

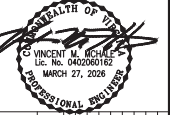
PRELIMINARY DEVELOPMENT PLAN PIZZANO CONTRACTORS - PROPOSED ADDITION

1019 CAMERON STREET
CITY OF ALEXANDRIA, VIRGINIA

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

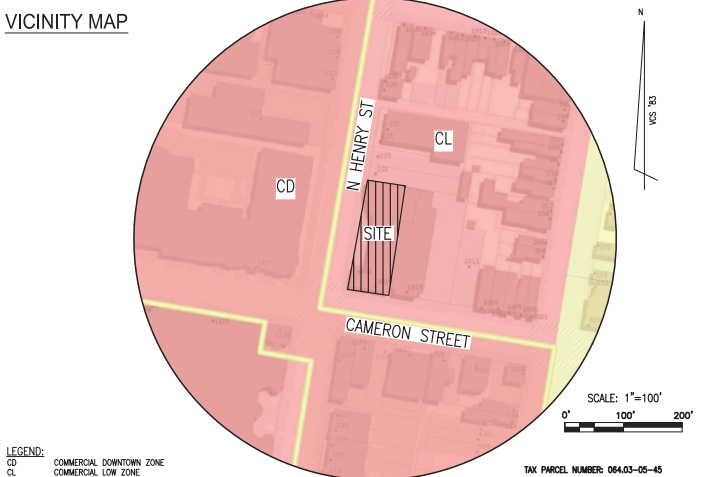
PROJ. MANAGER: DANIEL MCDONALD
EMAIL: DMCDONALD@RCFIELDS.COM

DATE: DEC 14, 2025
SCALE: AS NOTED
DRAWN: TM
REV:



AREA TABULATIONS

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



ZONING TABULATIONS

1. TAX MAP #:	064.03-05-45
2. ZONE OF SITE EXISTING:	CL
PROPOSED:	CD
3. USE:	EXISTING: OFFICE/COMMERCIAL WAREHOUSE PROPOSED: OFFICE
4. TOTAL SITE AREA:	EXISTING: 8,014.0 SF OR 0.1840 AC PROPOSED: 8,014.0 SF OR 0.1840 AC
5. MINIMUM LOT AREA:	REQUIRED: N/A (MULTI-UNIT) PROVIDED: 8,014.0 SF OR 0.1840 AC
6. OPEN SPACE REQUIRED:	N/A
PROPOSED:	N/A
7. AVERAGE FINISHED GRADE:	36.8 FT
8. HEIGHT:	PERMITTED: 50 FT EXISTING: 31.8 FT PROPOSED: 42.0 FT
9. FAR:	ALLOWED: 1.5 (NON-RESIDENTIAL)/2.5 WITH SUP* EXISTING: 12,427 SF PROPOSED ADDITION: 5,237 SF TOTAL: 17,664 SF
EXISTING NET:	9,199 SF (FAR=1.15)
PROPOSED ADDITION:	4,423 SF (FAR=0.55)
PROPOSED TOTAL:	13,622 SF (FAR=1.70)*
10. LOT WIDTH/FRONTAGE:	REQUIRED: N/A PROVIDED: N/A
11. SETBACKS:	FRONT: N/A SIDE: N/A REAR: N/A PROVIDED: N/A SIDE: N/A REAR: N/A
12. PARKING TABULATION:	TOTAL PARKING REQUIRED: 0 SPACES TOTAL PARKING PROVIDED: 7 COMPACT SPACES (EXISTING TO REMAIN)
13. LOADING SPACES:	REQUIRED: N/A PROPOSED: N/A
14. TRIP GENERATION:	EXISTING AM PEAK: 26.51 AVT EXISTING PM PEAK: 29.06 AVT EXISTING VPD: 140.32 VPD PROPOSED AM PEAK: 36.12 AVT PROPOSED PM PEAK: 84.82 AVT PROPOSED VPD: 197.43 VPD (PER ITE STANDARDS)
19. TOTAL CROWN COVERAGE:	REQUIRED: 2,004 SF (25%) PROVIDED: 0 SF*

* SEE REQUESTED APPLICATIONS AND MODIFICATIONS

ENVIRONMENTAL SITE ASSESSMENT

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

ENVIRONMENTAL PERMITS NOTES

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

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

ARCHAEOLOGY NOTES

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

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

GENERAL NOTES

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

PROJECT DESCRIPTION NARRATIVE

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

REQUESTED APPLICATIONS AND MODIFICATIONS:

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

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BUILDING CODE ANALYSIS:

USE:	OFFICE/COMMERCIAL WAREHOUSE
USE GROUP:	S1, B & A2 (NONPARALLEL)
TYPE OF CONSTRUCTION:	III-B
NUMBER OF STORES:	3 STORES WITH BASEMENT
FLOOR AREA (GROSS):	BASEMENT/1ST FLOOR 9,119 SF 2ND FLOOR 6,100 SF TOTAL 15,219 SF
FLOOR AREA (NET):	BASEMENT/1ST FLOOR 6,121 SF 2ND FLOOR 5,462 SF TOTAL 11,583 SF
BUILDING FOOTPRINT AREA:	6,171 SF
BUILDING HEIGHT:	42.00'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

COMPLETE STREETS INFORMATION:

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

OWNER/APPLICANT

OWNER: CAROLYN T. PIZZANO TR
1019 CAMERON STREET
ALEXANDRIA, VA 22314
(703) 906-6574
CONTACT: ROBERT PIZZANO

PLANNING PREPARED BY: R.C. FIELDS & ASSOCIATES, INC.
625 N. WASHINGTON STREET,
ALEXANDRIA, VA 22314
(703) 548-6422
CONTACT: VINCE MICHAEL, P.E.

ARCHITECT: KULINSKI GROUP ARCHITECTS, PC
104 N. WEST STREET
ALEXANDRIA, VA 22314
(703) 836-7243
CONTACT: STEPHEN KULINSKI, AIA

APPLICANT: ROBERT T. PIZZANO
CONTRACTORS, INC. D/B/A
PIZZANO CONTRACTORS
1019 CAMERON STREET
ALEXANDRIA, VA 22314
CONTACT: ROBERT PIZZANO

ATTORNEY: WALSH, COLUCCI, LUBELEY & WALSH, PC
2200 CLARENDON BLVD.,
SUITE 1300
ARLINGTON, VA 22201
(703) 926-6700/15413
CONTACT: M. CATHERINE PUSKAR

APPROVED SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

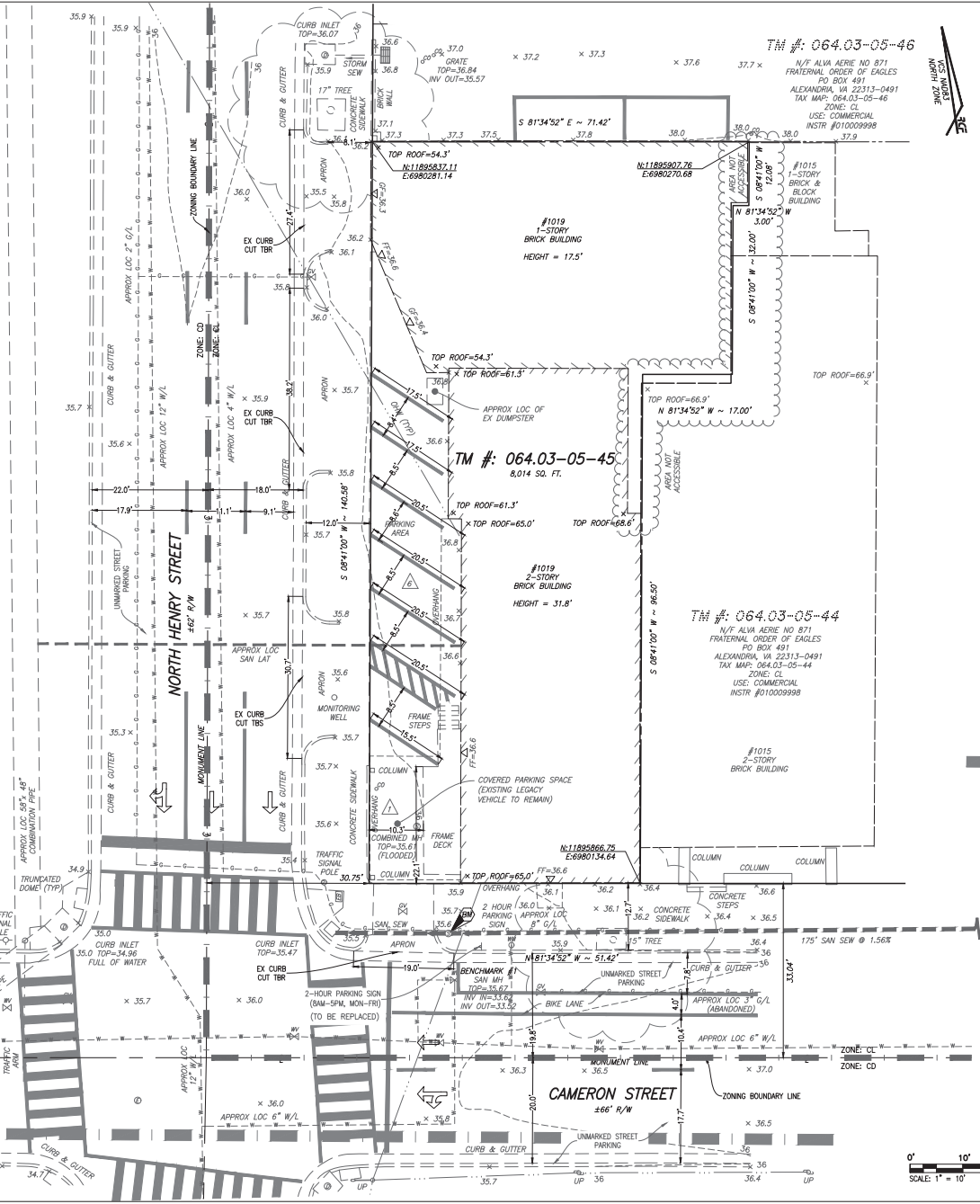
PRELIMINARY DEVELOPMENT PLAN
PIZZANO CONTRACTORS -
PROPOSED ADDITION
1019 CAMERON STREET
CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY: _____ DATE: _____
APPROVED: _____ DATE: _____
REV. BY: _____ DATE: _____
DESCRIPTION: _____

COVER SHEET

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIEN		
SIEN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC. BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
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

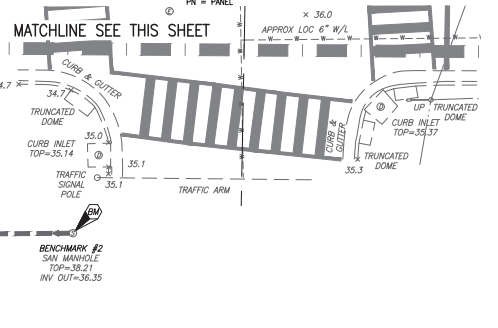


GENERAL NOTES:

- TAX MAP: #064.03-05-45
- ZONE: CL
- OWNER: CAROLYN T PIZZANO TR 1019 CAMERON STREET ALEXANDRIA, VA 22314 DB. 1615, PG. 1022
- APPLICANT: ROBERT T. PIZZANO CONTRACTORS, INC. 0/9/VA PIZZANO CONTRACTORS
- A TITLE REPORT WAS NOT FURNISHED, THIS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 8,014 SQ. FT. OR 0.1840 ACRES
- TOTAL NUMBER OF EXISTING PARKING SPACES: 7 COMPACT / 7 TOTAL SPACES
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs), TOTAL WETLANDS, SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR SHORES, CONNECTED TIDAL WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE CURRENTLY NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM.
- THE SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAP AS MARINE CLAYS.

TEXT LEGEND:

- D = DEGREES
- M = MINUTES (OR FEET)
- S = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- 0 = AT
- Ra = ROUNDS
- A = ARC
- AC = ACSE
- ADM = AMERICANS W/ DISABILITIES ACT
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BF = BASEMENT FLOOR
- BFE = BASE FLOOD ELEVATION
- BULO = BULLO
- BM = BENCHMARK
- BSMT = BASEMENT
- BOL = BOLLARD
- BW = BOTTOM OF WALL
- CAVY = CABLE UTILITY
- CL = CLASS
- C/L = CENTERLINE
- CLR = CLEARANCE
- CLE = CHAIN LINK FENCE
- CMF = CORRUGATED METAL PIPE
- CI = CURB INLET
- CO = CLEAN OUT
- CONC = CONCRETE
- CAG = CURB & GUTTER
- COV = COVER
- DB = DEED BOOK
- DHF = DRILL HOLE LOCATION
- 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
- G/L = GAS LINE
- G/M = GAS METER
- G/S = GAS SERVICE
- GV = GAS VALVE
- GUT = GUT WIRE
- HC = HEADER CURB
- HDF = HANDICAP
- HDPE = HIGH DENSITY POLYETHYLENE
- HP = HIGH POINT
- HPS = HIGH PRESSURE SODIUM
- IRF = IRON PIPE FOUND
- 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
- MYRL = MINIMUM REQUIRED YARD LINE
- MW = MONITORING WELL
- WE = WATER SURFACE ELEVATION
- N = NORTH
- OW = OVERHEAD WIRE
- PED = PEDESTRIAN
- PN = PANEL
- PG = PAGE
- PP = POWER POLE
- PROP = PROPOSED
- PC = POLYVINYL CHLORIDE
- R = RADIUS
- RET = RETAINING
- RESO = RESIDENTIAL
- REQD = REQUIRED
- ROW = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SF = SQUARE FEET
- SO FT = SQUARE FEET
- STM = STORM STRUCTURE
- SW = SIDEWALK
- TSS = TO BE REMOVED
- TSS = TO BE SAVED
- TM = TAX MAP
- TMH = TELEPHONE MANHOLE
- TC = TOP OF CURB
- TW = TOP OF WALL
- TRAF SIG = TRAFFIC SIGNAL
- TYP = TYPICAL
- USE = UNDERGROUND ELECTRIC
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- VPO = VEHICLES PER DAY
- W = WEST
- WA = WATER LINE
- WM = WATER METER
- WWS = WATER SERVICE
- WS = WATER SURFACE ELEVATION
- N = NORTH
- OW = OVERHEAD WIRE
- PED = PEDESTRIAN
- PN = PANEL



TOPOGRAPHY NOTE:
 THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF W.M. 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 PLAN, MAP OR DIGITAL, GEOGRAPHIC DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

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.

© 2026 R.C. FIELDS & ASSOCIATES, INC.

625 N. WASHINGTON ST
 2ND FLOOR
 ALEXANDRIA, VA 22304
 703.549.6422
 WWW.RCFIELDSONLINE.COM



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

DATE	REVISION

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

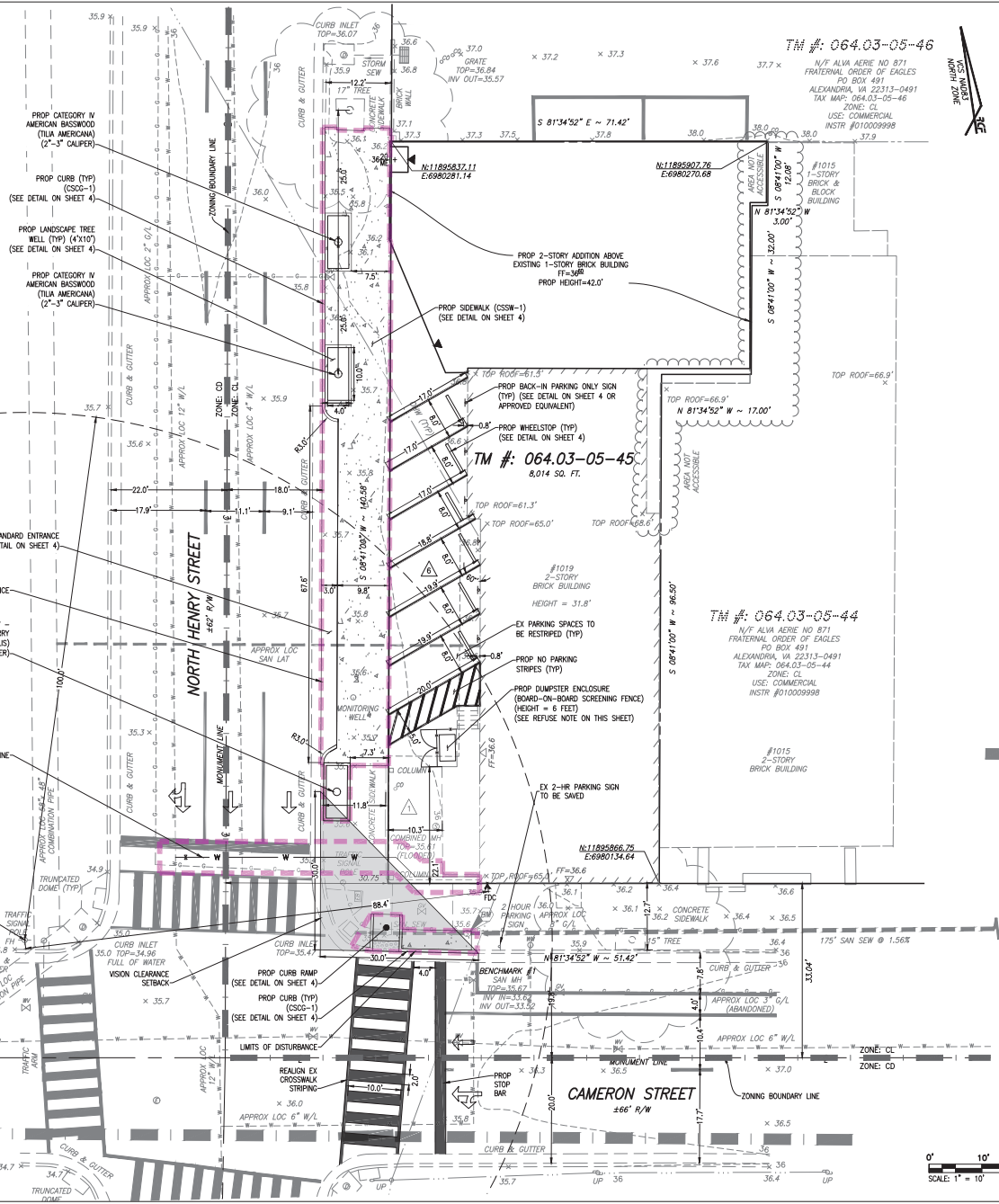
EXISTING CONDITIONS

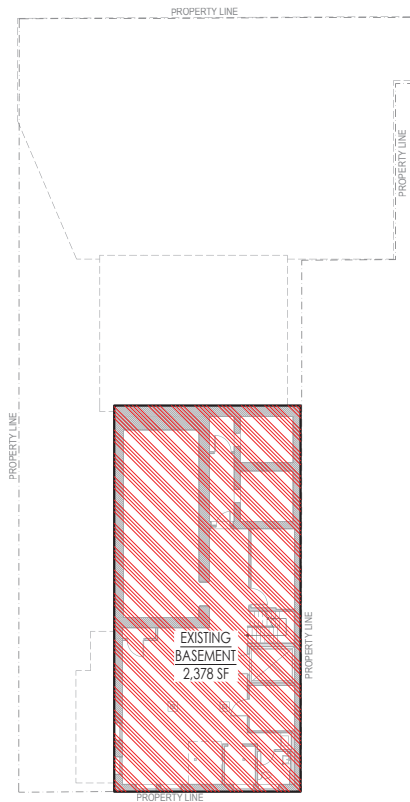
SHEET 2 OF 4
 FILE: 25-168

2/2025 2:14PM (REVISED) RCFIELDSONLINE.COM - Revit Plot Custom - 02/20/2025
 R.C. FIELDS & ASSOCIATES, INC.

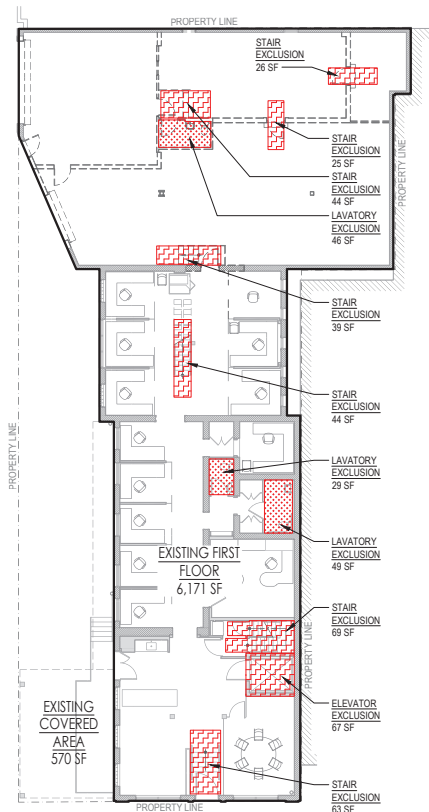
DRAINAGE CERTIFICATION:
 I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS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

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

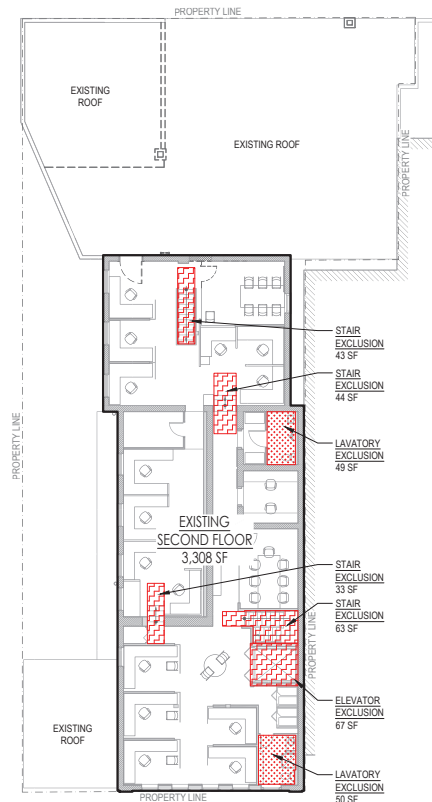




1
EXISTING BASEMENT F.A.R. DIAGRAM
 Z1 SCALE: 1/8" = 1'-0"



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



3
EXISTING SECOND FLOOR F.A.R. DIAGRAM
 Z1 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 LLC
 KULINSKIGROUP.COM | 703.834.7243

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

EXISTING F.A.R. DIAGRAMS

REVISIONS

PROJECT NUMBER: 2542
 DATE: 9/21/2026
 SCALE: AS NOTED
 DRAWN: K6A
 DESIGNED: K6A
 APPROVED:

SHEET NUMBER

Z1

2542-PLAN



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



KEYWORDS: _____

PROJECT NUMBER	25-42
DATE	9/21/2026
SCALE	AS NOTED
DRAWN	DESIGNED
KGA	APPROVED

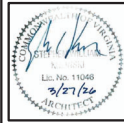
SHEET NUMBER
A1
 25-42-PLAN



RENDERED VIEW OF PROPOSED



RENDERED VIEW OF PROPOSED

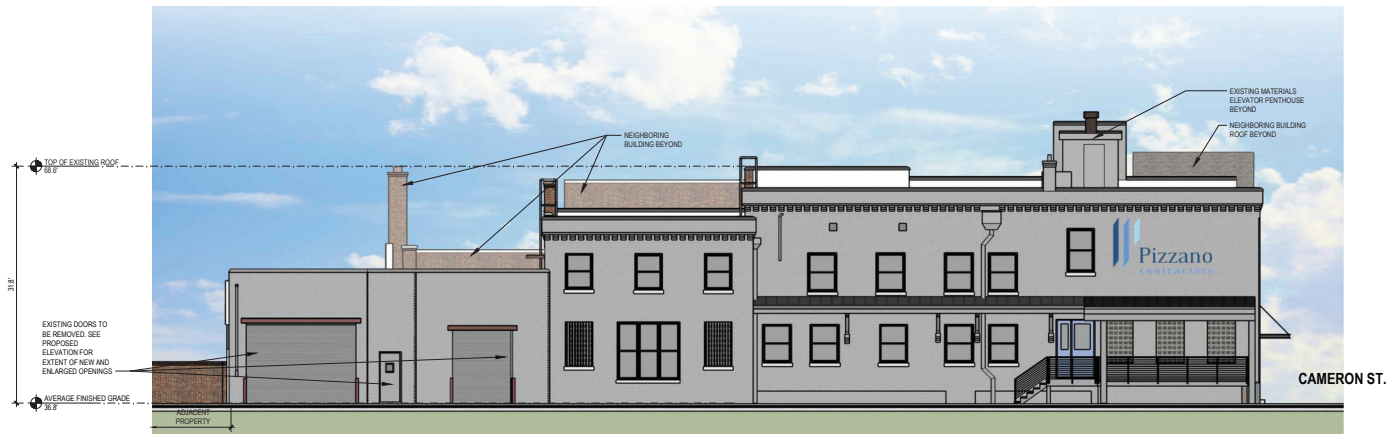


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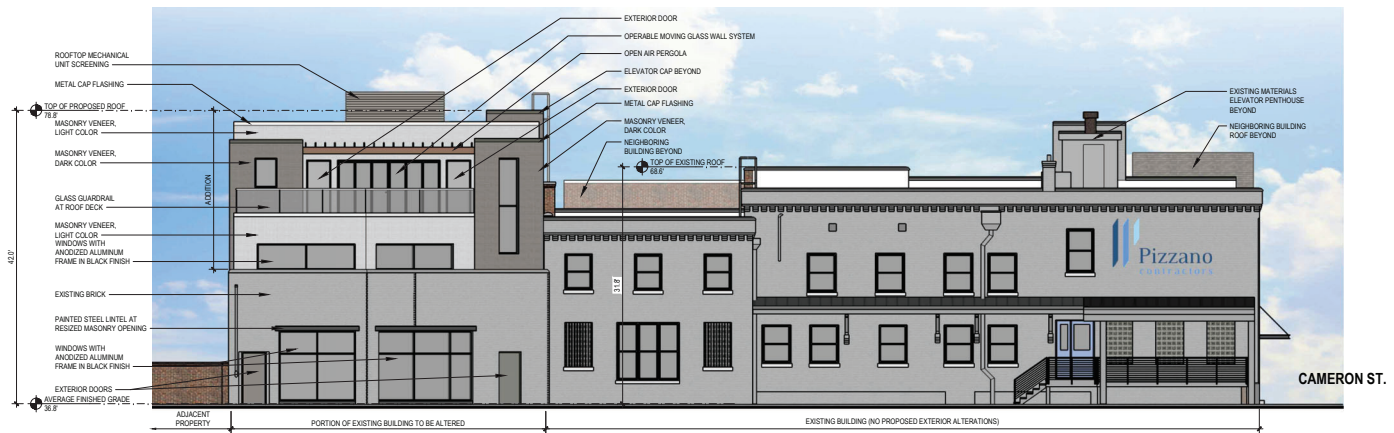
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DATE	9/21/2026	
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K&A	K&A	

SHEET NUMBER
A1.1

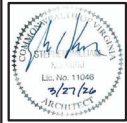
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1 WEST BUILDING ELEVATION (EXISTING)
 A3 SCALE: 1/8" = 1'-0"



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



REVISIONS

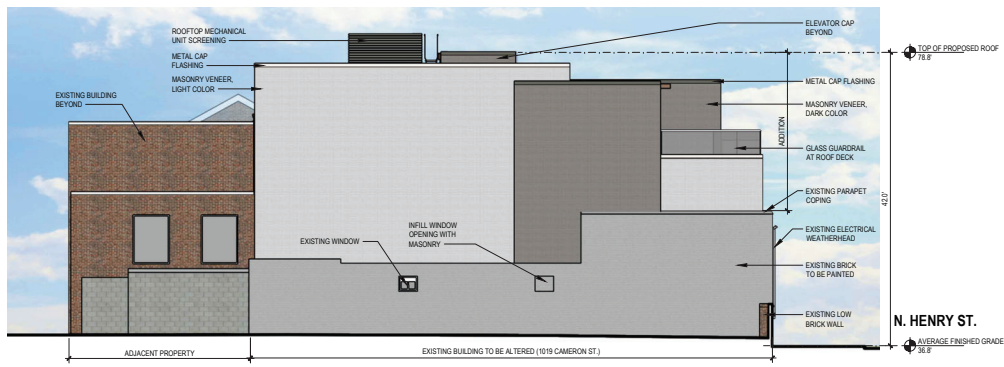
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SHEET NUMBER	A3
	25-42-ELV

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



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

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PIZZANO CONTRACTORS - PROPOSED ADDITION

1019 CAMERON ST. ALEXANDRIA, VA 22314

NORTH BUILDING ELEVATIONS



Professional Engineer Seal for K. Pizzano, License No. 11066, State of Virginia, dated 2/27/20.

REVISIONS	

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SHEET NUMBER	A4
25-42-ELV	



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



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

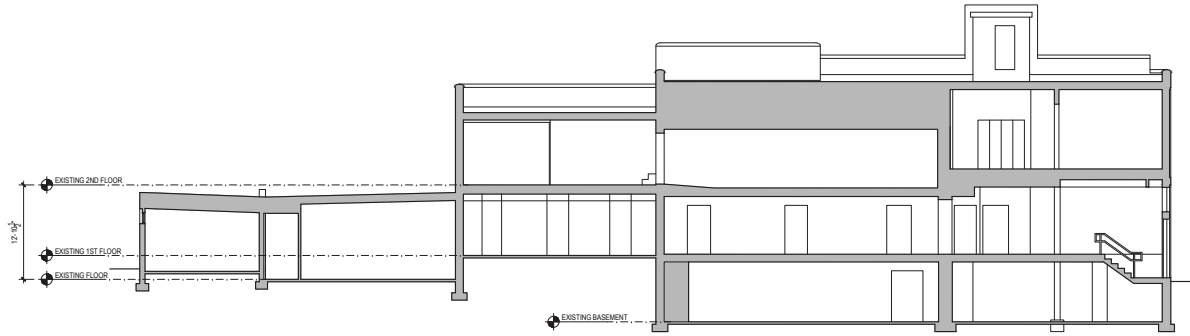


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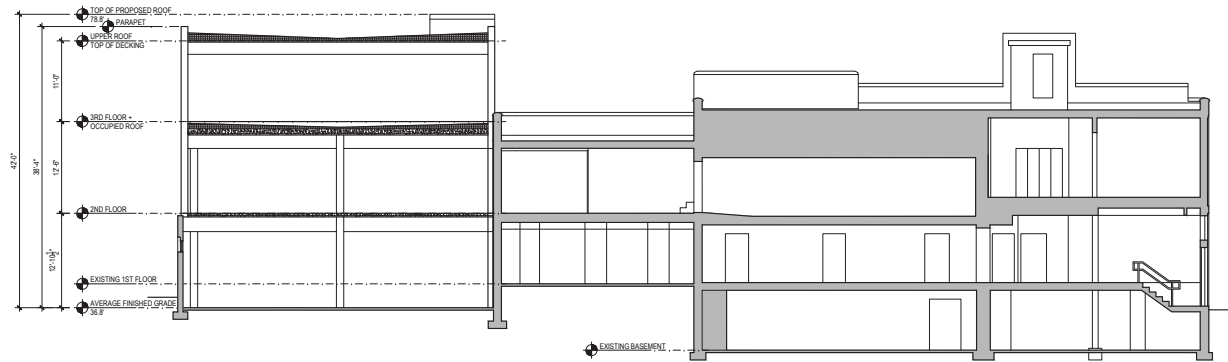
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A5

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



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

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



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25-42-SECT