

---

---

# Sam Khorshide, AIA Architect

Licensed Architect | Restaurant & Hospitality Design Specialist

Clifton, VA | 703-255-5822

Website [www.district-design.com](http://www.district-design.com)

[linkedin.com/in/sam-khorshide-AIA](https://www.linkedin.com/in/sam-khorshide-AIA)

[sam@district-design.com](mailto:sam@district-design.com)

---

## Licensed Architect | Hospitality, Restaurant & Retail Design Specialist

Licensed Architect with 25+ years of experience specializing in restaurants, bars, lounges, retail stores, hospitality venues, and commercial interiors throughout Virginia, Maryland, and Washington, DC.

Founder of District Design & Construction, delivering full-service architectural design, permitting, interior planning, commercial kitchen coordination, and construction management for food and beverage establishments, retail environments, and mixed-use commercial projects.

Extensive experience leading projects from concept design through permitting, construction administration, and final occupancy. Known for creating functional, code-compliant, and visually impactful spaces while maintaining budget control and accelerated project schedules.

### Expertise includes:

- Restaurant & Bar Design
- Commercial Kitchens
- Hospitality Interiors
- Retail Store Planning
- Tenant Fit-Outs
- Design-Build Delivery
- Construction Administration
- Permit Expediting
- Space Planning & Interior Architecture
- Value Engineering
- Fairfax / Arlington / DC Metro Permitting Processes

### CORE SPECIALTIES

- Restaurant Architecture
- Bar & Lounge Design
- Retail & Commercial Interiors
- Commercial Kitchen Design Coordination
- Hospitality Design
- Design-Build Project Delivery
- Tenant Fit-Outs
- Construction Documentation
- Space Planning
- Permit & Code Coordination
- Construction Administration
- Interior Material & Lighting Coordination
- Budget & Schedule Management

### CREDENTIALS

AIA Registered Architect DC-VA-MD | Licensed Interior Designer NCIDQ

LEED-AP Project Certification

---

---

## PROFESSIONAL EXPERIENCE

---

**DISTRICT DESIGN & CONSTRUCTION,**

Vienna, VA / 2005 to Present

**Founder | Architect | Design-Builder**

Founded and led a full-service architecture and construction firm specializing in restaurants, hospitality venues, bars, lounges, retail stores, and commercial interiors throughout the Washington DC metropolitan area.

Directed projects from feasibility studies and conceptual design through permitting, construction administration, and final occupancy while coordinating consultants, contractors, kitchen vendors, and local jurisdictions.

**Responsibilities**

- Architectural design and space planning
- Restaurant and commercial kitchen coordination
- Permit drawings and code compliance
- Construction administration and project management
- Client and contractor coordination
- Budgeting, scheduling, and value engineering
- Interior finish and lighting selection
- Tenant fit-outs and renovations
- Design-build project delivery

**SELECTED HOSPITALITY & RETAIL PROJECTS**

- **Domino's Pizza restaurant with dining**, Falls Church VA / Acted as Architect for base Building / CM
- **Hookah Lounge & Restaurant**, City of Fairfax / Roof top Bar / Kitchen – major renovation
- **Rejuvenation Spa – Vienna VA** / Architect and design builder
- **Blue Chicken Bakery / Great Falls VA**
- **Tobacco Lion store / Alex., VA**
- **Saffron Garden Restaurant**, Herndon, VA
- **Saffron Grill Restaurant**, Great Falls, VA:
- **Lock Raven Shopping Center**, Baltimore, MD: \$1M conversion into fitness center
- **Advanced Chiropractic Clinic**, Vienna, VA: Cost analysis, A/E services, design, construction administration
- **Spice Life Fast Food Restaurant**, Gaithersburg, MD: Major renovation project
- **Clarity Restaurant/Commercial Kitchen**, Vienna, VA: 1.5M full construction project
- **Calypto Hair Salon/Spa**, Vienna, VA: \$0.8M full construction project
- **Chiropractic Clinic Base Bldg. Addition**, Springfield, VA
- **Copper Spring Swimming Pool Facility**, Rocks Engineering Company, Herndon, VA
- **Bollywood Bistro Full Commercial Kitchen**, Fairfax Lee Hwy, VA: \$0.6M full construction services
- **Evergreen Fitness, Evergreen Complex**, Laurel, MD: \$1M pre-design through construction
- **Paper Moon Bar/Club**, Springfield, VA: \$1.5M 5,000+ SF exclusive restaurant/dance club

**PREVIOUS EXPERIENCE HIGHLIGHTS,**

**Alpha Corporation, Sterling, VA** Lead Consulting Architect Sep. 2019 – Dec. 2020 / Consulting Base

**Team Project Architect, Leo A. Daly Associates:** Speeded various sub-projects for Reagan National Airport new terminal.

**Brewer & Associates:** Fast-track construction management for Comfort Inn and Best Western Inn, \$3M each.

**Morgan Giek Associates:** \$2.5M fast-track historical renovation/alteration to Red Cross E Building, Washington, DC.

**Schwartz/Weber Associates:** \$4M cost analysis/design/construction documents for Minnetonka Yacht Club retail offices.

**Architectural Alliance, Inc.:** Design/design development, cost estimating, construction documents Winona Aviation Center.

**Horty Elving Inc.:** \$80M design/design development River Falls Area Hospital/Clinic.

## EDUCATION

**Bachelor of Architecture**, University of Minnesota

**Bachelor of Environmental Design in Science**, University of Minnesota

**Software:** AutoCAD | Bluebeam | MS Office | Primavera | RSMears | MicroStation

## PROFESSIONAL AFFILIATIONS

Active participant in NAIOP, BOMA, CREW, and AOBA | RAMW members since 2006

Fairfax & Vienna/Tyson Corner Chambers of Commerce

