

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: \_\_\_\_\_

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

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

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

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**SUBMITTAL REQUIREMENTS:**

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

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

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

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

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

**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.

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

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

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

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

- <sup>N/A</sup> 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.

**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.

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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: Stephen Kulinski

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**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.		
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 \_\_\_\_\_ (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.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. 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 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.

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.

\_\_\_\_\_                      \_\_\_\_\_                      *Stephen Kulinski*  
 Date                                  Printed Name                                  Signature

**APPLICANT OWNERSHIP BREAKDOWN**

**Owner and Applicant of 220 & 224 S. Peyton Street (TM Nos. 073.02-05-12 & -13)**

**Windmill Hill LLC (Title Owner/Applicant)**



<b>Member(s):</b>	<b>Percent Ownership:</b>
James Michael Dameron	50%
Misty Leigh Dameron	50%

**Note:** None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.



# BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



EXISTING SITE VIEW D  
NOT TO SCALE



EXISTING SITE VIEW E  
NOT TO SCALE



EXISTING SITE VIEW F  
NOT TO SCALE



EXISTING SITE VIEW G  
NOT TO SCALE



EXISTING SITE VIEW H  
NOT TO SCALE



EXISTING SITE VIEW I  
NOT TO SCALE



EXISTING SITE VIEW L  
NOT TO SCALE



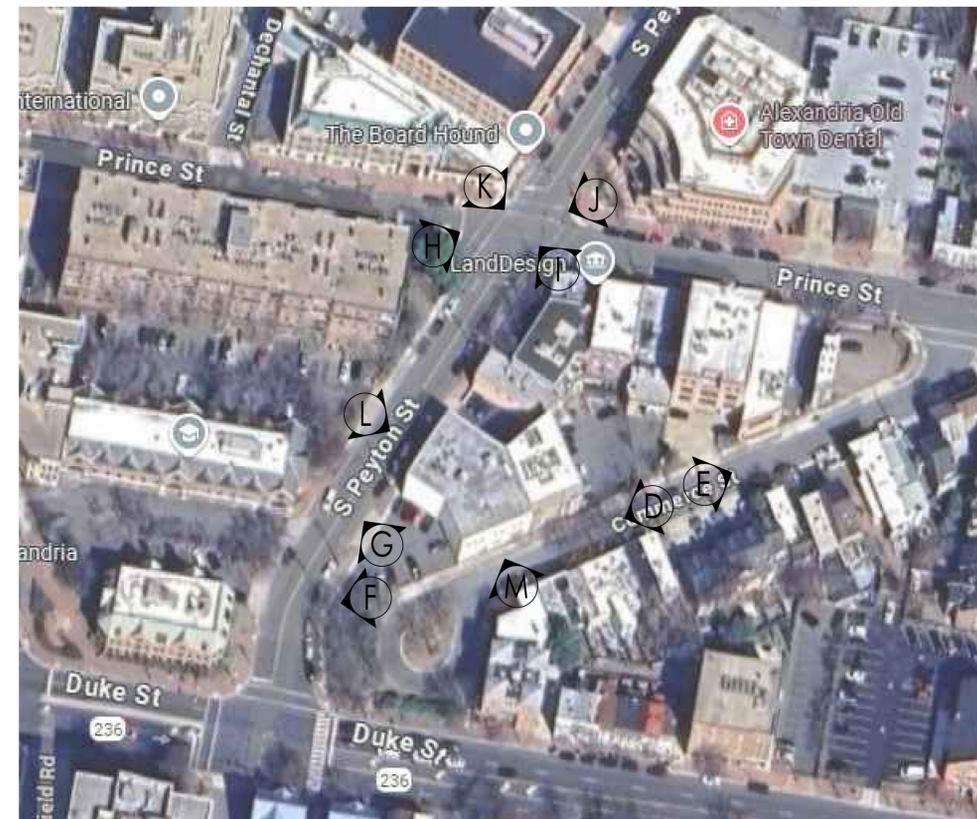
EXISTING SITE VIEW M  
NOT TO SCALE



EXISTING SITE VIEW J  
NOT TO SCALE



EXISTING SITE VIEW K  
NOT TO SCALE



KEY PLAN - MODEL VIEW LOCATIONS  
NOT TO SCALE



WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

EXISTING VICINITY PHOTOS



REVISIONS	

PROJECT NUMBER	2520
DATE	02/27/2026
SCALE	AS NOTED
DRAWN	KGA
DESIGNED	KGA
APPROVED	

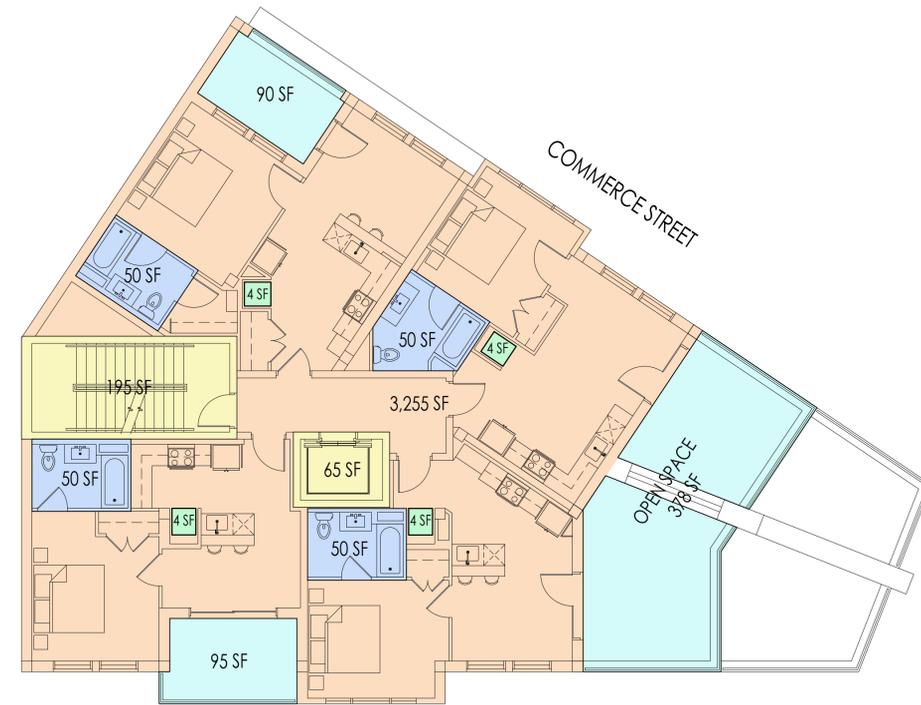
SHEET NUMBER	EX2
2426-PLANS	

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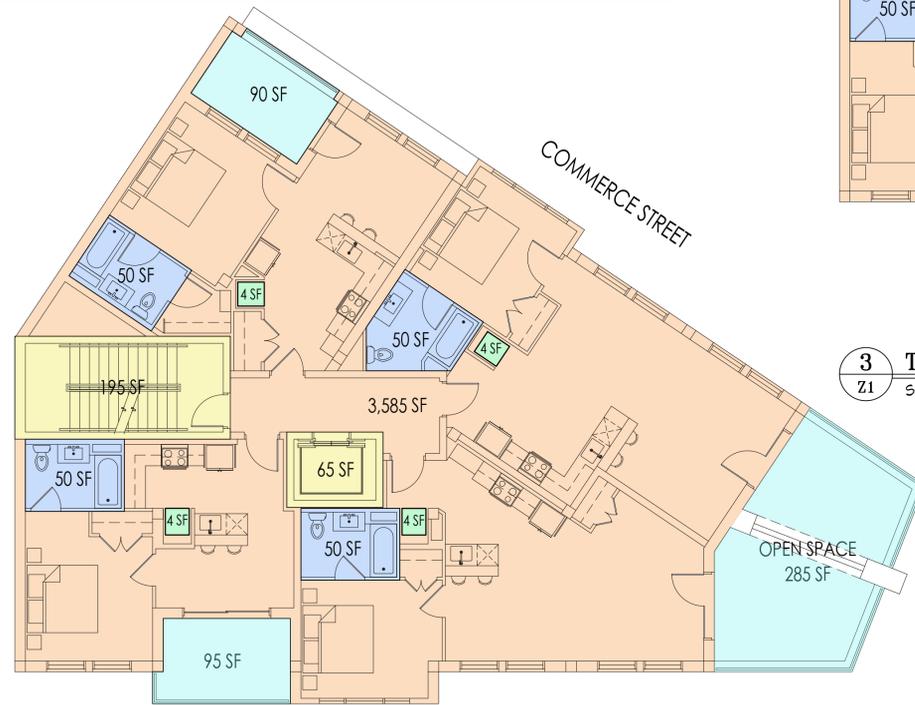
# BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



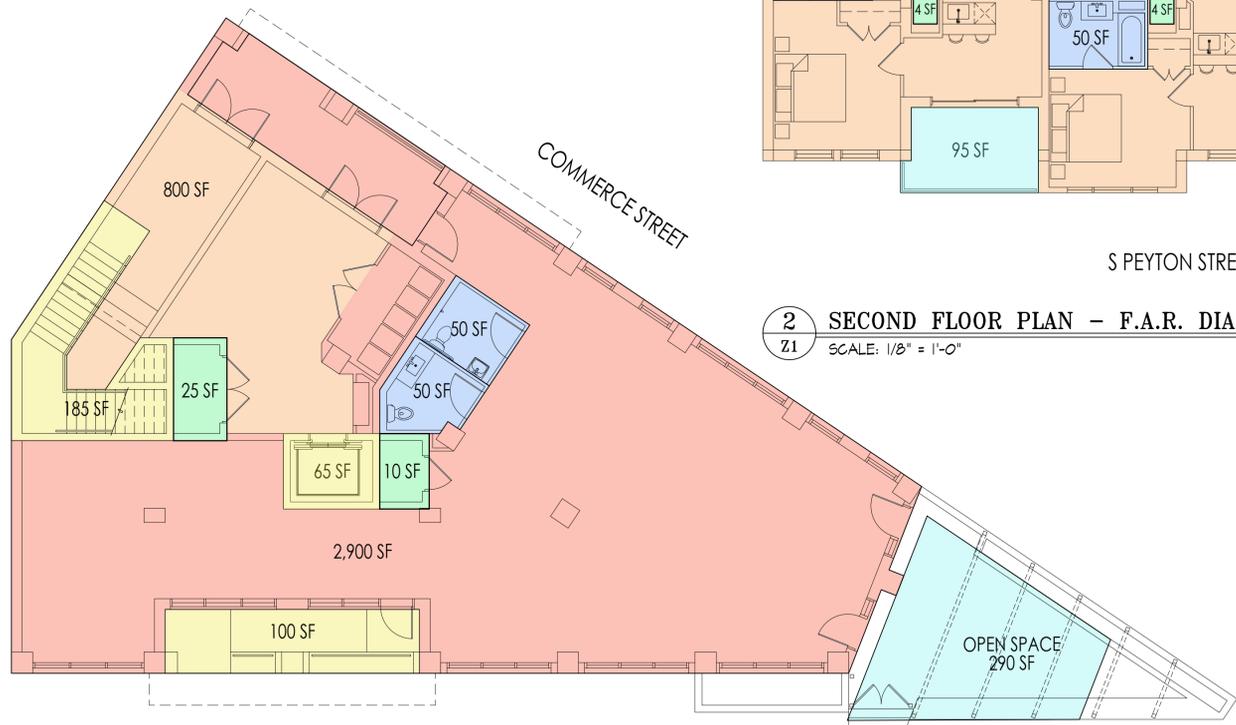
PROPOSED BUILDING FLOOR AREAS								
LOT AREA	4,381.5							
FLOOR	GROSS FLOOR AREA (SF)	EXCLUDED AREAS PER 2-145(B)					COMMERCIAL FLOOR AREA (SF)	RESIDENTIAL FLOOR AREA (SF)
		STAIRS	ELEVATOR	LAVATORIES	MECH / UTILITIES	BALCONIES / OVERHANGS		
GROUND FLOOR	3,700 SF	185 SF	65 SF	100 SF	35 SF		2,700 SF	615 SF
2ND FLOOR	3,585 SF	195 SF	65 SF	200 SF	16 SF	470 SF		2,639 SF
3RD FLOOR	3,255 SF	195 SF	65 SF	200 SF	16 SF	563 SF		2,216 SF
TOTALS	10,540 SF	575 SF	195 SF	500 SF	67 SF	1,033 SF	2,700 SF	5,470 SF
TOTAL FAR AREA (COMMERCIAL + RESIDENTIAL)							8,170 SF	



**3 THIRD FLOOR PLAN - F.A.R. DIAGRAM**  
Z1 SCALE: 1/8" = 1'-0"



**2 SECOND FLOOR PLAN - F.A.R. DIAGRAM**  
Z1 SCALE: 1/8" = 1'-0"



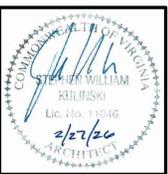
**1 FIRST FLOOR PLAN - F.A.R. DIAGRAM**  
Z1 SCALE: 1/8" = 1'-0"

DRAWING LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span>	COMMERCIAL SPACE
<span style="display:inline-block; width:15px; height:15px; background-color: #ffcc99; border:1px solid black;"></span>	RESIDENTIAL SPACE
<span style="display:inline-block; width:15px; height:15px; background-color: #99ccff; border:1px solid black;"></span>	BATHROOM
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<span style="display:inline-block; width:15px; height:15px; background-color: #99ffcc; border:1px solid black;"></span>	PORCH / BALCONY
<span style="display:inline-block; width:15px; height:15px; background-color: #99ff99; border:1px solid black;"></span>	MECH / UTILITY

BUILDING UNIT MIX	
FLOOR	1 BED 1 BATH
GROUND FLOOR	0
2ND FLOOR	4
3RD FLOOR	4
TOTAL	8

WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

F.A.R. DIAGRAMS



REVISIONS

PROJECT NUMBER	2520
DATE	02/31/2026
SCALE	AS NOTED
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER	Z1
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# BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

F.A.R. CALCULATIONS

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

B

<b>A. Property Information</b>	
A1. 220 South Peyton Street Street Address	CD - COMMERCIAL (MIXED USE) Zone
A2. 4,381.50 x 1.50 Total Lot Area Floor Area Ratio Allowed by Zone	= 6,572.25 Maximum Allowable Floor Area
<b>B. Existing Gross Floor Area</b>	
<b>Existing Gross Area</b>	<b>Allowable Exclusions**</b>
Basement	Basement** B1. 0.00 Sq. Ft.
First Floor	Stairways** Existing Gross Floor Area*
Second Floor	Mechanical** B2. 0.00 Sq. Ft.
Third Floor	Attic less than 7*** Allowable Floor Exclusions**
Attic	Porches** B3. 0.00 Sq. Ft.
Porches	Balcony/Deck** Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Lavatory***
Lavatory***	Other**
Other**	Other**
<b>B1. Total Gross</b> 0.00	<b>B2. Total Exclusions</b> 0.00
<b>C. Proposed Gross Floor Area</b>	
<b>Proposed Gross Area</b>	<b>Allowable Exclusions**</b>
Basement	Basement** C1. 2,900.00 Sq. Ft.
First Floor 2,800.00	Stairways** 100.00 Proposed Gross Floor Area*
Second Floor	Mechanical** C2. 200.00 Sq. Ft.
Third Floor	Attic less than 7*** Allowable Floor Exclusions**
Attic	Porches** C3. 2,700.00 Sq. Ft.
Porches	Balcony/Deck** Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	Lavatory*** 100.00
Lavatory*** 100.00	Other**
Other	Other**
<b>C1. Total Gross</b> 2,900.00	<b>C2. Total Exclusions</b> 200.00
<b>D. Total Floor Area</b>	
D1. 2,700.00 Sq. Ft.	Total Floor Area (add B3 and C3)
D2. 6,572.25 Sq. Ft.	Total Floor Area Allowed by Zone (A2)
<b>E. Open Space</b>	
E1. Existing Open Space	Sq. Ft.
E2. Required Open Space	Sq. Ft.
E3. Proposed Open Space	Sq. Ft.

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.  
\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.  
\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
Signature: Shea Kuehn Date: 10/02/2025

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

B

<b>A. Property Information</b>	
A1. 220 South Peyton Street Street Address	CD - RESIDENTIAL (MIXED USE) Zone
A2. 4,381.50 x 1.25 Total Lot Area Floor Area Ratio Allowed by Zone	= 5,476.88 Maximum Allowable Floor Area
<b>B. Existing Gross Floor Area</b>	
<b>Existing Gross Area</b>	<b>Allowable Exclusions**</b>
Basement	Basement** B1. 0.00 Sq. Ft.
First Floor	Stairways** Existing Gross Floor Area*
Second Floor	Mechanical** B2. 0.00 Sq. Ft.
Third Floor	Attic less than 7*** Allowable Floor Exclusions**
Attic	Porches** B3. 0.00 Sq. Ft.
Porches	Balcony/Deck** Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Lavatory***
Lavatory***	Other**
Other**	Other**
<b>B1. Total Gross</b> 0.00	<b>B2. Total Exclusions</b> 0.00
<b>C. Proposed Gross Floor Area</b>	
<b>Proposed Gross Area</b>	<b>Allowable Exclusions**</b>
Basement	Basement** C1. 7,640.00 Sq. Ft.
First Floor 800.00	Stairways** 770.00 Proposed Gross Floor Area*
Second Floor 2,935.00	Mechanical** C2. 2,170.00 Sq. Ft.
Third Floor 2,505.00	Attic less than 7*** Allowable Floor Exclusions**
Attic	Porches** C3. 5,470.00 Sq. Ft.
Porches	Balcony/Deck** 1,000.00 Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck 1,000.00	Lavatory*** 400.00
Lavatory*** 400.00	Other**
Other	Other**
<b>C1. Total Gross</b> 7,640.00	<b>C2. Total Exclusions</b> 2,170.00
<b>D. Total Floor Area</b>	
D1. 5,470.00 Sq. Ft.	Total Floor Area (add B3 and C3)
D2. 5,476.88 Sq. Ft.	Total Floor Area Allowed by Zone (A2)
<b>E. Open Space</b>	
E1. Existing Open Space	Sq. Ft.
E2. Required Open Space	Sq. Ft.
E3. Proposed Open Space	Sq. Ft.

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.  
\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.  
\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

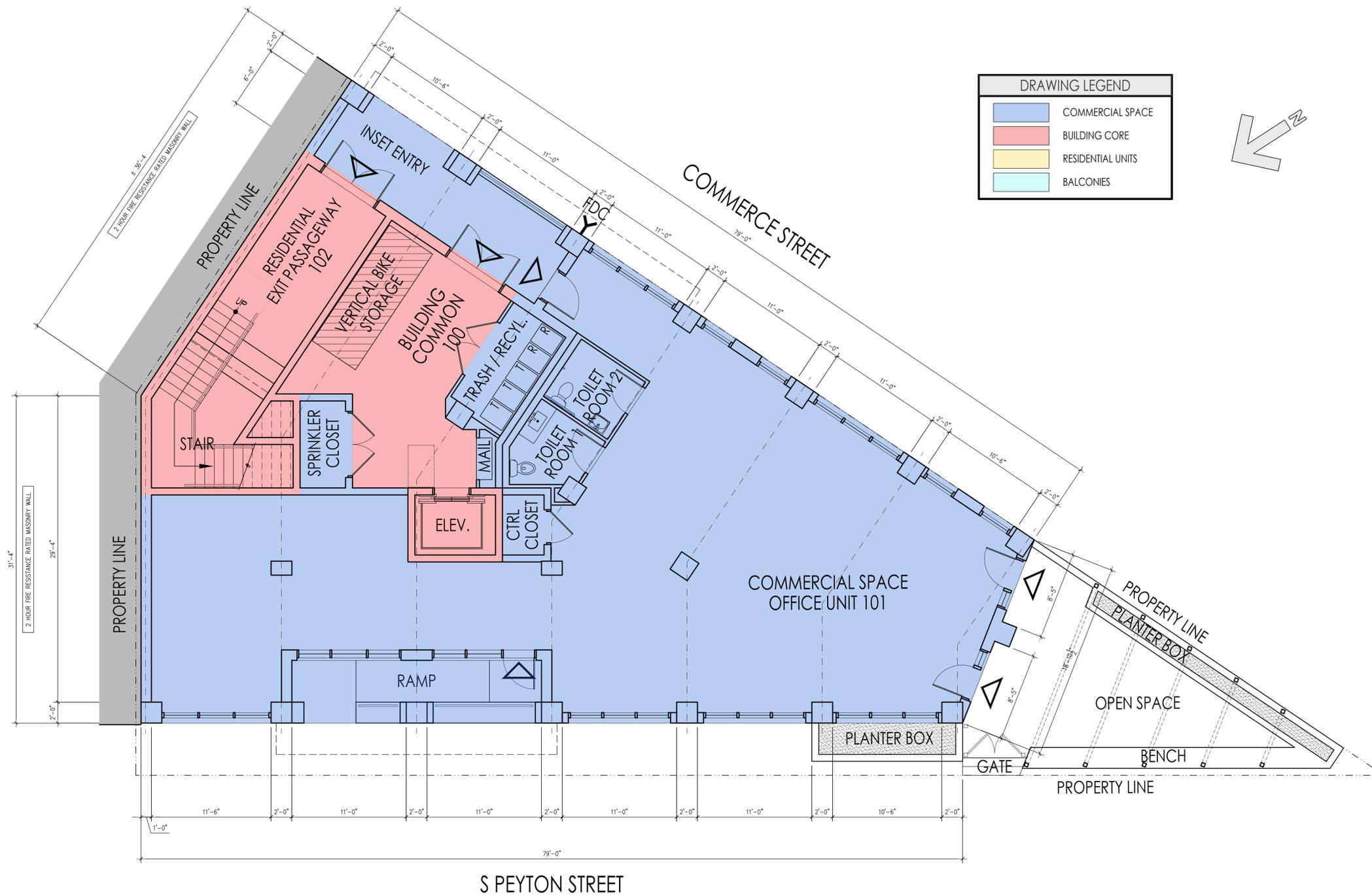
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
Signature: Shea Kuehn Date: 10/02/2025



REVISIONS		
PROJECT NUMBER	2520	
DATE	02/31/2026	
SCALE	AS NOTED	
DRAWN	DESIGNED	APPROVED
KGA	KGA	
SHEET NUMBER		
Z1		
2426-PLANS		

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# BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



GROUND FLOOR PLAN  
NOTE: FULLY SPRINKLERED NFPA 13

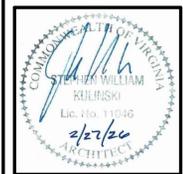
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DRAWING LEGEND	
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<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	BUILDING CORE
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	RESIDENTIAL UNITS
<span style="display:inline-block; width:15px; height:10px; background-color:cyan; border:1px solid black;"></span>	BALCONIES



WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

GROUND FLOOR PLAN - COMMERCIAL / RESIDENTIAL ACCESS



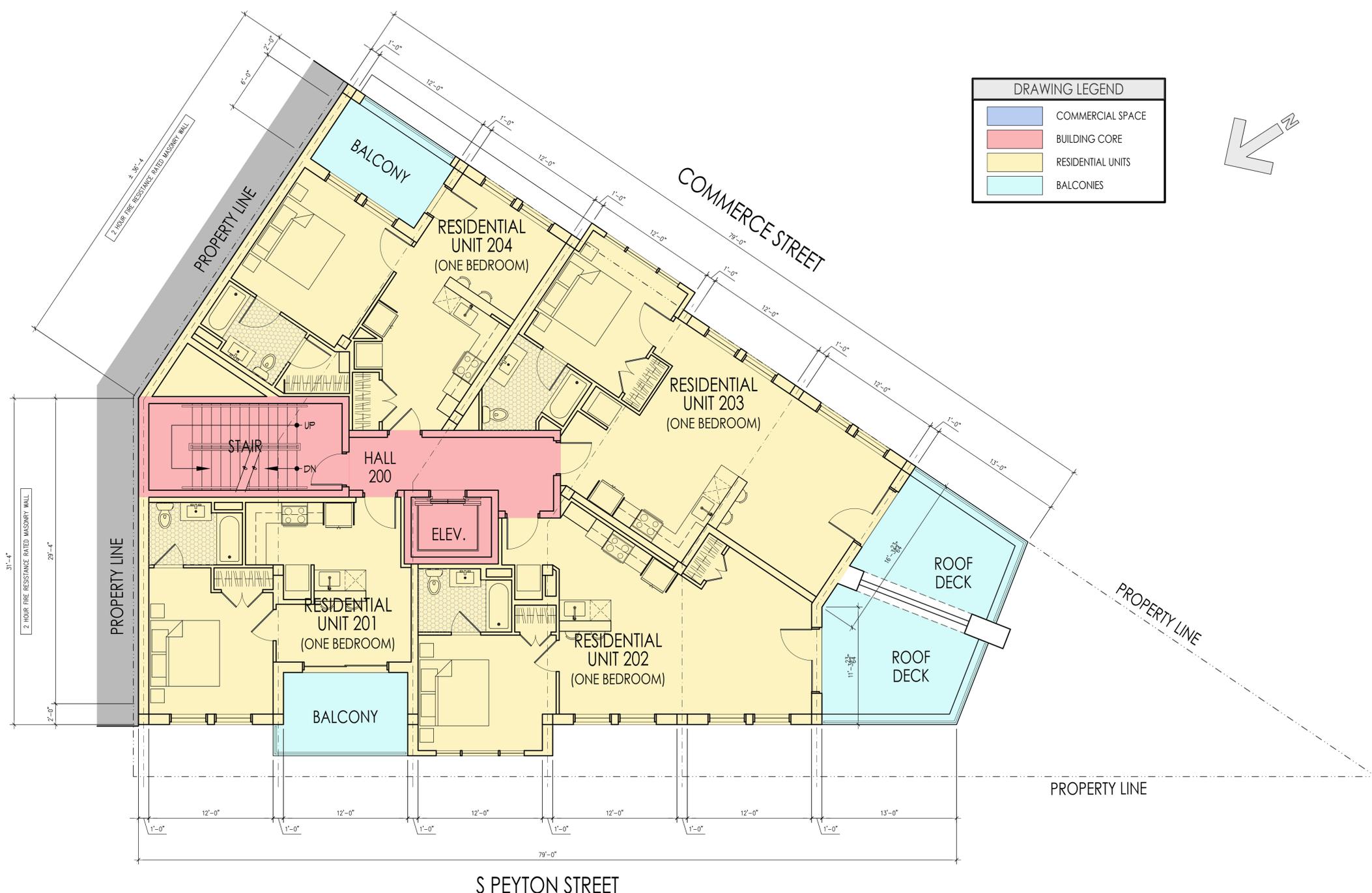
REVISIONS

PROJECT NUMBER	2520
DATE	02/21/2026
SCALE	3/16" = 1'-0"
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER  
**A1**  
2426-PLANS

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# BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



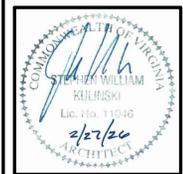
DRAWING LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	COMMERCIAL SPACE
<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	BUILDING CORE
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	RESIDENTIAL UNITS
<span style="display:inline-block; width:15px; height:10px; background-color:cyan; border:1px solid black;"></span>	BALCONIES

SECOND FLOOR PLAN  
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"

WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

SECOND FLOOR PLAN - RESIDENTIAL / APARTMENTS



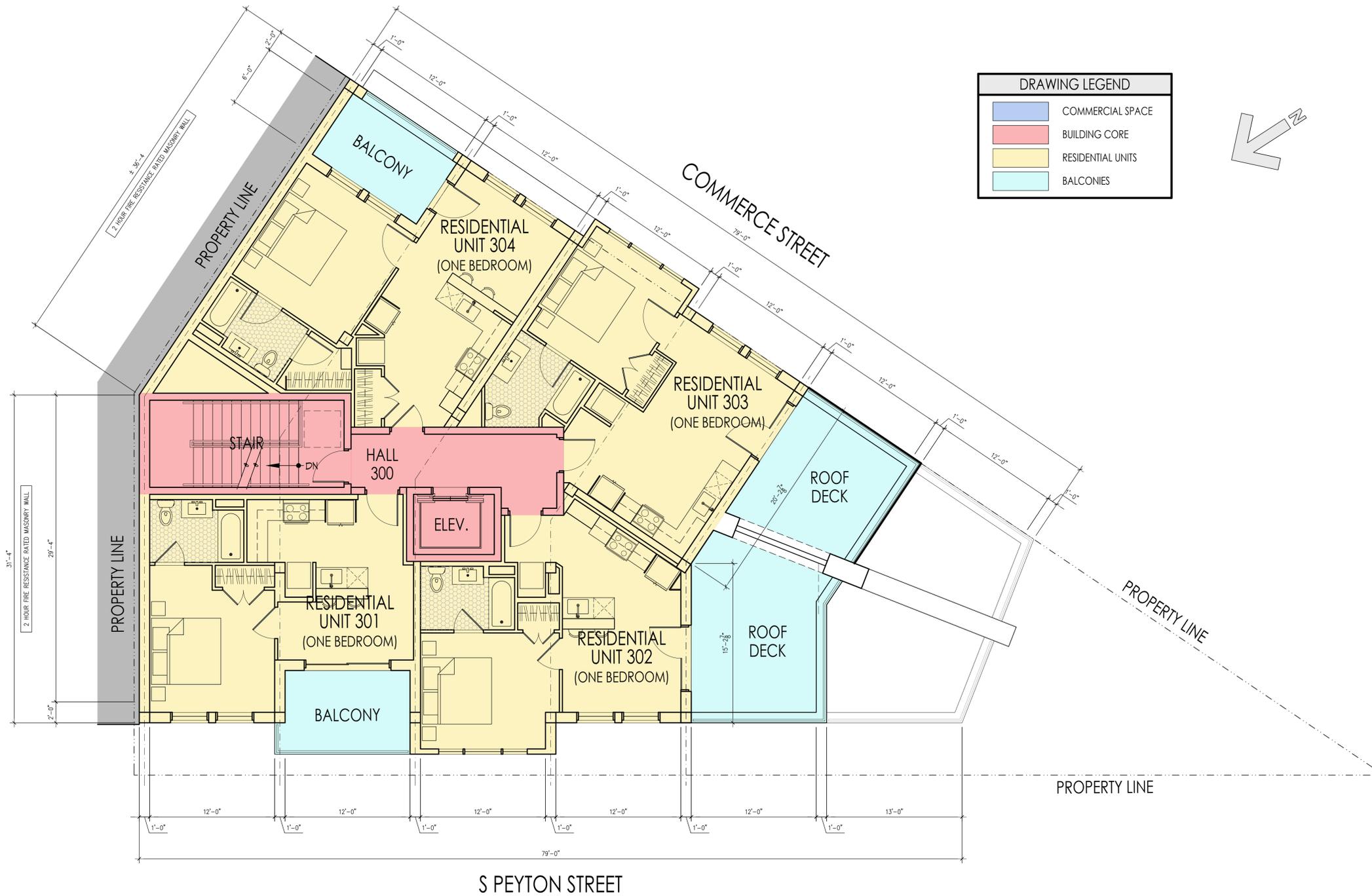
REVISIONS

PROJECT NUMBER	2520
DATE	02/21/2026
SCALE	3/16" = 1'-0"
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER  
**A2**  
2426-PLANS

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# BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



DRAWING LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	COMMERCIAL SPACE
<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	BUILDING CORE
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	RESIDENTIAL UNITS
<span style="display:inline-block; width:15px; height:10px; background-color:cyan; border:1px solid black;"></span>	BALCONIES

THIRD FLOOR PLAN  
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"

WINDMILL HILL - 220 S PEYTON STREET

220 S PEYTON STREET ALEXANDRIA, VA 22314

THIRD FLOOR PLAN - RESIDENTIAL / APARTMENTS



REVISIONS

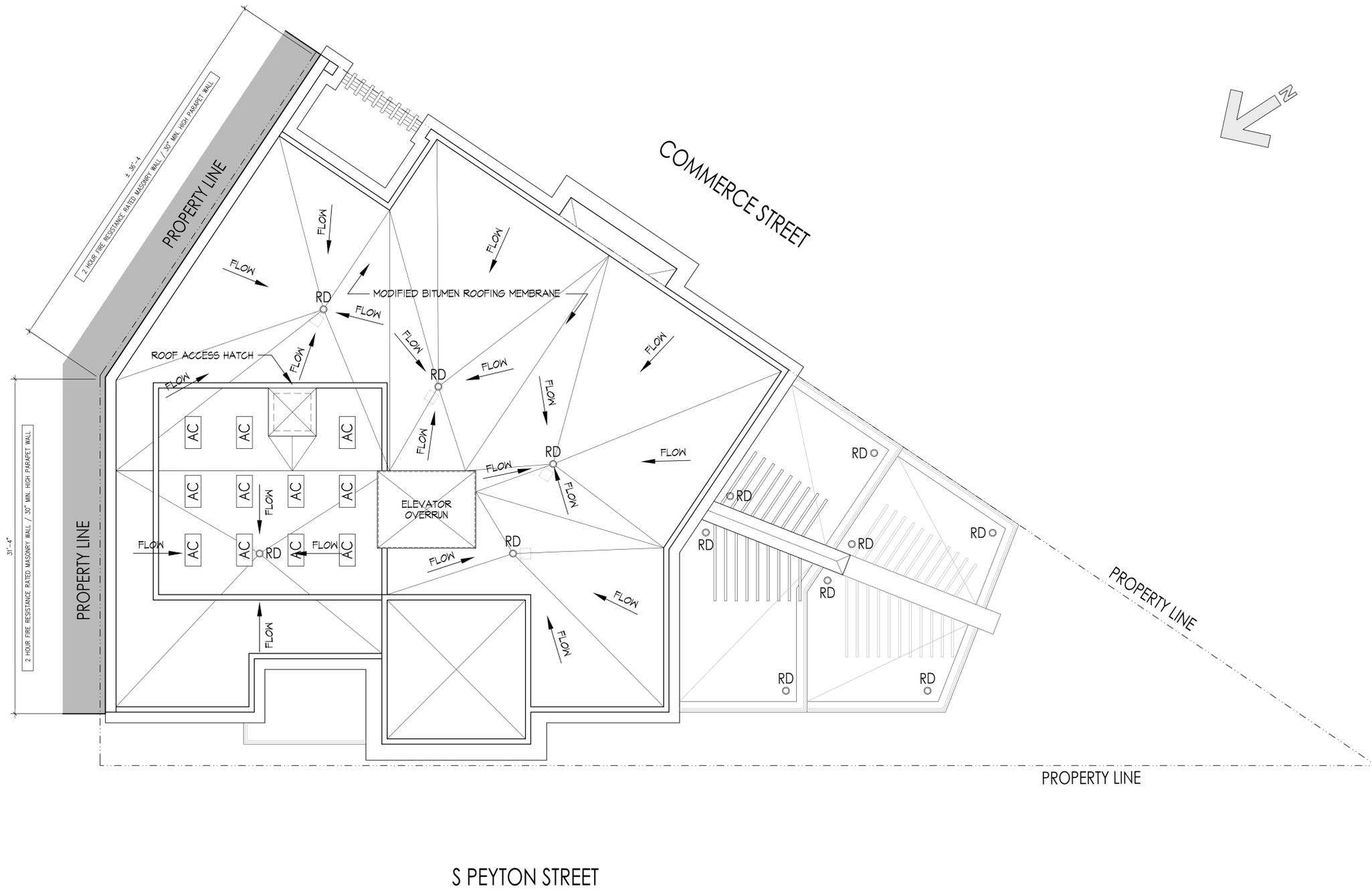
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DATE	02/21/2026
SCALE	3/16" = 1'-0"
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER  
**A3**  
2426-PLANS



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# BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



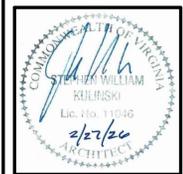
ROOF PLAN

SCALE: 3/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET  
 220 S PEYTON STREET ALEXANDRIA, VA 22314

ROOF PLAN



REVISIONS	

PROJECT NUMBER	2520
DATE	02/21/2026
SCALE	3/16" = 1'-0"
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER  
**A4**  
 2426-PLAN5

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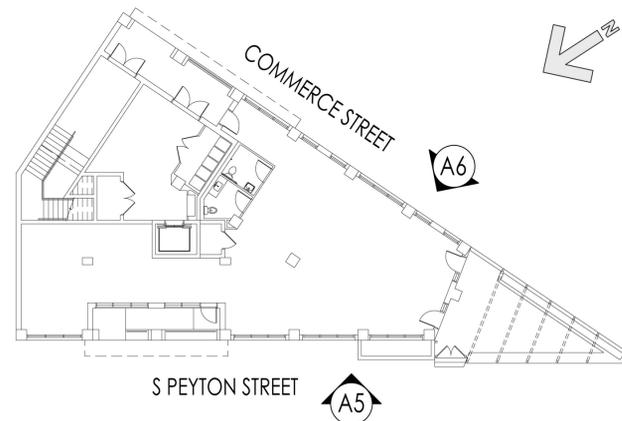
DRAWING KEY - MATERIAL TAGS					
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE		
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(Q) METAL WIRE		
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET	(R) METAL OVERHEAD FRAMES		
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS	(S) WOOD PRIVACY SCREEN		
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL	(T) BRICK CORNICE		

\*ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE\*



FRONT / S PEYTON STREET ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN - ELEVATION VIEW LOCATION

SCALE: 1/16" = 1'-0"

WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

FRONT / S PEYTON STREET ELEVATION



REVISIONS

PROJECT NUMBER	2520	
DATE	02/21/2026	
SCALE	3/16" = 1'-0"	
DRAWN	DESIGNED	APPROVED
KGA	KGA	

SHEET NUMBER
A5

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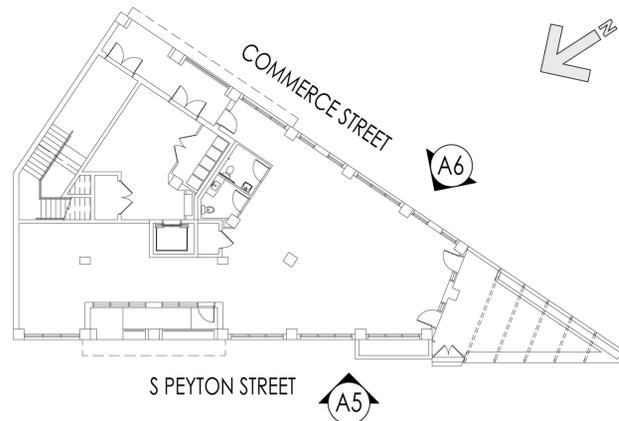
DRAWING KEY - MATERIAL TAGS					
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE	(Q) METAL WIRE	
(B) ALUMINUM CLAD WINDOW	(S) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(R) METAL OVERHEAD FRAMES	(S) WOOD PRIVACY SCREEN	
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET	(T) BRICK CORNICE		
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS			
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL			

\*ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE\*



REAR / COMMERCE STREET ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN - ELEVATION VIEW LOCATION

SCALE: 1/16" = 1'-0"

WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

REAR / COMMERCE STREET ELEVATION



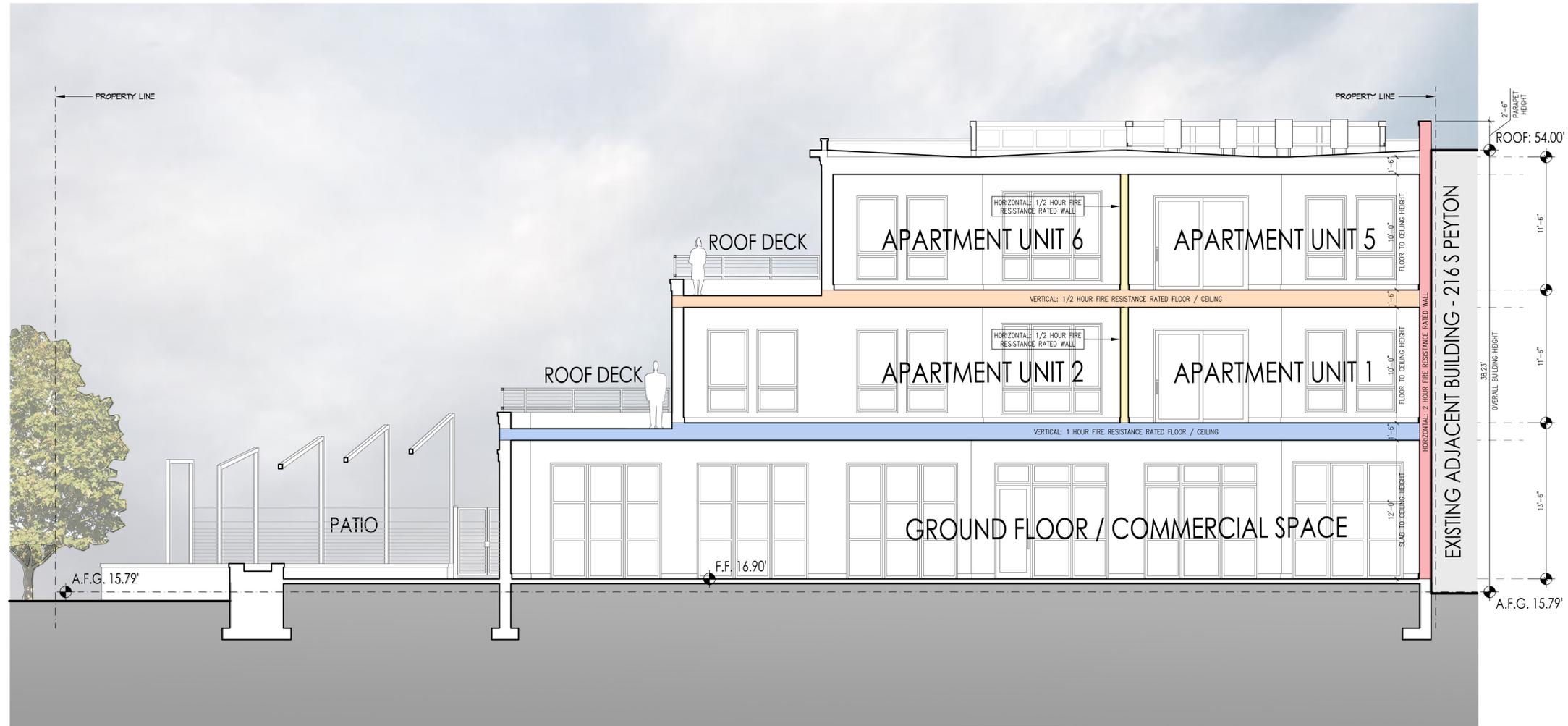
REVISIONS		

PROJECT NUMBER	2520
DATE	02/27/2026
SCALE	3/16" = 1'-0"
DRAWN	DESIGNED
KGA	KGA
APPROVED	

SHEET NUMBER	A6
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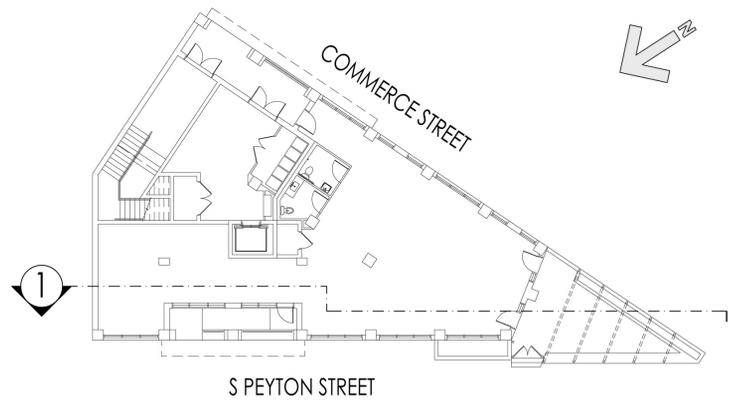
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BUILDING SECTION / BUILDING HEIGHT DIAGRAM  
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"



KEY PLAN - SECTION CUT LOCATION  
SCALE: 1/16" = 1'-0"

DRAWING LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	1 HR VERTICAL FIRE RESISTANCE
<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	2 HR HORIZONTAL FIRE RESISTANCE
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	1/2 HR VERTICAL FIRE RESISTANCE
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	1/2 HR HORIZONTAL FIRE RESISTANCE



REVISIONS

PROJECT NUMBER	2520	
DATE	02/31/2026	
SCALE	1/8" = 1'-0"	
DRAWN	DESIGNED	APPROVED
KGA	KGA	

SHEET NUMBER	A7
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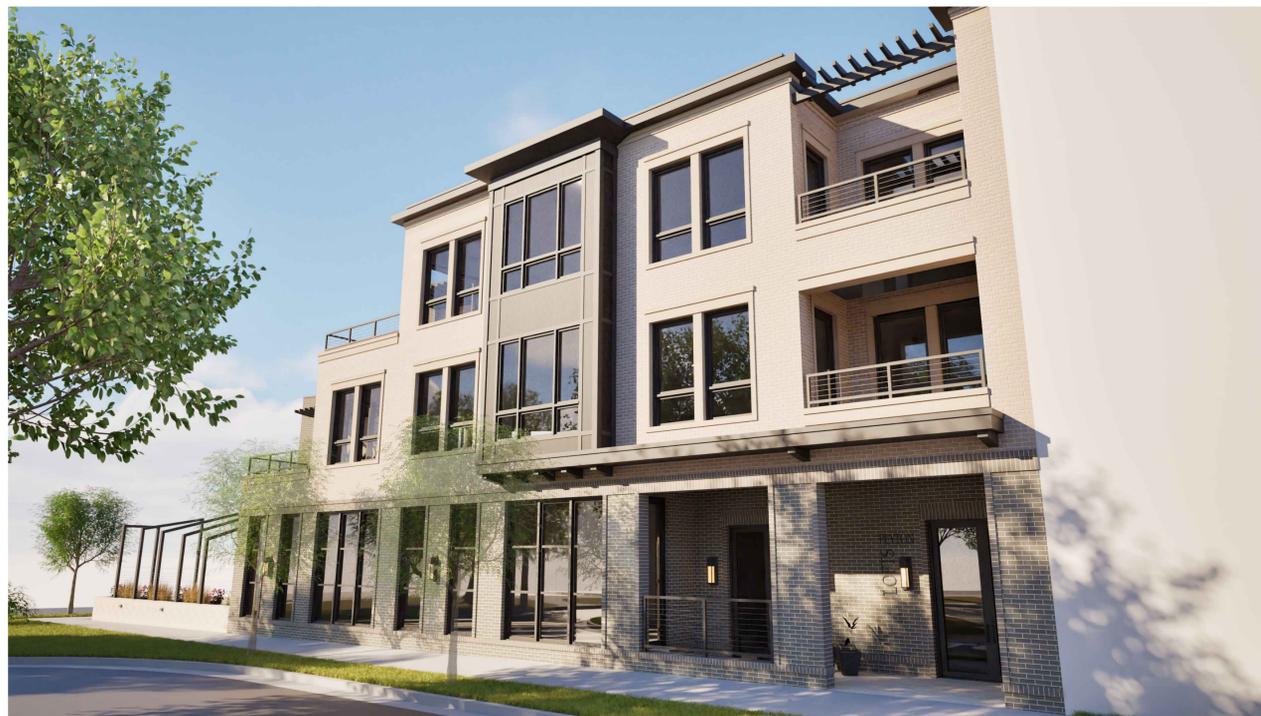
MODEL VIEWS ARE INTENDED TO REPRESENT ARCHITECTURAL BUILDING FORMS, FEATURES, AND MATERIALS. LANDSCAPE AND SITE DESIGN ELEMENTS ARE ILLUSTRATIVE ONLY.



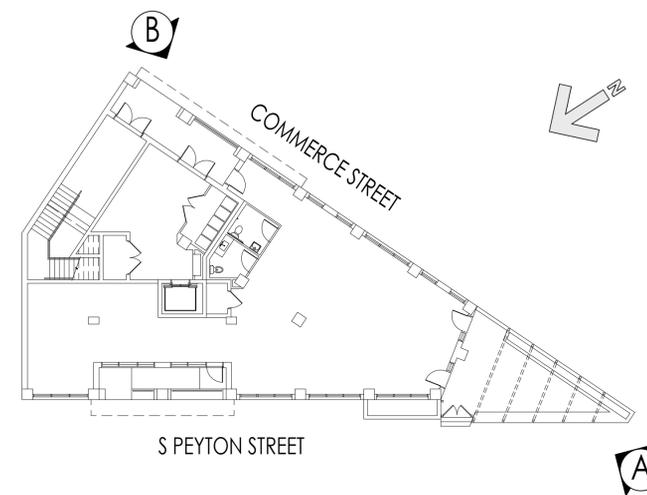
VIEW A - LOOKING NORTHEAST FROM S PEYTON STREET  
NOT TO SCALE



VIEW FROM ABOVE - FROM THE CORNER OF S PEYTON STREET AND COMMERCE STREET  
NOT TO SCALE



VIEW B - LOOKING SOUTHWEST FROM COMMERCE STREET  
NOT TO SCALE



KEY PLAN - MODEL VIEW LOCATIONS  
SCALE: 1/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET  
220 S PEYTON STREET ALEXANDRIA, VA 22314

MODEL VIEWS



REVISIONS	

PROJECT NUMBER	2520
DATE	02/31/2026
SCALE	AS NOTED
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER  
**A8**  
2426-PLAN5

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

B

## A. Property Information

A1. 220 South Peyton Street  CD   
 Street Address Zone

A2. 4,381.50  x 1.50  = 6,572.25   
 Total Lot Area Floor Area Ratio Allowed by Zone 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" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'**	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid gray; height: 60px; margin-top: 5px;"></div>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
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"/>	
<b>B1. Total Gross</b>	<input type="text" value="0.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="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" value="2,900.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="2,800.00"/>	Stairways**	<input type="text" value="100.00"/>	C2. <input type="text" value="200.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text" value="2,700.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'**	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text" value="100.00"/>	
Lavatory***	<input type="text" value="100.00"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
<b>C1. Total Gross</b>	<input type="text" value="2,900.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="200.00"/>	

## D. Total Floor Area

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

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

## E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

### Notes

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

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

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

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

10/02/2025



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

B

## A. Property Information

A1. 220 South Peyton Street  
Street Address

CD RESIDENTIAL  
Zone

A2. 4,381.50 x 1.25 = 5,476.88  
Total Lot Area Floor Area Ratio Allowed by Zone 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" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7***	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid gray; height: 60px; margin-top: 5px;"></div>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
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"/>	
<b>B1. Total Gross</b>	<input type="text" value="0.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="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" value="7,640.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="800.00"/>	Stairways**	<input type="text" value="770.00"/>	C2. <input type="text" value="2,170.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="2,935.00"/>	Mechanical**	<input type="text"/>	C3. <input type="text" value="5,470.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="2,505.00"/>	Attic less than 7***	<input type="text"/>	<b>Notes</b>  *Gross floor area is the sum of <i>all areas under roof of a lot</i> , 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.
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text" value="1,000.00"/>	
Balcony/Deck	<input type="text" value="1,000.00"/>	Lavatory***	<input type="text" value="400.00"/>	
Lavatory***	<input type="text" value="400.00"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
<b>C1. Total Gross</b>	<input type="text" value="7,640.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="2,170.00"/>	

## D. Total Floor Area

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

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

## E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

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

Signature: \_\_\_\_\_

Sheela K...

Date: \_\_\_\_\_

10/02/2025

## **220 S. Peyton Street – Old and Historic Alexandria District Material Specifications**

### **First Floor Brick:**

Manufacturer: General Shale Brick

Color: Steel



### **Second and Third Floor Brick:**

Manufacturer: General Shale Brick

Color: Coliseum



**Landscape Walls and Recessed Entries:**

Manufacturer: Arriscraft – Renaissance Cast Stone

Color: Bedford



**Exterior Wall Sconce (Ground Floor):**

Manufacturer: Lumens – Eurofase Ren 2-Light

Finish: Black

Size: 5 ½" Wide x 6" Deep x 23 ¼" Tall



**Exterior Wall Sconce (2<sup>nd</sup> and 3<sup>rd</sup> Floor Balconies / Roof Decks):**

Manufacturer: Lumens – Eurofase Ren 1-Light

Finish: Black

Size: 5 ½" Wide x 6" Deep x 16 ½" Tall



**Windows and Doors:**

Manufacturer: Marvin – Elevate

Casement / Awning / Fixed Aluminum Clad

Lite Pattern: One Lite

Color: Bronze



**Roofing:**

Material: GAF RUBEROID EnergyCap Torch Granule FR Membrane

Color: Bright White



**Roof Deck Surface:**

Material: Duradek Vinyl Decking

Color: Surcoseal Suede



**Metal Railing:**

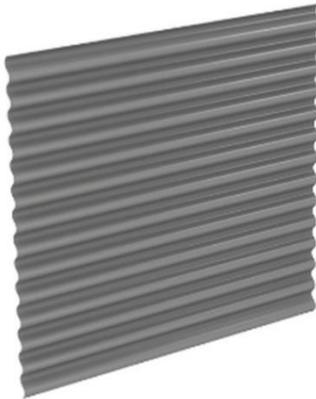
Material: Painted Steel

Color: Dark Bronze

**Bay Window Cladding Panels:**

Material: Centria – vertical Econolap 3/4"

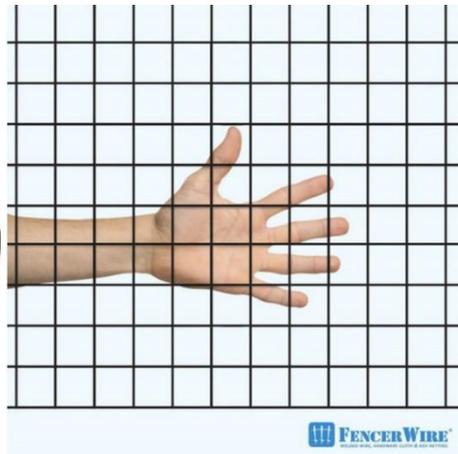
Color: Dark Bronze



**HVAC Screen Panels:**

Material: Welded Wire Mesh – Black Vinyl Coated 1x1

Color: Black



**Bay Trim, Coping, and Cornice:**

Material: Metal  
Color: Dark Bronze

**Ground Floor Patio Wall Light:**

Manufacturer: BEGA – Wall Luminaire  
Finish: Black  
Size: 7" Wide x 2 ½" Deep x 3 ¾" Tall

