APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0017

PROPERTY LOCATION: 500 North Henry St.

TAX MAP REFERENCE: 64.01.03.07 **ZONE:** CRMU/H

APPLICANT: (Mary Lynne Carraway and Tom Anderson)

Name: Team Washington, Inc. dba Domino's Pizza

Address: 8381 Old Courthouse Rd. Suite 100, Vienna, VA 22182

PROPOSED USE: Domino's Pizza

[XX] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[XX] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[XX] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[XX] **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Ken Sanders-Smith
Print Name of Applicant or Agent

Signature

2/17/12
Date

8381 Old Courthouse Rd. Suite 100
Mailing/Street Address

703-743-7080 ext 107 703-734-8081
Telephone # Fax #

Vienna, VA 22182
City and State Zip Code

sfulton@teamwash.com (contact is Susan Fulton)
Email address

ACTION-PLANNING COMMISSION: DATE:

ACTION-CITY COUNCIL: DATE:

RECEIVED
FEB 21 2012
PLANNING & ZONING

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of The Henry, 500 North Henry St.Alexandria, VA (Property Address), I hereby grant the applicant authorization to apply for the Domino's Pizza / restaurant (use) use as described in this application.

Name: Kashif Z. Sheikh, Vice President of North Henry Retail, LLC (Please Print)

Phone (212) 849-8800

Address: c/o Westbrook Partners, 3300 PGA Boulevard Suite 820, Palm Beach Gardens, FL 33410

Email: KSheikh@westbrookpartners.com

Signature:

Date: February 21, 2012

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[X] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:

[ ] Owner
[ ] Contract Purchaser
[X] Lessee or
[ ] Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Applicant: Mary Lynne Carraway 51%

Thomas Anderson 49%

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Mary Lynne Carraway	8381 Old courthouse Rd, #100, Vienna, VA 22182	51%
2. Thomas Anderson	8381 Old courthouse Rd, #100, Vienna, VA 22182	49%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 500 North Henry St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. North Henry Retail, LLC	c/o Westbrook Partners, 3300 PGA Blvd, Suite 820, Palm Beach Gardens, FL 33410	100 %
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Mary Lynne Carraway	none	none
2. Thomas Anderson	none	none
3. North Henry Retail, LLC	none	none

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/23/12 Ken Sanders-Smith

Date Printed Name Signature

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

N. A.

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Applicant wishes to build a Domino's Pizza store in the 1765 sq.ft. space in The Henry at 500 North Henry St. Domino's Pizza stores sell Pizza, Oven Baked Sandwiches, Pasta, Wings, Coca Cola beverages, Salads and assorted side items for Delivery and Carryout. This will be the relocation of the Domino's Pizza at 817 Slaters Lane. The current location's lease expires April 30, 2012 and the building was sold to National Media at 815 Slaters Lane. They are redeveloping the space to expand their business. We are requesting to add 9 seats to the space as well as delivery and carry out.

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USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:

[✓] a new use requiring a special use permit,

[ ] an expansion or change to an existing use without a special use permit,

[ ] an expansion or change to an existing use with a special use permit,

[ ] other. Please describe:_____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
2 to 3 C/O customers at a time during 11AM to 1 PM; and 6PM to 8PM; 1 to 2 C/O customers at other hours.
8 to 9 eat in customers during lunch and dinner, 2 to 4 at other times.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
3 inside employees during day shift + 2 drivers. 4 inside employees and 4 drivers during night shift.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
Sunday through Thursday	11 AM – 12 AM Midnight
Friday and Saturday	11 AM - 2 AM

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Very Low. Ordinary conversation levels and equipment is not noisy.
No noise will be heard from the exterior of the space.

B. How will the noise be controlled?

N/A

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8. Describe any potential odors emanating from the proposed use and plans to control them:

Mild food odors are vented though an oven hood (oven is only food cooking equipment) to the exterior. Oven hood vent will be removed from any intake vents into other portions of the building and far enough away from surrounding residential areas to prevent any issues.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

BulkFood containers, some office paper and food waste will be trash. Food produced and sold at the store will be consumed off the property and does not contribute to the trash;except for small amount of dine in.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

1 8 yard dumpster @ current location

C. How often will trash be collected?

2 times per week@ current location

D. How will you prevent littering on the property, streets and nearby properties?

Trash can in the lobby will collect customer trash. Fold sold here is consumed primarily at the customer's residence or place of business.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [x] No Use Standard cleaning detergents and grease trap is pumped by professional service.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

All employees must pass background check; all drivers have their MVR run before hiring and every 5 months thereafter. Drivers carry less than ~~$20.00 in cash and 80% of sales are on credit cards. No credit card~~ information is kept in the store or in the computer system. Store will have surveillance cameras.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [x] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

8 designated for Standard spaces Domino's Pizza

_____ Compact spaces

Garage = 3 van spaces Handicapped accessible spaces. Surface= 1 HC + 1 van spaces

Garage has 56 add't Other.

retail spaces available

LL is designating 2 spaces in courtyard for Domino's drivers only and 6 in garage in close proximity to stairs closest to #500 for drivers and other employees.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*

[X] on-site

[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[ ] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

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B. Where are off-street loading facilities located? Behind building 2

C. During what hours of the day do you expect loading/unloading operations to occur?
7 AM to 11 PM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
3 deliveries per week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

access adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [✓] Yes [ ] No

Do you propose to construct an addition to the building? [ ] Yes [✓] No

How large will the addition be? NA square feet.

18. What will the total area occupied by the proposed use be?

1765 sq. ft. (existing) + – sq. ft. (addition if any) = 1765 sq. ft. (total)

19. The proposed use is located in: *(check one)*
[ ] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center:
[ ] an office building. Please provide name of the building:
[✓] other. Please describe: Multi-Use building --The Henry (previously The Monarch)

End of Application

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Admin Use Permit # _____

SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

   Indoors: ~~9~~ 9 Outdoors: _____ Total number proposed: ~~9~~ 9

2. Will the restaurant offer any of the following?

   Alcoholic beverages (**SUP only**) _____ Yes ✓ No

   Beer and wine — on-premises _____ Yes ✓ No

   Beer and wine — off-premises _____ Yes ✓ No

3. Please describe the type of food that will be served:

   Pizza, Oven baked sandwiches, pasta, salads, wings, Coca-Cola soft drinks, assorted side items

4. The restaurant will offer the following service (check items that apply):

   ✓ table service ____ bar ✓ carry-out ✓ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? 4 maximum

   Will delivery drivers use their own vehicles? ✓ Yes _____ No

   Where will delivery vehicles be parked when not in use?

   on site parking behind the building and in the garage.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

   _____ Yes ✓ No

   If yes, please describe:

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Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
   - XX 100%
   - _____ 75-99%
   - _____ 50-74%
   - _____ 1-49%
   - _____ No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
   - XX All
   - _____ 75-99%
   - _____ 50-74%
   - _____ 1-49%
   - _____ None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
   - XX No parking impact predicted
   - _____ Less than 20 additional cars in neighborhood
   - _____ 20-40 additional cars
   - _____ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant. Most food is purchased to be consumed at home or place of business, not immediately. A trash can will be in the lobby.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following: Not Applicable.
   - _____ Maximum number of patron dining seats
   + _____ Maximum number of patron bar seats
   + _____ Maximum number of standing patrons
   = _____ Maximum number of patrons

2. _____ Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
   - _____ Closing by 8:00 PM
   - _____ Closing after 8:00 PM but by 10:00 PM
   - _____ Closing after 10:00 PM but by Midnight
   - _____ Closing after Midnight

4. Alcohol Consumption (check one)
   - _____ High ratio of alcohol to food
   - _____ Balance between alcohol and food
   - _____ Low ratio of alcohol to food

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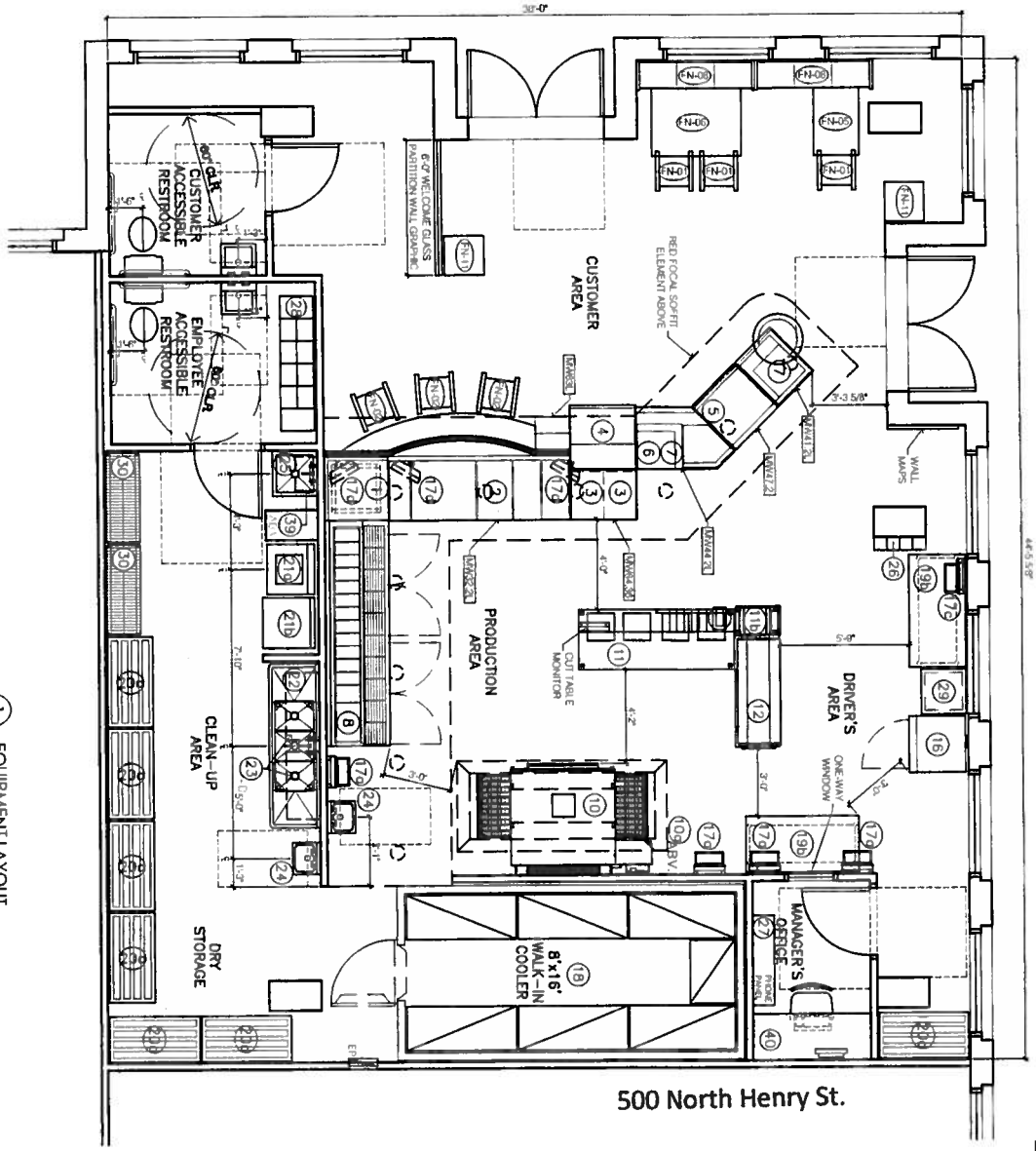

1 EQUIPMENT LAYOUT

SCALE: 1/8" = 1'-0"

500 North Henry St.

Alexandria , VA 22314

Domino's Pizza

Team Washington, Inc.

1765 square feet.

Project No: 2614
Domino's Pizza Bakery Store
Schematic Layout for a Tenant Improvement
Monarch Retail Building Suite #500 Old Town
Alexandria, VA
for Team Washington, Inc.
8381 Old Courthouse Rd. Ste. 100
Vienna, VA 22182 703.734.7080 X-107

SCHEMATIC LAYOUT FOR OWNER REVIEW STAGE ONE 02.16.12

REV	DATE	DESCRIPTION
1	02.21.12	LAYOUT

SHEET NAME: EQUIPMENT LAYOUT

SHEET NUMBER: A1.0

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SUP2012-0017

EQUIPMENT SCHEDULE

ITEM NUMBER	ITEM QUANTITY	DESCRIPTION / MFGR	SIZE	ELECTRICAL							WATER		WASTE		GAS		MODEL	REMARKS	RELOCATED EXISTING:	FURNISHED BY:	INSTALLED BY
				AMPS	KW	HP	VOLTS	PHASE	DIRECT	PLUG	COLD	HOT	DIRECT	INDIRECT	SIZE	MBTUH					
1	1	3' UNIVERSAL CORNER STAINLESS STEEL DOUGH COUNTER W/ LEGS	34"W x 34"D x 44 1/2"H														CUSTOM	NO BACKSPLASH	--	E&S	GC
a		CUSTOM 4' STAINLESS STEEL DOUGH COUNTER COMPLEMENT W/ LEGS	48"W x 54"D x 44 1/2"H														CUSTOM	NO BACKSPLASH	--	E&S	GC
2	1	27 GALLON CORNMEAL BIN	27"H														PC411982	--	--	E&S	GC
3	2	STEEL DOUGH DOLLY	25 7/8"W x 17 7/8"D x --"H														PC460005	900 LB. CAPACITY	--	E&S	GC
	1	DOUGH TRAYS (SET OF 100)	--"W x --"D x --"H														PC258050	--	--	E&S	GC
4	1	RANDELL GRAB-N-GO REFRIGERATED DISPLAY MERCHANDISER	36"W x 34"D x 46 1/2"H	8.6		3/8	115V	1		5-15P							SSAC-36SSC	STAINLESS STEEL, 20 OZ. R-134A	--	E&S	GC
5	1	HATCO GLO-RAY DESIGNER HEATED GLASS DISPLAY CASE																	--		
6	1	DUAL COMPARTMENT SAFE WITH DIGITAL LOCK/TIME DELAY	19"W x 22"D x 27"H	--	--	--	--	--		--							PC381810	290 LBS., 1/2" STEEL BODY AND DOOR	--	E&S	GC
7	2	METAL CASH DRAWER W/ REMOVABLE TILL	19 1/2"W x 16 3/8"D x 4"H														PC312661	MTL. BRACKET KIT REQ'D. - PC312662	--	E&S	GC
8	1	10'-0" LCP MAKELINE (RANDELL OR EQUAL)	120"W x 34"D x 51 1/2"H	13		3/4	120V	1		5-20P							PC338616	(5) 27" DOORS	--	E&S	GC
9		RANDELL LOW REFRIGERATOR UNIT	48"W x 32 1/2"D x 36"H	5.5		1/4	115V	1		5-15P							9301-7	DOUBLE SOLID DOORS	--	E&S	GC
10	1	BOFI 3270 DOUBLE STACK CONVEYOR OVEN															BOFI - 3270		--	E&S	GC
10a	1	AVI HOOD SYSTEM FOR BOFI XLT3270 DOUBLE STACK OVEN	111 5/8"W x 48 3/8"D	10			120V	1									HA-2005-3270 (SEE CLG. PLAN FOR HT.)	--	--	E&S	GC
11	1	7' CUSTOM CUT TABLE W/ OVERSHELF	84"L x 32"D x 36"H														312-25SS, 1DSS-MOD	--	--	E&S	GC
11a		CUSTOM CUT TABLE, ACCESSORY CABINET	36"L x 16"D x 36"H														309-25SS	--	--	E&S	GC
11b	1	CUSTOM CUT TABLE, ACCESSORY CABINET	24"L x 16"D x 36"H														308-25SS	--	--	E&S	GC
12	1	60" ROUTE STAND W/ (3) 54" HEAT LAMPS (NO. PC320815)	60"L x 18"D x 86"H	--	--	--	--	--		--							PC320810	--	--	E&S	GC
13		SS NARROW BODY FULL HT. HOLDING CABINET PASS-THRU																--	--		
14		DELFIELD SINGLE DOOR STAINLESS STEEL REFRIGERATOR																	--		
15a		48" x 24" DRIVERS TABLE	48"L x 24"D x --"H														--		--	E&S	GC
15b		36" x 24" DRIVERS TABLE	36"L x 24"D x --"H														--		--	E&S	GC
16	1	SINGLE DOOR VISI-COOLER	47"W x 29"D x 78 1/2"H	--	--	--	--	--		--							GDM-41	--	--	E&S	PULSE
17a	3	PULSE TELEPHONE / ORDER STATION - WALL MOUNTED															--		--	E&S	PULSE
17b	1	PULSE TELEPHONE / ORDER STATION - MAKELINE RETURN WALL															--		--	E&S	PULSE
17c	1	PULSE TELEPHONE / ORDER STATION - AT DRIVERS TABLE															--		--	E&S	PULSE
17d	3	PULSE TELEPHONE / ORDER STATION - SUSPENDED FROM ABOVE															--		--	E&S	PULSE
18	1	8' x 16" NOMINAL WALK-IN COOLER BOX W/ OUT FLOOR																--	--	E&S	GC
19a		4' STAINLESS WORK TABLE	48"L x 30"D x 35 1/2"H															--	--	E&S	GC
19b	2	5' STAINLESS WORK TABLE	60"L x 30"D x 35 1/2"H															--	--	E&S	GC
19c		6' STAINLESS WORK TABLE	72"L x 30"D x 35 1/2"H															--	--	E&S	GC
20a	7	24" x 48" HEAVY DUTY DUNNAGE RACK	24"L x 48"D x 12"H														PC462450	--	--		
20b		24" x 36" HEAVY DUTY DUNNAGE RACK	24"L x 36"D x 12"H																		
20c		18" x 48" HEAVY DUTY DUNNAGE RACK WITH 6" BACKSPLASH	18"L x 48"D x 6"H																		
20d		24" x 60" HEAVY DUTY DUNNAGE RACK	24"L x 60"D x 12"H														CUSTOM	--	--		
21a	1	SEARS KENMORE SIDE BY SIDE GAS WASHER	27"W x 25 1/2"D														PC26997	--	--	E&S	GC
21b	1	SEARS KENMORE SIDE BY SIDE GAS DRYER	27"W x 25 1/2"D														PC26995	--	--	E&S	GC
22	1	STAINLESS STEEL 3-COMPARTMENT SINK	87 1/4"L x 27 1/2"D x 39 1/2"H														PC383050	--	--	E&S	GC
	1	3-COMP. SINK WASTE LEVER	ACCESSORY														PC383055	--	--	E&S	GC
	1	3-COMP. SINK ECONOMY SPRAYER W/ ADD-ON FAUCET	ACCESSORY														PC28108	--	--	E&S	GC
	1	3-COMP. SINK, WALL BRACKET FOR ECONOMY SPRAYER	ACCESSORY														PC411956	--	--	E&S	GC
23	2	COMPLETE 3-COMP. SINK WALL STORAGE SYSTEM	30"L x 30"H														PC383101	--	--	E&S	GC
24	1	STAINLESS STEEL HANDSINK W/2 WRIST HANDLES	14"L x 10"D x 5"H								1/2"	1/2"	YES				PC244006	--	--	E&S	GC
	2	LIQUID SOAP DISPENSERS	ACCESSORY														PC277647	--	--	E&S	GC
	2	HAND SANITIZER DISPENSER	ACCESSORY														NEED CUT SHEET	--	--	E&S	GC
	2	C-FOLD PAPER TOWEL DISPENSER	ACCESSORY														NEED CUT SHEET	--	--	E&S	GC
	2	TRASH CAN	ACCESSORY														PC28096	--	--	E&S	GC
25	1	24" x 24" MOLDED STONE MOP SINK	24"L x 24"D x 10"H														PC8610A		--	E&S	GC
26	4	MODULAR METAL DROP BOX	7"W x 7"D x 23"H																--		
27	1	PULSE TELEPHONE EQUIPMENT BOX	48"W x 18"D x 48"H																--	GC	GC
28	1	16 COMPARTMENT LOCKER	--																--		
29	1	24" x 24" HOT BAG RACK	--																--		
30	2	18" x 48" CLEAN SMALLWARES RACK	--																--		
31		EMPLOYEE TABLE	--																	PULSE	PULSE
32	2	PULSE DIGITAL 42" MENU BOARDS	--															NEED DATA REQUIREMENTS			
33		PIZZA TRACKER - 37" MONITOR	--																		
34		PIZZA TRACKER - TBD MONITOR (LARGE SIZE)	--																	COKE	GC
35		COKE COOLER GDM-7	--																--	E&S	GC
36		24" x 36" WIRE SHELF SYSTEM	--																--	E&S	GC
37		WALL-MOUNTED BIKE RACK	--																--	E&S	GC
38		12" x 12" EMPLOYEE LOCKER	--																--	E&S	GC
39	1	RINNAI WALL-MOUNTED INSTANTANEOUS WATER HEATER	--																		GC
40	1	BUILT-IN MANAGER'S DESK (WITH A D.A. KNEE CLEARANCE)	--																		

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Project No: 2614
Domino's Pizza Bakery Store
Schematic Layout for a Tenant Improvement
Monarch Retail Building Suite #500 Old Town
Alexandria, VA
for Team Washington, Inc.
8381 Old Courthouse Rd. Ste. 100
Vienna, VA 22182
703.734.7080 X-107

SCHEMATIC LAYOUT FOR OWNER REVIEW. STAGE ONE
02.16.12

REV	DATE	DESCRIPTION
1	02.22.12	LAYOUT

SHEET NAME
EQUIPMENT SCHEDULE

SHEET NUMBER
A2.0

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SUP 2012-0017

MILLWORK SCHEDULE

MARK	DESCRIPTION	QTY.	MFR/SUPPLIER	REMARKS	COLOR/FINISH	FURNISHED BY:	INSTALLED BY:	NOTES
MW-10.1L	RED FOCAL ELEMENT LEFT HAND ORIENTATION		—	ANGLED WITH RETURN AND WITH WALL INCLUDES LIGHT STRIP	FOCAL ELEMENT: RED P-LAM [PL-02] LIGHT STRIP: SATIN STAINLESS STEEL	OWNER	G.C.	
MW-20.2L	MAKELINE WALLS LEFT HAND ORIENTATION		—	PROTOTYPE FREESTANDING AND END CAP APPLICATIONS NO SNEEZE GUARD ON RETURN	CUSTOMER SIDE: METAL [MT-01] KITCHEN SIDE: P-LAM [PL-01]	OWNER	G.C.	
MW-32.2L	DOUGH FEATURE WALL LEFT HAND ORIENTATION	1	—	CURVED VERSION. WITH ADA LEDGE, METAL WALL FINISH STONE COUNTER TOP AND P-LAM BASE CABINET	CUSTOMER SIDE: METAL [MT-01] STONE [SS-02] AND P-LAM [PL-01]	OWNER	G.C.	SEE ARCHITECTURAL DRAWINGS FOR SITE SPECIFIC MODIFICATIONS
MW-41.2L	POS COUNTER 2'-3" WIDE WITH ROUND PICK-UP LEFT HAND ORIENTATION	1	—	BASE CABINET METAL CUSTOMER FACE WITH WHITE SOLID SURFACE TOP. ROUND PICK-UP FOCAL WHITE P-LAM WITH STAINLESS STEEL TOP.	BASE CABINET: [MT-01] TOP [SS-01] ROUND CABINET: [PL-01] TOP [MT-01]	OWNER	G.C.	
MW-44.2	POS COUNTER ANGLED LEFT HAND ORIENTATION	1	—	BASE CABINET METAL CUSTOMER FACE WITH WHITE SOLID SURFACE TOP.	BASE CABINET: [MT-01] TOP [SS-01]	OWNER	G.C.	
MW-47.2	BASE CABINET	1	—	BASE CABINET METAL CUSTOMER FACE WITH WHITE SOLID SURFACE TOP.	BASE CABINET: [MT-01] TOP [SS-01]	OWNER	G.C.	
MW-63.L	CHILD STEP-UP LEFT HAND ORIENTATION	1	—	CHILD STEPS AND DOUGH AREA VIEWING PLATFORM FLOOR COVERING HANDRAIL ON LEFT	FLOOR COVERING: [FC-07] HANDRAIL [MT-01]	OWNER	G.C.	
MW-64.36	DOUGH CART GARAGE 36" WIDE	1	—	BASE CABINET WITH P-LAM WITH WHITE P-LAM TOP	BASE CABINET: [MT-01] TOP [SS-01]	OWNER	G.C.	

FURNITURE SCHEDULE

	DESCRIPTION / MFGR	QTY.	SIZE	MANUFACTURER	COLOR	MODEL	REMARKS	FURNISHED BY:	INST. BY:
FN-01	DINING CHAIR	3	—	—			—	E&S	GC
FN-02	COUNTER STOOL	3	—	—			—	E&S	GC
FN-03	BAR STOOL		—	—					
FN-04	DINING TABLE		24" x 32" x 29.75"H	FALCON	BASE: SILVERTONE E2, TOP: PL-03	(1)200-3000 SPECIAL 200 SERIES X-BASE, 3000 S.E. LAMINATE TOP	CUSTOM PIL SHAPED TOP		
FN-05	DINING TABLE	1	24" x 36" x 29.75"H	FALCON	BASE: SILVERTONE E2, TOP: PL-03	(1)200-3000 24 x 36 200 SERIES X-BASE, 3000 S.E. LAMINATE TOP	—		
FN-06	DINING TABLE	1	48" x 36" x 29.75"H	FALCON	BASE: SILVERTONE E2, TOP: PL-03	(2)200-3000 48 x 36 200 SERIES T-BASE, 3000 S.E. LAMINATE TOP	—		
FN-07	BENCH - 2 SEAT		—	—	—	—	—	E&S	GC
FN-08	BENCH - 3 SEAT	2	—	—	—	—	—		
FN-09	BENCH - 4 SEAT		—	—	—	—	—		
FN-10	COFFEE TABLE		44W" x 22"D x 15"H	—			—	E&S	GC
FN-11	INTERIOR TRASH CAN	2	40 GALLON	TRASHCANSANDMORE		DOME LID TRASH CAN MODEL#: CZONE38SQCZGRDM	—	E&S	GC
FN-12	EXTERIOR TRASH CAN - 36 GALLON		18.5"W x 18.5"D x 38"H	TRASHCANDEPOT	GRAY	MODEL#: RTRGF-UH W/ UMBRELLA HOLE, NO SEAT BACKS	—		
FN-13	FIBERGLASS PICNIC TABLE		48" DIAMETER	BELSON	FRAME: GALV. SEATS: RED, TOP: WHITE	MODEL#: TF31257 W/ 4 SEATS, NO SEAT BACKS	—		
FN-14	CONCRETE PICNIC TABLE		48" DIAMETER	BELSON	FRAME: GRAY SEATS: GRAY, TOP: GRAY	MODEL#: TF31287 W/ 3 SEATS,W/ UMBRELLA HOLE, NO SEAT BACKS	—		
FN-15	CONCRETE PICNIC TABLE - WHEELCHAIR ACCESS.		48" DIA.(1)OPEN WL.CH. SEAT	BELSON	FRAME: GRAY, SEATS: GRAY, TOP: GRAY	7'-6" FIBERGLASS UMBRELLA MODEL#: UF	—	E&S	GC
FN-16	FIBERGLASS PICNIC TABLE UMBRELLA		7'-6" DIAMETER, 1.5" POLE	BELSON	RED	FABRIC WOOD POST BY LAUREN & CO. MODEL#: LC412WSZ	—		
FN-16?	FABRIC PICNIC TABLE UMBRELLA		9'-0" DIAMETER	BACKYARDGARDENER	FIRE ENGINE RED	ALUMINUM ARM CHAIR MODEL#: M22	—	E&S	GC
FN-17	METAL OUTDOOR DINING CHAIR		ARM HT. 27", PL. GLIDES INC.	FALCON	STANDARD METAL FINISH	HATTERS METAL TABLE MODEL#: AS-2424	—		
FN-18	METAL OUTDOOR DINING CHAIR 24" x 24"		24W" x 24"D x 30"H	CAPEFURNITURE	STANDARD METAL FINISH	HATTERS METAL TABLE MODEL#: AS-3024	—	E&S	GC
FN-19	METAL OUTDOOR DINING CHAIR 32" x 32"		32W" x 32"D x 30"H	CAPEFURNITURE	STANDARD METAL FINISH				

JASON D GNICH ARCHITECT
107 SE WASHINGTON ST
SUITE 310
PORTLAND, OR 97214
V 503 552 9079
F 503 241 7055

Project No: 2614
Domino's Pizza Bakery Store
Schematic Layout for a Tenant Improvement
Monarch Retail Building Suite #500 Old Town
Alexandria, VA
for Team Washington, Inc.
8381 Old Courthouse Rd. Ste. 100
Vienna, VA 22182
703.734.7080 X-107

SCHEMATIC LAYOUT FOR OWNER REVIEW: STAGE ONE
02.16.12

REV.	DATE:	DESCRIPTION
1	02.22.12	LAYOUT

SHEET NAME
MILLWORK/ FURNITURE SCHEDULES

SHEET NUMBER
A3.0

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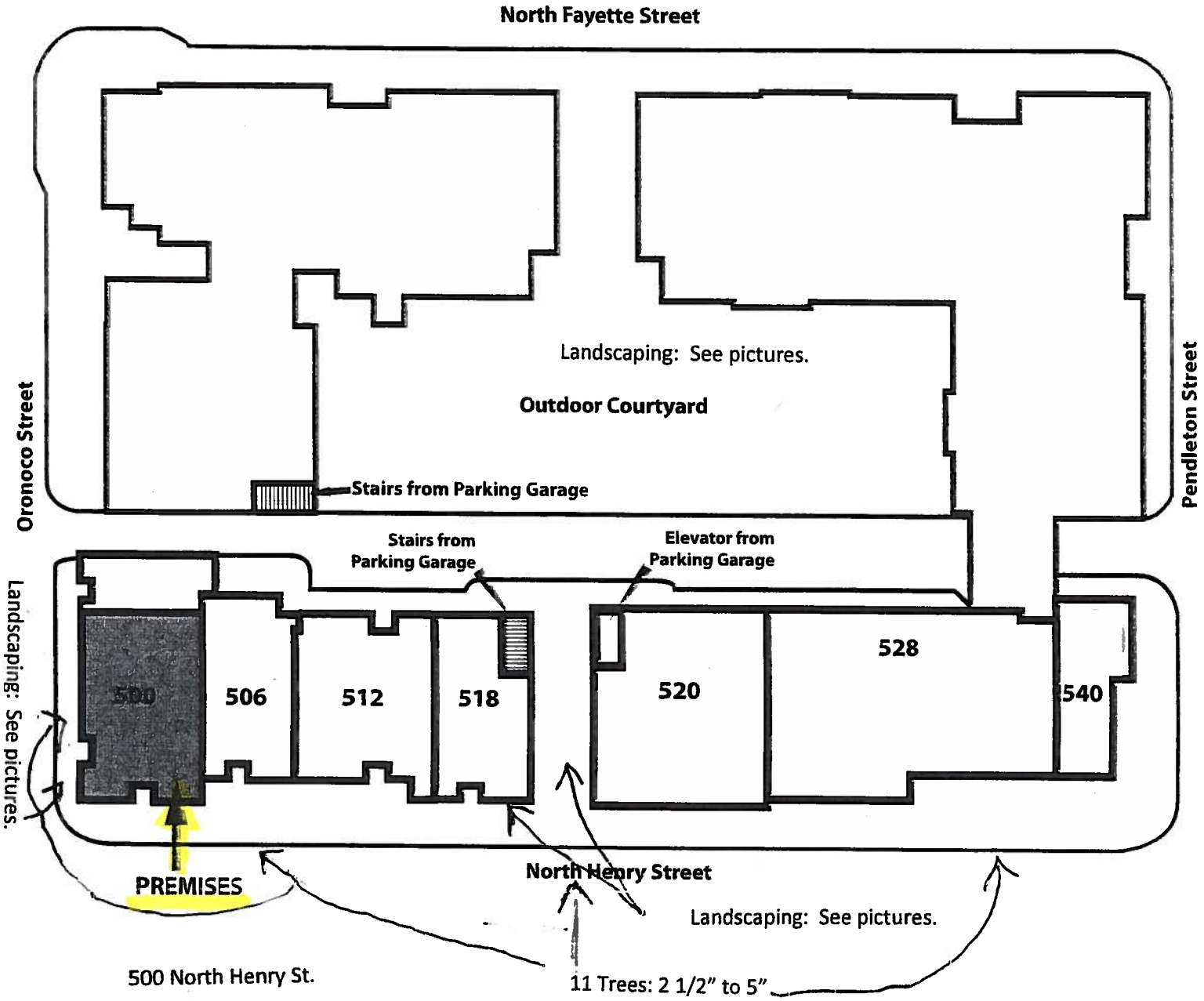
SUP2012-0017



500 North Henry St.

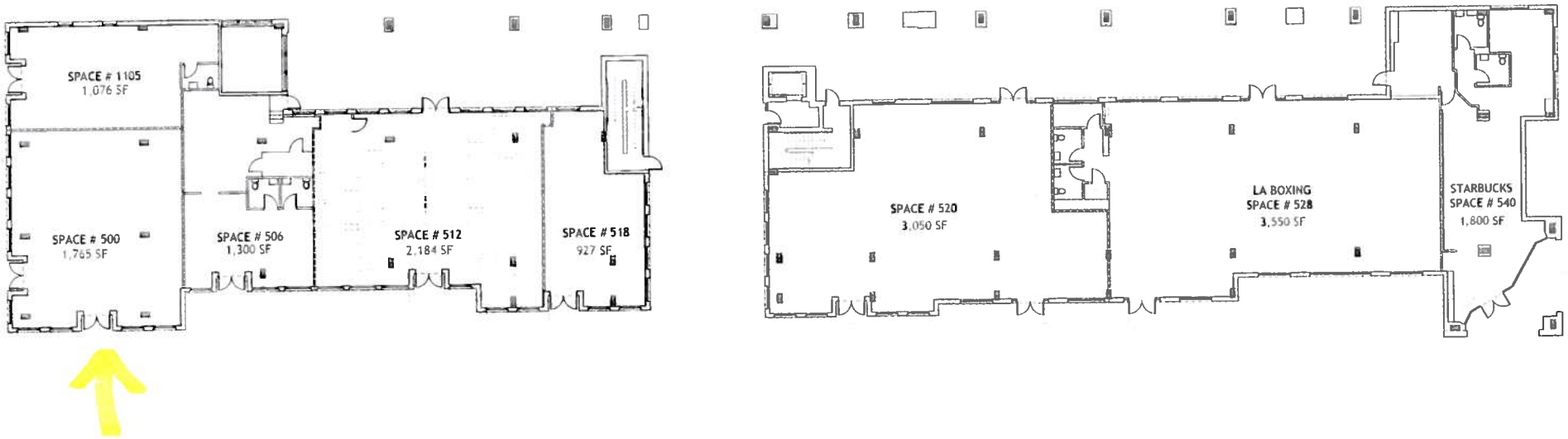
Alexandria , VA 22314

Domino's Pizza

Team Washington, Inc.

1765 square feet.

SUP2012-0017



EXISTING TENANT SPACES
500, 506, 512, 518, 520, 528, 540

THE MONARCH RETAIL

OLD TOWN ALEXANDRIA, VA

SEPTEMBER 6, 2011

JCA ARCHITECTS
1801 ROBERT FULTON DR. SUITE 410
RESTON, VIRGINIA

Rosenthal
PROPERTIES, LLC

500 North Henry St.

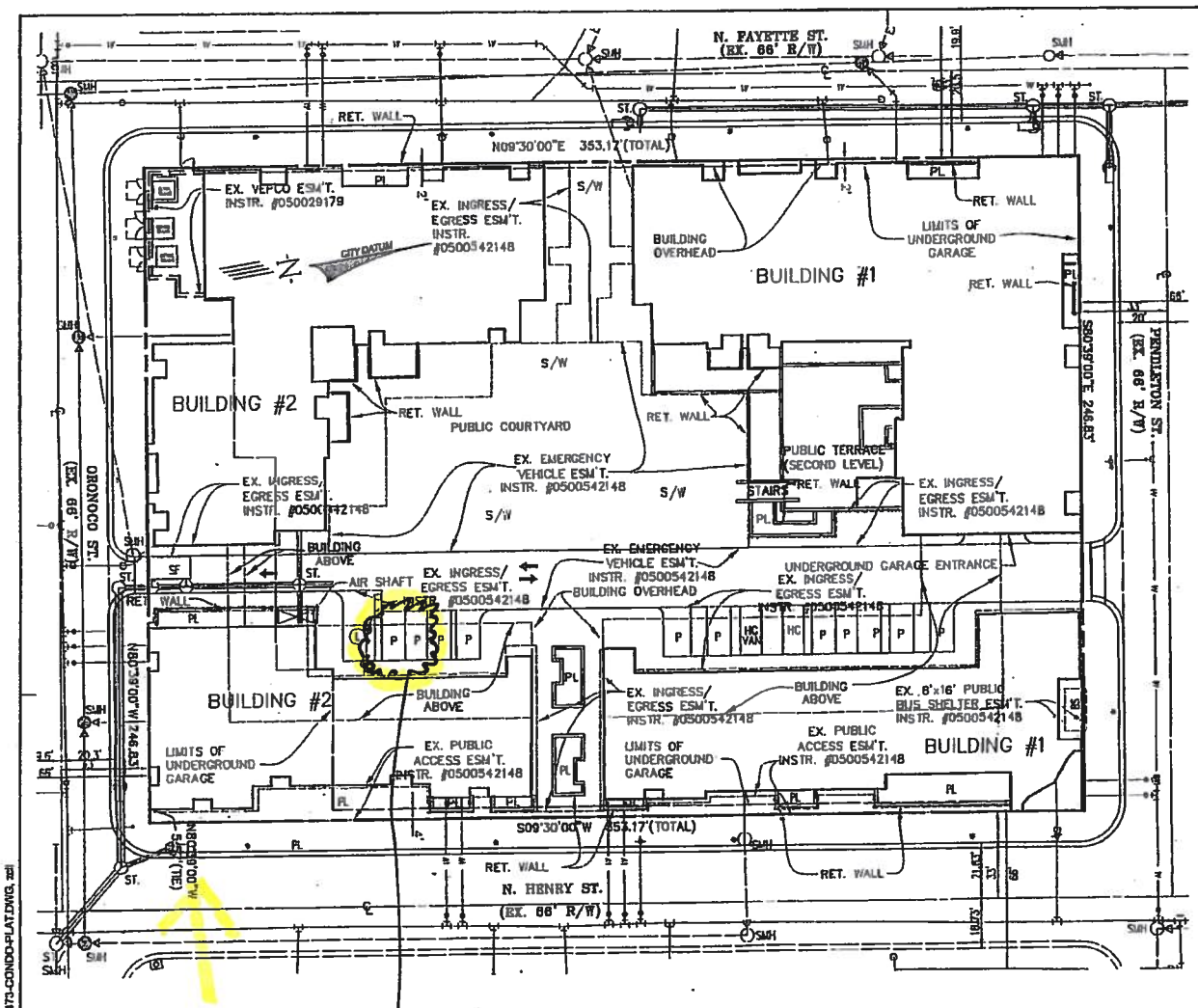
Alexandria , VA 22314

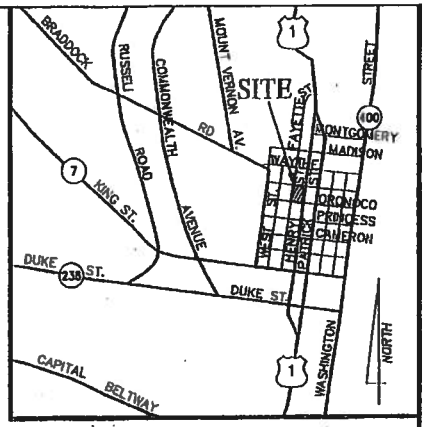
Domino's Pizza

Team Washington, Inc.

1765 square feet.

SUP 2012-0017





VICINITY MAP
SCALE: 1"=2000'

AREA TABULATION

TOTAL AREA = 87,174 SF OR 2.00124 ACRES

NOTE:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 064-1-((03))-10 AND IS ZONED CRMU/H.
2. OWNER: DIAMOND ALEXANDRIA L.L.C.
   INSTRUMENT # 030035921
   INSTRUMENT # 040010578
   INSTRUMENT # 050042148
3. THERE ARE 382 TOTAL PARKING SPACES AVAILABLE WITH 368 PARKING SPACES IN THE 2-LEVEL UNDERGROUND PARKING STRUCTURE. THE RESIDENT PARKING OF THE GARAGE HAS 265 SPACES WHICH INCLUDES 6 HANDICAP SPACES PLUS 2 VAN ACCESSIBLE SPACES. THE COMMERCIAL/GUEST PARKING OF THE GARAGE HAS 103 SPACES WHICH INCLUDES 3 VAN ACCESSIBLE HANDICAP SPACES. THERE ARE 14 SURFACE PARKING SPACES, INCLUDING 1 LOADING SPACE, 1 HANDICAP SPACE PLUS 1 VAN ACCESSIBLE SPACE.

LANE TABLE

NO.	BEARING	LENGTH
L1	N09°33'37"E	62.85'
L2	S80°26'23"E	16.30'
L3	N09°33'37"E	8.60'
L4	S80°26'23"E	3.90'
L5	N09°33'37"E	6.00'
L6	S80°26'23"E	40.42'
L7	S09°33'37"W	38.48'
L8	S80°26'16"E	8.35'
L9	S09°31'44"W	38.97'
L10	N80°26'23"W	68.89'

REVISIONS		
1	05-09-05	ATTORNEY & ARCHITECT REVISIONS
2	02-12-07	CREATED PHASE TWO
3	03-07-07	ARCHITECTURAL REVISION
4	08-07-07	FINAL

2 parking spaces, Surface level

500 North Henry St.

Alexandria, VA 22314

Domino's Pizza

Team Washington, Inc.

1765 square feet.

SURVEYOR'S CERTIFICATE

I, PHILLIP A. BLEVINS, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLATS, SHEETS 1 AND 2, ARE ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCE) AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.58A OF THE CODE OF VIRGINIA, AS AMENDED, AND THAT THE BUILDING AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

GIVEN UNDER MY HAND ON AUGUST 6, 2007

PHILLIP A. BLEVINS CLS #1364

COMMONWEALTH OF VIRGINIA
PHILLIP A. BLEVINS
Lic. No. 1364
LAND SURVEYOR

EXHIBIT D
PLAT SHOWING
LOCATION AND DIMENSIONS OF
SUBMITTED LAND, AND EXISTING IMPROVEMENTS
AND EASEMENTS

THE MONARCH CONDOMINIUM

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' DATE: JULY, 2007

URBAN ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

SHEET 1

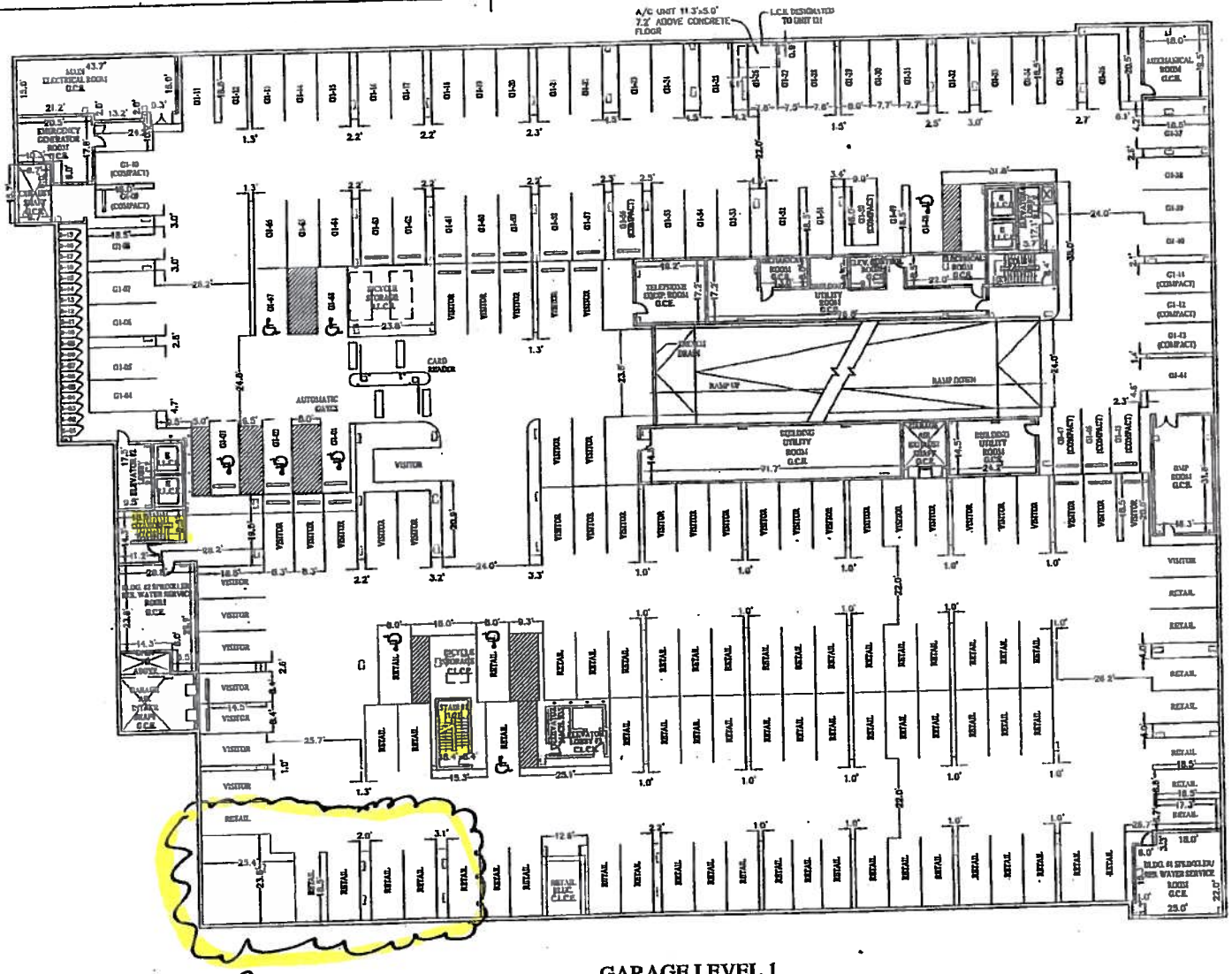
O:\Jobs\Diamond Alexandria\PLATS\CONDO PLAT\Final\FINAL-RP-1473-CONDO-PLAT.DWG, 22"

R:P-1473-CONDO-PLAT

SUP 2012-0017

LEGEND

R2-1, R2-2 ETC.	RESIDENT PARKING SPACES
C-1, C-2 ETC.	COMMERICAL PARKING SPACES
V-1, V-2 ETC.	VISITOR PARKING SPACES
S-1, S-2 ETC.	STORAGE LOCKERS
HP	HANDICAP SPACE
E	ELEVATOR
L.C.E.	LIMITED COMMON ELEMENT



500 North Henry St.

Alexandria , VA 22314

Domino's Pizza

Team Washington, Inc.

1765 square feet.

6 parking spaces, garage level

GARAGE LEVEL 1

EXHIBIT E
PLAN SHOWING
LOCATIONS AND DIMENSIONS OF
GARAGE LEVEL 1
THE MONARCH
CONDOMINIUM
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' DATE: JULY, 2007

URBAN ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

SHEET 2

R.P.#1473—CONDO

NO	DATE	REVISION
1	03-07-07	REVISION PER ARCHITECTURAL

SUP 2012-0017

Google

Address **501 U.S. 1**

Address is approximate

Save trees. Go green!
Download Google Maps on your phone at **google.com/gmm**

500 North Henry St.

Alexandria , VA 22314

Domino's Pizza

Team Washington, Inc.

1765 square feet.

SUP 2012-0017

Google

Address **501 U.S. 1**

Address is approximate

Save trees. Go green!
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Google

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Address is approximate

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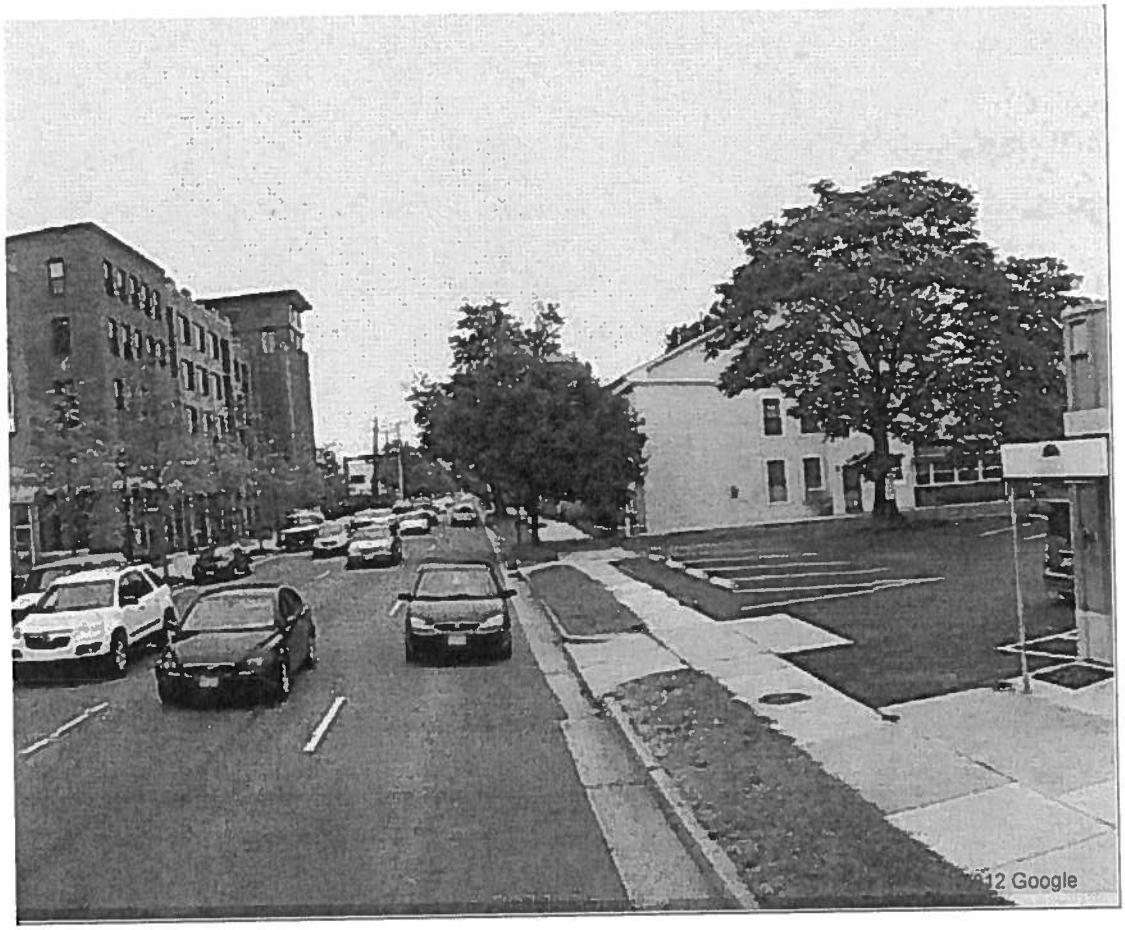

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Google

Address **501 U.S. 1**

Address is approximate

Save trees. Go green!
Download Google Maps on your phone at **google.com/gmm**

SUP2012-0017
ORONOCO ST
THE HENRY
THE HENRY

SUP 2012-0017
Monarch
CLEANERS

SUP 2012-0017

SUP 2012-0017
518
RETAIL AVAILABLE
927 S.F.
THE HENRY
ROSENTHAL REALTY
703-893-5141
THE HENRY
RETAIL AVAILABLE
927 S.F.
THE HENRY

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THE HENRY