BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1019 Cameron Street

DISTRICT: ☐ **Old & Historic Alexandria** ☒ **Parker – Gray** ☐ **100 Year Old Building**

TAX MAP AND PARCEL: 064.03-05-45 **ZONING:** existing CL, proposed CD

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS Concept I Review

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*

Name: Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors

Address: [redacted]

City: [redacted]

Phone: [redacted]

Authorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ _____

Name: M. Catharine Puskar, Attorney/Agent Phone: [redacted]

E-mail: [redacted]

Legal Property Owner:

Name: Carolyn T. Pizzano Trust

Address: [redacted]

City: [redacted]

Phone: [redacted]

BAR CASE# _____

(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: *Please check all that apply*

☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
- ☐ awning
- ☐ doors
- ☐ lighting
- ☐ other _____
- ☐ fence, gate or garden wall
- ☐ windows
- ☐ pergola/trellis
- ☐ HVAC equipment
- ☐ siding
- ☐ painting unpainted masonry
- ☐ shutters
- ☐ shed

☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Demolition Permit:
The Applicant proposes to convert the entire existing structure from an office and warehouse use to an office use. To facilitate the property as the sole office location for the Applicant, a new two-story addition will be added as office space above the existing one-story warehouse at the rear of the existing structure. In order to convert the warehouse use into an office use, the existing warehouse overhead doors on N. Henry Street will be modified and infilled with aluminum frame storefront windows and doors. The existing warehouse roof coping will remain and act as a belt course to transition between new and old. This demolition is required to create a more functional office space in the existing warehouse. The replacement of the warehouse openings with the storefront windows and doors will also create a more cohesive look with the rest of the building and surrounding structures. Alternatives to demolition would involve keeping the warehouse doors, which are not compatible with the office use or surrounding structures.

Certificate of Appropriateness – Concept I Review:
1019 Cameron Street is a series of connected buildings that have been manipulated and expanded over time. The Applicant is proposing a new two-story office space addition above the one-story warehouse at the rear of the existing structure. The existing warehouse will be converted into office use to create a three-story element that will have setbacks to allow for rooftop rooftop open space above the second-floor level. The original building along Cameron Street and the adjacent infilled portion will remain at the same height and scale. The final building with the proposed addition will be of similar massing, height, and scale as other adjacent commercial and residential buildings. The new materials will be a combination of painted masonry, tile, glass and metal. The design style intentionally departs from the existing brick warehouse typology. We have chosen a more modern façade to reflect the intended use of the space and allow for more natural light to the interior. The addition is intended to set itself apart from the original warehouse style of the main building. The Applicant is proposing to paint the northernmost wall of the existing warehouse use to help unify the look of the whole building.

SUBMITTAL REQUIREMENTS:

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☒	Survey plat showing the extent of the proposed demolition/encapsulation.
☒	☐	Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐	☒	Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☒	☐	Description of the reason for demolition/encapsulation.
☒	☐	Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR CASE# _____
(OFFICE USE ONLY)

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

	N/A	
x	☐	Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
x	☐	FAR & Open Space calculation form.
x	☐	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
x	☐	Existing elevations must be scaled and include dimensions.
x	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
x	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
x	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
x	☐	For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

	N/A	
x	☐	Linear feet of building: Front: 51 ft Secondary front (if corner lot): 140.5 ft.
x	☐	Square feet of existing signs to remain: 55 sq. ft.
☐	■	Photograph of building showing existing conditions.
☐	■	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
☐	■	Location of sign (show exact location on building including the height above sidewalk).
☐	■	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
☐	■	Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	■	Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
☐	■	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	■	Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
☐	■	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
☐	■	Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR CASE# _____
(OFFICE USE ONLY)

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- [x] I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- [x] I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- [x] I, the applicant, or an authorized representative will be present at the public hearing.
- [x] I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: MC Puskar

Printed Name: M.Catharine Puskar

Date: 02/09/2026

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. Robert T. Pizzano, Jr	[redacted]	100%
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 1019 Cameron Street, Alexandria, VA 22314 (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. Carolyn T. Pizzano Trust	[redacted]	100%
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 require 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 the12-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 indicated 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	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Robert T. Pizzano, Jr	None	None
2. Carolyn T. Pizzano as trustee of the Carolyn T. Pizzano Trust	None	None
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.

1/9/2026	Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors By: M. Catharine Puskar	MCPuskar
Date	Printed Name	Signature

Carolyn T. Pizzano Trust

[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for a Rezoning, Development Special Use Permit with Site Plan, and Related Requests
1019 Cameron Street, Tax Map ID 064.03-05-46 (the "Property")

Dear Mr. Stoddard:

The Carolyn T. Pizzano Trust, as the owner of the above-referenced Property, hereby consents to the filing of applications for a Rezoning, Development Special Use Permit with Site Plan, and any related applications or requests by Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors to allow for an addition to the existing building on the Property.

Very truly yours,

CAROLYN T. PIZZANO TRUST

By: Carolyn T Pizzano

Its: Carolyn T Pizzano, Trustee

Date: 1/6/2026

Pizzano
contractors
Building relationships since 1958

Robert T. Pizzano Contractors, Inc. d/b/a
Pizzano Contractors
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for Rezoning, Development Special Use Permit with Site Plan, and Related Requests
1019 Cameron Street, Tax Map ID 064.03-05-46 (the "Property")

Dear Mr. Stoddard:

Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of Rezoning and Development Special Use Permit with Site Plan applications and any other related requests for the Property.

Very truly yours,

ROBERT T. PIZZANO CONTRACTORS, INC. d/b/a
PIZZANO CONTRACTORS

By: Robert T. Pizzano
Its: President
Date: 1/6/2026

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 1019 Cameron St. - EXISTING BUILDING — Street Address

CL — Zone

A2. 8,014.00 — Total Lot Area x 0.50 — Floor Area Ratio Allowed by Zone = 4,007.00 — Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**			
Basement	2,378.00	Basement**	2,378.00	B1. 12,427.00 Existing Gross Floor Area*	Sq. Ft.
First Floor	6,171.00	Stairways** (INC. ELEVATORS)	627.00	B2. 3,228.00 Allowable Floor Exclusions**	Sq. Ft.
Second Floor	3,308.00	Mechanical**		B3. 9,199.00 Existing Floor Area Minus Exclusions (subtract B2 from B1)	Sq. Ft.
Third Floor		Attic less than 7***			
Attic		Porches**			
Porches		Balcony/Deck**			
Balcony/Deck		Lavatory***	223.00	Comments for Existing Gross Floor Area	
Lavatory***		Other**			
EXTERIOR COVERED AREA Other**	570.00	Other**			
B1. Total Gross	12,427.00	B2. Total Exclusions	3,228.00		

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**			
Basement		Basement**		C1. 0.00 Proposed Gross Floor Area*	Sq. Ft.
First Floor		Stairways** (INC. ELEVATORS)		C2. 0.00 Allowable Floor Exclusions**	Sq. Ft.
Second Floor		Mechanical**		C3. 0.00 Proposed Floor Area Minus Exclusions (subtract C2 from C1)	Sq. Ft.
Third Floor		Attic less than 7***			
Attic		Porches**			
Porches		Balcony/Deck**			
Balcony/Deck		Lavatory***			
Lavatory***		Other**			
Other		Other**			
C1. Total Gross	0.00	C2. Total Exclusions	0.00		

D. Total Floor Area

D1. 9,199.00 Sq. Ft. — Total Floor Area (add B3 and C3)

D2. 4,007.00 Sq. Ft. — Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft. — Existing Open Space

E2. Sq. Ft. — Required Open Space

E3. Sq. Ft. — Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Date: 2/9/2025

F.A.R FORM (EXISTING BUILDING)

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 1019 Cameron St. - EXISTING + ADDITION — Street Address

CD — Zone

A2. 8,014.00 — Total Lot Area x 1.70 — Floor Area Ratio Allowed by Zone (SUBJECT TO 7.5%) = 13,623.80 — Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**			
Basement	2,378.00	Basement**	2,378.00	B1. 12,427.00 Existing Gross Floor Area*	Sq. Ft.
First Floor	6,171.00	Stairways** (INC. ELEVATORS)	494.00	B2. 3,049.00 Allowable Floor Exclusions**	Sq. Ft.
Second Floor	3,308.00	Mechanical**		B3. 9,378.00 Existing Floor Area Minus Exclusions (subtract B2 from B1)	Sq. Ft.
Third Floor		Attic less than 7***			
Attic		Porches**			
Porches		Balcony/Deck**			
Balcony/Deck		Lavatory***	177.00	Comments for Existing Gross Floor Area	
Lavatory***		Other**			
EXTERIOR COVERED AREA Other**	570.00	Other**			
B1. Total Gross	12,427.00	B2. Total Exclusions	3,049.00		

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**			
Basement	0.00	Basement**		C1. 5,237.00 Proposed Gross Floor Area*	Sq. Ft.
First Floor	0.00	Stairways** (INC. ELEVATORS)	818.00	C2. 993.00 Allowable Floor Exclusions**	Sq. Ft.
Second Floor	2,842.00	Mechanical**		C3. 4,244.00 Proposed Floor Area Minus Exclusions (subtract C2 from C1)	Sq. Ft.
Third Floor (INC. PERGOLA)	2,395.00	Attic less than 7***			
Attic		Porches**			
Porches		Balcony/Deck**			
Balcony/Deck		Lavatory***	175.00		
Lavatory***		Other**			
Other		Other**			
C1. Total Gross	5,237.00	C2. Total Exclusions	993.00		

D. Total Floor Area

D1. 13,622.00 Sq. Ft. — Total Floor Area (add B3 and C3)

D2. 13,623.80 Sq. Ft. — Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft. — Existing Open Space

E2. Sq. Ft. — Required Open Space

E3. Sq. Ft. — Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Date: 2/9/2025

F.A.R FORM (EXISTING BUILDING + ADDITION)

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KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

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

F.A.R. FORMS

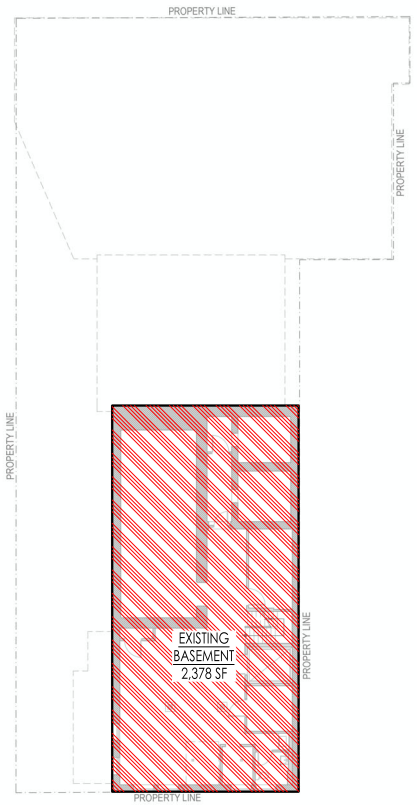
COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

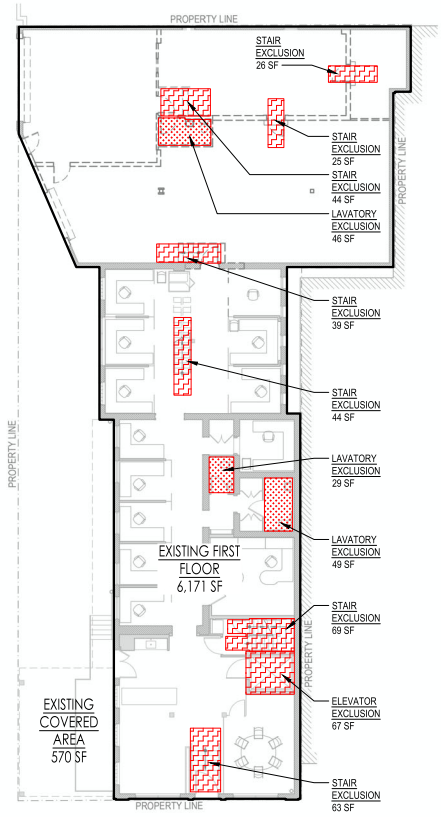
PROJECT NUMBER: 2542
DATE: 2/9/2026
SCALE: AS NOTED
DRAWN | DESIGNED: KGA | APPROVED

SHEET NUMBER: Z0
2542-PLAN

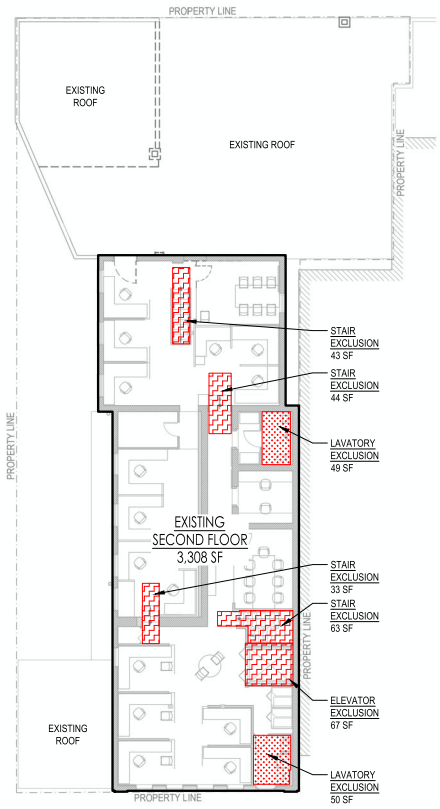
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1 / Z1 EXISTING BASEMENT F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



2 / Z1 EXISTING FIRST FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



3 / Z1 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

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KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

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

EXISTING F.A.R. DIAGRAMS

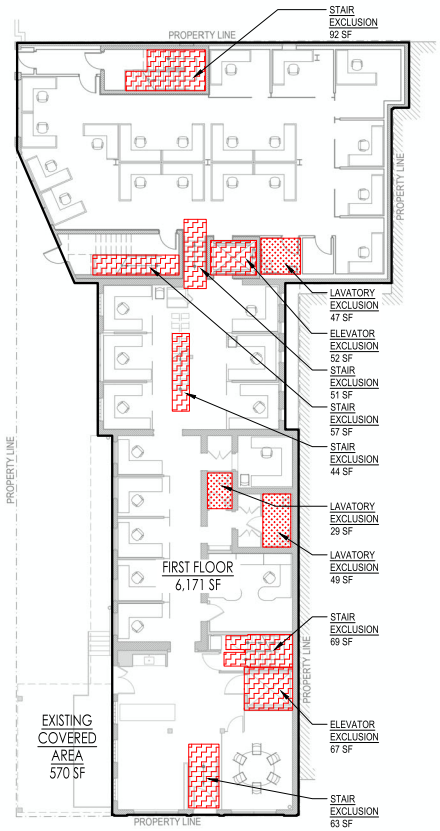
COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

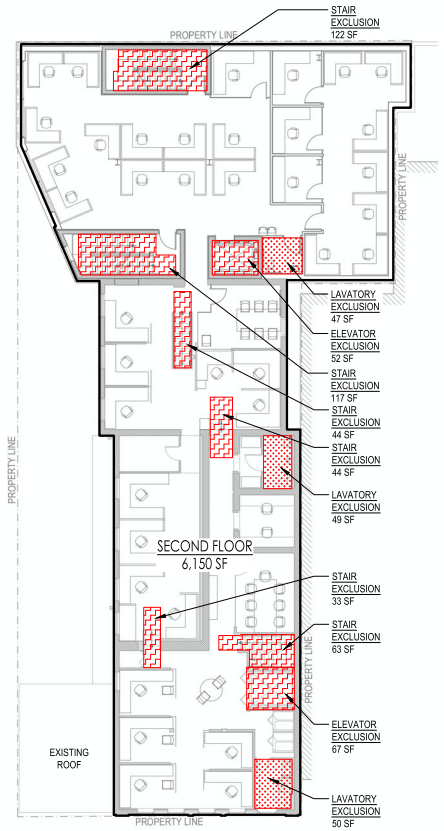
PROJECT NUMBER		
2542		
DATE		
2/9/2026		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
	KGA	

SHEET NUMBER
Z1
2542-PLAN

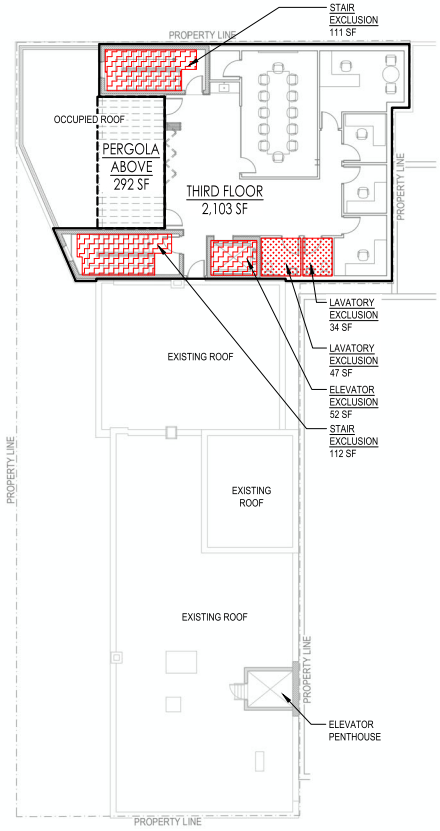
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1 Z2 PROPOSED FIRST FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



2 Z2 PROPOSED SECOND FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



3 Z2 PROPOSED THIRD 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 (NOT SHOWN)

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)	13,622
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

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KULINSKIGROUP.COM | 703.836.7243

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

PROPOSED F.A.R. DIAGRAMS

COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

PROJECT NUMBER: 2542
DATE: 2/9/2026
SCALE: AS NOTED
DRAWN | DESIGNED: KGA | APPROVED

SHEET NUMBER: Z2
2542-PLAN

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL

VIEW #1 OF EXISTING

VIEW #1 OF PROPOSED

VIEW #2 OF EXISTING

VIEW #2 OF PROPOSED

VIEW #3 OF EXISTING

VIEW #3 OF PROPOSED

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

PERSPECTIVE VIEWS

COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

PROJECT NUMBER		
2542		
DATE		
2/9/2026		
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	KGA	

SHEET NUMBER
A1
2542-PLAN

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL

RENDERED DAY VIEW OF PROPOSED

RENDERED DAY VIEW OF PROPOSED

RENDERED NIGHT VIEW OF PROPOSED

RENDERED NIGHT VIEW OF PROPOSED

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

RENDERED PERSPECTIVE VIEWS

COMMONWEALTH OF VIRGINIA
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SHEET NUMBER
A1.1
2542-PLAN

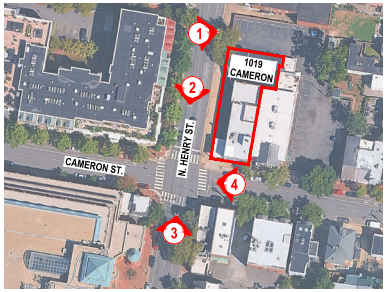
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL

1 A1.2 VIEW FROM HENRY ST. LOOKING EAST
SCALE: 1/8" = 1'-0"

2 A1.2 VIEW FROM HENRY ST. LOOKING SOUTH
SCALE: 1/8" = 1'-0"

3 A1.2 VIEW FROM HENRY ST. LOOKING NORTH
SCALE: 1/8" = 1'-0"

4 A1.2 VIEW FROM CAMERON ST. LOOKING WEST
SCALE: 1/8" = 1'-0"



N
KEY PLAN
NOT TO SCALE

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

EXISTING CONTEXT

COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
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2-9-26
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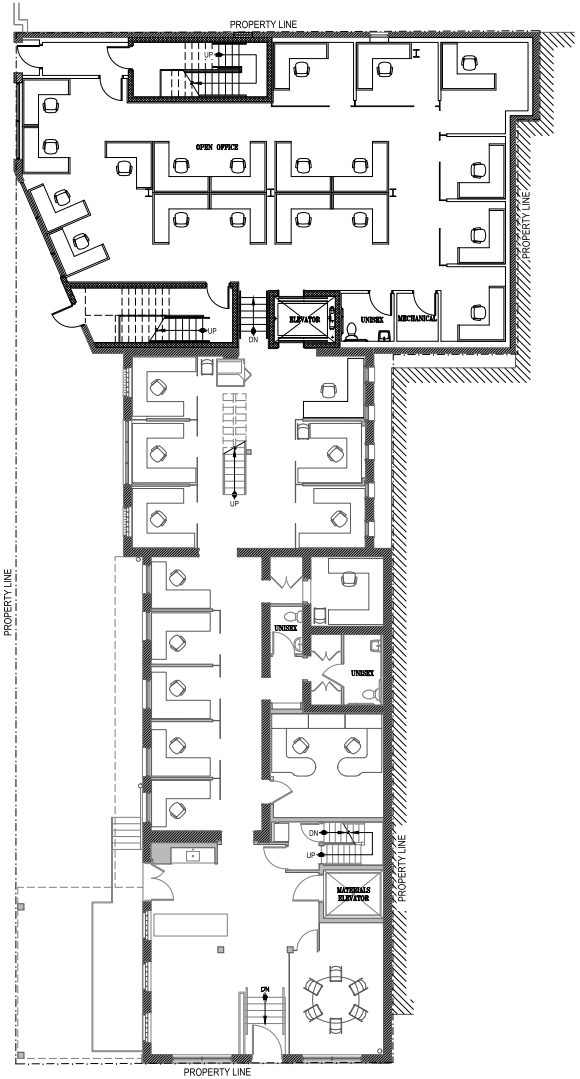
REVISIONS

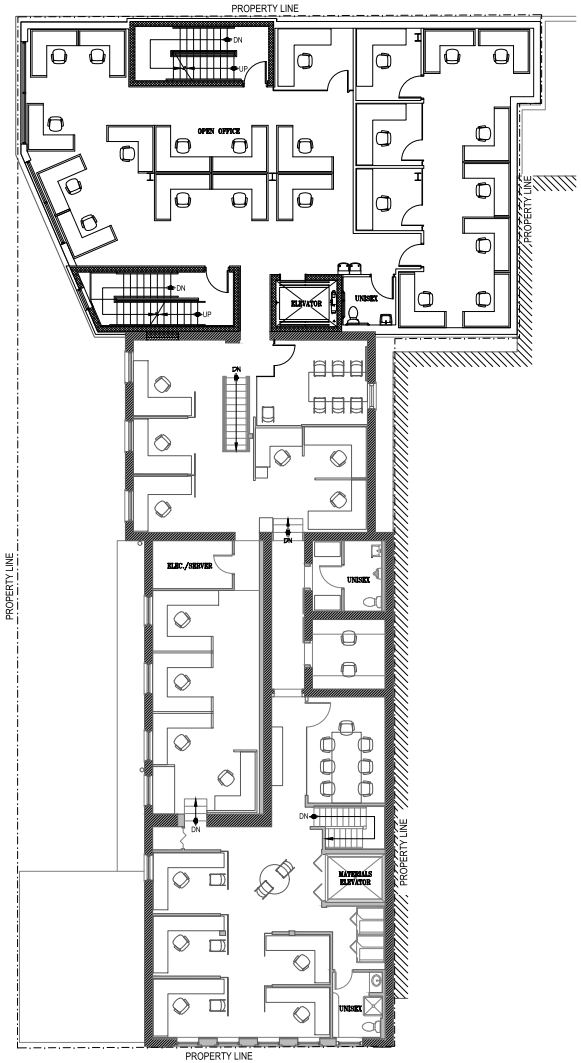
PROJECT NUMBER		
2542		
DATE		
2/9/2026		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
	KGA	

SHEET NUMBER
A1.2
2542-PLAN

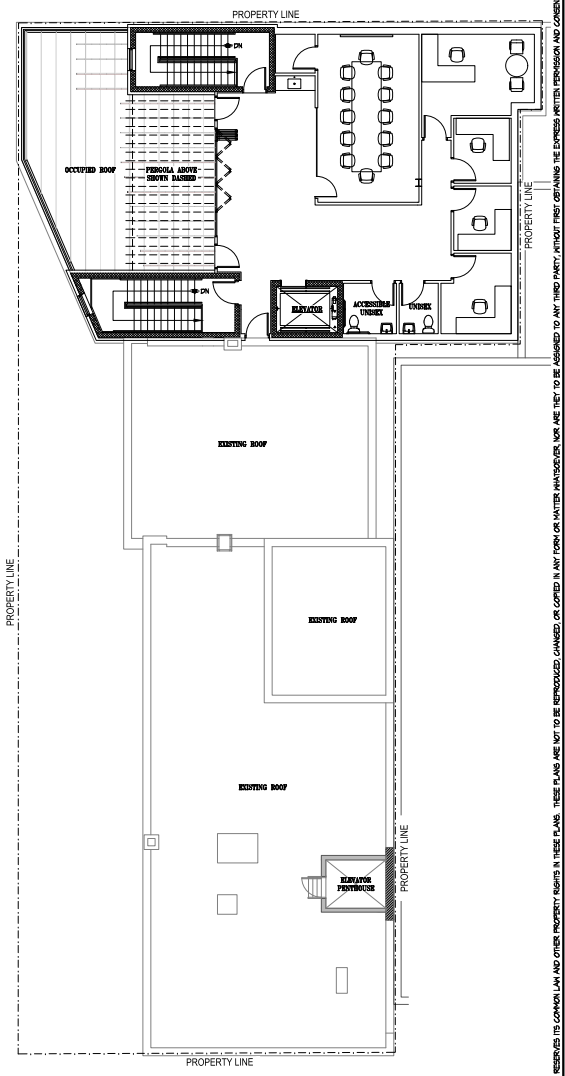
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1 A2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 A2 PROPOSED THIRD FLOOR / ROOF PLAN
SCALE: 1/8" = 1'-0"

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

PROPOSED FLOOR PLANS

COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

PROJECT NUMBER		
2542		
DATE		
2/9/2026		
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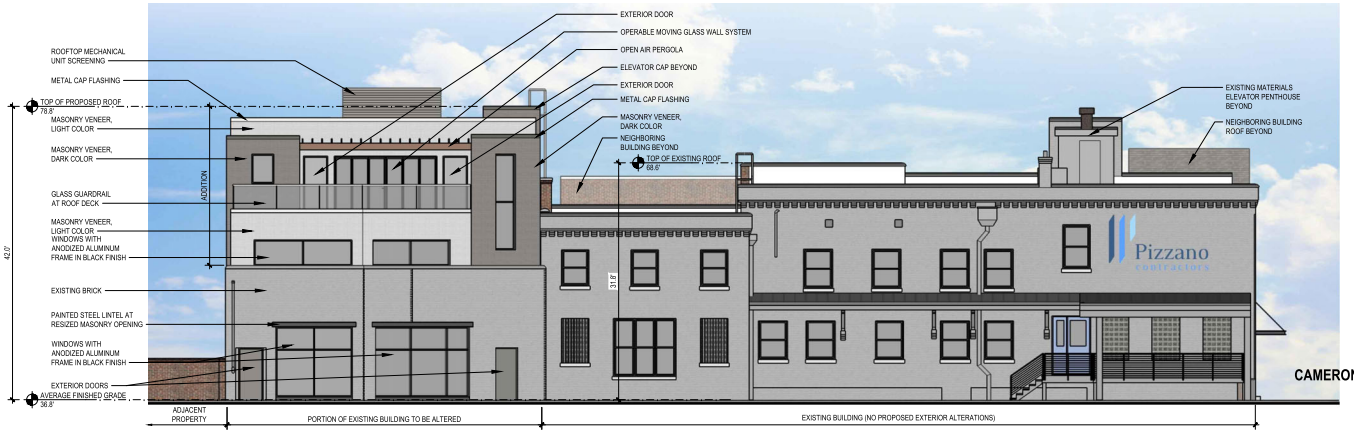
AS NOTED		
DRAWN	DESIGNED	APPROVED
	KGA	

SHEET NUMBER
A2
2542-PLAN

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL

1 A3 WEST BUILDING ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"



2 A3 WEST BUILDING ELEVATION (PROPOSED)
SCALE: 1/8" = 1'-0"

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

WEST BUILDING ELEVATIONS

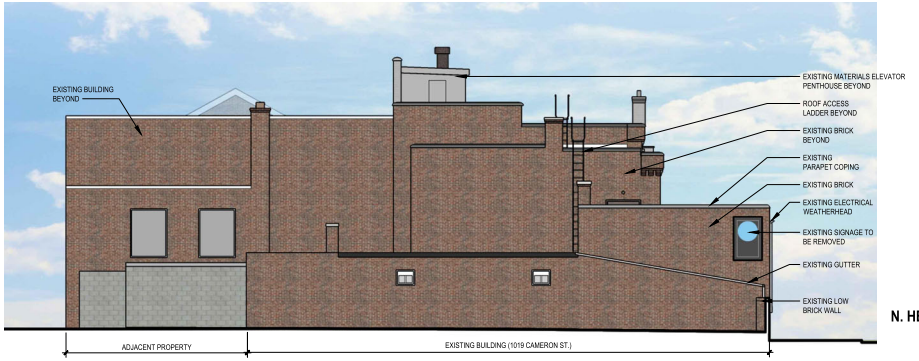
COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

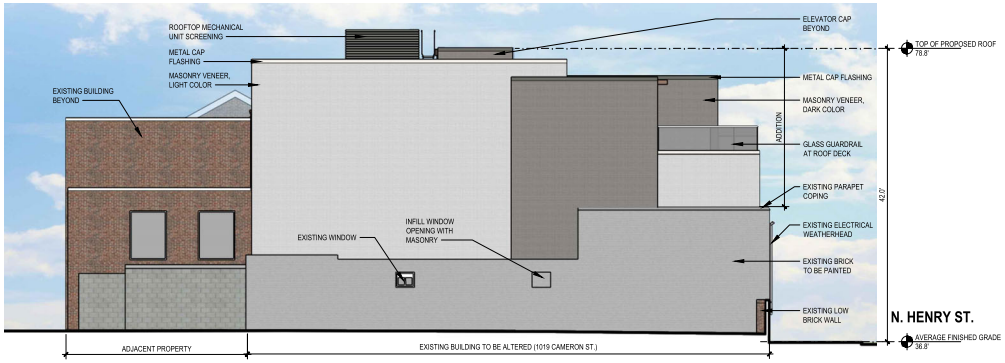
PROJECT NUMBER	
2542	
DATE	
2/9/2026	
SCALE	
AS NOTED	
DRAWN	DESIGNED: KGA / APPROVED

SHEET NUMBER
A3
2542-ELEV

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



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



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

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

NORTH BUILDING ELEVATIONS

COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
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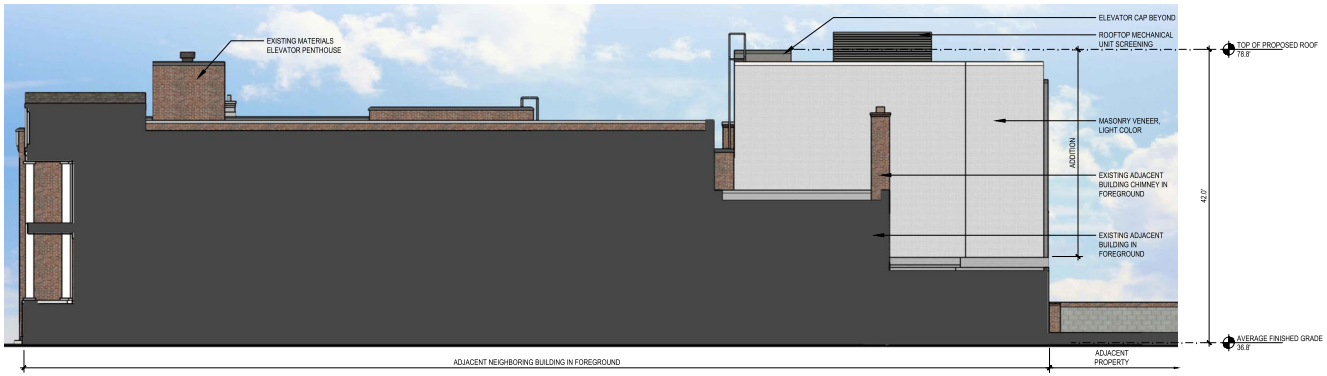
REVISIONS

PROJECT NUMBER	
2542	
DATE	
2/9/2026	
SCALE	
AS NOTED	
DRAWN	DESIGNED: KGA	APPROVED

SHEET NUMBER
A4
2542-ELEV

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL

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



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

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

EAST BUILDING ELEVATIONS

COMMONWEALTH OF VIRGINIA
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Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

PROJECT NUMBER		
2542		
DATE		
2/9/2026		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
	KGA	

SHEET NUMBER
A5
2542-ELEV

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL

1 / A6 SOUTH BUILDING ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"

2 / A6 SOUTH BUILDING ELEVATION (PROPOSED)
SCALE: 1/8" = 1'-0"

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

SOUTH BUILDING ELEVATIONS

COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM KULINSKI
Lic. No. 11046
2-9-26
ARCHITECT

REVISIONS

PROJECT NUMBER		
2542		
DATE		
2/9/2026		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
	KGA	

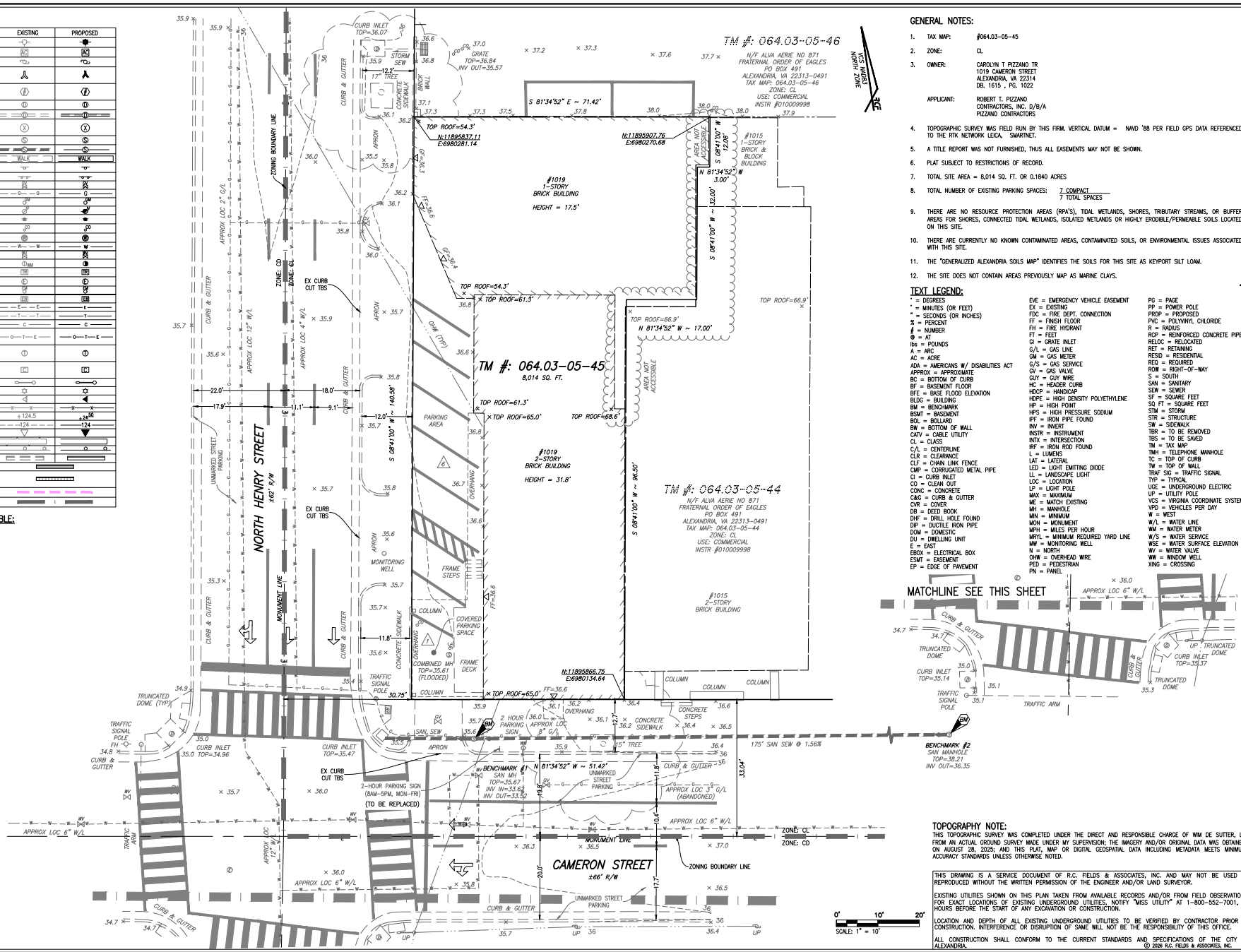
SHEET NUMBER
A6
2542-ELEV

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT	AC	AC
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK	WALK	WALK
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE	G	G
GAS METER	GM	GM
IRRIGATION VALVE		
BOLLARD		
CLEANOUT	CO	CO
WELL		
WATERLINE	W	W
WATER VALVE		
WATER METER	WM	
TRANSFORMER	TR	TR
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC BOX/STRUCTURE	EB	EB
ELECTRIC LINE	E	E
TELECOMMUNICATION LINE	T	T
CABLE LINE	C	C
CABLE/ELECTRIC/ TELECOMMUNICATION LINE	T E	T E
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT	+124.5	+24.5
GRADING CONTOUR	124	124
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/ NOSE DOWN CURB		
LIMITS OF DISTURBANCE		
ZONING BOUNDARY LINE		

EXISTING TREE TABLE:

1) 15" TREE
2) 17" TREE



GENERAL NOTES:

1. TAX MAP: #064.03-05-45
2. ZONE: CL
3. OWNER: CAROLYN T PIZZANO TR
   1019 CAMERON STREET
   ALEXANDRIA, VA 22314
   DB. 1615 , PG. 1022

   APPLICANT: ROBERT T. PIZZANO
   CONTRACTORS, INC. D/B/A
   PIZZANO CONTRACTORS
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 8,014 SQ. FT. OR 0.1840 ACRES
8. TOTAL NUMBER OF EXISTING PARKING SPACES: 7 COMPACT
   7 TOTAL SPACES
9. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
10. THERE ARE CURRENTLY NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
11. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM.
12. THE SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAP AS MARINE CLAYS.

TEXT LEGEND:

" = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
GUY = GUY WIRE
HC = HEADER CURB
HDCP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MRYL = MINIMUM REQUIRED YARD LINE
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED
TBS = TO BE SAVED
TM = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

TOPOGRAPHY NOTE:

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

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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.

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RCF
ENGINEERING • LAND SURVEYING • PLANNING
625 N. WASHINGTON ST.
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

COMMONWEALTH OF VIRGINIA
C. VINCENT M. MCHALE
Lic. No. 0402060162
JANUARY 8, 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

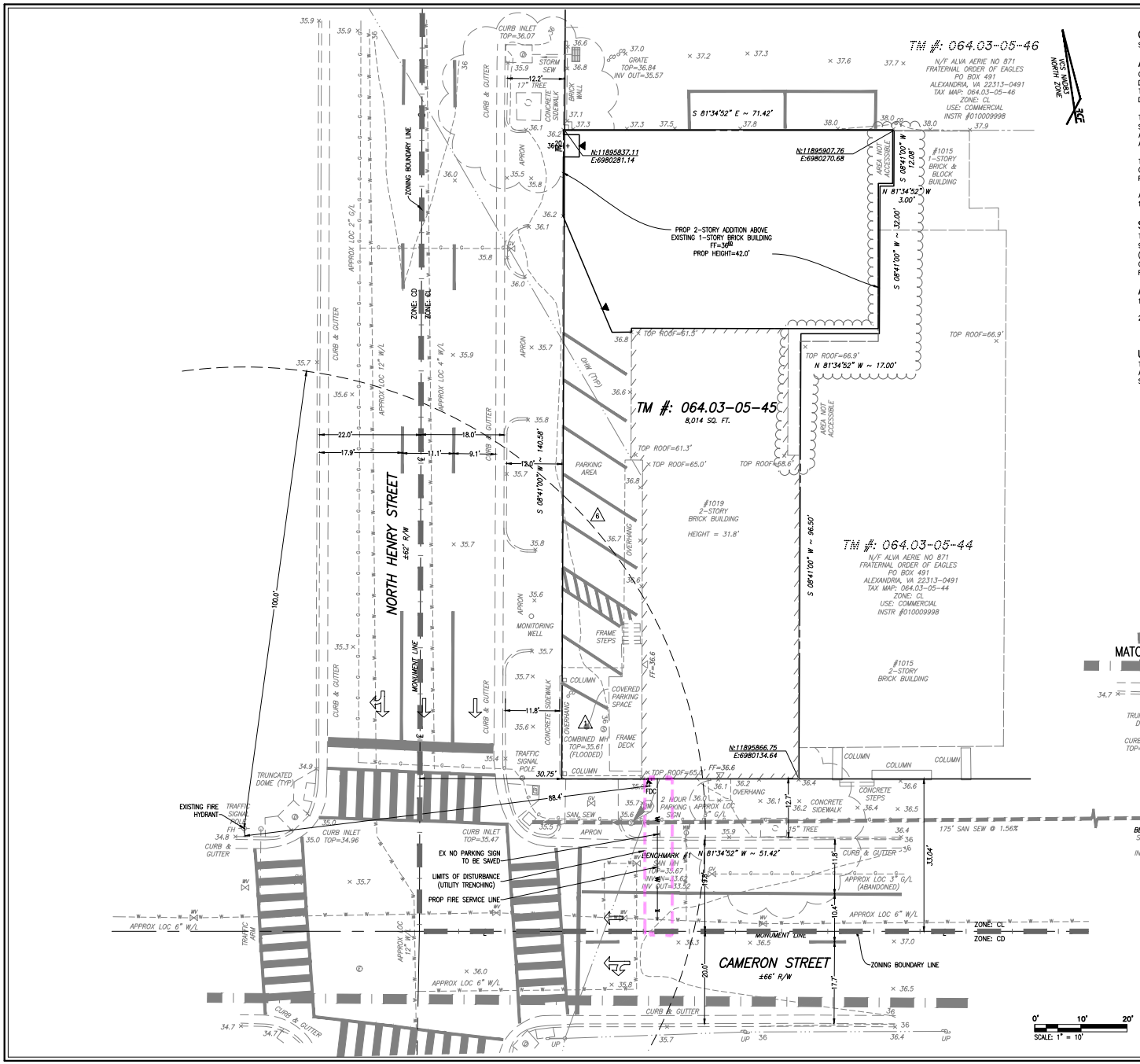
DATE	REVISION

DESIGN: RTB
CHECKED: DM
SCALE: 1" = 10'
DATE: JAN, 2026

EXISTING CONDITIONS

SHEET 2 OF 3
FILE: 25-168

N:\2025\25-168\DWG\25-168 Snapshot Site Plan\02 EXISTING CONDITIONS.dwg
Jan 08, 2026 - 10:06am



GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES ON SHEET 2.

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, PRIVIES, 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.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USES (OFFICE/COMMERCIAL WAREHOUSE) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 9,942 GALLONS PER DAY [(200 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 [(200 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. DEWATERING 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 AND DOMESTIC SERVICE LINE, AND A NEW FIRE LINE. THE FIRE SERVICE LINE WILL CONNECT INTO THE EXISTING WATER MAIN ALONG CAMERON STREET.

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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.

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ENGINEERING • LAND SURVEYING • PLANNING

COMMONWEALTH OF VIRGINIA
C. VINCENT M. MCHALE
Lic. No. 0402060162
JANUARY 8, 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

DATE	REVISION

DESIGN: RTB
CHECKED: DM
SCALE: 1" = 10'
DATE: JAN, 2026

PROPOSED CONDITIONS

SHEET 3 OF 3
FILE: 25-168

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Jan 08, 2026 - 10:14am