



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]

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

APPROVED
Transportation & Environmental Services
Staff: Kim Merritt
10/28/2025

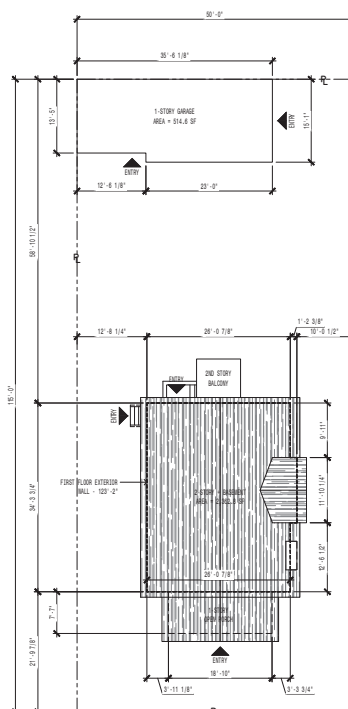
The property, 5,750 sf in area, is zoned R 2-5. The property contains an existing 2-story plus basement single-family detached dwelling constructed of exterior and interior wood framing, Type V construction. The dwelling has approximately 1,200 sf of above ground living space and roughly 884 sf of total basement. The property contains a single story detached garage.

The first floor will contain the kitchen, a living room, a dining room, a powder room, an office, and a laundry room. The second floor will contain a master en suite, two bedrooms, and a full bathroom. The basement will be renovated by lowering the existing slab to the top of the existing footer and raising the first floor height to accommodate a minimum head height of 7'-6". The basement will contain a family room,

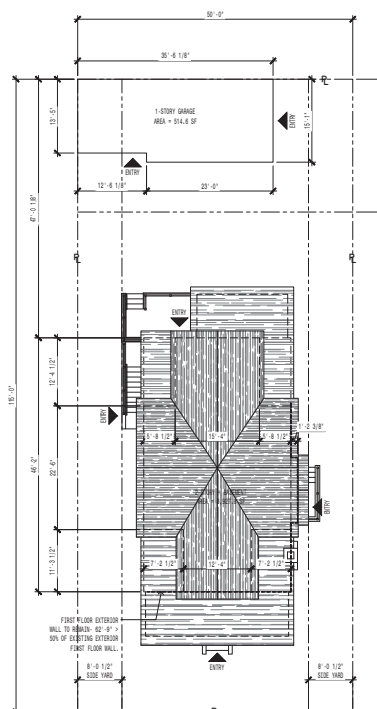
	ELEVATION SHOWN SHEET
	SECTION SHOWN SHEET
	DETAIL SHOWN SHEET
	COLUMN GRID INDICATOR
	PARTITION TYPE
	DOOR NUMBER KEY
	REVISION KEY
	SHEET NOTE
	EQUIPMENT KEY
	SPOT ELEVATION

Z	ANGLE	DO	COMPOST	HO	HEAD	NO	WORTH	DMR	SHOER
1	AND	DOOR / DRESS	DOORS	HOOD	HARDWARE	N.C.	NOT IN CONTACT	DR	SINKHOLE
2	AT	DOOR	DOOR	HOOVER	HAND	N.C.	NOT SPECIFICATION	DR	SLIP
3	BACK	DOOR	DOOR	HOT	HEAD	NON	NORMAL	DR	SPEAKER
4	CENTLINE	E	EAST	HACK	HEAVY METAL	NON	NOT TO SCALE	DR	SPUR
5	CONCRETE	E	EAST	HACK	HAND	NON	NORMAL	DR	STAIR
6	CONCRETE OF ROAD	E	EAST	HACK	HAND	NON	NORMAL	DR	STAIR
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57	CONCRETE OF ROAD	E	EAST	HACK	HAND				

DATE:		REAR YARD:	
TAX MAP:	#038_01-09-12	REQUIRED:	1:1 SETBACK = 24'-1 3/4"
AREA:	5,790 SF	PROVIDED:	47'-0"
ZONING DISTRICT:		APPLICABLE CODES:	
R-2.5		2021 VIRGINIA CONSTRUCTION CODE	
CONSTRUCTION TYPE: VB		2021 VIRGINIA RESIDENTIAL CODE	
EXTERIOR AND INTERIOR WOOD FRAMING, WOOD ROOF FRAMING		2021 VIRGINIA EXISTING BUILDING CODE	
		2020 NFPA NATIONAL ELECTRICAL CODE	
		2021 VIRGINIA MECHANICAL CODE	
USE GROUPS:		2021 VIRGINIA FIRE GAS CODE	
EXISTING: SINGLE-FAMILY DETACHED DWELLING		2021 NFPA-72 FIRE ALARM CODE	
PROPOSED: SINGLE-FAMILY DETACHED DWELLING		2019 NFPA-11 SPRINKLER CODE	
		2017 IFC/ANSI A117-1 ACCESSIBILITY	
FIRE SUPPRESSION SYSTEM:		2019 NFPA-10 EXTINGUISHING AGENT CODE	
NONE		2021 VIRGINIA ENERGY CONSERVATION CODE	
		2021 VIRGINIA PROPERTY MAINTENANCE CODE	
FIRE ALARM SYSTEM:			
YES			
NUMBER OF STORIES ABOVE GROUND:			
2 STORIES + BASEMENT			
FLOOR AREAS:		GRF	STAIR
FR. FACED GARAGE: 514.6		NA	514.6 SF
SECOND FLOOR: 931.1		48.8	882.3 SF
TOTAL FLOOR: 1,255.9		67.4	1,186.9 SF
BASEMENT FLOOR:		1,226.2	NA
		0.0	0.0 SF
TOTAL:		3,927.8	2,068.4 SF
FAR:			
ALLOWED:		0.45 x 6,750 = 2,987.5 SF	
PROPOSED:		0.45	
BUILDING HEIGHT:			
EXISTING:		30'-0"	
PROPOSED:		24'-1 3/4"	
SIDE YARD:			
REQUIRED:		1:3 SETBACK	
PROVIDED:		24'-0" (14'-0" = 8'-0" / 1/2")	



12



2 | SITE PLAN - PROPOSED
3/32" = 1'-0"

ARCHITECTURE	CONSTRUCTION AUTHORIZED
AD001 COVER SHEET	CODE ADMINISTRATION
AD001 GENERAL NOTES	ALEXANDRIA VIRGINIA
AD001 FLOOR PLANS	08/18/2025
AD001 FLOOR PLANS - BASEMENT & FIRST	THIS DOCUMENT APPEARS TO COMPLY
AD001 FLOOR PLANS - SECOND & THIRD	WITH ALL APPLICABLE CODES AND
AD001 REFLECTED CEILING PLAN	REGULATIONS
AD001 ELEVATIONS	<i>Michael McPhail</i>
AD001 ELEVATIONS	IV FOR BUILDING OFFICIAL
AD001 SECTIONS	
AD001 INTERIOR ELEVATIONS	
AD001 INTERIOR ELEVATIONS	
AD001 INTERIOR ELEVATIONS	
AD001 INTERIOR ELEVATIONS	
AD001 INTERIOR ELEVATIONS	

MEC, GAS, AND PLM
REVIEW REQUIRED
WUTH TRADE PERMITS
SEPARATLEY PER
APPLICANT REQUEST.

ARCHITECT

DBMC

DBMC DESIGN LLC
8701 GEORGIA AVE., SUITE 400
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
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PROJECT NO:	2024-014
DRAWN BY:	COMC

CHECKED BY:	DEMC
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COVER SHEET

A000

SUBJECT TO FIELD INSPECTION

34. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL TYPE OF A STANDARD, SUCH AS AMERICAN STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR LATEST EDITION AVAILABLE AT THE TIME OF THE BIDDING THEREON. THERE SHALL BE NO DATE SPECIFICATION OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND EFFECT AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
35. CONTRACTOR SHALL HAVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA FOR DETERMINING WHETHER ANY PARTICULAR OR GOVERNING CODES, ORDINANCES, REQUIREMENTS OR SPECIFICATIONS ARE BETTER OR MORE APPROPRIATE THAN "COMMON PRACTICE" OR "COMMON USAGE" WOULD BE.
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 SUBSTITUTE MATERIAL.
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 INFERIOR TO THAT SPECIFIED IN CONTRACT, OWNER MAY ORDER CONTRACTOR TO STOP WORK IMMEDIATELY UNTIL THE DEFICIENCY IS CORRECTED. THIS WILL NOT RELIEVE CONTRACTOR OF HIS OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
38. WITH REFERENCE TO REFLECTED CEILING, CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED AND PREPARE TO INSURE LOCATIONS AND CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, SINKER HOOKS, GRILLES, ETC., NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT AND TO AVOID THE FINISH CEILING OR THE DRAWINGS. CLARIFY CONFLICTS AND LOCATIONS WITH THE ARCHITECT BEFORE PROCEEDING.
39. ALL TELEPHONE AND DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH TENANT OR TENANTS REPRESENTATIVE.
40. SERVICES, PERFORMED BY THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE UNBARGAINED AND UNPERFORMED BY THE CONTRACTOR IN THE SOLE INTEREST AND FOR THE EXCLUSIVE BENEFIT OF THE DESIGN-BUILDER.
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. SUCH SUBSTITUTIONS SHALL BE MADE ACCORDING TO THE PROCEDURES FOR SUBSTITUTIONS.
42. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING WORK PRIOR TO THE COMMENCEMENT OF HIS WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
43. THE AFFECTED PREMISES SHALL BE CLEAN AND RESTORED TO NORMAL OPERATING CONDITIONS AND TO THE ORIGINAL CONDITION INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL TAKE ALL REASONABLE CARE AND PRECAUTION TO ELIMINATE DUST, NOISE, ODOR, NUISANCE AND THE LIKE TO THE PREMISES AND TO THE ADJACENT PREMISES.
44. DISCREPANCIES BETWEEN GENERAL, PLAN OR SHEET NOTES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION OR RESOLUTION.
45. OCCASIONAL REFERENCE TO ONE OR MORE SPECIFIC NOTES WITHIN THE GENERAL PLAN OR SHEET NOTES SHALL NOT IN ANY WAY DIMINISH OR ELIMINATE THE FULL FORCE AND EFFECT OF ALL OTHER NOTES. IN RELATION TO ONE ANOTHER OR NOT SPECIFICALLY REFERENCED.
46. ALL INTERIOR FINISHES AT EXITS TO BE CLASS A. ALL INTERIOR FINISHES AT PASSAGeways, STAIRS, ELEVATOR LOBBIES, RECEPTION AREAS, AND LOBBIES SHALL BE CLASS A.
47. ABBREVIATIONS USED IN REFERRING TO STANDARDS THAT APPLY TO THE WORK INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:
- A. AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)
- B. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
- C. AMERICAN WELDING SOCIETY (AWS)
- D. AMERICAN CONCRETE INSTITUTE (ACI)
- E. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- F. ARCHITECTURAL ALUMINUM MANUFACTURER'S ASSOCIATION (AAMA)
- G. ALUMINUM ASSOCIATION, INC. (AA)
- H. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
- I. NATIONAL ASSOCIATION OF MANUFACTURERS (NAMM)
- J. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- K. NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION (NMAA)
- L. AMERICAN WOODWORKING INSTITUTE (AWI)

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.

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

FRANTZ RESIDENCE

[illegible]

GENERAL NOTES

A001

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

SUBJECT TO FIELD INSPECTION

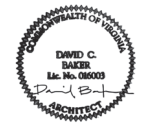
OWNER
MR. ERIC FRANTZ &
MRS. BAYA FRANTZ
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

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

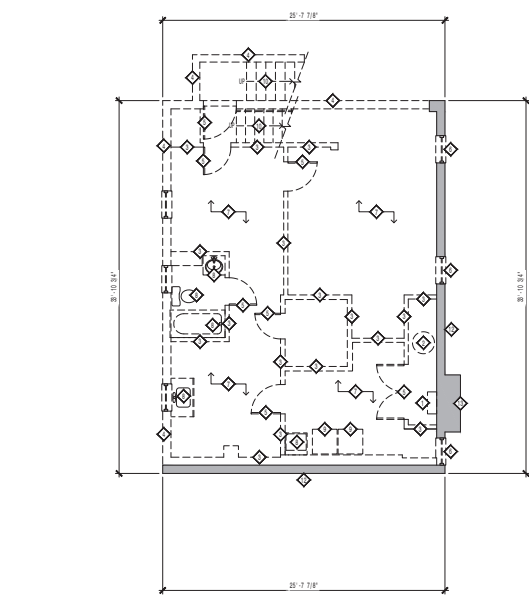
1. PROGRESS SET 30/SEP/2024
2. DD SET 17/OCT/2024
3. PERMIT SET 26/JAN/2025

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

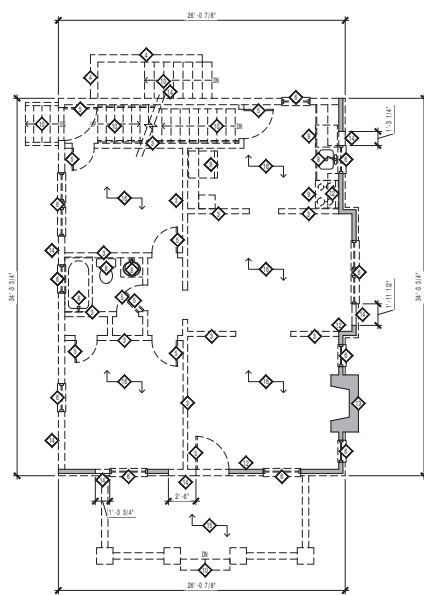


ARCHITECTURAL DEMO PLANS

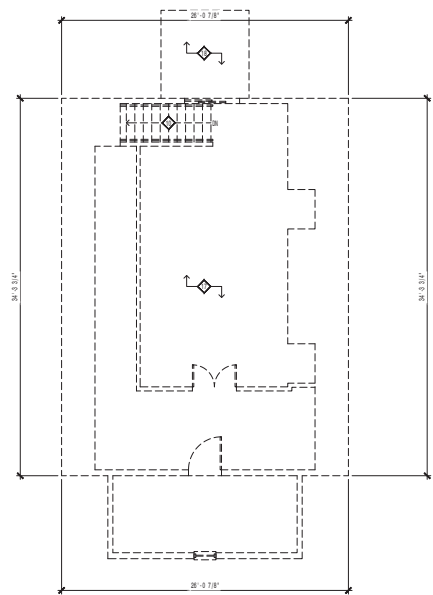
AD100



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



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



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

DEMO PLAN LEGEND



GENERAL NOTES

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 SYSTEM AND DUCT WORK TO BE REMOVED, TYP.
9. ALL EXISTING PLUMBING (SINKS, TUBS, WASH SINKS, ETC.) TO BE REMOVED, TYP.
10. GC TO COORDINATE W/ BUL. UTILITY PRIOR TO START OF DEMOLITION WORK FOR LOCATION OF ALL UTILITIES.

SHEET NOTES

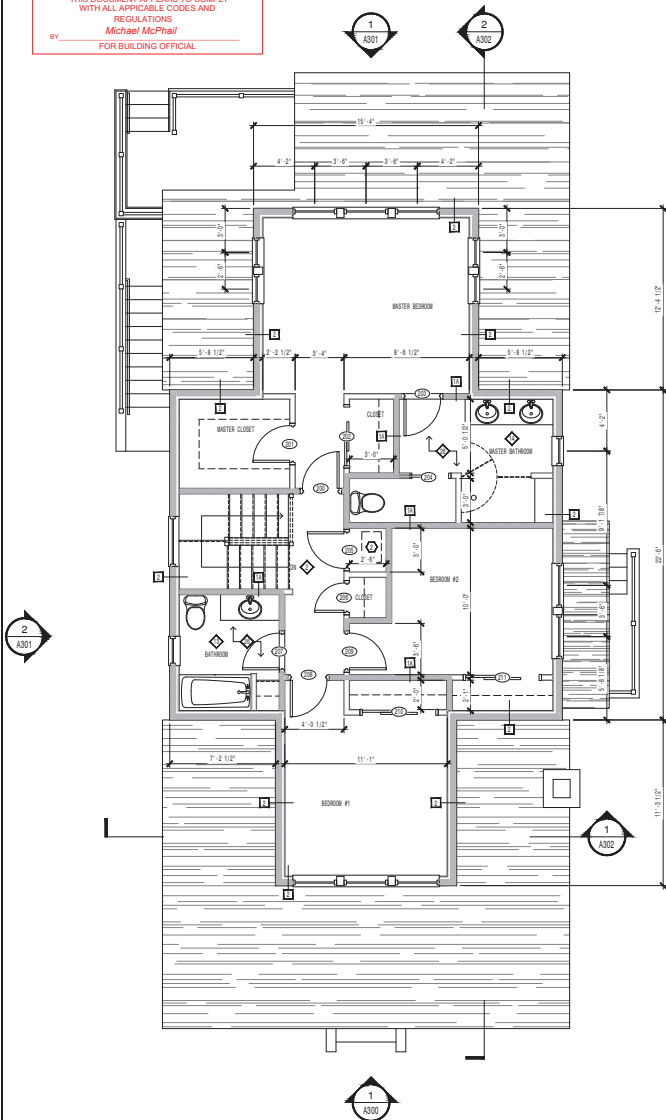
1. EXISTING ROLLER UNIT TO BE REMOVED AND SAVED PER OWNER REQUEST.
2. REMOVE EXISTING HOT WATER HEATER AND ASSOCIATED PIPING, TYP.
3. REMOVE EXISTING HALL AND BATH WALKING, TYP.
4. REMOVE EXISTING FOUNDATION WALL AND FOOTING, TYP.
5. REMOVE EXISTING DOOR, SILL, TRIM, AND FRAME, TYP.
6. REMOVE EXISTING 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 EARTH 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 STAIR 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, INSULATION, ETC. TO THE EXISTING STRUCTURE, PLYWOOD/REPAIR AS NECESSARY. PREP SURFACES FOR NEW FINISHES, TYP. BRICK WALL AS REQUIRED.
13. EXISTING GROUND/FOUNDATION TO REMAIN. PATCH/REPAIR 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.



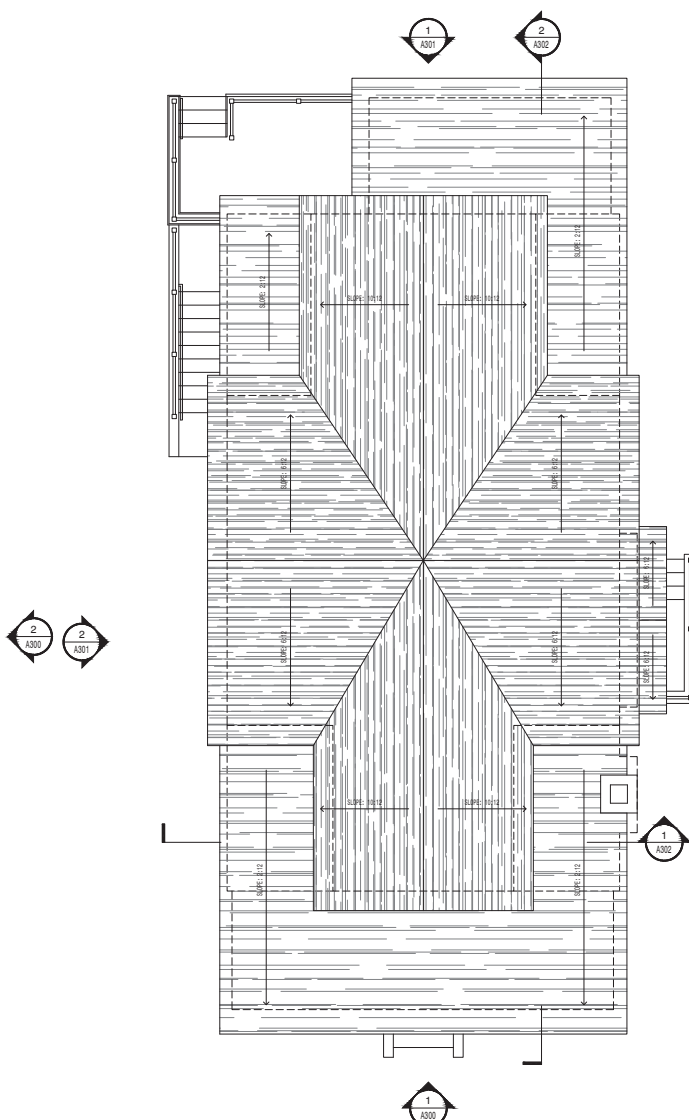
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
08/18/2025
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Michael McPhail
BY _____
FOR BUILDING OFFICIAL

CONSTRUCTION AUTHORIZED
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ALEXANDRIA VIRGINIA
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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 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 OR 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 GAB 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 REPAIR SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBES, ETC. SHALL BE ON A LINE BASIS.
- 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 PAVED WOOD CASE TWIN, DOOR TWIN, WINDOW CASEING, ETC. AND APPROX AT ALL WINDOWS & DOORS. PROFILES TBD.
- CONTRACTOR TO PROVIDE ADEQUATE DEPTH IN PARTITION FINISHES AT COLUMNS & CONCRETE STUD LOCATION FOR ALL TELEPHONE / DATA / ELECTRONIC DEVICES TO BE INSTALLED AT THAT LOCATION.
- FLUSH FLOOR SLAB AS REQUIRED FOR A UNIFORM TRANSITION BETWEEN DIFFERENT FLOOR FINISHES.
- EXISTING EXTERIOR SURFACES TO REMAIN THAT ARE EXPOSED TO VIEW SHALL BE REPAIRED, FILLED, AND PATCHED AS REQUIRED FOR A VISUALLY FLUSH, UNIFORM AND NEAT SURFACE TO RECEIVE FINISH APPLIED THEREIN. 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 TO UNDERARCHITECT, TYP.

SHEET NOTES

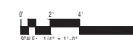
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- SEE ENLARGED SECTION PLAN ON 1/A200.

MATERIAL SCHEDULE

NO	DESCRIPTION
1-1	WOOD FLOORING: 1/2" x 6" x 12" S.P. 1/2"
1-1	CONCRETE
P-1	PAINT: CEILING: FLAT FINISH: BARNES HILLERS XXX, 00000
P-2	PAINT: TRIM: 1/2" x 6" x 12" S.P. 1/2"
P-3	PAINT: WALLS: FLAT FINISH: BARNES HILLERS XXX, 00000
1-1	ROOFING
T-1	PARADEL FLOOR TILE: 12"
T-2	WALL TILE: 12"
T-3	WALL TILE: 12"
10-1	WOOD FLOORING

EQUIPMENT SCHEDULE

NO	DESCRIPTION
1	WATER HEATER: 40"
2	DOOR HINGE: 1/2" x 6" x 12" S.P. 1/2"
3	DOOR HINGE: 1/2" x 6" x 12" S.P. 1/2"
4	ELECTRIC: 1/2" x 6" x 12" S.P. 1/2"
5	DOOR PTT & PUMP: 1/2" x 6" x 12" S.P. 1/2"
6	DOOR PTT & PUMP: 1/2" x 6" x 12" S.P. 1/2"
7	DOOR PTT & PUMP: 1/2" x 6" x 12" S.P. 1/2"



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) 888-8873

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.

2024-0174

DRAWN BY

DBMC

CHECKED BY

DBMC

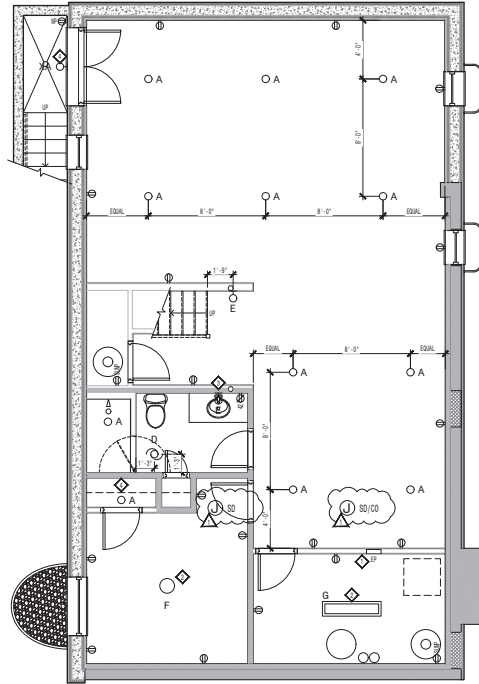
DAVID C. BAKER
Lic. No. 080003
Professional Architect

FLOOR PLAN - SECOND & ROOF

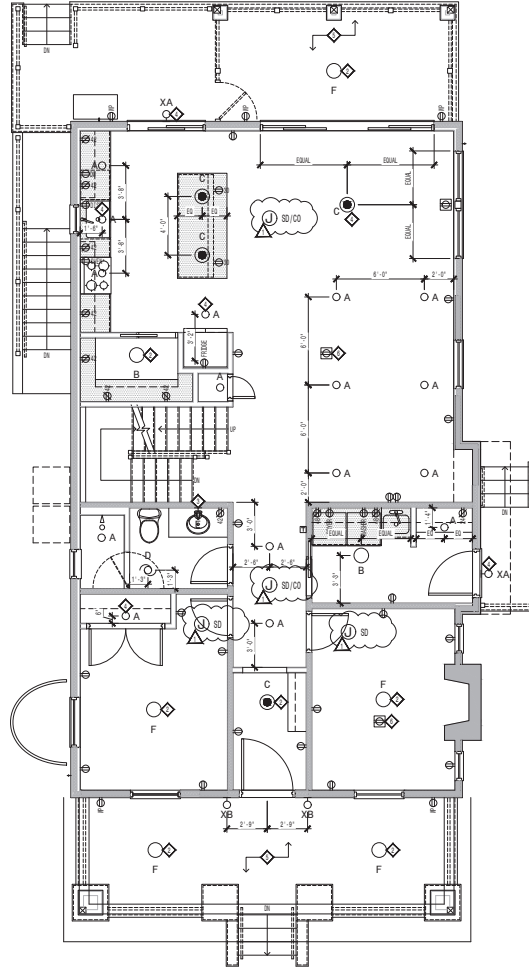
A101

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

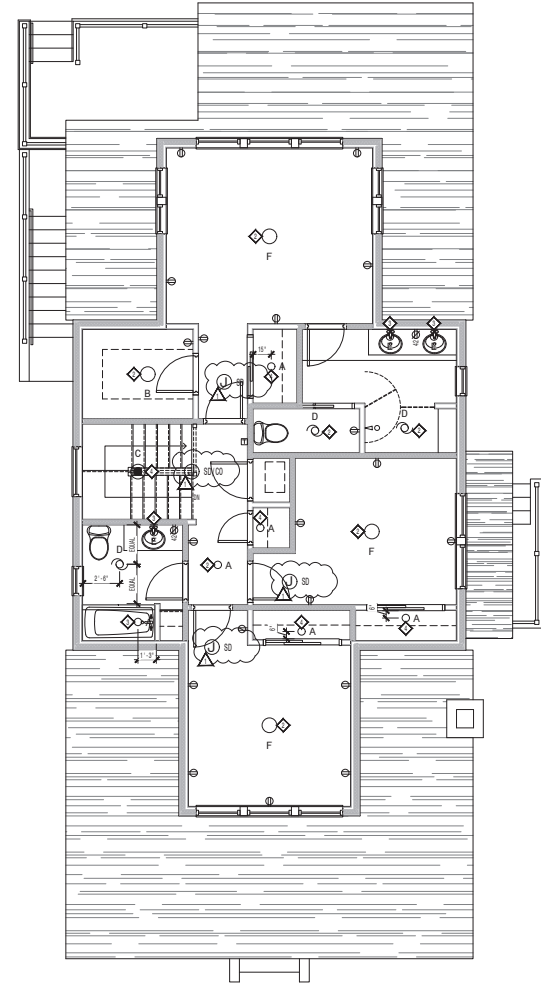
SUBJECT TO FIELD INSPECTION



1 | REFLECTED CEILING PLAN- BASEMENT
1/4" = 1'-0"

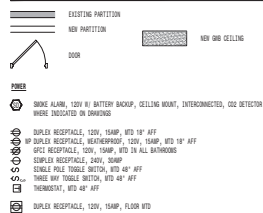


2 | REFLECTED CEILING PLAN- FIRST
1/4" = 1'-0"



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 SWITCHES, THERMOSTATS AND LIFE SAFETY SYSTEMS ITEMS TO BE MOUNTED AT 48" A.F.F., U.S.D. - VERIFY LOCATION WITH ARCHITECT. VERIFY COLOR AND DESIGN BY ARCHITECT.
6. ALL ELECTRICAL RECESSES TO BE MOUNTED AT 18" A.F.F., U.S.D.
7. LIGHT FIXTURES AND OTHER CEILING ELEMENTS TO BE LOCATED IN CENTER OF INDIVIDUAL CEILING OR THE CEILING GRID, U.S.D.
8. COLOR OF LIGHT SWITCHES, 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 VETO, THEN A SUSPENDED OR ORIGINAL CEILING AREA.
13. PAINT CEILING FLAT FINISH - OPTION EXTRA WHITE.

SHEET NOTES

1. ELECTRICAL PANEL.
2. COVER PLATING IN ROOM, TOP.
3. CENTER ABOVE PLUMBING FEATURE, TOP.
4. CENTER 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 TOWER- 120V
- F CEILING FAN W/ LIGHT- 120V
- G SURFACE MOUNTED TROP LIGHT- 4'

XA. EXTERIOR WALL SURFACES: NET LOCATION, WALL MOUNT, MOUNT 7'-0" AFF.
XB. EXTERIOR WALL SURFACES: GAS, NET LOCATION, WALL MOUNT, MOUNT 7'-0" AFF.
SP. SPEAKER LOCATION

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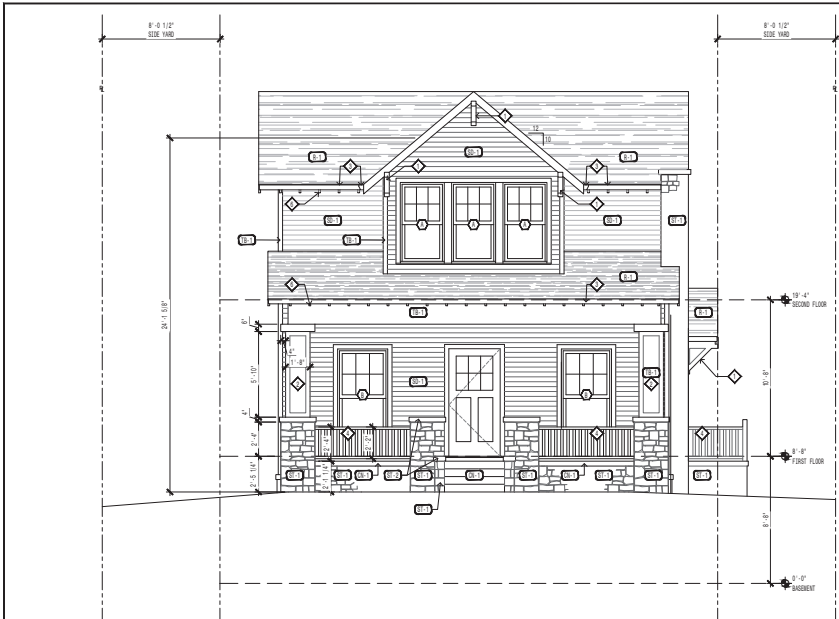
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REFLECTED CEILING PLANS

A200

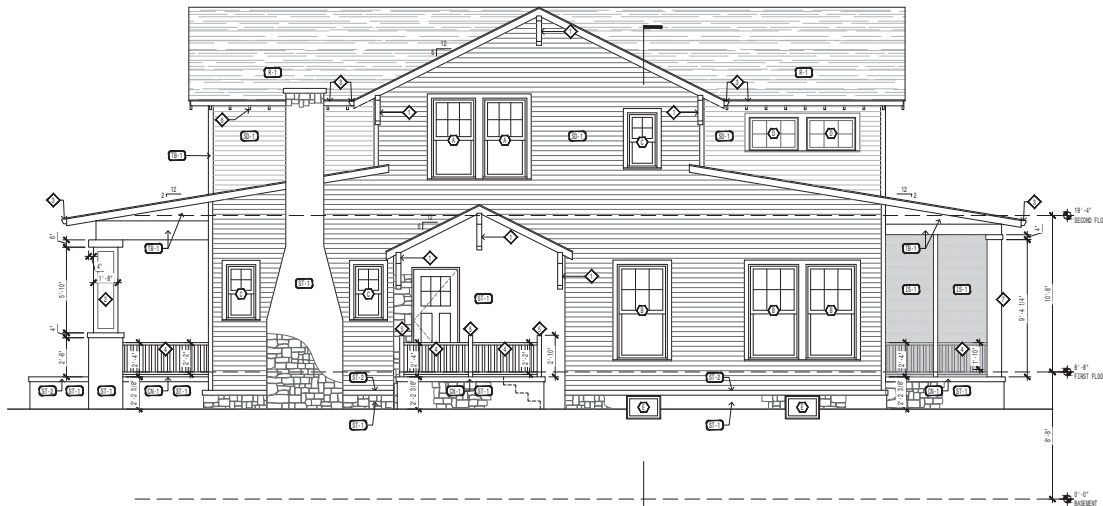


1 | ELEVATION- FRONT

1/4" = 1'-0"

SUBJECT TO FIELD INSPECTION

CONSTRUCTION AUTHORIZED
COOKS ADMINISTRATION
ALEXANDRIA VIRGINIA
08/18/2025
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REGULATIONS
Michael McNeil
BY _____
FOR BUILDING OFFICIAL



2 | ELEVATION- SIDE

1/4" = 1'-0"

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS - DIMENSIONS GIVEN, VERIFY DIMENSIONS WITH FIELD CONDITIONS.
2. ALL STRUCTURAL CONDITIONS SHALL BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
3. CONTRACTOR SHALL VERIFY LOCATION OF WATER, SANITARY, AND GAS SERVICE PRIOR TO START OF CONSTRUCTION OR DEMOLITION.
4. FINISH ALL WINDOWS AND EXTERIOR DOORS PER MANUFACTURER SPEC.
5. SEE SHEET A300 FOR WALL AND FLOOR/CEILING ASSEMBLIES.
6. SEE SHEET A301 FOR WINDOW AND DOOR SCHEDULES.
7. CONTRACTOR SHALL VERIFY ALL EXISTING WINDOW OPENINGS SCHEDULED TO BE REPLACED PRIOR TO ORDERING.
8. REPLACE AND REPAIR WINDOW WHERE REQ'D.
9. MATCHER ELEVATE WINDOWS BASED ON DESIGN FOR ALL WINDOWS.

SHEET NOTES

1. PREFABRICATED BRACKET- TBD
2. COLUMN- SEE DETAIL 4/1001.
3. GUTTER & DOWNSPOUT- TBD, ATTACHED TO ENDS OF RAFTER TAILS, TYP.
4. RAILING- SEE DETAIL 3/1001, TYP.
5. WOOD POST- 4X4 PT, FTS, SEE DETAIL 3/1001, TYP.
6. EXPOSED RAFTER TAILS, TYP.
7. COLUMN- SEE DETAIL 4/1001.
8. SCREEN DOOR- SEE SECTION DETAIL 2/1001 AND DOOR SCHEDULE.

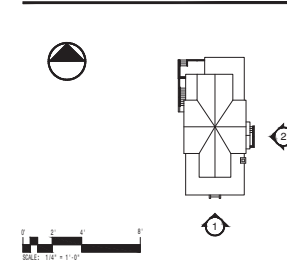
WINDOW SCHEDULE

- | | |
|---|--|
| A | DOUBLE HUNG- 36" X 14" X 66" 1/2" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| B | DOUBLE HUNG- 42" X 14" X 70" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| C | DOUBLE HUNG- 24" X 14" X 40" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| D | DOUBLE HUNG- 24" X 14" X 40" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| E | PICTURE WINDOW- 36" X 14" X 66" 1/2" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| F | DOUBLE HUNG- 48" X 14" X 80" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |

MATERIAL SCHEDULE

- | | |
|------|---|
| CM-1 | CONCRETE 1 - |
| IS-1 | INSET SCREEN - SCREENSIZE OR SINGLE, TYP. |
| RI-1 | ROOFING- ARCHITECTURAL, SHINGLES, COLOR- TBD. |
| SD-1 | LAP SIDING 1 - EXTERIOR FIBER CEMENT LAP SIDING, HANGERS/PLANK 1/2" OR EQUAL, 5/16" THICK, 4" EXPOSURE, SMOOTH FINISH, COLOR- TBD |
| ST-1 | STONE VENEER - COLOR- TBD. |
| ST-2 | STONE CAP - 4"X, COLOR- TBD |
| TS-1 | TRIM BOARD- PVC, CUT TO FIT, PAINTED- TBD, TYP. |

ELEVATION KEY



OWNER
MR. ERIC FRANTZ &
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420 E WINDSOR AVE.
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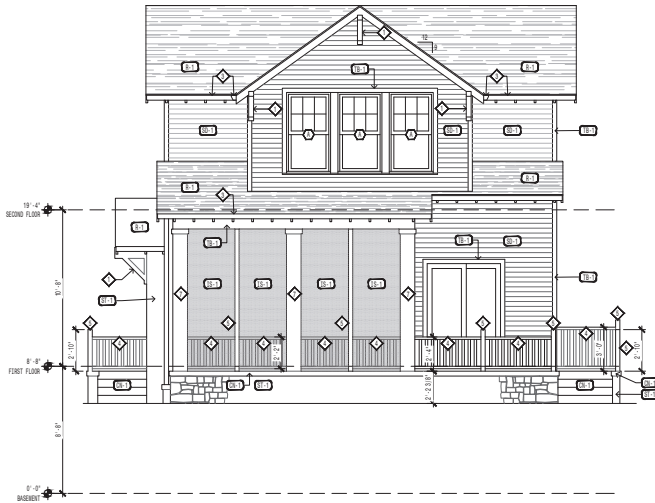
1	PROGRESS SET	30/SEP/2024
2	DD SET	17/OCT/2024
3	PERMIT SET	26/JAN/2025

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



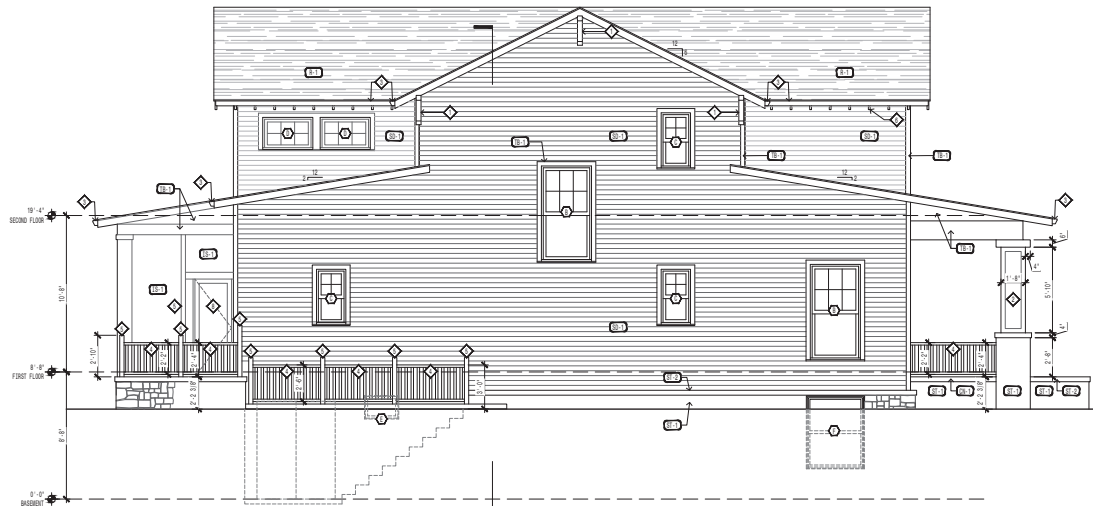
ELEVATIONS

A300



1 | ELEVATION- REAR

1/4" = 1'-0"



2 | ELEVATION- WEST SIDE

1/4" = 1'-0"

SUBJECT TO FIELD INSPECTION

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

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS - DIMENSIONS GIVEN, VERIFY DIMENSIONS WITH FIELD CONDITIONS.
2. ALL STRUCTURAL CONDITIONS SHALL BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION OF WATER, SANITARY, AND GAS SERVICE PRIOR TO START OF CONSTRUCTION OR DEMOLITION.
4. FINISH ALL WINDOWS AND EXTERIOR DOORS PER MANUFACTURER SPEC.
5. SEE SHEET ATOS FOR WALL AND FLOOR/CEILING ASSEMBLIES.
6. SEE SHEET ATOT FOR WINDOW AND DOOR SCHEDULES.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING WINDOW OPENINGS SCHEDULED TO BE REPLACED PRIOR TO ORDERING.
8. REPAIR AND REPOINT MASONRY WHERE REQ'D.
9. MARKER ELEVATE WINDOWS BASED UP DESIGN FOR ALL WINDOWS.

SHEET NOTES

1. PREFABRICATED BRACKET- TBD
2. COLUMN- SEE DETAIL 4-HAND.
3. GUTTER & DOWNSPOUT- TBD, ATTACHED TO ENDS OF RAFTER TAILS, TYP.
4. WALLING- SEE DETAIL 3-HAND, TYP.
5. WOOD ROOF- 48" P.T., PTD, SEE DETAIL 3-HAND, TYP.
6. EXPOSED RAFTER TAILS, TYP.
7. COLUMN- SEE DETAIL 4-HAND.
8. SCREEN DOOR- SEE SECTION DETAIL 2-HAND AND DOOR SCHEDULE.

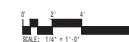
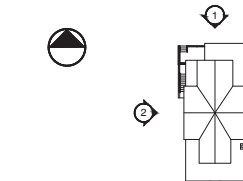
WINDOW SCHEDULE

- | | |
|---|--|
| A | DOUBLE HUNG- 36" 11 1/4" X 66" 12 1/4" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| B | DOUBLE HUNG- 42" X 48" X 10 1/4" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| C | DOUBLE HUNG- 24" X 48" X 10 1/4" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| D | WING- 47" X 28-11 1/4" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| E | FIXED- 20" X 10" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| F | DOUBLE HUNG- 48" X 60" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |

MATERIAL SCHEDULE

- | | |
|------|---|
| CM-1 | CONCRETE 1 - |
| IS-1 | INSET SCREEN - SCREENIZE OR SINGLE, TYP. |
| R-1 | ROOFING- ARCHITECTURAL, SHINGLES, COLOR- TBD. |
| LS-1 | LAP SIDING 1 - EXTERIOR FIBER CONCRETE LAP SIDING, HANGERS/PLANK 1/2" OR EQUAL, 5/16" THICK, 4" EXPOSURE, SMOOTH FINISH, COLOR- TBD |
| ST-1 | STONE VENEER - COLOR- TBD. |
| ST-2 | STONE CAP - 4"X, COLOR- TBD |
| TS-1 | TRIM BOARD- PVC, CUT TO FIT, PAINTED-TBD, TYP |

ELEVATION KEY



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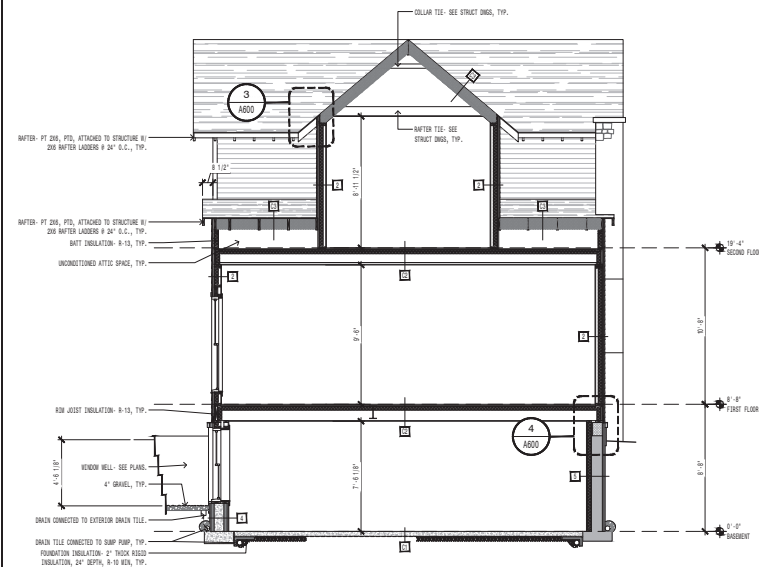
1	PROGRESS SET	30/SEP/2024
2	DD SET	17/OCT/2024
3	PERMIT SET	26/JAN/2025

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



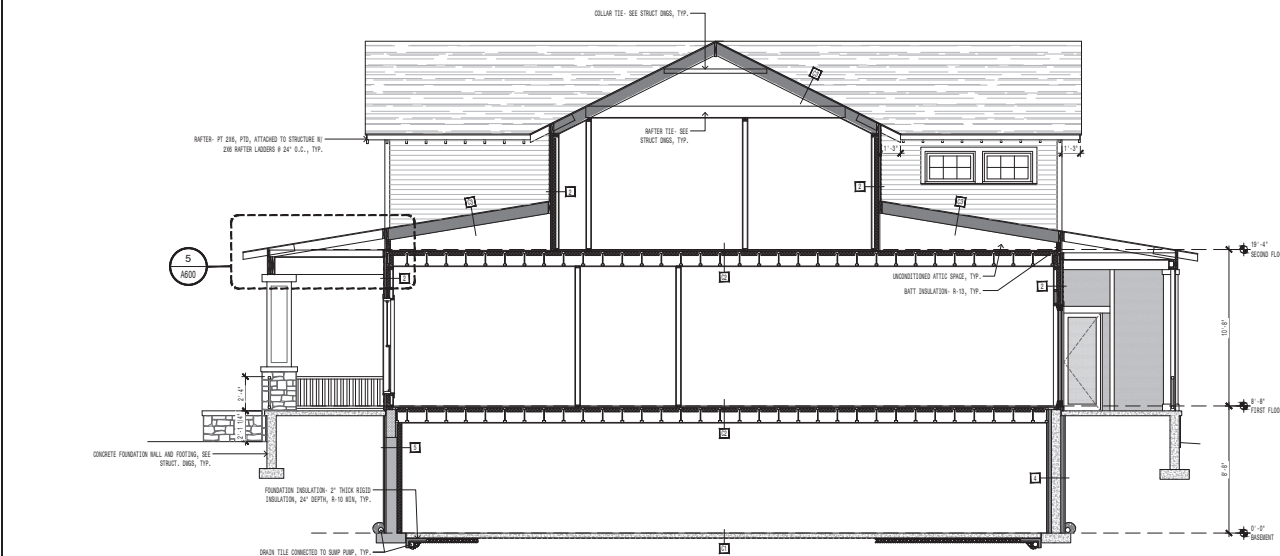
ELEVATIONS

A301



1 SECTION

1/4" = 1'-0"



2 SECTION

1/4" = 1'-0"

SUBJECT TO FIELD INSPECTION

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

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WITH ALL APPLICABLE CODES AND
REGULATIONS

BY Michael McPhail
FOR BUILDING OFFICIAL

GENERAL NOTES:

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4. FINISH ALL VENDING AND EXTERIOR DOORS PER MANUFACTURER SPEC.
5. SEE SHEET ATOS FOR WALL AND FLOOR/CEILING ASSEMBLIES.
6. SEE SHEET ATOS FOR WINDOW AND DOOR SCHEDULES.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING WINDOW OPENINGS SCHEDULED TO BE REPLACED PRIOR TO DEMOLITION.
8. REPAIR AND REFINISH WORKMANLY WHERE REQ'D.
9. MATCHER ELEVATE WINDOWS BASED ON DESIGN FOR ALL WINDOWS.

SHEET NOTES

1. PREFABRICATED BRACKET- TBD
2. COLUMN- SEE DETAIL 4/HARD.
3. GUTTER & DOWNSPOUT- TBD, ATTACHED TO ENDS OF RAFTER TAILS, TYP.
4. WALLING- SEE DETAIL 3/HARD, TYP.
5. WINDOW PEEK- 48" P.T., P.T.D. SEE DETAIL 3/HARD, TYP.
6. EXPOSED RAFTER TAILS, TYP.
7. COLUMN- SEE DETAIL 4/HARD.
8. SCREEN DOOR- SEE SECTION DETAIL 2/HARD AND DOOR SCHEDULE.

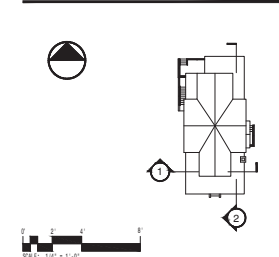
WINDOW SCHEDULE

- | | |
|---|---|
| A | DOUBLE HUNG- 36" X 14" X 65" 1/2" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| B | DOUBLE HUNG- 42" X 14" X 65" 1/2" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| C | DOUBLE HUNG- 24" X 14" X 65" 1/2" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| D | DOUBLE HUNG- 42" X 14" X 65" 1/2" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| E | PICTURE WINDOW- 36" X 14" X 65" 1/2" R.O. - FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |
| F | DOUBLE HUNG- 48" X 14" X 65" 1/2" R.O. - EXTERIOR WINDOW; FIBERGLASS EXTERIOR-BLACK; WOOD INTERIOR- CLEAR |

MATERIAL SCHEDULE

- | | |
|------|--|
| CM-1 | CONCRETE 1 - |
| IS-1 | INSUL- SCREEN- SCREENING OR SINGLE, TYP. |
| R-1 | ROOFING- ARCHITECTURAL, SHINGLES, COLOR- TBD |
| SD-1 | LAP SIDING 1 - EXTERIOR FIBER CEMENT LAP SIDING, HANGERS/PLANK 1/2" ON EDGE, 5/16" THICK, 4" EXPOSURE, SMOOTH FINISH, COLOR- TBD |
| ST-1 | STONE VENEER - COLOR- TBD |
| ST-2 | STONE CAP - 4" W, COLOR- TBD |
| TS-1 | TRIM BOARD- PVC, CUT TO FIT, PAINTED- TBD, TYP |

ELEVATION KEY



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FRANTZ RESIDENCE
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ALEXANDRIA, VA 22301

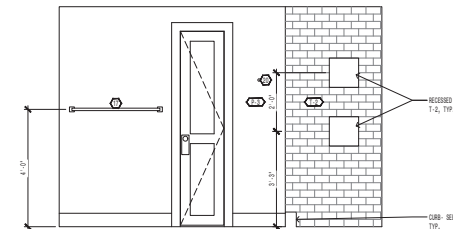
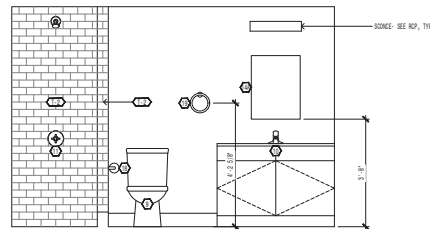
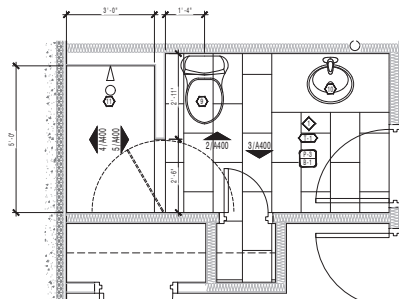
1	PROGRESS SET	30/SEP/2024
2	DD SET	17/OCT/2024
3	PERMIT SET	26/JAN/2025

DATE	01/JUN/2024
PROJECT NO.	24040174
DRAWN BY	DBMC
CHECKED BY	DBMC



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

 SHEET NOTES

7. **CONCRETE** - 30" W
8. **REINFORCEMENT** - 30" W, FANBONE,
STAINLESS STEEL, 1/8" RODDERS FASTEN,
2.2 g SW
9. **CEMENTBOARD** - 24"
10. **POF FILLING**
11. **OVER** - 34", 20" X, FREESTANDING
12. **CEMENT BOARD** - 20"
13. **REINFORCEMENT** - 20", 1/8" CG, FT.
14. **GARMENT DISPOSAL** - 1.2 g
15. **DISCONTINUATION** - BOXES 5 OR 6 G.
16. **TUB** - TRENCH DRAIN, ELONGATED,
BOW, 1/8" DIA., 1.8 g SW
17. **UNITS** - 50" X 4" X 1/2" COUNTERTOP
18. **IMMEDIATE TRENCH DRAIN BOX**
FAUCET - TRENCH HOLE - SINGLE HANDLE,
LOW SPIN, 1.1 g SW
19. **TUB** - HAND AND - 2000
FAUCET - SHOWER VALVE TREN, LEVEL
WHEEL, 2.0 g SW
20. **TUB** - 30" HGT., INTERNAL ANGLE, WHITE
FAUCET - HOT AND COLDER VALVE TREN,
2.2 g SW
21. **UTILITY TRENCH**
22. **WETTING GASKET - SOURCE MOUNTED**
23. **FLAT BURNER**
24. **BURNER**
25. **DRIVER**
26. **TUB** - BAR
27. **TUB** - FANDED HOLD-ON
28. **AND TREN** - KINGS
29. **RUB** - HOLE
30. **BURNER** - 21

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/A001
4. PROVIDE TEMPERED GLASS

MATERIAL SCHEDULE

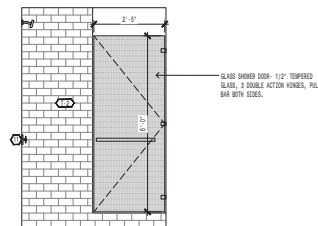
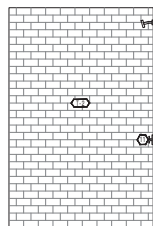
INTERIOR ELEVATION LEGEND

D-1 WOOD BASE- T80, 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, NEW T&M, BASED ENGINE, 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

EXISTING PARTITION
NEW PARTITION
DOOR
COUNTTOP
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
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DBMC
DBMC DESIGN LLC
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ALEXANDRIA, VA 22301

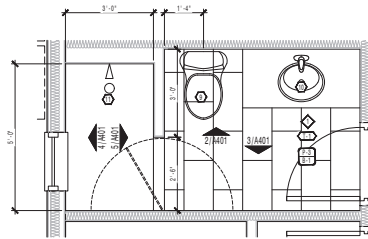
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2	DD SET	17/OCT/2024
3	PERMIT SET	29/JAN/2025

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



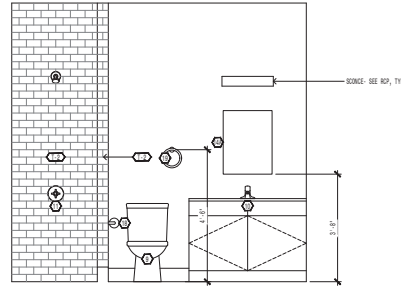
INTERIOR ELEVATIONS

A400



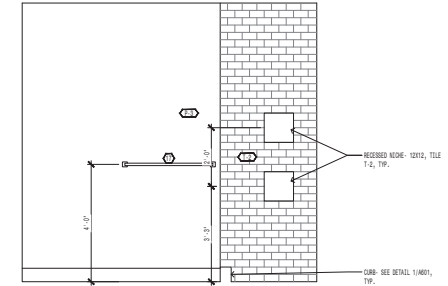
1 | ENLARGED BATHROOM PLAN

1/2" = 1'-0"



2 | INTERIOR ELEVATION

1/2" = 1'-0"



3 | INTERIOR ELEVATION

1/2" = 1'-0"

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. PEST FILLER
5. OVER- SINK- 30" W, FREESTANDING
6. EXHAUST FAN- 30" W
7. MICROWAVE- 30" x 1.8 CU. FT.
8. SHOWER DISHWASHER- 1/2 HP, DISHWASHER, 1.8 GPM
9. TOILET- VETROUS CHINA, ELONGATED BOWL, 1.6 GPM
10. VANITY SINK & COUNTERTOP- UNDERMOUNT VETROUS CHINA BOWL, FACET- SINGLE HOLE, SINGLE HANDLE, LOW SPREAD, 1.5 GPM
11. TILE-BASED BASE- 3000 FACET- SHOWER VALVE TRIM, LEVEL HANDLE, 2.2 GPM
12. TUB- 30" WIDE, INTERNAL APRON, WHITE FACET- BATH AND SHOWER VALVE TRIM, 2.2 GPM
13. UTILITY SINK
14. WOODEN CABINET- SURFACE MOUNTED
15. FLAT WOODEN
16. SHOWER
17. TUB
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- CUT TO FIT, WOOD & PATCH TO MATCH CABINETS, TYP.
3. SHOWER BASE- SEE DETAIL 1-1001
4. PROVIDE TAMPED GRADE

MATERIAL SCHEDULE

- 0-1 WOOD BASE- 1X6, PTD-2
- 0-1 PAINT- CEILING: FLAT FINISH; SHOWER- KILLINGLY EXTRA WHITE, SATIN
- 0-1 PAINT- TRIM: SEMI-GLOSS FINISH; SHOWER- KILLINGLY EXTRA WHITE, SATIN
- 0-1 PAINT- WALLS: FLAT FINISH; SHOWER- KILLINGLY EXTRA WHITE, SATIN
- 0-1 QUARTZ COUNTERTOP- COUNTERTOP, 3CM THK, DASH EDGE, T80
- 1-1 PORCELAIN FLOOR TILE- T80
- 1-2 WALL TILE- T80
- 1-3 WALL TILE- T80
- 0-1 WOOD FLOORING
- 0-2 WOOD BASE CABINET- T80
- 0-3 WOOD UPPER CABINET- T80
- 0-4 TUB- SHOWER BAT

INTERIOR ELEVATION LEGEND



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"

MR. ERIC FRANTZ &
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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



INTERIOR ELEVATIONS

A401



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/A601
4. PROVIDE TEMPERED GLASS

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

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WITH ALL APPLICABLE CODES AND
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BY Michael McPhail
FOR BUILDING OFFICIAL

INTERIOR ELEVATIONS

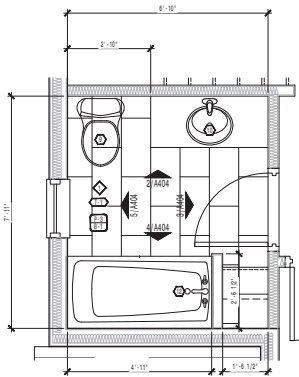
A402

OWNER	MR. ERIC FRANTZ & MRS. BAYA FRANTZ 420 E WINDSOR AVE ALEXANDRIA, VA 22301
ARCHITECT	DBMC DBMC DESIGN LLC 8700 GEORGETOWN AVE, SUITE 408 SILVER SPRING, MD 20910 (202) 888-8373
	FRANTZ RESIDENCE 420 E WINDSOR AVE ALEXANDRIA, VA 22301



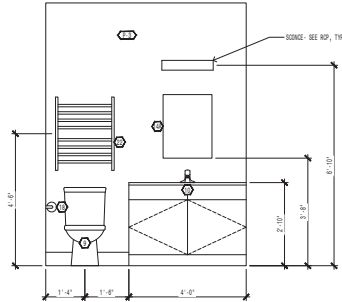
INTERIOR ELEVATIONS

A403



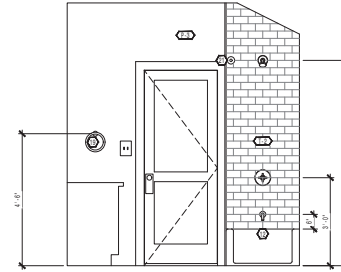
1 | ENLARGED BATHROOM PLAN

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 W/ GOSSEKICK FACET, 2.2 GPM
3. DISHWASHER- 24" W
4. POT FILLER
5. OVEN- 36" W, 5" 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. DI.
9. TOILET- VETROUS CHINA, ELONGATED BOWL, 2.0 GPM
10. VANITY SINK & COUNTERTOP- UNDERMOUNT VETROUS CHINA BOWL, FACET- SINGLE HOLE, SINGLE HANDLE, LOW SPREAD, 1.5 GPM
11. TILE BENCH BASE- 30X60 FACET- SHOWER VALVE TRIM, LEVEL HANDLE, 2.2 GPM
12. TUB- 30" W, 60" L, INTEGRAL APRON, WHITE FACET- BATH AND SHOWER VALVE TRIM, 2.2 GPM
13. UTILITY SINK
14. WOODEN CABINET- SURFACE MOUNTED
15. FLAT MIRROR
16. MIRROR
17. TUB/SHOWER
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, & FIXTURES, TYP.
2. WOOD FILLER- 1/2" TO 1" W, WOOD & PATCH TO MATCH CABINETS, TYP.
3. SHOWER GLASS- SEE DETAIL, 3/8" W/1"
4. PROVIDE TAMPED ISLAND

MATERIAL SCHEDULE

- 0-1 WOOD BENCH- 1X6, PTD-22
- P-1 PAINT- CEILING: FLAT FINISH; SHERRIN-HELLANDS WHITE, SHERRIN
- P-2 PAINT- TRIM: SEMI-GLOSS FINISH; SHERRIN-HELLANDS EXTRA WHITE, DARTON
- P-3 PAINT- WALLS: FLAT FINISH; SHERRIN-HELLANDS WHITE, SHERRIN
- 0-1 QUARTZ COUNTERTOP- COUNTERTOP, 3CM THK, DARTON EDGE, T80
- T-1 PORCELAIN FLOOR TILE- T80
- T-2 WALL TILE- T80
- T-3 WALL TILE- T80
- W-1 WOOD FLOORING
- W-2 WOOD BASE CABINET- T80
- W-3 WOOD UPPER CABINET- T80
- W-4 TRIM- SHOWER HEAD

INTERIOR ELEVATION LEGEND

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

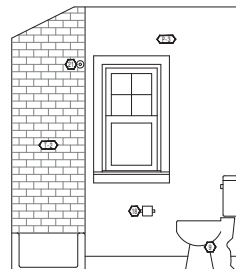
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

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

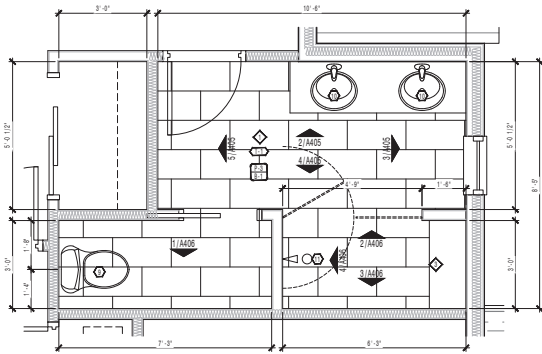
1. PROGRESS SET 30/SEP/2024
2. DD SET 17/OCT/2024
3. PERMIT SET 26/JAN/2025

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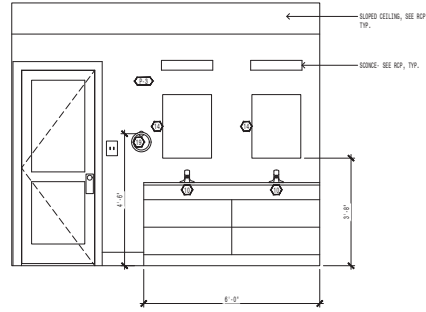
INTERIOR ELEVATIONS

A404



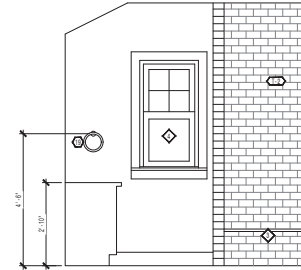
1 | ENLARGED BATHROOM PLAN

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, PARKHOUSE, STAINLESS STEEL W/ GOSSENKOP FACET, 2.2 GPM
3. DISHWASHER- 24" W
4. POT FILLER
5. OVER- SINK- 30" W, FREESTANDING
6. COUNTER- 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- 6" X 6" BOWL- 30" W, 1.28 GPM
12. TUB- 30" W, 1.28 GPM, 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- 1/2" TO 1/4", WOOD & PATCH TO MATCH CABINETS, TYP.
3. SHOWER GLASS- SEE DETAIL, 3/8" TYP.
4. PROVIDE TEMPERED GLASS

MATERIAL SCHEDULE

- 0-1 WOOD BASE- 1 1/2" W, 1/2" D
- 0-1 FLOOR- CEILING, FLAT FINISH, SHIMMER-BELLINGE BOWL, SHOWER
- 0-1 FLOOR- TRIM, SEMI-GLOSS FINISH, SHIMMER-BELLINGE EXTRA WHITE, SHOWER
- 0-1 FLOOR- WALLS, FLAT FINISH, SHIMMER-BELLINGE EXTRA WHITE, SHOWER
- 0-1 QUARTZ COUNTERTOP- COUNTERTOP, 30" W, 1/2" D, 1/2" D
- 1-1 PORCELAIN FLOOR TILE- 12" X 12"
- 1-1 WALL TILE- 12" X 12"
- 1-1 WALL TILE- 12" X 12"
- 0-1 WOOD FLOORING
- 0-1 WOOD BASE CABINET- 12" X 12"
- 0-1 WOOD UPPER CABINET- 12" X 12"
- 0-1 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

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REGULATIONS

Michael McPhail

FOR BUILDING OFFICIAL

4 | INTERIOR ELEVATION

1/2" = 1'-0"

5 | INTERIOR ELEVATION

1/2" = 1'-0"

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

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DBMC DESIGN LLC
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ALEXANDRIA, VA 22301

1. PROGRESS SET 30/SEP/2024

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DATE 07/JUN/2024

PROJECT NO. 2024-0114

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INTERIOR ELEVATIONS

A405



EQUIPMENT SCHEDULE

 SHEET NOTES

- | | | |
|--|---|--|
| 1. REFRIGERATOR - 30" W. | 22. TONE WARDER - 24" X 30", MOUNTED TOP. | 11. TILE/WOOD FLOORING TO EXTEND UNDER BASE CABINETS, APPLIANCES, & FIXTURES, TYP. |
| 2. SINK - 30" W. X 20" D, FARMHOUSE, CHROME/STEEL W/ WOODEN FAUCET, 2.2 GPM | 23. PER MANUFACTURER'S RECOMMENDATION, TYP. | 12. WOOD FLOOR - 1/2" TO 3/4" W/ 1/2" TO 3/4" TO MATCH CABINETS, TYP. |
| 3. DISHWASHER - 24" W. | | 13. SHOWER SEAT - SEE DETAIL 2.0/01 |
| 4. OVER GAS, 30" W, FREESTANDING, CHROME KNOB - 30" W. | | 14. PROVIDE TEMPLERS GLASS |
| 5. REFRIGERATOR - 30" - 1.8 CU. FT. | | |
| 6. GAMING DESKTOP - 1.2 GPM, INCINERATOR, BAKED 9 OR 10. | | |
| 7. TOILET - VITREOUS CHINA, ELONGATED BOWL, 30" W, 1.6 GPM | | |
| 8. VANITY SINK & COUNTERTOP | | |
| 9. UNDERMOUNT VITREOUS CHINA BOWL FAUCET - SINGLE HOLE, SINGLE HANDLE, LOW SPOT, 1.5 GPM | | |
| 10. TUB HEAD BATH - 30" W, 2.0 GPM | | |
| 11. TUB - 30" W, 2.0 GPM | | |
| 12. TUB - 30" W, 2.0 GPM | | |
| 13. TUB - 30" W, 2.0 GPM | | |
| 14. TUB - 30" W, 2.0 GPM | | |
| 15. TUB - 30" W, 2.0 GPM | | |
| 16. TUB - 30" W, 2.0 GPM | | |
| 17. TUB - 30" W, 2.0 GPM | | |
| 18. TUB - 30" W, 2.0 GPM | | |
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| 23. TUB - 30" W, 2.0 GPM | | |
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| 25. TUB - 30" W, 2.0 GPM | | |
| 26. TUB - 30" W, 2.0 GPM | | |
| 27. TUB - 30" W, 2.0 GPM | | |
| 28. TUB - 30" W, 2.0 GPM | | |
| 29. TUB - 30" W, 2.0 GPM | | |
| 30. TUB - 30" W, 2.0 GPM | | |
| 31. TUB - 30" W, 2.0 GPM | | |
| 32. TUB - 30" W, 2.0 GPM | | |
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| 36. TUB - 30" W, 2.0 GPM | | |
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| 66. TUB - 30" W, 2.0 GPM | | |
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| 88. TUB - 30" W, 2.0 GPM | | |
| 89. TUB - 30" W, 2.0 GPM | | |
| 90. TUB - 30" W, 2.0 GPM | | |
| 91. TUB - 30" W, 2.0 GPM | | |
| 92. TUB - 30" W, 2.0 GPM | | |
| 93. TUB - 30" W, 2.0 GPM | | |
| 94. TUB - 30" W, 2.0 GPM | | |
| 95. TUB - 30" W, 2.0 GPM | | |

MATERIAL SCHEDULE

INTERIOR ELEVATION LEGEND

B-1 WOOD BASE -135, PTD-P2

P-1 PAINT- CEILING- FLAT FINISH; SHERWIN-WILLIAMS XXXX, 000000
P-2 PAINT- TRIM- GLOSS FINISH; SHERWIN-WILLIAMS EXTRA WHITE, 000000
P-3 PAINT- WALLS; FLAT FINISH; SHERWIN-WILLIAMS XXXXX, 000000

Q-1 QUARTZ COUNTERTOP - COUNTERTOP, SCH TR, 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

 EXISTING PARTITION
 NEW PARTITION
 DOOR
 COUNTERTOP
 WALL FINISH
 BASE FINISH

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

THIS DOCUMENT APPEARS TO COMPLY
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REGULATIONS
Michael McPhail
BY _____
FOR BUILDING OFFICIAL

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

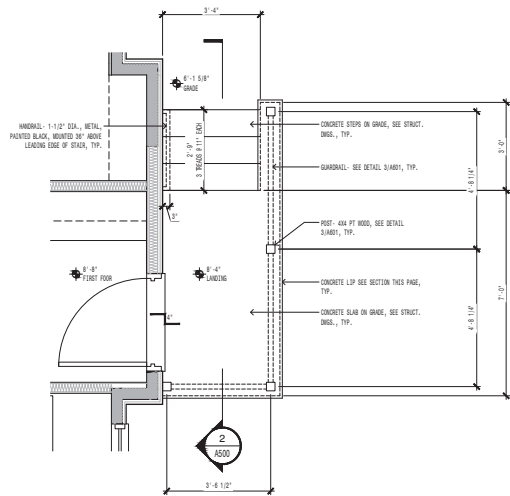
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PROJECT NO:	2024-014
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INTERIOR ELEVATIONS

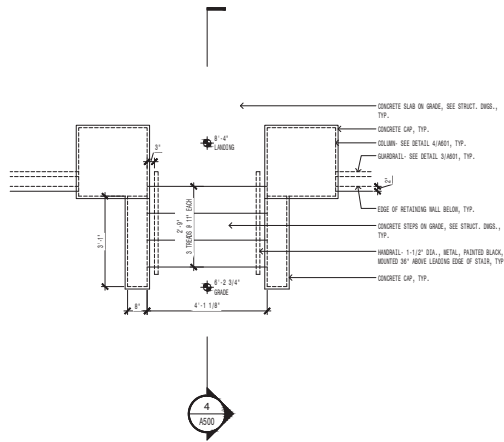
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SUBJECT TO FIELD INSPECTION



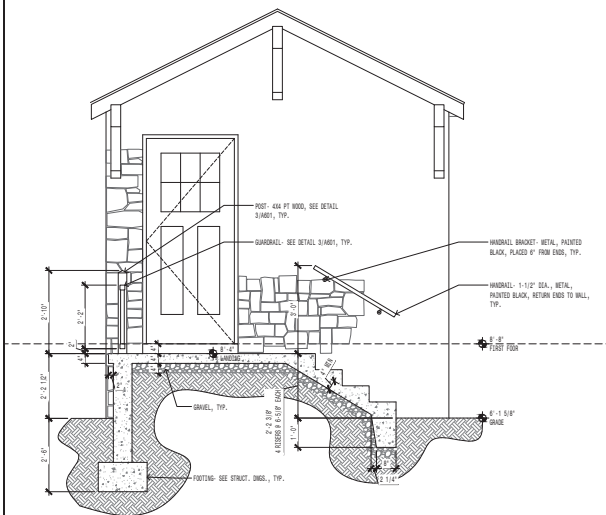
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1/2" = 1'-0"



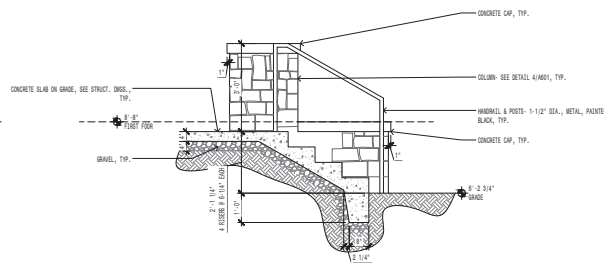
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1/2" = 1'-0"



2 | ENLARGED STAIR SECTION

1/2" = 1'-0"



4 | ENLARGED STAIR SECTION

1/2" = 1'-0"

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

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WITH ALL APPLICABLE CODES AND
REGULATIONS

BY Michael McPhail
FOR BUILDING OFFICIAL

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

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

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

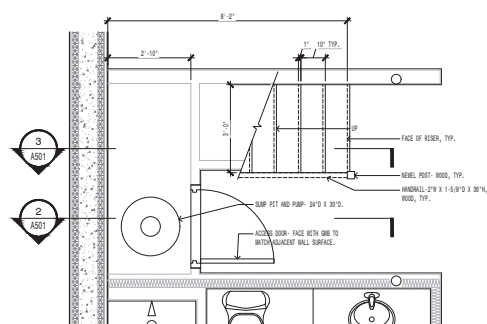
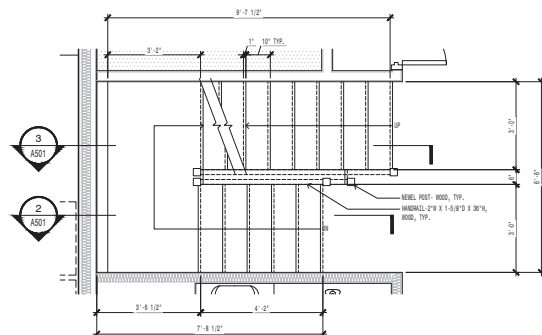
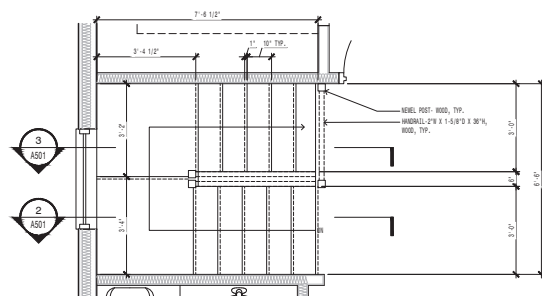
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2. DD SET 17/OCT/2024
3. PERMIT SET 26/JAN/2025

DATE 01/JUN/2024
PROJECT NO. 2024-0174
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STAIR DETAILS

A500



SUBJECT TO FIELD INSPECTION

OWNER

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

Abstract

OBMC

DBMC DESIGN LLC
8701 GEORGIA AVE., SUITE 40
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

DATE	07/JUN/2024
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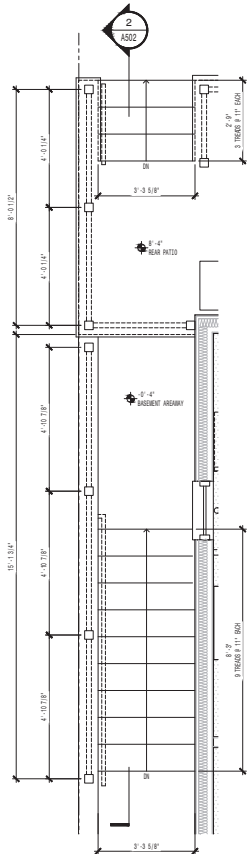
STAIR DETAILS

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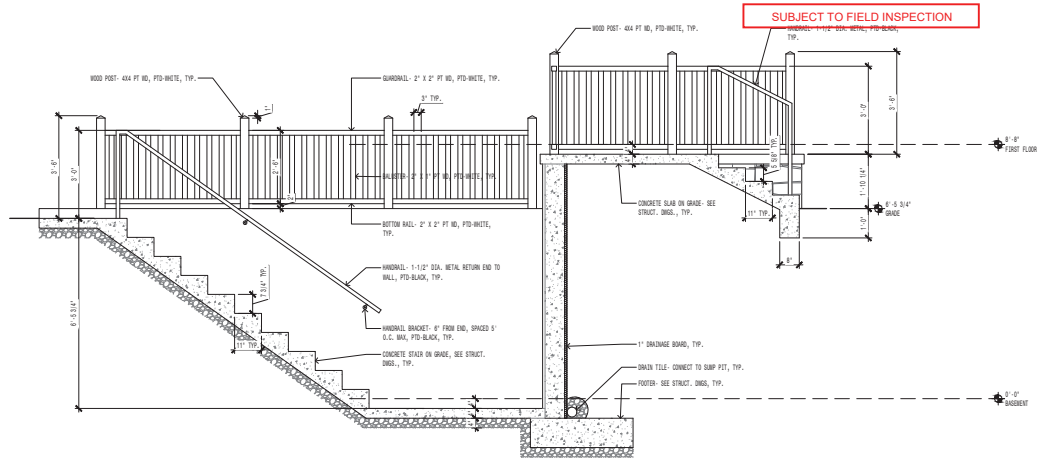
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CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

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WITH ALL APPLICABLE CODES AND
REGULATIONS
Michael McPhail
BY _____
FOR BUILDING OFFICIAL _____



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



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

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
09/18/2025
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420 E WINDSOR AVE
ALEXANDRIA, VA 22301

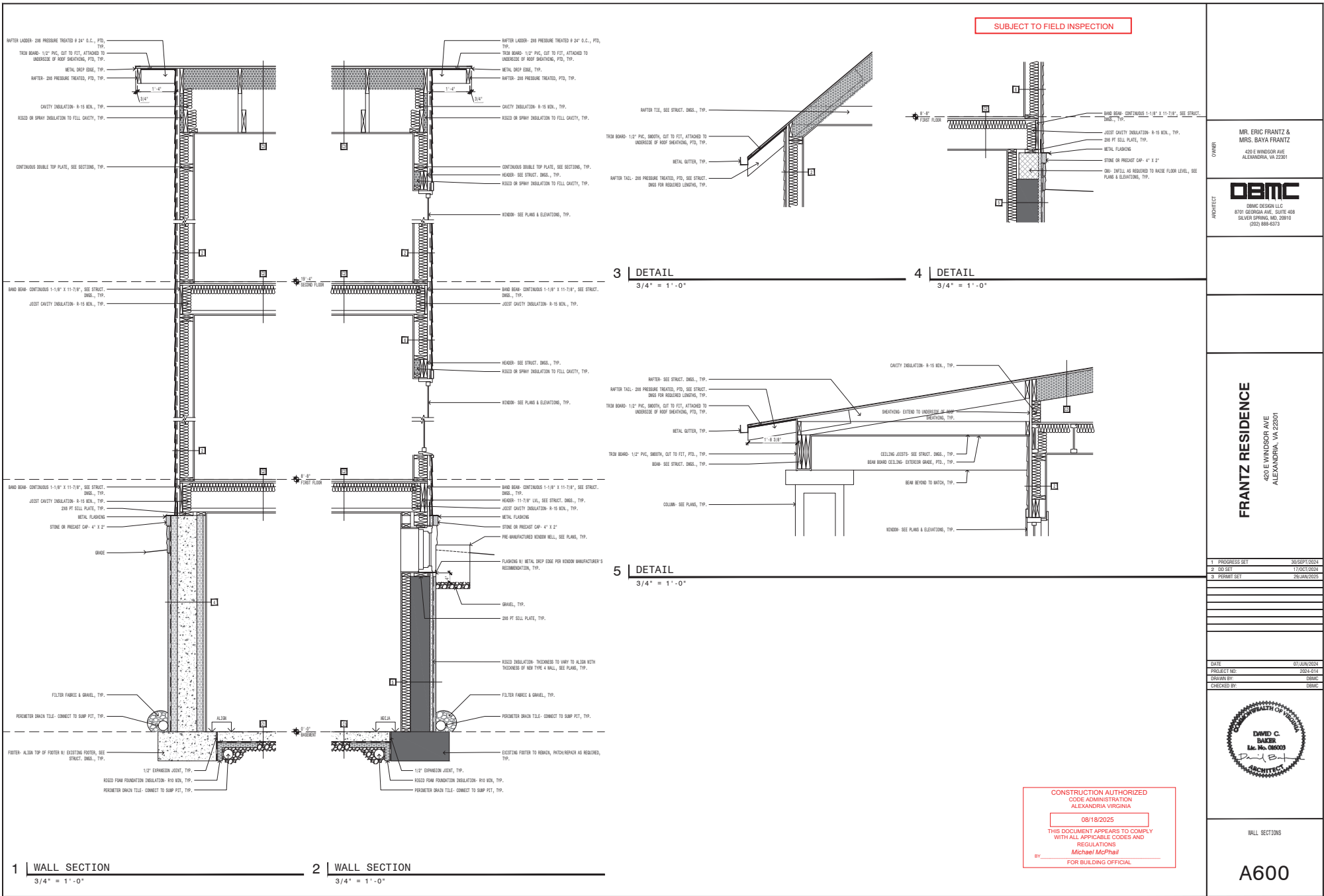
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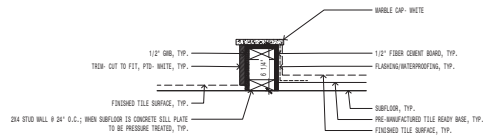
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PROJECT NO.	2024-0114
DRAWN BY	DBMC
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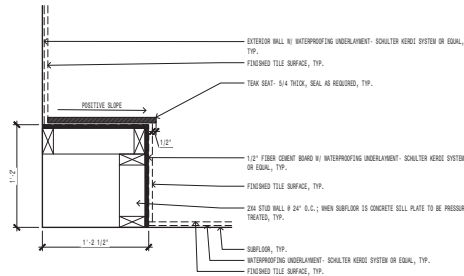
STAIR DETAILS

A502

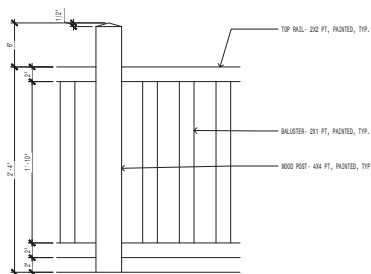




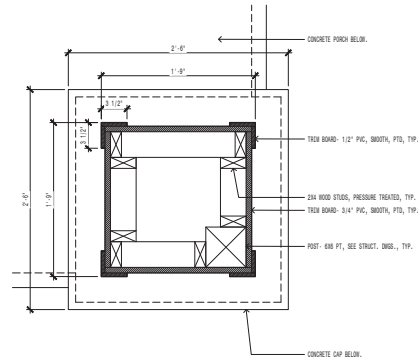
1 | DETAIL
1 1/2" = 1'-0"



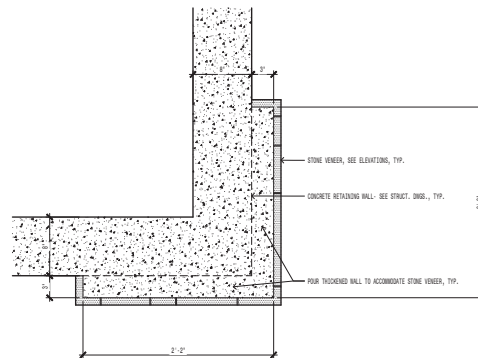
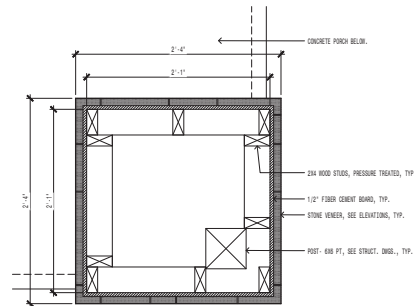
2 | DETAIL
1 1/2" = 1'-0"



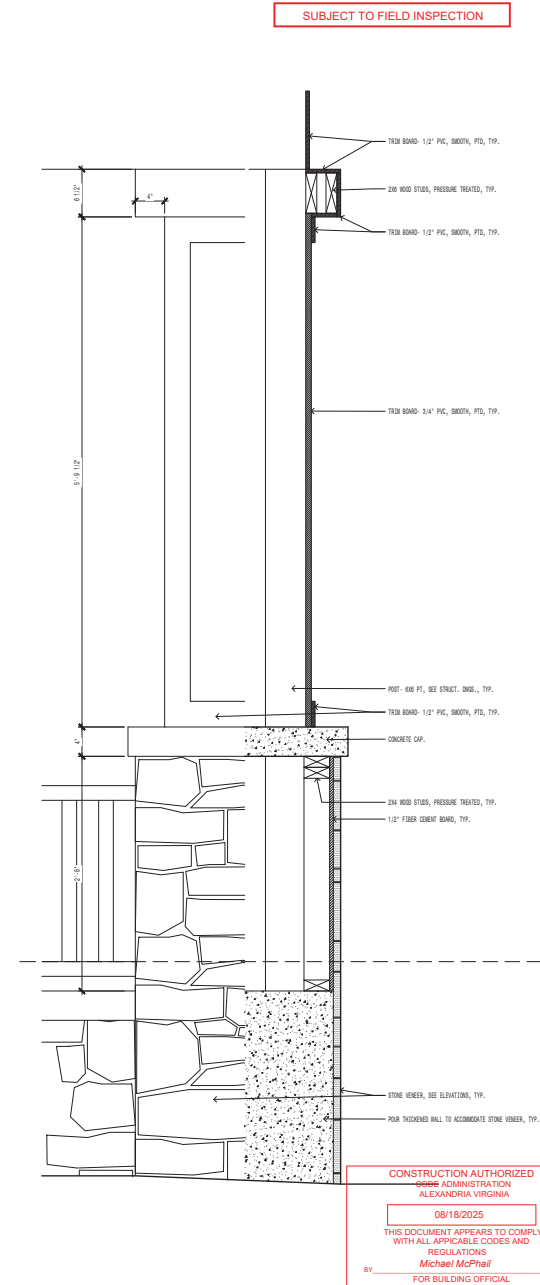
3 | DETAIL
1 1/2" = 1'-0"



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



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



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

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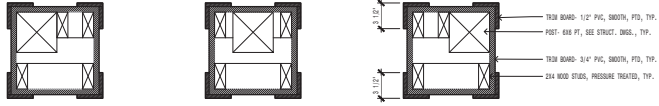


CONSTRUCTION AUTHORIZED
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ALEXANDRIA VIRGINIA
09/18/2025
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WITH ALL APPLICABLE CODES AND
REGULATIONS
BY Michael McPhail
FOR BUILDING OFFICIAL

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

DBMC
DBMC DESIGN LLC
1701 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



DETAILS

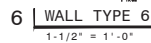
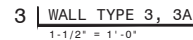
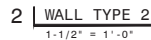
A602

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

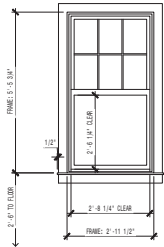
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Michael McPhail
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5 | ELEVATION/SECTION
1 1/2" = 1'-0"



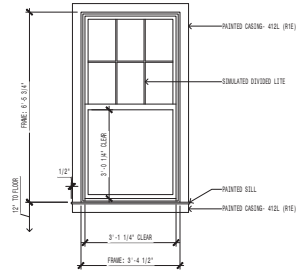
OWNER	MR. ERIC FRANTZ & MRS. BAYA FRANTZ 420 E WINDSOR AVE ALEXANDRIA, VA 22301	
ARCHITECT	DBMC DBMC DESIGN LLC 870 GEORGIA AVE., SUITE 408 SILVER SPRING, MD 20910 (301) 880-6173	
FRANTZ RESIDENCE		
400 E WINDSOR AVE ALEXANDRIA, VA 22301		
1. PROGRESS SET	30/SEP/2024	
2. 00 SET	17/OCT/2024	
3. PERMIT SET	28/JAN/2025	
DATE: 07/JUN/2024		
PROJECT NO: 2024-0114		
DRAWN BY: DBMC		
CHECKED BY: DBMC		
		
WALL TYPES		
A700		

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"



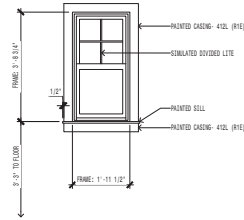
1 WINDOW TYPE A - EGRESS WINDOW
1/2" = 1'-0" DOUBLE HUNG

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"

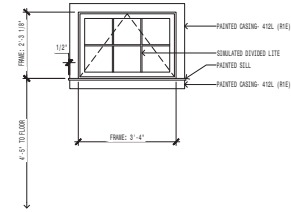


2 WINDOW TYPE B - EGRESS WINDOW
1/2" = 1'-0" DOUBLE HUNG

PROVIDE TEMPERED GLASS WHEN IN
BATHROOM LOCATIONS.

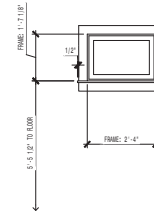


3 WINDOW TYPE C
1/2" = 1'-0" DOUBLE HUNG



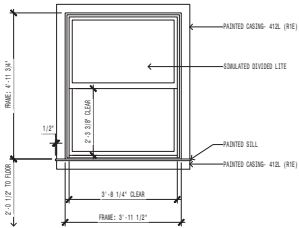
4 WINDOW TYPE D
1/2" = 1'-0" AWNING

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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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



CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

08/18/2025

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WITH ALL APPLICABLE CODES AND
REGULATIONS

BY Michael McPhail
FOR BUILDING OFFICIAL

WINDOW SCHEDULE

A702

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof	3-8d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown 2-2" x 0.131" nails (2" x 0.131") 2-2" x 0.131" staples	
8. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-16d common (21/2" x 0.128") 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown 2-2" x 0.131" nails	Each end, lateral
Blocking between joists or truss end at the wall plate, or rafter or truss	3-16d common (21/2" x 0.128") 3-2" x 0.131" nails, or 3-3/4" 14 gage staples 3-16d common (31/2" x 0.148") or 3-2" x 0.131" nails (8" o.c.)	Each end, lateral
9. Wall blocking to truss and wall fiber	3-16d common (31/2" x 0.148") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	Face nail
10. Ceiling joists to top plate	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	Each joist, lateral
11. Ceiling joist not attached to parallel rafter over partitions (no truss)	3-16d common (31/2" x 0.162") or 3-16d box (3" x 0.128") or 4-2" x 0.131" nails, or 4-3/4" 14 gage staples, 7/16" crown	Face nail
12. Ceiling joist attached to parallel rafter (see Joint) (see Section 2008.7.3.1, Table 2008.7.3.1)	Per Table 2008.7.3.1	Face nail
13. Gable tie to rafter	3-16d common (31/2" x 0.148") or 4-16d box (3" x 0.128") or 4-2" x 0.131" nails, or 4-3/4" 14 gage staples, 7/16" crown	Face nail
14. Rafter or roof truss to top plate (see Section 2008.7.6, Table 2008.7.6)	3-16d common (31/2" x 0.148") or 4-16d box (3" x 0.128") or 4-2" x 0.131" nails, or 4-3/4" 14 gage staples, 7/16" crown	Tensional
15. Rafter or roof truss to top plate (see Section 2008.7.6, Table 2008.7.6)	3-16d common (31/2" x 0.162") or 3-16d box (3" x 0.128") or 4-2" x 0.131" nails, or 4-3/4" 14 gage staples, 7/16" crown	End nail
16. Roof rafters to ridge valley or rafter valleys, or rafters to 2-on-2 ridge beam	3-16d common (31/2" x 0.148") or 4-16d box (3" x 0.128") or 4-2" x 0.131" nails, or 4-3/4" 14 gage staples, 7/16" crown	24" o.c. face nail
17. Stud to stud (not at braced wall panels)	16d common (31/2" x 0.162") or 16d box (3" x 0.128") or 3-2" x 0.131" nails, 7/16" crown 16d common (31/2" x 0.162") or 16d box (3" x 0.128") or 3-2" x 0.131" nails, 7/16" crown	16" o.c. face nail 16" o.c. face nail
18. Stud to stud and stud/siding studs at interlocking wall corners (at braced wall panels)	3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	12" o.c. face nail
19. Stud to stud and stud/siding studs at interlocking wall corners (at braced wall panels)	3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	12" o.c. each edge, face nail
20. Built-up header to stud	4-8d common (21/2" x 0.131") or 4-16d box (2" x 0.128") or 4-16d box (2" x 0.128")	12" o.c. each edge, face nail
21. Common header to stud	8d common (21/2" x 0.131") or 8d box (2" x 0.128") or 8d box (2" x 0.128") or 8d box (2" x 0.128")	16" o.c. face nail
22. Top plate to top plate	3-16d common (31/2" x 0.148") or 3-16d box (3" x 0.128") or 3-2" x 0.131" nails, 7/16" crown	12" o.c. face nail
23. Top plate to top plate, all ends and joints	3-16d common (31/2" x 0.162") or 3-16d box (3" x 0.128") or 3-2" x 0.131" nails, 7/16" crown	Each side and end joint, face nail maximum 24" gap unless length exceeds 24"
24. Bottom plate to joist, post, joint, band joint or blocking (not at braced wall panels)	16d common (31/2" x 0.162") or 16d box (3" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	12" o.c. face nail
25. Bottom plate to joist, post, joint, band joint or blocking at braced wall panels	3-16d common (31/2" x 0.162") or 3-16d box (3" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	16" o.c. face nail
26. Bottom plate to joist, post, joint, band joint or blocking at braced wall panels	4-8d common (21/2" x 0.131") or 4-16d box (2" x 0.128") or 4-2" x 0.131" nails, or 4-3/4" 14 gage staples, 7/16" crown	Tensional
27. Stud to top or bottom plate	3-16d common (31/2" x 0.162") or 3-16d box (3" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	End nail
28. Stud to top or bottom plate	3-16d common (31/2" x 0.162") or 3-16d box (3" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	End nail
29. Top plates, tops at corners and intersections	3-16d common (31/2" x 0.162") or 3-16d box (3" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	Face nail
30. 1" brace to stud and stud plate	3-8d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-2" x 0.131" nails, or 3-3/4" 14 gage staples, 7/16" crown	Face nail
31. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
32. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
33. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
34. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
35. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
36. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
37. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
38. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
39. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
40. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.128") or 3-16d box (2" x 0.128")	Face nail
41. 1" x 4" sheathing to each bearing	3-16d common (21/2" x 0.131") or 3-16d box (2" x 0.12	

1. All engineered wood products, fasteners, and connectors shall be approved for use by the International Code Council Evaluation Service (ICC ESR).
2. Joist hangers, framing anchors and post anchors shall be galvanized steel as manufactured by Teco, USP, Simpson or approved equal. Special nails used by manufacturer shall be approved for nailing.
3. Provide steel of equivalent or other approved material whose beams on masonry.
4. Exterior members shall be pressure-treated (p/t) per AWPA requirements and recommendations. Lumber shall not be permitted to be incised unless approved by the Engineer.
5. Laminated Veneer Lumber products are indicated on the plans as "LVL" and shall conform to the following:
 - 6.1. ASTM A26559
 - 6.2. E = 2,800 psi
 - 6.3. E = 21,000 ksi
 - 6.4. Tension parallel to grain = 1,850 psi
 - 6.5. Compression parallel to grain = 2,300 psi
 - 6.6. Compression perpendicular to grain = 750 psi
 - 6.7. Horizontal shear parallel to grain = 285 psi
 - 6.8. Thickness: 1-3/4"
6. T/J indicates predrilled "T" joints, as manufactured by Weyenhäuser, the basis of design manufacturer.
 - 6.1. Substitution of materials different from the basis of design require prior approval.
 - 6.2. Installation of T/J joints shall be in accordance with manufacturer's recommendations.

2. Lay sheathing with end joints staggered. Layout panels to eliminate any panel width less than 1'0".
- 2.1. Wood sheathing:
 - 2.1.1. All sheathing indicated shall be APA span rated, CD grade unless otherwise indicated, with exterior glue, Exposure 1, manufactured in accordance with APA PS 183, latest edition.
 - 2.1.2. Where new, roof sheathing shall be 5/8" minimum, 48/24 rated, tongue and groove. Otherwise, roof sheathing shall match existing sheathing thickness, 7/16" minimum minimum.
 - 2.1.3. Floor sheathing shall be 3/4" minimum, 48/24 rated, tongue and groove.
 - 2.1.4. Wall sheathing shall be 7/16" minimum.

1. For application in concrete, use non-destructive testing such as GPR or Xray to determine the location of existing reinforcing steel. Locate new anchors to avoid existing reinforcing.
2. Anchors are to be installed in accordance with the edge distance and spacing indicated on drawings as well as with manufacturer's requirements. In the event of a conflict, the greater minimum distance will govern.
3. Anchors are to be installed in conformance with manufacturer's requirements.
4. Hammer drill all holes. Clean and dry prior to installation.
5. Minimum age of concrete for installation of adhesive anchors is 21 days.
6. Provide special inspection for all post-installed anchors.

[illegible]

Minimum distance from edge of hole to inside face of nearest end support																					
JOIST DEPTH	T.B.	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		2"	3"	4"	5"	6 $\frac{1}{2}$ "	7"	8 $\frac{1}{2}$ "	11"	12"	2"	3"	4"	5"	6 $\frac{1}{2}$ "	7"	8 $\frac{1}{2}$ "	11"	12"		
11 $\frac{1}{2}$ "	118	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"	1'-0"	2'-0"	2'-0"	4'-0"	4'-0"	5'-0"	5'-0"	6'-0"	6'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"	1'-0"	2'-0"	2'-0"	4'-0"	4'-0"	5'-0"	5'-0"	6'-0"	6'-0"		
	230	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"	1'-0"	2'-0"	2'-0"	4'-0"	4'-0"	5'-0"	5'-0"	6'-0"	6'-0"		
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"	1'-0"	2'-0"	2'-0"	4'-0"	4'-0"	5'-0"	5'-0"	6'-0"	6'-0"		
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"	1'-0"	2'-0"	2'-0"	4'-0"	4'-0"	5'-0"	5'-0"	6'-0"	6'-0"		

[illegible]

- Leave A_2 of web (minimum) top and bottom of hole. **DO NOT** cut joist hangers.
- Tables are based on uniform load tables in current design literature.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**

1.3E TimberStranda LSL, hole zone

MicroLam LVL and ParallelStrap PSL, hole zone

2x diameter of the hole zone

X depth

MicroLam LVL and ParallelStrap PSL, hole zone

middle X span

1.3E TimberStranda LSL, allowed hole zone

DO NOT cut, notch or bore in headers or joists as indicated in illustrations and tables.

Other Timber Joist Beams

Header or Joist	Beam	Notes
Depth	1/2" min	
Width	2x2"	
Depth	2x2"	
Width	2x2"	
Depth	2x2"	
Width	2x2"	

- Allowed hole zone suitable for headers and beams with uniform loads only.
- Round holes only.
- No holes in cantilevers.

1. All concrete design and construction shall be per ACI 318, latest edition.
2. All concrete shall be stone concrete conforming to the following:
 - 2.1. Minimum ultimate compressive strength at 28 days of 3,500 psi.
 - 2.2. Water-cement ratio 4 max.
 - 2.3. Slump 6" max with superplasticizer
 - 2.4. Air content 7% ± 1-1/2%
 - 2.5. Cement content 685 lb/cy min.
3. Reinforcing steel shall conform to ASTM designation A615 Grade 60. Welded wire mesh shall be ASTM designation A185 with a minimum yield of 60 ksi.
4. Provide the following minimum cover for reinforcing steel:
 - 4.1. Slab top reinforcement - 1-1/2"
 - 4.2. Slab bottom reinforcement - 1-1/2"
 - 4.3. Walls and footings, formed - 1-1/2"
 - 4.4. Walls and footings, cast against earth - 3"

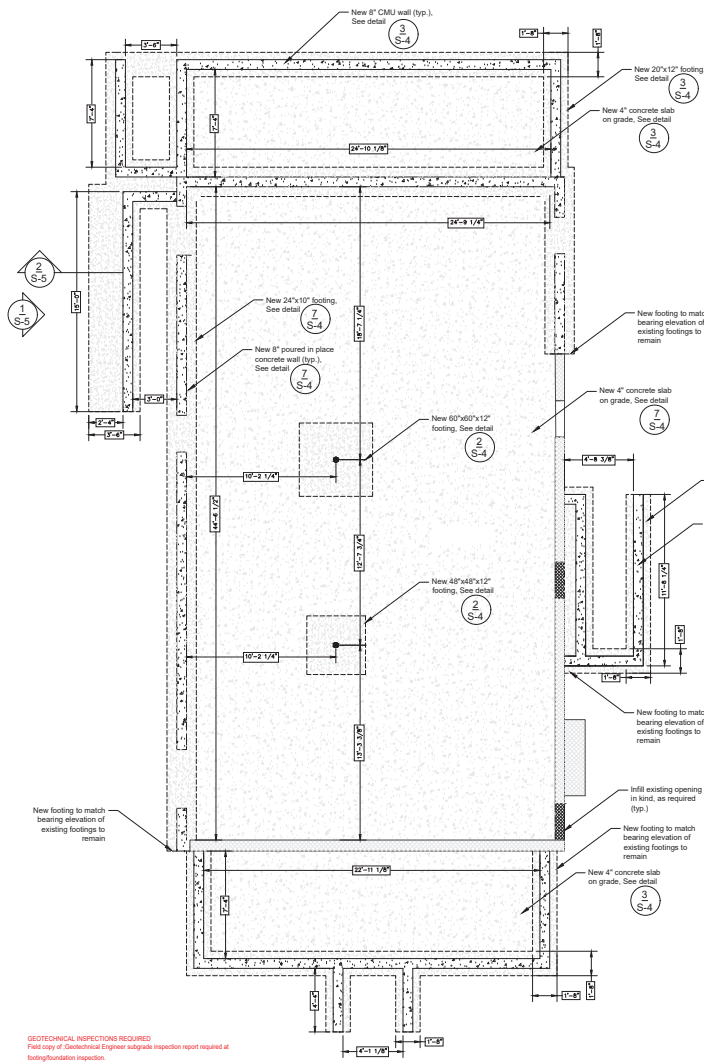
1.	Structural steel shall conform to the American Institute of Steel Construction's "Structural Steel Manual" and "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings."
2.	All structural steel shall be new, clean, straight and free of mill scale and rust.
3.	Steel materials shall conform to:
3.1.	Rolled W, S, C and H shapes: ASTM A572 Grade 50
3.2.	HSS Tubes ASTM A500 Grade B
3.3.	Steel Pipes ASTM A53
3.4.	Other Rolled Plates and Shapes ASTM A36
4.	Anchor Bolts to be ASTM A325 unless otherwise noted.
5.	All welding shall be in accordance with AWS D.1 using E70XX Electrodes.
6.	Structural steel exposed to view shall be shop coated with SSPC 15-68 Type 1 (Red Oxide).
7.	Structural steel exposed to weather shall be hot-dipped galvanized. Touch-up galvanizing as required after installation.
8.	Provide temporary shoring and bracing of structural steel during erection until all connections are fully installed.

3. Masonry construction shall conform to the requirements of the "Specifications for Masonry Structures", ACI 530.
4. Hollow load-bearing masonry units shall conform to ASTM C90, Grade N-4. The minimum compressive strength (f'm) shall be 1500 psi at age of 28 days, as determined by the Unit Strength method of ACI 530.
5. Fill all bond beams, cells below grade and reinforced cells solidly with grout. Grout shall conform to ASTM C-476 and shall contain a minimum 28 day compressive strength of 2,000 psi.
6. Reinforcing steel shall be ASTM A-615, Grade 60. Spot fabricate reinforcing bars which are shown to be hooked or bent. Provide a minimum lap of 48 bar diameters at all lap locations. Use standard hooked bars for all lap locations.
7. Mortar shall comply with ASTM C-270. Type S. All mortar shall meet the "Proportion Specification" of ASTM C-270 and be made with cement / lime.
8. Unless otherwise indicated, all walls shall be laid in running bond. Bond corners and intersections.
9. Horizontal reinforcing bars of the given size and spacing indicated. Provide additional bars at all wall corners, intersections and opening edges.
10. Provide rebar dowels from foundations to match vertical reinforcing size and spacing. Dowels shall have standard 90 degree hooks with the first tie reinforcing.
11. Horizontal bond beam reinforcement shall be continuous reinforcing as indicated. Discontinue all horizontal reinforcing at control joints.
12. Provide standard 9 gauge horizontal ties (type joint reinforcing) at 16" on center in all walls. Unless otherwise noted, tie all horizontal joint reinforcing at control joints.
13. Place and finish grout joints as indicated, or such that the spacing between the joints does not exceed 16" and does not exceed 30% of the wall thickness.
14. Brace and shore the wall as required during construction.

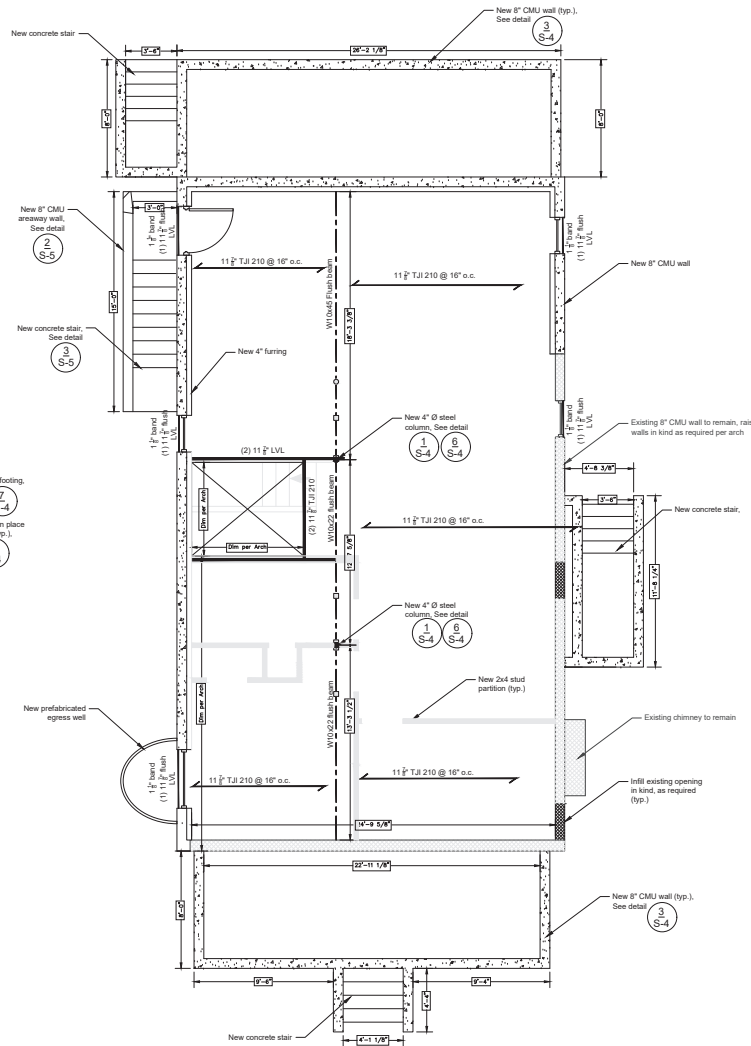
1. All framing shall be in accordance with the latest editions, including errata of the "National Design Specification for Wood Construction" (ANSI/APA NDS) as published by the American Wood Council (AWC).
2. All wood products, fasteners and connectors shall be approved for use by the International Code Council Evaluation Service (ICC ESR).
3. All lumber materials used in the building shall be good, sound, dry material free from large and loose knots, shakes and other imperfections wherever the strength may be impaired. All defects shall be indicated on the drawings.
4. All workmanship, including painting, blocking, bracing, etc., shall conform to the requirements of the IRC or IBC.
5. All beams, joists and rafters to be nailed with traditional crown up.
6. Place floor girders in direction of span (havers to joist span).
7. Joist hangers, framing angles and post anchors shall be galvanized steel as manufactured by Tuff, USP, Simpson or approved equal. Special nails as supplied by manufacturer shall be used in all connections.
8. Provide steel reinforcement or approved material where beams have onasonry.
9. Provide firm, blocking between joints of 6" or less (staggered) and at end and intermediate supports.
10. Exterior lumber and all plates shall be pressure-treated (pF) per AWPA requirements and recommendations. Lumber shall not be permitted to be incised unless approved by the Engineer.
11. Unless indicated on the plans, lumber shall be Douglas Fir-Slash or Southern Yellow Pine No. 2 or better (I/E).
12. Unless otherwise indicated on the plans, dimensional lumber shall be fastened per the

[illegible]

SUBJECT TO FIELD INSPECTION



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



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

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

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

FRANTZ RESIDENCE
420 E WINDSOR AVE
ALEXANDRIA, VA 22301

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

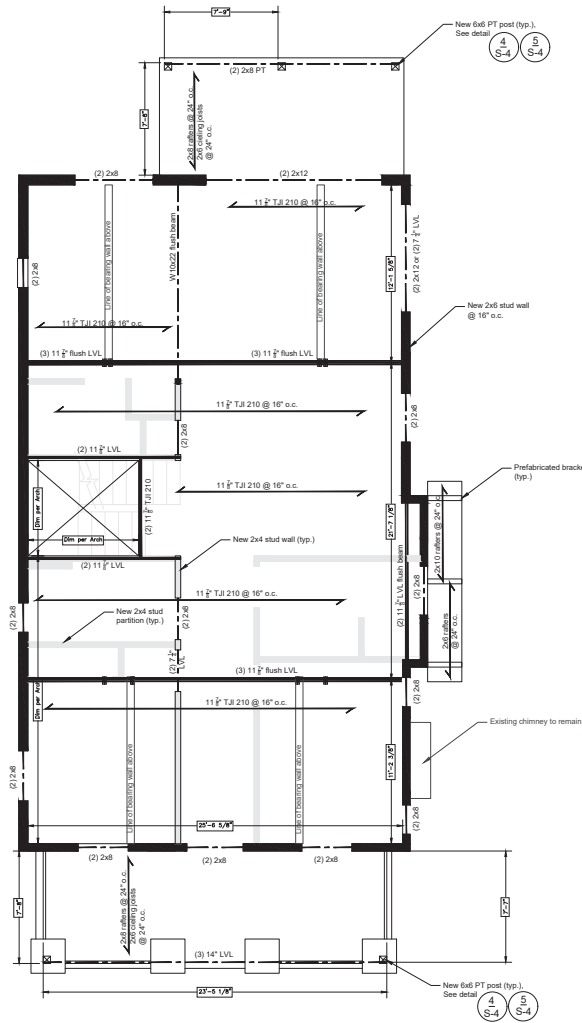
DATE 01/JUN/2024
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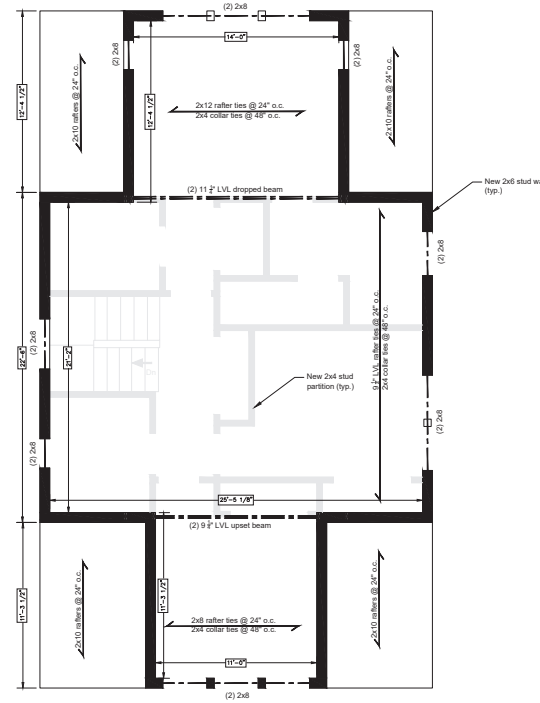
Foundation and
Basement Plans

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"



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

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

ARCHITECT
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SILVER SPRING, MD, 20910
(302) 888-6373

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ALEXANDRIA, VA 22301

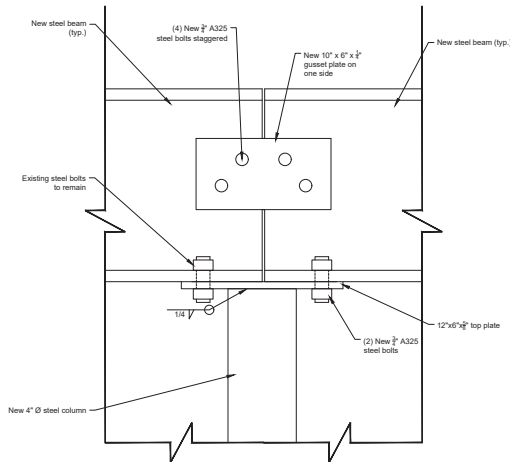
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05/NOV/2024

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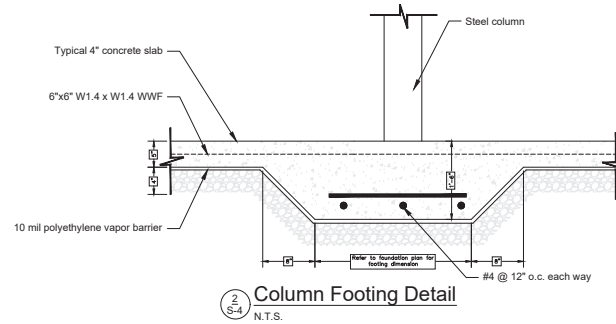


First and Second
Floor Plans

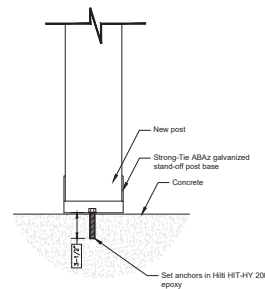
S-2



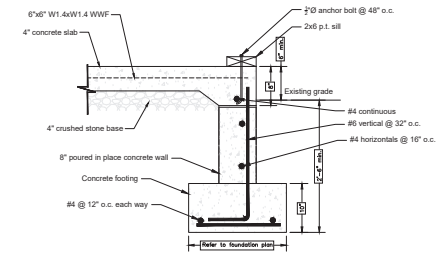
1 S-4
Typical Connection Detail
N.T.S.



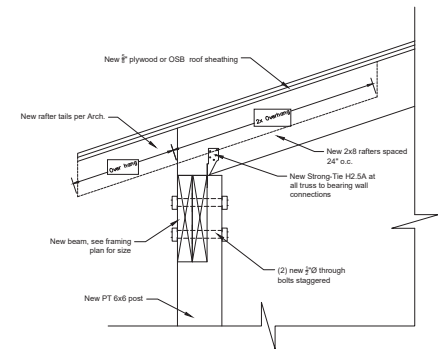
2 S-4
Column Footing Detail
N.T.S.



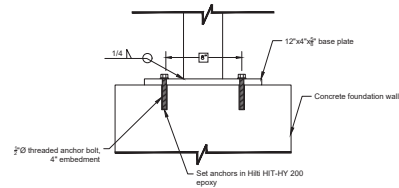
4 S-4
Post Base Detail
N.T.S.



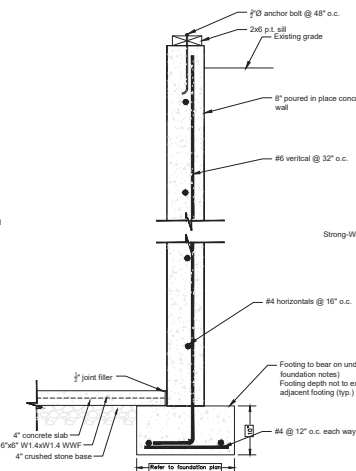
3 S-4
Section Through Slab on Grade Foundation Wall
N.T.S.



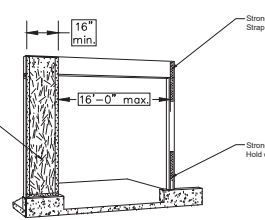
5 S-4
Typical Beam-Post-Rafter Connection Detail
N.T.S.



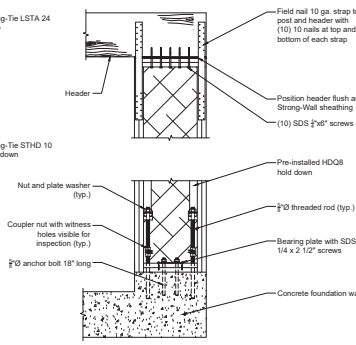
6 S-4
HSS Column Connection Detail
N.T.S.



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

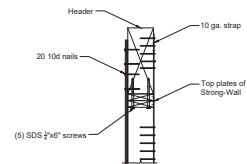


Isometric of Portal Frame



Wall Panel Detail

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



Section Through Header

CONSTRUCTION AUTHORIZED
09/18/2025
THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS
Michael McPhail
FOR BUILDING OFFICIAL

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

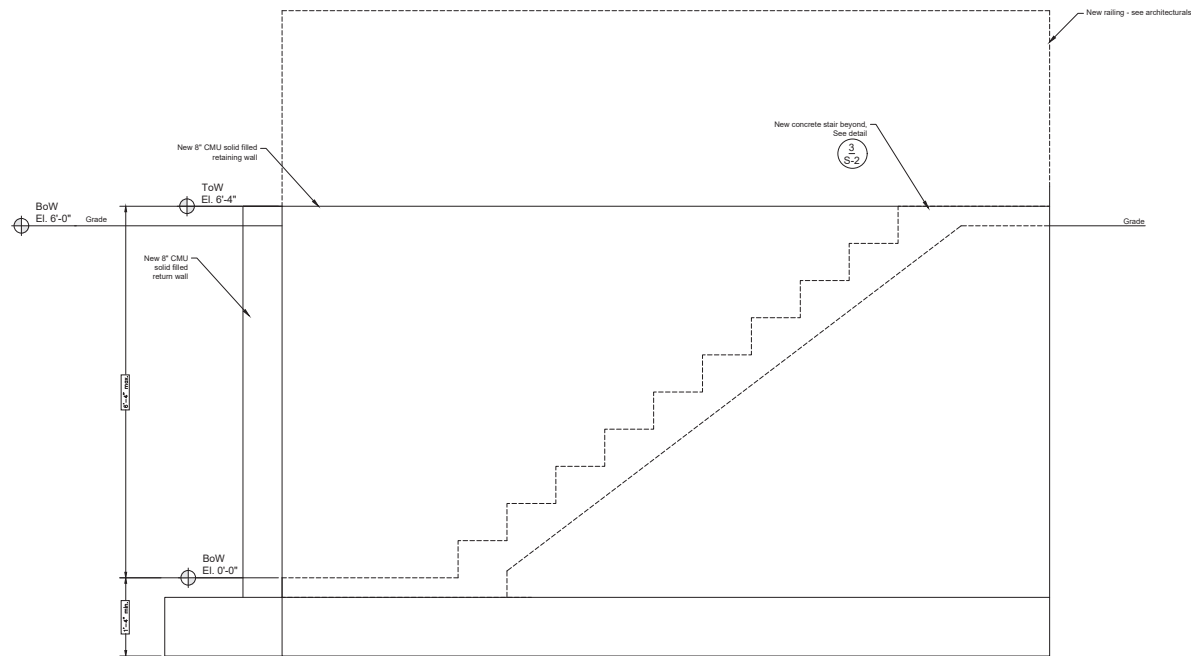
1 00 SET 09/18/2024
05/NOV/2024

DATE 09/18/2024
PROJECT NO. 2024-0114
DRAWN BY DBMC
CHECKED BY DBMC

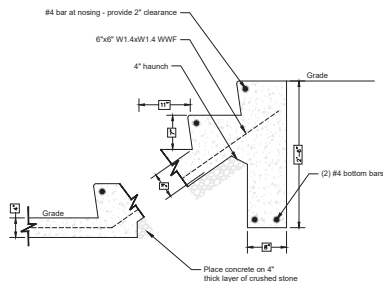


Details

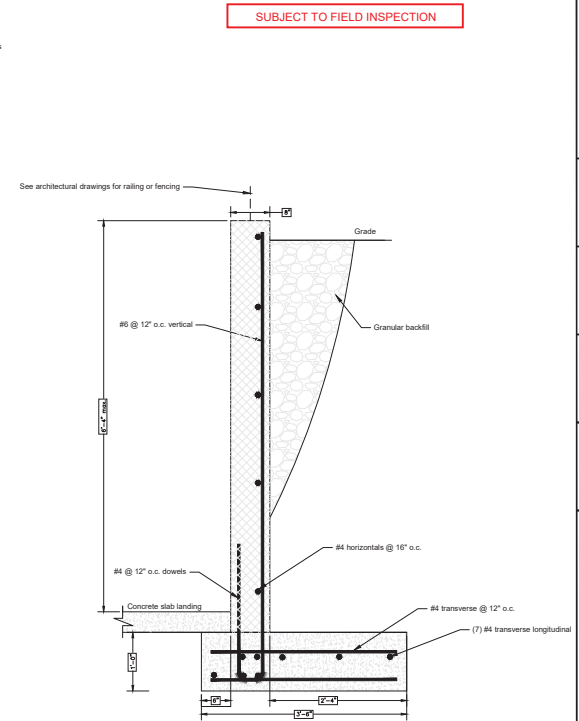
S-4



1
S-5
Areaway Retaining Wall Section
1" = 1'-0"



3
S-5
Concrete Stair Detail
N.T.S.



2
S-5
Areaway Retaining Wall Section
1" = 1'-0"

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

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 (302) 888-6373
FRANTZ RESIDENCE 420 E WINDSOR AVE ALEXANDRIA, VA 22301	
DATE	01/JUN/2024
PROJECT NO.	2024-0114
DRAWN BY	DBMC
CHECKED BY	DBMC
Details	
S-5	

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 MIXTURE 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'

INDEX TO PLAN:

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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 HIS 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 & DANA 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 AND/OR VIOLATES 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.
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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	⊠
SEWER	⊠
SEWER VALVE	⊠
SEWER CLEANOUT	⊠
WATERLINE	⊠
WATER VALVE	⊠
WATER METER	⊠
TRANSFORMER	⊠
ELECTRIC MANHOLE	⊠
ELECTRIC METER	⊠
ELEC BOX/STRUCTURE	⊠
ELECTRIC LINE	⊠
TELECOMMUNICATION LINE	⊠
CABLE LINE	⊠
CABLE/ELECTRIC/TELECOMMUNICATION LINE	⊠
TELECOMMUNICATION MANHOLE	⊠
TELECOMMUNICATION STRUCTURE	⊠
OVERHEAD STREET LIGHT	⊠
LIGHT POLE	⊠
LANDSCAPE LIGHT	⊠
FENCES	⊠
GRADING SPOT	⊠
GRADING CONTOUR	⊠
BUILDING ENTRANCE	⊠
PAVING	⊠
CHURCH	⊠
CURB & GUTTER	⊠

647 & 648

N/T TARA 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 & 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

EAST WINDSOR AVENUE

LA GRANDE AVENUE

KEY DESCRIPTIONS - VIRGINIA
UNIFORM CODING SYSTEM

SILT FENCE
PRM PLATE NO. 5-11

TEMPORARY SEEDING
STD. & SPEC. 3.31

CONSTRUCTION ENTRANCE
STD. & SPEC. 3.02

LEGEND

LIMITS OF DISTURBANCE
EXISTING GRADE
TO BE REMOVED
TO BE SAVED

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
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
= NUMBER
⊕ = FEET
lbs = POUNDS
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
HC = HEADER CURB
HDCP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPT = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT

INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMEN
LAT = LATERAL
LED = LIGHT LIMITING DODE
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PH = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQD = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STW = STORM
STR = STRUCTURE
SW = SIDEWALK
TBS = TO BE REMOVED
TBS = TO BE SAVED
TAX MAP
TWM = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
USE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
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 AVAILABLE RECORDS AND/OR FIELD SURVEY. 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 CROSSINGS TO VERIFY EXACT LOCATION.

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

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

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625 N. WASHINGTON ST
ALEXANDRIA, VA 22314
703.549.6422
WWW.RCASSOC.COM

ENGINEERING • LAND SURVEYING • PLANNING

STATE OF VIRGINIA
TAYLOR, L. FOSTER
Lic. No. 060022
APRIL 23, 2025
PROFESSIONAL ENGINEER

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

647 & 648

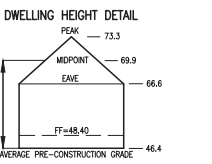
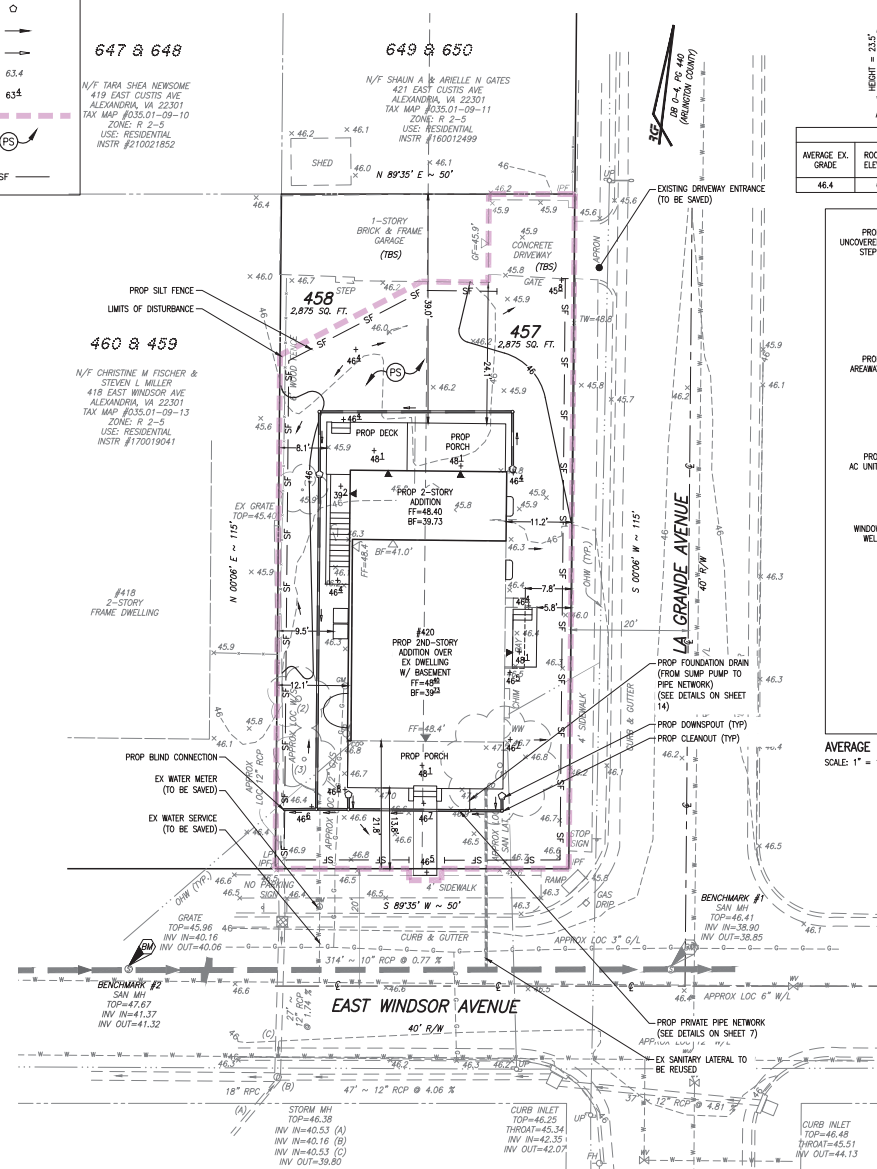
N/F TARA SHEA NEWSOME
419 EAST CUSTIS AVE
ALEXANDRIA, VA 22301
TAX MAP #035.01-09-10
ZONE: R 2-5
USE: RESIDENTIAL
INSTR #210021852

649 & 650

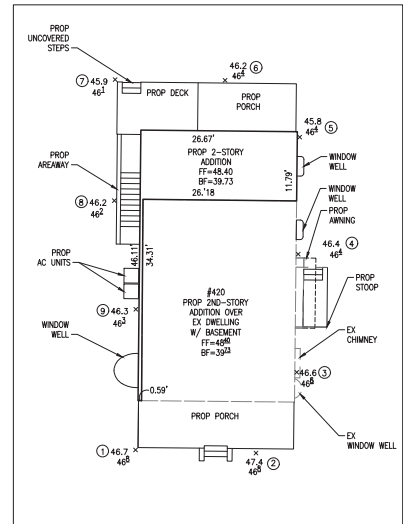
N/F SHAWN A & ARELLE N GATES
421 EAST CUSTIS AVE
ALEXANDRIA, VA 22301
TAX MAP #035.01-09-11
ZONE: R 2-5
USE: RESIDENTIAL
INSTR #10012499

460 & 459

N/F 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 #170019041



AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
46.4	66.6	73.3	69.9	23.5'



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 & BAYA FRANTZ
420 EAST WINDSOR AVENUE
ALEXANDRIA, VA 22301
INSTRUMENT #210018085
- CLIENT: ERIC FRANTZ
EFRANTZ@CULADIR.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, CISTERS, 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.

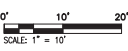
LIMITS OF DISTURBANCE:

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: GPD2025-00012
APPROVED DATE: 6/10/2025
BY: K. MORITZ
DIRECTOR OF PLANNING AND ZONING



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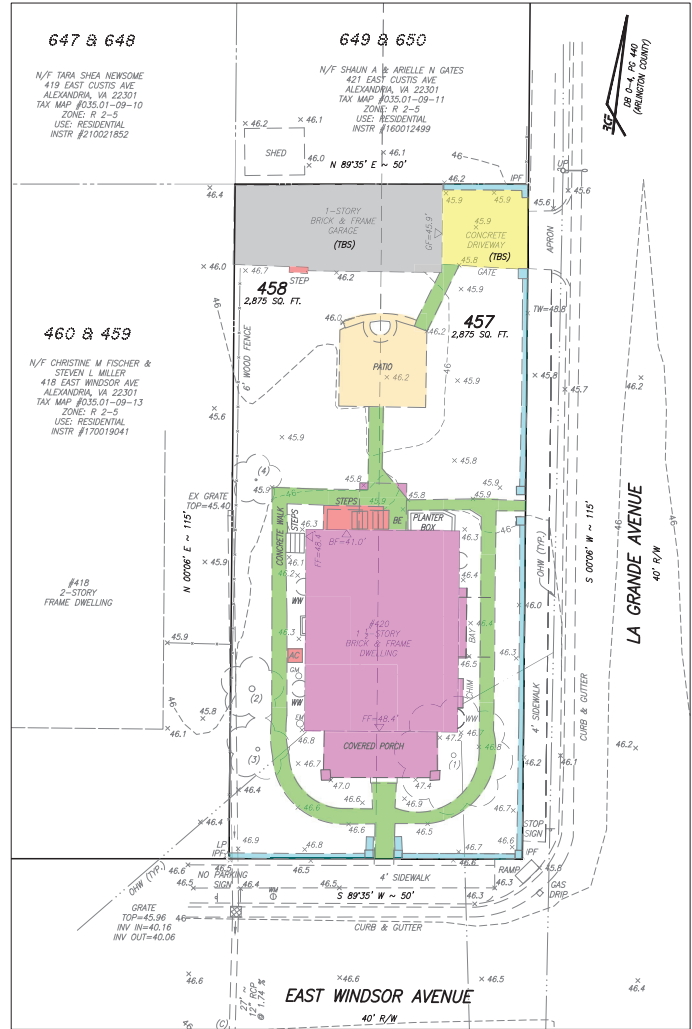
GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
(#420 EAST WINDSOR AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE: _____ REVISION: _____

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

GRADING PLAN

SHEET 3 OF 14
FILE: 24-024

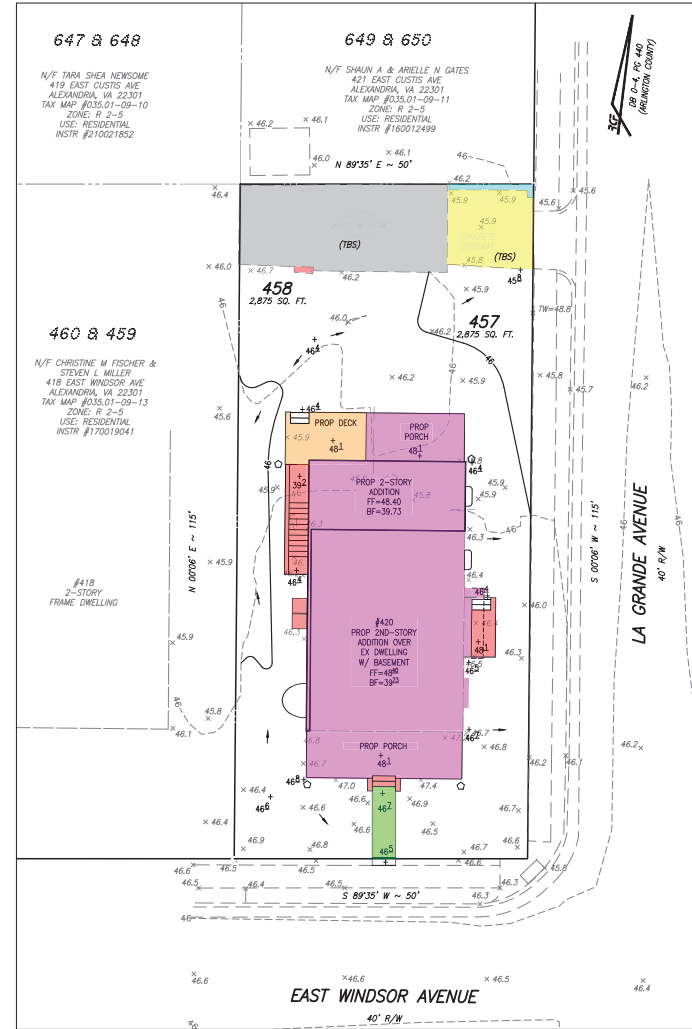


HATCH LEGEND

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
DIRECTOR OF PLANNING AND ZONING	BD for K. MORITZ

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625 N. WASHINGTON ST
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WWW.RCFIELDSONLINE.COM

RCF
ENGINEERING • LAND SURVEYING • PLANNING

PROFESSIONAL ENGINEER
TAYLOR L. FORTLE
E. No. 060022
APR 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

IMPERVIOUS
AREA EXHIBITS

SHEET **4** OF **14**
FILE: **24-024**

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

L. 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

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

L. 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 = $[(0.0202*98)+(0.0211*80)]/0.0231 = 82$
ZONE: R 2-5

III. 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

IV. 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):

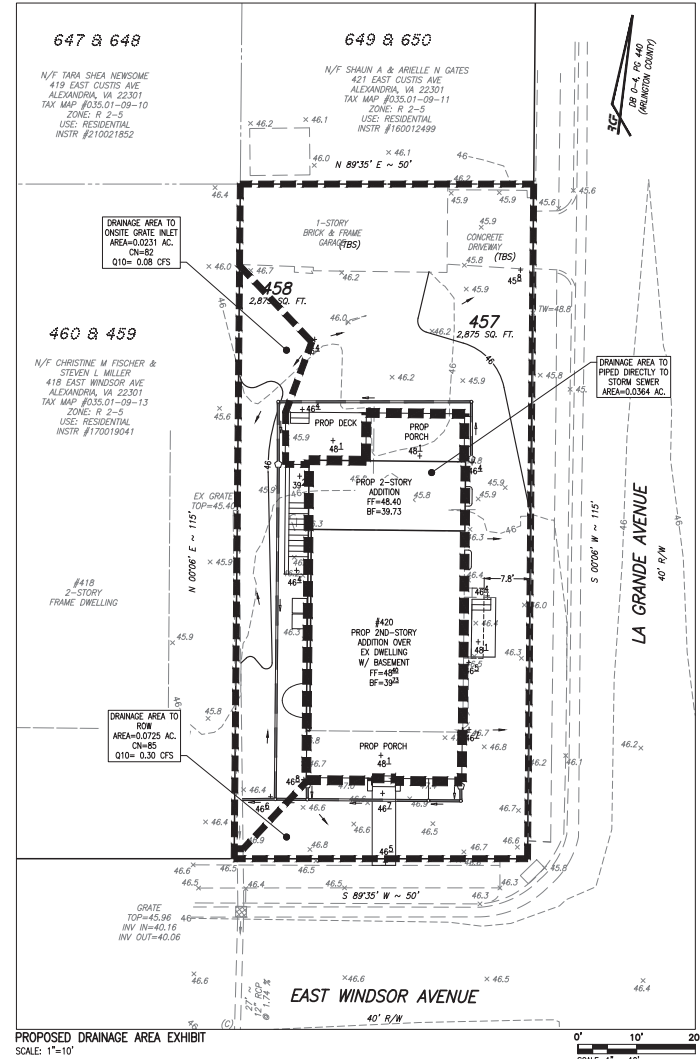
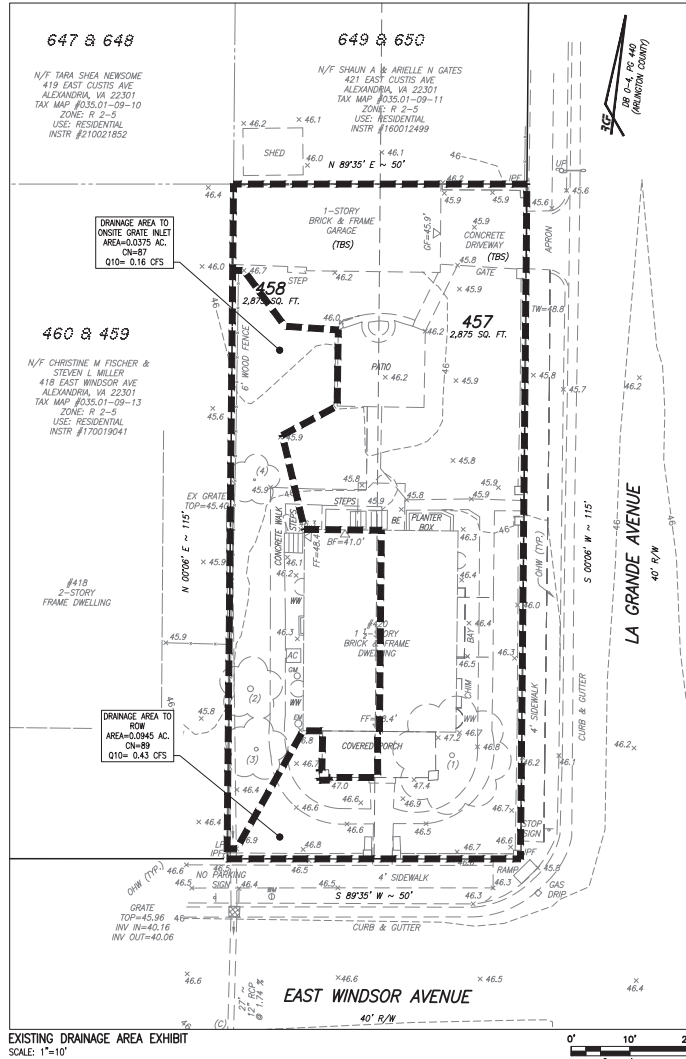
TOTAL SITE AREA = 0.1320 ACRES

L. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $[(0.0631*98)+(0.0689*80)]/0.1320 = 89$
CN POST-DEVELOPMENT = $[(0.0605*98)+(0.0715*80)]/0.1320 = 89$
ZONE: R 2-5

III. PRE-DEVELOPMENT PEAK DISCHARGES: ($t_c = 5$ MINS.)
PEAK Q2 PRE-DEVELOPMENT = 0.32 cfs
PEAK Q10 PRE-DEVELOPMENT = 0.60 cfs

IV. 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: GPD2025-00012
APPROVED DATE: 6/30/2025
DIRECTOR OF PLANNING AND ZONING

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ALEXANDRIA, VA 22312
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TAYLOR, LITTLE
INC. 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

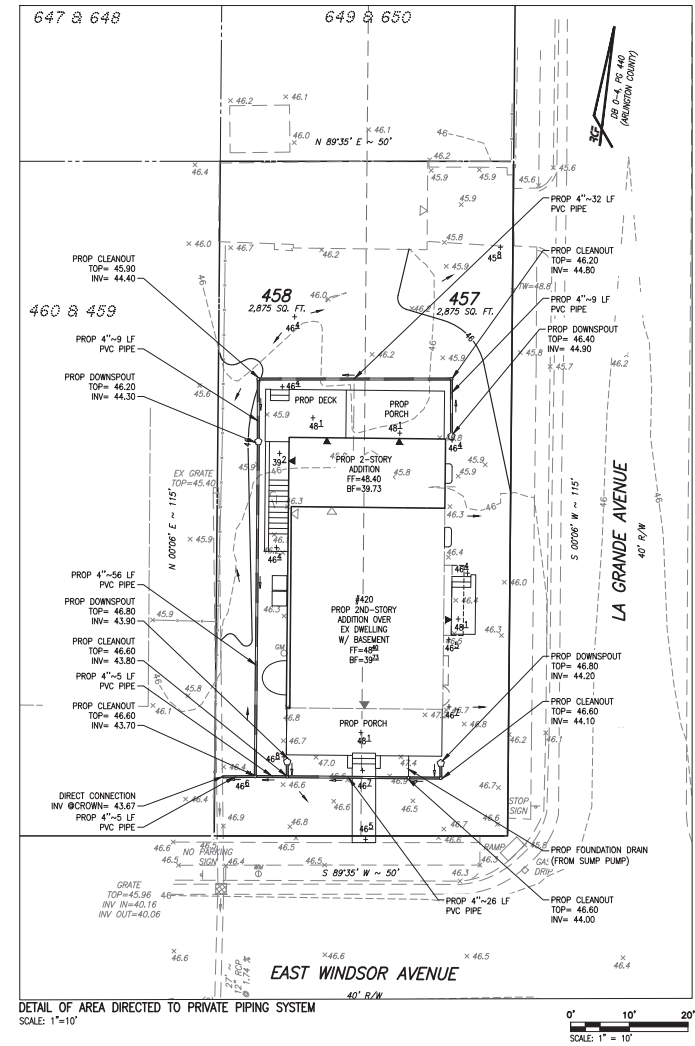
DATE	REVISION

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

DRAINAGE AREA
EXHIBITS

SHEET 5 OF 14
FILE: 24-024

\\sca\work\2025\RAW\04-05 STORMWATER MANAGEMENT PLAN.dwg
Date: Apr 28, 2025 12:25pm



DATE	REVISION

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

STORMWATER
MANAGEMENT
PLAN

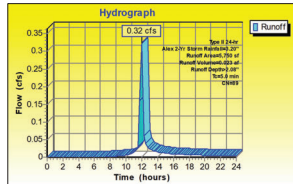
STORMWATER SUMMARY 2-YEAR, 24-HOUR STORM

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

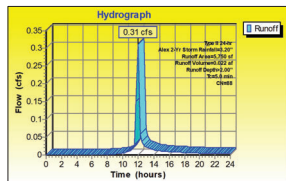
PRE-DEVELOPMENT $Q_p = 0.32$ CFS
POST-DEVELOPMENT $Q_p = 0.31$ CFS
 Q_p DECREASE = $0.32 - 0.31 = 0.01$ CFS

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



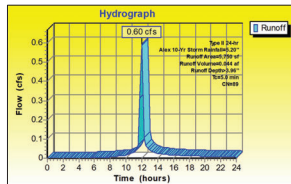
STORMWATER SUMMARY 10-YEAR, 24-HOUR STORM

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

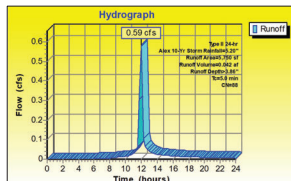
PRE-DEVELOPMENT $Q_p = 0.60$ CFS
PRE-DEVELOPMENT $Q_p = 0.59$ CFS
 Q_p DECREASE = $0.60 - 0.59 = 0.01$ CFS

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

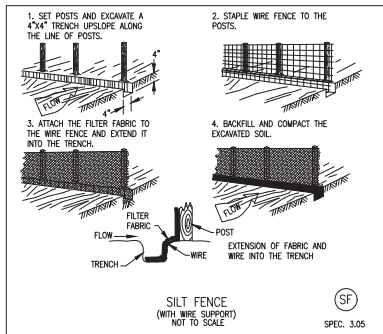
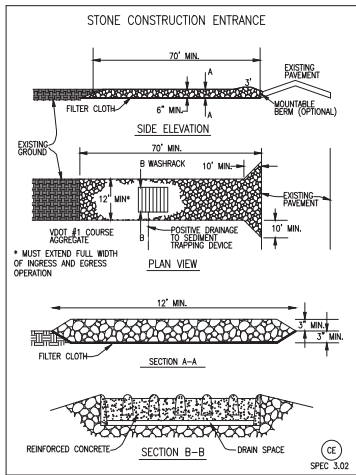
PLAN NUMBER GRD2025-00012
APPROVED DATE 6/06/2025
BD for K. MORITZ
DIRECTOR OF PLANNING AND ZONING

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

2 & 10-YR
24-HR
RUNOFFS

SHEET 8 OF 14
FILE: 24-024

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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 UNDERCUT.
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 SEEDER 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 DENUDER 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 84VAC50-30 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 SEEDER 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 0.120 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.

SEDIMENT CONTROL PRACTICES:

1. 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.
2. INSTALL SILT FENCE WHERE APPLICABLE.
3. ONCE UTILITIES CONNECTIONS ARE INSTALLED, GRADING WILL BE PERFORMED.
4. FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL DENUDER AREAS. SEE NOTE REFERENCING EROSION CONTROL PROGRAM.
5. 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. SEEDER AND MULCHED AND/OR SODDED 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:

DENUDER 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 DENUDER 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 BUILD 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.

SEEDING SCHEDULE:

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.

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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: NO SCALE
DATE: APR. 2025

DETAILS AND
EROSION AND
SEDIMENT
CONTROL PLAN

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

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

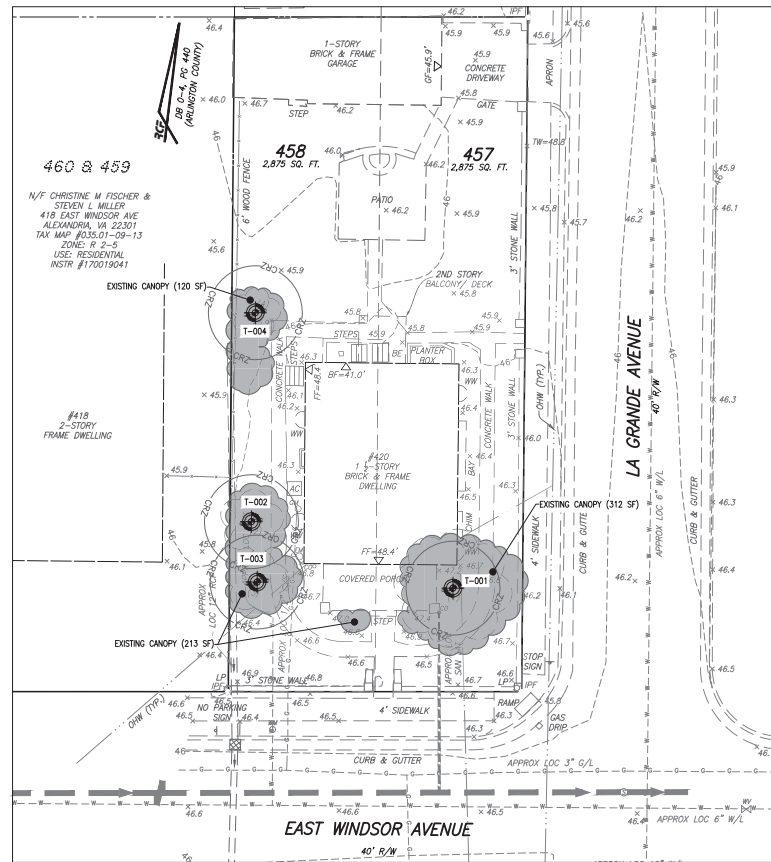
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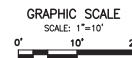
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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ARLINGTON COUNTY PLANNING & ZONING DEPARTMENT
DATE: APR 2025
BY: K. MORITZ



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		grape myrtle scale
002	Crape myrtle	2.5, 2.5, 2.1	8.0	60%	10	X		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:

1. OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBOR'S PROPERTY.
2. TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
3. TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).
4. 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:

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

LOT 457 NOTES:

1. PROPERTY: 420 E WINDSOR AVE, ALEXANDRIA, VA 22301
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
3. CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL (SEE SHEET 11)
4. EXISTING CANOPY COVERAGE: 312 SF
5. TOTAL SITE AREA: 2,875 SF
6. PERCENT OF SITE COVERED: 11%
7. 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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GRADING PLAN
LOTS 457 & 458
DEL RAY
DEED BOOK 0-4, PAGE 440; ARLINGTON COUNTY
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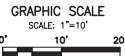
DATE	REVISION

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

EXISTING
VEGETATION MAP

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

LANDSCAPE PLAN



NATIVE PLANT TABULATIONS (LOT 458)														
		MARCH 2, 2019 – JANUARY 1, 2020				JANUARY 2, 2020 – JANUARY 1, 2024				BEGINNING JANUARY 2, 2024				
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED		PROVIDED		REQUIRED		PROVIDED		REQUIRED		PROVIDED	
			%	QTY.	%	QTY.	%	QTY.	%	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	20%				30%				40%			
Deciduous Shrubs		Regional/Local	10%				15%				20%			
		Total Natives	40%								80%			
Groundcovers		Regional/Local	5%				10%				10%			
		Total Natives	10%				20%				20%			
			10%				15%							
		Regional/Local									25% (perennials)			
											30% (herb & grasses)			
Perennials, Ferns, Ornamental Grasses		Regional/Local									60% (perennials)			
											80% (herb & grasses)			
Vines		Total Natives	25%				40%							
		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%							

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%	arborea	1	50%	35%
Crataegus	1	50%	50%	pruinosa	1	50%	35%

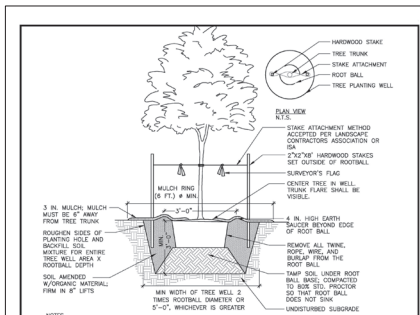
	PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (%)	EASTERN U.S. (%)	TOTAL
STANDARD TREES (LOT 454)	AA	1	Amelanchier	arborescens	Downy serviceberry	2"-3" cal./12-14 ft. ht.	500	500	1	1	1
	CP	1	Crataegus	pinusoides	Waxyfruit Hawthorn	2"-3" cal./12-14 ft. ht.	250	250	1	1	1
	TOTAL	2					STANDARD TREE CCA:	750	2	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	%
Urban Trees		Regional/Local	10%		15%						
		Total Natives	25%		25%				20%		
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	20%		20%				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			15%				25% (perennials) 10% (ferns & grasses)		
		Total Natives	20%		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 (BOT 457)	CC	1	Carpinus	caroliniana	American Hornbeam	2"-3" cal./12-14ft. ht.	500	500	1	1	1
	JV	1	Juniperus	virginiana	Eastern Red Cedar	2"-3" cal./12-14 ft. ht.	250	250	1	1	1
	TOTAL	2					STANDARD TREE CCA:	750	2	2	2
									100.0%	100.0%	100.0%



1. IF PLANTING PRIOR TO CROSSING LINES, BROKEN ON ROAD BRANCHES, AND ANY BRANCHES THAT EXPOSE TO FEEDSTRAKS PER PER AND STANDARDS AS300. DO NOT PRUNE INTO OLD WOOD ON PERVERSING.
2. CONTRACTOR SHALL MAXIMIZE EXPOSED AREA FOR TREES WELL WITHOUT IMPACTING AFFECTING ADJACENT.
3. LINES OTHERWISE DERIVED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOI MATERIAL SHALL BE CLEANED OF DEBRIS, AND MEET SOI COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. TREES PLANTED WITHOUT THE TRUNK PLANE VISIBLY 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 ARBORESCULE PRACTICES, TREES SHALL STAND PLUM AFTER SINKING.
7. INSTALLATIONS WILL INCLUDE THE REMOVAL OF ALL SHADING MATERIAL ONE YEAR AFTER REINSTALLATION, AND REMOVAL LIST OF MATERIALS TO BE FILLED WITH APPROVED TOPSOIL / SHOULDER MATERIAL.
8. CONTRACTOR SHALL USE GROUNDWATER EXHAUSTION & TURNBULLS INSTEAD OF ASBOK TO ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING

NOT TO SCALE

OF UPDATES: 31 LAST UPDATED: 12/02/2018



NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: City of Albuquerque	DECIDUOUS TREE PLANTING		
Approved by: COA			
OF	Leafy branch:	6/6/19	LD 001

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

LANDSCAPE
PLAN

SHEET 12 OF 14
FILE: 24-024

B

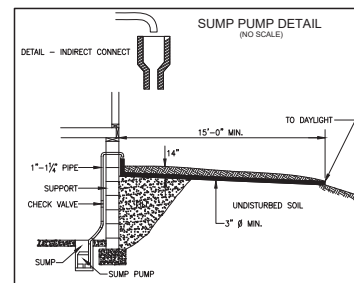
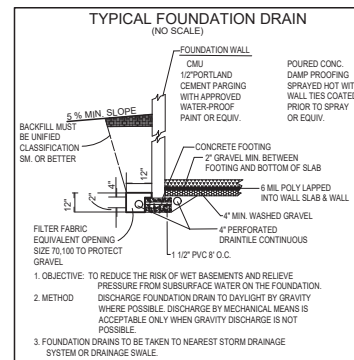
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Mox

24APRIL2025

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A ROBERT APARTMENT 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 SENSERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BOX HOMES 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



1. NO DEMOLITION CAN BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROLS ARE IN PLACE, AND IS APPROVED BY AN EROSIONS AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).

2. 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 ACT, CLEAN WATER ACT, SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSEH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS POLLUTANTS (NEHSPH), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. 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 ORDINANCES, REGULATIONS, AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURCHASERS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL CONDUCT EXISTING CONDITIONS AND IN ACCORDANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. 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.
8. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION.
9. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION ACTIVITIES, ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
10. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEMS. THE CONTRACTOR SHALL DOCUMENT THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

1. 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.
2. 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.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
4. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
6. EFFLUENT FROM DRAINING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED METHOD OF TRAPPING DEBRIS AND SOLIDS IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
7. 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.
8. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING 98 PERCENT OF THE MODIFIED PROPOSED MAXIMUM DRY DENSITY (15-155) COMPLETION.
9. RESTABILIZATION SHALL BE ACCORDING IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §46W-300 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
10. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF CONSTRUCTION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
12. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
13. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PUBLIC AND PRIVATE PROPERTY OF THE CITY OF ALEXANDRIA SHALL BE COVERED WITH MINIMUM 6" THICK 4'x8' OVERLAP THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DWT). THE DWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" TO 48". DWT SHALL BE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FEEL LOCATOR. DWT SHALL BE MADE WITH ALUMINUM BACKINGS OF SOLID ALUMINUM BACKS LAMINATED WITH A PROTECTIVE CLOTH WITH A POLYURETHANE SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DWT SHALL BE MARKED IN BLACK INK ON AMERICAN PUBLIC WORKS STANDARDS (APWS) 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 ALBUQUERQUE.

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GRADING PLAN
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CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

CITY STANDARD
NOTES AND
DETAILS

SHEET 14 OF 14
FILE: 24-024



402

404















418













