



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 110 S. Pitt Street Alexandria, VA 20155

TAX MAP REFERENCE: 074.02-07-25

ZONE: CD/ Commercial Downtown

APPLICANT

Name: Jahmond Quander

Address: 110 S Pitt St Alexandria 22314 Home - 8806 Dancer Ct Gainesville, VA 20155

PROPERTY OWNER

Name: Arrived Holding LLC

Address: 8806 Dancer Ct Gainesville, VA 20155

SITE USE: Restaurant

Business Name: Current: Restaurant Eve Proposed (if changing): 1799 Prime Steak & Seafood

THE UNDERSIGNED hereby applies for a Special Use Permit for Change in Ownership, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for Minor Amendment, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Jahmond Quander

Print Name of Applicant or Agent

8806 Dancer Ct

Mapping/Street Address

Gainesville, VA 20155

City and State

Zip Code

Jahmond Quander
Signature

(703) 407-1315

Telephone #

Fax #

jq@quander1799.com

Email address

May 23, 2022

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # SUP2019-00060

Date approved: 08 / 02 / 2019
month day year

Name of applicant on most recent special use permit Restaurant Eve

Use Full Service Restaurant

2. Describe below the nature of the *existing operation in detail* so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

1799 is a full service Polished Casual Restaurant specializing in steak and seafood. 1799 will be open 7 days a week, 364 days a year. We have also applied for a liquor license as we plan to serve beer, wine, and liquor. Hours of operation will be Sun 10:00 am - 10:00 pm, Monday - Thursday 11:00 am - 11:00 pm, Friday & Saturday 11:00 am to 11:00 pm. We have a courtyard/patio that we would like to use also, especially with Covid. It makes sense to spread our guest out and fully utilize the patio space. We anticipate a bulk of the business being weekend business Friday through Sunday Brunch. This would also be when we would have the most amount of staff scheduled. We expect to have a full staff of 99 employees, this includes salaried managers as well as hourly Team Members. Parking garage is adjacent to 1799 Prime. Parking is extremely convenient for staff as well as guest. I suspect lunch to be a third of the business which shouldn't overwhelm the parking garage. Sales assumptions are in the neighborhood of \$85,000 a week @ a per person average of \$25 to \$35 for lunch and \$85 at dinner. Training will be provided by seasoned management Team as well as beer, wine and liquor venders. The training program will be 7 days of training for those with experience, and a more extensive program for those with less experience. We will go over in great detail the HAACP plan for the kitchen with all hourly Team Members and managers. There will always be at least 2 members of management in the building who are ServSafe Certified. All Managers and Chefs will be ServSafe Certified.

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

Multiple horizontal lines provided for writing the response to item 3.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
 month day year

5. Describe any proposed changes to the conditions of the special use permit:

6. Are the hours of operation proposed to change? Yes No
 If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

Sunday 10:00 - 10:00
Mon/Thurs 11:00 - 10:00
Fri & Sat 11:00 - 11:00

7. Will the number of employees remain the same? Yes No
 If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

99

8. Will there be any renovations or new equipment for the business? Yes No
 If yes, describe the type of renovations and/or list any new equipment proposed.

One for One on kitchen equipment. New flooring, light fixtures and paint. We would
also like to add new tables and chairs inside as well as outside. Lighting will be
changed as well, one for one.

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes No
 If yes, describe proposed changes:

We will be serving liquor, beer and wine. I believe Restaurant Eve served liquor, beer
and wine also.

10. Is off-street parking provided for your employees? Yes No
 If yes, how many spaces, and where are they located?

11. Is off-street parking provided for your customers? _____ Yes No
 If yes, how many spaces, and where are they located?

12. Is there a proposed increase in the number of seats or patrons served? Yes No
 If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

Bar Seating - 20

Inside Seating - 82

Patio Seating - 50

13. Are physical changes to the structure or interior space requested? Yes No
 If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No
 If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) Property owner Lessee
 other, please describe: _____

16. The applicant is the (check one) _____ Current business owner _____ Prospective business owner
 other, please describe: applicant is current building owner

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Jahmond Quander (8806 Dancer Ct, Gainesville, VA 20155) - Building owner and restaurant owner. Jay has consistently worked in the restaurant industry for 35 years with major restaurant groups from NYC to ATL, however - Northern VA is my home. I am extremely familiar with the Old Town area and I am extremely excited to potentially open a restaurant in Old Town. Old town is very fitting for the theme of my restaurant and matches with the history of my family.

~~Chef Sonny Tena (13205 Twinbrook Pkwy, Rockville, MD 20851) - Chef Partner Sonny has been in the restaurant business for 24 plus years and has extensive knowledge of daily operations, ordering and receiving, inventory control and labor management. Chef Sonny has worked as executive chef for major cruise lines as well as major corporate organizations. He is extremely passionate about food and people.~~

Special Use Permits Eligible for Administrative Approval

Certain uses of land that have potentially negative impacts on surrounding properties require special use permit approval from City Council. The City Council may impose conditions on the operation of the special use in order to protect the health, safety and welfare of the surrounding area. For new uses and for intensifications or amendments of existing uses, the Planning Commission and City Council conduct public hearings and decide whether to approve the request. The Director of Planning and Zoning, however, may approve a special use permit administratively if it is only a change in ownership or a minor amendment of a previously approved special use permit.

Special Use Permit for Change of Ownership

If the existing special use permit for an operation restricts the ownership of the use, a prospective owner may not take ownership of the operation until he receives special use permit approval for the change of ownership. Pursuant to Section 11-503, the director may approve the change and transfer the special use permit to a new owner, if the following conditions apply:

- 1) The applicant is not requesting a change in the conditions of the special use permit;
- 2) there have been no substantiated violations of the special use permit conditions;
- 3) there are no changes proposed or anticipated in the operation of the use involved;
- 4) the director has concluded that no new conditions or no amendments to existing conditions are necessary; and
- 5) following notice of the application in a newspaper of general circulation in the City, no person has requested that the director forward the application to the Planning Commission or City Council.

If the application does not meet any one of the above conditions, it must be docketed for the next available Planning Commission and City Council public hearings. If the Director approves a special use permit for change in ownership, the new owner must sign an agreement stating that he/she will continue to comply with the special use permit conditions.

Special Use Permit for Minor Amendment

Pursuant to Sections 11-509 and 11-511 of the zoning ordinance, the director may approve minor amendments to approved special use permits. Only changes that constitute no more than a minimal enlargement or extension of the special use permit or that are so insignificant they will have little or no zoning impact on the surrounding neighborhood are eligible for administrative approval. If a change will intensify the use, it requires Planning Commission and City Council approval. Changes that intensify a use include any increase in the following:

- 1) Hours of operation;
- 2) number of seats;
- 3) number of employees; visitors of customers; or
- 4) number of vehicle trips generated.

The Director may not administratively approve minor amendments if any of the following apply:

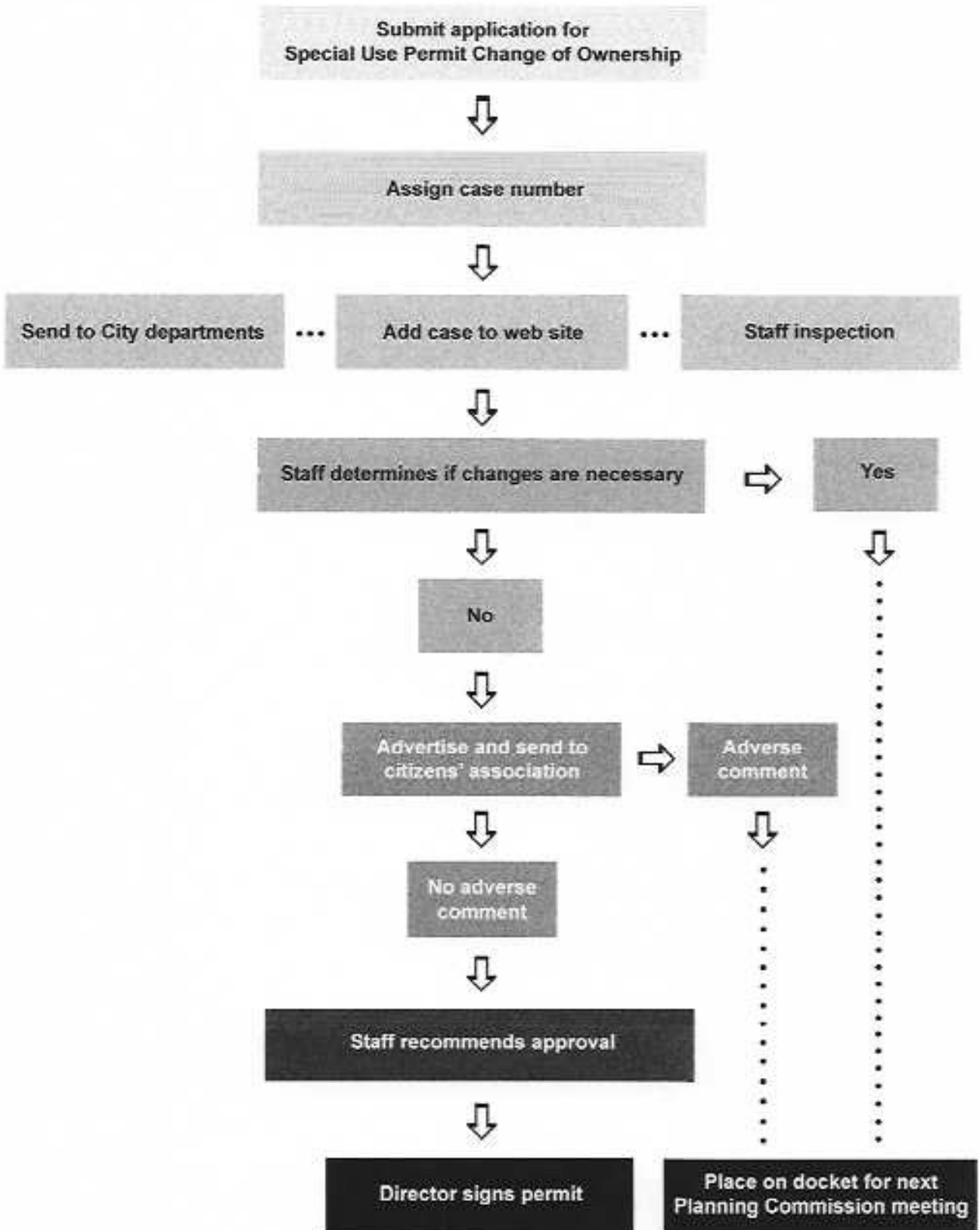
- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

Notice of the application is published in a newspaper of general circulation in the City and is sent to docket subscribers.

Approval Process

For both change in ownership and minor amendment special use permits, the approval process generally takes between four and six weeks from the time an application is submitted. During that time, staff will review the application, inspect the subject property for compliance with special use permit conditions and advertise the proposed change in the newspaper to provide an opportunity for citizens to comment on the change and, in the case of minor amendments, send notice to the Planning Commission and City Council members. If the Director determines that the Planning Commission and City Council must consider the application, he/she will docket the application for the next available Planning Commission and City Council hearings. At that time, the Director may require additional information regarding the application.

PROCESS FLOW CHART: Change of Ownership SUP



1799 PRIME RENOVATION

110 S. PITT STREET
ALEXANDRIA VA 22314

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS CONTRACT IS FOR SURFACE LEVEL ALTERATIONS ONLY. ANY CONSTRUCTION SHOWN IS BEING DONE AS A ONE-FOR-ONE REPLACEMENT INCLUDING THE CHANGING OUT OF LIGHT FIXTURES AND RE-HANGING OF DOORS. THE FIRST FLOOR TOILET IS BEING ROTATED TO ALLOW FOR ACCESSIBLE CLEARANCE IN THE RESTROOM. THE SAME WATER AND SANITARY LINES WILL BE RE-USED. (1) URINAL IN THE UPSTAIRS MEN'S RESTROOM IS BEING LOWERED TO ACCESSIBLE HEIGHT. THE SAME WATER AND SANITARY LINES WILL BE RE-USED. OREG FIELDS IS AWARE OF THE NATURE OF THIS SUBMISSION AND SHOULD BE CONSULTED ON THE REVIEW.

ARCHITECT



4601 NORTH FAIRFAX DRIVE
SUITE 1000
ARLINGTON, VIRGINIA 22203
(T): 703-527-2280

OWNER

JAHMOND QUANDER
ARRIVED HOSPITALITY GROUP, FOUNDER & CEO
110 PITT STREET
ALEXANDRIA, VA 22314

APPLICABLE CODES

BUILDING:	VIRGINIA CONSTRUCTION CODE	2018
	VIRGINIA EXISTING BUILDING CODE	2018
MECHANICAL:	VIRGINIA MECHANICAL CODE	2018
PLUMBING/GAS:	VIRGINIA PLUMBING CODE	2018
	VIRGINIA FUEL GAS CODE	2018
ELECTRICAL:	VIRGINIA ENERGY CONSERVATION CODE	2018
LIFE SAFETY:	NFPA-13	2018
	NFPA-72	2018
FIRE ALARM:	INTERNATIONAL FIRE CODE	2018
	VIRGINIA STATEWIDE FIRE PREVENTION CODE	2018
ACCESSIBILITY:	ICC/ANSI A117.1	2009

CODE ANALYSIS (PER TABLE 601)

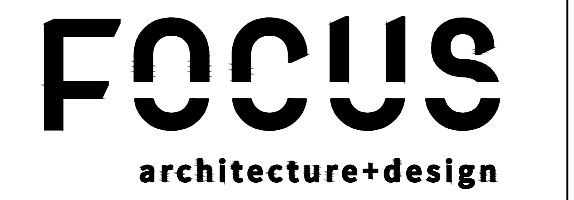
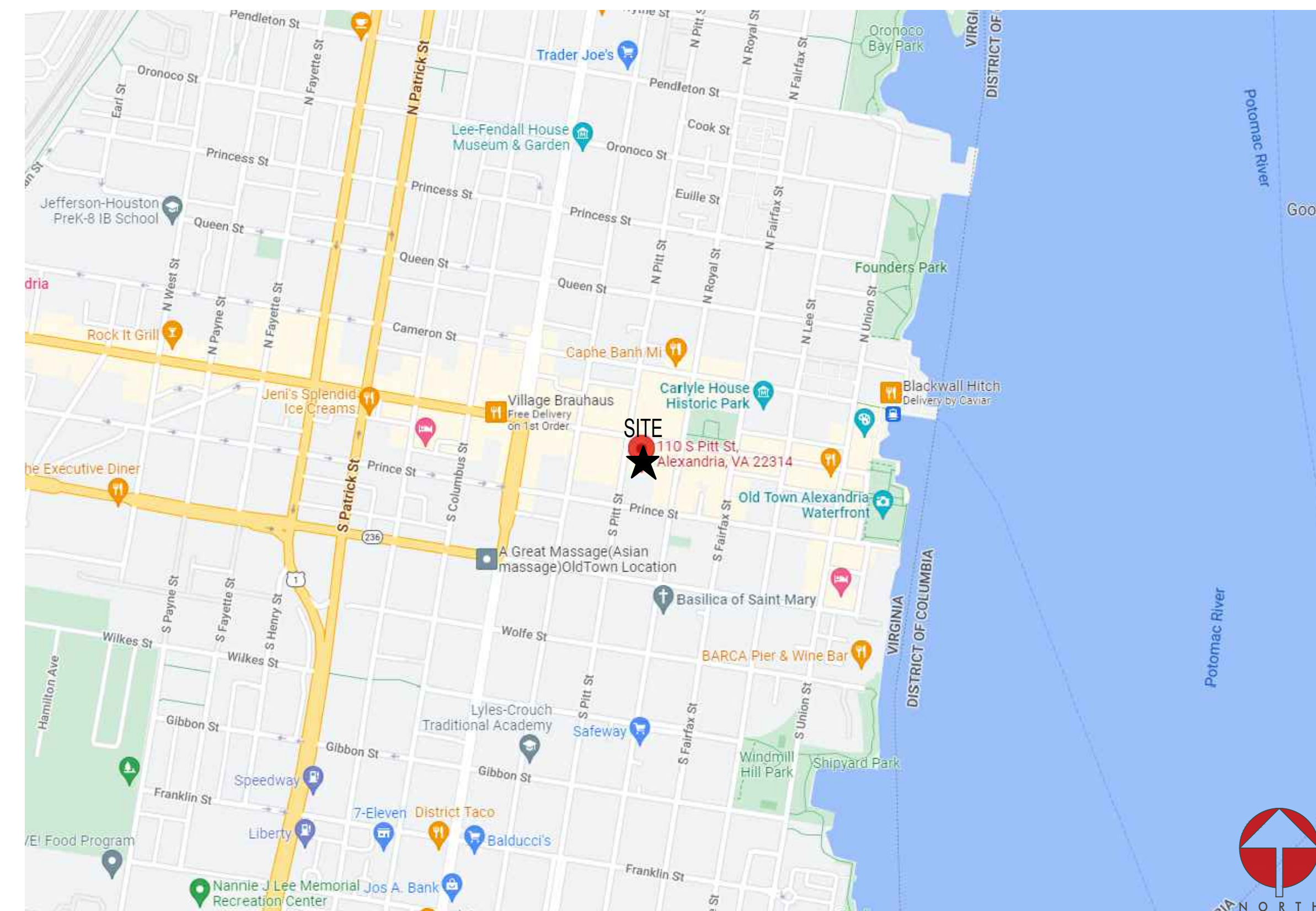
CONSTRUCTION TYPE:	IIIB
USE GROUP:	B - BUSINESS
YEAR BUILT:	1900
AREA OF WORK:	4,376 SF (LOWER) 354 SF (UPPER)
BUILDING FOOTPRINT:	±4,642 SF
HEIGHT/STORIES:	2 ABOVE 1 BELOW
SUPPRESSION:	FULLY SPRINKLERED
CENTRAL MONITORING STATION:	NO
PRIMARY STRUCTURAL FRAME:	0 HR
BEARING WALLS (EXTERIOR):	2 HR (6 HR)
BEARING WALLS (INTERIOR):	2 HR (6HR)
NONBEARING WALLS AND PARTITIONS (EXTERIOR):	0 HR
NONBEARING WALLS AND PARTITIONS (INTERIOR):	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:	0 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS:	0 HR

**EXTERIOR CONSTRUCTION IS 2 COURSES OF SOLID BRICK. DERIVED RATING PER IBC 2018 TABLE 721.1 ITEM NUMBER 1-1.1.

DRAWING INDEX

A000	COVER SHEET
A101	FLOOR PLANS
A102	CEILING PLANS
A103	KITCHEN EQUIPMENT PLAN
A401	ENLARGED RESTROOM PLANS, ELEVATIONS & ACCESSORIES SCHEDULE
A402	RAILING PLANS AND ELEVATIONS
A501	SECTIONS AND DETAILS
A601	DOOR SCHEDULE & DOOR DETAILS

VICINITY MAP



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WWW.FOCUS-ARCHITECTS.COM

MPE CONSULTANT:

PROJECT:

1799 PRIME RENOVATION
110 S. PITT STREET
ALEXANDRIA, VA 22314

PROFESSIONAL SEAL



ISSUED	DATE
HEALTH SUBMISSION	05/16/2022
FOR PERMIT	05/20/2022

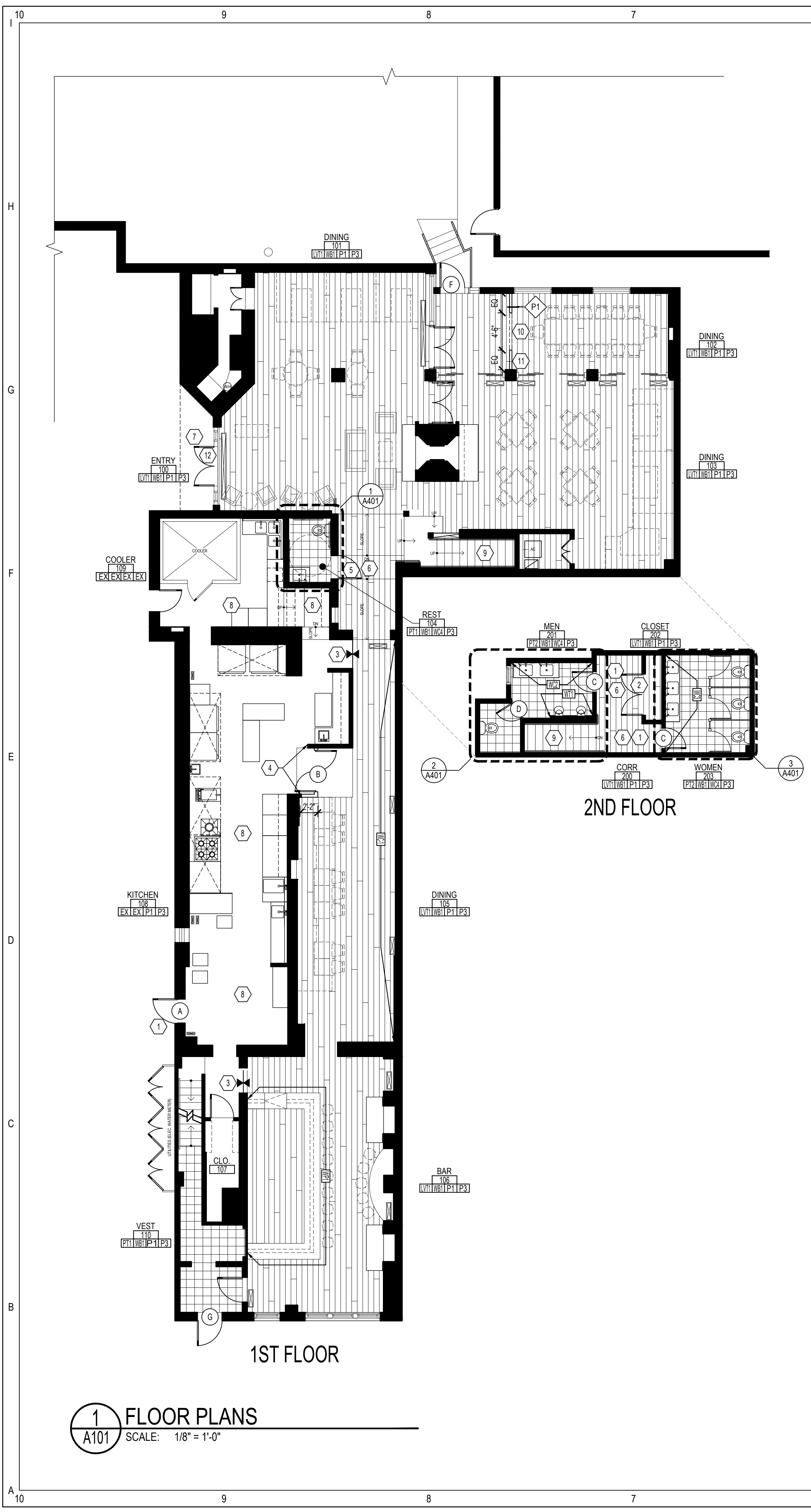
DESIGNED/DRAWN BY:	RZC
REVIEWED/APPROVED BY:	DD
PROJECT NO.:	22-043

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A000



FINISH SCHEDULE

FLOORING		SOLID SURFACE	
LVT1	LUXURY VINYL TILE	MANUFACTURER: MOHAWK GROUP PRODUCT NO.: MORIKATO WOOD - #C0016 COLOR: TAMBUR #873 SIZE: 7' X 28" INSTALLATION: 1/3 OFFSET NOTE: X CONTACT: X	SS1 SOLID SURFACE MANUFACTURER: CAMBRIA COLOR: HARGATE FINISH: POLISHED SIZE: 1-1/2" TH NOTE: RESTROOM COUNTERS @ 2ND FLOOR RESTROOMS CONTACT: NICOLE BEN 703-344-4512
PT1	PORCELAIN TILE	MANUFACTURER: ARCHITESSA PRODUCT NO.: OSAKA COLOR: FRACTURE CHARCOAL FINISH: MATTE SIZE: 24" X 24" GROUT: MAPEI #107 - IRON CONTACT: TIA MAY - TIA@ARCHITESSA.COM 703-299-6686	SS2 SOLID SURFACE MANUFACTURER: CAMBRIA COLOR: HELMSLEY - COASTAL COLLECTION FINISH: POLISHED SIZE: 1-1/2" TH NOTE: RESTROOM COUNTER @ 1ST FLOOR RESTROOM CONTACT: NICOLE BEN 703-344-4512
PT2	PORCELAIN TILE	MANUFACTURER: ARCHITESSA PRODUCT NO.: OSAKA COLOR: FRACTURE CHARCOAL FINISH: MATTE SIZE: 24" X 24" GROUT: MAPEI #10 - BLACK CONTACT: TIA MAY - TIA@ARCHITESSA.COM 703-299-6686	MISCELLANEOUS WP1 WALL PANELS MANUFACTURER: MDC PRODUCT NO.: DIMENSIONAL WALLS DWP1809 PATTERN: HAMMERED COLOR: GOLD SIZE: 4' X 8' PANEL NOTE: AT FRONT FACE OF BAR; REMOVE WOOD TRIM PIECES EXCEPT AT EDGES
WB1	PAINTED WOOD BASE	MANUFACTURER: X PRODUCT NO.: X COLOR: PAINT TO MATCH FIELD PAINT IN SEMI-GLOSS SIZE: 4" HEIGHT NOTE: X	MILLWORK HARDWARE PULL CABINET DOOR PULLS MANUFACTURER: BRAINERD PRODUCT NAME: NAUTICAL ARCH BAR DRAWER PULLS COLOR: BRONZE WITH COPPER HIGHLIGHTS SIZE: 3" CENTER TO CENTER
P1	FIELD PAINT	MANUFACTURER: X PRODUCT NO.: X COLOR: X FINISH: SEMI-GLOSS	
P2	TRIM AND FRAME PAINT	MANUFACTURER: X PRODUCT NO.: X COLOR: X FINISH: SEMI-GLOSS	
P3	CEILING PAINT	MANUFACTURER: X PRODUCT NO.: X COLOR: WHITE FINISH: FLAT	
WC1	ACCENT WALL COVERING	MANUFACTURER: WOLF GORDON PRODUCT NO.: OSMOSIS GOH 32088242 COLOR: MIST BACKING: NON-WOVEN SIZE: 52" H X 22.5" V NOTE: DINING 105 CONTACT: 1-800-347-0550	
WC2	ACCENT WALL COVERING	MANUFACTURER: MDC WALL COVERING PRODUCT NO.: SEKVO VINTAGE COLOR: MHC1620 BACKING: NON-WOVEN NOTE: RESTROOMS CONTACT: JAKE KELLY @ 703-220-1644	
WC3	ACCENT WALL COVERING	MANUFACTURER: MDC WALL COVERING PRODUCT NO.: SEKVO CAMEO COLOR: MHC1619 BACKING: NON-WOVEN NOTE: RESTROOMS CONTACT: JAKE KELLY @ 703-220-1644	
WC4	FIELD WALL COVERING	MANUFACTURER: MDC WALL COVERING PRODUCT NO.: SEKVO CRYSTAL COLOR: MHC16161 BACKING: NON-WOVEN NOTE: RESTROOMS CONTACT: JAKE KELLY @ 703-220-1644	
WT1	PORCELAIN TILE	MANUFACTURER: ARCHITESSA PRODUCT NO.: OSAKA COLOR: FRACTURE STEEL FINISH: MATTE SIZE: 24" X 24" GROUT: TBD CONTACT: TIA MAY - TIA@ARCHITESSA.COM 703-299-6686	
WT2	PORCELAIN TILE @ FIREPLACE SURROUND	MANUFACTURER: CERAMIC TECHNICHS LIMITED PRODUCT NO.: MALAGA OXIDIZED SUBWAY COLOR: IRON FINISH: MATTE SIZE: 3" X 12" GROUT: BOSTIK H690 SNOWFLAKE CONTACT: NANCY BURNS 404-661-7111	
WD1	WOOD	MANUFACTURER: MATCH CURRENT RESTROOM PARTITIONS IN WOMEN'S RESTROOM PRODUCT NO.: X COLOR: X FINISH: X NOTE: RESTROOM CABINETS CONTACT: X X	



- ### KEY NOTES
- REMOVE AND REPLACE DOOR; REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION. EXISTING FRAME AND THRESHOLD TO REMAIN.
 - REPLACE EXISTING ORBITAL HARDWARE WITH SPECIFIED LEVER HARDWARE.
 - PROVIDE SCHLUTER RENO-U TRANSITION STRIP BETWEEN VINYL AND TILE FLOORING.
 - EXTEND EXISTING PARTITION AS REQUIRED TO CREATE CASED OPENING FOR DOUBLE DOORS. MATCH EXISTING PARTITION WIDTH AND CONSTRUCTION.
 - PROVIDE AND INSTALL ONE STEPPULL BLACK FOOT OPERATED DOOR OPENER ON EXISTING RESTROOM DOOR.
 - REPLACE LIGHT SWITCH WITH OCCUPANCY SENSOR WALL SWITCH (LEGRAND DW-100-W).
 - GC TO INVESTIGATE AND REPAIR DAMAGE TO EXTERIOR SOFFIT.
 - EXISTING FLOOR TILE TO REMAIN; CLEAN LIKE NEW.
 - EXISTING STAR TREADS TO REMAIN.
 - DRYWALL CASED OPENING @ 8'-8" A.F.F.
 - ALIGN PARTITION WITH CENTERLINE OF EXISTING COLUMN.
 - PROVIDE NEW PEMKO ACCESSIBLE SADDLE THRESHOLD AT EXISTING DOORS. VERIFY SIZE TO EXISTING FLOOR FINISH HEIGHT DIFFERENCE BETWEEN EXTERIOR AND INTERIOR AND EXISTING DOOR UNDERCUT.

SYMBOLS LEGEND

	ROOM NAME
	ROOM NUMBER
	CEILING
	WALLS
	BASE
	FLOOR FINISH
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW CEILING HEIGHT PARTITION AS SCHEDULED.
	NEW DOOR AS SCHEDULED.
	ACCENT FINISH TAG
	CHANGE IN FLOORING MATERIAL; TRANSITION TO OCCUR AT THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION U.O.N.

NOTE:

- U.O.N. ALL NEW PARTITIONS (WITHOUT LABELS) SHALL BE PARTITION TYPE 1.
- REFER TO A401 FOR PARTITION TYPE DETAILS.

FOCUS
architecture+design

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PROJECT:

1799 PRIME RENOVATION
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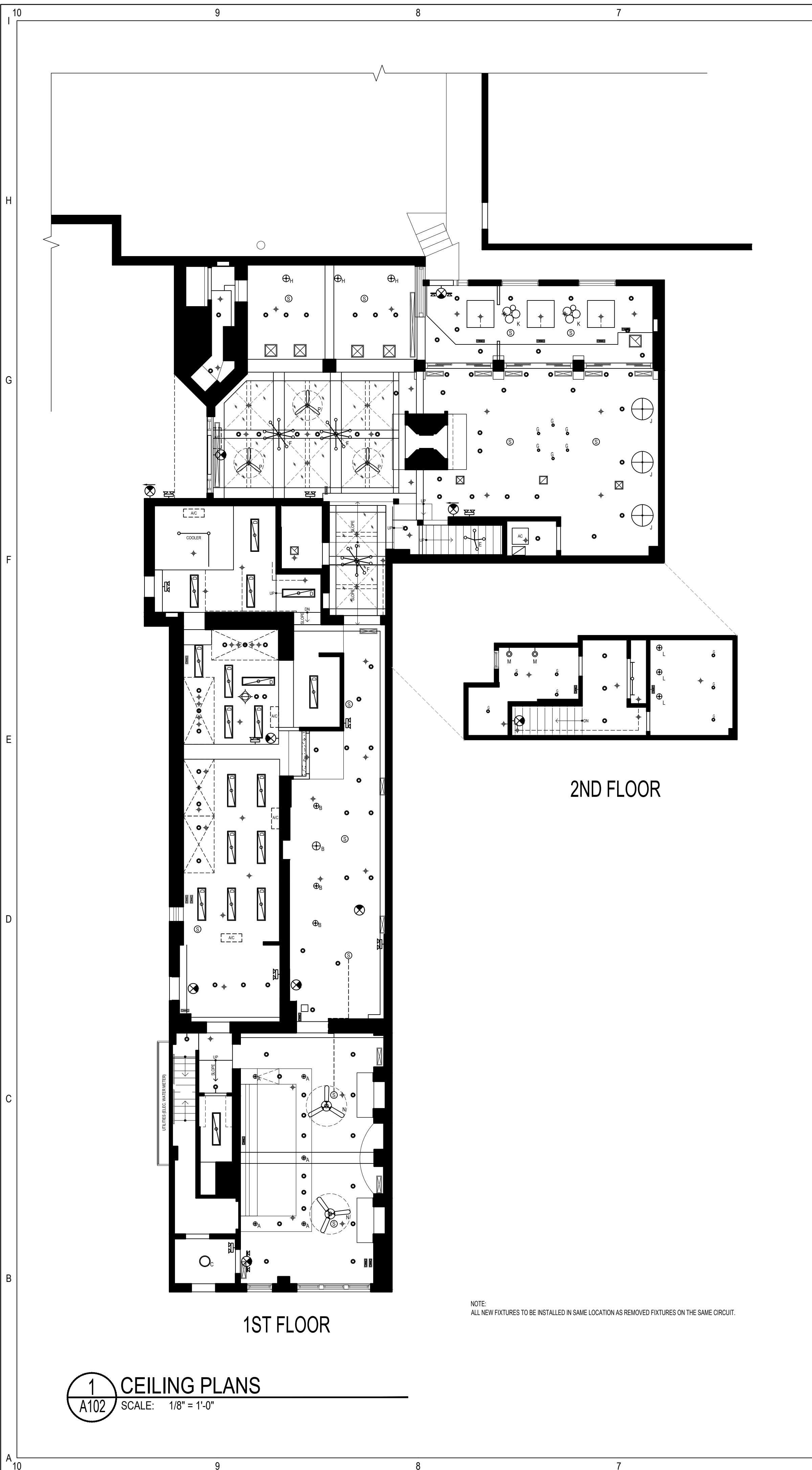
PROFESSIONAL SEAL

ISSUED: _____ DATE: _____
HEALTH SUBMISSION: 05/16/2022
FOR PERMIT: 05/20/2022

DESIGNED/DRAWN BY: RZC
REVIEWED/APPROVED BY: DD
PROJECT NO.: 22-043
SHEET TITLE:

FLOOR PLANS

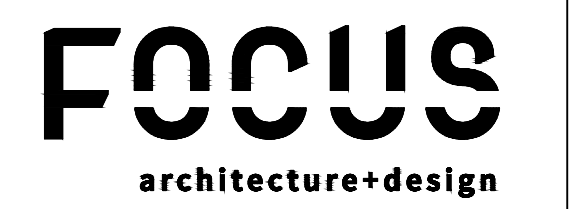
SHEET NUMBER:
A101



LIGHT FIXTURE SCHEDULE

A	PENDANT @BAR	MANUFACTURER: NUVO LIGHTING PRODUCT NO.: DOVER 1 LIGHT - SMALL PENDANT COLOR: BLACK WITH VINTAGE BRASS INSTALLATION: PENDANT NOTE: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE
B	PENDANT @DINING	MANUFACTURER: HASHTAG HOME PRODUCT NO.: VALDIVIA 1 - LIGHT SINGLE PENDANT COLOR: BLACK INSTALLATION: PENDANT NOTE: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE
C	SURFACE MOUNT @ENTRY	MANUFACTURER: LATITUDE RUN PRODUCT NO.: DAVYN - LIGHT 16" SIMPLE DRUM FLUSH MOUNT COLOR: BLACK/GOLD INSTALLATION: SURFACE NOTE: -
D	SURFACE MOUNT @KITCHEN	MANUFACTURER: HE WILLIAMS - QUICK SHIP PRODUCT NO.: 17-4-LS9835-AF-DRV-UNV COLOR: WHITE INSTALLATION: SURFACE NOTE: -
E	DECORATIVE PENDANT @STAIR	MANUFACTURER: MERCURY ROW PRODUCT NO.: ARIA4 - LIGHT SPUTNIK CHANDELIER W/ HAND BLOWN GLASS ACCENTS COLOR: CHAMPAGNE GOLD INSTALLATION: PENDANT NOTE: INSTALL @7'-6" A.F.F. OVER STAIR DIRECTLY BENEATH
F	PENDANT @CORRIDOR	MANUFACTURER: EVERLY QUINN PRODUCT NO.: LIGHT 47" SPUTNIK GLOBE COLOR: BLACK/GOLD INSTALLATION: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE NOTE: -
G	DOWN LIGHT	MANUFACTURER: HE WILLIAMS - QUICK SHIP PRODUCT NO.: 2DR-L25835-DIM-UNV-RM-2F-CS-MWT COLOR: WHITE INSTALLATION: RECESS NOTE: -
H	ACCENT PENDANT @DINING 101	MANUFACTURER: GEORGE OLIVER PRODUCT NO.: EDMINSTON 1 - LIGHT SINGLE GLOBE PENDANT COLOR: BLACK/GOLD INSTALLATION: PENDANT NOTE: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE
J	ACCENT PENDANT OVER BANQUETS - DINING 103	MANUFACTURER: GREYLEIGH PRODUCT NO.: DALTON 18 - LIGHT UNIQUE DRUM CHANDELIER COLOR: BLACK INSTALLATION: PENDANT NOTE: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE
K	DECORATIVE PENDANT @DINING 102	MANUFACTURER: MERCURY ROW PRODUCT NO.: YEARBY 6 - LIGHT KITCHEN ISLAND CLUSTER PENDANT COLOR: BLACK INSTALLATION: PENDANT NOTE: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE
L	DECORATIVE PENDANT @WOMEN'S RESTROOM	MANUFACTURER: ALLMODERN PRODUCT NO.: KEGAN 1 - LIGHT SINGLE DOME PENDANT COLOR: AGED BRASS INSTALLATION: PENDANT NOTE: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE
M	WALL SCONCE	MANUFACTURER: ALLMODERN PRODUCT NO.: WEATHERFORD 1-DIMMABLE ARMED SCONCE COLOR: AGED BRASS INSTALLATION: WALL MOUNT NOTE: INSTALL @7'-6" A.F.F. TO BOTTOM OF FIXTURE
N	CEILING FAN @BAR	MANUFACTURER: IVY BRONX PRODUCT NO.: 60" GOMAR 3 BLADE PROPELLER CEILING FAN COLOR: COAL INSTALLATION: - NOTE: -
P	CEILING FAN @DINING	MANUFACTURER: MINKA AIR PRODUCT NO.: 44" WAVE 3 BLADE CEILING FAN COLOR: COAL INSTALLATION: - NOTE: -

KEY NOTES



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ISSUED _____ DATE _____
HEALTH SUBMISSION _____ 05/16/2022
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CEILING PLANS

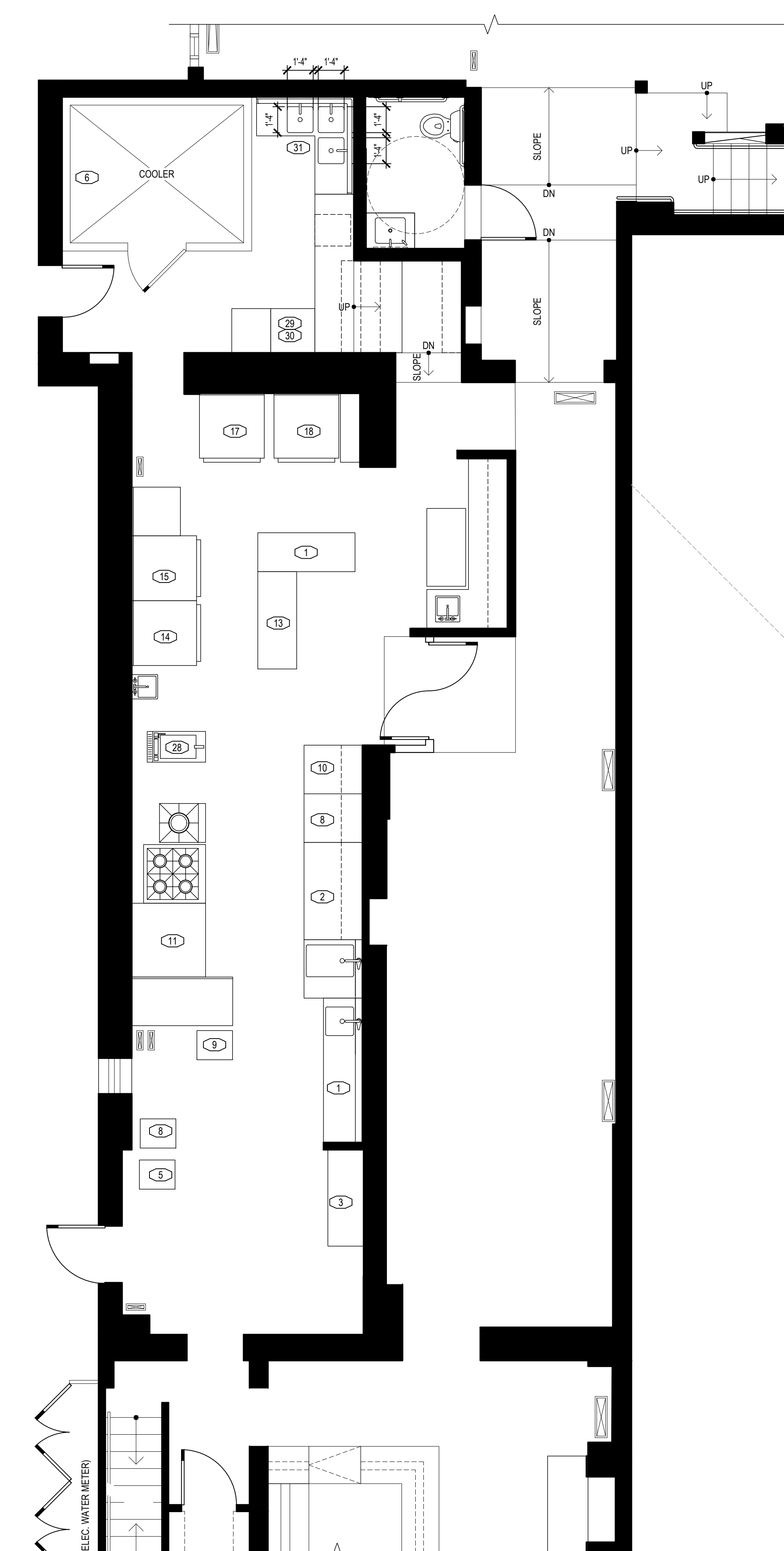
SHEET NUMBER:
A102

1
A102 **CEILING PLANS**
SCALE: 1/8" = 1'-0"

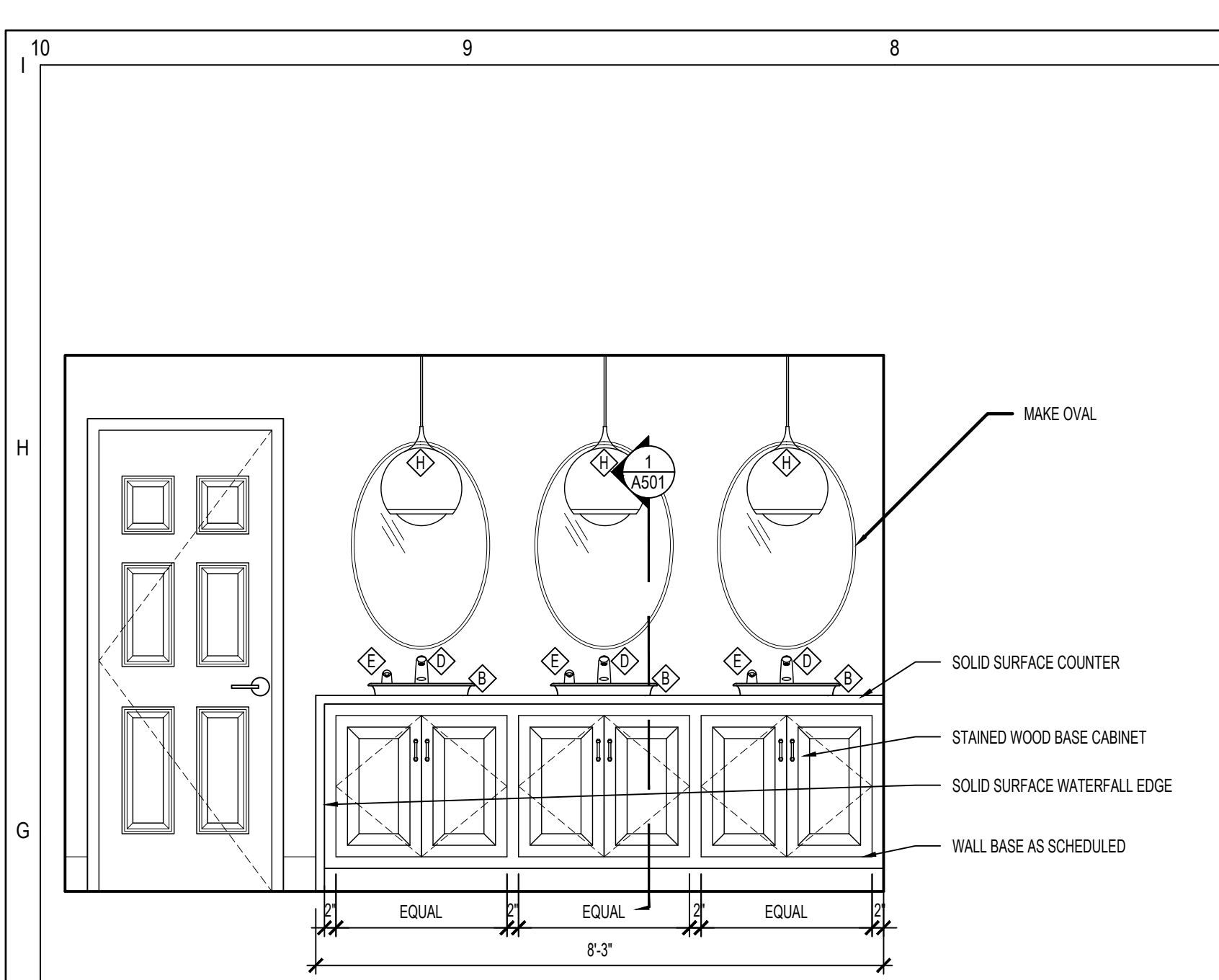


KITCHEN EQUIPMENT SCHEDULE

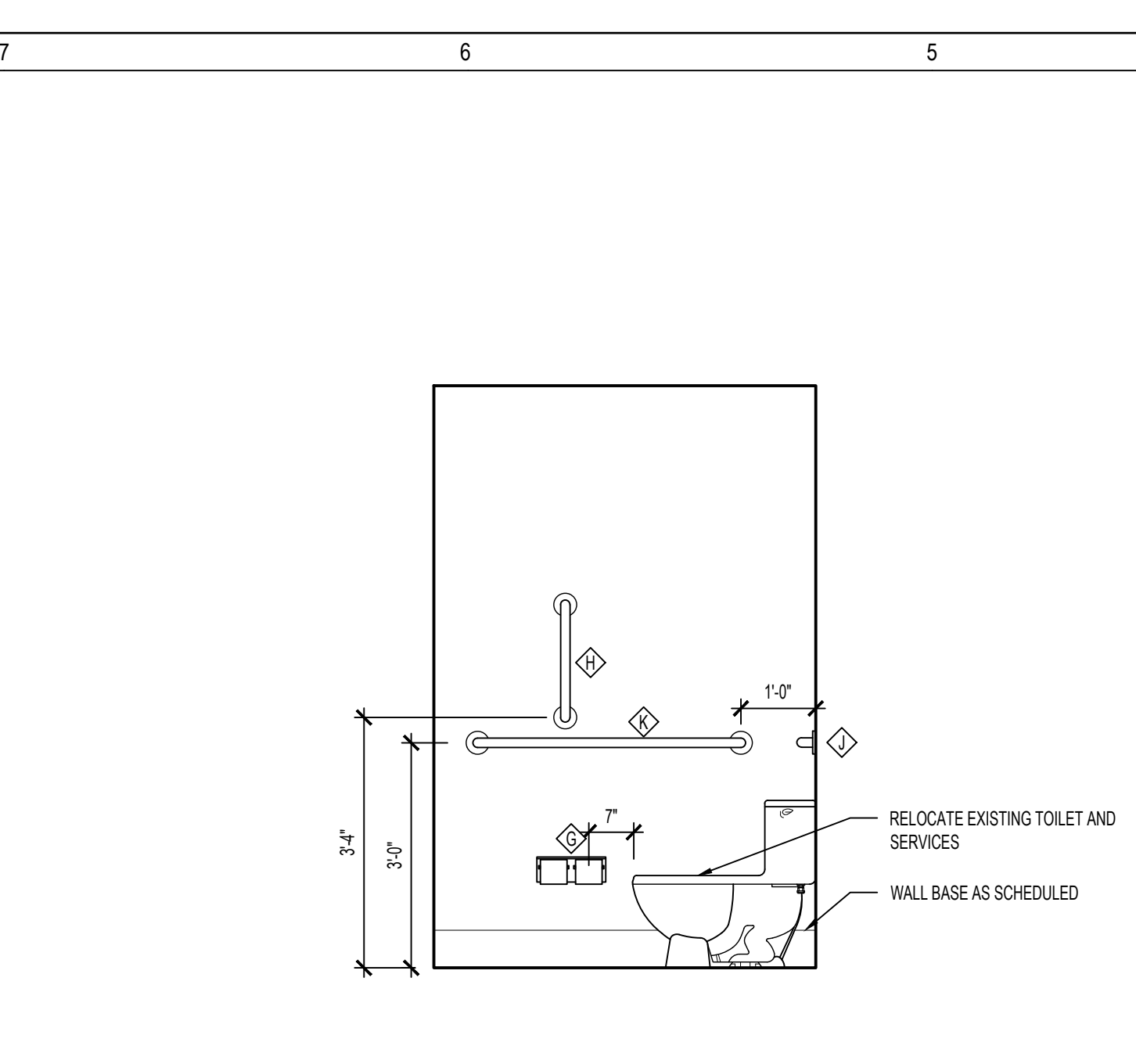
1	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: PIZZA PREPARATION REFRIGERATOR MODEL NO.: PR67A (1175450) QUANTITY: 1	22	MANUFACTURER: EDLUND EQUIPMENT TYPE: DIGITAL SCALE MODEL NO.: DFG-160 (1041917) QUANTITY: 1
2	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: PIZZA PREPARATION REFRIGERATOR MODEL NO.: PR93A QUANTITY: 2	23	MANUFACTURER: ROBOT COUPE EQUIPMENT TYPE: FOOD PROCESSOR MODEL NO.: R301UDON (E2727) QUANTITY: 1
3	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: REACH-IN FREEZER MODEL NO.: F2A-FS(119598) QUANTITY: 1	24	MANUFACTURER: ARCOBALENO EQUIPMENT TYPE: PASTA EXTRUDER MODEL NO.: AEX18 QUANTITY: 1
4	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: REACH-IN FREEZER MODEL NO.: R1A-FS QUANTITY: 1	25	MANUFACTURER: FMP EQUIPMENT TYPE: DIGITAL TIMER MODEL NO.: 151-8001 (K3483) QUANTITY: 2
5	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: REACH-IN FREEZER MODEL NO.: R2A-FS QUANTITY: 2	26	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: EQUIPMENT STAND, REFRIGERATED BASE MODEL NO.: CR38A (1142858) QUANTITY: 1
6	MANUFACTURER: NOREBEC EQUIPMENT TYPE: WALK IN COMBINATION COOLER, FREEZER, SELF MODEL NO.: WALK IN TO BE SPECIFIED QUANTITY: 1	27	MANUFACTURER: VULCAN EQUIPMENT TYPE: HD RANGE, 36", 6 OPEN BURNERS MODEL NO.: V6836S (1040099) QUANTITY: 2
7	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: ICE MAKER, CUBE STYLE MODEL NO.: IM-500SAB (1198018) QUANTITY: 1	28	MANUFACTURER: T.B.D. EQUIPMENT TYPE: FRYER MODEL NO.: T.B.D. QUANTITY: 1
8	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: ICE FLAKER MODEL NO.: F-450MAJ QUANTITY: 1	29	MANUFACTURER: ECOLAB EQUIPMENT TYPE: DISHMACHINE MODEL NO.: ES-2000 QUANTITY: 1
8	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: ICE MAKER WITH BIN MODEL NO.: IM-598AA-LM QUANTITY: 1	30	MANUFACTURER: ECOLAB EQUIPMENT TYPE: CERTIFIED HIGH TEMPERATURE UNDERCOUNTER DISHMACHINE MODEL NO.: T.B.D. QUANTITY: 1
8	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: WATER FILTRATION SYSTEM FOR ICE MAKERS MODEL NO.: H8320-52 (1214962) QUANTITY: 1	31	MANUFACTURER: EXISTING EQUIPMENT TYPE: THREE COMPARTMENT SINK MODEL NO.: T.B.D. QUANTITY: 1
9	MANUFACTURER: HOBART EQUIPMENT TYPE: PLANETARY MIXER MODEL NO.: HL400-1STD (1047515) QUANTITY: 1	NOTE: THE EXISTING HOT WATER HEATER FOR THE SPACE, LOCATED IN THE BASEMENT, IS TO BE REUSED.	
10	MANUFACTURER: ALTO-SHAAM EQUIPMENT TYPE: CABINET, COOKHOLD/OVEN MODEL NO.: 1000-TH1 QUANTITY: 1	32	MANUFACTURER: RUUD EQUIPMENT TYPE: HOT WATER HEATER (50 GAL.) MODEL NO.: PE2-52-2 QUANTITY: 1
11	MANUFACTURER: VULCAN EQUIPMENT TYPE: CONVECTION OVEN, GAS MODEL NO.: VC4GD (X6129) QUANTITY: 1		
12	MANUFACTURER: RATIONAL EQUIPMENT TYPE: COMBI OVEN, GAS MODEL NO.: ICP 20-FULL NG 208240 1 PH (LM1009G) QUANTITY: 1		
13	MANUFACTURER: HOSHIZAKI EQUIPMENT TYPE: EQUIPMENT STAND, REFRIGERATED BASE MODEL NO.: CR72S (1175443) QUANTITY: 2		
14	MANUFACTURER: VULCAN EQUIPMENT TYPE: HD RANGE, 36", CHARBROILER MODEL NO.: VCB836 QUANTITY: 1		
15	MANUFACTURER: VULCAN EQUIPMENT TYPE: HD RANGE, 36", THERMOSTATIC GRIDDLE MODEL NO.: VGMT36 QUANTITY: 1		
16	MANUFACTURER: VULCAN EQUIPMENT TYPE: EQUIPMENT STAND, REFRIGERATED BASE MODEL NO.: VSCT2 QUANTITY: 1		
17	MANUFACTURER: VULCAN EQUIPMENT TYPE: HD RANGE, 36", 6 OPEN BURNERS MODEL NO.: V6836 QUANTITY: 2		
18	MANUFACTURER: VULCAN EQUIPMENT TYPE: HD RANGE, 36", 6 OPEN BURNERS MODEL NO.: V6836C QUANTITY: 1		
19	MANUFACTURER: VITAMIX EQUIPMENT TYPE: BAR SUPPLIES MODEL NO.: 62826 (H1008) QUANTITY: 2		
20	MANUFACTURER: WARING EQUIPMENT TYPE: EQUIPMENT MODEL NO.: WS833X (1040497) QUANTITY: 1		
20	MANUFACTURER: WARING EQUIPMENT TYPE: IMMERSION HAND MIXER MODEL NO.: WS838X2 (1163253) QUANTITY: 1		
21	MANUFACTURER: LIFETIME BRANDS - TAYLOR EQUIPMENT TYPE: DIGITAL SCALE MODEL NO.: TE32PT-41 (1157117) QUANTITY: 3		



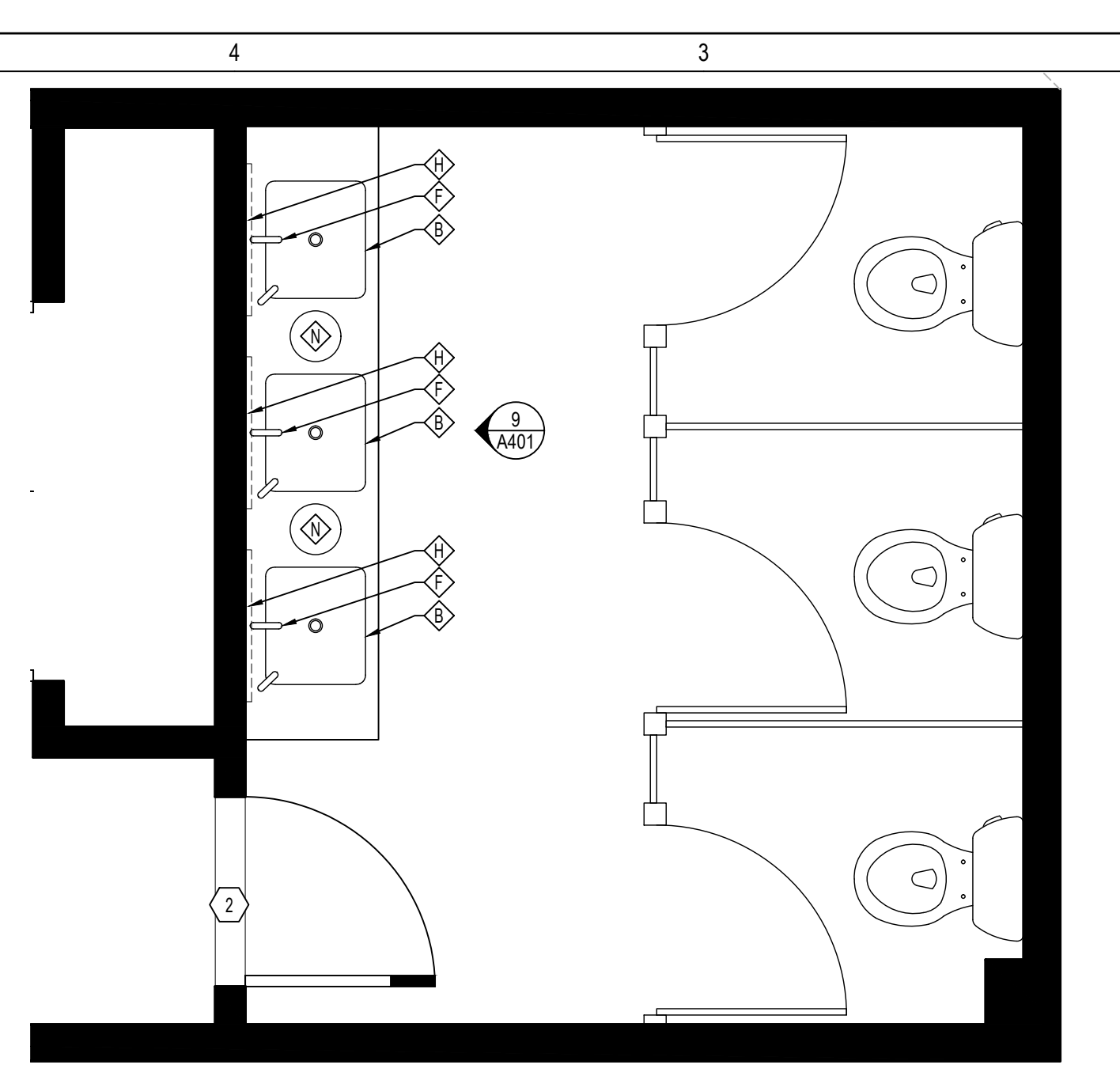
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A103 KITCHEN EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



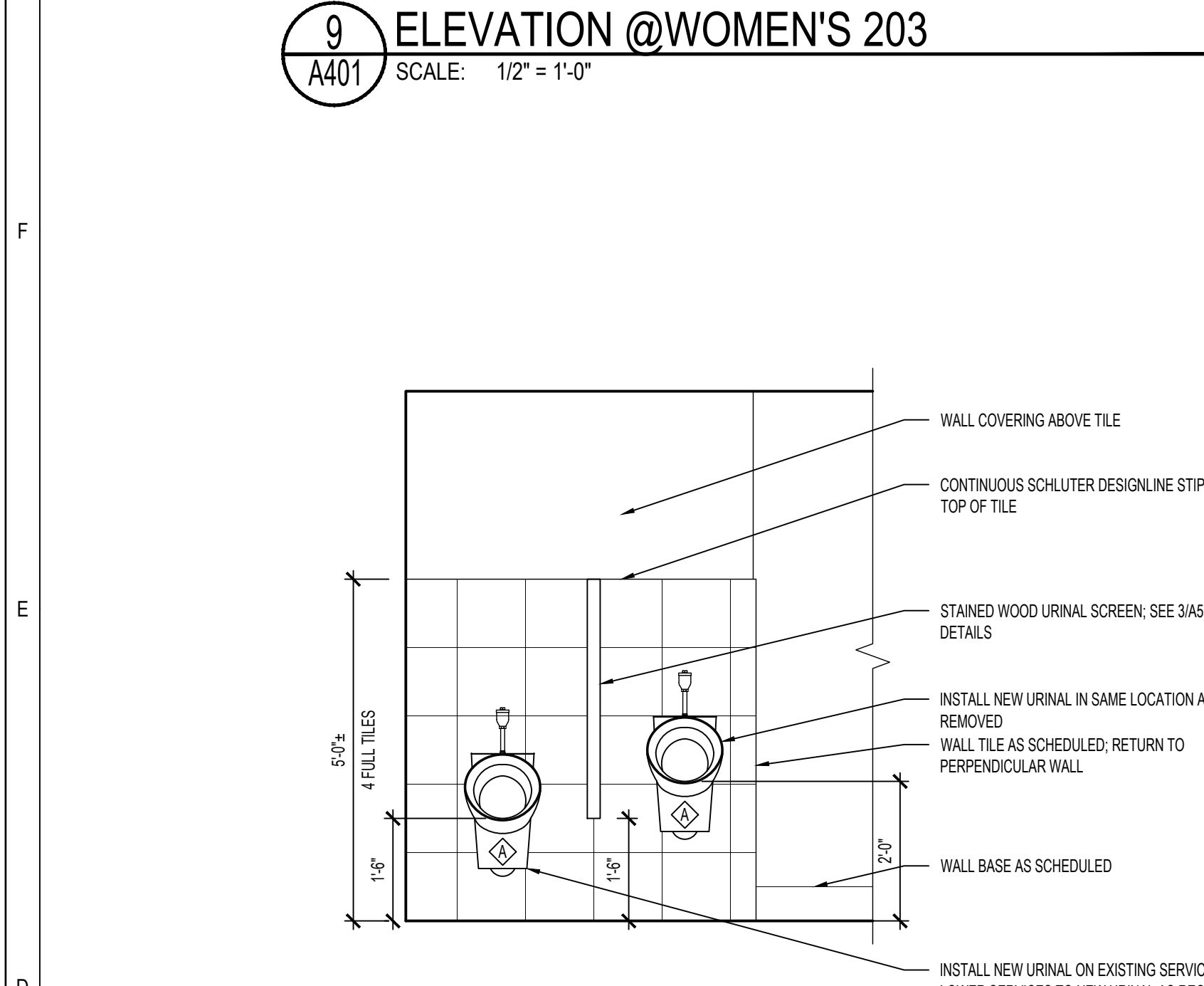
9 ELEVATION @WOMEN'S 203
A401 SCALE: 1/2" = 1'-0"



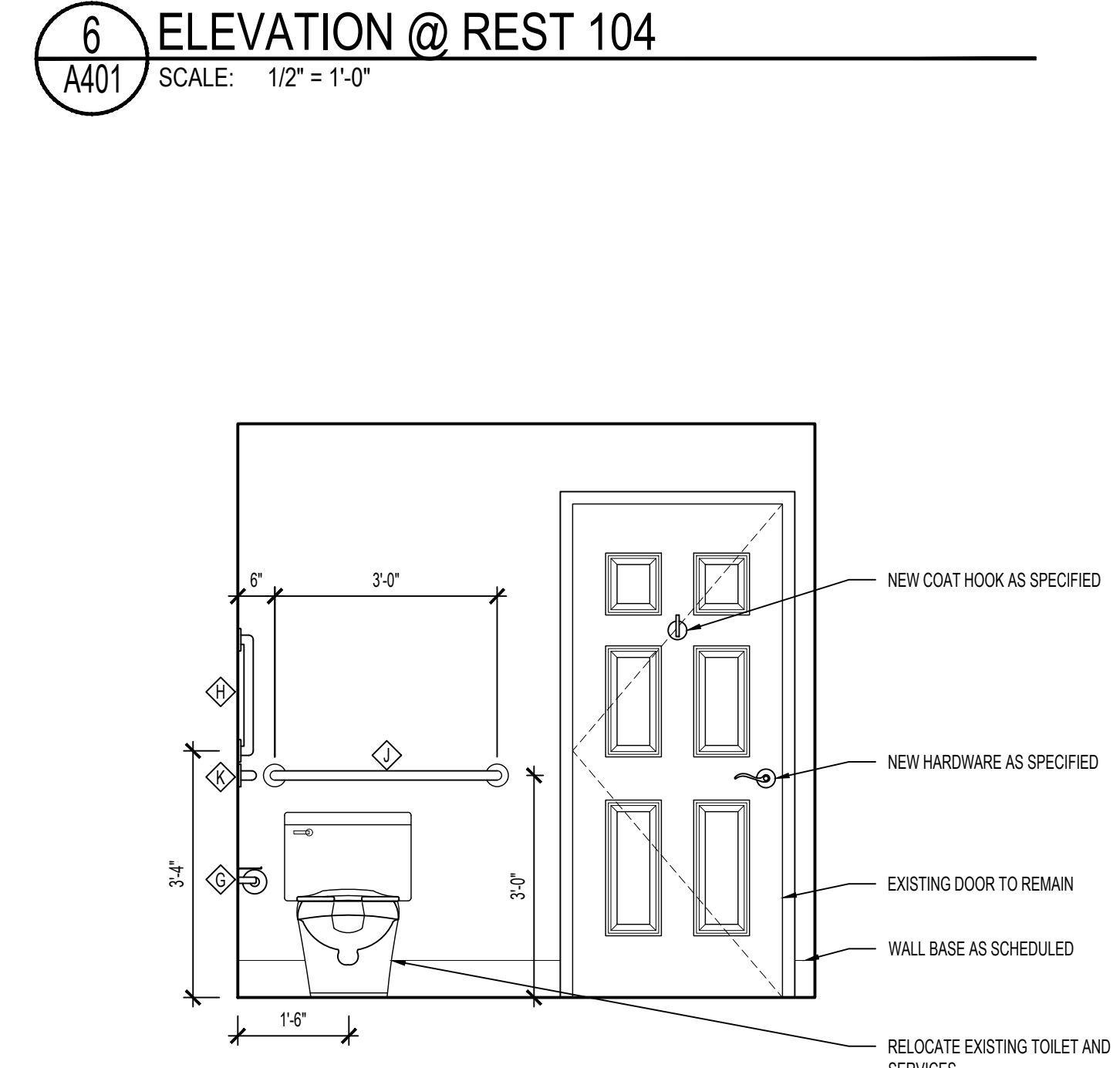
6 ELEVATION @ REST 104
A401 SCALE: 1/2" = 1'-0"



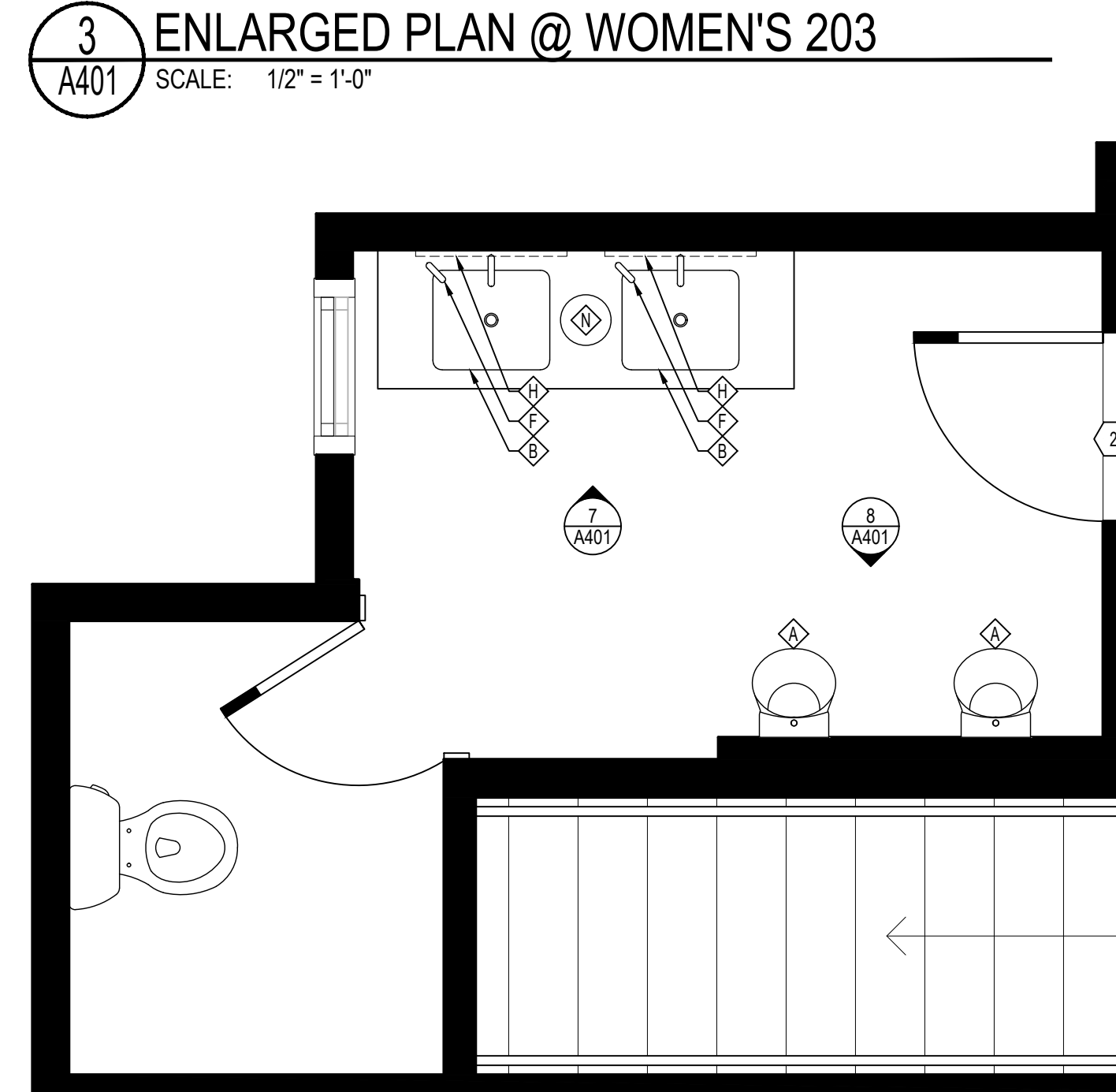
3 ENLARGED PLAN @ WOMEN'S 203
A401 SCALE: 1/2" = 1'-0"



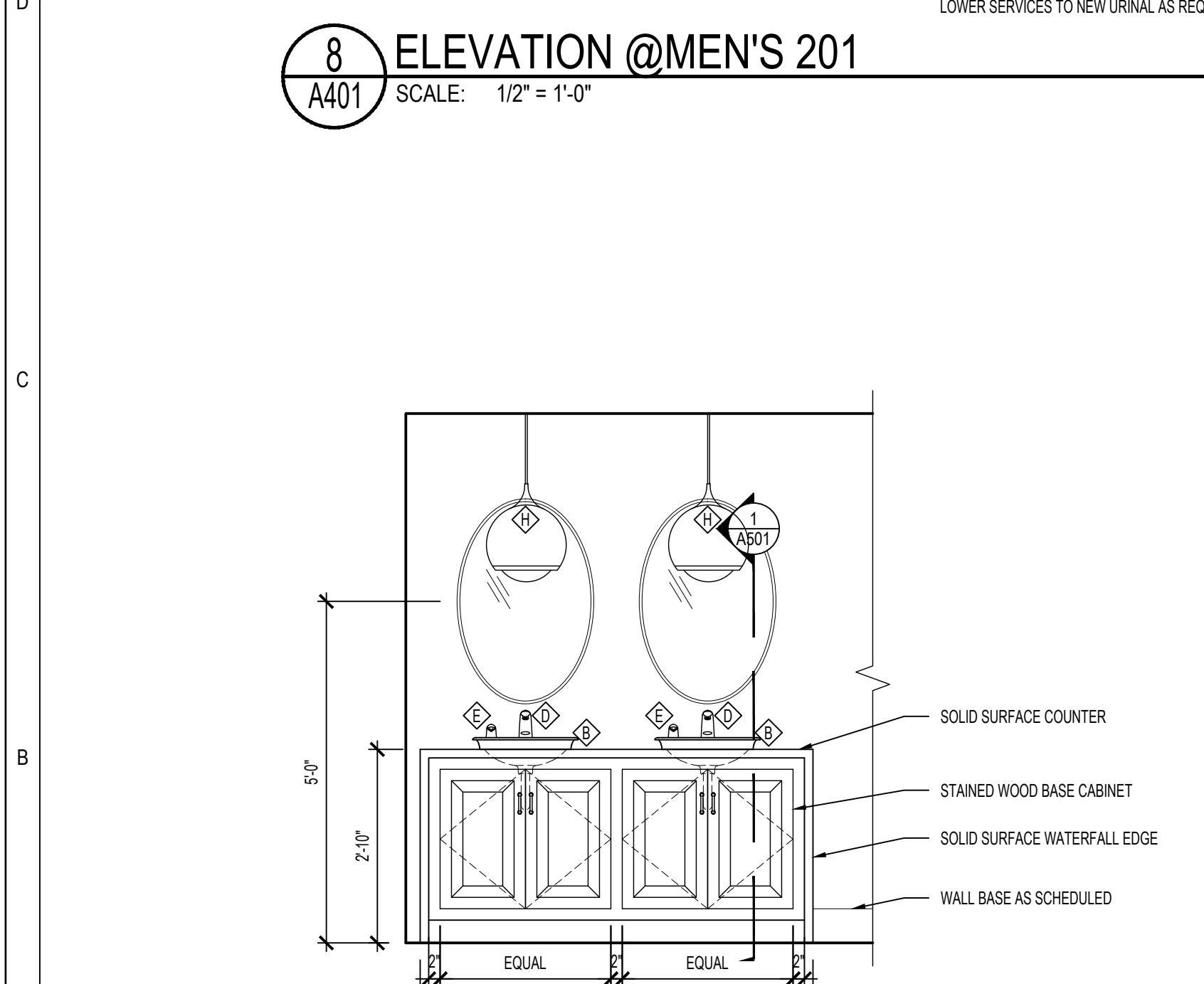
8 ELEVATION @MEN'S 201
A401 SCALE: 1/2" = 1'-0"



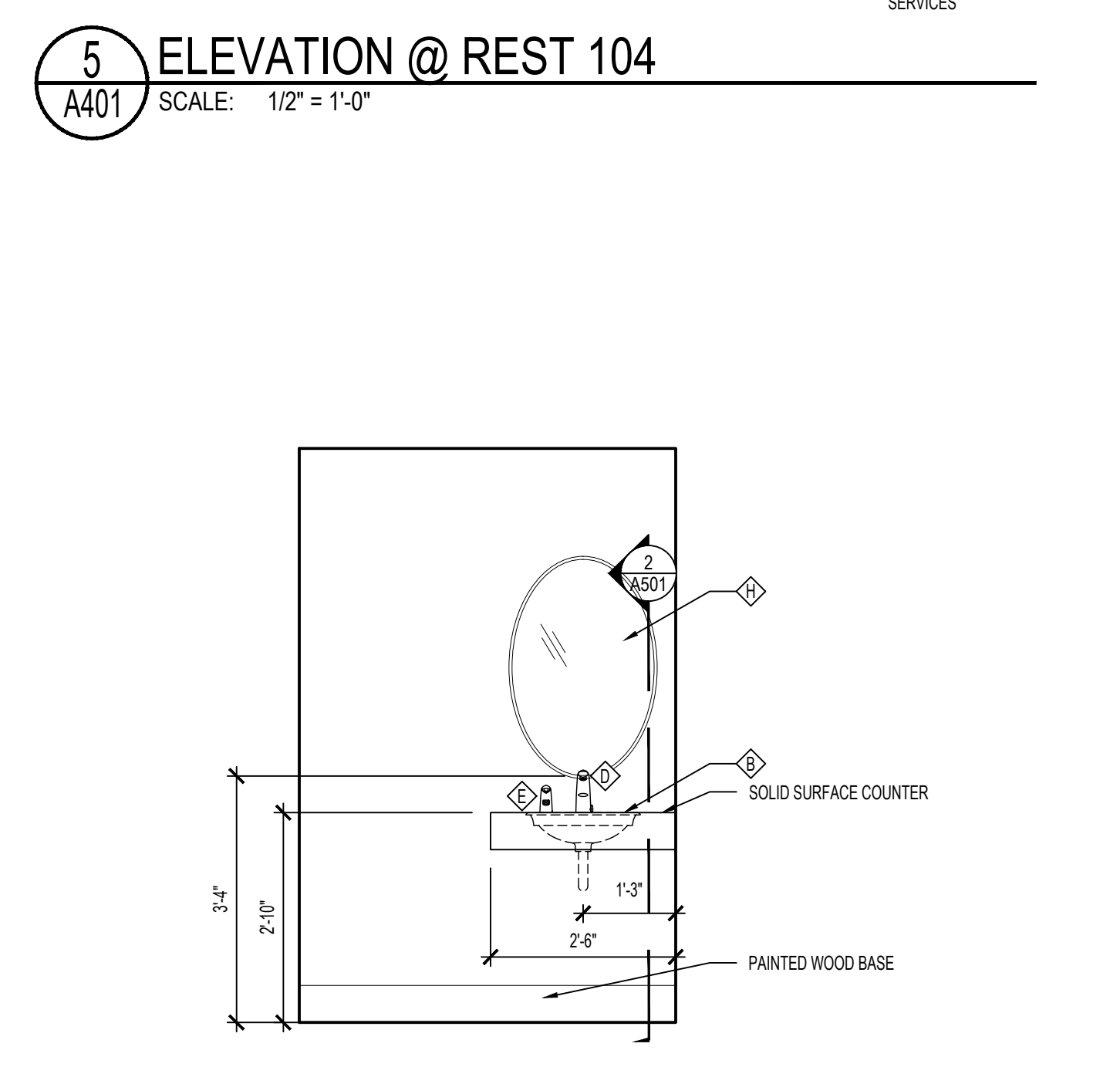
5 ELEVATION @ REST 104
A401 SCALE: 1/2" = 1'-0"



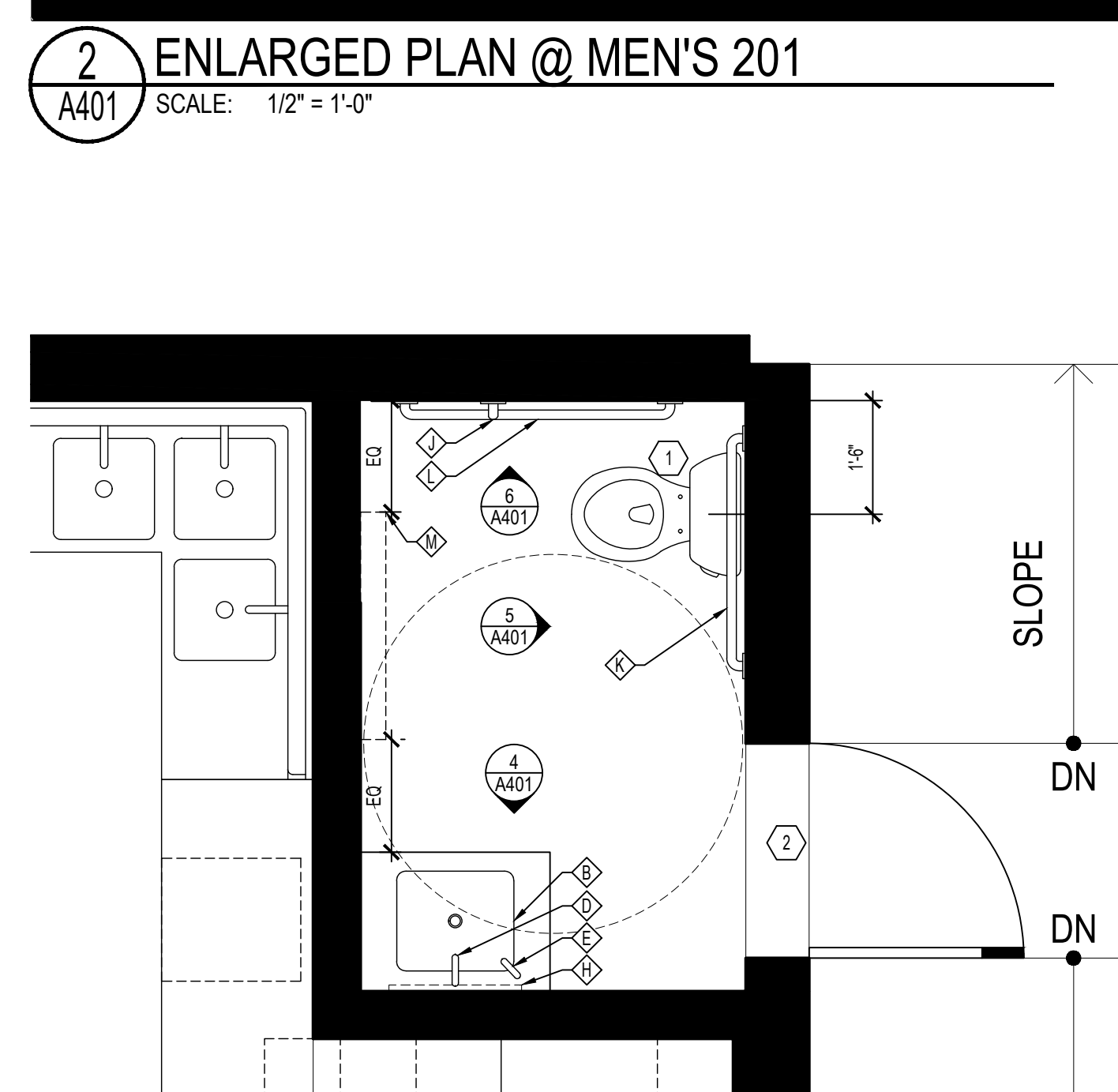
2 ENLARGED PLAN @ MEN'S 201
A401 SCALE: 1/2" = 1'-0"



7 ELEVATION @MEN'S 201
A401 SCALE: 1/2" = 1'-0"



4 ELEVATION @ REST 104
A401 SCALE: 1/2" = 1'-0"



1 ENLARGED PLAN @ REST 104
A401 SCALE: 1/2" = 1'-0"

ACCESSORY SCHEDULE		MANUFACTURER:	AMERICAN STANDARD
URINAL	PRODUCT NO.:	DECORUM 0.125 GPF HIGH EFFICIENCY URINAL	
	COLOR:	WHITE	
	OUTLET:	TOP SPUD	
SINK	MANUFACTURER:	KOHLER	
	PRODUCT NO.:	IRON PLAINS K-5400	
	COLOR:	0 WHITE	
	INSTALLATION:	UNDERMOUNT	
SINK	MANUFACTURER:	KOHLER	
	NAME:	IRON PLAINS	
	PRODUCT NO.:	K-5400	
	COLOR:	7 BLACK BLACK	
	INSTALLATION:	DROP-IN	
FAUCET	MANUFACTURER:	SLOAN	
	NAME:	OPTIMA SENSOR FAUCET	
	PRODUCT NO.:	EAF-250-BAT-ISM-GR-0.5GPM-AER-IR-IQ-FCT	
	COLOR:	GRAPHITE	
	POWER:	BATTERY	
SOAP DISPENSER	MANUFACTURER:	SLOAN	
	NAME:	OPTIMA SENSOR FAUCET	
	PRODUCT NO.:	EAF-250-BAT-ISM-GR-0.5GPM-AER-IR-IQ-FCT	
	COLOR:	GRAPHITE	
	POWER:	BATTERY	
FAUCETS/OAP DISPENSER COMBO UNIT	MANUFACTURER:	SLOAN	
	NAME:	FAUCET & SOAP COMBO	
	PRODUCT NO.:	ESS-2001-CP	
	COLOR:	POLISHED CHROME	
	POWER:	BATTERY	
TOILET TISSUE DISPENSER	MANUFACTURER:	ANGLE SIMPLE	
	NAME:	SURFACE-MOUNTED TOILET TISSUE DISPENSER AND UTILITY SHELF	
	PRODUCT NO.:	GEO 293	
	COLOR:	MATTE BLACK	
MIRROR	MANUFACTURER:	JAVELL BATHROOM MIRROR	
	NAME:	MODERN & CONTEMPORARY ACCENT MIRROR	
	SIZE:	24" X 36"	
	COLOR:	MATTE BLACK	
GRAB BAR	MANUFACTURER:	GAMCO	
	PRODUCT NO.:	150-S	
	SIZE:	18"	
	COLOR:	MATTE BLACK	
GRAB BAR	MANUFACTURER:	GAMCO	
	PRODUCT NO.:	150-S	
	SIZE:	36"	
	COLOR:	MATTE BLACK	
GRAB BAR	MANUFACTURER:	GAMCO	
	PRODUCT NO.:	150-S	
	SIZE:	42"	
	COLOR:	MATTE BLACK	
BABY CHANGING STATION	MANUFACTURER:	KOALA KARE	
	PRODUCT NO.:	KB300-01SS	
	COLOR:	GREY	
TRASH GROMMET	MANUFACTURER:	MOCKETT	
	PRODUCT NO.:	TM2B	
	SIZE:	8"	
	COLOR:	BLACK	

NOTE:
1. PROVIDE IN-WALL F.T. BLOCKING FOR ALL WALL MOUNTED ACCESSORIES/FIXTURES AS REQUIRED.
2. PAPER TOWELS WILL BE PROVIDED AT SINKS IN BASKET.

KEY NOTES

- 1. RELOCATE TOILET TO NEW LOCATION AS SHOWN INCLUDING REMOVING GRAB BARS AND TRIM AND REROUTING EXISTING SERVICES AS REQUIRED.
- 2. PROVIDE ACCESSIBLE MARBLE THRESHOLD AT RESTROOM DOOR.

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architecture+design

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703-527-2280
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MPE CONSULTANT:

PROJECT:
1799 PRIME RENOVATION
110 S. PITT STREET
ALEXANDRIA, VA 22314

PROFESSIONAL SEAL

ISSUED DATE
HEALTH SUBMISSION 05/16/2022
FOR PERMIT 05/20/2022

DESIGNED/DRAWN BY: RZC
REVIEWED/APPROVED BY: DD
PROJECT NO.: 22-043

SHEET TITLE:
**ENLARGED RESTROOM
PLANS, ELEVATIONS &
ACCESSORIES
SCHEDULE**

SHEET NUMBER:
A401

MPE CONSULTANT:

PROJECT:

1799 PRIME RENOVATION
110 S. PITT STREET
ALEXANDRIA, VA 22314

PROFESSIONAL SEAL



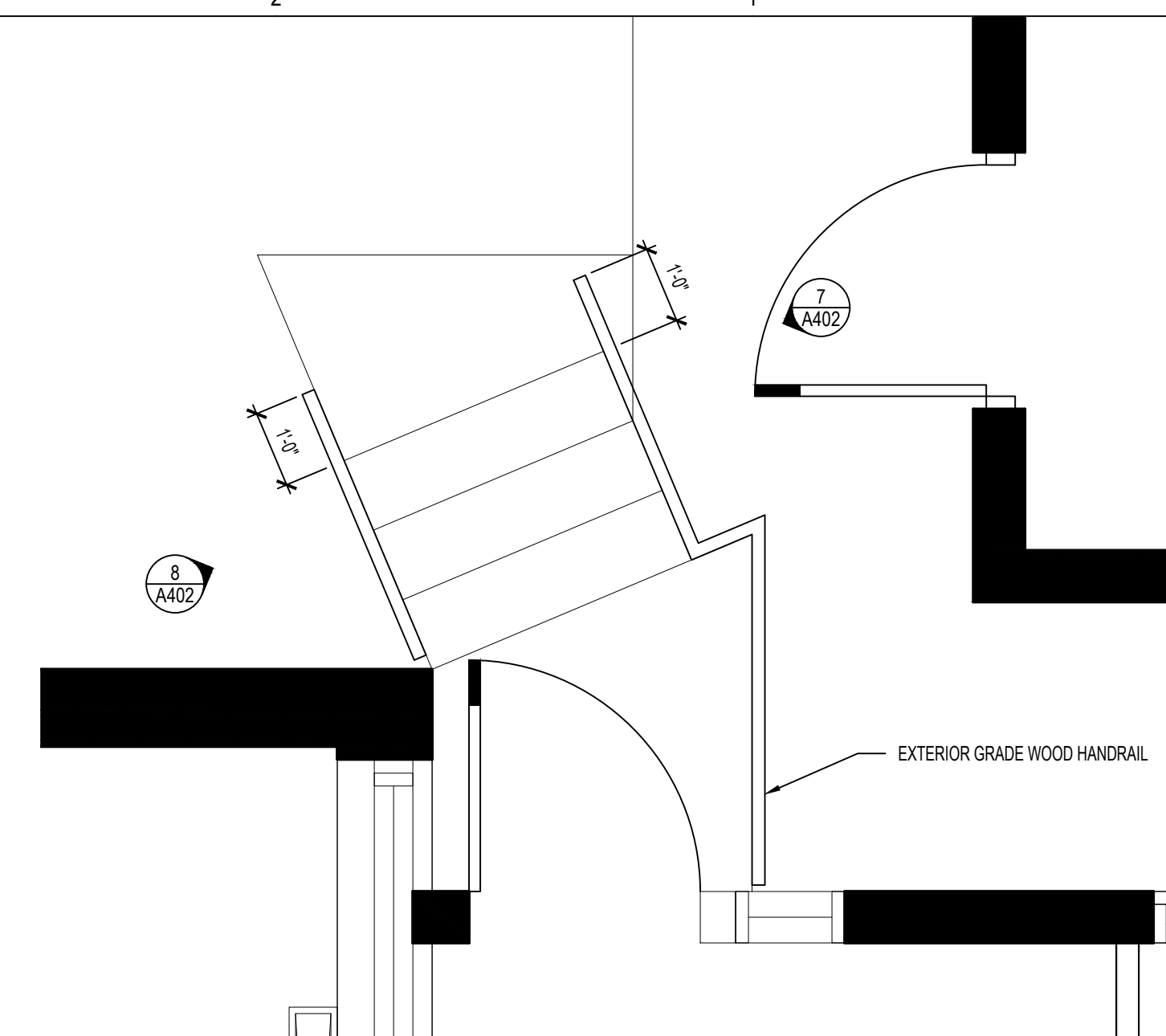
ISSUED	DATE
HEALTH SUBMISSION	05/16/2022
FOR PERMIT	05/20/2022

DESIGNED/DRAWN BY:	RZC
REVIEWED/APPROVED BY:	DD
PROJECT NO.:	22-043
SHEET TITLE:	

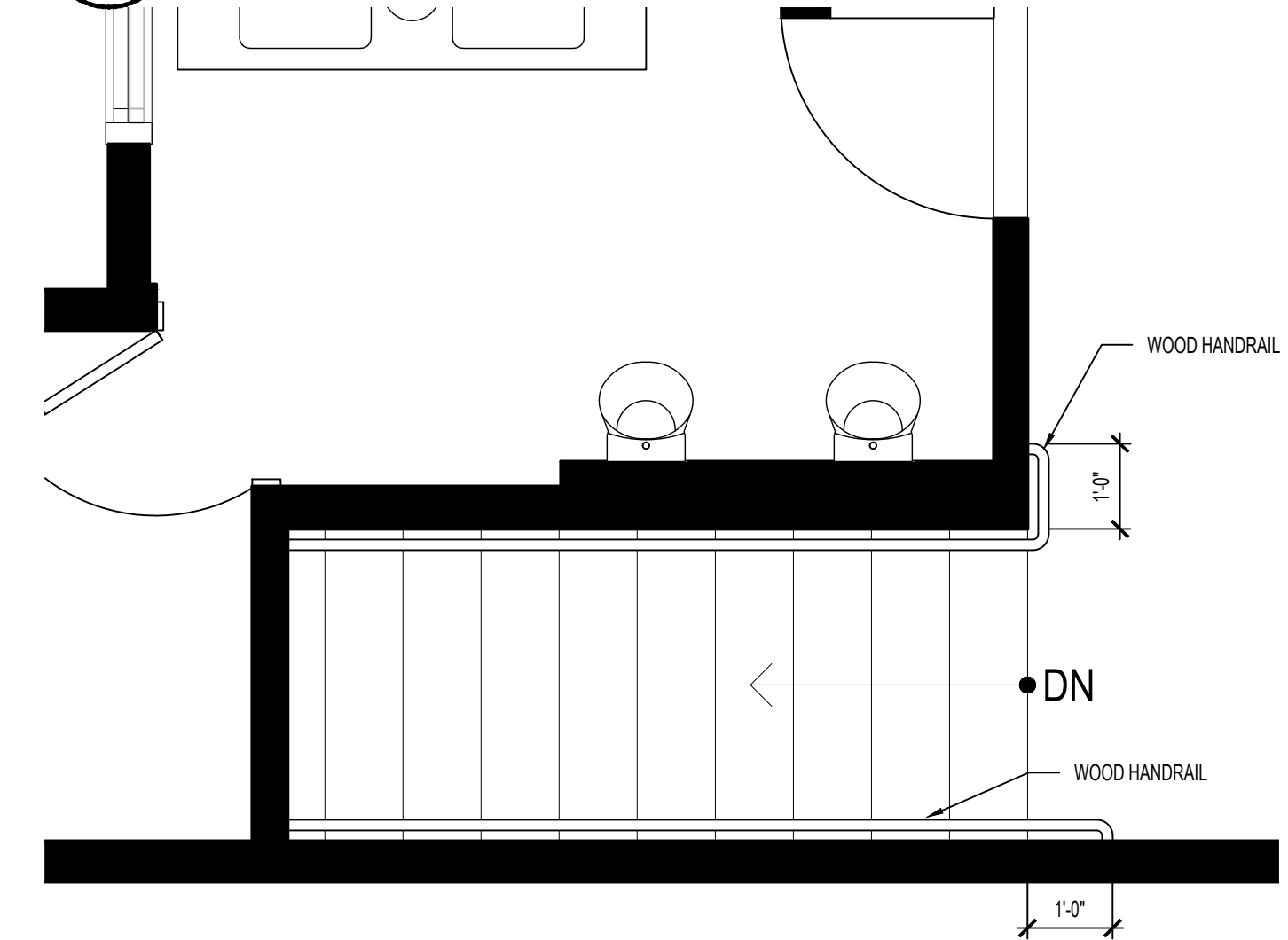
RAILING PLANS AND ELEVATIONS

SHEET NUMBER:

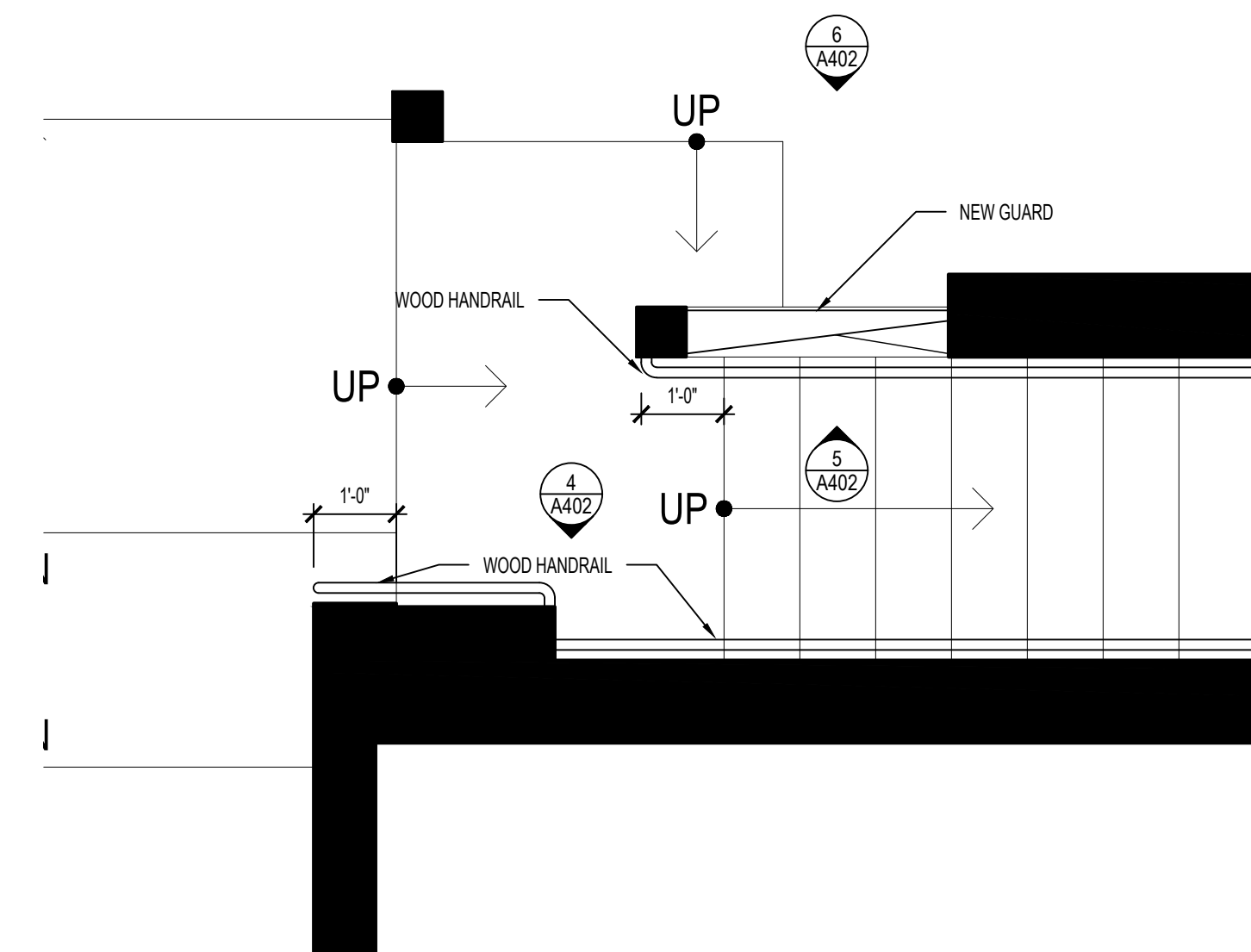
A402



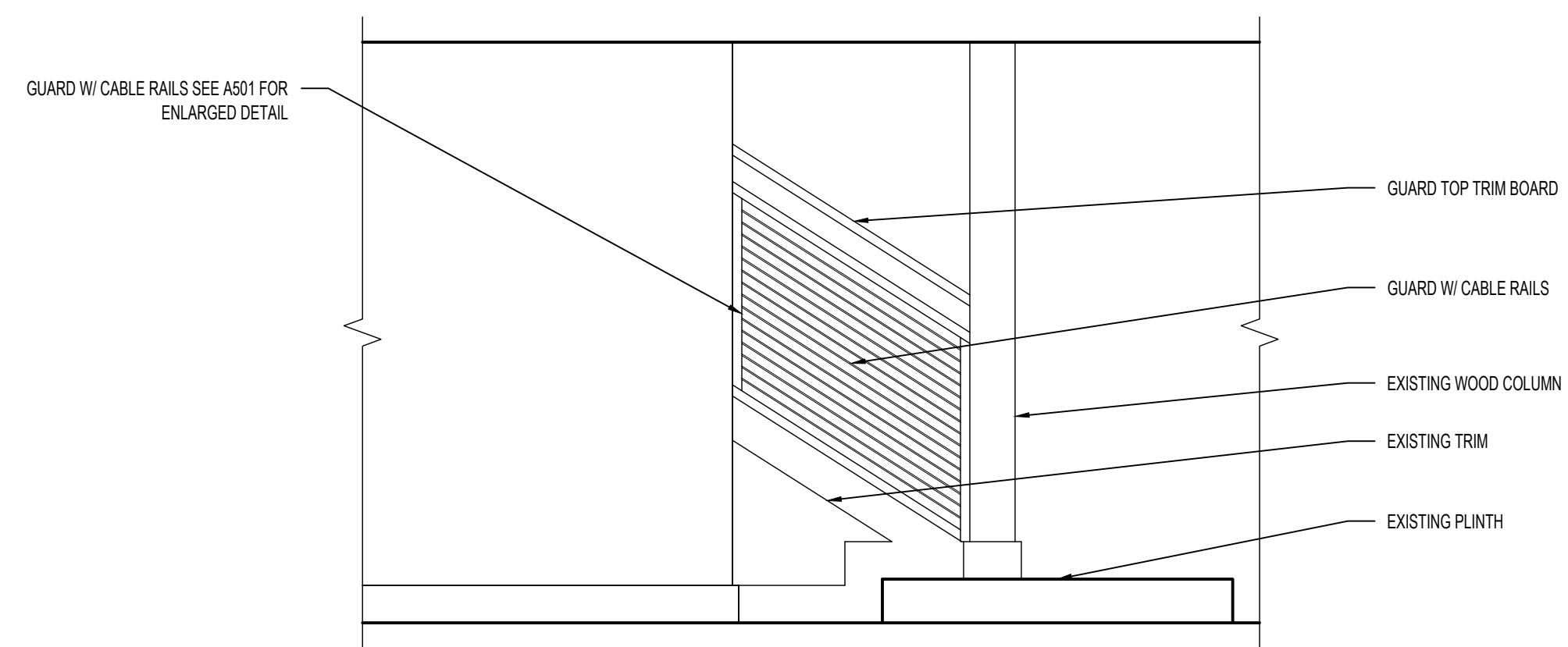
3 ENLARGED PLAN @ EXTERIOR STAIRS
SCALE: 1/2" = 1'-0"



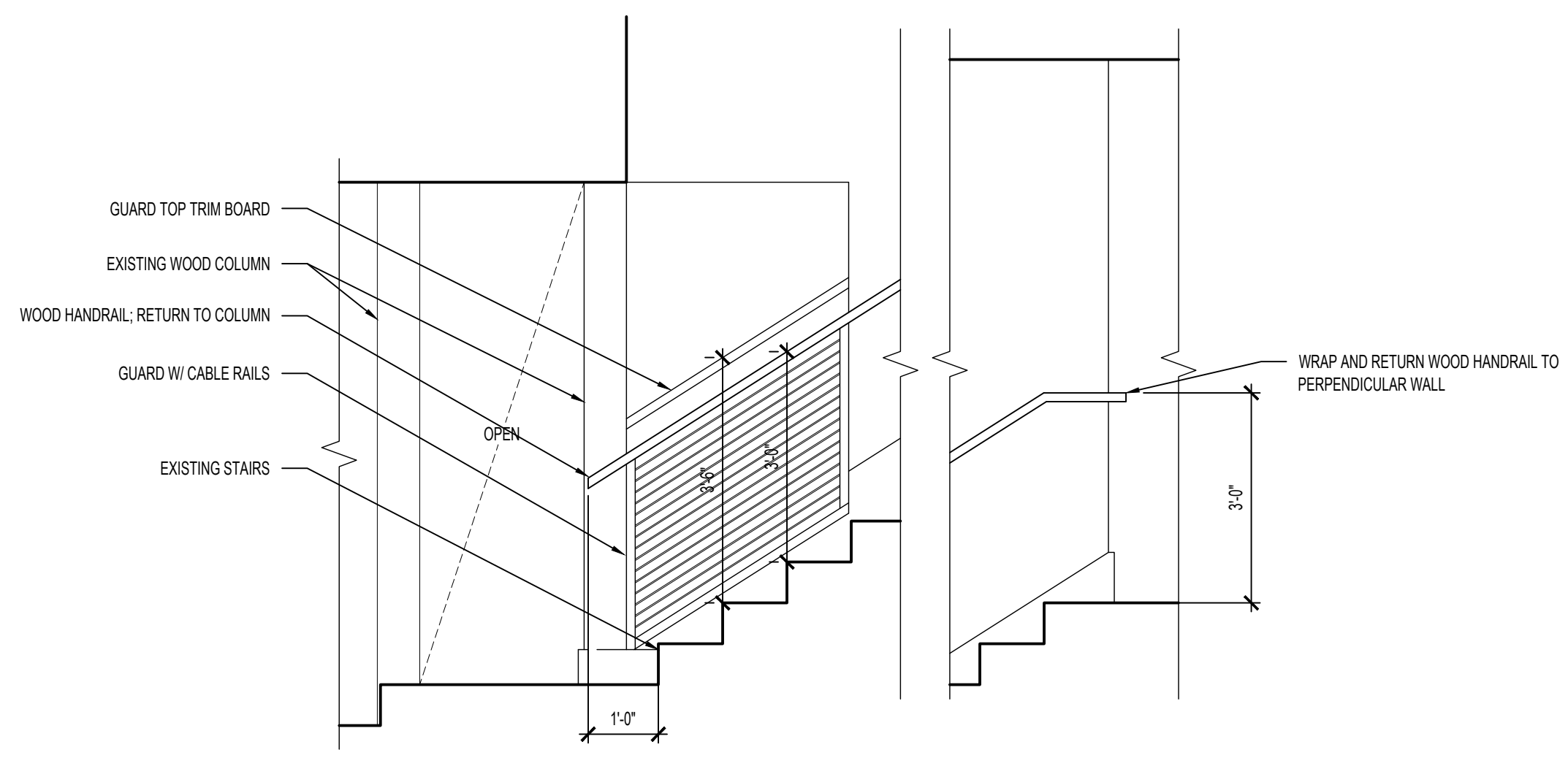
2 ENLARGED PLAN @ 2ND FLOOR STAIRS
SCALE: 1/2" = 1'-0"



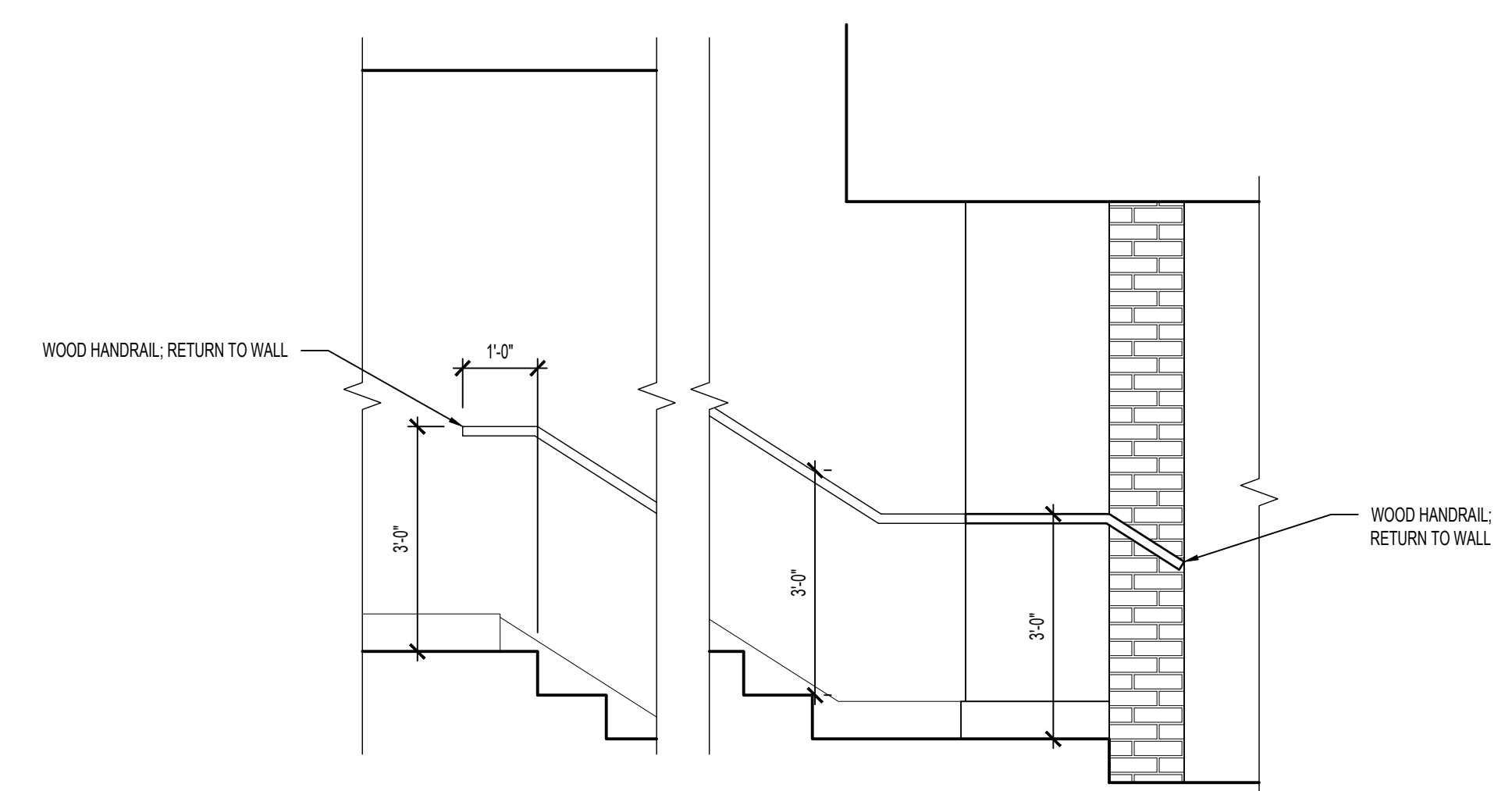
1 ENLARGED PLAN @ 1ST FLOOR STAIRS
SCALE: 1/2" = 1'-0"



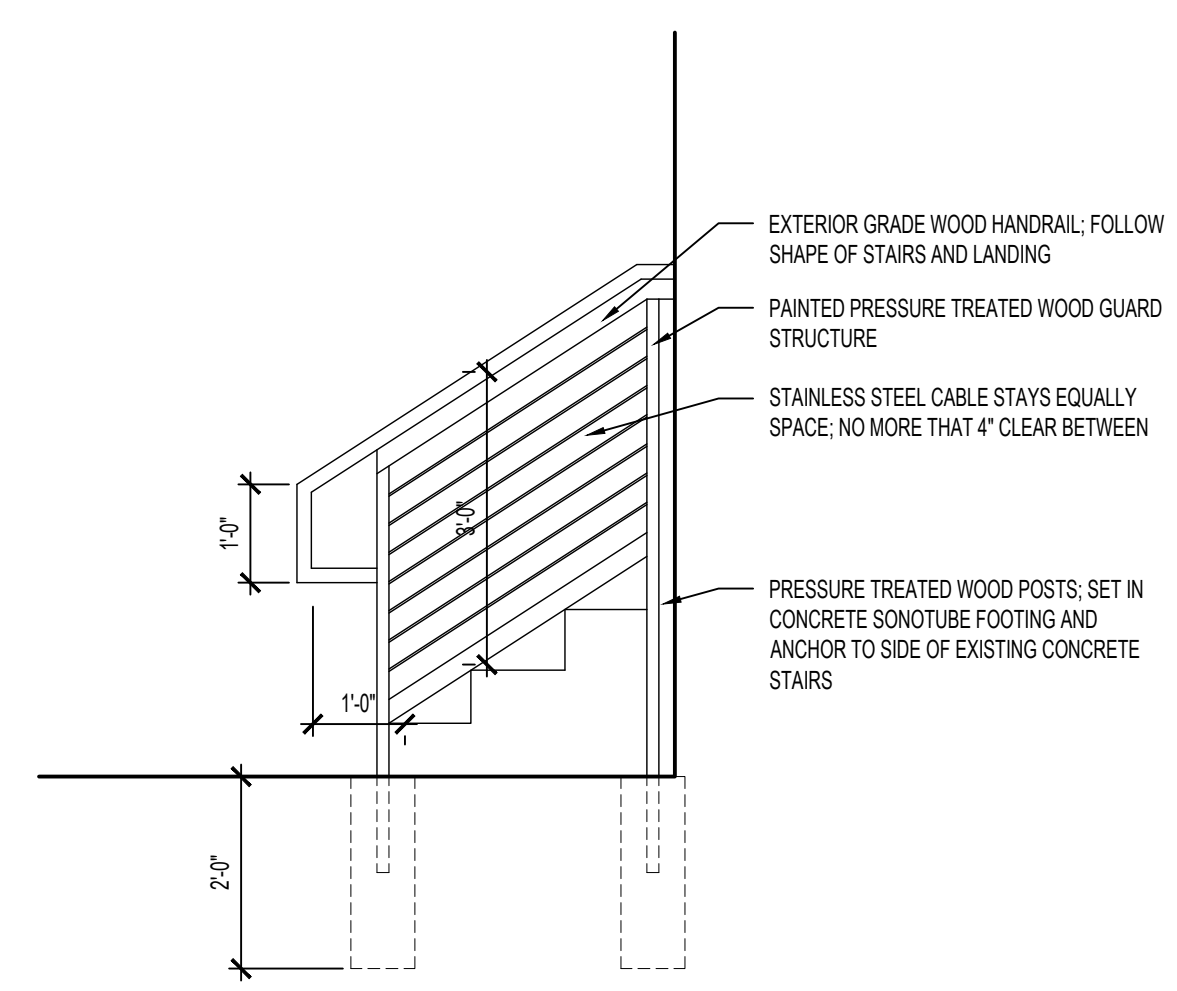
6 ELEVATION @ 1ST FLOOR STAIRS
SCALE: 1/2" = 1'-0"



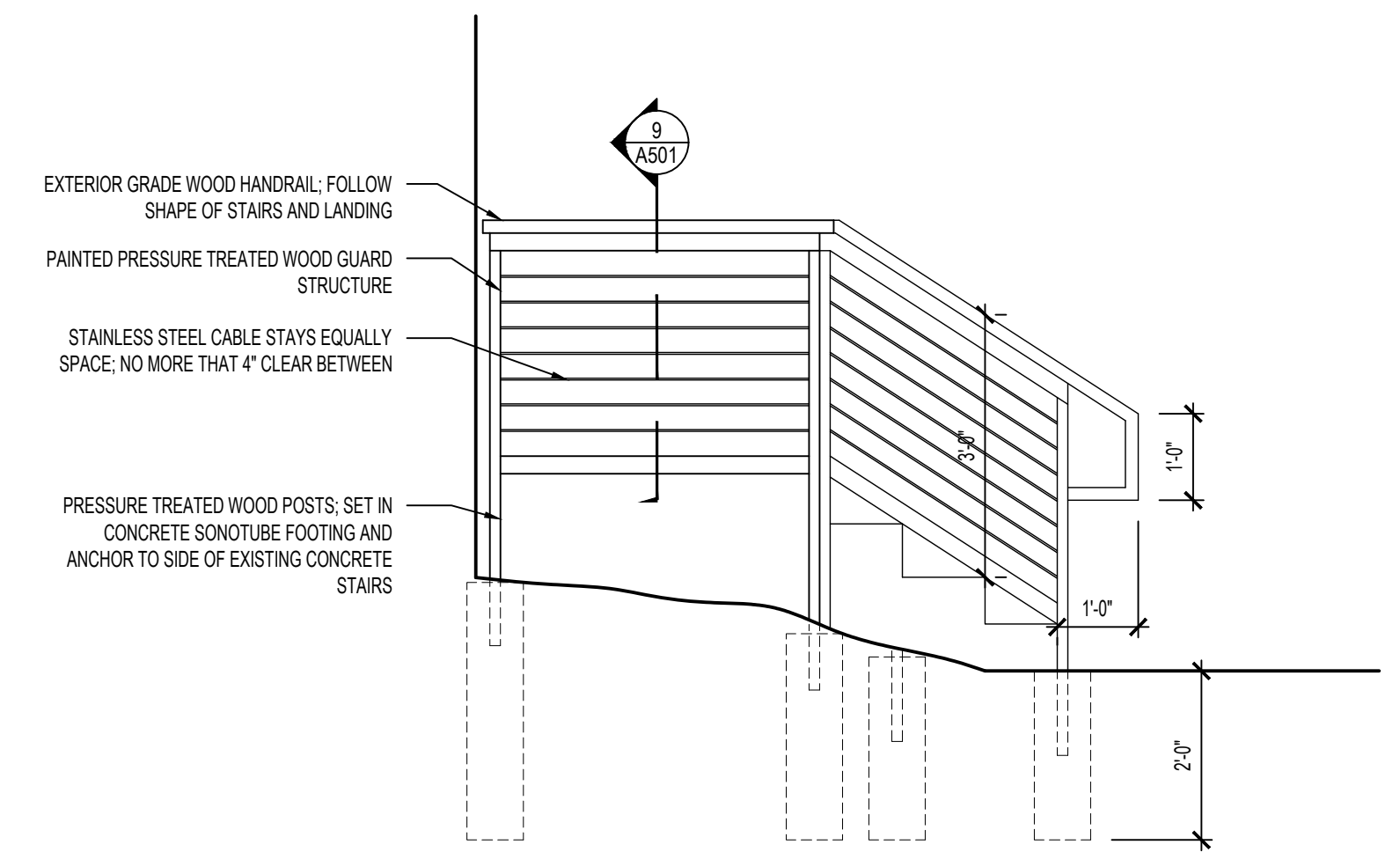
5 ELEVATION @ 1ST FLOOR STAIRS
SCALE: 1/2" = 1'-0"



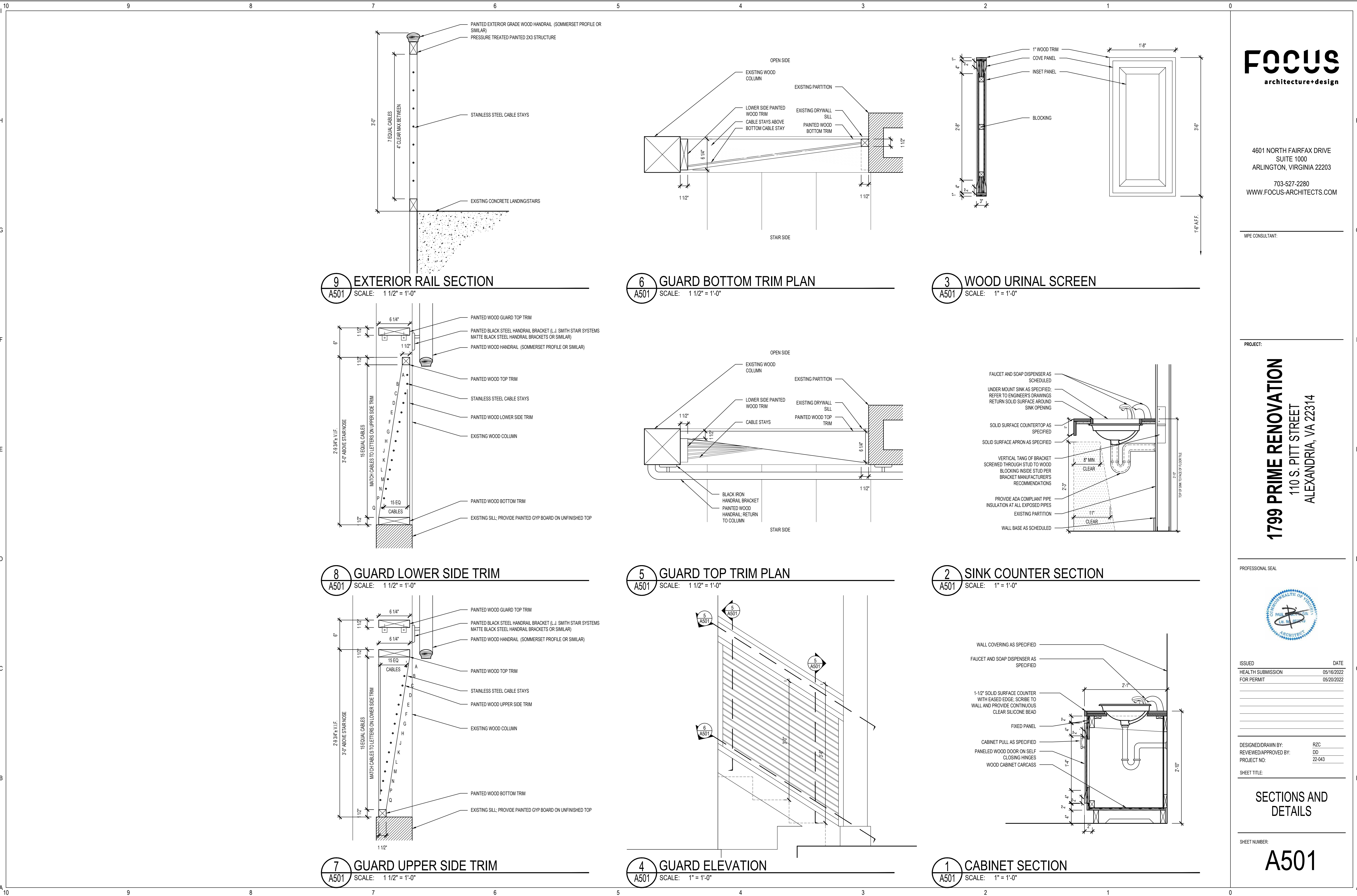
4 ELEVATION @ 1ST FLOOR STAIRS
SCALE: 1/2" = 1'-0"



8 ELEVATION @ EXTERIOR STAIRS
SCALE: 1/2" = 1'-0"



7 ELEVATION @ EXTERIOR STAIRS
SCALE: 1/2" = 1'-0"



MPE CONSULTANT:

PROJECT:

1799 PRIME RENOVATION
110 S. PITT STREET
ALEXANDRIA, VA 22314

PROFESSIONAL SEAL



ISSUED	DATE
HEALTH SUBMISSION	05/16/2022
FOR PERMIT	05/20/2022

DESIGNED/DRAWN BY:	RZC
REVIEWED/APPROVED BY:	DD
PROJECT NO.:	22-043

SECTIONS AND DETAILS

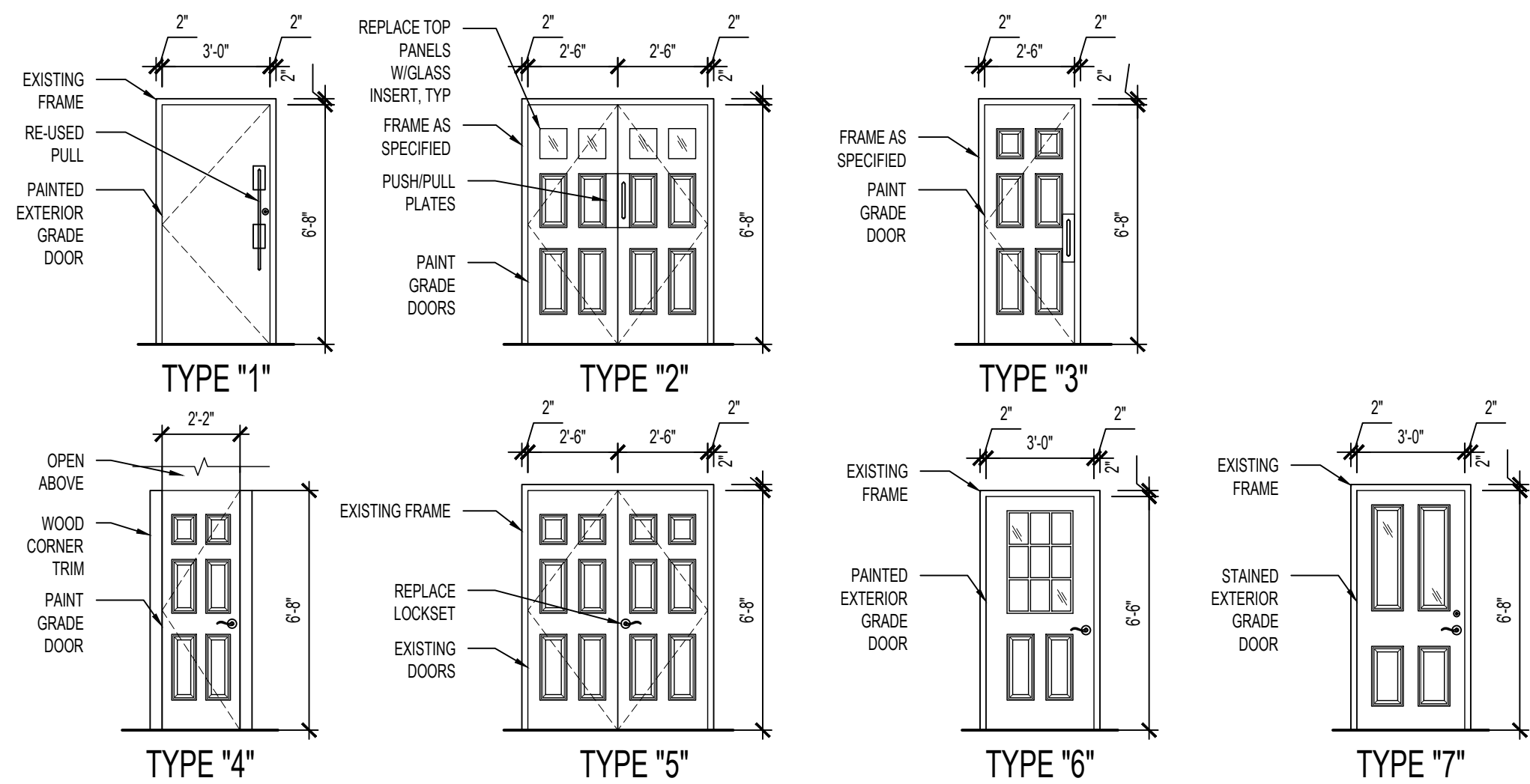
SHEET NUMBER:
A501

DOOR SCHEDULE

DOOR							FRAME		HWDR		NOTES
LABEL	TYPE	WIDTH	HEIGHT	RATING	STC	MAT'L	FINISH	MAT'L	FINISH	SET	
A	1	36"	80"	-	-	SCWD	PAINTED	EXIST	PAINTED	1	NOTE 1.
B	2	60" PR	80"	-	-	SCWD	PAINTED	WOOD	PAINTED	2	-
C	3	30"	80"	-	-	SCWD	PAINTED	EXIST	PAINTED	3	NOTE 1.
D	4	26"	80"	-	-	SCWD	PAINTED	WOOD	PAINTED	4	-
E	5	60" PR	80"	-	-	EXIST	EXIST	EXIST	EXIST	5	NOTE 2.
F	6	36"	78"	-	-	WDIGL	PAINTED	EXIST	PAINTED	6	NOTE 1.
G	7	36"	80"	-	-	WDIGL	STAIN	EXIST	PAINTED	7	NOTE 1.

NOTES:
 1. INSTALL NEW DOOR INTO EXISTING FRAME; VERIFY DIMENSIONS PRIOR TO PURCHASE.
 2. REPLACE ORBITAL HARDWARE WITH LEVER HARDWARE.

DOOR TYPES

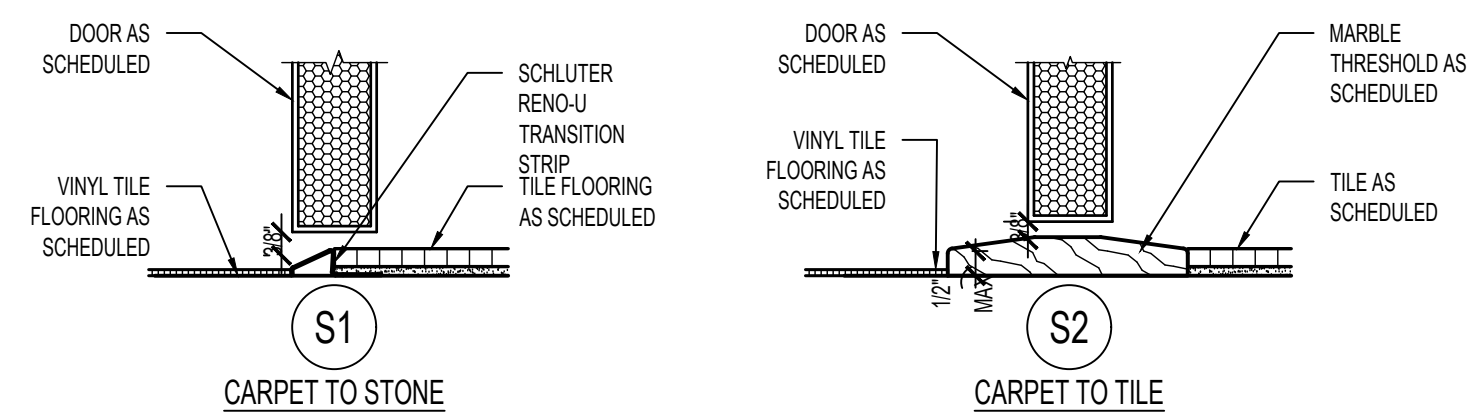


HARDWARE SCHEDULE

ITEM	TYPE	QTY	MANUF	MODEL	FINISH	NOTES
SET 1						
PULL	SALVAGED	1	-	-	BLACK	-
DEADBOLT	SINGLE CYLINDER DEADBOLT	1	SCHLAGE	B60 505	BLACK	-
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	5PBB1	BLACK	-
WEATHER STRIP	DOOR AND WINDOW SEAL	3	PEMKO	P242	GRAY	-
DOOR BOTTOM	AUTOMATIC FULL MORTISE	1	PEMKO	411ASL	ALUM	-
CLOSER	SURFACE MOUNTED	1	LCN	1460	US26	MOUNT INSIDE
SET 2						
PUSH	PUSH PLATE	4	ROCKWOOD	71C	BLACK	VERIFY SIZE/CUT TO MATCH DOOR PANEL HEIGHT AND REPAINT.
HINGES	6" DOUBLE ACTION SPRING HINGE	3 PR.	MCKINNEY	1001	PC	PAINT BLACK
STOP	DOME STYLE FLOOR STOP	4	ROCKWOOD	443	BLACK	-
SET 3						
PUSH	PUSH PLATE	1	ROCKWOOD	71C	BLACK	-
PULL	PULL PLATE	1	ROCKWOOD	102 X 70C	BLACK	-
PULL	FOOT OPERATED DOOR OPENER	1	STEPNPULL	-	BLACK	-
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	5PBB1	BLACK	-
STOP	DOME STYLE FLOOR STOP	1	ROCKWOOD	443	BLACK	-
CLOSER	SURFACE MOUNTED	1	LCN	1460	US26	MOUNT INSIDE
SET 4						
LOCK SET	CYLINDRICAL LEVER LOCKSET; PRIVACY FUNCTION	1	SCHLAGE	J SERIES	BLACK	KEYED WITH SEVILLE LEVER
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	5PBB1	BLACK	-
STOP	DOME STYLE FLOOR STOP	1	ROCKWOOD	443	BLACK	-
STRIKE PLATE	SQUARE CORNER	1	SCHLAGE	-	BLACK	-
COAT HOOK	TOWEL/COAT HOOK	1	NOLMAS	SUS304	BLACK	NOTE 1
SET 5						
REPLACE LOCKSET - BALANCE OF EXISTING HARDWARE TO REMAIN						
LOCK SET	CYLINDRICAL LEVER LATCH SET; STOREROOM FUNCTION	1	SCHLAGE	J SERIES	BLACK	SEVILLE LEVER
SET 6						
LOCK SET	CYLINDRICAL LEVER LOCKSET; ENTRY FUNCTION	1	SCHLAGE	J SERIES	BLACK	KEYED WITH SEVILLE LEVER ON EXTERIOR
PUSH BAR	PNIC HARDWARE	1	VON DUPRIN	99 SERIES	BLACK	MOUNT ON INTERIOR; USE SPECIFIED LEVER ON EXTERIOR
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	5PBB1	BLACK	-
WEATHER STRIP	DOOR AND WINDOW SEAL	3	PEMKO	P242	GRAY	-
DOOR BOTTOM	AUTOMATIC FULL MORTISE	1	PEMKO	411ASL	ALUM	-
THRESHOLD	ACCESSIBLE SADDLE	1	PEMKO	-	ALUM	SELECT THRESHOLD PER HEIGHT DIFFERENCE BETWEEN INTERIOR AND EXTERIOR FLOOR FINISH HEIGHTS.
CLOSER	SURFACE MOUNTED	1	LCN	1460	US26	MOUNT INSIDE
SET 7						
LOCK SET	CYLINDRICAL LEVER LOCKSET; ENTRY FUNCTION	1	SCHLAGE	J SERIES	BLACK	KEYED WITH SEVILLE LEVER
DEADBOLT	SINGLE CYLINDER DEADBOLT	1	SCHLAGE	B60 505	BLACK	-
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	5PBB1	BLACK	-
WEATHER STRIP	DOOR AND WINDOW SEAL	3	PEMKO	P242	GRAY	-
DOOR BOTTOM	AUTOMATIC FULL MORTISE	1	PEMKO	411ASL	ALUM	-
CLOSER	SURFACE MOUNTED	1	LCN	1460	US26	MOUNT INSIDE

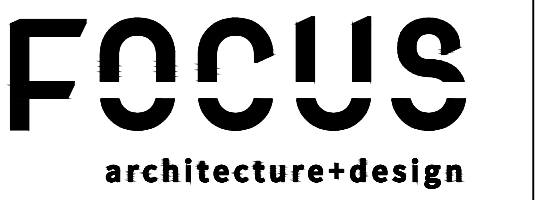
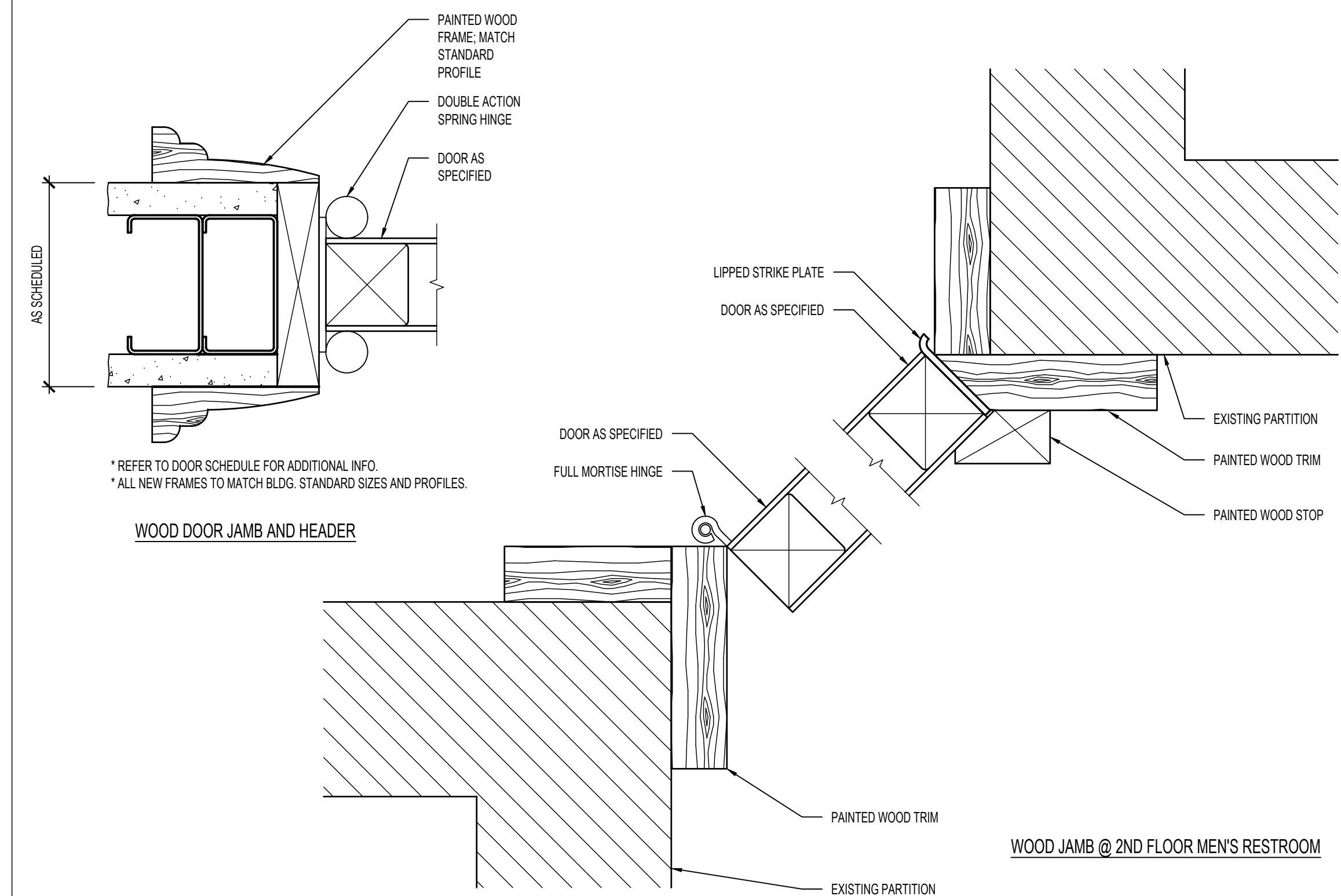
NOTES:
 1. PACK OF (2), INSTALL (1) ON DOOR AND (1) ON DOOR OF FIRST FLOOR RESTROOM.

SILL CONDITIONS



*U.O.N. ALL TRANSITIONS TO OCCUR CENTERED ON DOOR IN THE CLOSED POSITION.

TYPICAL FRAME PROFILES



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 110 S. PITT STREET
 ALEXANDRIA, VA 22314

PROFESSIONAL SEAL



ISSUED DATE
 HEALTH SUBMISSION 05/16/2022
 FOR PERMIT 05/20/2022

DESIGNED/DRAWN BY: RZC
 REVIEWED/APPROVED BY: DD
 PROJECT NO.: 22-043

SHEET TITLE:

**DOOR SCHEDULE &
 DOOR DETAILS**

SHEET NUMBER:

A601