



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 111 N Pitt Street

TAX MAP REFERENCE: 074.02-05-01 **ZONE:** KR

APPLICANT

Name: Ghazal Amir

Address: 6328 Richmond Hwy Alexandria, VA 22306

PROPERTY OWNER

Name: ATLANTIC MULTI FAMILY 6 COLONY LLC

Address: 2200 N OCEAN BLVD UNIT S2103 FORT LAUDERDALE FL 33305-2199

SITE USE: Restaurant

Business Name: **Current:** Kismet **Proposed (if changing):** Finn & Fire

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.

Scott McGhee (agent)
Print Name of Applicant or Agent
13204 Lenfant Drive
Mailing/Street Address
Fort Washington, MD 20744
City and State Zip Code

SCOTT MCGHEE Digitally signed by SCOTT MCGHEE
Signature Date: 2026.04.01 15:21:18 -04'00'
703-200-5960
Telephone #
smcghee@jmc-arch.com
Email address
04/01/20026
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 # 2021-00065

Date approved: August / 13 / 2021
month day year

Name of applicant on most recent special use permit Kismet Healthy Foods, LLC

Use Restaurant with indoor and outdoor seats

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.)

~~Kismet closed as of May 31 2025. The new restaurant is called Finn & Fire and offers a different menu than Kismet. The layout of Finn & Fire will be very similar to Kismet with some changes to the bar and kitchen equipment, but primarily the changes to the physical space are cosmetic in nature. We are not asking for changes to the conditions of the current SUP.~~

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

If the use is closed, provide the date closed. May / 31 / 2025
month day year

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

none

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

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:
_____	<u>about 20 Total, 9 at any one time.</u>

8. Will there be any renovations or new equipment for the business? X Yes _____ No

If yes, describe the type of renovations and/or list any new equipment proposed.

RENOVATIONS TO A TENANT SPACE ON THE GROUND FLOOR FOR A NEW RESTAURANT. THERE IS NO STRUCTURAL WORK. THERE IS NO CHANGE OF USE AND MINOR EXTERIOR CHANGES TO THE FACADE. THE SCOPE OF WORK INCLUDES: MINOR CHANGES TO LOCATIONS OF AIR DIFFUSERS, THE HVAC AND KITCHEN HOOD SYSTEMS ARE EXISTING TO REMAIN, NEW LIGHTING AT THE DINING ROOM AND BAR, NEW KITCHEN EQUIPMENT AND RELOCATION OF CONVENIENCE ELECTRICAL OUTLETS, RELOCATION OF PLUMBING AT THE EXISTING BAR FOR NEW FOOD SERVICE EQUIPMENT. NEW EQUIPMENT UNDER THE HOOD INLCUDES: BROILER, CONVECTION OVEN, HOT PLATE, FRYERS. FOR COMPLETE EQUIPMENT LIST SEE FOOD SERVICE PLANS.

9. Are you proposing changes in the sales or service of alcoholic beverages? _____ Yes X No

If yes, describe proposed changes:

10. Is off-street parking provided for your employees? Yes No

If yes, how many spaces, and where are they located?

Public parking is available in the Tavern Square underground parking garage and metered street parking is available. There are 126 non-restricted public spaces available in the Garage.

11. Is off-street parking provided for your customers? Yes No

If yes, how many spaces, and where are they located?

Public parking is available in the Tavern Square underground parking garage and metered street parking is available. There are 126 non-restricted public spaces available in the Garage.

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:

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: _____

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:

Ghazal Amir 100% Business Owner

Scott McGhee (agent) 0% Business Owner

PROPOSED SCOPE OF PROJECT:

Interior alteration and renovation within an existing tenant space. The project will renovate a former restaurant space into a new restaurant for a different owner and will include: minor modifications to mechanical diffuser/grill locations (all mechanical equipment is existing to remain), new lighting in front-of-house and modifications to convenience outlets, new kitchen equipment (kitchen hood to remain), modifications to plumbing for new Bar equipment.

APPLICABLE CODES:

- 2021 Virginia Construction Code
 - 2021 Virginian Rehabilitation Code
 - 2021 Virginia Mechanical Code
 - 2021 Virginia Plumbing Code
 - 2021 Virginia Fuel Gas Code
 - 2021 Virginia Energy Conservation Code
 - 2021 Virginia Statewide Fire Prevention Code
 - 2021 International Fire Code
 - 2021 International Building Code
- 2021 Virginia Existing Building Code

BUILDING CODE DATA:

USE GROUPS: (PER SECTION 303) A2 - RESTAURANT

CONSTRUCTION TYPE: IIB

AUTOMATIC SPRINKLER SYSTEM: YES EXISTING

FIRE ALARM: YES EXISTING

OF FLOORS: 2 + GARAGE (NO CHANGE)

BUILDING HEIGHT: 35' (NO CHANGE)

TOTAL BUILDING AREA: 170,000 SF (NO CHANGE)

PROJECT AREA: 3,573 SF (GROUND FLOOR)

SEPARATED MIXED USE: YES

FIRE RESISTANCE RATINGS (PER TABLE 601)

STRUCTURAL FRAME: 0 HOUR
 EXTERIOR BEARING WALLS: 0 HOUR
 INTERIOR BEARING WALLS: 0 HOUR
 * NON-BEARING EXTERIOR WALL: 0 HOURS (per requirements of Table 602)
 NON-BEARING INTERIOR WALLS: 0 HOURS
 FLOOR CONSTRUCTION: 0 HOUR
 ROOF CONSTRUCTION: 0 HOUR
 FIRE WALLS: 2 HOURS

INTERIOR FINISH REQUIREMENTS (SECTION 803)

EXIT PASSAGEWAYS: B (SPRINKLERED)
 CORRIDORS: B (SPRINKLERED)
 ROOMS / ENCLOSED SPACES: C (SPRINKLERED)

MEANS OF EGRESS:

There are two exits available for the public; one at the front and another at the rear which opens onto a courtyard connected to the public way. There is also an additional exit door for staff from the Kitchen to the rear

OCCUPANT LOAD: (SEE EGRESS PLAN ON SHEET A011)

NUMBER OF REQUIRED EXITS: (PER REQUIREMENTS OF SECTION 1006)
 TWO EXITS MINIMUM ARE REQUIRED FOR THE OCCUPANT LOAD.

EXIT ACCESS CAPACITY: PER TABLE 1005.3 WITH SPRINKLER SYSTEM
 DOORS: 0.20" PER OCCUPANT (32" MINIMUM)
 OTHER EGRESS COMPONENTS: 0.20" PER OCCUPANT (32" MINIMUM)
 STAIRWAYS: 0.30" PER OCCUPANT

EXIT ACCESS TRAVEL: PER TABLE 1017.2
 Use Group A2: 250'-0" (max) WITH SPRINKLER SYSTEM

CORRIDOR WIDTH: PER TABLE 1020.2 and PER 1005.1
 44" min for use Group A2, serving an occupant load of 50 or more.
 36" min for use Group A2, serving an occupant load of 49 or less.

DEAD END CORRIDOR: PER 1020.4
 Use Group A2: 20'-0" (max)

COMMON PATH OF TRAVEL: PER TABLE 1006.2.1
 USE GROUP A: 75'-0" (MAX FOR OCCUPANT LOAD GREATER THAN 30)

PLUMBING FIXTURES PROVIDED - SEE TABLE BELOW

OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS REQUIRED		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
		MEN	WOMEN	MEN	WOMEN		
A2 RESTAURANT	114	1/75	1/75	1/ 200	1/ 200	1/ 500	1
REQUIRED	—	.76	.76	.29	.29	1	1
PROVIDED	—	2	2	1	1	*	1

* PER 2902.5.1 DRINKING FOUNTAINS ARE NOT REQUIRED IN RESTAURANTS THAT PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE.

ACCESSIBILITY:

ACCESSIBLE ROUTE EXTERIOR:
 THE MAIN ENTRANCE INTO THE RESTAURANT IS ACCESSIBLE BY A RAMP ON THE EXTERIOR LEADING FROM THE PUBLIC SIDEWALK UP TO THE ENTRANCE ELEVATION.

ACCESSIBLE ROUTE INTERIOR:
 ALL PUBLIC SPACES IN THE RESTAURANT ARE FULLY WHEELCHAIR ACCESSIBLE.

ACCESSIBLE PLUMBING FACILITIES:

BOTH RESTROOMS INCLUDE A WHEELCHAIR ACCESSIBLE STALL AND LAVATORY.

INTERIOR SIGNAGE:

PER REQUIREMENTS OF SECTION 1111 FOR REQUIRED ACCESSIBLE ELEMENTS.

PORTABLE FIRE EXTINGUISHERS:

PER NFPA 10 STANDARDS FOR PORTABLE FIRE EXTINGUISHERS THE DINING AREA IS CLASSIFIED AS A CLASS "A" SPACE WITH LIGHT (LOW) HAZARD. A FIRE EXTINGUISHER MUST BE WITHIN A 75'-0" TRAVEL DISTANCE FROM ANY POINT WITHIN THE DINING AREA. THE KITCHEN IS CLASSIFIED AS CLASS "K". A FIRE EXTINGUISHER MUST BE WITHIN 30' FROM ANY POINT IN THE KITCHEN. MINIMUM CAPACITY OF 10LB. MOUNT CABINETS AT 27" AFF TO BOTTOM OF CABINET UNLESS NOTED OTHERWISE. SEE A011.

BUILDING ALTERATION LEVELS (2021 IEBC):

LEVEL 1 ALTERATIONS: 2,350 SF
 THIS INCLUDES DINING AREAS, BAR AREA, AND EXISTING RESTROOMS. WORK IN THESE AREAS PRIMARILY CONSISTS OF COSMETIC WORK SUCH AS FINISH REPLACEMENT AND NEW LIGHT FIXTURES. SEE A011 FOR GRAPHIC OF AFFECTED AREA.

LEVEL 2 ALTERATIONS: 100 SF
 THIS INCLUDES THE ADDITION OF A NEW ENTRY VESTIBULE AND THE RELOCATION OF THE BACKBAR WALL. SEE A011 FOR GRAPHIC OF AFFECTED AREA.

THE EXISTING BUILDING AREA = 170,000 SF THEREFORE THE ALTERATIONS DO NOT CONSTITUTE LEVEL 3 ALTERATIONS

TRASH STORAGE:

TRASH AWAITING PICK-UP SHALL BE STORED IN A DESIGNATED AND LANDLORD-APPROVED LOCATION WITHIN THE PARKING GARAGE BELOW.

CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA VIRGINIA
 02/05/2026
 THIS DOCUMENT APPEARS TO COMPLY
 WITH ALL APPLICABLE CODES AND
 REGULATIONS
 SBI Erlutman
 BY: _____
 FOR BUILDING OFFICIAL

Finn & Fire Restaurant

111 N Pitt Street
 Alexandria, VA 22314

JMc Architects

421 Earl Street
 Alexandria, Virginia 22314
 703 598 5623 phone

Gill Engineering

3930 Pender Dr, Suite 270
 Fairfax, VA 22030
 703 688 2049 phone

Singer EVI

3881 Ten Oaks Road Suite 2C
 Glenelg, MD 21737
 410 489 0286 phone

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning Approval of a Building permit does not constitute an endorsement, approval or warranty of any kind. There are no specific obligations of the applicant and approved by staff.

No.: Revision: Date:



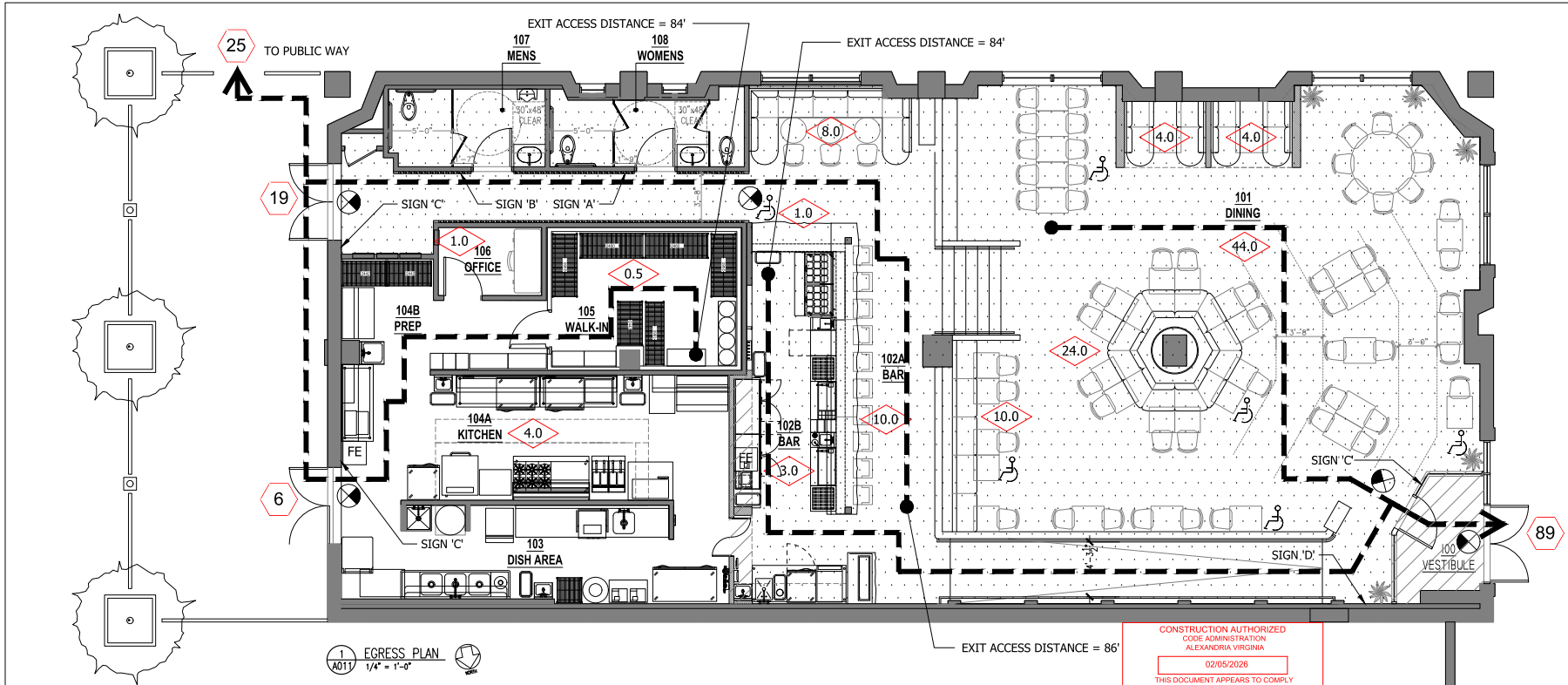
Sheet Title:

CODE SUMMARY

Drawn By: SBM Checked by: SBM
 Project No.: 25-004 Date: December 02, 2025
 SHEET NO.

A010

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute an endorsement, certification or approval by staff. There are no fees or penalties associated with this approval and it is specifically obtained by the applicant and approved by staff.



1 A011 EGRESS PLAN
 1/4" = 1'-0"

CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA VIRGINIA
 02/05/2026
 THIS DOCUMENT APPEARS TO COMPLY
 WITH ALL APPLICABLE CODES AND
 REGULATIONS.
 BY: Bill Ertunen
 FOR BUILDING OFFICIAL

LEGEND:

- AREA OCCUPANT LOAD
- EGRESS ROUTE
- PORTABLE FIRE EXTINGUISHER
- EXIT SIGN. SHADED PORTION INDICATES LIGHTED FACE. DIRECTIONAL ARROWS AS INDICATED ON DRAWINGS TYP
- ADA/ACCESSIBLE SEAT
- EXIT OCCUPANT LOAD
- AREA OF LEVEL 1 ALTERATION
- AREA OF LEVEL 2 ALTERATION

OCCUPANT LOAD SUMMARY (BY AREA):

INTERIOR	AREA/LF	FACTOR	LOAD
MAIN DINING AREA TABLES AND CHAIRS	525 SF	11.9	44.0
MAIN DINING FIXED SEATING	55 LF	24"/EA	42.0
BAR SEATING	20'-7"	24"/EA	10.0
BAR ADA SEATING	NA	NA	1.0
BAR BANQUETE SEATING	12 LF	24"/EA	8.0
BAR STAFF	175 SF	58.3	3.0
KITCHEN	666 SF	166.5	4.0
OFFICE	42 SF	42.0	1.0
WALK-IN COOLER	150 SF	150.0	1.0
SUBTOTAL			114.0
EXTERIOR			
N/A	470 SF	N/A	0.0
SUBTOTAL			0.0
TOTAL OCCUPANT LOAD			114.0

CODE REQUIRED SIGNAGE

TYPE 'A'

TYPE 'B'

TYPE 'C'

TYPE 'D'

3 A011 SIGN ELEVATIONS
 3" = 1'-0"

TYPE 'A' & 'B'

TYPE 'C'

TYPE 'D'

2 A011 SIGN MOUNTING
 1/2" = 1'-0"

No. Revision: _____ Date: _____

SEAL:

Sheet Title: **EGRESS PLAN
 OCCUPANT LOADS
 AND CODE SIGNAGE**

Drawn By: SBM Checked By: _____
 Project No.: 25-004 Date: December 02, 2025
 SHEET NO.

PARTITION TYPES

PARTITION SCHEDULE NOTES

- EXISTING WALLS ARE NOT SCHEDULED. FINISH AT EXTERIOR WALL IS SCHEDULED AS NOTES ON PLANS.
- MINIMUM HEIGHT OF OPEN BOARD PARTITIONS ARE AS PERMITTED FOR THE U.S. CONSTRUCTION SHALL VERIFY LOCAL BUILDING CODES FOR APPROVED MANUFACTURER'S PRODUCTS. WATER RESISTANT PARTITIONS MUST BE APPROVED BY THE LOCAL BUILDING DEPARTMENT. WATER RESISTANT PARTITIONS MUST BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- CONTRACTOR SHALL OBTAIN ALLOWABLE DEFLECTIONS FOR THEIR MATERIALS APPLIED TO PARTITIONS. BEFORE ALLOWING DEFLECTIONS FROM MATERIALS IS LESS THAN DEFLECTION OF SCHEDULED PARTITION. STOP SPACING SHALL BE ADJUSTED TO COMPARE TO FROM MATERIALS DEFLECTION.
- ALLOWABLE DEFLECTION FOR ALL PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE IS 1/8" WIG.
- COUNTERTOP BRACKETS SHALL BE USED AT ALL OPEN WALLS. PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE SHALL BE ADJUSTED TO COMPARE TO FROM MATERIALS DEFLECTION.
- ALL PLAN DIMENSIONS ARE TO FACE OF ONE SIDES UNLESS NOTED AS TO OTHER FACE.
- PARTITION TYPES ARE CONTINUOUS ACROSS DOOR AND WINDOW OPENINGS AND AROUND CORNERS UNLESS NOTED OTHERWISE.

SECTION P1: ONE-PANELED ONE-SIDE RATING (OSR) PARTITION

HEAD: 8" O STRUCTURE, INS. TRACK, CERAMIC TILE, ADJACENT WALL TO FACE, INS. TRACK, SOFT CEILING.

PLAN: 3 1/2" INSULATION BATS, SOFT WIL. STD., (1) LAMBS 5/8" OSR IN SIDE.

SILL: INS. TRACK, ADJACENT WALL TO FACE, SOFT WIL. STD., (1) LAMBS 5/8" OSR IN SIDE, 1" O FLOOR STRUCTURE.

PARTITION TYPE	TRK. HESS.	STD. HESS.	MIN. STAKE SPACING	MAX. LAMING HEIGHT	NOTES	UL. NO.	PRE. RATING
P1	4 7/8"	3 5/8"	25GA	24"	-	-	-

SECTION P2: NON-INSULATED ONE-PARTITION

HEAD: 8" O STRUCTURE, INS. TRACK, CERAMIC TILE, ADJACENT WALL TO FACE, INS. TRACK, SOFT CEILING.

PLAN: 3 1/2" INSULATION BATS, SOFT WIL. STD., (1) LAMBS 5/8" OSR IN SIDE.

SILL: INS. TRACK, ADJACENT WALL TO FACE, SOFT WIL. STD., (1) LAMBS 5/8" OSR IN SIDE, 1" O FLOOR STRUCTURE.

PARTITION TYPE	TRK. HESS.	STD. HESS.	MIN. STAKE SPACING	MAX. LAMING HEIGHT	NOTES	UL. NO.	PRE. RATING
P2	4 7/8"	3 5/8"	25GA	24"	-	-	-

SECTION P3: ONE-PARTITION

HEAD: 8" O STRUCTURE, INS. TRACK, CERAMIC TILE, ADJACENT WALL TO FACE, INS. TRACK, SOFT CEILING.

PLAN: 3 1/2" INSULATION BATS, SOFT WIL. STD., (1) LAMBS 5/8" OSR IN SIDE.

SILL: INS. TRACK, ADJACENT WALL TO FACE, SOFT WIL. STD., (1) LAMBS 5/8" OSR IN SIDE, 1" O FLOOR STRUCTURE.

PARTITION TYPE	TRK. HESS.	STD. HESS.	MIN. STAKE SPACING	MAX. LAMING HEIGHT	NOTES	UL. NO.	PRE. RATING
P3	6"	2 1/2"	25GA	24"	-	-	-

FINISH SCHEDULE

TAG	DESCRIPTION	MANUFACTURER/SUPPLIER	MODEL	COLOR / FINISH	TYPE	COMMENTS	SUPPLIED BY OTHERS (ALL BY GC UNLESS NOTED)
FT-1	CERAMIC FLOOR TILE	TILEBAR	SEVILLE	OLYMPIA WHITE	24" x 24"	GROUT TBD	MATERIAL BY OWNER
FT-2	CERAMIC FLOOR TILE	TILEBAR	AVANTI NERO MARQUINA	BLACK	12" x 12" MOSAIC	GROUT TBD. PROVIDE MOCK-UP FOR APPROVAL	MATERIAL BY OWNER
FT-3	CERAMIC FLOOR TILE	MIKOCHU	ZULU	GRAPHITE	8" x 8"	GROUT TBD	MATERIAL BY OWNER
FT-4	NOT USED	-	-	-	-	-	-
QT-1	QUARRY FLOOR TILE	EXISTING TO REMAIN, REPAIR AS REQ. MATCH EXISTING	-	GRAY/TAUPE	6"X6"	SANDED EPOXY GROUT. color TBD	-
CT-1	CERAMIC WALL TILE	PORCELANOSA	LIME NERO VELLUTO	BLACK	23" x 59" FLUTED	GROUT TBD	MATERIAL BY OWNER
CT-2	CERAMIC WALL TILE	TILEBAR	AVANTI NERO MARQUINA	BLACK	12" x 12" MOSAIC	GROUT TBD	MATERIAL BY OWNER
CT-3	CERAMIC WALL TILE	FLOOR & DECOR	LIMESTONE COPACABANA-WAVE	TUMBLLED	12" x 13" MOSAIC	GROUT TBD	MATERIAL BY OWNER
CT-4	CERAMIC WALL TILE	TILEBAR	TREVINO CARVED TRAVERTINE	BEIGE, HONED	4" x 4"	GROUT TBD	MATERIAL BY OWNER
CT-5	CERAMIC WALL TILE	PORCELANOSA	GRAVITY ALUMINUM CUBIC	GOLD	12" x 12" MOSAIC	GROUT TBD	MATERIAL BY OWNER
MT-1	DECORATIVE MIRROR	ARCHITECTURAL GLASS	VENETIAN COMETA	-	-	OR APPROVED EQUAL	MATERIAL BY OWNER
WC-1	WALL PAPER	TBD	TBD	TBD	-	-	-
WC-2	WALL PAPER	TBD	TBD	TBD	-	-	-
TP-1	TEXTURED PAINT	JH WALL PAINTS	MINERAL PRIMER + LIME SLURRY + LIME WALL PAINT	TBD	-	PROVIDE 4"X4" MOCK-UP FOR APPROVAL	-
TP-2	TEXTURED PAINT	JH WALL PAINTS	MINERAL PRIMER + LIME SLURRY + LIME WALL PAINT	TBD	-	PROVIDE 4"X4" MOCK-UP FOR APPROVAL	-
TP-3	TEXTURED PAINT	JH WALL PAINTS	MINERAL PRIMER + LIME SLURRY + LIME WALL PAINT + MATT WALL SEALER.	TBD	-	PROVIDE 4"X4" MOCK-UP FOR APPROVAL	-
PNT-1	WALL PAINT	TBD	TBD	TBD	EGGSHELL	-	-
PNT-2	TRIM PAINT TYP	TBD	TBD	TBD	EGGSHELL	-	-
PNT-3	EXTERIOR PAINT	TBD	TBD	TBD	SATIN	-	-
BASE-1	1X8 WD BASE	-	RECTANGULAR PROFILE	PNT-2	-	-	-
BASE-2	CERAMIC TILE COVE BASE	TBD	TBD	TBD	COVE BASE	-	-
BASE-3	QUARRY TILE BASE	ETR	ETR	GRAY/TAUPE	-	MATCH EXISTING WHERE REQUIRED	-
ACT-1	2X2 ACOUSTIC CEILING TILE	EXISTING TO REMAIN, REPAIR AS REQ. MATCH EXISTING	-	BLACK	3/4" SQUARE EDGE	EXISTING GRID TO BE PAINTED BLACK	-
ACT-2	2X4 ACOUSTIC CEILING TILE	ETR	ETR	WHITE	3/4" SQUARE EDGE	EXISTING WIPABLE TILES	-
WBC-1	WD-2 DECORATIVE BOX BEAMS @ 30" O.C. W/ GM-1 FINISH BETWEEN	TBD	TBD	TBD	-	-	-
GM-1	REED MAT	FOREVER BAMBOO	-	-	-	TREAT W/ FIRE-RETARDANT TREATMENT	MATERIAL BY OWNER
GM-2	WOVEN GRASS MAT	FOREVER BAMBOO	LAJHALA MATTING	-	4" WIDE	TREAT W/ FIRE-RETARDANT TREATMENT	MATERIAL BY OWNER
WD-1	SOLID WOOD COUNTERTOP	TBD	TBD	TBD	-	-	-
WD-2	RECLAIMED, HAND-HEWN WOOD	TBD	TBD	TBD	-	-	-
WB-3	IPS SIDING	TBD	TBD	TBD	OIL BASED STAIN 1X4	PROVIDE HIDDEN CLIPS	-
FRP-1	CERAMIC REINFORCED PANEL	TBD	TBD	TBD	-	-	-
UP-1	UPHOLSTERY FABRICATION	TBD	TBD	TBD	-	-	-
UP-2	UPHOLSTERY FABRICATION	TBD	TBD	TBD	-	-	-

FINISH LOCATION SCHEDULE TO COMPLY WITH SECTION 02/05/2026

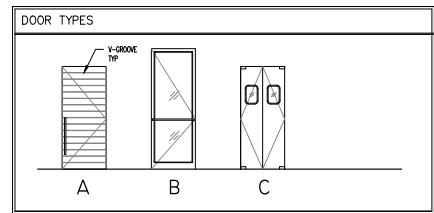
ROOM NAME	CEILING	WALLS	COMMENTS
100 VESTIBULE	FT-3	WBC-1	TP-1
101 DINING	FT-1, FT-2, FT-3	BASE-1	TP-1, CT-3, CT-4, WC-1
102A BAR SEATING	FT-1, FT-2	BASE-1	TP-1, WC-2
102B BACKBAR	QT-1	WBC-2	TP-1, TP-2, CT-2, MT-1
103 DISH AREA	QT-1	ETR	-
104A KITCHEN	QT-1	ETR	-
104B FOOD PREP AREA	QT-1	ETR	-
105 WALK-IN FRIDGE	ETR	ETR	-
106 OFFICE	ETR	ETR	-
107 MEN'S RESTROOM	FT-3	ACT-1	SEE INTERIOR ELEVATIONS
108 WOMEN'S RESTROOM	FT-3	BASE-2	SEE INTERIOR ELEVATIONS

DOOR SCHEDULE

TAG	DOOR MATERIAL	TYPE	SIZE (W x H)	THICKNESS	FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	COMMENTS
100	SOLID WOOD	A	(2) 3'-0" x 7'-0" V.I.F.	1 3/4"	MAHOGANY W/ SEALER	ETR	ETR	#100	DOOR TO BE INSTALLED IN EXISTING STOREFRONT FRAMING
101	ALUMINUM / GLASS	B	3'-0" x 8'-2 1/2" V.I.F.	-	-	ALUM	BLK	#101	-
102	ALUMINUM	C	(2) 1'-0" x 7'-0" V.I.F.	1"	ETR	NA	NA	ETR	EXISTING DOOR TO BE SALVAGED AND RELOCATED

DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	NOTES
#100	EXIT HANDLES, CUSTOM DOOR PULLS, PUSHBAR, CLOSER, GLASS PULL, GLASS PULL, METAL THRESHOLD, ADA, SURFACE VERT. ROOF EXIT DEVICE	CUSTOM DOOR PULLS SUPPLIED BY OWNER
#101		



Finn & Fire Restaurant
111 N Pitt Street
Alexandria, VA 22314

JMc Architects
421 Earl Street
Alexandria, Virginia 22314
703 598 5623 phone

Gill Engineering
3930 Pender Dr, Suite 270
Fairfax, VA 22030
703 688 2049 phone

Singer EVI
3881 Ten Oaks Road Suite 2C
Glennel, MD 21737
410 489 0286 phone

Construction drawings submitted shall be in full conformity with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute an endorsement, modification or amendment of any drawings, conditions or annotations to such plans unless they are specifically identified by the applicant and approved by staff.

No. Revision: Date:



Sheet Title:
ARCHITECTURAL SCHEDULES & PARTITION TYPES
Drawn By: SBM Checked By: SBM
Project No.: 25-004 Date: December 02, 2025
SHEET NO.

A015

Finn & Fire Restaurant

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No. Revision: Date:



Sheet Title:

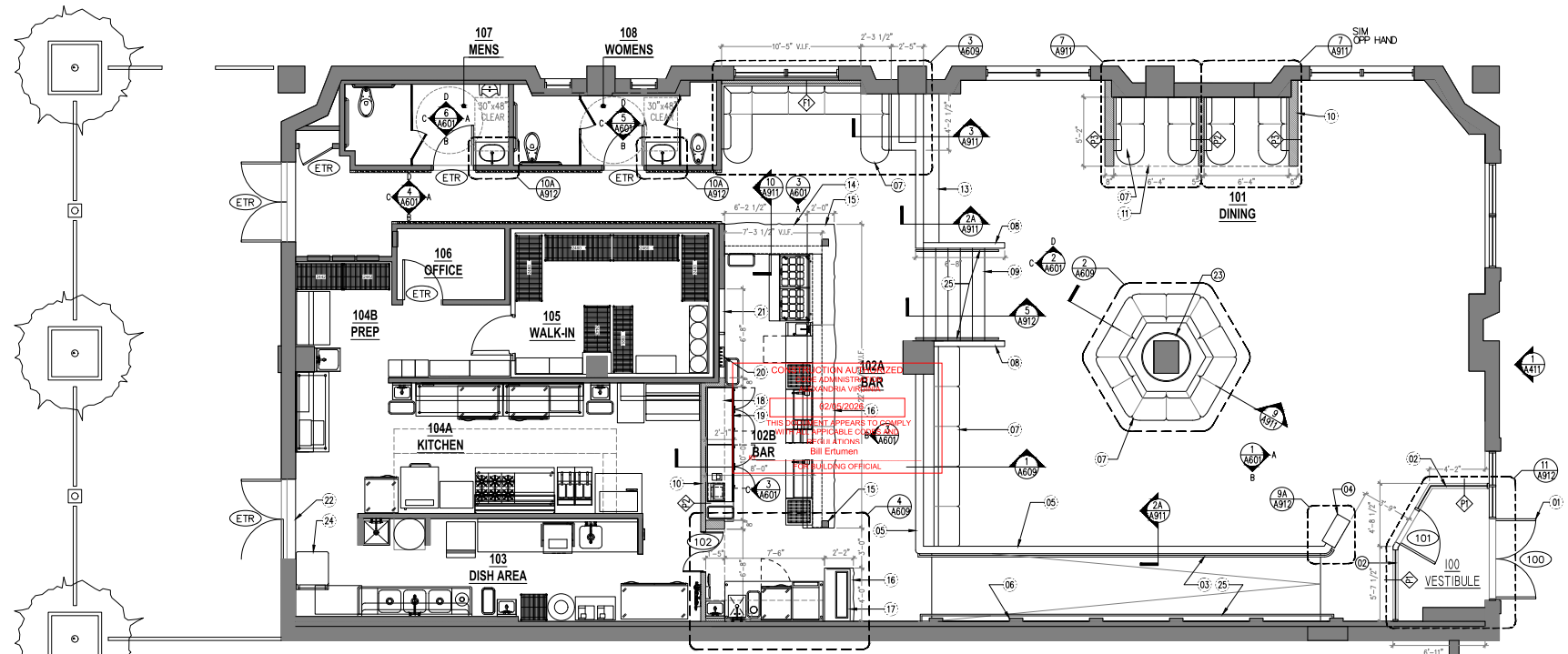
FLOOR PLAN

Drawn By: SSM Checked by:

Project No.: 25-094 Date: December 02, 2025

SHEET NO.

A201



1 FLOOR PLAN
A201 1/4" = 1'-0"

- FLOOR PLAN GENERAL NOTES:**
- 01: APPLY COARSE-TEXTURED PAINT TO SIMULATE STUCCO LOOK AT ALL WALLS IN FRONT-OF-HOUSE UNLESS NOTED OTHERWISE
 - 02: NEW CERAMIC AND STONE TILE THROUGHOUT FRONT-OF-HOUSE SPACES. SEE FLOOR FINISH PLAN
 - 03: SEE FOOD SERVICE DRAWINGS FOR ALL KITCHEN AND BAR EQUIPMENT

- FLOOR PLAN KEYED NOTES:**
- 01: SCHEDULED WOOD DOORS WITH SURFACE-MOUNTED PANIC HARDWARE AND DECORATIVE BAR PULL AT EXTERIOR
 - 02: ALUMINUM FRAMED INTERIOR STOREFRONT GLAZING W/ BUTT-JOINTED SILICONE VERTICAL JOINTS
 - 03: STEEL HANDRAIL. SEE DETAIL 2A/A911.
 - 04: BUILT-IN HOST STAND WITH SOLID WOOD TOP
 - 05: 42" HIGH KNEE WALL FRAMED AROUND EXISTING METAL RAILING W/ RADIUS CORNERS AND FAUX-STUCCO FINISH
 - 06: BUILD DECORATIVE ARCH BETWEEN PIERS. SEE INTERIOR ELEVATIONS.
 - 07: BUILT-IN BANQUETTE SEATING W/ FABRIC SEAT AND BACK AND STAINED WOOD FINISHES
 - 08: 42" HIGH KNEE WALL W/ RADIUS CORNERS AND FAUX-STUCCO FINISH
 - 09: REFRESH EXISTING STAR W/ STAINED WOOD TREAD & RISER, SCHEDULED LED LIGHTING & CERAMIC TILE TOE KICK
 - 10: SCHEDULED PARTITION WALL
 - 11: ARCHED DRYWALL CEILING AT SEATING NICHE W/ SCH/D FINISH SEE ELEVATIONS

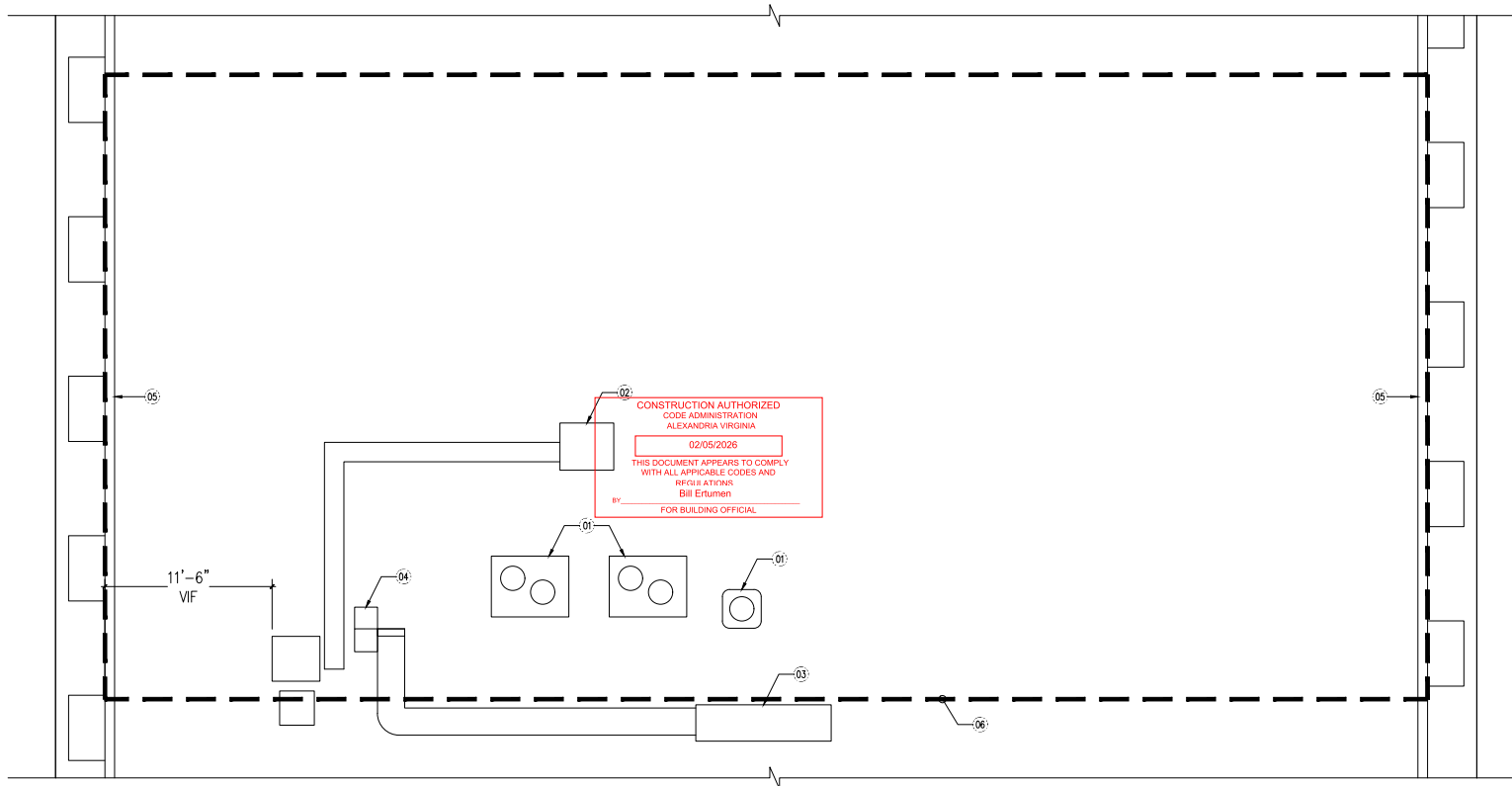
- 12: SOLID WOOD 2" THICK DRINK RAIL COUNTER WITH 'LIVE' EDGE AT FRONT
- 13: DECORATIVE WALL SCULPTURE BY OWNER
- 14: SOLID WOOD 2" THICK ADA-HEIGHT BAR COUNTER WITH 'LIVE' EDGE AT FRONT
- 15: DECORATIVE WOOD POST OF RECLAIMED LUMBER
- 16: SOLID WOOD 2" THICK 42" HIGH BAR COUNTER WITH 'LIVE' EDGE AT FRONT
- 17: GLASS SNEEZE-GUARD AT OYSTER DISPLAY
- 18: SOLID WOOD 2" THICK SHELVES ABOVE IN DECORATIVE ARCHED NICHE 12" DEEP. SEE INTERIOR ELEVATIONS.
- 19: SOLID WOOD 2" THICK BACKBAR COUNTER
- 20: WALL-MOUNTED BEER TAPS
- 21: SOLID WOOD 2" THICK SHELVES ABOVE IN DECORATIVE ARCHED NICHE 4" DEEP. SEE INTERIOR ELEVATIONS.
- 22: AIR CURTAIN ABOVE DOOR
- 23: 3'-8" # GLASS-FIBER REINFORCED (GRG) GYPSUM COLUMN COVER. SEE SECTION DETAIL.
- 24: 95 GAL LEAK-PROOF TRASH TOTE. NOTE THAT THE TOTE IS SHOWN DOCKING IN FRONT OF THE INACTIVE LEAF OF THE DOOR. DUMPSTER TO BE LOCATED IN THE PARKING GARAGE BELOW.
- 25: EXISTING STEEL HANDRAIL TO REMAIN.

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1 ROOF PLAN
A202 1/4" = 1'-0"

ROOF PLAN GENERAL NOTES:

- 01: ALL EQUIPMENT AND DUCTWORK SHOWN IS EXISTING TO REMAIN
- 02: SEE M103 FOR ADDITIONAL INFORMATION

ROOF PLAN KEYED NOTES:

- 01: EXISTING A/C CONDENSER TO REMAIN
- 02: EXISTING KITCHEN EXHAUST FAN TO REMAIN
- 03: EXISTING MAKE-UP AIR UNIT TO REMAIN
- 04: EXISTING RESTROOM EXHAUST COMING
- 05: EXISTING ROOF PARAPET
- 06: PROJECT AREA BELOW

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No.: Revision: Date:

SEAL:



Sheet Title:

EXISTING ROOF PLAN

Drawn By: SBM Checked by:

Project No.: 25-004 Date: December 02, 2025

SHEET NO.

A202

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No. Revision: Date:

SEAL:



Sheet Title:

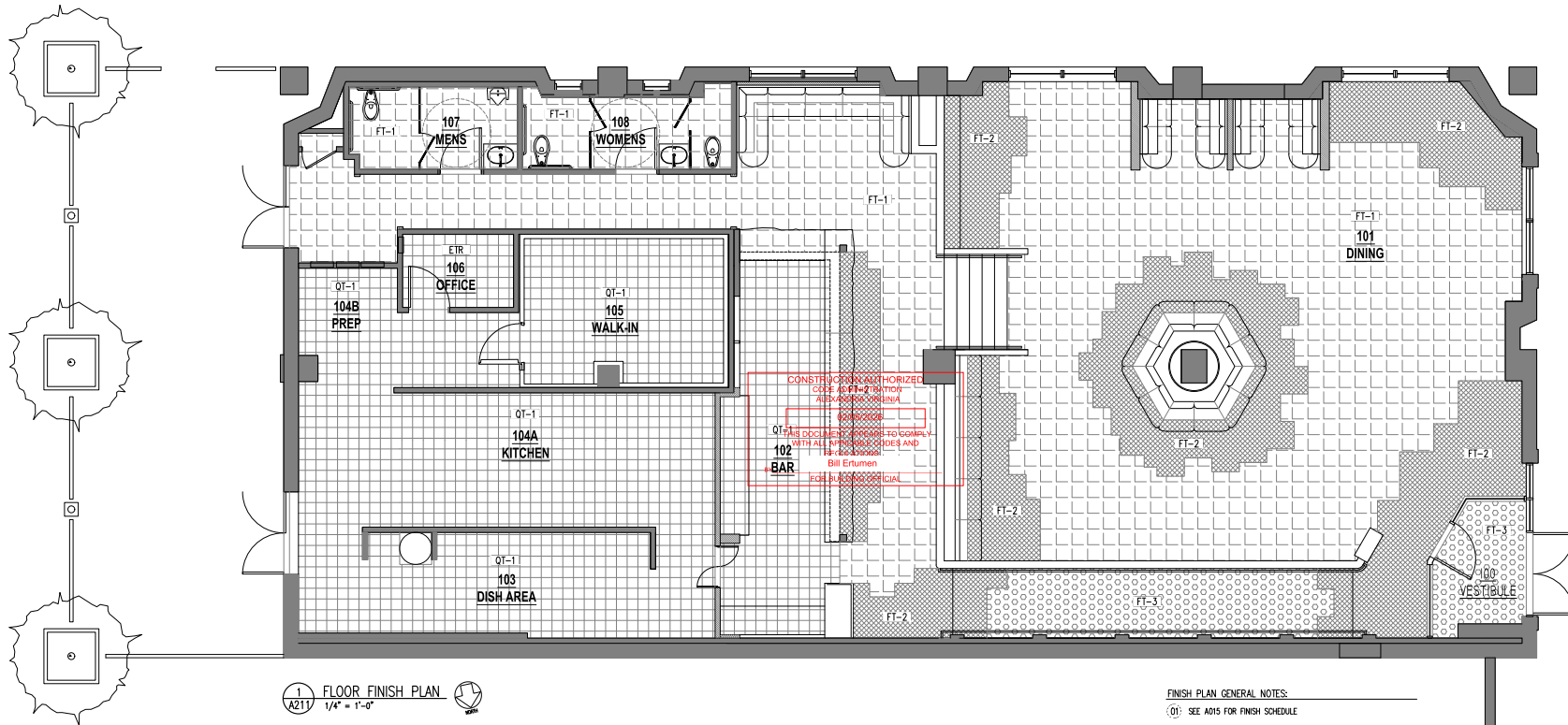
FLOOR FINISH PLAN

Drawn By: SBM Checked by:

Project No.: 25-004 Date: December 02, 2025

SHEET NO.

A211



1 FLOOR FINISH PLAN
A211
1/4" = 1'-0"

LEGEND

	FT-1
	FT-2
	FT-3
	QT-1

FINISH PLAN GENERAL NOTES:
(01) SEE A015 FOR FINISH SCHEDULE

CONSTRUCTION AUTHORIZED
CODE AD-PT-2 FINISH
ALUMINUM WINDOW
CONTRACTOR:
THIS DOCUMENT PROVIDES TO COMPLETE
WITH ALL SPECIFICATIONS AND
ORDER SHEET
Bill Ertumen
FOR BUILDING OFFICIAL

Finn & Fire Restaurant

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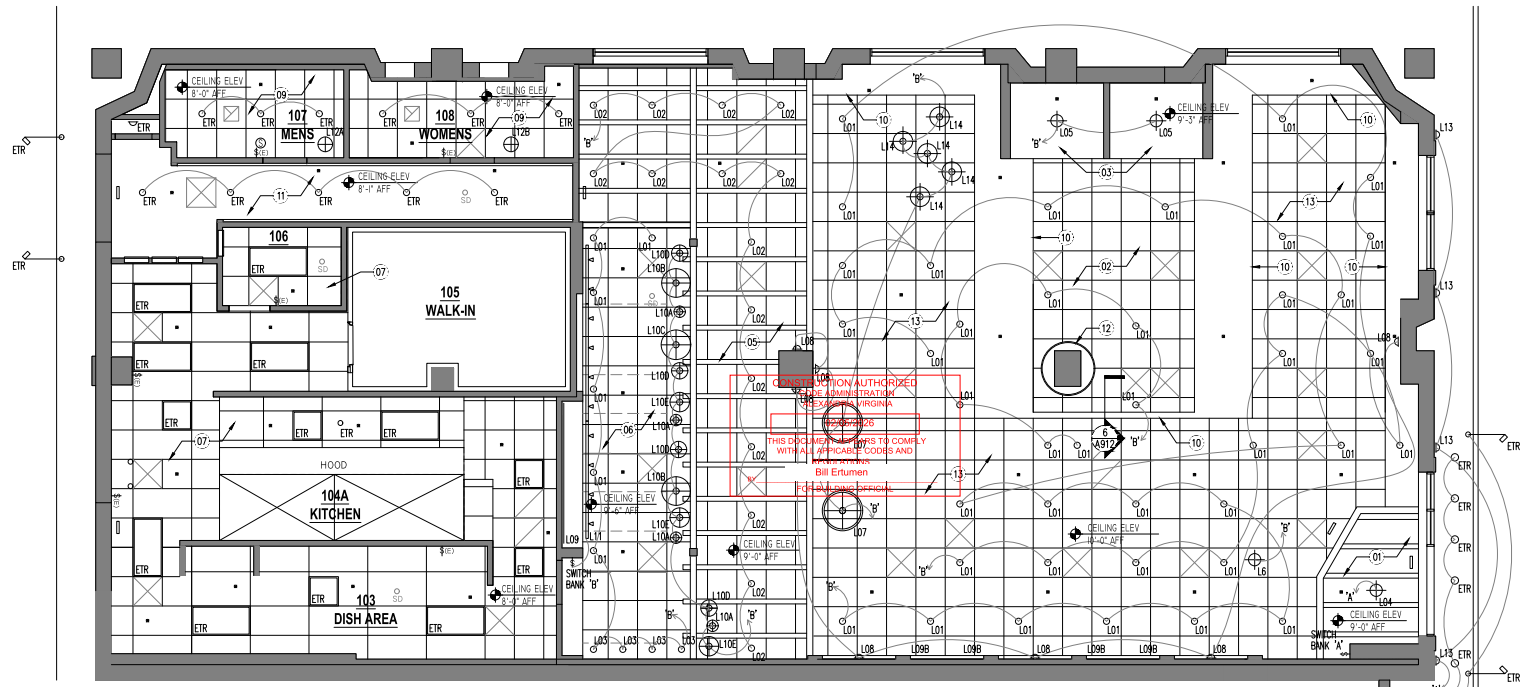
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1 A301 PROPOSED REFLECTED CEILING PLAN 1/4" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES:
(01) SEE ALSO E105 FOR LIGHT FIXTURE SCHEDULE

- REFLECTED CEILING PLAN KEYED NOTES:
- (01) RECLAIMED HAND-HEWN 6X6 BOX BEAMS @ 30" O.C. ON DRYWALL CEILING W/ DECORATIVE WOVEN GRASS MATS BETWEEN BEAMS
 - (02) ACT-1 CEILING W/ DECORATIVE TREATMENT. SEE DETAIL 6/A912.
 - (03) FRAMED ARCHED DRYWALL CEILING AT EACH NICHE TO RECEIVE WALL COVERING.
 - (04) DRYWALL CEILING FEATURE
 - (05) ACT-1 CEILING W/ DECORATIVE TREATMENT. SEE DETAIL 6/A912 & 1/A609.
 - (06) ACT-1 CEILING W/ DECORATIVE TREATMENT. SEE DETAIL 7/A912. DRAPED WOVEN GRASS MATS TO BE COORDINATED W/ SPRINKLERS, LIGHTS, & DIFFUSERS SEE 1/A609.
 - (07) EXISTING ACT-2 CEILING TO REMAIN.
 - (08) NOT USED.
 - (09) PAINT EXISTING CEILING GRID BLACK AND REINSTALL EXISTING CEILING TILES.
 - (10) EXISTING DRYWALL BULKHEAD TO RECEIVE TP-1 PAINT.
 - (11) DRYWALL BOARD CEILING TO RECEIVE WALL COVERING.
 - (12) GLASS-FIBER REINFORCED (GRC) GYPSUM COLUMN COVER.
 - (13) ACT-1 CEILING. PATCH CEILING W/ MATCHING MATERIAL WHERE BULKHEADS REMOVED.

No.	Revision	Date



Sheet Title:
PROPOSED RCP

Drawn By: SBM Checked by: SBM
Project No.: 25-004 Date: December 02, 2025
SHEET NO.

A301

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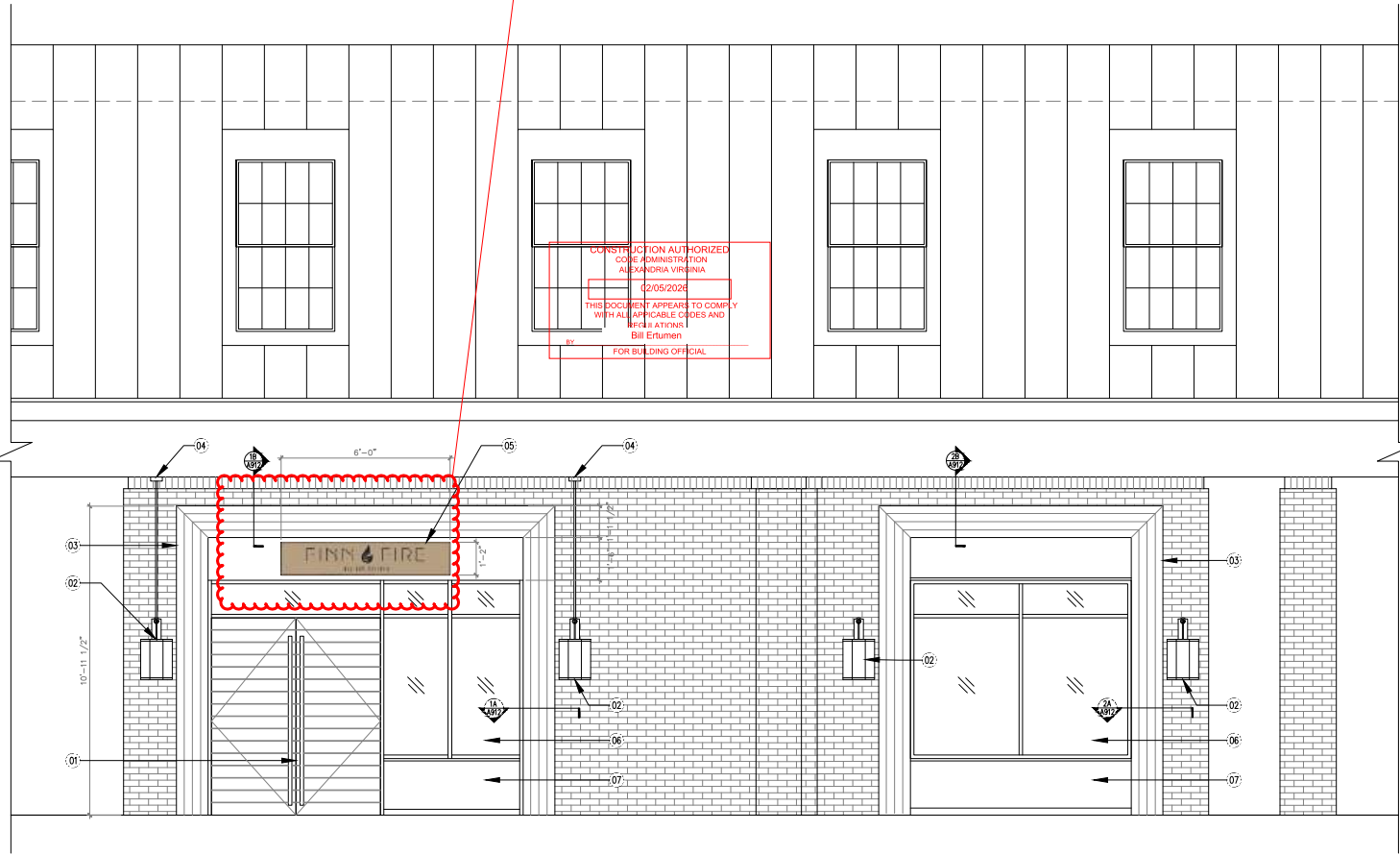
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Not in scope of work and requires a separate sign permit.

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/05/2025
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS.
BY: Bill Ertumen
FOR BUILDING OFFICIAL

- KEYED NOTES:
- 01: NEW WOOD ENTRY DOORS
 - 02: NEW DECORATIVE SCENCE LIGHT
 - 03: NEW WOOD SURROUND BUILT OVER EXISTING METAL SURROUND
 - 04: EXISTING SIGN LIGHT TO REMAIN
 - 05: NEW PLAQUE SIGN BY OTHERS (7.0 SF) SEPARATE SIGN PERMIT BY OTHERS
 - 06: EXISTING GLAZING TO REMAIN
 - 07: NEW FLAT METAL PANEL



1 A411 EXTERIOR STOREFRONT ELEVATION
1/2" = 1'-0"

No.: Revision: Date:



Sheet Title:

EXTERIOR
ELEVATION

Drawn By: SBM Checked by:
Project No.: 25-004 Date: December 02, 2025
SHEET NO.

A411

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No. Revision: Date:

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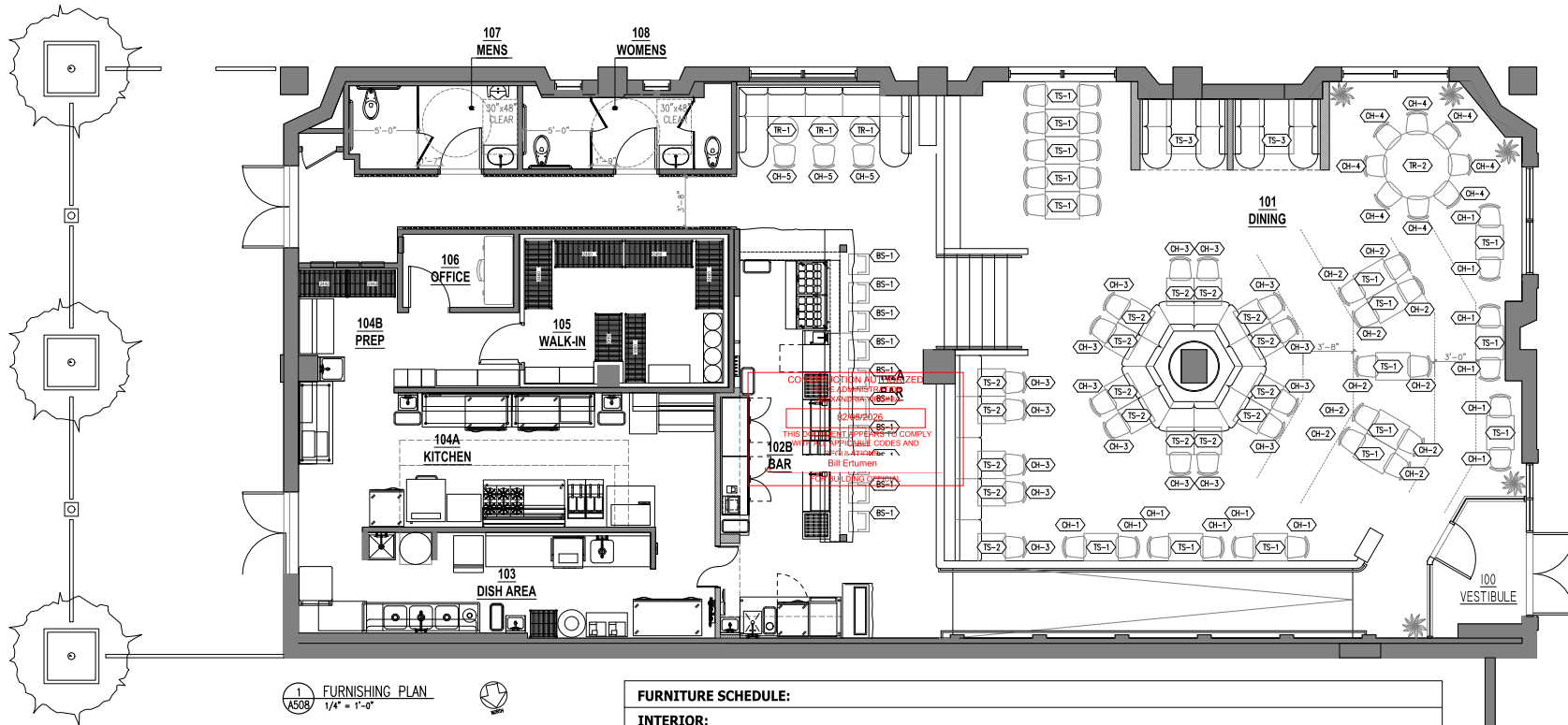
Sheet Title:

FURNISHING PLAN

Drawn By: SBM Checked by:

Project No.: 25-004 Date: December 02, 2025

SHEET NO.



1 FURNISHING PLAN
A508 1/4" = 1'-0"

SEAT COUNT:	
INTERIOR	101
EXTERIOR	0
TOTAL	101

FURNITURE SCHEDULE:

INTERIOR:		
TAG	SIZE	COUNT
CH-1		12
CH-2		20
CH-3		17
CH-4		8
CH-5		3
TS-1	24"X30"	16
TS-2	24"X24"	17
TS-3	30"X48"	2
TR-1	30" DIA	2
TR-2	60" DIA	1
BS-1		10

A508

Finn & Fire Restaurant

111 N Pitt Street
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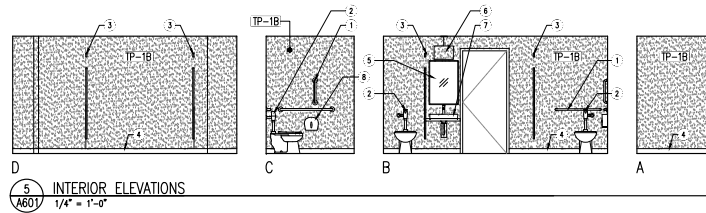
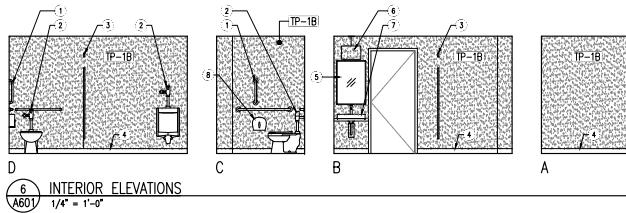
421 Earl Street
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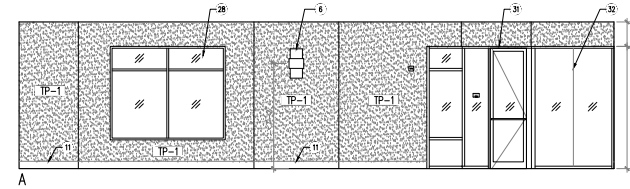
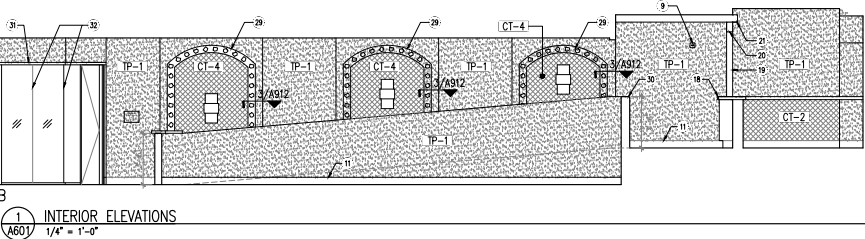
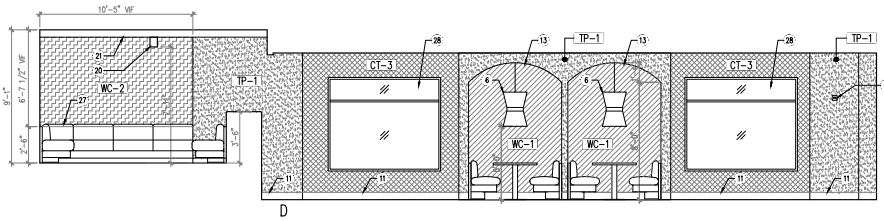
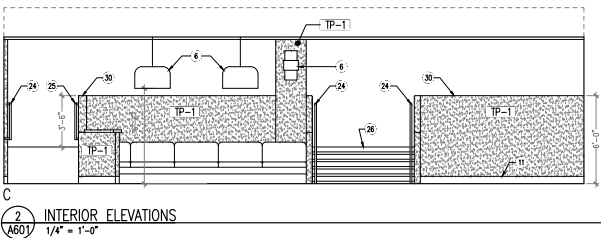
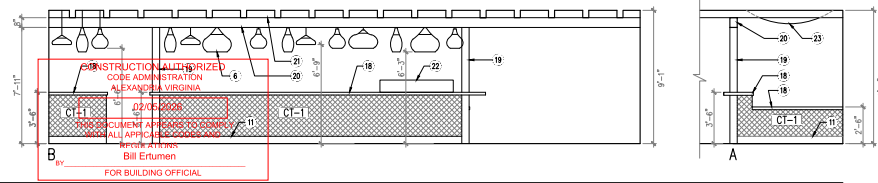
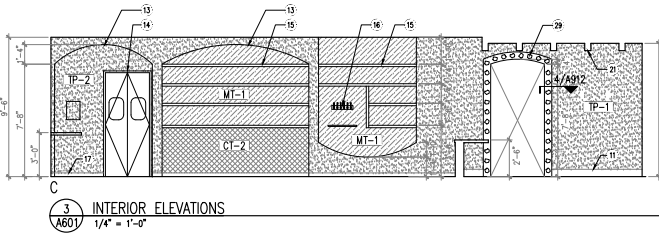
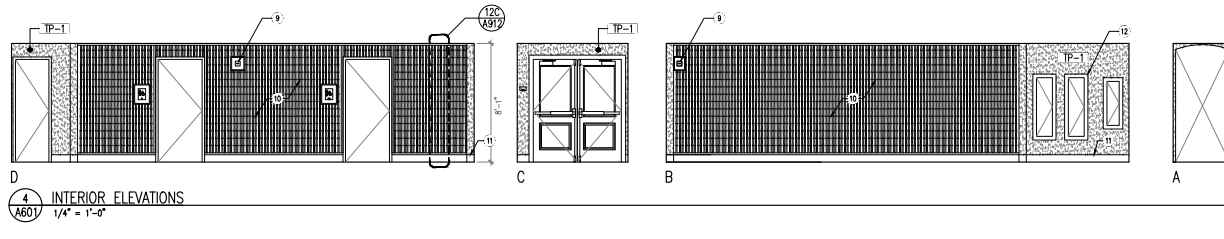
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ELEVATION KEYED NOTES:

- 01 EXISTING GRAB BARS TO REMAIN TYP
- 02 EXISTING FIXTURE TO REMAIN
- 03 EXISTING WOOD TOILET PARTITION
- 04 BASE-2 TYP
- 05 MIRROR BY OWNER
- 06 SOLID LIGHT FIXTURE TYP
- 07 SOLID VESSEL SINK BORN ON 2" NO-1 COUNTER
- 08 EXISTING ACCESSORY TO REMAIN TYP
- 09 EMERGENCY LIGHT SEE ELECTRICAL
- 10 FIRE-RETARDANT TREATED BAMBOO. SEE DETAIL 12/ABR2.
- 11 BASE-1 TYP
- 12 EXISTING ELECTRICAL PANEL TYP
- 13 ORIGINAL ARCHED BURNHEAD
- 14 EXISTING HYDRON DOOR TO BE RE-INSTALLED AS SHOWN
- 15 2" SOLID W/ SHIEL W/ CONCEALED BRACKETS
- 16 REAR TAPS. SEE FOOD SERVICE DRAWINGS.
- 17 BASE-3 TYP
- 18 FRAMED PARTITION WALL W/ GEOMETRIC ARCHES ABOVE GLAZING. SEE INTERIOR ELEVATIONS
- 19 DECORATIVE ONE POST W/ CT-4 FINISH
- 20 BASE-3 TYP
- 21 60# REINFORCED WOOD BOYS BEAM @ 30" OC TYP
- 22 SOLID SINK COOLER. SEE FOOD SERVICE DRAWINGS
- 23 DM-2 FIRE-TREATED GRASS MAT TYP
- 24 EXISTING STEEL HANDRAIL PAINT.
- 25 NEW STEEL HANDRAIL. PAINT.
- 26 WOOD STAIR TREAD TYP. SEE DETAIL.
- 27 CUSTOM BAMBOOTE SEATING. SEE DETAIL.
- 28 EXISTING WINDOW
- 29 DECORATIVE OPENING SURROUND TYP. SEE DETAIL.
- 30 42" HIGH KNEE WALL. SEE DETAIL.
- 31 ALUMINUM-FRAMED GLAZING. SEE DETAIL.
- 32 BUTT-JOINTED SKIVING JOINT



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CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA, VIRGINIA
THIS DOCUMENT APPEARS TO CONFORM WITH ALL APPLICABLE CODES AND REGULATIONS.
Bill Ertumen
FOR BUILDING OFFICIAL

No. : Revision: Date:



Sheet Title:
INTERIOR ELEVATIONS

Drawn By: SBM Checked by:
Project No.: 25-004 Date: December 02, 2025
SHEET NO.

A601

Finn & Fire Restaurant

111 N Pitt Street
Alexandria, VA 22314

JMc Architects

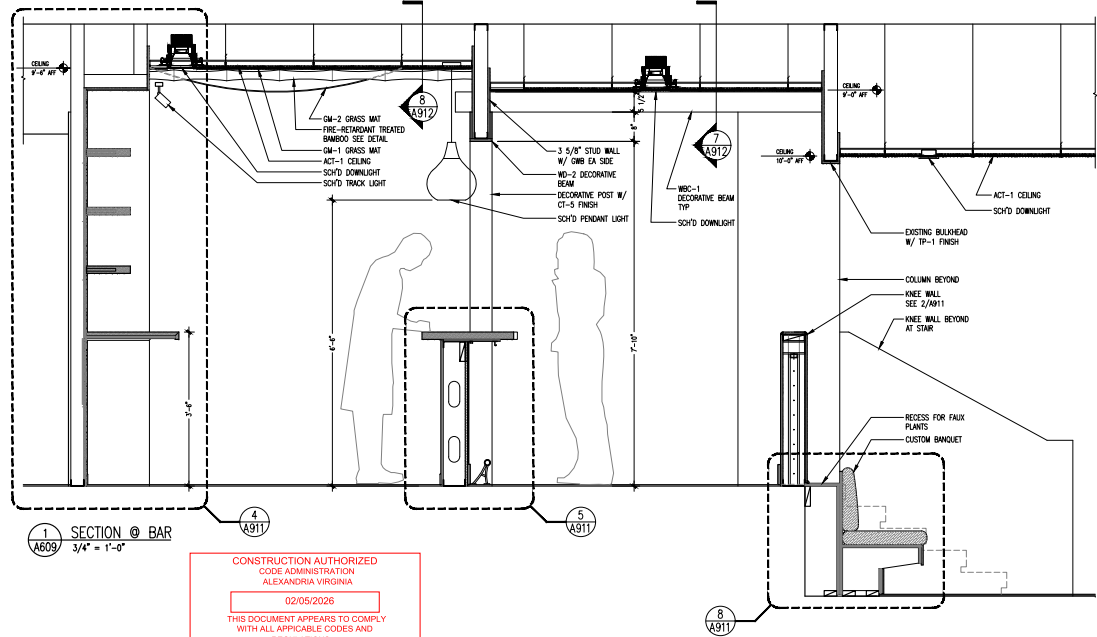
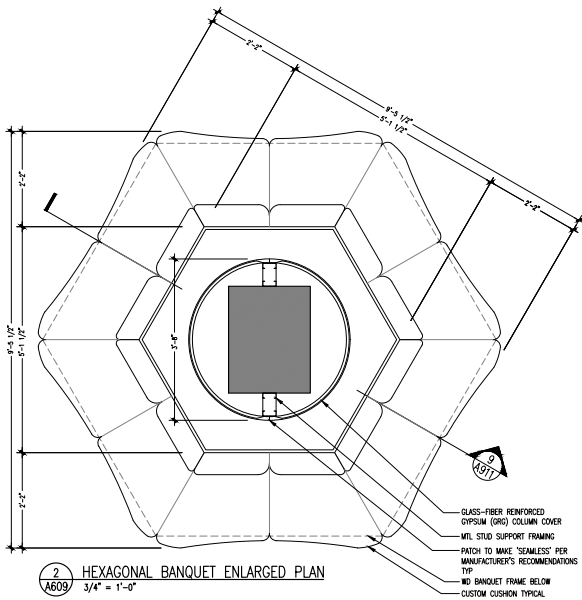
421 Earl Street
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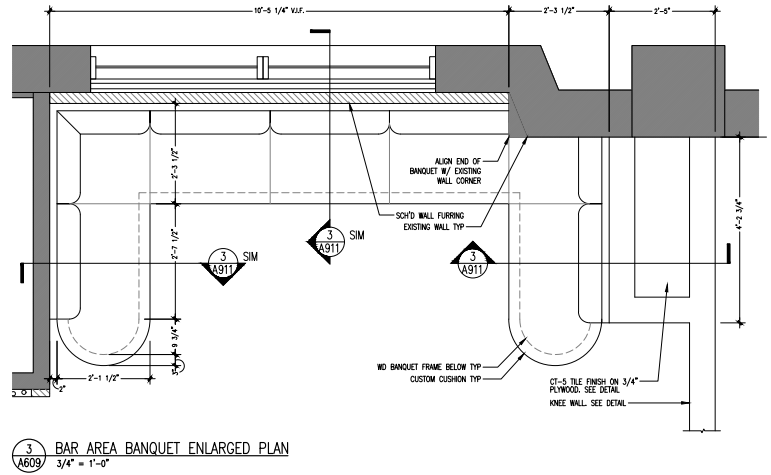
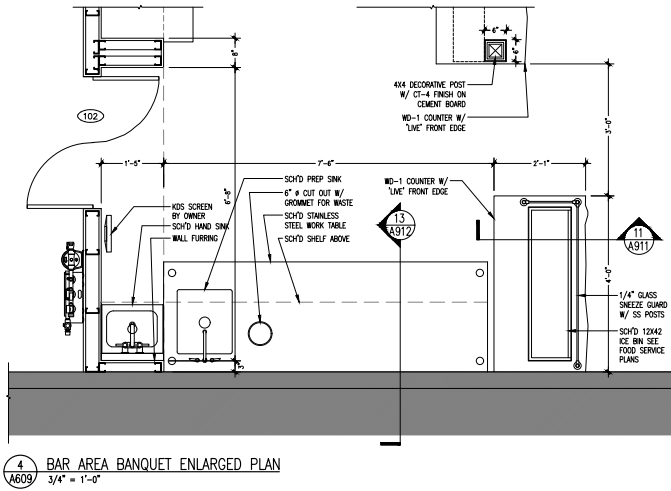
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

02/05/2026

THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS

BY: **Bill Ertumen**
FOR BUILDING OFFICIAL

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No. Revision: _____ Date: _____



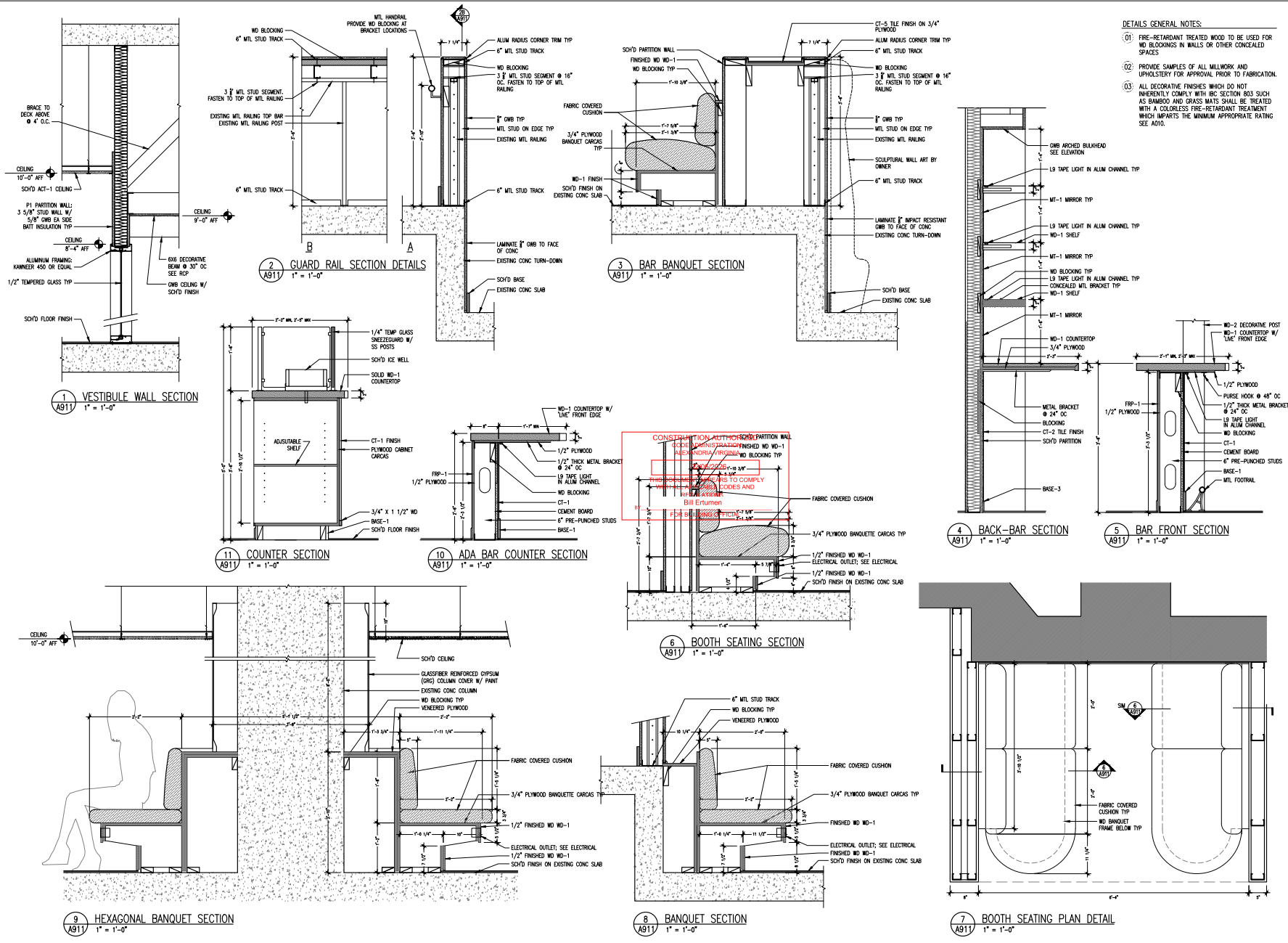
Sheet Title:

ENLARGED SECTIONS & PLANS

Drawn By: SBM Checked by: _____
Project No.: 25-004 Date: December 02, 2025
SHEET NO.

A609

- DETAILS GENERAL NOTES:**
- 01 FIRE-RETARDANT TREATED WOOD TO BE USED FOR WOOD BLOCKINGS IN WALLS OR OTHER CONCEALED SPACES
 - 02 PROVIDE SAMPLES OF ALL MILLWORK AND UPHOLSTERY FOR APPROVAL PRIOR TO FABRICATION.
 - 03 ALL DECORATIVE FINISHES WHICH DO NOT INHERENTLY COMPLY WITH IBC SECTION 803 SUCH AS BAMBOO AND GRASS MATS SHALL BE TREATED WITH A COLORLESS FIRE-RETARDANT TREATMENT WHICH IMPARTS THE MINIMUM APPROPRIATE RATING SEE ADD.



Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute an endorsement, certification or approval of such. There are no other conditions or approvals required by the applicant and approved by staff.

No. Revision: Date:

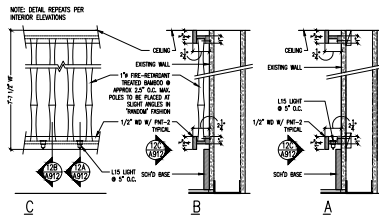


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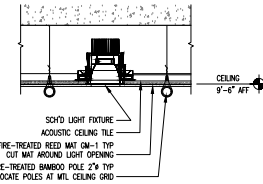
Drawn By: SSM Checked by: SSM
 Project No.: 25-004 Date: December 02, 2025
 SHEET NO.

DETAILS GENERAL NOTES:

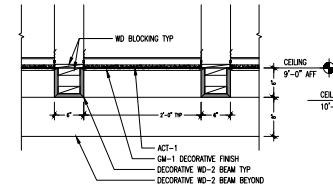
- 01: FIRE-RETARDANT TREATED WOOD TO BE USED FOR MD BLOCKINGS IN WALLS OR OTHER CONCEALED SPACES
- 02: PROVIDE SAMPLES OF ALL MILLWORK AND UPHOLSTERY FOR APPROVAL PRIOR TO FABRICATION.
- 03: ALL DECORATIVE FINISHES WHICH DO NOT INHERENTLY COMPLY WITH IRC SECTION 803 SUCH AS BAMBOO AND GRASS MATS SHALL BE TREATED WITH A COLORLESS FIRE-RETARDANT TREATMENT WHICH IMPARTS THE MINIMUM APPROPRIATE RATING. SEE NOTE.



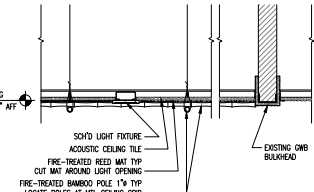
12 **DECORATIVE BAMBOO WALL TYPICAL DETAILS**
1 1/2" = 1'-0"



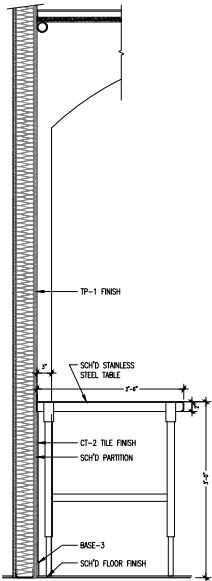
8 **DECORATIVE CEILING SECTION DETAIL**
1" = 1'-0"



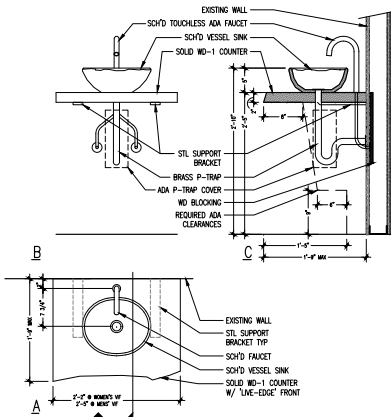
7 **DECORATIVE CEILING SECTION DETAIL**
1" = 1'-0"



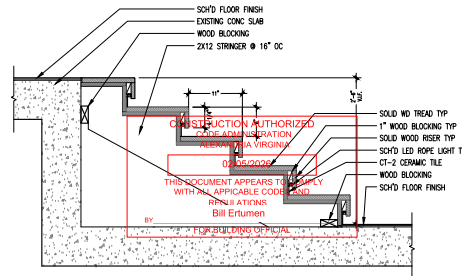
6 **DECORATIVE CEILING SECTION DETAIL**
1" = 1'-0"



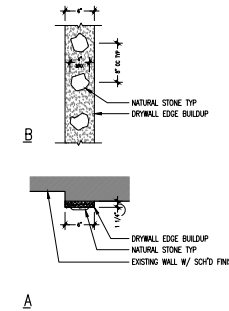
13 **COUNTER DETAIL**
1" = 1'-0"



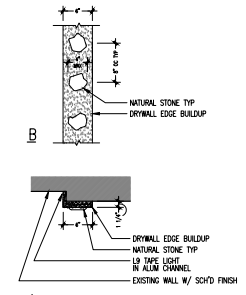
10 **LAVATORY DETAILS**
1" = 1'-0"



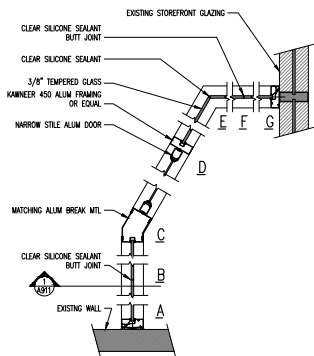
5 **STEPS SECTION**
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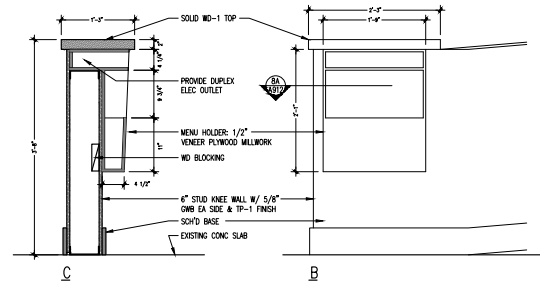
4 **INTERIOR JAMB BUILDUP DETAILS**
1" = 1'-0"



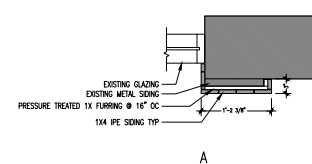
3 **INTERIOR JAMB BUILDUP DETAILS**
1" = 1'-0"



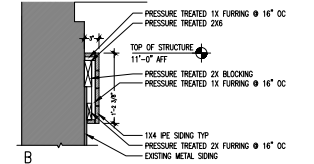
11 **VESTIBULE GLAZING DETAILS**
1" = 1'-0"



9 **HOST STAND DETAILS**
1" = 1'-0"



2 **EXTERIOR DETAILS**
1" = 1'-0"



1 **EXTERIOR DETAILS**
1" = 1'-0"

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Alexandria, VA 22314

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703 598 5623 phone

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Fairfax, VA 22030
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Singer EVI
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Glenelg, MD 21737
410 489 0286 phone

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning Department of a building permit does not constitute an endorsement, certification or approval by any of these entities and are specifically obtained by the applicant and approved by staff.

No.: Revision: Date:



Sheet Title:

DETAILS

Drawn By: SBM Checked by: SBM
Project No.: 25-004 Date: December 02, 2025
SHEET NO.

A912

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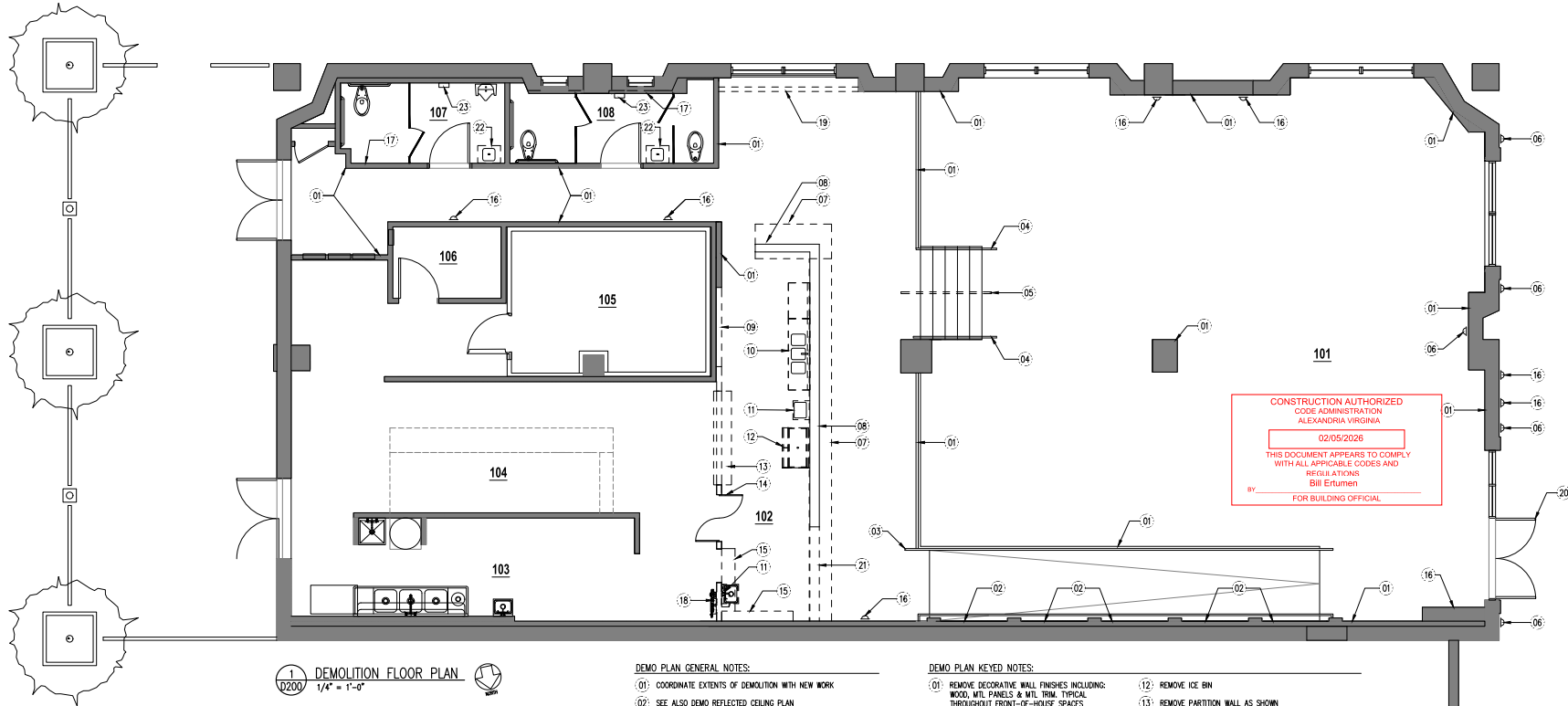
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/05/2026
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS
BY Bill Ertumen
FOR BUILDING OFFICIAL

No. Revision: Date:



Sheet Title:
DEMOLITION FLOOR PLAN

Drawn By: SBM Checked by:
Project No.: 25-004 Date: December 02, 2025
SHEET NO.



- DEMOLITION FLOOR PLAN**
1/4" = 1'-0"
- DEMOLITION GENERAL NOTES:**
- 01: COORDINATE EXTENTS OF DEMOLITION WITH NEW WORK
 - 02: SEE ALSO DEMO REFLECTED CEILING PLAN
 - 03: SEE ALSO MECHANICAL, ELECTRICAL AND PLUMBING DEMO PLANS

- DEMOLITION KEYED NOTES:**
- 01: REMOVE DECORATIVE WALL FINISHES INCLUDING WOOD, MTL PANELS & MTL TRIM, TYPICAL THROUGHOUT FRONT-OF-HOUSE SPACES
 - 02: REMOVE DECORATIVE CANDLE LIGHTS
 - 03: REMOVE MTL HANDRAIL EXTENSION
 - 04: REMOVE SS CABLES, HANDRAIL TO REMAIN.
 - 05: REMOVE CENTER HANDRAIL
 - 06: EXISTING LIGHT FIXTURE TO BE REMOVED, JUNCTION BOX TO REMAIN FOR NEW FIXTURE.
 - 07: REMOVE COUNTERTOP & DRINK RAIL
 - 08: REMOVE TILE FINISHES AT BAR
 - 09: REMOVE WINE-DISPLAY SHELVES
 - 10: REMOVE 3-COMPARTMENT SINK
 - 11: REMOVE EXISTING SINK
 - 12: REMOVE ICE BIN
 - 13: REMOVE PARTITION WALL AS SHOWN INCLUDING "PASS-THROUGH"
 - 14: KITCHEN DOORS TO BE SALVAGED FOR RE-USE
 - 15: SHELING TO BE REMOVED
 - 16: EXISTING LIGHT TO BE REMOVED
 - 17: WALL TILE TO BE REMOVED TYPICAL THROUGHOUT RESTROOM
 - 18: WATER FILTER TO BE SALVAGED FOR RE-USE
 - 19: REMOVE PARTITION WALL, RE-ROUTE INFRASTRUCTURE INSIDE THE PARTITION AS REQUIRED.
 - 20: DOORS TO BE REPLACED
 - 21: REMOVE PORTION OF KNEE WALL
 - 22: EXISTING SINK AND FAUCET TO BE REPLACED
 - 23: ELECTRIC HAND DRYER TO BE REMOVED

D200

Finn & Fire Restaurant

111 N Pitt Street
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JMc Architects

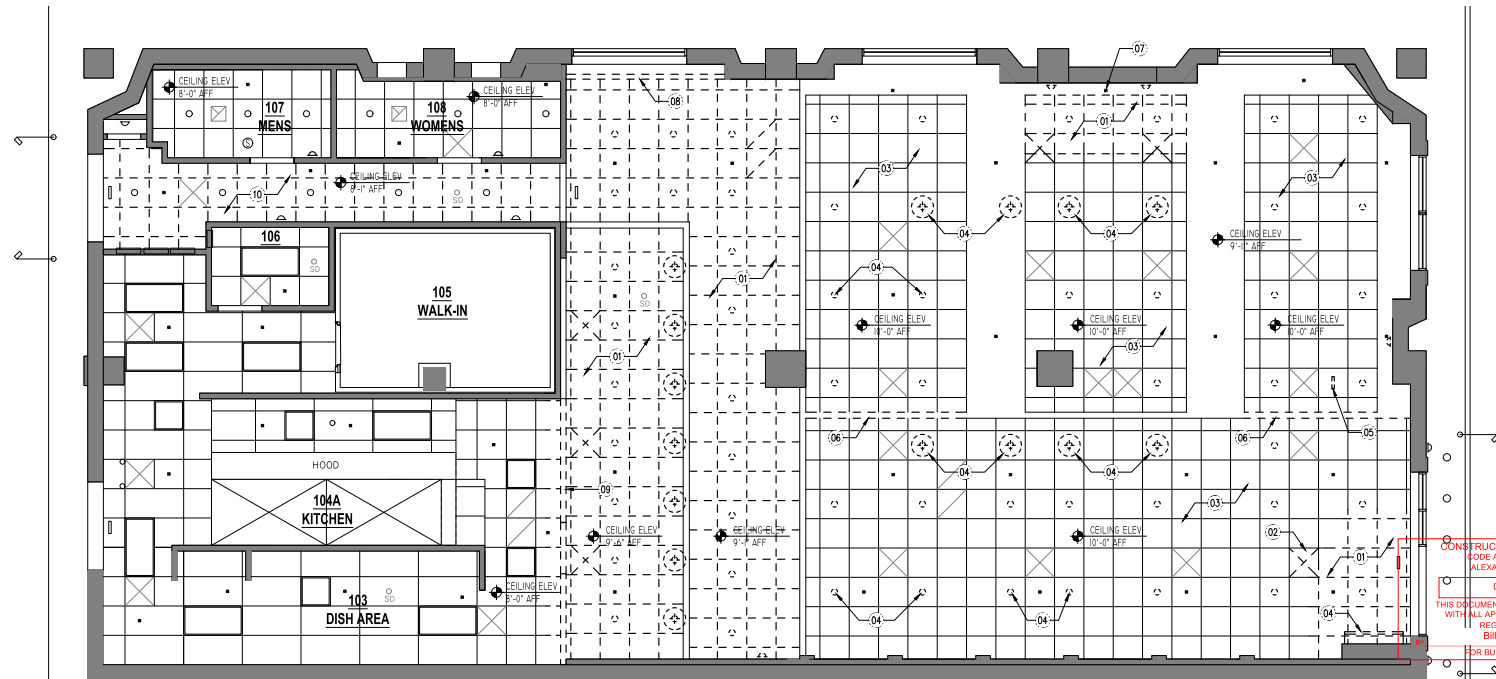
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1
D300
DEMOLITION REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN KEYED NOTES:

- 01: EXISTING CEILING TO BE REMOVED; INCLUDING LIGHT FIXTURES, DIFFUSERS.
- 02: EXISTING DIFFUSER TO BE REMOVED.
- 03: EXISTING CEILING TO REMAIN EXCEPT DECORATIVE METAL MESH TO BE REMOVED. OTHER ITEMS IN CEILING TO BE REMOVED AS NOTED.
- 04: LIGHT FIXTURE TO BE REMOVED. TYPICAL THROUGHOUT FRONT-OF-HOUSE SPACES UNLESS NOTED OTHERWISE.
- 05: EXISTING EXIT SIGN TO BE RELOCATED.
- 06: REMOVE PORTION OF BULKHEAD AS SHOWN AND REPAIR CEILING GRID PER NEW WORK PLAN
- 07: EXISTING SPRINKLER HEAD TO BE RELOCATED.
- 08: EXISTING PARTITION WALL TO BE REMOVED TO EXPOSE EXISTING WINDOW.
- 09: EXISTING PARTITION WALL TO BE REMOVED.
- 10: EXISTING CEILING TO BE REMOVED. LIGHT FIXTURES & CEILING DEVICES TO BE REINSTALLED IN SAME LOCATIONS

REFLECTED CEILING DEMO PLAN GENERAL NOTES:

- 01: COORDINATE EXTENTS OF DEMOLITION WITH NEW WORK
- 02: SEE ALSO DEMO FLOOR PLAN
- 03: SEE ALSO MECHANICAL, ELECTRICAL AND PLUMBING DEMO PLANS

No.: Revision: Date:

SEAL:



Sheet Title:

DEMOLITION RCP

Drawn By: SBM Checked by:

Project No.: 25-004 Date: December 02, 2025

SHEET NO.

D300

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute approval of any changes, additions or amendments to said plans unless they are specifically identified by the applicant and approved by staff.

THIS DRAWING IS PREPARED TO SHOW ONLY LOCATION AND ARRANGEMENT OF FIXTURES, EQUIPMENT, AND CONNECTION REQUIREMENTS. NO ARCHITECTURAL OR ENGINEERING SERVICE IS INTENDED OR ASSUMED

FOODSERVICE SHEET INDEX	
Sheet Number	Sheet Name
FS000	FOODSERVICE EQUIPMENT COVER SHEET
FS005	FOODSERVICE EQUIPMENT GENERAL NOTES
FS006	FOODSERVICE EQUIPMENT STANDARD DETAILS
FS007	FOODSERVICE EQUIPMENT STANDARD DETAILS
FS011	FOODSERVICE EQUIPMENT SCHEDULE
FS012	FOODSERVICE EQUIPMENT SCHEDULE
FS101	FOODSERVICE EQUIPMENT PLAN
FS201	FOODSERVICE EQUIPMENT ELEVATIONS
FS202	FOODSERVICE EQUIPMENT ELEVATIONS
FS301	FOODSERVICE EQUIPMENT PLUMBING DRAIN COORDINATION PLAN
FS311	FOODSERVICE EQUIPMENT PLUMBING WATER & GAS COORDINATION PLAN
FS401	FOODSERVICE EQUIPMENT ELECTRIC COORDINATION PLAN
FS501	FOODSERVICE EQUIPMENT SPECIAL CONDITIONS COORDINATION PLAN

Construction Drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and the Architectural Review, Planning and Zoning approval of a building permit does not constitute an approval, additions or amendments to such plans unless they are specifically identified by the applicant and approved by staff.

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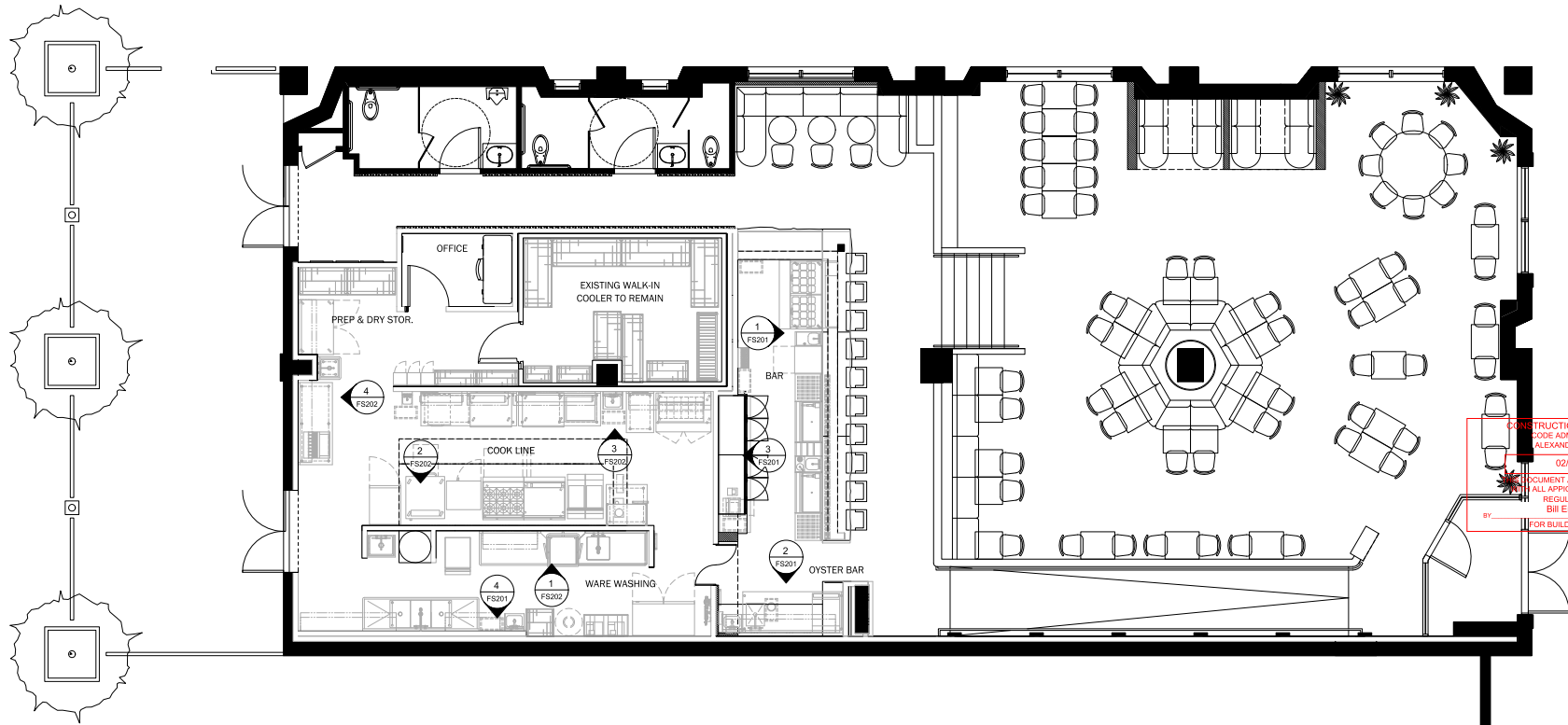
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DATE	REVISIONS FOR PERMIT

Finn & Fire
111 Pitt St
Alexandria, VA 22314
FOODSERVICE EQUIPMENT COVER SHEET

JOB NO.: SCALE:
S120XXXX 1/4" = 1'-0"
DATE: 11/24/2025
DRAWN BY: CHECKED BY: VERSION:
JMHF JN v4.0

SHEET NO.: **FS000**



CONSTRUCTION AUTHORIZED
BY ROSE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/05/2026
DOCUMENT APPEARS TO COMPLY
ALL APPLICABLE CODES AND
REGULATIONS
BY BILL ESTUPHRIE
FOR BUILDING OFFICIAL

1 Cover Plan
1/4" = 1'-0"

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 ALL DIMENSIONS, UNLESS NOTED OTHERWISE, ARE IN FEET AND INCHES. DIMENSIONS SHOWN ON THIS DRAWING SHALL BE CONSIDERED TO TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS SHOWN ON ANY OTHER DRAWING.
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THIS IS A DRAFT DOCUMENT AND NOT INTENDED FOR BID OR CONSTRUCTION. CONTACT SINGER E&M FOR THE FINAL FOODSERVICE CONSTRUCTION DOCUMENTS.



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Table with columns: DATE, REV #, REVISIONS, SUBMITTAL. Includes a revision history table with columns for revision number, date, and description.

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1111 Pitt St
Alexandria, VA 22314

FOODSERVICE EQUIPMENT GENERAL NOTES

JOB NO.: SCALE:
S120XXXX 1/4" = 1'-0"

DATE:
11/24/2025

DESIGN BY: CHECKED BY: REVISION:
JM/FH JN v4.0

SHEET NO.:
FS005

FOOD SERVICE ABBREVIATIONS & SYMBOLS

Table listing abbreviations and symbols for food service components. Includes items like AFF ABOVE FINISHED FLOOR, AMPR AMPERAGE, C&P COORD & PLUG, CWC CONNECTED BY CONTRACTOR, etc.

Table listing symbols and their corresponding descriptions. Includes symbols for GAS COOK, FLOOR SIGN, FLOOR DRAIN, OPEN STEEL (HUB) DRAIN, etc.

FOOD SERVICE GENERAL CONTRACTOR NOTES

- 18. Remote Control Cabinets and/or Fire Suppression Cabinets to be hung by General Contractor. Coordinate location with KEC Project Manager. Coordinate mounting requirements with Architect/Structural Engineer.
19. General Contractor to complete Hood Manufacturer's installation checklist prior to scheduling on site commissioning/testing.

FOOD SERVICE GENERAL CONTRACTOR NOTES

- 1. General Contractor shall include Food Service Plans in contract documents for all trades. General Contractor shall include Food Service Plans and all work indicated thereon to be by General Contractor in his contract.
2. In the event of a conflict between FS and Architectural, Mechanical, Electrical or Plumbing drawings, the more stringent requirement shall prevail except in the event such requirement would be in violation of local codes.
3. All food service equipment will be supplied and installed by the KEC except as noted.
4. All rough-in and final connections shall be by General Contractor.
5. Where equipment curbs are required, General Contractor shall coordinate curb requirements with KEC and equipment cut sheets and shop drawings and provide curbs UND.
6. General Contractor to install minimum 3/4" fire treated plywood backing for all wall mounted shelving & fixtures. Backing shall be located as indicated on Food Service Special Conditions plan and in accordance with standard backing details.
7. General Contractor to install minimum 3/4" fire treated plywood backing at hand sinks and mop faucet.
8. General Contractor shall coordinate all openings in trades work, including but not limited to milwork and stone, with KEC and shall verify all dimensions using equipment manufacturer cut sheets and shop drawings.
9. Floors shall be pitched towards area floor drains. Floors shall be water tested prior to installation of kitchen equipment to ensure positive drainage and no standing water is left on floor. Any areas with standing water shall be corrected prior to installation of kitchen equipment. Floors with occupied space below shall be flood tested by General Contractor. General Contractor shall provide all chases and/or core drilling required for installation of refrigeration lines, beverage chases, etc.
10. General Contractor shall provide all roofing, working, flashing, counter-flashing, fire caulk and waterproofing at roof penetrations, fire rated walls, exterior walls, demising walls, floor assemblies, etc. General Contractor shall coordinate location and number of penetrations required with KEC and shop drawings.
11. General Contractor to coordinate site visits by KEC to field verify rough-ins prior to placing concrete or chalking walls.
12. Field connections show are drawings are schematic. Coordinate all field connections with field conditions.
13. KEC deliver hoods, to the General Contractor at any address. General Contractor to receive, uncrate and inspect hoods upon delivery and notify KEC of any shipping damage. Shipping damage shall be noted on delivery ticket and a legible copy of the delivery ticket provided to the KEC. General Contractor shall assume responsibility for any costs resulting from failure to inspect and note all shipping damage on delivery ticket. General Contractor shall assume responsibility for hoods upon delivery.
14. All hood fans are provided by General Contractor.
15. The following conditions are required for delivery and installation of the kitchen equipment. General Contractor shall provide KEC two-weeks notice prior to kitchen equipment installation. Changes required in order may result in additional costs to Owner.
- floors completed, including all baseboards;
- walls completed, including backing and all wall finishes not being installed by KEC;
- walk-in is empty - free of tools, debris, contractor's materials, etc.;
- all overhead work completed, including ceiling grid, sprinkler lines and heads, light fixtures;
- lights suitable for safe working conditions; SOA/200V electric suitable for welding equipment on site as needed is required;
- water and gas stops serving equipment are installed with escutcheons in place;
- 'load and plug' valves are trimmed and plated; hardware connections to be done as equipment is set;
- at a minimum ceiling tile installed at borders, sprinklers, etc. (all 'cut tile'), preferable all ceiling tile will be installed;
- area clear of other trades tools and materials, i.e. gang boxes, ladders, etc.;
- delivery path from unloading site to inside restaurant clear and suitable for rolling dollies and carts;
- if elevator or loading dock access are required, GC shall be responsible for scheduling the delivery and securing loading dock and elevator access;
- area scheduled to receive equipment cleaned;
- Gas Hose Restraints to be installed by the General Contractor.

FOOD SERVICE A&E NOTES

- Architectural and MEP requirements related to foodservice equipment include the following:
1. Incorporate foodservice plans into the scope of work by reference.
2. Specify floor slopes to pitch water away from walls - 1/8" per foot - at all areas where equipment is located. No standing water should remain under equipment.
3. Specify a smooth, nonabsorbent, non-porous material that is durable and easily cleanable material for floors, walls and ceilings in areas where food is stored, prepared or washed; customer self-service areas; toilet and janitorial rooms.
4. Specify covered base at all floor/wall junctions in kitchens and walk ins with a minimum 3/8" radius. Cove base shall extend 6" up the wall.
5. Specify all walls in areas where food is prepared or stored, ware washing or kitchen trash is stored shall be nonabsorbent materials as to be easily cleaned.
6. Specify all ceilings in areas where food is prepared or stored to be smooth, non-absorbent and washable. Where suspended ceiling grid is used, specify aluminum capped grid.
7. Specify all doors leading from food preparation areas to the exterior of the building to be self-closing and weatherstripped with no gaps.
8. Splash guards at hand washing sinks which are required to limit cross contamination will be provided by KEC.
9. Specify all gaps in floor, wall or ceiling surfaces located in food preparation areas be sealed.
10. Specify surfaces to receive S/S panels to be flat +/- 1/8" in plane with maximum 3/8" gaps between substrate panels.
11. Specify all floors under walk-in boxes to be level +/- 1/4" over the length and width of the box.
12. Incorporate foodservice plans into the scope of work by reference.
13. Engineer to provide gas pressure 1" at point of use for all gas cooking equipment. KEC will provide, for installation by plumber, contractor of use regulators for each piece of equipment.
14. Engineer to provide softened water to all beverage equipment.
15. Specify commercial water heaters (traditional or tankless) that are adequately sized to meet the peak hot water demand.
16. Specify commercial gas or electric booster heaters where necessary to provide 180 degree water to ware washing equipment.
17. Specify area drains spaced so as to allow adequate slope for water to drain into the area drain with no standing water left.
18. Specify all water and waste piping in kitchen areas to be concealed within walls unless otherwise noted on food service drawings. If impractical to conceal piping, specify enclosure so as to facilitate cleaning.
19. Each hand washing sink must be provided with hot and cold water with a mixing valve to limit water temperature to 110 degrees F.
1. Incorporate foodservice plans into the scope of work by reference.
2. Specify Class A GFCI breakers in lieu of GFCI receptacles for all equipment with motor loads or receptacles not accessible or requiring moving of equipment for reset.
3. Specify shatter resistant or shielded light fixtures to deliver the following light levels measured 30 inches above the floor:
- 10 foot candles-walk-in cooler, walk in freezer, or dry storage area
- 20 foot candles-inside reach-in equipment, customer self-service area, or behind a bar
- 50 foot candles-food preparation area, ware washing area, or where employee safety is a factor
4. Specify all conduits in kitchen areas to be concealed within walls unless otherwise noted on food service drawings. If impractical to conceal conduits, specify enclosure so as to facilitate cleaning.
1. Incorporate foodservice plans into the scope of work by reference.
2. Coordinate fan selections and requirements with Hood Manufacturer
3. Coordinate with KEC and locate remote condensers on Mechanical Plan.

FOOD SERVICE MECHANICAL NOTES:

- 1. All grease exhaust ductwork shall be constructed and installed in accordance with NFPA 96, including all access doors for cleaning and access doors for fire actuated dampers.
2. The mechanical contractor shall install the KEC supplied dishwasher condensate hoods (exhaust hoods) and, where required, hood end panels and ceiling closure panels.
3. Field installation of required exhausts hood fire protection system will be by hood manufacturer under contract to KEC.
4. The mechanical contractor shall review the hood shop drawings and be responsible for notifying the hood manufacturer of any local codes which will affect the hood manufacture or installation.
5. Refer to sheet FS701 for Exhaust Hoods used as basis of design.
6. Direct vent duct manufacturer for pizza/deck ovens is to be specified by Mechanical Engineer and coordinated with Pizza Oven Specification sheet, Mfg. Mechanical contractor to supply and install Ducts.

CONSTRUCTION AUTHORIZED CODE ADMINISTRATION ALEXANDRIA VIRGINIA 02/05/2026 THIS DOCUMENT APPEARS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS BY FOR BUILDING OFFICIAL

FOOD SERVICE ELECTRICAL NOTES:

- 1. In the event of a conflict between FS and Architectural, Mechanical, Electrical or Plumbing drawings, the more stringent requirement shall prevail except in the event such requirement would be in violation of local codes.
2. All work shall be performed in accordance with applicable code requirements in a workmanlike manner.
3. All rough-ins and final connection of kitchen equipment to electrical service by electrical contractor unless noted otherwise on FS drawings.
4. Electrical contractor to verify location and method of connections to all equipment with equipment cut sheets prior to rough-in.
5. Coordinate mounting heights and locations with KEC representative prior to rough-in.
6. Provide and install cord and plug for all equipment supplied without factory cord and plug.
7. Provide matching receptacle for all equipment supplied with factory cord and plug.
8. Refer to electrical engineering plans for complete scope of work and electrical specifications.
9. All receptacles in kitchen shall have stainless steel cover plates.
10. Electrician to supply all necessary fuses, contactors, starters, and disconnect unless otherwise noted.
11. Electrician to install and connect table limit switch for dish machines.
12. Where utilized, electrician to wire dipswitch with start-stop station and solenoid valves provided by KEC.
13. Refer to hood manufacturer cut sheets for connections to hood controls for exhaust fans, fire alarm, etc.
14. Electrician to supply shunt trip breakers for all electrical devices located under cooling hoods.
15. Electrician to supply lamps for hoods as indicated on hood manufacturers drawings.
16. Electrician to supply field wiring for hood per hood manufacturer shop drawings.
17. All devices to be installed in accordance with Owner's Dish-wash vendor to interconnect dishwasher with condensate exhaust fan when applicable.
18. Provide IG receptacles at all POS and KDS locations.
19. Electrician shall supply CAT5 cable required for relocation of the CAS/HTM hood control panels. Refer to FSE drawings for location for CAS/HTM panel.
20. Each VFD power circuit to be run in separate conduit, VFD lead wiring cannot share conduit with other VFD's.
21. Convenience Outlets to be on Dedicated circuit.
22. All Refrigeration equipment to be on HACR GFI Breaker unless otherwise noted.
23. Electrician to coordinate with Owner's Dish-wash vendor to interconnect dishwasher with condensate exhaust fan when applicable.

FOOD SERVICE PLUMBING NOTES:

- 1. In the event of a conflict between FS and Architectural, Mechanical, Electrical or Plumbing drawings, the more stringent requirement shall prevail except in the event such requirement would be in violation of local codes.
2. All work shall be performed in accordance with applicable code requirements in a workmanlike manner.
3. All rough-ins and final connection of kitchen equipment, including beverage equipment to water, gas and waste by plumbing contractor UNO on FS drawings.
4. Plumbing contractor to verify location and method of connections to all equipment with equipment cut sheets prior to rough-in.
5. Coordinate mounting heights and locations with KEC representative prior to rough-in.
6. Refer to plumbing engineering drawings for complete scope of work.
7. KEC will provide all faucets and lever drains as indicated on drawings for installation by Plumbing contractor. Plumbing contractor to supply all installation kits required to install faucets.
8. Plumbing contractor to provide separate shut-off valves for each piece of equipment.
9. Plumbing contractor to pipe drains from walk in cooler evaporator units to specified drain. Drains shall slope at a minimum of 1/2" per foot. Drains to be located as shown on Food Service drawings. Drains shall be run in hard copper with a union at the drain pan. Drains from freezer shall be wrapped with heat trace inside the walk-in and for a distance of 12" after leaving the walk-in. Drains located inside the freezer shall be wrapped with 1/2" AP Armaflex by Armaflex. Plumbing contractor shall seal all openings around drains that penetrate walk-in panels.
10. Plumbing contractor to supply and install back-flow preventers for food service and beverage service equipment.
11. Plumbing contractor to install mop sinks and where provided, garbage disposal(s).
12. Plumbing contractor to supply and install vacuum breakers at all faucets with hose thread connections and at all beverage equipment as required by Code.
13. Where required, plumbing contractor to install solenoid valve and vacuum breakers for dispensers.
14. Kitchen equipment will be supplied with regulators for maximum 11" W.C. gas pressure. Plumbing contractor shall be responsible for gas regulators required to reduce supply pressure to 11" W.C. at appliances.
15. Plumbing contractor to complete pressure testing of gas lines prior to installation of kitchen equipment.
16. Plumbing contractor to install KEC supplied Fire Suppression gas valve for fire extinguishing system. Valve shall be installed with unions to facilitate maintenance or replacement.
17. Plumbing contractor to install KEC supplied flexible quick disconnects and restraint cables for all equipment at casters or strainers required to be movable.
18. Plumbing contractor to seal test all field connections to kitchen equipment.
19. Plumbing contractor to insulate drains from all ice bins with 1/2" AP Armaflex by Armaflex.
20. All exposed drains to be DWV copper.

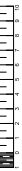
FOOD SERVICE REFRIGERATION NOTES:

- 1. Walk-in cooler/freezer refrigeration equipment is furnished and installed under contract with KEC.
2. Refrigeration work will be performed by a licensed and insured refrigeration contractor under contract to KEC.
3. Refrigeration contractor shall provide all permits required for walk-in and refrigeration installation.
4. All work shall be performed in accordance with applicable code requirements in a workmanlike manner.
5. The General Contractor shall provide all penetrations in roof, rated walls or exterior walls for refrigeration piping and control wiring.
6. The General Contractor shall provide all curbs, equipment rails, utility curbs/pitch pockets required for refrigeration equipment, piping and control wiring.
7. The General Contractor shall provide all roofing, flashing, counter-flashing and fire caulking and waterproofing for all penetrations.
8. The General Contractor shall provide all condensate drains for the walk-ins UNO.
9. The refrigeration contractor will set the condensating units, hang the evaporators, install refrigerant piping, charge the system with appropriate refrigerant and start up the walk-ins.
10. Piping between the evaporators and the condensating units shall be type "1" hard drawn copper.
11. The refrigeration contractor shall verify line run lengths and exact location of remote refrigeration units prior to bidding.
12. All work shall be performed in accordance with manufacturer's specifications.
13. All suction lines to be insulated with 1/2" Armaflex insulation.
14. Refer to manufacturers shop drawings for additional requirements.
15. Refer to Sheet F006 for typical details.

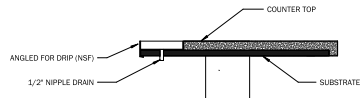
FOOD SERVICE KEC NOTES

- 1. All equipment shall meet National Sanitation Foundation (N.S.F.) design and installation requirements, or its equivalent.
2. All equipment shall be installed on casters, legs with minimum 6" clearance for cleaning, or sealed to the floor.
3. All gaps and spaces between fixed equipment and building walls, floors or ceilings are to be sealed with 100% silicone sealant.
4. Equipment containing factory electrical wiring shall be UL or ETL Listed.

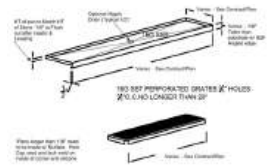
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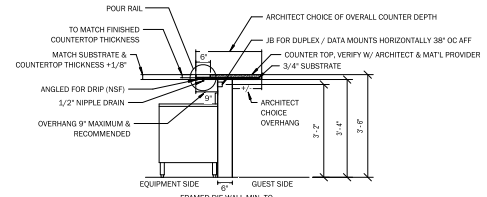
© SINGER EVI 11/24/2025 5:15:40 PM
 ALL DIMENSIONS, UNLESS NOTED, ARE TO FACE UNLESS OTHERWISE SPECIFIED. REFER TO THE PROJECT ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND LOCATIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION.



11
POUR RAIL SECTION
1 1/2" = 1'-0"



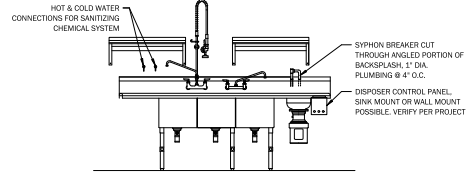
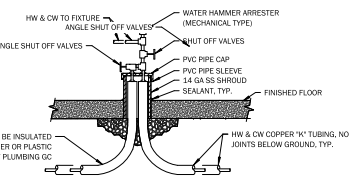
10
TYPICAL POUR RAIL
1/2" = 1'-0"



9
BAR WALL SECTION
1/2" = 1'-0"

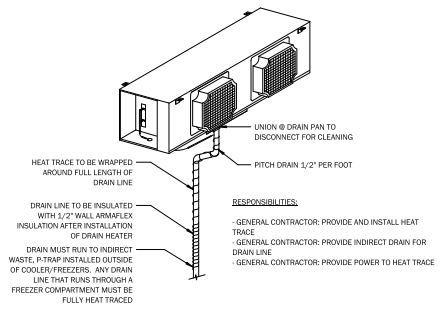
NOTE:
 REFER TO PLUMBING DRAWINGS FOR REQUIRED PIPING SIZE
 COORDINATE FLOOR PENETRATIONS WITH FIXTURE LOCATIONS
 ALL PLUMBING, VALVES, INSULATION, AND CAPS TO BE PROVIDED AND INSTALLED BY GC/PLUMBING CONTRACTOR

6
UNDERGROUND WATER PIPE TO ISLAND FIXTURE DETAIL
1/4" = 1'-0"



5
TYPICAL THREE-COMP SINK W/ DISPOSER - SYPHON BREAKER DETAIL
1/4" = 1'-0"

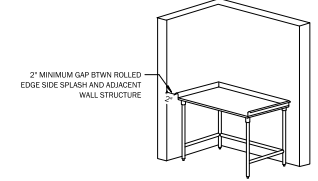
2
HEAT TRACE DETAIL
1/4" = 1'-0"



RESPONSIBILITIES:
 - GENERAL CONTRACTOR: PROVIDE AND INSTALL HEAT TRACE
 - GENERAL CONTRACTOR: PROVIDE INDIRECT DRAIN FOR DRAIN LINE
 - GENERAL CONTRACTOR: PROVIDE POWER TO HEAT TRACE

CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA, VIRGINIA
 02/05/2026
 THIS DOCUMENT APPEARS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS
 Bill Ertumen
 FOR BUILDING OFFICIAL

1
ROLLED EDGE ADJACENT WALL CLEARANCE DETAIL
1/4" = 1'-0"



THIS IS A DRAFT DOCUMENT AND NOT INTENDED FOR BID OR CONSTRUCTION. CONTACT SINGER EVI FOR THE FINAL FOODSERVICE CONSTRUCTION DOCUMENTS.

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Boards of Zoning Appeals and/or the Architectural Review. Planning and Zoning approval of a building permit does not constitute of any changes, additions or amendments to such plans unless they are specifically identified by the applicant and approved by staff.

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DATE	REV #	REVISIONS:

DATE	REVISIONS:

SUBMITTAL

FOODSERVICE EQUIPMENT STANDARD DETAILS

JOB NO.: S120XXXX
 SCALE: As indicated
 DATE: 11/24/2025

DRAWN BY: JM/HF
 CHECKED BY: JN
 VERSION: v4.0

SHEET NO.: **FS007**

MECHANICAL GENERAL NOTES AND SPECIFICATIONS

1. PROVIDE COMPLETE AND PROPERLY FUNCTIONING HVAC SYSTEMS FOR THIS PROJECT. VISIT THE PROJECT SITE, EXAMINE THESE PLANS AND ALL DRAWINGS RELATING TO THE AREA OF WORK, AND REPORT ANY DISCREPANCIES OR OMISSIONS IN THIS PLAN SET TO THE ENGINEER FOR REVIEW AND CLARIFICATION PRIOR TO SUBMISSION OF BIDS. BY SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR ACCEPTS THESE DOCUMENTS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. CLAIMS FOR ADDITIONAL COSTS TO ACHIEVE THE INTENDED SCOPE OF WORK WILL NOT BE ACCEPTED.
 2. ALL WORK SHOWN ON THESE DOCUMENTS IS NEW UNLESS SPECIFICALLY IDENTIFIED AS EXISTING OR PROVIDED BY OTHERS.
 3. INSTALL ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE 2021 VIRGINIA MECHANICAL CODE, 2021 VIRGINIA ENERGY CONSERVATION CODE ALONG WITH ALL REFERENCED CODES AND REGULATIONS.
 4. OBTAIN AND PAY FOR ALL PERMITS ASSOCIATED WITH THIS PROJECT AND ARRANGE ALL REQUIRED INSPECTIONS BY THE APPROPRIATE LOCAL AUTHORITIES.
 5. THE CONTRACTOR MUST NOTIFY THE BUILDING OWNER IMMEDIATELY OF ANY DAMAGE OR THE DISCOVERY OF ANY EXISTING DAMAGE. THE PROTECTION OF ALL DRAINS IS REQUIRED TO PREVENT CLOGGING AND THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANING OF ALL DRAINS WHICH HAVE BECOME CLOGGED DURING CONSTRUCTION.
 6. HVAC UNITS WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED TO PREVENT DUST, DEBRIS OR ODORS FROM ENTERING. SEAL ALL DUCT AND EQUIPMENT OPENINGS WITH PLASTIC. PROVIDE NEW FILTERS FOR ALL HVAC EQUIPMENT PRIOR TO COMPLETION OF PROJECT.
 7. THOROUGHLY CLEAN THE WORK AREA DAILY OR AS DIRECTED BY THE GENERAL CONTRACTOR OR OWNER. REMOVE ALL TRASH AND DEBRIS FROM THE PROJECT REMOVED FROM THE WORK AREA WHICH IS NOT REUSED BY THE OWNER UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
 8. A PRELIMINARY INSPECTION OF THE HVAC WORK IN PROGRESS SHALL BE SCHEDULED THROUGH THE BUILDING OWNER PRIOR TO THE INSTALLATION OR RE-INSTALLATION OF THE CEILING GRID.
 9. SYMBOLS SHOWN ON SCHEDULES INDICATE THE TYPE OF EQUIPMENT ONLY. REVIEW DRAWINGS TO DETERMINE THE EXACT QUANTITIES REQUIRED FOR EACH EQUIPMENT TYPE.
 10. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO DEPICT THE GENERAL LOCATION OF HVAC SYSTEM COMPONENTS. DO NOT SCALE MECHANICAL DRAWINGS. CONSULT ARCHITECTURAL PLANS FOR PROPER DIMENSIONS AND LOCATION OF EQUIPMENT.
 11. PROVIDE ALL SUPPORT STEEL, HANGERS, VIBRATION ISOLATION AND ACCESSORIES REQUIRED TO INSTALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, DO NOT SUPPORT CEILING, LIGHTING FIXTURES, OR ANY OTHER DEVICES FROM DUCTWORK OR PIPING. UNLESS OTHERWISE NOTED, DO NOT ALLOW DUCTS, PIPES, OR CONDUITS TO DIRECTLY CONTACT THE BUILDING STRUCTURE.
 12. CONNECT ALL MECHANICAL EQUIPMENT TO DUCTWORK USING RUBBERIZED-CANVAS FLEXIBLE CONNECTIONS. INSTALL ALL MECHANICAL EQUIPMENT WITH VIBRATION ISOLATION DEVICES.
 13. ANY EQUIPMENT WHICH WILL REQUIRE PERIODIC INSPECTION OR SERVICE, IF LOCATED ABOVE OR BEHIND INACCESSIBLE CONSTRUCTION, SHALL BE PROVIDED WITH AN ACCESS DOOR OF SUFFICIENT SIZE TO PERMIT THE REQUIRED SERVICE. COORDINATE ACCESS PANEL LOCATIONS WITH ASSOCIATED EQUIPMENT LOCATIONS.
 14. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS.
 15. PROVIDE EQUIPMENT SUITABLE FOR THE INTENDED PURPOSE. ALL MANUFACTURERS SHALL HAVE HAD SIMILAR PRODUCTS IN SATISFACTORY SERVICE FOR A MINIMUM OF 3 YEARS.
 16. UNOBSTRUCTED ACCESS IS REQUIRED ON ALL SIDES OF ELECTRIC EQUIPMENT. LOCATE ALL SUCH EQUIPMENT WITH ADEQUATE CLEARANCE FOR MAINTENANCE AND TO MEET THE NATIONAL ELECTRICAL CODE'S REQUIRED CLEARANCES.
 17. PROVIDE ALL NEW EQUIPMENT/MATERIALS WITH A WARRANTY FOR A MINIMUM OF ONE YEAR FROM THE DATE OF LANDLORD/OWNER ACCEPTANCE.
- DUCTWORK:**
18. FABRICATE DUCTWORK FROM GALVANIZED SHEET STEEL WITH G60 COATING IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS AND THE PRESSURE CLASSES SPECIFIED BELOW:
PRESSURE CLASS ("W.G.") / SEAL CLASS
EXHAUST DUCT 2.0 / A
CONSTANT VOLUME SUPPLY AIR DUCT 2.0 / A
 19. SEAL AND/OR REPAIR ANY DUCTWORK WITH VISUAL OR AUDIBLE SIGNS OF AIR LEAKAGE.
 20. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
 21. USE THERMAFLEX G-4M (UL L-181 CLASS 1) FACTORY-INSULATED TWO PLY BONDED ALUMINUM FLEXIBLE DUCTWORK. THE INSULATION SHALL INCLUDE A VAPOR BARRIER JACKET. LIMIT FLEXIBLE DUCT TO A MAXIMUM LENGTH OF 14 FEET.
 - a. SIZE FLEXIBLE DUCTWORK TO MATCH THE NECK SIZE OF THE DEVICE IT SUPPLIES UNLESS OTHERWISE SCHEDULED.
 - b. USE RIGID SPIRAL DUCT TO MAINTAIN FLEXIBLE DUCT LENGTHS UNDER 14 FEET (ROUND DUCT SIZE SHALL MATCH FLEXIBLE DUCT SIZE).

- CONTROLS:**
39. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND DESIGN SERVICES REQUIRED TO PROVIDE A COMPLETE CONTROL SYSTEM. THIS WORK SHALL INCLUDE WORK REQUIRED BY ELECTRICAL CONTRACTOR AS WELL. PROVIDE INITIAL SETUP AND PROGRAMMING OF ALL CONTROLS.
 40. EXISTING UNIT CONTROLLED VIA WALL MOUNTED THERMOSTAT WITH REMOTE SENSING CAPABILITIES. CONNECT THERMOSTAT TO REMOTE TEMPERATURE SENSORS. THERMOSTAT SHALL READ THE REMOTE TEMPERATURE SENSORS. SET THERMOSTATS 75DEGREE FOR COOLING SEASON AND 70 DEGREE F FOR HEATING SEASON.
 43. MOTORIZED DAMPERS/FANS SHALL BE CLOSED/OFF DURING UNOCCUPIED HOURS.
- GREASE DUCT (FIELD FABRICATED):**
44. GREASE DUCTS SERVING TYPE I HOOD SHALL BE CONSTRUCTED OF STEEL NOT LESS THAN 16 GAGE.
 45. INSULATION INSTALLED ON MAKE UP AIR DUCTS WITH 18" OF HOOD SHALL BE NON COMBUSTIBLE OR LISTED FOR SUCH APPLICATIONS.
 46. JOINTS SEAMS AND PENETRATIONS OF GREASE DUCTS SHALL BE MADE OF CONTINUOUS LIQUID TIGHT WELD OR BRAZED ON EXTERNAL SIDE OF THE DUCT.
 47. DUCT JOINTS SHALL BE BUTT TYPE OF OVERLAPPING DUCT JOINTS OF TELESCOPING OR BELL TYPE. JOINT SHALL BE SUCH IT SHOULD ON OBSTRUCT NATURAL FLOW OF GREASE. THE LENGTH OF OVERLAP OF JOINT SHALL NOT EXCEED 2".
 48. DUCT JOINTS TO HOOD SHALL BE MADE WITH CONTINUOUS INTERNAL OR EXTERNAL LIQUID TIGHT WELD OR BRAZED JOINT.
- GREASE DUCT (TYPICAL):**
49. DUCT TO EXHAUST FAN POLLUTION CONTROL UNIT CONNECTION SHALL BE FLANGED AND GASKEDED AT THE CONNECTION POINT.
 50. PRIOR TO USAGE OR CONCEALMENT OF GREASE DUCT IT SHALL BE LEAK TESTED IN THE PRESENCE OF CODE OFFICIAL.
 51. GREASE DUCT SUPPORT AND BRACING SHALL BE NON COMBUSTIBLE AND SUPPORTED FROM BUILDING STRUCTURE AND DESIGNED TO CARRY GRAVITY AND SEISMIC LOADS. MAINTAIN ALL MANUFACTURER REQUIRED CLEARANCES.
 52. GREASE DUCT SHALL BE INSTALLED AT 2% SLOPE TOWARDS HOOD OR APPROVED GREASE RESERVOIR TO PREVENT THE ACCUMULATION OF GREASE IN THE DUCT.
 53. PROVIDE CLEANOUTS AND DUCT OPENING FOR MAINTENANCE. DUCT DOOR SHALL BE AIR TIGHT AND OF THE SAME MATERIAL OF THE DUCT.
 54. EXHAUST OUTLETS THAT DISCHARGE ABOVE ROOF SHALL HAVE THE DISCHARGE OUTLET LOCATED NOT LESS THAN 10 FEET ABOVE GRADE.
 55. EXHAUST AIR OPENING SHALL BE MINIMUM 10'-0" AWAY FROM OR 3'-0" ABOVE ANY FRESH AIR INTAKE SOURCE.

- INSULATION:**
22. INSTALL DUCTWORK TIGHT TO THE UNDERSIDE OF THE BUILDING STRUCTURE. ADJUST THE DUCT ELEVATION TO MAINTAIN DUCT TIGHT TO BOTTOM OF STRUCTURE WHERE STRUCTURE ELEVATIONS CHANGE.
 23. PROVIDE ALL NECESSARY TRANSITIONS IN DUCTWORK FOR CONNECTION TO EQUIPMENT AND ACCESSORIES. REDUCE DUCTWORK SIZES ONLY AT THE CONNECTION POINT TO EQUIPMENT.
 24. SUSPEND DUCTWORK FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH THE SMACNA DUCT CONSTRUCTION STANDARDS. SECURELY ATTACH DUCTWORK SUPPORTS TO THE BUILDING STRUCTURE.
 25. COORDINATE THE INSTALLATION OF THE DUCTWORK SYSTEM WITH THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER CONTRACTORS. ADJUST DUCTWORK SIZES, LOCATION AND CONFIGURATION, INCLUDING DIFFUSER PLENUMS, AS REQUIRED TO COORDINATE WITH WORK OF THIS AND ALL OTHER TRADES. WHERE NECESSARY TO AVOID OBSTRUCTIONS, RE-SIZE, OFFSET, RAISE, OR LOWER THE DUCTWORK. DO NOT EXCEED THE DESIGN VELOCITIES IN ANY DUCT SECTIONS REQUIRING SIZING REVISIONS. INDICATE ALL COORDINATION ISSUES ON THE SHOP DRAWINGS.
 26. PROVIDE TURNING VANES IN ALL 90° RECTANGULAR ELBOWS AND SPLITTER VANES IN ALL 90° RECTANGULAR RADIUS ELBOWS.
 27. ELBOWS CONSTRUCTED USING A SHARP 90° ANGLE ON THE INSIDE OF THE ELBOW AND A RADIUS BEND ON THE OUTSIDE OF THE ELBOW (HARD RADIUS HEEL OR "SLED-BOOT" FITTING) WILL NOT BE ACCEPTED.
 28. INSTALL VOLUME DAMPERS IN ALL BRANCH DUCTWORK CONNECTIONS AT TAKE-OFF FROM MAIN TRUNK DUCT LEADING TO DIFFUSERS.
 29. PROVIDE WIRE OPERATED BALANCING DAMPER IN THE NECK OF THE DIFFUSER FOR ALL LINEAR SLOT DIFFUSERS/INSULATED IN DRYWALL CEILING.
- INSULATION:**
29. INSULATE ALL SUPPLY AND RETURN AIR DUCTS WITH MINIMUM R-8 INSULATION WITH INTEGRAL VAPOR BARRIER WRAP.
 31. INSTALL ALL INSULATION IN ACCORDANCE WITH ASTM E84. PROVIDE INSULATION WITH A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPED RATING OF LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 32. MAINTAIN VAPOR BARRIER ON ALL INSULATION APPLIED TO ALL EQUIPMENT, PIPING, OR DUCTWORK WHICH CONVEYS LIQUID OR AIR AT A TEMPERATURE OF LESS THAN 70 DEGREES F.
 33. INSULATE ALL REFRIGERANT PIPING WITH 0.75" THICK CLOSED-CELL ELASTOMERIC PIPE INSULATION.
 34. INSULATE MAKE UP AIR DUCT ON ROOF WITH 2" THICK UV RESISTANT ARMATUFF FOAM INSULATION OR APPROVED EQUAL.
- AIR SYSTEM BALANCING:**
35. INCLUDE THE SERVICES OF A CERTIFIED INDEPENDENT BALANCING CONTRACTOR IN THE SCOPE OF THIS CONTRACT TO PERFORM ALL SYSTEM BALANCING PROCEDURES IN ACCORDANCE WITH NEBS AND ASAC REQUIREMENTS.
 36. PROVIDE ALL NECESSARY ACCESSORIES FOR DUCTWORK TO ALLOW PROPER AIR BALANCING. BALANCE AIR SYSTEMS TO QUANTITIES INDICATED ON THE PLANS UNDER THE SUPERVISION OF A REGISTERED ENGINEER. SUBMIT BALANCING REPORTS ON NEBS OR ASAC FORMS APPROVED AND STAMPED BY THE REGISTERED ENGINEER WHO SUPERVISED THE TESTING.
 37. PERFORM A PRELIMINARY AIR SYSTEM BALANCE AND ALL DEVICES IN AREAS WHERE FINAL CLOSE-IN WOULD MAKE BALANCING MECHANISMS INACCESSIBLE. PRELIMINARY AIR BALANCING IS REQUIRED TO PREVENT THE GENERATION OF OBJECTIONABLE NOISE AT THE AIR DEVICES. SCHEDULE THE WORK SUCH THAT THE FAN SYSTEMS ARE FULLY OPERATIONAL FOR THE PRELIMINARY AIR BALANCE PRIOR TO APPLICATION OF THE FINAL FINISHES. PERFORM THE FINAL BALANCING AT THE AIR DEVICE WITH AN INTEGRAL OPPOSED BLADE DAMPER OR OTHER APPROVED BALANCING MECHANISM. ELIMINATE ANY OBJECTIONABLE NOISE CREATED BY THE BALANCING MECHANISM.
 38. PERFORM A FINAL SYSTEM BALANCE ONLY WHEN THE SYSTEM IS COMPLETE AND CAPABLE OF OPERATING IN ACCORDANCE WITH THE DESIGN CONTROL SEQUENCES. COORDINATE THE SCHEDULE FOR THE SYSTEM BALANCE WITH ALL APPROPRIATE TRADES TO IDENTIFY AND CORRECT ANY DEFICIENCIES WHICH COULD RESULT IN AN INCOMPLETE BALANCE REPORT. INCOMPLETE BALANCE REPORTS WILL NOT BE ACCEPTED FOR REVIEW. BALANCING WILL ONLY BE CONSIDERED TO BE COMPLETE UPON RECEIPT OF AN APPROVED BALANCE REPORT FROM THE ENGINEER.

MECHANICAL SYMBOLS

SYMBOL	DESCRIPTION
	NEW DUCTWORK WITH SIZE INDICATION
	THERMOSTAT/REMOTE SENSOR
	REFERENCED PLAN NOTE DESIGNATION
	EXISTING AND NEW SUPPLY AIR CEILING DIFFUSER
	EXISTING/CEILING RETURN AIR GRILLE
	EXHAUST GRILLE/FAN
A/100	NEW DIFFUSER/REGISTER/GRILLE DESIGNATION WITH CFM INDICATION
	DUCTWORK WITH TURNING VANES
	MOTORIZED DAMPER
N.T.S.	NOT TO SCALE
	EXISTING DUCTWORK OR EQUIPMENT
	DEMOLITION DUCTWORK OR EQUIPMENT
	POINT OF CONNECTION NEW TO EXISTING
	LIMIT OF DEMOLITION
	DOOR UNDERCUT
	VOLUME DAMPER

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No. Revision: Date:

Permit Set December 02, 2025

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Sheet Title:

NOTES AND SYMBOLS- MECHANICAL

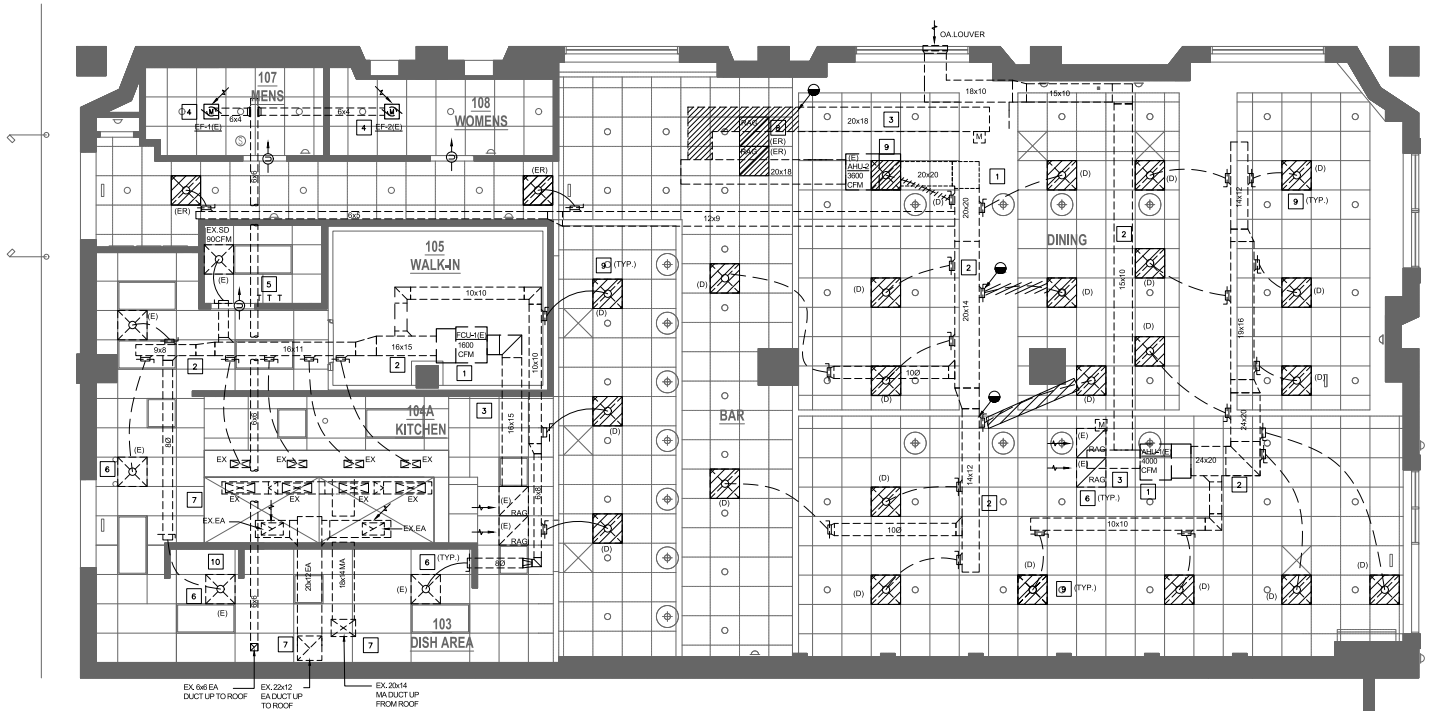
Drawn By: PR. MM. SM Checked by: HG
 Project No.: 25121 Date: 12-02-2025
 SHEET NO.

CONSTRUCTION AUTHORIZATION
 CODE ADMINISTRATION
 ALEXANDRIA, VA
 02/06/2026
 THESE DOCUMENTS APPEAR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS
 BY: Melissa Fitchell
 FOR BUILDING OFFICIAL

M100

LEGEND	
AHU	AIR HANDLING UNIT
(E)	EXISTING TO REMAIN
EF	EXHAUST FAN
RAG	RETURN AIR GRILLE
KEF	KITCHEN EXHAUST FAN
(N)	NEW
EA	EXHAUST AIR
KEA	KITCHEN EXHAUST AIR
(D)	TO BE DEMOLISHED
(ER)	EXISTING TO BE RELOCATED
FCU	FAN COIL UNIT
OA	OUTSIDE AIR

REFERENCED FLOOR DEMOLITION PLAN NOTES	
Applicable to this drawing only	
1	EXISTING AHU/FCU UNIT TO REMAIN. CONTRACTOR TO VERIFY THE WORKING CONDITION. FIELD COORDINATE EXACT LOCATION. NOTIFY ENGINEER FOR ANY DISCREPANCY.
2	EXISTING TO REMAIN SUPPLY AIR DUCT IN CEILING SPACE. FIELD COORDINATE LOCATION.
3	EXISTING TO REMAIN RETURN AIR DUCT IN CEILING SPACE. FIELD COORDINATE LOCATION.
4	EXISTING TO REMAIN EXHAUST FAN IN RESTROOM WITH ALL ACCESSORIES. NOTIFY ENGINEER FOR ANY DISCREPANCY.
5	EXISTING TO REMAIN THERMOSTAT. FIELD COORDINATED EXACT LOCATION.
6	EXISTING SUPPLY/RETURN AIR DIFFUSER IN CEILING SPACE TO REMAIN AS IS. FIELD COORDINATE EXACT LOCATION.
7	EXISTING KITCHEN EXHAUST SYSTEM WITH HOOD, GREASE AND MAKE UP AIR UNIT WITH DUCTS TO REMAIN AS IS WITH ALL ACCESSORIES. NOTIFY ENGINEER FOR ANY DISCREPANCY BEFORE COMMENCING THE BD.
8	REMOVE AND RELOCATE EXISTING RETURN AIR DIFFUSER. FIELD COORDINATE EXACT LOCATION. SEE NEW PLANS IN THIS AREA FOR NEW WORK.
9	EXISTING SUPPLY AIR DIFFUSERS TO BE DEMOLISHED. FIELD COORDINATE DEMOLITION WORK. SEE NEW PLANS IN THIS AREA FOR NEW WORK.
10	EXISTING WATER WATER VENT TO REMAIN AND REUSED. FIELD COORDINATE EXACT LOCATION.



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12-02-2025

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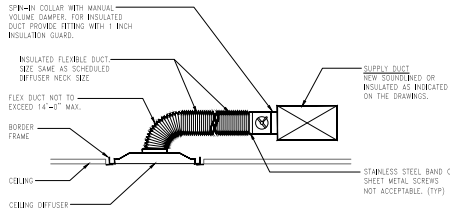
**DEMOLITION PLAN-
MECHANICAL**

Drawn By: PR,MM,SM
Checked by: HG
Date: 12-02-2025
Project No.: 25121

SHEET NO.

1 DEMOLITION FLOOR PLAN - MECHANICAL
M101 Scale: 1/4" = 1'-0"

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VA
02/06/2026
THESE DOCUMENTS APPEAR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS
BY: Milovan Ticevic
FOR BUILDING OFFICIAL

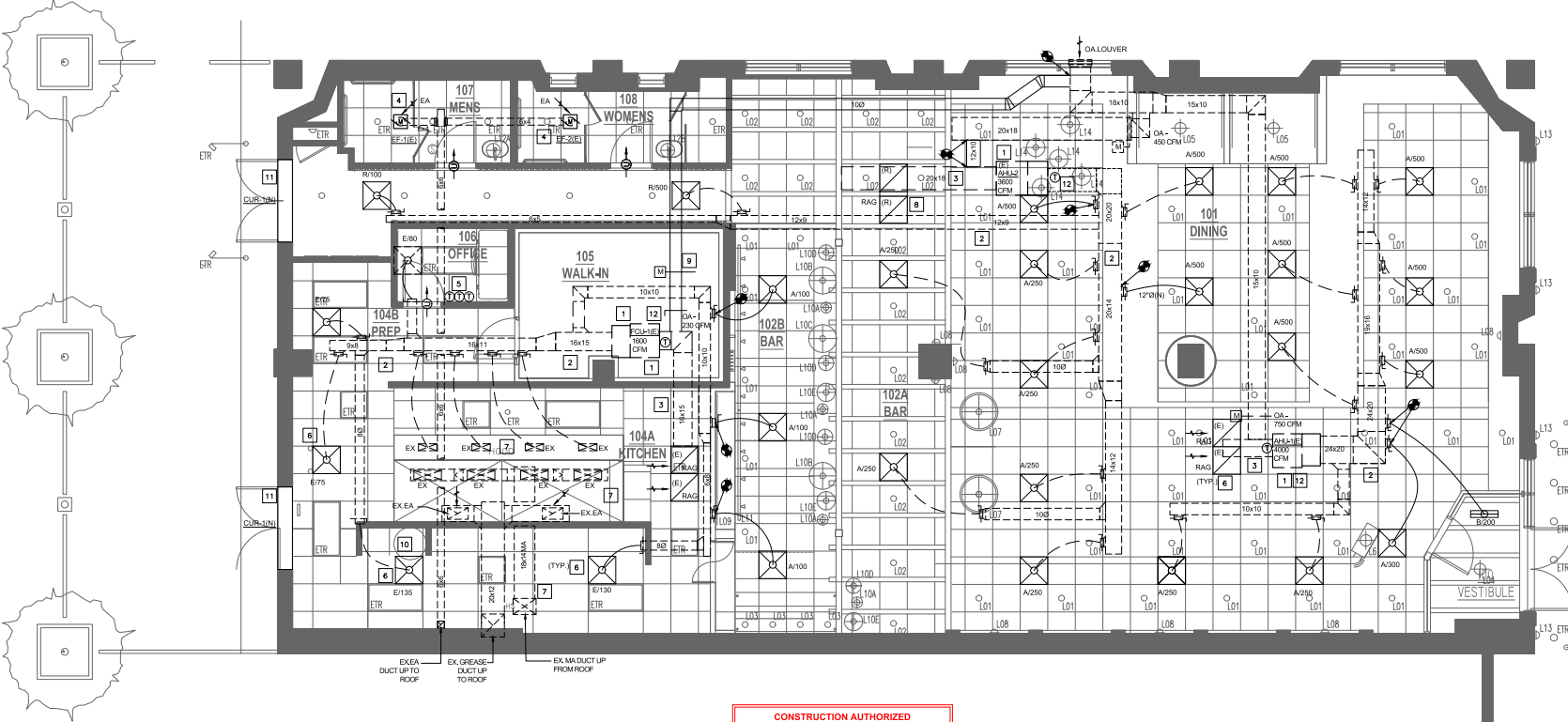


2 DIFFUSER INSTALLATION DETAIL
Scale: N.T.S.

LEGEND

AHU	AIR HANDLING UNIT
(E)	EXISTING TO REMAIN
EF	EXHAUST FAN
RAG	RETURN AIR GRILLE
KEF	KITCHEN EXHAUST FAN
(N)	NEW
EA	EXHAUST AIR
FCU	FAN COIL UNIT
(R)	RELOCATED
FCU	FAN COIL UNIT
OA	OUTSIDE AIR

- REFERENCED FLOOR PLAN NOTES**
Applicable to this drawing only
- EXISTING AHU/FCU UNIT TO REMAIN ALONG WITH ALL ACCESSORIES. CONTRACTOR TO VERIFY THE WORKING CONDITION. FIELD COORDINATE EXACT LOCATION. NOTIFY ENGINEER FOR ANY DISCREPANCY.
 - EXISTING TO REMAIN SUPPLY AIR DUCT IN CEILING SPACE. FIELD COORDINATE LOCATION.
 - EXISTING TO REMAIN RETURN AIR DUCT IN CEILING SPACE. FIELD COORDINATE LOCATION.
 - EXISTING TO REMAIN EXHAUST FAN IN RESTROOM WITH ALL ACCESSORIES. NOTIFY ENGINEER FOR ANY DISCREPANCY.
 - EXISTING TO REMAIN THERMOSTAT. FIELD COORDINATE EXACT LOCATION.
 - EXISTING SUPPLY/RETURN AIR DIFFUSER IN CEILING SPACE TO REMAIN AS IS AND BALANCE AS SHOWN. FIELD COORDINATE EXACT LOCATION.
 - EXISTING KITCHEN EXHAUST SYSTEM WITH HOOD, GREASE, AND MAKE UP AIR UNIT WITH DUCTS TO REMAIN AS IS WITH ALL ACCESSORIES. NOTIFY ENGINEER FOR ANY DISCREPANCY BEFORE COMMENCING THE BID.
 - REMOVE AND RELOCATE EXISTING RETURN AIR GRILLE. FIELD COORDINATE EXACT LOCATION. SEE NEW PLANS IN THIS AREA FOR NEW WORK.
 - NEW OUTSIDE AIR DUCT WITH MOTORIZED DAMPER. MOTORIZED DAMPER TO INTERLOCK WITH FCU-1(E). FIELD COORDINATE EXACT ROUTING.
 - EXISTING WATER HEATER VENT TO REMAIN AND REUSED. FIELD COORDINATE EXACT LOCATION.
 - PROVIDE NEW AIR CURTAIN WITH DOOR LIMIT SWITCH. FIELD COORDINATE INSTALLATION PER MANUFACTURER.
 - PROVIDE NEW COMPATIBLE REMOTE TEMPERATURE SENSOR IN THE MAIN RETURN AIR DUCT AND CONNECT TO RESPECTIVE EXISTING THERMOSTAT IN THE OFFICE ROOM. FIELD COORDINATE INSTALLATION.



1 NEW FLOOR PLAN - MECHANICAL
Scale: 1/4" = 1'-0"

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VA
02/06/2026
THESE DOCUMENTS APPEAR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS
BY: Millem Fickel
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No.: Revision: Date:
Permit Set December 02, 2025

REVISIONS FOR PERMIT

SEAL:
12-02-2025

Sheet Title:
NEW FLOOR PLAN - MECHANICAL

Drawn By: PR.MM.SM
Checked by: HG
Date: 12-02-2025
Project No.: 25121

SHEET NO.

M102

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute an endorsement, modification or amendments to such plans, unless they are specifically identified by the applicant and approved by staff.

No.: Revision: Date:

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SEAL:



12-02-2025

Sheet Title:

**ROOF PLAN-
MECHANICAL**

Drawn By: Checked by:

PR,MM,SM HG

Project No.: Date:

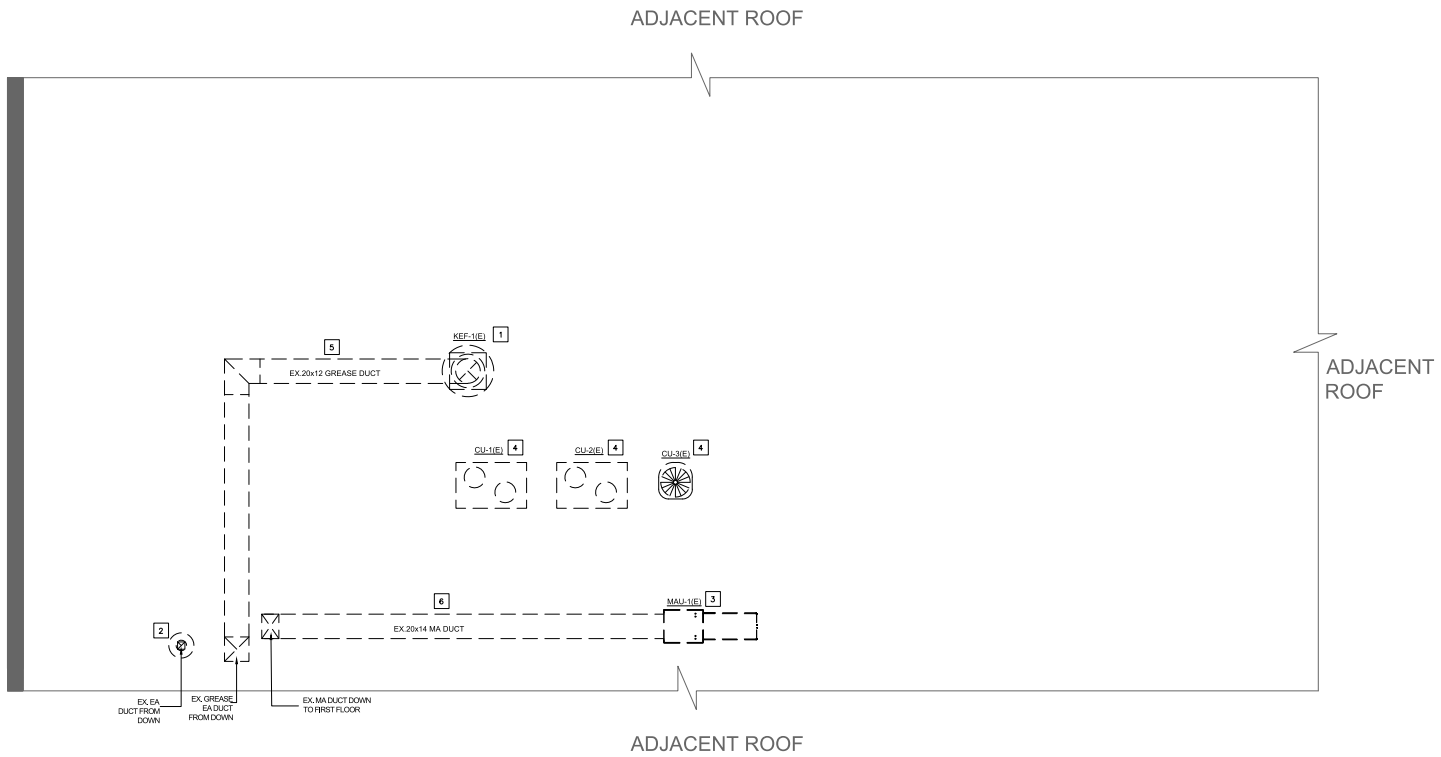
25121 12-02-2025

SHEET NO.

M103

LEGEND	
MAU	MAKEUP AIR UNIT
(E)	EXISTING TO REMAIN
EA	EXHAUST AIR
KEF	KITCHEN EXHAUST FAN
CU	CONDENSING UNIT
MA	MAKEUP AIR

REFERENCED PLAN NOTES Applicable to this drawing only	
1	EXISTING KITCHEN EXHAUST FAN ON ROOF TO REMAIN. FIELD COORDINATE EXACT LOCATION.
2	EXISTING GOOSENECK ON ROOF TO REMAIN. FIELD COORDINATE EXACT LOCATION.
3	EXISTING MAKEUP AIR FAN ON ROOF TO REMAIN. FIELD COORDINATE EXACT LOCATION.
4	EXISTING CONDENSING UNIT ON ROOF ALONG WITH REFRIGERANT PIPING TO REMAIN. FIELD COORDINATE EXACT LOCATION.
5	EXISTING GREASE EXHAUST DUCT ON ROOF. FIELD COORDINATE EXACT LOCATION. ASSES THE CONDITION OF THE DUCTWORK AND REPAIR AS REQUIRED.
6	EXISTING MAKEUP AIR DUCT ON ROOF. FIELD COORDINATE EXACT LOCATION. ASSES THE CONDITION OF THE DUCTWORK AND REPAIR AS REQUIRED.



1 ROOF PLAN - MECHANICAL
M103 Scale: 1/4" = 1'-0"

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VA
02/06/2026
THESE DOCUMENTS APPEAR TO COMPLY WITH
APPLICABLE CODES AND REGULATIONS
BY Michael Fickel
FOR BUILDING OFFICIAL

ELECTRICAL SPECIFICATIONS

- IN THE EVENT THAT ANY OWNER FURNISHED EQUIPMENT, DEVICES, OR MATERIAL BECOMES DAMAGED AFTER RECEIPT FROM OWNERS, THE CONTRACTOR SHALL REPLACE THE EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
 - ALL SWITCHES, RECEPTACLES, AND TELEPHONE/DATA OUTLETS SHOWN ON THE DRAWINGS IN THE SAME LOCATION SHALL BE INSTALLED IN MULTIPLE GANG BOXES MOUNTED IN A COMMON COVER PLATE UNLESS NOTED OTHERWISE. POWER SYSTEMS SHALL NOT BE INSTALLED IN THE SAME BOX WITH TELEPHONE/DATA. THE CONTRACTOR SHALL PROVIDE DIVIDES AS REQUIRED BY LOCAL CODES.
 - DISCONNECT SWITCHES SHALL BE SQUARE D HEAVY DUTY, ENCLOSED SAFETY SWITCHES SWITCHES SHALL BE OF THE QUICKMAKE, QUICK-BREAK TYPE WITH INTERLOCKING COVERS AND STEEL BOXES OF THE TYPE ENCLOSURE REQUIRED FOR EACH LOCATION.
 - PANEL BOARDS SHALL BE SQUARE D 1000V FOR 200VAC MAXIMUM, SQUARE D "NP" FOR 480 V 277VAC, 400A MAXIMUM, SQUARE D I LINE FOR 600 VAC, 800A TO 1200A, MOLDED CASE, WITH BOLT-ON BRANCH CIRCUIT BREAKERS AND COPPER BUSS. SIEMENS, CUTLER HAMMER WILL BE CONSIDERED. PANEL BOARDS SHALL BE MOUNTED IN A STEEL CABINET, FLUSH OR SURFACE MOUNTED AS SHOWN ON DRAWINGS. CABINETS SHALL BE BUILT OF MATERIAL NOT THINNER THAN NO. 12 GAUGE SHEET STEEL AND LARGE ENOUGH TO CONTAIN THE PANELS AND ALLOW MINIMUM OF 4" CUTTER SPACE ALL AROUND. PROVIDE A TYPEDWRITTEN DIRECTORY INSIDE EACH PANEL INDICATING THE FUNCTION AND LOCATION OF OUTLETS SERVING EACH CIRCUIT. ALL NEW PANELS SHALL PROVIDE SUFFICIENT SPACE WITHIN THE PANEL ENCLOSURES TO ALLOW FOR CHECK METERING PROVISIONS AS REQUIRED BY ASHRAE 90.1/2007 ARTICLE 5.4. PANELS SHALL BE SUPPLIED WITH 200% RATED NEUTRALS. ALL PANEL BOARD LUGS SHALL ACCOMMODATE THE INDICATED CONDUCTOR SIZES.
 - CIRCUIT BREAKERS SHALL BE MOLDED CASE, THERMAL-MAGNETIC QUICK-MAKE, QUICK-BREAK, BOLT-ON TYPE WITH MANUALLY OPERATED INSULATED TOP HANDLE, MULTI-POLE TYPES WITH INTERNAL COMMON TRIP BAR, TERMINAL SUITABLE FOR COPPER CONDUCTORS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANEL BOARDS. UNLESS NOTED OTHERWISE, THREE SINGLE-PHASE CIRCUITS MAY BE COMBINED IN ONE CONDUIT WITH A COMMON NEUTRAL, PROVIDED EACH CIRCUIT IS ON AN OPPOSITE PHASE.
 - ALL CONDUCTORS SHALL BE IDENTIFIED BY COLOR AS INDICATED IN THE COLOR CODE CHART

SYSTEM	PHASE			NEUTRAL/GROUND
	A	B	C	
120/208V	BLACK	RED	BLUE	WHITE
277/480V	YELLOW	BROWN	GRAY	GREEN
 - ALL CONDUCTORS LESS THAN 100A SHALL BE COPPER WITH TYPE THW OR THHN (DRY LOCATION ONLY) 90 DEGREE C INSULATION.
 - ALL CONDUCTORS OVER 100A SHALL BE COPPER WITH TYPE THW OR THHN (DRY LOCATION ONLY) 75 DEGREE C INSULATION.
 - ALL 20 AMP CONDUCTORS SHALL BE NO. 12 AWG COPPER MINIMUM UNLESS NOTED OTHERWISE.
 - ROUTE RACEWAYS CONCEALED BEHIND OR ABOVE BUILDING FINISHES UNLESS OTHER WISDOMED. ELECTRIC METALLIC TUBING (EMT), THIN WALL PIPE, GALVANIZED, MINIMUM 3/4" EXCEPT AS NOTED OR REQUIRED. FOR WIRING, ALL FITTINGS AND COUPLINGS SHALL BE STEEL. BELOW GRADE, MINIMUM 1" SCHEDULE 40 PIPE OR RIGID GALVANIZED STEEL CONDUIT.
 - THE CONTRACTOR SHALL PROVIDE POWER, TELE/DATA EMPTY CONDUIT WITH FULL STRIPS FROM WALL DOWN TO THE SPACE.
 - ALL 120/208V HOMERUNS LONGER THAN 75' OF SHALL BE ADJUSTED FOR SIZE THAN REQUIRED/INDICATED FOR THE AMPERAGE FOR THE EQUIPMENT AND ALL 277/480V HOMERUNS LONGER THAN 150' SHALL ADJUSTED FOR SIZE THAN REQUIRED/INDICATED FOR THE AMPERAGE OF THE EQUIPMENT. (2% VOLTAGE DROP).
 - ALL 120/208V FEEDERS LONGER THAN 75' OF SHALL BE ADJUSTED FOR SIZE THAN REQUIRED/INDICATED FOR THE AMPERAGE FOR THE EQUIPMENT AND ALL 277/480V FEEDERS LONGER THAN 150' SHALL ADJUSTED FOR SIZE THAN REQUIRED/INDICATED FOR THE AMPERAGE OF THE EQUIPMENT. (2% VOLTAGE DROP).
 - ALL WIRING SHALL BE COPPER CONDUCTORS UNLESS NOTED OTHERWISE. ALL WIRING #10 AND LESS SHALL BE SOLID CONDUCTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.
 - THE CONTRACTOR SHALL NOTE U.L. LABEL/NAMEPLATE ON ELECTRICAL EQUIPMENT, OR IF THE LOCAL INSPECTOR REQUIRES THE OVERLOAD PROTECTIVE DEVICES TO BE FUSED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION AS INDICATED ON THE DRAWINGS.
 - ALL DUPLEX RECEPTACLES ON DEDICATED CIRCUITS SHALL BE NEMA 5-20R, UNLESS NOTED OTHERWISE.
 - NEW DIRECTORY CARDS FOR EACH PANELBOARD SHALL BE PROVIDED AT COMPLETION OF WORK WITH TYPED DESIGNATIONS INDICATING NAME, VOLTAGE, PHASE, ETC. AND FINAL CIRCUITING DIRECTING EACH POLE POSITION IN A TWO COLUMN FASHION. ROOM NUMBERS SHALL BE USED WHENEVER POSSIBLE ON CIRCUIT DESIGNATIONS.
 - AFTER FINAL INSTALLATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILLING ALL VOIDS AROUND CONDUIT PENETRATIONS AND OTHER CORE DRILLS/SPOUNES IN SLAB WITH A FIRE SAFING REMOVABLE MASTIC. FILL SHALL EQUAL FIRE RATINGS OF FLOOR.
 - ALL BALLASTS SHALL BE ELECTRONIC AND RATED FOR THE LAMP IT OPERATES. LAMPS SHALL BE ENERGY SAVING TYPE.
 - INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE AND SHALL BUILT IN BATTERY BACK UP LASTING UP TO 90 MINUTES.
 - ALL CONDUITS SHALL BE RIGIDLY SUPPORTED TIGHT TO THE BUILDING STRUCTURE. THE MAXIMUM SPACING OF SUPPORTS SHALL BE 10' FOR VERTICAL, RUNS AND 8' FOR HORIZONTAL RUNS.
 - ALL FUSES SHALL BE DUAL-ELEMENT LOW PEAK AS MANUFACTURED BY BUSSMAN (LPN) OR LITTLE FUSE.
 - CONDUIT/CABLE SHALL BE PROVIDED AS FOLLOWS:
 - ALL CONNECTIONS TO MOTORS SHALL BE U.L. LISTED LIQUID TIGHT FLEX. (MINIMUM 24" LONG).
- EXPOSED INTERIOR: ALL EXPOSED INTERIOR WIRING SHALL BE IN GALVANIZED STEEL OR ALUMINUM EMT WITH STEEL SET SCREW CONNECTORS.
- CABLE: BRANCH CIRCUIT WIRING CONCEALED IN A WALL OR CEILING CONNECTING RECEPTACLES AND LIGHTS MAY BE MC CABLE.
- ALL JUNCTION BOXES SHALL BE MARKED WITH CIRCUIT NUMBERS, PANEL DESIGNATION AND VOLTAGE.
 - SUBMIT SHOP DRAWING FOR EQUIPMENT AND LIGHT FIXTURES FOR APPROVAL.

ELECTRICAL GENERAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE (N.E.C.), THE LIFE SAFETY CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND IN ACCORDANCE WITH ALL APPLICABLE STATE CODE REQUIREMENTS AND LOCAL AUTHORITIES.
- OBTAIN AND PAY FOR ALL PERMITS ASSOCIATED WITH THIS PROJECT PRIOR TO STARTING OF WORK AND ARRANGE ALL REQUIRED INSPECTIONS BY THE APPROPRIATE LOCAL AUTHORITIES.
- ALL ELECTRICAL EQUIPMENT SHALL BE UNDERWRITERS LABORATORY (UL) L LABELED OR LABELED BY AN APPROVED ACCREDITED AGENCY AND TESTING ORGANIZATION.
- PROVIDE COMPLETE AND PROPERLY FUNCTIONING ELECTRICAL SYSTEMS FOR THIS PROJECT. VISIT THE PROJECT SITE, EXAMINE THESE PLANS AND ALL EXISTING DRAWINGS RELATING TO THE AREA OF WORK, AND REPORT ANY DISCREPANCIES OR OMISSIONS IN THIS PLAN SET TO THE ENGINEER FOR RESOLUTION AND CLARIFICATION PRIOR TO SUBMISSION OF BIDS. BY SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR ACCEPTS THESE DOCUMENTS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. CLAIMS FOR ADDITIONAL COSTS TO ACHIEVE THE INTENDED SCOPE OF WORK WILL NOT BE ACCEPTED.
- ALL WORK SHOWN ON THESE DOCUMENTS IS NEW.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO INDICATE FINISHED WORK THAT IS FULLY ADJUSTED, TESTED, AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY FOR USE", UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL FURNISH, INSTALL, WIRE, CONNECT, AND ENERGIZE THE COMPLETE FUNCTIONAL SYSTEMS REQUIRED, INCLUDING EQUIPMENT, DEVICES, WIRING, AND ALL OTHER APPURTENANCES AND HARDWARE FOR A COMPLETE SYSTEM.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR THE COMPLETE INSTALLATION OF THE EQUIPMENT AS REQUIRED BY COST WITHOUT ADDITIONAL COST TO THE OWNER, REGARDLESS WHETHER THESE ITEMS ARE INDICATED IN THE CONTRACT DRAWINGS OR SPECIFICATIONS. SUCH ITEMS COULD BE BUT ARE NOT LIMITED TO, SUPPORTS, WIRING, START-UP AND SERVICE, ETC.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL A FIRST CLASS SYSTEM AND SHALL COMPLETELY COORDINATE WITH ALL OTHER TRADES.
- ALL CONFLICTS WHICH MAY PREVENT THE COMPLETION OF WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK UNTIL THE CONFLICT IS RESOLVED.
- THE CONTRACTOR SHALL INSTALL ALL ELECTRICAL AND ELECTRICAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL EQUIPMENT, DEVICES, AND RELATED APPURTENANCES SHALL BE THE LATEST PRODUCT OF THE SPECIFIED MANUFACTURERS UNLESS NOTED OTHERWISE.
- THE CONTRACT DRAWINGS ARE DIAGRAMMATIC AND DO NOT INDICATE ALL COMPONENTS AND ACCESSORIES REQUIRED FOR THE COMPLETE INSTALLATION. THE CONTRACTOR SHALL PROVIDE SUCH ITEMS TO COMPLETE THE SYSTEM AND INSTALL IN PROPER OPERATION IN ACCORDANCE WITH APPLICABLE CODES, INDUSTRY STANDARDS, AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- LOCATIONS OF EQUIPMENT, LIGHTING FIXTURES, DEVICES, ETC. ARE INDICATED DIAGRAMMATICALLY ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN EXACT LOCATIONS AND ESTABLISH EXACT DIMENSIONS ON THE JOB SITE AFTER STUDYING THE CONDITIONS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS, MOUNTING METHODS, AND DIMENSIONS OF LIGHT FIXTURES, LIFE SAFETY DEVICES, CEILING DEVICES, RECEPTACLES, TELEPHONE AND DATA OUTLETS, AND OTHER ITEMS VISIBLE IN PUBLIC AREAS.
- THE CONTRACTOR SHALL INSTALL ALL ELECTRICAL SYSTEMS SO AS TO NOT INTERFERE WITH THE PLUMBING, STRUCTURAL, ELECTRICAL, AND ARCHITECTURAL SYSTEMS.
- ALL ELECTRICAL SYSTEMS, DEVICES, AND RELATED ITEMS SHALL BE TESTED AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL REPLACE ANY AND ALL DEFECTIVE DEVICES, ITEMS, OR SYSTEMS AT COMPLETION OF THE PROJECT.
- ANY EQUIPMENT INCLUDING TELEPHONE/DATA CABLE LOCATED WITHIN A RETURN AIR PLENUM SHALL BE RATED FOR SUCH APPLICATION IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL PERFORM THE FOLLOWING EQUIPMENT CONNECTIONS AS REQUIRED BY THE EQUIPMENT OR AS INDICATED IN THE CONTRACT DOCUMENTS: EXTEND AND CONNECT TO EQUIPMENT, MOUNT AND CONNECT TO STARTERS, INSTALL PUSH BUTTON STATION AND THERMAL OVERLOAD SWITCHES; FURNISH SUITABLE RECEPTACLES, PULL COVER PLATE, CORD, ARMORED CABLE, WIRE, DIRECT CONNECTIONS, DISCONNECT SWITCHES, ETC.
- ALL WORK SHALL BE PERFORMED IN A SUCH MANNER TO CREATE MINIMAL POWER OUTAGES FOR THE OWNER. ALL SUCH OUTAGES SHALL BE CAREFULLY COORDINATED WITH THE OWNER SO THAT THE MOST ESSENTIAL SERVICES CAN BE MAINTAINED.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL MOTOR STARTERS FOR ELECTRICAL EQUIPMENT AND THE EQUIPMENT SHALL BE WIRED BY THE ELECTRICAL CONTRACTOR.
- EXACT LOCATION AND MOUNTING HEIGHTS OF JUNCTION BOXES, OUTLETS, STUB-UPS, ETC. SHALL BE DETERMINED FROM THE CONTRACT DOCUMENTS; EQUIPMENT DETAILS, SPECIFICATIONS WHERE APPLICABLE, AND MANUFACTURER'S ROUGH-IN DRAWINGS COORDINATE MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL LIGHTING FIXTURE LOCATIONS SHALL BE COORDINATED WITH THE REFLECTED CEILING PLANS, ARCHITECTURAL SECTIONS AND DETAILS, ELECTRICAL AND PLUMBING DRAWINGS AND SYSTEMS. SHOULD A DISCREPANCY ARISE, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- ELECTRICAL EQUIPMENT REQUIRING ACCESS SUCH AS JUNCTION BOXES, POWER PACKS, DOWNLIGHT BALLASTS AND CONNECTIONS TO EQUIPMENT, ETC. SHALL NOT BE INSTALLED ABOVE INACCESSIBLE CEILING OR BEHIND WALLS. PROVIDE ACCESS PANEL OF ADEQUATE SIZE TO FACILITATE THE REPAIR AND SERVICE OF THE EQUIPMENT.
- ALL CONDUITS AND RACEWAYS SHALL BE RUN CONCEALED IN WALLS OR ABOVE CEILING UNLESS OTHERWISE NOTED.
- ALL GROUNDING SHALL BE DONE AS PER N.E.C. REQUIREMENTS. THE CONTRACTOR SHALL USE GREEN GROUND WIRE FOR GROUNDING.
- ALL BRANCH CIRCUIT WIRING ON THE DRAWINGS THAT IS UNMARKED INDICATES TWO CURRENT CARRYING CONDUCTORS AND A GROUNDING CONDUCTOR.
- THE ACTUAL NUMBER OF WIRES FOR EACH CIRCUIT ARE NOT INDICATED ON THE DRAWINGS UNLESS NECESSARY FOR CLARIFICATION. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON THE DRAWINGS OR NOT.
- PROVIDE NFPA APPROVED FIRE STOPPING AT ALL PIPING AND CONDUIT PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND COMPONENTS.
- ANY CIRCUITS AVAILABLE TO NEW BUILD OUT THAT ARE NOT USED SHALL BE DEMED BOUND TO CONSTRUCTION AUTHORIZED CODE ADMINISTRATION ALEXANDRIA VIRGINIA 02/05/2026 THIS DOCUMENT APPEARS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. Yefeng Cao FOR BUILDING OFFICIAL
- DO NOT SUPPORT LIGHT FIXTURES FROM CEILING GRID. PROVIDE SUPPORT ON ALL FOUR CORNERS FROM STRUCTURE ABOVE.
- REFER TO SPECIFICATIONS FOR MORE INFORMATION.

ELECTRICAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ABV	ABOVE
A OR AMP	AMPERE
AFB	ABOVE FINISHED FLOOR
AIC	ASYMMETRICAL INTERRUPT CURRENT
AS	AUXILIARY SOUND
ATC	AUTOMATIC TEMPERATURE CONTROL
AWG	AMERICAN WIRE GAUGE
BEL	BELOW
C	CONDUIT
CB	CIRCUIT BREAKER
CAV	CABLE TELEVISION
CAV	CABLE TV
CT	CIRCUIT
CTR	COUNTER
CLG	CEILING
CT	CURRENT TRANSFORMER
CW	COOL WHITE
DED	DEDICATED
DEF	DUAL ELEMENT FUSES
DN	DOWN
DTT	DOUBLE TWIN TUBE
DWG	DRAWING
EA	EACH
ECB	ENCLOSED CIRCUIT BREAKER
EG	EQUIPMENT GROUND
EKH	EXHAUST
EW	EMERGENCY WHITE
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FLA	FULL LOAD AMPS
FLR	FLOOR
FSS	FUSED SAFETY SWITCH
GFI	GROUND FAULT INTERRUPTER
GBB	GROUNDING AND BONDING BAR
HD	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HZ	HERTZ
IS	ISOLATED GROUND
J-BOX, JB	JUNCTION BOX
K	THOUSAND
KW	KILOWATT
LCC	LIGHTING CONTROL CENTER
LTS	LIGHTS
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCP	MAIN DISTRIBUTION PANEL
MIN	MINIMUM
MLO	MAX LUGS ONLY
MOCPP	MAXIMUM OVERCURRENT PROTECTION
NEC	NATIONAL ELECTRIC CODE
NF	NON-FUSIBLE
NFSS	NON-FUSED SAFETY SWITCH
NC	NOT IN CONTRACT
NL	NIGHT LIGHT
P	POLES
PNL	PANEL
REC	RECEPTACLE
RR	RESTROOM
RM	ROOM
TEL	TELEPHONE
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDERGROUND
UNON	UNLESS OTHERWISE NOTED
V	VOLTS
W	WATTS
WI	WITH
WP	WEATHERPROOF
WW	WARM WHITE
Ø or PH	PHASE

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	SINGLE POLE FLUSH TUMBLER SWITCH MOUNTED 4" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON DRAWINGS
	DUPLEX RECEPTACLE, 2P, 3W, 20A, 125V, NEMA 5-20R, FLUSH MOUNTED 18" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON DRAWINGS
	QUADRIPOLE RECEPTACLE 2P, 3W, 20A, 125V, NEMA 5-20R
	DUPLEX GFI RECEPTACLE, 2P, 3W, 20A, 125V, NEMA 5-20R, FLUSH MOUNTED, COORDINATE WITH KITCHEN CONSULTANT DRAWING FOR EXACT LOCATION.
	DUPLEX GFI RECEPTACLE, 2P, 3W, 20A, 125V, NEMA 5-20R, FLUSH MOUNTED 6" ABOVE COUNTER, COORDINATE COUNTER HEIGHT WITH ARCHITECT.
	JUNCTION BOX ABOVE CEILING OR WALL MOUNTED
	PENDANT LIGHT FIXTURE
	ROUND LIGHT
	DOWNLIGHTS
	RATTAN PENDANT LIGHT
	AXEL FOYER CHANDELIER
	OPEN WEAVE RATTAN CHANDELIER
	BANQUET PENDANT LIGHT
	WALL SCONCE SHADE
	BACK TRACK LIGHT
	BAR PENDANTS
	VANITIES 14" PENDANT LIGHT
	WALL EXTERIOR LIGHT
	HAMMERED PENDANT LIGHT
	2X2 LIGHTING FIXTURE
	2X4 LIGHTING FIXTURE
	TELEPHONE/DATA OUTLET FLUSH MOUNTED 18" ABOVE FLOOR UNLESS OTHERWISE NOTED. PROVIDE 3/4" EC WITH PULL STRING TO 6" ABOVE ACCESSIBLE CEILING. COORDINATE EXACT LOCATION WITH ARCHITECT.
	SAFETY SWITCH (F.S.S. - FUSIBLE, N.F.S.S. - NON-FUSIBLE) 3P-30A INDICATES # OF POLES-FRAME SIZE/FUSE SIZE
	TAP LIGHTS
	MOTOR OUTLET, "D" INDICATES MOTOR EQUIPPED WITH FACTORY INSTALLED DISCONNECTING MEANS
	120V/208V, 3 PH. PANEL, SURFACE OR RECESS MOUNTED
	SHARED CIRCUIT
	INDICATES CONTROLLING SWITCH
	METER SOCKET
	REFERENCED PLAN NOTE DESIGNATION
	NEW WIRING
	SPECIAL RECEPTACLE. COORDINATE WITH EQUIPMENT SUPPLIED FOR NEMA CONFIGURATION AND AMPERE RATING.
	COMBINATION EXIT SIGN LIGHTING FIXTURE AND BATTERY PACK; CEILING OR WALL MOUNTED.
	CEILING MOUNTED MOTION SENSOR.
	POWER PACK, WATT STOPPER BZ-50.
	120/277V WALL MOUNTED MOUNTED DUAL TECH WIMMOPHONICS VACANCY SENSOR
	FIRE ALARM MANUAL PULL STATION
	FIRE ALARM VISUAL AREA TYPE SIGNALING DEVICE MOUNTED ON CEILING OR 6'-8" ABOVE FINISHED FLOOR. SUBSCRIPT NUMBER DENOTES CANCELA.
	WALL / CEILING MOUNTED BATTERY PACK
	PROGRAMMABLE TIMER/MANUAL OVERRIDE LIGHT SWITCH. NEUTRAL CONDUCTOR IS REQUIRED. HONEYWELL RPL57301000V.
	THREE OR FOUR WAY FLUSH TUMBLER SWITCH, D-BANNER, MOUNTING HEIGHT 4" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON DRAWINGS.
	DS-DAY LIGHT SENSOR, DCM - DIMMING CONTROL, MODULE
	EXISTING WIRING
	DUPLEX RECEPTACLE, 2P, 3W, 20A, 125V, NEMA 5-20R, FLUSH MOUNTED 18" ABOVE FINISHED FLOOR, WITH 2 USB PORTS.

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Construction drawings submitted shall be in full conforming with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review. Planning and Zoning approval of a building permit does not constitute an endorsement, approval or warranty by any of these entities. Any work specifically identified by the applicant and approved by staff.

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SEAL:



Sheet Title:

NOTES & SYMBOLS - ELECTRICAL

Drawn By: PRL/MSM
Checked by: HG
Project No.: 25121
Date: 12-02-2025

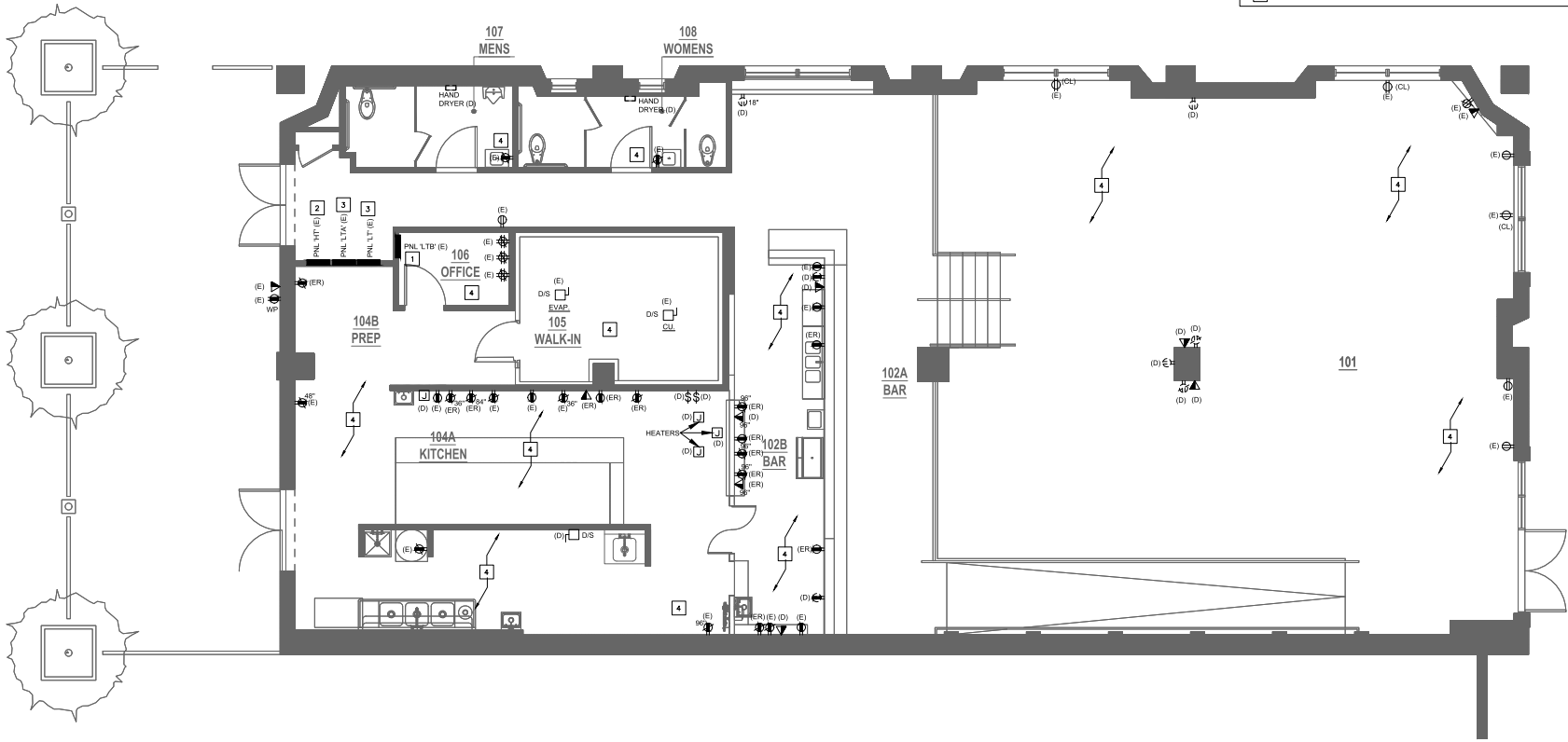
SHEET NO.

E100

LEGEND	
(D)	TO BE DEMOLISHED
(E)	EXISTING TO REMAIN
(ER)	EXISTING TO RELOCATE
PNL	PANEL
D/S	DISCONNECT SWITCH

GENERAL PLAN NOTES Applicable to all drawings	
1.	CONTRACTOR SHALL FIELD TRACE ALL CIRCUITS PRIOR TO STARTING OF WORK. RE-WIRE AS SHOWN IF EXISTING CIRCUIT COULD BE RELOCATED OR IS DEMOLISHED. FIELD COORDINATE.
2.	ALL MECHANICAL HVAC UNITS SHALL BE EXISTING TO REMAIN WITH EXISTING CONTROLS AND POWER. FIELD VERIFY.
3.	WALK-IN COOLER SHALL BE EXISTING TO REMAIN WITH CONTROLS AND POWER. FIELD VERIFY.

REFERENCED PLAN NOTES Applicable to this drawing only	
1	EXISTING TO REMAIN 100A, 120/208V, 3PH PANEL. REFER TO RISER DIAGRAM AND PANEL SCHEDULE FOR MORE INFORMATION.
2	EXISTING TO REMAIN 225A, 277/480V, 3PH PANEL. REFER TO RISER DIAGRAM AND PANEL SCHEDULE FOR MORE INFORMATION.
3	EXISTING TO REMAIN 400A, 120/208V, 3PH PANEL. REFER TO RISER DIAGRAM AND PANEL SCHEDULE FOR MORE INFORMATION.
4	ALL POWER IN THIS AREA SHALL BE EXISTING TO REMAIN OR TO BE RELOCATED.
5	REMOVE ALL POWER AND DATA OUTLETS IN THIS AREA UON. FIELD COORDINATE.



1 DEMOLITION POWER PLAN - ELECTRICAL
E102 Scale: 1/4" = 1'-0"

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/05/2026
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS.
By _____
FOR BUILDING OFFICIAL

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute an endorsement, modification or approval of any changes, additions or omissions to work. Errors, omissions and specifications obtained by the applicant and approved by staff.

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12-02-2025

Sheet Title:

DEMOLITION POWER PLAN - ELECTRICAL

Drawn By: Checked by:

PR,MM,SM HG

Project No.: 25121 Date: 12-02-2025

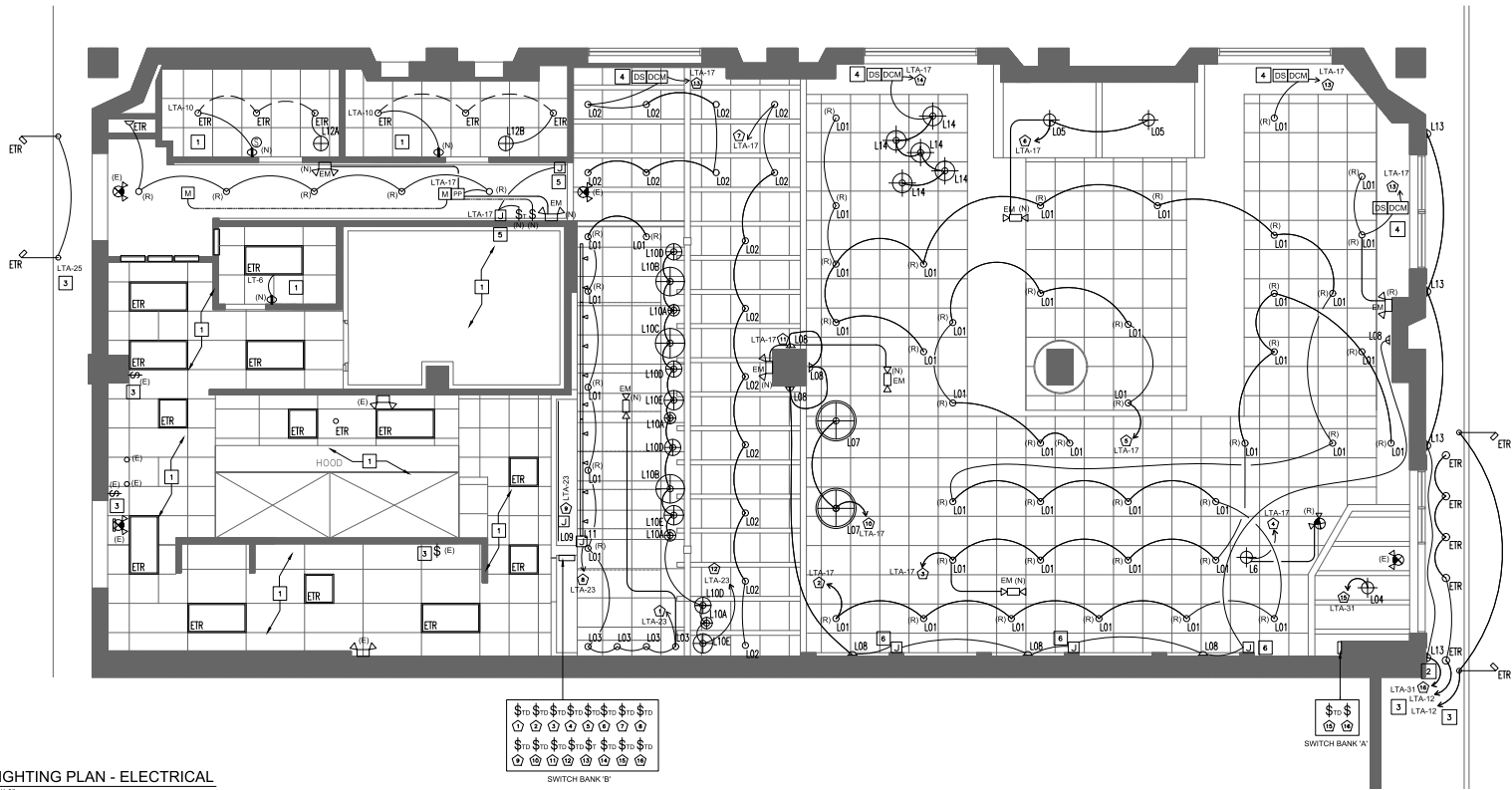
SHEET NO.

E102

LEGEND	
(N)	NEW
(E)ETR	EXISTING TO REMAIN
(ER)	EXISTING RELOCATED

- REFERENCED PLAN NOTES**
Applicable to this drawing only
- 1 ALL LIGHTING SHALL BE EXISTING TO REMAIN AND PROVIDE NEW CONTROLS AS SHOWN. USE EXISTING POWER.
 - 2 WIRE THRU TIME CLOCK AND PHOTOCELL. FIELD COORDINATE PHOTOCELL LOCATION.
 - 3 RECONNECT THRU TIME CLOCK AND PHOTOCELL.
 - 4 DIMMING CONTROL MODULE AND DAYLIGHT SENSOR WITH REMOTE CALIBRATION TOOL. PROVIDE LOW VOLTAGE CONTROL WIRING TO EACH FIXTURE WITHIN THE DAYLIGHT ZONE.
 - 5 CONTRACTOR FIELD COORDINATE WITH ARCHITECT / ELEVATION PLANS FOR LOCATION OF L15 LIGHT FIXTURES.
 - 6 CONTRACTOR FIELD COORDINATE WITH ARCHITECT / ELEVATION PLANS FOR LOCATION OF TAPE LIGHT FIXTURES.

- GENERAL NOTES**
Applicable to all drawings
1. ALL TERMINATIONS OF CONDUCTORS 100A OR LESS SHALL COMPLY WITH NEC 110.14 (C) (1) (A). CABLE DO NOT INSTALL MC CABLE IN AREAS SUSCEPTIBLE TO PHYSICAL DAMAGE.
 2. ALL EXISTING AND NEW RECEPTACLES SHALL BE TAMPER PROOF.
 3. ALL LIGHTING FIXTURES ARE TO BE COORDINATED WITH LIGHTING DESIGNER. COORDINATE WIRING AND CONTROLS IF DIMMING IS REQUIRED.
 4. EQUIPMENT FOR EMERGENCY EGRESS ILLUMINATION SHALL BE OPERATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC 700.12 (F).
 5. ALL VACANCY SENSORS SHALL BE DUAL TECHNOLOGY.
 6. ALL VACANCY SENSORS SHALL BE SET TO MANUAL-ON / AUTO-OFF WITHIN 20 MINUTES OF OCCUPANT LEAVING THE ROOM. MAXIMUM OVERRIDE SHALL BE 2 HOURS.
 7. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF SWITCHES WITH OWNER.
 8. COORDINATE PLUG REQUIREMENTS/NEMA CONFIGURATION WITH EQUIPMENT PRIOR TO ROUGH-IN.
 9. CONTRACTOR SHALL FIELD TRACE ALL CIRCUITS PRIOR TO STARTING OF WORK. RE-WIRE AS SHOWN IF EXISTING CIRCUIT COULD BE RELOCATED OR IS DEMOLISHED. FIELD COORDINATE.



1 NEW LIGHTING PLAN - ELECTRICAL
Scale: 1/4" = 1'-0"

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/05/2026
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS.
By _____
FOR BUILDING OFFICIAL

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SEAL:



Sheet Title:
**NEW LIGHTING
PLAN-ELECTRICAL**

Drawn By: PR,MM,SM
Checked by: HG
Date: 12-02-2025
Project No.: 25121

SHEET NO.

E103



**COMcheck Software Version COMcheckV6
Exterior Lighting Compliance Certificate**

Project Information

Energy Code: 2021 EEC
Project Name: AMMANOLE GROCEERY
Project Type: Alteration
System Lighting Zone: 3 (Other (L23))

Contractor Site: 2822 Antebellum Rd
2822 Antebellum Rd
Falls Church, Virginia 22045
Contractor Name: Alexia Architects
Designer/Consultant:

Allowed Exterior Lighting Power

Area/Surface Category	A Quantity	B Allowed Watts / Fixture	C D Tradeable Wattage (B X C)	D Allowed Watts (B X C)
FRONT SIDE ENTRY (Entry canopy)	430 R2	0.4	Yes	172
REAR SIDE (Entry canopy)	230 R2	0.4	Yes	92
Illuminated area of facade wall or surface	245 R2	0.11	No	28
Total Tradable Watts (a) =		264		
Total Allowed Watts =		292		
Total Allowed Supplemental Watts (b) =		500		

(a) Wattage tradeoffs are only allowed between tradeable areas/surfaces.
(b) A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradeable and tradeable areas/surfaces.

Proposed Exterior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A Quantity	B Lamp/ Fixture	C D Tradeable Wattage (B X C)	D Allowed Watts (B X C)
FRONT SIDE ENTRY (Entry canopy, 430 R2): Tradable Wattage				172
REAR SIDE (Entry canopy, 230 R2): Tradable Wattage				92
Illuminated area of facade wall or surface (245 R2): Non-tradeable Wattage				28
Total Tradable/Proposed Watts =		292		

Exterior Lighting EXACER Statement

COMcheck Software V6. This proposed exterior lighting alternative project represented in this document is considered to be compliant with the applicable code requirements, specifications, and other calculations associated with this general application. The proposed exterior lighting systems have been designed to meet the 2021 EEC requirements in COMcheck Software EXACER data and to comply with any applicable mandatory requirements listed in the Exemption Checklist.

Name: Title: Signature: Date:

Project File: AMMANOLE GROCEERY
Date Printed: 11/24/21
Report Date: 11/24/21
Page: 1 of 1

PANEL SCHEDULE

EXISTING PANEL FED FROM EXISTING 75KVA XFMR VIA EXISTING DISCONNECT SWITCH.

PANEL	VOLTAGE:	120/208	PHASE:	3	WIRES:	4	MAINS:	400 Amps	MOUNTING:	RECESSED	
LT	A.I.C. RATING	EXISTING	REMARKS:	M.L.O.							
ABBV.	BRANCH CIRCUIT LOAD DESCRIPTION	LOAD KVA	CIRCUIT BREAKER POLE TRIP No.	PHASE A/B/C	CIRCUIT BREAKER No. TRIP POLE	LOAD KVA	BRANCH CIRCUIT LOAD DESCRIPTION	ABBV.			
EX	BANQUETTE RECEPT.	0.60	1 20 1	A	2	20	1	1.20	BEHIND BANQUETTE REC	EX	
EX	45 L/C REF	0.24	1 20 3	B	4	20	1	1.00	PATIO LIGHTS	EX	
EX	47E_EX HEAT LAMP	0.80	1 20 5	C	6	20	1	1.00	KITCHEN & OFFICE L/C	EX	
EX	7886648_POS STATION	0.54	1 20 7	A	8	20	1	1.04	85 HEATLAMP EX		
EX	2458203_POS STATION	0.36	1 20 9	B	10	20	1	0.53	76 MEGA TOP SAND/REF	N	
EX	DINNING AREA RECEPT.	1.00	1 20 11	C	12	20	1	0.23	91_REACH-IN REF	N	
EX	90 HEAT LAMP	0.80	1 20 13	A	14	20	1	1.00	COOLER	EX	
EX	82_REACH-IN L/C REF	0.34	1 20 15	B	16	20	1	0.12	92_COOLER	EX	
EX	144 WARMING DRAWER	0.50	1 20 17	C	18	20	1	1.00	HOOD CONTROL PANEL	EX	
EX	FUTURE LIGHTS	0.50	1 20 19	A	20	20	1	0.25	206_BACK BAR CAB REF	EX	
EX	63_HOT FOOD WELL	1.20	1 20 21	B	22	20	1	0.18	205_TICKET PRINTER	EX	
EX	SPARE		1 20 23	C	24	15	1	0.52	131_REACH-IN REF	N	H
EX	216_DISPLAY CASE REF.	0.10	1 20 25	A	26	20	1	0.53	217_MEGA TOP SAND/REF	N	H
EX	SPARE		1 20 27	B	28	20	1	0.64	97_FRYER/BATTERY GAS EX		
N	CONVENIENCE OUTLETS:	1.00	1 20 29	C	30	20	1		SPARE EX		
N	206_BACK BAR CAB REF	0.25	1 20 31	A	32	20	1	1.38	220_DISH-WASHER L/C	N	
N	101_HEAT LAMP	0.96	1 20 33	B	34	20	1	0.20	243_ICE FLAMER	N	
N	111_ICE MACHINE	1.27	1 20 35	C	36	15	1	1.80	242_L/C REF	N	H
N	123_REF WORKTOP	0.35	1 15 37	A	38	20	1	0.78	CLUR_1	EX	
EX	94_REF WORKTOP	0.30	1 20 39	B	40	20	1	1.92	114_LOW TEMP DISH	EX	
EX	REC. VESTIBULE	0.20	1 20 41	C	42	20	1		SPARE EX		

ITEM	LOAD	FACTOR	=	KVA	AMPS	A	ABBREVIATIONS
LIGHTING	X	1.25	=	13.71		A.I.C.	ARC FAULT BREAKER
HVAC	X	1.00	=	0.76		EX	EXISTING TO REMAIN
EQUIPMENT	X	1.00	=	7.80		G	GROUND FAULT INTERRUPT
KITCHEN- NEC 220.56- NON DWELLING	X	0.65	=	18.89		H	TYP HACR
RECEPTACLES- FIRST 10.0 KVA AT 100%	X	1.00	=	5.02		N	NEW
RECEPTACLES- REMAINING AT 50%	X	0.50	=	0.00		R	REMOVE
SUB PANEL	X	1.00	=	4.43		S	SHUT TRIP DEVICE
TOTAL				54.62	152	T	THRU TIME CLOCK
						P	THRU PHOTO CELL

NOTES: CONTRACTOR SHALL FIELD TRACE EXISTING CIRCUIT PRIOR TO STARTING OF WORK. MARK SPARE FOR UNUSED CIRCUITS.

PANEL SCHEDULE

EXISTING PANEL FED FROM EXISTING PANEL-LTA.

PANEL	VOLTAGE:	120/208	PHASE:	3	WIRES:	4	MAINS:	400 Amps	MOUNTING:	RECESSED	
LTA	A.I.C. RATING	EXISTING	REMARKS:	M.L.O.							
ABBV.	BRANCH CIRCUIT LOAD DESCRIPTION	LOAD KVA	CIRCUIT BREAKER POLE TRIP No.	PHASE A/B/C	CIRCUIT BREAKER No. TRIP POLE	LOAD KVA	BRANCH CIRCUIT LOAD DESCRIPTION	ABBV.			
EX	HOST RECEPT.	0.40	1 20 1	A	2	20	1	1.20	FUTURE LIGHTED SIGN	EX	
EX	BAR AREA RECEPT.	1.00	1 20 3	B	4	20	1	1.08	OFFICE DATA REC	EX	
EX	32_DROP-IN BEV DISP	0.35	1 20 5	C	6	20	1	1.17	LTG - KITCHEN/EM/NULL	EX	
EX	CONVENIENCE OUTLETS	1.00	1 20 7	A	8	20	1		SPARE EX		
EX	LIGHTS- RAMP	1.00	1 20 9	B	10	20	1	0.50	BATH ROOM LIGHTS	EX	
EX	AC COMP - COOLER	0.80	3 15 11	C	12	20	1	0.50	FRONT SCORGES	EX	
			13	A	14	20	2	1.50	COOLER COMPRESSOR	EX	
			15	B	16			1.50			
EX	LIGHTS IN DINNING	1.00	1 20 17	C	18	20	1		SPARE EX		
EX	1298130 CARBONATOR	0.84	1 20 19	A	20	20	1		SPARE EX		
EX	DINNING RECEPT.	0.54	1 20 21	B	22	20	1	1.00	HOT WATER HEATER	EX	
EX	BAR AREA LIGHTING	0.80	1 20 23	C	24	20	1		SPARE EX		
EX	EXTERIOR LIGHTS BACK	0.80	1 20 25	A	26	20	1	0.36	BATH ROOM GFCI	EX	
EX	DINNING RECEPT.	0.20	1 20 27	B	28	70	3	1.48	OFFICE SUB PANEL-LTB	EX	
EX	SIGN CIRCUIT	1.20	1 20 29	C	30			1.48			
N	EXTERIOR LIGHT	0.30	1 20 31	A	32			1.48			
N	MOTORIZED DAMPER	0.50	1 20 33	B	34	20	1		SPARE EX		
N	102&116_KDS STATION	0.36	1 20 35	C	36	20	3	1.87	93_CONNECTION OVEN	N, G	
N, G	93_CONNECTION OVEN	1.87	3 20 37	A	38			1.87			
		1.87	39	B	40			1.87			
		1.87	41	C	42	20	1	0.50	COOLER FAN	EX	

PHASE	LOAD	FACTOR	=	KVA	AMPS	A	ABBREVIATIONS
PHASE B	=	11.61	97			A.I.C.	ARC FAULT BREAKER
PHASE B	=	12.53	104			EX	EXISTING TO REMAIN
PHASE C	=	11.89	99			G	GROUND FAULT INTERRUPT
						H	TYP HACR
						N	NEW
						R	REMOVE
						S	SHUT TRIP DEVICE
						T	THRU TIME CLOCK
						P	THRU PHOTO CELL

NOTES ALL LOADS INCLUDED IN SECTION 1

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/05/2026
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS.
By: Yefeng Cao
FOR BUILDING OFFICIAL

PANEL SCHEDULE

EXISTING PANEL FED FROM EXISTING DISCONNECT SWITCH.

PANEL	VOLTAGE:	277/480	PHASE:	3	WIRES:	4	MAINS:	225 Amps	MOUNTING:	RECESSED	
HT	A.I.C. RATING	EXISTING	REMARKS:	M.L.O.							
ABBV.	BRANCH CIRCUIT LOAD DESCRIPTION	LOAD KVA	CIRCUIT BREAKER POLE TRIP No.	PHASE A/B/C	CIRCUIT BREAKER No. TRIP POLE	LOAD KVA	BRANCH CIRCUIT LOAD DESCRIPTION	ABBV.			
EX	SPARE		3 20 7	A	8	60	3	10.00	10 TON AC HEAT	EX	
			3 20 9	B	4			10.00			
			5	C	6			10.00			
EX	SPARE		3 20 7	A	8	60	3	10.00	7 TON AC HEAT	EX	
			9	B	10			10.00			
			11	C	12			10.00			
EX	SPARE		3 30 13	A	14	20	3		SPARE EX		
			15	B	16						
			17	C	18						
EX	SPARE		1 20 19	A	20	20	3		SPARE EX		
EX	SPARE		1 20 21	B	22						
EX	SPARE		1 20 23	C	24						
EX	SPACE		1 20 25	A	26	100	3	17.50	ROOF SUB PANEL	EX	
			27	B	28			17.50			
			29	C	30						
			31	A	32				BUS SPACE		
			33	B	34				BUS SPACE		
			35	C	36				BUS SPACE		
			37	A	38				BUS SPACE		
			39	B	40				BUS SPACE		
			41	C	42				BUS SPACE		

ITEM	LOAD	FACTOR	=	KVA	AMPS	A	ABBREVIATIONS
LIGHTING	X	1.25	=	0.00		A	ARC FAULT BREAKER
HVAC	X	1.00	=	60.00		EX	EXISTING TO REMAIN
EQUIPMENT	X	1.00	=	2.00		G	GROUND FAULT INTERRUPT
KITCHEN- NEC 220.56- NON DWELLING	X	0.65	=	0.00		H	TYP HACR
RECEPTACLES- FIRST 10.0 KVA AT 100%	X	1.00	=	0.00		N	NEW
RECEPTACLES- REMAINING AT 50%	X	0.50	=	0.00		R	REMOVE
SUB PANEL	X	1.00	=	52.50		S	SHUT TRIP DEVICE
TOTAL				112.50	135	T	THRU TIME CLOCK
						P	THRU PHOTO CELL

NOTES: CONTRACTOR SHALL FIELD TRACE EXISTING CIRCUIT PRIOR TO STARTING OF WORK. MARK SPARE FOR UNUSED CIRCUITS.

PANEL SCHEDULE

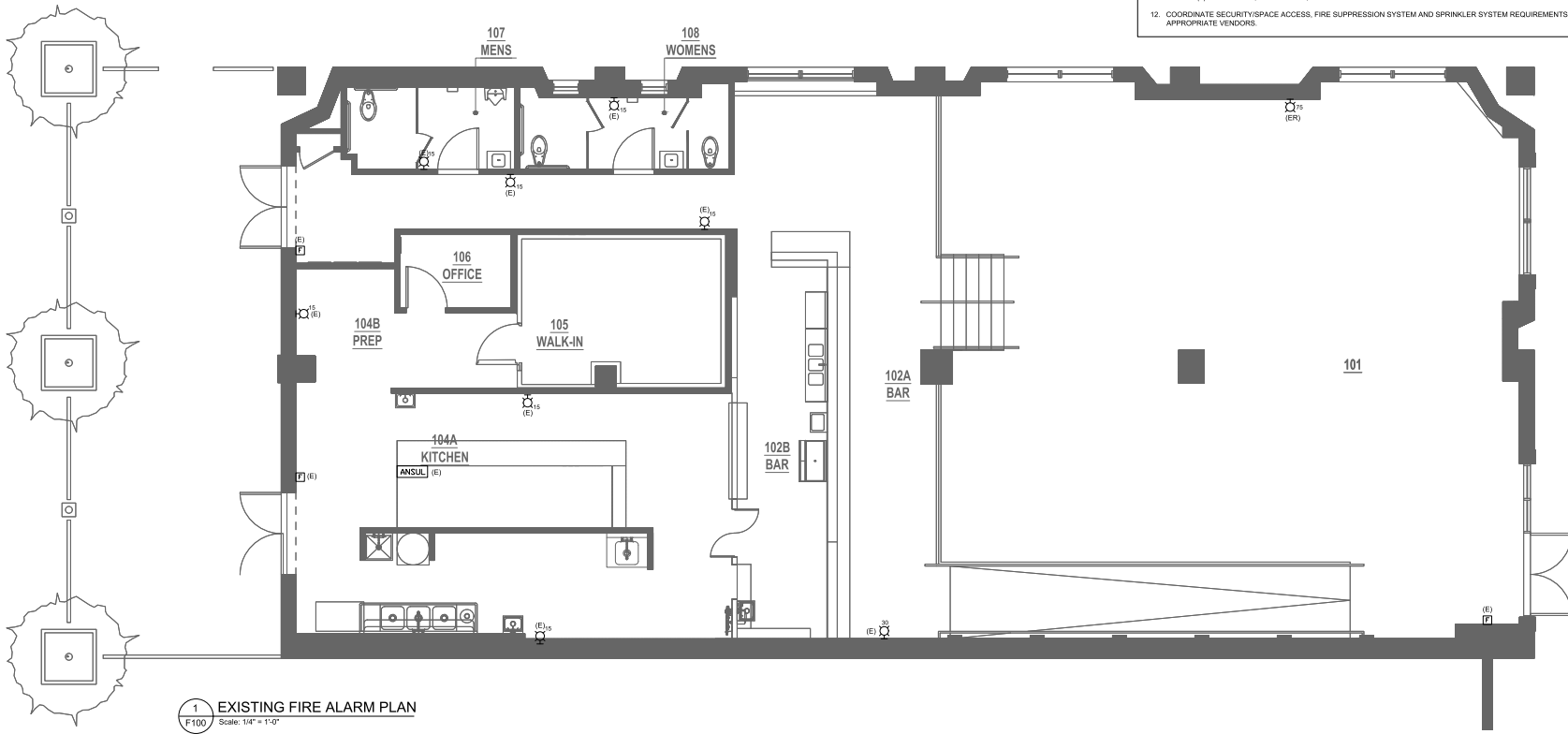
EXISTING PANEL FED FROM EXISTING PANEL-LTA.

PANEL	VOLTAGE:	120/208	PHASE:	3	WIRES:	4	MAINS:	100 Amps	MOUNTING:	RECESSED	
LTB	A.I.C. RATING	EXISTING	REMARKS:	M.L.O.							
ABBV.	BRANCH CIRCUIT LOAD DESCRIPTION	LOAD KVA	CIRCUIT BREAKER POLE TRIP No.	PHASE A/B/C	CIRCUIT BREAKER No. TRIP POLE	LOAD KVA	BRANCH CIRCUIT LOAD DESCRIPTION	ABBV.			
	BUS SPACE		42	A	41				BUS SPACE		
	BUS SPACE		40	B	39				BUS SPACE		
	BUS SPACE		38	C	37				BUS SPACE		
	BUS SPACE		36	A	35				BUS SPACE		
	BUS SPACE		34	B	33				BUS SPACE		
	BUS SPACE		32	C	31				BUS SPACE		
	BUS SPACE		30	A	29				BUS SPACE		
EX	SPARE		1 20 28	B	27	20	1		SPARE EX		
EX	SPARE		1 20 26	C	25	20	2		SPARE EX		
EX	SPARE		1 20 24	A	23						

FIRE ALARM SYSTEM SYMBOLS	
SYMBOL	DESCRIPTION
	FIRE ALARM VISUAL ADA TYPE SIGNALING DEVICE MOUNTED ON CEILING OR 6'-8" ABOVE FINISHED FLOOR. SUBSCRIPT NUMBER DENOTES CANDELA.
	FIRE ALARM MANUAL PULL STATION
	COMBINATION FIRE ALARM SPEAKER/VISUAL ADA TYPE SIGNALING DEVICE MOUNTED 6'-8" ABOVE FINISHED FLOOR OR AS NOTED. SUBSCRIPT NUMBER DENOTES CANDELA.

LEGEND	
(E)	EXISTING TO REMAIN
(N)	NEW
(ER)	EXISTING TO RELOCATE

FIRE ALARM NOTES Applicable to all drawings	
1.	ALL FIRE ALARM DEVICES SHALL BE LISTED AND SHALL MEET REQUIREMENTS OF ALEXANDRIA. INSTALLATION SHALL MEET FIRE MARSHAL REQUIREMENTS AND FOLLOWING STANDARDS: A.D.A. LIFE SAFETY CODE 101, NEC 70, NFPA 72 AND LOCAL CODES.
2.	ALL WIRING FOR THE FIRE DETECTION SYSTEM AND FIRE ALARM DEVICES SHALL BE RUN IN CONDUITS. ALL FIRE ALARM JUNCTION BOX COVERS SHALL BE PAINTED RED BY THE CONTRACTOR. ALL CONDUITS, DEVICES MOUNTING BOXES, JUNCTION BOXES AND PANELS SHALL BE SECURELY FASTENED BY THE CONTRACTOR WITH APPROPRIATE FITTINGS TO INSURE A POSITIVE GROUND THROUGHOUT THE ENTIRE SYSTEM.
3.	ALL WIRING SHALL BE CHECKED AND TESTED BY THE CONTRACTOR TO INSURE THE SYSTEMS IS FREE FROM GROUNDS, OPENS AND SHORT CIRCUITS.
4.	CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ANY COMPONENTS AND/OR MAKE ANY MODIFICATIONS NECESSARY TO THE FIRE ALARM CONTROL PANEL AND BOOSTER POWER SUPPLY (POWER BATTERY) TO ALLOW FOR INSTALLATION OF NEW ADA APPROVED FIRE ALARM DEVICES. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED PRIOR TO SUBMISSION OF BID.
5.	ALL FIRE ALARM DEVICES SHALL BE SILENT KNIGHT MANUFACTURER OR APPROVED EQUAL.
6.	THE CONTRACTOR SHALL PREPARE ALL FIRE ALARM SYSTEM DRAWINGS INDICATING LOCATIONS OF ALL FIRE ALARM DEVICES FOR SUBMISSION AND APPROVAL BY LOCAL AUTHORITIES INCLUDING FIRE MARSHAL. THE PREPARED DRAWINGS BY THE CONTRACTOR SHALL BE THE SHOP DRAWINGS REQUIRED BY THE FIRE MARSHAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION OF AND ALL SUBMISSIONS OF FIRE ALARM SYSTEM DRAWINGS. THE SHOP DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: ALARM INITIATING AND NOTIFICATION PERIPHERAL DEVICES; OUTLET BOXES; CONDUIT; WIRING; WIRING DIAGRAMS; BATTERY AND VOLTAGE DROP CALCULATIONS AND ALL ACCESSORIES REQUIRED.
7.	ALL SUBMITTALS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE FIRE MARSHAL AND ARCHITECT FOR REVIEW.
8.	UPON COMPLETION, THE SYSTEM SHALL BE THOROUGHLY TESTED BY THE CONTRACTOR TO ASSURE PROPER INTERFACING OF ALL COMPONENTS.
9.	THE FIRE ALARM SYSTEM SIGNALING DEVICES SHALL INCLUDE THE FOLLOWING: VISUAL AND AUDIO/VISUAL DEVICES SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION'S REGULATIONS AND THE ARCHITECT/ENGINEER'S DESIGNATION.
10.	UPON COMPLETION OF THE INSTALLATION AND AFTER SATISFACTORY TESTING OF THE SYSTEM BY THE CONTRACTOR IN THE PRESENCE OF THE EQUIPMENT SUPPLIER, THE CONTRACTOR SHALL TEST THE SYSTEM IN THE PRESENCE OF THE ARCHITECT/ENGINEER, FIRE MARSHAL, OWNER, AND OTHER AUTHORITIES HAVING JURISDICTION. THE MANUFACTURER SHALL FURNISH TO THE OWNER A ONE (1) YEAR CONTRACT EFFECTIVE FROM THE DATE OF ACCEPTANCE, FOR MAINTENANCE AND INSPECTION SERVICES OF THE MANUFACTURER'S EQUIPMENT.
11.	FIELD WIRING FOR EACH INTELLIGENT LOOP SHALL CONSIST OF CABLES FURNISHED AND INSTALLED BY THIS CONTRACTOR IN 1/2 INCH CONDUIT AS HEREIN SPECIFIED. CONTRACTOR HAS THE CHOICE TO USE MC CABLE, THE TYPE, SIZE, AND NUMBER OF CONDUCTORS IN THE CABLE SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS. FIELD WIRING FOR ALL ALARM SIGNALS SHALL BE COLOR CODED CONSISTING OF TWO (2) CONDUCTOR, NO. 14 A.W.G., UNSHEATHED, TWISTED PAIR CABLES, WHERE REQUIRED. MAGNETIC DOOR HOLDER POWER WIRING FROM THE MAIN CONTROL PANEL SHALL CONSIST OF TWO (2) CONDUCTOR, NO. 14 A.W.G., TWISTED PAIR CABLES.
12.	COORDINATE SECURITY/SPACE ACCESS, FIRE SUPPRESSION SYSTEM AND SPRINKLER SYSTEM REQUIREMENTS WITH APPROPRIATE VENDORS.



Finn & Fire Restaurant
111 N Pitt Street
Alexandria, VA 22314

JMc Architects
421 Earl Street
Alexandria, Virginia 22314
703 598 5623 phone

Gill Engineering
3930 Pender Dr, Suite 270
Fairfax, VA 22030
703 688 2049 phone

Singer EVI
3881 Ten Oaks Road Suite 2C
Glenelg, MD 21737
410 489 0286 phone

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute an endorsement, modification or amendments to such plans, unless they are specifically identified by the applicant and approved by staff.

No.: Revision: Date:

Permit Set December 02, 2025

REVISIONS FOR PERMIT

SEAL:



12-02-2025

Sheet Title:

NOTES, SYMBOLS AND EXISTING FIRE ALARM PLAN

Drawn By: PR,MM,SM Checked by: HG
Date: 12-02-2025
Project No.: 29512

SHEET NO.

F100

Finn & Fire Restaurant

111 N Pitt Street
Alexandria, VA 22314

JMc Architects

421 Earl Street
Alexandria, Virginia 22314
703 598 5623 phone

Gill Engineering

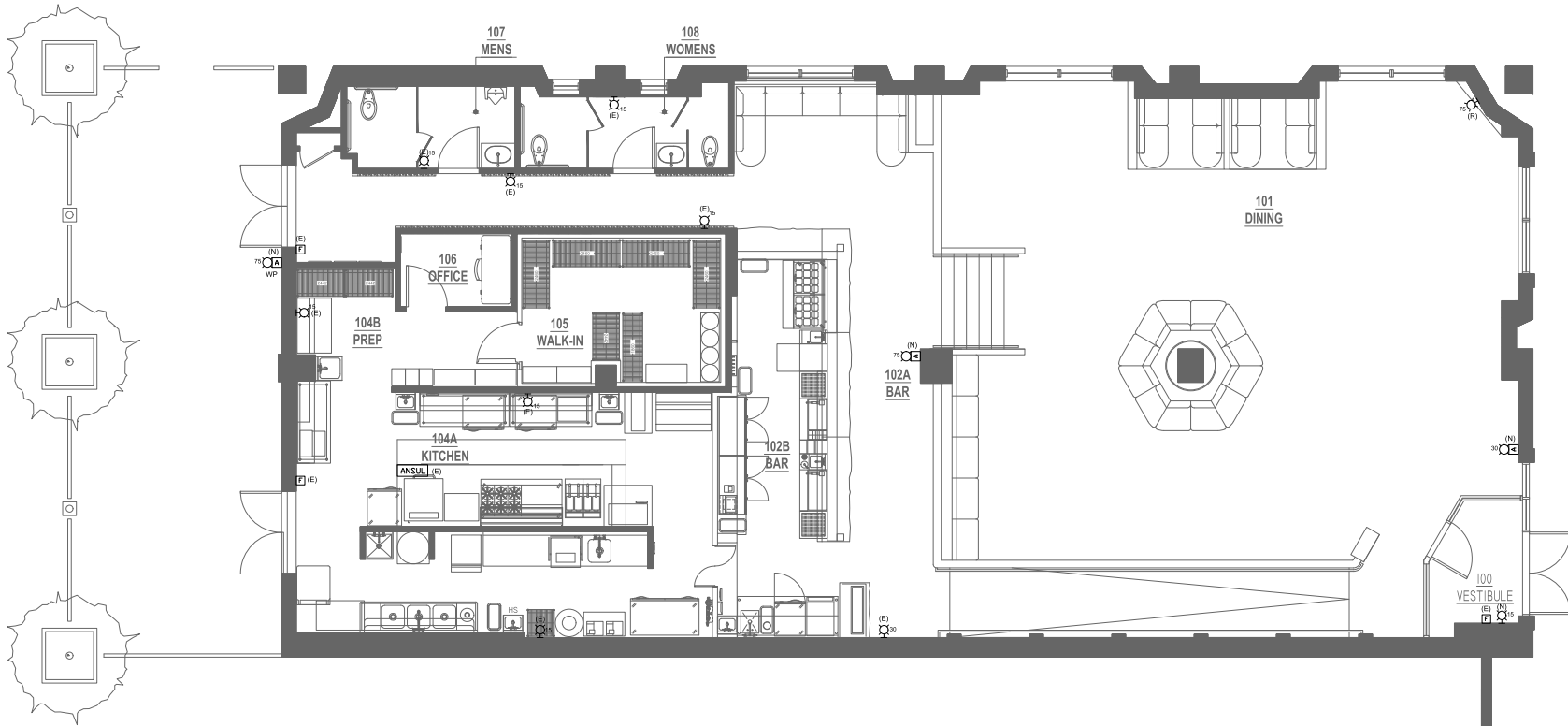
3930 Pender Dr, Suite 270
Fairfax, VA 22030
703 688 2049 phone

Singer EVI

3881 Ten Oaks Road Suite 2C
Glenn, MD 21137
410 489 0286 phone

LEGEND

- (E) EXISTING TO REMAIN
- (N) NEW
- (R) RELOCATED



1 NEW FIRE ALARM PLAN
F101 Scale: 1/4" = 1'-0"

Construction drawings submitted shall be in full conformance with all plans approved by the Planning Commission, the Board of Zoning Appeals and/or the Architectural Review, Planning and Zoning approval of a building permit does not constitute an endorsement, addition or amendments to such. Plans created that are specifically identified by the applicant and approved by staff.

No.: Revision: Date:

Permit Set December 02, 2025

REVISIONS FOR PERMIT

SEAL:



Sheet Title: 12-02-2025

NEW FIRE ALARM PLAN

Drawn By: PR,MM,SM Checked by: HG
Date: 12-02-2025
Project No.: 25121
SHEET NO.

F101

PLUMBING SPECIFICATION NOTES

- HORIZONTAL SANITARY AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT FOR ALL PIPING UP TO AND INCLUDING 2 1/2" AND SHALL SLOPE AT 1/8" PER FOOT FOR ALL PIPING 3" AND LARGER, WHEREVER POSSIBLE.
- PIPING SHALL BE ROUTED ABOVE CEILINGS AND SHALL BE CONCEALED WITHIN WALLS WHEREVER POSSIBLE.
- ALL DOMESTIC WATER PIPING SYSTEMS SHALL BE TESTED AND CLEANED IN ACCORDANCE WITH THE APPLICABLE CODES.
- THE CONTRACTOR SHALL HYDRAULICALLY PRESSURE TEST ALL PIPING AT THE FULL WORKING PRESSURE FOR A MINIMUM PERIOD OF 24 HOURS. STOP-LEAK COMPOUNDS WILL NOT BE ALLOWED. ALL PRESSURIZED WATER PIPING SYSTEMS SHALL BE RATED FOR 150 PSI WORKING PRESSURE.
- SANITARY, SOIL OR WASTE PIPE SHALL NOT EXTEND GREATER THAN 2'-0" TO A DEAD-END. PROVIDE CLEAN-OUTS AS REQUIRED BY THE LOCAL AUTHORITIES.
- CONNECTIONS BETWEEN DISSIMILAR PIPING MATERIALS SHALL BE MADE WITH SUITABLE DIELECTRIC INSULATING UNIONS.
- ALL PIPING SHALL BE SUPPORTED WITH U.L. LISTED HANGERS AND SUPPORTS SUITABLE FOR THE INTENDED INSTALLATION. DESIGN, SELECTION, SPACING AND APPLICATION OF HANGERS AND SUPPORTS SHALL COMPLY WITH ANSI B31.1 AND MSS 59-99. PIPING SUPPORTS ON ALL DOMESTIC WATER LINES 1-1/4" OR LARGER SHALL BE SUPPORTED TWICE AS FREQUENTLY AS INDICATED IN LISTED STANDARDS.
- SOLDERED COPPER JOINTS SHALL BE SOLDERED WITH LEAD FREE ASTM B22 GRADE 95T TRIMANTONY SOLDER.
- ALL NEW DOMESTIC COLD AND HOT WATER DISTRIBUTION SYSTEM ALONG WITH FIXTURE FAUCETS AND OTHER END-USE DEVICES SHALL BE LEAD FREE.
- ALL NEW COLD WATER SERVICE PIPING SHALL BE RATED FOR NOT LESS THAN 200 PSIG AT 73°F TYPE CPVC (ASTM F442) SD-PR COMPOSED OF CPVC 4120 (23447) SDR 21 OR LOWER NON THREADED OR APPROVED EQUAL.
- ALL NEW DOMESTIC HOT AND COLD WATER DISTRIBUTION PIPING SHALL BE RATED FOR NOT LESS THAN 100 PSI AT 180° F AT 160 PSI AT 73° F TYPE CPVC (ASTM D2846) COMPOSED OF CPVC 4210 SDR 11 NON THREADED OR APPROVED EQUAL.
- INSULATE HOT WATER PIPING WITH R-3 FIBER GLASS INSULATION. CONTRACTOR HAS AN OPTION TO INSTALL POLYURETHANE FOAM INSULATION.
- PIPING AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE ACCEPTABLE MATERIAL STANDARDS, RECOGNIZING ANY LIMITATIONS IN USE.
- GATE VALVES SHALL BE USED FOR STOP OR ISOLATION VALVE APPLICATIONS. IN LIEU OF GATE VALVES FOR PIPING 2-1/2" AND SMALLER, BALL VALVES MAY BE USED.
- ALL NEW DOMESTIC HOT AND COLD WATER VALVES SHALL BE CPVC BALL VALVE SOLVENT WELD.
- ALL NEW SANITARY, SOIL, WASTE, VENT, WATER PIPING SHALL BE SERVICE WEIGHT SCHEDULE 40 PVC CONFORMING TO ASTM D 2665, ASTM F 1489.
- BACKFLOW PREVENTER (BFP) WALL HYDRANT - ASSE 1011; ALL BACK FLOW PREVENTION DEVICES SHALL BE CITY APPROVED.
- THE CONTRACTOR SHALL MAKE ALL EQUIPMENT AND FIXTURE CONNECTIONS.
- VACUUM RELIEF VALVE (VRV); WATTS N06 (ANSI Z21.22).
- NATURAL GAS PIPING SHALL BE CORRUGATED STAINLESS STEEL TUBING. SHUT-OFF VALVES SHALL BE BRASS LEVER HANDLE AGA APPROVED WOG TYPE.
- THE CONTRACTOR IS PROHIBITED FROM USING LEAD-BASED SOLDER ON DOMESTIC POTABLE WATER SYSTEMS.
- THE CONTRACTOR SHALL MAKE ALL EQUIPMENT AND FIXTURE CONNECTIONS.
- ALL WALL HYDRANTS SHALL BE PROVIDED WITH INTEGRAL VACUUM BREAKERS.
- ALL NEW NATURAL GAS PIPING 1/2" AND LARGER SHALL BE ASTM-120 OR A-53 SCHEDULE 40 BLACK STEEL WITH FACTORY MADE FULL LINE SIZE ALL WELDED FITTINGS FOR PIPING 4" AND LARGER OR CLASS 150 MALLEABLE IRON SCREW JOINT FITTINGS WITH AMERICAN PIPE THREADED STANDARD SCREW THREADS FOR PIPING 3" AND SMALLER. SCREW JOINTS SHALL BE MADE UP WITH GRAPHITE AND OIL OR APPROVED EQUAL PIPE JOINT COMPOUND.
- NATURAL GAS PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH 2021 INTERNATIONAL FUEL GAS CODE.
- NATURAL GAS SHUT-OFF VALVE; NIBCO FP-600 OR EQUIVALENT FULL PORT BRASS VALVE WITH LEVER HANDLE AND THREADED ENDS. VALVE SHALL BE AGA APPROVED.
- PROVIDE ADHESIVE LABELS AND 10 FEET INTERVALS ALONG THE LENGTH OF THE GAS PIPE TO IDENTIFY "PROPANE" AND THE GAS PRESSURE RATING IN PSI.

PLUMBING GENERAL NOTES

- PROVIDE COMPLETE AND PROPERLY FUNCTIONING PLUMBING SYSTEMS FOR THIS PROJECT. VISIT THE PROJECT SITE, EXAMINE THESE PLANS AND ALL TRADE DRAWINGS RELATING TO THE AREA OF WORK AND REPORT ANY DISCREPANCIES OR OMISSIONS IN THIS PLAN SET TO THE ENGINEER FOR RESOLUTION AND CLARIFICATION PRIOR TO SUBMISSION OF BIDS. BY SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR ACCEPTS THESE DOCUMENTS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. CLAIMS FOR ADDITIONAL COSTS TO ACHIEVE THE INTENDED SCOPE OF WORK WILL NOT BE ACCEPTED.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO INDICATE FINISHED WORK THAT IS FULLY ADJUSTED, TESTED, AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL, COMPLETE AND READY FOR USE," UNLESS OTHERWISE NOTED.
- INSTALL ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE 2021 VIRGINIA STATE INTERNATIONAL PLUMBING CODE, 2021 VIRGINIA ENERGY CONSERVATION CODE, NFPA 90 ALONG WITH ALL REFERENCED CODES AND LOCAL REGULATIONS.
- OBTAIN AND PAY FOR ALL PERMITS ASSOCIATED WITH THIS PROJECT PRIOR TO STARTING OF WORK AND ARRANGE ALL REQUIRED INSPECTIONS BY THE APPROPRIATE LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR THE COMPLETE INSTALLATION OF THE EQUIPMENT AS PER CODE WITHOUT ADDITIONAL COST TO THE OWNER, REGARDLESS WHETHER THE ITEMS ARE INDICATED IN THE CONTRACT DRAWINGS OR SPECIFICATIONS. SUCH ITEMS COULD BE, BUT ARE NOT LIMITED TO, SUPPORTS, INSULATION, WIRING, LUBRICATION, MOTOR CONTROLLERS, START-UP AND SERVICE, ETC.
- THE CONTRACTOR SHALL FURNISH AND INSTALL A FIRST CLASS SYSTEM AND SHALL COMPLETELY COORDINATE WITH ALL OTHER TRADES.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACT DRAWINGS ARE DIAGRAMMATIC AND DO NOT INDICATE ALL COMPONENTS AND ACCESSORIES REQUIRED FOR THE COMPLETE INSTALLATION. THE CONTRACTOR SHALL PROVIDE SUCH ITEMS TO COMPLETE THE ENTIRE SYSTEM AND PLACE IN PROPER OPERATION IN ACCORDANCE WITH APPLICABLE CODES, INDUSTRY STANDARDS, AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- LOCATIONS OF EQUIPMENT, PIPING, VALVES, ETC. ARE INDICATED DIAGRAMMATICALLY ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN EXACT LOCATIONS AND ESTABLISH EXACT DIMENSIONS ON THE JOB SITE AFTER STUDYING THE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL ADDITIONAL FITTINGS AND REROUTING OF PIPING TO ASSURE THE PIPING SYSTEMS ARE INSTALLED PROPERLY AND IN ACCORDANCE WITH CODE.
- ALL NEW SYSTEMS SHALL BE PURGED, CLEANED AND TESTED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. ALL PIPING SYSTEMS SHALL BE COMPLETELY LEAK AND PRESSURE TESTED PRIOR TO EQUIPMENT START-UP. DOMESTIC HOT AND COLD WATER SYSTEM SHALL BE DISINFECTED BY APPROVED MEANS PRIOR TO PUT INTO SERVICE. IT SHALL BE ESTABLISHED THAT ALL EQUIPMENT IS CAPABLE OF OPERATING AT THE DESIGN CAPACITY TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ACCESS DOORS IN WALLS AND CEILINGS TO MAINTAIN ACCESS TO VALVES.
- ALL PIPING SHALL BE CONCEALED ABOVE CEILINGS, WITHIN WALLS, AND WITHIN CHASES UNLESS OTHERWISE NOTED. SOME ARE SHOWN OUTSIDE ON PLANS FOR CLARITY.
- MOUNT ADA PLUMBING FIXTURES IN ACCORDANCE WITH ANSI AND ADA REQUIREMENTS, ARCHITECTURAL DRAWINGS.
- PROVIDE NFPA APPROVED FIRE STOPPING AT ALL PIPING PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND COMPONENTS.
- PROVIDE AND INSTALL CLEANOUTS IN DRAINAGE PIPING AT EVERY CHANGE IN DIRECTION OF PIPING GREATER THAN 45 DEGREES, EVERY 100' LINEAR FEET, AND AS INDICATED ON THE DRAWINGS. ALL CLEANOUT PLUGS SHALL BE REMOVED, THREADS DOPED, AND PLUGS REPLACED PRIOR TO COMPLETION OF PROJECT.
- ALL DOMESTIC COLD AND HOT WATER PIPING PIPES SHALL BE INSULATED.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS, EQUIPMENT, AND RELATED ITEMS FOR A PERIOD AFTER COMPLETION OF THE PROJECT AND REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, AND RELATED ITEMS WITHIN THE GUARANTEE PERIOD.
- THE PERIOD SHALL BE TWELVE MONTHS FROM THE COMPLETION OF THE PROJECT UNLESS SPECIFIED OTHERWISE IN THE SPECIFICATIONS OR CONTRACT DOCUMENTS.
- ALL CONTRACT DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING ARE COMPLEMENTARY AND MUST BE USED IN COMBINATION BY THE CONTRACTOR TO OBTAIN COMPLETE CONSTRUCTION INFORMATION AND PROVIDE A COMPLETE OPERABLE SYSTEM.
- FREEZE PROTECT PIPING EXPOSED TO OUTDOOR TEMPERATURES.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
BEL	BELOW
BFP	BACK FLOW PREVENTER
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE DRAIN
CI	CAST IRON
CFH	CUBIC FEET PER HOUR
CO	CLEAN-OUT
CONN	CONNECTION
CONT	CONTINUATION
CW	COLD WATER
DEG	DEGREES
DFU	DRAINAGE FIXTURE UNITS
DF	DRINKING FOUNTAIN
DA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
ELECT	ELECTRICAL
EVH	ELECTRIC WATER HEATER
E OR ETR	EXISTING TO REMAIN
F	FAHRENHEIT
FD	FLOOR DRAIN
FLR	FLOOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HC	HANDICAP
HW	HOT WATER
KW	KILOWATT
LAV	LAVATORY
MAX	MAXIMUM
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MECH	MECHANICAL
MIN	MINIMUM
MTD	MOUNTED
MS	MOP SINK
NIC	NOT IN CONTRACT
OSD	OPEN SPACE DRAIN
PH	PHASE
SAN	SANITARY
SK	SINK
TEMP	TEMPERATURE
TMV	THERMOSTATIC MIXING VALVE
TP	TRAP PRIMER
TYP	TYPICAL
UR	URINAL
V	VOLTAGE
VP	VENT PIPE
VTR	VENT THROUGH ROOF
WC	WATER CLOSET

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
---	SOIL OR WASTE ABOVE SLAB(SANITARY) PIPE
---	EXISTING WASTE PIPE
— —	FILTERED WATER
---	VENT PIPE
---	EXISTING VENT PIPE
---	NEW DOMESTIC COLD WATER PIPE
---	EXISTING DOMESTIC COLD WATER PIPE
---	100' F DOMESTIC HOT WATER PIPE
---	HOT WATER CIRCULATING PIPE
—D—	DRAIN
↑	VACUUM BREAKER
—140—	140' HOT WATER PIPE
—G—	GAS PIPE
—○—	PIPE TURN UP
—○—	PIPE TURN DOWN
— —	GATE VALVE
—BFP—	BACK FLOW PREVENTER
— —	DRAIN VALVE WITH HOSE CONNECTOR END
— —	UNION
—○—	FLOOR DRAIN
—○—	CLEAN OUT
DS-1	PLUMBING FIXTURE DESIGNATION
— —	WATER HAMMER ARRESTOR
— —	THERMOSTATIC MIXING VALVE
— —	GATE VALVE OS&Y
— —	GAS COCK VALVE
— —	GAS REGULATING VALVE
— —	POINT OF CONNECTION, NEW TO EXISTING
— —	THERMOMETER
— —	INDICATES A DRAWING NOTE
— —	ITEM TO BE DEMOLISHED
— —	CHROME PLATED BRASS 1/4" TURN ANGLE VALVE

* SYMBOLS AND ABBREVIATIONS ARE COMPOSITE. ALL SYMBOLS AND ABBREVIATIONS MAY NOT BE USED ON THIS PROJECT.

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No.: Revision: Date:

Permit Set December 02, 2025

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12-02-2025

Sheet Title:

**NOTES AND SYMBOLS-
PLUMBING**

Drawn By: PR,MM,SM
Checked by: HG
Date: 12-02-2025
Project No.: 25121

SHEET NO.

P100

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VA

02/06/2026

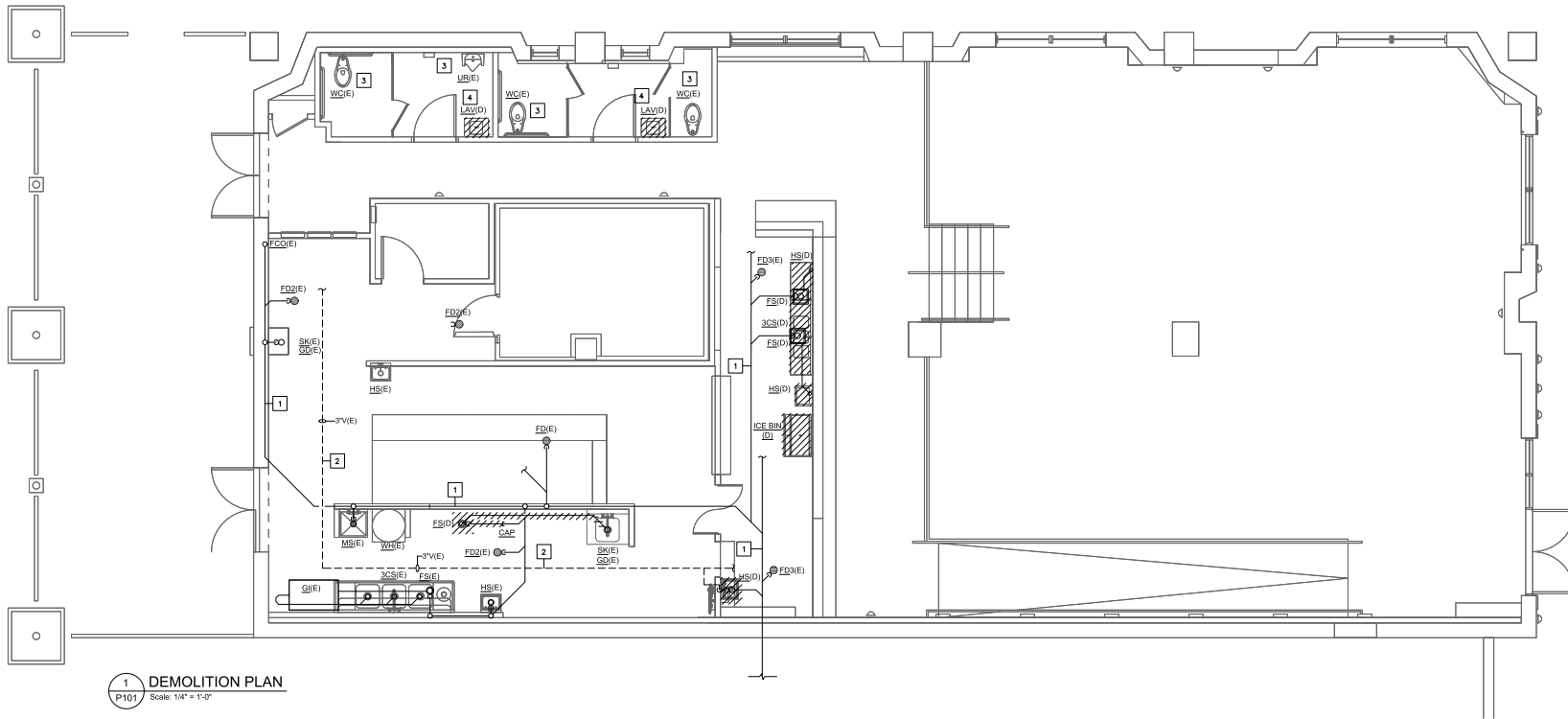
THESE DOCUMENTS APPEAR TO COMPLY WITH APPLICABLE CODES AND REGULATION

By: Millem Ticeba
FOR BUILDING OFFICIAL

LEGEND	
(D)	TO BE DEMOLISHED
(E)	EXISTING TO REMAIN
(ER)	EXISTING TO BE RELOCATED
(R)	RELOCATED ITEM

GENERAL NOTES	
1.	UTILITIES SHOWN ON PLAN MAY NOT MATCH WITH WHAT IS IN THE FIELD. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ABOVE CEILING AND BELOW SLAB UTILITIES PRIOR TO STARTING OF WORK.
2.	LOCATE ALL BELOW SLAB UTILITIES, CONDUITS, PIPES ETC. IN THE CONSTRUCTION AREA PRIOR TO STARTING OF WORK.
3.	PERFORM WORK SUCH THAT MINIMUM MODIFICATION OF EXISTING SYSTEMS IS REQUIRED. DO NOT CLOSE CEILINGS UNLESS ALL BELOW SLAB WORK IS APPROVED AND INSPECTED BY PLUMBING INSPECTOR.
4.	MAINTAIN ALL REQUIRED PIPE SLOPES. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
5.	ALL PIPES SHALL BE RUN CONCEALED IN WALLS OR ABOVE CEILING.
6.	CONTRACTOR SHALL REMOVE ALL PIPING THAT ARE NO LONGER REQUIRED.
7.	FLOOR PENETRATIONS AND OPEN SLAB CUTTING (TRENCHES) REQUIRE X-RAY OR GPR REPORTS AND APPROVAL OF THE REPORTS ARE REQUIRED PRIOR TO DRILLING OR CUTTING SLAB. PENETRATIONS OF THE FLOOR GREATER THAN 1 1/2" REQUIRE X-RAY/GPR, REVIEW, AND LAND LORD APPROVAL.
8.	CONTRACTOR TO COORDINATE ALL BELOW GRADE PIPING INSTALLATION WITH EXISTING FOOTER

REFERENCED PLAN NOTES Applicable to this drawing only	
1	EXISTING TO REMAIN SANITARY LINE BELOW SLAB. FIELD COORDINATE EXACT LOCATION.
2	EXISTING TO REMAIN VENT LINE ABOVE CEILING. FIELD COORDINATE EXACT LOCATION.
3	FIXTURES AND ASSOCIATED PLUMBING SHALL BE EXISTING TO REMAIN.
4	REMOVE EXISTING LAVATORY. CLEAN & CAP THE EXISTING PLUMBING ROUGH-IN. FIELD COORDINATE DEMOLITION WORK.



1 DEMOLITION PLAN
P101 Scale: 1/4" = 1'-0"

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ALEXANDRIA VA
02/06/2026
THESE DOCUMENTS APPEAR TO COMPLY WITH
APPLICABLE CODES AND REGULATION
BY Milovan Ticeba
FOR BUILDING OFFICIAL

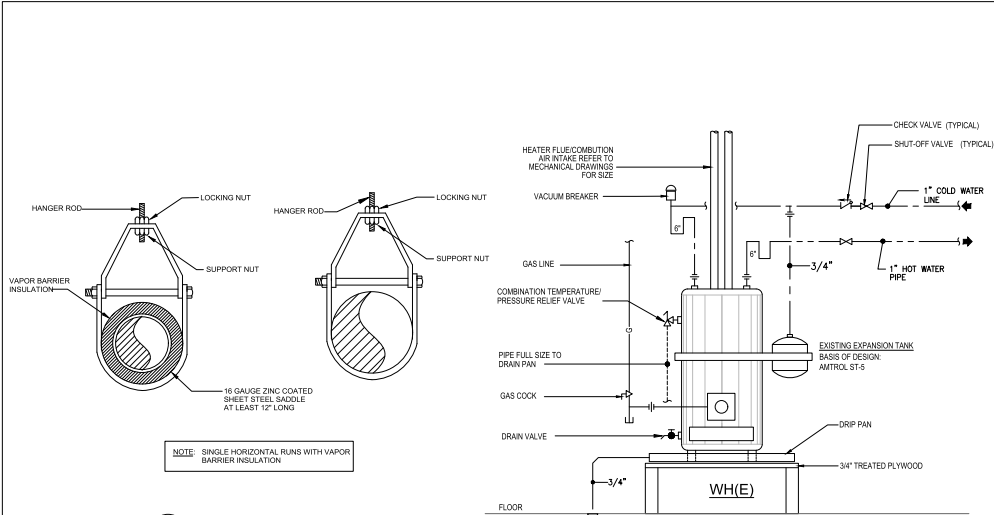
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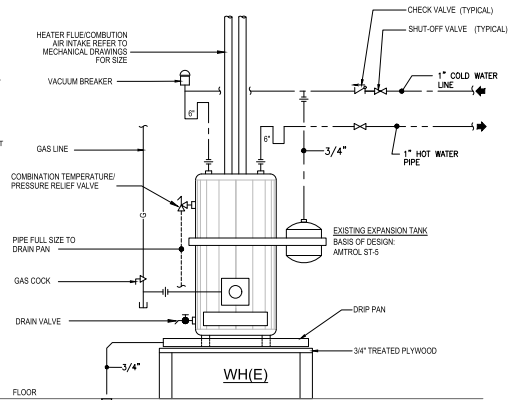
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**DEMOLITION PLAN-
PLUMBING**
Drawn By: PR,MM,SM Checked by: HG
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NOTE: SINGLE HORIZONTAL RUNS WITH VAPOR BARRIER INSULATION

2 PIPE HANGER DETAIL
P104 Scale: N.T.S.



Note: HEATER SHALL MEET ALL LATEST LOCAL AND NATIONAL ENERGY CONSERVATION STANDARDS

3 EXISTING WATER HEATER DETAIL
Scale: N.T.S.

KITCHEN EQUIPMENT - PLUMBING SCHEDULE

TAG	EQUIPMENT DESCRIPTION	MANUFACTURER	MODEL	CW	HW	DIRECT WASTE	INDIRECT WASTE	VENT	GAS
25EXa	WALL/SPLASH MOUNT FAUCET	T&S BRASS	B-0231	1/2"	1/2"				
32	DROP-IN BEVERAGE DISPENSER	BY OWNER	BY OWNER	1/2"(FW)			1-1/2"		
71	HAND SINK	ADVANCE TABCO	7-PS-EC-SPNF-X			1-1/2"		1-1/2"	
71a	WALL/SPLASH MOUNT FAUCET	T&S BRASS	B-1146	1/2"	1/2"			1-1/2"	
92	BROILER, DECK-TYPE,GAS	SOUTHBEND (MIDDLEBY)	170						3/4"
95	HOTPLATE, COUNTERTOP GAS	SOUTHBEND (MIDDLEBY)	HDD-36						3/4"
96	GRIDDLE,GAS COUNTER, TOP	SOUTHBEND (MIDDLEBY)	HDG-36						3/4"
97	FRYER BATTERY,GAS	PITCO(MIDDLEBY)	SG14RS-1FD						3/4"
98	FRYER BATTERY,GAS	PITCO(MIDDLEBY)	SG14RS-1FD						3/4"
111	ICE MACHINE	HOSHIZAKI	JM - KM- 520MAJ	1/2"(FW)			3/4"		
114	LOW TEMP DISHWASHER, DOOR TYPE	BY OWNER	BY OWNER	1/2"	1/2"		2"		
129	CARBONATOR	BY OWNER	BY OWNER	1/2"(FW)			3/4"		
130	CARBONATOR	BY OWNER	BY OWNER	1/2"(FW)			3/4"		
219	DROP-IN HAND SINK	KROWNE	KR24- 12ST	1/2"	1/2"	1-1/2"			
220	DISHWASHER, UNDERCOUNTER	BY OWNER	BY OWNER				5/8"		
221	DRAINBOARD	KROWNE	KR24-S24				1"		
222	ICE BIN	KROWNE	KR19-36-10				1/2"		
224	UNDERBAR SINK UNITS	KROWNE	KR24-MG14	1/2"	1/2"		1-1/2"		
225	ICE BIN	KROWNE	KR19-36-10				1/2"		
226	DRAINBOARD	KROWNE	KR24-S24				1"		
227	POUR RAIL	FABSPEC	POUR RAIL-6"				1/2"		
241	HAND SINK	ADVANCE TABCO	7-PS-EC-SP-NF			1-1/2"			
241a	DECK MOUNT FAUCET	T&S BRASS	B-1141	1/2"	1/2"				
242	ICE FLAKER WITH BIN	SCOTSMAN	UF424A-1	3/8"(FW)			3/4"		
250	WORK TABLE, STAINLESS STEEL TOP	ADVANCE TABCO	TFMS-248				1-1/2"		
250a	WALL/SPLASH MOUNT FAUCET	T&S BRASS	B-0231	1/2"	1/2"				
251	OYSTER DISPLAY UNITS	IDU 12X24					1"		

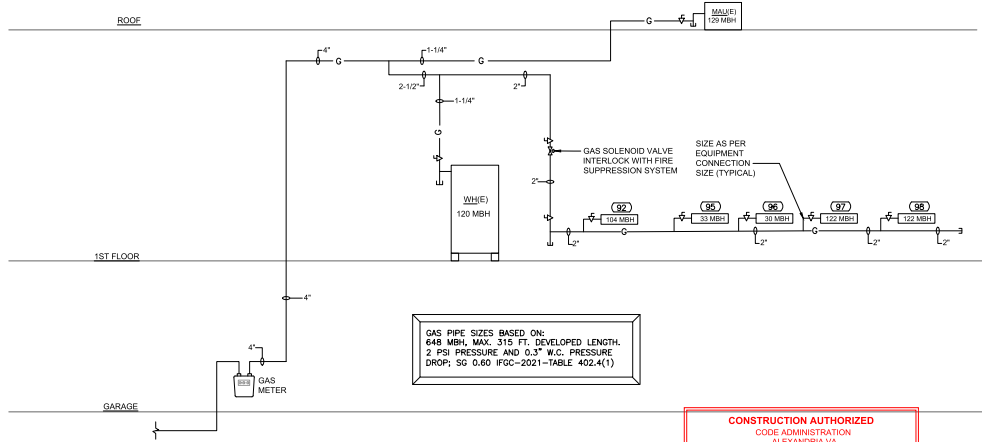
NOTE: REFER DETAILED EQUIPMENT SCHEDULES ON SHEET FS011 AND FS012 IN FOOD SERVICE EQUIPMENT SCHEDULE.

DRAIN AND CLEAN OUT SCHEDULE

MARK	DESCRIPTION	SPECIFICATION	NOTES
FS-1 THRU FS-6	FLOOR SINK	ZURN FS13-B-PV2, 12"x12"x 6" DEEP PVC FLOOR SINK ASME A112.8.7 DOME STRAINER; 1/2" GRATE WITH P-TRAP.	PIPE SIZE=2"

BACKFLOW PREVENTER SCHEDULE

LOCATION	Standard Number	Backflow Preventer or Method	Type of Protection BS=back-siphonage BP=back-pressure	Degree of Hazard	Pressure Condition I=Intermittent C=Continuous	Use
WATER FILTER	ASSE 1024	Dual Check Valve	BS & BP	Low	C	Carbonator, Drop in Beverage Dispenser, Ice Flaker, Ice Machine



GAS PIPE SIZES BASED ON: 648 MBH, MAX. 315 FT. DEVELOPED LENGTH, 2 PSI PRESSURE AND 0.3" W.C. PRESSURE DROP; SG 0.60 IFGC-2021-TABLE 402.4(1)

1 GAS PIPING RISER DIAGRAM
P104 Scale: N.T.S.

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SCHEDULES AND DETAILS-PLUMBING

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P104