



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership       Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 1015 West Gleeb Rd. Alexandria VA 22305

TAX MAP REFERENCE: 006.01-01-05      ZONE: CG

APPLICANT

Name: 1015 W Glebe rd llc

Address: 1015 W Glebe Rd. Alexandria VA 22305

PROPERTY OWNER

Name: 1015 W GLEBE ROAD llc

Address: 1015 W GLEBE RD ALEXANDRIA VA 22305-1458

SITE USE: Gas Station C-shop and mechanic

**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.

Wissam Tannous

Print Name of Applicant or Agent

7222 Valleycrest Blvd

Mailing/Street Address

Annandale VA      22003

City and State      Zip Code

Signature

7036224616      N/A

Telephone #      Fax #

W0155hrs@gmail.com

Email address

Oct. 11 2024

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

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

1. Please describe prior special use permit approval for the subject use.  
Most recent Special Use Permit # SUP2021-00057

Date approved: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
                            month            day                    year

Name of applicant on most recent special use permit Hani Saab

Use Fueling gas station retail store and auto garage shop

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

fueling repair work for vehicles, convenience retail and snacks, gum non-alcoholic beverages, similar such items and VA lottery.

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

This addendum is to cover the addition of 406 sq,ft under roof. the addition is to serve as a ~~third bay for car service. it is an addition to the side of the property and will allow for one extra mechanic's lift~~

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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:

no changes just addition to the property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Current Hours:  
24 hours  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Hours:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Current Number of Employees:  
4  
\_\_\_\_\_

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.

there will be a new lift  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?  
on site designated spots for parking  
\_\_\_\_\_  
\_\_\_\_\_

11. Is off-street parking provided for your customers?  Yes  No  
If yes, how many spaces, and where are they located?  
there are many available spots available for clients to park  
\_\_\_\_\_  
\_\_\_\_\_

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:

Gross Building Area (Sq. Ft.): 1,230

Gross Building Area (Sq. Ft.): 1,630

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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: Agent

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:

Hani George Saab, 1015 W Glebe rd Alexandria, VA 22305. 100%

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## Special Use Permits Eligible for Administrative Approval

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

### Special Use Permit for Change of Ownership

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

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

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

### Special Use Permit for Minor Amendment

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

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

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

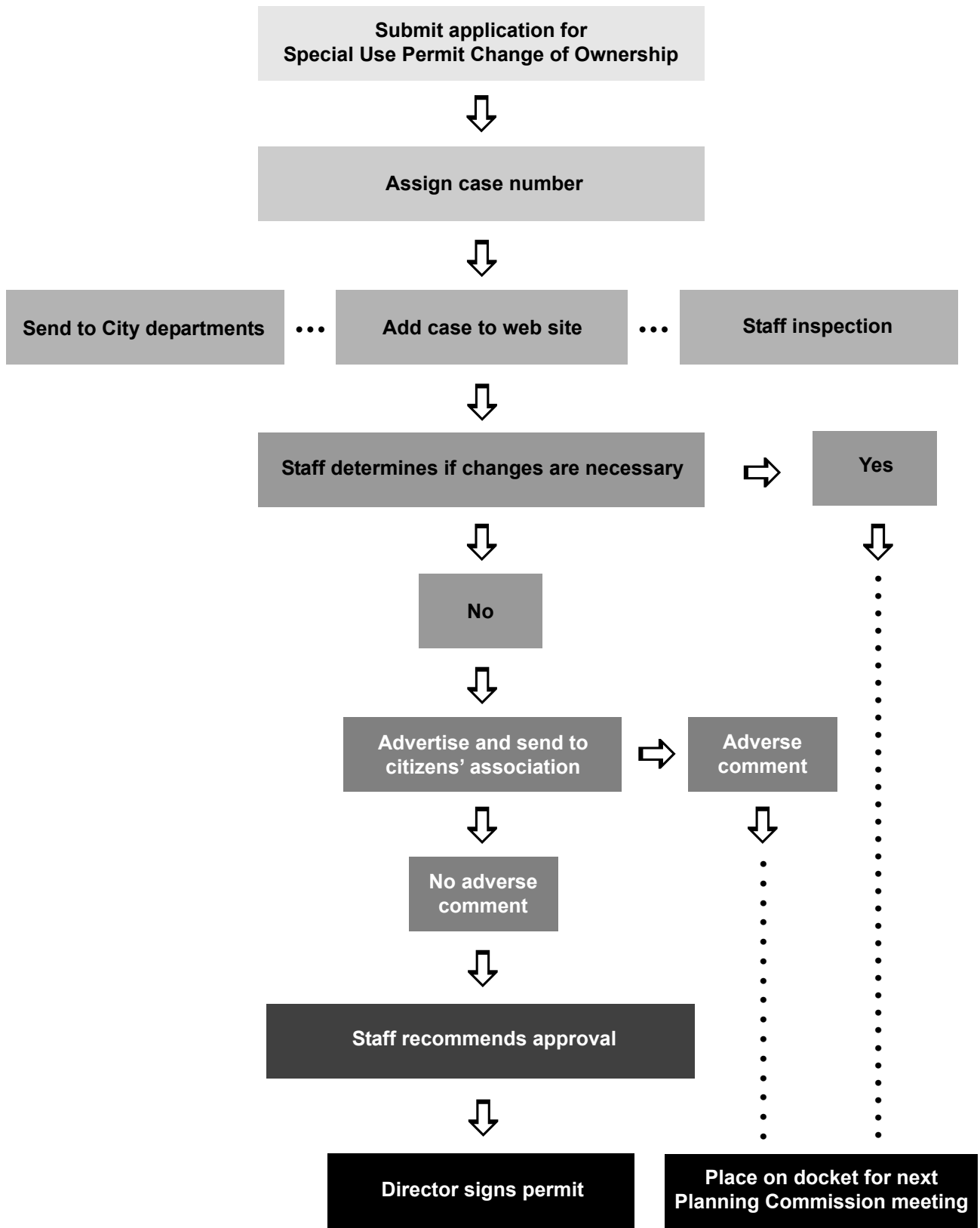
- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

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

## Approval Process

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

**PROCESS FLOW CHART: Change of Ownership SUP**





1015 W GLEBE ROAD, ALEXANDRIA, VA  
AUTO REPAIR SHOP ADDITION TO EXISTING

Advance Structural Concepts, LLC.  
Consulting Engineers  
10857 Main Street, Suite 101  
Fairfax, VA 22030  
Phone: (703) 865-7122 Fax: (703) 865-7155  
www.advancesstructural.net

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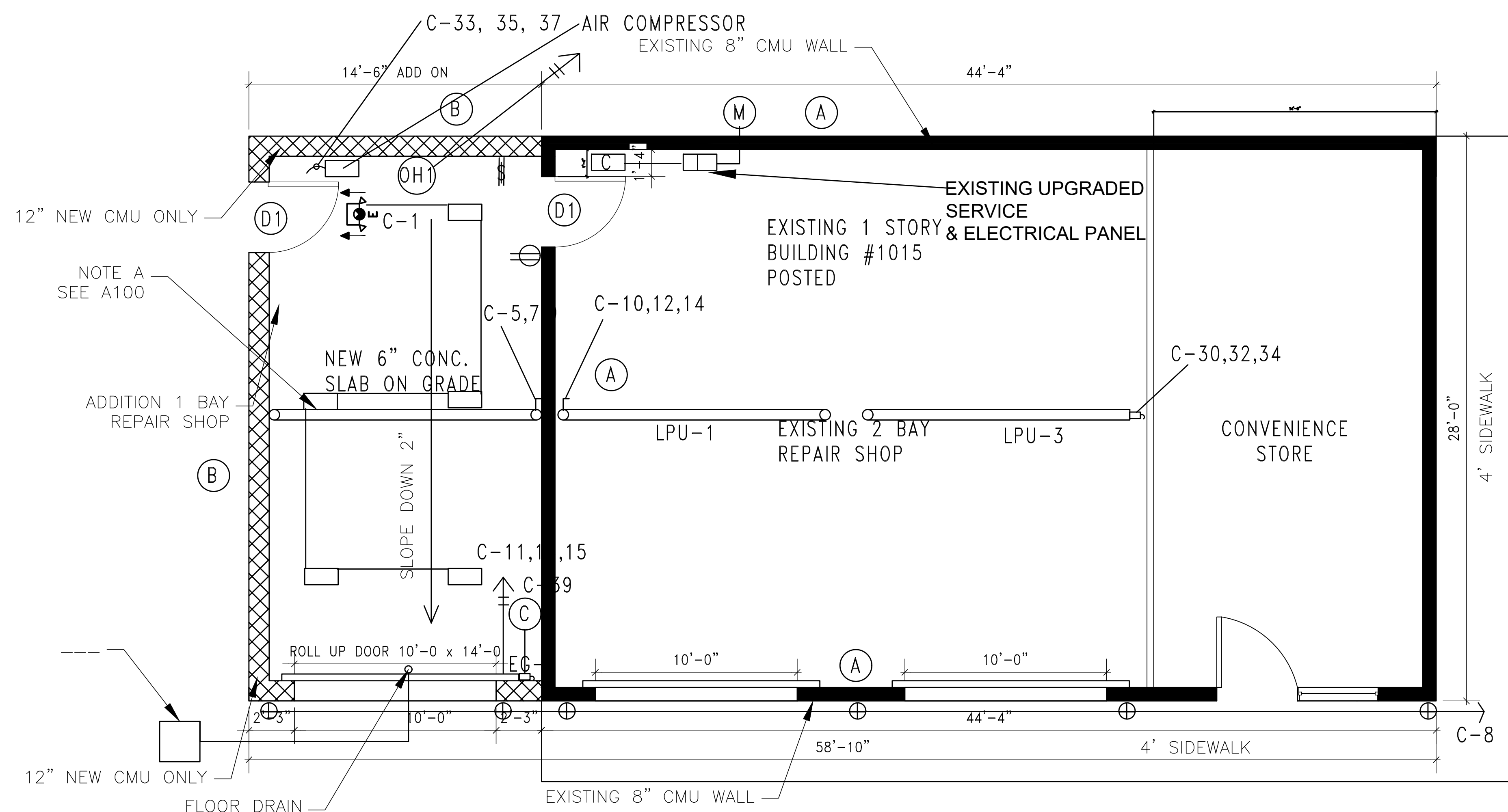


DIGITALLY SIGNED BY ANIKET NANDA  
DATE: 2023.09.27  
10:45:00-1045'

ELECTRICAL PLAN

E1.0

P.L



NOTES:

1. ALL WIRING METHODS TO COMPLY WITH 2017 NEC & NCC CODES. ALL MATERIALS & EQUIPMENT SHALL BE UL LISTED & LABELED.
  2. RECESSED FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE.
  3. PROVIDE MINIMUM PROPER CLEARANCE FOR ALL EQUIPMENTS
- SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL WORK & INSPECTIONS BY COUNTY PRIOR TO COVER UP.

INTERIOR LIGHT WATT:

1. FIXTURE TYPE B = 64x9 = 576 W
  2. REC. FIXTURE A = 60x3 = 180 W
  3. EMERGENCY LIGHT = 6x3 = 18 W
- TOTAL = 774 W

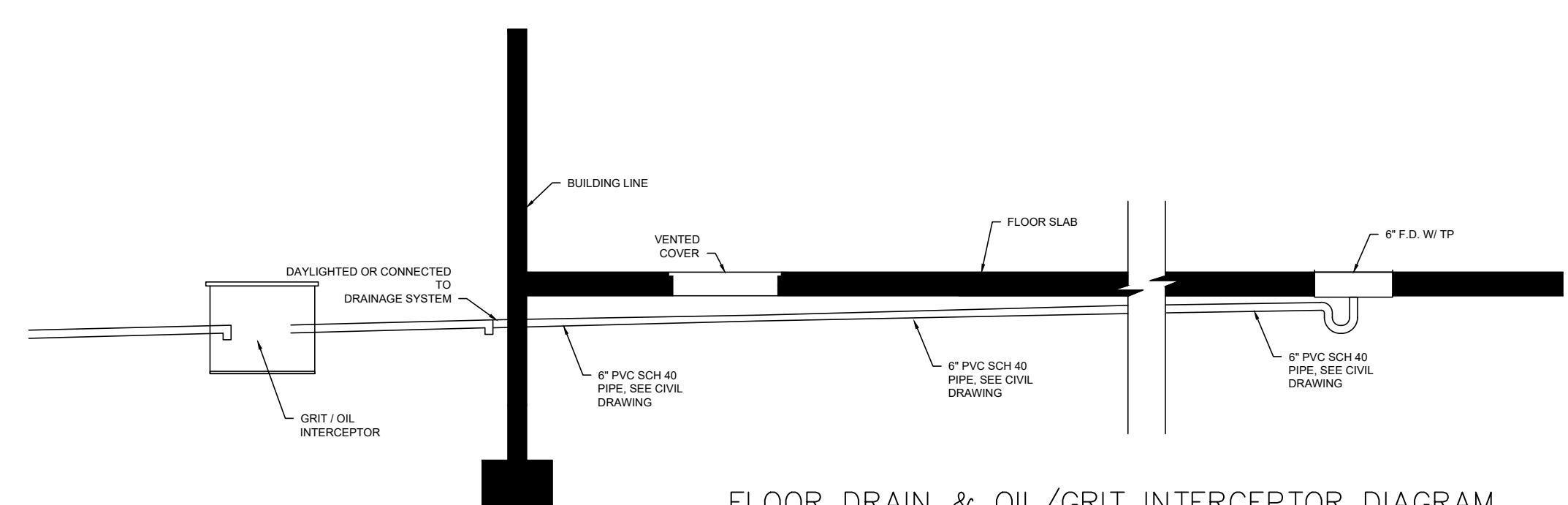
ALLOWABLE = 0.9x400 = 21600 W OKAY

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ELECTRICAL PLAN

E1.0

SCALE: 1/4" = 1'-0"



FLOOR DRAIN & OIL/GRIT INTERCEPTOR DIAGRAM

PLAN NOTES:

- OIL/GRIT INTERCEPTOR TO BE 42"x28"x32" DEEP MIFAB MI-G-SD-8 75 GPM FLOW RATE RECESSED MOUNTED EPOXY COATED WITH GASKETED EPOXY COATED STEEL SKID PROOF COVER SECURED WITH FLEX HEAD CENTER BOLTS, DOUBLE WALL DEEP SEAL TRAP, MODEL NO 01-300-K OR APPROVED EQUAL INTERCEPTORS SHALL BE MAINTAINED BY PERIODIC REMOVAL OF ACCUMULATED GREASE/SAND AND SOLIDS DEPOSITED IN THE INTERCEPTOR.

UH1: 500000 ELECTRIC UNIT HTR-CEILING MOUNT

MODEL NO.	US GPM	GREASE CAP. LBS.	A	B	C	D	E	F	NO. OF LIDS	NO. OF BOLTS	SHIPPING WEIGHT (lbs.)	WEIGHT WHEN FILLED WITH WATER (lbs.)	HGT
MI-G-SD-1	7	14	17.75 (451)	13.75 (349)	3.5 (89)	8.5 (216)	12 (305)	2 (51)	1	1	65	118	
MI-G-SD-2	10	20	21.25 (540)	15.75 (400)	3.5 (89)	9.5 (241)	13 (330)	2 (51)	1	1	85	169	
MI-G-SD-3	15	30	23.75 (603)	15.75 (400)	3.5 (89)	11.5 (292)	15 (381)	2 (51)	1	1	100	217	
MI-G-SD-4	20	40	23.75 (603)	15.75 (400)	3.5 (89)	14 (356)	17.5 (444)	3 (76)	1	1	105	245	
MI-G-SD-5	25	50	27.75 (705)	18.75 (476)	3.5 (89)	14 (356)	17.5 (444)	3 (76)	1	1	140	340	
MI-G-SD-6	35	70	31.25 (794)	23.75 (603)	5.5 (140)	16.5 (419)	22 (559)	3 (76)	1	4	205	558	
MI-G-SD-7	50	100	31.25 (794)	23.75 (603)	5.5 (140)	18.5 (470)	24 (610)	3 (76)	1	4	215	615	
MI-G-SD-8	75	150	42 (1067)	28 (711)	6 (140)	26 (660)	32 (813)	4 (102)	2	8	355	1292	

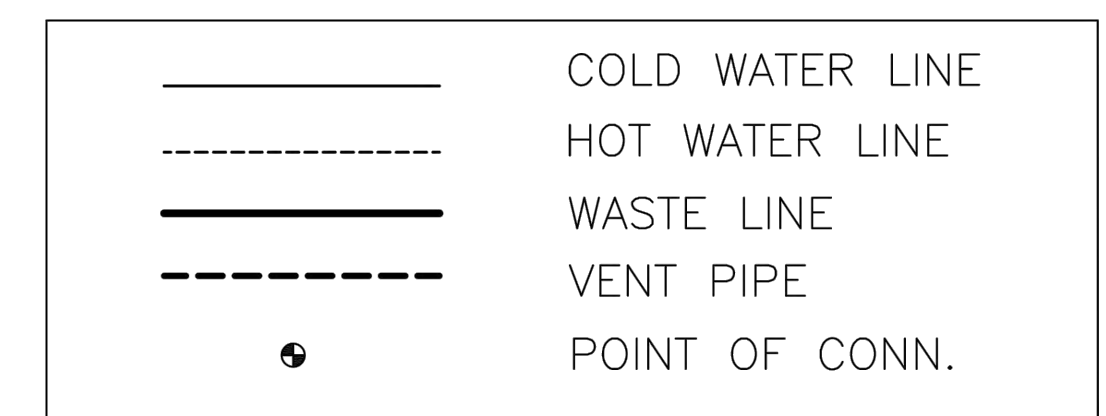
Note: Reduce the "A" and "B" dimensions by 1" (25) to determine the actual body length and width dimensions. The lid overhangs the body by 1/2" (13) on all four sides.

OIL/GRIT INTERCEPTOR: SEE M1.1 FOR DETAIL. 21.25 x 15.75 x 13" DEEP MIFAB MI-G-SD-2 INTERCEPTOR = 4351 CU. IN. WHICH IS  $\frac{4351}{231} = 18.8$  GALLONS.

ACTUAL FIXTURE VOLUME (75%) = 0.75 x 18.8 = 14 GALLONS

FIXTURE FLOW RATE WITH MAXIMUM 2 MINUTE FLOW RATE  $\frac{1}{2} = 7$  GALLONS

UTILIZE 10 GPM INTERCEPTOR, MIFAB MI-G-SD-2 FLOWRATE



**ELECTRICAL WALL HEATER (EWH)**  
 FAN FORCED RECESSED MOUNTED 0.7 KW WALL HEATER WITH INTEGRAL THERMOSTAT.

NO.	CFM	S.P.	WATT	ELEC. DATA V/Ø	MODEL
FG1	350	0.25	350W	120/1	GN-400

NOTES:

- ALL FAN TO HAVE VARIABLE SPEED CONTROL.
- HANG FAN FROM STRUCTURE ABOVE. PROVIDE VIBRATION ISOLATOR.
- PROVIDE FLEXIBLE CONNECTIONS ON DUCTS.
- DUCTS TO HAVE 1/2" SOUND LINING WHERE SHOWN.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS.
- FANS TO BE INLINE CENTRIFUGAL, CABINET TYPE.
- INTERLOCK FAN OPERATION WITH LIGHT SWITCH.
- FANS TO BE MANUFACTURED BY LOREN COOK OR APPROVED EQUAL.
- TOILET FAN SHALL HAVE BACK DRAFT DAMPER.

ELECTRIC WALL HEATER (EWH1) - FAN FORCED RECESS MOUNTED IN WALL WITH INTEGRAL THERMOSTAT CAPACITY 2 KW @ 208V/1Ø (9.6A) BASIS OF DESIGN QMARK CWH-208

**VENTILATION CALCULATIONS**

- PER IMC 2018, SEC 403 REQD. 0.75 CFM/S.F. OF VENTILATION FOR REPAIR GARAGE

AREA= 406 SQ. FT.      VENTILATION= 406x0.75 = 305 CFM

MAKE UP AIR IS FROM GARAGE DOORS & ENTRY DOORS

- PROVIDE EXHAUST FAN FG1 & 350 CFM 0.125" ESP, 208V 3Ø 20 HP COOK 20A 9B OR EQUAL INSTALL FAN MINIMUM 10'-0" ABOVE FLOOR WITH FRAMING IN WALL. PROVIDE DISCONNECT SWITCH AND CARBON MONOXIDE SENSORS (CO) AS SHOWN. FANS SHALL BE ACTIVATED WHEN CARBON DIOXIDE SENSORS REGISTER A CONCENTRATION OF 25 PPM OR MORE. PROVIDE CONTROL PANEL (C) FOR CARBON MONOXIDE DETECTION LOGIC. PROVIDE SWITCHED OVERRIDE AT GARAGE ENTRANCE ROLL UP DOOR.

**SYMBOL KEY**

① & ② 2 POST N-GROUND LIFT CHALLENGER CL16

□ CONTROL PANEL

VERIFY ALL LIFT EQUIPMENT DIMENSIONS WITH APPROVED MANUFACTURERS SHOP DRAWING AND ADJUST AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION

KEY NOTES

1. 8" DA EXHAUST DUCT TO CONNECT FROM EXHAUST FAN DIRECTLY TO THE VEHICLE EXHAUST SYSTEM

CONSTRUCTION NOTES:

- ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE IBC 2018 BUILDING, 2018 IMC, 2018 IPC, 2017 NEC WITH CURRENT AMENDMENTS TO ALL CODES. THE ICC/ANSI A117.1-2003 EDITION FOR ACCESSIBILITY GUIDELINES, LOCAL ORDINANCES, AND EXCEED MINIMUM NATIONAL SANITATION FOUNDATION, SMACNA AND ASHRAE RECOMMENDATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE FABRICATION & PURCHASING OF EQUIPMENTS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND ELECTRICAL LIGHT PLANS. REFER TO ARCHITECTURAL DRAWINGS FOR CLEARANCES WITHIN THE CEILING SPACE, LOCATIONS AND SIZES OF BEAMS AND CEILING AND SOFFIT HEIGHTS. COORDINATE ALL SLAB PENETRATIONS, DRILLING WITH FIELD CONDITIONS. REFER TO EQUIPMENT LAYOUT PLANS, ARCHITECTURAL DRAWINGS, MANUFACTURERS CUT SHEETS AND INSTALLATION INSTRUCTIONS AS REQUIRED. COORDINATE WITH STRUCTURAL AS REQUIRED. PATCH AND SEAL ALL PENETRATIONS AS REQUIRED BY CODE. APPROVED MATERIAL IS REQUIRED TO MAINTAIN FIRE AND WATER PROOFING RATINGS INTEGRITY.
- SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR MANUFACTURED EQUIPMENT IN ACCORDANCE WITH ARCHITECT'S REQUIREMENTS.
- COMPLY WITH MANUFACTURER'S RECOMMENDATIONS, NOTES AND DETAILS SHOWN HEREIN FOR INSTALLATION OF EQUIPMENT.

1015 W GLEBE ROAD, ALEXANDRIA, VA  
 AUTO REPAIR SHOP ADDITION TO EXISTING

Advance Structural Concepts, LLC.  
 Consulting Engineers  
 10857 Main Street, Suite 101  
 Fairfax, VA 22030  
 Phone: (703) 865-7122 Fax: (703) 865-7155  
 www.advancesstructural.net

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DIGITALLY SIGNED BY ANKET NANDA  
 DATE 2023.09.27  
 10:45:00-1045'

MECHANICAL NOTES & SCHEDULES

01/18/2023

Scale: 1" = 20'

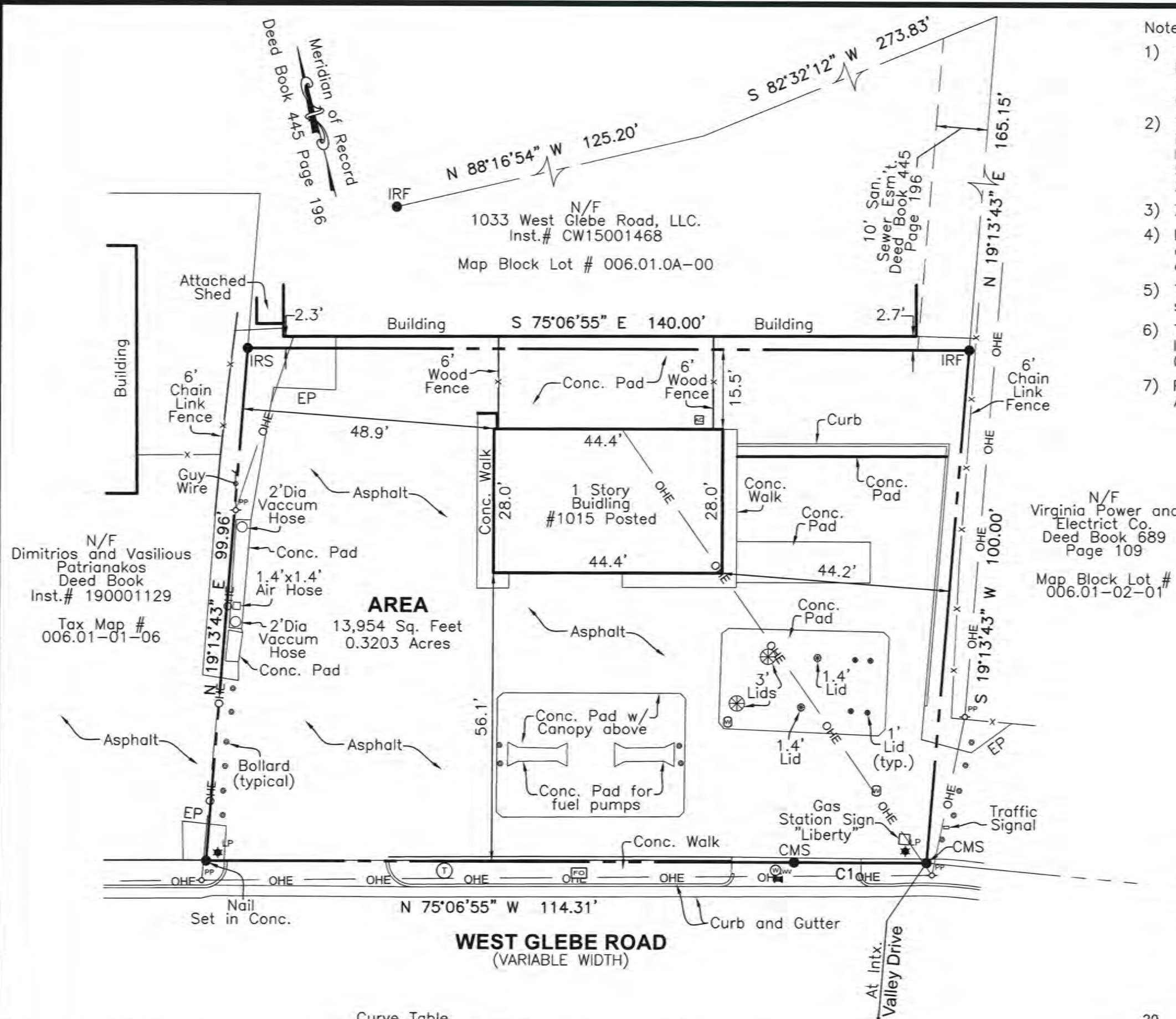
DWG BY: J.N.R.

Project Number:  
23-014

Physical Improvement Survey  
On the property of  
**1015 W Glebe Road, LLC**  
Inst.# 200023515  
City of Alexandria, Virginia

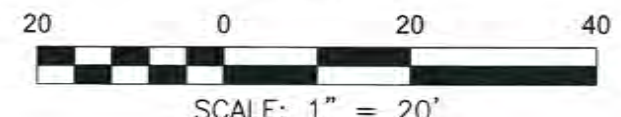
Notes:

- 1) This plat has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.
- 2) The lot shown hereon appears to plot in flood zone "x" area of minimal flood hazard, as shown on f.e.m.a. map# 5155190029e effective date: June 16, 2011.
- 3) Zoning: CG: Commercial General Zone
- 4) Location of fences (if any) are approximate and do not certify to ownership.
- 5) This plat represents a current field run survey performed by this firm.
- 6) The property shown on this plat is located by Tax Map Block Lot # 006.01-01-05
- 7) Property Address: 1015 W Glebe Road, Alexandria, VA 22305.



LEGEND

- IPF = Iron Rod Found
- CMS = Chisel Mark Set
- X- = Fence Line
- EP = Edge of Pavement
- ⊙ = Water Meter
- ⊕ = Monitorin Well
- ⊕<sub>pp</sub> = Water Valve
- OHE = Overhead Wire
- ⊕<sub>ww</sub> = Water Valve
- ⊕<sub>pp</sub> = Telecomm. Manhole
- ⊕<sub>pp</sub> = A/C Unit
- ⊕<sub>pp</sub> = Broad Band Vault
- ★<sub>LP</sub> = Light Post



Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	7359.00'	25.69'	0°12'00"	25.69'	N 75°00'55" W



9255 Corporate Circle  
Manassas, Virginia 20110  
(703) 368-5866 - (757) 345-2866

GENERAL ELECTRICAL NOTES:

1. WORK SHOWN ON DRAWINGS IS NEW U.N.O.
2. FOR CONSTRUCTION (COMPOSITION) OF FLOORS, WALLS, PARTITIONS, CEILINGS AND ROOF, SEE ARCH'L DRAWINGS.
3. IT IS THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PRODUCE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. PROVIDE LABOR, MATERIAL, AND SERVICES NECESSARY TO ACHIEVE THIS OBJECTIVE.
4. DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, ELBOWS, OR OTHER SPECIFIC ELEMENTS WHICH MAY BE REQUIRED FOR COMPLETE INSTALLATION OF THE WORK. ADDITIONAL BENDS, OFFSETS AND CONDUIT AS REQUIRED BY VERTICAL AND HORIZONTAL EQUIPMENT LOCATION OR OTHER JOB CONDITIONS SHALL BE PROVIDED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
5. THE LOCATION OF SWITCHES, RECEPTACLES, LIGHTING FIXTURES, OUTLETS AND OTHER EQUIPMENT SHOWN ON PLANS ARE APPROX. SUCH ITEMS SHALL BE LOCATED SO AS TO ELIMINATE INTERFERENCE WITH EQUIPMENT. VERIFY DOOR SWING AND INSTALL LIGHT SWITCH ON THE LATCH SIDE.
6. COORDINATE WORK WITH ARCHITECTURAL, CIVIL, MECHANICAL AND TELECOMMUNICATION SYSTEMS IN TERMS OF LOCATIONS AND EQUIPMENT SIZE.
7. EQUIPMENT SIZES SHOWN ON THE DRAWINGS ARE MINIMUM. BEFORE INSTALLING WIRING OR CONDUIT, THE CONTRACTOR SHALL OBTAIN THE EXACT EQUIPMENT REQUIREMENT AND INSTALL WIRE, CONDUIT, AND OTHER ITEMS OF THE CORRECT SIZE FOR THE EQUIPMENT ACTUALLY INSTALLED. WIRE AND CONDUIT SIZES SHOWN ON THE DRAWINGS SHALL BE TAKEN AS A MINIMUM AND SHALL NOT BE REDUCED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.
8. PERFORM WORK IN ACCORDANCE WITH THE APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. IN ADDITION, SYSTEMS AND EQUIPMENT SHALL CONFORM TO THE LATEST VERSION OF :  
 -NATIONAL ELECTRICAL CODE  
 -NATIONAL FIRE PROTECTION ASSOCIATION  
 -STATE OF MARYLAND CODES AND ORDINANCES
9. MATERIAL AND EQUIPMENT SHALL BE UL LISTED.
10. CONDUIT/CIRCUITRY SHALL BE CONCEALED IN WALL AND/OR CEILING SPACE IN THE OCCUPIED FLOORS U.N.O.
11. PROVIDE PULL WIRE FOR EMPTY CONDUIT.
12. ENSURE THAT LOADING ON 20 AMP SINGLE POLE BRANCH CIRCUITS DOES NOT EXCEED 1800 W AT 120V. RECONNECT SURPLUS LOAD TO UNLOADED BRANCH CIRCUITS.
13. PROVIDE PANELS WITH GROUND BUS CAPABLE OF 42 TERMINATIONS.
14. PROVIDE A PERMANENT LABEL AND ATTACH IT TO EACH RECEPTACLE AND JUNCTION BOX SERVING ELECTRICAL COMPONENTS. INDICATE THE SOURCE PD POWER (PANEL AND CIRCUIT NO.) ON THE LABEL.
15. ALL WIRING SHALL BE IN COPPER AND IN CONDUIT.
16. PANELBOARDS  
 A. ENCLOSURES: SURFACE-MOUNTED CABINETS AS INDICATED. NEMA PB 1, TYPE A.  
 B. DIRECTORY FRAME: METAL, MOUNTED INSIDE EACH PANELBOARD DOOR.  
 C. BUS: HARD DRAWN COPPER OF 98% CONDUCTIVITY.  
 D. EQUIPMENT GROUND BUS: ADEQUATE FOR FEEDER AND BRANCH-CIRCUIT EQUIPMENT GROUND CONDUCTORS. BOND TO BOX.  
 E. FUTURE DEVICES: EQUIP. WITH MOUNTING BRACKETS, BUS CONNECTIONS, AND NECESSARY APPURTENANCES FOR THE OVER CURRENT PROTECTIVE DEVICE AMPERE RATINGS INDICATED FOR FUTURE INSTALLATIONS OF DEVICES.  
 F. DOORS: HINGED FRONT COVER. SECURE WITH FLUSH CATCH AND TUMBLER LOCK, ALL KEYED ALIKE.  
 G. OVERCURRENT PROTECTIVE:  
 I. MOLDED-CASE CIRCUIT BREAKER: NEMA AB1, HANDLE LOCKABLE.  
 II. CHARACTERISTICS: FRAME SIZE, TRIP RATING, NUMBER OF POLES, AND AUXILIARY DEVICES AS INDICATED AND INTERRUPTING CAPACITY RATINGS AS INDICATED ON PLANS.
17. WIRING DEVICES  
 A. ENCLOSURES: NEMA 1 EQUIVALENT, EXCEPT AS OTHERWISE NOTED.  
 B. COLOR: BROWN FOR NORMAL CONVENIENCE BRANCH CIRCUIT POWER, GREY FOR NORMAL BRANCH CIRCUIT DEDICATED TO SPECIFIC EQUIPMENT, EXCEPT AS OTHERWISE INDICATED OR REQUIRED BY CODE. RED ILLUMINATED HANDLE FOR SWITCH CONTROLLING LOCAL EXHAUST FAN, ILLUMINATED WHEN "ON".  
 C. RECEPTACLES, STRAIGHT-BLADE AND LOCKING TYPE: 5M  
 COMPLIANCE WITH UL STANDARD 498-ELECTRICAL ATTACHMENT PLUGS AND RECEPTACLES, GRADE EXCEPT AS OTHERWISE INDICATED SIDE-WIRED, EXCEPT AS NOTED-BACKWIRED SPECIFICATION PROHIBITED.  
 D. RECEPTACLES, STRAIGHT-BLADE, SPECIAL FEATURES:  
 COMPLY WITH BASIC REQUIREMENTS SPECIFIED ABOVE FOR STRAIGHT-BLADE RECEPTACLES OF CLASS AND TYPE INDICATED, AND WITH FOLLOWING ADDITIONAL REQUIREMENTS:
18. GROUNDING:  
 A. INSTALL EQUIPMENT GROUNDING CONDUCTOR WITH CIRCUIT CONDUCTORS FOR ITEMS BELOW IN ADDITION TO THOSE REQUIRED BY CODE:  
 I. FEEDERS AND BRANCH CIRCUITS.  
 II. LIGHTING CIRCUITS.  
 III. RECEPTACLE CIRCUITS.  
 IV. SINGLE-PHASE MOTOR OR APPLIANCE BRANCH CIRCUITS.  
 V. THREE-PHASE MOTOR OR APPLIANCE BRANCH CIRCUITS.  
 VI. FLEXIBLE RACEWAY RUNS.
19. WIRES AND CABLES  
 A. CONDUCTORS FOR POWER AND LIGHTING CIRCUITS: SOLID CONDUCTORS FOR NO. 10 AWG AND SMALLER; STRANDED CONDUCTORS FOR NO. 8 AWG AND LARGER.  
 B. CONDUCTOR MATERIAL: COPPER.  
 C. INSULATION: THHN/THWN FOR FEEDERS BRANCH CIRCUITS AND CONTROL CIRCUIT CONDUCTORS. POWER-LIMITED, FIRE-PROTECTIVE, SIGNAL CIRCUIT CABLE FOR FIRE ALARM CIRCUITS.
20. COORDINATE ELECTRICAL REQUIREMENTS OF MECHANICAL EQUIPMENT SELECTED BY CONTRACTOR WITH INFORMATION INDICATED ON PLANS. CONTRACTOR SHALL PROVIDE ALL REQUIRED PROTECTIVE DEVICES, WIRING, CONDUIT, AND DISCONNECT SWITCHES TO MATCH MECHANICAL EQUIPMENT MANUFACTURER REQUIREMENT.
21. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES REQUIRED BY STATE, LOCAL JURISDICTIONS AND UTILITY COMPANIES.
22. EMERGENCY LIGHTING UNITS ARE TO BE WIRED INTO THE NORMAL LIGHTING CIRCUIT AND ARRANGED TO PROVIDE THE REQUIRED ILLUMINATION AUTOMATICALLY IN THE EVENT OF ANY INTERRUPTION OF NORMAL LIGHTING, SUCH AS FAILURE OF PUBLIC UTILITY OR OUTSIDE ELECTRICAL POWER SUPPLY, OPENING OF A CIRCUIT BREAKER OR A FUSE OR ANY MANUAL ACT(S) INDICATING ACCIDENTAL OPENING OF A SWITCH CONTROLLING NORMAL LIGHTING FACILITIES. THE USE OF EMERGENCY LIGHTS WITH 90 MINUTE BATTERY BACKUP POWER IS ACCEPTABLE. AND EXTERIOR LIGHTING SHALL BE WATER PROOF.
23. ALL WIRING AND CONDUITS FOR EXTERIOR LIGHT FIXTURES SHALL BE CONCEALED WITH EXTERIOR WALLS. THERE SHALL NOT BE ANY CONDUIT, WIRING OR JUNCTION BOXES EXPOSED ON THE BUILDING WALL. USE 2/8 TWIN CABLE.

24. FIRE ALARM SYSTEM REQUIREMENTS:

- A. Comply fire alarm system shall comply to IBC 2003 NFPA and all local codes and shall bear the ul label for complete addressable fire alarm system.
- B. Fire Marshal must approve all shop drawings and system operation before installation.
- C. Fire system control panel shall house all fire alarm signaling and alarm equipment and shall be located in electric room.
- D. Fire system equipment supplier shall provide all color coded wiring diagrams for entire system.
- E. Fire alarm system supplier shall conduct, provide all personnel and materials necessary to conduct full fire alarm system test in accordance with local codes.
- F. The entire fire alarm system shall be provided with provisions for 24-hour monitoring over telephone lines from approved location.
- G. The entire fire alarm system is non-coded without pre-signal.
- H. The fire alarm system shall signal elevator recall system in time of fire alarm as follows:  
 - Automatic Bldg. alarm (smoke detectors in elevator lobbies and machine room) shall cause elevator recall (refer to elevator section of specification).  
 - Elevator shaft or machine room alarm shall cause elevator recall and power disconnect as describe on fire riser notes.  
 - Extend 2" conduit from the fire system control panel to elevator machine room for elevator recall system.  
 - Elevator to remain in service for fire department use shall describe in elevator section of the project specifications.  
 - Alarm on elevator primary recall floor shall signal elevator to stop at secondary location.
- I. Fire system shall cause automatic release of all doors in project with hold open hardware and electric locks upon any system alarm or power failure.
- J. Fire alarm system horns on floor lobbies of project shall be installed complete as indicate or described in drawings, and project specifications drawings and project specification.
- K. Fire alarm system shall control all smoke and heat detectors in all areas of project unless otherwise indicated.
- L. Fire system shall automatically control floors outside air units as describes.  
 - Contractor providing fire system shall provide the following:  
 a. control wiring for all floor c/c units.  
 b. control wiring shall extend from fire system equipment to all motor starters.  
 c. all control wiring to operate A.H. units damper assoc. with these system shall be provided as a part of the temperature control system.
- M. Fire alarm system suppliers shop drawing shall be used a design/installation drawing for the project and shall indicate location size and type of all fire alarm system devices (location in all public areas to be coordinated with arch. elevations).
- N. Fire alarm system supplier shall provide and install any additional fire alarm devices connection to other systems controlled by fire alarm system, etc. as required by city of local jurisdiction fire inspectors for a complete system.

LIGHT FIXTURE NOTES

- LIGHTING SPECIFICATION ARE LISTED HERE UNDER THE ELECTRICAL DRAWINGS FOR GENERAL PRICING AND COORDINATION WITH VOLTAGES AND WIRING. HOWEVER, FOR LIGHTING FIXTURE FINISHES, OPTIONS, ETC., CONTRACTOR MUST REFER TO ARCHITECTURAL DRAWING. IF THERE ARE ANY CONFLICTS BETWEEN THE TWO DRAWINGS, ALERT ARCHITECT FOR RESOLUTION, BUT IN GENERAL ARCHITECTURAL PLANS SUPERCEDE THOSE LISTED HERE.
- REFER TO ARCHITECTURAL DETAILS AND SECTIONS FOR EXACT LENGTH AVAILABLE FOR FIXTURES AND MOUNTING ARRANGEMENTS IN COVES.
- CONTRACTOR TO VERIFY CEILING CONSTRUCTION DETAILS ON ARCHITECTURAL DRAWING BEFORE ORDERING.
- SPECIAL AND SIGULAR FIXTURES FOR PROJECT ARE SPECIFIED ON FLOOR PLANS.
- CONTRACTOR MAY REPLACE LIGHT FIXTURES INDICATED ON SCHEDULE AN "AS EQUAL" BASIS OF DESIGN. FINAL APPROVAL SHALL BE MADE BY OWNER/ARCHITECT.
- ALL EXTERIOR LIGHTS ARE CONTROLLED BY A SINGLE PHOTOCELL. AND AN ASSOCIATED 12-POLE (OR AS REQUIRED) RELAY TO CONTROL ALL EXTERIOR LIGHT FIXTURES. PHOTOCELLS AS SHOWN ON FLOOR PLANS ARE ONLY INTENDED TO INDICATE THAT CIRCUIT IS PHOTOCELL ON.

CONDUCTOR SIZES: BRANCH CKTS				
	CONDUCTOR SIZE	QTY.	GROUND SIZE	CONDUIT SIZE
NOT GT 20A	#12 THWN	4	#12	1/2"
25A & 30A	#10 THWN	4	#10	3/4"
35A, 40A & 50A	#8 THWN	4	#10	3/4"
60A	#6 THWN	4	#10	1"
70A & 80A	#4 THWN	4	#8	1.25"
100A	#3 THWN	4	#8	1.25"
150A	#1/0 THWN	4	#6	2"
200A	#3/0 THWN	4	#6	2.5"

LIGHT FIXTURE SCHEDULE	
SYMBOL	DESCRIPTION
B	GENERAL PURPOSE CHANNEL STRIP LIGHTS CRESCENT, SURFACE MOUNTED. PROVIDE WIRE GUARD SC7239UNW 120V, 2 LAMP F32TB
E	EXTERIOR WALL PACK W/ EMERGENCY BATTERY BACKUP CROSSOVER LED 24 WATT 120 V WALL MOUNT OR EQ.
↓ ↓ ↓	EXIT SIGN / EMERGENCY LIGHT, CEILING SURFACE MOUNT, LITHIUM, 2 LAMP LED 8W KRYPTON
FAN	EXHAUST FAN
J	JUNCTION BOX W/ PHOTOCELL
A	CEILING RECESSED LIGHT FIXTURE 60 W

ELECTRICAL SYMBOLS LIST

SYMBOL	DESCRIPTION	MOUNTING HEIGHT
○ ○	CEILING OR WALL INCANDESCENT OR FLUORESCENT FIXTURE	AS NOTED
● ●	CEILING OR WALL INCANDESCENT OR FLUORESCENT FIXTURE ON EMERGENCY CIRCUIT	AS NOTED
□ □	CEILING OR WALL FLUORESCENT FIXTURE	AS NOTED
□ □	CEILING OR WALL FLUORESCENT FIXTURE ON EMERGENCY CIRCUIT	AS NOTED
↔ ↔	CEILING OR WALL MOUNTED EXIT LIGHT ON EMERGENCY CIRCUIT - ARROWS INDICATE DIRECTION	AS NOTED
⊕	CEILING OR WALL MOUNTED BATTERY PACK	AS NOTED
S	SINGLE POLE FLUSH TUMBLER SWITCH	42" AFF U.O.N.
⊕ ⊕	THREE OR FOUR WAY FLUSH TUMBLER SWITCH	42" AFF U.O.N.
⊕ ⊕	DIMMER SWITCH (800 WATT UON) - SUBSCRIPT DESIGNATES SIZE AS FOLLOWS: 10 = 1000 WATT, 15 = 1500 WATT, LUTRON NOVIA 1-STAR SERIES "L" INDICATES LOW VOLTAGE, "FE" INDICATES FLUORESCENT ELECTRONIC, "FM" INDICATES FLUORESCENT MAGNETIC.	42" AFF U.O.N.
⊕	WALL MOUNTED MOTION SENSOR SWITCH, WATT STOPPER WS-200 OR APPROVED EQUAL	42" AFF U.O.N.
⊕	WALL MOUNTED DUPLEX RECEPTACLE 2P-3W-20A-125V "C" OR "C" INDICATES COMPUTER	18" AFF U.O.N.
⊕	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE 2P-3W-20A-125V	18" AFF U.O.N.
⊕	WALL MOUNTED DUPLEX RECEPTACLE 2P-3W-20A-125V GROUND FAULT INTERRUPTER TYPE	6" ABOVE SINK U.O.N.
⊕	WALL MOUNTED DUPLEX RECEPTACLE 2P-3W-20A-125V ISOLATED GROUND TYPE	18" AFF U.O.N.
⊕	SPECIAL RECEPTACLE - TYPE AS NOTED	18" AFF U.O.N.
⊕	VOICE OUTLET	18" AFF U.O.N.
⊕	DATA OUTLET	18" AFF U.O.N.
⊕	COMBINATION DATA/ VOICE OUTLET.	18" AFF U.O.N.
⊕	WALL MOUNTED CABLE TV OUTLET	18" AFF U.O.N.
⊕	CEILING OR WALL MOUNTED JUNCTION BOX	AS NOTED
⊕	BRANCH CIRCUIT PANELBOARD - LETTER INDICATES PANEL DESIGNATION	6"-6" TO TOP
⊕	BRANCH CIRCUIT HOMERUN TO PANELBOARD - NUMBER OF ARROWHEADS INDICATE NUMBER OF CIRCUITS IN RUN. LETTERS & NUMBERS NEXT TO ARROWHEADS DESIGNATE PANELBOARD AND CIRCUIT NUMBERS	N/A
⊕	INSULATED GROUND WIRE	N/A
⊕	BRANCH CIRCUIT WIRING CONCEALED IN CEILING OR WALL - HOMERUNS 3/4" E.C. MINIMUM - TICK MARKS INDICATE NUMBER OF CONDUCTORS I.E. 3P/2W/2WG CONDUCTORS WITH A SEPARATE UL LISTED EQUIPMENT GROUND PATH.	N/A
⊕	HOMERUN TO SWITCH LOCATION	N/A
⊕	DRY TYPE TRANSFORMER - NUMERAL DENOTES SIZE (SEE SCHEDULE)	N/A
⊕	MOTOR OUTLET FOR FRACTIONAL HORSEPOWER MOTOR WITH INTEGRAL SOLID STATE SPEED CONTROLLER	N/A
⊕	SAFETY SWITCH A. 3/50 DENOTES 3 POLE, 30A NON-FUSED B. 5/50 DENOTES 3 POLE, 50A NON-FUSED C. NO DESIGNATION DENOTES 3 POLE, 30A FUSED AT MANUFACTURER'S RECOMMENDED AMPERAGE	5'-0" AFF U.O.N.
⊕	DISCONNECT SWITCH SUPPLIED WITH MECHANICAL EQUIPMENT	N/A
⊕	JUNCTION BOX FOR GARBAGE DISPOSAL WITH REMOTE SWITCH	12" AFF U.O.N.
⊕	JUNCTION BOX FOR DISHWASHER	12" AFF U.O.N.
⊕	DUCT HEATER WITH INTEGRAL DISCONNECT SWITCH	N/A
⊕	MECHANICAL HVAC UNIT WITH FUSIBLE DISCONNECT SWITCH PROVIDED BY OTHERS.	N/A

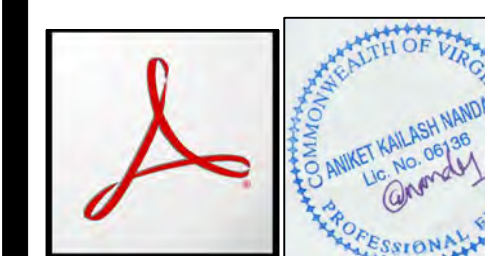
NOTE: NOT ALL SYMBOLS MAY BE USED

1015 W GLEBE ROAD, ALEXANDRIA, VA  
AUTO REPAIR SHOP ADDITION TO EXISTING

Advance Structural Concepts, LLC.  
 Consulting Engineers  
 10857 Main Street, Suite 101  
 Fairfax, VA 22030  
 Phone: (703) 865-7122 Fax: (703) 865-7155  
 www.advancestructural.net

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ELECTRICAL NOTES

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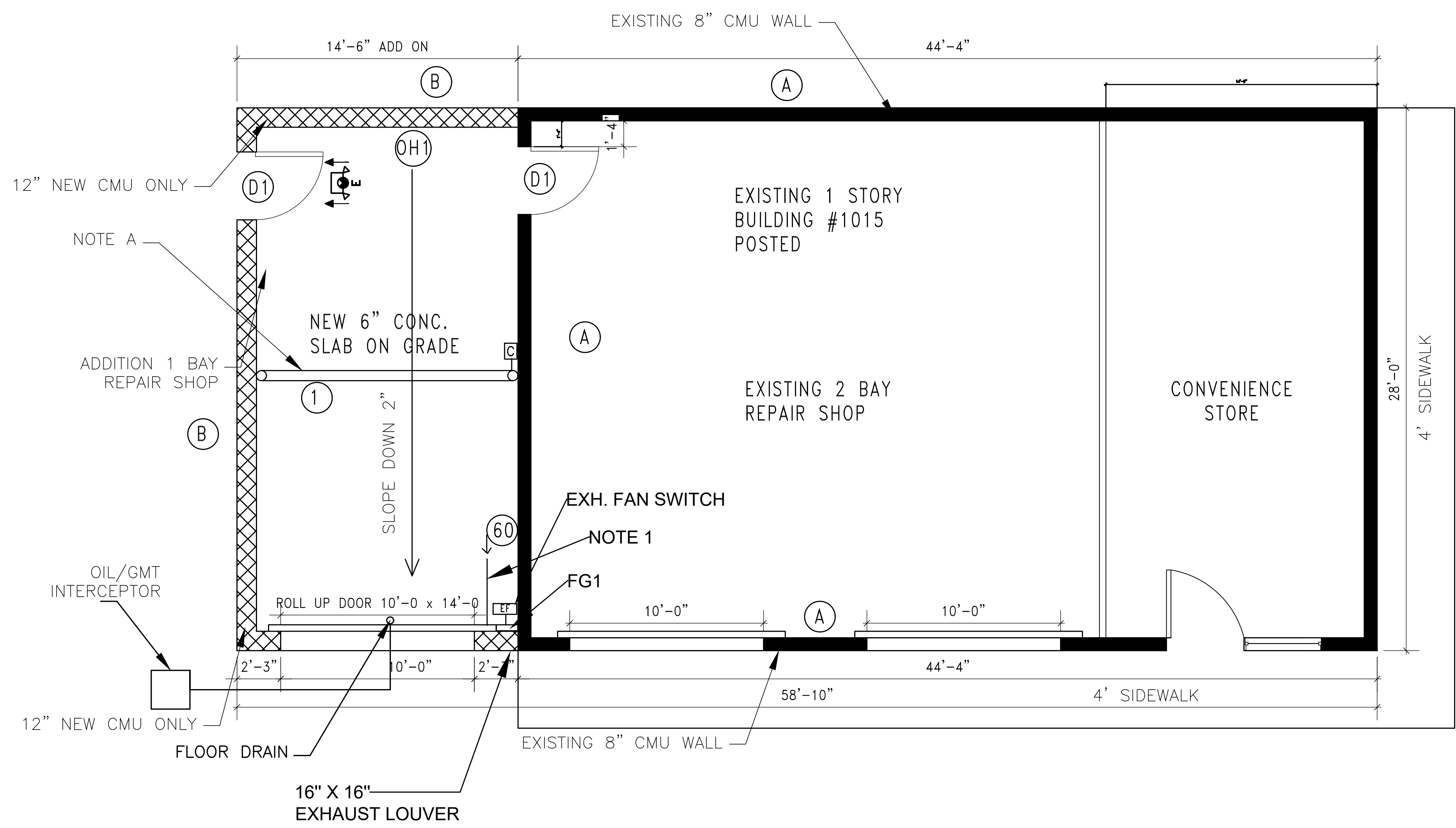


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MECHANICAL &  
PLUMBING  
PLAN

M1.0

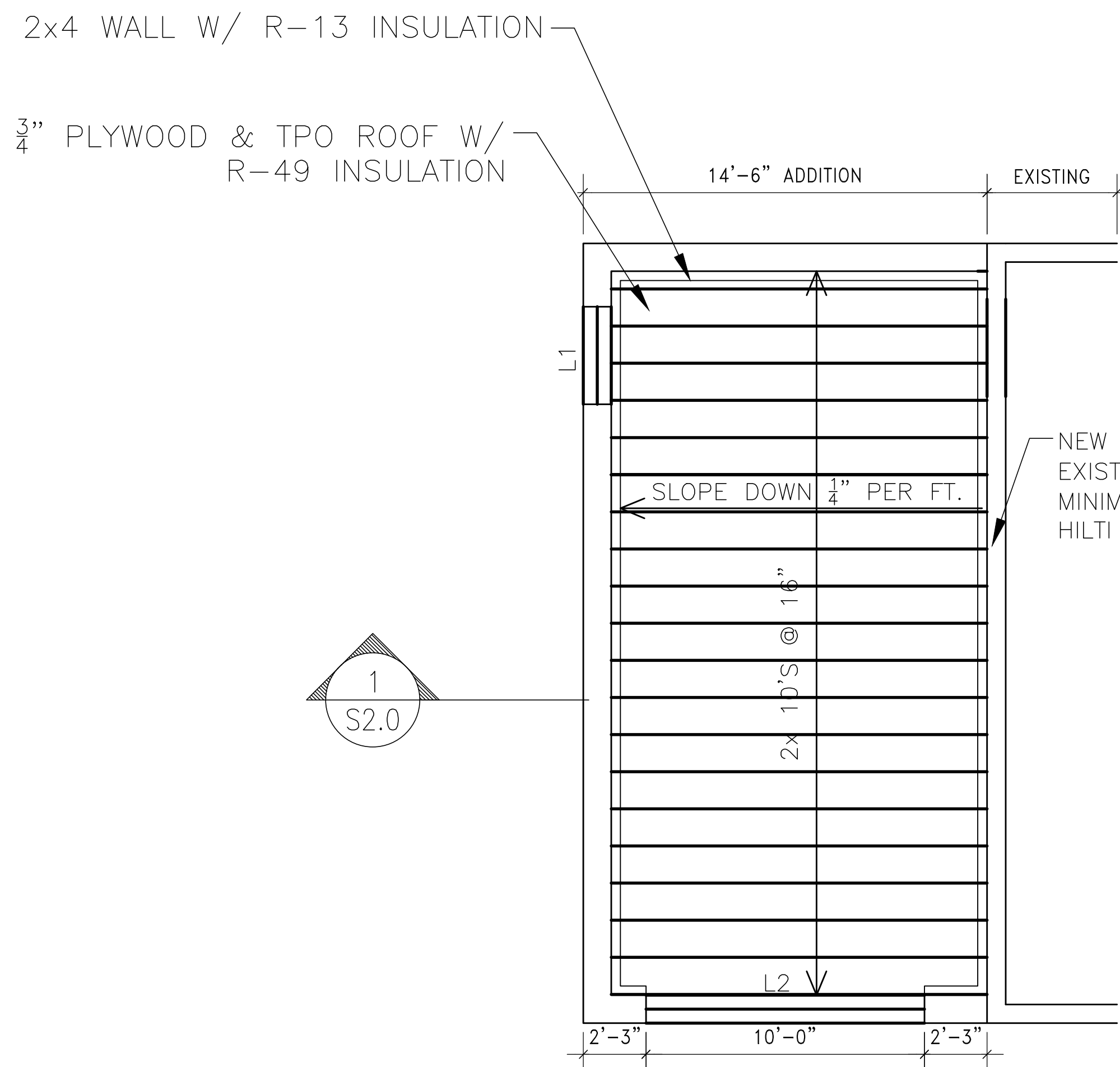
PL



1  
M1.0

MECHANICAL & PLUMBING PLAN

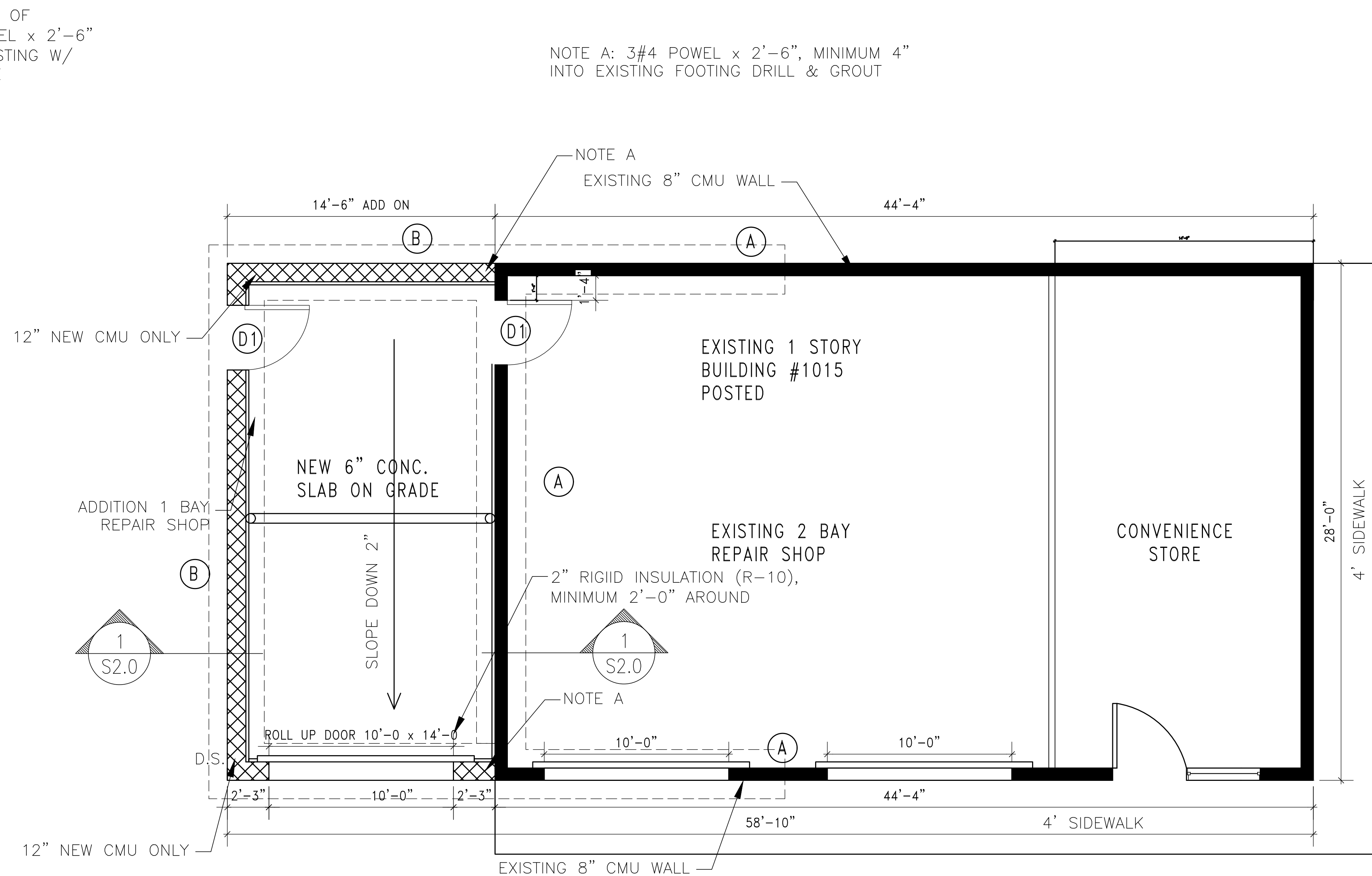
SCALE: 1/4" = 1'-0"



L1: 3Z LINTEL 3 1/2" x 3 1/2" x 1/4" BEAR MINIMUM 6" EACH END

L2: W8x18 WITH 11" x 5/16" BOTTOM WELDED PLATE, BEAR MINIMUM 6" EACH END

**2**  
**S1.0** ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**1**  
**S1.0** FOUNDATION AND FLOOR  
SCALE: 1/4" = 1'-0"

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FOUNDATION AND FLOOR PLAN

S1.0

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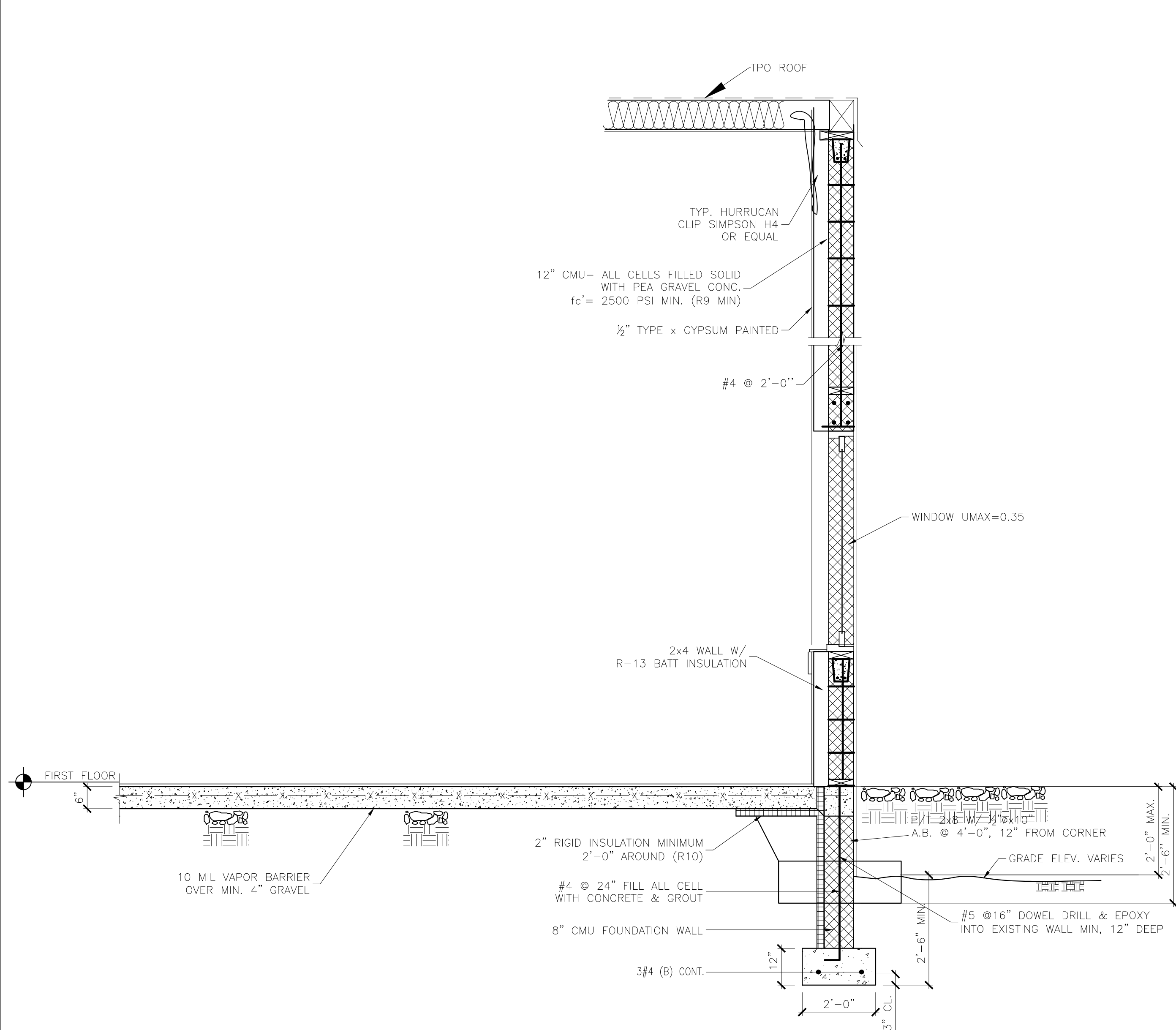
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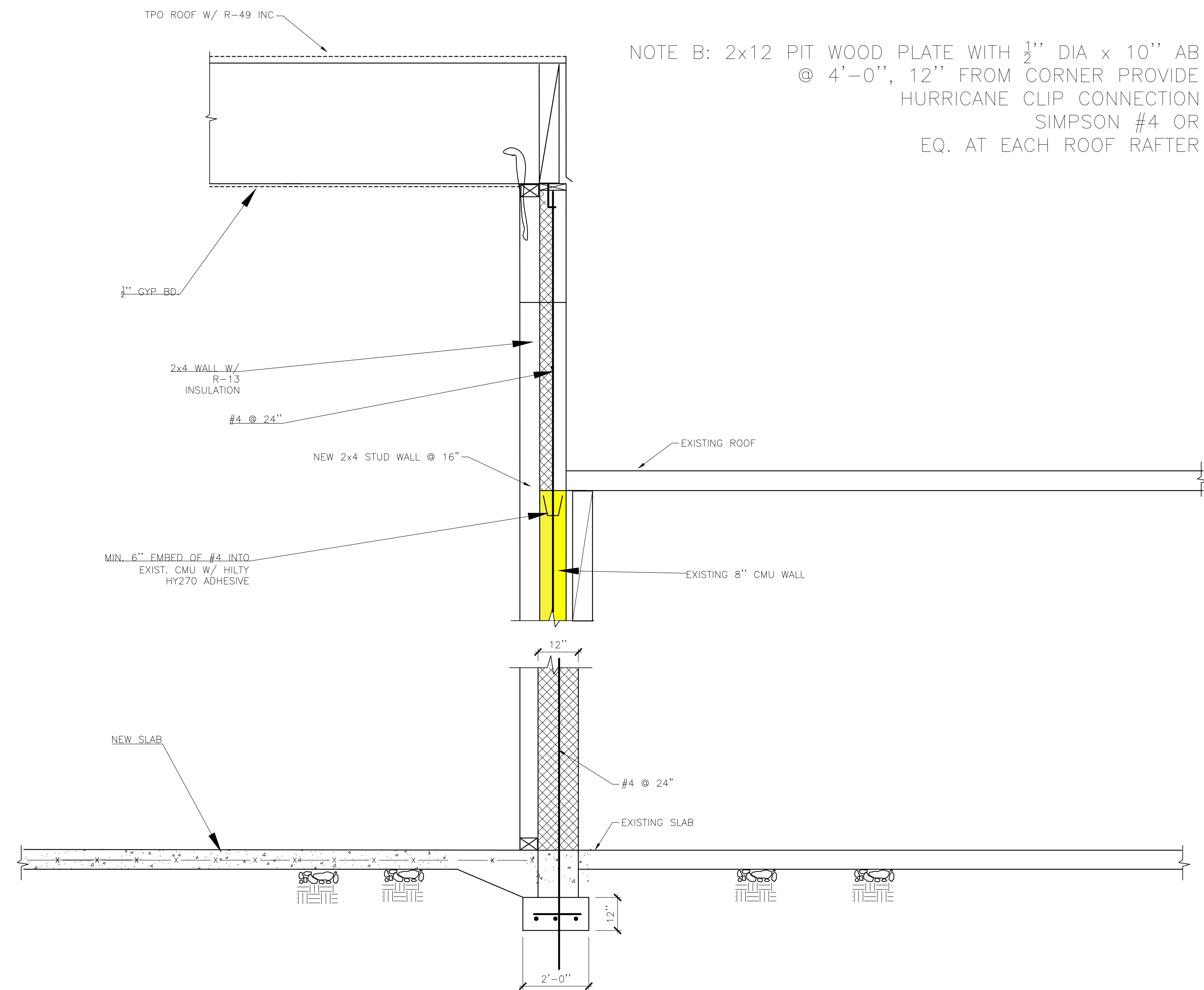
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**SECTIONS**

**S2.0**



**TYPICAL WALL SECTION**  
 SCALE: 3/4"=1'-0"  
 1  
 S2.0



**SECTION**  
 SCALE: 1/2"=1'-0"  
 2  
 S2.0

NOTE B: 2x12 PIT WOOD PLATE WITH 1/2" DIA x 10" AB @ 4'-0", 12" FROM CORNER PROVIDE HURRICANE CLIP CONNECTION SIMPSON #4 OR EQ. AT EACH ROOF RAFTER

**"STRUCTURAL NOTES"**

- DESIGN LIVE LOAD:**  
 Roof ----- 30 psf [Ground snow =25psf]
- SOIL DESIGN VALUE REQ'D:** 1500 psf for footings founded on undisturbed soil. Design soil bearing shall be field verified.
- FOUNDATION:** Bottom of all footings shall extend a minimum of one foot into undisturbed soil and where subject to frost action, at least 30" below finish grade. Footing elevations shall be adjusted as required to suit field conditions. All foundation work to be approved by building inspector or Professional Engineer prior to pouring concrete.
- CONCRETE:** All concrete shall conform to ACI code 318 and IRC 2018. 28 days strength shall be  $f_c' = 3000$  psi for footings. All concrete shall be normal weight. Garage floor slab to be  $f_c' = 3500$  psi minimum.
- CONCRETE PROTECTION FOR REINFORCEMENT:** Reinforcing bars and mesh to have minimum concrete cover as follows:  
 Concrete poured against earth - 3 inch.  
 Formed concrete exposed to weather or in contact with earth: 2".
- REINFORCING STEEL:** All reinforcing steel to conform to ASTM A-615, Grade 60, Welded wire mesh to conform to ASTM A-185. Fabricate and provide standard supporting accessories in accordance with the ACI Manual of Standard Practice for detailing reinforced concrete structures AC-315-80 and CRSI Standards. Provide placing accessories in accordance with ACI recommendations.
- WOOD FRAMING:** All wood construction shall conform to the requirements and specifications of American Institute of timber construction "TIMBER CONSTRUCTION MANUAL" latest edition.  
  
 All framing lumber shall be southern yellow pine no 2 MMG 19% (including top plated, headers, joists, columns, rafters, and posts) or equal. All lumber in contact with concrete slab to be moisture proofing treated lumber. Fire retardant treated lumber is unacceptable. Framing lumber shall be  $f_b = 1200$  psi minimum. All studs spf 19%mc fb min.=775psi repetitive use. Top plate splices must be staggered a minimum of 4 feet and occur over stud. Where cutting of top plate more than half width is necessary, a metal tie not less than eighteen gauge 04 inch thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than four 16d nails.  
  
 All plywood used structurally shall meet the performance standards for the type, grade and species of plywood and shall be so identified by an approved testing agency. Sheathing fastening method to conform with IRC 2018.  
  
 Conventional floor joists shall meet the performance standards for the type, grade and species of plywood and shall be so identified by an approved testing agency. Sheathing fastening method to conform with IRC 2018.  
  
 Conventional joists or rafters shall have bridging at a minimum of 8'-0". Cut and notch holes size and locations shall conform with the recommendations of Building Inspector or Professional Engineer.
- STRUCTURAL STEEL:** Structural Steel shall conform to the latest edition of AISC "Specification for the Design, Fabrication and Erection of Structural steel for Buildings". All steel confirm to Grade 36 as per ASTM A-36, Grade 36 (FY=36 KSI). Steel pipe shall conform to ASTM A53, Grade B.
- Contractor shall field verify all existing dimensions and field conditions and notify Engineer for any discrepancy.

# LIBERTY GAS STATION AUTO REPAIR SHOP ADDITION TO EXISTING

1015 WEST GLEBE ROAD, ALEXANDRIA, VA.

## PERMIT SET

### SUMMARY OF WORK

THE WORK INVOLVES CONVENIENCE STORE & REPAIR STATION FACILITY TO BUILD 1 BAY 406 SF (14'-6" x 28'-0") AUTO REPAIR SHOP ADDITION WITH NEW ELECTRICAL AND MECHANICAL WORK. NO NEW PLUMBING WORK.

### CODE ANALYSIS

USE GROUP - M  
CONSTRUCTION TYPE - VB ADDITION TO EXISTING 1-STORY BUILDING  
EXTERIOR MASONRY / STOREFRONT.  
EXISTING BUILDING IS NOT SPRINKLERED.

### CURRENT APPLICABLE CODE:

ACCESSIBILITY/ADA ANSI A 117.1-2009 & 2012 IBC, DCMR-13, 2015 (2010 AMERICAN WITH DISABILITIES ACT)  
BUILDING IBC 2018,  
ELECTRICAL NEC 2017 with Local Amendments,  
2018 INTERNATIONAL FUEL & GAS CODE  
MECHANICAL IMC 2018  
PLUMBING IPC 2018  
ENERGY 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
FIRE PREVENTION CODE 2018 NFPA 90A, 101 LIFE SAFETY CODE, NFP 90A (NEC) 2011 EDITION, NFPA 101 (2012 EDITION), NFPA 13, (2015 EDITION), NFPA 72 (2013 EDITION), NFPA 13, 13D, 13R (2013 EDITION)

### LIST OF DRAWINGS

- C000 COVER SHEET
- A100 FLOOR PLAN & DEMOLITION
- S1.0 FOUNDATION & ROOF FRAMING PLAN
- S2.0 STRUCTURAL NOTES & DETAILS
- M1.0 MECHANICAL & PLUMBING PLAN
- M1.1 MECHANICAL NOTES AND SCHEDULES
- ELECTRICAL
- E1.0 ELECTRICAL PLAN & NOTES
- E1.1 ELECTRICAL PANEL RISER DIAGRAM & NOTES
- E1.2 ADDITIONAL ELECTRICAL NOTES

### PROJECT INFO:

**OWNER:**  
GEORGE SAAB  
1066 WEST GLEBE ROAD  
ALEXANDRIA, VA.

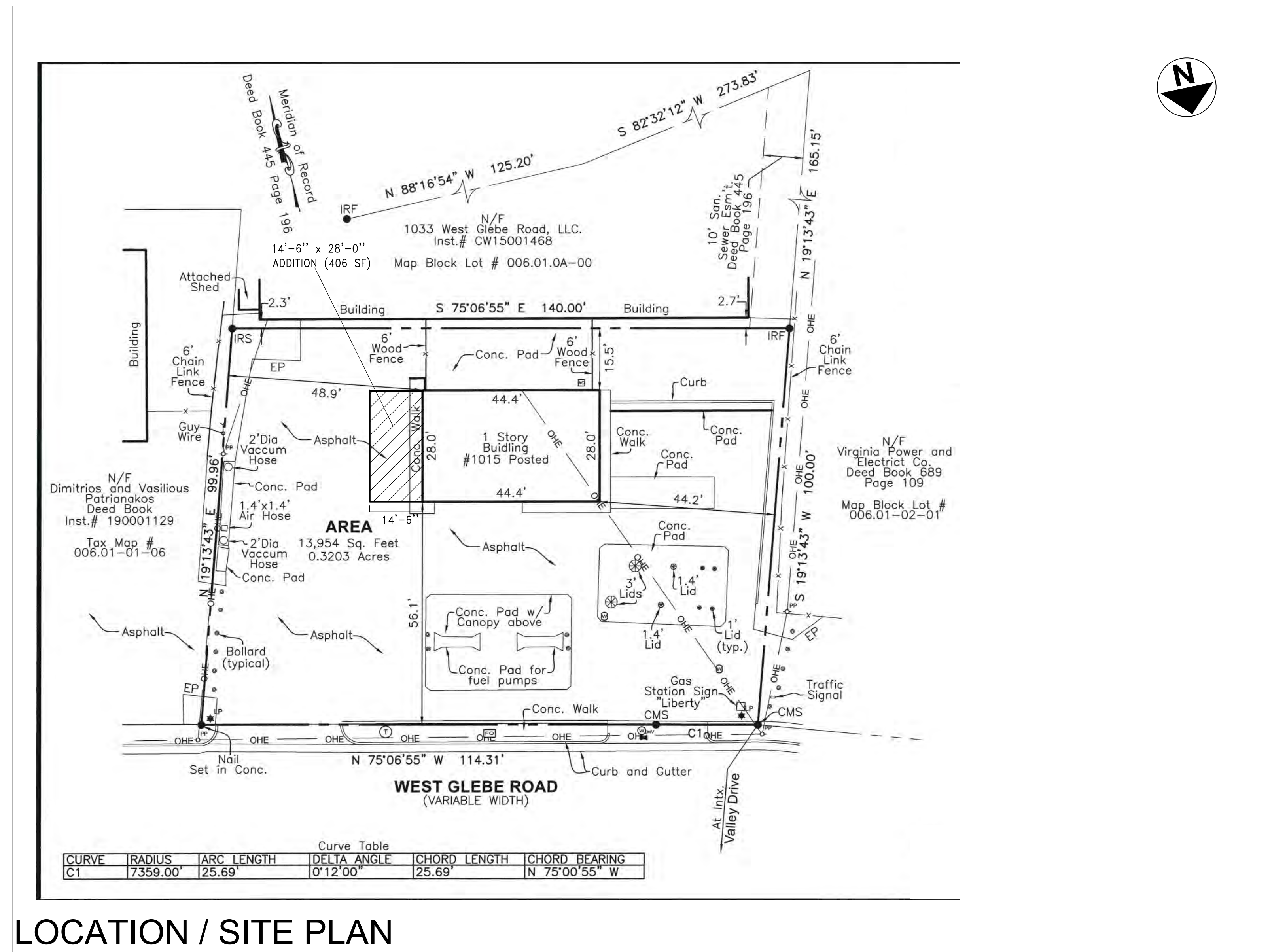
**ARCHITECT / ENGINEER:**  
Advance Structural Concepts, LLC  
10875 Main Street, Suite #101  
Fairfax, VA 22030  
Tel. (703) 865-7122 / Fax. (703) 865-7155

**PROJECT ADDRESS:**  
LIBERTY GAS STATION & CONVENIENCE STORE  
1066 WEST GLEBE ROAD  
ALEXANDRIA, VA.

**Contractor:**  
TBD

### CODE ANALYSIS - For Interior Buildout

PROPOSED USE GROUP:	S1
TYPE OF CONSTRUCTION:	VB
AREA:	406 SQ.FT
OCCUPANT LOAD:	
BUILDING IS SPRINKLERED	NO
NUMBER OF STORIES:	1
BUILDING HEIGHT:	EXISTING [aprox. 25']
EXITS REQUIRED/PROVIDED:	1 2
ADA/ANSI COMPLIANCE:	YES



LOCATION / SITE PLAN

RELEASE DATE:

09/27/2023

01/18/2023  
REVISION

REVISION DATE:

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COVER SHEET

C000



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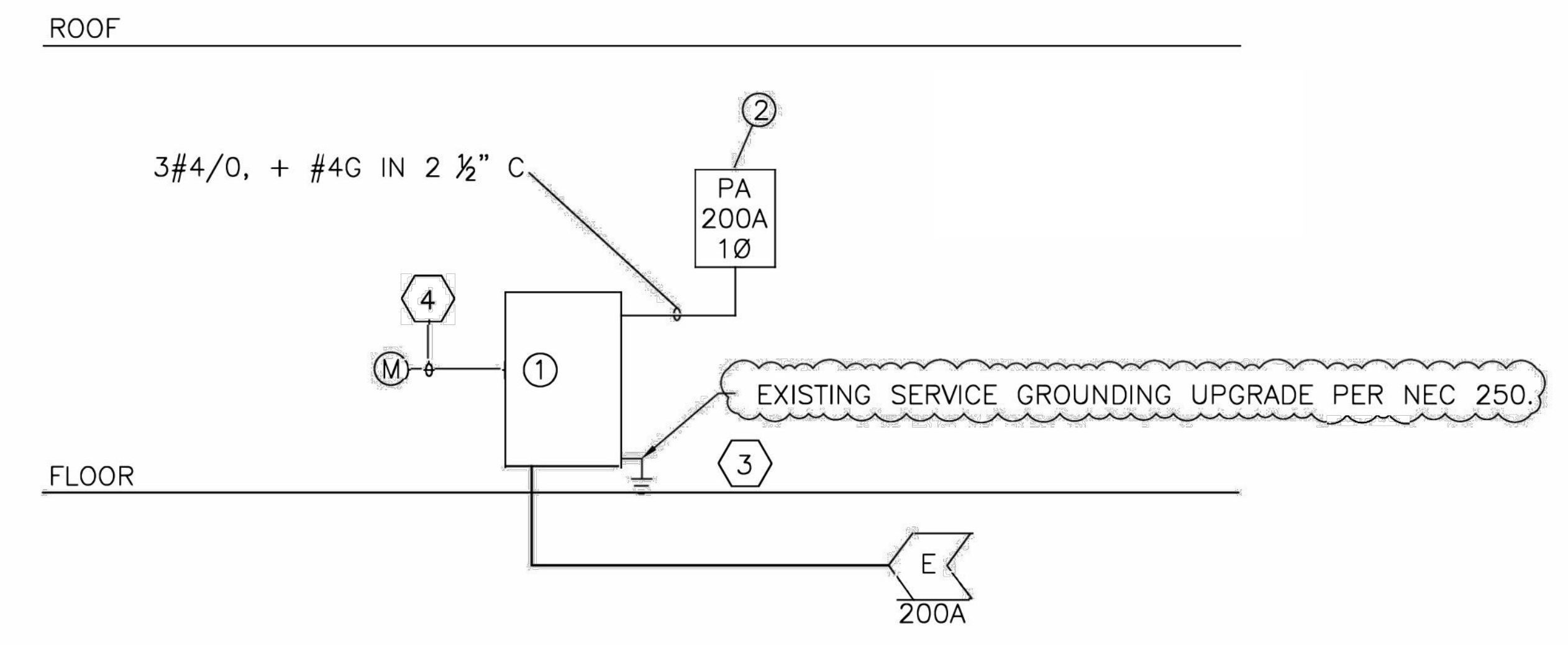


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ELECTRICAL PANEL RISER DIAGRAM & NOTES

PNL C 120/240V 3P4W 225AMP MB AIC 10000							
CKT	LOAD	KVA	BKR	BKR	KVA	LOAD	CKT
1	LT. SHOP	1.5	1P20	1P20	0.2	LT. CONC.	2
3	RECEPTS, GFIC	0.4	1P20	1P20	0.4	RECEPTS.	4
5	LPU1	3.0	3P30	1P20	0.2	GFIC	6
7				1P20	1.3	EM/ EXIST	8
9				3P40	4.0	LPU2	10
11	EXH. FAN GARAGE	4.0	3P40				12
13							14
15				1P20	0.2	RECEPTS, GFIC	16
17	AHU-1	2.0	2P20	2P20	1.5	WH	18
19					1.5		20
21	GHU2	2.0	2P20	1P20	0.2	S.D.	22
23				1P20	1.0	EWC	24
25		2.0	2P20			SPARE	26
27				1P20	0.2		28
29	GF1	2.0	2P20	3P40	4.0	LPU3	30
31	SPARE						32
33	AIR COMPRESSOR	3.5	3P30				34
35				3P40	4.0		36
37							38
39	C	0.5	1P20				40

CONNECTED LOAD 40.6 KVA (113 AMPS)  
TOTAL DEMAND LOAD 42.0 KVA = 117A  
117A+25% = 146A  
E: EXISTING ALL  
OTHERS NEW



EXISTING 120/240V 1 PHASE  
3-WIRE 200A SERVICE TO BE  
UPGRADED TO 120/240V,  
3(/), 4-WIRE 400A SERVICE

① POWER RISER  
NO SCALE

**Keyed Notes**

- ① EXISTING ELECTRICAL SERVICE: 120/240V, 1-PHASE, 3-WIRE. UPGRADE TO 400A 3Ø, 4W CAPACITY. VIA 4" PVC CONDUIT TO UTILITY EQUIPMENT. (NEW POWER)
- ② LOAD CENTER.
- ③ EXISTING SERVICE GROUNDING, PROVIDE SIZE 2 GROUNDING ELECTRODE CONNECTIONS TO MAIN WATER SERVICE PIPE, AND WHERE NECESSARY, TO EXTERIOR GROUND RODS. SERVICE BONDING AND GROUNDING IN ACCORDANCE WITH NEC 250, PART H.
- ④ 1 1/4" C WITH PULL STRING TO POWER CO. METER

1015 W GLEBE ROAD, ALEXANDRIA, VA  
AUTO REPAIR SHOP ADDITION TO EXISTING

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DIGITALLY SIGNED BY ANIKET NANDA  
DATE: 2023.09.27  
10:45:00-1045'

FLOOR PLAN

A100

DOOR								HARDWARE		FRAME				REMARKS
NO.	NAME	QUAN.	W (in)	H (in)	T (in)	TYPE	MATL.	SET	U.L. (min.)	EL.	MATL.	JB.	HD.	
D1	EXIST. EXIT DOOR	1	36	84	1 3/4	A	HOLLOW MTL	1	0		ALUM			NEW SF DOOR W/ PANIC HARDWARE, SELF CLOSING
D2	ROLL UP DOOR	1	120	168	1 3/4	B	METAL FINISH	PER SUPPLIER	0		ALUM			PER SUPPLIER

SET#	LOCATIONS	DESCRIPTION	REMARKS
1	BUILDING ENTRANCE/EXIT	TOP & BOTTOM PIVOTS MFG. STANDARD LATCH LOCK W/PADDLE INSIDE FLUSH BOLT TOP & BOTTOM-INACTIVE LEAF MFR. STANDARD PUSH BAR INSIDE ADA COMPLAINT MFR. STANDARD PULL BAR OUTSIDE DOOR CLOSER PUSH SIDE MTD. THRESHOLD ADA COMPLAINT DOOR SWEEP BY MFR. SET WEATHERSTRIPPING BY FRAME MFR. TAMPURED GLASS	EXISTING

- ALL COMMERCIAL HARDWARE SHALL MEET ADAAG AND CABO/ANSI ACCESSIBILITY REQUIREMENTS.
- ALL EXTERIOR DOORS SHALL RECEIVE WEATHER STRIPPING ON ALL 4 SIDES.
- COMMERCIAL HARDWARE LATCHES - SCHLAGE'S 'S-SERIES' OR EQUAL STAIN CHROME FINISH.
- ALL HARDWARE SHALL MEET UL RATING AT DOORS REQUIRED TO BE RATED AND PER IBC2012 SEC. 1008.1.8.
- ALL EGRESS DOORS TO MEET PANIC HARDWARE REQD. OF IBC2015. PANIC SECTION 1008.1.9 EGRESS DEVICES SHALL BE VON DUPRIN MODEL CX99EO W/TIME DELAY.
- DESCRIPTIVE LATCH TERMS FOLLOW 'SCHLAGE' WHERE POSSIBLE.
- DOOR HARDWARE SHALL BE IN COMPLIANCE WITH IBC 2015, SECTION 1008.1.8.2
- ALL EXIT DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT KEY OR SPACIAL KNOWLEDGE. EXIT DOORS UNLOCKED FROM OUTSIDE DURING OCCUPANCY. ACCESS REQUIRED FROM BOTH SIDES OF STAIR DOOR.

- GENERAL NOTES:
- EXISTING BUILDING EXISTING FRONT IS STOREFRONT GLASS.
  - ALL CONSTRUCTION ACTIVITIES ARE FOR INTERIOR SPACE ONLY.
  - ALL DOORS TO BE EQUIPPED WITH SINGLE ACTION ADA LEVER TYPE BRUSHED CHROME LOCKSETS.
  - ALL INTERIOR FRAMING WILL BE 2X4 OR 2X6 WOOD STUDS @ 16" WITH 1/2" DRYWALL AS NOTED.

- FINISH SCHEDULE:
- WALLS TO BE PAINTED WITH INTERIOR LOW EGGSHELL TYPE PAINT, COLOR PER TENANT.
  - DOORS AND TRIMS TO BE SEMI-GLOSS PAINT.
  - FLOORING: EXISTING, EXCEPT TOILET TO BE CERAMIC TILE.
  - ALL FINISHES SHALL BE OF COMMERCIAL QUALITY AND SHALL MEET ALL FLAME SPREAD CRITERIA PER IBC CHAPTER 8. CLASS 'C' INTERIOR FINISH FOR WALL & CEILING FLAME SPREAD 76-200 SMOKE DEVELOP INDEX 0-450

- EXISTING FINISH:
- EXISTING GYP. BD. CEILING
  - EXISTING RECESSED LIGHT FIXTURES
  - EXIT LIGHTS- LITHONIA LRP USING ARROW ORIENTATION AS REQUIRED PER PLAN.

FE: FIRE EXTINGUISHER INSTALLED PER REQUIREMENTS OF NFPA 1 TABLE 13.6.12 NFPA 10, 6.2

NOTE: OUTSIDE DOORS & REST ROOM DOORS ARE SELF CLOSING

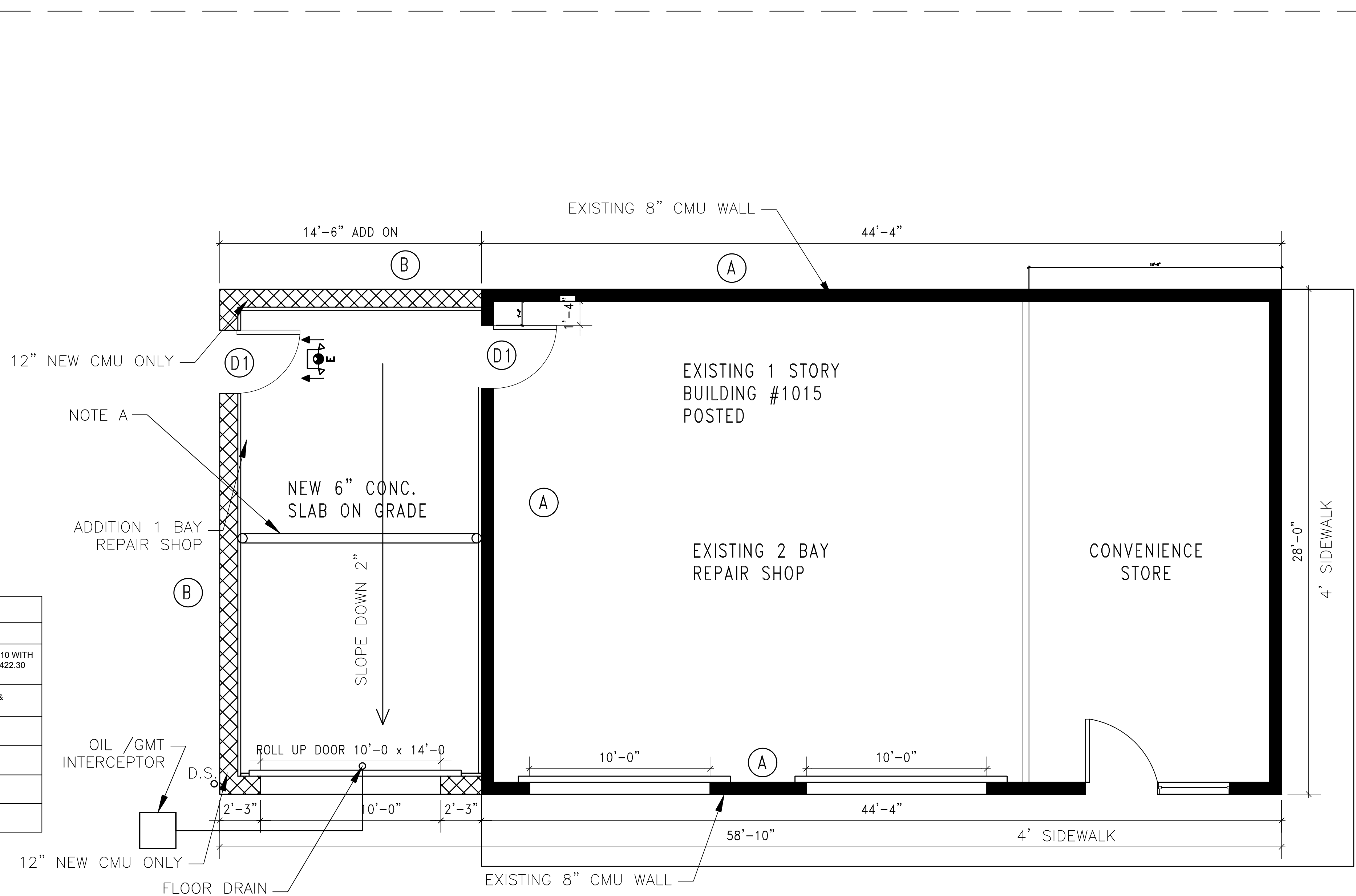
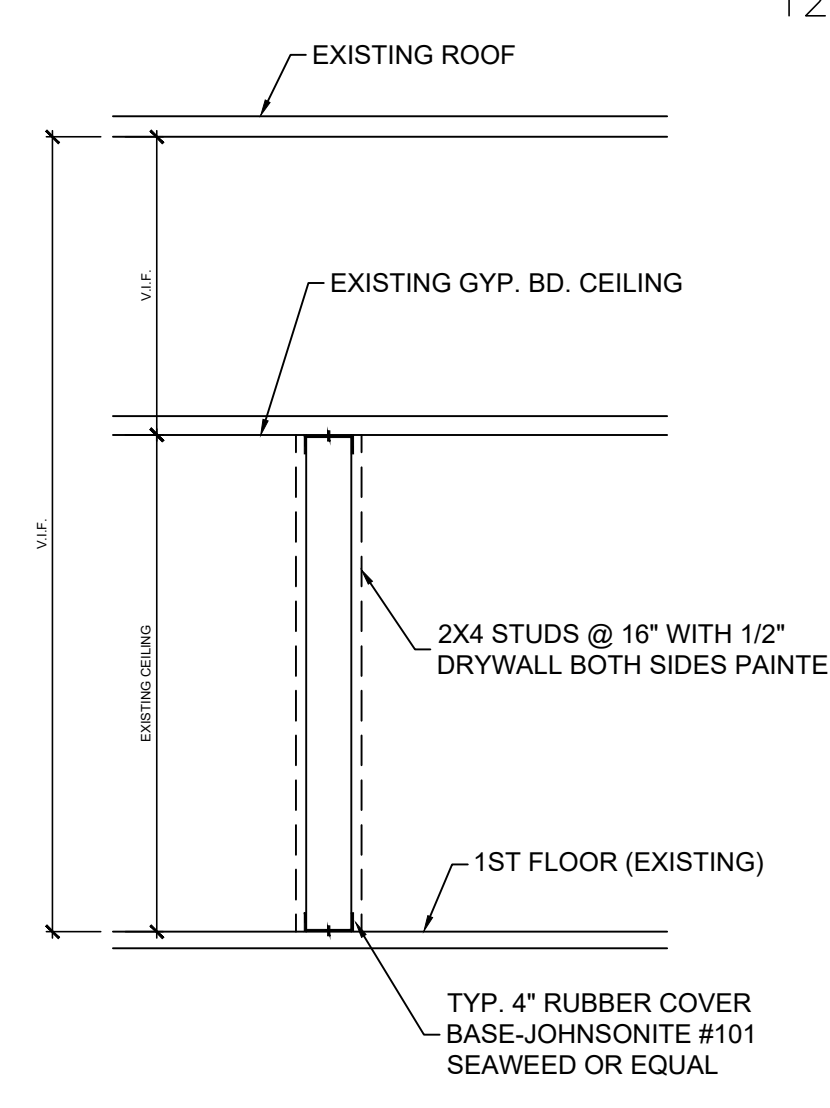
NOTE A: CHALLENGER AUTO REPAIR SHOP LIFT 16,000 TO 20,000 LBS. CAPACITY WITH 2 POSTS CL16 OR CL20 MOREL HEAVY DUTY LIFT

WALL LEGENDS

- (A) EXIST. EXTERIOR MASONRY WALL
- (B) NEW CMU WALL W/ 2X6 WALL UNDER ROOF STRUCTURE  
2-HR FIRE RATED, UL #U905
- (X) NEW 12" CMU WALL

LEGENDS

SYMBOL	DESCRIPTION
○A	2x4 FLUORESCENT 87 W (EXISTING) LITHONIA LF 120 - GEB10 WITH DISCONNECTING MEANS PER NEC ARTICLE 10.73 (G), RTU 422.30
⊕	(EXISTING) OUTSIDE WALL PACK WITH BUILT IN BATTERY & PHOTOCELL, (2 LAMP 6 W. 120V XENON)
⬇	EXIT SIGN/EMERGENCY LIGHT BATTERY BACK UP LITHONIA LED 3W KRYPTON
⬆	EMERGENCY LIGHT WITH BATTERY BACK UP (EXISTING), 3W LED LITHONIA ELMZLED
⊠	CEILING DIFFUSER
⊞	EXHAUST FAN



1 FLOOR PLAN  
A100 SCALE: 1/4" = 1'-0"