

TENANT LAYOUT FOR:
HUGE

500 PENN ST. NE
WASHINGTON, DC 20002

DRAWING INDEX

ARCHITECTURAL	
A001	COVER SHEET
A002	BUILDING CODE ANALYSIS
A003	DEMOLITION PLAN AND NOTES
A004	TYP. MOUNTING HEIGHTS & TYP. MILLWORK DETAILS
A005	DOOR, WINDOW SCHEDULES AND DETAILS
A010	CONSTRUCTION PLAN AND NOTES
A020	FURNITURE/EGRESS PLAN
A030	SECTIONS
A040	REFLECTED CEILING PLAN AND NOTES
MECHANICAL/ ELECTRICAL/ PLUMBING	
M001	SPECIFICATIONS
M002	SPECIFICATIONS AND LEGEND
M101	EXISTING/DEMO PLAN
M201	NEW WORK PLAN AND NOTES
M301	GAS PLAN
M401	EQUIPMENT AND VENTILATION SCHEDULES
M501	DETAILS
E001	ABBREVIATIONS, SYMBOLS AND ABBREVIATIONS
E002	SPECIFICATIONS, EX. POWER RISER DIAGRAM AND LOAD ANALYSIS
E101	DEMOLITION WOK PLAN AND NOTES
E201	NEW WORK LIGHTING PLAN, LIGHT FIXTURE SCHEDULE AND NOTES
E301	NEW WORK POWER AND DATA PLAN AND NOTES
E401	PANEL SCHEDULES
FA101	NEW WORK FIRE ALARM PLAN
P101	PLUMBING NOTES, SANITARY WASTE AND VENTING FLOOR PLAN
P102	DOMESTIC HOT AND COLD WATER FLOOR PLAN
P301	PLUMBING RISER DIAGRAMS AND DETAIL

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 FR

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

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

CODE:
2013 DISTRICT OF COLUMBIA CONSTRUCTION CODES

GROUPS PER IBC CHAPTER 3:
B - OFFICES

TYPE OF CONSTRUCTION:
(TABLE 601)
TYPE II B

HEIGHT AND AREA LIMITATIONS
(TABLE 503)
SEE SHEET C1.2 FOR HEIGHT AND AREA MODIFICATIONS.

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 1016.2):
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

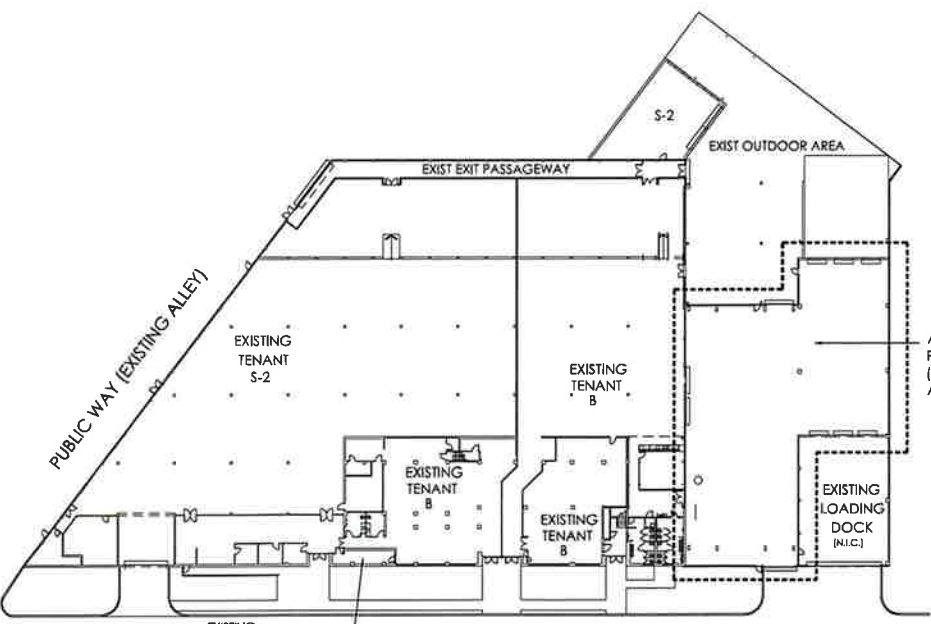
BUILDING MATERIALS AND CONSTRUCTION METHODS:
ALL BUILDING MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE IBC AND OSHA REQUIREMENTS.

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

ARCHITECT
LOVELESS PORTER ARCHITECTS
9411 MAIN STREET, SUITE 210
MANASSAS, VIRGINIA 20110
PHONE - 703.368.1600
FAX - 703.335.2211
EMAIL - OFFICE@LPALLC.NET
WWW.LOVELESSPORTERARCHITECTS.COM

MPE ENGINEERING
SAI ENGINEERING - INCORPORATED
13662 OFFICE PLACE, SUITE 101
WOODBRIIDGE, VA 22192
PHONE - 703.590.8200
FAX - 703.590.4994
EMAIL - MAIL@SAIMEP.COM

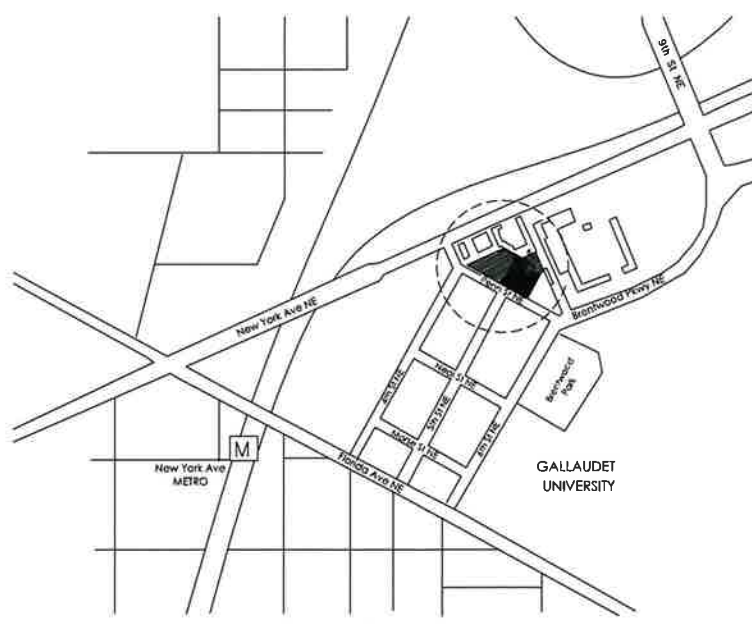


PENN ST NE (PUBLIC WAY)

KEY PLAN
N.T.S.

KEY PLAN /
no scale

AREA OF WORK



WASHINGTON DC NE

VICINITY MAP /
no scale

LOCATION MAP
N.T.S.

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 FIRE 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 SUPPLEMENT))
2013 DC GREEN CONSTRUCTION CODE (2012 EDITION OF IGCC BY ICC, AS AMENDED BY DC CONSTRUCTION CODE SUPPLEMENT OF 2013 (12 DCMR K, GREEN CONSTRUCTION CODE SUPPLEMENT))
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARDS

LOVELESS PORTER ARCHITECTS, LLC
9411 MAIN STREET, SUITE 210, MANASSAS, VA. 20110 TEL: 703.368.1600
WWW.LOVELESSPORTERARCHITECTS.COM EMAIL: OFFICE@LPALLC.NET

TENANT LAYOUT FOR:
HUGE
500 PENN ST. NE
WASHINGTON, DC 20002

COVER SHEET

DATE	DESCRIPTION
10.6.15	REVIEW
10.16.15	REVIEW

REVISION DATE	DESCRIPTION



PROJECT No. 151972

Board of Zoning Adjustment

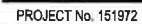
Case No. 2024
EXHIBIT 24B

[illegible]

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. ANY REPRODUCTION OR TRANSMISSION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FAE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

BUILDING CODE
ANALYSIS

REVISION DATE: 2016-05-18



0002

DEMOLITION PLAN NOTES

- 1 CONTRACTOR / BIDDER SHALL VISIT & BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
- 2 DEMOLITION SHALL BE COORDINATED WITH ALL CONSTRUCTION DOCUMENTS TO DETERMINE ACTUAL SCOPE OF DEMOLITION WORK.
- 3 CONTRACTOR SHALL VERIFY LIMITATIONS & MANEUVERING ACCESS SPACE FOR REMOVAL OF DEMOLISHED ITEMS.
- 4 CONSTRUCT TEMPORARY DUST PROOF PARTITIONS WHERE REQUIRED TO CONFINED DIRT & DUST IN AREA OF NEW CONSTRUCTION.
- 5 CONTRACTOR SHALL INSPECT, TEST, & DISCONNECT UTILITY SERVICES AS REQ'D PRIOR TO DEMOLITION.
- 6 CONTRACTOR SHALL SECURELY CAP &/OR VALVE OFF ABANDONED UTILITIES BEHIND FINAL FINISHED SURFACES.
- 7 DEMO EXISTING INTERIOR CONSTRUCTION AS INDICATED ON THE DEMOLITION PLAN WITH DASHED LINE TYPE.
- 8 REMOVE ALL ELEC. & TELE/DATA OUTLETS IN DEMOLISHED PARTITIONS.
- 9 ANY DAMAGE CAUSED TO OTHER AREAS OF THE BUILDING BY DEMOLITION WORK SHALL BE REPAIRED AT NO ADDITIONAL COST.
- 10 G.C. TO COORDINATE UNDER GROUND PLUMBING WORK WITH EXISTING STRUCTURAL FOOTINGS, BEARING WALLS, AND EXISTING UNDERGROUND PLUMBING / VENTING.
- 11 HVAC TO BE REMOVED BY LANDLORD MECHANICAL CONTRACTOR AND DISPOSED OF PER LOCAL REQUIREMENTS UNDER SEPARATE PERMIT.
- 12 MECHANICAL SUB TO USE EXISTING UNITS TO PROVIDE TEMPORARY HEAT AS REQUIRED FOR NEW WORK.
- 13 ALL TRADES TO DISCONNECT UTILITIES FOR SAFE DEMOLITION.
- 14 PROVIDE GRINDING OR SHOT BLASTING AS REQUIRED TO REMOVE EXISTING MASTIC WHERE FLOOR COVERING WAS REMOVED.
- 15 ROOF REPAIR:
VERIFY WARRANTY VALIDATION
VERIFY ROOF MATERIAL IN FIELD
VERIFY ROOF INSULATION THICKNESS
VERIFY ROOF BALLAST

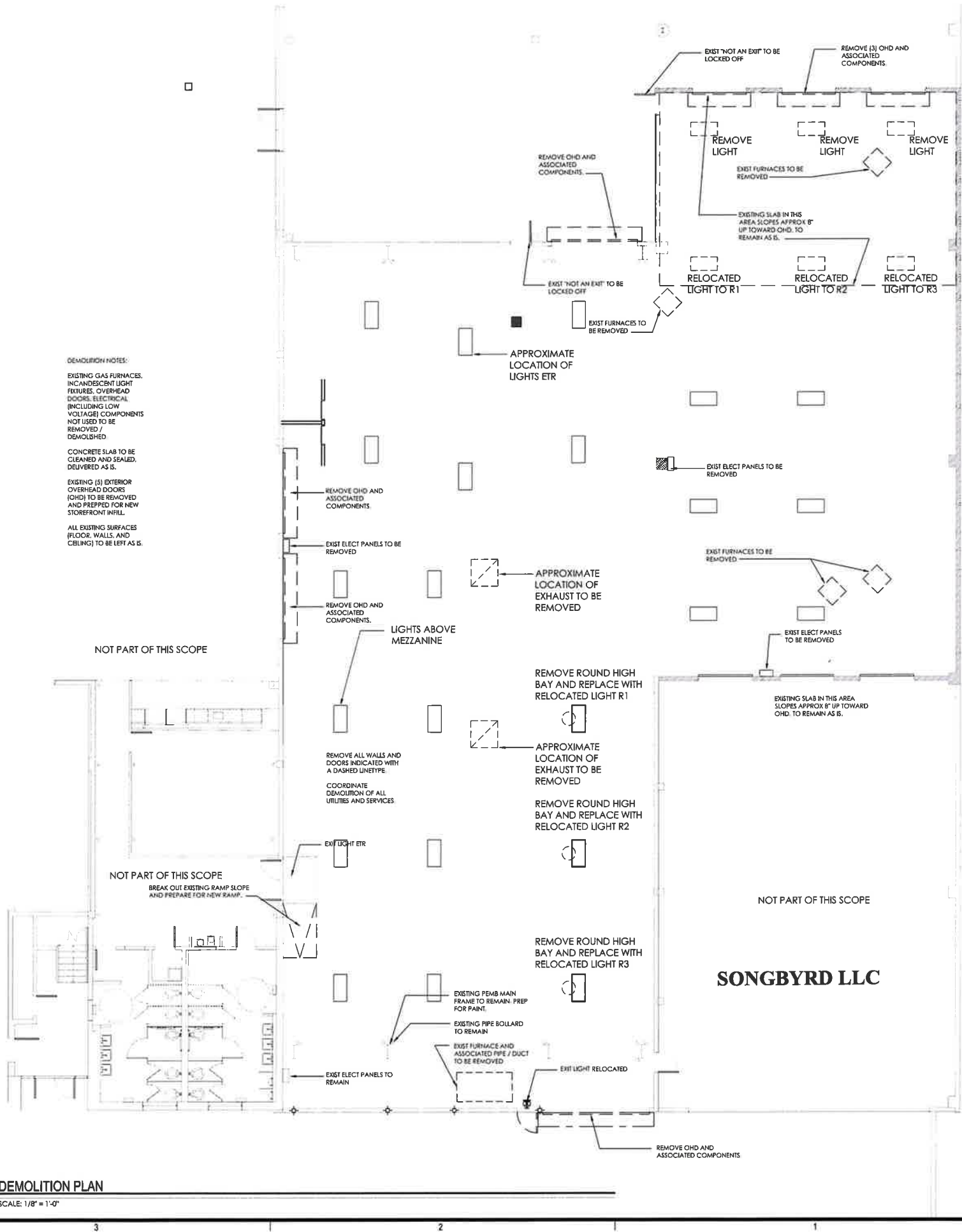
DEMOLITION NOTES:

EXISTING GAS FURNACES, INCANDESCENT LIGHT FIXTURES, OVERHEAD DOORS, ELECTRICAL (INCLUDING LOW VOLTAGE) COMPONENTS NOT USED TO BE REMOVED / DEMOLISHED

CONCRETE SLAB TO BE CLEANED AND SEALED, DELIVERED AS IS.

EXISTING (5) EXTERIOR OVERHEAD DOORS (OHD) TO BE REMOVED AND PREPARED FOR NEW STOREFRONT INFILL.

ALL EXISTING SURFACES (FLOOR, WALLS, AND CEILING) TO BE LEFT AS IS.



A3 DEMOLITION PLAN
D1.1 SCALE: 1/8" = 1'-0"

LOVELESS PORTER ARCHITECTS, LLC
9411 MAIN STREET, SUITE 210, MANASSAS, VA. 20110 TEL: 703.348.1400
WWW.LOVELESSPORTERARCHITECTS.COM EMAIL: OFFICE@LPALC.NET

LOVELESS PORTER ARCHITECTS, LLC
THE USE OF THIS PLAN AND SPECIFICATIONS FOR THE DEMOLITION OF THE BUILDING SHOWN HEREIN IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF LOVELESS PORTER ARCHITECTS, LLC SHALL CONSTITUTE A VIOLATION OF THE PROFESSIONAL SEAL OF THE ARCHITECT.

TENANT LAYOUT FOR:

HUGE

500 PENN ST. NE
WASHINGTON, DC 20002

DEMOLITION
PLAN & NOTES

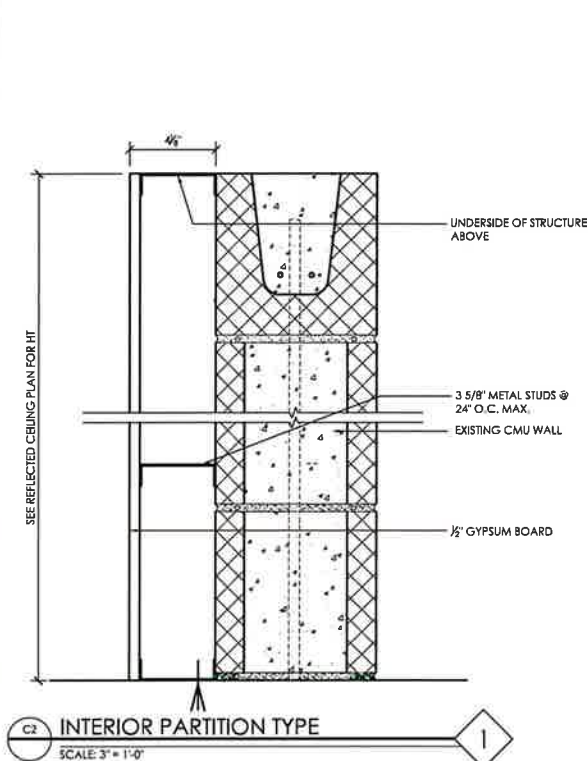
DATE	DESCRIPTION
10.6.15	REVIEW
10.16.15	REVIEW

REVISION DATE	DESCRIPTION
---------------	-------------

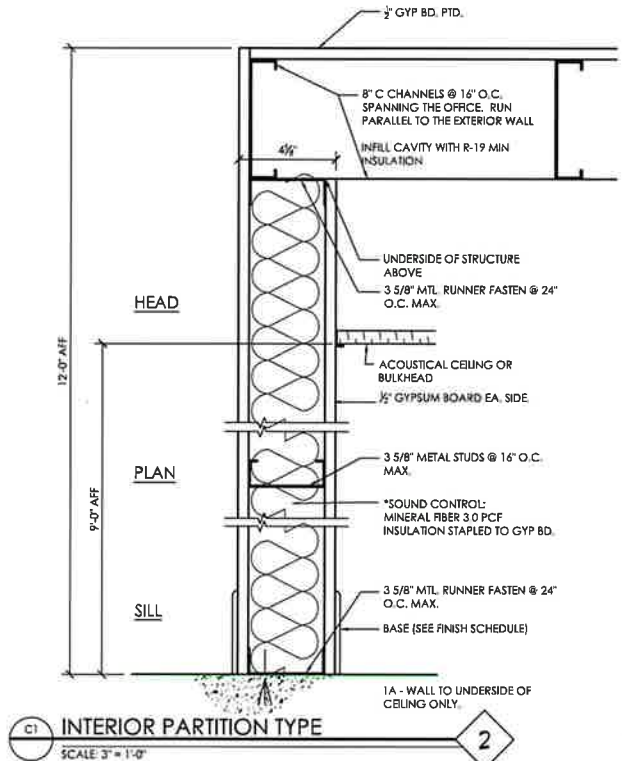


PROJECT No. 151972

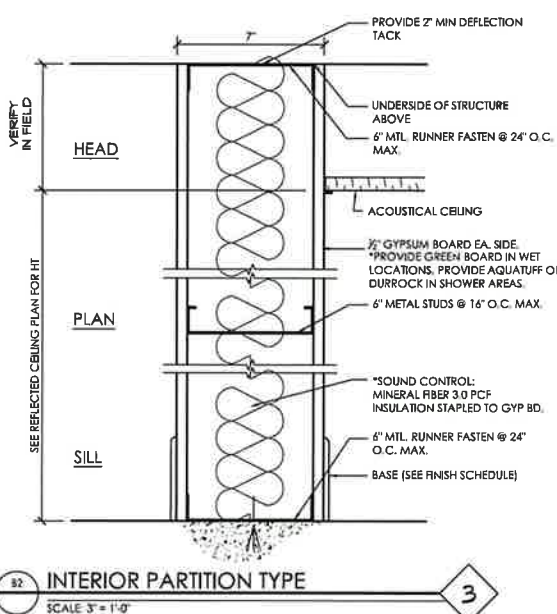
D001



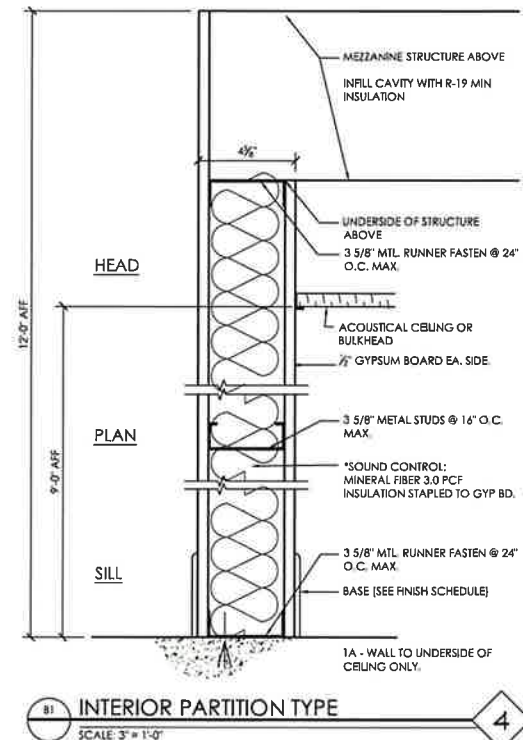
C2 INTERIOR PARTITION TYPE
SCALE: 3" = 1'-0"



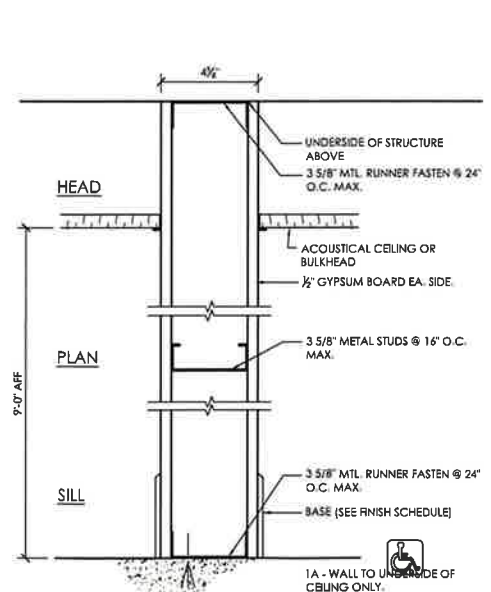
C1 INTERIOR PARTITION TYPE
SCALE: 3" = 1'-0"



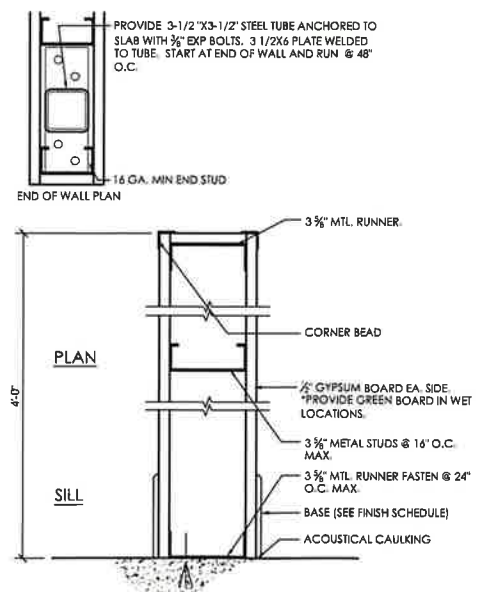
B2 INTERIOR PARTITION TYPE
SCALE: 3" = 1'-0"



B1 INTERIOR PARTITION TYPE
SCALE: 3" = 1'-0"



B1 INTERIOR PARTITION TYPE
SCALE: 3" = 1'-0"



B1 INTERIOR PARTITION TYPE
SCALE: 3" = 1'-0"

TENANT LAYOUT FOR:
HUGE
500 PENN ST. NE
WASHINGTON, DC 20002

TYP. MOUNTING
HEIGHTS & TYP
MILLWORK
DETAILS

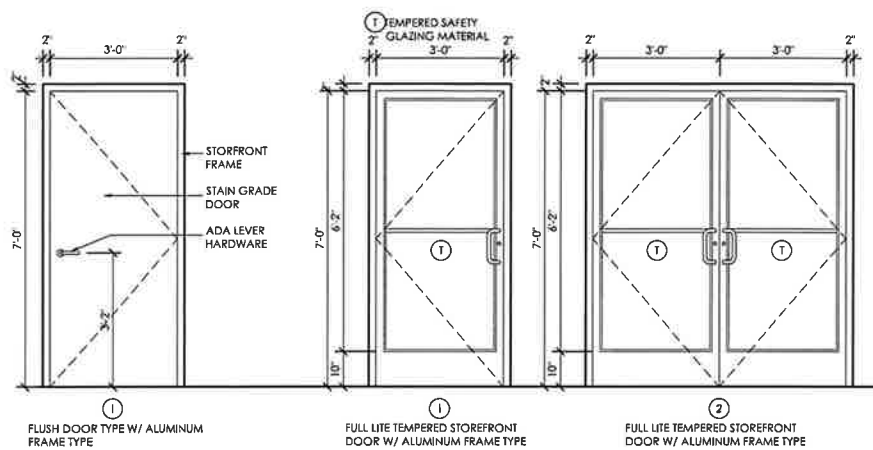
DATE	DESCRIPTION
10.6.15	REVIEW
10.16.15	REVIEW

REVISION DATE	DESCRIPTION

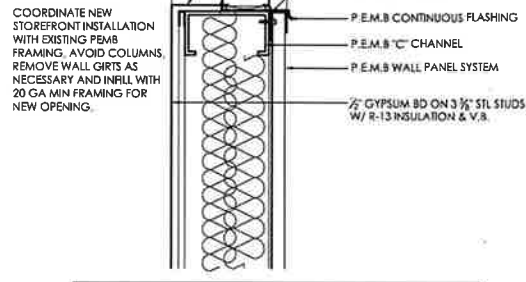


PROJECT No. 151972

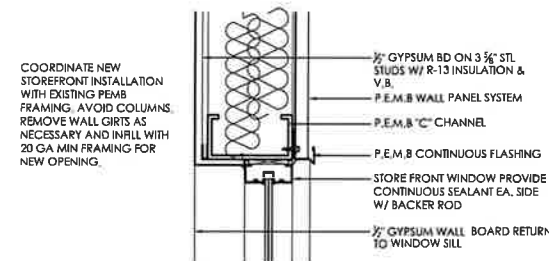
A001



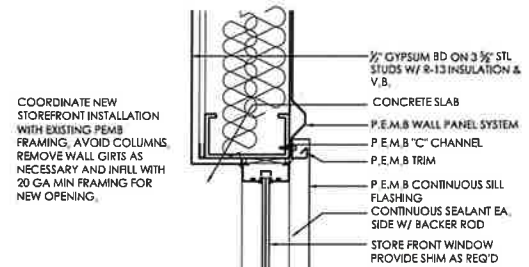
C5 DOOR TYPE ELEVATIONS
SCALE: 1/2" = 1'-0"



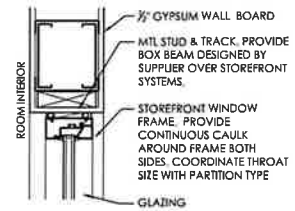
C4 STOREFRONT IN PEMB - SILL
SCALE: 1 1/2" = 1'-0"



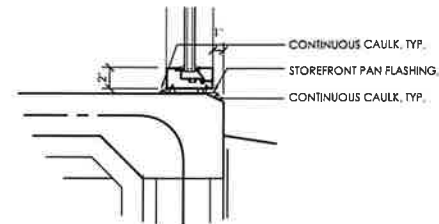
D3 STOREFRONT IN PEMB - HEAD
SCALE: 1 1/2" = 1'-0"



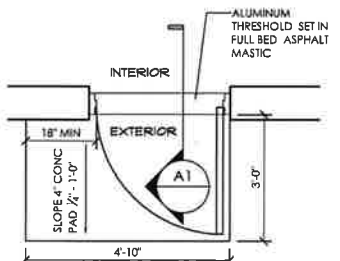
D2 STOREFRONT IN PEMB - JAMB
SCALE: 1 1/2" = 1'-0"



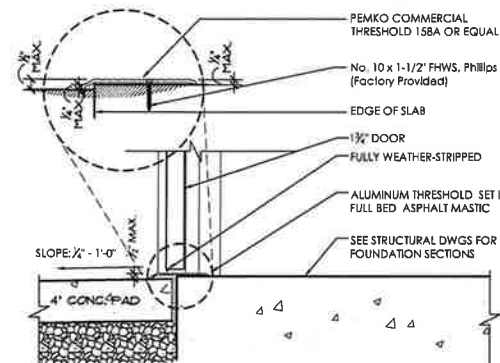
D1 BOX BEAM DETAIL AT STOREFRONT HEAD
SCALE: 1 1/2" = 1'-0"



C1 EXTERIOR STOREFRONT SILL
SCALE: 1 1/2" = 1'-0"



B1 MINIMUM THRESHOLD REQUIREMENTS
SCALE: 1/2" = 1'-0"



A1 TYP EXTERIOR THRESHOLD SECTION
SCALE: 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.

IBC 2012 SECTION 2406 - SAFETY GLAZING

2406.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES (SEE SECTION 2406.5.1)

2. NOT APPLICABLE
3. NOT APPLICABLE
4. NOT APPLICABLE
5. NOT APPLICABLE

6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE A 24\"/>

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:

7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M²);

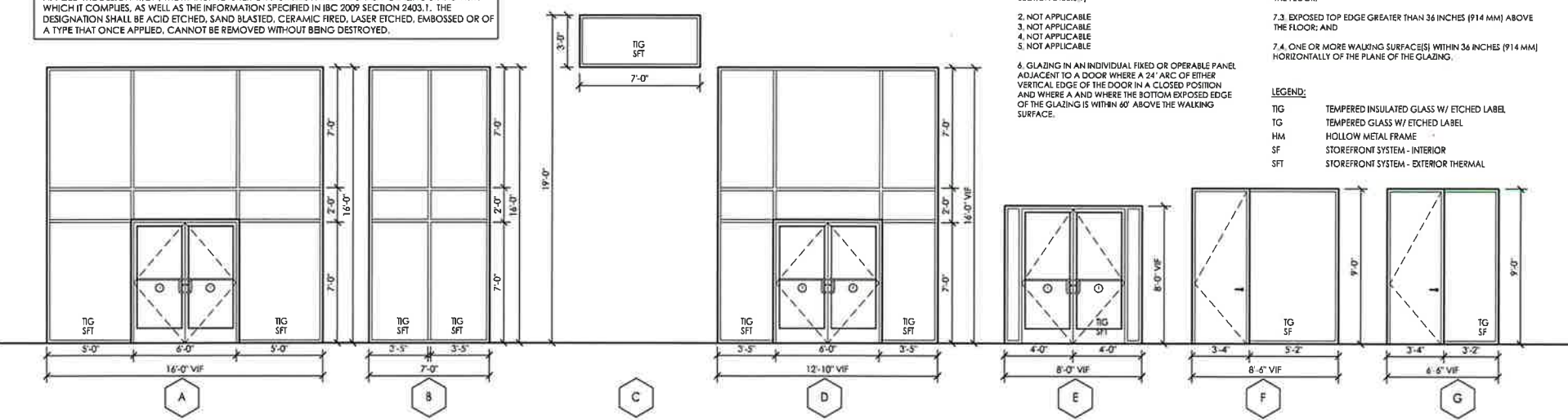
7.2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR;

7.3. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND

7.4. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

LEGEND:

TIG TEMPERED INSULATED GLASS W/ ETCHED LABEL
TG TEMPERED GLASS W/ ETCHED LABEL
HM HOLLOW METAL FRAME
SF STOREFRONT SYSTEM - INTERIOR
SFT STOREFRONT SYSTEM - EXTERIOR THERMAL



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 COY / COY I
1												STOREFRONT BUTT HINGES AND CLOSER
												LEVER SET - SCHLAGE ENTRANCE FUNCTION 551PD X SAT X 626
												LEVER SET - SCHLAGE PRIVACY FUNCTION 540D X SAT X 626
												LEVER SET - SCHLAGE STOREROOM FUNCTION 580PD X SAT X 626
												LEVER SET - SCHLAGE PASSAGE FUNCTION 510D X SAT X 626 NO DUMMY TRIM ON INACTIVE LEAF
												BUTT HINGES - RABOR 465 X 465 / 1279 X US26D
												BUTT HINGES - HAGER (BALL BEARING) 465 X 465 / 881279 X US26D
1												TOP AND BOTTOM FLUSH BOLT W/ DUSTPROOF STRIKE
												CLOSER MOUNTED ON PUSH SIDE
												WALL STOP - IVES US26D
1												THUMB TURN DEAD BOLT. PROVIDE A SIGN "DOORS TO BE UNLOCKED DURING BUSINESS HOURS"
												THUMB TURN DEAD BOLT
												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 MFGS. 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.
												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	1	23'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK	03 & 02	A	
2	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		S	
3	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		C	
4	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
5	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
6	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
7	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
8	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		C	
9	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
10	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
11	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
12	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
13	3	23'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK	03 & 02	A	
14	2	23'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK	INFILL MASTIC/KEY	E	
15	2	23'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK	INFILL MASTIC/KEY	E	
16	2	23'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK	INFILL MASTIC/KEY	E	
17	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
18	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
19	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	
20	1	13'-0" x 7'-0" x 1 3/4"	ALUMINUM	STOREFRONT SYS	BLACK		D	

AT PEMB GABLE"
 INFILL SPACE BETWEEN WALL GIRTS
 WITH 6" BATT INSULATION. SECURE IN
 PLACE AND FINISH INTERIOR WITH
 VERT METAL PANEL. PROVIDE
 CONTINUOUS NEOPRENE STRIP ON
 EACH WALL GIRT INTERIOR SURFACE
 BETWEEN GIRT AND INTERIOR PANEL.

STOREFRONT ABOVE WALL GIRT AT 16'-0" AFF.
 STOREFRONT BETWEEN EXISTING COLUMNS,
 STOREFRONT IN THE EXISTING OPENING

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

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF CONFLICT OCCURS, CONSULT ARCHITECT.

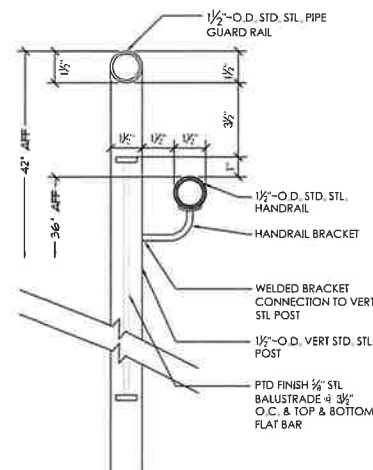
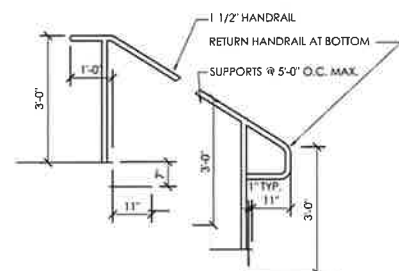
ARCHITECTURAL CONSTRUCTION PLAN SUPERSEDES ALL OTHER PLANS;

PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.

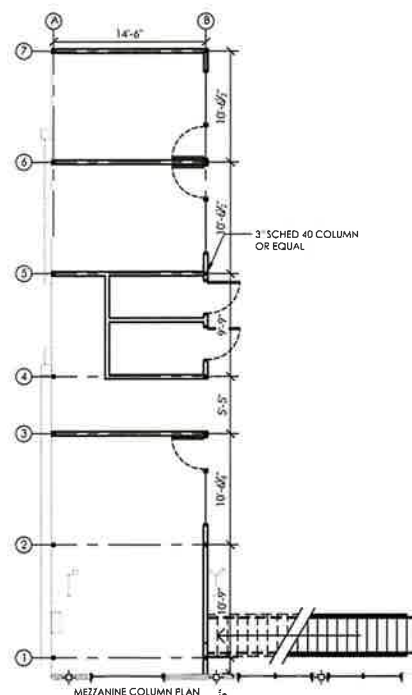
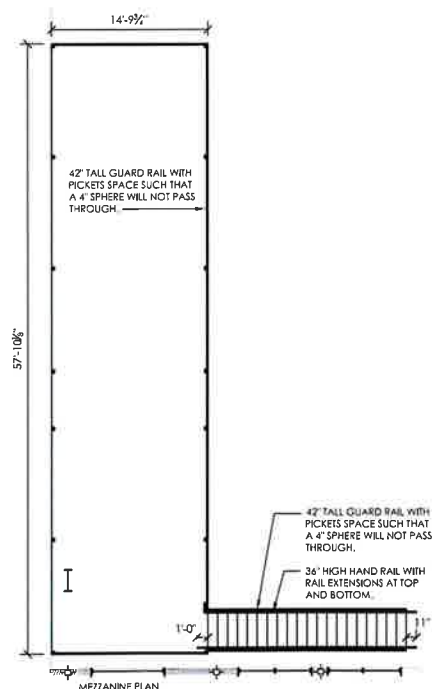
CONTRACTOR SHALL LAY OUT PARTITIONS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STUDIOS & GYP BD.

APPROVAL OF PARTITION LAYOUT DOES NOT RELEASE CONTRACTOR FROM MAINTAINING CRITICAL DIMENSIONS.

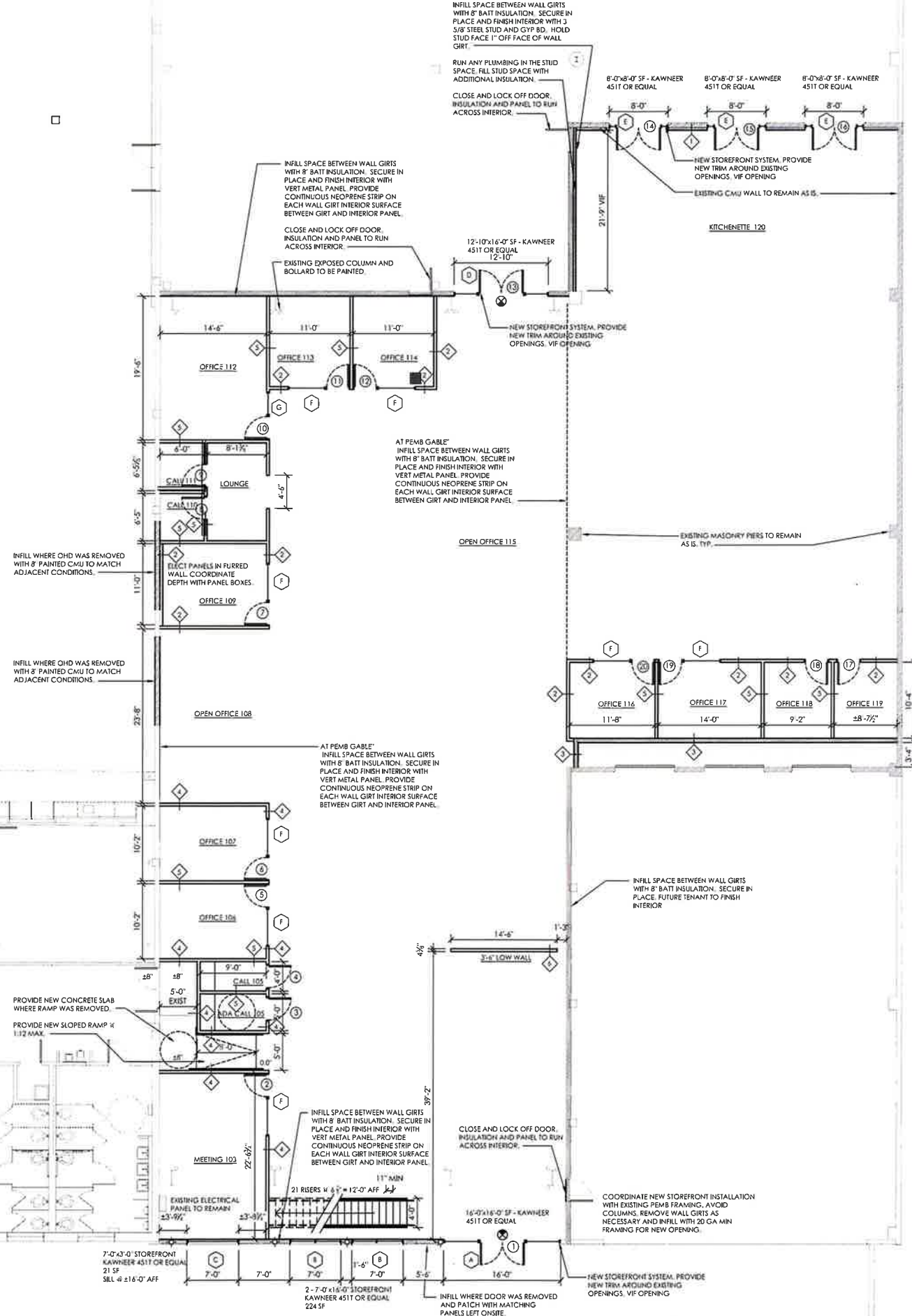
CONTRACTOR SHALL INSTALL BLOCKING, AS REQ'D, IN WALLS PRIOR TO CLOSING IN USE RE-TEATED NUMBER.



NO SCALE



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



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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

TENANT LAYOUT FOR:
HUGE
500 PENN ST. NE
WASHINGTON, DC 20002

CONSTRUCTION
PLAN & NOTES

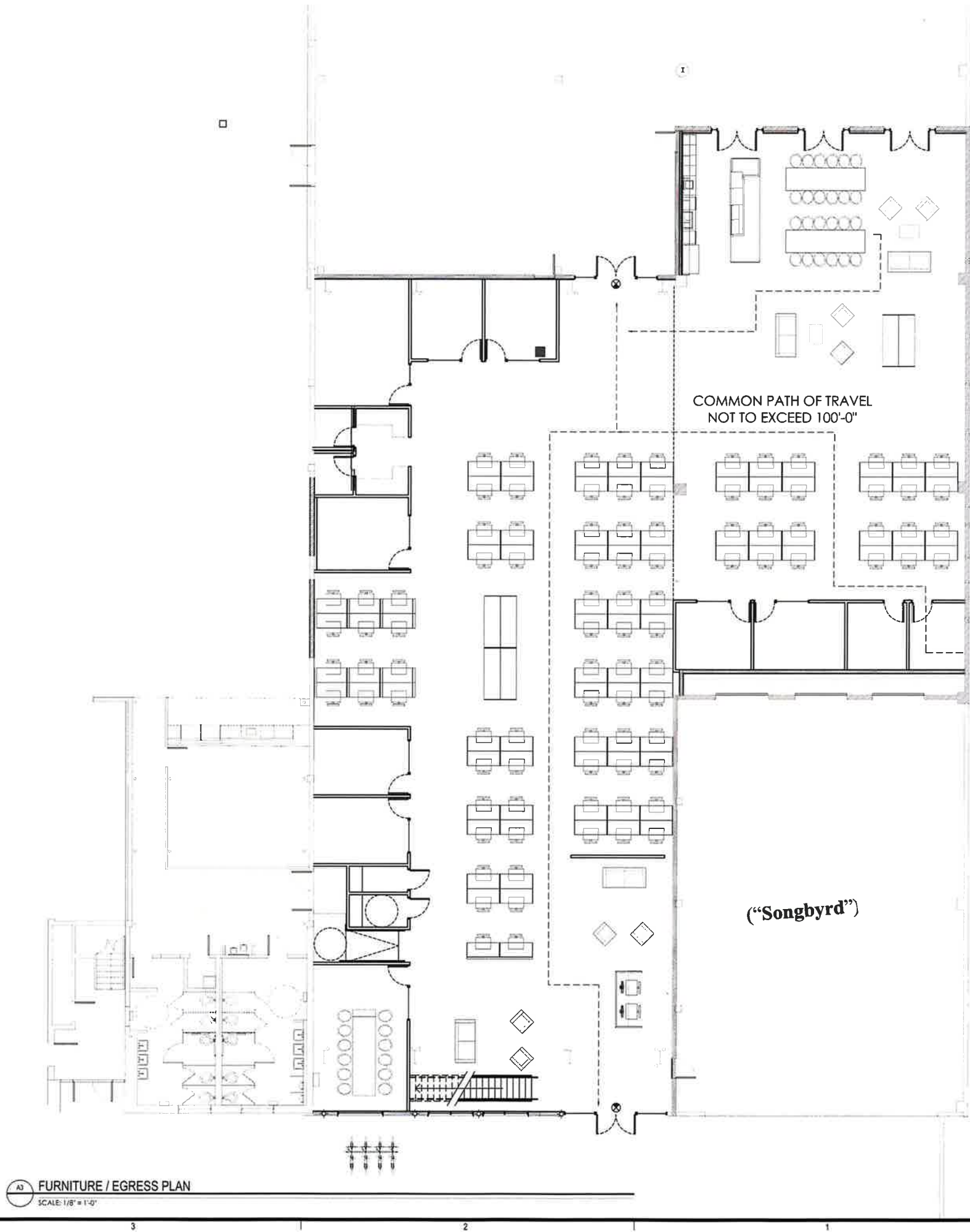
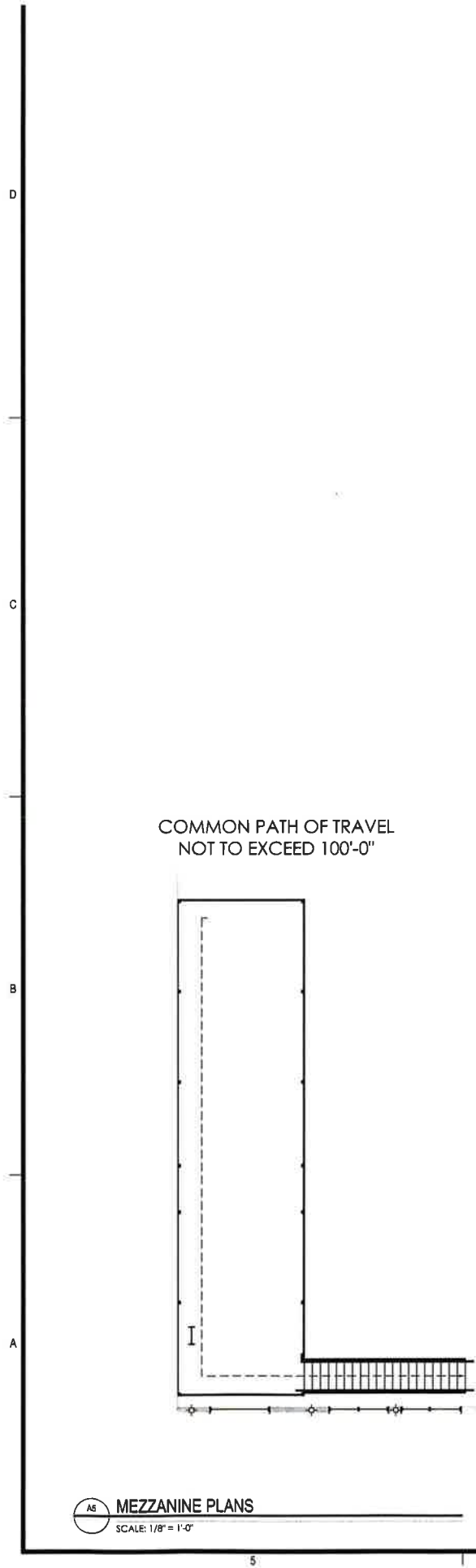
ISSUE DATE	
DATE	DOE SCHWITZEN
10.6.15	REVIEW
10.16.15	REVIEW

REVISION DATE	DESCRIPTION



PROJECT No. 151972

A010



LPA LOVELESS PORTER
ARCHITECTS, LLC

9411 MAIN STREET, SUITE 210, MANASSAS, VA, 20110 TEL: 703.348.1600
WWW.LOVELESSPORTERARCHITECTS.COM EMAIL: OFFICE@LPA-LLC.NET

LOVELESS PORTER ARCHITECTS, LLC
IS A REGISTERED PROFESSIONAL ARCHITECT FIRM IN THE STATE OF VIRGINIA. THE ARCHITECTS HAVE PREPARED THIS DOCUMENT IN ACCORDANCE WITH THE VIRGINIA BOARD OF ARCHITECTURE. THE ARCHITECTS HAVE NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE PROJECT. THE ARCHITECTS HAVE NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE PROJECT. THE ARCHITECTS HAVE NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE PROJECT.

TENANT LAYOUT FOR:
HUGE
500 PENN ST. NE
WASHINGTON, DC 20002

FURNITURE /
EGRESS PLAN

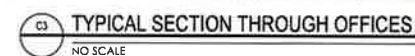
DATE	DESCRIPTION
10.6.15	REVIEW
10.16.15	REVIEW

DATE	DESCRIPTION
------	-------------



PROJECT No. 151972

A020



HUGE
500 PENN ST, NE
WASHINGTON, DC 20002

23011375

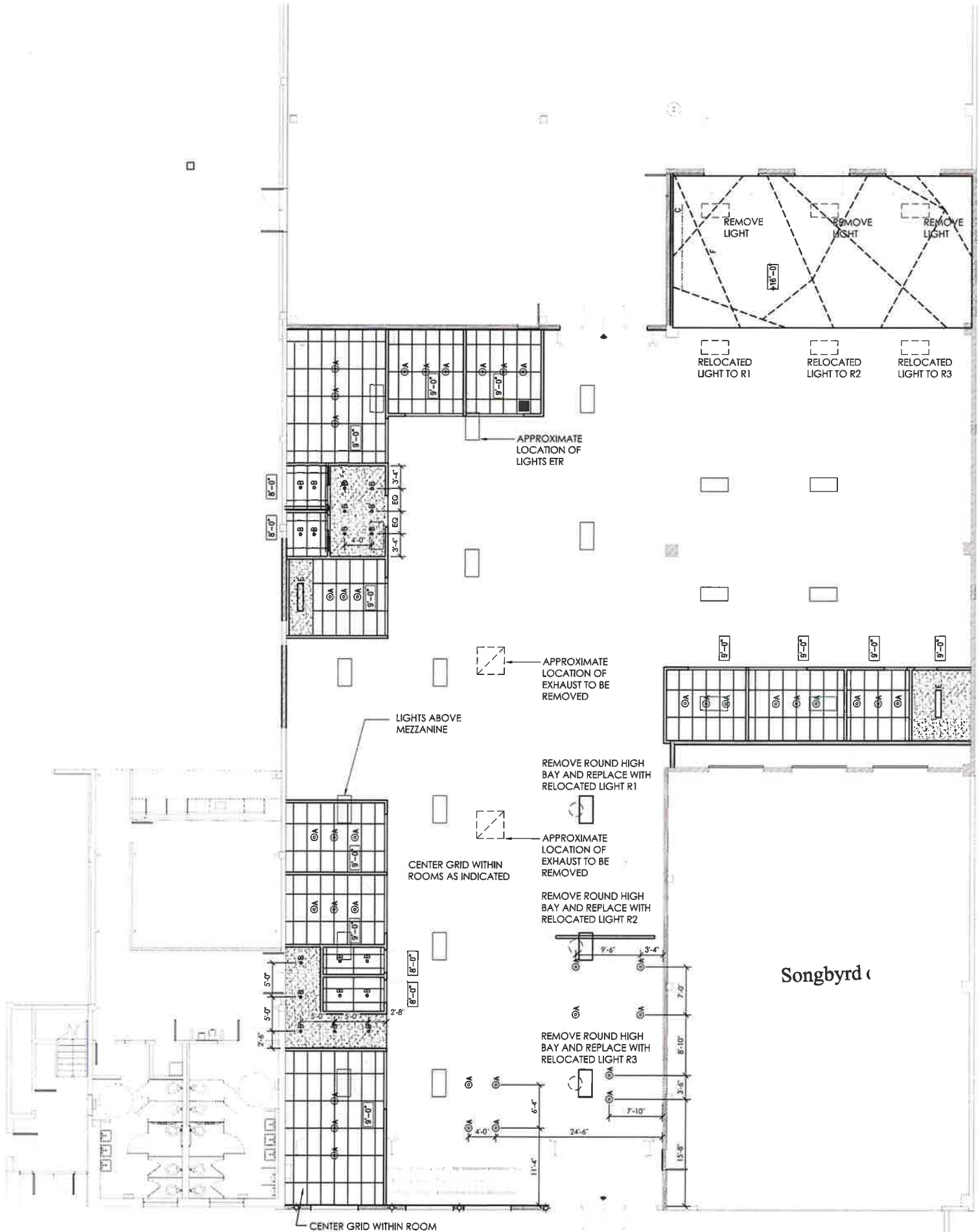
[illegible]

D
C
B
A

RCP PLAN NOTES

1. ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN LOCATION OF DEVICES. IF CONFLICTS ARISE BETWEEN PROPOSED LIGHTING AND MECHANICAL OR PLUMBING EQUIPMENT CONSULT ARCHITECT.
 2. VISIBLE CEILING ELEMENTS SHALL BE CENTERED WITHIN: ON THE JOINT BETWEEN OR @ THE INTERSECTION OF CEILING TILES U.O.N.
 3. ALL EQUIPMENT, MATERIALS, CABLES, CONDUIT AND FIXTURES ABOVE THE CEILING SHALL BE INDEPENDENTLY SUPPORTED PER CODE.
 4. INSTALL 2'x2' TILE LIGHTS PER LOCATIONS ON DWG. FINISHED CEILING SHALL BE TRUE, LEVEL AND FREE FROM SOILED, DAMAGED OR WARPED TILES. REPAIR OR REPLACE DAMAGED GRID & TILE AS REQUIRED TO LIKE NEW CONDITIONS. CEILING TILE TO MATCH EXISTING.
 5. INSTALL CEILING HOLD DOWN CLIPS ALONG PARTITIONS AND FOR CEILING TILES LESS THAN FULL SIZE.
 6. INSTALL EXPOSED CEILING TEES AS REQ'D FOR NEW LIGHT LOCATIONS. CEILING TEES TO MATCH EXISTING.
 7. INSTALL EDGE MOLDING AT INTERSECTION OF CEILING AND VERTICAL SURFACES, INTER CORNERS.
 8. ACCESS PANELS ARE TO BE PROVIDED FOR ALL CONCEALED EQUIP., VALVES, ETC. FINISH TO MATCH ADJACENT SURFACE.
- FANS, SCONCES, AND CEILING LIGHTING TO BE SWITCHED INDEPENDENTLY IN EACH ROOM / SPACE.
- USE EMERGENCY BALLASTED TYPE FIXTURES IN LIEU OF BATTERY WALL PACK WHERE ACCEPTABLE.
- WHERE INSTALLED, ALL EMERGENCY WALL PACK FIXTURES TO BE WHITE IN COLOR.

A5 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



DATE	DESCRIPTION
10.6.15	REVIEW
10.16.15	REVIEW

REVISION DATE	DESCRIPTION

