



# 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 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

**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**

*John E. Linam*

\_\_\_\_\_  
**Signature**

May 20, 2026

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Telephone**

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.

BZA Case # \_\_\_\_\_

**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.

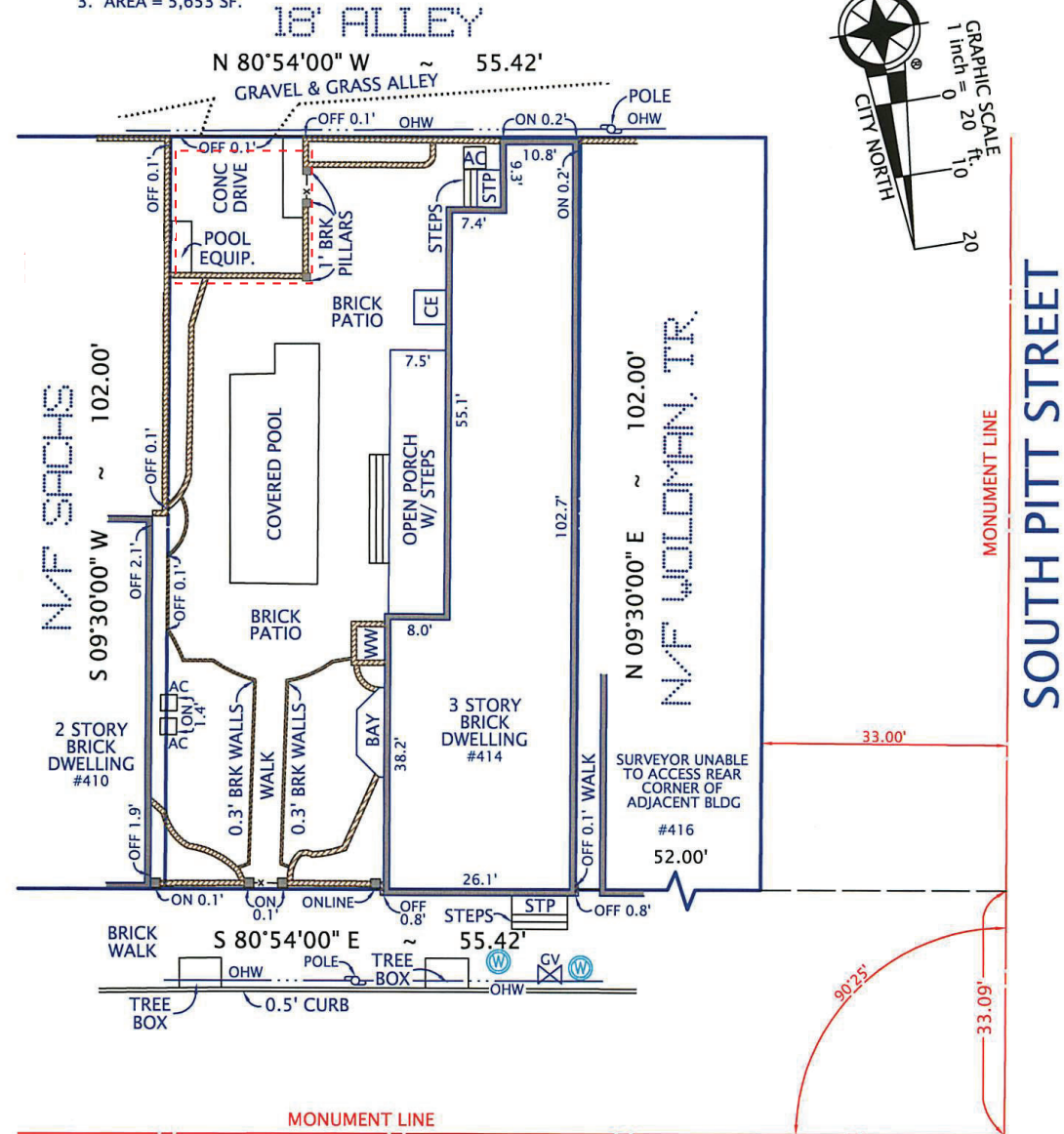
**6. Explain how this plan represents the only reasonable location on the lot to**

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

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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.

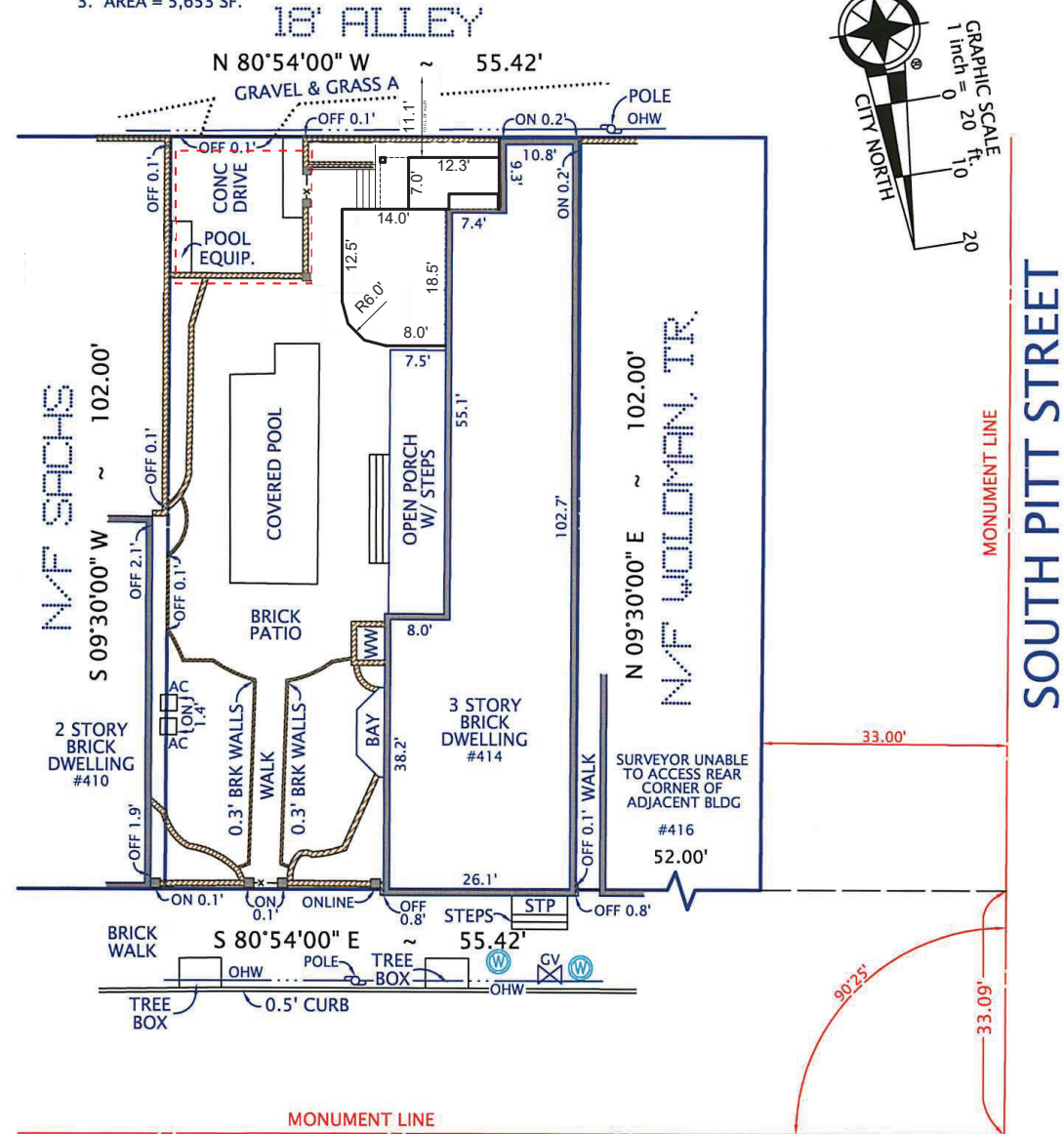
NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA  
 01/31/2014  
 GEORGE M. O'QUINN  
 LICENSE NO. 2069  
 LAND SURVEYOR  
*George M. O'Quinn*

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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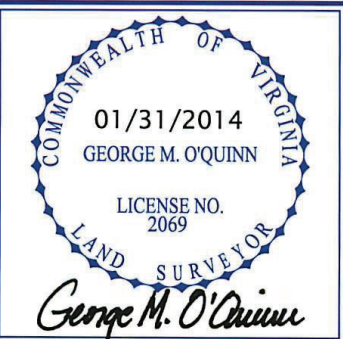
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# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1.  Street Address      RM  Zone

A2.  Total Lot Area      x       Floor Area Ratio Allowed by Zone      =       0.00 Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> 0.00 Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. <input type="text"/> 0.00 Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text"/> 0.00 Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid gray; height: 60px; width: 100%;"></div>
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
<small>Pergola at Parking</small>	<input type="text"/>			
B1. <b>Total Gross</b>	<input type="text"/> 0.00	B2. <b>Total Exclusions</b>	<input type="text"/> 0.00	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> 0.00 Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text"/> 0.00 Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text"/> 0.00 Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
<small>Pergola at Parking</small>	<input type="text"/>			
C1. <b>Total Gross</b>	<input type="text"/> 0.00	C2. <b>Total Exclusions</b>	<input type="text"/> 0.00	

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

D2.  0.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

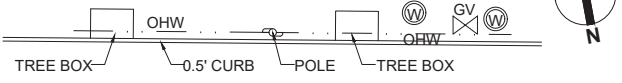
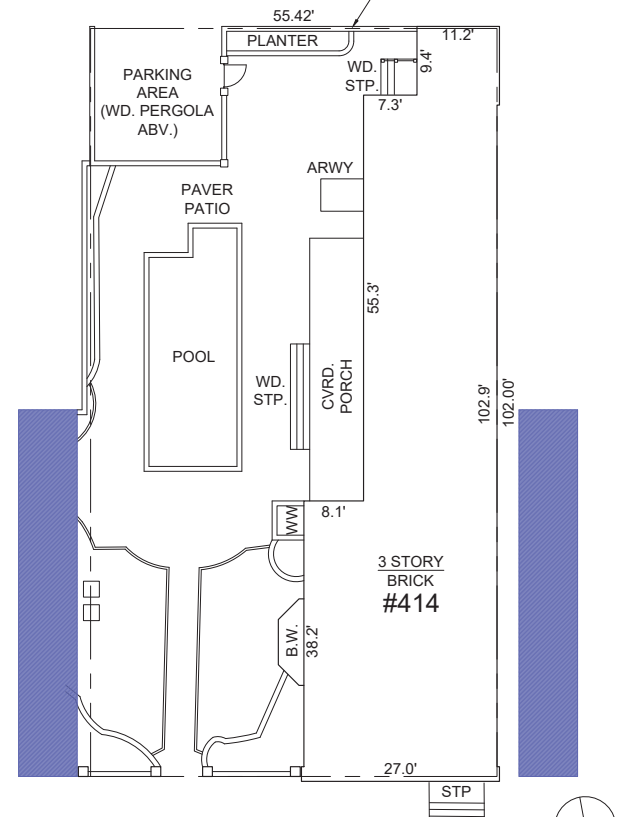
E3.  Sq. Ft.  
Proposed Open Space

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

Signature: *John E. Li Ji.*

Date: May 20, 2026

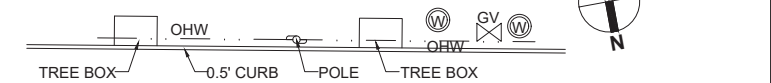
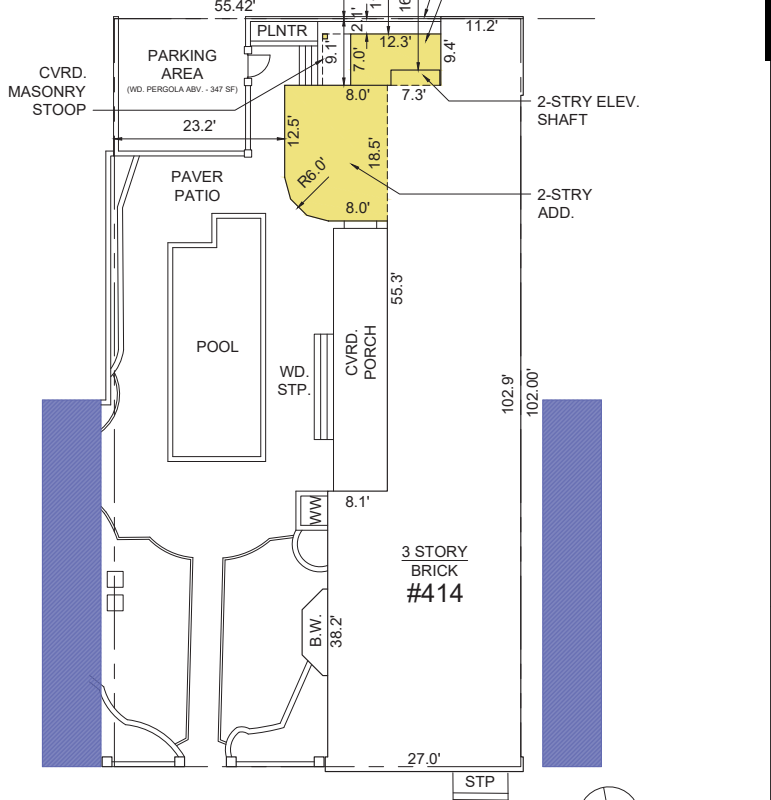
C.L. OF ALLEY 18' ALLEY EXISTING BRICK FENCE WALL



DUKE STREET GRAPHIC SCALE 4' 0' 4' 8'

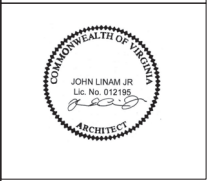
1| EXISTING ARCHITECTURAL SITE PLAN 1/8" = 1'-0"

C.L. OF ALLEY 18' ALLEY EXISTING BRICK FENCE WALL 1-STRY ADD.



DUKE STREET GRAPHIC SCALE 4' 0' 4' 8'

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



**DABNEY-MACHANIC RESIDENCE**

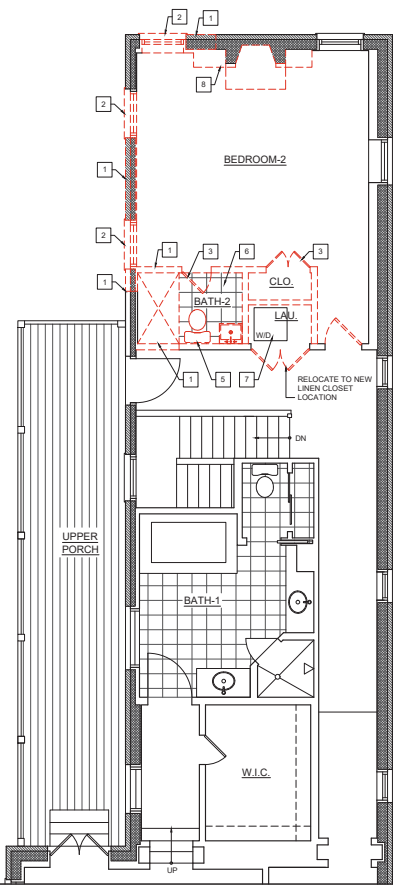
414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:

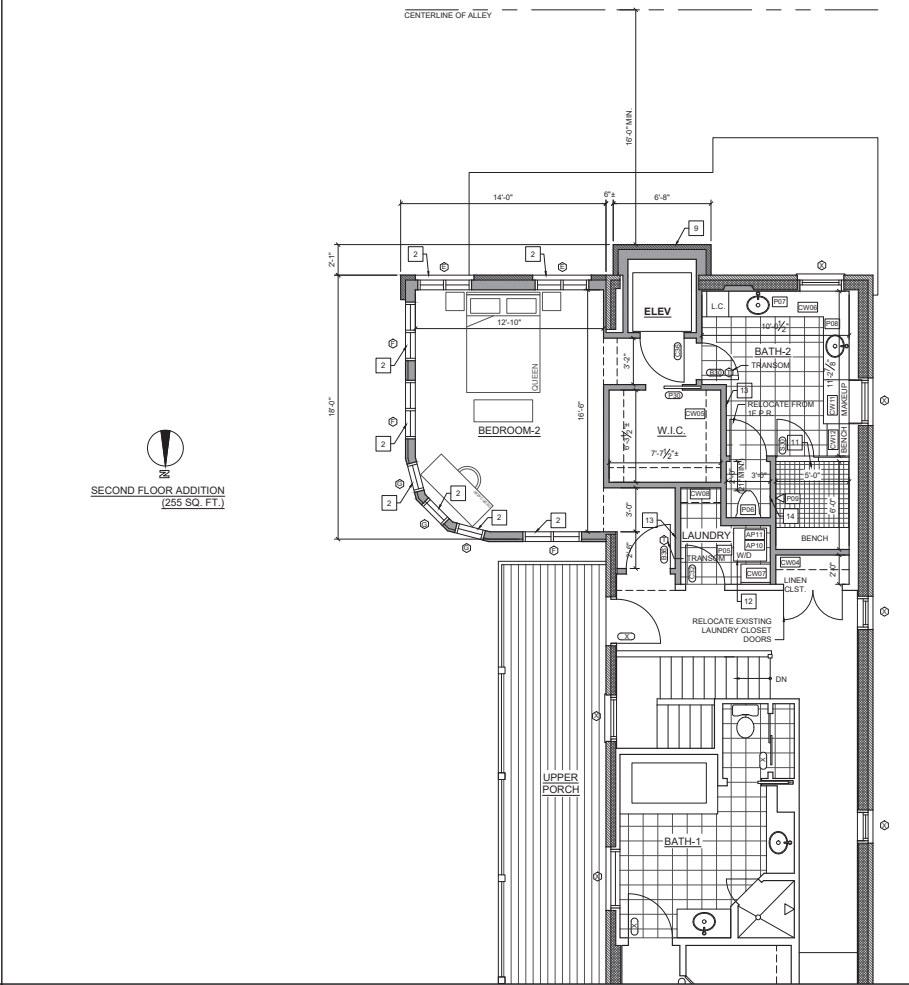
**ARCHITECTURAL SITE PLANS**  
BZA SET  
MAY 20, 2026

**A020**





**1) EXISTING SECOND FLOOR PLAN** 1/4" = 1'-0"



**2) PROPOSED SECOND FLOOR PLAN** 1/4" = 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 ALL HAZARDOUS MATERIALS INCLUDING MASONRY, OPFIBER BOARD, METALS, GLASS, AND PAPER.
- BEFORE DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT SPACES 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 DEMO, 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 SUBFLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CERAMIC FLOOR TILE. REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTIGUOUS WALKING SURFACE.
- REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROVIDE CAP/TERMINATE/INSULATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPING.
- MAINTAIN ADEQUATE HEAT AND INSULATION TO PROTECT PIPING.
- FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL, REMOVE THE FIXTURE OR DEVICE AND PROPERTY TERMINATE.
- EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN. UNLESS NOTED OTHERWISE, MAINTAIN EXISTING LIGHTING.
- REMOVE AND TERMINATE ALL PIPING, 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 DOOR (SALVAGE) EXISTING CASINGWORK. COORDINATE W/ OWNER
- DEMO EXISTING FLOOR FINISH
- SALVAGE EXISTING EXISTING APPLIANCES. SEE APPLANCE FOR CARRIAGE/CAPTION
- DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY BRACE EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.
- DEMO EXISTING STUCCO
- DEMO EXISTING BREXTER DOORS, EXISTING STEPS TO REMAIN AS-IS
- DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICK PER PROVIDED PLANS
- DEMO PORTION OF BRICK RAILING. POSTS TO REMAIN
- REPLACE EXISTING CHIMNEY CAP

**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 IN WORK.
- WRITTEN INFORMATION TAKES PRECEDENCE OVER DRAWING LINES. MISSING/CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWING LINES WILL BE CONSIDERED AS 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 INTENT OF THE DRAWING, 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 STUCCO AND/OR OUTSIDE FACE OF MASONRY

**WALL TYPES**

SEE SHEET A504 FOR ALL WALL TYPE DESCRIPTIONS

**PLAN NOTES**

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 INCIDENTAL WORK TO MODIFY MEP EQUIPMENT AND ACCESSORIES AS NECESSARY TO ACHIEVE PERFORMANCE OF SYSTEMS REQUIRED BY GC AND MEP SUBS. BRING ANY CONCERNS AS TO ADEQUACY OF EXISTING CONDITIONS TO ATTENTION OF ARCHITECT OR OWNER PRIOR TO STARTING WORK.

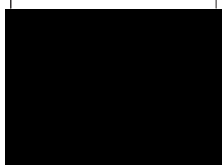
GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR. (1) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR AND (2) THE AREA BETWEEN WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING, PROVIDE SAFETY GLAZING AT DOOR/OPENING IN THIS LOCATION.

3. IN OPENING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS MORE THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE ON OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOW OPENINGS THAT WILL ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION OR AN OPERABLE WINDOW THAT WILL BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2085. THE WINDOW OR SHALL CONTROL DEVICE, AT ALL OPERATIONS 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
- EXTERIOR EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DYER 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.
- SCREENS UNDER STAIRS THAT ARE 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 (12.7 MM) BOARD.
- 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 CAPED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CMH PER TESTED IN ACCORDANCE WITH ASTM E281 AT A 1.01 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKET OR CALK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING CONDITIONS.
- GLAZING SHALL BE PROVIDED FOR THOSE PORTIONS OF UNGLAZED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 36 INCHES MEASURED VERTICALLY TO THE FLOOR OR GROUND BELOW AT ANY POINT MORE THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSPECT SCREENING SHALL NOT BE CONSIDERED A GUARD. RECESSED GUARDS AT OPEN SIDES WALKING SURFACES INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS SHALL BE NOT LESS THAN 36 INCHES HIGH AND MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS. EXCEPTIONS: 1) GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF 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 42 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. RECESSED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE RECESSED GUARD 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 (103 MM) IN DIAMETER; 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (103 MM) IN DIAMETER. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R602.4. PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D3032

- MINIMUM HEIGHT OF BRICK PLANTER OR SALVAGED BRICK TO BE FLUSH W/ NEW STUCCO
- SALVAGED BRICK TO BE FLUSH W/ NEW STUCCO
- STAIR: STONE MANDRILL 3" DIA. AND MINIMUM RUN IS 10". MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11". MINIMUM HEADROOM IS 6' 0" MINIMUM WIDTH IS 36". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST NOT LESS THAN 36 INCH HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS AND EXTENSIONS SHALL BE SET TO 36" ABOVE NOSING. FRAGILE AND BE CONTINUOUS. THE HANDRAIL PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/2 INCHES MORE THAN 36 INCHES IN DIAMETER. MINIMUM DIMENSION NOSING PROTECTING FROM WALLS SHALL HAVE AT LEAST 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. BRICK OR HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
- MINIMUM HEIGHT OF BRICK PLANTER OR SALVAGED BRICK TO BE FLUSH W/ NEW STUCCO AT LEAST 6" ABOVE FLOOR
- PROVIDE FLOOR FINISH APPLIANCE W/ EMERGENCY 2" PVC OVERFLOW DRAIN. FINISH DESIGN: E.I. WHITE OVERLAP. SEAL AS REQUIRED
- PROVIDE SOUND ATTENUATION BATT INSULATION (R-15 MIN) AT PERIMETER OF NEW BATHROOM BATHROOM WALLS
- 1 1/2 X 12 ACCESS PANEL FOR SHOW/UTILITY VEA ACCESS



**DABNEY-MACHANIC RESIDENCE**

414 DUKE STREET  
ALEXANDRIA, VA 22314

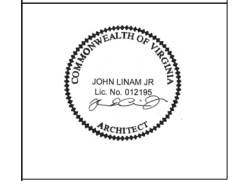
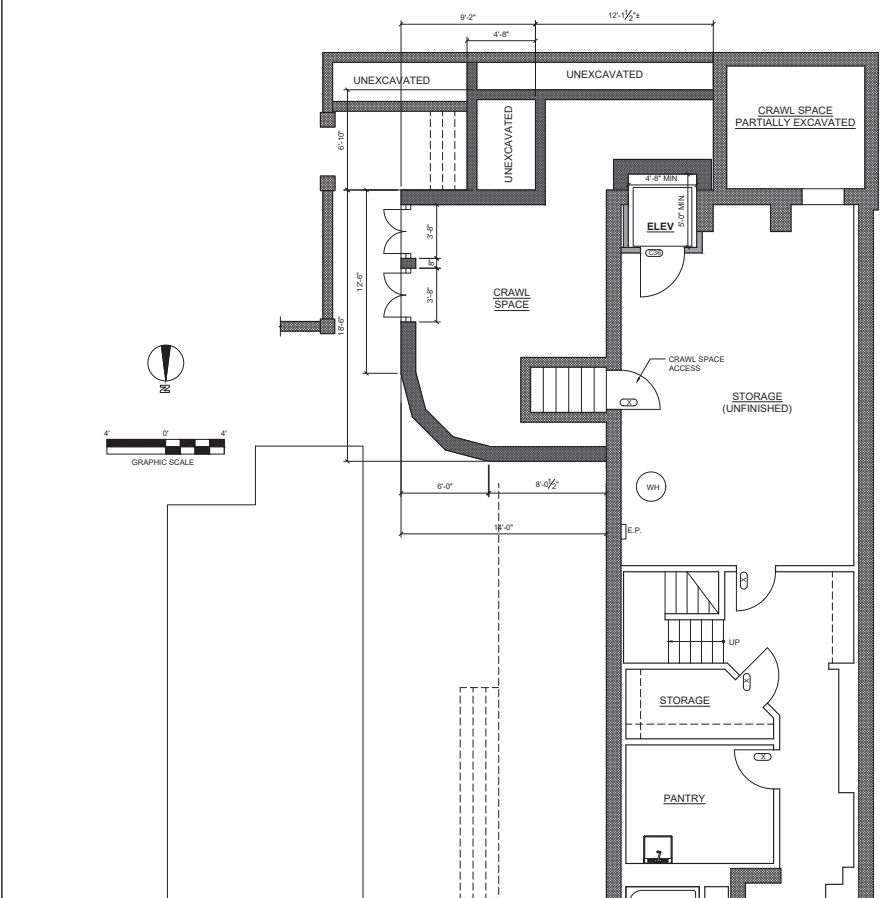
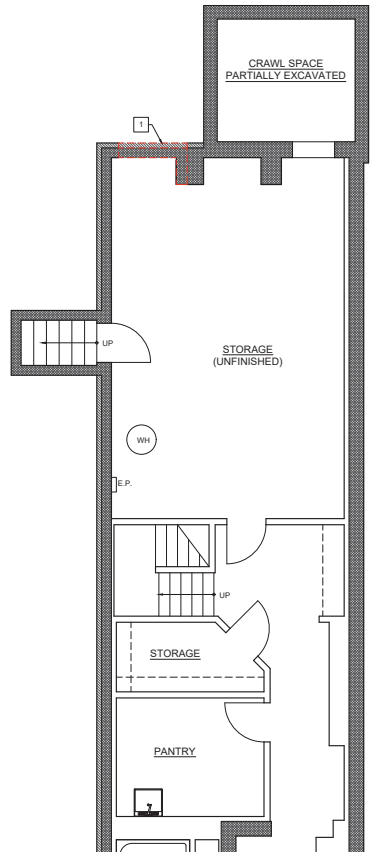
REVISIONS:

**FLOOR PLANS**

BZA SET  
MAY 20, 2026

**A101**





**DABNEY-MACHANIC RESIDENCE**

414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:

**FLOOR PLANS**

BZA SET  
MAY 20, 2026

**A103**

**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 MAJOR HAZARDOUS MATERIALS INCLUDING MASONRY, OPFIBRE 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, SHIELDING, 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.
- FLOOR FINISHES: EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.
- REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROVIDE CAP/TERMINATE. ASSOCIATED SUPPLY, SANITARY AND VENT PIPING.
- FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL REGARDING THE FIXTURE OR DEVICE AND PROPERTY TERMINATE.
- EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN. UNLESS NOTED OTHERWISE, MAINTAIN ADEQUATE LIGHTING.
- REMOVE 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.

**1 | EXISTING BASEMENT PLAN**  
1/4" = 1'-0"

**DEMOLITION PLAN NOTES**

- DEM (PORTION OF) EXISTING WALL. SALVAGE EXISTING BRICK
- DEM (WHOLE) WINDOW
- DEM (DOOR) SALVAGE EXISTING CASINGWORK. COORDINATE W/ OWNER
- DEM EXISTING FLOOR FINISH
- DEM EXISTING FLOOR FINISH
- DEM PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING DABNEY BRICK. EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.
- DEM EXISTING STAIR
- DEM EXISTING BREAKER DOORS, EXISTING STEPS TO REMAIN AS-IS
- DEM PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLAN.
- DEM PORTION OF BRICK WALLING. POSTS TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.
- REPLACE EXISTING CHIMNEY CAP.

**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 PRECEDENCE OVER DRAWING LINES. MING 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 ON 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 A09 FOR ALL WALL TYPE DESCRIPTIONS

**PLAN NOTES**

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 INCONSISTENCIES PRIOR TO STARTING WORK. CONTRACT PRICES 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.

- OPERABLE WINDOW SHALL PROVIDE A 3" (91 MM) NET CLEAR OPENING WITH SILL AT 44" AFF (MAY) TO 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. A) THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET. B) THE BOTTOM EDGE OF THE

**2 | PROPOSED BASEMENT PLAN**  
1/4" = 1'-0"

**GENERAL NOTES**

- 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 D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM) MEASURED HORIZONTALLY FROM THE STRAIGHT LINE OF THE GLAZING. PROVIDE SAFETY GLAZING AT SUCH WINDOWS IN THIS LOCATION.
- IN OPENING HEADS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING: A) OPERABLE WINDOW 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) OPERABLE WINDOW THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2085. THE WINDOW OR SPRING CONTROL DEVICE, AT THE 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.
- 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 TERMINATED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
- EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
- EQUIPPED WITH UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) BOARD.
- 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 CAPED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CM PER HOUR TESTED IN ACCORDANCE WITH ASTM E281 AT A 1.01 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKETS OR CALK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COUPLING.
- GLAZING SHALL BE PROVIDED FOR THOSE AREAS OF UNFINISHED WALLING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 36 INCHES MEASURED VERTICALLY TO THE FLOOR OR BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSPECT SCREENING SHALL NOT BE CONSIDERED A GUARD. RECESSED GUARDS AT OPEN-ENDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR 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

**2 | PROPOSED BASEMENT PLAN**  
1/4" = 1'-0"

HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 36 INCHES (914 MM) TYPICAL, BUT MORE THAN 36 INCHES (914 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. RECESSED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE 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 (102 MM) IN DIAMETER. 2) GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R601.4. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D3032.

3) STAIRS: STONE MANDATORY IS 2" x 3" x 3" AND MINIMUM RUN IS 10". MINIMUM HEADROOM IS 6' 0" MINIMUM WIDTH IS 36". THE GREATEST RISER HEIGHT WITH ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST 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 EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING. FRAGILE AND BE CONTINUOUS. THE HANDRAIL PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/2 INCHES FROM HANDRAILS. RICHES OR OTHER SECTIONAL MEMBERS. HANDRAILS PROJECTING FROM WALLS SHALL HAVE AT LEAST 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. END OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.

4) STAIRS: STAIRS SHALL BE FINISHED WITH A NON-ABSORBENT FINISH AT LEAST 6" ABOVE FLOOR.

5) PROPOSED FLOOR PLAN UNDER APPLIANCE W/ EMERGENCY 2" PVC OVERFLOW DRAIN BASH OF DESIGN. E.L. WASTE OVERFLOW SHALL AS REQUIRED.

6) PROVIDE SOUND ATTENUATION BATT INSULATION (R-15 MIN.) AT PERIMETER OF NEW PARTITION WALLS AND BASH.

7) 12 X 12 ACCESS PANEL FOR SHOWER/VALVE ACCESS

**2 | PROPOSED BASEMENT PLAN**  
1/4" = 1'-0"

HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 36 INCHES (914 MM) TYPICAL, BUT MORE THAN 36 INCHES (914 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. RECESSED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE 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 (102 MM) IN DIAMETER. 2) GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R601.4. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D3032.

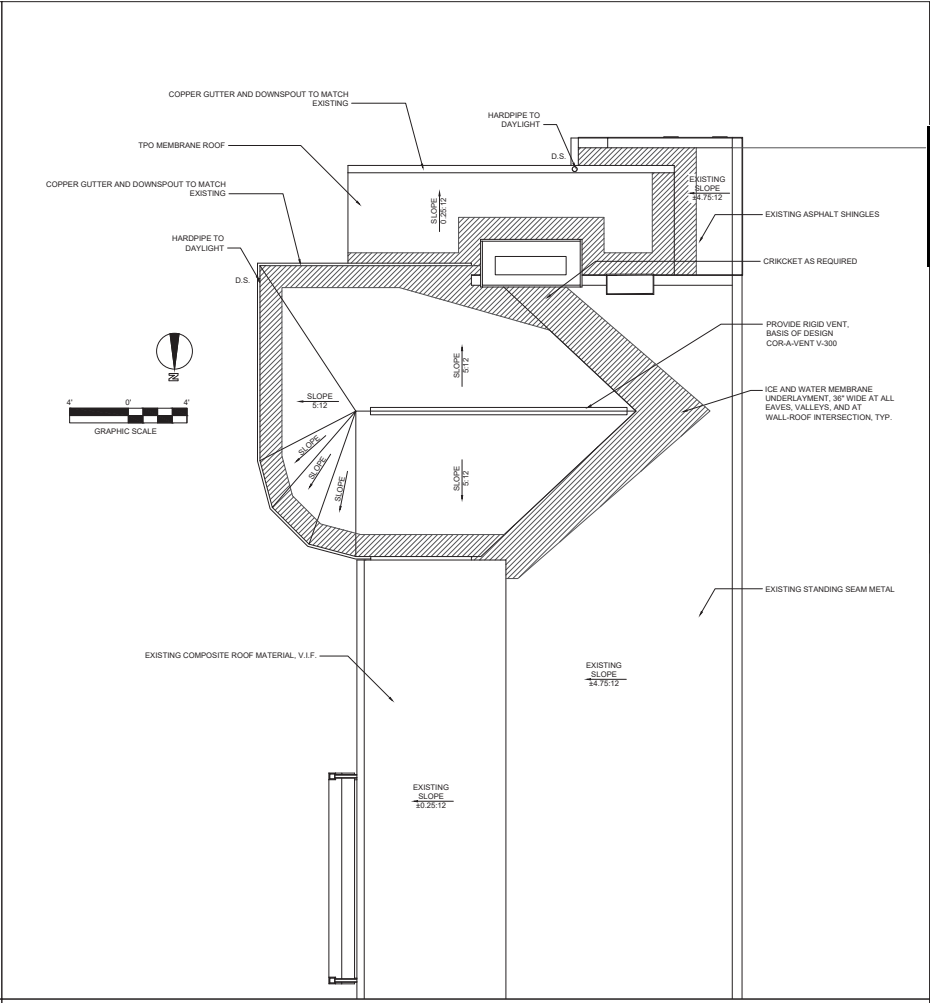
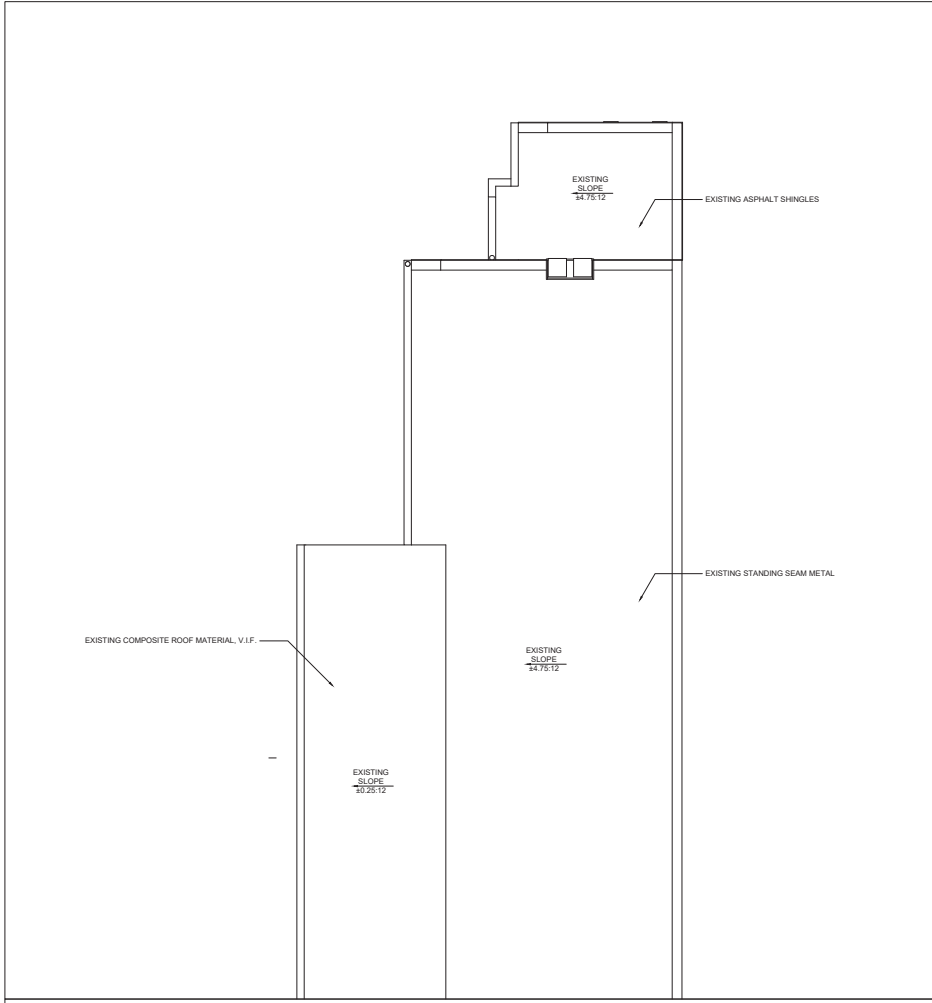
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4) STAIRS: STAIRS SHALL BE FINISHED WITH A NON-ABSORBENT FINISH AT LEAST 6" ABOVE FLOOR.

5) PROPOSED FLOOR PLAN UNDER APPLIANCE W/ EMERGENCY 2" PVC OVERFLOW DRAIN BASH OF DESIGN. E.L. WASTE OVERFLOW SHALL AS REQUIRED.

6) PROVIDE SOUND ATTENUATION BATT INSULATION (R-15 MIN.) AT PERIMETER OF NEW PARTITION WALLS AND BASH.

7) 12 X 12 ACCESS PANEL FOR SHOWER/VALVE ACCESS



1] EXISTING ROOF PLAN	
1/4" = 1'-0"	
<p><b>DEMOLITION</b></p> <p><b>GENERAL DEMOLITION NOTES</b></p> <ul style="list-style-type: none"> <li>CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEBRIS FROM THE PROPERTY.</li> <li>FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, CONCRETE, METALS, GLASS, AND PAPER.</li> <li>BEFORE DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT SPACES OR OTHER FLOORS. PROTECT AS NECESSARY.</li> <li>IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISTURBANCE.</li> <li>OBTAIN APPROVAL FOR CUTTING, PILING, 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. SURVEY 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.</li> <li>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.</li> <li>FLOOR FINISHES - EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND RESILIENT FLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CEILING FLOOR TILE. REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.</li> <li>REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROVIDE CAP/TERMINATE/ASSOCIATED SUPPLY, SANITARY AND VENT PIPING.</li> <li>MAINTAIN ADEQUATE SEAT AND INSULATION TO PROTECT PIPING.</li> <li>FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL, REMOVE THE FIXTURE OR DEVICE AND PROPERTY TERMINATE.</li> <li>EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE.</li> <li>MAINTAIN ADEQUATE LIGHTING.</li> <li>REMOVE AND ELECTRICAL WIRE TO BE PERFORMED BY QUALIFIED TRADES.</li> <li>EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.</li> <li>CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.</li> </ul>	<p><b>DEMOLITION PLAN NOTES</b></p> <ol style="list-style-type: none"> <li>1. DEMO PORTION OF EXISTING WALL. SALVAGE EXISTING BRICK.</li> <li>2. DEMO WINDOW.</li> <li>3. DEMO DOOR.</li> <li>4. DEMO DOOR (SALVAGE) EXISTING CASINGWORK. COORDINATE W/ OWNER.</li> <li>5. DEMO EXISTING FLOOR FINISH.</li> <li>6. DEMO EXISTING FLOOR FINISH.</li> <li>7. SALVAGE EXISTING EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIAGE/CAPTION.</li> <li>8. DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY BRICKS EXISTING ROOF LINE TO REMAIN. SEE STRUCTURAL DETAILS FOR SUPPORT.</li> <li>9. DEMO EXISTING STUCCO.</li> <li>10. DEMO EXISTING BREAKER DOORS, EXISTING STEPS TO REMAIN AS-IS.</li> <li>11. DEMO PORTION OF ROOF PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROVIDED PLANS.</li> <li>12. DEMO PORTION OF HINGE WALLS - POSTS.</li> <li>13. REPLACE EXISTING CHIMNEY CAP.</li> </ol>

2] PROPOSED ROOF PLAN	
1/4" = 1'-0"	
<p><b>NEW WALLS</b></p> <p><b>GENERAL NOTES</b></p> <ul style="list-style-type: none"> <li>THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET</li> <li>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.</li> <li>WRITTEN INFORMATION TAKES PRECEDENCE OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWING LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.</li> <li>IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION.</li> <li>IN THE ABSENCE OF A WRITTEN DIMENSION OR IN CASE OF DOUBT AS TO THE INTENT OR MEANING OF A DIMENSION, CONSULT THE ARCHITECT FOR CLARIFICATION. <b>DO NOT SCALE DIMENSIONS OFF OF DRAWINGS.</b></li> <li>INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL.</li> <li>EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF 6" STD. AND/OR OUTSIDE FACE OF MASONRY.</li> </ul> <p><b>WALL TYPES</b></p> <p>SEE SHEET A504 FOR ALL WALL TYPE DESCRIPTIONS</p> <p><b>PLAN NOTES</b></p> <p>SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES</p> <p>IN GENERAL, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND COPIED ON EXISTING AND PROPOSED PLANS IS SCHEMATIC AND SHALL BE VERIFIED AND IMPLEMENTED BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GC AND MEP SUBS MUST INSPECT ALL EXISTING CONDITIONS AND ADVISE ARCHITECT/OWNER OF ANY DISCREPANCIES OR INCONSISTENCIES 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. ANY CONCERNS AS TO ADEQUACY OF EXISTING CONDITIONS TO A TENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.</p> <ol style="list-style-type: none"> <li>1. OPERABLE WINDOW SHALL PROVIDE A 3" MIN NET CLEAR OPENING WITH SILL AT 4" AFF. MAX TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENING.</li> <li>GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE 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</li> </ol>	<p>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 D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY FROM A GRADE LINE OF THE GLAZING, PROVIDE SAFETY GLAZING AT SUCH WINDOW IN THIS LOCATION. <li>3. IN OPERABLE WINDOW UNITS, WHERE THE TOP OF THE SILL OR AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 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 OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:       <ol style="list-style-type: none"> <li>a. OPERABLE WINDOW UNITS THAT WILL NOT ALLOW A MINOR DIAMETER (1/8" MIN) SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION, OR b. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2085. THE WINDOW OR FALL CONTROL DEVICE, AT FULL 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.</li> </ol> </li> <li>4. THE AREA REQUIRED BY SECTION R602.2 SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE OEMER 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 INSTALLED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.</li> <li>5. EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.</li> <li>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 CM (0.787 IN) PER HOUR TESTED IN ACCORDANCE WITH ASTM E283 AT A 1.51 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR GASKET BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COUPLING.</li> <li>7. GASKETS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPERABLE WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED A GASKET REQUISITE QUARIES AT OPEN SIDES WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR 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</li> </p>



**DABNEY-MACHANIC RESIDENCE**

414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:

**ROOF PLANS**

BZA SET  
MAY 20, 2026

**A104**



**DABNEY-MACHANIC RESIDENCE**

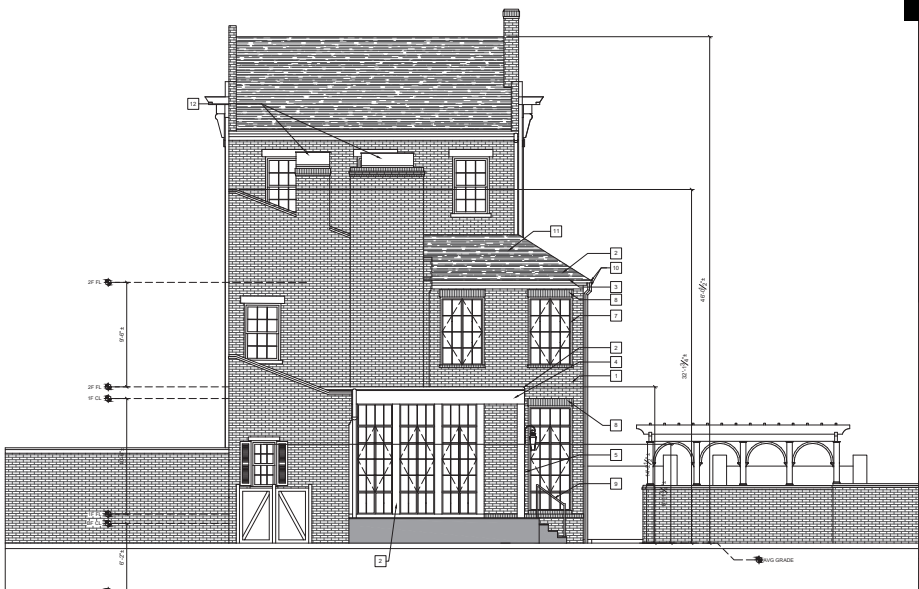
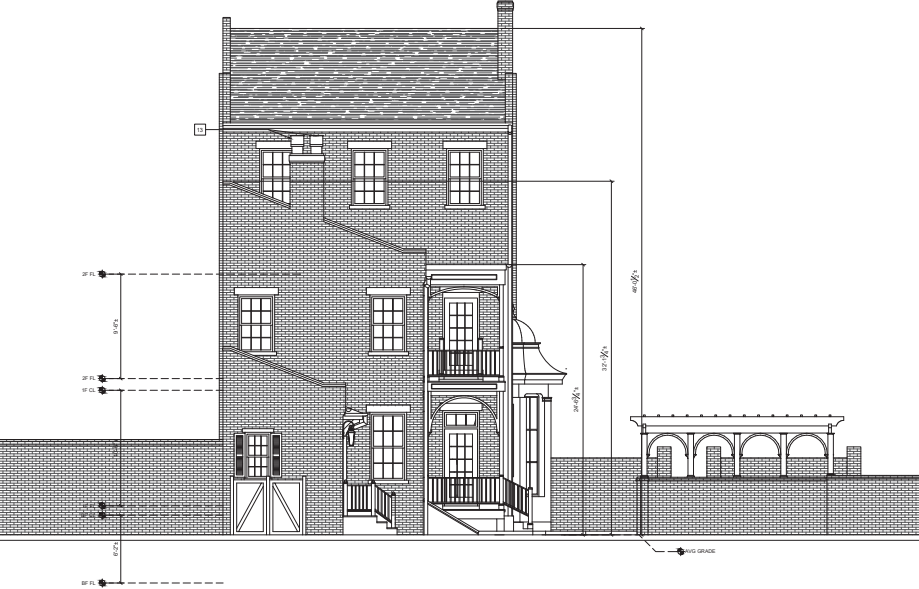
414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:

**EXTERIOR ELEVATIONS**

BZA SET  
MAY 20, 2026

**A201**



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

**2| PROPOSED SOUTH 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, 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, JACKING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE COLLAPSE OR COLLISION. 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.
- 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 PROPERTY CAPTERMINATE 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 PROPERTY 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 RELOCATING 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.

**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 FLOOR FINISH
7. SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARPENTRY.
8. DEMO PORTION OF EXISTING MASONRY FIREPLACE CHIMNEY. NOTE EXISTING CHIMNEY BRACE. 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 PLAN.
12. DEMO PORTION OF PORCH RAILING POSTS
13. REPLACE EXISTING CHIMNEY CAP.

**ELEVATION NOTES**

1. BRICK VENEER (SALVAGED BRICK REUSE EXTENT TBD)
2. 1/4" COMPOSITE FACIA TRIM
3. 1/4" COMPOSITE FRIESE TRIM
4. COMPOSITE TRIM SIZES TO COVER WRAP BEACAMM
5. 2" SQ. VERTICAL 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 DOWNSPUTES TO MATCH EXISTING, V.P.F.
11. COMPOSITE SLATE ROOF TO MATCH EXISTING
12. NEW REPLACE CHIMNEY CAP, SPEC. TBD
13. EXTERIOR MCF PANEL



**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"

**DEMOLITION**

**GENERAL DEMOLITION NOTES**

- CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEMOLITION DEBRIS FROM THE PROPERTY.
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- IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISTURBANCE.
- OBTAIN APPROVAL FOR CUTTING, JACKING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE COLLAPSE.
- CONTRACTOR TO DETERMINE THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO 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.
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- 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 PIPING.
- MAINTAIN ADEQUATE HEAT AND INSULATION TO PROTECT PIPING.
- FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL SERVING THE FIXTURE OR DEVICE AND PROPERTY TERMINATE.
- EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE.
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2. DEMO WINDOW
3. DEMO DOOR
4. DEMO (OR SALVAGE) EXISTING CASEWORK. COORDINATE W/ OWNER
5. DEMO EXISTING FLOOR FINISH
6. DEMO EXISTING FLOOR FINISH
7. SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CAPPING/CORNER/CORINATION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS.
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 BREXTER DOORS, EXISTING STEPS TO REMAIN AS-IS
11. DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLAN.
12. DEMO PORTION OF PORCH RAILING POSTS
13. REPLACE EXISTING CHIMNEY CAP

**ELEVATION NOTES**

1. BRICK VENEER (SALVAGED BRICK REUSE EXTENT TBD)
2. 1/4" COMPOSITE FACIA TRIM
3. 1/4" COMPOSITE FRIEZE TRIM
4. COMPOSITE TRIM SIZES TO COVER WRAP BEARING
5. 4" SQ. VERTICATED 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.F.
11. COMPOSITE SLATE ROOF TO MATCH EXISTING
12. NEW PRECAST CHIMNEY CAP, SPFC, TBD
13. EXTERIOR MCF PANEL



**DABNEY-MACHANIC RESIDENCE**

414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:



**1 | PROPOSED EAST ELEVATION**

3/16" = 1'-0"

DEMOLITION

**GENERAL DEMOLITION NOTES**

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**DEMOLITION PLAN NOTES**

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- 2. DEMO WINDOW
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- 5. DEMO EXISTING FLOOR FINISH
- 6. DEMO EXISTING FLOOR FINISH
- 7. SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CAPPING/CARTONING.
- 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 BREXTER DOORS. EXISTING STEPS TO REMAIN AS-IS
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- 12. DEMO PORTION OF PORCH RAILING POSTS
- 13. REPLACE EXISTING CHIMNEY CAP

**ELEVATION NOTES**

- 1. BRICK VENEER (SALVAGED BRICK REUSE EXTENT TBD)
- 2. 1/4\"/>

**EXTERIOR ELEVATIONS**

BZA SET  
MAY 20, 2026

**A203**



**DABNEY-MACHANIC RESIDENCE**

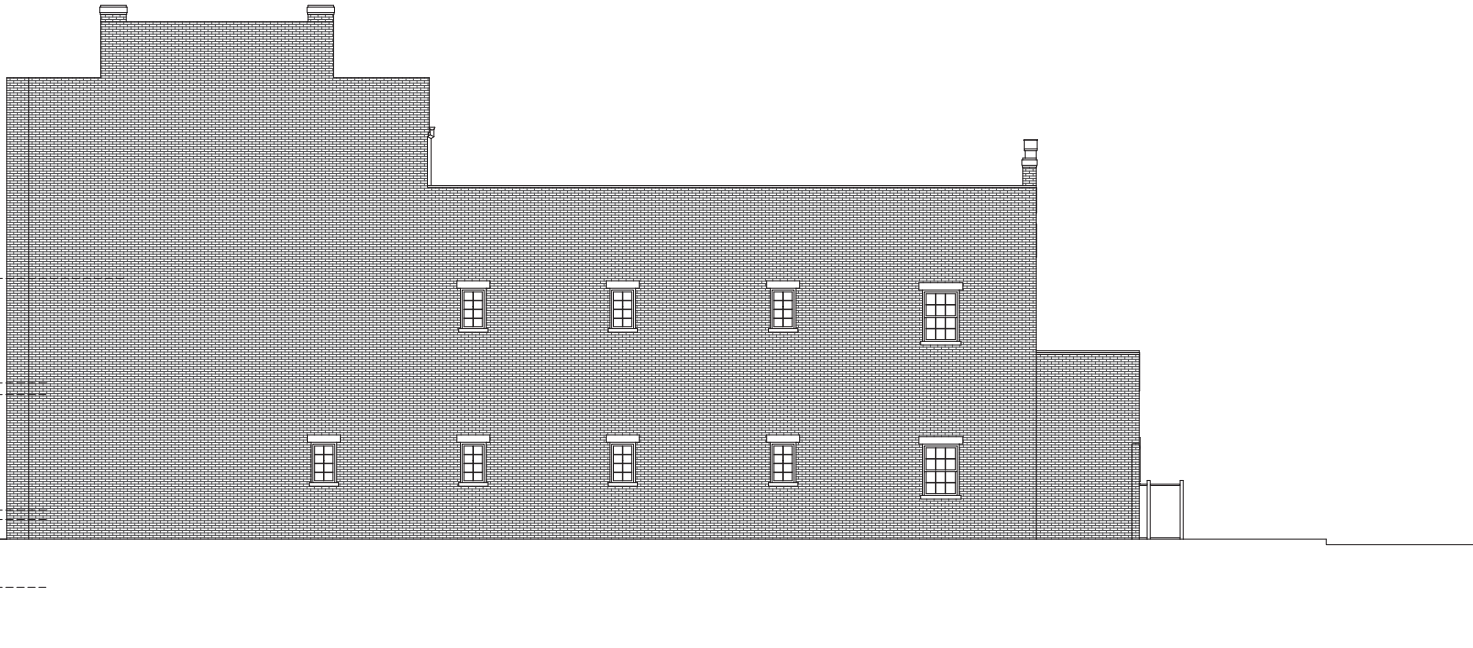
414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:

**EXTERIOR ELEVATIONS**

BZA SET  
MAY 20, 2026

**A204**



**1| EXISTING WEST ELEVATION**

3/16" = 1'-0"

**DEMOLITION**

**GENERAL DEMOLITION NOTES**

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- 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 PROPERTY CAPTERMINATE 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 PROPERTY 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 BRACING OR EXPOSURE.
- ABANDONMENT AND TERMINATION OF PIPES, CONDUITS, DUCTS, AND OTHER MECHANICAL, PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES.
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- CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

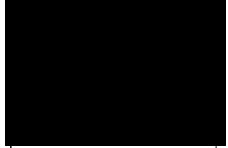
CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED FRAME. NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK.

**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 APPLIANCES. SEE APPLIANCE FOR CARRIAGE/CORNER.
- SALVAGE RELOCATE EXISTING APPLIANCES. SEE APPLIANCE FOR CARRIAGE/CORNER. 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.
- DEMO EXISTING STUCCO
- DEMO EXISTING BREXTER 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 POSTS
- REPLACE EXISTING CHIMNEY CAP.

**ELEVATION NOTES**

- BRICK VENEER (SALVAGED BRICK REUSE EXTENT TBD)
- 1X6 COMPOSITE FACIA TRIM
- 1X6 COMPOSITE FRIEZE TRIM
- COMPOSITE TRIM SIZES TO COVER/WRAP BECAIRRM
- 4" SQ. VERTICATED COLUMN WRAP
- COMPOSITE TRIM TO COVER COLUMN BTWN WINDOWS
- COMPOSITE BRICK MOLD
- PRECAST LINTEL
- PAINTED STEEL HANDRAIL, 3" HIGH
- COPPER GUTTER AND DOWNSPOUTS TO MATCH EXISTING, V.P.F.
- COMPOSITE SLATE ROOF TO MATCH EXISTING
- NEW PRECAST CHIMNEY CAP, SPFC, TRU
- EXTERIOR MCF PANEL



**DABNEY-MACHANIC RESIDENCE**

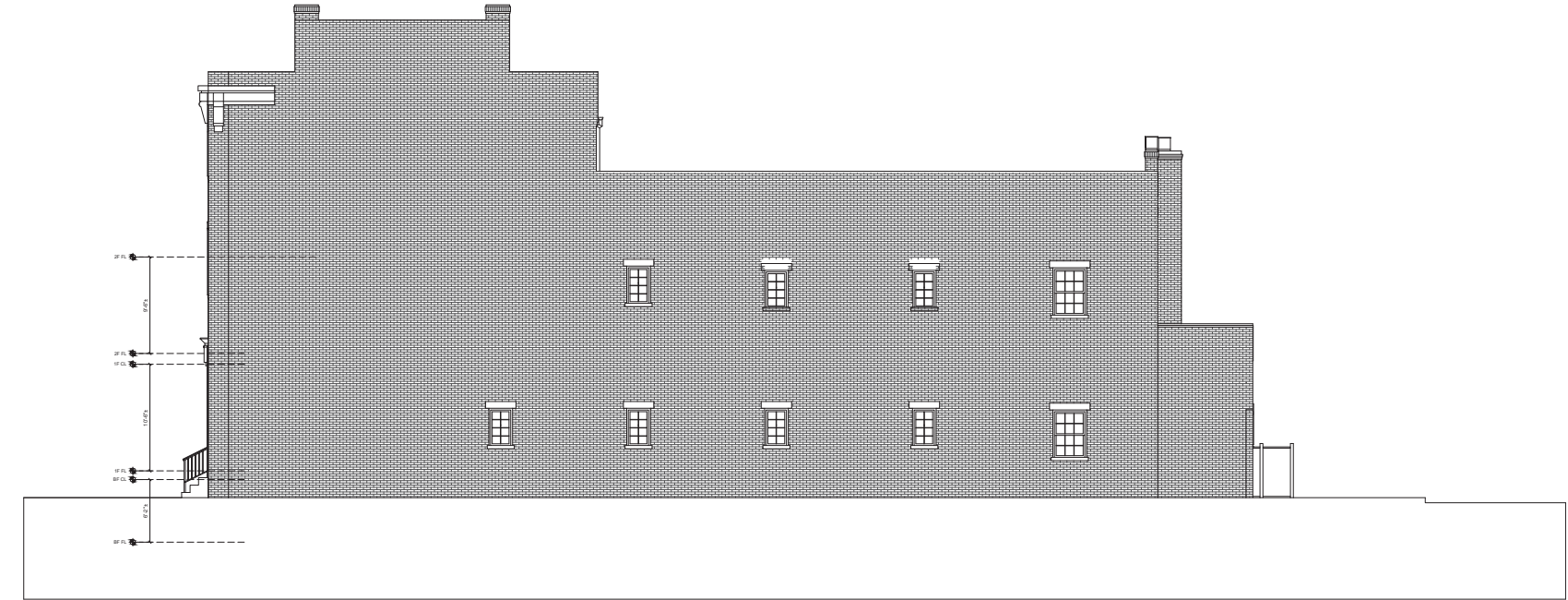
414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:

**EXTERIOR ELEVATIONS**

BZA SET  
MAY 20, 2026

**A205**



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

**DEMOLITION**

**GENERAL DEMOLITION NOTES**

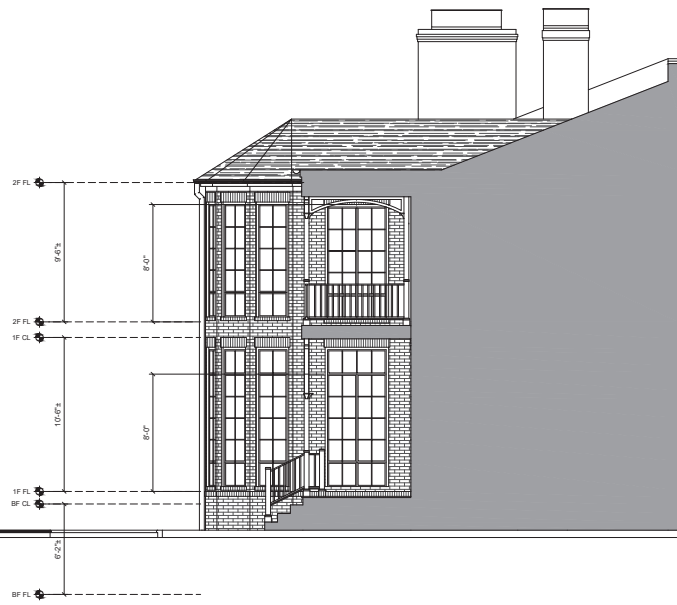
- CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEMOLITION DEBRIS FROM THE PROPERTY.
- FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, GYP/SUB BOARD, METALS, GLASS, AND PAPER.
- PRIOR TO DEMOLITION, 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, PUNCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE COLLAPSE OR COLLAPSE OF THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO 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.
- 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 PROPERTY CAPTERMINATE 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 PROPERTY 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 RELOCATING 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.

**DEMOLITION PLAN NOTES**

- CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED FRAME. 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 FOR SALVAGE) EXISTING CASEWORK, COORDINATE W/ OWNER
  5. DEMO EXISTING FLOOR FINISH
  6. DEMO EXISTING FLOOR FINISH
  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 BREXTER DOORS, EXISTING STEPS TO REMAIN AS-IS
  11. DEMO PORTION OF BRICK PLANTER BOX. SALVAGE AND RE-USE BRICKS PER PROPOSED PLAN.
  12. DEMO PORTION OF PUNCH-RAILING POSTS
  13. REPLACE EXISTING CHIMNEY CAP.

**ELEVATION NOTES**

1. BRICK VENEER (SALVAGED BRICK REUSE EXTENT TBD)
2. 1/4" COMPOSITE FACIA TRIM
3. 1/4" COMPOSITE FRIEZE TRIM
4. COMPOSITE TRIM SIZES TO COVER WRAP SCRAMB
5. 2" SQ. VERTICAL 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.F.
11. COMPOSITE SLATE ROOF TO MATCH EXISTING
12. NEW REPLACE CHIMNEY CAP, SPEC. TBD
13. EXTERIOR MCF PANEL



**DABNEY-MACHANIC RESIDENCE**

414 DUKE STREET  
ALEXANDRIA, VA 22314

REVISIONS:

**EXTERIOR ELEVATIONS**

BZA SET  
MAY 20, 2026

**A206**

**1| PARTIAL NORTH ELEVATION**  
1/8" = 1'-0"

**DEMOLITION**

**GENERAL DEMOLITION NOTES**

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- 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, PUNCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURAL CAPACITY OR CONNECTION. 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.
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**DEMOLITION PLAN NOTES**

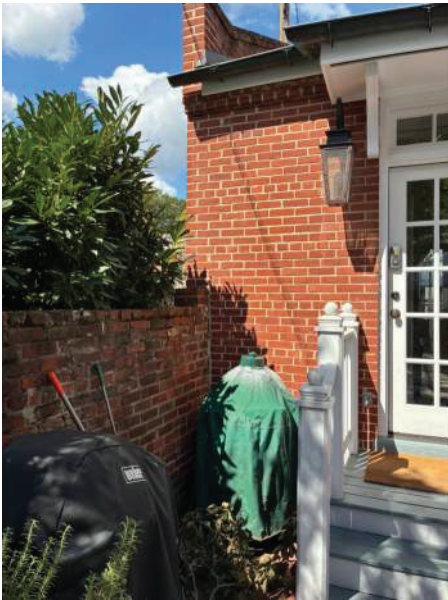
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- DEMO EXISTING FLOOR FINISH
- DEMO EXISTING FLOOR FINISH
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- DEMO PORTION OF PORCH-RAILING POSTS
- REPLACE EXISTING CHIMNEY CAP.

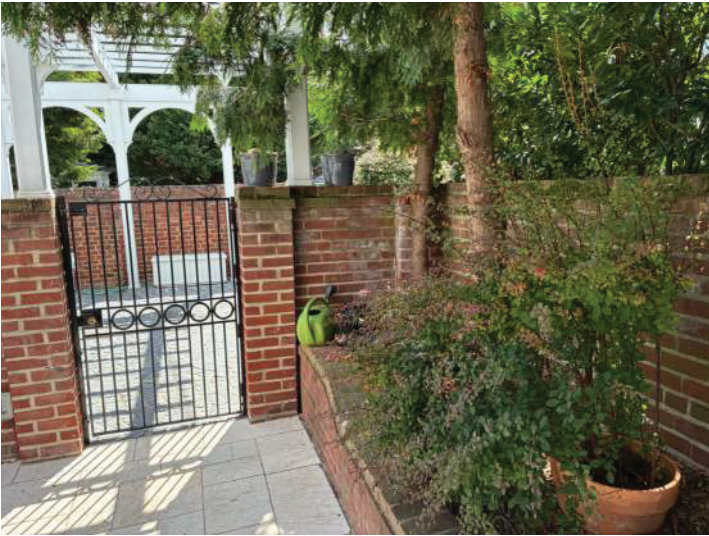
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- 1/4" COMPOSITE FRIESE TRIM
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- PRECAST LINTEL
- PAINTED STEEL HANDRAIL - 3" HIGH
- COVER GUTTER AND DOWNSPOUTS TO MATCH EXISTING, V.I.F.
- COMPOSITE SLATE ROOF TO MATCH EXISTING
- NEW PRECAST CHIMNEY CAP, SPC, TBD
- EXTERIOR MCF PANEL

EXISTING EXTERIOR PHOTOS

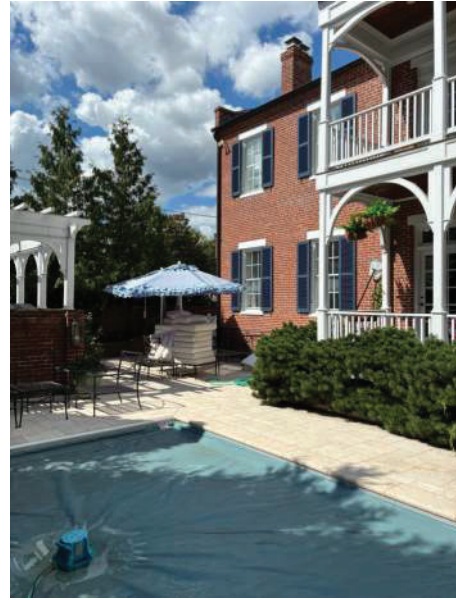


EXISTING EXTERIOR PHOTOS



414 Duke Street  
John Linam Jr, Architect PLLC

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