

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 500 N Washington Street

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

TAX MAP AND PARCEL: 064.02 03 18 ZONING: OC

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: Kulinski Group Architects, P.C.

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____
Name: Stephen Kulinski AIA Phone: _____

E-mail: _____

Legal Property Owner:

Name: 500 N WASH LLC

Address: 500 & 502 N Washington Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

BAR CASE# _____

(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 |
| ☒ 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).*

New basement and two story addition with garage at rear of property.

New third floor addition at midsection of the structure.

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.

BAR CASE# _____

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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.

- ☒ ☐ ^{N/A} 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.

- ☐ ☐ ^{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 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.

- ☒ ☐ ^{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.

BAR CASE# _____

(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: Stephen Kulinski

Printed Name: Stephen Kulinski

Date: 7/13/2026

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. Stephen Kulinski		0%
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 500 N Washington Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Dan Schmitt		100%
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. N/A	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

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

07/13/2026

Stephen Kulinski

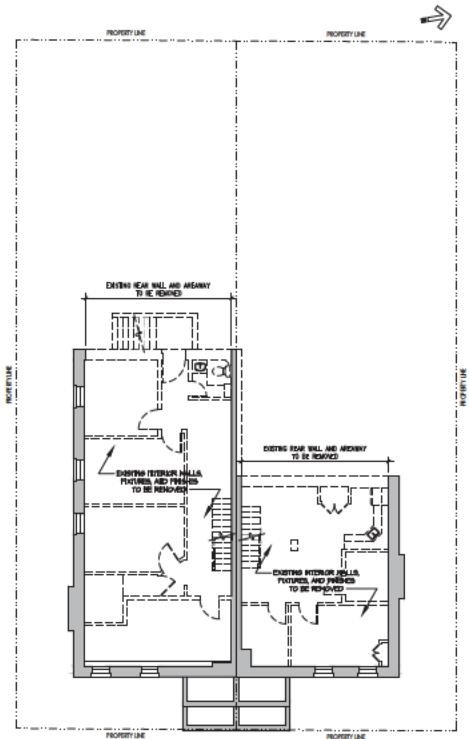
Stephen Kulinski

Date

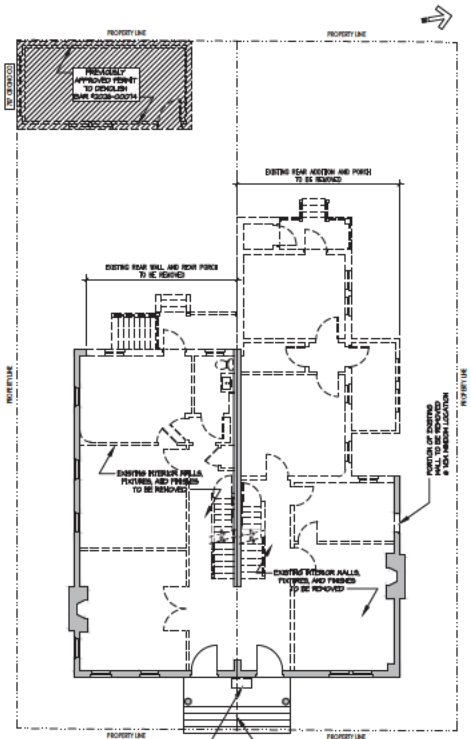
Printed Name

Signature

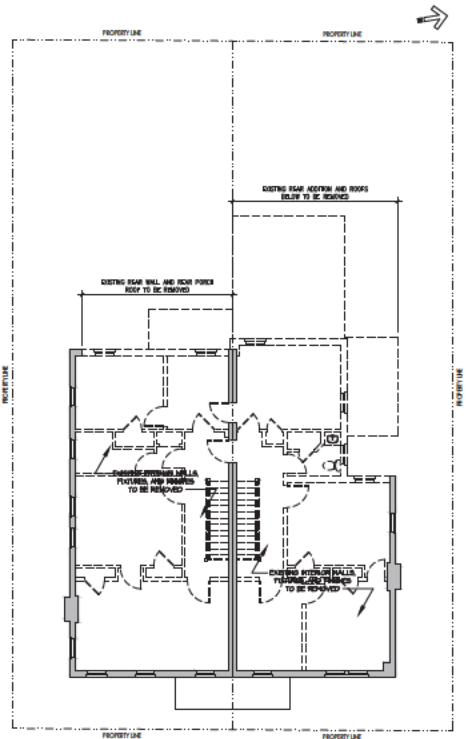
DEMOLITION NOTE
EXISTING PARKING AREAS AT THE REAR
OF BOTH PARCELS TO BE REMOVED.
PROPOSED DRIVEWAY CONNECTIONS TO
THE REAR ALLEY TO BE NEW CONSTRUCTION.



BASEMENT DEMOLITION PLANS
SCALE 1/8" = 1'-0"



FIRST FLOOR DEMOLITION PLANS
SCALE 1/8" = 1'-0"



SECOND FLOOR DEMOLITION PLANS
SCALE 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	PREVIOUSLY APPROVED PERMIT TO DEMOLISH

KULINSKI
GROUP ARCHITECTS P.C.

DTS DEVELOPMENT GROUP - ADDITION / RENOVATION
300-000 11 WASHINGTON ST. ALEXANDRIA, VA 22314

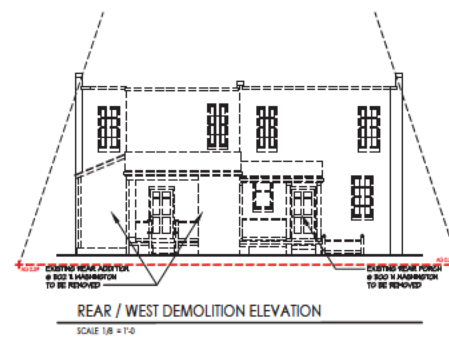
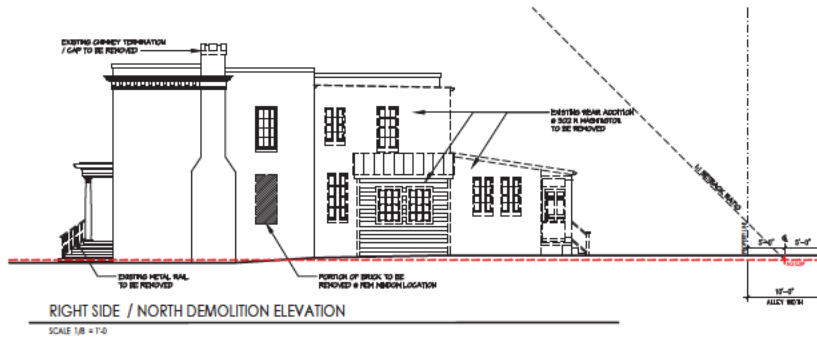
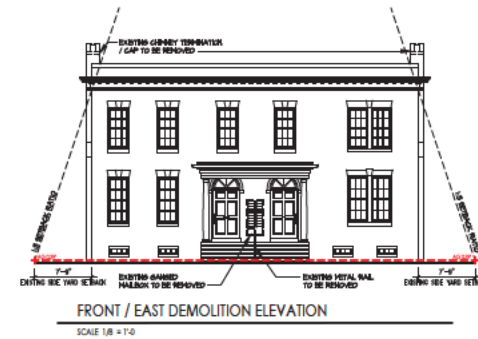
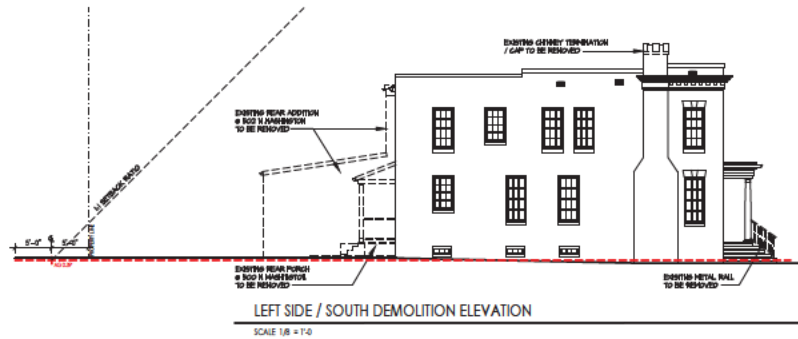
DEMOLITION PLANS

Professional Engineer Seal for Julian A. Kulin, No. 174616, State of Virginia

PROJECT NUMBER	2604
DATE	07/24/2026
SCALE	AS NOTED
DESIGNER	JHK
CHECKED	KGA
APPROVED	

D1

BOARD OF ARCHITECTURAL REVIEW OAHB - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



DTS DEVELOPMENT GROUP - ADDITION / RENOVATION
300-002 N. WASHINGTON ST. ALEXANDRIA, VA 22314
DEMOLITION ELEVATIONS



PROJECT NUMBER	2604
DATE	07/24/2026
SCALE	AS NOTED
DESIGNER	JHM
CHECKED	KGA
APPROVED	
SHEET NUMBER	D2

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BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



1 EXISTING SIDE / SOUTH ELEVATION
SCALE: N.T.S.



2 EXISTING FRONT / EAST ELEVATION
SCALE: N.T.S.



3 EXISTING SIDE / NORTH ELEVATION
SCALE: N.T.S.



4 EXISTING REAR / WEST ELEVATION
SCALE: N.T.S.



5 EXISTING SITE CONDITIONS BIRD'S EYE PHOTO
SCALE: N.T.S.



6 FRONT / EAST ELEVATION STREETSCAPE (N WASHINGTON STREET)
SCALE: N.T.S.



7 LEFT SIDE / SOUTH ELEVATION STREETSCAPE (ORONOCO STREET)
SCALE: N.T.S.



8 INTERSECTION VIEW LOOKING SOUTH
SCALE: N.T.S.



9 INTERSECTION VIEW LOOKING NORTH
SCALE: N.T.S.



10 INTERSECTION VIEW LOOKING EAST
SCALE: N.T.S.



11 INTERSECTION VIEW LOOKING WEST
SCALE: N.T.S.

707 ORONOCO GARAGE
PERMIT TO DEMOLISH
BAR #2026-00074



DTS DEVELOPMENT GROUP - ADDITION / RENOVATION
300-500 N WASHINGTON ST. ALEXANDRIA, VA 22314

EXISTING CONDITIONS PHOTOS

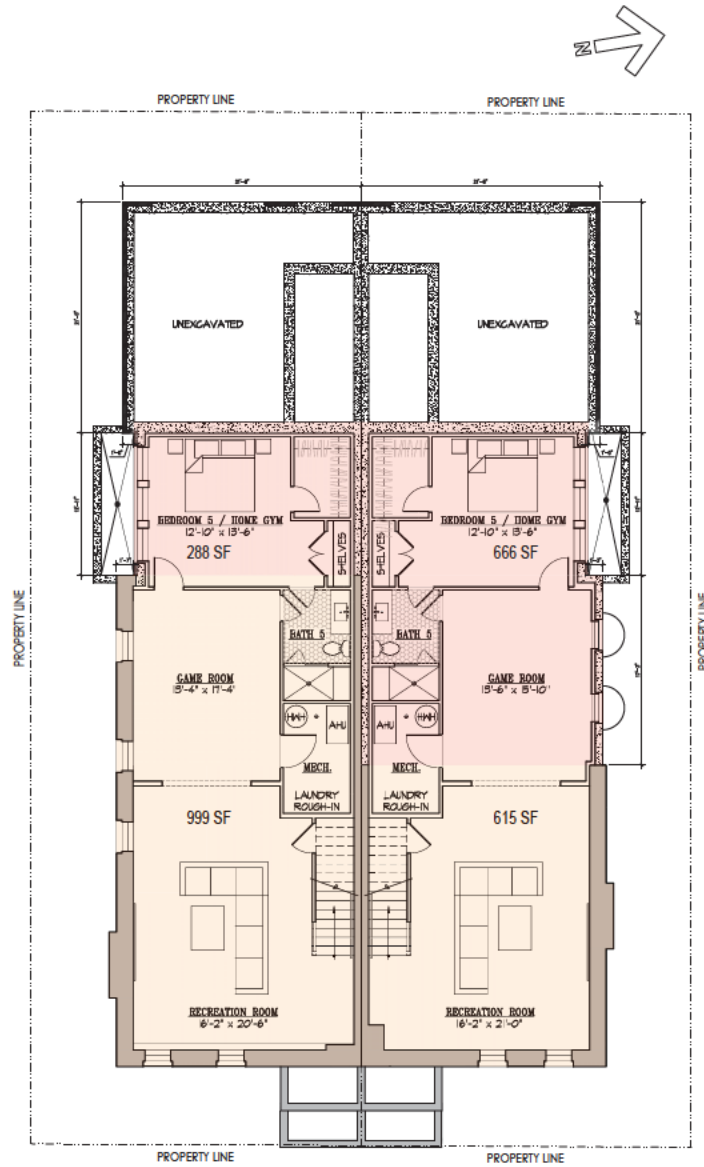


PROJECT NUMBER	2604
DATE	07/24/2026
SCALE	AS NOTED
DESIGNER	JHH
DESIGNED	KGA
APPROVED	

SHEET NUMBER	EX1
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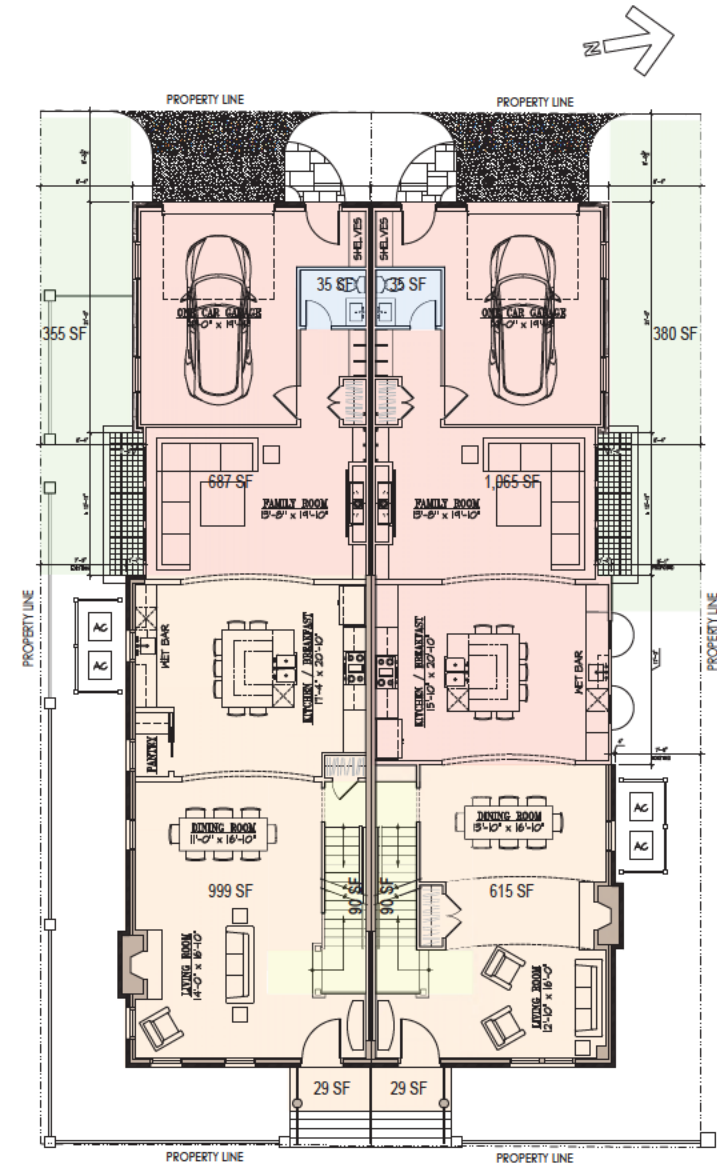
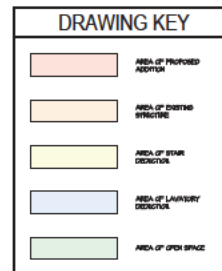
EX1

BOARD OF ARCHITECTURAL REVIEW OAHB - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



BASEMENT NEW WORK PLAN

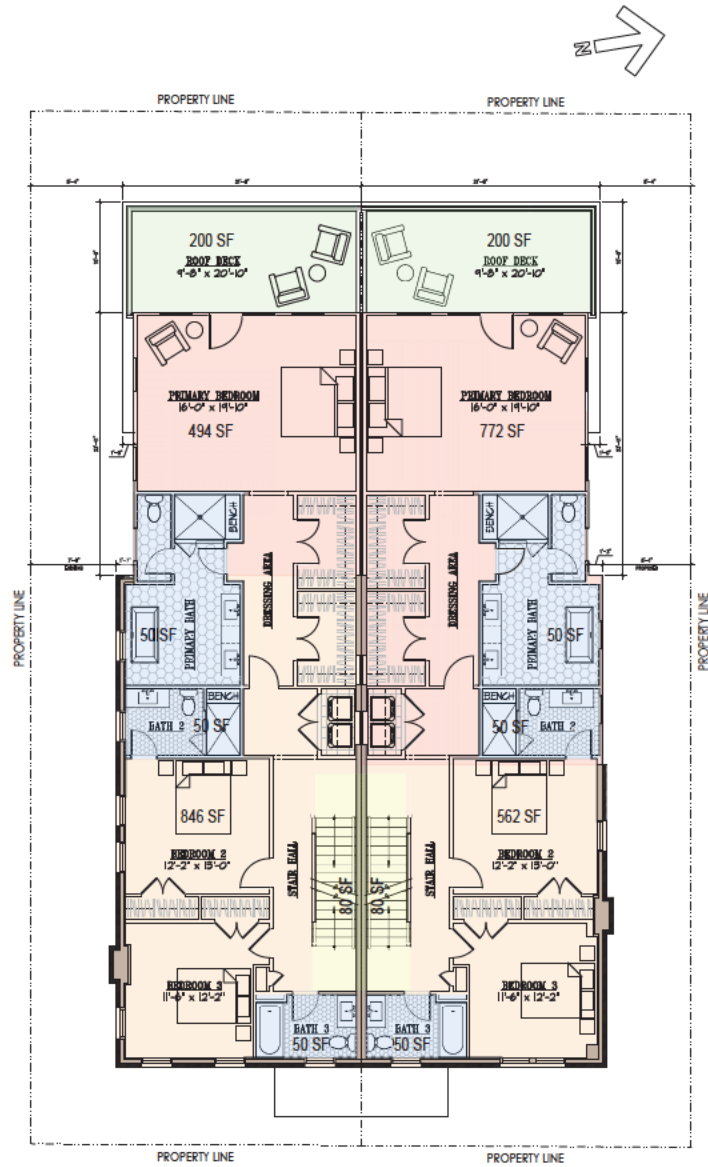
SCALE 3/16" = 1'-0"



FIRST FLOOR NEW WORK PLAN

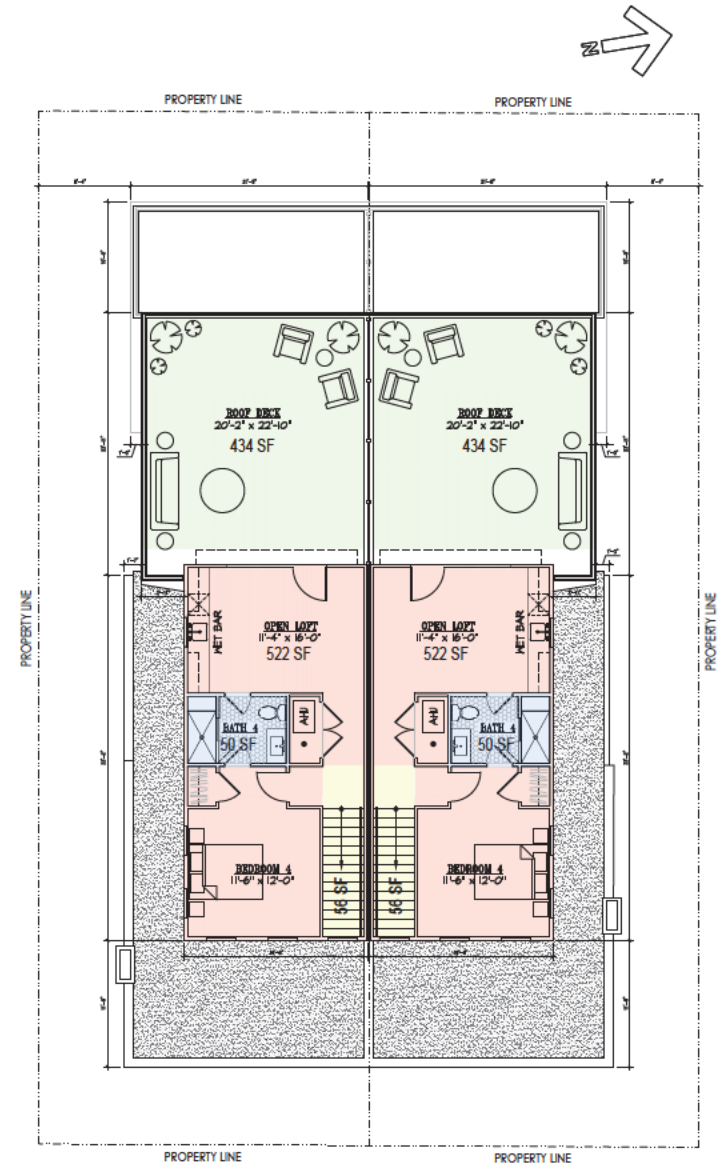
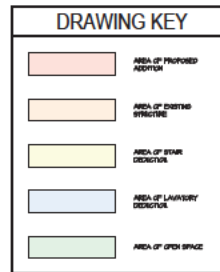
SCALE 3/16" = 1'-0"

BOARD OF ARCHITECTURAL REVIEW OAHB - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



SECOND FLOOR NEW WORK PLAN

SCALE 3/16" = 1'-0"



LOFT / ROOF DECK NEW WORK PLAN

SCALE 3/16" = 1'-0"



DTS DEVELOPMENT GROUP - ADDITION / RENOVATION
300-000 N WASHINGTON ST. ALEXANDRIA, VA 22314



PROJECT NUMBER	2604
DATE	07/24/2026
SCALE	AS NOTED
DESIGNER	JH
CHECKED	KGA
APPROVED	

SHEET NUMBER	A2
--------------	----

A2

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BOARD OF ARCHITECTURAL REVIEW OAHB - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION

AVERAGE GRADE CALCULATIONS			
500 N WASHINGTON		502 N WASHINGTON	
LOCATION	ELEVATION	LOCATION	ELEVATION
A	0.0'	A	0.0'
B	0.0'	B	0.0'
C	0.0'	C	0.0'
D	0.0'	D	0.0'
E	0.16'	E	0.16'
F	0.37'	F	0.37'
G	0.58'	G	0.58'
H	0.66'	H	0.66'
I	0.66'	I	0.66'
J	0.66'	J	0.66'
K	0.66'	K	0.66'
L	0.66'	L	0.66'
M	0.66'	M	0.66'
AVERAGE (AG)	0.39'	AVERAGE (AG)	0.39'

DRAWING KEY - MATERIAL TAGS	
(A)	ALUMINUM CLAD DOUBLE HUNG WINDOW
(B)	ALUMINUM CLAD CASSETT WINDOW
(C)	BRICK VENEER
(D)	TRUXECLAD LAP SIDING
(E)	TRUXECLAD BOARD AND BATTEN
(F)	SYNTHETIC SLATE SIDING
(G)	PORCH LIGHT / WALL SCONCE
(H)	FIBERGLASS PATIO DOOR
(I)	PAINTED SYNTHETIC TRIM
(J)	FIBERGLASS OVERHEAD GARAGE DOOR
(K)	PAINTED METAL RAIL
(L)	HOFT COMPOSITE PRIVACY SCREEN
ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE	



MODEL VIEW FROM N WASHINGTON STREET LOOKING NORTH WEST
NOT TO SCALE



FRONT / EAST NEW WORK ELEVATION
SCALE: 3/16\"/>



DTS DEVELOPMENT GROUP - ADDITION / RENOVATION
300-502 N WASHINGTON ST. ACCIDENTAL, IN 46014



PROJECT NUMBER	26-04
DATE	07/24/2026
SCALE	AS NOTED
DRAWN	JMM
CHECKED	KGA
APPROVED	

SHEET NUMBER
A3

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BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



DTS DEVELOPMENT GROUP - ADDITION / RENOVATION
300-02 N WASHINGTON ST. ALEXANDRIA, VA 22314
RIGHT SIDE (NORTH) / REAR (WEST) NEW WORK ELEVATIONS



REVISIONS

PROJECT NUMBER	26-04
DATE	01/24/2026
SCALE	AS NOTED
DRAWN	JHM
DESIGNED	KGA
APPROVED	

SHEET NUMBER
A4

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AVERAGE GRADE CALCULATIONS			
500 N WASHINGTON		502 N WASHINGTON	
LOCATION	ELEVATION	LOCATION	ELEVATION
A	0.0'	A	0.0'
B	0.0'	B	0.0'
C	0.0'	C	0.0'
D	0.0'	D	0.0'
E	0.16'	E	0.16'
F	0.37'	F	0.37'
G	0.58'	G	0.58'
H	0.66'	H	0.66'
I	0.66'	I	0.66'
J	0.66'	J	0.66'
K	0.66'	K	0.66'
L	0.66'	L	0.66'
M	0.66'	M	0.66'
AVERAGE (AG)	0.39'	AVERAGE (AG)	0.39'

DRAWING KEY - MATERIAL TAGS	
(A)	ALUMINUM CLAD DOUBLE HUNG WINDOW
(B)	ALUMINUM CLAD CASMENT WINDOW
(C)	BRICK VENEER
(D)	TRUEX EXTERIOR LAP SIDING
(E)	TRUEX EXTERIOR BOARD AND BATTEN
(F)	SYNTHETIC SLATE SIDING
(G)	PORCH LIGHT / WALL SCONCE
(H)	FIBERGLASS PATIO DOOR
(I)	PAINTED SYNTHETIC TRIM
(J)	FIBERGLASS OVERHEAD GARAGE DOOR
(K)	PAINTED METAL RAIL
(L)	HOFT COMPOSITE PRIVACY SCREEN
ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE	



BOARD OF ARCHITECTURAL REVIEW OAHD - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



DETAIL MODEL VIEW OF THE FRONT ENTRY AND SIDE YARD AT 502 N WASHINGTON

NOT TO SCALE



STREETSCAPE MODEL VIEW FROM ORONO CO STREET

NOT TO SCALE



STREETSCAPE MODEL VIEW FROM N WASHINGTON STREET

NOT TO SCALE



DETAIL MODEL VIEW OF GARAGE ENTRY FROM REAR ALLEY

NOT TO SCALE



DTS DEVELOPMENT GROUP - ADDITION / RENOVATION
500-502 N WASHINGTON ST. ALEXANDRIA, VA 22314

MODEL RENDERINGS / DETAILS AND CONTEXT



REVISION

PROJECT NUMBER	2604
DATE	07/24/2026
STATUS	AS NOTED
DESIGNER	JHH
DESIGNED	KGA
APPROVED	

SHEET NUMBER
A5

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

B

A. Property Information

A1. 500 N Washington Street
Street Address

OC
Zone

A2. 2,817.50 x 1.50 = 4,226.25
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	999.00	Basement**	999.00
First Floor	999.00	Stairways**	170.00
Second Floor	896.00	Mechanical**	
Third Floor		Attic less than 7'***	
Attic		Porches**	29.00
Porches	29.00	Balcony/Deck**	
Balcony/Deck		Lavatory***	100.00
Lavatory***	100.00	Other**	
Other**		Other**	
B1. Total Gross	3,023.00	B2. Total Exclusions	1,298.00

B1. 3,023.00 Sq. Ft.
Existing Gross Floor Area*

B2. 1,298.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,725.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	323.50	Basement**	323.50
First Floor	726.00	Stairways**	56.00
Second Floor	467.00	Mechanical**	
Third Floor	505.50	Attic less than 7'***	
Attic		Porches**	
Porches		Balcony/Deck**	646.00
Balcony/Deck	646.00	Lavatory***	132.00
Lavatory***	132.00	Other**	
Other		Other**	
C1. Total Gross	2,800.00	C2. Total Exclusions	1,157.50

C1. 2,800.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,157.50 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,642.50 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

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

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

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

D. Total Floor Area

D1. 3,367.50 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 4,226.25 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1,148.00 Sq. Ft.
Existing Open Space

E2. 986.00 Sq. Ft.
Required Open Space

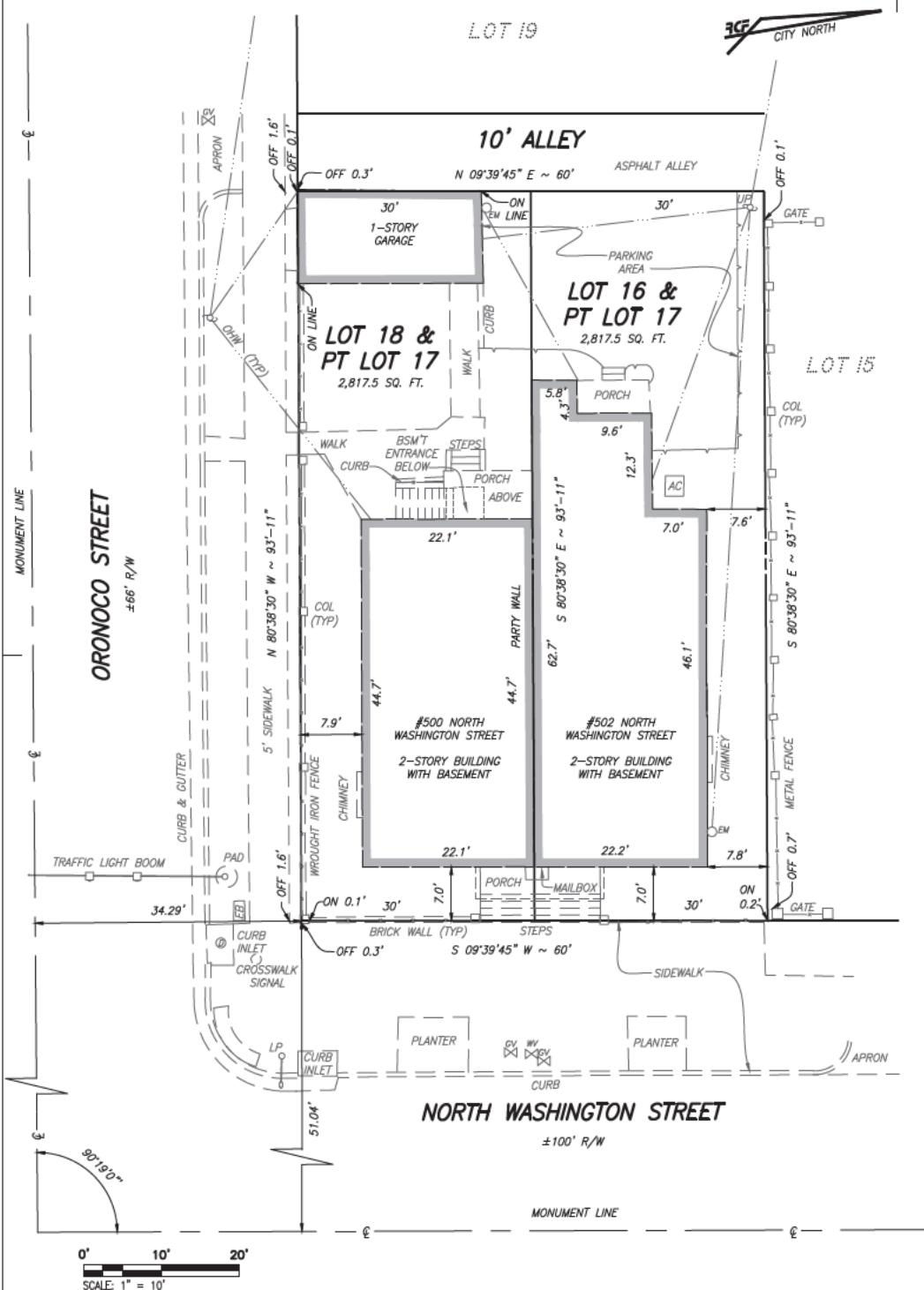
E3. 998.00 Sq. Ft.
Proposed Open Space

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

Signature: _____

Date: _____

07/09/2026



GENERAL NOTES:

1. TAX MAP: #064.02-03-17 (502 N WASHINGTON ST)
#064.02-03-18 (500 N WASHINGTON ST)

2. OWNER: WASHINGTON PARTNERS L.L.C.
500 N WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314
INSTR #060033579

CLIENT: JC DEVELOPMENT

3. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.

5. TOTAL SITE AREA = 5,635 SQ. FT. OR 0.1294 ACRES

TEXT LEGEND:

AC = AIR CONDITIONING UNIT
BSM'T = BASEMENT
CL = CENTER LINE
COL = COLUMN
DB = DEED BOOK
EM = ELECTRIC METER
GV = GAS VALVE
LP = LIGHT POLE
OHW = OVERHEAD WIRE
PG = PAGE
RET = RETAINING
R/W = RIGHT-OF-WAY
TYP = TYPICAL
WV = WATER VALVE

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18.1VAC10-20-380 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET.



PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTIES LOCATED AT

**#500 & 502 NORTH
WASHINGTON STREET**

BEING ALL OF LOTS 16, 17, & 18 OF THE SUBDIVISION
OF A SQUARE BOUNDED BY WASHINGTON, COLUMBUS,
ORONOCO, AND PENDLETON STREETS
DEED BOOK 27, PAGE 95

CITY OF ALEXANDRIA, VIRGINIA

DATE: MARCH 2, 2026 SCALE: 1" = 10'

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DRAWING KEY



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NO PROPERTY CORNERS WERE SET.



PLAT

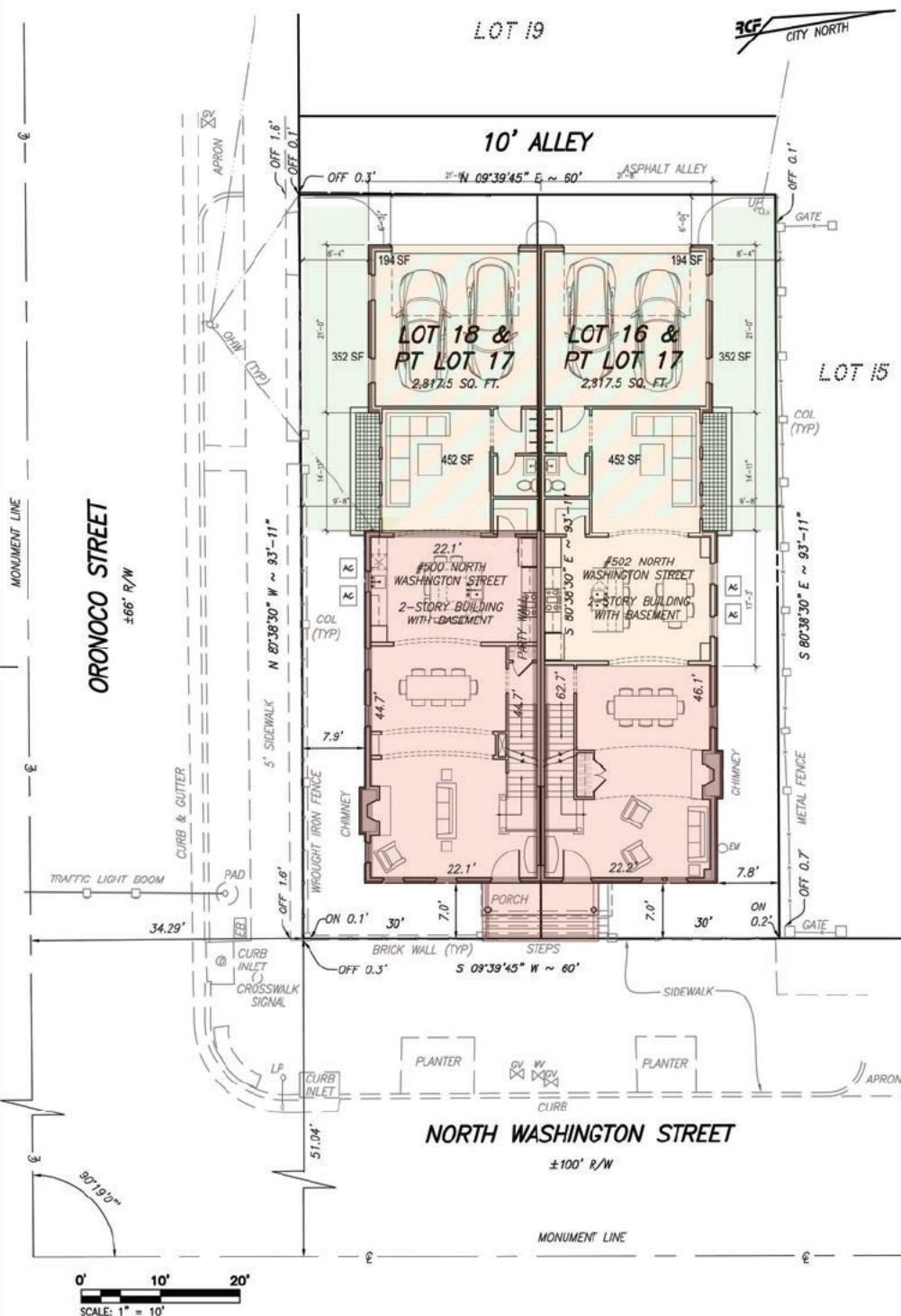
SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTIES LOCATED AT

**#500 & 502 NORTH
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CITY OF ALEXANDRIA, VIRGINIA

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500 - 502 N. Washington Street – Old and Historic Alexandria District

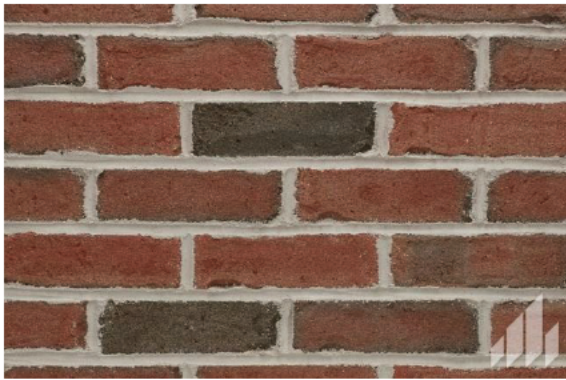
Material Specifications

New Brick @ Addition and Existing Chimney Extension:

Manufacturer: General Shale Brick

Color: Buckingham Tudor – (mortar color to match existing)

Pattern: Modified Common Bond (course spacing to match existing)



Exterior Wall Sconce:

Manufacturer: Visual Comfort

Finish: Bronze (Antique Bronze w/ Clear Glass)



Lap Siding @ Addition:

Manufacturer: TruExterior (Poly-ash composite siding)

Color: Painted Sherwin Williams – Pacer White SW 6098

Texture: Smooth



SW 6098

Pacer White

FULL DETAILS ▾

Decorative Board and Batten Frieze Band @ Addition:

Manufacturer: TruExterior (Poly-ash composite siding)

Color: Painted Sherwin Williams – Pure White SW 7005

Texture: Smooth



SW 7005

Pure White

FULL DETAILS ▾

Loft and Garage Parapet Wall Synthetic Slate Siding:

Manufacturer: DaVinci Roofscapes (Resin composite shingle)

Color: Smokey Gray



New Windows:

Manufacturer: Jeld-Wen – Sitaline Aluminum Clad Wood Window

Lite Pattern: 6 over 6 (Double Hung) 6 Lite (Casement) 9 Lite (Casement)

Color: Brilliant White



Roof Deck Surface:

Manufacturer: Duradek (Vinyl membrane)

Color: Surcoseal Suede



Low Slope Roof:

Manufacturer: Firestone (UltraPly TPO)

Color: Gray



Railing:

Manufacturer: Custom Fabricated (Painted wrought iron)

Picket Pattern: Vertical

Color: Gloss Black



Roof Deck Privacy Screens:

Manufacturer: Hoft (Aluminum Posts w/ Composite Panels)

Screening: Gapped Horizontal

Color: Painted White (Post) Grey (Panel)



Patio Doors (First and Second Floors):

Manufacturer: Jeld-Wen Design-Pro Series (Fiberglass)

Style: 3/4 View 12-Lite 1-Panel Glass Panel

Color: Gray Pearl (First Floor) Brilliant White (Second Floor)



Patio Doors (Third Floor):

Manufacturer: Jeld-Wen Siteline (Fiberglass)

Style: Triple 2-1 Folding

Color: Brilliant White



Garage Door:

Manufacturer: Clopay (Fibergalss)

Style: Canyon Ridge Carriage House 4Layer

Color: Gray Pearl (Painted to match first floor patio doors)

