BARCROFT APARTMENTS
PHASE I REHABILITATION
INCLUDING ALTERATIONS AND ADDITIONS

SECTION 3 BUILDINGS 22-26

1130 S GEORGE MASON DR.
ARLINGTON, VA 22204

DRC SUBMISSION
MAY 25, 2023

OWNER/CLIENT

JAIR LYNCH REAL ESTATE PARTNERS

1400 16th St NW, Suite 430
Washington, DC 20036

LAND-USE ATTORNEY

WALSH COLUCCI LUBELEY & WALSH

2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

ARCHITECT

BONSTRA | HARESIGN ARCHITECTS

1728 14th Street NW, Suite 300
Washington, DC 20009

CIVIL ENGINEER

VIKA VIRGINIA, LLC.

8180 Greensboro Dr., Suite 200
Tysons, VA 22102

HISTORIC PRESERVATION

EHT TRACERIES, INC.

440 Massachusetts Avenue
Washington, DC 20001

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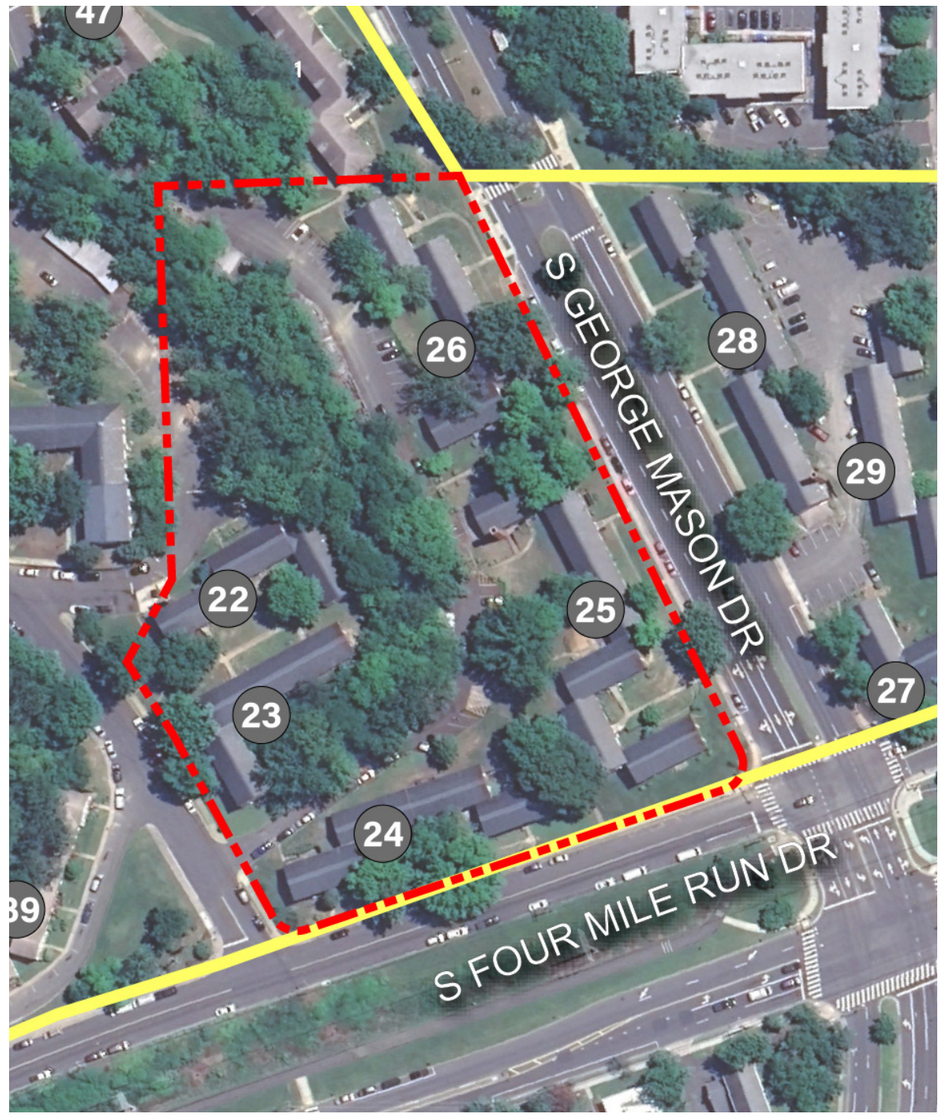
S GEORGE MASON DR
12TH RD S
13TH ST S
S TAYLOR ST
13TH RD S
COLUMBIA PIKE
S THOMAS ST
S GEORGE MASON DR
16TH ST S
S FOUR MILE RUN DR
S WAKEFIELD ST
KEY
Barcroft Apartments
Use Permit Boundary
00 Building Number


S GEORGE MASON DR
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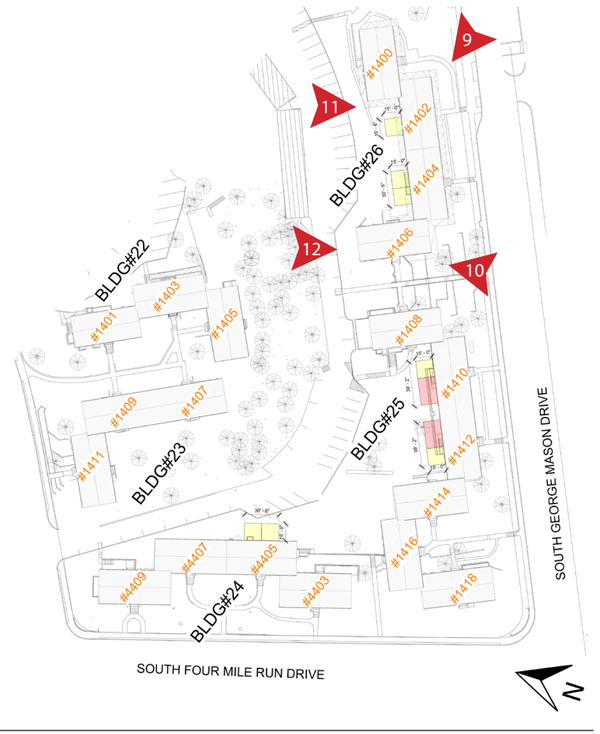
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SOUTH GEORGE MASON DRIVE
SOUTH FOUR MILE RUN DRIVE
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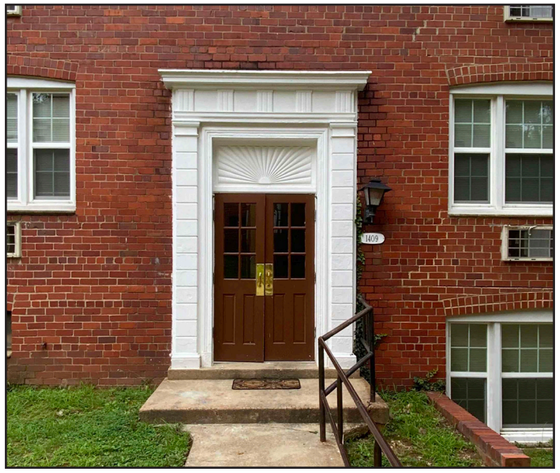
Scope of Work

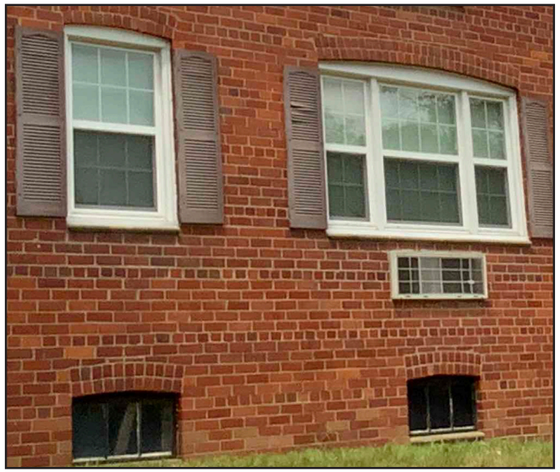
The proposed project involves the rehabilitation of five existing buildings (Buildings 22, 23, 24, 25, and 26) located within Barcroft Section 3. The buildings will be rehabilitated consistent with the Arlington County Conservation Area Standards, which are based upon the Secretary of the Interior's Standards for Rehabilitation. The project must also adhere to the Virginia Housing Minimum Design and Construction Requirements (MDCR).

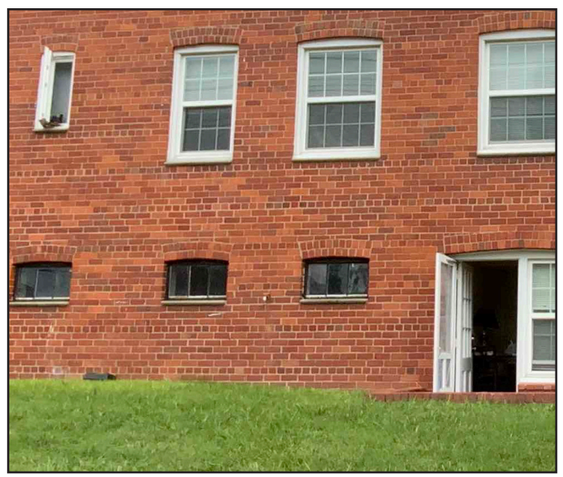
The project scope of work includes:

- Repair of exterior masonry (including brick and cast stone); Repoint deteriorated mortar where necessary matching the existing size, shape, color, and texture
- Removal of non-historic attachments and light fixtures
- Gently clean and wash all existing brick and concrete facades with low- to medium-pressure adhering to the Secretary of the Interior's Standards and "NPS Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings"
- Removal and replacement of steel-sash basement windows matching the original configuration. All new windows proposed to be vinyl to match existing adjacent windows*
- Removal and replacement of existing mechanical systems
- Removal of existing through-wall mechanical system openings and patch brick to match existing
- Replacement of non-original light fixtures with new compatible fixtures
- Replacement of gutters and downspouts in-kind
- Repair of slate roofs
- Repair and paint existing metal railings
- Repair and paint existing non-original shutters
- Repair and paint corroded metal lintels
- Construction of small and subordinate rear additions on Buildings 24, 25, and 26 compatible with the historic buildings
- Addition of new paved courtyard adjacent to Building 22
- Addition of new entry canopy above entrances to meet Virginia Housing MCDRs*
- Addition of vinyl or aluminum cladding on existing wood trim per Virginia Housing MDCRs*
- Addition of new penetrations on rear elevations for bathroom exhaust, dryer, and HVAC vents*

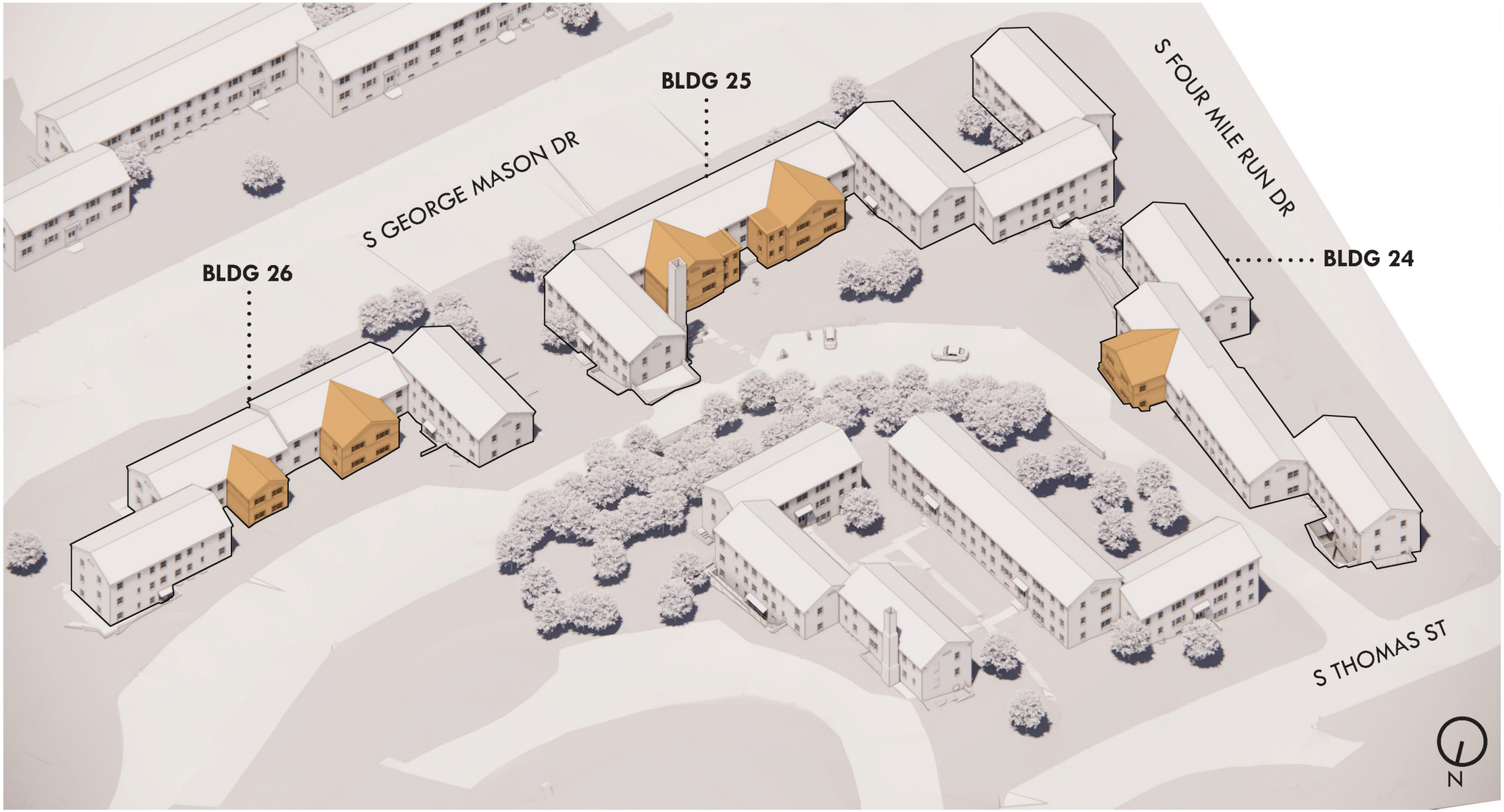
* Conservation Area standard modification necessary in order to meet MDCR requirements.







ADDITIONS STUDY



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MAY 25, 2023

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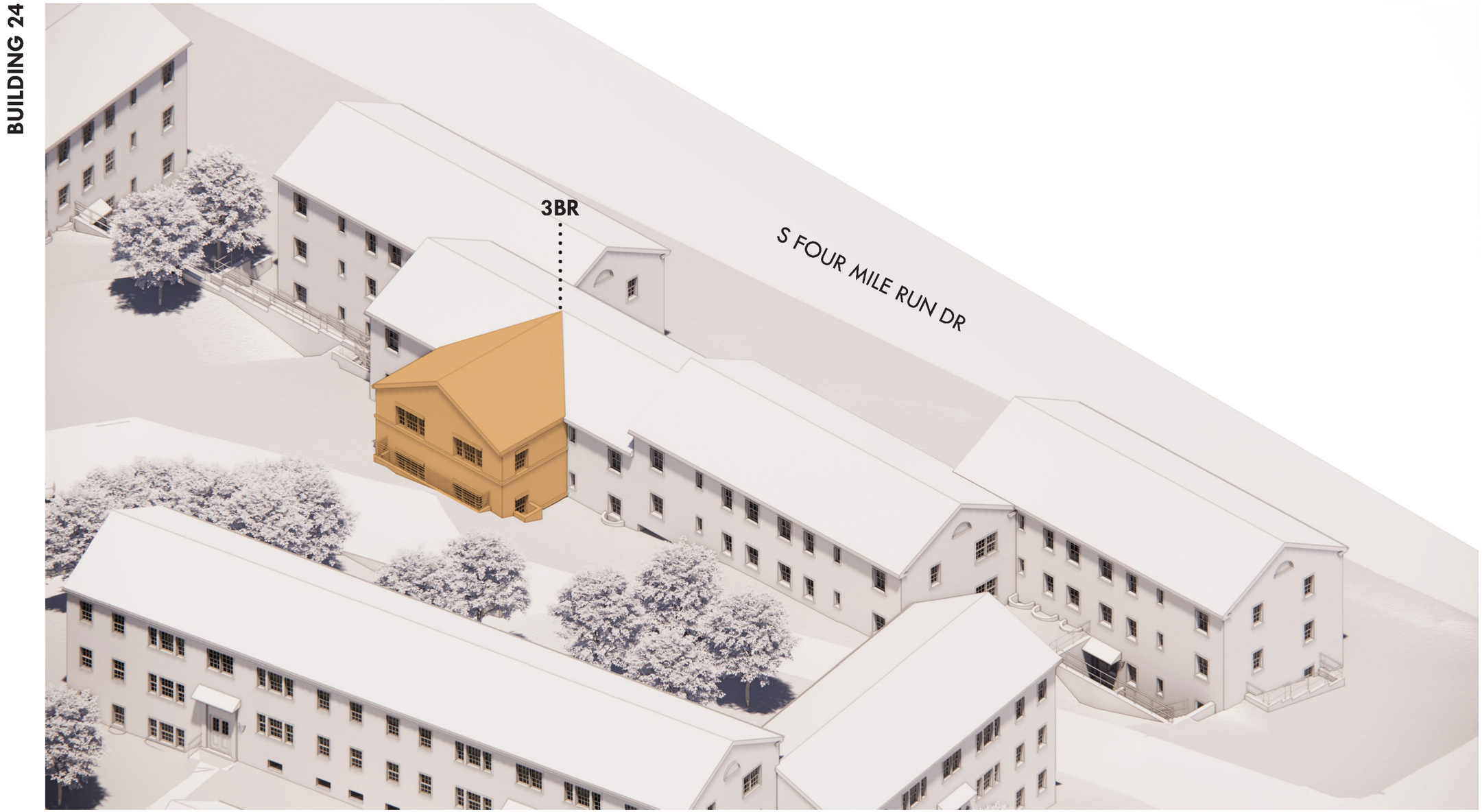

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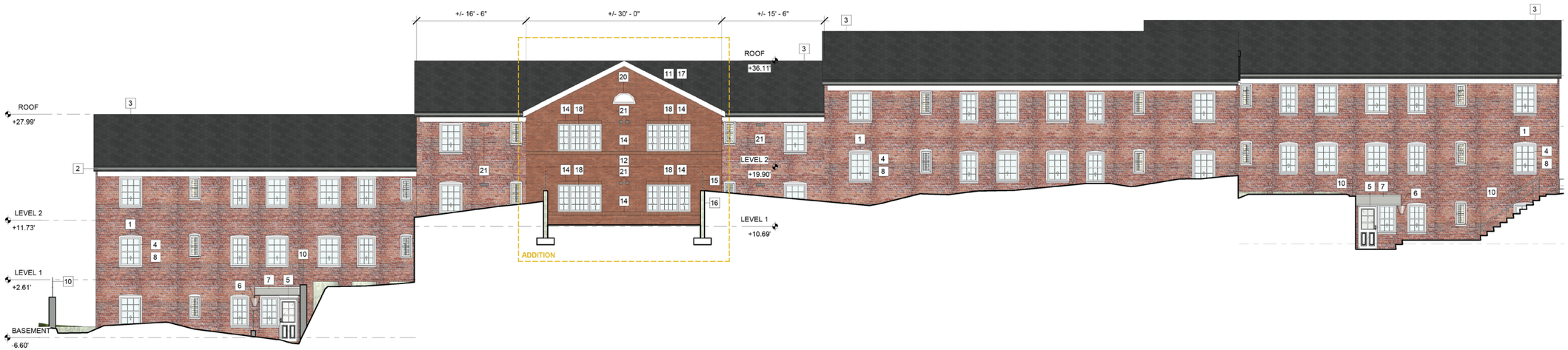

BLDG 24 - ELEVATION B

1/8" = 1'-0"

ASE: 112.31'

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. INSTALL WATERPROOFING UP TO FINISHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOISTURE, OR MILDEW IS PRESENT;
4. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
5. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
6. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR.

KEYED NEW WORK ELEVATION NOTES

1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;
2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS, TYP;
3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;
4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;
5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;
6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING COLONIAL REVIVAL-STYLE LANTER). SEE SCHEDULE FOR MORE INFORMATION, TYP;
7. PROVIDE & INSTALL NEW CANOPY. DESIGN TBD;
8. EXTERIOR WOODEN TRIM TO BE CLAD WITH VINYL, VINYL COATED ALUMINUM, OR SIMILAR MATERIALS;
9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;
10. PAINT EXISTING RAILING;
11. NEW ADDITION: INSTALL NEW WINDOWS, TRIMS, ROOF AND ROOF ACCESSORIES;
12. NEW BRICK WALL TO MATCH EXISTING COLOR;
13. NEW BRICK WALL, SIZE AND COLOR TBD;
14. NEW BRICK MOULDING, SIZE AND COLOR TBD;
15. NEW METAL RAILING, COLOR TO MATCH EXISTING (BLACK);
16. NEW CONCRETE RETAINING WALL, FINISH TBD;
17. NEW SLATE ROOF, SIZE, SHAPE, COLOR, AND TEXTURE TO MATCH EXISTING;
18. NEW WINDOW, SIZE SUBJECT TO CHANGE, AND FINISH TBD;
19. NEW CONCRETE STAIR, LOCATION, WIDTH AND NUMBER OF STEPS SUBJECT TO CHANGE;
20. NEW ATTIC VENT, DESIGN AND LOCATION TBD;
21. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

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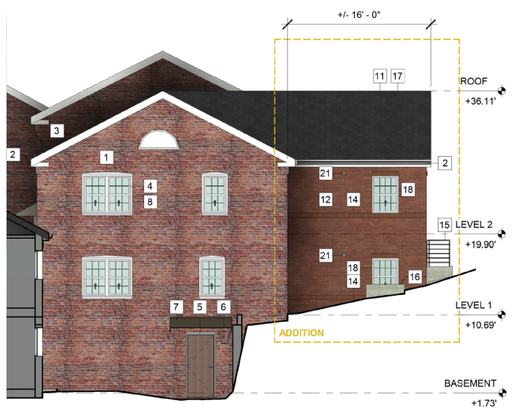
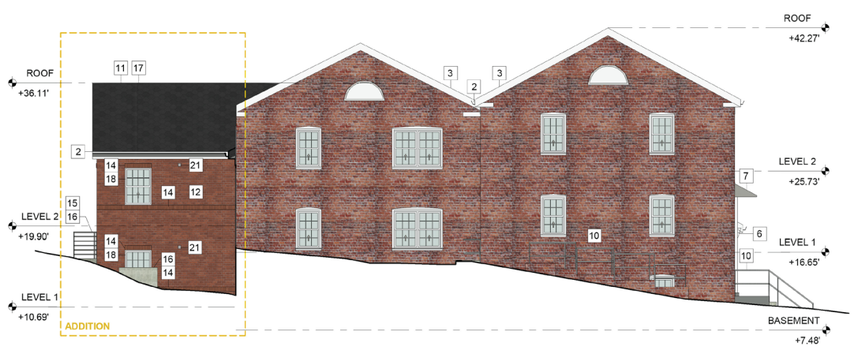


BLDG 24 - ELEVATION C
1/8" = 1'-0"
ASE: 112.31'



BLDG 24 - ELEVATION D
1/8" = 1'-0"
ASE: 112.31'

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
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5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;
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BARCROFT APARTMENTS - SECTION 3 - PHASE 1

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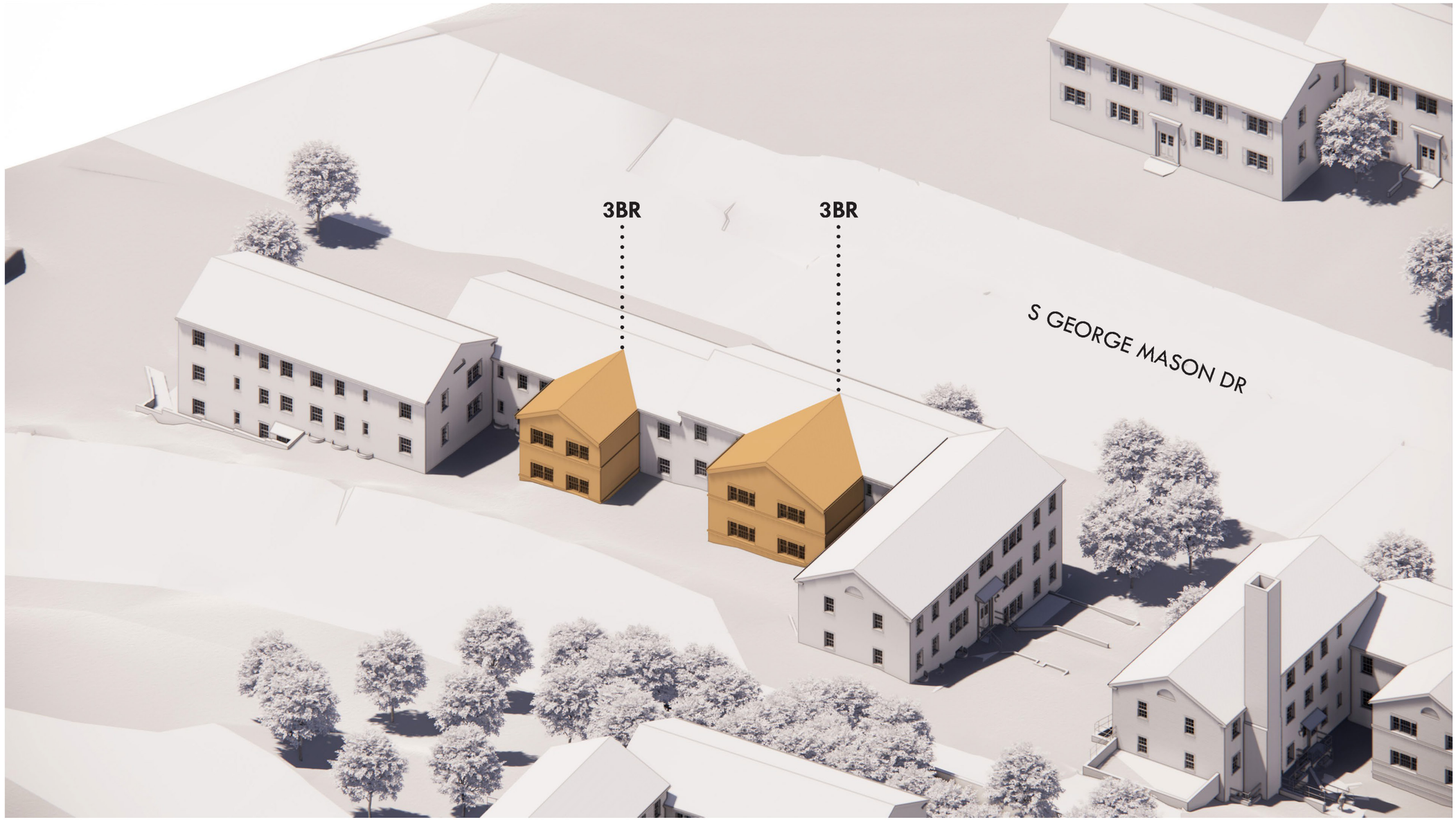
BUILDING 26



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BLDG 26 - ELEVATION B

1/8" = 1'-0"

ASE: 109.5'

GENERAL NEW WORK ELEVATION NOTES

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5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;
6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING COLONIAL REVIVAL-STYLE LANTER). SEE SCHEDULE FOR MORE INFORMATION, TYP;
7. PROVIDE & INSTALL NEW CANOPY, DESIGN TBD;
8. EXTERIOR WOODEN TRIM TO BE CLAD WITH VINYL, VINYL COATED ALUMINUM, OR SIMILAR MATERIALS;
9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;
10. PAINT EXISTING RAILING;
11. NEW ADDITION: INSTALL NEW WINDOWS, TRIMS, ROOF AND ROOF ACCESSORIES;
12. NEW BRICK WALL TO MATCH EXISTING COLOR;
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14. NEW BRICK MOULDING, SIZE AND COLOR TBD;
15. NEW METAL RAILING, COLOR TO MATCH EXISTING (BLACK);
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20. NEW ATTIC VENT, DESIGN AND LOCATION TBD;
21. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

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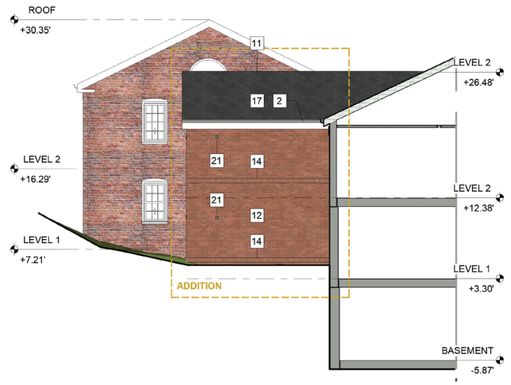
BLDG 26 - ELEVATION E

1/8" = 1'-0"

ASE: 109.5'



BLDG 26 - ELEVATION F

1/8" = 1'-0"

ASE: 109.5'

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BARCROFT APARTMENTS - SECTION 3 - PHASE 1

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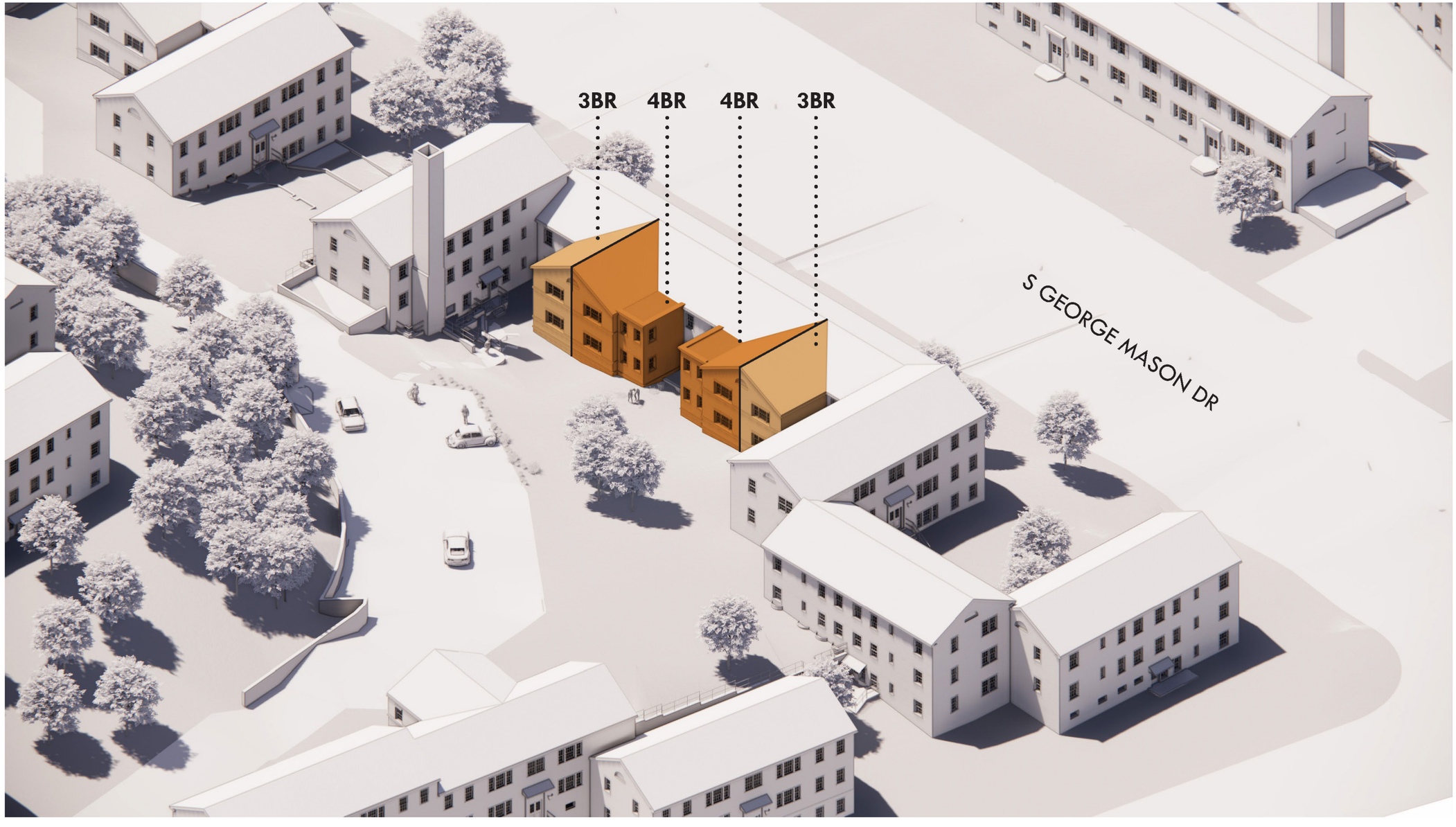
BUILDING 25



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BARCROFT APARTMENTS - SECTION 3 - PHASE 1

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BLDG 25 - ELEVATION A - 1
1/8" = 1'-0"
ASE: 109.5'

BLDG 25 - ELEVATION A - 2
1/8" = 1'-0"
ASE: 109.5'

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. INSTALL WATERPROOFING UP TO FINISHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOISTURE, OR MILDEW IS PRESENT;
4. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
5. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
6. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR.

***NOTE:**
ELEVATIONS ARE BASED ON AN INCOMPLETE SURVEY.
ELEVATIONS IN FIELD MAY VARY (+/- 1') FROM WHAT IS SHOWN IN THESE DRAWINGS.
ELEVATIONS TO BE VERIFIED IN FIELD.

KEYED NEW WORK ELEVATION NOTES

1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;
2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS, TYP;
3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;
4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;
5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;
6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING COLONIAL REVIVAL-STYLE LANTERN, SEE SCHEDULE FOR MORE INFORMATION, TYP;
7. PROVIDE & INSTALL NEW CANOPY, DESIGN TBD;
8. EXTERIOR WOODEN TRIM TO BE CLAD WITH VINYL, VINYL COATED ALUMINUM, OR SIMILAR MATERIALS;
9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;
10. PAINT EXISTING RAILING;
11. NEW ADDITION: INSTALL NEW WINDOWS, TRIMS, ROOF AND ROOF ACCESSORIES;
12. NEW BRICK WALL TO MATCH EXISTING COLOR;
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20. NEW ATTIC VENT, DESIGN AND LOCATION TBD;
21. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

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BLDG 25 - ELEVATION B - 1

1/8" = 1'-0"

ASE: 109.5'

BLDG 25 - ELEVATION B - 2

1/8" = 1'-0"

ASE: 109.5'

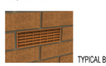
GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP-ON ALL NEW HVAC INSTALLATION WORK;
3. INSTALL WATERPROOFING UP TO FINISHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOISTURE, OR MILDEW IS PRESENT;
4. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
5. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10 YEAR MATERIAL WARRANTY;
6. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR.

***NOTE:**
ELEVATIONS ARE BASED ON AN INCOMPLETE SURVEY.
ELEVATIONS IN FIELD MAY VARY (+/- 1') FROM WHAT IS SHOWN IN THESE DRAWINGS.
ELEVATIONS TO BE VERIFIED IN FIELD.

KEYED NEW WORK ELEVATION NOTES

1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;
2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS, TYP;
3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;
4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;
5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC.,); TYP;
6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING COLONIAL REVIVAL-STYLE LANTERI, SEE SCHEDULE FOR MORE INFORMATION, TYP;
7. PROVIDE & INSTALL NEW CANOPY, DESIGN TBD;
8. EXTERIOR WOODEN TRIM TO BE CLAD WITH VINYL, VINYL COATED ALUMINUM, OR SIMILAR MATERIALS;
9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;
10. PAINT EXISTING RAILING;
11. NEW ADDITION: INSTALL NEW WINDOWS, TRIMS, ROOF AND ROOF ACCESSORIES;
12. NEW BRICK WALL TO MATCH EXISTING COLOR;
13. NEW BRICK WALL SIZE AND COLOR TBD;
14. NEW BRICK MOULDING, SIZE AND COLOR TBD;
15. NEW METAL RAILING, COLOR TO MATCH EXISTING (BLACK);
16. NEW CONCRETE RETAINING WALL, FINISH TBD;
17. NEW SLATE ROOF, SIZE, SHAPE, COLOR, AND TEXTURE TO MATCH EXISTING;
18. NEW WINDOW, SIZE SUBJECT TO CHANGE, AND FINISH TBD;
19. NEW CONCRETE STAIR, LOCATION, WIDTH AND NUMBER OF STEPS SUBJECT TO CHANGE;
20. NEW ATTIC VENT, DESIGN AND LOCATION TBD;
21. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;



TYPICAL BRICK VENT EXAMPLE

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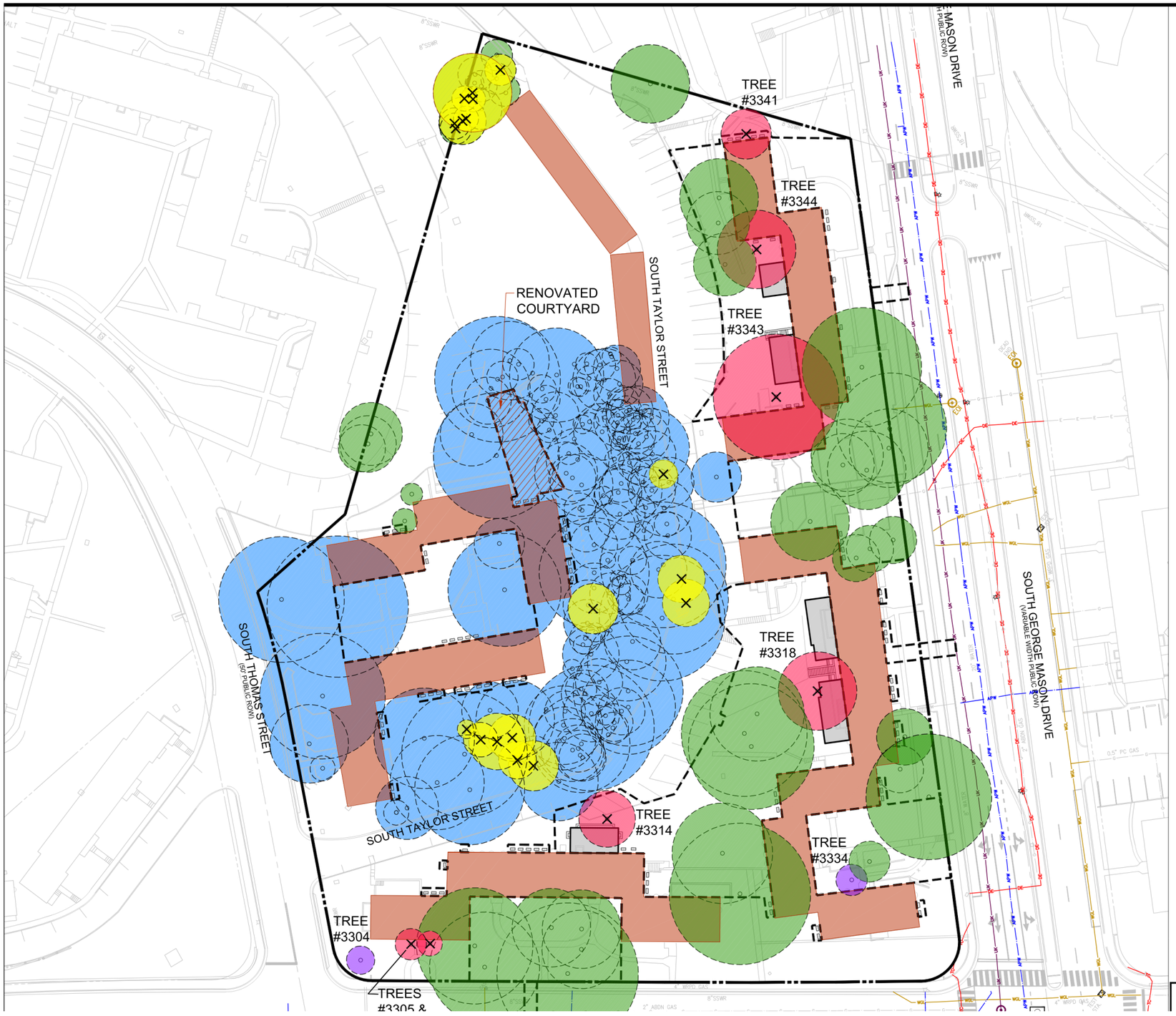

LEGEND:

- EXISTING TREE TO BE PRESERVED
- EXISTING CONTIGUOUS TREE CANOPY PRESERVATION AREA
- APPROXIMATE LOCATIONS FOR NEW A/C UNITS
- LIMITS OF CLEARING AND GRADING
- EXISTING LIVE TREE TO BE REMOVED DUE TO CONSTRUCTION IMPACTS

  3305 - EASTERN RED CEDAR
  3306 - EASTERN RED CEDAR
  3314 - RED OAK
  3318 - PIGNUT HICKORY
  3341 - EASTERN HEMLOCK
  3343 - WHITE OAK
  3344 - EASTERN HEMLOCK

  REPLACEMENT VALUE = 12 TREES

- EXISTING DEAD TREE TO BE REMOVED

  3304 - REDBUD
  3334 - REDBUD

  REPLACEMENT VALUE = 2 TREES

- EXISTING LIVE INVASIVE SPECIES TREES TO BE REMOVED

  3156 - BLACK LOCUST
  3168 - BLACK LOCUST
  3207 - WHITE MULBERRY
  3226 - BLACK LOCUST
  3248 - WHITE MULBERRY
  3252 - BLACL LOCUST
  3253 - CALLERY PEAR
  3280 - BLACK LOCUST
  3281 - BLACK LOCUST
  3282 - BLACK LOCUST
  3283 - BLACK LOCUST
  3284 - BLACK LOCUST
  3292 - BLACK LOCUST
  3443 - TREE OF HEAVEN
  3445 - WHITE MULBERRY
  3452 - BLACK LOCUST
  3456 - TREE OF HEAVEN
  3457 - BLACK LOCUST
  3458 - TREE OF HEAVEN
  3459 - TREE OF HEAVEN
  3460 - TREE OF HEAVEN

  REPLACEMENT VALUE = 14 TREES

- EXISTING BUILDINGS
- PROPOSED BLDG ADDITIONS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft

VIKA VIRGINIA, LLC
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Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

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V 12.00

PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

BARCROFT - PHASE 1

4.1.2 USE PERMIT

ARLINGTON COUNTY, VIRGINIA

EXISTING TREE REMOVAL EXHIBIT

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 4/18/2023

\B340K\CAD\PLANNING\PLANNING DRAWINGS\Use Permit\B340K_TREE INVENTORY PLAN.dwg USER:Kreps DATE:May, 23 2023 TIME: 05:38 pm

BUILDING 25 - BRICK OPTIONS

BLDG 25 - ELEVATION B - TWO-TONE BRICK
1/8" = 1'-0"
ASE: 109.5'

BLDG 25 - ELEVATION B - MONO-TONE BRICK
1/8" = 1'-0"

Jair Lynch

MAY 25, 2023

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OPTION 1 - TWO-TONE BRICK

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MAY 25, 2023

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OPTION 1 - TWO-TONE BRICK

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OPTION 2 - MONO-TONE BRICK

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OPTION 2 - MONO-TONE BRICK

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BUILDING 25 - VENTS OPTIONS

BLDG 25 - ELEVATION B - TWO-TONE BRICK
1/8" = 1'-0"
ASE: 109.5'

BLDG 25 - ELEVATION B - MONO-TONE BRICK
1/8" = 1'-0"

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EXTERIOR FIXTURES TO BE CLADDED WITH VINYL

per VHDA requirements

/ TYPICAL FIXTURES

VHDA REQUIREMENTS

#13- EXTERIOR WOODEN TRIM, BRICKMOLD, SILLS, FASCIA, RAKE BOARDS, AND COLUMNS ARE TO BE CLAD WITH VINYL, VINYL COATED ALUMINUM, OR SIMILAR MATERIALS.
USE MATERIALS DESIGN FOR CLADDING WITH A MINIMUM THICKNESS OF 0.019 INCH AND PROVIDE A STIFFENING CRIMP FOR TRIM AND FASCIA BOARDS THAT ARE MORE THAN 8” WIDE.
REPLACE ALL DAMAGED WOOD PRIOR TO CLADDING.
VIRGINIA HOUSING RECOMMENDS THE USE OF COMPOSITE/MANUFACTURED MATERIALS INSTEAD OF WOOD FOR EXTERIOR USE.
EXCEPTIONS MAY BE CONSIDERED FOR HISTORIC BUILDINGS.

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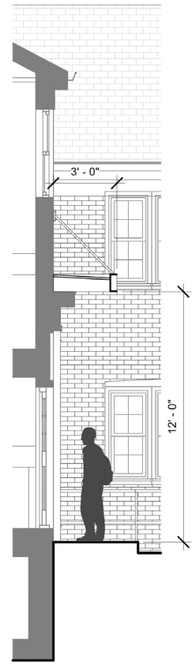
CANOPY DESIGN - OPTION 1

/ COLORED ELEVATION

/ LINE DRAWING

/ SECTION



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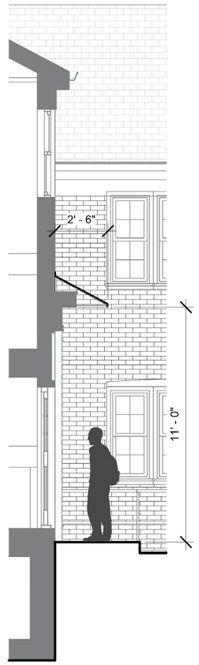
CANOPY DESIGN - OPTION 2

/ COLORED ELEVATION

/ LINE DRAWING

/ SECTION



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BARCROFT APARTMENTS - SECTION 3 - PHASE 1

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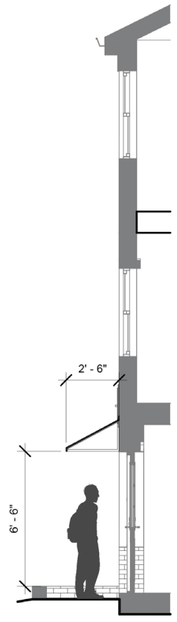
CANOPY DESIGN - BACK ENTRANCE

/ COLORED ELEVATION

/ LINE DRAWING

/ SECTION



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BARCROFT APARTMENTS - SECTION 3 - PHASE 1

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WINDOW REPLACEMENTS

/ EXISTING WINDOWS

/ EXISTING WINDOW SPECS

MI WINDOW V2000 3500:
- VINYL SINGLE-HUNG
- DUAL-PANE INSULATED GLASS
- COLONIAL STYLE
- WHITE COLOR
- U-VALUE: 0.30
- SHGC: 0.28
- GRID

/ NEW WINDOWS

MATCH EXISTING:
- VINYL SINGLE-HUNG
- DUAL-PANE INSULATED GLASS
- COLONIAL STYLE
- WHITE COLOR
- U-VALUE: 0.30
- SHGC: 0.28
- SDL

FOR ADDITIONS AND BASEMENT REPLACEMENT ONLY

DETAIL OF A SIMULATED DIVIDED LITE (SDL)WINDOW

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EXTERIOR LIGHTING FIXTURES

/ EXISTING ENTRANCE

/ EXISTING LIGHT FIXTURE

/ PROPOSED LIGHT FIXTURE

BASIS OF DESIGN:
PROGRESS LIGHTING MANSARD
TEXTURED BLACK
13” TALL

Jair Lynch

MAY 25, 2023

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