

PRELIMINARY DEVELOPMENT PLAN PIZZANO CONTRACTORS - PROPOSED ADDITION

1019 CAMERON STREET
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.1840 AC 8,014 SF
TOTAL AREA OF TAX PARCELS = 0.1840 AC 8,014 SF
TOTAL EXISTING IMPERVIOUS AREA = 0.1840 AC 8,014 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.1840 AC 8,014 SF
TOTAL DISTURBED AREA = 0.0475 AC 2,070 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, 100-YEAR FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SITE.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
- AN ENVIRONMENTAL SITE ASSESSMENT (ESA) PHASE I HAS BEEN COMPLETED, WHICH IDENTIFIED POTENTIAL PRESENCE OF CONTAMINATION ON THE PROPERTY DUE TO HISTORICAL PRESENCE OF GAS STATIONS ON ADJACENT SITES. A PHASE II REPORT WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm; NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.
RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, AND VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB AN AREA LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO (2) WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING 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 OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

GENERAL NOTES

- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- THIS PROJECT IS LOCATED IN THE COMBINED SEWER WATERSHED.
- THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

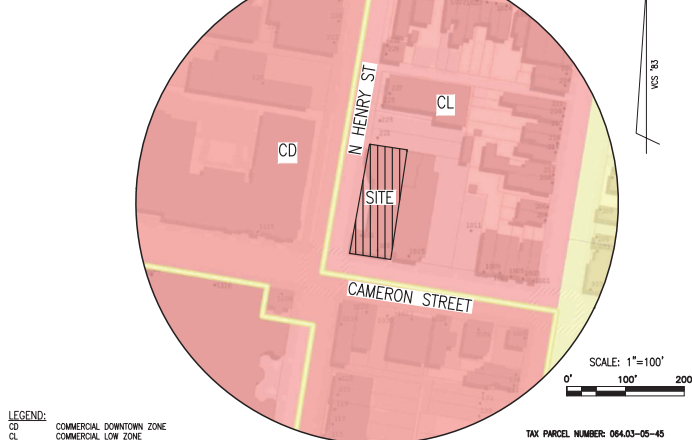
BUILDING CODE ANALYSIS:

USE	OFFICE/COMMERCIAL WAREHOUSE
USE GROUP:	S-1, B & B2 (NONRESIDENTIAL)
TYPE OF CONSTRUCTION:	III-B
NUMBER OF STORES:	3 STORES WITH BASEMENT
FLOOR AREA (GROSS):	BASEMENT/1ST FLOOR: 9,119 SF 2ND FLOOR: 6,150 SF 3RD FLOOR: 2,390 SF TOTAL: 17,664 SF
FLOOR AREA (NET):	BASEMENT/1ST FLOOR: 6,121 SF 2ND FLOOR: 5,462 SF 3RD FLOOR: 1,899 SF TOTAL: 13,622 SF
BUILDING FOOT PRINT AREA:	6,171 SF
BUILDING HEIGHT:	42.00'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	1
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CLUBB RAMPS	N/A	1
SIDEWALKS (LF)	N/A	135
BICYCLE PARKING (# SPACES)	N/A	N/A
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

VICINITY MAP



LEGEND:

CD COMMERCIAL DOWNTOWN ZONE
CL COMMERCIAL LOW ZONE

TAX PARCEL NUMBER: 064.03-05-45

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A REZONING FROM THE CL/COMMERCIAL LOW TO CD/COMMERCIAL DOWNTOWN ZONE AND A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH SITE PLAN TO CONSTRUCT A 2-STORY BUILDING ADDITION WITH AN INCREASE IN FLOOR AREA RATIO (FAR) TO 1.7. THE SITE IS CURRENTLY OCCUPIED BY AN OFFICE AND WAREHOUSE BUILDING WITH PARKING.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- REZONING FROM COMMERCIAL LOW (CL) TO COMMERCIAL DOWNTOWN (CD).
- DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH SITE PLAN TO CONSTRUCT A 2-STORY BUILDING ADDITION WITH AN INCREASE IN THE ALLOWABLE FLOOR AREA RATIO (FAR) TO 1.7 PURSUANT TO SECTION 4-506(B)(1).
- MODIFICATION OF THE MINIMUM CROWN COVER REQUIREMENT.

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ZONING TABULATIONS

- TAX MAP #: 064.03-05-45
- ZONE OF SITE: EXISTING: CL PROPOSED: CD
- USE: EXISTING: OFFICE/COMMERCIAL WAREHOUSE
PROPOSED: OFFICE
- TOTAL SITE AREA:
EXISTING: 8,014.0 SF OR 0.1840 AC
PROPOSED: 8,014.0 SF OR 0.1840 AC
- MINIMUM LOT AREA:
REQUIRED: N/A (MULTI-UNIT)
PROVIDED: 8,014.0 SF OR 0.1840 AC
- OPEN SPACE:
REQUIRED: N/A
PROPOSED: N/A
- AVERAGE FINISHED GRADE: 36.8 FT
- HEIGHT:
PERMITTED: 50 FT
EXISTING: 31.8 FT
PROPOSED: 42.0 FT
- FAR:
ALLOWED: 1.5 (NON-RESIDENTIAL)/2.5 WITH SUP*
EXISTING: 12,427 SF
PROPOSED ADDITION: 5,237 SF
TOTAL: 17,664 SF
NET: 9,199 SF (FAR=1.15)
4,423 SF (FAR=0.55)
13,622 SF (FAR=1.70)*
- LOT WIDTH/FRONTAGE:
REQUIRED: N/A
PROVIDED: N/A
- SETBACKS:
REQUIRED: FRONT: N/A SIDE: N/A REAR: N/A
PROVIDED: FRONT: N/A SIDE: N/A REAR: N/A
- PARKING TABULATION:
TOTAL PARKING REQUIRED: 0 SPACES
TOTAL PARKING PROVIDED: 7 COMPACT SPACES (EXISTING TO REMAIN)
- LOADING SPACES: REQUIRED: N/A PROPOSED: N/A
- TRIP GENERATION:
EXISTING AM PEAK: 26.51 AVT
EXISTING PM PEAK: 28.06 AVT
EXISTING VPD: 140.32 VPD
(PER ITE STANDARDS)
PROPOSED AM PEAK: 36.12 AVT
PROPOSED PM PEAK: 34.82 AVT
PROPOSED VPD: 197.43 VPD
(PER ITE STANDARDS)
- TOTAL CROWN COVERAGE:
REQUIRED: 2,004 SF (25%)
PROVIDED: 0 SF

* SEE REQUESTED APPLICATIONS AND MODIFICATIONS

RCF
FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
625 N. Washington Street, Suite 250
Alexandria, Virginia 22314
(703) 548-6422
www.rcffields.com

PROJ. MANAGER: DANIEL MCDONALD
EMAIL: DMCDONALD@RCFFIELDS.COM

DATE: DEC 14, 2025
DRAWN: TM
REV:



REVISION APPROVED BY	REV. BY		DATE	
	DESCRIPTION	DATE	APPROVED	DATE
			</	

PRELIMINARY DEVELOPMENT PLAN
PIZZANO CONTRACTORS -
PROPOSED ADDITION
1019 CAMERON STREET
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

SHEET NAME

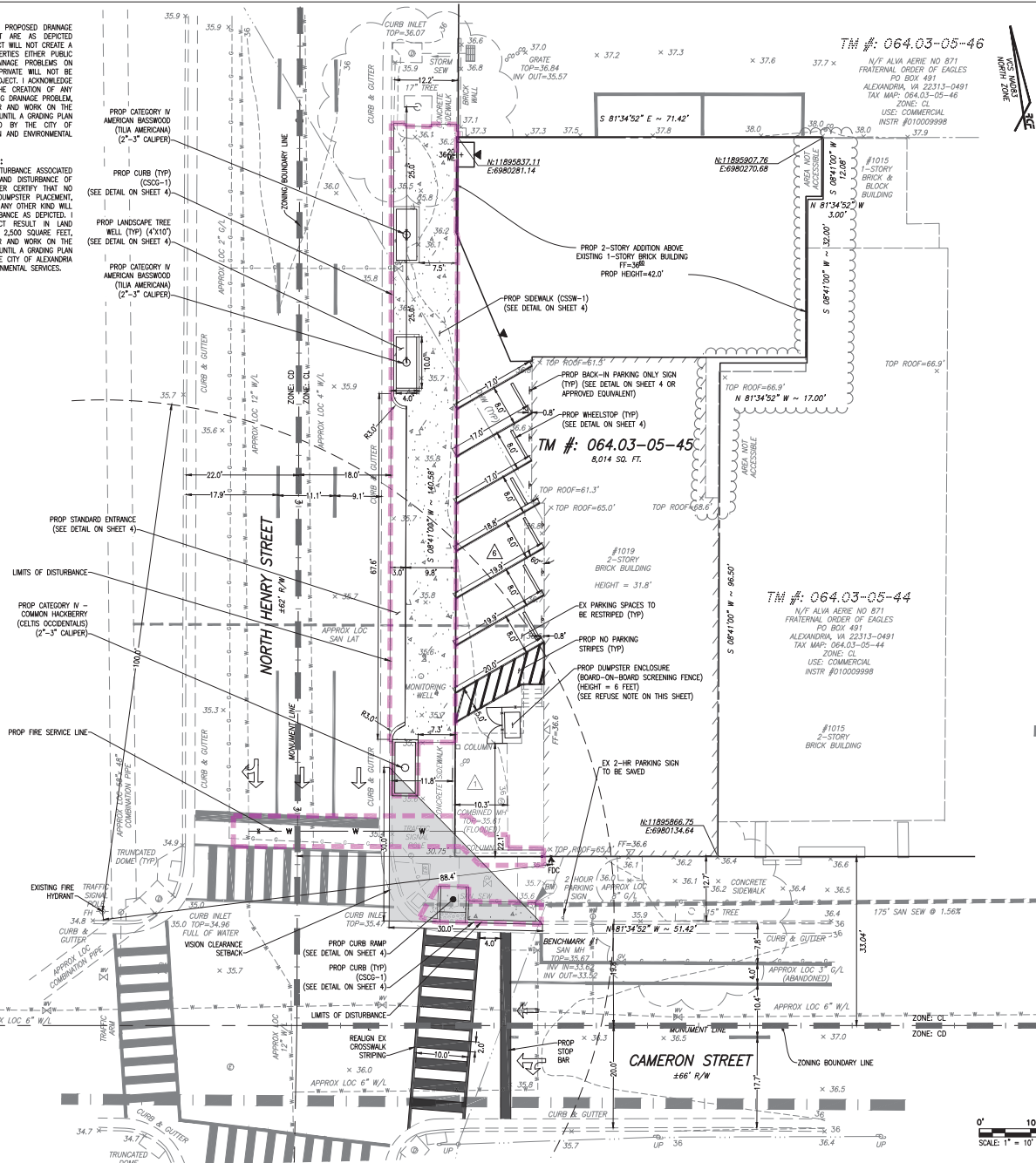
APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	DIRECTOR
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
WITHDRAWN NO.	REEL BOOK NO.

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE MANGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 28, 2025; AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DRAINAGE CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXAGGERATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXAGGERATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

DISTURBED AREA CERTIFICATION:
I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE AS DEPICTED. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES ON SHEET 2.

ARCHAEOLOGY NOTES:

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ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USES (OFFICE/COMMERCIAL WAREHOUSE) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 9,942 GALLONS PER DAY [2,000 GPD/1,000 SF] X 12,427 SF X 4.0 PEAK FLOW FACTOR]. THE PROPOSED USE (OFFICE) IMPROVEMENTS PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 14,131 GALLONS PER DAY [2,000 GPD/1,000 SF] X 17,664 SF X 4.0 PEAK FLOW FACTOR]. THEREFORE, SINCE THE INCREASE IN PEAK SANITARY FLOW IS LESS THAN 10,000 GPD, A SANITARY SEWER ADEQUATE OUTFALL ANALYSIS IS NOT REQUIRED.

ALEXRENEW NOTES:

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DRAINAGING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

UTILITIES NOTE:

THE PROPOSED BUILDING ADDITION WILL UTILIZE THE EXISTING SANITARY LATERAL, WATER METER AND DOMESTIC SERVICE LINE, AND A NEW FIRE LINE. THE FIRE SERVICE LINE WILL CONNECT INTO THE EXISTING WATER MAIN ALONG NORTH HENRY STREET.

PAVEMENT MARKING NOTE:

THE PROPOSED CROSSWALK STRIPING RE ALIGNMENT ALONG CAMERON STREET SHALL BE A STANDARD HIGH VISIBILITY LADEER CROSSWALK. IT SHALL CONSIST OF 2' WIDE, 10' LONG WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL, ORIENTED PERPENDICULAR TO THE CROSSING, WITH 2' WIDTH IN BETWEEN EACH LINE.

STOP BARS SHALL BE A SOLID 1'-2' WIDE WHITE THERMOPLASTIC LINE WITH REFLECTIVE MATERIAL, ORIENTED PERPENDICULAR TO THE ROADWAY AND EXTENDING ACROSS ALL APPROACH LANES. STOP BAR ALONG CAMERON STREET SHALL BE LOCATED AT LEAST 4' AWAY FROM THE CROSSWALK.

ONSTREET PARKING SPACE STRIPING SHALL BE STANDARD, 4 INCH WIDE, WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL AND INSTALLED AS SHOWN ON THE PLAN.

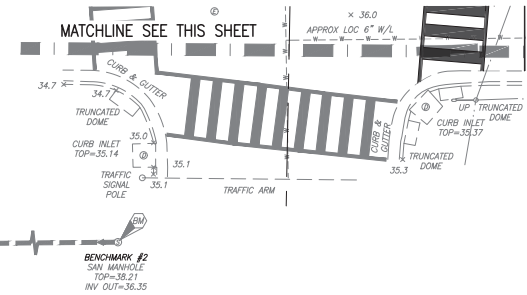
NO PARKING STRIPES SHALL BE 4 INCH WIDE STRIPING, WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL. WHITE STRIPING SHALL BE ORIENTED OPPOSITE TO THE DIRECTION OF TRAVEL.

REFUSE NOTE:

TRASH CANS AND DUMPSTER WILL BE STORED ON PRIVATE PROPERTY AND ROLLED TO THE CURB FOR TRASH PICK UP ON A WEEKLY BASIS.

HATCH LEGEND:

— PROPOSED CONCRETE WALK



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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.549.6422
WWW.RCFIELDS.COM

RCF
ENGINEERING • LAND SURVEYING • PLANNING

PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LIC. NO. 0402060162
MARCH 27, 2026

PRELIMINARY DEVELOPMENT PLAN
ON THE PROPERTY LOCATED AT
1019 CAMERON STREET
(DEED BOOK 1615, PAGE 1022)
(1019 CAMERON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

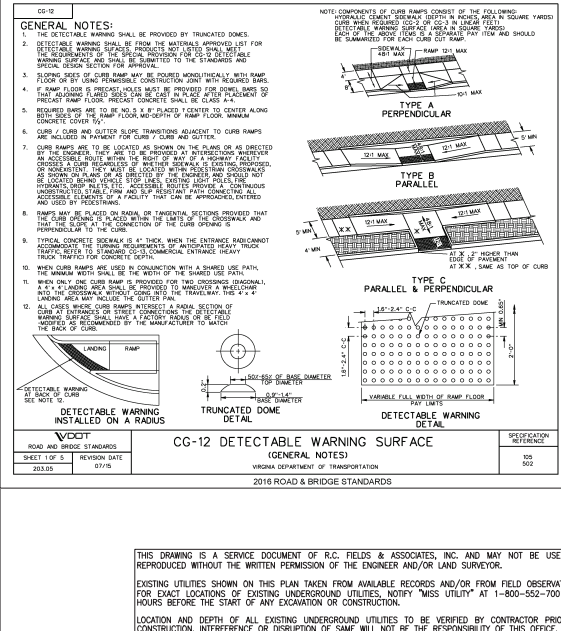
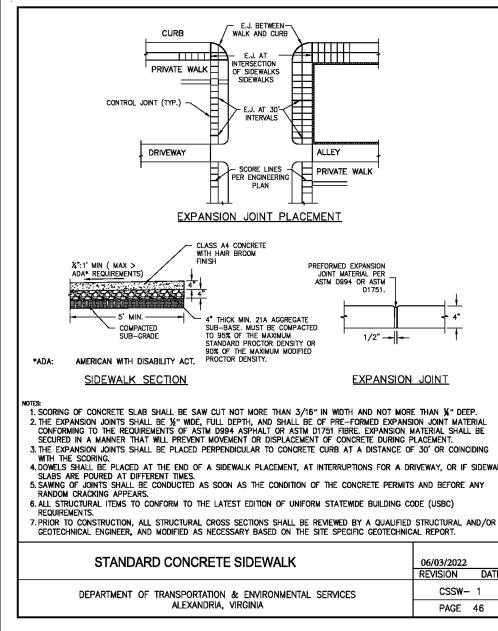
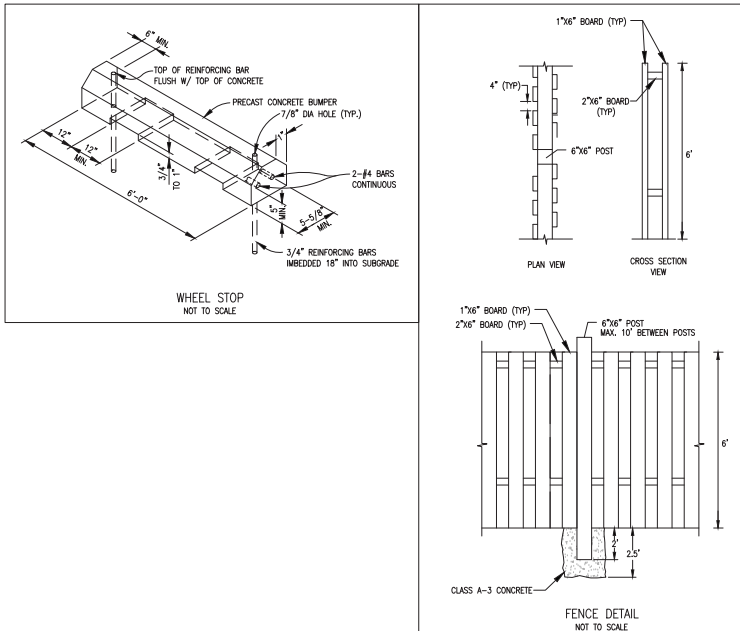
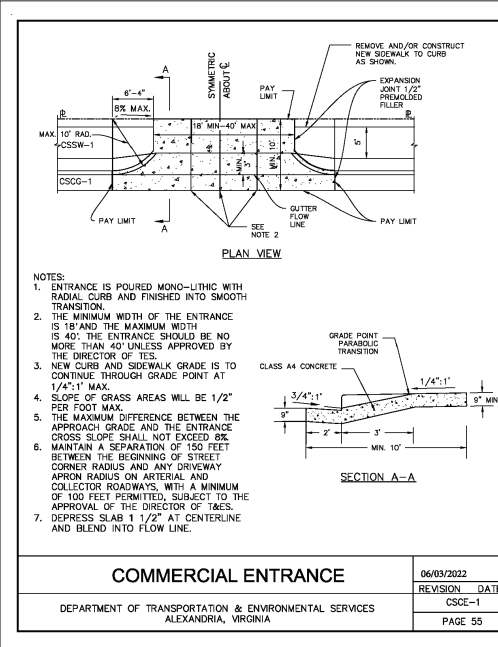
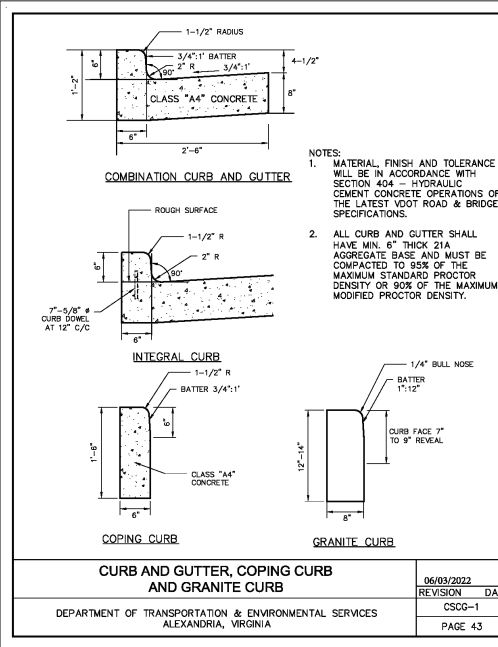
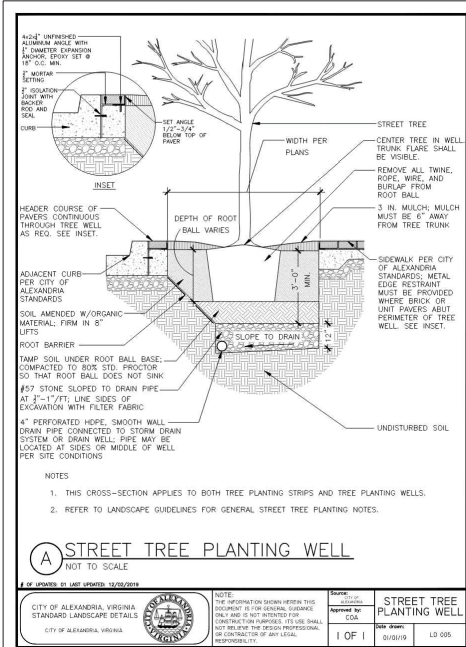
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DATE: MARCH, 2026

PROPOSED
CONDITIONS

SHEET **3** OF **4**
FILE: **25-168**

BACK-IN PARKING ONLY

BACK-IN PARKING ONLY SIGN DETAIL
(NO SCALE)



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.549.6422
WWW.RCLASSOC.COM

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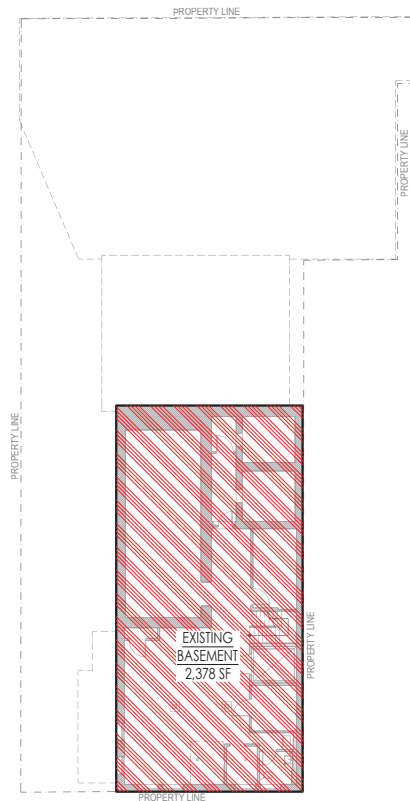
HEALTHCARE OF VA
VINCENT M. BISHOP
LIC. NO. 0402060162
MARCH 27, 2026
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN
ON THE PROPERTY LOCATED AT
1019 CAMERON STREET
(DEED BOOK 1615, PAGE 1022)
(1019 CAMERON STREET)
CITY OF ALEXANDRIA, VIRGINIA

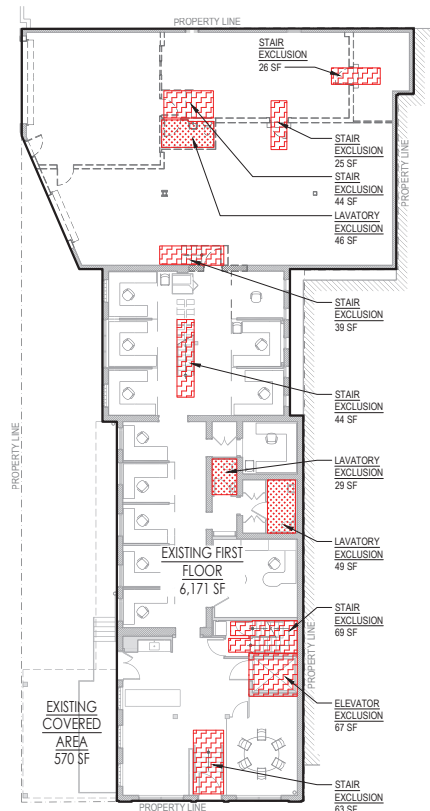
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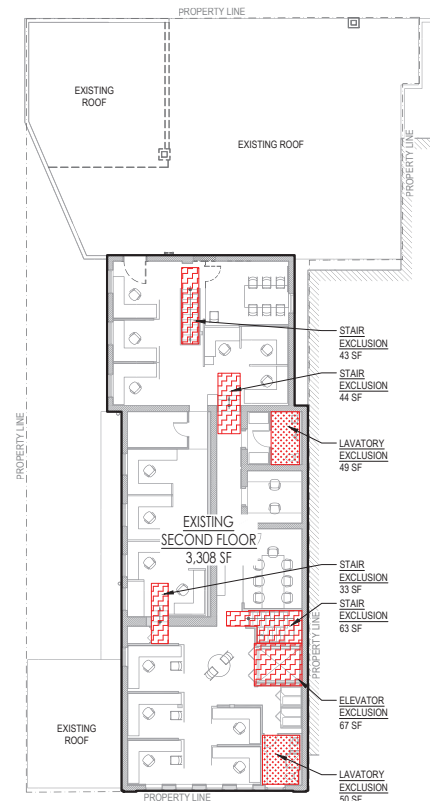
SHEET **4** OF **4**
FILE: **25-168**



1
EXISTING BASEMENT F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



2
EXISTING FIRST FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



3
EXISTING SECOND FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"

F.A.R. DIAGRAM KEY	
	STAIR AND ELEVATOR EXCLUSIONS
	LAVATORY EXCLUSION (50 SF MAX PER LAVATORY)
	BASEMENT EXCLUSION

ZONING FLOOR AREA	
LOT AREA (SF)	8,014
ALLOWED F.A.R. (ZONE CL)	0.50
ALLOWED FLOOR AREA (ZONE CL)	4,007

EXISTING FLOOR AREA (SF)	
BASEMENT	2,378
FIRST FLOOR	6,171
EXTERIOR COVERED AREA @ GRADE	570
SECOND FLOOR	3,308
BASEMENT EXCLUSION	-2,378
STAIR/ELEVATOR EXCLUSIONS	-627
LAVATORY EXCLUSIONS	-223
TOTAL (EXISTING)	9,199
EXISTING F.A.R. (9,199 / 8,014)	1.15



ZONING FLOOR AREA	
LOT AREA (SF)	8,014
ALLOWED F.A.R. (ZONE CL)	0.50
ALLOWED FLOOR AREA (ZONE CL)	4,007
ALLOWED F.A.R. (ZONE CD)	1.50
ALLOWED FLOOR AREA (ZONE CD)	12,021
ALLOWED F.A.R. (ZONE CD) W/ S.U.P.	UP TO 2.50
ALLOWED FLOOR AREA (ZONE CD) W/ S.U.P.	UP TO 20,035

PROPOSED FLOOR AREA (SF)	
BASEMENT (NOT SHOWN)	2,378
FIRST FLOOR	6,171
EXTERIOR COVERED AREA @ GRADE	570
SECOND FLOOR	6,150
THIRD FLOOR	2,103
THIRD FLOOR ROOF PERGOLA	292
BASEMENT EXCLUSION (NOT SHOWN)	-2,378
STAIR/ELEVATOR EXCLUSIONS	-1,312
LAVATORY EXCLUSIONS	-352
TOTAL (PROPOSED)	
PROPOSED F.A.R. (13,622 / 8,014)	1.70

ADDITIONAL FLOOR AREA (SF)	
EXISTING FLOOR AREA	9,199
PROPOSED FLOOR AREA	13,622
ADDITIONAL FLOOR AREA (13,622 - 9,199)	4,423



VIEW #1 OF EXISTING



VIEW #2 OF EXISTING



VIEW #3 OF EXISTING



VIEW #1 OF PROPOSED



VIEW #2 OF PROPOSED



VIEW #3 OF PROPOSED



RENDERED VIEW OF PROPOSED



RENDERED VIEW OF PROPOSED

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PIZZANO CONTRACTORS – PROPOSED ADDITION
1019 CAMERON ST. ALEXANDRIA, VA 22314

RENDERED PERSPECTIVE VIEWS

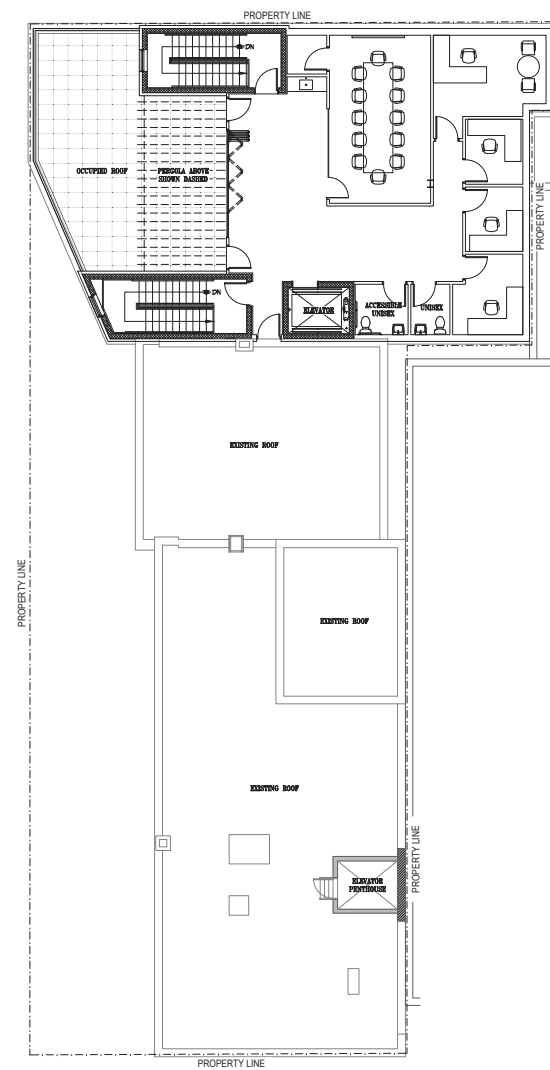
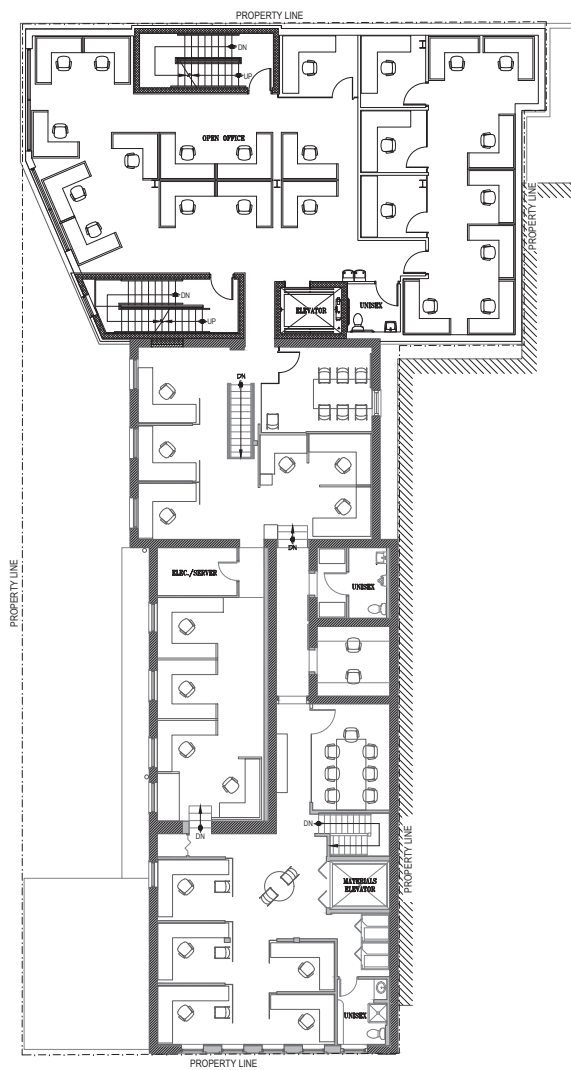
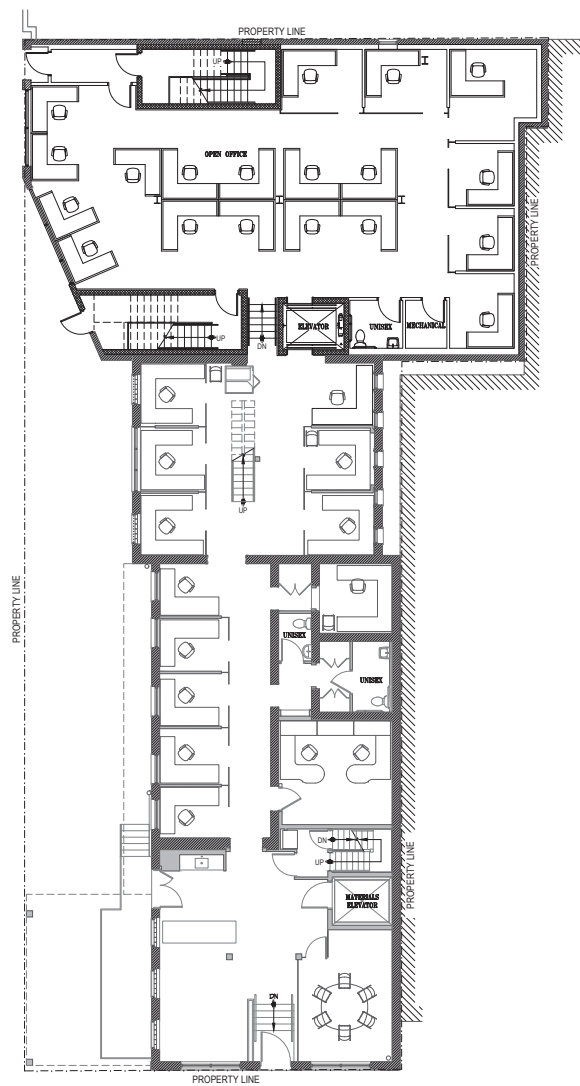


REVISIONS

NO.	DESCRIPTION

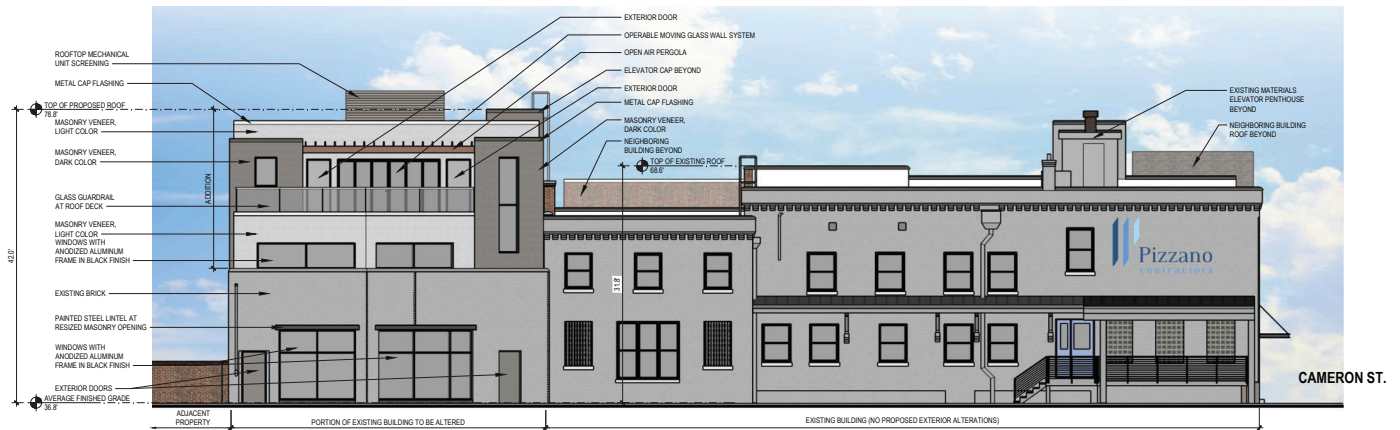
PROJECT NUMBER 2542		
DATE 9/21/2026		
SCALE AS NOTED		
DRAWN	DESIGNED	APPROVED
	KGA	

SHEET NUMBER
A1.1
2542-PLAN

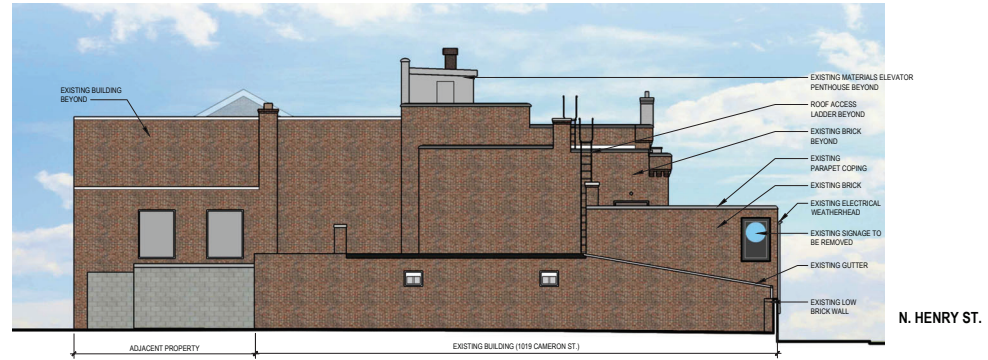




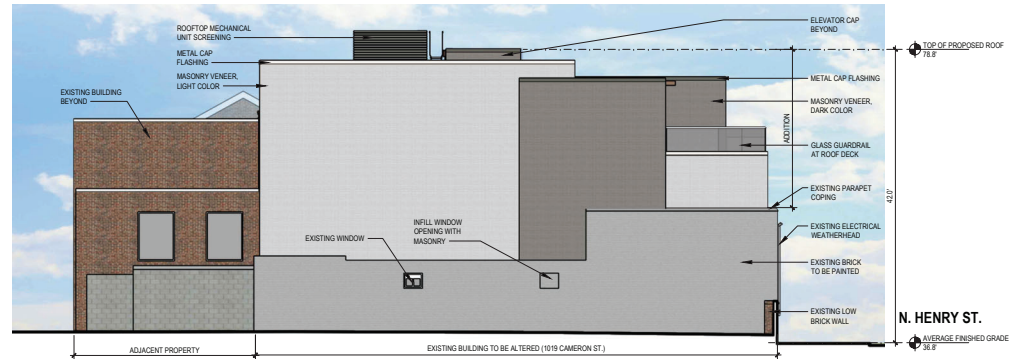
1 WEST BUILDING ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"



2 WEST BUILDING ELEVATION (PROPOSED)
SCALE: 1/8" = 1'-0"



1 NORTH BUILDING ELEVATION (EXISTING)
A4 SCALE: 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION (PROPOSED)
A4 SCALE: 1/8" = 1'-0"

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NORTH BUILDING ELEVATIONS

REVISIONS		

PROJECT NUMBER 2542	DATE 9/21/2026	SCALE AS NOTED
DRAWN KGA	DESIGNED KGA	APPROVED

SHEET NUMBER

A4

2542-SLEV

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1 EAST BUILDING ELEVATION (EXISTING)
A5 SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION (PROPOSED)
A5 SCALE: 1/8" = 1'-0"

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EAST BUILDING ELEVATIONS

REVISIONS

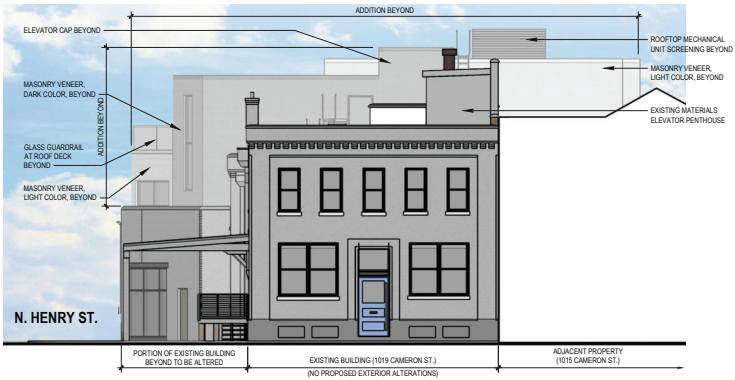
PROJECT NUMBER		
2542		
DATE		
9/21/2026		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
KSA	KSA	

SHEET NUMBER	
A5	
2542-ELEV	

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1 SOUTH BUILDING ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION (PROPOSED)
SCALE: 1/8" = 1'-0"

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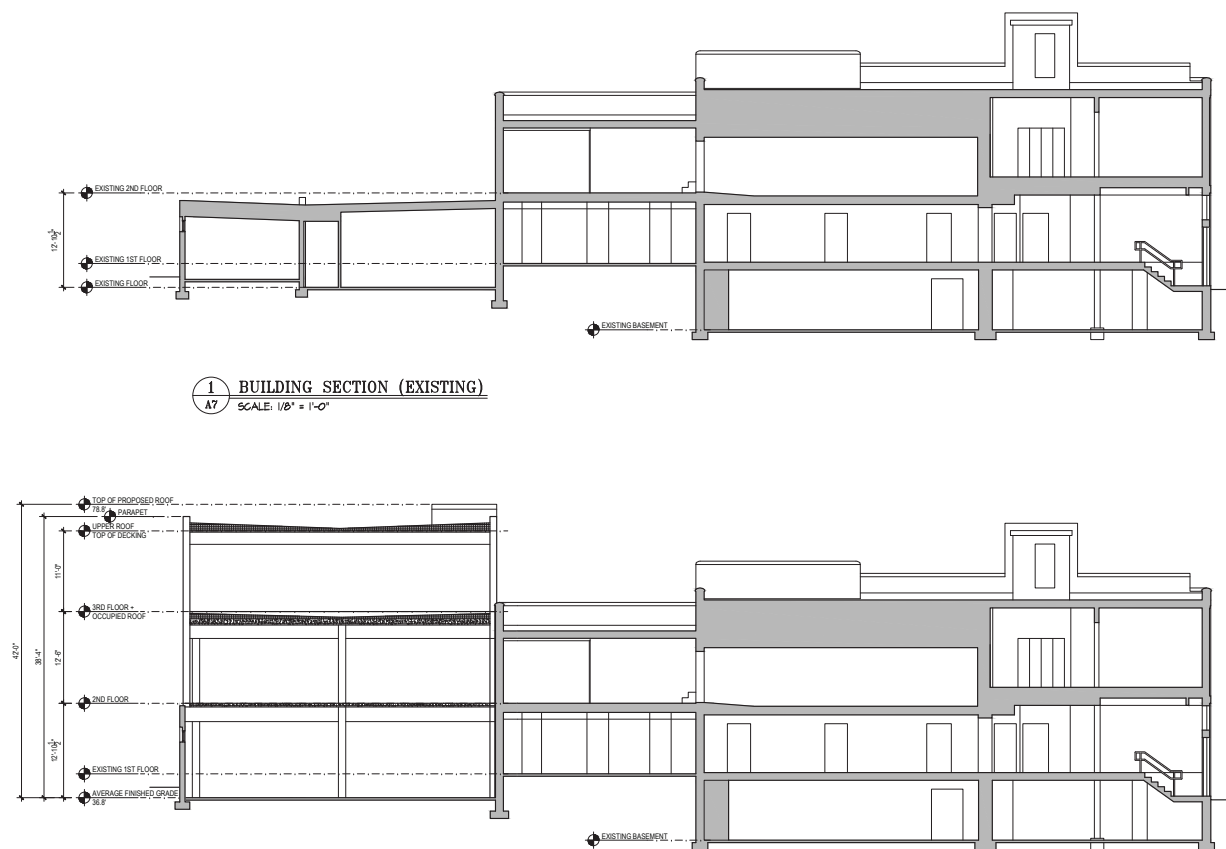
SOUTH BUILDING ELEVATIONS



REVISIONS

PROJECT NUMBER 2542		
DATE 9/21/2026		
SCALE AS NOTED		
DRAWN KGA	DESIGNED KGA	APPROVED

SHEET NUMBER A6		
2542-SLEV		



1 BUILDING SECTION (EXISTING)
A7 SCALE: 1/8" = 1'-0"

2 BUILDING SECTION (PROPOSED)
A7 SCALE: 1/8" = 1'-0"