



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT

Name: _____

Address: _____

PROPERTY OWNER

Name: 2001 Mt Vernon Ave, LLC

Address: _____

SITE USE: _____

Business Name: **Current:** **Proposed (if changing):**

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.

Print Name of Applicant or Agent

Leland Rogan
Signature

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

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

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

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

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

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

~~10pm~~

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:

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

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

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes 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?

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

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

Current:	Proposed:
_____	_____
_____	_____
_____	_____

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:

Edward Harmon
2001 Mt Vernon Ave, LLC
7022 Davis St.
Alexandria, VA 22306

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, VA 22314

RE: Consent to File for an Administrative Special Use Permit
2003A Mount Vernon Avenue, Tax Map No. 034.04-05-18 (the "Property")

Dear Mr. Stoddard:

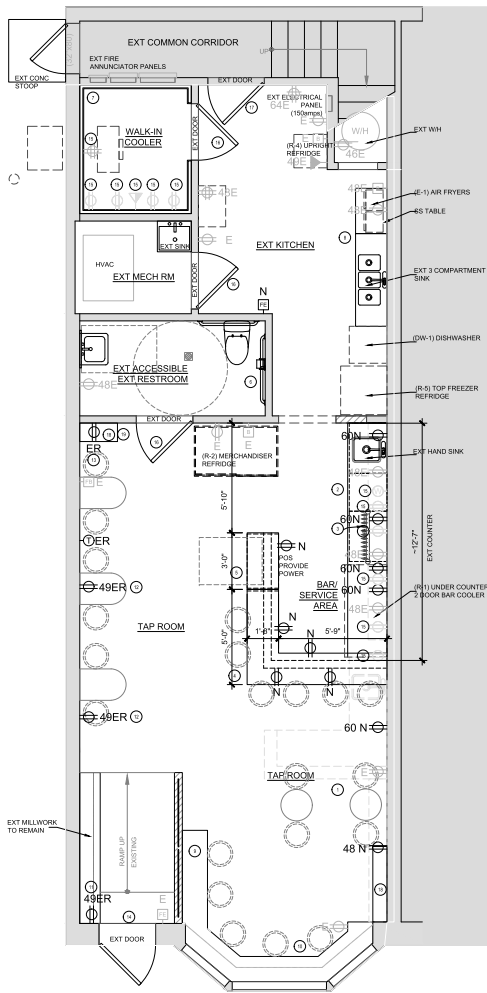
2001 Mt. Vernon Ave, LLC, the owner of the above-reference Property, hereby consents to the filing of an application for a change of ownership of the outdoor dining component located at 2003A Mount Vernon Avenue and any related requests by Crooked Run Brewing, LLC.

Thank you,

A handwritten signature in black ink that reads "Edward Harmon". The signature is written in a cursive style with a long horizontal flourish at the end.

By: Edward Harmon

Date: 6/12/2026



1 FLOOR PLAN
SCALE: 3/8"=1'-0" WHEN PRINTED AT 30X42

LEGEND (POWER/COMM)

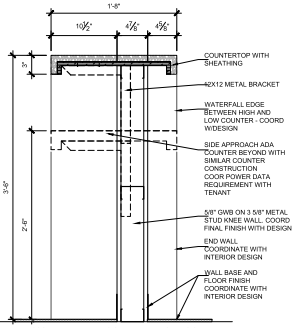
	EXISTING RELOCATED WALL MOUNTED DUPLEX RECEPTACLE OUTLET
	NEW WALL MOUNTED DUPLEX RECEPTACLE OUTLET
	NEW EQUIPMENT
	LED STRIP LIGHT FIXTURE L-6
	EXISTING WALL MOUNTED DUPLEX RECEPTACLE OUTLET
	EXISTING WALL MOUNTED QUAD-RECEPTACLE OUTLET
	EXISTING FLOOR (SURFACE) MOUNTED DUPLEX RECEPTACLE OUTLET
	EXISTING WALL MOUNTED COMBINATION VOICE/DATA OUTLET
	EXISTING WALL MOUNTED TELEPHONE JACK
	EXISTING WALL MOUNTED BLANK COVERPLATE LOCATION
	EXISTING WALL MOUNTED FIRE BELL LOCATION
	EXISTING WALL MOUNTED FIRE EXTINGUISHER LOCATION
	EXISTING WALL MOUNTED THERMOSTAT LOCATION

GENERAL NOTES

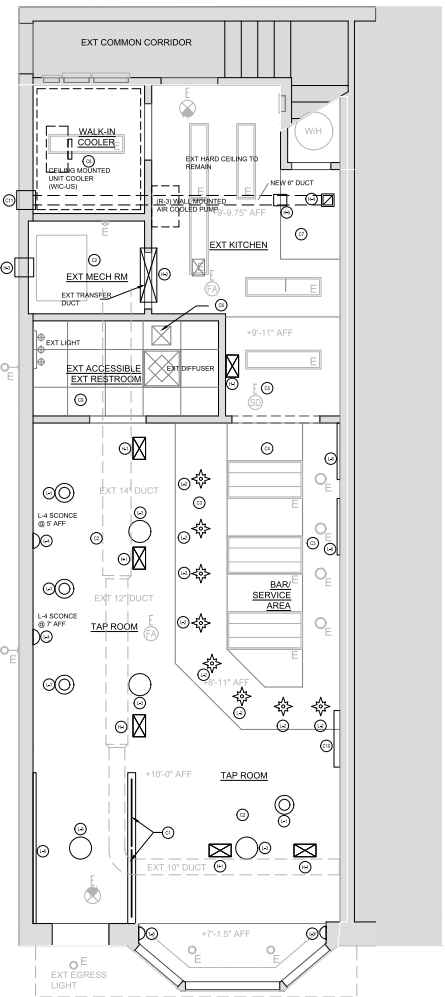
- R-4 TO USE EXISTING OUTLET
- R-4 TO USE EXISTING OUTLET
- R-4 TO USE EXISTING OUTLET
- R-4 TO USE EXISTING OUTLET
- R-4 TO USE EXISTING OUTLET
- EXISTING OUTLET SHOWN ON RFP @ 10' AFF IN BULKHEAD TO BE USED FOR LED LIGHT SIGN
- FOR EQUIPMENT NAME REFERENCE EQUIPMENT LIST
- MILLWORK BY TENANT COORDINATED WITH INTERIOR DESIGN

- FLOOR PLAN NOTES
1. DEMO EXISTING CASEWORK AS SHOWN
 2. MODIFY EXISTING CABINETS AND COUNTERTOPS AS NECESSARY
 3. COORDINATE FINAL LOCATION OF BEER DISPENSER IN FIELD
 4. NEW BAR LAYOUT - SEE INTERIOR DESIGN FOR FURNITURE
 5. ADA COUNTER @ 36" HIGH
 6. ADJUST VERTICAL GRAB BAR @ 39"-41" AFF AND 39"-41" FROM WALL TO COMPLY WITH ADA
 7. INSULATED WALL R-10 RIGID INSULATED WALL WITH RFP PANEL
 8. INITIAL 30 GALLON GREASE TRAP SEE SCHEDULE FOR CALCULATIONS
 9. EXT KNEE WALL GLASS PANELS TO KNEE WALL AND TRACK ABOVE
 10. NEW BAR TABLE @ 42" AFF
 11. RAISE OUTLET TO 72" AFF
 12. LOWER OUTLET TO 24" AFF
 13. RAISE OUTLET TO 48" AFF
 14. PROVIDE SIGN INDICATING DEADBOLT IS NOT TO BE USED WHILE THE BUILDING IS OCCUPIED
 15. DEMOLISH EXISTING DOOR-FRAMES WITH LEVER HANDLE
 16. REPLACE HARDWARE WITH LEVER HANDLE HARDWARE
 17. SCHEDULE COORD WITH INTERIOR DESIGN
 18. RELOCATED 1-STAT COORDINATE IN FIELD

Minimum 5% of dining and drinking surfaces are to be accessible. (VCC 1109.2.9.1)



3 SECTION @ BAR
SCALE: 1/2"=1'-0" WHEN PRINTED AT 30X42



2 REFLECTED CEILING PLAN
SCALE: 3/8"=1'-0" WHEN PRINTED AT 30X42

REFLECTED CEILING PLAN LEGEND

	12" DIAMETER DOME PENDANT LAMP
	ACCENT CEILING LIGHT
	SEMI-FLUSH DOME CEILING LIGHT
	HALO TRAVERTINE WALL SCONCE
	DRILL CYAN JADE WALL SCONCE @ 9' AFF
	ULTRA-THIN LED STRIP LIGHT BAR
	EXISTING WALL SCONCE
	EXISTING RECESSED DOWNLIGHT
	8" X 14" REGISTER IN EXISTING DUCT
	13" X 13" RETURN ABOVE DOOR
	12" X 12" DUCTED OUTSIDE AIR LOUVER, NO DAMPER
	8" X 8" EXHAUST GRILL OVER WARMING APPLIANCE
	IN-LINE EXHAUST FAN
	EXISTING EXHAUST FAN
	EXISTING FIRE ALARM DEVICE
	EXISTING SMOKE DETECTOR DEVICE
	EXISTING EXIT SIGN

- REFLECTED CEILING PLAN NOTES
- C1. CEILING MOUNTED TRACK AND GLASS PANELS
 - EXISTING DRYWALL CEILING TO REMAIN
 - EXISTING DRYWALL BULKHEAD TO REMAIN
 - EXISTING SUSPENDED CEILING TO REMAIN
 - EXISTING HARD CEILING TO REMAIN
 - EXIST EXHAUST FAN TURN ON WITH LIGHT SWITCH
 - EXT SLUPE CEILING BELOW STAIR
 - INSULATE CEILING R-10 RIGID INSULATED WALL WITH RFP PANEL
 - EXISTING SUSPENDED CEILING AND LIGHTING TO REMAIN
 - LED NEON SIGN BY OTHER PROVIDER POWER AS NEEDED
 - TERMINATE DUCT ON FACE OF EXTERIOR WALL IN ALLEYWAY WITH A WALL CAP WITH BACKSTOP DAMPER MIN 6" FROM NEAREST OPENING

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA, VIRGINIA
06/05/2026
THIS DOCUMENT APPEARS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS
By: Debra Schroeder
FOR BUILDING OFFICIAL

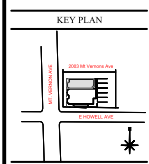
DNC Architects, Inc is not responsible for the Mechanical, Plumbing, Electric design information included on these drawings.
The MPE design and information provided were produced by:
MECHANICAL Service Mechanical Inc./VA License 2705063422
PLUMBING RRF Solutions LLC/VA License 2705132916
ELECTRIC Cesar Paoly Ubillus Tapia/VA License 2710076942



OWNER
CROOKED RUN
2245 Davis Drive, Suite #120
Staffing VA, 20164

CONSULTANT

Construction drawings submitted shall show full performance with all areas approved by the Planning Commission, the Board of Zoning Appeals and the Architectural Review Board. Planning and zoning approval of a building permit does not constitute an approval of any modifications or omissions for any plans unless they are specifically identified by the applicant and approved by staff.



NO.	REVISION	DATE

CROOKED RUN
FERMENTATION
2003 MT. VERNON AVE, ALEXANDRIA, VA 22301
FLOOR PLAN AND REFLECTED
CEILING PLAN
DNC PROJECT NUMBER
26030-000
TA1.0



COMMERCIAL EQUIPMENT SCHEDULE | 2003 Mount Vernon Ave., Suite A | Del Ray Taproom

PERMIT SET — NEW EQUIPMENT ONLY | Date: May 2026 | Crooked Run Fermentation — 2003A Mt. Vernon Ave., Alexandria, VA

* EXISTING equipment (Carrier 24AC3 split system + AO Smith DEN-40 water heater) is NOT shown on this schedule — no new work required. * All other items listed below are NEW.

Equip. Tag	Zone / Area	Equipment Description	Manufacturer	Model No.	Qty	Width (in)	Depth (in)	Height (in)	Electrical Volts / Ph / Amps	Elec. HW	Gas BTU/Hr	Gas Conn	Plumbing Water Supply	Plumbing g Drain / Waste	Ventilatio n Required	Yeast CFM	Special Requirements	
R-1	Bar	Back Bar Cooler, 2-Door Glass	MOTAK (KaTom)	MBB-2D-60-G-X	1	56.87	27.75	39.625	115V / 1Ph / 4.5A	0.33	—	—	—	—	None	—	Auto-defrost. CFC-free refrigerant.	
R-2	Bar	Double Glass Door Mechanism / Refrigerator	MOTAK (KaTom)	MGD-2DR47X	1	53.13	31.88	62.75	115V / 1Ph / 4.5A	0.52	—	—	—	—	None	—	Bottom-mount condenser. Casters.	
R-3	Bar	Glycol Power Pack — Jur Cooled, 1 Pump	Micro Matic	MMP4301-EP	1	26.12	17.375	21.562	115V / 1Ph / 7.0A	-0.80	—	—	—	—	None	—	Wall-mount @ 7'-0" AFF. 3/8" OD glycol fittings. 4.5-gal bath. 8-1/2-in x 28 kg. Blocking in wall required.	
E-1	Kitchen / Prep	Commercial Convection Xpress Combination Oven — Ventless	Amana (ACP) Xpresschef	ACE14V / JET14V	1	19-14"	26-58"	18-18"	208/240V / 1Ph / 16A / 3.200W	1.0	—	—	—	—	Dedicate 20A @ 208-240V (Cts 19-21) — NEMA 6-20R	—	ETL ventless listed — no hood required. 1,400W microwave * 2,700W convection.	
R-4	Kitchen / Prep	Upright Convertible Freezer / Refrigerator, 7.0 cu ft.	Frigidaire	EFRF7010	1	21.25	21.45	55.11	115V / 1Ph / NIP 1.3A	-0.38 (328 kWh/yr)	—	—	—	—	None	—	10.4"-50". 4-in. min. clearance required.	
R-5	Kitchen / Prep	Top Freezer Refrigerator, 18 cu ft. Garage-Ready	Vesani	MDTF18WHR	1	29.53	30.91	66.61	115V / 1Ph / 1.2A	NIP	—	—	—	—	None	—	138" x 110". Reversible door. UL Certified.	
DW-1	Dish / Utility	Undercounter / Low-Temp Chemical Sanitizing Dishwasher / Glasswasher	CMA Dishmashines	L-1Xe	1	24.0	23.5	33.125	115V / 1Ph / 15A	-1.8	—	—	1/2" cold water supply @ 120°F min / 150°F rec.	1/2" drain (pumped) — no floor drain required	None — VMC #307.3. no hood required	NIP	—	Chemical sanitizing. Built-in chemical pumps. Energy Star. UL/ULC listed.
EF-1	Kitchen / Prep	Inline Exhaust Fan — VMC #507.3 Kitchen Exhaust	Bran-NuTone	L200EL	1	—	—	—	120V / 1Ph / 0.10	—	—	—	—	—	—	—	6" galvanized duct — alleyway wall cap w/ backdraft damper.	
WC-CU	Walk-In Cooler	Remote Condensing Unit — Walk-In Cooler	Turbo Air	TS006MR404A2-T	1	28.25	24.5	20.75	208-230V / 1Ph / 5A (35.7A LRA) MCA/MOPD 1515	NIP	—	—	—	—	None — outdoor unit	—	Exterior-mounted. Copeland scroll compressor. Line set < 75 ft. UL/ULC listed.	
WC-UC	Walk-In Cooler	Unit Cooler — Walk-In Cooler (Ceiling Mount)	Turbo Air	ADR090AE	1	29.37	16.187	15.0	115V / 1Ph / 0.75A (EC motor)	-0.09	—	—	3/4" MPT condensate drain	3/4" MPT indirect drain to floor sink	None — interior walk-in	1,312 CFM (high) / 772 CFM (low)	—	Air-defrost. EC dual-speed motor. Inlet: 1/2" OD liquid. 5/8" ID suction. Net wt. 30 lbs.

CROOKED RUN FERMENTATION — 2003A MT. VERNON AVE., ALEXANDRIA, VA

* EXISTING fixtures (kitchen fluorescent, dining ACT fluorescent, bathroom vanity) are noted for LAMP RETROFIT ONLY — no new wiring. * All NEW fixtures noted separately.

Fix. Tag	Zone / Area	Status	Fixture Description	Manufacturer / Source	Model / SKU	Qty	Fixture Dia. (in)	Fixture H (in)	Mount Type	Voltage (V)	Wattage (W)	Lamp / Socket	Lumen Output	CCT (K)	Dimmable?	
▶ KITCHEN / PREP																
EX-1	Kitchen / Prep	EXISTING — LAMP RETROFIT	4-ft Two-Lamp Strip Light, Surface Mount	Not Provided (existing)	Not Provided (existing)	3	—	-4 in	Surface / ceiling	120V	—	Retrofit to LED equiv.	T8 LED (replace fluorescent tube in-place)	-2,000 lm/lamp (4,000 lm/fixture — verify)	3500K or 4000K (match existing color scheme)	No (unless driver upgraded)
▶ DINING ROOM																
EX-2	Dining Room	EXISTING — LAMP RETROFIT	4-ft Two-Lamp ACT Drop Ceiling Troffer, Recessed	Not Provided (existing)	Not Provided (existing)	3	-24 in	-4 in	Recessed / ACT grid	120V	—	Retrofit to LED equiv.	T8 LED (replace fluorescent tube in-place)	-2,000 lm/lamp (4,000 lm/fixture — verify)	3500K or 4000K (match existing color scheme)	No (unless driver upgraded)
▶ RESTROOM																
EX-3	Restroom	EXISTING — LAMP RETROFIT	4-Lamp Vanity Bar Light, Wall Mount	Not Provided (existing)	Not Provided (existing)	1	-28 in (typical)	-5 in	Wall / vanity	120V	—	Retrofit to LED equiv.	LED A19 or LED G25 globe (E26 base — match existing socket)	-800 lm/lamp recommended (3,200 lm total)	2700K-3000K (warm white recommended for restroom)	Yes if existing switch is dimmer; verify
▶ GALLERY WALL																
L-1	Gallery Wall	NEW	Handcrafted Green Palina Coppe Dome Pendant, 12" dia.	CopperNa Workshop	Listing #4370781350 — 12" / 30cm	4	12.0	-9-10 (shade only cord adjustable)	Pendant / cord — hardwired canopy	110-240V	60W max	E26 / E27 — LED A19 bulb recommended (not included)	-800 lm (with 10W LED equiv.)	2700K recommended (warm, gallery ambience)	Yes — with compatible dimmer & dimmable LED bulb	
▶ BAR																
L-2	Bar	NEW	Star-Shape Flush Mount Ceiling Light, Mid-Century	FRIDEKO HOME	8097QWCSVC	8	11.8	2.36	Flush mount / ceiling junction box	120-240V	60W max	E26 (standard medium base) — bulb NOT included	-800 lm (with 10W LED equiv.)	2700K-3000K recommended	No (no dimmer function listed)	
▶ GENERAL / DINING																
L-3	General / Dining	NEW	Vintage Opal Schoolhouse Dome Ceiling Light, Semi-Flush	The Lamp Goods (Loris, SC)	vintage-opal-schoolhouse-dome-ceiling-light	4	-8-10 (verify at order)	-8-10	Semi-flush mount / ceiling junction box	120V	60W max	E26 medium base — LED or CFL (not included)	-800 lm (with 10W LED equiv.)	2700K-3000K recommended	Yes — with compatible dimmer switch & dimmable LED bulb	
▶ GALLERY WALL																
L-4	Gallery Wall	NEW	Halo Travertine Wall Sconce — Yellow Travertine / Wood	Simprolos	Halo Travertine Wall Light — variant 4832309133945	2	9.8 (Dia 25cm)	9.8 (H 25cm)	Wall / junction box — hardwired	110-240V	—	Not Provided (integrated LED)	Integrated LED	-500 lm (with 6W LED equiv.)	Range: Warm Light (2000K), Neutral Light (4000K), Cool Light (6000K)	Compatible with common push switch (per mfr) — verify dimmer compat.
▶ BAY WINDOW																
L-5	Bay Window	NEW	Ori Cyan Jade Wall Sconce — Jade Body, Glass Globe	Radium	Ori Cyan Jade Sconce	2	7.9 (D 20cm)	7.9 (H 20cm)	Wall / junction box — hardwired	110-240V	—	Not Provided (G9 socket — see notes)	G9 socket — LED G9 bulb recommended, NOT included	-450 lm (with 4W LED equiv.)	2700K-3000K recommended	Yes — with compatible G9 dimmer & dimmable G9 LED
▶ MERCHANDISE DISPLAY / BAR DISPLAY																
L-6	Merchandise Display / Bar Display	NEW	Ultra-Thin LED Strip Light Bar, Aluminum Profile, DC 12V — Under-Shell / Display Accent	Obstaly	FSK-011 (LED Strip Aluminum Profile Ultra-Thin Hidden Light Bar)	TBD — field measure	0.71 (18mm)	0.22 (5.7mm)	Surface mount — adhesive / screws to underside of shelf or cabinet	DC 12V (via included AC/DC driver — TBD depending qty)	TBD — -10W/ft. (3.05 W/ft.) total load	Integrated SMD 2835 LED	-800-1,000 lm/m est.	3000K rec. — confirm CCT at order	Yes — included dimmer switch	

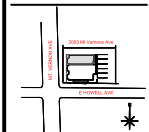
OWNER



CONSULTANT

Construction drawings submitted shall show full performance with all items approved by the Planning Commission, the Boards of County Architects and the Architectural Review Board. Planning and zoning approvals of a building permit does not constitute an approval of any specific architectural or construction details. Plans unless they are specifically identified by the applicant and approved by staff.

KEY PLAN



PROFESSIONAL CERTIFICATION

I hereby certify that I am a duly registered professional engineer in the Commonwealth of Virginia. License Number: 64306 (Professional Engineer).



ISSUED FOR PERMIT SET

DATE: 05/26/26

ISSUED FOR PRICING

REVISIONS

NO.	REVISION	DATE

CROOKED RUN FERMENTATION 2003 MT. VERNON AVE., ALEXANDRIA, VA 22301

LIGHT FIXTURE AND EQUIPMENT SCHEDULES

DNC PROJECT NUMBER: 26030-000

RF 1

DNC Architects, Inc is not responsible for the Mechanical, Plumbing, Electric design information included on these drawings. The MPE design and information provided were produced by:
 MECHANICAL: Service Mechanical Inc./VA License 2705063422
 PLUMBING: RRF Solutions LLC/VA License 2705132916
 ELECTRIC: Cesar Paoly Ubbilus Tapia/VA License 2710076842

CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA, VA
 06/11/2026
 THESE DOCUMENTS APPEAR TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
 BY: [Signature] ARCHITECT FOR BUILDING OFFICIAL

MECHANICAL VENTILATION SCHEDULE & NOTES - 2003 Mount Vernon Ave., Suite A, Alexandria, VA - Del Ray Taproom Rev. 6 | May 2026

Space	Area (SF)	Occ.	Req. OA (CFM)	Supply (CFM)	Return (CFM)	Exhaust (CFM)	OA Prov. (CFM)	ACH	Pressure / Status
Dining Room / Bar	450	23	254	912	1,016 ¹	-	286	11.5	Positive <input checked="" type="checkbox"/>
Kitchen / Storage	170	2	25	100	1,016 ¹	-	286	3.3	Neutral <input checked="" type="checkbox"/>
Bathroom	60	Tr.	50 exh.	44 ²	-	52	44	4.2	Negative <input checked="" type="checkbox"/>
Mech. Room	35	-	N/A ³	-	-	-	-	-	N/A ³
Walk-in Cooler	45	-	N/A ³	-	-	-	-	-	N/A ³
SYSTEM TOTAL	680*	25	279	1056	1,016	52	286	-	ALL COMPLI

¹ Single return grille (1,016 CFM) serves dining + kitchen. ² 2'x2' lay-in diffuser, 4-pt avg 20 fpm, 55% free area. ³ Not served by AHU - excluded from ASHRAE 62.1 calcs. * Net conditioned area (680 SF). Total net interior = 760 SF. Leased area = 800 SF.

Parameter	Formula / Basis	Result
Dining Room / Bar OA Required	7.5x23 + 0.18x450	254 CFM
Kitchen / Storage OA Required	7.5x2 + 0.06x170	25 CFM
Total OA Required (ASHRAE 62.1-2019)	254 + 25	279 CFM
OA Louver Free Area	10'x10' gross x 40% free area	0.278 ft ²
Measured OA Velocity (4-pt avg)	Field-measured at louver face	1,030 fpm
OA Provided	1,030 fpm x 0.278 ft ²	286 CFM
COMPLIANCE MARGIN	286 - 279	+7 CFM <input checked="" type="checkbox"/>

Space classifications per ASHRAE 62.1-2019 Table 6-1: Dining/Bar = "Restaurant Dining Rooms" (7.5 CFM/p + 0.18 CFM/SF). Kitchen = "Support Zones" (7.5 CFM/p + 0.06 CFM/SF). The 20 CFM/person office rate is not applicable to this occupancy.

VMC 2021 §507.3 KITCHEN EXHAUST - DEDICATED EXHAUST FAN (NEW)

No Type I hood required (§507.2 - appliances do not produce grease or smoke - JET14V is ETL ventless listed). No Type II hood required (§507.3 - no grease or smoke produced). §507.3 requires exhaust at 0.70 CFM/SF. Each appliance not under a Type II hood adds 100 SF minimum. Satisfied by NEW dedicated exhaust fan (EF-1, Broan-NuTone L200EL, 200 CFM) - see equipment schedule.

Component	Area (SF)	Rate (CFM/SF)	Req. CFM	Provided CFM	Margin	Status
Kitchen / Prep base area	140	0.70	98	200	+102 CFM	<input checked="" type="checkbox"/>
E-1 - JET14V (ETL Ventless Oven)	100	0.70	70	200	(above)	<input checked="" type="checkbox"/>
TOTAL	240	0.70	168	200	+32 CFM	<input checked="" type="checkbox"/>

COMPLIANT: NEW dedicated exhaust fan EF-1 (Broan-NuTone L200EL) provides 200 CFM - exceeds VMC §507.3 requirement of 168 CFM by 32 CFM. No hood of any type required. No fire suppression required (§509.1 - triggered by §507.2 only). JET14V is ETL ventless.

GOVERNING STANDARD: ASHRAE 62.1-2019 | VMC 2021 §507.3 | CEILING HT: 10'-7" | TOTAL OCC: 25 | LEASED AREA: 800 SF | NET CONDITIONED: 680 SF | MAY 2026

Unit Type	Split-System AHU / Gas Furnace
Manufacturer	Carrier Corporation
Year	2008
Furnace Model	58STA090 (suffix field-ventify)
Coil Model	CNPVP3617ATAABAA
Cooling	3-Ton / 36,000 BTUH
Heating Input	88,000 BTUH / 80% AFUE
Measured Supply	1,056 CFM (field-measured)
Outside Air	286 CFM (field-measured)
OA Configuration	Fixed - 12"x12" duct, no damper
Bath Exhaust	52 CFM (field-measured)
Kitchen Exhaust EF-1	200 CFM - NEW (see §507.3 table)
EF-1 Make/Model	Broan-NuTone L200EL - In-line 200 CFM
EF-1 Electrical	120V / 0.8A / AMCA listed / Energy Star
EF-1 Duct	6" galvanized - kitchen to alleyway exterior
EF-1 Termination	Wall cap w/ backdraft damper - alleyway

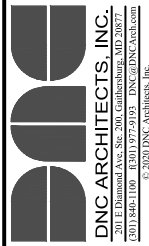
MECHANICAL DRAWING NOTES

- M-1 EXISTING HVAC SYSTEM HAS BEEN FIELD-TESTED AND VERIFIED COMPLIANT WITH ASHRAE 62.1-2019. SYSTEM TO BE MAINTAINED AT VALUES SHOWN IN VENTILATION SCHEDULE. CONTRACTOR SHALL VERIFY ALL EXISTING DUCT SIZES AND FIELD CONDITIONS AND REPORT DISCREPANCIES TO ENGINEER OF RECORD.
- M-2 OUTSIDE AIR COMPLIES WITH ASHRAE 62.1-2019. FIELD-MEASURED OA = 286 CFM. REQUIRED OA (ASHRAE 62.1) = 279 CFM. EXISTING 12"x12" OA DUCT AND LOUVER TO REMAIN - NO MODIFICATION. KITCHEN EXHAUST: NEW DEDICATED EXHAUST FAN EF-1 (BROAN-NUTONE L200EL, 200 CFM) SATISFIES VMC §507.3. REQUIRED EXHAUST = 168 CFM (140 SF + 100 SF/APPLIANCE x 0.70). PROVIDED = 200 CFM. SEE §507.3 TABLE.
- M-3 VENTILATION RATES PER ASHRAE 62.1-2019 TABLE 6-1 "RESTAURANT DINING ROOMS" (7.5 CFM/PERSON + 0.18 CFM/SF) AND "SUPPORT ZONES" (7.5 CFM/PERSON + 0.06 CFM/SF). THE 20 CFM/PERSON OFFICE RATE IS NOT APPLICABLE TO THIS OCCUPANCY.
- M-4 MECHANICAL ROOM AND WALK-IN COOLER ARE EXCLUDED FROM ASHRAE 62.1-2019 VENTILATION CALCULATIONS. MECHANICAL ROOM VENTILATION TO BE PROVIDED PER IMC §1005. WALK-IN COOLER IS A REFRIGERATED ENCLOSURE NOT SERVED BY THE AHU.
- M-5 ALL DUCTWORK AND EQUIPMENT TO COMPLY WITH VIRGINIA MECHANICAL CODE (2021) AND ASHRAE 62.1-2019. SUBMIT PRODUCT DATA FOR ANY REPLACEMENT EQUIPMENT TO ENGINEER OF RECORD.
- M-6 KITCHEN EXHAUST: NEW DEDICATED EXHAUST FAN EF-1 (BROAN-NUTONE L200EL, 200 CFM IN-LINE FAN) INSTALLED IN KITCHEN CEILING. 6" GALVANIZED DUCT TO EXTERIOR WALL CAP W/ BACKDRAFT DAMPER DISCHARGING TO ALLEYWAY. TERMINATION 33 FT FROM ANY OPERABLE OPENING PER VMC §501.3.1 (ENVIRONMENTAL AIR). EF-1: 120V /
- M-7 MAKEUP AIR: EF-1 EXHAUSTS 200 CFM. SYSTEM SUPPLY = 1,056 CFM. NET POSITIVE PRESSURE MAINTAINED. DEDICATED MAKEUP AIR SYSTEM NOT REQUIRED PER VMC - SUPPLY EXCEEDS EXHAUST BY LARGE MARGIN. EXISTING OA DUCT (286 CFM) PROVIDES ADEQUATE MAKEUP AIR FOR EF-1 OPERATION.



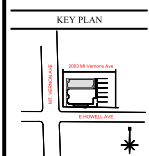
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MECHANICAL Service Mechanical Inc./VA License 27050963422
 PLUMBING RRF Solutions LLC/VA License 2705132916
 ELECTRIC Cesar Paoly Ubbilus Tapia/VA License 2710076942



OWNER
CROOKED RUN
 2245 Davis Drive, Suite #120
 Sterling VA 20164

CONSULTANT
 Construction drawings identified shall show full performance with all areas approved by the Planning Commission, the Board of Zoning Appeals and the Architectural Review Board. Planning and zoning approval by a building permit does not constitute an approval of any other code requirements or regulations. Plans unless they are specifically identified by the applicant and approved by staff.



PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS AND ANY INFORMATION CONTAINED HEREIN WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA. LICENSE NUMBER 64768 (MECHANICAL/ELECTRICAL).



NO.	REVISION	DATE
1	ISSUED FOR PERMITS SET	05/20/26
2	ISSUED FOR PRICING	
3	REVISIONS	
4		
5		
6		
7		
8		
9		
10		

CROOKED RUN
 FERMENTATION
 2003 MT VERNON AVE, ALEXANDRIA, VA 22301
 MECHANICAL VENTILATION
 SCHEDULE AND NOTES

DNC PROJECT NUMBER
 26030-000

RF 2

GREASE INTERCEPTOR SIZING CALCULATION

Crooked Run Fermentation – Del Ray, Alexandria VA 2003 Mount Vernon Ave	
Project:	Crooked Run Fermentation – Del Ray
Address:	2003 Mount Vernon Ave, Alexandria, VA 22301
Discipline:	Plumbing / MEP
Code Reference:	IPC 2021 Table 1003.3.5.1
Prepared By:	
Date:	April 29, 2026
Sheet Ref:	P-__

SECTION 1 – CONNECTED EQUIPMENT

Description	Value	Unit	Notes / Source
Equipment	3-Compartment Sink		Kater Model BKS-3101410
Number of Compartments	3	ea	Per equipment spec
Compartment W x L x D	10" x 14" x 10"	in	Per equipment spec
Volume per Compartment (in ³)	1400.00	in ³	W x L x D
Conversion Factor	231	in ³ /gal	1 US gallon = 231 in ³
Volume per Compartment (gal)		gal	
Number of Sinks (qty)	1	ea	Single 3-comp sink unit
Total Compartments		ea	
Drain Time Assumption	1	min	IPC std: fill volume drains in
Raw GPM per Compartment	1	gpm	gal ÷ 1 min
Total Raw Flow Rate	1.00	gpm	All compartments simultane

SECTION 2 – ADJUSTED FLOW RATE CALCULATION

Description	Value	Unit	Notes / Source
Total Raw Flow Rate (from §1)	1.00	gpm	Carried from Section 1
Simultaneous Use Factor	0.75		IPC §1003.3 / PDI-G101
Adjusted Design Flow Rate		gpm	Raw GPM x demand factor

SECTION 3 – IPC TABLE 1003.3.5.1 LOOKUP

Flow-Through Rating (gpm)	Grease Retention (lbs)	Governs?	Notes
4	4		
6	12		
7	14		
9	18		
10	20		
12	24		
14	28		
15	30		
18	36		
20	40		
25	50		
35	70		
50	100		
75	150		
100	200		

SECTION 4 – SELECTED GREASE INTERCEPTOR

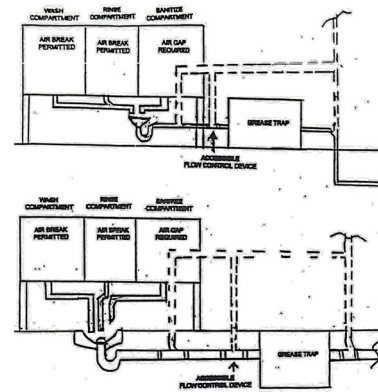
Description	Value	Unit	Notes / Source
Manufacturer	Zurn Industries, LLC		Erie, PA USA
Model Number	GT2700-15		Submittal sheet rev. C, 2/15/2018
Flow-Through Rating	15	gpm	Per submittal sheet
Grease Retention Capacity	30	lbs	Per submittal sheet
Inlet/Outlet Connection	2" No-Hub		Per submittal sheet
Overall Dimensions (WxDxH)	13 $\frac{3}{4}$ " x 16 $\frac{3}{4}$ " x 21 $\frac{3}{4}$ "	in	Per submittal sheet
Body Material	Steel, corrosion-resistant coated		
Accessories	Flow diffusing baffle, integral trap, vented inlet flow control		

SECTION 5 – COMPLIANCE SUMMARY

Parameter	Required	Provided	Status
Design Flow Rate (adjusted)		15 gpm rated unit	PASS – unit rated \geq design flow
Min. Grease Retention	2x flow rating per IPC 1003.3.5.1 footnote a	30 lbs	PASS – 30 lbs > 24 lbs minimum
Code Reference	IPC 2021 §1003.3 / Table 1003.3.5.1	GT2700-15 listed	COMPLIANT

NOTES & REFERENCES

- Flow calculation based on IPC 2021 §1003.3 and PDI-G101 methodology.
- Compartment volume = $W \times L \times D$ (interior dims per mfr. spec) + 231 in³/gal = flow in GPM at 1-min drain time.
- 75% simultaneous-use demand factor per IPC standard practice for 3-compartment sinks.
- Minimum interceptor rating selected as first standard size \geq adjusted design flow per Table 1003.3.5.1.
- Equipment ref: BKS-310141015T (Kater / BK Resources); Interceptor ref: Zurn GT2700-15 submittal sheet rev. C (2/15/2018).
- Contractor to verify final unit location, cleanout access, and local authority having jurisdiction (AHJ) requirements.
- Grease interceptor to be installed per manufacturer's instructions and IPC §1003.3.



GREASE TRAP INSTALLATION METHOD DETAIL



DNC Architects, Inc is not responsible for the Mechanical, Plumbing, Electric design information included on these drawings. The MEP design and information provided were produced by:

MECHANICAL Service Mechanical Inc./VA License 2705063422
 PLUMBING RRF Solutions LLC/VA License 2705132916
 ELECTRIC Cesar Pauly Urbilus Tapia/VA License 2710076942



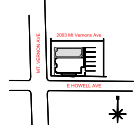
OWNER



CONSULTANT

Construction drawings submitted shall show full compliance with all laws applicable to the Planning Commission, the Board of County Agents and the Metropolitan Council Planning and Zoning Commission. Building permits shall not constitute an endorsement, approval, certification or insurance of any plans unless they are specifically identified by the applicant and approved by staff.

KEY PLAN



PROFESSIONAL CERTIFICATION

LICENSEE THAT HAVE SIGNATURES AND STAMPS ON THESE DRAWINGS ARE NOT TO BE CONSIDERED AS PROFESSIONAL CERTIFICATION UNLESS THEY ARE REGISTERED PROFESSIONAL ENGINEERS OR ARCHITECTS.



ISSUED FOR DATE

PERMIT SET 05/20/26

ISSUED FOR PRICING

REVISIONS

NO.	REVISION	DATE

NO.

REVISION

DATE

CROOKED RUN
 FERMENTATION
 2003 MT. VERNON AVE, ALEXANDRIA, VA 22301
 GREASE TRAP
 CALCULATIONS

DNC PROJECT NUMBER
26039-000

RF 5



City of Alexandria, VA

Department of Code Administration
4850 Mark Center Drive, Suite 2013
Alexandria, Virginia 22311
email: permit.center@alexandriava.gov

Permit

Permit Number: *BLDC2026-00425*

PermitType: *Commercial Building*

Work Classification: *Alteration*

Permit Status: *Issued*

Commercial Building

Issue Date: *06/11/2026*

Expiration: *12/08/2026*

MASTER BUILDING PERMIT NUMBER: BLDC2026-00425

Project Address: 2003 MOUNT VERNON AVE
ALEXANDRIA, VA 22301

Parcel Restrictions:

Flood Plain: NO
Resource Protection: NO
Historic Distric: NO

Project Name:

Description:

THIS PROJECT CONSISTS OF THE INTERIOR RENOVATION AND TENANT FIT-OUT OF AN EXISTING RETAIL COMMERCIAL SPACE FOR USE AS A RESTAURANT AND BEER TAPROOM. WORK INCLUDES INTERIOR IMPROVEMENTS AND ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) WORK TO SUPPORT THE PROPOSED USE. THE LAYOUT WILL INCLUDE A DINING AREA, BAR, KITCHEN/STORAGE AREA, AND RESTROOM. THE KITCHEN WILL BE EQUIPPED WITH REFRIGERATION UNITS (WALK-IN COOLER AND FREEZER) AND ONE VENTLESS MICROWAVE/CONVECTION OVEN FOR REHEATING PRE-PREPARED FROZEN FOODS; NO ON-SITE FOOD PREPARATION OR COOKING WILL OCCUR. NO BREWING OPERATIONS WILL BE CONDUCTED ON-SITE. SCOPE OF WORK INCLUDES MODIFICATION OF AN EXISTING COUNTERTOP/CABINETS, AND INSTALLATION OF FINISHES, MILLWORK, AND FIXTURES. ALL WORK WILL COMPLY WITH APPLICABLE BUILDING CODES AND ADA ACCESSIBILITY REQUIREMENTS. MECHANICAL WORK INCLUDES INSTALLATION OF WALK-IN COOLER CONDENSER AND EVAPORATOR EQUIPMENT. NO KITCHEN HOOD OR GREASE-PRODUCING COOKING EQUIPMENT IS PROPOSED. EXHAUST SYSTEM WILL BE INSTALLED IN THE KITCHEN. PLUMBING WORK INCLUDES INSTALLATION OF A GREASE INTERCEPTOR AND CONNECTIONS FOR A LOW-TEMPERATURE DISHWASHER AND BEER DRAFT SYSTEM. ELECTRICAL WORK INCLUDES LIGHTING AND POWER DISTRIBUTION FOR ALL EQUIPMENT. MINOR EXTERIOR WORK MAY INCLUDE VINYL WINDOW SIGNAGE. NO STRUCTURAL MODIFICATIONS ARE PROPOSED.

Project Details:

<u>Building Area:</u>	<u>Alteration SF:</u>	<u>Addition SF:</u>	<u>Spec Const SF:</u>	<u>Workclass:</u>	<u>Est. Construction Cost</u>
GROSS: 800	N/A	0	N/A	Alteration	\$45,000.00

Use and Type:

Use Group	Construction Type	Square Footage	Occupant Load
B Banks, Professional Office, Salons	III-B	800	

Owner Information

2001 MT VERNON LLC
2003 MOUNT VERNON AVE
ALEXANDRIA, VA 22301

Contractor Information

RRF SOLUTIONS
3916 FAIRFAX FARMS RD
FAIRFAX, VA 22033

License Information

License #: 135842-2025
Expiry Date: 3/1/2027

Prohibited Hours of Construction:

<u>Day</u>	<u>Before</u>	<u>After</u>
Mon- Fri	7am	6pm
Saturday	9am	6pm
Sunday	All hours	

Holidays per 11-5-5(a)5(a)* All Hours
*Section 11-5-5(a)5(a) defines holidays as
January 1st, Memorial Day, July 4th, Labor Day,
Thanksgiving Day, Christmas Day



Building Official: Gregg Fields

Please visit the Online Alexandria Permit Center at alexandriava.gov/Permits to apply for additional permits

RIGHTS IS RESERVED TO INSPECT WORK AUTHORIZED BY THIS PERMIT AS OFTEN AS NECESSARY TO DETERMINE COMPLIANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. AUTHORIZATION TO ALTER, USE OR CROSS PUBLIC SIDEWALKS, CURBS OR OTHER PUBLIC SPACES MUST BBE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THIS PERMIT EXPIRES IF WORK IS NOT STARTED OR IF WORK IS ABANDONED FOR SIX MONTHS. ONE & TWO-FAMILY DWILLING CONSTRUCTION PERMITS, INCLUDING NEW DWELLINGS, ADDITIONS, AND/OR ACCESSORY STRUCTURES, MUST BE COMPLETED WITHIN THREE YEARS OF PERMIT ISSUANCE. IF WORK WILL BE PERFORMED WITHIN 15 FEET OF OVERHEAD ELECTRICAL WIRES, PERMITEE MUST OBTAIN ASSISTANCE FROM THE VIRGINIA POWER OFFICE. CALL 703.934.9660. THIS PERMIT MUST BE POSTED ON THE WORK SITE AND VISIBLE FROM THE PUBLIC WAY UNTIL THE WORK RECEIVES AN APPROVED FINAL INSPECTION.

Please fill out our Customer Service Survey at <http://alexandriava.gov/Code>

Title	Changed On	Created By
P&Z SPECIAL CONDITION	6/3/2026 11:51:38 AM	Marlo Ford
<p>TES ELECTRIC WARNING</p> <p>Prior to the performance of work within 15 feet of overhead power lines the applicant must contact Dominion Virginia Power at 1.888.667.3000.</p>	6/4/2026 9:27:14 AM	Kim Merritt
<p>TES OCCUPANCY MINIMUMS</p> <p>All units to be occupied must have free and unencumbered access from the public roads to the unit and the parking spaces. The units being occupied must be free of construction equipment and traffic. This can best be accomplished by fencing-off the units under construction from the units being occupied and providing a construction entrance separate from the occupants entrance. Fire hydrants street lights and street signs must be in place beyond the area to be occupied. All roads sidewalks visitor parking landscaping and similar items on the site plan must be complete in the area to be occupied. Storm and sanitary sewers must be checked to insure that they are functioning and that no damage or blockage has occurred since they were built.</p>	6/4/2026 9:27:14 AM	Kim Merritt
<p>TES RIGHT-OF-WAY WARNING</p> <p>Any work within the public right-of-way or movement of construction equipment across curb and gutter or sidewalk requires separate permitting from the Department of Transportation and Environmental Services.</p>	6/4/2026 9:27:14 AM	Kim Merritt
<p>TES OVERHEAD UTILITY CHANGE</p> <p>All existing overhead utilities are required to be placed underground when the point where the wires first contact the building is changed or when the wires come from a different pole.</p>	6/4/2026 9:27:14 AM	Kim Merritt