



# BARCROFT APARTMENTS PHASE II REHABILITATION INCLUDING ALTERATIONS

## SECTION 4 BUILDINGS 32-34

1130 S GEORGE MASON DR.  
ARLINGTON, VA 22204

## HALRB SUBMISSION

SEPTEMBER 13, 2023



### OWNER/CLIENT

JAIR LYNCH REAL ESTATE PARTNERS  
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Washington, DC 20036

### LAND-USE ATTORNEY

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### ARCHITECT

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### 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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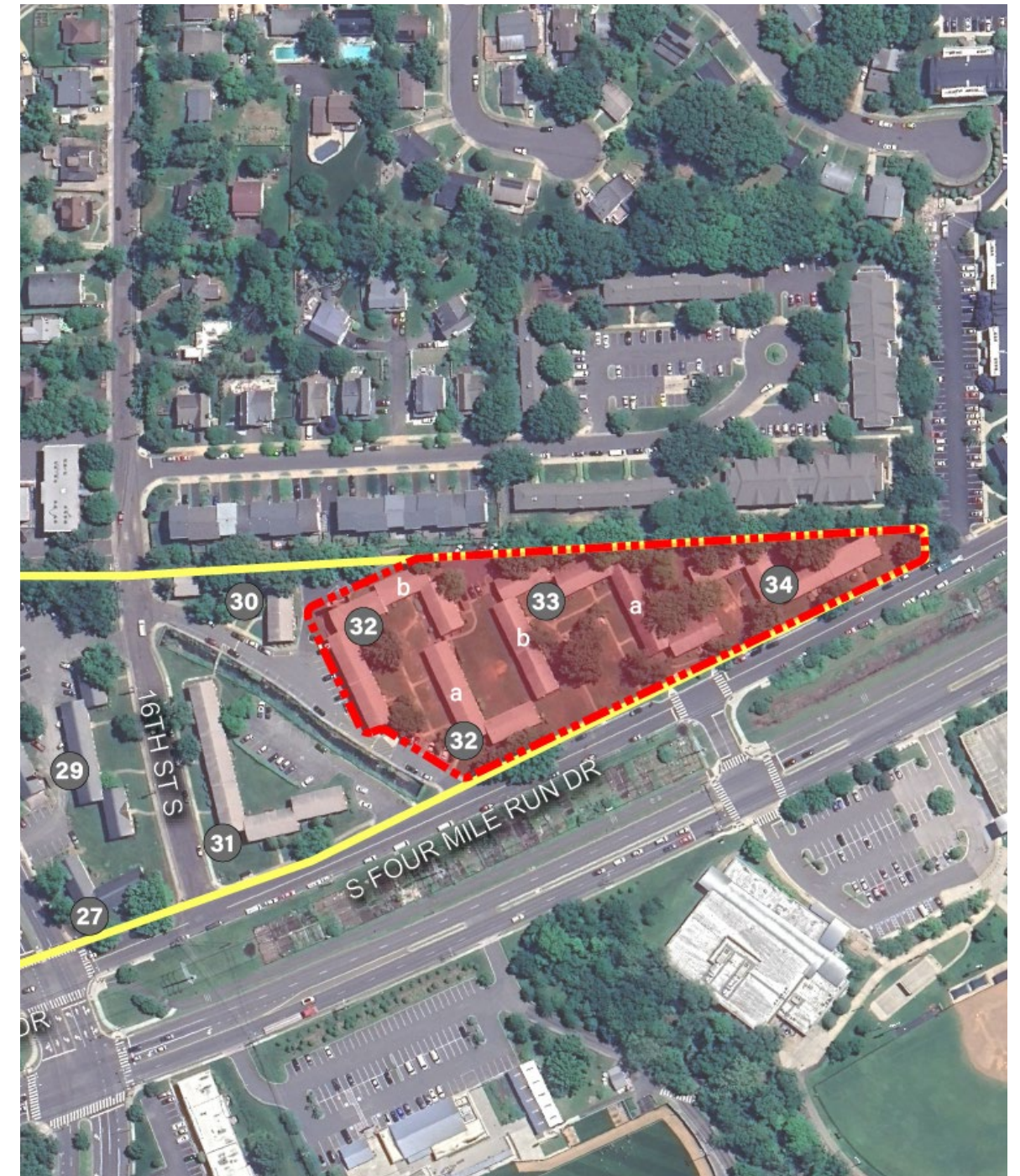
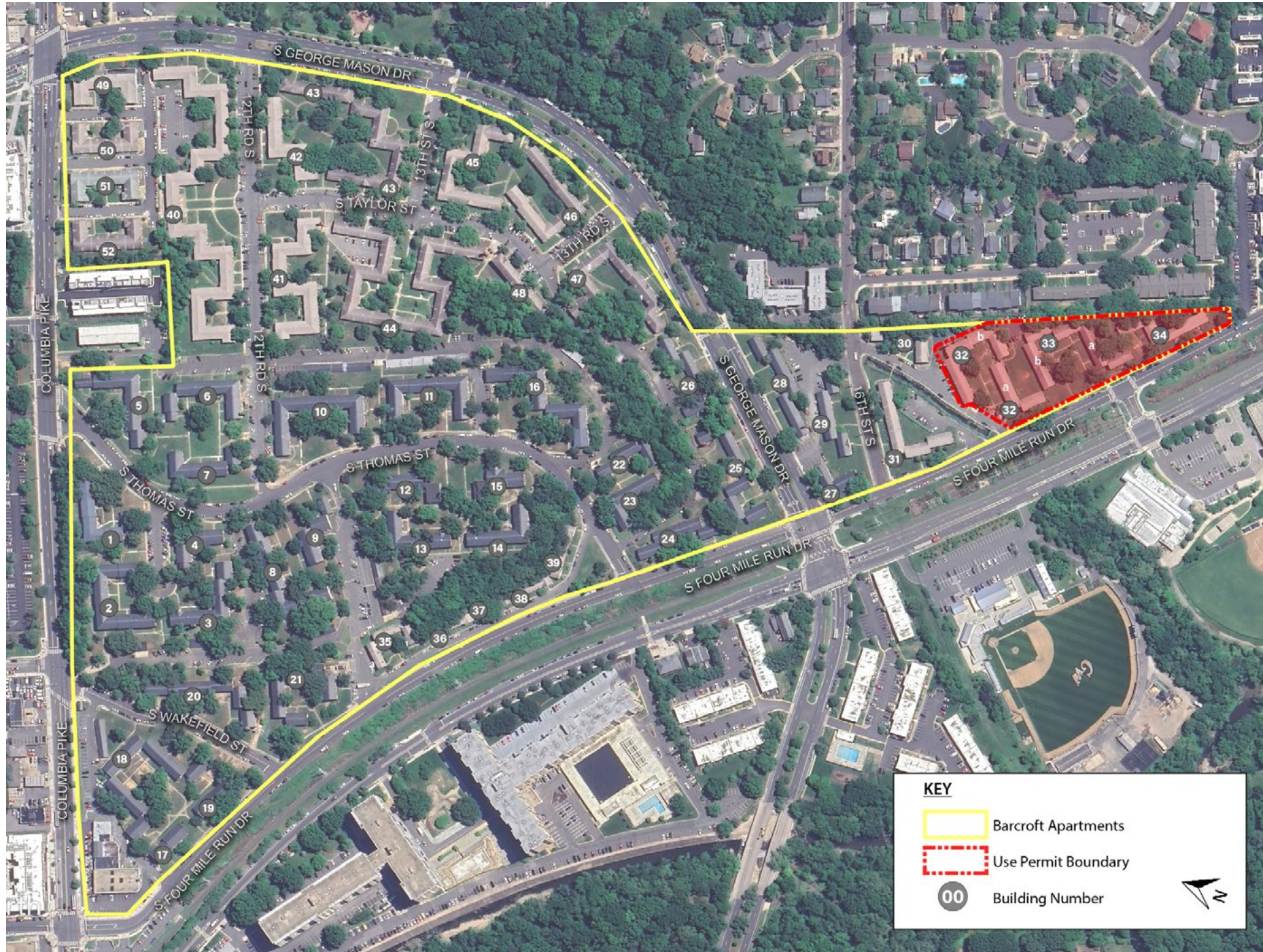
VHDA MCDR - ENTRY CANOPIES . . . . . 30

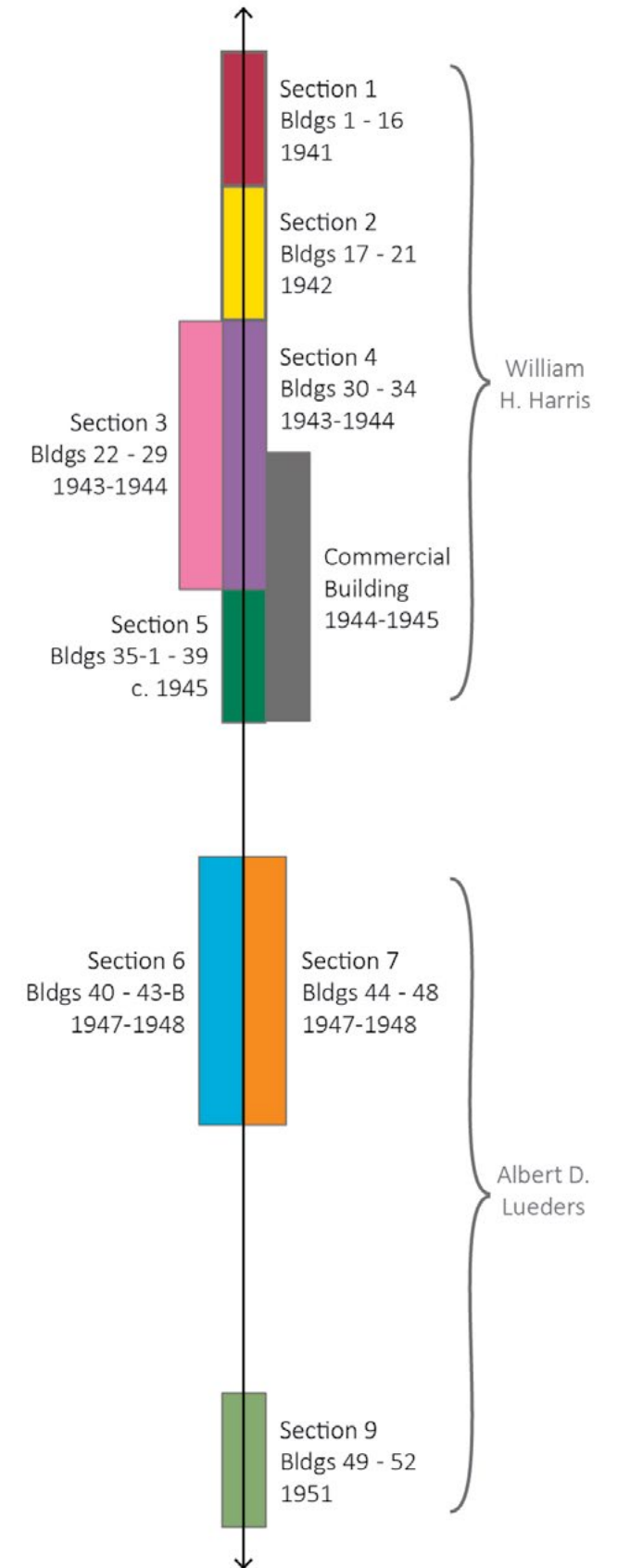
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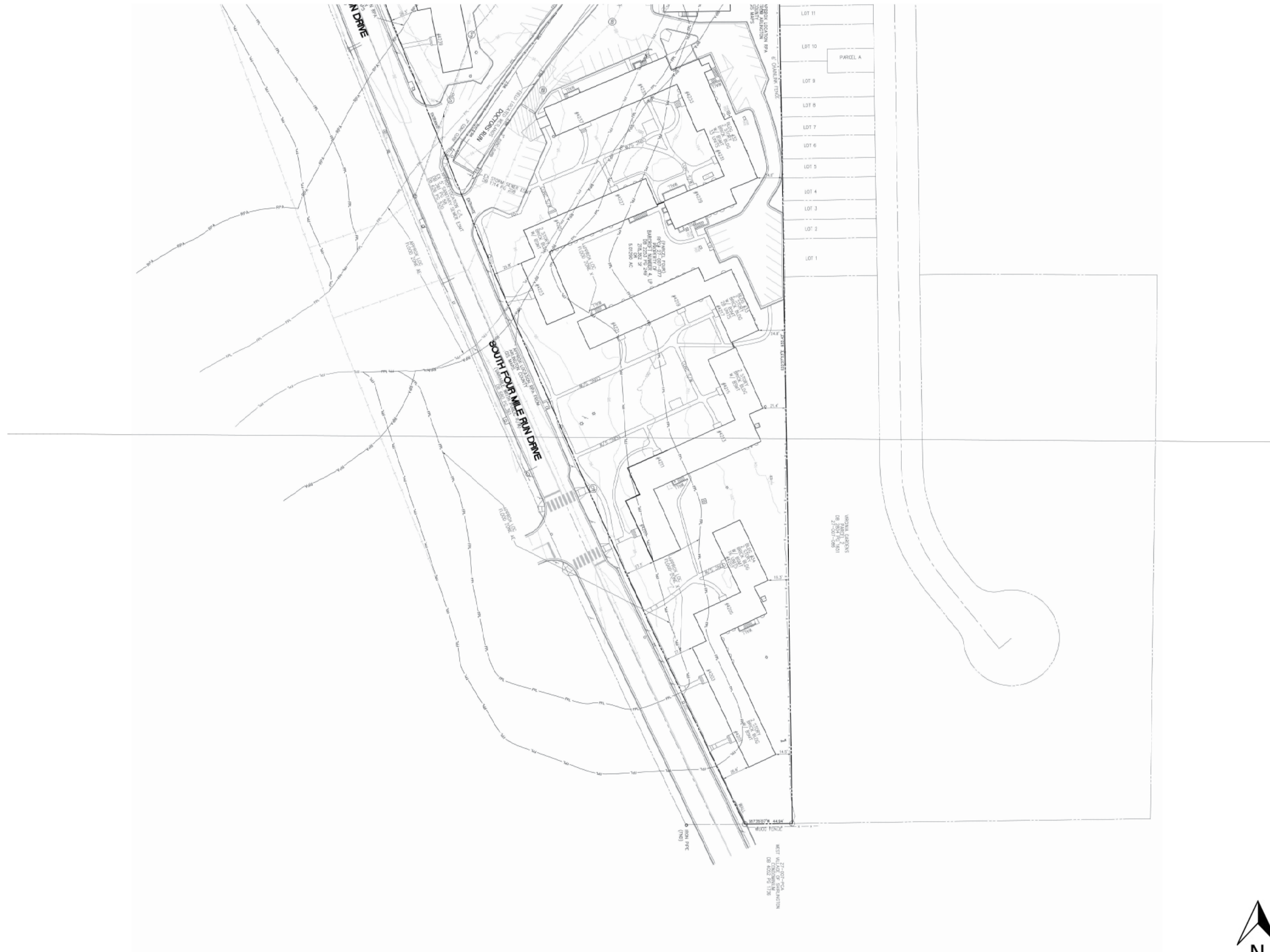
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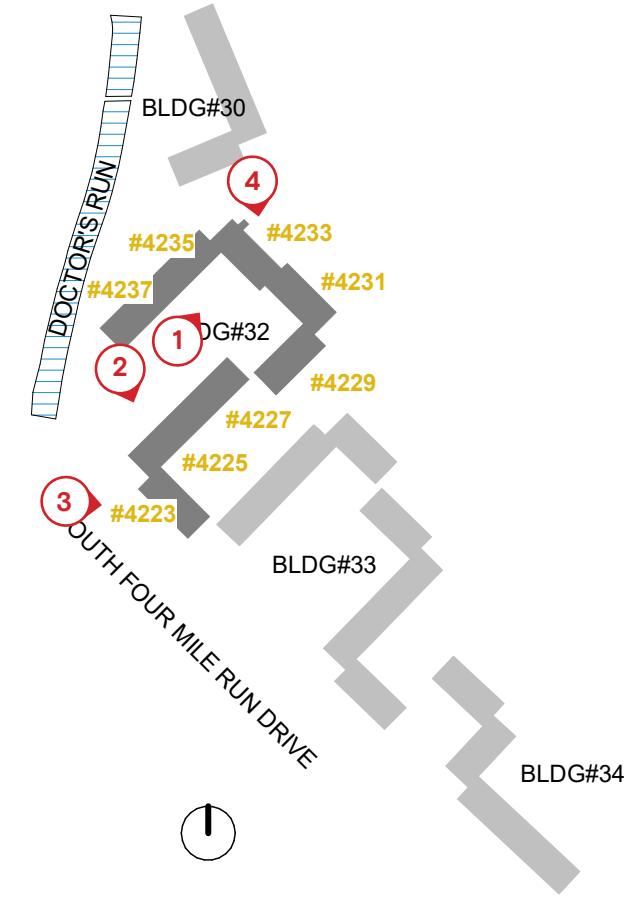
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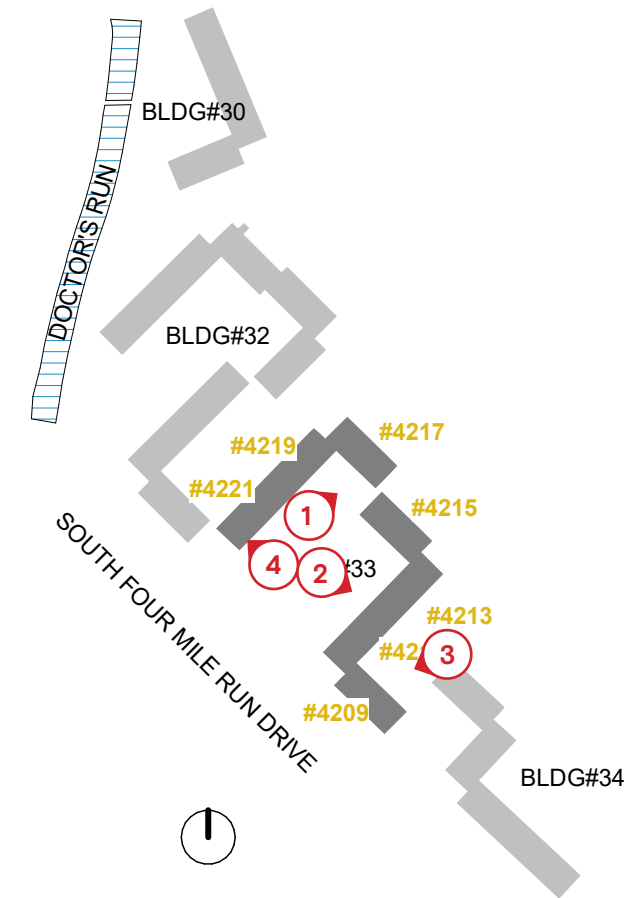
VHDA MCDR - TRIM AND FASCIA CLADDING . . . . . 33

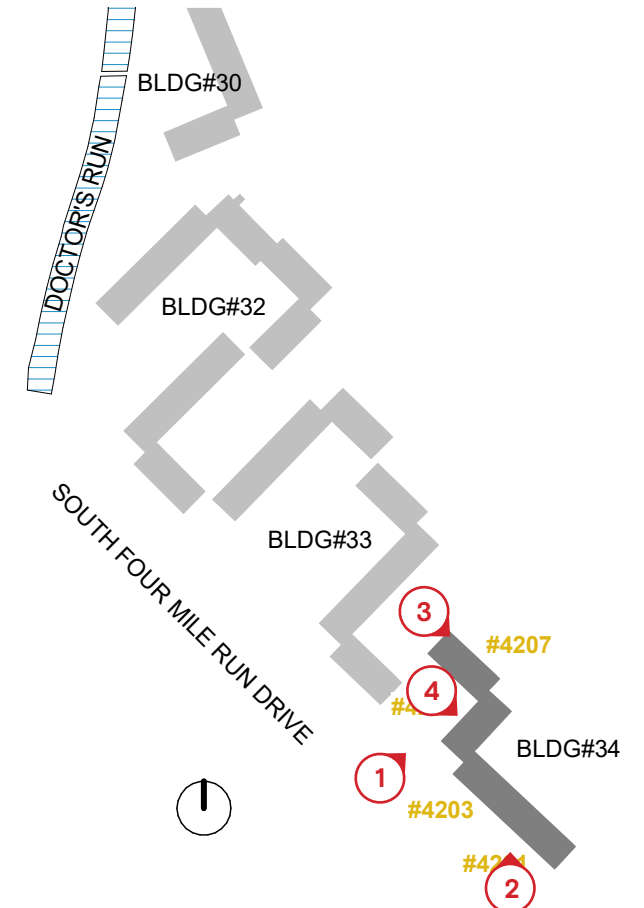














Scope of Work

The proposed project involves the rehabilitation of five existing buildings (Buildings 32a, 32b, 33a, 33b, and 34) located within Barcroft Section 4. 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
- 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 including existing through-wall mechanical system openings. Patch exterior wall to match surrounding brick.
- Removal and replacement of non-original light fixtures with new compatible fixtures
- Replacement of gutters and downspouts in-kind
- Replacement of asphalt roofs with new asphalt
- Repair and paint existing metal railings
- Repair and paint existing non-original shutters
- Repair and paint corroded metal lintels
- Addition of ADA ramps and entrances at rear elevation of Building 33
- 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.











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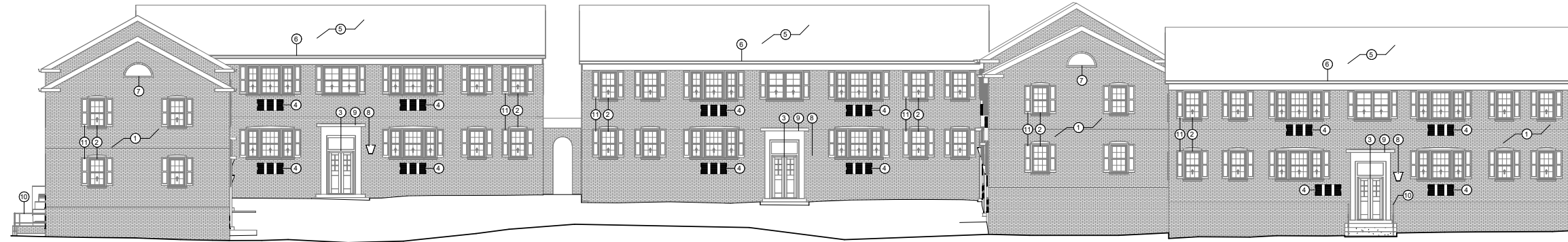
www.bonstra.com 202 588 0373 T

JAR LYNCH REAL  
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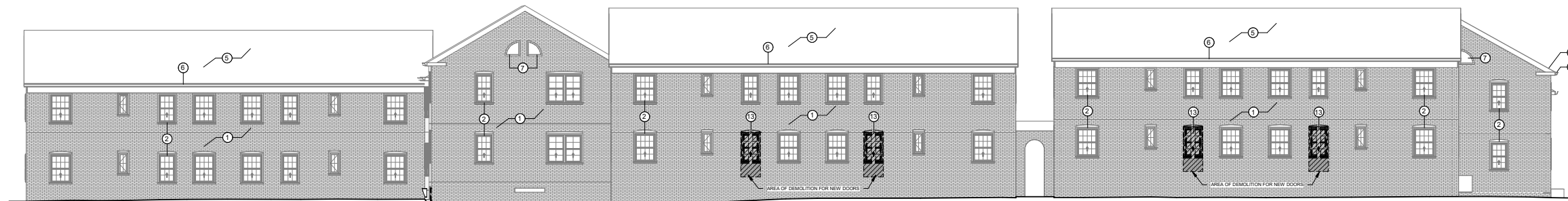
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1 BUILDING 33 - ELEVATION A - DEMOLITION  
AD0213 1/8" = 1'-0"



2 BUILDING 33 - ELEVATION B - DEMOLITION  
AD0213 1/8" = 1'-0"

**GENERAL DEMOLITION ELEVATION NOTES**

1. REPOINT DETERIORATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
2. REMOVE ABANDONED ITEMS AND SALVAGE REMOVED BRICKS FOR REUSE;
3. REMOVE DAMAGED WINDOW SHUTTERS, TYP;
4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FACADES WITH LOW-TO-MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PSI OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HIGHER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXTERIOR CLEANING TO BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE TO ADHERE TO THE SECRETARY OF THE INTERIORS STANDARDS AND NPS PRESERVATION BRIEF#: ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.
5. ALL WINDOWS OLDER THAN 25 YEARS MUST BE REMOVED;
6. PREPARE EXISTING RAILING TO BE PAINTED;
7. CLEAN AND WASH ALL EXISTING WINDOW WELLS, REFER TO NOTE #4;

**KEYED DEMOLITION ELEVATION NOTES**

1. EXISTING BRICK, CONCRETE AND TRIM TO REMAIN, TYP;
2. EXISTING WINDOWS TO REMAIN, TYP;
3. EXISTING BUILDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;
4. REMOVE ALL EXISTING EXTERIOR HVAC EQUIPMENT, TYP;
5. REMOVE EXISTING DAMAGED ROOF SLATE TILES/SINGLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;
6. REMOVE EXISTING GUTTER AND DOWNSPOUT WHERE DAMAGED BEYOND REPAIR, TYP;
7. EXISTING ATTIC VENTS TO REMAIN, TYP;
8. EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, TYP;
9. EXISTING ENTRANCE TRIM TO REMAIN;
10. EXISTING RAILING TO REMAIN, PREPARE TO RECEIVE NEW PAINT;
11. EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPARE TO RECEIVE NEW PAINT, TYP;
12. EXISTING RAILING TO BE DEMOLISHED;
13. REMOVE EXISTING WINDOWS;

**DRAWING LEGEND**

- NEW ELEMENT
- - - - - EXISTING ELEMENT TO BE REMOVED
- ▬ BASE BUILDING / EXISTING ELEMENT TO REMAIN

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 08/27/23  
PROJECT NO.: 2022-254  
DRAWN BY: AL  
CHECKED BY: MF

BUILDING 33 - ELEVATIONS -  
DEMOLITION

DRAWING SET  
NOT FOR CONSTRUCTION

AD0213

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BARCROFT PHASE 2&3 - SECTION 3&4  
ARLINGTON COUNTY, VIRGINIA

REVISIONS

DATE: 09/27/23  
PROJECT NO.: 2022-254  
DRAWN BY: AL  
CHECKED BY: MF

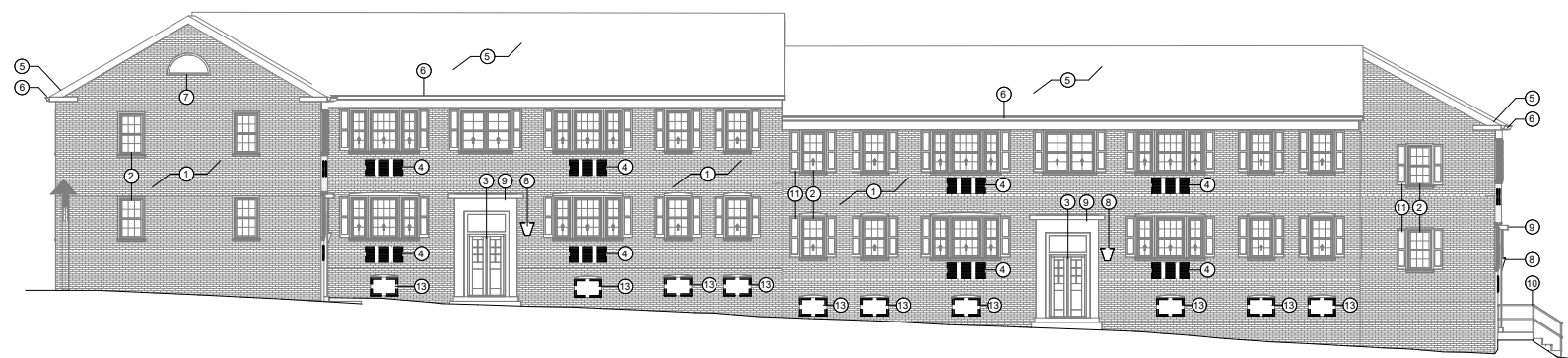
BUILDING 33 - ELEVATIONS - DEMOLITION

DRAWING SET  
NOT FOR CONSTRUCTION

AD0214



1 BUILDING 33 - ELEVATION C - DEMOLITION  
AD0214 1/8" = 1'-0"



2 BUILDING 33 - ELEVATION C1 - DEMOLITION  
AD0214 1/8" = 1'-0"

**GENERAL DEMOLITION ELEVATION NOTES**

1. REPOINT DETERIORATED MORTAR TO MATCH EXISTING (TYPE, COLOR, COMPOSITION, AND TOOLING) WHERE NECESSARY;
2. REMOVE ABANDONED ITEMS AND SALVAGE REMOVED BRICKS FOR REUSE;
3. REMOVE DAMAGED WINDOW SHUTTERS, TYP;
4. GENTLY CLEAN AND WASH ALL EXISTING BRICK AND CONCRETE FACADES WITH LOW-TO-MEDIUM PRESSURE. START WITH A VERY LOW PRESSURE (100PSI OR BELOW) AND PROGRESS AS NEEDED TO SLIGHTLY HIGHER PRESSURE NOT TO EXCEED 300-400PSI. ALL EXTERIOR CLEANING TO BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE TO ADHERE TO THE SECRETARY OF THE INTERIOR'S STANDARDS AND NPS PRESERVATION BRIEF#: ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.
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2. EXISTING WINDOWS TO REMAIN, TYP;
3. EXISTING BUILDING EXTERIOR ENTRY DOORS TO REMAIN, REPAIR AS NECESSARY, TYP;
4. REMOVE ALL EXISTING EXTERIOR HVAC EQUIPMENT, TYP;
5. REMOVE EXISTING DAMAGED ROOF SLATE TILES/SINGLES AND ASSOCIATED UNDERLAYMENT AND FLASHING WHERE NECESSARY, TYP;
6. REMOVE EXISTING GUTTER AND DOWNSPOUT WHERE DAMAGED BEYOND REPAIR, TYP;
7. EXISTING ATTIC VENTS TO REMAIN, TYP;
8. EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, TYP;
9. EXISTING ENTRANCE TRIM TO REMAIN;
10. EXISTING RAILING TO REMAIN, PREPARE TO RECEIVE NEW PAINT;
11. EXISTING SHUTTERS TO REMAIN, REPAIR AS NECESSARY, PREPARE TO RECEIVE NEW PAINT, TYP;
12. EXISTING RAILING TO BE DEMOLISHED;
13. REMOVE EXISTING WINDOWS;

**DRAWING LEGEND**

- NEW ELEMENT
- - - - - EXISTING ELEMENT TO BE REMOVED
- ▬ BASE BUILDING / EXISTING ELEMENT TO REMAIN









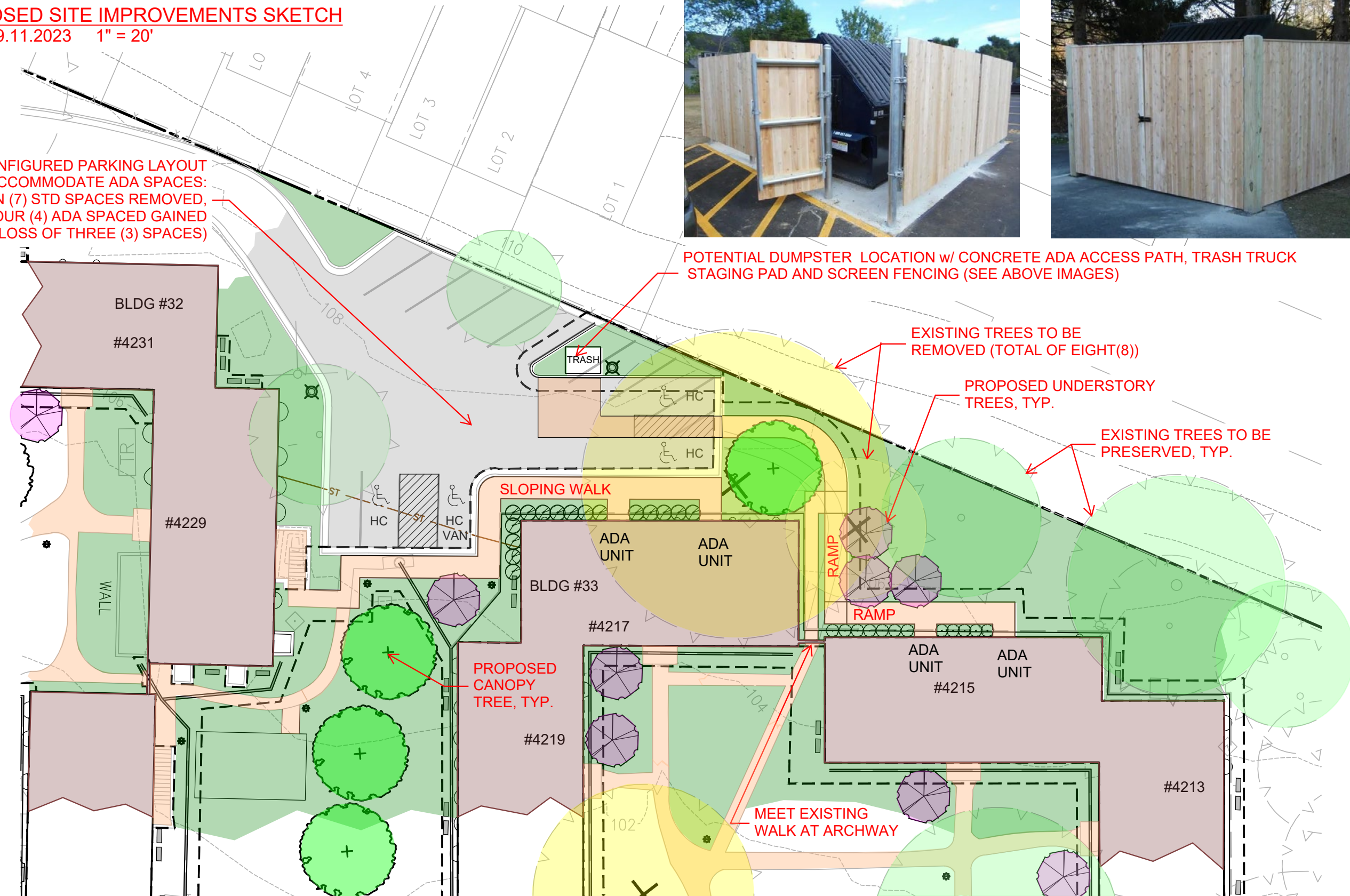
**BARCROFT - RENOVATION AREA 3  
PROPOSED SITE IMPROVEMENTS SKETCH**

VIKA 9.11.2023 1" = 20'

RECONFIGURED PARKING LAYOUT  
TO ACCOMMODATE ADA SPACES:  
SEVEN (7) STD SPACES REMOVED,  
FOUR (4) ADA SPACED GAINED  
(NET LOSS OF THREE (3) SPACES)



POTENTIAL DUMPSTER LOCATION W/ CONCRETE ADA ACCESS PATH, TRASH TRUCK STAGING PAD AND SCREEN FENCING (SEE ABOVE IMAGES)



EXISTING TREES TO BE REMOVED (TOTAL OF EIGHT(8))

PROPOSED UNDERSTORY TREES, TYP.

EXISTING TREES TO BE PRESERVED, TYP.

PROPOSED CANOPY TREE, TYP.

MEET EXISTING WALK AT ARCHWAY

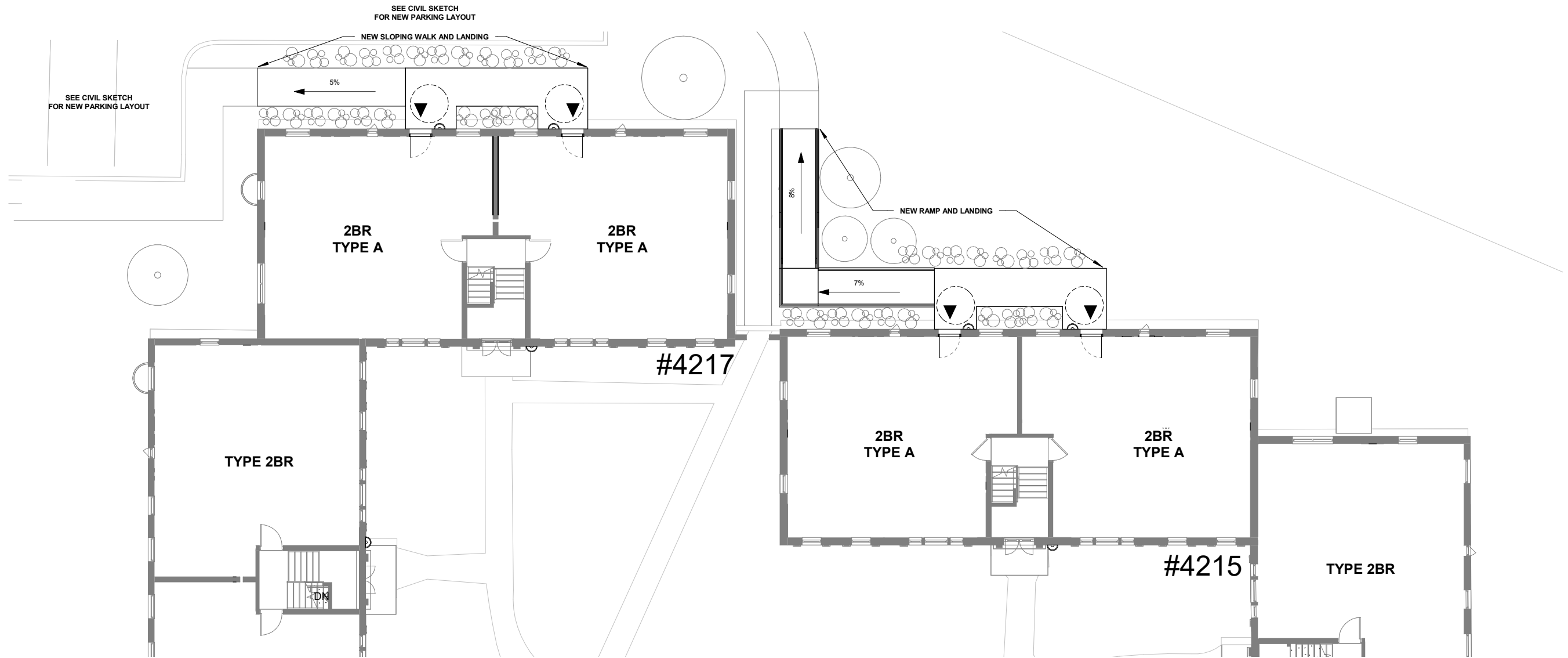
NOTE: THIS IS AN ILLUSTRATIVE EXHIBIT PROVIDED TO CONVEY OVERALL INTENT--FINAL LOCATIONS AND QUANTITIES OF IMPROVEMENTS MAY CHANGE AS THE PLAN EVOLVES.



# EXTERIOR MODIFICATIONS - BUILDING 33

\*RAMPS AND PATHWAYS SHOWN FOR REFERENCE ONLY,  
FINAL EXTENT AND LAYOUT TBD\*

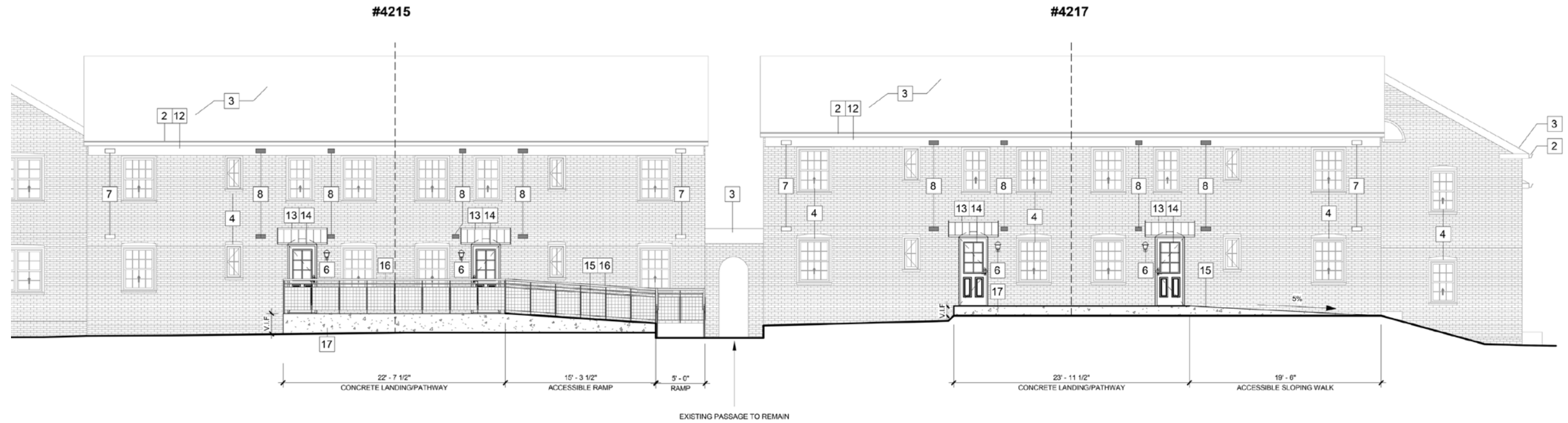
/ PROPOSED RAMPS FOR ACCESSIBILITY



# ELEVATION MODIFICATIONS - BUILDING 33

\*RAILING OPTION #1\*

/ PROPOSED ELEVATIONS



## 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. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
4. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
5. BRICK REPAIR FOLLOWING REMOVAL OF PTACHVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
7. RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30\";
8. HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
9. ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

## KEYED NEW WORK ELEVATION NOTES

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;</li> <li>2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP;</li> <li>3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY;</li> <li>4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;</li> <li>5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;</li> <li>6. PROVIDE &amp; INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;</li> <li>7. NEW INTAKE BRICK VENT PENETRATION;</li> <li>8. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD;</li> <li>9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;</li> <li>10. NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;</li> <li>11. PAINT EXISTING RAILING;</li> </ol> | <ol style="list-style-type: none"> <li>12. ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL;</li> <li>13. ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY;</li> <li>14. NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE;</li> <li>15. NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL &amp; LANDSCAPE FOR MORE INFORMATION;</li> <li>16. NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK;</li> <li>17. NEW CONCRETE LOW WALL;</li> </ol> |
|--|--|

# ELEVATION MODIFICATIONS - BUILDING 33

\*RAILING OPTION #1\*

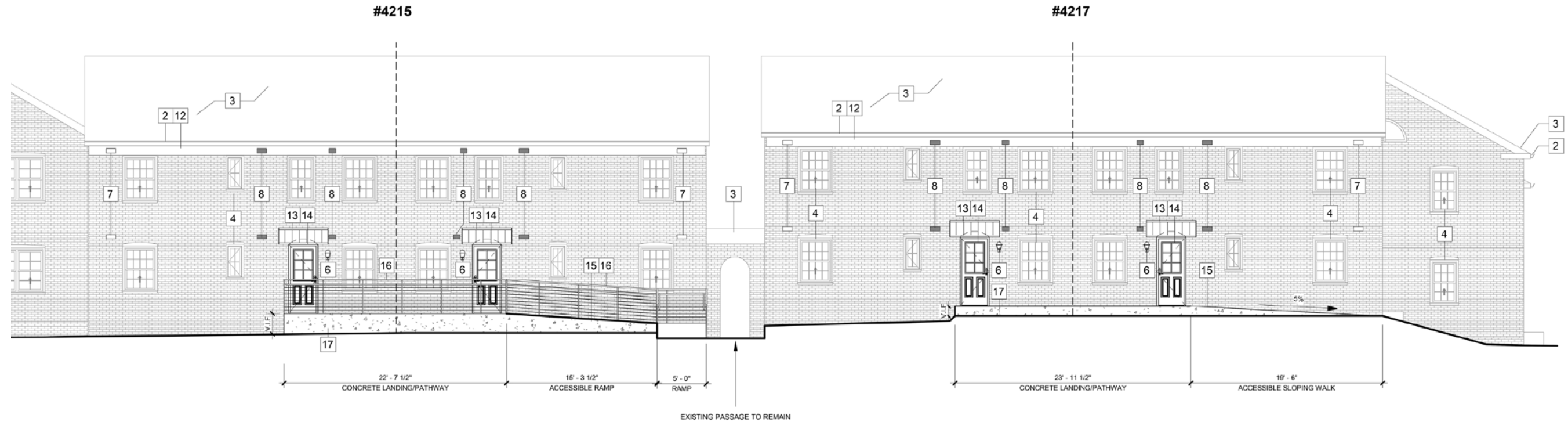
/ LINE DRAWING PERSPECTIVE



# ELEVATION MODIFICATIONS - BUILDING 33

\*RAILING OPTION #2\*

/ PROPOSED ELEVATIONS



## GENERAL NEW WORK ELEVATION NOTES

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4. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
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|--|--|



# ELEVATION MODIFICATIONS - BUILDING 33

\*RAILING OPTION #2\*

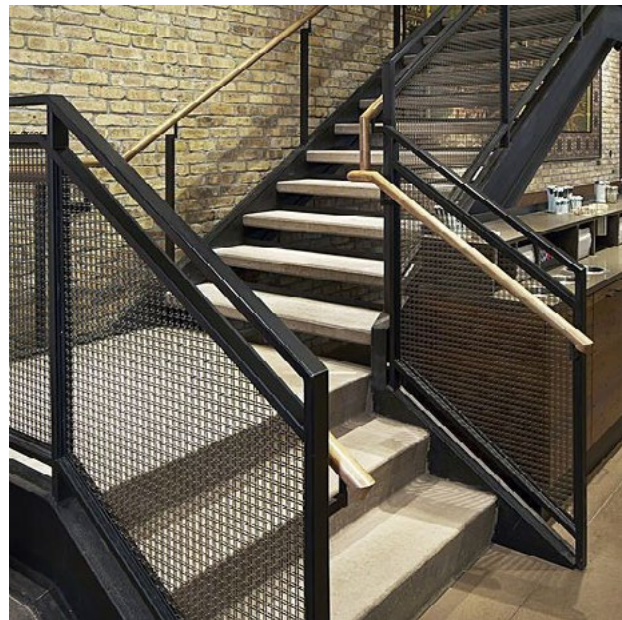
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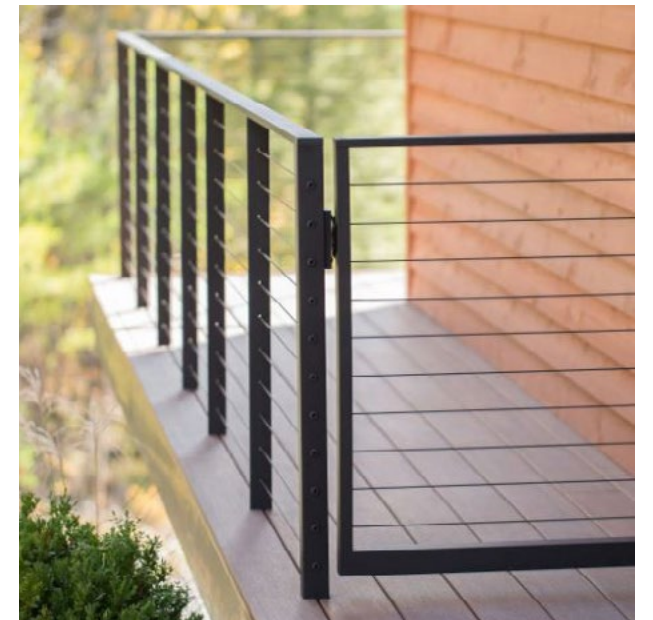
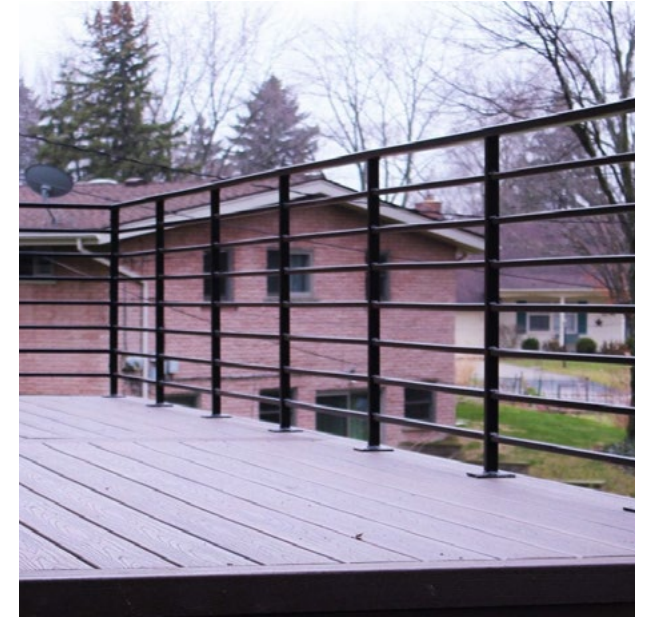
# ELEVATION MODIFICATIONS - BUILDING 33

\*RAILING OPTIONS\*

/ RAILING OPTION #1 - LIGHT MESH SYSTEM



/ RAILING OPTION #2 - CABLE/HORIZONTAL SYSTEM



# EXTERIOR ENTRANCES

/ BUILDING 30 EXISTING REAR ENTRY DOORS



/ BUILDING 32 EXISTING REAR ENTRY DOORS



/ BUILDING 33 PROPOSED ADA REAR ENTRANCE DOORS

- ARCHED BRICK OPENING/LINTEL
- FIBERGLASS FRAME PER VHDA REQUIREMENTS
- 9 LITE DUAL-PANE INSULATED GLASS
- COLONIAL STYLE
- WHITE COLOR
- SIMULATED DIVIDED LITE



**\*BASIS OF DESIGN JELD-WEN SMOOTH-PRO  
1/2 VIEW BLINDS 9-LIGHT 2-PANEL\***

# 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 REPLACEMENT ONLY\***



**DETAIL OF A SIMULATED DIVIDED LITE (SDL) WINDOW**

# EXTERIOR LIGHTING FIXTURES

/ EXISTING ENTRANCE



/ EXISTING LIGHT FIXTURE



/ PROPOSED LIGHT FIXTURE

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

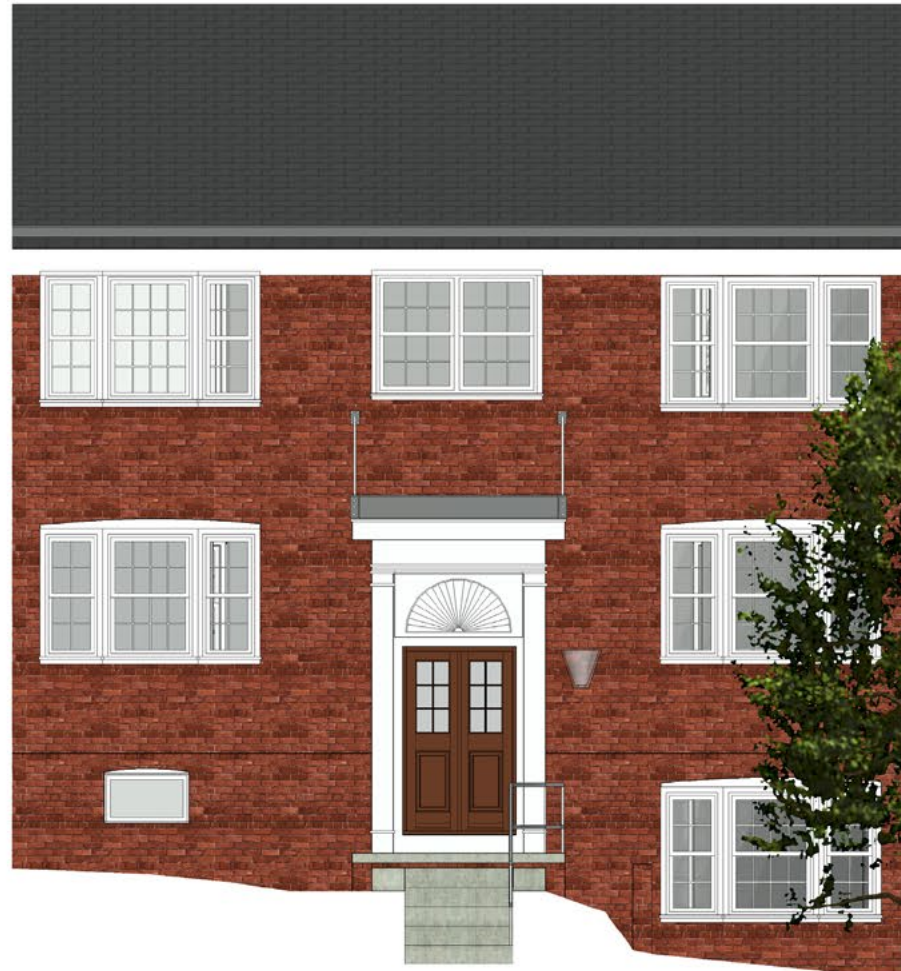


\*NUMBER OF FIXTURES PER BUILDING:

- BUILDING 32: 14
- BUILDING 33: 9
- BUILDING 34: 5

# CANOPY DESIGN - OPTION 1

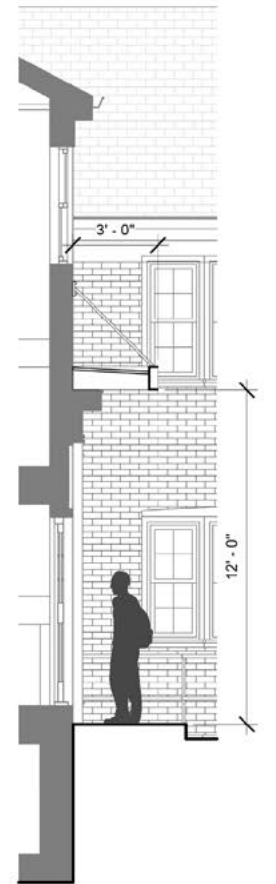
/ COLORED ELEVATION



/ LINE DRAWING



/ SECTION

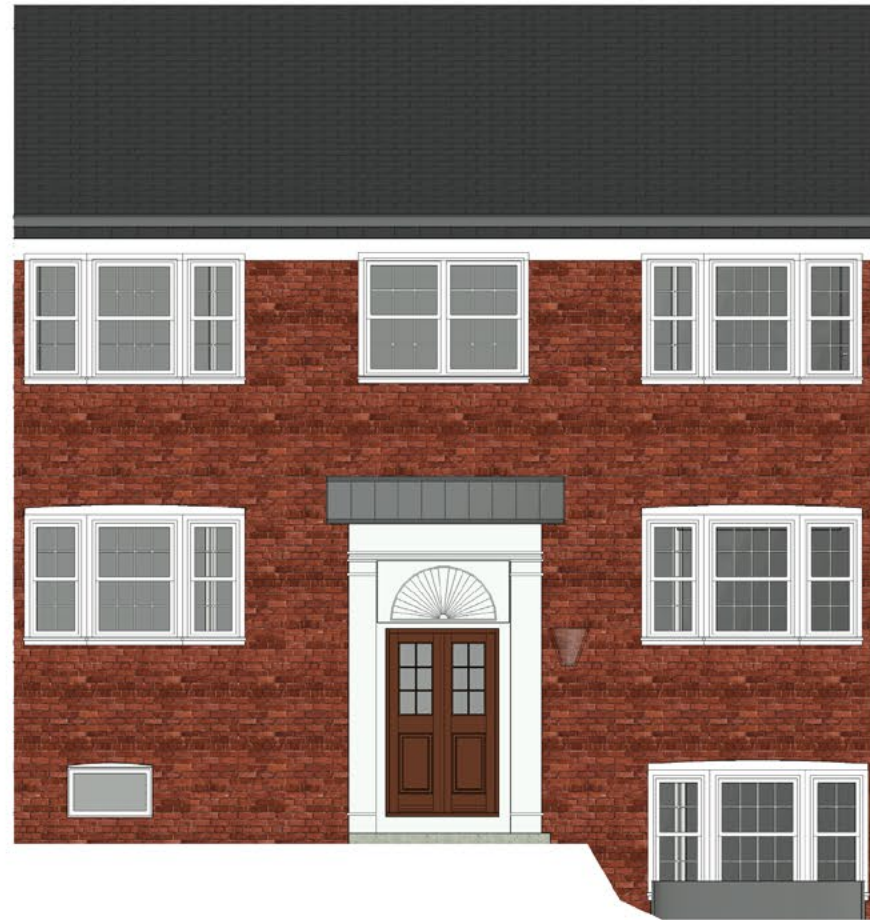


**\*NUMBER OF CANOPIES PER BUILDING:**

- BUILDING 32: 8
- BUILDING 33: 7
- BUILDING 34: 4

# CANOPY DESIGN - OPTION 2

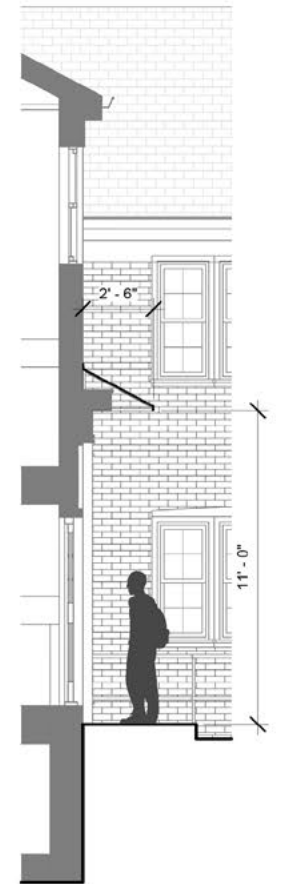
/ COLORED ELEVATION



/ LINE DRAWING



/ SECTION



**\*NUMBER OF CANOPIES PER BUILDING:**

- BUILDING 32: 8
- BUILDING 33: 7
- BUILDING 34: 4

# CANOPY DESIGN - BACK ENTRANCE

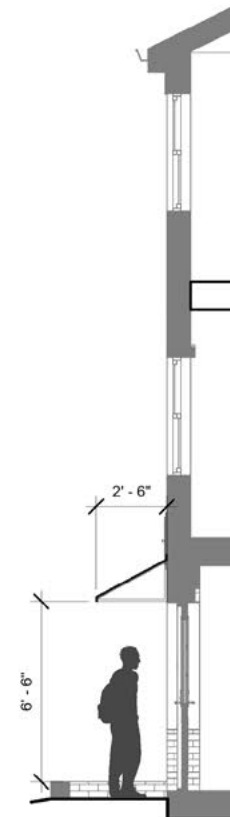
/ COLORED ELEVATION



/ LINE DRAWING



/ SECTION



**\*NUMBER OF CANOPIES PER BUILDING:**

- BUILDING 32: 6
- BUILDING 33: 2
- BUILDING 34: 1



# 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.