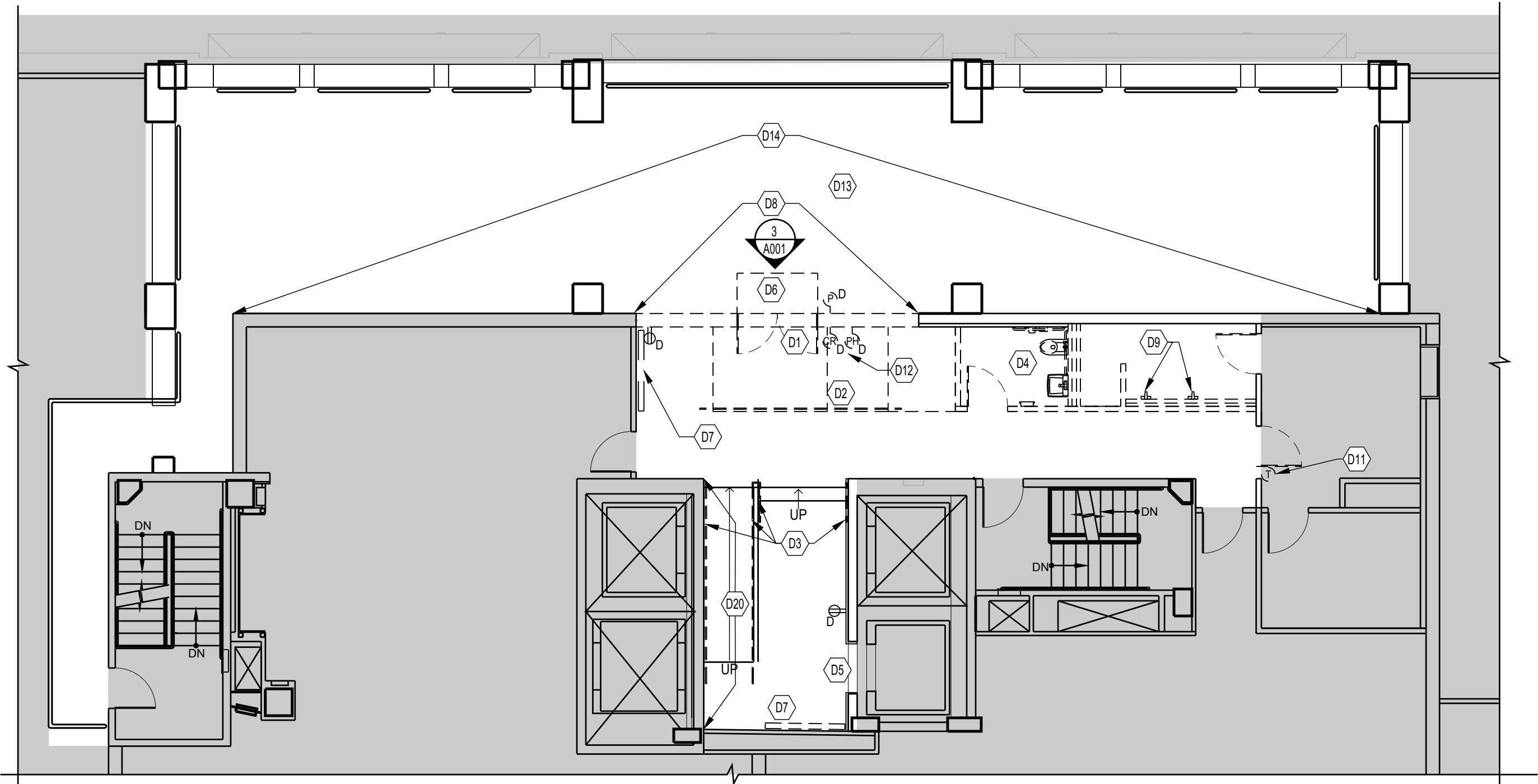
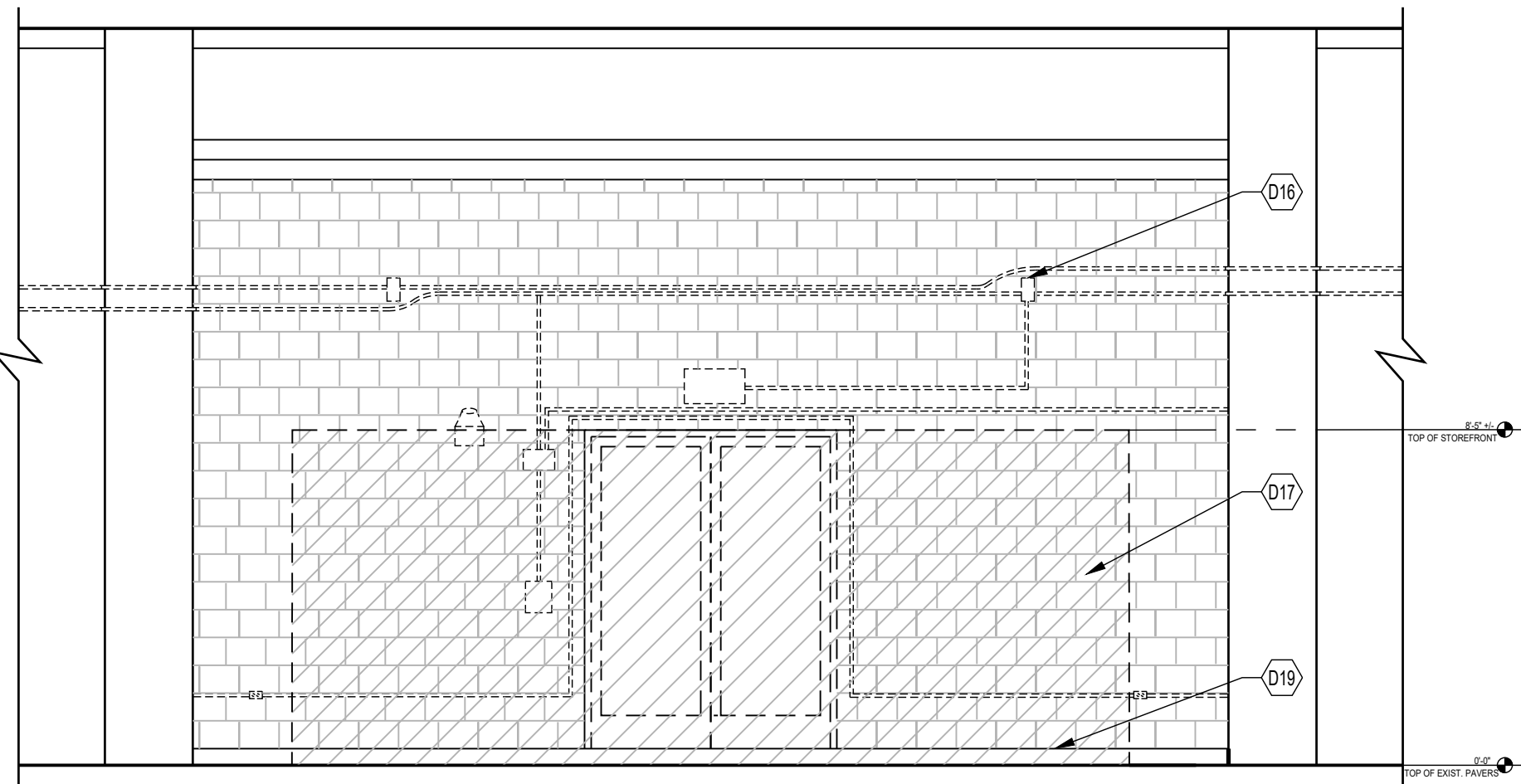


2 DEMO RCP
SCALE: 1/8" = 1'-0"



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



3 DEMO ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

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

DEMO GENERAL NOTES

- REFER TO SHEET 002 FOR GENERAL NOTES.
- DEMO ALL EXISTING FINISHES THROUGHOUT, U.N.O..
- DEMO ALL EXISTING LIGHTS & CEILING FIXTURES THROUGHOUT, U.N.O..
- DEMO ALL EXISTING FINISHED CEILINGS THROUGHOUT, U.N.O.. REFER TO SHEET A200 FOR NEW LAYOUT.
- ALL LIGHTS LABELED "E" ARE EXISTING TO REMAIN. ALL LIGHTS LABELED "D" ARE TO BE DEMO'D.
- ALL ELECTRICAL NOTED WITH "D" IS TO BE DEMO'D.
- 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.
- UPON COMPLETION OF DEMO, SURVEY FLOOR SLAB AND DETERMINE IF ANY LEVELING WILL BE REQUIRED TO ACCOMMODATE NEW FLOOR FINISH.
- MAINTAIN ALL REQUIRED FIRE RATINGS.
- MAINTAIN EGRESS PATHCODE COMPLIANCE FOR ENTIRE DURATION OF DEMOLITION. MAINTAIN COMPLIANCE WITHIN SCOPE OF WORK AREA, AS WELL AS ADJACENT SPACES ON THE FLOOR.
- SEE PARTITION PLAN ON SHEET A100 FOR NEW LAYOUT AND REFLECTED CEILING PLAN ON SHEET A200 FOR NEW CEILING/LIGHTING LAYOUT.

DEMO PLAN KEY NOTES

- (D1) DEMO EXISTING DOORS AND THRESHOLD. SEE A400 FOR NEW DESIGN INTENT.
- (D2) DEMO EXISTING RAMP, HANDRAILS AND GUARDRAIL.
- (D3) DEMO EXISTING HANDRAIL/GUARDRAIL AND PREPARE FOR NEW.
- (D4) DEMO ALL EXISTING RESTROOM PLUMBING FIXTURES AND ACCESSORIES AND CAP PLUMBING LINES. SEE PARTITION PLAN ON A100 FOR NEW LAYOUT.
- (D5) TEMPORARILY REMOVE EXISTING ELEVATOR LANTERNS & CALL BUTTONS AS REQ'D TO ALLOW FOR INSTALLATION OF NEW WALL FINISHES. COORDINATE W/ BASE BUILDING ELEVATOR CONTRACTOR AS REQ'D.
- (D6) DEMO RAMP.
- (D7) DEMO EXISTING BASEBOARD HEATER.
- (D8) CREATE NEW OPENING IN EXTERIOR WALL, FROM TERRACE'S FINISHED FLOOR TO APPROX. 8'-9" AFF. TO ALLOW FOR NEW GLASS STOREFRONT WALL/DOOR SYSTEM. SEE ELEVATIONS ON A400 FOR NEW DESIGN AND 3/A001 FOR EXTENTS OF DEMO.
- (D9) DEMO PLUMBING FIXTURES AND CAP PLUMBING LINES.
- (D10) NOT USED.
- (D11) RELOCATE THERMOSTAT AS NEEDED TO ACCOMMODATE NEW DOOR LOCATION. SEE MECHANICAL DWGS. FOR MORE DETAIL.
- (D12) DEMO SURFACE MOUNTED TELEPHONE AND WIRING. CARDREADER TO BE REMOVED AND SALVAGED FOR RELOCATION.
- (D13) DEMO PEDESTAL SYSTEM AND CONCRETE PAVERS AND PREPARE FOR NEW. CARE SHALL BE TAKEN TO NOT DISTURB THE EXISTING ROOF ASSEMBLY INCLUDING BUT NOT LIMITED TO: ROOF MEMBRANE, PROTECTION BOARD, INSULATION BOARD, FILTER FABRIC, GREEN ROOFING, AND OTHER ROOF ACCESSORIES. PROTECTION OF THESE MATERIALS FROM DAMAGE SHALL BE THE RESPONSIBILITY OF THE GC. REFER TO 3/A501 & 4/A501 FOR NEW WORK DETAILS.
- (D14) NOT USED.
- (D15) DEMO EXISTING FINISHED GWB CEILING.
- (D16) DEMO ALL LIGHTS, FIRE ALARMS, SPEAKERS, ELECTRICAL, AND ASSOCIATED CONDUIT IN THIS BAY.
- (D17) REMOVE CMU AND CURB/FLASHING, COORDINATE WITH CMU HORIZONTAL JOINT FOR ACTUAL STOREFRONT DIMENSIONS.
- (D18) EXISTING GWB CEILING TO REMAIN.
- (D19) LINE OF EXISTING CURB/FLASHING, REMOVE WHERE HATCHED. REFER TO A401 & A502 FOR NEW DESIGN INTENT.
- (D20) DEMO FURR-OUT AT 6'-8" A.F.F. AND FINISH TO BE FLUSH WITH EXISTING WALL. SEE A300 FOR NEW FINISH SPECS AND DTLS.

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Owner

THE RMR GROUP
11 DUPONT CIRCLE, SUITE 775
WASHINGTON, DC 20036

PERMIT/BID	04/13/23
95% CLIENT REVIEW SET	03/09/23
DESIGN DEVELOPMENT	1/25/23
DRAFT RCP TO ANDREA	1/19/23

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TEST FIT #2	10/3/2019
SCHEMATIC DESIGN	5/10/2019

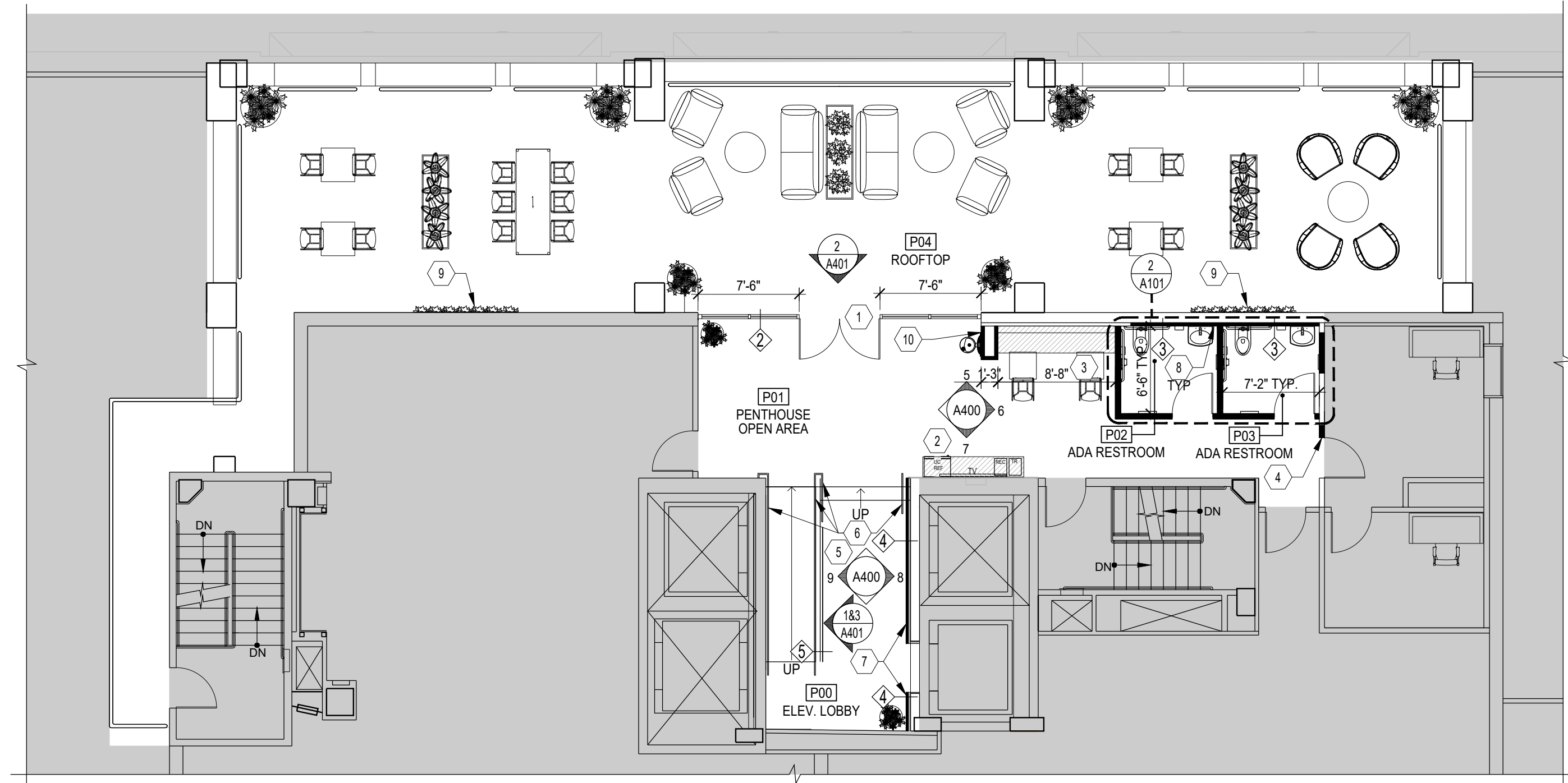
Issue Description	Date
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Sheet Title
DEMOLITION PLAN

Sheet No.
A001

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

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 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.
- REFER TO SHEET A600 FOR STANDARD JAMB DETAIL.
- 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 DECK. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO DECK.
- GC TO CAULK ALL DISSIMILAR SURFACES, ESPECIALLY WHEN NEW WALLS OR SURFACES MEET EXISTING WALLS OR SURFACE.

- PROVIDE NEW ADA COMPLIANT THRESHOLD AND STOREFRONT GLASS WALL AND DOUBLE DOORS AS SHOWN. SEE A600 FOR DOOR/HARDWARE SPECS.
- PROVIDE F.R.T. WOOD BLOCKING IN WALL FOR LANDLORD PROVIDED/GC INSTALLED TV AND WALL BRACKET. SEE A101 FOR POWER REQMTS.
- PROVIDE NEW BUILT-IN BANQUETTE SEATING WITH P-LAM FINISHED BASE/FRAME AND FABRIC SEAT AND BACK CUSHIONS. REFER TO ELEVATIONS FOR DETAILS.
- GC TO INVESTIGATE WALL ASSEMBLY AND HEIGHT, AND INFILL TO MATCH EXST'G.
- PROVIDE NEW GLASS PANEL FROM FLOOR TO CEILING.
GLASS SPEC: CARVART, TBD. CONTACT INFO FOR PRICING:
LYN MUELLER
EMAIL: LYN@LYNMUELLERCOLLECTIONS.COM
PHONE: 703-715-9859
- PROVIDE NEW ADA COMPLIANT HANDRAIL, BLACK POWDER COAT FINISH. REFER TO ELEVATIONS FOR DTLs.
HANDRAIL SPEC: HDI RAILING SYSTEMS 'KOTO' OR EQ. FINISH: BLACK.
- FURR-OUT WALL AS REQ'D. TO RECEIVE NEW POWER FOR WALL SCONCES. EXISTING FA DEVICES LOCATED ON THIS WALL TO BE MOVED. GC TO COORDINATE LOCATION OF DEVICE WITH MEP ENGINEER TO AVOID DECORATIVE WALL FINISHES IF POSSIBLE.
- FURR-OUT EXISTING WALL AS REQUIRED TO FIT NEW PLUMBING AT ADA RESTROOMS.
- GC TO PROVIDE ADD/ALT PRICING FOR PROVIDING & INSTALLING 12"W X 6"H WALL MOUNTED METAL TRELIS FOR PLANTS. PLANTS TO BE PROVIDED BY LANDLORD'S VENDOR.
- POSTING OF OCCUPANCY LOAD SIGNAGE TO COMPLY WITH IBC 1004.9 PROVIDED BY LANDLORD. VERIFY LOCATION IN FIELD WITH ARCHITECT.

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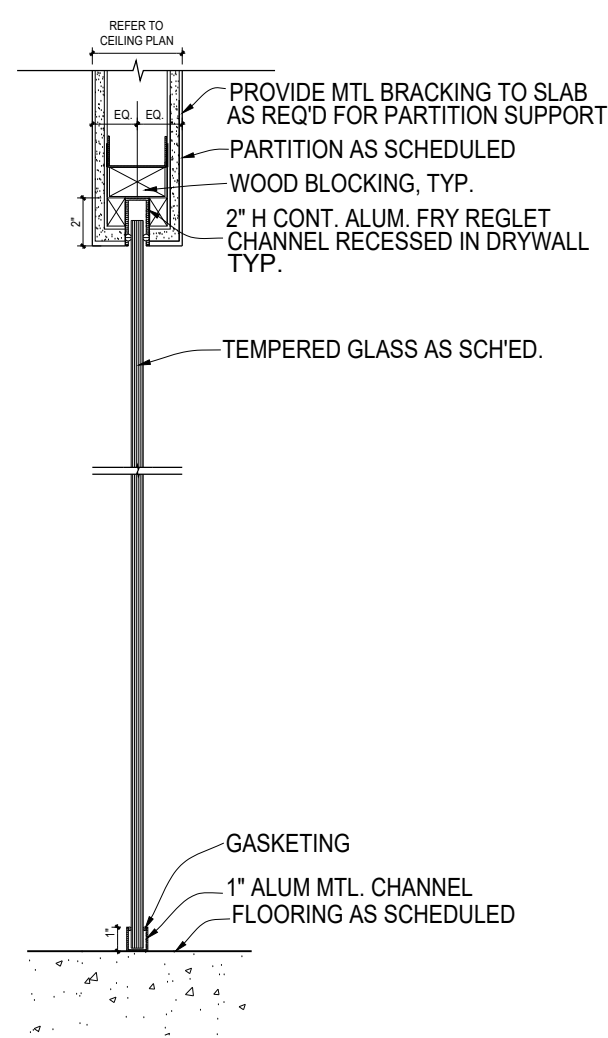
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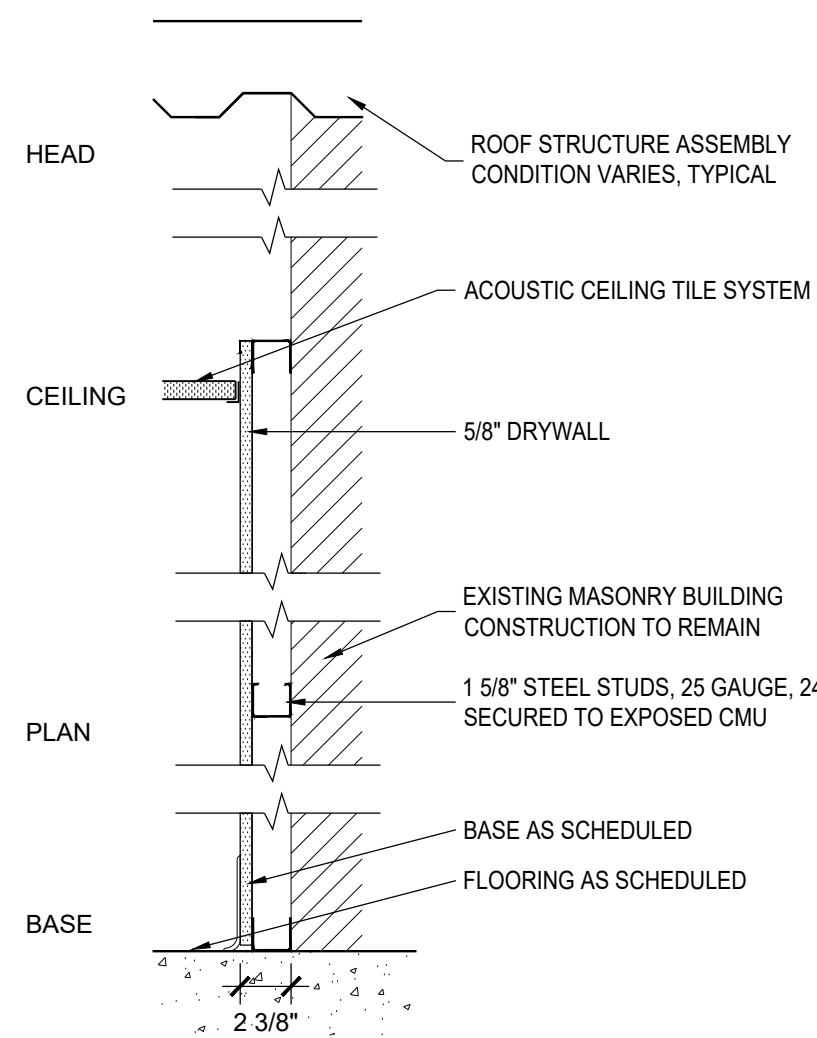
Sheet Title
PARTITION PLAN

Sheet No.
A100

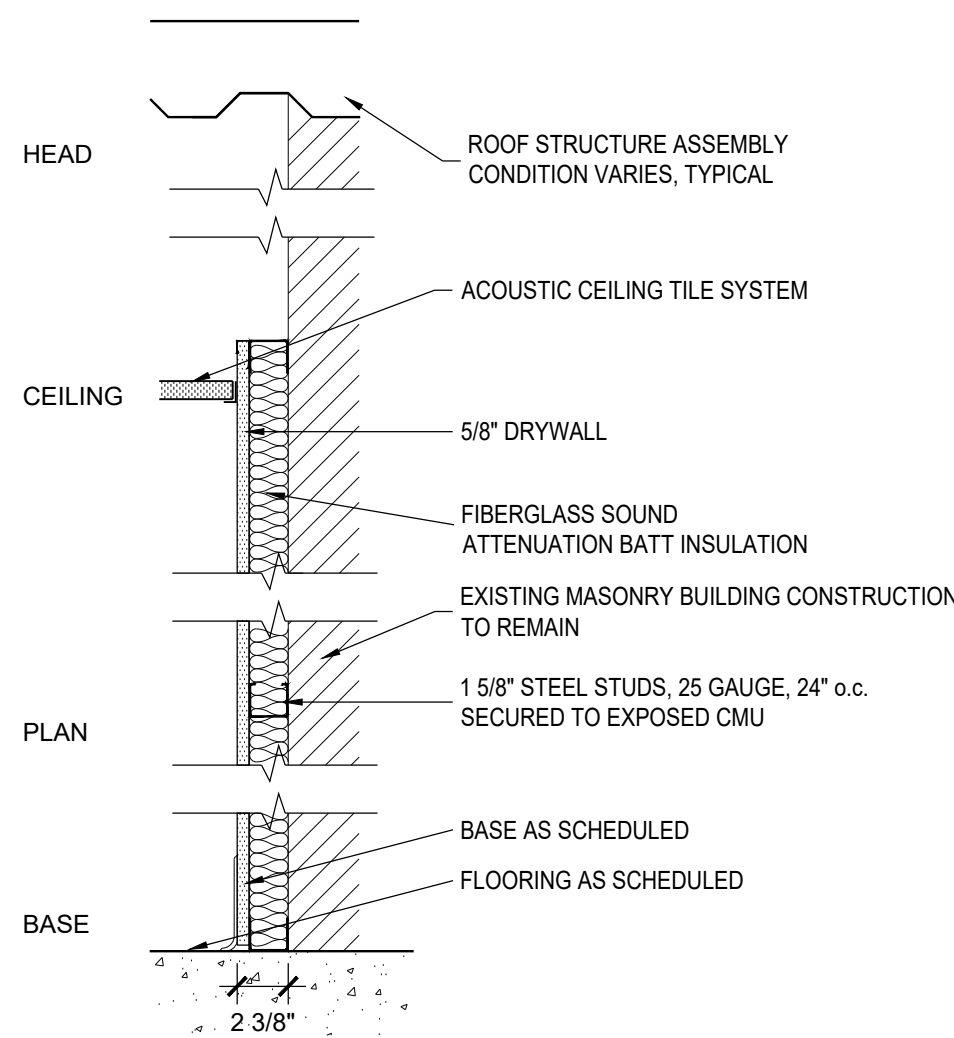
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5 FLOOR TO CLNG GLASS PANEL
REFER TO KEYNOTE 5 ON SHEET A100 FOR GLASS SPEC

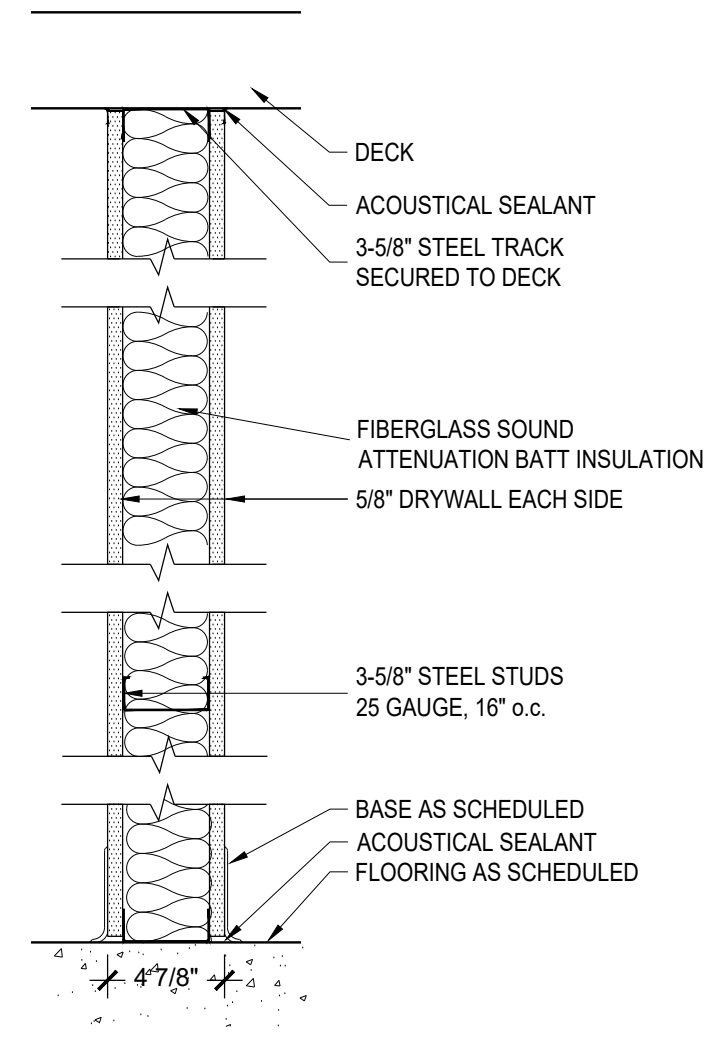


4 FURRED OUT PARTITION
STUD: 1 5/8\" 25 GAUGE STEEL, 24\" o.c.
DRYWALL: 5/8\" STANDARD
FINISH: SCREW ATTACHED, JOINTS TAPED AND FINISHED
HEIGHT: FROM FLOOR TO 4\" ABOVE CEILING GRID
RATING: NOT RATED
INSULATION: N/A

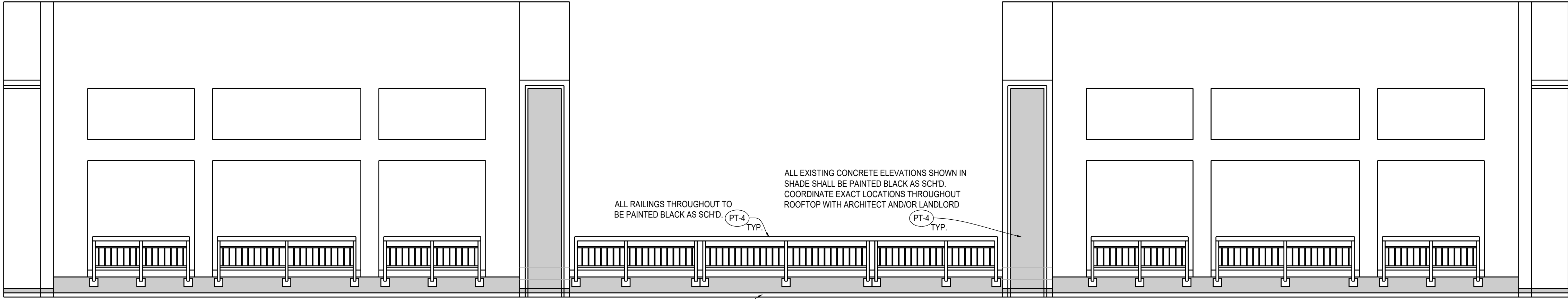


3 INSULATED FURRED OUT PARTITION
STUD: 1 5/8\" 25 GAUGE STEEL, 24\" o.c.
DRYWALL: 5/8\" STANDARD
FINISH: SCREW ATTACHED, JOINTS TAPED AND FINISHED
HEIGHT: FROM FLOOR TO 4\" ABOVE CEILING GRID
RATING: NOT RATED
INSULATION: 1-5/8\" SOUND ATTENUATION BATT INSULATION
*INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

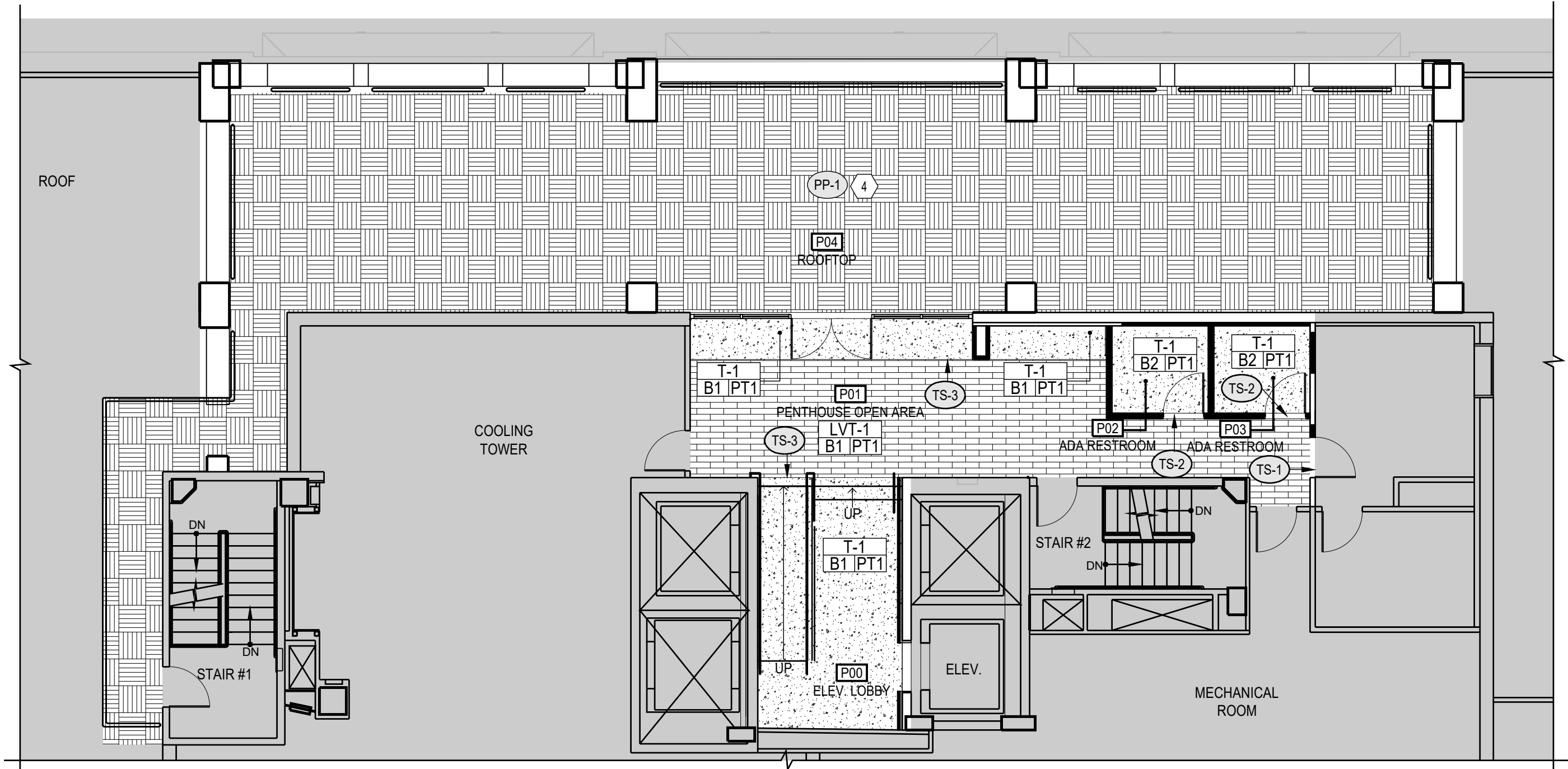
2 451T STOREFRONT SYSTEM BY KAWNEER
SEE SHEET A502 FOR DTLs



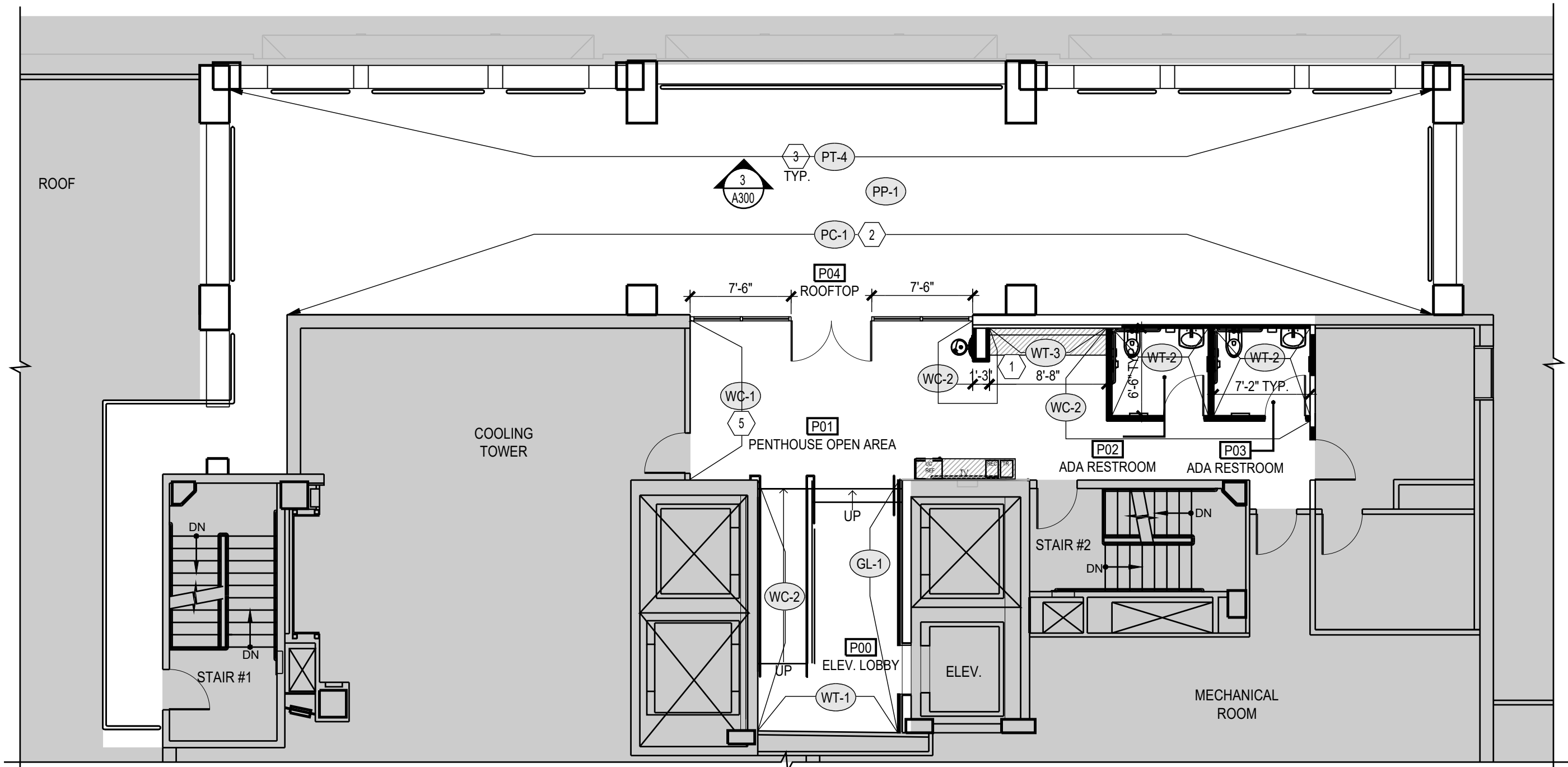
1 4-7/8\" FULL-HEIGHT INSULATED PARTITION
STUD: 3-5/8\" 25 GAUGE STEEL, 16\" o.c.
DRYWALL: 5/8\" STANDARD GWB
FINISH: SCREW ATTACHED, JOINTS TAPED & FINISHED
HEIGHT: FROM FLOOR TO DECK ABOVE
RATING: NON-RATED
INSULATION: 3-5/8\" SOUND ATTENUATION BATT INSULATION
*INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.



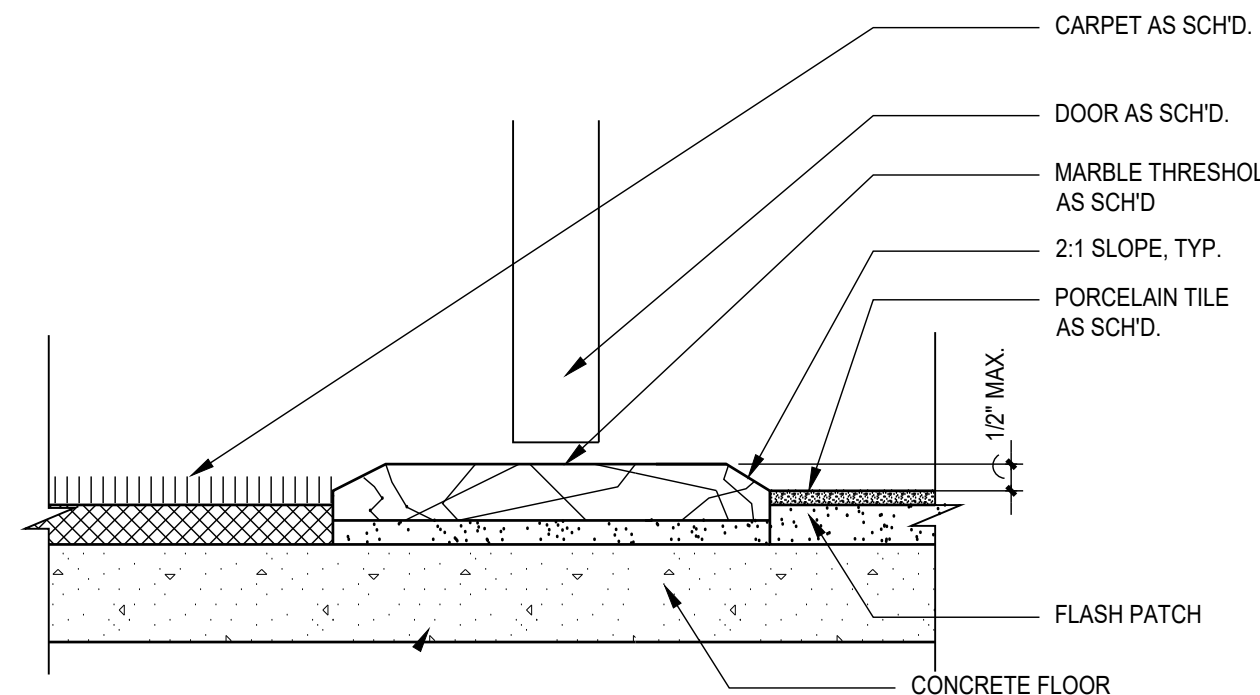
3 NEW PAINT ELEVATION
SCALE: 1/8" = 1'-0"



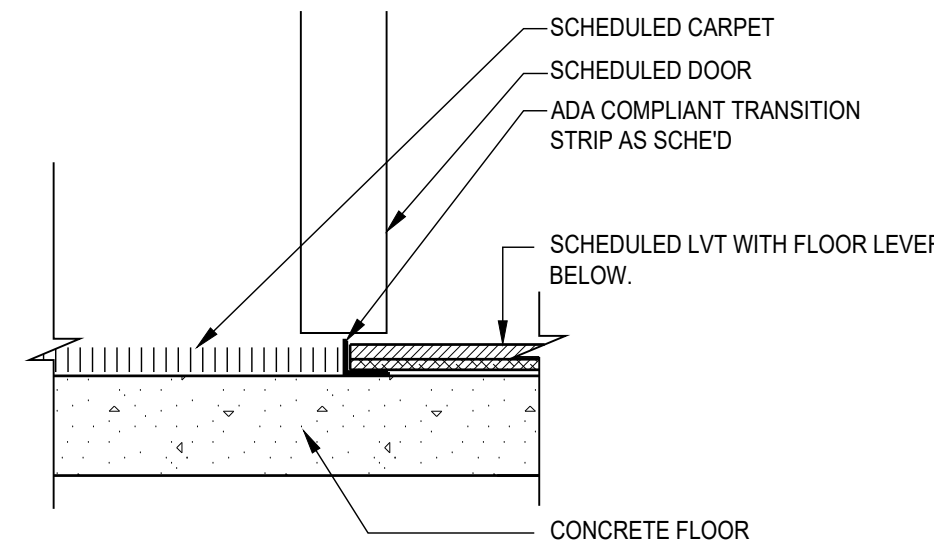
2 FINISH PLAN
SCALE: 1/8" = 1'-0"



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

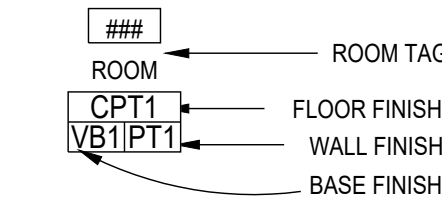


4 CPT TO PORCELAIN TILE
SCALE: 3" = 1'-0"



3 CPT TO LVT DETAIL
SCALE: 3" = 1'-0"

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 SCHD 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. SEE FINISH PLAN FOR LOCATION AND FINISH SCHEDULE FOR SPECS.
 - ALL EXTERIOR WINDOWS ARE TO BE EQUIPPED W/ MINI BLINDS TO MATCH BLDG. STD. SIZE & COLOR. PROVIDE OR REPLACE AS REQ'D.
 - ALL FINISHES SHALL COMPLY WITH FLAME/SMOKE RATING REQUIREMENTS PER IBC CHAPTER 8.
 - GENERAL CONTRACTOR TO CONFIRM WITH LANDLORD, TENANT OR OWNER IF ATTIC STOCK SHOULD BE PROVIDED FOR ANY FLOORING MATERIAL.
 - PRIOR TO CONSTRUCTION, GC TO VERIFY THAT EXT'G SLAB IS LEVEL WITHIN A MAXIMUM VARIANCE OF 1/8" OVER 10'-0" OF HORIZONTAL RUN, AND NOT MORE THAN 1/16" IN 24" WHEN MEASURED FROM HIGH POINTS IN THE SURFACE WITH A STRAIGHT EDGE. PROVIDE LATICRETE (OR EQUIVALENT) SELF-LEVELING UNDERLAYMENT COMPOUND AT SLAB AS REQUIRED TO MEET STANDARD.
 - PORCELAIN TILE SETTING MATERIALS: 25 YEAR WARRANTY TO BE PROVIDED BY MAPEI AMERICAS U.S.A. WHEN WARRANTED SETTING MATERIALS ARE PURCHASED ALONG WITH THE TILE PACKAGE FROM CREATIVE MATERIALS CORPORATION. CONTACT JESSE HABERSTICH; PHONE: 540-683-6232; EMAIL: JHABERSTICH@CREATIVEMATERIALSCORP.COM. SUBSTITUTIONS: NOT PERMITTED.
 - GROUT MATERIALS FOR PORCELAIN TILE: PROVIDE READY-TO-USE GROUT: PROFESSIONAL-GRADE, READY-TO-USE COLOR CONSISTENT QUARTZ AGGREGATE, FOR USE WITH GROUT JOINTS 1/16" TO 1/2". MAPEI "FLEXCOLOR CO". SEE FINISH SCHEDULE ON A300 FOR COLOR SELECTION.
 - FLEXIBLE SEALANT FOR PORCELAIN FLOOR TILE: PROFESSIONAL-GRADE, 100% SILICONE SEALANT SPECIFICALLY FORMULATED FOR HEAVY TRAFFIC, EXPANSION, AND MOVEMENT JOINTS, HORIZONTAL AND VERTICAL COMPLYING WITH ASTM STANDARDS, SLUMP (ASTM C639), TACK-FREE TIME (ASTM C678), SHORE "A" HARDNESS (ASTM C661), JOINT MOVEMENT (ASTM C920), ELONGATION AT BREAK (ASTM D412), FLEXIBILITY (AST C734), AND PASSES WEATHERABILITY (ACCELERATED WEATHER TESTER QUV), PRODUCT: MAPEI "MAPESIL T".
- WALL TILE DESIGN TO MIMIC BANQUETTE AREA OF 2ND FLOOR AMENITY SPACE.
 - LIGHTLY GRIND EXISTING PAINTED CMU FINISH TREATMENT TO PREPARE WALL SURFACE FOR NEW PERMANENT PARGE COATING. SEE 1/A502 FOR DTL'S.
 - PAINT EXISTING GUARDRAIL WITH BLACK ELECTROSTATIC PAINT THROUGHOUT ROOFTOP TERRACE. SEE 3/A300 FOR DTL'S.
 - PROVIDE NEW PAVERS AND PEDESTALS SYSTEM THROUGHOUT ROOFTOP TERRACE. SEE FINISH SCHEDULE ON THIS SHEET FOR SPECS AND SHEET A501 FOR DETAILS. CONTACT FOR ALL ROOF & FLASHING WORK: CHRISTOPHER CARREN
EMAIL: CCARREN@NATIONSROOF.COM
PHONE: 410-766-1450
 - WALL BASE TO BE PAINTED PT-X TO MATCH WALL COVERING.

FINISH SCHEDULE

TYPE	MATERIAL	MANUFACTURER	STYLE/PATTERN	COLOR/FINISH	SIZE	COMMENTS
FLOOR						
T-1	PORCELAIN TILE	CREATIVE MATERIALS	FRAMMENTO	WHITE/MACRO/ NATURAL	24" X 48"	INSTALL PATTERN: ASHLAR
LVT-1	LVT	SHAW	SOLITUDE	MINIK - 48720	6" X 48"	INSTALL PATTERN: STAGGERED
PP-1	PORCELAIN PAVERS	TILE TECH	WOOD RUSTIC	RUSTIC OAK	24" X 24"	INSTALL PATTERN: QUARTER TURN REFER TO SHEET A501 FOR DETAILS
BASE						
B-1	PAINTED WOOD WALL BASE		EASED EDGES	PAINTED WITH PT-X U.N.O. SEMI GLOSS FINISH	4" H	PAINT WITH SW7698 MARCH WIND
B-2	TILE BASE	CREATIVE MATERIALS	FRAMMENTO	WHITE/MACRO/ NATURAL	WHITE/MACRO/NATURAL	
MILLWORK						
PL-1	PLASTIC LAMINATE	WILSONART	TRACELESS	MIDNIGHT VELVET/ TRACELESS	N/A	
PL-2	PLATIC LAMINATE	WILSONART	N/A	PINNACLE WALNUT 7992-38	N/A	
CT-1	PORCELAIN SLAB	CROSSVILLE	PORCELAIN COUNTERTOPS	SUGAR COAT/POLISHED	12MM	
WALLS						
WT-1	3D WALL TILE	DUCHATEAU	INCEPT/METAMORPHASIS	AMERICAN WALNUT	22" X 8" (VARIES)	
WT-2	WALL TILE	CREATIVE MATERIALS	MULTIDIMENSIONAL/CHEVRON	WHITE	16" X 32"	GROUT SPEC: MAPEI/ FLEXCOLOR C.O. COLOR: 38 AVALANCHE, W/ FLEXIBLE SEALANT: MAPEI/MAPESEL T
WT-3	WALL TILE	ATLAS CONCORDE	MEK MOSACO ESAGONO	MEDIUM W/ ROMBO GOLD / MATTE FINISH	12" X 14"	GROUT SPEC: MAPEI/ FLEXCOLOR C.O. COLOR: 38 AVALANCHE, W/ FLEXIBLE SEALANT: MAPEI/MAPESEL T
WC-1	WALL COVERING	MOMENTUM	KEYSTONE	MIDNIGHT	N/A	
WC-2	WALL COVERING	WOLF GORDON	BODE	VAPOR	N/A	
PC-1	PAINTED PARGE COATING					SEE A502 FOR DTL'S, PAINT WITH PT-5 SEE KEYNOTE 5 ON SHEET A100 FOR CARVART REP CONTACT INFO
GL-1	GLASS	CARVART	05-20-T	LINE: 05 TEXTILE, COLOR: 20 PEARL		
PAINT						
PT-1	PAINT (ELEVATOR DOORS & FRAMES)	WOLD GORDON	SCUFFMASTER			
PT-2	PAINT (INTERIOR WALLS)	SHERWIN WILLIAMS	SW7004	SNOWBOUND		
PT-3	PAINT (BULKHEAD FIN)	SHERWIN WILLIAMS	SW7673	PEWTER CAST		
PT-4	PAINT (EXTERIOR RAILINGS AND ACCENT ARCHES)	SHERWIN WILLIAMS	SW7069	IRON ORE		
PT-5	PAINT (EXTERIOR WALLS)	SHERWIN WILLIAMS	SW7029	AGREEABLE GRAY		
TRANSITION STRIPS & THRESHOLDS						
TS-1	TRANSITION STRIP	SCHLUTER OR EQ.	SCHEINE	MILL FINISHED ALUMINUM	1/2" MAX. HT.	CPT TO LVT, SEE 5/A300 FOR DTL

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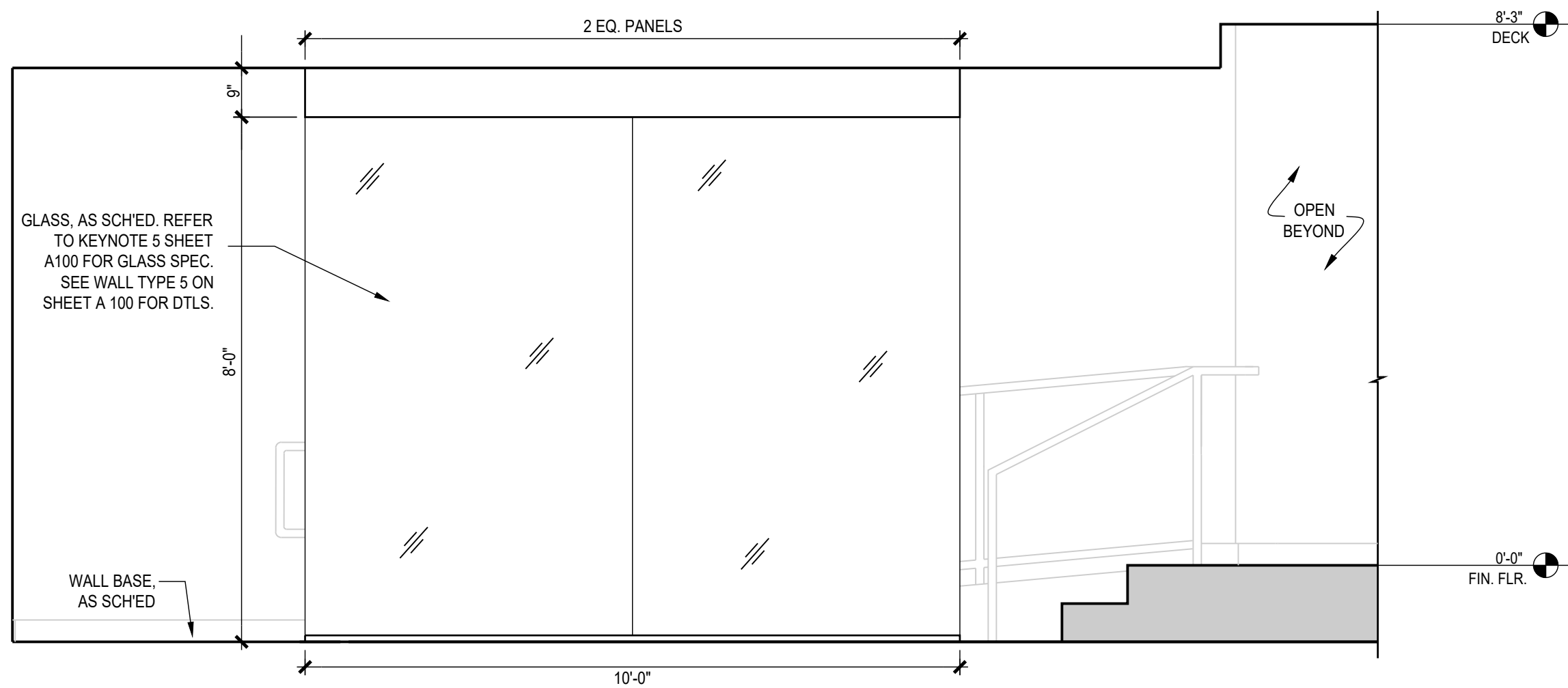
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FINISH PLAN & SCHEDULE

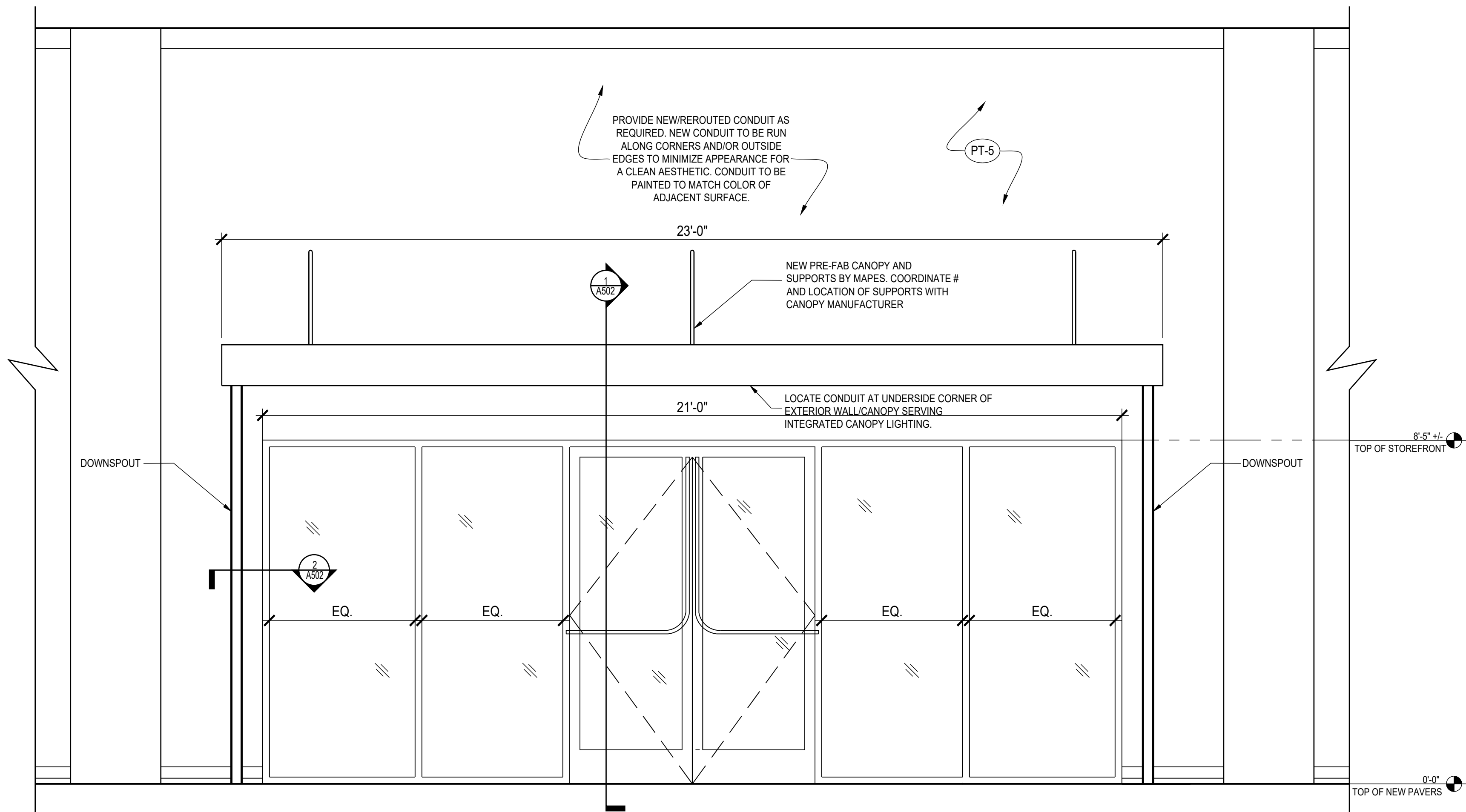
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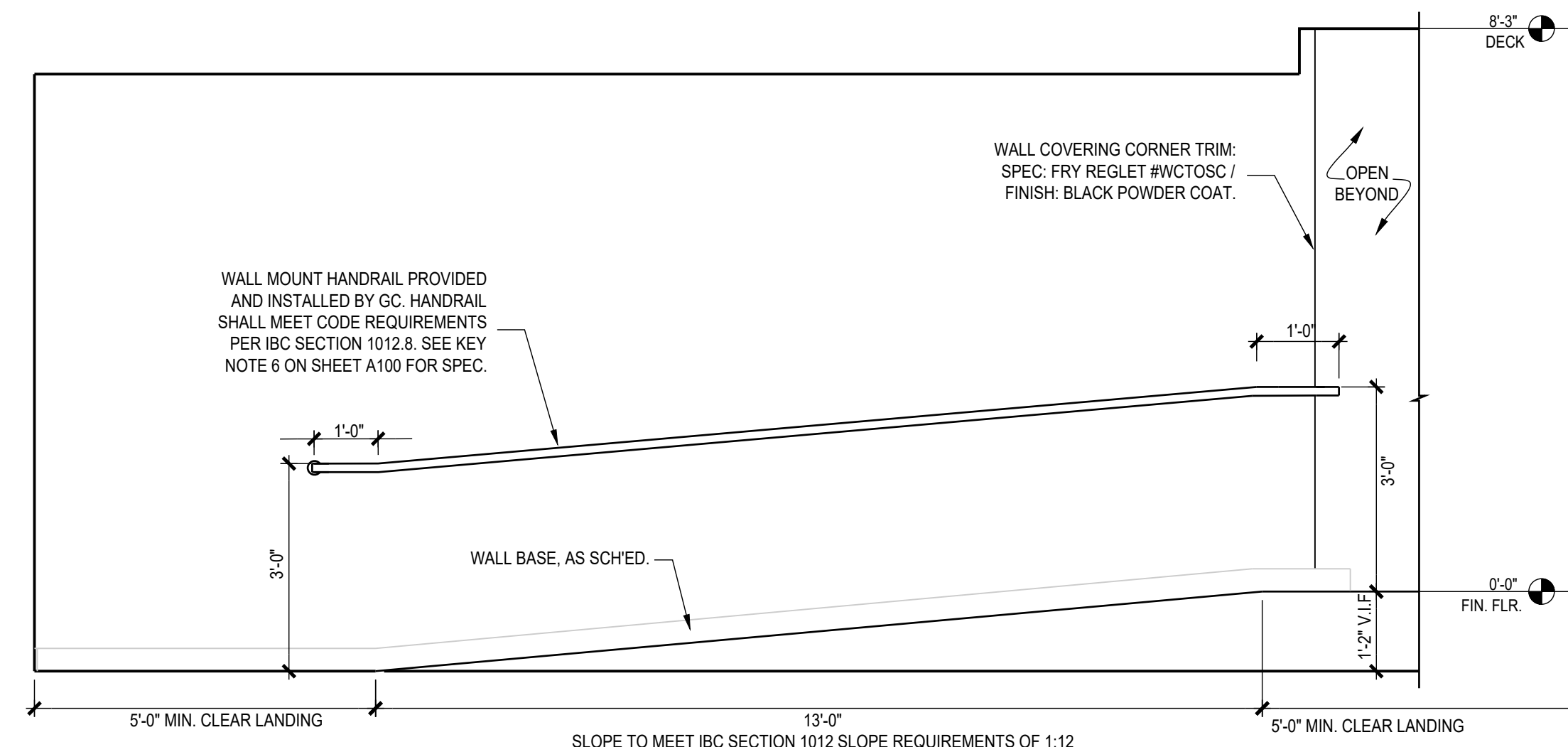
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3 GLASS FEATURE WALL ELEVATION
SCALE: 1/2" = 1'-0"



2 NEW STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 WALL MOUNT RAILING/RAMP ELEVATION
SCALE: 1/2" = 1'-0"

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Sheet Title
ELEVATIONS

Sheet No.
A401

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District of Columbia
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EXHIBIT NO.16