

DOCKET ITEM #3
Special Use Permit #2019-0014
190 South Whiting Street
Sunoco

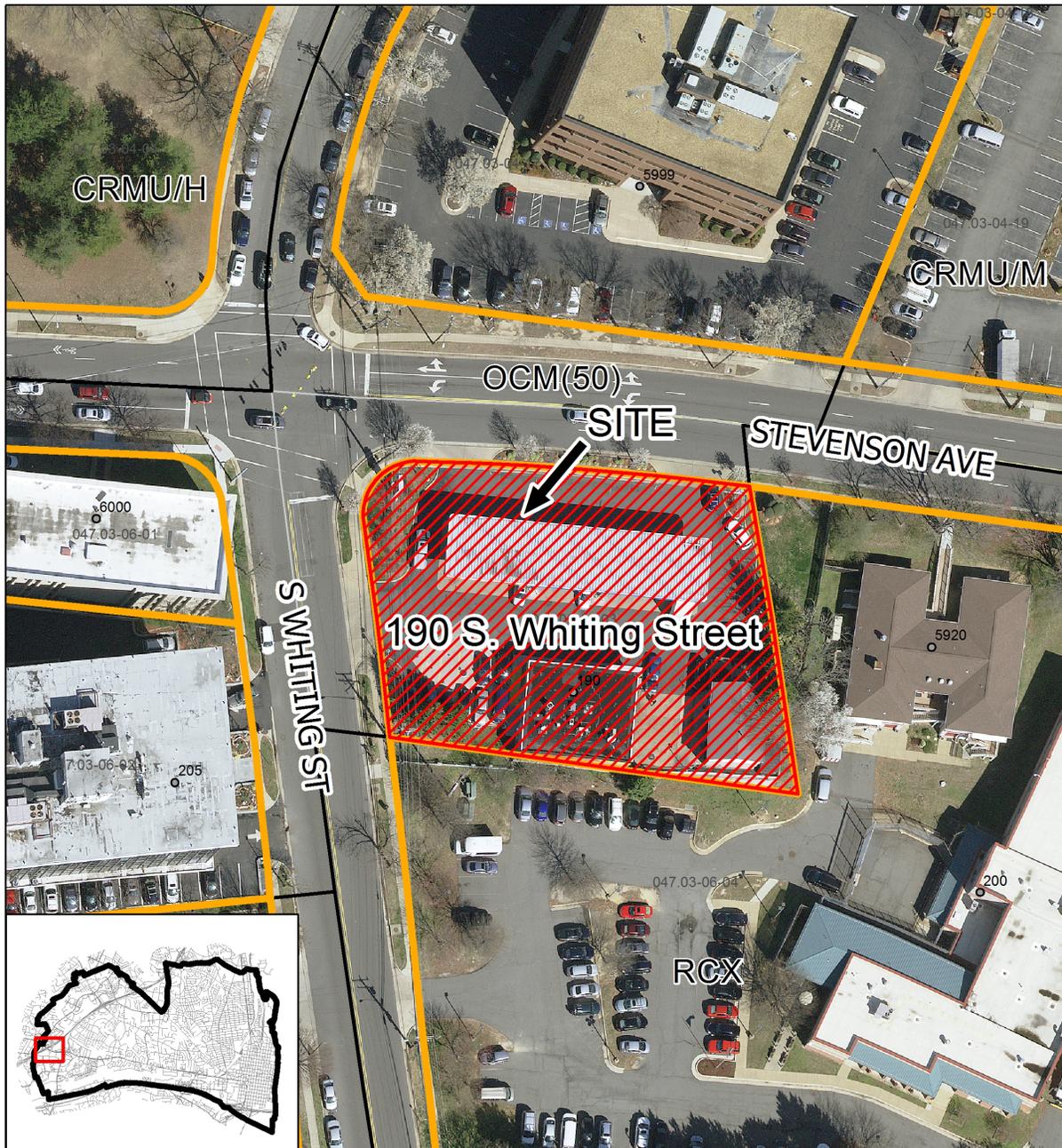
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public hearing and consideration to expand an existing automobile service station, for zone transition setback modifications, to add a convenience store, and for off-premises alcohol sales.	Planning Commission Hearing:	May 7, 2019
	City Council Hearing:	May 18, 2019
Address: 190 South Whiting Street	Zone:	OCM (50) / Office Commercial Medium (50)
Applicant: Sunoco, LLC	Small Area Plan:	Landmark / Van Dorn

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 Reviewer: Max Ewart, max.ewart@alexandriava.gov



Special Use Permit #2019-0014
190 S. Whiting Street



0 30 60 120 Feet

I. REPORT SUMMARY

The applicant, Sunoco, LLC, represented by M. Catherine Puskar, attorney, requests Special Use Permit approval to expand an existing automobile service station, for zone transition setback modifications, to add a convenience store, and for off-premises alcohol sales. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject property is one corner lot of record with 165 feet of frontage on Stevenson Avenue, 110 feet of frontage on South Whiting Street and a lot size of approximately 27,166 square feet. The lot is developed with two, one-story buildings (Figure 1). One of the buildings measures 2,401 square feet and contains an accessory retail use and three automobile repair bays. The second building is 892 square feet and contains three automobile repair bays. Six gasoline pumps are located in front of the buildings. A pole sign advertising the business is located at the corner of South Whiting Street and Stevenson Avenue.



Figure 1 – Subject Site

A mix of commercial and residential uses surround the subject site. The Northern Virginia Juvenile Detention Center, a residential facility, is located to the east and south in the RCX / Medium Density Apartment zone. Office buildings are located across Stevenson Avenue and South Whiting Street to the north and west. Three residential apartment buildings, two restaurants and the Global Health College are located in the immediate vicinity.

BACKGROUND

An automobile service station has operated at this site with SUP approval since 1965. Mobil Oil Corporation became the operator in 1982. In November 1990, City Council approved construction of the existing 2,401 square foot building through SUP #2436, Site Plan #90-024, and BZA #6049.

The Board of Zoning Appeals (BZA) variance permitted a zone transition setback modification to allow construction of the building at the rear property line.

City Council approved SUP #99-0043 and DSUP #99-0009 for the construction of a new building for Mobil Oil (the existing 892 square foot building), to add an automobile repair area with three repair bays. The approvals included a zone transition setback modification from the 25-foot requirement, as the service station site was adjacent to the RCX zone to the east and south. The zone transition setback modifications permitted the new repair service building to be constructed eight feet away from the eastern property line and 11 feet away from the southern property line. Approval was granted after a determination that the commercial use would not impact the Northern Virginia Juvenile Detention Center.

The SUP analysis for this report indicated, however, that this building actually was constructed at a setback between 9.4 feet and 10.5 feet from the property line to the south, slightly closer than the approved 11 feet. The existing setback is compliant along the eastern property line at 11.23 feet (Figure 2). Building permit records associated with the construction of this repair service building do not provide insight into possible reasons that construction was allowed with the non-compliant setback. A pre-existing trash enclosure is also within the transition setback area as a noncomplying structure.

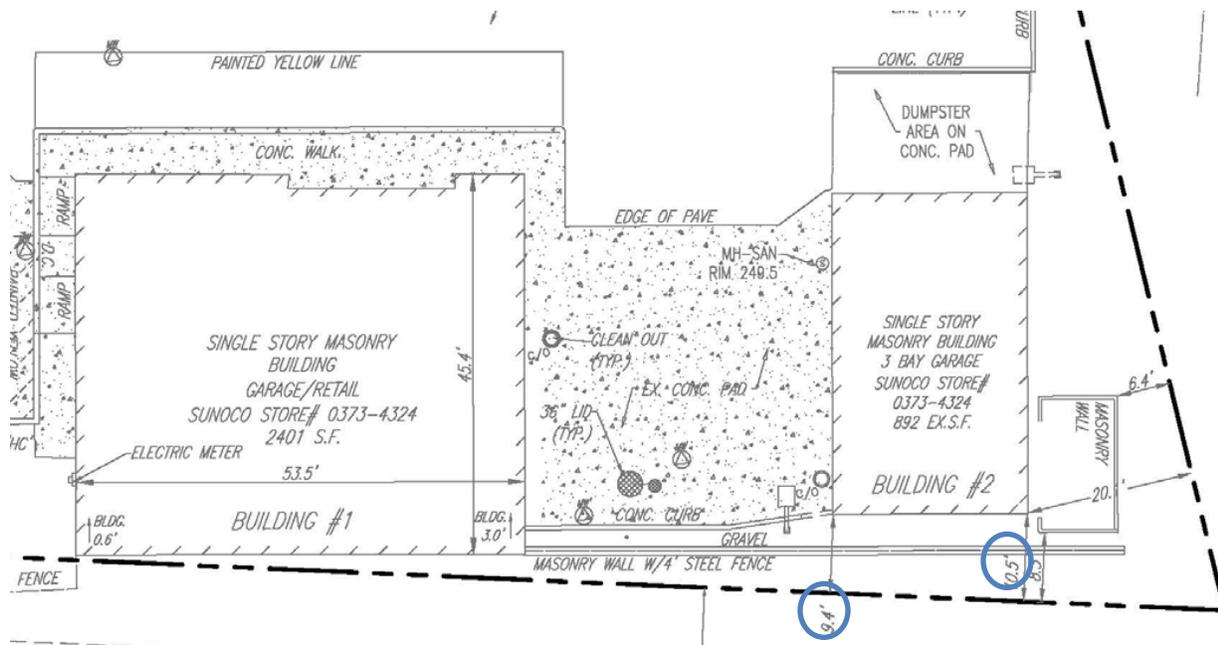


Figure 2: Existing conditions

Building #1 represents the larger building that was constructed at the south property line as approved through BZA #6409 in 1990. Building #2 contains three of the six existing repair bays and is non-complying as to setbacks (circled) to the south, per the SUP #99-0043 approval.

In March 2006, staff administratively approved SUP #2006-0003 to change the ownership of the business from Mobil to Sunoco, Inc., R&M. City Council approved SUP #2015-0071 to expand

an existing automobile service station, for the same requests submitted through this SUP proposal: to expand an automobile service station, for zone transition setback modifications, to add a convenience store and for off-premises alcohol sales. The applicant had not implemented these changes, resulting in the March 2018 expiration of Special Use Permit #2015-0071.

A recent SUP Zoning inspection revealed that the business was compliant with all conditions of Special Use Permit, SUP #2006-0003, the permit that is active for the use.

PROPOSAL

The applicant, Sunoco, LLC, requests Special Use Permit approval to modify the existing automobile service station in the larger of the two buildings with the addition of a convenience store that sells off-premises alcohol and by expanding the smaller automobile repair service building. The addition to the automobile repair service building would require approval for a zone transition setback modification, at the east property line, of 9.62 feet as this proposed new area had not been subject to the previous setback modification approvals (SUP #99-0043, DSUP #99-0009). Retroactive approval of the non-compliant setbacks at the south property line ranging between 9.4 feet and 10.5 feet, from the previously approved 11 feet, is also incorporated into this SUP request to bring the repair service building into zoning compliance (Figure 3).

The convenience store would operate in the larger, 2,401 square foot building that currently contains the accessory retail portion of the automobile service station. A broader selection of snacks, ready-made food and drinks would be offered for sale. Off-premises alcohol is also proposed for sale. For security purposes, an Interactive Remote Intervention System would be installed, which includes indoor and outdoor security cameras and would connect to Sunoco's Central Monitoring Facility which is in operation 24 hours a day and seven days a week.

The smaller, 892-square foot building would be expanded by 32.9% to centralize the functions of the existing automobile repair business into one building. An addition of 294 square feet on the north and west side of the existing building would result in a total building area of 1,185 square feet. The added space would accommodate a cashier's desk, customer waiting area, and a bathroom to supplement the three existing repair bays. The repair garage would operate from 7 a.m. to 6 p.m. Monday – Saturday. Modernization of the building's exterior and signage would also accompany the proposed changes at the site and would be reviewed under separate permits.

A summary of the automobile service station and convenience store operation follows:

Hours of Operation: 24 hours/day, seven days/week (existing retail sales)
7 a.m. – 6 p.m., Monday – Saturday (existing repair service)

Customers: Approximately 1,000 each day

Employees: Maximum of five employees at any one time

Repair Bays: Three (in the smaller automobile repair building only; six bays are existing)

Alcohol: Off-premises alcohol sales proposed

Noise: No new noise impacts are expected

Trash:

A three-yard container of trash will be removed once a week.
Employees will monitor site as needed.

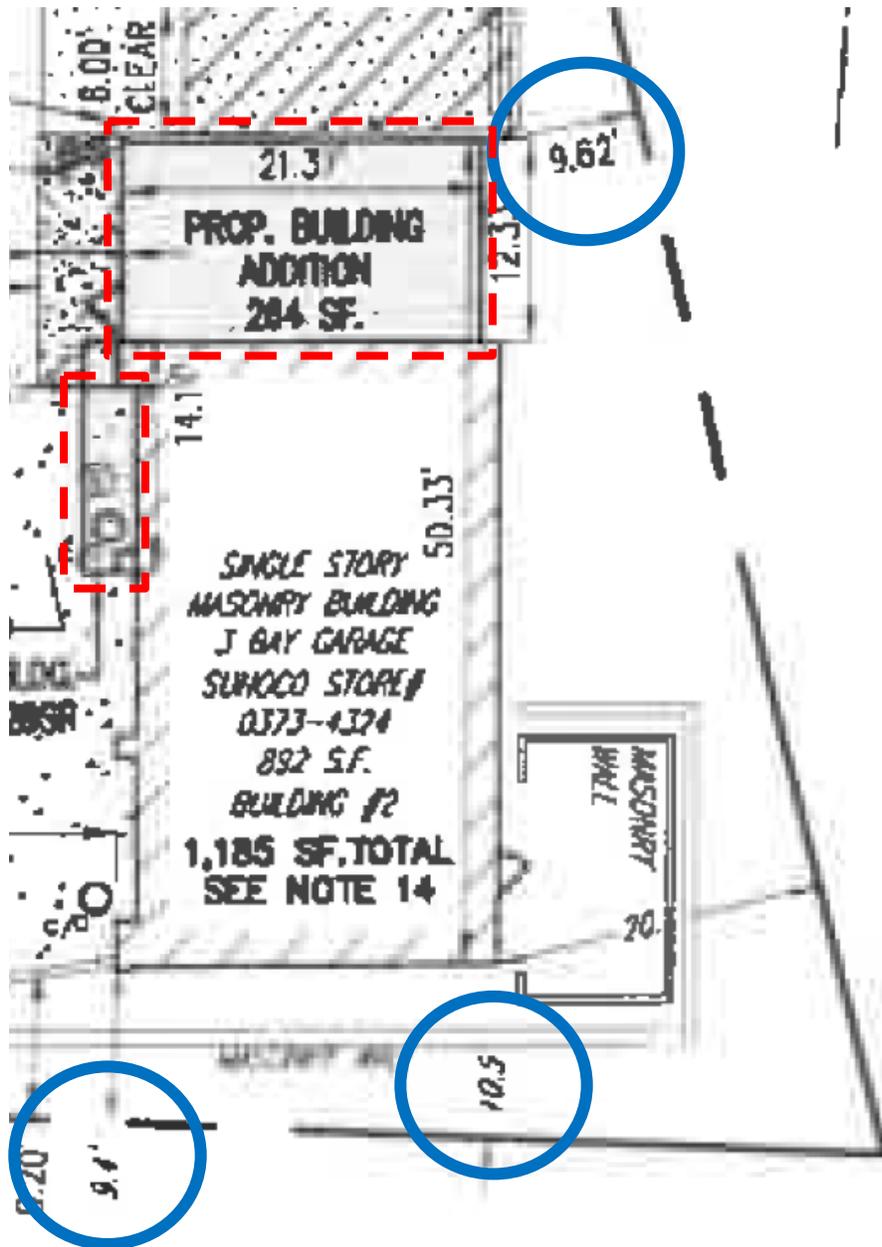


Figure 3: Proposed plan for addition to the automobile repair facility
The proposed zone transition setback modifications are circled. The setback requested at the eastern property line applies to the proposed addition. Retroactive approval is requested for the non-complying setbacks at the south property line. The addition is outlined in red.

PARKING

Section 8-200(A)(12) of the Zoning Ordinance mandates that automobile service stations provide one parking space for each gasoline pump. The six gasoline pumps at the site would require six

parking spaces which can be satisfied at the twelve spaces at the pumps. Section 8-200(A)(16)(a) of the Zoning Ordinance requires that retail operations must provide a minimum of 0.25 spaces per 1,000 square feet of floor area. The 2,401-square foot convenience store would require one parking space. Section 8-200(A)(18) requires automobile repair businesses to provide one parking space for every 400 square feet of floor area. A 1,185 square-foot automobile repair use would require three spaces. The total number of parking spaces required at the site would be 10, which the applicant satisfies on site. The site exceeds the parking requirement with a total of 25 parking spaces, including the 12 spaces counted at the gasoline pumps and three at the repair bays.

ZONING/ MASTER PLAN DESIGNATION

The property is located in the OCM (50) / Office Commercial Medium zone. Sections 4-903(C) and (G) of the Zoning Ordinance allow automobile service stations and convenience store uses in the OCM(50) zone only with Special Use Permit approval. Section 11-416(C) allows site plan modifications, such as the zone transitions setback requests, through Special Use Permit approval.

The property is located within the Landmark/Van Dorn Small Area Plan which designates the property for commercial use. It is also located in the Landmark/Van Dorn Corridor Plan area. The subject lot is not identified as an area of redevelopment in the corridor plan.

II. STAFF ANALYSIS

Staff supports the applicant's proposal for a 294-square foot addition to the existing automobile repair use in the smaller building with modifications to the zone transition setbacks, to add a convenience store, and to sell off-premises alcohol. The request would allow the applicant the opportunity to expand its business with a larger retail area and to improve the functionality of the operation by relocating the automobile repair and retail uses into distinct buildings. The expansion of the existing accessory convenience store would provide nearby residents with an option to purchase quick-service food items within walking distance of their residences. Further, the proposal would likely reduce noise impacts as the number of repair bays would be reduced from six to three. The applicant would also be able to augment sales with the sale of off-premises beer and wine.

Staff believes that the applicant's proposal to add security cameras that are monitored 24 hours a day, seven days a week, contribute to a sound security plan, and is required in Condition #17. Further, staff has incorporated several conditions to ensure that added security measures are a part of the business operation. Window display and signage must provide clear views into the convenience store as stated in Condition #18. The position of the cash registers for active monitoring of the premises is required in Condition #16 and employee training on the prevention of crime and loitering is regulated in Condition #9.

Staff also supports the zone transition setback modification for the relatively small addition to the repair service building and for the existing setback at the south property line as these would not create further impacts on the Northern Virginia Juvenile Detention Center. The 9.62-foot setback at the eastern property line for the addition is similar to the approval in 1999 for the eight-foot

setback for the construction of the automobile repair building. The placement of the addition at the north side of the existing repair building would improve the visual appeal of the operation given that it would replace the existing screened dumpster and trash area that is visible from Stevenson Avenue. Although the existing repair building setbacks to the south have not complied with the 1999-approved setback modification of 11 feet, staff believes that the difference is minimal and has not proven to have intensified impacts on the neighboring residential facility. Staff has not received complaints related to residential impacts of the existing automobile service station use due to the location of the buildings.

Conditions controlling for the outside appearance and maintenance of the site have been added as well. Junked, abandoned, or stripped vehicles shall remain inside the repair service bays according to Condition #2. All vehicle parts, tires, and other materials must be disposed of in a dumpster or suitable trash receptacle, as mandated in Condition #3. Vehicles shall be kept out of the public right-of-way according to Condition #4 and all repair work shall be limited to the repair bays as stated in Condition #5. Standard conditions regulating the proper storage of trash (Condition #11) and maintenance of litter on and around the property (Condition #24) have also been added.

Standard conditions have been added to control impacts related to parking by requiring employees who drive to use off-street parking (Condition #25) and by encouraging employees to use public transit through the City of Alexandria's Go Alex program (Condition #26). Other standard conditions control the loading and unloading hours (Condition #27) and the posting of hours of operation on-site (Condition #8).

Subject to the condition language found in Section III of this report, staff recommends approval of the Special Use Permit request.

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 business or entity in which the applicant has controlling interest. (P&Z)
2. Junked, abandoned, or stripped vehicles shall not be parked or stored outside. (P&Z)
3. Vehicle parts, tires, or other materials shall not be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
4. Vehicles shall not be displayed, parked, or stored on a public right-of-way. (P&Z)
5. Repair work done on the premises shall be restricted to the service bays only. (P&Z) (T&ES)

6. The hours of operation are permitted to be 24 hours a day, seven days a week for the convenience store and gasoline sales. (P&Z)
7. The hours of operation for automobile repair service shall be between 7 a.m. and 6 p.m., Monday – Saturday. (P&Z)
8. The hours of operation for the convenience store and the auto repair operation shall be posted at the buildings that contain the uses.
9. 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 crime, loitering, noise, and the underage sales of alcohol. (P&Z)
10. No food, beverages, or other material shall be stored outside. (P&Z)
11. 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)
12. The applicant shall be permitted to sell off-premises alcohol. (P&Z)
13. Seats or tables which are designed for the consumption of food or beverages shall not be installed on the premises. (P&Z)
14. The applicant shall provide a place for public drop-off of used oil. (P&Z)
15. A zone transition modification is granted to allow the automobile repair service building and the addition to be located within 9.62 feet of the east property line and 9.4 feet of the south property line. (P&Z)
16. The cash registers shall be positioned such that staff can monitor activity both inside and outside the store. (P&Z)
17. The applicant shall maintain high quality, closed-circuit television cameras for the security of patrons, employees, and community residents. (P&Z)
18. Windows shall provide open views into the tenant space and not be opaque or otherwise obstructed except with minor, low-height, well-maintained and regularly updated window displays, which shall cover no more than 20% of the window area. (P&Z)
19. The free-standing pole sign shall be replaced with a monument sign concurrent with construction and consistent with all applicable zoning regulations. (P&Z)
20. All waste products, including, but not limited to, organic compounds (solvents), motor oils, compressor lubricant and anti-freeze shall be disposed of in accordance with all local, state and federal ordinances and regulations and shall not be discharged into the sanitary or

- storm sewers or be discharged onto the ground. (T&ES)
21. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
 22. The applicant shall control 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 and Environmental Services. (T&ES)
 23. The use must comply with the City's noise ordinance. No amplified sound shall be audible at the property line. (T&ES)
 24. 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)
 25. The applicant shall require its employees who drive to use off-street parking. (T&ES)
 26. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
 27. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
 28. A minor amendment will be required to DSP1999-0009. The amendment shall be released prior to submitting for permits. (T&ES)
 29. Car washing is not permitted on this property. (T&ES)
 30. 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: Tony LaColla, AICP, Division Chief, Land Use Services

Ann Horowitz, Principal Planner
Max Ewart, 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:

- R-1 Repair work done on the premises shall be restricted to the service bays only (P&Z) (T&ES)
- R-2 All waste products, including, but not limited to, organic compounds (solvents), motor oils, compressor lubricant and anti-freeze shall be disposed of in accordance with all local, state and federal ordinances and regulations and shall not be discharged into the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-3 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-4 The applicant shall control 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 and Environmental Services. (T&ES)
- R-5 The use must comply with the City's noise ordinance. No amplified sound shall be audible at the property line. (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. (T&ES)
- R-8 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES) (T&ES)
- R-9 Supply deliveries, loading, and unloading activities shall be carried out not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
- R-10 A minor amendment will be required to DSP1999-00009. The amendment shall be released prior to submitting for permits. (T&ES)
- R-11 Car washing is not permitted on this property. (T&ES)

- C-1 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). 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. (T&ES)
- C-2 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-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Fire:

- C-1 Once opened, the Fire Marshal's office will need to visit the site to determine if the existing fire prevention permit will need to be modified to account for change in operation.

Health:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Recreation, Parks & Cultural Activities:

No recommended conditions

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 190 S. Whiting Street

TAX MAP REFERENCE: 047.03-06-03 **ZONE:** OCM(50)

APPLICANT:

Name: Sunoco, LLC

Address: 3801 West Chester Pike, Newtown Square, PA 19073

PROPOSED USE: Amendment to existing special use permit to expand an existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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(D)(7) 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.

Revised 2/22/19

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

Walsh Colucci, Lubeley, & Walsh PC, 2200 Clarendon Blvd., Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

MCPuskar

Signature

2/8/19

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Please see attached., I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 of more than three percent.

See attached.



January 31, 2019

Sunoco, LLC
3801 West Chester Pike
Newtown Square, PA 19073

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

**Re: Consent and Authorization to File Application for a Special Use Permit
190 S. Whiting Street (Tax Map Reference 047.03-06-03, the "Property")
Owner/Applicant: Sunoco, LLC**

Dear Mr. Moritz:

Sunoco, LLC, as owner of the above referenced Property, consents to the filing of a Special Use Permit application and any related requests on the Property.

Sunoco, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on our behalf for the filing and representation of an application for a Special Use Permit on the Property and any related requests.

Very truly yours,

Sunoco, LLC

By: _____

A handwritten signature in black ink, appearing to read "Billy R. Arnette II", is written over a horizontal line.

Billy R. Arnette II
Director - New Business Development

Its: _____

Date: 1/31/19

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 190 S. Whiting Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity Ownership entity, see attached.	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See Attached		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/1/2019
Date

BILLY R. ARNETTE
Printed Name


Signature

Ownership and Disclosure Statement Attachment

Owner and Applicant: Sunoco, LLC
3801 West Chester Pike
Newtown Square, PA 19073

Breakdown of Owner and Applicant Ownership

Sole Member: Sunoco LP

Sunoco LP
8020 Park Lane
Dallas, TX 75231

Sunoco LP is a master limited partnership and is publicly traded on the NYSE.

None of the above entities has a business or financial relationship with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

3. Narrative Description

Sunoco, LLC (the "Applicant") requests approval of an amendment to SUP #2006-0003 for property identified as Tax Map Reference 047.03-06-03 and located at 190 S. Whiting Street (the "Subject Property") to expand an existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales.

The Subject Property has been the subject of a number of prior Special Use Permits. An automobile service station was originally constructed on the Subject Property in 1965. Special Use Permit SUP #2436 was approved to allow expansion of the station. Site Plan SP #90-024 was approved to allow construction of the current building. A variance identified as BZA #6094 was approved to modify zone transition setback requirements to allow placement of the building at the rear property line. On June 12, 1999, the City Council approved Special Use Permit #99-0043 to allow modifications and additions to the service station.

Most recently, on September 17, 2016, City Council approved SUP #2015-0071. The Applicant was in the process of obtaining approval of a grading and building plan permit to begin construction of the improvements. The amendment has been reviewed and is ready for approval, and the building permit is currently under review. However, due to the transition in Sunoco staff, the Applicant was unaware that the existing SUP had expired until it was recently brought to their attention by staff. As such, the site plan and the building permit cannot be approved until a new SUP is obtained. The Applicant is therefore, reapplying for an SUP to accomplish the exact same improvements as those approved in 2015-0071, with a minor change in the number parking spaces. During the City review process, four (4) parking spaces were eliminated due to the City's concerns regarding insufficient aisle widths between the parking spaces along the eastern property line and the nearest gas pump, reducing the number of parking spaces from twenty-nine (29) to twenty-five (25) spaces.

Regarding the proposed amendments, the Applicant proposes to convert the existing service bays in the main building to a convenience store, add signage to the convenience store building to modernize and improve its appearance, renovate the existing detached garage and add architectural improvements with a 294 square foot addition, and modify the existing parking area. The renovation and addition to the detached garage will allow the Applicant to add a bathroom and cashier/waiting area for the auto repair customers as these areas are currently within the main building proposed to be converted to the convenience store. The renovation will retain the three (3) existing service bays, replace the existing roof with a gabled metal roof and add additional glass to the portion of the building closest to Stevenson Avenue where the waiting area will be located. The façade of the main building will also be updated to complement the conversion from service use to convenience store use. The Applicant proposes to disturb no more than 2,500 square feet of land area. Once again, these improvements are the same improvements approved in the prior SUP.

The proposed modifications will update and improve an existing service station. The proposal will allow for the retention of the auto repair service use and a larger retail area that will offer a wider range of products to better serve existing customers. No changes to the current canopy and pump configuration are proposed. The proposed improvements to the gas station will allow the Applicant to better serve existing customers on a site that has been developed as a gas station for over fifty (50) years.

SUP # _____

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
[] a new use requiring a special use permit,
[] an expansion or change to an existing use without a special use permit,
[x] an expansion or change to an existing use with a special use permit,
[] other. Please describe: _____

5. 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).
Approximately 1,000 per day
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Convenience store/service station: No more than five (5) at any one time

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--|-----------------|
| Day:
<u>24 hours a day, 7 days a week</u> | Hours:
_____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will comply with the noise ordinance requirements
- B. How will the noise be controlled?
Noise levels will be monitored by staff.

SUP # _____

8. Describe any potential odors emanating from the proposed use and plans to control them:

None

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

~~Cardboard, glass, paper, cans, and plastic~~

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

~~A 3-yard container per week.~~

C. How often will trash be collected?

~~Once per week or as needed.~~

D. How will you prevent littering on the property, streets and nearby properties?

~~Staff will monitor the property.~~

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

~~Petroleum products will be handled and stored in accordance with state and federal regulations. The Applicant will comply with SUP2006-0003 Condition #15 stating "All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances and regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground."~~

SUP # _____

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Petroleum products will be handled and stored in accordance with state and federal regulations. The Applicant will comply with SUP2006-0003 Condition #15 stating "All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances and regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground."

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? An Interactive Remote Intervention System (IRIS) will be installed. The IRIS system includes security cameras inside and outside the store to monitor fueling and parking areas as well as sales area inside. The system is connected to Sunoco's Central Monitoring Facility (CMF) for 24 hour, 7 days a week monitoring.

ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Tenant will secure ABC license for off-premises sale of beer and wine.

PARKING AND ACCESS REQUIREMENTS

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

- 5 Standard spaces
- 4 Compact spaces
- 1 Handicapped accessible spaces.
- 15 Other. (12 pump spaces and 3 internal service spaces)

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (check one)

- on-site
- off-site

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

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

SUP # _____

- B. Where are off-street loading facilities located? N/A, no loading space required for the new retail use as it is less than 2,500 sf in area.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Varies
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Daily

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No *

How large will the addition be? 294 square feet.

*Applicant proposes to convert existing service bays in the main building to the convenience store use and construct an addition to the existing service garage.

18. What will the total area occupied by the proposed use be?
2,401 + 892 sq. ft. (existing) + 294 sq. ft. (addition if any) = 3587 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: _____

2. What types of repairs do you propose to perform?
No changes proposed to existing repairs performed.

3. How many of each of the following will be provided?

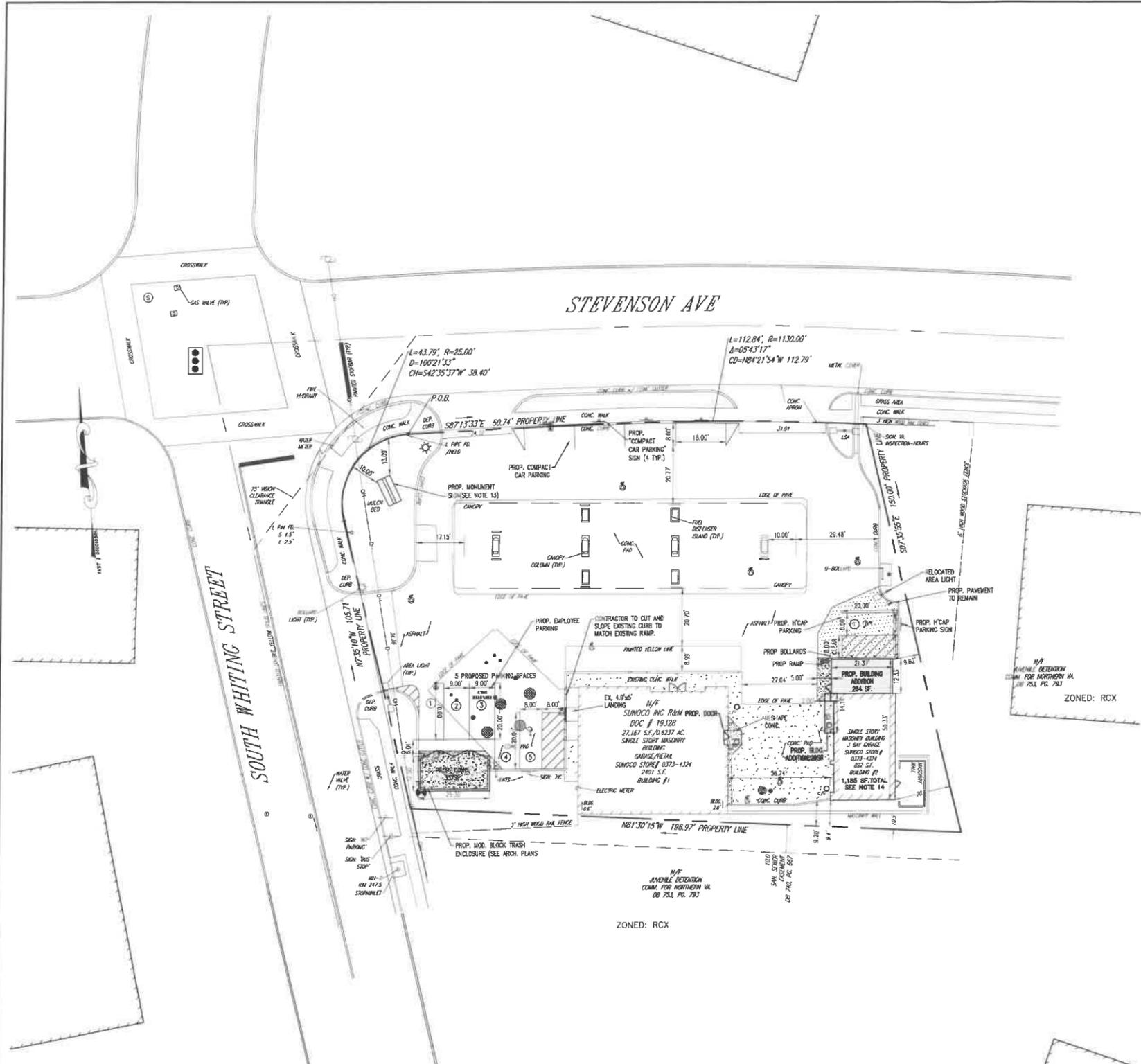
- 3 _____ hydraulic lifts or racks
- 0 _____ service pits
- 3 _____ service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

Up to 25 customers and employees may be parked on site at any one time.

5. Will a loudspeaker or intercom system be used outside of the building? Yes No
There will be speakers at the pumps; however, they will not be audible at the property line.

Please note: All repair work must occur within an enclosed building.



SITE PLAN NOTES:

- THIS PLAN REFERENCE A SURVEY BY: FIRST ORDER, LLC EASTON, PA. TITLED: BOUNDARY LOCATION & TOPOGRAPHIC SURVEY DATED: 12/07/2010
- ARCHITECTURAL PLANS BY: CORNERSTONE ENGINEERING & ARCHITECTURAL, INC. ALLENTOWN, PA. TITLED: SUNOCO A-PLUS FACILITY, INTERIOR RENOVATION PLANS DATED: 7-18-2011
- OWNER/APPLICANT: SUNOCO INC. 3801 WEST CHESTER PIKE NEWTOWN SQUARE, PA 19073 CONTACT: DON LORE
- PROJECT LOCATION: TAX PARCEL: 047.03-06-03 190 S. WHITING STREET CITY OF ALEXANDRIA FAIRFAX COUNTY COMMONWEALTH OF VIRGINIA 22304
- AREA TABULATION: 27,167 SQUARE FEET OR 0.6237 ACRES
- THIS PROPERTY SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- THIS PROJECT PROPOSES TO ELIMINATE THE AUTOMOTIVE REPAIR USE IN BUILDING #1 AND TO ENLARGE BUILDING #2 FOR THE EXISTING AUTOMOTIVE USE.
- ZONING: ZONED: OCM(SO) - (OFFICE COMMERCIAL MEDIUM) EXISTING USE: CONVENIENCE RETAIL, FUEL SALES, AUTOMOTIVE REPAIR PROPOSED USE: CONVENIENCE RETAIL, FUEL SALES, AUTOMOTIVE REPAIR PERMITTED SPECIAL USE

ZONING INFORMATION:

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. BLDG. HT.	50'	19.8'	NO CHANGE
FLOOR AREA RATIO	1.5	0.1212	0.1320
MIN. LOT SIZE	N/A	-	-
OPEN SPACE	N/A	-	-

SETBACKS ADJACENT TO RESIDENTIAL ZONES:

BUILDING	PROPERTY LINE	REQUIREMENT	EXISTING	PROPOSED
BUILDING #1	SOUTH PROPERTY LINE	25'	0.5'	NO CHANGE
BUILDING #2	SOUTH PROPERTY LINE	25'	9.8'	9.8'
	EAST PROPERTY LINE	25'	11.2'	8.49'

FOR NONRESIDENTIAL USES: (SEE 4-105 A) THERE ARE NO MIN. LOT SIZE OR FRONTAGE REQUIREMENTS (SEE 4-106 A-1) THERE ARE NO YARD OR OPEN SPACE REQUIREMENTS

LIMIT OF DISTURBANCE: 2,450 SF

- PARKING: REQUIRED PARKING SPACE 9'x18.5' AUTOMOTIVE SERVICE STATION: 1 SPACE FOR EACH GASOLINE PUMP = 6 PUMPS PROVIDED RETAIL USES: 1.2 SPACE PER 210 S.F. - 2401 SF/210 S.F. = 14 SPACES REQUIRED REPAIR BUSINESS: 1 SPACE PER 400 S.F. - 1,185 SF/400 SF = 3 SPACES REQUIRED 22 ON-SITE SPACES, 3 SERVICE SPACES (INTERNAL) FOR A TOTAL OF 25 PARKING SPACES PROVIDED
- THERE IS NO NEW IMPERVIOUS COVERAGE PROPOSED
- CONTRACTOR TO COMPLETE SOFT DIG TEST FIT TO CONFIRM EXISTING UTILITIES, AND/OR RELOCATE AS NECESSARY.
- ASPHALT AREAS TO BE SEALED
- SITE TO BE RESTRIPTED
- EXISTING POLE SIGN TO BE REMOVED AND REPLACED WITH SUNOCO MONUMENT SIGN. REFER TO SIGN PACKAGE FOR SUNOCO SIGNAGE
- MAX. BUILDING EXPANSION IS 1/3 x 882 SF = 294 SF. (LIMITED TO 294 SF PER SUP) PROPOSED BUILDING ADDITION IS 253 SF FOR A TOTAL BUILDING AREA OF 1,185 SF.
- CONTRACTOR SHALL SEAL COAT ASPHALT AND RE-STRIPE LINES.

- ADA NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ADA ITEMS IDENTIFIED ON THE PLAN OR AREAS OTHERWISE DESIGNATED BELOW AS TYPICAL FOR ADA USE, AND SHALL PRACTICE APPROPRIATE ATTENTION AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THE CONSTRUCTION OF THESE COMPONENTS MUST COMPLY WITH SUNOCO ADA STANDARDS AND FEDERAL STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN THE STANDARDS THE CONTRACTOR SHALL COORDINATE THE VARIATION BETWEEN SUNOCO AND THE DESIGNATED ADA CODE INSPECTOR.
 - THE ACCESSIBLE ROUTE INCLUDES AREAS FROM PARKING SPACES, PUBLIC SIDEWALKS ALONG THE BUILDING FRONTAGE, INCLUDING BUILDING ACCESS, AND ADA ACCESSIBLE FUELING POSITIONS, TO POINTS OF DESIGNATED ACCESSIBLE BUILDING ENTRANCE/ EXPRESS. THESE AREAS SHALL COMPLY WITH, BUT ARE NOT LIMITED TO, THE ADA CODE REQUIREMENTS AS OUTLINED BELOW:
 - PARKING SPACES AND PARKING AISLES USED FOR ADA SPACES ARE NOT TO EXCEED A SLOPE OF 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION. ADA PARKING SPACES SHALL RECEIVE THE APPROPRIATE SIGNAGE AND STRIPING PER SUNOCO STANDARDS.
 - CURB RAMP ARE NOT TO EXCEED A SLOPE OF 1:12 (8.3%) FOR A MAXIMUM LENGTH OF SIX (6) FEET.
 - LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMP AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) CROSS SLOPE. LANDINGS SHALL BE A MINIMUM SIZE OF 5-FEET WIDE BY 5-FEET LONG. LANDINGS SHALL BE CONSTRUCTED SO THAT THERE IS NO PONDING OF WATER AT THE LANDING AREA.
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A 3-FOOT OR GREATER UNOBSTRUCTED TRAVEL WIDTH, WITH A SLOPE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND CROSS SLOPE NO GREATER THAN 1:48 (1/4" PER FOOT OR 2.0%).
 - RAMP SHALL BE REQUIRED WHERE THE ACCESSIBLE ROUTE WILL BE GREATER THAN 1:20 (5.0%), WHERE REQUIRED, ADA RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET. THE RAMP SHALL HAVE LANDINGS ON EACH END WITH A CROSS SLOPE OF NO MORE THAN 1:48 (1/4" PER FOOT OR 2.0%), AND SHALL PROMOTE FOR HANDLINGS AND EDGE PROTECTION AS REQUIRED.
 - DOORWAYS SHALL HAVE A LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR 2.0%). THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATE DOORWAY OPENING CONDITIONS.
 - IT IS RECOMMENDED THAT THE CONTRACTOR UTILIZE A SMART LEVEL TO VERIFY EXISTING GRADES AND ANY FORMWORK PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROMOTE THE SUNOCO CONSTRUCTION MANAGER WITH A PLAN EXHIBIT SHOWING THE RESULTING AS-BUILT SLOPES OF ADA FACILITIES. PLAN SHALL IDENTIFY THE DATE THE SLOPES WERE MEASURED AND THE NAME OF THE COMPANY.
 - IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL ENSURE PROPER ADA SIGNAGE AND KEYPAD/ASSISTANCE LOCATIONS FOR FUELING POSITIONS DESIGNATED BY THE PLAN OR THE SUNOCO CONSTRUCTION MANAGER AS AN ADA FUELING POSITION. REFER TO SUNOCO STANDARDS.



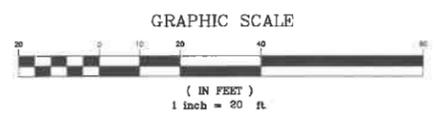
LOCATION MAP: SCALE 1" = 200'

VIRGINIA MISS UTILITY OF DELMARVA
 OIL & GAS DIVISION
 DIVISION OF ENERGY AND RAILROAD SAFETY
 STATE CORPORATION COMMISSION
 P.O. BOX 119
 RICHMOND, VA 23218

BEFORE YOU DIG ANYWHERE IN VIRGINIA CALL 1-800-552-7001
 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 VA LAW REQUIRES THREE WORKING DAYS NOTICE UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

LEGEND & ABBREVIATIONS

Symbol	Description
--- (dashed line)	PROPERTY BOUNDARY
--- (dotted line)	EXISTING CONDUIT
--- (dash-dot line)	EXISTING SPOT ELEVATION
--- (solid line)	EXISTING TREE
--- (wavy line)	EXISTING TREETRINE
--- (dashed line with dots)	EXISTING FENCE
--- (dashed line with triangles)	EXISTING SIGN
--- (dashed line with circles)	EXISTING UTILITY POLE
--- (dashed line with squares)	EXISTING OVERHEAD WIRE
--- (dashed line with diamonds)	APPROX WATER LINE
--- (dashed line with crosses)	APPROX GAS LINE
--- (dashed line with asterisks)	APPROX TELECO LINE
--- (dashed line with pluses)	EXISTING CURB
--- (dashed line with minuses)	EXISTING DEPRESSED CURB
--- (dashed line with slashes)	LANDSCAPE AREA
--- (dashed line with backslashes)	SMALL COUNTRY
--- (dashed line with hash)	CROWN LINK FENCE



APPROVED
 SPECIAL USE PERMIT NO. 2015-0071
 DEPARTMENT OF PLANNING & ZONING

DATE: 03/17/11

CHAIRMAN, PLANNING COMMISSION: J.B. ANDERSON

J.B. ANDERSON
 PROFESSIONAL ENGINEER
 DRAWING LICENSE NO. PE1448
 PENNSYLVANIA LICENSE NO. PE 00558
 WISCONSIN LICENSE NO. 370135
 MISSOURI LICENSE NO. GE0034
 VIRGINIA LICENSE NO. 40619073

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D BY	APPV'D.
10	04-18-2011	REV. PER SUNOCO COMMENTS	DMR	JBA	JBA
9	03-22-2011	REV. PER CITY COMMENTS	DMR	JBA	JBA
8	02-28-2011	REV. PER CITY COMMENTS	DMR	JBA	JBA
7	01-11-2011	REV. PER CITY COMMENTS	DB	KHF	JBA
6	11-12-2010	REV. PER CITY COMMENTS	DB	KHF	JBA
5	08-13-2010	REV. PER CITY COMMENTS	KPD	KHF	JBA
4	07-29-2010	REV. CITY PLANNING/ZONING COMMENTS	KPD	KHF	JBA
3	02-02-2011	REV. PER SUNOCO COMMENTS	KPD	KHF	JBA
2	08-10-2010	REV. PER SUNOCO COMMENTS	KPD	KHF	JBA

SUNOCO, INC.
 Retail Engineering
 Newton Square, PA

190 S. WHITING STREET
 CITY OF ALEXANDRIA, VA 22304

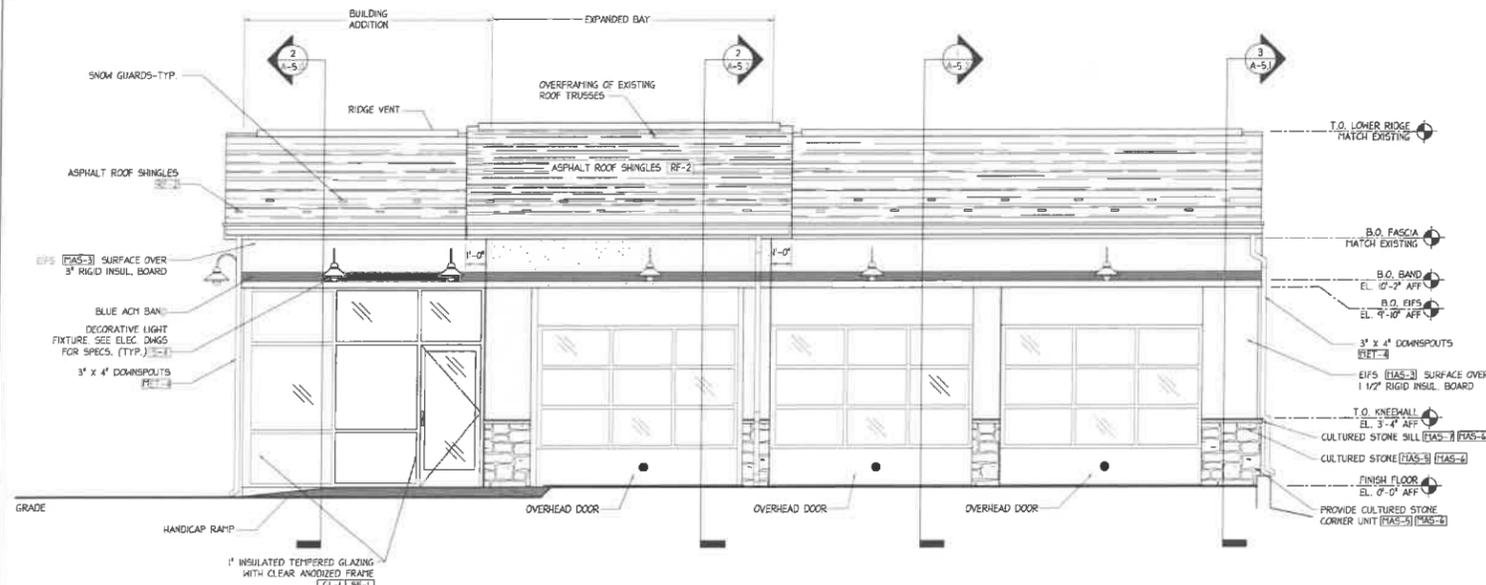
PROJECT NO.
 EC3849

SITE PLAN

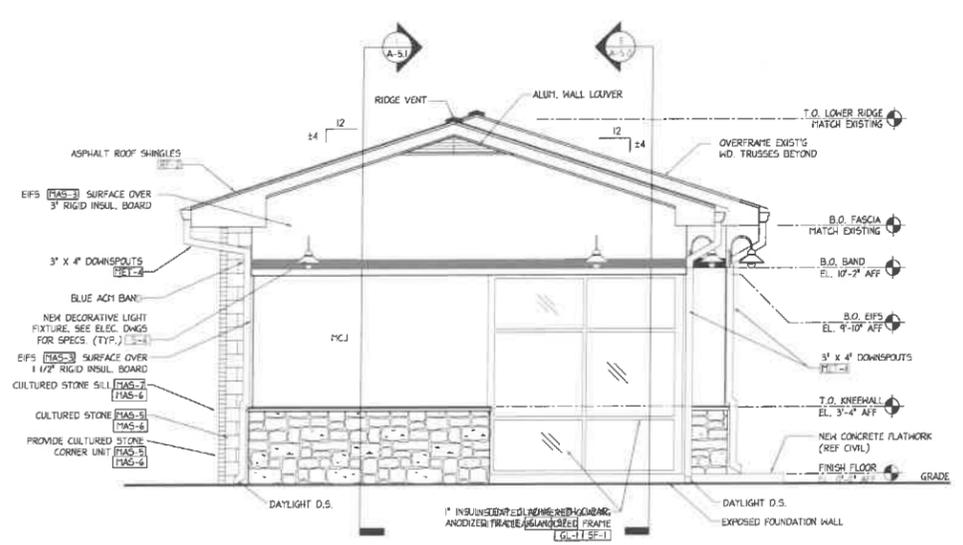
SCALE: AS SHOWN

APPROVED	CHK'D	FACILITY NO.	DRAWING NO.	REV. NO.
KHF	KHF	0373-4324	SP1.0	10
DATE: 03/17/11			SHEET 1 OF 4	

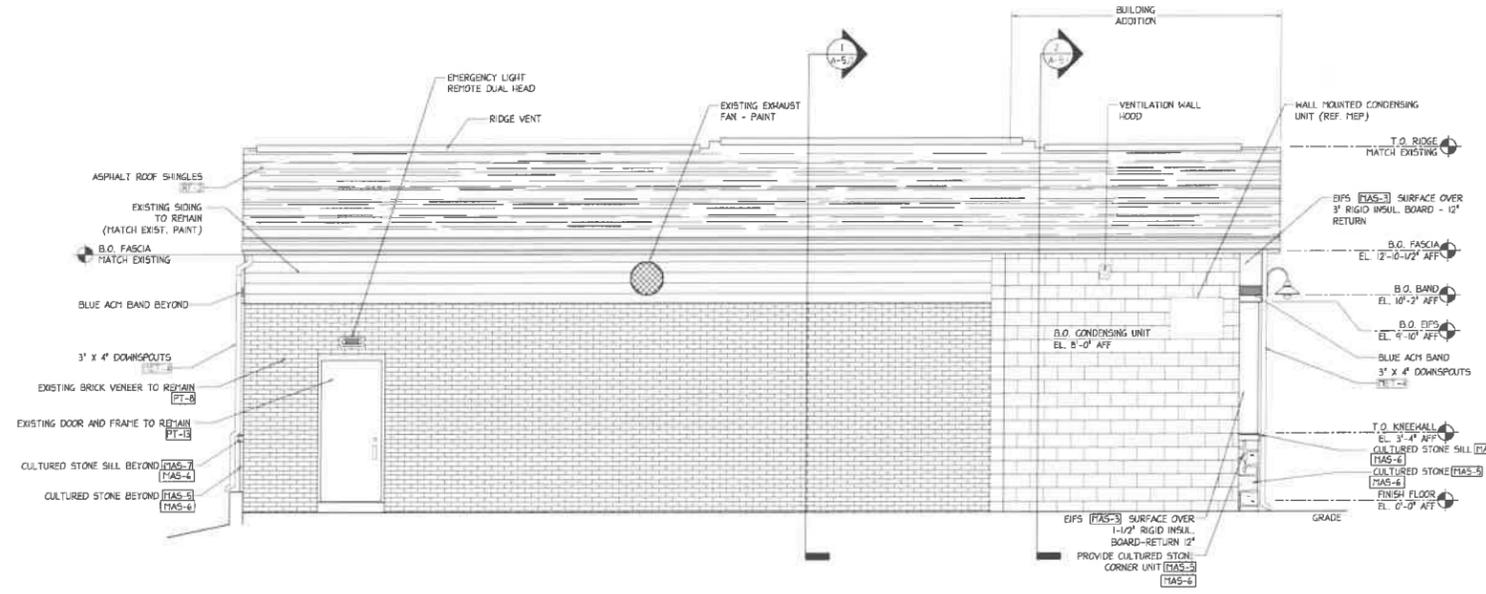
Cornerstone Consulting
 Engineers & Architectural, Inc.
 1176 N. Irving Street, Allentown, PA 18109
 Phone: 610-820-8200, Fax: 610-820-3706
 WWW.CORNERSTONECF.COM
 CCEA # 10-0238



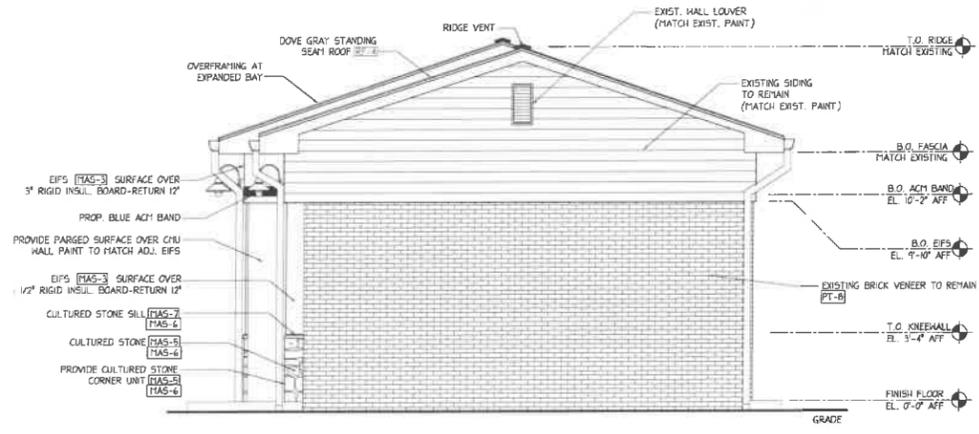
1 WESTERN ELEVATION
SCALE: 1/4"=1'-0"



2 NORTHERN ELEVATION
SCALE: 1/4"=1'-0"



3 EASTERN ELEVATION
SCALE: 1/4"=1'-0"

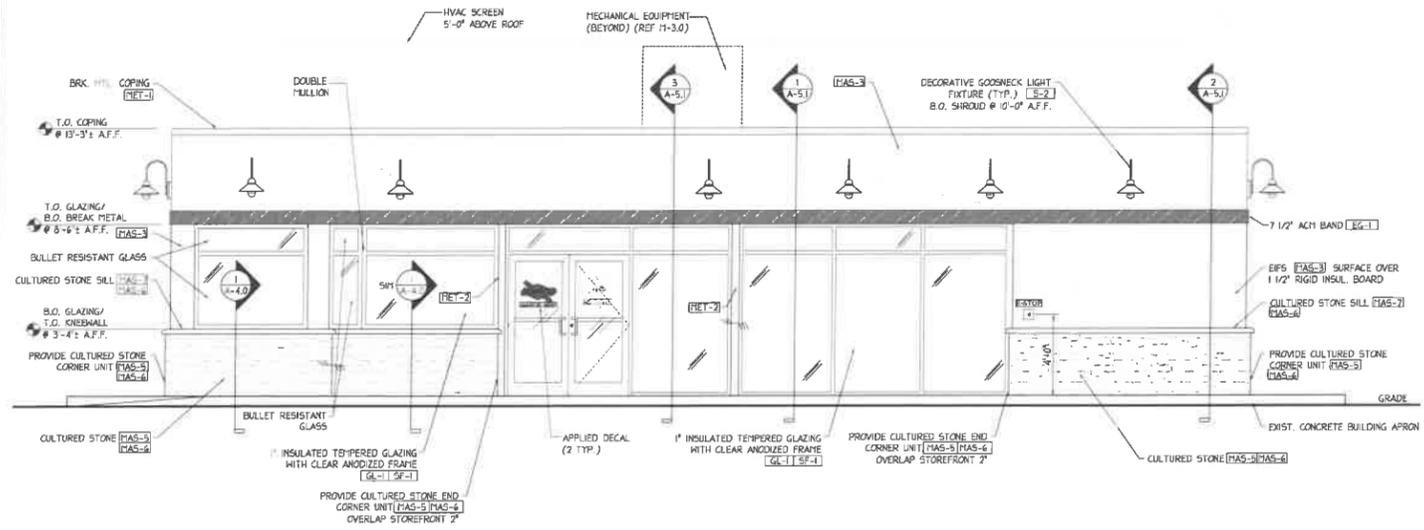


4 SOUTHERN ELEVATION
SCALE: 1/4"=1'-0"

5 USC SIGNAGE DETAIL
SCALE: 3/4"=1'-0"

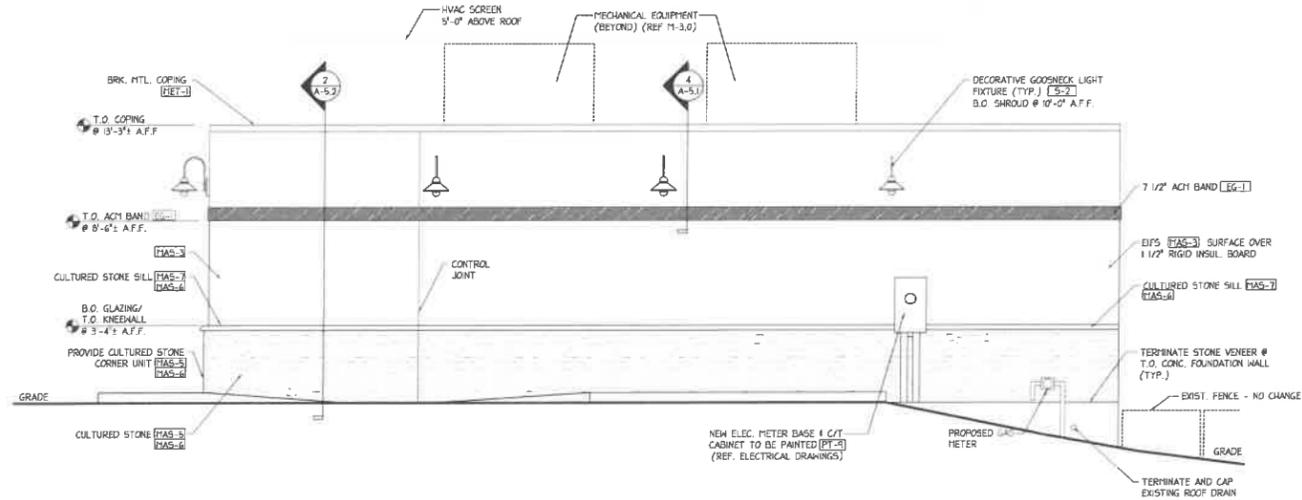
REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APPROVED BY
5	11/08/17	REVISED PER CODE COMMENTS	DR	RJD	RJD
4	10/27/17	REVISED PER CODE COMMENTS	ALM	RJD	RJD
3	10/27/17	REVISED PER CLIENT COMMENTS	DR	RJD	RJD
2	4/17/17	REVISED PER CLIENT COMMENTS	DR	RJD	RJD

Cornerstone Consulting Engineers & Architectural, Inc. 1175 N. Irving Street, Allentown, PA 18109 Phone: 610-820-8200 Fax: 610-820-3706 www.cornerstone-est.com CCEA #: 10-0238			
CLIENT:	SUNOCO, INC. Retail Engineering 3801 West Chester Pike - Newtown Square, PA		
LOCATION:	190 South Whiting Street City of Alexandria Commonwealth of Virginia		
PROJECT NO.:	EC3849		
EXTERIOR ELEVATIONS			
APPROVED: BJD	FACILITY NO: 0373-4324	DRAWING NO: A-4.1	SCALE: AS NOTED
CHECKED: MWM			REV NO: 5
DRAWN: DR			
DATE: 3-24-2017			



1 NORTHERN ELEVATION

SCALE: 1/4"=1'-0"



2 WESTERN ELEVATION

SCALE: 1/4"=1'-0"

HVAC ROOF SCREEN (BASIS OF DESIGN)

FRAME MANUFACTURER:
 PNP SYSTEMS AND DESIGN (OR APPROVED EQUAL.)
 PHONE: 1 (877) 353-3956
 E-MAIL: INFO@PLANTRUB.COM

FRAMING SYSTEM:
 ZERO ROOF PENETRATION, BALLASTED CUSTOM DESIGNED FRAME FOR SINGLE-PLY ROOF.
 THE SYSTEM SHALL CONSIST OF THE FOLLOWING:

BASES:
 8"x8" (8LB.) HIGH DENSITY POLYETHYLENE PLASTICS AND OTHER ADDITIVES FOR UV PROTECTION

FRAMING:
 12 GAUGE, 1-5/8" HDG
 PANELS AND TRISLS

MANUFACTURER:
 ARCHITECTURAL LOUVERS
 PHONE: 1-(800)-566-8371
 E-MAIL: SERVICE@ARCHLOUVERS.COM

STYLE/MODEL NUMBER: V6-05 - NARROW SLAT SCREEN
FINISH/COLOR: RYMAR 500000 WHITE - TO MATCH COPING
CLAMPING HARDWARE:
 ELECTRO-PLATED BOLTS, NUTS AND WASHERS

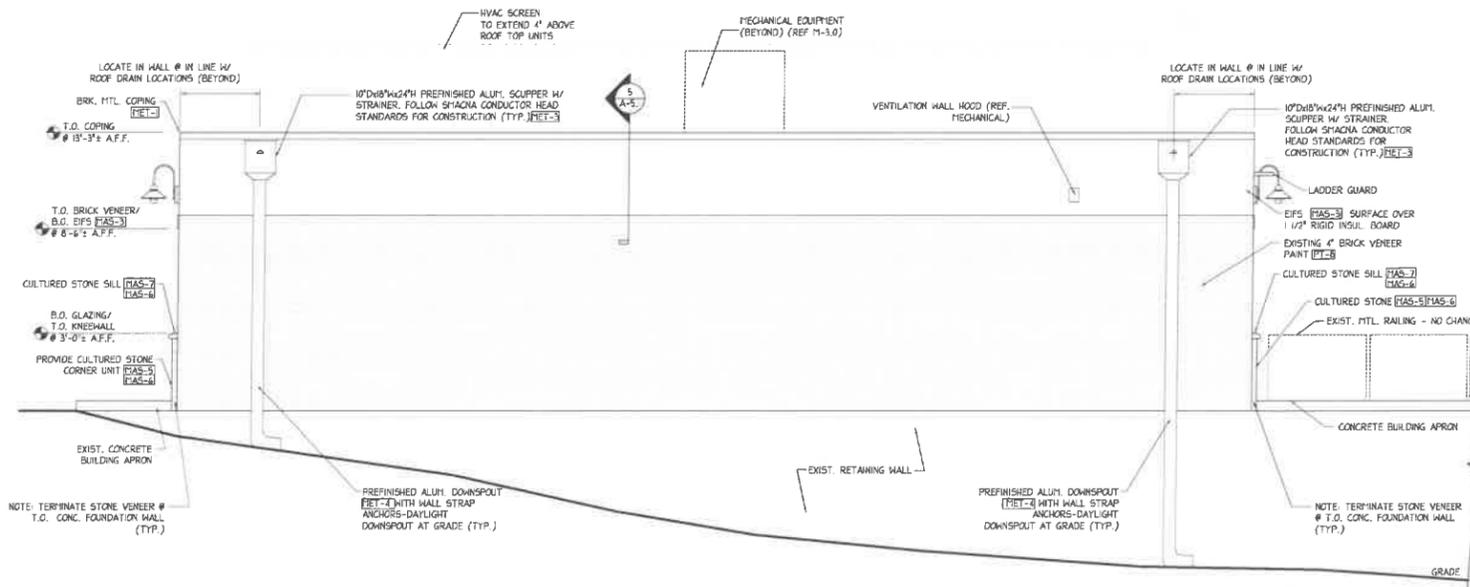
-SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW AND APPROVAL

#	11-09-14	REVISED PER CODE COMMENTS	JCS	MW/M	RJD
#	10-24-14	REVISED PER CODE COMMENTS	JCS	MW/M	RJD
#	09-29-14	REVISED PER CODE COMMENTS	DIR	MW/M	RJD
#	08-23-14	REVISED PER CORPORATE COMMENTS	JCS	MW/M	RJD

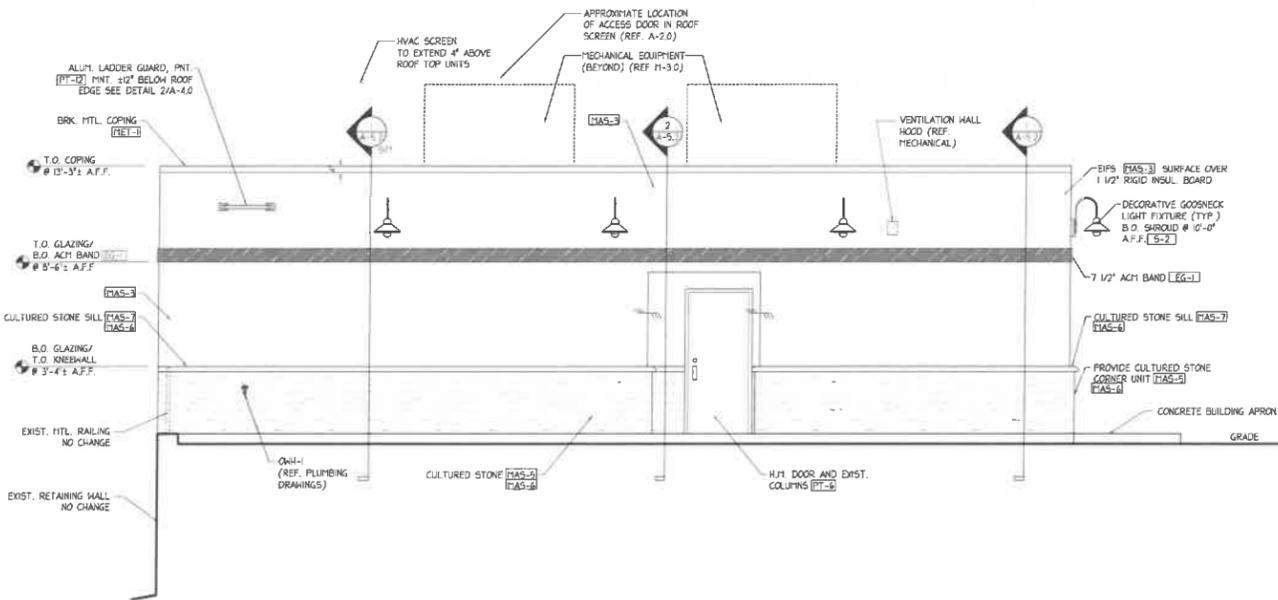
REV NO	DATE	REVISIONS	DRAWN BY	CHECK BY	APPROV
Cornerstone Consulting Engineers & Architectural, Inc. 1176 N. Irving Street, Allentown, PA 18109 Phone: 610-820-8200 Fax: 610-820-3706 www.cornerstoneinc.com CCEA # 10-0238					

CLIENT: SUNOCO, INC. Retail Engineering 3801 West Chester Pike - Newtown Square, PA	
LOCATION: 190 South Whiting Street City of Alexandria, Arlington County Commonwealth of Virginia	PROJECT NO. EC3849

EXTERIOR ELEVATIONS			
APPROVED:	DATE:	FACILITY NO:	SCALE: AS NOTED
CHECKED: MW/M		0373-4324	A-4.1
DRAWN: SJL/H			8
DATE: 7-18-2011			



1 SOUTHERN ELEVATION
SCALE: 1/4"=1'-0"



2 EASTERN ELEVATION
SCALE: 1/4"=1'-0"

HVAC ROOF SCREEN (BASIS OF DESIGN)

FRAMING MANUFACTURER:
PAP SYSTEMS AND DESIGN (OR APPROVED EQUAL)
PHONE: 1-(877)-863-5566
E-MAIL: INFO@PAPSYSTEMS.COM

FRAMING SYSTEM:
ZERO ROOF PENETRATION, BALLASTED CUSTOM DESIGNED FRAME FOR SINGLE-PLY ROOF.

THE SYSTEM SHALL CONSIST OF THE FOLLOWING:

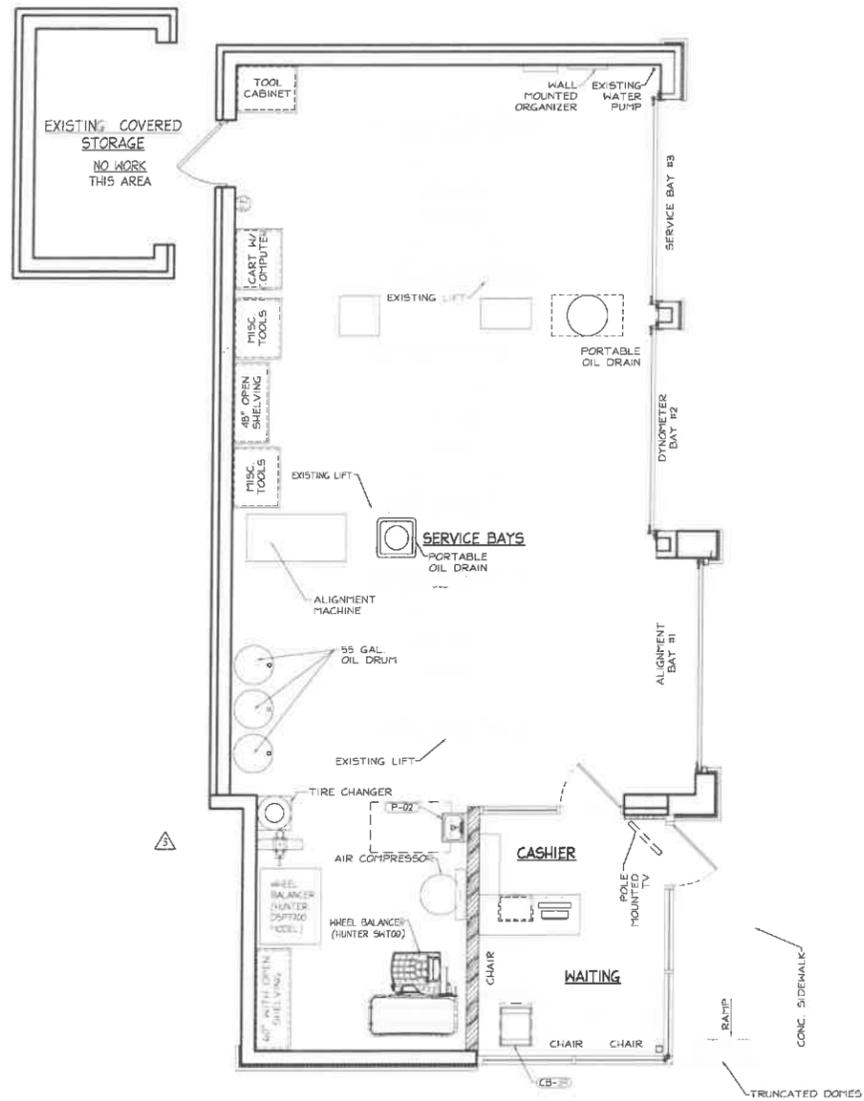
BASES:
18"x18" (BLB.) HIGH DENSITY POLYETHYLENE PLASTICS AND OTHER ADDITIVES FOR UV PROTECTION

FRAMING:
12 GAUGE, 1.59" HDG
PANELS AND TRIMS:
MANUFACTURER:
ARCHITECTURAL LOWERS
PHONE: 1-(800)-369-8338
E-MAIL: SERVICE@ARCHLOWERS.COM

STYLE/MODEL NUMBER: V6JNS - NARROW BLADE SCREEN
FINISH/COLOR: KIVAR SMOKE/WHITE - TO MATCH COPING
CLIPPING HARDWARE:
ELECTRO-PLATED BOLTS, NUTS AND WASHERS

-SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW AND APPROVAL.

11-08-18	REVISED PER CODE COMMENTS	JCS	MWN	RJD	
10-04-17	REVISED PER CODE COMMENTS	JCS	MWN	RJD	
10-03-17	REVISED PER CODE COMMENTS	JCS	MWN	RJD	
10-03-17	REVISED PER CORPORATE COMMENTS	JCS	MWN	RJD	
REV NO	DATE	REVISIONS	DRAWN BY	CHK'D BY	APP'D BY
Cornerstone Consulting Engineers & Architectural, Inc. 1176 N Irving Street Allentown, PA 18105 Phone 610-820-8300 Fax 610-820-3706 www.cornerstonenet.com CCEA # 10-0238					
CLIENT: SUNOCO, INC. Retail Engineering 3801 West Chester Pike - Newtown Square, PA					
LOCATION: 190 South Whiting Street City of Alexandria, Arlington County Commonwealth of Virginia			PROJECT NO. EC3849		
EXTERIOR ELEVATIONS					
APPROVED BY: LMS	FACILITY NO:	DRAWING NO:	SCALE:	AS NOTED	REV NO:
DESIGNED BY: MWN	0373-4324	A-4.2			8
DRAWN BY: JCS					
DATE: 7/18/2011					



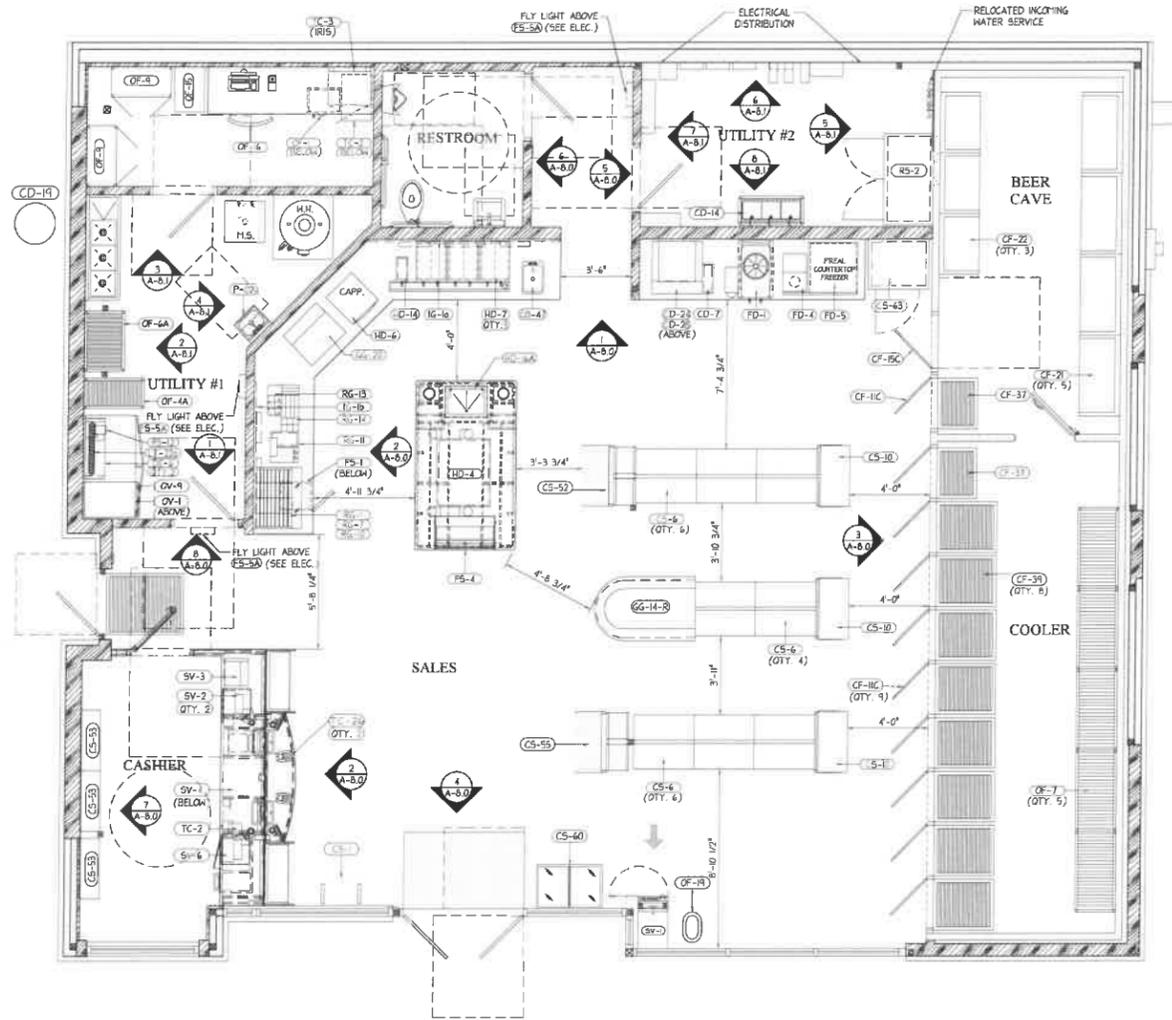
- GENERAL NOTES**
1. ALL WORK SHALL COMPLY WITH GOVERNING CODES, REGULATIONS, ORDINANCES AND GOOD CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO COMMENCING ANY WORK AND SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IMMEDIATELY OF ANY VARIATION FROM THE PLAN THAT MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING, THE SAFETY OF THE OCCUPANTS OR THE COST OF THE PROPOSED WORK.
 3. THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING FOR ALL NEW BEARING SUPPORT SYSTEMS AS FIELD CONDITIONS DICTATE.
 4. THE DESIGN PROFESSIONAL RESERVES THE RIGHT TO CORRECT OR ALTER THESE DRAWINGS.
 5. EQUIPMENT CONFIGURATIONS DEPICTED ON THESE DRAWING DOCUMENTS ARE BASED ON MANUFACTURER INFORMATION OBTAINED BY OUR OFFICE AND ARE INTENDED TO ACT AS A CONCEPTUAL GUIDE ONLY. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE ACTUAL EQUIPMENT SUPPLIED PRIOR TO THE INITIATION OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY THAT SHOULD SUBSTANTIALLY AFFECT THE DESIGN. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ALTERATIONS DUE TO REQUIREMENTS.
 6. ALL OPENINGS (DOORS, WINDOWS, ETC.) REPRESENT NOMINAL OPENING DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER ROUGH OPENINGS IN ACCORDANCE WITH THE ASSOCIATED MANUFACTURER'S SPECIFICATIONS.
 7. ALL PIPING, CONDUIT BOX CABLE AND SIMILAR CONSTRUCTION SHALL BE EITHER LOCATED INSIDE A WALL OR INSTALLED WITH A MINIMUM 3/4 INCH SPACE FROM THE WALL OR SEALED TO THE WALL.
 8. ALL DOORS TO THE OUTSIDE WILL BE SELF-CLOSING AND ROCKET-PROOF. DOORS MUST BE A SOLID CONSTRUCTION DESIGN WITH NO GAPS GREATER THAN 1/4 INCH (I.R.C.) A MINIMUM OF 20 FOOT-CANDLES OF SHIELDED LIGHT WILL BE PROVIDED AT ALL WORK SURFACES.
 9. ALL FLOOR-MOUNTED EQUIPMENT WILL BE PLACED ON NATIONAL SANITATION FOUNDATION (NSF) APPROVED SIX INCH LEGS, OR THE EQUIVALENT, AND PROPERLY SPACED FROM ADJACENT EQUIPMENT OR WALLS, OR PLACED ON NSF APPROVED CASTERS, OR THE EQUIVALENT, OR PROPERLY SEALED TO ALL ADJACENT SURFACES.
 10. ALL EXPOSED RAW HOOD WILL BE SEALED.
 11. ALL ANGULAR OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/32 OF AN INCH.
 12. THE OUTSIDE STORAGE OF REFUSE AND GREASE WILL BE IN ROCKET-PROOF CONTAINERS LOCATED ON A PAVED OR CONCRETE SURFACE (SEE SITE PLANS).
 13. ALL SINK INSTALLATIONS WILL BE EQUIPPED WITH HOT AND COLD RUNNING WATER THROUGH A FIXING VALVE OR COMBINATION FAUCET (UNLESS OTHERWISE SPECIFIED).
 14. ALL PAINTING WILL BE WITH LEAD-FREE, NON-METALLIC, EASILY CLEANABLE PAINT OR A HIGH QUALITY VARNISH.

G.C. NOTE:
 CONFER WITH OWNER ON INVENTORY OF ALL EQUIPMENT SHOWN AND EQUIPMENT SCHEDULED FOR USE. LOCATIONS OF ALL EQUIPMENT TO BE COORDINATED WITH OWNER.

1 EQUIPMENT PLAN
 SCALE: 1/4"=1'-0"



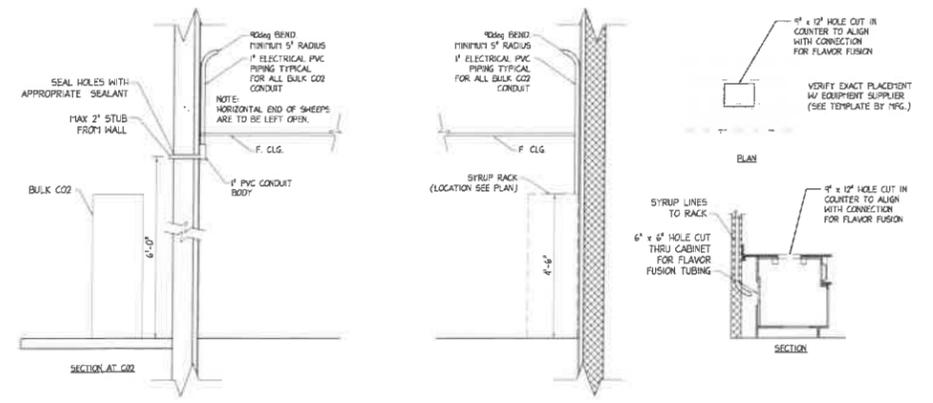
5	11/20/17	REVISED PER CODE COMMENTS	DIR	RJD	RJD
4	9/20/17	REVISED PER CODE COMMENTS	MLH	RJD	RJD
3	8/29/17	REVISED PER CLIENT COMMENTS	DIR	RJD	RJD
2	8/17/17	REVISED PER CLIENT COMMENTS	DIR	RJD	RJD
REV NO.	DATE	REVISIONS	DRAWN BY	CHKD BY	APP'D
Cornerstone Consulting Engineers & Architectural, Inc. 1176 N. Irving Street, Allentown, PA 18108 Phone: 610-820-8200 Fax: 610-820-3706 WWW.CORNERSTONECONSULTING.COM CCEA # 10-0238					
CLIENT: SUNOCO, INC. Retail Engineering 3801 West Chester Pike - Newtown Square, PA					
LOCATION: 190 South Whiting Street City of Alexandria Commonwealth of Virginia			PROJECT NO. EC3849		
EQUIPMENT PLAN, DETAILS & SCHEDULE					
APPROVED	RJD	FACILITY NO	DRAWING NO	SCALE	AS NOTED
DRAWN	DIR	0373-4324	EQ-1.0		
DATE	3-24-2017				
				REV. NO	5



- ### GENERAL NOTES
1. ALL WORK SHALL COMPLY WITH GOVERNING CODES, REGULATIONS, ORDINANCES AND GOOD CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO COMMENCING ANY WORK AND SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IMMEDIATELY OF ANY VARIATION FROM THE PLAN THAT MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING, THE SAFETY OF THE OCCUPANTS OR THE COST OF THE PROPOSED WORK.
 3. CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING FOR ALL NEW BEARING SUPPORT SYSTEMS AS FIELD CONDITIONS DICTATE.
 4. THE DESIGN PROFESSIONAL RESERVES THE RIGHT TO CORRECT OR ALTER THESE DRAWINGS.
 5. EQUIPMENT CONFIGURATIONS DEPICTED ON THESE DRAWING DOCUMENTS ARE BASED ON MANUFACTURER INFORMATION OBTAINED BY OUR OFFICE AND ARE INTENDED TO ACT AS A CONCEPTUAL GUIDE ONLY. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE ACTUAL EQUIPMENT SUPPLIED PRIOR TO THE INITIATION OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY THAT SHOULD SUBSTANTIALLY AFFECT THE DESIGN. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ALTERATIONS DUE TO ROUGH-IN REQUIREMENTS.
 6. ALL OPENINGS (DOORS, WINDOWS, ETC.) REPRESENT NOMINAL OPENING DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER ROUGH OPENINGS IN ACCORDANCE WITH THE ASSOCIATED MANUFACTURER'S SPECIFICATIONS.
 7. ALL PIPING, CONDUIT, BOX CABLE AND SIMILAR CONSTRUCTION SHALL BE EITHER LOCATED INSIDE A HALL OR INSTALLED WITH A MINIMUM 3/4" INCH SPACE FROM THE WALL OR SEALED TO THE WALL.
 8. ALL DOORS TO THE OUTSIDE WILL BE SELF-CLOSING AND ROODENT-PROOF. DOORS MUST BE A SOLID CONSTRUCTION DESIGN WITH NO GAPS GREATER THAN 1/4" INCH. (UNO.)
 9. A MINIMUM OF 30 FOOTCANDLES OF SHIELDED LIGHT WILL BE PROVIDED AT ALL WORK SURFACES IN STORAGE AREAS, FOOD PREPARATION AREAS, UTENSIL-WASHING AREAS, TOILET ROOMS, AND IN GARBAGE AND RUBBISH AREAS.
 10. ALL RESTROOMS WILL BE EQUIPPED WITH MECHANICAL EXHAUST VENTILATION SIZED AT A MINIMUM RATE OF TWO CUBIC FEET PER MINUTE PER SQUARE FOOT OF FLOOR AREA AND EXHAUSTING DIRECTLY TO THE OUTSIDE. (SEE MECH. PLANS)
 11. ALL FLOOR-MOUNTED EQUIPMENT WILL BE PLACED ON NATIONAL SANITATION FOUNDATION (NSF) APPROVED SIX INCH LEGS, OR THE EQUIVALENT, AND PROPERLY SPACED FROM ADJACENT EQUIPMENT OR WALLS, OR PLACED ON NSF APPROVED CASTERS, OR THE EQUIVALENT, OR PROPERLY SEALED TO ALL ADJACENT SURFACES.
 12. ALL COUNTER-MOUNTED FOOD SERVICE EQUIPMENT WEIGHING IN EXCESS OF 80 POUNDS WILL BE MOUNTED ON NSF APPROVED FOUR INCH LEGS.
 13. ALL EXPOSED RAW WOOD WILL BE SEALED.
 14. ALL ANNULAR OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/32" OF AN INCH. THE OUTSIDE STORAGE OF REFUSE AND GREASE WILL BE IN ROODENT-PROOF CONTAINERS LOCATED ON A PAVED OR CONCRETE SURFACE. (SEE SITE PLANS)
 15. ALL SINK INSTALLATIONS WILL BE EQUIPPED WITH HOT AND COLD RUNNING WATER THROUGH A PIPING VALVE OR COMBINATION FAUCET. (UNLESS OTHERWISE SPECIFIED)
 16. ALL PAINTING WILL BE WITH LEAD-FREE, NON-METALLIC, EASILY CLEANABLE PAINT OR A HIGH QUALITY VARNISH.
 17. WASTE WATER FROM APPLICABLE FOOD SERVICE EQUIPMENT WILL BE INDIVIDUALLY PLUMBED TO AN OPEN SITE DRAIN WITH A MINIMUM ONE INCH AIR GAP.

1 EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



2 CO2 PIPING DETAILS

SCALE: NONE

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECK BY	APP'D.
1	11-08-18	REVISED PER CODE COMMENTS	JCS	MVM	RJD
2	12-04-17	REVISED PER CODE COMMENTS	JCS	MVM	RJD
3	08-20-17	REVISED PER CODE COMMENTS	DKR	MVM	RJD
4	08-15-17	REVISED PER CORPORATE COMMENTS	JCS	MVM	RJD

Cornerstone Consulting
 Engineers & Architectural, Inc.
 1176 N Irving Street, Allentown, PA 18109
 Phone: 610-820-8200 Fax: 610-820-3706
 WWW.CORNERSTONESET.COM CCEA # 10-0238

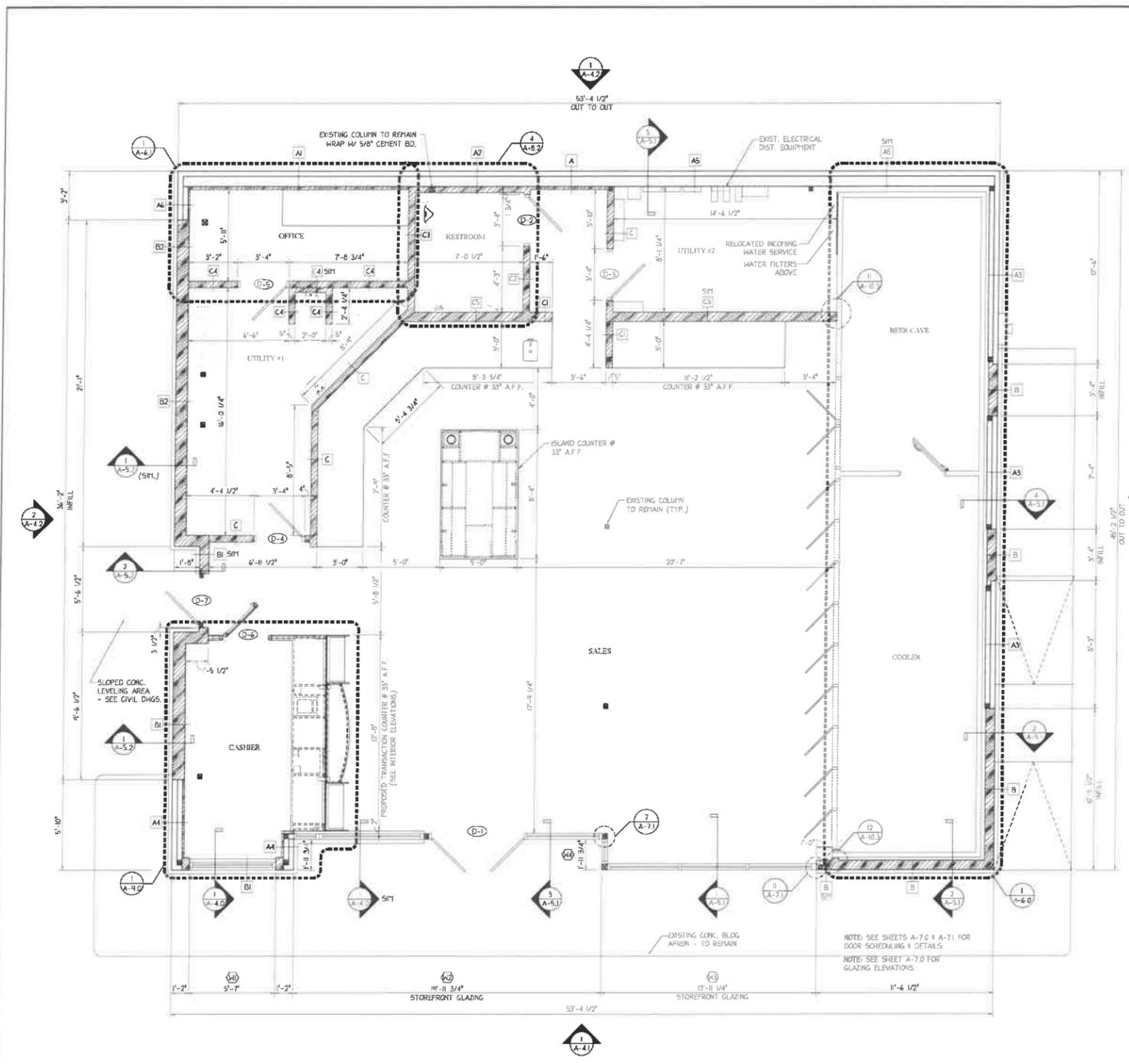
CLIENT: **SUNOCO, INC.**
Retail Engineering
 3801 West Chester Pike - Newtown Square, PA

LOCATION: 190 South Whiting Street
 City of Alexandria, Arlington County
 Commonwealth of Virginia

PROJECT NO:
EC3849

EQUIPMENT PLAN AND DETAILS

APPROVED	LMS	FACILITY NO	DRAWING NO	SCALE	REV. NO.
DATE	TIME	0373-4324	EQ-1.0	AS NOTED	8
03/18/2011					



WALL TYPE SCHEDULE NOTE: SEE EXTERIOR ELEVATIONS AND FINISH FLOOR PLAN FOR PROPOSED FINISH APPLICATIONS.

A	EXISTING MASONRY WALL CONSTRUCTION TO REMAIN. PROPOSED 1-1/2" METAL Z-FURRING AT 24" O.C. VERTICALLY W/ 1-1/2" RIGID INSULATION AND 5/8" CDX AT SALES SIDE. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES. AT SHI CONDITION, PROVIDE 1/2" CDX OVER EXISTING MODULAR WALL CONSTRUCTION.
A1	EXISTING MASONRY WALL CONSTRUCTION TO REMAIN. PROPOSED 1-1/2" METAL Z-FURRING AT 24" O.C. VERTICALLY W/ 1-1/2" RIGID INSULATION AND 1" BC WITH FRP OVERLAY AT OFFICE SIDE. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
A2	EXISTING MASONRY WALL CONSTRUCTION TO REMAIN. PROPOSED 3-5/8" 20 GA. METAL STUDS @ 16" O.C. WITH R-11 BATT INSULATION AND 1/2" CEMENT BOARD W/ CERAMIC TILE AT RESTROOM SIDE. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
A3	EXISTING MODULAR WALL CONSTRUCTION TO REMAIN.
A4	EXISTING MODULAR WALL CONSTRUCTION TO REMAIN. PROPOSED 3/8" KEVLAR/APPROVED B.R. MATERIAL (UP TO CELL. ELEV.) AND 5/8" CDX OVER EXISTING MODULAR WALL CONSTRUCTION AT SALES SIDE. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
A5	EXISTING MASONRY WALL CONSTRUCTION TO REMAIN.
A6	EXISTING MODULAR WALL CONSTRUCTION TO REMAIN. PROPOSED DBL. 1/2" BC PLYWOOD W/ FRP OVERLAY OVER EXISTING MODULAR WALL CONSTRUCTION AT OFFICE SIDE. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
B	PROPOSED 8" 8 GA. METAL STUDS @ 16" O.C. (TO ALIGN WITH ADJACENT EXIST. EXTERIOR FINISH) AND R-11 BATT INSULATION. AT SHI CONDITION, PROVIDE 1/2" CDX ON SALES SIDE.
B1	PROPOSED 8" 8 GA. METAL STUDS @ 16" O.C. W/ R-25 BATT. INSULATION AND 3/8" KEVLAR/APPROVED B.R. MATERIAL (UP TO CELL. ELEV.) AND 5/8" CDX AT CASHIER SIDE. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES. NAT SHI CONDITION PROVIDE 1/2" CDX AT SALES SIDE.
B2	PROPOSED 8" 8 GA. METAL STUDS @ 16" O.C. W/ R-25 BATT. INSULATION AND 1/2" BC PLYWOOD W/ FRP OVERLAY AT UTILITY AND OFFICE SIDES. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
C	PROPOSED 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" CDX W/ FRP OVER 5/8" CDX PLYWOOD FROM F.F. TO 35" A.F.F., THEN 1/2" GA. S.S. BACKSPLASH OVER 5/8" CDX PLYWOOD FROM 35" A.F.F. TO 43" A.F.F., THEN 3/4" THIN BRICK OVER 5/8" CDX PLYWOOD FROM 43" A.F.F. TO 10'-0" A.F.F., THEN 5/8" GYP BD. (PAINTED) FROM 10'-0" A.F.F. ON SALES SIDE. EXTEND TO UNDERSIDE OF ROOF DECK. SEE DETAIL 10 SHEET A-10.3 FOR MORE INFORMATION. ON SALES SIDE AND 1/2" BC W/ FRP OVERLAY ON UTILITY/OFFICE SIDES; EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
C1	PROPOSED 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" CDX ON BOTH SIDES W/ FRP OVER 5/8" CDX PLYWOOD FROM F.F. TO 35" A.F.F., THEN 1/2" GA. S.S. BACKSPLASH OVER 5/8" CDX PLYWOOD FROM 35" A.F.F. TO 43" A.F.F., THEN 3/4" THIN BRICK OVER 5/8" CDX PLYWOOD FROM 43" A.F.F. TO 10'-0" A.F.F., THEN 5/8" GYP BD. (PAINTED) FROM 10'-0" A.F.F. WHERE C-TOP IS PRESENT. SEE DETAIL 10 SHEET A-10.3 FOR MORE INFORMATION. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
C2	PROPOSED 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 1/2" CDX ON SALES SIDE AND 1/2" CEMENT BOARD W/ CERAMIC TILE ON RESTROOM SIDE AND R-11 SOUND ATTENUATION BATT INSULATION. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
C3	PROPOSED 4" 20 GA. METAL STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD W/ CERAMIC TILE ON RESTROOM SIDE AND 1/2" BC PLYWOOD W/ FRP OVERLAY ON OFFICE/UTILITY SIDE AND R-11 SOUND ATTENUATION BATT INSULATION. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES.
C4	PROPOSED 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 1/2" BC PLYWOOD W/ FRP OVERLAY ON BOTH SIDES. EXTEND TO UNDERSIDE OF ROOF ASSEMBLY. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES. AT SHI CONDITION PROVIDE DBL. 3-5/8" 20 GA. METAL STUDS @ 16" O.C.
C5	PROPOSED 6" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" CDX W/ FRP FROM F.F. TO 35" A.F.F., THEN 1/2" GA. S.S. BACKSPLASH FROM 35" A.F.F. TO 43" A.F.F., THEN THIN BRICK VENEER FROM 43" A.F.F. TO 10'-0" A.F.F.; THEN 5/8" GYP BD. (PAINTED) FROM 10'-0" TO UNDERSIDE OF STRUCTURE ABOVE. ON SALES SIDE (REFERENCE DETAIL - 10 ON SHEET 10.3 FOR MORE INFORMATION) AND 5/8" CEMENT BOARD W/ CERAMIC TILE ON RESTROOM SIDE AND R-11 SOUND ATTENUATION BATT INSULATION. EXTEND WALL CONSTRUCTION TO STRUCTURE ABOVE. UTILIZE H.R. GYP WITHIN 36" OF ANY PLUMBING FIXTURES. AT SHI CONDITION PROVIDE 1/2" BC PLYWOOD WITH FRP OVERLAY AT UTILITY SIDE.

SPECIFICATION NOTES

- DOOR SYSTEM**
SHALL BE KAWNEER 300 INSULATED THERMAL ENTRANCE SYSTEM WITH 1" LAMINATED LITE GLAZING AT ENTRANCE DOORS. PROVIDE FULL WIDTH EXTRUDED ALUMINUM RAIL ACROSS TOP & BOTTOM AND VERTICAL EXTRUDED ALUMINUM STILE AT EACH DOOR EDGE. VERTICAL STILES SHALL BE PROVIDED WITH MANUFACTURER'S RESISTIVE HEATER-STRIPPING. PUSH/PULL HARDWARE SHALL BE 1" VERTICAL PULL X 3/4" HORIZONTAL PULL 1" DIAMETER CLEAR ANODIZED ALUMINUM FINISH LOCKING DEVICE SHALL BE STANDARD BOTTOM RAIL LOCK ONE PER DOOR LEAF. RINGS SHALL KAWNEER TOP AND BOTTOM OFFSET PIVOT AND SURFACE MOUNTED NORTON 1605 BC CLOSER. MANUFACTURED/SUPPLIED BY KAWNEER COMPANY 404-44-8555 OR APPROVED EQUAL.
- GLAZING**
PROVIDE DOUBLE PANE, 1" TEMPERED, INSULATED GLAZING HIGH SHALL COMPLY WITH THE ASTM C646-90S, KIND FT. (FULLY TEMPERED) CONDITION AS PER TYPE I AND SHALL ALSO COMPLY WITH 56CC (6CFR, 102-11, AND ANSI Z97.1. PREINTED GLAZING AS REQ. BY PPG-IDEASCAPES (SOLARBAN 72 STARBURE+STARBURE). THE SYSTEM SHALL HAVE EXTRUDED ANODIZED ALUMINUM FRAMING CONTIGUOUS AT PERIPHERY OF GLAZED AREA AS INDICATED ON THE DRAWINGS, FINISHED WITH HIGH PERFORMANCE ORGANIC COATING THAT COMPLETES WITH ANTA 805.2-92. ALL GLAZING AND FRAMES SHALL BE MANUFACTURED AND SUPPLIED BY KAWNEER COMPANY (TIFAB WG 454/461) (FRAME COLOR: CLEAR ANODIZED)
- DRY-WALL/STUDS/BROUGH CARPENTRY**
A. MATERIALS TO BE AS FOLLOWS:
1) GYPSUM WALL BOARD: 5/8" TH. W/ EASED EDGES - UNO.
2) STEEL STUDS: SIZE & GAGE VARIES. SEE WALL TYPES AND WALL SECTIONS.
3) WALL INSULATION: 1-1/2" RIGID FOIL BACK POLYISOCYANURATE (THERMAX UNLESS OTHERWISE NOTED) BETWEEN METAL Z-FURRING.
B. INSTALL STUDS PLUMB AND EVENLY SPACED, ATTACHING TO RUNNERS. PROVIDE METAL STRAPPING AT THE STUD WORK, AS REQUIRED FOR DOOR BUSHERS, ACCESSORIES, AND SHIMMING. SCREW ATTACH DRYWALL PARALLEL TO STUDS. FINISH WITH PREHENDED JOINT COMPOUND AND TAPE AT ALL EDGES, CORNERS, ETC. USE FLUSH SPACKLED METAL CORNER AND EDGE BEADS. SEAL ALL PENETRATIONS AT ACOUSTICAL PARTITIONS. C. PROVIDE TREATED WOOD BLOCKING, BACKINGS, AND HALERS, IN WALLS ON WHICH EQUIPMENT AND ACCESSORIES ARE TO BE MOUNTED. BOLT, NAIL, SCREW AND ATTACH SECURELY TO STUDS.
C. G.C. TO INSTALL FINE BLOCKING @ FINISH CEILING POINT IN ALL FRAMED WALLS
- H.J.L. DOORS & FRAMES**
A. PROVIDE WELDED 1/4" GAGE HOLLOW METAL FRAMES REINFORCED AND PREPARED FOR HARDWARE. ANCHOR TO WALLS EXTERIOR FRAMES TO BE GALVANIZED.
B. DOORS TO BE 1/4" GAGE GALVANIZED HOLLOW METAL INSULATED CORE, WITH CLOSED TOP AND BOTTOM RAILS WITH REINFORCED HINGE AND STRIKE AREAS.
C. EXTERIOR H.J.L. DOORS AND FRAMES SHALL BE MANUFACTURED BY HESKER COMMERCIAL SERIES 05 OPAQUE FLUSH STEEL, IN A HOLLOW METAL FRAME.
D. INTERIOR DOOR FRAMES TO BE KNOCK DOWN FRAMES, 1/4" GAGE DOUBLE RETURN.
- FINISH HARDWARE**
A. SUPPLY/INSTALL DOOR HARDWARE CONFORMING TO ANSI GRADE I STANDARDS. FINISHES TO BE DULL STAINLESS STEEL (304/316) WHERE AVAILABLE, OR DULL CHROME (316/316S).
1) SUBMIT HARDWARE SCHEDULE, WITH CATALOGUE CUTS, FOR REVIEW BY OWNER.
- SEALANTS**
A. PROVIDE SEALANTS AT ALL JOINTS OF DISSIMILAR MATERIALS, INTERIOR & EXTERIOR, AT FLASHINGS AND TRIMS, ALONG ACOUSTIC AND FULL HEIGHT PARTITIONS, AND WHERE INDICATED ON THE DRAWINGS. SEAL ALL FLOOR OPENINGS.
B. INTERIOR SEALANTS TO BE 1 PART PAINTABLE ACRYLIC LATEX, EXTERIOR TO BE SILICONE. GLASS SEALANTS SHALL BE BY THE GLAZING CONTRACTOR.
- PAINTING**
A. PAINT ALL WALLS, DOORS, FRAMES, SURFACES AS SCHEDULED AND WHERE "PAINT, PAINTED, OR PTO" IS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH THE EXACT COLORS AS SPECIFIED.
B. CLEAN AND PREPARE SUBSTRATES, PRIME AND APPLY 2 FINISH COATS, ACCORDING TO MANUFACTURER'S INSTRUCTIONS. FINISH COAT TO BE SMOOTH AND FREE FROM RUNS, SAGS, DEFECTS AND UNIFORM IN SHEEN, COLOR AND TEXTURE.
C. PROTECT ALL ADJOINING SURFACES FROM PAINT, AND CLEAN OFF ANY EXCESS PAINT.
- STONE VENEER**
MANUFACTURER:
A. INDIANA CUT STONE TEL: (812) 275-0264
66 GUTHRIE ROAD FAX: (812) 275-0264
BEDFORD, IN 47401 E-MAIL: INFO@INDYSTONE.COM
WEBSITE: WWW.INDYSTONE.COM
1) MANUFACTURER'S DISTRIBUTOR:
B. PRODUCT VENEER TYPES AS SHOWN ON DRAWINGS
C. SUBSTITUTIONS: NONE ALLOWED
D. MATERIALS:
A. STONE VENEER:
1) PROFILE: SPLIT-FACED - THIN VENEER VARIEGATED. CORNER PIECES FIELD CUT.
B. VENEER UNIT PROPERTIES: LIMESTONE BUILDING STONE STANDARD- ASTM C 568.
1) CLASSIFICATION: CATEGORY 4 (MEDIUM DENSITY).
2) VARIETY: INDIANA LIMESTONE.
3) FINISH OF EXTERIOR LIMESTONE CLADDING: TO MATCH STANDARD FINISH OF INDIANA LIMESTONE INSTITUTE, INC.
C. MOISTURE BARRIER: ASTM D 226, TYPE I, NO. 15, NON-PERFORATED ASPHALT-SATURATED FELT PAPER OR IBC STANDARD 14-1, RUBBER WATERPROOF BUILDING PAPER.
D. MORTAR AND GROUT MATERIALS:
1) PORTLAND CEMENT: ASTM C 150 TYPE I. EXPECT TYPE III MAY BE USED FOR COLD WEATHER CONSTRUCTION. PROVIDE GRAY OR WHITE CEMENT AS NEEDED TO PROTECT MORTAR COLOR REQUIRED.
2) HYDRATED LIME: ASTM C 207, TYPE S.
3) AGGREGATE: ASTM C 144.
4) WATER: CLEAN, NON-ALKALINE AND POTABLE.

1 CONSTRUCTION FLOOR PLAN
SCALE: 1/4"=1'-0"

9	11-04-18	REVIEW FOR CODE COMMENTS	KCS	MWMA	RJD
7	10-04-17	REVIEW FOR CODE COMMENTS	KCS	MWMA	RJD
6	08-28-17	REVIEW FOR CODE COMMENTS	DRR	MWMA	KCS
5	08-15-17	REVIEW FOR CONCEPT COMMENTS	KCS	MWMA	RJD
REV. NO.	DATE	REVISIONS	DESIGN BY	CHECK BY	APPROV.
Cornerstone Consulting Engineers & Architectural, Inc. 1176 N. Irving Street, Allentown, PA 18109 Phone: 610-820-8200 Fax: 610-820-3706 www.cornerstoneinc.com CCEA # 10-0238					
CLIENT: SUNOCO, INC. Retail Engineering 3801 West Chester Pike - Newtown Square, PA					
LOCATION: 190 South Whiting Street City of Alexandria, Arlington County Commonwealth of Virginia				PROJECT NO. EC3849	
CONSTRUCTION FLOOR PLAN AND WALL TYPE SCHEDULE					
APPROVED: LMS	FACILITY NO.	DRAWING NO.	SCALE:	AS NOTED	REV. NO.
DATE: 7-18-2011	0373-4324	A-1.0			8

