



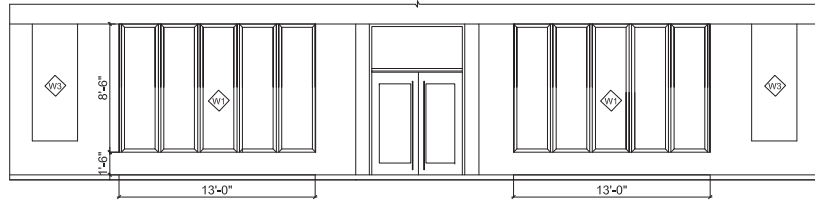
D. BRENNAN'S IRISH PUB

P. Brennan's
Irish Pub
&
Restaurant



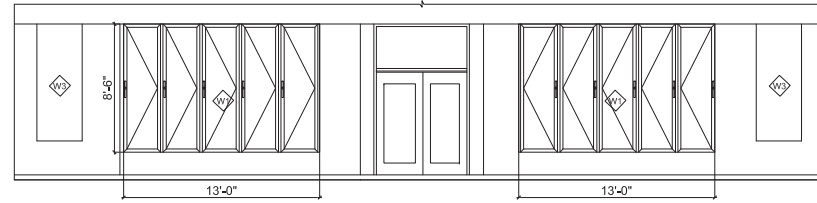
P. Brennan's Restaurant
Irish Pub
&
Restaurant





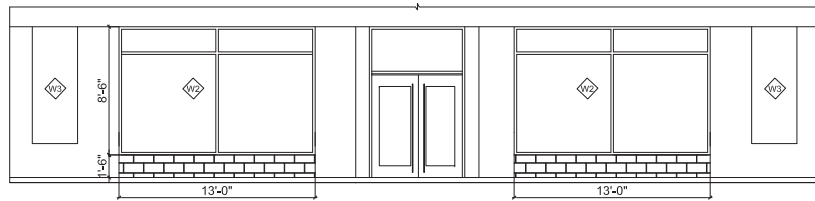
PROPOSED FRONT ELEVATION (EXTERIOR VIEW)

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



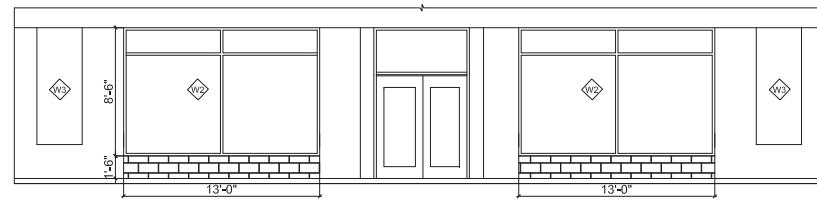
PROPOSED INSIDE ELEVATION

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



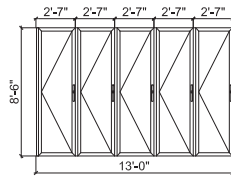
EXISTING FRONT ELEVATION (EXTERIOR VIEW)

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



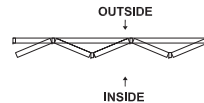
EXISTING INSIDE ELEVATION

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



WINDOWS DETAILS-INTERIOR VIEW

SCALE: NONE



TOP VIEW

SCALE: NONE

DRAWING NOTES:

- W1: NEW WINDOW TO BE INSTALLED
- W2: EXISTING WINDOW TO BE DEMOLISHED
- W3: EXISTING WINDOW

DEMOLITION NOTES:

1. ALL CONTRACTORS SHALL COORDINATE DEMOLITION WORK WITH ALL PHASING AND ALTERNATE REQUIREMENTS OF THE CONTRACT. THE GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION ACTIVITIES.
2. PROVIDE DEMOLITION WORK AS REQUIRED BY THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS OR AS REQUIRED FOR THE INSTALLATION OF NEW WORK.
3. PROTECT ALL EXISTING ITEMS TO REMAIN FROM DAMAGE DURING THE COURSE OF THE CONTRACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DOCUMENT EXISTING DAMAGE TO ALL ITEMS TO REMAIN AT THE TIME THAT THE AREA IS HANDLED OVER TO THE CONTRACTOR. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE NOT DOCUMENTED AND TURNED OVER TO THE OWNER PRIOR TO DEMOLITION COMMENCEMENT.
4. PRIOR TO THE COMMENCEMENT OF WORK OF SUBCONTRACTORS AND THROUGHOUT THE COURSE OF THE WORK, THE GENERAL CONTRACTOR SHALL INSPECT AND VERIFY THE LOCATION AND CONDITION OF ALL ITEMS AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, VERIFYING DIMENSIONS.
5. THE OWNER HAS THE FIRST RIGHT OF REFUSAL ON ALL REMOVED ITEMS. OWNER WILL MEET WITH CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND PROVIDE A WRITTEN OR VERBAL LIST OF ITEMS THEY WANT TO BE SALVAGED AND RETURNED TO THEM.
6. ITEMS SHOWN IN BLACK AND DASHED ARE EXISTING ITEMS TO BE REMOVED. OTHER ITEMS ARE EXISTING ITEMS TO REMAIN.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY STRUCTURAL WALL OR FLOOR PENETRATION. THE GENERAL CONTRACTOR WILL COORDINATE WITH THE APPROPRIATE SUBCONTRACTOR TO SEAL THE PENETRATION AS REQUIRED BY THE DOCUMENTS OR BUILDING CODES. WALL PENETRATIONS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR APPROPRIATE SUBCONTRACTOR AND SHALL BE SEALED AS REQUIRED BY THE CONTRACT DOCUMENTS OR BUILDING CODES. OPENINGS CREATED IN, OR CUTTING OF, ANY EXISTING SURFACES DURING CONSTRUCTION OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED SUCH THAT THE MATERIAL DOES NOT APPEAR TO HAVE BEEN DAMAGED, OR THE MATERIAL SHALL BE REPLACED.

ELEVATIONS AND DEMOLITIONS PLANS

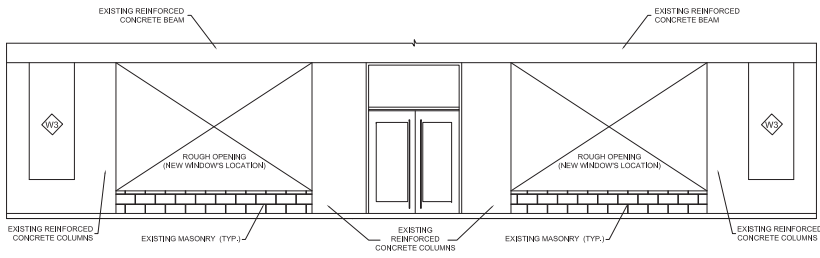
NIGHTBIRD RESTAURANT & LOUNGE
2910 COLUMBIA PIKE ARLINGTON VA 22204

| | |
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| DRAWN BY | OCUPATION |
| DESIGNED BY | JF |
| CHECKED BY | JF |
| DATE | 01-08-2023 |
| SCALES | AS NOTED |

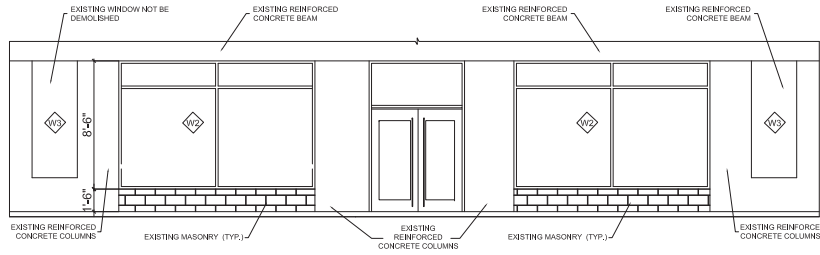
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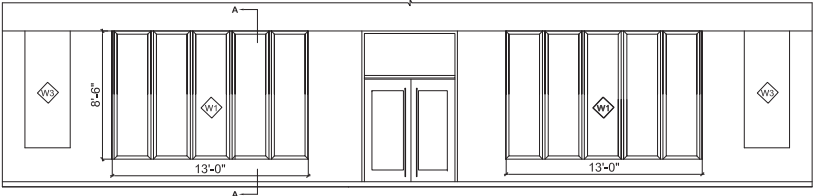
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INSTALLATION FRAMING PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION ELEVATION PLAN
SCALE: 1/4" = 1'-0"

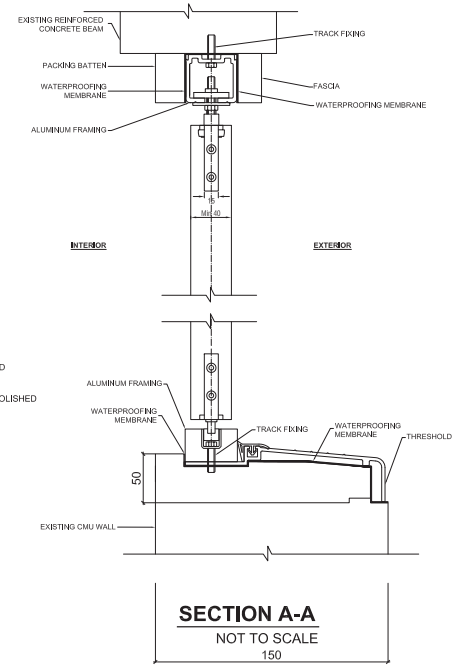


PROPOSED FRONT ELEVATION (EXTERIOR VIEW)
SCALE: 1/4" = 1'-0"

- DRAWING NOTES:**
- ◊W1-NEW WINDOW TO BE INSTALLED
 - ◊W2-EXISTING WINDOW TO BE DEMOLISHED
 - ◊W3-EXISTING WINDOW

DEMOLITION NOTES:

1. ALL CONTRACTORS SHALL COORDINATE DEMOLITION WORK WITH ALL PHASING AND ALTERNATE REQUIREMENTS OF THE CONTRACT. THE GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION ACTIVITIES.
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SECTION A-A
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BIFOLD WINDOW DETAILS 3
NOT TO SCALE

NIGHTBIRD RESTAURANT & LOUNGE
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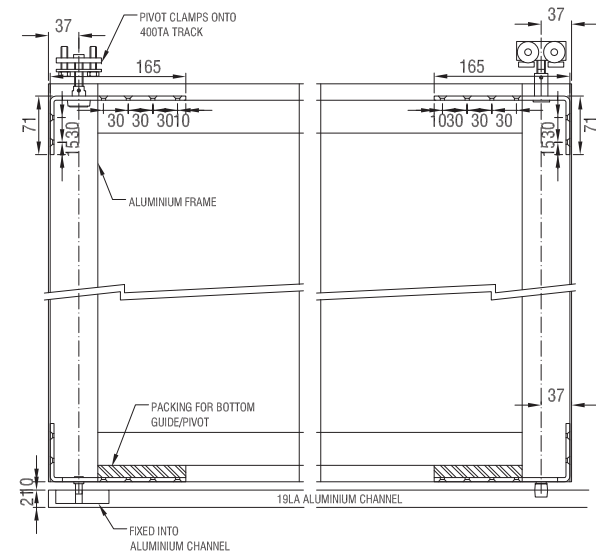
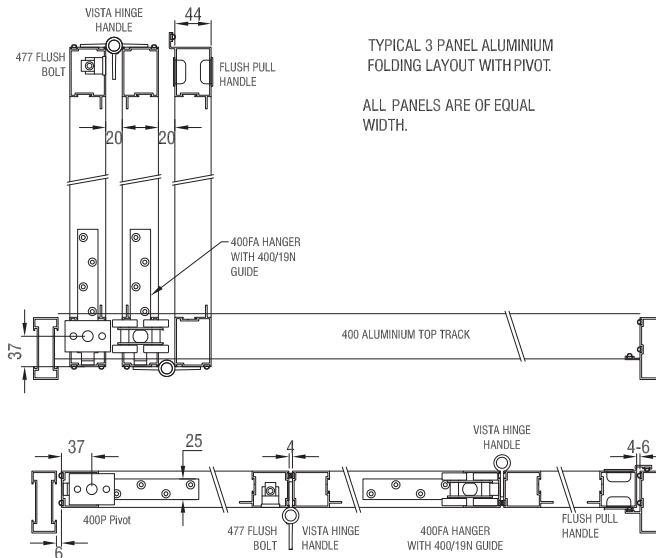
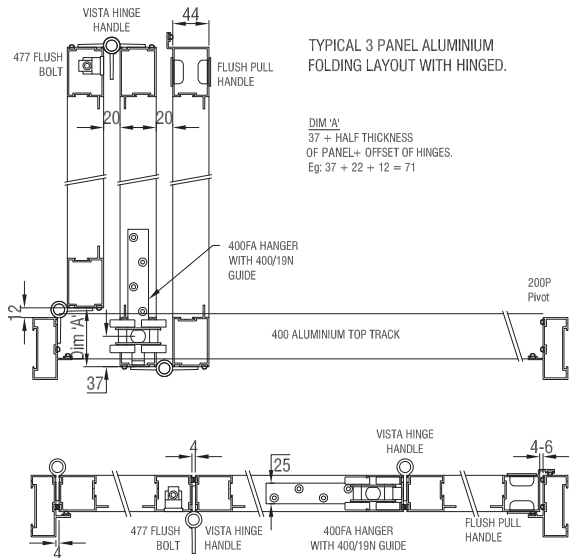
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| DESIGNED BY | JLF |
| CHECKED BY | JLF |
| DATE | 01-08-2023 |
| SCALES | AS NOTED |

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Note:
All Dimensions are in millimeter

BIFOLD WINDOW DETAILS 2
NOT TO SCALE

NIGHTBIRD RESTAURANT & LOUNGE
2910 COLUMBIA PIKE ARLINGTON VA 22204

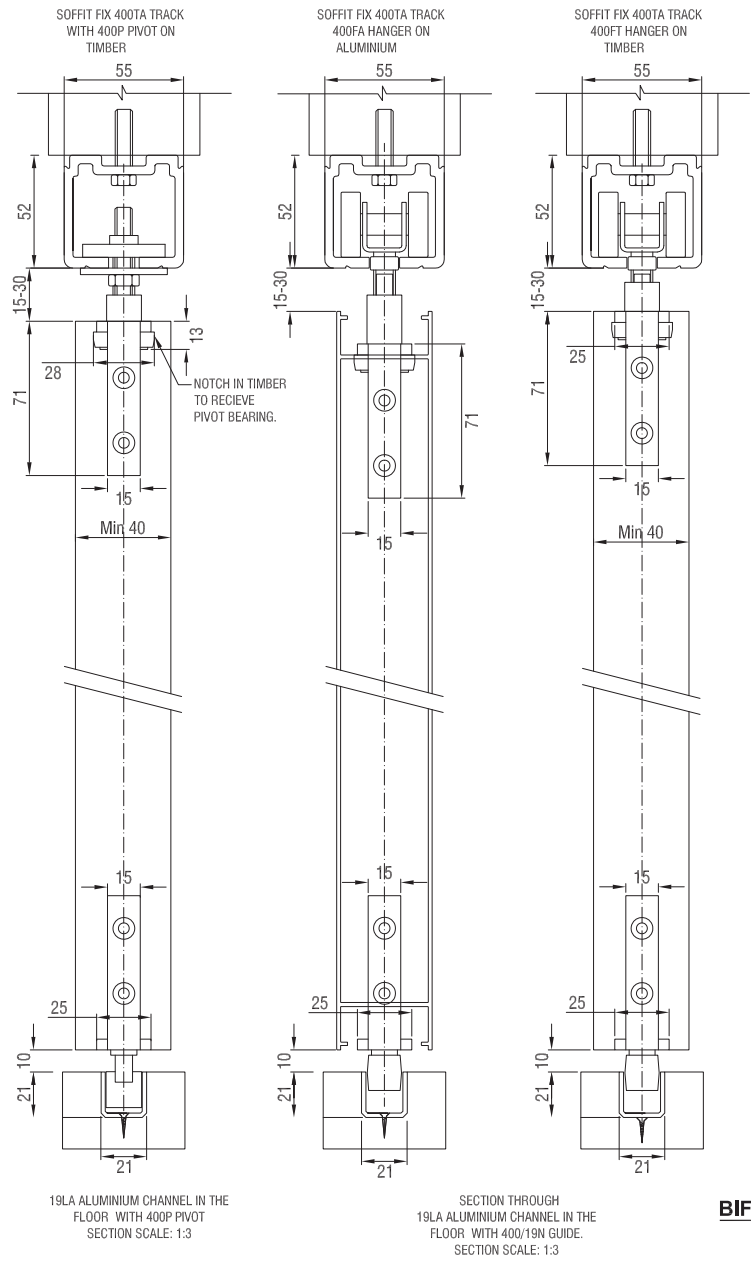
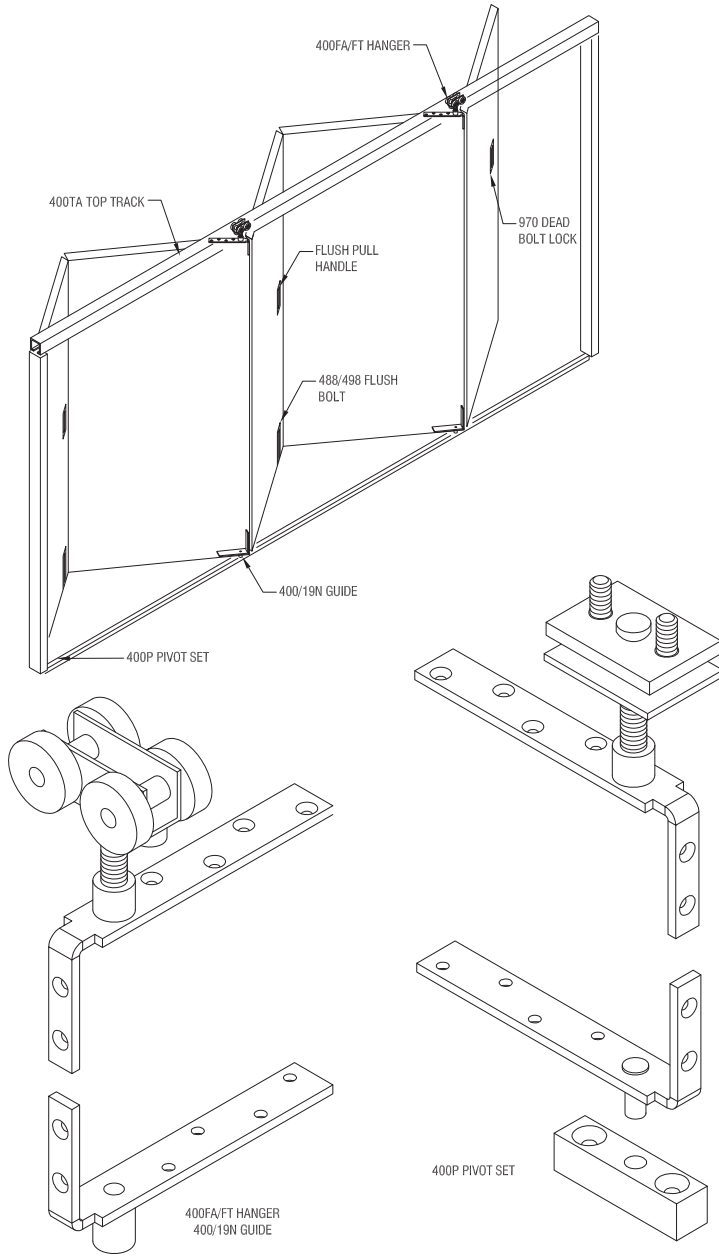
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| DRAWN BY | OC/SP/19/04 |
| DESIGNED BY | JLF |
| CHECKED BY | JLF |
| DATE | 01-08-2023 |
| SCALE | AS NOTED |

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| REVISION |



ARCHITECT/ ENGINEER STAMP



- FEATURES:**
- Strong aluminium top track
 - End hung leaves
 - Quality proven hardware
 - End pivot for equal leaves

- SPECIFICATIONS:**
- Max leaf mass: 60kg
 - Max leaf height: 2600mm
 - Max leaf width: 900mm
 - Leaf thickness: 44mm
 - Max 5 leaves hinged together, folding either way.

- COMPONENTS:**
- 400P Pivot set
 - 400TA Aluminium top track
 - 400FT/FA Hangers
 - 19A Aluminium guide channel
 - 400/19N Bottom guide
 - 868x1 Aluminium or VSKH Aluminium or 86SKH timber hinge handle
 - 503/503SL Flush pull handle
 - 452 Holdback catch
 - 455 Roller catch
 - 488x6 Flush bolt (timber)

- 477SP/498LF Flush bolt (aluminium)
- 970 Dead bolt lock (timber)

Note: When pivot sets are replaced by hinges, particular attention should be paid by the joiner or aluminium fabricator to leaf sizes

Note: All fittings available in stainless steel for all coastal applications

All Dimensions are in millimeter

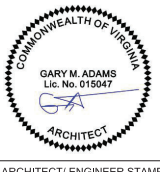
BIFOLD WINDOW DETAILS
NOT TO SCALE

NIGHTBIRD RESTAURANT & LOUNGE
2910 COLUMBIA PIKE ARLINGTON VA 22204

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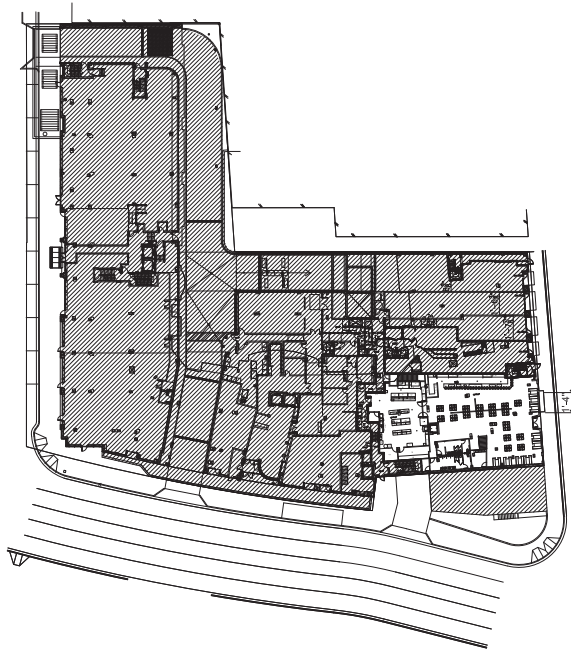
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NIGHTBIRD RESTAURANT & LOUNGE INTERIOR IMPROVEMENTS

KEY PLAN



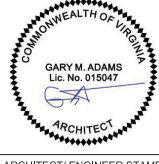
| DRAWING INDEX | SCOPE OF WORK | LANDLORD NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|----------------|------------|----------|-------------------------|------------------|-----|--|---------------------|----------------------|---------------|-------------------|------|-----------------------------|---|----------------------|---|----------------------------------|-----|-------------------|-----|--------------------------------|-----|------------------------------|-------|-------------|-----|--------------------------|-----|---------------|--------------------|---|
| <p>CS -DRAWING INDEX -KEY PLAN -GENERAL NOTES</p> <p>A1 -EXISTING FIRST FLOOR PLAN</p> <p>A2 -PROPOSED FIRST FLOOR PLAN</p> <p>A3 -EXISTING MEZZANINE PLAN</p> <p>A4 -PROPOSED MEZZANINE FLOOR PLAN</p> <p>A5 -EQUIPMENTS SCHEDULE AND DETAILS</p> <p>A6 -MEZZANINE EGRESS PLAN</p> <p>A7 -BIFOLD WINDOW DETAIL 1</p> <p>A8 -BIFOLD WINDOW DETAIL 2</p> <p>A9 -BIFOLD WINDOW DETAIL 3</p> <p>A10 -ELEVATION AND DETAILS</p> <p>E1 -PROPOSED LIGHTING FIRST PLAN</p> <p>E2 -PROPOSED LIGHTING MEZZANINE PLAN</p> <p>E3 -ELECTRICAL POWER SCHEDULE</p> <p>M1 -MECHANICAL NOTES AND LEGEND</p> <p>M2 -FIRST FLOOR PLAN</p> <p>M3 -MECHANICAL MEZZANINE FLOOR PLAN</p> <p>M4 -OUTSIDE AIR CALCULATION</p> <p>M5 -VENTILATION SCHEDULE</p> <p>P1 -PLUMBING GENERAL NOTES</p> <p>P2 -SANITARY AND DOMESTIC WATER PIPING</p> <p>P3 -PLUMBING DETAILS</p> <p>P4 -PLUMBING DIAGRAM</p> <p>SPRINKLER AND FIRE ALARM NOTE</p> <p>SEPARATE SHOP DRAWINGS WILL BE SUBMITTED WITH A FIRE SPRINKLER AND FIRE ALARM PERMIT APPLICATION TO THE PLANS REVIEW BRANCH OF THE FIRE MARSHAL'S OFFICE</p> <p>CODE DATA</p> <p>-2015 VIRGINIA CONSTRUCTION CODE -2015 INTERNATIONAL BUILDING CODE (WITH ANSI A117.1 - 2009 FOR ACCESSIBILITY) -2015 VIRGINIA ENERGY CONSERVATION CODE -2015 VIRGINIA MECHANICAL CODE -2015 VIRGINIA PLUMBING CODE -2015 VIRGINIA FUEL GAS CODE -2014 NATIONAL ELECTRICAL CODE -2015 IEBC</p> | <p>1./ EXTERIOR ENVELOPE UNCHANGED.</p> <p>2./ INTERIOR PARTITIONS - NEW NON-SMOKING ROOM ON MEZZANINE.</p> <p>3./ CEILING - UNCHANGED.</p> <p>4./ STRUCTURE - UNCHANGED.</p> <p>5./ MECHANICAL - EXISTING HVAC TO REMAIN, INSTALL NEW VENTILATION PER DRAWINGS, (I.E FLEXIBLE DUCT, INSULATION, FITTINGS, TAPE, JACKETS, ETC.) SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 26 AND A SMOKE DEVELOPED RATING NOT TO BE EXCEED 50 IN ACCORDANCE WITH SECTION 6-5 OF NFPA STANDARD No.101.</p> <p>6./ PLUMBING - SWITCH BATHROOMS.</p> <p>7./ ELECTRICAL - NEW LIGHTING PER DRAWINGS</p> <p>8./ FIRE EXTINGUISHERS - PROVIDE ONE UL LABELED PORTABLE FIRE EXTINGUISHERS (MINIMUM RATING 2A:10BC:C) IN ACCORDANCE</p> <p>9./ INTERIOR FINISHES - INTERIOR WALL AND CEILING FINISH SHALL HAVE A MINIMUM CLASS C RATING. ALL FINISHES SHALL BE IN ACCORDANCE WITH SECTION 6-5 OF NFPA STANDARD No. 101, WITH NFPA 10.</p> <p>BUILDING INFORMATION</p> <table border="1"> <tr> <td>EXISTING</td> <td>RESTAURANT</td> </tr> <tr> <td>PROPOSED</td> <td>RESTAURANT - NEW TENANT</td> </tr> <tr> <td>TENANT USE GROUP</td> <td>A-2</td> </tr> <tr> <td>BUILDING USE GROUP (CLASSIFICATION(S))</td> <td>SEPARATED MIXED USE</td> </tr> <tr> <td>BUILDING FLOOR AREA:</td> <td>6,920 SQ. FT.</td> </tr> <tr> <td>CONSTRUCTION TYPE</td> <td>II-A</td> </tr> <tr> <td>NO. OF STORIES IN BUILDING:</td> <td>5</td> </tr> <tr> <td>NO. OF EXIT PROVIDED</td> <td>2</td> </tr> <tr> <td>FIRE PROTECTIVE SIGNALING SYSTEM</td> <td>YES</td> </tr> <tr> <td>FULLY SPRINKLERED</td> <td>YES</td> </tr> <tr> <td>DISTANCE OF EXIT ACCESS TRAVEL</td> <td>50'</td> </tr> <tr> <td>EGRESS WIDTH: CORRIDOR/DOORS</td> <td>42/36</td> </tr> <tr> <td>EXIT LIGHTS</td> <td>YES</td> </tr> <tr> <td>MEANS OF EGRESS LIGHTING</td> <td>YES</td> </tr> <tr> <td>OCCUPANT LOAD</td> <td>MAXIMUM 337 PEOPLE</td> </tr> <p>GENERAL NOTES</p> <ol style="list-style-type: none"> DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS AND / OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD MEASURE CONDITIONS PRIOR TO BE CORRECTED AT HIS EXPENSE. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE UNLESS NOTED OTHERWISE. ALL OTHER NEW AND EXISTING PARTITIONS WILL BE PAINTED WITH TWO COATS OF FLAT LATEX WALL PAINT. PROVIDE TWO COATS OF LATEX SEMI-GLOSS PAINT ON NEW DOORS. ALL WARRANTIES, GUARANTEES AND MANUFACTURES INSTRUCTION'S ON EQUIPMENTS AND MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE GIVEN TO THE OWNER. PERFORM ALL WORK IN CONFORMANCE TO ALL APPLICABLE CODES, CODES AND REGULATIONS OF LOCAL AUTHORITIES. </table> | EXISTING | RESTAURANT | PROPOSED | RESTAURANT - NEW TENANT | TENANT USE GROUP | A-2 | BUILDING USE GROUP (CLASSIFICATION(S)) | SEPARATED MIXED USE | BUILDING FLOOR AREA: | 6,920 SQ. FT. | CONSTRUCTION TYPE | II-A | NO. OF STORIES IN BUILDING: | 5 | NO. OF EXIT PROVIDED | 2 | FIRE PROTECTIVE SIGNALING SYSTEM | YES | FULLY SPRINKLERED | YES | DISTANCE OF EXIT ACCESS TRAVEL | 50' | EGRESS WIDTH: CORRIDOR/DOORS | 42/36 | EXIT LIGHTS | YES | MEANS OF EGRESS LIGHTING | YES | OCCUPANT LOAD | MAXIMUM 337 PEOPLE | <p>1. Tenant to provide signed and sealed permit approved plans to Landlord prior to construction.</p> <p>2. Tenant GC may not commence with construction until Tenant GC has had a pre-construction meeting with Landlord representative.</p> <p>3. Tenant and Tenant Contractor is required to perform a site survey and to document all existing conditions prior to commencing with construction.</p> <p>4. Tenant accepts the space in "AS-IS" condition, unless otherwise specified in the Lease Agreement.</p> <p>5. Tenant GC will be required to use Landlord's fire alarm vendor for the reprogramming of the system.</p> <p>6. Tenant GC will be required to use Landlord's sprinkler vendor for all modifications to the system.</p> <p>7. Tenant GC will be required to use Landlord's roof vendor for all modifications to the system.</p> <p>8. Tenant is not to connect fire alarm directly to Main FA panel, must provide separate signal panel unless required by local jurisdiction.</p> <p>9. Tenant to provide sprinkler shop drawings to Landlord prior to commencing any sprinkler work.</p> <p>10. Tenant GC is required to provide 72 hours' notice to Landlord representative for any utility shutdown or tie in.</p> <p>11. Tenant GC must follow Landlord's Hot Work precautionary procedures. All work generating sparks and heat is subject to hot work procedures. GC is encouraged to use mechanical connections to avoid soldering and welding.</p> <p>12. Tenant GC may be required to dye test all plumbing tie-ins.</p> <p>13. Tenant shall provide access panels (24"x24" min.) in hard ceiling to access Landlord utilities above, as required. This shall be coordinate with Landlord.</p> <p>14. Coring and Penetrations In Elevated Slabs:</p> <ol style="list-style-type: none"> Tenant shall submit a core drilling plan that indicates location and size of each core as well as penetrations @elevated slabs. Tenant is required to retain Landlord's structural engineer to review plan and scans of slab. Core drills are not permitted over Landlord Electrical and Telephone closets. Tenant shall use Ground Penetrating Radar (GPR) and provide results to Landlord for approval. Once approved work may commence. Any cutting of rebar must be approved in writing by Landlord's structural engineer at Tenant's cost. Tenant GC is required to provide 72 hours written notice to Landlord prior to any core drilling commencing. Tenant and Tenant GC are required to field verify existing conditions prior to core drilling. Tenant will not be permitted to relocate any under slab utilities, light fixtures, devices, etc. in order to accommodate their core drill. When core drilling, someone must be present in the garage at all times. All work areas must be taped and capped indicating that this is a work area. Tenant GC is liable for any and all damage done to the garage and other property within the garage during work. Work area within the garage must be kept clean during this process. At the end of the day the Tenant GC shall clean the work area and power wash the work area if required. Work area is not permitted to be coned and taped off overnight. All cores must be disposed of properly All tenant fixtures (electrical or plumbing) shall be labeled properly. All penetrations shall be sleeved, piped, and made waterproof. Landlord may require Tenant GC to perform a water test to ensure core drills are waterproof. Tenant is not permitted to install speakers to the underside of ceiling without first submitting sound attenuation methods and/or report. Tenant shall provide insulation for sound, noise and vibration control to adjacent tenant and residential units above. Waterproofing of concrete slab is required in all wet areas (restrooms, entire kitchen area, bar areas, wait stations, etc.). Waterproofing membrane shall extend minimum 4' up wall. Tenant to install at least one floor drain in each wet area or more if required by code. Tenant is required to repair and or replace any damage to a 'like-new' condition. Tenant is required to replace/repair Landlord's fire protection that has been removed or damaged to the required thickness. Tenant shall suspend all hangers to the building structure only. To be approved by Landlord prior to installation. Any signage shown on Construction Documents is for design only. Tenant is required to submit shop drawings for formal review and approval to Landlord. Provide PDF 11x17 finish board. |
| EXISTING | RESTAURANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROPOSED | RESTAURANT - NEW TENANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TENANT USE GROUP | A-2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING USE GROUP (CLASSIFICATION(S)) | SEPARATED MIXED USE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING FLOOR AREA: | 6,920 SQ. FT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONSTRUCTION TYPE | II-A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO. OF STORIES IN BUILDING: | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO. OF EXIT PROVIDED | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIRE PROTECTIVE SIGNALING SYSTEM | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FULLY SPRINKLERED | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DISTANCE OF EXIT ACCESS TRAVEL | 50' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EGRESS WIDTH: CORRIDOR/DOORS | 42/36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXIT LIGHTS | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MEANS OF EGRESS LIGHTING | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OCCUPANT LOAD | MAXIMUM 337 PEOPLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

NIGHTBIRD RESTAURANT & LOUNGE
2910 COLUMBIA PIKE ARLINGTON VA 22204

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| DRAWN BY | |
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| DESIGNED BY | |
| CHECKED BY | |
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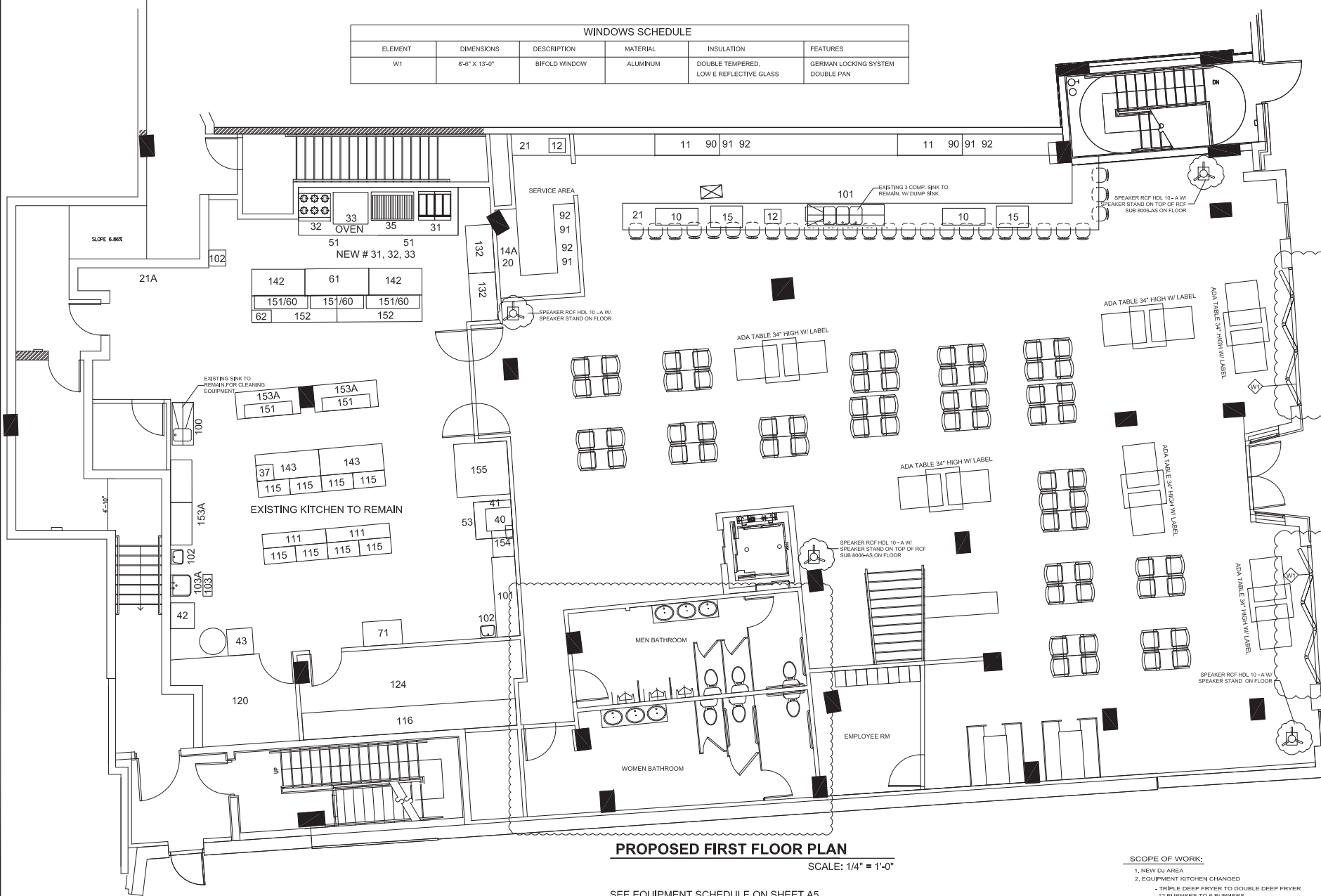
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| WINDOWS SCHEDULE | | | | | |
|------------------|----------------|---------------|----------|---|----------------------------------|
| ELEMENT | DIMENSIONS | DESCRIPTION | MATERIAL | INSULATION | FEATURES |
| W1 | 8'-6" X 13'-0" | BIFOLD WINDOW | ALUMINUM | DOUBLE TEMPERED, LOW E REFLECTIVE GLASS | GERMAN LOCKING SYSTEM DOUBLE PAN |



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

SEE EQUIPMENT SCHEDULE ON SHEET A5

- SCOPE OF WORK:**
1. NEW DJ AREA
 2. EQUIPMENT KITCHEN CHANGED
 - TRIPLE DEEP FRYER TO DOUBLE DEEP FRYER
 - 12 BURNERS TO 6 BURNERS
 - ADDING CONVECTION OVEN

NIGHTBIRD RESTAURANT & LOUNGE
2910 COLUMBIA PIKE ARLINGTON VA 22204

| | |
|-------------|------------|
| DRAWN BY | OCOPATHEN |
| DESIGNED BY | J.F. |
| CHECKED BY | J.F. |
| DATE | 12-23-2022 |
| SCALE | AS NOTED |

A2

REVISION
REVISION
REVISION



ARCHITECT/ ENGINEER STAMP