COMM. NO.: 02-005

THE "FUR" -NIGHT CLUB

33 PATTERSON STREET, N.E.
WASHINGTON, D.C.

PROJECT DESCRIPTION:
-INTERIOR RENOVATION
-NO EXTERIOR WORK
-NO STRUCTURAL MODIFICATION OF THE EXISTING

PROJECT INFORMATION

OWNER
Michael Romeo
Night & Day Management, LLC
529 Redland Road
Rockville, MD 20850

ARCHITECT/ DESIGNER
diVISION ONE
216 West Montgomery Avenue
Rockville, Md. 20850
TEL: (301) 424-1674

MECHANICAL & ELEC. ENGINEER
BERA Engineers, Inc
21 Mustang Hill Court
Gaithersburg, Md. 20878
TEL: (301) 309-2350

LIST OF DRAWINGS

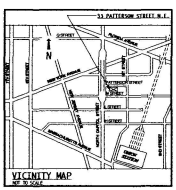
	COVER SHEET, CODE ANALYSIS
D1	DEMOLITION PLAN
A00	SOIL EROSION
A01	FLOOR PLAN
A02	REFLECTED CEILING PLAN
A03	EQUIPMENT PLAN
A04	DETAIL PLANS
A05	BUILDING SECTION AND DETAIL SECTIONS
A06	FINISH & DOOR SCHEDULES AND TOILET PLANS
P1	PLUMBING- GEN. NOTES
P2	PLUMBING- SANITARY FLOOR PLAN
P3	PLUMBING- HW & CW FLOOR PLAN
M1	HVAC- NEW WORK PLAN
M2	HVAC- GEN. NOTES AND DETAILS
E1	GENERAL NOTES
E2	LIGHTING PLAN
E3	POWER & FIRE ALARM PLANS

STANDARD SYMBOLS

1 / A — 1 & 5 NOT USED — COLUMN REFERENCE GRID
(A) — DETAIL NUMBER OR LETTER; DRAWING NUMBER — DETAIL IDENTIFICATION
A2 / 2 — SECTION NUMBER OR LETTER; DRAWING NUMBER — SECTION IDENTIFICATION
(A) / 2 — DETAIL NUMBER OR LETTER; DRAWING NUMBER - AS INDICATED ON TITLE BLOCK — DETAIL OR SECTION LABEL
100 — DOOR OPENING NUMBERS; SEE PROJECT DETAILS & SCHEDULES — DOOR OPENINGS
100 — SPACE NUMBER
(A) — SEE WINDOW SCHEDULE — WINDOW TYPE
1 — ELEVATION NUMBER; 2 — DRAWING NUMBER; BASE ELEVATION IS DRAWN — INTERIOR ELEVATIONS

LEGEND

INSULATION - BATT
INSULATION - RIGID
PLYWOOD
WOOD BLOCKING OR FRAMING
GYPSUM DRYWALL



VICINITY MAP
NOT TO SCALE

CODE ANALYSIS -

REFERENCES:
1994 BOCA NATIONAL BUILDING CODE
1997 NFPA LIFE SAFETY CODE

SPACE LOCATED IN FIRST FLOOR OF EXISTING BASE BUILDING.

GENERAL INFORMATION	EXISTING BASE BUILDING	PROPOSED ALTERATION
USE GROUP	S-1	A-2
TYPE OF CONSTRUCTION	1-HR. SPRINKLERED	1-HR. SPRINKLERED
HEIGHT/ NUMBER OF STORIES	1	1
COVERED MALL	NO	NO
FULLY SUPPRESSED (SPRINKLED)	YES	YES
FLOOR AREA OF TENANT	16,150 SQ.FT.	16,150 SQ.FT.

OCCUPANT LOADS:
TABLE 1004.1.2) (NFPA 27-17)
ALLOWABLE OCCUPANT LOAD

SEATING:	2265 SQFT/ 15=	151 PERSONS
STANDING:	6400 SQFT/ 7=	913 PERSONS
WORK/BOOM STORAGE:	3990 SQFT/ 300=	13 PERSONS
TOILETS/MISC.		68 PERSONS
TOTAL ALLOWABLE:		1117 PERSONS

ACTUAL LOAD: 1000 TOTAL ACTUAL LOAD (870 PATRON, 80 STAFF)

CAPACITY OF EGRESS COMPONENTS:
(TABLE 1006.2) (NFPA 5-5.1)
DOORS: 0.15" PERSON X 1100= 167" REQUIRED, 324" MIN. PROVIDED

HEIGHT/GIRTH OF EXITS:
(SECTION 1004.3) (NFPA 5-6.1.4): 1/4 OF MAX. DIAGONAL.. 1/2 OF MAX. DIAGONAL.

LENGTH OF EXIT ACCESS TRAVEL:
(TABLE 1016.2) (NFPA 27-2.6): 250 FT. 200 FT. 117 FT. MAX. EXIT ACCESS TRAVEL PROVIDED.

INTERIOR FINISH REQUIREMENTS
(NFPA 101) FLAME SPREAD / SMOKE DEN.: USE GROUPS A-2

WALL FINISH (SECTION 803.0)	
EXITWAYS	CLASS I
EXIT ACCESS CORRIDORS	CLASS I
ROOMS OR ENCLOSED SPACES	CLASS II

FLOOR FINISH (SECTION 804.0)	
EXITWAYS	DOC FF-1
EXIT ACCESS CORRIDORS	DOC FF-1
ROOMS OR ENCLOSED SPACES	DOCFF-1
MAX. SMOKE DEVELOPED RATING:	450 (BY ASTM-E84 TEST)
FOAM PLASTICS:	NOT USED.

PLUMBING FIXTURE CALCULATION:
(1000 TOTAL ACTUAL LOAD) (TABLE 7.7 MIXED USE GROUP: ASSEMBLY/ CLUBS)

	REQUIRED	PROVIDED
WATER CLOSETS	10 (WOMEN)	10 (WOMEN)
	7 (MEN)	10 (MEN)
LAVATORIES	10 (WOMEN)	10 (WOMEN)
	7 (MEN)	7 (MEN)

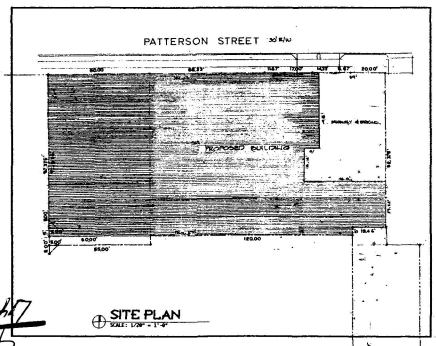
NOTE: NO DRINKING FOUNTAIN REQUIRED AS PER FOOTNOTE# 9, TABLE 7.2

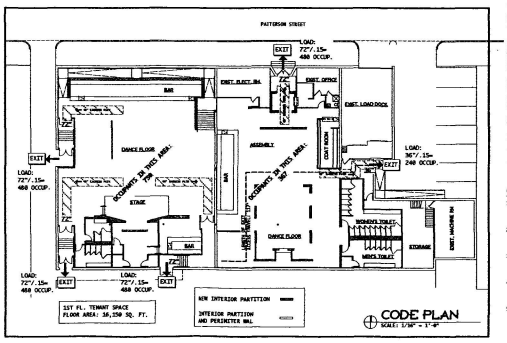
GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE STUD FACE OF PARTITIONS, FACE OF MASONRY, FACE OF CONCRETE, OR CENTERLINE OF STRUCTURAL STEEL, UNLESS OTHERWISE NOTED.
2. AROUND ALL EXPOSED PIPES, CONDUIT OR DUCTS, INSTALL ENCLOSURES OF THE SAME MATERIAL AND FINISH AS ADJACENT WORK, UNLESS OTHERWISE NOTED.
3. PROVIDE ALL NECESSARY SUPPORTS, BLOCKING, ANCHORAGE, AND BRACING FOR LIGHT FIXTURES, MECHANICAL EQUIPMENT, PIPING, DUCTS, DOOR TRACK ASSEMBLIES, PANELS, DRAPERIES, BLINDS, ETC.
4. FINISHES SHOWN ON DRAWINGS TO EXTEND OVER, UNDER, AND BEHIND CABINETS, COUNTERS, EQUIPMENT, FURNISHINGS, RACKS, AND FIXTURES UNLESS OTHERWISE INDICATED.
5. MAKE TRANSITION OF FLOOR FINISH AT CENTER LINE OF CLOSED DOOR. FLASH PATCH AS REQUIRED UNDER ADJACENT FLOOR FINISHES TO PROVIDE LEVEL, SMOOTH TRANSITION.

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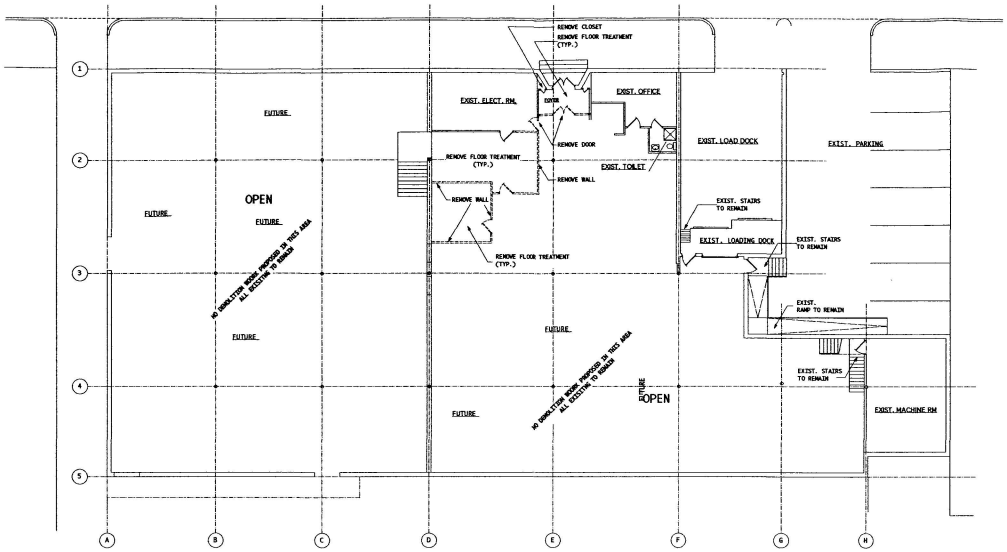


BZA
Case No. 17044
Exhibit No. 4

THE "FUR" NIGHT CLUB - PERMIT SET

THE "FUR" NIGHT CLUB - PERMIT SET

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2001 JUN 17 PM 4:49
D.C. OFFICE OF ZONING



NORTH

DEMOLITION PLAN

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

0 1 2 3 4

GENERAL DEMOLITIOIN NOTES

1. INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON LIMITED FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM WITH EXISTING CONDITIONS. THESE DRAWINGS SHALL BE USED TO SHOW THE DEMOLITION INTENT ONLY. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH DEMOLITION WORK. IN ADDITION, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DEMOLITION INTENT OF THE DRAWINGS.

2. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT WORKMAN-LIKE MANNER.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED FROM THE DEMOLITION BY MEANS OF TEMPORARY PARTITIONS OR BARRIERS, AS REQUIRED.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR SURFACES AND FLOOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC., SHALL BE REMOVED BY CONTRACTOR PRIOR TO COMPLETION OF DEMOLITION PHASE.

5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COORDINATING DEMOLITION WITH EXISTING AND TO REPAIR ANY PART OF THE BUILDING DAMAGE DUE TO DEMOLITION.

6. THE CONTRACTOR IS EXPECTED TO KEEP PREMISES CLEAN DURING BUSINESS HOURS AND WILL PROVIDE A DUMPSTER FOR DEBRIS AND MAINTAIN ENTIRE PREMISES IN AN ORDERLY MANNER. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE.

7. ALL WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE CODES AND ALL OTHER PERTINENT CODES, REGULATIONS AND ORDINANCES.

8. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND COORDINATE WITH THE UTILITY COMPANIES RELOCATION AS REQUIRED.

9. GENERAL CONTRACTOR TO STORE AND PROVIDE SECURITY PROTECTION FOR ANY MATERIALS AND EQUIPMENT RELATED TO THE CONSTRUCTION.

SCOPE OF DEMOLITION WORK:

1. REMOVAL OF NON-LOAD BEARING PARTITIONS AS SHOWN IN DRAWING. (COORDINATE W/ ARCHITECT AND OWNER)

2. REMOVAL OF EXIST. DOORS AS SHOWN IN DRAWING..

3. REMOVAL OF CEILING TREATMENTS AS SHOWN IN DRAWING. (COORDINATE W/ ARCHITECT AND OWNER)

4. REMOVAL OF FLOOR TREATMENT AS SHOWN IN DRAWING. (COORDINATE W/ ARCHITECT AND OWNER)

5. REMOVAL OF ALL UNUSED RELATED PIPING/CONUITS IN OPEN SPACES.

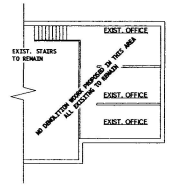
WALL LEGEND

..... INTERIOR PARTITION TO BE REMOVED

——— EXIST. INTERIOR PARTITION TO REMAIN

ELECTRICAL DEMOLITION NOTES

CONTRACTOR SHALL PROVIDE CONTINUITY OF POWER SERVICES TO ANY DEVICES AND EQUIPMENT WHICH ARE DISCONNECTED DUE TO THIS REMOVAL.



NORTH

EXIST. MEZZANINE PLAN

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

0 1 2 3 4

NOTE:
OWNER/ CONTRACTOR TO OBTAIN RELEVANT BUILDING PERMITS PRIOR TO EXECUTION OF WORK

DIVISION ONE, INC
ARCHITECTS

THE "FUR" - NIGHT CLUB

33 PATTERSON STREET, N.E.
WASHINGTON, D.C.

DRAWING TITLE:
DEMOLITION PLAN

REVISIONS:
-03/24/2003

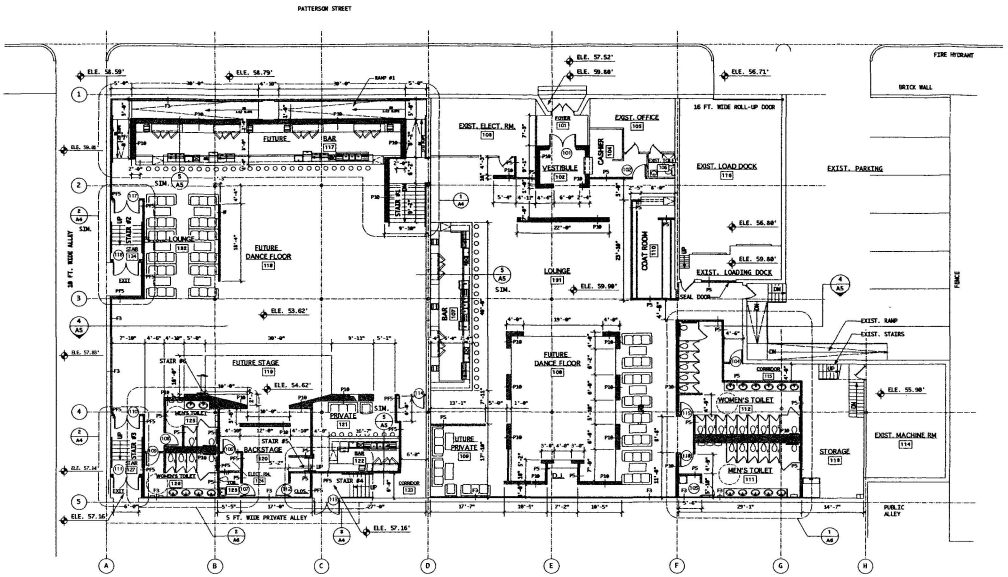
NOT FOR BUILDING PERMIT SET

NOT FOR CONSTRUCTION

DATE:
12/31/2002

DRAWING NO.:
D1

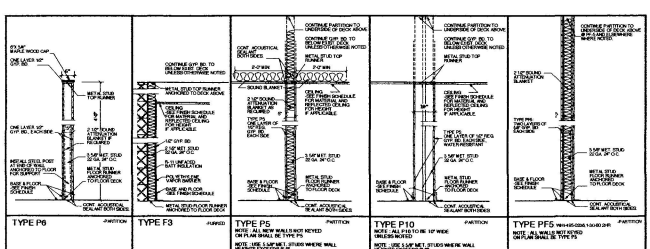
CONS. NO.:
02-008



NORTH

FLOOR PLAN

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

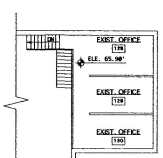


INTERIOR SEATING TABULATION

SOFA SEATINGS	38
STOOLS	55
TABLE SEATING	N/A
TOTAL INTERIOR SEATING:	93

LEGEND

- INTERIOR PARTITION TO BE REMOVED
- EXIST. PARTITION WALL PERIMETER AND/OR STRUCTURAL WALLTO REMAIN
- NEW WALL



NORTH

NO NEW WORK PROPOSED, ALL EXISTING TO REMAIN

EXIST. MEZZANINE PLAN

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

DIVISION ONE, INC
ARCHITECTS
2336 Massachusetts Avenue, Suite 4 Cambridge, MA 02140 617-497-2800 fax 617-497-2802

THE "FUR" - NIGHT CLUB
33 PATTERSON STREET, N.E.
WASHINGTON, D.C.

DRAWING TITLE:
FIRST FLOOR PLAN

REVISIONS:
4/3/24/2003

NOT FOR BUILDING PERMIT SET

NOT FOR CONSTRUCTION

DATE:
12/31/2002

DRAWING NO.:
A01

CONSL. NO.:
02-808