

TENANT LAYOUT FOR: HUGE

500 PENN ST. NE
WASHINGTON, DC 20002

DRAWING INDEX

ARCHITECTURAL

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FIRE RESISTANCE

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY:

SECTION 803.1
CLASS A: 0-25 FLAME SPREAD
CLASS B: 26-75 FLAME SPREAD
CLASS C: 76-200 FLAME SPREAD

TABLE 803.4
VERTICAL EXITS AND PASSAGEWAYS: MIN. CLASS B (LESS THAN 3 STORIES)

EXIT ACCESS CORRIDORS: MIN. CLASS C

ROOMS OR ENCLOSED AREAS: MIN. CLASS C
CLASS C FINISHES PERMITTED IN ADMINISTRATIVE SPACES
CLASS C FINISHES PERMITTED IN ROOMS W/ CAPACITY OF 4 OR LESS.

SECTION 804

FLOORS:
VERTICAL EXITS, PASSAGEWAYS, EXIT ACCESS CORRIDORS:
MIN. CLASS II PER NFPA 253.
ALL OTHER MIN. REQUIREMENT OF DOC FRI

TABLE 1505.1
ROOF: MIN. CLASS C

SECTION 718.2 & 718.3
THERMAL & SOUND CONTROL INSULATION
CONCEALED: 0-25 FLAME SPREAD / SMOKE DEVELOPED INDEX 0-450
EXPOSED: 0-25 FLAME SPREAD / SMOKE DEVELOPED INDEX 0-450

ARCHITECT

LOVELESS PORTER ARCHITECTS
9411 MAIN STREET, SUITE 210
MANASSAS, VIRGINIA 20110
PHONE - 703.368.1600
FAX - 703.335.2211
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WWW.LOVELSSPORTERARCHITECTS.COM

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL CODES AND NATIONAL STANDARDS.

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF FULLY WITH THE AREAS OF WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY UNACCEPTABLE OR PREVIOUSLY UNIDENTIFIED CONDITIONS THAT PREVENT FULL AND COMPLETE EXECUTION OF THE WORK. THE CONTRACTOR ACKNOWLEDGES HIS FULL ACCEPTANCE OF ALL CONDITIONS WHEN HE PROCEEDS WITH THE WORK. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUBCONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE OFFICE OF LOVELESS PORTER ARCHITECTS, LLC OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

4. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE. DRYWALL SHALL BE DIMENSIONED FROM FINISH TO FINISH.

CODE ANALYSIS

SCOPE:

NEW TENANT LAYOUT FOR A MARKETING FIRM. BUILDING WAS ORIGINALLY SEPARATED MIX USES WITH THIS SPACE ASSUMED M USE. ACTUAL USE B.

EXISTING SINGLE STORY BUILDING WITH MEZZANINE. SEPARATED MIXED USES IN AN INDUSTRIAL WAREHOUSE. LANDLORD IMPROVEMENTS AND PRIOR PERMIT APPROVAL INDICATES THE SEPARATED USES AND ASSUMED USES. SEPARATED MIXED USES OF B, M, S-2.

ASSUMED PREVIOUS USE M
PROPOSED USE B

2013 DISTRICT OF COLUMBIA CONSTRUCTION CODES

B - OFFICES

TYPE II B

CODE:

GROUPS PER IBC CHAPTER 3:

TYPE OF CONSTRUCTION: [TABLE 601]

HEIGHT AND AREA LIMITATIONS [TABLE 503]

TOTAL EXIST. BLDG AREA: 64,996 SF

TENANT AREA: 10,990 SF

OCCUPANCY LOAD PER IBC [TABLE 1004.1.2]: 10,990 SF / 100 = 110 OCCUPANTS

EXIT TRAVEL DISTANCE PER IBC [TABLE 1014.2]: MAXIMUM LENGTH OF EXIT TRAVEL FOR GROUP B - 300' TRAVEL DISTANCE. (SPRINKLER SYSTEM)

MEANS OF EGRESS: PER IBC [TABLE 1015.1]: 2 EXITS REQUIRED, 3 EXITS PROVIDED.

CORRIDOR FIRE-RESISTANCE RATING PER IBC [TABLE 1018.1]: 0 HR - SPRINKLER SYSTEM

BUILDING MATERIALS AND CONSTRUCTION METHODS: ALL BUILDING MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE IBC AND OSHA REQUIREMENTS.

FIRE PROTECTION SYSTEM: BUILDING IS EQUIPPED WITH A FIRE SUPPRESSION SYSTEM. SYSTEM IS MONITORED PER DCRA 2013

ACCESSIBILITY: BUILDING IS 100% ACCESSIBLE PER ICC ANSI 117.1 2009

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WWW.LOVELSSPORTERARCHITECTS.COM EMAIL: OFFICE@LPALLC.NET

COVER SHEET

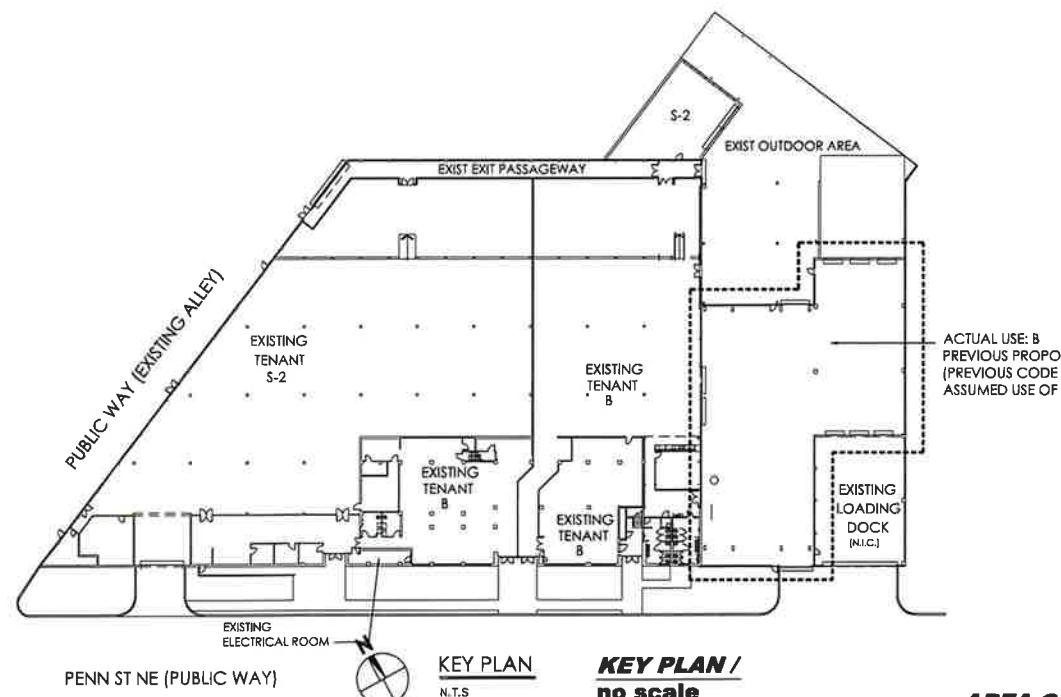
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DESCRIPTION: REVIEW
10.16.15 REVIEW

REVISION DATE: 10/20/15
DESCRIPTION: SIGNATURE

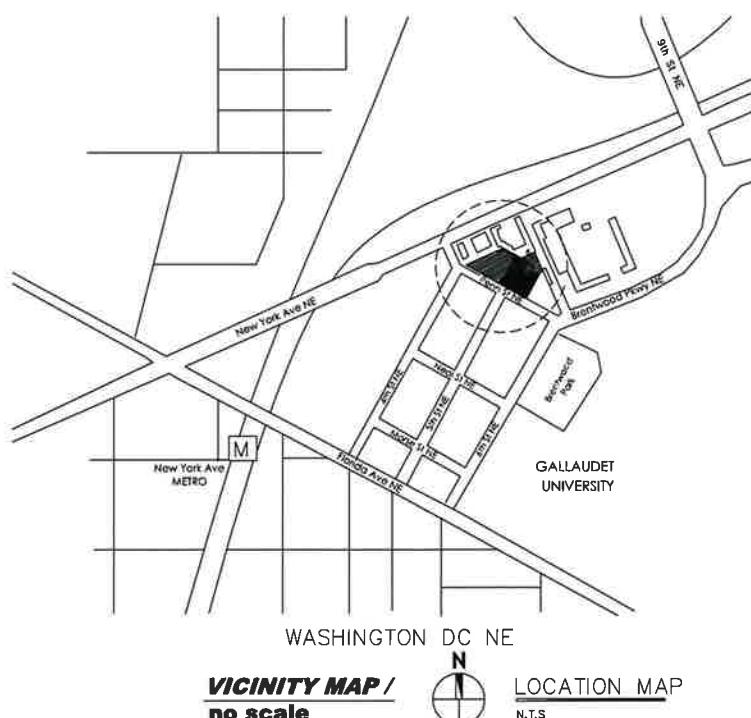
SEAL
10/20/15
PROJECT No. 151972

Board of Zoning Adjustment
District of Columbia

CASE NO. 2011
EXHIBIT NO. B



AREA OF WORK



3

2

1

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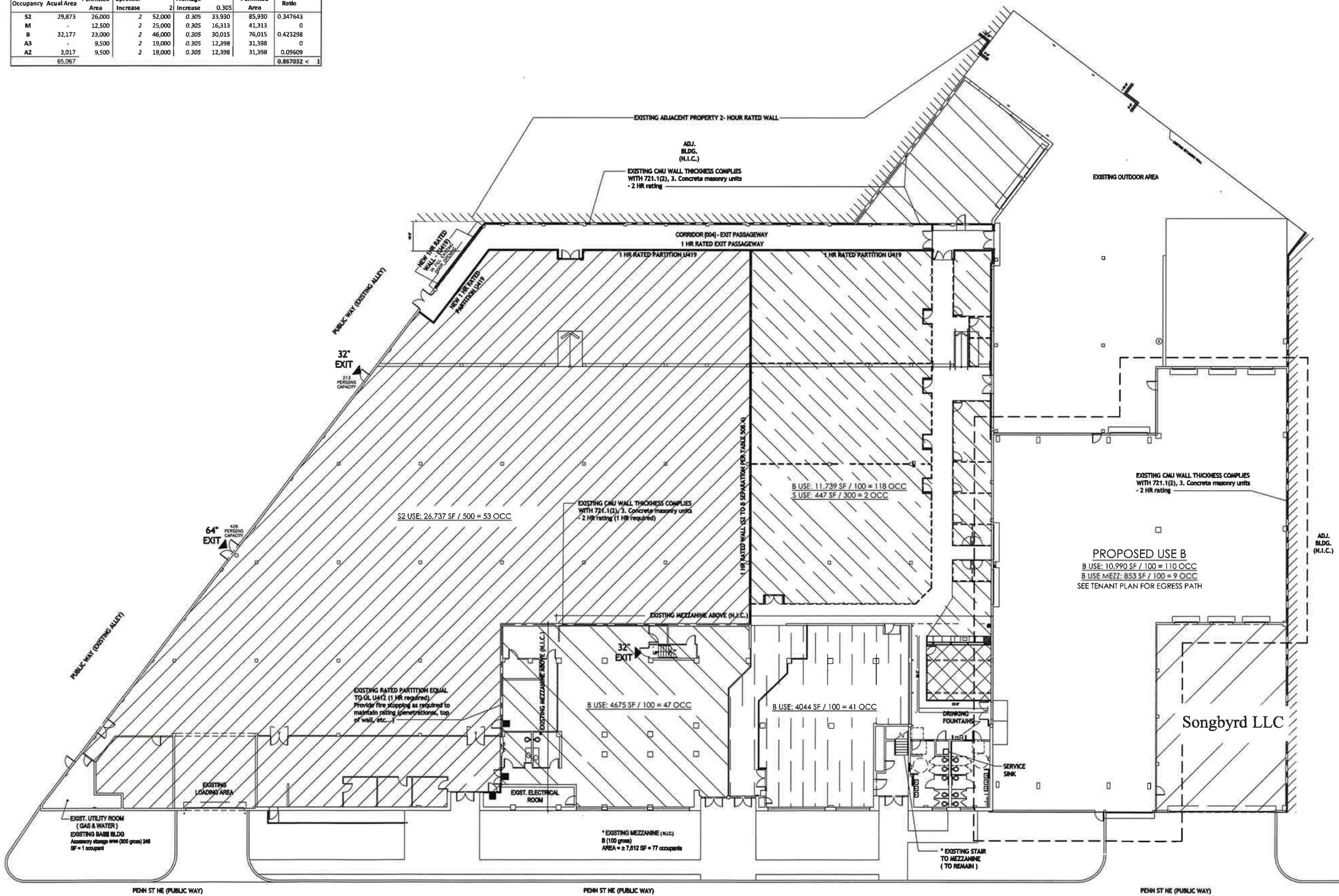
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CODE: 2013 DISTRICT OF COLUMBIA CONSTRUCTION CODES: TITLE 12 DCMR CONSTRUCTION CODES SUPPLEMENT
2013 DC BUILDING CODE [2012 EDITION OF IBC BY ICC, AS AMENDED BY DC CONSTRUCTION CODE SUPPLEMENT OF 2013 (12 DCMR A. BUILDING CODE SUPPLEMENT)]
2013 DC ELECTRICAL CODE [2011 EDITION OF NEC BY NFPA, AS AMENDED BY DC CONSTRUCTION CODE SUPPLEMENT OF 2013 (12 DCMR C. ELECTRICAL CODE SUPPLEMENT)]
2013 DC MECHANICAL CODE [2012 EDITION OF IMC BY ICC, AS AMENDED BY DC CONSTRUCTION CODE SUPPLEMENT OF 2013 (12 DCMR E. MECHANICAL CODE SUPPLEMENT)]
2013 DC PLUMBING CODE [2012 EDITION OF IFC BY ICC, AS AMENDED BY DC CONSTRUCTION CODE SUPPLEMENT OF 2013 (12 DCMR F. PLUMBING CODE SUPPLEMENT)]
2013 DC EXISTING CODE [2012 EDITION OF IBC BY ICC, AS AMENDED BY DC CONSTRUCTION CODE SUPPLEMENT OF 2013 (12 DCMR J. EXISTING BUILDING CODE SUPPLEMENT)]
2013 DC GREEN CONSTRUCTION CODE [2012 EDITION OF GCBC BY ICC, AS AMENDED BY DC CONSTRUCTION CODE SUPPLEMENT OF 2013 (12 DCMR K. GREEN CONSTRUCTION CODE SUPPLEMENT)]
2009 ICC A17.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARDS

EXHIBIT NO. B

BUILDING AREA MODIFICATIONS:
SPRINKLER INCREASE: 200%
STREET FRONTAGE INCREASE: .30%

Occupancy	Actual Area	Permitted Area	Sprinkler Increase	Frontage Increase	Permitted Area	Ratio
S2	29,873	26,000	2 52,000	0.305	33,930	85,930 0.347643
M	-	12,500	2 25,000	0.305	16,313	41,313 0
B	32,177	23,000	2 46,000	0.305	30,015	76,015 0.423298
A3	-	9,500	2 19,000	0.305	12,398	31,398 0
A2	3,017	9,500	2 19,000	0.305	12,398	31,398 0.09609
		65,067				0.867032 < 1



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500 PENNS. I. NE
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BUILDING CODE
ANALYSIS

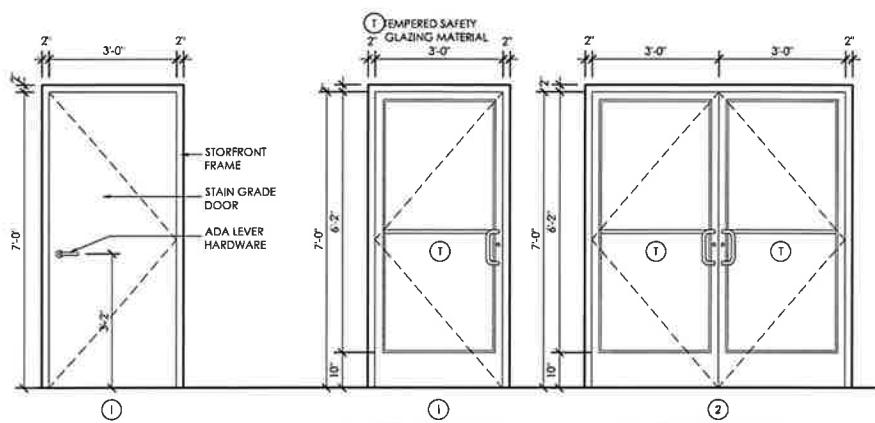
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0.16.15	REVIEW

VERSION DATE
DATE DESCRIPTION



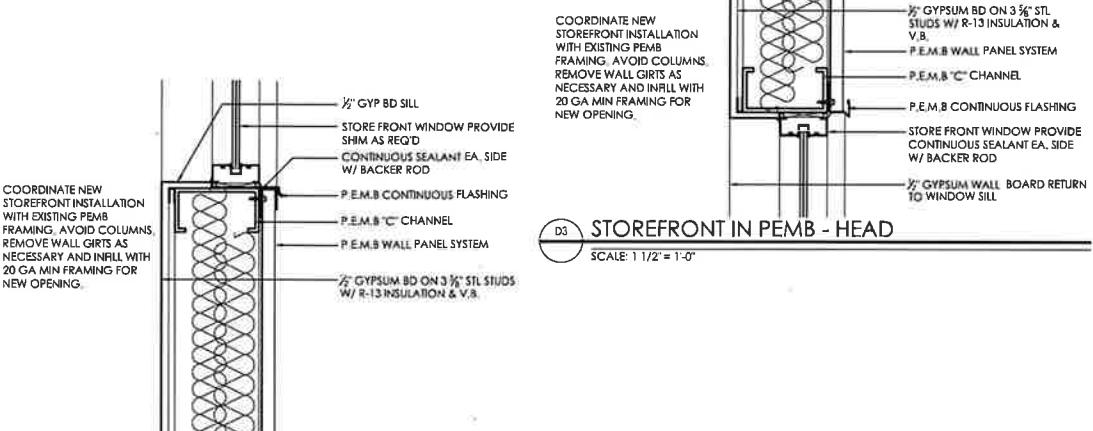
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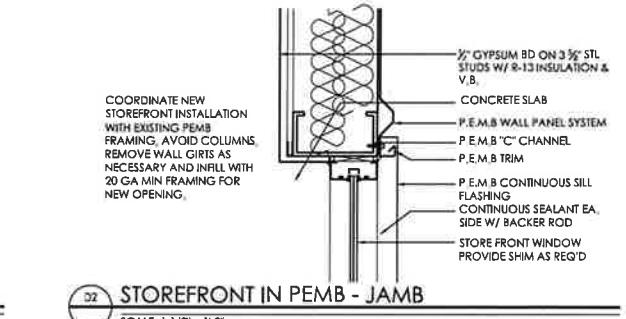


C5 DOOR TYPE ELEVATIONS

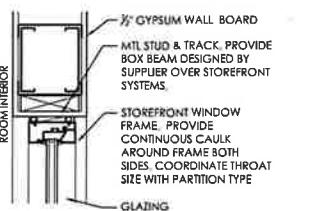
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D3 STOREFRONT IN PEMB - HEAD



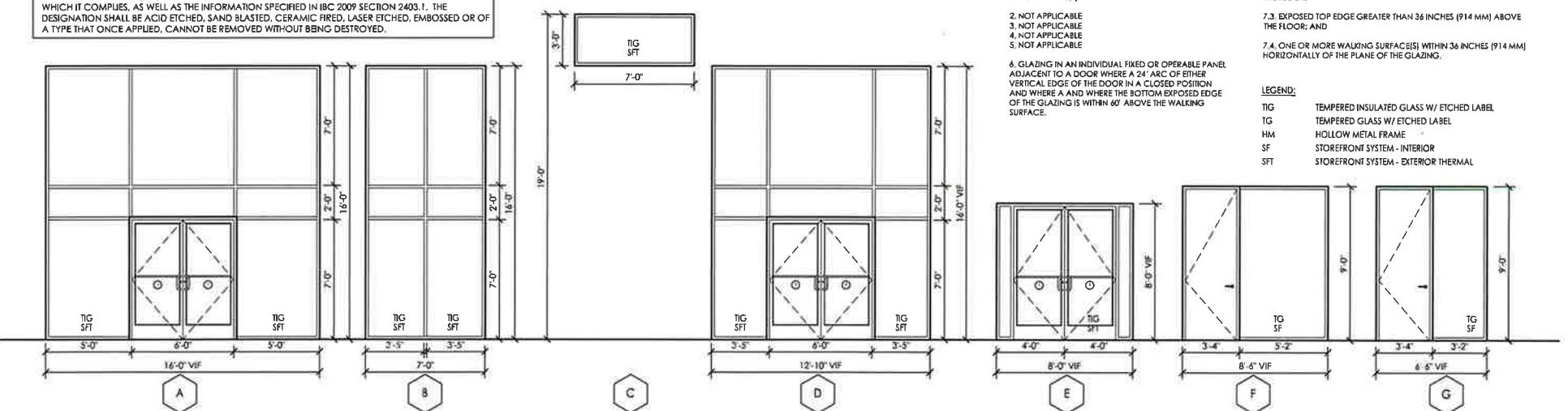
D2 STOREFRONT IN PEMB - JAMB



D1 BOX BEAM DETAIL AT STOREFRONT HEAD

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

TEMPERED GLAZING SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STAND WITH WHICH IT COMPLIES, AS WELL AS THE INFORMATION SPECIFIED IN IBC 2009 SECTION 2403.1. THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED.



B5 WINDOW TYPE ELEVATIONS

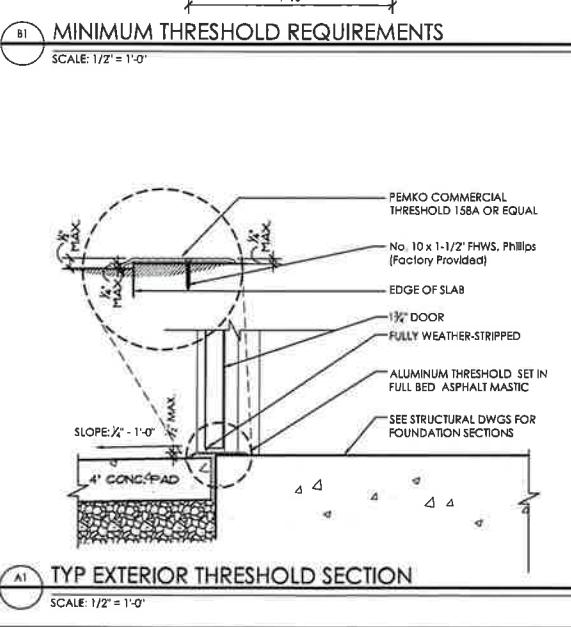
SCALE: 1/4" = 1'-0"

HARDWARE (HW) SCHEDULE

A	B	C	D	E	F	G	H	J	K	L	M	HARDWARE PER DOOR					
2			1									STOREFRONT PUSH / PULL COP / CO11					
			1									STOREFRONT BUTT HINGES AND CLOSER					
			1									LEVER SET - SCHLAGE ENTRANCE FUNCTION SS1PD X SAT X A24					
			1									LEVER SET - SCHLAGE PRIVACY FUNCTION S400 X SAT X A26					
			1									LEVER SET - SCHLAGE STOREROOM FUNCTION S200 X SAT X A26					
			1									LEVER SET - SCHLAGE PASSAGE FUNCTION S100 X SAT X A26 NO DUMMY TRIM ON INACTIVE LEAF					
			1/2 PR		1/2 PR							BUTT HINGES - PAGER 45x45 / 1279 x US26D					
			1/2 PR		1/2 PR							BUTT HINGES - PAGER (BALL BEARING) 45x45 / 881279 x US26D					
			1									TOP AND BOTTOM FLUSH BOLT W/ DUSTPROOF STRIKE					
			1									CLOSER MOUNTED ON PUSH SIDE					
			1									WALL STOP - IVES M52AD					
			1									MASTER KEYING PLAN: CONTRACTOR TO PROVIDE LOCKSETS EQUIPPED WITH TEMPORARY CONSTRUCTION CORES. WHEN BUILDING IS READY FOR OCCUPANCY, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR HARDWARE SUPPLIER TO MEET WITH THE OWNER TO DEVELOP A KEYING STRATEGY. LOCK AND CORE MANUFACTURER OR OTHER REP. SHALL DELIVER PERMANENT LOCK CORES DIRECTLY TO THE OWNER, PAID FOR BY CONTRACTOR. MFG. AND OWNER SHALL PULL OUT ALL CONSTRUCTION CORES, AND INSTALL THE PERMANENT CORES. THE CONTRACTOR'S RESPONSIBILITY FOR INTERIOR BUILDING SECURITY ENDS WITH THE INSTALLATION OF THE PERMANENT LOCK CORES.					
			1									CYLINDRICAL LOCKSETS: HEAVY DUTY (COMMERCIAL AND INSTITUTIONAL) MEETING ANSI A156.2 SERIES 4000 GRADE 1, AND ANSI A117.1 ACCESSIBILITY, WITH LEVER STYLE HANDLES THROUGHOUT.					

DOOR SCHEDULE

DOOR #	TYPE	SIZE	MATERIAL	FRAME	FRAME FINISH	HEAD & JAMB	HW	REMARKS
1	3	3'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK	D3 & D7	A	
2	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		S	
3	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		C	
4	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		C	
5	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
6	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
7	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
8	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		C	
9	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		C	
10	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
11	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
12	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
13	3	2'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK	D3 & D7	A	
14	2	2'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK	INFL. MASONRY		
15	3	2'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK	INFL. MASONRY	E	
16	2	2'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK	INFL. MASONRY	E	
17	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
18	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
19	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	
20	1	1'-3" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT ST5	BLACK		U	



A1 TYP EXTERIOR THRESHOLD SECTION

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

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**CONSTRUCTION
PLAN & NOTES**

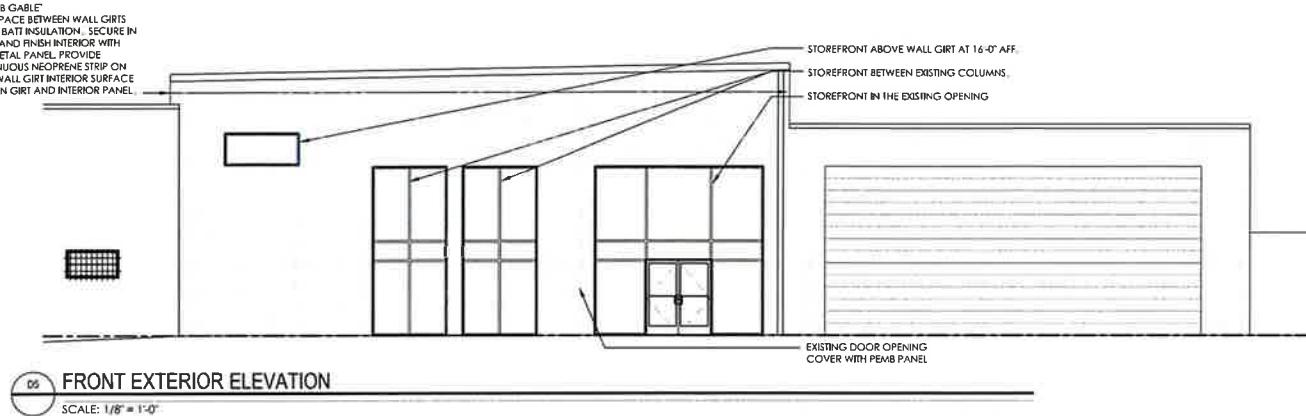
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10.6.15	REVIEW
10.16.15	REVIEW

REVISION DATE	MARK/DATE	DESCRIPTION



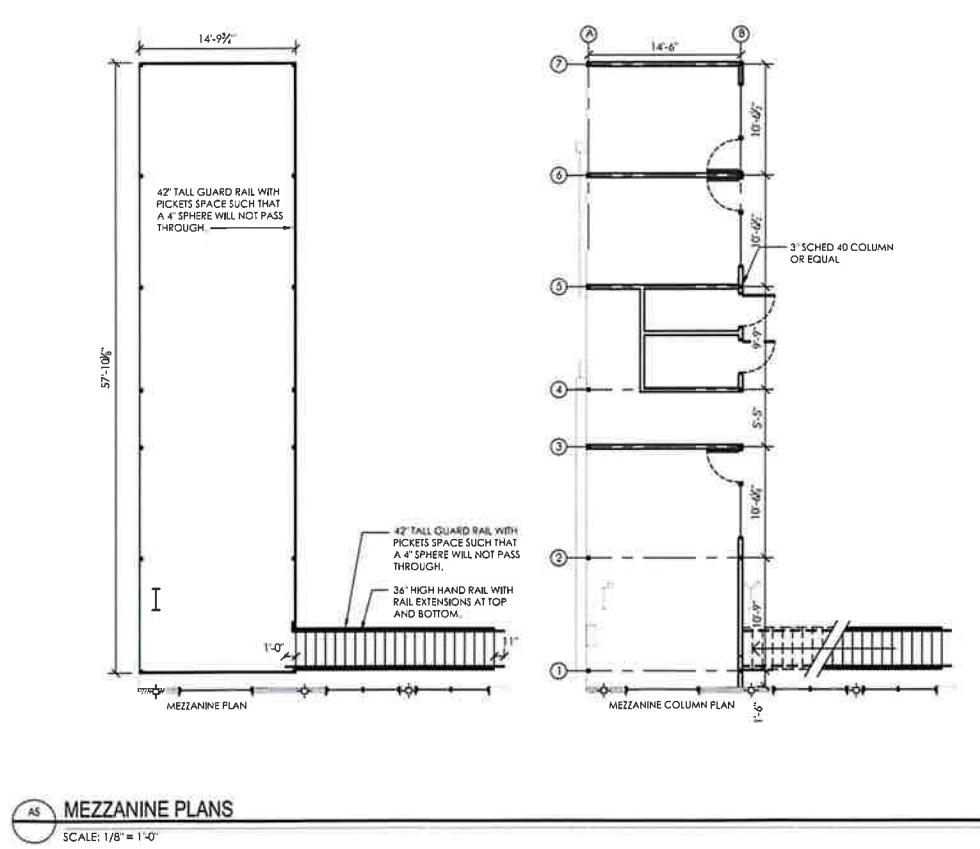
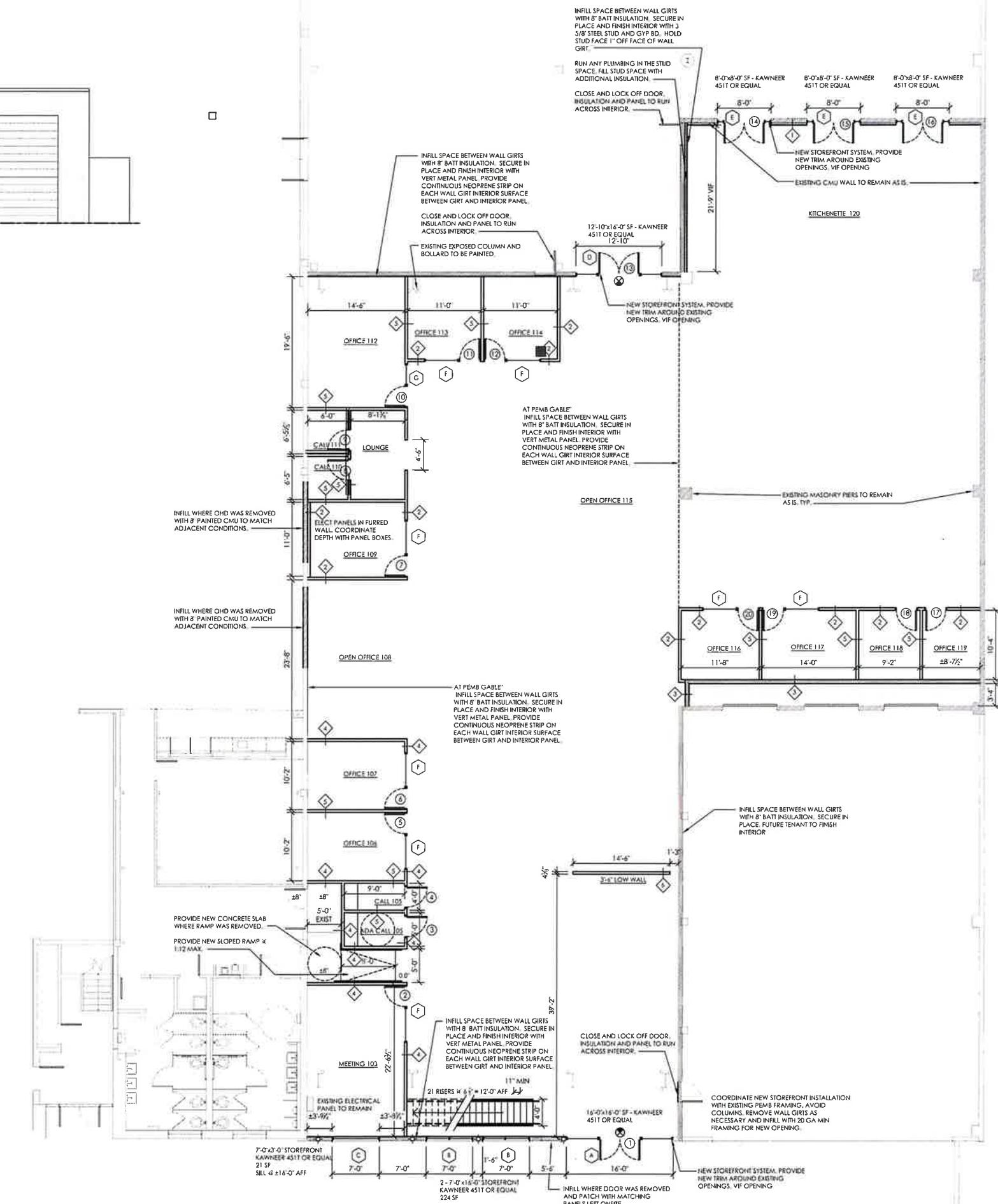
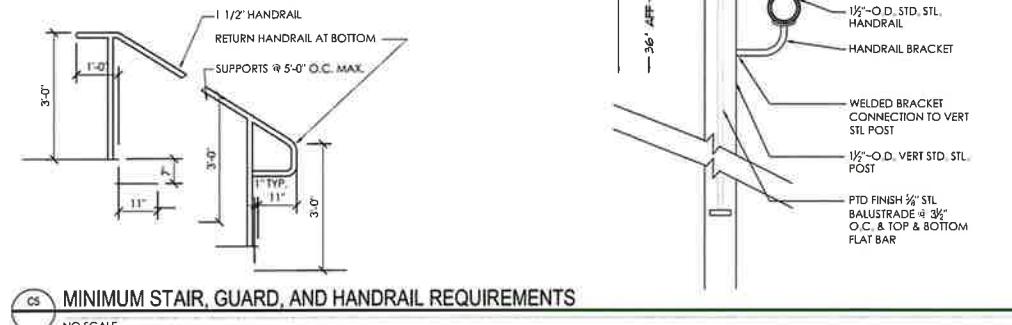
PROJECT No. 151972

A010



GENERAL CONSTRUCTION NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN, IF CONFLICT OCCURS. CONSULT ARCHITECT.
- ARCHITECTURAL CONSTRUCTION PLAN SUPERSEDES ALL OTHER PLANS.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LAY OUT PARTITIONS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STUDS & GYP BD.
- APPROVAL OF PARTITION LAYOUT DOES NOT RELEASE CONTRACTOR FROM MAINTAINING CRITICAL DIMENSIONS.
- CONTRACTOR SHALL INSTALL BLOCKING, AS REQ'D, IN WALLS PRIOR TO CLOSING IN. USE FIRE TREATED LUMBER.



CONSTRUCTION PLAN

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

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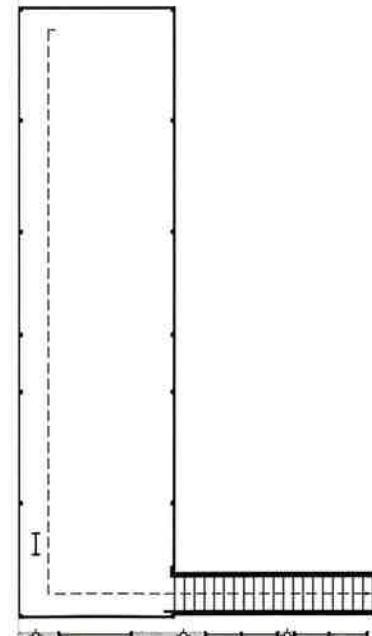
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1

COMMON PATH OF TRAVEL
NOT TO EXCEED 100'-0"



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

FURNITURE / EGRESS PLAN
SCALE: 1/8" = 1'-0"

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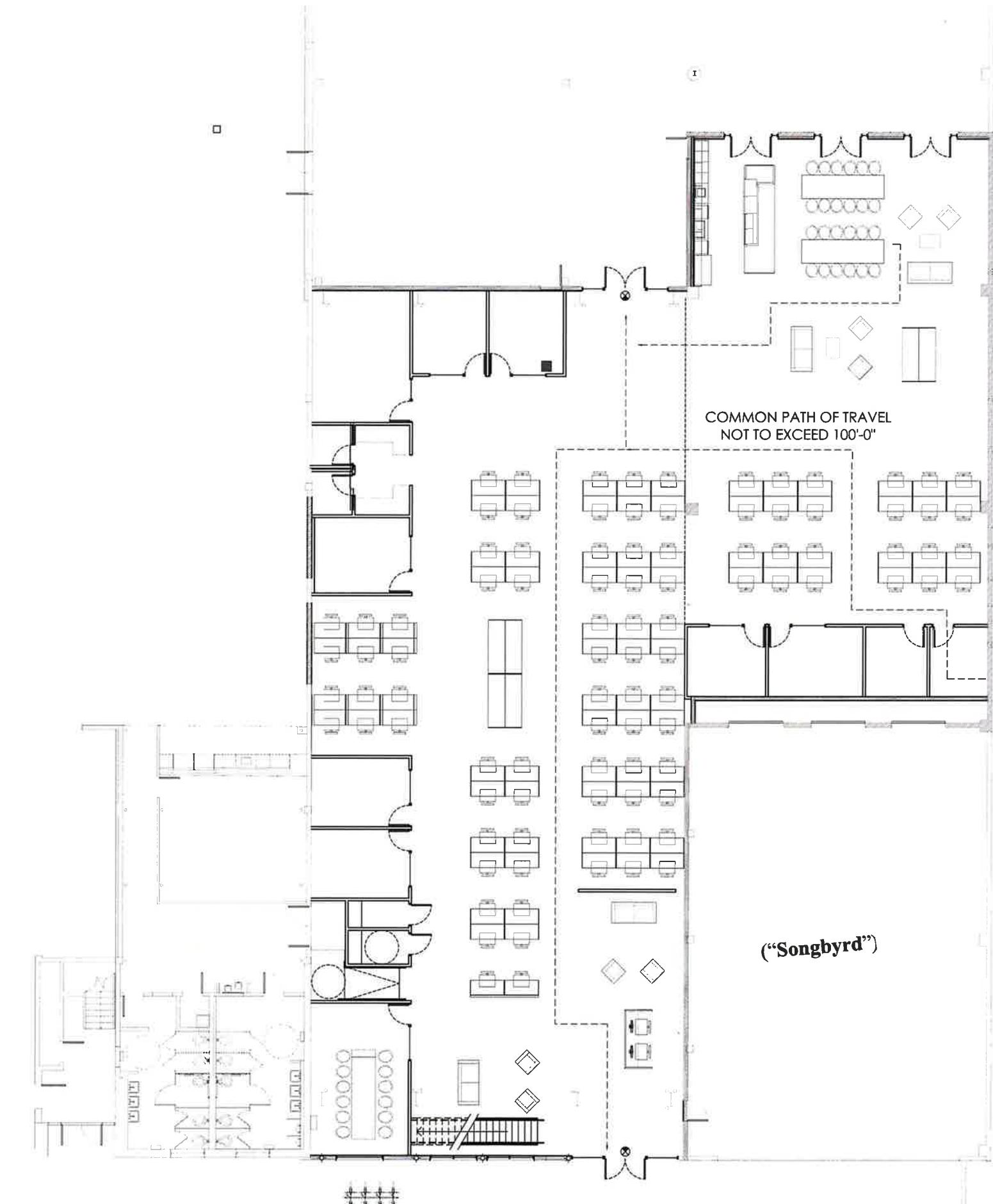
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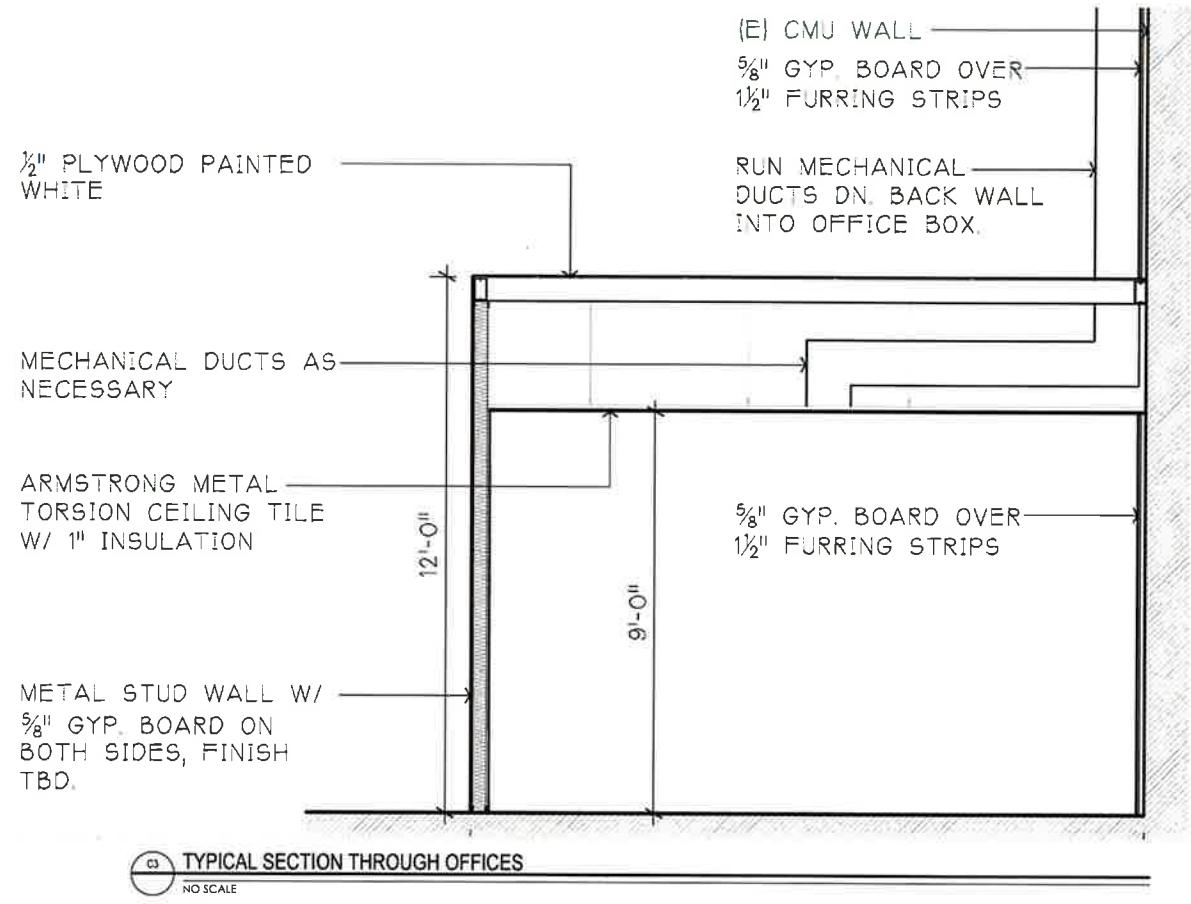
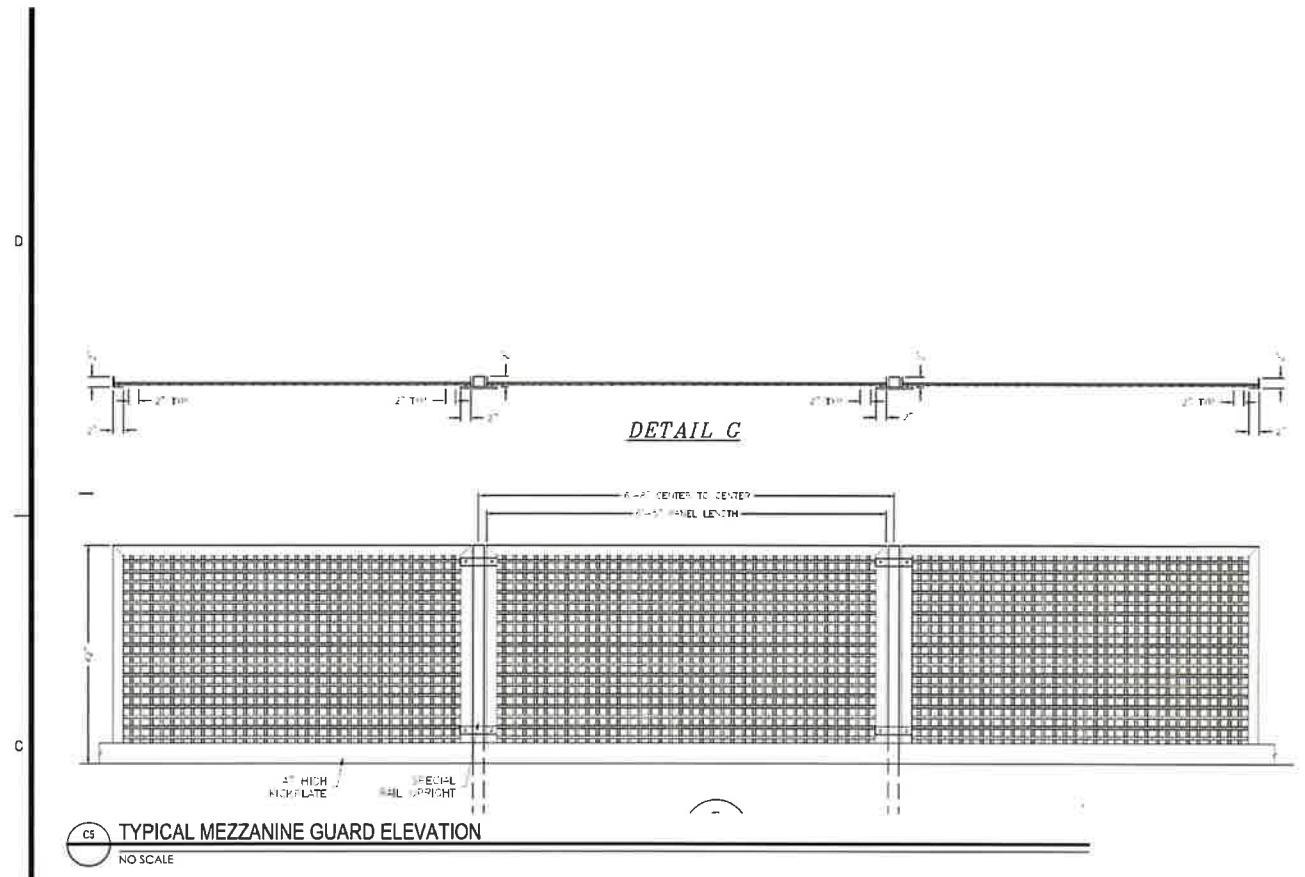
**FURNITURE /
EGRESS PLAN**

ISSUE DATE
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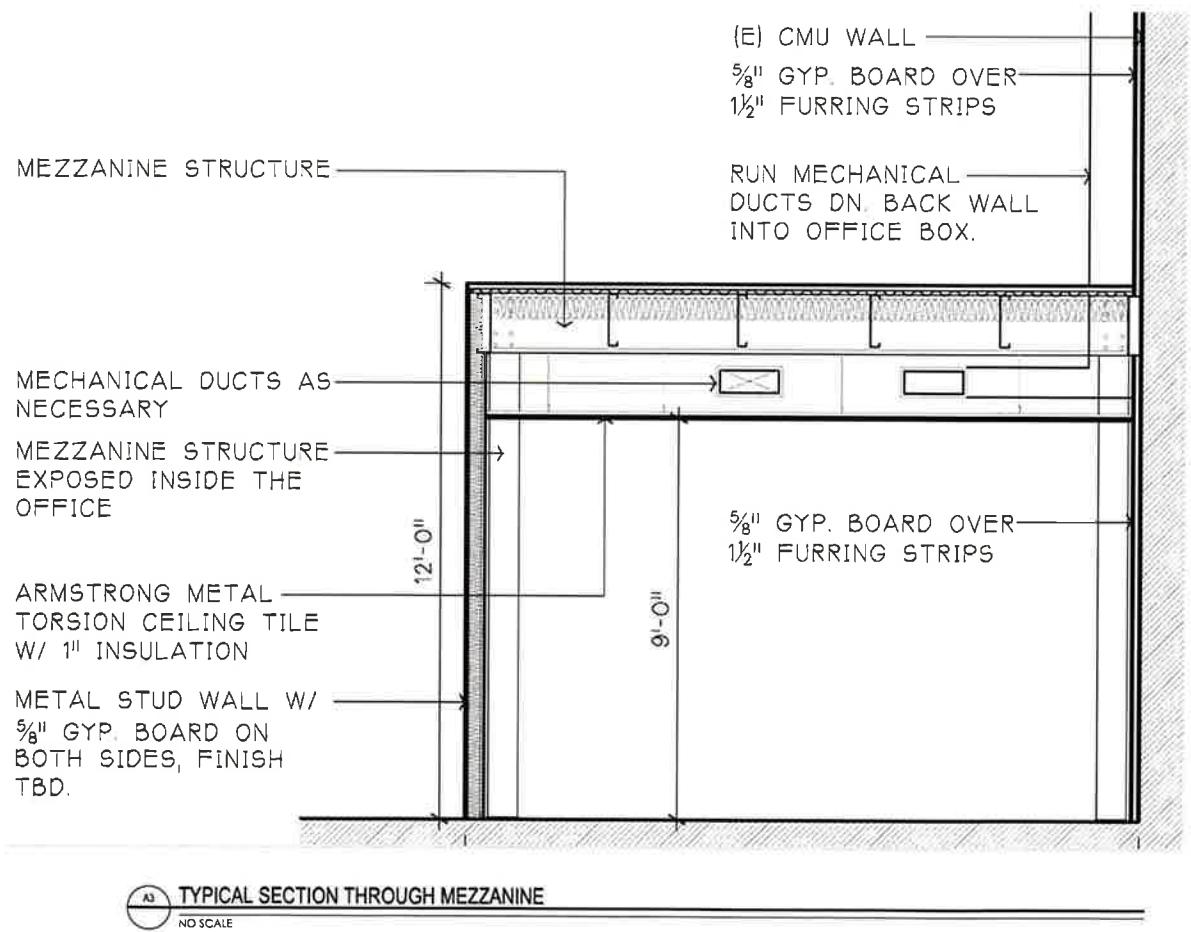
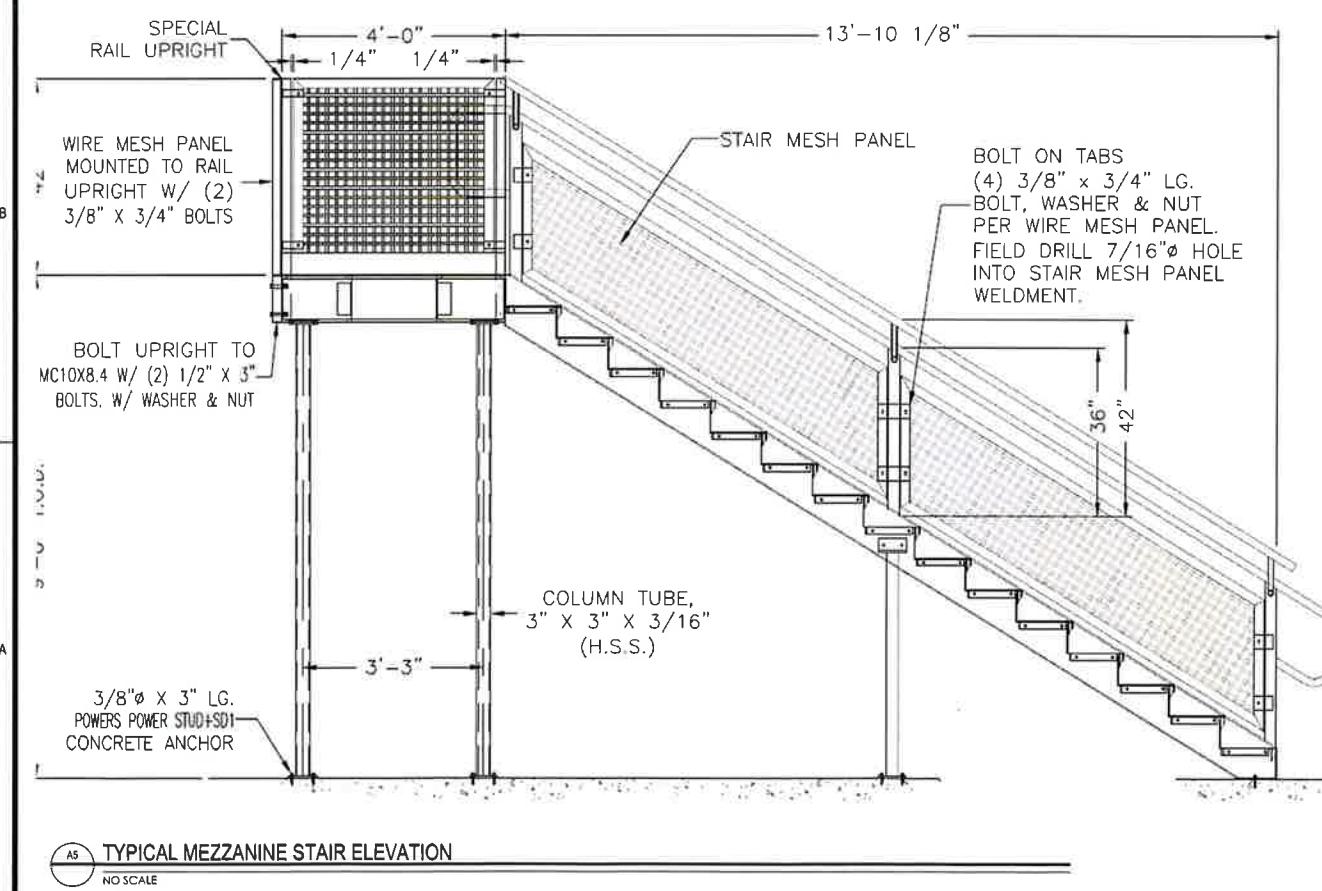
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10/20/15
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RENTAL LAYOUT FOR:
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RENTAN LAYOUT FOR:
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