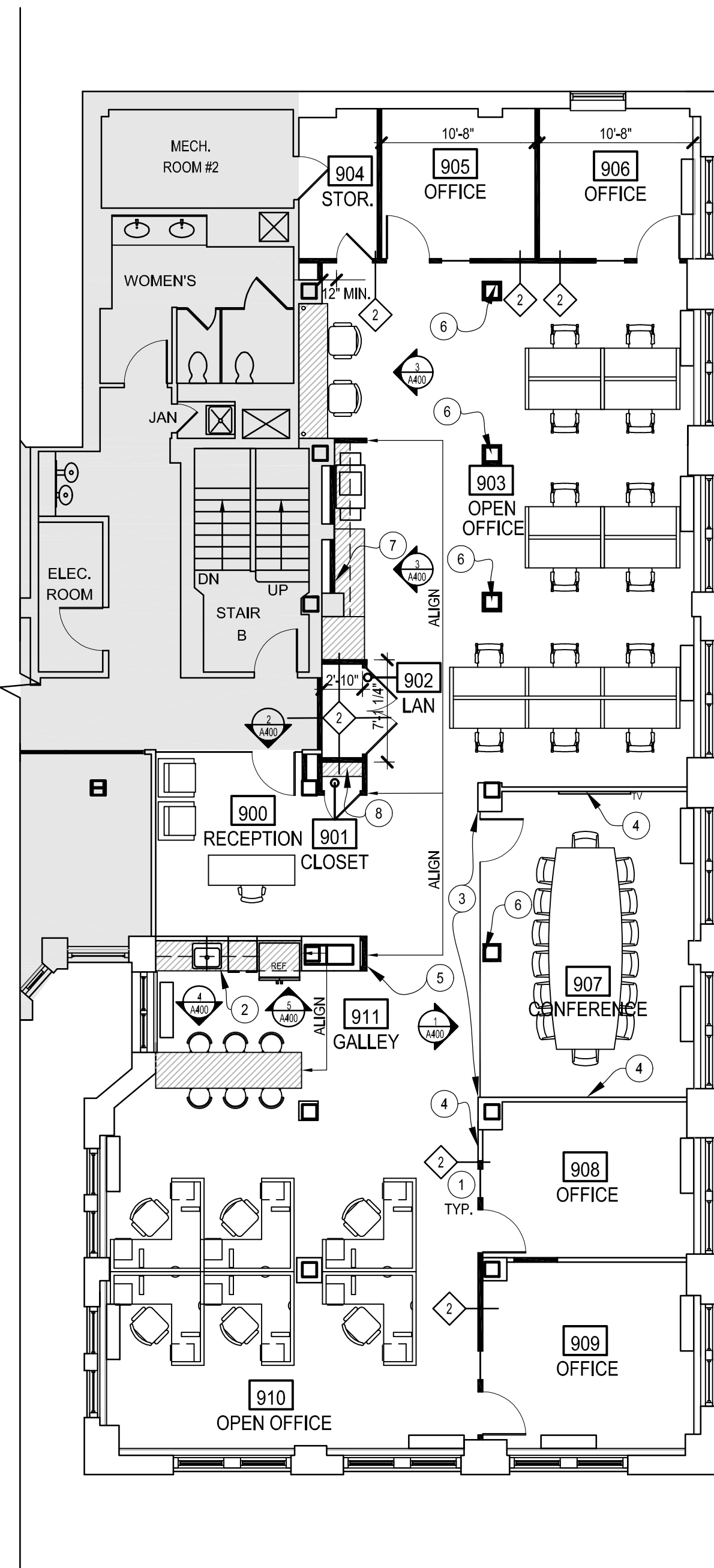
- PROVIDE F.R.T. WOOD BLOCKING IN WALL FOR FUTURE TENANT'S WALL MOUNTED TV/EQUIPMENT. ACTUAL LOCATION TO BE DETERMINED BY LANDLORD IN FIELD.
- PROVIDE & INSTALL 4" X 8" X 3/4" F.R.T. PLYWOOD, STAMP FACING OUT-UNPAINTED, FOR FUTURE TENANT'S IT EQUIPMENT.
- PROVIDE & INSTALL GARBAGE DISPOSAL - INSINKERATOR BADGER 1.
- PROVIDE & INSTALL S.S. REFRIGERATOR W/ ICE/WATER DISPENSER IN DOOR; GE #GEF28GSKSS. PROVIDE COPPER WATER LINE AS REQ'D.
- PROVIDE & INSTALL ADA COMPLIANT STAINLESS STEEL DISHWASHER: GE #GLDT686JSS. GC TO PROVIDE COPPER WATER LINE AS REQUIRED.
- FUTURE TENANT PROVIDED COPIER/PRINTER.



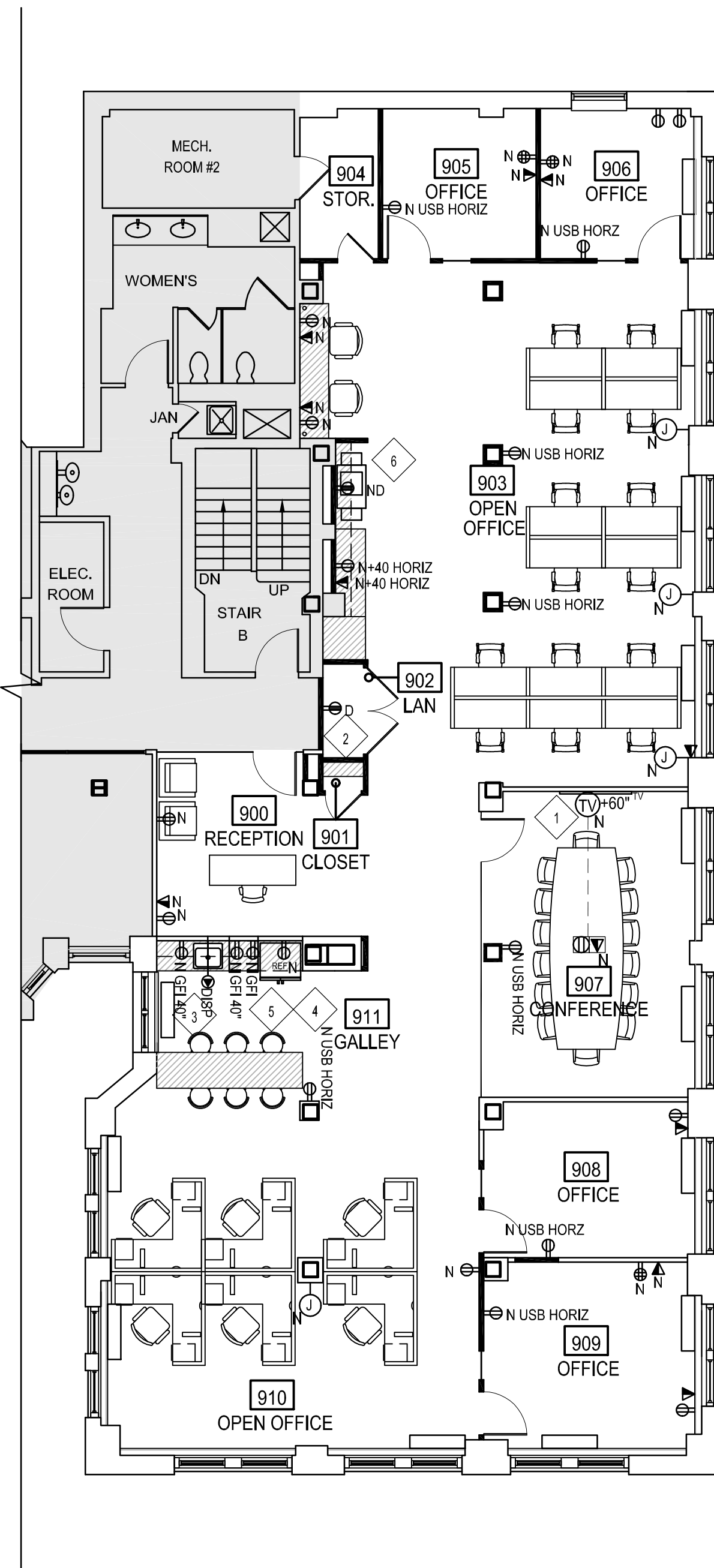
- STANDARD PARTITION**
STUD: 2 1/2" 25 GAUGE STEEL, 24" o.c.
DRYWALL: 1/2" STANDARD GWB
FINISH: SCREW ATTACHED, JOINTS TAPED AND FINISHED
HEIGHT: FROM FLOOR TO UNDERSIDE OF FINISHED CEILING
RATING: NON-RATED
INSULATION: NONE
ALL PARTITIONS ARE TYPE 1 UNLESS NOTED OTHERWISE



- INSULATED FULL-HEIGHT DEMISING PARTITION**
STUD: 2 1/2" 25 GAUGE STEEL, 24" o.c.
DRYWALL: 1/2" STANDARD GWB
FINISH: SCREW ATTACHED, JOINTS TAPED AND FINISHED
HEIGHT: FROM FLOOR TO DECK ABOVE
RATING: NON-RATED
INSULATION: 2 1/2" SOUND ATTENUATION BATT INSULATION
INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.



1 PARTITION PLAN
1/8"=1'-0"



2 POWER/TELE/DATA PLAN
1/8"=1'-0"

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PLANS APPROVED
Permit No. 81812540
Date 09/20/18
Project: SPEC SUITE 950
Owner: THE RMR GROUP
Developer: [Redacted]
Checked By: SB
Drawn By: KR
Scale: AS SHOWN
Sheet Title: PARTITION & POWER/TELE/ DATA PLANS
Sheet No.: A100
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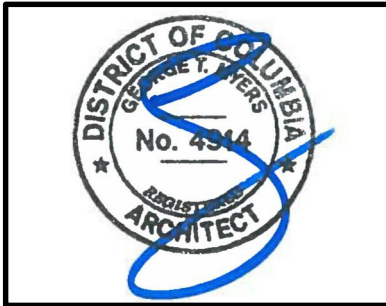
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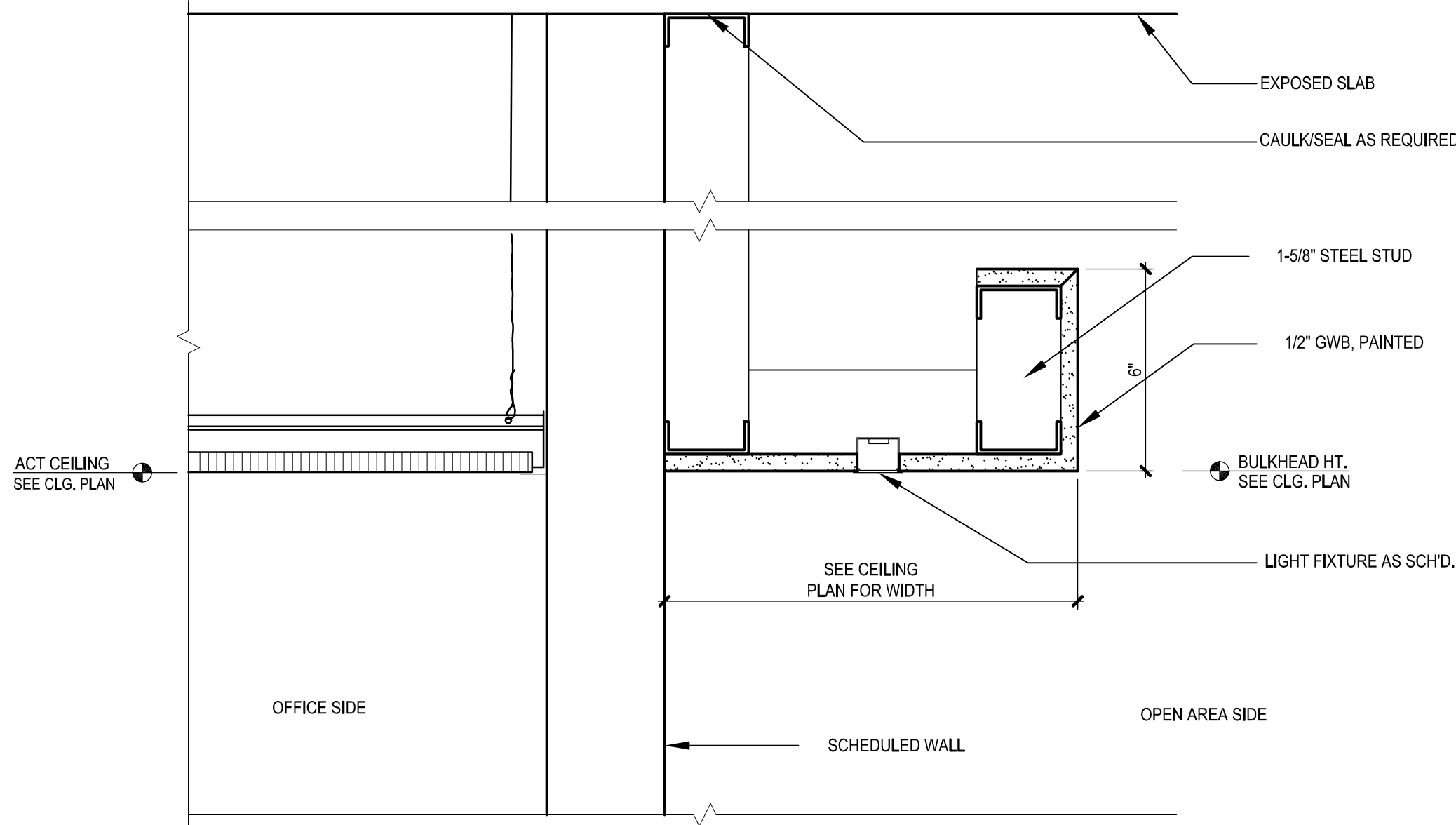
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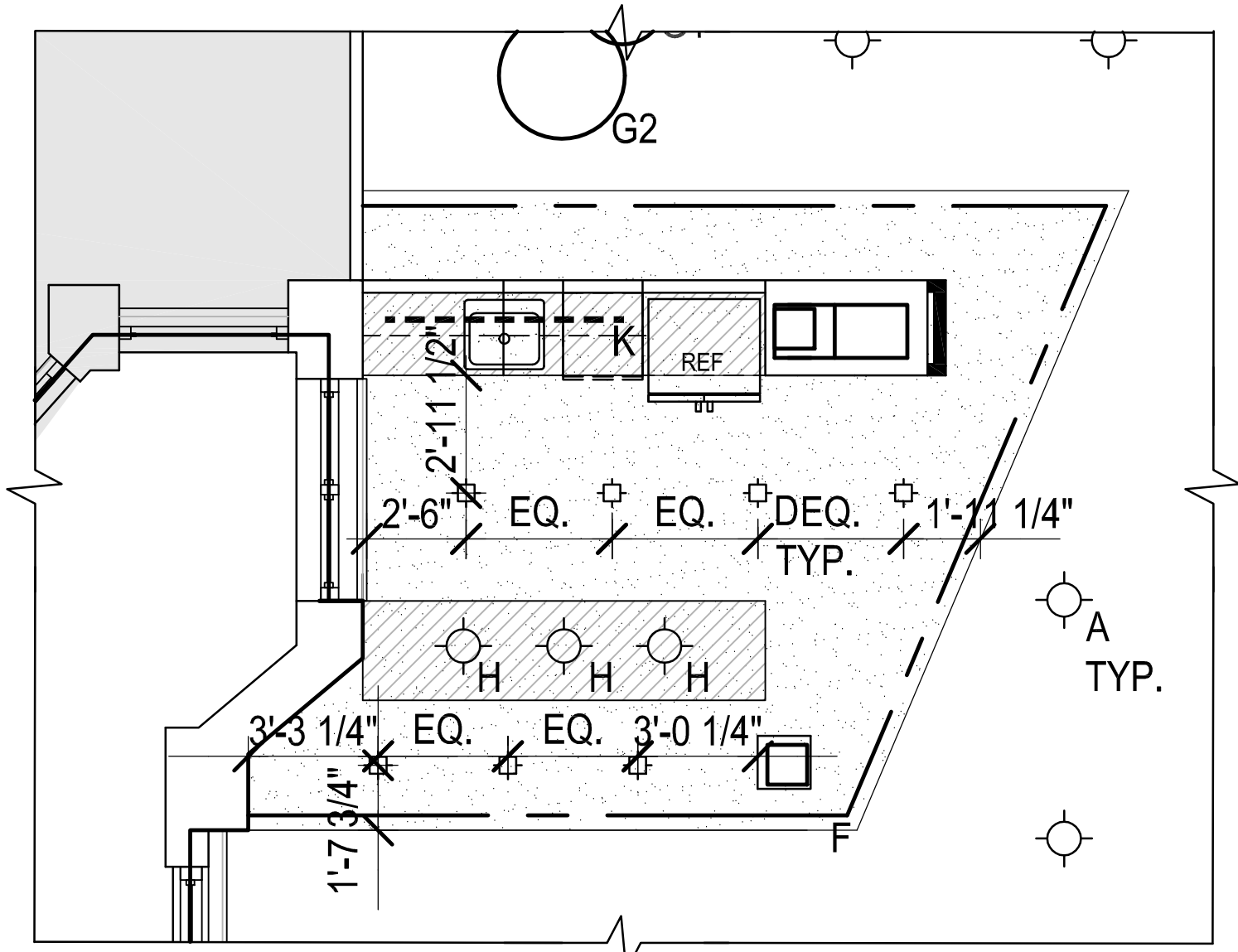
Sheet Title
REFLECTED
CEILING PLAN

Sheet No.
A200

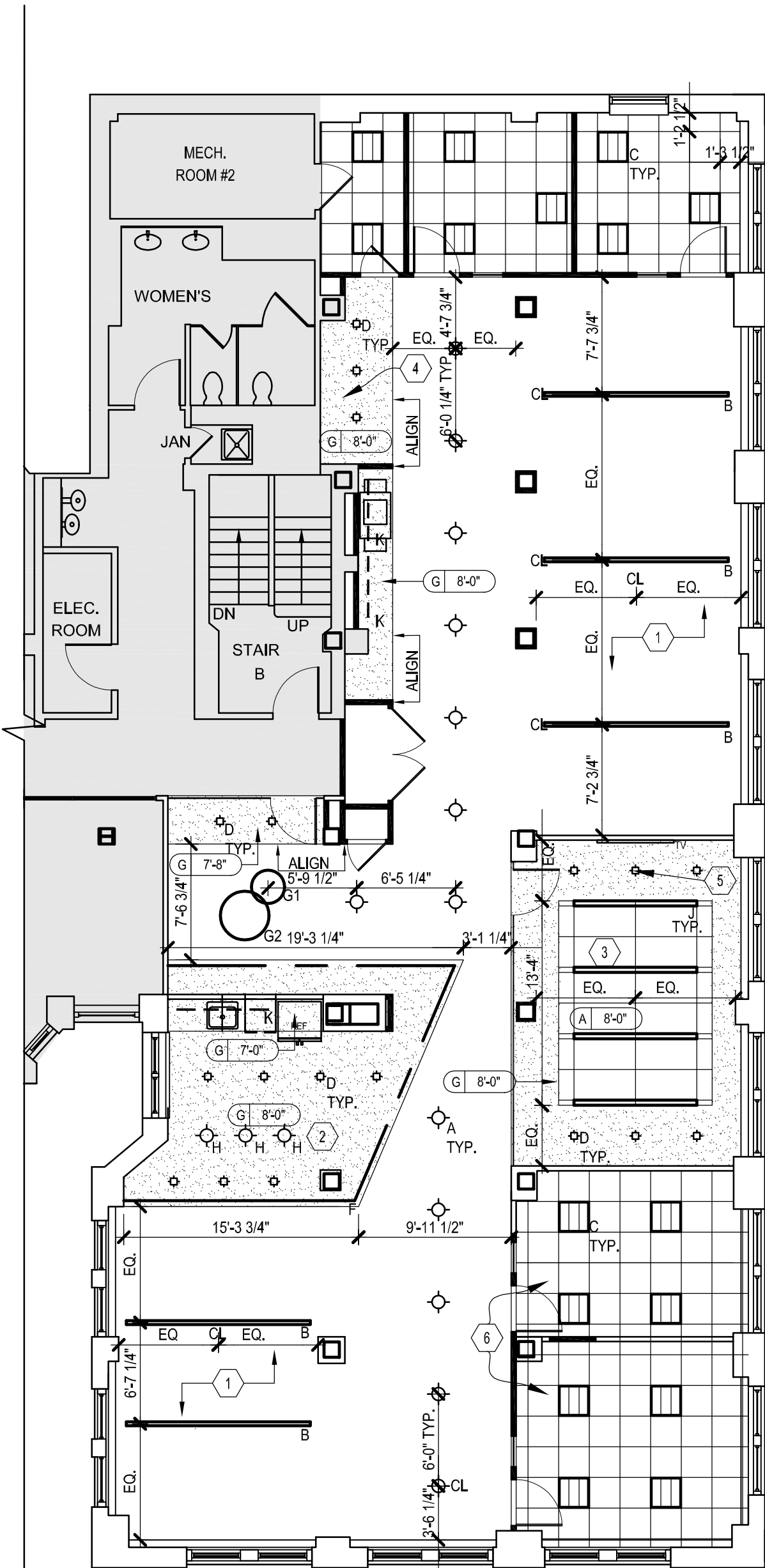
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3 DETAIL: GWB SOFFIT, TYP.
3"=1'-0"



2 ENLARGED GALLEY REFLECTED CEILING PLAN
1/8"=1'-0"



1 REFLECTED CEILING PLAN
1/8"=1'-0"

REFLECTED CEILING PLAN LEGEND

HT.
A 9'-0"
TYPE: A= ACT
G= GWB
X=NONE
FINISHED CEILING MATERIAL & HEIGHT INDICATOR

SUSPENDED ACOUSTICAL CEILING TILE & GRID
ACT SPEC: ULTIMA 2'X2' REGULAR 6250, WHITE
GRID SPEC: ARMSTRONG INTERLUDE 9/16"

NEW GWB CEILING
SEE FINISH SCHD FOR PAINT SPEC

OPEN CEILING
SEE FINISH SCHD FOR PAINT SPEC

REFLECTED CEILING PLAN KEY NOTES

- REFER TO SHEET 002 FOR GENERAL NOTES.
- ALL LIGHTING IS NEW, U.N.O..
- ALL CEILINGS ARE NEW, U.N.O..
- SEE ELECTRICAL DRAWINGS FOR CIRCUITING INFORMATION FOR EACH OF THE LIGHT FIXTURES.
- IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITY, LOCATION AND/OR TYPE OF LIGHTING FIXTURES BETWEEN ARCHITECTURAL & ENGINEERING SHEETS, GC SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- REFER TO LIGHTING SCHD OR ELEVATIONS FOR FIXTURE MOUNTING HEIGHTS U.N.O.. GC TO COORD. FINAL LOCATIONS & MOUNTING HEIGHTS WITH OWNER IN THE FIELD.
- ALL LIGHTING SHALL BE LAMPED SIM. TEMPERATURE, CONFIRM W/ ARCH.
- PAINT EXISTING & NEW GRILLES, DIFFUSERS & METAL ACCESS PANELS TO MATCH ADJACENT CEILING FINISH AS REQUIRED.
- CENTER ALL DOWNLIGHTS & SPRINKLER HEADS IN CEILING TILES, TYPICAL U.N.O..
- ALL SPRINKLER HEADS, FIRE ALARM DEVICES & OCCUPANCY SENSORS TO BE ALIGNED, U.N.O..
- REFER TO ENGINEERING DWGS. FOR EMERGENCY LIGHTING AND FIRE ALARM DEVICE LOCATIONS.

1 IN AREAS OF OPEN CEILING PAINT ALL STRUCTURE, DUCTWORK, PIPING, ETC. WHITE.

2 CENTER TYPE H LIGHT FIXTURES ON MILLWORK BELOW.

3 ARMSTRONG TECHZONE CEILING IN CONFERENCE ROOM ONLY:
ACT SPEC: ARMSTRONG ULTIMA 24"X48" AND 4"X48" REGULAR, WHITE
GRID SPEC: ARMSTRONG PRELUDE 15 XL2, WHITE

4 CENTER TYPE D DOWNLIGHTS IN GWB CEILING.

5 CENTER TYPE D DOWNLIGHT IN GWB CEILING.CENTERED ON ADJ. ACT CEILING.

6 CENTER GRID BETWEEN TWO OFFICES.

LIGHTING SCHEDULE

TYPE	ITEM	MANUFACTURER	STYLE/MODEL	SIZE	MOUNTING HGT.	COMMENTS/PRICING INFO
A	LED PENDANT	BORDEN	145-LED11/14-120/227 DIM 0-10V-SAL			DIMMABLE
B	SUSPENDED LINEAR FIXTURE	LUMATO	SQ2-012-M-72-12-35-HC-W-0-10V-CB48			DIMMABLE
C	RECESSED 2X2	PINNACLE	AD22A-30K-G9-UNV-1C-W-QS	2'X2'	RECESSED	
D	RECESSED SQUARE DOWNLIGHT	PORTFOLIO LED	LD4A18DO10TE ERM4A1		RECESSED	WHITE FINISH
F	LINEAR COVE FIXTURE	BARTCO	XL8400-9W-35-SA-WHITE LENSE	N/A		
G1	26" ROUND PENDANT	IMPACT	P5526 LED-35LO-XX-DM110-QPD	26"		DIMMABLE
G2	38" ROUND PENDANT	IMPACT	P5538 LED-35LO-XX-DM110-QPD	38"		DIMMABLE
H	LED SPOT LIGHT	EUREKA	4044-LED.11.30.40-120V-DV-AC-60-RC-MG-CHR-SA-BLKA			DIMMABLE
J	4" RECESSED LINEAR FIXTURE	ZUMTOBEL	SLDI-4-IN-1-0-4-835-08-P-W-U	4"	RECESSED	DIMMABLE
K	UNDER CABINET FIXTURE	BARTCO	R10-UC-X-30-1-F-SW-WH	V.I.F.	N/A	
L	WALL MTD. FIXTURE	LITHONIA	WC	4" X 48"	ABOVE DOOR	

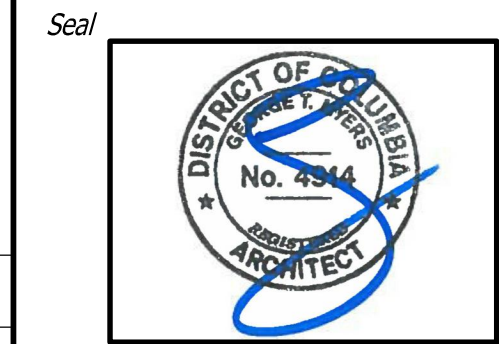
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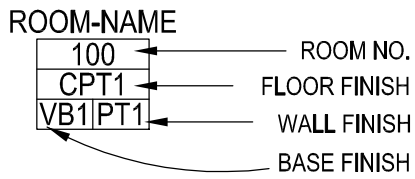
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Sheet Title
FINISH PLAN

Sheet No.
A300
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FINISH PLAN LEGEND



MONOLITHIC INSTALLATION

ASHLAR/BRICK INSTALLATION

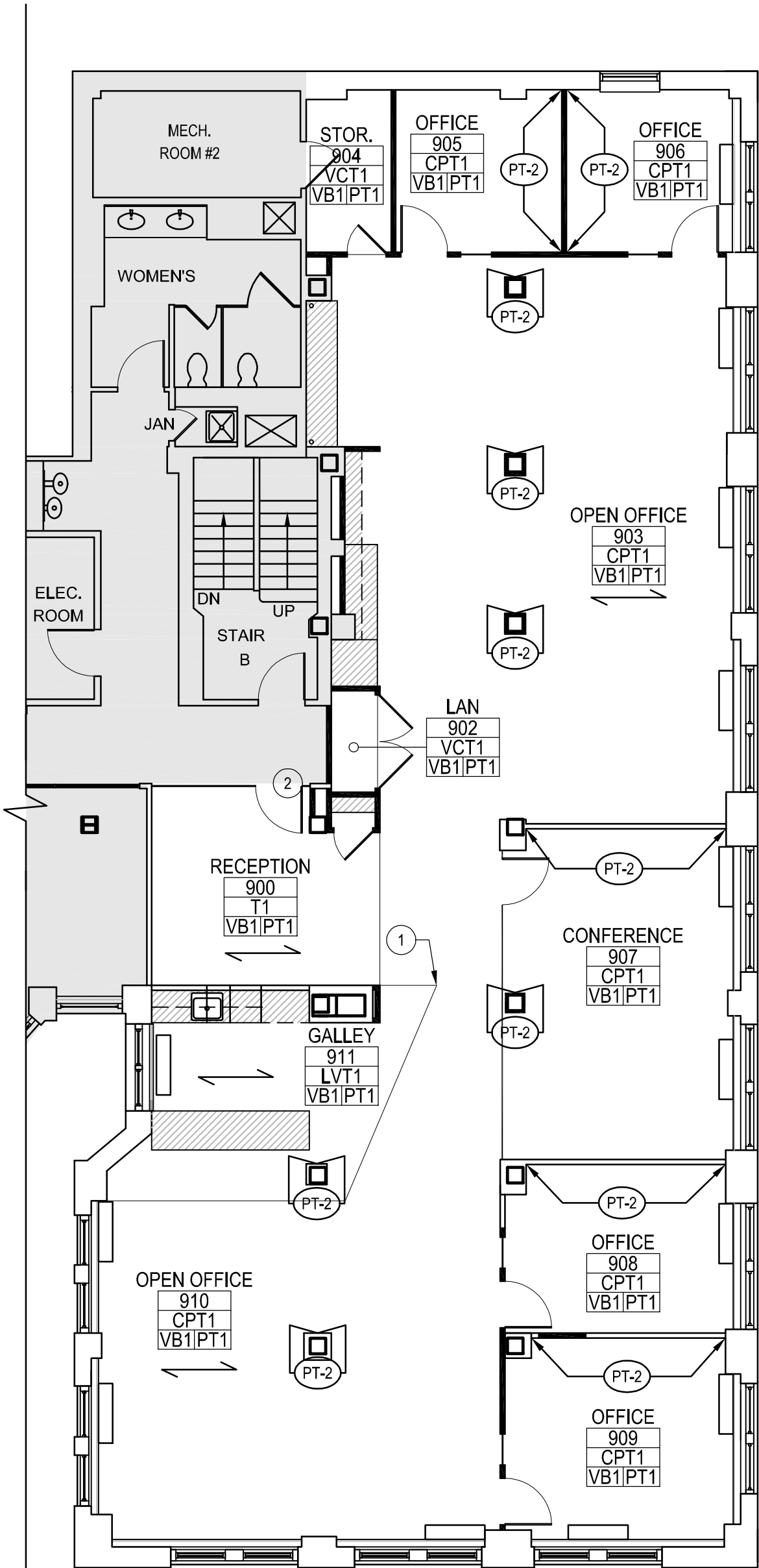
1/3 OFFSET INSTALLATION

FINISH PLAN NOTES

- REFER TO SHEET 002 FOR GENERAL NOTES.
- PROVIDE NEW PAINT FOR WALLS THROUGHOUT, U.N.O.. SEE FINISH SCH'D FOR SPECS.
- PAINT AND/OR STAIN EXT'G NEW DOORS AND DOOR FRAMES AS INDICATED ON DOOR SCHEDULE.
- CLEAN ALL FLOORING THAT IS EXT'G TO REMAIN. PATCH/REPAIR AS REQ'D.
- PROVIDE & INSTALL NEW WALL BASE IN ALL AREAS WITH NEW FLOORING, U.N.O..
- PROVIDE NEW ADA COMPLIANT TRANSITION STRIPS WHERE REQ'D. AT VCT TO CPT, NEW RESILIENT STRIPS SHALL MATCH VINYL WALL BASE. AT OTHER SURFACES PROVIDE BLDG. STD. METAL EDGE STRIPS, FLUSH W/ FLOOR, COORD. W/ ARCH.
- ALL EXTERIOR WINDOWS ARE TO BE EQUIPPED W/ MINI BLINDS TO MATCH BLDG. STD. SIZE & COLOR. PROVIDE OR REPLACE AS REQ'D.

1 FLOOR TO ALIGN WITH ANGLE OF CEILING SOFFIT ABOVE.

2 GC TO PATCH AND REPAIR WHERE NEW FINISHES MEET EXISTING CORRIDOR FINISHES.



1 **FINISH PLAN**
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

TYPE	MATERIAL	MANUFACTURER	STYLE/PATTERN	COLOR/FINISH	SIZE	COMMENTS/PRICING INFO
FLOOR						
CPT-1	CARPET TILE	MILLIKEN	COLLECTION: ELEVATION STYLE: TRUE NORTH	TRU67 - BASALT	19.7" X 19.7"	INSTALLATION: MONOLITHIC
LVT-1	LUXURY VINYL TILE	SIENNA	SVP4005	DRIFTWOOD	4" X 36"	INSTALLATION: 1/3 OFFSET REFER TO INSTALLATION TYPES
VCT-1	VINYL COMPOSITION TILE	ARMSTRONG	STATIC DISSIPATIVE TILE	15953 - PEARL WHITE	12" X 12"	INSTALLATION: MONOLITHIC
T-1	PORCELAIN TILE	ARCH CERAMICS	CONSTANTINE PERLATO BIANCO	14116543456	12" X 24"	CONTACT: JOEY CAPONITI 301-512-5737 INSTALLATION: 1/3 OFFSET GROUT SPEC: TECPOWER GROUT "STERLING" CONTACT: HIVANASVADERANI 443-677-9792
BASE						
B-1	WOOD WALL BASE	APPLIED	PAINT GRADE - SEMI GLOSS	P1	4" HIGH	
MILLWORK						
PL-1	PLASTIC LAMINATE 1	FORMICA	COLORCORE	7223C-58 MATTE FINISH	N/A	
PL-2	PLASTIC LAMINATE 2	FORMICA	N/A	902-58 PLATINUM MATTE FINISH	N/A	
SS-1	SOLID SURFACE 1	DUPONT	ZODIAQ	GRAPHITE	N/A	MITERED CORNERS AND EASED EDGES
SS-2	SOLID SURFACE 2	CAMBRIA	TORQUAY	N/A	N/A	MITERED CORNERS AND EASED EDGES
WALLS/COLUMNS						
PT-1	PAINT 1 - GENERAL FIELD COLOR	BENJAMIN MOORE	PM-2	WHITE	N/A	EGGSHELL FINISH - TYP. FRAMES - SEMI-GLOSS TYP.
PT-2	PAINT 2 - ACCENT COLOR	BENJAMIN MOORE	AC-27	GALVESTON GRAY	N/A	EGGSHELL FINISH - TYP. FRAMES - SEMI-GLOSS TYP.
WT-1	WALL TILE	INTERSTYLE	GABLE	33% DEEP ULTRAMARINE/33% WOAD BLUE/33% TROPICAL WHITE	N/A	CONTACT: JOEY CAPONITI 301-512-5737 GROUT SPEC: TBD