

CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

DATE OF APPLICATION: 10-11-2024
NAME OF APPLICANT OR AGENT: Villagio Hospitality Group I/C of Trattoria Villagio
ADDRESS: 9501 Discovery Blvd., Suite 100, Manassas, VA 20109
TELEPHONE: 703-930-1580 Email m.silva@VillagioGroup.com
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
NUMBER: 7145 Main Street
GENERAL DESCRIPTION OF PROPOSAL:
Installation of new kitchen hood w/ new external fire resistant/insulated duct, roof mounted exhaust
and code required service access/platform; plans attached as reference.

ATTACHMENTS:

- ☒ APPLICATION FEE*
☒ Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH
PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE
THE ARB WILL REVIEW AN APPLICATION

[Signature]
SIGNATURE OF APPLICANT OR AGENT

10-11-2024
DATE

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☐ No If yes, please obtain the
approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE)

DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES

NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: [Signature]
CHAIRMAN, ARB

11/21/24
DATE

ARB MEMBERS' INITIALS: PTP (yes), my (yes), DRN (yes)
CONDITIONS:

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S
REASON:

*Application fee:

Sign/Fence: \$10.00; if after installation: \$50.00

✓ Addition/remodeling project up to 200 SF: \$100.00

Addition/remodeling project exceeding 200 SF \$250.00

New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other
costs set forth in Virginia State Code Section 15.2-2286.

C4# 18202

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FAIRFAX COUNTY CODE - BUILDING CODES:

Fairfax County is required to enforce the Virginia Uniform Statewide Building Code (USBC) and the Statewide Fire Prevention Code (SFPC). Both codes are administered by the Virginia Department of Housing and Community Development and reference the 2018 International Codes as published by the International Code Council.

Statewide Codes

- 2018 Virginia Construction Code (IBC) | USBC, Part I
- 2018 Virginia Existing Building Code (IEBC)
- 2018 Virginia Energy Conservation Code (IECC)
- 2018 Virginia Mechanical Code (IMC)
- 2018 Virginia Plumbing Code (IPC)
- 2018 Virginia Fuel Gas Code (IFGC)
- 2017 National Electrical Code | www.nfpa.org
- 2018 Virginia Maintenance Code (IPMC)
- 2018 Virginia Building and Fire Code Related Regulations
- 2021 Virginia Statewide Fire Prevention Code (IFC)
- 2009 ICC/ANSI 117.1 for Accessibility Standards
- County publications

County Code

- Chapter 61, Building Provision
- Chapter 65, Plumbing and Gas Provisions
- Chapter 67.1, Sanitary Sewers and Sewage Disposal
- Chapter 71, Expedited Building Plan Review
- Chapter 109.1, Solid Waste Management
- Chapter 112, Zoning Ordinance
- Appendix Q, Land Development Services Fee Schedule

OCCUPANCY (Section 303)
Building Occupancy - Mixed Use (A-2/B/M)
Tenant Occupancy - A-2
Construction Type VB

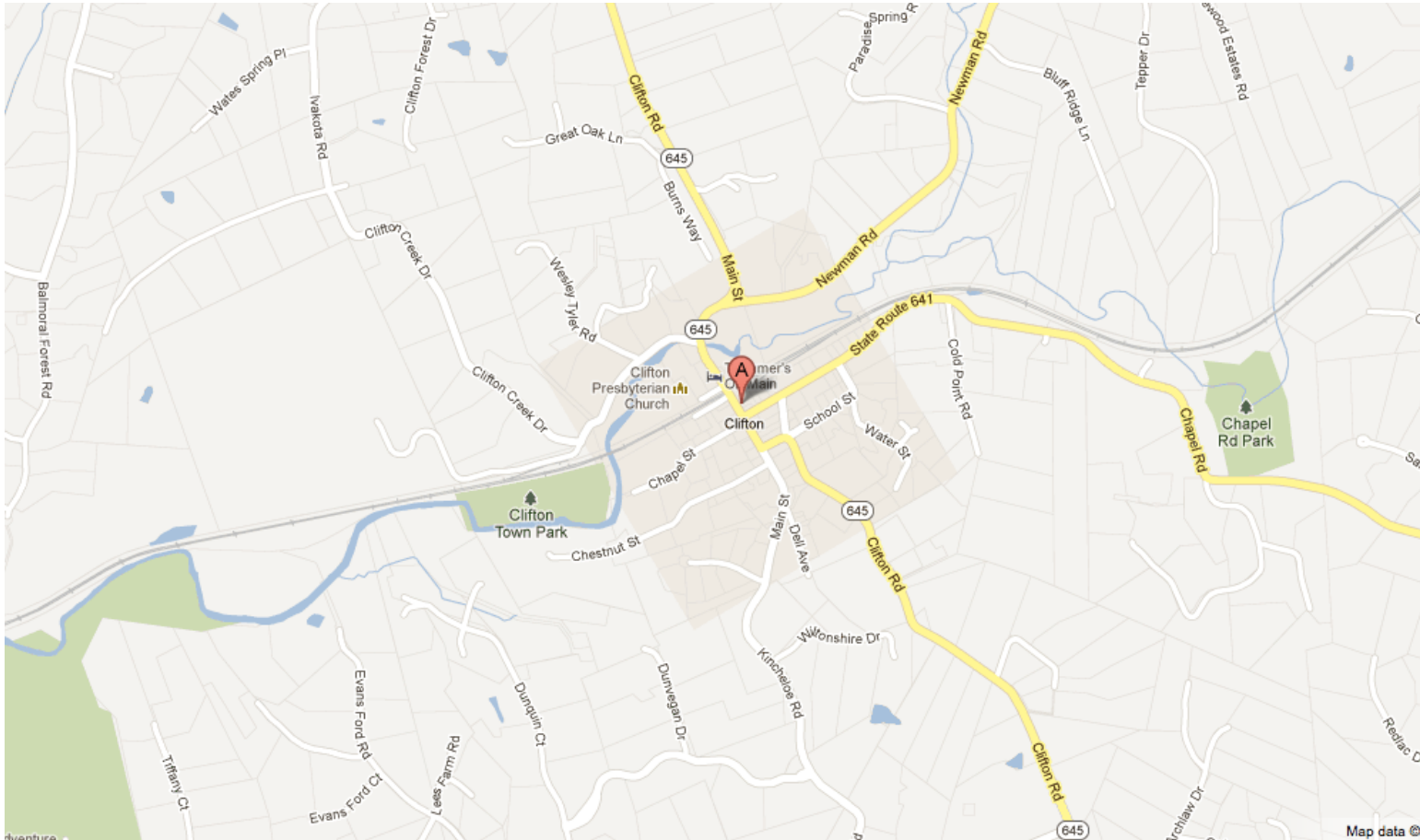
Building Square Footage Information			
Villagio -	Exist Restaurant	3,126.54 SF	
	Exist/Pizza Market	463.67 SF	
	New Service Corridor & Walk-In Freezer	229.32 SF	

OCCUPANCY AND USE CLASSIFICATIONS REMAIN UNCHANGED, A-2, FROM CURRENT EXISTING CLASSIFICATION

Rest of First Floor -	Mercantile/B	681.73 SF	
Total First Floor		4,501.26 SF	
Second Floor -	Seating/Merc Storage/Mech	2,451.97 SF 560.03 SF	
Total Second Floor		3012.00 SF	

SITE MAP

N.T.S.



SYMBOLS LEGEND:

BEDROOM	ROOM NAME / NUMBER	REVISION NUMBER	EXISTING PARTITION TO REMAIN
	CENTER LINE		CHANGE IN FLOOR FINISH
	SPOT ELEVATION		EQUIPMENT SYMBOL
	DETAIL INFORMATION		ALIGN (ALIGN THE SURFACES INDICATED)
	SECTION INFORMATION		DOOR SYMBOL
	INTERIOR ELEVATION		WINDOW SYMBOL
	KEY NOTE		
			EXISTING PARTITION TO REMAIN
			EXISTING PARTITION TO BE DEMOLISHED
			NEW PARTITION
			EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
			EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED. NOTE: SEE GENERAL NOTES FOR FURTHER INFO.
			NEW DOOR
			EXISTING FIXTURES, MILLWORK TO BE REMOVED.
			DUPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
			QUADRUPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
			DATA RECEPTACLE
			TELEPHONE RECEPTACLE

Villagio of Clifton

Kitchen renovation/service corridor

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- A001 - ENLARGED NEW PLAN 1ST FLOOR
- A002 - ROOF PLAN
- A003 - ELEVATION
- A004 - SECTION NEW PLATFORMS/ATTIC

STRUCTURAL

- S000 - STRUCTURAL GENERAL NOTES
- S001 - STRUCTURAL FOUNDATION PLAN AND SECTION
- S002 - STRUCTURAL ROOF FRAMING
- S003 - STRUCTURAL SECTION ROOF BRACING

SCOPE OF WORK

The Project is a renovation of the existing restaurant in Clifton, VA, including the various projects below.

- 1) Remove/Replace Equipment in the existing Restaurant Kitchen.
- 2) Replace the existing Exhaust Hood and renovate the Exhaust system and add new Make-Up air Unit at the rear. New roof platform and ladder added to service the New Exhaust Fans located on the roof. New Insulated/Fire resistant exhaust ducts to be installed on the exterior of the building to the fans located on the existing roof.
- 3) A new service corridor is added to the rear of the dining room to support the new Make-Up air unit on the roof and create better for staff.
- 4) Remove existing exterior bar to house new Walk-in Freezer
- 5) Replace all existing equipment at the Main Bar.

NOTE: Site Plan and Zoning are governed by the Town of Clifton and was approved as presented by Clifton ARB (Architectural Review Board and CPC (Clifton Planning Commission) and Clifton Town Council, along with conforming to the Code of Town of Clifton 2000

PLUMBING

- P-000 COVERSHEET
- PD-100 1ST FLOOR PLAN - DEMOLITION
- P-100 1ST FLOOR PLAN – NEW WORK GRAVITY
- P-200 1ST FLOOR PLAN – NEW WORK PRESSURE
- P-500 DETAILS AND RISERS – PLUMBING

MECHANICAL

- M-000 COVERSHEET
- MD-100 1ST FLOOR PLAN – DEMOLITION
- MD-101 ROOF PLAN - DEMOLITION
- M-100 1ST FLOOR PLAN – NEW WORK
- M-101 ROOF PLAN – NEW WORK
- M-500 SCHEDULES – MECHANICAL

ELECTRICAL

- E-000 COVERSHEET
- E-001 SPECIFICATIONS
- ED-100 1ST FLOOR PLAN – DEMOLITION
- ED-101 ROOF PLAN - DEMOLITION
- EL-100 1ST FLOOR PLAN – NEW WORK LIGHTING
- EP-100 1ST FLOOR PLAN – NEW WORK POWER
- EP-101 ROOF PLAN – NEW WORK POWER
- E-500 RISER AND SCHEDULES – ELECTRICAL

CAPTIVE AIRE DRAWINGS

- Sheet1 - Hood Specs and Details
- Sheet2 - Hood Plan and Sections
- Sheet3 - Fire System Cabinet Specs
- Sheet4 - Fire System Plan and Specs
- Sheet5 - Exhaust Fan Schedules
- Sheet6 - Exhaust Fan Drawings
- Sheet7 - Make-up air unit drawings
- Sheet8 - Specs, diagrams and Schedules
- Sheet9 - Specs, diagrams and Schedules

FOOD SERVICE DRAWINGS

- FS-0.1 - Food Service General Notes
- FS-1.0 - Food Service Equipment Schedules
- FS-2.0 - Food Service Equipment Plan
- FS-3.0 - Special Conditions Plan
- FS-4.0 - Vent/Refrig Rough-Ins
- FS-5.0 - Mech/Plumb P.O.C.
- FS-6.0 - Electrical Rough-Ins
- FS-7.0 - Elevations
- FS-8.0 - Vendor Walk-In Drawings

Williams design group

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7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net



Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

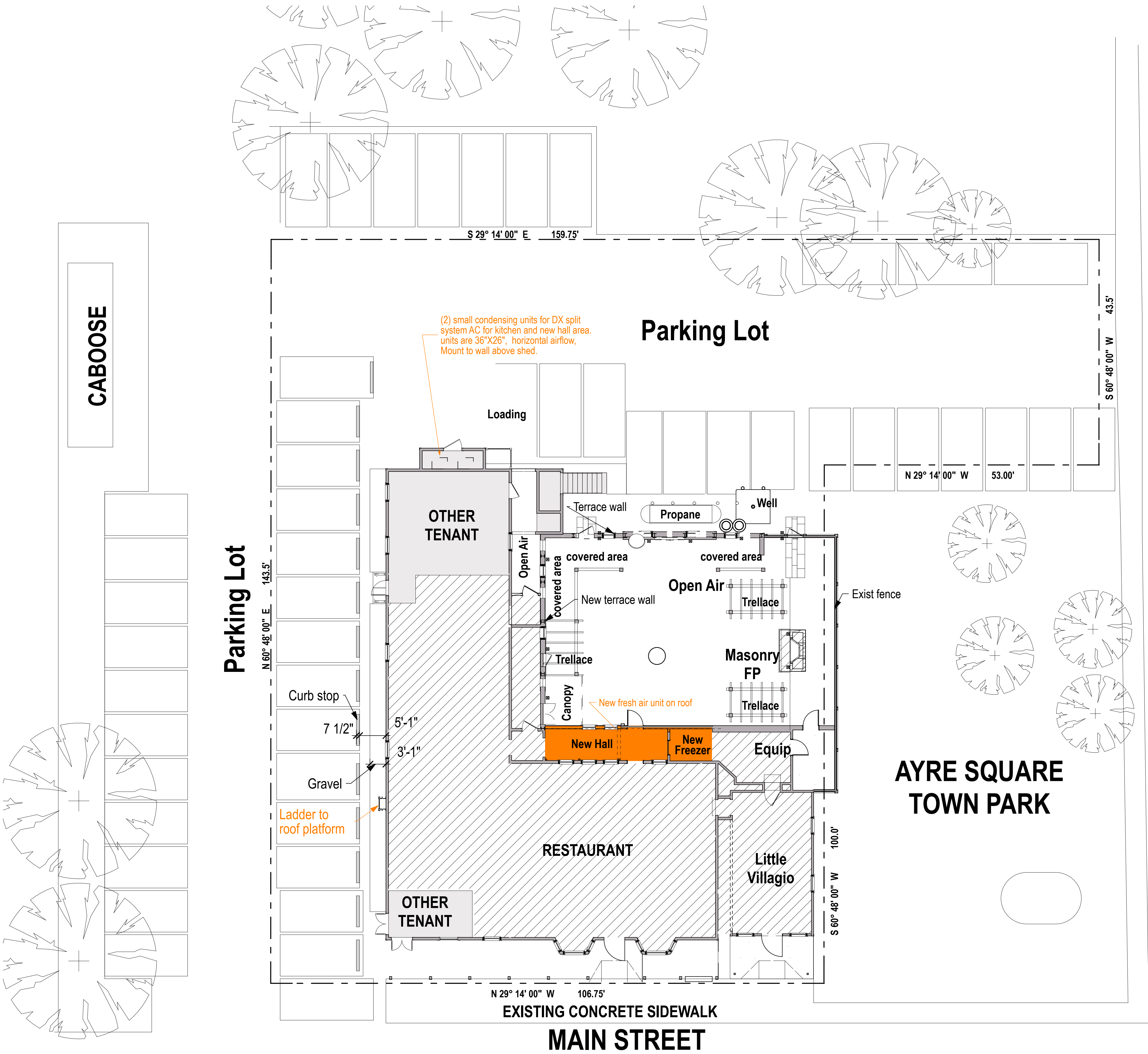
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Cover Sheet 2024

Drawing Issue
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11-06-24

Date: 11-06-24	Sheet
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0001

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Site Plan
SCALE: 1" = 10'



Villagio of Clifton

7145 Main St

Clifton, VA 20124

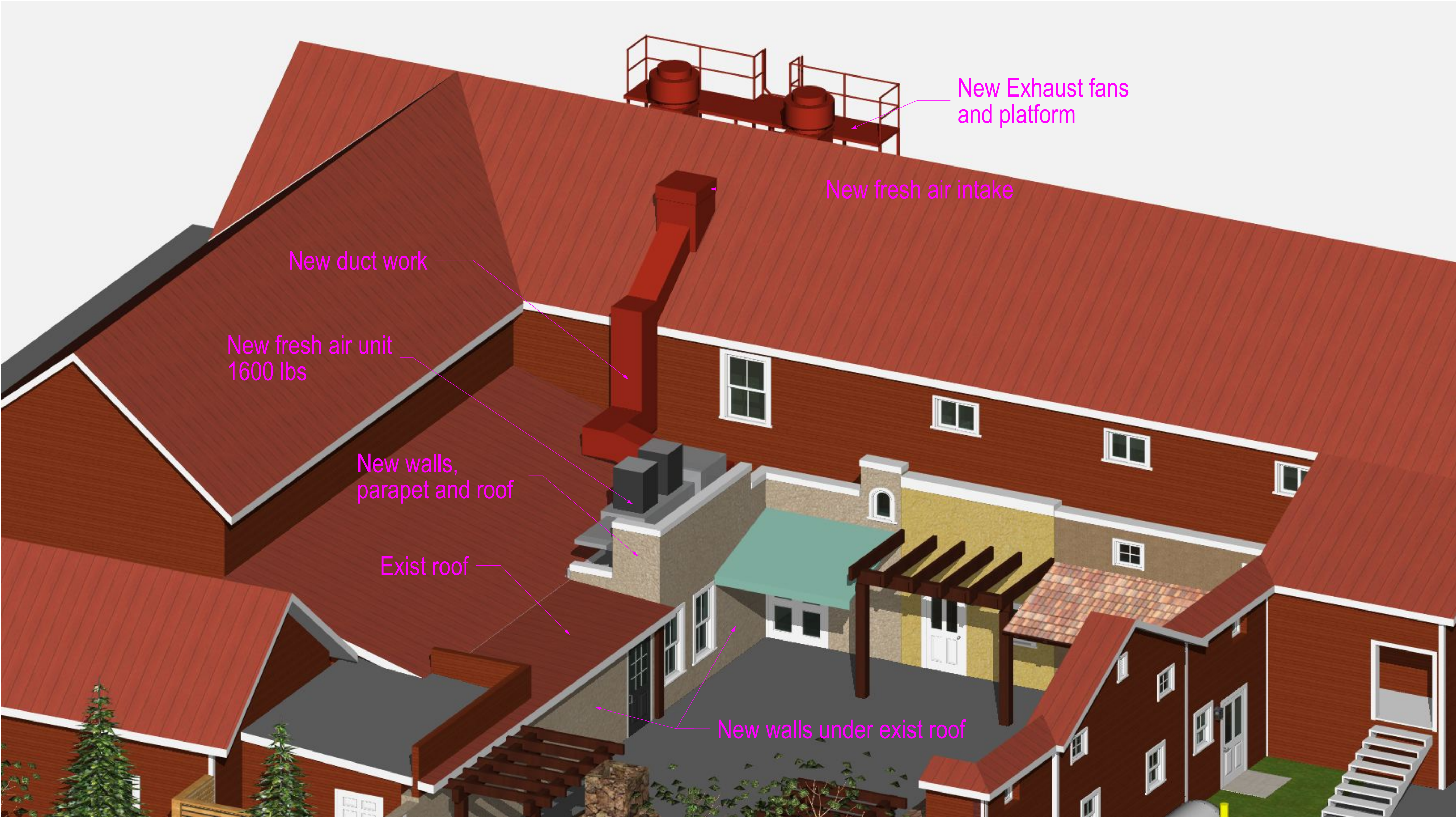
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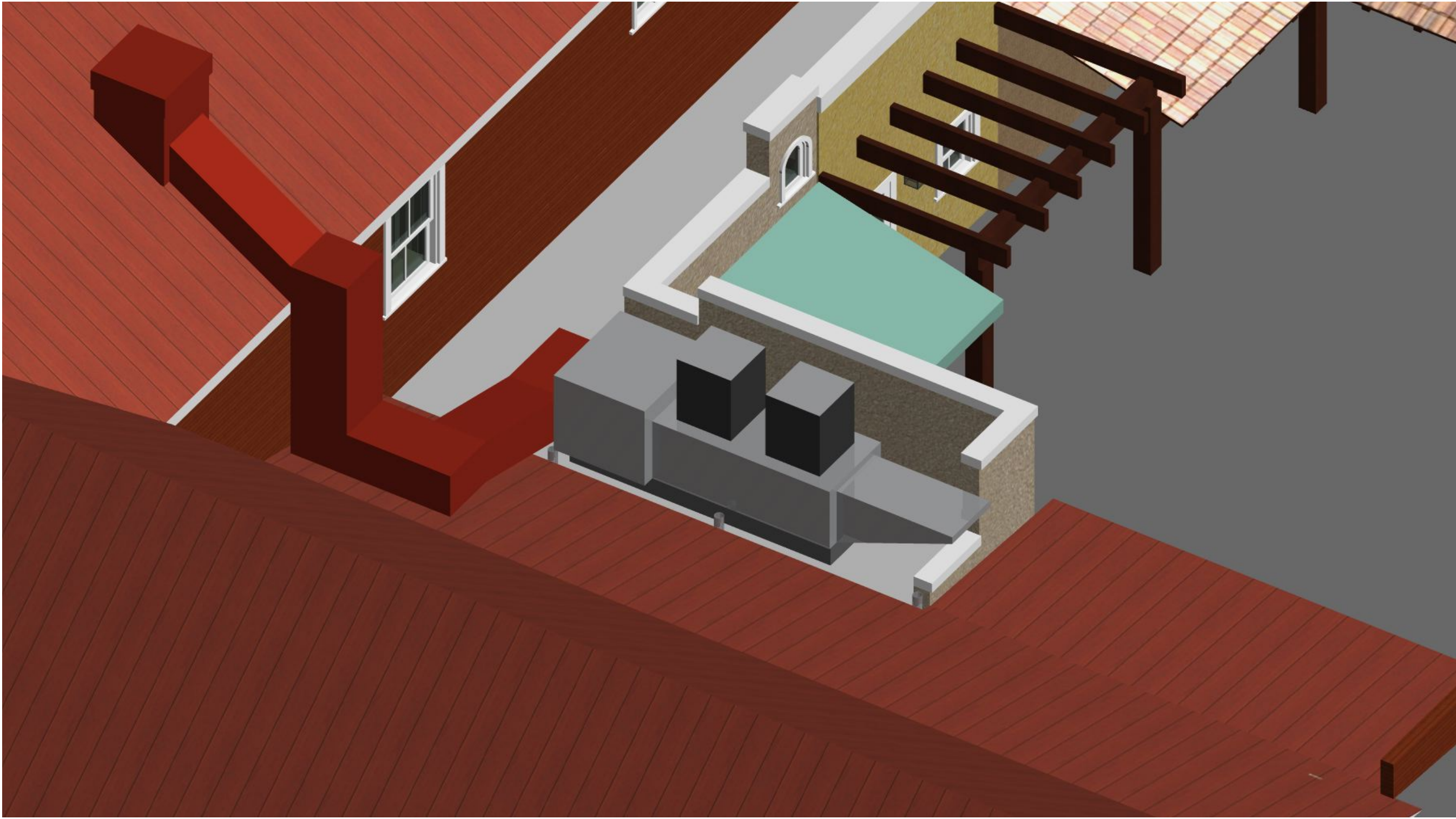
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Project No.:	5 of 34

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+3D Iso3e
SCALE: 1:0.41



3D Iso1a Option3e
SCALE: 1:0.64



Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
3D Views Opt 3

Drawing Issue
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3D Iso2 Option3e
SCALE: 1:0.41



Villagio of Clifton
7145 Main St
Clifton, VA 20124

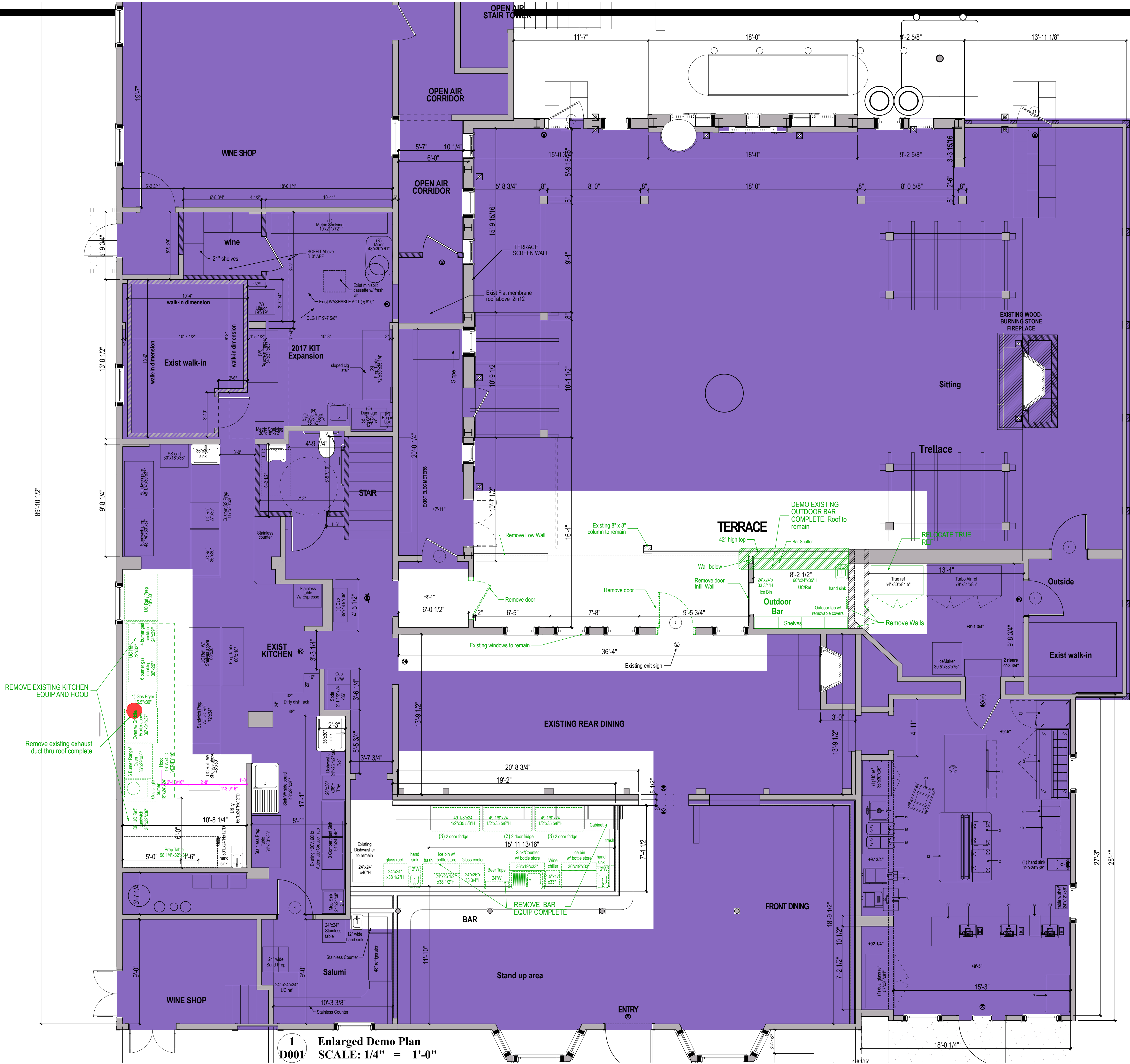
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1
D001 Enlarged Demo Plan
SCALE: 1/4" = 1'-0"



10-01-2024

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

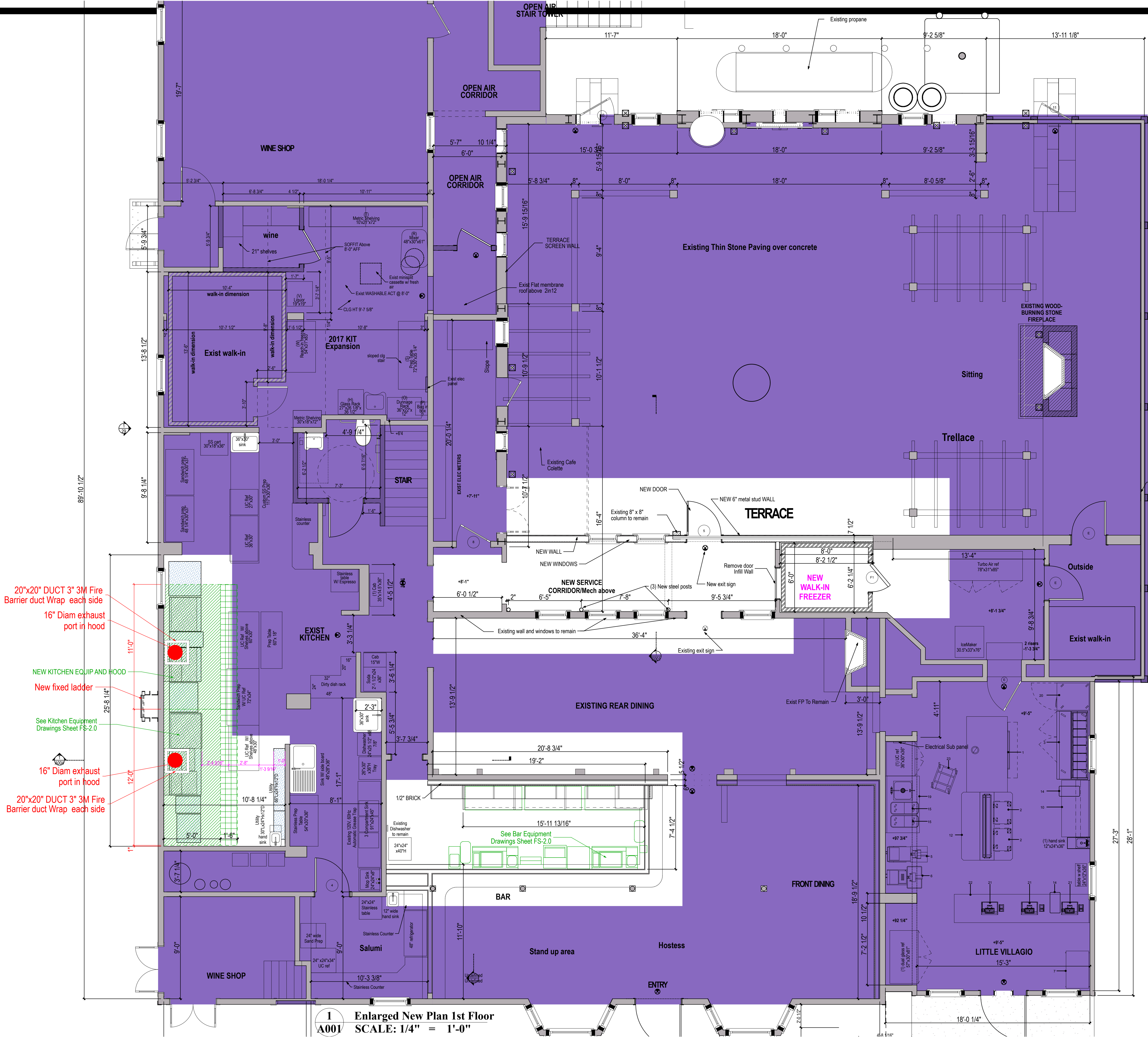
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Drawing Issue
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Project No.:		8 of 34

D001

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Villagio of Clifton
7145 Main St
Clifton, VA 20124

NOTE: All wall and ceiling finish materials for corridors to be Class A flame spread and smoke index rating per IBC 2009 Chapter 8 and table 803.9.

All wall and ceiling finish materials for rooms and enclosed spaces to be Class C flame spread and smoke index rating per IBC 2009 Chapter 8 and table 803.9.

All floor finish materials to comply with section 804 of IBC 2018

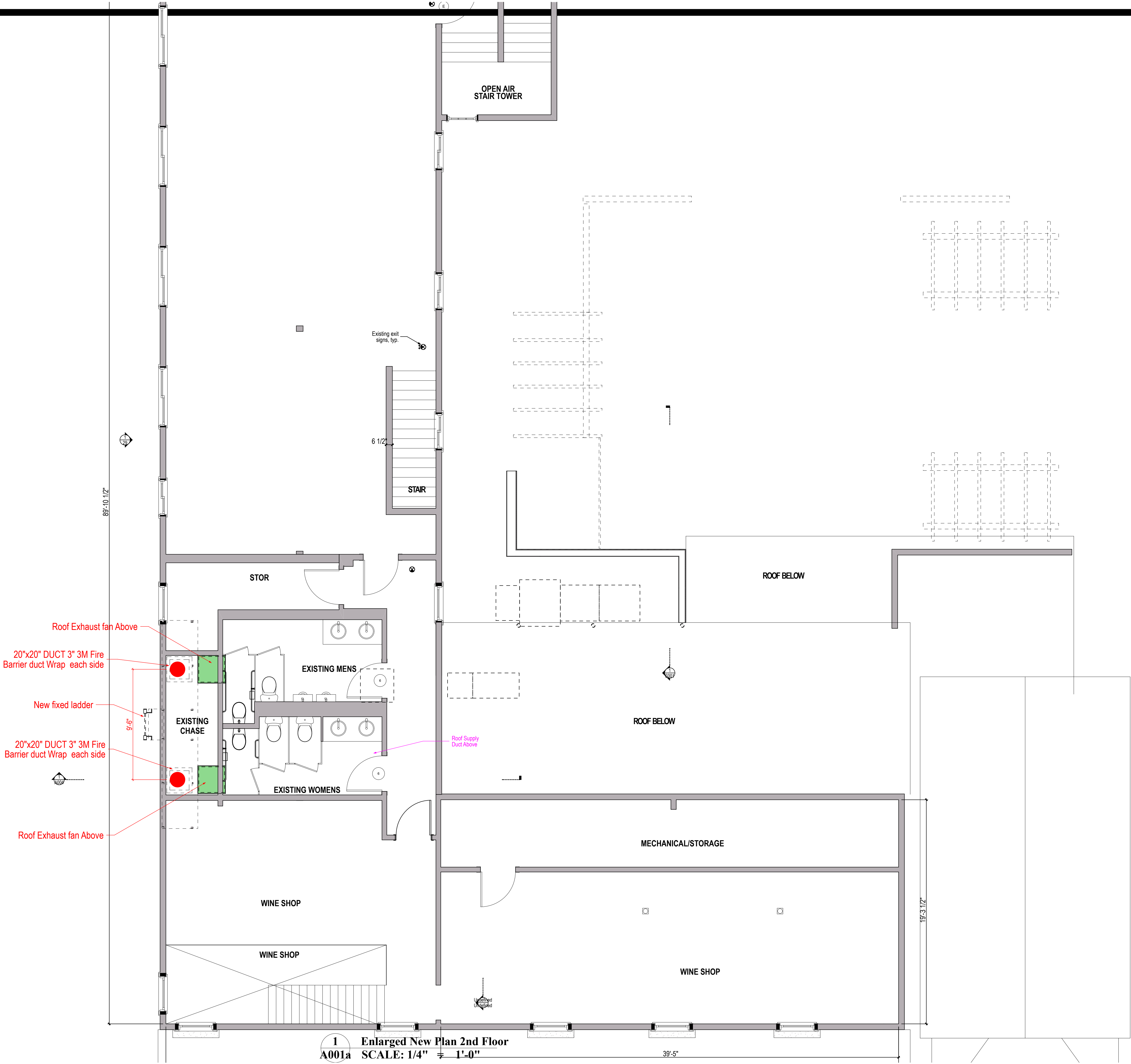
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Project No.:	A001

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1
A001a
Enlarged New Plan 2nd Floor
SCALE: 1/4" = 1'-0"



Village of Clifton

7145 Main St
Clifton, VA 20124

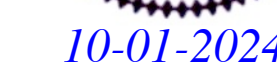
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Enlarged New Plan 2nd Floor

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A001a



7145 Main St

Clifton, VA 20124

[illegible]

Drawing Title:

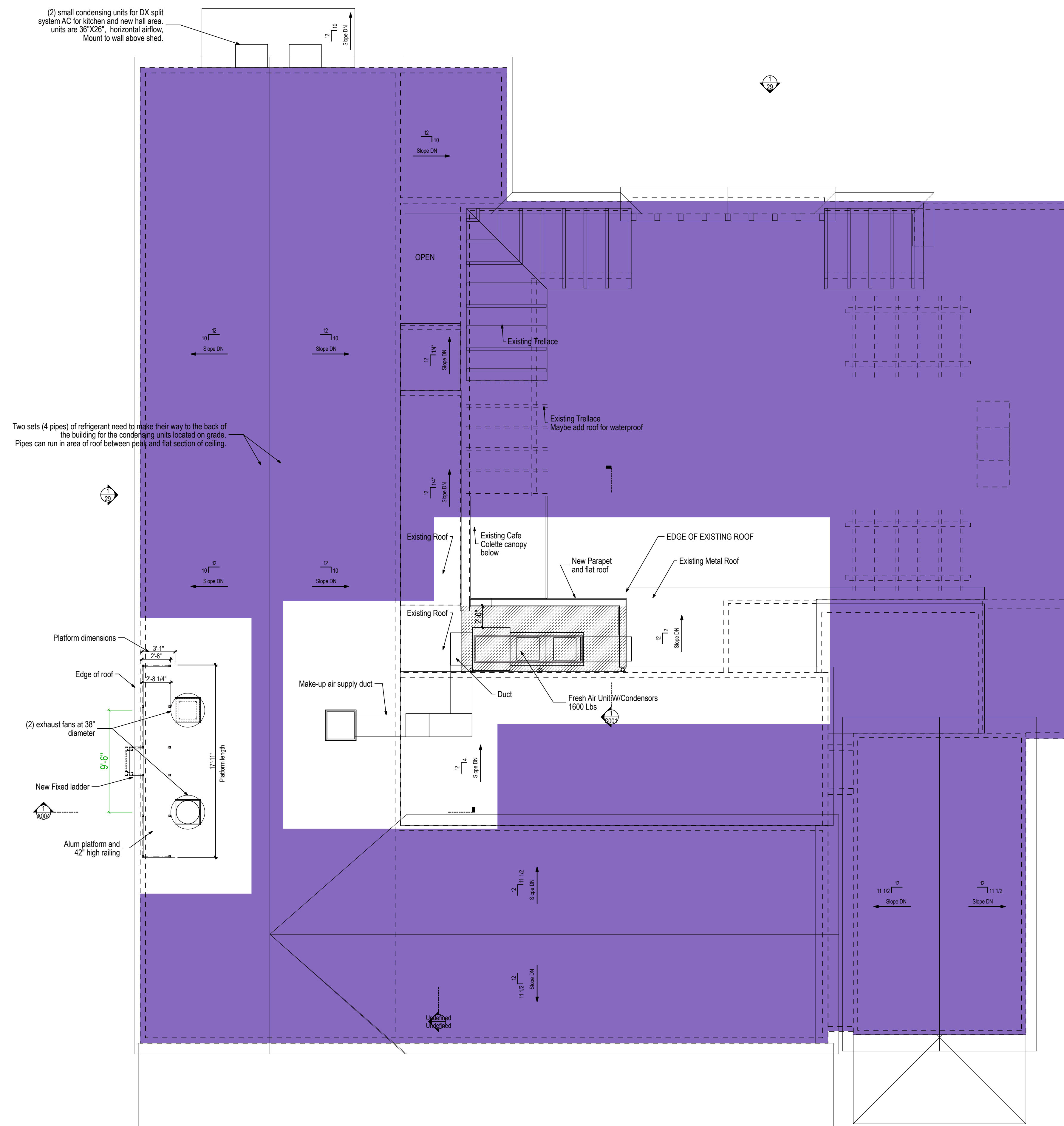
Roof Plan

Drawing Issue

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Project No.:		

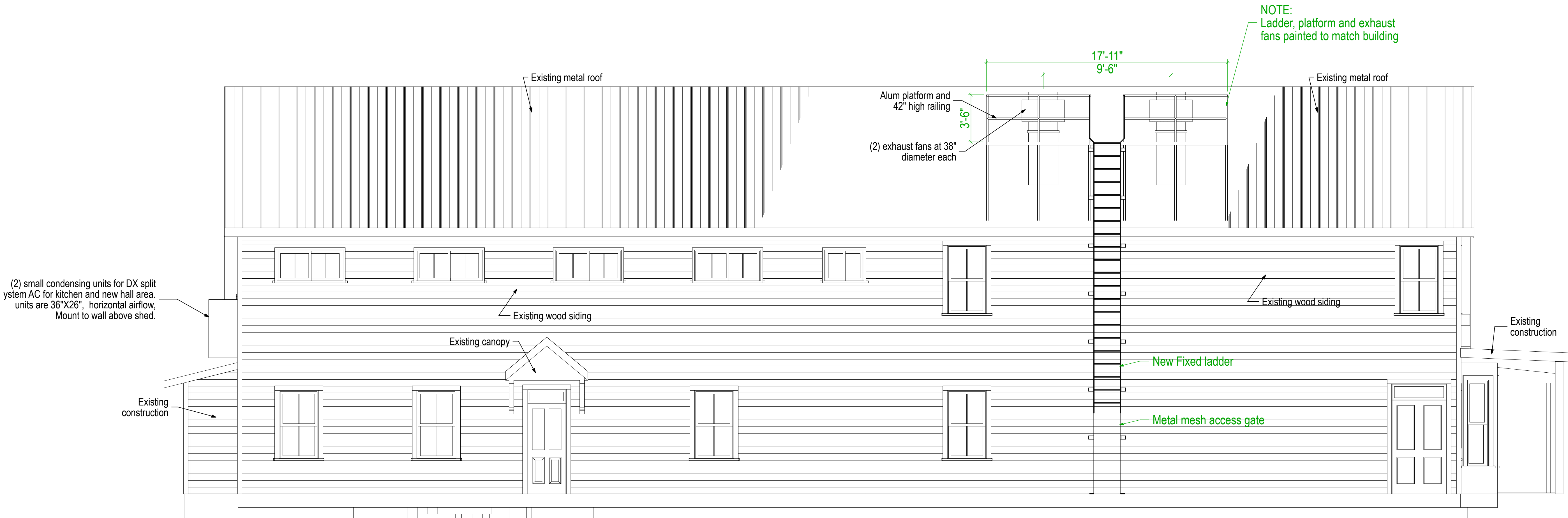
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Not In Scope

1
A002 **Roof Plan**
SCALE: 3/16" = 1'-0"

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1
A003 **Left Elevation**
SCALE: 1/4" = 1'-0"



Villagio of Clifton
7145 Main St
Clifton, VA 20124

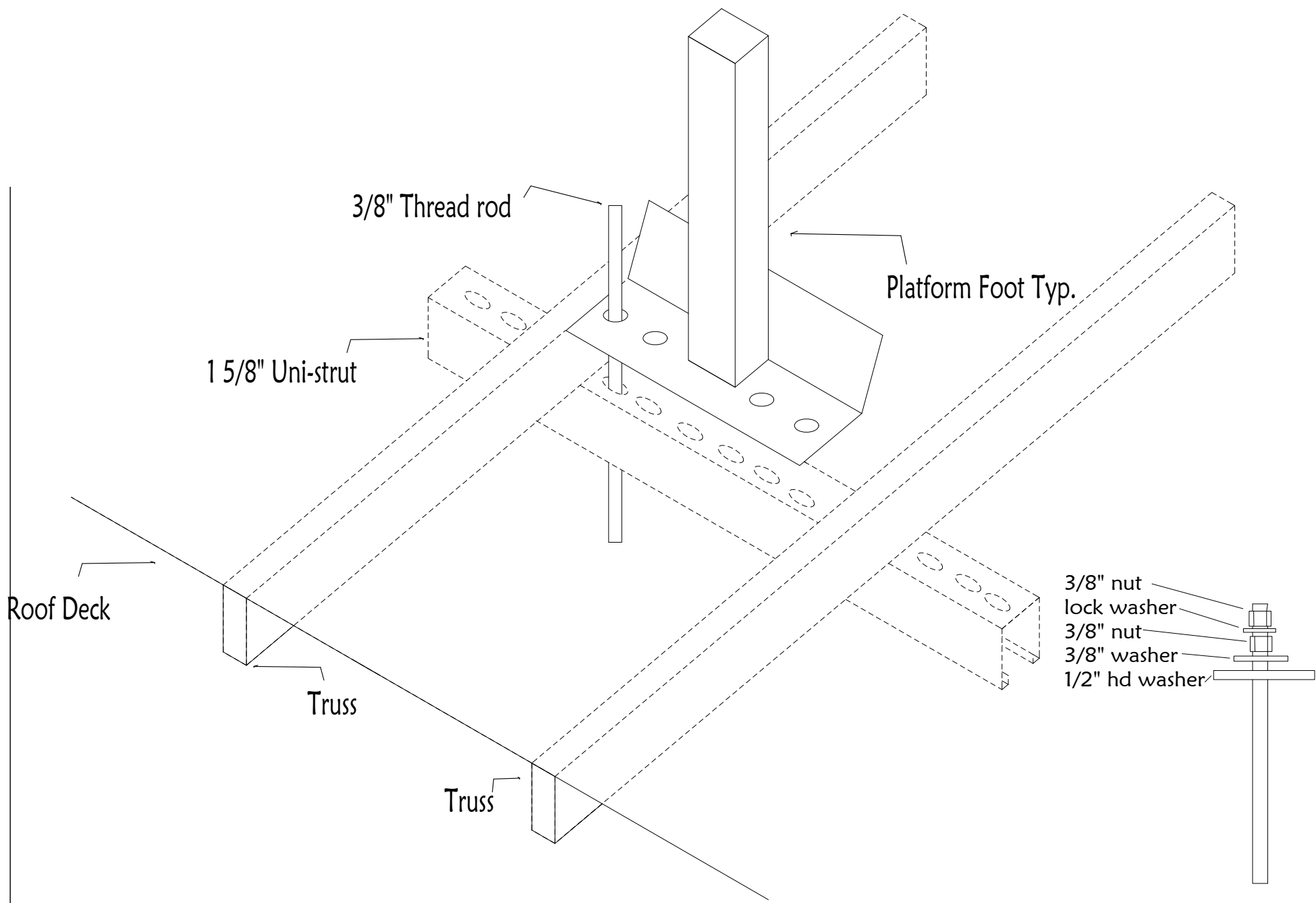
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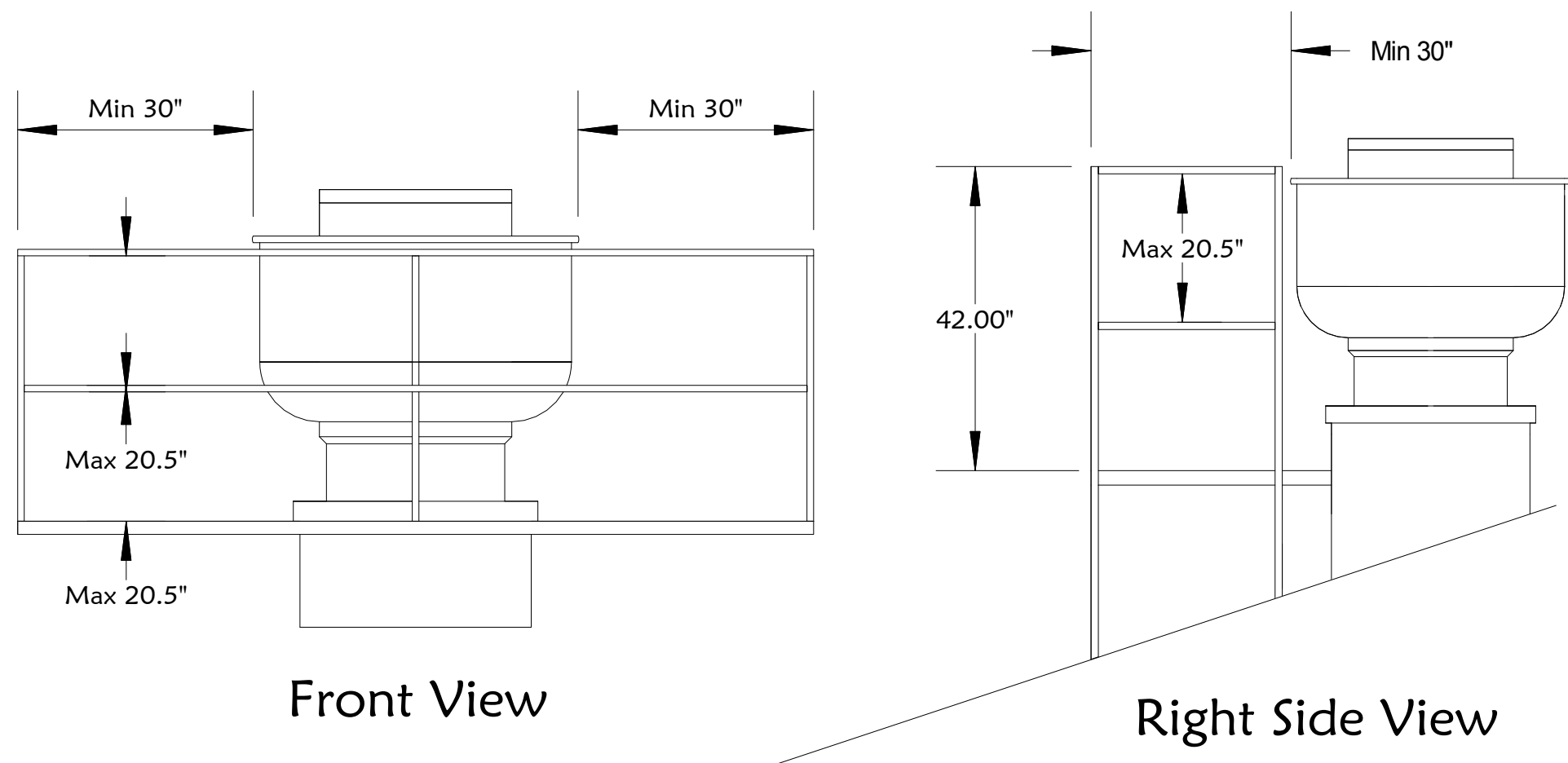
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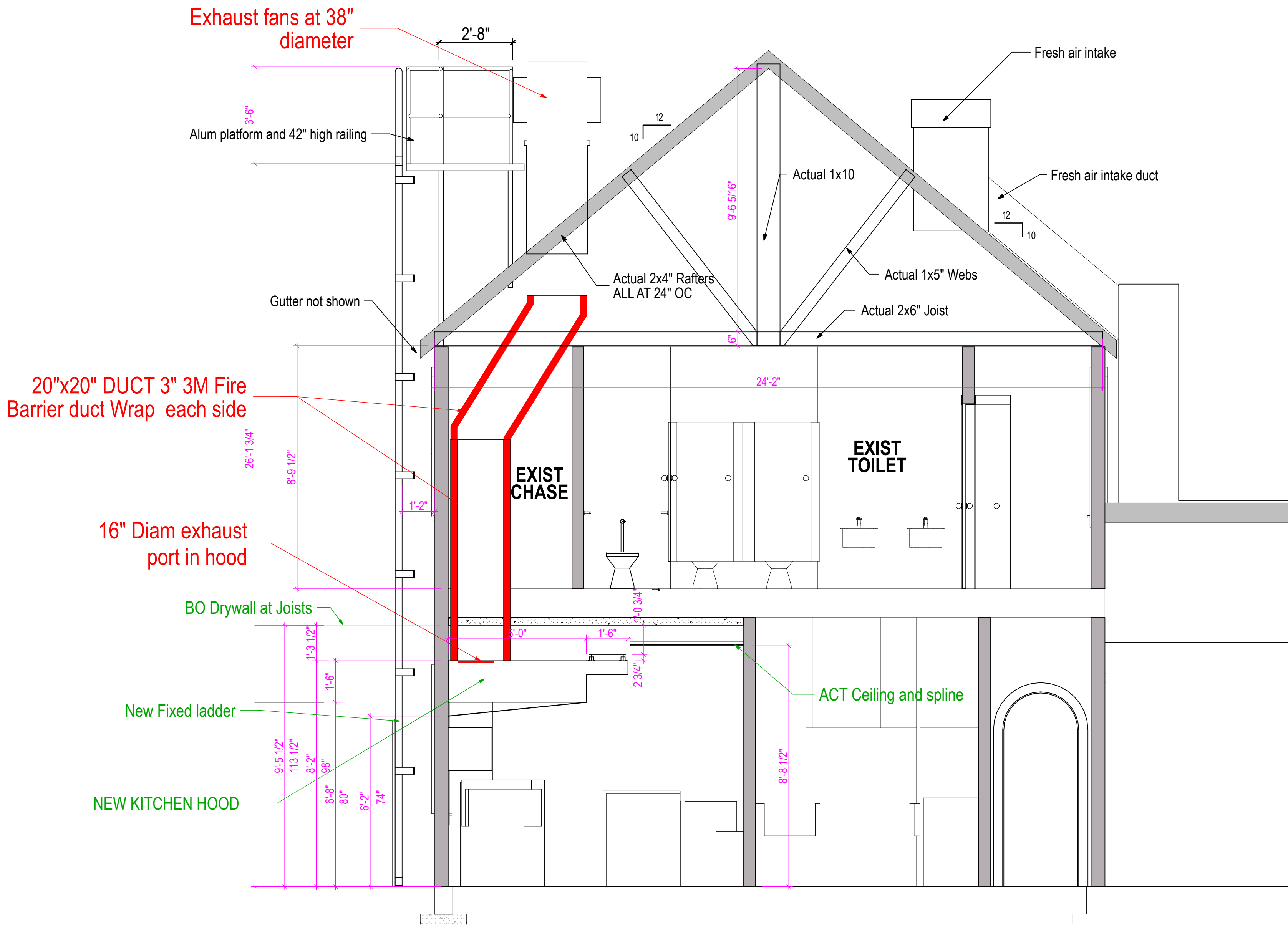
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2 Platform Mounting
A004 SCALE: 1' = 1'-0"



3 Platform Section
A004 SCALE: 1' = 1'-0"



1 Section New 1
A004 SCALE: 3/8" = 1'-0"



Villagio of Clifton

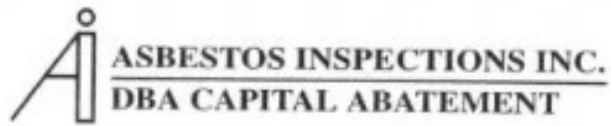
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Section NEW
PLATFORMS/ATTIC

Drawing Issue:
ARB REVIEW SET
11-06-24

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Chd:		
Project No.:		



ASBESTOS SAMPLE ANALYSIS REPORT

Location:

**7145 Main Clifton VA
20145**

Prepared By:

**ASBESTOS INSPECTION,
INC D/B/A CAPITAL
ABATEMENT P.O. Box 1962
Annandale, VA 22003**

703-655-0879

**FEDERAL TAX ID NO.
54-1487621**

capitalabatement@verizon.net

Analysis

In accordance with the Environmental Protection Agency (EPA) & National Emission Standards for Hazardous Air Pollutants (NESHAP) compliance monitoring (40 CFR), an accredited inspector at Capital Abatement performed an inspection survey in coordination with building owner/facility manager at **7145 Main Clifton VA 20145** for Client due to scheduled demolition/renovations.

Capital Abatement ensures that all samples of presumed asbestos containing material (PACM) taken by the inspector are sent to an accredited laboratory under the National Institute of Standards and Technology's (NIST) National Voluntary Laboratory Program (NVLAP) as recommended by the EPA under 40 CFR Pt. 763, Subpt. E App. C & E.

In the last page, you will find a quick summary of the lab report.

Samples were taken of suspicious material but no asbestos present.



EMSL Analytical, Inc.

10752 & 10768 Baltimore Avenue Beltsville, MD 20705

Tel/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com/beltsvillelab@emsl.com>

EMSL Order: 192409010

Customer ID: ASIN51

Customer PO:

Project ID:

Attention: Maria Sanchez
Asbestos Inspection, Inc.
PO Box 1962
Annandale, VA 22003

Phone: (703) 655-0879

Fax: (301) 949-8360

Received Date: 10/04/2024 10:19 AM

Analysis Date: 10/07/2024

Collected Date: 10/03/2024

Project: 7145 MAIN ST

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
# 1 192409010-0001	EXTERIOR STUCCO	Beige Fibrous Homogeneous	4% Glass	45% Quartz 50% Ca Carbonate 1% Non-fibrous (Other)	None Detected
# 2 192409010-0002	INSULATION BENEATH KITCHEN	Pink Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
# 3 192409010-0003	FLOOR ACCESS PANEL BY FREEZERS WALL BEHIND PLASTIC COVER KITCHEN AREA	Beige Non-Fibrous Homogeneous		5% Quartz 55% Ca Carbonate 40% Non-fibrous (Other)	None Detected

Analyst(s)

Ryan Manion (3)

Emily C. Baker Asbestos Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from: 10/07/2024 10:59:18

BUILDING PLAN REVIEW COVER SHEET
LAND DEVELOPMENT SERVICES – BUILDING DIVISION

Revised: September 2021

COMMERCIAL		DESIGNER INFORMATION		GENERAL NOTES			
Project name: Villagio Kitchen - Service Corridor Project address: 7145 Main St. Clifton, VA 20124 Floor(s): 2 Suite(s): Work Description: Kitchen and Bar equipment renovation Add small enclosed Service Corridor W/ Fresh Air on roof Site-related plan #: Applicable code: edition-year: 2018 ☐ Virginia Construction Code: (new commercial, multi-family and R-3 residential construction) ☐ New Building ☐ Addition ☒ Virginia Existing Building Code: (existing commercial, multi-family and R-3 residential construction) ☐ Level 1 Alteration ☐ Repair ☒ Level 2 Alteration ☐ Change of occupancy ☐ Level 3 Alteration ☐ Moved building ☐ Historic building ☒ Addition ☐ Virginia Residential Code (new and alterations to existing R-5 residential construction) ☐ Green Building if yes, specify below criteria -None- Conditions: list below building-related proffers, development conditions, special permits, variances Drawing # _____ reference _____ 1) _____ Condition _____ 2) _____ 3) _____ Zoning application #: _____ Department of Code Compliance case: ☐ Yes ☒ No; if yes: Case number: _____		Occupancy/Group(s): A2/B/M Type(s) of construction: VB Number of stories: 2 High rise: ☐ Yes ☐ No Unlimited area building: ☐ Yes ☒ No Number of Type A Dwelling units (multi-family): Critical structure: ☐ Yes ☒ No; if yes, attach the Statement of Special Inspections For tenant alteration and change of use: Purpose of space: Restaurant Gross area per floor: 4079 (square feet) Area of work: 595 (square feet) Gross area of tenant space: 2962 (square feet) Base building design, code/year: VEBC 2018 Fire protection: Sprinklers: ☐ Full ☐ Partial ☒ None Fire alarm system: ☐ Yes ☒ No Approved central station: ☐ Yes ☒ No Standpipes: ☐ Yes ☒ No Hazardous materials: ☐ Combustible liquid ☐ Flammable liquid ☐ Other: _____ High pile storage installed: ☐ Yes ☒ No Fire resistance ratings: (provide design numbers, prescription item number or calculated code section) Floor/ceiling: NA Roof/ceiling: NA Columns: NA Beams: NA Corridors: NA Tenant walls: NA Accessibility per ICC/ANSI A117.1: (choose one) ☒ Fully compliant (accessible route to primary function area, including restrooms and drinking fountain) ☐ Technically infeasible (fixture count cannot be reduced; family/accessible restroom is provided) ☐ Upgrades required (up to 20% of cost of alterations) Cost of alterations: \$ _____ Cost of upgrades: \$ _____ Upgrades provided: _____ Electrical energy compliance: (choose design alternative) ☐ ANSI/ASHRAE/IESNA Standard 90.1 ☒ Virginia Energy Conservation Code		Signed and sealed drawings by a Virginia-licensed registered design professional (RDP) may be required by the Virginia Department of Professional and Occupational Regulation. Learn more by searching for "sealed drawings" on fairfaxcounty.gov. RDP signature* and seal required: ☒ Yes ☐ No; if yes, signature and seal are provided: ☒ On each sheet ☐ With table of contents (permissible with eplans only) * Signatures must be original on paper-submitted plans and electronically-protected in eplans. Designer information (complete for all applicable trades shown on the drawings): Building: Name: Scott Williams (Williams Design Group, LLC) Occupation (if not an RDP): Architect Telephone: 703-851-4093 Email: scottmwilliams@gmail.com License number: 014875 Structural: Name: Alper Ucak (EU Design Consulting, LLC) Telephone: 703-999-4247 Email: ucak@eudconsulting.com License number: 055858 Mechanical: Name: Brandon M. Wilson (2RW) Telephone: 434-296-2116 Email: brandonw@2rw.com License number: 053738 Electrical: Name: Brandon M. Wilson (2RW) Telephone: 434-296-2116 Email: brandonw@2rw.com License number: 053738 Plumbing: Name: Brandon M. Wilson (2RW) Telephone: 434-296-2116 Email: brandonw@2rw.com License number: 053738 DRAWINGS MISSING REQUIRED SEALS OR DO NOT HAVE ORIGINAL OR ELECTRONICALLY-PROTECTED SIGNATURES WILL NOT BE ACCEPTED DURING PERMIT APPLICATION.		➤ Failure to fully complete the applicable fields in this cover sheet may result in a failed plan review and subsequent delay in permit issuance. ➤ This cover sheet must be submitted on 11x17 paper, eplan or incorporated in the building drawings. ➤ Accessibility and energy conservation sections of this cover sheet are certifications endorsed by the applicable designer. Inaccuracies found during plan review must be corrected prior to permit issuance. Inaccuracy found in the field must be corrected prior to subsequent inspections. ➤ Once approved, building drawings are subject to any corrections noted therein. Permit issuance does not waive any code requirements not identified during plan review and does not prevent county inspectors from requiring corrections in the field or plan revisions. ➤ No changes shall be made to the approved drawings without prior county approval. ➤ Residential drawings are not reviewed for mechanical, electrical and plumbing systems. Compliance is evaluated during inspections. ➤ Truss shop drawings must be reviewed and approved by the county prior to erection. ➤ No inspections will be made unless a printed set of approved drawings, including this cover sheet, are on the job site and available to the inspector. ➤ Call Miss Utility at 811, TTY 711 before you dig. ➤ Occupancy is not permitted until a final inspection has been approved and, when applicable, a Certificate of Occupancy is issued.	