



APPLICATION SPECIAL USE PERMIT

REVISED

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 2006 Eisenhower Ave
TAX MAP REFERENCE: 079.01-01-01 ZONE: CDD#11

APPLICANT

Name: Dabkey Inc
Address: 64100-F General Greenway Dr
Alexandria, VA 22312

PROPERTY OWNER

Name: Hoffman Perpetual Realty East, LLC
Address: 2461 Eisenhower Ave, Alexandria VA 22314
SITE USE: Restaurant & Nightclub

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.

Joseph Joyce Abdallah
Print Name of Applicant or Agent

[Signature]
Signature

64100-F General Greenway Dr
Mailing/Street Address

571 2189839
Telephone # Fax #

Alexandria VA 22312
City and State Zip Code

joyce-66@live.com
Email address

1/26/12
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____
ACTION - CITY COUNCIL: _____

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Special Use Permit # 2012-0007

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 # 2011-72

Date approved: 01 / 21 / 2012
month day year

Name of applicant on most recent special use permit Joseph Asmar

Use Restaurant & nightclub

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.)

~~no change~~ - We will continue to operate 182 seat restaurant & nightclub under the trade name Zikrayet owned by Dabky, Inc. The change we would like to seek is change in outdoor dining hours from 11pm to 12:30 am. Also would like to change the outdoor seating number from 48 seats to 60 seats Floor plan to follow.

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Special Use Permit # 2012-0007

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)

~~No change~~ - We will continue with the same 182 seat restaurant & night club with changes see previous question #2

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Special Use Permit # 2012-0007

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:

~~No Change~~ 1) outdoor seating hours
2) outdoor number of seats

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

If yes, list the current hours and proposed hours:

Current Hours:

~~11am-130am~~
~~Sunday - Saturday~~
Monday - Sunday

Proposed Hours:

11am - 1:30 am
Monday - Sunday

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:

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.

new buildout in space as mentioned
in previous SUP

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

If yes, describe proposed changes:

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Special Use Permit # 2012-0007

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

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

in parking lot

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

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

in parking lot

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:

182

Proposed:

182 194

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:

Proposed:

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: _____

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Special Use Permit # 2012-0007

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 (10%) 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:

Joseph Asmar	50%	51%
Joyce Abdallah	25%	24.5%
Charbel Abdallah	25%	24.5%



DOCKET ITEM #4

Special Use Permit #2011-0072

2006 Eisenhower Avenue – Restaurant/Nightclub

Application	General Data	
Consideration of a request to operate a restaurant/nightclub.	Planning Commission Hearing:	January 5, 2012
	City Council Hearing:	January 21, 2012
Address: 2006 Eisenhower Avenue (Parcel Address: 2000 Eisenhower Avenue)	Zone:	CDD#11/Coordinated Development District
Applicant: Joseph Asmar	Small Area Plan:	Eisenhower East

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

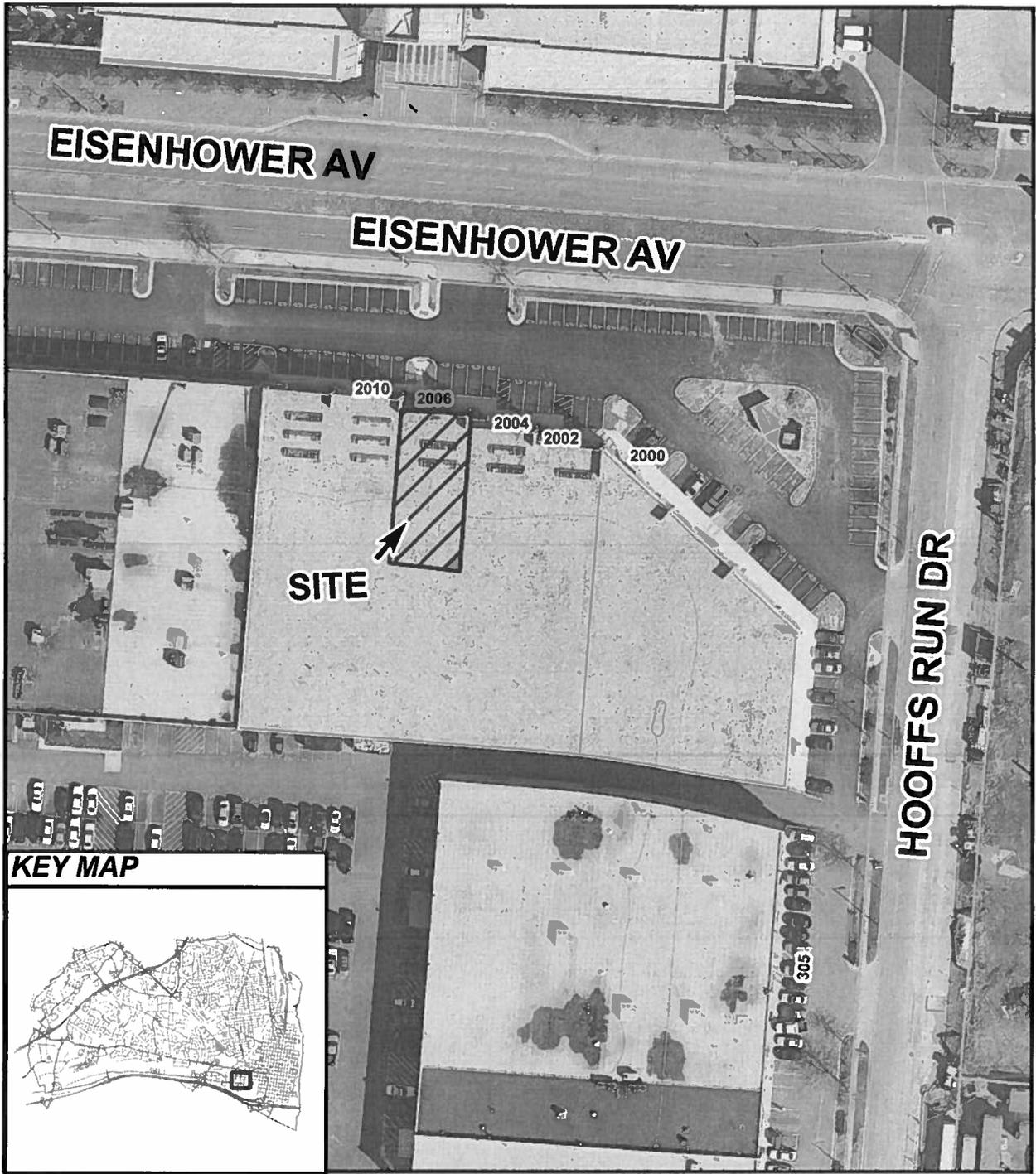
PLANNING COMMISSION ACTION, JANUARY 5, 2012: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 6 to 0, with Mr. Robinson absent.

Reason: The Planning Commission generally agreed with the staff analysis but a minority expressed interest in allowing a closing hour of 3:00 a.m. on Friday and Saturday as requested by the applicant.

Speakers:

David Mahdavi, representing the applicant, spoke in support of the request. He asked for the removal of Conditions #7 and #17 regarding noise and a later closing hour of 3:00 a.m. on the weekends, stating that the additional income from food sales in the early morning would help the applicant realize a reasonable return on his investment. He also reasoned that offering food and coffee to patrons after the end of alcohol service at 1:30 a.m. would help prevent unruly behavior.

Ramzi Iskandar, spoke in favor of the request, including the later hours, and discussed his experience operating a similar restaurant in Arlington.



SUP# 2011-0072

1/5/2012

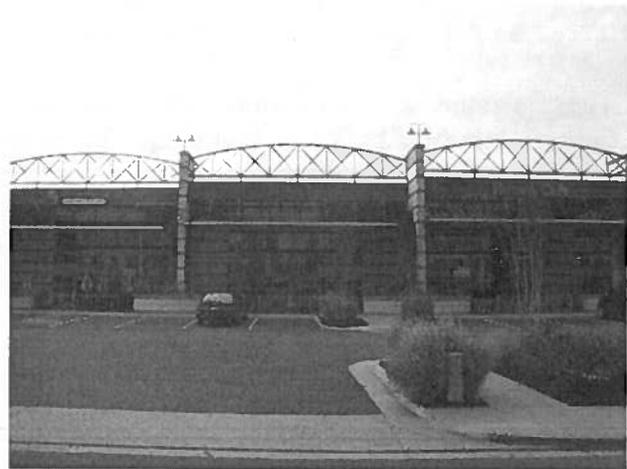


I. DISCUSSION

The applicant, Joseph Asmar, is requesting Special Use Permit approval to operate a restaurant and nightclub at 2006 Eisenhower Avenue.

SITE DESCRIPTION

The subject site is one lot of record with 1,200 feet of frontage on Eisenhower Avenue, 825 feet of frontage on Hooff's Run Drive and a total lot area of 578,987 square feet (13.3 acres). Two buildings are located on the site, one of which is a one-story industrial building housing a health/athletic club, a printing business and a government warehouse. The second building, in which the restaurant is proposed, is a one and two-story mixed-use office and retail complex housing two existing restaurants, two recently-approved restaurants, a day care center, and office space recently vacated by the Alexandria Police Department.



The retail portion of this building is known as "The Shops at Eisenhower East."

The surrounding area is occupied by a mix of office, residential, and civic uses. The United States Patent and Trademark Office is located to the north across Eisenhower Avenue. Vacant land in front of the American Trucking Association office building, which is slated for parkland as Block 22 of the Eisenhower East development, is located to the west. City-owned parkland is located directly to the south, with the Alexandria Public Safety Center and multi-family residences located further to the south. Multi-family residences are also located to the southeast across Hooff's Run Drive in Block 27 of Eisenhower East. Block P of Carlyle, slated for office development, is located to the east.

BACKGROUND

Redevelopment of the site has been approved as part of the Hoffman Stage I DSUP approval for Blocks 24 and 25A in Eisenhower East. In 1998, City Council approved Special Use Permit #97-0163 for a coordinated sign program for all businesses at the site and that SUP remains in effect. In May 2007, City staff approved Plot Plan #2007-0004 for renovations to a portion of the building including the proposed restaurant space, which had formerly been used as a warehouse. The tenant space currently under consideration, at 2006 Eisenhower Avenue, has been vacant since renovations were completed about three years ago.

The applicant was previously one of two owners of Zikrayet, a now-closed restaurant located nearby at 540 John Carlyle Street, which was the focus of significant staff enforcement efforts because of noise complaints that spanned several years from 2008 until earlier this year.

PROPOSAL

The applicant proposes to operate a restaurant and nightclub use in an approximately 4,600 square-foot tenant space. Middle Eastern cuisine will be served in a restaurant setting for lunch and dinner, while live entertainment and dancing will predominate in a nightclub atmosphere starting around 10:00pm until early in the morning. The smoking of hookah pipes will be permitted in the main part of the restaurant, and a smaller, separately ventilated portion of the restaurant will be available for non-smokers.

The restaurant proposal features 182 seats, which includes 48 outdoor seats in the covered arcade in the front of the building. Including 35 standing patrons, approximately 217 total customers are expected at any one time. Table, carry-out, and bar service will be offered. Live bands, belly dancers and customer dancing will be present on-site later in the evenings. The applicant may assess a cover charge for nightclub patrons but has no immediate plans to do so. Additional elements of the applicant's request are as follows:

<u>Hours of Operation:</u>	11:00am – 2:00am, Sunday - Thursday 11:00am – 3:00am, Friday and Saturday
<u>Number of Seats:</u>	134 indoor seats <u>48 outdoor seats</u> 182 total seats
<u>Number of Customers:</u>	182 sitting customers <u>35 standing customers</u> 217 total customers expected at one time
<u>Number of Employees:</u>	13-15 employees per shift
<u>Type of Service:</u>	Table service, carry-out, bar service
<u>Alcohol:</u>	On-premises alcohol service only
<u>Live Entertainment:</u>	Live entertainment, including live bands, DJs and belly dancers will be offered, typically on Thursday-Saturday nights and during special occasions
<u>Noise:</u>	Noise levels will remain inside the restaurant and will be controlled with soundproofing.
<u>Odors:</u>	Typical restaurant odors will be controlled with venting/filtration system
<u>Trash/Litter:</u>	Trash will be picked up by commercial haulers twice/week or more often if necessary

PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 182 seats is required to provide a total of 46 parking spaces and one loading space. The applicant meets this requirement because the site includes 137 parking spaces that are shared for all retail/restaurant uses. The parking on site is also sufficient if the standing customers at the nightclub are included in the calculation. The majority of the parking spaces for the use are located in the surface parking lot near the corner of Eisenhower Avenue and Hooff's Run Drive. Additional parking and a shared loading space are located to the rear of the property. At least 894 parking spaces, exceeding the minimum parking requirements for all uses at the site, are located in surface lots and in the three-story parking garage on the property.

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in CDD#11/Coordinated Development District. Sections 5-602 and 4-1003(AA) of the Zoning Ordinance allow a restaurant in CDD#11 with a Special Use Permit. A definition for a "nightclub" was added as part of the 2010 Small Business Zoning initiative in recognition of the need to differentiate these uses from restaurants that offer only occasional entertainment or background music. According to Section 2-190.2 of the Ordinance, a nightclub is a specific kind of restaurant "where entertainment, live or otherwise, predominates over food service, becoming the principal use at least during part of the business' operations, with or without dancing, and typically involving a cover charge or other charge for admission."

The proposed use is consistent with the Eisenhower East Small Area Plan chapter of the Master Plan which designates the property for residential, office and retail mixed use.

II. STAFF ANALYSIS

Nightclubs are popular but sometimes difficult uses given their potential impact on surrounding neighborhoods, particularly in terms of noise and late-night hours. In this case, the first such proposal since the establishment of the new nightclub definition, staff recommends approval given the location, the fact that the business will occupy long-vacant commercial space, and that it will offer full-service restaurant dining near Carlyle during daytime and early evening hours. However, staff does not support the applicant's requested closing hour and has included condition language stipulating reduced hours consistent with other nearby restaurants. This recommendation, along with existing ordinances and the inclusion of standard condition language regarding noise should significantly reduce the potential for negative impacts from the use.

Noise is the most likely potential impact from the applicant's current proposal. However, unlike the applicant's prior restaurant which was located immediately below residential condominiums, in this case the proposed tenant space is set back from the street and from uses on adjacent properties. Of particular importance, it is also not adjacent to any residences. Carlyle Mill apartments, 800 John Carlyle apartments, and Carlyle Block O (under construction) are all over 500 feet away and are buffered by Eisenhower Avenue, other buildings or trees. In addition,

adjacent businesses will be largely unaffected by the proposal since nearly all other businesses in the retail center close at approximately 10:00 or 11:00pm, which is the approximate time at which nightclub operations would begin under the applicant's proposal. Staff discussed this very issue with the landlord, who is well aware of the use and believes it will work well with its other tenants in the building.

Two additional protections will be in place to prevent nightclub operations from producing noise nuisances. The City's existing noise ordinance applies in this location as it does throughout Alexandria. Specifically, Section 11-5-4 of the City Code stipulates that noises emanating from a sound reproductive machine may not be plainly audible between 11:00pm and 7:00am across property lines at a distance of 50 feet from the building or structure in which the sound is located. Violations of the noise code result in tickets and progressively significant fines. In addition, Condition #17 is a parallel safeguard. This standard SUP condition language prohibits amplified music from being audible at the property line of the site so that the SUP use does not affect adjacent properties. While the site in this case is large, the landlord is aware of the issues and agreeable; in addition, the noise ordinance and Condition #17 are effective beyond the immediate site if necessary. Should it become necessary, the applicant will have to install soundproofing so as to prevent amplified music from crossing, for instance, Hooff's Run Drive or Eisenhower Avenue, and becoming a nuisance.

Staff has closely considered the applicant's requested hours of operation and concludes that it cannot support a 2:00am closing hour during the week and 3:00am closing hour on the weekends. First, the proposed closing hours are not consistent with other restaurants found in the area. Staff's research reveals that the latest closing hour for restaurants in the Carlyle area, including the Carlyle Club, Pasara Thai, and the Jamieson Grill, is 12:00 midnight daily. In the nearby Hoffman Town Center area, 1:30 a.m. is the latest daily closing hour for restaurants, and can be found at Ted's Montana Grill and San Antonio Grill. By comparison, the closing hour for restaurants in nearby Old Town is generally 1:00am on the weekends, although some grandfathered restaurants remain open until 2:00am. Second, staff believes that a combination of alcohol use and early morning hours could exacerbate the potential for unruly behavior and nuisance activities here. Striking a balance between the need to prevent potential problems from occurring during early morning hours and the desire to have local late-night entertainment options, staff recommends a closing hour of 1:30am daily (Condition #2) which is the latest hour already approved for restaurant uses in the area.

In conclusion, staff believes that the proposal will offer customers additional dining and entertainment options within the City and recommends approval subject to reduced hours, condition language regarding amplified sounds, and all other conditions found in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of indoor seats at the restaurant/nightclub shall be 134 and the maximum number of outdoor seats at the restaurant/nightclub shall be 48. (P&Z)
3. The hours of operation for the indoor portion of the restaurant/nightclub shall be limited to between 11:00am and 1:30am seven days/week. (P&Z)
4. The hours of operation for the outdoor dining shall be limited to between 11:00am and 11:00pm seven days/week. The outdoor dining area shall be closed and cleared of all customers by 11:00pm daily and shall be cleaned and washed at the close of each business day that it is in use. (P&Z)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
6. Outdoor dining at the restaurant shall be substantially consistent with the plan submitted. The applicant shall submit final design specifications for all chairs, tables, barriers, umbrellas, planters, wait stations, other components to be located within the outdoor dining area, and such additional information as the Director may reasonably require, for the review and approval by the Director of Planning & Zoning. The outdoor seating area shall not include advertising signage, including on umbrellas. (P&Z)
7. No live entertainment, amplified music, or nightclub functions shall be allowed in the outdoor dining area at the restaurant. (P&Z)
8. On-premises alcohol service may be permitted but off-premises alcohol sales are prohibited. (P&Z)
9. For indoor dining, meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
11. No food, beverages, or other material shall be stored outside. (P&Z)

12. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
15. All waste products including but not limited to organic compounds (solvents) and antifreeze shall be disposed of in accordance with all local, state, and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
16. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
17. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
20. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery readiness program for all employees. (Police)
21. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
22. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the

result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 Building is shown out of the 100-yr floodplain on FEMA FIRM dated June 16, 2011. (T&ES)
- F-2 This parcel is within the RPA but the addition of outdoor dining is on previously constructed impervious surface and is not located within the RPA. No objections. (T&ES)
- F-3 Available parking updated by Hoffman with this SUP application to a total of 137 available onsite parking spaces for retail. Of these onsite spaces, 30 were required for SUP2008-00050, 20 were required for SUP2010-00080, 41 were required for SUP2011-00052, with 46 were required for SUP2011-00072. 11 spaces remain available to retail use. (T&ES)
- F-4 The owners of this proposed establishment previously owned and operated Zikrayet Restaurant located at 540 John Carlyle Street. The City received numerous complaints from citizens involving noise and other operational issues. Additionally, the Police Department has issued multiple tickets for noise exceeding the permissible sound level at the property boundary (Section 11-5-5(a)(1) of the noise code). Although the proposed restaurant/night club will be located in a non-mixed use building, special attention should be given to ensuring the noise code requirements will not be violated (i.e., installation of sound proofing material as outline in the application, music volume is set at a level as to not disturb commercial and residential properties, etc.) if this use is permitted. (T&ES)
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

- R-5 All waste products including but not limited to organic compounds (solvents) and antifreeze shall be disposed of in accordance with all local, state, and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-6 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-7 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (TES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4190. (Code)
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-5 A Certificate of Occupancy requirements shall follow the guidelines set forth in the USBC.
- C-6 Fire Protection System permits are required for this project. Two sets of *construction documents* that fully detail the Fire Alarm, Fire Sprinkler and Access Control Systems shall be submitted for approval.

Health:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 Six sets of plans of each facility must be submitted through the Permit Center and approved by this department prior to construction. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$200.00 fee for review of plans for food facilities.
- C-4 Certified Food Managers must be on duty during all hours of operation.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Parks and Recreation:

- F-1 No Comments Received

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees.
- F-1 The applicant is seeking an "ABC On" license only. The Police Department has no objections.