

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 414 Duke Street

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 074.04-05-09 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: DABNEY THOMAS C

Address:

City:

Phone:

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: John Linam Jr

Phone: _____

E-mail: _____

Legal Property Owner:

Name: DABNEY THOMAS C

Address:

City:

Phone:

BAR CASE# _____

(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| ☐ awning | ☐ fence, gate or garden wall | ☐ HVAC equipment | ☐ shutters |
| ☐ doors | ☐ windows | ☐ siding | ☐ shed |
| ☐ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
- ☒ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

TWO STORY ADDITION (1F- 336 SF; 2F- 264 SF) OVER CRAWL SPACE AT SOUTHEAST CORNER OF EXISTING DWELLING TO PROVIDE FOR AN ELEVATOR ACCESSING EXPANDED LIVING AND BEDROOM SPACES

Replace existing single door at south end of first floor level of side porch to a double door with arched transom to match existing adjacent doors.

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☒ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

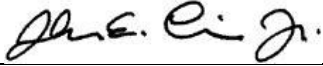
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ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: John Linam JrDate: 6/4/26

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City: [REDACTED]

Phone: ([REDACTED]) [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

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Phone: [REDACTED]

E-mail: [REDACTED]

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DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Demo 487 SF of exterior masonry wall (inclusive of doors and windows in wall); demo existing 24 SF masonry stoop; demo existing railing and wood arch at south end of existing porch

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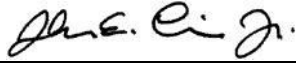
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APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: John Linam JrDate: June 11, 2026

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. DABNEY THOMAS C		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 414 Duke Street (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.

414 Duke Street

Name	Address	Percent of Ownership
1. DABNEY THOMAS C		100
2.		
3.		

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

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

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

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

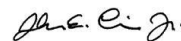
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

May 20, 2026

John Linam Jr, Project Architect

Date

Printed Name



Signature



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

B

A. Property Information

A1. 414 Duke Street, Alexandria, VA 22314
Street Address

RM

Zone

A2. 5,653.00 x 1.50 =
Total Lot Area Floor Area Ratio Allowed by Zone

8,479.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 936.00

First Floor 2,154.00

Second Floor 2,015.00

Third Floor 1,008.00

Attic

Porches 526.00

Balcony/Deck

Lavatory***

Other** 347.00

Pergola at Parking

B1. **Total Gross** 6,986.00

Allowable Exclusions**

Basement** 936.00

Stairways** 295.00

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory*** 105.00

Other**

Other**

B2. **Total Exclusions** 1,336.00

B1. 6,986.00 Sq. Ft.
Existing Gross Floor Area*

B2. 1,336.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 5,650.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor 347.00

Second Floor 275.00

Third Floor

Attic

Porches 27.00

Balcony/Deck

Lavatory***

Other 347.00

Pergola at Parking

C1. **Total Gross** 996.00

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches** 27.00

Balcony/Deck**

Lavatory***

Other**

Other**

C2. **Total Exclusions** 27.00

C1. 996.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 27.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 969.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 6,619.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 8,479.50 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 2,906.00 Sq. Ft.
Existing Open Space

E2. 1,979.00 Sq. Ft.
Required Open Space

E3. 2,533.00 Sq. Ft.
Proposed Open Space

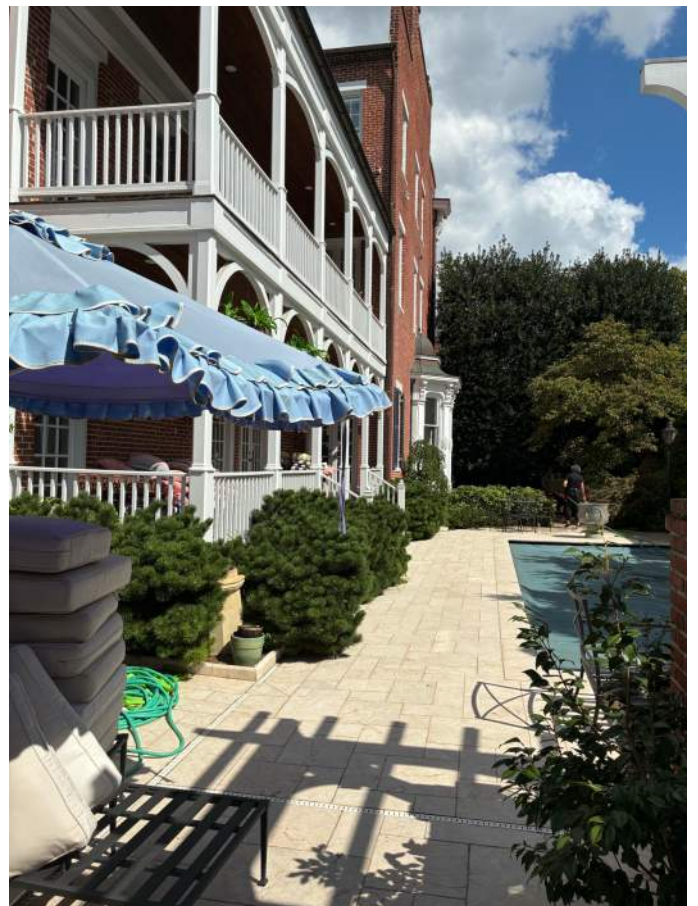
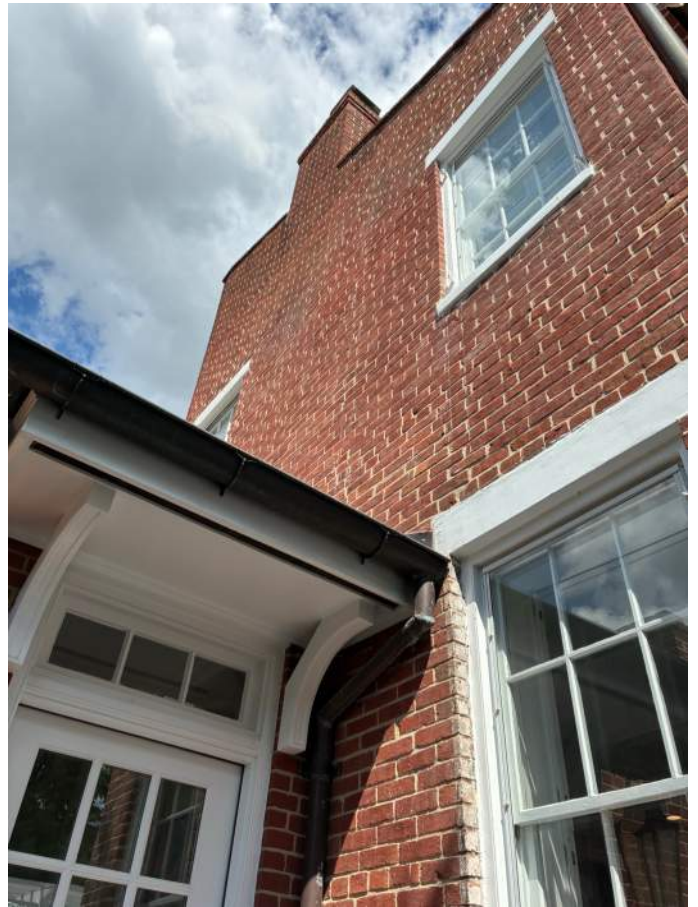
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date:

5/20/26

EXISTING EXTERIOR PHOTOS



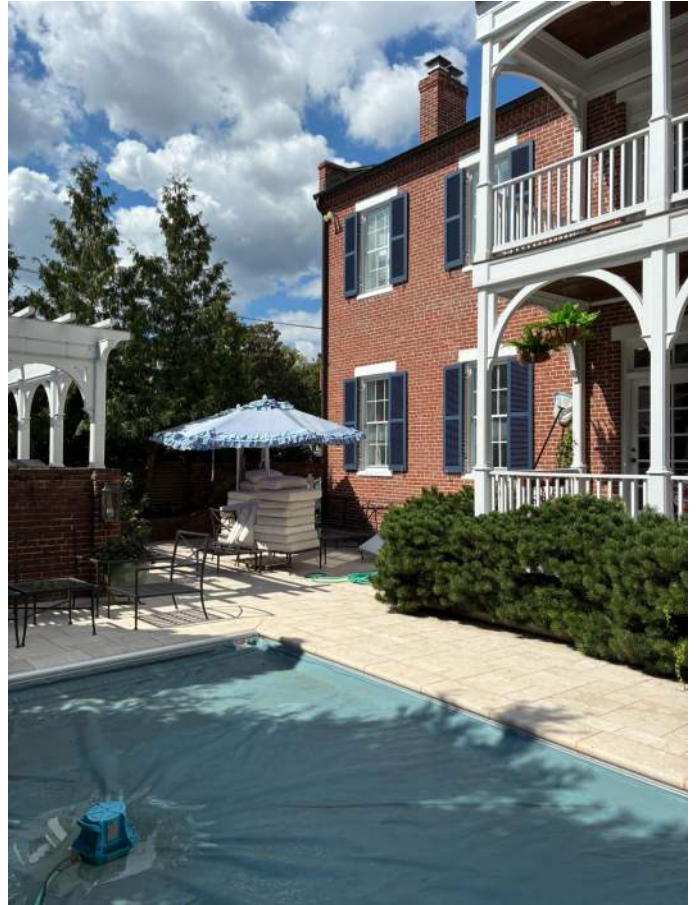
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John Linam Jr, Architect PLLC

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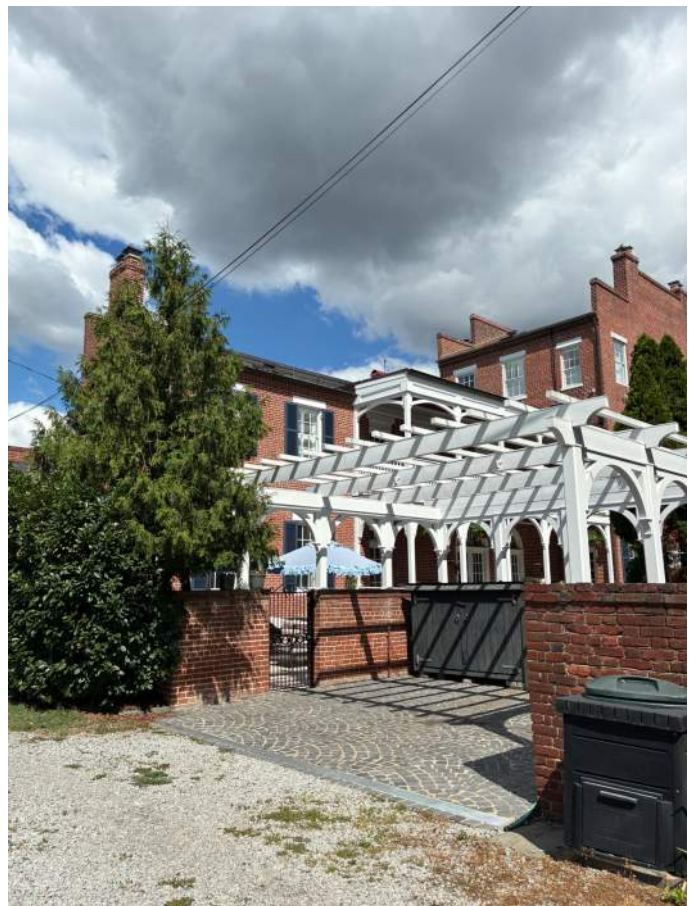
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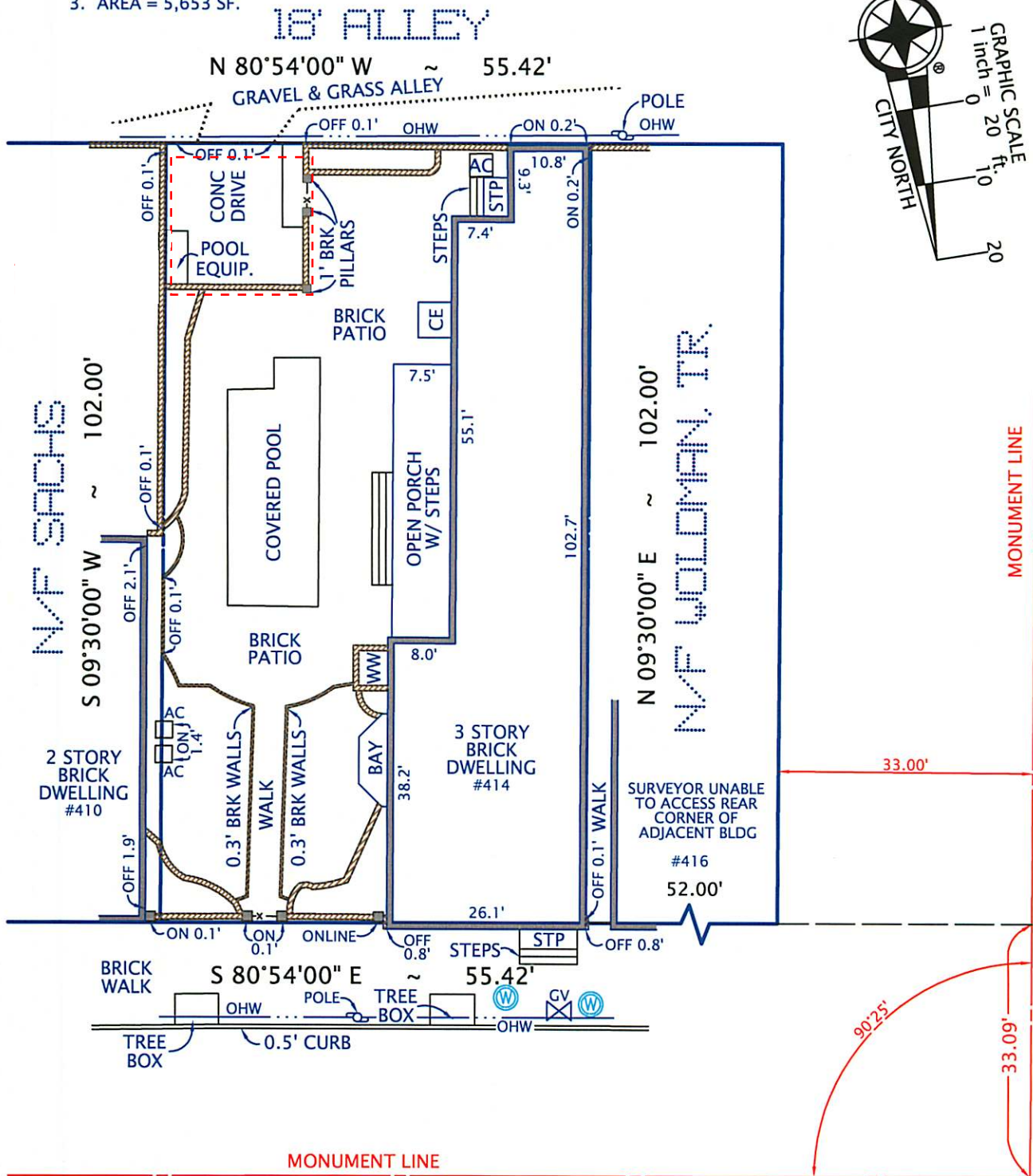
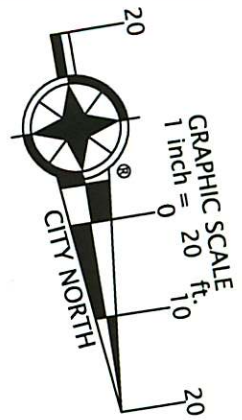


414 Duke Street
John Linam Jr, Architect PLLC

EXISTING EXTERIOR PHOTOS



- NOTES: 1. WALLS ARE 0.7' BRICK UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. AREA = 5,653 SF.



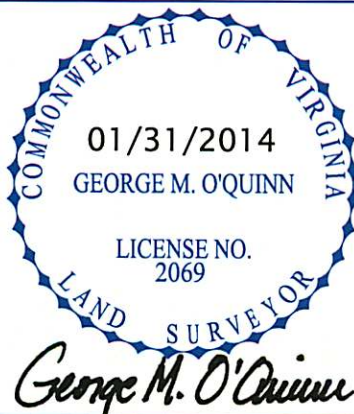
DUKE STREET

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#412 & #414 DUKE STREET
(DEED BOOK 1542, PAGE 1935)

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 31, 2014

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

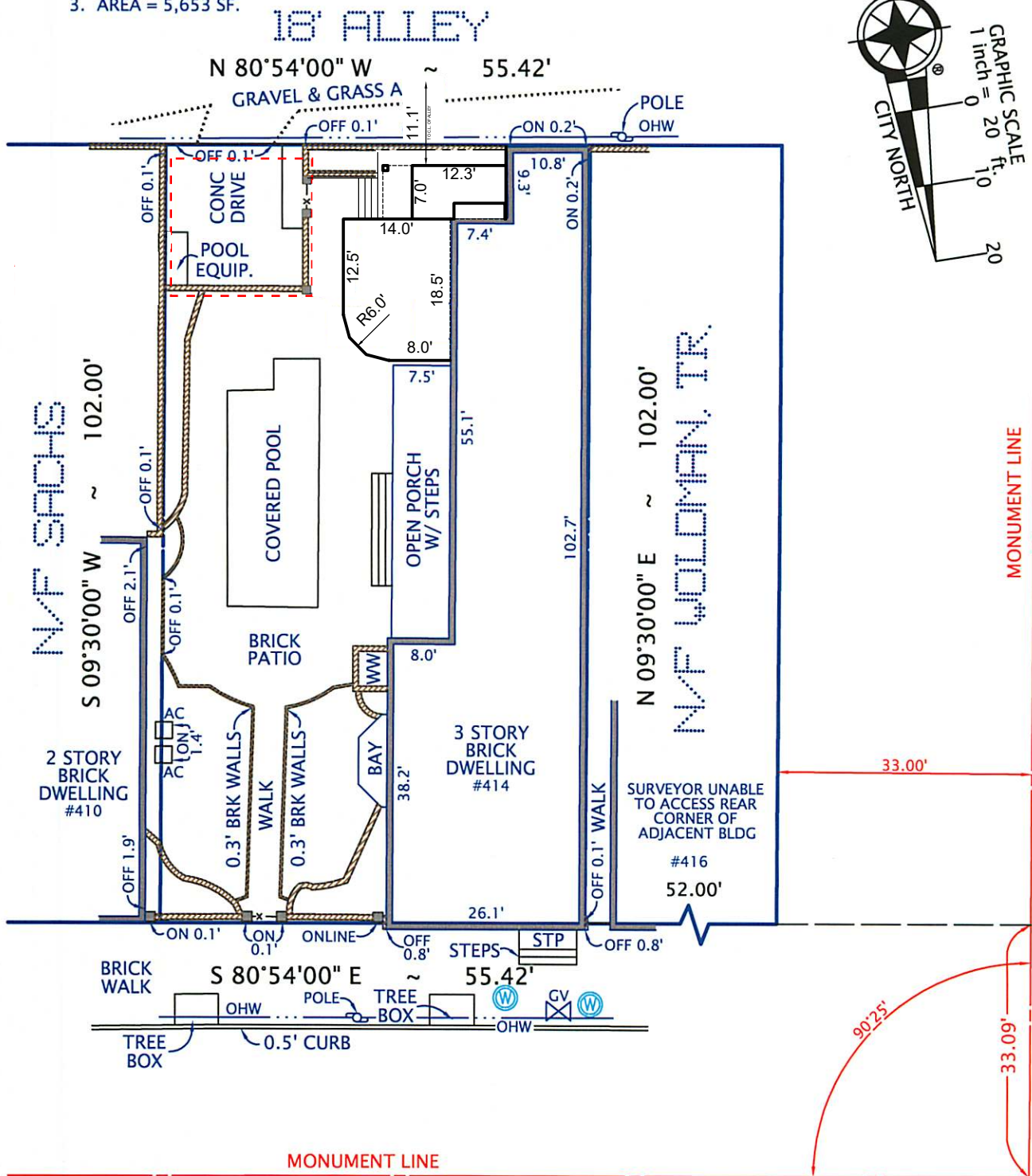
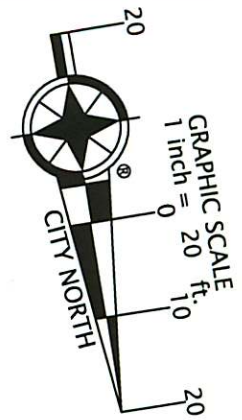


ORDERED BY:

TEEL/SNOW ~ DABNEY
LAW OFFICES, MARK S. ALLEN

DOMINION Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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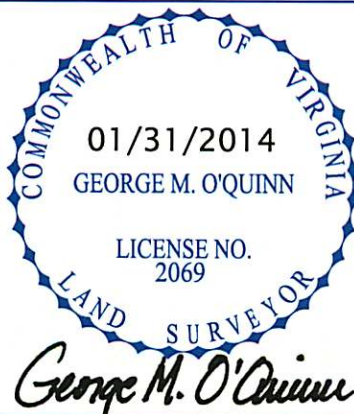
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ALEXANDRIA, VA 22314



ABBREVIATIONS										MATERIALS GRAPHIC	
ACT	ACOUSTICAL	FA	FIRE ALARM	MACH	MACHINE	SAB	SOUND ATTENUATION BLANKET		ACOUSTIC CEILING TILE		
ADD	ADDENDUM	FD	FLOOR DRAIN	MA	MANUAL	SAB	SOUND ATTENUATION FIRE BLANKET		ACOUSTIC CEILING TILE		
ADH	ADHESIVE	FE	FIRE EXTINGUISHER	MECH	MECHANICAL	SCHD	SCHEDULE		ACOUSTIC CEILING TILE		
ADJ	ADJUNCT	FEC	FIRE EXTINGUISHER CABINET	MET	METAL	SCLAM	SOLID CORE PLASTIC LAMINATE		ACOUSTIC CEILING TILE		
AFH	ABOVE FINISH FLOOR	FF	FINISHED FLOOR	MISC	MISCELLANEOUS	SCWO	SOLID CORE WOOD		ACOUSTIC CEILING TILE		
ALT	ALTERNATE	FHC	FIRE HOSE CABINET	MFR	MANUFACTURER	SF	SQUARE FEET		ACOUSTIC CEILING TILE		
AL	ALUMINUM	FL FLR	FLOORING	MV	MASONRY OPENING	SH	SHELF, SHELVE		ACOUSTIC CEILING TILE		
ARCH	ARCHITECTURAL	FO	FLOOR OUTLET	MOL	MOVABLE	SHT	SHED		ACOUSTIC CEILING TILE		
ASB	ASBESTOS	FR	FIRE RATED	MUL	MULLION	SM	SIMILAR		ACOUSTIC CEILING TILE		
ASPH	ASPHALT	FRT	FIRE RETARDANT TREATED	MT	MARBLE TILE	SN	SANITARY NAPKIN DISPOSAL		ACOUSTIC CEILING TILE		
		FUR	FURRING	MTL	METAL MATERIAL	SND	SANITARY NAPKIN DISPENSER		ACOUSTIC CEILING TILE		
		FVC	FIRE VALVE CABINET	MTD	MOUNTED	SPEC	SPECIFICATION, SPECIFIED		ACOUSTIC CEILING TILE		
BD	BOARD					SS	STAINLESS STEEL		ACOUSTIC CEILING TILE		
BETW	BETWEEN					STD	STANDARD		ACOUSTIC CEILING TILE		
BHD	BULKHEAD	GA	GAUGE, GAGE	N	NEW	STD	STANDARD		ACOUSTIC CEILING TILE		
BLDG	BUILDING	GALV	GALVANIZED	N/A	NOT APPLICABLE	STL	STEEL		ACOUSTIC CEILING TILE		
BLK	BLOCK	GL	GLASS	NIC	NOT IN CONTRACT	STOR	STORAGE		ACOUSTIC CEILING TILE		
BM	BOTTOM OF CABINET	GEN	GENERATOR	NO	NUMBER	STRUC	STRUCTURAL		ACOUSTIC CEILING TILE		
		GWB	GYPSSUM WALL BOARD	NOM	NOMINAL	SUSP	SUSPENDED		ACOUSTIC CEILING TILE		
				NTS	NOT TO SCALE	SYS	SYSTEM TREAT		ACOUSTIC CEILING TILE		
CG	CORNER GARD	H	HEIGHT, HIGH	OA	OVERALL/OUTSIDE AIR	T	TREAD		ACOUSTIC CEILING TILE		
CL	CONSTRUCTION JOINT/CONTROL JOINT	HC	HOLLOW CORE	OC	ON CENTER	T	TREAD		ACOUSTIC CEILING TILE		
CLG	CLOSE	HDPC	HANDCAP	OD	OUTSIDE DIAMETER	TR	TO BE TREATED		ACOUSTIC CEILING TILE		
CLR	CLEARANCE	HO	HORIZONTAL	OFF	OFFICE	TD	TRENCH DRAIN		ACOUSTIC CEILING TILE		
CMU	CONCRETE MASONRY UNIT	HR	HIGH POINT	OV	OVERHEAD	TEL	TELEPHONE		ACOUSTIC CEILING TILE		
CM	CLEAR OPENING	HS	HOUR	OPNG	OPENING	TERR	TERRAZZO		ACOUSTIC CEILING TILE		
COL	COLUMN	H&V	HORIZONTAL AND VERTICAL	OPP	OPPOSITE	TG	TONGUE AND GROOVE (THICKNESS)		ACOUSTIC CEILING TILE		
COMB	COMBINATION	ID	INSIDE DIAMETER	PBD	PARTICLE BOARD	THRES	THRESHOLD		ACOUSTIC CEILING TILE		
CONC	CONCRETE	INC	INCLUDING	PCC	PRECAST CONCRETE	TLT	TILE		ACOUSTIC CEILING TILE		
CONF	CONFERENCE	INSUL	INSULATION (D/I/O/N)	PERF	PERFORATED	TOF	TOP OF		ACOUSTIC CEILING TILE		
CONST	CONSTRUCTION	INT	INTERIOR	PRF	PRE-FINISHED	TOL	TOLERANCE		ACOUSTIC CEILING TILE		
CONT	CONTINUOUS	INT	INTERIOR	PLAM	PLASTIC LAMINATE	TOP	TOP OF STEEL		ACOUSTIC CEILING TILE		
CONTR	CONTRACTOR	JT	JANITOR'S CLOSET	PLAS	PLASTER	TPD	TOILET PAPER DISPENSER		ACOUSTIC CEILING TILE		
COORD	COORDINATE	JT	JANITOR'S CLOSET	PLUMB	PLUMBING	TRANS	TRANSFORMER		ACOUSTIC CEILING TILE		
CPT	CARPET	KD	KNOCK DOWN	PLN	PANEL	TS	TOP OF SHELF		ACOUSTIC CEILING TILE		
CR	CORNER READER	KIT	KITCHEN	PAIR	PAIR	TYF	TYPICAL		ACOUSTIC CEILING TILE		
CTR	CERAMIC TILE CENTER	KNO	KNOCK OUT	PROJ	PROJECTION	UPC	UNDERCUT		ACOUSTIC CEILING TILE		
				PT	POINT	UNF	UNFINISHED		ACOUSTIC CEILING TILE		
				PNTD	PAINTED	UNO	UNLESS OTHERWISE NOTED		ACOUSTIC CEILING TILE		
				PTW	PARTITION				ACOUSTIC CEILING TILE		
				PLWVOD	PLYWOOD				ACOUSTIC CEILING TILE		
DBL	DOUBLE	LAM	LAMINATE	Q	QUARRY TILE	VB	VINYL BASE		ACOUSTIC CEILING TILE		
DEMO	DEMOLITION	LAV	LAVATORY	Q	QUARRY TILE	VCT	VINYL COMPOSITION TILE		ACOUSTIC CEILING TILE		
DEFS	DEFINITIONS	LMB	LABEL	RD	RISER	VCT	VERTICAL		ACOUSTIC CEILING TILE		
DIA	DIAMETER	LG	LONG LENGTH	R	RISER	VFC	VERF IN FIELD		ACOUSTIC CEILING TILE		
DIA	DIAMETER	LH	LEFT HAND	RF	RADIUS	VWC	VINYL WALL COVERING		ACOUSTIC CEILING TILE		
DIS	DISPENSER	LOC	LOCATION	RD	RUBBER BASE				ACOUSTIC CEILING TILE		
DISO	DIVISION	LP	LOW POINT	RB	RUBBER BASE				ACOUSTIC CEILING TILE		
DR	DRAIN	LT	LIGHT	RD	ROOF DRAIN	W	WIDTH		ACOUSTIC CEILING TILE		
DR	DRAIN	LWC	LIQUID WALL COVERING	REF	REFERENCE	W	WIDTH		ACOUSTIC CEILING TILE		
DR	DRAIN			REF	REFERENCE	W	WIDTH		ACOUSTIC CEILING TILE		
DR	DRAIN			REIN	REINFORCEMENT	WC	WALL COVERING, WALL CLOSET		ACOUSTIC CEILING TILE		
DR	DRAIN			REGO	REGISTRATION	W	WOOD		ACOUSTIC CEILING TILE		
DR	DRAIN			RES	REQUIRED	WP	WATERPROOFING		ACOUSTIC CEILING TILE		
DR	DRAIN			REV	REVISION	WR	WATER RESISTANCE		ACOUSTIC CEILING TILE		
DR	DRAIN			RM	RIGHT HAND				ACOUSTIC CEILING TILE		
DR	DRAIN			RO	ROOM				ACOUSTIC CEILING TILE		
DR	DRAIN			RO	ROUGH OPENING				ACOUSTIC CEILING TILE		
DWG(S)	DRAWING(S)								ACOUSTIC CEILING TILE		
EA	EACH								ACOUSTIC CEILING TILE		
EFIS	EXTERIOR FINISH SYSTEM								ACOUSTIC CEILING TILE		
ELEV	ELEVATION								ACOUSTIC CEILING TILE		
ELEC	ELECTRICAL								ACOUSTIC CEILING TILE		
ELEV	ELEVATOR								ACOUSTIC CEILING TILE		
EXP	EXPANSION JOINT								ACOUSTIC CEILING TILE		
ENCL	ENCLOSURE								ACOUSTIC CEILING TILE		
EQ	EQUAL								ACOUSTIC CEILING TILE		
EWG	ELECTRIC WATER COOLER								ACOUSTIC CEILING TILE		
E EX	EXISTING								ACOUSTIC CEILING TILE		
EXP	EXPOSED								ACOUSTIC CEILING TILE		
EXT	EXTERIOR								ACOUSTIC CEILING TILE		

PROJECT DATA

DEFERRED SUBMITTALS REQUIRED: - ROOF-THROUSSES - FRODOG-THROUSSES - SPRINKLER-SYSTEM Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall NOT be installed until their design and submittal documents have been approved by the building official.	PROJECT	DABNEY-MACHANIC RESIDENCE	John Linam Jr, ARCHITECT, PLLC 12020 Sunrise Valley Drive Suite 100 Reston, VA 20191 703.980.3117 jjarch.com
	LOCATION	414 DUKE STREET ALEXANDRIA, VA 22314	
	SCOPE OF WORK	TWO STORY ADDITION (1F- 336 SF, 2F- 264 SF) OVER CRANK SPACE AT SOUTHEAST CORNER OF EXISTING DWELLING TO PROVIDE FOR AN ELEVATOR ACCESSING EXPANDED LIVING AND BEDROOM SPACES	
	OWNER	THOMAS DABNEY AND LAURA MACHANIC 414 DUKE STREET ALEXANDRIA, VA 22314	
	ARCHITECT	John Linam Jr, Architect, PLLC 12020 Sunrise Valley Dr Suite 100 Reston, VA 20191 703.980.3117	
	ENGINEERS	STRUCTURAL	
		FIRM NAME ADDRESS CITY PHONE	
		MEP	
		FIRM NAME ADDRESS CITY PHONE	
		CIVIL	
		FIRM NAME ADDRESS CITY PHONE	

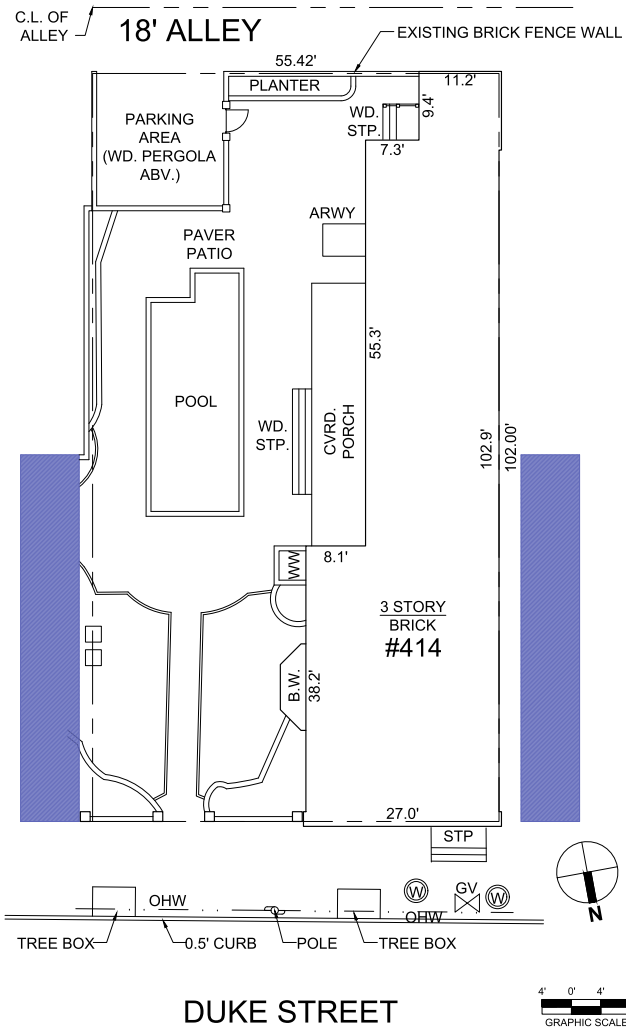
Work to be done in compliance with the following building codes:

CONSTRUCTION TYPE	5B
USE GROUP	R3 SINGLE FAMILY RESIDENCE
BUILDING ELEMENTS	IBC TABLE 601.602
STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
INTERIOR NON-BEARING WALLS	0 HR
FACE ON LINE WALLS	NOT APPLICABLE
FLOORS	0 HR
ROOF	0 HR
AUTOMATIC SPRINKLER SYSTEM	NO
SPRINKLER SYSTEM ALARM	NO
FIRE ALARM	NO

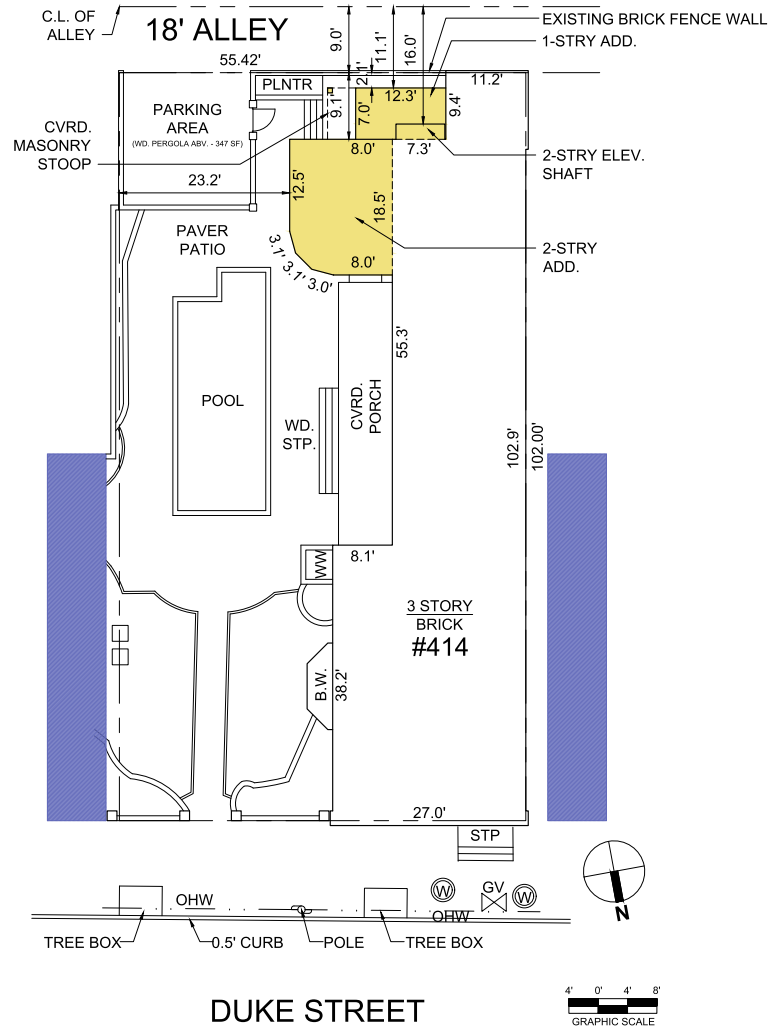
Add/Due Street			
Arenavista, Tract 23334			
Existing		Proposed	
Historic Overlay			
Old Town			
BUILDING AREA			
Existing	Proposed	Addition Size	
1F	2134 1F	2490 1F	356
2F	2051 2F	2279 2F	228
3F	1006 3F	1006 3F	0
4F	936 4F	936 4F	0
Parking (Perigola)	330/Parking (Perigola)	330	
Porch (1F)	263/Porch (1F)	289	
Porch (2F)	263/Porch (2F)	263	
Porch (3F)	361/Porch	361	
Series Building Area (1F+2F+3F+4F)	Series Building Area (1F+2F+3F+4F)	6713	
Area Contributing to FAR (1F+2F+3F)	Area Contributing to FAR (1F+2F+3F)	5777	
Lot area	5603	Lot area	5603
Ground Footprint (1F+Porch/Parking)	2,247 Ground Footprint (1F+Porch/Parking)	3,109	Total Addition Size
			600
ZONING DATA			
Required	Existing	Proposed	
Minimum Lot Size	4,412	1653	
Minimum Lot Width	18	53.42	53.42
Front Yard Setback	0		
Rear Yard Setback	35.00		
Side Yard Setbacks	5		
Max. Height (FT)	25		42
Floor Area Ratio	8479.5	SEE FAR FORM	SEE FAR FORM
Open Area	1979	2906	2544
At Rear yard setback measured from center line of 12' wide alley			

BAR REVIEW SET
JUNE 10, 2026

A000



1| EXISTING ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



2| PROPOSED ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

John Linam Jr, ARCHITECT, PLLC
12020 Sunrise Valley Drive | Suite 100
Reston, VA 20191
703.980.3117 | jllarch.com

DABNEY-MACHANIC RESIDENCE

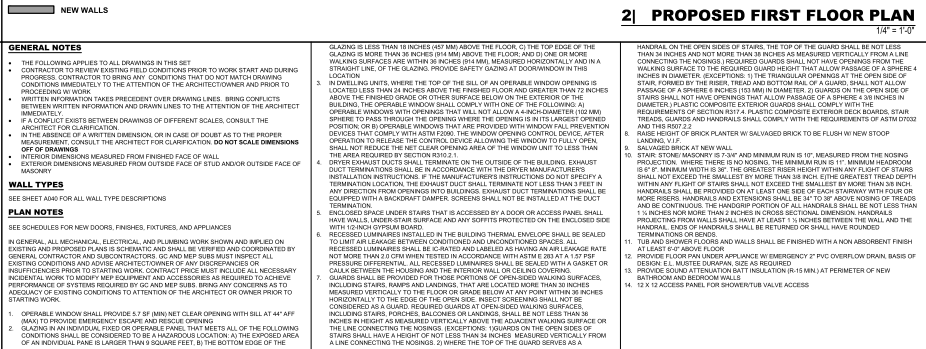
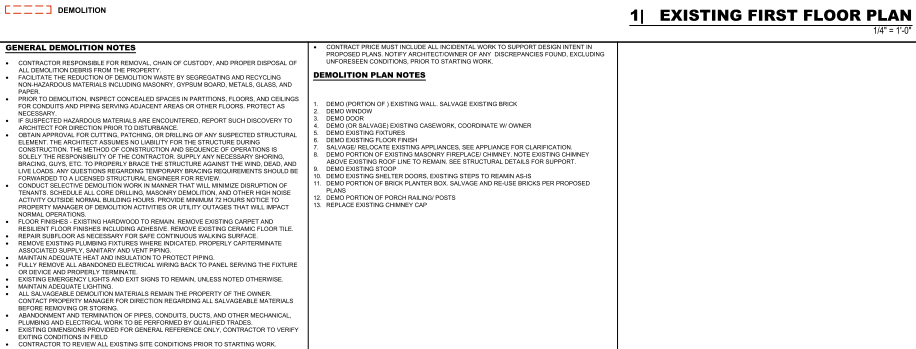
414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:

ARCHITECTURAL SITE PLANS

BAR REVIEW SET
JUNE 10, 2026

A020



A100



1| EXISTING SECOND FLOOR PLAN

NEW WALLS

GENERAL DEMOLITION NOTES

- [illegible]

DEMOLITION PLAN NOTES

- * CONTRACT PRICES MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLANS, NOT YET ARCHITECTURE/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORD CONDITIONS, PRIOR TO STARTING WORK.
- DEMOLITION PLAN NOTES**
- 1 DEMO PORTION OF EXISTING WALL, SALVAGE EXISTING BRICK
2 DEMO WINDOW
3 DEMO DOOR
4 DEMO OR SALVAGE EXISTING CASTERWOOD, COORDINATE W/ OWNER
5 DEMO EXISTING FLOOR FINISH
6 SALVAGE EXISTING FIXTURES, APPLIANCES, SEE SUPPLEMENT FOR CLARIFICATION
7 DEMO PORTION OF EXISTING MANGROVE FIREPLACE/CHIMNEY, NOTE EXISTING CHIMNEY
8 MOVE EXISTING CHIMNEY TO REAR, SEE STRUCTURAL DETAILS FOR SUPPORT
9 DEMO EXISTING STOP
10 DEMO EXISTING SILLING BOARD, EXISTING STEPS TO REAR AS-AS
11 DEMO PORTION OF BRICK PLANTER BOX, SALVAGE AND RE-USE BRICK PER PROPOSED PLAN
12 DEMO PORTION OF BRICK RAILING POSTS
13 RE-USE EXISTING CHIMNEY

GENERAL NOTES

- THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET
- CONTRACTOR TO REVIEW EXISTING FIELD CONDITIONS PRIOR TO WORK START AND DURING PROGRESS. CONTRACTOR TO PREPARE ANY CONDITIONS THAT DO NOT MATCH DRAWINGS
 - NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS-CONFLICT-CONCERNING PRIOR TO PROCEEDING WITH WORK
 - IF DISCREPANCY OR CONFLICT TAKES PRECEDENCE OVER DRAWING LINES, BRING DRAWINGS INTO AGREEMENT WITH FIELD CONDITIONS
 - IF DISCREPANCY OR CONFLICT TAKES PRECEDENCE OVER DRAWING LINES, BRING DRAWINGS INTO AGREEMENT IMMEDIATELY
 - IF DISCREPANCY OR CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION
 - IF ANY OF A DRAWING'S DIMENSIONS OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION. **DO NOT SCALE DIMENSIONS OFF OF DRAWINGS**
 - INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL
 - EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF STUD AND/OR OUTSIDE FACE OF CURB

WALL TYPES

SEE SHEET A040 FOR ALL WALL TYPE DESCRIPTION

SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES

- GENERAL, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND REPLIED ON EXISTING AND PROPOSED PLANS IS SCHEMATIC AND SHALL BE VERIFIED AND COORDINATED BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GC AND ME/PS MUST INSPECT ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK FOR CONFORMANCE WITH ALL CODES AND INSUFFICIENCIES PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY INCIDENTAL WORK TO MODIFY ME/PS EQUIPMENT AND ACCESSORIES AS REQUIRED TO ACHIEVE CONFORMANCE WITH ALL CODES AND REQUIREMENTS. CONTRACTOR SHALL VERIFY THE ADEQUACY OF EXISTING CONDITIONS TO ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.
- OPERABLE WINDOW SHALL PROVIDE 5.7 SF/INH NET CLEAR OPENING WITH SILL AT 44" AFF. WINDOW SHALL PROVIDE EMERGENCY EGRESS AND RESCUE OPTION.
- GLAZING IN AN INDIVIDUAL FIBER OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. AT THIS EXPOSED AREA, GLAZING SHALL BE REINFORCED TO WITHSTAND MINIMUM 100 PSF UNIFORM LOAD.



2| PROPOSED SECOND FLOOR PLAN

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**DABNEY-MACHANIC
RESIDENCE**

414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:

FLOOR PLANS

BAR REVIEW SET
JUNE 10, 2026

A101

John Linam Jr, ARCHITECT, PLLC
12020 Sunrise Valley Drive | Suite 100
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DABNEY-MACHANIC
RESIDENCE

414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:

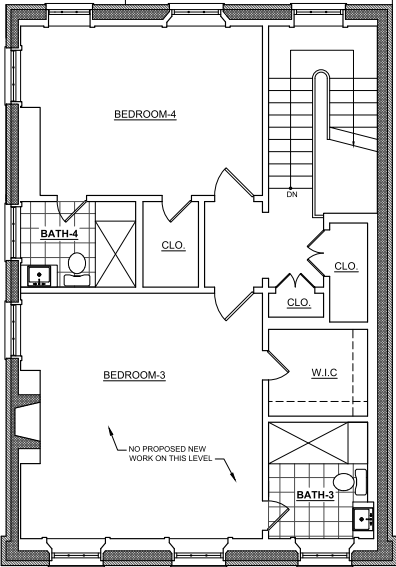
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FLOOR PLANS

BAR REVIEW SET- DRAFT
JUNE 2, 2026

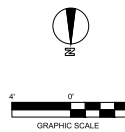
A102

NO PROPOSED
WORK AT 3F



DEMOLITION		1) EXISTING THIRD FLOOR PLAN
		1/4" = 1'-0"
GENERAL DEMOLITION NOTES - CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEMO NOT REUSE FROM THE PROPERTY. - FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, OFFSHORE BOARD, METALS, GLASS, AND PAPER. - BEFORE DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT AREAS OR OTHER FLOORS. PROTECT AS NECESSARY. - IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISBURSANCE. - OBTAIN APPROVAL FOR CUTTING, PATCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. SUPPLY ANY NECESSARY SHORING, BRACING, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST THE WIND LOAD AND LIVE LOADS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A LICENSED STRUCTURAL ENGINEER FOR REVIEW. - CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE DISRUPTION OF PLANS. - REMOVE PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE: EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT. - DEMO EXISTING STAIR. - DEMO EXISTING SHELTER DOORS, EXISTING STEPS TO REMAIN AS-IS. - DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLANS. - DEMO PORTION OF PORCH RAILINGS. REPAIR AND RE-USE RAILINGS PER PROPOSED PLANS. - REPLACE EXISTING CHIMNEY CAP.		DEMOLITION PLAN NOTES - CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLANS. VERIFY ARCHITECT'S OWNERS OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK. DEMOLITION PLAN NOTES - DEMO PORTION OF EXISTING WALL. SALVAGE EXISTING BRICK. - DEMO WINDOW. - DEMO DOOR. - DEMO (OR SALVAGE) EXISTING CASEWORK, COORDINATE W/ OWNER. - DEMO EXISTING FLOOR FINISH. - SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIAGEMENT. - DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE: EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT. - DEMO EXISTING STAIR. - DEMO EXISTING SHELTER DOORS, EXISTING STEPS TO REMAIN AS-IS. - DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLANS. - DEMO PORTION OF PORCH RAILINGS. REPAIR AND RE-USE RAILINGS PER PROPOSED PLANS. - REPLACE EXISTING CHIMNEY CAP. GENERAL DEMOLITION NOTES - FLOOR FINISHES: EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND REPAIR FLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CERAMIC FLOOR TILE. - REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE. - REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROPERLY CAP/TERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPES. - MAINTAIN ADEQUATE HEAT AND INSULATION TO PROTECT PIPING. - FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL SERVING THE FIXTURE OR DEVICE AND PROPERLY TERMINATE. - EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE. - MAINTAIN ADEQUATE LIGHTING. - ALL SALVAGEABLE (OR CAN) MATERIALS REMAIN THE PROPERTY OF THE OWNER. - ABANDONMENT AND TERMINATION OF PIPES, CONDUITS, DUCTS, AND OTHER MECHANICAL, PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES. - EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD. - CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

NEW WALLS		1) EXISTING THIRD FLOOR PLAN
		1/4" = 1'-0"
GENERAL NOTES - THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET. - CONTRACTOR TO REVIEW EXISTING FIELD CONDITIONS PRIOR TO WORK START AND DURING PROGRESS. CONTRACTOR TO BRING ANY CONDITIONS THAT DO NOT MATCH DRAWING CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/OWNER AND PRIOR TO PROCEEDING WITH WORK. - WRITTEN INFORMATION TAKES PRECEDENT OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWING LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. - IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION. - IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE DIMENSIONS OFF OF DRAWINGS. - INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL. - EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF STUD AND/OR OUTSIDE FACE OF MASONRY. WALL TYPES SEE SHEET A101 FOR ALL WALL TYPE DESCRIPTIONS SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES IN GENERAL, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND IMPLIED ON EXISTING AND PROPOSED PLANS IS SCHEMATIC AND SHALL BE VERIFIED AND COORDINATED BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GC AND MEP SUBS MUST INSPECT ALL EXISTING CONDITIONS AND ADVISE ARCHITECT/OWNER OF ANY DISCREPANCIES OR INSUFFICIENCIES PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY INCIDENTAL WORK TO MODIFY MEP EQUIPMENT AND ACCESSORIES AS REQUIRED TO ACHIEVE PERFORMANCE OF SYSTEMS REQUIRED BY GC AND MEP SUBS. BRING ANY CONCERNS AS TO ADEQUACY OF EXISTING CONDITIONS TO ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.		GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR. C) THE TOP EDGE OF THE GLAZING IS MORE THAN 18 INCHES (457 MM) ABOVE THE FLOOR AND D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTAL AND IN A STRAIGHT LINE, OF THE GLAZING. PROVIDE SAFETY GLAZING AT DOOR/DOORWAY IN THIS LOCATION. 3. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPENABLE WINDOW OPENING IS LOCATED LESS THAN 48 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPENABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING: A) OPENABLE WINDOWS WITH OPERABLES THAT WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS AT ITS LARGEST OPENED POSITION, OR B) OPENABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2085. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW LINE TO LESS THAN THE AREA REQUIRED BY SECTION R602.2. 4. EXTERIOR EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE OUPPER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. 5. EQUIPPED SPACE UNDER STAIRS THAT IS ACCESSIBLE BY A DOOR OR ACCESS PANEL, SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD. 6. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONS AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE C-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CPM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR GULF BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. 7. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPENED WALKING SURFACES, INCLUDING STAIRS, RAVENS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINTING 30 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED A GUARD. RECESSED GUARDS AT OPENED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS. EXCEPTIONS: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 36 INCHES, MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. 2) WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 36 INCHES AND NOT MORE THAN 36 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. 3) REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACES TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIRS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. 2) GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R602.4 PLASTIC COMPOSITE EXTERIOR DECK BRANDES, TRAILS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D3282 AND THE R602.2.2. 8. ASIDE FROM THE BRICK PLANTER IN SALVAGED BRICK TO BE FLUSH WITH STAIR STEP. 9. SALVAGED BRICK AT NEW WALL. 10. STAIR: STAIR MANDATORY 5' 0" WIDE AND MINIMUM RUN IS 10' MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11' MINIMUM HEADROOM IS 8' 0" MINIMUM WIDTH IS 36". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST RISEN HEIGHT BY MORE THAN 3/8 INCH. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS AND EXTENSION SHALL BE AT 36" ABOVE NOSING OF TREADS AND BE CONTINUOUS. THE HANDRAIL PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/2 INCHES FROM THE WALL AND 1/2 INCHES FROM THE HANDRAILS. 11. THE HANDRAILS AND HANDRAILS SHALL BE RETURNED ON WALL HAVE ROUNDED TERMINATIONS OR BENDS. 12. PROVIDE FLOOR PAN UNDER APPLIANCE IN EMERGENCY 2" PVC OVERFLOW DRAIN BASE OF DESIGN. E. 1. WASTE DRAINAGE, SEE AS REQUIRED. 13. PROVIDE SOUND ATTENUATION BATT INSULATION (R-15 MIN.) AT PERIMETER OF NEW. 14. 12 X 12 ACCESS PANEL FOR SHORTCUT VENTILATION ACCESS.



 NEW WALLS



PLAN

A103

A103

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DABNEY-MACHANIC
RESIDENCE

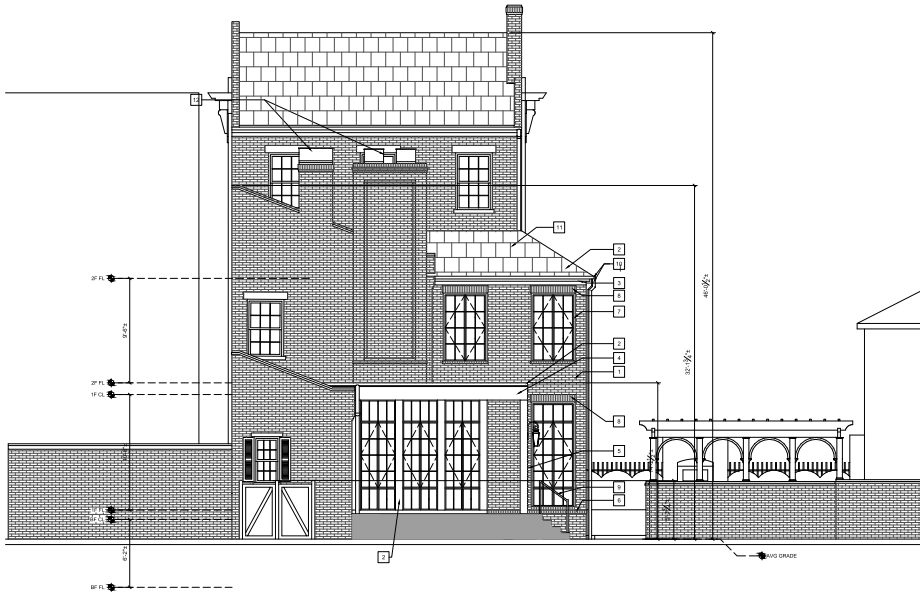
414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:

EXTERIOR ELEVATIONS

BAR REVIEW SET- DRAFT
JUNE 2, 2026

A200



2] PROPOSED SOUTH ELEVATION

3/16" = 1'-0"

ELEVATION NOTES

1. BRICK VENEER
2. 1/4" COMPOSITE FASCIA TRIM, PAINTED
3. 1/4" COMPOSITE FRIEZE TRIM, PAINTED
4. COMPOSITE TRIM NEEDED TO COVER/WRAP SCAMM, PAINTED
5. 8" SQ. VERSATEX COLUMN WRAP, PAINTED
6. BRICK SILL
7. COMPOSITE BRICK MOLD, PAINTED
8. BRICK SOLIDER COURSE LINTES
9. PAINTED STEEL HANDRAIL, 3" HIGH
10. COPPER GUTTER AND DOWNSPUTE TO MATCH EXISTING, V.I.P.
11. COMPOSITE SLATE ROOF TO MATCH EXISTING
12. NEW BRICK FACE CHIMNEY CAP
13. EXTERIOR HOF PANEL, PAINTED
14. ACCESS PANEL, HANDRAIL

1] EXISTING SOUTH ELEVATION

3/16" = 1'-0"

- CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLANS. NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK.

DEMOLITION PLAN NOTES

1. DEMO (PORTION OF) EXISTING WALL, SALVAGE EXISTING BRICK
2. DEMO WINDOW
3. DEMO WINDOW
4. DEMO DOOR
5. DEMO (OR SALVAGE) EXISTING CASEWORK, COORDINATE W/ OWNER
6. DEMO EXISTING FLOOR FINISH
7. DEMO EXISTING FLOOR FINISHES, SEE APPLIANCE FOR CARPENTRY
8. DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY, NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN, SEE STRUCTURAL DETAILS FOR SUPPORT
9. DEMO EXISTING STOOP
10. DEMO EXISTING SHELTER DOORS, EXISTING STEPS TO REMAIN AS-IS
11. DEMO PORTION OF BRICK PLANTER BOX, SALVAGE AND RE-USE BRICKS PER PROPOSED PLANS
12. DEMO PORTION OF PORCH RAILING, PORTS
13. REPLACE EXISTING CHIMNEY CAP

GENERAL DEMOLITION NOTES

- ALL DEMOLITION SHALL BE THE PROPERTY OF THE OWNER, UNLESS NOTED OTHERWISE.
- FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, GYPSUM BOARD, METALS, GLASS, AND PAPER.
- BEFORE DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT AREAS OR OTHER FLOORS. PROTECT AS NECESSARY.
- IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISBURANCE.
- OBTAIN APPROVAL FOR CUTTING, PATCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. SUPPLY ANY NECESSARY SHORING, BRACING, SHUTS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST THE WIND, DEAD AND LIVE LOADS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A LICENSED STRUCTURAL ENGINEER FOR REVIEW.
- CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE DISRUPTION OF TENANTS. SCHEDULE ALL CORE DRILLING, MASONRY DEMOLITION, AND OTHER HIGH NOISE ACTIVITY OUTSIDE NORMAL BUILDING HOURS. PROVIDE MINIMUM 72 HOURS NOTICE TO PROPERTY MANAGER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
- FLOOR FINISHES: EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND RESILIENT FLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CERAMIC FLOOR TILE.
- REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.
- REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROTECT V. CAP/TERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPES.
- MAINTAIN ADEQUATE SEAT AND INSULATION TO PROTECT PIPING.
- FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL SERVING THE FIXTURE OR DEVICE AND PROPERLY TERMINATE.
- EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE.
- MAINTAIN ADEQUATE LIGHTING.
- ALL SALVAGEABLE (OR USABLE) MATERIALS REMAIN THE PROPERTY OF THE OWNER.
- CONTACT PROPERTY MANAGER FOR DIRECTION REGARDING ALL SALVAGEABLE MATERIALS BEFORE REMOVING OR DESTROYING.
- ABANDONMENT AND TERMINATION OF PIPES, CONDUITS, DUCTS, AND OTHER MECHANICAL, PLUMBING, AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES.
- EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.
- CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

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ALEXANDRIA, VA 22314

REVISIONS:

EXTERIOR ELEVATIONS

BAR REVIEW SET
JUNE 10, 2026

A201



1| EXISTING EAST ELEVATION
3/16" = 1'-0"

GENERAL DEMOLITION NOTES

- ALL DEMOLITION DEBRIE FROM THE PROPERTY.
- FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, GYPSUM BOARD, METALS, GLASS, AND PAPER.
- BEFORE TO DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT AREAS OR OTHER FLOORS. PROTECT AS NECESSARY.
- IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISBURANCE.
- OBTAIN APPROVAL FOR CUTTING, PATCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. SUPPLY ANY NECESSARY SHORING, BRACING, SHUTS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST THE WIND, DEAD AND LIVE LOADS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A LICENSED STRUCTURAL ENGINEER FOR REVIEW.
- CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE DISRUPTION OF TENANTS. SCHEDULE ALL CORE DRILLING, MASONRY DEMOLITION, AND OTHER HIGH NOISE ACTIVITY OUTSIDE NORMAL BUILDING HOURS. PROVIDE MINIMUM 72 HOURS NOTICE TO PROPERTY MANAGER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
- FLOOR FINISHES: EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND RESIDENT FLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CERAMIC FLOOR TILE.
- REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.
- REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROPERLY CAP/TERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPES.
- MAINTAIN ADEQUATE HEAT AND INSULATION TO PROTECT PIPING.
- FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL SERVING THE FIXTURE OR DEVICE AND PROPERLY TERMINATE.
- EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE.
- MAINTAIN ADEQUATE LIGHTING.
- ALL SALVAGEABLE BRICKS OR MATERIALS REMAIN THE PROPERTY OF THE OWNER.
- CONTACT PROPERTY MANAGER FOR DIRECTION REGARDING ALL SALVAGEABLE MATERIALS BEFORE REPAIRING OR FIXING.
- ABANDONMENT AND TERMINATION OF PIPES, CONDUITS, DUCTS, AND OTHER MECHANICAL, PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES.
- EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.
- CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

DEMOLITION PLAN NOTES

1. DEMO (PORTION OF) EXISTING WALL. SALVAGE EXISTING BRICK
2. DEMO WINDOW
3. DEMO DOOR
4. DEMO (OR SALVAGE) EXISTING CASEWORK. COORDINATE W/ OWNER
5. DEMO EXISTING FIXTURES
6. DEMO EXISTING FLOOR FINISH
7. SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CAP/TERMINATION
8. DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT
9. DEMO EXISTING STUCCO
10. DEMO EXISTING SHELTER DOORS. EXISTING STEPS TO REMAIN AS-IS
11. DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLANS
12. DEMO PORTION OF PORCH RAILING. PORTS
13. REPLACE EXISTING CHIMNEY CAP

ELEVATION NOTES

1. BRICK VENEER
2. 1/4" COMPOSITE FASCIA TRIM. PAINTED
3. 1/4" COMPOSITE FRIEZE TRIM. PAINTED
4. COMPOSITE TRIM NEEDED TO COVER/WRAP SCRAM. PAINTED
5. 8" SQ. VERSATEX COLUMN WRAP. PAINTED
6. BRICK SILL
7. COMPOSITE BRICK MOLD. PAINTED
8. BRICK SOLIDER COURSE LINTES
9. PAINTED STEEL HANDRAIL - 3" HIGH
10. COPPER GUTTER AND DOWNSPUTE TO MATCH EXISTING. V.I.P.
11. COMPOSITE SLATE ROOF TO MATCH EXISTING
12. NEW BRICK ACE CHIMNEY CAP
13. EXTERIOR HOF PANEL. PAINTED
14. ACCESS PANEL HANDRAIL

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DABNEY-MACHANIC
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414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:

EXTERIOR ELEVATIONS

BAR REVIEW SET
JUNE 10, 2026

A202



1| PROPOSED EAST ELEVATION

3/16" = 1'-0"

DEMOLITION

GENERAL DEMOLITION NOTES

- CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEMOLITION DEBRIS FROM THE PROPERTY.
- FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, GYP/SUM BOARD, METALS, GLASS, AND PAPER.
- BEFORE TO DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT AREAS OR OTHER FLOORS. PROTECT AS NECESSARY.
- IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISBURANCE.
- OBTAIN APPROVAL FOR CUTTING, PATCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. SUPPLY ANY NECESSARY SHORING, BRACING, SHUTS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST THE WIND, GRAV, AND LIVE LOADS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A LICENSED STRUCTURAL ENGINEER FOR REVIEW.
- CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE DISRUPTION OF TENANTS. SCHEDULE ALL CORE DRILLING, MASONRY DEMOLITION, AND OTHER HIGH NOISE ACTIVITY OUTSIDE NORMAL BUILDING HOURS. PROVIDE MINIMUM 72 HOURS NOTICE TO PROPERTY MANAGER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
- FLOOR FINISHES: EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND RESILIENT FLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CERAMIC FLOOR TILE. REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.
- REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROPERLY CAP/TERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPES.
- MAINTAIN ADEQUATE SEAT AND INSULATION TO PROTECT PIPING.
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DEMOLITION PLAN NOTES

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- DEMO WINDOW
- DEMO DOOR
- DEMO (OR SALVAGE) EXISTING CASEWORK. COORDINATE W/ OWNER
- DEMO EXISTING FIXTURES
- DEMO EXISTING FLOOR FINISH
- SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CAPPING/CARTON.
- SALVAGE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.
- DEMO EXISTING STAIR
- DEMO EXISTING SHELTER DOORS. EXISTING STEPS TO REMAIN AS-IS
- DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLAN.
- DEMO PORTION OF PORCH RAILING. PORTS
- REPLACE EXISTING CHIMNEY CAP

ELEVATION NOTES

- BRICK VENEER
- 1/4\"/>

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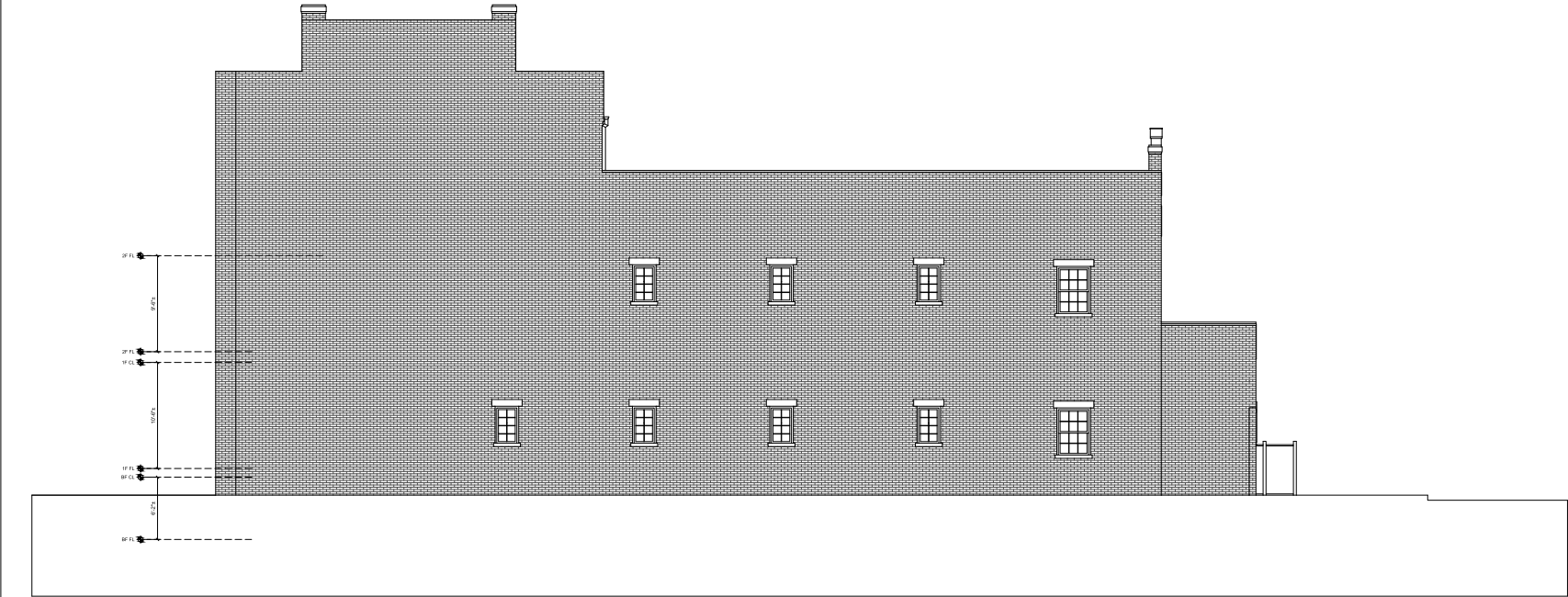
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DEMOLITION

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- MAINTAIN ADEQUATE SEED AND INSULATION TO PROTECT PIPING.
- FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL SERVING THE FIXTURE OR DEVICE AND PROPERLY TERMINATE.
- EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE.
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- DEMO EXISTING FLOOR FINISH.
- SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIAGE/CAPTION.
- DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.
- DEMO EXISTING STAIR.
- DEMO EXISTING SHELTER DOORS. EXISTING STEPS TO REMAIN AS-IS.
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- DEMO PORTION OF PORCH RAILING. PORTS.
- REPLACE EXISTING CHIMNEY CAP.

ELEVATION NOTES

- BRICK VENEER.
- 1/4" COMPOSITE FASCIA TRIM. PAINTED.
- 1/4" COMPOSITE FRIEZE TRIM. PAINTED.
- COMPOSITE TRIM NEEDED TO COVER/WRAP SCAM/WM. PAINTED.
- 8" SQ. VERSATEX COLUMN WRAP. PAINTED.
- BRICK SILL.
- COMPOSITE BRICK MOLD. PAINTED.
- BRICK SOLIDER COURSE LINTES.
- PAINTED STEEL HANDRAIL - 3" HIGH.
- COPPER GUTTER AND DOWNSPUTE TO MATCH EXISTING. V.I.P.
- COMPOSITE SLATE ROOF TO MATCH EXISTING.
- NEW BRICK/ACE CHIMNEY CAP.
- EXTERIOR SFP PANEL. PAINTED.
- ACCESS PANEL. HANDRAIL.

1| EXISTING WEST ELEVATION

3/16" = 1'-0"

EXTERIOR ELEVATIONS

BAR REVIEW SET
JUNE 10, 2026

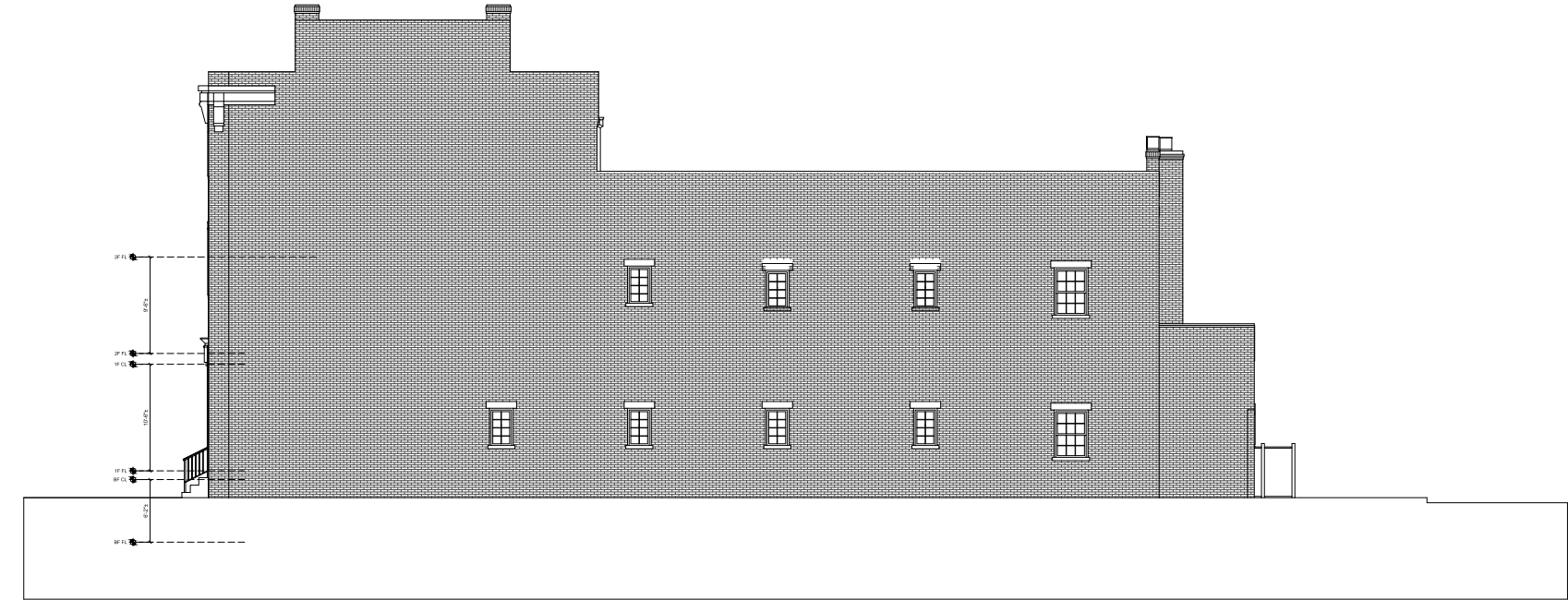
A203

John Linam Jr, ARCHITECT, PLLC
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Reston, VA 20191
703.980.3117 | jjarch.com

DABNEY-MACHANIC
RESIDENCE

414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:
-



1| PROPOSED WEST ELEVATION
3/16" = 1'-0"

GENERAL DEMOLITION NOTES

- CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEMOLITION DEBRIS FROM THE PROPERTY.
- FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, GYP/SUM BOARD, METALS, GLASS, AND PAPER.
- BEFORE DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT AREAS OR OTHER FLOORS. PROTECT AS NECESSARY.
- IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISBURANCE.
- OBTAIN APPROVAL FOR CUTTING, PATCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. SUPPLY ANY NECESSARY D-SHIMS, BRACING, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST THE WIND, DEAD AND LIVE LOADS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A LICENSED STRUCTURAL ENGINEER FOR REVIEW.
- CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE DISRUPTION OF TENANTS. SCHEDULE ALL CORE DRILLING, MASONRY DEMOLITION, AND OTHER HIGH NOISE ACTIVITY OUTSIDE NORMAL BUILDING HOURS. PROVIDE MINIMUM 72 HOURS NOTICE TO PROPERTY MANAGER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
- FLOOR FINISHES - EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND REPAIR FLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CERAMIC FLOOR TILE. REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.
- REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROTECT CAP/TERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPES.
- MAINTAIN ADEQUATE SEAT AND INSULATION TO PROTECT PIPING.
- FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL SERVING THE FIXTURE OR DEVICE AND PROPERLY TERMINATE.
- EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE.
- MAINTAIN ADEQUATE LIGHTING.
- ALL SALVAGEABLE DEBRIS OR MATERIALS REMAIN THE PROPERTY OF THE OWNER.
- CONTACT PROPERTY MANAGER FOR DIRECTION REGARDING ALL SALVAGEABLE MATERIALS BEFORE REMOVING OR STORING.
- ABANDONMENT AND TERMINATION OF PIPES, CONDUITS, DUCTS, AND OTHER MECHANICAL, PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES.
- EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.
- CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLANS. NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK.

DEMOLITION PLAN NOTES

- DEMO (PORTION OF) EXISTING WALL. SALVAGE EXISTING BRICK.
- DEMO WINDOW.
- DEMO DOOR.
- DEMO (OR SALVAGE) EXISTING CASEWORK. COORDINATE W/ OWNER.
- DEMO EXISTING FLOOR FINISH.
- DEMO EXISTING FLOOR FINISH.
- SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIAGE/CAPTION.
- DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.
- DEMO EXISTING STUCCO.
- DEMO EXISTING SHELTER DOORS. EXISTING STEPS TO REMAIN AS-IS.
- DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLANS.
- DEMO PORTION OF PORCH RAILING. PORTS.
- REPLACE EXISTING CHIMNEY CAP.

ELEVATION NOTES

- BRICK VENEER.
- 1/4" COMPOSITE FASCIA TRIM, PAINTED.
- 1/4" COMPOSITE FRIEZE TRIM, PAINTED.
- COMPOSITE TRIM NEEDED TO COVER WRAP SCAM/RM. PAINTED.
- 8" SQ. VERSATEX COLUMN WRAP. PAINTED.
- BRICK SILL.
- COMPOSITE BRICK MOLD, PAINTED.
- BRICK SOLIDER COURSE LINTES.
- PAINTED STEEL HANDRAIL, 3" HIGH.
- COPPER GUTTER AND DOWNSPUTE TO MATCH EXISTING. V.I.P.
- COMPOSITE SLATE ROOF TO MATCH EXISTING.
- NEW BRICK ACEY CHIMNEY CAP.
- EXTERIOR SFP PANEL, PAINTED.
- ACCESS PANEL HARDWARE.

EXTERIOR ELEVATIONS

BAR REVIEW SET- DRAFT
JUNE 2, 2026

A204

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				DABNEY-MACHANIC RESIDENCE 414 DUKE STREET ALEXANDRIA, VA 22314 REVISIONS: -
DEMOLITION		1 PARTIAL NORTH ELEVATION 1/8" = 1'-0"		EXTERIOR ELEVATIONS BAR REVIEW SET JUNE 10, 2026
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EXISTING FROM (NORTHEAST) ON DUKE STREET



EXISTING FROM (NORTHEAST) ON DUKE STREET- WITHOUT EXISTING LANDSCAPE



PROPOSED FROM (NORTHEAST) ON DUKE STREET- WITH EXISTING LANDSCAPE



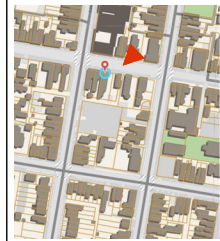
PROPOSED FROM (NORTHEAST) ON DUKE STREET- WITHOUT EXISTING LANDSCAPE

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 ALEXANDRIA, VA 22314

REVISIONS:



KEY MAP

**A601 PHOTOS AND
 RENDERINGS**
 BAR REVIEW SET- DRAFT
 JUNE 2, 2026



EXISTING FROM (NORTH) ON DUKE STREET



EXISTING FROM (NORTH) ON DUKE STREET- WITHOUT EXISTING LANDSCAPE



PROPOSED FROM (NORTH) ON DUKE STREET- WITH EXISTING LANDSCAPE



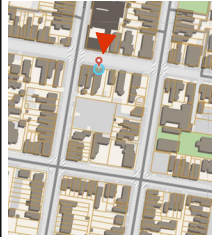
PROPOSED FROM (NORTH) ON DUKE STREET- WITHOUT EXISTING LANDSCAPE

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KEY MAP

**A602 PHOTOS AND
 RENDERINGS**
 BAR REVIEW SET- DRAFT
 JUNE 2, 2026



EXISTING FROM (SOUTH) ST. MARY'S PARKING



EXISTING FROM (SOUTHEAST) ST. MARY'S PARKING



PROPOSED FROM (SOUTH) ST. MARY'S PARKING



PROPOSED FROM (SOUTHEAST) ST. MARY'S PARKING

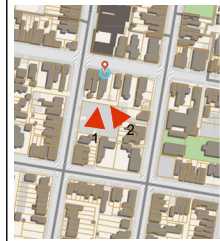
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REVISIONS:

-



KEY MAP

PHOTOS AND RENDERINGS

BAR REVIEW SET
JUNE 10, 2026

A602



EXISTING PHOTOS AT EXISTING EAST WALL



EXISTING PHOTOS AT EXISTING EAST WALL

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PROPOSED RENDERING AT EAST WALL



PROPOSED RENDERING AT EAST WALL

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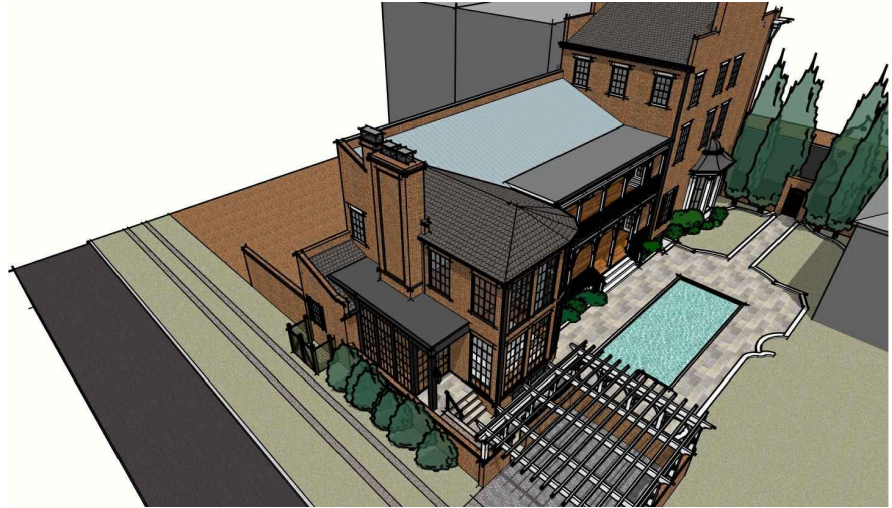
PHOTOS AND RENDERINGS

BAR REVIEW SET
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A603



PROPOSED VIEW OF MUDROOM ENTRY



PROPOSED VIEW AT ROOF



PROPOSED VIEW AT 1F PORCH



PROPOSED VIEW AT 2F PORCH

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REVISIONS:

PHOTOS AND RENDERINGS

BAR REVIEW SET
JUNE 10, 2026

A604