

**OUTDOOR DINING**  
Zoning Ordinance Section 11-513(M)

**Qualify for Administrative Review?**

Is the proposed outdoor dining accessory to an approved indoor restaurant?  Yes \_\_\_ No

Will the hours for outdoor dining be the same as those approved for the indoor restaurant?  Yes \_\_\_ No

Will the outdoor dining have 20 seats or fewer?  Yes \_\_\_ No

Will live entertainment be prohibited from the outdoor seating area?  Yes \_\_\_ No

Will advertising be excluded from the outdoor seating area?  Yes \_\_\_ No

Will an employee be assigned to the outdoor dining area to make sure it is cleared and washed at the close of each business day?  Yes \_\_\_ No

**If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process. A layout plan must be reviewed and approved for the outdoor dining.**

**Note: This process does not apply to businesses within the King Street Retail Overlay. Please speak to P&Z staff about a different administrative process for outdoor dining.**

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

**PART OF APPROVED INDOOR RESTAURANT**

Outdoor dining must be connected to an approved indoor restaurant.

What restaurant is the outdoor dining connected to? Zoës Kitchen

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**LOCATION ON PRIVATE PROPERTY**

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

Will the outdoor dining be located only on private property? Yes

What steps will you take to ensure that components, such as planters and barriers, do not encroach onto the public sidewalk? A railing will enclose all items and prevent from sidewalk exposure

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**NUMBER OF SEATS**

Only 20 seats may be located at outdoor tables in front of the restaurant.

How many seats will be included in the outdoor seating? 20

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**ALCOHOL SERVICE**

Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.

Is on-premise alcohol service proposed? Yes

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**OUTDOOR DINING PLAN**

Please submit a detailed plan with your application

A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.

**Complete the Administrative Special Use Permit Application on the following pages.**



SUP # 2013-00047

## Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 3644 King Street

ZONE: CG TAX MAP REFERENCE: 022.03-01-01

### APPLICANT'S INFORMATION:

Applicant: Zoe's Virginia, LLC Business/Trade Name: Zoës Kitchen

Address: 3644 King Street

Phone: 205-414-9920

Email: matthewwells@zoeskitchen.com

### PROPOSED USE:

- Day Care Center
- Restaurant
- Outdoor Dining (not within the King Street Retail Overlay)
- Light Auto Repair
- Overnight Pet Boarding
- Live Theater
- Outdoor Food and Crafts Market Center
- Outdoor Garden Center
- Catering Business
- Outdoor Display
- Valet Parking

### Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: *Matthew Wells*

### Please submit the following with this application form:

**Site Plan** At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

**Floor Plan** At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

**Worksheet** for specific use from Checklist and Worksheet package.

**Other materials**, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner, I hereby grant the applicant use of 3644 King Street  
(property address), for the purposes of operating a Zoës Kitchen Restaurant with outdoor dining (use)  
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Steve Krupinski Phone: 301.255.0846  
 Director of Asset Management, Retail  
 Washington Real Estate Investment Trust  
 Address: 6110 Executive Boulevard, Suite 800 Email: skrupinski@writ.com  
 Rockville, MD 20852  
 Signature: [Handwritten Signature] Date: May 17, 2013

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

- Owner Zoës Kitchen
- Contract Purchaser
- Lessee or
- Other: \_\_\_\_\_

**of the subject property.**

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

Zoës Kitchen

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

N/A

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

**USE CHARACTERISTICS**

**2. Please give a brief statement describing the use:**

Restaurant with patio use

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**3. Please describe the proposed hours of operation:**

Days	Hours
Daily Mon-Sun	11am - 9pm

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

**4. 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).

200 guests/day

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

9 employees/ shift

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

576	Standard and compact spaces
22	Handicapped accessible spaces
_____	Other

- B. Please give the number of:  
Parking spaces on-site 598  
Parking spaces off-site N/A

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

\_\_\_\_\_

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

- A. How many loading spaces are available for the use? 1
- B. Where are off-street loading spaces located? N/A
- \_\_\_\_\_
- C. During what hours of the day do you expect loading/unloading operations to occur? Before 9am
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? 4/week

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_

Restaurant to have an under ground grease trap that will be serviced  
\_\_\_\_\_

on a quarterly basis.

\_\_\_\_\_

**APPLICANT'S SIGNATURE**

Please read and initial each statement:

Initial: MW THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Matt Wells / Development Manager

Print Name of Applicant or Representative

Matt Wells  
Signature

6-27-13  
Date

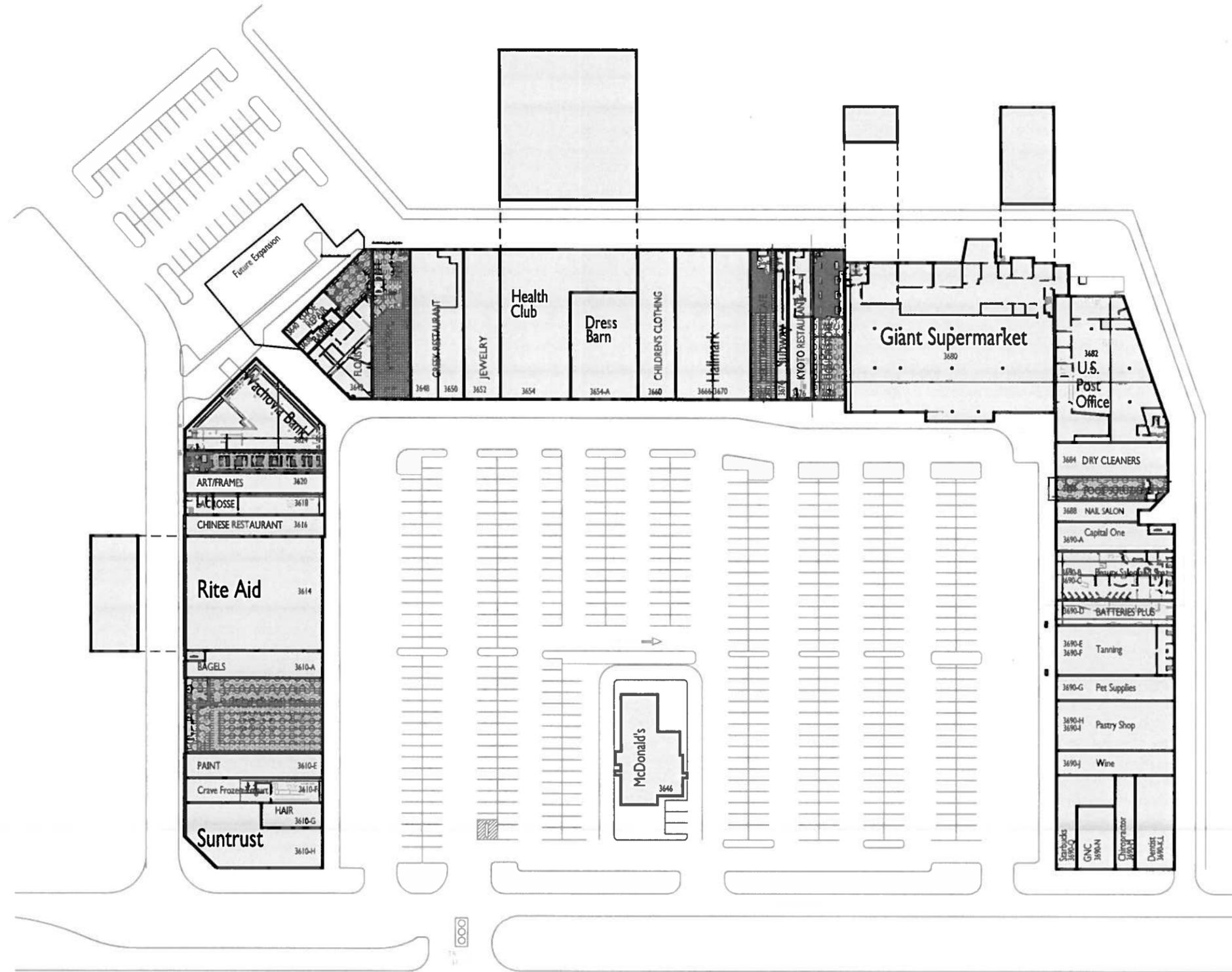
**If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:**

Representative's Address: \_\_\_\_\_  
\_\_\_\_\_

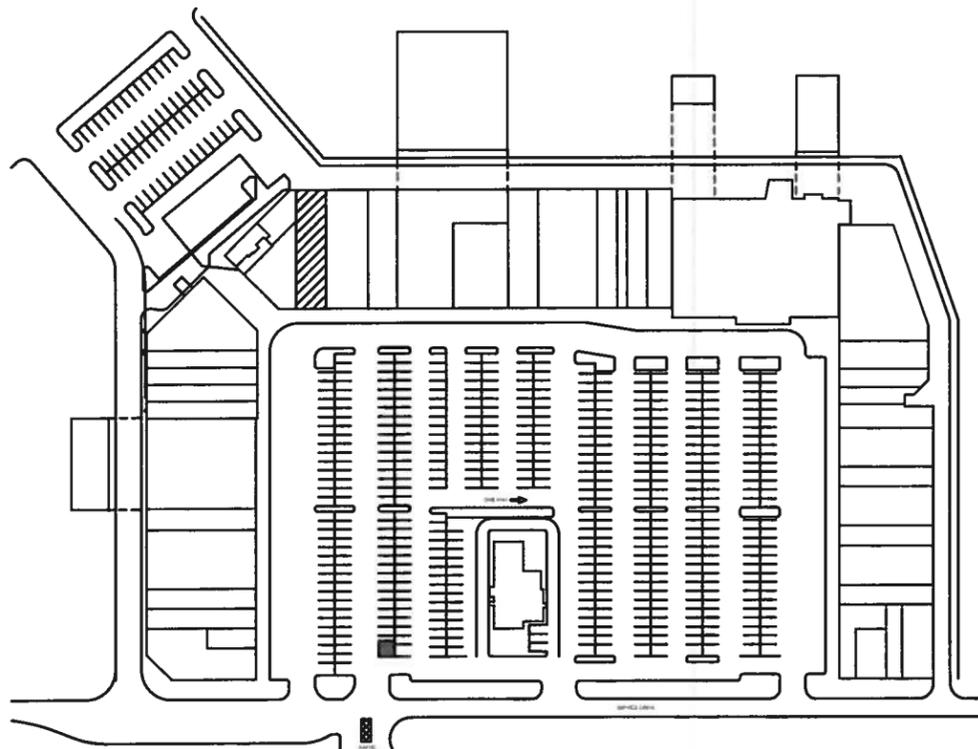
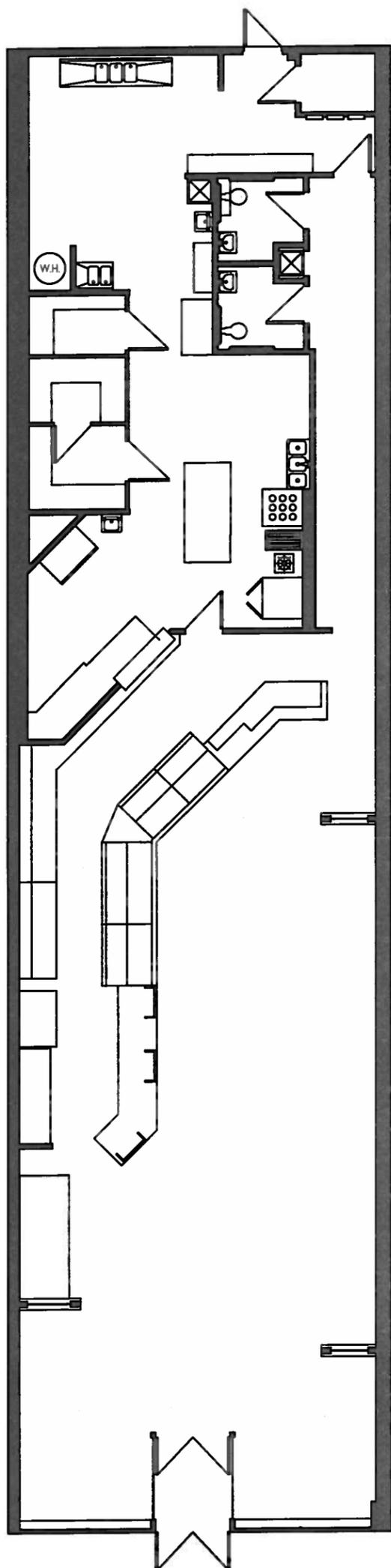
Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Fax: \_\_\_\_\_



KING STREET (ROUTE 7)



KEY PLAN

For Leasing Contact:  
 Steve Krupinski  
 301-255-0846  
 Skrupinski@writ.com

**WRIT**

WASHINGTON  
 REAL ESTATE  
 INVESTMENT  
 TRUST

BRADLEE SHOPPING CENTER, SUITE 3644

3,600 SF | NO SCALE

**Zoës Kitchen -  
ALEXANDRIA**

Bradlee Shopping Center  
3600 King Street, Suite 364A  
Alexandria, VA 22304



**Tobin Starr + Partners**  
ARCHITECTURE : PLANNING : DESIGN

Tobin Starr + Partners, PLLC  
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DESIGNERS

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ISSUED FOR CONSTRUCTION:  
03/08/2013

No.	Description	Date
1	CODE REVIEW COMMENTS & PATIO REVISION	04/19/2013

REVISIONS

SHEET TITLE

NOTED FLOOR PLAN

SHEET NUMBER

**A1.01b**

Tobin Starr + Partners Project | 12126

**FLOOR PLAN KEY NOTES**

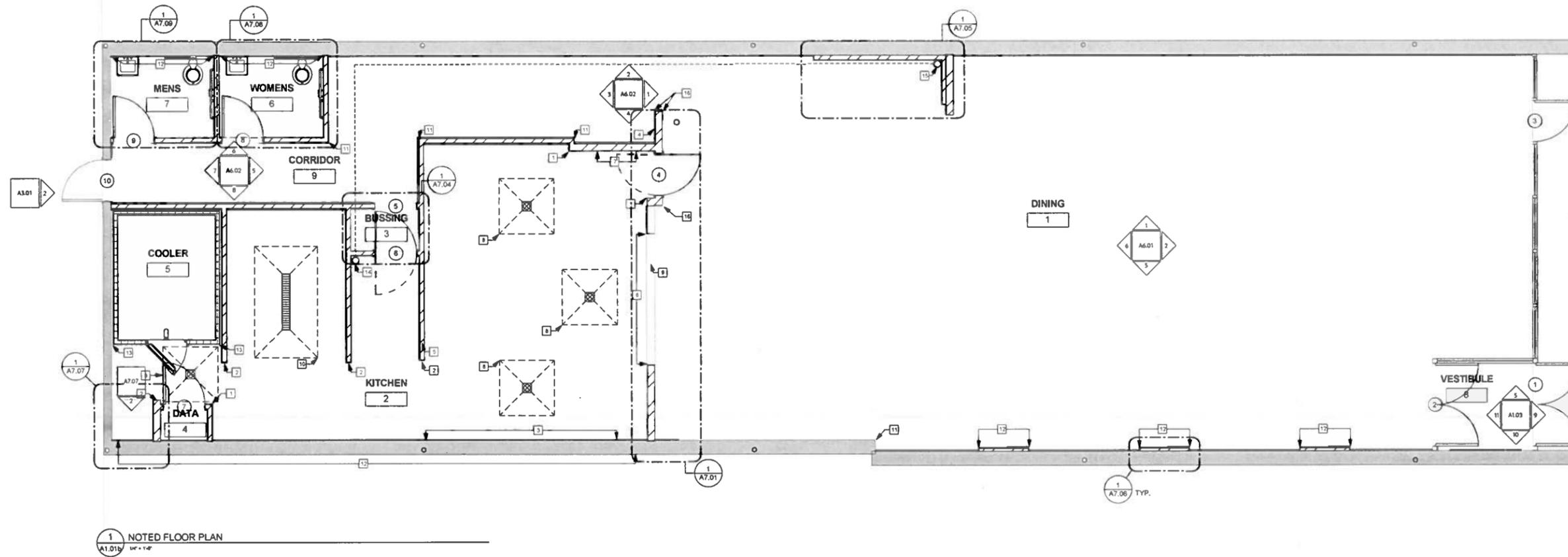
- 1 INSTALL STAINLESS STEEL CORNER GUARDS FROM TOP OF BASE TO 7'-0" A.F.F., INSTALL PLASTIC CORNER ABOVE
- 2 INSTALL STAINLESS STEEL WALL END CAP FROM TOP OF BASE TO 7'-0" A.F.F., INSTALL PLASTIC CORNER ABOVE
- 3 430 GRADE STAINLESS STEEL WALL PANELS FROM TOP OF BASE TO HOOD. INSTALL PER LOCAL HEALTH DEPT. REQUIREMENTS, FURNISHED BY BRESKO. G.C. INSTALLED
- 4 TYPE 2A10BC FIRE EXTINGUISHER IN METAL SEMI-RECESSED CABINET, ANODIZED ALUM. FINISH. VERIFY LOCATION IN FIELD W/ FIRE MARSHALL.
- 5 CLASS "K" WET CHEMICAL SURFACE MOUNTED FIRE EXTINGUISHER - VERIFY LOCATION IN FIELD W/ FIRE MARSHALL.
- 6 PROVIDE PLYWOOD BLOCKING IN WALL ABOVE PASS THROUGH WINDOW FOR SHELVING
- 7 ELECTRICAL PANELS. SEE ELECTRICAL DWGS. G.C. TO VERIFY LOCATION & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY.
- 8 PROVIDE AREA FLOOR DRAINS. SET 1/4" BELOW FINISHED SLAB SQUARE W/ FINISHED TILE FLOOR. SEE PLUMBING DRAWINGS, COORDINATE LOCATIONS W/ MEP. PROVIDE NEW CONCRETE SLOPES TO DRAIN (A MIN. 4"x4" SLOPED AREA).
- 9 INSTALL STAINLESS STEEL PASS THROUGH SHELF FURNISHED BY OWNER. G.C. TO PROVIDE STAINLESS STEEL CASED OPENING W/ 2" RETURNS WHERE TILE DOES NOT WRAP.
- 10 4" TRENCH DRAIN - SET 1/4" BELOW FINISHED SLAB SQUARE W/ FINISHED TILE FLOOR. PROVIDE NEW CONCRETE SLOPES TO DRAIN.
- 11 PROVIDE 1"x1" ANODIZED ALUMINUM CORNER GUARDS FROM TOP OF BASE TO BOTTOM OF PICTURE RAIL. REF. 10A10.01
- 12 PROVIDE FRT PLYWOOD BLOCKING IN RATED WALL AS REQUIRED.
- 13 COOLER CLOSER FLASHING BY KITCHEN EQUIPMENT VENDOR
- 14 CONTRACTOR TO PROVIDE 8" SCHEDULE 40 PVC CONDUIT/CHASE FOR UNDERSLAB SODA SYSTEM. CONDUIT TO HAVE WIDE SWEEPS, RUN FROM 12" AFF INTO SLAB & UP SURFACE OF WALL IN KITCHEN. SEAL ALL OPENINGS TO MEET LOCAL HEALTH DEPT. REQUIRED.
- 15 SODA CHASE TO EXTEND 12" ABOVE SLAB. SEAL ALL OPENINGS TO MEET LOCAL HEALTH DEPARTMENT REQUIRED.
- 16 1/4" x 1/4" STAINLESS STEEL CORNER GUARD FROM FLOOR TO DECK, OVER WALL GRAPHIC

**RESTAURANT GENERAL NOTES**

1. PROVIDE CONCEALED WOOD BLOCKING AS NECESSARY.
2. ALL KITCHEN WALLS-PROVIDE CEMENTITIOUS BACKER BOARD FROM FLOOR TO 1'-0" AFF AND PLYWOOD FROM 1'-0" TO 9'-0" AFF. M.R. GWB (GREENBOARD) ABOVE 9'-0" U.N.O.
3. PROVIDE CEMENTITIOUS TILE BACKERBOARD BEHIND ALL WALL TILE INCLUDING BASE.
4. PROVIDE FRP PANELS FROM FLOOR TO CEILING IN KITCHEN AREA AS SPECIFIED.
5. PROVIDE M.R. GWB FROM 5'-0" AFF TO CEILING AT ALL RESTROOM WALLS.
6. PROVIDE FRT PLYWOOD BLOCKING BEHIND GWB FOR GRABBARS AND MIRRORS IN RESTROOMS.
7. LIGHTING AT ALL FOOD PREP AREAS AND KITCHEN HAS BEEN DESIGNED TO PROVIDE 50 FOOT CANDLES AT WORK LEVEL. LIGHTING IN ALL OTHER AREAS HAS BEEN DESIGNED TO PROVIDE AT LEAST 10 FOOT CANDLES. ALL EXPOSED LAMPS IN FOOD PREP AREAS ARE TO BE ENCAPSULATED COATED PAR LAMPS.
8. G.C. TO COORDINATE DELIVERY OF ALL OWNER SUPPLIED ITEMS, INCLUDING FOOD SERVICE EQUIPMENT.
9. REFER TO KITCHEN DRAWINGS FOR ALL FOOD SERVICE EQUIPMENT.
10. ALL DIMENSIONS ARE TAKEN FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD
12. ONCE INITIAL BUILDING PERMIT IS OBTAINED, ALL REVISIONS WILL BE ISSUED TO THE CONTRACTOR SIGNED AND SEALED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESUBMIT REVISIONS TO PREVIOUSLY APPROVED PLANS TO ALL APPLICABLE JURISDICTIONS IF THEY DEEM NECESSARY.

**GENERAL NOTES**

1. CONTRACTOR TO LAYOUT ALL WALLS, STRUCTURE, CEILINGS, MILLWORK, EQUIPMENT, FIXTURES & FURNITURE PRIOR TO UNDERSLAB WORK AND/OR FRAMING. VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
2. ALL PERIMETER DIMENSIONS ARE TAKEN FROM ASSUMED EXISTING FINISHED GWB SURFACE. ALL OTHER DIMENSIONS ARE TAKEN FROM FINISHED FACE OF WALLS



REFERENCE  
A1.02  
FOR PATIO INFO



**Zoës Kitchen - ALEXANDRIA**

Bradlee Shopping Center  
3600 King Street, Suite 3644  
Alexandria, VA 22304



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03/08/2013

No.	Description	Date
1	CODE REVIEW COMMENTS & PATIO REVISION	04/19/2013
2	PATIO, FABRIC WALL REVISIONS	05/08/2013

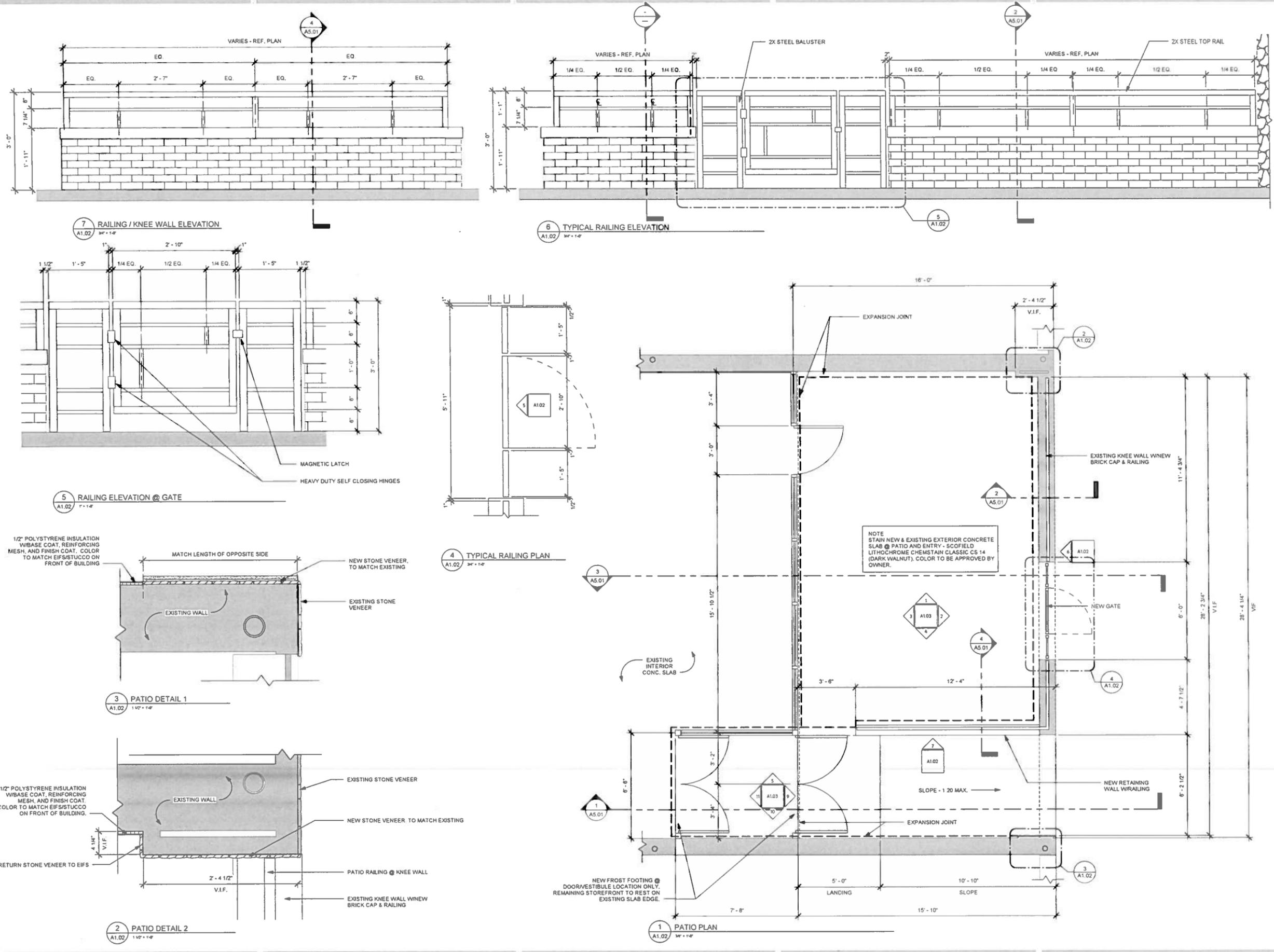
REVISIONS

**PATIO & SLAB PLAN**

SHEET NUMBER

**A1.02**

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**SIGNAGE NOTES:**

1. SIGNAGE IS UNDER A SEPARATE PERMIT AND IS TO BE PROVIDED BY SIGNAGE VENDOR.
2. CONTRACTOR TO PROVIDE POWER TO SIGN PER ELECTRICAL DRAWINGS. COORDINATE WITH SIGN VENDOR FOR REQUIREMENTS AND SIGNAGE LOCATION.
3. CONTRACTOR TO RUN CONDUIT AND J-BOXES ON TOP OF WOOD TRELLIS MEMBERS SUCH THAT THEY ARE NOT VISIBLE FROM BELOW. PAINT TO MATCH STAINED WOOD TRELLIS.
4. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR MOUNTING DETAILS. CONTRACTOR TO PROVIDE NECESSARY BLOCKING AND SUPPORT / FRAMING CONNECTIONS ACCORDINGLY.

**Zoës Kitchen -  
ALEXANDRIA**

Bradlee Shopping Center  
3600 King Street, Suite 366A  
Alexandria, VA 22304



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REVISIONS

SHEET TITLE

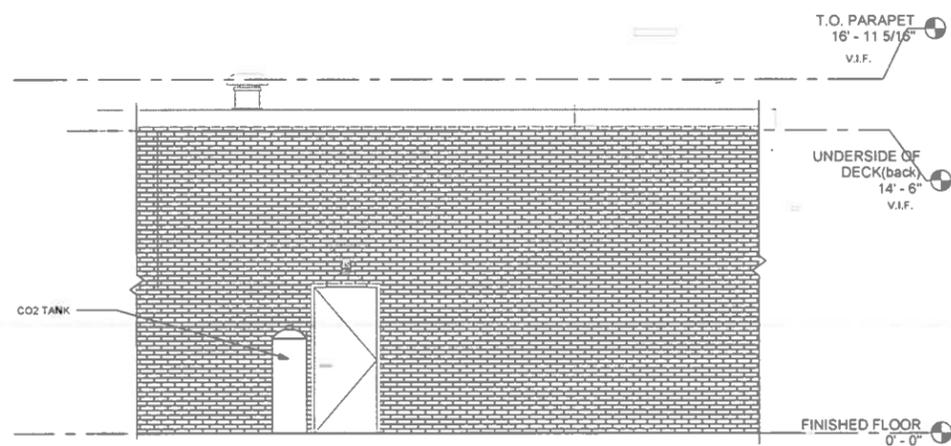
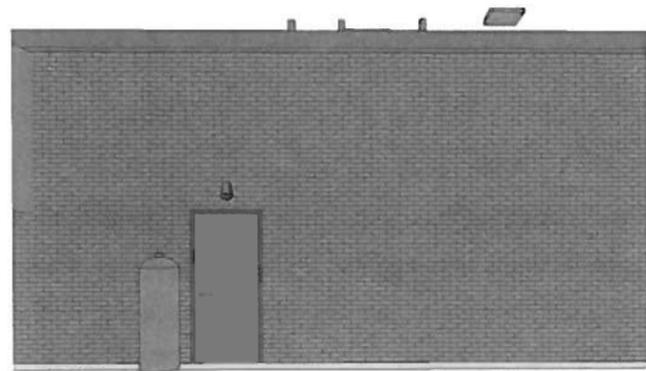
**EXTERIOR ELEVATIONS**

SHEET NUMBER

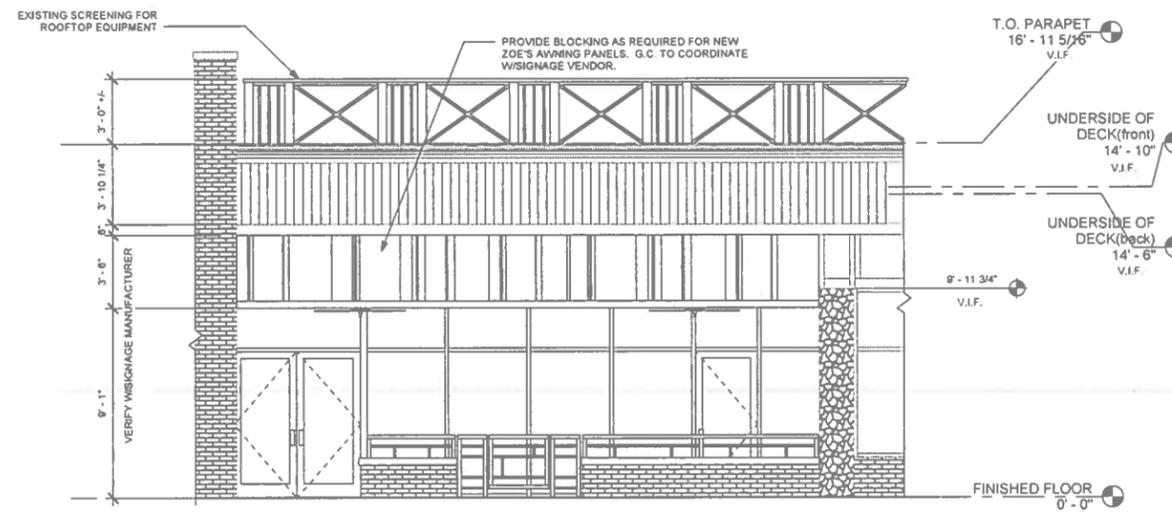


**A3.01**

Tobin Starr + Partners Project | 12124



**2 BACK ELEVATION**  
A3.01 1/4\"/>



**1 FRONT ELEVATION**  
A3.01 1/4\"/>

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No.	Description	Date
1	CODE REVIEW COMMENTS & PATIO REVISION	04/19/2013
2	PATIO, FABRIC WALL REVISIONS	05/08/2013

REVISIONS

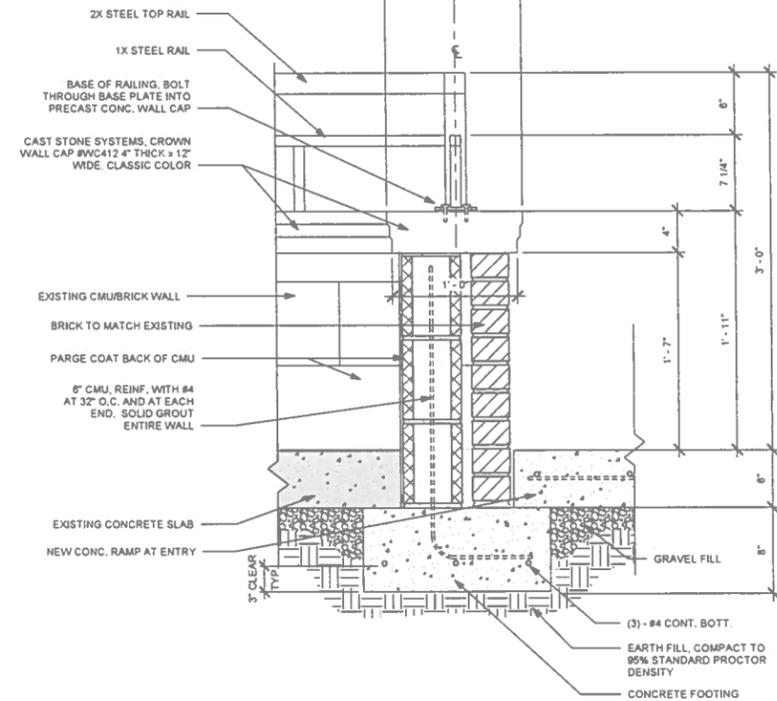
SHEET TITLE

**EXTERIOR DETAILS**

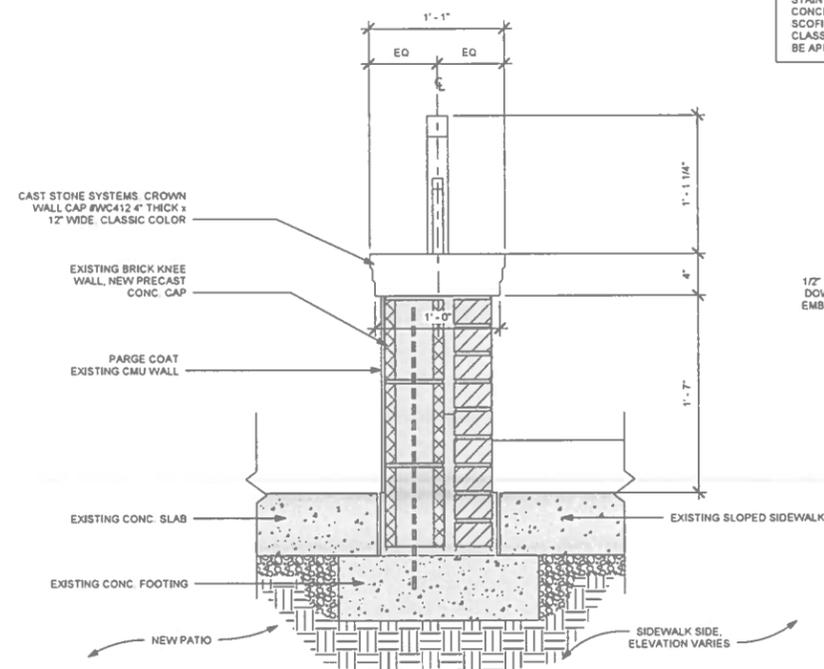


**A5.01**

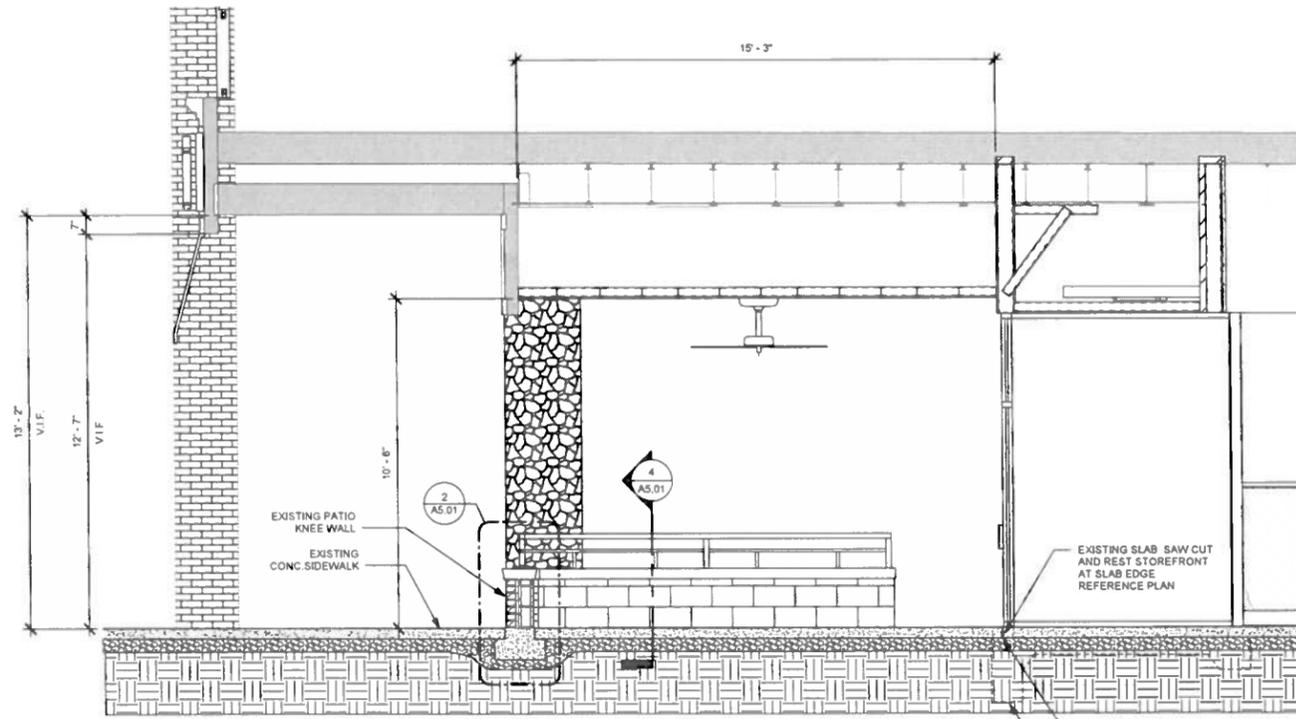
**NOTES**  
1. ALL RAILING TO BE BLACK SATIN POWDER COATED STEEL  
2. ALL RAILING SECTIONS TO BE EQUAL, CENTERED ON OVERALL RUNS. SECTIONS TO BE 4'-0" MIN TO 6'-0" MAX WHERE POSSIBLE.  
3. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION



**4 PATIO RETAINING WALL SECTION**  
A5.01 1'-0" x 1'-0"

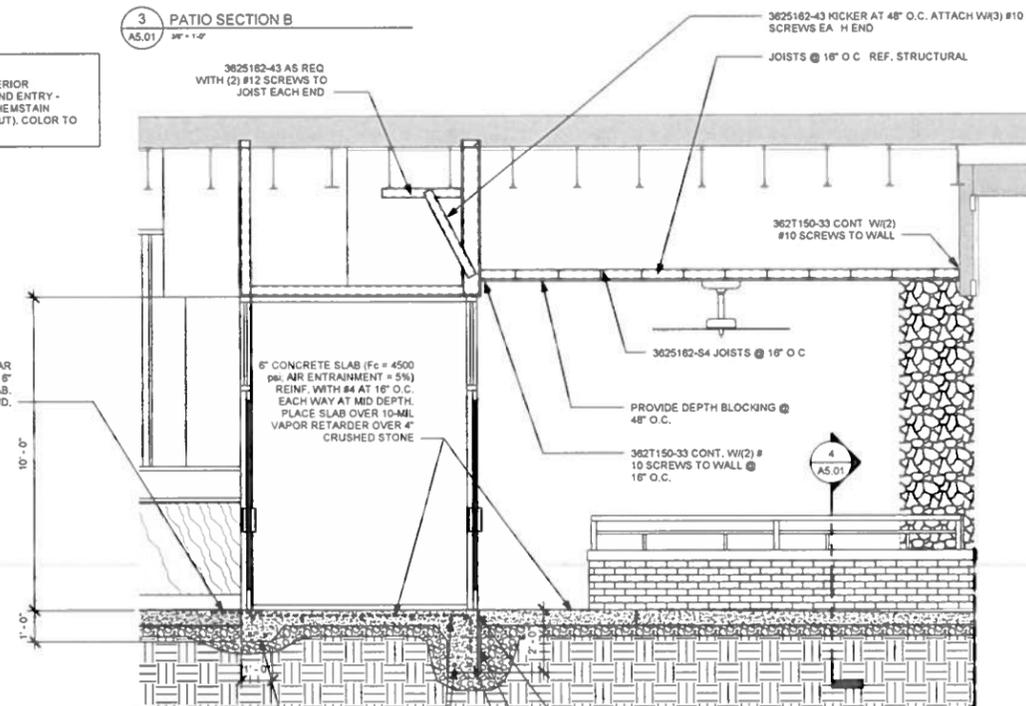


**2 PATIO EXISTING KNEE WALL SECTION**  
A5.01 1'-0" x 1'-0"



**3 PATIO SECTION B**  
A5.01 3'-0" x 1'-0"

NOTE  
STAIN NEW & EXISTING EXTERIOR CONCRETE SLAB @ PATIO AND ENTRY - SCOFIELD LITHOCHROME CHEMSTAIN CLASSIC CS 14 (DARK WALNUT). COLOR TO BE APPROVED BY OWNER



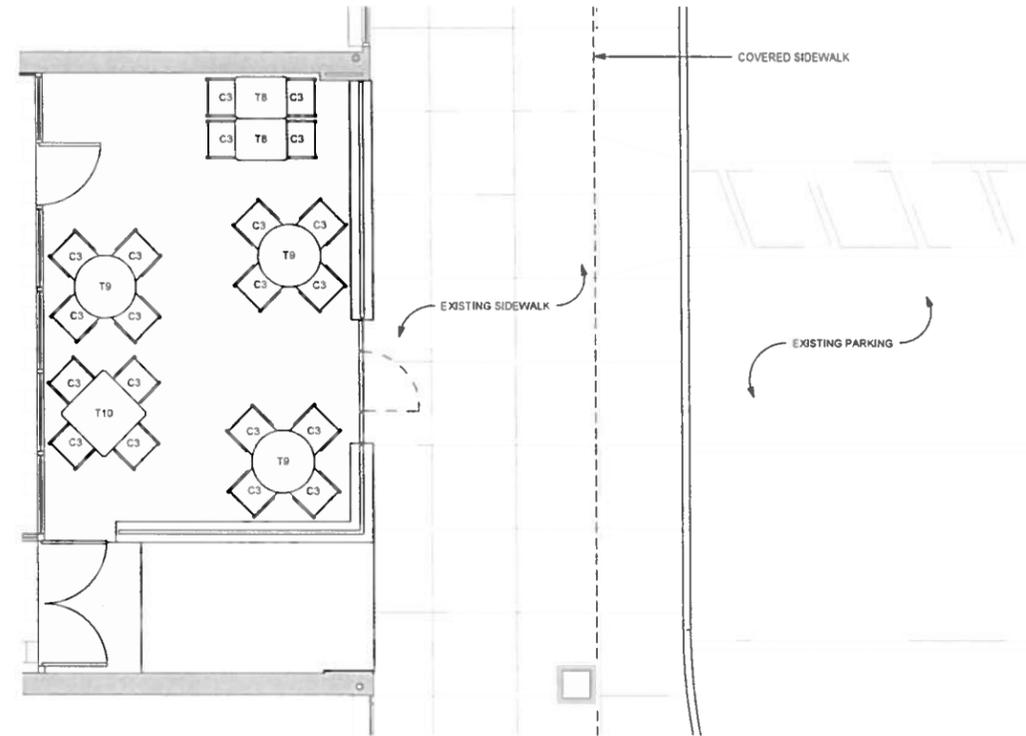
**1 PATIO SECTION A**  
A5.01 3'-0" x 1'-0"

NOTE: REFER TO EQUIPMENT DRAWINGS FOR KITCHEN EQUIPMENT DESIGNATION & UTILITY ROOMS. CONTRACTOR TO COORDINATE ALL REVISIONS BY EQUIPMENT VENDOR PRIOR TO POURING CONCRETE. ASIAN CONTRACTOR TO SCHEDULE EQUIPMENT DELIVERY & INSTALL. VERIFY EQUIPMENT VENDOR'S MAKE ALL UTILITY CONNECTIONS.

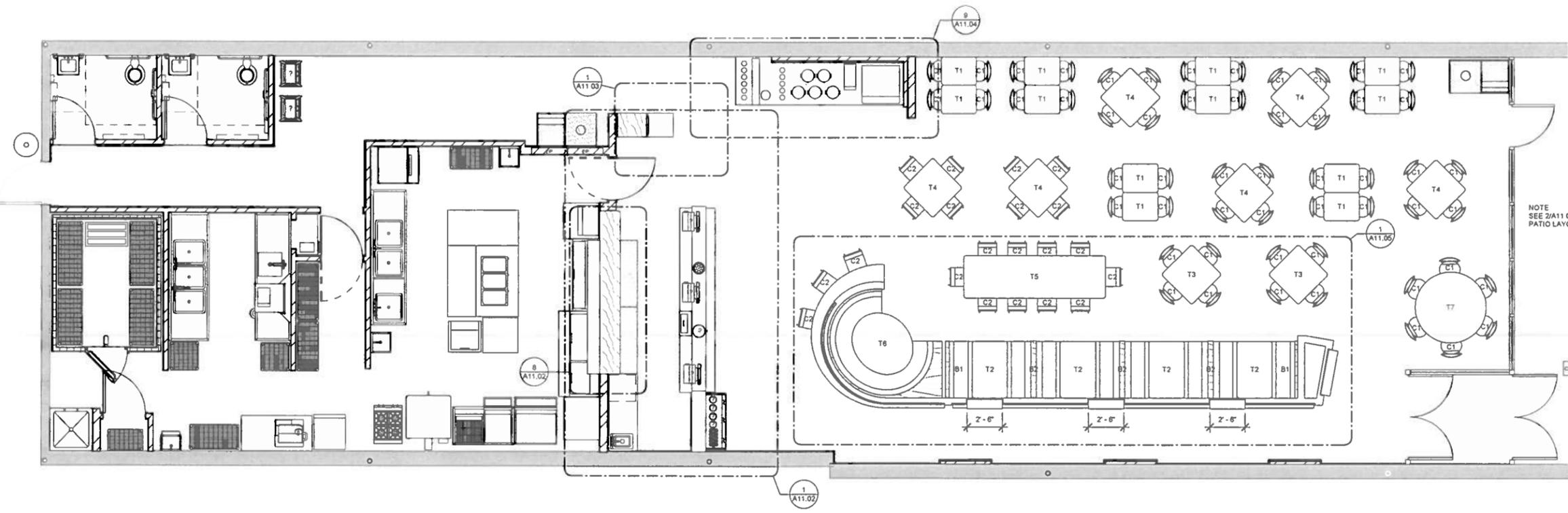
Furniture Schedule - BOOTHS						
Key	Type	Seat Material	Back Material	Frame / Base Material	Comments	Quantity
B1	Single Booth, 48" x 3"	SPRINKLING SAVORY, SAY-1750 CARCIB	DESIGN TEXT (NARI) 3400-102 FLAX	WALNUT VENEER PLYWOOD STAIN TO MATCH MONTANA WALNUT 7110-78 STAIN WILSONART RIVER CHERRY 7937-58 BLACK CELTEC TOE KICK	4800TH	2
B2	Booth (60x60) 48"	SPRINKLING SAVORY, SAY-1750 CARCIB	DESIGN TEXT (NARI) 3400-102 FLAX	WALNUT VENEER PLYWOOD STAIN TO MATCH MONTANA WALNUT 7110-78 STAIN WILSONART RIVER CHERRY 7937-58 BLACK CELTEC TOE KICK	4800TH	3

Furniture Schedule - CHAIRS						
Key	Manufacturer	Rep Information	Description	Comments	Quantity	
C1	SANDLER	ZOE'S	Windy Chair	DRINK CHAIR	32	
C2	SANDLER	ZOE'S	High-Back Chair	HIGH-BACK CHAIR	28	
C3	BEALFURN	ZOE'S	Beaurn Chair 2	PATIO CHAIR	20	

Furniture Schedule - TABLES								
Key	Manufacturer	Rep Information	Size	Table Top	Style/Finish	Table Base	Comments	Quantity
T1	TBD	TBD	24" x 30"	NEVAMAR IVORY ESSENCE E320011	REGULAR			12
T2	TBD	TBD	30" x 48" 2	NEVAMAR IVORY ESSENCE E320011	REGULAR			4
T3	TBD	TBD	36" x 36"	NEVAMAR IVORY ESSENCE E320011	REGULAR			2
T4	TBD	TBD	36" x 36"	NEVAMAR IVORY ESSENCE E320011	MSD - 35"			8
T5	TBD	TBD	36" x 120"	SOLID WOOD STAINED TO MATCH MONTANA WALNUT 7110-78	MSD - 35"			1
T6	TBD	TBD	48" x 56" OVAL	NEVAMAR IVORY ESSENCE E320011	REGULAR			1
T7	TBD	TBD	60" DIA.	SOLID WOOD STAINED TO MATCH MONTANA WALNUT 7110-78	REGULAR			1
T8	BEALFURN	ZOE'S	24" x 30"	WERDALITE	1922			2
T9	BEALFURN	ZOE'S	36" DIA. 2	WERDALITE	1917			3
T10	BEALFURN	ZOE'S	36" x 36" OUTDOOR	WERDALITE	1922			1



2 PATIO FURNITURE PLAN  
A11.01  
1/8" = 1'-0"



1 FIXTURE & FURNITURE PLAN  
A11.01  
1/8" = 1'-0"

**Zoës Kitchen - ALEXANDRIA**  
Bradlee Shopping Center  
3600 King Street, Suite 364A  
Alexandria, VA 22304



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DESIGNERS

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No.	Description	Date

REVISIONS

SHEET TITLE  
**FIXTURE & FURNITURE PLAN**



SHEET NUMBER

**A11.01**

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