

DOCKET ITEM #5
Special Use Permit #2025-00072
420 East Windsor Avenue – Substandard Lot
Redevelopment

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



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.

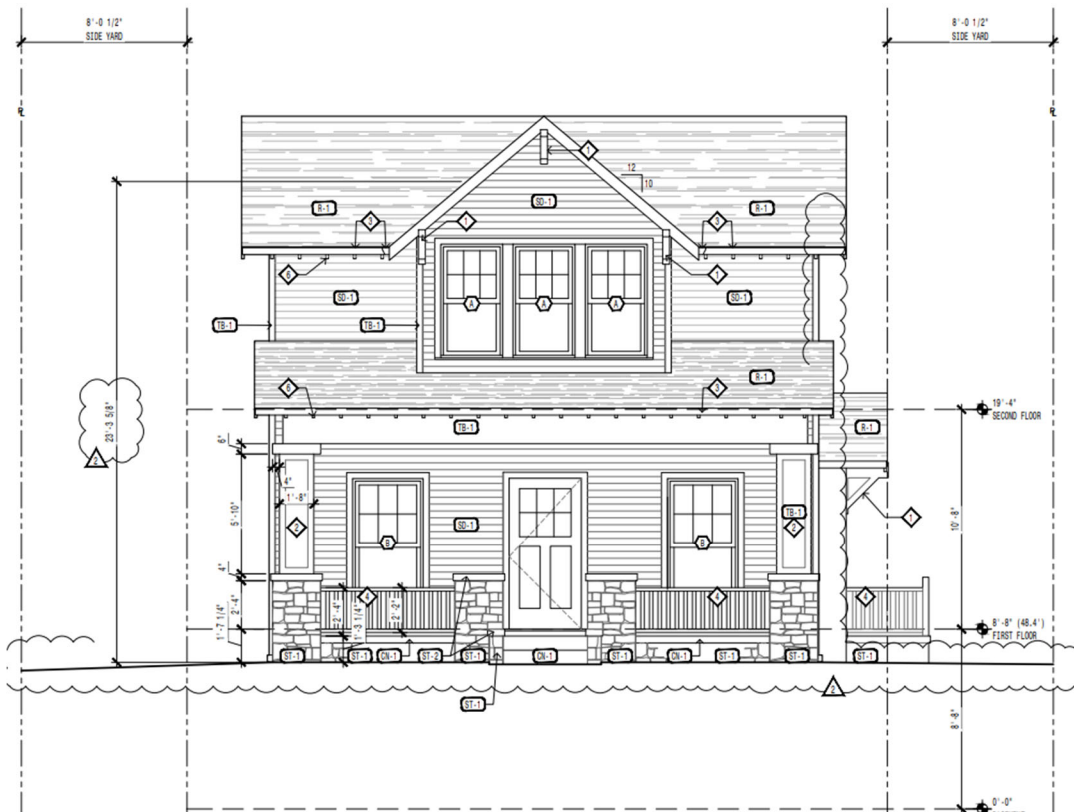


Figure 2 – Front Elevation

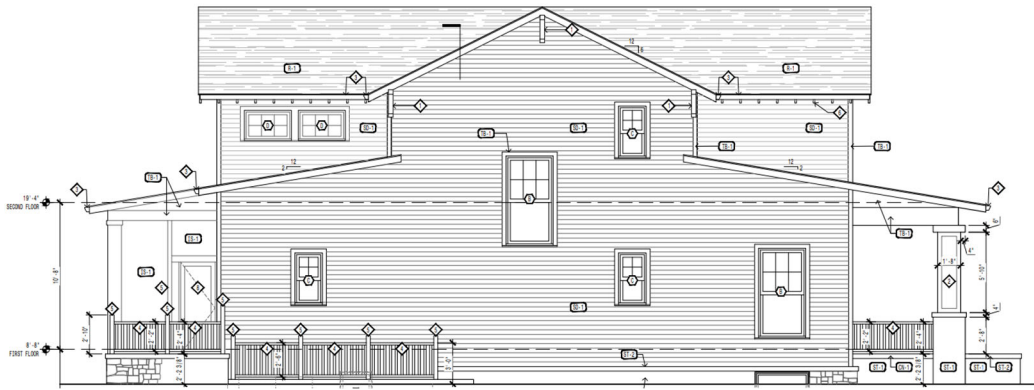


Figure 3 – West Side Elevation



Figure 4 – East Side Elevation

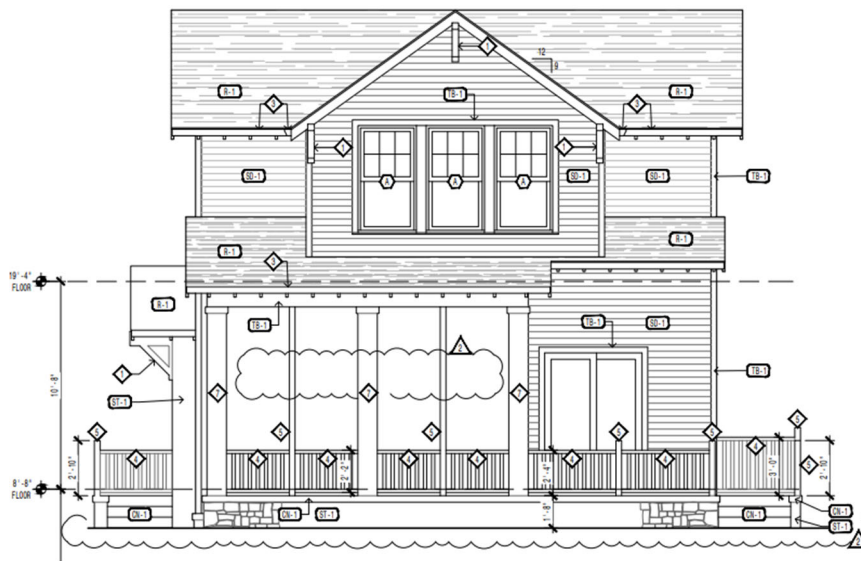


Figure 5 – Rear Elevation

The dwelling would measure approximately 46 by 26 feet with a footprint of about 1,226 square feet. It would provide a 21.8-foot front yard along East Windsor Avenue; a 11.2-foot front yard along La Grande Avenue; a 12.1-foot west side yard; and a 39-foot north side yard. Figure 7, below, shows the proposed site plan.

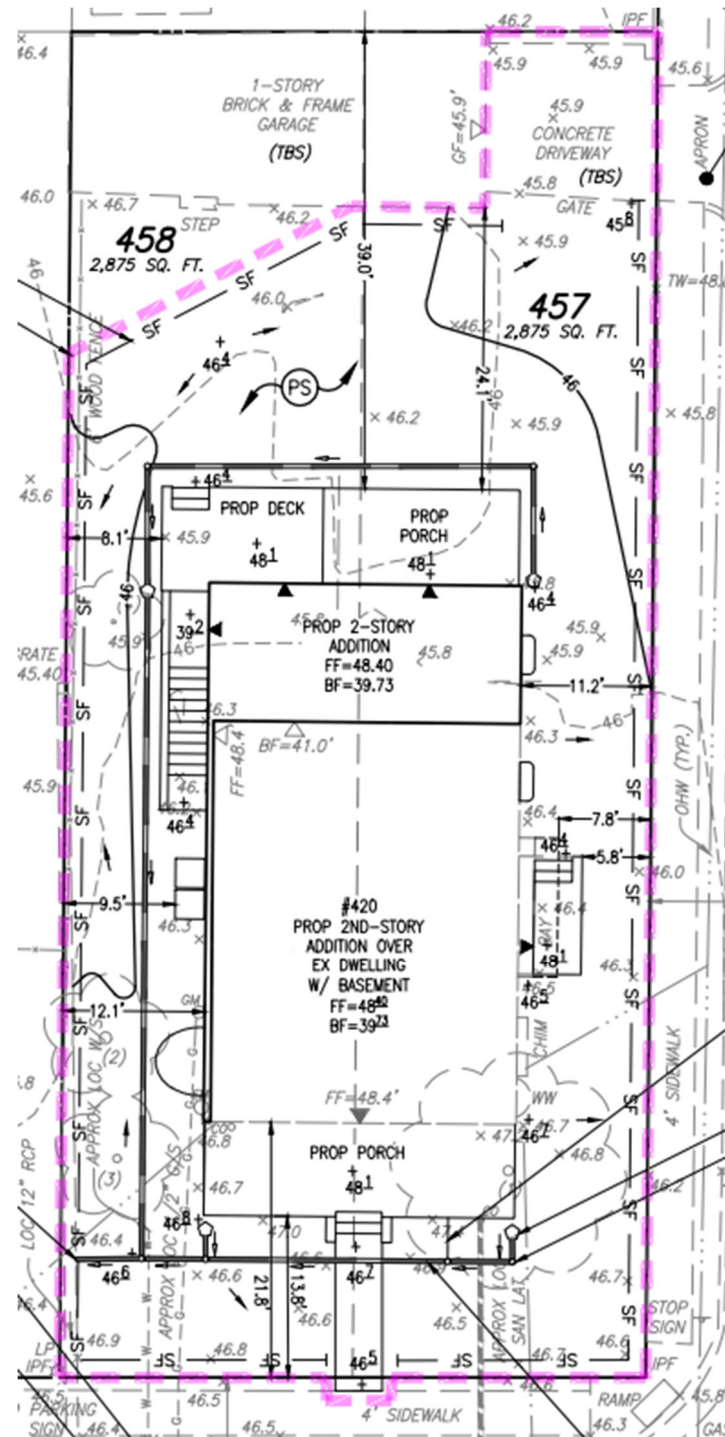


Figure 6 – Proposed Site Plan

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

	Required/Permitted	Existing	Proposed
Lot Area	6,500 Sq. Ft.	5,750 Sq. Ft.	No change
Lot Width	65 Ft.	50 Ft.	No change
Lot Frontage	40 Ft.	50 Ft.	No change
Front Yard (East Windsor Avenue)	16.1 - 43 Ft.	21.8 Ft.	No change
Front Yard (La Grande Avenue)	6.7 - 20.4 Ft.	11.2 Ft.	No change
Side Yard (West)	8.04 Ft.	12.1 Ft.	No change
Rear Yard	24.1 Ft.	59 Ft.	39 Ft.
Floor Area	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
Height	30 Ft.	14.8 Ft.	23.3 Ft.
Threshold Height	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.
Average	24.23 Ft.
Proposed Dwelling	23.3 Ft.

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.
Proposed Dwelling	0.47	2,701.6 Sq. Ft.	5,750 Sq. Ft.

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

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.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 25-00072

PROPERTY LOCATION: 420 E Windsor

TAX MAP REFERENCE: #035.01-09-12

ZONE: R 2-5

APPLICANT:

Name: Eric Frantz

Address: 420 E Windsor Ave, Alexandria, VA

PROPOSED USE: Residential

- ☒ 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.

Eric Frantz

Print Name of Applicant or Agent

[Redacted]

Mailing/Street Address

[Redacted]

City and State

Zip Code

Signature

[Redacted]

Telephone #

[Redacted]

Email address

12/15/2025

Date

[Redacted]

Fax #

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		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		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 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 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

Date

Printed Name



2025.12.15

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

- 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

- 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

- C. How often will trash be collected?

N/A

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

N/A

- 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?
N/A

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.

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? ☐ 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?

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? ☐ Yes ☐ 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

1. THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, ADDENDA, MODIFICATIONS, AND THE CONDITIONS OF THE CONSTRUCTION CONTRACT.
2. THE CONTRACT DOCUMENTS ARE THE INSTRUMENTS OF SERVICE. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE LANDLORD OR TENANT FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MOOLED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
3. THE WORK WILL CONFORM WITH THE REQUIREMENTS OF THE IBC CODE, AND THE REQUIREMENTS OF ALL OTHER AGENCIES HAVING JURISDICTION.
4. ARCHITECT MEANS DBMC DESIGN LLC.
5. TENANT OR OWNER MEANS MR. ERIC FRANZT AND MRS BAYA FRANZT.
6. "FURNISH" MEANS SUPPLY ONLY, FOR OTHERS TO PUT INTO PLACE.
7. "INSTALL" MEANS SUPPLIED BY OTHERS, TO BE INSTALLED BY CONTRACTOR.
8. "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
10. "TYPICAL" MEANS IDENTICAL FOR CONDITIONS NOTED.

34. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND EFFECT AS THOUGH PRINTED IN CONTRACT DOCUMENTS.

36. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY TO ALLOW ARCHITECT A REASONABLE AMOUNT OF TIME TO SELECT A SUITABLE SUBSTITUTE.

37. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROCESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.

39. ALL TELEPHONE AND DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH TENANT OR TENANTS REPRESENTATIVE.

41. REFERENCES TO MAKES, BRANDS, MODELS, ETC., ARE TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE OR WHEN MADE ACCORDING TO PROCEDURES FOR SUBSTITUTIONS.

43. THE AFFECTED PREMISES SHALL BE CLEAN AND RESTORED TO NORMAL OPERATING CONDITIONS UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO ELIMINATE DUST, NOISE, ODOR, NUISANCE AND THE LIKE TO THE PREMISES AND OCCUPANCY.

46. ALL INTERIOR FINISHES AT EXITS TO BE CLASS A. ALL INTERIOR FINISHES AT PASSAGEWAYS, KITCHENS, PANTRIES, REPAIR AND STORAGE ROOMS TO BE CLASS A OR B.

B. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
C. AMERICAN WELDING SOCIETY (AWS)
D. AMERICAN CONCRETE INSTITUTE (ACI)

I. NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM)

48. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR TRADE PERMITS FOR MECHANICAL, ELECTRICAL, AND PLUMBING. THE CONTRACTOR AND SUB-CONTRACTORS SHALL PROVIDE THE REQUIRED DRAWINGS, RISER DIAGRAMS, CALCULATIONS, MANUAL J, ETC TO OBTAIN THE TRADE PERMITS AS NECESSARY BY THE JURISDICTION HAVING AUTHORITY.

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

ARCHITECT

DBMC

DBMC DESIGN LLC
8701 GEORGIA AVE., SUITE 400
SILVER SPRING, MD, 20910
(202) 888-6373

FRANTZ RESIDENCE

1	PROGRESS SET	30/SEPT/2024
2	DD SET	17/OCT/2024
3	PERMIT SET	29/JAN/2025
4	PERMIT RESPONSES	31/JUL/2025

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



GENERAL NOTES

A001

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

SUBJECT TO FIELD INSPECTION

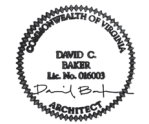
OWNER
MR. ERIC FRANTZ &
MRS. BAYA FRANTZ
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

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

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

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

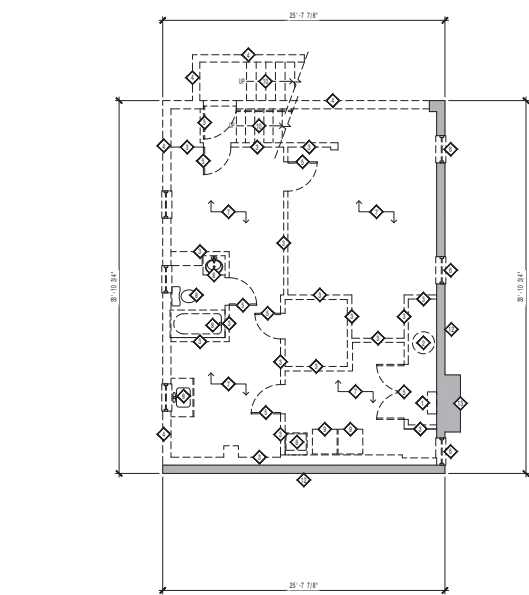
DATE	01/JUN/2024
PROJECT NO.	2024-0174
DRAWN BY	DBMC
CHECKED BY	DBMC



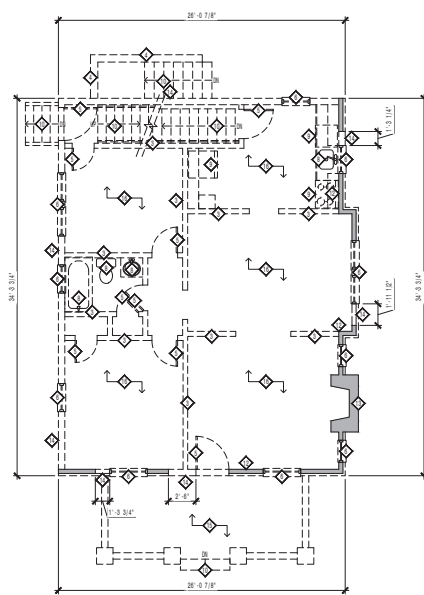
ARCHITECTURAL DEMO PLANS

AD100

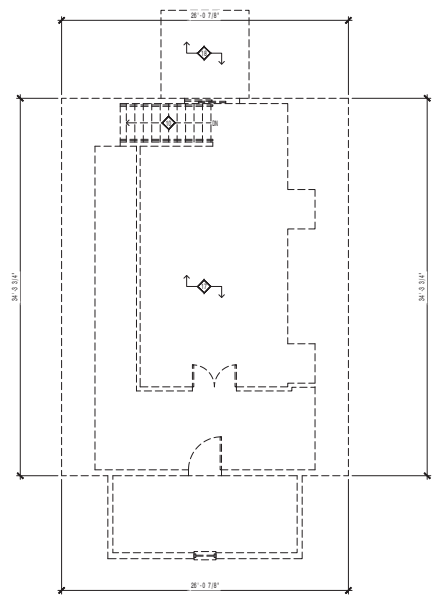
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
08/18/2025
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS
Michael McPhail
BY _____
FOR BUILDING OFFICIAL



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



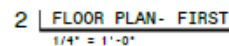
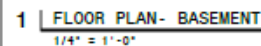
GENERAL NOTES

1. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS.
2. COORDINATE EXTENT OF DEMOLITION WITH NEW WORK REQUIRED.
3. GC SHALL COORDINATE WITH OTHER SUBCONTRACTORS AND NOT ANY OPENINGS REQUIRED TO FACILITATE INSTALLATION OF NEW EQUIPMENT, DUCTWORK, PIPING, ETC.
4. ALL EXISTING WINDOWS AND DOORS TO BE REMOVED, TYP.
5. ALL EXISTING FINISHES TO BE REMOVED THROUGH OUT, TYP.
6. ALL EXISTING COLUMNS AND FOOTINGS TO BE REMOVED THROUGH OUT, TYP.
7. ALL EXISTING ELECTRICAL, TO BE REMOVED UNLESS NOTED OTHERWISE, TYP.
8. ALL EXISTING HEAT/COOLING SYSTEMS AND DUCT WORK TO BE REMOVED, TYP.
9. ALL EXISTING PLUMBING, DRAIN, VENT, WASTE SUPPLY LINES, ETC TO BE REMOVED, TYP.
10. GC TO COORDINATE W/ WGL UTILITY PRIOR TO START OF DEMOLITION WORK FOR LOCATION OF ALL UTILITIES.

SHEET NOTES

1. EXISTING ROLLER UNIT TO BE REMOVED AND SAVED PER OWNER REQUEST.
2. REMOVE EXISTING HOT WATER HEATER AND ASSOCIATED PIPING, TYP.
3. REMOVE EXISTING HALL AND BASE MOLDING, TYP.
4. REMOVE EXISTING FOUNDATION WALL AND FOOTING, TYP.
5. REMOVE EXISTING DOOR, SILL, THRESHOLD AND FRAME, TYP.
6. REMOVE EXISTING WINDOW, WINDOW CASING, SILL, AND APRON. PREP SURFACES FOR NEW WALL INFILL OR NEW WINDOW, SEE PLANS, TYP.
7. REMOVE EXISTING SLAB ON GRADE AND GROUND AS REQUIRED. COORDINATE EXTENT OF REMOVAL WITH STRUCTURAL DRAWINGS AND WALL SECTION FOR NEW SLAB HEIGHT, TYP.
8. REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING THROUGH OUT, TYP.
9. REMOVE EXISTING APPLIANCE AND ASSOCIATED PIPING, DUCT WORK, ELECTRICAL, ETC, TYP.
10. REMOVE EXISTING STAIRS AND ASSOCIATED STRUCTURE, TYP.
11. REMOVE EXISTING WOOD DECK, WOOD SUPPORTS, AND FOOTINGS AS REQUIRED, TYP.
12. EXISTING WALL TO REMAIN - REMOVE EXTERIOR AND INTERIOR FINISHES, GIB, SECOND INSULATION, BRICKWORK, INTERIOR FINISH, ETC TO THE EXISTING STRUCTURE, FUTURE REPAIR AS NECESSARY. PREP SURFACES FOR NEW FINISHES, TYP. BRICK WALL AS REQUIRED.
13. EXISTING CROWN/UPPER PART TO REMAIN. PATCHWORK AS REQUIRED, TYP.
14. REMOVE EXISTING EXTERIOR WALL AND ALL ASSOCIATED FINISHES, TYP.
15. REMOVE EXISTING FRONT PORCH, ASSOCIATED STRUCTURE, AND ROOF IN ITS ENTIRETY.
16. REMOVE EXISTING FIRST FLOOR JACUZZI AND PLUMBING.
17. REMOVE EXISTING SECOND FLOOR, ROOF, FINISHES, AND ASSOCIATED STRUCTURE IN THEIR ENTIRETY.
18. REMOVE EXISTING SECOND FLOOR BALCONY AND ASSOCIATED STRUCTURE.



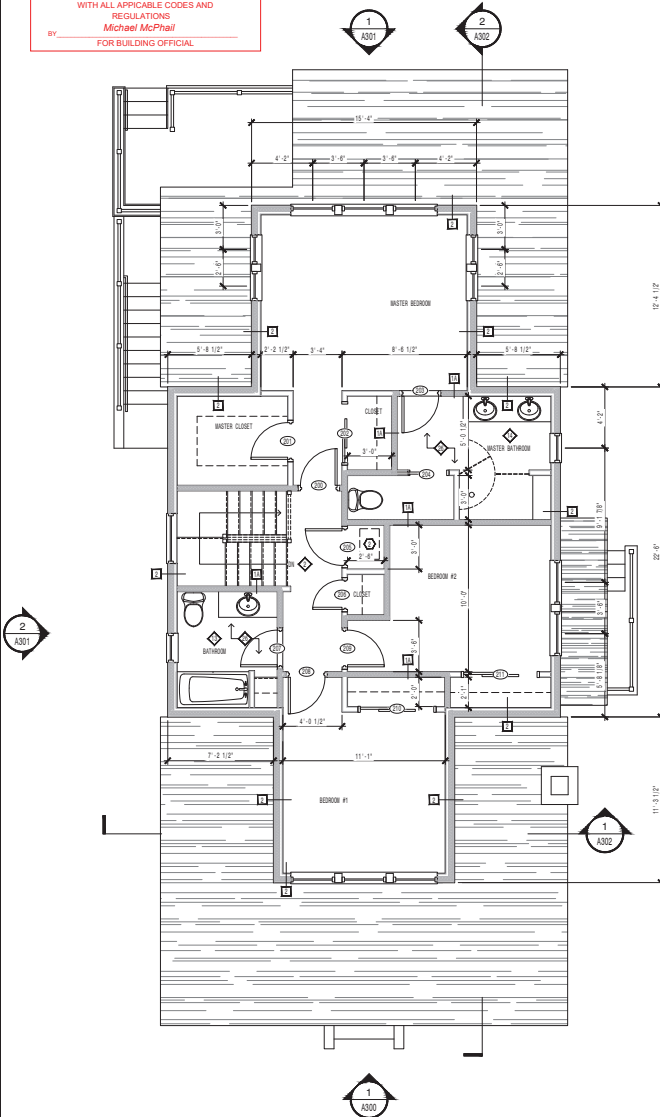


1. WATER PUMP- TWO.
2. INSIDE WALL DUCT- TWO
3. OUTSIDE WALL PUMP- TWO
4. ELECTRICAL PANEL-
5. DWP KIT & PUMP- DESIGNED TO WORK IN STREET AS REQUIRED. TYP.
6. WALL MOUNT WATER FILTRATION SYSTEM

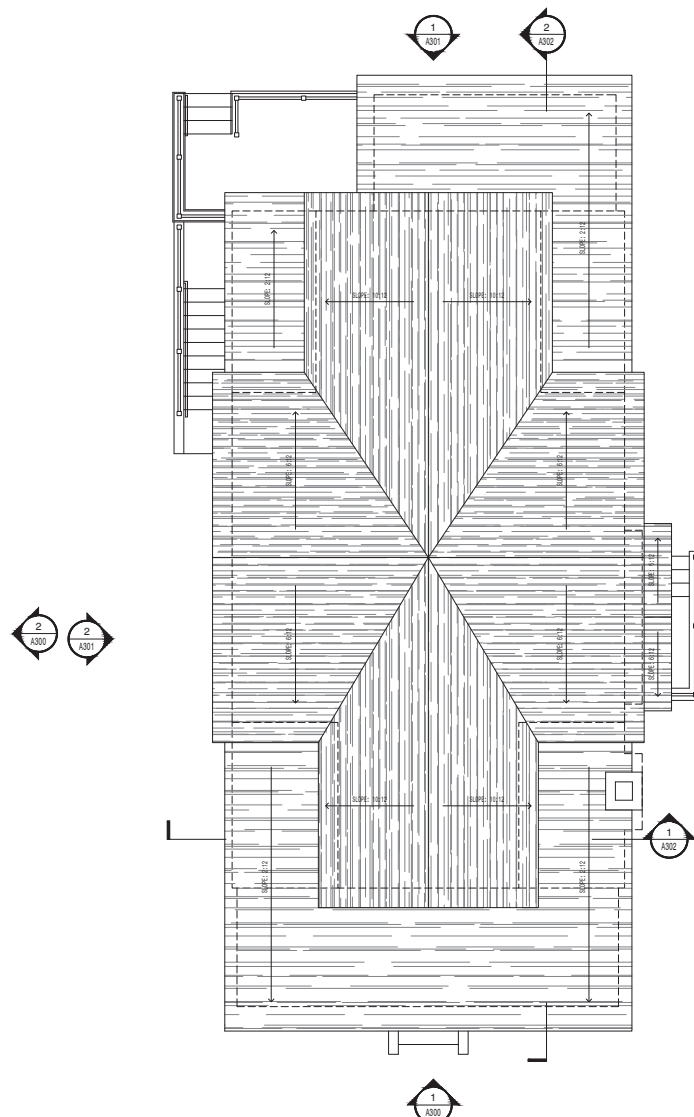
A100

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 FLOOR PLAN - SECOND
1/4" = 1'-0"



2 FLOOR PLAN - ROOF
1/4" = 1'-0"

FLOOR PLAN LEGEND



GENERAL NOTES

- DO NOT SCALE DRAWINGS - DIMENSIONS GIVEN. VERIFY DIMENSIONS WITH FIELD CONSTRUCTION. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONSTRUCTION AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- SEE SHEET A101 FOR WALL AND CEILING TYPES.
- SEE SHEET A101 FOR DOOR AND WINDOW SCHEDULES.
- ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANS.
- S.C. TO LIFT SET ALL PARTITIONS IN ONE ON FLOOR SLAB FOR APPROVAL BY ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- ALL PARTITIONS TO STRUCTURE ARE FOR ACoustICAL SEPARATION AND/OR SECURITY, NOT FOR FIRE RATING U.L.D.
- PARTITION TYPES ABOVE DOOR ARE TO BE SAME AS THE ADJACENT PARTITION U.L.D.
- PARTITIONS SHOWN TO ALIGN WITH THE FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALLOW FINISHED FACE TO FINISHED FACE. LAUNCE ADDITIONAL LAYERS OF GIB FROM NEW TO EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE FLUSH APPEARANCE WITH NO VISIBLE JOINTS.
- ALL OVERLAPPING ARE SHOWN FROM FINISHED FACE TO FINISHED FACE OR EXIST. CONSTRUCTION U.L.D.
- ALL DOOR OPENINGS LOCATED 4" FROM ADJACENT WALL U.L.D.
- CONCRETE INDICATED TO BE "CLAY" OR TO HOLD SHALL BE MAINTAINED. ALL DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- ANY DIMENSION NOTED "VERIFY" MUST BE REVIEWED WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- PROVIDE AND INSTALL WOOD BLOCKING AS NECESSARY AT ALL WALLS HAVING SHELVING, CROWN MOULD, PANELS, EQUIPMENT, LIGHT FIXTURES, GRAB BARS, AND OTHER VOLUMES WITHIN DOOR CONSTRUCTION. VERIFY SHIP STANDING WITH BELLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECT FOR ACCEPTANCE PRIOR TO INSTALLATION.
- ALSO MARK SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBS, ETC. SHALL BE ON A LINE AND VISIBLE.
- SHOWN LINE INDICATES OFFSET ABOVE - SEE REFLECTED CEILING PLAN AND/OR DETAILS NOTED FOR EXACT HEIGHT.
- SHOWN LINE AT CUSTOM BELLWORK INDICATES BELLWORK ABOVE - SEE DETAILS AND INTERIOR ELEVATIONS FOR MORE INFORMATION.
- PROVIDE BRACKETS AT ALL DOORS AND GLAZED OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- INSTALL NEW PLYWOOD DOOR CASE 1/2", DOOR TRIM, WINDOW CASING, ETC., AND APPROX AT ALL WINDOWS & DOORS. PROFILES TBD.
- CONTRACTOR TO PROVIDE ADEQUATE DEPTH IN PARTITION FRAMING AT COLUMNS & CONCRETE STUD LOCATION FOR ALL TELEPHONE / DATA / ELECTRONIC DEVICES TO BE INSTALLED AT THIS LOCATION.
- FLUSH FLOOR SLAB AS REQUIRED FOR A UNIFORM TRANSITION BETWEEN DIFFERENT FLOOR FINISHES.
- EXISTING EXTERIOR BRICKWORK TO REMAIN THAT WILL BE EXPOSED TO VIEW SHALL BE REPAIRED, FILLED, AND PATCHED AS REQUIRED FOR A VISUALLY FLUSH, UNIFORM AND NEAT SURFACE TO MATCH EXISTING APPLIED FINISH. VERIFY CONDITIONS IN THE FIELD.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF WATER, SANITARY, AND GAS SERVICE.
- PAINT ALL CEILING FLAT FINISH U.L.D. - SEE RCP.
- CLEAN AND REPAIR EXISTING FLAT AS NEEDED.
- SEE ALL SHOT FOR MANUFACTURER'S RECOMMENDATION REGARDLESS OF LOCATION OF TILE.
- PROVIDE EXISTING EXTERIOR FLOOR NEAT UNDER TILE. PLACE TRANSITION NEXT TO DOOR, CORRESPONDING HEIGHT IN UNDERARCHITECT, TYP.

SHEET NOTES

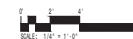
- SEE ENLARGED SECTION PLAN ON 1/A100.
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- SEE ENLARGED SECTION PLAN ON 1/A198.
- SEE ENLARGED SECTION PLAN ON 1/A199.
- SEE ENLARGED SECTION PLAN ON 1/A200.

MATERIAL SCHEDULE

NO	DESCRIPTION
1-1	WOOD FLOORING: 1/2" x 4" x 8" T&G
1-2	CONCRETE
1-3	PAINT: CEILING: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
1-4	PAINT: TRIM: BARNES-HELLMAN XXXX, 00000
1-5	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
1-6	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
1-7	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
1-8	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
1-9	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
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1-98	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
1-99	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000
1-100	PAINT: WALLS: FLAT FINISH: BARNES-HELLMAN XXXX, 00000

EQUIPMENT SCHEDULE

NO	DESCRIPTION
1	WATER HEATER: 40 GPM
2	WATER HEATER: 40 GPM
3	WATER HEATER: 40 GPM
4	WATER HEATER: 40 GPM
5	WATER HEATER: 40 GPM
6	WATER HEATER: 40 GPM
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99	WATER HEATER: 40 GPM
100	WATER HEATER: 40 GPM



OWNER

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

ARCHITECT

OBMC
OBMC DESIGN LLC
8701 GEORGIA AVE., SUITE 408
SILVER SPRING, MD 20910
(301) 888-8873

PROJECT

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

1 PROGRESS SET

30/SEP/2024

2 DD SET

17/OCT/2024

3 PERMIT SET

26/JAN/2025

4 PERMIT RESPONSES

27/JUL/2025

DATE

01/JUN/2024

PROJECT NO.

2024-0174

DRAWN BY

OBMC

CHECKED BY

OBMC

DAVID C. BAKER
Lic. No. 080003
Professional Seal

FLOOR PLAN - SECOND & ROOF

A101

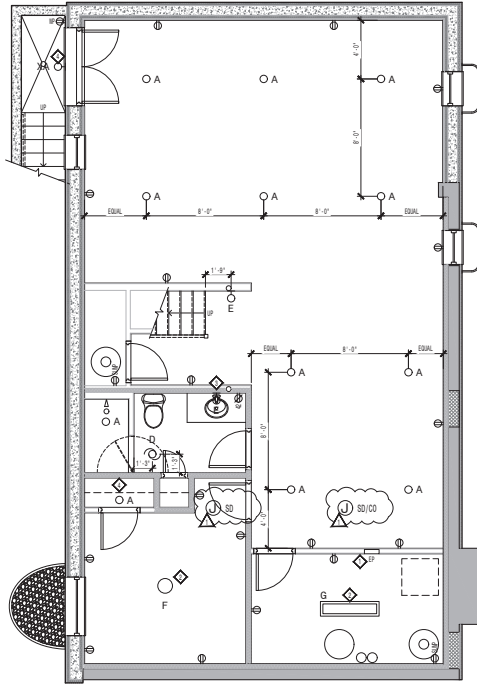
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS

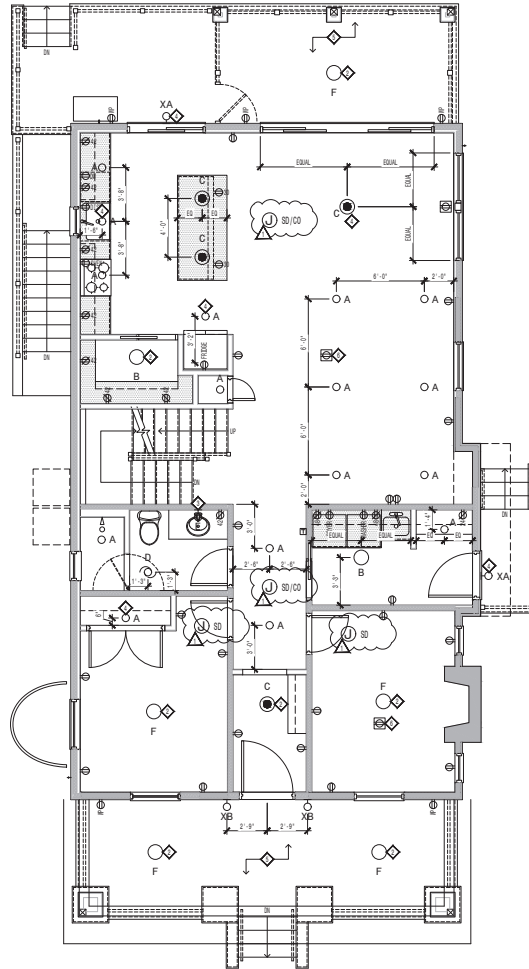
BY: Michael McPhail
FOR BUILDING OFFICIAL

SUBJECT TO FIELD INSPECTION



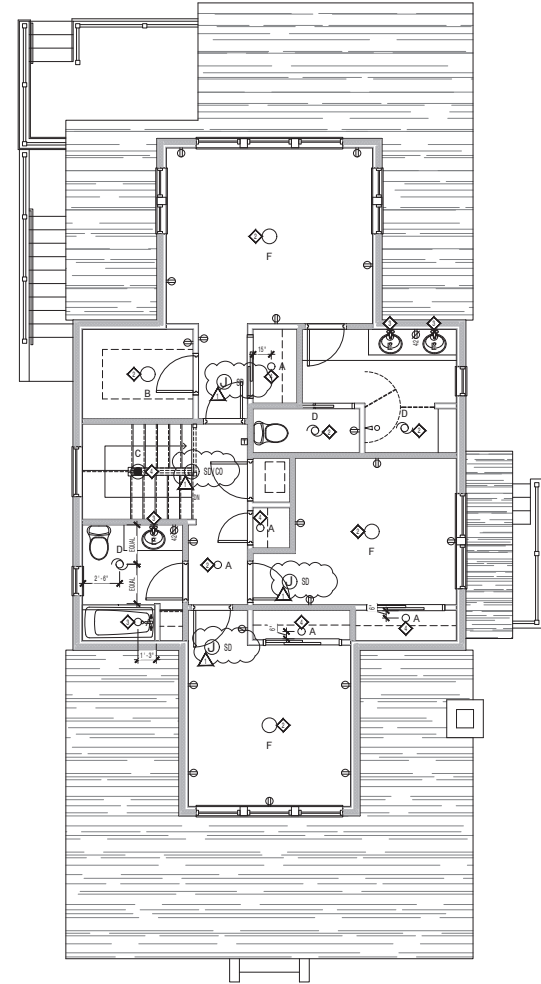
1 | REFLECTED CEILING PLAN- BASEMENT

1/4" = 1'-0"



2 | REFLECTED CEILING PLAN- FIRST

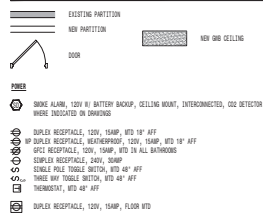
1/4" = 1'-0"



3 | REFLECTED CEILING PLAN- SECOND

1/4" = 1'-0"

RCP & ELECTRICAL LEGEND



GENERAL NOTES

1. DO NOT SCALE DRAWING - DIMENSIONS GIVEN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. CONTRACTOR TO CORROBORATE THE WORK OF ALL TRADES TO MATCH DIMENSIONS, CEILING HEIGHTS AND REQUIRED CLEARANCES FOR FEATURES, DUCTS, SUSPENSION PIPING, ETC.
3. FINISHED CEILING TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 10'-0".
4. ORIGINAL FINISHED CEILING SHALL BE LEVEL.
5. LIGHT FIXTURES, THERMOSTATS AND LIFE SAFETY SYSTEMS ITEMS TO BE MOUNTED AT 8" A.F.F., U.N.D. - VERIFY LOCATION WITH ARCHITECT - VERIFY COLOR AND DESIGN BY ARCHITECT.
6. ALL ELECTRICAL RECESSES TO BE MOUNTED AT 18" A.F.F., U.N.D.
7. LIGHT FIXTURES AND OTHER CEILING ELEMENTS TO BE LOCATED IN CENTER OF INDIVIDUAL CEILING OR THE CEILING GRID, U.N.D.
8. COLOR OF LIGHT FIXTURES, OUTLETS, AND THERMOSTATS TO BE WHITE COLOR.
9. MULTIPLE SWITCHES TO HAVE SINGLE CONTROLLER, WHERE POSSIBLE.
10. PROVIDE CEILING ACCESS AS INDICATED AND/OR AS REQUIRED FOR EQUIPMENT MAINTENANCE. VERIFY MANUFACTURER'S RECOMMENDATIONS. LOCATE EQUIPMENT AS REQUIRED.
11. PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE CEILING FOR SUPPORT OF LIGHT FIXTURES AND ANY OTHER CEILING MOUNTED ITEMS.
12. MINIMUM FINISHING, FINISHING IS REQUIRED. INSTALL BRACING UNLESS NOTED TO VARY, THEN A SUSPENDED OR ORIGINAL CEILING AREA.
13. PAINT CEILINGING FLAT FINISH - OPTION EXTRA WHITE.

SHEET NOTES

1. ELECTRICAL PANEL.
2. COVER PLATE IN ROOM, TOP.
3. CENTER ABOVE PLUMBING FEATURE, TOP.
4. CENTERED ON DOWN-PIPE, ETC.
5. PERCH CEILING: 10A TAB CEILING, PERPENDICULAR TO ROOF JOISTS, TOP.
6. COORDINATE EXACT LOCATION IN FURNITURE PLACEMENT IN THE FIELD 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 COMB- 115/120V A19 MAX, 120V, RECESSED MOUNT
- E. WALL TONGUE- 120V
- F. CEILING FAN W/ LIGHT- 120V
- G. SURFACE MOUNTED TROFFER LIGHT- 4'

1A. EXTERIOR WALL SURFACES: NET LOCATION, WALL MOUNT, MOUNT 7'-0" AFF, AB, EXTERIOR WALL SURFACES: GAS, NET LOCATION, WALL MOUNT, MOUNT 7'-0" AFF.

1P. SPEAKER LOCATION

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
(202) 888-6373

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

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

DATE 01/JUN/2024
PROJECT NO. 2024-0114
DRAWN BY DBMC
CHECKED BY DBMC



REFLECTED CEILING PLANS

A200



1 | ELEVATION- FRONT

1/4" = 1'-0"



2 | ELEVATION- SIDE

1/4" = 1'-0"

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS - DIMENSIONS GIVEN TRUMP DIMENSIONS WITH FIELD NOTATIONS.
2. ALL EXISTING DIMENSIONS SHALL BE SHOWN AND APPROVED BY STRUCTURAL ENGINEER.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION OF WATER, GAS/SEWER, AND ALL UTILITIES PRIOR TO START OF CONSTRUCTION OR DEMOLITION.
4. PLACE ALL EXISTING AND REMOVED ITEMS FOR RECONSTRUCTION ONLY.
5. USE SHIRT SIZES FOR WALL AND FLOOR/CEILING ASSEMBLIES.
6. USE SHIRT SIZES FOR ROOFING AND FLOOR/CEILING ASSEMBLIES.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING REMOVED ITEMS/ASSEMBLIES TO BE REPLACED PRIOR TO DEMOLITION.
8. REMOVE AND REPAIR EXISTING ROOFING SYSTEM.
9. REMOVE EXISTING ROOFING SYSTEM OF ROOFING FOR ALL EXISTING.

SHEET NOTES

1. PERMANENTLY REMOVED - SEE
2. REMOVE - SEE DETAIL, LAYOUT.
3. REMOVE & RECONSTRUCT - SEE DETAIL TO BE SHOWN BY WATER TALLS, TYP.
4. REMOVE - SEE DETAIL, LAYOUT, TYP.
5. REMOVE ROOF - SEE DETAIL, LAYOUT, TYP.
6. EXISTING ROOFING TALLS, TYP.
7. REMOVE - SEE DETAIL, LAYOUT.
8. NOT SHOWN.



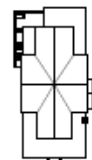
WINDOW SCHEDULE

1. DOUBLE HUNG - 24" X 36" - 1/2" GLASS - DOUBLE GLAZED - PERMANENT EXTERIOR GLAZED - WOOD EXTERIOR GLAZED
2. DOUBLE HUNG - 24" X 36" - 1/2" GLASS - DOUBLE GLAZED - PERMANENT EXTERIOR GLAZED - WOOD EXTERIOR GLAZED
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8. DOUBLE HUNG - 24" X 36" - 1/2" GLASS - DOUBLE GLAZED - PERMANENT EXTERIOR GLAZED - WOOD EXTERIOR GLAZED

MATERIAL SCHEDULE

1. EXISTING - SEE
2. EXISTING - SEE
3. EXISTING - SEE
4. EXISTING - SEE
5. EXISTING - SEE
6. EXISTING - SEE
7. EXISTING - SEE
8. EXISTING - SEE

ELEVATION KEY



MR. ERIC FRANTZ &
MRS. DANA FRANTZ
400 E WINDSOR AVE
ALEXANDRIA, VA 22301

OBMC
OBMC DESIGN LLC
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(301) 588-4070

FRANTZ RESIDENCE
400 E WINDSOR AVE
ALEXANDRIA, VA 22301

1. PROJECT SET	06/06/2024
2. 2D SET	11/07/2024
3. PERMIT SET	11/07/2024
4. PERMIT RESPONSE	01/08/2025
5. PERMIT RESPONSE	11/07/2024

DATE	06/06/2024
PROJECT NO.	2024-001
DRAWN BY	OBMC
CHECKED BY	OBMC



ELEVATIONS

A300



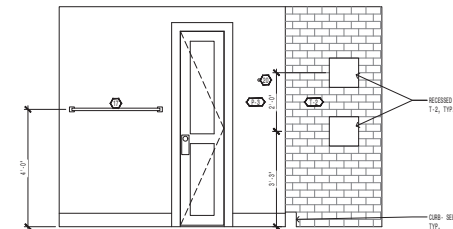
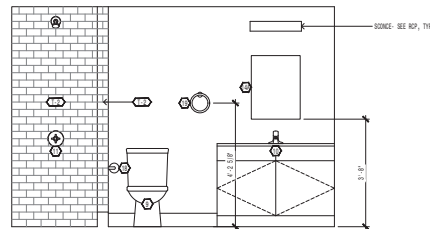
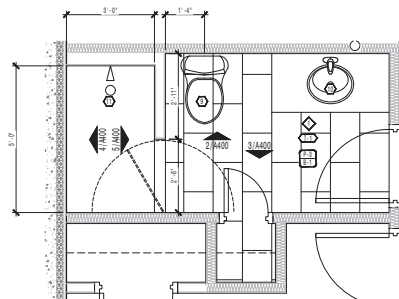
FRANTZ RESIDENCE
430 E WINDSOR AVE
ALEXANDRIA, VA 22301

DATE	07/09/2014
PROJECT NO:	14-014
DRAWN BY:	clw
CHECKED BY:	clw



SECTIONS

A302



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. RESILIENT: 30" W, PARALOID,
2. STAINLESS STEEL W/ WOODGRAIN FACET,
2.5 G IP.
3. DISPERSED: 2" W
4. POST FILLING
5. OVER: 64", 50" N, FIRESTAINING
6. CORNER: 80" W
7. RECOMMEND: 30", 1.8 G FL.
8. GARAGE: DISPERSED: 1.2 W
9. DISPERSED: 80" W, 5.0 G FL.
10. TYLE: STRESS: 60" W, ELONGATED
11. WID. 30", 1.8 FL, 1.8 G FL.
12. VENT: 50" W, 1.8 G FL.
13. UNIFORM: 2" W, 1.8 G FL.
14. UNIFORM: 2" W, 1.8 G FL.
15. FACET: 20" W, 1.8 G FL.
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99. FACET: 20" W, 1.8 G FL.
100. FACET: 20" W, 1.8 G FL.

 SHEET NOTES

1. TILE/WOOD FLOORING TO EXTEND UNDER BASE CABINETS, APPLIANCES, & FIXTURES, TYP.
2. WOOD FILLER- CUT TO FIT, WOOD & FINISH TO MATCH CABINETS, TYP.
3. SHOWER SEAT- SEE DETAIL 2/A801
4. PROVIDE TEMPERED GLASS

MATERIAL SCHEDULE

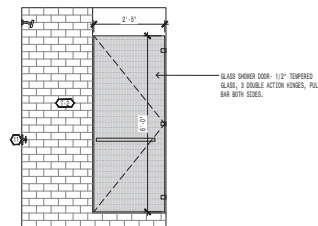
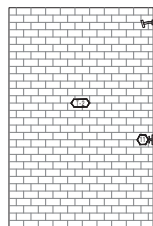
B-1 WOOD BASE: 135, PTD-P2
P-1 PAINT: CEILING; FLAT FINISH; SHERWIN-WILLIAMS XXXX, SWOOD
P-2 PAINT: TRIM; SEMI-GLOSS FINISH; SHERWIN-WILLIAMS EXTRA WHITE, SWOOD
P-3 PAINT: WALLS; FLAT FINISH; SHERWIN-WILLIAMS XXXX, SWOOD
Q-1 QUARTZ COUNTERTOP - COUNTERTOP, 3CM THK, BASED ENGINE, TBO
T-1 PORCELAIN FLOOR - FLOOR
T-2 WALL TILE - TBO
T-3 WALL TILE - TBO
WD-1 WOOD FLOORING
WD-2 WOOD BASE CABINET - TBO
WD-3 WOOD UPPER CABINET - TBO
WD-4 TEAK - SHOWER SEAT

INTERIOR ELEVATION LEGEND


 EXISTING PARTITION
 NEW PARTITION
 DOOR
 COUNTERTOP
 WALL FINISH
 BASE FINISH

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



4 | INTERIOR ELEVATION
1/2" = 1'-0"

5 | INTERIOR ELEVATION
1/2" = 1'-0"

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

DBMC
DBMC DESIGN LLC
8701 GEORGIA AVE., SUITE 408
SILVER SPRING, MD, 20910
(202) 888-6373

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

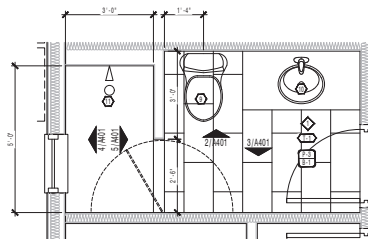
1	PROGRESS SET	30/SEPT/2024
2	DD SET	17/OCT/2024
3	PERMIT SET	29/JAN/2025

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

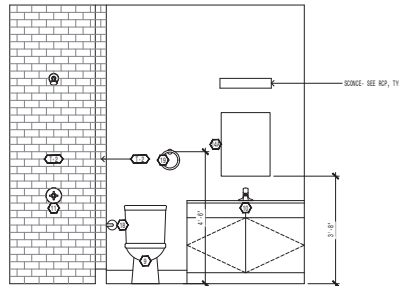


INTERIOR ELEVATIONS

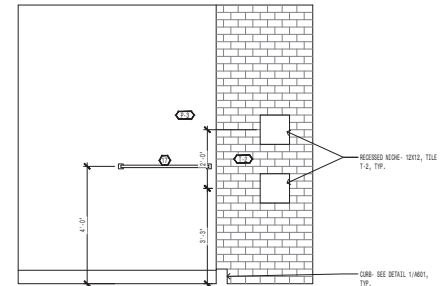
A400



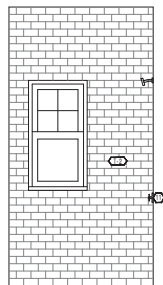
1 | ENLARGED BATHROOM PLAN
1/2" = 1'-0"



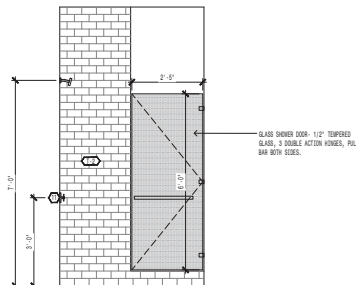
2 | INTERIOR ELEVATION
1/2" = 1'-0"



3 | INTERIOR ELEVATION
1/2" = 1'-0"



4 | INTERIOR ELEVATION
1/2" = 1'-0"



5 | INTERIOR ELEVATION
1/2" = 1'-0"

EQUIPMENT SCHEDULE

1. REFRIGERATOR- 36" W
2. SINGLE SINK- 30" W, FARMHOUSE, STAINLESS STEEL BY CUSCUMBER FACET, 2.2 GPM
3. DISHWASHER- 24" W
4. PEST FILLER
5. OVEN- 36" W, 30" H, FREESTANDING
6. EXHAUST FAN- 30" W
7. MICROWAVE- 30" x 1.8 CU. FT.
8. GARAGE DISPOSAL- 1/2 HP, DISCHARGE INTO 3 IN ED.
9. TOILET- VETROUS CHINA, ELONGATED BOWL, 30" FLUSH, 1.28 GPM
10. VANITY SINK & COUNTERTOP- UNDERMOUNT VETROUS CHINA BOWL, FACET- SINGLE HOLE, SINGLE HANDLE, LOW SPOUT, 1.5 GPM
11. TILE BENCH BASE- 30" W, 24" H, 2.2 GPM
12. TUB- 30" W, 60" L, 2.2 GPM
13. UTILITY SINK- 30" W, 24" H, 2.2 GPM
14. WETTING CABINET- SURFACE MOUNTED
15. FLAT SINK- 30" W, 24" H, 2.2 GPM
16. SINK- 30" W, 24" H, 2.2 GPM
17. TUB- 30" W, 60" L, 2.2 GPM
18. TOILET PAPER HOLDER
19. HAND TOWEL RING
20. HOOK RING
21. SHOWER ROD

SHEET NOTES

1. TILEWOOD FLOORING TO EXTEND UNDER BASE CABINETS, APPLIANCES, & FEATURES, TYP.
2. WOOD FILLER- GUT TO FILL, WOOD & PATCH TO MATCH CABINETS, TYP.
3. SHOWER GLASS- SEE DETAIL 1-1001, TYP.
4. PROVIDE TAMPED GLASS

MATERIAL SCHEDULE

- 0-1 WOOD BASE- 136, PTD-02
- 0-1 FLOOR- CEILING- FLAT FINISH; SHIMEN-HELLING BOWL, SHIMEN
- 0-1 FLOOR- TRIM- SEMI-GLOSS FINISH; SHIMEN-HELLING EXTRA WHITE, OATTON
- 0-1 FLOOR- WALLS- FLAT FINISH; SHIMEN-HELLING EXTRA WHITE, OATTON
- 0-1 QUARTZ COUNTERTOP- COUNTERTOP, SON TIV, DAGED EDGE, TID
- 1-1 PORCELAIN FLOOR TILE- TID
- 1-2 WALL TILE- TID
- 1-3 WALL TILE- TID
- 0-1 WOOD FLOORING
- 0-2 WOOD BASE CABINET- TID
- 0-3 WOOD UPPER CABINET- TID
- 0-4 TUB- SHOWER BAT

INTERIOR ELEVATION LEGEND

- EXISTING PARTITION
- NEW PARTITION
- COUNTERTOP
- WALL FINISH
- BASE FINISH
- DOOR

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS

Michael McPhail

FOR BUILDING OFFICIAL

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

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. PROGRESS SET 30/SEP/2024
2. DD SET 17/OCT/2024
3. PERMIT SET 26/JAN/2025

DATE 01/JUN/2024
PROJECT NO. 2024-0114
DRAWN BY DBMC
CHECKED BY DBMC

DAVID C. BAKER
Lic. No. 000003
Professional Engineer

INTERIOR ELEVATIONS

A401



08/18/2025
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Michael McPhail
BY _____
FOR BUILDING OFFICIAL

A402

SUBJECT TO FIELD INSPECTION



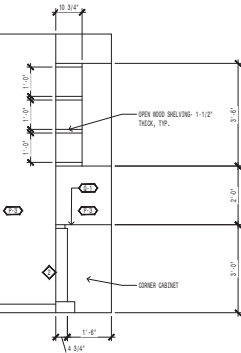
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DATE	07/JUN/2024
PROJECT NO:	2024-014
DRAWN BY:	DBMC
CHECKED BY:	DBMC

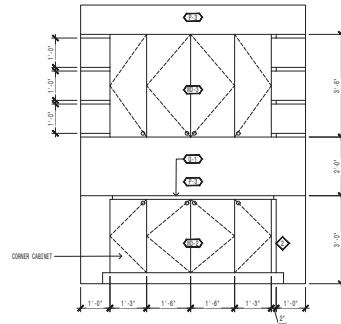


INTERIOR ELEVATIONS

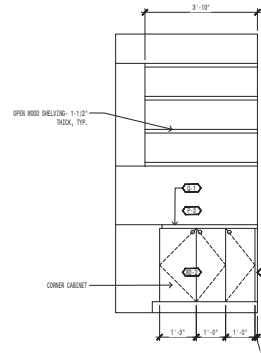
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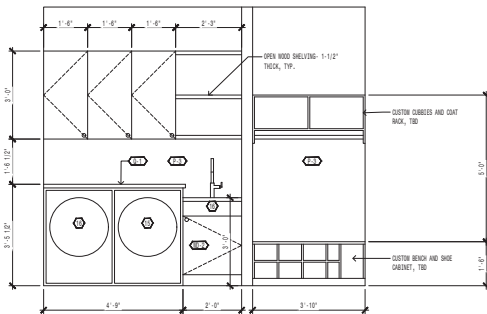
1 | INTERIOR ELEVATION
1/2" = 1'-0"



2 | INTERIOR ELEVATION
1/2" = 1'-0"



3 | INTERIOR ELEVATION
1/2" = 1'-0"



5 | INTERIOR ELEVATION
1/2" = 1'-0"

EQUIPMENT SCHEDULE

- [illegible]

 SHEET NOTES

1. TILE/WOOD FLOORING TO EXTEND UNDER BASE CABINETS, APPLIANCES, & FIXTURES, TYP.
2. WOOD FILLER- CUT TO FIT, WOOD & FINISH TO MATCH CABINETS, TYP.
3. SHOWER SEAT- SEE DETAIL 2/M01
4. PROVIDE TEMPERED GLASS

MATERIAL SCHEDULE

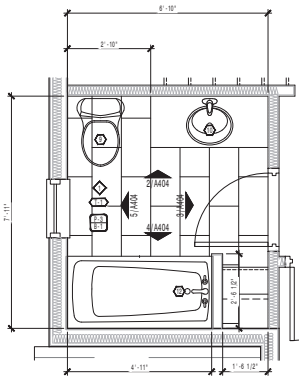
- | | |
|------|---|
| B-1 | WOOD BASE-138, PTD-P2 |
| P-1 | PAINT- CEILING; FLAT FINISH; SHERWIN-WILLIAMS XXXX, SWOOD |
| P-2 | PAINT- TRIM; SENG-GLOSS FINISH; SHERWIN-WILLIAMS EXTRA WHITE, SWOOD |
| P-3 | PAINT- WALLS; FLAT FINISH; SHERWIN-WILLIAMS XXXX, SWOOD |
| Q-1 | QUARTZ COUNTERTOP - COUNTERTOP, 3CM THK, BASED EDGE, T80 |
| T-1 | PORCELAIN FLOOR TILE- T80 |
| T-2 | WALL TILE- T80 |
| T-3 | WALL TILE- T80 |
| WD-1 | WOOD FLOORING- |
| WD-2 | WOOD BASE CABINET- T80 |
| WD-3 | WOOD UPPER CABINET- T80 |
| WD-4 | TEAK- SHOWER SEAT |

INTERIOR ELEVATION LEGEND



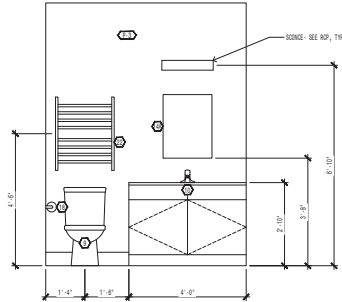
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

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REGULATIONS
Michael McPhail
BY _____
FOR BUILDING OFFICIAL



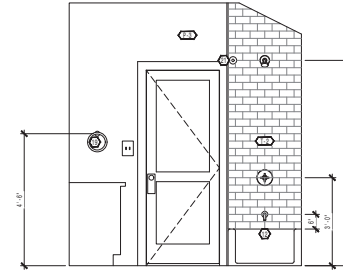
1 | ENLARGED BATHROOM PLAN

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 BOWL - 30" W, PARKHOUSE, STAINLESS STEEL W/ GOSSENKOP FACET, 2.2 GPM
3. DISHWASHER - 24" W
4. POT FILLER
5. OVER - 36" W, 30" H, FREESTANDING
6. EXHAUST FAN - 30" W
7. MICROWAVE - 30" W, 1.8 CU. FT.
8. GARAGE DISPOSAL - 1/2 HP, DISCHARGE INTO 3 IN. OD.
9. TOILET - VETROUS CHINA, ELONGATED BOWL, 2.0 GPM
10. VANITY SINK & COUNTERTOP - UNDERMOUNT VETROUS CHINA BOWL, FACET - SINGLE HOLE, SINGLE HANDLE, LOW SPOUT - 1.5 GPM
11. TILE BENCH BASE - 3000 FACET - SHOWER VALVE TRIM, LEVEL HANDLE - 2.2 GPM
12. TUB - 30" W, 30" H, INTEGRAL APRON, WHITE FACET - BATH AND SHOWER VALVE TRIM, 2.2 GPM
13. UTILITY SINK
14. WOODEN CABINET - SURFACE MOUNTED
15. FLAT BENCH
16. SHOWER
17. TUB
18. TOILET PAPER HOLDER
19. HAND TOWEL RING
20. SHOWER HEAD
21. SHOWER MAT

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 TAMPED ISLAND

MATERIAL SCHEDULE

- 0-1 WOOD BENCH - 100, PTD-02
- P-1 PAINT - CEILING: FLAT FINISH; SHOWER-HELLING BOWL, SHOWER
- P-2 PAINT - TRIM; GLOSS GLOSS FINISH; SHOWER-HELLING EXTRA WHITE, OUTDOOR
- P-3 PAINT - WALLS; FLAT FINISH; SHOWER-HELLING EXTRA WHITE, OUTDOOR
- 0-1 QUARTZ COUNTERTOP - COUNTERTOP, 3/4" THK, DASH EDGE, TYP
- T-1 PORCELAIN FLOOR TILE - TYP
- T-2 WALL TILE - TYP
- T-3 WALL TILE - TYP
- W-1 WOOD FLOORING
- W-2 WOOD BENCH CABINET - TYP
- W-3 WOOD OPEN CABINET - TYP
- W-4 TUB - SHOWER HEAD

INTERIOR ELEVATION LEGEND

- EXISTING PARTITION
- NEW PARTITION
- DOOR
- COUNTERTOP
- WALL FINISH
- BASE FINISH

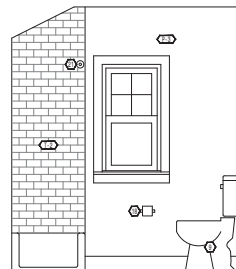
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

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"

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) 888-6373

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

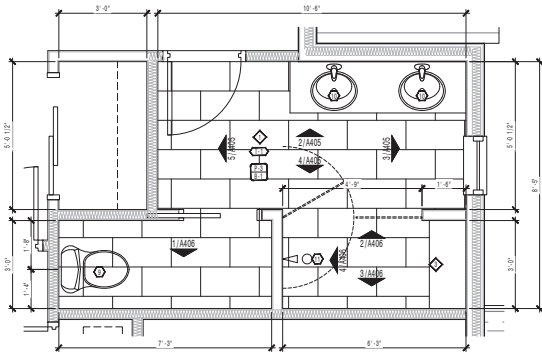
1. PROGRESS SET 30/SEP/2024
2. DD SET 17/OCT/2024
3. PERMIT SET 26/JAN/2025

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



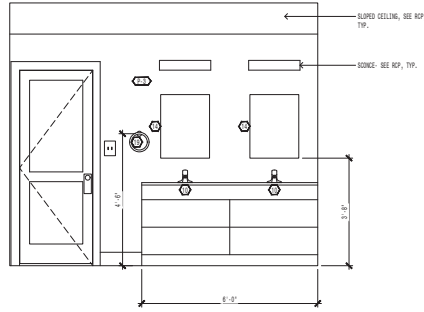
INTERIOR ELEVATIONS

A404



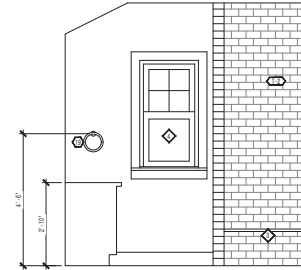
1 | ENLARGED BATHROOM PLAN

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, FARMHOUSE, STAINLESS STEEL BY GARDENWORK FACET, 2.2 GPM
3. DISHWASHER- 24" W
4. POT FILLER
5. OVER SINK- 30" W, FREESTANDING
6. CROWN MOOD- 30" W
7. MICROWAVE- 30" W, 1.8 CU. FT.
8. GARAGE DISPOSAL- 1/2 HP, DISCHARGE INTO 3 IN. OD.
9. TOILET- VETROUS CHINA, ELONGATED BOWL, 30" W, 1.28 GPM
10. VANITY SINK & COUNTERTOP- UNDERMOUNT VETROUS CHINA BOWL, FACET- SINGLE HOLE, SINGLE HANDLE, LOW SPOUT, 1.5 GPM
11. TILE BENCH BASE- 30" W, 2.2 GPM
12. TUB- 30" W, INTEGRAL APRON, WHITE FACET- BATH AND SHOWER VALVE TRIM, 2.2 GPM
13. UTILITY SINK
14. WOODEN CABINET- SURFACE MOUNTED
15. FLAT SINK
16. SHOWER
17. TUB
18. TOILET PAPER HOLDER
19. HAND TOWEL RING
20. HAND MIRROR
21. SHOWER ROD

SHEET NOTES

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

MATERIAL SCHEDULE

- 0-1 WOOD BASE- 1X6, PTD-2
- 0-1 FLOOR- CEILING- FLAT FINISH; SHERRIN-HELLINGBERRY, SHERRIN
- 0-1 PAINT- TRIM; SEMI-GLOSS FINISH; SHERRIN-HELLINGBERRY WHITE, WHITE, WHITE
- 0-1 PAINT- WALLS; FLAT FINISH; SHERRIN-HELLINGBERRY, SHERRIN
- 0-1 QUARTZ COUNTERTOP- COUNTERTOP, SON TIVE, DASHED EDGE, TYP
- 1-1 PORCELAIN FLOOR TILE- TYP
- 1-2 WALL TILE- TYP
- 1-3 WALL TILE- TYP
- 0-1 WOOD FLOORING
- 0-2 WOOD BASE CABINET- TYP
- 0-3 WOOD UPPER CABINET- TYP
- 0-4 TUB- SHOWER BAT

INTERIOR ELEVATION LEGEND

- EXISTING PARTITION
- NEW PARTITION
- COUNTERTOP
- WALL FINISH
- BASE FINISH
- DOOR

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

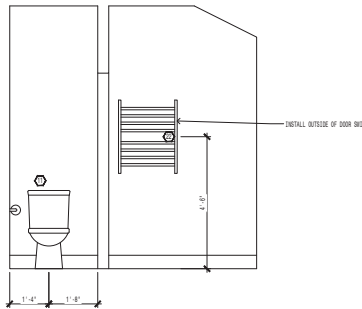
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS

Michael McPhail

FOR BUILDING OFFICIAL

4 | INTERIOR ELEVATION

1/2" = 1'-0"



5 | INTERIOR ELEVATION

1/2" = 1'-0"

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) 888-6373

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

1. PROGRESS SET 30/SEP/2024

2. DD SET 17/OCT/2024

3. PERMIT SET 26/JAN/2025

DATE 07/JUN/2024

PROJECT NO. 2024-0174

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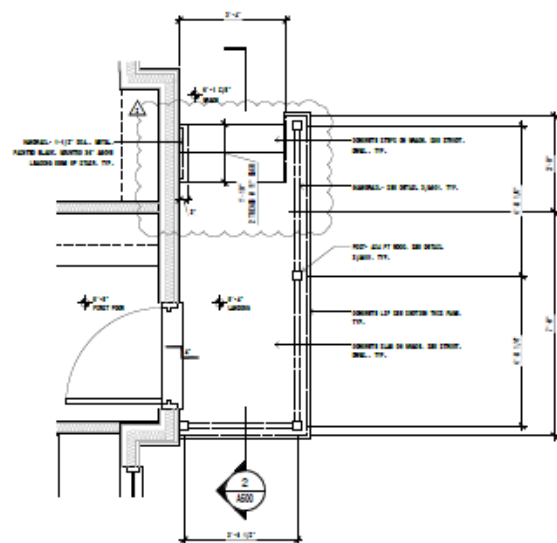
INTERIOR ELEVATIONS

A405



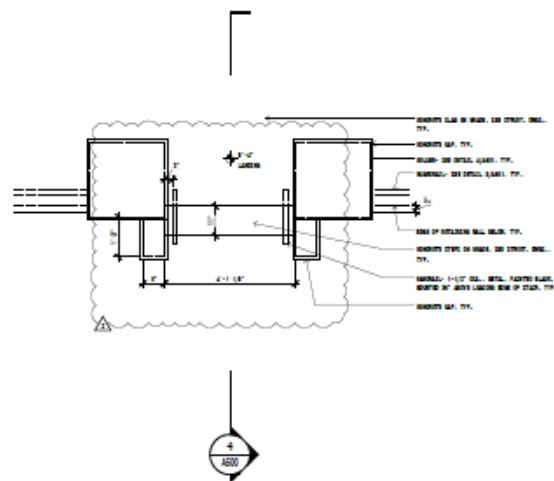
4 | INTERIOR ELEVATION
1/2" = 1'-0"

A406



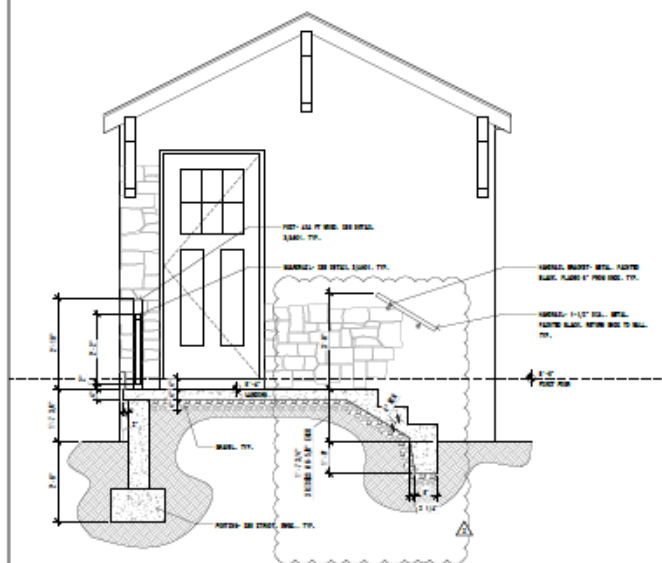
1 | ENLARGED STAIR PLAN

1/2" = 1'-0"



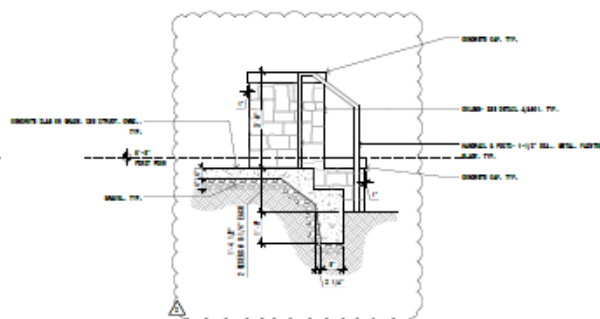
3 | ENLARGED STAIR PLAN

1/2" = 1'-0"



2 | ENLARGED STAIR SECTION

1/2" = 1'-0"



4 | ENLARGED STAIR SECTION

1/2" = 1'-0"

MR. ERIC PRANTZ &
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(703) 588-4200

FRANTZ RESIDENCE
400 E WINDSOR AVE
ALEXANDRIA, VA 22301

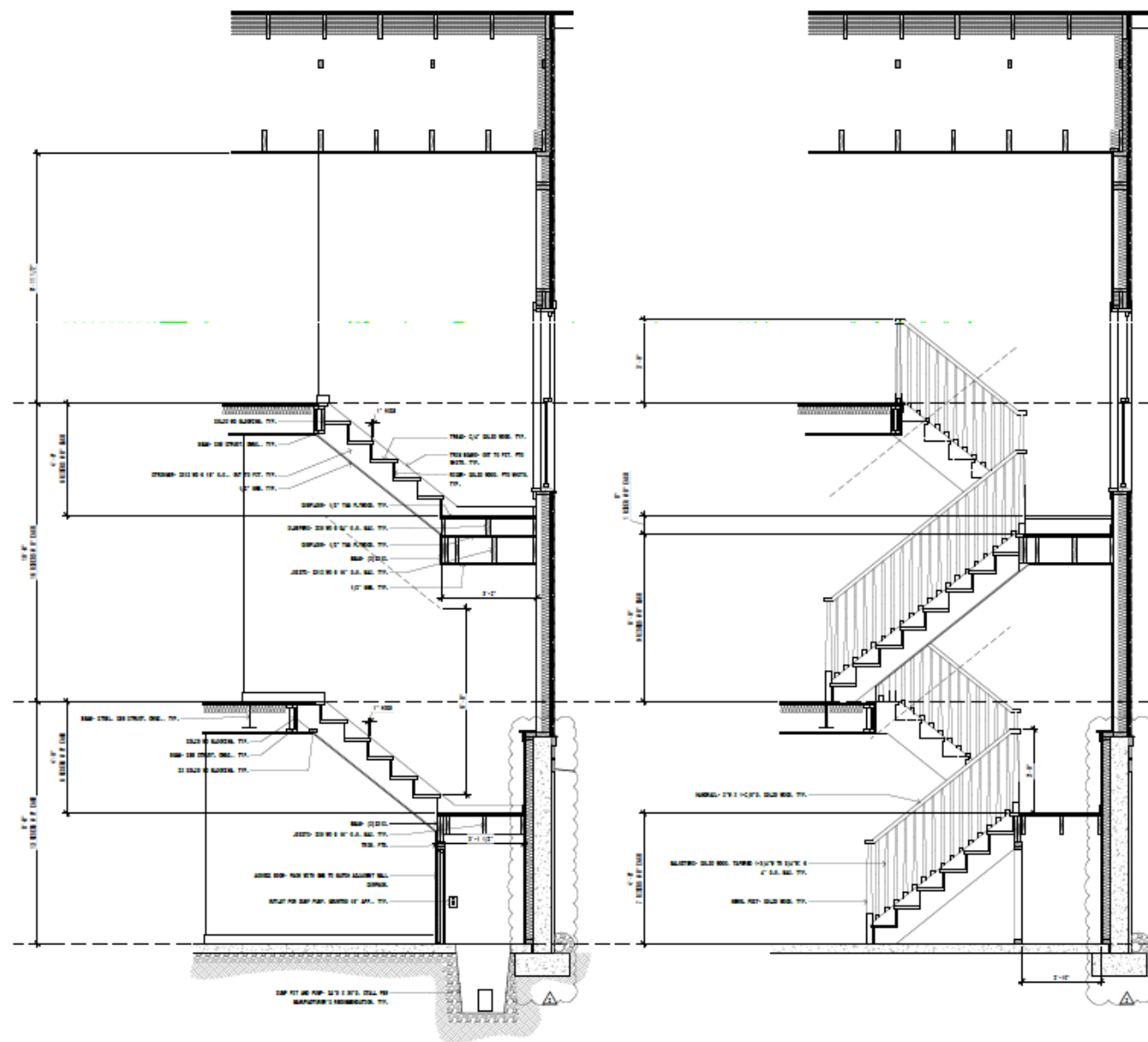
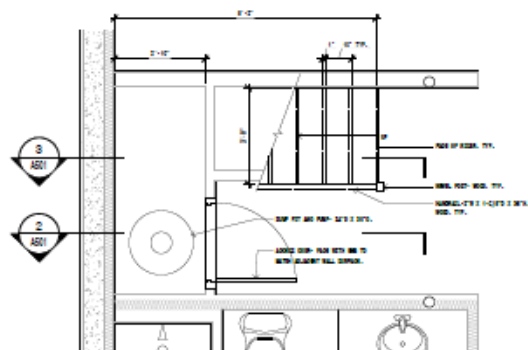
1	PROPOSED SET	20/06/2014
2	DO SET	17/07/2014
3	PERMIT SET	20/08/2014
4	PERMIT REVISION	20/08/2014
5	PERMIT REVISION	19/09/2014

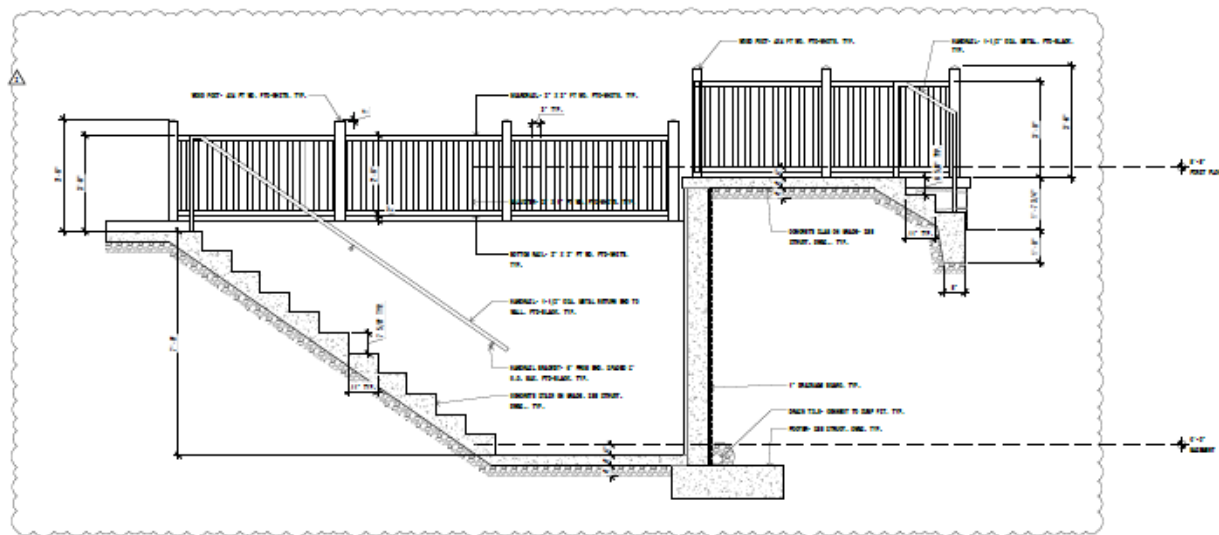
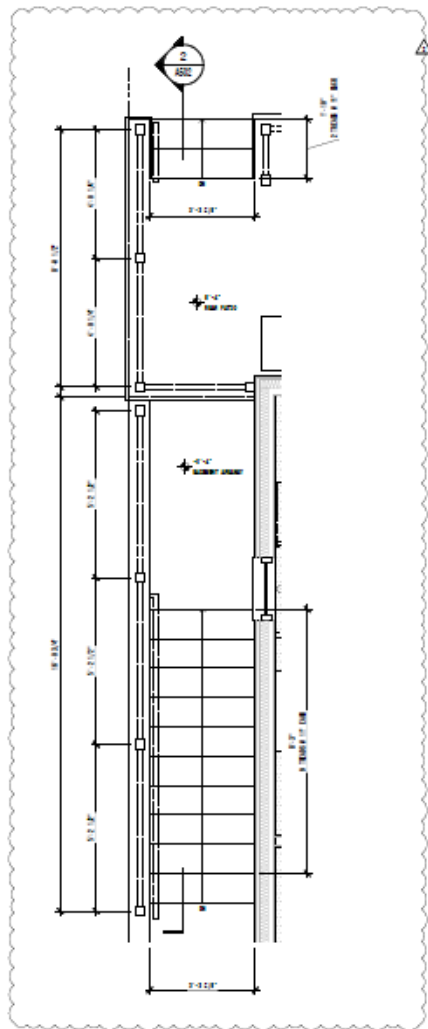
DATE	20/06/2014
PROJECT NO.	20/04/14
DRAWN BY	DBMC
CHECKED BY	DBMC



STAIR DETAILS

A500





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

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

MR. ERIC FRANTZ &
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400 E WINDSOR AVE
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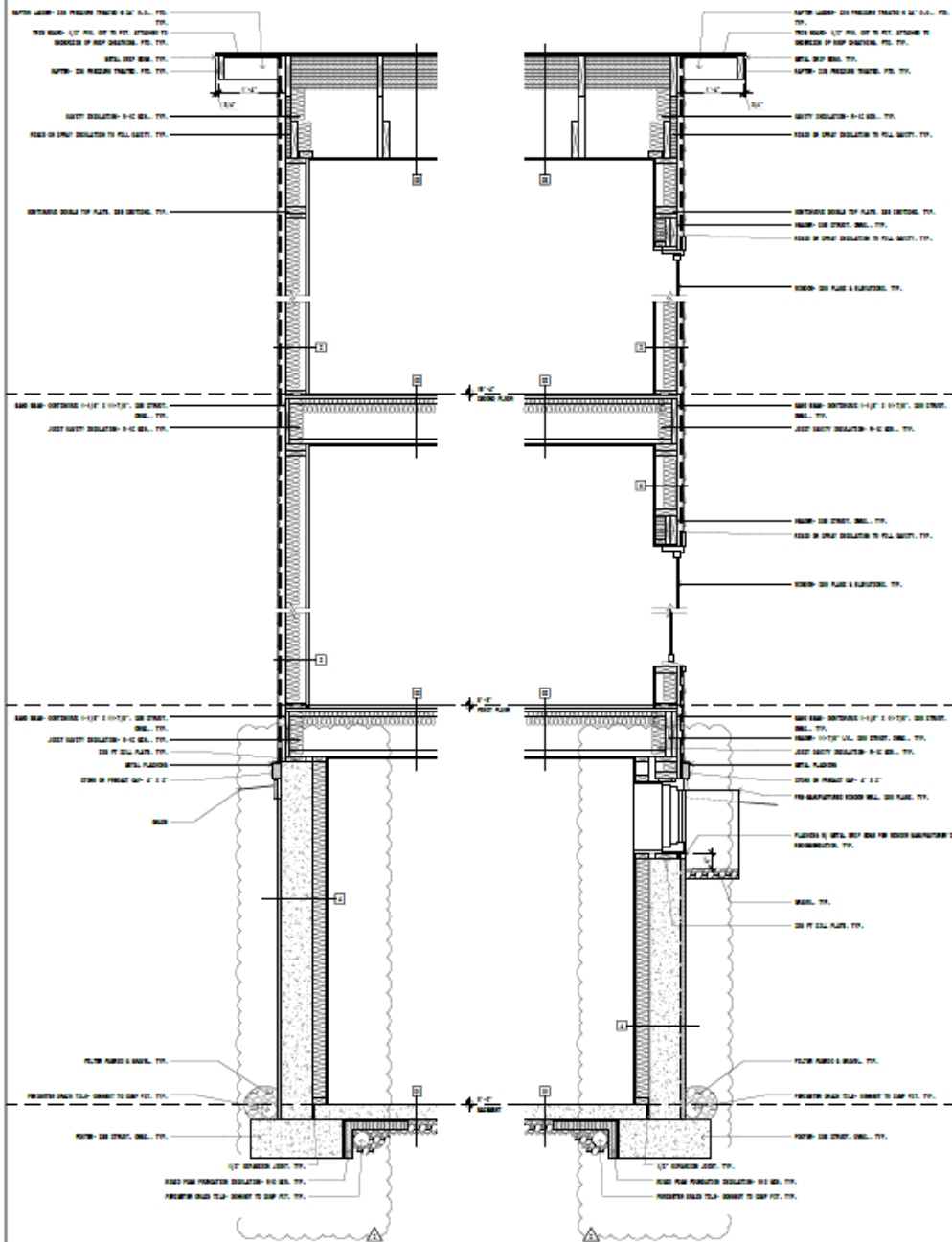
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2. 2D SET
3. 3D SET
4. 3D SET
5. 3D SET

DATE: 01/01/2024
PROJECT NO: 2024-001
DRAWN BY: DBMC
CHECKED BY: DBMC



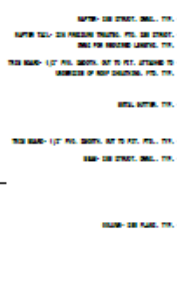
STATE DETAILS

A502



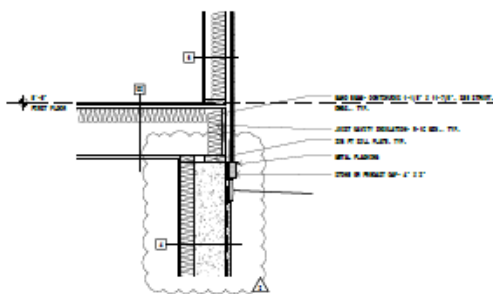
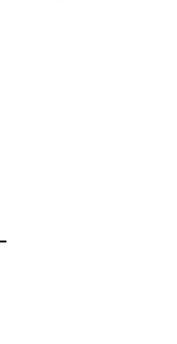
3 | DETAIL

3/4" = 1'-0"



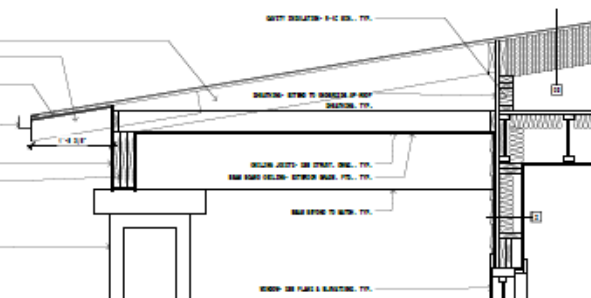
5 | DETAIL

3/4" = 1'-0"



4 | DETAIL

3/4" = 1'-0"



MR. ERIC FRANTZ &
MRS. DAVA FRANTZ
400 E WINDSOR AVE
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FRANTZ RESIDENCE
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ALEXANDRIA, VA 22301

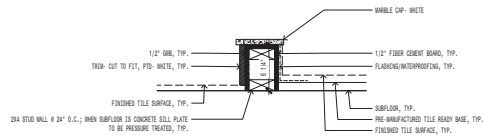
1. PROJECT SET	OBMC
2. DD SET	OBMC
3. PERMIT SET	OBMC
4. PERMIT REVISIONS	OBMC
5. PERMIT REVISIONS	OBMC

DATE	10/20/2014
PROJECT NO.	1044014
DRAWN BY	OBMC
CHECKED BY	OBMC

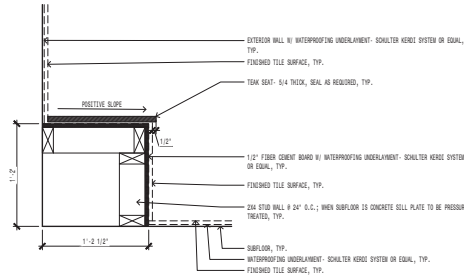


WALL SECTIONS

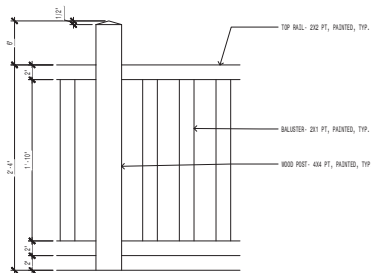
A600



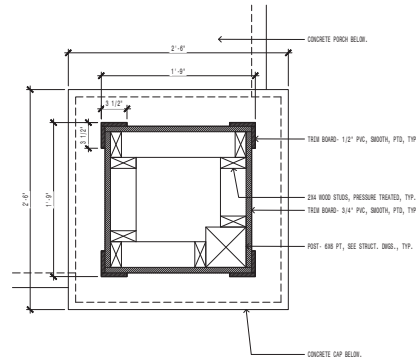
1 | DETAIL
1 1/2" = 1'-0"



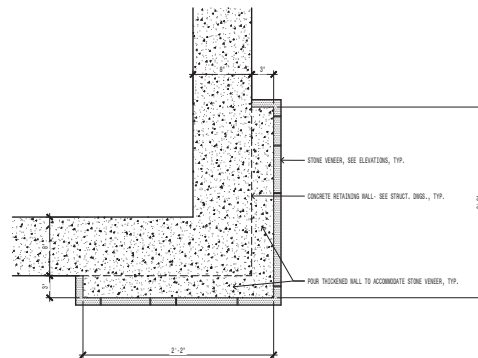
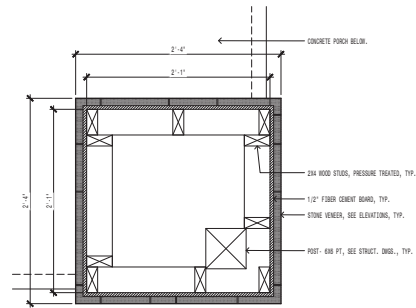
2 | DETAIL
1 1/2" = 1'-0"



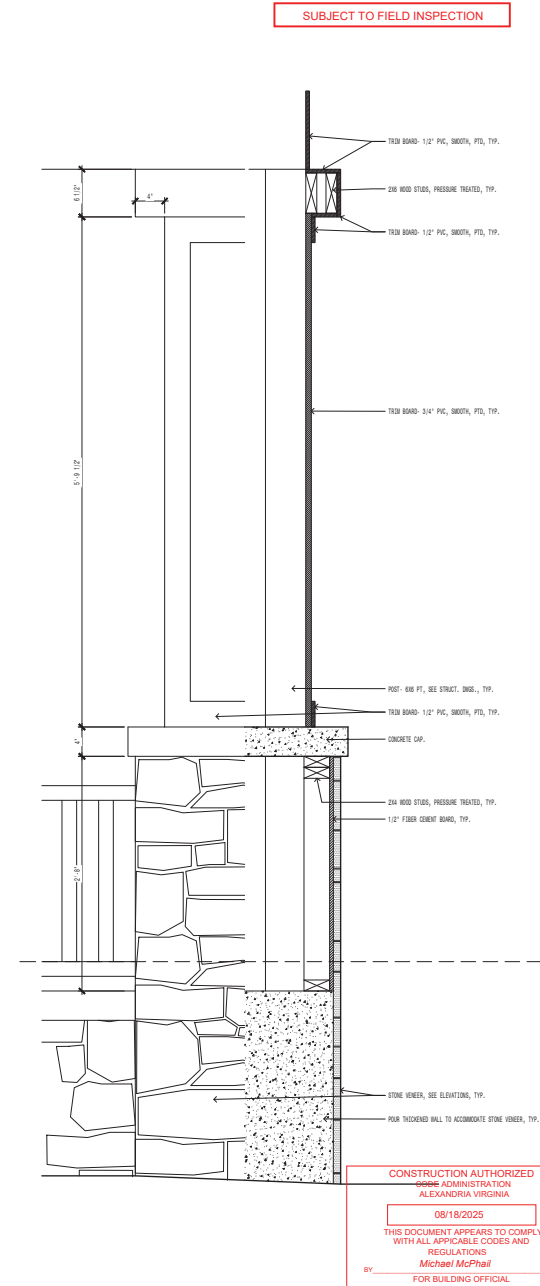
3 | DETAIL
1 1/2" = 1'-0"



4 | DETAIL
1 1/2" = 1'-0"



4 | DETAIL
1 1/2" = 1'-0"



5 | ELEVATION/SECTION
1 1/2" = 1'-0"

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

ARCHITECT
DBMC
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FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

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

DATE	01/JUN/2024
PROJECT NO.	20240174
DRAWN BY	DBMC
CHECKED BY	DBMC

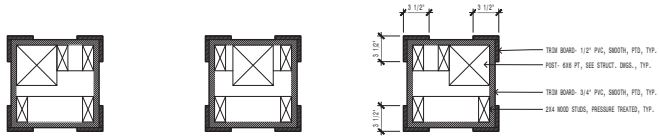


CONSTRUCTION AUTHORIZED
-HARRIS ADMINISTRATION
ALEXANDRIA VIRGINIA
09/18/2025
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS
BY Michael McPhail
FOR BUILDING OFFICIAL

DETAILS

A601

SUBJECT TO FIELD INSPECTION



1 | DETAIL
1 1/2" = 1'-0"

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

ARCHITECT
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DBMC DESIGN LLC
8701 GEORGIA AVE, SUITE 408
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(302) 888-6373

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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

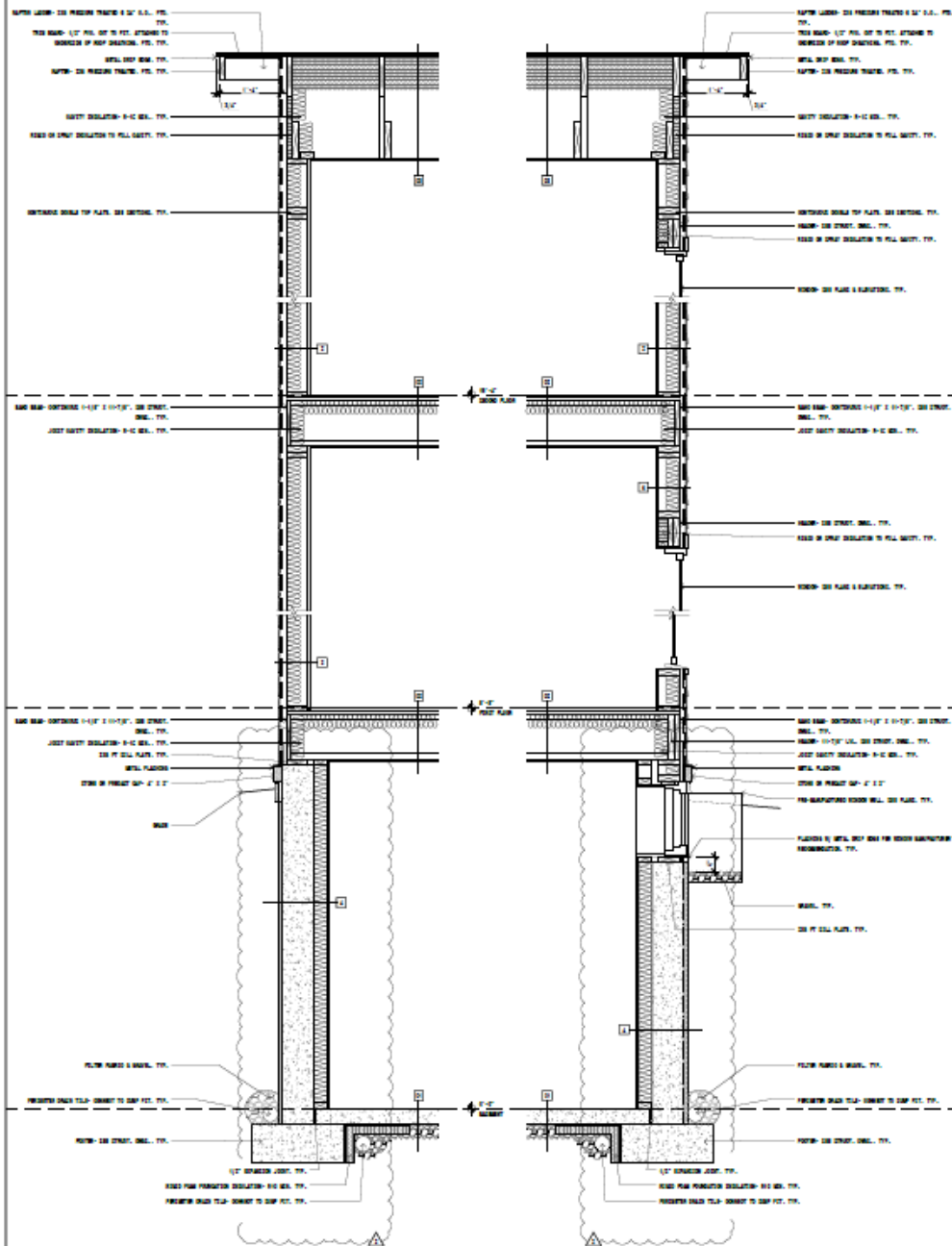
DATE 01/JUN/2024
PROJECT NO. 2024-0114
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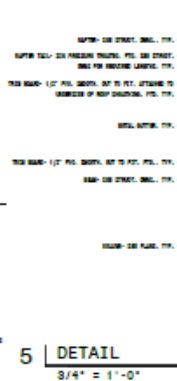
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ALEXANDRIA VIRGINIA
08/18/2025
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FOR BUILDING OFFICIAL

5 | ELEVATION/SECTION
1 1/2" = 1'-0"

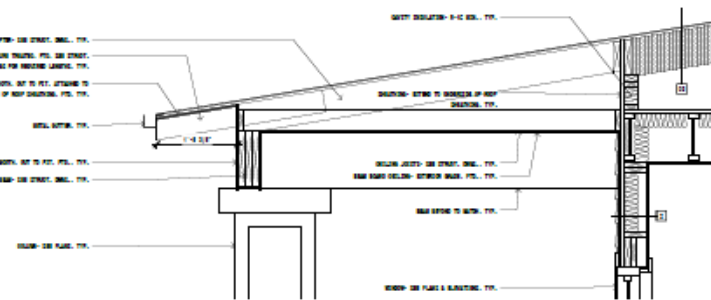
DETAILS
A602



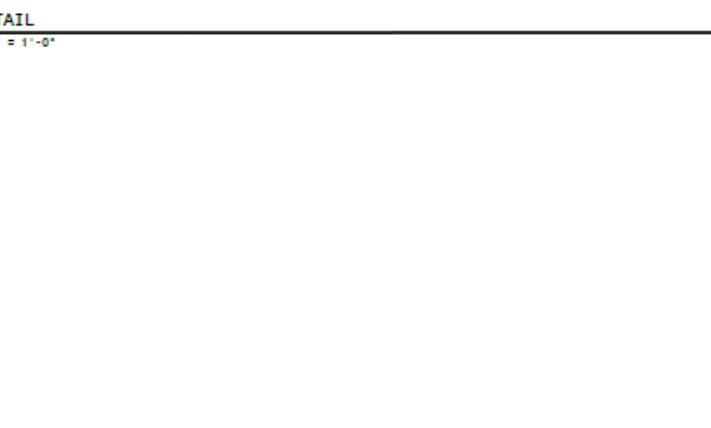
3 | DETAIL
3/4" = 1'-0"



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



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



MR. ERIC FRANTZ &
MRS. DAYA FRANTZ
400 E WINDSOR AVE
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SILVER SPRING, MD 20910
(301) 588-4200

FRANTZ RESIDENCE
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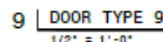
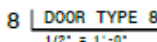
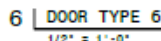
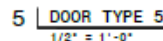
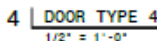
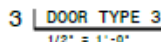
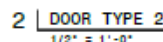
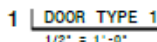
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2. DD SET	OBMC
3. PERMIT SET	OBMC
4. PERMIT REVISIONS	OBMC
5. PERMIT REVISIONS	OBMC

DATE: 01/01/2024
PROJECT NO: 240001
DRAWN BY: OBMC
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WALL SECTIONS

A600



DOOR SCHEDULE									
ID	ROOM NAME	DOOR SIZE	DOOR TYPE	HOW TYPE	DOOR MATERIAL	FRAME MATERIAL	HATCH	DOOR/FIT	
101	EXTerior DOUBLE DOOR	3'-0" x 8'-0" x 8"	2	4	PSTE/GLASS - PTD	WOOD			
102	BATHROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			MR/IN - TEO
103	CLOSET	1'-0" x 6'-0"	2	5	PTE SOLID WGP	WOOD			
104	BEDROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			THRESHOLD
105	CLOSET	2'-0" x 6'-0"	2	5	PTE SOLID WGP	WOOD			THRESHOLD
106	WALK-IN CLO. ROOM	3'-0" x 6'-0"	0	5	PTE SOLID WGP	WOOD			LOUVERING & THRESHOLD
107	DOORWAY DOOR	2'-0" x 3'-4"	-	5	PTE SOLID WGP	WOOD			SHIELD PANEL DOOR & THRESHOLD
108	HALLWAY DOOR	2'-0" x 7'-4"	1	1	WOOD/GLASS	WOOD			
109	BEDROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			
110	HALLWAY	2'-0" x 6'-0"	0	5	PTE SOLID WGP	WOOD			
111	LAUNDRY ROOM	2'-0" x 6'-0"	0	5	PTE SOLID WGP	WOOD			THRESHOLD
112	EXTerior LAUNDRY ROOM	3'-0" x 7'-0"	0	1	WOOD/GLASS	WOOD			
113	BATHROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			
114	CLOSET	2'-0" x 6'-0"	2	5	PTE SOLID WGP	WOOD			
115	BUTLER'S PANTRY	3'-0" x 6'-0"	0	5	PTE SOLID WGP	WOOD			
116	4-PANEL MULTI-GLASS DOOR	11'-0" x 7'-4"	7	4	SLUR GLASS WOOD/GLASS	SLUR GLASS WGP			MR/IN - TEO
117	EXTerior SLIDING DOOR	3'-0" x 7'-0"	0	5	PSTE/GLASS - PTD	WOOD			MR/IN - TEO
118	WIP. DOOR								
119	CLOSET DOUBLE DOOR	3'-0" x 8'-0" x 8"	2	5	PTE SOLID WGP	WOOD			
120	MULTI MICRO	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			
121	MULTI CLOSET	2'-0" x 6'-0"	0	5	PTE SOLID WGP	WOOD			
122	CLOSET - WIP. GLASS	1'-0" x 5'-0"	0	5	PTE SOLID WGP	WOOD			
123	MULTI BATHROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			
124	BUTLER ROOM	2'-0" x 6'-0"	2	5	PTE SOLID WGP	WOOD			
125	WALK CLOSET	2'-0" x 6'-0"	2	5	PTE SOLID WGP	WOOD			LOUVERING & THRESHOLD
126	CLOSET	2'-0" x 6'-0"	0	5	PTE SOLID WGP	WOOD			
127	BATHROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			
128	BEDROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			
129	BEDROOM	2'-0" x 6'-0"	2	4	PTE SOLID WGP	WOOD			
130	CLOSET - WIP. GLASS	3'-0" x 8'-0" x 8"	0	5	SOLID WOOD - STAINED	WOOD			

DOOR HARDWARE		
TYPE	PART	DESCRIPTION
NON-1	W/VE LVR (ENTRY LOCKSET)	BRISSET, P/MSD, CILINDR (ENTRY LOCK, KNOB ROSE, SATIN BRASS)
	W/ADJUST W/ DIVIDE THAMBLATION	BRISSET, SHKLE CILINDR (SEASION, SATIN BRASS)
	3 BUTT KINGS	EVER, SHIT, STAGROD (HIGHT, 404, STEEL, SATIN BRASS)
	THRESHOLD	PLN (W/ADJUSTIN)
	W/ADJUSTIN (TYPING)	PLN (W/ADJUSTIN)
NON-2	W/VE LVR (ENTRY LOCKSET)	BRISSET, P/MSD, CILINDR (ENTRY LOCK, KNOB ROSE, SATIN BRASS)
	W/ADJUST W/ DIVIDE THAMBLATION	BRISSET, SHKLE CILINDR (SEASION, SATIN BRASS)
	3 BUTT KINGS	EVER, SHIT, STAGROD (HIGHT, 404, STEEL, SATIN BRASS)
	THRESHOLD	PLN (W/ADJUSTIN)
	W/ADJUSTIN (TYPING)	PLN (W/ADJUSTIN)
NON-3	POCKIT DOOR PASSAGE SET	CLYMAN P/PTIN (KNOB PLUSE PULL, SHINED BRASS)
	POCKIT DOOR TRACKE AND ROLLIN	JOHNSON (KNOB) (100-204 HELL WHITE MARBLE)
	THRESHOLD	WHITE MARBLE
NON-4	W/ED/BATH PRIVACY LOCKSET	BRISSET, P/MSD, KNOB ROSE, BUTT LOCKING, CILINDR (PRIVACY LOCK, SATIN BRASS)
	3 BUTT KINGS	EVER, SHIT, 5 (KNOCKLE, PLAIN (SEASION, 44, WORTICE, STAGROD (HIGHT, 404, STEEL, SATIN BRASS)
	THRESHOLD FOR BATH DOORS ONLY	WHITE MARBLE
NON-5	SHKLE CLOSET LATCHET	BRISSET, P/MSD, KNOB ROSE, CILINDR (BATH LOCK, SATIN BRASS)
	3 BUTT KINGS	EVER, SHIT, 5 (KNOCKLE, PLAIN (SEASION, 44, WORTICE, STAGROD (HIGHT, 404, STEEL, SATIN BRASS)
	THRESHOLD FOR UTILITY CLOSET	WHITE MARBLE
NON-6	POCKIT DOOR PASSAGE SET	CLYMAN P/PTIN (KNOB PLUSE PULL, SHINED BRASS)
	STRIPS POCKIT DOOR TRACKE AND ROLLIN	JOHNSON (KNOB) (100-204 HELL WHITE MARBLE)
	THRESHOLD	WHITE MARBLE
NON-7	POCKIT DOOR PASSAGE SET	CLYMAN P/PTIN (KNOB PLUSE PULL, SHINED BRASS)
	STRIPS POCKIT DOOR TRACKE AND ROLLIN	JOHNSON (KNOB) (100-204 HELL WHITE MARBLE)
	THRESHOLD	WHITE MARBLE

WINDOW AND EXTERIOR DOOR NOTES

- [illegible]

- | | 0-100% | 100% |
|------------|--------|------|
| PRODUCTION | 0.12 | 0.10 |
| NO. UNITS | 0.07 | 0.10 |

DISCOUNTS OFFERED: 10% OFFERED FOR 200 TABLE TOPS.

NORTH ELEVATION: "C" FOR DIMENSION DETAIL. NO LIST
 WEST ELEVATION: "C" FOR DIMENSION DETAIL. NO LIST
 SOUTH ELEVATION: "C" FOR DIMENSION DETAIL. NO LIST
 EAST ELEVATION: "C" FOR DIMENSION DETAIL. NO LIST

100

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- | | | |
|---|------------------|------------|
| 1 | PROGRAMS list | 20/09/2019 |
| 2 | DO list | 19/09/2019 |
| 3 | PERMIT list | 20/09/2019 |
| 4 | PERMIT REASONING | 21/09/2019 |
| 5 | PERMIT REASONING | 21/09/2019 |

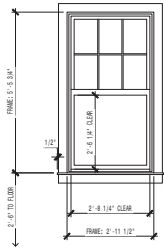
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PROJECT NO	1014-001
DRAWN BY	clinc



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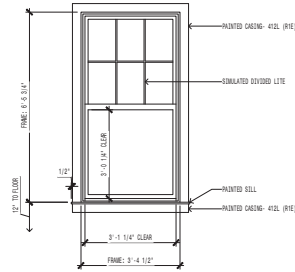
A701

EMERGENCY EGRESS WINDOW REQUIREMENTS:
MIN. NET CLEAR OPENING: 5.7 SF
MIN. OVERSIGHTING: HT. > 20" NET CLEAR
WIDTH > 20" NET CLEAR
MAX. HT. FROM FLOOR: <45"



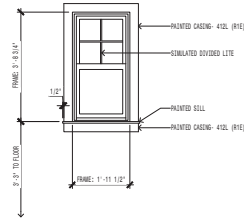
1 WINDOW TYPE A - EGRESS WINDOW
1/2" = 1'-0" DOUBLE HUNG

EMERGENCY EGRESS WINDOW REQUIREMENTS:
MIN. NET CLEAR OPENING: 5.7 SF
MIN. OVERSIGHTING: HT. > 20" NET CLEAR
WIDTH > 20" NET CLEAR
MAX. HT. FROM FLOOR: <45"

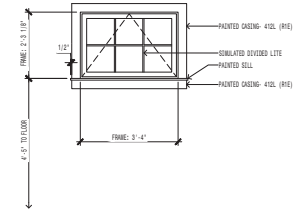


2 WINDOW TYPE B - EGRESS WINDOW
1/2" = 1'-0" DOUBLE HUNG

PROVIDE TEMPERED GLASS WHEN IN
BATHROOM LOCATIONS.

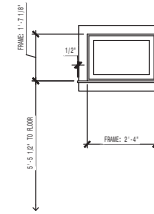


3 WINDOW TYPE C
1/2" = 1'-0" DOUBLE HUNG



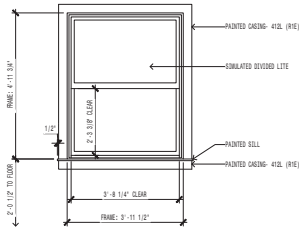
4 WINDOW TYPE D
1/2" = 1'-0" AWNING

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. OVERSIGHTING: HT. > 20" NET CLEAR
WIDTH > 20" NET CLEAR
MAX. HT. FROM FLOOR: <45"



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

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

DATE	01/JUN/2024
PROJECT NO.	2024-0174
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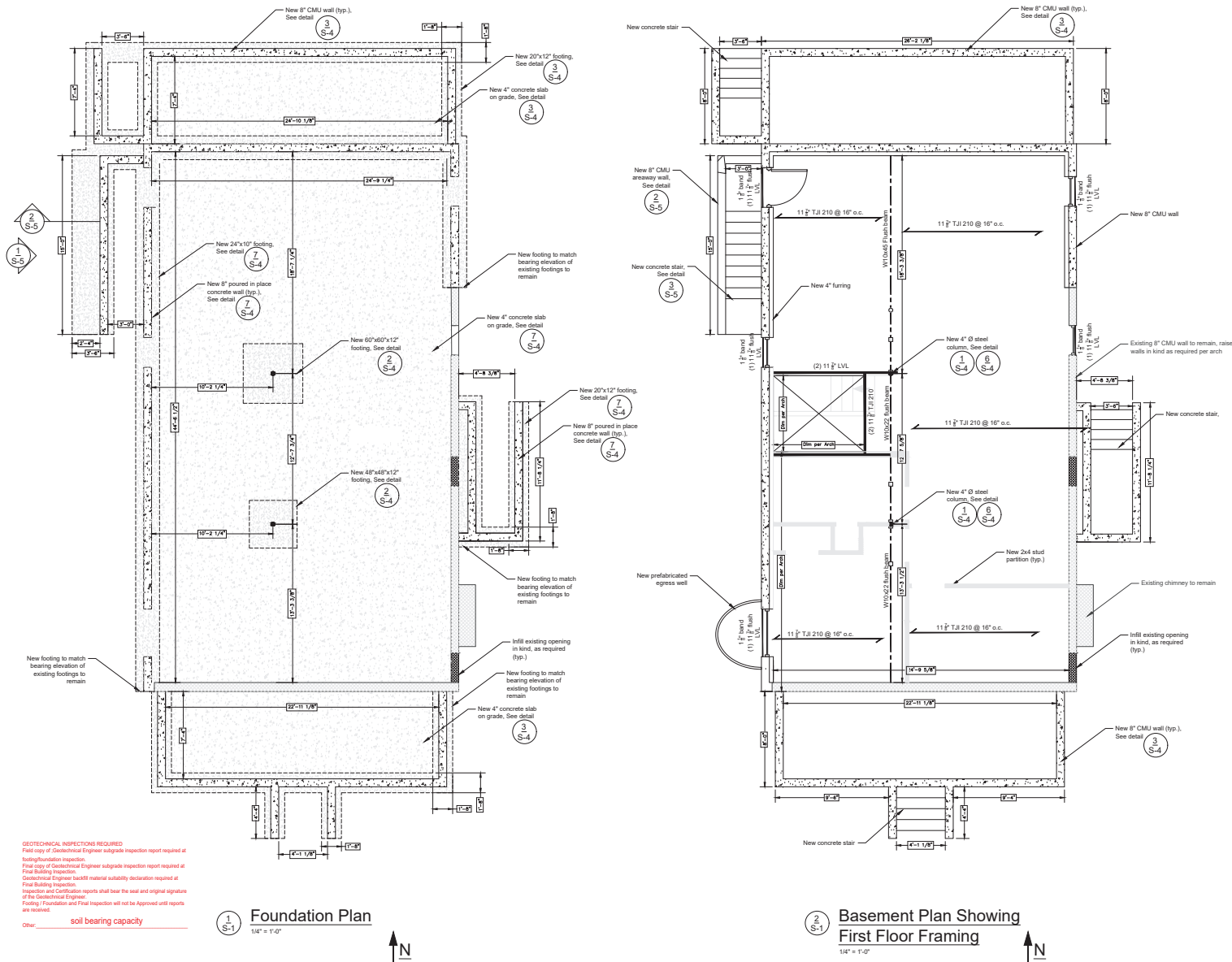
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WINDOW SCHEDULE

A702

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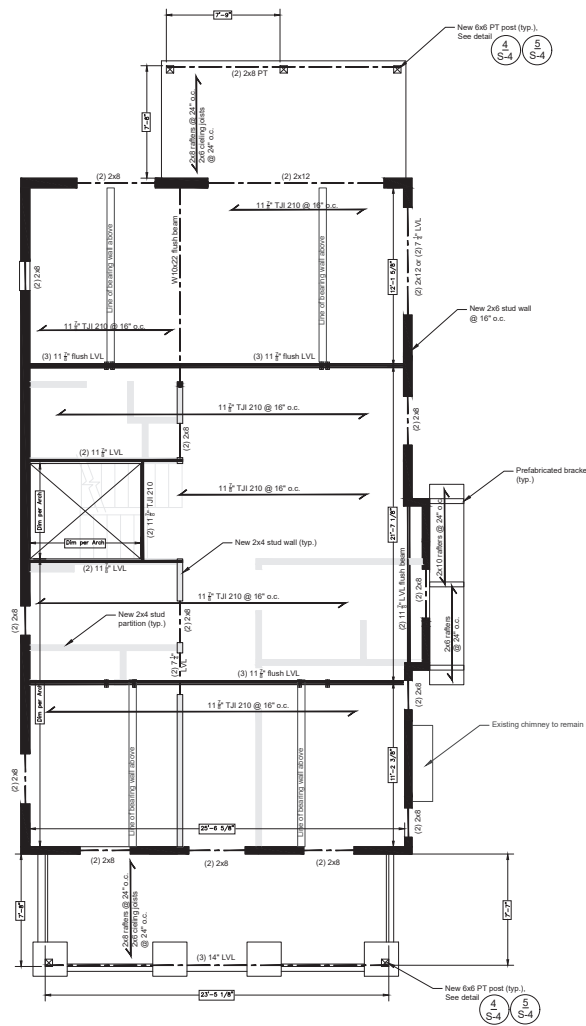
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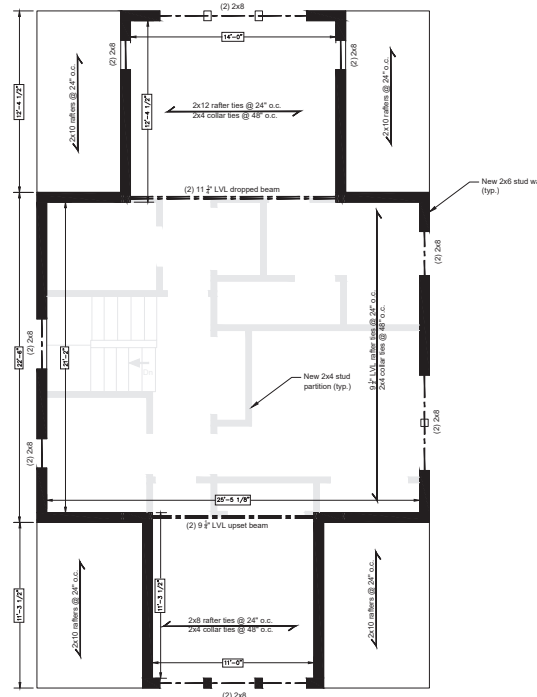
Foundation and Basement Plans

S-1

SUBJECT TO FIELD INSPECTION



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



2
S-2 Second Floor Plan
Showing Ceiling Framing
1/4" = 1'-0"



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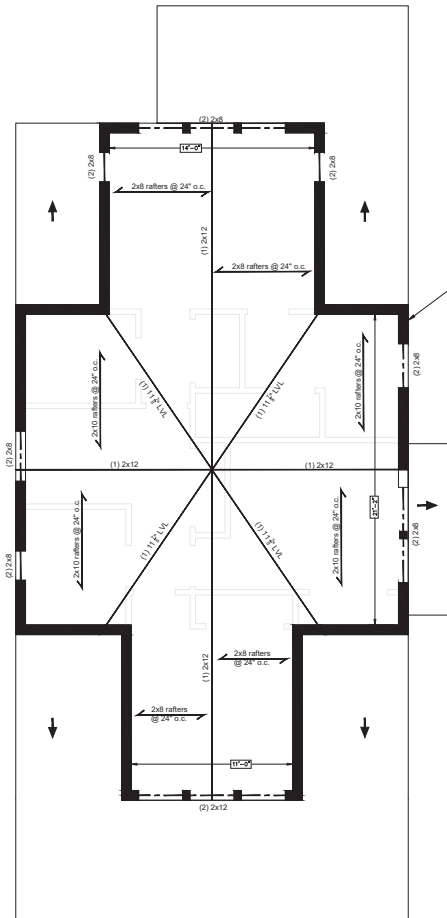
1 00 SET 06/06/2024
05/NOV/2024

DATE 01/JUN/2024
PROJECT NO. 2024-0114
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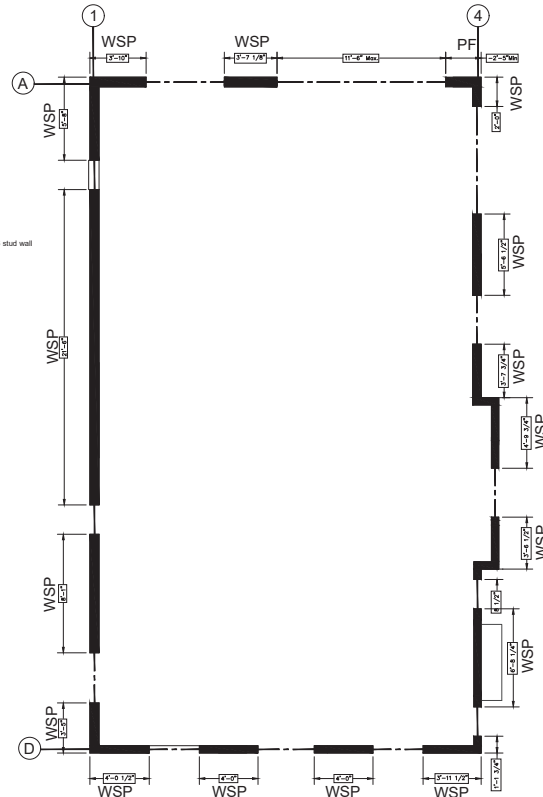


First and Second
Floor Plans

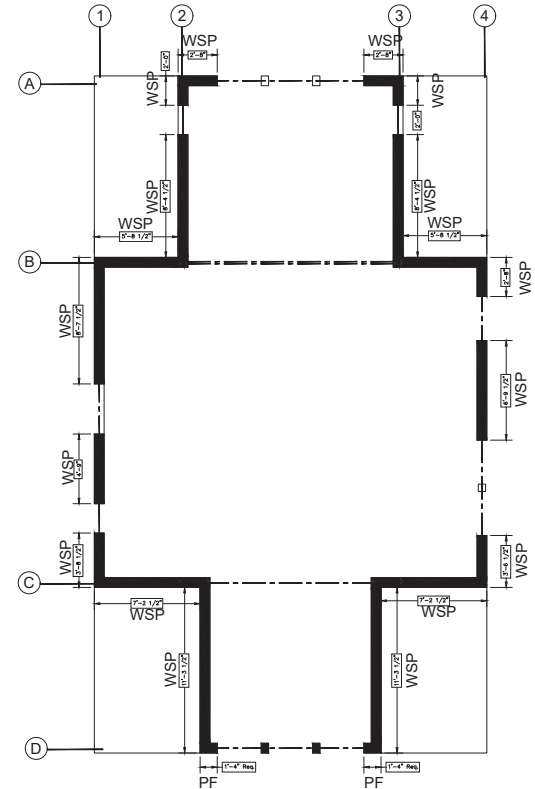
S-2



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"

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

SUBJECT TO FIELD INSPECTION

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08/18/2025

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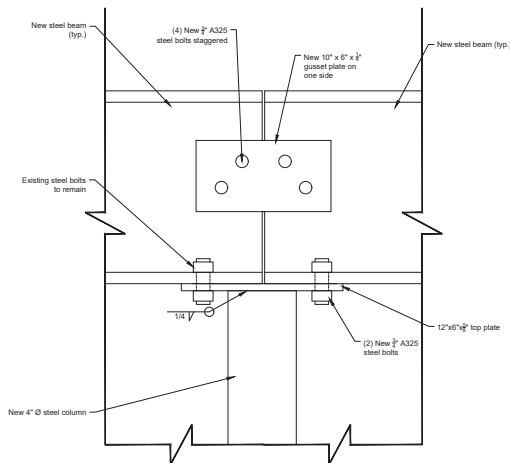
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05/NOV/2024

DATE 07/JUN/2024
PROJECT NO. 2024-0014
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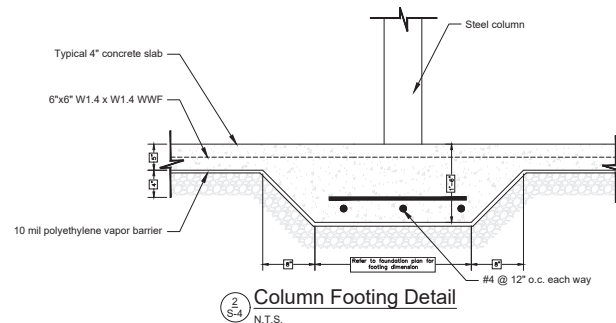


Roof Framing
Bracing Plan

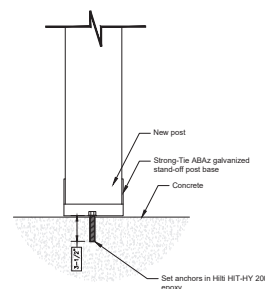
S-3



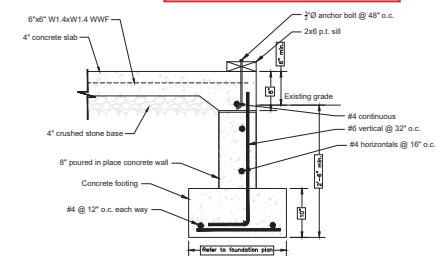
1 S-4
Typical Connection Detail
N.T.S.



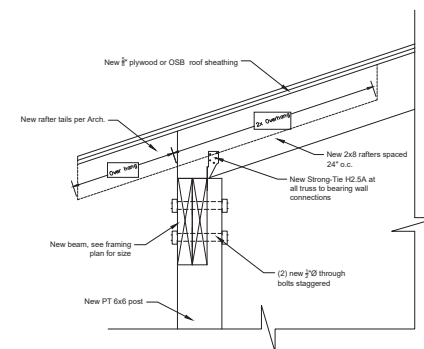
2 S-4
Column Footing Detail
N.T.S.



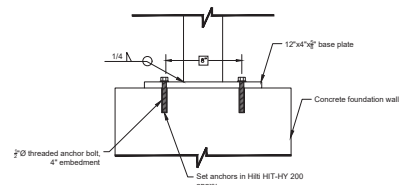
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Post Base Detail
N.T.S.



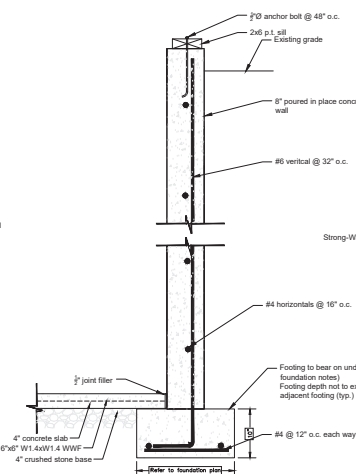
3 S-4
Section Through Slab on Grade Foundation Wall
N.T.S.



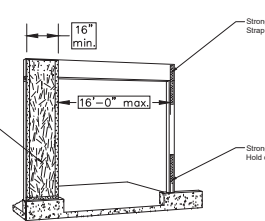
5 S-4
Typical Beam-Post-Rafter Connection Detail
N.T.S.



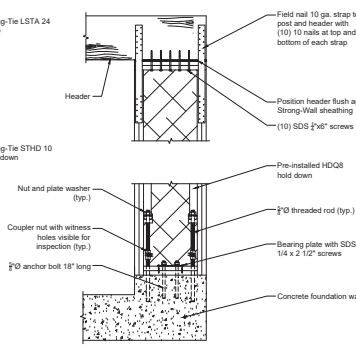
6 S-4
HSS Column Connection Detail
N.T.S.



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

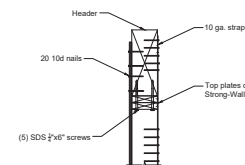


Isometric of Portal Frame



Wall Panel Detail

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



Section Through Header

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ALEXANDRIA VIRGINIA
09/18/2025
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1 00 SET 09/18/2024
05/NOV/2024

DATE 09/18/2024
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CHECKED BY DBMC



Details

S-4

CONSTRUCTION NOTES:

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
- THE CONTRACTOR SHALL DO TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL, BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
- THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
- ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MATURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SOOLED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
- EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS.
- EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
- ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
- THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
- EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
- EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
- DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF APPLICANT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
- ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND ITS CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY ADEQUATE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
- CONSTRUCTION TAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
- NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
- THERE IS NO RESOURCE PROTECTION AREA LOCATED ON THIS PROPERTY.

ENVIRONMENTAL SITE ASSESSMENT:

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ALL WELLS INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH WELL REGULATIONS. COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:

MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm.
NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 6pm.

GRADING PLAN

LOTS 457 & 458

DEL RAY

DEED BOOK 0-4, PAGE 540

(#420 EAST WINDSOR AVENUE)

CITY OF ALEXANDRIA, VIRGINIA



VICINITY MAP
SCALE: 1" = 200'

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PROJECT NARRATIVE:

THE SITE IS CURRENTLY OCCUPIED BY A 1½-STORY BRICK & FRAME DWELLING WITH BASEMENT, PORCH, A 1-STORY BRICK & FRAME GARAGE, CONCRETE DRIVEWAY, PATIO AND WALKWAYS. THE MAJORITY OF THE EXISTING IMPROVEMENTS ARE TO BE SAVED. THE EXISTING WALKWAYS, PATIO, PLANTER, AREAWAY, PORCH AND STONE WALLS ARE TO BE REMOVED. THIS PROJECT PROPOSES THE CONSTRUCTION OF A 2ND-STORY ADDITION WITH BASEMENT, PORCH, DECK, PORCH AND AREAWAY. THIS LOT IS 0.1320 ACRES IN SIZE AND LOCATED IN THE R 2-5 ZONE. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) OR 100-YEAR FLOODPLAIN ON THIS SITE.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE MAGNETIC AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 22, 2024; AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- TAX MAP: #035.01-09-12
- ZONE: R 2-5
SETBACKS: F = BLOCK FACE (SEE SHEET 6), OR 20'
S = 1:3 BUILDING HEIGHT, 7' MIN.
R = 1:1 BUILDING HEIGHT, 7' MIN.
(SEE SETBACKS REQUIREMENT TABLE ON SHEET 3 FOR COMPLIANCE)
- OWNER: ERIC D & DAVA FRANTZ
420 EAST WINDSOR AVENUE
ALEXANDRIA, VA 22301
INSTR. #210018585
- CLIENT: ERIC FRANTZ
EFRANTZ@GMAIL.COM
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 5,750 S.F. OR 0.1320 AC.
DISTURBED AREA = 5,071 S.F. OR 0.1164 AC.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE. ALL CONSTRUCTION SHALL CONFORM TO ALEXANDRIA STANDARDS.
- BUILDING HEIGHT NOT TO EXCEED 30.0' PER INFILL LOT REGULATIONS (SEE SHEET 3).
- THIS LOT IS NOT IN A BOUNDED SUBDIVISION.
- THERE ARE NO PROPOSED UTILITIES WITH THIS GRADING PLAN. ALL UTILITY CONNECTIONS TO BE REMAIN AND INTERNAL.
- SOME OF THE EXISTING IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT CURB, GUTTER AND RIGHT-OF-WAY IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- A SEPARATE SOIL REPORT & GROUNDWATER DRAINAGE PLAN WILL BE SUBMITTED TO CODE ADMINISTRATION WITH THE BUILDING PERMIT IF DEMED NECESSARY.
- THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA'S NOISE CONTROL CODE, TITLE 11, CHAPTER 5 WHICH SETS THE MAXIMUM PERMISSIBLE NOISE LEVEL AS MEASURED AT THE PROPERTY LINE. SEE ENVIRONMENTAL SITE ASSESSMENT ON THIS SHEET FOR HOURS.
- THE APPLICANT WILL COMPLY WITH ARTICLE XII OF THE CITY'S ZONING ORDINANCE, WHICH INCLUDES REQUIREMENTS FOR STORMWATER POLLUTANT LOAD REDUCTIONS, TREATMENT OF THE WATER QUALITY VOLUME DEFAULT, AND STORMWATER QUALITY MANAGEMENT.
- ADDRESS SHOULD BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DWELLING FOR EMERGENCY RESPONSE PURPOSES.
- CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. PLANS SHALL ACCOMPANY THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM.
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND/OR THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- SOLID WASTE SERVICES TO BE PROVIDED BY THE CITY AND REFUSE/RECYCLING MUST BE PLACED AT CURB FOR PICK-UP.
- ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- THIS PROJECT IS LOCATED IN THE FOUR MILE RUN AND HOOF'S RUN WATERSHEDS.
- THE APPLICANT IS TO CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR THE NEW HOME. THIS IS TO BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ANY WORK WITHIN THE RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT FOR T&ES.
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR HIS/HER AGENT STATING THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- ZONING WILL REQUIRE A SURVEY PLAT CONFIRMING THE BUILDING FOOTPRINT, SETBACKS AND HEIGHT ARE IN COMPLIANCE WITH REGULATIONS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY.
- ZONING WILL REQUIRE A CERTIFICATION OF FLOOR AREA CALCULATION FROM A LICENSED ARCHITECT OR ENGINEER AFTER CONSTRUCTION AND PRIOR TO RELEASE OF A CERTIFICATE OF OCCUPANCY.
- A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY.
- A WALL LOCATION PLAT PREPARED BY A LAND SURVEYOR IS REQUIRED TO BE SUBMITTED PRIOR TO REQUESTING ANY FRAMING INSPECTION.
- IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SLUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS OR VIOLATES A NUISANCE OR PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT AND/OR OWNER SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SLUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

RELEASED

PLANNING & ZONING
BRIAN DOFFLEMYER
ENGINEERING DIVISION CHIEF
DATE: 6/9/2025

PLAN NUMBER: GPC2025-00012

APPROVED DATE: 6/9/2025

BD for K. MORITZ

DIRECTOR OF PLANNING AND ZONING

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

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

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

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



GRADING PLAN
LOTS 457 & 458
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"=200'
DATE: APR, 2025

COVER SHEET

SHEET 1 OF 14
FILE: 24-024

SYMBOLS LEGEND

ITEM	EXISTING
FIRE HYDRANT	
AIR CONDITIONING UNIT	
UTILITY POLE	
FIRE DEPARTMENT CONNECTION	
STORM STRUCTURE IDENTIFIER	
STORM MANHOLE	
STORM SEWER LAYOUT	
SANITARY STRUCTURE IDENTIFIER	
SANITARY MANHOLE	
SANITARY SEWER LAYOUT	
SIDWALK	
SIGN	
SIGN (DOUBLE POST)	
GAS VALVE	
GAS METER	
IRRIGATION VALVE	
BOLLARD	
CLEANOUT	
WELL	
WATERLINE	
WATER VALVE	
TRANSFORMER	
ELECTRIC MANHOLE	
ELECTRIC METER	
ELEC BOX/STRUCTURE	
ELECTRIC LINE	
TELECOMMUNICATION LINE	
CABLE LINE	
CABLE/ELECTRIC/TELECOMMUNICATION LINE	
TELECOMMUNICATION MANHOLE	
TELECOMMUNICATION STRUCTURE	
OVERHEAD STREET LIGHT	
LIGHT POLE	
LANDSCAPE LIGHT	
FENCES	
GRADING SPOT	
GRADING CONTOUR	
BUILDING ENTRANCE	
PAVING	
CHORDIAL	
CURB & GUTTER	

647 & 648

N/T DARA SHEA NEWSOME
419 EAST WINDSOR AVE
ALEXANDRIA, VA 22301
TAX MAP #035.01-09-10
ZONE: R 2-5
USE: RESIDENTIAL
INSTR #110021852

649 & 650

N/T SHAWN A & ARIELLE N GATES
421 EAST CUSTIS AVE
ALEXANDRIA, VA 22301
TAX MAP #035.01-09-11
ZONE: R 2-5
USE: RESIDENTIAL
INSTR #160012499

460 & 459

N/T CHRISTINE M FISCHER &
STEVEN L MILLER
418 EAST WINDSOR AVE
ALEXANDRIA, VA 22301
TAX MAP #035.01-09-13
ZONE: R 2-5
USE: RESIDENTIAL
INSTR #1700119041

PROP SILT FENCE
(SEE NOTE #10,
AND DETAIL ON SHEET 9)

#418
2-STORY
FRAME DWELLING

EAST WINDSOR AVENUE

LA GRANDE AVENUE

0' 10' 20'
SCALE: 1" = 10'

KEY DESCRIPTIONS - VIRGINIA UNIFORM CODING SYSTEM

SILT FENCE PRM PLATE NO. 5-11	SF
TEMPORARY SEEDING STD. & SPEC. 3.31	TS
CONSTRUCTION ENTRANCE STD. & SPEC. 3.02	CE

LEGEND	
LIMITS OF DISTURBANCE	---
EXISTING GRADE	64.3
TO BE REMOVED	(TBR)
TO BE SAVED	(TBS)

EXISTING TREE TABLE:

- 10" TREE
- 12" TREE
- 8" TREE
- 4" TREE

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE HAZY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 22, 2024, AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

ARCHAEOLOGY NOTES:

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

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

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

GENERAL NOTES:

- TAX MAP: 035.01-09-12
- ZONE: R 2-5
- OWNER: ERIC D & BAYA FRANTZ
420 EAST WINDSOR AVENUE
ALEXANDRIA, VA 22301
INSTRUMENT #210018585
- CLIENT: ERIC FRANTZ
EFRANTZ@GMAIL.COM
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- THIS LOT IS NOT IN A BONDED SUBDIVISION.
- TOTAL SITE AREA = 5,750 S.F. OR 0.1320 AC.
- THE CONSTRUCTION ENTRANCE IS PROVIDED ALONG THE EXISTING DRIVEWAY. ALL CONSTRUCTION VEHICLES SHALL LEAVE THE SITE VIA THE CONSTRUCTION ENTRANCE SHOWN ON THIS SHEET. WATER PROVIDED BY THE EXISTING DOMESTIC WATER SERVICE WILL BE USED TO CLEAN ALL VEHICLES PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. A SEDIMENT BASIN TO BE USED FOR CONSTRUCTION ENTRANCE WASH WATER SHALL BE INSTALLED IF THE INSPECTOR DEEMS IT NECESSARY. DUE TO EXISTING IMPROVEMENTS, A FULL LENGTH CONSTRUCTION ENTRANCE CANNOT BE INSTALLED. CONSULT INSPECTOR FOR CONCERNS.
- FOR CLARITY PURPOSES, SILT FENCE AND THE PROPOSED LIMITS OF DISTURBANCE ARE SHOWN SEPARATELY. THIS FLAG IN THE FIELD, SILT FENCE WILL BE PLACED ALONG THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
- MARINE CLAYS HAVE NOT BEEN IDENTIFIED ON-SITE PER THE CITY OF ALEXANDRIA MARINE CLAY AREAS MAP.

TEXT LEGEND:

* = DEGREES	INTX = INTERSECTION
' = MINUTES (OR FEET)	IRF = IRON ROD FOUND
" = SECONDS (OR INCHES)	L = LUMEN
% = PERCENT	LAT = LATERAL
# = NUMBER	LED = LIGHT LIMITING DODE
0 = 0	LL = LANDSCAPE LIGHT
lbs = POUNDS	LOC = LOCATION
AC = ACRE	LP = LIGHT POLE
ADA = AMERICANS W/ DISABILITIES ACT	MAX = MAXIMUM
APPROX = APPROXIMATE	ME = MATCH EXISTING
BC = BOTTOM OF CURB	MH = MANHOLE
BF = BASE FLOOD ELEVATION	MIN = MINIMUM
BLDG = BUILDING	MON = MONUMENT
BSMT = BASEMENT	MPR = MILES PER HOUR
BOL = BOLLARD	MW = MONITORING WELL
BM = BOTTOM OF WALL	N = NORTH
CATV = CABLE UTILITY	OHV = OVERHEAD WIRE
CL = CLASS	PED = PEDESTRIAN
C/L = CENTERLINE	PH = PANEL
CLR = CLEARANCE	PG = PAGE
CLF = CHAIN LINK FENCE	PP = POWER POLE
CMP = CORRUGATED METAL PIPE	PROP = PROPOSED
CI = CURB INLET	PVC = POLYVINYL CHLORIDE
CO = CLEAN OUT	R = RADIUS
CONC = CONCRETE	RCP = REINFORCED CONCRETE PIPE
CURB = CURB & GUTTER	REDLOC = RELOCATED
CVR = COVER	RET = RETAINING
DB = DEED BOOK	RESID = RESIDENTIAL
DHF = DRILL HOLE FOUND	REQD = REQUIRED
DIP = DUCTILE IRON PIPE	ROW = RIGHT-OF-WAY
DOM = DOMESTIC	S = SOUTH
DW = DWELLING UNIT	SEW = SEWER
E = EAST	SF = SQUARE FEET
EBOX = ELECTRICAL BOX	SQ FT = SQUARE FEET
ESMT = EASEMENT	STR = STRUCTURE
EXP = EDGE OF PAVEMENT	SW = SIDEWALK
EVE = EMERGENCY VEHICLE EASEMENT	TBR = TO BE REMOVED
EX = EXISTING	TBS = TO BE SAVED
FDG = FIRE DEPT. CONNECTION	TAX MAP
FF = FINISH FLOOR	TW = TOP OF CURB
PH = FIRE HYDRANT	TRAF SIG = TRAFFIC SIGNAL
FT = FEET	TVF = TYPICAL
G/L = GAS LINE	USE = UNDERGROUND ELECTRIC
GM = GAS METER	UP = UTILITY POLE
G/S = GAS SERVICE	VCE = VIRGINIA COORDINATE SYSTEM
GV = GAS VALVE	VPD = VEHICLES PER DAY
HC = HEADER CURB	W = WEST
HDCP = HANDICAP	W/L = WATER LINE
HOPE = HIGH DENSITY POLYETHYLENE	WM = WATER METER
HP = HIGH POINT	W/S = WATER SERVICE
HPS = HIGH PRESSURE SODIUM	WSE = WATER SURFACE ELEVATION
IP = IRON PIPE FOUND	WV = WATER VALVE
INV = INVERT	WW = WINDOW WELL
INSTR = INSTRUMENT	XING = CROSSING

PLAN NUMBER	GPC2025-00012
APPROVED DATE	6/9/2025
BD for K. MORITZ	
DIRECTOR OF PLANNING AND ZONING	

EXISTING CONDITIONS SURVEY NOTES:

- EXISTING UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDS AND/OR FIELD SURVEY. EXISTING UTILITIES SHOWN ON THIS PLAN ARE 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. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSINGS TO VERIFY EXACT LOCATION.

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EXISTING UTILITIES SHOWN ON THIS PLAN ARE 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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625 N. WASHINGTON ST
ALEXANDRIA, VA 22314
703.549.6422
www.rcassoc.com

ENGINEERING • LAND SURVEYING • PLANNING

TAYLOR, LITTLE
L.E. No. 060022
APRIL 23, 2025

GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
#420 EAST WINDSOR AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

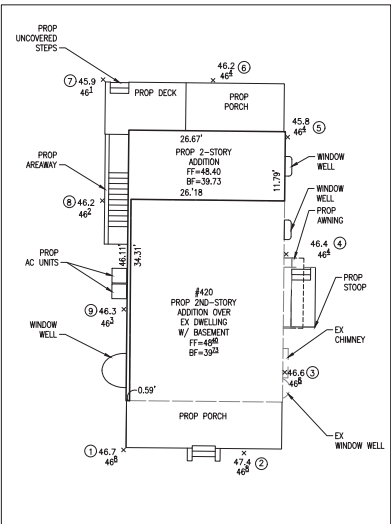
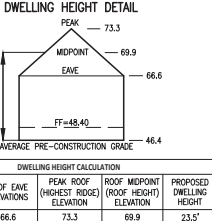
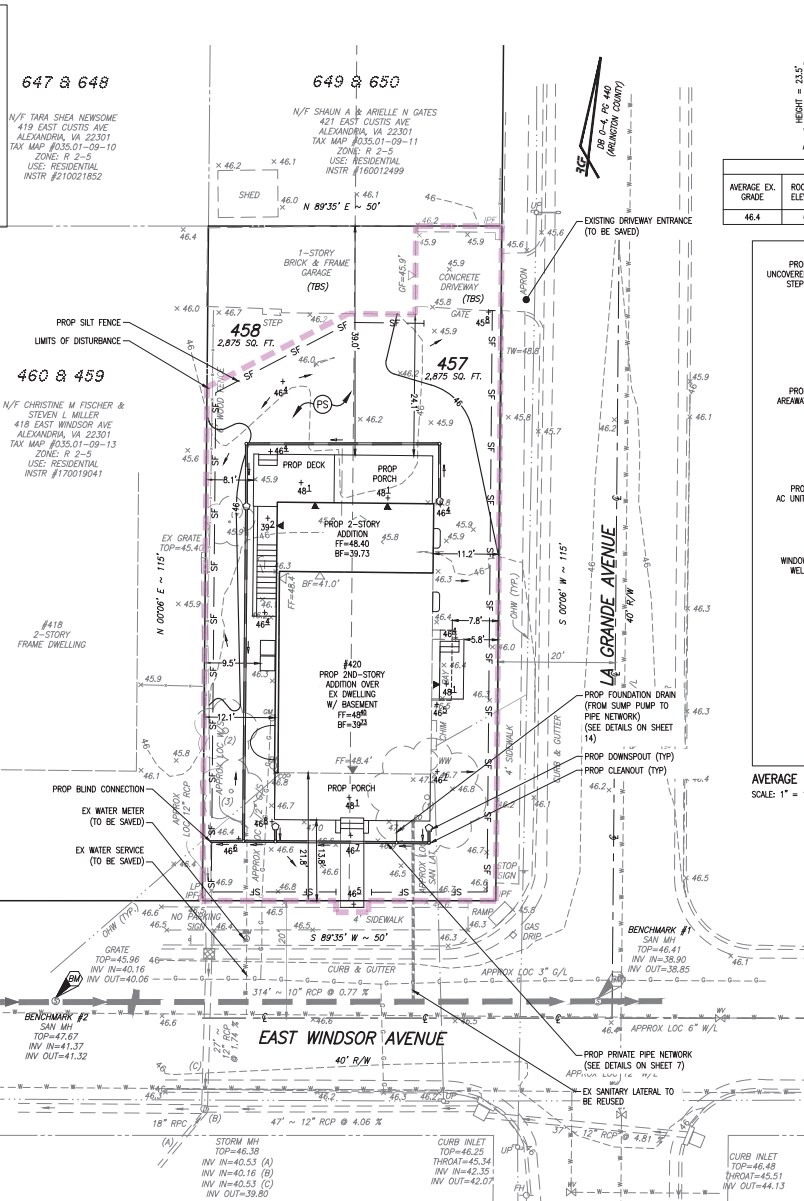
DESIGN: SCA
CHECKED: RAW
SCALE: 1"=10'
DATE: APR, 2025

EXISTING
CONDITIONS AND
DEMOLITION PLAN

SHEET 2 OF 14
FILE: 24-024

LEGEND

- PROPOSED DOWNSPOUT LOCATIONS
- DRAINAGE PATH
- PIPE FLOW
- EXISTING GRADE
- PROPOSED GRADE
- LIMITS OF DISTURBANCE
- PERMANENT SEEDING STD. & SPEC. 3.32
- SILT FENCE PFM PLATE NO. 5-11



AVERAGE EXISTING, PROPOSED AND FINISHED GRADE AND DWELLING DETAIL

SCALE: 1" = 10'

SPOTS	EXISTING - ELEVATION	PROPOSED - ELEVATION
1	46.7	46.8
2	47.4	46.8
3	46.6	46.6
4	46.4	46.4
5	45.8	46.4
6	46.2	46.4
7	45.9	46.1
8	46.2	46.2
9	46.3	46.3
SUM:	417.5	418.0
AVERAGE:	46.4	46.4

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE EX. GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT (EAST WINDSOR AVE)	46.4	23.5'	MIN. 20.0'	16.1'-43.0'	21.8'
FRONT (LA GRANDE AVE)	46.4	23.5'	MIN. 20.0'	6.7'-20.4'	11.2'
SIDE-LEFT (WEST)	46.4	23.5'	1:3, MIN. 7.0'	7.8'	12.1'
REAR (NORTH)	46.4	23.5'	1:1, MIN. 7.0'	23.5'	39.0'

GENERAL NOTES:

- TAX MAP: #035.01-09-12
- ZONE: R 2-5
- OWNER: ERIC D & BAYLA FRANTZ
420 EAST WINDSOR AVENUE
ALEXANDRIA, VA 22301
INSTRUMENT #210018085
- CLIENT: ERIC FRANTZ
EFRANTZ@CFLDOR.COM
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 5,750 SF OR 0.1320 AC
- IMPERVIOUS AREA CALCULATIONS:
EXISTING IMPERVIOUS AREA: 2,749 SF OR 0.0631 AC
EXISTING IMPERVIOUS AREA (TBS): 1,837 SF OR 0.0376 AC
PROPOSED IMPERVIOUS AREA: 997 SF OR 0.0229 AC
TOTAL IMPERVIOUS AREA: 2,834 SF OR 0.0605 AC
TOTAL DECREASE IN IMPERVIOUS AREA: 115 SF OR 0.0026 AC
PERCENT IMPERVIOUS AREA: 45.8%
- TOTAL DISTURBED AREA = 5,071 SF OR 0.1164 AC
- THERE ARE NO PROPOSED UTILITIES WITH THIS GRADING PLAN. ALL UTILITY CONNECTIONS TO BE INTERNAL.
- APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT SIDEWALK, CURB, AND GUTTER WITHIN THE RIGHT-OF-WAY IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- RETAINING WALLS 36" OR GREATER IN HEIGHT REQUIRE A SEPARATE PERMIT AND DESIGN. THERE ARE NO RETAINING WALLS WITH THIS GRADING PLAN.
- ALL STREET CUT AND PATCH WORK LOCATED IN THE PUBLIC RIGHT-OF-WAYS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- IN THE EVENT OF A DISPUTE ON FINISHED GRADE, CONTRACTOR WILL PROVIDE SPOT ELEVATIONS AS REQUESTED BY CITY INSPECTOR.

ARCHAEOLOGY NOTES:

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

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, OR ALLOW INDEPENDENT PARTIES TO COLLECT OR EXCAVATE ARTIFACTS, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY WILL RESULT IN PROJECT DELAYS.

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

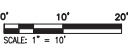
LIMITS OF DISTURBANCE:

THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF WAY. THE CITY WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION, WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&ES.

CONSTRUCTION ENTRANCE:

WASH WATER WILL BE OBTAINED FROM THE EXISTING WATER SERVICE. THE WASH WATER WILL BE FILTERED THROUGH THE PROVIDED SUPER SILT FENCE AND SETTLING BASIN TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO FLOW ONTO THE ADJACENT PROPERTIES. SETTLING BASIN IS TO BE INSTALLED ONLY IF THE INSPECTOR DEEMS IT NECESSARY.

PLAN NUMBER: GPC2025-00012
APPROVED DATE: 6/10/2025
BY: K. MORITZ
DIRECTOR OF PLANNING AND ZONING



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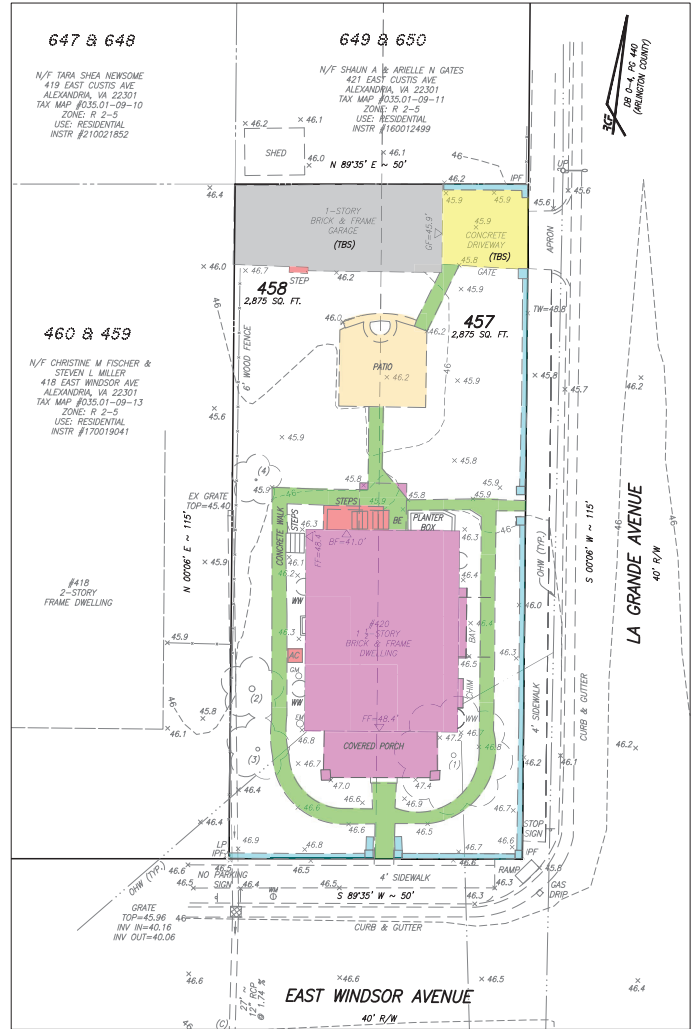
GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
(#420 EAST WINDSOR AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE: _____ REVISION: _____

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SCALE: 1"=10'
DATE: APR, 2025

GRADING PLAN

SHEET 3 OF 14
FILE: 24-024

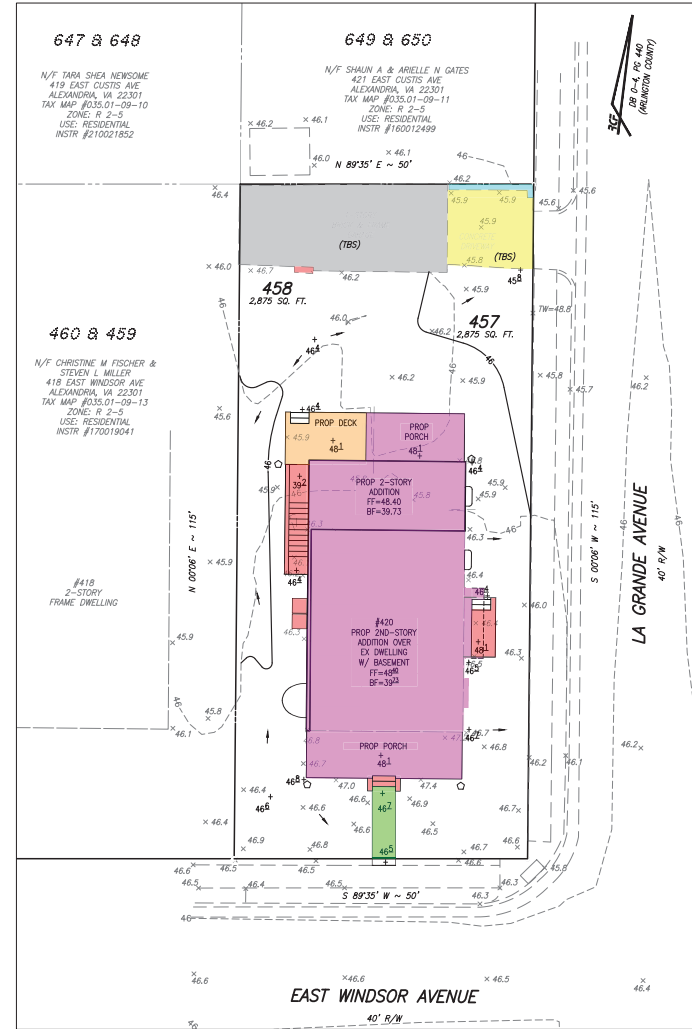


HATCH LEGEND

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	352	47
DRIVEWAY	190	390
PATIO	217	0
RET. WALLS	150	15
GARAGE	512	512
UNCOVERED PORCH	0	309
MISCELLANEOUS	53	149
TOTAL	2749	2634



PLAN NUMBER	GRD2025-00012
APPROVED DATE	6/06/2025
BD for K. MORITZ	
DIRECTOR OF PLANNING AND ZONING	

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

GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
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CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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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.)

1. 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 = 0.0945 ACRES
TOTAL PROPOSED AREA TO ROW = 0.0725 ACRES

- II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT TO ROW = $[(0.0481*98)+(0.0484*80)]/0.0945 = 89$
CN POST-DEVELOPMENT TO ROW = $[(0.0550*98)+(0.4776*80)]/0.0725 = 90$
ZONE: R 2-5
USE: RESIDENTIAL
INSTR #210021852
- 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):

TOTAL EXISTING AREA TO GRATE INLET = 0.0375 ACRES
TOTAL PROPOSED AREA TO GRATE INLET = 0.0231 ACRES

- 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 = $[(0.0202*98)+(0.0211*80)]/0.0231 = 82$
- 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

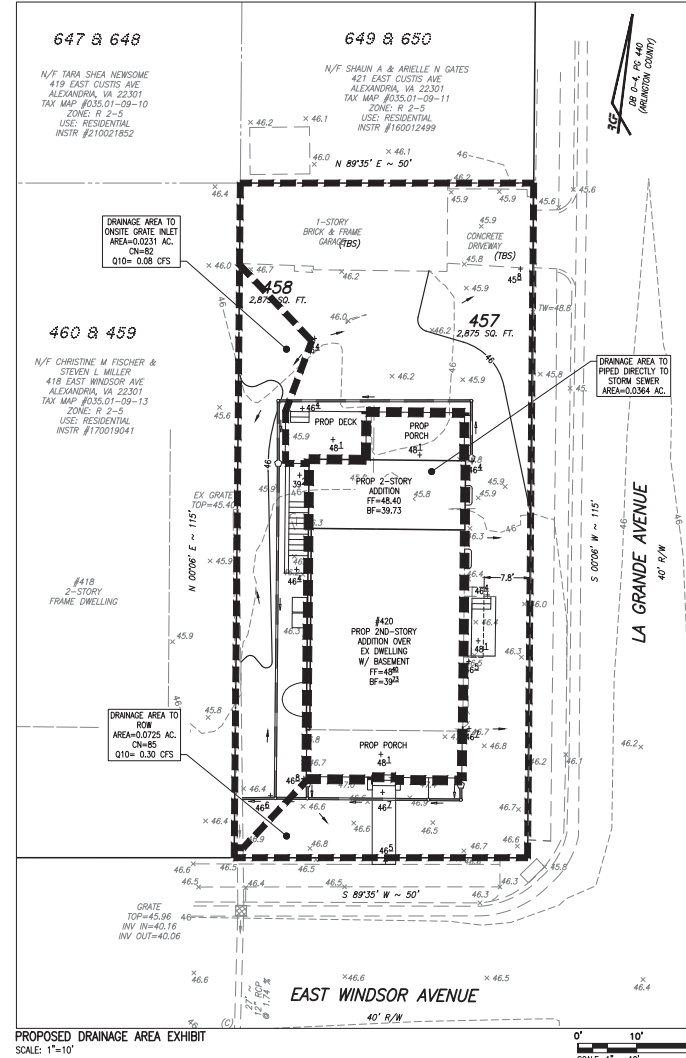
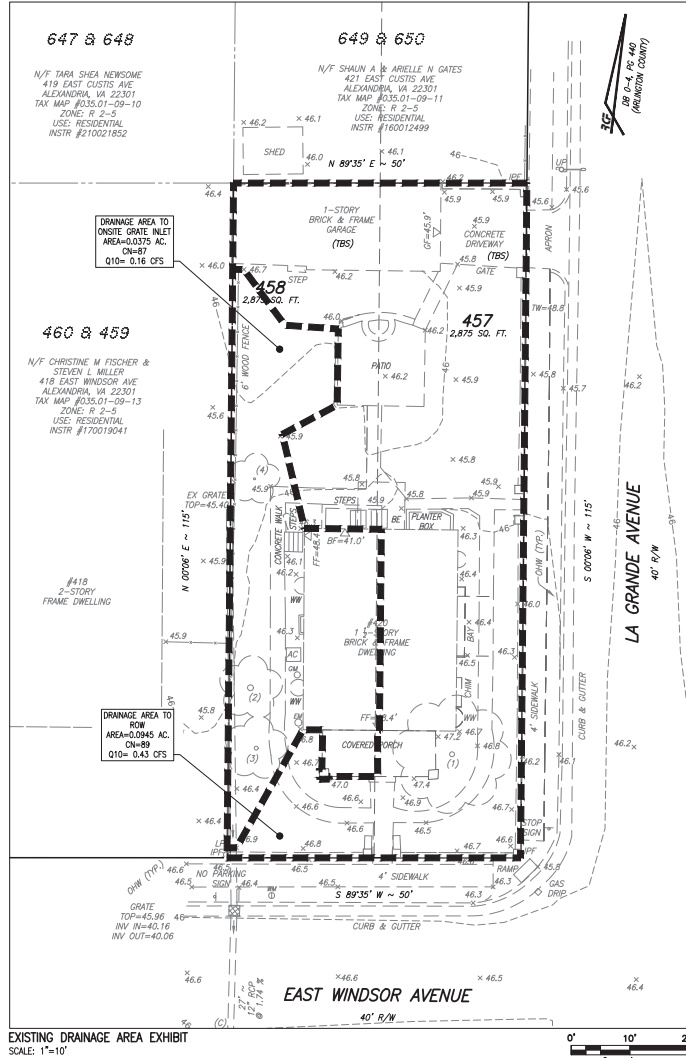
VIRGINIA RUNOFF REDUCTION METHOD FULL SITE (PER TR-20, TYPE II, 24-HOUR STORM):

TOTAL SITE AREA = 0.1320 ACRES

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	6/30/2025
DIRECTOR OF PLANNING AND ZONING	BD for K. MORITZ

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GRADING PLAN
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DATE	REVISION

DESIGN: SCA
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DATE: APR. 2025

DRAINAGE AREA
EXHIBITS

SHEET 5 OF 14
FILE: 24-024

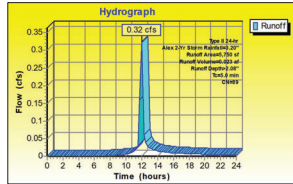
STORMWATER SUMMARY 2-YEAR, 24-HOUR STORM

(NRCS METHODOLOGY USED TO CALCULATE THE 24-HOUR STORM)

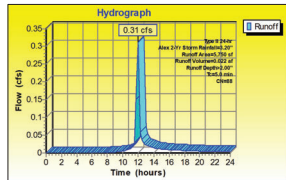
PRE-DEVELOPMENT $Q_p = 0.32$ CFS
POST-DEVELOPMENT $Q_p = 0.31$ CFS
 Q_p DECREASE = $0.32 - 0.31 = 0.01$ CFS

THE PROPOSED CONDITIONS DECREASES THE 2-YEAR, 24-HOUR POST-DEVELOPMENT PEAK FLOW RATE BY 0.01 CFS COMPARED TO THE PRE-DEVELOPMENT CONDITION.

2 YR 24 HR PRE-DEVELOPMENT RUNOFF



2 YR 24 HR POST-DEVELOPMENT RUNOFF



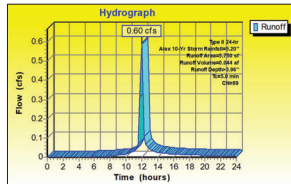
STORMWATER SUMMARY 10-YEAR, 24-HOUR STORM

(NRCS METHODOLOGY USED TO CALCULATE THE 24-HOUR STORM)

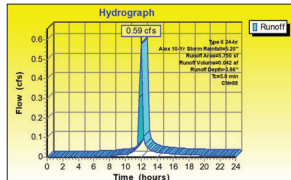
PRE-DEVELOPMENT $Q_p = 0.60$ CFS
PRE-DEVELOPMENT $Q_p = 0.59$ CFS
 Q_p DECREASE = $0.60 - 0.59 = 0.01$ CFS

THE PROPOSED CONDITIONS DECREASES THE 10-YEAR, 24-HOUR POST-DEVELOPMENT PEAK FLOW RATE BY 0.01 CFS COMPARED TO THE PRE-DEVELOPMENT CONDITION.

10 YR 24 HR PRE-DEVELOPMENT RUNOFF



10 YR 24 HR POST-DEVELOPMENT RUNOFF



WEIGHTED CN COMPUTATIONS SITE AREA = 5,750 SF

PRE-DEVELOPMENT CN
IMPERVIOUS AREA = 2,749 SF (CN = 98)
PERVIOUS AREA = 3,001 SF (CN = 80)
 $CN = 98(2,749 \text{ SF}) + 80(3,001 \text{ SF}) / 5,750 \text{ SF} = 89$
POST-DEVELOPMENT CN
IMPERVIOUS AREA = 2,634 SF (CN = 98)
PERVIOUS AREA = 3,116 SF (CN = 80)
 $CN = 98(2,634 \text{ SF}) + 80(3,116 \text{ SF}) / 5,750 \text{ SF} = 88$

DATE	REVISION

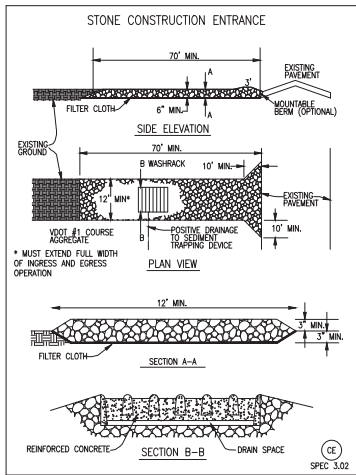
PLAN NUMBER: GRD2025-00012
APPROVED DATE: 6/06/2025
BD for K. MORITZ
DIRECTOR OF PLANNING AND ZONING

DESIGN: SCA
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SCALE: NO SCALE
DATE: APR, 2025

2 & 10-YR
24-HR
RUNOFFS

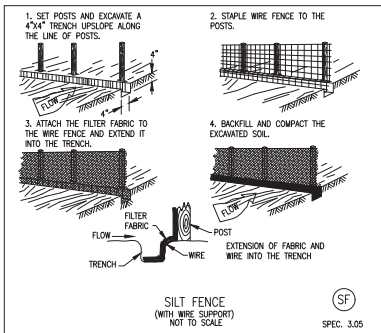
SHEET 8 OF 14
FILE: 24-024

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PRACTICE	SPECIES	RATE	APPLICATION DATES
TEMPORARY SEEDING	ANNUAL RYEGRASS (LOLUM MULTI-FLOLUM)	60-100 LBS/ACRE	FEB. 16 TO APRIL 30
	GERMAN MILLET	50 LBS/ACRE	MAY 1 TO AUG. 31
	50/50 MIX OF ANNUAL RYEGRASS AND CEREAL (WINTER) RYE (SECALE CEREALE)	50-100 LBS/ACRE	SEPT. 1 TO FEB. 15 (WINTER SEED)
PERMANENT SEEDING	TALL FESCUE	175-200 LBS/ACRE (4.1 - 4.6 LBS PER 1,000 SQ FT)	APPLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR TIME OF YEAR APPLICABILITY. UTILIZE TEMPORARY SEEDING UNTIL APPROPRIATE TIME TO APPLY PERMANENT SEEDING.
	KENTUCKY BLUEGRASS	0-5%	
	PERENNIAL RYEGRASS	0-5%	

NOTE: REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR OTHER SEED VARIETIES THAT MAY BE APPLICABLE. OTHER SEED VARIETIES AND MIXES MAY BE UTILIZED IF THERE IS A PROBLEM WITH PRODUCT AVAILABILITY. CONTACT THE DESIGN ENGINEER AND/OR INSPECTOR FOR THE APPLICABILITY OF OTHER SEED MIXTURES.



SEQUENCE OF CONSTRUCTION:

1. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN.

2. CONDUCT DEMOLITION AND CONSTRUCTION ACTIVITIES ACCORDING TO THE APPLICABLE PLANS.

3. AS CONTRIBUTORY DRAINAGE AREAS ARE STABILIZED AND WITH THE PERMISSION OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE INDIVIDUAL EROSION AND SEDIMENT CONTROL PRACTICES.

4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AS NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.

5. UPON COMPLETION OF DEMOLITION, CONSTRUCTION AND LAND DISTURBING ACTIVITIES AND WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL PRACTICES AND PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS.

6. CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

GRADING NOTES TO CONTRACTOR:

1. SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT/GRADING PLAN.

2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER, EITHER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES.

3. A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVEMENT SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND / OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISHED PAVING SURFACES SHALL BE FLUSH WITH ADJUTING SURFACES AT THE SAME ELEVATION (i.e. GUTTERS, SIDEWALKS, APRONS, ETC.).

4. THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIAL THAT MUST BE UNDERLAIN.

5. ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND UNDER HIS/HER GUIDANCE.

GRASS SPECIFICATIONS:

GRASS MAY BE ESTABLISHED VIA SOD OR OVERSEEDING WITH STRAW MULCH. SOD SHOULD BE LOCALLY GROWN AND RECENTLY CUT TO ENSURE SURVIVAL (INSTALLED WITHIN 36 HOURS OF HARVEST). A TEST OF THE TOPSOIL SHALL BE PERFORMED PRIOR TO SEED OR SOD OPERATIONS TO ENSURE IT IS ADEQUATE TO SUPPORT SEED GERMINATION AND GRASS GROWTH. ANY SOIL CONDITIONERS OR FERTILIZERS REQUIRED WILL BE APPLIED PRIOR TO BEGINNING VEGETATIVE COVER OPERATIONS. A KENTUCKY 31, KENTUCKY BLUEGRASS OR TURF-TYPE TALL FESCUE SHALL BE UTILIZED. IF GRASS IS ESTABLISHED BY SEEDING THE RATE OF APPLICATION WILL BE 200-250 POUNDS PER ACRE. STRAW MULCH WILL BE APPLIED TO THE OVERSEEDED AREA AT A RATE OF 1 1/2 - 2 TONS PER ACRE. MULCH MAY BE SPREAD WITH A MULCH BLOWER OR BY HAND.

THE NEWLY SEEDSOD OR SODDED AREAS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE TO GERMINATE AND/OR ESTABLISH ITSELF INTO THE TOPSOIL BED. WATER APPLICATION SHOULD BE CAREFULLY CONTROLLED TO PREVENT EXCESSIVE RUNOFF.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.

2. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK (VESCH).

3. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

4. T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.

5. ALL EROSION AND SEDIMENT CONTROL MEASURE ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.

6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

7. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.

8. ALL DISTURBED AREAS OF THE SITE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.

9. ALL TEMPORARY EARTH BERM, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDSOD AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

EROSION / SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION:

THE SITE IS CURRENTLY OCCUPIED BY A 1½ STORY BRICK & FRAME DWELLING WITH BASEMENT, PORCH, A 1-STORY BRICK & FRAME GARAGE, CONCRETE DRIVEWAY, PATIO AND WALKWAYS. THE MAJORITY OF THE EXISTING IMPROVEMENTS ARE TO BE SAVED. THE EXISTING WALKWAYS, PATIO, PLANTER, AREAWAY, PORCH AND STONE WALLS ARE TO BE REMOVED AS NOTED ON SHEET 2. THIS PROJECT PROPOSES THE CONSTRUCTION OF A 2ND-STORY ADDITION WITH BASEMENT, PORCH, DECK, PORTICO, AREAWAY AND A WALKWAY. THIS 5,750 SF OR 0.1320 ACRE SITE IS LOCATED IN THE R-2-S ZONE AND IS SERVED BY PUBLIC SEWER AND WATER. NO FLOODPLAINS OR RPA ARE LOCATED ON THIS SITE. CONSTRUCTION WILL DISTURB APPROXIMATELY 0.1164 ACRES IN TOTAL. A DEMOLITION PERMIT WILL BE OBTAINED FOR THE REMOVAL OF SOME OF THE EXISTING IMPROVEMENTS ON THIS SITE.

EXISTING CONDITIONS:

THE SITE IS CURRENTLY OCCUPIED BY A 1½ STORY BRICK & FRAME DWELLING WITH BASEMENT, PORCH, A 1-STORY BRICK & FRAME GARAGE, CONCRETE DRIVEWAY, PATIO AND WALKWAYS. SOME OF THE ON-SITE IMPROVEMENTS ARE TO BE REMOVED.

CRITICAL AREAS:

CRITICAL AREAS ON-SITE INCLUDE THE GRADING AROUND THE LIMITS OF CLEARING ALONG THE PROPERTY LINES AND THE AREAS AROUND TREES THAT ARE TO BE SAVED.

EROSION CONTROL PROGRAM:

1. INSTALL PROPOSED CONSTRUCTION ENTRANCE, ALL VEHICLES ARE TO BE CLEANED PRIOR TO ENTERING THE RIGHT-OF-WAY. WATER PROVIDED BY THE EXISTING WATER SERVICE WILL BE USED TO CLEAN VEHICLES ENTERING THE RIGHT-OF-WAY.

2. INSTALL SILT FENCE WHERE APPLICABLE.

3. WHEN PERIMETER CONTROLS ARE IN PLACE CLEARING MAY BE DONE. DUE TO THE SMALL SIZE OF AREA BEING DISTURBED, SEDIMENTS FROM DISTURBANCE WILL BE CONTAINED WITHIN THE SITE.

4. ONCE UTILITIES CONNECTIONS ARE INSTALLED, GRADING WILL BE PERFORMED.

5. FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL DENUDED AREAS. SEE NOTE REFERENCING EROSION CONTROL PROGRAM.

6. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, ALL CONTROLS SHALL BE REMOVED AND THE GROUND PERMANENTLY STABILIZED WITH VEGETATION AS APPROVED BY THE CITY OF ALEXANDRIA INSPECTOR.

MAINTENANCE PROGRAM:

THE SITE SUPERINTENDENT OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDSOD AND MULCHED AREAS) ON A DAILY BASIS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

ADJACENT PROPERTIES:

THIS PROPERTY IS BOUNDED TO THE NORTH AND WEST BY RESIDENTIAL PROPERTIES, TO THE EAST BY LA GRANDE AVENUE A 40' RIGHT-OF-WAY AND TO THE SOUTH BY EAST WINDSOR AVENUE A 40' RIGHT-OF-WAY.

OFF-SITE AREAS:

THERE ARE NO OFFSITE AREAS PROPOSED WITHIN THIS GRADING PLAN.

EROSION AND SEDIMENT CONTROL MEASURES:

DENUDED AREAS ARE TO BE KEPT TO A MINIMUM. ALL E/S MEASURES AND CONTROLS ARE TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK AND THE CITY OF ALEXANDRIA. THE DEMOLITION SHALL UTILIZE THE EXISTING ENTRANCE AS A CONSTRUCTION ENTRANCE.

PERMANENT STABILIZATION:

ALL AREA THAT ARE DENUDED BY THIS PLAN SHALL BE COMPLETELY STABILIZED AT THE END OF CONSTRUCTION. A PERMANENT GROUND COVER OF GRASS SHALL BE ESTABLISHED ON ALL AREAS THAT ARE NOT PAVED OR BUILT UPON. GRASS COVER MAY BE APPLIED EITHER BY SEEDING WITH MULCH OR BY APPLYING SOD. REFER TO SEEDING SCHEDULE AND SPECIFICATIONS FOR APPROPRIATE SEED MIXTURES, APPLICATION RATES AND DATES FOR PLANTING.

CONTAMINATED SOILS:

THIS SITE IS NOT KNOWN TO CONTAIN ANY CONTAMINATED SOILS.

STORMWATER RUNOFF CONSIDERATIONS: (BMP STRATEGIES)

PERIMETER BMP STRATEGIES WILL INCLUDE SUPER SILT FENCE AND A CONSTRUCTION ENTRANCE. THE PROPOSED DEVELOPMENT WILL HONOR ALL NATURAL DRAINAGE DRAINS.

PLAN NUMBER	GRD2025-00012
APPROVED DATE	6/10/2025
BD for K. MORITZ	
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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STATE OF VIRGINIA
TAYLOR, L. TAYLOR
L.E. No. 060022
APRIL 23, 2025
100% ORIGINAL DESIGN

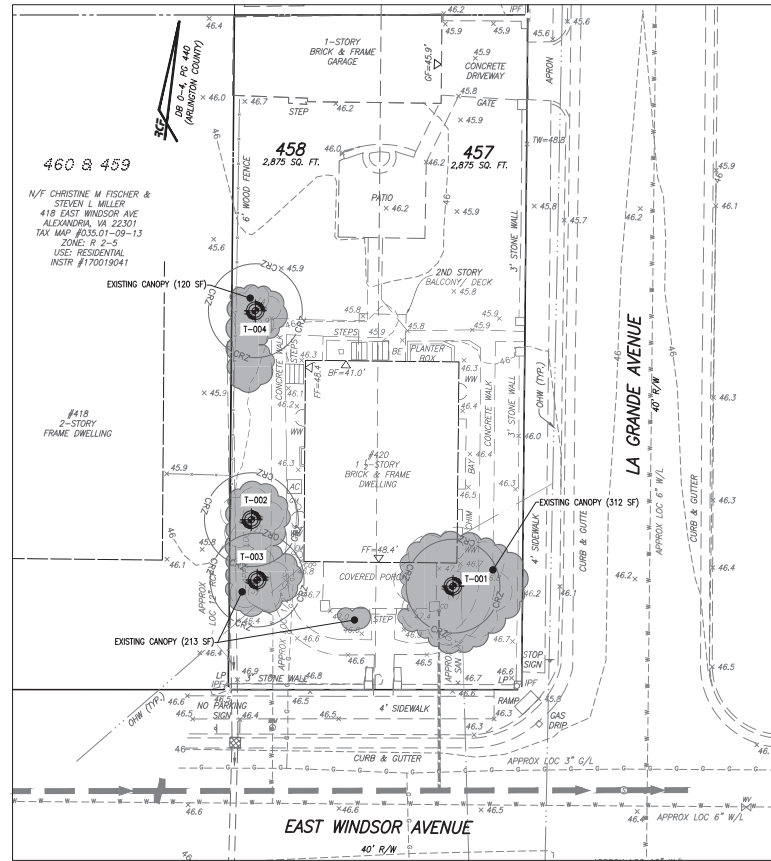
GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
(#420 EAST WINDSOR AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

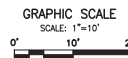
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DATE: APR. 2025

DETAILS AND
EROSION AND
SEDIMENT
CONTROL PLAN

SHEET **9** OF **14**
FILE: **24-024**



EXISTING VEGETATION MAP



LEGEND

T-000
EXISTING TREE

EXISTING CANOPY COVER
LOT 458 (333 SF)
LOT 457 (312 SF)

Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove? Off site or shared	Field Notes
001	Crape myrtle	5.5, 4.1, 3.7	8.0	50%	10	X	crapemyrtle scale
002	Crape myrtle	2.5, 2.5, 2.1	8.0	60%	10	X	crapemyrtle scale, split branch
003	Cherry laurel	3, 2.5, 1.5	8.0	85%	10	X	sum scald
004	Flowering dogwood	4.4	8.0	80%	10	X	dead codominant stem, epicormics

TREE INVENTORY NOTES:

- OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBOR'S PROPERTY.
- TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
- TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).
- TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL DUE TO THE UNLIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO DEMOLITION OF THE SITE OR STRUCTURES, DELIVERY OF MATERIALS (STOCKPILING), AND/OR PLACEMENT OR OPERATION OF HEAVY MACHINERY ON THE SITE.

LOT 458 NOTES:

- PROPERTY: 420 E WINDSOR AVE, ALEXANDRIA, VA 22301
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
- CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL (SEE SHEET 11)
- EXISTING CANOPY COVERAGE: 333 SF
- TOTAL SITE AREA: 2,875 SF
- PERCENT OF SITE COVERED: 12%
- CANOPY COVERAGE TO BE PRESERVED: 0 SF

LOT 457 NOTES:

- PROPERTY: 420 E WINDSOR AVE, ALEXANDRIA, VA 22301
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
- CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL (SEE SHEET 11)
- EXISTING CANOPY COVERAGE: 312 SF
- TOTAL SITE AREA: 2,875 SF
- PERCENT OF SITE COVERED: 11%
- CANOPY COVERAGE TO BE PRESERVED: 0 SF

PLAN NUMBER	GRD2025-00012
APPROVED DATE	6/06/2025
BD for K. MORITZ	
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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U.S. DEPARTMENT OF AGRICULTURE
NATIONAL FOREST SERVICE
TAYLOR, L. FORTLE
L.E. No. 060022
APRIL 23, 2025
PROFESSIONAL FORESTER

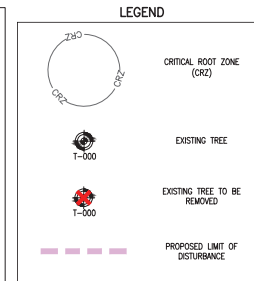
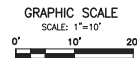
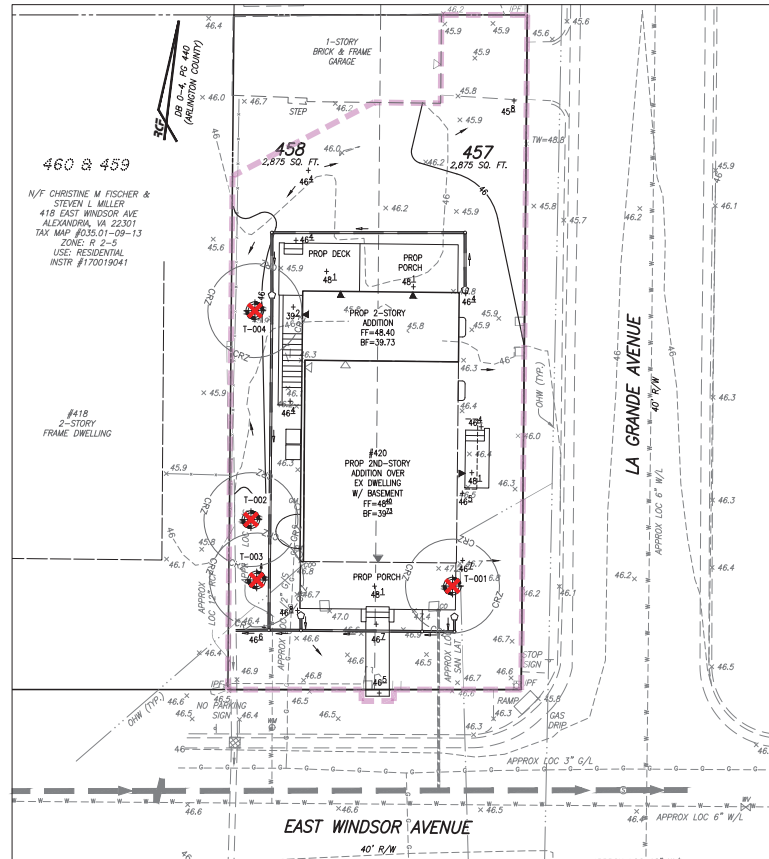
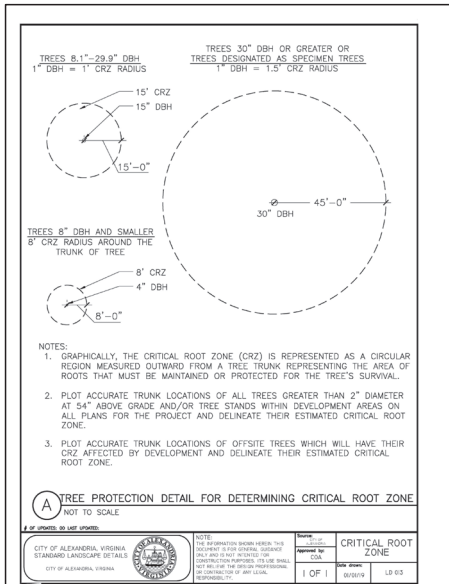
GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
(#420 EAST WINDSOR AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

EXISTING
VEGETATION MAP

SHEET **10** OF **14**
FILE: **24-024**



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition	Rating %	Radius of Canopy (Feet)	Off site or shared	Field Notes
001	Crape myrtle	5.5, 4.1, 3.7	8.0	50%	10	X		crape myrtle scale
002	Crape myrtle	2.5, 2.5, 2.1	8.0	60%	10	X		crape myrtle scale, split branch
003	Cherry laurel	3, 2.5, 1.5	8.0	85%	10	X		sun scald
004	Flowering dogwood	4.4	8.0	80%	10	X		dead codominant stem, epicormics

TREE INVENTORY NOTES:

- OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBOR'S PROPERTY.
- TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
- TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (WA-70224).
- TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

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

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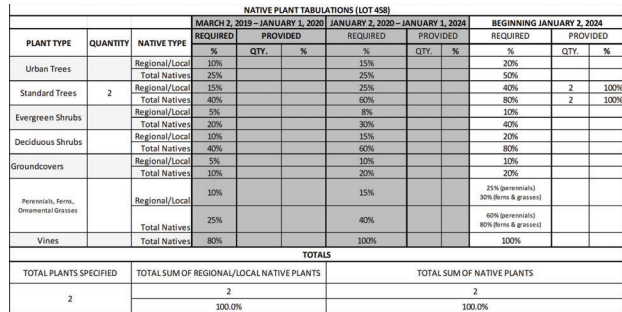
GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
(#420 EAST WINDSOR AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

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

TREE PROTECTION AND PRESERVATION PLAN

SHEET 11 OF 14
FILE: 24-024



CROWN COVER TABULATIONS (Lot 458)	
TOTAL SITE AREA (SF)	2,875
25% CROWN COVER REQUIRED (SF)	719
EXISTING CROWN COVER (SF)	333
REMOVED CROWN COVER (SF)	333
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.1%
TOTAL CROWN COVER PROVIDED (SF)	750

BIODIVERSITY TABULATIONS (LOT 458)							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 2							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	1	50%	50%	arborescens	1	50%	35%
Crataegus	1	50%	50%	pruinosa	1	50%	35%

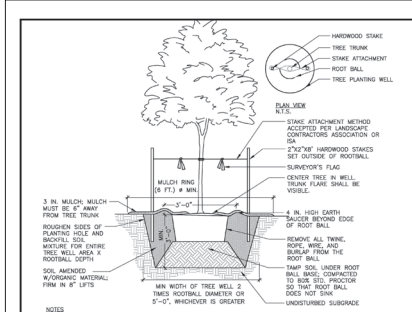
	PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL
STANDARD TREES (LOT 458)	AA	1	Amelanchier	arborescens	Downy serviceberry	2"-3" cal./12'-14" ht.	500				
	CP	1	Crataegus	pruinosa	Waxyfruit Hawthorn	2"-3" cal./12'-14" ht.	250				
							500		1	1	1
							250		1	1	1
	TOTAL	2						STANDARD TREE CCA:	750	2	2
									100.0%	100.0%	100.0%

CROWN COVER TABULATIONS (Lot 457)	
TOTAL SITE AREA (SF)	2,875
25% CROWN COVER REQUIRED (SF)	719
EXISTING CROWN COVER (SF)	312
REMOVED CROWN COVER (SF)	312
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.1%
TOTAL CROWN COVER PROVIDED (SF)	750

BIODIVERSITY TABULATIONS (LOT 457)							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED-2							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Carpinus	1	50%	50%	caroliniana	1	50%	35%
Juniperus	1	50%	50%	virginiana	1	50%	35%

NATIVE PLANT TABULATIONS (LOT 457)											
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees		Regional/Local	10%		15%				20%		
		Total Natives	25%		25%				50%		
Standard Trees	2	Regional/Local	15%		25%				40%	2	100
		Total Natives	40%		60%				80%	2	100
Evergreen Shrubs		Regional/Local	5%		8%				10%		
		Total Natives	25%		30%				40%		
Deciduous Shrubs		Regional/Local	10%		15%				20%		
		Total Natives	40%		60%				80%		
Groundcovers		Regional/Local	5%		10%				10%		
		Total Natives	10%		20%				20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	10%		15%				21% (perennials) 30% (ferns & grasses)		
		Total Natives	25%		40%				60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	80%		100%				100%		
TOTALS											
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS					TOTAL SUM OF NATIVE PLANTS				
		2					2				
2		100.0%					100.0%				

	PLAN KEY QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
(STANDARD TREES EOT 407)	CC	1	Carpinus	caroliniana	American Hornbeam	2"-3" cal./12-14 ft. ht.	500	1	1	1	
	JV	1	Juniperus	virginiana	Eastern Red Cedar	2"-3" cal./12-14 ft. ht.	250	1	1	1	
	TOTAL	2					STANDARD TREE CCA:	750	2	2	2
									100.0%	100.0%	100.0%



1. AT PLANTING TREE, CROSSING LIMBS, BROWN OR DEAD BRANCHES, AND ANY BRANCHES THAT EXPOSED TO PEDESTRIANS PER ASH STANDARDS 300.02 DO NOT PRUNE INTO OLD WOOD OR OVERHANGING.
2. CONTRACTOR SHALL MAINTAIN EXCAVATED AREA FOR TREES WILL, WITHOUT UNNECESSARY IMPACTING ADJACENT SITE FEATURES
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL, MULCH SHALL BE CLIMBED, AND NOT FOR COMPLETION REQUIREMENTS OF CITY OF ANGELES LANDSCAPE GUIDELINES.
4. TREES PLANTED WITHOUT THE TRUNK FEAR VISIBLE WILL BE REJECTED.
5. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
6. TREES WILL BE INSTALLED USING ABOVEGRASS PLANTING TECHNIQUES, TREES SHALL STAND PLANT DURING STORMING.
7. INSTALLATIONS WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL, ONE YEAR AFTER INSTALLATION, AND HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / DRAINAGE MATERIAL.
8. CONTRACTOR SHALL USE GALVANIZED STEEL OR A TURNBUCKLE INSIDE OF ANCHOR TO HOLD TREES ONLY FOR TREES OF 10" DBH OR GREATER.

A DECIDUOUS TREE PLANTING

(A) NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/03/2018



NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL QUOTANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: City of Albuquerque	DECIDUOUS TREE PLANTING
	Approved by: COA	
	1 OF 1	LD 031

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GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLIN
(#420 EAST WINDSOR AVE)
CITY OF ALEXANDRIA, VA

[illegible]

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

LANDSCAPE
PLAN

SHEET 12 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 420 E WINDSOR AVE, ALEXANDRIA VA 22301 Street Address: R-2-5 AL 4,790.50 X 0.45 Maximum Allowable Floor Area Total Lot Area: Floor Area Ratio Allowed by Zone																																																	
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E. Open Space E1. Existing Open Space E2. Required Open Space E3. Proposed Open Space																																																	

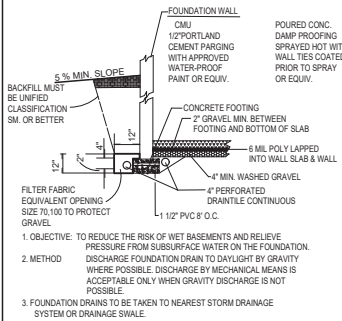
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
Signature: *mrc* Date: 24APRIL2025

RODENT ABATEMENT NOTE:

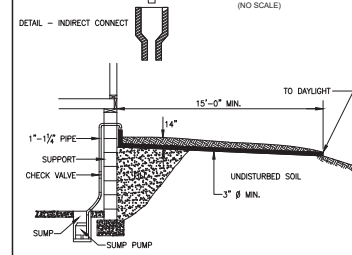
PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SENIORS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED THAT 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

TYPICAL FOUNDATION DRAIN (NO SCALE)



SUMP PUMP DETAIL (NO SCALE)



DEMOLITION NOTES:

- NO DEMOLITION CAN BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND IS APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- 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 (VOSH 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 414C250-30-40 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 414C250-30 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' MIN. OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. WITH DUWT 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 SOIL SUBSTANCES. ALL DUWT 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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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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SUITE 400
ALEXANDRIA, VA 22314
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ENGINEERING • LAND SURVEYING • PLANNING



GRADING PLAN
LOTS 457 & 458
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















418

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