

PROPOSED DOCTOR'S OFFICE

LOCATION: 208 MAIN STREET, GAITHERBURG MD
OWNER: DR. RUPINDER SINGH

LIFE SAFETY NOTES:

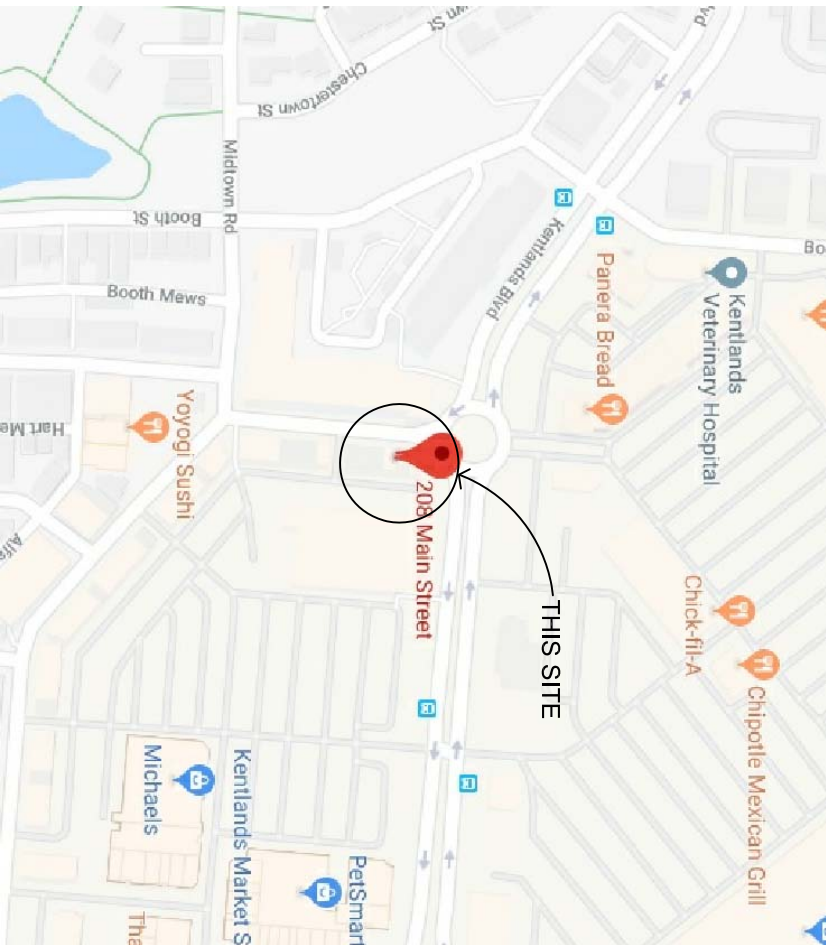
1. DEMO EXISTING INTERIOR PARTITION AND
2. INSTALL NEW TOILET AT THE BASEMENT AND ADD NEW
3. RECONFIGURE EXISTING LIGHTING FIXTURES AND ADD
4. FLOOR FINISH.

1. LOCKS, LATCHES AND SPECIAL LOCKING ARRANGEMENTS MUST COMPLY WITH S. 7-2.2.03 OF NFPA 101.
2. INSTALL NEW TOILET AT THE BASEMENT AND ADD NEW
3. RECONFIGURE EXISTING LIGHTING FIXTURES AND ADD
4. FLOOR FINISH.
5. FIRE AND SMOKE RESISTANT CONSTRUCTION FOR WALL AND CEILING/FLOOR ASSEMBLIES SHALL BE
6. MAINTAINED AS ORIGINALLY DESIGNED AND APPROVED.
7. PROVIDE PORTABLE FIRE EXTINGUISHER ACCORDING TO NFPA 101.
8. STAIRWELLS TO BE BE FREE AND CLEAR OF STORAGE.



2 VICINITY MAP

SCALE: NOT TO SCALE



ABBREVIATIONS:

ACOUS	ACOUSTICAL	GA	GAUGE
ACT	ADDITION	GALV	GALVANIZED
ADD	ADDITION	GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR	GEN	GENERAL
(AL)ALUM	ALUMINUM	GL	GLASS
ANDC	ANNODIZED	GR	GRADE
ATS	ABOVE TOP OF SLAB	GWB	GYPSUM WALLBOARD
B	BASE	H	HIGH
BD	BOARD	HC	HOLLOW CORE
BE	BEARING ELEVATION	HDW	HARDWARE
BLDG	BUILDING	HM	HOLLOW METAL
BM	BEAM	HORZ	HORIZONTAL
BOT	BOTTOM	HP	HIGH POINT
BRK	BRICK	HT	HEIGHT
BTWN	BETWEEN	(")IN	INCH
BURN	BUILT UP ROOFING	INCL	INCLUDED
CEM	CEMENT	INFO	INFORMATION
CG	CORNER GUARD	INSUL	INSULATION
CL	CENTER LINE	INT	INTERIOR
CLG	CEILING	INT	INTERIOR
CMU	CONCRETE MASONRY UNIT	JT	JOINT
COL	COLUMN	JB/BE	JOIST BEARING/ELEV
CONC	CONCRETE	LAV	LAVATORY
COND	CONDITION	LG	LONG
CONST	CONSTRUCTION	LP	LOW POINT
CONT	CONTINUOUS	LX	MAXIMUM
CT	CERAMIC TILE	MAX	MECHANICAL
DBL	DOUBLE	MECH	MEMBRANE
DET	DETAIL	MFR	MANUFACTURER
DF	DRINKING FOUNTAIN	MIL	MILLIMETER
DM	DIMENSION	MIN	MINIMUM
DN	DOWN	MSC	MISCELLANEOUS
DS	DOWNSPROUT	MSL	MEAN SEA LEVEL
DWG(S)	DRAWINGS	MTD	MOUNTED
DIA	DIAMETER	MTL	METAL
EIFS	EXTERIOR INSULATION &	MR	MOISTURE RESISTANT
EJ	FINISH SYSTEM	N/A	NOT APPLICABLE
ELEC	ELECTRICAL	NIC	NOT IN CONTRACT
ELEV	ELEVATION	NO	NUMBER
EQUIP	EQUIPMENT	NOM	NOMINAL
ESPR	EARLY SUPPRESSION	NTS	NOT TO SCALE
ETR	EXISTING TO REMAIN	OC	ON CENTER
EW	EMERGENCY WHITE(LIGHT)	OH	OVER HEAD
EWG	ELEC WATER COOLER	OPNG	OPENING
EXIST	EXISTING	OPP	OPPOSITE
EXP	EXPANSION	P/PTD	PAINTED
EXT	EXTERIOR	PART	PARTITION
F	FLUSH	PEAC	PRECAST EXPOSED
FD	FLOOR DRAIN	PG	AGGREGATE CONCRETE
FF	FACTORY FINISH	PH	PAINT GRADE
FG	FULL GLASS	PL	PENTHOUSE
FIN	FINISH	PLYWD	PLYWOOD
FIXT	FIXTURE	POL	POLISHED
FLR	FLOOR	PR	PAIR
FP	FIRE PROTECTION	PROJ	PROJECT
(")FT	FEET		

GENERAL CONSTRUCTION NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES.

ALL CONSTRUCTION CHANGES SHALL BE MARKED IN RED ON THE DRAWINGS FOR USE IN FUTURE AS BUILT DRAWING PREPARATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GENERAL CONSTRUCTION PROCEDURES AND JOB SITE SAFETY AND ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND CONSTRUCTION STANDARDS.

WRITTEN DIMENSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE CONTRACTOR SHALL INSURE THAT THAT ALL WORK IS PERFORMED BY COMPETENT WORKERS SKILLED IN THEIR PARTICULAR TRADE. WORKMANSHIP DEEMED SUBSTANDARD TO THE OWNER SHALL BE REJECTED AND SHALL BE CORRECTED BY THE CONTRACTOR.

THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY HAZARDOUS MATERIALS AND OR CONDITIONS THAT EXIST AT THE PROJECT SITE.

ALL PENETRATIONS OF EXISTING FIRE RATED ASSEMBLIES (FLOOR WALLS AND CEILINGS) SHALL BE PATCHED AND FIRE STOPPED WITH APPROVED MATERIALS IN ACCORDANCE WITH NFPA AND WITH UL STANDARDS.

ALL OPENINGS RECEIVING DOOR FRAMES SHALL RECEIVE DBL STUDS FLOOR TO TOP OF PARTITION AT EACH SIDE OF OPENING.

ENERGY CONSERVATION NOTES:

ALL NEW WORK SHALL CONFORM TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND TO THE APPROPRIATE ASHRAE STANDARD 90-LATEST EDITION.

ALL INSULATIONS MATERIALS SHALL BE AT THE EXACT TYPE AND THICKNESS AS INDICATED ON THE DRAWINGS AND SHALL BE INSTALLED IN COMPLETE COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATION. NO CHANGE OF INSULATION TYPE OR THICKNESS WILL BE PERMITTED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF THE ARCHITECT AND THE BUILDING INSPECTOR.

ALL JOINTS AROUND THE WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, AT PENETRATIONS ENVELOP SHALL BE FULLY CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED, BOTH INSIDE AND OUT.

GENERAL FINISH NOTES:

ALL SURFACES SCHEDULED TO BE PAINTED SHALL BE CLEAN AND PROPERLY PREPARED SMOOTH AND FLUSH. ALL EXISTING PRIME PAINT ON SURFACES NOT SCHEDULED TO BE PAINTED SHALL BE TOUCHED-UP.

USE PAINTS SPECIFICALLY PRODUCED FOR SURFACE ON WHICH THEY ARE TO BE APPLIED. SHOULD PAINT BE INCOMPATIBLE WITH THE SURFACE ON WHICH IT IS TO BE APPLIED, THE CONTRACTOR WILL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH SUCH WORK

ALL PAINTS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND INSTRUCTIONS.

THE CONTRACTOR SHALL PROTECT INSTALLED FINISHES ON FLOORS, WALLS, AND CEILING AGAINST POSSIBLE DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY MATERIALS OR FINISHES DAMAGED.

CODE ANALYSIS:

ALL WORK SHALL CONFORM TO FOLLOWING:

1. 2015 INTERNATIONAL BUILDING CODE
2. 2015 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
3. 2012 INTERNATIONAL FUEL GAS CODE
4. 2015 INTERNATIONAL ENERGY CONSERVATION CODE
5. 2013 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE
6. 2014 NFPA 70 NATIONAL ELECTRIC CODE
7. COMAR 05.02.02 ADAAG & FHAG
8. NFPA 1 & 101/2015
9. WSSC PLUMBING CODE

BUILDING ANALYSIS: CONSTRUCTION TYPE : EXISTING 5B BUILDING USE GROUP : M/B/R MIXED USE (EXISTING) TOTAL BUILDING AREA: 5,768 SF

PROPOSED INTERIOR ALTERATION COVERS ONLY THE GROUND FLOOR AND BASEMENT OF THIS BUILDING, 2 STORIES AREA=1,618 SF

BUILDING PROTECTION: FULLY SPRINKLERED (EXISTING) BUILDING STORIES: 3 STORY + BASEMENT

FIRE PARTITION: (TABLE 508.4 IBC) 1 HR

TENANT SEPARATION EGRESS: (CHAPTER 10) LENGTH OF EXIT TRAVEL (1016.2 IBC)

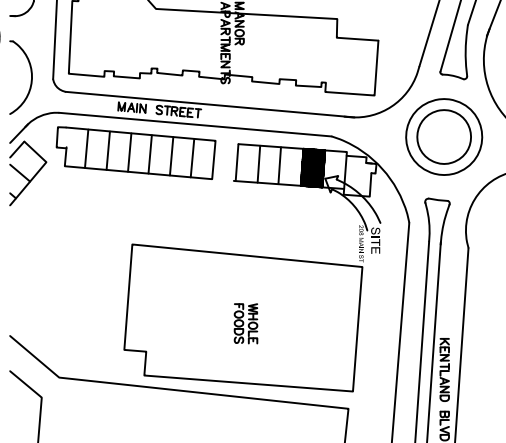
WITH SPRINKLER: FOR <30 OCCUPANCY LOAD-75' ALLOWED OCCUPANT LOAD: (TABLE 1004.1.1 IBC) 30 PROVIDED 1,618 SF(BUSINESS) GROSS SF/OCC.=16.18 OCC.

EGRESS WIDTH: (TABLE 1005.1 IBC) TOTAL NUMBER OF OCCUPANTS=18 OCC 16.18 OCC. X 0.3=0.48" REQUIRED =64" PROVIDED EXIT PER OCCUPANT LOAD: (TABLE 1006.3.1 IBC) NUMBER OF EXIT 1-500 =2 REQUIRED 2 PROVIDED



1 KEY PLAN

SCALE: NOT TO SCALE



FE Project Number: 18-012

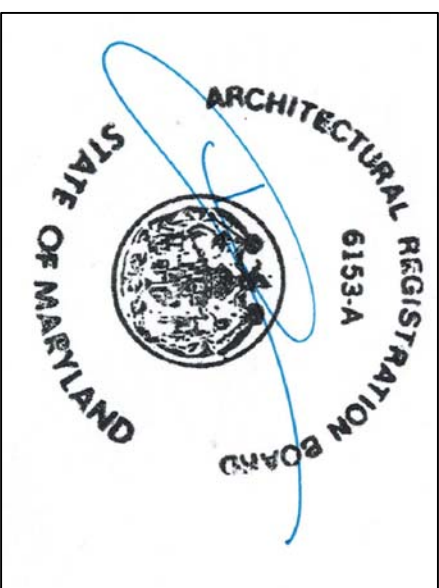
ITEM	DESCRIPTION	DATE
A	PERMIT	10.15.18
Δ	REV.1-C.O.G.COMMENTS	11.15.18

Project/Location:

PROPOSED
DOCTOR'S OFFICE
208 Main Street
Gaithersburg MD

Owner:

DR. RUPINDER SINGH



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Sheet Title:

COVER SHEET

Sheet Number:

A0.0

NOTE:
FOR REFERENCE ONLY.
EXISTING CEILING AND LIGHT
FIXTURES TO REMAIN



E.S.P.

**EXISTING
TENANT**

○

REMOVE EXISTING
PRIVACY CURTAIN

REMOVE EXISTING —

11/11

**EXISTING
TENANT**

2061

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EXISTING WALL

EXISTING WALL
TO BE DEMOLISHED

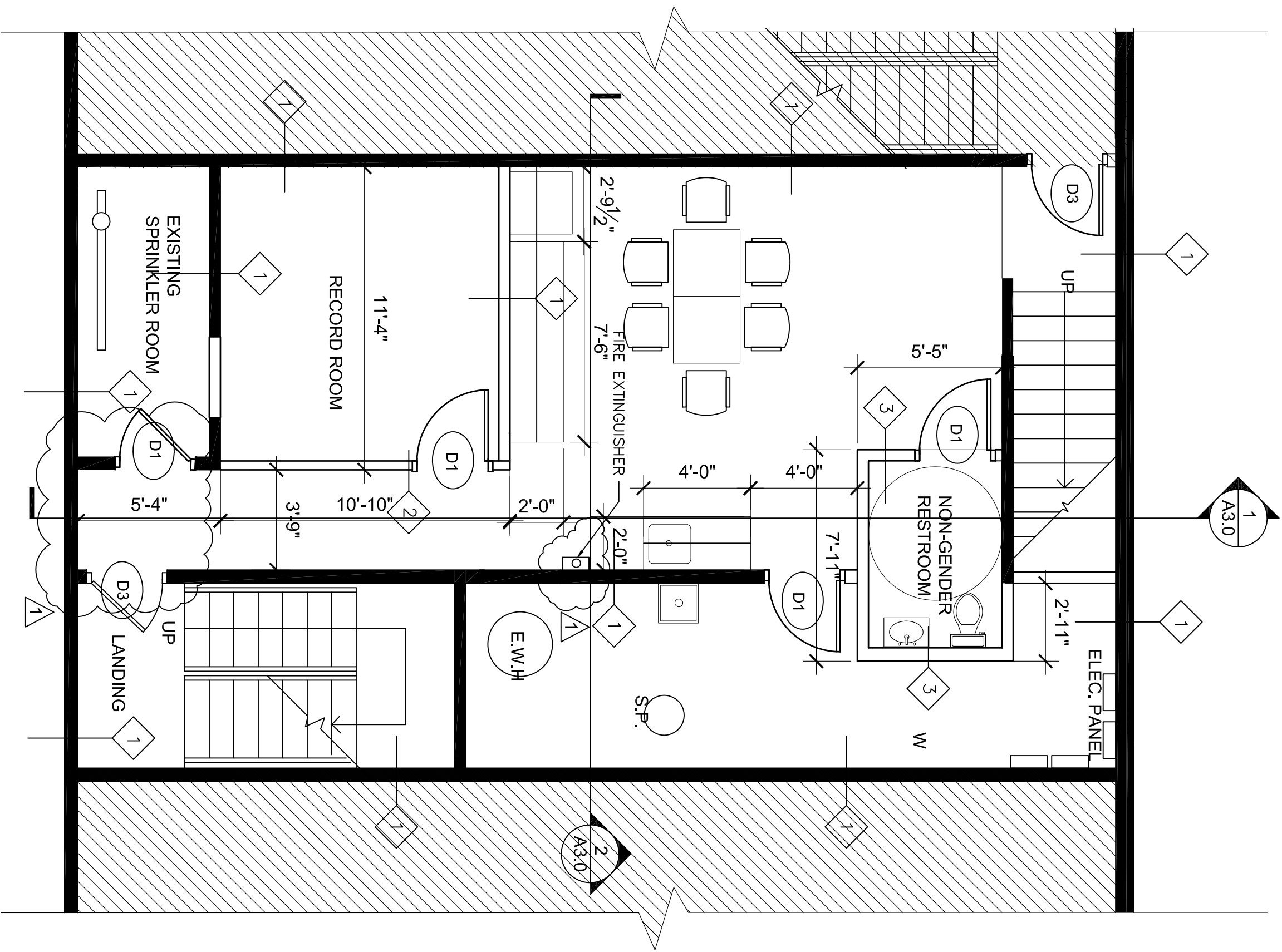
SCALE: 1/8" = 1'-0"

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

A1.0

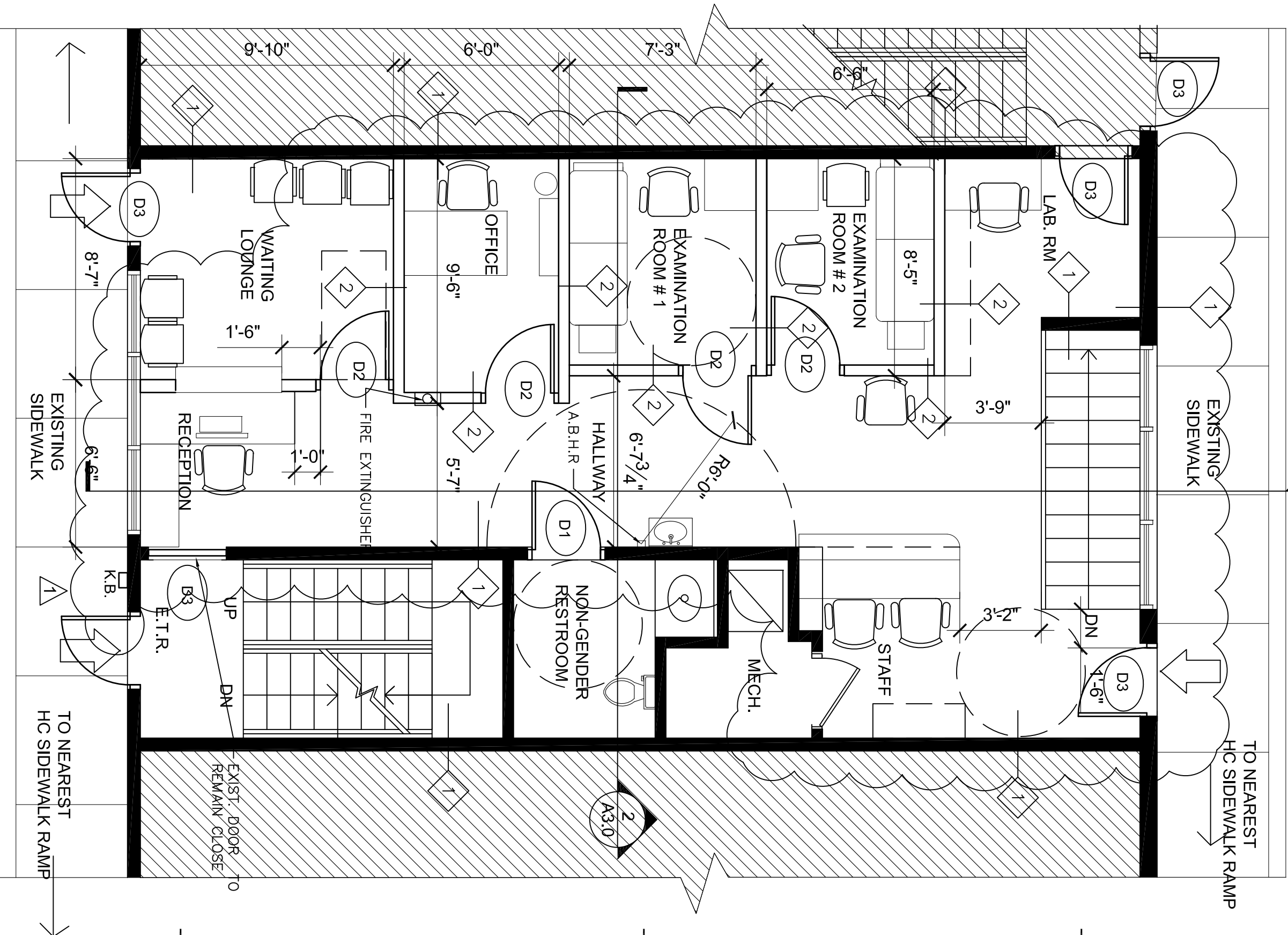
PLAN

NOTE:
FOR REFERENCE ONLY.
EXISTING CEILING AND LIGHT
FIXTURES TO REMAIN



1 BASEMENT FLOOR- NEW WORK PLAN
SCALE: 1/4" = 1'-0"

- WALL TYPES:
- 1 EXISTING DEMISING WALL TO REMAIN
 - 2 NEW 4" WOOD STUD WALL @ 16" O.C. W/ 1/2" PTD GWB ON EACH SIDE
 - 3 NEW 4" STUD WALL W/ MOISTURE RESISTANT GWB ON INTERIOR SIDE



2 GROUND FLOOR PLAN-NEW WORK PLAN
SCALE: 1/4" = 1'-0"

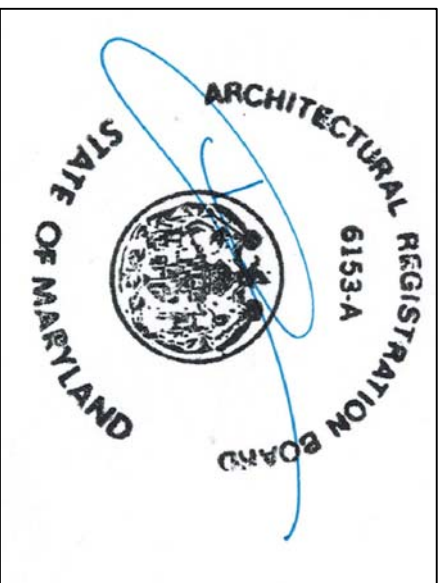
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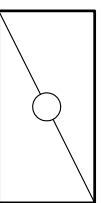
Sheet Title:

BASEMENT & GROUND
FLOOR NEW WORK PLAN

Sheet Number:

A1.1

LEGEND:

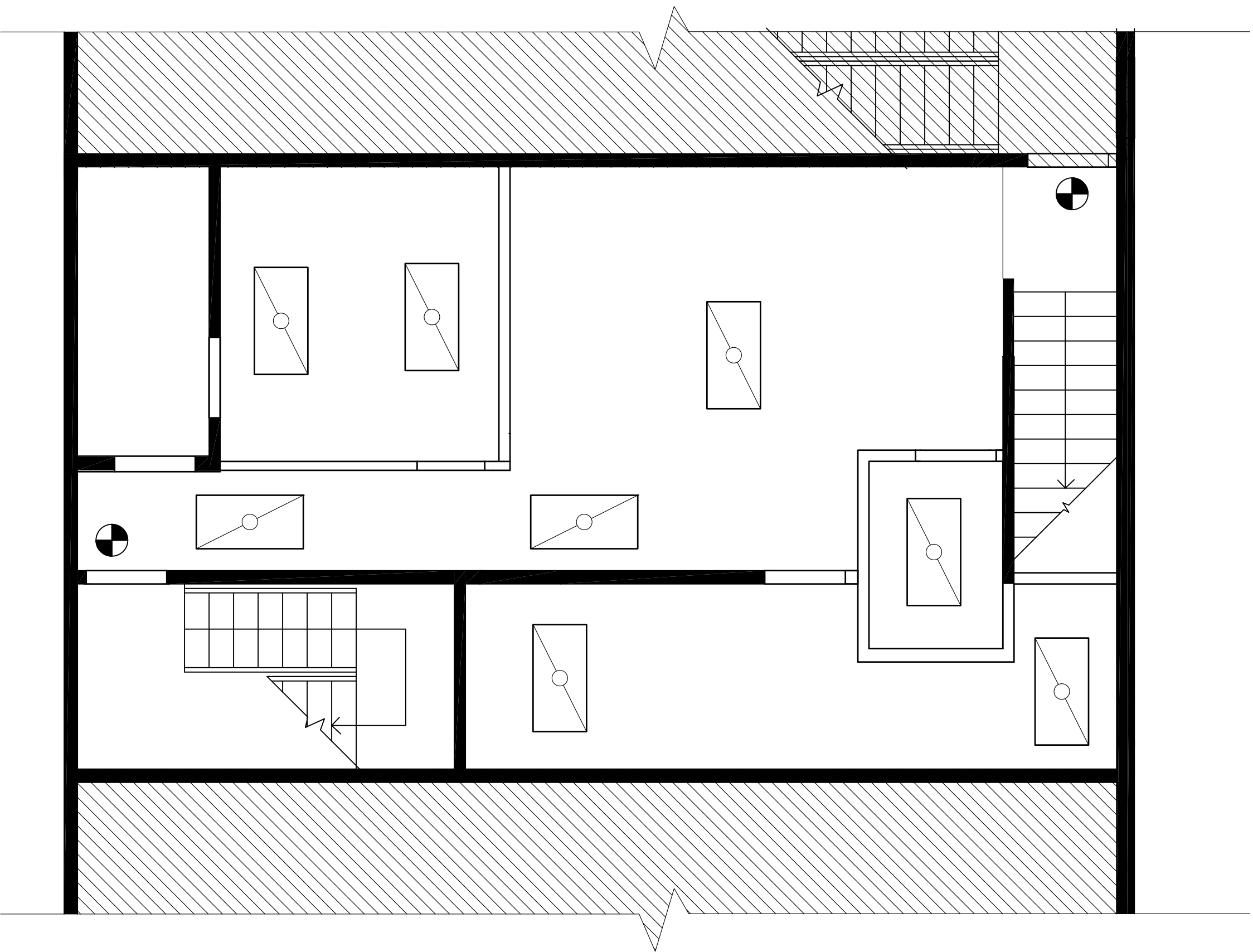
- 

NEW 2'X4' LED LIGHT
FIXTURE
- 

EMERGENCY LIGHT
WITH BACK-UP BATTERY
- 

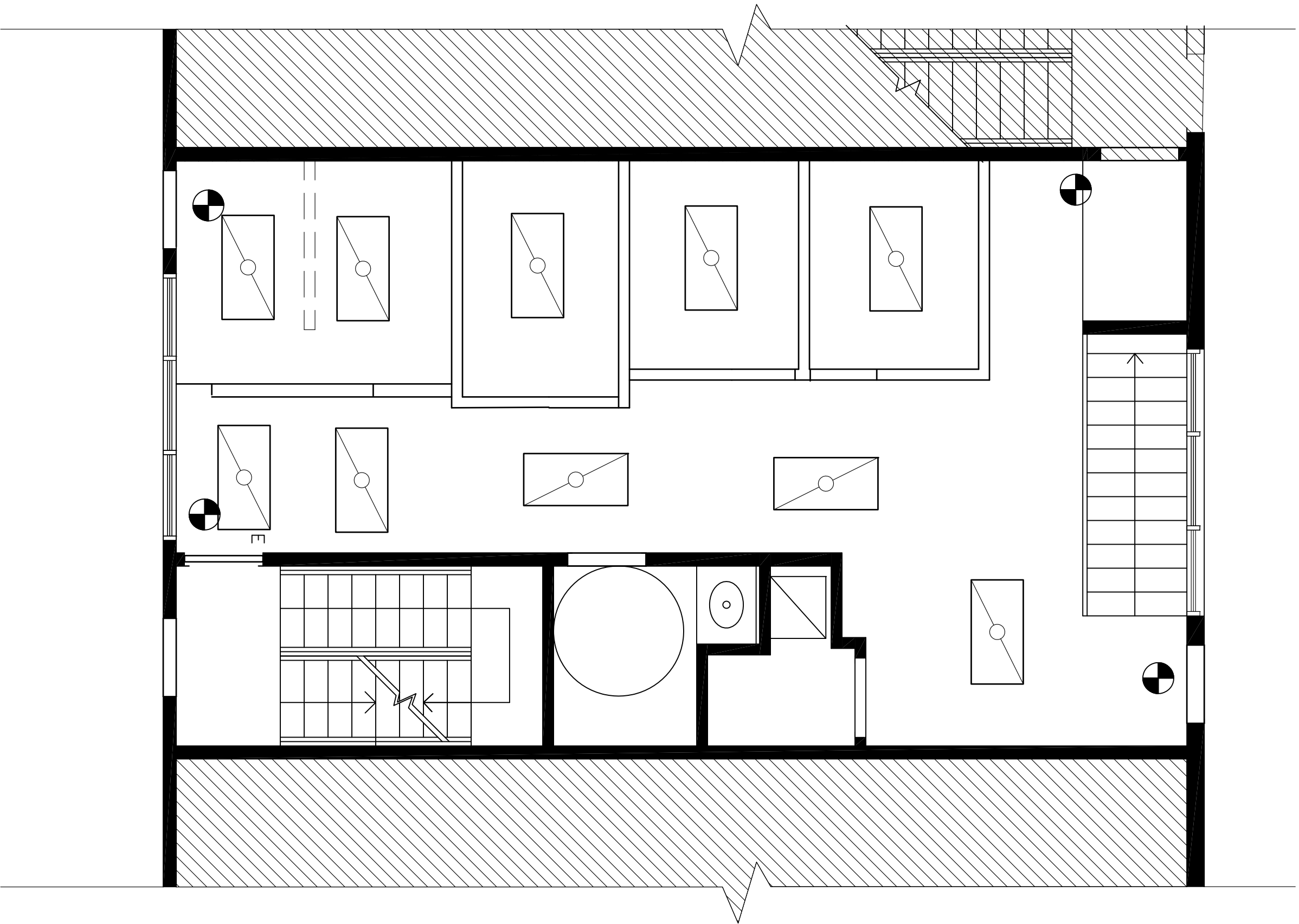
SMOKE DETECTOR
- 

EXIT LIGHT



1 BASEMENT FLOOR- RCP NEW WORK

SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN-RCP NEW WORK

SCALE: 1/4" = 1'-0"

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Sheet Title:

BASEMENT & GROUND
FLOOR
REFLECTED CEILING PLAN
NEW WORK

Sheet Number:

A1.3

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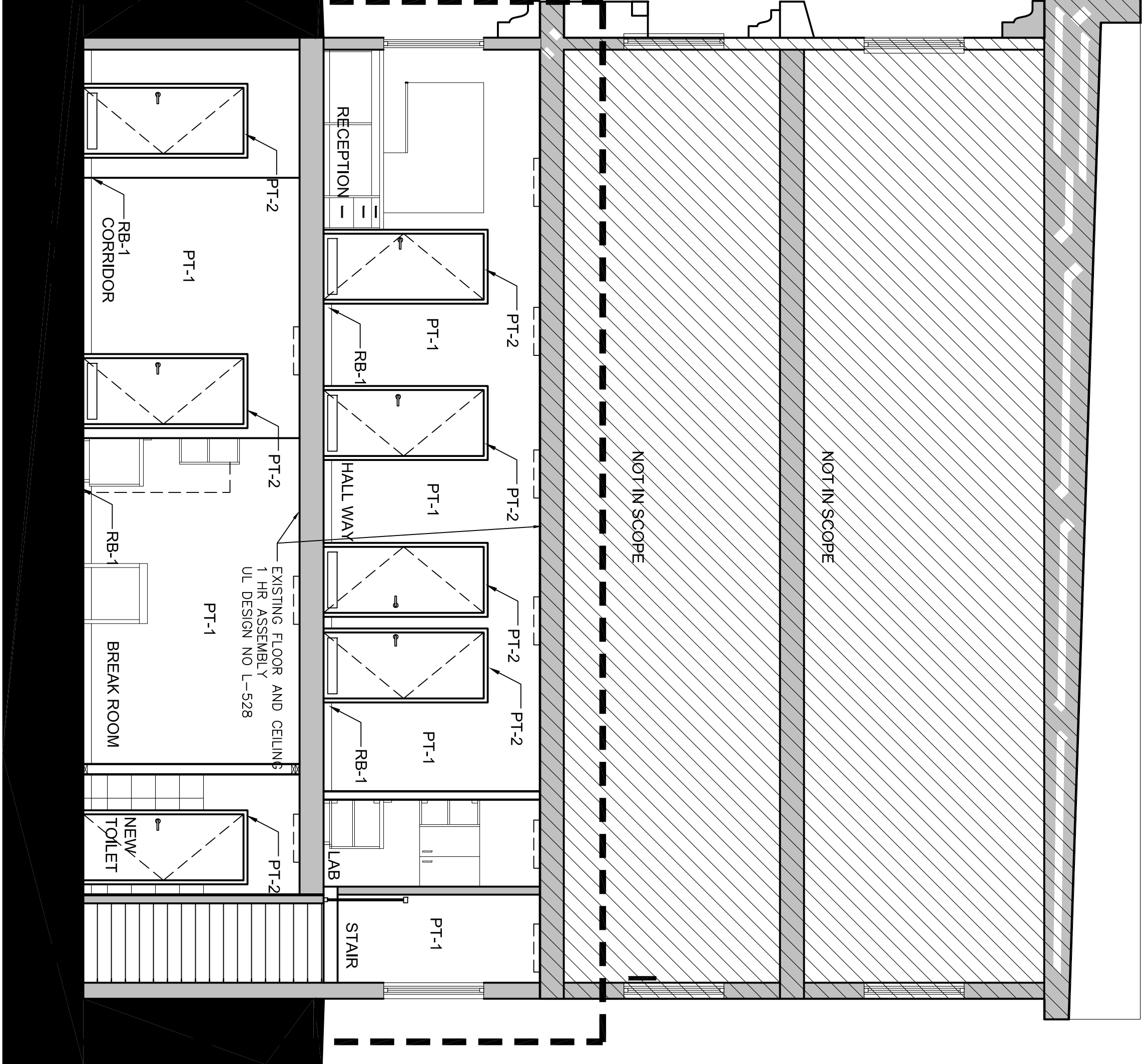
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Sheet Title:

BUILDING
SECTIONS

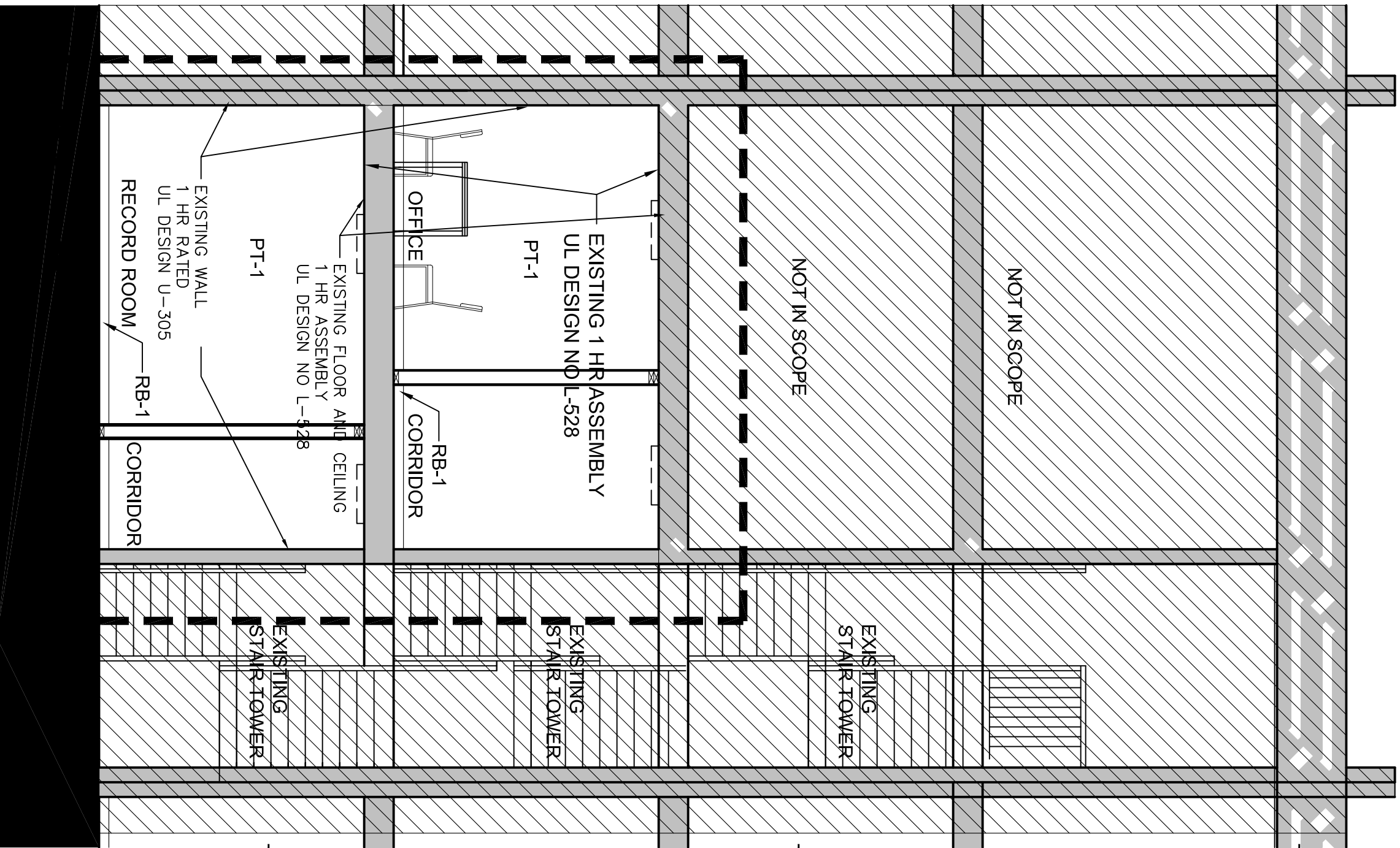
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A3.0



1 BUILDING SECTION 1

SCALE: 1/4" = 1'-0"



2 BUILDING SECTION 2

SCALE: 1/4" = 1'-0"

MARK	HEIGHT	WIDTH	QTY	DESCRIPTION	HARDWARE	REMARKS
D1	6'-8"	3'-0"	3	PANEL TYPE PAINT GRADE WOOD DOOR	SET 1	RECORD ROOM, RESTROOM, SPRINKLER ROOM
D2	6'-8"	3'-0"	4	36"x96" MODA PRIMED PMT 1071 SOLID CORE WOOD INTERIOR DOOR SLAB W/ TRANSLUCENT GLASS TYPE PAINT GRADE WOOD DOOR	SET 2	OFFICE, RECEPTION, EXAM ROOM
D3	6'-8"	3'-0"	2	EXISTING DOOR TO REMAIN	SET 3	EXISTING EXT. DOOR (FRONT AND REAR)

SET 1:
3 PR 3"x3" STAINLESS HINGES
1 UNIT SATIN FINISH KEYED ENTRY DOOR LEVER SET
BY SCHLAGE F51AELA625

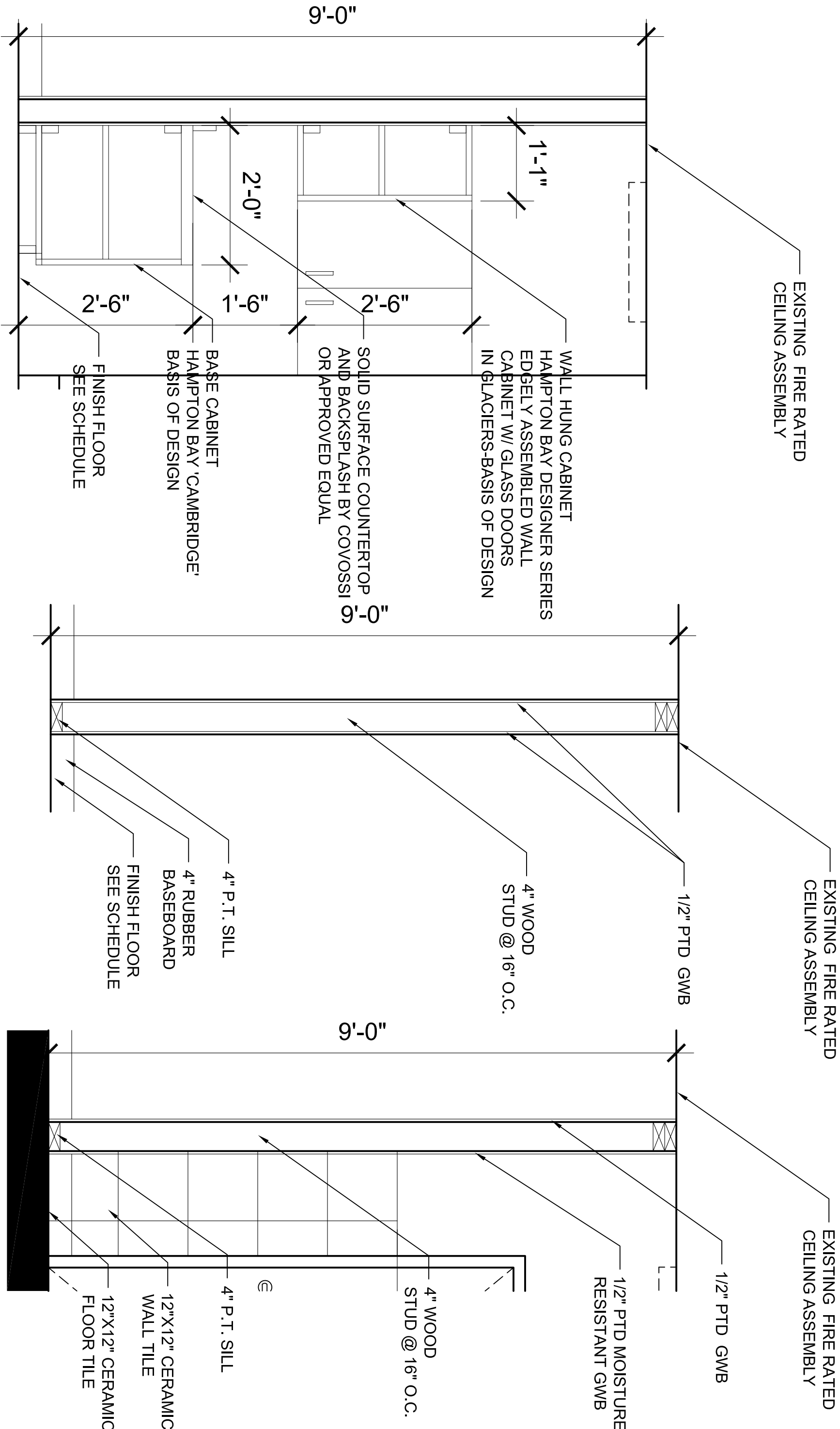
SET 2:
3 PR 3"x3" STAINLESS HINGES
1 UNIT SATIN FINISH DOOR LEVER SET
BY SCHLAGE F10ELA626

SET 3:
3 PR 3"x3" STAINLESS HINGES
1 UNIT SATIN FINISH DOOR LEVER SET
TO MATCH NEW HARDWARE

4

DOOR SCHEDULE

NOT TO SCALE



1

WALL SECTION 1

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

2

WALL SECTION 2

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

3

WALL SECTION 3

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

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Sheet Title:

WALL SECTIONS
DOOR SCHEDULE

Sheet Number:

A4.0

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Project/Location:

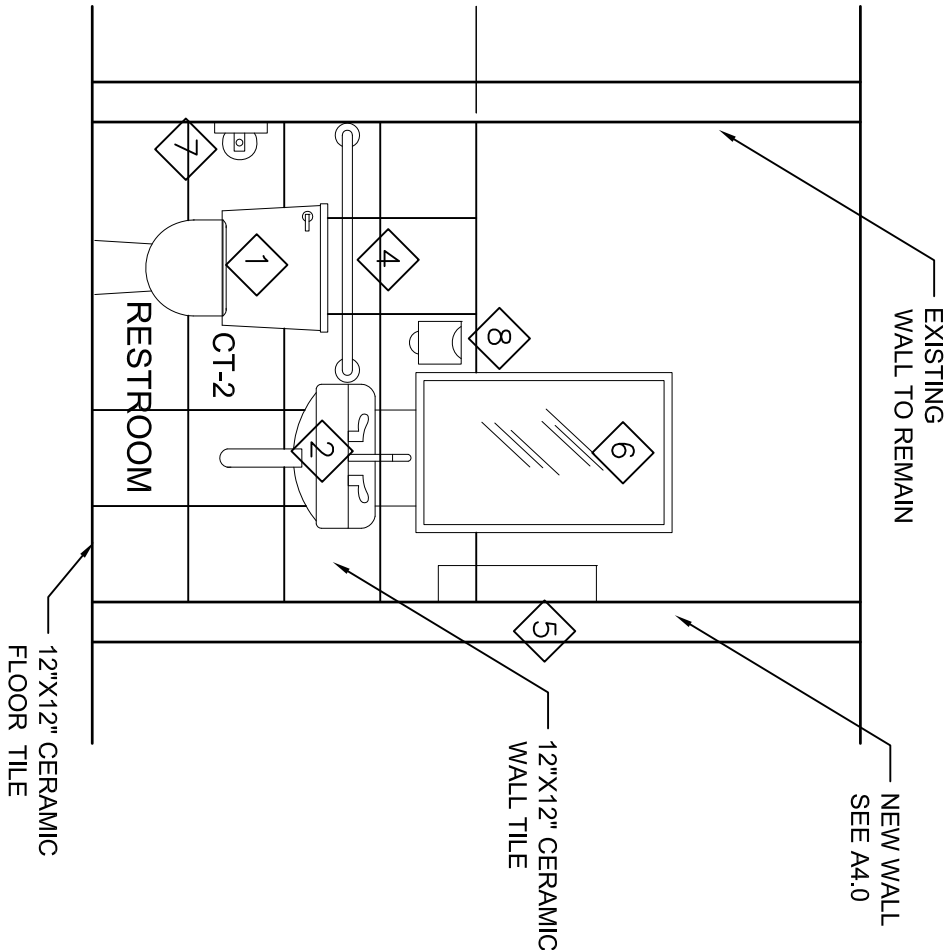
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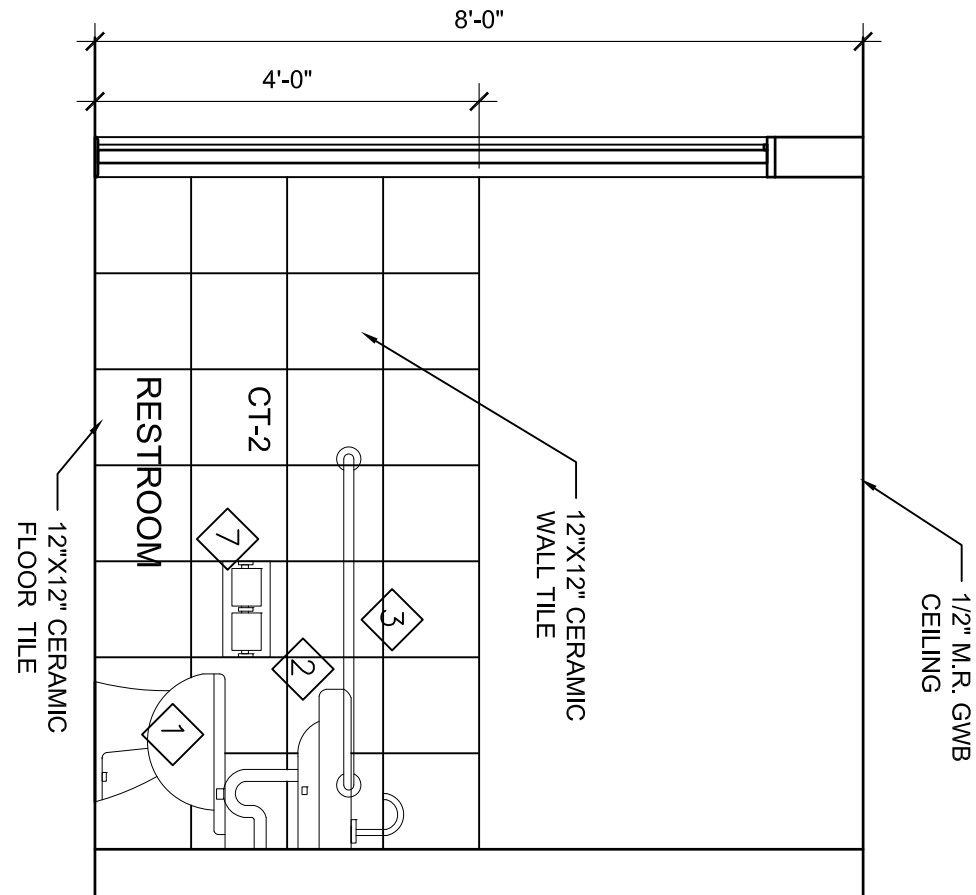
FIGURE LEGEND:

- 1
- MADERA 1.1 –1.6 GPF ELONGATED
BY AMERICAN STANDARD (ADA)
- 2
- WHEELCHAIR USERS WALL MOUNTED
LAVATORY AS MANUFACTURED BY AMERICAN
STANDARD.
- 3
- BOBRICK 42" GRAB BAR
- 4
- BOBRICK 30"GRAB BAR
- 5
- BOBRICK TOILET PAPER HOLDER
- 6
- MIRROR 18"X30"
- 7
- BOBRICK TOILET PAPER HOLDER
- 8
- BOBRICK SOAP DISPENSER



4 RESTROOM ELEVATION B

SCALE: 1/2" = 1'-0"

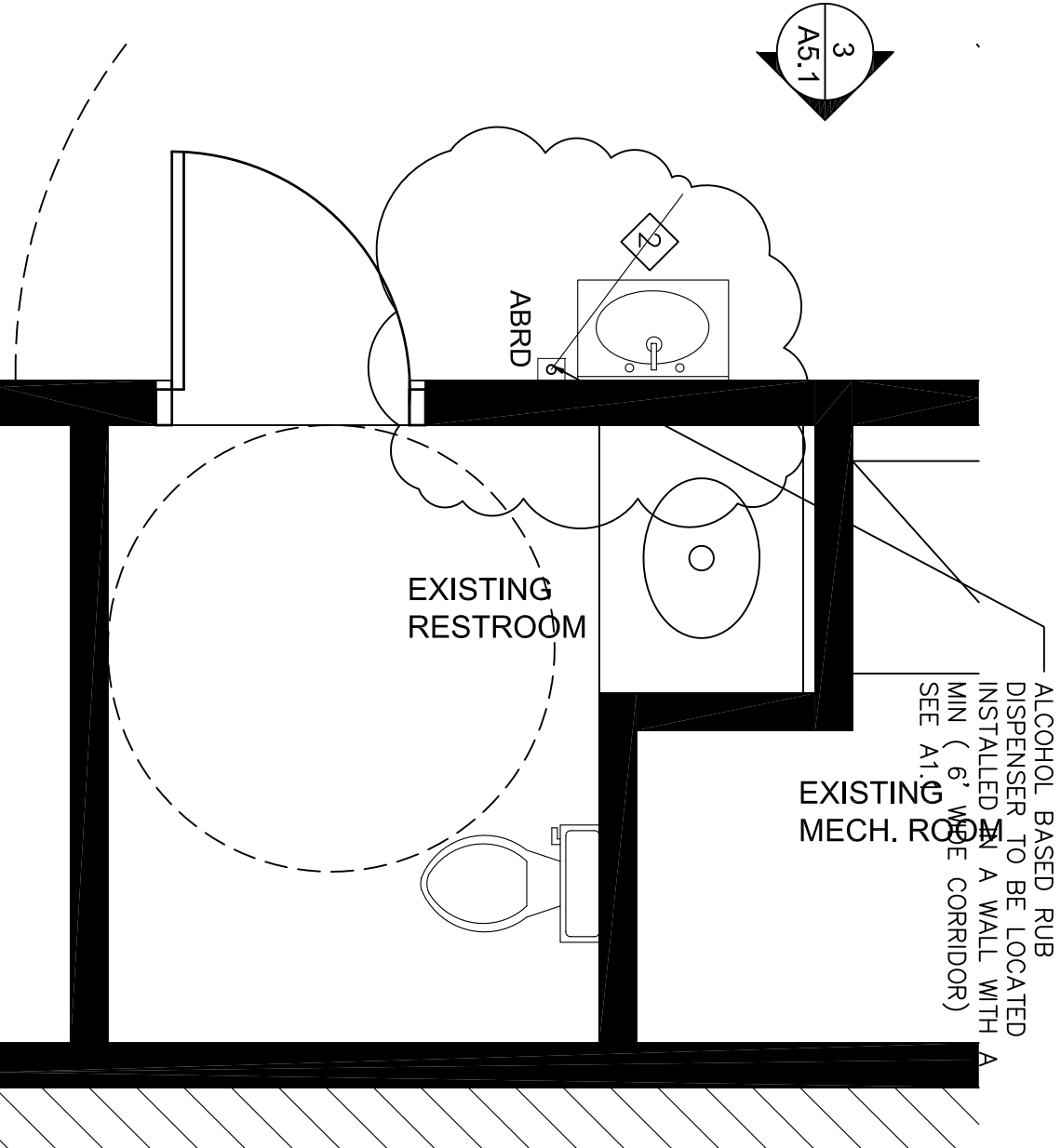


3 RESTROOM ELEVATION A

SCALE: 1/2" = 1'-0"

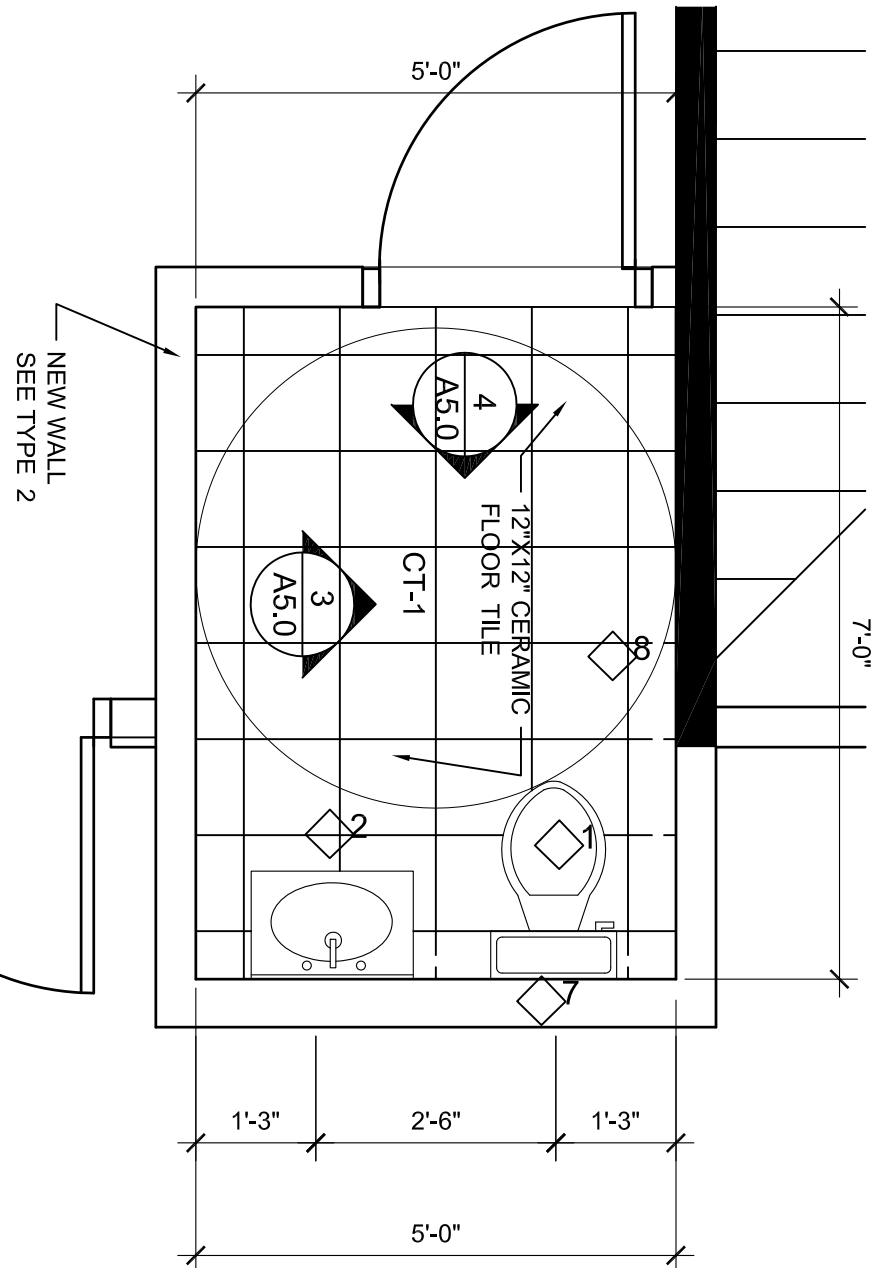
FINISH LEGEND:

- LVP-1
- 6"x36" TAUPE OAK PEEL AND STICK VINYL
PLANK AS MANUFACTURED BY TRAFFIC
MASTER
- CT-1
- 12"x12" CERAMIC TILE" MANVEL ASH"
AS MANUFACTURED BY TRAFFIC MASTER
OR APPROVED EQUAL
- CT-2
- 12"x12" CERAMIC TILE" MANVEL ASH"
AS MANUFACTURED BY TRAFFIC MASTER
OR APPROVED EQUAL
- SS-1
- SOLID SURFACE COUNTER TOP" MODEL
COV453-118 AS MANUFACTURED BY
COYOSSI OR APPROVED EQUAL
- RB-1
- 4" "700 SERIES" DARK GRAY THERMOPLASTIC
RUBBER WALL COVE BASE
- PL-1
- EVENING TIGRIS 4674 STANDARD HPL FINISH
MATTE FINISH AS MANUFACTURED BY WILSONART
- PL-2
- ALABASTER D431 STANDARD HPL FINISH
MATTE FINISH AS MANUFACTURED BY WILSONART
- PT-1
- ALABASTER SW 7008 BY
SHERWIN WILLIAMS, EGGSHELL FINISH
- PT-2
- PEDIMENT SW 7634 BY
SHERWIN WILLIAMS, SEMI GLOSS
- PT-3
- PURE WHITE SW 7005 BY
SHERWIN WILLIAMS, FLAT FINISH



1 EXISTING RESTROOM PLAN

SCALE: 1/2" = 1'-0"



2 BASEMENT TOILET PLAN

SCALE: 1/2" = 1'-0"

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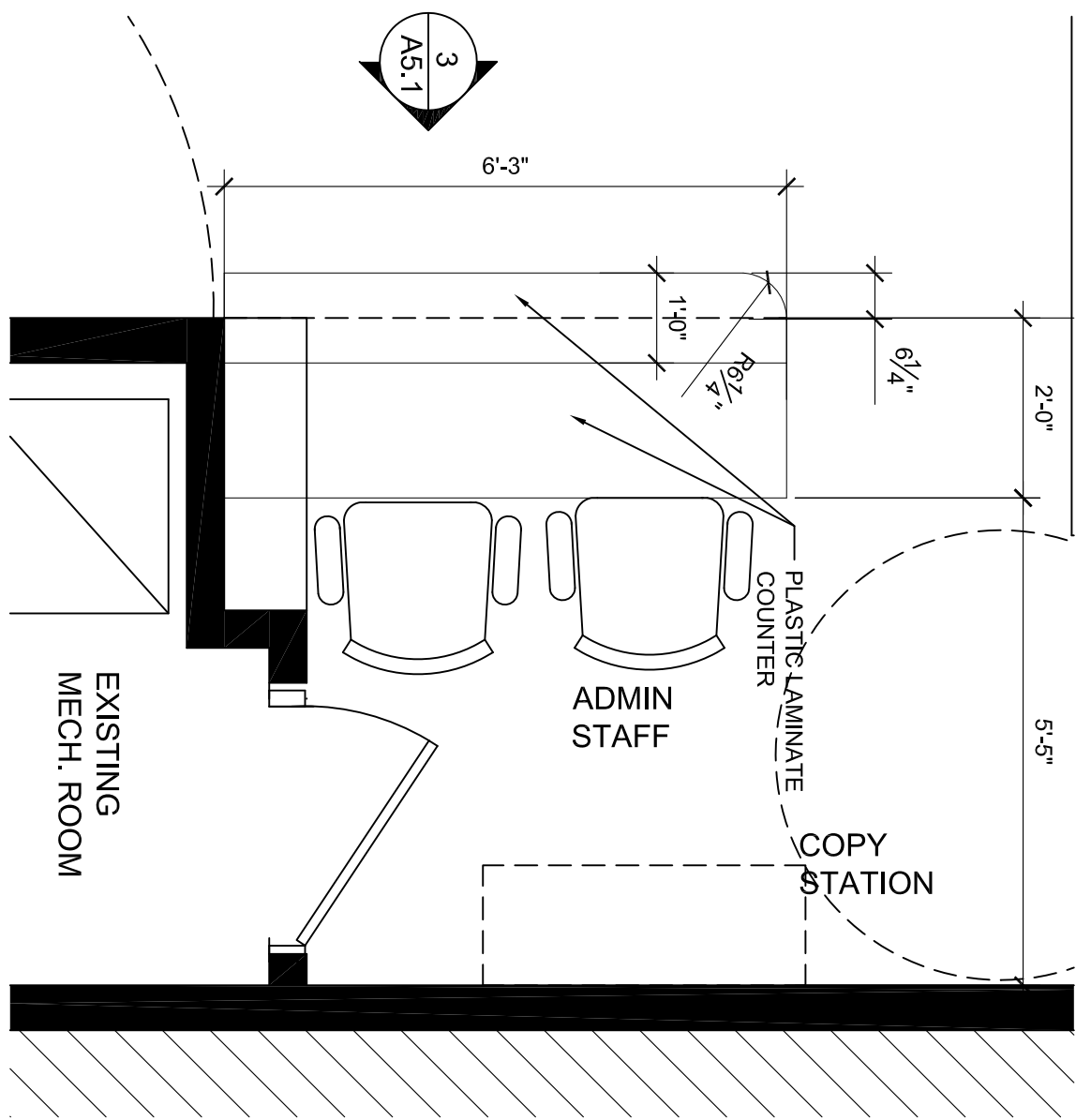
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Sheet Title:

ENLARGED
PLANS & FINISH
SCHEDULE

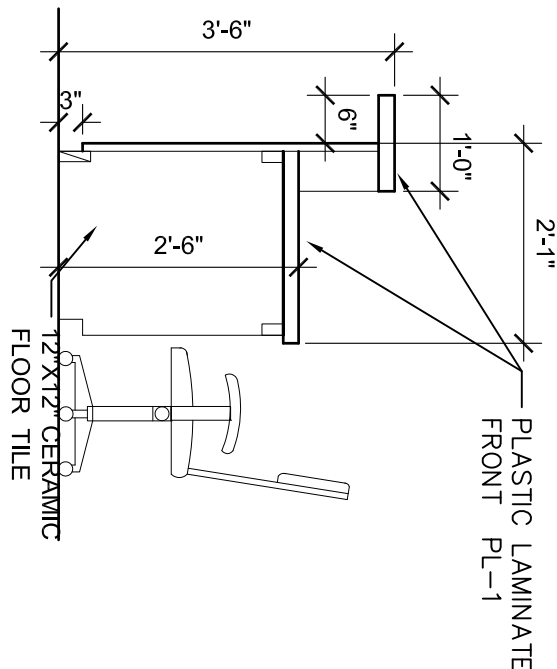
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A5.0



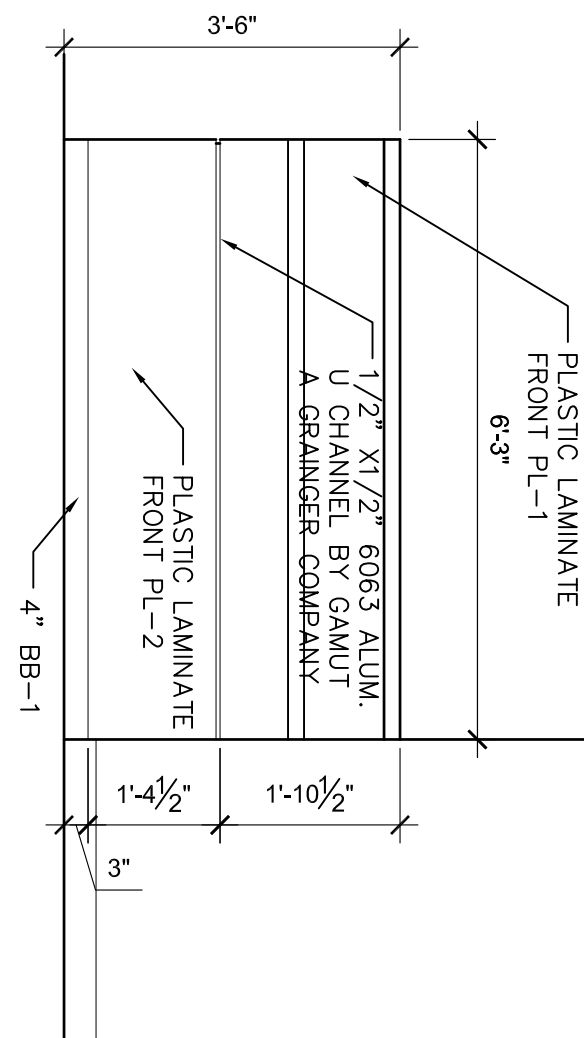
1 ADMIN STAFF COUNTER

SCALE: 1/2" = 1'-0"



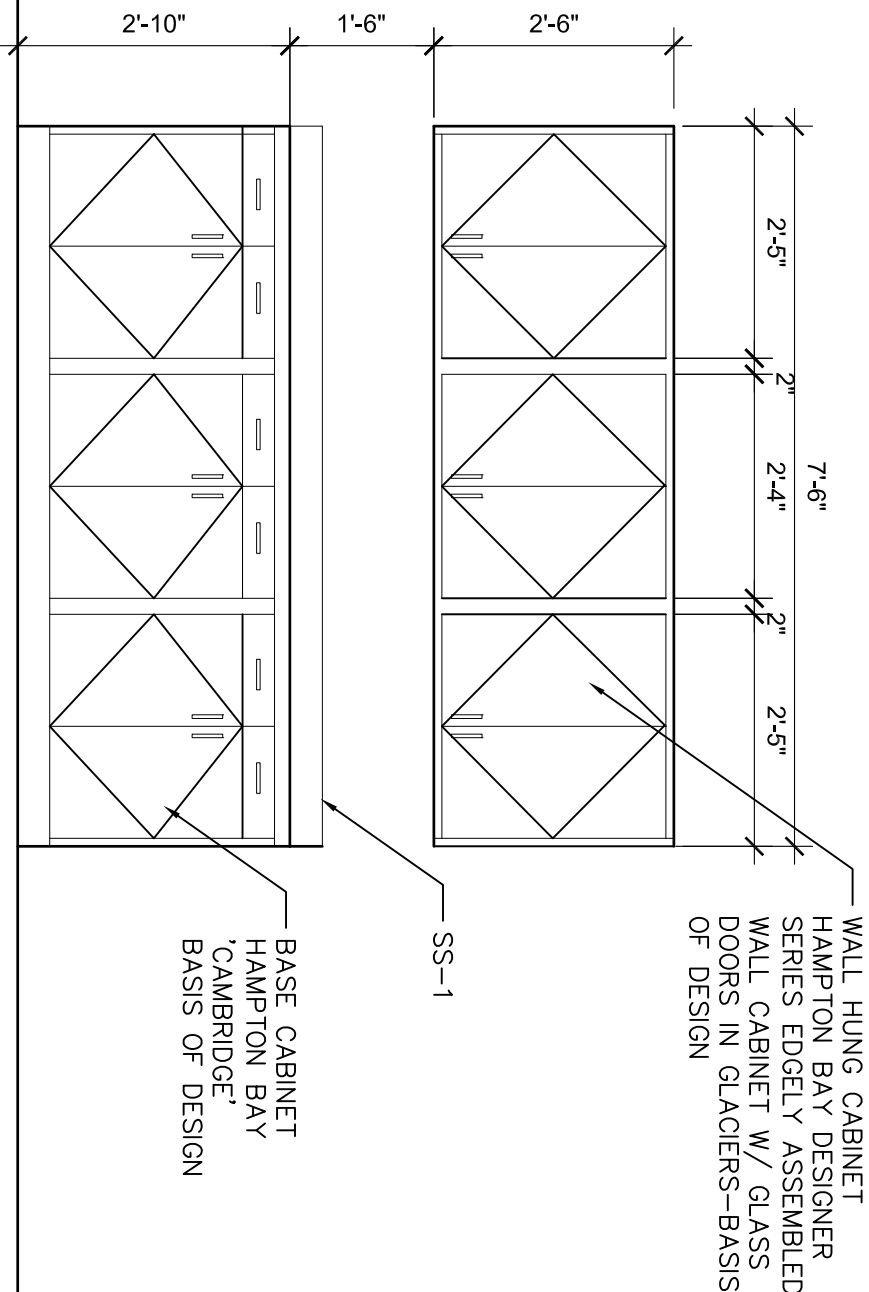
2 STAFF COUNTER SECTION

SCALE: 1/2" = 1'-0"



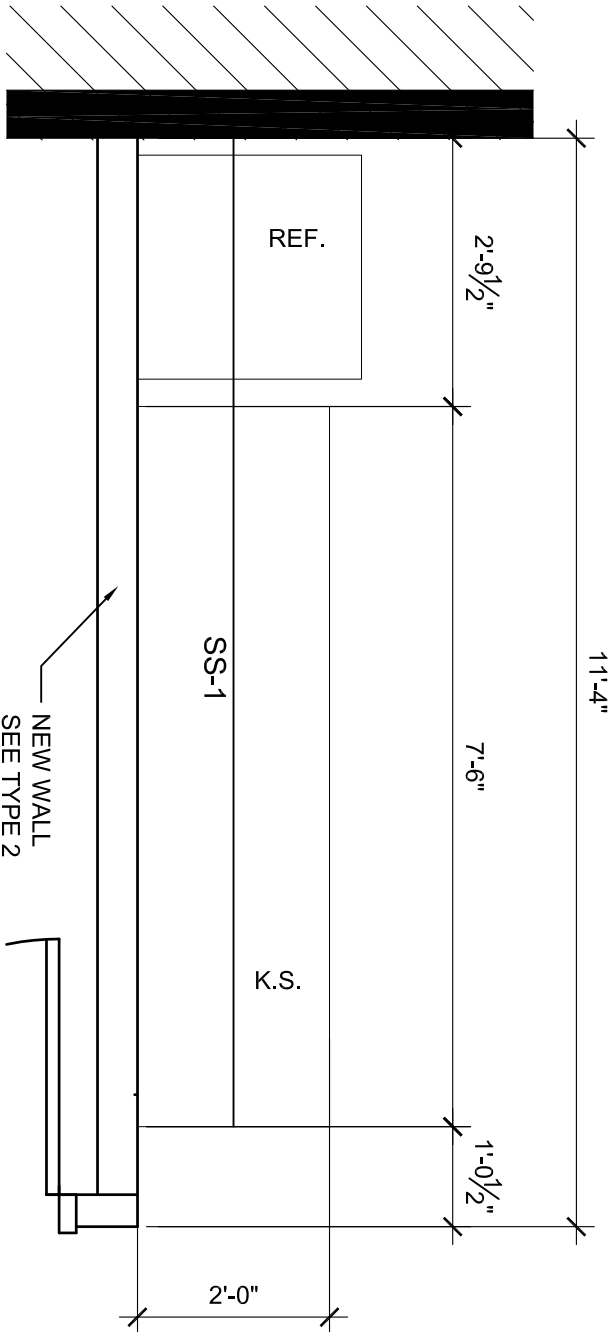
3 STAFF COUNTER (ELEV.)

SCALE: 1/2" = 1'-0"



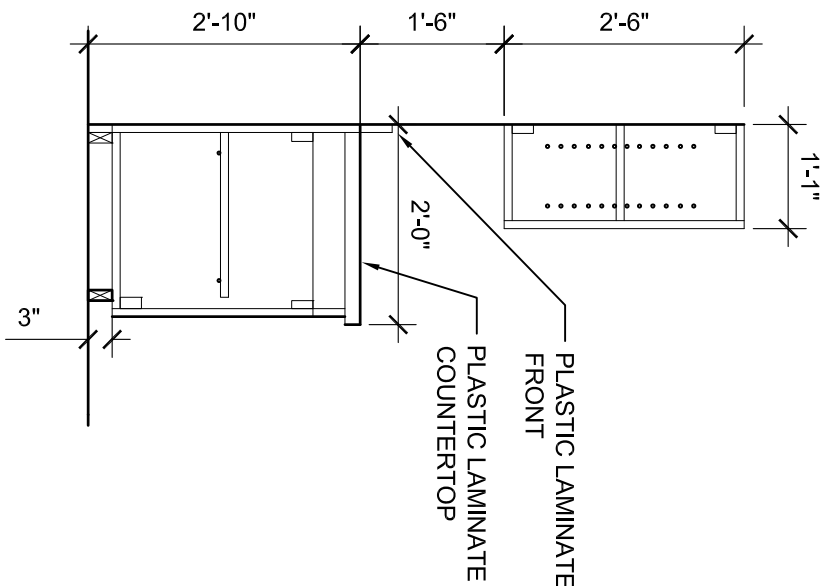
7 BREAKROOM COUNTER ELEV.

SCALE: 1/2" = 1'-0"



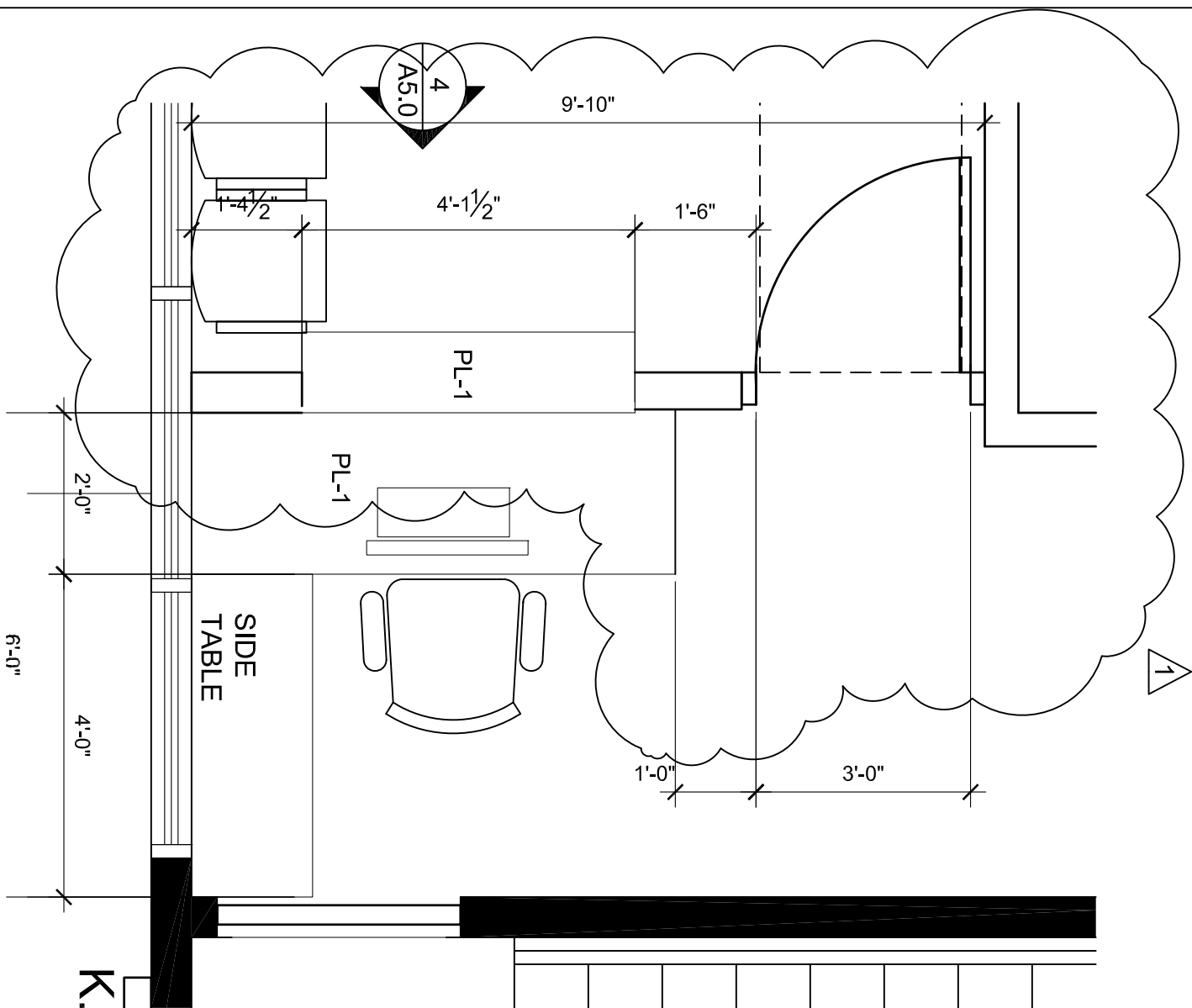
4 BREAK ROOM ENLARGED PLAN

SCALE: 1/2" = 1'-0"



5 TYPICAL COUNTER SECTION

SCALE: 1/2" = 1'-0"



6 RECEPTION ENLARGED PLAN

SCALE: 1/2" = 1'-0"

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Sheet Title:

ENLARGED
PLANS

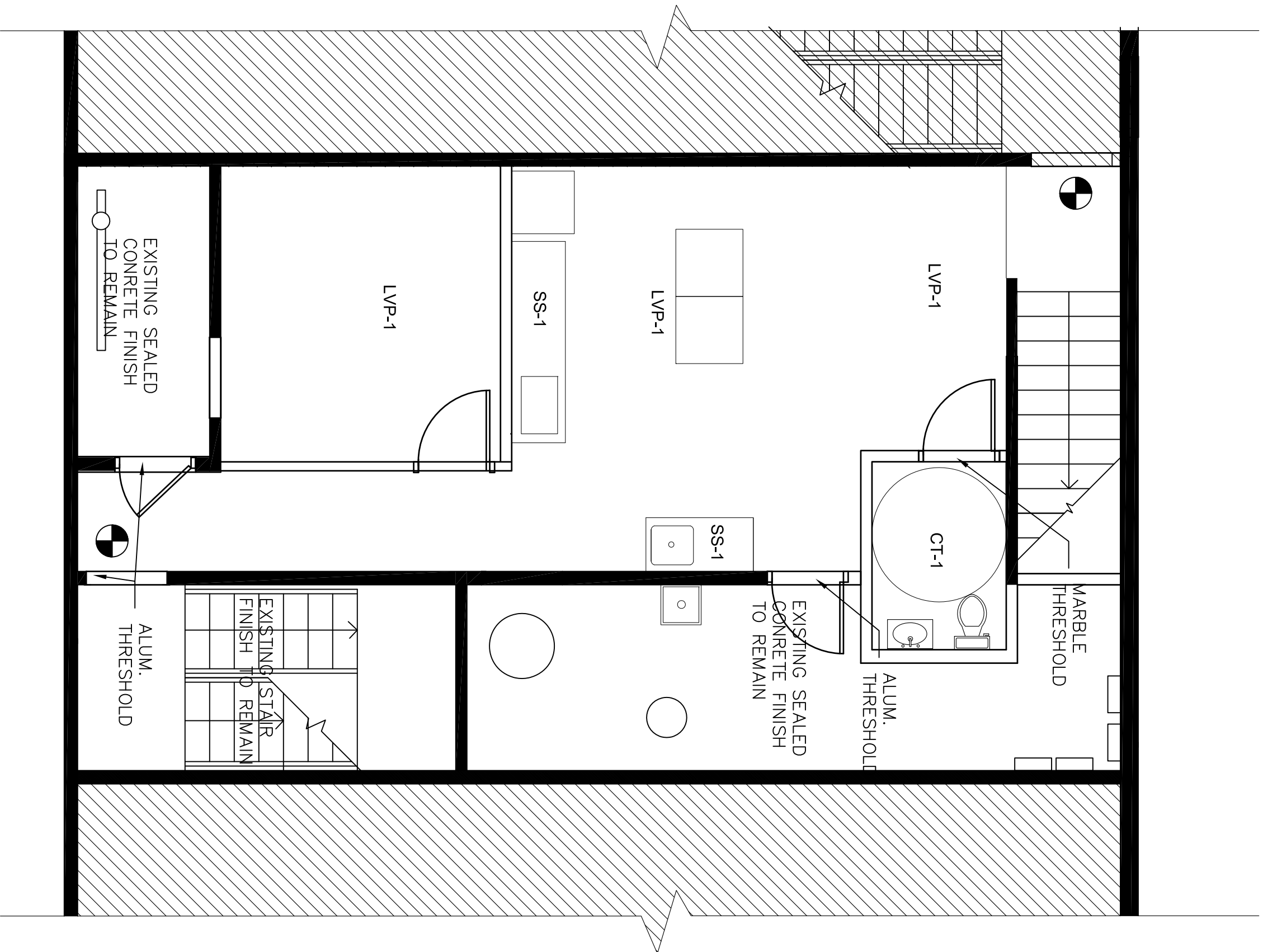
Sheet Number:

A5.1

FINISH LEGEND:

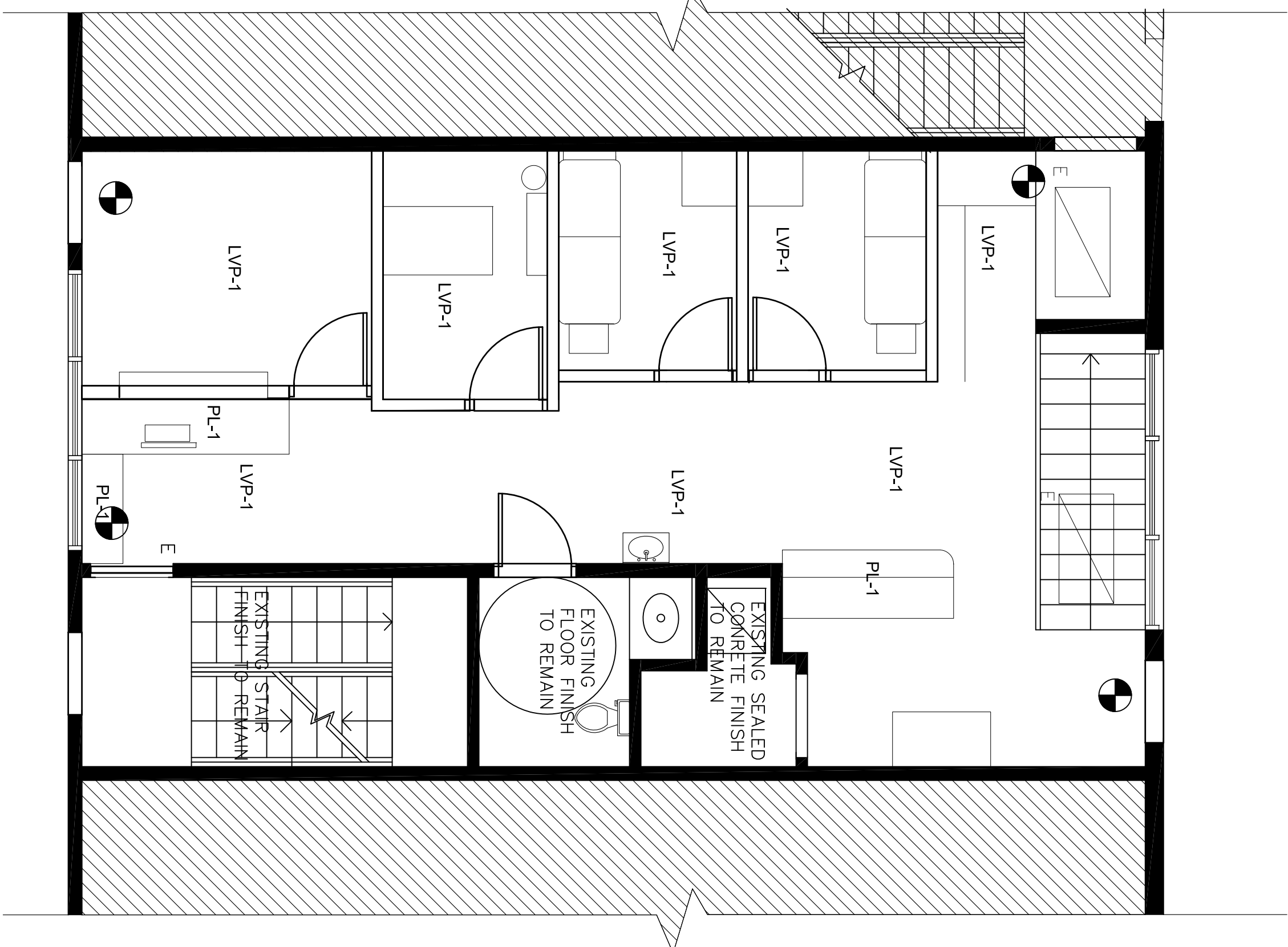
LVP-1 6"X36" TAUPE OAK PEEL AND STICK VINYL PLANK AS MANUFACTURED BY TRAFFIC MASTER

CT-1 12"X12" CERAMIC TILE" MANVEL ASH"
AS MANUFACTURED BY TRAFFIC MASTER
OR APPROVED EQUAL



1 BASEMENT FLOOR-FINISH PLAN

SCALE: 1/4" = 1'-0"



2 GROUND FLOOR FINISH PLAN

SCALE: 1/4" = 1'-0"

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Sheet Title:

BASEMENT & GROUND
FLOOR
FINISH FLOOR PLAN

Sheet Number:

A6.0