



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT

Name: _____

Address: _____

PROPERTY OWNER

Name: _____

Address: _____

SITE USE: _____

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.

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

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:

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current 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:

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.

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?

11. Is off-street parking provided for your customers? Yes No
If yes, how many spaces, and where are they located?

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:
We are requesting permission to
add a few tables and chairs
outside the shop for patio seating
for our guests when the weather
permits

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:

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: _____

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:

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:

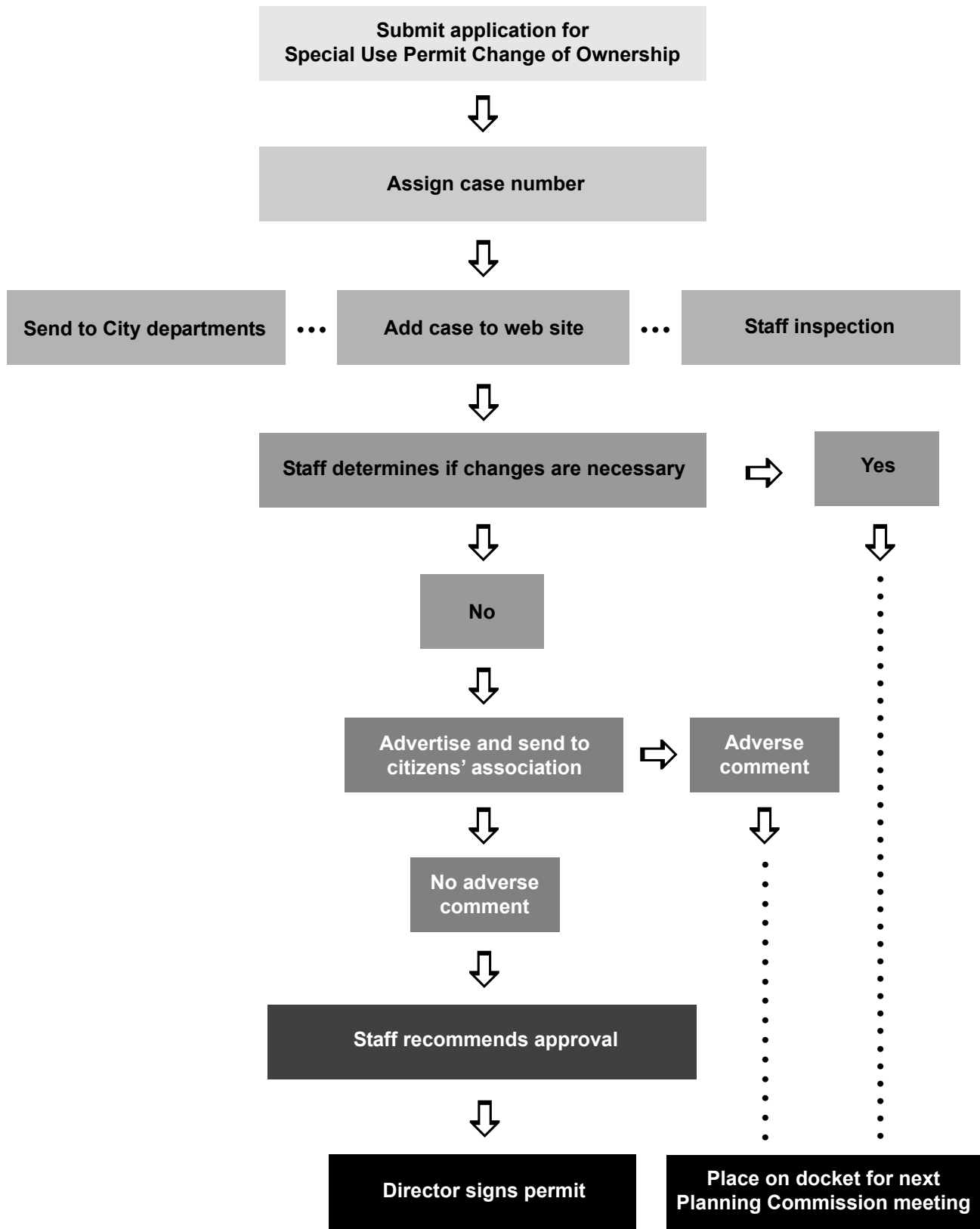
- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

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





Department of Planning & Zoning
Administrative Special Use Permit New Use
Outdoor Dining Supplemental

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

Describe the outdoor dining arrangement. What type of food service establishment is this associated with?

HOURS

What are the proposed hours for the outdoor dining?

LOCATION ON PRIVATE PROPERTY

Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.

Will the outdoor dining be located only on private property? What is the square footage of the outdoor dining area?

Submit a drawing indicating the layout for tables, seats, planters, wait stations and barriers.

NUMBER OF SEATS

How many seats will be included in the outdoor seating?

ALCOHOL SERVICE

Is alcohol service proposed?

OUTDOOR DINING PLAN

Please submit a detailed plan with your application

A plan for layout of the outdoor dining must be submitted for review and approval by the director.

The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.

EQUIPMENT SCHEDULE

MARK	QTY	DESCRIPTION	MANUFACTURER	MODEL NO	WATER			GAS	ELECTRICAL				FURN BY	INSTALL BY	REMARKS
					C	H	DR		V	PH	A	HP			
1A	1	ORDER TERMINAL						120	1	20		OWNER	OWNER		
1B	1	COIN DISPENSER - OPTIONAL	TELEQUIP	TRANSACT 2+				120	1			OWNER	OWNER		
1C	1	CASH TRAY DRAWER										OWNER	OWNER	SEE INTERIOR ELEVATIONS FOR PLACEMENT	
1D	1	TELEPHONE										OWNER	OWNER	SERVICE COUNTER, MANAGERS DESK	
1E	1	FAX MACHINE						120	1			OWNER	OWNER	SEE INTERIOR ELEVATIONS FOR PLACEMENT	
1G	1	RECEIPT PRINTER						120	1			OWNER	OWNER		
SEE A1.2 FOR ADDITIONAL POS NOTES															
2	4	SOUP STATION INDUCTION	SPRINGS	SR-101B-I				(4) 110		12.5		OWNER	GC		
3	1	SANDWICH TABLE (48")	TRUE	TSSU-48-1B				115	1	11	1/2	OWNER	GC	PROVIDED W/ EXTENDED CUTTING BOARD	
4	1	SANDWICH TABLE (60")	TRUE	TSSU-60-1B				115	1	11	1/3	OWNER	GC	PROVIDED W/ EXTENDED CUTTING BOARD	
5	1	DELI CASE	FEDERAL INDUSTRIES					115	1	20		OWNER	GC	QUIZNO'S CUSTOM DISPLAY	
6	1	SINGLE FLAVOR DRINK DISPENSER	CORNELIUS	EJ1				115	1	5		OWNER	GC		
7	1	WALK IN COOLER	KOLPAK	9'-10" X 5'-10" X 1'-6" 1/2" H				115	1	1/2		OWNER	GC	PROVIDE CLEARANCE ACCORDING	
8	1	WALK IN FREEZER	KOLPAK	1'-4" X 9'-6" H				208	1			OWNER	GC	VERIFY OVERHEAD CLEARANCE	
9	1	CONVEYOR TOASTER	HOLMAN	QT4				208	1	91.5		OWNER	GC	SEE NOTE 5	
10	1	MICROWAVE OVEN	AMANA	RC510D				120	1	15.0		OWNER	GC	ON LOWER SHELF OF 31, PROVIDE 6" CORD	
11	2	COOKER/MARKER	AFM WYOTT	W-3V				120	1	10		OWNER	GC	LOCATE ON 31 AND 42	
12	1	EXHAUST HOOD	JOHNSON DIVERSIFIED PRODUCTS	GVENT				115	1	1/6		OWNER	GC	SUPPLIED W/ SEPARATE 8" X 8" DUCT	
13	1	SLICER	HOBART	2H12				120	1	6.2	1/2	OWNER	GC		
14	1	CO2 TANK										OWNER	GC		
15	1	ICE MAKER	MANITOCOC	QY-0454A	1/2"	1/2" ID		115	1	12.8		OWNER	GC	LOCATED ON 15, ID TO FLOOR SINK	
16	1	DRINK DISPENSER	REMGOR	DB2155-BC	1/2"	1" ID		115	1	4		OWNER	GC	FURNISHED BY COCA-COLA, ID TO FLOOR SINK	
17	1	COFFEE/TEA BREWER	FETCO	TDS-21A	3/8"			120	1	16		OWNER	GC		
18	1	BAG-IN-BOX/PUMPS	PROFIT MASTER 4		1/2"			115	1	7		OWNER	GC	FURNISHED BY COCA-COLA	
19	2	HAND SINK	ADVANCE TABCO	T-PS-60	1/2"	1/2"	1 1/2"					OWNER	GC	SILICONE SEALANT AT WALL	
20	1	3 COMPARTMENT SINK W/ 24" DB	EAGLEMETAL MASTERS	S14-16-3-24	1/2"	1/2"	2" DD					OWNER	GC	SEE NOTE 2, SILICONE SEALANT AT WALL	
21	1	VEGETABLE SINK	EAGLEMETAL MASTERS	S14-16-1-24L, LH DB	1/2"	1/2"	2" DD					OWNER	GC	NOTE 5, SILICONE SEALANT AT WALL, ID TO FLOOR SINK	
22	1	SERVICE SINK	JONESPEC	MB-2600-24	1/2"	1/2"	3" DD					OWNER	GC	PROVIDE BUCKET HOLDER	
23	1	RACK RAIL (FOR TOASTER)	PRECISION INDUSTRIES INC.	RACK RAIL								OWNER	GC	SUPPLIED BY NRS	
24	2	TEA DISPENSER	FETCO	TC1D-395								OWNER	GC		
25	2	COFFEE DISPENSERS	FETCO									OWNER	GC		
26	1	Q VENT COVER										OWNER	GC	DECORATIVE EXHAUST DUCT WRAP	
27	6	CUP DISPENSERS	SAN JAMAR	C2410C								OWNER	GC	MATCH ANGLE OF ADJACENT CASEWORK	
28	1	VEGETABLE SLICER	NEMCO	N55200AN								OWNER	GC	GC TO MOUNT ON LEFT SIDE OF DRAIN BOARD	
29	1	CAN OPENER	EDLIND	NO 2								OWNER	GC	GC TO MOUNT ON RIGHT SIDE OF TABLE SHOWN	
30	1	KNIFE RACK	EDLIND	KR-11								OWNER	GC	WALL MOUNTED ABOVE WORK TABLE	
31	1	GLOVE DISPENSER	TRIPLESS	BOV63H								OWNER	GC	WALL MOUNTED 60" AFF TO CENTERLINE	
32	1	BAG MANIFOLD										OWNER	GC		
33	1	BOTTLE RACK										OWNER	GC		
34	1	PEPPER BAR CONTAINERS	TOTAL IMAGE SPECIALISTS									OWNER	GC		
35	1	BREAD RACK	LOCKWOOD	RR51-II								OWNER	GC	RACK WITH GRAPHICS AND BREAD BOXES	
36	2	DUNNAGE RACK	METRO	HP2230PD								OWNER	GC		
37	2	DUNNAGE RACK	METRO	HP2260PD								OWNER	GC		
38	0	5/8 WORK TABLE - 36" X 30"	EAGLEMETAL MASTERS									OWNER	GC		
39	1	TABLE- CONVEYOR TOASTER	INTERFAB									OWNER	GC	CUSTOM MADE	
40	0	5/8 WORK TABLE - 48" X 30"	EAGLEMETAL MASTERS									OWNER	GC		
41	2	5/8 WORK TABLE - 60" X 30"	EAGLEMETAL MASTERS									OWNER	GC		
42	1	5/8 CART W/ CASTERS (HARMER)	VOLLRATH									OWNER	GC		
43	1	STORAGE SHELF - 24" X 24"	EAGLEMETAL MASTERS									OWNER	GC	CHROME FINISH, 2 TIER SHELVING, 2" POLES	
44	2	STORAGE SHELF - 36" X 18"	EAGLEMETAL MASTERS									OWNER	GC	CHROME FINISH, 6 TIER SHELVING, 60" POLES	
44a	0	STORAGE SHELF - 36" X 14"	EAGLEMETAL MASTERS									OWNER	GC	CHROME FINISH, 6 TIER SHELVING, 60" POLES	
45	0	STORAGE SHELF - 24" X 48"	EAGLEMETAL MASTERS									OWNER	GC	CHROME FINISH, 6 TIER SHELVING, 60" POLES	
46	2	STORAGE SHELF - 24" X 24"	METRO	2424Z								OWNER	GC	ZINC FINISH, 4 TIER, 14" POLES-FRZ, 63" POLES-COOLER	
47	2	SHELF-FREEZER - 18" X 60"	METRO	1860Z								OWNER	GC	ZINC FINISH, 4 TIER, 14" POLES-FRZ, 63" POLES-COOLER	
48	4	STORAGE SHELF - 18" X 36"	EAGLEMETAL MASTERS									OWNER	GC	CHROME FINISH, 6 TIER SHELVING, 60" POLES	
49	2	SHELF - WALL HUNG 18" X 48"	EAGLEMETAL MASTERS									OWNER	GC	TOP OF SHELF 60" AND 74" AFF	
50	2	JOB AIDS										OWNER	OWNER		
51		NOT USED										OWNER	OWNER		
52	1	SAFE	SAFE MASTERS OF SAN DIEGO	QCS-200								OWNER	GC	BOLT TO FLOOR	
53	1	EMPLOYEE LOCKERS	WHLT									OWNER	GC	ANCHOR TO WALL	
54	2	FIRE EXTINGUISHERS	LOCAL SUPPLIER									GC	GC	VERIFY QUANTITY W/ LOCAL CODES	
55	1	FIRST AID KIT	RESPOND	100164								OWNER	GC	WALL MOUNTED 60" AFF TO CENTERLINE	
56	1	MUSIC SYSTEM	TBD					120	20			OWNER	GC		
57	1	SOUP/SALAD ORGANIZER	TOTAL IMAGE SPECIALIST									OWNER	OWNER		
58		NOT USED										OWNER	OWNER		
59		NOT USED										OWNER	OWNER		
60	1	MERCHANDISE DISPLAY										OWNER	OWNER		
61	1	CUP HOLDER										OWNER	GC	WALL MOUNTED, SEE INTERIOR ELEVATION 3(A)J1	
62	1	SCALE AND SCALE STAND										OWNER	GC		
63	1	STORAGE SHELF - 24" X 24"	EAGLEMETAL MASTERS									OWNER	GC	SHELF FOR BREWER, CHROME FINISH, 6 TIER SHELVING, 60" POLES	
64	1	SOAP & CHEMICAL DISPENSER										OWNER	GC	SUPPLIED BY NRS	
65	2	WASTE RECEPTACLE	AMERICAN SPECIALTIES	0825								GC	GC		
66	-	PANEL BOARD	GE INDUSTRIAL SYSTEMS	TYPE AQ (10)								OWNER	GC	SUPPLIED BY NRS, SEE NOTE #6.	
67	1	TIME CLOCK	GE INDUSTRIAL SYSTEMS	1 TORK 1103						200		OWNER	GC	SUPPLIED BY NRS, SEE NOTE #6.	
68	-	SAFETY SWITCH	GE INDUSTRIAL SYSTEMS	GE HD TH4324								OWNER	GC	SUPPLIED BY NRS, SEE NOTE #6. ORDERED ONLY IF REQUIRED	

- NOTES:**
- PROVIDE SOLID WOOD BLOCKING FOR ALL WALL MOUNTED EQUIPMENT. NOTE: FILASTERS DO NOT REQUIRE SOLID BACKING
 - ARCHITECT TO VERIFY AGAINST LOCAL PLUMBING CODE IF SINK IS DIRECT DRAIN OR INDIRECT DRAIN.
 - TOASTER OVEN TO BE 6"- 8" AWAY FROM SNEEZE GUARD (TO PREVENT SNEEZE GUARD FROM BREAKING). ELECTRICAL RHP SUPPLIED BY GC.
 - A 200V TOASTER IS STANDARD AND WILL BE ORDERED UNLESS OTHERWISE SPECIFIED.
 - THE VEGETABLE SINK IS ONLY AVAILABLE WITH A LEFT HAND DRAIN BOARD.
 - NEW OR ADDITIONAL ELECTRICAL PANELS WILL BE PROVIDED BY THE OWNER THROUGH NATIONAL RESTAURANT SUPPLY (NRS) AND INSTALLED BY THE GENERAL CONTRACTOR. THIS PANEL WILL BE A GE A SERIES PANEL BOARD PER THE EQUIPMENT AND ELECTRICAL SCHEDULES. IF THE PANEL CURRENT EXCEEDS 200A, THEN ONE 200A GE HEAVY DUTY SAFETY SWITCH (TH4324) WITH R GLASS FUSES SHOULD BE SPECIFIED AND WILL BE SUPPLIED BY NRS. THE SAFETY SWITCH WILL ALLOW THE PANEL TO BE SERVICED AT UP TO 100K VAC. FOR QUESTIONS, OR IF ALTERATIONS TO THIS SPECIFICATION ARE NEEDED, CONTACT GE SUPPLY AT 800-825-9520. IDENTIFY YOUR COMPANY AS A QUIZNO'S VENDOR.

GRAPHICS SCHEDULE

MARK	QTY	DESCRIPTION	FURN BY	INSTALLED BY	REMARKS
61	1	ARTWORK - TOASTY FLAG	OWNER	GC	BOTTOM OF SIGN 4'-0" AFF, CENTER HORIZ.
62	1	ARTWORK - TOASTY ACRONYM	OWNER	GC	2" ABOVE TOP OF TRASH, CENTER HORIZ.
63	1	ARTWORK - QUIZNO'S ACRONYM	OWNER	GC	BOTTOM OF SIGN 4'-0" AFF, CENTER HORIZ.
64	1	PICK SIGN - "SOUP"	OWNER	GC	BOTTOM OF SIGN 6'-0" AFF
65	-	NOT USED			
66	1	PICK SIGN - "PEPPERS"	OWNER	GC	BOTTOM OF SIGN 6'-8" AFF
67	1	MENU BOARD - 1 PANEL	OWNER	GC	BOTTOM OF SIGN 6'-8", CENTER HORIZ.
68	4 SETS OF 2	WORD BUBBLE	OWNER	GC	TOP OF MENU BOARD 8'-6 1/4" AFF
69	4	ARTWORK	OWNER	GC	CENTER HORIZONTALLY AND ROTATE 9°, 4 PIECES INCLUDED IN THE ART PKG.
70	2	FRAMED PICTURE	OWNER	GC	BOTTOM OF PICTURE AT 5'-2" AFF
71	1	BRASSER STAND	OWNER	GC	SEE EQUIPMENT PLAN
72	-	NOT USED			
73	1	OPEN HOURS DECAL	OWNER	GC	TOP OF DECAL 5'-4" AFF
74	1	CARD HOLDER	OWNER	GC	TO OF HOLDER AT 5'-0" AFF
75	1	CLOCK- BATTERY POWERED	OWNER	GC	CENTER HORIZONTALLY OVER DOOR

SIGN SCHEDULE

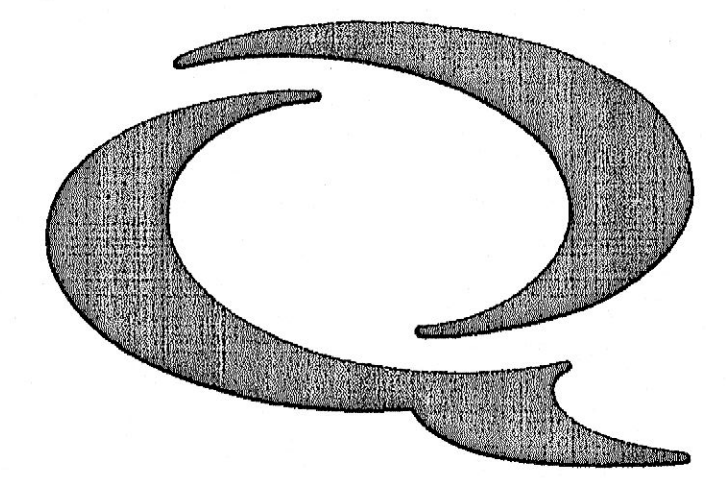
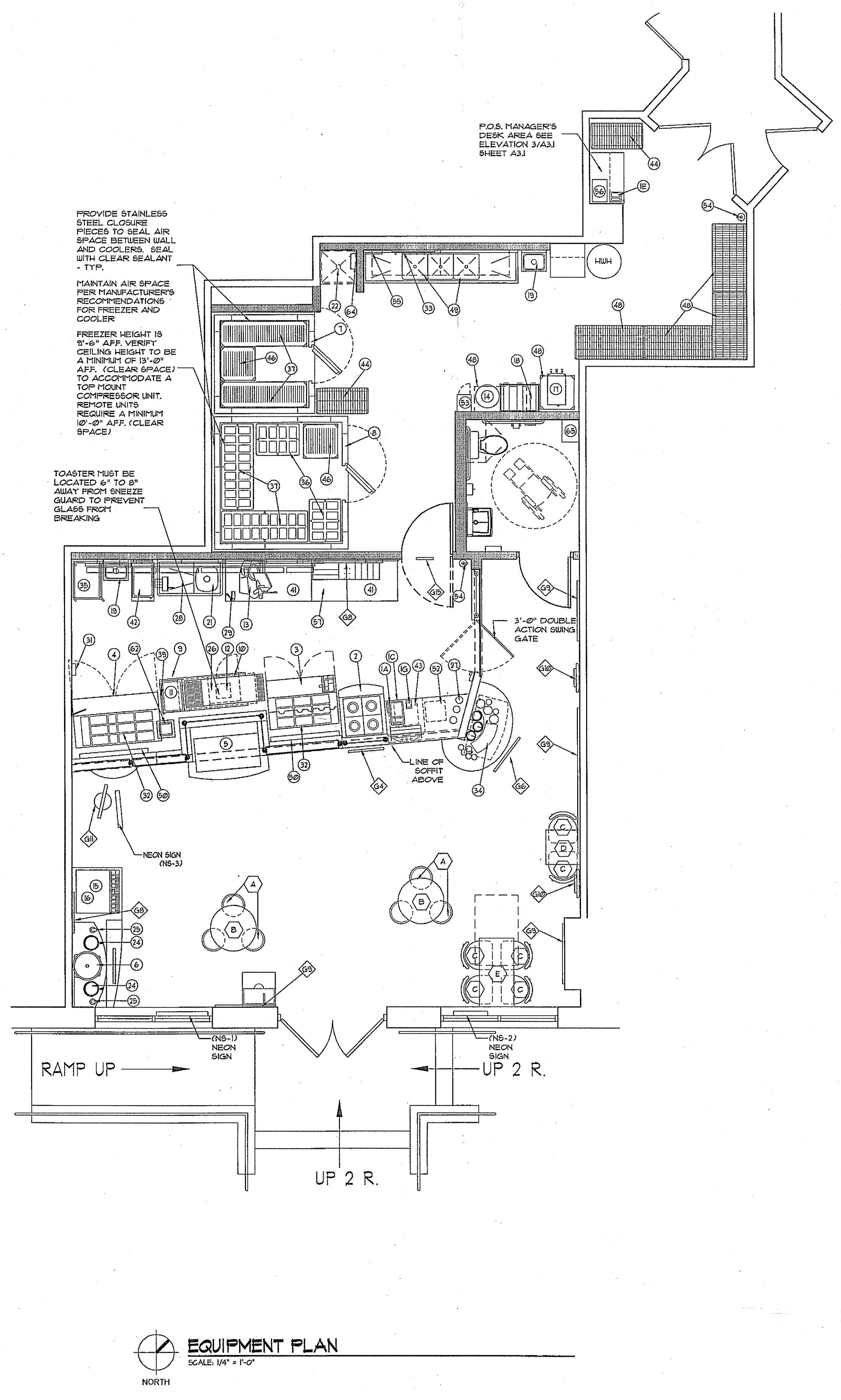
SIGN SCHEDULE NOTES:

- HANG FROM STOREFRONT HEAD WITH SUPPLIED CHAINS AND HOOKS.

MARK	DESCRIPTION	MANUFACTURER	FURN BY	INSTALL BY	VOLT	AMP	REMARKS
MS-1	MENU BOARD - 6 PANEL	MAINSTREET	OWNER	GC	2 - 120	1-36A, 1-7A	TOP OF MENU BOARD 8'-6 1/4" AFF
NS-1	NEON SIGN - "Q"	ZEON	OWNER	GC	120	1.2	NOTE 1, TOP OF SIGN 8'-2" AFF
NS-2	NEON SIGN - "Q OPEN"	ZEON	OWNER	GC	120	1.2	NOTE 1, TOP OF SIGN 8'-2" AFF
NS-3	NEON SIGN - "ORDER M-M-L"	ZEON	OWNER	GC	120	1.2	NOTE 1, BOTTOM OF SIGN 8'-4" A.F.F.
NS-4	NOT USED						
NS-5	NEON SIGN - EXTERIOR		OWNER	OWNER	VERIFY		NOT SHOWN THIS SHEET- (NIG) SEE SHEET 10(A)J1

FURNITURE SCHEDULE

ITEM	QTY	DESCRIPTION	MFR	MODEL NO	REMARKS
A	6	STOOL	HAYMAR		
B	2	ROUND TABLE	HAYMAR		
C	6	CHAIRS	HAYMAR		
D	1	SQUARE TABLE	HAYMAR		
E	1	RECTANGLE TABLE	HAYMAR		

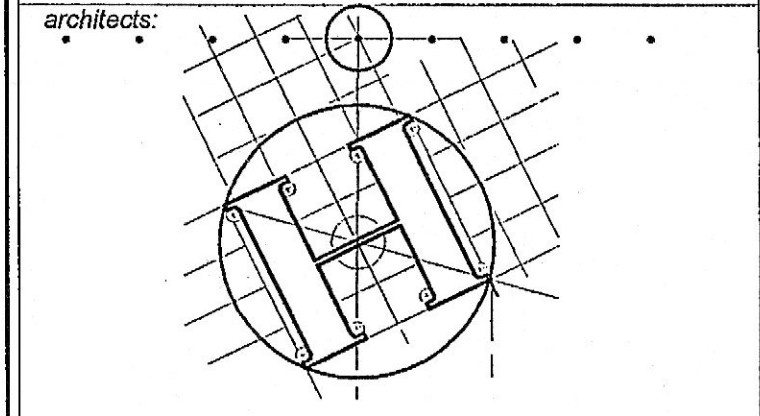


location:
Quiznos Sub
 KING STREET
 #3335
 1640 King Street
 Alexandria, VA 22314

store no. 3335



2813 COMAUHE N.E., ALBUQUERQUE, N.M. 87107 (505) 969-0001



HEATH DESIGN GROUP, INC.
 816 NORTH CHARLES STREET, SUITE 200
 BALTIMORE, MARYLAND 21201
 TEL: 410-752-2700 FAX: 410-752-2752
 WWW.heathdesigngroup.com

revisions/submittals
 1 10/21/04 BID/PERMIT/CONSTRUCTION

phase:
CONSTRUCTION DOCUMENTS

project no. 04190
 date 10/21/04
 file A1.1 EQUIP

sheet title
EQUIPMENT PLAN SCHEDULES

sheet designation:
A1.1

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 610004 - Project: Quiznos - 1640 King Street - Alexandria, VA - Equip. Plan

SEWER TABULATION :

EXISTING STORM SEWER

EX CB 2 TOP: 13.19
INV 15" IN: 10.69 (TO MH 3)
INV 15" OUT: 10.69

EX MH 3 TOP: 13.73
INV 16" IN: 10.32 (FROM CB 2)
INV 12" IN: 9.81 (FROM MH 4)
INV 21" OUT: 9.29

EX MH 4 TOP: 14.66
INV 18" IN: 10.32 (FROM MH 3)
INV 12" OUT: 10.32 (TO MH 3)

EX MH 5 TOP: 15.45
INV 15" IN: 13.31
INV 18" OUT: 11.71 (TO MH 4)

DECHANTAL STREET
EX CB 6 TOP: 12.65
EX INV 12" IN: 10.34
EX INV 15" OUT: 10.34 (TO CB 7)

EX CB 7 TOP: 12.65
EX INV 12" IN: 9.29 (FROM CB 6)
EX INV 18" OUT: 9.29

EXISTING SANITARY SEWER

EX MH A TOP: 13.95
INV 12" IN: 8.51 (FROM MH B)
INV 12" OUT: 8.51

EX MH B TOP: 16.41
INV 12" IN: 11.09
INV 12" OUT: 11.09 (TO MH A)

FINAL SITE PLAN

1630 & 1640 KING STREET

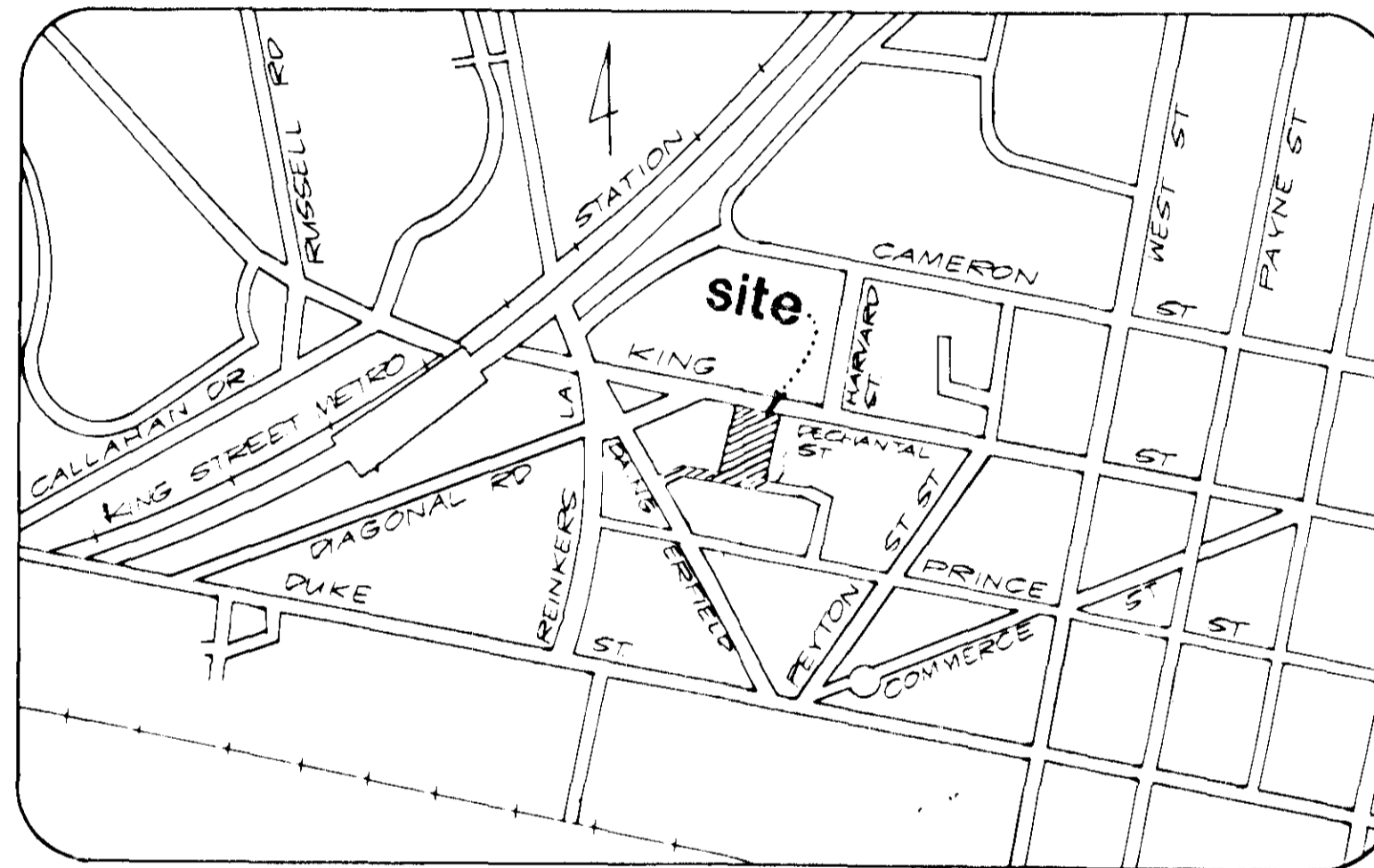
CITY OF ALEXANDRIA, VIRGINIA

ZONING TABULATION :

ZONE	C-3
PLANNING DISTRICT	I
HEIGHT DISTRICT	3
PERMITTED USES	OFFICES, RETAIL, STRUCTURED PARKING
FRONTAGE REGULATION	N/R
YARD REGULATION	N/R
OPEN SPACE REGULATION	N/R
MAXIMUM FAR ALLOWED	3.0
FAR PROPOSED	103,173.65 SQ FT / 26,700.60 SF 2.8
MAX. BUILDING HEIGHT ALLOWED	77'
PROPOSED BUILDING HEIGHT	1630 = 57', 1640 = 62'
SITE AREA	26,700.60 SF

GENERAL NOTES:

- NO TITLE REPORT FURNISHED
- THE PROPERTY DELINEATED HEREON IS SHOWN ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBER 63.04-09, PARCELS 9, 10, 11, 12, 13, AND 14
- THE SUBJECT PROPERTY IS ZONED C-3 AND IS ALSO IN THE KING STREET METRO PARKING DISTRICT
- THE PROPERTY DELINEATED HEREON DOES NOT LIE WITHIN A FLOOD PLAIN
- DEVELOPER WILL MAINTAIN STREETS TO BE FREE OF DIRT, MUD, AND DEBRIS, ETC
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- ALL UTILITIES SERVING THIS SITE SHALL BE PLACED UNDERGROUND
- BUILDING AND GARAGE AREAS TO BE SPRINKLERED
- COMPACT CAR AND HANDICAPPED SPACES SHALL BE DESIGNATED FOR THOSE PURPOSES ONLY
- ALL EXISTING STRUCTURES (i.e. BUILDINGS, RADIO TOWERS, FENCES) ON SITE ARE TO BE REMOVED BY A DEMOLITION CONTRACTOR. INDIVIDUAL NOTES FOR REMOVAL OF FEATURES ARE NOT SHOWN ON THE SITE PLAN ITSELF. A PORTION OF EXISTING BUILDING THAT ENCROACHES SUBJECT PROPERTY ON THE WEST SIDE SHALL REMAIN
- EXISTING 12" SANITARY SEWER IN SOUTH SIDEWALK OF KING STREET SHALL BE REBUILT IN A NEW LOCATION, AND SHALL REMAIN OPERABLE AT ALL TIMES DURING CONSTRUCTION.
- IMPROVED STREETSCAPE IS COMPLETE AT THIS PORTION OF KING STREET WITH ALL APPURTANANCES (i.e. GARBAGE LIGHTS, STREET TREES, BRICK SIDEWALK) IN PLACE AND TO REMAIN
- EXISTING ENTRANCES ON KING STREET TO BE REPLACED WITH CGCG-1, BRICK SIDEWALK, AND STREET TREES IN WELLS.
- EXISTING PARKING METERS ON KING STREET (ADJACENT TO SITE) WILL REMAIN.
- SUBJECT PROPERTY HAS BEEN CONSOLIDATED
- SITE LIGHTING TO BE PROVIDED AT A MINIMUM RATE OF 1 LUMEN PER SQ FT.
- 5% OF PARKING SPACES WILL BE PROVIDED FOR FREE CARPOOLS MONDAY - FRIDAY FROM 8:00 A.M. TO 10:30 A.M.
- ALL PARKING AREAS SHALL BE PLACED UNDER A CROSSOVER EASEMENT.



VICINITY MAP (NO SCALE)

OWNER/DEVELOPER

UPPER KING ST. ASSOCIATES
C/O THE OLIVER CARR CO
1700 PENNSYLVANIA AVENUE NW
SUITE 900
WASHINGTON, DC 20016

ARCHITECT

LEWIS / WIGNEWSKI & ASSOCIATES, LTD
625 SLATERS LANE
SUITE 300
ALEXANDRIA, VA 22314

BENCHMARK

BONNETT BOLT OF FIRE HYDRANT LOCATED AT WEST SIDE OF DIAGONAL ROAD AT ITS INTERSECTION WITH KING STREET, APPROXIMATELY 120' WEST OF NW PROPERTY CORNER OF SITE. ELEVATION: 16.19 (U.S.G.S DATUM)

FLOOR AREAS :

(GROSS FLOOR AREA IN SQUARE FEET.)

FLOOR	1630	1640
FIRST FLOOR OFFICE	1784.00	2284.00
FIRST FLOOR RETAIL/RESTAURANT	4994.8	6807.48
SECOND FLOOR	6825.22	8452.27
THIRD FLOOR	2322.52	3722.73
FOURTH FLOOR	11203.37	13352.27
FIFTH FLOOR	1258.87	12742.77
SIXTH FLOOR		11017.46
TOTAL	48,233.00	62,674.07

PARKING REQUIRED: (KING STREET METRO PARKING DISTRICT)

1 SPACE PER 530 SQ FT OF NET FLOOR AREA FOR OFFICE USE
(TOTAL N.F.A OFFICE ONLY) : 9,372 / 530 = 17.68 SPACES REQUIRED (OFFICE)
(NO ADDITIONAL PARKING REQUIRED FOR RETAIL/RESTAURANT)
1 LOADING SPACE REQUIRED FOR RETAIL

PARKING PROVIDED :

PARKING LEVEL	COMPACT	STANDARD	HC	TOTAL
LEVEL 1	57	25	0	82
LEVEL 2	22	1	0	23
LEVEL 3	11	5	0	16
LEVEL 4	4	6	0	10
TOTAL	94	37	0	131
%	72%	28%	0%	100%

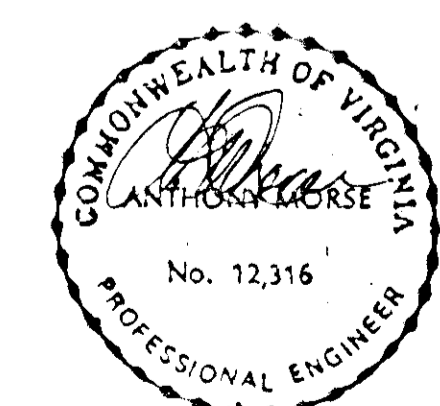
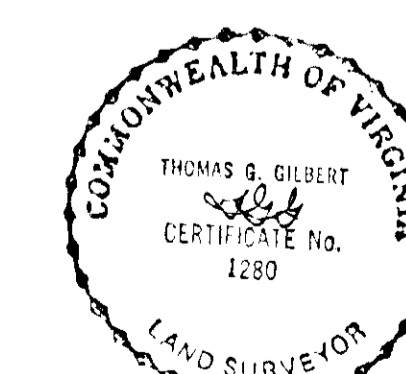
- PARKING NOTES:**
- ONE LOADING SPACE IS PROVIDED ON LEVEL 2
 - 5 CARPOOL SPACES PROVIDED ON LEVEL 1 FOR 1640 BUILDING
4 CARPOOL SPACES PROVIDED ON LEVEL 3 FOR 1630 BUILDING.

INDEX OF SHEETS :

TITLE	SHEET NO.
COVER SHEET	1
FINAL SITE PLAN	2
DECHANTAL ST. PLAN & PROFILE	3
EROSION CONTROL PLAN - 1630 & 1640	4
DRAINAGE DIVIDES PLAN - 1630 & 1640	5
DRAINAGE DIVIDES PLAN - DECHANTAL ST	6
STORM SEWER COMPUTATIONS	7
PARKING GARAGE DETAILS	8
LANDSCAPE & LIGHTING PLAN	9
KING STREET SAN SEWER PLAN & PROFILE	10

AS-BUILT SITE PLAN

AS-BUILT CERTIFIED CORRECT
Thomas G. Gilbert 7/31/09
Certified Land Surveyor Va. #1280



NOTE: AS-BUILT THESE AS-BUILT DRAWINGS HAVE BEEN PREPARED IN PART ON THE BASIS OF INFORMATION OBTAINED AND SUPPLIED BY OTHERS. THE ENGINEER HAS NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

***** DENOTES AS-BUILT INFORMATION.

37-003

Holland Engineering 110 North Royal Street Alexandria, Virginia (703) 548-2188

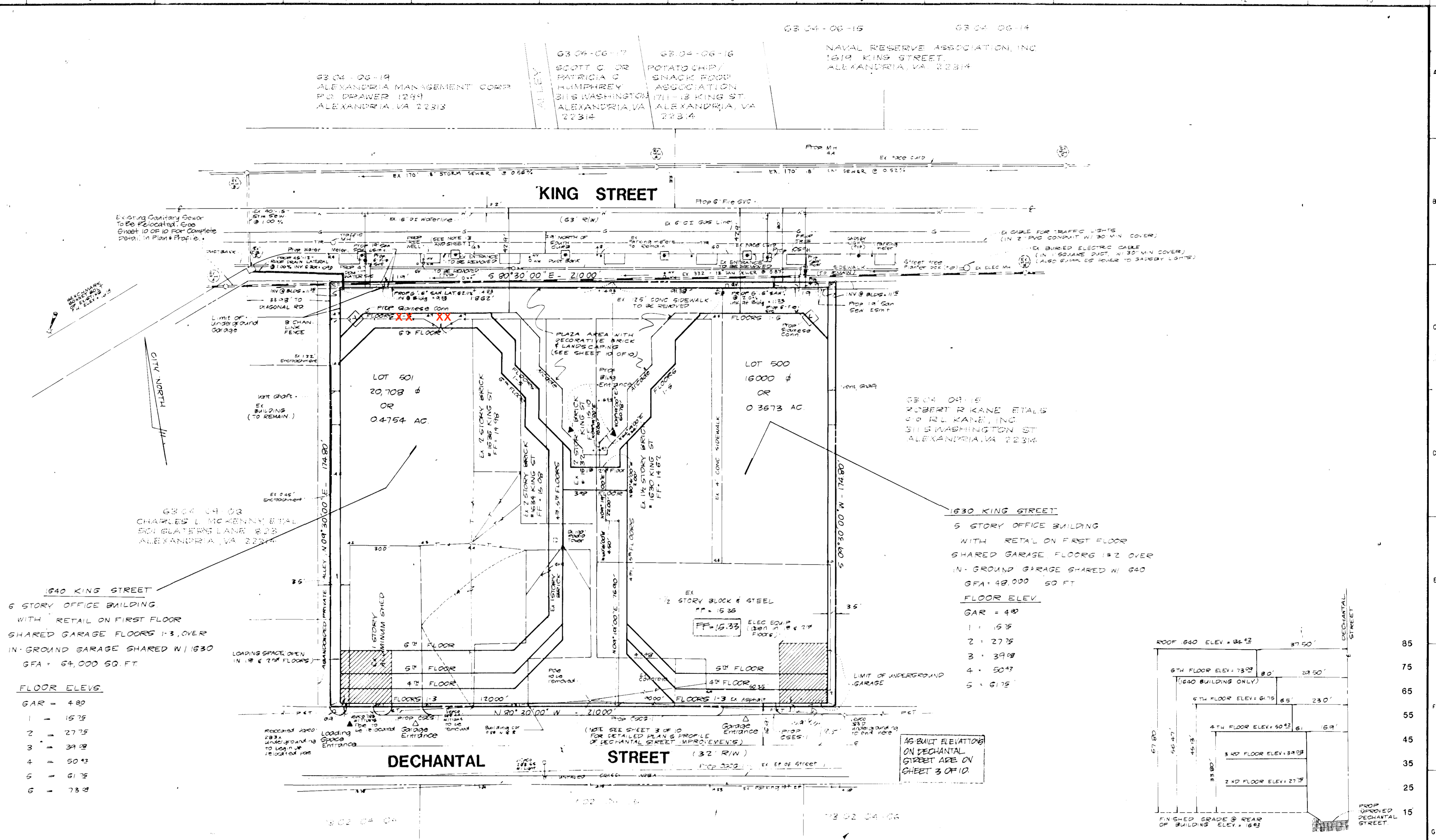
* SURVEYING * ENGINEERING * LAND PLANNING

SHEET 1 OF 10

LEGEND		
ITEM	EXISTING	PROPOSED
CONTOURS	-124-	-124-
SPOT ELEVATIONS	124.5	+124.8
SANITARY SEWER	---	---
STORM SEWER	---	---
GAS MAINS	---	---
POWER LINES	---	---
TELEPHONE LINES	---	---
WATER MAINS	---	---
FIRE HYDRANTS	---	---
FENCE	---	---
STRUCTURES	---	---
CONCRETE WALK	---	---
PAVING	---	---
HEADER CURB	---	---
CURB & GUTTER	---	---

UTILITY NOTE: THE UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE RECORDS BUT THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY ALL CRITICAL CROSSINGS. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, REVISIONS SHALL BE MADE AT THAT TIME.

CONSTRUCTION NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA

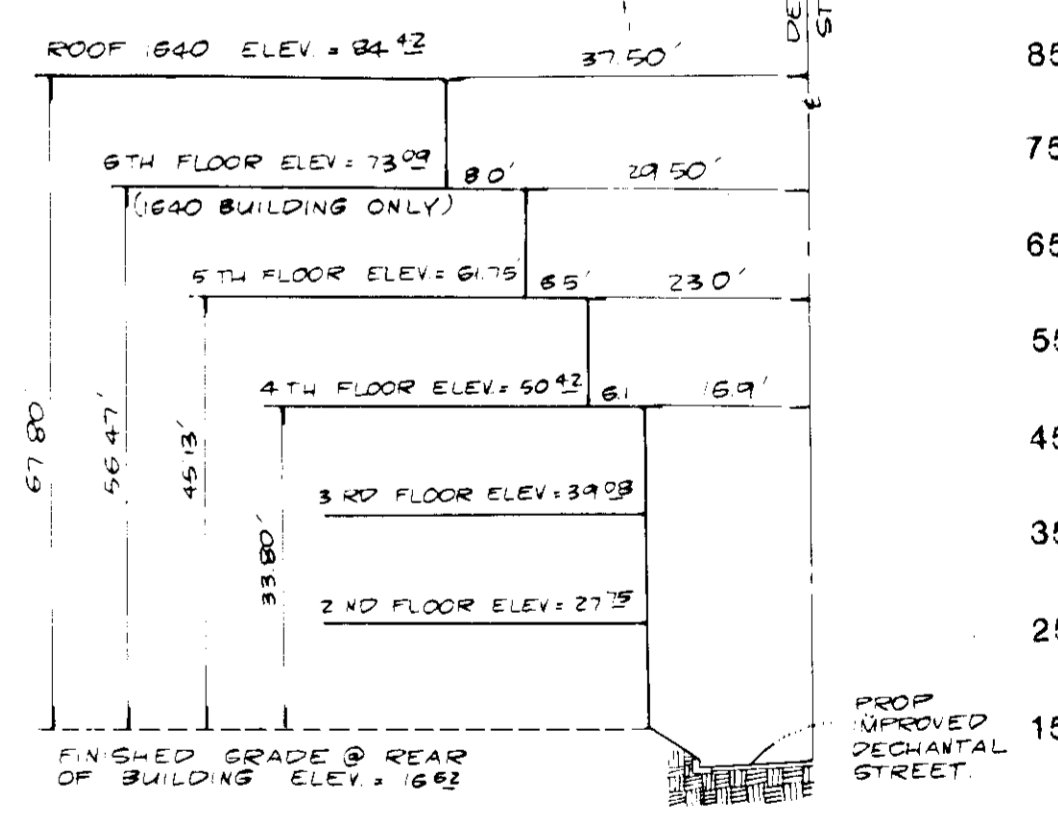


1640 KING STREET
 6 STORY OFFICE BUILDING
 WITH RETAIL ON FIRST FLOOR
 SHARED GARAGE FLOORS 1-3 OVER
 IN-GROUND GARAGE SHARED W/ 1630
 GFA = 64,000 SQ. FT.

FLOOR ELEV.
 GAR = 4.80
 1 = 15.75
 2 = 27.75
 3 = 39.08
 4 = 50.42
 5 = 61.75
 6 = 73.08

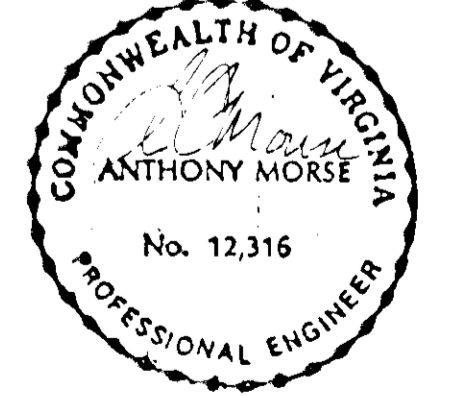
1630 KING STREET
 5 STORY OFFICE BUILDING
 WITH RETAIL ON FIRST FLOOR
 SHARED GARAGE FLOORS 1-2 OVER
 IN-GROUND GARAGE SHARED W/ 1640
 GFA = 48,000 SQ. FT.

FLOOR ELEV.
 GAR = 4.80
 1 = 15.75
 2 = 27.75
 3 = 39.08
 4 = 50.42
 5 = 61.75



AS-BUILT CERTIFIED CORRECT
 Thomas G. Gilbert 7/3/99
 Certified Land Surveyor Va. #1280

NOTE (AS-BUILT): THESE AS-BUILT DRAWINGS HAVE BEEN PREPARED IN PART BY THE ENGINEER OR ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT.



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 110 N. Royal St., Alexandria, Virginia
 ENGINEERS - SURVEYORS - PLANNERS

1630 & 1640 KING STREET
 CITY OF ALEXANDRIA, VIRGINIA

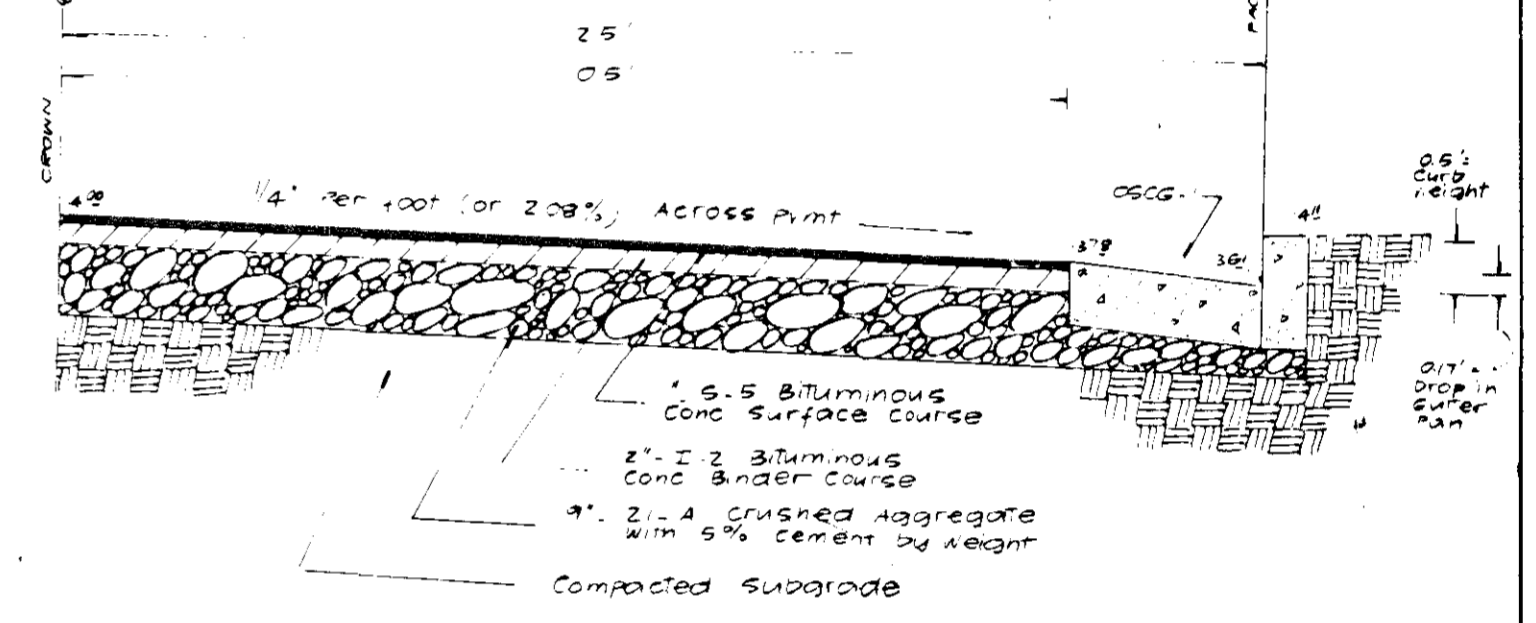
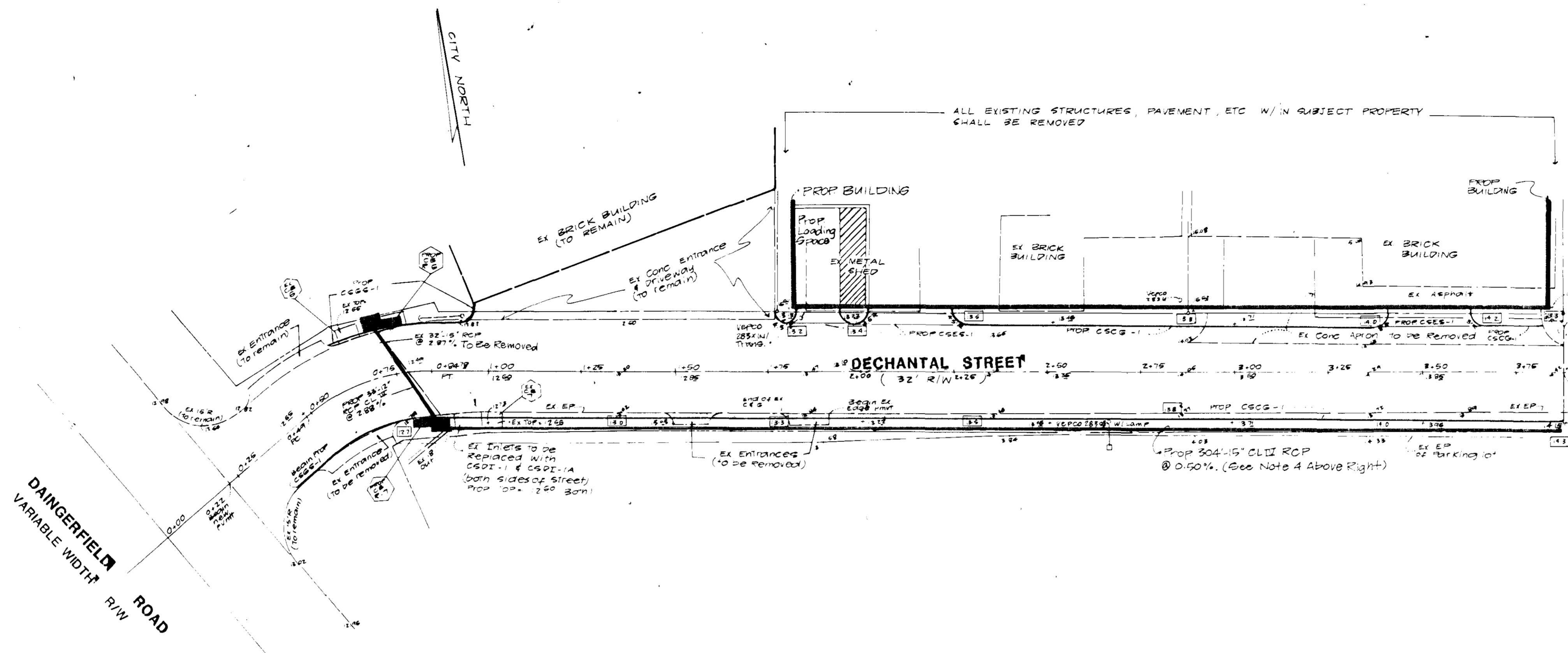
NO.	DATE	BY	REVISIONS DESCRIPTION	CK'D	HT.	DATE	SCALE
1	7/3/99	THG	AS-BUILT FOR CONSTRUCTION		1/8"	7/99	1" = 20'
2							SHEET NO.
3							2 OF 10
4							JOB NO.
5							BLK. 239

CONSTRUCTION NOTE
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

UTILITY NOTE: THE UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE RECORDS BUT THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY ALL CRITICAL CROSSINGS. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, REVISIONS SHALL BE MADE AT THAT TIME.

CURVE DATA (CENTER LINE)
 $\Delta = 41^{\circ}00'00''$
 $R = 50.00'$
 $A = 35.78'$
 $C = 35.02'$
 $T = 19.69'$
 STA PC = 0+49
 STA PT = 0+84.78

- PLAN & PROFILE NOTES**
- 1) Right of Way width of Dechantal is 32' along subject property & width is variable near intersect with Dangerfield Road.
 - 2) Detail below shows proposed pave (CSA-1) and curb & gutter (CSG-1) & example grades.
 - 3) Ex grades written as: 14.42
 Prop Grades written as: 14.43
 - 4) Prop 304'-15" Storm Sewer on East Side of Dechantal Street To Be Installed By The City of Alexandria. Pipe Shall Be Purchased And Delivered To The Site By The Developer. Pipe Shall Be Plugged And Remain For Future Use. Said Pipe Shall Be Parallel To Proposed R/W of Dechantal Street.

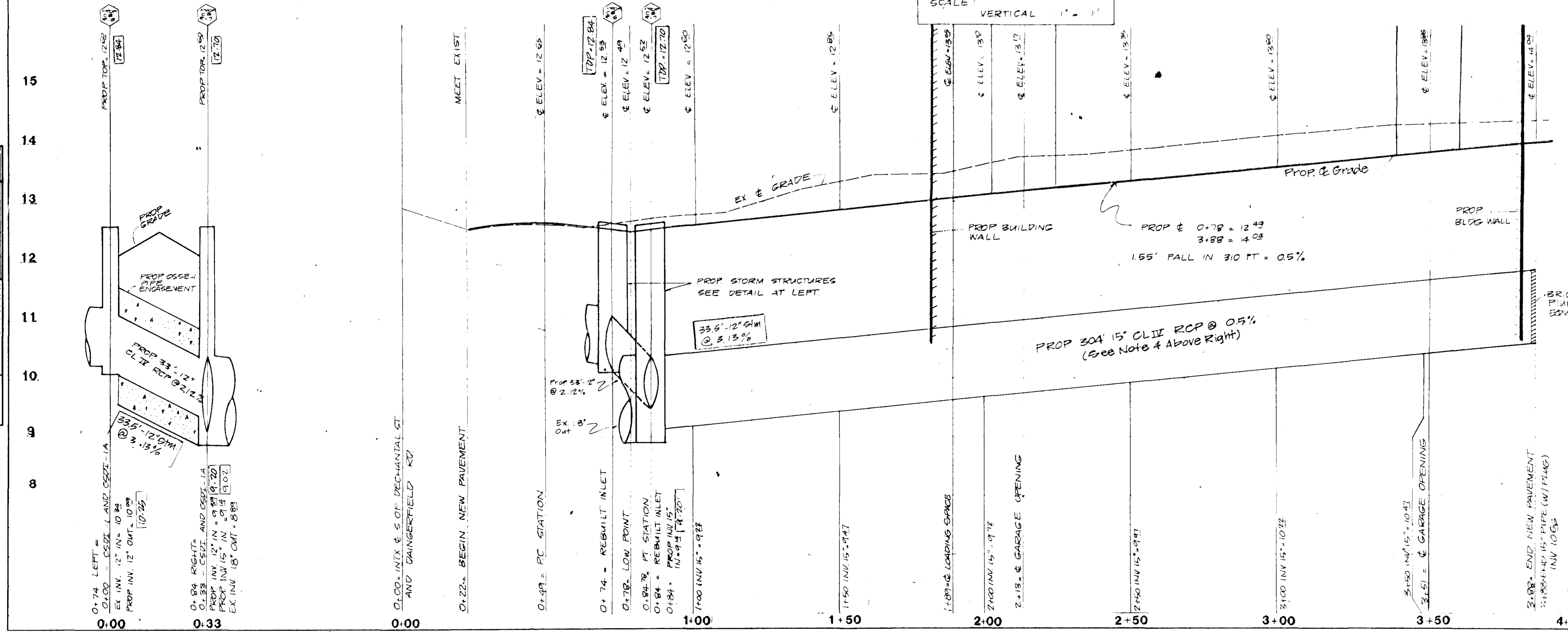


PLAN

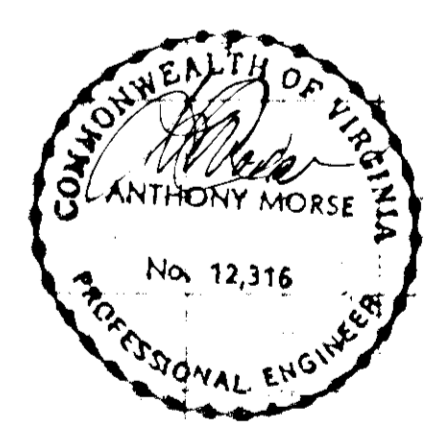
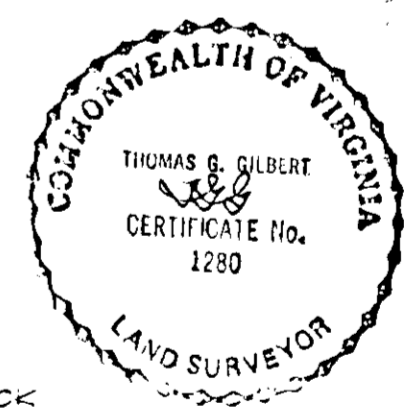
DATE	
BY	
CHECKED	
DATE	
NO.	

PROFILE

DATE	
BY	
CHECKED	
DATE	
NO.	

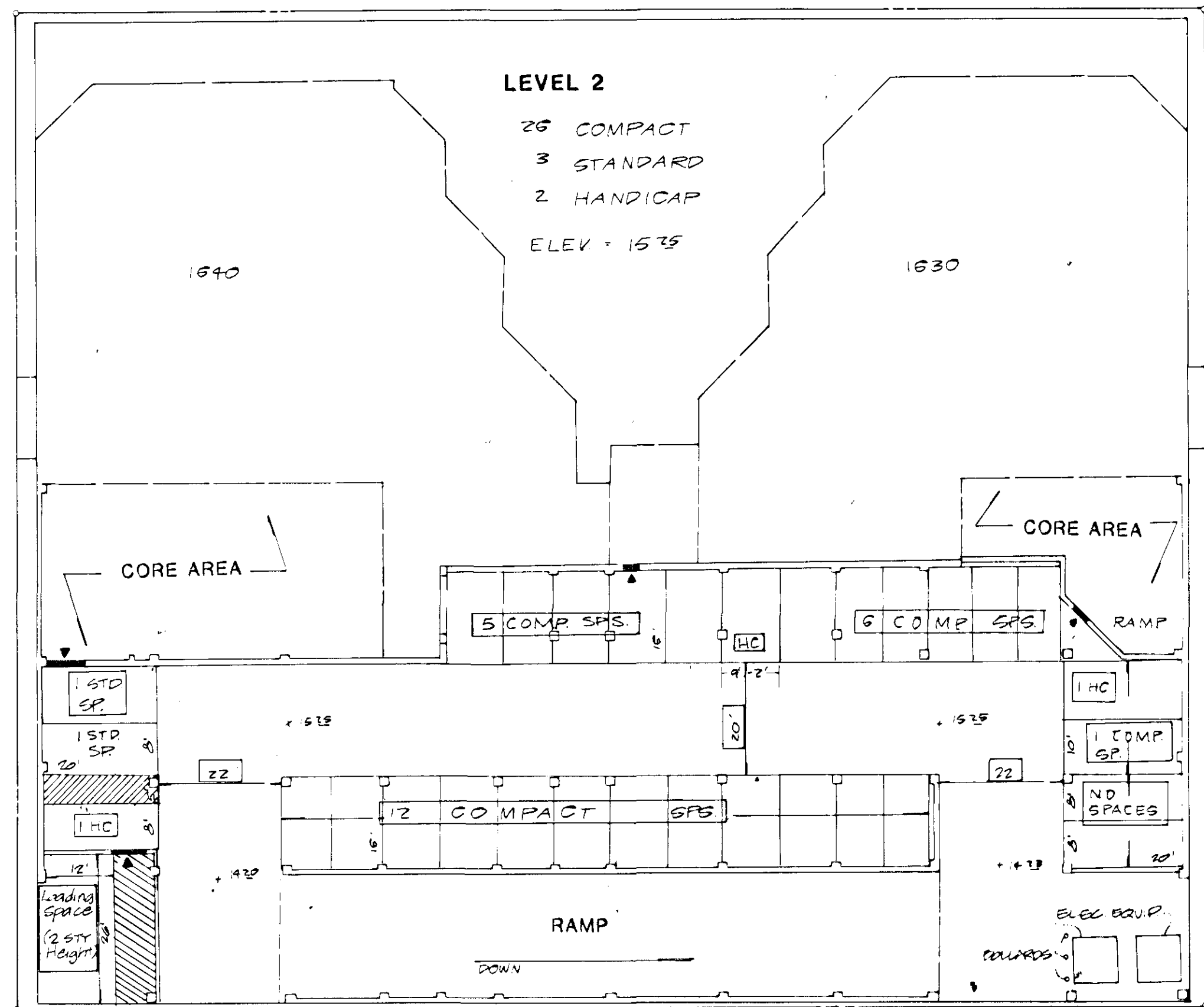


AS-BUILT CERTIFIED CORRECT
 Thomas G. Gilbert
 Certified Land Surveyor
 Date: 7/29/89
 Va. #1280

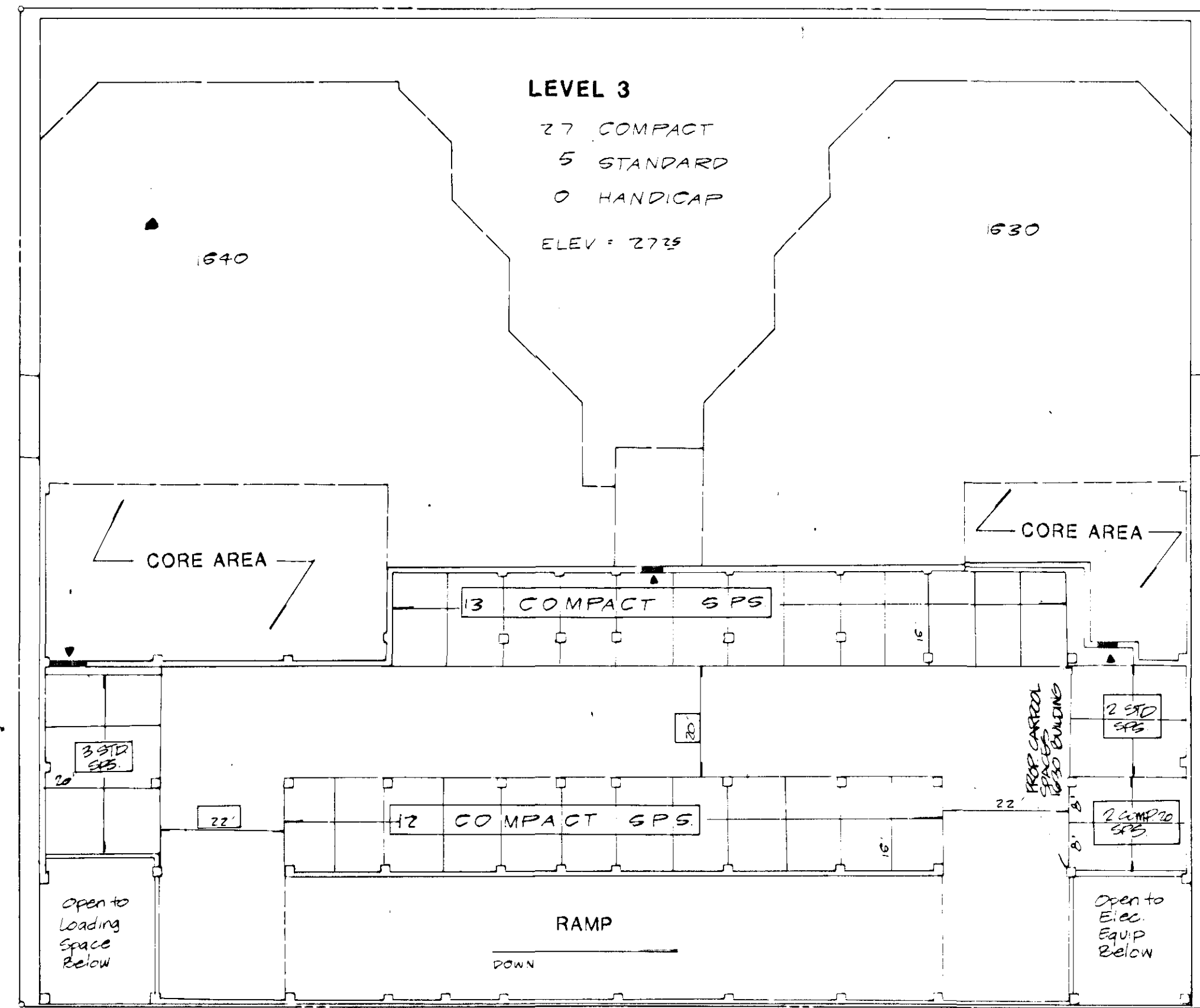


DECHANTAL STREET
 PLAN & PROFILE
 1630 & 1640 KING ST.
 CITY OF ALEXANDRIA, VIRGINIA

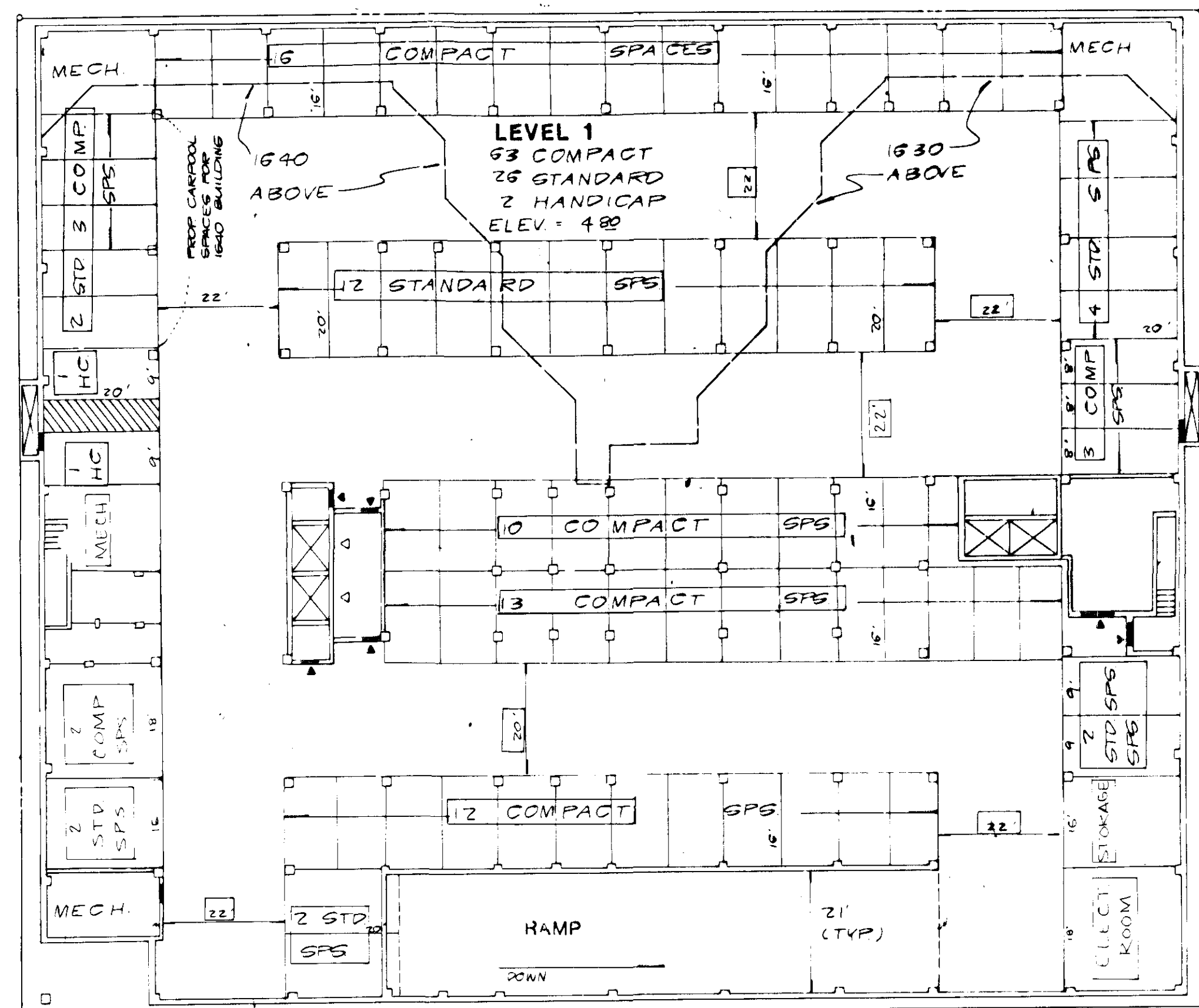
BY	DATE	DESCRIPTIONS	REVISIONS	DRAWN	DATE	SCALE
BTJ	3/87	ISSUE FOR CONSTRUCTION		HTEP	3/87	As Noted
				RHG	3/87	SHEET NO. 3 OF 10
				ACN	3/87	JOB NO. 3LK 239



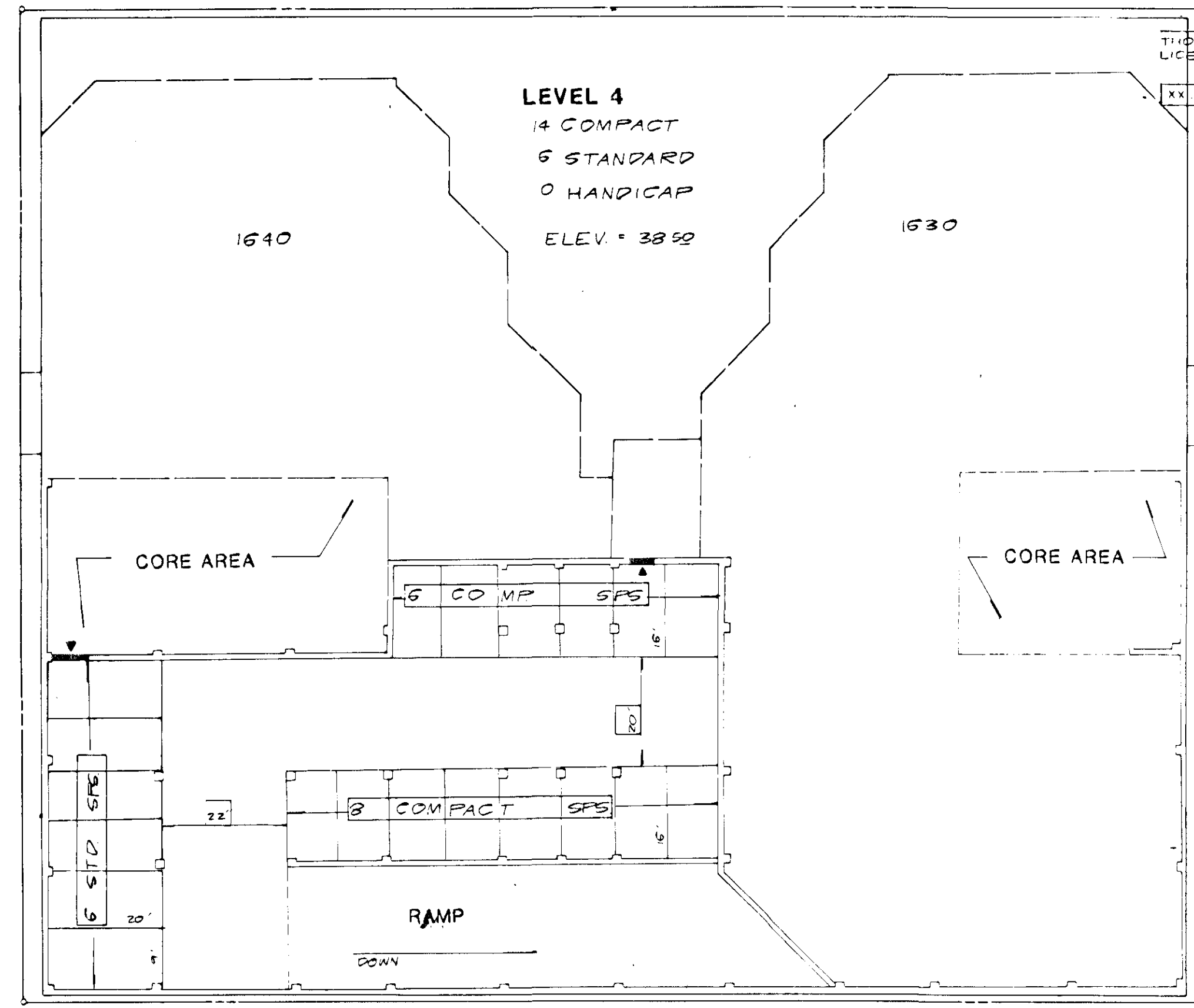
PARKING LEVEL 2 - FIRST FLOOR PLAN



PARKING LEVEL 3 - SECOND FLOOR PLAN



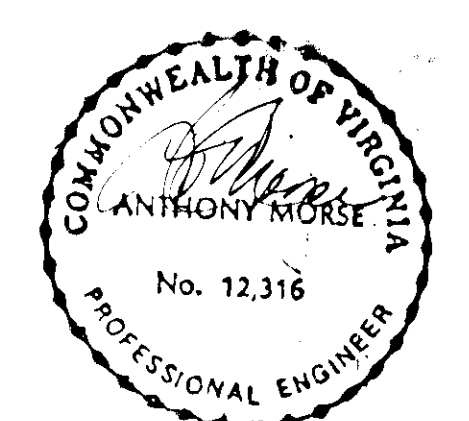
PARKING LEVEL 1 LOWER LEVEL PLAN



PARKING LEVEL 4 - THIRD FLOOR PLAN

LEGEND
 - WALL WITH DOOR
 ▲ PEDESTRIAN ACCESS
 △ AUTOMOBILE ACCESS
 NOTE: KING STREET IS AT THE TOP OF EACH PLAN

Thomas S. Gilbert
 THOMAS S. GILBERT
 LICENSED LAND SURVEYOR - VIRGINIA NO. 1280
 DATE 7/31/89



PARKING LEVEL DETAILS

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 110 N. Royal St. Alexandria, Virginia
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1630 & 1640 KING STREET
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	BY	REVISIONS DESCRIPTION	CK'D	DRAWN	DATE	SCALE
1			ISSUE FOR CONSTRUCTION		AK	4-87	1" = 20'
					RG	4-87	SHEET NO. 8 OF 10
					AM	4-87	JOB NO. AK 239

AS-BUILT

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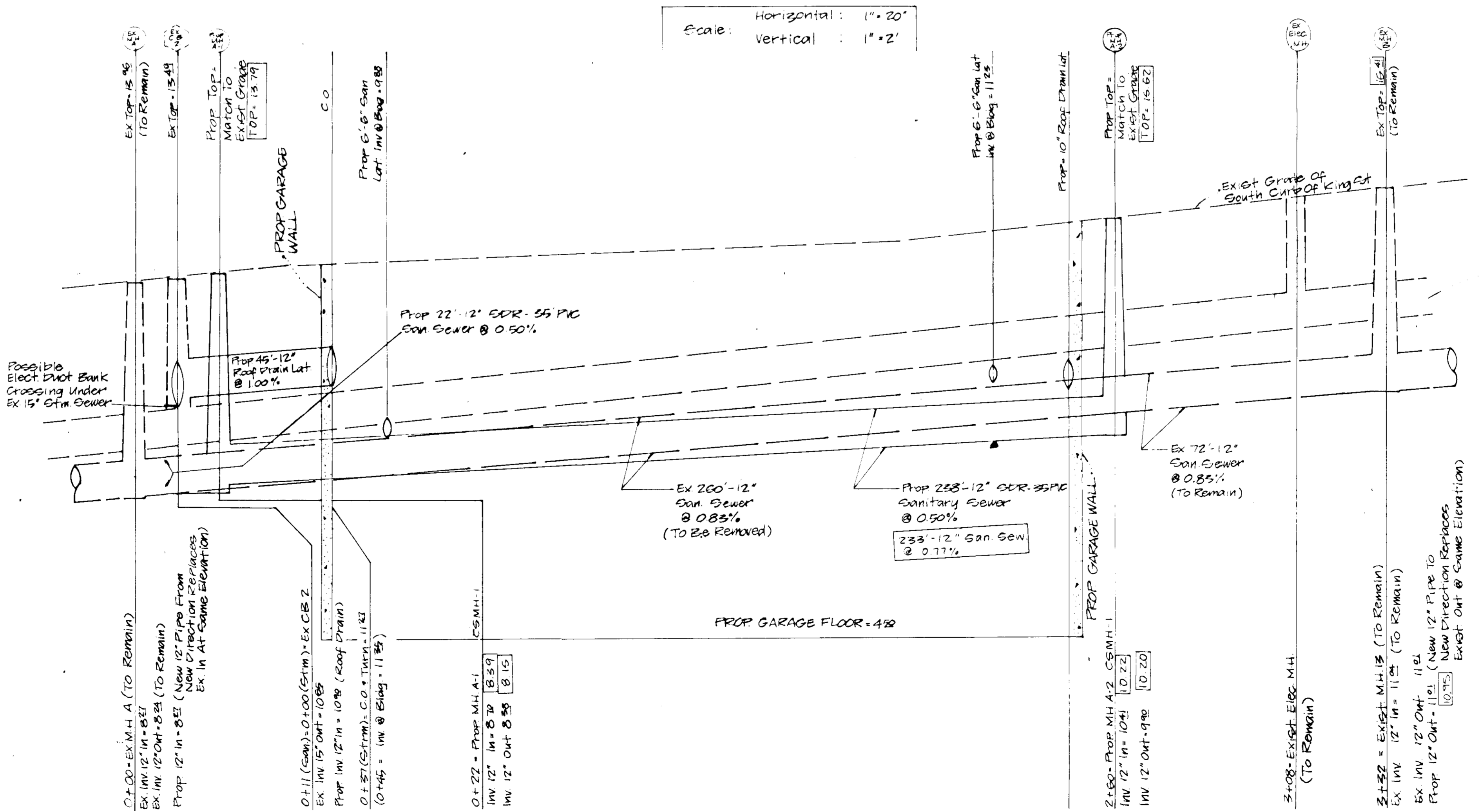
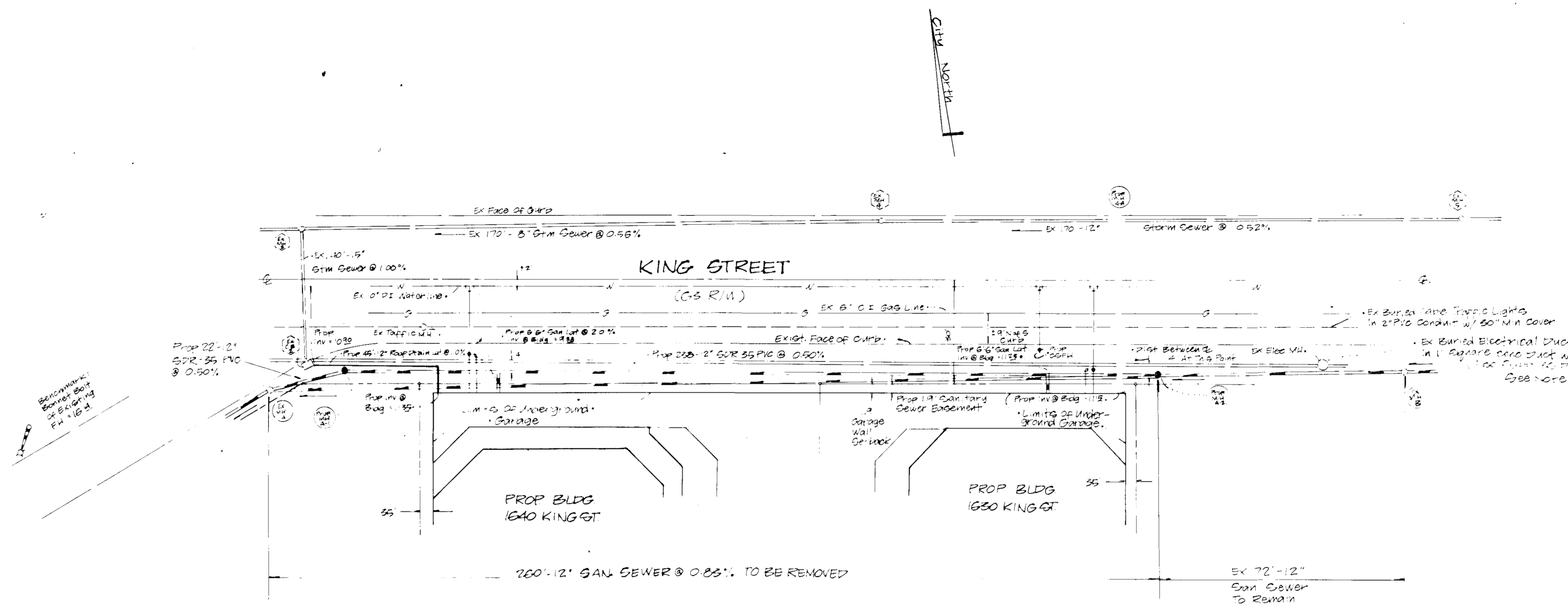
CONSTRUCTION NOTE
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA

PLAN & PROFILE NOTES:

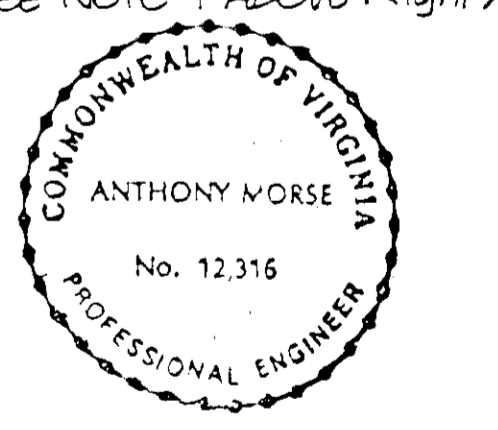
- 1) Horizontal Location of Electrical Duct Bank under South Sidewalk is From City Information and is Accurate. Only Vertical Information Available States 30" Min Cover. Contractor Should Ascertain Location of Said Duct Bank Prior to Installation of Roof Drain Laterals, Water Services, etc.
- 2) Proposed Relocated 12" Sanitary Sewer To Be 4 Feet On Centers Away From Existing Duct Bank (Horizontal Distance)
- 3) Developer Shall Replace Any Portion of Brick Sidewalk Disrupted As A Result of Said Sewer Construction.

DATE	
BY	
SHAWED	
PLOTTED	
CHECKED	
BY	
DATE	
NO.	

DATE	
BY	
SHAWED	
PLOTTED	
CHECKED	
BY	
DATE	
NO.	



Thomas B. Gilbert
THOMAS B. GILBERT
LICENSED LAND SURVEYOR
DATE 7/31/89
VIRGINIA NO. 1280



Ex Buried Electrical Duct Bank
in 1" Square Concrete Duct
with Min. 30" Cover (See Note 1 Above Right)

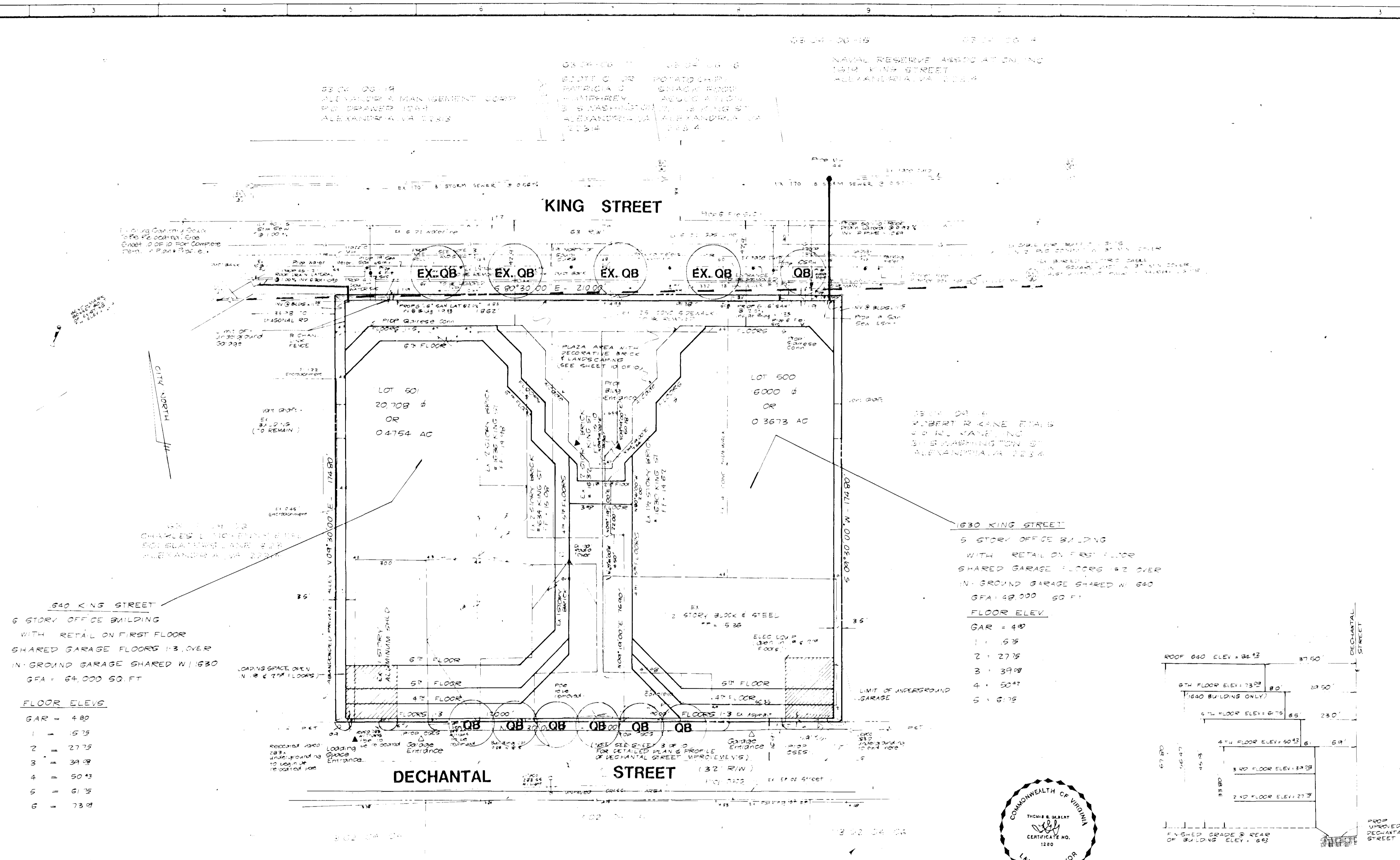
**12" SANITARY SEWER IN
SOUTH R/W OF KING STREET
PLAN & PROFILE
1630 & 1640 KING ST.
CITY OF ALEXANDRIA, VIRGINIA**

BY	DATE	DESCRIPTIONS	REVISIONS	DRAWN	DATE	SCALE
BUNB	11/87	ISSUE FOR CONSTRUCTION	FD	FD	11/87	AS NOTED
				GRADED	11/87	SHEET NO
				CHECKED	11/87	10 OF 10
				ACM	11/87	JOB NO
						BR 239

LEGEND		
ITEM	EXISTING	PROPOSED
CONTOURS	124	124
SPOT ELEVATIONS	124.5	+124.8
SANITARY SEWER	---	---
STORM SEWER	---	---
GAS MAINS	G	G
POWER LINES	P	P
TELEPHONE LINES	T	T
WATER MAINS	W	W
FIRE HYDRANTS	○	○
FENCE	---	---
STRUCTURES	---	---
CONCRETE WALK	---	---
PAVING	---	---
HEADER CURB	---	---
CURB & GUTTER	---	---

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540 KING STREET
6 STORY OFFICE BUILDING
WITH RETAIL ON FIRST FLOOR
SHARED GARAGE FLOORS 1-3 OVER
IN-GROUND GARAGE SHARED W/ 640
GFA = 64,000 SQ. FT.

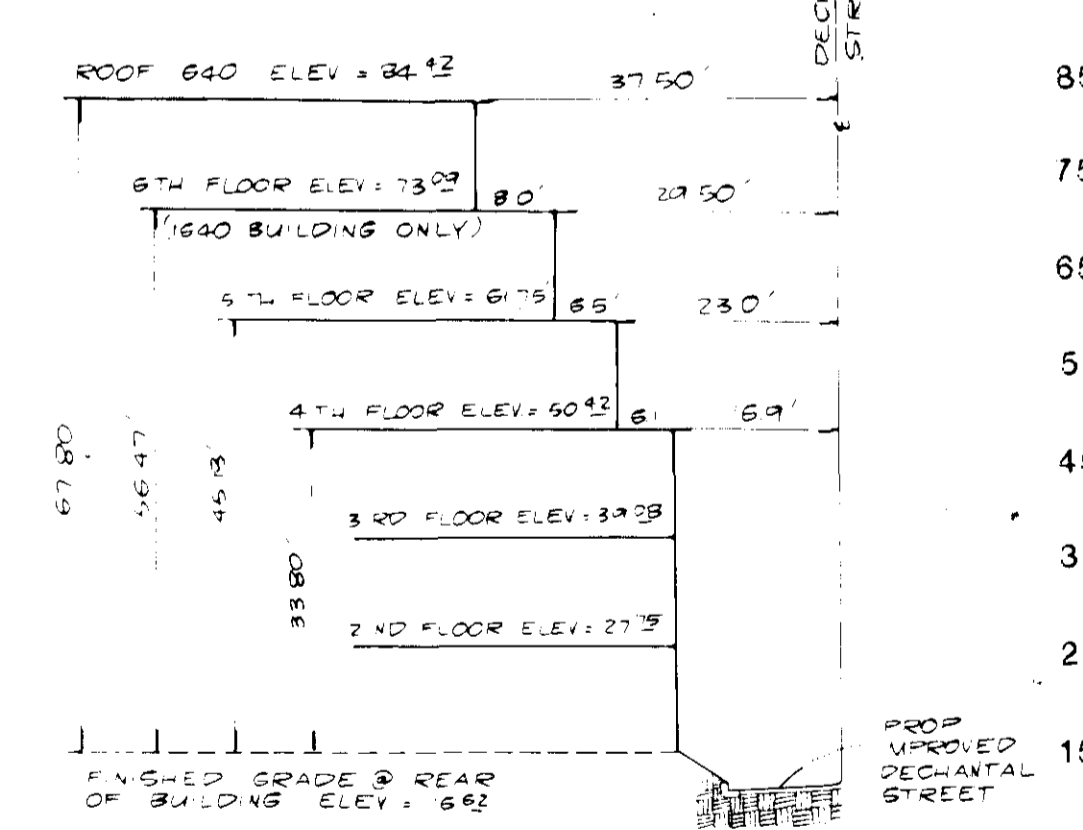
FLOOR ELEV.

GAR	4.80
1	5.75
2	27.75
3	39.08
4	50.42
5	61.75
6	73.08

1630 KING STREET
5 STORY OFFICE BUILDING
WITH RETAIL ON FIRST FLOOR
SHARED GARAGE FLOORS 1-2 OVER
IN-GROUND GARAGE SHARED W/ 640
GFA = 42,000 SQ. FT.

FLOOR ELEV.

GAR	4.80
1	5.75
2	27.75
3	39.08
4	50.42
5	61.75



LANDSCAPE AS-BUILT SCHEDULE (AS OF 7-17-89)

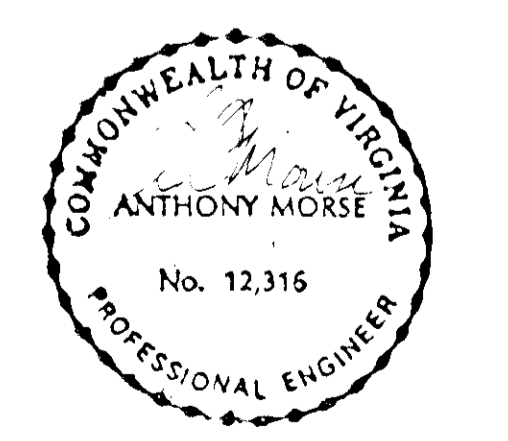
Key	Botanical/Common Name	Quantity	Size	Coverage
QB	Quercus borealis/No. Red Oak	3	21"	8,424
STREET QB	Quercus borealis/No. Red Oak	4		Dechantal Street
QB Ex.	Quercus borealis/No. Red Oak	4		King Street

TOTAL SITE AREA.....36,700 S.F.
LANDSCAPING REQUIRED..... 9,175 S.F.
LANDSCAPING PROVIDED..... 8,424 S.F.

NOTE: Developer, as per Note 2 Landscape Sheet 2 of 10 F.S.P. (S.P. 87-006), to provide 5 trees X 2000 S.F. per tree = 10,000 S.F. @ \$175.00 per tree to provide landscaping elsewhere on City property.



AS-BUILT CERTIFIED CORRECT
Thomas G. Gilbert
Certified Land Surveyor
Date: 7/17/89
Va. #1280



THIS SHEET FOR LANDSCAPE PURPOSES ONLY.
1630 & 1640 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

LANDSCAPE AS-BUILT

Holland Engineering
Phone: 548-2188
110 N. Royal St. Alexandria, Virginia
ENGINEERS - SURVEYORS - PLANNERS

NO.	DATE	BY	REVISIONS DESCRIPTION	EXD	DRAWN	DATE	SCALE
1			AS-BUILT FOR CONSTRUCTION		GT	87	1" = 20'
2					GT	87	SHEET NO.
3					GT	87	2 OF 10
4					GT	87	JOB NO.
5					GT	87	BLK 239