



***Special Use Permit #2025-00072***  
***420 East Windsor Avenue – Substandard Lot***  
***Redevelopment***

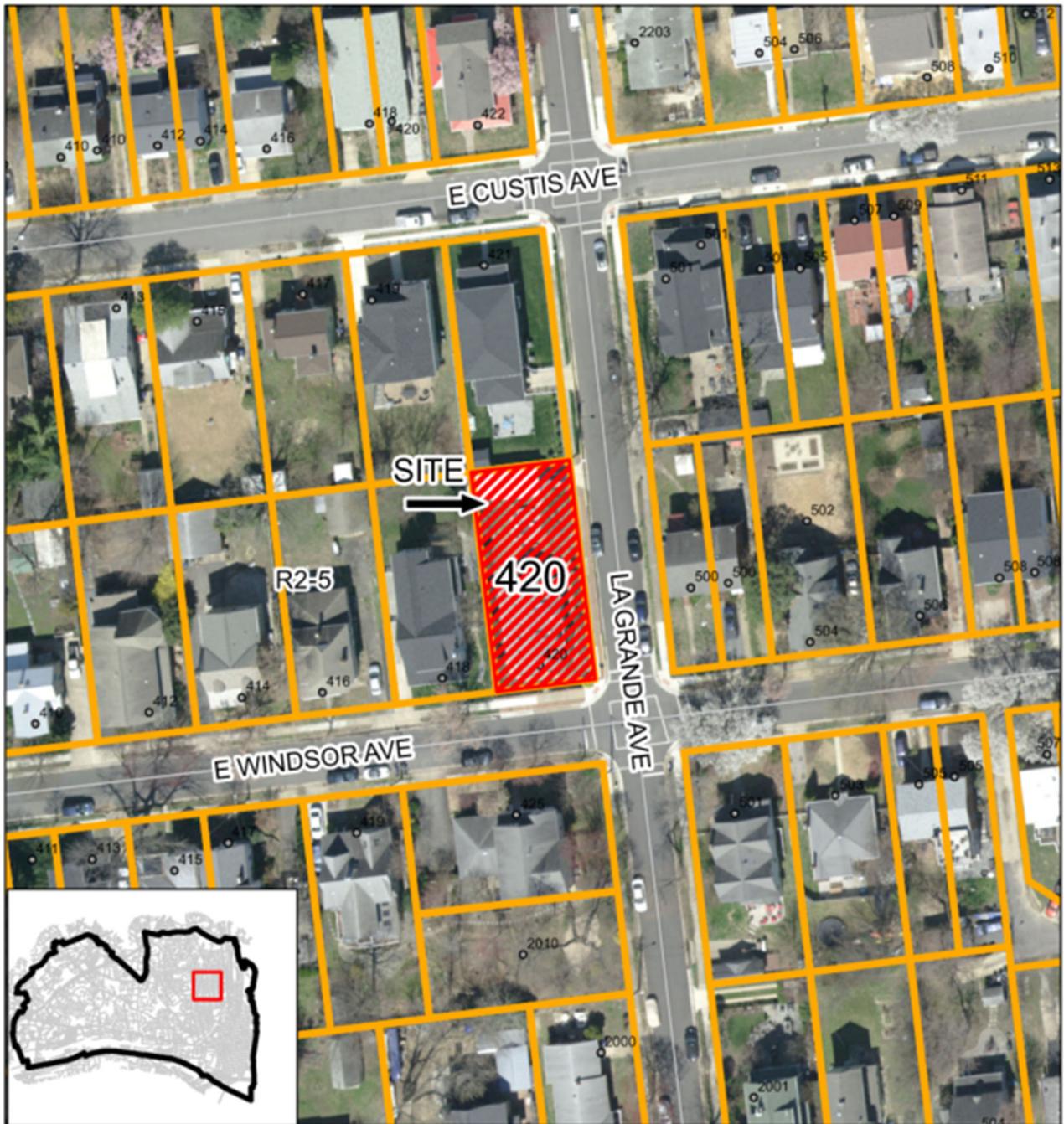
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<b>Application</b>	<b>General Data</b>	
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot.	<b>Planning Commission Hearing:</b>	February 3, 2026
	<b>City Council Hearing:</b>	February 21, 2026
<b>Address:</b> 420 East Windsor Avenue	<b>Zone:</b>	R-2-5/Residential
<b>Applicant:</b> Eric and Baya Frantz	<b>Small Area Plan:</b>	Potomac West

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes, ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Rachel Drescher, [rachel.drescher@alexandriava.gov](mailto:rachel.drescher@alexandriava.gov)  
Tony LaColla, AICP, [anthony.lacolla@alexandriava.gov](mailto:anthony.lacolla@alexandriava.gov)

**PLANNING COMMISSION ACTION, FEBRUARY 3, 2026:** On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Special Use Permit #2025-00072 on the Consent Calendar.



**SUP#2025-00072**  
**420 E Windsor Avenue**



0 30 60 120 Feet

## **I. DISCUSSION**

The applicants, Eric and Baya Frantz, request Special Use Permit (SUP) approval to construct a single-unit dwelling on a developed, substandard lot at 420 East Windsor Avenue. The existing lot is substandard as it does not meet the R-2-5 zone's minimum lot size nor width requirements for a corner lot.

### **A. SITE DESCRIPTION**

The Zoning Ordinance classifies the subject property as a developed, substandard lot of record. It is two lots of record with a total lot size of 5,750 square feet with 50 feet of frontage along East Windsor Avenue and 115 feet of frontage along La Grande Avenue.

In 2025, a grading plan, demolition permit, and building permit were approved to demolish a portion of the existing one-and-a-half story dwelling and construct a rear and second story addition, keeping more than 50 percent of the existing first floor walls. During demolition, it was discovered the existing walls were failing and needed to be fully demolished. Subsequently, more than 50 percent of the first-floor walls were demolished. Because of this, the applicant was then required to request a special use permit to construct a new dwelling.

City Real Estate Assessment records indicate the original dwelling was constructed in 1933. It provided a 21.8-foot front yard along East Windsor Avenue; an 11.2-foot front yard along La Grande Avenue, a west side yard of 12.1 feet, and a north side yard of about 59 feet.



*Figure 1 - Subject Property*

## B. PROPOSAL

The applicant requests SUP approval to redevelop the subject property with a new two-story dwelling. It would have 2,585 square feet of net floor area and would measure 23.3 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof. The new walls would be in the same location as the original footprint with the exception of the expansion to the rear of the dwelling.

The applicant's proposed design would exhibit primarily a craftsman architectural style. The rectangular dwelling would feature a large single dormer and front porch made of stone materials extending the full length of the dwelling. Figures 2 through 5, below, show the proposed elevations.



Figure 2 – Front Elevation

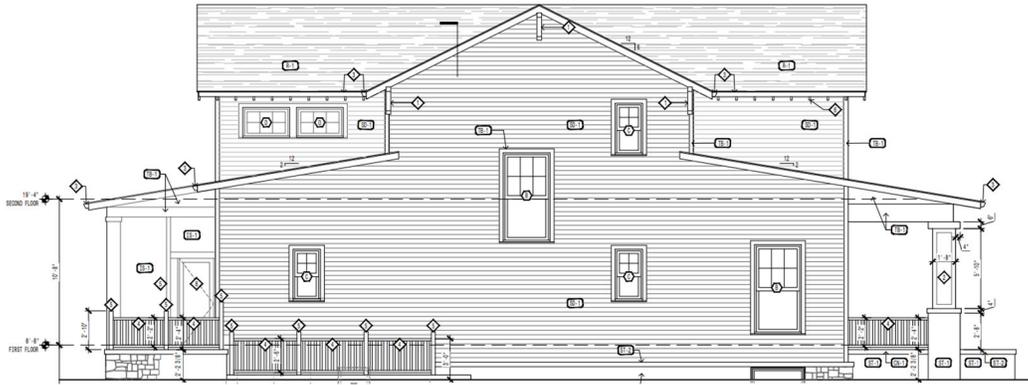


Figure 3 – West Side Elevation



Figure 4 – East Side Elevation

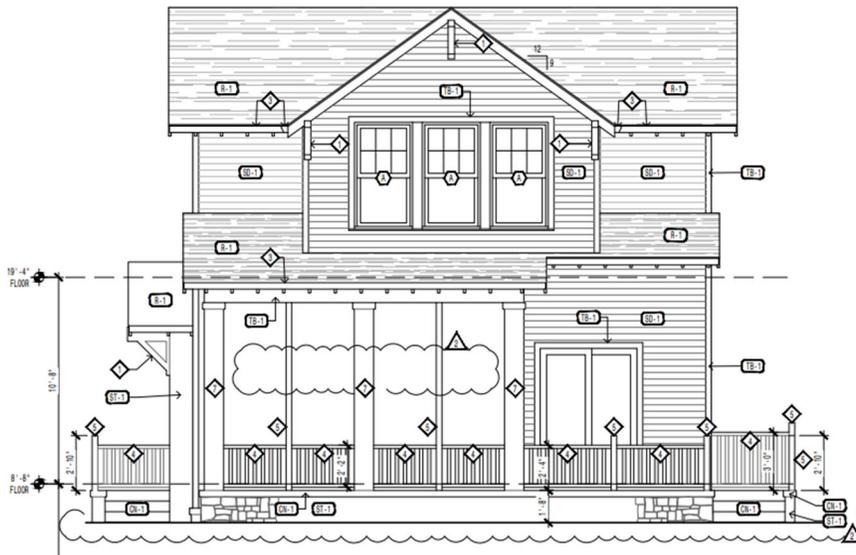


Figure 5 – Rear Elevation



## C. PARKING

The property is located within the enhanced transit area. Zoning Ordinance section 8-200(A)(1) requires no minimum parking for single-unit dwellings within the enhanced transit area. The property has an existing driveway and detached garage which will remain.

## D. ZONING

The subject property is zoned R-2-5/Residential. For corner lots, the R-2-5 zone requires a minimum lot size of 6,500 square feet, a minimum lot width of 65 feet and a minimum lot frontage of 40 feet. Given the subject property's size and width at 5,750 square feet and 50 feet, respectively, Zoning Ordinance section 12-901 applies and classifies the subject property as a substandard lot. Because the applicant proposes redevelopment of the substandard lot, Zoning Ordinance section 12-901(C) applies and requires SUP approval.

The existing property and proposed dwelling would meet all R-2-5 zoning requirements except for lot size and width. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

*Table 1 – Zoning Analysis*

	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	6,500 Sq. Ft.	5,750 Sq. Ft.	No change
<b>Lot Width</b>	65 Ft.	50 Ft.	No change
<b>Lot Frontage</b>	40 Ft.	50 Ft.	No change
<b>Front Yard (East Windsor Avenue)</b>	16.1 - 43 Ft.	21.8 Ft.	No change
<b>Front Yard (La Grande Avenue)</b>	6.7 - 20.4 Ft.	11.2 Ft.	No change
<b>Side Yard (West)</b>	8.04 Ft.	12.1 Ft.	No change
<b>Rear Yard</b>	24.1 Ft.	59 Ft.	39 Ft.
<b>Floor Area</b>	2,587.5 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,985.80 Sq. Ft. 0.35 FAR	2,585.4 Sq. Ft. 0.45 FAR
<b>Height</b>	30 Ft.	14.8 Ft.	23.3 Ft.
<b>Threshold Height</b>	4.4 Ft.	1.6 Ft.	2.4 Ft.

### MASTER PLAN DESIGNATION

The proposed residential use is consistent with the Potomac West Small Area Plan which designates this area for residential development.

## II. STAFF ANALYSIS

Staff supports the applicant’s proposal to develop this substandard lot with a new two-story dwelling. As required by Zoning Ordinance section 12-901(C), the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk, and design.

### A. HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. The surrounding dwellings’ heights are shown in Table 2, below.

*Table 2 – Dwelling Heights*

425 East Windsor Ave	27.5 Ft.
418 East Windsor Ave	23.2 Ft.
501 East Windsor Ave	22.7 Ft.
419 East Custis Ave	25.0 Ft.
421 East Custis Ave	23.0 Ft.
<b>Average</b>	<b>24.23 Ft.</b>
<b>Proposed Dwelling</b>	<b>23.3 Ft.</b>

The majority of the surrounding dwellings are one and a half to two-story dwellings with an average height of 24.23 feet. The proposed dwelling would be below the average dwelling height of its contextual block face. Because the proposed dwelling would be within the range of surrounding dwellings, staff finds the proposed height to be compatible with the existing neighborhood.

### B. BULK

Staff finds the applicant’s proposal compatible with neighborhood character in terms of bulk. While the applicant will be maxing out their allowable floor area, many of the surrounding dwellings have also maxed out on their allowable floor area and the proposed dwelling would be similar in size to its surrounding dwellings.

*Table 3 – Dwelling gross FARs*

Address	FAR	Floor Area	Lot size
425 East Windsor Ave	0.38	2,516 Sq. Ft.	6,500 Sq. Ft.
418 East Windsor Ave	0.48	2,762 Sq. Ft.	5,750 Sq. Ft.
500 East Windsor Ave	0.39	1,116 Sq. Ft.	2,875 Sq. Ft.
501 East Windsor Ave	0.39	2,234 Sq. Ft.	5,750 Sq. Ft.
419 East Custis Ave	0.46	2,656 Sq. Ft.	5,750 Sq. Ft.
421 East Custis Ave	0.46	2,654 Sq. Ft.	5,750 Sq. Ft.
<b>Proposed Dwelling</b>	<b>0.47</b>	<b>2,701.6 Sq. Ft.</b>	<b>5,750 Sq. Ft.</b>

## C. DESIGN

Staff finds that proposed design would be compatible with the established neighborhood character. The surrounding dwellings are a mix of architectural styles and many of these dwellings have either undergone renovations or redevelopment.

The applicant's proposed design features mostly Craftsman bungalow style architecture, which is prevalent on this block, and the design elements would include a porch that expands to full length of the dwelling, masonry piers, and six over one windows. The dwelling next door at 418 East Windsor Avenue reflects a similar expansive front porch and dormer to the proposed dwelling.

Given that the proposed design characteristics are significantly in line with the surrounding dwellings and neighborhood, staff finds the overall design to be exceptionally compatible with the existing neighborhood character.

## D. ADDITIONAL CONSIDERATIONS

Staff notified the Del Ray Citizens' Association (DRCA) of the request. At the time of report writing, staff had not yet received a statement from DRCA.

## E. CONCLUSION

Staff found that the proposed dwelling's height, bulk and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.

## III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The dwelling's bulk, height, and design, including materials, shall be substantially consistent with the application materials submitted January 20, 2026 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. The lots shall be consolidated prior to issuance of the Certificate of Occupancy. (P&Z)

STAFF: Rachel Drescher, Urban Planner, Department of Planning and Zoning  
Sam Shelby, Principal Planner, Department of Planning and Zoning  
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

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Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

## IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

### Transportation & Environmental Services:

No comments. No issues with this request. (T&ES)

### Code Enforcement:

C-1 A building permit is required.

### Recreation, Parks and Cultural Activities:

No comments or concerns.

### Police Department:

No comments received.

### Fire Department:

No comments or concerns.

### Historic Alexandria (Archaeology):

No archaeology comments for this undertaking.



**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 420 E Windsor Ave, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Residential use as  
(use)  
described in this application.

Name: Eric Frantz

Phone: [REDACTED]

Please Print  
Address: [REDACTED]

Email: [REDACTED]

Signature:  ERIC FRANTZ  
2025.12.15  
16:42:29.05'00'

Date: 12/15/2025

**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.

Eric & Baya Frantz - 100% Applicant/owner owned

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# 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. Eric & Baya Frantz	[REDACTED]	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 420 E Windsor Ave, Alexandria, VA (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. Eric & Baya Frantz	[REDACTED]	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within 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 indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	None
2. None	None	None
3. None	None	None

**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.

12/15/2025

Eric Frantz



2025.12.15

Date

Printed Name

Signature



## 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: Substandard lot redevelopment

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).

0. Residential property.

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

0. Residential property.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

N/A

Hours:

N/A

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

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

N/A

B. How will the noise be controlled?

N/A

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

N/A

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**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)

N/A

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

N/A

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C. How often will trash be collected?

N/A

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

N/A

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**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:

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**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:

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**12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
N/A

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## **ALCOHOL SALES**

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

Yes       No      N/A

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.

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## PARKING AND ACCESS REQUIREMENTS

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

2 Standard spaces **1 in garage & 1 in driveway**  
\_\_\_\_\_ 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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?

N/A

**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? N/A

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? None

\_\_\_\_\_

C. During what hours of the day do you expect loading/unloading operations to occur?  
None

\_\_\_\_\_

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
None

\_\_\_\_\_

\_\_\_\_\_

**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?

Yes

\_\_\_\_\_

\_\_\_\_\_

## **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? 2070.8 square feet.

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

514.6 sq. ft. (existing) + 2070.8 sq. ft. (addition if any) = 2585.4 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 & Zoning Special Use Permit Application Checklist

### Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

### Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

### If Applicable

- Plan for outdoor uses

### Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets



**Department of Planning & Zoning**  
Supplemental Special Use Permit Application Checklist  
New Development or Redevelopment of Substandard Lots

**Floor Area Ratio Worksheet:**

- Existing Building
  - Proposed Building
- The original plan was existing; the two walls that were planned to be kept, so these are now proposed to be new

**Contextual Blockface Study:**

- Threshold heights for each property
  - Front setbacks for each property
  - Building heights for each property
- \*Contact staff to confirm contextual blockface*
- Photos of comparison buildings on both sides of the block
  - Site plan of immediate area showing comparison buildings and adjacent streets
  - Plat submitted to scale showing existing building(s)
  - Existing trees and trees proposed for removal – include caliper and tree species

**Elevation drawings to scale with dimensions for:**

- Height of existing building
- Proposed building design including dimensions for setbacks and heights

**Scaled plans with dimensions for:**

- Floor plans for each floor of proposed building, including basement and attic
- Roof truss section





SUBJECT TO FIELD INSPECTION

OWNER  
MR. ERIC FRANTZ &  
MRS. BAYA FRANTZ  
420 E WINDSOR AVE  
ALEXANDRIA, VA 22301

ARCHITECT  
**DBMC**  
DBMC DESIGN LLC  
8701 GEORGIA AVE, SUITE 408  
SILVER SPRING, MD, 20910  
(301) 888-8373

**FRANTZ RESIDENCE**  
420 E WINDSOR AVE  
ALEXANDRIA, VA 22301

1	PROGRESS SET	30/SEP/2024
2	BD SET	17/OCT/2024
3	PERMIT SET	26/JAN/2025

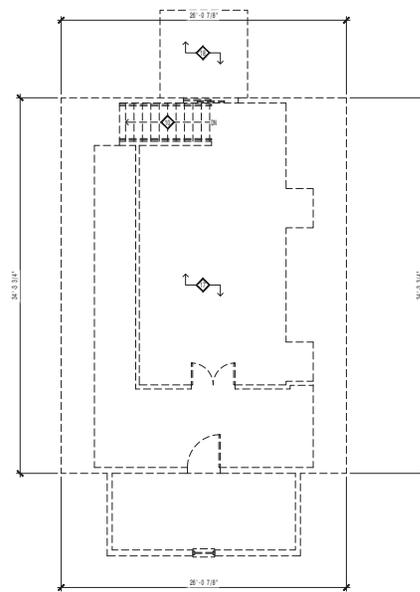
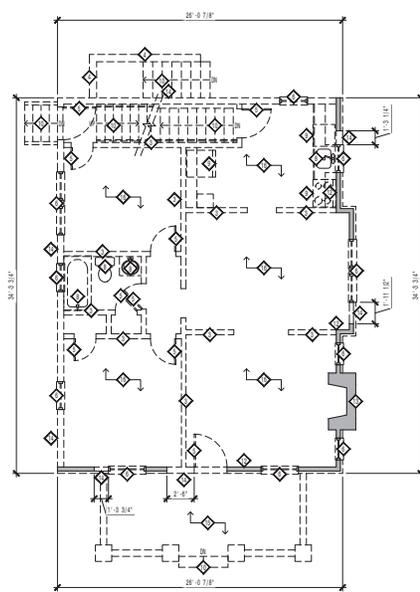
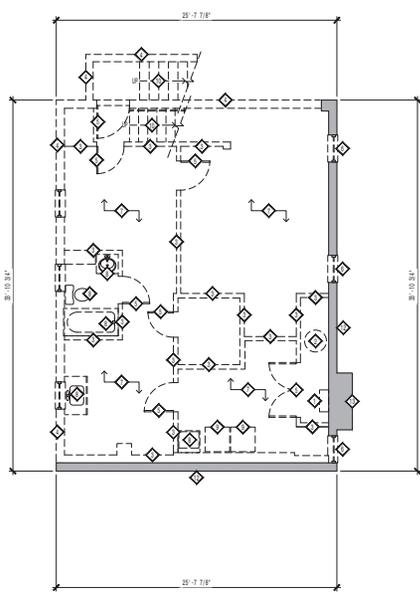
DATE	07/JUN/2024
PROJECT NO.	2024-0174
DRAWN BY	DBMC
CHECKED BY	DBMC



CONSTRUCTION AUTHORIZED  
CODE ADMINISTRATION  
ALEXANDRIA VIRGINIA  
08/18/2025  
THIS DOCUMENT APPEARS TO COMPLY  
WITH ALL APPLICABLE CODES AND  
REGULATIONS  
BY: Michael McPhail  
FOR BUILDING OFFICIAL

ARCHITECTURAL DEMO PLANS

AD100



1 | ARCHITECTURAL DEMO PLAN- BASEMENT  
3/16" = 1'-0"

2 | ARCHITECTURAL DEMO PLAN- FIRST  
3/16" = 1'-0"

3 | ARCHITECTURAL DEMO PLAN- SECOND  
3/16" = 1'-0"

DEMO PLAN LEGEND



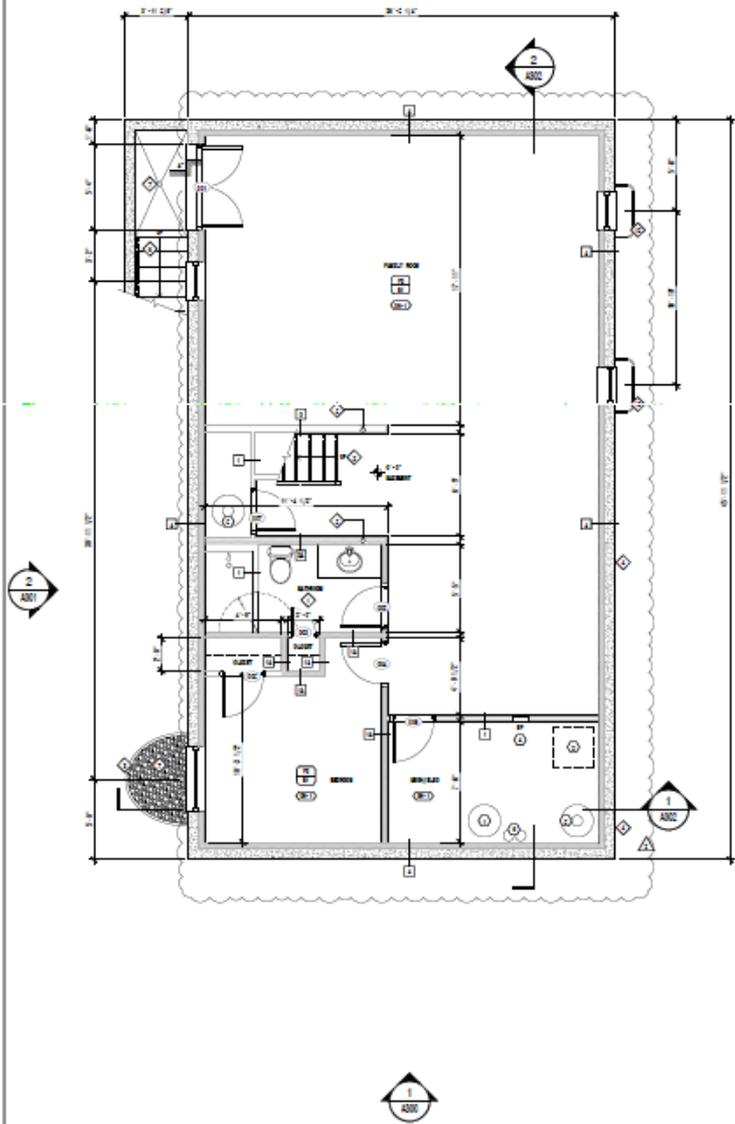
GENERAL NOTES

- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS.
- COORDINATE EXTENT OF DEMOLITION WITH NEW WORK REQUIREMENTS.
- SEE SMALL COORDINATE WITH OTHER DRAWINGS AND NOT ANY OPENINGS REQUIRED TO FACILITATE INSTALLATION OF NEW EQUIPMENT, OUTLETWORK, PIPING, ETC.
- ALL EXISTING WINDOWS AND DOORS TO BE REMOVED, TYP.
- ALL EXISTING FINISHES TO BE REMOVED THROUGH OUT, TYP.
- ALL EXISTING COLUMNS AND FOOTINGS TO BE REMOVED THROUGH OUT, TYP.
- ALL EXISTING ELECTRICAL TO BE REMOVED UNLESS NOTED OTHERWISE, TYP.
- ALL EXISTING HEAT/COLD/CHASING SYSTEMS AND DUCT WORK TO BE REMOVED, TYP.
- ALL EXISTING PLUMBING (DRAINS, VENTS, WASTE/SUPPLY LINES, ETC.) TO BE REMOVED, TYP.
- GC TO COORDINATE W/ HIG. UTILITY PRIOR TO START OF DEMOLITION WORK FOR LOCATION OF ALL UTILITIES.

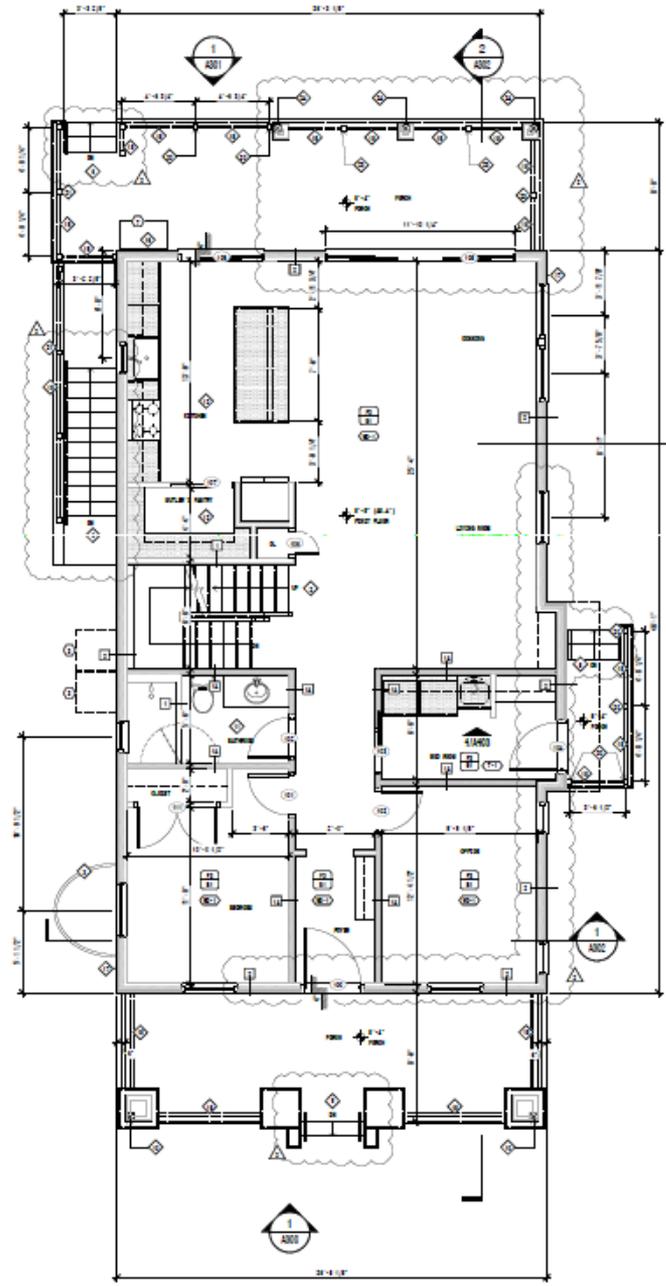
SHEET NOTES

- EXISTING ROLLER UNIT TO BE REMOVED AND SHAVED PER OWNER REQUEST.
- REMOVE EXISTING HOT WATER HEATER AND ASSOCIATED PIPING, TYP.
- REMOVE EXISTING HALL AND BONE HOLDING, TYP.
- REMOVE EXISTING FOUNDATION WALL AND FOOTING, TYP.
- REMOVE EXISTING DOOR, SILL, THRESH AND FRAME, TYP.
- REMOVE EXISTING WINDOW, WINDOW CASING, SILL, AND APRON. PREP SURFACES FOR NEW WALL SILL OR NEW WINDOW, SEE PLANS, TYP.
- REMOVE EXISTING SLAB ON GRADE AND GRAIN AS REQUIRED. COORDINATE EXTENT OF REMOVAL WITH STRUCTURAL DRAWINGS AND WALL SECTIONS FOR NEW SLAB HEIGHT, TYP.
- REMOVE EXISTING PLUMBING FITTINGS AND ASSOCIATED PIPING THROUGH OUT, TYP.
- REMOVE EXISTING APPLIANCE AND ASSOCIATED PIPING, DUCT WORK, ELECTRICAL, ETC., TYP.
- REMOVE EXISTING STAIR AND ASSOCIATED STRUCTURE, TYP.
- REMOVE EXISTING WOOD SICK, WOOD SUPPORTS, AND FOOTINGS AS REQUIRED, TYP.
- EXISTING WALL TO REMAIN- REMOVE EXTERIOR AND INTERIOR FINISHES, GIB, SOUNDING INSULATION, BRICKWORK, INSULATION, ETC. TO THE EXISTING STRUCTURE, AND/OR REPAIR AS NECESSARY. PREP SURFACES FOR NEW FINISHES, TYP. BRICK WALL AS REQUIRED.
- EXISTING CROWN/CLIP/SLIP TO REMAIN- PATCH/REPAIR AS REQUIRED, TYP.
- REMOVE EXISTING EXTERIOR WALL AND ALL ASSOCIATED FINISHES, TYP.
- REMOVE EXISTING FRONT PORCH, ASSOCIATED STRUCTURE, AND ROOF IN ITS ENTIRETY.
- REMOVE EXISTING FIRST FLOOR, WALKER AND ALCOHOL.
- REMOVE EXISTING SECOND FLOOR, ROOF, FINISHES, AND ASSOCIATED STRUCTURE IN THEIR ENTIRETY.
- REMOVE EXISTING SECOND FLOOR BALCONY AND ASSOCIATED STRUCTURE.



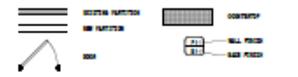


1 | FLOOR PLAN- BASEMENT  
1/4" = 1'-0"



2 | FLOOR PLAN- FIRST  
1/4" = 1'-0"

**FLOOR PLAN LEGEND**



**GENERAL NOTES**

1. ALL NEW WALL FINISHING - EXISTING WORK, EXCEPT EXISTING WITH FLOOR FINISHING, IS TO BE REMOVED AND EXISTING WORK TO BE REFINISHED AND REPAIRED. EXISTING WORK TO BE REFINISHED EXCEPT REPAIRS.
2. ALL NEW WALL FINISHING TO BE DONE WITH 1/2" GYPSUM BOARD OVER EXISTING WALL FINISHING.
3. ALL NEW WALL FINISHING TO BE DONE WITH 1/2" GYPSUM BOARD OVER EXISTING WALL FINISHING.
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24. ALL NEW WALL FINISHING TO BE DONE WITH 1/2" GYPSUM BOARD OVER EXISTING WALL FINISHING.
25. ALL NEW WALL FINISHING TO BE DONE WITH 1/2" GYPSUM BOARD OVER EXISTING WALL FINISHING.

**SHEET NOTES**

1. SEE GENERAL NOTES FOR ALL NOTES.
2. SEE GENERAL NOTES FOR ALL NOTES.
3. SEE GENERAL NOTES FOR ALL NOTES.
4. SEE GENERAL NOTES FOR ALL NOTES.
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25. SEE GENERAL NOTES FOR ALL NOTES.

**MATERIAL SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT
1	1/2" GYPSUM BOARD	1000	SQ. FT.
2	1/2" GYPSUM BOARD	1000	SQ. FT.
3	1/2" GYPSUM BOARD	1000	SQ. FT.
4	1/2" GYPSUM BOARD	1000	SQ. FT.
5	1/2" GYPSUM BOARD	1000	SQ. FT.
6	1/2" GYPSUM BOARD	1000	SQ. FT.
7	1/2" GYPSUM BOARD	1000	SQ. FT.
8	1/2" GYPSUM BOARD	1000	SQ. FT.
9	1/2" GYPSUM BOARD	1000	SQ. FT.
10	1/2" GYPSUM BOARD	1000	SQ. FT.

**EQUIPMENT SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT
1	1/2" GYPSUM BOARD	1000	SQ. FT.
2	1/2" GYPSUM BOARD	1000	SQ. FT.
3	1/2" GYPSUM BOARD	1000	SQ. FT.
4	1/2" GYPSUM BOARD	1000	SQ. FT.
5	1/2" GYPSUM BOARD	1000	SQ. FT.
6	1/2" GYPSUM BOARD	1000	SQ. FT.
7	1/2" GYPSUM BOARD	1000	SQ. FT.
8	1/2" GYPSUM BOARD	1000	SQ. FT.
9	1/2" GYPSUM BOARD	1000	SQ. FT.
10	1/2" GYPSUM BOARD	1000	SQ. FT.

MR. ERIC FRANTZ &  
MRS. DANIA FRANTZ  
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ALEXANDRIA, VA 22301



**FRANTZ RESIDENCE**  
400 WINDSOR AVE  
ALEXANDRIA, VA 22301

NO.	DESCRIPTION	DATE
1	PROJECT SET	10/20/2014
2	ISSUE SET	10/20/2014
3	PERMIT SET	10/20/2014
4	PERMIT REVISIONS	11/10/2014
5	PERMIT REVISIONS	11/10/2014

DATE	DESCRIPTION
10/20/2014	PROJECT SET
10/20/2014	ISSUE SET
10/20/2014	PERMIT SET
11/10/2014	PERMIT REVISIONS
11/10/2014	PERMIT REVISIONS



FLOOR PLAN- BASEMENT & FIRST

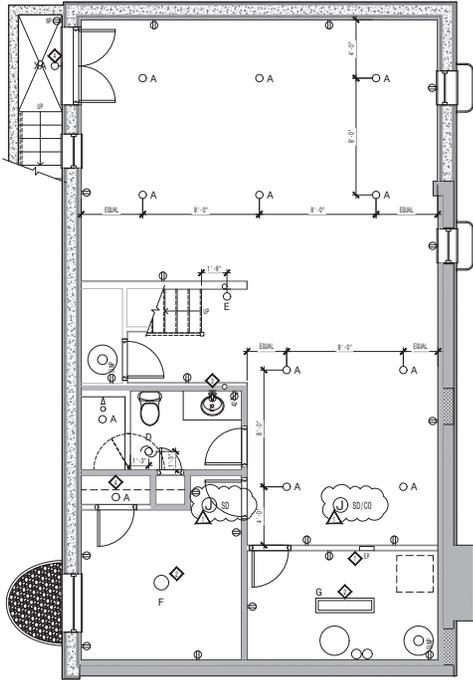
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CONSTRUCTION AUTHORIZED  
CODE ADMINISTRATION  
ALEXANDRIA VIRGINIA

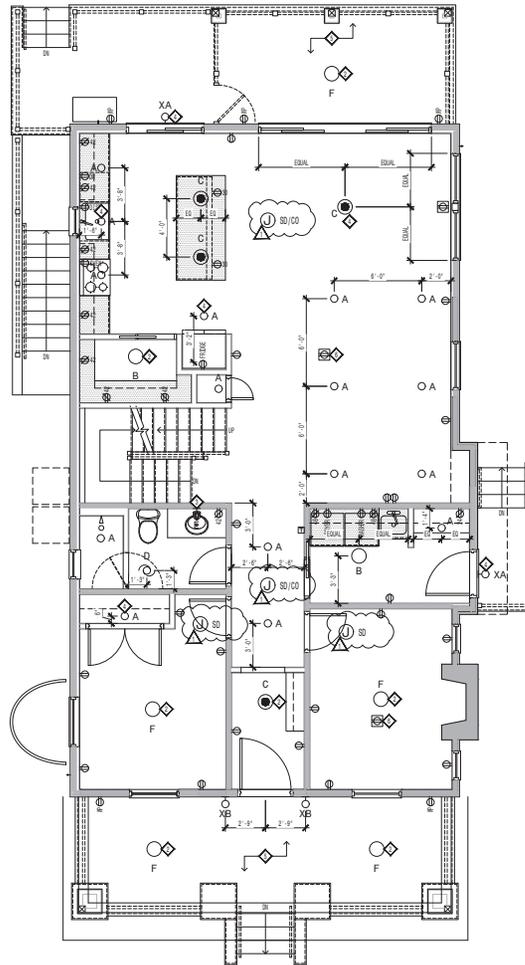
08/18/2025  
THIS DOCUMENT APPEARS TO COMPLY  
WITH ALL APPLICABLE CODES AND  
REGULATIONS  
Michael McPhail  
BY FOR BUILDING OFFICIAL

SUBJECT TO FIELD INSPECTION



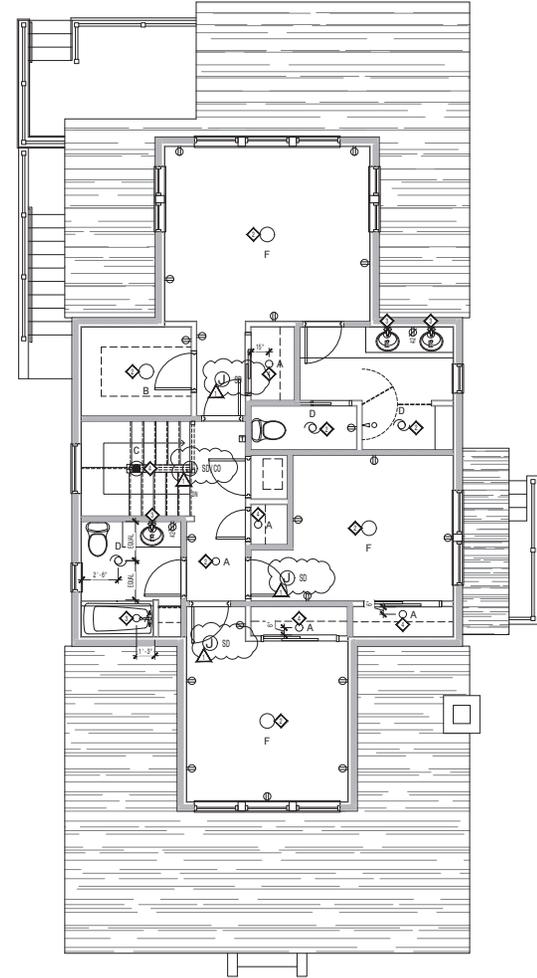
1 | REFLECTED CEILING PLAN- BASEMENT

1/4" = 1'-0"



2 | REFLECTED CEILING PLAN- FIRST

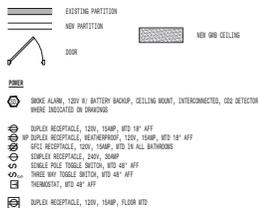
1/4" = 1'-0"



3 | REFLECTED CEILING PLAN- SECOND

1/4" = 1'-0"

RCP & ELECTRICAL LEGEND



GENERAL NOTES

- DO NOT SCALE DIMENSIONS - DIMENSIONS GIVEN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES TO AVOID/RESOLVE CEILING HEIGHTS AND REQUIRED CLEARANCES FOR FIXTURES, DUCTS, SUSPENSION PIPING, ETC.
- FIXTURES CEILING TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 10'-0".
- SPRINKLER FINISHED CEILING SHALL BE LEVEL.
- LIGHT SWITCHES, THERMOSTATS AND LIFE SAFETY SYSTEMS ITEMS TO BE MOUNTED AT 48" A.F.F., U.S.D. - VERIFY LOCATION WITH ARCHITECT; VERIFY COLOR AND DESIGN BY ARCHITECT.
- ALL ELECTRICAL RECEPTACLES TO BE MOUNTED AT 18" A.F.F., U.S.D.
- LIGHT FIXTURES AND OTHER CEILING ELEMENTS TO BE LOCATED IN CENTER OF INDIVIDUAL CEILING OR THE CEILING AREA, U.S.D.
- COLOR OF LIGHT SWITCHES, OUTLETS, AND THERMOSTATS TO BE WHITE COLOR.
- MULTIPLE OUTLETS TO HAVE SINGLE CIRCUITARY, WHEN PROVIDED.
- PROVIDE CEILING ACCESS AS INDICATED AND/OR AS REQUIRED FOR EQUIPMENT MAINTENANCE. VERIFY MANUFACTURER'S RECOMMENDATIONS. LOCATE EQUIPMENT AS REQUIRED.
- PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE CEILING FOR SUPPORT OF LIGHT FIXTURES AND ANY OTHER CEILING MOUNTED ITEMS.
- WHENEVER FINISHING, FINISHES IS REQUIRED, INSTALL BRACING UNDESIRED TO VIEW, OVER A SUSPENDED OR SPRING CEILING AREA.
- PAINT CEILING/FLEX FINISH - 057000 EXTER. MTL.

SHEET NOTES

- ELECTRICAL PANEL.
- CENTER FINISHING IN ROOM, TOP.
- CENTER ABOVE FINISHING FIXTURE, TOP.
- CENTERED ON BOOK-SPLINE, ETC.
- PERCH CEILING - 1/4" TIG CEILING, PERPENDICULAR TO ROOF JOISTS, TOP.
- COORDINATE EXACT LOCATION W/ FURNITURE PLACEMENT ON THE FLOOR BY OWNER/ARCHITECT.

LIGHT FIXTURE

- NOTE: ALL LIGHTS TO BE LED, 3000K COLOR TEMP, UNLESS NOTED OTHERWISE.
- A RECESSED CEILING LIGHT- 120V
  - B SURFACE MOUNTED CEILING LIGHT- 120V
  - C PENDANT- 120V
  - D FAN LIGHT COMBO- (1)120V A19 BULB, 120V, RECESSED MOUNT
  - E WALL SCONCE- 120V
  - F CEILING FAN W/ LIGHT- 120V
  - G SURFACE MOUNTED TRIP LIGHT- 4"
- XA. EXTERIOR WALL SURFACE, NET LOCATION, WALL MOUNT, MOUNT 7'-0" AFF.  
XB. EXTERIOR WALL SURFACE, GAS, NET LOCATION, WALL MOUNT, MOUNT 7'-0" AFF.  
SP. SPEAKER LOCATION

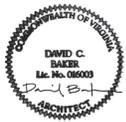
OWNER  
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MRS. BAYA FRANTZ  
420 E WINDSOR AVE  
ALEXANDRIA, VA 22301

ARCHITECT  
**DBMC**  
DBMC DESIGN LLC  
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SILVER SPRING, MD 20910  
(301) 888-6373

FRANTZ RESIDENCE  
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ALEXANDRIA, VA 22301

1	PROGRESS SET	30/SEP/2024
2	BD SET	17/OCT/2024
3	PERMIT SET	26/MAR/2025
4	PERMIT RESPONSES	27/JUL/2025

DATE: 07/JUN/2024  
PROJECT NO.: 2204/014  
DRAWN BY: DBMC  
CHECKED BY: DBMC

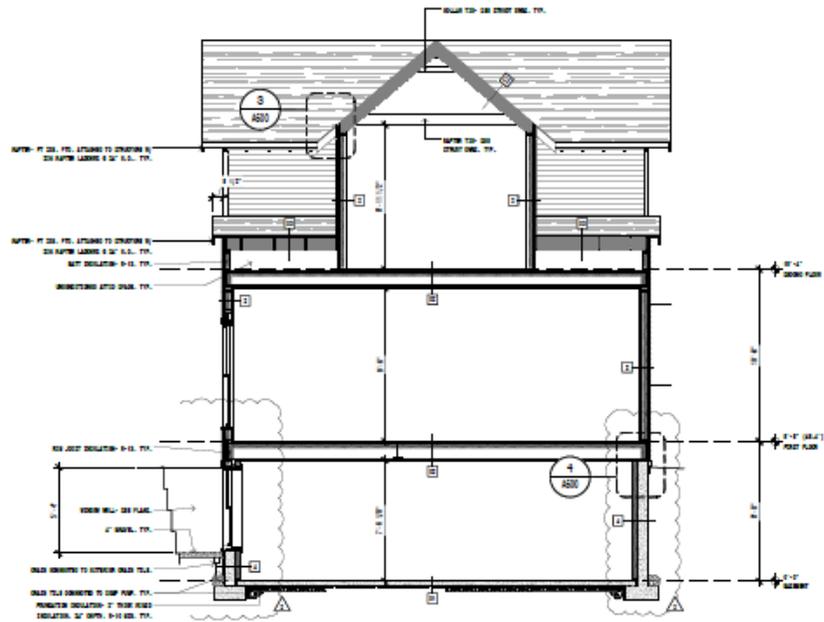


REFLECTED CEILING PLANS

A200







1 SECTION

1/4" = 1'-0"

GENERAL NOTES:

1. 30 MPD SHALL FINISH - EXISTING WORK, UNLESS NOTED OTHERWISE.
2. ALL STRUCTURAL FOOTINGS SHALL BE FINISHED AND APPROVED BY STRUCTURAL ENGINEER.
3. EXISTING WALLS SHALL BE REPAIR/REPLACE AS NOTED. EXISTING AND NEW WORK SHALL BE SHOWN BY DIMENSIONS IN SCHEDULES.
4. FINISH ALL WORK AND REMOVE DEBRIS PER MANUFACTURER'S INSTRUCTIONS.
5. USE SHIRT STUDS FOR WALLS AND FLOOR/CEILING CONNECTIONS.
6. USE SHIRT STUDS FOR ROOF AND GIRDERS.
7. EXISTING WALLS SHALL BE REPAIR/REPLACE AS NOTED. EXISTING AND NEW WORK SHALL BE SHOWN BY DIMENSIONS IN SCHEDULES.
8. FINISH ALL WORK AND REMOVE DEBRIS PER MANUFACTURER'S INSTRUCTIONS.
9. VERIFY ALL WORK BEFORE BEGINNING NEW WORK.

SHEET NOTES

1. PERMANENT MARKING - 705
2. SLUMP - 3000 PSI, 28 DAYS
3. WATER RESISTANT BOARD - 1/2" THICK TO BASE OF RAFTER TAILS, 5/8" THICK TO BASE OF SHEATHING, 1/2" THICK TO BASE OF ROOFING.
4. INSULATION - 100% POLYURETHANE FOAM BOARD
5. ROOFING - 1/2" THICK 30 MPD
6. EXISTING ROOFING - 1/2" THICK 30 MPD
7. SLUMP - 3000 PSI, 28 DAYS
8. FINISH ALL WORK AND REMOVE DEBRIS PER MANUFACTURER'S INSTRUCTIONS.

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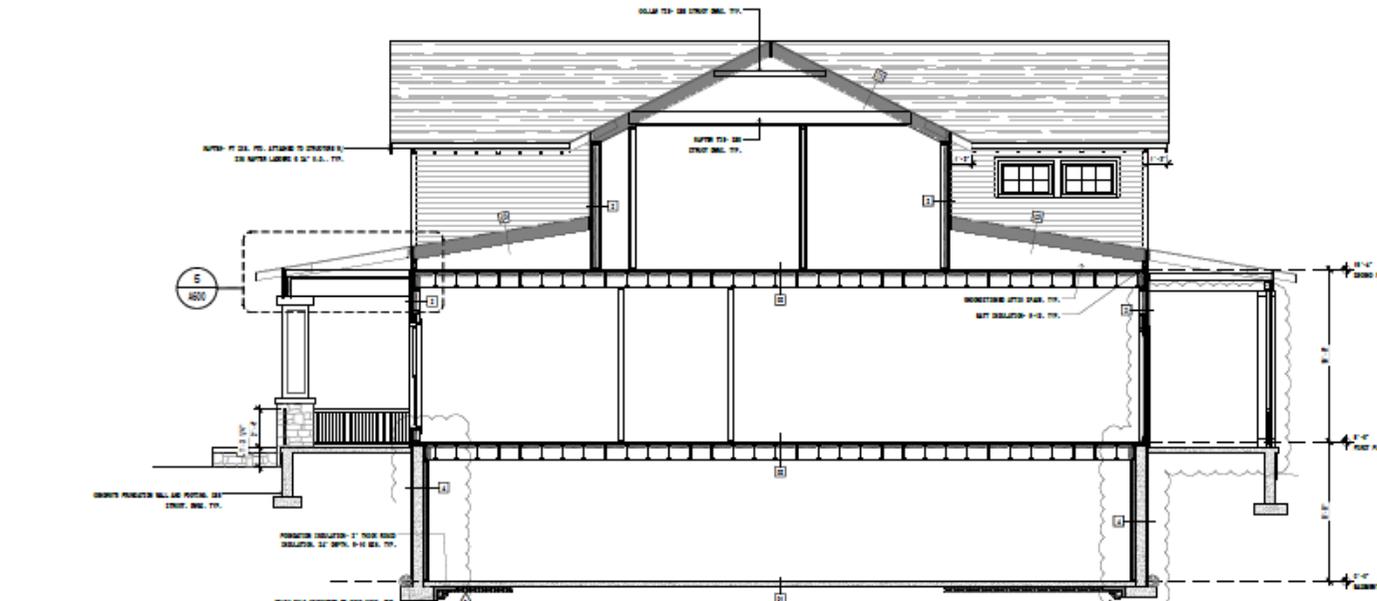
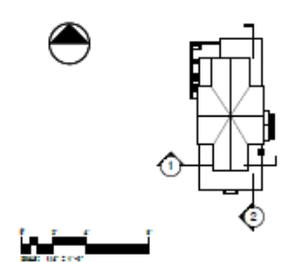
WINDOW SCHEDULE

1. WINDOW - 36" x 48" - 1/2" GLASS - 100% POLYURETHANE FOAM BOARD - 100% POLYURETHANE FOAM BOARD - 100% POLYURETHANE FOAM BOARD
2. WINDOW - 36" x 48" - 1/2" GLASS - 100% POLYURETHANE FOAM BOARD - 100% POLYURETHANE FOAM BOARD - 100% POLYURETHANE FOAM BOARD
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6. WINDOW - 36" x 48" - 1/2" GLASS - 100% POLYURETHANE FOAM BOARD - 100% POLYURETHANE FOAM BOARD - 100% POLYURETHANE FOAM BOARD

MATERIAL SCHEDULE

1. ROOFING - 1/2" THICK 30 MPD
2. ROOFING - 1/2" THICK 30 MPD
3. ROOFING - 1/2" THICK 30 MPD
4. ROOFING - 1/2" THICK 30 MPD
5. ROOFING - 1/2" THICK 30 MPD
6. ROOFING - 1/2" THICK 30 MPD

ELEVATION KEY



2 SECTION

1/4" = 1'-0"

1. PROJECT SET	02/04/2024
2. SET	11/02/2024
3. PERMIT SET	11/02/2024
4. PERMIT REVISIONS	01/02/2025
5. PERMIT REVISIONS	11/02/2024



SECTION  
**A302**

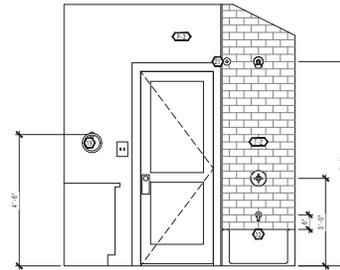
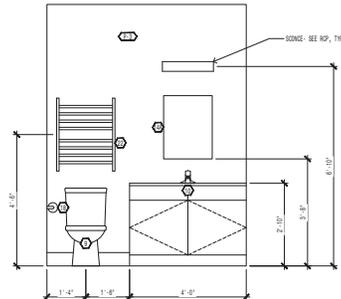
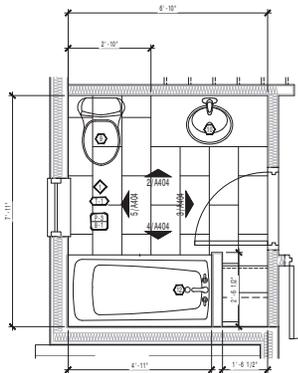








SUBJECT TO FIELD INSPECTION



1 | ENLARGED BATHROOM PLAN

1/2" = 1'-0"

2 | INTERIOR ELEVATION

1/2" = 1'-0"

3 | INTERIOR ELEVATION

1/2" = 1'-0"

EQUIPMENT SCHEDULE

1. REFRIGERATOR- 36" W
2. SINGLE SINK- 30" W, PARKHOUSE, STAINLESS STEEL BY GOSSENKOP FACETS, 2.2 GPM
3. SINKMOUNT- 24" W
4. POT FILLER
5. OVER- S48, 30" H, FREESTANDING
6. ENLIGHT WOOD- 30" W
7. MIRROR- 30" x 1.8 CL. FT.
8. GARAGE DISPOSAL- 1/2 HP, DISCHARGE INTO 3 IN OD.
9. TOILET- VETROUS OCHA, ELONGATED BOWL, 104A FLUSH, 1.28 GPM
10. VANITY SINK & COUNTERTOP- UNDERMOUNT VETROUS OCHA BOWL, FACETS- SINGLE HOLE, SINGLE HANDLE, LOW SPURT, 1.5 GPM
11. TILE BENCH BASE- 3000 FACETS- SHOWER VALVE TRIM, LEVEL HANDLE, 2.0 GPM
12. TUB- 30" HSP, INTEGRAL APRON, WHITE FACETS- BATH AND SHOWER VALVE TRIM, 2.0 GPM
13. UTILITY SINK-
14. MEDICINE CABINET- SURFACE MOUNTED
- 14A. FLAT MIRROR-
15. MIRROR-
16. SHOWER-
17. TONGUE BAR-
18. TOILET PAPER HOLDER-
19. HAND TOWEL RING-
20. TUB NOOK-
21. SHOWER NOOK-

SHEET NOTES

1. TILEWOOD FLOORING TO EXTEND UNDER BASE CABINETS, APPLIANCES, & FEATURES, TYP.
2. WOOD FILLER- CUT TO FIT, WOOD & FINISH TO MATCH CABINETS, TYP.
3. SHOWER GLASS- SEE DETAIL 2-1001.
4. PROVIDE TAMPERS GLASS

MATERIAL SCHEDULE

- B-1 WOOD DOOR- 138, PFD-2
- P-1 PAINT- CEILING; FLAT FINISH; SHEREN-WILLIAMS EXTRA, SMOKE
- P-2 PAINT- TRIM; SEMI-GLOSS FINISH; SHEREN-WILLIAMS EXTRA WHITE, SMOKE
- P-3 PAINT- WALLS; FLAT FINISH; SHEREN-WILLIAMS EXTRA, SMOKE
- Q-1 QUARTZ COUNTERTOP- COUNTERTOP, 3CM THK, EASED EDGE, TRD
- T-1 PORCELAIN FLOOR TILE- TRD
- T-2 WALL TILE- TRD
- T-3 WALL TILE- TRD
- W-3 WOOD FLOORING-
- W-4 WOOD BASE CABINET- TRD
- W-5 WOOD OVER CABINET- TRD
- W-6 TRIM- SHOWER BEAT

INTERIOR ELEVATION LEGEND



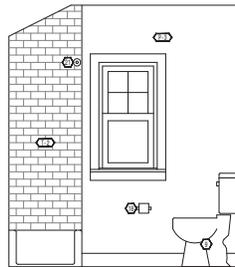
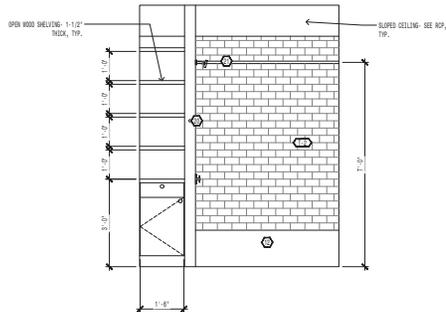
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 CODE ADMINISTRATION  
 ALEXANDRIA VIRGINIA  
 08/18/2025  
 THIS DOCUMENT APPEARS TO COMPLY  
 WITH ALL APPLICABLE CODES AND  
 REGULATIONS  
 Michael McPhail  
 FOR BUILDING OFFICIAL

4 | INTERIOR ELEVATION

1/2" = 1'-0"

5 | INTERIOR ELEVATION

1/2" = 1'-0"



OWNER  
 MR. ERIC FRANTZ &  
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 430 E WINDSOR AVE  
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 8701 GEORGIA AVE, SUITE 408  
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**FRANTZ RESIDENCE**  
 420 E WINDSOR AVE  
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1. PROGRESS SET	30/SEP/2024
2. DD SET	17/OCT/2024
3. PERMIT SET	26/JAN/2025

DATE: 07/JUN/2024  
 PROJECT NO.: 2024014  
 DRAWN BY: DBMC  
 CHECKED BY: DBMC

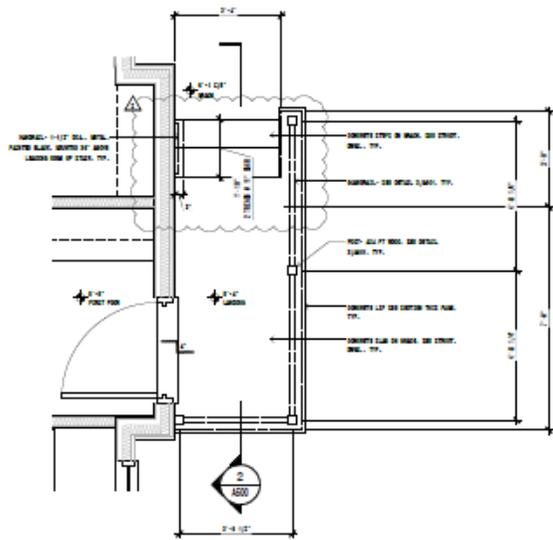


INTERIOR ELEVATIONS

A404

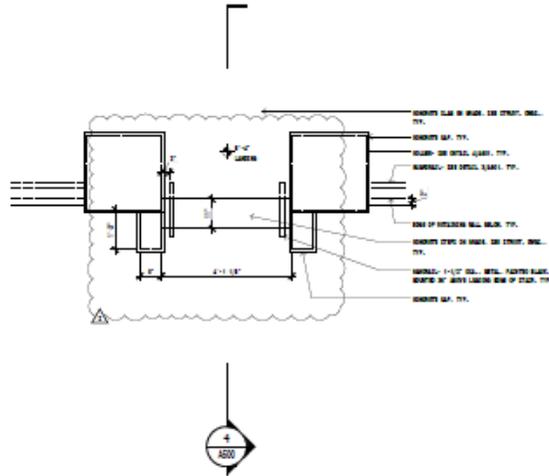






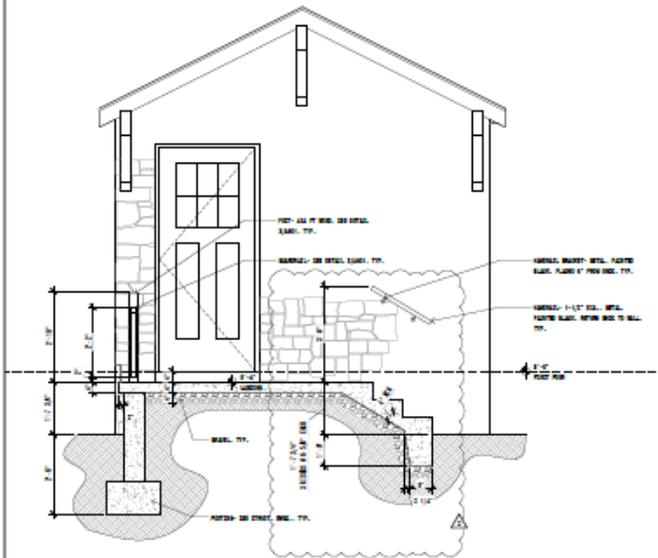
1 | ENLARGED STAIR PLAN

1/2" = 1'-0"



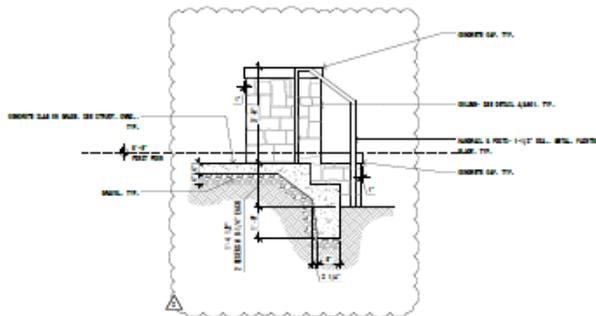
3 | ENLARGED STAIR PLAN

1/2" = 1'-0"



2 | ENLARGED STAIR SECTION

1/2" = 1'-0"



4 | ENLARGED STAIR SECTION

1/2" = 1'-0"

OWNER  
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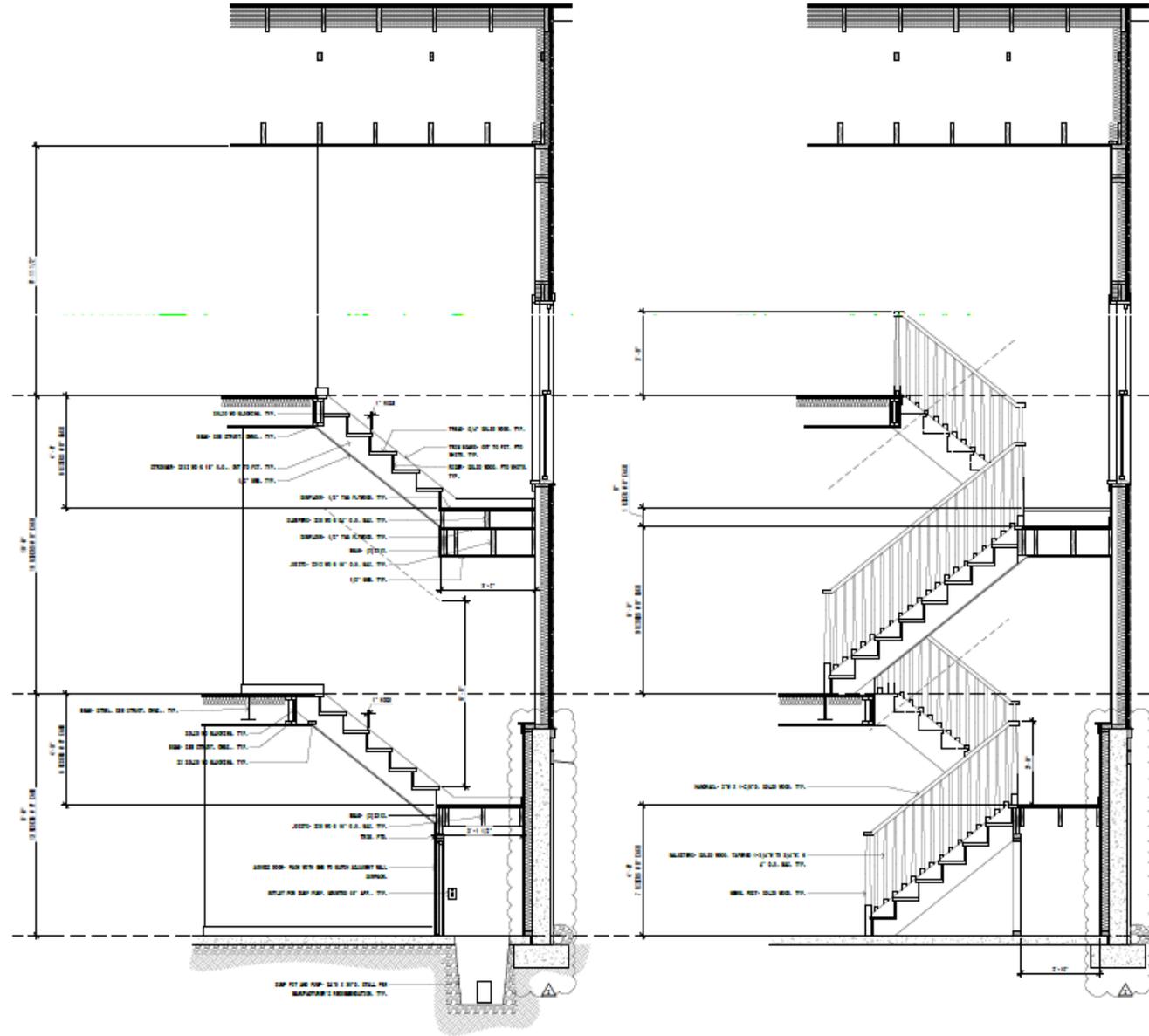
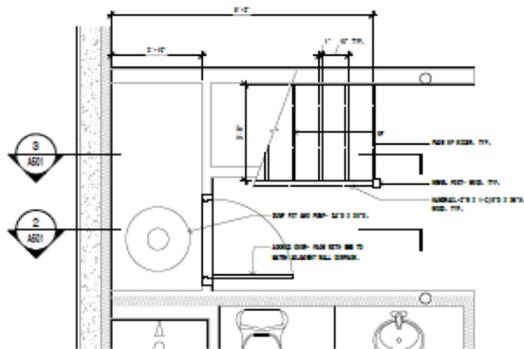
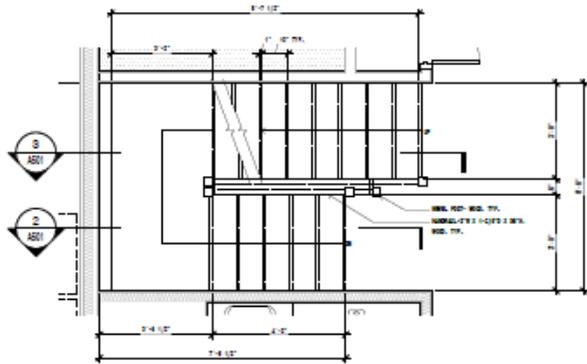
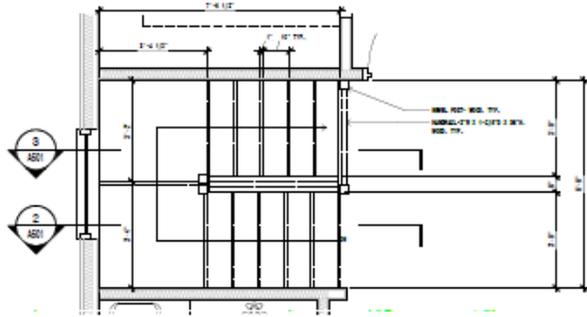
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2	DO NOT	17/07/2014
3	PERMIT SET	20/08/2014
4	PERMIT REVISION	21/08/2014
5	PERMIT REVISION	19/09/2014

DATE	20/06/2014
PROJECT NO.	121414
DRAWN BY	dbmc
CHECKED BY	dbmc



STAIR DETAILS

A500



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**FRANTZ RESIDENCE**  
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ALEXANDRIA, VA 22301

1. FINISHED FLOOR	2. 2\"/>
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DATE	PROJECT NO.	DRAWN BY	CHECKED BY
12/20/2014	1404-014	ERIC	DAVID

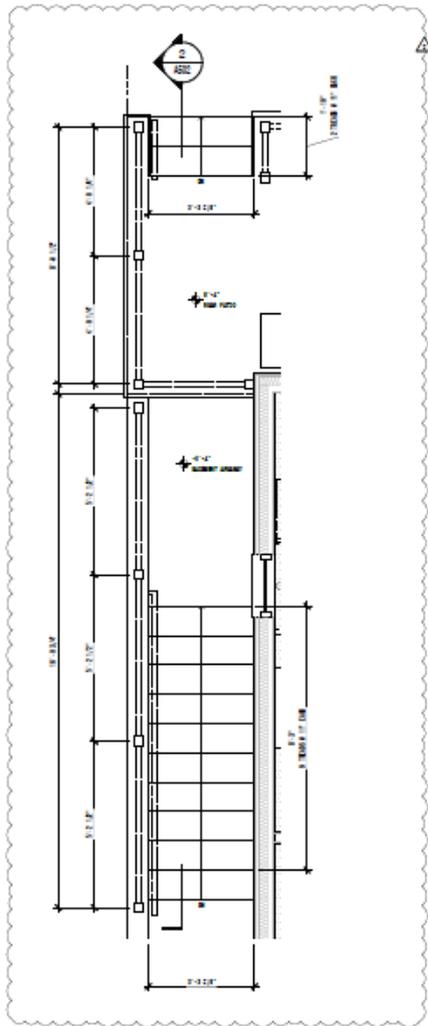


STAIR DETAILS

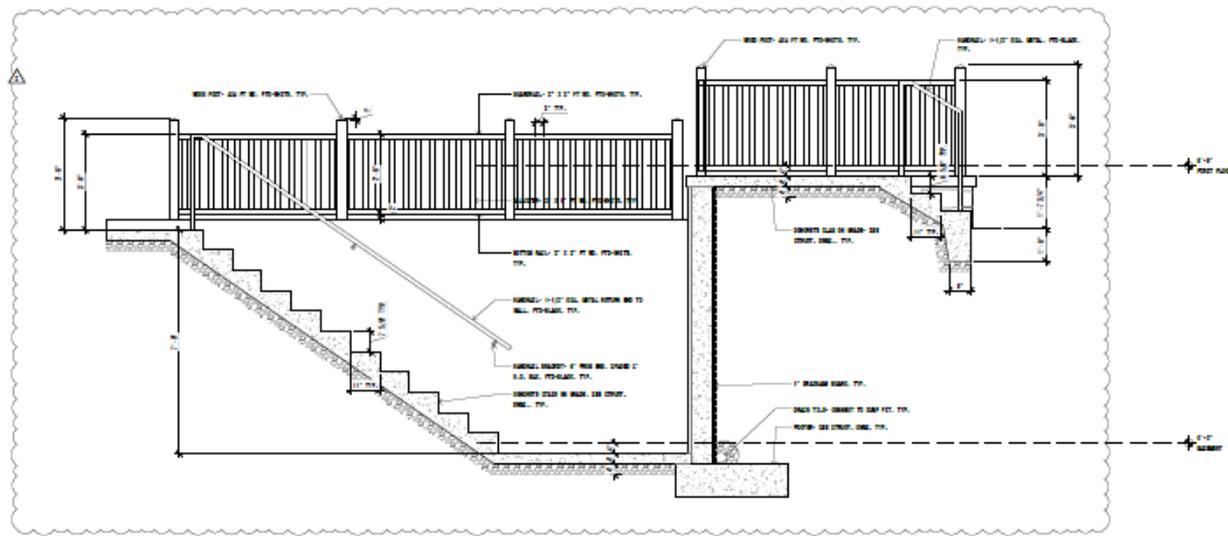
1 | ENLARGED STAIR PLAN  
1/2" = 1'-0"

2 | ENLARGED STAIR SECTION  
1/2" = 1'-0"

3 | ENLARGED STAIR SECTION  
1/2" = 1'-0"



1 | ENLARGED STAIR PLAN  
1/2" = 1'-0"



2 | ENLARGED STAIR SECTION  
1/2" = 1'-0"

OWNER  
MR. ERIC FRANTZ &  
MRS. DAYA FRANTZ  
430 WINDSOR AVE  
ALEXANDRIA, VA 22311

ARCHITECT  
**DBMC**  
David C. Baker, LLC  
8701 Lakeside Ave., Suite 200  
Alexandria, VA 22304  
(703) 588-4470

**FRANTZ RESIDENCE**  
430 WINDSOR AVE  
ALEXANDRIA, VA 22311

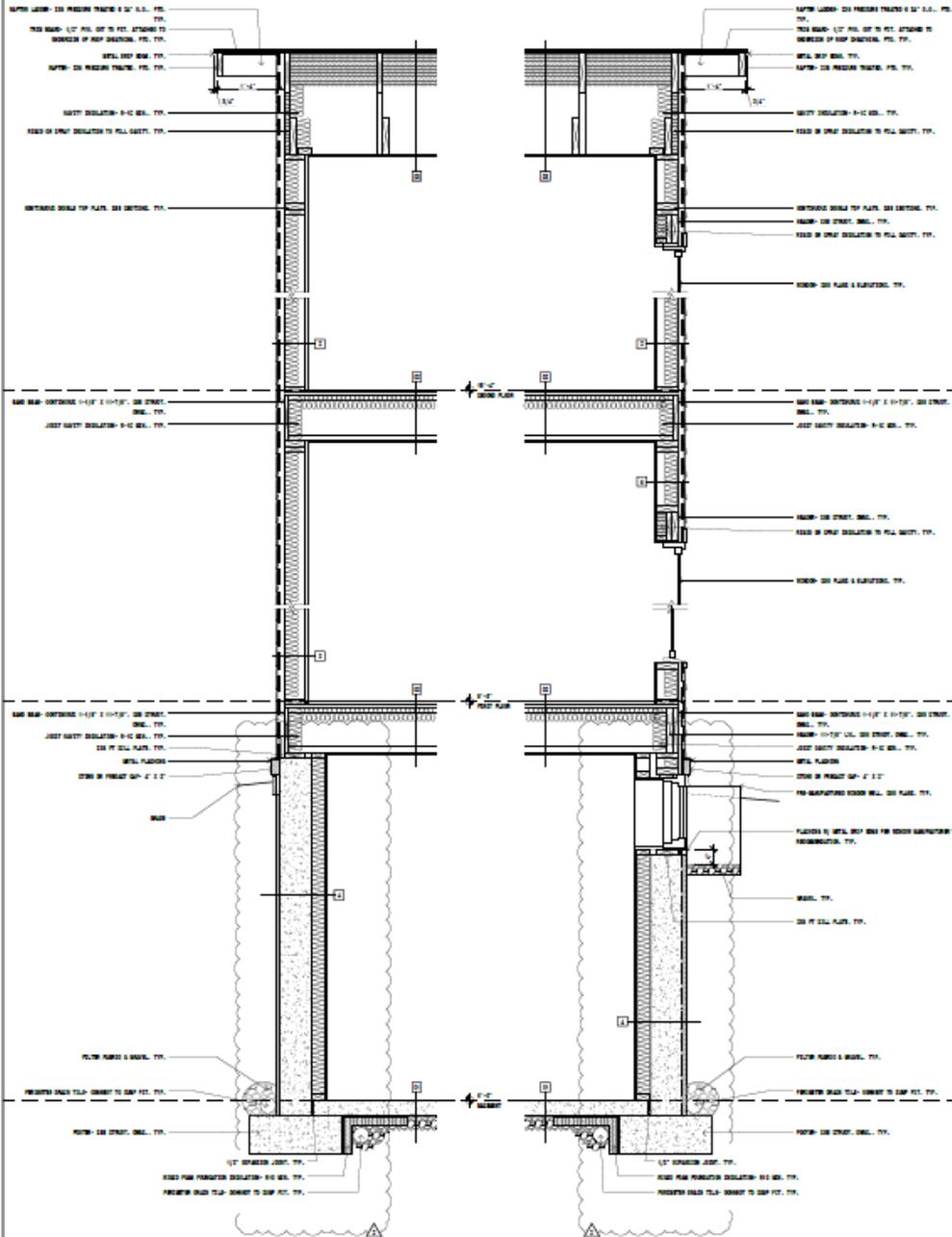
1	PROPOSED	2024/05/01
2	AS SHOWN	2024/05/01
3	REVISION	2024/05/01
4	REVISION	2024/05/01
5	REVISION	2024/05/01

DATE	2024/05/01
PROJECT NO.	2024/01
DRAWN BY	DBMC
CHECKED BY	DBMC



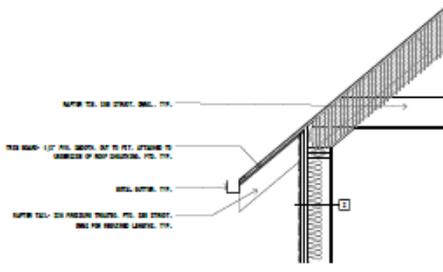
STAIR DETAILS

A502

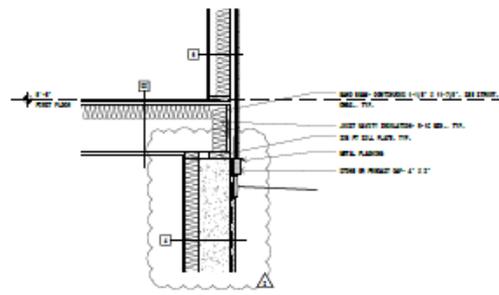


1 | WALL SECTION  
3/4" = 1'-0"

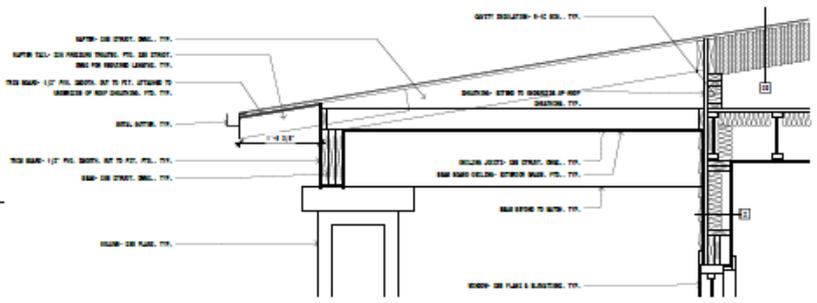
2 | WALL SECTION  
3/4" = 1'-0"



3 | DETAIL  
3/4" = 1'-0"



4 | DETAIL  
3/4" = 1'-0"



5 | DETAIL  
3/4" = 1'-0"

OWNER  
MR. ERIC FRANTZ &  
MRS. DAYA FRANTZ  
475 WINDSOR AVE  
ALEXANDRIA, VA 22301

ARCHITECT  
**OBMC**  
OBMC DESIGN LLC  
8701 GREENBUSH AVE. SUITE 400  
SILVER SPRING, MD 20910  
(301) 588-6200

**FRANTZ RESIDENCE**  
400 WINDSOR AVE  
ALEXANDRIA, VA 22301

1. ARCHITECT	OBMC DESIGN LLC
2. OWNER	MR. ERIC FRANTZ & MRS. DAYA FRANTZ
3. PROJECT	FRANTZ RESIDENCE
4. PROJECT PERIOD	2014-2015
5. PROJECT PERIOD	2014-2015

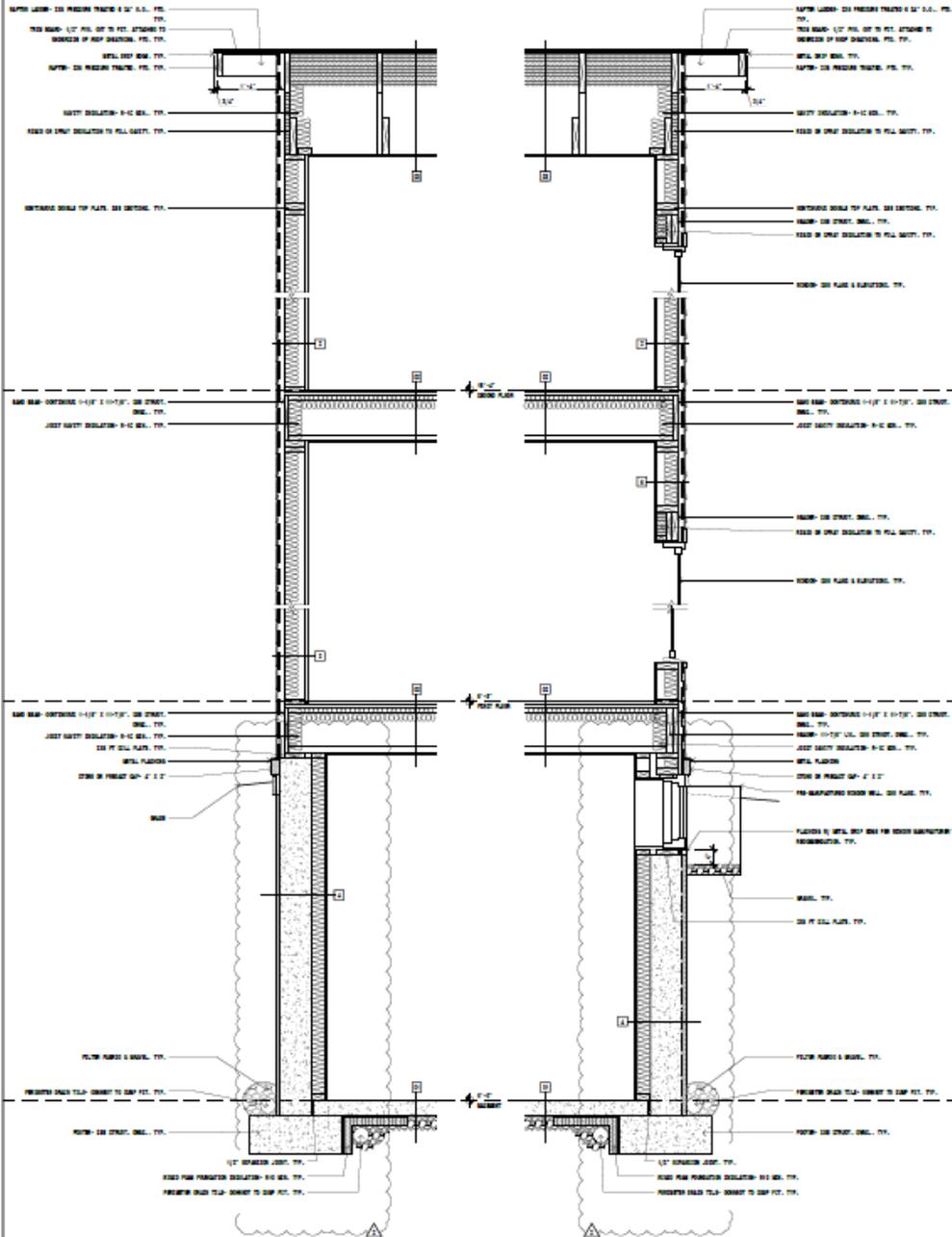
DATE	07/20/2014
PROJECT NO.	104-014
DRAWN BY	OBMC
CHECKED BY	OBMC



WALL SECTION  
**A600**

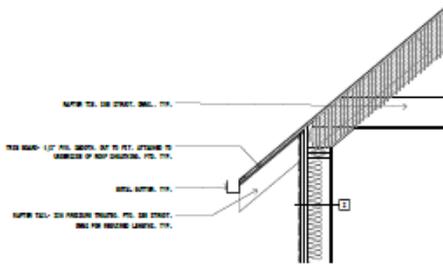




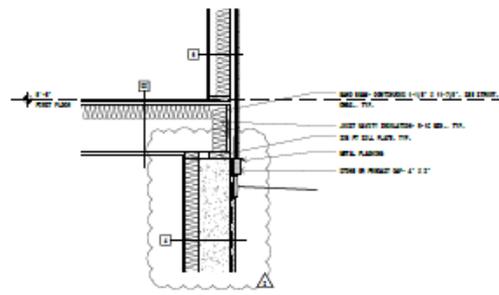


1 | WALL SECTION  
3/4" = 1'-0"

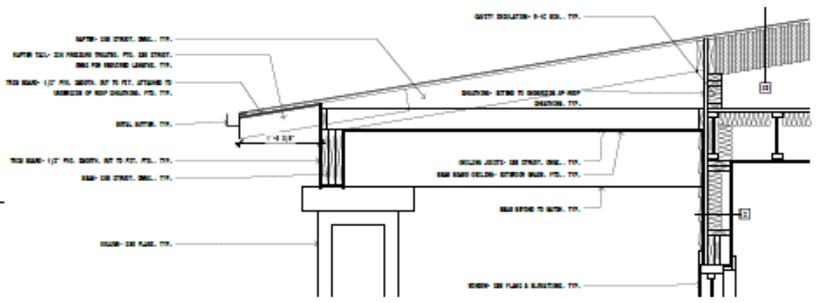
2 | WALL SECTION  
3/4" = 1'-0"



3 | DETAIL  
3/4" = 1'-0"



4 | DETAIL  
3/4" = 1'-0"



5 | DETAIL  
3/4" = 1'-0"

MR. ERIC FRANTZ &  
MRS. DAYA FRANTZ  
415 WINDSOR AVE  
ALEXANDRIA, VA 22301

**OBMC**  
OBMC DESIGN LLC  
8701 GREENBUSH AVE. SUITE 400  
SILVER SPRING, MD. 20910  
(301) 588-6200

**FRANTZ RESIDENCE**  
400 WINDSOR AVE  
ALEXANDRIA, VA 22301

1. ARCHITECT	OBMC DESIGN LLC
2. OWNER	MR. ERIC FRANTZ & MRS. DAYA FRANTZ
3. PROJECT NO.	FRANTZ RESIDENCE
4. PROJECT PERIOD	2014/05/01 - 2014/05/31
5. PROJECT ADDRESS	400 WINDSOR AVE, ALEXANDRIA, VA 22301

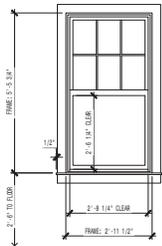
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PROJECT NO.: 05/01/2014  
DRAWN BY: ERIC  
CHECKED BY: ERIC



WALL SECTION  
**A600**

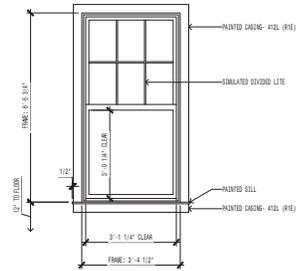


EMERGENCY EGRESS WINDOW REQUIREMENTS:  
 MIN. NET CLEAR OPENING: 5.7 SF  
 MIN. TRANSPARENT HT.: 20" NET CLEAR  
 WIDTH: 20" NET CLEAR  
 MIN. HT. FROM FLOOR: 44"



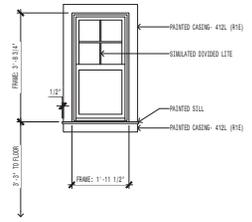
**1 WINDOW TYPE A - EGRESS WINDOW**  
 1/2" = 1'-0" DOUBLE HUNG

EMERGENCY EGRESS WINDOW REQUIREMENTS:  
 MIN. NET CLEAR OPENING: 5.7 SF  
 MIN. TRANSPARENT HT.: 20" NET CLEAR  
 WIDTH: 20" NET CLEAR  
 MIN. HT. FROM FLOOR: 44"

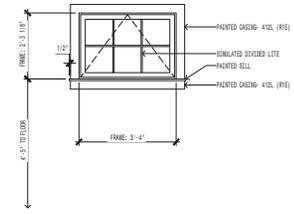


**2 WINDOW TYPE B - EGRESS WINDOW**  
 1/2" = 1'-0" DOUBLE HUNG

PROVIDE TEMPERED GLASS WHEN IN BATHROOM LOCATIONS.

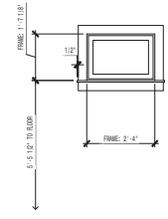


**3 WINDOW TYPE C**  
 1/2" = 1'-0" DOUBLE HUNG



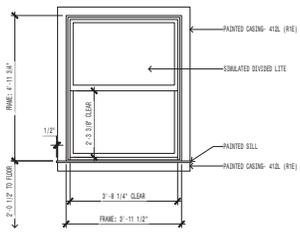
**4 WINDOW TYPE D**  
 1/2" = 1'-0" AWNING

SUBJECT TO FIELD INSPECTION



**5 WINDOW TYPE E**  
 1/2" = 1'-0" FIXED

EMERGENCY EGRESS WINDOW REQUIREMENTS:  
 MIN. NET CLEAR OPENING: 5.7 SF  
 MIN. TRANSPARENT HT.: 20" NET CLEAR  
 WIDTH: 20" NET CLEAR  
 MIN. HT. FROM FLOOR: 44"



**6 WINDOW TYPE F - EGRESS WINDOW**  
 1/2" = 1'-0" DOUBLE HUNG

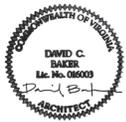
OWNER  
 MR. ERIC FRANTZ &  
 MRS. BAYA FRANTZ  
 420 E WINDSOR AVE  
 ALEXANDRIA, VA 22301

ARCHITECT  
**DBMC**  
 DBMC DESIGN LLC  
 8701 GEORGIA AVE, SUITE 408  
 SILVER SPRING, MD, 20910  
 (301) 888-8373

**FRANTZ RESIDENCE**  
 420 E WINDSOR AVE  
 ALEXANDRIA, VA 22301

1	PROGRESS SET	30/SEP/2024
2	BD SET	17/OCT/2024
3	PERMIT SET	26/JAN/2025

DATE	07/JUN/2024
PROJECT NO.	2024-0114
DRAWN BY	DBMC
CHECKED BY	DBMC



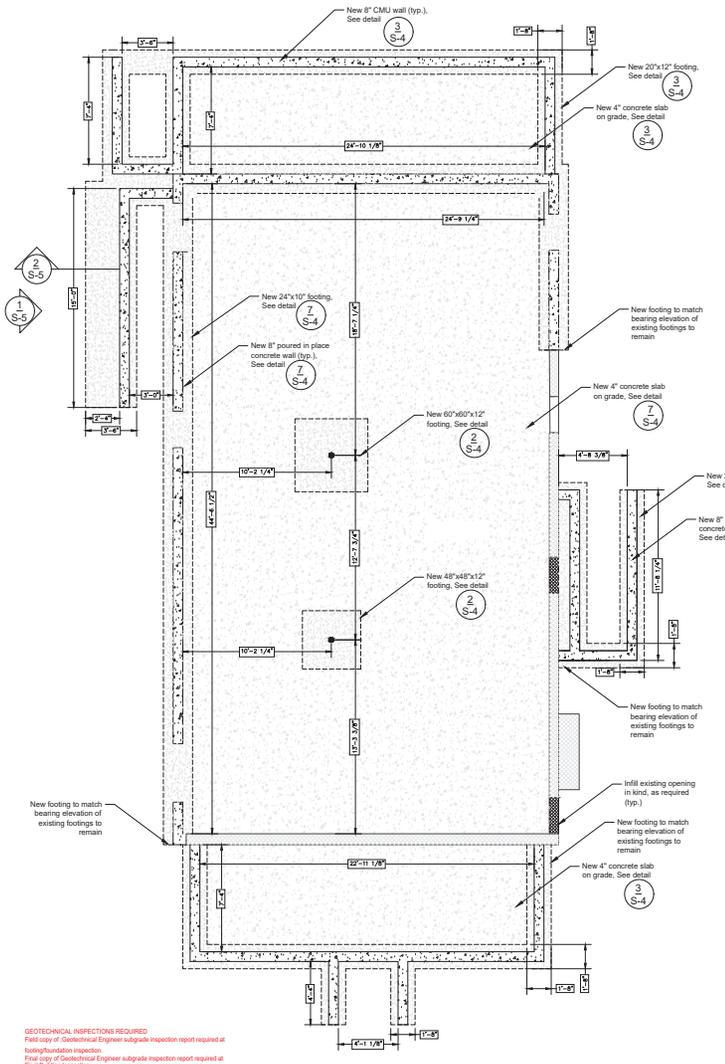
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 CODE ADMINISTRATION  
 ALEXANDRIA VIRGINIA  
 08/18/2025  
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 WITH ALL APPLICABLE CODES AND  
 REGULATIONS  
 BY: Michael McPhail  
 FOR BUILDING OFFICIAL

WINDOW SCHEDULE

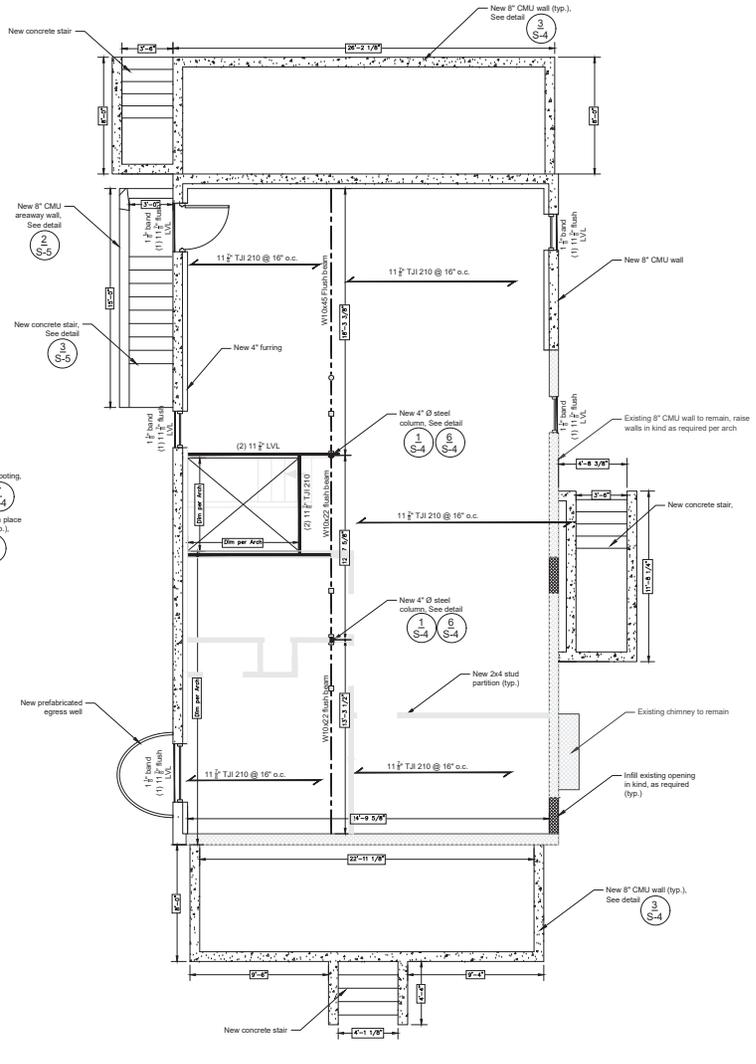
**A702**



SUBJECT TO FIELD INSPECTION



1 S-1 Foundation Plan  
1/4" = 1'-0"



2 S-1 Basement Plan Showing First Floor Framing  
1/4" = 1'-0"

**GEOTECHNICAL INSPECTIONS REQUIRED**  
 Field copy of Geotechnical Engineer subgrade inspection report required at footing/foundation inspection.  
 Field copy of Geotechnical Engineer subgrade inspection report required at final building inspection.  
 Geotechnical Engineer backfill material suitability declaration required at final building inspection.  
 Inspection and Certification reports shall bear the seal and original signatures of the Geotechnical Engineer.  
 Footing/Foundation and Final Inspection will not be Approved until reports are received.  
 Other: soil bearing capacity

CONSTRUCTION AUTHORIZED  
 CODE ADMINISTRATION  
 ALEXANDRIA VIRGINIA  
 08/18/2025  
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 REGULATIONS  
 Michael McPhail  
 BY: \_\_\_\_\_  
 FOR BUILDING OFFICIAL

OWNER  
 MR. ERIC FRANTZ &  
 MRS. BAYA FRANTZ  
 420 E WINDSOR AVE.  
 ALEXANDRIA, VA 22301

ARCHITECT  
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 (301) 888-8373

**FRANTZ RESIDENCE**  
 420 E WINDSOR AVE  
 ALEXANDRIA, VA 22301

1 00 SET 00/AUG/2024  
 05/NOV/2024

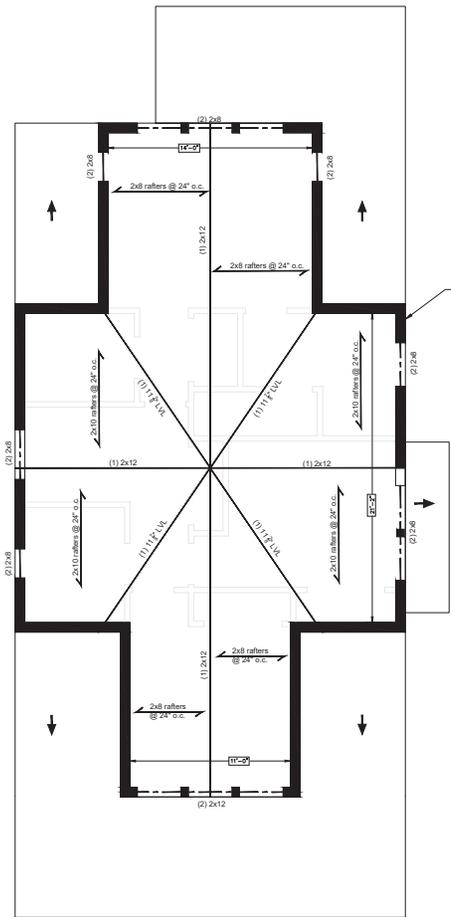
DATE 07/20/2024  
 PROJECT NO. 2024-014  
 DRAWN BY DBMC  
 CHECKED BY DBMC



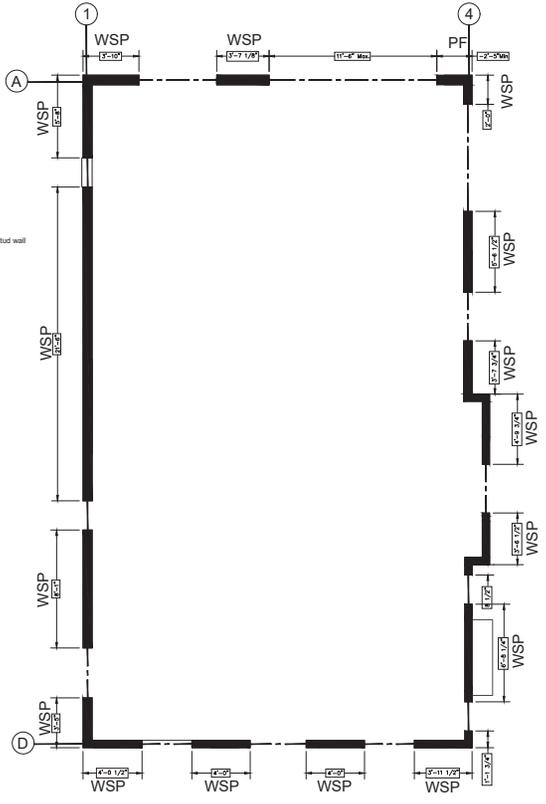
Foundation and  
 Basement Plans

S-1

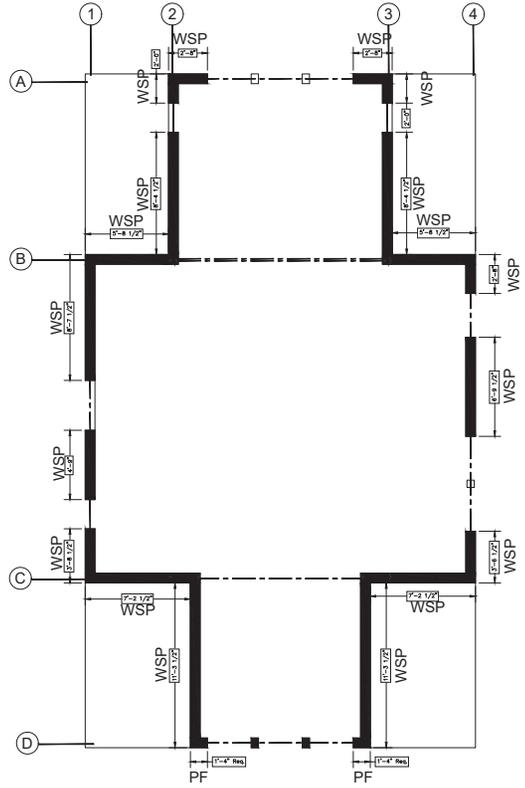




1  
S-3  
Second Floor Plan  
Showing Roof Framing  
1/4" = 1'-0"



2  
S-3  
First Floor Bracing Plan  
1/4" = 1'-0"



3  
S-3  
Second Floor Bracing Plan  
1/4" = 1'-0"

SUBJECT TO FIELD INSPECTION

**Bracing Plan Legend**

- WSP Continuous 2" plywood sheathing at exterior and 2" gypsum wall board at interior of wall serving as shear wall. No detail.
- PF Portal Frame. Locations are indicated on framing plans. See detail: 9 S-4

CONSTRUCTION AUTHORIZED  
 CODE ADMINISTRATION  
 ALEXANDRIA VIRGINIA  
 08/18/2025  
 THIS DOCUMENT APPEARS TO COMPLY  
 WITH ALL APPLICABLE CODES AND  
 REGULATIONS  
 Michael McPhail  
 BY \_\_\_\_\_  
 FOR BUILDING OFFICIAL

OWNER  
 MR. ERIC FRANTZ &  
 MRS. BAYA FRANTZ  
 420 E WINDSOR AVE.  
 ALEXANDRIA, VA 22301

ARCHITECT  
**DBMC**  
 DBMC DESIGN LLC  
 8701 GEORGIA AVE., SUITE 408  
 SILVER SPRING, MD, 20910  
 (301) 888-6373

**FRANTZ RESIDENCE**  
 420 E WINDSOR AVE  
 ALEXANDRIA, VA 22301

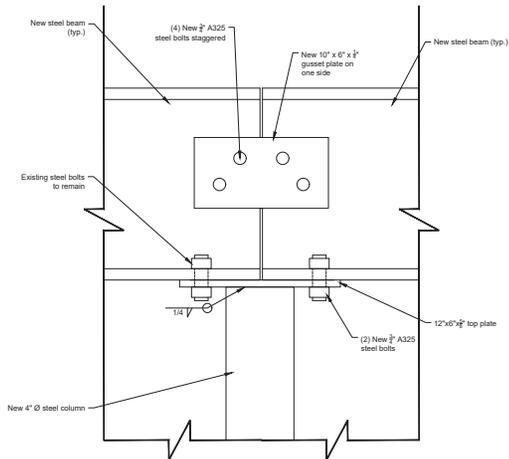
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 05/NOV/2024

DATE 07/28/2024  
 PROJECT NO. 2024-014  
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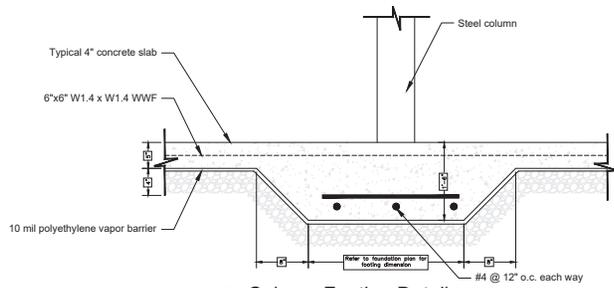


Roof Framing  
 Bracing Plan

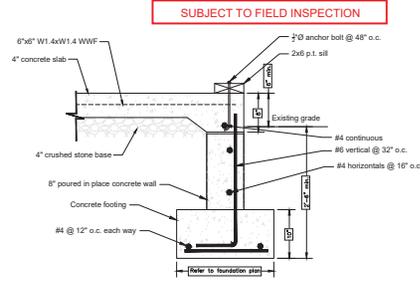
S-3



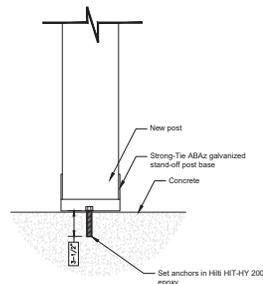
**1 S-4**  
Typical Connection Detail  
N.T.S.



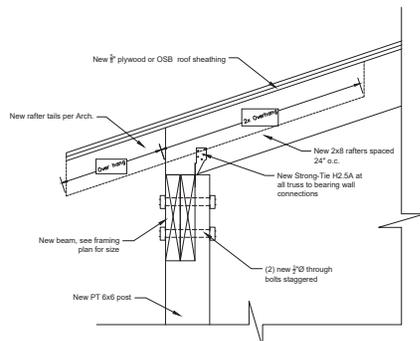
**2 S-4**  
Column Footing Detail  
N.T.S.



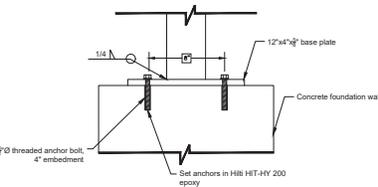
**3 S-4**  
Section Through Slab on Grade Foundation Wall  
N.T.S.



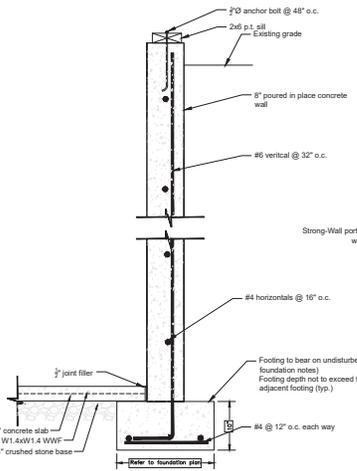
**4 S-4**  
Post Base Detail  
N.T.S.



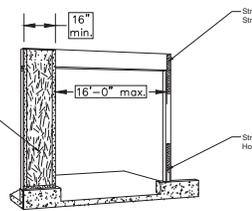
**5 S-4**  
Typical Beam-Post-Rafter Connection Detail  
N.T.S.



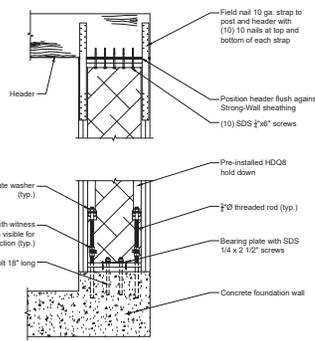
**6 S-4**  
HSS Column Connection Detail  
N.T.S.



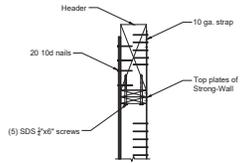
**7 S-4**  
Section Through Exterior Foundation Wall  
N.T.S.



Isometric of Portal Frame



Wall Panel Detail



Section Through Header

**8 S-4**  
Portal Frame Detail  
N.T.S.

CONSTRUCTION AUTHORIZED  
08/18/2025  
THIS DOCUMENT APPEARS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS  
Michael McPhail  
FOR BUILDING OFFICIAL

OWNER  
MR. ERIC FRANTZ & MRS. BAYA FRANTZ  
420 E WINDSOR AVE.  
ALEXANDRIA, VA 22301

ARCHITECT  
**DBMC**  
DBMC DESIGN LLC  
8701 GEORGIA AVE., SUITE 408  
SILVER SPRING, MD, 20910  
(301) 888-6373

**FRANTZ RESIDENCE**  
420 E WINDSOR AVE  
ALEXANDRIA, VA 22301

1 00 SET XX/AUG/2024  
05/NOV/2024

DATE 07/20/2024  
PROJECT NO. 2024014  
DRAWN BY DBMC  
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Details

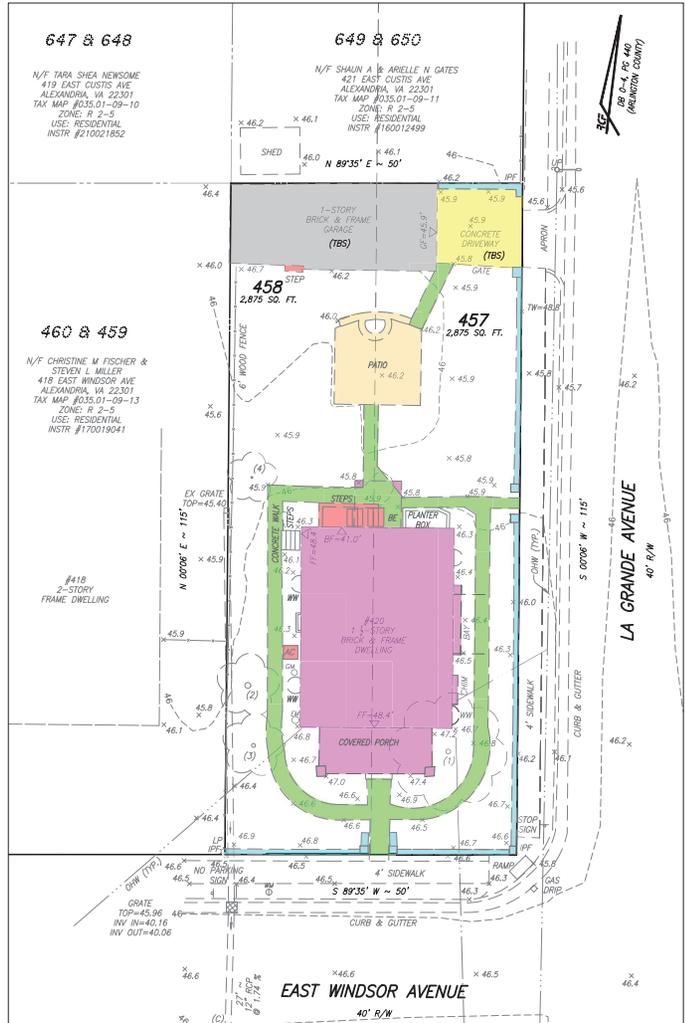
S-4











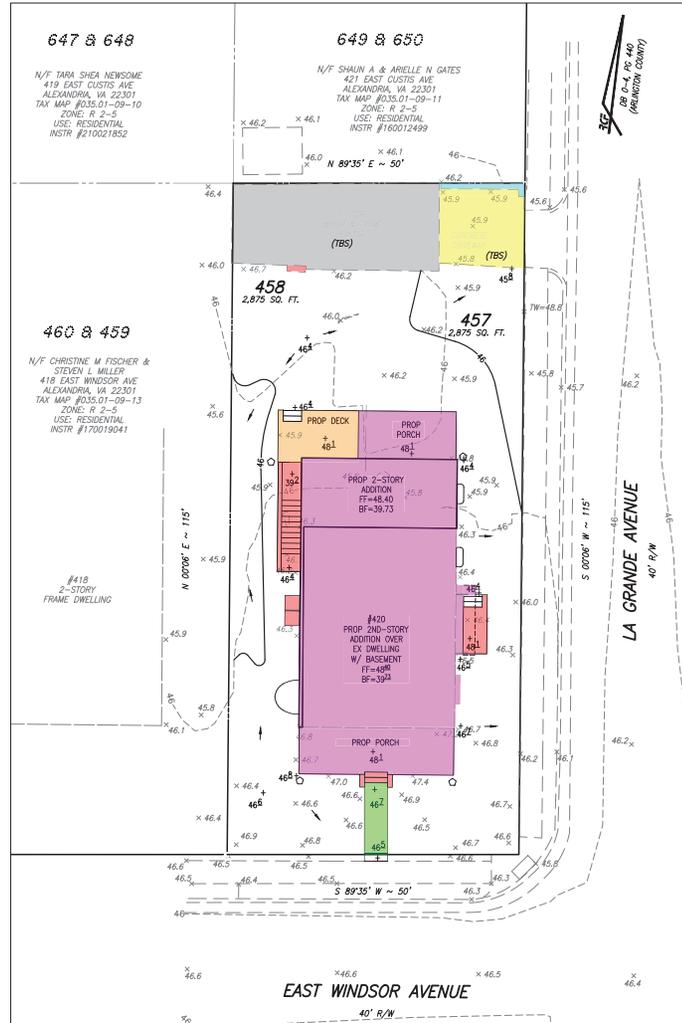
EXISTING IMPERVIOUS AREA EXHIBIT  
SCALE: 1"=10'  
SCALE: 1"=10'

**HATCH LEGEND**

- ROOF AREA
- DRIVEWAY AREA
- RET. WALLS
- GARAGE AREA
- UNCOVERED PORCH AREA
- PATIO AREA
- MISCELLANEOUS AREA

**IMPERVIOUS AREA CALCULATIONS**

	EXISTING	PROPOSED
ROOF AREA	1075	1612
WALKWAYS	552	47
DRIVEWAYS	190	190
PATIO	217	0
RET. WALLS	150	15
GARAGE	512	512
UNCOVERED PORCH	0	309
MISCELLANEOUS	53	149
<b>TOTAL</b>	<b>2749</b>	<b>2634</b>



PROPOSED IMPERVIOUS AREA EXHIBIT  
SCALE: 1"=10'  
SCALE: 1"=10'

PLAN NUMBER: GRD2025-00012  
APPROVED DATE: 6/09/2025  
BD for K. MORTIZ  
DIRECTOR OF PLANNING AND ZONING

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.  
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.  
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625 N. WASHINGTON ST  
SUITE 100  
ALEXANDRIA, VA 22314  
703.549.6422  
WWW.RCFIELDSONLINE.COM

**RCF**  
ENGINEERING • LAND SURVEYING • PLANNING

PROFESSIONAL ENGINEER  
TAYLOR L. FORTLE  
Lic. No. 060022  
APRIL 23, 2025

GRADING PLAN  
LOTS 457 & 459  
**DEL RAY**  
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY  
(#420 EAST WINDSOR AVENUE)  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: SCA  
CHECKED: RAW  
SCALE: 1"=10'  
DATE: APR. 2025

IMPERVIOUS AREA EXHIBITS

SHEET 4 OF 14  
FILE: 24-024

**STORMWATER RUNOFF CALCULATIONS  
(2 AND 10 YEAR STORMS,  $T_c = 5$  MIN.)**

**I. TOTAL SITE AREA = 0.1320 ACRES**  
 VIRGINIA RUNOFF REDUCTION METHOD TO ROW (PER TR-20, TYPE II, 24-HOUR STORM):  
 TOTAL EXISTING AREA TO ROW = 0.02945 ACRES  
 TOTAL PROPOSED AREA TO ROW = 0.0725 ACRES

**II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:**  
 CN PRE-DEVELOPMENT TO ROW =  $[(0.0481*98)+(0.0444*80)]/0.0945 = 89$   
 CN POST-DEVELOPMENT TO ROW =  $[(0.5504*98)+(0.4776*80)]/0.0725 = 90$

**III. PRE-DEVELOPMENT PEAK DISCHARGES: ( $T_c = 5$  MINS.)**  
 PEAK Q2 PRE-DEVELOPMENT TO ROW = 0.23 cfs  
 PEAK Q10 PRE-DEVELOPMENT TO ROW = 0.43 cfs

**IV. POST-DEVELOPMENT PEAK DISCHARGES: ( $T_c = 5$  MINS.)**  
 PEAK Q2 POST-DEVELOPMENT TO ROW = 0.15 cfs  
 PEAK Q10 POST-DEVELOPMENT TO ROW = 0.30 cfs

Q2 DECREASE TO ROW = 0.08 cfs  
 Q10 DECREASE TO ROW = 0.13 cfs

**VIRGINIA RUNOFF REDUCTION METHOD TO GRATE INLET (PER TR-20, TYPE II, 24-HOUR STORM):**

**I. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:**  
 CN PRE-DEVELOPMENT TO GRATE INLET =  $[(0.0151*98)+(0.0225*80)]/0.0375 = 87$   
 CN POST-DEVELOPMENT TO GRATE INLET =  $[(0.0020*98)+(0.0211*80)]/0.0231 = 82$

**II. PRE-DEVELOPMENT PEAK DISCHARGES: ( $T_c = 5$  MINS.)**  
 PEAK Q2 PRE-DEVELOPMENT TO GRATE INLET = 0.09 cfs  
 PEAK Q10 PRE-DEVELOPMENT TO GRATE INLET = 0.16 cfs

**III. POST-DEVELOPMENT PEAK DISCHARGES: ( $T_c = 5$  MINS.)**  
 PEAK Q2 POST-DEVELOPMENT TO GRATE INLET = 0.04 cfs  
 PEAK Q10 POST-DEVELOPMENT TO GRATE INLET = 0.08 cfs

Q2 DECREASE TO GRATE INLET = 0.05 cfs  
 Q10 DECREASE TO GRATE INLET = 0.08 cfs

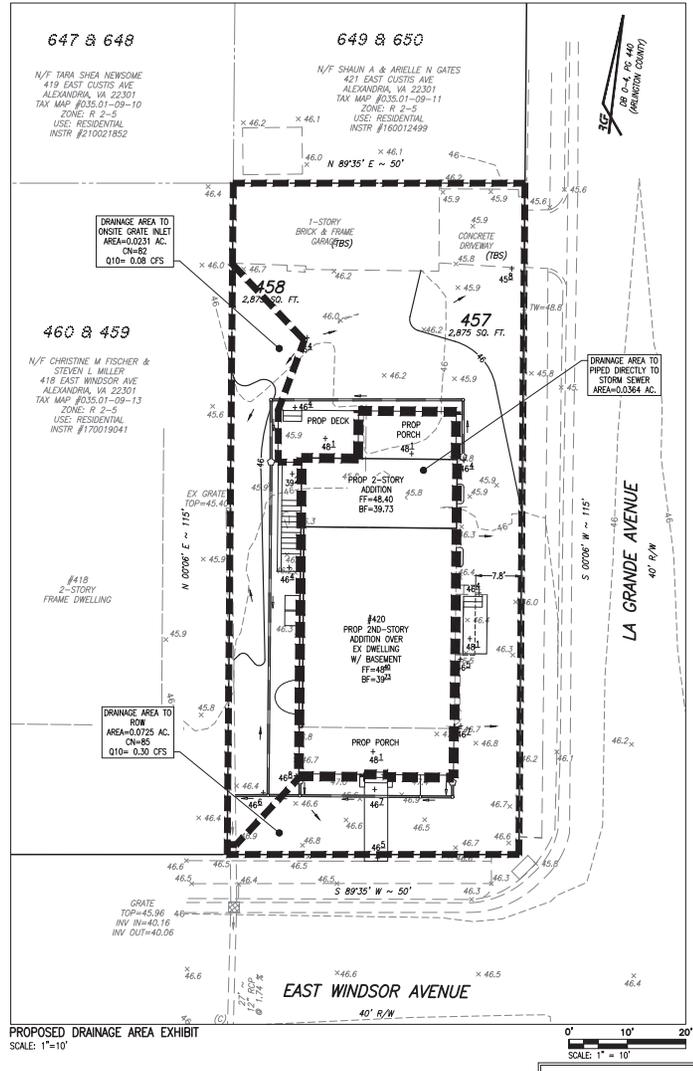
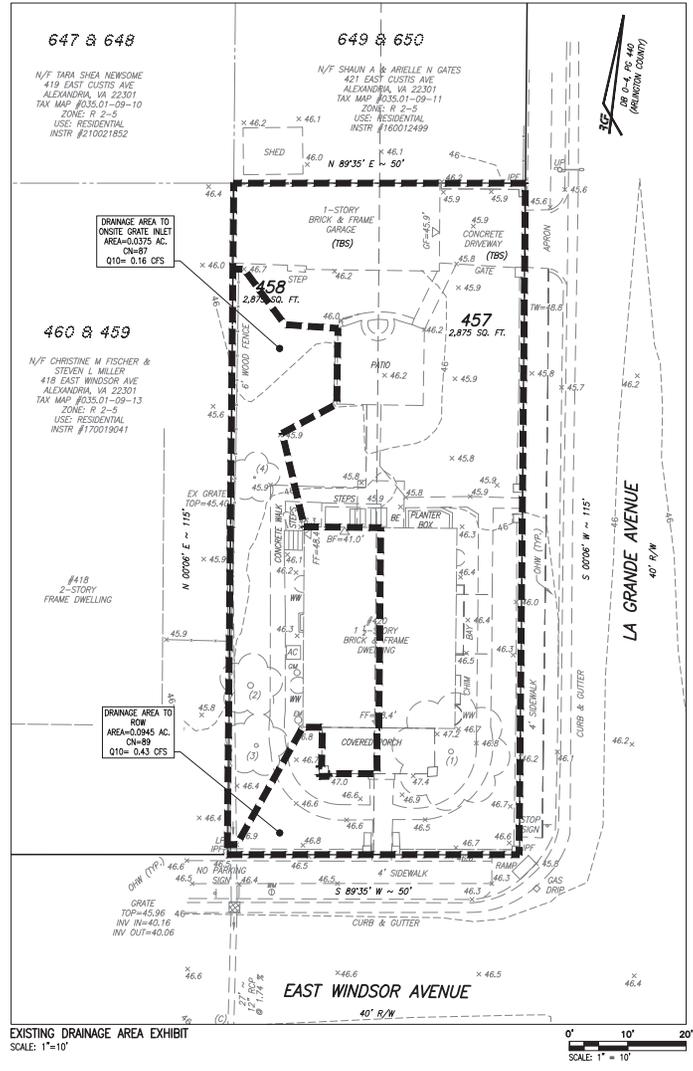
**VIRGINIA RUNOFF REDUCTION METHOD FULL SITE (PER TR-20, TYPE II, 24-HOUR STORM):**

**I. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:**  
 CN PRE-DEVELOPMENT =  $[(0.0631*98)+(0.0689*80)]/0.1320 = 89$   
 CN POST-DEVELOPMENT =  $[(0.0605*98)+(0.0715*80)]/0.1320 = 89$

**II. PRE-DEVELOPMENT PEAK DISCHARGES: ( $T_c = 5$  MINS.)**  
 PEAK Q2 PRE-DEVELOPMENT = 0.32 cfs  
 PEAK Q10 PRE-DEVELOPMENT = 0.60 cfs

**III. POST-DEVELOPMENT PEAK DISCHARGES: ( $T_c = 5$  MINS.)**  
 PEAK Q2 POST-DEVELOPMENT = 0.31 cfs  
 PEAK Q10 POST-DEVELOPMENT = 0.58 cfs

Q2 DECREASE = 0.01 cfs  
 Q10 DECREASE = 0.02 cfs



PLAN NUMBER	GRD2025-00012
APPROVED DATE	6/09/2025
BD for K. MORTIZ	
DIRECTOR OF PLANNING AND ZONING	

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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 ALEXANDRIA, VA 22314  
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PROFESSIONAL ENGINEER  
 TAYLOR L. FORTLE  
 Lic. No. 060022  
 APRIL 23, 2025

GRADING PLAN  
 LOTS 457 & 459  
**DEL RAY**  
 DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY  
 (#420 EAST WINDSOR AVENUE)  
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: SCA  
 CHECKED: RAW  
 SCALE: 1"=10'  
 DATE: APR. 2025

DRAINAGE AREA EXHIBITS

SHEET 5 OF 14  
 FILE: 24-024

















FLOOR AREA RATIO CALCULATIONS

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

**B**

**A. Property Information**  
 AL 402 E WINDSOR AVE, ALEXANDRIA VA 22301 R-2-S  
 Street Address Zone  
 AD 4,750.00 X 0.45 2,587.50  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**  

Existing Gross Floor Area	Allowable Exclusions**	
Basement	Basement**	B1: 0.00
First Floor	Barways**	B2: 0.00
Second Floor	Mechanics**	B3: 0.00
Third Floor	Atto less than 7**	B4: 0.00
Attic	Porches**	B5: 0.00
Porches	Balcony/Deck**	B6: 0.00
Balcony/Deck	Lavatory**	B7: 0.00
Lavatory**	Other**	B8: 0.00
Other**	Other**	B9: 0.00
<b>B1: Total Gross</b>	<b>B2: Total Exclusions</b>	

**C. Proposed Gross Floor Area**  

Proposed Gross Floor Area	Allowable Exclusions**	
Basement	Basement**	C1: 1,421.10
First Floor	Barways**	C2: 1,226.20
Second Floor	Mechanics**	C3: 1,815.70
Third Floor	Atto less than 7**	C4: 2,555.40
Attic	Porches**	C5: 473.30
Porches	Balcony/Deck**	C6: 473.30
Balcony/Deck	Lavatory**	C7: 516.60
Lavatory**	Other**	C8: 516.60
Other**	Other**	C9: 516.60
<b>C1: Total Gross</b>	<b>C2: Total Exclusions</b>	

**D. Total Floor Area**  
 DA 2,587.50 Sq. Ft.  
 Total Floor Area (per B3 and C3)  
 DD 2,587.50 Sq. Ft.  
 Total Floor Area Allowed by Code (AD)

**E. Open Space**  
 E1: Existing Open Space Sq. Ft.  
 E2: Required Open Space Sq. Ft.  
 E3: Proposed Open Space Sq. Ft.

**Notes**  
 \*\*Items shown during construction (except 2-2) shall be measured from the face of exterior walls, including balconies, porches, decks, garages, and other accessory buildings.  
 \*\*\*Exclusions may be included up to a maximum of 50 square feet per structure. The maximum total of exclusions shall be reviewed and shall not be greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
 Signature: *Mortiz* Date: **24 APRIL 2025**

RODENT ABATEMENT NOTE:

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SENERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

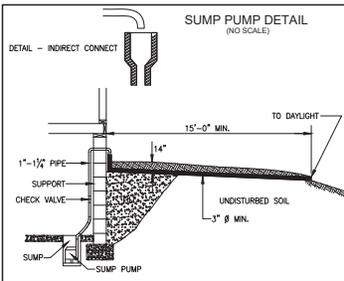
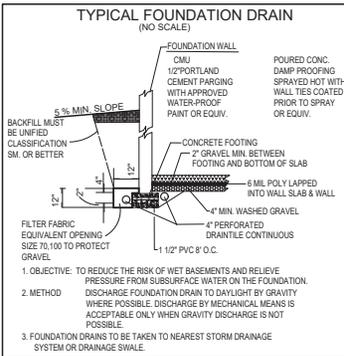
COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

DEMOLITION NOTES:

- NO DEMOLITION CAN BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROLS ARE IN PLACE, AND IS APPROVED BY AN EROSIONS AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&S).
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOHS ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NEHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
- PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. ALL ADJACENT AREAS DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE CITY OF ALEXANDRIA.
- THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

UTILITY WORKS:

- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 414250-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:
- ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA. HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
  - ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
  - NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
  - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
  - EFFLUENT FROM DEMATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
  - MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
  - SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
  - RESTALLATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 84VAC20-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
  - APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
  - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
  - GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
  - ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PUBLIC AND PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERLAP THICKNESS DETECTABLE UNDERGROUND MARKING TAPE (DUMT). THE DUMT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUMT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUMT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOL SUBSTANCES. ALL DUMT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS.



PLAN NUMBER	GRD2025-00012
APPROVED DATE	6/09/2025
BD for K. MORITZ	
DIRECTOR OF PLANNING AND ZONING	

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ENGINEERING • LAND SURVEYING • PLANNING

R.C. FIELDS & ASSOCIATES, INC. TAYLOR & HOBBS INC. APRIL 23, 2025

GRADING PLAN LOTS 457 & 498 DEL RAY DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY (#420 EAST WINDSOR AVENUE) CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: SCA  
 CHECKED: RAW  
 SCALE: NO SCALE  
 DATE: APR. 2025

CITY STANDARD NOTES AND DETAILS

SHEET 14 OF 14  
 FILE: 24-024



402

404

Creative  
Handcrafting

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406









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