



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 1 Cameron Street
TAX MAP REFERENCE: 075.01-04-10 **ZONE:** CD

APPLICANT

Name: Douglas Zang
Address: 1510 W. Loop South, Houston, Texas 77027

PROPERTY OWNER

Name: Toperdo Factory 66 LLC
Address: 118 King Street Floor 2, Alexandria Virginia 22314

SITE USE: Restaurant

Business Name: **Current:** Chart House **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.

Douglas Zang
Print Name of Applicant or Agent
1510 W. Loop South.
Mailing/Street Address
Houston, Texas 77027
City and State Zip Code

douglas zang
Signature
(703) 505 0020
Telephone # Fax #
doug.zang@ldry.com
Email address
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 # SUP2019-0038

Date approved: 06 / 25 / 2019
month day year

Name of applicant on most recent special use permit Alexandria Waterfront Associates Limited Partnership

Use Restaurant

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.)

The Chart House is a full service restaurant with indoor and outdoor seating. It serves on average 3000 persons per week. It currently has 110 employees. Our patrons and employees utilize the parking garages in the vicinity of the restaurant. There is also street parking on Union Street.

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 proposed changes includes the installation of a new motorized pergola for the existing outdoor dining terrace (1,791 SF) ~~No change in land cover, the number and type of patrons, the number of employees, the hours, how parking is provided for employees and patrons or noise emitted by the use are proposed with this amendment.~~

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:

A covered motorized pergola is proposed over the existing outdoor seating space. Therefore, the usable space counted towards FAR was increased from 41,422 SF to 43,213 SF

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

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
Sun - 11 am to 9 pm	N/A
Mon-Thur 11:30 am to 10 pm	_____
Fri - Sat 11:30 am to 11:00 pm	_____
_____	_____

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:
110	N/A

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.
Installation of a motorized pergola over existing outdoor seating terrace

9. Are you proposing changes in the sales or service of alcoholic beverages? _____ Yes No

If yes, describe proposed changes:
N/A

10. **Is off-street parking provided for your employees?** Yes No

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

The existing underground parking garage provided 88 parking spaces for employees and customers of the restaurant

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

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

The existing underground parking garage provided 88 parking spaces for employees and customers of the restaurant

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:
350 seats (indoor and outdoor)

Proposed:
N/A

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:
41,422 SF

Proposed:
43,213 SF

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:

Tenant - CHLN, Inc., 1510 West Loop South, Houston TX 70027

FOR YOUR INFORMATION

Special Use Permits Eligible for Administrative Approval

Certain uses of land that have potentially negative impacts on surrounding properties require special use permit approval from City Council. The City Council may impose conditions on the operation of the special use in order to protect the health, safety and welfare of the surrounding area. For new uses and for intensifications or amendments of existing uses, the Planning Commission and City Council conduct public hearings and decide whether to approve the request. The Director of Planning and Zoning, however, may approve a special use permit administratively if it is only a change in ownership or a minor amendment of a previously approved special use permit.

Special Use Permit for Change of Ownership

If the existing special use permit for an operation restricts the ownership of the use, a prospective owner may not take ownership of the operation until he receives special use permit approval for the change of ownership. Pursuant to Section 11-503, the director may approve the change and transfer the special use permit to a new owner, if the following conditions apply:

- 1) The applicant is not requesting a change in the conditions of the special use permit;
- 2) there have been no substantiated violations of the special use permit conditions;
- 3) there are no changes proposed or anticipated in the operation of the use involved;
- 4) the director has concluded that no new conditions or no amendments to existing conditions are necessary; and
- 5) following notice of the application in a newspaper of general circulation in the City, no person has requested that the director forward the application to the Planning Commission or City Council.

If the application does not meet any one of the above conditions, it must be docketed for the next available Planning Commission and City Council public hearings. If the Director approves a special use permit for change in ownership, the new owner must sign an agreement stating that he/she will to continue to comply with the special use permit conditions.

Special Use Permit for Minor Amendment

Pursuant to Sections 11-509 and 11-511 of the zoning ordinance, the director may approve minor amendments to approved special use permits. Only changes that constitute no more than a minimal enlargement or extension of the special use permit or that are so insignificant they will have little or no zoning impact on the surrounding neighborhood are eligible for administrative approval. If a change will intensify the use, it requires Planning Commission and City Council approval. Changes that intensify a use include any increase in the following:

- 1) Hours of operation;
- 2) number of seats;
- 3) number of employees; visitors of customers; or
- 4) number of vehicle trips generated.

The Director may not administratively approve minor amendments if any of the following apply:

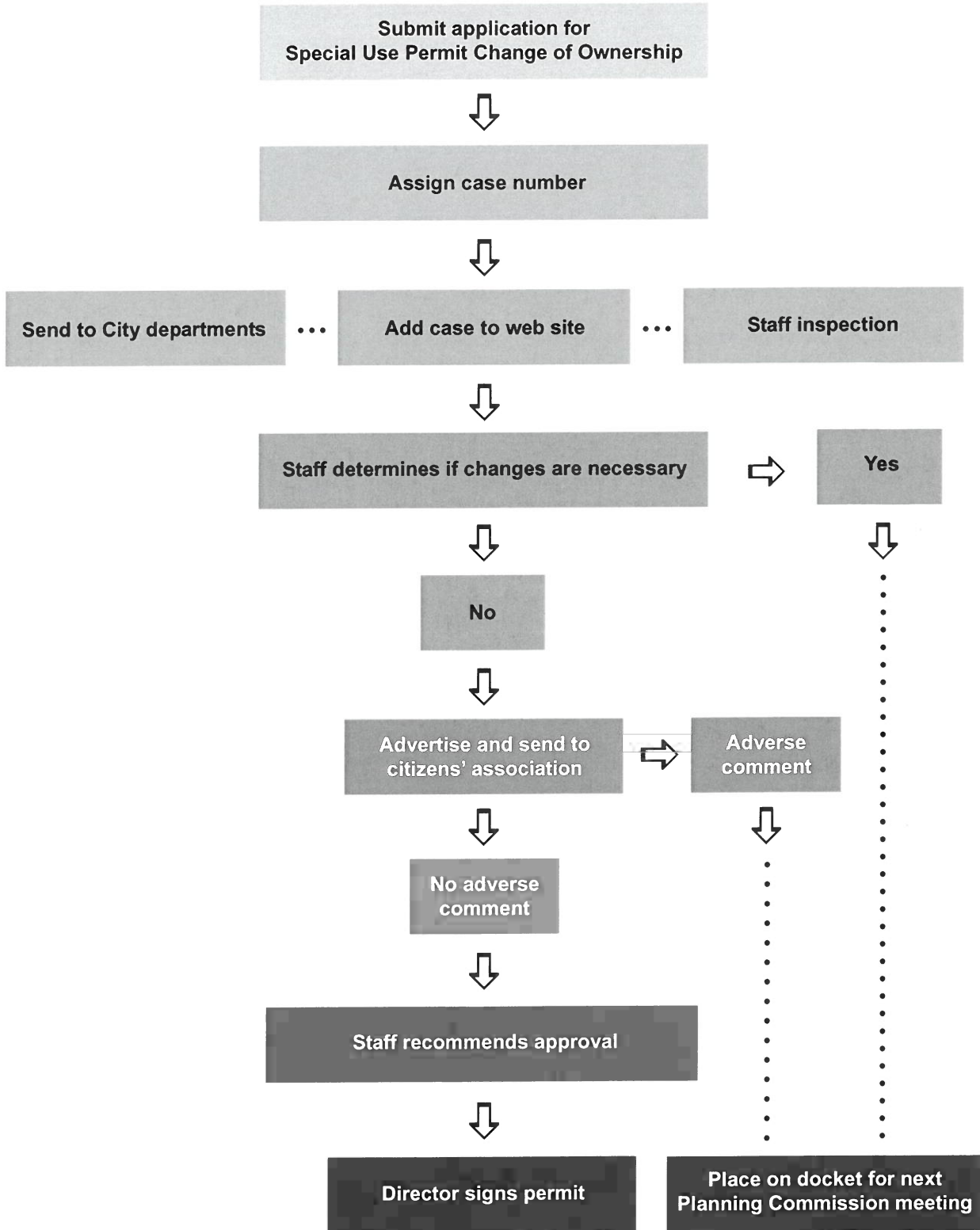
- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

Notice of the application is published in a newspaper of general circulation in the City and is sent to docket subscribers.

Approval Process

For both change in ownership and minor amendment special use permits, the approval process generally takes between four and six weeks from the time an application is submitted. During that time, staff will review the application, inspect the subject property for compliance with special use permit conditions and advertise the proposed change in the newspaper to provide an opportunity for citizens to comment on the change and, in the case of minor amendments, send notice to the Planning Commission and City Council members. If the Director determines that the Planning Commission and City Council must consider the application, he/she will docket the application for the next available Planning Commission and City Council hearings. At that time, the Director may require additional information regarding the application.

PROCESS FLOW CHART: Change of Ownership SUP





Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text" value="25,049.00"/> Sq. Ft.
First Floor <input type="text" value="25,049.00"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text" value="25,049.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. Total Gross <input type="text" value="25,049.00"/>	B2. Total Exclusions <input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text" value="26,840.00"/> Sq. Ft.
First Floor <input type="text" value="26,840.00"/>	Stairways** <input type="text"/>	Proposed Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	C3. <input type="text" value="26,840.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. Total Gross <input type="text" value="26,840.00"/>	C2. Total Exclusions <input type="text" value="0.00"/>	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions..

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

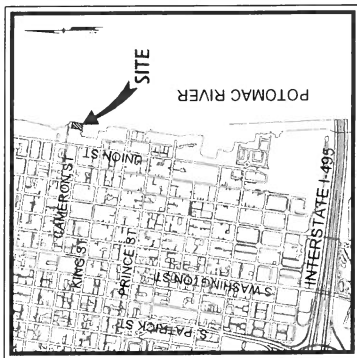
E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: _____

SPECIAL USE PERMIT SUP# 2019-0039
 AMENDMENT FOR:
CHART HOUSE
EXTERIOR IMPROVEMENTS
 1 CAMERON STREET
 CITY OF ALEXANDRIA, VIRGINIA 22314



LOCATION MAP
 Scale: 1" = 100'

OWNER
 TORPEDO FACTORY 66 LLC
 118 KING STREET
 FLOOR 2
 ALEXANDRIA VIRGINIA 22314

APPLICANT
 DOUGLAS ZANG
 LANDRY'S INC.
 1510 W. LOOP SOUTH
 HOUSTON, TEXAS 77027
 (703) 505-0020

CIVIL ENGINEER



PENNONI ASSOCIATES INC.
 14901 BOGHE CHASE SUITE 202
 CHANDLER, VA 20151
 T 703.566.6204

- GENERAL NOTES:**
1. THIS SITE IS LOCATED WITHIN THE OLD TOTAL SMALL AREA PLAN AND OVERLAPS WITH A PORTION OF THE WATER FRONT SMALL AREA PLAN.
 2. THE SITE PLAN IS LOCATED AT 1 CAMERON STREET, ALEXANDRIA, VIRGINIA WITH TAX ID NUMBER 07519-04-0.
 3. THE SITE IS LOCATED WITHIN THE LOCALLY REGULATED OLD AND HISTORIC ALCOHOL DISTRICT.
 4. ALL CHANGES TO THE EXISTING PERGOLA REQUIREMENTS RESULT FROM THE PROPOSED IMPROVEMENTS.
 5. NO YARD OR OPEN SPACE REQUIREMENTS.
 6. NO MINIMUM LOT SIZE OR FRONT YARD REQUIREMENTS.

PROJECT DESCRIPTION:

THIS PLAN PROPOSES THE INSTALLATION OF A NEW AUTORIZED PERGOLA WITHIN THE EXISTING CHART HOUSE BUILDING. THE PERGOLA WILL BE CONSTRUCTED OVER THE EXISTING PERGOLA WITHIN THE AREA OF WORK. NO CHANGES TO THE EXISTING BUILDING OR ITS ARCHITECTURAL FEATURES IS PROPOSED WITH THIS PROJECT.

SHEET INDEX

Sheet No.	Drawing No.	DESCRIPTION
1	CS0001	COVER SHEET
2	CS0001	EXISTING CONDITIONS, OVERALL PLAN
3	CS1001	SITE PLAN
4	T1	PERGOLA INSTALLATION PLANS AND DETAILS
5	A0	PERGOLA INSTALLATION PLANS AND DETAILS
6	A1	PERGOLA INSTALLATION PLANS AND DETAILS
7	A2	PERGOLA INSTALLATION PLANS AND DETAILS
8	A3	PERGOLA INSTALLATION PLANS AND DETAILS
9	A4	PERGOLA INSTALLATION PLANS AND DETAILS
10	A5	PERGOLA INSTALLATION PLANS AND DETAILS
11	A6	PERGOLA INSTALLATION PLANS AND DETAILS
12	S01	PERGOLA INSTALLATION PLANS AND DETAILS
13	S02	PERGOLA INSTALLATION PLANS AND DETAILS

ZONING TABULATIONS

	PERMITTED REQUIREMENTS (CD/ AND SUP# 018-0038)	EXISTING	PROPOSED
TOTAL SITE AREA	59,172 S.F.	59,172 S.F.	59,172 S.F.
TOTAL GROSS FLOOR AREA	80,715 S.F. *	41,427 S.F.	42,715 S.F.
BUILDING GROSS FLOOR AREA (BLACKWALL WTCOH)	18,373 S.F.	18,373 S.F.	NIC
FAR (OVERALL)	1.5	0.77	0.81
SITE AREA (CHART HOUSE)	19,335 S.F.	19,335 S.F.	19,335 S.F.
FAR (CHART HOUSE)	2.50 **	1.30	1.39
BUILDING GROSS FLOOR AREA	48,338 S.F.	25,048 S.F.	26,840 S.F.
BUILDING HEIGHT	50 FT.	32 FT.	NIC
OVERALL SEATS (INDOOR/OUTDOOR)	350	350	NIC
OVERALL PARKING	88	88	NIC

ZONING TABULATION NOTES:

- * CALCULATED BASED ON TOTAL GROSS FLOOR AREA AND OVERALL SITE AREA.
- ** CALCULATED BASED ON PERMITTED GROSS FLOOR AREA.

NOT FOR CONSTRUCTION



CHART HOUSE - LANDRY'S
 CITY OF ALEXANDRIA
 VIRGINIA
 CITY OF ALEXANDRIA
 1 CAMERON STREET
 ALEXANDRIA, VIRGINIA 22314

COVER SHEET

DATE	NO.	REVISIONS

PROJECT: LANDRY 22001
 DATE: 06-28-2023
 DRAWING SCALE: AS SHOWN
 COUNTY: FREDERICK
 COUNTY PLANNING: K.C.

CS0001
 SHEET 1 OF 13

Pennoni
 PENNONI ASSOCIATES INC.
 14901 Boag Drive, Suite 202
 Chantilly, VA 20151
 T 703.956.6204

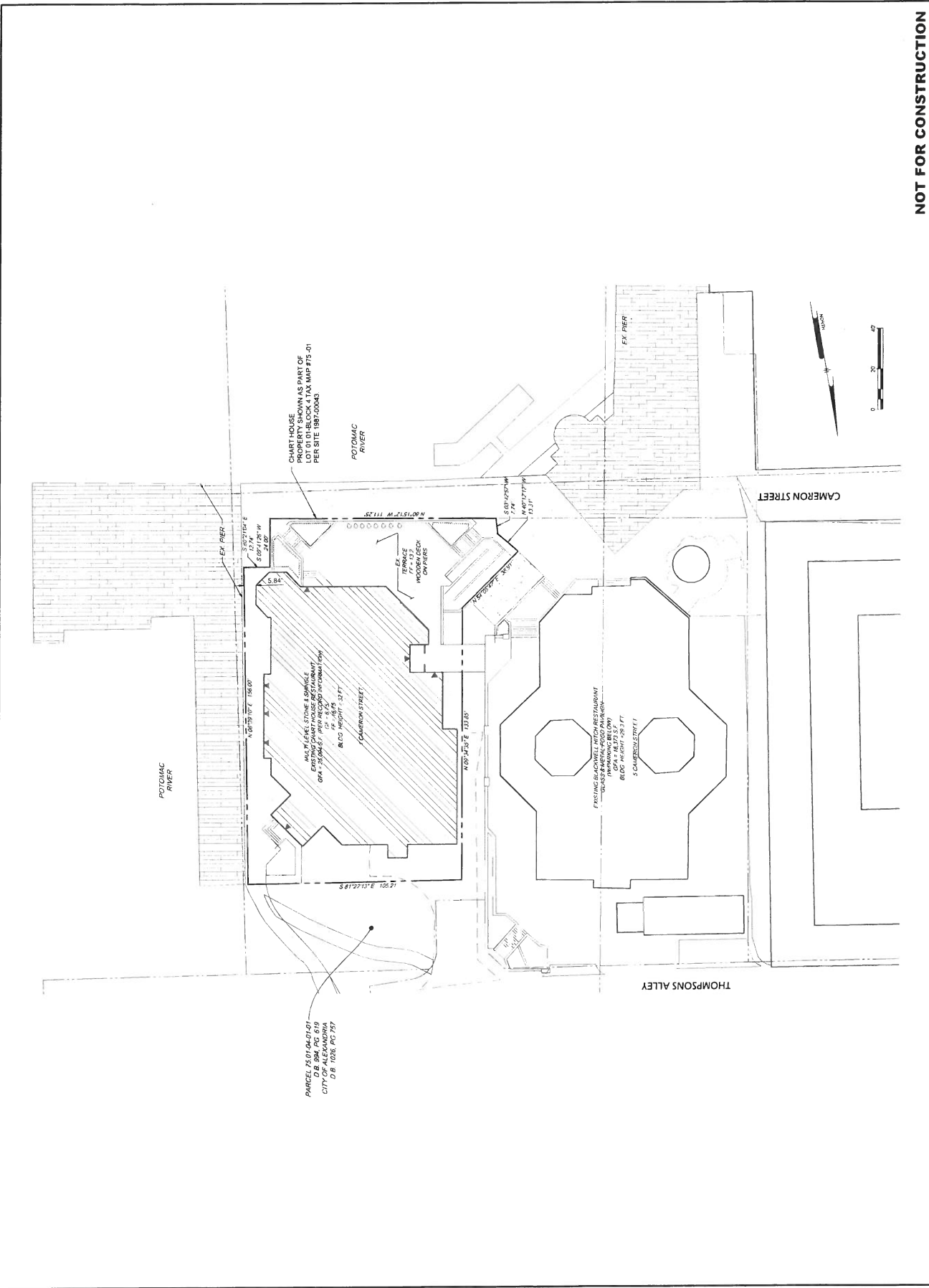
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
 AND OWNER MUST BE NOTIFIED AT ALL
 DISCREPANCIES BEFORE PROCEEDING WITH WORK

CHART HOUSE - LANDRYS
OVERALL PLAN
 CITY OF ALEXANDRIA
 VIRGINIA
 1 CAMERON STREET
 ALEXANDRIA, VIRGINIA 22314



DATE	NO.	REVISIONS

PLAN AND ELEVATION SHALL BE PROVIDED TO ALL CONTRACTORS AND SUBCONTRACTORS FOR THEIR INFORMATION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALEXANDRIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALEXANDRIA.

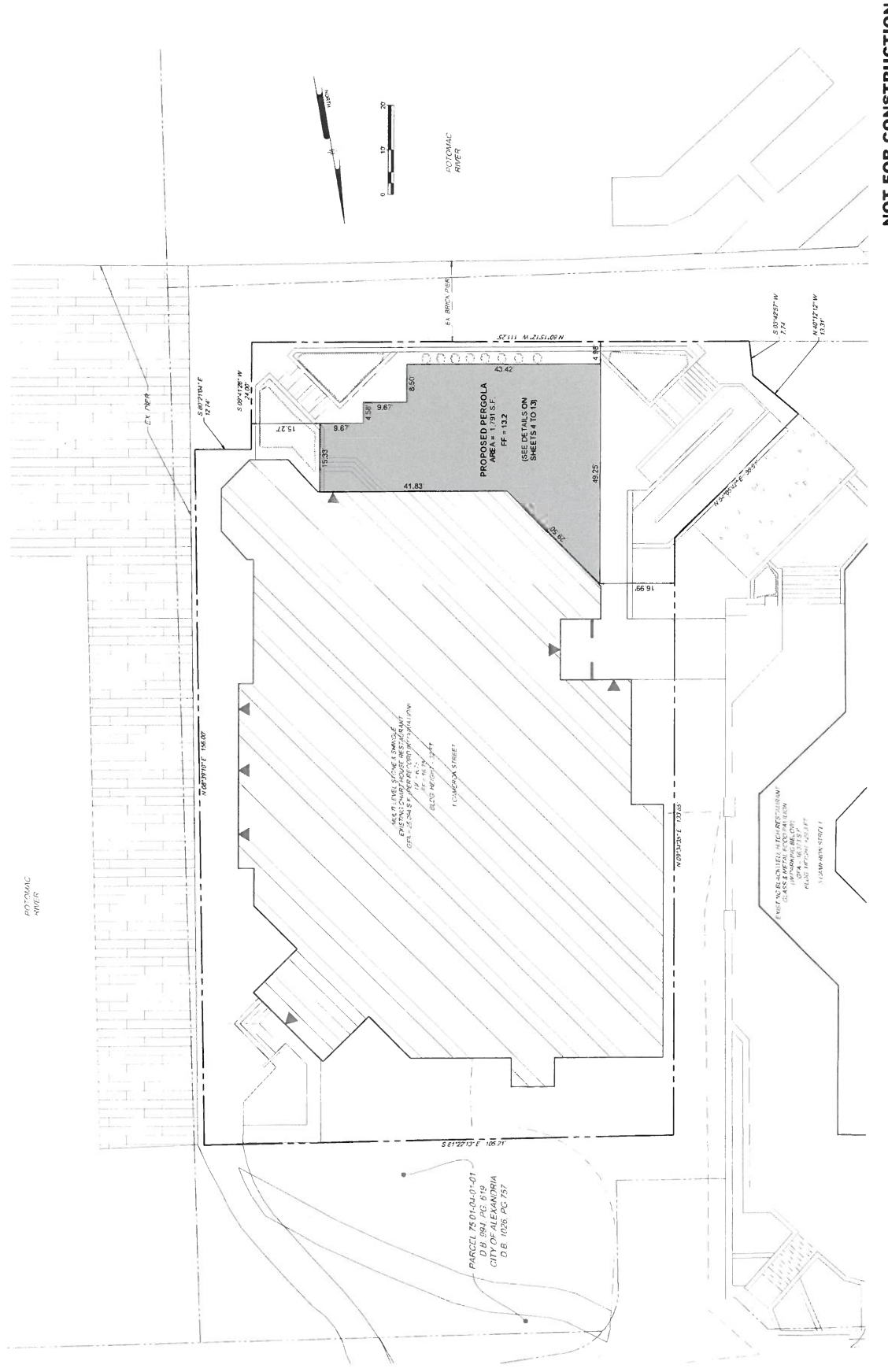
CS0201
 SHEET 2 OF 13



NOT FOR CONSTRUCTION

 PENNONI ASSOCIATES INC. 14901 Bohem Drive, Suite 202 Chantilly, VA 20151 T: 703.966.6204	 ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK	CHART HOUSE - LANDRY'S CITY OF ALEXANDRIA VIRGINIA		PROPOSED IMPROVEMENTS CITY OF ALEXANDRIA 1 CAMERON STREET ALEXANDRIA, VIRGINIA 22314	
		PARCEL: LANDE22001 DATE: 06/18/2023 DRAWING SCALE: 1" = 10' COUNTY: K.C.C. COUNTY PLANO:	DATE: _____ NO: _____ REVISIONS: _____ # _____ # _____ # _____ # _____ # _____ # _____ # _____		

NOTES:
 1. THE IMPROVEMENTS SHOWN IN THIS PLAN ARE FOR COORDINATION PURPOSES ONLY.
 2. PROPOSED PERGOLA IS TO COVER EXISTING OUTDOOR SEATING AREA, NO ADDITIONAL SEATING IS PROPOSED.



NOT FOR CONSTRUCTION

REVISION	RECEIVED DATE
	INITIAL PLAN SET

PERGO ROOF
LIVE SMART IN ALL SEASONS

PERGOLA INSTALLATION PLANS AND DETAILS
CHART HOUSE
1 CAMERON ST. ALEXANDRIA
VIRGINIA 22314

PROJECT OWNER
JHON CHRISTIAN MECATE
J. Mecate

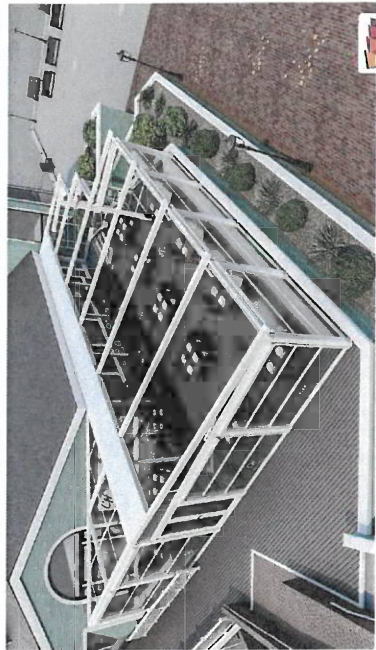
CH
CHART
HOUSE

DESIGNED BY PERGROOF INC
DRAWN BY JHON MECATE
DATE MARCH 24, 2022
SCALE NOT TO SCALE

T1
SHEET 4 OF 13
SHEET NUMBER
1 X 7

TENANT IMPROVEMENT

1 CAMERON ST. ALEXANDRIA VIRGINIA 22314
CHART HOUSE



LOCATION OF WORK



VICINITY MAP

THE SITE
1 CAMERON ST.
ALEXANDRIA
VIRGINIA 22314

LOCATION OF WORK
1 CAMERON ST.
ALEXANDRIA
VIRGINIA 22314

PROJECT DATA

SITE ADDRESS:	1 CAMERON ST. ALEXANDRIA, VIRGINIA 22314
PROJECT NUMBER:	PERGOLA-2022-001
SCOPE OF WORK:	TENANT IMPROVEMENT -INSTALLATION OF NEW MOTORIZED PERGOLA IN THE EXISTING OUTDOOR DINING AREA, EXISTING RESTAURANT, ONLY OUTDOOR DINING AREA. -1786.73 SQ.FT.
OCCUPANCY:	A2
CONSTRUCTION TYPE:	NO
SPRINKLER:	NO
STORIES:	1
REMODEL DECK AREA:	1786.73 SQ. FT.
OCCUPANT LOAD REMODELED AREA:	119 PERSONS
ZONING:	RM-10
HAZARD ZONE:	NONE
FLOOD ZONE:	X
LANDSLIDE SUSCEPTIBILITY:	LOW
COUNTY AREA:	LOUDOUN

OWNERS INFO

JHON MECATE | JHON@PERGROOF.COM | (408) 479-0275
PERGROOF INC. | 2222 RONALD ST. SANTA CARA, CA 95050
JHON@PERGROOF.COM | (408) 216-0738

ENGINEER INFO

PERGROOF INC.

SHEET INDEX

SHEET NO	ARCHITECTURAL PLAN SET
T1	COVER SHEET/GENERAL NOTES/PROJECT DATA/SHEET INDEX
A0	VICINITY MAP/PERSPECTIVE/APPLICABLE CODES
A1	PROPOSED SITE PLAN
A2	EXISTING EXISTING FLOOR PLAN
A3	ENLARGE EXISTING FLOOR PLAN
A4	PROPOSED FLOOR PLAN
A5	PROPOSED ELEVATIONS
	3D RENDERINGS / PERSPECTIVE
	STRUCTURAL PLAN SET
S01	STRUCTURAL NOTES
S02	STRUCTURAL PLANS
S03	STRUCTURAL PLANS AND SECTION

APPLICABLE CODES

1	VIRGINIA FIRE CODE	2019 EDITION
2	VIRGINIA BUILDING CODE (CBC)	2019 EDITION
3	VIRGINIA MECHANICAL CODE (CMC)	2019 EDITION
4	VIRGINIA PLUMBING CODE (CPC)	2019 EDITION
5	VIRGINIA ELECTRICAL CODE (CEC)	2019 EDITION
6	VIRGINIA CALGREEN CODE	2019 EDITION
7	VIRGINIA ENERGY STANDARDS	2019 EDITION
8	& OTHER APPLICABLE LOCAL & STATE LAWS OF CITY & OTHER APPLICABLE LOCAL MUNICIPAL CODE & ORDINANCES	

SCOPE OF WORK

TENANT IMPROVEMENT
INSTALLATION OF NEW MOTORIZED PERGOLA IN THE EXISTING OUTDOOR DINING AREA.
NO WORK IN THE EXISTING RESTAURANT, ONLY OUTDOOR DINING AREA.
1786.73 SQ.FT.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR AND SUBMITTALS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE DO NOT PROVIDE DETAILS ON SPECIFIC MATERIALS AND/OR MANUFACTURERS.
3. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR TESTS TO THE OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS.
4. FOR THE PURPOSE OF ESTIMATING THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND IN THE ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE.
5. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
6. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION CONTRACTOR OR ARCHITECT OR SHALL BE HELD RESPONSIBLE FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
7. THE GENERAL CONTRACTOR SHALL HOLD, HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER/ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES OR DAMAGES OF ANY KIND WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
8. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS GOVERNMENTAL TO CALIFORNIA WORK, INCLUDING BUT NOT LIMITED TO CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
9. THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING "SITE" IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING, DAMAGED OR DISREPAIRED ITEMS TO THE ARCHITECT THAT MAY WORSEN DUE TO THE CONSTRUCTION.
10. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
12. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.
13. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES DUE TO HIS NEGLIGENCE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
14. ALL NEW INTERIOR PAINT, COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
15. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
16. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED, UNLESS A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
17. GENERAL CONTRACTOR AND OWNER ARE REQUIRED TO OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF THE EXPOSURE, HOLDING ANCHOR BOLTS BEFORE THE BUILDING PERMIT IS ISSUED BY CITY.
18. THE LIST OF DEFERRED ITEMS WILL PROVIDED ON THE COVER SHEET THE DEFERRED ITEMS SHALL NOT BE CONSTRUCTED OR INSTALLED UNTIL REVIEWED AND APPROVED BY CITY.
19. UNDER SPECIAL INSPECTION TITLE ALL WORK REQUIRING SPECIAL INSPECTION PERMITS SHALL BE DONE BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. ALL WORK REQUIRING INSPECTION PERMITS MUST BE DONE BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.
20. RETROFIT HOLD-DOWN ANCHORS MAY BE INSPECTED BY A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF THE INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS. FINISH GRADE AROUND STRUCTURAL SHALL SLOPE AWAY FROM FOUNDATION A MINIMUM 5% FOR A MINIMUM 10'.
- 21.

REVISION	RECEIVED DATE
	INITIAL PLAN SET

PERGOROOF
LIVE SMART IN ALL SEASON

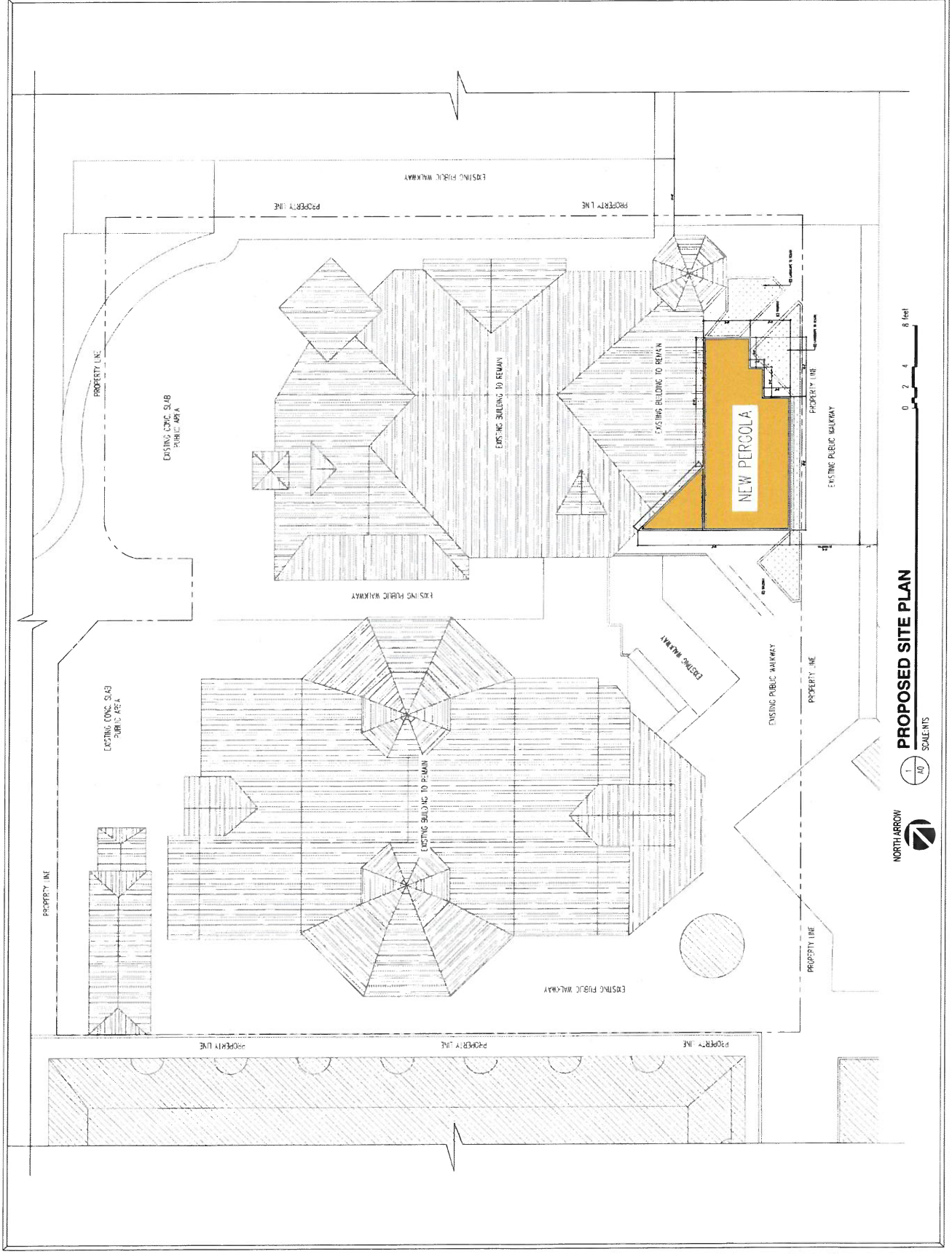
PERGOLA INSTALLATION PLANS AND DETAILS
1 CAMERON ST. ALEXANDRIA
VERGINIA 22314

PROJECT ARCHITECT
JHON CHRISTIAN MECATE
JCM

CH
CHART
HOUSE

DESIGNED BY PERGOROOF INC
DRAWN BY JHON MECATE
DATE MARCH 24, 2022
SCALE NOT TO SCALE

SHEET NUMBER
2 X 7
A0
SHEET 5 OF 13



PROPOSED SITE PLAN



1/8" = 1'-0"

SOLEMIS

REVISION	RECEIVED DATE
	INITIAL PLAN SET

PERGOROOF
LIVE SMART IN ALL SEASONS

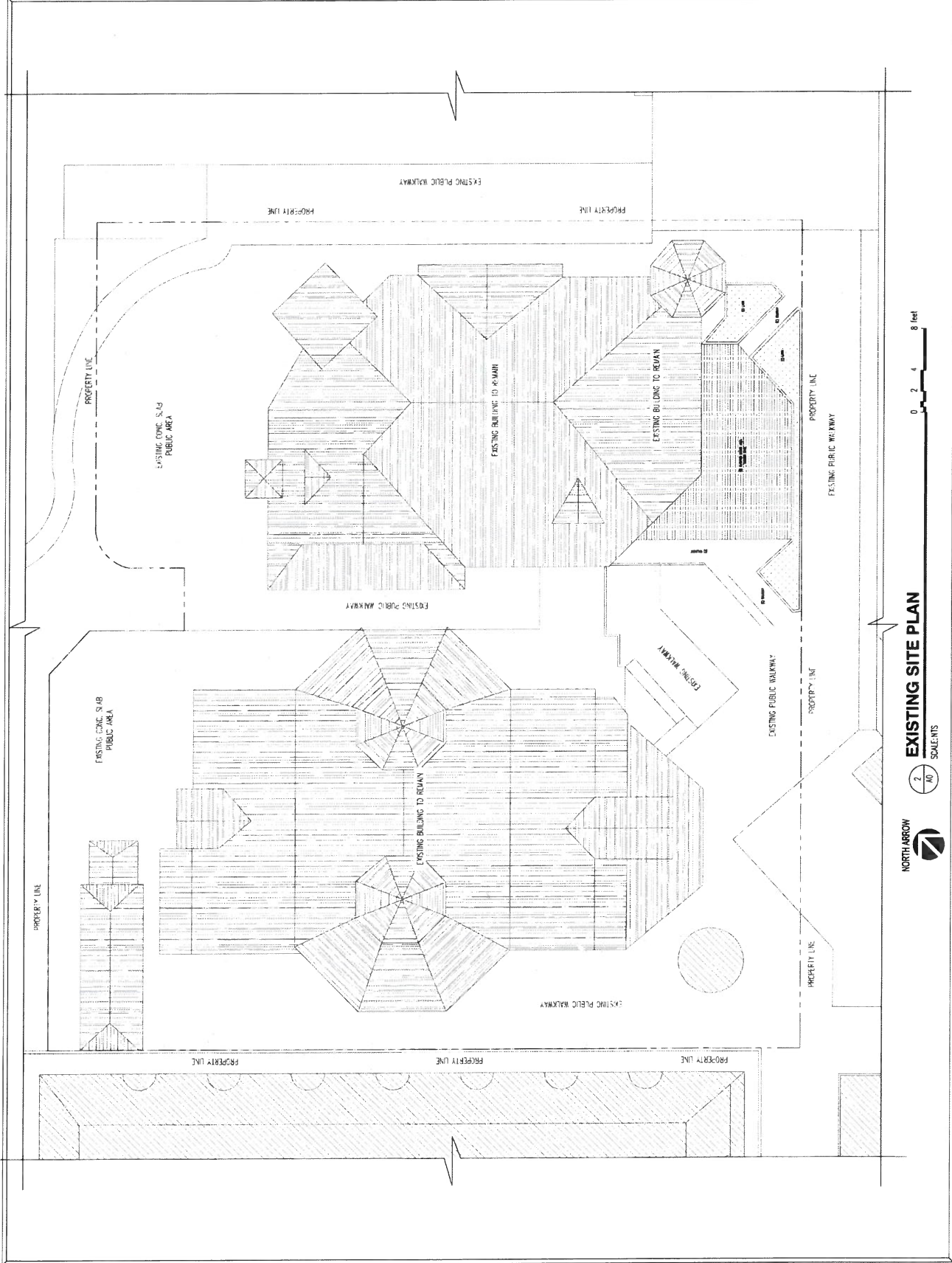
PERGOLA INSTALLATION PLANS AND DETAILS
CHART HOUSE
1 CAMERON ST. ALEXANDRIA
VERGINIA 22314

PROJECT ARCHITECT
JHON CHRISTIAN MECATE



DESIGNED BY PERGOROOF INC
DRAWN BY JHON MECATE
DATE MARCH 24, 2022
SCALE NOT TO SCALE

SHEET NUMBER
A1
3 X 7
SHEET 6 OF 13



EXISTING SITE PLAN



2
10
SCALE(S)

0 2 4 8 feet

REVISION	RECEIVED DATE
	INITIAL PLAN SET

PERGOROOF
LIVE SMART IN ALL SEASONS

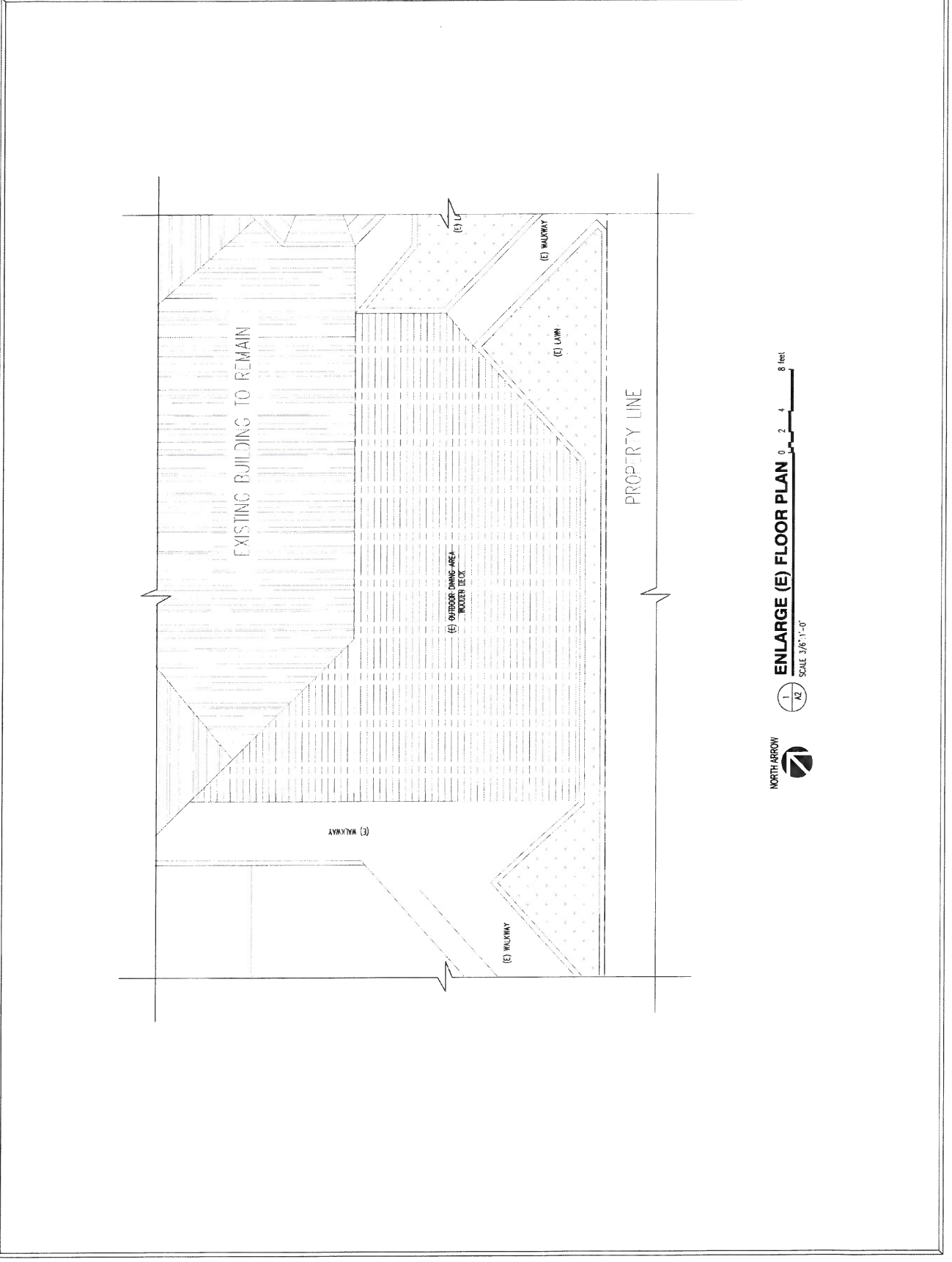
PERGOLA INSTALLATION PLANS AND DETAILS
CHART HOUSE
1 CAMERON ST. ALEXANDRIA
VERGINIA 22314

PROJECT PROVIDED
JHON CHRISTIAN MECATE



DESIGNED BY PERGOROOF INC
DRAWN BY JHON MECATE
DATE MARCH 24, 2022
SCALE NOT TO SCALE

SHEET NUMBER
4 X 7
A2
SHEET 7 OF 13



NORTH ARROW 
ENLARGE (E) FLOOR PLAN 0 2 4 8 feet
SCALE 3/16"=1'-0"

REVISION	RECEIVED DATE
	INITIAL PLAN SET

PERGOROOF
LIVE SMART IN ALL SEASONS

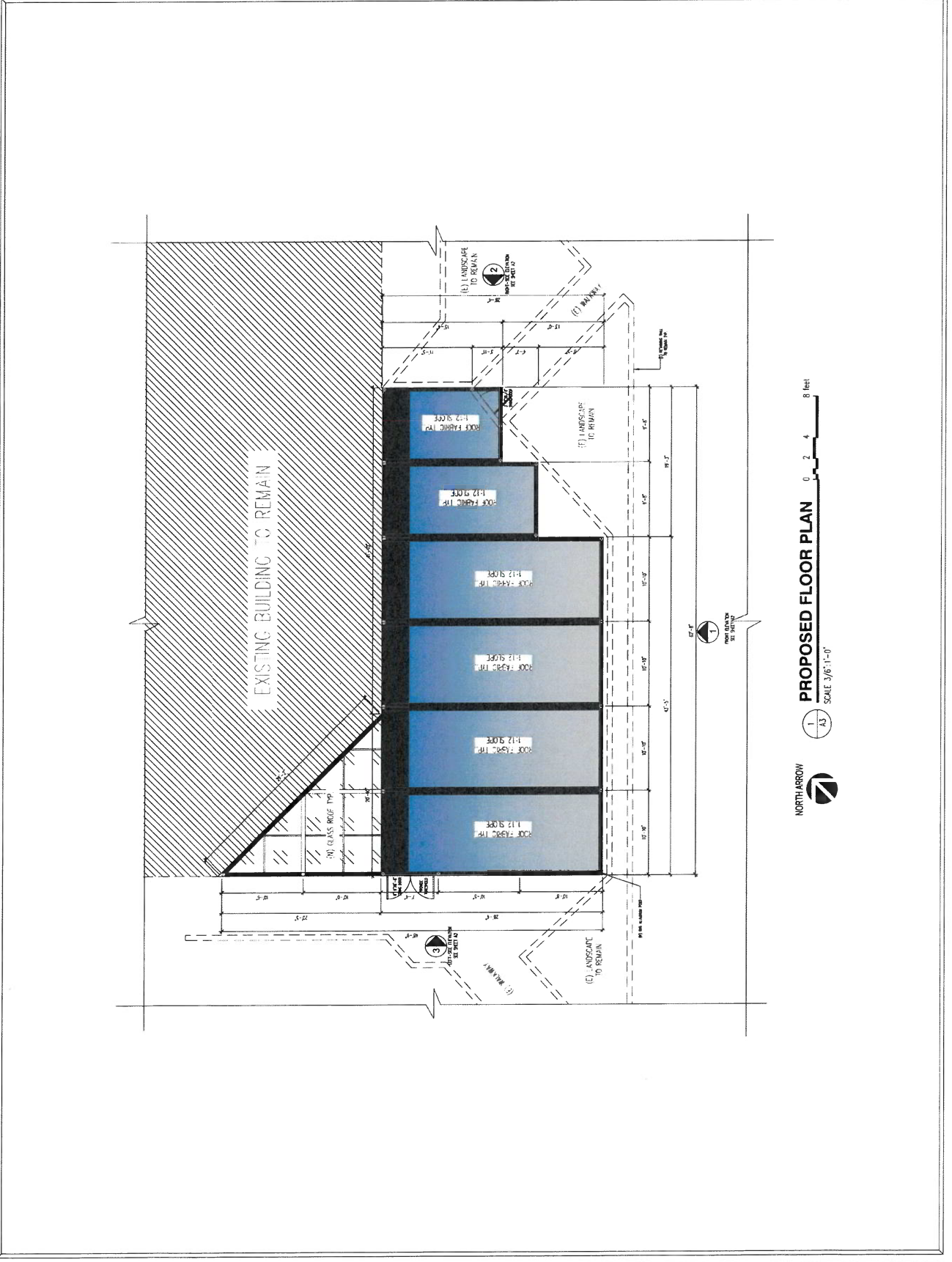
PERGOLA INSTALLATION PLANS AND DETAILS
CHART HOUSE
1 CAMERON ST. ALEXANDRIA
VERGINIA 22314

PROJECT ARCHITECT
JHON CHRISTIAN MECATE
J. Mecate

CH
CHART
HOUSE

DESIGNED BY PERGOROOF INC
DRAWN BY JHON MECATE
DATE MARCH 24, 2022
SCALE NOT TO SCALE

SHEET NUMBER
A3
5 X 7
SHEET 8 OF 13



REVISION	RECEIVED DATE
	INITIAL PLAN SET

PERGOLAROOF
LIVE SMART IN ALL SEASONS

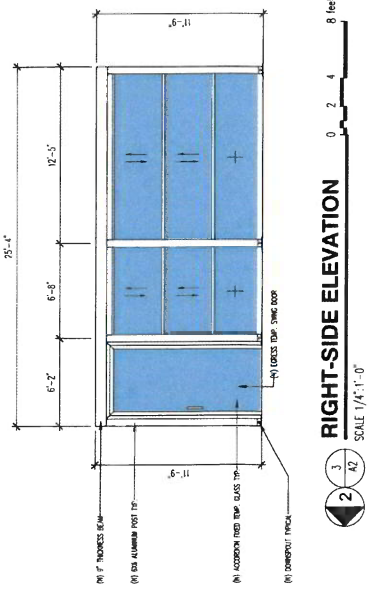
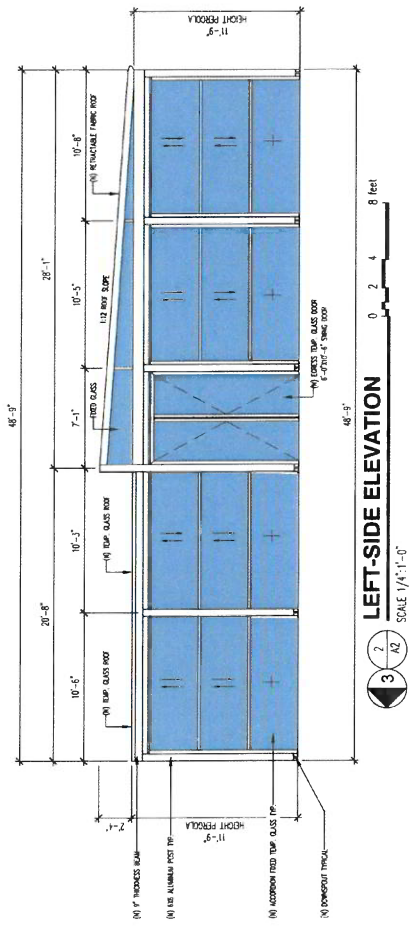
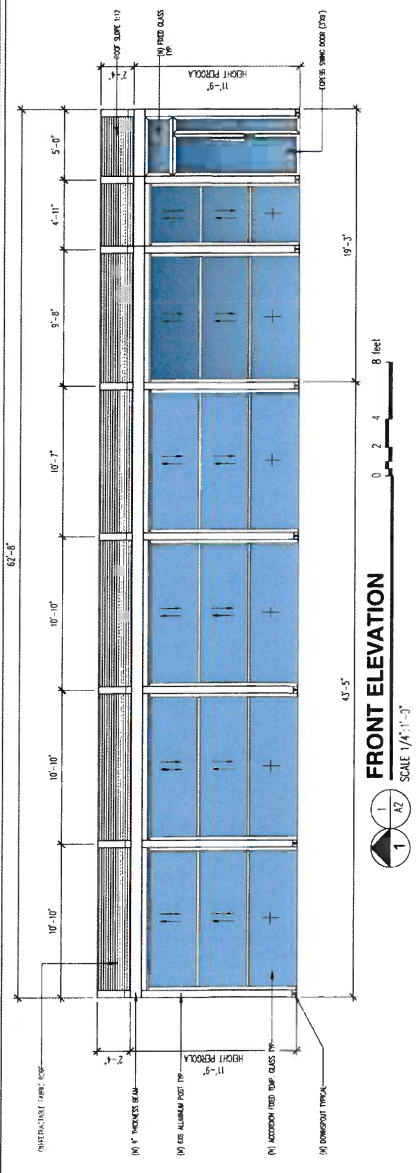
PERGOLA INSTALLATION PLANS AND DETAILS
CHART HOUSE
1 CAMERON ST. ALEXANDRIA
VERGINIA 22314

PROJECT DESIGNER
JHON CHRISTIAN MECATE
JCM

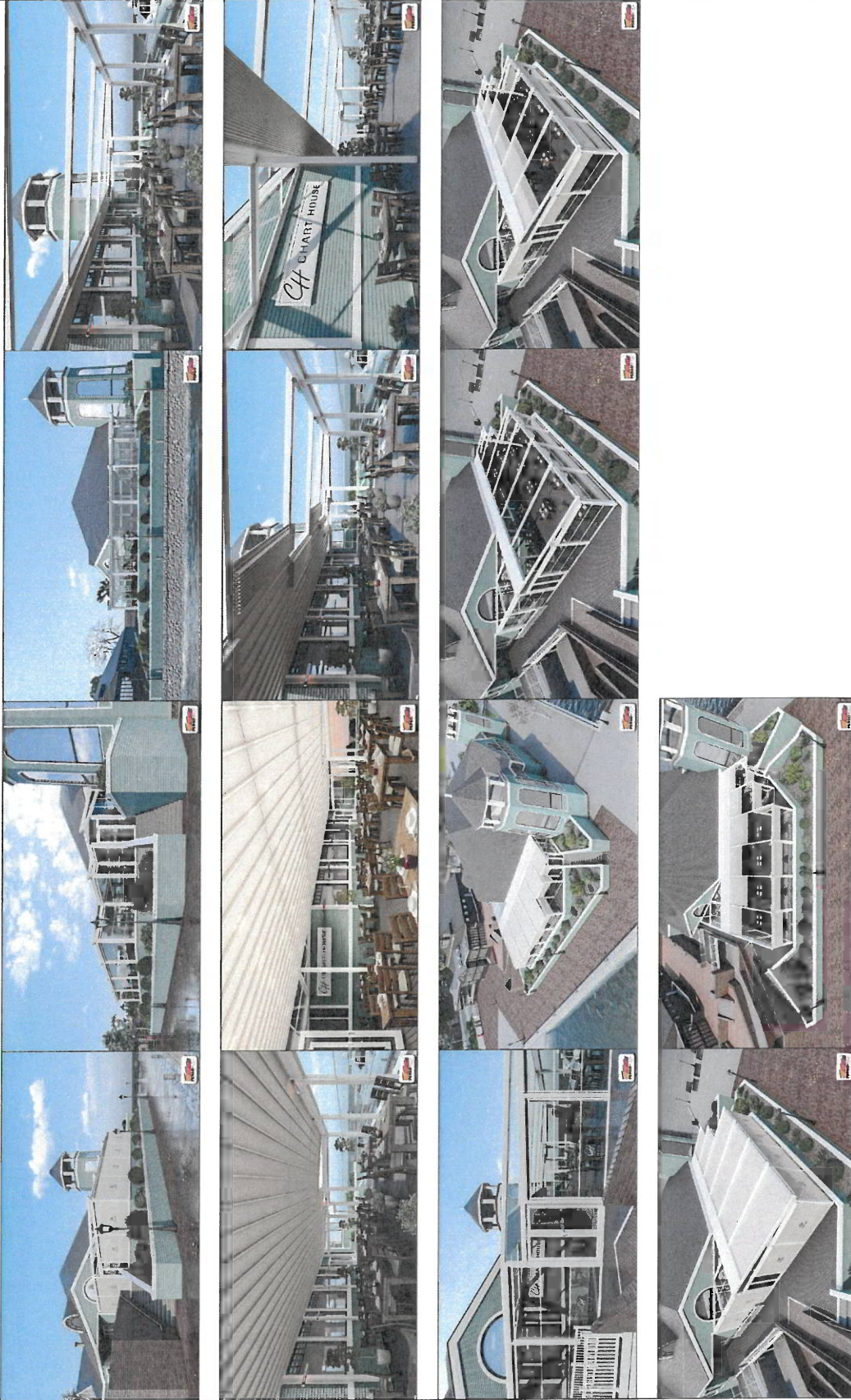
CH
CHART
HOUSE

DESIGNED BY PERGOLAROOF INC
DRAWN BY JHON MECATE
DATE MARCH 24, 2022
SCALE NOT TO SCALE

SHEET NUMBER
A4
6 X 7
SHEET 9 OF 13



MOTORIZED RETRACTABLE PERGOLA



3D RENDERING
 1/16" = 1'-0"
 0 2 4 6 feet

REVISION	RECEIVED DATE
	INITIAL PLAN SET

PERGOROOF
 LIVE SMART IN ALL SEASON

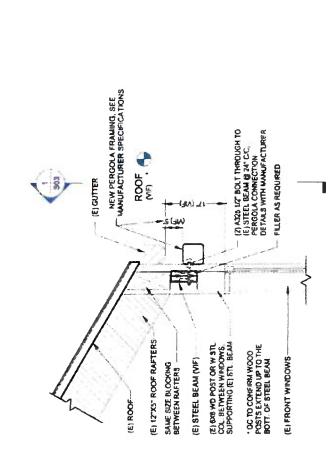
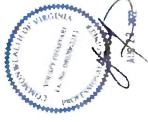
PERGOLA INSTALLATION PLANS AND DETAILS
CHART HOUSE
 1 CAMERON ST. ALEXANDRIA
 VIRGINIA 22314

PROJECT ARCHITECT
JHON CHRISTIAN MECATE

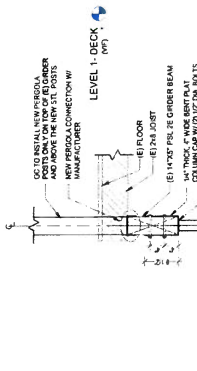


DESIGNED BY PERGOROOF INC
 DRAWN BY JHON MECATE
 DATE MARCH 24, 2022
 SCALE NOT TO SCALE

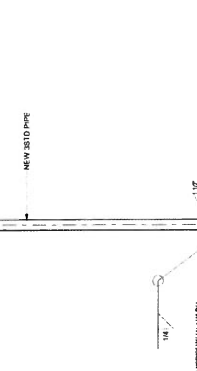
SHEET NUMBER
A5
 7 X 7
 SHEET 10 OF 13



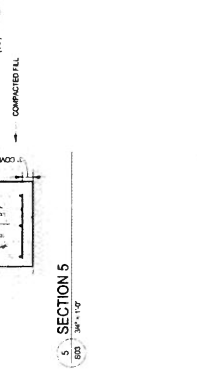
2 SECTION 2
 3/4" = 1'-0"
 500



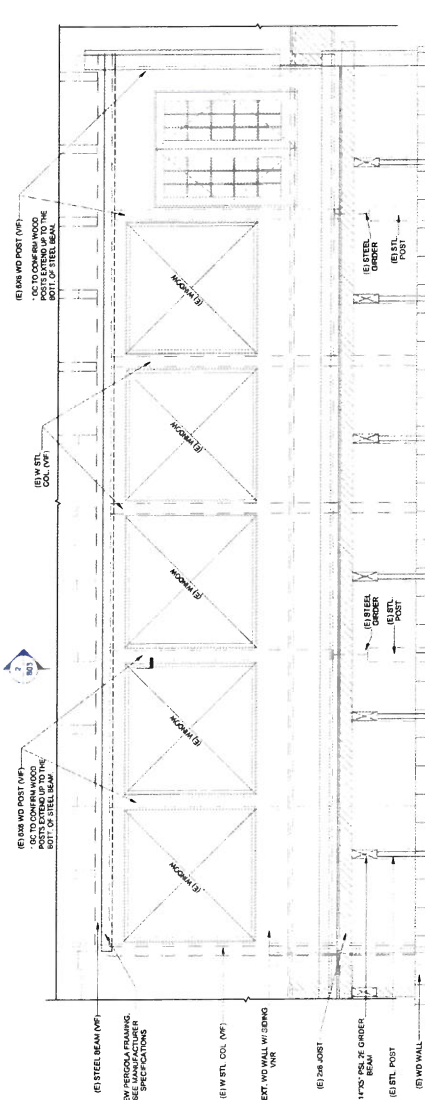
3 SECTION 3
 3/4" = 1'-0"
 500



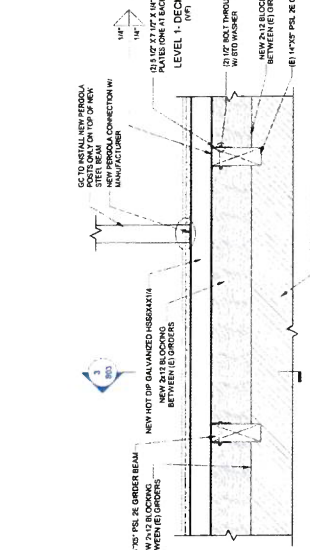
4 SECTION 4
 3/4" = 1'-0"
 500



5 SECTION 5
 3/4" = 1'-0"
 500



1 SECTION 1
 3/4" = 1'-0"
 500



6 SECTION 6
 3/4" = 1'-0"
 500



7 SECTION 7
 3/4" = 1'-0"
 500

REVISIONS

NO.	DATE	DESCRIPTION

PERGOLA: VERIFY WITH THE ARCHITECTURAL DRAWINGS AND PROJECT MANUAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR ANY CHANGES TO THE CONSTRUCTION OF THIS PROJECT.
 PAPER SIZE: 24" x 36"