



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 106 Hume Ave Alexandria, VA 22301
TAX MAP REFERENCE: 024.02-07-37 **ZONE:** CL

APPLICANT

Name: Tom Cardarelli
Address: 106 Hume Ave Alexandria, VA 22301

PROPERTY OWNER

Name: PI INVESTMENTS LLC
Address: 210 THOMPSONS ALY, ALEXANDRIA VA 22314-2601

SITE USE: Mixed Use

Business Name: **Current:** Stracci Pizza **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.

Rami Zein of McAllister Architects
Print Name of Applicant or Agent
1437 Powhatan St
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Rami Zein
Signature
7036883339
Telephone # Fax #
rzein@mca-arch.com
Email address
2-10-2023
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2022-0048

Date approved: 9 / 17 / 2022
month day year

Name of applicant on most recent special use permit Stracci Pizza (Annalisa Cardarelli)

Use _____

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

SUP approval for temporary trailer to be used as kitchen for a restaurant and for 46 outdoor dining seats at 106 Hume Ave. Parking requirements are satisfied by lease agreement with property owner of 2903 Mount Vernon Ave which is located approximately 50 feet away from the subject site. Hours of operation for outdoor seats shall be limited to between 7am and 10pm. The outdoor dining area shall be closed and cleared of all customers by 10p.m. Maximum outdoor seats shall be 46. Maximum indoor seats shall be 40. Patrons must leave premises one hour after the closing hour. On and off premise alcohol service may be offered with valid VA ABC license. Temporary trailer shall be permitted at the site for two years after SUP approval until 9-16-2024 Please see attached SUP#2022-00048 for additional description.

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in 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, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The trailer will not be utilized as a kitchen for Stracci Pizza any longer. All kitchen functionality will be confined within the primary building on site.

An increase of indoor seating within building code.

Please see attached set, along with agreement to lease three off street parking spaces for patrons.

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:

The only Change between the previous SUP and the one we present now is to eliminate the need for the temporary trailer by extending the restaurant into a newly vacated apartment unit which is currently adjacent to the restaurant and install a new commercial kitchen in the newly acquired space.

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:

11

11

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.

Please see attached set, sheet K-200 for a list of all new equipment.

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?

4 spaces located in the rear of the building, accessible by alley.

11. Is off-street parking provided for your customers? Yes No

If yes, how many spaces, and where are they located?

3 spaces located within 50 feet of the premises at 104 Hume Ave or 2903 Mt. Vernon Ave. Please see attached letter.

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:

40 interior seats

46 exterior seats

Proposed:

60 interior seats

46 exterior seats

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:

1866 sqft

Proposed:

2216 sqft

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:

Stracci Pizza LLC:
Anna Lisa Cardarelli, 110 Mount Vernon Ave, Alexandria, VA 22301, 50%
Thomas Cardarelli, 110 Mount Vernon Ave Alexandria, VA 22301, 50%

106 Hume Ave:
PI Investments LLC, 210 Thompsons Alley, Alexandria, VA 22314, 100%
Al Baharmast, Sole Member.

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:

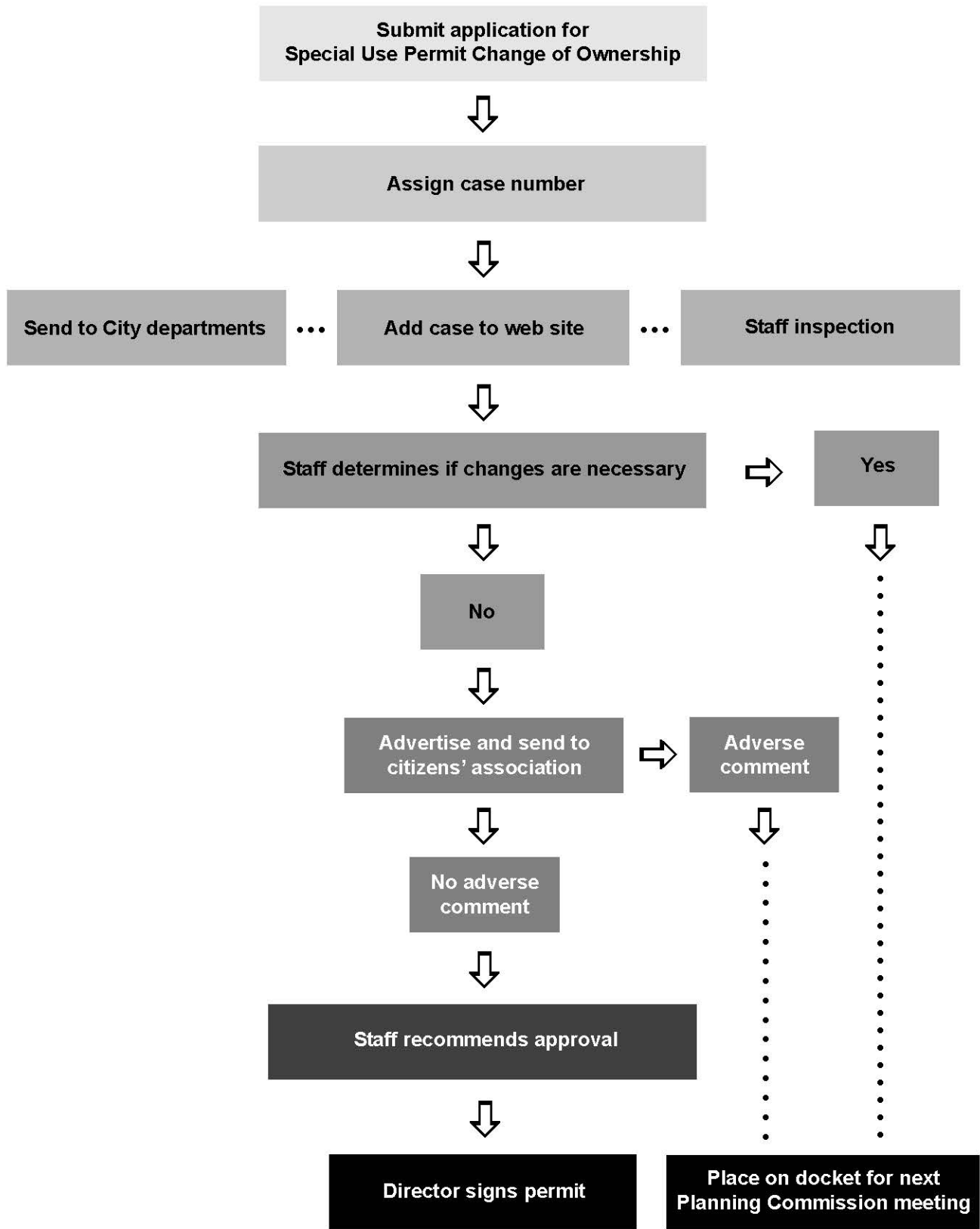
- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

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



ABBREVIATIONS

AB ANCHOR BOLT	KEC KITCHEN EQUIPMENT CONTRACTOR
AC AIR CONDITION	KIT KITCHEN
ACOUS ACOUSTICAL	
ACT ACOUSTICAL CEILING TILE	L LENGTH
AD AREA DRAIN	LAM LAMINATE(D)
ADD ADDENDUM	LAV LAVATORY
ADH ADHESIVE	LB POUNDS
ADJ ADJACENT	LBL LABEL
AFF ABOVE FINISH FLOOR	LP LOW POINT
AGG AGGREGATE	LI LIGHT
ALT ALTERNATE	LVR LOUVER
ALUM ALUMINUM	
ANOD ANODIZED	MAS MASONRY
APPRX APPROXIMATE	MAT MATERIAL
ARCH ARCHITECTURAL	MAX MAXIMUM
ASBT ASBESTOS	MECH MECHANICAL
ASPH ASPHALT	MEMB MEMBRANE
AUTO AUTOMATIC	MET METAL
	MEZZ MEZZANINE
BD BOARD	MFR MANUFACTURER
BIT BITUMINOUS	MH MANHOLE
BLDG BUILDING	MIN MINIMUM
BLK BLOCK	MIR MIRROR
BLKG BLOCKING	MISC MISCELLANEOUS
BM BEAM	MO MASONRY OPENING
BOT BOTTOM	MTD MOUNTED
BRG BEARING	MTG MOUNTING
BRK BRICK	MULL MULLION
BSMT BASEMENT	MWLL MILLWORK
CAB CABINET	N NORTH
CB CATCH BASIN	NAT NATURAL
CEM CEMENT	NC NOT IN CONTRACT
CEM CERAMIC	NO NUMBER
CI CAST IRON	NOM NOMINAL
CJ CONTROL JOINT	NTS NOT TO SCALE
CLS CLOSET	
CLG CEILING	OC ON CENTER
CONN CONNECTION	OD OUTSIDE DIAMETER
CONST CONSTRUCTION	OFF OFF
CLR CLEAR	OPH OPPOSITE HAND
CMU CONCRETE MASONRY UNIT	OPG OPENING
COL COLUMN	OPP OPPOSITE
CONC CONCRETE	OVHD OVERHEAD
CONT CONTINUOUS	OZ OUNCE
CONTR CONTRACTOR	
COORD COORDINATE	PAR PARALLEL
CORR CORRIDOR	PC PRECAST
CT CERAMIC TILE	PCF POUNDS PER CUBIC FOOT
CTR CENTER	PKG PARKING
CTSK COUNTERSUNK	PL PLATE
	PLAM PLASTIC LAMINATE
DBL DOUBLE	PLAS PLASTER
DEM DEMOLISH	PLYVD PLYWOOD
DET DETAIL	PNL PANEL
DEP DEPRESSED	PR PAIR
DF DRINKING FOUNTAIN	PREFAB PREFABRICATED
DH DOUBLE HUNG	PRIR PRESSURE TREAT(ED)
DIAG DIAGONAL	PT POINT
DIAM DIAMETER	PTD PAINTED
DIM DIMENSION	PTN PARTITION
DIV DIVISION	
DN DRAIN	QT QUARRY TILE
DN DOWN	
DR DOOR	R RISER
DS DOWNSPOUT	RAD RADIUS
DWG DRAWING	RB RESILIENT BASE
DWR DRAWER	RCP REFLECTED CEILING PLAN
	RD ROOF DRAIN
E EAST	REC RECESSED
EB EXPANSION BOLT	REF REFERENCE
EJ EXPANSION JOINT	RENF REINFORCED
EL ELEVATION	REQD REQUIRED
ELEC ELECTRICAL	RESIL RESILIENT
ELEV ELEVATOR	REV REVISION, REVISED
EMER EMERGENCY	RFG ROOFING
ENCL ENCLOSURE	RL RAIN LEADER
EP ELECTRIC PANEL	RM ROOM
EQ EQUAL	RO ROUGH OPENING
EQUIP EQUIPMENT	RT RUBBER TILE
EST ESTIMATE	RVN RETURN
ETR EXISTING TO REMAIN	RVS REVERSE
EWC ELECTRIC WATER COOLER	
EXH EXHAUST	S SOUTH
EXIST EXISTING	SC SOLID CORE
EXP EXPOSED	SCHED SCHEDULE
EXT EXTERIOR	SD SOAP DISPENSER
FA FIRE ALARM	SECT SECTION
FBO FURNISHED BY OTHERS	SHT SHEET
FD FLOOR DRAIN	SHWR SHOWER
FDN FOUNDATION	SIM SIMILAR
FE FIRE EXTINGUISHER	SINT SEALANT
FEC FIRE EXTINGUISHER CABINET	SPEC SPECIFICATION(S)
FF FINISH FLOOR	SQ SQUARE
FIN FINISH	SS STAINLESS STEEL
FIXT FIXTURE	STA STATION
FLR FLOOR	STD STANDARD
FLG FLASHING	STL STEEL
FLUOR FLUORESCENT	STOR STORAGE
FO FACE OF	STRUCT STRUCTURAL
FP FIREPROOFING	SUSP SUSPENDED
FR FIRE RATED	SYM SYMMETRICAL
FRMG FRAMING	SYS SYSTEM
FS FULL SIZE	
FT FOOT	T TREAD
FTG FOOTING	T&G TONGUE & GROOVE
FUT FUTURE	TEL TELEPHONE
FV FIELD VERIFY	TG TEMPERED GLASS
	THK THICK, THICKNESS
GA GAUGE	THR THRESHOLD
GALV GALVANIZED	TO TOP OF
GB GRAB BAR	TRID TREATED
GC GENERAL CONTRACTOR	TYP TYPICAL
GEN GENERAL	UC UNDERCUT
GFRG GLASS FIBER REINFORCED	UNFIN UNFINISHED
CONCRETE	UON UNLESS OTHERWISE NOTED
GL GLASS, GLAZING	UR URINAL
GND GROUND	
GROUT GROUT	
GYP GYPSUM	
HB HOSE BIB	VB VAPOR BARRIER
HC HOLLOW CORE	VCT VINYL COMPOSITION TILE
HD HEAD	VERT VERTICAL
HCAP HANDICAP(PED)	VEST VESTIBULE
HDW HARDWARE	VIF VERIFY IN FIELD
HDWD HARDWOOD	VNR VENER
HM HOLLOW METAL	
HOR HORIZONTAL	W WEST
HP HIGH POINT	WI WITH
HR HOUR	WC WATERCLOSET
HT HEIGHT	WO WITHOUT
HTG HEATING	WD WOOD
HVAC HEATING VENTILATING & AIR CONDITIONING	WIN WINDOW
	WP WATERPROOF(ING)
	WT WEIGHT
	YD YARD
ID INSIDE DIAMETER	
IN INCH(ES)	
INCL INCLUDED(D)	
INSUL INSULATION	
INT INTERIOR	
INTER INTERMEDIATE	
JAN JANITOR	
JT JOINT	

[2218/ABBREV-A]

DRAWING LIST

ARCHITECTURAL:		MECHANICAL:
A-000 COVER SHEET		
A-001 EGRESS PLANS		
A-002 OCCUPANCY PLANS		TBD
A-003 BASEMENT OCCUPANCY PLANS		
A-100 DEMO / PROPOSED CON. PLANS		ELECTRICAL:
A-101 DEMO / PROPOSED REF. PLANS		
A-102 DEMO / PROPOSED RCP.		TBD
A-103 DETAILS		
		PLUMBING:
		TBD

KITCHEN:	
K-200 EQUIPMENT PLAN AND SCHEDULE	
K-201 PLUMBING AND ELECTRICAL ROUGH-INS	

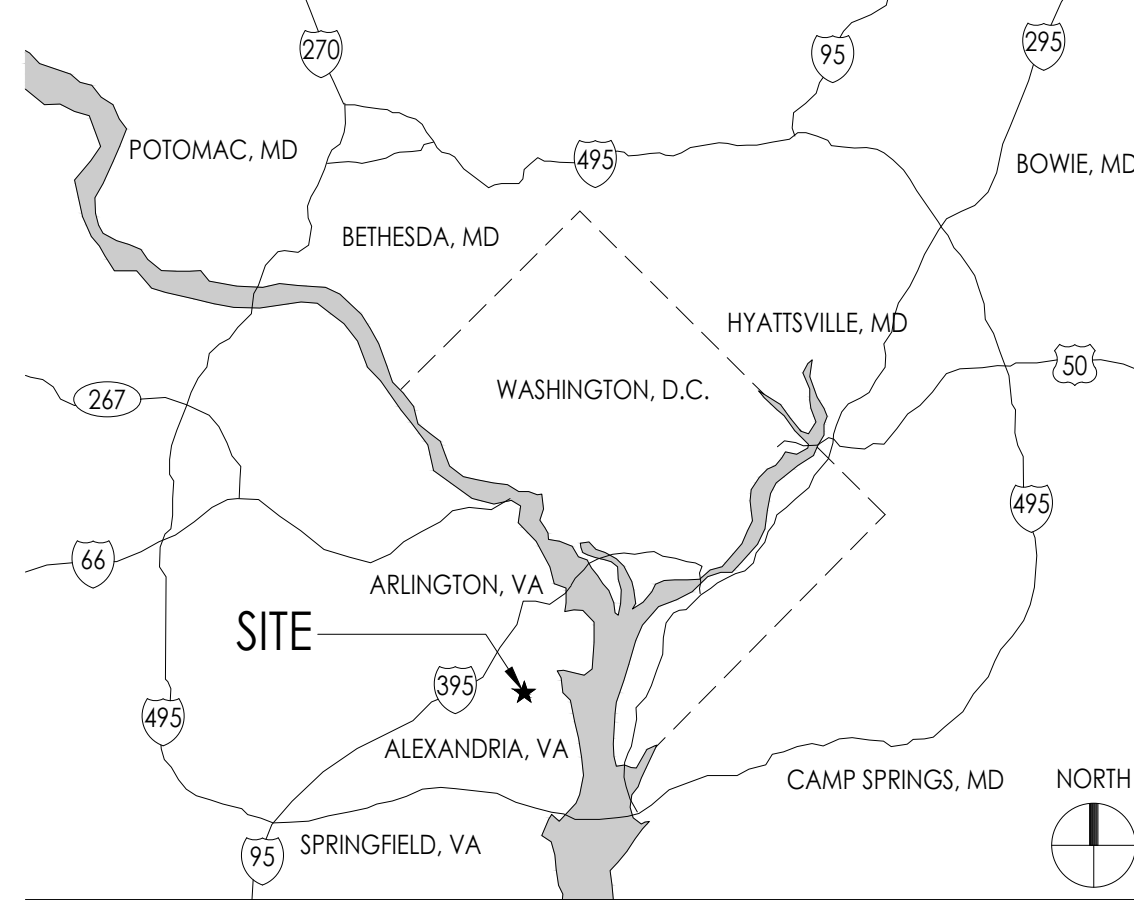
[2218/DWGLIST-A]

GENERAL DEMOLITION NOTES

- EXISTING CONSTRUCTION TO REMAIN IS INDICATED BY SOLID LINES. EXISTING CONSTRUCTION TO BE REMOVED IS INDICATED BY DASHED LINES. PROJECT EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGE TO THIS WORK SHALL BE REPAIRED BY CONTRACTOR, IN ALL AREAS WHERE NEW MATERIALS, PARTITIONS, OR OTHER PRODUCTS ARE INSTALLED, THE CONTRACTOR SHALL PATCH AND FINISH ALL WALLS, FLOOR, CEILING AND AFFECTED ADJACENT AREAS AS INDICATED.
- THE CONTRACTOR IS DIRECTED TO LOCAL CODES AND REGULATIONS TO FAMILIARIZE HIMSELF WITH ALL REQUIREMENTS RELATING TO DEMOLITION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - DUST ENCLOSURES.
 - MAINTENANCE OF THE LEGAL RIGHT OF WAY OF EXIT AND PASSAGE FROM THIS AREA.
 - REMOVAL OF DEBRIS RESULTING FROM DEMOLITION.
 - GENERAL STAGING AND ACCESS TO AND FROM THE AREA OF WORK.
- DEMOLITION DRAWINGS ARE INTENDED TO PROVIDE A GUIDE FOR DEMOLITION WORK IN THIS SPACE. THE CONTRACTOR SHALL PROCEED WITH CAUTION AND INVESTIGATE EXISTING CONDITIONS THOROUGHLY BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES BETWEEN ASSUMED AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL NOT PERFORM ANY DEMOLITION WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING WITHOUT VERIFICATION OF THE ARCHITECT OR STRUCTURAL ENGINEER. THE CONTRACTOR SHALL MAKE SAFE DISCONNECT AND RECONNECT OF ALL UTILITIES TO THE BUILDING.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, STOP WORK AND COMPLY WITH APPLICABLE LAWS AND REGULATIONS CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OF ENVIRONMENTAL POLLUTION.
- ALL MANUFACTURED PRODUCTS OR ASSEMBLIES (SUCH AS DOORS, DOOR FRAMES, LIGHT FIXTURES, EQUIPMENT, FIXTURES, ETC) REMOVED SHALL BE DELIVERED TO THE LANDLORD/OWNER IF REQUESTED. CAREFULLY REMOVE ALL SUCH ITEMS DURING DEMOLITION TO TO PREVENT DAMAGE TO AND PRESERVE THE INTEGRITY OF THE PRODUCT. ITEMS NOT CLAIMED BY THE LANDLORD/OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- G.C. IS RESPONSIBLE FOR ALL TEMPORARY SUPPORT SYSTEMS REQUIRED. COORDINATE THIS WORK WITH THE STRUCTURAL LICENSED CONTRACTOR.

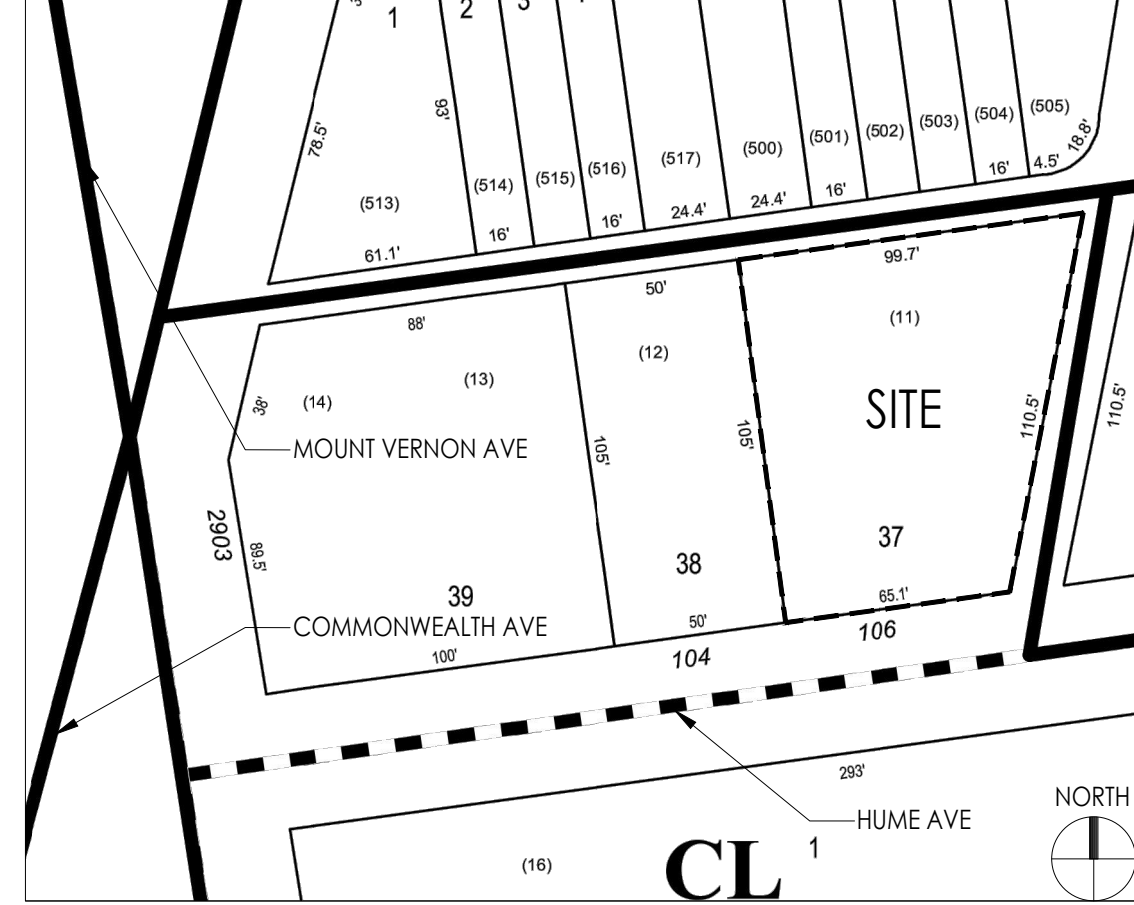
[2218/CODE-A]

LOCATION MAP



[2218-MAP-LOC-A]

CONTEXT MAP



[2119-MAP-SITE-A]

PROJECT / BUILDING DATA

CLIENT:
TOM CARDARELLI, STRACCI PIZZA
646-229-0110

ARCHITECT:
MCALLISTER ARCHITECTS, P.C.
1437 POWHATAN STREET
ALEXANDRIA, VA 22314
CONTACT: LEE MCALLISTER,
PH: (703) 519-8623 X.304

JURISDICTION:
ALEXANDRIA

PROJECT ADDRESS:
106 HUME AVE
ALEXANDRIA, VA 22301

ZONING DISTRICT:
CL - COMMERCIAL LOW

SQUARE/SUFFIX/LOT:
024.02-07-37

FIRE ALARM SYSTEM:
YES

FIRE PROTECTION SYSTEM:
NO

USE GROUP:
EXISTING: (SPECIAL USE PERMIT) RESTAURANT
PROPOSED: (SPECIAL USE PERMIT) RESTAURANT

SCOPE OF WORK:
TENANT EXPANSION FROM AN EXISTING 1203.32 GSF TO 1728.20 GSF TO ACCOMMODATE A NEW KITCHEN, WHICH WILL TAKE THE PLACE OF A PERMITTED TRAILER THAT CURRENTLY IS BEING USED AS THE KITCHEN. MINOR ALTERATION TO BAR. CONSTRUCTION WILL COMMENCE IN TWO PHASES TO ALLOW BUSINESS TO PARTIALLY OPERATE DURING CONSTRUCTION.

APPLICABLE CODES:
EXISTING BUILDING: 2018 VIRGINIA EXISTING BUILDING CODE
BUILDING: 2018 VIRGINIA CONSTRUCTION CODE
MECHANICAL: 2018 ICC INTERNATIONAL MECHANICAL CODE (IMC);
PLUMBING: 2018 ICC INTERNATIONAL PLUMBING CODE (IPC)
ELECTRICAL: 2018 NATIONAL ELECTRICAL CODE (NECA 70)
ENERGY: 2018 ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
FUEL GAS: 2018 ICC INTERNATIONAL FUEL GAS CODE (IFGC)
FIRE CODE: 2018 VIRGINIA STATEWIDE FIRE PREVENTION CODE
LOCAL CODES: 2022 CODE CITY OF ALEXANDRIA, VIRGINIA

[2218/CODE-A]

DRAWING SYMBOLS

	EXISTING CONSTRUCTION TO REMAIN		
	NOT IN SCOPE		
	NEW FULL HEIGHT PARTITION		
	TO BE DEMOLISHED		
ROOM NAME	ROOM TAG		
ROOM #			
	DETAIL NUMBER		KEY NOTE
	DETAIL TAG		
	SHEET NUMBER		REVISION SYMBOL
	NORTH ARROW		WINDOW TAG
	SECTION NUMBER		DOOR TAG
	SECTION TAG		DOOR TAG
	SHEET NUMBER		EQUIPMENT TAG
	SPOT ELEVATION		
	PARTITION TAG		

[2119-SYMB-A]

GENERAL NOTES

- THESE NOTES APPLY TO THE FULL SET OF CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND STANDARDS AS ADOPTED BY THE GOVERNING JURISDICTIONS.
- DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
- TILES, CAPIONS, HEADINGS, ETC. ARE INTENDED FOR GENERAL REFERENCE AND ARE NOT INTENDED TO LIMIT THE WORK REQUIRED IN ANY WAY.
- EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHERS. HE SHALL KEEP HIMSELF INFORMED OF THE PROGRESS AND DETAIL OF THE WORK OF OTHERS AND SHALL BE RESPONSIBLE FOR COORDINATING AND EXPEDITING HIS WORK WITH THAT OF OTHERS SO THAT THE PROGRESS OF THE TOTAL WORK SHALL BE KEPT ON SCHEDULE.
- EACH CONTRACTOR AND/OR TRADE FITTING OR PLACING HIS WORK INTO THE WORK OF OTHERS SHALL DO SO WITH THE UNDERSTANDING THAT THE INSTALLATION OF HIS WORK CONSTITUTES HIS ACCEPTANCE OF THE SUITABILITY OF THE WORK IN PLACE. IF THE WORK OF OTHERS IS NOT ACCEPTABLE FOR THE INSTALLATION OF HIS WORK HE SHALL NOTIFY THE OWNER, THAT WORK INSTALLED IN THE EXISTING WORK OF OTHERS WHICH WAS UNSUITABLE FOR SUCH INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR TRADE INSTALLING THEIR WORK. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR BRINGING ONE'S WORK INTO AN ACCEPTABLE CONDITION FOR THE INSTALLATION OF THE WORK OF OTHERS OR CORRECTING WORK INSTALLED IN UNSUITABLE EXISTING CONDITIONS WILL BE CONSIDERED.

[2119/GN-NOTE-A]

STRACCI PIZZA RENOVATION

106 HUME AVE, ALEXANDRIA, VA 22301



MEP ENGINEER:

DATE REV ISSUED FOR

SEAL

STRACCI PIZZA

TOM CARDARELLI

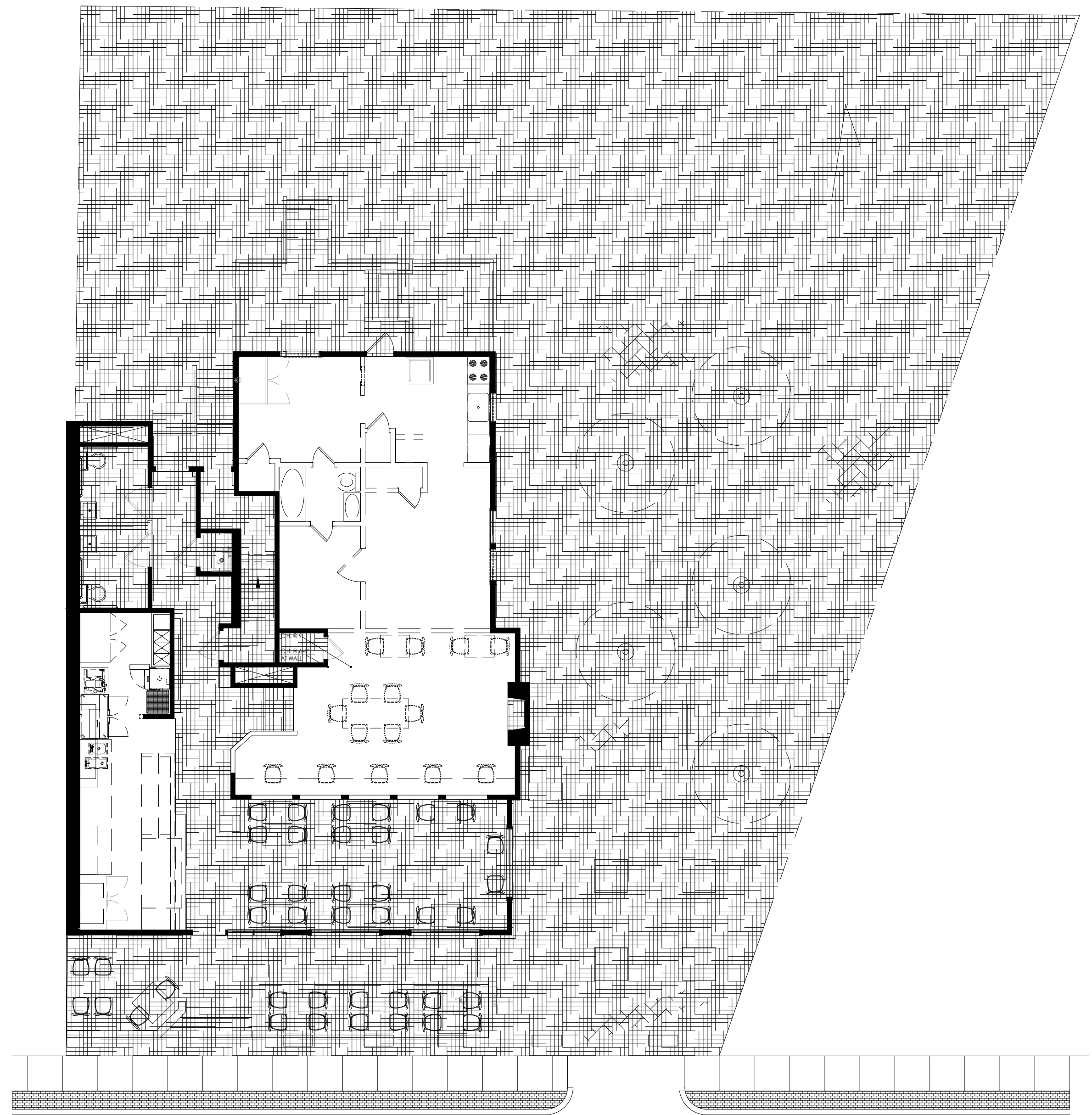
STRACCI PIZZA
RENOVATION

PROJECT NUMBER 2218

COVERSHEET

A-000

SHEET # SHEET TITLE PROJECT



1 SCOPE OF WORK
1/8" = 1'-0"

EGRESS CALCULATIONS

NUMBER OF EXITS	REQUIRED PROVIDED	2 MINIMUM 3 TOTAL	SECTION 1015.1
EGRESS WIDTH OF DOORS	REQUIRED WIDTH PROVIDED WIDTH	36" 36" OR GREATER	IBC TABLE 1005.1
EGRESS CORRIDORS	REQUIRED WIDTH PROVIDED WIDTH	36" 36" OR GREATER	IBC TABLE 1005.1
EGRESS AISLES - GROUP A-2	REQUIRED WIDTH PROVIDED WIDTH	36" MINIMUM 36" OR GREATER	IBC TABLE 1005.1
EGRESS STAIRS	REQUIRED WIDTH PROVIDED WIDTH	36" 36" OR GREATER	IBC SECTION 1009.1
LENGTH OF ACCESS TRAVEL	MAXIMUM ALLOWABLE MAXIMUM PROVIDED	75' WITH SPRINKLER SYSTEM 74' APPROX. MAX AT MOST REMOTE	IBC TABLE 1016.1

PLUMBING FIXTURE TABULATION

PER IBC 2015 TABLE 2902.1
PER IPC 2015 TABLE 403.1

CLASSIFICATION / OCCUPANCY	A-2 RESTAURANT TOTAL OCCUPANT LOAD = 114 = 57 OCCUPANTS PER EACH SEX							
	WATER CLOSETS			LAVATORIES			DRINKING FOUNTAIN	OTHER
	MEN 1/75	WOMEN 1/75	UNISEX 1/75	MEN 1/200	WOMEN 1/200	UNISEX 1/200	1/500	SERVICE SINK
REQUIRED FIXTURES	1 WC	1 WC	-	1	1	-	NOT REQUIRED*	1
PROVIDED FIXTURES	1 WC	1 WC	-	1	1	-	WATER PROVIDED*	1

*DRINKING WATER WILL BE FREELY PROVIDED IN A CUP AT THE SERVICE/ORDER COUNTER WHEN REQUESTED; NO DRINKING FOUNTAIN IS REQUIRED.

(2218/CODE 03-A)

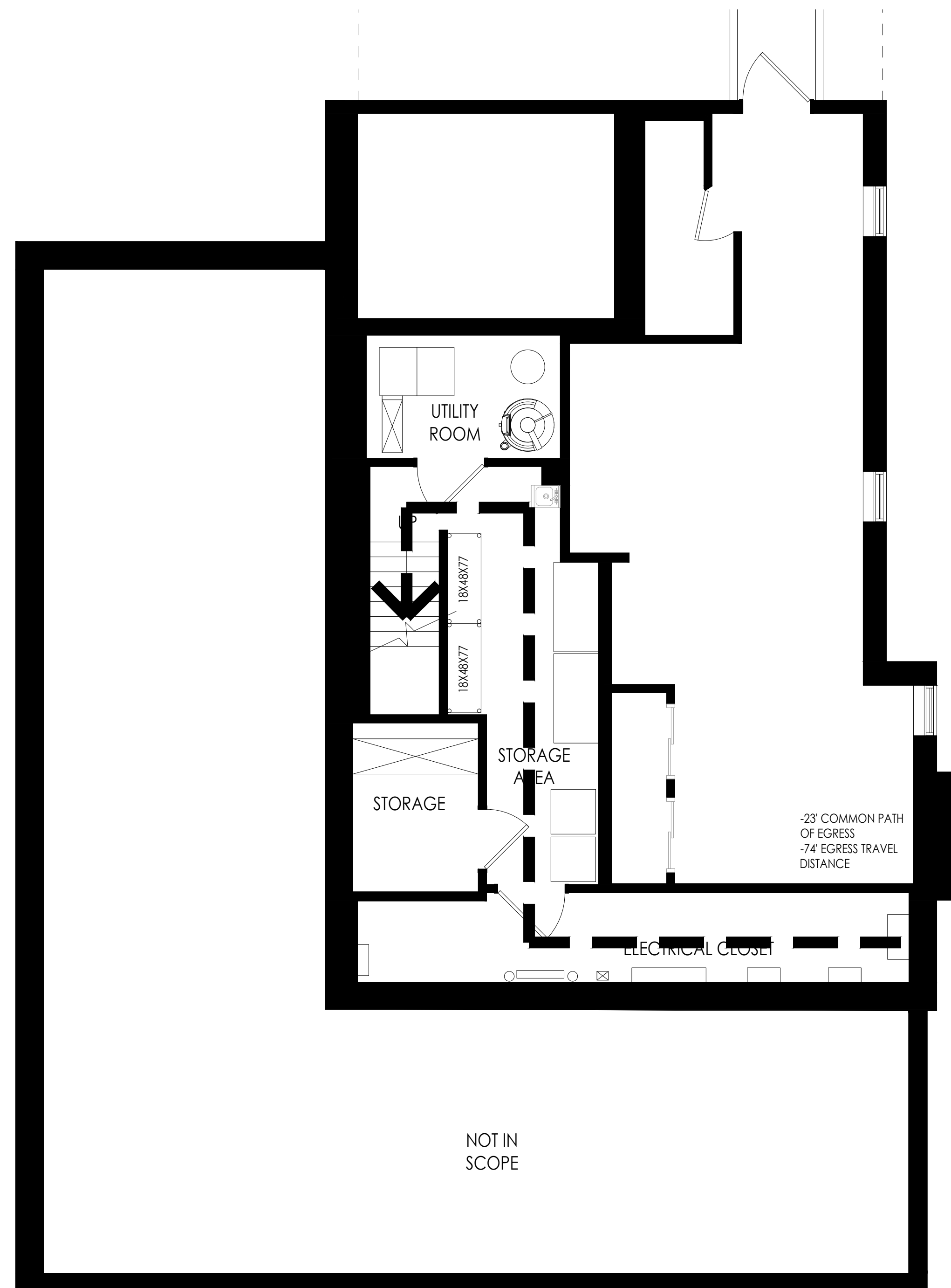
EGRESS LEGEND



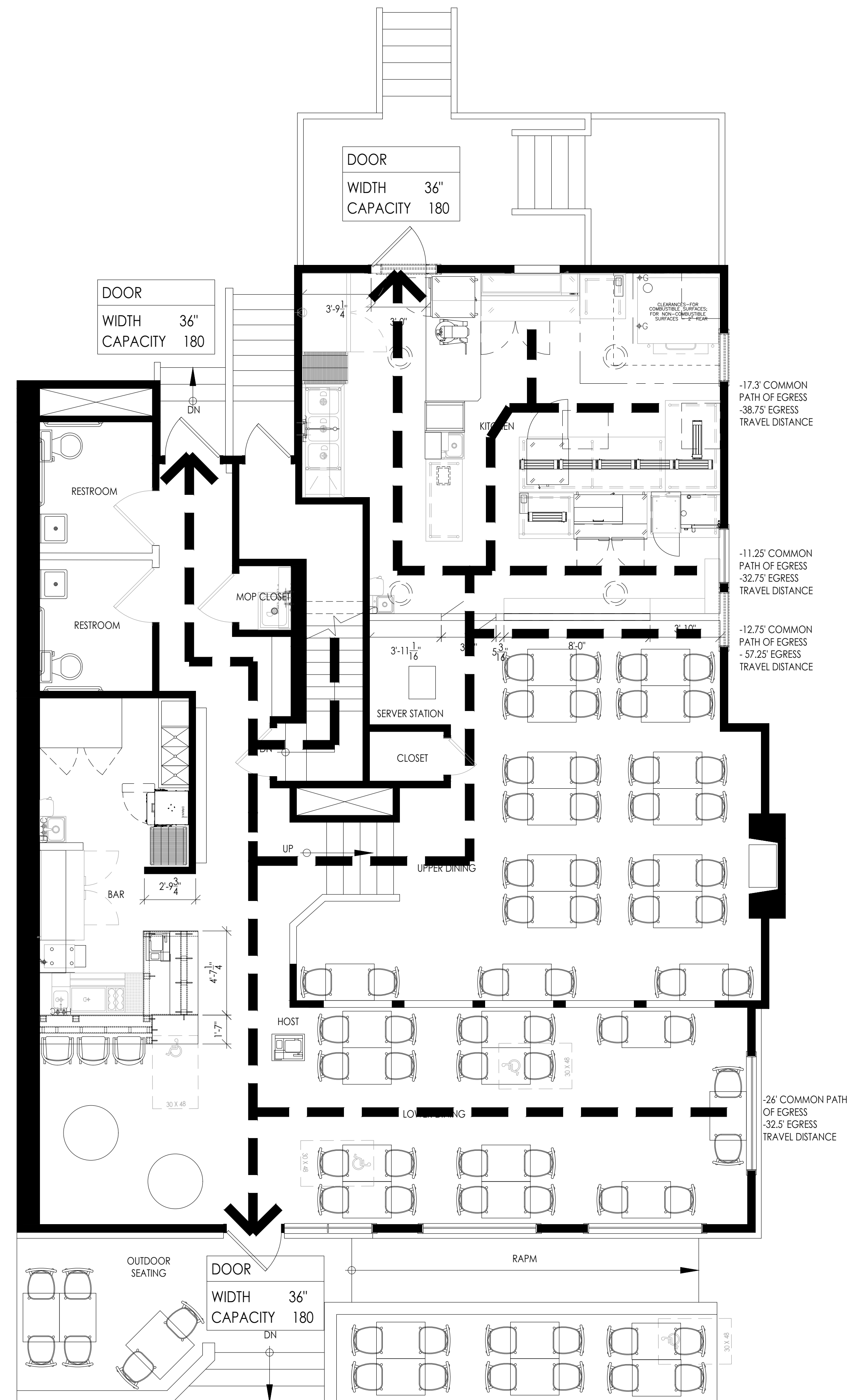
EGRESS PATHWAY

DOOR	EGRESS ELEMENT
WIDTH 36"	CHARACTERISTICS
CAPACITY 180	AND CAPACITY

NOTE: ALL EGRESS DOORS MAINTAIN FREE EGRESS OUT OF THE TENANT SPACE IN THE DIRECTION OF EGRESS TRAVEL AT ALL TIMES.



2 BASEMENT- EXISTING/ EGRESS PLAN
1/4" = 1'-0"



1 FIRST FLOOR - PROPOSED/ EGRESS PLAN
1/4" = 1'-0"

McAllister
ARCHITECTS, P.C.
1437 POWHATAN STREET
ALEXANDRIA, VA 22314
703.519.8623
703.519.0102 ALT
EMAIL@MCA'ARCH.COM

MEP ENGINEER:

DATE REV ISSUED FOR

SEAL

STRACCI PIZZA

CLIENT TOM CARDARELLI

STRACCI PIZZA RENOVATION

STRACCI PIZZA
106 HUME AVE
ALEXANDRIA, VA 22301
PROJECT NUMBER 2218

EGRESS

A-001

OCCUPANCY LOAD CALCULATIONS

USE GROUP TYPE (NON-SEPARATED)	IBC 2015 - TABLE 1004.1.2	IBC TABLE 1004.1.2
A-2: RESTAURANT (ASSEMBLY UNCONCENTRATED) UN-CONCENTRATED TABLES & CHAIRS 1 OCCUPANT PER 15 NSF	1 OCCUPANT PER 15 NSF LOWER SEATING AREA: 445.19 NSF/15 = 29.68 = 30 UPPER SEATING AREA: 435.42 NSF/15 = 29.03 = 30 SUBTOTAL OCCUPANCY: 60 (57 SEATS + 3 ADA SEATS) = 60	
A-2: RESTAURANT (COMMERCIAL KITCHENS) 1 OCCUPANT PER 200 GSF	1 OCCUPANT PER 200 GSF KITCHEN AREA: 402.90 GSF/200 = 2.01 = 3 BACK BAR AREA: 157.82 GSF/200 = 0.78 = 1 SUBTOTAL OCCUPANCY = 4	
S-2: RESTAURANT STORAGE/UTILITY ROOM 1 OCCUPANT PER 300 GSF	1 OCCUPANT PER 300 GSF MOP SINK CLOSET: 9.92 GSF/300 = 0.03 = 1 CLOSET: 11.04 GSF/300 = 0.04 = 1 BASEMENT STORAGE: 307.15 GSF/300 = 1.02 = 2 SUBTOTAL OCCUPANCY = 4	
A-2: RESTAURANT UNOCCUPIED SPACES (BATHROOMS, HALLWAYS, WALL THICKNESS, AND BUILT-IN ELEMENTS)	HALLWAYS, RAMP, STAIRS AND RESTROOMS: 654.46 GSF/0 = 0 = 0 BASEMENT STAIRS: 34.17 GSF/0 = 0 = 0 SUBTOTAL OCCUPANCY = 0	
A-2: RESTAURANT OUTDOOR 1 OCCUPANT PER 15 NSF	1 OCCUPANT PER 15 NSF PATIO: 255.09 NSF/15 = 17.01 = 18 DRIVEWAY SEATING: 420 NSF/15 = 28 = 28 (5% ADA SEATS) 41 SEATS + 3 ADA SEATS = 46	
TOTAL INTERIOR OCCUPANT LOAD TOTAL EXTERIOR OCCUPANT LOAD TOTAL OCCUPANT LOAD	$60 + 4 + 4 + 0 = 68$ $18 + 28 = 46$ $68 + 46 = 114$	

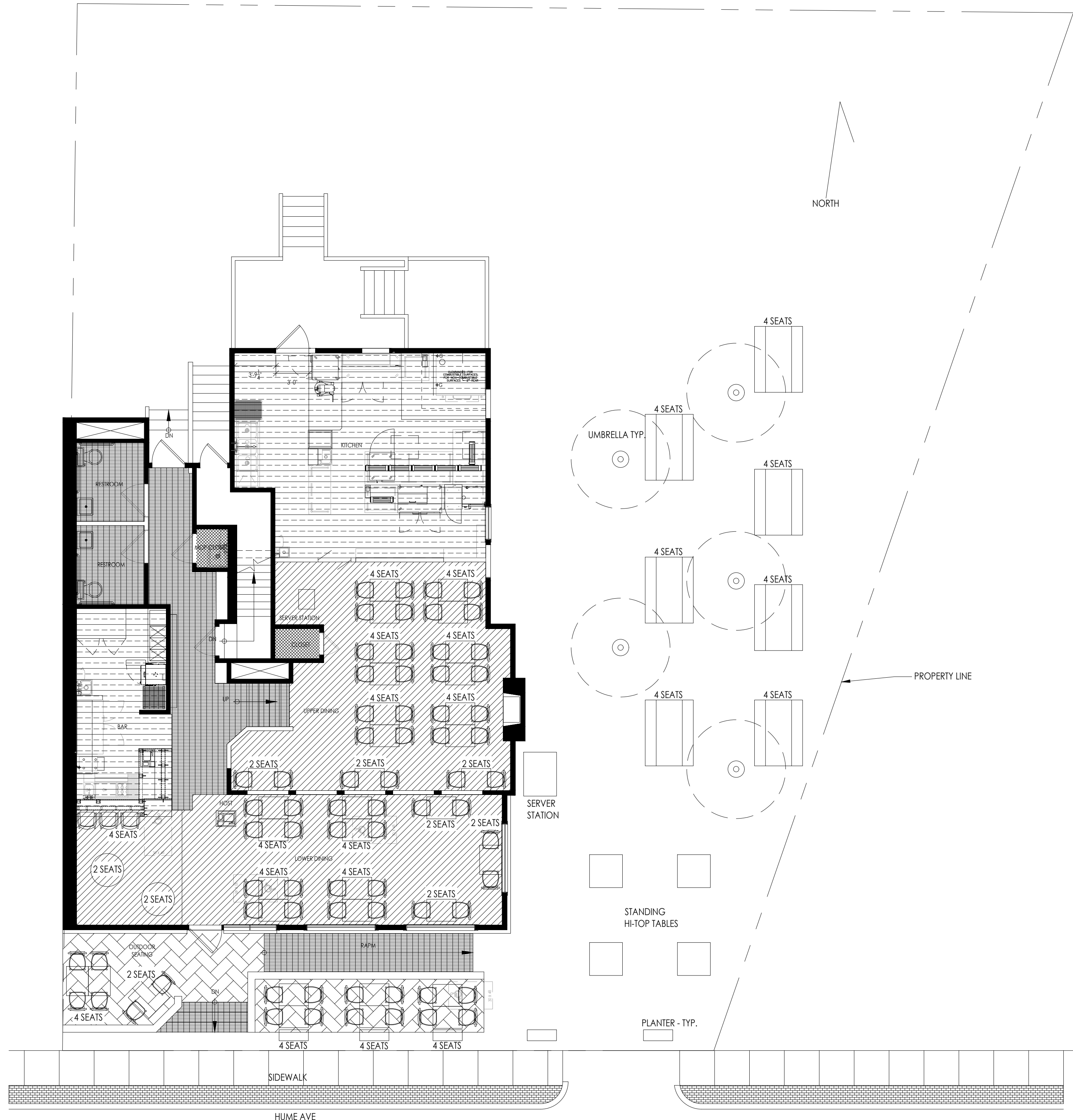
OCCUPANCY LEGEND

XXXXX — FUNCTION OF SPACE

XX SF — AREA

X.X — CALCULATED OCCUPANCY

ACCESSIBLE SEAT/CLEARANCE



1 SITE PLAN - OCCUPANCY PLAN
1:75



2 FIRST FLOOR - OCCUPANCY FLOOR PLAN
1/4" = 1'-0"

McAllister
ARCHITECTS, P.C.
1437 POWHATAN STREET
ALEXANDRIA, VA 22314
703.519.8623
703.519.0122 ALT
EMAIL@MCA-ARCH.COM

MEP ENGINEER:

DATE REV ISSUED FOR

SEAL

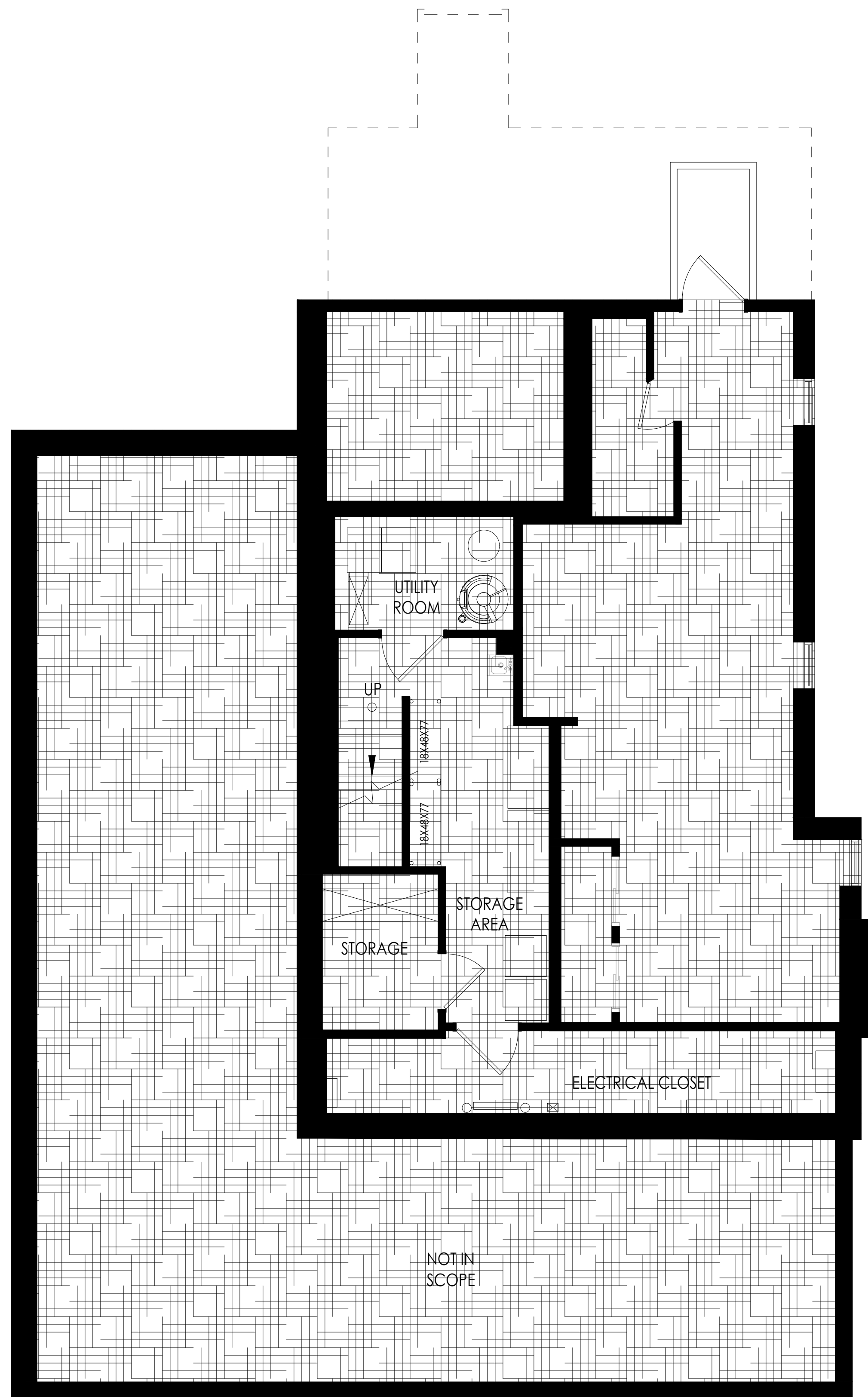
STRACCI PIZZA
CLIENT TOM CARDARELLI

STRACCI PIZZA RENOVATION
PROJECT STRACCI PIZZA
106 HUME AVE
ALEXANDRIA, VA 22301
PROJECT NUMBER 2218

OCCUPANCY

A-002

(MCA-ARCH/MCA-I)



2 BASEMENT PLAN - EXISTING OUT OF SCOPE - EXISTING OCCUPANCY
 1/4" = 1'-0"



2 BASEMENT PLAN - EXISTING OUT OF SCOPE - EXISTING OCCUPANCY
 1/4" = 1'-0"

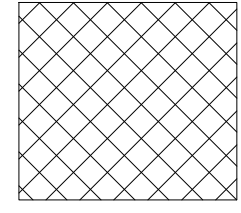
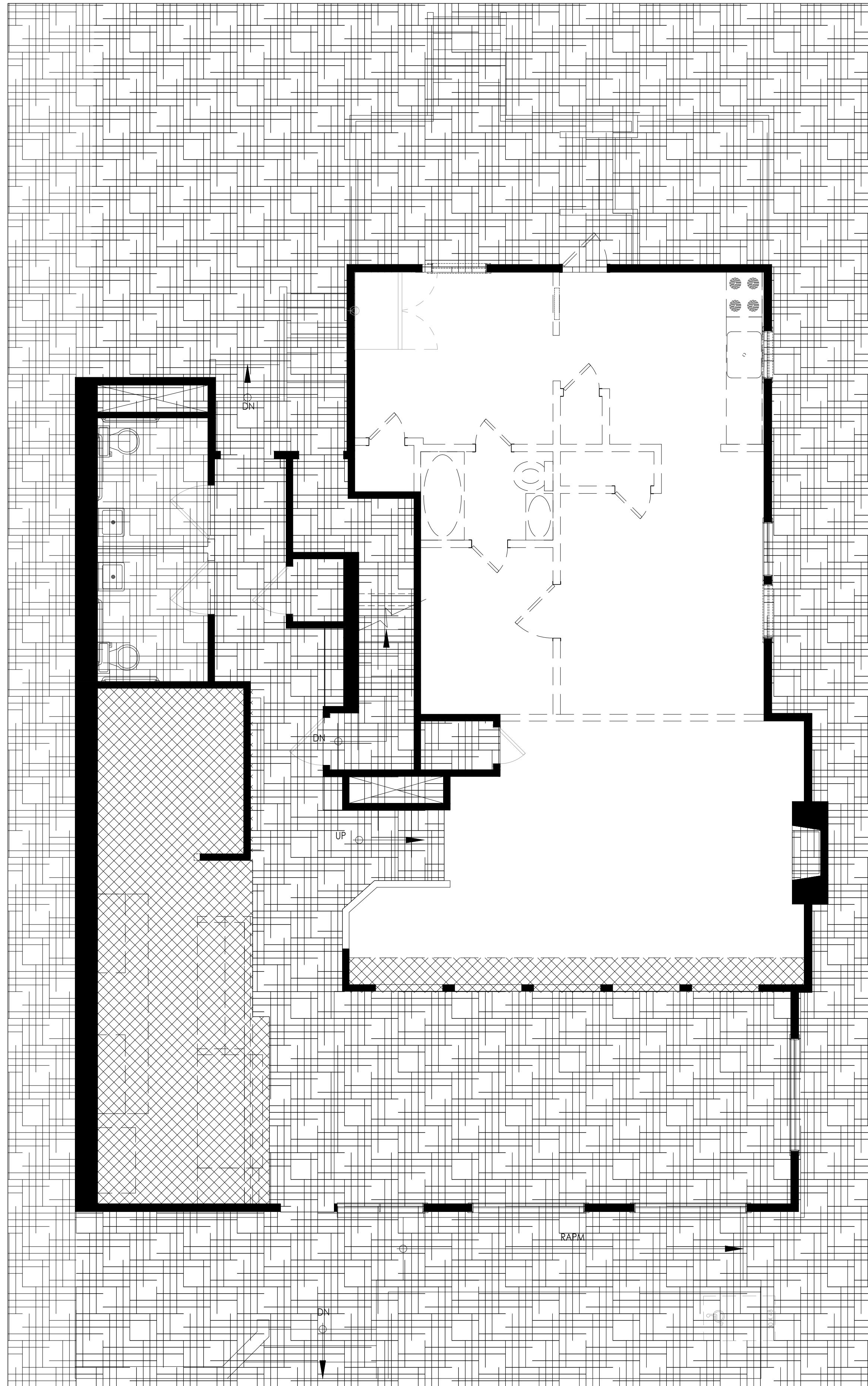
DATE	REV	ISSUED FOR

DATE	REV	ISSUED FOR

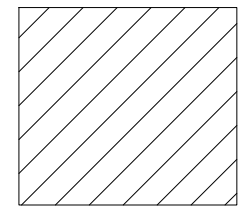
CLIENT
STRACCI PIZZA
 TOM CARDARELLI

PROJECT
STRACCI PIZZA
 106 HUME AVE
 ALEXANDRIA, VA 22301
PROJECT NUMBER 2218

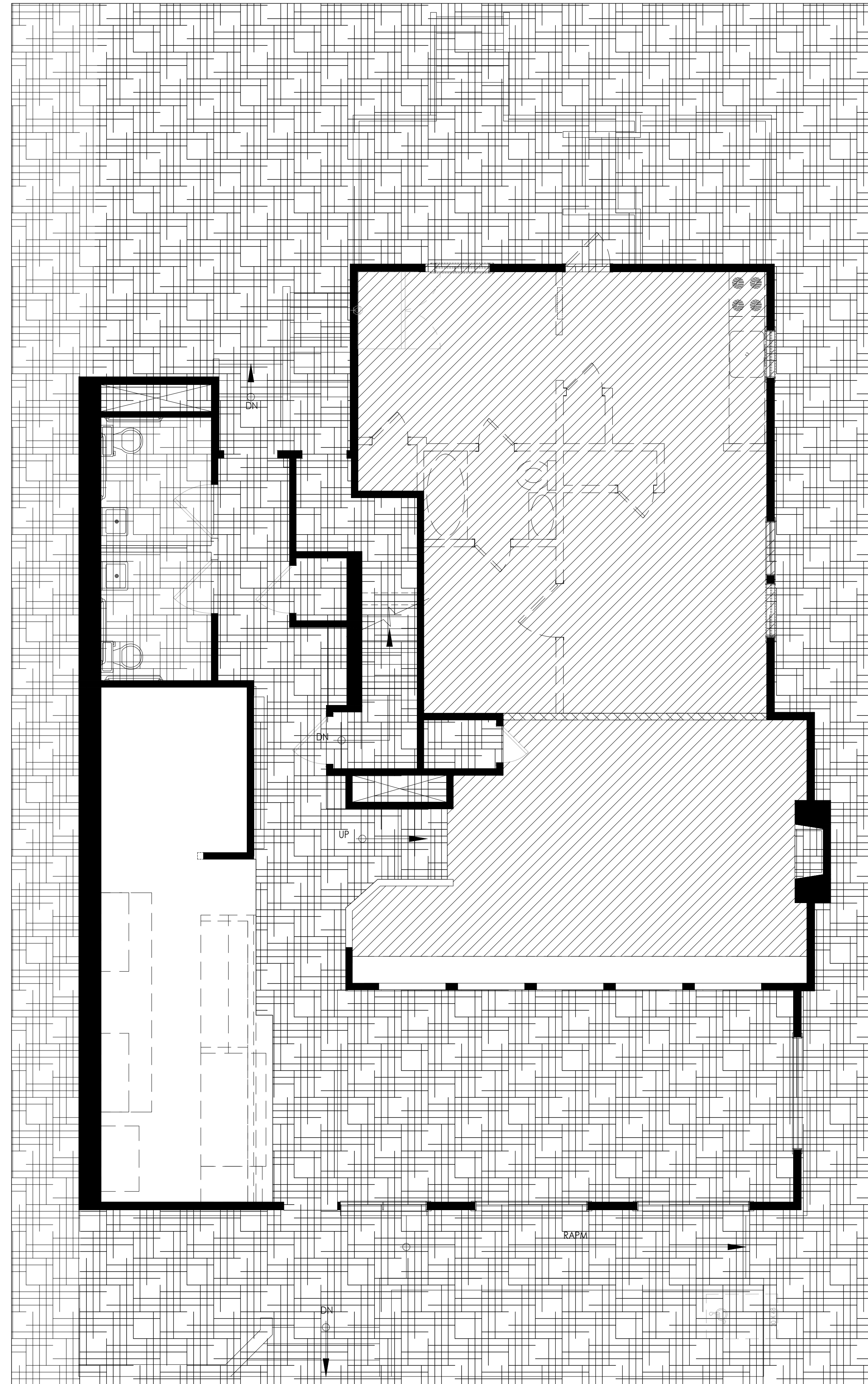
SHEET # SHEET TITLE PROJECT
 BASEMENT OCCUPANCY
A-003



PHASE 1



PHASE 2



1 PHASE 1
1/4" = 1'-0"

(MCA-ARCH/MCA-I)

McAllister
ARCHITECTS, P.C.
1437 BOWHATAN STREET
ALEXANDRIA, VA 22314
703.519.8623
703.519.0122 ALT
EMAIL@MCA-ARCH.COM

MEP ENGINEER:

DATE	REV	ISSUED FOR
		SEAL

STRACCI PIZZA
CLIENT
TOM CARDARELLI

STRACCI PIZZA RENOVATION
PROJECT
STRACCI PIZZA
106 HUME AVE
ALEXANDRIA, VA 22301
PROJECT NUMBER 2218

PHASED CONSTRUCTION PLAN

A-100

2 PHASE 2
1/4" = 1'-0"

(MCA-ARCH/MCA-I)

DATE	REV	ISSUED FOR

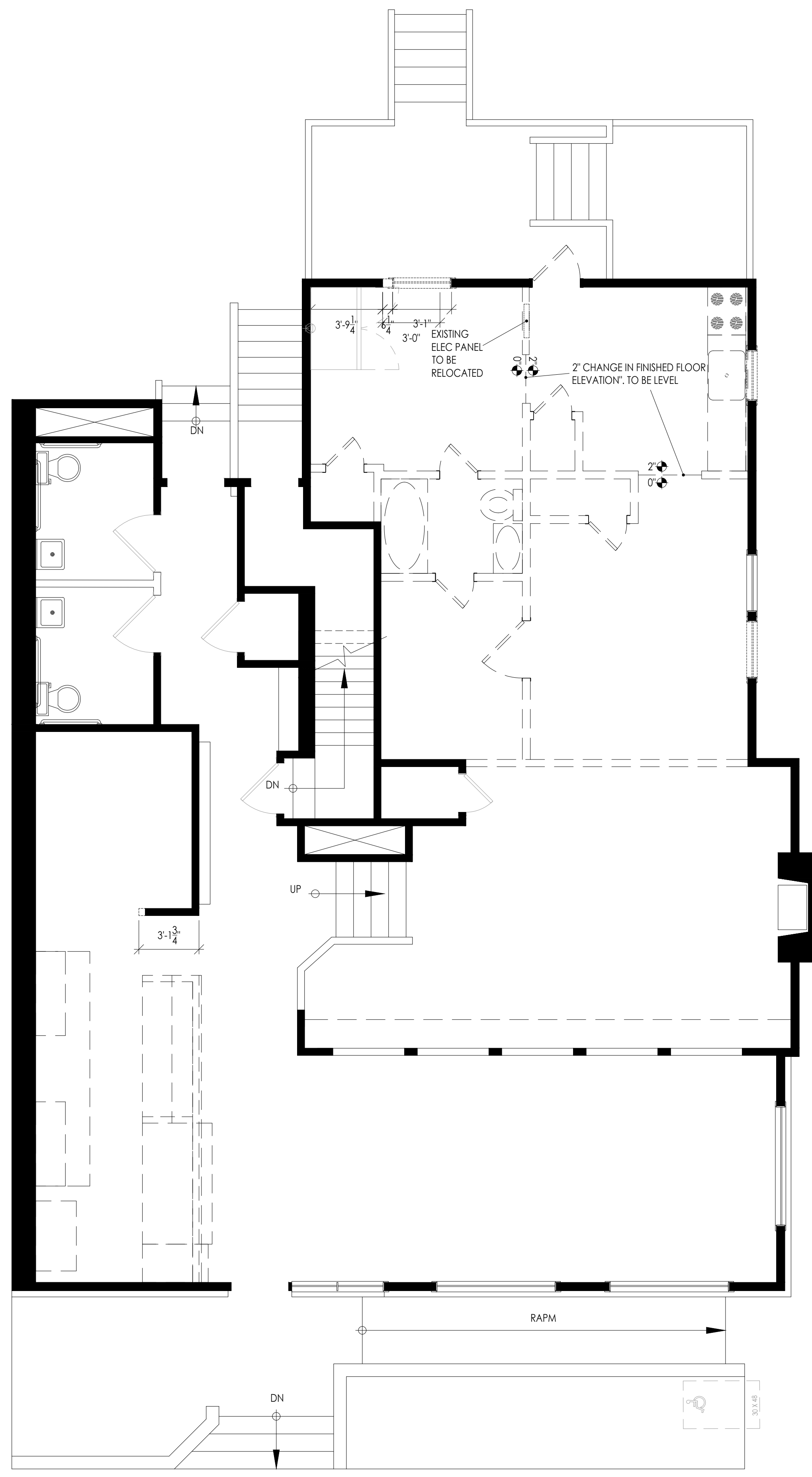
SEAL

STRACCI PIZZA
 CLIENT
 TOM CARDARELLI

STRACCI PIZZA RENOVATION
 PROJECT
 STRACCI PIZZA
 106 HUME AVE
 ALEXANDRIA, VA 22301
 PROJECT NUMBER 2218

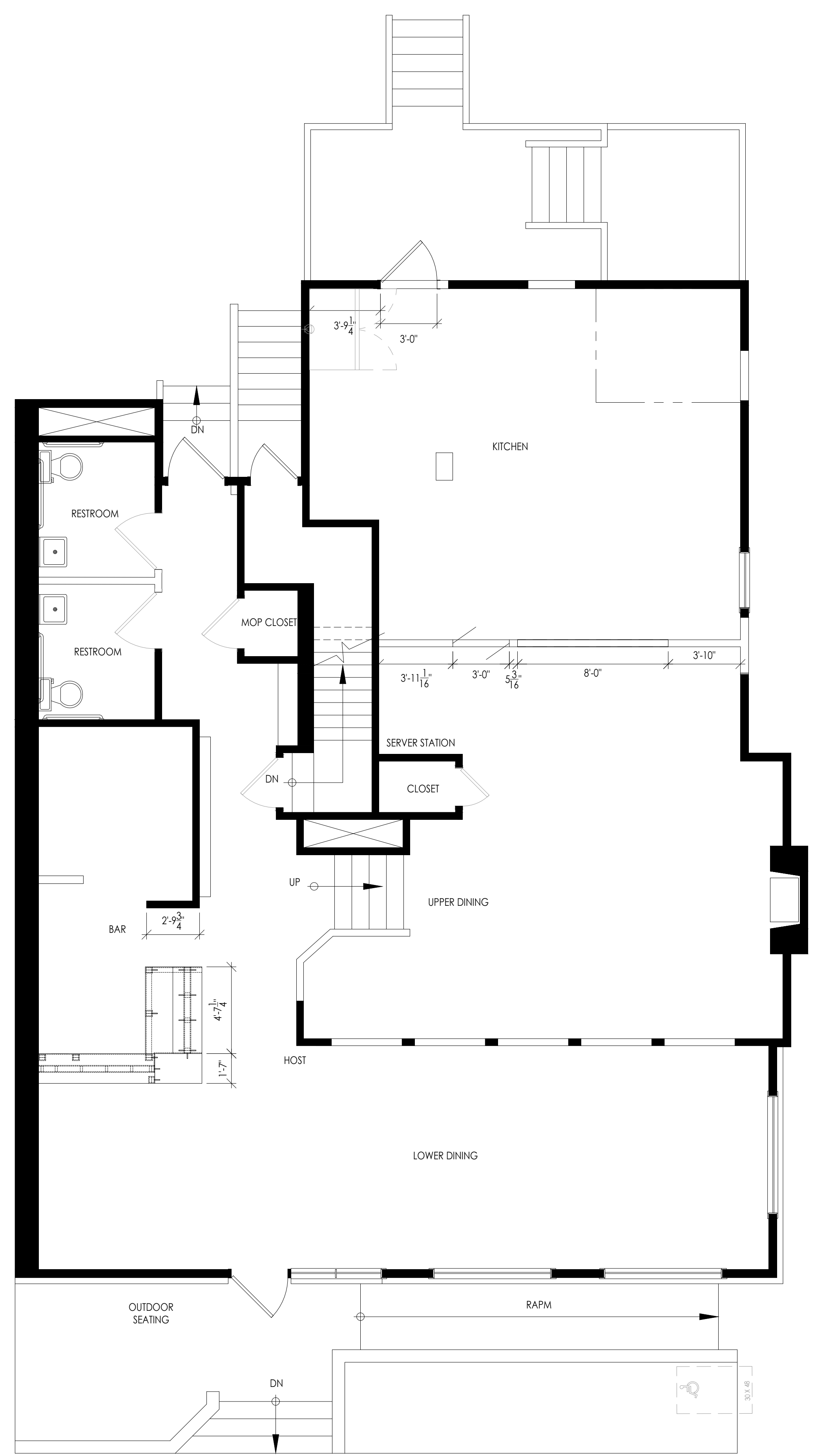
DEMO - PROPOSED CONSTRUCTION PLAN

A-101



2 FIRST FLOOR - EXISTING/DEMOLITION FLOOR PLAN
 1/4" = 1'-0"

(MCA-ARCH/MCA-I)



1 FIRST FLOOR - NEW/PROPOSED FLOOR PLAN
 1/4" = 1'-0"

(MCA-ARCH/MCA-I)

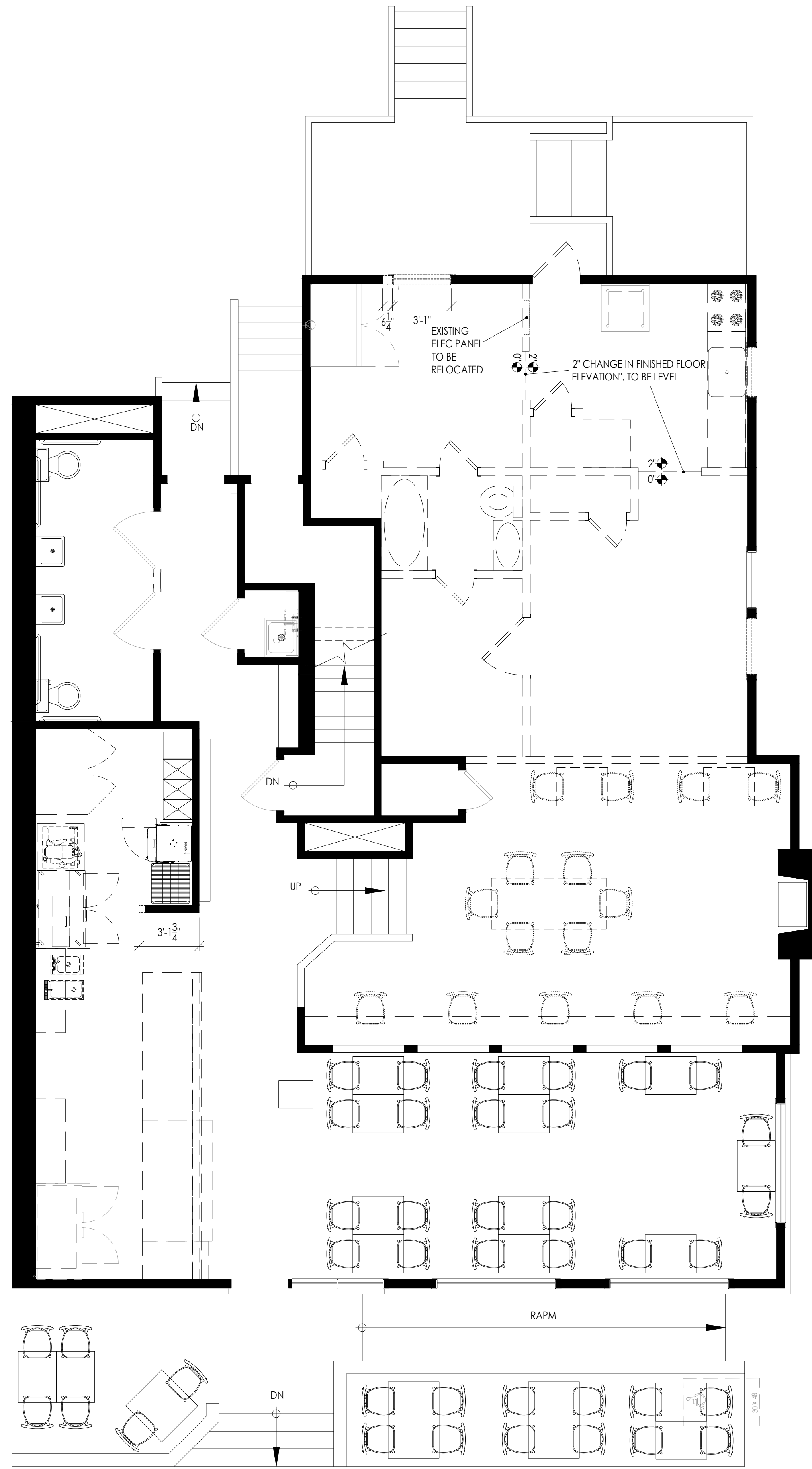
DATE	REV	ISSUED FOR

SEAL

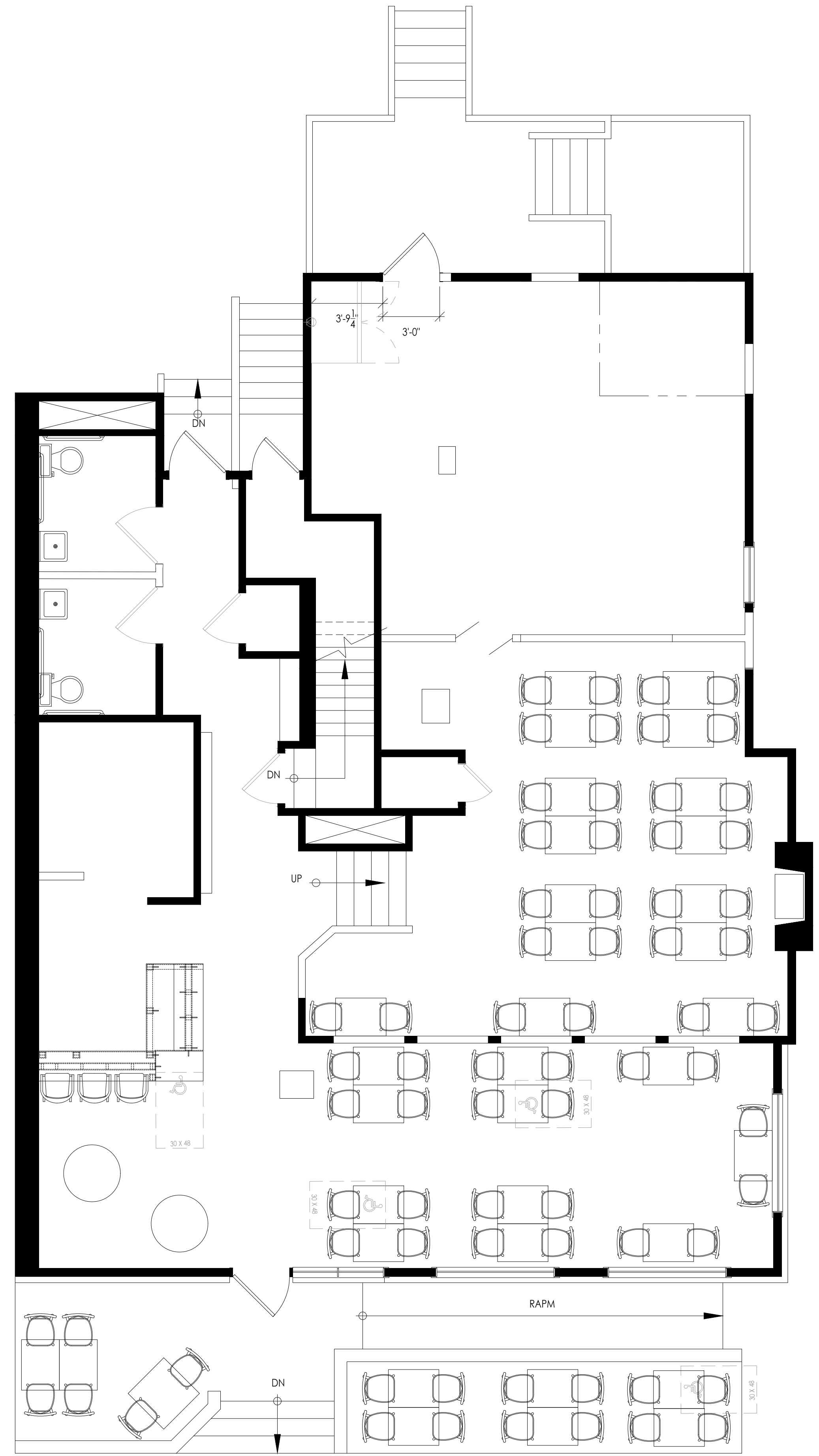
STRACCI PIZZA
 CLIENT
 TOM CARDARELLI

STRACCI PIZZA RENOVATION
 PROJECT NUMBER 2218

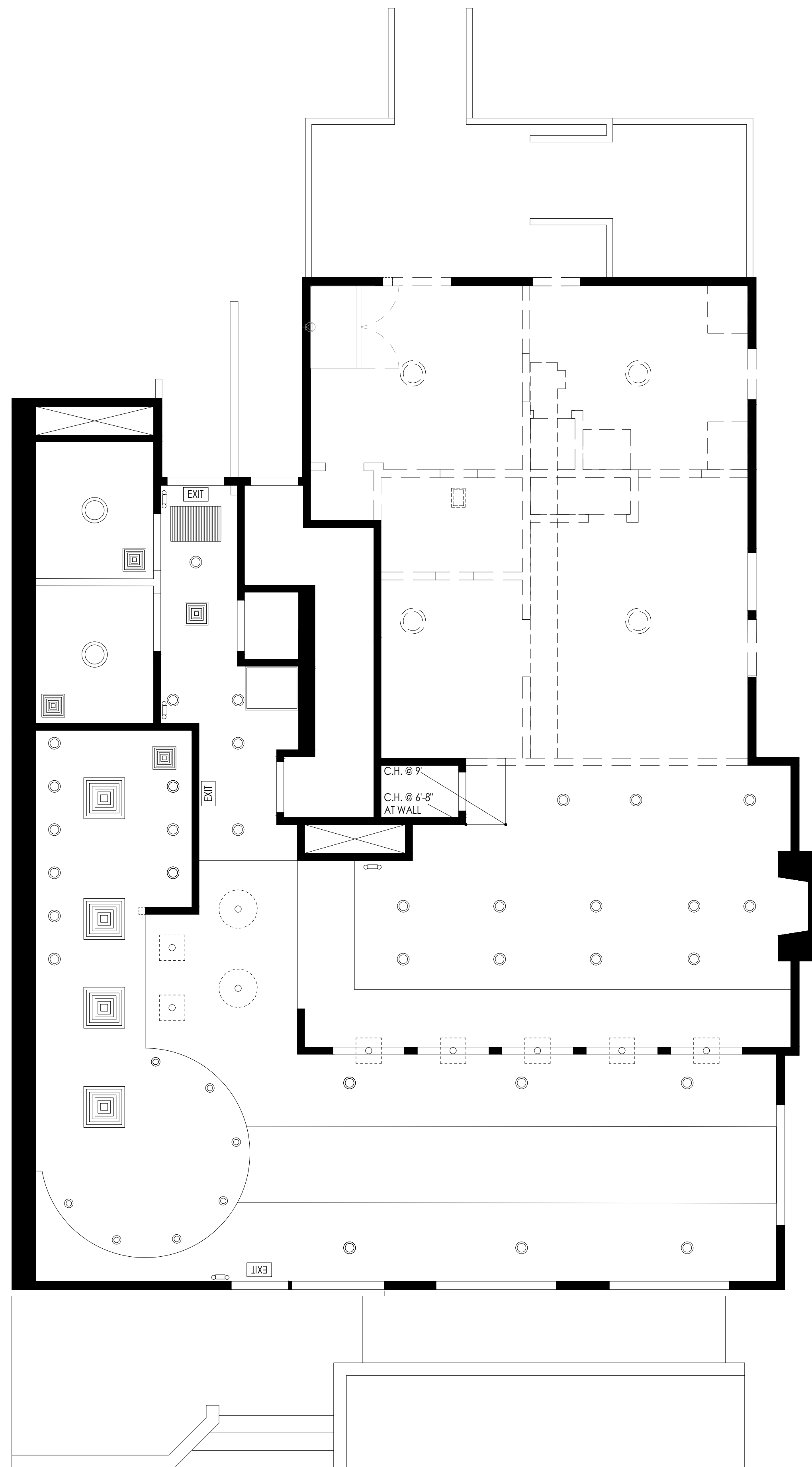
DEMO - PROPOSED REFERENCE PLAN



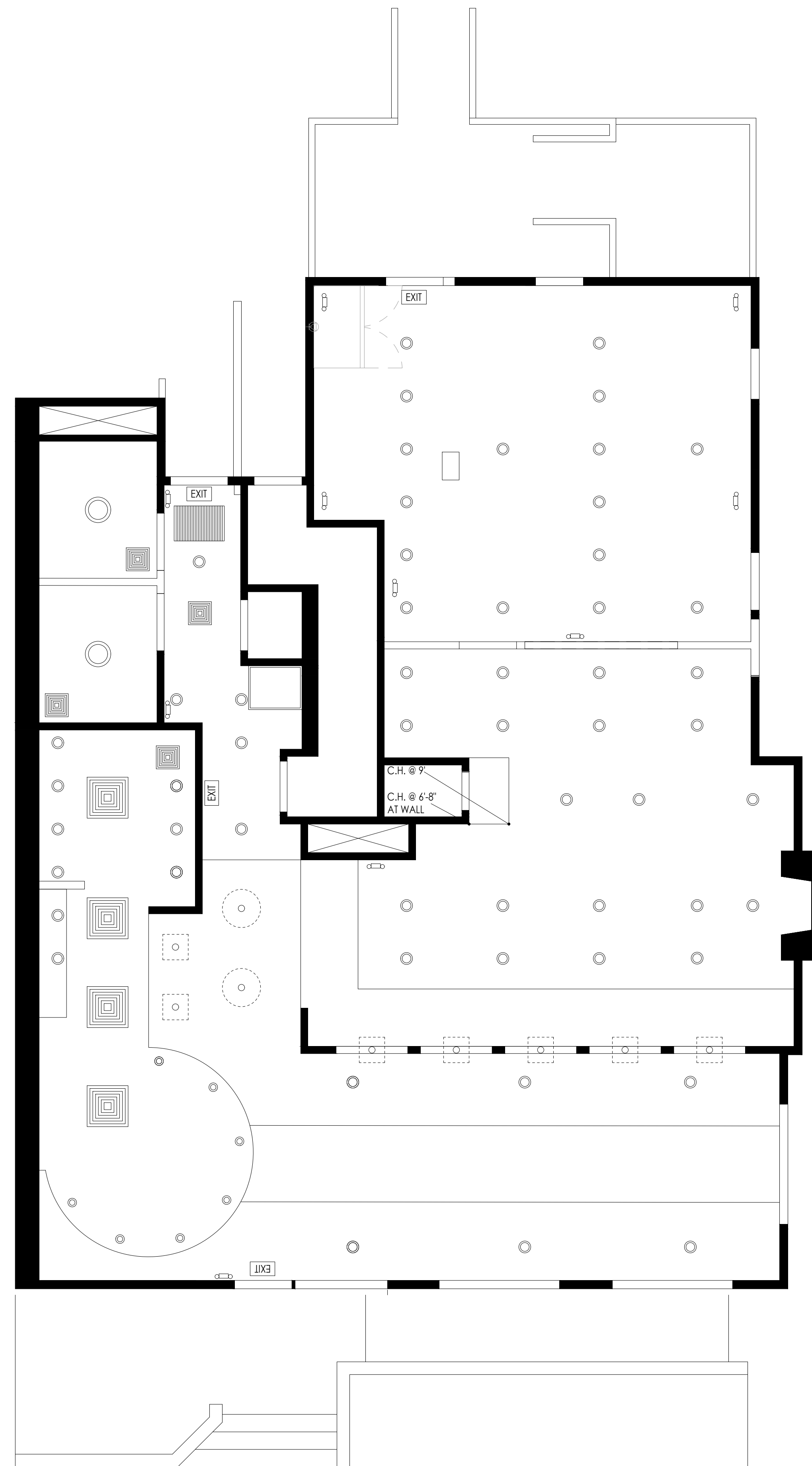
2 FIRST FLOOR - EXISTING/DEMOLITION FLOOR PLAN
 1/4" = 1'-0" (MCA-ARCH/MCA-I)



1 FIRST FLOOR - NEW/PROPOSED FLOOR PLAN
 1/4" = 1'-0" (MCA-ARCH/MCA-I)



2 FIRST FLOOR - EXISTING/REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FIRST FLOOR - PROPOSED/REFLECTED CEILING PLAN
1/4" = 1'-0"

McAllister
ARCHITECTS, P.C.
1437 POWHATAN STREET
ALEXANDRIA, VA 22314
703.519.8623
703.519.0122 ALT
EMAIL@MCA'ARCH.COM

MEP ENGINEER:

DATE	REV	ISSUED FOR

SEAL

STRACCI PIZZA
CLIENT
TOM CARDARELLI

STRACCI PIZZA RENOVATION
PROJECT
STRACCI PIZZA
106 HUME AVE
ALEXANDRIA, VA 22301
PROJECT NUMBER 2218

DEMO - PROPOSED REFLECTED CEILING PLAN

SHEET # SHEET TITLE PROJECT
A-103



Samantha Tricoli
Bonaventure
209 Madison St, 4th Floor
Alexandria, VA 22314

August 16, 2022

Annalisa Cardarelli
Stracci Pizza
106 Hume Ave
Alexandria, VA 22301

Dear Annalisa,

This letter is to confirm that Bonaventure would be happy to provide Stracci Pizza with 3 parking spaces at either our 104 Hume Ave or 2903 Mt. Vernon Ave locations in Alexandria, VA 22301. The fee for these spaces will be \$100 per month. The spaces are available immediately. We will follow up with a formal lease agreement shortly.

If you have any questions, I can be reached via phone at 201-575-1569 or via email at Sam.Tricoli@bonaventure.com.

Sincerely,

Sam Tricoli

Samantha Tricoli
Director of Asset Management