ISSUE: Permit to Demolish/Capsulate (partial) for alterations

APPLICANT: Christine A. Kelly, AIA

LOCATION: Old and Historic Alexandria District

213 South Royal Street

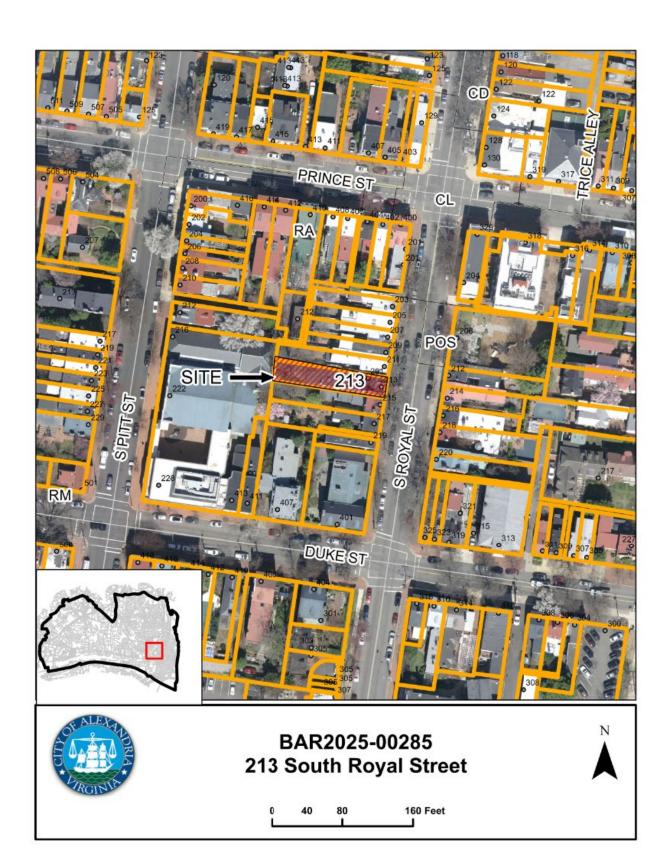
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate for alterations as submitted.

GENERAL NOTES TO THE APPLICANT

- 1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
- 2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
- 3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (<u>including signs</u>). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
- 4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
- 5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
- 6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate to demolish 74 square feet of the building's north/side elevation to add a larger picture window, a sliding door and replace an existing window with a door, at 213 South Royal Street.

Site context

The subject property sits on the west side of South Royal Street mid-block. There is no alley adjacent to the property, and the north elevation where the proposed scope will take place is not visible from any public way (Figure 1); therefore, the proposed design is not under the BAR purview.



Figure 1 - visibility of north elevation from South Royal St.

II. HISTORY

The two-and-a-half, three bay, brick Colonial Revival dwelling was built around **1834** according to Ethelyn Cox, *Historic Alexandria Virginia Street by Street*: "Probably built by Thomas Davy around 1834. When Davy bought the lot in December 1833 it contained the wooden warehouse of Ephraim Evans, an earlier owner. In his will, recorded January 2, 1877, Davy bequeathed the "House and lot on Royal Street which I have occupied as a dwelling" to his adopted daughter Margaret, the wife of A. C. Harmon."

Previous BAR Approvals

BAR-86-149 – approval for handrailing on 8/13/1986.

III. ANALYSIS

The applicant requests a Permit to Demolish/Capsulate to demolish 74 square feet of the building's north elevation to add a larger picture window, a sliding door and replace an existing window with a door. None of the scope will be visible from a public way, therefore, only the demolition of 74 square feet of the north/side elevation first-floor wall is under the BAR purview.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area to be demolished is only 74 square feet on the lower level, not visible from a public way. Furthermore,

Docket Item #6 BAR #2025-00285 Old and Historic Alexandria District September 3, 2025

the Board routinely approves changes to the rear of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

Therefore, with the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed new bay windows will comply with Zoning.

Code Administration

C-1 A building permit is required.

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)
- 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)

Alexandria Archaeology

- F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, Thomas Davy built the dwelling house in the 1830s, replacing an earlier warehouse on the property owned by Ephraim Evans. The property may contain significant archaeological deposits related to antebellum Alexandria.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included 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, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

V. <u>ATTACHMENTS</u>

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment, if applicable
- Any other supporting documentation

BAR CASE# BAR2025-00285
(OFFICE USE ONLY)

ADDRE	ESS OF PROJECT: 213 South I	Royal		·
DISTRI	CT: Old & Historic Alexand	dria 🗌 Parke	r – Gray 🗌 1	00 Year Old Building
TAX M	AP AND PARCEL:			_zoning: RM
APPLIC	CATION FOR: (Please check all that	t apply)		
☐ CEI	RTIFICATE OF APPROPRIATE	NESS		
	RMIT TO MOVE, REMOVE, ENO			
_	IVER OF VISION CLEARANCE EARANCE AREA (Section 7-802, A			RD REQUIREMENTS IN A VISION
_	IVER OF ROOFTOP HVAC SCI ction 6-403(B)(3), Alexandria 1992 Zonin		UIREMENT	
Applic Name:	cant: Property Owner Christine A Kelly, AIA dba C	•	•	ess name & contact person)
Address	s:			
City:		State:	Zip:	
Phone:		E-mail :		
	rized Agent (if applicable): Christine A Kelly, AIA	Attorney	Architect	Phone:
E-mail:				
Legal	Property Owner:			
Name:	Maria Crosby Pollard	and Julian	Pollard	
Addres	e.			
	3.	State	Zin	
City:		State:	Zip:	
Dhona.		F-mail·		

BAR CASE# BAR2025-00285

(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: Please check all that apply
NEW CONSTRUCTION EXTERIOR ALTERATION: Please check all that apply. awning fence, gate or garden wall HVAC equipment shutters siding shed lighting pergola/trellis other ADDITION DEMOLITION/ENCAPSULATION SIGNAGE
DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may
Remove existing windows in the kitchen and existing doors in the laundry room
to install two bay windows. The bay windows will provide additional floor space
in both the kitchen and laundry room.
SUBMITTAL REQUIREMENTS:
Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.
Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the <i>Design Guidelines</i> for further information on appropriate treatments.
Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.
Demolition/Encapsulation: All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.
N/A Survey plat showing the extent of the proposed demolition/encapsulation. Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 Description of the reason for demolition/encapsulation. Description of the alternatives to demolition/encapsulation and why such alternatives are not

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

Scaled survey plat showing dimensions of lot and location of existing building and of structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and rock equipment.	ing
FAR & Open Space calculation form. Clear and labeled photographs of the site, surrounding properties and existing structure applicable.	ctures, if
 Existing elevations must be scaled and include dimensions. Proposed elevations must be scaled and include dimensions. Include the relationsh 	nip to
 adjacent structures in plan and elevations. Materials and colors to be used must be specified and delineated on the drawings. samples may be provided or required. 	Actual
 Manufacturer's specifications for materials to include, but not limited to: roofing, side doors, lighting, fencing, HVAC equipment and walls. 	ing, windows,
For development site plan projects, a model showing mass relationships to adjacen and structures.	t properties
Signs & Awnings: One sign per building under one square foot does not require BAR approval uilluminated. All other signs including window signs require BAR approval. Check N/A if an item in this so not apply to your project.	
N/A Linear feet of building: Front:Secondary front (if corner lot): Square feet of existing signs to remain: Photograph of building showing existing conditions. Dimensioned drawings of proposed sign identifying materials, color, lettering style a Location of sign (show exact location on building including the height above sidewal Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable). Description of lighting (if applicable). Include manufacturer's cut sheet for any new lifixtures and information detailing how it will be attached to the building's facade.	lk).
Alterations: Check N/A if an item in this section does not apply to your project.	
Clear and labeled photographs of the site, especially the area being impacted by th all sides of the building and any pertinent details.	e alterations,
Manufacturer's specifications for materials to include, but not limited to: roofing, sidi doors, lighting, fencing, HVAC equipment and walls.	ing, windows,
Drawings accurately representing the changes to the proposed structure, including overall dimensions. Drawings must be to scale.	materials and
An official survey plat showing the proposed locations of HVAC units, fences, and s Historic elevations or photographs should accompany any request to return a struct earlier appearance.	

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Christine Kelly

Printed Name: Christine A Kelly, AIA

Date: July 21, 2025

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

Namo		A ddro	00			Doro	ont of	Own	rok	in
which is the subject of the appli	ication.									
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include any legal or equitable	interest he	ald at the	a tim	of the	annli	ication	in th	o roa	Inr	norty
case identify each owner of r	more than	three p	ercen	t. The	term	owne	rship	inter	est	shall
an interest in the applicant, ur	nless the	entity is	s a	corpora	ation	or pa	ırtners	hip, i	n	which
1. Applicant. State the name, a									•	_

Name	Address	Percent of Ownership
1. Maria Crosby Pollard		100%
2. Julian Pollard		100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 213 South Royal Street (address), unless the entity is a corporation or partnership, in which case identity 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.	Maria Crosby Pollard		100%
2.	Julian Pollard		100%
3.			

3. <u>Business or Financial Relationships.</u> Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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 the12-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.

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.		
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 t	the applicant's	authorized	agent, I	hereby	attest to	the bes	st of my	y ability	that
the info	rmation prov	vided above is	true and co	rrect.						

July 21, 2025		Christins Kelly
Date	Printed Name	Signature



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

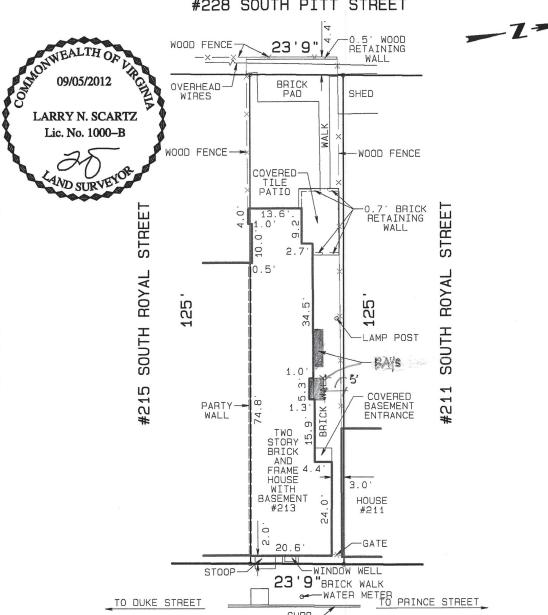


A	. Property Info	rmation							
A1	213 South Royal	Street		RM					
	Street Address						Zone	e	
A2	2,987.50 Total Lot Area		x 1.50 Floor Area Ratio Allowed by Zone			= 4	•	l.25 imum Allowable Floor Area	
	Total Lot Alea			1 Iooi Alea Nalio A	llowed by Zone	'	IVIAA	IIIIuIII Allowable I lool Alea	
В.	Existing Gross Existing Gross			Allowable Exclu	sions**				
	Basement	0.00		Basement**	0.00	ı	B1.	3,087.48	Sq. Ft.
	First Floor	1,543.74		Stairways**	60.00			Existing Gross Floor Area*	
	Second Floor	1,543.74		Mechanical**		ı	B2.	60.00	Sq. Ft.
	Third Floor			Attic less than 7'**				Allowable Floor Exclusions** 3,027.48	
	Attic			Porches**		ı	B3.	Existing Floor Area Minus Exclusion	Sq. Ft. ons
	Porches			Balcony/Deck**				(subtract B2 from B1)	
	Balcony/Deck			Lavatory***			Con	nments for Existing Gross Floor	Area
	Lavatory***			Other**					
	Other**			Other**					
B1	. <u>Total Gross</u>	3,087.48	B2.	Total Exclusions	60.00				
C.	Proposed Gros	oss Floor Area		Allowable Evalu	oiono**				
	Basement	<u>s Alea</u>		Allowable Exclu Basement**	<u>sions</u>		04	40.00	O F4
	First Floor	40.00		Stairways**		,	61.	Proposed Gross Floor Area*	Sq. Ft.
	Second Floor	40.00		Mechanical**			C2.	0.00	Sq. Ft.
	Third Floor					•	υ Σ.	Allowable Floor Exclusions**	Oq. 1 t.
				Attic less than 7'**			C3.	40.00	Sq. Ft.
	Attic			Porches**				Proposed Floor Area Minus Exclusion (subtract C2 from C1)	sions
	Porches			Balcony/Deck**				(
	Balcony/Deck			Lavatory***					
	Lavatory***			Other**					
	Other			Other**				Notes	
C1	. <u>Total Gross</u>	40.00	C2	. Total Exclusions	0.00			*Gross floor area is the sum of all under roof of a lot, measured from to of exterior walls, including base	he face
_	Total Floor A	***		E. Open Spa	00			garages, sheds, gazebos, guest b and other accessory buildings.	
	. Total Floor A							** Refer to the Zoning Ordinance (Sec	ction
D1	Total Floor Area	Sq. Ft.		E1. 807.00 Existing Ope	Sq.	Ft.		2-145(B)) and consult with Zoning S information regarding allowable exclusions.	
				E2. 300.00	<u> </u>	C +		Sections may also be required for exclusions.	r some
D2	2. 4,481.25 Total Floor Area	Sq. Ft.		Required Op	Sq. en Space	rt.		***Lavatories may be excluded up	
	by Zone (A2)			E3. 807.00	Sq.	Ft		maximum of 50 square feet, per la The maximum total of excludable a	avatory.
				Proposed O				lavatories shall be no greater than gross floor area.	10% of

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

Signature: Christine Kelly 12 Date: July 21, 2025

#228 SOUTH PITT STREET



SOUTH ROYAL STREET

PHYSICAL **IMPROVEMENTS**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: SEPTEMBER 5, 2012

FONES TO POLLARD (OTAU1208053) CASE NAME:



NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ CERTIFIED LAND SURVEYOR WOODBRIDGE, VIRGINIA

LOCAL (703) 494-4181 FAX (703) 494-3330 LARRY. SCARTZ@SCARTZ. COM



THE POLLARD RESIDENCE

SENERAL SPECIFICATIONS

GENERAL NOTES

CONTRACTOR SHALL PROVIDE CONTINLOUS WATERPROOFING AND DRAINAGE SYSTEMS AT NEW CRAVL SPACE AND BASEMENT FOUNDATIONS AND FOUNDATION WALLS. CONTINUOUS FOUNDATION WATERPROPENS SYSTEM "TUFF.N.DR" BY TREMOOD WAS PREPACHE SOLVAL. PROVIDE ALL COMPONENTS AND ACCESSORES INCLUDING DRAINAGE! PROTECTION BOARD FOR COMPLETS WATERPROPENS SYSTEM. CONTINUOUS RIGID PERIMETER DRAIN PIPE SYSTEM WRAPPED IN GRAVE AND FILTER PABRIC CONNECTED TO NEW SUMP AND PUMP.

NEM EXTERIOR WINDOWS, DOORS AND SKYLIGHTS SHALL MEET OR EXCEED THE PRESCRIPTING HISULATION VALUES AS SCHEDULED. CON PRACTOR SHALL SUBMIT DETALED SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SYTERIOR WINDOWS AND DOORS SHALL BE ALUMINUM CLAD MOOD BY AARVIN OR APPROVED EQUAL.

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PAINTED FIBER CEMENT OR PVC TRIM TRIM SHALL BE BACK-PRIMED.

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PAINTED METAL GUTTERS AND DOV STYLE PROVIDE ROOFING MATERIALS/SV PRIOR TO INSTALLATION. ING ACCESSORIES:

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YY BENJAMIN MOORE, ALL WALLS AND CELINGS TO BE PAINTED NINEN WINN COATE EGGSHELL RINGH WITH MULTIFLE CAUCKS, TED BY OWNER, ALL INTERIOR TRIM TO BE PAINTED WITH MINING ANTS SEMI-GLOSS FINISH WITH MULTIFLE COLORS AS SELECTED

INTERIOR FLOORING:

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WNERSHALL SUPPLY AND CONTRACTOR SHALL OWNER SHALL SUPPLY CASEMORK, CONTRACTOR SHALL INSTALL. . WALL TILE:

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DRAWINGS ARE EMBED IN PART ON DYNERA ROVIDED INFORMATION GMEN AT THE THE OF DISSONATION FOR THE TON THAT THE DAY THE THE OFFICE OFFICE

DRAWNOG REPRESENT THE INIGHED BULDING AND THE OVERALL PROJECT DESIGN WITHIRST THE FOR CONTRACTOR BALL DELY REK. COVER ETER NADE CONTEX CONTRACTOR SENSITIVE THE DRAWNOS HAS BEEN WAD EAND FAIL THE DRAWNOS HAS BEEN WAD EAND FAIL AND THE COVER NADE OF SENSITIVE THE CONTRACTOR OF SENSITIVE WAS THE CONTRACTOR OF RESPONSED THE DRAWNOS HAD CONTRACTOR OF SENSITIVE WHE CONTRACTOR OF SENSITIVE WAS THE CONTRACTOR OF SENSITIVE WAS THE CONTRACTOR OF THE RAVINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION, WHICH ARE THE CONTRACTORS SOLE RESPONSIBILITY.

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THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE JOB SITE. INCLUDING THE SALETY OF PEDREL FAND PROPERTY. THE ABCHITECT'S SHE VISITES ARE NOT THE MENDER OF SHE WILL SHE NOT THE CONTRACTORS SAFETY HEASURED.

E ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DISCOVER HAZARDOUS MATERIALS THAT MAY BE ON SITE.

HE CONTRACTOR SHALL PROVIDES TREATURE, SUPPORT OF THE ENGTHING WISCOURT DURING ALL DEMOSTTON NATIOCONSTRUCTION REMOVEL NEED TO REPORT HE FUNDER THE VORK THE ENABLERING, CONSTRUCTION REMOVEL AND THE SECRET SHALL BE THE SOLE RESPONSIBILITY OF THE THE FUNDER SHALL SH

EXISTING CONSTRUCTION SHALL REMAINUN. ESS NOTED OTHERAISE AND SHALL BE RECECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, OWINTED WAS UNTILNED TO DEMOLITION OF THE SHALL BE RESTORED TO SMICHAL CANDIDION. DENOLITION DRAVAINGS ARE SCHEWATIC AND ARE INCLUDED TO DESCRIBE THE PROPERTY OFFICE IN SERVER AND OFFICE A SERVERAL MAN THE COORDINATE WITH THE CONSTRUCTION NEW ACTION OFFICE A SERVERAL DESIGNATIVE THE CONSTRUCTION NEW ACTION AND ACTION OF THE OFFICE AT THE CONSTRUCTION NEW ACTION OF THE OFFICE AT THE OFFICE SEAL OFF UNDISTURBED AREAS OF THE BULLDING FROM DEMOLITION AREAS TO REVENT THE INFILTRATION OF DUST AND DERRIS. SECURE BULLDING TO PREVENT UNIVANITED BYING THROUGH OF ENINGS CREATED DURING CONSTRUCTION.

INGULATION VALUES ARE BY THE PRESCRIPTVE METHOD MEET OR EXCEED V OF TABLE NIOT 13, THOUSING MINIMUM RAVALUES AND FENES TRATION RECEIVED HIND BY COMPONENT:

U-VALUE CLIMATE ZONE 4 EXCEPT

INSULATION SCHEDULE

PRIOR TO BEGINNING DEMOLTION, CONFIRM YW OWNER ANY TIEMS SUCH AG APPLANCES, EXCIPPINENT, BY TUBES, FICH, THAT WE BEAVLACED OR RETAINED FOR REJUGE BY THE OWNER ROOTECT THESE TIEMS FROM DAWAGE DIE TO DEMOLTION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, IMEATHER, ETC. EXSTING CONCEALED ELEMENTS WERE NOT NE CESSARE, Y VERIFIED PROR TO DEMOLITION. ALL DISCOVERES OF UNIDENTIFED OR INCORRECTLY LO CATED STORING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FINAL DISPOSAL.

AL DEBNS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED REVORTHE PRESIDES AT THE CONTRACTORS EXPENSES AND DESCRIPED OF AND/OR SECVILED ACCORDING TO LOCAL CODES AND SOVERNING ALTHORNES.

GENERAL M.E.P. NOTES

GENERAL STRUCTURAL NOTES

NOTES: CI = CONTINUOUS INBULATION - ADD RS INBULATION BENEATH FULL SLAB AREA OF I REQUIRED SLAB EDGE INBULATION.

ALL MECHANICAL MORK TO BE PERFORMED BY LICENSED CONTRACTORS.
CONTRACTOR SHALL WOODING AND SUPPERMENTED TRISHING HVAC SYSTEM AS
REQUIRED TO ACCOMMODATE MORK. AS REQUIRED.

CONTRACTOR SHALL PROPOSE LOCATIONS FOR ALL (N) HVAG. EGUIPMENT, GRELLES IDIFUSERS, SEGSTERS, ETC. TO ONNER FOR PROR REVIEW AND AFPROVAL IN THE PREVIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE NEW FUNCTIONAL AND COMPLETE MINISPLIT HEAT SEVERED SYSTEM SHALL BE COMPLETE, SYSTEM SHALL BE COMPLETE, SYSTEM SHALL BE COMPLETE, BUTCHLLY FUNCTIONAL AND CODE COMPLANT.

SOIL BEARING VALUE 16 ASSUMED AT 1,500 PSF. THE CONTRACTOR SHALL FIELD VERRY THE ASSUMED VALUE AND DOTHITT THE ARGUITED TAPPROXIMATELY 24 ACURS BETORE THE INSST FOOTINGS ARE TO BE FOUNDED.

ROOF: 30 PSF FIRST FLOOR: 40 PSF

NOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MINIMUM INTO UNDIS TURBED AND WHERE SUBJECT TO PROST ACTION AT LEAST 2-6" BELOW FINISHED SKAD!

TRACTOR TO SUPPLY AND INSTALL ALL NEW NO N-DECORATIVE LIGHT FIXTURES ESSED, UND REACKINET INTOLITRY, COVID. ETG.), EVER-MUST FANS, AND SAFETY CES SUCHAS SANCE AND CARRON NONOXIDE DETECTORS. ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED CONTRACTORS.
CONTRACTOR DEAGNING ENSING ELECTRICAL, SYSTEM AND UPGRADE 9 ERVICE TO ACCOMMONTE NEIVY OR AS WIEDDD. OWNER TO SUPPLY NEW DECORATIVE PENDANT FIXTURES, WALL MOUNTED PIXTURES AND CELLING FANS WITH CONTRACTOR TO INSTAIL.

PROVIDE NEW ELECTRICAL HEAT MAT PLOOR HEATING WHERE INDICATED. JEM PLUMBING FIXTURES CONTRACTOR. PLUMBING WORK:

THE DISONANCE SCORES OF SCOLED SEASON OF ONE CONSTRUCTION SCORES OF THE DISONANCE OF THE SEASON OF THE SEAS

REINFORCING STEEL SHALL BE ASTA A615, GRADE 60. CONCRETE PROTECT FOR REINFORCING STEEL IN FOOTINGS SHALL BE S'' MINIMUM.

ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.

ALL FRANING SHALL BE NUMBER 2 DOUGLAS FIR. NUMBER 2 SOUTHERN PINE OR EQUIVALENT (PE-1200 PS). TA 1500 DOUGLAS FIR. NUMBER 2 2000 DOUGLAS SHOWN ARE DAGED ON THE = 2300 PS). PS! AND E = 2,200,000 PS].

ALL LINTELS SHALL BE (2) 2X 10 UNLESS NOTE DON PLAN 4" X" PRECAST PROCESSENS INTEL SHALL HAVE "NINNOUM BEARING AT EACHEND AND HAVE TOP AND BOTTOM WITH FC 5 3000 PS!

DO NOT SPLICE CELLING JOISTS.

OR CS-MSP BRACED WALLS, PROVIDE MIN. 1/2" NOMINAL SHEATHINS AND 3D MALS ® 6"O.C./12" O.C. EDGE! FIELD SPACING.

CONTINUOUS WOOD STRUCTURAL PANELS (CS-WSP):

STANDARDS AND CODES

PROJECT DESCRIPTION

ALL WORK SHALL CONFORM TO THE 2021 VIRGINIA UNIFORM STATEMIDE BULLDING CODE (USBC). THE 2021 USBC REFERENCES THE CODES LISTED BELOW AND INCLUDES THE VIRGI SPECIFIC TECHNICAL AMENDMENTS.

email: christine@craftedarchitecture.com

Christine A. Kelly, AIA 2109 Popkins Lane, Alexandria, phone: (703) 768-7371

ARCHITECTURE LLC

CRAFTED

2001 HERWING REDURN CODE

2011 HERWING REDURN CODE

2012 HERWING REDURN CODE

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2014 HERWING REDURN CODE

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VIRGINIA VERSIONS OF THE CODES WHICP ROVISIONS ARE LISTED BELOW.

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SHEET INDEX

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COVER SHEET
FIRST R_LOOR DEMOLITION FLAN
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VICINITY MAP

DESCRIPTION

DATE

REVISIONS:



07-15-2025 CLIENT REVIEW

DATE:

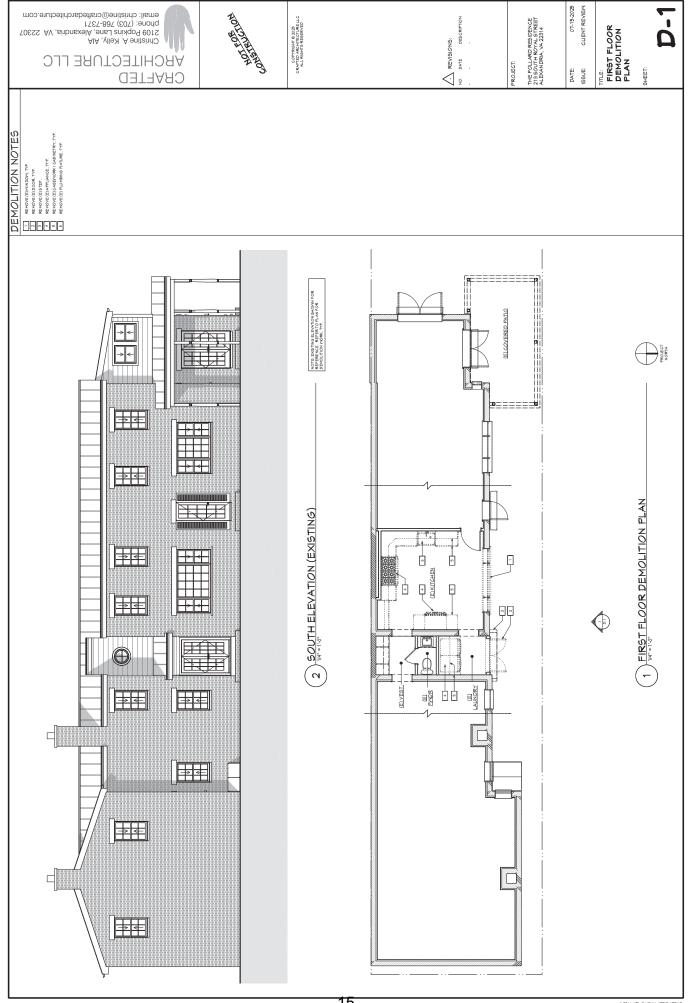
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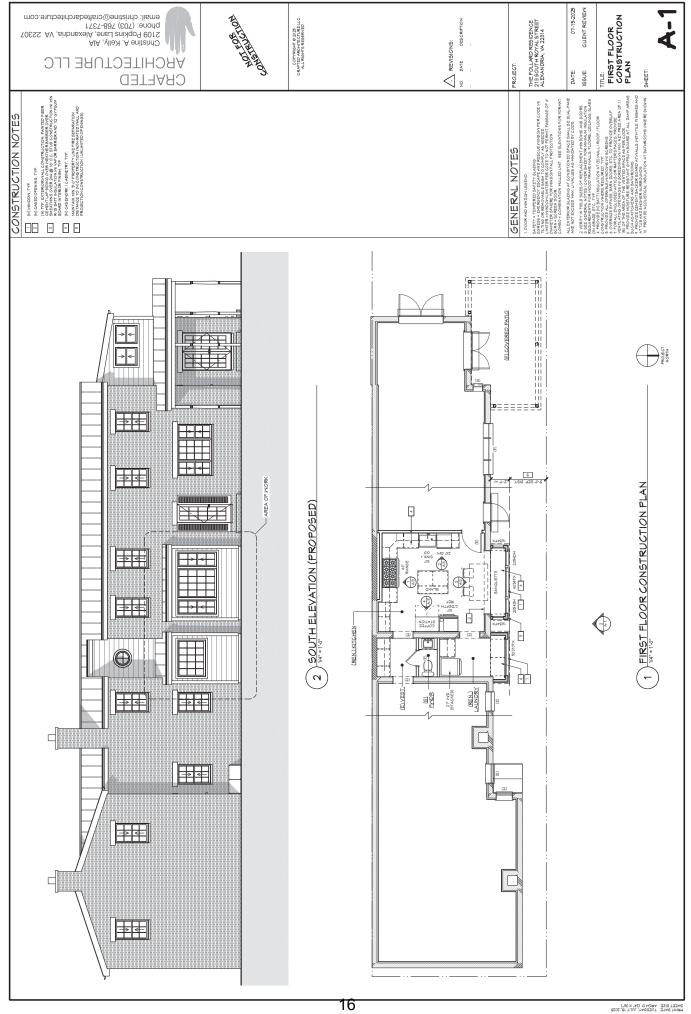
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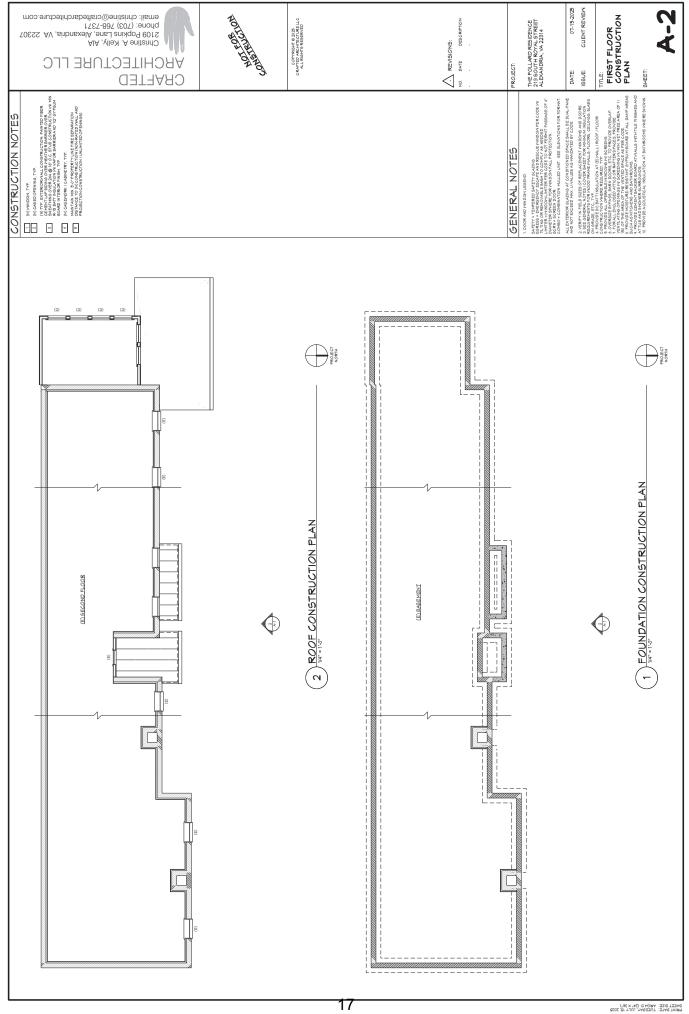
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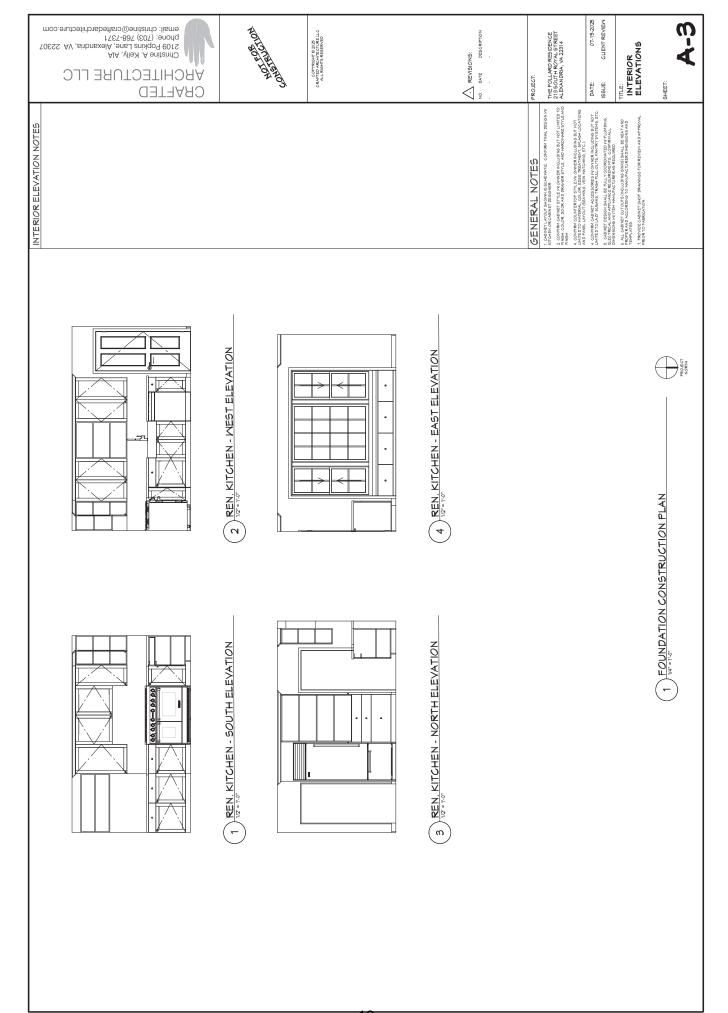
6-1

14 PRINT DATE: TUESDAY, JULY 15, 2025 SHEET SIZE: ARCH D (24" X 36")









Pollard Residence 213 South Royal Existing windows to be removed for new bay



Pollard Residence 213 South Royal Street Existing windows to be removed for new bay



Pollard Residence 213 South Royal Street Existing doors to be removed for new bay

