



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

1 E. Custis Avenue, Alexandria, Virginia

PROPERTY LOCATION: _____

34.03 02 02

R 2-5

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT: OCH at Custis LLC, a Virginia limited liability company

Name: _____

Address: _____

PROPOSED USE: Section 12-901 (C) Special Use Permit to construct a new single unit dwelling on a developed substandard lot.

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Attorney Agent

Duncan W. Blair

6/22/26

Print Name of Applicant or Agent

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1 E. Custis Ave., Alexandria, Virginia, I hereby
(Property Address)
grant the applicant authorization to apply for the Sec. 12-901 (C) Special Use Permit use as
(use)
described in this application.

Name: OCH at Custis LLC. Phone: [REDACTED]

Address: [REDACTED] Email: [REDACTED]

Signature: By: Duncan W. Blair Attorney/Agent Date: 6 22 26

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

OCH at Custis LLC is a Virginia limited liability company. The sole member of the

limited liability is Old Creek Homes LLC, a Virginia limited liability company, 228 S. Washington Street, Alexandria, Virginia 22314.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. OCH at Custis LLC		100 %
2. Old Creek Homes , LLC		100 % of OCH at Custis LLC
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1 E. Custis Ave., Alexandria (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. OCH at Custis LLC		100 %
2. Old Creek Homes LLC		100 % of OCH at Custis LLC
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. OCH at Custis LLC	NONE	
2. Old Creek Homes LLC	NONE	
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/22/26

Duncan W Blair Attorney/Agent



Date

Printed Name

Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[] **Yes.** Provide proof of current City business license A copy will be provided on request.

[] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The OCH at Custis LLC , a Virginia limited liability company is requesting a Section 12-901 (C)

~~Special Use Permit to construct a single unit dwelling on a developed substandard lot. The proposed~~

dwelling is compatible with the character of the neighborhood in terms of size, design, height and

building orientation to the Custis avenue right-of-way.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Section 12-901(C) to construct a dwelling.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift). Not Applicable.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift). Not Applicable.

6. Please describe the proposed hours and days of operation of the proposed use: Not Applicable.

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not Applicable.

B. How will the noise be controlled?

Not Applicable.

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable.

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Not Applicable.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Not Applicable.

- C. How often will trash be collected?

Not Applicable.

- D. How will you prevent littering on the property, streets and nearby properties?

Not Applicable.

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Not Applicable.

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

2
_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

Not Applicable.

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

Not Applicable.

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur? Not Applicable.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not Applicable.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Not Applicable.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? 3353 GFA

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☒ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A**A. Property Information**

A1. 1 E Custis Ave Alexandria VA
Street Address

R-2-5
Zone

A2. 4,607.00 x 0.45 = 2,073.15
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other***

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Garage**

Other***

Other***

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00 B2. Total Exclusions 0.00

C. Proposed Gross Floor AreaProposed Gross Area

Basement 1,086.71

First Floor 1,086.71

Second Floor 1,086.71

Third Floor

Attic

Porches 90.01

Balcony/Deck

Garage 250.00

Other***

Allowable Exclusions**

Basement** 1,086.71

Stairways** 177.34

Mechanical**

Attic less than 7***

Porches** 90.01

Balcony/Deck**

Garage** 250.00

Other***

Other***

C1. 3,600.14 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,604.06 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,996.08 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 3,600.14 C2. Total Exclusions 1,604.06

D. Total Floor Area

D1. 1,996.08 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,073.15 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

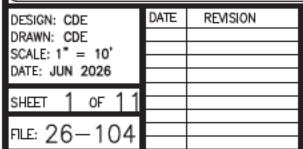
*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: Kyleen Urtola

Date: 06/26/2026

X EXISTING TREE TO BE REMOVED



RCF 625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

ENGINEERING • LAND SURVEYING • PLANNING

EXISTING TREE INVENTORY

Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Remove?	Owner	Field Notes
001	Black cherry	32	32.0	60%	X		Ivy in tree, dead branches
002	Willow oak	23	23.0	90%		ROW	
003	Willow oak	21	21.0	90%		ROW	
004	White mulberry	3, 2, 2	8.0	90%	X		
005	Crape myrtle	3, 2, 2	8.0	90%		Off	
006	Cucumber magnolia	8	8.0	90%		Off	
007	Crape myrtle	6, 6, 5	9.8	90%		ROW	
008	Black cherry	5	8.0	50%	X		Poor location
009	White mulberry	5	8.0	50%		ROW	Poor location
010	Callary pear	2	8.0	60%		ROW	Poor location
011	Tulip poplar	2	8.0	50%		ROW	Poor location
012	Crape myrtle	7, 6, 5	10.5	90%		Off	
013	Mimosa	3	8.0	90%	X		
014	White mulberry	2	8.0	90%	X		
015	White mulberry	3	8.0	90%	X		

NOTE: TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES, ISA CERTIFIED ARBORIST (MA-7022A).

DESIGN: CDE
DRAWN: CDE
SCALE: NO SCALE
DATE: JUN 2026

SHEET 2 OF 11
FILE: 26-104

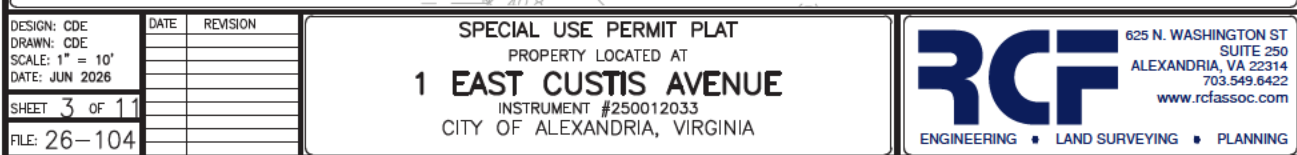
DATE	REVISION

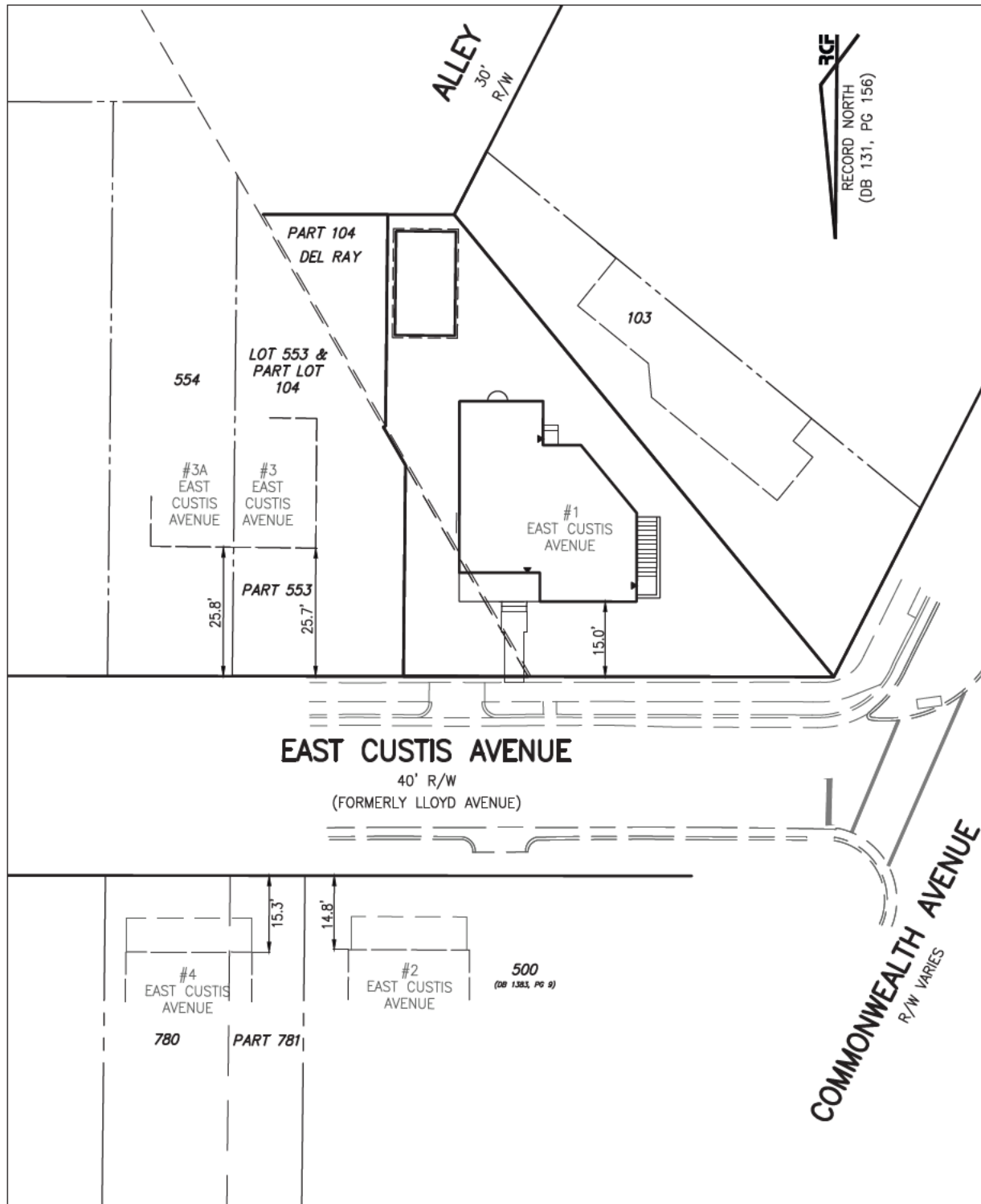
EXISTING TREE INVENTORY
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

ENGINEERING • LAND SURVEYING • PLANNING

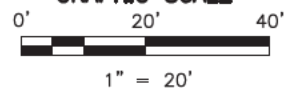




BUILDING SETBACK COMPARISON EXHIBIT

SCALE: 1" = 20'

GRAPHIC SCALE



DESIGN:	DATE	REVISION
CDE		
DRAWN: CDE		
SCALE: 1" = 40'		
DATE: JUN 2026		
SHEET 4 OF 11		
FILE: 26-104		

ZONING DATA
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA

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

BLOCK FACE STUDY

<u>Front Setback and Threshold Data</u>	
<u>(RCF #26-104)</u>	
#1 EAST CUSTIS AVE (Existing setback from property line = 9.7')	
Existing Threshold Height = 3.5'	
<u>Setback Data on East Custis Ave.</u>	
	Setback From Property Line
2 EAST CUSTIS AVE	14.8'
3 EAST CUSTIS AVE	25.7'
3A EAST CUSTIS AVE	25.8'
4 EAST CUSTIS AVE	15.3'
2109 COMMONWEALTH AVE	23.9'
USE SETBACK BETWEEN 14.8' AND 25.8'	
<u>Threshold Data</u>	
Address #	Distance Ground to 1st Floor
2 EAST CUSTIS AVE	3.4'
3 EAST CUSTIS AVE	2.7'
3A EAST CUSTIS AVE	2.7'
4 EAST CUSTIS AVE	3.6'
2109 COMMONWEALTH AVE	3.5'
MAXIMUM THRESHOLD HEIGHT 3.6'	

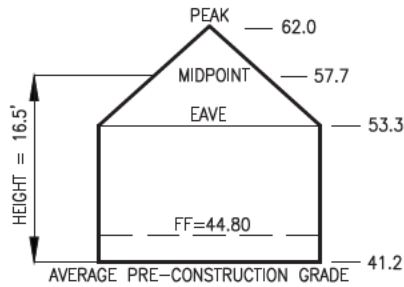
DESIGN: CDE
DRAWN: CDE
SCALE: NO SCALE
DATE: JUN 2026
SHEET 5 OF 11
FILE: 26-104

DATE	REVISION

ZONING DATA
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA

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

EXISTING DWELLING HEIGHT CALCULATION



EXISTING DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	EXISTING DWELLING HEIGHT
41.2	53.3	62.0	57.7	16.5

BLOCK FACE: HEIGHT STUDY

BUILDING HEIGHT ELEVATION				
#1 EAST CUSTIS AVENUE (RCF #26-104)				
(EXISTING BUILDING HEIGHT = 16.5')				
Building Height Data				
A	B	C	D	
Address #	MIDPOINT	AEG	BUILDING HEIGHT	
2 EAST CUSTIS AVE	56.6	41.3	15.3	
3 EAST CUSTIS AVE	64.5 (ROOF)	41.9	22.6	
3A EAST CUSTIS AVE	64.5 (ROOF)	42.1	22.4	
4 EAST CUSTIS AVE	57.7	41.0	16.7	
2109 COMMONWEALTH AVE	68.2	42.5	25.7	
2107 COMMONWEALTH AVE	68.2	41.9	26.3	

DESIGN: CDE
DRAWN: CDE
SCALE: NO SCALE
DATE: JUN 2026
SHEET 6 OF 11
FILE: 26-104

DATE	REVISION

ZONING DATA
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA

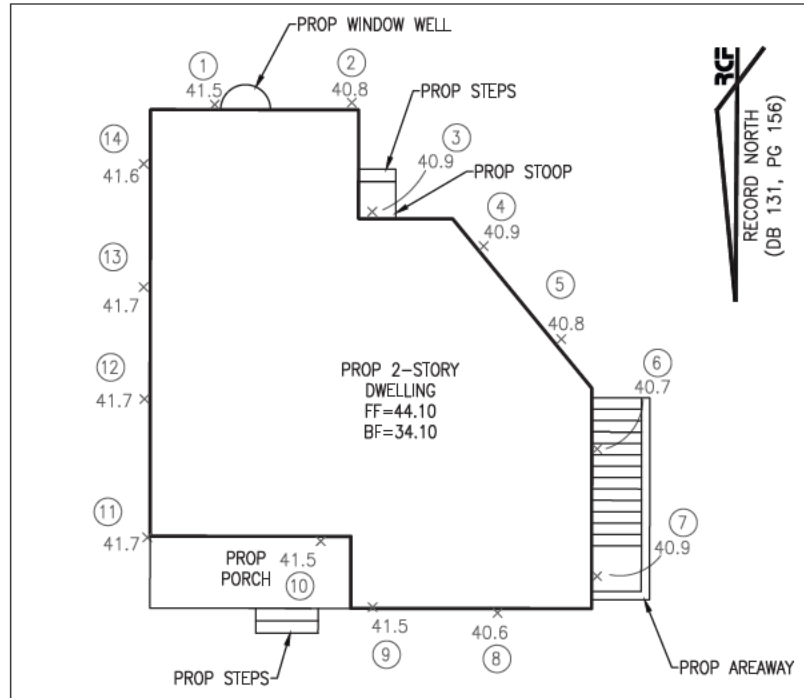


625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

ENGINEERING • LAND SURVEYING • PLANNING

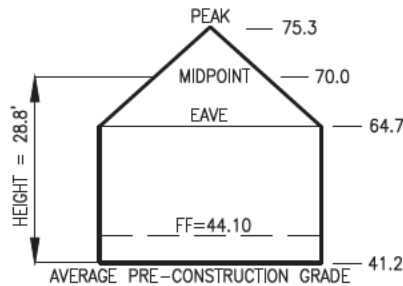
PROPOSED DWELLING HEIGHT CALCULATION

SPOTS	EXISTING - ELEVATION
1	41.5
2	40.8
3	40.9
4	40.9
5	40.8
6	40.7
7	40.9
8	40.6
9	41.5
10	41.5
11	41.7
12	41.7
13	41.7
14	41.6
SUM:	576.8
AVERAGE:	41.2

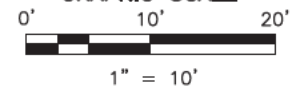


AVERAGE GRADE & DWELLING DETAIL

(SCALE: 1" = 10')



GRAPHIC SCALE



DWELLING HEIGHT CALCULATION

AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
41.2	64.7	75.3	70.0	28.8

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT (E CUSTIS AVE)	41.2	28.8'	SEE SHEET 5	14.8' MIN	15.0'
REAR (SOUTH)	41.2	28.8'	1:1, MIN 7'	28.8' MIN	37.4'
SIDE (EAST)	41.2	28.8'	1:3, MIN 7'	9.6' MIN	9.7'
SIDE (WEST)	41.2	28.8'	1:3, MIN 7'	9.6' MIN	10.8'

Threshold	
AEG along front	41.33
FF Elev	44.10
Threshold (prov.)	2.78
Threshold (max)	3.6

BASEMENT EXCLUSION COMPUTATION

FIRST FLOOR ELEVATION=44.10

$$\begin{aligned} &\text{BOTTOM OF FIRST FLOOR CONSTRUCTION}=43.10 \\ &- \text{AVERAGE FINISHED GRADE}=41.2 \\ &\text{DIFFERENCE}=1.90' \end{aligned}$$

*PER SECTION 2-120 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE, THE BASEMENT SHALL NOT BE COUNTED AS FLOOR AREA WHERE THE AVERAGE FINISHED GRADE IS FEWER THAN 4.0' BELOW THE BOTTOM OF FIRST FLOOR CONSTRUCTION.

DESIGN: CDE
DRAWN: CDE
SCALE: 1" = 10'
DATE: JUN 2026
SHEET 7 OF 11
FILE: 26-104

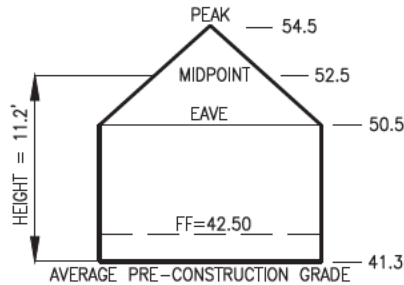
DATE	REVISION

ZONING DATA
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA

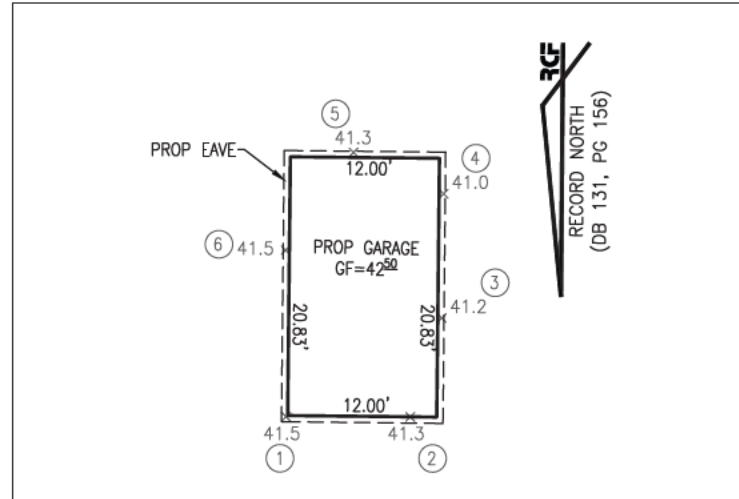
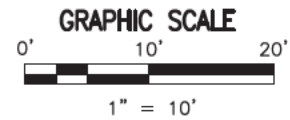
RCF 625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com
ENGINEERING • LAND SURVEYING • PLANNING

PROPOSED GARAGE HEIGHT CALCULATION

SPOTS	EXISTING - ELEVATION
1	41.5
2	41.3
3	41.2
4	41.0
5	41.3
6	41.5
SUM:	247.8
AVERAGE:	41.3



AVERAGE GRADE AND GARAGE DETAIL
(SCALE: 1" = 10')



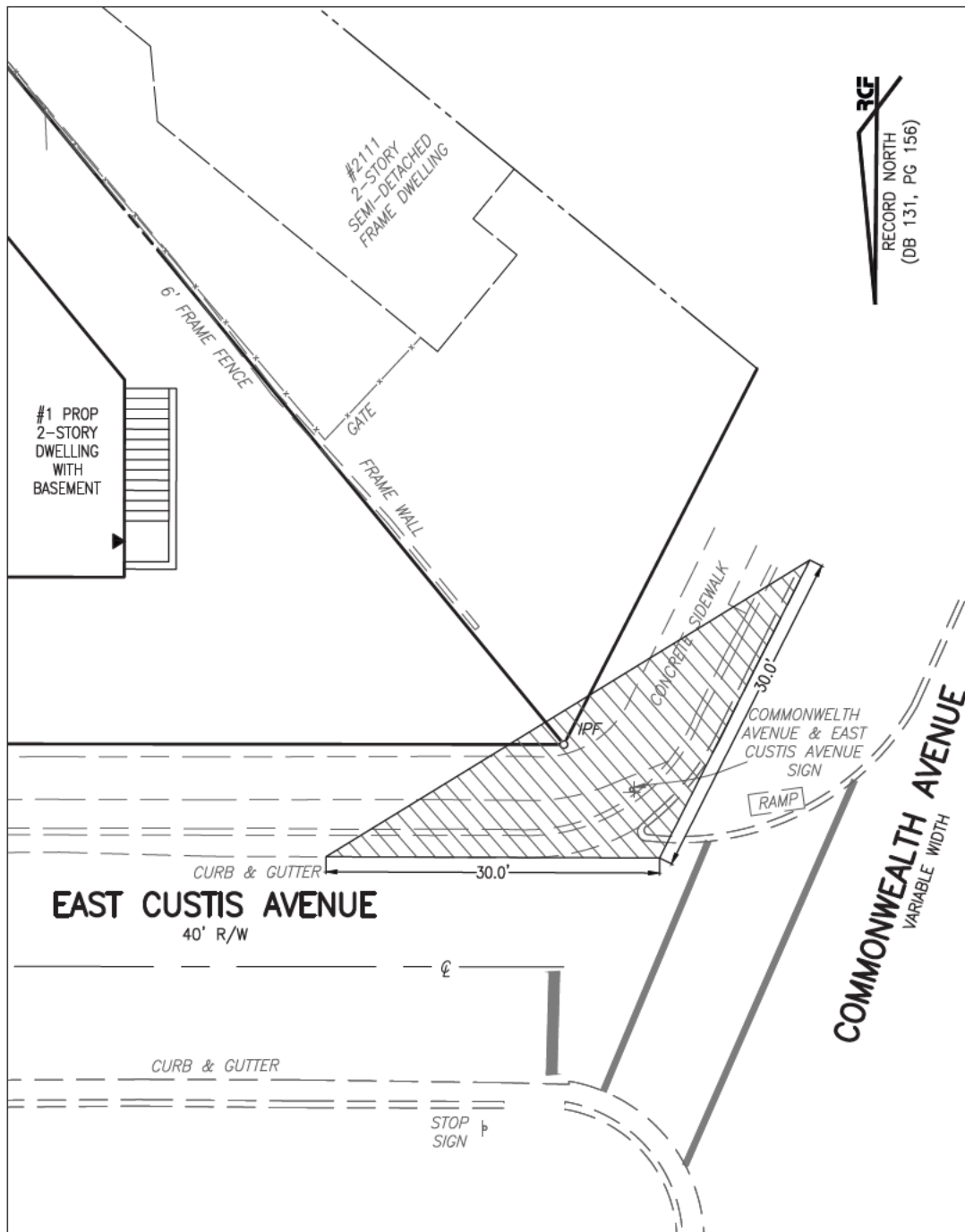
GARAGE HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED GARAGE HEIGHT
41.3	50.5	54.5	52.5	11.2

DESIGN: CDE
DRAWN: CDE
SCALE: 1" = 10'
DATE: JUN 2026
SHEET 8 OF 11
FILE: 26-104

DATE	REVISION

ZONING DATA
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA

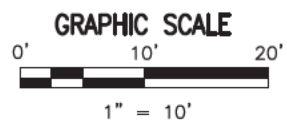
RCF 625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com
ENGINEERING • LAND SURVEYING • PLANNING



VISION CLEARANCE DETAIL

(SCALE: 1" = 10')

NOTE: THERE ARE NO OBSTRUCTIONS TO THE REQUIRED VISION CLEARANCE.



DESIGN: CDE
DRAWN: CDE
SCALE: 1" = 10'
DATE: JUN 2026

SHEET 9 OF 11

FILE: 26-104

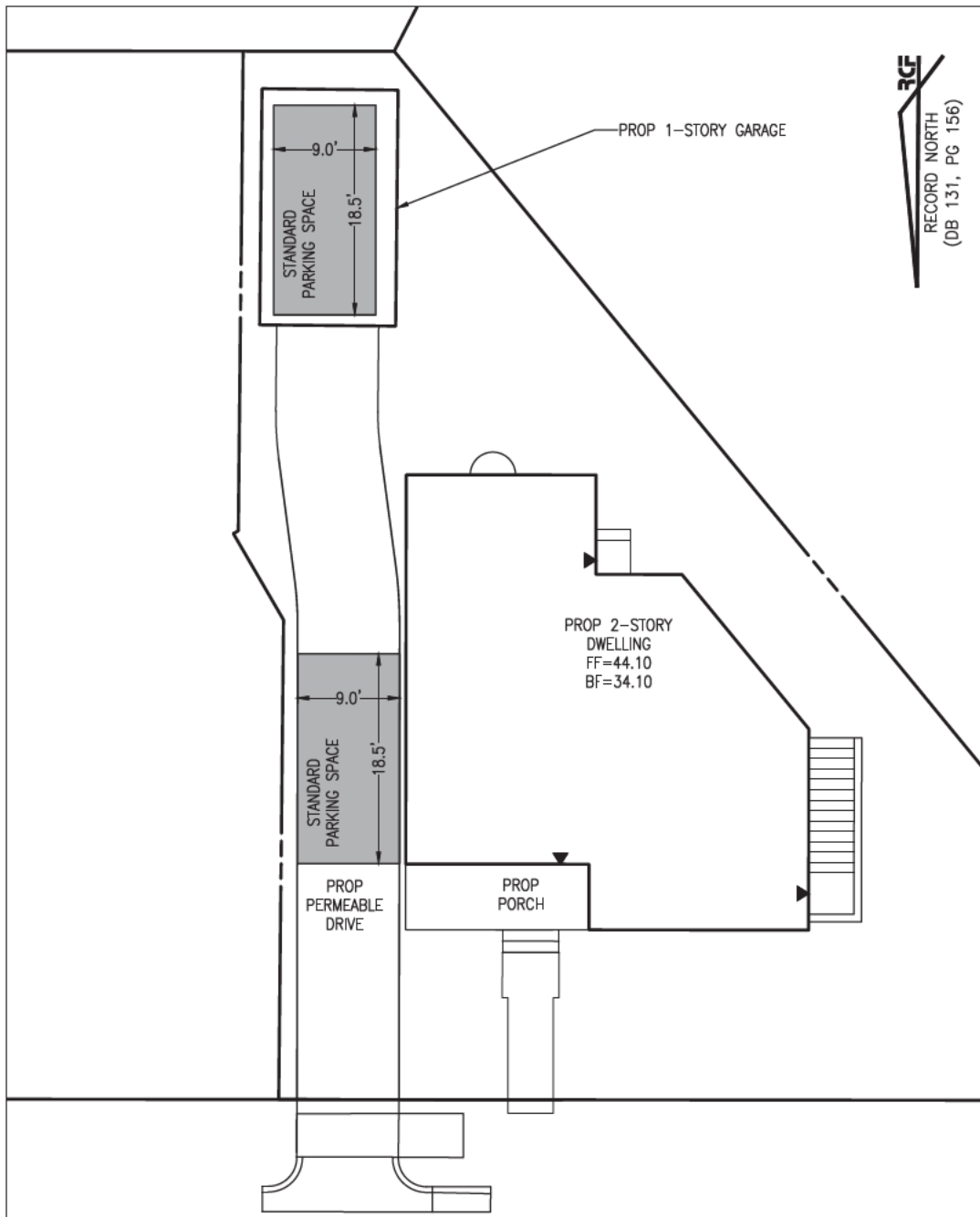
DATE	REVISION

ZONING DATA
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

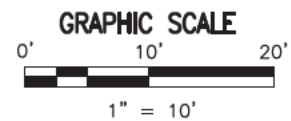
ENGINEERING • LAND SURVEYING • PLANNING



PARKING REQUIREMENT DETAIL

(SCALE: 1" = 10')

NOTE: TWO PARKING SPOTS ARE PROVIDED ONSITE.



DESIGN: CDE
DRAWN: CDE
SCALE: 1" = 10'
DATE: JUN 2026
SHEET 10 OF 11
FILE: 26-104

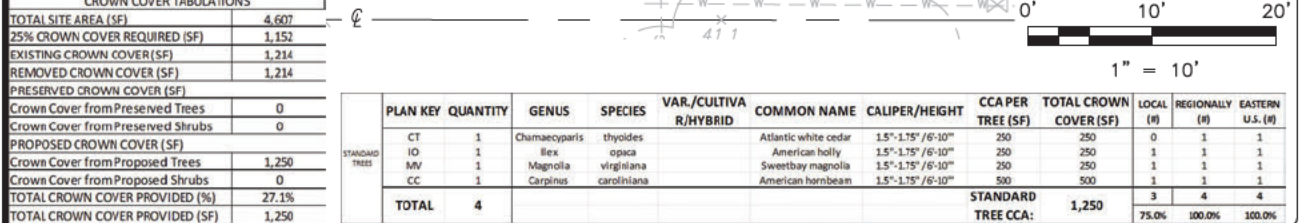
DATE	REVISION

ZONING DATA
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

ENGINEERING • LAND SURVEYING • PLANNING



LANDSCAPE PLAN
PROPERTY LOCATED AT
1 EAST CUSTIS AVENUE
INSTRUMENT #250012033
CITY OF ALEXANDRIA, VIRGINIA

RCF 625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

ENGINEERING • LAND SURVEYING • PLANNING



www.oldcreekhomes.com

OCH at Custis, LLC

1 E Custis Ave, Alexandria VA

No.	Description	Date

COVER PAGE

Project number	01	A100
Date	6/23/2026	
Drawn by	Kyleen Urtola	Scale
Checked by	Matt Gray	



① SOUTH ELEVATION
1/8" = 1'-0"

No.	Description	Date

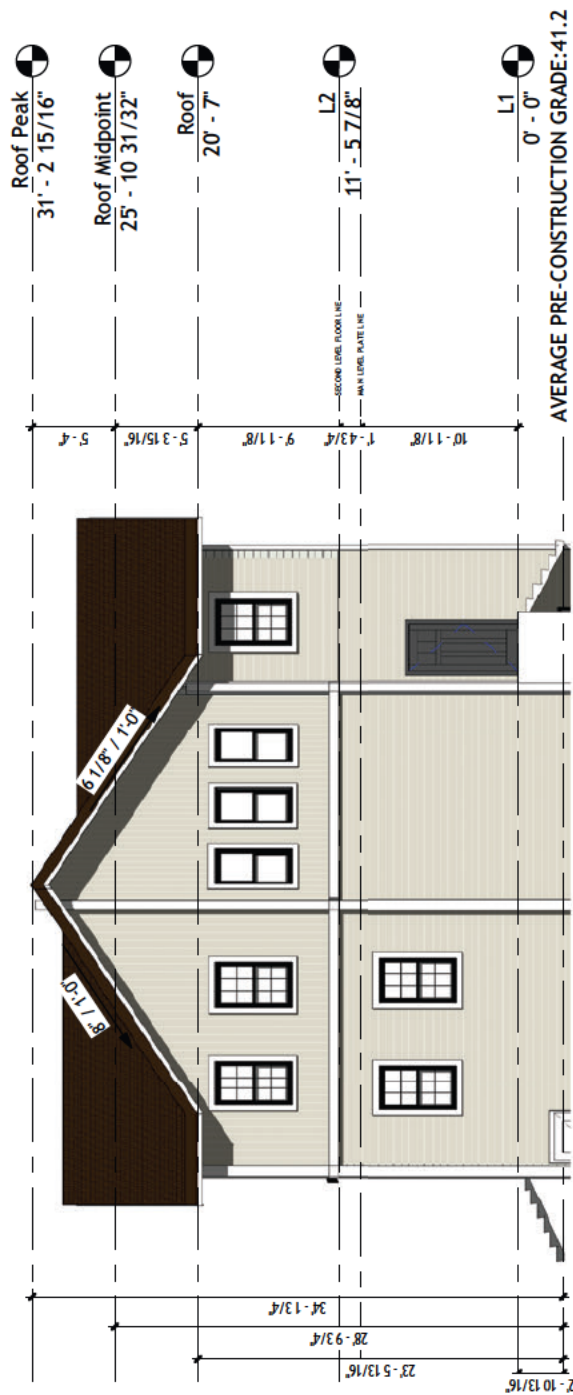
SOUTH ELEVATION		
Project number	01	A201
Date	6/26/2026	
Drawn by	Kyleen Urtola	
Checked by	Matt Gray	
Scale		1/8" = 1'-0"

OCH at Custis, LLC
1 E Custis Ave, Alexandria VA



OLD CREEK
HOMES

www.oldcreekhomes.com



② EAST ELEVATION
1/8" = 1'-0"

No.	Description	Date

EAST ELEVATION		
Project number	01	A202
Date	6/26/2026	
Drawn by	Kyleen Urtola	
Checked by	Matt Gray	Scale 1/8" = 1'-0"

OCH at Custis, LLC
1 E Custis Ave, Alexandria VA



OLD CREEK
—HOMES—

www.oldcreekhomes.com



www.oldcreekhomes.com

OCH at Custis, LLC

1 E Custis Ave, Alexandria VA

No.	Description	Date

NORTH ELEVATION

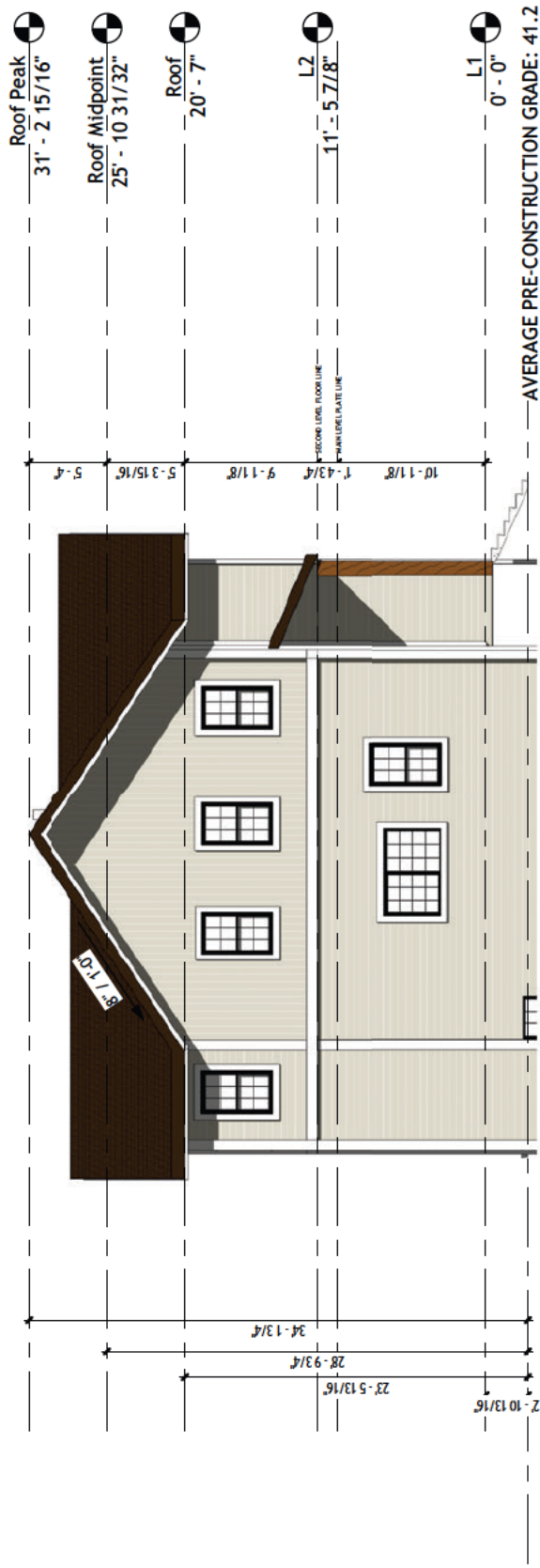
Project number	01
Date	6/26/2026
Drawn by	Kyleen Urtola
Checked by	Matt Gray

A203

Scale 1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"

WEST ELEVATION	
Project number	01
Date	6/26/2026
Drawn by	Kyleen Urtola
Checked by	Matt Gray

A204

Scale 1/8" = 1'-0"

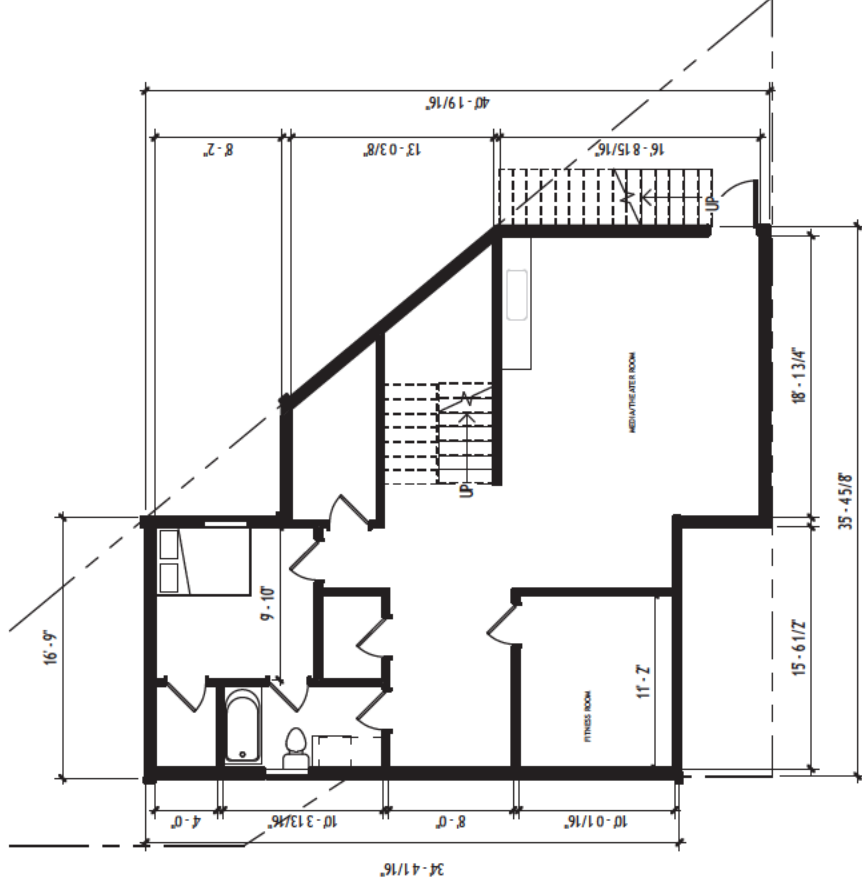
No.	Description	Date

OCH at Custis, LLC
1 E Custis Ave, Alexandria VA



OLD CREEK
—HOMES—

www.oldcreekhomes.com



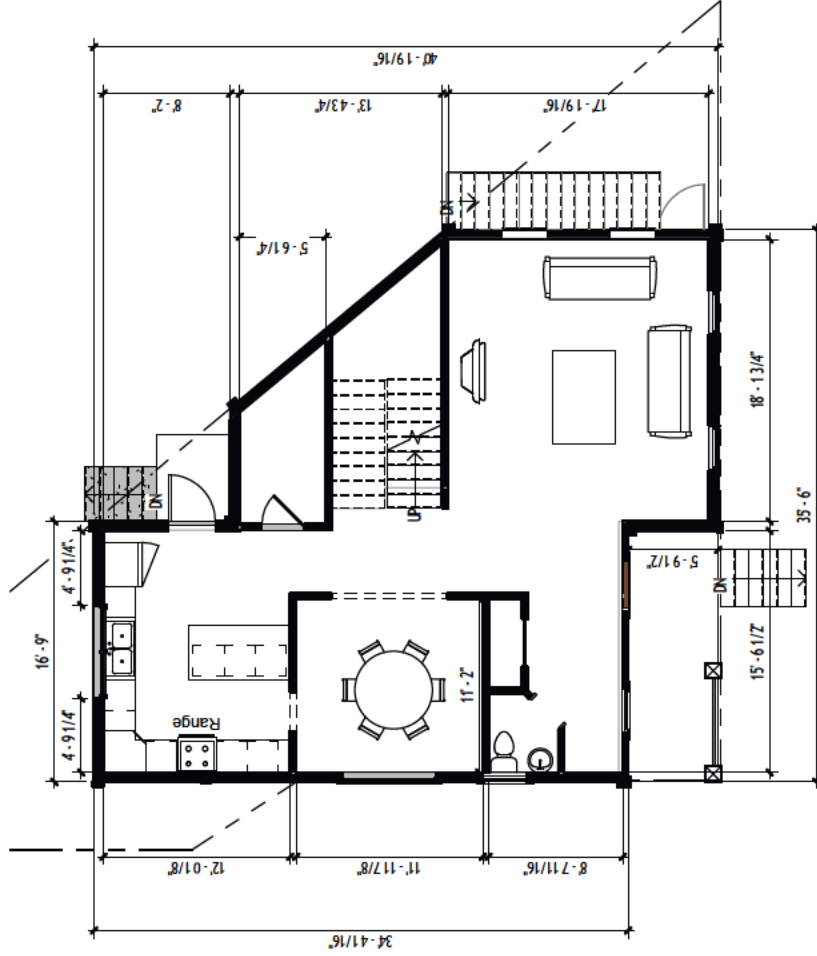
① BASEMENT FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date

BASEMENT FLOOR PLAN		
Project number	01	A101
Date	6/23/2026	
Drawn by	Kyleen Urtola	
Checked by	Matt Gray	
Scale		1/8" = 1'-0"

OCH at Custis, LLC
1 E Custis Ave, Alexandria VA


www.oldcreekhomes.com



① FIRST FLOOR PLAN
1/8" = 1'-0"



www.oldcreekhomes.com

OCH at Custis, LLC

1 E Custis Ave, Alexandria VA

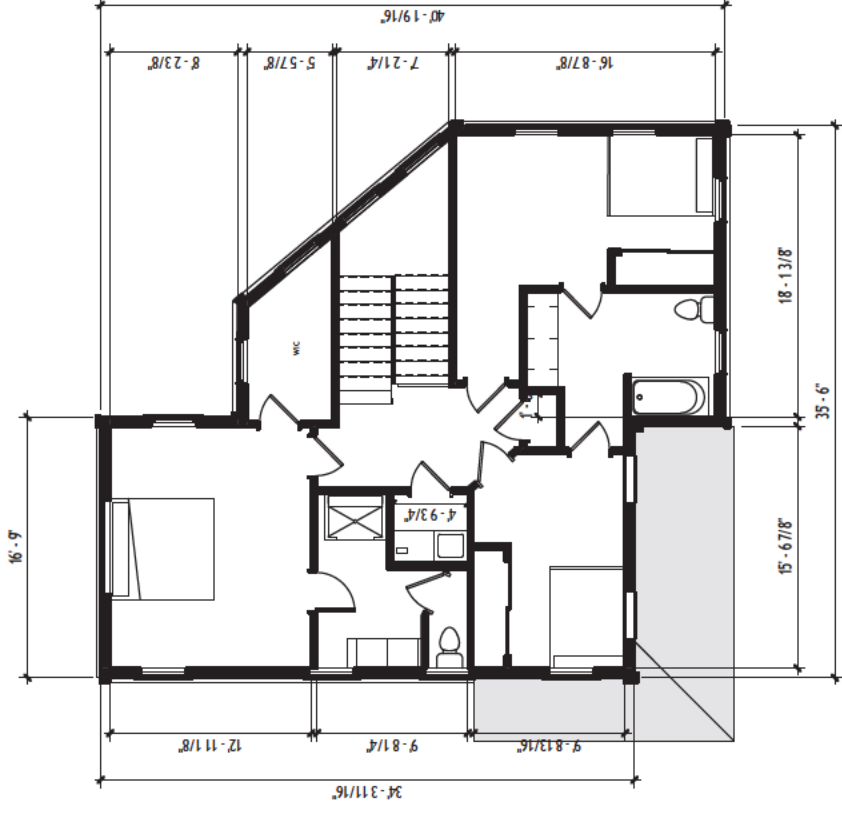
No.	Description	Date

FIRST FLOOR PLAN

Project number	01
Date	6/26/2026
Drawn by	Kyleen Urtola
Checked by	Matt Gray

A102

Scale 1/8" = 1'-0"



① SECOND FLOOR PLAN
1/8" = 1'-0"



www.oldcreekhomes.com

OCH at Custis, LLC

1 E Custis Ave, Alexandria VA

No.	Description	Date

SECOND FLOOR PLAN

Project number	01
Date	6/23/2026
Drawn by	Kyleen Urtola
Checked by	Matt Gray

A103

Scale 1/8" = 1'-0"



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



OLD CREEK
HOMES

www.oldcreekhomes.com

OCH at Custis, LLC

1 E Custis Ave., Alexandria VA

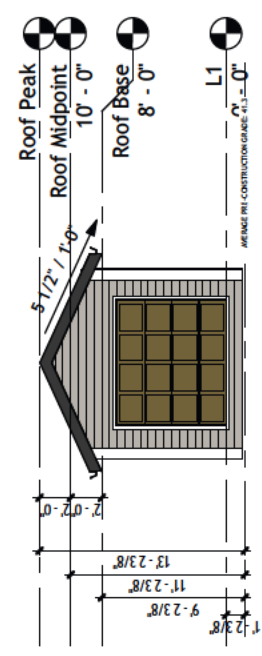
No.	Description	Date

GARAGE COVER PAGE

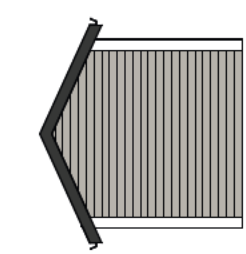
Project number	01
Date	6/23/26
Drawn by	Kyleen Urtola
Checked by	Matt Gray

A205

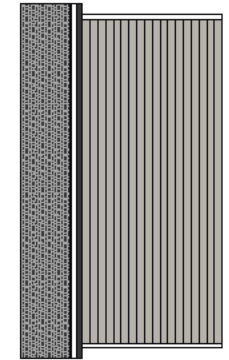
Scale



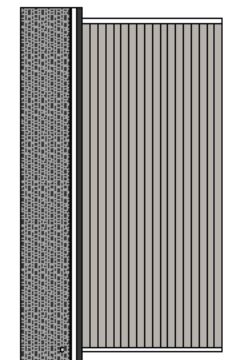
1 SOUTH ELEVATION
1/8" = 1'-0"



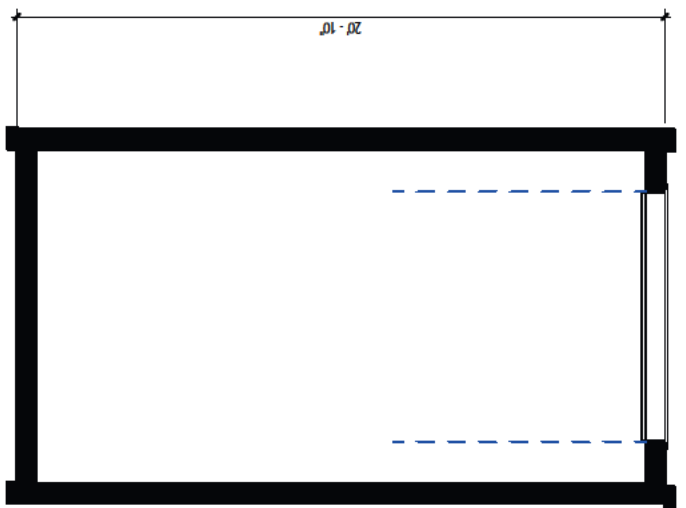
3 NORTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

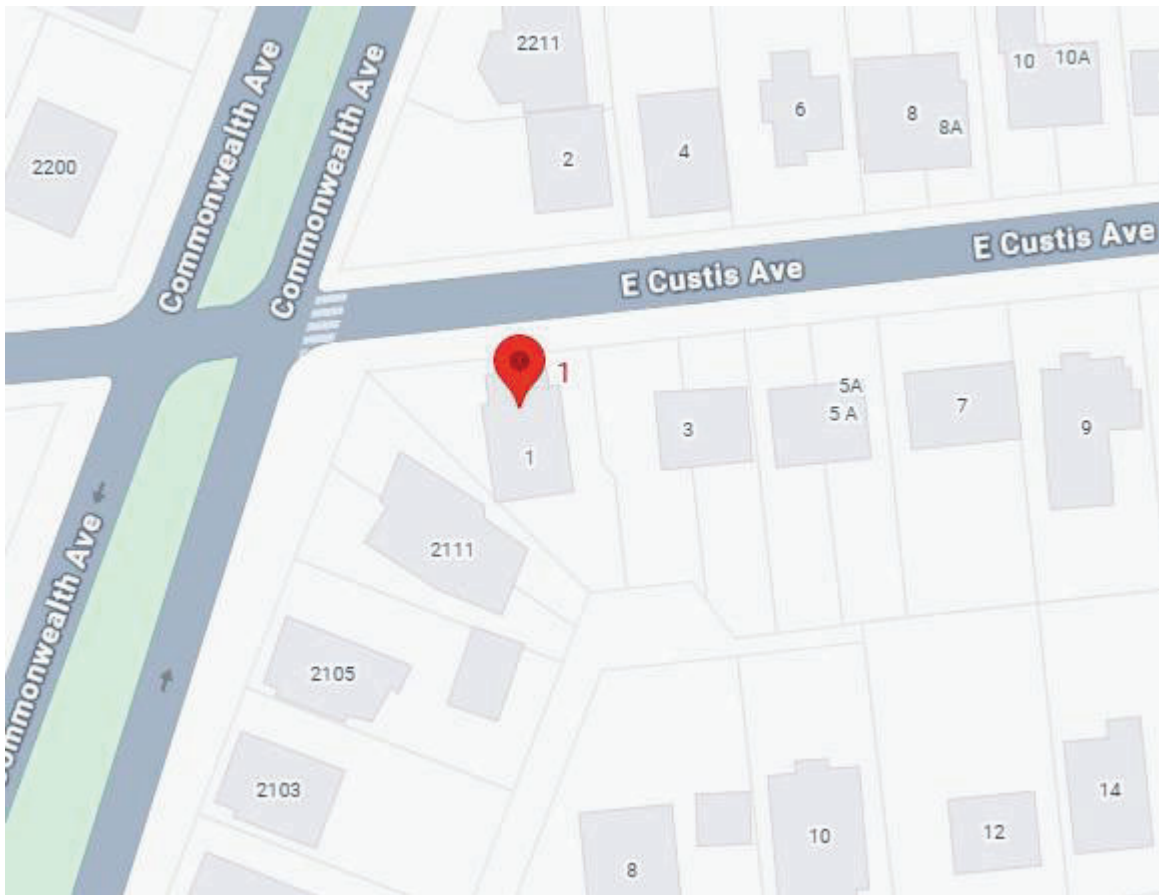


2 First Floor Architectural Plan
1/4" = 1'-0"

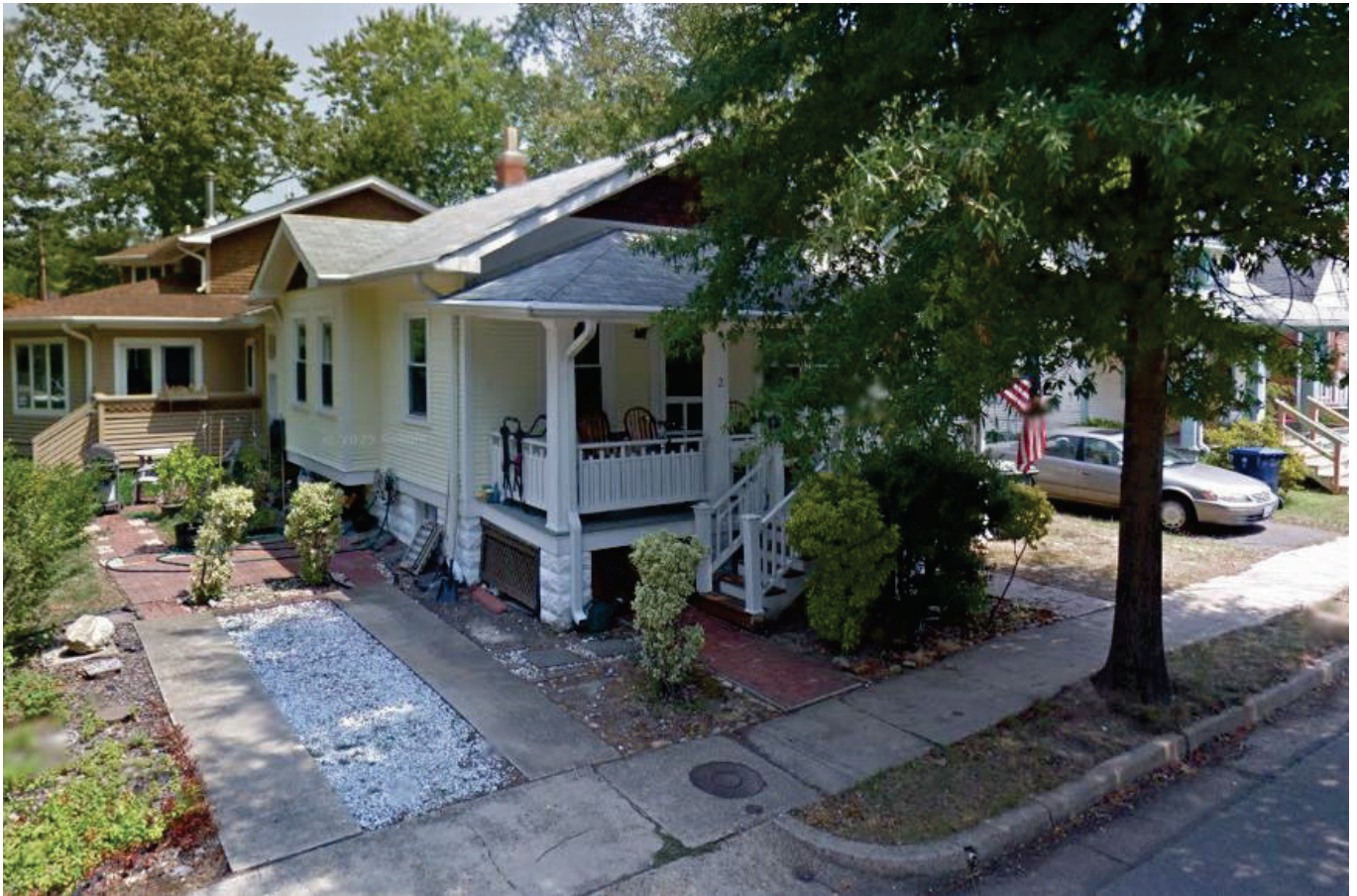
OCH at Custis, LLC		GARAGE FLOORPLAN AND ELEVATIONS	
1 E Custis Ave., Alexandria VA		Project number 01	
		Date 6/23/26	
		Drawn by Kyleen Urtola	
		Checked by Matt Gray	
		Scale As indicated	
		A206	

PHOTO COMPARISON:

VICINITY MAP:



2 E CUSTIS:



3 & 3A E CUSTIS:



4 E CUSTIS:

