



Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 1800 Diagonal Road, Alexandria, VA 22314

ZONE: OCH

TAX MAP REFERENCE: 073.02-01-01

APPLICANT'S INFORMATION:

Applicant: For Five Alexandria LLC Business/Trade Name: For Five Coffee Roasters

Address: 59-01 55th Street, Maspeth, New York 11378

Phone: 347-531-0813

Email: _____

PROPOSED USE:

- | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Animal Care Facility with Overnight Boarding | <input type="checkbox"/> Outdoor Display |
| <input type="checkbox"/> Automobile and Trailer Rental and Sales | <input type="checkbox"/> Outdoor Food and Crafts Market Center |
| <input type="checkbox"/> Catering Business | <input type="checkbox"/> Outdoor Garden Center |
| <input type="checkbox"/> Day Care | <input checked="" type="checkbox"/> Restaurant |
| <input type="checkbox"/> Health and Athletic Club | <input type="checkbox"/> Valet Parking |
| <input type="checkbox"/> Light Auto Repair | |
| <input type="checkbox"/> Live Theater | |
| <input type="checkbox"/> Massage Establishment | |
| <input type="checkbox"/> Motor Vehicle Storage/Parking for 20 or more Vehicles | |
| <input type="checkbox"/> Outdoor Dining (exclude King Street Retail Overlay) | |

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: _____

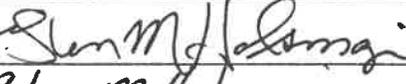
Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

| PROPERTY OWNER'S AUTHORIZATION | |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| As the property owner, I hereby grant the applicant use of <u>1800 Diagonal Road</u> | |
| (property address), for the purposes of operating a <u>restaurant (coffee shop)</u> (use) | |
| business as described in this application. | |
| I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property. | |
| Name: <u>King I LLC c/o Carr Properties</u> | Phone: <u>202-303-3085</u> |
| Address: <u>1615 L Street NW, Suite 650, Washington, DC 20036</u> | Email: <u>g.holsinger@carrprop.com</u> |
| Signature: <u></u> | Date: <u>4/29/19</u> |
| <u>Glen M Holsinger</u> | |

1. The applicant is the (check one):
- Owner
 - Contract Purchaser
 - Lessee or
 - Other: _____
- of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

Owner: King I LLC c/o Carr Properties, 1615 L Street NW, Suite 650, Washington, DC 20036, 100% owner

Applicant: For Five Alexandria LLC, 59-01 55th Street, Maspeth, New York 11378

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

This Special Use Permit application is for a restaurant (coffee shop) with outdoor seating. The coffee
will not offer food delivery or live entertainment. Alcohol will not be served.

3. Please describe the proposed hours of operation:

| Days | Hours |
|-------|-------|
| Daily | |

Or give hours for each day of the week

| | |
|-----------|------------|
| Monday | 6am to 7pm |
| Tuesday | 6am to 7pm |
| Wednesday | 6am to 7pm |
| Thursday | 6am to 7pm |
| Friday | 6am to 7pm |
| Saturday | 7am to 7pm |
| Sunday | 7am to 7pm |
| | |

4. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

This restaurant will have 35 interior seats and 20 exterior seats, which is the maximum expected number of patrons.

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

6 employees, 6am - 7pm

5. A. How many parking spaces of each type are provided for the proposed use:

- _____ Standard and compact spaces
 _____ Handicapped accessible spaces
 _____ Other

- B. Please give the number of:
Parking spaces on-site 45
Parking spaces off-site _____

If the required parking will be located off-site, where will it be located?

6. Please provide information regarding loading and unloading for the use:

- A. How many loading spaces are available for the use? 1
- B. Where are off-street loading spaces located? interior loading dock located on eastern building frontage (Reinekers Lane)
- C. During what hours of the day do you expect loading/unloading operations to occur? 6am - 9am
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Monday - Friday

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

No hazardous materials or organic compounds are anticipated.

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: mgw THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: mgw THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kedrick Whitmore

Print Name of Applicant or Representative

Matthew J. Allen for KNW
Signature

4/30/2019

Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: 8010 Towers Crescent Drive, Suite 300

Tysons, VA 22182

Phone: 703.905.1514

Email: KNWhitmore@Venable.com

Fax: 703.821.8949



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 35 Outdoors: 20 Total number proposed: 55

2. Will the restaurant offer any of the following?

| | | |
|-----------------------------------------|-----------|-------------|
| Alcoholic beverages (SUP only) | _____ Yes | <u>X</u> No |
| Beer and wine — on-premises | _____ Yes | <u>X</u> No |
| Beer and wine — off-premises | _____ Yes | <u>X</u> No |

3. Please describe the type of food that will be served:

Specialty coffee will be served, along with breakfast, lunch, dinner and snacks (e.g., For Five Cookies). Breakfast consists of oatmeal, fruit, vegetables, eggs, bagels and pancakes. Lunch includes deli-style sandwiches, wraps and salads. Dinner offers both the lunch and breakfast menu.

4. The restaurant will offer the following service (check items that apply):

_____ table service _____ bar _____ carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? _____ Yes _____ No

Where will delivery vehicles be parked when not in use?

 N/A

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

_____ Yes X No

If yes, please describe:

 N/A

OLD TOWN RESTAURANT POLICY

Changes to Old Town Small Area Plan Chapter of the Master Plan Adopted by City Council on November 13, 1993

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 100%
 75-99%
 50-74%
 1-49%
 No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 All
 75-99%
 50-74%
 1-49%
 None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 No parking impact predicted
 Less than 20 additional cars in neighborhood
 20-40 additional cars
 More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:

| | | |
|-------|-------|---------------------------------------|
| _____ | 55 | Maximum number of patron dining seats |
| + | _____ | Maximum number of patron bar seats |
| + | _____ | Maximum number of standing patrons |
| = | _____ | Maximum number of patrons |

2. _____ Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 Closing by 8:00 PM
 Closing after 8:00 PM but by 10:00 PM
 Closing after 10:00 PM but by Midnight
 Closing after Midnight

4. Alcohol Consumption (check one) N/A
 High ratio of alcohol to food
 Balance between alcohol and food
 Low ratio of alcohol to food

April 29, 2019

Via Hand Delivery

Karl Moritz
Director, Department of Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

**RE: AUTHORIZATION FOR ADMINISTRATIVE SPECIAL USE PERMIT
PROPERTY: 1800 DIAGONAL ROAD (TAX MAP # 073.02-01-01)
APPLICANT: FOR FIVE ALEXANDRIA LLC**

Dear Mr. Moritz:

The undersigned is an incoming retail tenant of the mixed-use office building located at 1800 Diagonal Road in the City of Alexandria, Virginia. The purpose of this letter is to authorize Venable LLP to act as attorneys on our behalf in connection with the filing of an Administrative Special Use Permit application for the above-referenced property, including any related applications. Please direct all correspondence relating to the application(s) to Kedrick Whitmore or Matthew Allman at Venable LLP. The boundaries of the application include the undersigned's land (under lease).

[SIGNATURE ON FOLLOWING PAGE]

FOR FIVE ALEXANDRIA LLC,
a New York limited liability company

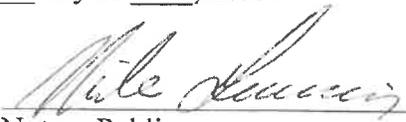


By: _____
Name: Nick Tsoukouras
Title: Partner
Date: 4-29-19

STATE OF _____
CITY/COUNTY OF _____

On this 29th day of April, 2019, before me, a Notary Public in and for said jurisdiction, personally appeared NICK TSOUKOURAS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

Given under my hand and official seal, this 29th day of April, 2019.



Notary Public

My Commission Expires: 2-2-2

Registration Number: 01616200158

NICOLE GIANNAKAKIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01616200158
Qualified in Nassau County
My Commission Expires February 02, 2021

April 25, 2019

T 703.905.1514
F 703.821.8949
knwhitmore@Venable.com

Via Hand Delivery

Karl Moritz
Director, Department of Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

**RE: STATEMENT OF SUPPORT FOR ADMINISTRATIVE SPECIAL USE PERMIT
PROPERTY: 1800 DIAGONAL ROAD (TAX MAP # 073.02-01-01)
APPLICANT: FOR FIVE ALEXANDRIA LLC**

Dear Mr. Moritz:

This firm represents For Five Alexandria LLC, an incoming tenant of the above-referenced Property ("Applicant"). On behalf of the Applicant, please accept this letter as a statement of support for an Administrative Special Use Permit. With this submission, the Applicant requests a new Administrative Special Use Permit for a restaurant (coffee shop) with outdoor seating at the Property, as described further below and in the enclosed plans.

By way of background, the Property is zoned to the "OCH" Zoning District and was constructed in the early 1920s pursuant to Site Plan #81-0028. The Property is developed with a multi-story office building featuring ground-floor retail and restaurant uses. Subsequent to construction of the building, the City Council has approved several Special Use Permits and Special Use Permit Amendments relative to the Property.

The Applicant now wishes to open a coffee shop with outdoor seating at the Property. Such restaurant uses are permitted in the "OCH" Zoning District pursuant to an Administrative Special Use Permit. *Zoning Ordinance § 4-1102.1*. The proposed coffee shop is generally located along the western frontage of the building, proximate to the Property's Diagonal Road frontage. The coffee shop will include approximately 35 interior seats and 20 exterior seats. The exterior seating will be located along the face of the building underneath the existing ground-floor arcade. As such, the outdoor seating will not encroach into a public access or sidewalk easement. The proposed coffee shop will not include live entertainment, carryout/delivery service, or alcohol service. Please refer to the application materials and drawings for additional information.

April 25, 2019

Page 2

The proposed coffee shop will activate a currently vacant retail space, complement existing ground-floor retail uses on the Property and in the nearby vicinity, and bring new vibrancy to the pedestrian environment along Diagonal Road.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Kedrick N. Whitmore". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Kedrick N. Whitmore

Enclosures

Virginia State Bar

Virginia Lawyer Directory

[New Search](#)

| |
|---------------------------------------------------------------------------------------------------------|
| Kedrick Nevin Whitmore |
| |
| Venable LLP 600 Massachusetts Ave NW Washington, DC 20001 Phone: 202-344-4455, F: 703-821-8949 |
| |
| Member class: Active (More Info...) |

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1111 East Main Street, Suite 700 | Richmond, VA 23219-3565

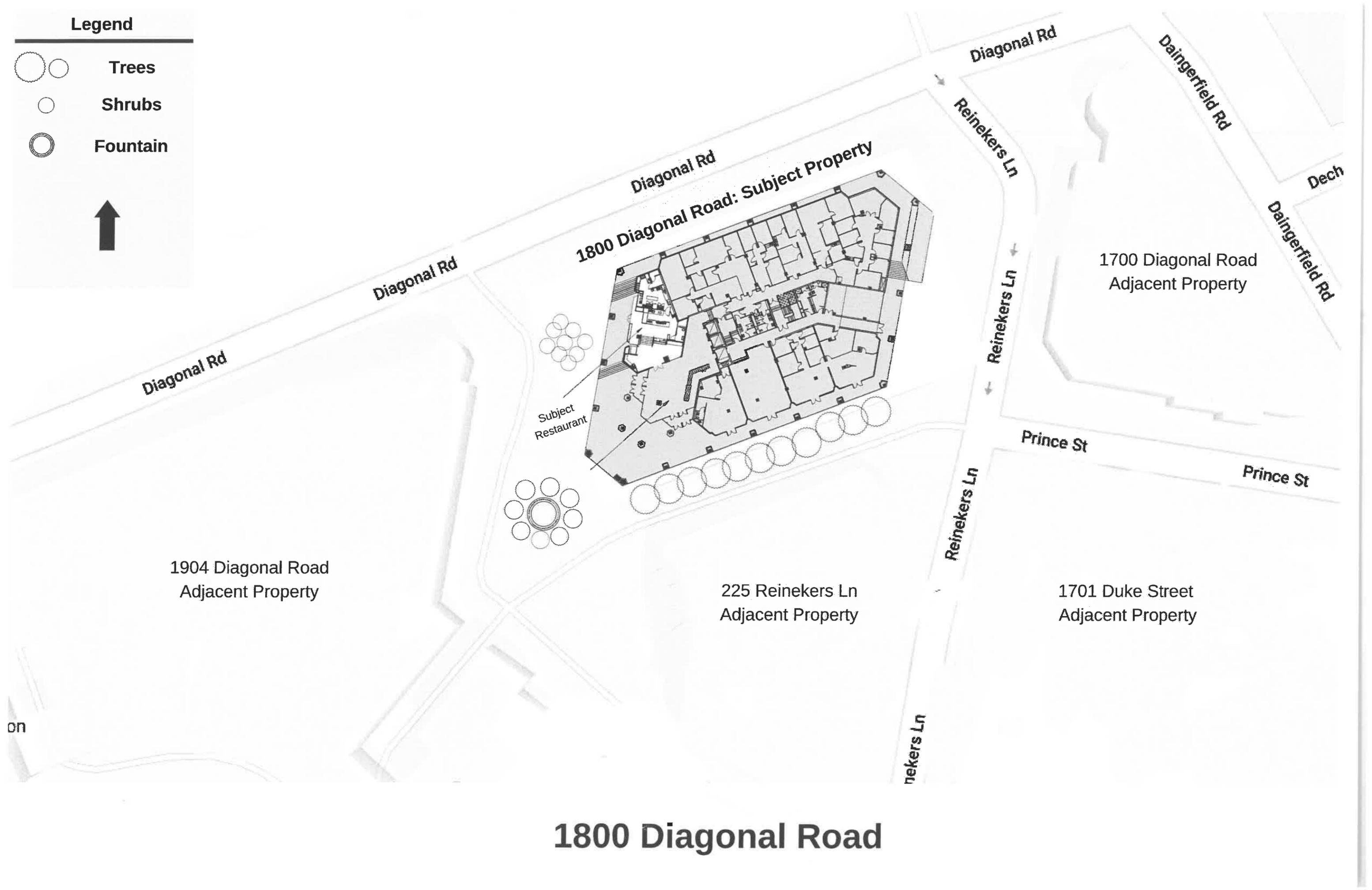
804-775-0500 | TDD/Voice Line (Hearing-Impaired): 804-775-0502

Office Hours: Mon.-Fri. 8:15 a.m. to 4:45 p.m. (excluding holidays)

The Clerk's Office does not accept filings after 4:45 p.m.

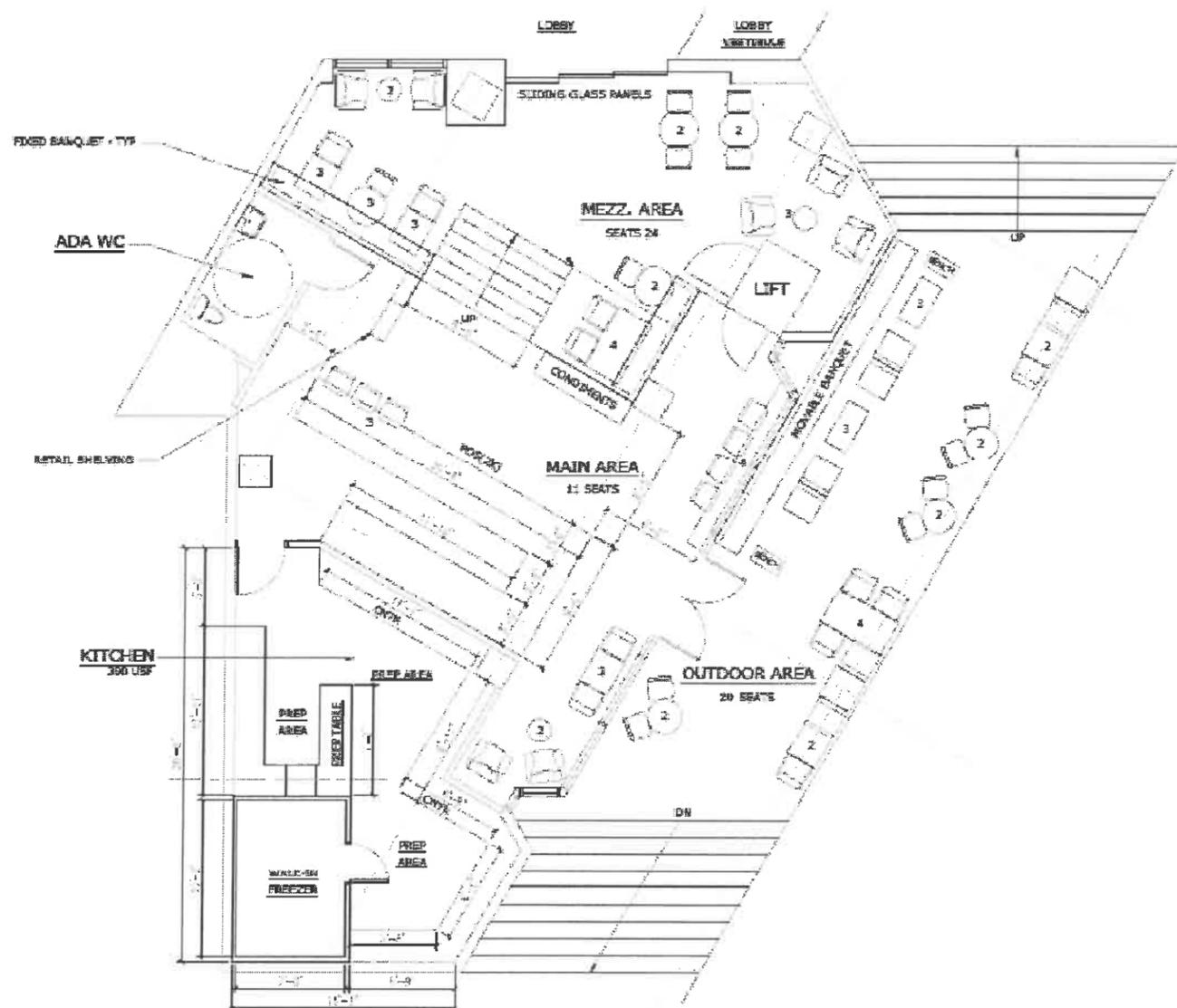
Legend

-  Trees
-  Shrubs
-  Fountain



1800 Diagonal Road

SCHEDULE B-2-A PRELIMINARY PLAN



1 PRELIMINARY FLOOR PLAN
SCALE 1/8" = 1'-0"

TOTAL SEATING

INTERIOR: 35
EXTERIOR: 20

PAUL CHRISTAKOS
P ARCHITECTURE
ARCHITECTURE
PLANNING • DESIGN

| ISSUES & REVISIONS | | | |
|--------------------|----------|----|---------------------|
| NO. | DATE | BY | REVISION |
| 1 | 09/14/19 | PC | PRELIMINARY PLAN |
| 2 | 09/27/19 | PC | REV PLAN FOR FILING |
| 3 | 09/27/19 | PC | SLIDING LOBBY DOORS |

CLIENT:
CARR PROPERTIES
161 E L STREET, NW SUITE 650
WASHINGTON, DC 20036

PROJECT:
FOR FIVE COFFEE
1880 DIAGONAL ROAD
ALEXANDRIA, VA 22314

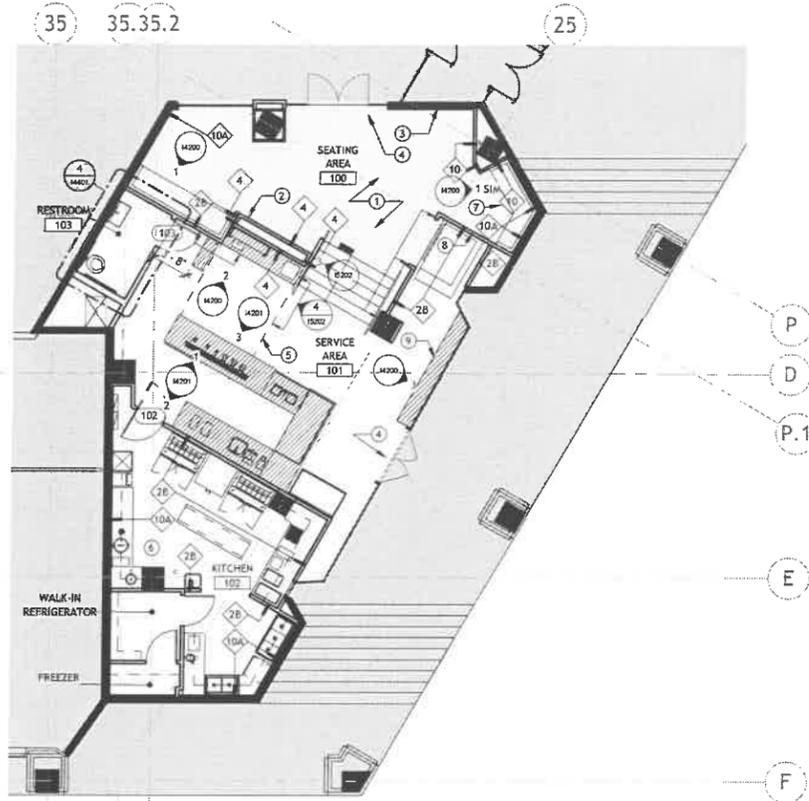
DRAWING NAME:

SEAL AND SIGNATURE:

DATE: 9/14/19
PROJECT NO: 16.02
DWG BY: PC
CHK BY:
DWG NO:

A-100.00

ISSUE FOR PERMIT - 02/22/19



2 NEW WORK - PARTITION PLAN - 1ST FLOOR
1/8" = 1'-0"



1 NEW WORK - RCP - 1ST FLOOR
1/8" = 1'-0"

SHEET NOTES - PARTITION PLAN

- 40.75" ELEVATED FLOOR AND STAIRS CONSTRUCTED WITH LIGHTWEIGHT CONCRETE SLAB. REFER TO FINISH PLAN AND DETAILS FOR MORE INFORMATION.
- LOW HEIGHT PARTITION, TO BE CLAD IN WOOD VENEER FINISH MATERIAL ON ALL FOUR SIDES. REFER TO ELEVATIONS AND SECTION 6/15200 FOR MORE INFORMATION.
- FURROUT WALLS ON ALL EXPOSED EXISTING CMU. TYPICAL THROUGHOUT SPACE.
- EXISTING STOREFRONT DOORS TO BE REMAIN, COORDINATE WITH SECURITY VENDOR FOR NEW SECURITY HARDWARE INSTALLATION. TOUCH UP EXISTING DOOR FRAME AND HARDWARE AS REQUIRED.
- ALIGN CONCESSION MILLWORK WITH RECESS IN BAR MILLWORK. REFER TO FINISH PLAN FOR FURTHER DIRECTION.
- MILLWORK THROUGHOUT THIS LOCATION TO BE STAINLESS STEEL AND PROVIDED BY TENANT
- BANQUET SEATING AND WALL MILLWORK IN THIS LOCATION TO MATCH THAT OF OPPOSITE KNOCK. REFERENCE ELEVATION 1/4200 FOR FURTHER DIRECTION.
- STUD TO REST ON TOP OF ELEVATED FLOOR. GYP TO EXTEND TO SLAB ON GROUND FLOOR LEVEL BELOW.
- PROVIDE (4) OF A11 EQUALLY SPACED UNDERMOUNTED ON MILLWORK AT THIS LOCATION

SCHEDULE - CEILING TYPES

| DESIGNATION | SYMBOL | DESCRIPTION | SPECIFICATIONS | NOTES |
|-------------|--------|-----------------------------------------------------|----------------------------------------------------------------------------|-------|
| TYPE 1 | | 2' X 2' ACT TILE AND GRID - CLEANABLE | ARMSTRONG KITCHEN ZONE, MODEL #673; GRID: PRELUDE XL 15/16" (GLOBAL WHITE) | -- |
| TYPE 2 | | GYPSUM WALLBOARD CEILING TO BE FINISHED WITH <CP-2> | -- | -- |
| TYPE 3 | | GYPSUM WALLBOARD CEILING TO BE FINISHED WITH <CP-1> | -- | -- |
| TYPE 4 | | GYPSUM WALLBOARD CEILING WRAPPED IN <WD-1> | -- | -- |

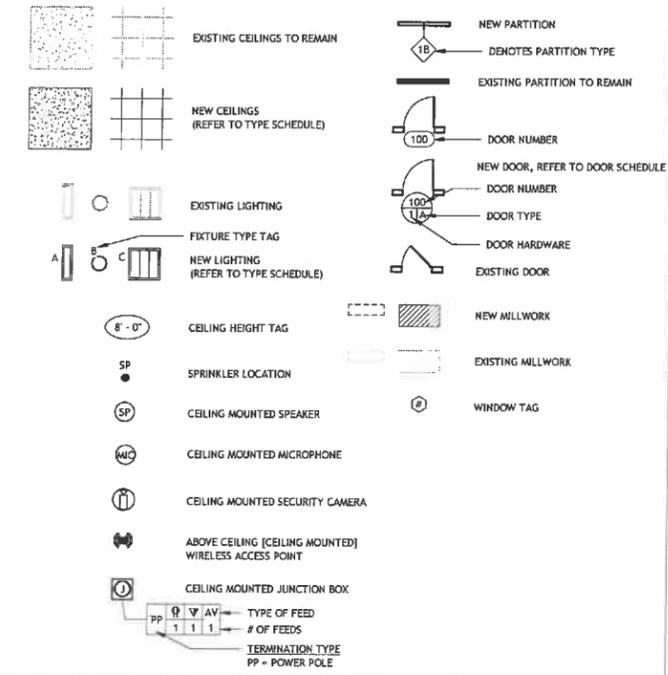
SCHEDULE - LIGHT FIXTURES

| DESIGNATION | SYMBOL | DESCRIPTION | SPECIFICATION | LAMPING | NOTES |
|-------------|--------|--------------------------------------------------|-----------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------|
| TYPE A | | DELTA LIGHT, BLACK | MINI DEEP RINGO 83020, COLOR TEMP: WARM WHITE (3000K) | -- | -- |
| TYPE B | | DELTA LIGHT, FELMISH GOLD | RED RIBS 1P SERIES, COLOR TEMP: WARM WHITE (3000K) | -- | -- |
| TYPE C | | LAMBERT AND FIL, BRASS | DOT14BRB | -- | -- |
| TYPE D | | PRD, BLOOM PENDANT, WHITE | BLMD01 | -- | -- |
| TYPE E | | STEEL CLEAR WITH LED FILAMENT LAMP (EDIL) | BESA LIGHTING, OMEGA 12ST | -- | -- |
| TYPE F | | CORONET, WHITE | PC4 LED WALL GRAZER, 4" REGRESS, COLOR TEMP: WARM WHITE (3000K) | -- | -- |
| TYPE G | | DELTA LIGHT, FLEMISH GOLD | SHIFTLINE M26 WITH HEDRA | -- | -- |
| TYPE H | | GREENCREATIVE, 2' X 4' DIRECT/INDIRECT FIXTURE | TROFFER 30W HE TITANIUM LED SERIES | T5 | -- |
| TYPE J | | JUNIPER THIN SURFACE MOUNT 24" LONG, SATIN BRASS | JPR-THEW-01-000000-090-3D-F-B | -- | WALL MOUNTED FIXTURE FOR RESTROOM VANITY QUANTITY (2) FIXTURES, SEE RESTROOM ELEVATIONS FOR LOCATION |

SHEET NOTES - REFLECTED CEILING PLAN

- RELOCATED EXISTING TRANSFORMER. TO BE CEILING MOUNTED.
- NOT USED
- CEILING MOUNTED SHELVING SYSTEM, FIXTURE E19. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. FOLLOW MOUNTING INSTRUCTIONS PER MANUFACTURER'S RECOMMENDATION.
- EQUALLY SPACE AND CENTER FIXTURES OVER MILLWORK. ARCHITECT TO VERIFY MOUNTING HEIGHT IN FIELD
- SUSPENDED GYP CLOUD WITH FINISHED 6" RETURN EDGE
- LIGHTING BY REFRIGERATOR MANUFACTURER

LEGEND - NEW WORK PLANS



GENERAL NOTES - PARTITION

- ALL PARTITION TYPES TO BE 'TYPE 1', UON.
- PATCH AND REPAIR ANY EXISTING TO REMAIN PARTITIONS AS REQUIRED FOR LIKE NEW APPEARANCE AND/OR AS REQUIRED TO RECEIVE NEW FINISHES.
- WHERE PERIMETER CONNECTOR UNITS OCCUR, PARTITIONS MUST BE LOCATED TO ALLOW ACCESS AND MAINTENANCE OF CONNECTOR UNITS AS NECESSARY. GC TO COORDINATE WITH BLDG ENGINEER.
- PROVIDE LEVEL 4 [LEVEL 5] GWB FINISH AT ALL WALLS SCHEDULED TO RECEIVE WALLCOVERING. REFER TO WALL FINISH PLAN FOR MORE INFORMATION.

GENERAL NOTES - REFLECTED CEILING PLAN

- LIGHT FIXTURES, EXIT SIGNS, AND OTHER CEILING ACCESSORIES ARE SHOWN FOR TYPE AND LOCATION ONLY. REFER TO ENGINEERING DRAWINGS FOR LOCATION AND SPECIFICATIONS OF LIGHTING, HVAC DIFFUSERS, EMERGENCY LIGHTING, EXIT LIGHTS, POWER REQUIREMENTS, CIRCUITING, SWITCHING AND OTHER ASSOCIATED INFORMATION.
- DEVICES SHALL BE CENTERED ON HALLWAY OR OPENING UNLESS OTHERWISE INDICATED. COORDINATE CEILING HEIGHTS WITH MECHANICAL EQUIPMENT/DUCTWORK. NOTIFY THE ARCHITECT IMMEDIATELY OF CONFLICTS PRIOR TO INSTALLATION.
- LIGHTING DIMENSIONS ARE TO CENTERLINE OF FIXTURE UNLESS OTHERWISE INDICATED.
- PROTECT LIGHT FIXTURES FROM DUST/DEBRIS DURING CONSTRUCTION. LAMPS AND LENSES SHALL BE CLEANED PRIOR TO OCCUPANCY.
- PROVIDE LAMPS, BALLAST, TRIM KITS, HOUSING, HANGERS AND REFLECTORS FOR A COMPLETE FIXTURE INSTALLATION.
- PROVIDE COORDINATED SPRINKLER SHOP DRAWINGS SHOWING LOCATION OF PROPOSED HEADS, BRANCHES, AND MAINS FOR REVIEW PRIOR TO INSTALLATION.
- CEILING HEIGHTS SHALL BE MEASURED FROM TOP OF SLAB TO FACE OF FINISHED CEILING AS INDICATED ON THE REFLECTED CEILING PLAN UNLESS OTHERWISE INDICATED. IN THE EVENT OF SIGNIFICANT FLOOR SLAB VARIATION, GC TO CONSULT WITH ARCHITECT.
- LIGHT FIXTURES SHALL BE INSTALLED ACCORDING TO THE REFLECTED CEILING PLAN. ARCHITECTS TO REVIEW CEILING LAYOUT INCLUDING BULKHEADS AND GRID PRIOR TO INSTALLATION.
- LIGHT FIXTURE TYPES, QUANTITIES, AND LOCATIONS ARE NOTED ON THE REFLECTED CEILING PLAN. SPECIFICATIONS, SWITCHING, EXIT LIGHTS, EMERGENCY LIGHTING, LIFE SAFETY EQUIPMENT, AND CIRCUITING ARE NOTED ON ENGINEERING DOCUMENTS.
- LIGHT FIXTURES IN SCOPE OF WORK THAT ARE SCHEDULED TO REMAIN OR BE RELOCATED, SHALL BE CLEANED AND RE-LAMPED TO MATCH COLOR TEMPERATURE SPECIFIED FOR PROJECT.
- ALL PERIMETER WINDOW BULKHEADS TO RECEIVE PAINT AS SPECIFIED FOR ADJACENT PARTITION, UON.
- EXISTING TO REMAIN OR RELOCATED CEILING TILE IN THE SCOPE OF WORK TO BE CLEANED, PATCHED AND REPAIRED TO LIKE NEW APPEARANCE.
- WHERE CEILINGS ARE SPECIFIED AS EXPOSED STRUCTURE TO BE PAINTED, THE SCOPE OF PAINTING SHALL INCLUDE PAINTING OF SPRINKLER PIPE, DUCTWORK, CONDUIT, HANGERS AND ANY MISCELLANEOUS INFRASTRUCTURE THAT WILL BE EXPOSED TO VIEW. EXISTING FIREPROOFING SHALL BE MAINTAINED AND RECEIVE THE MFRS RECOMMENDED PRIMER PRIOR TO PAINTING. COORDINATE FIREPROOFING PAINTING REQTS WITH LANDLORD.
- NO CEILING TILE SHALL BE CUT TO BE LESS THAN 4".



PROJECT:
FOR FIVE COFFEE ROASTERS
1800 DIAGONAL ROAD
ALEXANDRIA, VA 22314
INTERIOR BUILD OUT

| # | DATE | DESCRIPTION |
|---|----------|-------------------|
| 1 | 02/08/19 | ISSUE FOR PRICING |
| 2 | 02/22/19 | ISSUE FOR PERMIT |

STAMP:

DRAWN BY: _____ Author
FOX PROJECT NO: _____ XXXXX.XX
DRAWING TITLE:
NEW WORK PLANS - PARTITION & RCP - 1ST FLOOR

DRAWING NUMBER
11101