

APPLICATION for SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0010

PROPERTY LOCATION: **106 South Union Street, Alexandria, Virginia**

TAX MAP REFERENCE: **75.01 05 05** ZONED: **CD/Commercial Downtown
KR King Street Urban Retail Zone**

APPLICANT Name: **106 Union Dublin, LLC**
Address: **1305 Leslie Avenue, Alexandria Virginia 22201**

PROPERTY OWNER Name: **SEE ATTACHED.**

PROPOSED USE: **Special Use Permit to operate a restaurant.**

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.

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.

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.

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 Commission 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.

Land, Clark, Carroll, Mendelson & Blair, P.C.

Duncan W. Blair, Esquire

Print Name of Applicant or Agent



Signature

524 King Street

Mailing/Street Address

(703) 836-1000

Telephone #

(703) 549-3335

Fax #

d Blair@landclark.com

Alexandria, Virginia 22314

City and State Zip Code

February 23, 2010

Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____ DATE: _____

ACTION - CITY COUNCIL: _____ DATE: _____

APPLICATOIN: ENCROACHMENT

Property Owner:

Grosvenor Atlantic Limited
a Nevada corporation
1701 Pennsylvania Avenue, Suite 1050
Washington, D. C. 20006

B.B.C.A.F., Inc.
a Nevada corporation
1701 Pennsylvania Avenue, Suite 1050
Washington, D. C. 20006

Grosvenor GP Limited, LLC
a Delaware limited liability company
1701 Pennsylvania Avenue, Suite 1050
Washington, D. C. 20006

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. 106 Union Dublin, LLC a Virginia limited liability company	1305 Leslie Avenue Alexandria, VA 22301	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 106 South Union Street (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.

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3. Business or Financial Relationship. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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 the 12-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.

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. 106 Union Dublin, LLC a Virginia limited liability company	See Attached.	Planning Commission, City Council, Board of Architectural Review (OHAD)
2.		
3.		

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.

February 22, 2010
Date

Murray Bonitt
Printed Name


Signature

Sup 2010-0010

106 SOUTH UNION DUBLIN, LLC

Relationship as defined by Section 11-350 of the Alexandria Zoning Ordinance:

NONE

OWNERSHIP AND DISCLOSURE STATEMENT

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Name	Address	Percent of Ownership
1. Murray Bonitt	1305 Leslie Avenue Alexandria, VA 22301	33 1/3%
2.		
3.		

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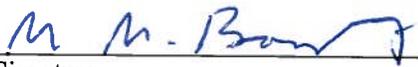
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Murray Bonitt	See Attached.	Planning Commission, City Council, Board of Architectural Review (OHAD)
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February 22, 2010
Date

Murray Bonitt
Printed Name


Signature

Sup 2010-0010

MURRAY BONITT

Relationship as defined by Section 11-350 of the Alexandria Zoning Ordinance:

Campaign donation to Kerry Donley dated January 11, 2009 in the amount of \$500.00

Campaign donation to William Euille dated March 27, 2009 in the amount of \$500.00

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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Name	Address	Percent of Ownership
1. Walter R. "Trip" Howell, III	106 South Union Street Alexandria, VA 22302	33%
2.	415 Timber Branch Pkwy	
3.	Alexandria, VA 22302	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 106 South Union Street (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.

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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. Walter R. "Trip" Howell, III	See Attached.	Planning Commission, City Council, Board of Architectural Review (OHAD)
2.		
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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.

February 22, 2010
Date

Walter R. Howell, III
Printed Name

Walter R. Howell, III
Signature

SUP2010-0010

Relationship as defined by Section 11-350 of the Alexandria Zoning Ordinance:

Campaign donation to Kerry Donley dated 3/09 in the amount of \$ 500

Campaign donation to William Euille dated 3/09 in the amount of \$ 500

SUP # 2010-0010**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

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Name	Address	Percent of Ownership
1. Ryan Katz	1608 North Frost Street Alexandria, VA 22304	33 1/3%
2.		
3.		

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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. Ryan Katz	None	Planning Commission, City Council, Board of Architectural Review (OHAD)
2.		
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February 22, 2010
Date

Ryan Katz
Printed Name


Signature

OWNERSHIP AND DISCLOSURE STATEMENT
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Name	Address	Percent of Ownership
1. Grosvenor Atlantic Limited a Nevada corporation	1701 Pennsylvania Avenue, Suite 1050, Washington, D.C. 20006	24%
2.		
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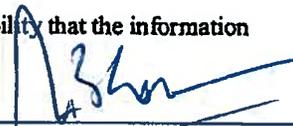
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As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

February 22, 2010
Date

ANDREW B GALBRAITH
Printed Name


Signature


D.J. SWOROBUK
ASSISTANT SECRETARY

OWNERSHIP AND DISCLOSURE STATEMENT

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Name	Address	Percent of Ownership
1. B.B.C.A.F., Inc. a Nevada corporation	1701 Pennsylvania Avenue, Suite 1050, Washington, D.C. 20006	75%
2.		
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1. B.B.C.A.F., Inc. a Nevada corporation	See Attached. NONE	Planning Commission, City Council, Board of Architectural Review (OHAD)
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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.

February 22, 2010
Date

Richard L. Greene
Printed Name


Signature

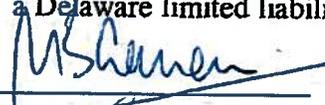
Graham Maloney
Printed Name


Signature

Property's Owner's Authorization

On behalf of property owner of 106 South Union Street, I hereby grant the applicant authorization to apply for the Special Use Permit to operate the Restaurant as described in the application.

Name: Grosvenor GP Limited, LLC
a Delaware limited liability company

By:  ANDREW B. GALBRAITH. CTO.

 D.J. SWOROSUK, ASSISTANT SECRETARY

Date: February 22, 2010

Address:

Phone:

E-Mail:

SUP 2010-0010

Property's Owner's Authorization

On behalf of property owner of 106 South Union Street, I hereby grant the applicant authorization to apply for the Special Use Permit to operate the Restaurant as described in the application.

Name: Grosvenor Atlantic Limited
a Nevada corporation

By: _____



Andrew B COLBRATTA . CIO.

Date: February 22, 2010



J.J. SWADOSUK, ASSISTANT SECRETARY

Address:

Phone:

E-Mail:

Sup 2010-0010

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On behalf of property owner of 106 South Union Street, I hereby grant the applicant authorization to apply for the Special Use Permit to operate the Restaurant as described in the application.

Name: B.B.C.A.F., Inc.

By: 

Name: Richard L. Greene

Its: Secretary

By: 

Name: Graham Maloney

Its: Assistant Secretary

Date: February 22, 2010

Address:

Four Embarcadero Center, Suite 4000
San Francisco, CA 94111

Tel: (415) 981-1400

E-mail:

rgreene@greeneradovsky.com

gmaloney@greeneradovsky.com

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.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request

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

the Owner

Contract Purchaser of the building

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, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

106 Union Dublin, LLC is a Virginia limited liability company. The members of the limited liability company are Murray Bonitt, Ryan Katz and Walter R. "Trip" Howell, III. The mailing address is: 1305 Leslie Avenue, Alexandria, Virginia 22301. It is anticipated that additional individuals or entities will become members of the limited liability company.

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?

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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

106 Union Dublin, LLC, a Virginia limited liability company (the “Applicant”) is requesting a special use permit to operate a full service restaurant in the Old Walter Roberts warehouse building at 106 South Union Street.

Cathal and Meshelle Armstrong, co-owners of Restaurant Eve, Eamonns Dublin’s Chipper and The Majestic, will convert this antique historic structure into a “gastro” pub type restaurant. This chef driven, American bred restaurant will offer high quality, moderately priced “comfort” food and will also offer a world class selection of specialty “craft” beers. The restaurant will have 316 seats inside located on two floors and 60 outdoor seats on the elevated deck on Wales Alley.

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- 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).

While the floor plan and layout has a total of 376 seats (includes outdoor), the Applicant anticipates the restaurant will have approximately a maximum of 275 dining patrons at ‘one given time’ and 175 during the week. Dining patrons will consist primarily of nearby residents, employees of nearby businesses, shoppers and visitors to the Old and Historic District of Alexandria.

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Approximately a total of 50 individuals will be employed on a full or part time basis. The anticipated maximum number of employees on site at any one time is 16 (week days) and 25 (weekends).

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

Day:	Hours:
Monday - Thursday	11:30 a.m. – 10:30 p.m. everyone out by 12:00 a.m.
Friday – Saturday	11:30 a.m. – 11:30 p.m. everyone out by 1:30 a.m.
Sunday	11:30 a.m. – 9:30 p.m. everyone out by 11:00 p.m.

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

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

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.

- B. How will the noise from patrons be controlled?

It is not anticipated that patron noise will be a source of complaints; as such, no extraordinary noise mitigation and control measures are warranted.

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

It is not anticipated that offensive odors will emanate from the use of the property as a restaurant.

- 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 space, food wrappers)

The type of volume of trash and garbage generated by the restaurant will be mainly refuse from products received (i.e. cardboard delivery boxes) and from general restaurant operations (product remnants). Trash and garbage will be deposited and stored in the enclosed, refrigerated dumpster in the back loading area.

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

The restaurant will generate approximately two (2) dumpsters per day.

- C. How often will trash be collected?

Trash and garbage will be collected by a commercial collector six (6) days a week.

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

Litter is not an anticipated problem; however, the restaurant's staff will self-police the adjacent right-of-way.

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

Yes. No.

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

Small quantities of organic compounds, generally recognized to be appropriate for use by restaurants in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.

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. No.

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

Small quantities of organic compounds, generally recognized to be appropriate for use by restaurants in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.

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

The location in the central business district and the proposed hours of operations of the restaurant should provide a safe environment for its patrons and staff. It is not anticipated that extraordinary security measures will be required.

ALCOHOL SALES

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

Yes. 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.

On-premise consumption of beer, wine and spirits.

PARKING AND ACCESS REQUIREMENTS

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

None. The property is located in the Downtown Central Business District.

 -0- Standard spaces.

 -0- Compact spaces.

 -0- Handicapped accessible spaces.

 -0- Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

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

Not Applicable. The property is located in the Downtown Central Business District.

on-site

off-site *(check one)*

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?

None, per Alexandria Zoning Code Section 8-200(B)(5), the building was constructed prior to June 25, 1963.

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

- B. Where are off-street loading facilities located?

Deliveries vehicles will be directed to use Wales Alley.

- C. During what hours of the day do you expect loading/unloading operations to occur?

It is anticipated that loading and unloading activities will occur Monday – Saturday 9:00 a.m. – 3:00 p.m.

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

It is anticipated that there will be 2 – 4 deliveries per day Monday – Saturday.

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?

Street access to the property is 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?

*** The Applicant is requesting the Alexandria City Council to adopt an encroachment ordinance to permit the construction of an elevated deck on a portion of the Wales Alley public right-of way to be used for ingress and egress and outdoor dining.**

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

7908 sq. ft. (existing) + _____ sq. ft. (addition if any) = 7908 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:

RESTAURANT SUPPLEMENTAL APPLICATION

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: 316 Outdoor: 60 Total numbers proposed: 376

The Outdoor dining is not in the King Street Outdoor Dining area and is not eligible for administrative approval under the Alexandria zoning Ordinance. A separate application requesting adoption of an encroachment ordinance has been filed as a companion to the Special Use Permit.

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:

Gastro pub influenced cuisine – Comfort food made with quality ingredients set in a comfortable, unpretentious setting.

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? **N/A**

Will delivery drivers use their own vehicles? Yes. No.

Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? Yes. No.

If yes, please describe:

Large screen TVs will be placed behind the bar for guests to enjoy cooking programs, sports and news.

Parking impacts. Please answer the following:

A. What percent of patron parking can be accommodated off-street?

(Check one)

- 100%
- 75-99%
- 50-74%
- 1-49%
- No parking can be accommodated off-street

Existing Public and Private off-street parking facilities within walking distance of the restaurant have sufficient capacity to serve patrons of the restaurant.

B. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends?

(Check one)

- All
- 75-99%
- 50-74%
- 1-49%
- None

Existing Public and Private off-street parking facilities, specifically the Court House Parking Garage within walking distance of the restaurant have sufficient capacity to provide parking for those employees of the restaurant that drive to work.

C. What is the estimated peak evening impact upon neighborhoods?

(Check one)

- 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.

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

1. Maximum number of patrons shall be determined by adding the following:

- 312 Maximum number of patron dining seats
- 64 Maximum number of patron bar seats
- Maximum number of standing patrons
- 376 Maximum number of patrons

2. 28 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)

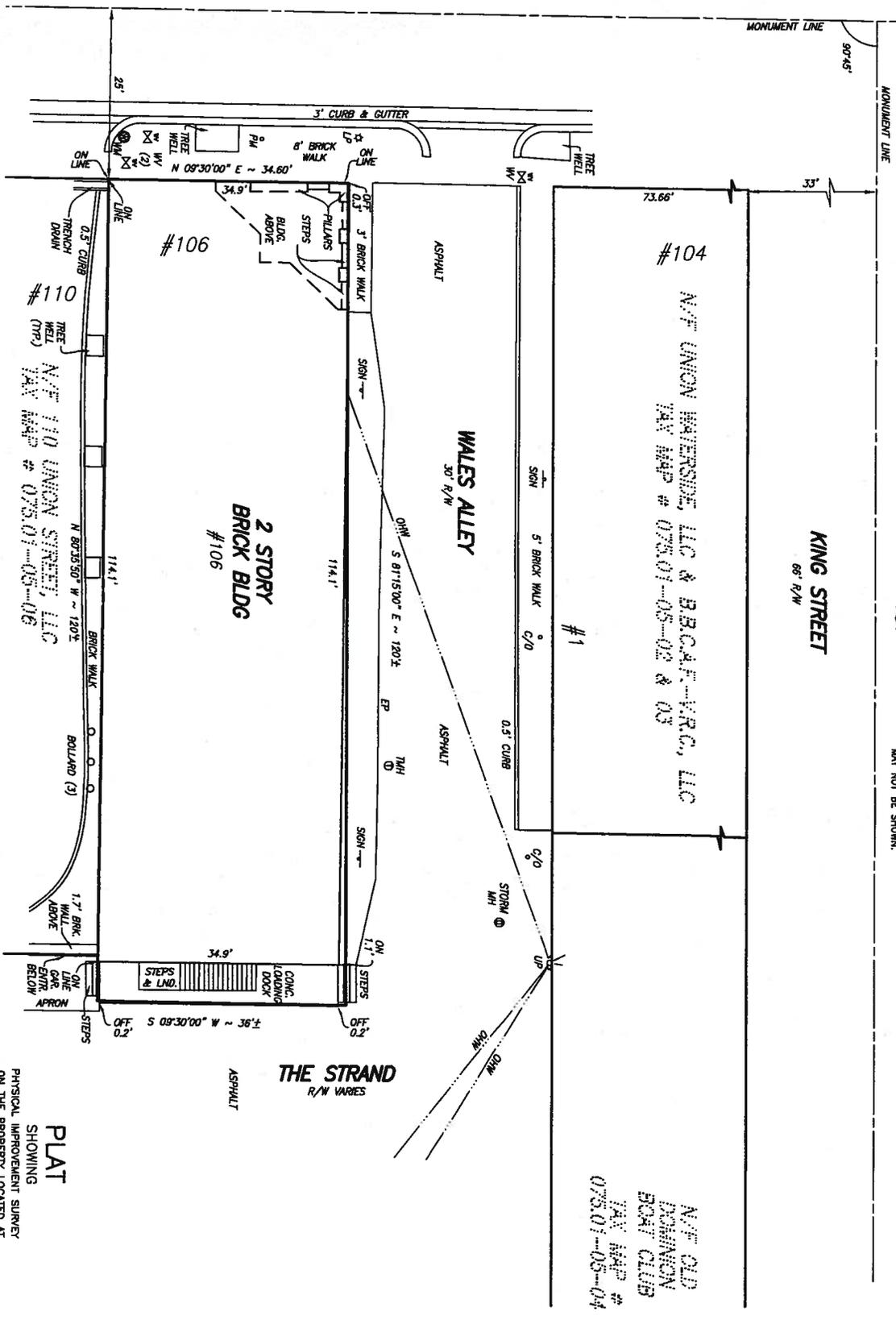
- Closes by 8:00 P.M.
- Closes after 8:00 P.M. but by 10:00 P.M.
- Closes after 10:00 P.M. but by Midnight
- Closes after Midnight

4. Alcohol Consumption (check one)

- High ratio of alcohol to food
- Balance between alcohol and food
- Low ratio of alcohol to food

S. UNION STREET
50' R/W

CITY NORTH



- GENERAL NOTES**
1. TAX ASSESSMENT MAP # 075-01-05-05
 2. OWNER: B.B.C.A.F., INC. ET AL
1701 PENNSYLVANIA AVE NW, STE #1050
WASHINGTON, DC 20008
(INSTRUMENT #090025987)
 3. CLIENT: BONNITT BUILDERS
 4. PLAT SUBJECT TO RESTRICTIONS OF RECORD
MAY NOT BE SHOWN

5. LOT AREA = 4,234 SQ. FT. ±
6. I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRAVERT TAP SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO ENCRUMBMENTS.

PLAT
SHOWING
PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTY LOCATED AT
106 S. UNION ST.
(INSTRUMENT #090025987)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'
DATE: FEBRUARY 22, 2010

RCF FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION

● LAND SURVEYING ● SITE PLANNING ● SUBDIVISION DESIGN
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422

FILE NO. 10-05	COMP. T.G.
SHEET 1 OF 1	DRAWN T.G.
	CHECKED R.C.F.



Gastro Pub Name to Be Determined

Brought to you by the creators of Restaurant Eve

The kitchen, by chef Cathal Armstrong will turn out haute comfort food and snacks.

Starters & Bar Snacks

- Pigs in A Blanket
- Salad of the Day
- Caesar Salad
- Homemade Chicken Wings with various dips and rubs
- Shrimp Cocktail
- Scotch Egg
- Quiche Lorraine
- Smoked Haddock Soup
- Potato and Leek Soup
- Oysters on the Half Shell
- Deviled Eggs
- Smoked Salmon Platter
- Cockles and Mussels
- Chicken Liver Pate
- Fried Mushrooms

Main Course

- Steak and Chips
- 1/2 Roast Chicken and Chips
- Roast Pork Belly with Carrots
- Roast Leg of Lamb with Roast Potatoes
- Irish Breakfast
- Steak and Kidney Pie
- Steamed Lobster with Drawn Butter
- Shepherds Pie
- Hamburger
- Toasties (Grilled Sandwiches)
- Corned Beef Sandwich
- Salmon with Leek Butter and New Potatoes
- Chicken Pot Pie
- Seafood Bake
- Pasta of the Day

Dessert

- Apple Pie
- Bakewell Tart
- Rhubarb and Custard
- Bread and Butter Pudding
- Mixed Berry Crisp
- Chocolate Fudge Cake

PRINT



Pub Fare from Across the Pond

Oprah.com



Pub fare from across the pond brings cheer to the table.

Oh, sure, you can toss around a phrase like "traditional pub food" as if you know what you're talking about. You might even have some examples in mind—steak and kidney pie, perhaps, or fish and chips. But here's a tip: Don't say it in Great Britain or Ireland. Because there's no such thing.

Traditional food exists over there, of course, much of it quite wonderful. And the pub is practically a civic institution. But until recently, finding the two of them together in one place was about as likely as getting Ossetra caviar on toast points at a drive-through in Kansas.

"Food never used to be part of pub culture," says Irish-born Cathal Armstrong, chef and co-owner of Restaurant Eve, Eamonn's Dublin Chipper, and the Majestic, all in Old Town Alexandria, Virginia. One thing that changed was the passage of strict drunk driving laws, in 1967 in Britain and in 1994 in Ireland. Suddenly, people no longer sat around for hours downing pints of Guinness—they drank at home instead. So pubs started serving food to bring in new customers and give them a reason to stick around longer without getting utterly pickled on ale. Thirty years ago, fewer than 10 percent of London pubs served hot food; now about 90 percent do.

These days so-called gastropubs—establishments offering British-style comfort food and drinks in an unpretentious atmosphere—are a bona fide culinary movement gaining traction here in the United States, according to Entrepreneur.com. It's easy to understand why the pub part of this trend is catching on: When times are tough, people long to feel rooted in their communities, and these convivial local hangouts have always offered an unconditional welcome to whoever came through their doors. "By far the most important aspect of pubs has always been their social function," says Armstrong.

The gastro aspect of the movement is a bit more perplexing, however. Who would have thought you could build a chic cuisine out of the sodden remnants of British and Irish cooking, long renowned for overboiled vegetables and boarding school puddings with names like spotted dick? But it turns out that these countries have dazzling culinary traditions, tucked away in storefront butcher shops where simple savory pies were baked fresh daily, down cobblestone lanes in Dublin and Aberdeen where fish and chips were fried to order and served in newspaper cones to soak up the grease, and in those drafty country kitchens where a big pot of stew would always be simmering on the cast-iron stove and a loaf of oat bread baking in the oven.

The secret ingredient in pub food, plus recipes from Cathal Armstrong

The ingredients, too, are a revelation. Britain and Ireland don't have the homegrown bounty to draw on that Italy and Spain do, but what they've got is fresh and profoundly flavorful: sweet, tender seafood harvested right off the rugged, chilly coastline; fat berries tangled up in miles of hedgerows; lush gardens popping with sweet peas, carrots, potatoes, and parsnips; and some of the best beef and lamb in the world. Perhaps the region's most precious assets of all are its dairy products—rich butter, thick cream, and a multitude of cheeses, all from animals traditionally grazed on that tender, emerald grass. (Thankfully, many of these items are increasingly available in American grocery stores.)

Pub food is all about transforming these marvelous ingredients into simple, nourishing stews, soups, casseroles, and pies that bring people together. According to Colman Andrews, a founding editor of *Saveur* magazine and author of *The Country Cooking of Ireland*, "These foods are not something you eat by yourself standing over the kitchen sink. They almost demand that you sit down and share a meal."

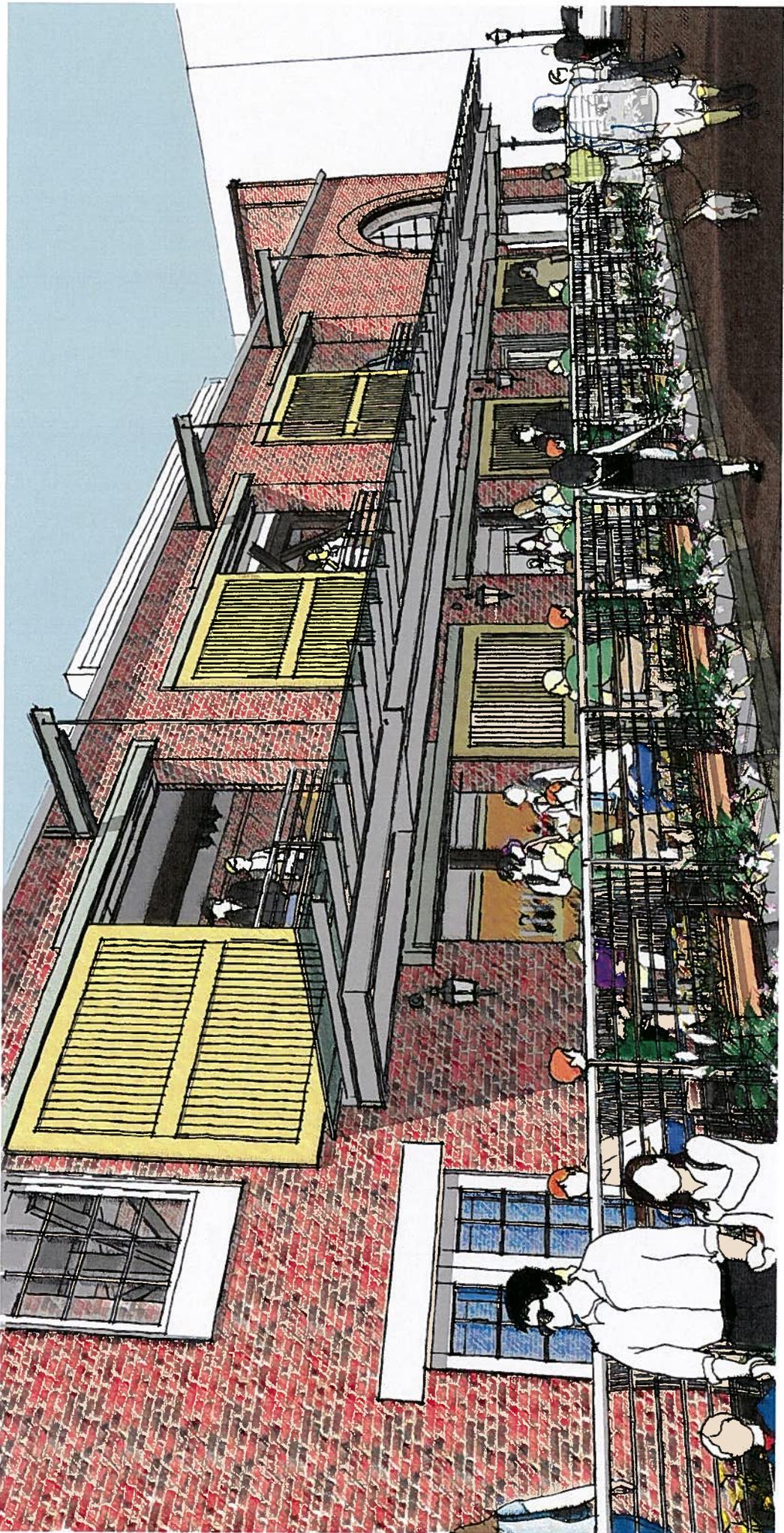
So it makes sense that while other chefs are expanding their empires with franchises in Vegas and Dubai, Cathal Armstrong and his wife, Meshelle, are planning to open a fourth restaurant in 2010 right in Old Town. For them, food, drink, and neighbors to share them with are wound together like the loops of a Celtic cross. "Food creates a network," says Armstrong. And a good meal and a couple of pints strengthen the bonds that keep a community alive.

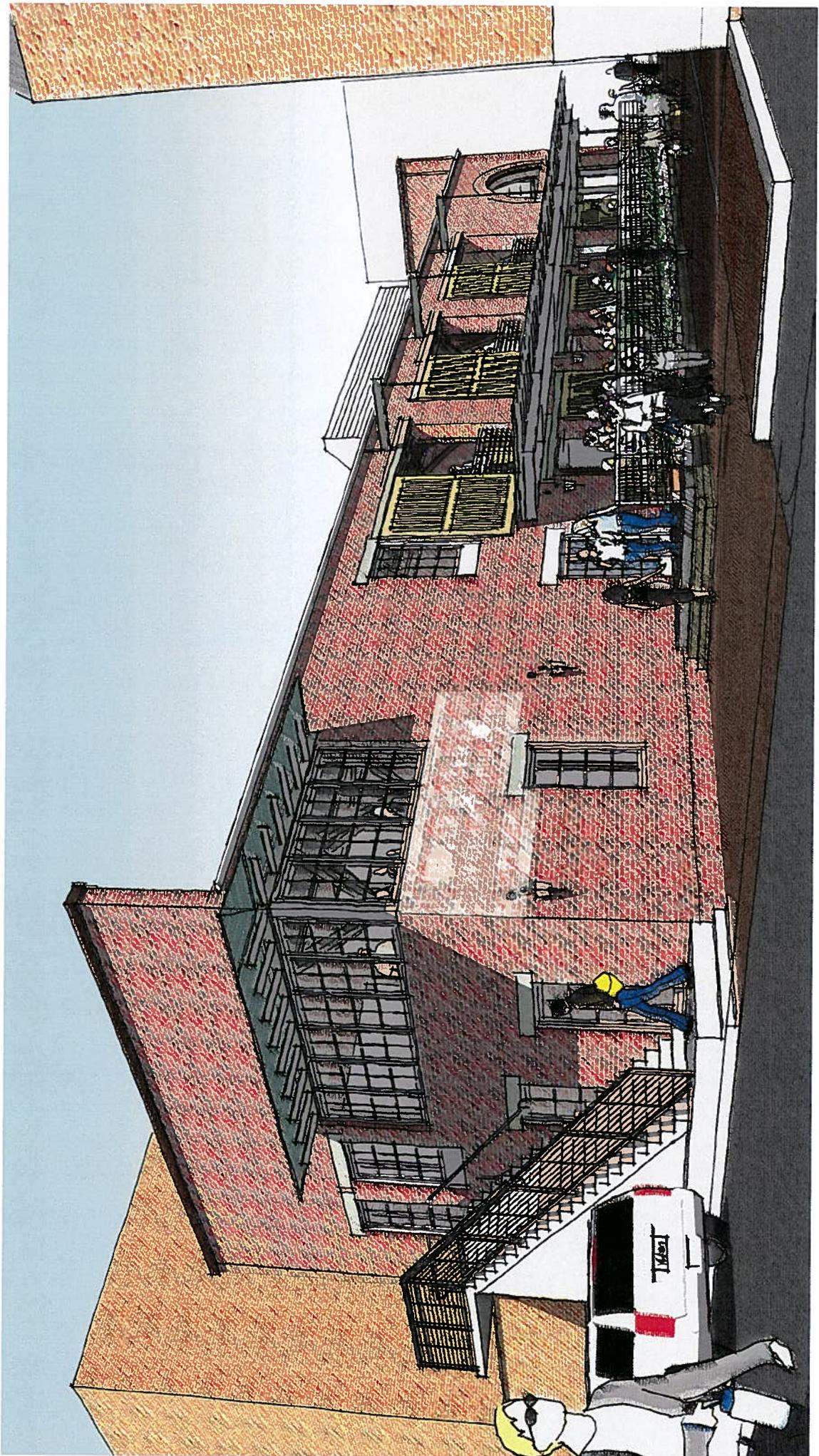
And that, in the end, is the secret ingredient in pub food. For there isn't a finer condiment in the world than the warmth and laughter of people gathered gratefully around your table.

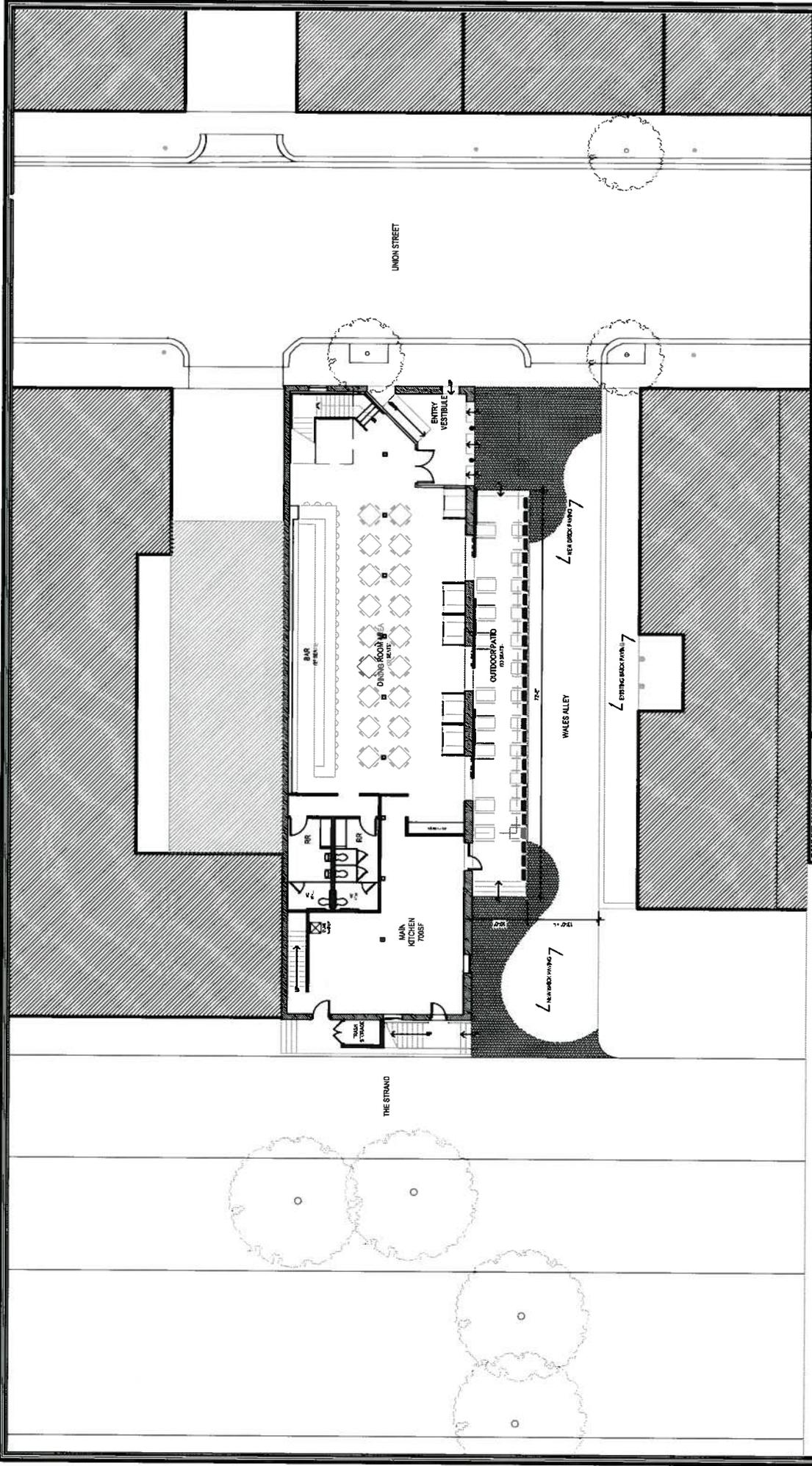


Get the recipes:
Pub Fare Menu









haritzen + ball
 ARCHITECTS

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 106 SOUTH UNION ST.

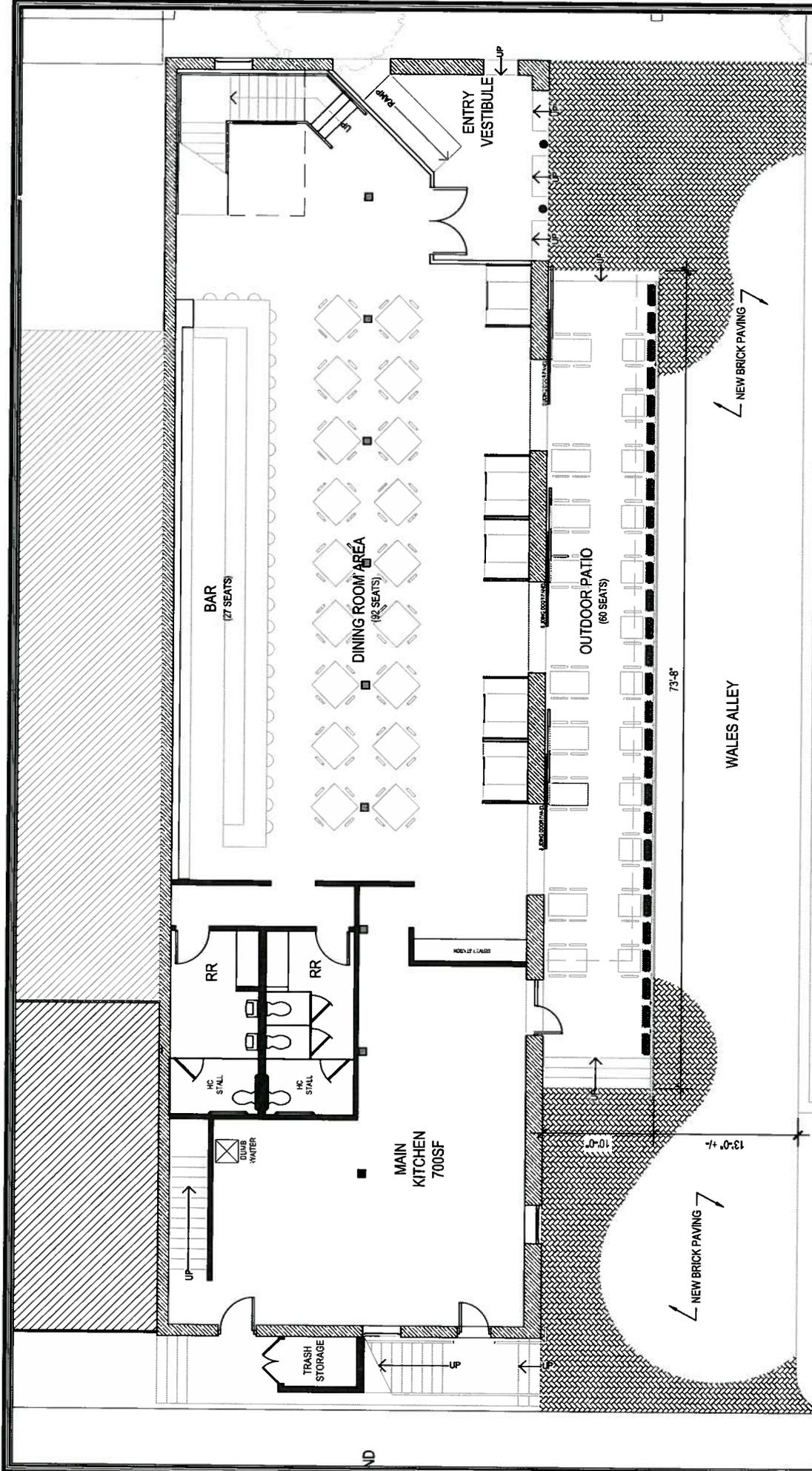
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 FIRST FLOOR CONCEPT PLAN

PROJECT NUMBER
 XXXX

DATE
 2-22-2010

SHEET NUMBER
 A2.1

SCALE: 1"=16'-0"



hartzen + ball
ARCHITECTS

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106 SOUTH UNION ST.

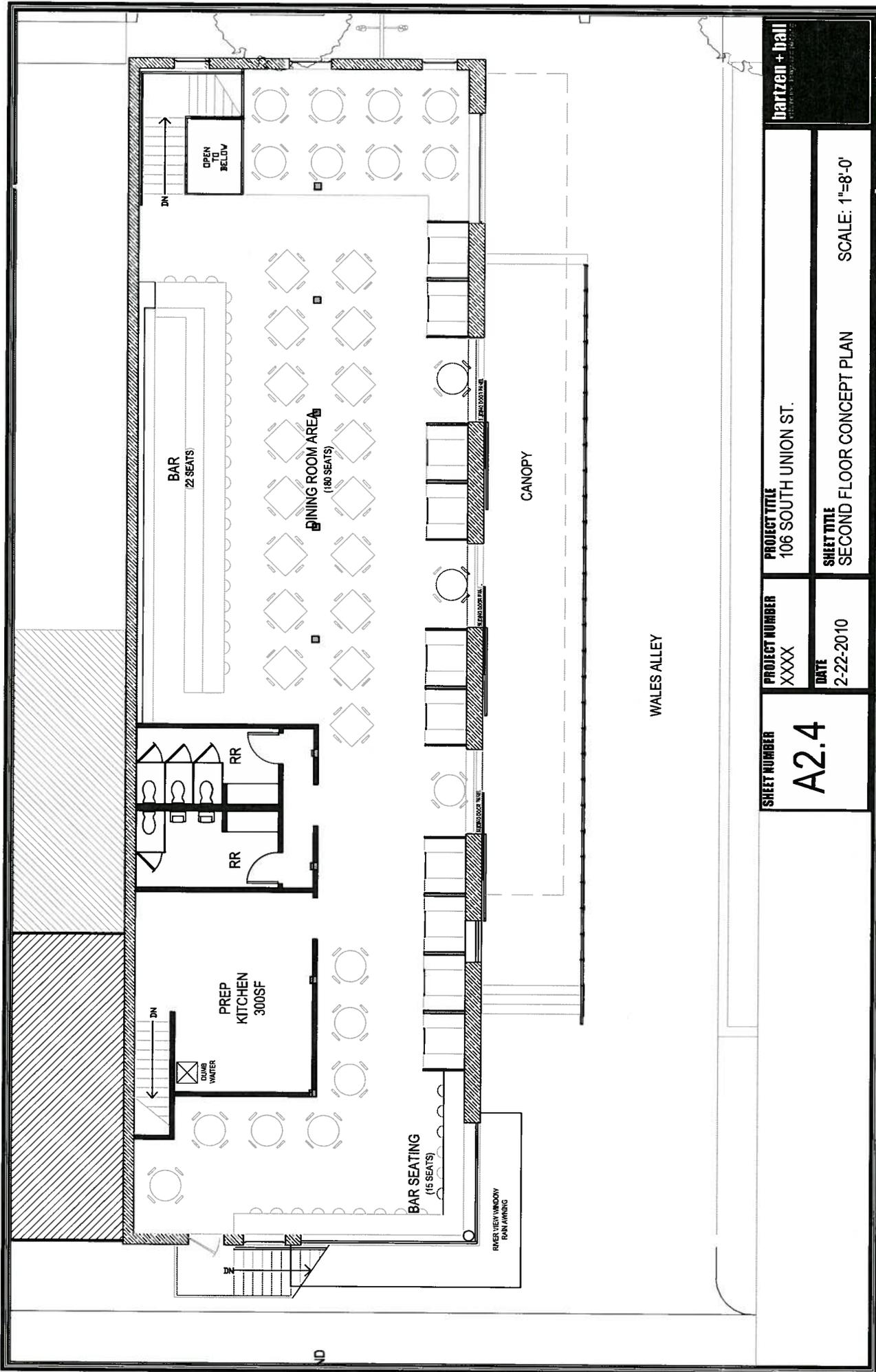
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DATE
2-22-2010

SHEET NUMBER
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SHEET TITLE
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SCALE: 1"=8'-0"



harizen + hall
 ARCHITECTS

PROJECT TITLE
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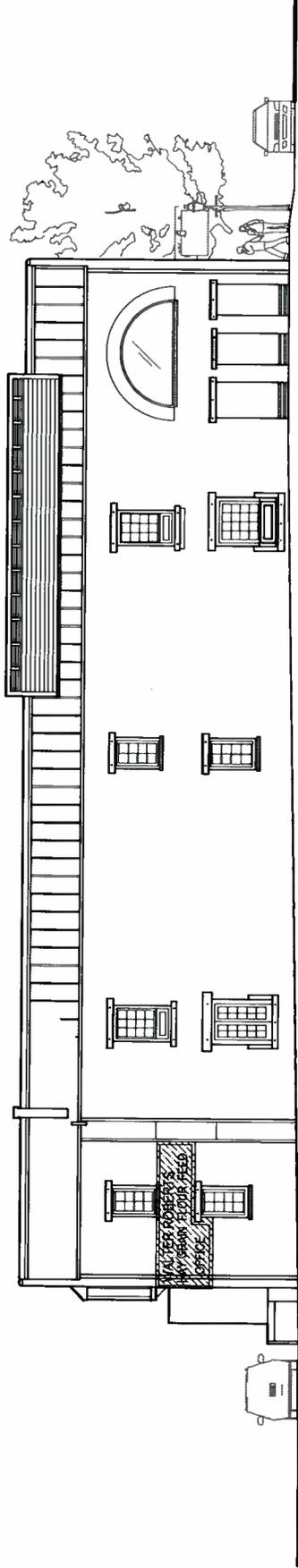
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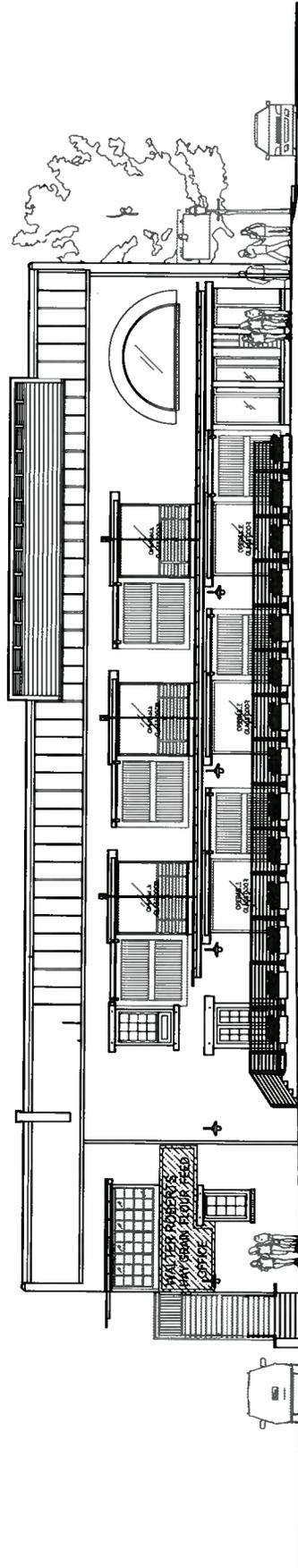
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DATE
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SHEET NUMBER
A2.4



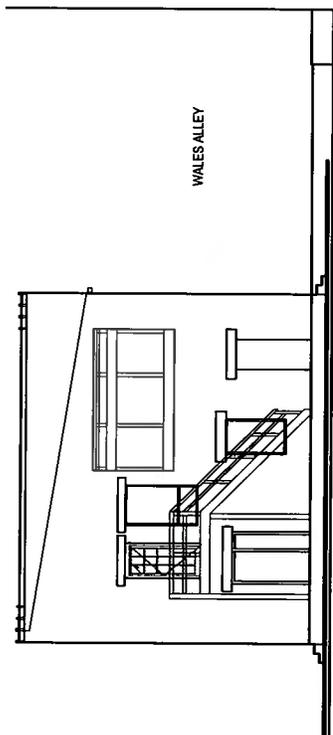
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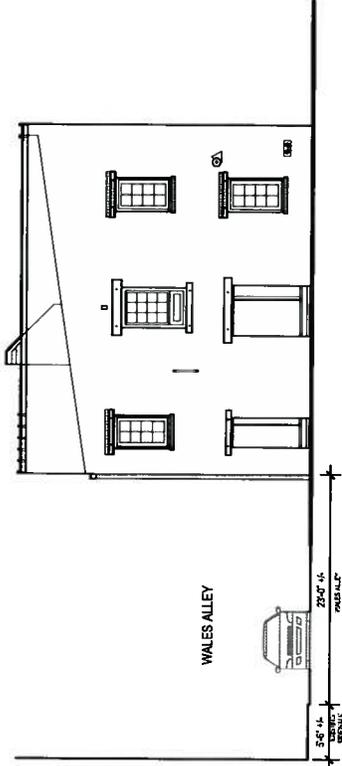
2
 XXX XXX
 PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 REF: 00000REF0000

PROJECT TITLE	106 SOUTH UNION ST.
PROJECT NUMBER	XXXX
DATE	2-22-2010
SHEET TITLE	CONCEPT ELEVATIONS

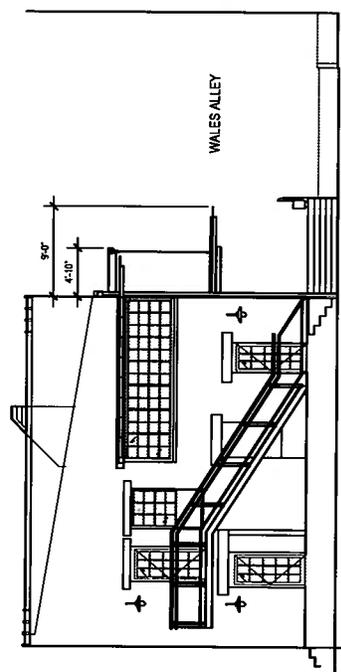
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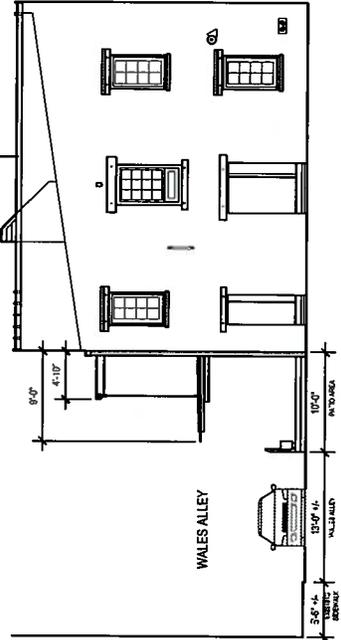
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 EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 REF: 10000REF-XXXX



2
 XXX/XXX
 EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 REF: 10000REF-XXXX



3
 XXX/XXX
 PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 REF: 10000REF-XXXX



4
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 SCALE: 1/8" = 1'-0"
 REF: 10000REF-XXXX

PROJECT TITLE 106 SOUTH UNION ST.		PROJECT NUMBER XXXX		SHEET NUMBER A3.2		DATE 2-22-2010		SHEET TITLE CONCEPT ELEVATIONS	
								hartzen + ball <small>ARCHITECTS</small>	