

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

2051 JAMIESON

ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE PROJECT IS LOCATED AT 2051 JAMIESON AVE. THE EXISTING SITE CONSISTS OF AN OFFICE SPACE WITH GROUND FLOOR RETAIL. THE APPLICANT PROPOSED TO RENOVATE THE BUILDING TO CONVERT IT INTO A RESIDENTIAL USE WITH 17 ADU UNITS AND TO ADD FOUR FLOORS TO THE TOP OF THE BUILDING.

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 CONDOMINIUM HOUSING.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM S EGGLEHART LANE.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

- CARLYLE SPECIAL USE PERMIT SUP2024-00063 AMENDMENT TO ALLOW FOR RESIDENTIAL USE, INCREASE IN BUILDING HEIGHT, 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 50% OF THAT ADDITIONAL DENSITY IS AFFORDABLE
- DEVELOPMENT SPECIAL USE PERMIT AMENDMENT TO DSPR2020-0014 TO CONVERT FROM OFFICE TO RESIDENTIAL USE, INCREASE THE FLOOR AREA, INCREASE THE BUILDING HEIGHT, CROWN COVERAGE MODIFICATION, SECTION 6-403 MODIFICATION AND PARKING REDUCTION.

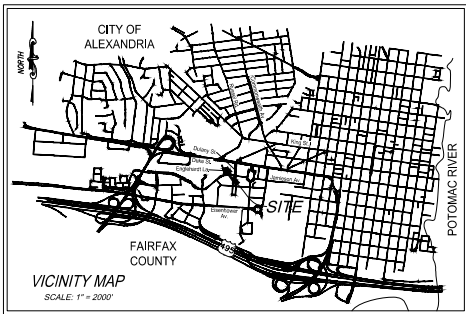
LIST OF EXISTING APPROVALS

- CARLYLE SUP - SUP2024-00063
- CARLYLE TMP SUP
- BUILDING SITE PLAN - DSP2022-0014

PREPARED BY:



engineering • surveying • land planning
4035 Ridge Top Rd., Suite 601, Fairfax, VA 22030
phone 703.273.6820 fax 703.273.7636



COMPLETE STREETS TABLE

	New	Upgraded
Crosswalks (number)		
Standard	0	0
High Visibility	0	0
Curb Ramps	0	0
Sidewalks (LF)	0	0
Bicycle Parking (number 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
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KWIRE@WIREGILL.COM

CIVIL ENGINEER
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ARCHITECT
COOPER CARY
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BRANDONLENK@COOPERCARRY.COM

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

SHEET INDEX

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C200	EXISTING CONDITION PLAN
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C701	SANITARY OUTFALL ANALYSIS
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REVISION

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

EX. TAX PARCEL AREA:
39,917 SF (0.91 AC)

LIMITS OF DISTURBANCE: 0 SF (0 AC)
EXISTING IMPERVIOUS AREA: 6,970 SF (0.16 AC)
EXISTING PERVIOUS AREA: 32,234 SF (0.74 AC)
PROPOSED IMPERVIOUS AREA: 6,970 SF (0.16 AC)
PROPOSED PERVIOUS AREA: 32,234 SF (0.74 AC)

APPROVED

SPECIAL USE PERMIT NO. 2025-10015

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

JOURNAL, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

C100

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM (GIS) PLAN 073.021-02-34 AND IS ZONED CDD01.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF CH 2051 JAMESON AVENUE LLC, RECORDED IN INSTRUMENT IR8004320, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. 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) WHICH IS AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. THE TITLE REPORT UNREVEALED ANY 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 VIRGINIA UNLESS OTHERWISE NOTED.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH ARCHIVE OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF, OR THE MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF MED CORPUS SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CATH, WATER, SANITARY AND STORM SEWERS.
8. DURING THE PROCESS OF OUR PHYSICAL SURVEY AND NOTIFICATIONS OF A CEMETERY WERE FOUND, NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
9. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 510331 0319 F, REVISED JANUARY 11, 2014, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA MARINE GLAY AREAS MAP DATED NOVEMBER 1978, THERE ARE NO AREAS OF MARINE GLAY LOCATED IN THE WICHTY OF THESE SITES.
11. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUNCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THESE PROPERTIES.
12. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THIS PROPERTY.
14. 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 SOL TYPE B8 URBAN LAND - GRIET MILL.
16. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH THE CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 1, ARTICLE B.
17. DRAINAGING AND OTHER CONTRIBUTION-RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXANDRIA PRETREATMENT FACILITY. THE CONTRACTOR IS REQUIRED TO CONTACT ALEXANDRIA'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020

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

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

ENVIRONMENTAL SITE ASSESSMENT

GREEN BUILDING NARRATIVE

ARCHAEOLOGY NOTES

- ## STORM WATER MANAGEMENT NARRATIVE

BEST MANAGEMENT PRACTICES:

ZONING TABULATIONS

EXISTING GROSS FLOOR AREA:	146,713 SF	
EXISTING NET FLOOR AREA:	137,903 SF	
GROSS FLOOR AREA PROPOSED:	214,228 SF	
NET FLOOR AREA PROPOSED:	189,422 SF	
PERMITTED FAR:	2.62	(PER ZO FOR CCD #1)
EXISTING FAR:	3.53	(AS CALCULATED PER EXISTING ZO)
PROPOSED FAR:	4.85	

PROVIDED BUILDING SETBACK: NORTH: 17'-6"
SOUTH: 6'-0" AND 14'-0"

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

MAXIMUM BUILDING HEIGHT:	200'	(PER ZO FOR CCD #1)
PROPOSED BUILDING HEIGHT:	146'	(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
= 108 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

PARKING PROVIDED: 256 SPACES TOTAL
93 STANDARD
156 COMPACT
5 ACCESSIBLE
2 VAN ACCESSIBLE

REQUIRED LOADING SPACE: 1 SPACE
PROVIDED LOADING SPACE: 1 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)

APPROXIMATE AREA OF DISTURBANCE: 0 SF OR 0 ACRES

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

RUNOFF COMPUTATIONS

PRE-DEVELOPMENT

$$C = \frac{(0.16)(0.35) + (0.74)(0.90)}{0.90} = 0.80$$

$T_c = 5 \text{ MINUTES}$
 $I_2 = 6.2 \text{ INCHES/HOUR}$
 $I_{10} = 9.0 \text{ INCHES/HOUR}$
 $Q_2 = (0.80)(6.2)(0.90) = 4.46 \text{ CFS}$
 $Q_{10} = (0.80)(9.0)(0.90) = 6.48 \text{ CFS}$

POST-DEVELOPMENT

$$C = \frac{(0.16)(0.35) + (0.74)(0.90)}{0.90} = 0.80$$

$T_c = 5 \text{ MINUTES}$
 $I_2 = 6.2 \text{ INCHES/HOUR}$
 $I_{10} = 9.0 \text{ INCHES/HOUR}$
 $Q_2 = (0.80)(6.2)(0.90) = 4.46 \text{ CFS}$
 $Q_{10} = (0.80)(9.0)(0.90) = 6.48 \text{ CFS}$

NET DECREASE IN RUNOFF

$$Q_2 = 4.46 \text{ CFS} - 4.46 \text{ CFS} = 0.00 \text{ CFS}$$

$$Q_{10} = 6.48 \text{ CFS} - 6.48 \text{ CFS} = 0.00 \text{ CFS}$$

Proposed Trip Generation Comparison (With Reductions)										
Land Use	ITE Code	Size	In	AM Peak Hour Out	Total	In	PM Peak Hour Out	Total	Weekday	Weekend
Existing										
General Office	710	146,713 sq ft	205 veh/hr	20 veh/hr	233 veh/hr	59 veh/hr	189 veh/hr	228 veh/hr	1,620 veh	1,620 veh
Reduction (Transit, Other modes, TDM, and Internal)		65%	133 veh/hr	26 veh/hr	162 veh/hr	39 veh/hr	148 veh/hr	186 veh/hr	1,059 veh	1,059 veh
Existing Total										
			72 veh/hr	9 veh/hr	81 veh/hr	13 veh/hr	67 veh/hr	80 veh/hr	567 veh	567 veh
Proposed										
Medium Density Housing (High-Rise)	221	187,000 sq ft	16 veh/hr	55 veh/hr	71 veh/hr	45 veh/hr	63 veh/hr	78 veh/hr	846 veh	846 veh
Reduction (Transit, Other modes, TDM, and Internal)		65%	11 veh/hr	36 veh/hr	47 veh/hr	29 veh/hr	18 veh/hr	47 veh/hr	550 veh	550 veh
Proposed Total										
			5 veh/hr	16 veh/hr	21 veh/hr	10 veh/hr	26 veh/hr	36 veh/hr	396 veh	396 veh
Net New Trips										
			-47 veh/hr	-10 veh/hr	-57 veh/hr	-3 veh/hr	-57 veh/hr	-54 veh/hr	-271 veh	-271 veh

APPROVED	
SPECIAL USE PERMIT NO. 2025-10015	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



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2051 JAMIESON
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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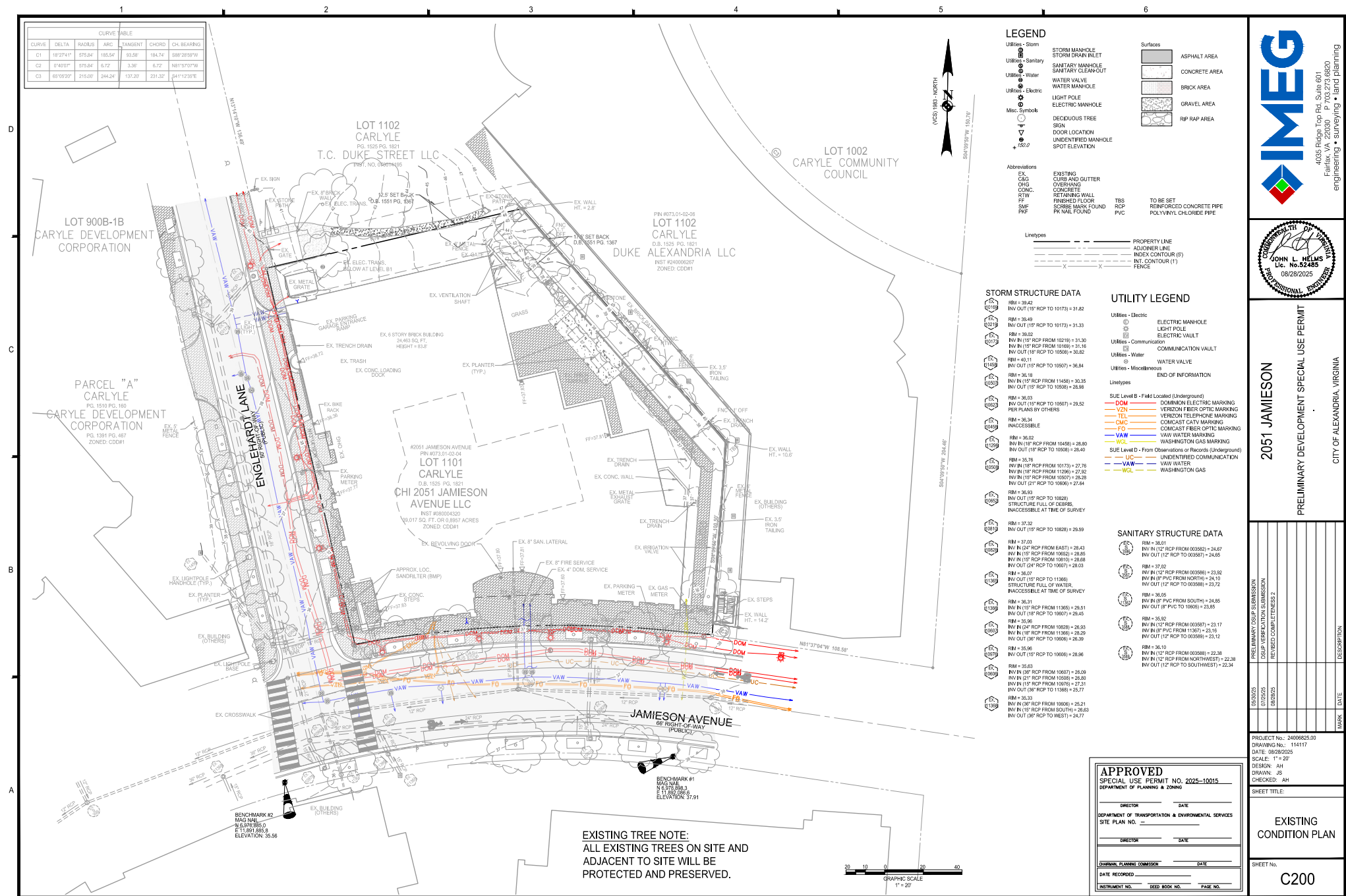
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DATE: 08/28/2025
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DRAWN: JS
CHECKED: AH
SHEET TITLE:

NOTES AND
TABULATIONS

SHEET No.

C101

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	18°27'41"	575.84'	185.54'	93.58'	184.74'	S88°28'59"W
C2	0°40'07"	575.84'	6.72'	3.36'	6.72'	N81°57'07"W
C3	65°05'20"	215.00'	244.24'	137.29'	231.32'	S41°12'35"E



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CITY OF ALEXANDRIA, VIRGINIA

	MARK	DATE	DESCRIPTION
05/30/25			PRELIMINARY OSUP SUBMISSION
07/26/25			OSUP VERIFICATION SUBMISSION
08/26/25			REVISED COMPLETENESS 2

PROJECT No.: 24006825.00
DRAWING No.: 114117
DATE: 08/28/2025
SCALE: 1" = 20'
DESIGN: AH
DRAWN: JS
CHECKED: AH
SHEET TITLE:

EXISTING CONDITION PLAN

SHEET No. **C200**

APPROVED
SPECIAL USE PERMIT NO. 2025-10015

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

0-865-71760 0-865

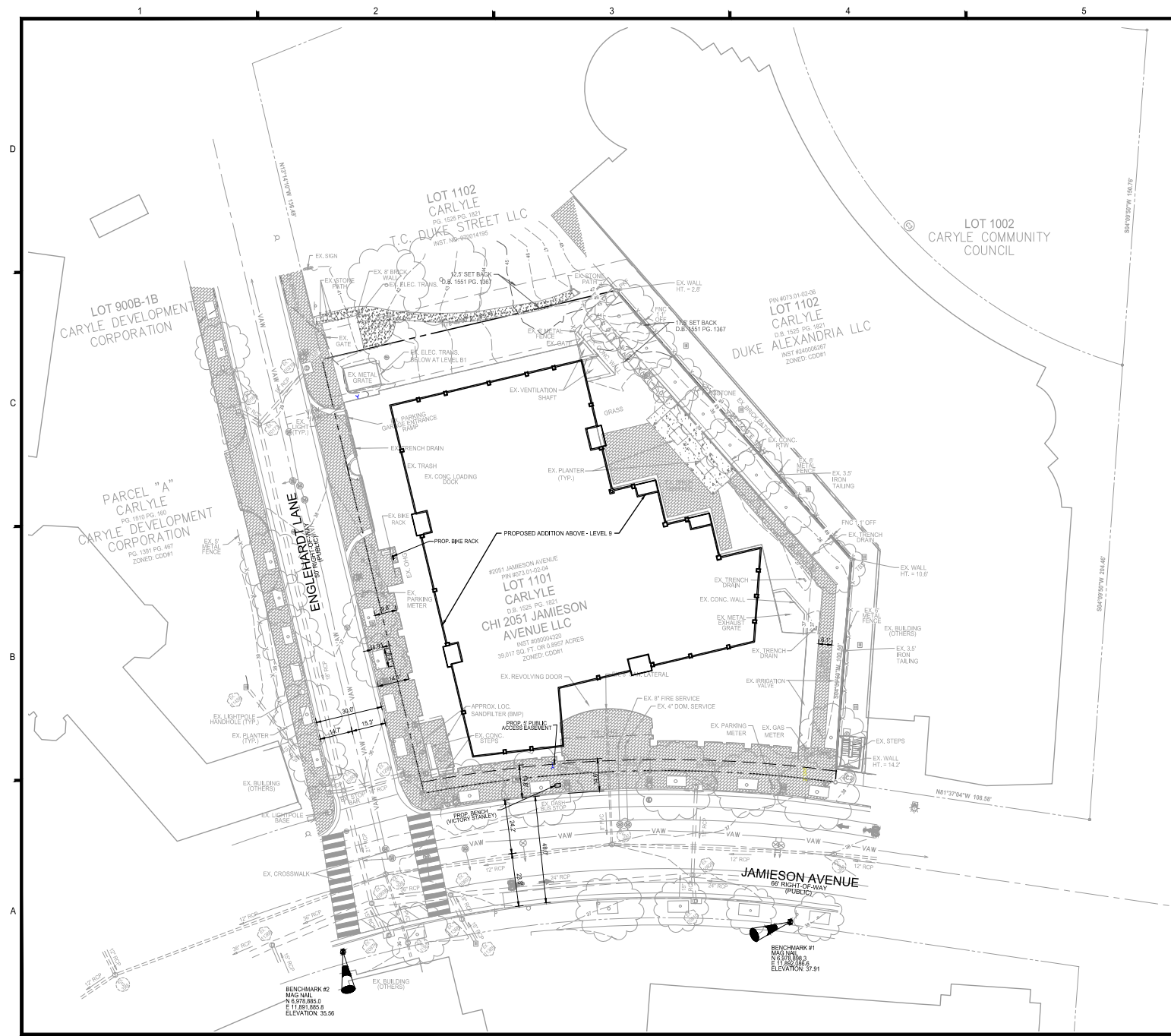
DIRECTOR	DATE

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CHAIRMAN, PLANNING COMMISSION	DATE

DATE RECORDED _____

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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LEGEND

Utilities - Storm
STORM MANHOLE
STORM DRAIN INLET
STORM DRAIN CATCH BASIN
STORM CULVERT

Utilities - Sanitary
SANITARY MANHOLE

Utilities - Water
WATER VALVE
FIRE HYDRANT
IRRIGATION VALVE

Utilities - Electric
LIGHT POLE
UTILITY POLE
TRAFFIC LIGHT POLE
ELECTRIC VAULT
ELECTRIC METER
ELECTRIC MANHOLE
GUY WIRE

Utilities - Communication
TELEPHONE MANHOLE
CABLE MARKER

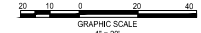
Misc. Symbols
SIGN
BOLLARD
TRAFFIC DIRECTION ARROW
UNIDENTIFIED MANHOLE

Abbreviations
EX
CSW
ASW
C&G
RTW
CONC.
EP
HCM

Surfaces
ASPHALT AREA
CONCRETE AREA
GRAVEL AREA
BRICK AREA

Linetypes
FENCE
OVERHEAD UTILITY WIRE
GUARD RAIL
PROPERTY LINE
INDEX CONTOUR (10')
INT. CONTOUR (2')
SANITARY PIPE
STORM PIPE
TREE LINE
TOP/BOTTOM OF BANK
PROP. BUILDING OUTLINE ABOVE

NOTE: THERE ARE NO PROPOSED CHANGES TO THE EXISTING LANDSCAPING WITH THIS PLAN.



APPROVED
SPECIAL USE PERMIT NO. 2025-10015
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SHEET TITLE: PRELIMINARY SITE PLAN

DIRECTOR _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

IMEG
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JOHN L. HELMS
Lic. No. 52485
08/28/2025

2051 JAMIESON
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

REVISION	DATE	DESCRIPTION
07/20/25		PRELIMINARY SUBMISSION
08/28/25		DESIGN VERIFICATION SUBMISSION
09/02/25		REVISED COMPLETENESS 2

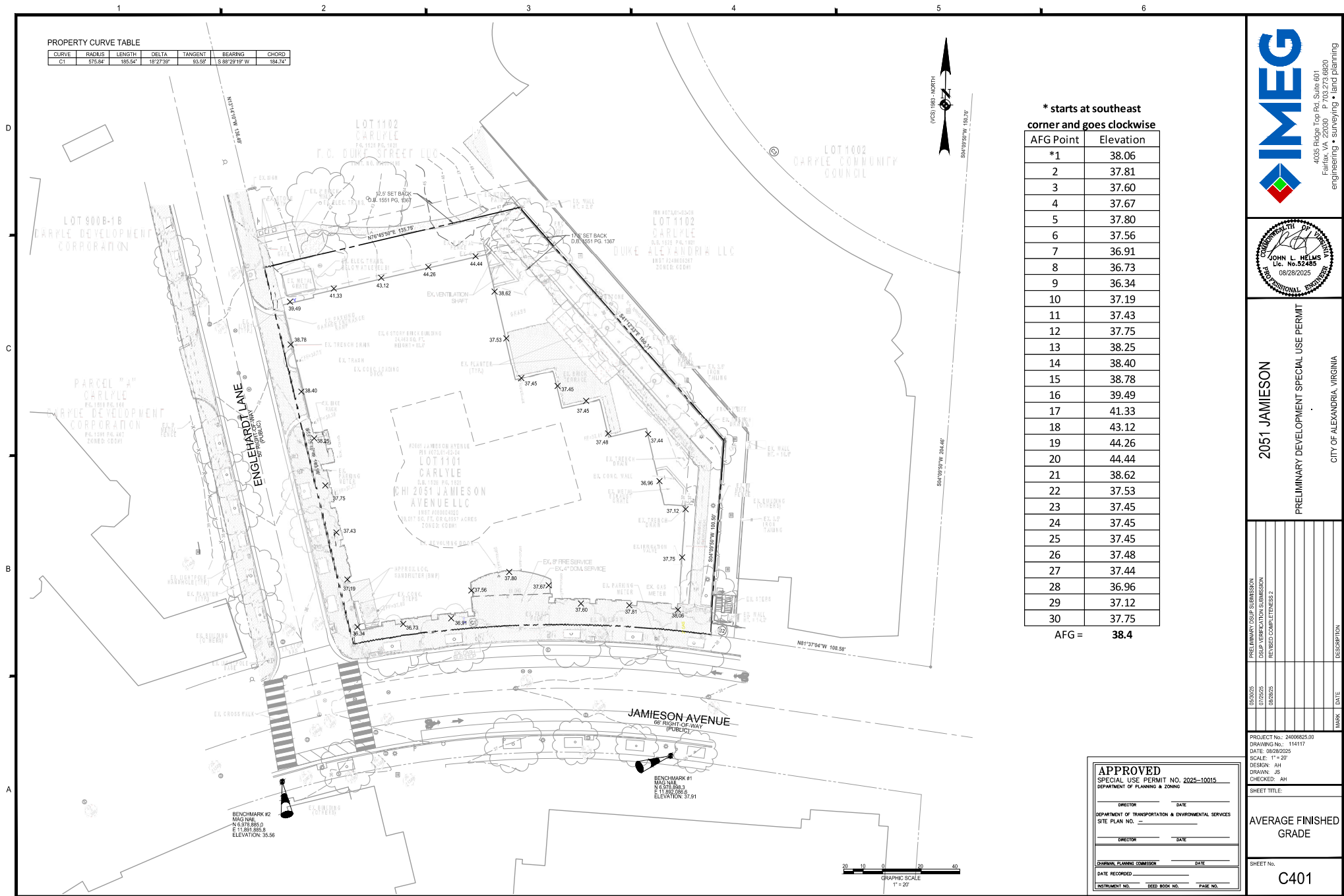
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DRAWING NO.: 114117
DATE: 08/28/2025
SCALE: 1" = 20'
DESIGN: AH
DRAWN: JS
CHECKED: AH

SHEET TITLE: PRELIMINARY SITE PLAN

SHEET NO. **C300**

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARINGS	CHORD
C1	575.84	185.54	18°27'39"	93.55'	S 88°28'19" W	184.74'



* starts at southeast corner and goes clockwise

AFG Point	Elevation
*1	38.06
2	37.81
3	37.60
4	37.67
5	37.80
6	37.56
7	36.91
8	36.73
9	36.34
10	37.19
11	37.43
12	37.75
13	38.25
14	38.40
15	38.78
16	39.49
17	41.33
18	43.12
19	44.26
20	44.44
21	38.62
22	37.53
23	37.45
24	37.45
25	37.45
26	37.48
27	37.44
28	36.96
29	37.12
30	37.75
AFG =	38.4



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CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
07/20/25	PRELIMINARY DISCUSSION
08/28/25	DISCUSSION SUBMISSION
08/28/25	REVISED COMPLETENESS 2

PROJECT No.: 20000025.00
DRAWING No.: 114517
DATE: 08/28/2025
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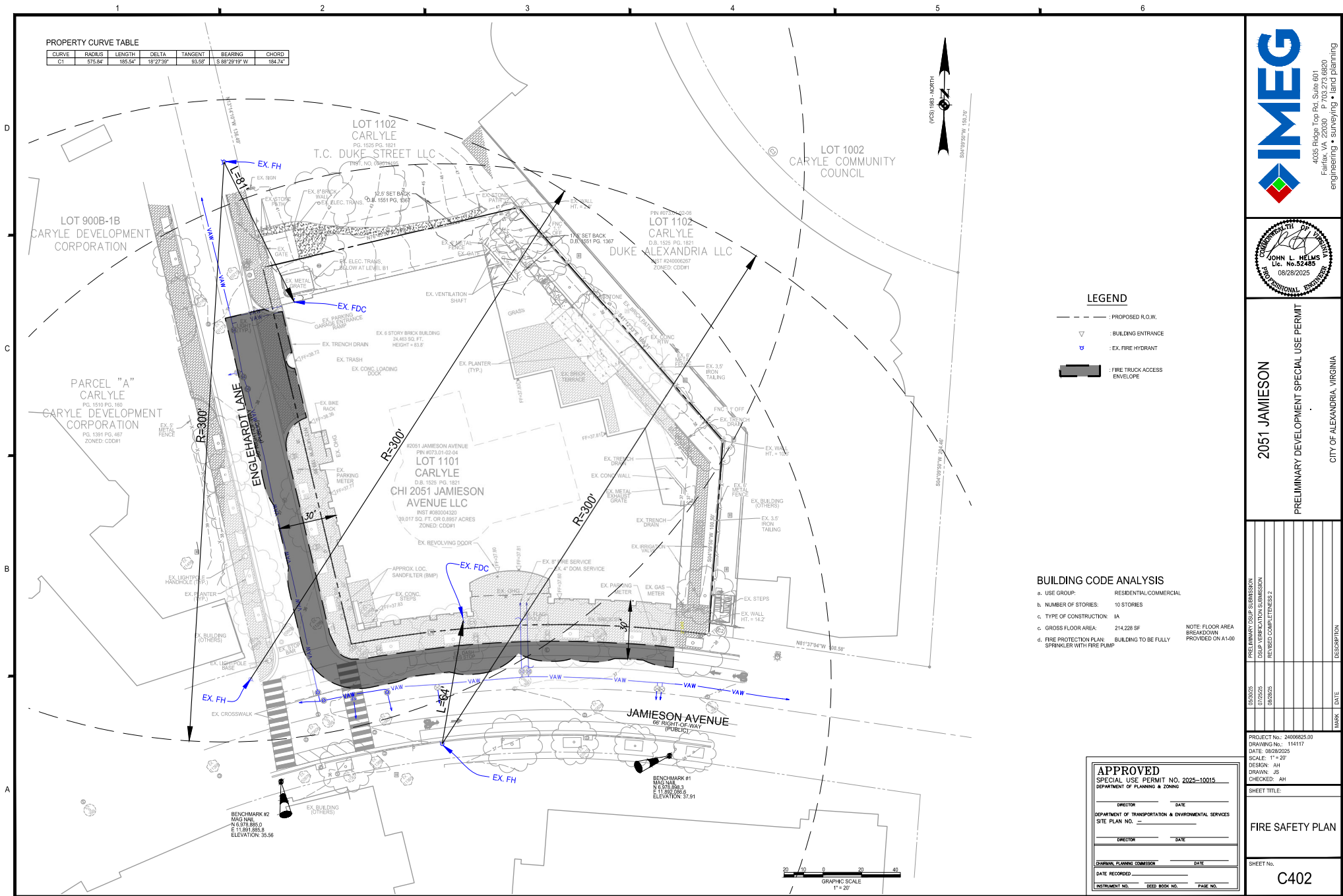
SHEET TITLE:
AVERAGE FINISHED GRADE

SHEET No.:
C401

APPROVED
SPECIAL USE PERMIT NO. 2025-10015
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
DIRECTOR _____ DATE _____
SUBMITTAL PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARINGS	CHORD
CT	575.84	185.54	18°27'39"	93.55'	S 89°28'19" W	184.74'



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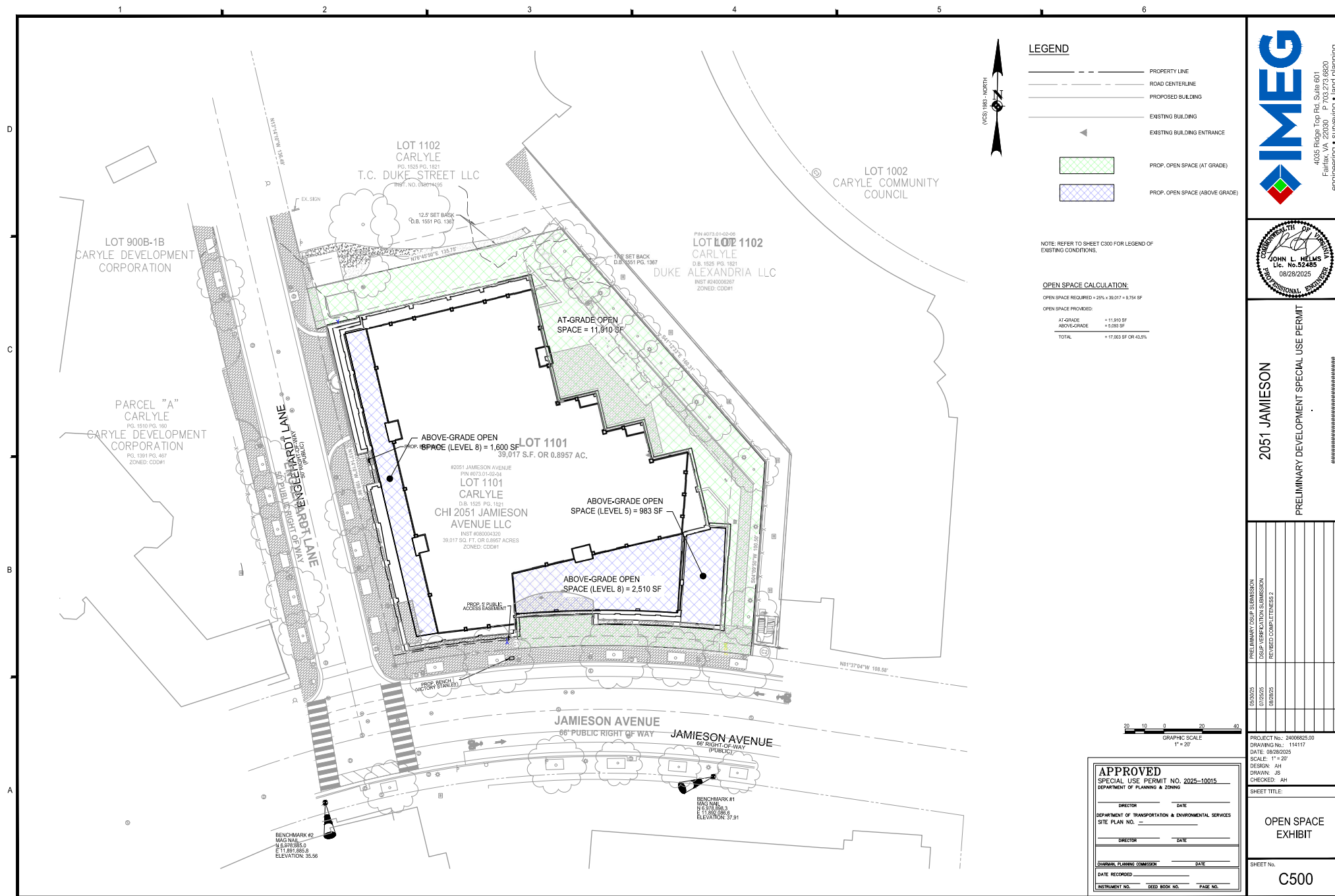
DATE	DESCRIPTION
07/20/25	PRELIMINARY DESIGN SUBMISSION
08/08/25	DESIGN VERIFICATION SUBMISSION
08/08/25	REVISED COMPLETENESS 2

PROJECT NO.: 20000025.00
DRAWING NO.: 114517
DATE: 08/28/2025
SCALE: 1" = 20'
DESIGN: AH
DRAWN: JS
CHECKED: AH

FIRE SAFETY PLAN

SHEET NO. C402

Project: JAMIESON AVENUE SPECIAL USE PERMIT - Plan, 08/28/2025, 10:52 AM, August-Helmets.com



1

2

3

4

5

6

JAMEISON PROPOSED SANITARY OUTFALL																
FROM	TO	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	0.35	0.22	0.6	FIELD SURVEYED 05/13/25	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 05/13/25	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 05/13/25	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 05/13/25	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 shown above was gathered by GIS dated October 2024.

2. All velocities shown are calculated per a partial flow analysis.

3. A 'n' 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.

DESIGN FLOW FROM CITY
0.96 (MGD)
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)

JAMEISON EXISTING SANITARY OUTFALL																
FROM	TO	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 05/13/25	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 05/13/25	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 05/13/25	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 05/13/25	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	
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	

Notes:

1. Information shown above was gathered by GIS dated October 2024.

2. All velocities shown are calculated per a partial flow analysis.

3. A 'n' 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.

DESIGN FLOW FROM CITY
0.96 (MGD)
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)

JAMEISON PROPOSED HGL																								
JUNCTION LOSS																								
Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QVI 2g	Hi (ft)	Angle (deg)	Ha (ft)	Hr (ft)	1.3Hr (ft)	0.5Hr (ft)	Final H (ft)	Inlet Water Surf Elev (ft)	Crown Elev (ft)	Depth (ft)	Rim Elev (ft)	DELTA RIM-WATER 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	0.19	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	0.02	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	11.01	10.05	28.5	16.55
Ex. (003617)	9.81	12.00	1.07	94.94	0.05	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	17.79	1.79	23.0	20.40
Ex. (003618)	10.69	12.00	1.07	159.06	0.05	0.09	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	0.11	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	0.11	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	0.13	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	-7.39	38.2	20.98
Ex. (003591)	19.54	12.00	0.83	178.32	0.03	0.06	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	0.04	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	-2.00	36.3	14.85	
Ex. (003588)	21.86	12.00	0.69	129.54	0.02	0.03	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	0.02	0.6	0.00	0.34	0.3	0.10	0.00	0.00	0.0	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	0.01	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

JAMEISON EXISTING HGL																				
JUNCTION LOSS																				
Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	Vo (fps)	Ho (ft)	Qi (ft)	Vi (fps)	QVI	VI ² 2g	Hi (ft)	Angle (deg)	Ha (ft)	Hr (ft)	1.3Hr (ft)	0.5Hr (ft)	Final H (ft)	
Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	Vo (fps)	Ho (ft)	Qi (ft)	Vi (fps)	QVI	VI ² 2g	Hi (ft)	Angle (deg)	Ha (ft)	Hr (ft)	1.3Hr (ft)	0.5Hr (ft)	Final H (ft)	
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
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
Ex. (003611)	2.08	12.00	0.82	308.77	0.03	0.10	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
Ex. (003612)	2.17	12.00	0.82	36.66	0.03	0.01	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
Ex. (003617)	9.81	12.00	0.76	94.94	0.03	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
Ex. (003618)	10.69	12.00	0.76	159.06	0.03	0.04	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
Ex. (003616)	11.89	12.00	0.76	198.71	0.03	0.05	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
Ex. (003592)	13.75	12.00	0.76	210.75	0.03	0.06	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
Ex. (003593)	17.09	12.00	0.74	239.79	0.03	0.06	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
Ex. (003591)	19.54	12.00	0.51	255.22	0.01	0.03	0.7	0.00	0.51	0.0	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.06	19.60
Ex. (003589)	21.23	12.00	0.51	130.93	0.01	0.02	0.4	0.00	0.37	0.3	0.11	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.02	21.25
Ex. (003588)	21.86	12.00	0.37	129.54	0.01	0.01	0.3	0.00	0.37	0.3	0.11	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.01	21.87
Ex. (003587)	23.18	12.00	0.37	102.38	0.01	0.01	0.3	0.00	0.34	0.3	0.10	0.00	0.00	20.0	0.00	0.00	0.00	0.00	0.01	23.19
Ex. (003586)	23.97	12.00	0.34	99.83	0.01	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
					</															

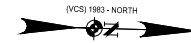


Figure 10-10 is a graph showing sight distance curves for a two-lane highway with a crest vertical curve. The x-axis represents stationing from -1+75 to 3+00. The y-axis represents sight distance in feet from 15 to 60. Three curves are plotted: 'SIGHT DISTANCE (ENGLISH HARRY LANE RIGHT TURN)' (solid line), 'SIGHT DISTANCE (ENGLISH HARRY LANE LEFT TURN)' (dashed line), and 'SIGHT DISTANCE (ENGLISH HARRY LANE LEFT AND RIGHT TURN)' (dotted line). The curves show that sight distance increases with stationing, with the left turn curve having the highest values and the right turn curve having the lowest values.

The image shows two graphic scales. The top scale is labeled 'VERTICAL GRAPHIC SCALE' and '1" = 5\''. It has a vertical line with horizontal tick marks at 5, 2.5, 0, 5, and 10 feet. The bottom scale is labeled 'HORIZONTAL GRAPHIC SCALE' and '1" = 50\''. It has a horizontal line with vertical tick marks at 50, 25, 0, 50, and 100 feet.



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning



2051 JAMIESON

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

		PREFINANCY DSUP SUBMISSION
	06/08/25	
	07/25/25	DSUP VERIFICATION SUBMISSION
	08/26/25	REVISED COMPLETENESS 2
MARK	DATE	DESCRIPTION

PROJECT No.: 24006825.00
DRAWING No.: 114117
DATE: 08/28/2025
SCALE: 1" = 20'
DESIGN: AH
DRAWN: JS
CHECKED: AH
SHEET TITLE:

SITE DISTANCE PLAN

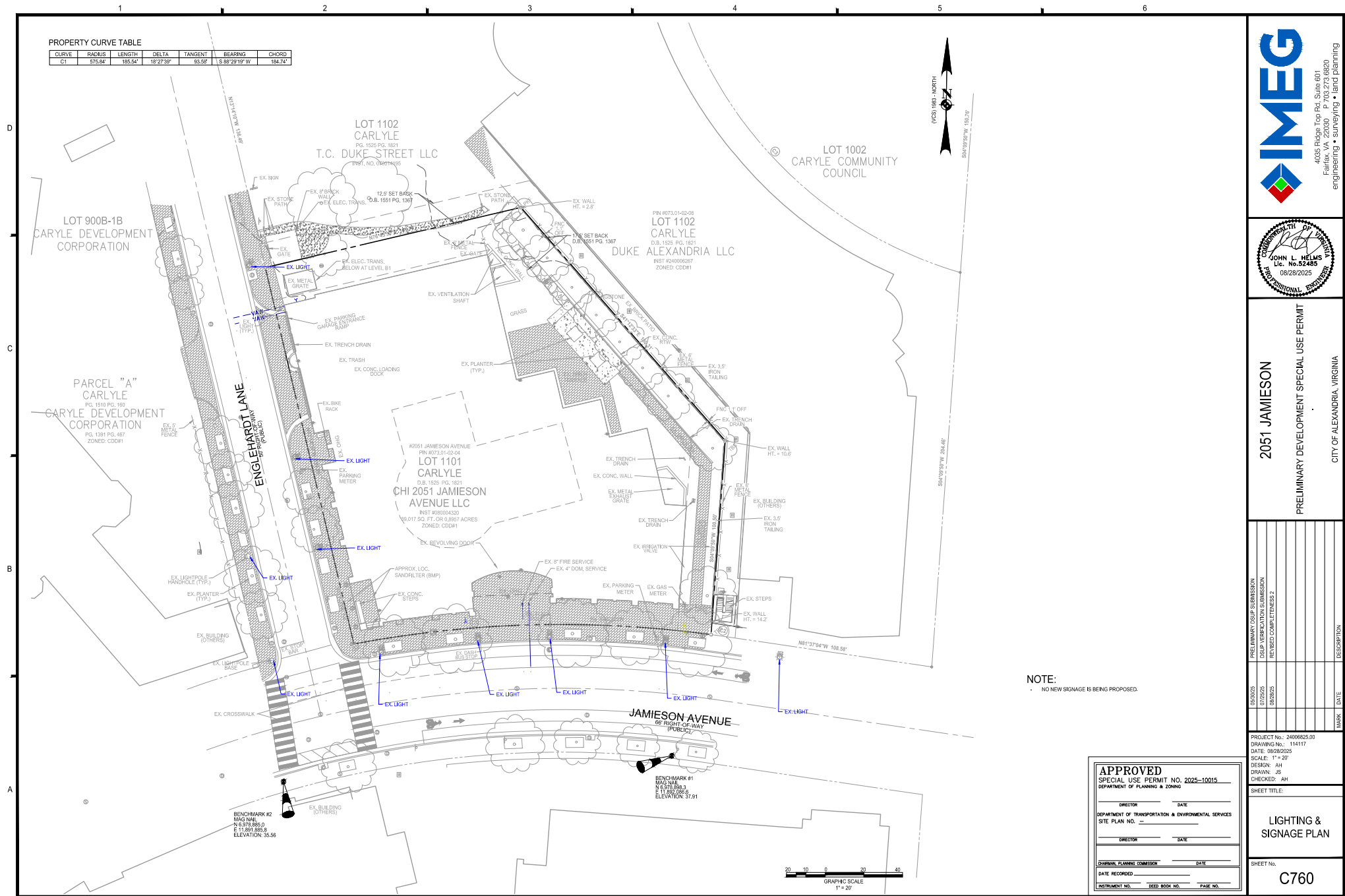
SHEET No.

C751

APPROVED		
SPECIAL USE PERMIT NO. 2025-10015		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARINGS	CHORD
C1	575.84	185.34	18.2739°	93.95'	S 89.28°19' W	184.74'



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
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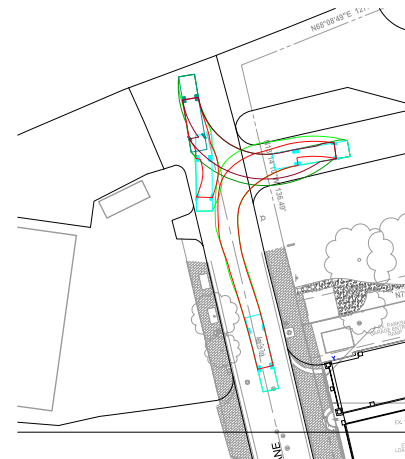
2051 JAMIESON
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
05/20/25		PRELIMINARY DISC SUBMISSION
07/20/25		DISC VERIFICATION SUBMISSION
08/20/25		REVISED COMPLETION 2

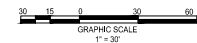
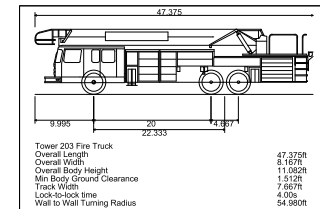
PROJECT NO.: 20000025.00
DRAWING NO.: 114517
DATE: 08/28/2025
SCALE: 1" = 20'
DESIGN: AH
DRAWN: JS
CHECKED: AH

APPROVED
SPECIAL USE PERMIT NO. 2025-10015
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SHEET TITLE: LIGHTING & SIGNAGE PLAN

SHEET NO. C760



FIRE TRUCK TURNAROUND
- ON ENGLEHARDT LANE



APPROVED		
SPECIAL USE PERMIT NO. <u>2025-10015</u>		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



2051 JAMIESON
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

PROJECT No.: 24006825-00
DRAWING No.: 114117
DATE: 08/28/2025
SCALE: NONE
DESIGN: AH
DRAWN: JS
CHECKED: AH
SHEET TITLE:

TURNING MOVEMENTS

SHEET No. C901

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240103 PROJECT NAME: 2051 Jamieson - 4 Story Addition
PROJECT LOCATION: 2051 JAMIESON AVE, ALEXANDRIA, VA 22304
DATE: 07/25/2025 11:47:41 AM

EXISTING GFA SCHEDULE - LEVELS 1-6													
Level	Gross Floor Area	Exterior Area	Floor Common Area								Area (Utilities/Boh)	Area (Parking)	Units
			Commercial	Corridor	Elevator	Interior Amenity	Lobby	Stair	Storage	Trash			
LEVEL 1	24,472 SF	0 SF	12,666 SF	0 SF	419 SF	1,939 SF	4,268 SF	385 SF	0 SF	169 SF	522 SF	4,116 SF	0
LEVEL 2	24,243 SF	0 SF	21,635 SF	0 SF	387 SF	0 SF	0 SF	381 SF	1,429 SF	170 SF	233 SF	0 SF	0
LEVEL 3	25,567 SF	0 SF	23,489 SF	0 SF	387 SF	0 SF	0 SF	381 SF	890 SF	170 SF	233 SF	0 SF	0
LEVEL 4	25,566 SF	0 SF	23,488 SF	0 SF	387 SF	0 SF	0 SF	381 SF	890 SF	170 SF	233 SF	0 SF	0
LEVEL 5	23,855 SF	0 SF	21,786 SF	0 SF	387 SF	0 SF	0 SF	381 SF	890 SF	170 SF	233 SF	0 SF	0
LEVEL 6	23,010 SF	0 SF	20,942 SF	0 SF	387 SF	0 SF	0 SF	381 SF	890 SF	170 SF	233 SF	0 SF	0
TOTAL	146,713 SF	0 SF	124,915 SF	0 SF	1,468 SF	1,939 SF	4,268 SF	1,429 SF	4,989 SF	1,020 SF	1,672 SF	11,116 SF	0

4 STORY EXISTING BELOW GRADE PARKING:
EXISTING PARKING GFA: 113,870
EXISTING PARKING SPACE PROVIDED: 216
EXISTING TANDEM SPACES: 46
TOTAL EXISTING PARKING: 262

PARKING REQUIRED PER CARLYLE TMP: 227
PARKING PROVIDED: 216
TANDEM PROVIDED: 46
PARKING PROVIDED TOTAL: 256

1) PARKING SPACES REQUIRED TO MEET TMP: 71 (BASED ON 10.0% & 1.0% TANDEM SPACES PROVIDED) 2) BASED ON THE TMP REQUIREMENT

RESIDENTIAL - LEVELS 1-6															
Level	Gross Floor Area	Exterior Floor Area	Exterior Amenity	Floor Common Areas								Area (Utilities/Bo)	Area (Parking)	Units	
				Commercial	Corridor	Elevator	Interior Amenity	Lobby	Stair	Storage	Trash			Abs	Count
LEVEL 1	24,472 SF	0 SF	0 SF	0 SF	1,907 SF	419 SF	0 SF	0 SF	385 SF	0 SF	169 SF	943 SF	4,116 SF	12	
LEVEL 2	24,243 SF	0 SF	0 SF	0 SF	2,216 SF	387 SF	0 SF	0 SF	381 SF	1,429 SF	169 SF	868 SF	0 SF	18,496 SF	24
LEVEL 3	25,567 SF	0 SF	0 SF	0 SF	2,120 SF	387 SF	0 SF	0 SF	381 SF	885 SF	172 SF	868 SF	0 SF	20,238 SF	24
LEVEL 4	25,566 SF	0 SF	0 SF	0 SF	2,120 SF	387 SF	0 SF	0 SF	381 SF	885 SF	169 SF	702 SF	0 SF	20,742 SF	24
LEVEL 5	23,855 SF	0 SF	0 SF	0 SF	1,907 SF	387 SF	0 SF	0 SF	381 SF	885 SF	169 SF	627 SF	0 SF	19,410 SF	21
LEVEL 6	23,010 SF	0 SF	0 SF	0 SF	1,948 SF	387 SF	0 SF	0 SF	381 SF	885 SF	169 SF	609 SF	0 SF	18,970 SF	21
TOTAL	146,713 SF	0 SF	0 SF	0 SF	12,138 SF	1,468 SF	0 SF	0 SF	1,429 SF	4,989 SF	713 SF	4,642 SF	11,116 SF	106,324 SF	123

PROPOSED BUILDING AREAS (IN SF):

ABOVE GRADE GFA: 214,228
BELOW GRADE PARKING GFA: 113,501
TOTAL GFA: 327,729
TOTAL NSGA: 189,422

OPT A:
RESIDENTIAL GFA: 142,597
RETAIL GFA: 9
PARKING GFA: 117,617

OPT B:
RESIDENTIAL GFA: 138,333
RETAIL GFA: 4,264
PARKING GFA: 117,617

RESIDENTIAL - LEVELS 7-10														
	Gross Floor Area	Exterior Floor Area Exterior Amenity	Floor Common Area								Area (Utilities/Boh)	Area (Parking)	Units	
			Commercial	Corridor	Elevator	Interior Amenity	Lobby	Stair	Storage	Trash			Unit Area	Count
LEVEL 7 NEW FLOOR	20,706 SF	0 SF	0 SF	1,855 SF	403 SF	0 SF	0 SF	381 SF	332 SF	105 SF	256 SF	0 SF	16,776 SF	19
LEVEL 8	16,389 SF	2,880 SF	0 SF	1,541 SF	426 SF	2,277 SF	0 SF	419 SF	245 SF	73 SF	126 SF	0 SF	11,260 SF	13
LEVEL 9	16,351 SF	0 SF	0 SF	1,541 SF	426 SF	0 SF	0 SF	419 SF	245 SF	73 SF	126 SF	0 SF	13,517 SF	16
LEVEL 10	16,388 SF	0 SF	0 SF	1,541 SF	426 SF	0 SF	0 SF	419 SF	245 SF	73 SF	126 SF	0 SF	13,570 SF	16
TOTAL	69,834 SF	2,880 SF	0 SF	6,418 SF	1,681 SF	2,638 SF	0 SF	1,619 SF	1,065 SF	330 SF	671 SF	0 SF	55,155 SF	64
NOTES														

NOTES:
1. EXTERIOR AVENITY (2,880 SF) IS NOT INCLUDED IN GFA

6 STORY EXISTING OFFICE BUILDING WITH 4-STORY ADDITION:

EXISTING BUILDING GFA: 146,713

EXISTING BUILDING NSGA: 137,803

ALLOWABLE GFA EXCEEDING LIMITS (GFA) = 137,803 (20% MAX) - PARKING COVERING AREA = 0.00

PROPOSED NEW NSGA MAX: 137,803 x 1.4 = 193,064

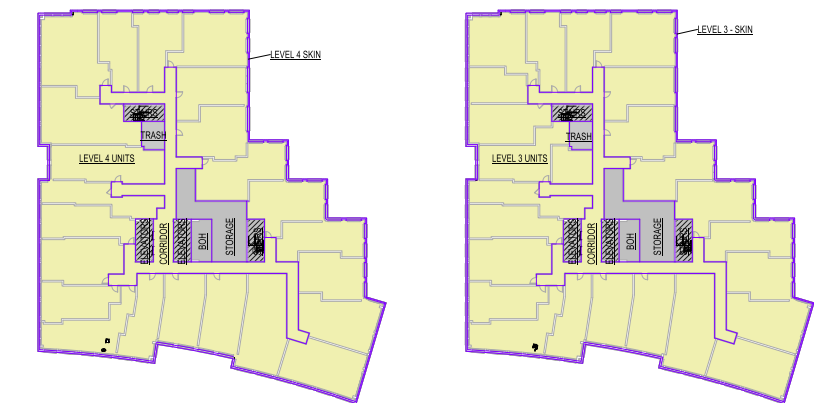
PROPOSED TOTAL GFA: 214,228

ALLOWABLE GFA EXCEEDING LIMITS (GFA) = 214,228 (20% MAX) - PARKING COVERING AREA = 0.00

NOTE: THE EXISTING BUILDING FACADE, STRUCTURE, AND BELOW-GRADE GARAGE LEVELS ARE TO BE RETAINED AS A PORTION OF THE PROJECT'S GREEN BUILDING STRATEGY. THE PROJECT CONSISTS OF AN ADAPTIVE-REUSE/RENOVATION OF THE EXISTING 6-STORY OFFICE BUILDING AND A NEW-CONSTRUCTION 4-FLOOR ADDITION FOR RESIDENTIAL USE.

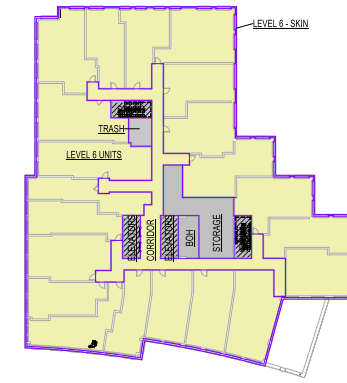
UNIT TABS DSP/DSPUP (RENTABLE) - EXISTING BUILDING LEVELS 1-6													
Unit Type	L1	L2	L3	L4	L5	L6	Total Units	Total Count	Area (Sq Ft)	Unit	Total Sq Ft	Area (Sq Ft)	Unit
1000sq	13	12	14	13	11	11	103	103	103,734 SF	103	103,734 SF	103,734 SF	103

UNIT TABS DSP/DSPUP (RENTABLE) - PROPOSED ADDITION LEVELS 7-10													
Unit Type	L7	L8	L9	L10	Total Units	Total Count	Area (Sq Ft)	Unit	Total Sq Ft	Area (Sq Ft)	Unit	Total Sq Ft	Area (Sq Ft)
1000sq	19	13	16	16	64	64	64,155 SF	64	64,155 SF	64,155 SF	64	64,155 SF	64,155 SF

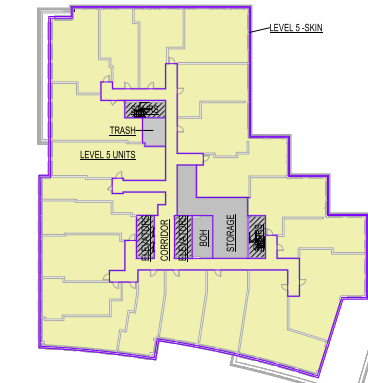


4 LEVEL 4 AREA PLAN
A1-00 SCALE: 1" = 30'-0"

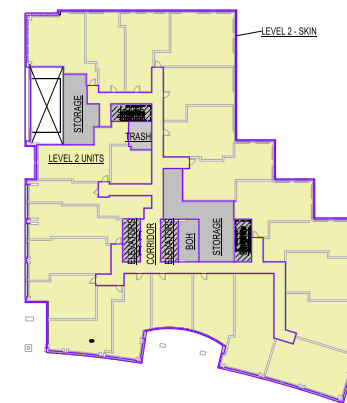
3 LEVEL 3 AREA PLAN
A1-00 SCALE: 1" = 30'-0"



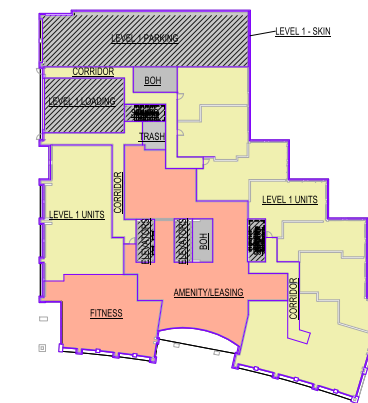
6 LEVEL 6 AREA PLAN
A1-00 SCALE: 1" = 30'-0"



5 LEVEL 5 AREA PLAN
A1-00 SCALE: 1" = 30'-0"



2 LEVEL 2 AREA PLAN
A1-00 SCALE: 1" = 30'-0"



1 LEVEL 1 AREA PLAN
A1-00 SCALE: 1" = 30'-0"



COOPER CARRY

THE CENTER FOR CONNECTIVE ARCHITECTURE

SCOPE DOCUMENTS

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

ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
DRB		03/21/2025
DRB II		04/25/2025
DSPUP		05/30/2025
DSPUP		07/25/2025
REVISED COMPLETENESS 2		08/25/2025

AREA PLAN USE KEY	
Public / Amenity	
Boh / Service	
Resi Units	
Excluded Areas	

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

SCHEDULE - GFA/UNIT COUNT MATRIX

STEVE SMITH, AIA	20240137
Principal in Charge	Project No.
BRANDON LENK, AIA	07/25/2025
Project Manager	Date
Checker	
Project Architect	
Author	
Self-Noticed	

A1-00

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
Drawing Title: 2051 Jamieson - 4 Story Addition
Author: Brandon Lankford
Date: 07/25/2025
07/25/2025 9:25:23 AM



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

02024 COOPER CARRY

SCOPE DOCUMENTS

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

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
SRB		03/27/2025
SRB II		04/25/2025
DSUP		05/30/2025
DSUP/UP COMPLETENESS		07/25/2025
REVISED COMPLETENESS 2		08/28/2025



3 FLOOR PLAN - LEVEL 2
A1-01 SCALE: 1" = 20'-0"



2 FLOOR PLAN - LEVEL 1 - OPT B - RETAIL
A1-01 SCALE: 1" = 20'-0"

OPT B - CONCPET PLAN

EXISTING RETAIL TO REMAIN: 4,264 SF
RELOCATED FITNESS: 2,485 SF
UNIT TOTAL: 181 UNITS (OPT A - 187)
PROPOSED TOTAL NGFA: 189,422



1 FLOOR PLAN - LEVEL 1
A1-01 SCALE: 1" = 20'-0"

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

STEVE SMITH, AIA	20240137
Principal in Charge	Project No.
BRANDON LANK, AIA	07/25/2025
Project Manager	Date
Checker	
Project Architect	
Author	
Self-Inspected	

A1-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
Author: Brandon Lenk, AIA
AutoSave Path: \\20240137_2051_Jamieson Ave\\20240137-v23_2051_Jamieson-4 Story_CENTRAL.rvt
8/28/2025 9:25:28 AM



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

02024 COOPER CARRY

SCOPE DOCUMENTS

The Contract Documents issued for (Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction) are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
SDR		03/21/2025
SDR II		04/25/2025
DSUP		05/30/2025
DSUP/UP COMPLETENESS		07/25/2025
REVISED COMPLETENESS 2		08/28/2025

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

STEVE SMITH, AIA	20240137
Principal in Charge	Project No.
BRANDON LENK, AIA	07/25/2025
Project Manager	Date
Checker	
Project Architect	
Author	
Self-Reviewed	

A1-02

NOT ISSUED FOR CONSTRUCTION



4 FLOOR PLAN - LEVEL 6
A1-02 SCALE: 1" = 20'-0"



3 FLOOR PLAN - LEVEL 5
A1-02 SCALE: 1" = 20'-0"



2 FLOOR PLAN - LEVEL 4
A1-02 SCALE: 1" = 20'-0"



1 FLOOR PLAN - LEVEL 3
A1-02 SCALE: 1" = 20'-0"

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or other] Issuance up to Issued for Construction are intended to be that level of design and coordination, and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For work of delegated designs; systems, assemblies, components and materials shall comply with national, state and local codes and regulations. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in the fashion of a discovered omission, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT II	03/07/20
	DRB	03/21/20
	DRB II	04/25/20
	DSUP	05/30/20
	DSUP/SUP COMPLETENESS	07/25/20
	REVISED COMPLETENESS 2	08/28/20

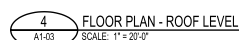
2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

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

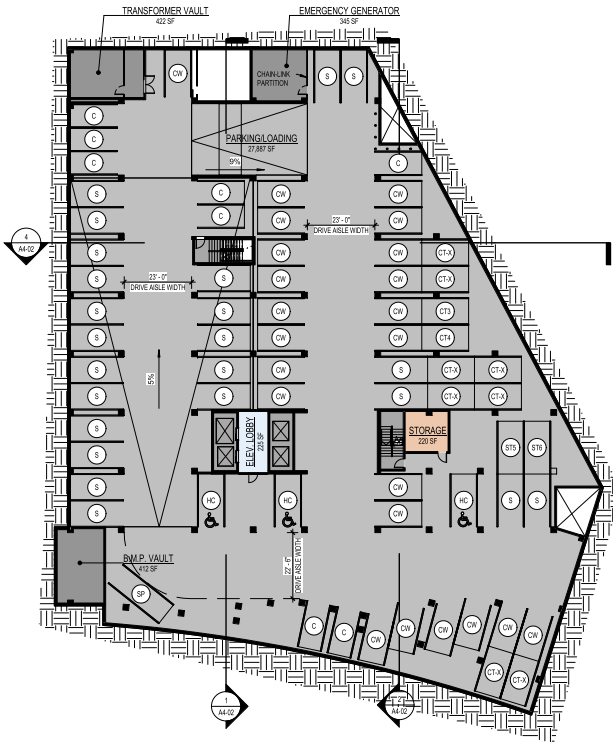
A1-03

NOT ISSUED FOR CONSTRUCTION



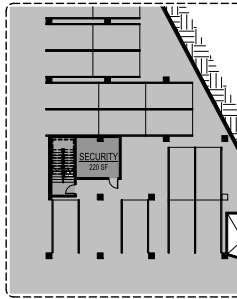
PROJECT NUMBER: 20240107 PROJECT NAME: 2051 Jamieson - 4 Story Addition
Drawing Title: 2051 Jamieson - 4 Story Addition
Drawing Date: 07/25/2025
Drawing Time: 9:25:38 AM

2 FLOOR PLAN - LEVEL B2
A1-04 SCALE: 1" = 20'-0"

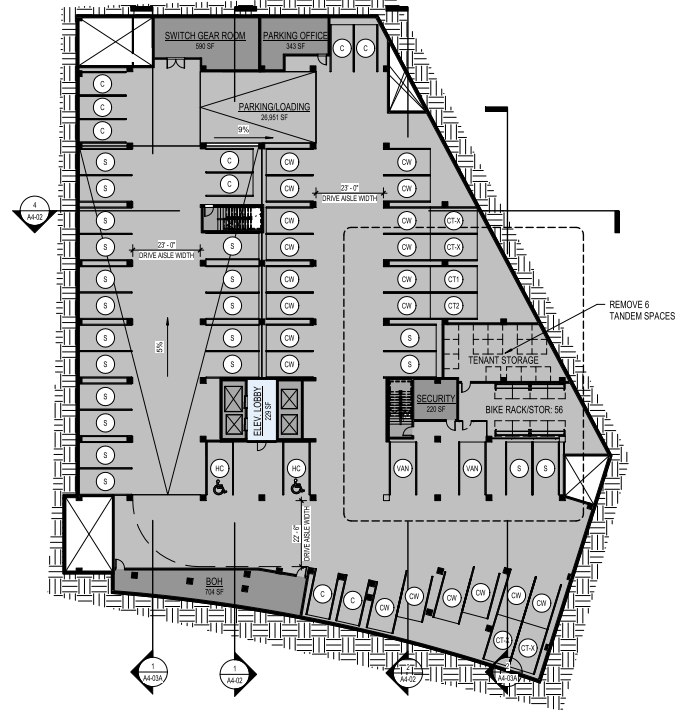


AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B2		
BMP VAULT		412 SF
ELEV LOBBY		354 SF
ELEVATORS		354 SF
GENERATOR		345 SF
PARKING/LOADING		27,887 SF
STAIR		327 SF
STORAGE		220 SF
TRANSFORMER VAULT		422 SF
Grand total		30,222 SF

EXISTING CONDITIONS



1 FLOOR PLAN - LEVEL B1
A1-04 SCALE: 1" = 20'-0"



AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B1		
BCH		704 SF
ELEV LOBBY		354 SF
ELEVATORS		354 SF
PARKING OFFICE		345 SF
PARKING/LOADING		26,951 SF
SECURITY		220 SF
STAIR		327 SF
SWITCH GEAR ROOM		381 SF
Grand total		31,336 SF

PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
LEVEL B1		
C	COMPACT	9
CT	COMPACT WIDE TANDEM	9
CW	COMPACT WIDE	20
HC	ACCESSIBLE	2
S	STANDARD	21
VAN	VAN	2
LEVEL B2		
C	COMPACT	11
CT	COMPACT WIDE TANDEM	10
CW	COMPACT WIDE	23
HC	ACCESSIBLE	3
S	STANDARD	23
SP	STANDARD PARALLEL	1
ST	STANDARD TANDEM	2
LEVEL B3		
C	COMPACT	7
CT	COMPACT WIDE TANDEM	10
CW	COMPACT WIDE	22
S	STANDARD	28
SP	STANDARD PARALLEL	1
ST	STANDARD TANDEM	3
LEVEL B4		
C	COMPACT	2
CT	COMPACT WIDE TANDEM	8
CW	COMPACT WIDE	28
S	STANDARD	11
SP	STANDARD PARALLEL	1
ST	STANDARD TANDEM	2
Grand total		258

ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
PRB		03/17/2025
PRB II		04/25/2025
DSUP		05/30/2025
DSUP/COMPLETENESS		07/25/2025
REVISED COMPLETENESS 2		08/26/2025

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

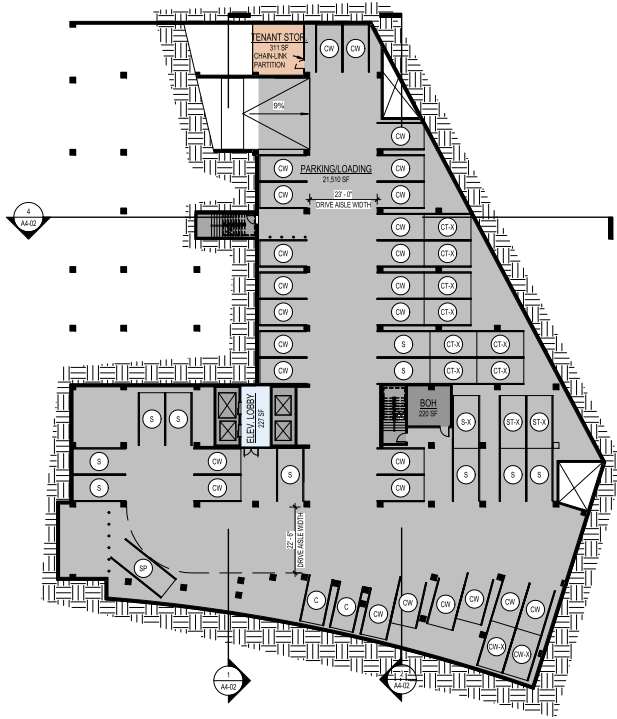
FLOOR PLANS

STEVE SMITH, AIA	20240107
Principal in Charge	Project No.
BRANDON LENK, AIA	07/25/2025
Project Manager	Date
Checker	
Author	
Self	

A1-04

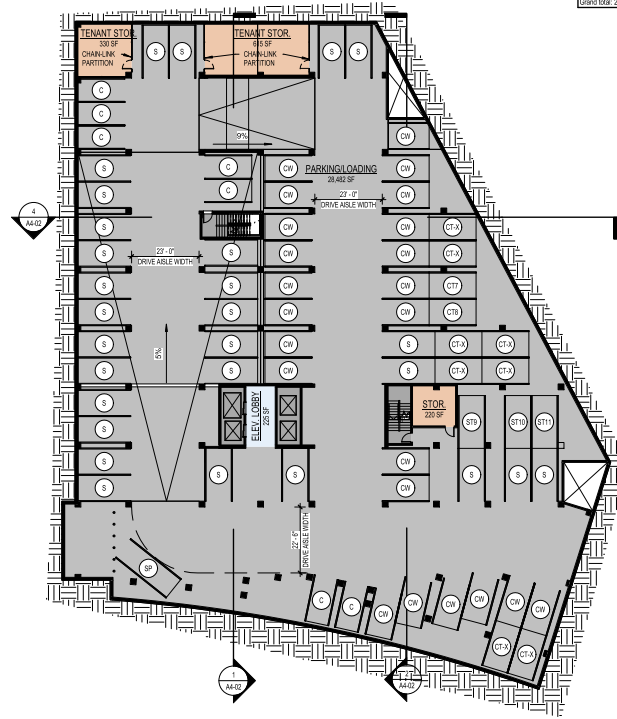
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
4. AutoLink Docx/20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
9/28/2025 9:25:39 AM



2 FLOOR PLAN - LEVEL B4
A1-05 SCALE: 1" = 20'-0"

AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B4		
BOH		220 SF
ELEV. LOBBY		227 SF
ELEVATORS		140 SF
PARKING/LOADING		21,570 SF
STAIR		339 SF
TENANT STOR.		111 SF
		22,965 SF



1 FLOOR PLAN - LEVEL B3
A1-05 SCALE: 1" = 20'-0"

AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B3		
ELEV. LOBBY		226 SF
ELEVATORS		354 SF
PARKING/LOADING		25,482 SF
STAIR		357 SF
STOR.		220 SF
TENANT STOR.		145 SF
		30,583 SF

PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
LEVEL B1		
C	COMPACT	9
CT	COMPACT WIDE TANDEM	9
CW	COMPACT WIDE	20
HC	ACCESSIBLE	2
S	STANDARD	21
SP	STANDARD PARALLEL	2
ST	STANDARD TANDEM	2
LEVEL B2		
C	COMPACT	11
CT	COMPACT WIDE TANDEM	10
CW	COMPACT WIDE	23
HC	ACCESSIBLE	3
S	STANDARD	23
SP	STANDARD PARALLEL	1
ST	STANDARD TANDEM	2
LEVEL B3		
C	COMPACT	7
CT	COMPACT WIDE TANDEM	10
CW	COMPACT WIDE	22
S	STANDARD	28
SP	STANDARD PARALLEL	1
ST	STANDARD TANDEM	3
LEVEL B4		
C	COMPACT	2
CT	COMPACT WIDE TANDEM	8
CW	COMPACT WIDE	28
S	STANDARD	11
SP	STANDARD PARALLEL	1
ST	STANDARD TANDEM	2
Grand Total: 258		



02054 COOPER CARRY

SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
SRB		03/27/2025
SRB II		04/25/2025
DSUP		05/30/2025
DSUP/UP COMPLETENESS		07/25/2025
REVISED COMPLETENESS 2		08/29/2025

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

STEVE SMITH, AIA	20240137
Principal in Charge	Project No.
BRANDON LENK, AIA	07/25/2025
Project Manager	Date
Checker	
Project Architect	
Author	
Self-Inspected	

A1-05

NOT ISSUED FOR CONSTRUCTION



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

02024 COOPER CARRY

SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
SRB		03/21/2025
SRB II		04/25/2025
DSUP		05/09/2025
DSUP/UP COMPLETENESS		07/25/2025
REVISED COMPLETENESS 2		08/28/2025

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

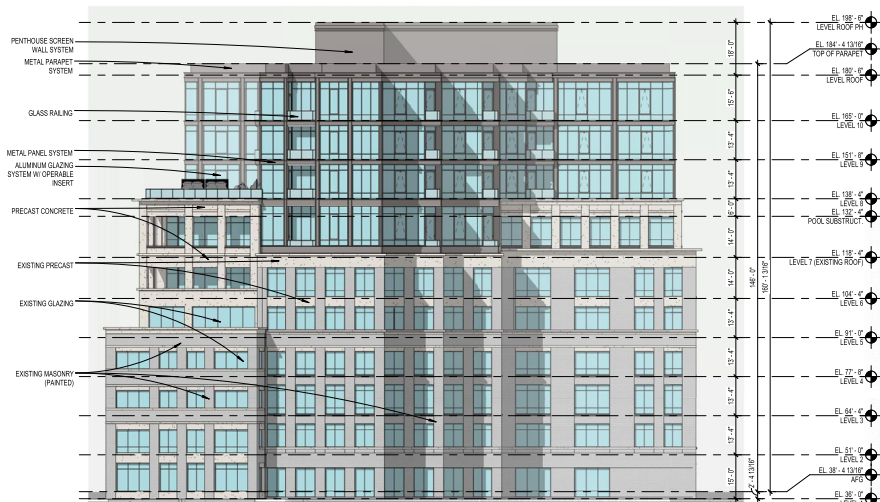
BUILDING ELEVATIONS

STEVE SMITH, AIA
Principal in Charge
BRANDON LENK, AIA
Project Manager
Checked
Project Architect
Author
Self-Noticed

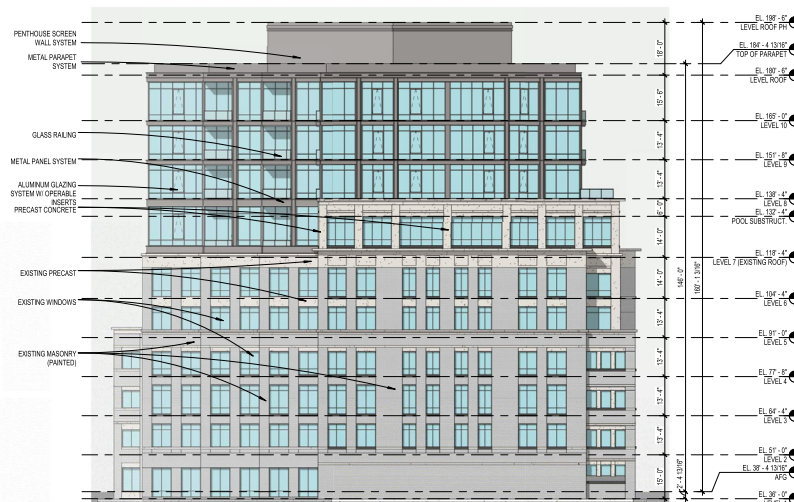
20240137
Project No.
07/25/2025
Date

A4-01

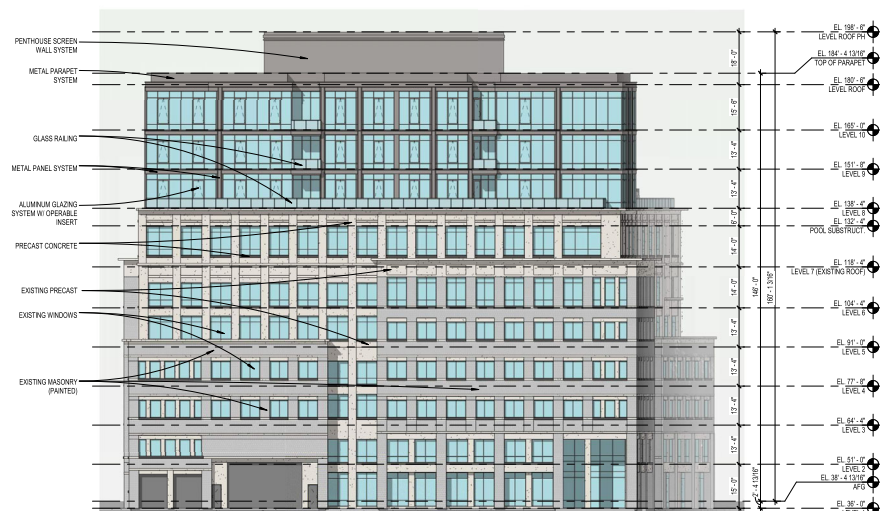
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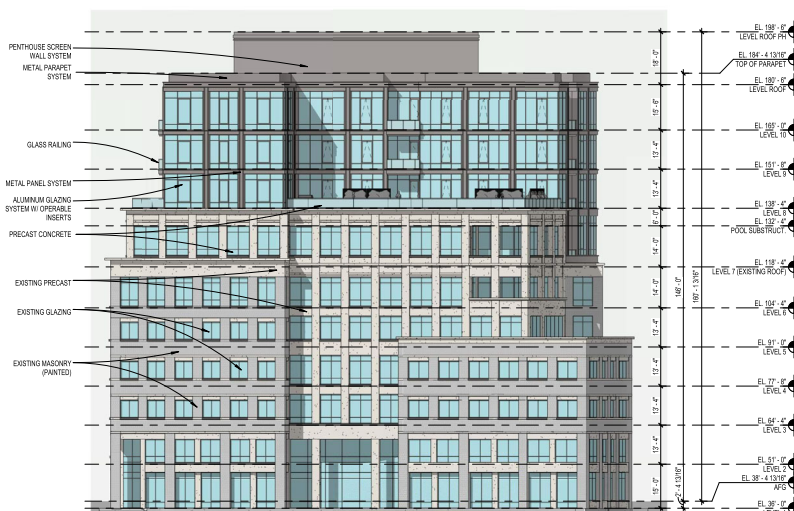
4 ELEVATION - EAST
A4-01 SCALE: 1" = 20'-0"



3 ELEVATION - NORTH
A4-01 SCALE: 1" = 20'-0"

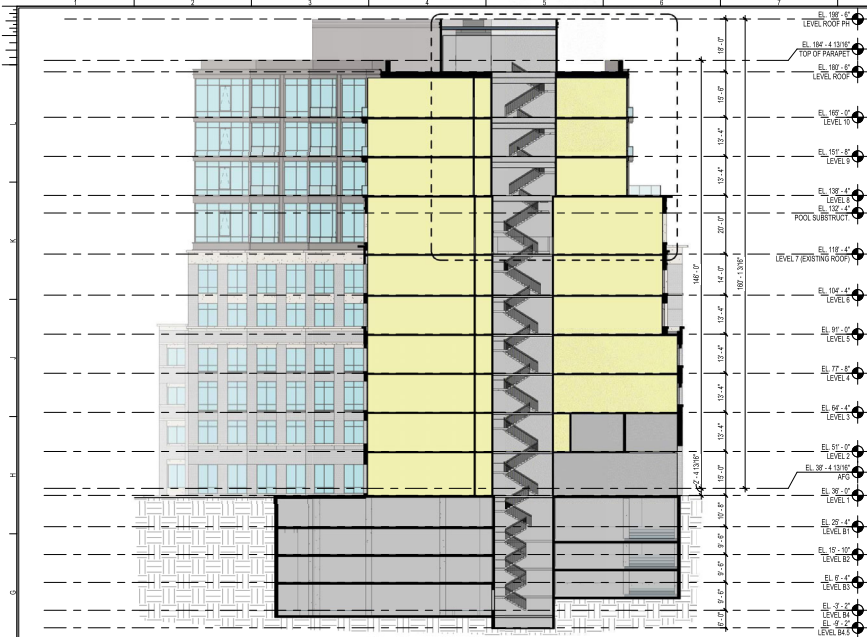


2 ELEVATION - WEST
A4-01 SCALE: 1" = 20'-0"

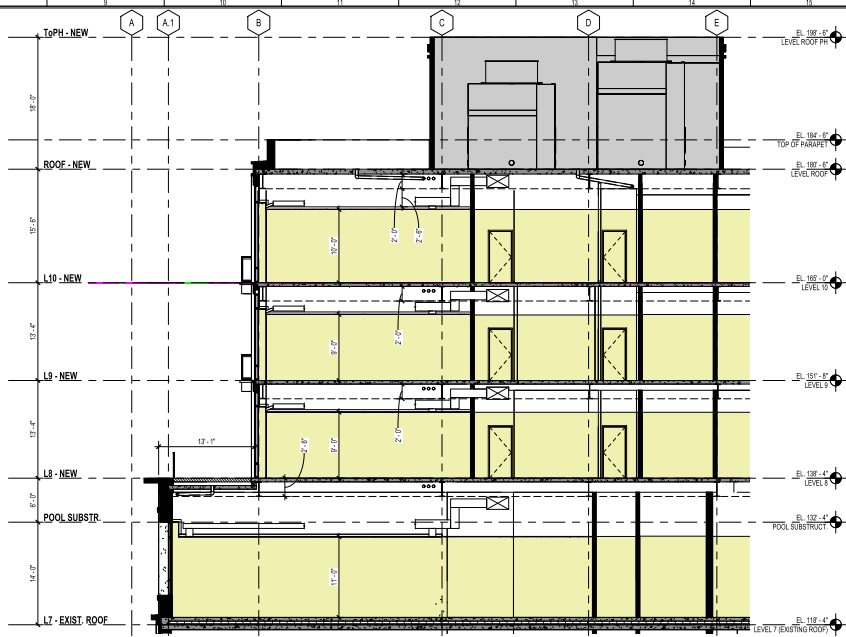


1 ELEVATION - SOUTH
A4-01 SCALE: 1" = 20'-0"

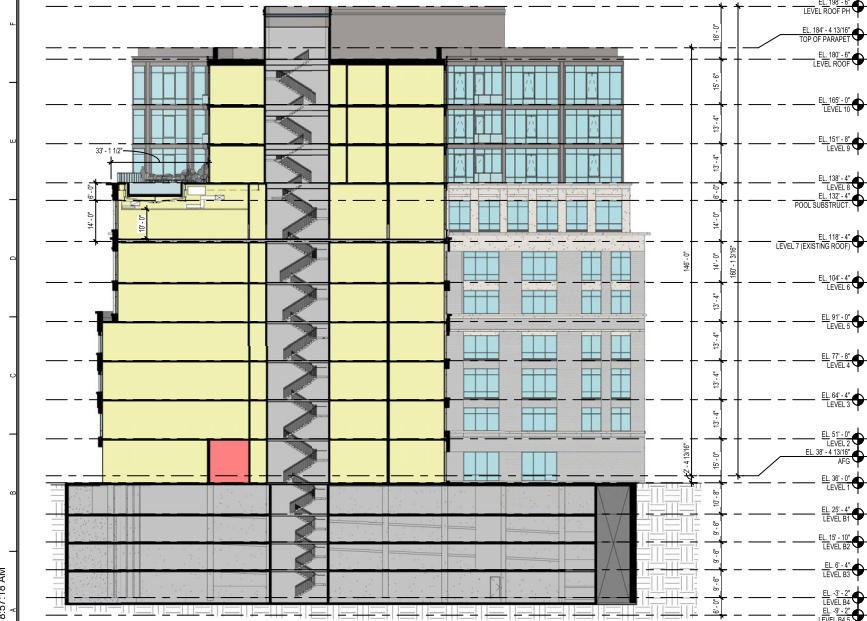
PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
DRAWING TITLE: BUILDING SECTIONS
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9/28/2025 9:57:18 AM



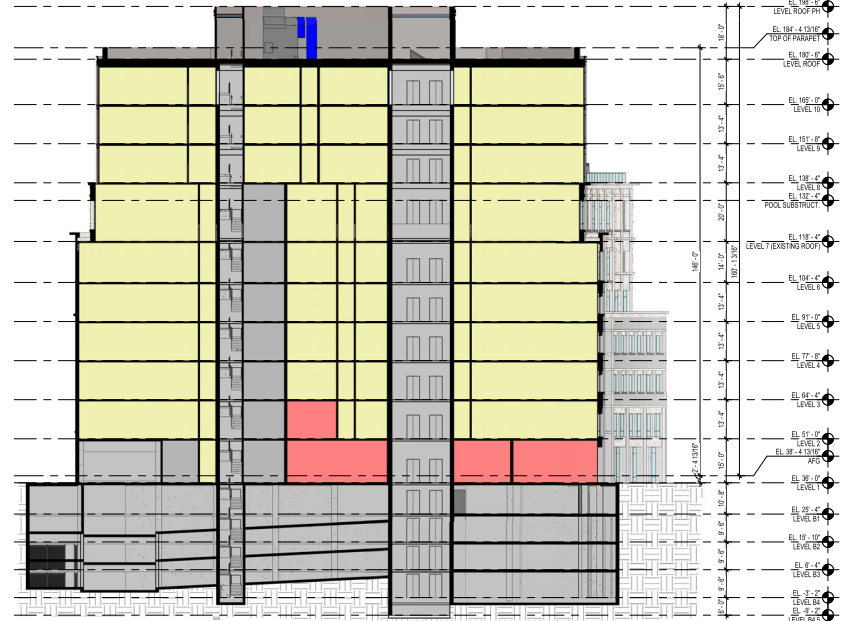
4 BUILDING SECTION E/W FACING SOUTH
SCALE: 1" = 20'-0"



3 BLDG SECT E/W - ADDITION ENLARGEMENT
SCALE: 1" = 20'-0"



2 BUILDING SECTION N/S FACING WEST
SCALE: 1" = 20'-0"



1 BUILDING SECTION E/W FACING EAST
SCALE: 1" = 20'-0"

00204 COOPER CARRY

SCOPE DOCUMENTS

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

ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
SDS		03/21/2025
SDS II		04/25/2025
SDSP		05/09/2025
SDSPSP COMPLETENESS		07/25/2025

AREA PLAN USE KEY	
	PUBLIC / AMENITY
	BOH / SERVICE
	RESI UNITS
	EXCLUDED AREAS

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

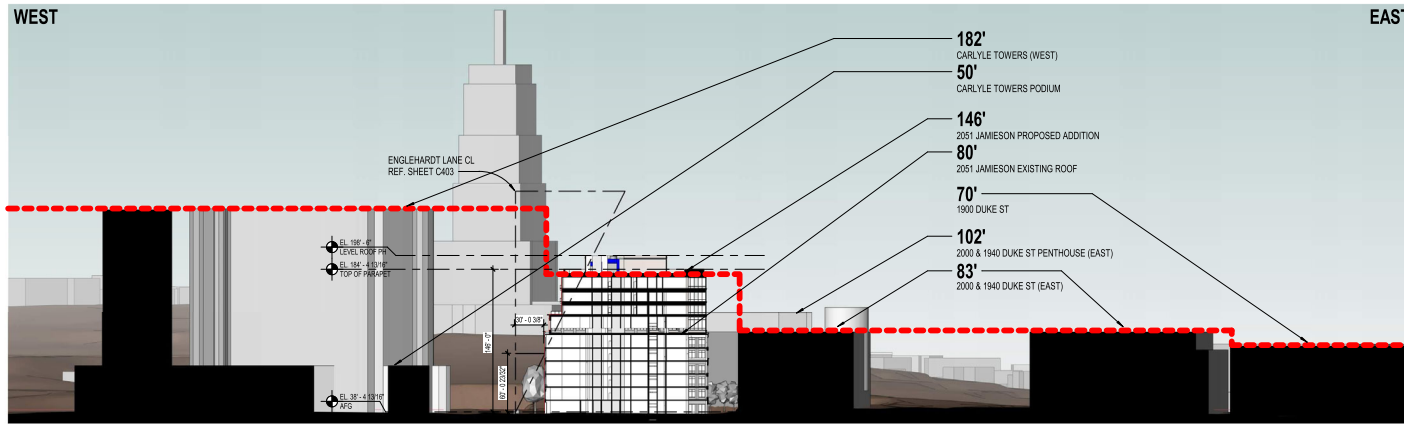
BUILDING SECTIONS

STEVE SMITH, AIA	20240137
Principal in Charge	Project No.
BRANDON LENK, AIA	07/25/2025
Project Manager	Date
Checker	
Author	
Drawn	

A4-02

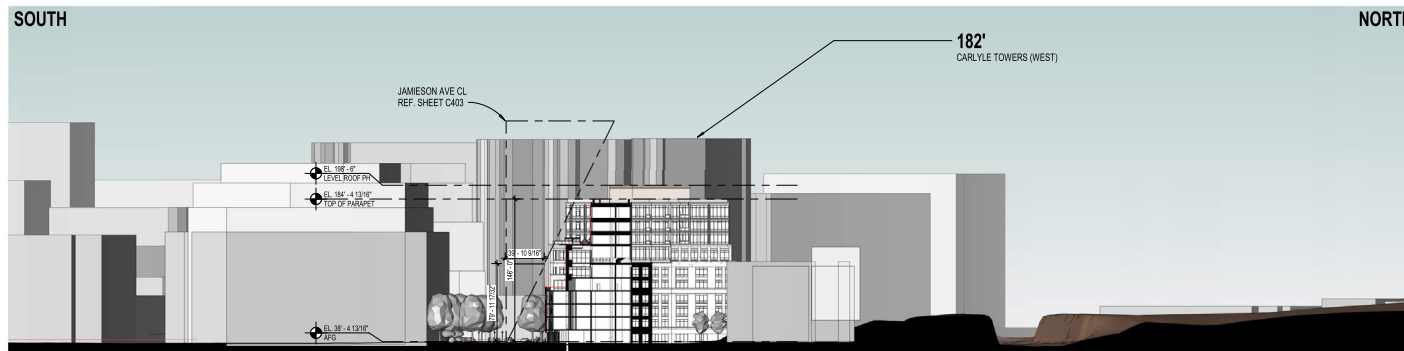
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
DRAWN BY: STEVE SMITH, AIA
AUTOCAD FILE: 20240137_2051_Jamieson-Ave-20240137.dwg
9/28/2025 9:57:22 AM

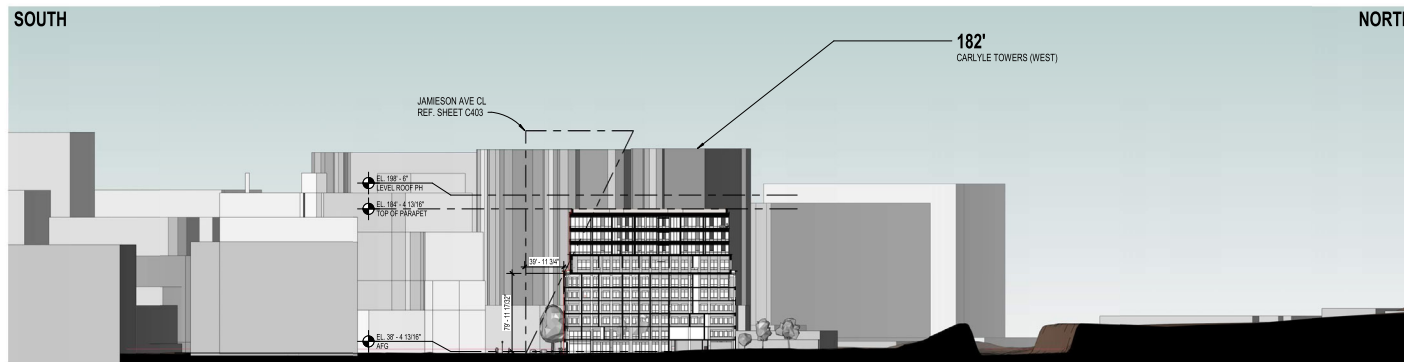


3 SITE SECTION E/W FACING NORTH
A4-03A SCALE: 1" = 80'-0"

*BUILDING HEIGHTS MEASURED RELATIVE TO AVERAGE FINISH GRADE ADJACENT TO BUILDING AS REPORTED IN ALEXANDRIA GIS DATA.



2 SITE SECTION N/S FACING WEST 2
A4-03A SCALE: 1" = 80'-0"



1 SITE SECTION N/S FACING WEST 1
A4-03A SCALE: 1" = 80'-0"



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

02024 COOPER CARRY

SCOPE DOCUMENTS

The Contract Documents issued for (Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction) are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
DSB		03/21/2025
DSB II		04/25/2025
DSUP		05/30/2025
DSUP/UP COMPLETENESS		07/25/2025
REVISED COMPLETENESS 2		08/28/2025

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

SITE SECTIONS

STEVE SMITH, AIA	20240137
Project in Charge	Project No.
BRANDON LENK, AIA	07/25/2025
Project Manager	Date
Checker	
Project Architect	
Author	
Self-Reviewed	

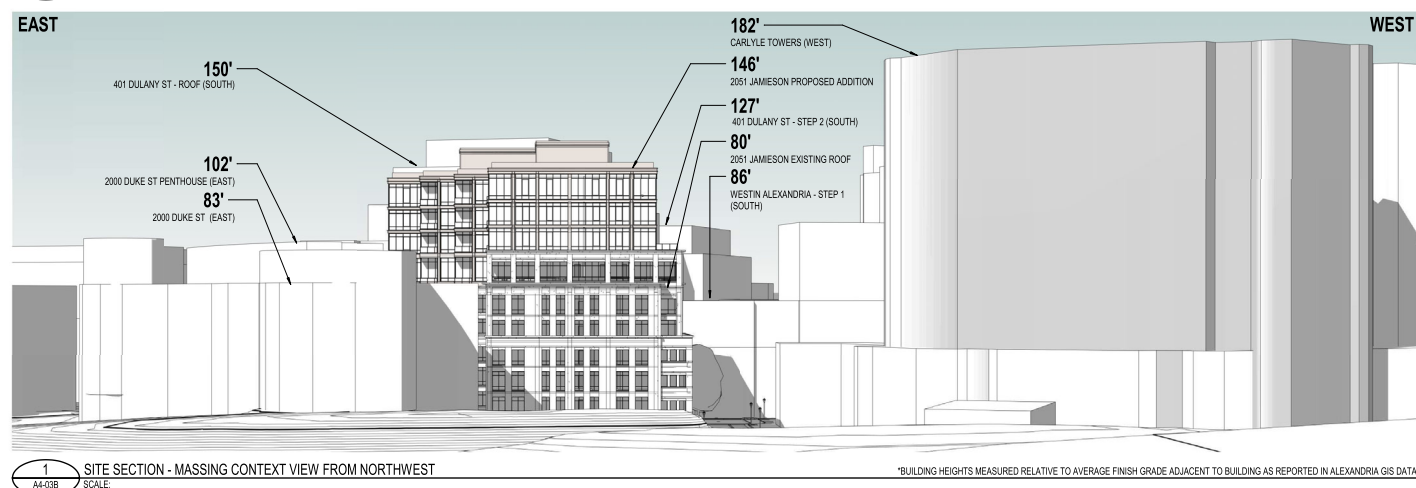
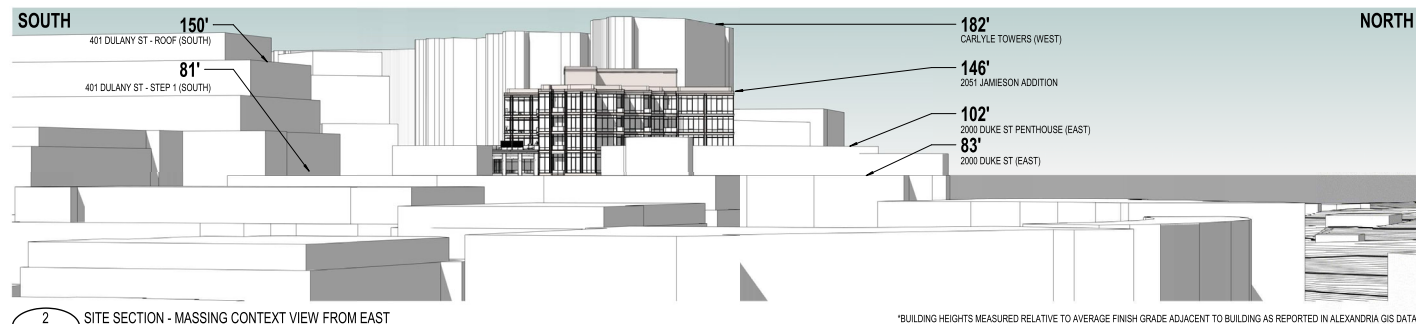
A4-03A

NOT ISSUED FOR CONSTRUCTION

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be the level of design and development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs; systems, assemblies, components and materials shall comply with national, state and local codes and standards. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, if any, of any fashioning, discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

ISSUANCES		
No.	Drawing Issue Description	Date
	DSP/SUP COMPLETENESS	07/25/20
	REVISED COMPLETENESS 2	08/28/20



2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

CONTEXT PERSPECTIVES

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

A4-03B

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240103 PROJECT NAME: 2051 Jamieson - 4 Story Addition
DATE: 08/28/2025 9:57:40 AM
DRAWING: 20240103-2051 Jamieson-4 Story_CENTRAL.rvt



4 BUILDING PERSPECTIVE - NE CORNER (VIEW 15 20250725)
A4-10 SCALE: 1/2" = 1'-0"



3 BUILDING PERSPECTIVE - SE CORNER (VIEW 12 20250725)
A4-10 SCALE: 1/2" = 1'-0"



2 BUILDING PERSPECTIVE - NW CORNER (VIEW 14 20250725)
A4-10 SCALE: 1/2" = 1'-0"



1 BUILDING PERSPECTIVE - SW CORNER (VIEW 10 20250725)
A4-10 SCALE: 1/2" = 1'-0"



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

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SCOPE DOCUMENTS

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

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
SRB		03/21/2025
SRB II		04/25/2025
DSUP		05/30/2025
DSUP/UP COMPLETENESS		07/25/2025
REVISED COMPLETENESS 2		08/28/2025

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES

STEVE SMITH, AIA
Principal in Charge
BRANDON LENK, AIA
Project Manager
Checker
Project Architect
Author
Self-Reviewed

20240103
Project No.
07/25/2025
Date

A4-10

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
DESIGNER: JAMIESON CAMPBELL COMPANIES/REDFOX
AUTOCAD FILE: 20240137_2051_Jamieson-Ave-20240137.dwg
9/28/2025 9:57:42 AM



3 BUILDING PERSPECTIVE - SE CORNER (VIEW 13 20250725) CONTEXT
A4-11 SCALE: 12" = 1'-0"



2 BUILDING PERSPECTIVE - SW CORNER (VIEW 10 20250725) CONTEXT
A4-11 SCALE: 12" = 1'-0"



1 JAMIESON STREET CONTEXT ELEVATION - (VIEW 12 20250725)
A4-11 SCALE: 12" = 1'-0"

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
01	GROUP COMPLETENESS	07/25/2025
02	REVISED COMPLETENESS 2	08/28/2025

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -
CONTEXT RENDER

STEVE SMITH, AIA
Principal in Charge
BRANDON LENK, AIA
Project Manager
Checker
Project Architect
Author
Self-Noted

20240137
Project No.
07/25/2025
Date

A4-11

NOT ISSUED FOR CONSTRUCTION



**NOT FOR
CONSTRUCTION**

**JAMIESON
AVENUE**

2051 JAMIESON AVENUE
ALEXANDRIA, VA

ANALOG SIGNAL PROCESSOR 2025078

[illegible]

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

VERT: N/A
HORZ: 1"=30'

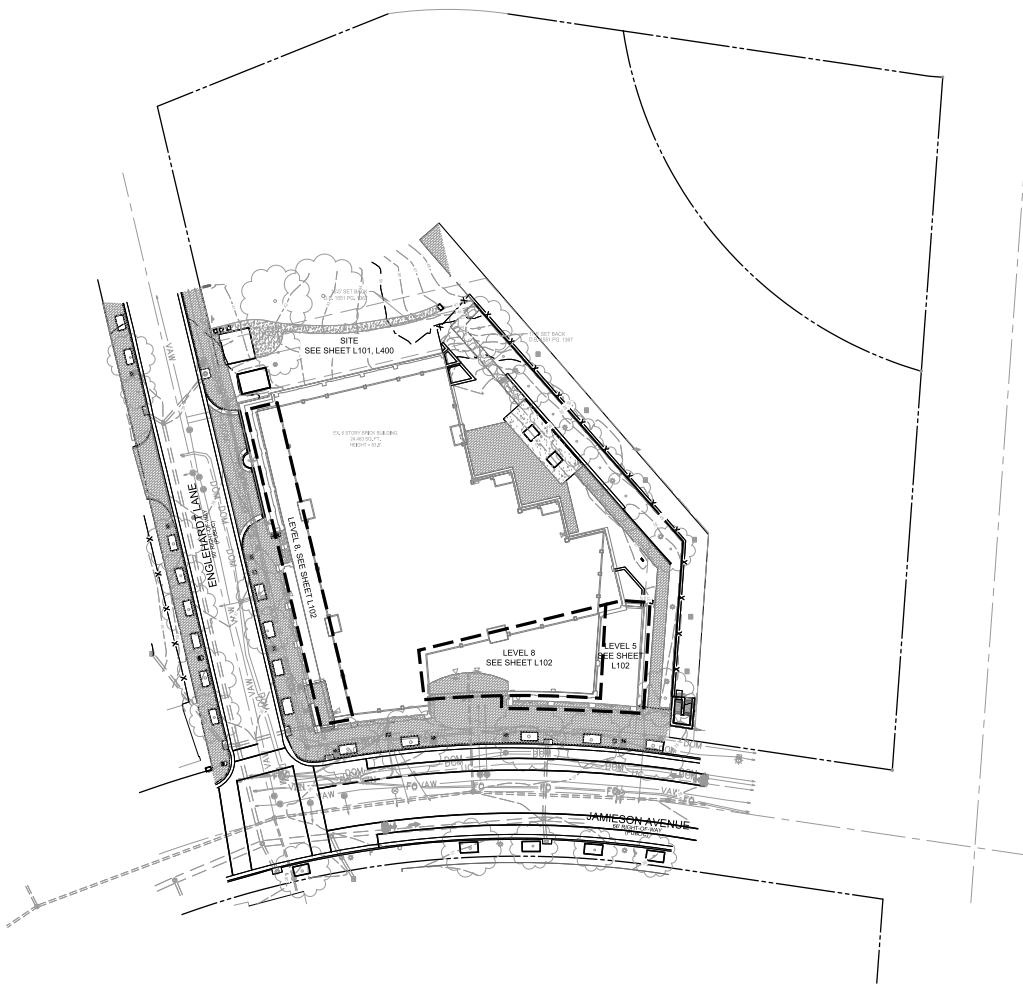


PRINT TITLE

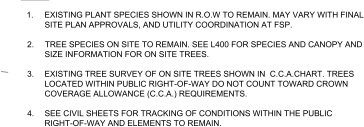
REFERENCE PLAN

SHEET NUMBER

L001



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



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT	REMARKS
DECIDUOUS TREES							
	LITU	2	LIRIODENDRON TULPIFERA / TULIP POPLAR	B & B	2"-3"	12' - 14'	FULL SUN; CCA: 1250 SF; EASTERN U.S., LOCAL, REGIONAL NATIVE, ROUNDED, PYRAMIDAL CROWN; SINGLE LEADER

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

1

1000



NOT FOR
CONSTRUCTION

**JAMIESON
AVENUE**

2051 JAMIESON AVENUE
ALEXANDRIA, VA

LAND RESOUR PROJ 2025078

[illegible]

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

SCALE NORTH

VERT: N/A

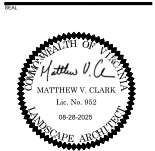
HORZ: 1"=20'

0 10' 20' 40'

MATERIALS PLAN-SITE

L101

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

JAMIESON AVENUE

2051 JAMIESON AVENUE
ALEXANDRIA, VA

DESIGN PERMIT NO. 2025078

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
01	PG&LP SUBMISSION	09-30-2025
02	PG&LP SUBMISSION	07-25-2025
03	PG&LP SUBMISSION	08-28-2025

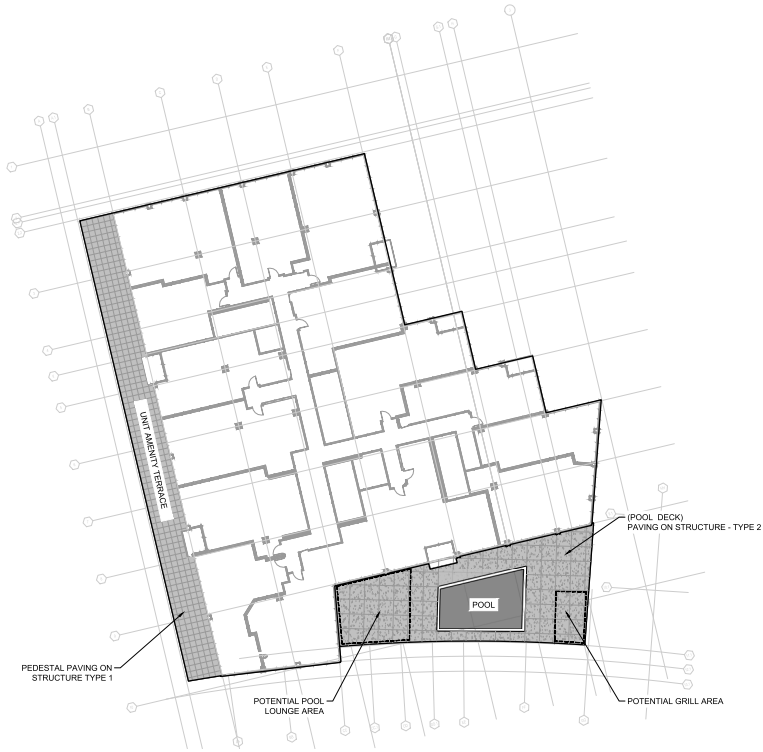
DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORIZ: 1"=20'
0 10 20 40'

SHEET TITLE
MATERIALS PLAN-LEVEL 5 & LEVEL 8

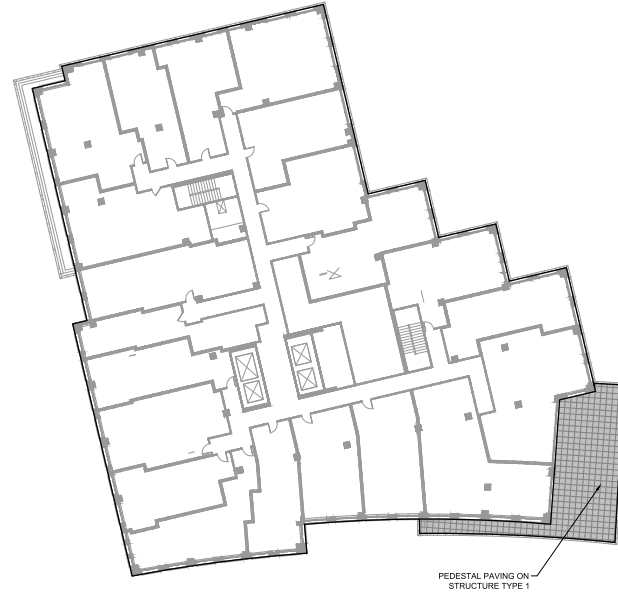
SHEET NUMBER

L102



1 LEVEL 8 - MATERIALS PLAN
L102 PLAN

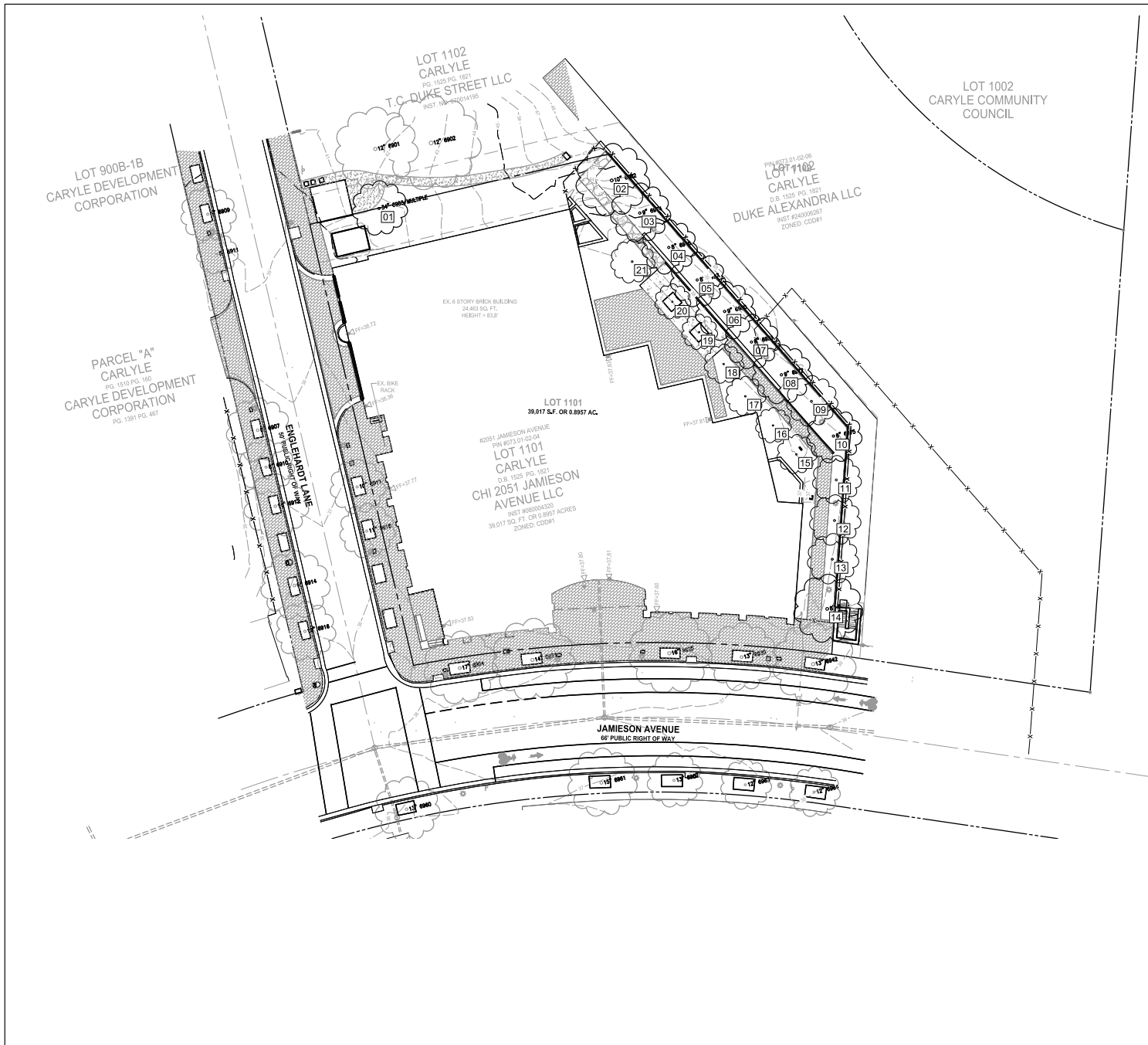
1" = 20'



2 LEVEL 5 - MATERIALS PLAN
L102 PLAN

1" = 20'

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
COMMUNITY PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



LEGEND

- PROPERTY BOUNDARY
- EXISTING FENCE TO REMAIN
- 8" 6948 ALUMINUM TREE TAG NUMBER
- EXISTING DECIDUOUS TREE (DT)

NOTES:

- THE EXISTING TREE SURVEY WAS CONDUCTED BY ANDREA CROSSETT, ISA CERTIFIED ARBORIST MA-5499A.
- THE BELOW SECTION OF THE SCHEDULE OF TREES IS BASED ON OBSERVATIONS MADE DURING A SITE VISIT ON 05/27/25 AND WAS NOT INCLUDED IN THE ORIGINAL TOPOGRAPHIC SURVEY.
- THE TREES LISTED IN THE SECTION BELOW HAVE BEEN PLACED IN APPROXIMATE LOCATIONS IN PLAN VIEW HEREON.
- THE EXISTING TREE CANOPY = 5,780 SF

Schedule of Trees						
Tree #	Tree Tag #	Tree Type	Species	Size	Tree Cover	Status
1	6903	DT	CRAPE MYRTLE	34"	12.5	PRESERVE
2	6902	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	8"	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

Tree Survey Information Completed by ISA Certified Arborist Andrea Crossett - ISA #MA-5499A

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

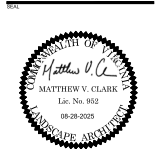
DIRECTOR _____ DATE _____

COMMISSION, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

JAMIESON AVENUE

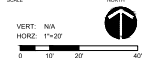
2051 JAMIESON AVENUE
ALEXANDRIA, VA

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

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	POSLP SUBMISSION	09-30-2025
02	POSLP SUBMISSION	07-25-2025
03	POSLP SUBMISSION	08-28-2025

VERT: N/A
HORIZ: 1"=20'



EXISTING TREE CANOPY SURVEY

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ORIGINAL SHEET SIZE: 24" X 36"

L400

NOTES

NOTES



NTS

NOT FOR
CONSTRUCTION

NOTES

JAMIESON
AVENUE

2051 JAMIESON AVENUE
ALEXANDRIA, VA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	POSLP SUBMISSION	09-30-2025
02	POSLP SUBMISSION	07-25-2025
03	POSLP SUBMISSION	08-28-2025

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

VERT: N/A
HORIZ: NTS

(NOT TO SCALE)

DETAILS - PLANTING

DETAILS - PLANTING

L701

DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS	DATE: 08/01/19	LD 001
CITY OF ALEXANDRIA, VIRGINIA	DATE: 08/01/19	LD 001

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL, OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS	DATE: 08/01/19	LD 001
CITY OF ALEXANDRIA, VIRGINIA	DATE: 08/01/19	LD 001

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL, OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS	DATE: 08/01/19	LD 001
CITY OF ALEXANDRIA, VIRGINIA	DATE: 08/01/19	LD 001

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL, OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

1
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 OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OF 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 AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

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

6) IN LIEU OF MORE STRINGENT SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND.

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSORS AND/OR ASSIGNS IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DDP/OSDP PROJECTS:

1) THE APPROVED METHODS OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (PAZ) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

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

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE PAZ PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TACKING FOR ALL PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT; AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLUM PERMITS/REGULATIONS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATIONS 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.

A) STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/20/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS	DATE: 08/01/19	LD 016
CITY OF ALEXANDRIA, VIRGINIA	DATE: 08/01/19	LD 016

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