BAR CASE# BAR2025-00285
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 213 Sc	uth Royal		
DISTRICT: Old & Historic Ale	xandria 🗌 Park	er – Gray 🛚	100 Year Old Building
TAX MAP AND PARCEL:			zoning: RM
APPLICATION FOR: (Please check a	ill that apply)		
☐ CERTIFICATE OF APPROPRI	ATENESS		
PERMIT TO MOVE, REMOVE (Required if more than 25 square feet			
☐ WAIVER OF VISION CLEARAI CLEARANCE AREA (Section 7-			RD REQUIREMENTS IN A VISION
WAIVER OF ROOFTOP HVAC (Section 6-403(B)(3), Alexandria 1992	_	QUIREMENT	
Applicant: Property Owner Name: Christine A Kelly, AIA d			ness name & contact person)
Address:			
City:	State:	Zip:	
Phone:	E-mail :		
Authorized Agent (if applicable):	_ , .	Architect	
Name: Christine A Kelly, A	IA		Phone:
E-mail:	<u> </u>		
Legal Property Owner:			
Name: Maria Crosby Poll	ard and Julia	n Pollard	
Address:			
City:	State:	Zip:	
Phone:	E-mail:		

BAR CASE# BAR2025-00285
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NATURE OF PROPOSED WORK: Please check all that apply
NEW CONSTRUCTION EXTERIOR ALTERATION: Please check all that apply. awning fence, gate or garden wall doors windows lighting pergola/trellis other ADDITION DEMOLITION/ENCAPSULATION
SIGNAGE
DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached). 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 considered feasible.

(OFFICE USE ONLY)

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

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

(OFFICE USE ONLY)

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

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

July 21, 2025		Christins Kelly
Date	Printed Name	Signature



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

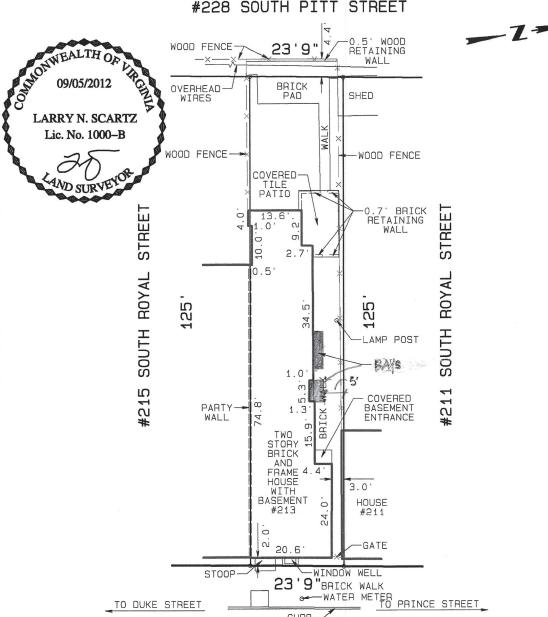


A . A1.							RM	
	Street Address						Zon	
A2.	2,987.50 Total Lot Area		x 1.50 Floor Area Ratio Allowed by Zone		=	4,48 ² Max	1.25 imum Allowable Floor Area	
В.	Existing Gross			Allowable Exclu	sions**			
	Basement	0.00		Basement**	0.00		B1.	3,087.48 Sq. Ft.
	First Floor	1,543.74		Stairways**	60.00			Existing Gross Floor Area*
	Second Floor	1,543.74		Mechanical**			B2.	60.00 Sq. Ft.
	Third Floor			Attic less than 7'**				Allowable Floor Exclusions** 3,027.48
	Attic			Porches**			B3.	Sq. Ft. Existing Floor Area Minus Exclusions
	Porches			Balcony/Deck**				(subtract B2 from B1)
	Balcony/Deck			Lavatory***			Cor	nments for Existing Gross Floor Area
	Lavatory***			Other**				
	Other**			Other**				
B1.	Total Gross	3,087.48	B2.	Total Exclusions	60.00			
C.	Proposed Gro	oss Floor Area						
	Proposed Gross			Allowable Exclu	sions**			
	Basement			Basement**			C1.	40.00 Sq. Ft.
	First Floor	40.00		Stairways**				Proposed Gross Floor Area* 0.00
	Second Floor			Mechanical**			C2.	Allowable Floor Exclusions**
	Third Floor			Attic less than 7'**			C3.	40.00 Sg. Ft.
	Attic			Porches**			C 3.	Proposed Floor Area Minus Exclusions
	Porches			Balcony/Deck**				(subtract C2 from C1)
	Balcony/Deck			Lavatory***				
	Lavatory***			Other**				
	Other			Other**				Notes
C1.	Total Gross	40.00	C2.	Total Exclusions	0.00			*Gross floor area is the sum of <u>all areas</u> <u>under roof of a lot</u> , measured from the face of exterior walls, including basements,
D.	Total Floor A	rea		E. Open Spa	ce			garages, sheds, gazebos, guest buildings and other accessory buildings.
D1.	3,067.48	Sq. Ft.		E1. 807.00	Sq.	Ft.		** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for
	Total Floor Area			Existing Ope				information regarding allowable exclusions. Sections may also be required for some
D2.	4,481.25	Sq. Ft.		E2. 300.00	Sq.	Ft.		exclusions.
	Total Floor Area			Required Op				***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory.
	by Zone (A2)			E3. 807.00	Sq.	Ft.		The maximum total of excludable area for lavatories shall be no greater than 10% of
				Proposed O	pen Space			gross floor area.

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

Signature:	Christine Kell		Date: _	July 21, 2025

#228 SOUTH PITT 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

THE OFFICE ARE BAGED IN PART ON COVINER PROVIDED INFORMATION GAVEN AT THE INFORMATION GAVEN AND ARE INFORMATION EDEPARTS THE EDISTING CONDITIONS. CONTRACTOR SHALL THORSOLDEN THE EDISTING CONTRACTOR SHALL THORSOLDEN THE EDISTING CONTRACTOR SHALL THORSOLDEN THE SHALL THORSOLDEN THE SHALL THORSOLDEN THE SHALL THORSOLDEN AND SHALL THE THORSOLDEN THE ARCHITECT INVESTING OF ANY TIPS CREENALLY SHE FORE STARTING VICENAL. CONTRACTOR SHALL PROVIDE CONTINLOUS WATERPROOFING AND DRAINAGE SYSTEMS AT NEW CRAVL SPACE AND BASEMENT FOUNDATIONS AND FOUNDATION WALLS.

CONTINUOUS FOUNDATION WATERPROPING SYSTEM "TUFF.N.DR" BY TREMOOD WAS PREPACHE SOLVAL. PROVIDE ALL COMPONENTS AND ACCESSORES INCLUDING DRAINAGE! PROTECTION BOARD FOR COMPLETS WATERPROPING SYSTEM. CONTINUOUS RIGID PERIMETER DRAIN PIPE SYSTEM WRAPPED IN GRAVE AND FILTER FABRIC CONNECTED TO NEW SUMP AND PUMP.

NEM EXTERIOR WINDOWS, DOORS AND SKYLIGHTS SHALL MEET OR EXCEED THE RESCREPTIVE INSULATION VALUES & SCHEDLIED. CONTRACTOR SHALL SUBMIT DETAILED SHOP BRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

SYTERIOR WINDOWS AND DOORS SHALL BE ALUMINUM CLAD MOOD BY AARVIN OR APPROVED EQUAL. S SHALL BE VELUX OR APPROVED EQUAL

PANTED FIBER CENENT LAP SIDING WITH "EXPOSURE. PROVIDE VEATHER BARRIER, ACCESSORIES AND TRIM COMPATIBLE WITH SIDING AS RECURED FOR COMPLETE SIDING SYSTEM. ALL SIDING SHALL BE BACK. PRINED. 3. EXTERIOR SIDING:

FIBER CEMENT SIDING SHALL BE BY JAMES HARDIE OR APPROVED EGUA CONFIRM STYLE AND COLOR IV ONNER.

FULL BRICK VENEER SÜDING SYSTEM TO MATCH (E) IN STYLE, FORMAT AI COLOR. PROVODE MEATHER BRARBIEK, ACCESSOBRES AND ANCHORAGE RECOURDE POR CONTHIN NEIN BRICK WITH RECOURD FOR COMPLETE SIDING SYSTEM. "TOOTH IN NEIN BRICK WITH EXISTING A DIACENT FOR SEAM ESS AND UNINTERRUITED APP EARANG. PAINTED FIBER CEMENT OR PVC TRIM TRIM SHALL BE BACK-PRIMED. ASPHALTSHINGLE ROOFING WITH LINDERLAYMENT AND ACCESSORIES AS REQUIRED FOR COMPLETE ROOFING SYSTEM. ROOFING TO MATCH (E) IN SYLE, COLOR AND FORMAT.

PAINTED STANDING SEAM METAL ROOFING WITH UNDERLAYMEN ACCESSORIES AS REQUIRED FOR COMPLETE ROOFING SYSTEM. PROVIDE ROOFING MATERIALS/SAMPRIOR TO INSTALLATION. ROOFING ACCESSORIES:

PAINTED METAL GUTTERS AND DON STYLE EXTERIOR PAINT:

AINT BY BENIAMIN MOORE WITH MINIMUM TWO COATS WITH MULTIPLI. COLORS AS SELECTED BY OWNER.

AL DEBNS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED REVORTHE PRESIDES AT THE CONTRACTORS BYER PRESE AND DEPOSED OF AND/OR BECYCLES DAGORONING TO LOCAL CODES AND SOVERNING ALTHORNIES.

FROR TO BEGINNING DEMOLTION, CONFIRM IN OWNER ANY ITEMS SUCH AS APPLANCES, EXCIPPINENT, BY TUBES, FICH, THAT WE BEAVEGEOR REFAINED FOR REJUSE BY THE OWNER RROTTET THESE ITEMS FROM DAWAGE DIE TO DEMOLTION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, IMEATHER, ETC.

YY BENJAMIN MOORE, ALL WALLS AND CELLINGS TO BE PAINTED NINELM TWO COATE EGGGHELL FINSH WITH MULTIFLE COADRS, TED BY OWNER, ALL INTERIOR TRIM TO BE PAINTED WITH MININE, ANTS SEMI-GLOSS FINISH WITH MALTIPLE COADRS AS SELECTED

INTERIOR FLOORING:

IBM ENGINEERED HARDMOOD FLOORING AS SELECTED BY OWNER TO BE SYSTALLED ON GROWN PROOFF, RRYNDE FLOORING SYSTEM INCLUDING NUBERLAYMENT AND AGGESSORIES SUITABLE FOR INSTALLATION ON CONCRETE SLAB ON GRADE SUBFLOOR!

NEW PARKONG PLOSONE OT BE INSKLIED ON SECURO, PLOSONE HAN THE PROPERTY WITH SECURE OF SECURES OF SECURS OF SECURES OF SECURES OF SECURES OF SECURES OF SECURES OF SEC

CONTRACTOR SHALL PROPOSE LOCATIONS FOR ALL (N) HVAG. EGUIPMENT, GRELES DIFFUSERS, SEGSTERS, ETC, TO ONNER FOR PROR REVIEW AND AFPROVAL IN THE PREVIOR TO INSTALLATION.

ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTOR TO PEANINE BYSTING ELECTRICAL, SYS TEM AND UPGRADE SERVICE TO ACCOMMONTE NEDWORK AS WIEIDED.

CONTRACTOR SHALL PROVIDE NEW FUNCTIONAL AND COMPLETE MINISPLIT HEAT SEVERED SYSTEM SHALL BE COMPLETE. SYSTEM SHALL BE COMPLETE. SYSTEM SHALL BE COMPLETE.

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

GENERAL M.E.P. NOTES

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

WNERSHALL SUPPLY AND CONTRACTOR SHALL

JUNE MENEL 4 FINSH MATCH AND BLEND WITH EXESURFACES FOR SMOOTH AND SEAMLESS APPEARANCE VEN PAINTED SOLID-CORE DOORS BY MASONITE OR AP WITH STYLE AS CONFIRMED BY OWNER.

CONTRACTOR TO SUPPLY AND INSTALL ALL NEW NOW DECORATIVE LIGHT FIXTURES RECEIGNED. VIDER CASHINITURING TOUR ETC. IN EASH SHAWES THANS, AND SAFETY DEPICACES SUCH AS SUCHES SHORE AND CARRON MONOXIDE DETECTORS.

PROVIDE NEW ELECTRICAL HEAT MAT PLOOR HEATING WHERE INDICATED.

. PLUMBING WORK:

VEW PLUMBING FIXTURES SHALL BE SUPPLIED CONTRACTOR.

OWNER TO SUPPLY NEW DECORATIVE PENDANT FIXTURES, WALL MOUNTED PIXTURES AND CELLING FANS WITH CONTRACTOR TO INSTALL.

14. INTERIOR TRIM: NEW PAINTED TRIM INCLUDING WINDOW AND DOOR CASING S, WALL BASE AND CELLING CROWN MOLDING TO MATCH (E) IN STYLE AND SIZE.

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

2013 HERWING REDURN CODE

2014 HERWING REDURN CODE

2015 HERWING REDURN CODE

2015 HERWING REDURN CODE

2015 HERWING REDURN CODE

2017 HERWING REDUR

DRAWNOG REPRESENT THE INIGHED BULDING AND THE OVERALL PROJECT DESIGN WITHIRST THE FOR CONTRACTOR BALL DELY REFOOR FORWER AND AND THE PROPERTY OF GOOD REAL DELY REPUBLIES AND SEEN WHO EARLAND TO GOOD REAL AND THE DELY REPUBLIES WHO EARLAND THE DELY REPUBLIES WHO BE AND AND THE OVERALL NOT BE CONTRACTOR OF RESPONSED THE DAY THE OVERALL SOOTE OF MOTOR.

RAVINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION, WHICH ARE THE CONTRACTORS SOLE RESPONSIBILITY. DRAWING DIMENSIONS ARE TYPICALLY TO FACE OF STRUCTURE (STUD. CONCRETE, BROCK TET), EXCEPTIMENTED DIMENSIONS OF ALMSER SCALE DRAWING TAKE PRECEDENCE OVER THOSE OF A SMALLER SCALE. NOTIFY ARGUTED MINISTER SCALE. NOTIFY ARGUTED THE DRAWING THE THOSE OF A SMALLER SCALE. NOTIFY ARGUTED THE DRAWING S.

VIRGINIA VERSIONS OF THE CODES WHICP ROVISIONS ARE LISTED BELOW.

2011 VWGNIN ACHIOLOGUE
2012 VWGNIN ACHIOLOGUE

THE CONTRACTOR SHALL BESCIELY RESPONSIBLE FOR THE JOB SITE. INCLUDING THE SAFETY OF PEDREL FOR THE MACHITECT'S SITE OF SOITS. ARE NOT THE MACHITECT'S SITE OF SOITS ARE NOT THE MACHITECT'S SITE OF WITH A RENOT THE CONTRACTORS SAFETY HEASURED.

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

SHEET INDEX

SHEETTILE
COVER SHEET
FIRST RLOOR DEMOLITION PLAN
FIRST LOOR CONSTRUCTION PLAN
FIRST RLOOR CONSTRUCTION PLAN
INTEROR ELEVATIONS 9HEET NUMBER 6-1 D-1 A-2 A-3

INGULATION VALUES ARE BY THE PRESCRIPTIVE METHOD. MEET OR EXCEED V OF TABLE NITOJ. 3, "MUSULATION ININIUM RAYALUES AND FENESTRATION OR SOMERHENTS BY COMPONENT:

EXSTING CONSTRUCTION SHALL REMAIN UNLESS NOTTED CTHE RAYBE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, POSSTIVE, NUTHER, ETC., ALL DISTURBEDE XISTING ITEMS SHALL BE RESTORED TO YOR SHALL CANDITON!

SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO REVENT THE INFILTRATION OF DUST AND DERRISS. SECURE BULLIONS OF PREVENT UNIVANITED BYTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.

EXSTING CONCEALED ELEMENTS WERE NOT NECESSARE.Y VERIFIED PROR TO DEMOLITION. ALL DISCOVERES OF UNIDENTIFED OR INCORRECTLY LO CATED STRING SELEMENTS SHALL BE REPOYNED TO THE ARCHITECT BEFORE REMOVAL TINAL DISPOSAL.

DEWOLTTON DRAVINGS ARE SOHE WATC. AND ARE INCLUDED TO DESCRIBE THE PROPERTY OF A CHEMBER. MAN THE COORDINATE WITH THE CONSTRUCTION CHEMBER. THE THE CORPLANTE WITH THE CONSTRUCTION.

E CONTRACTOR SAALL DENOTING STRUCTURAL SUPPORT OF THE DOSTNIN RECTURE DURNIG ALL DENOLITION AND COMPETICATION & RECOVERED TO PRORAN THE MORK. THE INSINEERING CONSTRUCTION REMOVAL AND THE SHORN AND SUPPORT SHALL BE THE SOLE RESPONSIBLE ITY OF THE THINGSTOR.

U-VALUE CLIMATE ZONE 4 EXCEPT

INSULATION SCHEDULE

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SOIL BEARING VALUE 16 ASSUMED AT 1,500 PSF. THE CONTRACTOR SHALL FIELD VERRY THE ASSUMED VALUE AND MOTIFY THE ARGUITED TAPPROXIMATELY 24 ACURE BEFORE THE FIRST FOOTINGS ARE TO BE FOUNDED.

ROOF: 30 PSF FIRST FLOOR: 40 PSF

SOUTOMS OF ALL FOOTINGS SHALL EXTEND 1"O" MINIMUM INTO UNDISTURBED AND WHERE SUBJECT TO PROST ACTION AT LEAST 2 4" BELOW FINISHED PADE.

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

GENERAL STRUCTURAL NOTES

NOTES: GI = CONTINUOUS INBULATION A ADD RS INBULATION BENEATH FULL SLABAREA OF P REQUIRED SLAB EDGE INSULATION.

DESCRIPTION

DATE

REVISIONS:



07-15-2025 CLIENT REVIEW

DATE: ISSUE:

THE POLLARD RESIDENCE 213 SOUTH ROYAL STREET ALEXANDRIA, VA 22314

ROJECT

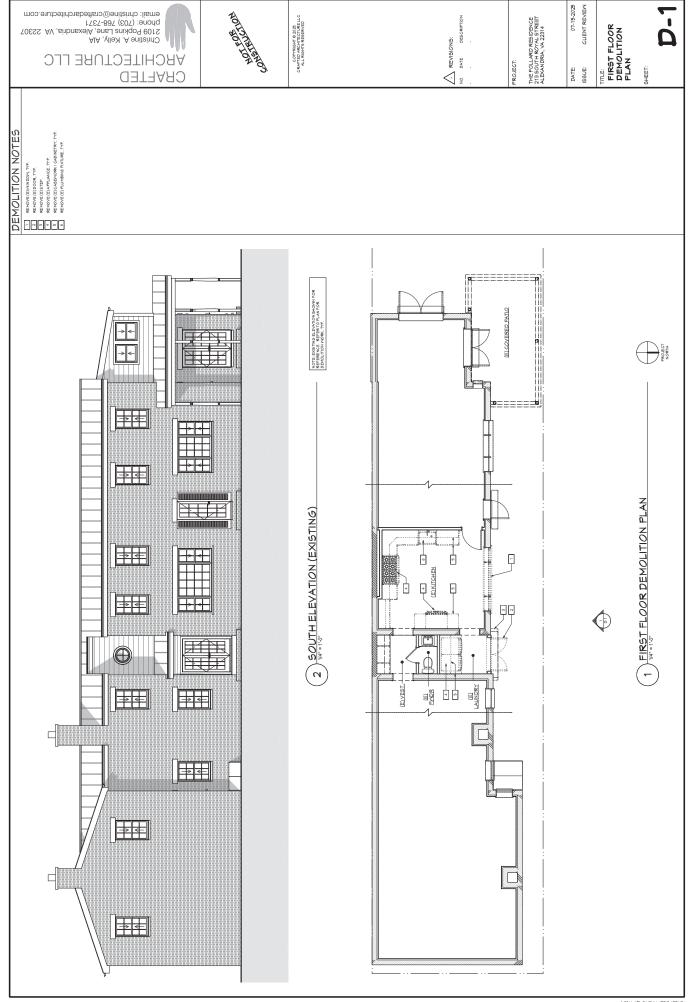
THE DISONANCE SCORES OF SCOLED SEASON OF ONE CONSTRUCTION SCORES OF THE DISONANCE OF THE SEASON OF THE SEAS ALL FRANING SHALL BE NUMBER 2 DOUGLAS FIR. NUMBER 2 SOUTHERN PINE OR EQUIVALENT (PE-1200 PS). TA 1500 DOUGLAS FIR. NUMBER 2 2000 DOUGLAS SHOWN ARE DAGED ON THE = 2300 PS). PS! AND E = 2,200,000 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! CONTINUOUS WOOD STRUCTURAL PANELS (CS-MSP): FOR CS-WSF BRACED WALLS, PROVIDE MIN 1/Z" MONINAL SHEATHING AND 3D MALS & 9 COLOTY OC. EDGE FIELD SPACING. REINFORCING STEEL SHALL BE ASTA A615, GRADE 60. CONCRETE PROTECT FOR REINFORCING STEEL IN FOOTINGS SHALL BE S'' MINIMUM.

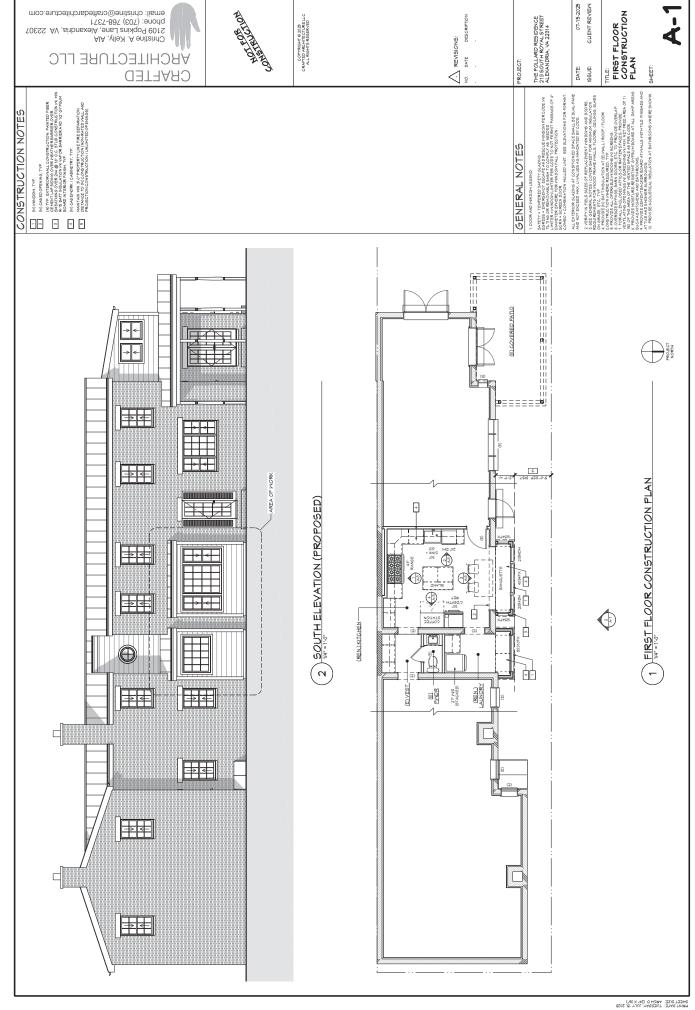
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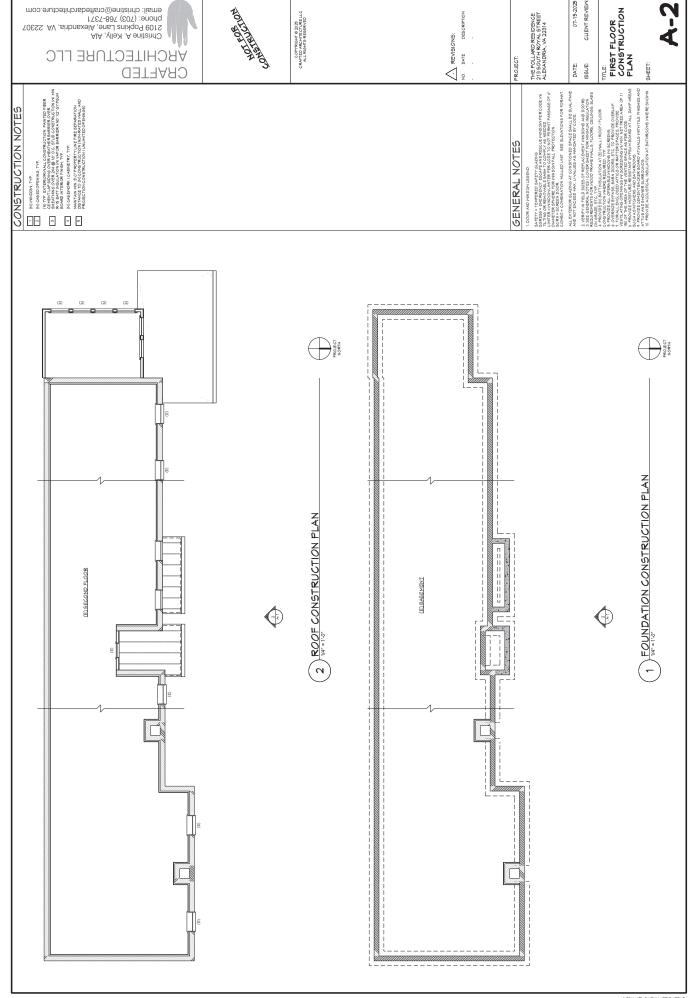
COVER SHEET

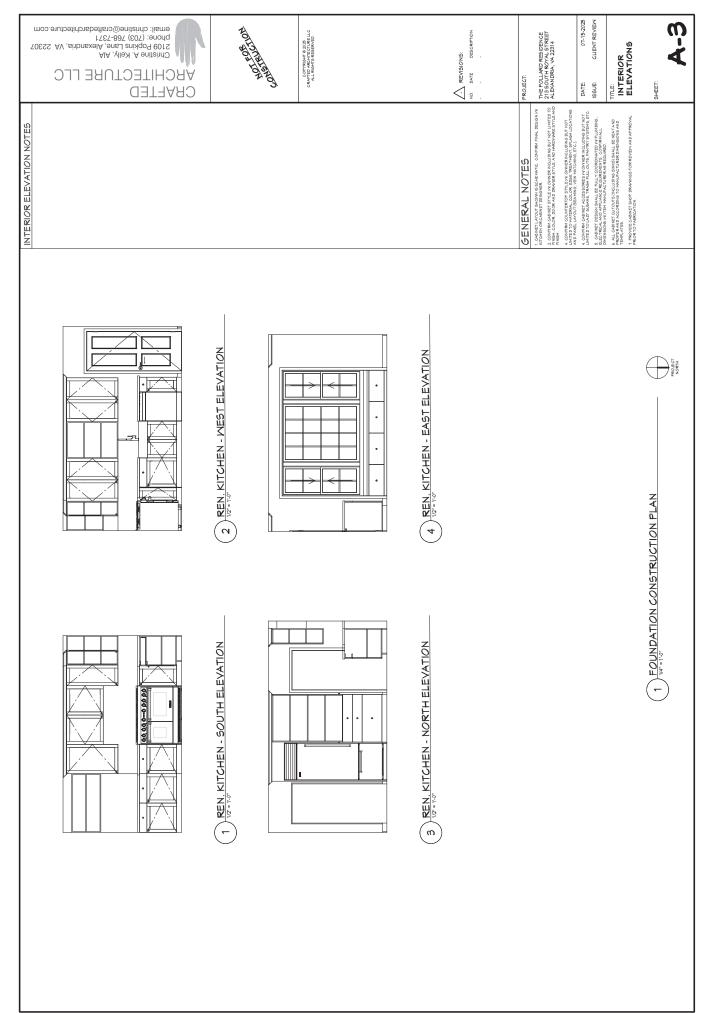
6-1

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

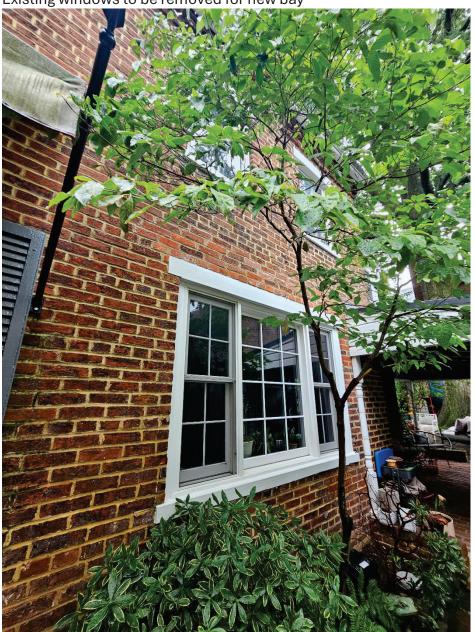








Pollard Residence 213 South Royal Existing windows to be removed for new bay



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

