

Docket Item #3
BZA Case #2026-00009
Board of Zoning Appeals
July 22, 2026

ADDRESS: 414 DUKE STREET
ZONE: RM, TOWNHOUSE ZONE
APPLICANT: JOHN LINAM, ARCHITECT, PLLC

ISSUE: Special exception to construct an addition in the required rear yard.

ORDINANCE SECTION	SUBJECT	ORDINANCE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-1106(A)(3)	Rear Yard	16.00 feet	11.10 feet*	4.90 feet

* Zoning Ordinance Section 7-1003 allows half the width of alley to the rear to be included when calculating the required rear yard setback. In this case the alley abutting the rear property line is 18.00 feet wide. The proposed addition will be located 11.10 feet from the centerline of the rear alley.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to final inspections. The special exception must also be recorded with the deed of the property in the City’s Land Records Office prior to the release of the building permit.

I. Issue

The applicant proposes to construct one-story and two-story additions and a portico at 414 Duke Street. The one-story rear addition will be located in the required rear yard approximately in line with the existing noncomplying rear wall and requires a special exception.

II. Background

The subject property is an interior lot of record with 55.42 feet of frontage facing Duke Street, 102.00 feet along the east and west side property lines and 55.42 feet along the south rear property line. According to Real Estate Assessment records, the property contains 5,653 square feet of lot area.

The lot is developed with a three-story three-bay brick Greek Revival single unit dwelling. According to the Real Estate Assessment records, the structure was constructed in 1850. The dwelling is located on the front property line, encroaching by 0.80 feet into the public right-of-way along Duke Street, 0.10 feet from the west side property line, 29.17 feet from the east side property line and 0.20 feet from the rear yard property line to the south.



Figure 1: Subject Property

The subject property is located in the Old and Historic Alexandria District and is under the purview of the Board of Architectural Review.

The following table provides zoning analysis of the subject property:

Zone	Required/Permitted	Existing	Proposed
Lot Area	1,452.00 sq. ft.	5,653.00 sq. ft	5,653.00 sq. ft.
Lot Frontage	25.00 ft.	55.42 ft.	55.42 ft.
Lot Width	25.00 ft.	55.42 ft.	55.42 ft.
Front Yard	0.00 ft.	0.00 ft.*	0.00 ft.*
Side Yard (east)	5.00 ft.	29.17ft.	29.17 ft.
Side Yard (west)	5.00 ft.	0.10 ft.	0.10 ft.
Rear Yard	16.00 ft.	0.20 ft	0.20 ft.
Floor Area Ratio (FAR)	8,479.50 sq. ft. (1.50)	4,693.95 sq. ft. (.80)	5,174.51 sq. ft. (.92)
Open Space	1,978.55 sq. ft (.35)	2,844.43 sq. ft. (.50)	2,357.38 sq. ft. (.42)

* The dwelling encroaches into the public right of way by 0.80 feet.

III. Description

The applicant is proposing to construct a one-story rear mudroom addition. The addition will measure 7.00 feet in depth and 12.30 feet in length for a total of 86.10 square feet. The one-story addition will be located 2.10 feet from the rear property line and 11.10 feet from the center line of the abutting alley to the rear approximately in line with the existing noncomplying rear building wall. The addition will comply with both required 5.00-foot side yard setbacks. The RM zone requires setback ratio of 1:2 with minimum of 16.00 feet from the center line of the rear alley. The applicant requests a special exception of 4.90 feet to construct the one-story addition in the required rear yard.

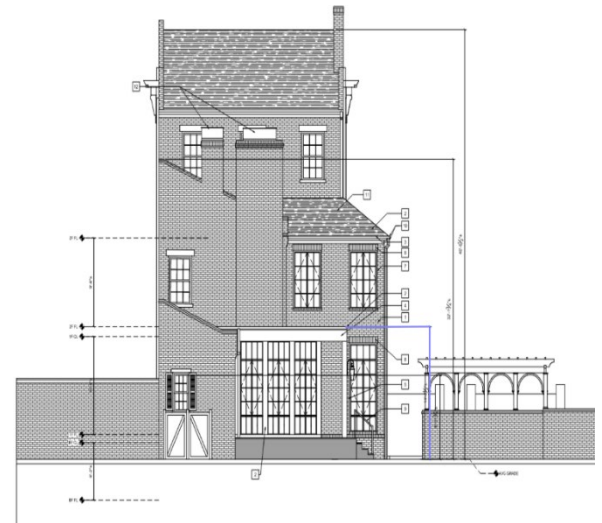


Figure 2: Proposed Addition

The applicant also proposes constructing a 3.83 foot by 6.83-foot portico off the one-story rear addition. The portico will also be located in the required rear yard in line with the rear wall of the addition but porticos are permitted obstructions in all required yards.

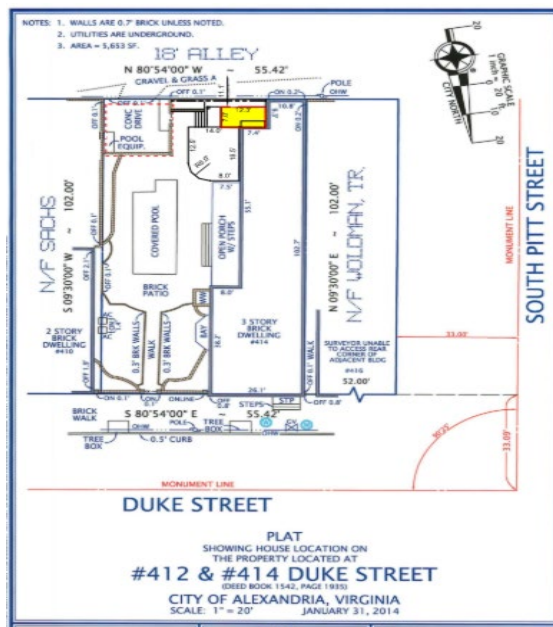


Figure 3: Existing House and Proposed Addition



Figure 4: Rear Property and Alley Aerial

Lastly, the applicant proposes to construct a two-story addition. The addition will measure approximately 18.50 feet by 14.00 feet with the northeast corner being rounded off. The addition will be located 9.58 feet from the rear property line, 18.58 feet from the

center line of the alley and well over the required 5.00-foot setbacks on both sides. The proposed addition will measure 23.75 feet in height when measured from average finished grade to the top of the eave facing the rear yard and based on the setback ratio of 1:2 with the minimum of 16.00 feet. The two-story addition will comply with the RM zone requirements.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned RM and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and is identified in the Old Town Small Area Plan for residential use.

V. Noncomplying Structure

The existing lot at 414 Duke is developed with a noncomplying structure with respect to the following:

Zone	Required	Existing	Noncompliance
Front Yard	0.00 ft.	encroaches 0.80 ft.*	0.80 ft.
Side Yard (West)	5.00 ft.	0.10 ft.	4.90 ft.
Rear Yard	16.00 ft.**	9.20 ft.	6.80 ft.**

* The dwelling encroaches into the public right of way by 0.80 feet.

** Based on distance required from the centerline of the rear alley.

VI. Special Exceptions Standards

A special exception is an approval that is based on the consistency of the proposal with the Zoning Ordinance but can only be approved by the City once certain criteria are met. Per Zoning Ordinance Section 11-1005(C) the BZA hears and decides applications for special exceptions and any application must meet the standards under Zoning Ordinance Section 11-1304. The criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. The decisions of the BZA must be in conformance with the Zoning Ordinance; otherwise, they will be overturned by the courts. Thus, only the standards under Section 11-1300 can be considered in making a special exception decision. The Board of Zoning Appeals shall not grant a special exception unless it finds that the request meets all the special exception standards as follows:

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The proposed one-story addition at the rear of the property is modest in size and height and while located in close proximity to the rear alley, there are several other small additions or accessory structures located along the alley

and the alley remains useable for pedestrian or vehicular traffic. Therefore, the proposed addition will not be detrimental to public welfare, the neighborhood or to adjacent properties.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

The proposed one-story addition was intentionally designed to limit the impacts to the east side of the property which is occupied by a pool and other open areas providing sufficient light and air on the lot. The modest size of the addition and proximately to an alley and parking lot make it unlikely to increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

There are several small additions and accessory structures located toward the rear of the properties along this alley. The proposed small addition will not alter the character of the area or zone.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The neighborhood contains various types of houses, many with rear additions. This proposal will be compatible with mass and scale of other homes and additions in the neighborhood.



Figure 5: View from the parking lot

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

In order to create a rear entry area, the applicants have chosen the most reasonable means and location to accommodate the addition while maintaining the character of the house by constructing a small addition at the rear of the property leaving the side yard mostly open.

VII. Staff Conclusion

In conclusion, staff **recommends approval** of the requested special exception because it meets all the standards for a special exception as outlined above.

Staff

Marlo J.W. Ford, AICP, Urban Planner, Land Use + Preservation Division

marlo.ford@alexandriava.gov

Mary Christesen, Principal Planner, Land Use + Preservation Division

mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, Land Use + Preservation Division

tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall 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. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

- C-1 A building permit is required.

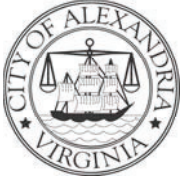
Recreation (Arborist):

No Comments.

Historic Alexandria (Archaeology):

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was constructed ca. 1854 and purchased by Benoni Wheat. He died in 1902 and the family eventually sold the property to Rosemont Development Co. in 1911, which divided the house into apartments, and began renting the units to tenants in 1912 under the name Rosemont Apartments. The property therefore has the potential to yield archaeological resources that could provide insight into residential activities in the mid- to late 19th and early 20th centuries in Alexandria.
- R-1 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

BZA Case # _____



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
3-1106 (3) - Rear Yard Setback requirements in the RM Zone

PART A

1. **Applicant:** ☐Owner ☐Contract Purchaser ☐Agent

Name John Linam Architect PLLC

Address [REDACTED]

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. **Property Location** 412-414 Duke Street

3. **Assessment Map #** 074.04-05-09 **Block** **Lot** **Zone** RM

4. **Legal Property Owner Name** DABNEY THOMAS C

Address 414 Duke Street, Alexandria, VA 22314

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. DABNEY THOMAS C	414 Duke Street	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	414 Duke Street	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		
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

5. Describe request briefly:

Partial two-story and one-story addition to the rear/side of an existing row dwelling. The one story portion of the addition at the rear property will extend to 11.1 from the centerline of the rear alley. The two-story portion of the addition will remain 16', minimum, from the alley centerline.

6. If the property owner or applicant is being represented by an authorized agent,

such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

☒ No — Said agent shall be required to obtain a business prior to filing application.

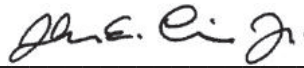
THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by 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 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:

John Linam

Print Name

Telephone



Signature

May 20, 2026

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The addition provides access to a new elevator to serve all floors of the house and expands the existing living room (ground floor) and bedroom (second floor) with elevator access.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

The addition will not harm the adjoining properties or have a negative impact on the neighborhood.

- 3. Explain how the proposed addition will affect the light and air to any**

The addition, on the south side of the subject property, will not impact surrounding property with loss of light and air.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The size and proportion of the addition is in keeping with other buildings in the neighborhood and the proposed exterior materials will compliment the existing exterior finishes.

5. How is the proposed construction similar to other buildings in the immediate area?

The masonry and frame structure of the addition is in keeping with the historic masonry and frame construction throughout the neighborhood.

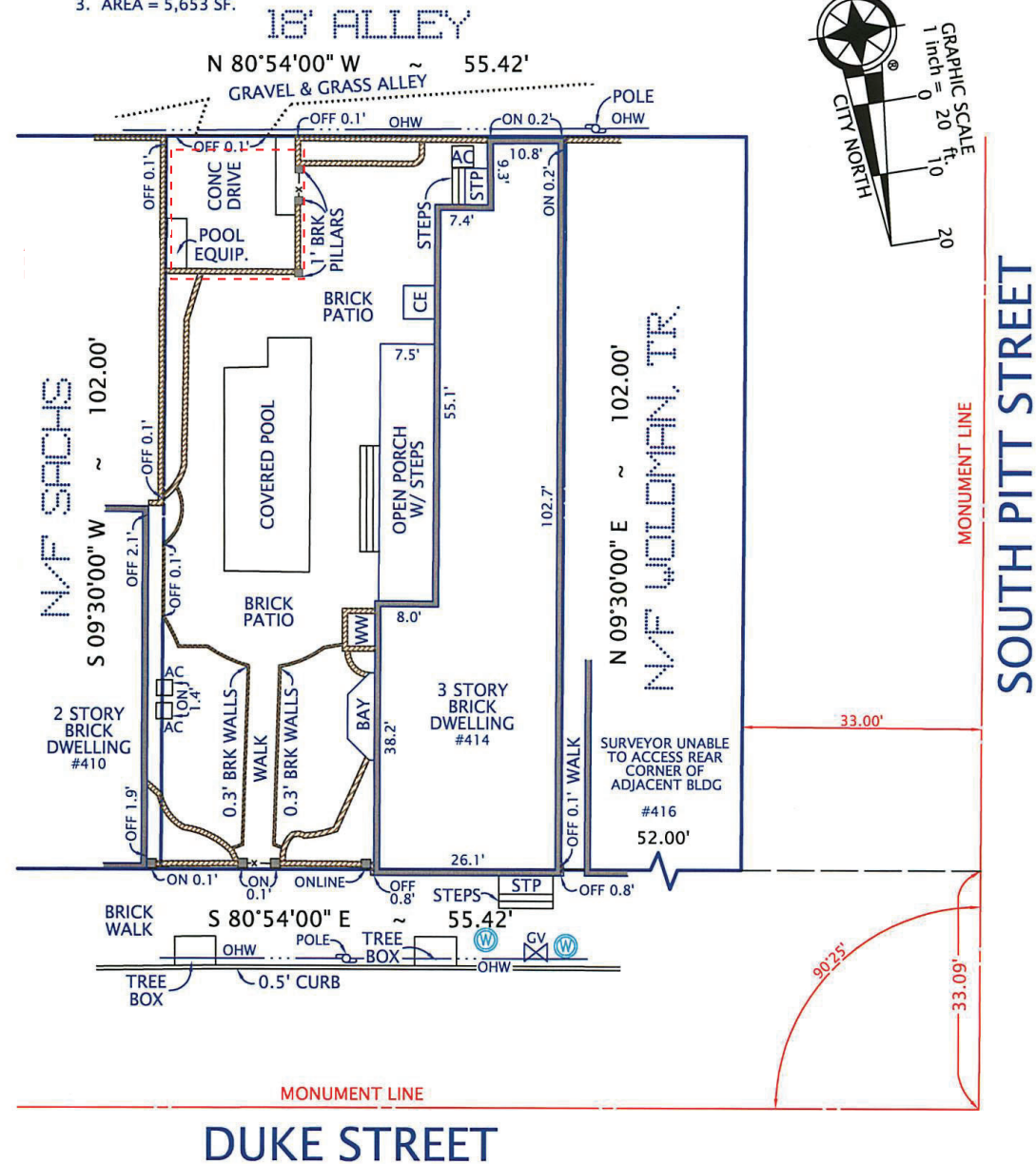
6. Explain how this plan represents the only reasonable location on the lot to

The proposed location pushes the addition as far from the Duke Street facade as possible to limit any impact on the historic streetscape

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes, the applicant shared the plans with adjacent neighbors and none have expressed objections. The applicant is gathering statements of support to add to the case file.

- 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'

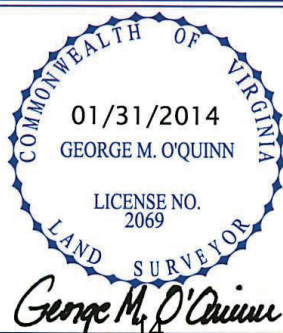
JANUARY 31, 2014

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

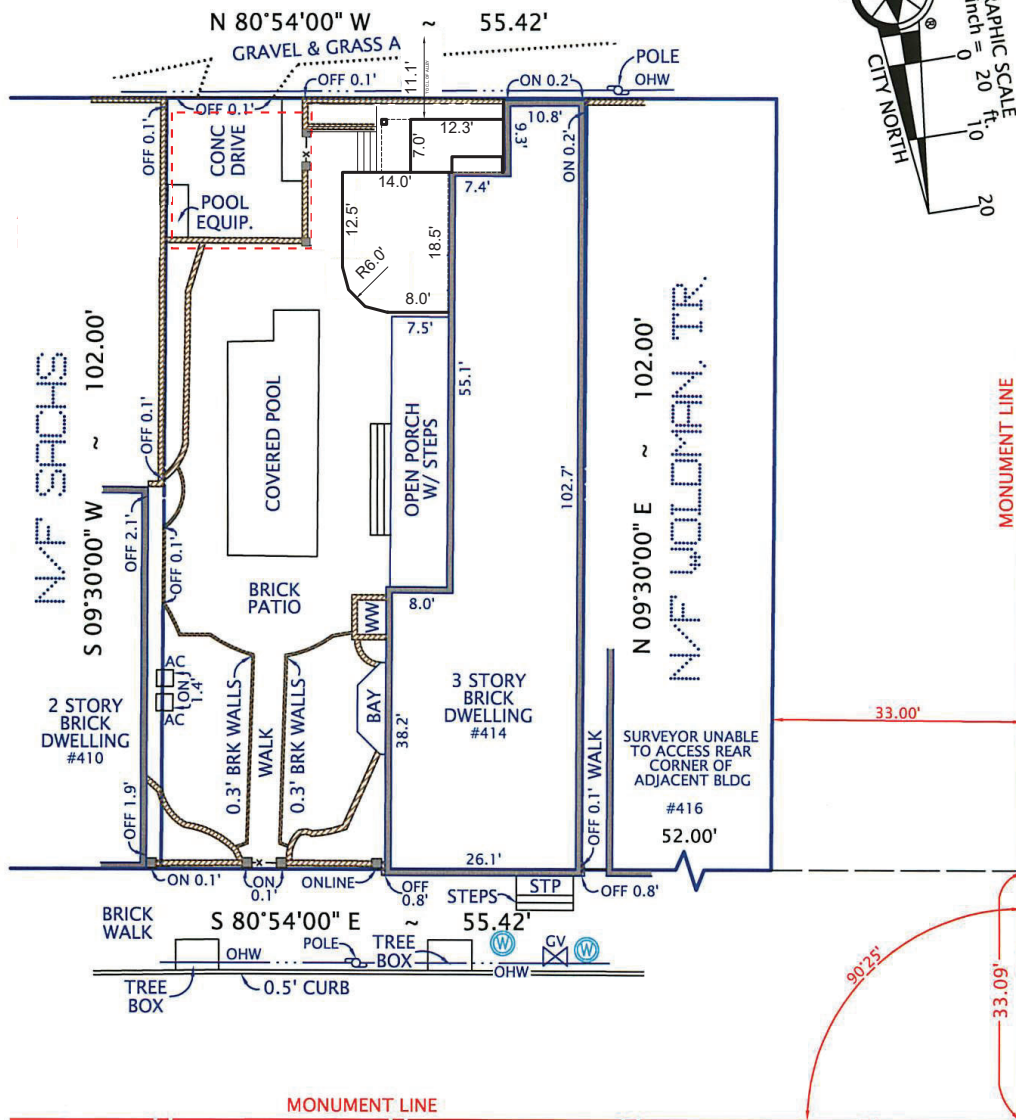
DOMINION Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

18' ALLEY



SOUTH PITT STREET

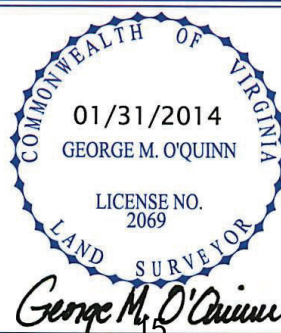


DUKE STREET

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

NO CORNER MARKERS SET.



8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

B1. **Total Gross**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'**

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B2. **Total Exclusions**

B1. Sq. Ft. Existing Gross Floor Area*

B2. Sq. Ft. Allowable Floor Exclusions**

B3. 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

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

C1. **Total Gross**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'**

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C2. **Total Exclusions**

C1. Sq. Ft. Proposed Gross Floor Area*

C2. Sq. Ft. Allowable Floor Exclusions**

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

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft. Existing Open Space

E2. Sq. Ft. Required Open Space

E3. Sq. Ft. Proposed Open Space

Notes

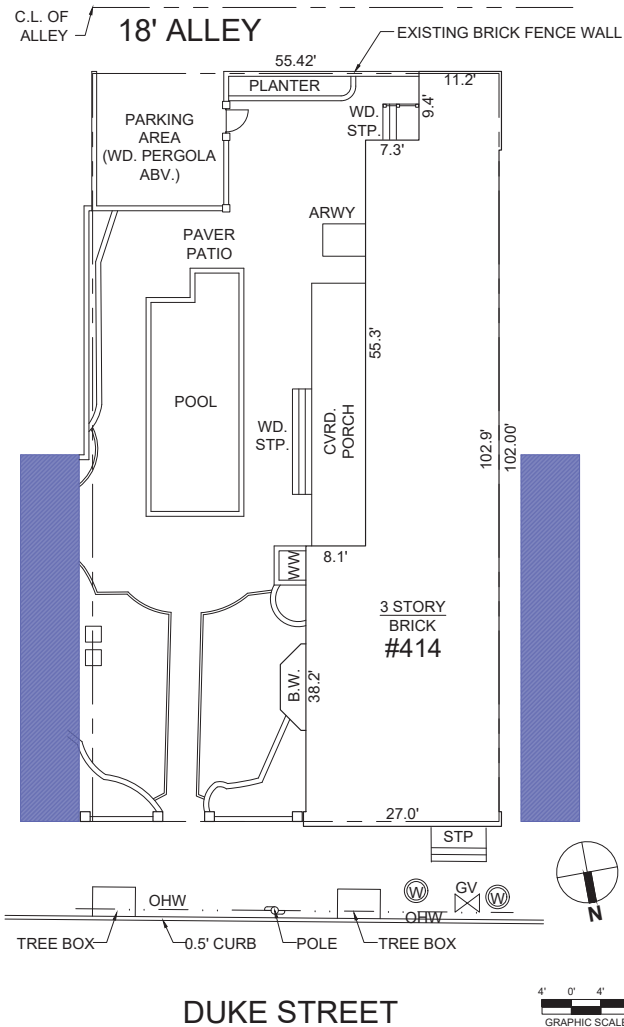
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** 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.

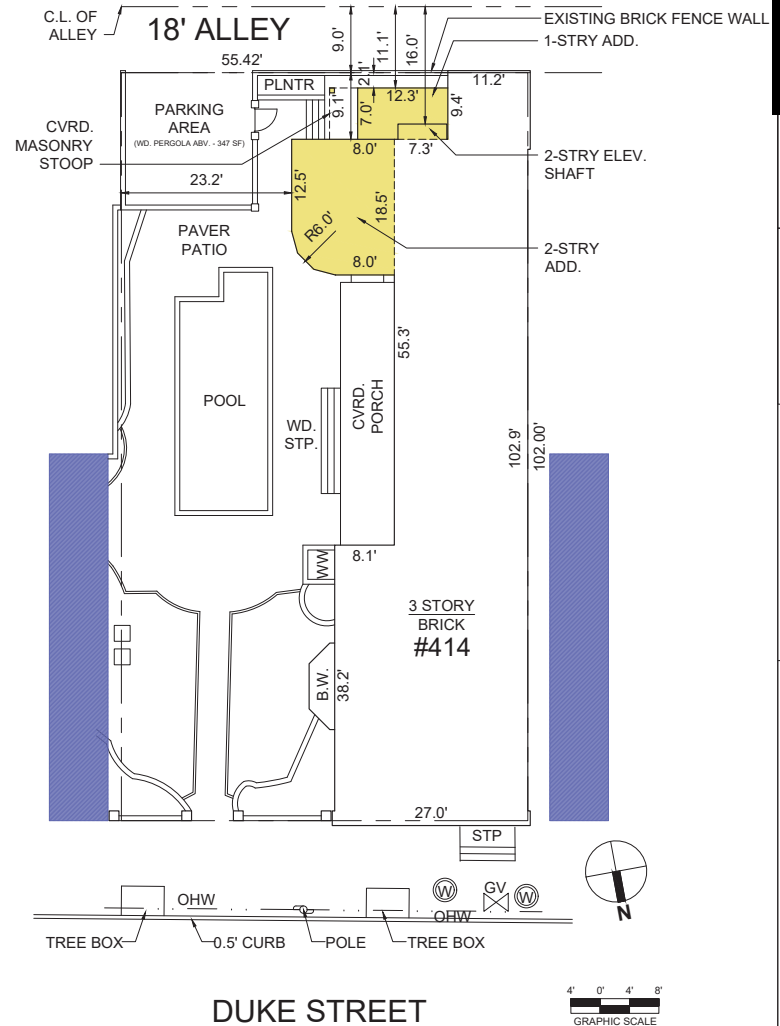
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: Staff's FAR based on Survey Plat and Plans 16 Date: 6.17.26



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



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



DABNEY-MACHANIC RESIDENCE

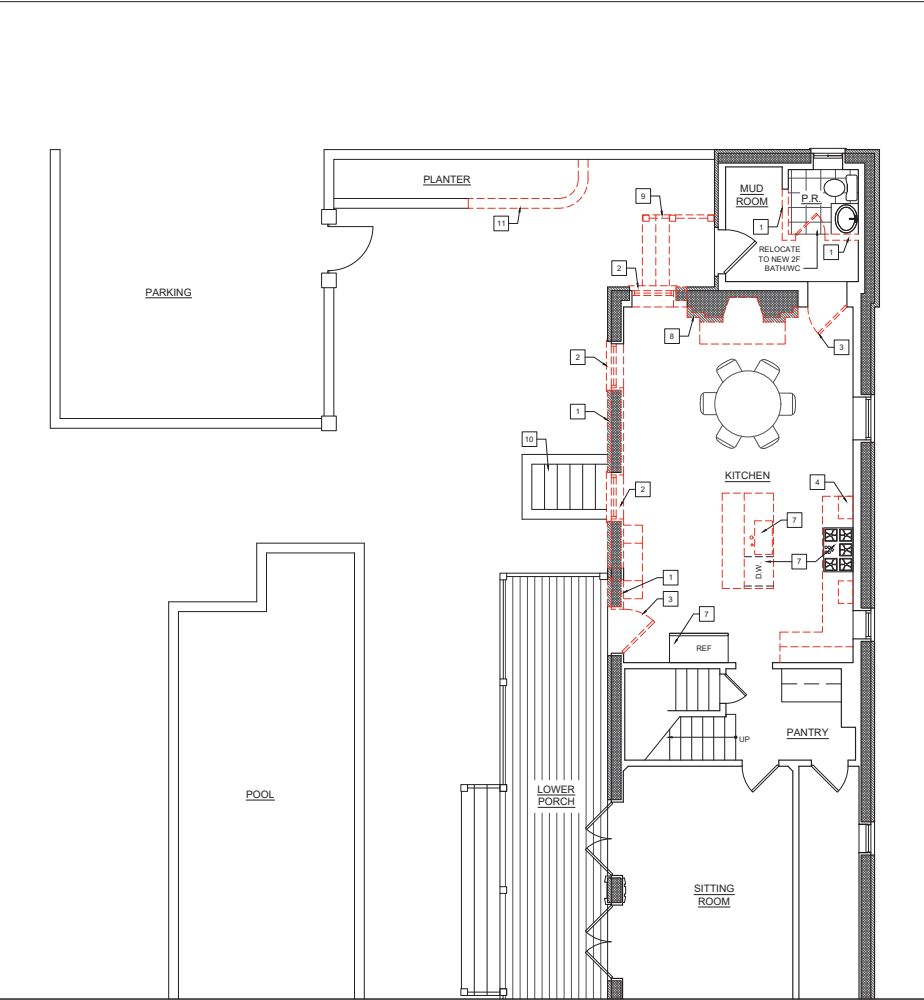
414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:

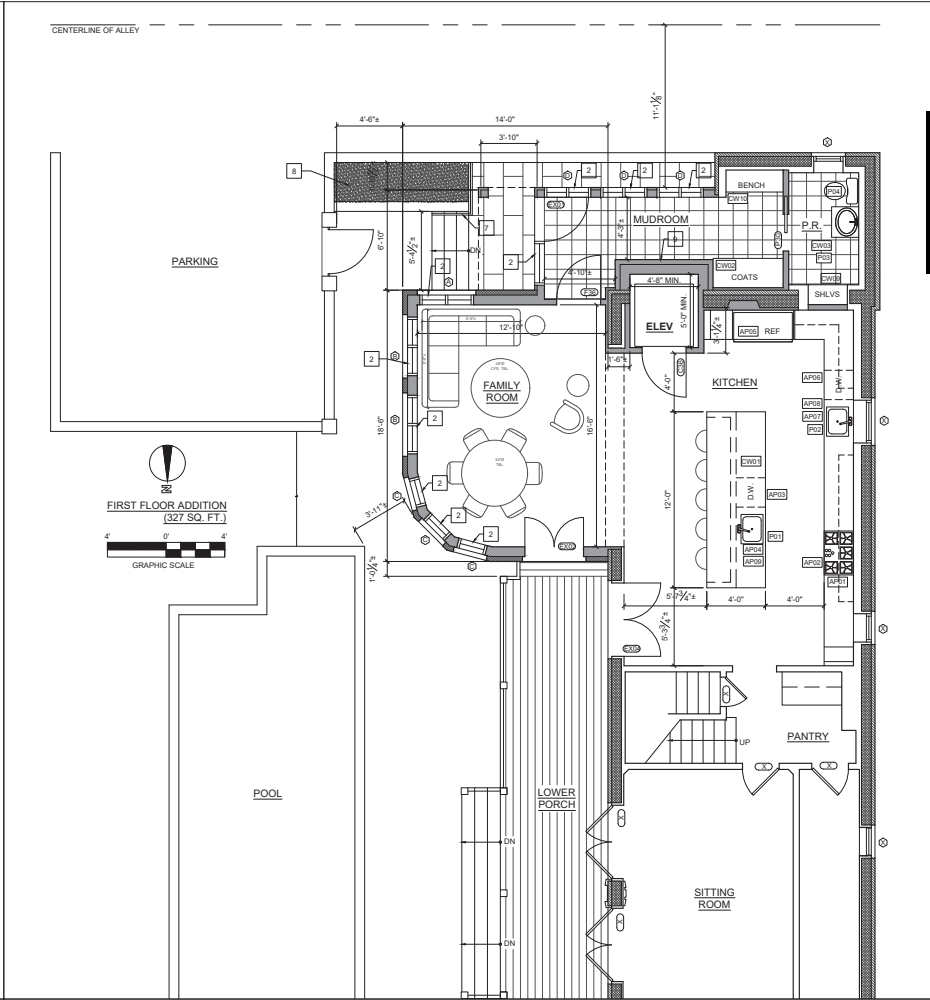
ARCHITECTURAL SITE PLANS

BZA SET
MAY 20, 2026

A020



1 EXISTING FIRST FLOOR PLAN	
1/8" = 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, CEMENT 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 DISTURBANCE. - OBTAIN APPROVAL FOR CUTTING, PATCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING DEMOLITION. 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, SEISMIC, 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. - REPAIR FLOOR FINISH: EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE. - REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROVIDE 7' COUNTERMOUNT ASSOCIATED SUPPLY, SANITARY AND VENT 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 DEMOLITION 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.	
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 FIXTURES - DEMO EXISTING FLOOR FINISH - SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIAGEPORT - DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT - DEMO EXISTING STOPS - DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLANS - DEMO PORTION OF PORCH RAILING PORTS - REPLACE EXISTING CHIMNEY CAP	



2 PROPOSED FIRST FLOOR PLAN	
1/8" = 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 PROCESSING. CONTRACTOR TO BRING ANY CONDITIONS THAT DO NOT MATCH DRAWING CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/OWNER AND PRIOR TO BEGINNING WORK. - WRITTEN INFORMATION TAKES PRECEDENCE OVER DRAWING LINES. MING COMPLETS 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. - IF 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 A-100 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 INADEQUACIES PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY REPAIRS, 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. 1. OPENABLE WINDOW SHALL PROVIDE 5.7 (MIN) NET CLEAR OPENING WITH SILL AT 44" AFF. BRACK TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENING. 2. GLAZING IN AN INDIVIDUAL, FIXED OR OPENABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. A) THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET. B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR. C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR AND 2) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. PROVIDE SAFETY GLAZING AT SUCH LOCATIONS. IN THIS LOCATION. 3. IN DRILLING UNITS, WHERE THE TOP OF THE SILL OF AN OPENABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 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 OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION, OR B) OPENABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2056. 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 UNIT 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 DRYER 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. HAVE WALLS, UNDER-STAR SURFACE AND ANY BOFITS 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 2.1 CPM WHEN TESTED IN ACCORDANCE WITH ASTM E281 AT 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKET ON CALL BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COORDINATE. 7. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF UNFINISHED WALKING SURFACES, INCLUDING STAIRS, RAFTERS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE AT ANY POINT. GUARDS SHALL BE HORIZONTAL TO THE EDGE OF THE OPEN SIDE. INSET SCREENING SHALL NOT BE CONSIDERED A GUARD. REQUIRED GUARDS AT OPEN SIDES WALKING SURFACES INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES HIGH AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE ON THE LINE CONNECTING THE NOSINGS. EXCEPTIONS: 1) 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	

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Lic. No. 012195
ARCHITECT

DABNEY-MACHANIC RESIDENCE

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ALEXANDRIA, VA 22314

REVISIONS:

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FLOOR PLANS

BZA SET
MAY 20, 2026

A100



1| EXISTING SECOND FLOOR PLAN

NEW WALLS

GENERAL NOTES	
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- * THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET
- * CONTRACTOR TO REVIEW EXISTING FIELD CONDITIONS PRIOR TO WORK START AND DURING PROGRESS. CONTRACTOR TO PRECISE ANY CONDITIONS THAT DO NOT MATCH DRAWING INFORMATION IMMEDIATELY.
- * CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY BETWEEN PROJECT-PROCEEDING WORK INFORMATION TAKES PRECEDENT OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWN LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- * IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION.
- * IN CASE OF A CONFLICT OF DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION. **DO NOT SCALE DIMENSIONS OFF DRAWINGS.**
- * INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL.
- * EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF STUD AND ANCHORS OUTSIDE FACE OF MASSING.

WALL TYPES

SEE SHEET A040 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 AN EXISTING CONTRACTOR AND SUBCONTRACTORS. GC AND MEP SUBS MUST INSPECT ALL EXISTING CONDITIONS AND RECORD ALL DISCREPANCIES AND CONFLICTS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES AND CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY MATERIALS, LABOR, AND OVERHEADS AND PROFITS. THE GC AND SUBS ARE REQUIRED TO MAINTAIN THE PERFORMANCE OF SYSTEMS REQUIRED BY GC AND SUBS. BRING ANY CORRECTIONS TO THE ATTENTION OF EXISTING CONDITIONS TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.

OPERABLE WINDOW SHALL PROVIDE 5.7 SF/IMP NET CLEAR OPENING WITH SILL AT 4" AFF. MECHANICAL PROVIDE EMERGENCY EGRESS AND RESCUE OPENING.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THE EXPOSED AREA OF GLAZING, PANEL, FRAME, OR GLAZING SYSTEM SHALL BE IDENTIFIED BY THE GC AND SUBS.



2| PROPOSED SECOND FLOOR PLAN

[illegible][illegible]

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REVISIONS:

FLOOR PLANS

BZA SET
MAY 20, 2026

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DABNEY-MACHANIC
RESIDENCE

414 DUKE STREET
ALEXANDRIA, VA 22314

REVISIONS:

EXTERIOR ELEVATIONS

BZA SET
MAY 20, 2026

A202



1| EXISTING EAST 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.
- PRIOR 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 DISTURBANCE.
- 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, GUYS, 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. PROVIDE 1" CASTERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPING.
- 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 DEMOLITION 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.

DEMOLITION PLAN NOTES

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.

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 FLOOR FINISH

6. SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIAGEPORT

7. DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT

8. DEMO EXISTING STUCCO

9. DEMO EXISTING BRICK SHEDDER DOORS. EXISTING STEPS TO REMAIN AS-IS

10. DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLANS

11. DEMO PORTION OF PORCH RAILING PORTS

12. REPLACE EXISTING CHIMNEY CAP

ELEVATION NOTES

1. BRICK VENEER. (SALVAGED BRICK REUSE EXTENT TBD)

2. 1/2" COMPOSITE FASCIA TRIM

3. 1/4" COMPOSITE FRIEZE TRIM

4. COMPOSITE TRIM SIZES TO COVER WRAP SCRAM

5. 8" SQ. VERTICAL COLUMN WRAP

6. COMPOSITE TRIM TO COVER COLUMN STYAN WINDOWS

7. COMPOSITE BRICK MOLD

8. PRECAST LINTEL

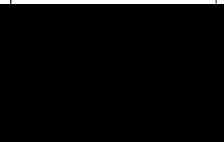
9. PAINTED STEEL HANDRAIL - 3" HIGH

10. COPPER GUTTER AND DOWNSPOUTS TO MATCH EXISTING. V.I.P.

11. COMPOSITE SLATE ROOF TO MATCH EXISTING

12. NEW REPLACE CHIMNEY CAP. SPEC. TBD

13. EXTERIOR MEP PANEL



DABNEY-MACHANIC RESIDENCE

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REVISIONS:

EXTERIOR ELEVATIONS

BZA SET
MAY 20, 2026

A203



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.
- PRIOR 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 DISTURBANCE.
- 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, GUYS, 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. PROVIDE 1" CASTERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPING.
- 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 DEMOLITION MATERIALS REMAIN THE PROPERTY OF THE OWNER.
- CONTACT PROPERTY MANAGER FOR DIRECTION REGARDING ALL SALVAGEABLE MATERIALS BEFORE REMOVAL OR STAGING.
- 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.

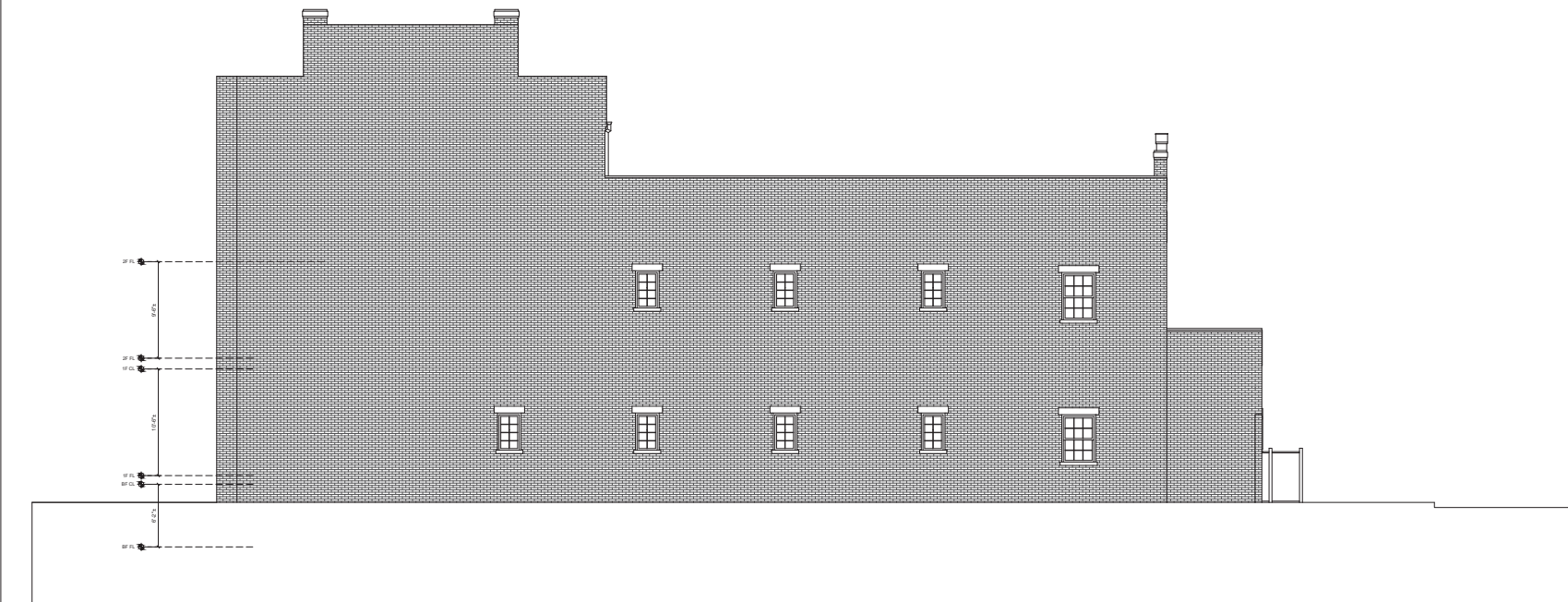
DEMOLITION PLAN NOTES

- 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 FLOOR FINISH
- 6. SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIATION.
- 7. DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.
- 8. DEMO EXISTING STUCCO
- 9. DEMO EXISTING BRICK MOLD
- 10. DEMO EXISTING BREXTER 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, SALVAGED BRICK REUSE EXTENT TBD
- 2. 1X6 COMPOSITE FASCIA TRIM
- 3. 1X6 COMPOSITE FREEZE TRIM
- 4. COMPOSITE TRIM SIZES TO COVER WRAP SCRAM
- 5. 8" SQ. VERSATEX COLUMN WRAP
- 6. COMPOSITE TRIM TO COVER COLUMN STYAN WINDOWS
- 7. PRECAST LINTEL
- 8. PAINTED STEEL HANDRAIL - 3" HIGH
- 9. COPPER GUTTER AND DOWNSPUTES TO MATCH EXISTING, V.I.P.
- 10. COMPOSITE SLATE ROOF TO MATCH EXISTING
- 11. COMPOSITE SLATE ROOF TO MATCH EXISTING
- 12. NEW REPLACE CHIMNEY CAP, SPEC. TBD
- 13. EXTERIOR MEP PANEL

A204



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RESIDENCE

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ALEXANDRIA, VA 22314

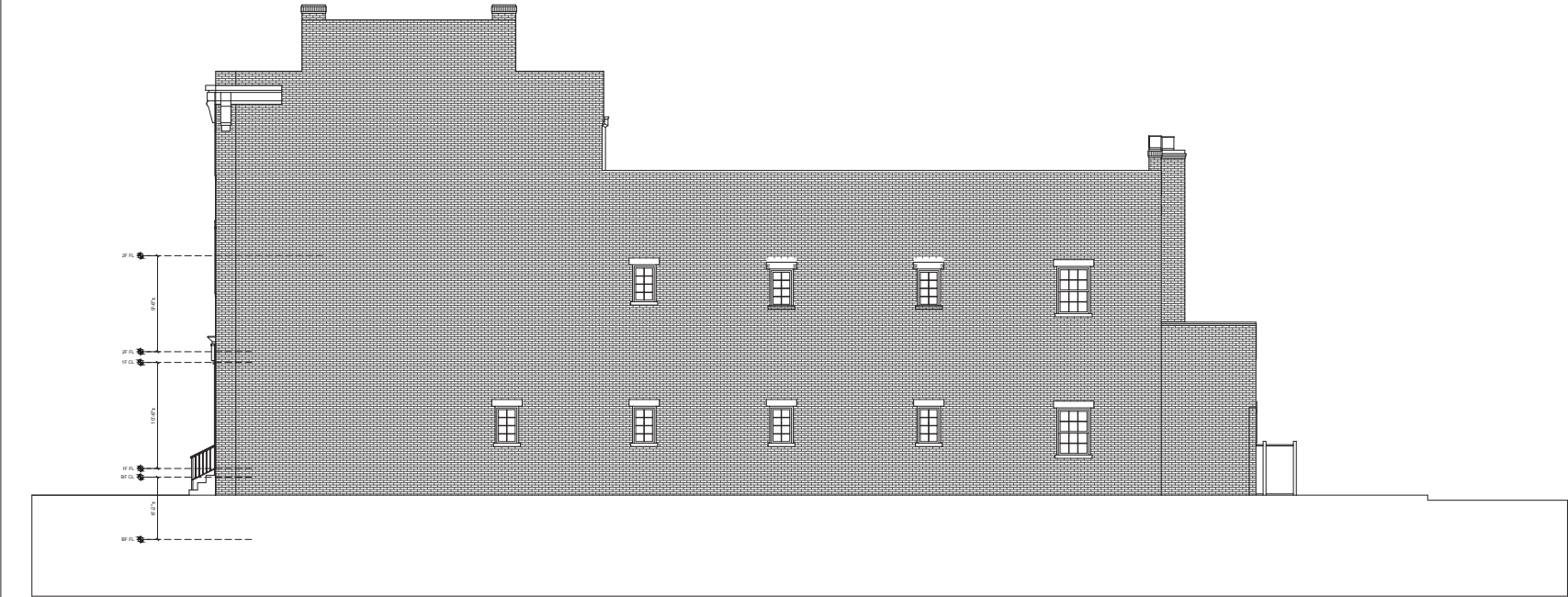
REVISIONS:

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EXTERIOR ELEVATIONS

BZA SET
MAY 20, 2026

A205



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.
- PRIOR 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 DISTURBANCE.
- 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, 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.
- REMOVE 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 PROPERTY CAP/TERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPING.
- 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 DEMOLITION 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

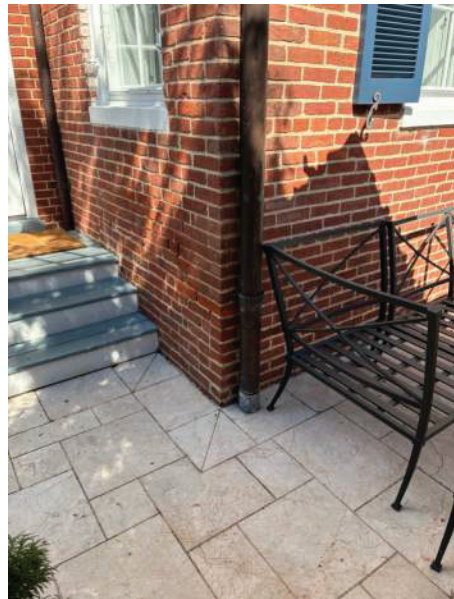
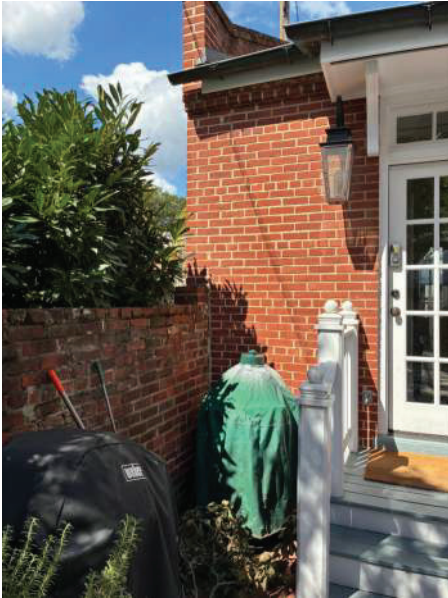
1. DEMO (PORTION OF) EXISTING WALL. SALVAGE EXISTING BRICK
2. DEMO WINDOW
3. DEMO DOOR
4. DEMO (OR SALVAGE) EXISTING CASEWORK. COORDINATE W/ OWNER
5. DEMO EXISTING FLOOR FINISH
6. DEMO EXISTING FIXTURES
7. SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARPENTRY.
8. DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY ABOVE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT
9. DEMO EXISTING 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

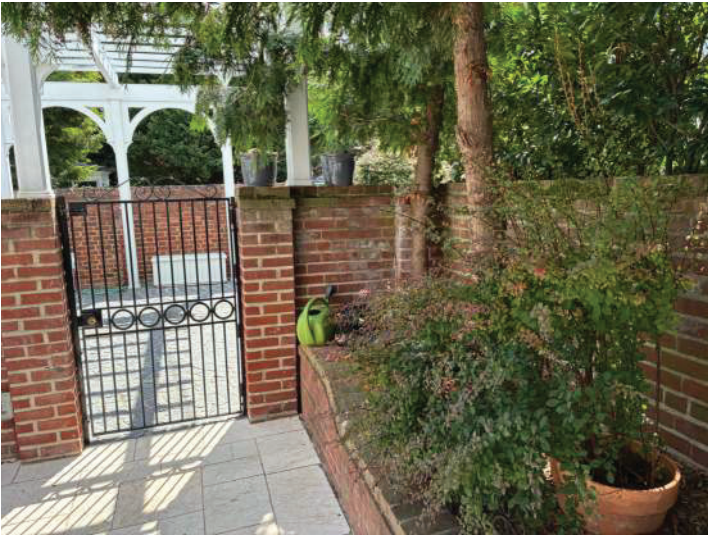
1. BRICK VENEER. (SALVAGED BRICK REUSE EXTENT TBD)
2. 1X6 COMPOSITE FASCIA TRIM
3. 1X6 COMPOSITE FREEZE TRIM
4. COMPOSITE TRIM SIZES TO COVER WRAP SCABRUM
5. 8" SQ. VERTICATEX COLUMN WRAP
6. COMPOSITE TRIM TO COVER COLUMN BTWN WINDOWS
7. COMPOSITE BRICK MOLD
8. PRECAST LINTEL
9. PAINTED STEEL HANDRAIL - 3" HIGH
10. COPPER GUTTER AND DOWNSPOUTS TO MATCH EXISTING. V.I.P.
11. COMPOSITE SLATE ROOF TO MATCH EXISTING
12. NEW (REPLACE) CHIMNEY CAP. SPEC. TBD
13. EXTERIOR MEP PANEL

DEMOLITION			1 PARTIAL NORTH ELEVATION 1/8" = 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 NONHAZARDOUS MATERIALS INCLUDING MASONRY, GYPSUM BOARD, METALS, GLASS, AND PAPER. - PRIOR 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 DISTURBANCE. - 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, GUYE, 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 PIPING. - 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 DEMOLITION 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.			ELEVATION NOTES 1. BRICK VENEER, (SALVAGED BRICK REUSE EXTENT TBD) 2. 1X6 COMPOSITE FASCIA TRIM 3. 1X6 COMPOSITE FRIEZE TRIM 4. COMPOSITE TRIM SIZES TO COVER WRAP BEAM/RR 5. 8" SQ. VERSATEX COLUMN WRAP 6. COMPOSITE TRIM TO COVER COLUMN BTWN WINDOWS 7. COMPOSITE BRICK MOLD 8. PRECAST LINTEL 9. PAINTED STEEL HANDRAIL - 3" HIGH 10. COPPER GUTTER AND DOWNSPOUTS TO MATCH EXISTING, V.I.P. 11. COMPOSITE SLATE ROOF TO MATCH EXISTING 12. NEW (REPLACE) CHIMNEY CAP, SPEC TBD 13. EXTERIOR MEP PANEL		
			EXTERIOR ELEVATIONS BZA SET MAY 20, 2026 A206		

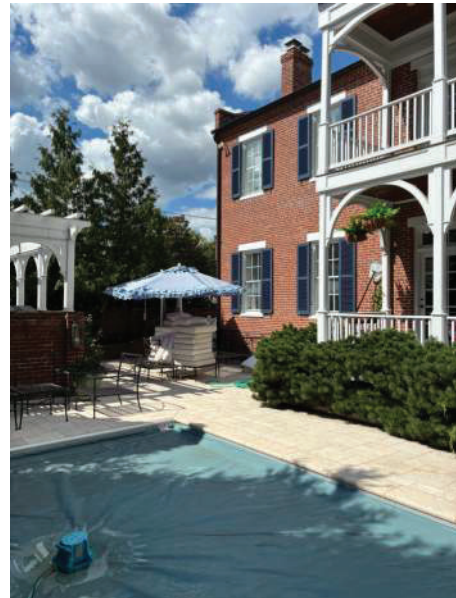
EXISTING EXTERIOR PHOTOS



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