



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 2466 Mandeville Lane

ZONE: **CCD #2**

TAX MAP REFERENCE: **072.04-03-35**

APPLICANT'S INFORMATION:

Applicant: L2 Ohana Cafe LLC

Business/Trade Name: Bad Ass Coffee

Address: 2466 Mandeville Lane

Phone: 571 276 6392

Email: rlee@l2ohanacafe.com

PROPOSED USE:

Animal Care with Overnight Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

✓ **Restaurant/Coffee Shop**

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 2466 Mandeville Lane (property address), for the purposes of operating a Coffee Shop (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: Andrew N. Stark

Phone: 212.257.4841

Address: 2 School Street
Rye, NY 10580

Email: astark@timberlinerev.com

Signature:



Date: 3.10.22

1. The applicant is the (check one):

Owner

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.

Richard Lee, 50%

Michelle Lee, 50%

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

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

B. Please give the number of:

0 Parking spaces on-site

0 Parking spaces off-site

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

Public parking is not provided on site; public parking is available on-street, within the building directly across the street, and in the public parking garage one block east at the theater complex.

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

A. How many loading spaces are available for the use?

2

B. Where are off-street loading spaces located?

Southwest corner of the building, accessed from Stovall Street.

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

Afternoon.

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

Twice weekly, three times maximum.

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:

n/a

8. What is the square footage the use will be occupying?

1,251 square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:

- 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.
- 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.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative Richard Lee

Signature



Date 10 March 2022

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: 1864 S. Leyden Street, Denver, CO 80224

Phone: 720 232 6976

Email: ksmith@studioshoparchitects.com

Fax:



Department of Planning & Zoning Administrative Special Use Permit New Use Checklist

Application form

Application fee

Supplemental Worksheet for the following uses:

- Catering Operation
- Child or Elder Care Home
- Day care Center
- Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage
- Live Theater
- Outdoor Dining
- Outdoor Display
- Outdoor Food and Crafts Market
- Outdoor Garden Center
- Valet Parking

Interior floor plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

Outdoor plan for outdoor uses

FOOD SERVICE EQUIPMENT SCHEDULE

- 100 CONVECTION OVEN; PRATICA COPA EXPRESS SPEED OVEN 14768
- 101 TOASTER; HATCO TPT-120

- 000A ESPRESSO MACHINE; RANCILIO SERIES 7, THREE-GROUP
- 000B ESPRESSO MACHINE; RANCILIO ERGO
- 001 DOSING GRINDER; RANCILIO KRYO 65 OD
- 002 BULK GRINDER; BUNN BULK GRINDER G3 22100.0000
- 003 FROZEN BEVERAGE FREEZER/DISPENSER; TAYLOR 428 FROZEN BEVERAGE FREEZER
- 004 BLENDING STATION; VITAMIX T&G BLENDING STATION 068255 ABAB
- 005 COLD BREW DISPENSER; CRATHCO G-COOL C-3D-16
- 006 BREWER; FETCO CBS 1251
- 007 SERVER; FETCO DISPENSER L4D-TLA

- 000 THREE-COMPARTMENT SINK; JOHN BOOS 3PB18244-2D24, BOWL SIZE 18X24X14
- 002 DIPPERWELL AND FAUCET; T&S BRASS DIPPER WELL AND FAUCET B-2282-01
- 003 DUMP SINK, DROP-IN; JOHN BOOS DUMP SINK PB-DISINK101410-P-SSLR-X; W/ BLENDER RINSER, VITAMIX RINSE-O-MATIC 1442
- 006 MOP SINK; RE: P000 FOR SPECIFICATION
- 007 SERVICE FAUCET; RE: P000 FOR SPECIFICATION
- 008 PRE-RINSE FAUCET; T&S PRE-RINSE UNIT B-0133-12CRBJST
- 009 SWING FAUCET; T&S PRE-RINSE UNIT B-0133-12CRBJST
- 012 HAND SINK, WALL-MOUNTED; JOHN BOOS PBHS-W-1410-P-SSLR
- 013 HAND SINK, DROP-IN; JOHN BOOS DUMP SINK PB-DISINK101410-P-SSLR-X

- 001 CAMBRO WALL SHELVING, 14"D X 36"W; W/ SHELF EXTENDER AND UTENSIL HANGER; VERIFY QTY'S, SIZES, AND MOUNTING HEIGHTS IN FIELD W/ TENANT
- 002 CAMBRO WALL SHELVING, 14"D X 48"W; W/ SHELF EXTENDER AND UTENSIL HANGER; VERIFY QTY'S, SIZES, AND MOUNTING HEIGHTS IN FIELD W/ TENANT
- 024 18"x54" SHELVING RACK, CAMBRO
- 025 18"x30" SHELVING RACK, CAMBRO
- 026 24"x60" SHELVING RACK, CAMBRO

- 001 LOW-PROFILE UNDERCOUNTER REFRIGERATOR, TWO-DOOR; TRUE MFG. TUC-48-LP-HC
- 003 REACH-IN SOLID SWING DOOR FREEZER; TRUE MFG T-23F-HC
- 004 REACH-IN SOLID SWING DOOR FREEZER; TRUE MFG T-43-HC
- 005 ICE MAKER, UNDERCOUNTER; MANITOWOC ICE MAKER UNF-0300A
- 006 COMBINATION SELF-SERVE CASE, REFRIGERATED; FEDERAL SELF-SERVE MERCHANDISER CASE SSRC5952
- 008 LOW-PROFILE UNDERCOUNTER FREEZER, TWO-DRAWER; TRUE MFG. TUC-27F-D-2-HC
- 009 FLASH FREEZER; THERMO-KOOL TK5-1
- 010 FREEZER WORKTOP, 60"W; TRUE MFG TWT-60F-ADA-HC

- 000 POS
- 001 POS PRINTERS
- 002 TRIMLINE TRASH RECEPTACLE, 11"x20"
- 004 SYRUP RACK
- 005 KNOCKBOX
- 007 POS CASH DRAWER
- 008 POS CASH DRAWER MOUNTING BRACKET
- 009 COUNTERTOP SUPPORT POST/BRACKET
- 010 CUP DISPENSER, QTY. (6)
- 011 WATER HEATER
- 013 12"x12" LOCKER, VERIFY QTY. W/ TENANT
- 015 WATER FILTRATION SYSTEM, VERIFY LOCATION W/ TENANT
- 016 TRASH CAN, W/ CASTERS
- 017 PUQPRESS

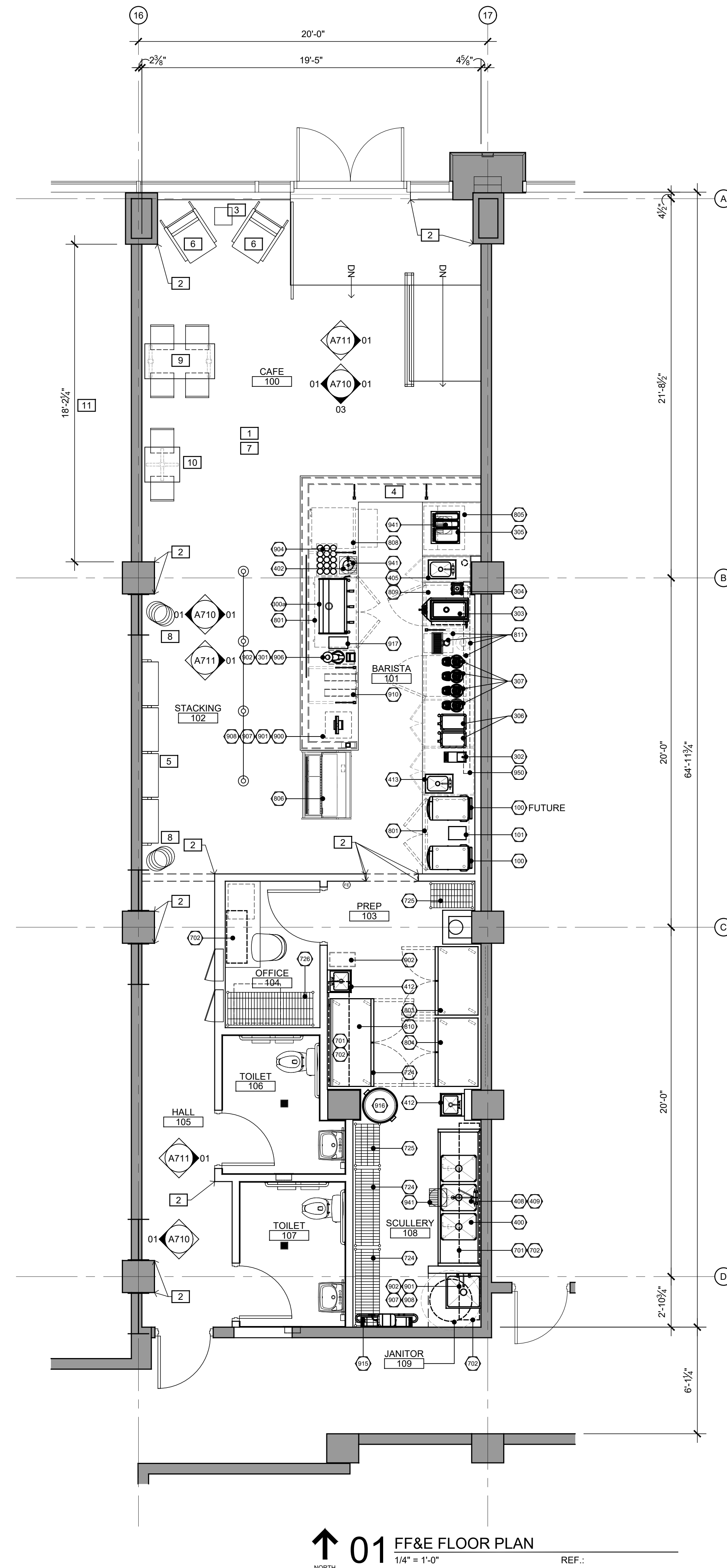
- 041 FLOOR SINK
- 050 MENU BOARD

FF&E FLOOR PLAN GENERAL NOTES

1. ALL FURNITURE AND EQUIPMENT SHOWN IS FOR REFERENCE ONLY AND SHALL BE PROVIDED BY THE TENANT UNLESS OTHERWISE NOTED ELSEWHERE.
2. V.I.F. ALL LOCATIONS OF PAINT COLORS WITH TENANT AND ARCHITECT PRIOR TO PURCHASING MATERIALS; THE CONTRACTOR SHALL CONDUCT A WALK-THROUGH WITH THE TENANT AND ARCHITECT TO CONFIRM COLOR AND STENCIL LOCATIONS AND TERMINATION/TRANSITIONS BETWEEN COLORS.
3. RB1 SHALL RETURN TO MULLIONS AT ALL DOOR/WINDOW OPENINGS.
4. PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES, FURNITURE, EQUIPMENT, ACCESSORIES, ETC.
5. REFER TO THE INTERIOR ELEVATIONS FOR ADDITIONAL LOCATION INFORMATION FOR EQUIPMENT.

FLOOR PLAN WORK/KEY NOTES

- 1 SURFBOARD, WALL-MOUNTED; LOCATION TBD BY FRANCHISOR
- 2 CLEAR PLASTIC CORNERGUARD, 3/4"x3/4"x48"H; MATCH WALLGUARD
- 3 SIDE TABLE
- 4 O.L.O. PICK-UP AREA, SIGN ABV.; VERIFY LOCATION W/ TENANT
- 5 MERCHANDISE DISPLAY SHELVING, PROVIDED BY TENANT, CONTRACTOR INSTALLED
- 6 LOUNGE CHAIR
- 7 "THE BAD ASS LEGEND" WALL GRAPHIC, LOCATION TBD BY FRANCHISOR
- 8 STACKED MERCHANDISE BASKET DISPLAY
- 9 24"x48" CAFE TABLE, ADA COMPLIANT
- 10 24"x24" CAFE TABLE
- 11 FULL-HEIGHT/WIDTH MURAL PROVIDED/INSTALLED BY TENANT'S VENDOR; CONTRACTOR TO FULLY PAINT AND/OR PRIME EXIST. FINISHES TO RECEIVE MURAL; LOCATION AND SIZE TBD BY FRANCHISOR



01 FF&E FLOOR PLAN
1/4" = 1'-0" REF.:



BAD ASS COFFEE - ALEXANDRIA
2468 MANDEVILLE LANE, ALEXANDRIA, VA, 22332

studio | shop. PROJECT NO. 2159.00
CONSTRUCTION DOCUMENTS 22-0225



25 FEBRUARY 2022

studio | shop.
architecture ideas culture

FF&E FLOOR PLAN

A701



COOPER CARRY

THE CENTER FOR CONNECTIVE ARCHITECTURE

625 North Washington Street
Suite 200
Alexandria, VA 22314
(703) 519-6152
coopercarry.com

ATLANTA NEW YORK WASHINGTON

© 2018 COOPER CARRY

SCOPE DOCUMENTS

The Contract Documents Issued are intended to be at that level of completion and as such, may be neither complete nor coordinated. The Contractor and Design/Builder is responsible for complete and coordinated pricing and execution of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The Contractor and Design/Builder shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPTUAL PRICING SET	08/18/2017
	SCHEMATIC DESIGN PRICING	10/31/2017
	GMP	01/17/2018
	PERMIT - EXTERIOR FACADE & STRUCTURE	04/16/2018
	PERMIT - INTERIOR	05/16/2018
	75% CONSTRUCTION DOCUMENTS	06/29/2018
	CONSTRUCTION DOCUMENTS	10/12/2018

200 Stovall Street Conversion

Alexandria, VA 22332

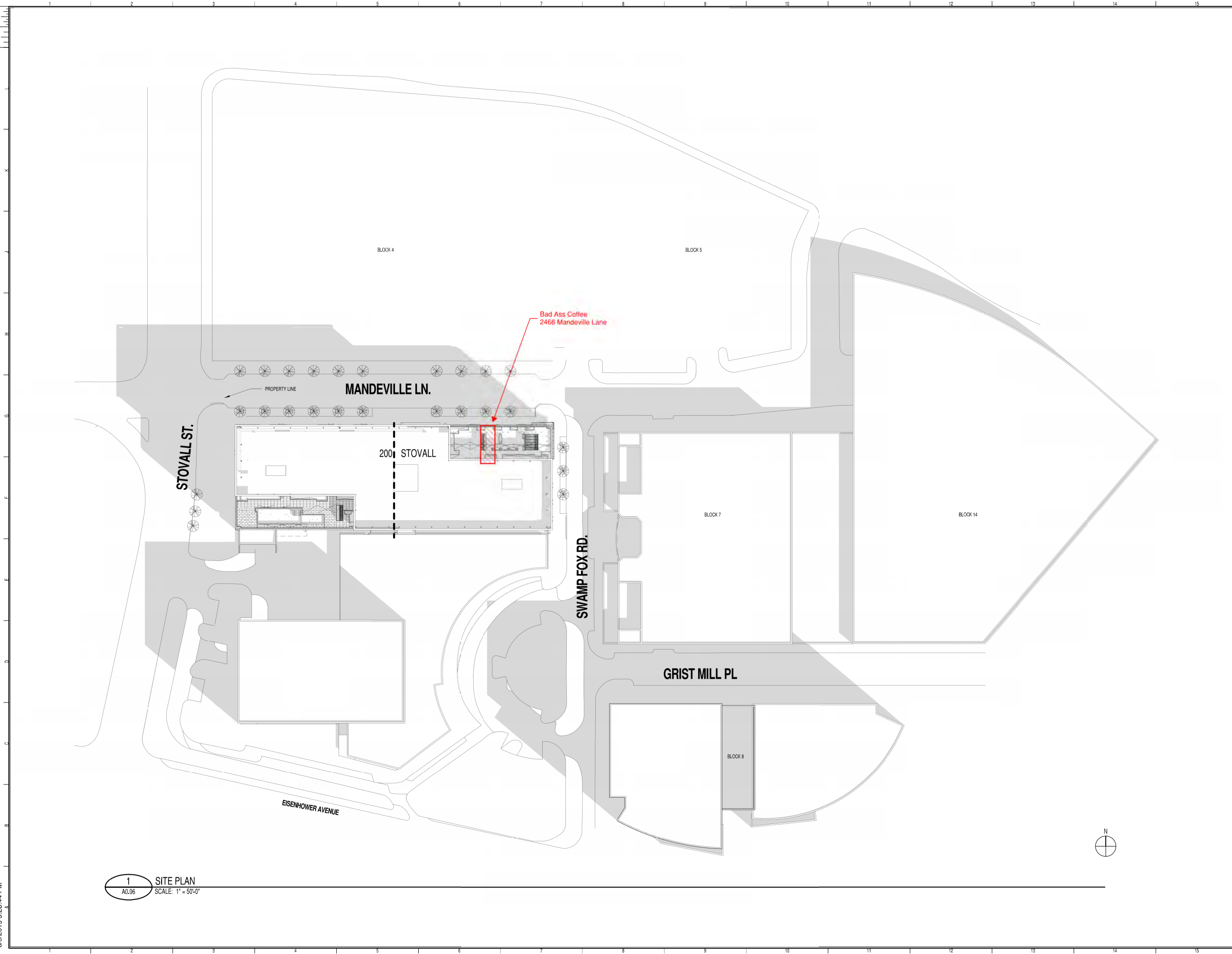
PERSEUS . TDC

SITE PLAN

STEVE SMITH	20170012
Principal-in-Charge	Project No.
MATT GUELCHER	10/12/2018
Project Manager	Date
HEIDI LEINBACH	
Project Architect	
HEBA BELLA	
Staff Architect	

A0.06

ISSUED FOR CONSTRUCTION



1 SITE PLAN
A0.06 SCALE: 1" = 50'-0"

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
SHEET NUMBER: A0.06 - SITE PLAN
P:\2017\20170012\A0.06.dwg drawings\4-7-1 rev\users\20170012_2015_stovall_heinbach.rvt
6/5/2019 5:28:44 PM