



# BARCROFT APARTMENTS PHASE I REHABILITATION

**INCLUDING ALTERATIONS AND ADDITIONS** 

## **SECTION 3 BUILDINGS 22-26**

1130 S GEORGE MASON DR. ARLINGTON, VA 22204

## HALRB DRC SUBMISSION

APRIL 19, 2023 (updated April 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

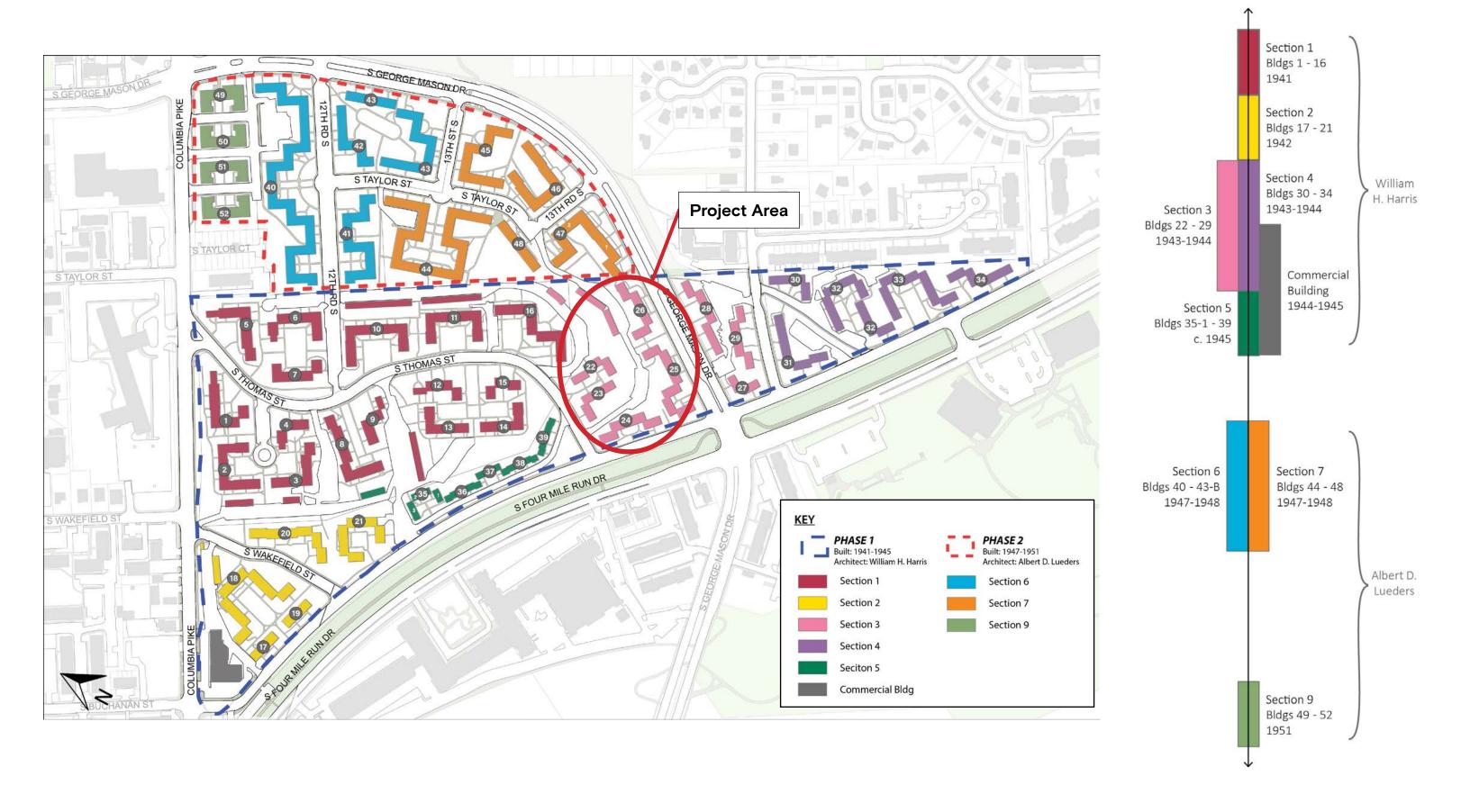
#### HISTORIC PRESERVATION

EHT TRACERIES, INC. 440 Massachusetts Avenue Washington, DC 20001 BARCROFT PHASE I REHABILITATION SITE AERIAL





BARCROFT PHASE I REHABILITATION DEVELOPMENT HISTORY



BARCROFT PHASE I REHABILITATION DEVELOPMENT HISTORY

## **Barcroft Apartments Historic Background**

- Site includes 59 garden-style apartment buildings, 10 detached garages, 2 bus shelters, and a commercial building
- · Constructed during and after WWII to relieve housing shortages in the region
- Developer: Thomas N. DeLashmutt

### Phase 1:

- Constructed: 1941-1945
- Architect: William H. Harris
- Notable features include: brick exterior walls, slate roofs, ornamented entry surrounds







- Developed in two phases between 1941-1951
- Example of mid-twentieth-century garden apartment complex
  - Low-scale buildings arranged in a park-like setting
- Designed in a simplified Colonial Revival Style

### Phase 2:

- Constructed: 1947-1951
- Architect: Albert D. Lueders
- Modified garden apartment style
  - Introduction of larger and longer buildings
  - Inclusion of large parking areas in front of and behind buildings
  - Reduction in landscaped courtyards
  - Passageways through large blocks, cupolas, asphalt roofs, simplified entry surrounds





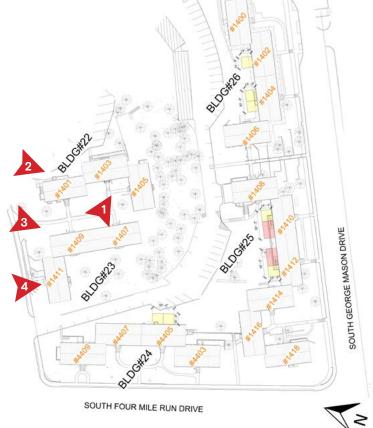










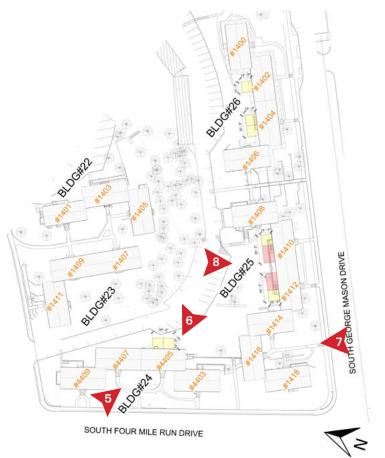










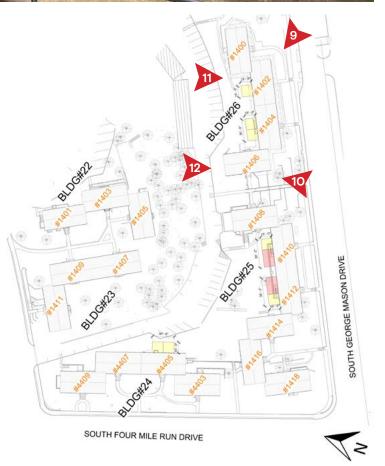












BARCROFT PHASE I REHABILITATION SECTION 3 - HISTORIC BACKGROUND

### Section 3 (Buildings 22-29)

 Proposed project includes Buildings 22-26, located within Section 3 developed as part of Phase 1

• Constructed: 1943-1944

· Architect: William H. Harris

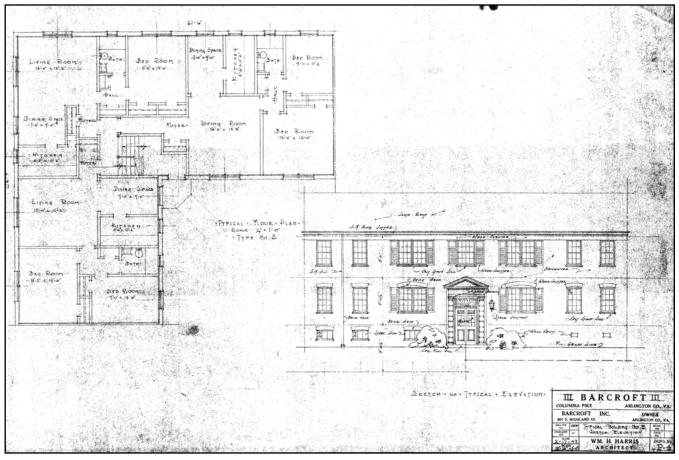
## **Character-Defining Features**

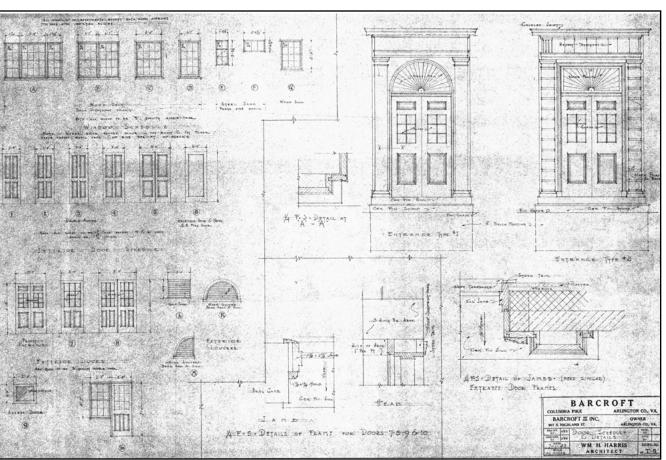
- Garden-style layout
- Red common bond brick (some painted)
- Wood trim
- Brick blind openings
- Brick row lock arches, cast stone sills
- Wood cornices
- Side-gabled roofs
- Slate roofs

- Chimneys
- Double-leaf entrances
- Grouped and individual entrances
- Wood door surrounds
- Multi-light windows and shutters
- Detached garages on site

### **Past Alterations**

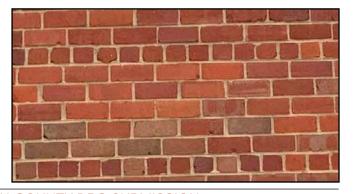
- Replacement of original multi-lite wood-sash doublehung and casement windows with vinyl (matching historic configuration)
- Addition of through-wall mechanical vents
- Replacement of shutters
- · Replacement of front doors
- · Replacement of light fixtures











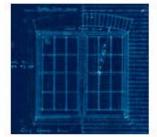
**BARCROFT PHASE I REHABILITATION** HISTORIC SURVEY REPORT DETAILS

## BARCROFT APARTMENTS

Arlington, VA

## **Architectural Survey Summary Report**











## Building 22 1401-1405 \$ Thomas St Section 3

Construction Date 1943-

Architect William H. Harris





Masonry American Bond; Row Lock Arches Over Windows

**Roof Form** Side G **Roof Materials** Slate Side Gable

**Roof Features** 

**Entrances** Double-leaf; Grouped Entrances Type E; Type F

Replacement; Tripartite Hung; Paired Hung; Single Casement; Awning Windows

Decorative Blind openings

**Features** 

**Site Features** Brick Retaining Walls; Chimney Additional Notes AC units through exterior walls

#### **Existing Photographs**













BARCROFT PHASE I REHABILITATION HISTORIC SURVEY REPORT DETAILS

## Building 23 1407-1411 S Thomas St Section 3

Construction Date 1943-**Architect** William H. Harris





Masonry American Bond; Row Lock Arches Over Windows

Side Gable Roof Form Roof Materials Slate

**Roof Features** 

**Entrances** Grouped Entrances; Double-leaf Type F; Type F

Windows Replacement; Tripartite Hung; Paired Hung; Awning

Decorative **Features** 

**Brick Retaining Walls** Site Features

Additional Notes AC units through exterior walls

#### **Existing Photographs**







Building 24 4403-4409 S Four Mile Run Dr Section 3

Construction Date 1943-

Architect William H. Harris





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Masonry American Bond; Row Lock Arches Over Windows

Side Gable **Roof Form** Roof Materials Slate

**Roof Features** 

**Entrances** Double-leaf; Grouped Entrances Type E; Type F

Windows Replacement; Single Casement; Paired Hung; Tripartite Hung; Awning

Vinyl Shutters Decorative **Features** 

**Brick Retaining Walls Site Features** 

Additional Notes AC units through exterior walls

#### **Existing Photographs**







BARCROFT PHASE I REHABILITATION HISTORIC SURVEY REPORT DETAILS

Building 25 1410-1418 South George **Mason Drive** Section 3

Construction Date 1943-**Architect** William H. Harris





Masonry American Bond; Row Lock Arches Over Windows

Side Gable **Roof Form Roof Materials** Slate **Roof Features** 

**Entrances** Grouped Entrances; Double-leaf; Screen/Storm Door **Door Surrounds** Type E; Type F

Windows Replacement; Paired Hung; Single Casement; Tripartite Hung; Awning

**Decorative Features** 

Brick Retaining Walls; Chimney Site Features Additional Notes AC units through exterior walls

#### **Existing Photographs**













Building 26 1400-1406 South George **Mason Drive** Section 3

Construction Date 1943-1944 Architect William H. Harris





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Masonry American Bond; Row Lock Arches Over Windows

Side Gable **Roof Form** Roof Materials Slate

**Roof Features** 

**Entrances** Grouped Entrances; Double-leaf Type E; Type F

Windows Replacement; Tripartite Hung; Paired Hung; Single Casement; Awning

Vinyl Shutters Decorative **Features** 

**Brick Retaining Walls Site Features** 

Additional Notes AC units through exterior walls

#### **Existing Photographs**







BARCROFT PHASE I REHABILITATION DESCRIPTION OF WORK

### 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 for bathroom exhaust, dryer, and HVAC vents\*
- \* Conservation Area standard modification necessary in order to meet MDCR requirements







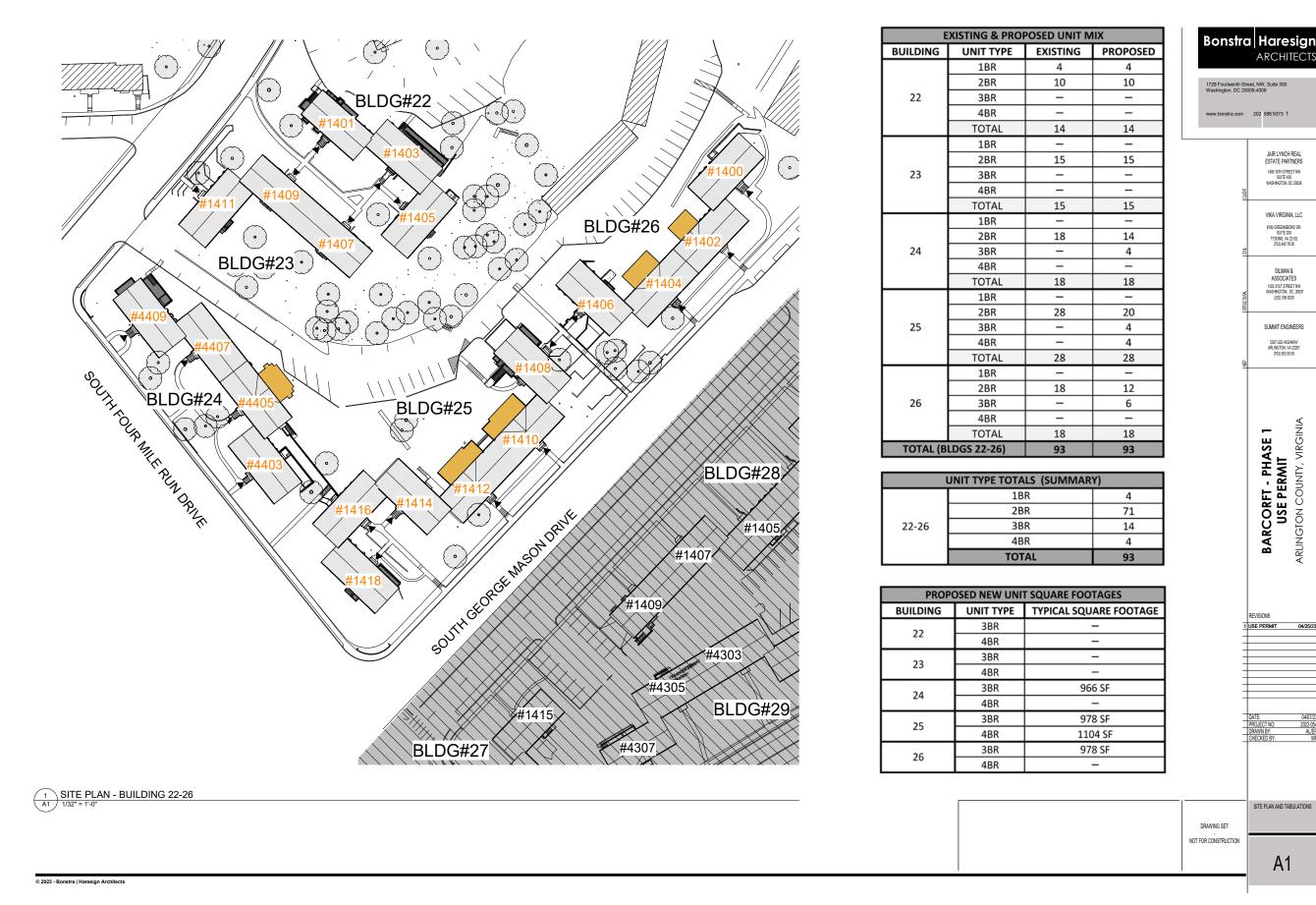




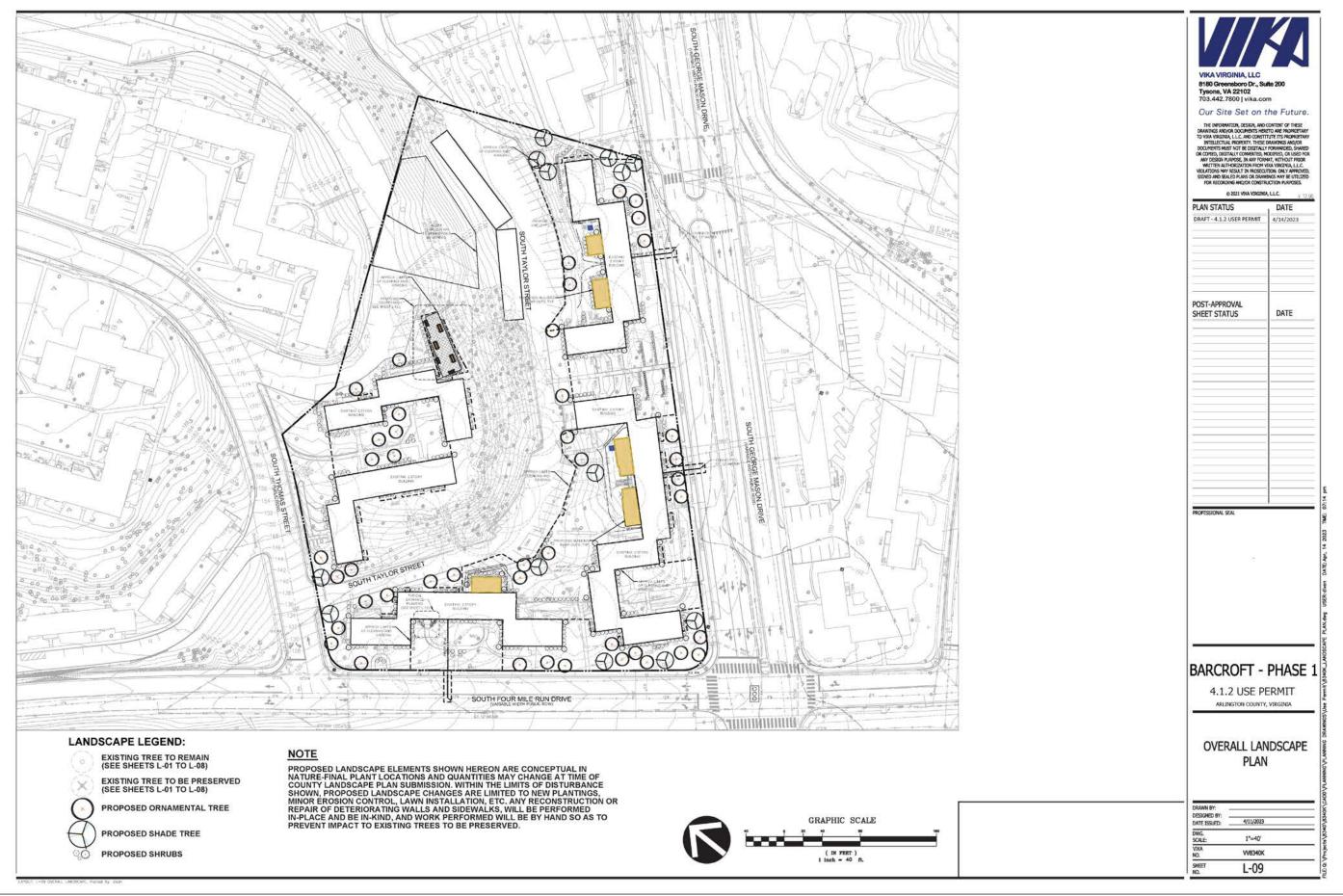




BARCROFT PHASE I REHABILITATION PROPOSED SITE PLAN AND UNIT MIX

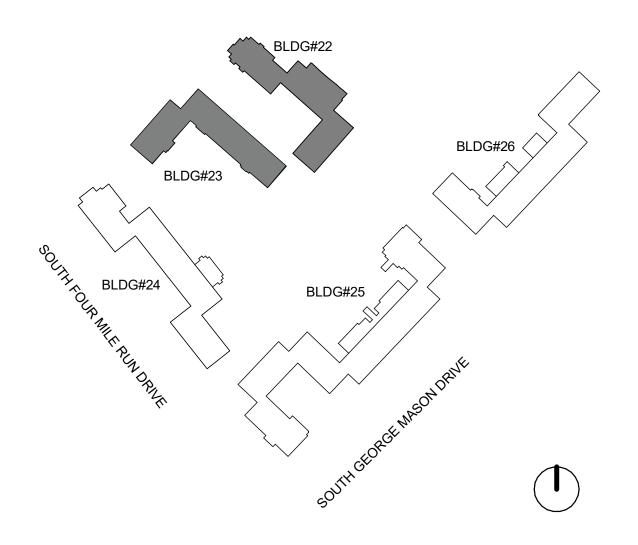


BARCROFT PHASE I REHABILITATION PROPOSED LANDSCAPE PLAN



BARCROFT PHASE I REHABILITATION

## **BUILDINGS 22 - 23**



EXISTING & PROPOSED UNIT MIX					
BUILDING UNIT TYPE EXISTING PROPO					
	1BR	4	4		
	2BR	10	10		
22	3BR	-	_		
	4BR	_	_		
	TOTAL	14	14		
	1BR	-	-		
23	2BR	15	15		
	3BR	_	_		
	4BR	_	_		
	TOTAL	15	15		





Building 22

Building 23

**BUILDING 22 - DEMOLITION ELEVATIONS** BARCROFT PHASE I REHABILITATION









#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- 1. REPOINT DETERIORIATED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SALVAGE REMOVED BRICKS FOR REUSE;
  3. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FAAGES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SUGHTLY HOWER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXTENDOR CLEANING TO BE UNDERTRACEN USING THE CENTLESS MEANS POSSIBLE TO ADMERS TO THE SECRETARY OF THE INTERCRES STANDARDS AND NPS PRESERVATION BRIEFIF: ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORIC MASONRY BUILDINGS.
  5. ALL WINDOWS CLEAR THAN 25 YEARS MUST SEE REMOVED;
  6. PREPARE EXSTING PALLING TO BE PAINTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WILLS, REFER TO NOTE #4;

#### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP;

  ALL EXISTING BUILDING EXTERIOR ENVIRT DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  BERMOVE EXISTING BUILDING EXTERIOR HAVE COUPLINENT, TYP.

  PREMOVE EXISTING BUILDING DOOF SLATE TLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

  BERMOVE EXISTING GUTTER AND DOWNSPOUT, TYP;

  EXISTING SETTER ON DOWNSPOUT, TYP;

  EXISTING SETTERNO LIGHT FIXTURES TO BE REMOVED, TYP;

  EXISTING SETTERNO LIGHT FIXTURES TO BE REMOVED, TYP;

  EXISTING PRITANCE TRIM TO REMAIN, PREPARE FOR CONSTRUCTION OF CANOPY;

  EXISTING PRITANCE TRIM TO REMAIN, PREPARE TO RECORD NEW PAINT;

  EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPARE TO RECEIVE NEW PAINT, TYP;

  EXISTING PRITANCE TO BE DEMOLISHED;

  EXISTING PRITANCE TO BE DEMOLISHED;

- REMOVE EXISTING WINDOWS:

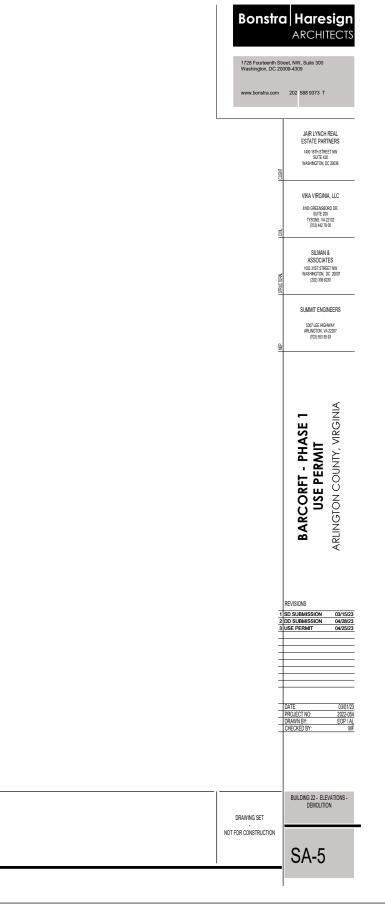
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	BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA
2	REVISIONS  SD SUBMISSION 03/15/23  DD SUBMISSION 04/28/23  USE PERMIT 04/25/23
= - - - - -	DATE: 0301/23 PROJECT NO: 2022-054 DRAWN BY: EOP /AL CHECKED BY: MF
DRAWING SET  NOT FOR CONSTRUCTION	BUILDING 22 - ELEVATIONS - DEMOLITION
	3A-4

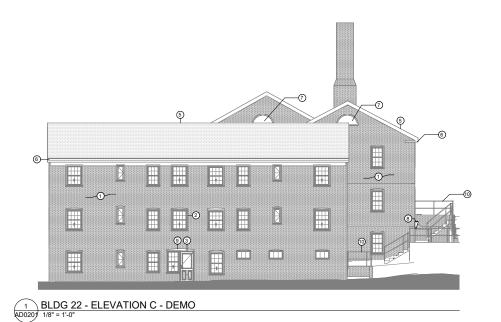
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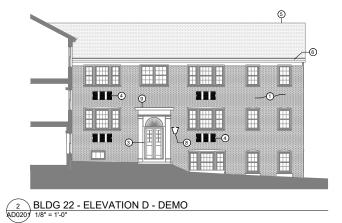
Bonstra Haresign

**ARCHITECTS** 

**BARCROFT PHASE I REHABILITATION BUILDING 22 - DEMOLITION ELEVATIONS** 







#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- 1. REPOINT DETERIORISED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  3. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FAAGES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HOWER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXITENDOR CLEANING TO BE UNDERTRICKEN USING THE CENTLESS MEANS POSSIBLE TO ADMERT IT THE SECRET ANY OF THE INTERCRES STANDARDS AND NPS PRESERVATION BRIEFFIT ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORIC MASONRY BUILDINGS.
  5. ALL WINDOWS CLEET THAN 25 YEARS MUST BE REMOVED;
  6. PREPARE EXSTRING PALLING TO BE PAINTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WILLS, REFER TO NOTE #4;

#### **KEYED DEMOLITION ELEVATION NOTES**

EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;
 EXISTING WINDOWS TO REMAIN, TYP;
 ALL EXISTING BUILDING EXTERIOR ENTRY DOORS TO REMAIN AND EXTERIOR HAZE FOLIPMENT TYP.

EXISTING BRICK, CONCRETE AND TRINI TO REMAIN, TYP;

ALL EXISTING WINDON'S TO EMBAIN, TYP;

ALL EXISTING SHILDING EXTERIOR RENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

BEBLOWE ALL EXISTING GETERIOR AND COURAINAT, TYP;

BEBLOWE EXISTING GETERIOR AND COMMISSION OF SAID ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

REMOVIE EXISTING GITTER AND DOWNISPOUT, TYP;

EXISTING ATTIC VENUS TO REMAIN, TYP;

EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, TYP;

EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, TYP;

EXISTING EXTERIOR TO REMAIN, PREPARE FOR CONSTRUCTION OF CANOPY;

EXISTING FAILURE TO REMAIN, PREPARE TO RECEIVE NEW PAINT;

EXISTING FAILURE TO REMAIN, PREPARE TO RECEIVE NEW PAINT;

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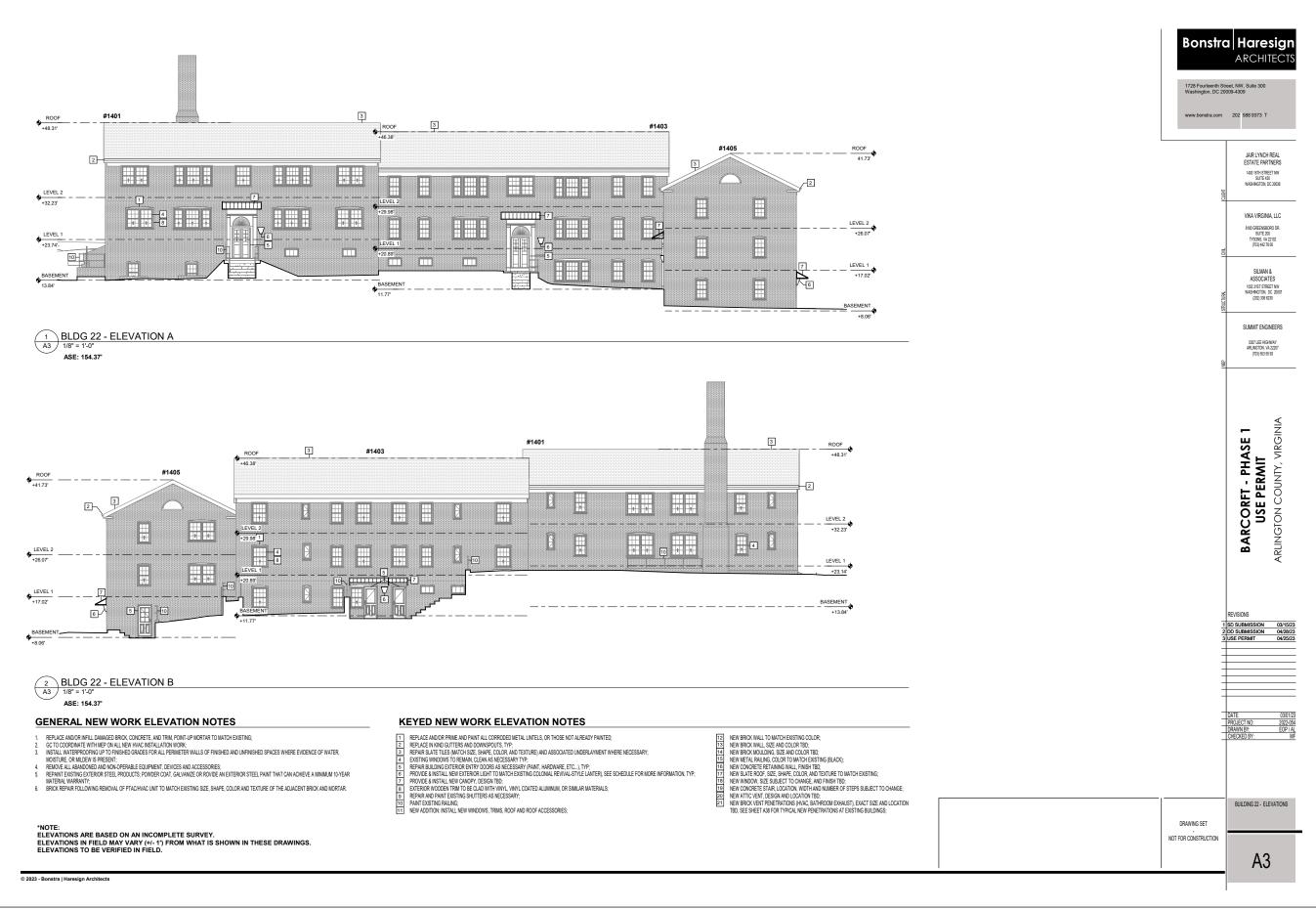
EXISTING FAILURE TO REMAIN, PREPARE TO RECEIVE NEW PAINT;

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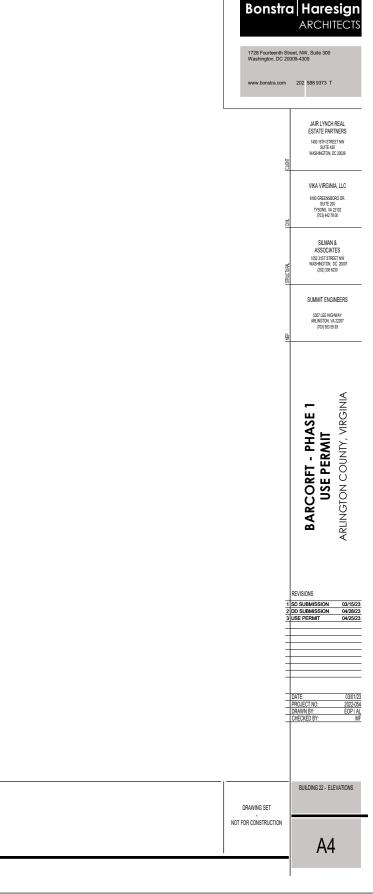
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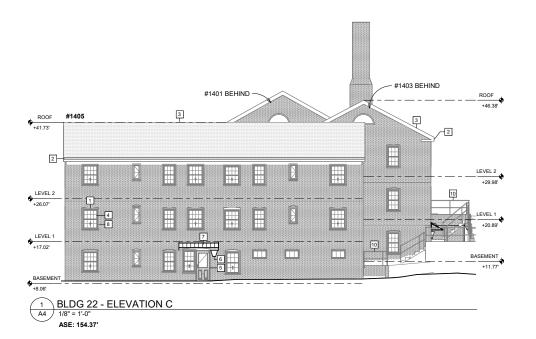
REMOVE EXISTING WINDOWS:

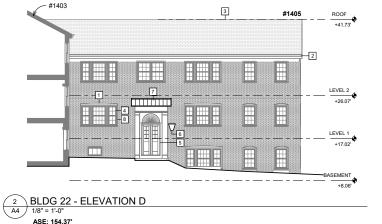
BARCROFT PHASE I REHABILITATION



**BARCROFT PHASE I REHABILITATION BUILDING 22 - PROPOSED ELEVATIONS** 







#### **GENERAL NEW WORK ELEVATION NOTES**

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;

- 1. REPLACE AND/OR IN ILL DAMAGED BRIDG, CONCRETE, AND TRINK POINT-UP MORTHAY TO MATCH EASTING;
  2. GCT TO CORPORINE WITH THE POINT ON ALL NEW HAVE DATALLATION WORKT.
  3. INSTALL WATERPROCOTING UP TO PRINSHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOISTURE, OR MILDEN IS PRESENT;
  4. REMOVE ALL ARAMONORED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
  5. REPAINT ENISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANUZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
  6. BRICK REPAIR FOLLOWING REMOVAL OF PTACHHACUNIT 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**

- T REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;
- 1 REPLACE AND/OR PRIME AND PAINT ALL CORROCED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;
  2 REPLACE NIND GUTTERS NO DOWNSPOURS, TYPE;
  3 REPAIR SLATE TILES JAMECH SIZE, SHAPE, COLOR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;
  4 EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYPE,
  5 REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP,
  6 PROVIDE & INSTALL NEW CACHOPY, DESIGNIT TO,
  7 PROVIDE & INSTALL NEW CACHOPY, DESIGNIT TO,
  8 EXTERIOR WOODEN TRAIN TO BE CLAD WITH WINYL WINYL COATED ALUMINUM, OR SIMILAR MATERIALS;
  9 REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;
  10 PAINT ENSTRING SHUTTERS AS NECESSARY;
  11 NEW ADDITION: INSTALL NEW WINDOWS, TRIMS, ROOF AND ROOF ACCESSORIES;

TE2 NEW BRICK WALL TO MATCH EXISTING COLOR;

13 NEW BRICK WALL, SZE AND COLOR TBD;

14 NEW BRICK MOULDING, SZE AND COLOR TBD;

15 NEW MATER ARILING, COLOR TO MATCH EXISTING (BLACK);

16 NEW CONCRETE RETAINING WALL, FINISH TBD;

17 NEW SLATE ROOF, SZE SHAPPE COLOR, AND TEXTURE TO MATCH EXISTING;

18 NEW WINDOW, SZE SUBJECT TO CHANGE, AND FINISH TBD;

19 NEW WINDOW, SZE SUBJECT TO CHANGE, AND FINISH TBD;

19 NEW CONCRETE STAIR, LOCATION, WIDTH AND NUMBER OF STEPS SUBJECT TO CHANGE;

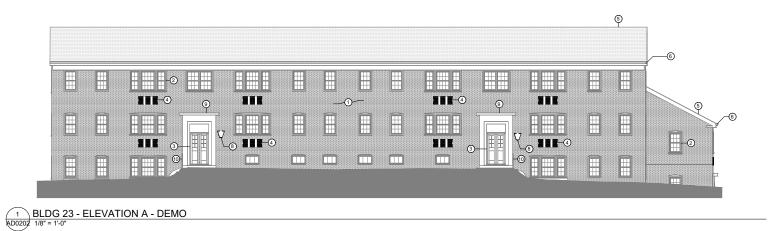
21 NEW BRICK VENT PERETRATIONS (HAKE, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD.

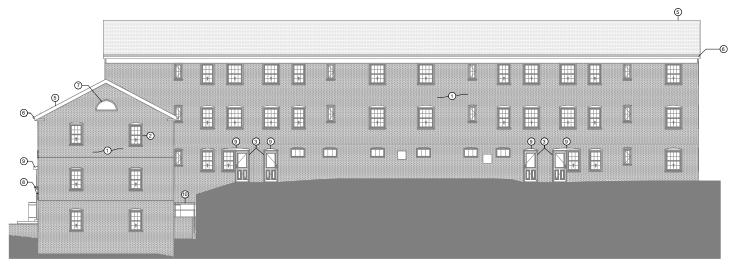
18 SEES SHEET AS SET SYLEYCLAN ENY PERETRATIONS AT EXISTING BUILDINGS.

TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

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**BUILDING 23 - DEMOLITION ELEVATIONS** BARCROFT PHASE I REHABILITATION





2 BLDG 23 - ELEVATION B - DEMO

#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- 1. REPOINT DETERORATED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SHATTERS, TYP.
  3. REMOVE DAMAGED WINDOW SHATTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING SHOCK AND CONCRETE FACAGES WITH LOW-TO-MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS)
  OR BELON) MOD PROGRESS AS NEEDED TO SLIGHTLY HOHER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXTERIOR CLEANING TO BE UNDERTAKEN USING
  THE CENTLESS MEANS POSSIBLE TO ADHERE TO THE SECRETARY OF THE INTERDIR'S STANDARDS AND NPS PRESERVATION BRIEFS!. ASSESSING
  CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORM ASOMRY BUILDINGS.
  5. ALL WINDOWS CLEET THAN 25 YEARS MUST SEE REMOVED;
  6. PREPARE EXSTING RAILING TO PE AIMTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WELLS, REFER TO NOTE #4;

#### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP;

  ALL EXISTING BUILDING EXTERIOR ENTRY DOORS TO REM.

  REMOVE ALL EXISTING EXTERIOR HVAC EQUIPMENT. TYP:
- EMISTING BRICK, CONCRETE AND TRIAL TO REMAIN, TYP;

  ALL EXISTING BRUILDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  ALL EXISTING BRUILDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  PERION'BE LEXISTING GENERAL OF COURTENANT, TYP;

  PERION'BE EXISTING GENERAL OF COURTENANT, TYP;

  EMISTING ATTIC LEMIST TO REMAIN, TYP;

  EXISTING ATTIC LEMIST TO REMAIN, TYP;

  EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, TYP;

  EXISTING FIXTURE CHAIN TO REMAIN, TYP;

  EXISTING FIXTURE TO REMAIN, PEPARE TO RECEIVE NEW PAINT;

  EXISTING FIXTURES TO REMAIN, PEPARE TO RECEIVE NEW PAINT;

  EXISTING FIXTURES TO REMAIN, PEPARE TO RECEIVE NEW PAINT;

  EXISTING FIXTURES TO REMAIN, PEPARE TO RECEIVE NEW PAINT;

  EXISTING FIXTURES TO REMAIN, PEPARE TO SECELVE NEW PAINT;

  EXISTING FIXTURES TO REMAIN, PEPARE TO SECELVE NEW PAINT;

  EXISTING FIXTURES TO REMAIN, PEPARE TO SECELVE NEW PAINT;

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  EXISTING FIXTURES OF THE SECENSE OF THE SECEN

- (3) REMOVE EXISTING WINDOWS:

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202 588 9373 T	www.bonstra.com
JAIR LYNCH REAL ESTATE PARTNERS	
1400 16TH STREET NW SUITE 430 WASHINGTON, DC 20036	L.
	СПВИТ
VIKA VIRGINIA, LLC 8180 GREENSBORD DR. SUITE 200	
TYSONS, VA 22102 (703) 442 78 00	OM
SILMAN & ASSOCIATES	
1053 31ST STREET NW WASHINGTON, DC 20007 (202) 336 6230	STRUCTURAL
CIBBAT FLORITOR	STRU
SUMMIT ENGINEERS	
ARLINGTON, VA 22207 (703) 553 55 93	₽W
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**BARCROFT PHASE I REHABILITATION BUILDING 23 - DEMOLITION ELEVATIONS** 





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#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- 1. REPOINT DETERIORISED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  3. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FAAGES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HOWER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXITENDOR CLEANING TO BE UNDERTRICKEN USING THE CENTLESS MEANS POSSIBLE TO ADMERT IT THE SECRET ANY OF THE INTERCRES STANDARDS AND NPS PRESERVATION BRIEFFIT ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORIC MASONRY BUILDINGS.
  5. ALL WINDOWS CLEET THAN 25 YEARS MUST BE REMOVED;
  6. PREPARE EXSTRING PALLING TO BE PAINTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WILLS, REFER TO NOTE #4;

#### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP.

  ALL EXISTING SUILIDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  BERMOVE EXISTING BUILIDING EXTERIOR RIVE OF SUPPRIENT, TYP.

  BERMOVE EXISTING BUILIDING DOORS HATE TLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

  BERMOVE EXISTING GUITTER AND DOWNSPOUT, TYP;

  BERSTING ATTIC VENTS TO REMAIN, TYPE.

  EXISTING ATTIC VENTS TO REMAIN, TYPE.

  EXISTING EXISTING ENTRY OF REMAIN TYPE.

  EXISTING RETERIOR LIGHT FIXTURES TO BE REMOVED, TYP;

  EXISTING REMAIN CET RIVE TO REMAIN, PREPAIR TO RECIVE NEW PAINT;

  EXISTING SHITTERS TO REMAIN, FREPAIR TO RECIVE NEW PAINT;

  EXISTING SHITTERS TO REMAIN, FREPAIR TO RECIVE NEW PAINT;

  EXISTING SHITTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

  EXISTING RAILING TO BE DEMOLISHED;

  BENDING SEXTING WINDOWS.

BLDG 23 - ELEVATION D - DEMO

- (12) EXISTING RAILING TO BE DEMOL (13) REMOVE EXISTING WINDOWS:

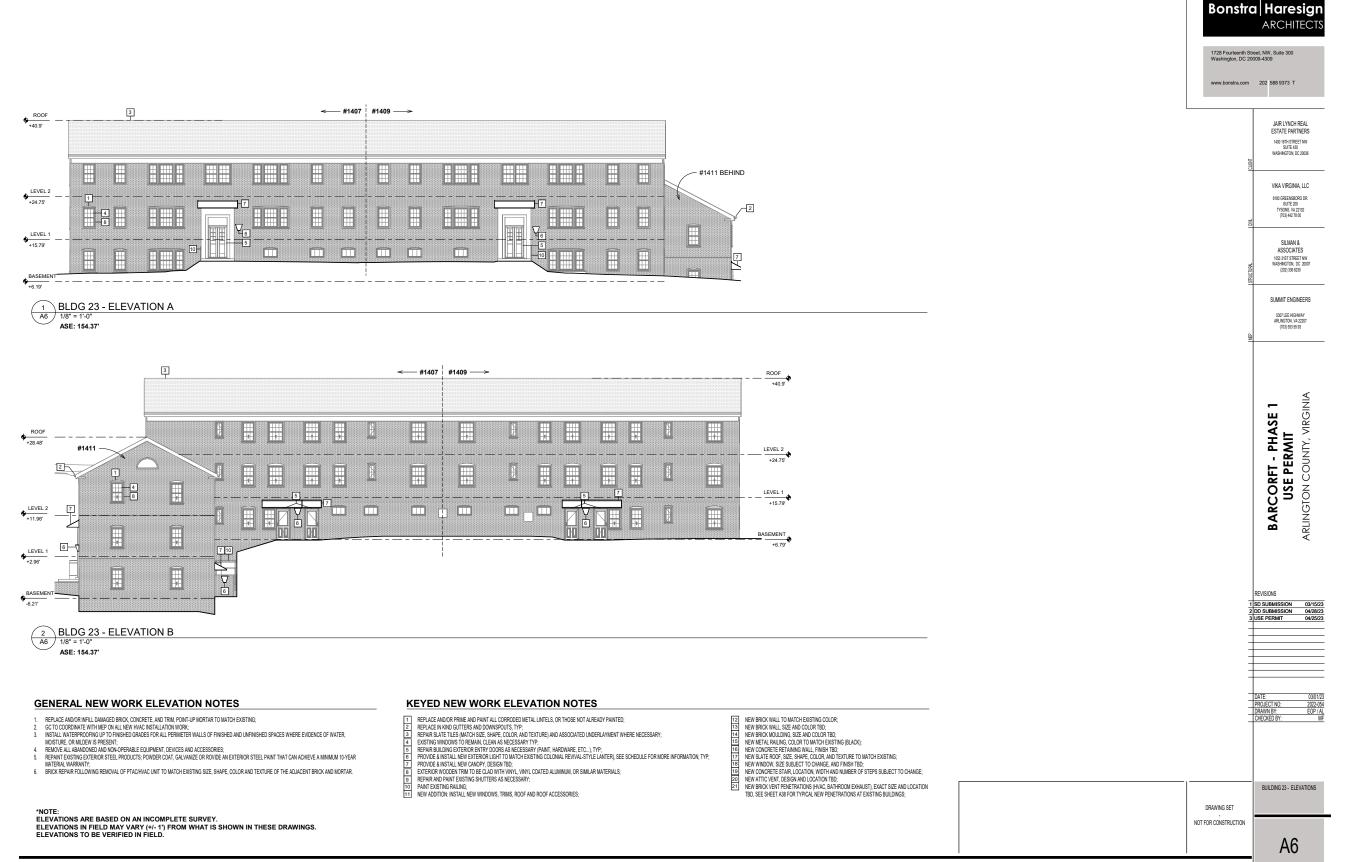
Panol	1400 16TH STREET NW SUITE 430 WASHINGTON, DC 20036
no)	VIKA VIRGINIA, LLC 8180 GREENSBORD DR. SUITE 200 TYSONS, V4 22102 (703) 442 78 10
THE	SILMAN & ASSOCIATES 1063 3161 STREET INW WASHINGTON, DC 20007 (202) 336 6230
dw.	SUMMIT ENGINEERS  SS07 LEE HIGHWAY ARLINGTON, VA 22207  (700) 553 55 90
	BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA
2	REVISIONS SD SUBMISSION 03/15/23 DD SUBMISSION 04/28/23 USE PERMIT 04/25/23
- - - - -	DATE: 0301/23 PROJECT NO: 2022-264 DRAWN BY: EOP / AL CHECKED BY: MF
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www.bonstra.com 202 588 9373 T

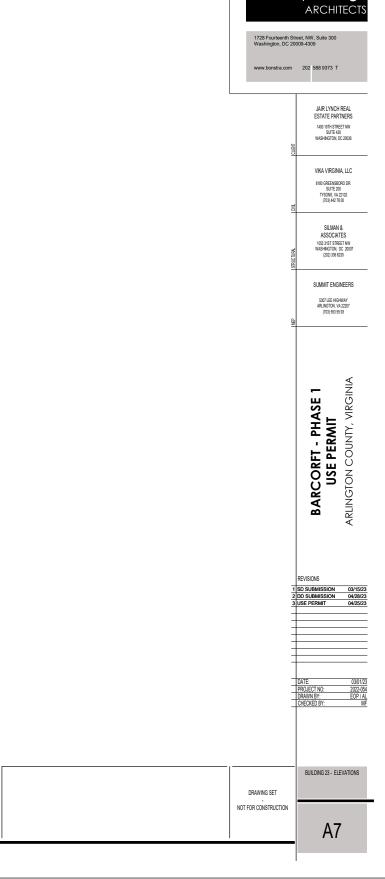
**ARCHITECTS** 

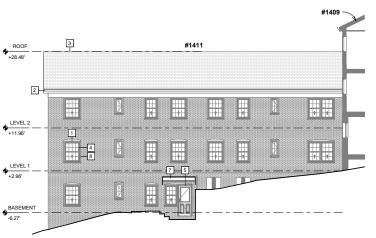
BARCROFT PHASE I REHABILITATION BUILDING 23 - PROPOSED ELEVATIONS



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**BUILDING 23 - PROPOSED ELEVATIONS** BARCROFT PHASE I REHABILITATION







#### **GENERAL NEW WORK ELEVATION NOTES**

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;

1 BLDG 23 - ELEVATION C

ASE: 154.37'

- 1. REPLACE AND/OR IN ILL DAMAGED BRIDG, CONCRETE, AND TRINK POINT-UP MORTHAY TO MATCH EASTING;
  2. GCT TO CORPORINE WITH THE POINT ON ALL NEW HAVE DATALLATION WORKT.
  3. INSTALL WATERPROCOTING UP TO PRINSHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOISTURE, OR MILDEN IS PRESENT;
  4. REMOVE ALL ARAMONORED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
  5. REPAINT ENISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANUZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
  6. BRICK REPAIR FOLLOWING REMOVAL OF PTACHHACUNIT 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**

- T REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;
- 1 REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINITELS, OR THOSE NOT ALREADY PAINTED;
  2 REPLACE IN KIND GUTTERS NO DOWNSPOURS, TYP:
  3 REPAIR SLATE TILES (MATCH SIZE, SHAPE, CLOUR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;
  4 EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY (PAINT, HARDWARE, ETC...), TYP,
  5 REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP,
  6 PROVIDE & INSTALL NEW CAMPO, POSIGNI TO.
  7 PROVIDE & INSTALL NEW CAMPO, POSIGNI TO.
  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;

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# To to

4 8

12 NEW BRICK WALL TO MATCH EXISTING COLOR;
13 NEW BRICK WALL, SIZE AND COLOR TRO-12 NEW BRICK WALL TO MATCH EXISTING COLOR:
3 NEW BRICK WALL SIZE AND COLOR TBD;
4 NEW BRICK WALL SIZE AND COLOR TBD;
5 NEW METAL RALING, COLOR TO MATCH EXISTING (BLACK);
16 NEW CONCRETE STRAIN WALL, FINSH TBD;
17 NEW SLATE ROOF, SIZE, SHAPE, COLOR, AND TEXTURE TO MATCH EXISTING;
18 NEW WINDOW, SIZE SULBECT TO CHANGE, AND TEXTURE TO MATCH EXISTING;
19 NEW CONCRETE STRAIT, LOCATION, WIDTH AND NUMBER OF STEPS SUBJECT TO CHANGE,
20 NEW ATTLE VIAT, DESCRIPTION, COLORATION TBD;
21 NEW BRICK VENT PERSITAND LOCATION TBD;
21 NEW BRICK VENT PERSITAND CARTING HAVE, GRATHPROW EXHAUST EXACT SIZE AND LOCATION
21 NEW BRICK VENT PERSITAND SIGHAGE, GRATHPROW EXHAUST, EVACT SIZE AND LOCATION
21 NEW BRICK VENT TERSITAND SIGHAGE, GRATHPROW EXHAUST, EVACT SIZE AND LOCATION
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23 NEW BRICK VENT PERSITAND SIGHAGE.

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TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

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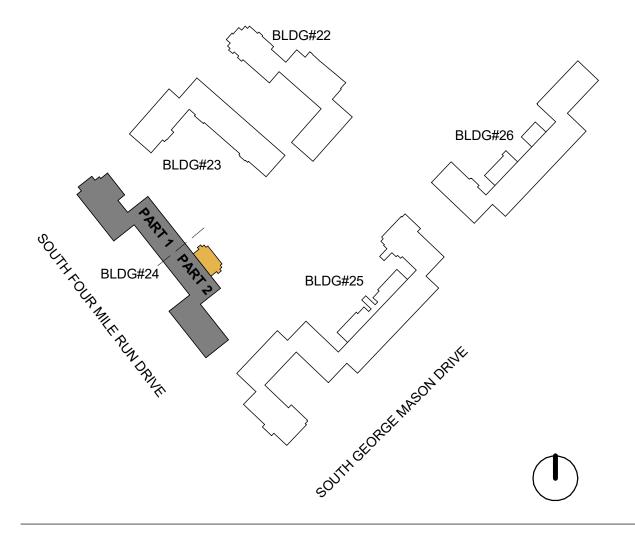
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BARCROFT PHASE I REHABILITATION

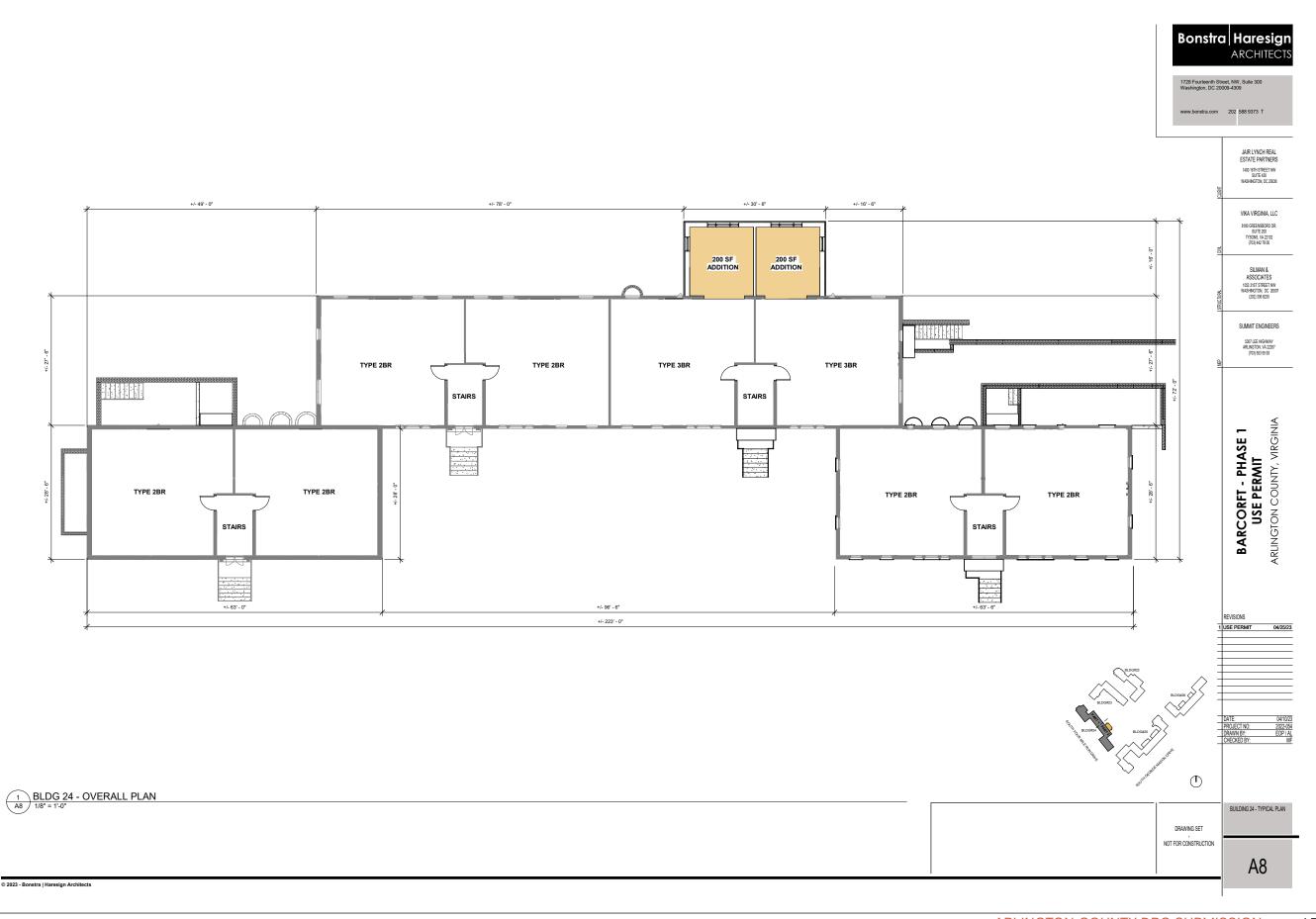
## **BUILDING 24**

EXISTING & PROPOSED UNIT MIX						
BUILDING UNIT TYPE EXISTING PROPOSI						
24	1BR	_	_			
	2BR	18	14			
	3BR	-	4			
	4BR	_	_			
	TOTAL	18	18			

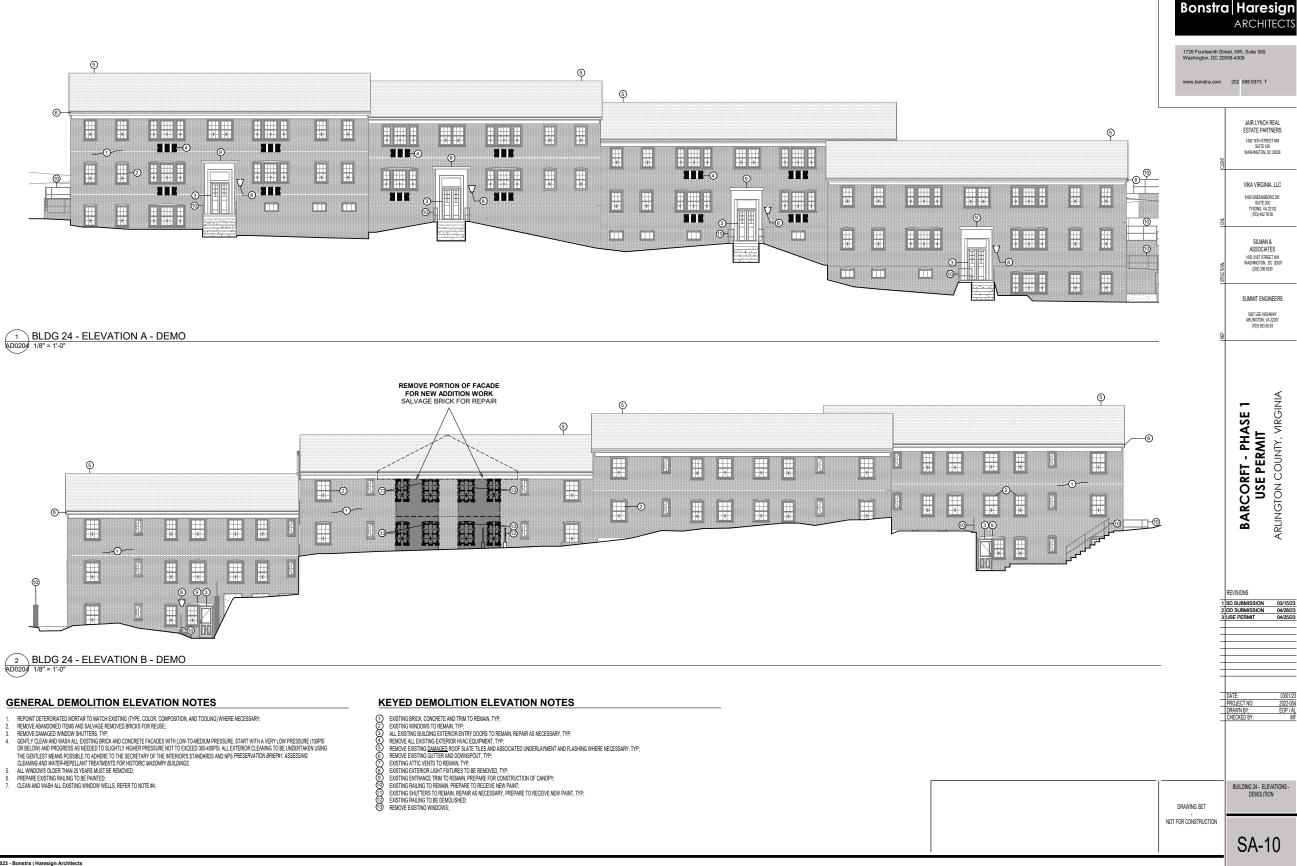




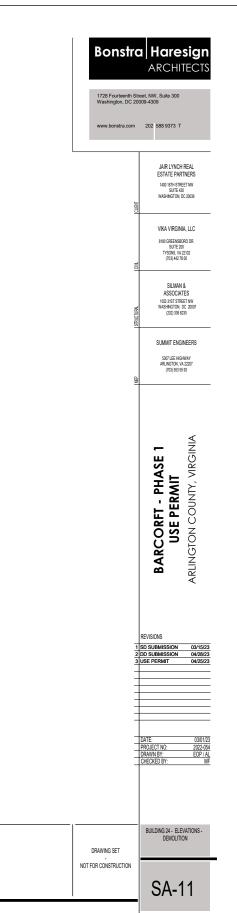


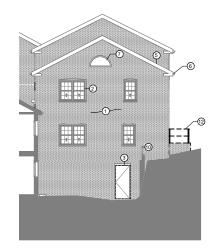


**BARCROFT PHASE I REHABILITATION BUILDING 24 - DEMOLITION ELEVATIONS** 

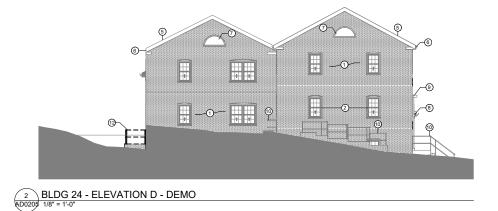


**BARCROFT PHASE I REHABILITATION BUILDING 24 - DEMOLITION ELEVATIONS** 









#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- 1. REPOINT DETERIORISED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  3. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FAAGES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HOWER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXITENDOR CLEANING TO BE UNDERTRICKEN USING THE CENTLESS MEANS POSSIBLE TO ADMERT IT THE SECRET ANY OF THE INTERCRES STANDARDS AND NPS PRESERVATION BRIEFFIT ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORIC MASONRY BUILDINGS.
  5. ALL WINDOWS CLEET THAN 25 YEARS MUST BE REMOVED;
  6. PREPARE EXSTRING PALLING TO BE PAINTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WILLS, REFER TO NOTE #4;

#### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP.

  ALL EXISTING SUILIDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  BERMOVE EXISTING BUILIDING EXTERIOR RIVE OF SUPPRIENT, TYP.

  BERMOVE EXISTING BUILIDING DOORS HATE TLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

  BERMOVE EXISTING GUITTER AND DOWNSPOUT, TYP;

  BERSTING ATTIC VENTS TO REMAIN, TYPE.

  EXISTING ATTIC VENTS TO REMAIN, TYPE.

  EXISTING EXISTING ENTRY OF REMAIN TYPE.

  EXISTING RETERIOR LIGHT FIXTURES TO BE REMOVED, TYP;

  EXISTING REMAIN CET RIVE TO REMAIN, PREPAIR TO RECIVE NEW PAINT;

  EXISTING SHITTERS TO REMAIN, FREPAIR TO RECIVE NEW PAINT;

  EXISTING SHITTERS TO REMAIN, FREPAIR TO RECIVE NEW PAINT;

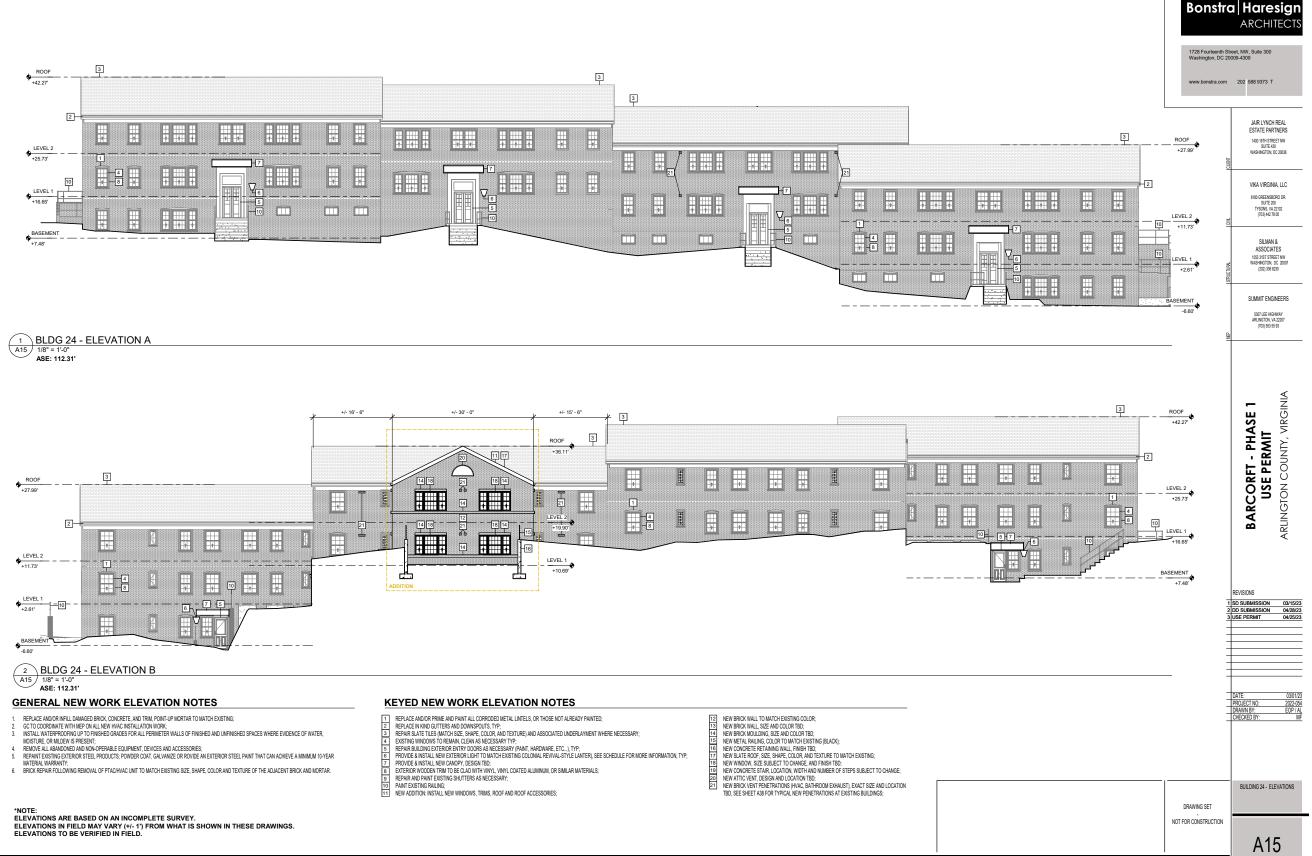
  EXISTING SHITTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

  EXISTING RAILING TO BE DEMOLISHED;

  BENDING SEXTING WINDOWS.

- (12) EXISTING RAILING TO BE DEMOL (13) REMOVE EXISTING WINDOWS:

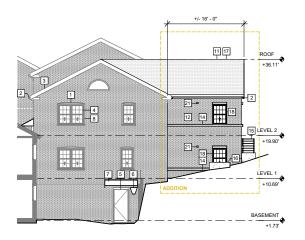
BARCROFT PHASE I REHABILITATION BUILDING 24 - PROPOSED ELEVATIONS



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**BUILDING 24 - PROPOSED ELEVATIONS** BARCROFT PHASE I REHABILITATION









#### **GENERAL NEW WORK ELEVATION NOTES**

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- 1. REPLACE AND/OR IN ILL DAMAGED BRIDG, CONCRETE, AND TRINK POINT-UP MORTHAY TO MATCH EASTING;
  2. GCT TO CORPORINE WITH THE POINT ON ALL NEW HAVE DATALLATION WORKT.
  3. INSTALL WATERPROCOTING UP TO PRINSHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOISTURE, OR MILDEN IS PRESENT;
  4. REMOVE ALL ARAMONORED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
  5. REPAINT ENISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANUZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
  6. BRICK REPAIR FOLLOWING REMOVAL OF PTACHHACUNIT 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. 2 BLDG 24 - ELEVATION D ASE: 112.31'

#### **KEYED NEW WORK ELEVATION NOTES**

- T REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;
- 1 REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINITELS, OR THOSE NOT ALREADY PAINTED;
  2 REPLACE IN KIND GUTTERS NO DOWNSPOURS, TYP:
  3 REPAIR SLATE TILES (MATCH SIZE, SHAPE, CLOUR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;
  4 EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY (PAINT, HARDWARE, ETC...), TYP,
  5 REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP,
  6 PROVIDE & INSTALL NEW CAMPO, POSIGNI TO.
  7 PROVIDE & INSTALL NEW CAMPO, POSIGNI TO.
  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; 12 NEW BRICK WALL TO MARCH EXISTING COLOR;

3 NEW BRICK WALL SIZE AND COLOR TBD.

14 NEW BRICK MOLIDING SIZE AND COLOR TBD.

5 NEW METAL RALING, COLOR TO MATCH EXISTING (BLACK);

16 NEW CONGRETE RETAINING WALL, FINISH TBD;

17 NEW SLATE ROUGH SIZE, SHAPE, COLOR, AND TEXTURE TO MATCH EXISTING;

18 NEW WINDON, SIZE SUBJECT COLORAGE, AND TEXTURE TO MATCH EXISTING;

19 NEW CONGRETE START, LOCATION, WIDTH AND NUMBER OF STEPS SUBJECT TO CHANGE;

21 NEW BRICK VENT PERIFATIONS, MIYAC, BATHROON EXHAUST, EXACT SIZE AND LOCATION TBT.

21 NEW BRICK VENT PERIFATIONS, MIYAC, BATHROON EXHAUST, EXACT SIZE AND LOCATION TBT.

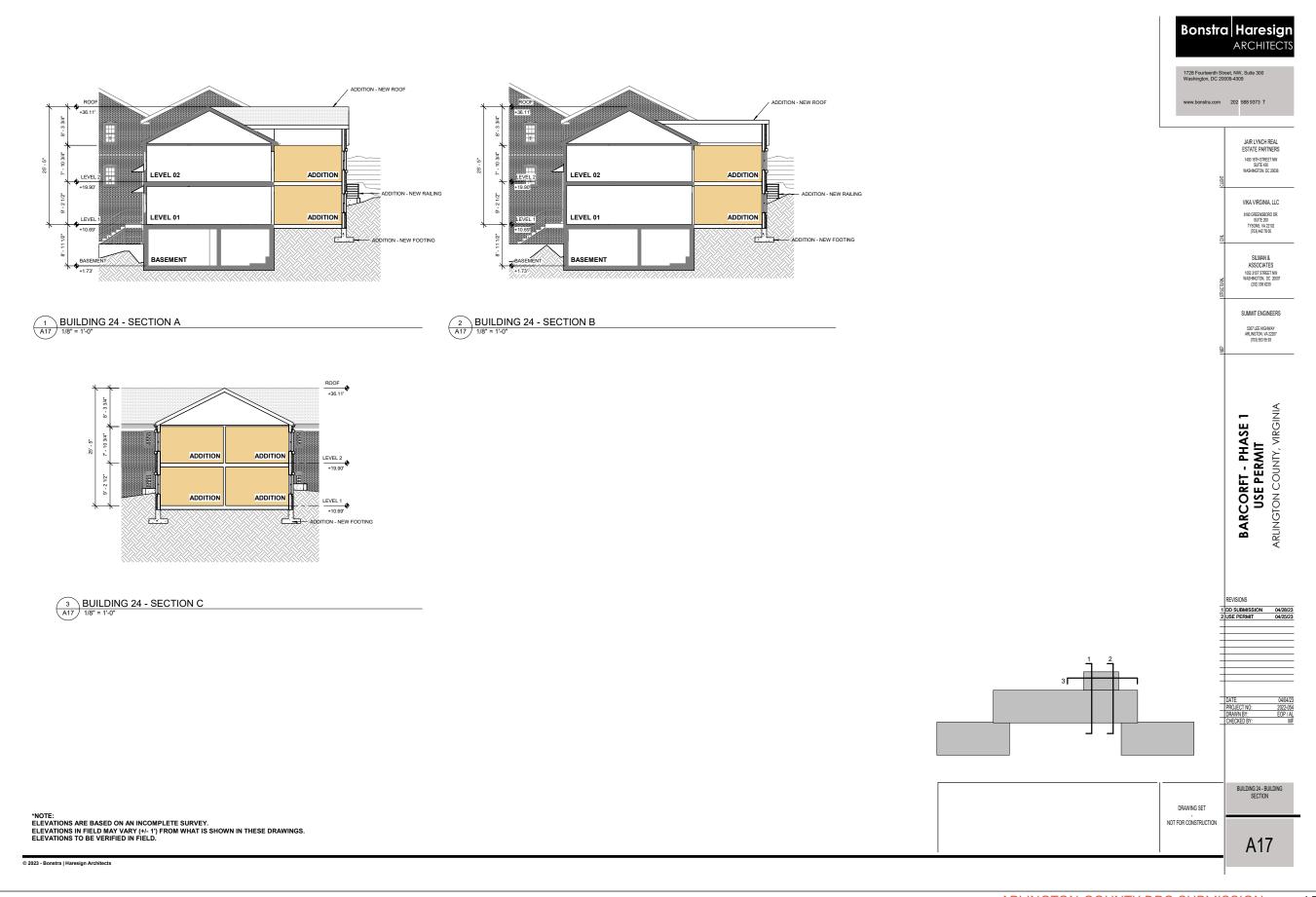
22 NEW SECRET ASS FOR THOSE WAS MER PROPRIED AT TEXTURE THE MINIST.

TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

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BARCROFT PHASE I REHABILITATION

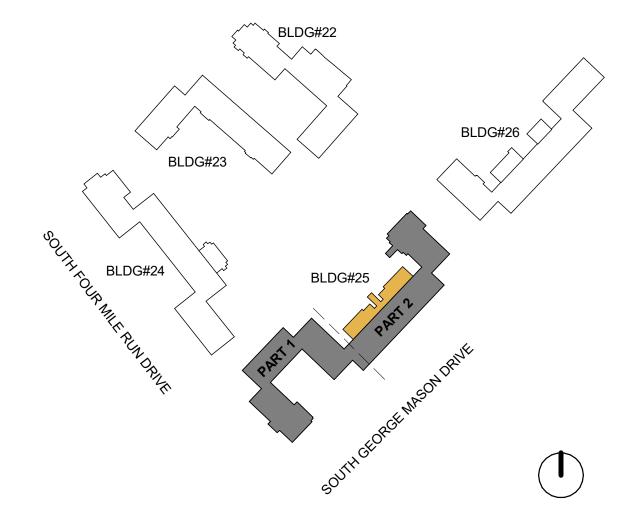
BUILDING 24 - BUILDING SECTION



BARCROFT PHASE I REHABILITATION

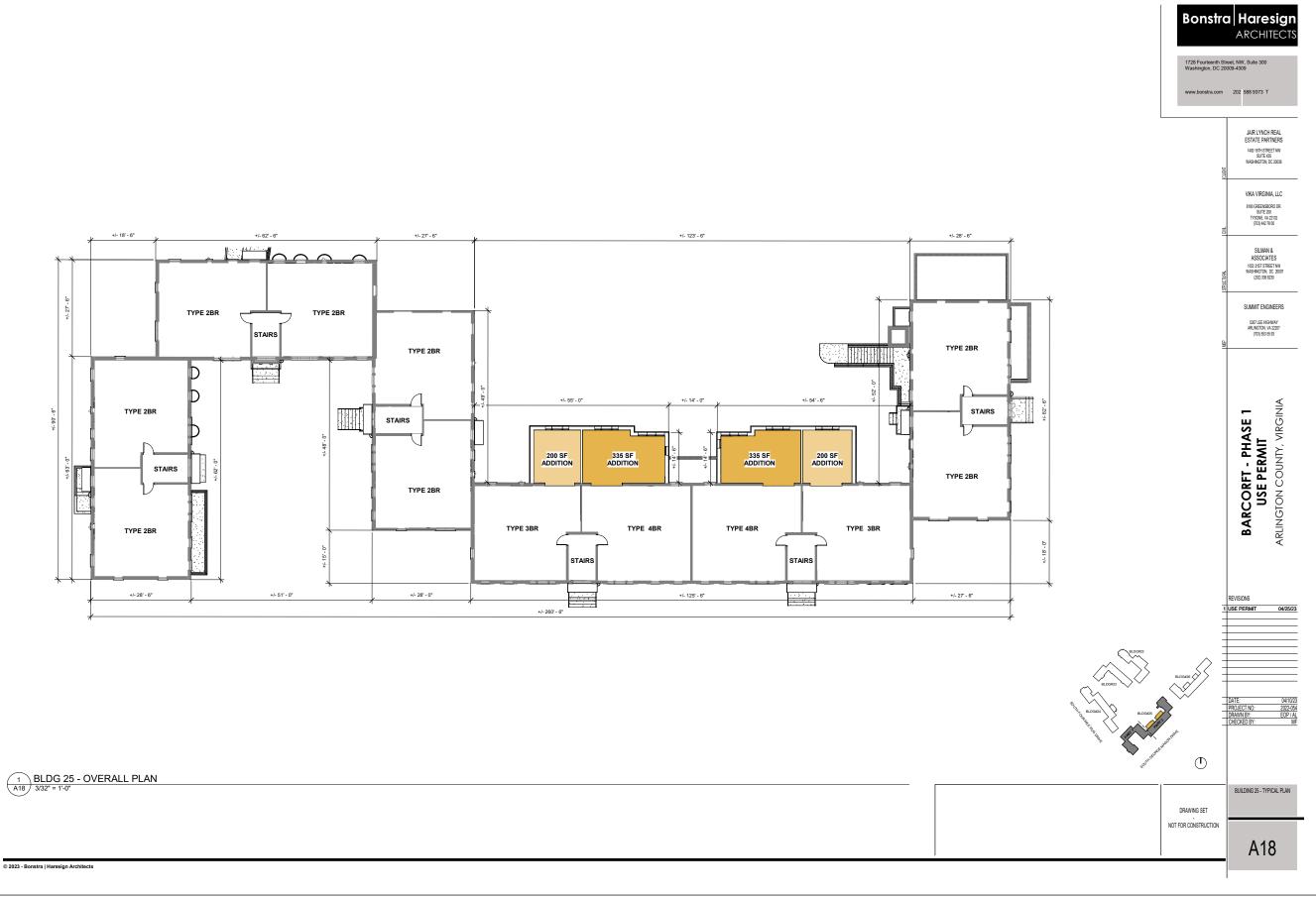
## **BUILDING 25**

EXISTING & PROPOSED UNIT MIX				
BUILDING UNIT TYPE EXISTING PROPOS				
25	1BR	_	_	
	2BR	28	20	
	3BR	_	4	
	4BR	_	4	
	TOTAL	28	28	









**BUILDING 25 - DEMOLITION ELEVATIONS** BARCROFT PHASE I REHABILITATION





2 BLDG 25 - ELEVATION A - 2 - DEMO

#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- REPOINT DETERORATED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
   REMOVE DAMAGED WINDOW SALVAGE REMOVED BRICKS FOR RELISE;
   REMOVE DAMAGED WINDOW SHITTERS, TVP.
   GENITY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FALADES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HIGHER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXTERIOR CLEANING TO BE UNDERTAKEN USING THE CHINITEST MEANS POSSIBLE TO ADHERE TO THE SECRETARY OF THE INTEROR'S STANDARDS AND NPS PRESERVATION BRIEFFE!. ASSESSING CLEANING AND WITER-REPLEATH TREATMENTS FOR HISTORIC MASOURY BUILDINGS.
   ALL WINDOWS CLEET THAN 25 YEARS MUST SEE REMOVED;
   PREPARE EXSTING RAILING TO PE AINTED;
   CLEAN AND WASH ALL EXISTING WINDOW WELLS, REFER TO NOTE #4;

#### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP;

  ALL EXISTING BUILDING EXTERIOR ENVIRT DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  BERMOVE EXISTING BUILDING EXTERIOR HAVE COUPLINENT, TYP.

  PREMOVE EXISTING BUILDING DOOF SLATE TLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

  BERMOVE EXISTING GUTTER AND DOWNSPOUT, TYP;

  EXISTING SETTERS OUT DOWNSPOUT, TYP;

  EXISTING SETTERS OUT DOWNSPOUT, TYP;

  EXISTING SETTERS OUT SETTERS OF REMAIN, TYP;

  EXISTING SETTERS OF THE ON DE REMAIN CHAPTERS FOR CONSTRUCTION OF CANOPY;

  EXISTING SETTERS OF TERMING PREPAIRE FOR CONSTRUCTION OF CANOPY;

  EXISTING SHUTTERS TO REMAIN, PREPAIR STO RECEIVE NEW PAINT;

  EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

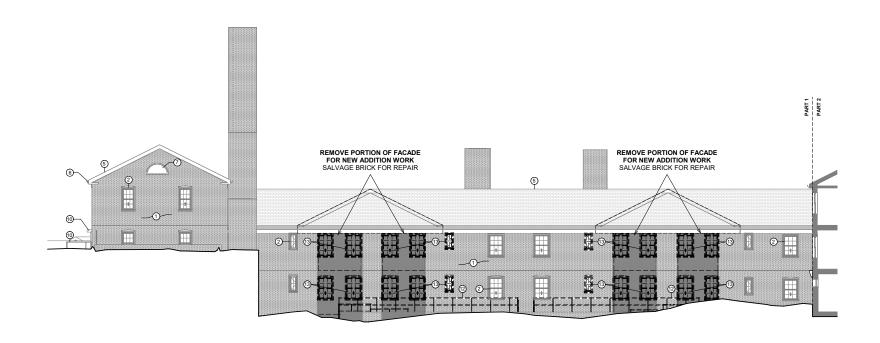
  EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

  EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

  EXISTING FRAILING TO SEE DEMOLISHED;
- (3) REMOVE EXISTING WINDOWS:

8 Fourteenth Street, NW, Suite 300 shington, DC 200008-4309  W.bonstra.com 202 588 9373 T  JAIR LYNCH REAL ESTATE PARTNERS 149 1911 SEET NW SUITE 409 WASHINGTON DC 20008  VIKA VIRGINIA, LLC 8180 REENSBORD OR SUITE 200 T1500.5 W 22102 [019 442 78 06
JAIR LYNCH REAL ESTATE PARTNERS 1409 SISH STREET MV SUSTICE SO WASHNETON, DC. 2008  VIKA VIRGINIA, LLC 8186 GREENSORO DC. SUSTICE SO 1750AS, W. 22102 (703,442 78.00
ESTATE PARTINERS  1400 9871 HI STREET MW SOUTH AND THE AND WIASHMACTON, DC 20008  VIKA VIRGINIA, LLC 8160 GREENSORD OR 91750MS, WA 22102 (703,44278.00)  SILMAN &
8100 GREENSSORIO DR SUITE 200 TYSSINS, VA 22102 (703) 442 78 00
SILMAN &
ASSOCIATES 1003 3151 STREET NW WASHINGTON, DC 20007 202) 206 6230
SUMMIT ENGINEERS  SSOT LEE ING-MINAY ARUNGTON, VA 22207  (703) 553 55 50
BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA
REVISIONS   1 SD SUBMISSION   03/15/23   2 DD SUBMISSION   04/28/23   3 USE PERMIT   04/25/23
DATE: 0301/23 PROJECT NO: 2022/364 DRAWN BY: EOP / AL CHECKED BY: MF
BUILDING 25 - ELEVATIONS - DEMOLITION  NS SET  SA-13

**BARCROFT PHASE I REHABILITATION BUILDING 25 - DEMOLITION ELEVATIONS** 







#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
- 1. REPOINT DETERIORISED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  3. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FAAGES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HOWER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXITENDOR CLEANING TO BE UNDERTRICKEN USING THE CENTLESS MEANS POSSIBLE TO ADMERT IT THE SECRET ANY OF THE INTERCRES STANDARDS AND NPS PRESERVATION BRIEFFIT ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORIC MASONRY BUILDINGS.
  5. ALL WINDOWS CLEET THAN 25 YEARS MUST BE REMOVED;
  6. PREPARE EXSTRING PALLING TO BE PAINTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WILLS, REFER TO NOTE #4;

#### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP;

  ALL EXISTING BUILDING EXTERIOR ENVIRT DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  BERMOVE EXISTING BUILDING EXTERIOR HAVE COUPLINENT, TYP.

  PREMOVE EXISTING BUILDING DOOF SLATE TLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

  BERMOVE EXISTING GUTTER AND DOWNSPOUT, TYP;

  EXISTING SETTERS OUT DOWNSPOUT, TYP;

  EXISTING SETTERS OUT DOWNSPOUT, TYP;

  EXISTING SETTERS OUT SETTERS OF REMAIN, TYP;

  EXISTING SETTERS OF THE ON DE REMAIN CHAPTERS FOR CONSTRUCTION OF CANOPY;

  EXISTING SETTERS OF TERMING PREPAIRE FOR CONSTRUCTION OF CANOPY;

  EXISTING SHUTTERS TO REMAIN, PREPAIR STO RECEIVE NEW PAINT;

  EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

  EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

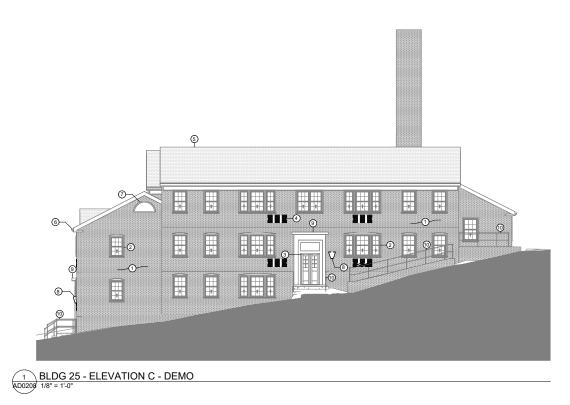
  EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPAIRE TO RECEIVE NEW PAINT, TYP;

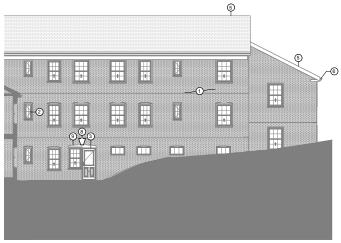
  EXISTING FRAILING TO SEE DEMOLISHED;

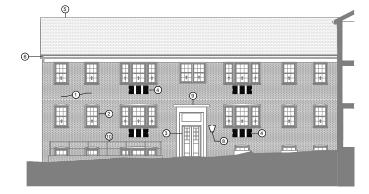
13)	REMOVE	EXISTING	WINDOWS;	
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	Bonstro	a Haresign ARCHITECTS
	1728 Fourteenth Str Washington, DC 200	eet, NW, Suite 300 009-4309
	www.bonstra.com	202 588 9373 T
	CUBIT	JAIR LYNCH REAL ESTATE PARTNERS 1400 19TH STREET NW SUITE 409 WASHINGTON, DC 20036
	wol	VIKA VIRGINIA, LLC 8180 GREENSBORD DR SUITE 200 17510NB; VA 27012 (703) 442 78 90
	ISTRUCTURAL	SILMAN & ASSOCIATES 1063 31ST STREET NW WASHINGTON, DC 20007 (202) 339 6230
	d3VI	SUMMIT ENGINEERS  5307 LEE HIGHMAY ARUNGTON, VA 22207 (703) 553 55 95
		BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA
	1 2 3 	REVISIONS SD SUBMISSION 09/15/23 DD SUBMISSION 04/28/23 USE PERMIT 04/25/23
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M	DRAWING SET  T FOR CONSTRUCTION	BUILDING 25 - ELEVATIONS - DEMOLITION
, we	on concluding	SA-14

**BARCROFT PHASE I REHABILITATION BUILDING 25 - DEMOLITION ELEVATIONS** 







2 BLDG 25 - ELEVATION D - DEMO AD0208 1/8" = 1'-0"

#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- 1. REPOINT DETERIORISED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  3. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FAAGES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HOWER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXITENDOR CLEANING TO BE UNDERTRICKEN USING THE CENTLESS MEANS POSSIBLE TO ADMERT IT THE SECRET ANY OF THE INTERCRES STANDARDS AND NPS PRESERVATION BRIEFFIT ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORIC MASONRY BUILDINGS.
  5. ALL WINDOWS CLEET THAN 25 YEARS MUST BE REMOVED;
  6. PREPARE EXSTRING PALLING TO BE PAINTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WILLS, REFER TO NOTE #4;

#### KEYED DEMOLITION ELEVATION NOTES

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP;

  ALL EXISTING SUILDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  BERMOVE EXISTING BUILDING EXTERIOR HAVE DOUBLINENT, TYP.

  REMOVE EXISTING BUILDING DOOR SLATE TLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

  BERSTING STEENING SUITER AND DOWNSPOUT, TYP;

  EXISTING STEENING SUITER AND DOWNSPOUT, TYP;

  EXISTING STEENING STEENING AND DOWNSPOUT, TYP;

  EXISTING STEENING STEENING TO REMAIN, TYPE STEENING STEE

3 BLDG 25 - ELEVATION E - DEMO 1/8" = 1'-0"

- (3) REMOVE EXISTING WINDOWS:

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испои	JAIR LYNCH REAL ESTATE PARTNERS 1400 19TH STREET NN SUITE 450 WASHINGTON, DC 20008
ю	VIKA VIRGINIA, LLC 8180 GREENSBORD DR. SUITE 200 TYSONS, VA 22102 (1/13) 442 78 00
SRucheu	SILMAN & ASSOCIATES 1633 91ST STREET NW WASHINGTON, DC 20007 (202) 336 6230
dali	SUMMIT ENGINEERS 5307 LEE MIGHWAY ARLINGTON, VA 22207 (YUS) 553 55 93
	BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA
2	REVISIONS  SD SUBMISSION 03/15/23  DD SUBMISSION 04/28/23  USE PERMIT 04/25/23
=	DATE: 030123 PROJECT NO: 2022-054 DRAWN BY: EOP / AL CHECKED BY: MF
DRAWING SET	BUILDING 25 - ELEVATIONS - DEMOLITION
NOT FOR CONSTRUCTION	SA-15

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**ARCHITECTS** 

**BARCROFT PHASE I REHABILITATION BUILDING 25 - DEMOLITION ELEVATIONS** 





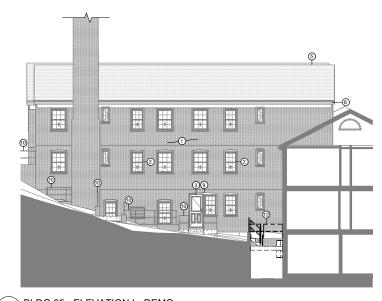




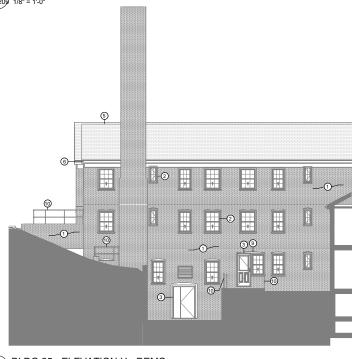
#### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- REPOINT DETERORATED MORTAR TO MATCH EXISTING (TYPE, OCLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
   REMOVE DAMAGED WINDOW SHATTERS, TVP.
   GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FALCES WITH LOW-TO-MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW), AND PROGRESS AS NEEDED TO SLIGHTLY HIGHER PRESSURE NOT TO EXCEED 300-400PS; ALL EXTERIOR CLEANING TO BE UNDERTAKEN USING THE CHINITEST OF THE SECRETARY OF THE INTERIOR'S STANDARDS AND MPS PRESERVATION BRIEFFE!. ASSESSING CLEANING AND WINEFAREFLUATH TREATMENTS OF HISTORIC MASONRY BUILDINGS.
   ALL WINDOWS CLEET HAVE SY YEARS MUST BE REMOVED;
   PREPARE SENSITING RAILING TO PE PAINTED;
   CLEAN AND WASH ALL EXISTING WINDOW WELLS, REFER TO NOTE #4;







## 3 BLDG 25 - ELEVATION H - DEMO

#### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;
   EXISTING WINDOWS TO REMAIN, TYP;
   ALL EXISTING BUILDING EXTERIOR ENTRY DOORS TO REM
- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TVP,

  EXISTING WINDOWS TO REMAIN, TVP,

  ALL EXISTING BRUINDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TVP;

  REMOVE ALL EXISTING GUITER NASE COUMMENT, TVP,

  REMOVE EXISTING GUITER AND DOWNSPOUT, TVP,

  REMOVE EXISTING GUITER AND DOWNSPOUT, TVP,

  EXISTING ATTICK PRIVET TO REMAIN, TYP,

  EXISTING ATTICK PRIVET TO REMAIN, TYP,

  EXISTING ATTICK PRIVET OR REMAIN TYP,

  EXISTING RATICK OF THIS TO REMAIN, TREPARE FOR CONSTRUCTION OF CANOPY;

  EXISTING RAILING TO REMAIN, PREPARE TO RECEIVE NEW PAINT,

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT,

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT,

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT,

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT,

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPARE NO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORTER NO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORTER NO RECEIVE NEW PAINT, TVP;

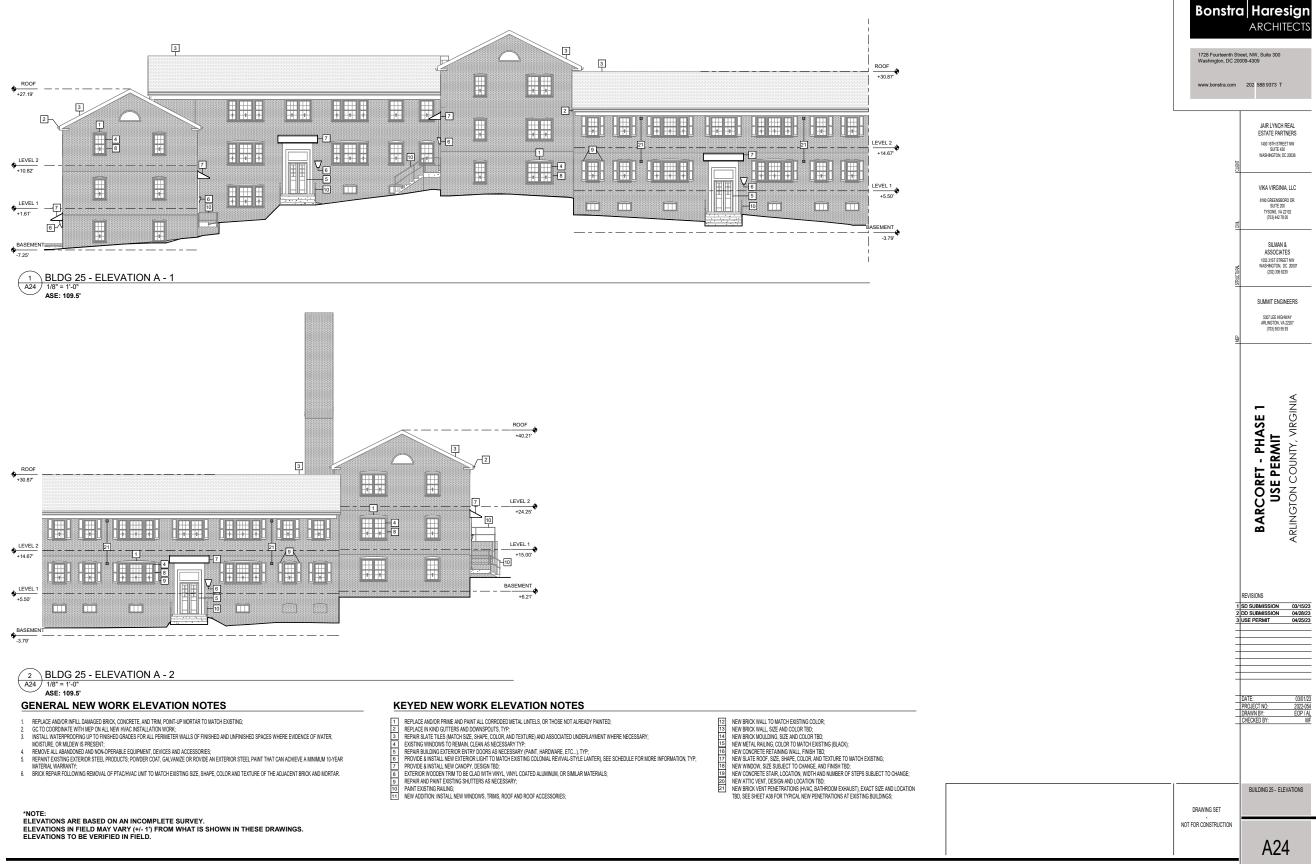
  EXISTING SHITTERS TO REMAIN, REPORTER NO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORTER NO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORTER NO RECEIVE NEW PAINT, TVP;

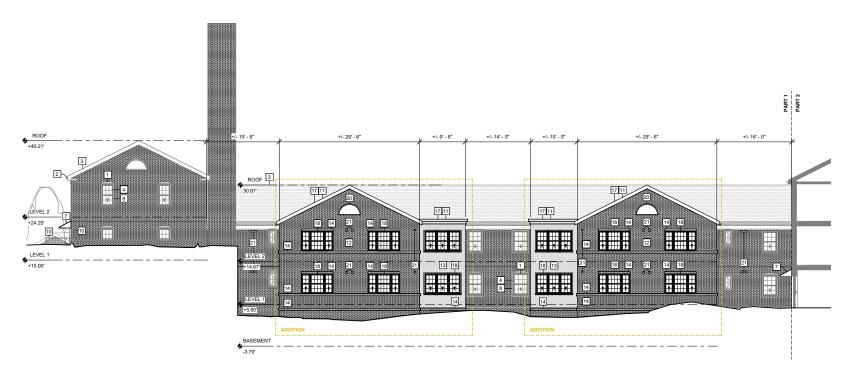


BARCROFT PHASE I REHABILITATION BUILDING 25 - PROPOSED ELEVATIONS

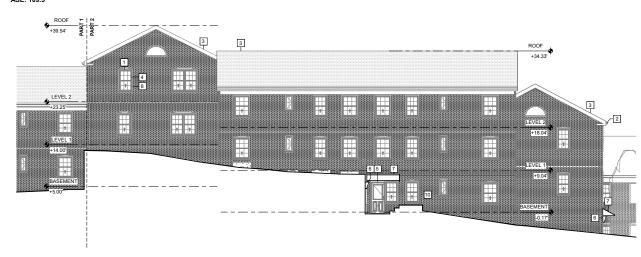


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**BUILDING 25 - PROPOSED ELEVATIONS** BARCROFT PHASE I REHABILITATION



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



2 BLDG 25 - ELEVATION B - 2 1/8" = 1'-0"

### **GENERAL NEW WORK ELEVATION NOTES**

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;

- REPARCE MILLORING UNITED AND CONTROLLE AND INTERPART OF MORTRAY TO MAILTHEASTING.
   GCT TO CORROBINET WITH MEYER ON ALL KIEW HARD INSTALLATION WORK.
   INSTALL WATERPROOFING UP TO FINISHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOSTUNGE, OR MILLORING HERESONT;
   REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
   REPAINT EXISTING EXTERIOR STEEL PRODUCTS, PONDER COAT, GALVANIZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
   BRICK REPAIR FOLLOWING REMOVAL OF PTACHHACUNIT 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**

- T REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

- 1 REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINITELS, OR THOSE NOT ALREADY PAINTED;
  2 REPLACE IN KIND GUTTERS NO DOWNSPOURS, TYP:
  3 REPAIR SLATE TILES (MATCH SIZE, SHAPE, CLOUR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;
  4 EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY (PAINT, HARDWARE, ETC...), TYP,
  5 REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP,
  6 PROVIDE & INSTALL NEW CAMPO, POSIGNI TO.
  7 PROVIDE & INSTALL NEW CAMPO, POSIGNI TO.
  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 TRO-



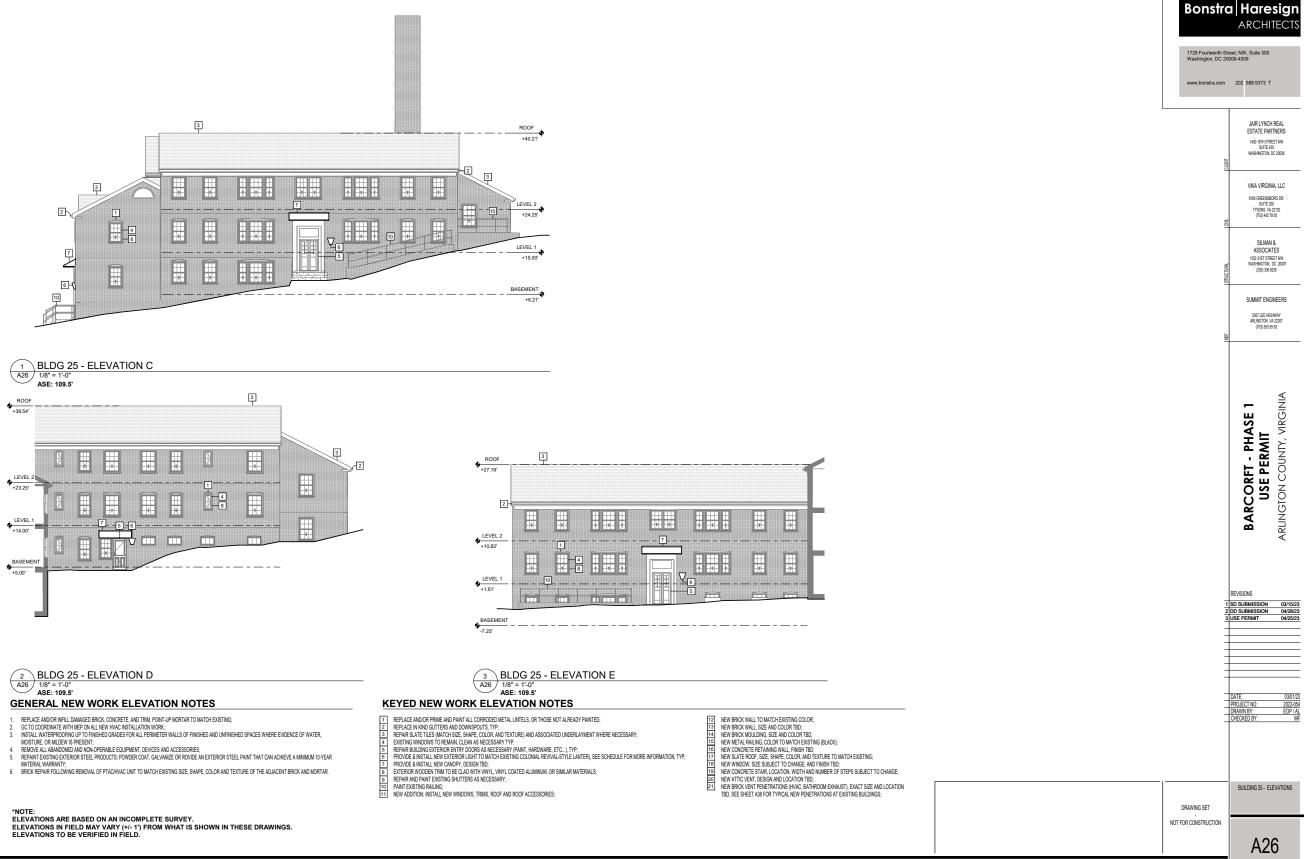
YPICAL BRICK VENT EXAMPLE

Bonstra Haresign **ARCHITECTS** JAIR LYNCH REAL ESTATE PARTNERS VIKA VIRGINIA. LLC SII MAN & SUMMIT ENGINEERS BARCORFT - PHASE 1 USE PERMIT ARLINGTON BUILDING 25 - ELEVATIONS DRAWING SET NOT FOR CONSTRUCTION A25

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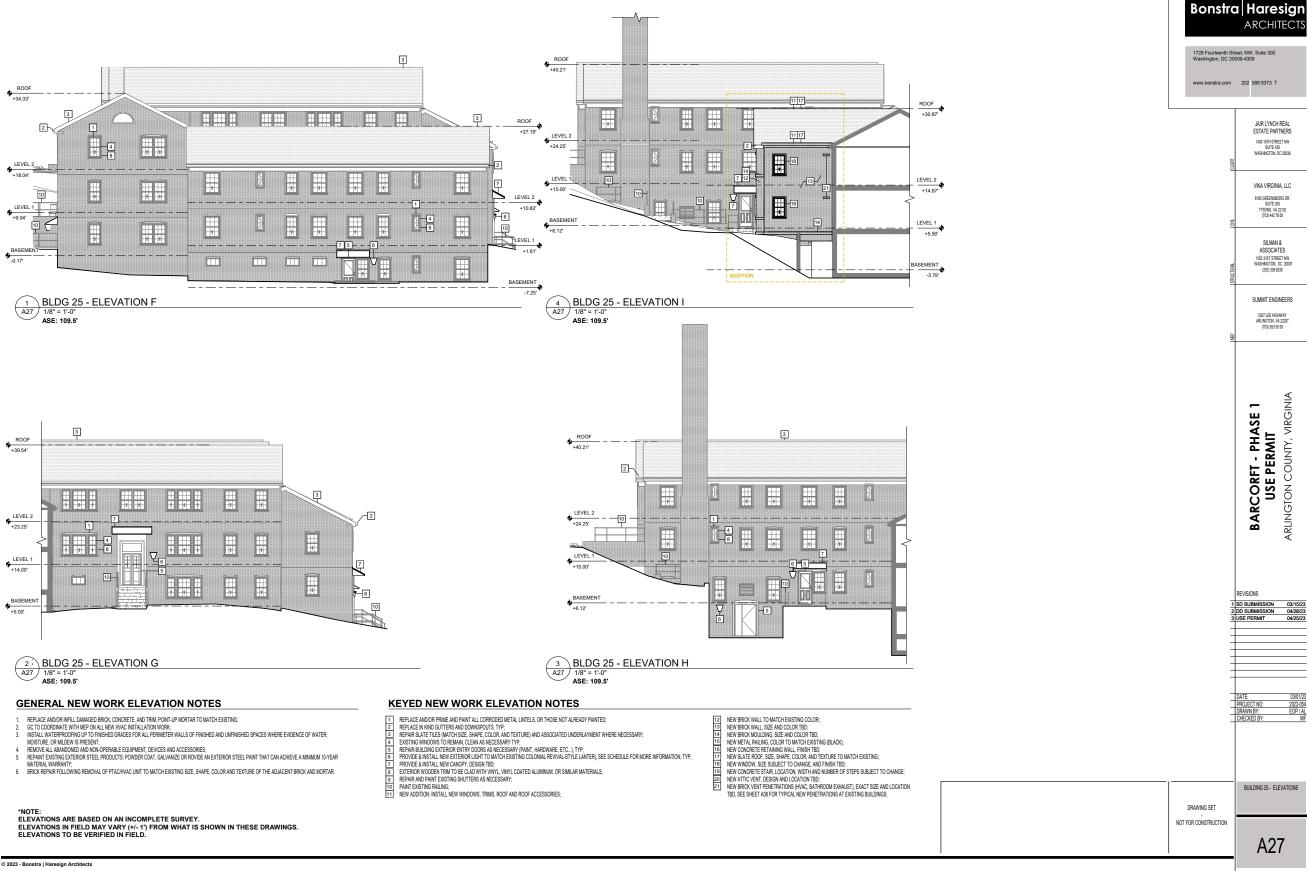
BARCROFT PHASE I REHABILITATION

BUILDING 25 - PROPOSED ELEVATIONS



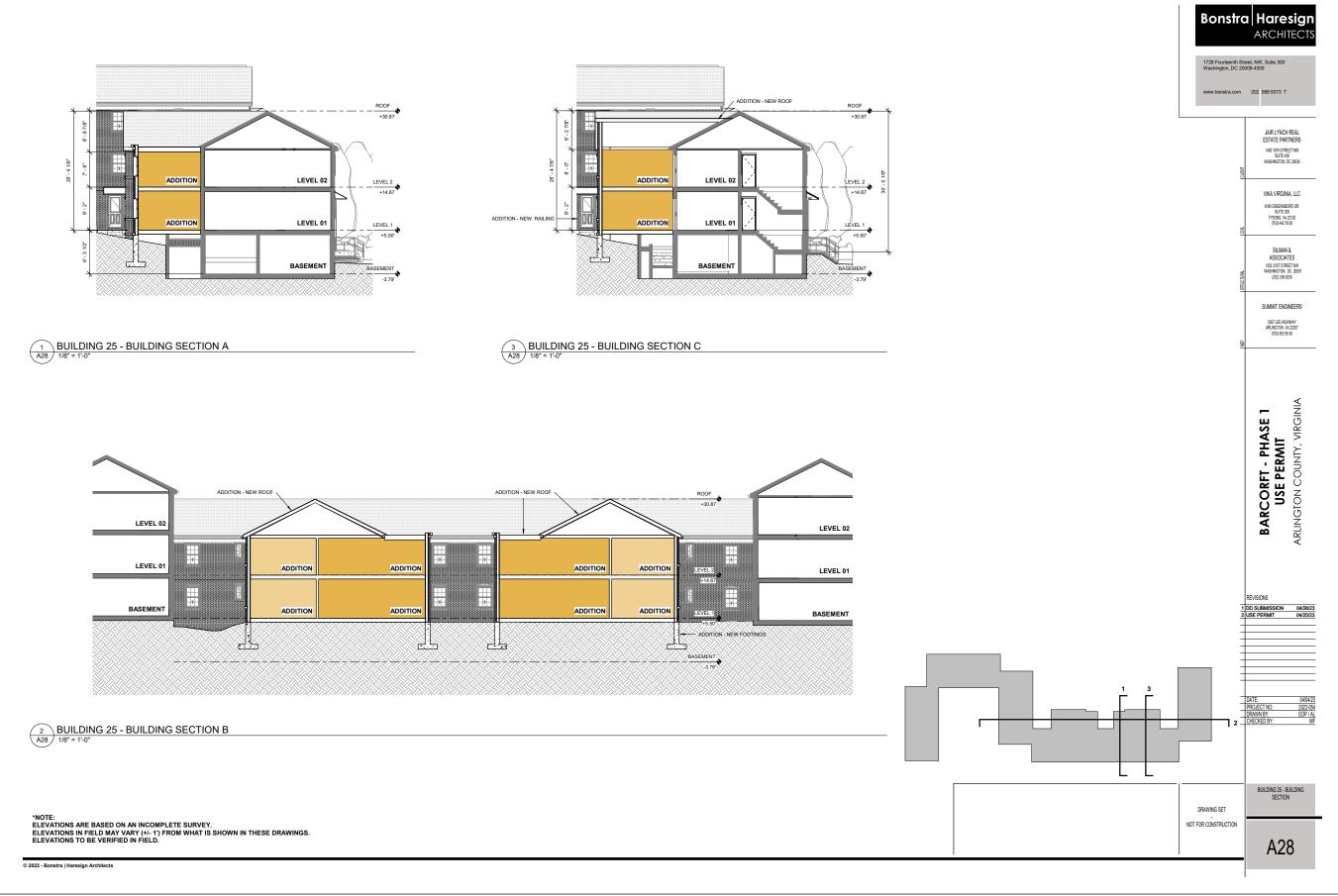
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**BUILDING 25 - PROPOSED ELEVATIONS** BARCROFT PHASE I REHABILITATION



BARCROFT PHASE I REHABILITATION

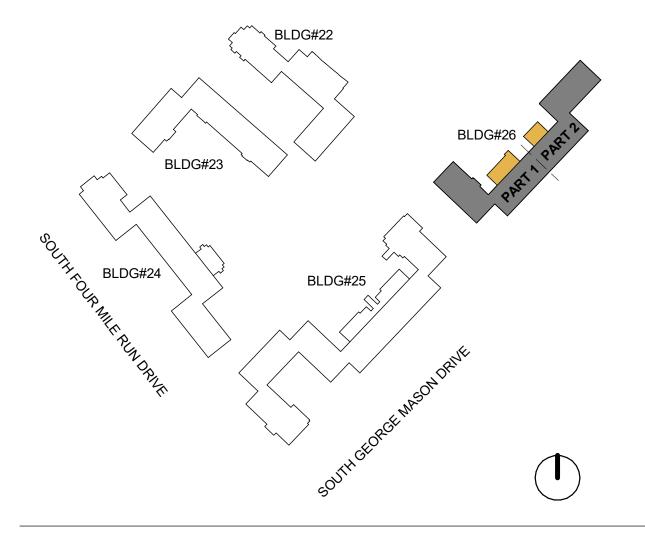
BUILDING 25 - BUILDING SECTION



BARCROFT PHASE I REHABILITATION

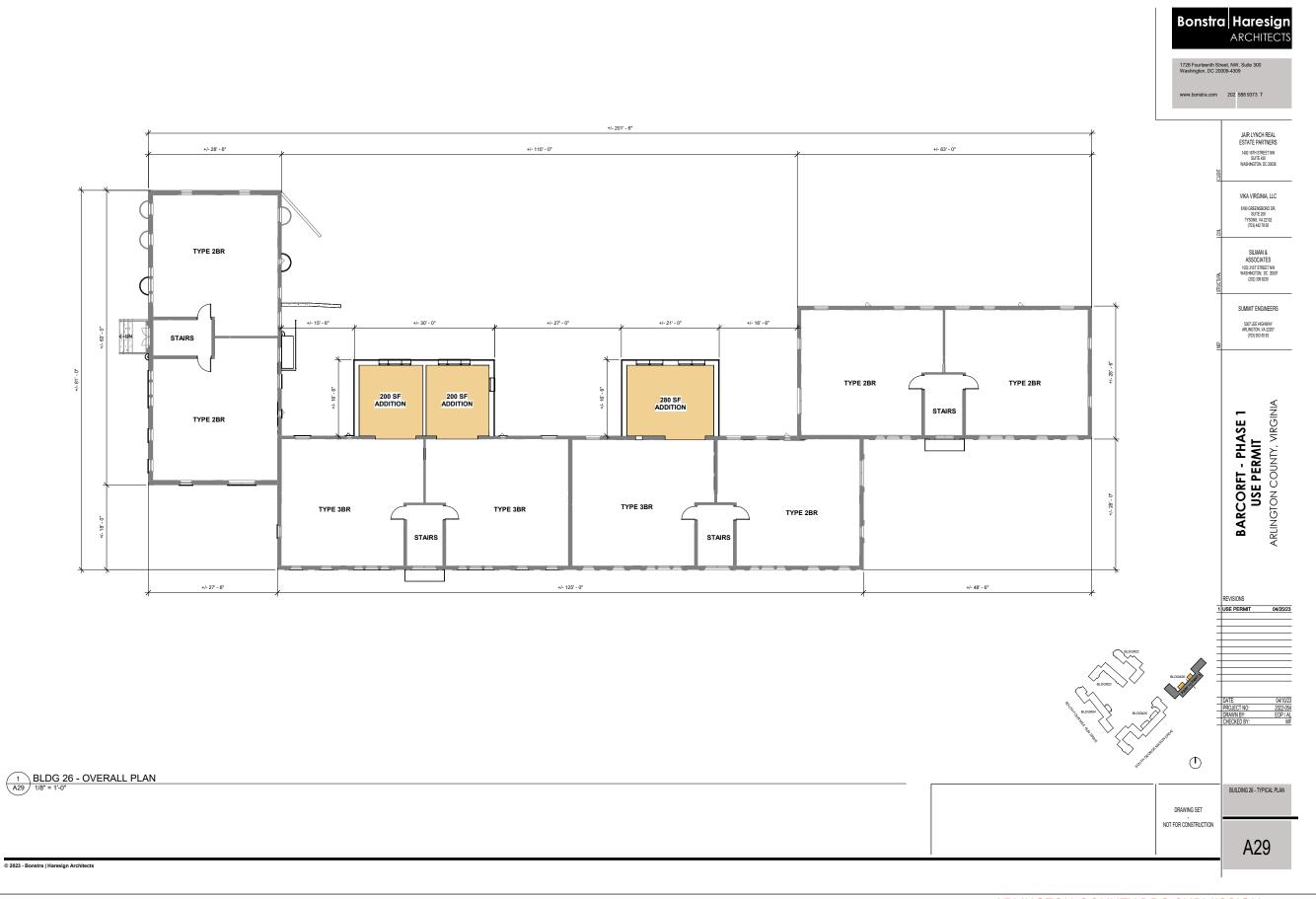
# **BUILDING 26**

EXISTING & PROPOSED UNIT MIX					
BUILDING	UNIT TYPE	EXISTING	PROPOSED		
26	1BR	_	-		
	2BR	18	12		
	3BR	_	6		
	4BR	_	_		
	TOTAL	18	18		





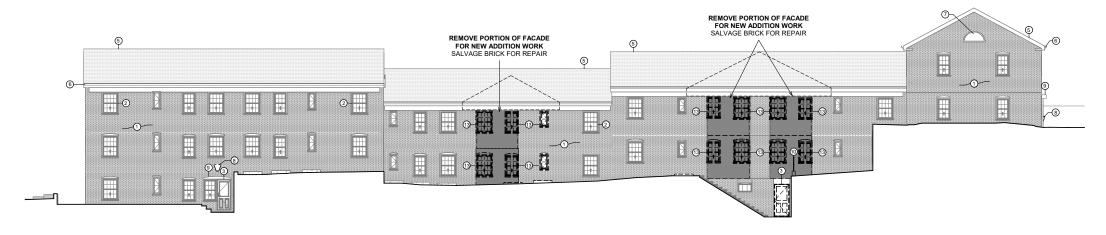




**BUILDING 26 - DEMOLITION ELEVATIONS** BARCROFT PHASE I REHABILITATION







## 2 BLDG 26 - ELEVATION B - DEMO 400210 1/8" = 1'-0"

### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;
   EXISTING WINDOWS TO REMAIN, TYP;
   ALL EXISTING BUILDING EXTERIOR ENTRY DOORS TO REM
- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TVP,

  EXISTING WINDOWS TO REMAIN, TVP,

  ALL EXISTING BRUINDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TVP;

  REMOVE ALL EXISTING GUITER NASE COUMMENT, TVP,

  REMOVE EXISTING GUITER AND DOWNSPOUT, TVP,

  REMOVE EXISTING GUITER AND DOWNSPOUT, TVP,

  EXISTING ATTICK PARTY TO REMAIN, TYP,

  EXISTING ATTICK PARTY TO REMAIN, TYP,

  EXISTING ATTICK PARTY TO REMAIN, TYP,

  EXISTING RATICK OF THAT TO REMAIN, TREPARE FOR CONSTRUCTION OF CANOPY;

  EXISTING RAILING TO REMAIN, PREPARE TO RECEIVE NEW PAINT,

  EXISTING SHITTERS TO REMAIN, EXPERAR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTENCE SHITTERS TO REMAIN, PREPARE TO RECEIVE NEW PAINT, TVP;

- REMOVE EXISTING WINDOWS:

_	CHECKED BY:
DRAWING SET	BUILDING 26 - ELEVATIONS - DEMOLITION
NOT FOR CONSTRUCTION	SA-18

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**ARCHITECTS** 

JAIR LYNCH REAL ESTATE PARTNERS

VIKA VIRGINIA. LLC

SII MAN & 1053 31ST STREET NW WASHINGTON, DC 20007 (202) 336 6230

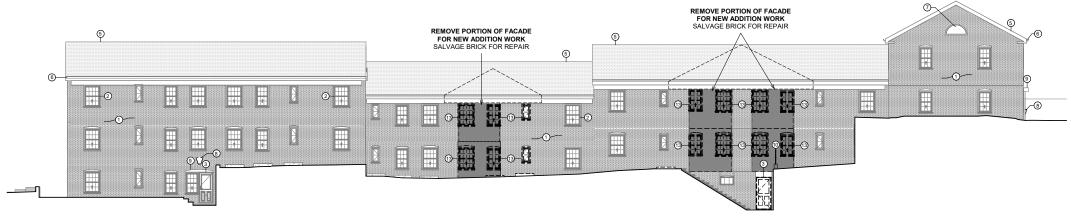
SUMMIT ENGINEERS

BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA

**BUILDING 26 - DEMOLITION ELEVATIONS** BARCROFT PHASE I REHABILITATION







## 2 BLDG 26 - ELEVATION B - DEMO 400210 1/8" = 1'-0"

### **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

### **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;
   EXISTING WINDOWS TO REMAIN, TYP;
   ALL EXISTING BUILDING EXTERIOR ENTRY DOORS TO REM

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TVP,

  EXISTING WINDOWS TO REMAIN, TVP,

  ALL EXISTING BRUINDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TVP;

  REMOVE ALL EXISTING GUITER NASE COUMMENT, TVP,

  REMOVE EXISTING GUITER AND DOWNSPOUT, TVP,

  REMOVE EXISTING GUITER AND DOWNSPOUT, TVP,

  EXISTING ATTICK PARTY TO REMAIN, TYP,

  EXISTING ATTICK PARTY TO REMAIN, TYP,

  EXISTING ATTICK PARTY TO REMAIN, TYP,

  EXISTING RATICK OF THAT TO REMAIN, TREPARE FOR CONSTRUCTION OF CANOPY;

  EXISTING RAILING TO REMAIN, PREPARE TO RECEIVE NEW PAINT,

  EXISTING SHITTERS TO REMAIN, EXPERAR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPAIR NECESSARY, PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PREPARE TO RECEIVE NEW PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTING SHITTERS TO REMAIN, REPORT OF THE PAINT, TVP;

  EXISTENCE SHITTERS TO REMAIN, PREPARE TO RECEIVE NEW PAINT, TVP;

- REMOVE EXISTING WINDOWS:

BUILDING 26 - ELEVATIONS -DRAWING SET NOT FOR CONSTRUCTION

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Bonstra Haresign

**ARCHITECTS** 

JAIR LYNCH REAL ESTATE PARTNERS

VIKA VIRGINIA. LLC

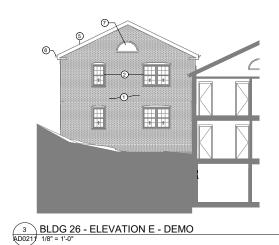
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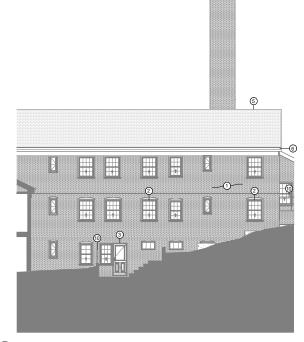
SUMMIT ENGINEERS

BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA

ARLINGTON

**BARCROFT PHASE I REHABILITATION BUILDING 26 - DEMOLITION ELEVATIONS** 









## **GENERAL DEMOLITION ELEVATION NOTES**

- REPOINT DETERORIATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;

- 1. REPOINT DETERIORISED MORTAR TO MATCH DISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
  2. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  3. REMOVE DAMAGED WINDOW SHUTTERS, TYP.
  4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FAAGES WITH LOW-TO MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PS) OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HOWER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXITENDOR CLEANING TO BE UNDERTRICKEN USING THE CENTLESS MEANS POSSIBLE TO ADMERT IT THE SECRET ANY OF THE INTERCRES STANDARDS AND NPS PRESERVATION BRIEFFIT ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS OF INSTORIC MASONRY BUILDINGS.
  5. ALL WINDOWS CLEET THAN 25 YEARS MUST SEE REMOVED;
  6. PREPARE EXSTRING FAILING TO BE PAINTED;
  7. CLEAN AND WASH ALL EXISTING WINDOW WILLS, REFER TO NOTE #4;

## **KEYED DEMOLITION ELEVATION NOTES**

- EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;

  EXISTING WINDOWS TO REMAIN, TYP;

  ALL EXISTING SUILDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;

  BERMOVE EXISTING BUILDING EXTERIOR HAVE DEURIPMENT, TYP.

  REMOVE EXISTING BUILDING DOOR SLATE TLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;

  BERSTING STEENING SUITER AND DOWNSPOUT, TYP;

  EXISTING STEENING SUITER AND DOWNSPOUT, TYP;

  EXISTING STEENING STEENING AND DOWNSPOUT, TYP;

  EXISTING STEENING STEENING TO REMAIN, TYPE STEENING STEE

- 11) EXISTING SHUTTERS TO REMAIN
  12) EXISTING RAILING TO BE DEMOL
  13) REMOVE EXISTING WINDOWS;

REVISIONS  REVISIONS  1 SO SUBMISSION  REVISIONS  RE				
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ASSOCIATES WINDSHIP TO THE THE WINDSHIP TO THE			VIKA VIRGINIA, LLC 8180 GREENSBORD DR. SUITE 200 TYSONS, VA 22102 (703) 442 78 00	
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REVISIONS  1 SD SUBMISSION 03/15/23 2 DO SUBMISSION 04/28/23 3 USE PERMIT 04/25/23  DATE 0301/23 PROJECT NO. 2022-95 PRAWIN BY EOP J.A. CHECKED BY: MF  BUILDING 28 - ELEVATIONS - DEMOLITION  DRAWING SET  NOT FOR CONSTRUCTION		<del>B</del> M	5307 LEE HIGHWAY ARLINGTON, VA 22207 (703) 553 55 93	
SD SUMMISSION 03/15/23   DO SUMMISSION 03/15/23   DO SUMMISSION 04/25/23   USE PERMIT			BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA	
PROJECT NO. 2022-054 DRAWN BY EOP / AL OHECKED BY: MF  BUILDING 28 - ELEVATIONS - DEAWING SET  NOT FOR CONSTRUCTION		2	SD SUBMISSION 03/15/23 DD SUBMISSION 04/28/23	
DRAWING SET  NOT FOR CONSTRUCTION		_	PROJECT NO: 2022-054 DRAWN BY: EOP / AL	
SA-19			DEMOLITION	
			SA-19	

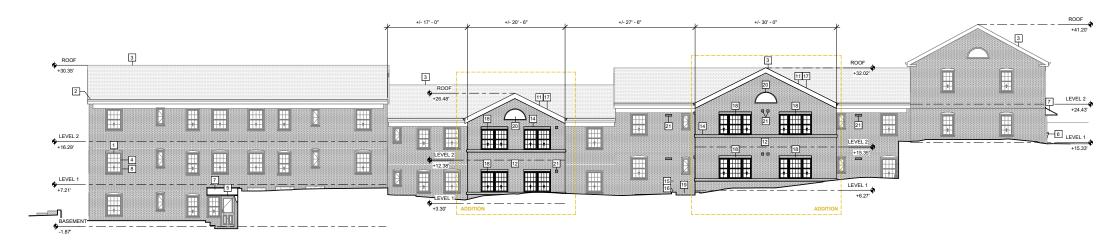
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**ARCHITECTS** 

**BUILDING 26 - PROPOSED ELEVATIONS** BARCROFT PHASE I REHABILITATION



1 BLDG 26 - ELEVATION A ASE: 109.5



2 BLDG 26 - ELEVATION B ASE: 109.5'

#### **GENERAL NEW WORK ELEVATION NOTES**

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- GC TO COORDINATE WITH MEP ON ALL NEW HIVAC INSTALLATION WORK;
  INSTALL WATERPROOPING UP TO PRINSHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER.
  MOISTURE, OR MIDDLEW SPRESSENT;
- IN ONLY OF THE WARD THE PROBLEM. THE RESERVENCE AND ACCESSORIES.

  REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES.

  REPAINT EXISTING EXTERIOR STEEL PRODUCTS, POWDER COAT, GALVANIZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL MARRANTY;

  BRICK REPAIR FOLLOWING REMOVAL OF PTACHHAC 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**

- T REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

- REPLACE AND OUT PRIME AND PAINT ALL CORRODED METAL LIMTELS, OR THOSE NOT ALREADY PAINTED;

  REPLACE M KIND GUTTERS AND DOWNSOUTS, TYP;

  REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;

  EIXTRING WINDOWN TO REMAIN, CLEAN AS NECESSARY TYPAINT, HARDWARE, ETC...), TYP;

  PROVIDE A INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING COLONIAL REVIVAL-STYLE LANTER), SEE SCHEDULE FOR MORE INFORMATION, TYP;

  PROVIDE A INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING COLONIAL REVIVAL-STYLE LANTER), SEE SCHEDULE FOR MORE INFORMATION, TYP;

  PROVIDE A INSTALL NEW CANDRY, DESIGN TED;

  EXTERIOR YIGODEN TRIM TO BE CLAD WITH VINYL, VINYL COATED ALLIMINUM, OR SIMILAR MATERIALS,

  REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

- PAINT EXISTING RAILING; 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 TRO-

- 121 NEW BRICK WALL TO MATCH EUISTING COLOR
  132 NEW BRICK WALL SIZE AND COLOR TBD;
  144 NEW BRICK WALL SIZE AND COLOR TBD;
  154 NEW BRICK RAULING, COLOR TO MATCH EXISTING (BLACK);
  165 NEW META RAULING, COLOR TO MATCH EXISTING (BLACK);
  166 NEW SLATE ROOF, SIZE, SHAPE, COLOR, AND TEXTURE TO MATCH EXISTING;
  167 NEW SLATE ROOF, SIZE, SHAPE, COLOR, AND TEXTURE TO MATCH EXISTING;
  168 NEW WINDON, SIZE SULBLECT TO CHANGE, AND TEXTURE TO MATCH EXISTING;
  169 NEW CONCRETE STATE, LOCATION, WIDTH AND NUMBER OF STEPS SUBJECT TO CHANGE,
  160 NEW ATTLE VINT, DESIGNA DUCATION TBD;
  161 NEW BRICK VENT PERISTATIONS, GHAVE, GRATHROOM EXHAUST, EXACT SIZE AND LOCATION
  161 SHEEP SERVER SERVER SHEEP SERVER SERVER SHEEP SERVER SHEEP SERVER.
- TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

BUILDING 26 - ELEVATIONS DRAWING SET NOT FOR CONSTRUCTION A35

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ARCHITECTS

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SII MAN & 1053 31ST STREET NW WASHINGTON, DC 2000 (202) 336 6230

SUMMIT ENGINEERS

BARCORFT - PHASE 1 USE PERMIT ARLINGTON COUNTY, VIRGINIA

ARLINGTON

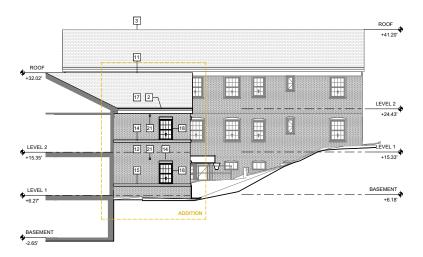
BARCROFT PHASE I REHABILITATION **BUILDING 26 - PROPOSED ELEVATIONS** 

+16.29'

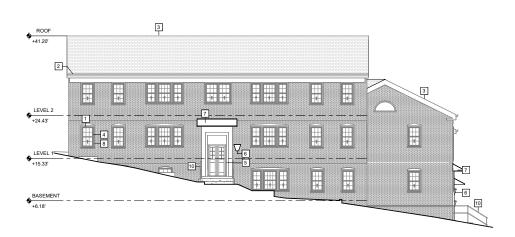
\$\\\
\begin{pmatrix} \text{LEVEL 1} \\ \psi \\ \text{+7.21'} \end{pmatrix}

4 BLDG 26 - ELEVATION F

ASE: 109.5



3 BLDG 26 - ELEVATION E ASE: 109.5'



1 BLDG 26 - ELEVATION C

ASE: 109.5'

#### **KEYED NEW WORK ELEVATION NOTES**

- **GENERAL NEW WORK ELEVATION NOTES** REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- REPARCE MILLORING UNITED AND CONTROLLE AND INTERPART OF MORTRAY TO MAILTHEASTING.
   GCT TO CORROBINET WITH MEYER ON ALL KIEW HARD INSTALLATION WORK.
   INSTALL WATERPROOFING UP TO FINISHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES WHERE EVIDENCE OF WATER, MOSTUNGE, OR MILLORING HERESONT;
   REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
   REPAINT EXISTING EXTERIOR STEEL PRODUCTS, PONDER COAT, GALVANIZE OR ROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
   BRICK REPAIR FOLLOWING REMOVAL OF PTACHHACUNIT 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.

T REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE ANDOR PRIME AND PAINT ALL CORRODED METAL LIMITELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOINSPOUTS, TYP.

REPLACE IN KIND GUTTERS AND DOINSPOUTS, TYP.

REPLACE AND STALL TILES (MARCIA SIZE, SHAPE, COLOR, AND TEXTURE), AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;

EXISTING WINDOWS TO RELIANG, LEAN OR SICESSARY TYP.

REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY; IPAINT, HARDWARE, ETC...], TYP;

PROVIDE A INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING COLONIAL REVIVAL STYLE LAWTER), SEE SCHEDULE FOR MORE INFORMATION, TYP;

PROVIDE A INSTALL NEW CANOPY, DESIGN TOD;

EXTERIOR WOODEN TRIAL TO BE CLAD WITH WINKL, WINY COATED ALUMINUM, OR SIMILAR MATERIALS;

REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

PAINT EXISTING RAILING;

PAINT EXISTING RAILING:

11 NEW ADDITION: INSTALL NEW WINDOWS, TRIMS, ROOF AND ROOF ACCESSORIES;

ALL ELEMENTS RELATED TO NEW BASEMENT ACCESS (CONCRETE WALLS, RAILINGS, STAIRS, ETC) WILL BE DELETED FROM THE PROJECT. PLANS, ELEVATIONS AND SECTIONS WILL BE UPDATED FOR THE FINAL SUBMISSION.

3 +41.2 \_2

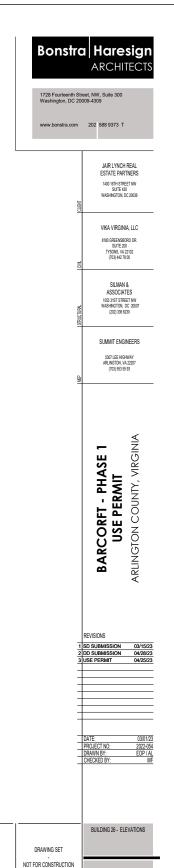
12 NEW BRICK WALL TO MATCH EXISTING COLOR;
13 NEW BRICK WALL, SIZE AND COLOR TRO-

12 NEW BRICK WALL TO MATCH EXISTING COLOR
13 NEW BRICK WALL SIZE AND COLOR TBD;
14 NEW BRICK WALL SIZE AND COLOR TBD;
15 NEW METAL RALING, COLOR TO MATCH EXISTING (BLACK);
16 NEW CONCRETE STRAIN WALL, FINSH TBD;
17 NEW SLATE ROOF, SIZE, SHAPE, COLOR, AND TEXTURE TO MATCH EXISTING;
18 NEW WINDOW, SIZE SULBECT TO CHANGE, AND TEXTURE TO MATCH EXISTING;
19 NEW CONCRETE STRAIT, LOCATION, WIDTH AND NUMBER OF STEPS SUBJECT TO CHANGE,
20 NEW ATTLE VIEWT DESIGNA AND LOCATION TBD;
21 NEW BRICK VENT PERSITAND LOCATION TBD;
21 NEW BRICK VENT PERSITAND CARTING HAVE, GRATHPROW EXHAUST, EVACT SIZE AND LOCATION
TBD SES EXHET AS SEC TO PERSITAND IS HEW EXPENDING AT SEXTENS THE DIDGS.

TBD, SEE SHEET A38 FOR TYPICAL NEW PENETRATIONS AT EXISTING BUILDINGS;

17 2

BLDG 26 - ELEVATION D 1/8" = 1'-0" ASE: 109.5'



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A36

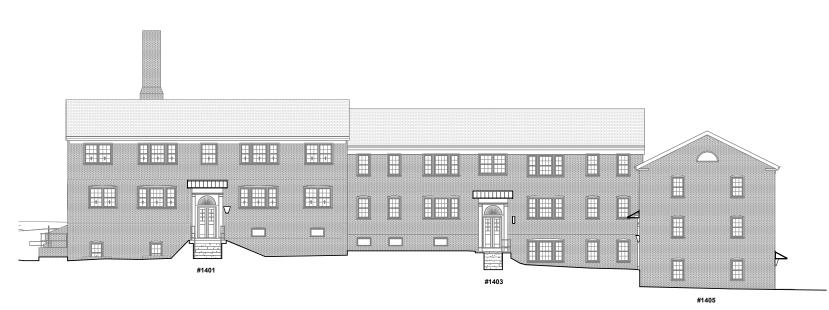
BARCROFT PHASE I REHABILITATION

BUILDING 26 - BUILDING SECTION



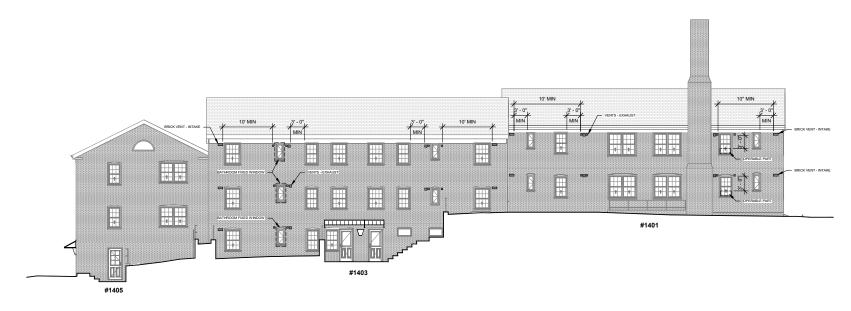
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**ARCHITECTS** 



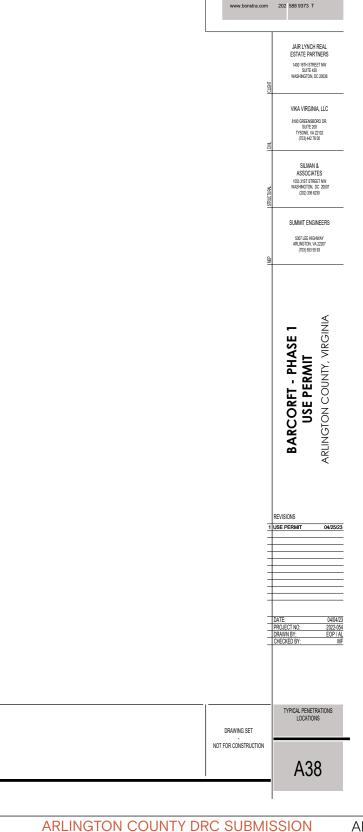
TYPICAL PENETRATIONS - FRONT FACADE

\*ALL PENETRATIONS AT ADDRESSES #1401, #1403, #1405, #1405, #1409, #1411, #4409, #4407, #4405, #4403, #1418, #1416, #1414, #1406, AND #1400 TO BE LOCATED SOLELY ON BACK FACADE.



TYPICAL PENETRATIONS - BACK FACADE

\*ALL PENETRATIONS AT ADDRESSES #1401, #1403, #1405, #1407, #1409, #1411, #4409, #4407, #4405, #4403, #1418, #1416, #1414, #1408, #1406, AND #1400 TO BE LOCATED ON BACK FACADE.
\*SIZES AND LOCATIONS SHOWN FOR REFERENCE ONLY.
\*ACTUAL SIZES AND LOCATIONS TO BE CONFIRMED AT A LATER TIME.
\*IMPACT ON WINDOW OPERABLE PARTS TO BE CONFIRMED DEPENDING ON FINAL LOCATION AND SIZING.



BARCROFT PHASE I REHABILITATION ADDITIONAL DETAILS - ENTRY CANOPIES



1 AXO CANOPY - OPTIONS





2 BLDG 22 - ELEVATION CANOPY A

3 BLDG 22 - ELEVATION CANOPY B

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