PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT 2051 JAMIESON ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE PROJECT IS LOCATED AT 2851 JAMESON AVE. THE EXISTING SITE CONSISTS OF AN OFFICE SPACE WITH GROUND FLOOR RETAL. THE APPLICANT PROPOSED TO RENOVATE THE BULDING TO CONVERT IT INTO A RESIDENTIAL USE WITH 17 ADD UNITS AND TO ADD POUR FLOORS TO THE OPE O'THE BULDING.

THIS SITE IS BORDERED TO THE NORTH AND EAST BY PARKING GARAGE; TO THE SOUTH BY COMMERCIAL AND OFFICE SPACE; TO THE WEST BY A CONDOMINUM HOUSING.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM S EGLEHARDT LANE

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

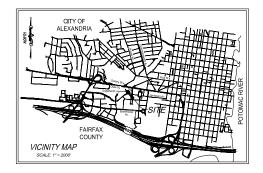
- CARLYLE SPECIAL USE PERMIT SUPPRIZE400063 AMENDMENT TO ALLOW FOR RESIDENTIAL USE, INCREASE IN BUILDING HEBRIT, INCREASE IN FLOOR AREA, BLOCK B DESIGN GUIDELINES REVISIONS, AND A REQUEST TO ADD A PROVISION SIMILAR TO SECTION 7-700 TO ALLOW BONUS DENSITY OVER 38%, AS LONG AS \$ OF THAT ADDITIONAL DENSITY IS AFFORMABLE.
- AFFORDABLE
 DEVELOPMENT SPECIAL USE PERMIT AMENDMENT TO DSPIZ2002-0014 TO CONVERT FROM OFFICE TO RESIDENTIAL USE,
 INCREASE THE FLOOR AREA, INCREASE THE BUILDING HEIGHT, CROWN COVERAGE MODIFICATION, SECTION 6-403
 MODIFICATION, AND PARKING REDULTION.

LIST OF EXISTING APPROVALS

- CARLYLE SUP SUP2024-00063 CARLYLE TMP SUP BUILDING SITE PLAN DSP2002-0014

	New	Upgraded
Crosswalks (number)		
Standard	0	0
High Visibility	0	0
Curb Ramps	0	0
Sidewalks (LF)	0	0
Bicycle Parking (numb	er of spaces)	
Public/Visitor	4	N/A
Private/Garage	59	N/A
Bicycle Paths (LF)	N/A	N/A
Pedestrian Signals	0	0





OWNER / APPLICANT CHI 2051 JAMIESON AVENUE LLC

1001 KAMOKILA BLVD KAPOLEI, HI 96707 JOSHUA GATELY@JAMESCAMPBELL.COM

ATTORNEY WIRE GILL

700 N. FAIRFAX STREET ALEXANDRIA, VA. 22314 (703) 863-5757 KWIRE@WIREGILL.COM

CIVIL ENGINEER IMEG

4035 RIDGE TOP ROAD FAIRFAX, VIRGINIA 22030 (703) 273-6820 JOHN L HELMS@IMEGCORP.COM

ARCHITECT COOPER CARY

625 NORTH WASHINGTON STREET, SUITE 200 ALEXANDRIA, VA. 22314 (703) 519-7127 BRANDONLENK@COOPERCARRY.COM

LANDSCAPE ARCHITECT LANDDESIGN, INC.

200 SOUTH PEYTON STREET ALEXANDRIA, VA. 22314 (703) 549-7784 MCLARK@LANDDESIGN.COM

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DATE	REVISION
05/30/25	PRELIMINARY DSUP SUBMISSION
07/25/25	DSUP VERIFICATION SUBMISSION
08/28/25	REVISED COMPLETENESS 2

AREA TABULATIONS

SITE ADDRESS: 2051 JAMIESON AVENUE TAX MAP NUMBER: 073.01-02-04

ROPOSED IMPERVIOUS AREA: 6,970 SF (0.16 AC) ROPOSED PERVIOUS AREA: 32,234 SF (0.74 AC)



C100

A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA STATE GRID NORTH (1983/ 11-ZONE 4501) AS ESTABLISHED FROM A CURRENT GPS SURVEY.

B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEOID-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.

NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.

5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF DECEMBER 2, 2024 AND DECEMBER 30, 2024 IN ACCORDANCE WITH THE MINIMUM ACCURACY STANDARDS OF THE COMMONWEALTH OF MISGINIA UNLESS OTHERWISE NOTED.

MO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL ORCERENS ON SITE IN THE PERFORMANCE OF INEG CORPORATION SERVICES FOR THE PROJECT AS SHOWN HEREON.

NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.

DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

THE PROPERTIES SHOWN HEREON ARE LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 51519 0037 F, REVISED JANUARY 11, 2024. ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN ACCORDANCE WITH THE CITY OF ALEXANDRIAS MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THESE SITES.

11. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THESE PROPERTIES.

12. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THESE PROPERTIES.

TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.

15. THE ENTIRE SUBJECT PROPERTIES CONSIST OF SOIL TYPE 98 URBAN LAND - GRIST MILL.

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.

DEWATERING AND OTHER CONSTUCTION-RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. THE CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEWS PRETREATMENT COORDINATOR AT 703-721-3600 32202

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155190037F, WITH AN EFFECTIVE DATE OF JANUARY 11, 2024.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

. FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERREY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO RPA'S, TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HOHLY ERODISCHEPERMEABLE SOILS OR BUFFER AREA SASSOLATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE.

GREEN BUILDING NARRATIVE

THIS PROJECT WILL COMPLY WITH THE CITY OF ALEXANDRA 2019 GREEN BUILDING POLICY, ADAPTINE REUSE OF AN EASTING STRUCTURE IS AN INMERIENTLY GREEK BUILDING STRATEGY, ADAPTINE REUSE OF AN EASTING STRATEGY, ADAPTINE REUSE OF AN EASTING STRATEGY, ADAPTINE ADAPTINE STRATEGY AND ADAPTINE STRATEGY BUILDING ALTERIATIVE AND ADAPTINE STRATEGY BUILDING ALTERIATIVE AND ADAPTINE STRATEGY BUILDING BUILDING ALTERIATIVE AND ADAPTINE STRATEGY BUILDING BUILDING ADAPTINE AND ADAPTINE STRATEGY BUILDING BUILDING AND ADAPTINE STRATEGY BUILDING BUILDING ADAPTINE ADAPTINE ADAPTINE STRATEGY BUILDING BUILDING ADAPTINE ADAPTINE ADAPTINE BUILDING BUILDING ADAPTINE ADAPTINE ADAPTINE ADAPTINE ADAPTINE STRATEGY BUILDING BUILDING ADAPTINE AD

ARCHAEOLOGY NOTES

 THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY
(1007-144-4399) F ANY BURIED STRUCTURAL FEBANIS (WALL FOUNDATIONS, WELLS, PRIVIES,
CISTERNS, ETC.) OR CONCENTRATIONS OF ARTHACTS ARE DISCOVERED DURINS
DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

STORM WATER MANAGEMENT NARRATIVE

THIS PROJECT WILL PROVIDE NO STORMWATER MANAGEMENT PRACTICES, DUE TO NO SITE DISTURBANCE PROPOSED.

BEST MANAGEMENT PRACTICES:

THIS PROJECT WILL PROVIDE NO BMP MANAGEMENT PRACTICES, DUE TO NO SITE DISTURBANCE

ZONING TABULATIONS

2051 JAMIESON AVE, ALEXANDRIA, VA 073.01-02-04

EXISTING ZONE CDD#1

PROPOSED ZONE

EXISTING SITE AREA: 39.017 S.F. OR 0.90 AC

PROPOSED SITE AREA: 39,017 S.F. OR 0.90 AC

EXISTING USE: OFFICE / RETAIL

RESIDENTIAL PROPOSED USE

PROPOSED NUMBER OF UNITS: 187 UNITS (132 1-BR, 55 2-BR/3-BR)

UNITS PER ACRE REQUIRED: UNITS PER ACRE PROVIDED:

N/A 187 UNITS / 0.90 AC = 208 DU/AC.

EXISTING GROSS FLOOR AREA: EXISTING NET FLOOR AREA:

GROSS FLOOR AREA PROPOSED: NET FLOOR AREA PROPOSED: 214,228 SF 189,422 SF

(PER ZO FOR CCD #1) (AS CALCULATED PER EXISTING ZO)

REQUIRED LOT FRONTAGE PROVIDED LOT FRONTAGE

REQUIRED BUILDING SETBACK: FRONT: NONE SIDE & REAR: 16' MINIMUM

PROVIDED BUILDING SETBACK: NORTH: 17'-6"

SOUTH: 6'-0" AND 11'-0" EAST: 17'-6" WEST: 5'-0"

NOTE: SETBACKS PROVIDED ARE EXISTING CONDITIONS PER APPROVED DSP2002-00014.

(PER ZO FOR CCD #1) (NOTE: THE 18' PENTHOUSE IS EXCLUDED FROM THIS HEIGHT MEASUREMENT)

AVERAGE FINISHED GRADE 38.4"

PARKING REQUIRED: 0.8 SPACE/BEDROOM - (5% REDUCTION PER SITE WITHIN METRO HALF-MILE WALKSHED)

= [0.8 SPACES X 135 1 BR UNITS] + [1.6 SPACES X 55 2 BR/3-BR UNITS] - 5%

REDUCTION

106 SPACES + 88 SPACES - 13 SPACES PER REDUCTION

182 SPACES TOTAL

ACCESSIBLE SPACES REQUIRED: 6 ADA SPACES + 1 VAN ADA SPACE OF EVERY 6 ADA SPACES

256 SPACES TOTAL 93 STANDARD 156 COMPACT 5 ACCESSIBLE 2 VAN ACCESSIBLE

REQUIRED LOADING SPACE: PROVIDED LOADING SPACE:

EXISTING TRIPS

AVG. DAILY TRIPS = 567 VPD (SEE PROPOSED TRIP GENERATION COMPARISON)

PROPOSED TRIPS: AVG. DAILY TRIPS = 296 VPD (SEE PROPOSED TRIP GENERATION COMPARISON)

PROPOSED BICYCLE PARKING:

59 BIKE RACK/PARKING LOCATION (3 PER 10 UNITS) 4 SHORT TERM BIKE RACK/PARKING (1 PER 50 UNITS)

0 SF OR 0 ACRES

OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:

25% x 39,017 = 9,754 SF AT-GRADE = 11,910 SF ABOVE-GRADE = 5,093 SF TOTAL = 17,003 SF OR 43.5%

RUNOFF COMPUTATIONS

POST-DEVELOPMENT PRE-DEVELOPMENT A = 0.90 ACRES C = (0.16)(0.35) + (0.74)(0.90) 0.90 = 0.80 A = 0.90 ACRES C = (0.16)(0.35) + (0.74)(0.90) 0.90 = 0.80

In = 6.2 INCHES/HOUR In # 6.2 INCHES/HOUR I₁₀ = 9.0 INCHES/HOUR I₁₀= 9.0 INCHES/HOUR Q₂ = (0.80)(6.2)(0.90)= 4.46 CFS Q₁₀= (0.80)(9.0)(0.90)= 6.48 CFS Q₂ = (0.80)(6.2)(0.90)= 4.46 CFS Q₁₀= (0.80)(9.0)(0.90)= 6.48 CFS

> NET DECREASE IN RUNOFF Q₁₀= 6.48 CFS - 6.48 CFS = 0.00 CFS

28 veh/hr 233 veh/hr 710 65% 71 veh/hr 45 veh/hr 28 veh/hr 73 veh/hr 846 veh 29 veh/hr 18 veh/hr 47 veh/hr 550 veh mily Housing (High-Rise) 221 187 du 16 veh/hr 55 veh/hr Reduction (Transit, Other modes, TDM, and Inte



SPECIAL JAMIESON DEVELOPMENT 2051

PROJECT No.: 24006825,00

AWING No : 114117 SCALE: NONE ESIGN: AH

HECKED: AH SHEET TITLE:

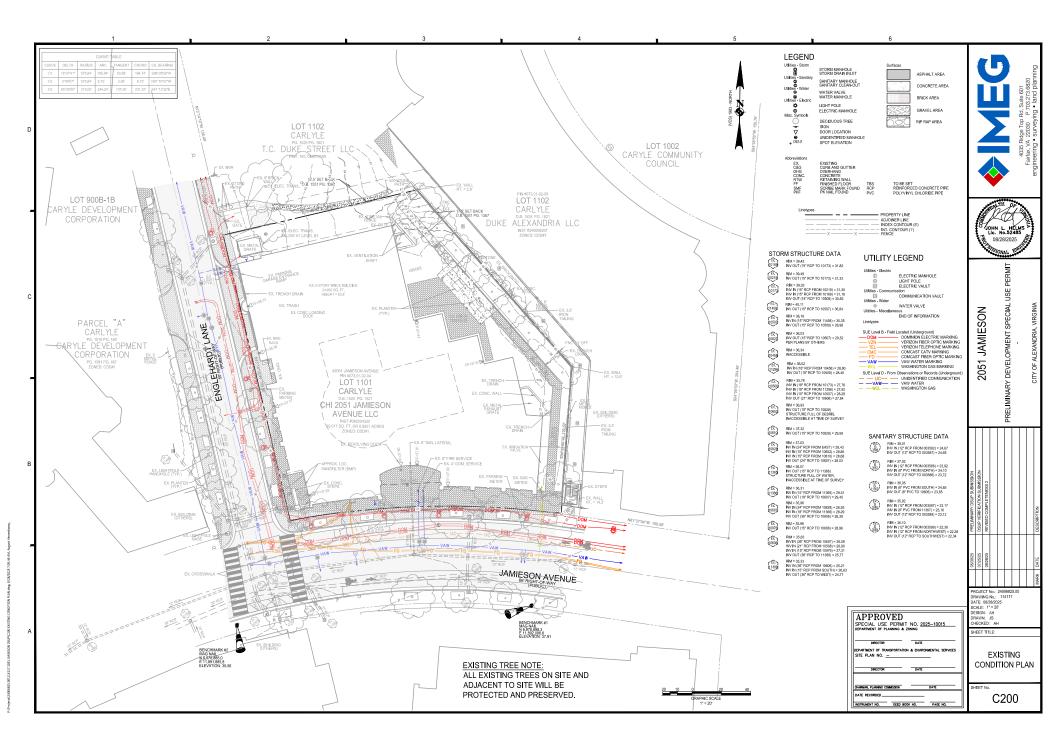
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ NOTES AND **TABULATIONS**

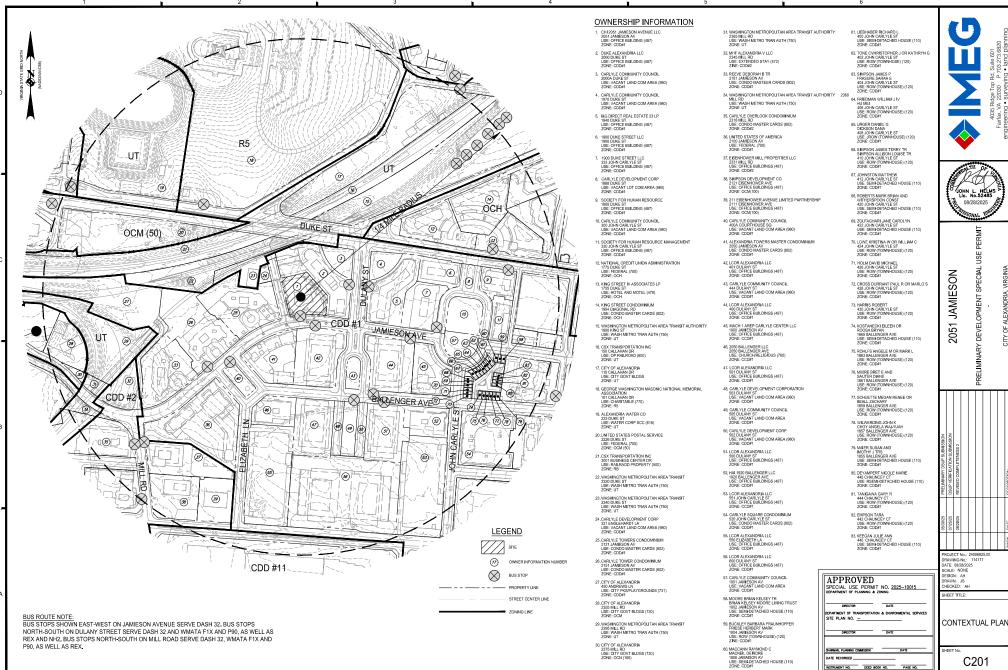
CHARMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

APPROVED

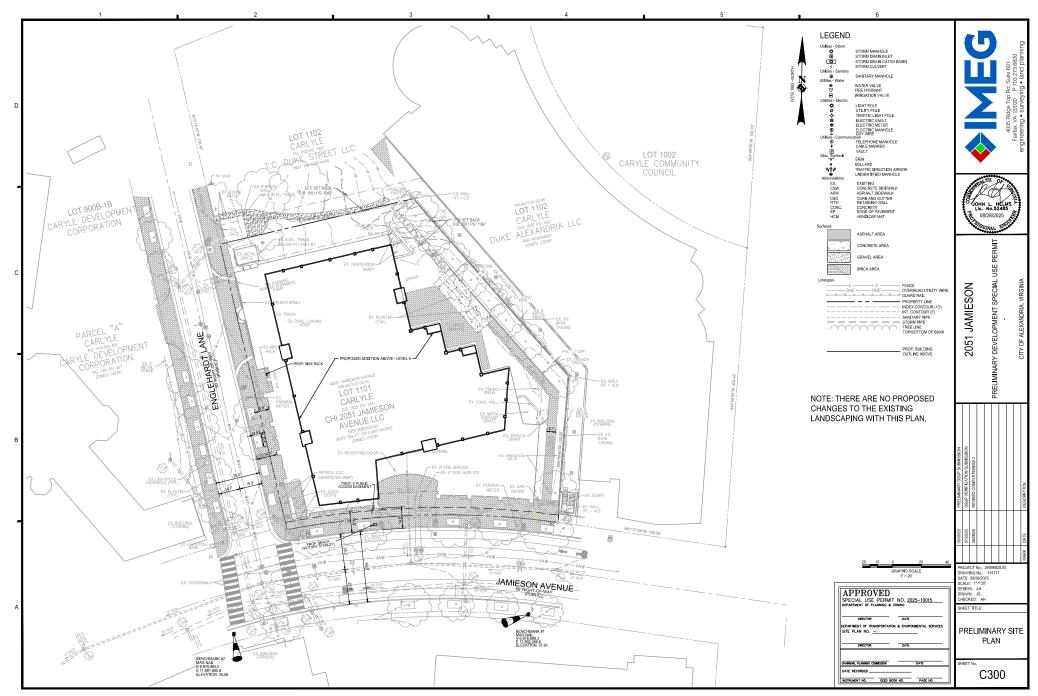
SPECIAL USE PERMIT NO. 2025-10015 DEPARTMENT OF PLANNING & ZONING

C101

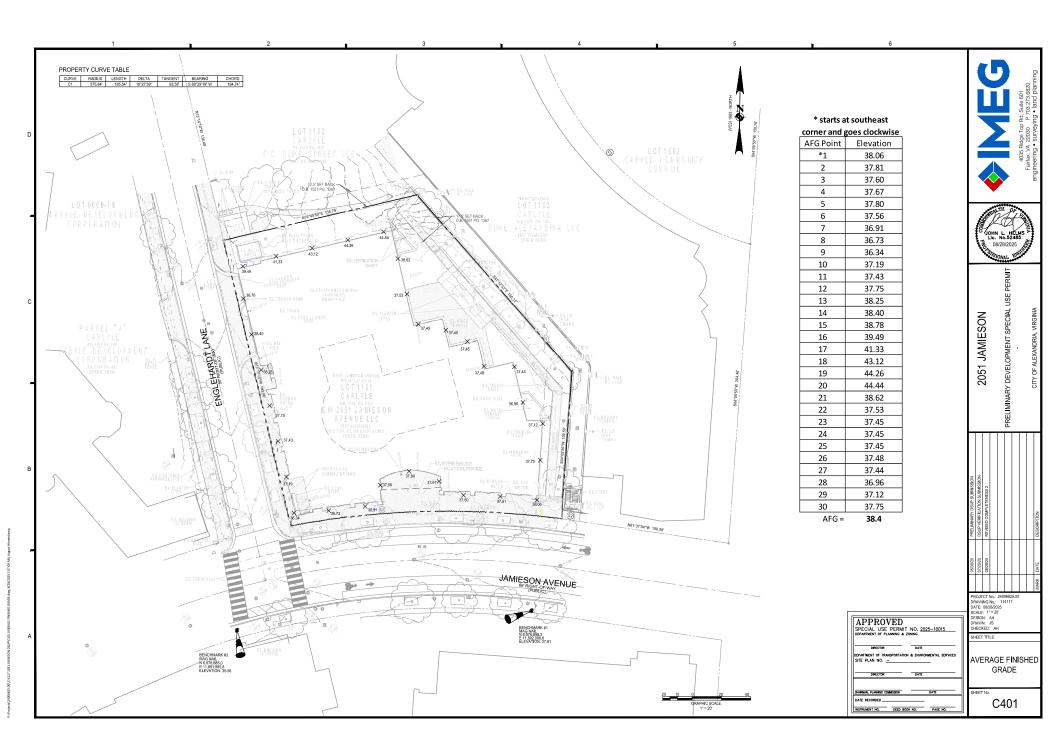


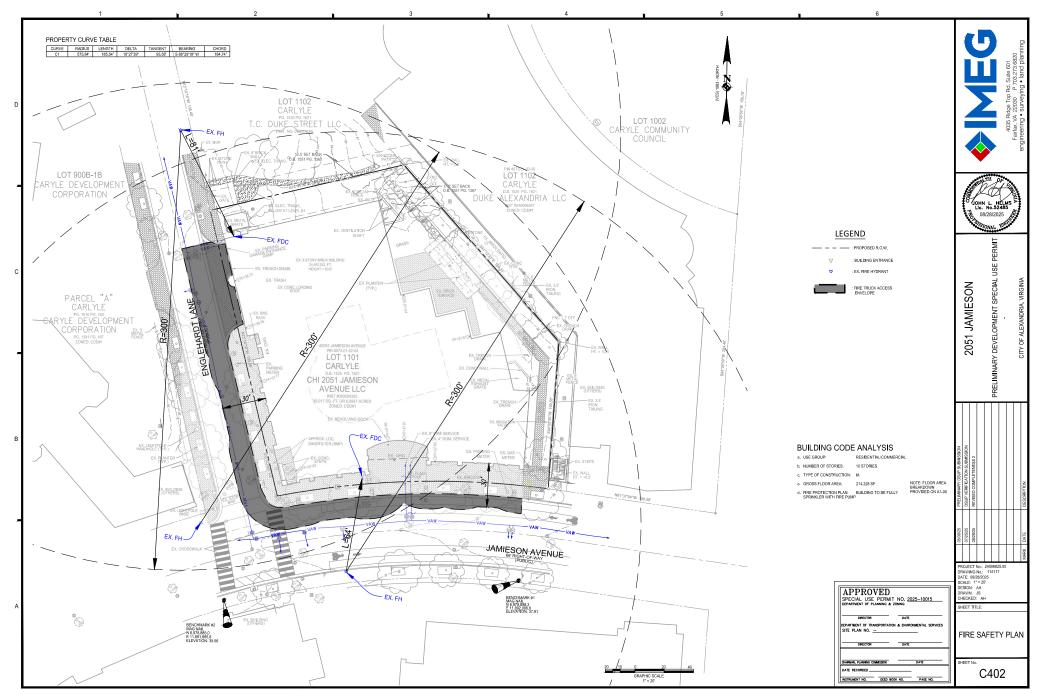


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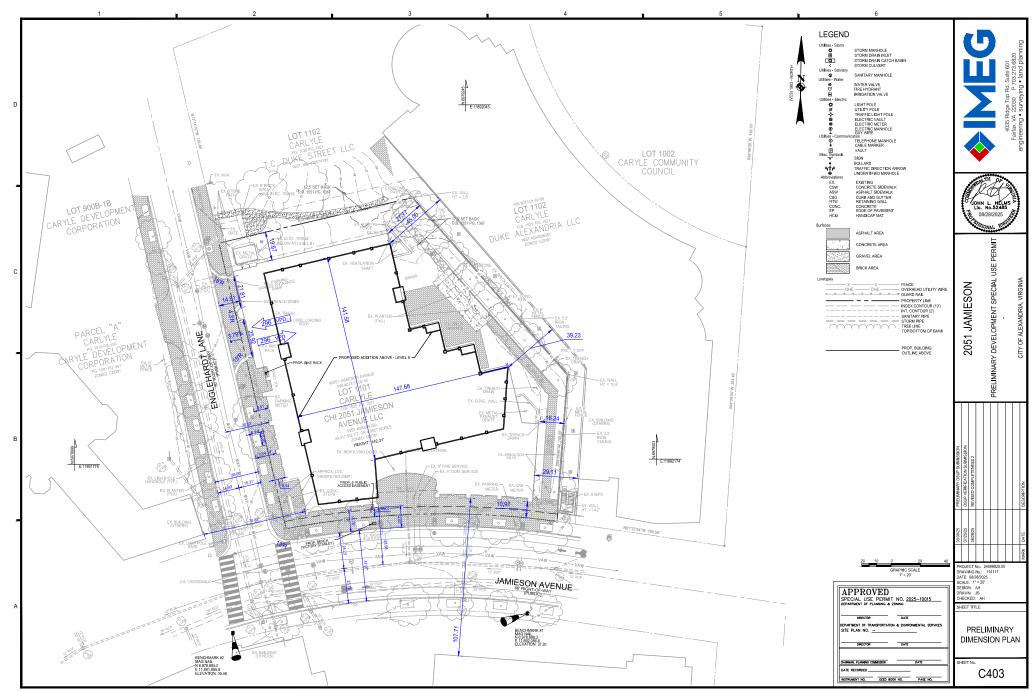


SI JANNESON DSUPICIOO PREUMWARY SITE PLANJAN_{EE} 8/28/2025 7:56:33 AM, August Hinneria

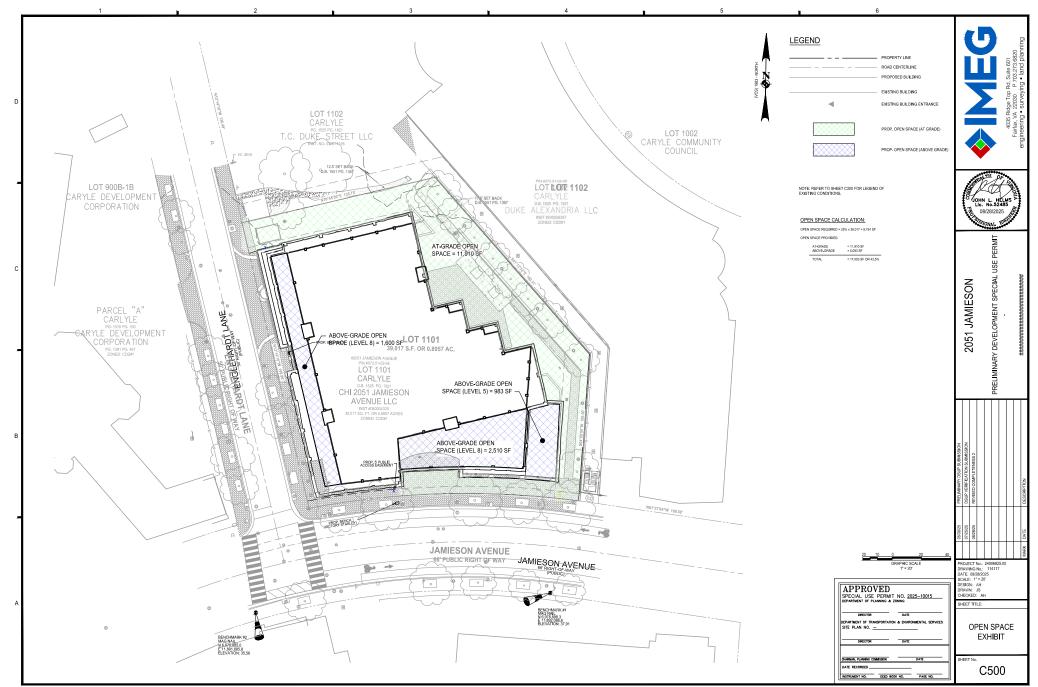




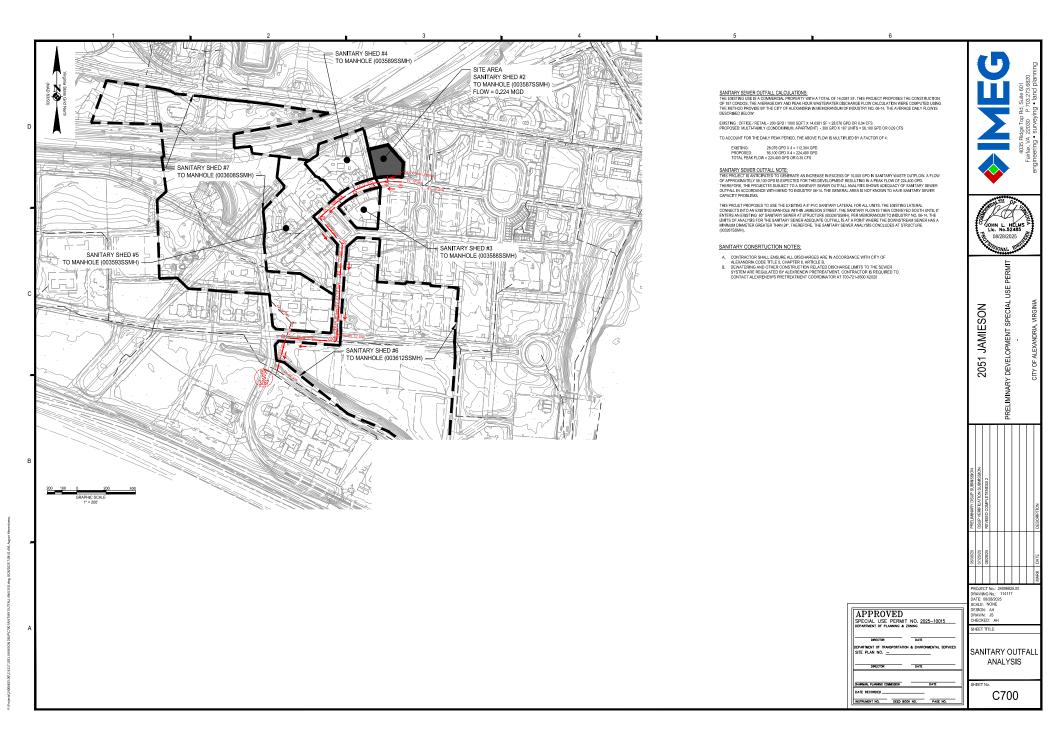
114117 2051 IAMESON DSUPICA02 FIRE SAFETY PLANJANE, 8/28/2025 7:48-35 AM, August Hitmen



SI JAMESON DSUPIÇEGI PREUMWARY DINENSON PLAN. da<u>r.</u> 3/28/2025 7:07:56 AAI, ^Aagiut F



36825,001,14117 2051 JAMESON DSUP/C500 OPEN SPACE EXHIBIT.Ang. 8/28/2025 7:56:21 AM, Au





2051 JAMIESON

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT .

PROJECT No.: 24008825.00 DRAWING No.: 114117 DATE: 08/28/2025 SCALE: NONE DESIGN: AH DRAWIN: JS CHECKED: AH

APPROVED
SPECIAL USE PERMIT NO. 2025-10015
EPARMENT OF PLANNING & ZONING

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE RECORDED

SHEET TITLE:

SANITARY OUTFALL ANALYSIS

C700

									JAMEISON	PROPOSED SANIT	ARY OUTFALL					
FROM	то	UPPER INV	LOWERINV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Contributing Sewer Shed
PROP. BLDG	Ex. (003587)	26.92	24.10	60.90	4.63	8	PVC	0.010	3.38	2.18	0.35	0.22	0.6	FIELD SURVEYED 01/13/25	0.224	SANITARY SEWER SHED #2
Ex.(003587)	Ex. (003588)	23.72	23.17	102.38	0.54	12	RCP	0.015	2.26	1.46	0.52	0.33	0.4	FIELD SURVEYED 01/13/25	0.000	
Ex.(003588)	Ex. (003589)	23.12	22.38	129.54	0.57	12	RCP	0.015	2.33	1.51	0.52	0.33	0.4	FIELD SURVEYED 01/13/25	0.000	SANITARY SEWER SHED #3
Ex.(003589)	Ex. (003591)	22.34	21.06	130.93	0.98	12	RCP	0.015	3.05	1.97	0.66	0.42	0.5	FIELD SURVEYED 01/13/25	0.000	SANITARY SEWER SHED #4
Ex.(003591)	Ex. (003593)	20.98	20.43	178.32	0.31	12	RCP	0.015	1.71	1.11	0.66	0.42	0.5	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003593)	Ex. (003592)	20.01	18.74	239.79	0.53	12	RCP	0.015	2.25	1.45	0.89	0.57	0.7	GIS SEWER VIEWER DATED 10/03/24	0.000	SANITARY SEWER SHED #5
Ex.(003592)	Ex. (003616)	18.70	16.29	210.75	1.14	12	RCP	0.015	3.30	2.13	0.90	0.58	0.7	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003616)	Ex. (003618)	15.24	12.95	198.71	1.15	12	RCP	0.015	3.31	2.14	0.90	0.58	0.7	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003618)	Ex. (003617)	13.03	11.09	159.06	1.22	12	RCP	0.015	3.41	2.20	0.90	0.58	0.7	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003617)	Ex. (003612)	10.79	9.89	94.94	0.95	12	RCP	0.015	3.01	1.94	0.90	0.58	0.7	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003612)	Ex. (003611)	10.05	9.01	36.66	2.84	12	RCP	0.015	5.20	3.36	0.97	0.62	0.8	GIS SEWER VIEWER DATED 10/03/24	0.000	SANITARY SEWER SHED #6
Ex.(003611)	Ex. (003608)	4.36	0.39	308.77	1.29	12	RCP	0.015	3.50	2.26	0.97	0.62	0.8	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003608)	Ex. (003267)	-0.48	-2.10	230.26	0.70	18	RCP	0.015	7.64	4.94	3.92	2.53	1.4	GIS SEWER VIEWER DATED 10/03/24	0.000	SANITARY SEWER SHED #7
Ex.(003267)	Ex. (003262)			285.72	0.00	60	RCP	0.015	0.00	0.00	3.92	2.53	0.1	GIS SEWER VIEWER DATED 10/03/24	0.000	
Notes:																
1. Information sh	own above was g	gathered by 0	GIS dated Oct	ober 2024								: DESIGN FLOW FROM	M CITY	EXISTING T TO #03587 (according to city) is		
2. All velocities s	hown are calcular	ted per a par	tial flow anal	lysis.							0.96 (MGD)	: DSUP 2024-10014 FL	LOW TO 003608 SSMH	(0.24-0.22) = 0.02 MGD		
3. A 'n' value of t	0.010 was used fo	r all smooth	pipes and a v	alue of 0.1	5 for concret	e pipes (di	ameter sm	aller than	36") per the ESI	hecklist.				Proposed to #03587 is 0.22 MGD (according to our calcs)		
									IAMEISON	EXISTING SANITA	RYOUTFALL					
FROM	то	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Contributing Sewer Shed
PROP. BLDG	Ex. (003587)	26.92	24.10	60.90	4.63	8	PVC	0.010	3.38	2.18	0.17	0.11	0.3	FIELD SURVEYED 01/13/25	0.110	SANITARY SEWER SHED #2
Ex.(003587)	Ex. (003588)	23.72	23.17	102.38	0.54	12	RCP	0.015	2.26	1.46	0.34	0.22	0.3	FIELD SURVEYED 01/13/25	0.000	
Ex.(003588)	Ex. (003589)	23.12	22.38	129.54	0.57	12	RCP	0.015	2.33	1.51	0.34	0.22	0.3	FIELD SURVEYED 01/13/25	0.000	SANITARY SEWER SHED #3
Ex.(003589)	Ex. (003591)	22.34	21.06	130.93	0.98	12	RCP	0.015	3.05	1.97	0.48	0.31	0.4	FIELD SURVEYED 01/13/25	0.000	SANITARY SEWER SHED #4
Ex.(003591)	Ex. (003593)	20.98	20.43	178.32	0.31	12	RCP	0.015	1.71	1.11	0.48	0.31	0.4	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003593)	Ex. (003592)	20.01	18.74	239.79	0.53	12	RCP	0.015	2.25	1.45	0.71	0.46	0.6	GIS SEWER VIEWER DATED 10/03/24	0.000	SANITARY SEWER SHED #5
Ex.(003592)	Ex. (003616)	18.70	16.29	210.75	1.14	12	RCP	0.015	3.30	2.13	0.73	0.47	0.6	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003616)	Ex. (003618)	15.24	12.95	198.71	1.15	12	RCP	0.015	3.31	2.14	0.73	0.47	0.6	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003618)	Ex. (003617)	13.03	11.09	159.06	1.22	12	RCP	0.015	3.41	2.20	0.73	0.47	0.6	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003617)	Ex. (003612)	10.79	9.89	94.94	0.95	12	RCP	0.015	3.01	1.94	0.73	0.47	0.6	GIS SEWER VIEWER DATED 10/03/24	0.000	
Ex.(003612)	Ex. (003611)	10.05	9.01	36,66	2.84	12	RCP	0.015	5.20	3.36	0.79	0.51	0.6	GIS SEWER VIEWER DATED 10/03/24	0.000	SANITARY SEWER SHED #6
Ex.(003611)	Ex. (003608)	4.36	0.39	308,77	1.29	12	RCP	0.015	3.50	2.26	0.79	0.51	0.6	GIS SEWER VIEWER DATED 10/03/24	0.000	2
Ex.(003608)	Ex. (003267)	-0.48	-2.10	230.26	0.70	18	RCP	0.015	7.64	4.94	3.74	2.42	1.4	GIS SEWER VIEWER DATED 10/03/24	0.000	SANITARY SEWER SHED #7
Ex.(003267)	Ex. (003262)			285.72	0.00	60	RCP	0.015	0.00	0.00	3.74	2.42	0.1	GIS SEWER VIEWER DATED 10/03/24	0.000	1

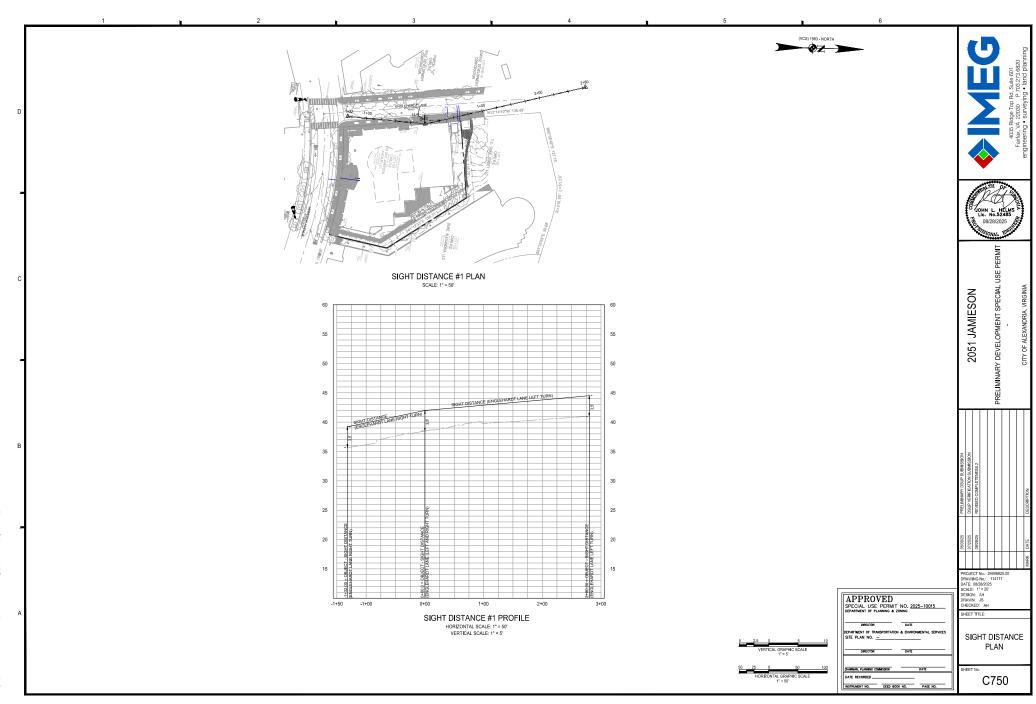
: DESIGN FLOW FROM CITY 0.96 (MGD) : DSUP 2024-10014 FLOW TO 003608 SSMH

EXISTING T TO #03587 (according to city) is (0.24-0.22) = 0.02 MGD Proposed to #03587 is 0.22 MGD (according to our calcs)

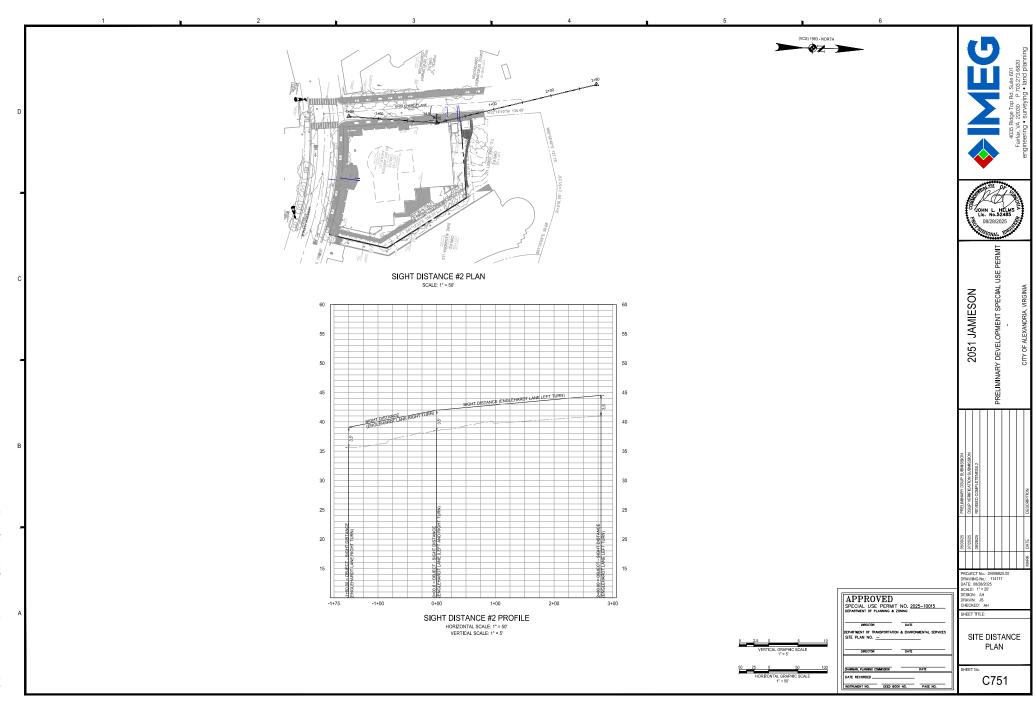
	Outlet										JUNCTION	LOSS								Inlet				
	Water																		Final	Water	Crown	Surcharge	Rim	
Inlet	Surf Elev	Do	Qo	Lo	Sfo	Hf	Vo	Но	Qi	Vi	QiVi	Vi^2	Hi	Angle	Ha	Ht	1.3Ht	0.5Ht	H	Surf Elev	Elev	Depth	Elev	DELTA
Str.	(ft)	(in)	(cfs)	(ft)	(%)	(ft)	(fps)	(ft)	(cfs)	(fps)		2g	(ft)	(deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	RIM - WATE
																								ELEVATION
Ex.(003267)	2.00	60.00	2.61	285.72	0.00	0.00	0.1	0.00	2.61	1.0	2.48	0.01	0.00	80.0	0.01	0.01	0.00	0.01	0.01	2.01	5.00	5.00	13.5	11.49
Ex.(003608)	2.01	18.00	2.61	230.26	0.04	0.08	1.0	0.00	1.14	0.9	1.06	0.01	0.00	90.0	0.01	0.02	0.00	0.01	0.09	2.10	1.02	8.98	14.8	12.70
Ex.(003611)	2.10	12.00	1.14	308,77	0.06		0.9	0.00	1.14	0.9	1.06	0.01	0.00	0.0	0.00	0.01	0.00	0.00	0.19	2.29	5.36	4.64	19.9	17.61
Ex.(003612)	2.29	12.00	1.14	36.66	0.06		0.9	0.00	0.91	11.4	10.42	2.03	0.71	90.0	1.36	2.07	0.00	1.04	1.06	3.35	11.05	-1.05	19.5	16.15
Ex.(003617)	9.81	12.00	1.07	94.94	0.05		0.9	0.00	1.07	0.9	0.95	0.01	0.00	0.0	0.00	0.01	0.00	0.00	0.05	9.86	11.79	-1.79	23.0	13.14
Ex.(003618)	10.69	12.00	1.07	159.06	0.05		0.9	0.00	1.07	0.9	0.95	0.01	0.00	0.0	0.00	0.01	0.00	0.00	0.09	10.78	14.03	-3.25	30.0	19.22
Ex.(003616)	11.89	12.00	1.07	198.71	0.05		0.9	0.00	1.07	0.9	0.95	0.01	0.00	0.0	0.00	0.01	0.00	0.00	0.11	12.00	16.24	-4.24	37.0	25.00
Ex.(003592)	13.75	12.00	1.07	210.75	0.05		0.9	0.00	1.06	0.9	0.92	0.01	0.00	45.0	0.01	0.01	0.00	0.01	0.12	13.87	19.70	-5.83	38.2	24.33
Ex.(003593)	17.09	12.00	1.06	239,79	0.05		0.9	0.00	0.83	0.7	0.56	0.01	0.00	90.0	0.00	0.01	0.00	0.01	0.13	17.22	21.01	-3.79	38.2	20.98
Ex.(003591)	19.54	12.00	0.83	178.32	0.03		0.7	0.00	0.83	0.7	0.56	0.01	0.00	20.0	0.00	0.01	0.00	0.00	0.06	19.60	21.98	-2.38	37.3	17.70
Ex.(003589)	21.23	12.00	0.83	130.93	0.03		0.7	0.00	0.69	0.6	0.39	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.04	21.27	23.27	-2.00	36.1	14.83
Ex.(003588)	21.86	12.00	0.69	129.54	0.02		0.6	0.00	0.69	0.6	0.39	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.03	21.89	24.12	-2.23	35.9	14.03
Ex.(003587)	23.18	12.00	0.69	102.38	0.02		0.6	0.00	0.34	0.3	0.10	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.02	23.20	24.72	-1.52	37.0	13.82
Ex.(003586)	23.97	12.00	0.34	99.83	0.01		0.3	0.00	0.00	0.0	0.00	0.00	0.00	10.0	0.00	0.00	0.00	0.00	0.01	23.98	25.65	-1.67	38.0	14.03
Exitooooo	20.01	22100	0.04	33103	0.01	0.01	0.0	0.00	0100		AMIESO				0.00	0.00	0.00	0.00	0.01	25.50	20.00	1.07	00.0	24100
	Outlet										JUNCTION	LOSS								Inlet				
	Water																		Final	Water	Crown	Surcharge	Rim	
Inlet	Surf Elev	Do	Qo	Lo	Sfo	Hf	Vo	Но	Qi	Vi	QiVi	Vi^2	Hi	Angle	Ha	Ht	1.3Ht	0.5Ht	н	Surf Elev	Elev	Depth	Elev	DELTA
Str.	(ft)	(in)	(cfs)	(ft)	(%)	(ft)	(fps)	(ft)	(cfs)	(fps)		2g	(ft)	(deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	RIM - WATE
	1																							ELEVATION
Ex.(003267)	2.00	60.00	2.29	285.72	0.00	0.00	0.1	0.00	2.29	0.8	1.92	0.01	0.00	80.0	0.01	0.01	0.00	0.01	0.01	2.01	5.00	5.00	13.5	11.49
Ex.(003608)	2.01	18.00	2.29	230.26	0.03	0.06	0.8	0.00	0.82	0.7	0.55	0.01	0.00	90.0	0.00	0.01	0.00	0.00	0.07	2.08	1.02	8.98	14.8	12.72
Ex.(003611)	2.08	12.00	0.82	308.77	0.03		0.7	0.00	0.82	0.7	0.55	0.01	0.00	0.0	0.00	0.00	0.00	0.00	0.10	2.17	5.36	4.64	19.9	17.73
Ex.(003612)	2.17	12.00	0.82	36.66	0.03		0.7	0.00	0.91	11.4	10.42	2.03	0.71	90.0	1.36	2.07	0.00	1.04	1.05	3.22	11.05	-1.05	19.5	16.28
Ex.(003617)	9.81	12.00	0.76	94.94	0.03		0.6	0.00	0.76	0.6	0.47	0.01	0.00	0.0	0.00	0.00	0.00	0.00	0.03	9.84	11.79	-1.79	23.0	13.16
Ex.(003618)	10.69	12.00	0.76	159.06	0.03		0.6	0.00	0.76	0.6	0.47	0.01	0.00	0.0	0.00	0.00	0.00	0.00	0.04	10.73	14.03	-3.30	30.0	19.27
Ex.(003616)	11.89	12.00	0.76	198.71	0.03		0.6	0.00	0.76	0.6	0.47	0.01	0.00	0.0	0.00	0.00	0.00	0.00	0.06	11.95	16.24	-4.29	37.0	25.05
Ex.(003592)	13.75	12.00	0.76	210.75	0.03		0.6	0.00	0.74	0.6	0.45	0.01	0.00	45.0	0.00	0.01	0.00	0.00	0.06	13.81	19.70	-5.89	38.2	24.39
	17.09	12.00	0.74	239.79	0.03		0.6	0.00	0.51	0.4	0.21	0.00	0.00	90.0	0.00	0.00	0.00	0.00	0.06	17.15	21.01	-3.86	38.2	21.05
Ex.(003593)				178.32	0.01	0.02	0.4	0.00	0.51	0.4	0.21	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.02	19.56	21.98	-2.42	37.3	17.74
		12.00						2.00						20.0	0.00	0.00	0.00	0.00	0.02	21.25	23.27	-2.02	36.1	14.85
Ex.(003593) Ex.(003591) Ex.(003589)	19.54	12.00	0.51			0.02	0.4	0.00																
Ex.(003591) Ex.(003589)	19.54 21.23	12.00	0.51	130.93	0.01		0.4	0.00	0.37	0.3	0.11	0.00	0.00					0.00	0.01	21.87				
Ex.(003591)	19.54					0.01	0.4 0.3 0.3	0.00	0.37 0.37 0.34	0.3	0.11	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.01	21.87 23.19	24.12	-2.25 -1.53	35.9 37.0	14.05

JAMIESON PROPOSED HGL

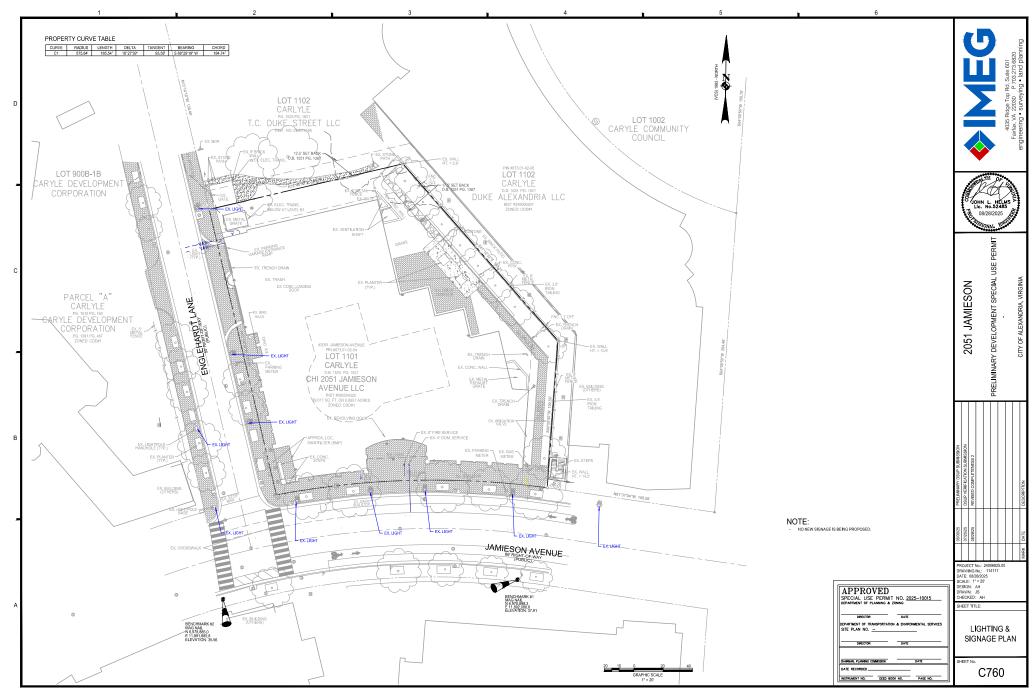
Notes:
Linformation shown above was gathered by GS dated Ortober 2024.
2. All velocities shown are calculated per a partial flow analysis.
3. A 'v value of 0.010 was used for all smooth pipes and a value of 0.15 for concrete pipes (diameter smaller than 36") per the ESI checklist.



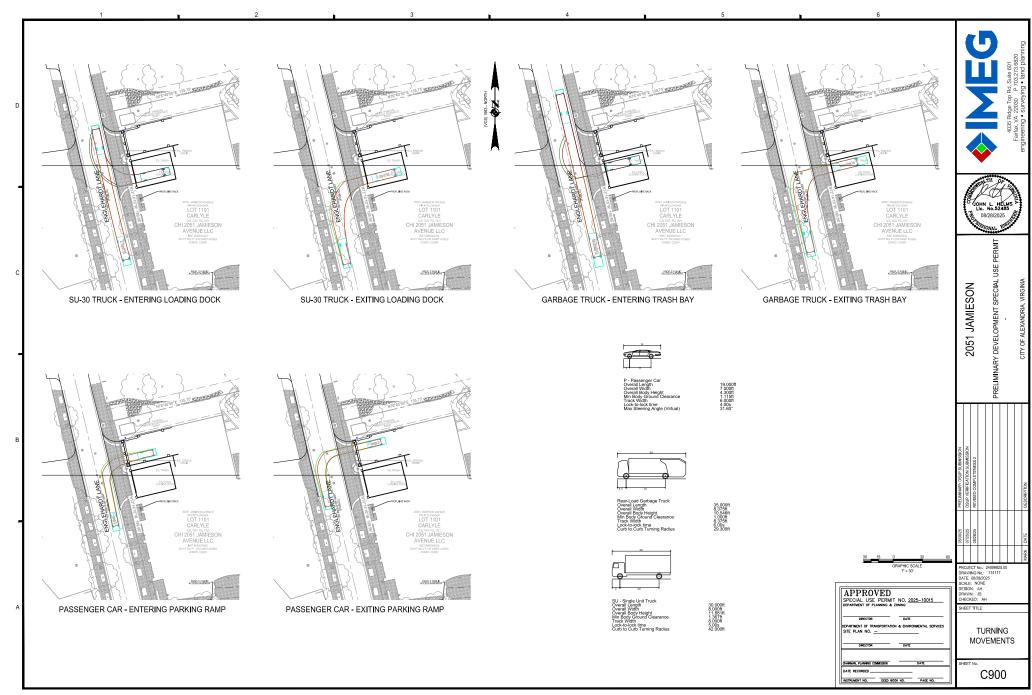
C00,114117 2051 JAMESON DSUP)C750 SIGHT DISTANCE PLAN.ANE. 8/28/2025 7:09:21 AM,



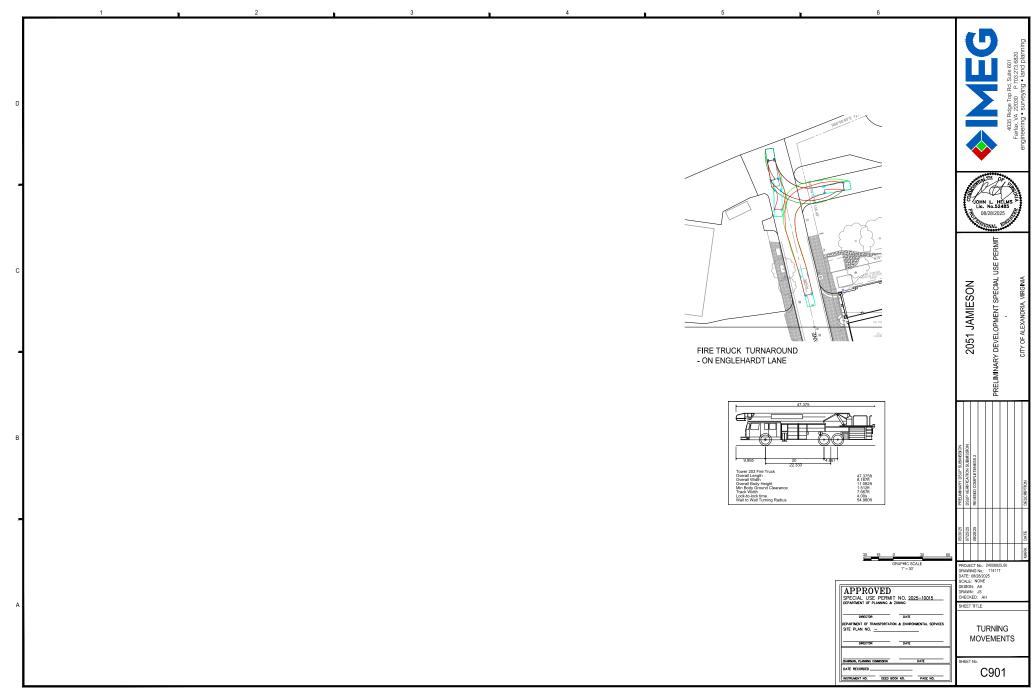
25.00),114117-2051 JAMESON DSUPICT50 SIGHT DISTANCE PLAN.dwg, 8/28/2025 7:59:34 A



KOOLISIIT 2051 JAMESON DSUP\C700 UGHTING & SGRAGE PLANJAM, 8/28/2025 7:10:01 AA\,

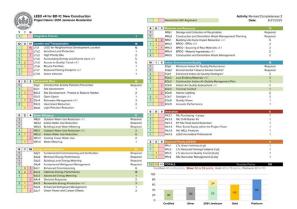


P.(Projects)2400625.00\11413-2051.JAARESON DSUPICSO) TURNING MONEMENTS ong. 8/28/2025 7:10:33 AM. August Hinter



06825.00\114117.2051.MMIESON DSJP\C900.TURNING MOVEMENTS.dwg, 8/28/2025.7:10:41.AM, Aug





BUILDING VOC TABLE 6 (PER VCC 40 BE REDUCED EXCEPT FOR	01 3.2.1.1 -THE F 0 TO THE MIN	IRE RESIS	-RESISTAN	ICE RATIN	PE 1A CONSTRUCTION SHAL GS FOR THE BUILDING BLEM	L BE PERMITTED TO ENTS IN TYPE 1B,
					RATING (HRS)	REMARKS
STRUCTURA	L FRAME:				3 (COLUMNS) 2(BEAMS)	
BEARING PA						
EXTERIOR:					2 2	
NON-BEARIN		S:				1 HR IF FIRE SEPARATIO
EXTERIOR INTERIOR					0	DISTANCE IS <20
FLOOR CON					2	
ROOF CONS	TRUCTION:				1	
FIRE SEP.			ND JOISTS;			
FIRE SEP	MRATIONS				RATING (HRS)	REMARKS
VERTICAL SE	MFTS:				2	
(VCC SECTIONS		ONS				
	RERS AND FI		IOMS.		2	
(VCC TABI	E 707.3.10) TRONS AND				1	
(VCC SEC	TION 708)				1	
(VOC SEC	TITIONS AND TION 708)	ENANI S	EPAKATION		1	
EXITS:						
HORIZONT (VCC SEC	TION 1026)				2	
(VCC SEC	SS CORRIDO TION 1020)	R			1/2 (GROUP R) 0 (GROUP A & M)	W/ SPRINKLER SYSTEM
(VOC SEC					2	
INCIDENT	AL USE:	VOC TABL	E 509)		•	
					RATING (HRS)	REMARKS
STORAGE (VCC SEC						
	NACHNE R	OOM:			2	
ELECTRIC (NEPA 70)						
MECHANIC						<u> </u>
MIXED OC (BC TABLE 5		SEPAR	ATION:			
(IBC TABLE 5	08.4) FULLY S	PRINKLEF B	R-2	NG) S-2	REMARKS	
A	-	1	1	-		
В		-	1	1		
R-2			-	1		
8-2			-	-		
			_			

DEAD END CORRIDOR (MAX.) VCC SECTION 1020.4)	50 FT, 20' IN ASSEMBLY OCCUPANCY
COMMON PATH OF TRAVEL (MAX.) (VCC SECTION 1006.2.1	R-2: 125, B, S: 100, ALL OTHERS: 75'
SINGLE EXIT ALLOWED (VCC SECTION 1006.3.3)	R-2: <20 OCC; S: <29 OCC, A,M,B: < 50 OCC
EXIT SEPARATION (MIN.) (VCC SECTION 1007.1)	1/4 DIAGONAL OF FLOOR OR SPACE
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (VCC TABLE 1017.2)	A,M,R-2 OCC: 250', S-2 OCC: 400', B OCC: 300'
VINIMUM STAIR WIDTH (VCC SECTION 1011.2)	te.
WINIMUM CORRIDOR WIDTH (VCC SECTION 1001.2)	te.
WINIMUM NO, OF EXITS REQUIRED (VCC SECTION 1006.3)	OCCUPANT LOAD 50-999 2 EXITS OCCUPANT LOAD 500-1000 3 EXITS OCCUPANT LOAD >1000 4 EXITS

APPLICABLE CODES										
BUILDING:	VIRGINIA CONSTRUCTION CODE, 2021 EDITION									
FIRE:	VIRGINIA STATEWIDE FIRE PREVENTION CODE, 2021 EDITION									
MECHANICAL:	VIRGINIA MECHANICAL CODE, 2021 EDITION									
PLUMBING:	VIRGINIA PLUMBING CODE, 2021 EDITION									
ELECTRICAL:	NFPA NATIONAL ELECTRICAL CODE, 2020 EDITION									
GAS:	VIRGINIA FUEL GAS CODE, 2021 EDITION									
ENERGY:	VIRGINIA ENERGY CONSERVATION CODE, 2021									
ACCESSIBILITY:	U.S.D.O.J. 2010 ACCESSIBILITY STANDARDS VIRGINIA BUILDING CODE / 2021 ICC / ANSI A117.1, 2009 EDITION									
FAIR HOUSING:	FEDERAL FAIR HOUSING ACT GUIDELINES 1990									

OCCUPANCY CLASSIFICATIONS

PRIMARY OCCUPANCY: R	-2, MIXED USE RESIDEN	TIAL
CLASSIFICATION VCC - CHAPTER 3	FUNCTION VCC TABLE 1004.5	OCCUPANT LOAD FACTOR VCC TABLE 1004.5
RESIDENTIAL, R-2	RESIDENTIAL	200 SF PER PERSON - GROSS
STORAGE, S-2	PARKING GARAGE	200 SF PER PERSON - GROSS
ASSEMBLY, A-3	UNCONCENTRATED TABLES & CHARS	15 SF PER PERSON - NET
ASSEMBLY, A-3	SWIMMING POOL	50 SF PER PERSON - GROSS
ASSEMBLY, A-3	SWIMMING POOL DECK	15 SF PER PERSON - GROSS
BUSINESS, B	GENERAL OPEN OFFICE	100 SF PER PERSON - GROSS

BUILDING DATA			
CONSTRUCTION TYPE: 1A			
SPRINKLERS: (VCC SECTION 404.3 AND 903.2.8)	YES	NFPA 13	SUPERVISED: YES
STANDPIPES: (VCC SECTION 905.3.1)	YES	CLASS 1	WET/DRY
FIRE DISTRICT: (REFERENCE LOCAL AUTHORITY)	YES		
HIGH RISE: (VCC SECTION 403)	YES	10 STORIES	-
MEZZANINE: (VCC SECTION 403)	NO		-
FIRE ALARM: (VCC SECTION 907 AND 403.4.4)	YES	AUTOMATIC	EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

FLOOR AREA CALCULATIONS

SEE SHEET A1-00 FOR FLOOR AREA SCHEDULES, ALLOCATED PER LEVEL.

COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

ISSUANCES				
No.	Drawing Issue Description	Date		
	DSUP	05/30/2025		
	DSP/SUP COMPLETENESS	07/25/2025		
	REVISED COMPLETENESS 2	08/28/2025		

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

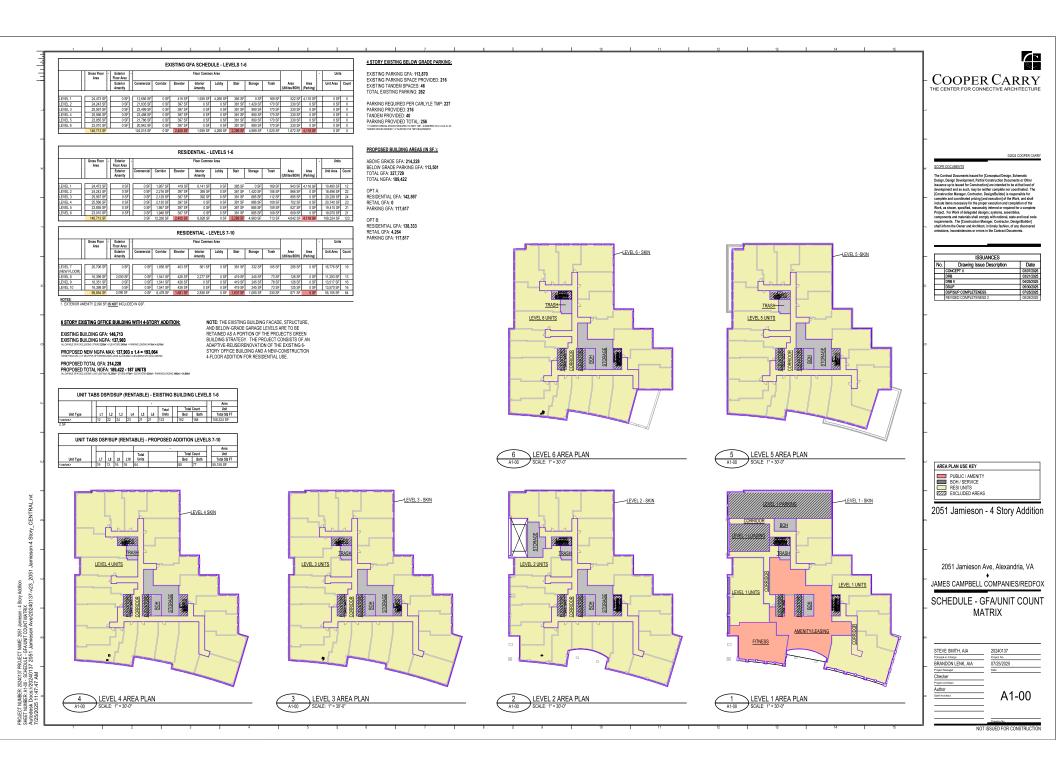
JAMES CAMPBELL COMPANIES/REDFOX

CODE ANALYSIS / GREEN **BUILDING DATA**

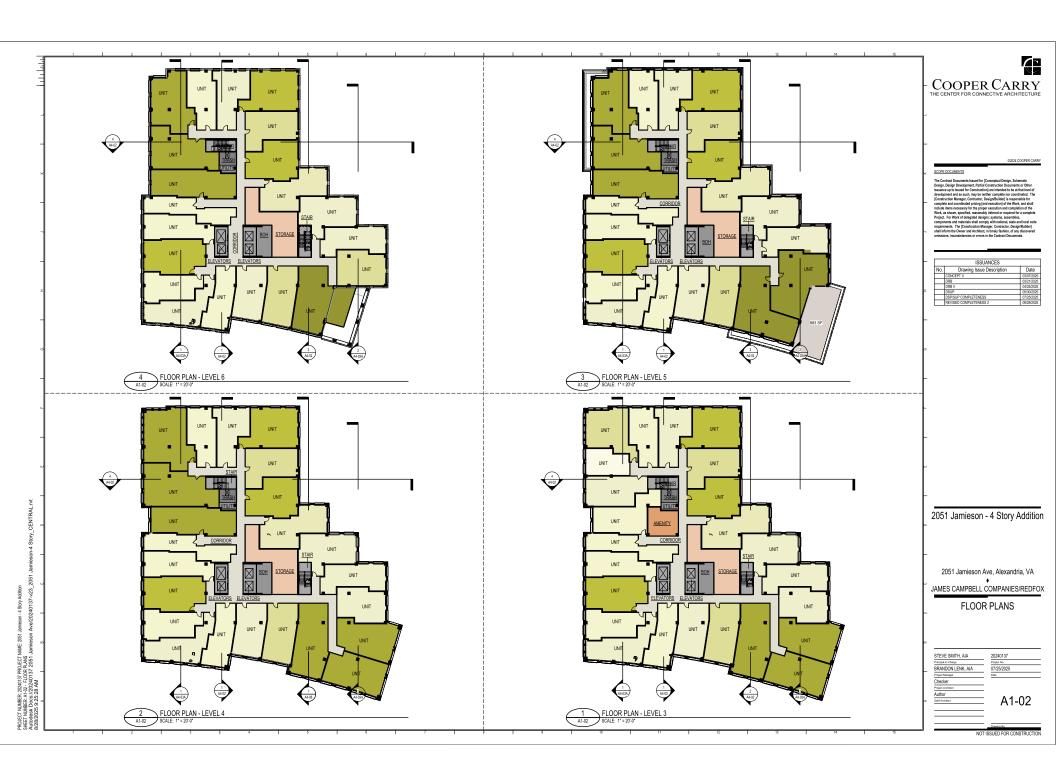
STEVE SMITH, AIA	20
Principal-in-Charge	Proj
BRANDON LENK, AIA	07.
Project Manager	Deb
Checker	
Project Architect	
Author	
Staff Architect	-

A0-00

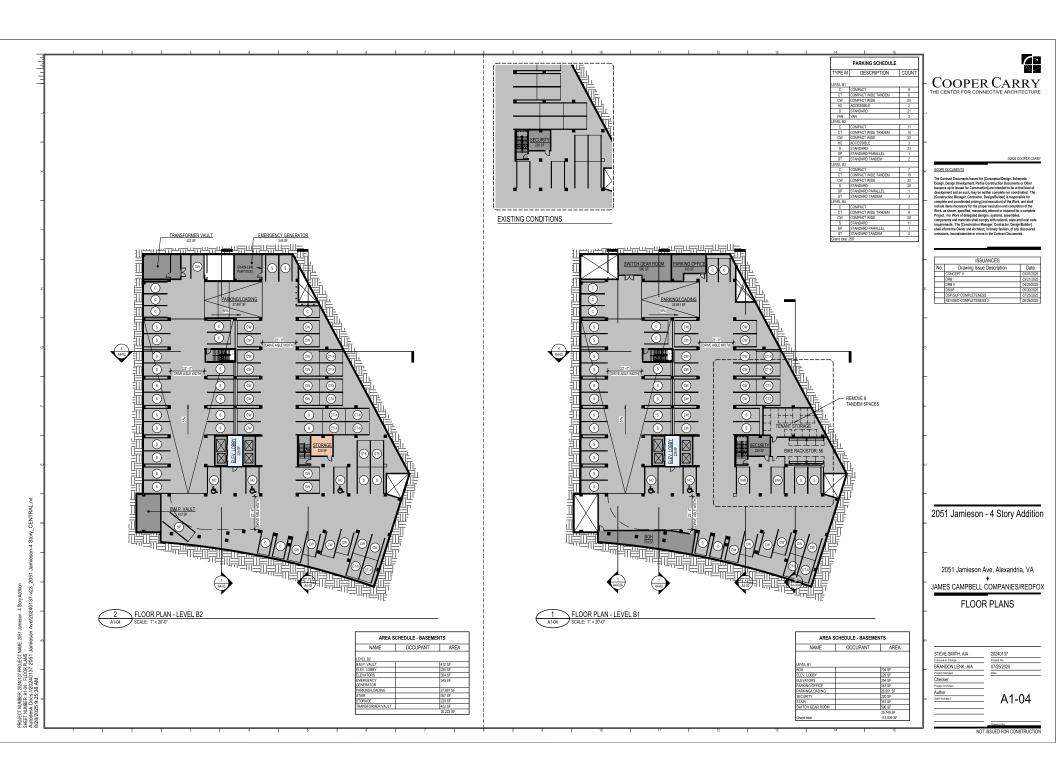
PROJECT NUMBER, 2024/197 PROJECT NAME. 2051 Jamieson. 4 Story Addition SHET NUMBER, AJOD. CODE MAN, YSIS, GREEN BUILDING DATA, Androdesk Dross, 2024/197 2051 Jamieson Ave 2024/0137-423_2051 Jan 8/228/2028. 8:56:14 AM

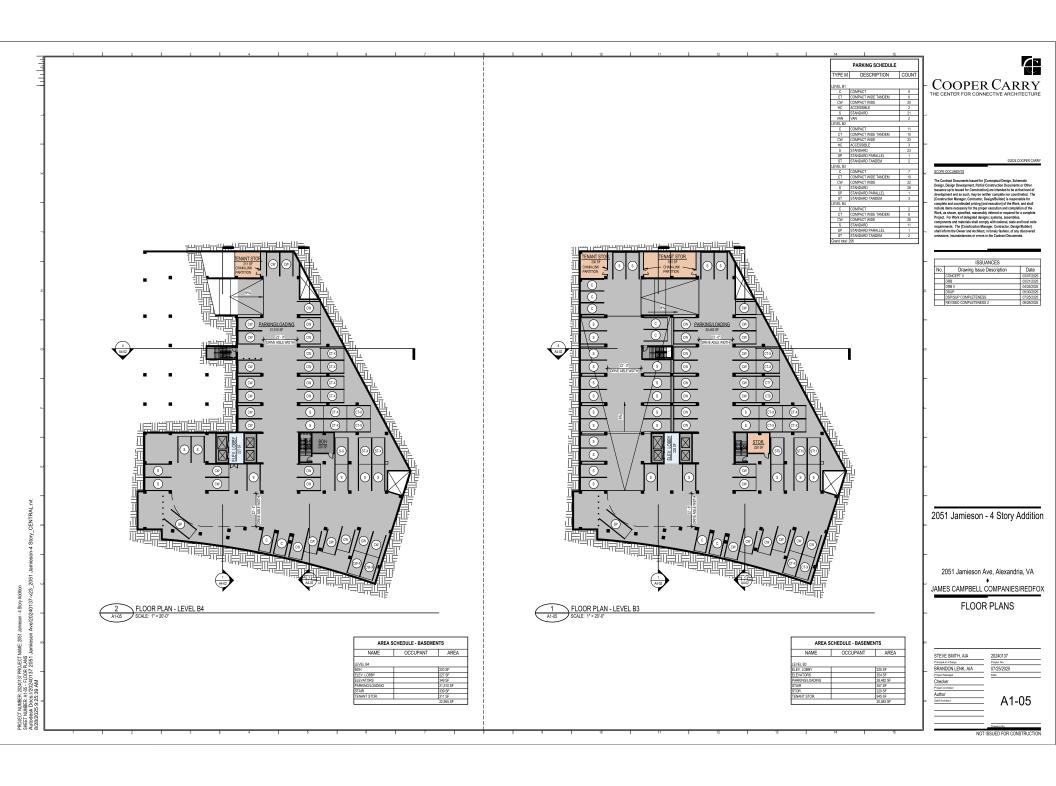


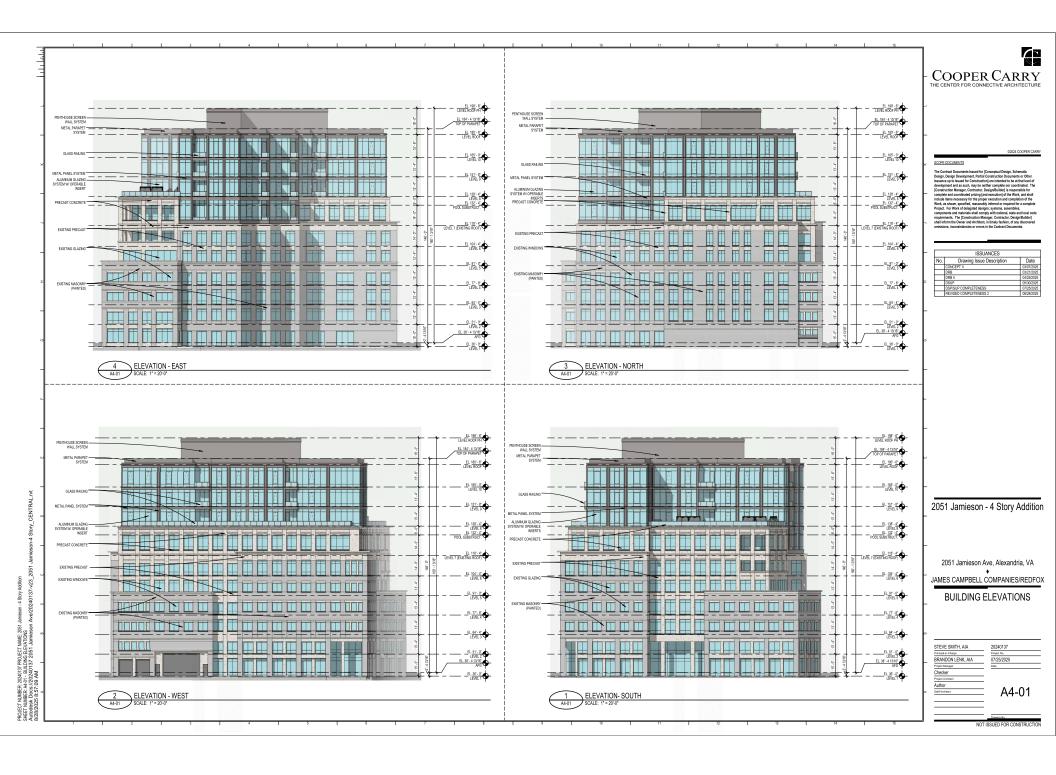




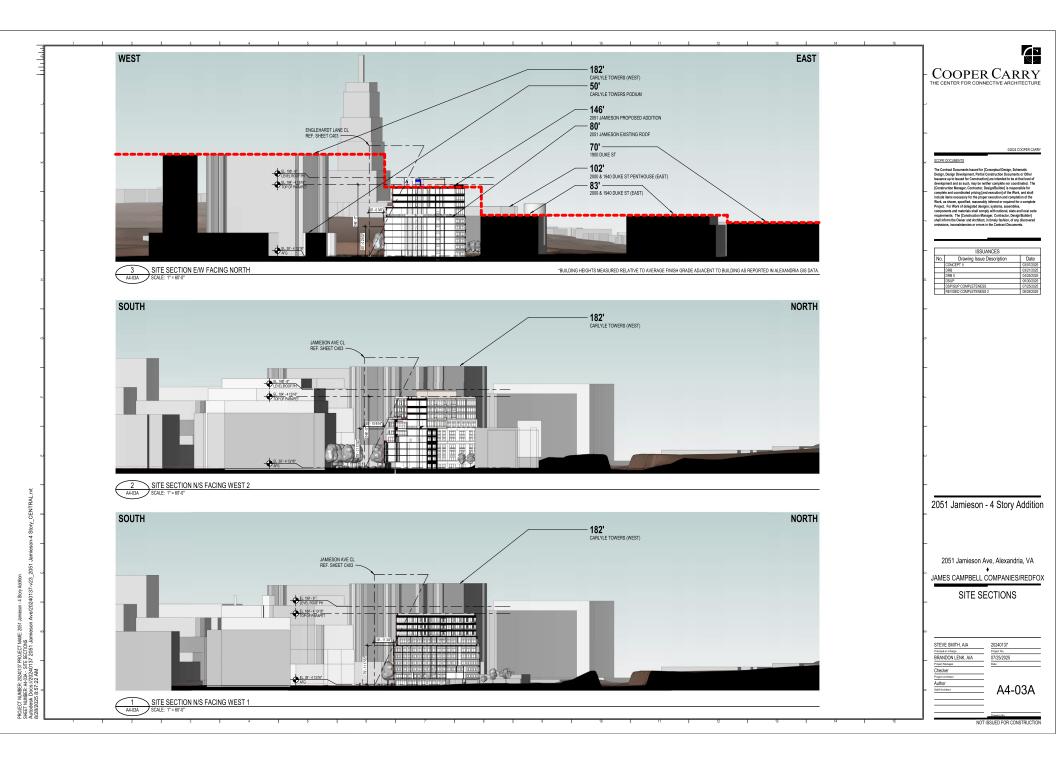


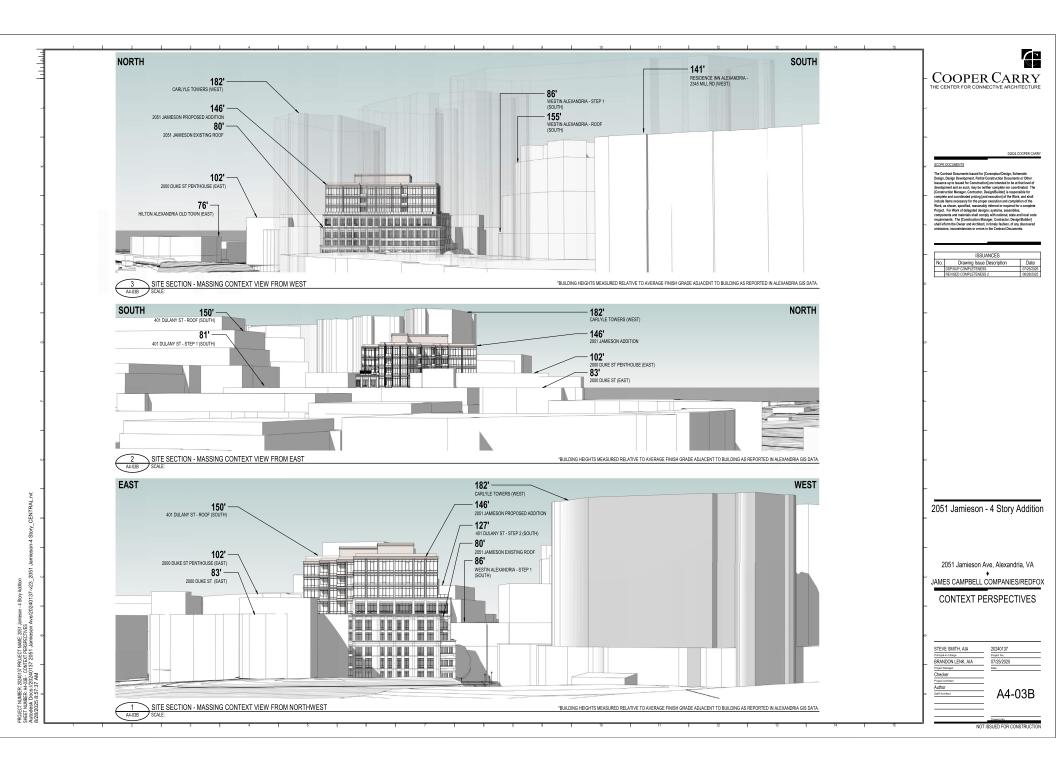












COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

4 BUILDING PERSPECTIVE - NE CORNER (VIEW 15 20250725)



BUILDING PERSPECTIVE - SE CORNER (VIEW 12 20250725)

SCALE: 12" = 1"-U"



BUILDING PERSPECTIVE - NW CORNER (VIEW 14 20250725)



BUILDING PERSPECTIVE - SW CORNER (VIEW 10 20250725)
SCALE: 12" = 1'-0"

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES

TEVE SMITH, AIA	20240137	
incipal-in-Charge	Project No.	
RANDON LENK, AIA	07/25/2025	
nject Manager	Dete	
hecker	_	
roject Architect		
uthor		
aff Architect	: A4-1(
	, , , , ,	

ISSUANCES	
Drawing Issue Description	Date
DSP/SUP COMPLETENESS	07/25/2025



BUILDING PERSPECTIVE - SW CORNER (VIEW 10 20250725) CONTEXT





2051 Jamieson - 4 Story Addition

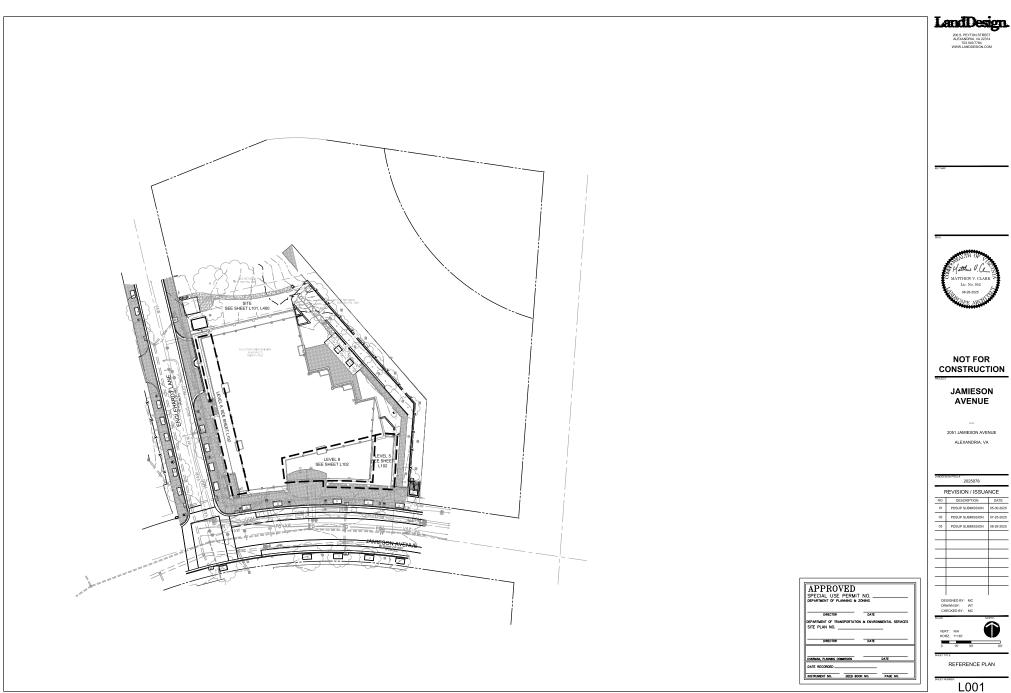
2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -CONTEXT RENDERS

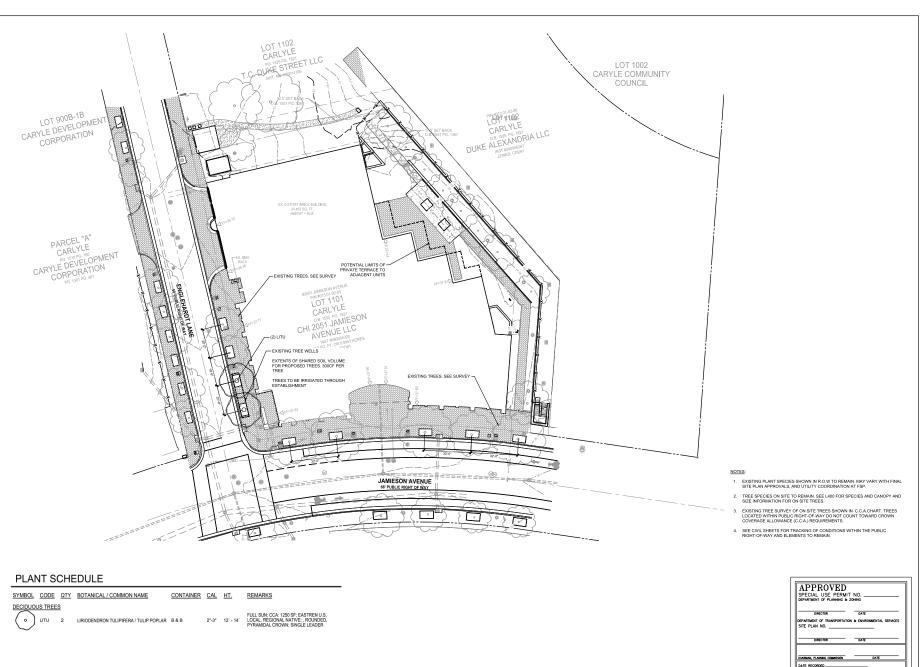
STEVE SMITH, AIA	20240137
Principal-in-Charge	Project No.
BRANDON LENK, AIA	07/25/2025
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	E A4-11

PROJECT NUMBER 2020/137 PROJECT NAME 2051 Jamieson - 4 Story Achticon and Carlo Manager 2051 Jamieson - 4 Story Achticon Story Carlo Bull DNIO FRESPECTIVES - CONTEXT REPUBER Antiodesk Docss/2020/137 2051 Jamieson Ave/2024/0137-423_2051 8/257-42 AM





REVISION / ISSUA	NCE
DESCRIPTION	DATE
POSUP SUBMISSION	05-30-2025
POSUP SUBMISSION	07-25-2025
POSUP SUBMISSION	08-28-2025
	_
	ļ
	DESCRIPTION POSUP SUBMISSION POSUP SUBMISSION



LandDesign.
20 S. PEYTON STREET
ALEXANDRIA VA 22314



NOT FOR CONSTRUCTION

JAMIESON AVENUE

2051 JAMIESON AVENUE ALEXANDRIA, VA

PROJ.II 2025078

	NCE	
NO.	DESCRIPTION	DATE
01	POSUP SUBMISSION	05-30-2025
02	POSUP SUBMISSION	07-25-2025
03	POSUP SUBMISSION	08-28-2025

DESIGNED BY: MC DRAWN BY: WT CHECKED BY: MC

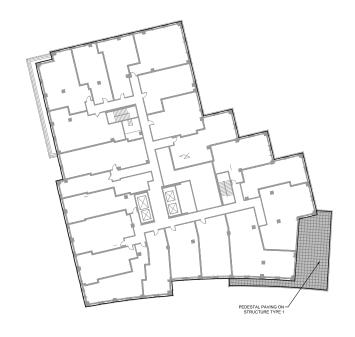


MATERIALS PLAN-SITE

INSTRUMENT NO. DEED BOOK NO.

L101





2 LEVEL 5 - MATERIALS PLAN PLAN

LandDesign.

NOT FOR CONSTRUCTION

> **JAMIESON** AVENUE

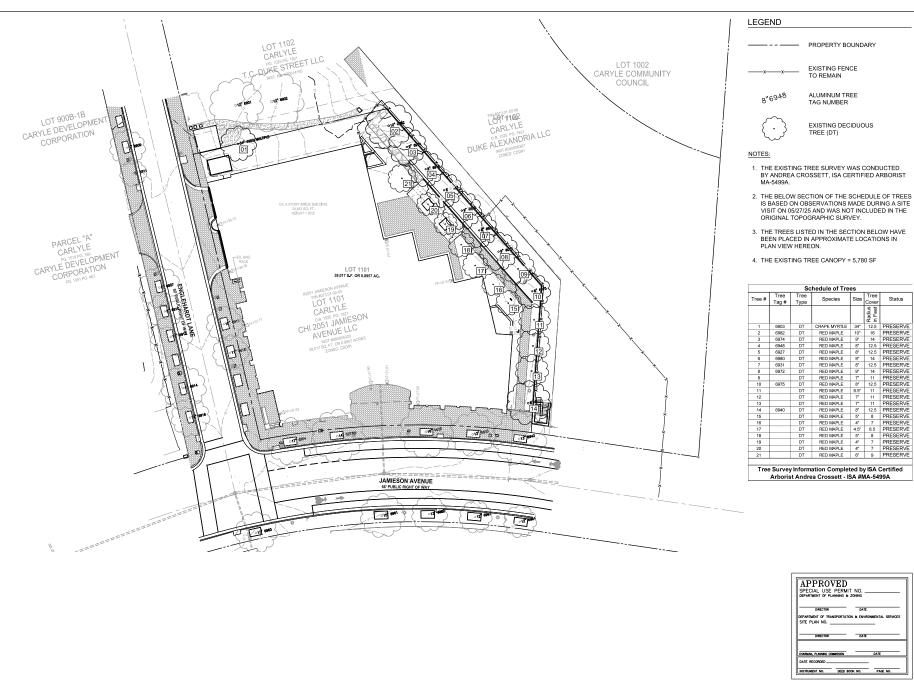
2051 JAMIESON AVENUE ALEXANDRIA, VA

2025078 REVISION / ISSUANCE DESIGNED BY: MC DRAWN BY: WT CHECKED BY: MC

APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONNG

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

MATERIALS PLAN-LEVEL 5 & LEVEL 8 L102



LandDesign.

NOT FOR CONSTRUCTION **JAMIESON AVENUE**

2051 JAMIESON AVENUE

ALEXANDRIA, VA

2025078

REVISION / ISSUANCE

L400

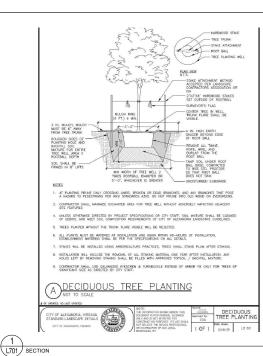
1. THE EXISTING TREE SURVEY WAS CONDUCTED BY ANDREA CROSSETT, ISA CERTIFIED ARBORIST

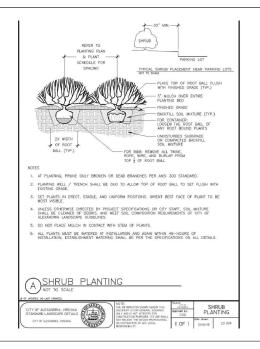
VISIT ON 05/27/25 AND WAS NOT INCLUDED IN THE

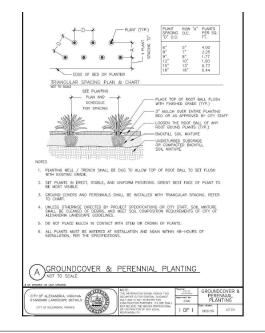
Schedule of Trees						
Tree #	Tree Tag #	Tree Type	Species	Size	Tree Cover	Status
					Radius in Feet	
1	6903	DT	CRAPE MYRTLE	34"	12.5	PRESERVE
2	6982	DT	RED MAPLE	10"	16	PRESERVE
3	6974	DT	RED MAPLE	9"	14	PRESERVE
4	6948	DT	RED MAPLE	8"	12.5	PRESERVE
5	6927	DT	RED MAPLE	8"	12.5	PRESERVE
6	6980	DT	RED MAPLE	9"	14	PRESERVE
7	6931	DT	RED MAPLE	8"	12.5	PRESERVE
8	6972	DT	RED MAPLE	9"	14	PRESERVE
9		DT	RED MAPLE	7"	11	PRESERVE
10	6975	DT	RED MAPLE	8"	12.5	PRESERVE
11		DT	RED MAPLE	6.5"	11	PRESERVE
12		DT	RED MAPLE	7"	11	PRESERVE
13		DT	RED MAPLE	7"	11	PRESERVE
14	6940	DT	RED MAPLE	8"	12.5	PRESERVE
15		DT	RED MAPLE	5"	8	PRESERVE
16		DT	RED MAPLE	4"	7	PRESERVE
17		DT	RED MAPLE	4.5"	8.5	PRESERVE
18		DT	RED MAPLE	5"	8	PRESERVE
19		DT	RED MAPLE	4"	7	PRESERVE
20		DT	RED MAPLE	4"	7	PRESERVE
21		DT	RED MAPLE	6"	9	PRESERVE

Arborist Andrea Crossett - ISA #MA-5499A











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01 POSUP SUBMISSION



L701

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS QUILINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE QUIDELINES. 1/THE PROPERTY OWNER AND/OR APPLICANT, SPECIFER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECORT VERSION OF THE CITY OF ALEXADORA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL ALL QUESTIONS RECARDING APPLICATION OF, OR ADHERINGE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PROOR TO COMMENCEMENT OF GENOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2)THE CITY-APPROVED LANGSCAPE PLAN SLEWISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANGSCAPE GUIDELINES WIGST BE FOLLOWED.

33THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN. 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMERICALENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN

S)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6)IN LEU OF MORE STRENLOUS SPECIFICATIONS, ALL LANGSCUPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-10-DUTE EDITION (AT TIME OF CONSTRUCTION) OF LANGSCUPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANGSCUPE CONTRACTORS ASSOCIATION OF MAYCLAND, DISTRICT OF COLUMBA AND VIRGINIA, GATHERSBURG, MAYCLAND. 7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

SHARIDINCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUTY AND IN COMPLIANCE WITH CITY OF ALEXADRA LANGSCAPE CURRENTS AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOUT THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBJECTIONS FOR ALL DISPOSITE PROJECTS

THE APPLICATION OF THE CONTROL OF THE REPORT OF THE PROJECT OF THE CONTROL OF THE PROJECT OF THE

21THE APPLICANT MUST CONTACT THE PRZ PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANSSAME CONTRACTOR, LANSSAME ARCHITECT, THE MAZ PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

Since rOLLAMIN DEPOSADOS SHALL BE PROVIDED TO THE PREZ PROGRESSION FOR ALL THE PROVIDED TO THE PREZ PROGRESSION TO THE LANGSCAFE PRE-INSTILLATION MEETING. I) A LITTER THAT CERTIFIES THAT THE PROGRESSION AND ALL THE PROVIDED PROFIT DEPOSADOS PRE-SELECTION TO/ORD FOR ALL THESE PROVIDED WHITE THE PROGRESSION AND ADMINISTRATION OF PROMISELY CONTINUED AND ADMINISTRATIO 4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

SIAS-BUILD DRAWINGS FOR THIS LANDSCAPE AND/OR IRRICATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6)AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.



CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIREINIA



Source: Criticol BLEXANCEIA	STANDARD			
Approved by: COA	PLANDSCAPE PLAN NOTES			
I OF I	01/01/19	LD 016		

