

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



ALEXANDRIA VACANT LOTS	1
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EUSTILUS architecture

2800 N.ROSSER ST.
ALEXANDRIA, VA 22311

202.569.9620
WWW.EUSTILUS.COM
ETERAN@EUSTILUS.COM

5213 FILLMORE AVE
 5233 SEMINARY RD
 2715 N ROSSER ST
 2211 & 2213 IVOR LA
 1101 FINLEY LA
 1321 N. PEGRAM ST

308 N. QUAKER LA



DEL RAY MAP, PAGE 2

2010 LA GRANDE AVE.

404A E. ALEXANDRIA AVE.

906 JUNOIR ST

1119 QUEEN ST

17 W LINDEN ST

1215 A CAMERON ST

310 A PRINCESS ST

211 COMMERCE ST

219 A S FAYETTE ST

16 VACANT LOTS PER THE FOLLOWING GUIDELINES:

1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
 2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
 3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
 4. VACANT LOTS NOT BEING USED FOR PARKING
- *PER THE ALEXANDRIA GIS PARCEL VIEWER

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2010 LA GRANDE AVE.

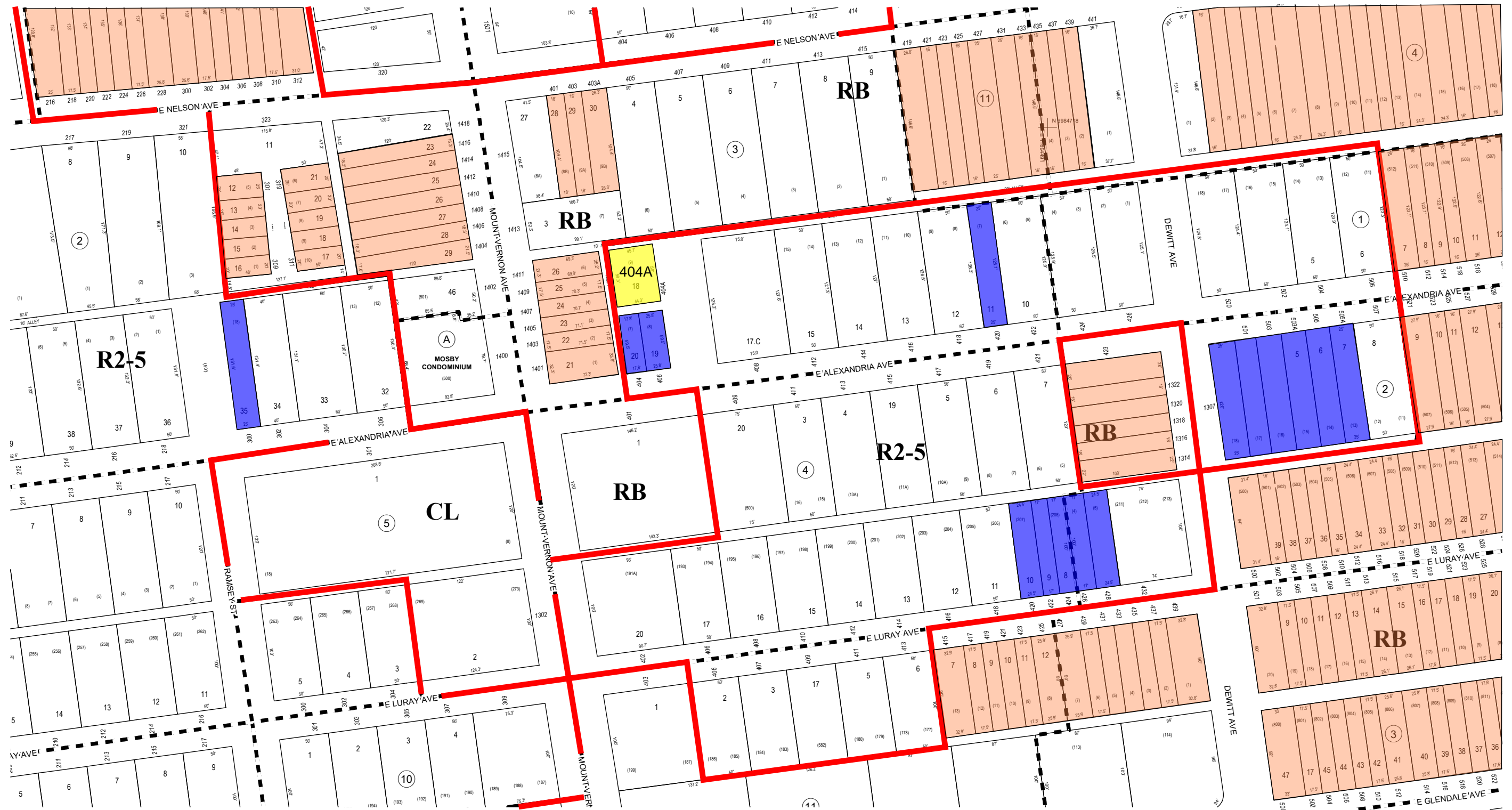
NEIGHBORHOOD AREA,
PAGE 3

404A E. ALEXANDRIA AVE.


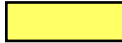


- 2 VACANT LOTS PER THE FOLLOWING GUIDELINES:
- 1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
 - 2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
 - 3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
 - 4. VACANT LOTS NOT BEING USED FOR PARKING
- *PER THE ALEXANDRIA GIS PARCEL VIEWER

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LEGEND

	ZONE BOUNDARY
	R-2-5 404A, SUBJECT PROPERTY
	R-2-5 15 LOTS SIMILAR SIZE
	RB 134 LOTS SIMILAR SIZE

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DEL RAY - NEIGHBORING SIMILAR LOT SIZES

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1. NORTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



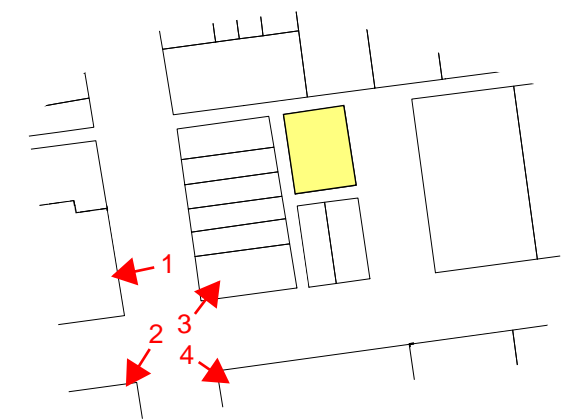
2. NORTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



3. SOUTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



4. SOUTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



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1. 1413 MT. VERNON AVE. NORTH OF PUBLIC ALLEY ENTRANCE



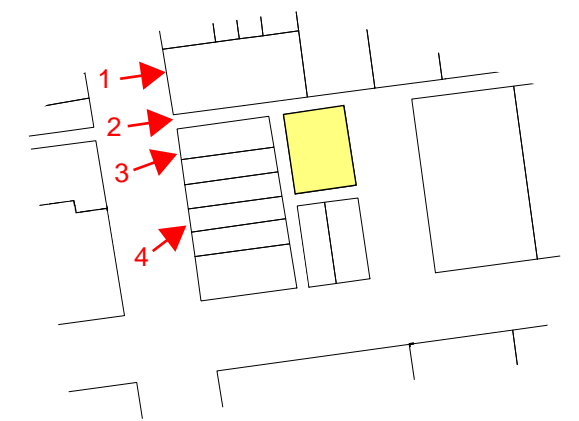
2. PUBLIC ALLEY ENTRANCE FROM MT. VERNON AVE.



3. 1405 - 1411 MT. VERNON AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. 1401 - 1407 MT. VERNON AVE.



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1. VIEW OF 1401 MT. VERNON AVE. ALONG E. ALEXANDRIA AVE.



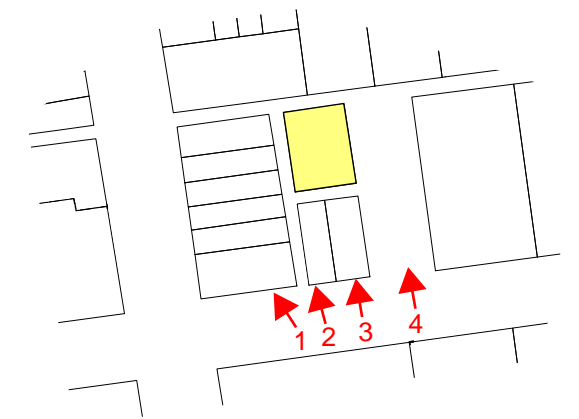
2. PUBLIC ALLEY ENTRY FROM E. ALEXANDRIA AVE.



3. 404 & 406 E. ALEXANDRIA AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE.



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1. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE., 404A BACK LEFT OF THE PHOTO



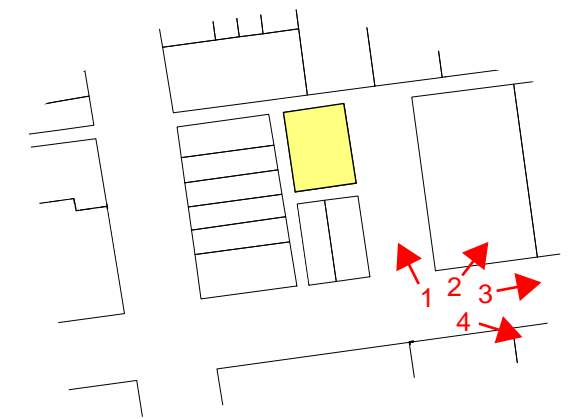
2. 408 - 414 E. ALEXANDRIA AVE.



3. VIEW EAST ON E. ALEXANDRIA AVE.



4. 411 - 413 E. ALEXANDRIA AVE.



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1. PUBLIC ALLEY LOOKING WEST TO MT. VERNON AVE FROM 404A



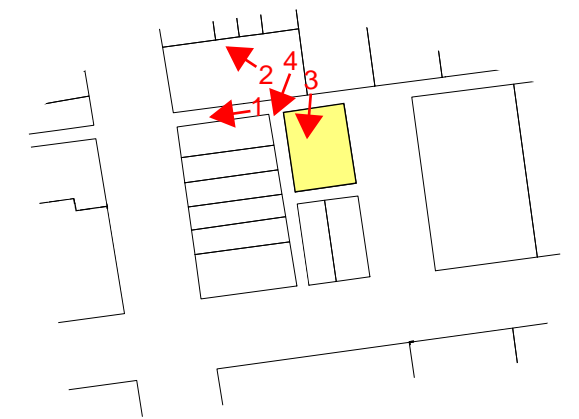
2. 1413 MT. VERNON AVE SIDE AND REAR FACADE



3. REAR FACADES OF HOUSES ALONG MT. VERNON AVE. TO THE RIGHT & MT. VERNON AVE. TO THE REAR OF THE PHOTO



4. 1403 TO 1411 MT. VERNON AVE. REAR FACADES



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1. EXISTING UTILITY POLE FOR HOMES AT 1405 TO 1411 MT. VERNON AVE. & 404 TO 406 E. ALEXANDRIA AVE.



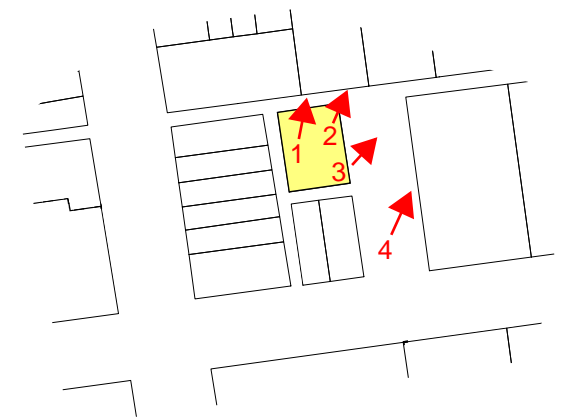
2. LOOKING NORTH FROM 404A TO UTILITY POLE AND REAR HOMES ALONG E. NELSON AVE.



3. 408 E. ALEXANDRIA AVE. DETACHED GARAGE AND ADU



4. 408 E. ALEXANDRIA AVE. WEST SIDE YARD



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1. 404A, APPROXIMATE LOT OUTLINED IN RED



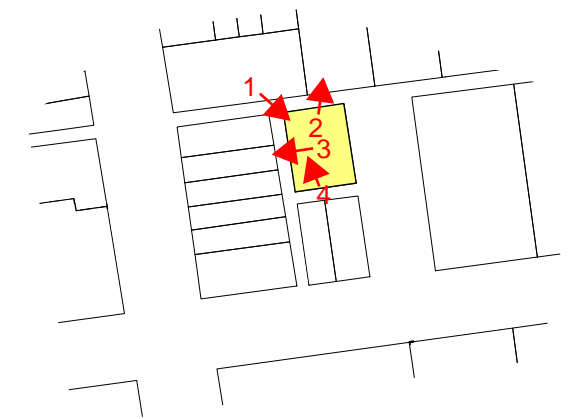
2. LOOKING NORTH FROM 404A



3. REAR FACADES AND YARDS OF 1407 - 1411



4. LOOKING NORTH FROM 404A TO 1413 MT. VERNON AVE. & THE REAR FACADES OF THE ROWHOMES ALONG E. NELSON AVE., APPROXIMATE LOT OUTLINED IN RED



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1. 404A, LOOKING SOUTHEAST, APPROXIMATE LOT OUTLINED IN RED



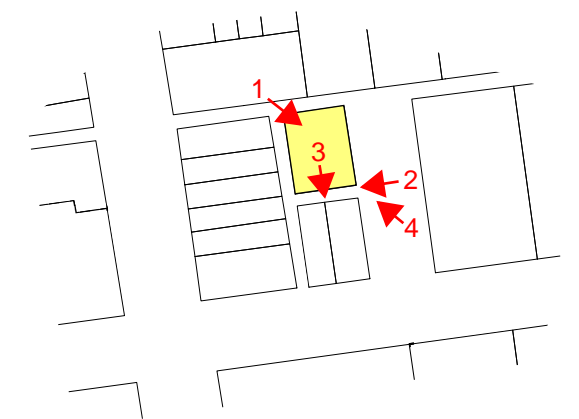
2. 404A, LOOKING WEST, APPROXIMATE LOT OUTLINED IN RED



3. 404A, LOOKING SOUTH AT 404 & 406 E. ALEXANDRIA AVE & ALLEY, APPROXIMATE LOT OUTLINED IN RED



4. LOOKING TOWARDS 404A, APPROXIMATE LOT OUTLINED IN RED



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DO SUBSTANDARD STREET FRONTAGE LOTS CAUSE ACCIDENTS

SUBSTANDARD STREET FRONTAGE LOTS

THE FOLLOWING SEVEN PAGES SHOW 21 PROPERTIES WITHIN THE CITY OF ALEXANDRIA THAT LACK THE REQUIRED STREET FRONTAGE AS REQUIRED BY THE BUILDING CODE. THE NEIGHBORS ARE CONCERNED THAT THIS MAY LEAD TO TRAFFIC ACCIDENTS.

THE CHART BELOW SHOWS THE NUMBER OF ACCIDENTS AT EACH ADDRESS WITHIN THE LAST TEN (10) YEARS PROVIDED BY VDOT'S VIRGINIA CRASH MAP.

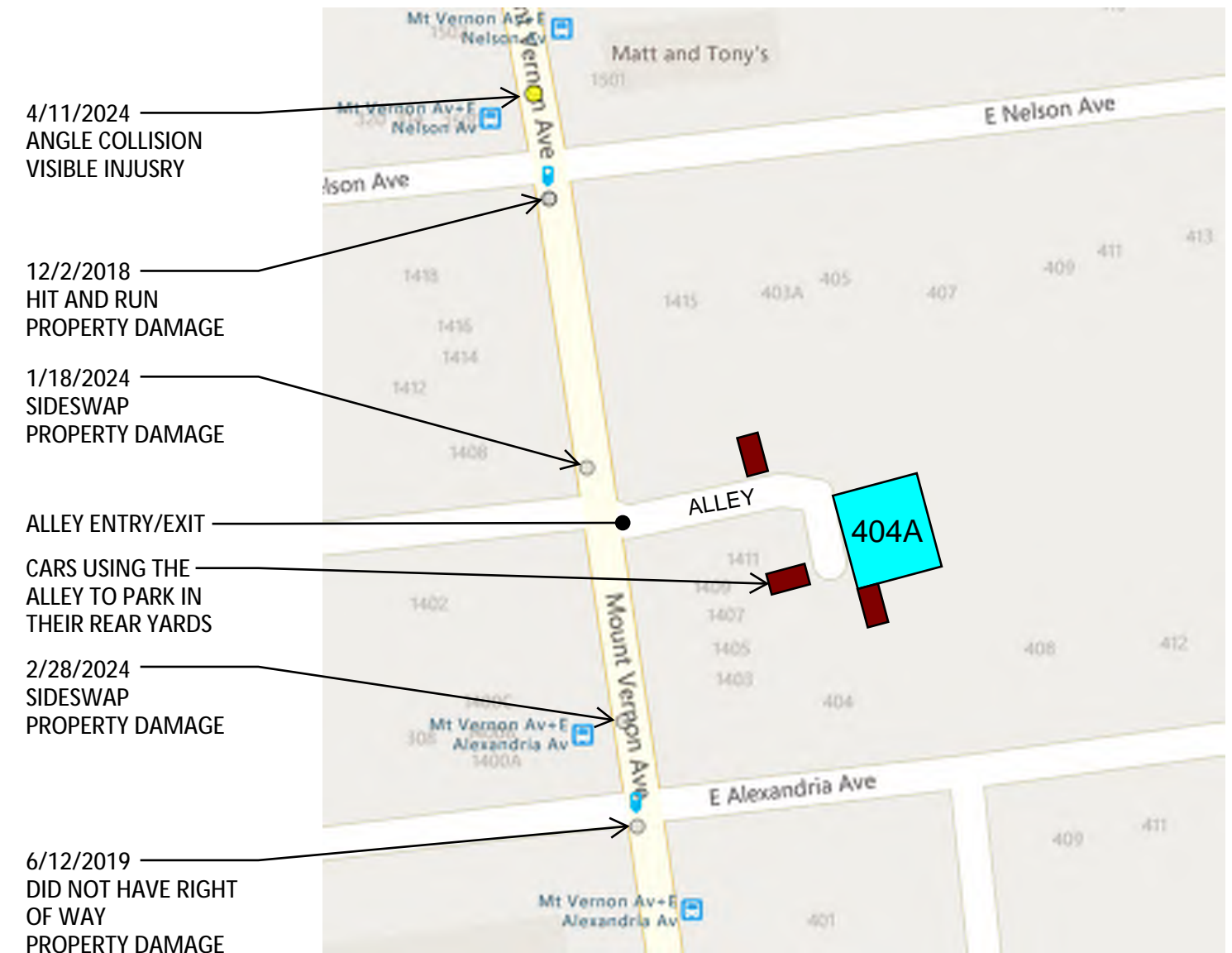
ADDRESS	ACCIDENTS	TYPE
215 WOODLAND TERRANCE	0	NA
1115 YEATON ALLEY	2017	PROPERTY DAMAGE
107A N. PAYNE ST.	0	NA
1207A KING ST	0	NA
220 HOLLIS ALLEY	0	NA
501 FRANCIS CT	0	NA
512 QUEEN ST.	0	NA
212A S. PITT ST.	0	NA
1005 JANNEYS LANE	2025	TAILGATING
1404 COVENTRY LANE	0	NA
1406 COVENTRY LANE	0	NA
911 VICAR LANE	0	NA
2508 N. CHAMBLISS ST.	0	NA
2510 N. CHAMBLISS ST.	0	NA
4620 STRATHBLANE PL.	0	NA
2208 RUSSELL RD.	0	NA
913 CAMERON ST.	0	NA
414 & 416 S. SAINT ASAPH ST.	0	NA
4638 STRATHBLNAE PL	0	NA
1226 N. PEGRAM ST.	0	NA
320-1/2 MANDION DR.	0	NA

CONCLUSION

TWO ACCIDENTS OCCURED IN THE LAST TEN YEARS NEAR THE DRIVEWAY OF A SUBSTANDARD LOT. NEITHER OF THESE ACCIDENTS WERE DUE TO THE LACK OF STREET FRONTAGE. ONE WAS BY A SOLO DRIVER WHO DAMAGED PROPERTY AND THE OTHER WAS DUE TO TAILGATING.

A SUBSTANDARD STREET FRONTAGE DOES NOT LEAD TO MORE ACCIDENTS.

ACCIDENTS ALONG MOUNT VERNON AVE. & E. ALEXANDRIA AVE.



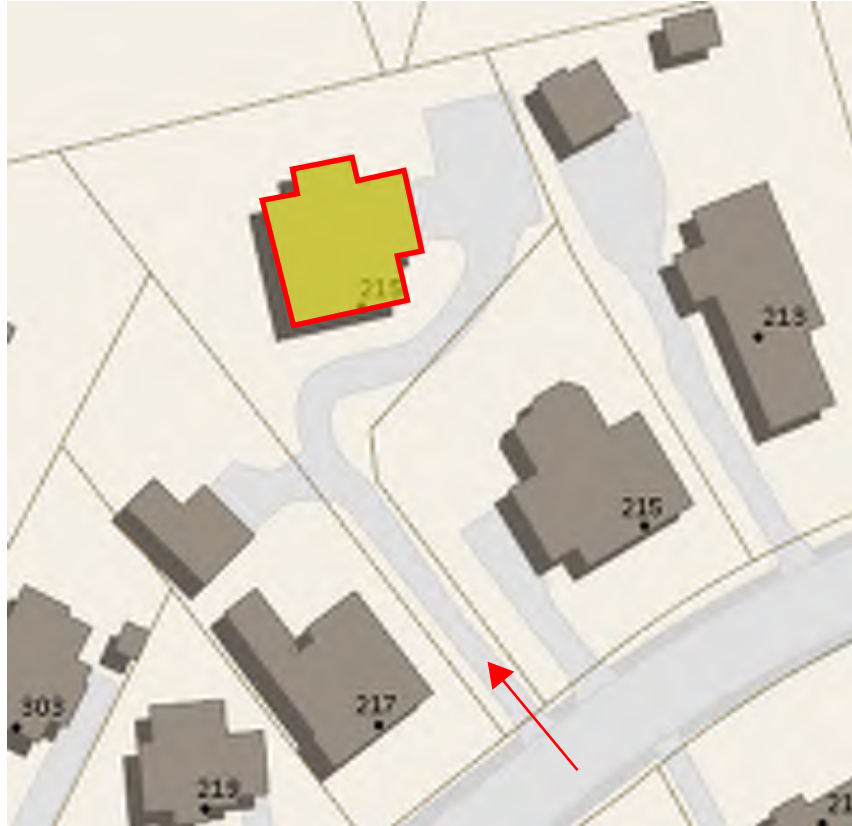
CONCLUSION

CARS ROUTINELY USE THE ALLEY TO ENTER AND EXIT TO ACCESS THEIR REAR YARDS TO PARK THEIR CARS AS SHOWN WITH THE THREE RED RECTANGLES.

THE PROPOSED PROPERTY IS NOT REQUIRED TO PROVIDE OFF-STREET PARKING. IT IS REASONABLE TO ASSUME ONE CAR WILL PARK AT THIS HOME. HOWEVER, ONE CAR WILL NOT SIGNIFICANTLY ALTER THE USE OF THE ALLEY.

USING THE ALLEY TO ENTER AND EXIT THE ALLEY DOES NOT LEAD TO MORE ACCIDENT.

215 WOODLAND TERRACE



1115 YEATON ALY



107A N. PAYNE ST.



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SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

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1207A KING ST



220 HOLLIS ALY



501 FRANCIS CT



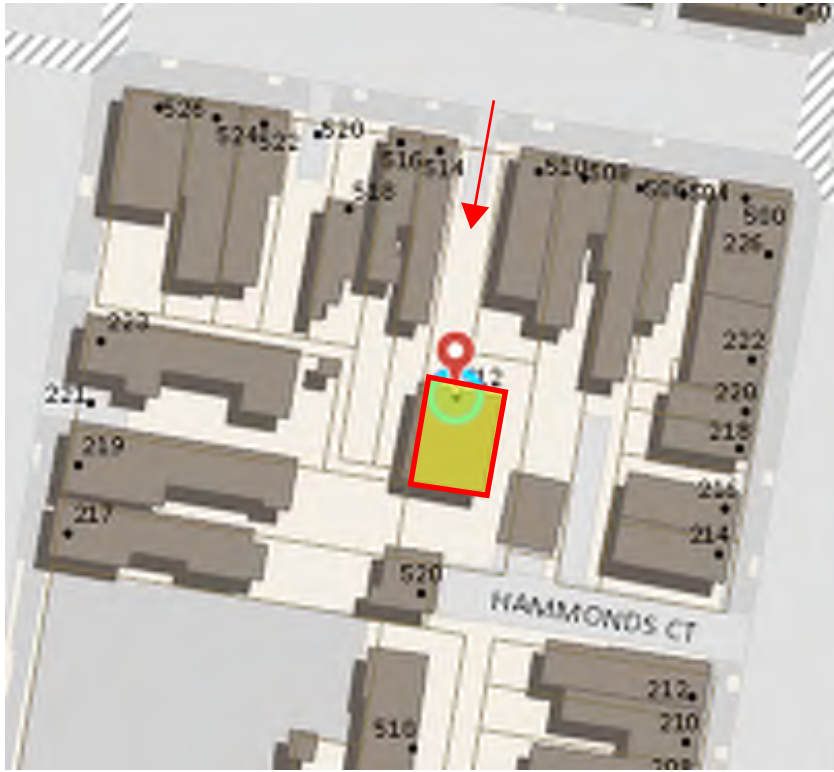
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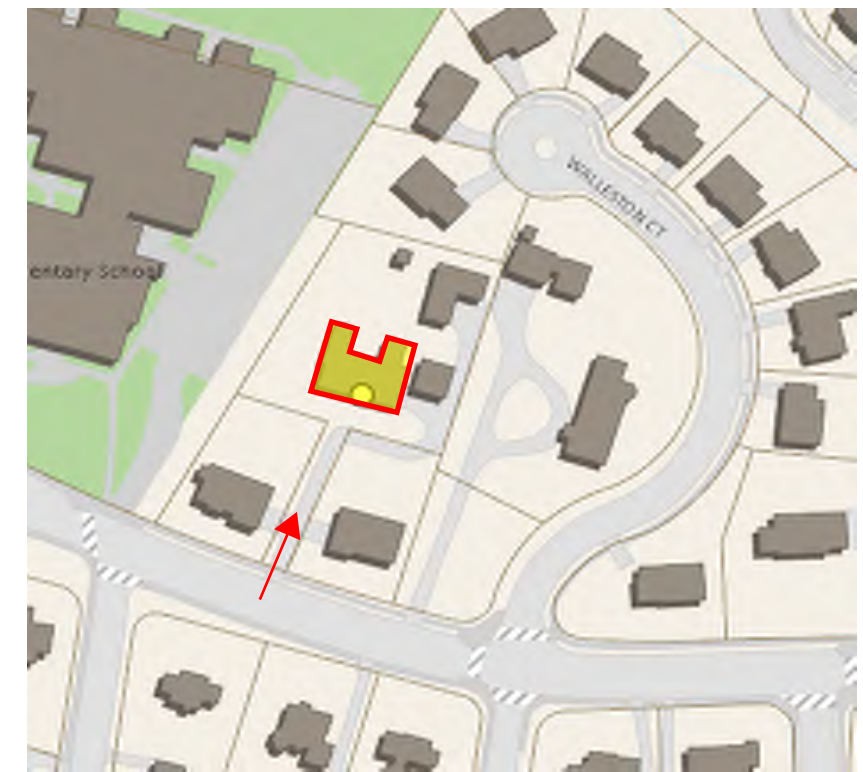
512 QUEEN ST



212A S. PITT ST.



1005 JANNEYS LA



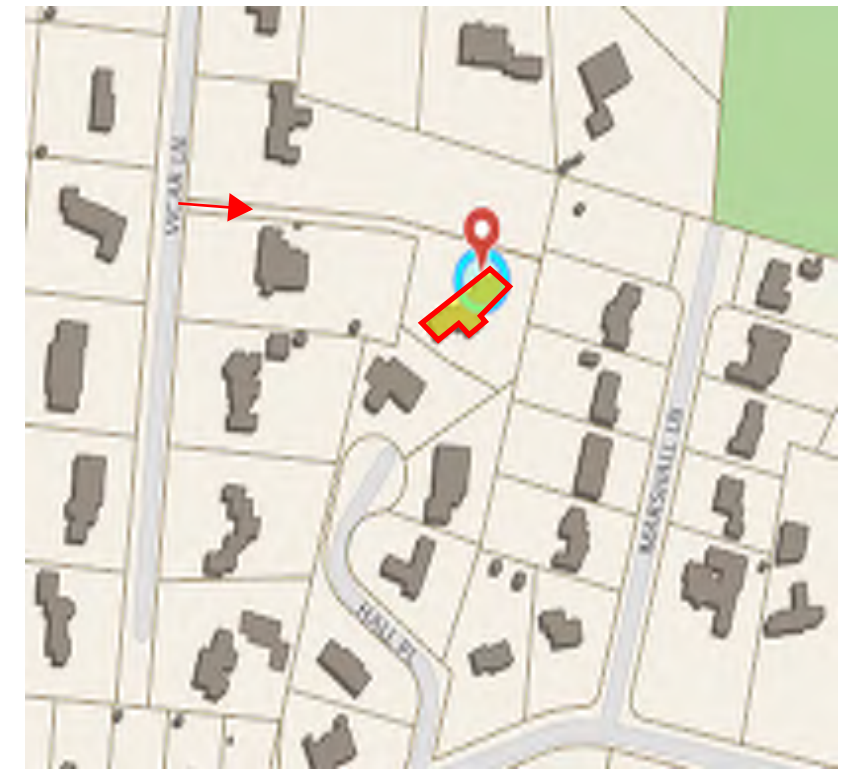
1404 COVENTRY LN



1406 COVENTRY LN



911 VICAR LA



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2508 N. CHAMBLISS ST.



2510 N. CHAMBLISS ST.



4620 STRATHBLANE PL



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SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

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2208 RUSSELL RD.



913 CAMERON ST



414 & 416 S. SAINT ASAPH ST



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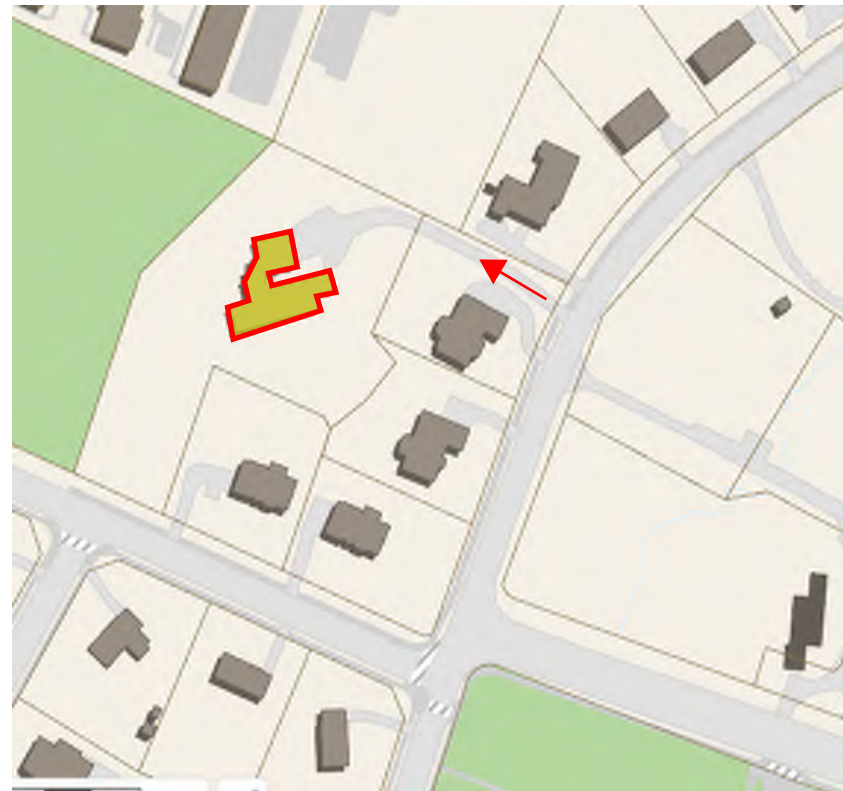
SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

EUSTILUS architecture

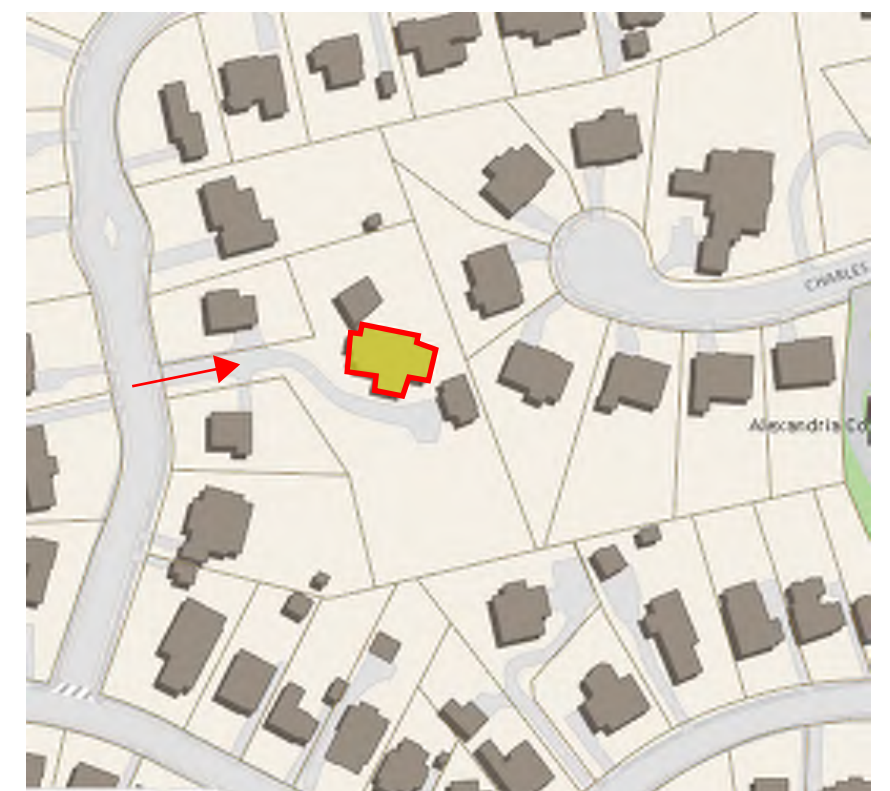
4638 STRATHBLANE PL



1226 N. PEGRAM ST



320-1/2 MANSION DR.



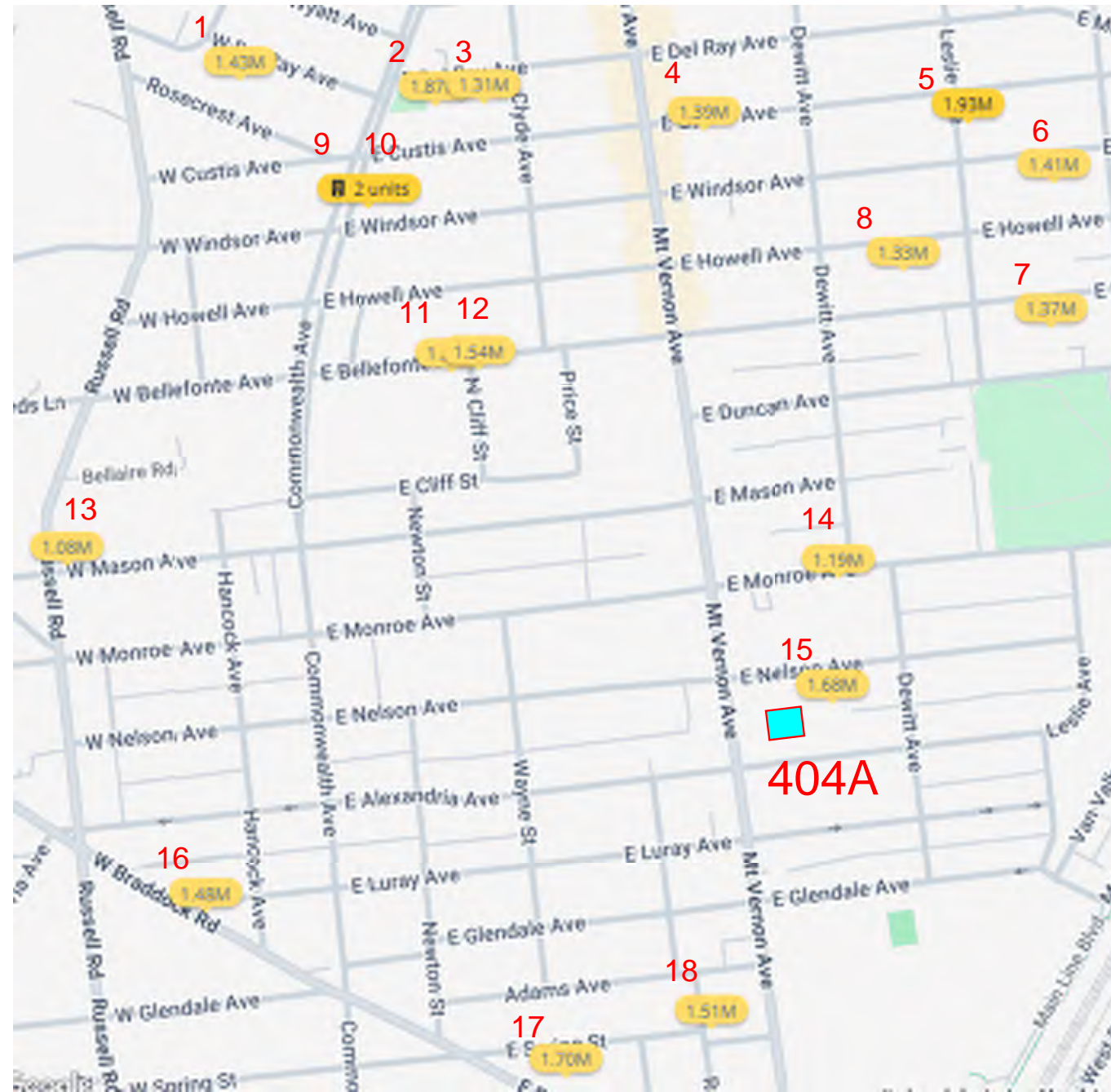
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SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

EUSTILUS architecture

SIMILAR HOMES SOLD IN THE LAST SIX MONTHS



MARK	SALE PRICE	SALE DATE	SIZE (SF)
1	\$1,430,000	7/31/2025	2,147
2	\$1,870,000	3/17/2025	2,530
3	\$1,310,000	7/10/2025	2,062
4	\$1,390,000	8/6/2025	2,058
5	\$1,930,000	3/24/2025	3,094
6	\$1,410,000	3/6/2025	2,562
7	\$1,370,000	7/17/2025	1,965
8	\$1,330,000	5/13/2025	1,963
9	\$1,549,900	10/10/2025	2,550
10	\$1,549,900	10/11/2025	2,550
11	\$1,320,000	9/19/2025	2,200
12	\$1,540,000	10/20/2025	2,416
13	\$1,080,000	8/22/2025	2,332
14	\$1,190,000	7/18/2025	2,415
15	\$1,680,000	11/10/2025	2,689
16	\$1,480,000	9/26/2025	1,836
17	\$1,700,000	10/10/2025	2,887
18	\$1,511,000	5/2/2025	2,200
AVERAGE	\$1,480,044		2,359

PROPOSED PROJECT SIZE

2,396

1. MONTHLY MORTGAGE PAYMENTS FOR THE AVERAGE HOME LISTED IN THE CHART 6% INTEREST RATE 20% DOWNPAYMENT (\$296,009) TAXES (\$18,393) INSURANCE (\$1,500)	\$8,756.64 MO
2. YEARLY MORTGAGE PAYMENT	\$105,079.68 YR
3. RECOMMENDED INCOME TO PURCHASE AN AVERAGE HOME LISTED IN THE CHART FINANCIAL ADVISORS RECOMMEND MONTHLY MORTGAGE PAYMENTS (INCLUDING TAXES & INSURANCE) DO NOT EXCEED 28% OF GROSS INCOME	\$375,284.57 YR
4. ALEXANDRIA MEDIUM HOUSEHOLD INCOME (US CENSUS 2023)	\$113,638.00 YR
5. RECOMMEND MONTHLY MORTGAGE COST (P.I.T.I.) 28% GROSS	\$2,651.55 MO

CONCLUSION

AS THE CHART SHOWS THE DEL RAY NEIGHBORHOOD DOES NOT LEND ITSELF TO AFFORDABLE HOUSING FOR MIDDLE INCOME FAMILIES LIVING IN THE CITY. PER THE US CENSUS 2023, 40.2% OF ALEXANDRIA RESIDENCE EARN BETWEEN \$100K TO \$200K PER YEAR. A FUTURE 35.5% EARN LESS THAN \$100K PER YEAR. AS THE MIDDLE INCOME FAMILY GROWS THERE ARE LIMITED OPPORTUNITIES TO MOVE INTO BIGGER HOMES WITHIN THE CITY OR INTO A MORE DESIRABLE NEIGHBORHOOD. THE CITY HAS MADE MANY STRIDES FOR AFFORDABLE HOUSING FOR LOW INCOME EARNERS; HOWEVER, THE MIDDLE LEVEL EARNERS SHOULD NOT BE AN AFTER THOUGHT.

THIS VACANT LAND IS A UNIQUE OPPORTUNITY FOR OUR FAMILY WHO ARE MIDDLE INCOME EARNERS TO MOVE INTO THIS NEIGHBORHOOD AND TO REMAIN IN THE CITY OF ALEXANDRIA. BY PURCHASING THE LOT AND BUILDING A HOME OUR COST IS \$1,000,000 (\$180,000 LAND PLUS \$820,000 CONSTRUCTION) MAKING IT MORE AFFORDABLE. THE CITY NEEDS CREATIVE SOLUTIONS FOR NEW HOMES OF ALL SIZES AND TYPES. THIS SPECIAL EXCEPTION PROVIDES MUCH NEEDED HOUSING TO THE CITY FOR A MIDDLE INCOME FAMILY.



<u>ADDRESS</u>	<u>THRESHOLD</u>	<u>ROOF RIDGE</u>	<u>STORIES</u>
1401 MT. VERNON AVE	3'-6"	27'-11"	2
1403 MT. VERNON AVE	3'-6"	25'-11"	2
1405 MT. VERNON AVE	3'-6"	27'-11"	2
1407 MT. VERNON AVE	3'-6"	27'-11"	2
1409 MT. VERNON AVE	3'-6"	25'-11"	2
1411 MT. VERNON AVE	3'-6"	27'-11"	2
1413 MT. VERNON AVE	0'-6"	16'-9"	1
404 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
406 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
408 E. ALEXANDRIA AVE	3'-8"	33'-6"	2
PROPOSED			
404 A E. ALEXANDRIA AVE	0'-0"	21'-10"	2



PROJECT DATA

OWNER: DANIELA GROSS & ERIC TERAN
 2800 N. ROSSER ST.
 ALEXANDRIA, VA 22311

EXISTING: VACANT LOT
 PROPOSED: SINGLE FAMILY RESIDENCE
 SCOPE OF WORK: NEW TWO STORY RESIDENCE OVER A BASEMENT

APPLICABLE CODES

VIRGINIA RESIDENTIAL CODE 2015

ZONING DATA

MAP-BLOCK-LOT-NUMBER	043.04-03-18	
ZONE	R-2-5	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	REQUIRED	PROPOSED
LOT SIZE	5,000 SF	2,661.84 SF
LOT WIDTH	50'-0"	59'-3"
LOT FRONTAGE	40'-0"	45'-8"
BULK REQUIREMENTS		
FRONT YARD SETBACK	20'-0"	20'-0"
REAR YARD SETBACK	1:1	19'-10"
SIDE YARD SETBACK	1:3	7'-0"
HEIGHT LIMIT	30'-0"	19' 10"
FLOOR AREA RATIO	0.45	0.44
1ST FLOOR		587 SF
2ND FLOOR		587 SF
TOTAL		1,174 SF
BASEMENT		1,181 SF

PUBLIC ALLEY

10' PUBLIC ALLEY

LOT 26

LOT 25

LOT 24

LOT 23

10' PUBLIC ALLEY

LOT 20

LOT 19

LOT 18

PROPOSED SINGLE FAMILY RESIDENCE

PARKING 1

PERVIOUS PAVING

PERVIOUS PAVING

BASEMENT COURTYARD

SOFTSCAPE

HOUSE HEIGHT CALCULATIONS		
SPOT	PRE-ELEVATION	POST ELEVATION
1	0.16	0.55
2	0.25	0.55
3	0.32	0.55
4	0.60	0.55
5	0.94	0.55
6	0.90	0.55
7	0.84	0.55
8	0.50	0.55
SUM	4.51	4.40
AVERAGE	0.56	0.55

ROOF EAVE ELEVATIONS	18.30'
PEAK ROOF (HIGHEST RIDGE)	22.33'
ROOF MIDPOINT (ROOF HEIGHT)	20.35'
PROPOSED DWELLING HEIGHT	19.80'

CONDENSOR UNITS

UNDEVELOPED LAND

EX. 44" SILVER MAPLE

SCALE: 1/8" = 1'-0"



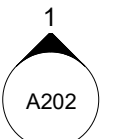
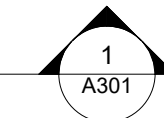
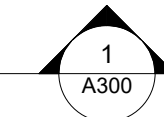
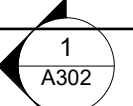
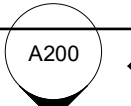
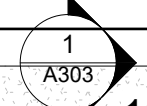
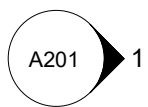
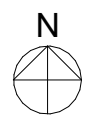
SITE PLAN

23

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ASPHALT PAVING

PORCH ROOF

+0.16 EG
+0.55 FG

+0.25 EG
+0.55 FG

+0.32 EG
+0.55 FG

ASPHALT PAVING

+0.0

N02°29'55"W 59.33'

7'-0" S.Y.S.B.

19'-10" R.Y.S.B.

N88°50'00"E 44.31'

N89°13'20"E 45.69'

20'-0" F.Y.S.B.

+0.50 EG
+0.55 FG

+0.90 EG
+0.55 FG

+0.94 EG
+0.55 FG

59.00' S01°10'00"E

6'-11 5/8"

19'-8 1/2"

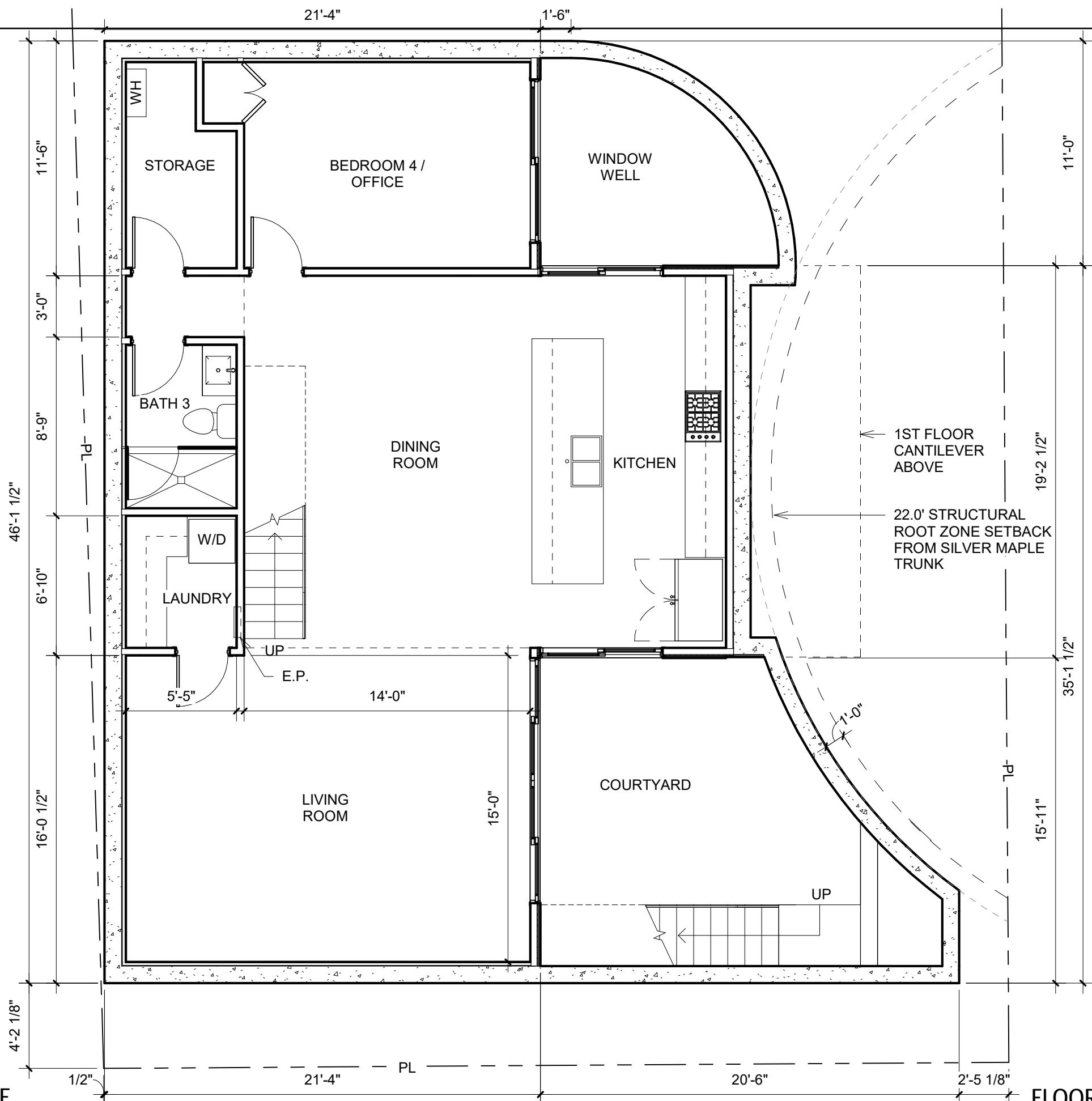
9'-0"

18'-6"

7'-6 5/8"

5'-4 3/4"

7'-0"

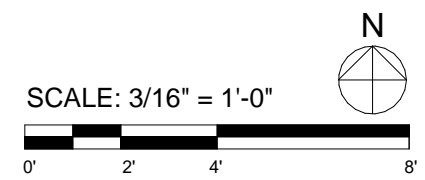
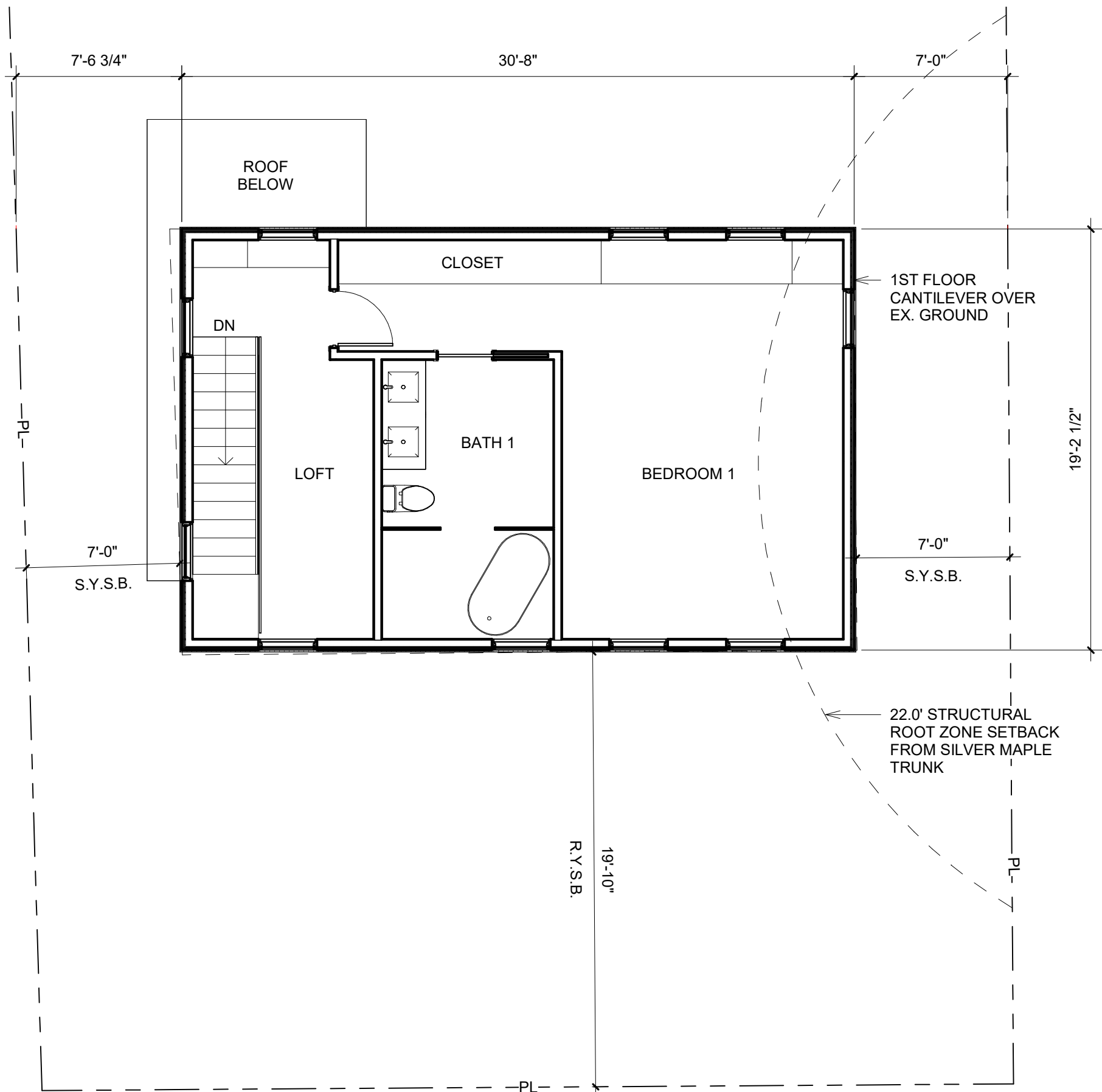


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - BASEMENT

EUSTILUS architecture

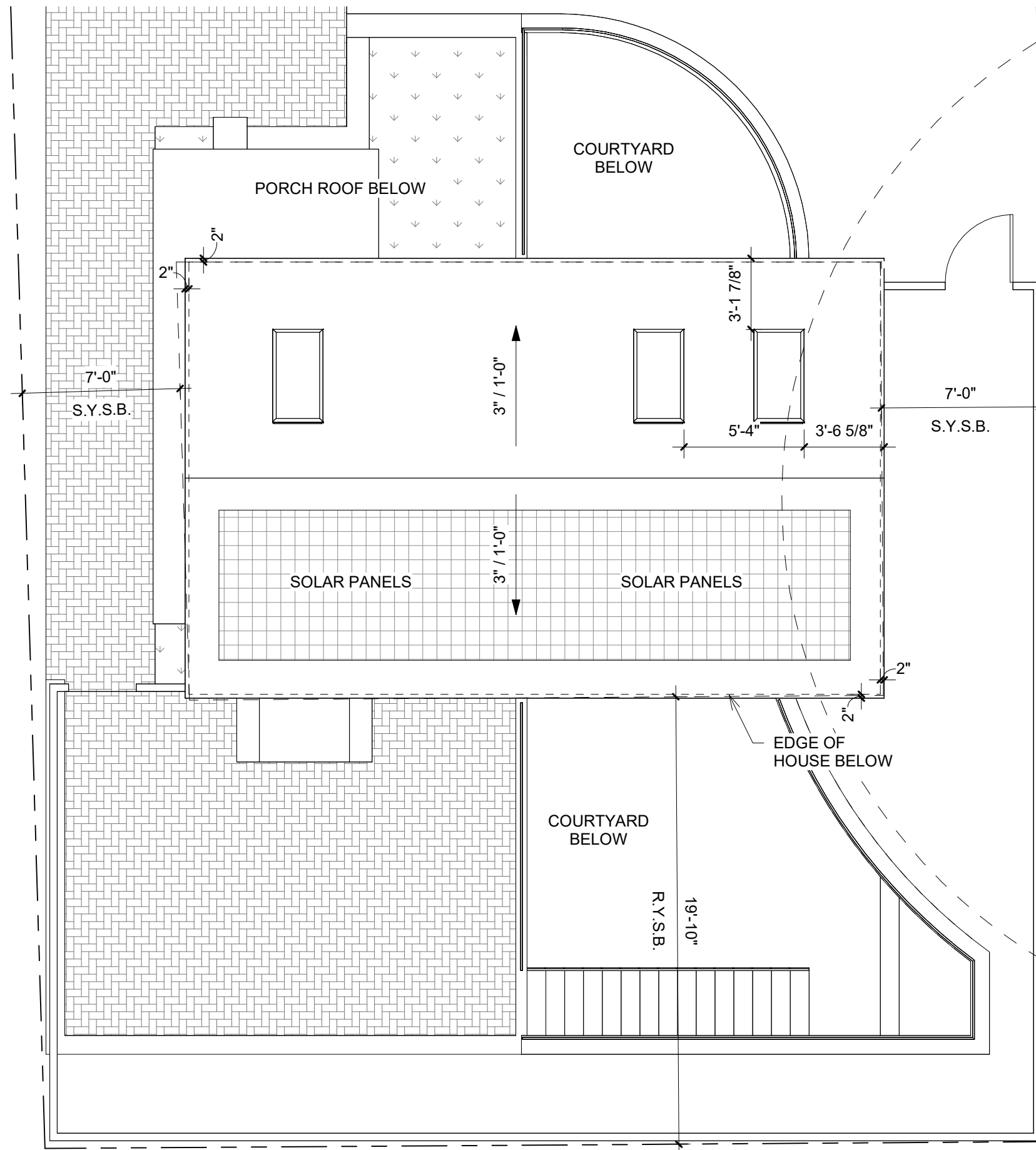


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - SECOND FLOOR

EUSTILUS architecture



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

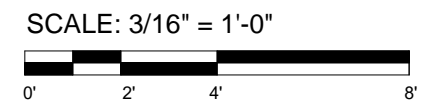
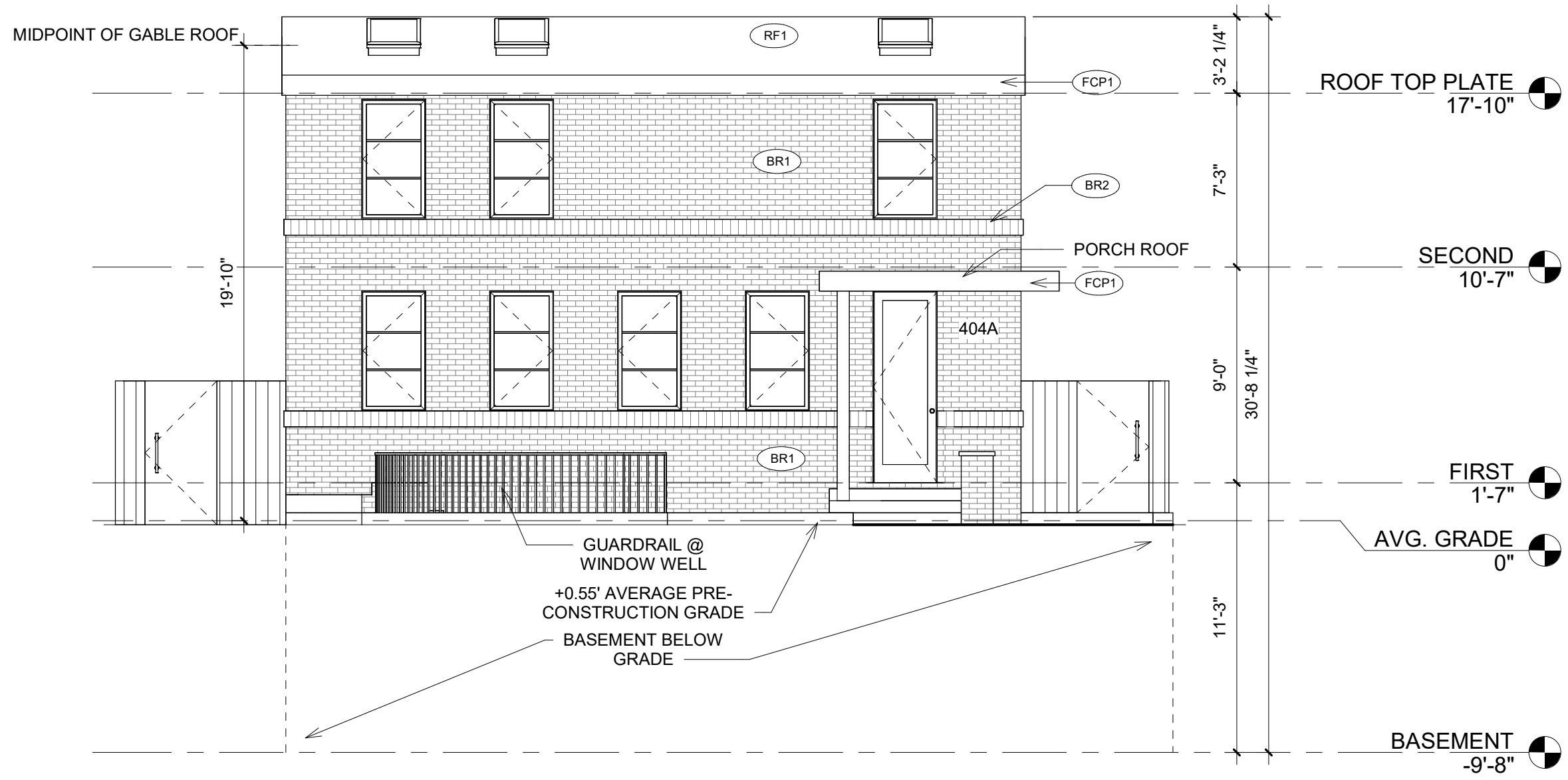
SCALE: 3/16" = 1'-0"



ROOF PLAN

27

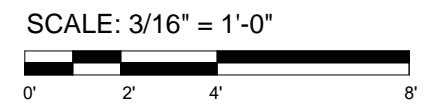
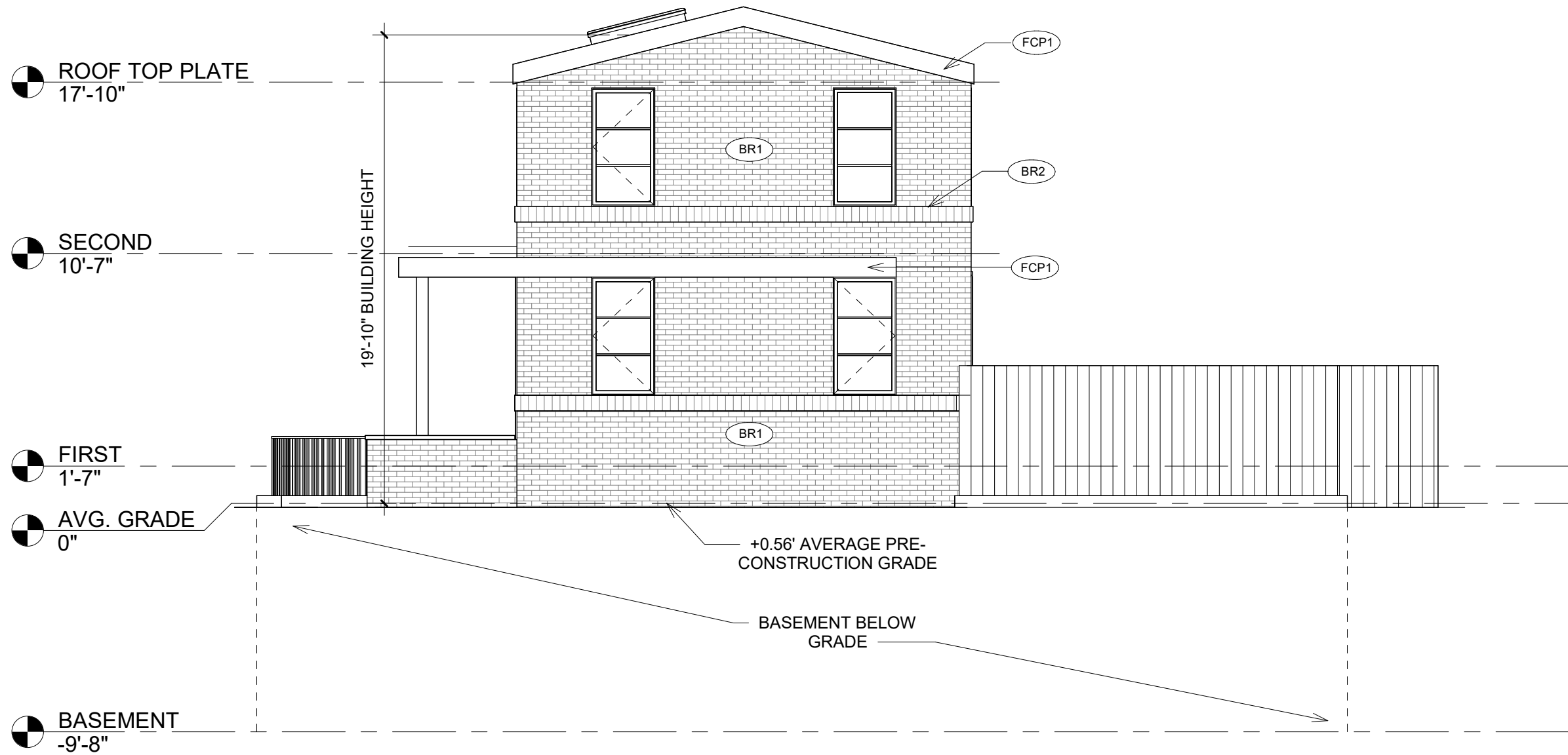
EUSTILUS architecture



GROSS - TERAN RESIDENCE

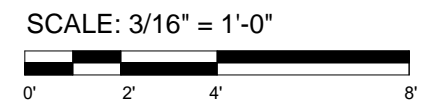
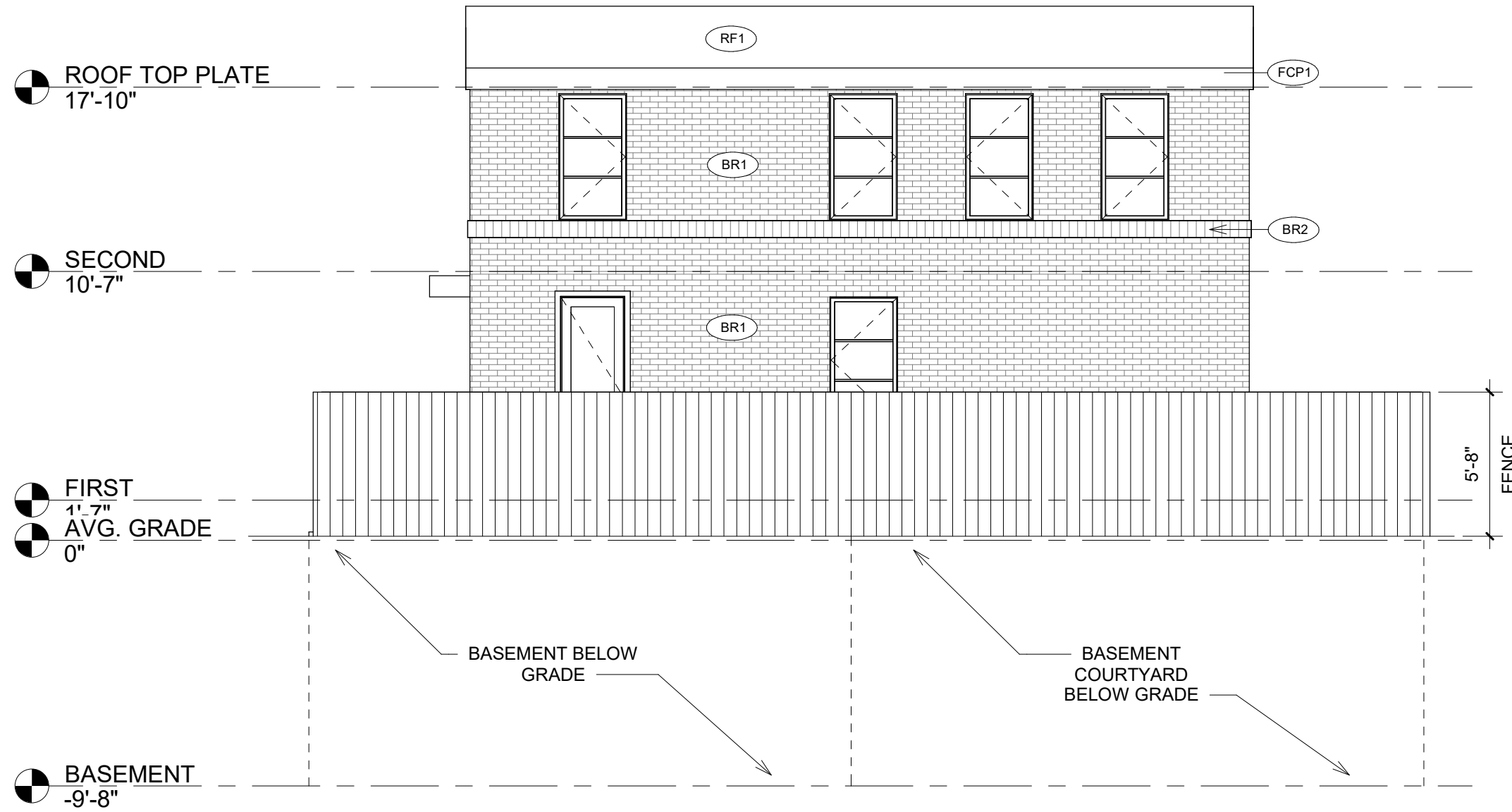
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - NORTH
EUSTILUS architecture



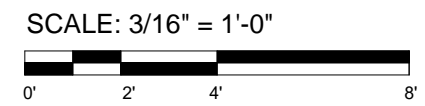
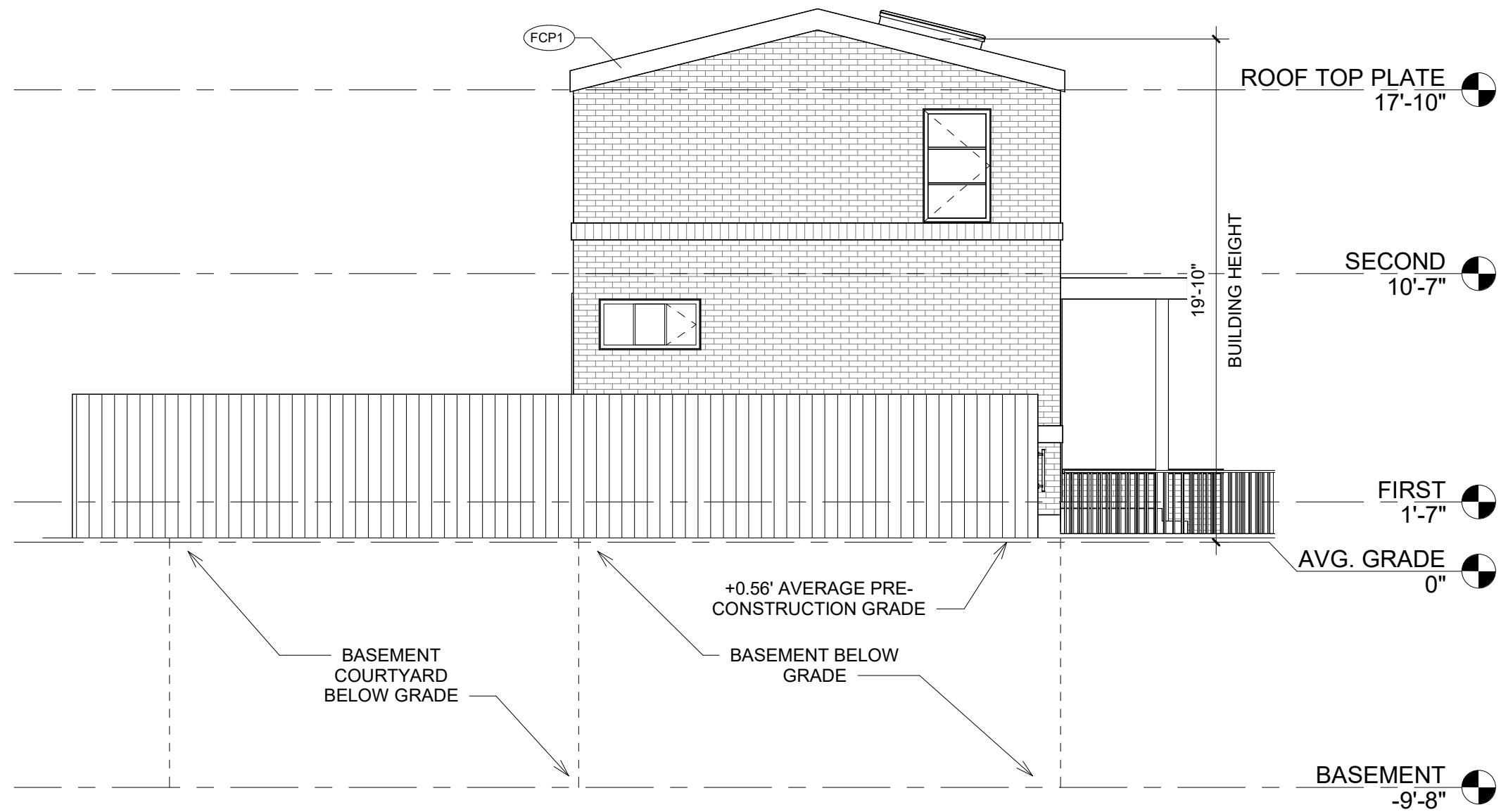
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



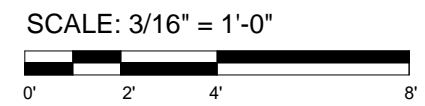
GROSS - TERAN RESIDENCE

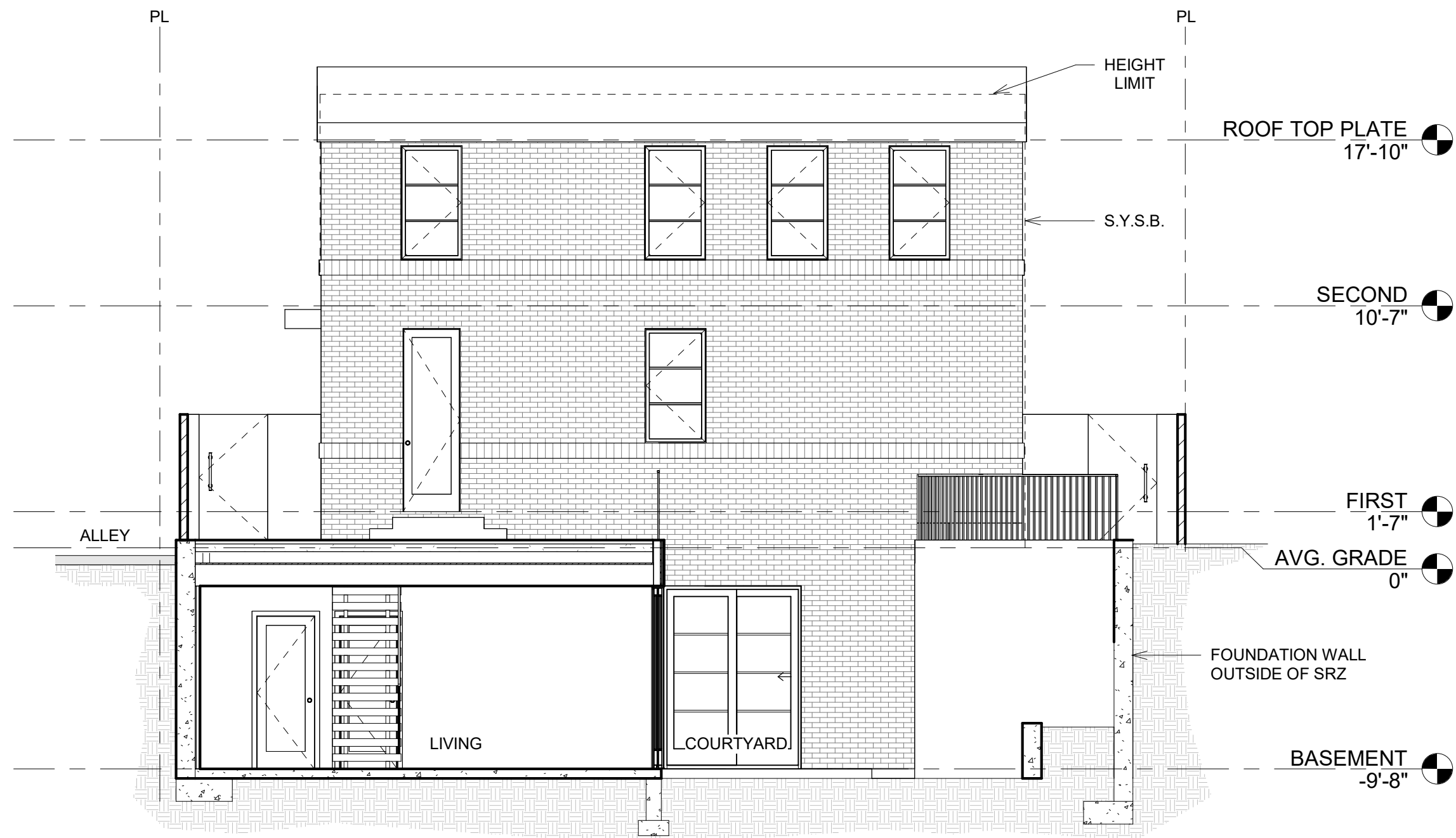
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - EAST

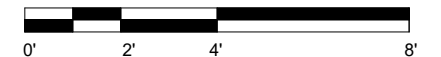
31

EUSTILUS architecture





SCALE: 3/16" = 1'-0"



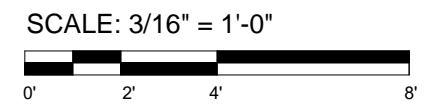
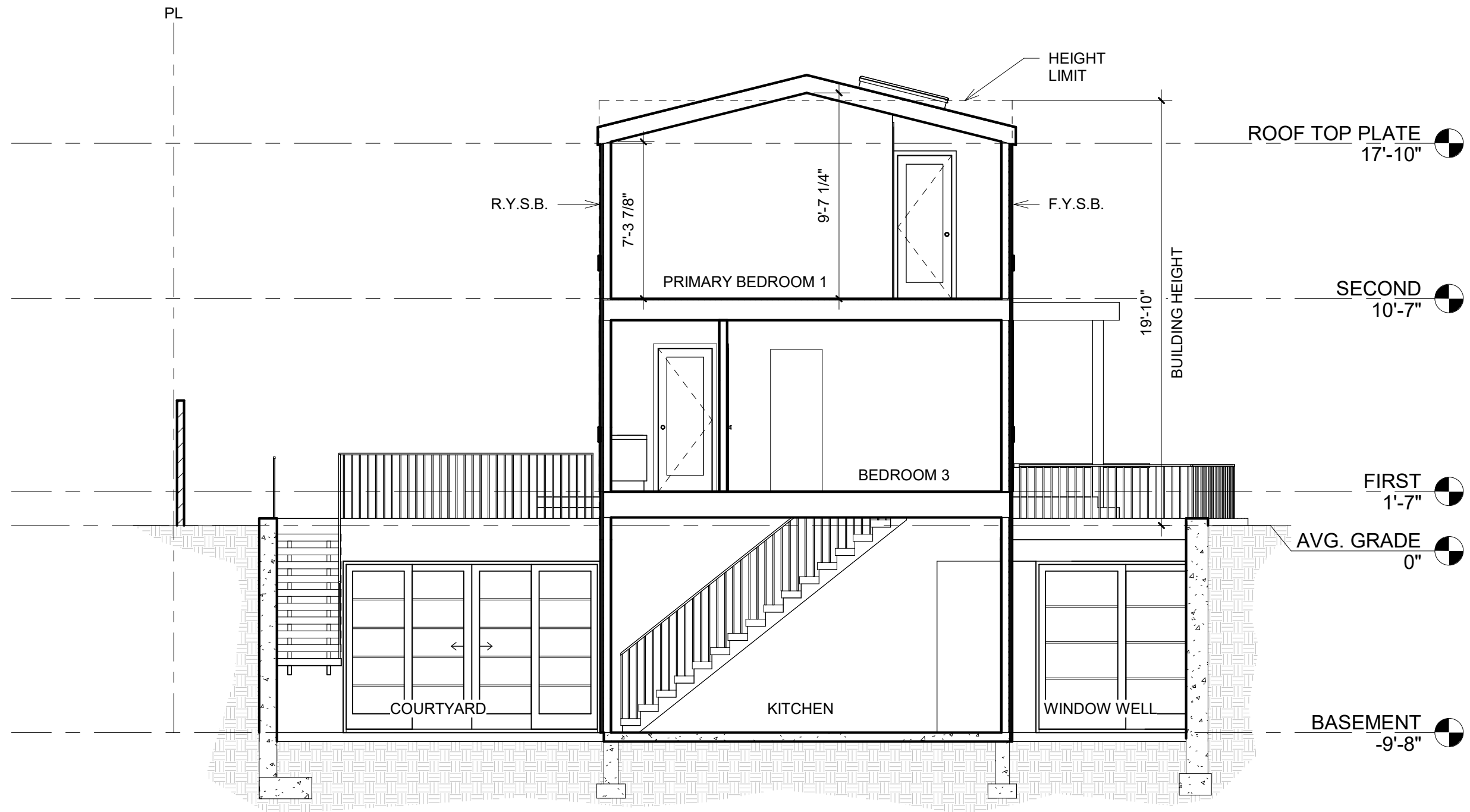
GROSS - TERAN RESIDENCE

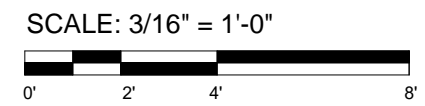
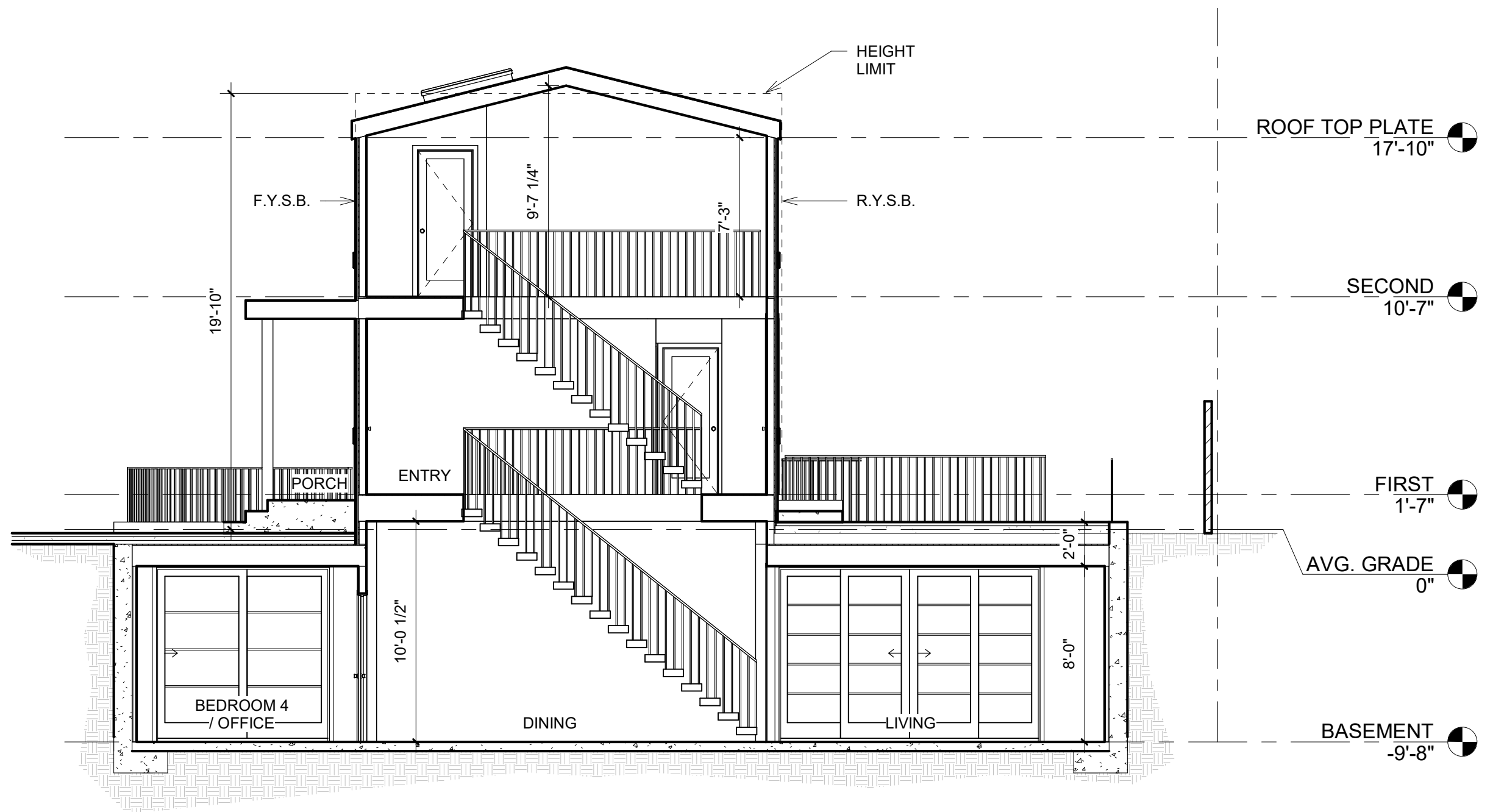
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: EAST - WEST 02

33

EUSTILUS architecture



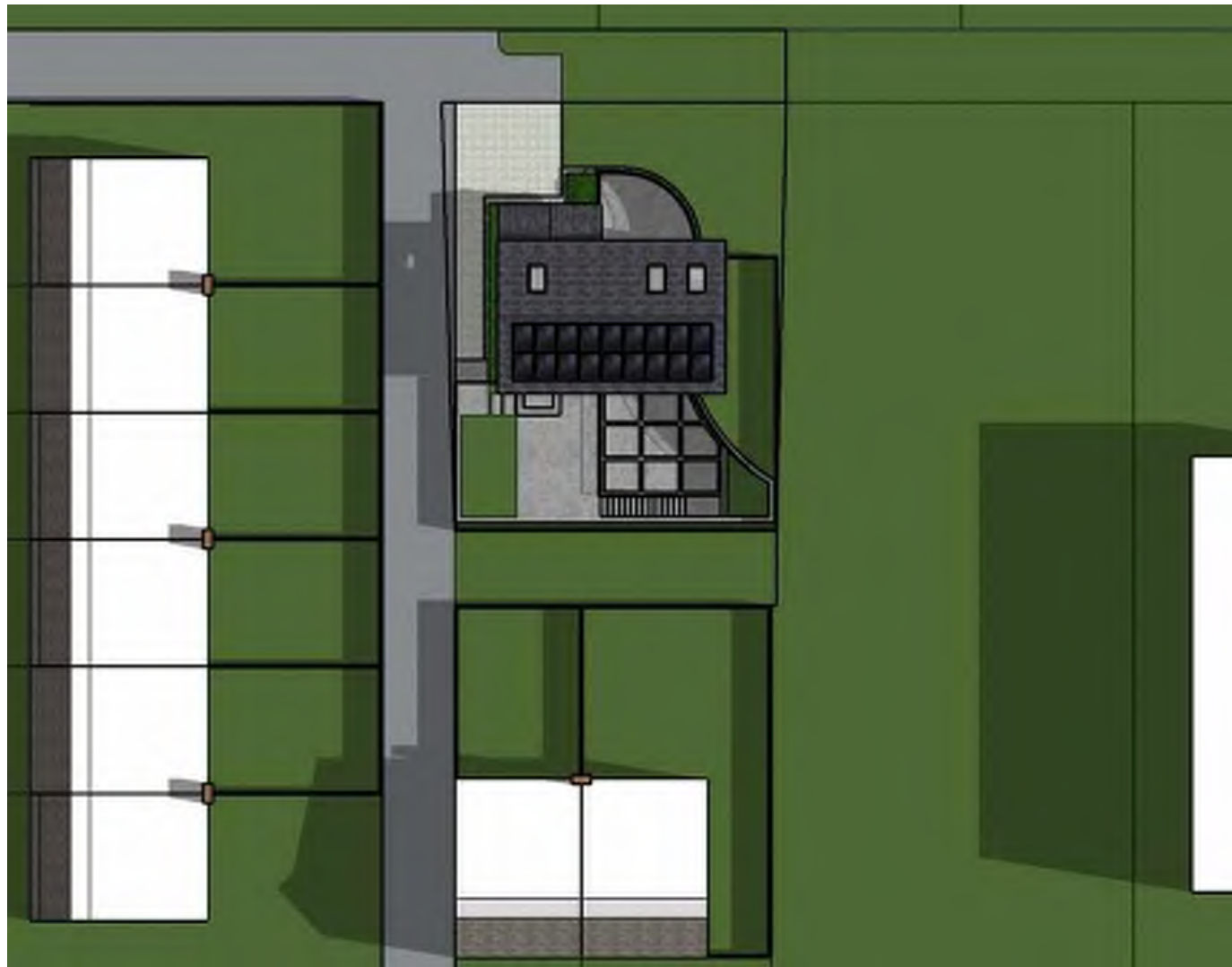


GROSS - TERAN RESIDENCE

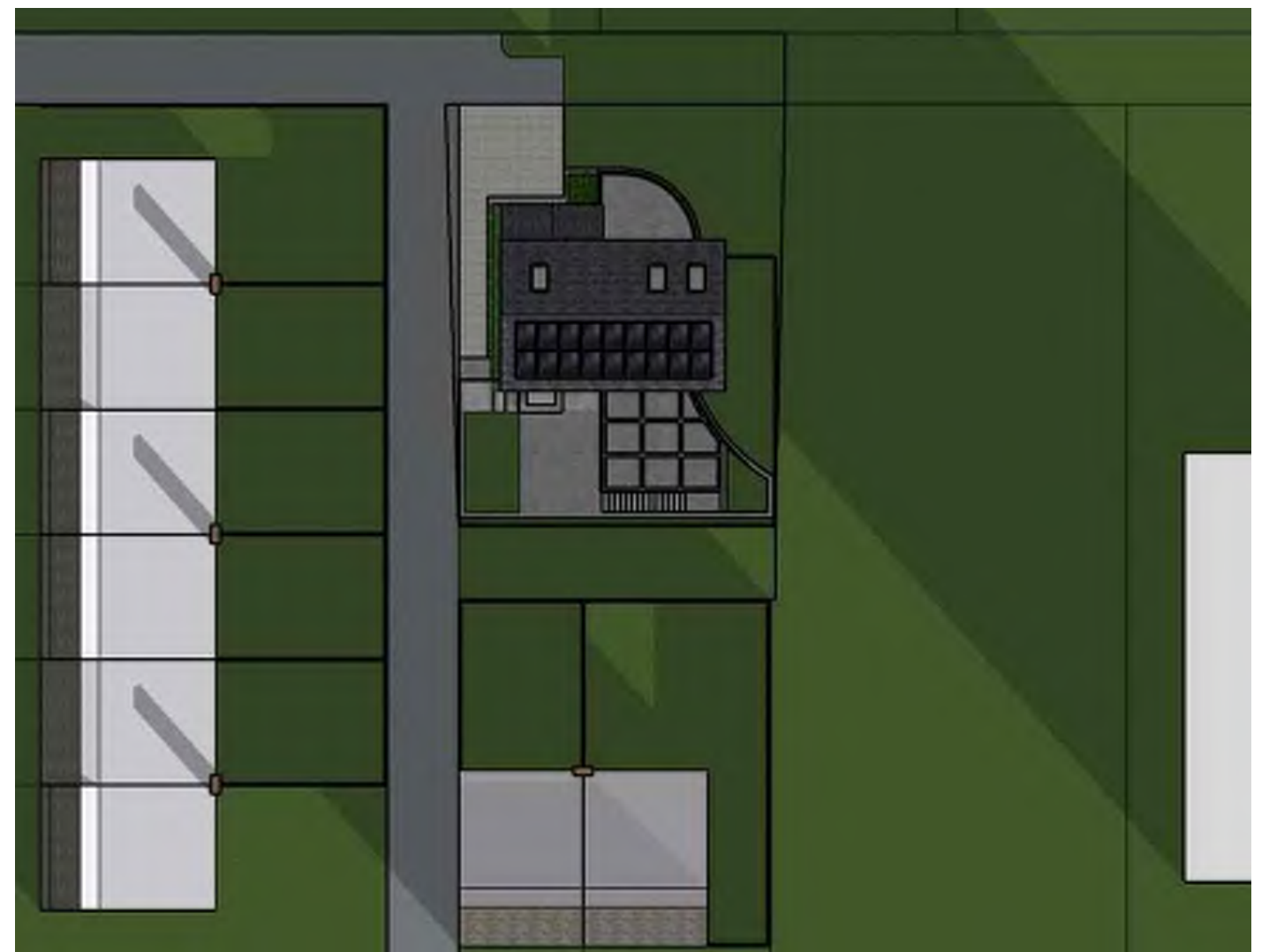
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: NORTH - SOUTH 02

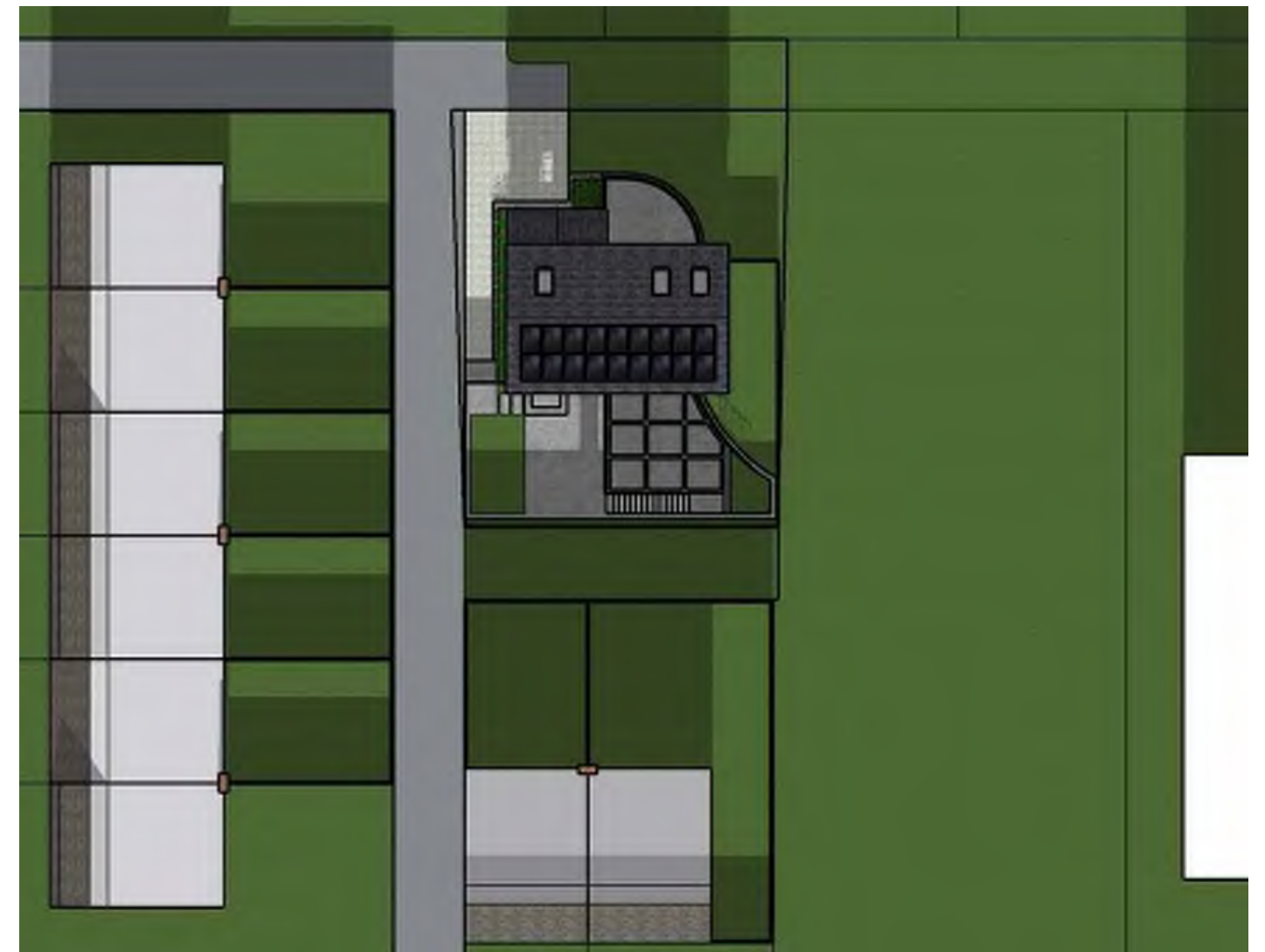
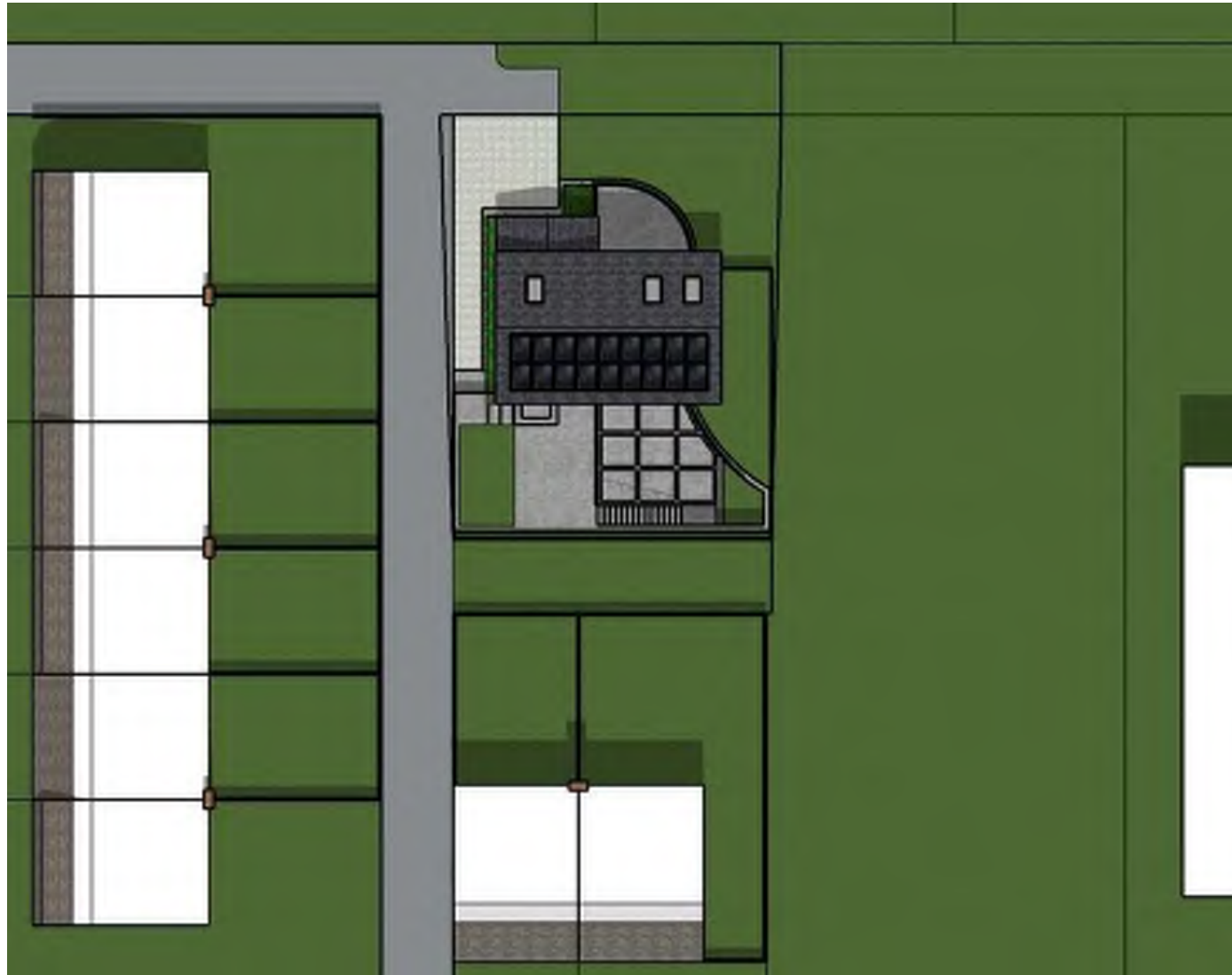
EUSTILUS architecture



SUMMER SOLSTICE - 9:00 A.M.

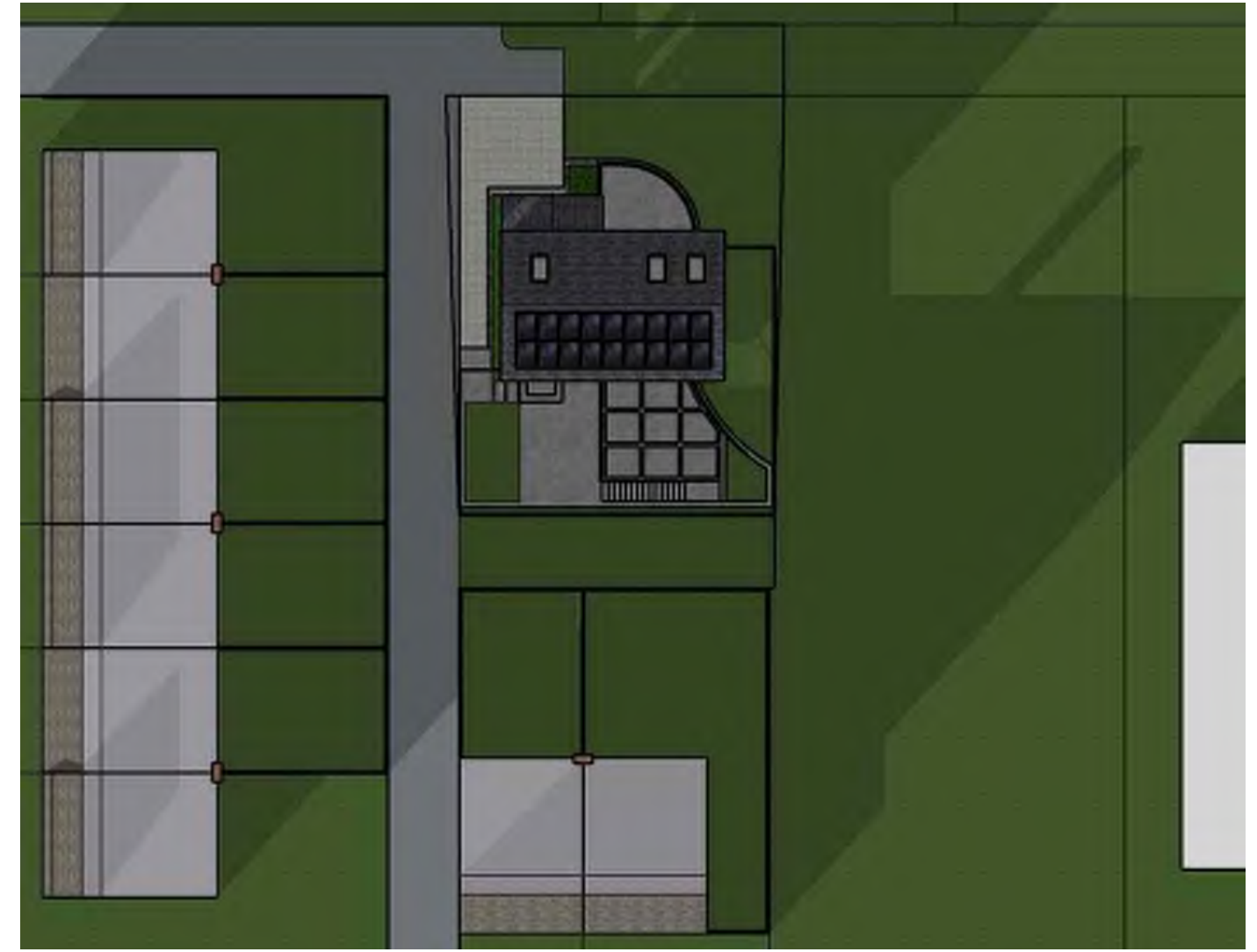
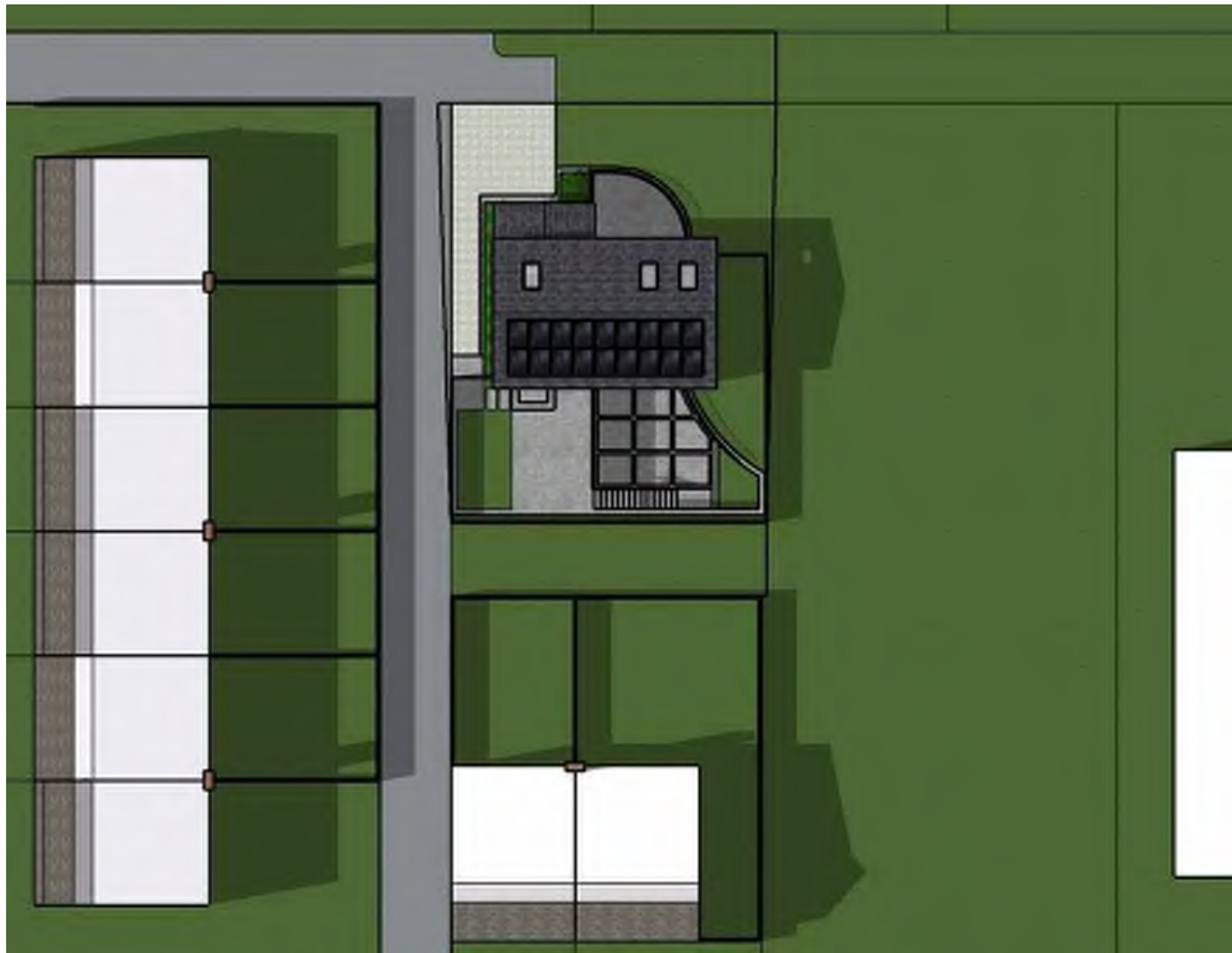


WINTER SOLSTICE - 9:00 A.M.



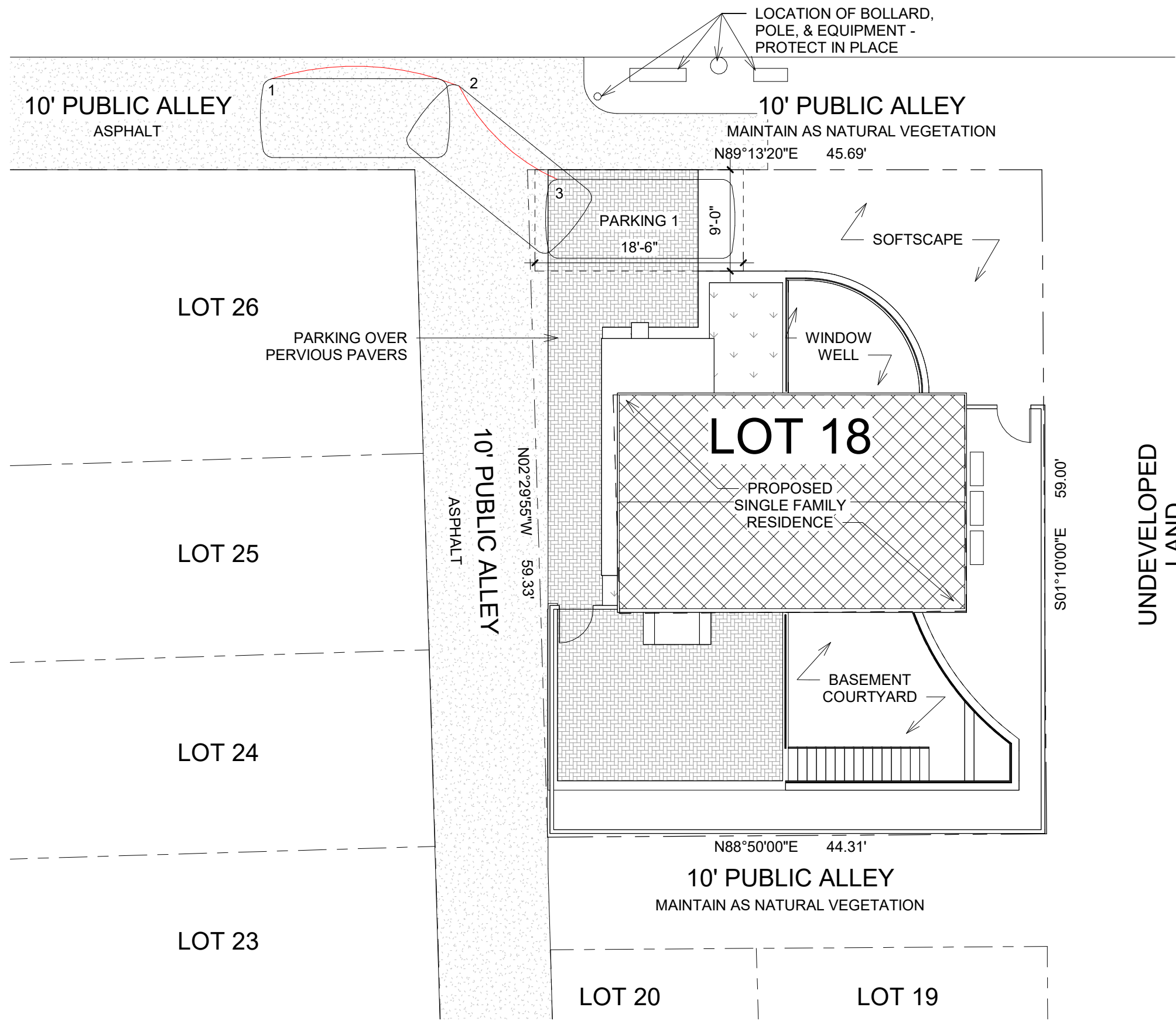
SUMMER SOLSTICE - 12:00 P.M.

WINTER SOLSTICE - 12:00 P.M.

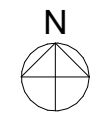


SUMMER SOLSTICE - 3:00 P.M.

WINTER SOLSTICE - 3:00 P.M.

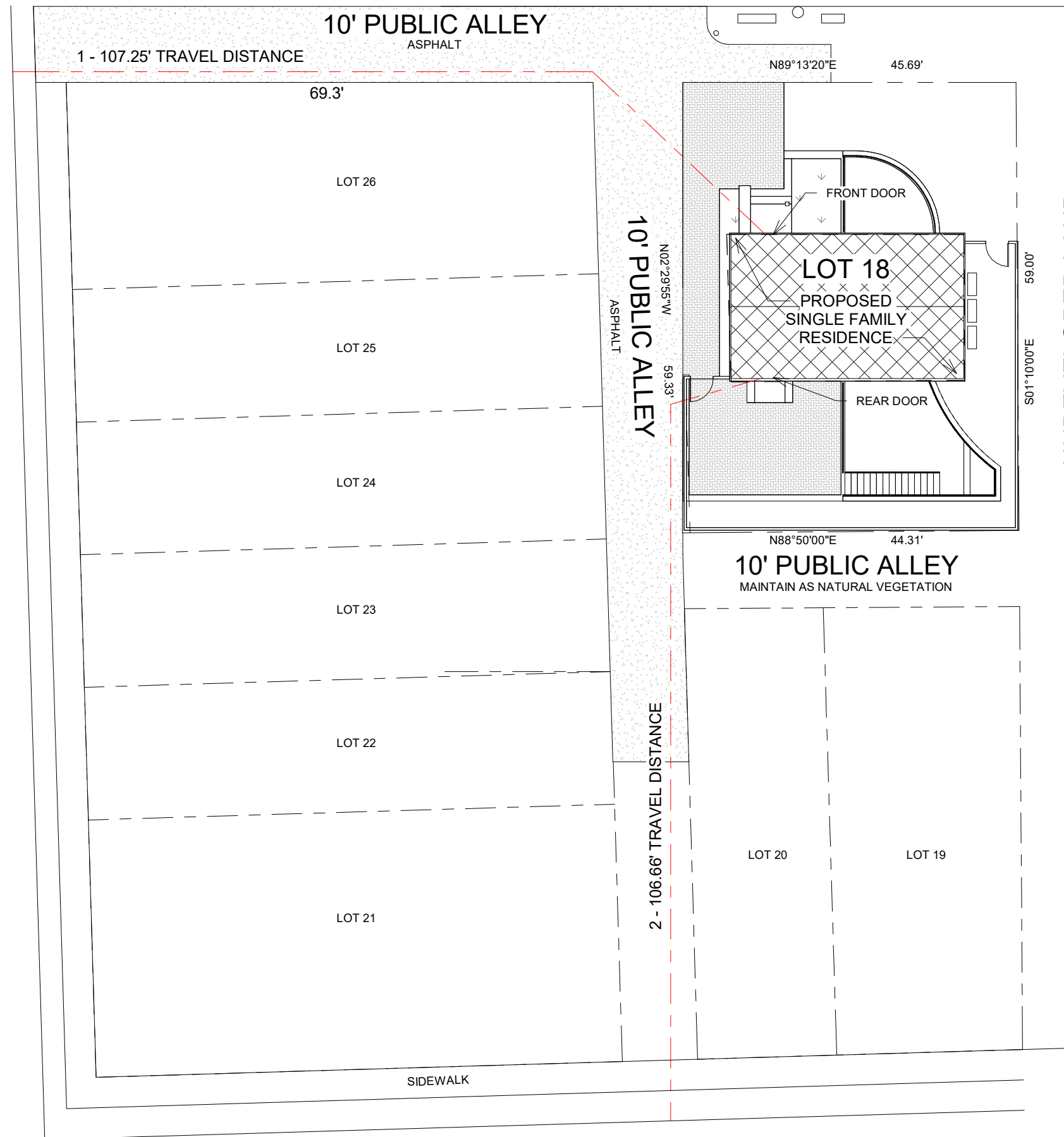


VEHICLE SHOWN
 LENGTH: 17'-0"
 WIDTH: 7'-0"

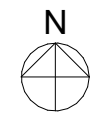


SCALE: 1" = 10'-0"

MT. VERNON AVE,



UNDEVELOPED LAND



SCALE: 1/16" = 1'-0"

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

E. ALEXANDRIA AVE

FIRE ACCESS DIAGRAM

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EUSTILUS architecture

Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-330-5204

Narrative of Tree Preservation
404 E. Alexandria Ave., Alexandria, Va.

1. All tree preservation activities shall be done according to the City Landscape Guidelines and meet current industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.
2. Excavation and demolition shall occur. Prior to this tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.
3. Root pruning will be performed for trees # 1N-5N along the TPF line. This will be a trench 18" deep without pulling or tearing the roots beyond the trench wall.
4. The canopy coverage requirements will be met through the planting of trees.
5. There are no invasive plants on this lot.
6. There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker

ISA Certified Arborist # MA – 0216A
 November 7, 2023

Tree List for 404 E. Alexandria., Alexandria, VA

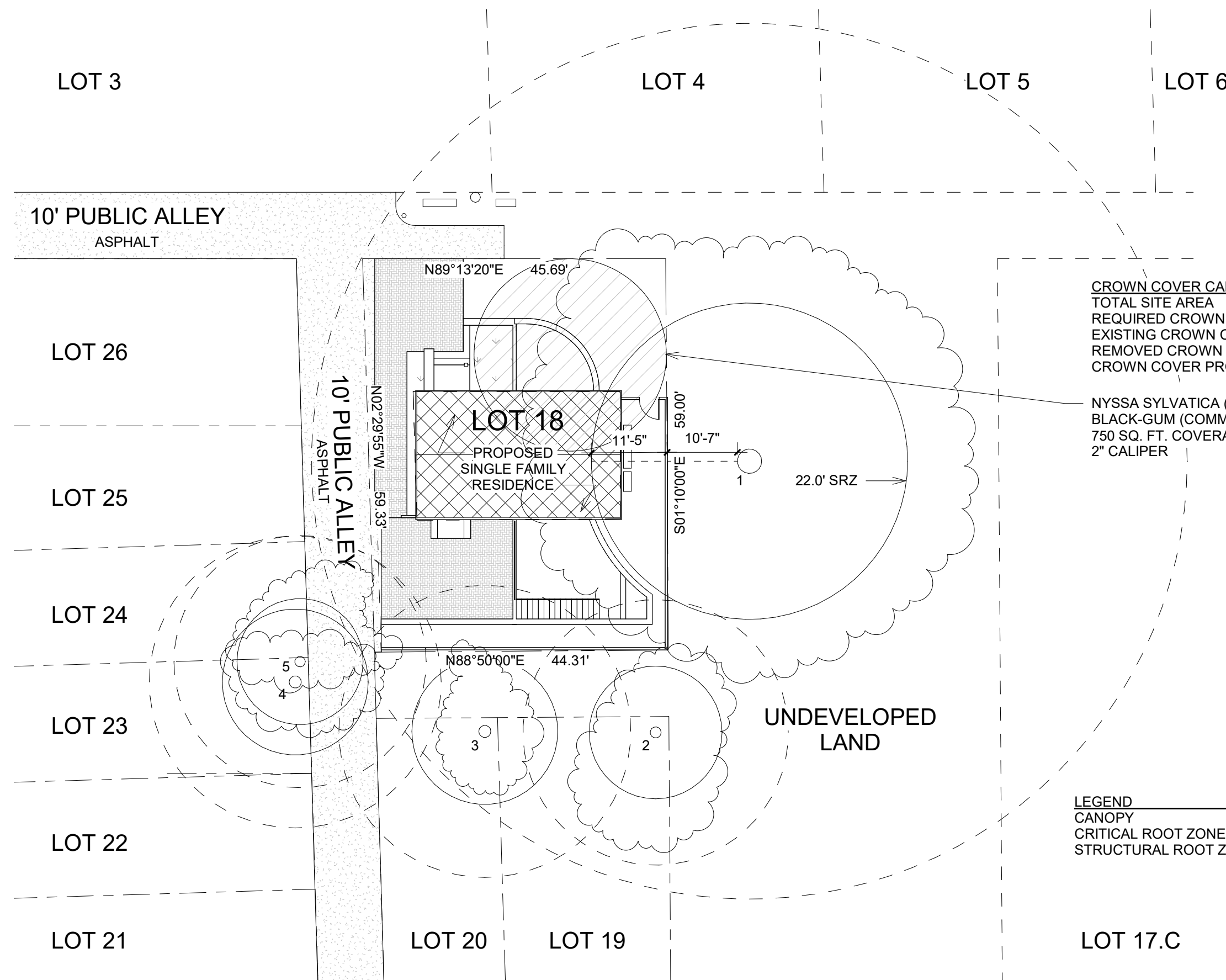
Prepared by Bill Becker, ISA Certified Arborist # MA-0216A November 7, 2023

Lot size = 2,662 s. f. requiring 666 s. f. tree canopy. Existing tree canopy = 0 s. f. Preserved tree canopy = 0 s. f.
 N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.

Tree #	Common Name Botanical name	DBH Height	Health	Comments/Condition	Preservation Measures	Canopy Sq. Ft.
1N	Silver Maple Acer saccharinum	44"	55	Partially topped, cavity in trunk.	Save – install protective fence. Root prune along fence.	N/A
2N	Siberian Elm Ulmus pumila	20"	45	Topped.	Save – install protective fence. Root prune along fence.	N/A
3N	Northern Catalpa Catalpa speciosa	22"	85		Save – install protective fence. Root prune along fence.	N/A
4N	White Mulberry Morus alba	22"	25	Topped.	Save – install protective fence. Root prune along fence.	N/A
5N	Siberian Elm Ulmus pumila	8x4"	75	Declining.	Save – install protective fence. Root prune along fence.	N/A

LANDSCAPE NOTES

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 directed to the city prior to commencement of demolition, construction, or any land disturbing activity.
2. The City-approved 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 contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.
4. Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an 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 strenuous 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, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.



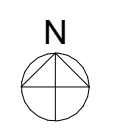
CROWN COVER CALCULATIONS

TOTAL SITE AREA	2,661.84 SF
REQUIRED CROWN COVER (25%)	666 SF
EXISTING CROWN COVER	0 SF
REMOVED CROWN COVER	0 SF
CROWN COVER PROVIDED	750 SF

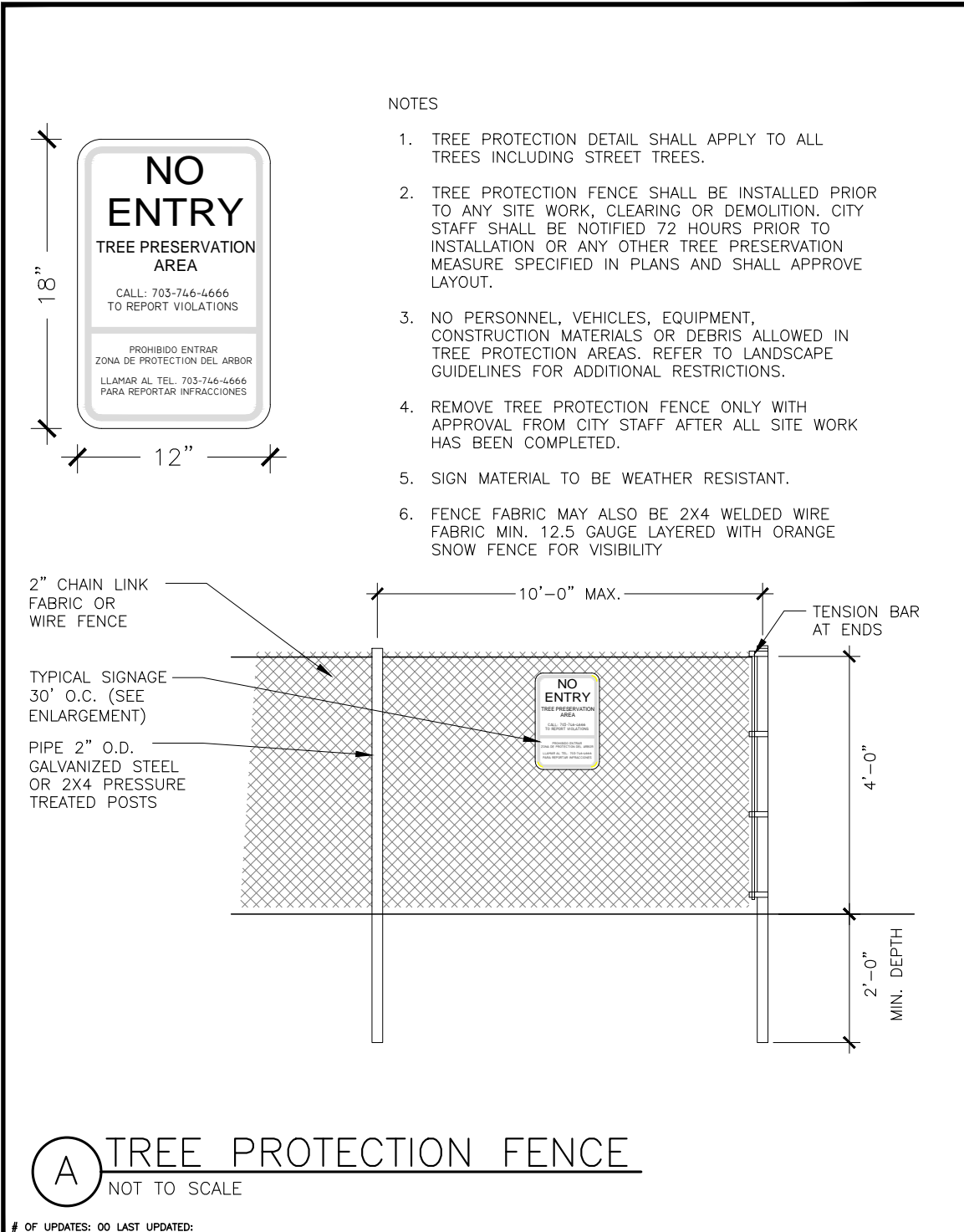
NYSSA SYLVATICA (BOTANICAL NAME)
BLACK-GUM (COMMON NAME)
750 SQ. FT. COVERAGE
2" CALIPER

LEGEND

CANOPY	
CRITICAL ROOT ZONE	
STRUCTURAL ROOT ZONE	

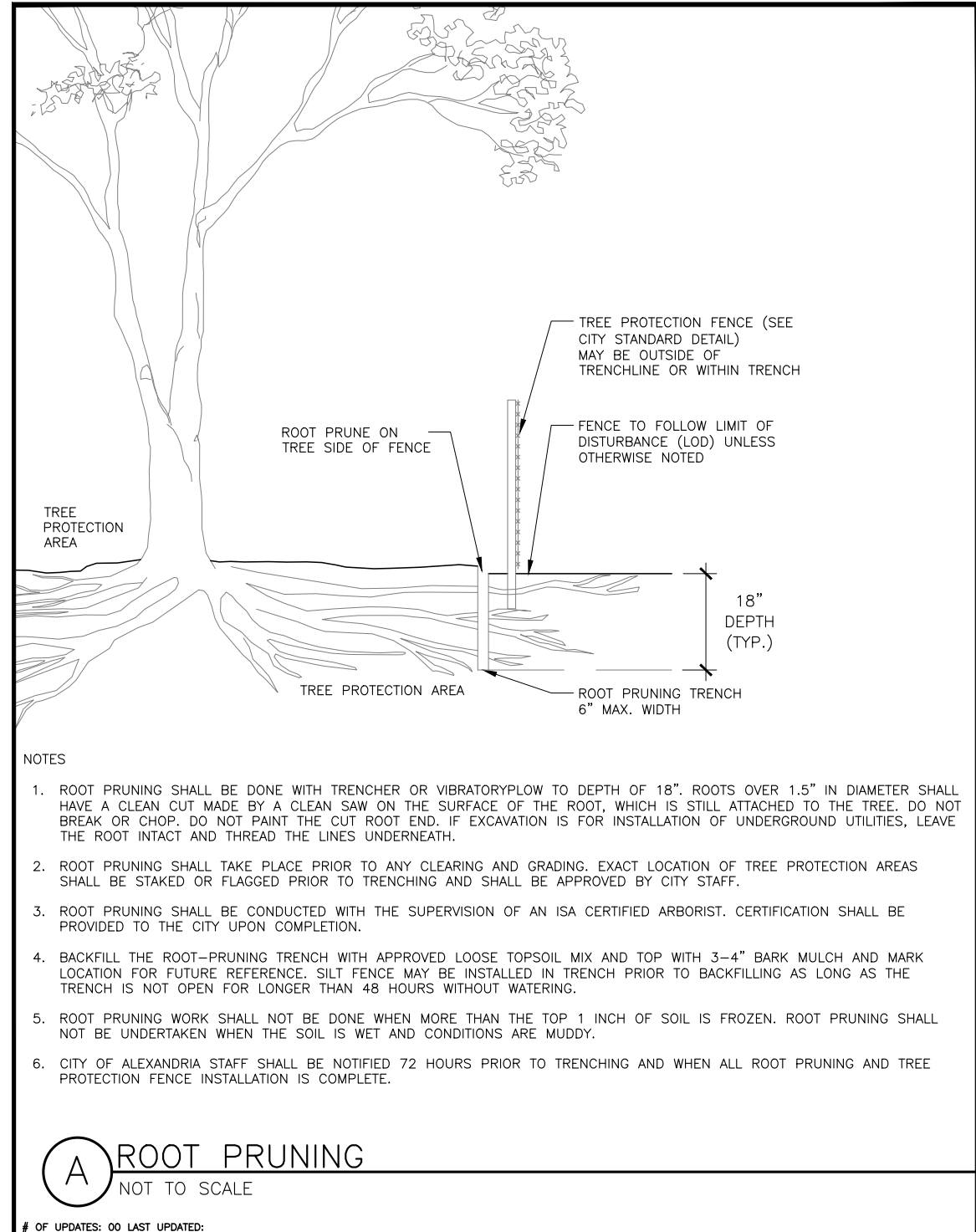


SCALE: 1/16" = 1'-0"



OF UPDATES: 00 LAST UPDATED:

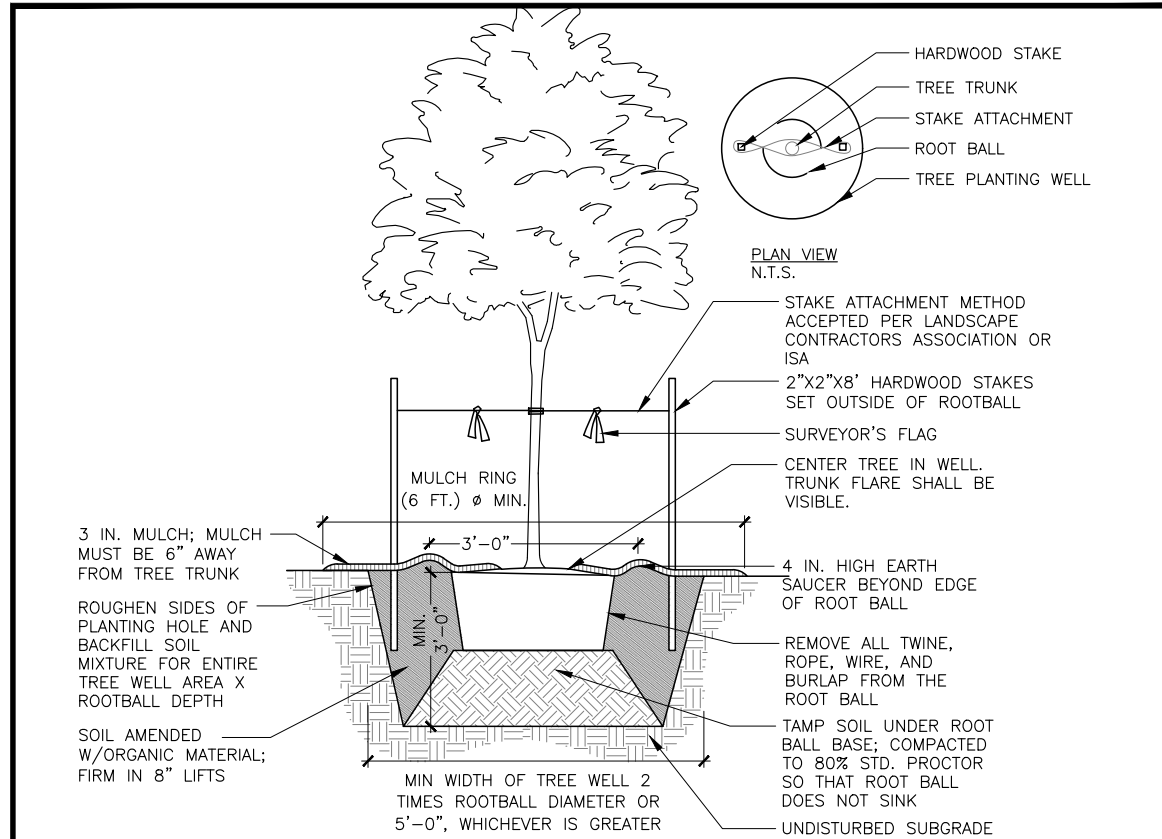
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA		NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA	TREE PROTECTION FENCE	
			Approved by: COA	Date drawn: 01/01/19	LD 014



OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA		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.	Source: CITY OF ALEXANDRIA	ROOT PRUNING	
			Approved by: COA	Date drawn: 01/01/19	LD 015

SCALE: 1" = 10'-0"




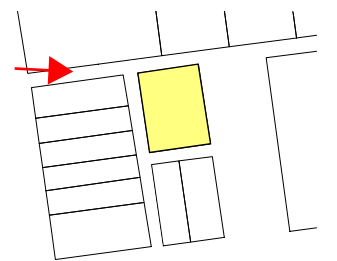
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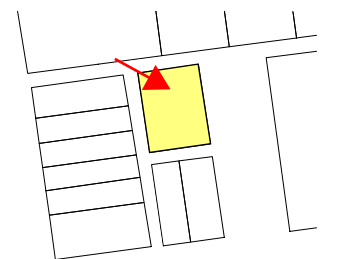
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA		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.	Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
			Approved by: COA		
			1 OF 1	LD 001	



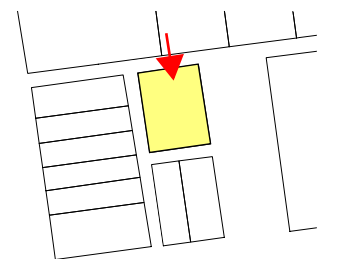


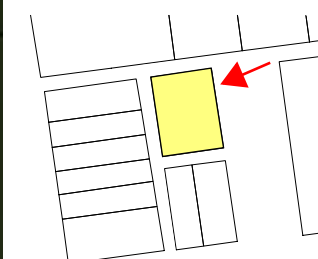
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW OF FRONT AND SIDE FACADES

EUSTILUS architecture





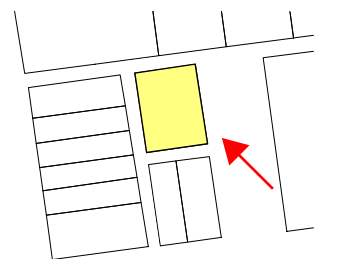
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW FROM UNDEVELOPED LAND LOOKING AT EAST FACADE

EUSTILUS architecture

48

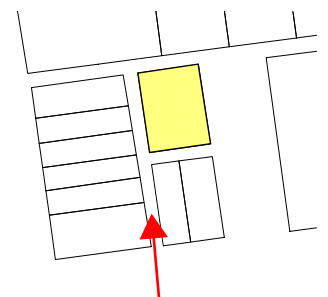


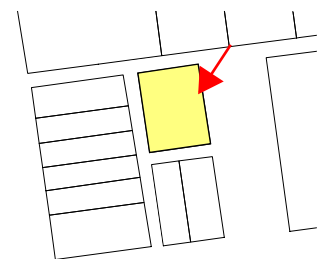
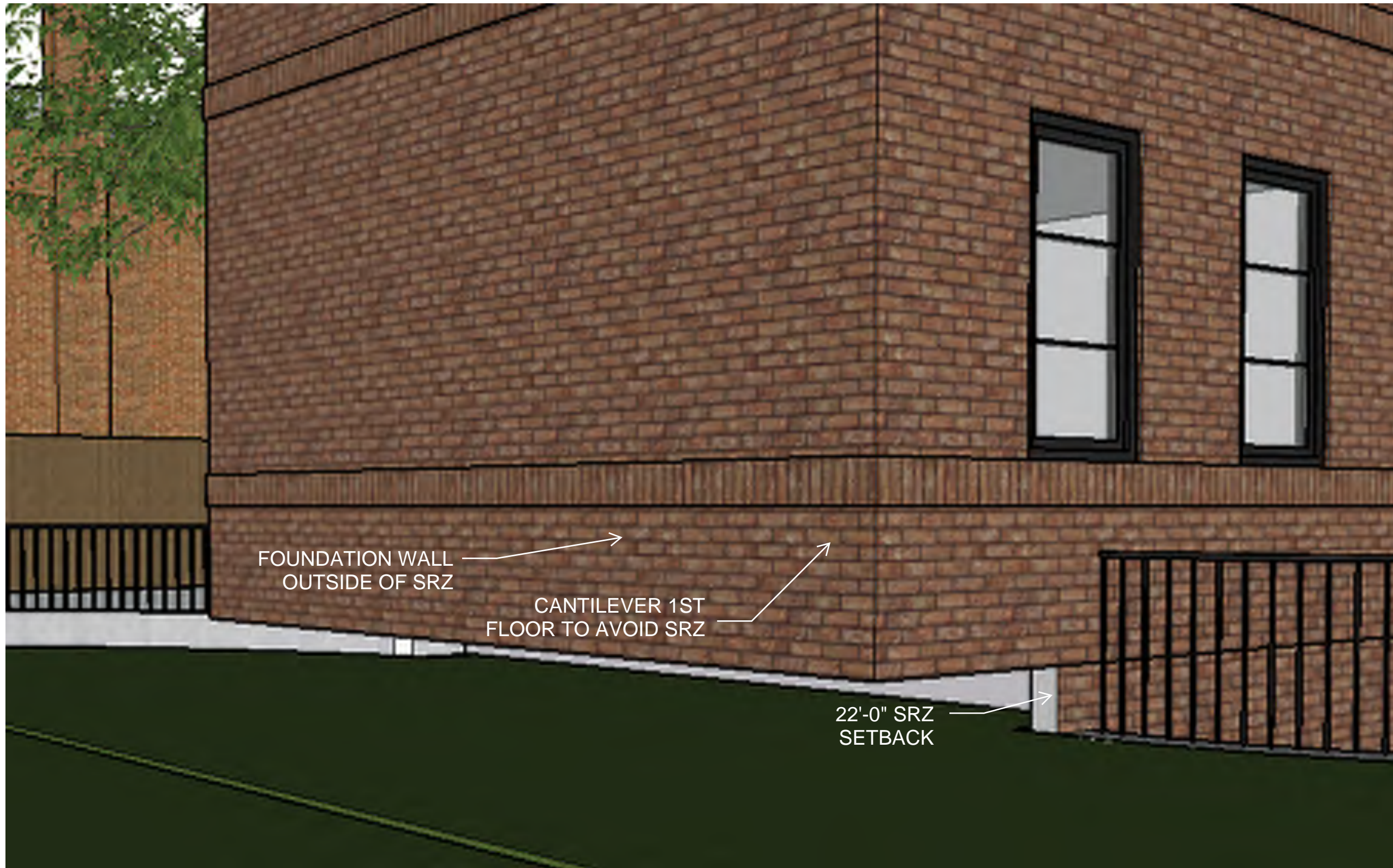
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW FROM UNDEVELOPED LAND ALONG E. ALEXANDRIA AVE.

EUSTILUS architecture





THE ORIENTATION OF THE HOUSE IS EAST TO WEST WHICH IS THE SAME DIRECTION FOR THE HOMES ALONG MT. VERNON AVE.

THE MAJORITY OF DEL RAY HOMES HAVE PORCHES OR AWNINGS OVER THEIR FRONT DOORS. THIS CANTILEVER ROOF COMPLEMENTS THIS FEATURE.

DIVIDED LITES ARE A COMMON FEATURES IN WINDOWS THROUGHOUT DEL RAY.

THE MAJORITY OF DEL RAY HOMES HAVE STEPS LEADING TO THE FRONT DOOR

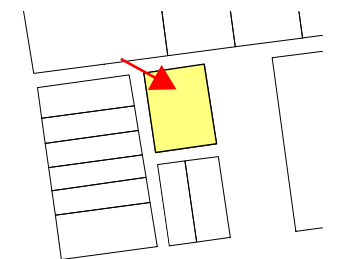
THE GABLE ROOF IS A DOMINANT FEATURE FOR THE HOMES ALONG E. ALEXANDRIA AVE. THE ROOF HEIGHT IS LOWER THAN ALL ADJACENT HOME TO MINIMIZE THE SIZE OF THE STRUCTURE.

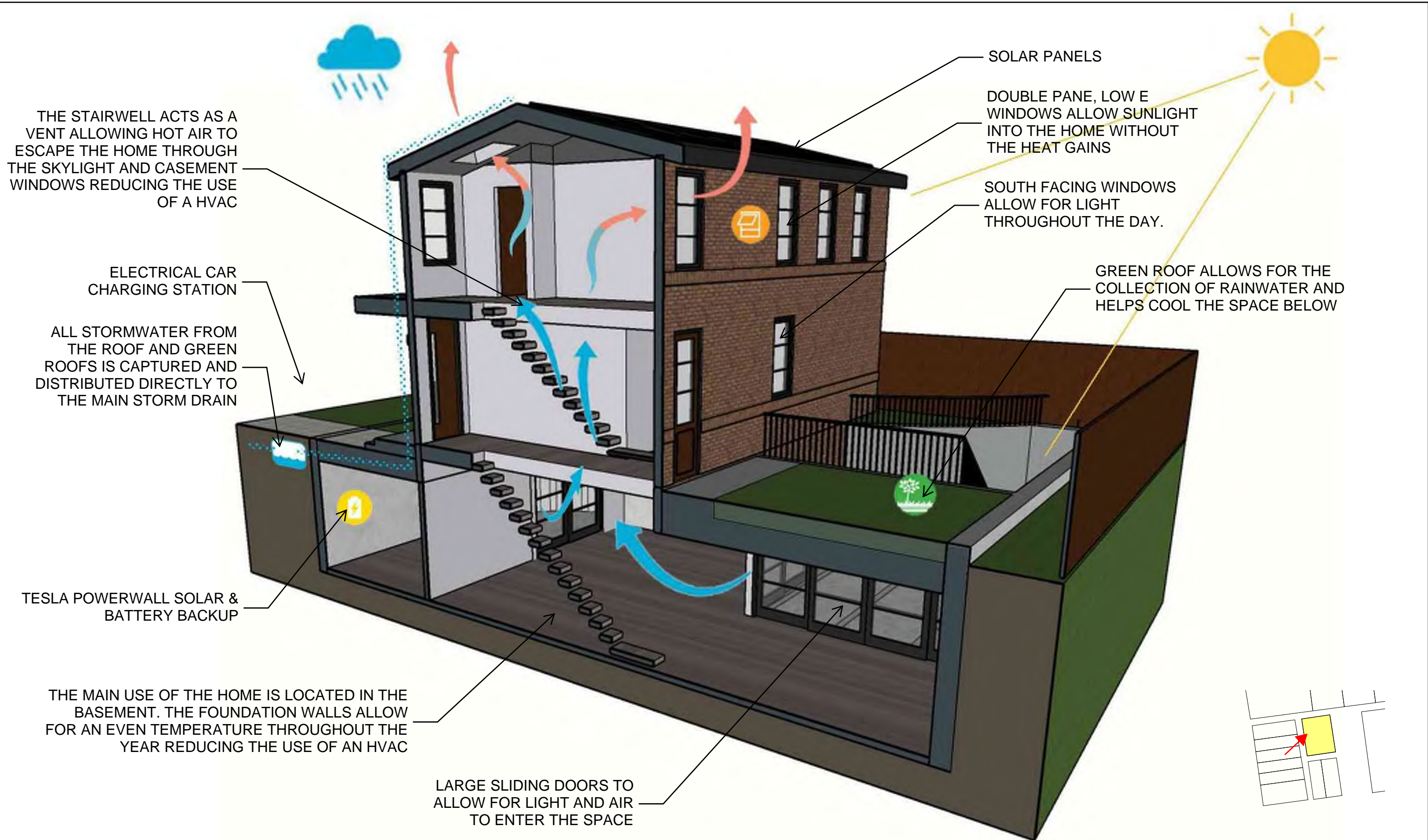
THE GABLE ROOF ALLOWS FOR SOLAR PANELS TO BE INSTALLED ON THE SOUTH FACING ROOF OF THE MAIN HOUSE AND ADU.

THE BRICK COMPLEMENTS THE HOMES ALONG MOUNT VERNON AVE. AND E. ALEXANDRIA AVE.

THE EIGHT ADJACENT HOMES ALONG MOUNT VERNON AVE. ARE ALL NARROW WITH A SIMILAR WIDTH.

PERVIOUS PAVERS ALLOW FOR WATER FILTRATION TO NATIVE SOIL





GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SUSTAINABILITY FEATURES

EUSTILUS architecture

Revised SUP Application

December 12, 2023



North Facade (front)

- 1. Main two story house over a basement
- 2. Accessory Dwelling Unit (ADU)
- 3. Big windows
- 4. No fence along the alley to allow for a wider alley

Substantial Change SUP Application

May 23rd, 2024



North Facade (front)

- 1. Porch reconfigured with roof
- 2. Windows resized to match adjacent homes and increase privacy between homes
- 3. ADU removed
- 4. Materials and colors modified to blend in with the neighborhood

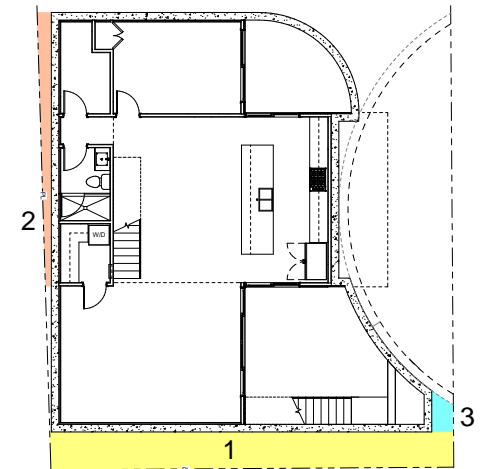
Revised SUP Application

January 18th, 2026



North Facade (front)

- 1. The brick has been added to complement the homes along Mt. Vernon Ave.
- 2. The porch has been reconfigured



Basement Floor Plan

- 1. The South wall was moved 3'-10" to 4'-2" from the property line
- 2. The West wall was moved 8" to 1'-6" from the property line
- 3. The East wall was moved 2'-6" from the property line



East Facade (side)

- 1. Main two story house over a basement
- 2. Accessory Dwelling Unit (ADU)
- 3. Building is pushed to the side yard setback limit on all levels



East Facade (side)

- 1. Porch reconfigured with roof
- 2. Windows resized to match adjacent homes and increase privacy between homes
- 3. ADU removed
- 4. Materials and colors modified to blend in with the neighborhood



East Facade (side)

- 1. The home blends in with the surrounding buildings and landscape by changing the materials and colors

Revised SUP Application
December 12, 2023



South Facade (rear)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Big windows

Substantial Change Revised SUP Application
October 16th, 2024



South Facade (rear)
1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes
3. Materials and colors modified to blend in with the neighborhood

Revised SUP Application
January 18th, 2026



South Facade (rear)
1. The home blends in with the surrounding buildings and landscape by changing the materials and colors



West Facade (side)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. No fence along the alley to allow for a wider alley



West Facade (side)
1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes
3. Materials and colors modified to blend in with the neighborhood



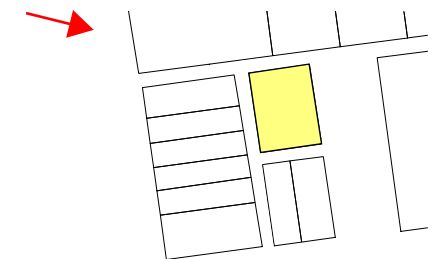
West Facade (side)
1. The home blends in with the surrounding buildings and landscape by changing the materials and colors



CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM MT. VERNON AVE.
LOOKING EAST TOWARDS THE
LOT

THE FRONT AND SIDE OF THE
PROPOSED HOME MAY BE SEEN
WHICH COMPLIMENTS THE
HOMES ALONG MT. VERNON
AVE. IN SIZE AND MATERIALS.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

3D Renderings

56

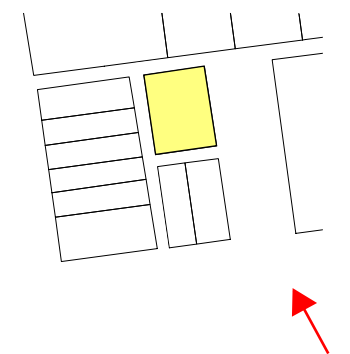
EUSTILUS architecture



CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM E. ALEXANDRIA AVE.
LOOKING NORTH TOWARDS THE
LOT THROUGH THE VACANT
RIGHT OF WAY

ONLY A PORTION OF THE HOME
CAN BE SEEN FROM THE
STREET DUE TO THE EXISTING
VEGETATION.



GROSS - TERAN RESIDENCE

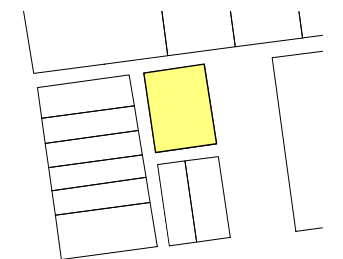
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM E. ALEXANDRIA AVE.
LOOKING NORTH TOWARDS THE
LOT THROUGH THE PUBLIC
ALLEY

PROPOSED HOUSE IS BARELY
VISIBLE THROUGH THE
EXISTING TREES



GROSS - TERAN RESIDENCE

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3D Renderings

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EUSTILUS architecture