

Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 115 S. Union St., STE A, Alexandria, VA 22314

ZONE: CD Commercial Downtown

TAX MAP REFERENCE: 075.01-06-14

APPLICANT'S INFORMATION:

Applicant: Samuel Lee

Business/Trade Name: Pitango Gelato

Address: 11353 Aristotle Dr., APT 107, Fairfax, VA 22030

Phone: 7034709702

Email: samaugustlee@gmail.com

PROPOSED USE:

Animal Care with Overnight Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

✓ Restaurant

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 115 S. Union St.
(property address), for the purposes of operating a Restaurant (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.

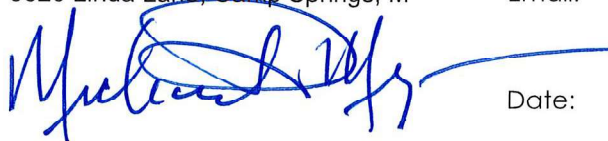
Name: Michael D. Myers

Phone: 301-702-3200 X 107

Address: 5620 Linda Lane, Camp Springs, M

Email: mikem@curtisinvestments.com

Signature:



Date: 06/18/2024

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other: tenant

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.

PG FFX LLC
Samuel Lee 100%

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:

Ice Cream Shop with seating

3. Please describe the proposed hours of operation:

Days Hours

Daily 8am-11pm

Or give hours for each day of the week

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

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).

200 per day

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

5 per shift with 3 shifts

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

Standard and compact spaces

Handicapped accessible spaces

public parking Other

B. Please give the number of:

Parking spaces on-site

Parking spaces off-site

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

directly in front

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

A. How many loading spaces are available for the use?

S. Union St. in front of store

B. Where are off-street loading spaces located?

yes on S. Union St.

C. During what hours of the day do you expect loading/unloading operations to occur?

approximately 7 a.m. once a week

D. How frequently are loading/unloading operations expected to occur per day or per week?

approximately 7 a.m. once a week

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 material

8. What is the square footage the use will be occupying?

1480 square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:

- 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.
- 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.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative Samuel Lee

Signature 

Date 6/18/2024

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:

Phone:

Email:

Fax:



Department of Planning & Zoning
Administrative Special Use Permit New Use Checklist

Application form

Application fee

Supplemental Worksheet for the following uses:

Catering Operation

Child or Elder Care Home

Day care Center

Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

Live Theater

Outdoor Dining

Outdoor Display

Outdoor Food and Crafts Market

Outdoor Garden Center

Valet Parking

Interior floor plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

Outdoor plan for outdoor uses



| REVISIONS | BY |
|-----------|----|
| 2/8/24 | |
| | |
| | |

PITANGO GELATO AND COFFEE

115 S. UNION ST ALEXANDRIA, VA 22314
CITY OF ALEXANDRIA

| DOOR SCHEDULE | | | | | | | | | | | |
|---------------|------|------------|-----|-----|-------|--------|---------|-------|----------|------------------------|--|
| NO | TYPE | MATERIAL | W | H | TYP | FINISH | FRAME | GLASS | HARDWARE | REMARKS | |
| 1 | B | ALUM/GLASS | 3 | 7 | 1:10" | PAINT | DHW MTL | None | SEE PLAN | ALL EXISTING TO REMAIN | |
| 2 | A | WOOD | 3 | 6" | 1:10" | PAINT | DHW MTL | None | SEE PLAN | | |
| 3 | C | ALUM/GLASS | 16" | 80" | 1:10" | PAINT | DHW MTL | None | SEE PLAN | | |

| DOOR HARDWARE | |
|---------------|--|
| | |

| FINISH SCHEDULE | | | | | | | | | | | | |
|-----------------|----------------------------|----------|-------|------------|--------------|----------|---------------|----------|--------------|---------|------|----------|
| | FLOOR | | | WALL | | | BASE | | | CEILING | | |
| | CERAMIC CONCRETE WCT | EXISTING | PAINT | FRP / S.S. | WOOD TILE | EXISTING | VINYL TILE | EXISTING | CEILING TILE | DRYWALL | OPEN | EXISTING |
| BESTROOM | | ○ | | | | | | | | | | |
| DINING AREA | ● | | | | | | | | | ● | | |
| KITCHEN | ● | | | | | | | | | | | |
| SERVICE KITCHEN | ● | | | ● | | | | | | ● | | |

| FLAME SPREAD / SMOKE INDEX INTERIOR WALLS, CEILING FLOOR FINISHES | |
|---|---|
| CLASS C | |
| NOTES | |
| Wall | #1 Dura Flame Paint Color Selected by Owner |
| | #2 Dura Semi-Gloss Color Selected by Owner |
| Ceiling Tile | #1 White Ceiling Tile |
| | #2 Washable Ceiling Tile |

OPEN CEILING STRUCTURE SHALL BE PAINTED (COLOR SELECTED BY OWNER)

| DRAWING LIST | |
|--------------|--------------------|
| 1 | 100C COVER SHEET |
| 2 | A100 FLOOR PLAN |
| 3 | A200 EGRESS PLAN |
| 4 | E100 LIGHTING PLAN |
| 5 | P100 PLUMBING PLAN |
| 6 | M100 MECH PLAN |

| 2018 International Building Code | |
|---|--|
| • 2018 Virginia Residential Code | |
| • 2018 Virginia Mechanical Code | |
| • 2018 Virginia Fuel Gas Code | |
| • 2018 Virginia Plumbing Code | |
| • 2017 National Electrical Code (NECA 70) | |
| • 2018 Virginia Energy Conservation Code | |
| • 2018 Virginia Pool and Spa Code | |
| • 2018 Virginia Existing Building Code | |
| • 2018 Virginia Property Maintenance Code | |

NOTES

1. SEPARATE SHOP DRAWINGS SHALL BE SUBMITTED AT SOME LATER DATE WITH SPRINKLER AND FIRE ALARM PERMIT APPLICATION TO THE PLANS REVIEW BRANCH OF THE FIRE MARSHAL'S OFFICE.

MILLWORK NOTES

1. PERMIT SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT SHALL SHOW REGION, CONDITION, AND CLEARLY IDENTIFY CONTRIBUTION OF THE VARIOUS COMPONENTS AND JOINTS OF ALL MILLWORK TO BE INSTALLED. FINISHES, JOINTS, AND CRACKS SHALL BE CLEARLY NOTED ON SHOP DRAWINGS. FABRICATION OF MILLWORK SHALL NOT BE PERMITTED UNTIL THE CONTRACTOR PROVIDES APPROVED SHOP DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS, FABRICATION AND INSTALLATION OF ALL MILLWORK AND EQUIPMENT AND TO PROTECT EXISTING MILLWORK ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING MILLWORK AND EQUIPMENT. MILLWORK SHALL BE INSTALLED TO MATCH THE EXISTING MILLWORK AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING MILLWORK AND EQUIPMENT.

3. MILLWORK COVERED BY PERMITS SHALL BE REPAIRED AND FINISHED TO MATCH THE EXISTING MILLWORK WITH THE EXISTING OF SIMILAR WORK. REPAIRS SHALL BE PERMITTED TO PROTECT EXISTING MILLWORK AND EQUIPMENT. MILLWORK SHALL BE REPAIRED TO MATCH THE EXISTING MILLWORK AND EQUIPMENT. MILLWORK SHALL BE REPAIRED TO MATCH THE EXISTING MILLWORK AND EQUIPMENT.

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| SYMBOLS | |
|---------|-----------------------------|
| | NEW OR RECYCLED DOOR |
| | EXISTING WALL AND PARTITION |
| | NEW WALL / PARTITION |
| | MILL WORKS |
| | ELEVATION |
| | EQUIPMENT NUMBERS |
| | KEY NOTES |
| | DOOR TYPE |
| | SECTION |
| | PARTITION TYPE |

GENERAL NOTES

1. THIS SPACE SHALL BE CONSTRUCTED UNDER THE FOLLOWING AND IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE IBC-CO.

2. THE CONTRACTOR SHALL VERIFY THE SITE TO HAVE A COMPLETE UNDERSTANDING OF THE SCOPE OF THE PROJECT BEFORE SUBMITTING THE PROPOSAL.

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DETERMINE PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR HIS CORRECTION.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IBC AND OTHER LOCAL CODES, RULES AND ORDINANCES.

5. DO NOT SCALE DRAWINGS.

6. CONTRACTOR SHALL VERIFY SITE AND VERIFY EXISTING CONDITIONS BEFORE ANY WORK BEGINS TO BE CONSTRUCTED AS SHOWN.

7. CONTRACTOR TO OBTAIN ARCHITECT'S PERMISSION BEFORE ANY WORK BEGINS TO BE CONSTRUCTED AS SHOWN.

8. ALL EXISTING CONDITIONS TO BE MAINTAINED OR REPAIRS SHALL BE MADE TO MATCH THE ORIGINAL CONTRACT OR SHALL BE MAINTAINED TO MATCH THE ORIGINAL CONTRACT.

9. FLOOR SLABS AND CEILING FINISHES SHALL BE MAINTAINED OR REPAIRS SHALL BE MADE TO MATCH THE ORIGINAL CONTRACT OR SHALL BE MAINTAINED TO MATCH THE ORIGINAL CONTRACT.

10. PROTECT EXISTING MILLWORK AND EQUIPMENT FROM ALL LIGHTS, HOTWORK, CUTTING, DRILLING, ETC.

11. COORDINATE LOCATION OF ALL NEW UTILITIES BEFORE CONSTRUCTION. ALL NEW UTILITIES TO BE INSTALLED SHALL BE INSTALLED TO MATCH THE ORIGINAL CONTRACT.

12. PROTECT EXISTING MILLWORK AND EQUIPMENT FROM ALL LIGHTS, HOTWORK, CUTTING, DRILLING, ETC.

13. PROTECT EXISTING MILLWORK AND EQUIPMENT FROM ALL LIGHTS, HOTWORK, CUTTING, DRILLING, ETC.

14. ALL NEW UTILITIES SHALL BE INSTALLED TO MATCH THE ORIGINAL CONTRACT.

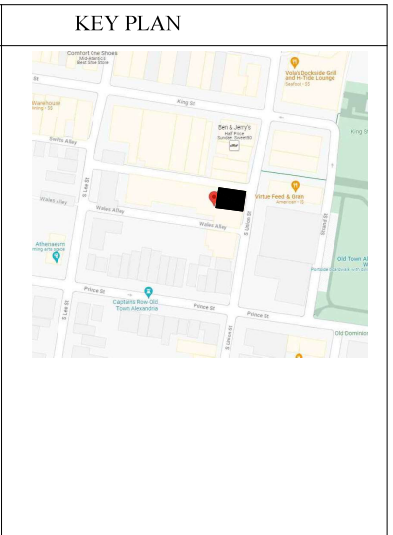
15. CONTRACTOR SHALL VERIFY THE COVER AND THICKNESS OF ANY EXISTING FLOORING, OR ELECTRICAL, TO BE REMOVED OR DESTROYED.

16. CONTRACTOR SHALL VERIFY ALL NEW UTILITIES BEFORE CONSTRUCTION.

17. CONTRACTOR SHALL VERIFY ALL NEW UTILITIES BEFORE CONSTRUCTION.

18. CONTRACTOR SHALL VERIFY ALL NEW UTILITIES BEFORE CONSTRUCTION.

19. ALL MILLWORK SHALL BE CONSTRUCTED TO A 1/4" TOLERANCE FOR OUTLINE GRADE, AND THE TOTAL FOR ALL



| BUILDING DATA | | |
|----------------------|--------------|--------------|
| USE GROUP | EXISTING | PROPOSED |
| B.A.2 | | A.2 |
| TYPE OF CONSTRUCTION | III B | III B |
| CODE | VCC 2015 | VCC 2018 |
| BUILDING S.F. | 1480 SQ. FT. | 1480 SQ. FT. |
| HEIGHT OF BUILDING | 3 STORY | 3 STORY |
| HIGH RISE | NO | NO |
| PARKING | EXISTING | EXISTING |
| SPRINKLER | FULLY | FULLY |
| FIRE ALARM | YES | YES |

| KMIN DESIGN CONSULTING | |
|---|--|
| 7121 SANTA CRUZ PL GAINESVILLE, VA 20155 Tel: (703)717-8939 | |

SHEET NO.

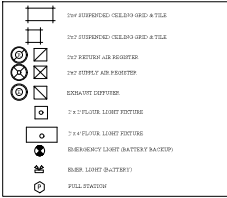
100C

OF SHEETS

CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA VIRGINIA
02/15/2024
 THIS DOCUMENT APPEARS TO COMPLY
 WITH ALL APPLICABLE CODES AND
 REGULATIONS
 BY Debra Schroeder
 FOR BUILDING OFFICIAL

APPROVED
 PLANNING & ZONING
 KARL W. MORITZ, DIRECTOR
 DATE: 02/15/2024
 STAFF: daniel.welles

LEGENDS:



| EQUIPMENT SCHEDULE | | | | |
|------------------------|-------------------|-----------------|------------------|---------------|
| ITEM | MAKER | MODEL | ELECTRICITY/VOL | CERTIFICATION |
| GELATO DISPLAY | ADVANCE GOURMET | 1600 | 240V, 1PH, 40A | N.E.C. |
| FRIDGE IN COOLER | HORIZON | FRIG-75 | 120V, 4.5A | N.E.C. |
| FRIDGE IN FREEZER | HORIZON | FRIG-75 | 120V, 4.5A | N.E.C. |
| HAND SINK | FAIRLE | HSA-10F | 120V, 3A | N.E.C. |
| 1/2 COOP SINK | ADVANCE TUBCO | FC-1418B-18BL | | N.E.C. |
| ICE MAKER | ICE O MATIC | CM33D | 120V, 4.8A | N.E.C. |
| DISHWASHER OPEN | HAGAN | 500D | 240V, 1PH, 32A | N.E.C. |
| WIPERABLE | FAIRLE | CUSTOM | | N.E.C. |
| ICE CREAM FREEZER | CANTARINA | F130 | 200V, 3PH, 60A | N.E.C. |
| DOOP IN SINK | REGENCY | RD001100 | | N.E.C. |
| WIRE SHELVING | FAIRLE | CUSTOM | | N.E.C. |
| WALL SHELVING | FAIRLE | CUSTOM | | N.E.C. |
| ESPRESSO MACHINE | LA MARZOCCO LINEA | PR-7 GROUP | 240V, 1PH, 15AMP | N.E.C. |
| 1/2 COOP SINK | ADVANCE | FC-1418B-18BL | 120V, 3.1A | N.E.C. |
| GARNET | WAZZER | WAZZ ELECTRONIC | 120V, 2A | N.E.C. |
| PITCHER WARMER | MICO MATIC | OP-1050P | | N.E.C. |
| HOOCH BOX | EMERALD SPACE | CUSTOM | | N.E.C. |
| SMOKELESS STEEL CHAIRS | CUSTOM | CUSTOM | 120V, 2.7A | N.E.C. |
| DOOP IN ICE BIN | ADVANCE TUBCO | FC-1418B | 120V, 2.6A | N.E.C. |
| BEVERAGE DISPENSER | CHUCKE | 1.8L | | N.E.C. |
| COFFEE GRINDER | BURBORG | 502 | 120V, 4.5A | N.E.C. |
| COFFEE BREWER | CURTIS | TEKNOGRIP 04 | 120V, 13.8A | N.E.C. |
| 1/2 COOP FREEZER | EMERALD | FR-CR-0100 | 120V, 1.7A | N.E.C. |
| 1/2 COOP SINK | ADVANCE | FC-1418B-18BL | 120V, 3.1A | N.E.C. |
| MOP SINK | METRE | ASW | | N.E.C. |

LOAD CALCULATION

| LOCATION | AREA (SQ FT) | USE | LOAD FACTOR | LOAD |
|------------------|--------------|----------|--------------|------|
| KITCHEN | 524 | KITCHEN | 17.200 GROSS | 9 |
| DINING | 335 | SEATING | 11.5 SQ FT | 24 |
| BAR SEATING | 164.33 | SEATING | 124" COUNTER | 17 |
| STANDING SPACE | 30 | STANDING | 1.75 SQ FT | 6 |
| RESTROOM/HALLWAY | 367 | BUSINESS | 11.50 SQ FT | 9 |
| TOTAL | | | | 57 |

TOTAL SEATING 45
ADA ACCESSIBLE SEATING 5% = 3
PROVIDED 3

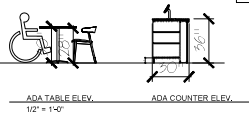
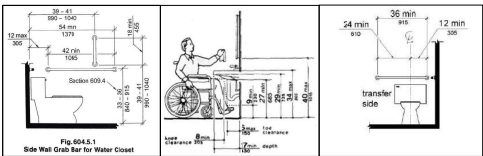
NOTE:

- PIPES UNDER LAV, SHALL BE INSULATED.
- FLUSH VALVES FOR WATER CLOSET SHALL BE INSTALLED ON OPEN SIDE.
- SOAP AND PAPER TOWEL DISPENSERS SHALL BE INSTALLED AT ALL HAND SINKS AND LAV.
- PROVIDE MOP RACK AT MOP SINK
- COAT HANGERS TO BE PROVIDED FOR EMPLOYEES
- ALL COUNTER-MOUNTED FOOD SERVICE EQUIPMENT WEIGHING IN EXCESS OF 80 LBS SHALL BE MOUNTED ON NSF APPROVED 4" LEGS.

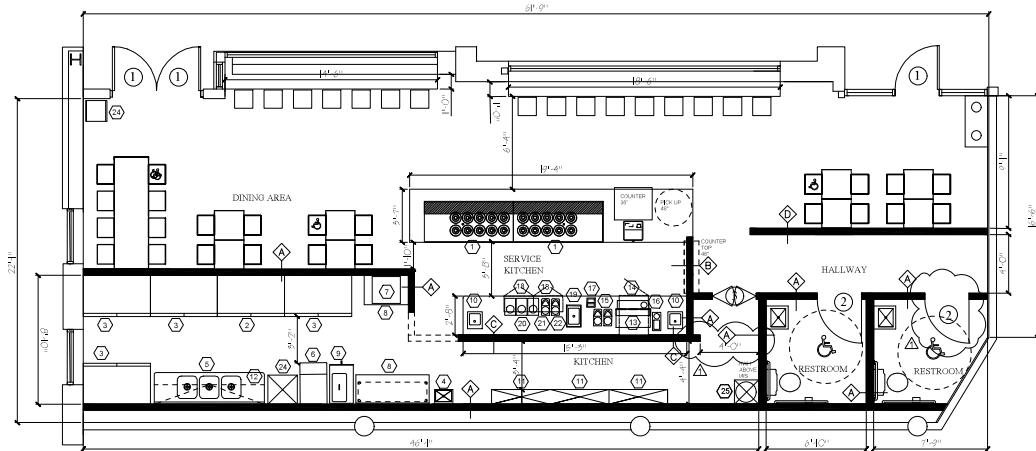
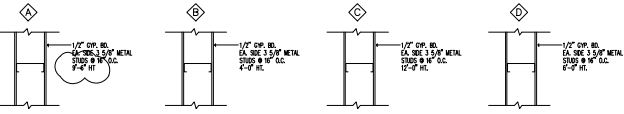
GENERAL NOTES

SECTION 051100 COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION
051110 Laminable material.
Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Section 051.1 through 051.3.

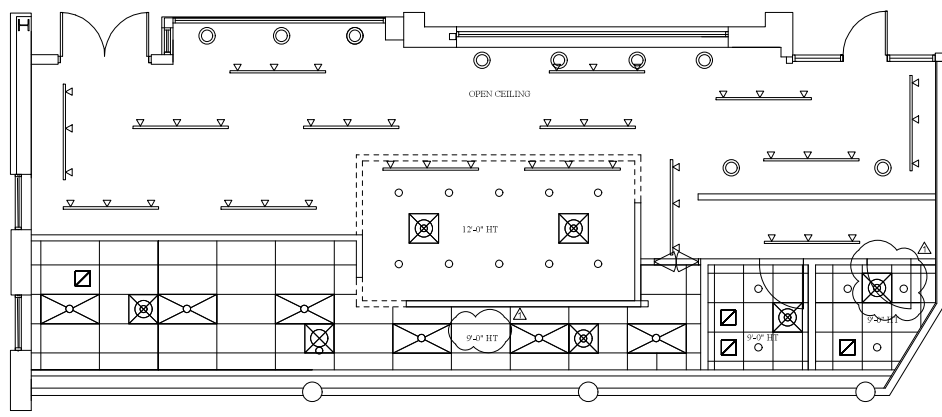
- Fire-retardant treated wood shall be permitted as:
 - 1) Underlayment over concrete where required fire-resistance rating is 2 hours or less.
 - 2) Underlayment over steel where fire-resistance rating construction is not required.
 - 3) Roof construction, including gables, trusses, chimneys and decking.
 Exception: In buildings of Type I-A construction exceeding two stories above grade plane, fire-retardant treated wood is not permitted in roof construction where the vertical distance from the upper floor to the roof is more than 20 feet (6096 mm).
- Thermal and acoustical insulation, other than foam plastics, having a flame spread index of not more than 25.
- Insulation placed between two layers of noncombustible materials without an intervening airspace shall be allowed to have a flame spread index of not more than 100.
- Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a flame spread index of not more than 200.
- Form plastics in accordance with Chapter 26.
- Roof covering that have an A, B or C classification.
- Interior floor finish and floor covering materials installed in accordance with Section 804.
- Handrails such as on stairs, door frames, window casings and frames.
- Interior wall and ceiling finishes installed in accordance with Sections 801 and 803.
- Finishes installed in accordance with Section 806.
- When not installed greater than 15 feet (4572 mm) above grade, show windows, display or fitting strips and wooden built-ups below show windows including their frames, aprons and door cases.
- Finish Doung, installed in accordance with Section 805.
- Partitions dividing sections of store, offices or similar places occupied by one tenant only and that do not establish a curbing serving an occupant load of 30 or more shall be permitted to be constructed of fire-retardant-treated wood, 1-hour fire-resistance-rated construction of wood panels or similar high construction (not less than 1 1/2" (38 mm) in height).
 - 1) Stages and platforms constructed in accordance with Sections 410.3 and 410.4, respectively.
 - 2) Handrails, such as for handrails, midrails, columns and window and door frames.
 - 3) Light-transmitting devices as permitted by Chapter 26.
- Partitions and ceiling materials applied to provide fire-resistance shall be constructed of exterior wall construction.
- Exterior plastic veneer installed in accordance with Section 2605.2.
- Stair or fitting strip as permitted by Section 801.11.
- Heavy timber as permitted by Note c to Table 601 and Sections 602.4 and 1005.5.
- Apparatus, equipment materials and accessories as permitted by Section 703.2.2.
- Approved fire-resistance materials and accessories and inserts: fire-resistance ratings, determined on the basis of fire-resistance tests in accordance with Section 703.2 and installed in accordance with Sections 703.3 and 703.14, respectively.
- Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with Section 714.
- Materials used to protect joints in fire-resistance-rated assemblies in accordance with Section 715.
- Materials allowed in the concealed space of buildings of Type I and II construction in accordance with Section 718.5.
- Materials exposed within plenums complying with Section 602 of the International Mechanical Code.
- 1) Ducts.
The use of noncombustible ducts shall be permitted where installed in accordance with the limitations of the International Mechanical Code.
- 2) Piping.
The use of combustible piping materials shall be permitted where installed in accordance with the limitations of the International Mechanical Code and the International Plumbing Code.
- 3) Mechanical.
0511.1.3 Mechanical.
The use of electrical wiring methods with combustible insulation, tubing, raceways and related components shall be permitted where installed in accordance with the limitations of this code.



NEW WALL TYPES



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



2 CEILING PLAN
1/4" = 1'-0"

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/15/2024
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS
BY: Debra Schroeder
FOR BUILDING OFFICIAL

| | |
|-----------|----|
| REVISIONS | BY |
| Δ 2/8/24 | |

KMIN DESIGN CONSULTING



7121 SANTA CRUZ PL
GAINESVILLE, VA 20155
703-717-8939

PROJECT: PITANGO GELATO AND COFFEE
115 S UNION ST
ALEXANDRIA, VA 22314

SHEET TITLE: FLOOR PLAN

DATE: 9/7/23
SCALE: 1/4" = 1'
DRAWN BY: K. BAEK
APPROVED BY:

SHEET NO. A100
OF SHEETS

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |

KMIN DESIGN CONSULTING



7121 SANTA CRUZ PL
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PROJECT:
PITANGO GELATO AND COFFEE
115 S. UNION ST.
ALEXANDRIA, VA 22314

SHEET TITLE:
EGRESS PLAN

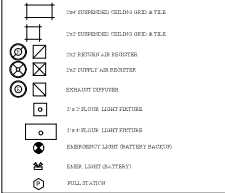
DATE: 2/8/24
SCALE: 1/4" = 1'
DRAWN: K. BAEK
APPROVED BY:

SHEET NO.

A200

OF SHEETS

LEGENDS:



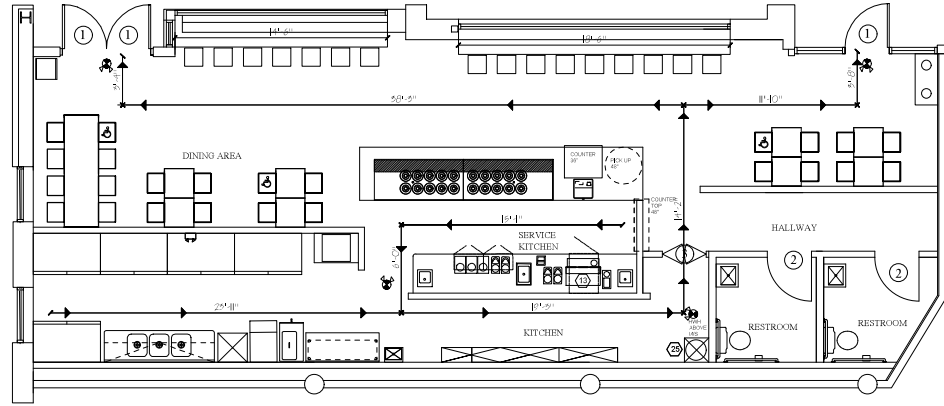
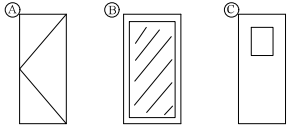
LOAD CALCULATION

| LOCATION | AREA (SQ. FT.) | USE | LOAD FACTOR | LOAD |
|------------------|----------------|----------|--------------|------|
| KITCHEN | 524 | KITCHEN | 1.200 GROSS | 5 |
| DINING | 335 | SEATING | 1.15 SQ FT | 34 |
| BAR SEATING | 163 / 33' BAR | SEATING | 1/2" COUNTER | 17 |
| STANDING SPACE | 30 | STANDING | 1.5 SQ FT | 6 |
| RESTROOM/HALLWAY | 387 | BUSINESS | 1.150 SQ FT | 3 |
| TOTAL | | | | 53 |

TOTAL SEATING 41
ADA ACCESSIBLE SEATING 5% = 3
PROVIDED 3

DOOR SCHEDULE

| NO | TYPE | MATERIAL | W. | H. | THICK. | FINISH | HANDLE | GLASS | GLASS TYPE | GLASS PATTERN | REMARKS |
|----|------|------------|-----|-----|--------|--------|--------|-------|------------|---------------|------------------------|
| 1 | B | ALUM/GLASS | 5' | 2' | 1 1/2" | PAINT | HW MET | None | None | None | ALL EXISTING TO REMAIN |
| 2 | A | WOOD | 5' | 80" | 1 1/2" | PAINT | HW MET | None | None | None | |
| 3 | C | ALUM/GLASS | 30" | 80" | 1 1/2" | PAINT | HW MET | None | None | None | |



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

MEANS OF EGRESS (CHAPTER 10 (C) 2012)

EXIT SIGN/EGRESS ILLUMINATION (SECTION 1009 & 1011 IBC 2012)
EXIT AND EXIT ACCESS DOORS (SECTION 1015 IBC 2012)
MINIMUM REQUIRED = 2
PROVIDED = 2
EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.2 IBC 2012)
MAXIMUM ALLOWED W/OUT SPRINKLER SYSTEM = 200'
ACTUAL TRAVEL DISTANCE = 75'

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
02/15/2024
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS
BY: Debra Schroeder
FOR BUILDING OFFICIAL

KMIN DESIGN CONSULTING



7121 SANTA CRUZ PL.
GAINESVILLE, VA 20155
703-717-8939

PROJECT: PITANGO
GELATO AND COFFEE
115 S. UNION ST.
ALEXANDRIA, VA 22314

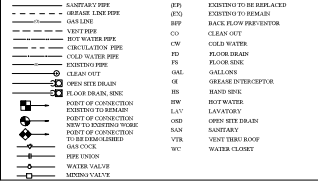
SHEET TITLE: PLUMBING PLAN

DATE: 9/7/23
SCALE: 1/4" = 1'
DRAWN: K. BAEK
APPROVED BY:

SHEET NO. P100

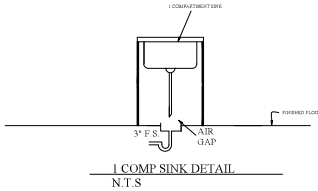
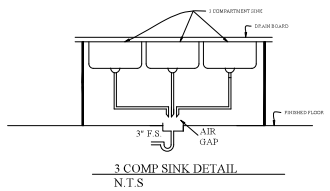
OF SHEETS

PLUMBING LEGEND



| NO. | DESCRIPTION | SIZE | W/HP | VENT | REMARK |
|-----|------------------------|------|------|--------|--------|
| P1 | SHOP FLOOR | 2" | 1/2" | 1 1/2" | NEW |
| P2 | LAV | 2" | 1/2" | 1 1/2" | NEW |
| P3 | WATER CLOSET | 2" | 1/2" | 1 1/2" | NEW |
| P4 | HAND SINK | 2" | 1/2" | 1 1/2" | NEW |
| P5 | ICE MAKER | 2" | 1/2" | 1 1/2" | NEW |
| P6 | 1 COMP. SINK | 2" | 1/2" | 1 1/2" | NEW |
| P7 | FLOOR DRAIN WITH 3/8\" | 2" | 1/2" | 1 1/2" | NEW |
| P8 | TOB DRAIN | 2" | 1/2" | 1 1/2" | NEW |
| P9 | 1 COMP. SINK | 2" | 1/2" | 1 1/2" | NEW |
| P10 | DISPENSER | 2" | 1/2" | 1 1/2" | NEW |
| P11 | CUP W/DRINK | 2" | 1/2" | 1 1/2" | NEW |
| P12 | CUP W/DRINK | 2" | 1/2" | 1 1/2" | NEW |
| P13 | | | | | |

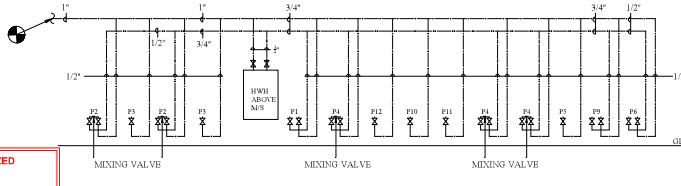
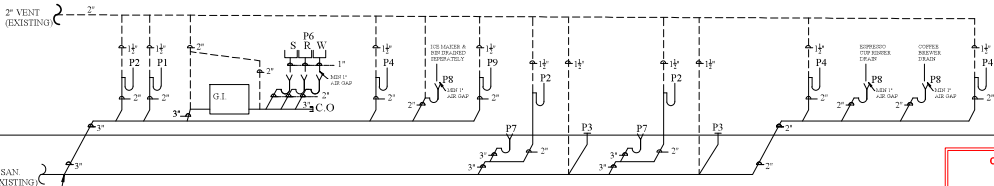
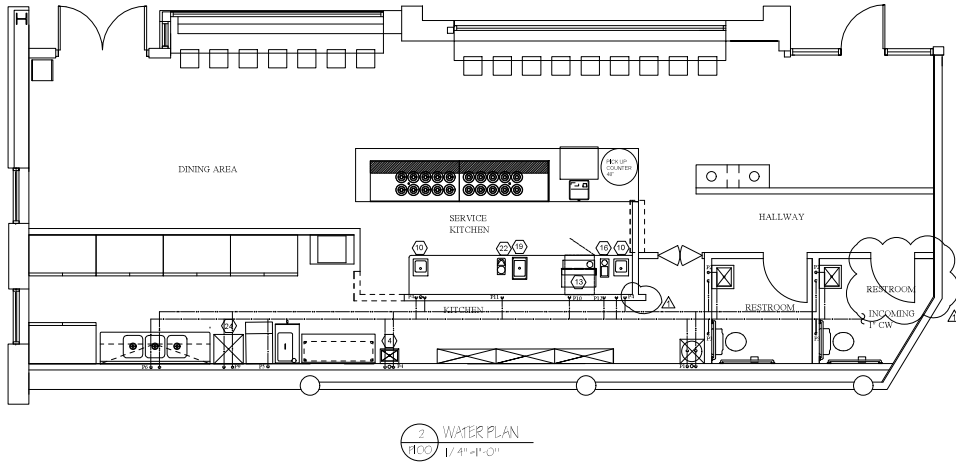
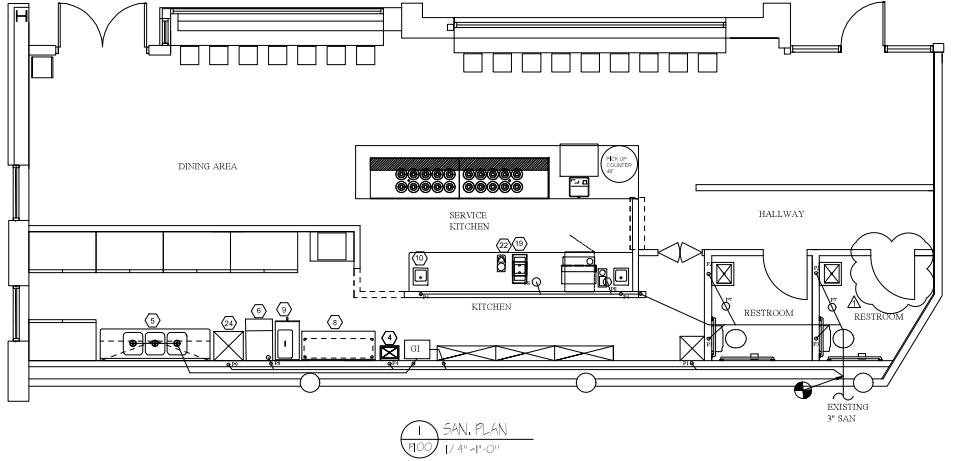
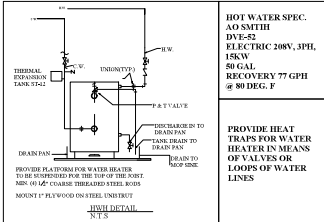
NOTE
ALL HAND SINKS AND LAV. SHALL BE EQUIPPED WITH TEMPERED MIXING VALVE. LAV. SHALL BE WRAPPED WITH INSULATION.
PROVIDE BACK FLOW PREVENTER ON ICE MAKER.



EQUIPMENT SCHEDULE

| ITEM | MAKER | MODEL | ELECTRICITY/GAS | CERTIFICATION |
|--------------------------|------------------|-----------------|------------------|---------------|
| GELATO DISPLAY | ADVANCE SOURNET | 1865 | 240V, 1PH, 4.5A | N.L.F. |
| MIXER W/ COOLER | HOBBIHORN | H060-YB | 120V, 4.5A | N.L.F. |
| FRIDGE W/ FREEZER | HOBBIHORN | YF-75 | 120V, 4.5A | N.L.F. |
| HAND SINK | FAJAL | 18A-10P | 120V, 3A | N.L.F. |
| 1 COMP. SINK | ADVANCE SOURCE | 18C-2A-MIX-18BL | | N.L.F. |
| ICE MAKER | ICE O MING | DM3520 | 120V, 4.6A | N.L.F. |
| COMBINATION OVEN | WALON | 60050 | 240V, 1PH, 3.8A | N.L.F. |
| WATERLINE | GENIE | CUSTOM | | N.L.F. |
| ICE CREAM FREEZER | CATHAMBA | T 130 | 208V, 3PH, 50A | N.L.F. |
| DRIP TRAY | GENIE | PROOF148R | | N.L.F. |
| WIRE SHELVING | FAJAL | CUSTOM | | N.L.F. |
| MILL SHELVING | GENIE | CUSTOM | 120V, 1A | N.L.F. |
| ESPRESSO MACHINE | LA MARZOCO LINEA | P8-2 GROUP | 240V, 1PH, 4.85W | N.L.F. |
| 1 BOON UVC COOLER | WATERLINE | TRUBERIDGE | 120V, 2A | N.L.F. |
| CHEESE | WATERLINE | MINI ELECTRONIC | 120V, 2A | N.L.F. |
| SPICER RIDGER | MICRO MATE | DP-1200R | | N.L.F. |
| HATCH DOOR | SHERRIS BROS | CUSTOM | | N.L.F. |
| STAINLESS STEEL CABINETS | CUSTOM | | 120V, 2.7A | N.L.F. |
| DOOR W/ ICE BOX | ADVANCE SOURCE | P5-12-1BL | 120V, 7.6A | N.L.F. |
| REFERENCE DISPENSER | CHICO | 1.80 | | N.L.F. |
| COFFEE GRINDER | WATERLINE | SPF | 120V, 4.5A | N.L.F. |
| COFFEE MAKER | GENIE | THERMOPRO G4 | 120V, 13.8A | N.L.F. |
| 1 BOON FREEZER | SUGAR | FB-04-0100 | 120V, 1.8A | N.L.F. |
| 1 COMP. SINK | STELLTON | 800134E1 | | N.L.F. |
| MOP SINK | MUSTIE | 83N | | N.L.F. |

GREASE INTERCEPTOR
SCHIER GB-2 (50 GPM)
20\"L. x 16\"W. x 14\"H. x 4=17920 CU. IN.
17920 CU. IN. / 231 = 77.6 GPM
77.6 x .75= 58.2 GPM
58.2 / 2 = 29.1 GPM



CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VA
02/22/2024
THESE DOCUMENTS APPEAR TO COMPLY WITH
APPLICABLE CODES AND REGULATION
BY: [Signature] PROJECT ENGINEER
FOR BUILDING OFFICIAL

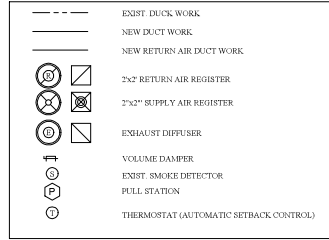
SANITARY RISER DIAGRAM

WATER RISER DIAGRAM

SCALE: N.T.S.



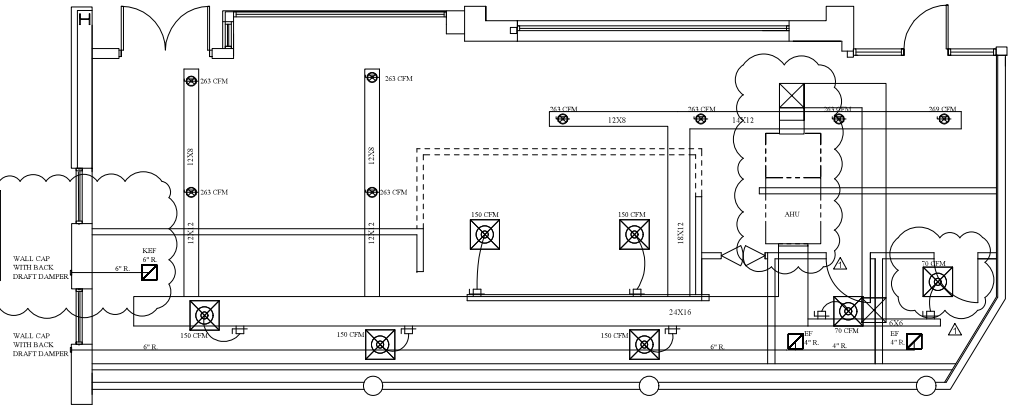
LEGEND



NOTE:
 1. ALL EXHAUST OUTLETS SHALL BE MIN. 10' AWAY FROM ANY OUTSIDE AIR INTAKE.
 2. RUN ABU CONDENSATE DRAIN TO MOP SINK.

RESTROOM EX EXHAUST FAN NUTONE QTY: 36858 Quid 70 CFM WITH BUILT IN DAMPER INTERMITTENT CONTROL.

KEEP EXHAUST FAN PANASONIC F14-10VQ 390 CFM WITH BUILT IN DAMPER INTERMITTENT CONTROL.



MECH PLAN
 1/4" = 1'-0"

EXISTING AIR HANDLING UNIT SCHEDULE

| MARK | SUPPLY FAN | | | COOLING CAPACITY | | | HEATING CAPACITY | | | ELECTRICAL | | | WEIGHT LBS. | NOTES | | |
|-------|------------|------------|-----|------------------|----------------|-------|------------------|----------|----------------|------------|----------------|--------|-------------|-------|------------|------|
| | CFM | ESP IN W/G | HP | TOTAL (W8H) | SENSIBLE (W8H) | EAT | DBWB | LAT DBWB | MIN EFF. (E85) | TYPE | OUTPUT (KW/WH) | STAGES | | | MIN OA CFM | V/PH |
| AHL-1 | 3,000 | 1.0 | 1.6 | 92.0 | 72.7 | 36.67 | 56.96 | 14.0 | ELECTRIC | 19.0 | 1 | 500 | 209.3 | 35.0 | 378 | 1-3 |

AIR HANDLING UNIT SCHEDULE NOTES:
 1. PROVIDE TRANE CONDENSER TWAN000A OR APPROVED EQUAL WITH THE FOLLOWING OPTIONS:
 CONTROLS AND SPACE SENSOR FOR SINGLE ZONE VARIABLE AIR VOLUME OPERATION
 COMPARATIVE ENTHALPY ECONOMIZER (E-100)
 7-DAY PROGRAMMABLE SPACE SENSOR WITH LOCKING COVER
 RETURN AIR SMOKE DETECTOR
 CONDENSATE OVERFLOW SWITCH
 2 INCH MERV 13 FILTER
 2. MAINTAIN MANUFACTURE RECOMMENDED DISTANCE BETWEEN INDOOR AND OUTDOOR UNIT IN REGARDS TO REFRIGERANT TOTAL LEAK LENGTH.
 3. SUPPLEMENTAL ELECTRIC HEAT TO ONLY OPERATE WHEN HEAT PUMP CAN NOT MEET HEATING LOAD.

EXIST. HEAT PUMP (HP) SCHEDULE

| MARK | NOMINAL CAPACITY | UNIT F/L | VOL T/PH | SEVERE | WEIGHT (LBS) | NOTES |
|------|------------------|----------|----------|--------|--------------|-------|
| HP-1 | 7.5 TONS | 20.2 | 205.0 | AHL-1 | 345 | 1 |

CONDENSING UNIT SCHEDULE NOTES:
 1. BASIS OF DESIGN TRANE TWAN000A

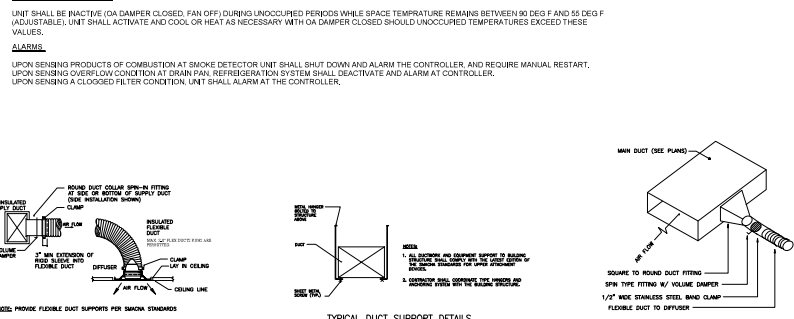
AIR HANDLING UNIT - SYSTEM DESCRIPTION OF OPERATION

PROVIDE CONTROLS AND SENSOR CAPABLE OF ACHIEVING THE FOLLOWING:
 7-DAY OCCUPIED AND UNOCCUPIED SCHEDULING WITH OVERRIDE FUNCTION (UP TO 2 HOURS) ACCESSIBLE AT SPACE MOUNTED SENSOR OR CONTROL PANEL. SCHEDULING SHALL BE RETAINED DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS.
COOLING - OCCUPIED:
 CONTROL OF REFRIGERATION SYSTEM SHALL BE BY AIR HANDLING UNIT MANUFACTURER FURNISHED CONTROLS. FACTORY CONTROLS SHALL GOVERN SPEED OF FAN AND HEATING CAPACITY TO ACHIEVE SINGLE ZONE VARIABLE AIR VOLUME OPERATION SUCH THAT UNIT SHALL PROVIDE ONLY THE MINIMUM SUPPLY AIR FLOW NECESSARY TO ACHIEVE SPACE COOLING TEMPERATURE SETPOINT (70 DEG F - ADJUSTABLE).
HEATING - OCCUPIED:
 CONTROL OF REFRIGERATION SYSTEM SHALL BE BY AIR HANDLING UNIT MANUFACTURER FURNISHED CONTROLS. FACTORY CONTROLS SHALL GOVERN SPEED OF FAN AND HEATING CAPACITY TO ACHIEVE SINGLE ZONE VARIABLE AIR VOLUME OPERATION SUCH THAT UNIT SHALL PROVIDE ONLY THE MINIMUM SUPPLY AIR FLOW NECESSARY TO ACHIEVE SPACE HEATING TEMPERATURE SETPOINT (70 DEG F - ADJUSTABLE). WHEN THE REFRIGERATION SYSTEM CAN NOT SATISFY THE HEATING DEMAND, ONLY THEN SHALL THE SUPPLEMENTAL ELECTRIC HEAT ENGAGE.
ECONOMIZER:
 FACTORY CONTROLS SHALL ENABLE ECONOMIZER CONTROL (COOLING VIA OUTSIDE AIR) WHENEVER COMPARATIVE ENTHALPY SENSOR INDICATES OUTDOOR AIR IS SUITABLE TO PROVIDE COOLING.
UNOCCUPIED OPERATION:
 UNIT SHALL BE INACTIVE (ON DAMPER CLOSED, FAN OFF) DURING UNOCCUPIED PERIODS WHILE SPACE TEMPERATURE REMAINS BETWEEN 80 DEG F AND 55 DEG F (ADJUSTABLE). UNIT SHALL ACTIVATE AND COOL OR HEAT AS NECESSARY WITH OA DAMPER CLOSED SHOULD UNOCCUPIED TEMPERATURES EXCEED THESE VALUES.
ALARMS:
 UPON SENSING PRODUCTS OF COMBUSTION AT SMOKE DETECTOR UNIT SHALL SHUT DOWN AND ALARM THE CONTROLLER, AND REQUIRE MANUAL RESTART. UPON SENSING OVERFLOW CONDITION AT DRAIN PAN, REFRIGERATION SYSTEM SHALL DEACTIVATE AND ALARM AT CONTROLLER. UPON SENSING A CLOGGED FILTER CONDITION, UNIT SHALL ALARM AT THE CONTROLLER.

Project Name: PITANGO
 File Path: \\PIT\Projects\2023\115 S Union St\115 S Union St - MEP
 Air Integration: ABU

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | |
|--------------|-------------|---------------|---|---|------------------------------|--------------------------|---|---|---|---|---|--------------------------------------|---------------------------------------|--|
| Room Number | Description | Area (SF) (A) | Area Outside Air Rate (B) (403.5 L/1 (R)) | Area Outside Air Rate (C) (403.5 L/1 (R)) | Occupant Load (D) (1000) (R) | Occupancy (E) (1000) (R) | Occupant Outside Air Rate (F) (403.5 L/1 (R)) | Occupant Outside Air Rate (G) (403.5 L/1 (R)) | Occupant Outside Air Rate (H) (403.5 L/1 (R)) | Occupant Outside Air Rate (I) (403.5 L/1 (R)) | Zone Air Distribution Effectiveness (J) (0.8) | Zone Outside Air (K) (403.5 L/1 (R)) | Supply Air Design (L) (403.5 L/1 (R)) | Minimum Outside Air Fraction (M) (0.2) |
| RESTROOM | RESTROOM | 25.0 | 0.12 | 0.1 | 20 | 11 | 2.7 | 22.5 | 140.5 | 0.8 | 182 | 226 | 0.243 | |
| RESTROOM | RESTROOM | 20.0 | 0.18 | 0.1 | 20 | 11 | 2.7 | 22.5 | 140.5 | 0.8 | 182 | 181 | 0.246 | |
| HALLWAY | HALLWAY | 312 | 0.06 | 0.0 | 0 | 0 | 0 | 0 | 0 | 0.8 | 74 | 258 | 0.288 | |
| RESTROOM | RESTROOM | 25.0 | 0.12 | 0.1 | 20 | 11 | 2.7 | 22.5 | 140.5 | 0.8 | 182 | 226 | 0.243 | |
| Total | | 1441 | 0.4 | 0.1 | 60 | 60 | 60 | 60 | 617 | | 247 | 500 | 0.243 | |

Occupant Diversity: 0.75 (See Table 6.2)
 Total Required Outdoor Air: 569
 Uncorrected O.A.: 517
 Ra = 0.907
 System Population (Ps): 60
 Percentage of Outdoor Air: 15%
 Method: ASHRAE 62.1



CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA, VA
 02/22/2024
 THESE DOCUMENTS APPEAR TO COMPLY WITH
 APPLICABLE CODES AND REGULATIONS
 BY: [Signature]
 FOR BUILDING OFFICIAL