



BARCROFT APARTMENTS PHASE RB1 REHABILITATION INCLUDING ALTERATIONS

SECTION 1 BUILDINGS 12-16

1130 S GEORGE MASON DR.
ARLINGTON, VA 22204

HALRB SUBMISSION #3
(EXTERIOR VENTS)
APRIL 2, 2024



OWNER/CLIENT

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HISTORIC PRESERVATION

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SITE AERIAL 4

PROPOSED THROUGH WALL VENTS - 5

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CONCEPTUAL BULKHEAD STUDIES - FRONT WALL EXHAUSTS 11

CONCEPTUAL BULKHEAD STUDIES - REAR WALL EXHAUSTS 12

PROPOSED BRICK VENT CUTSHEET 13

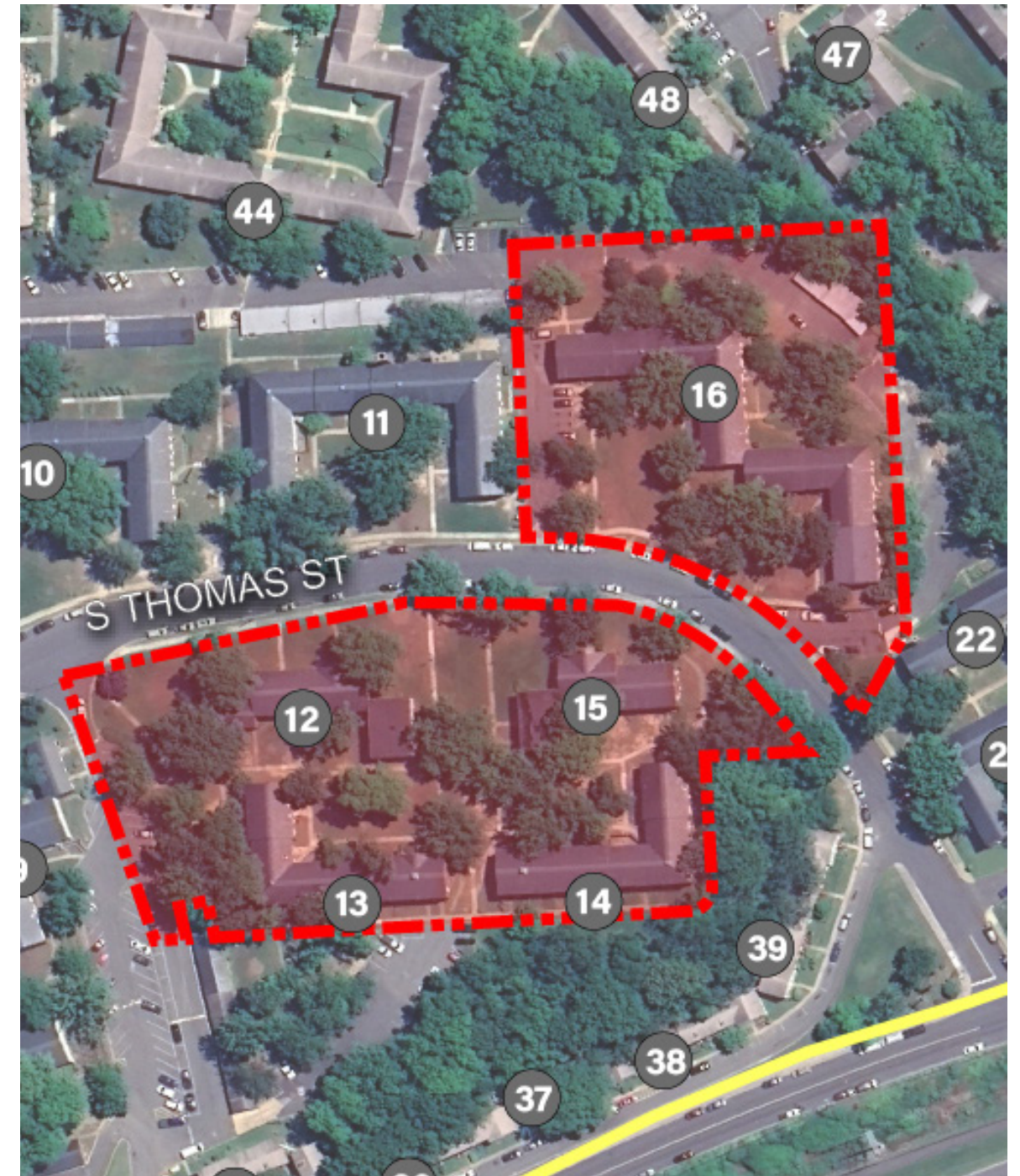
Scope of Work

The proposed project involves the rehabilitation of five existing buildings (Buildings 12, 13, 14, 15, and 16) located within Barcroft Section 1. 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. Repaint previously painted brick as necessary.
 - 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.
 - Repair of slate roofs. Replace flat roofs.
 - Repair and paint existing metal railings.
 - Repair and paint existing non-original shutters.
 - Repair and paint building entry doors and frames.
 - Repair and paint corroded metal lintels.
 - Addition of outdoor amenity spaces and landscape improvements.
 - Addition of accessible ramps and entrances on Building 16.
 - Addition of new exhaust penetrations on front and rear elevations*
 - Creation of new opening and extension and opening of blind window to create new accessible entries.*
 - Addition of new entry canopy above accessible entrances to meet Virginia Housing MCDRs.*
 - Addition of vinyl or aluminum cladding on existing wood trim per Virginia Housing MCDRs.*
- * Conservation Area standard modification necessary in order to meet MDCR requirements.





Precedent Images

(Top Left) Exhaust vents on building 11 in Section 1

(Top Right) Existing below-window penetrations on building 11 in Section 1

(Bottom Left) Existing below window penetrations on building 54 in Section 9

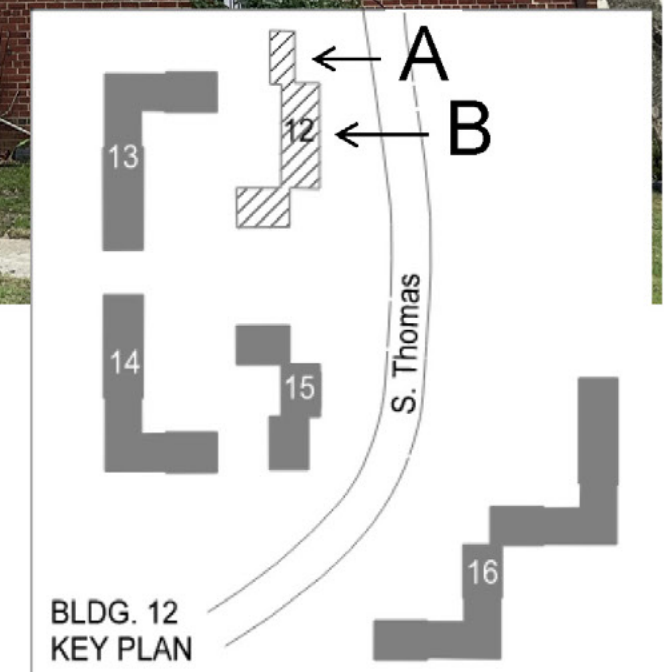
(Bottom Right) Existing below window penetrations on building 53 in Section 9



Photographic Mock-up of Conceptual Brick Vent Locations

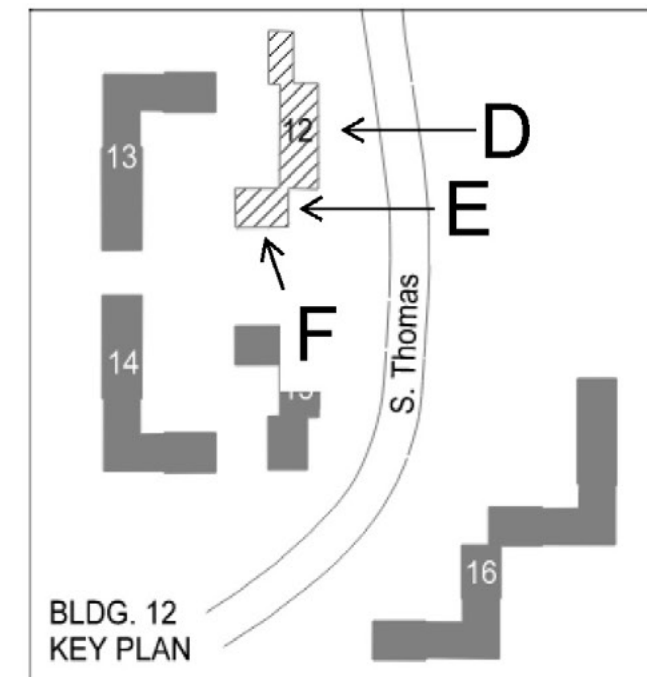


Building 12 (Building 15 Similar)



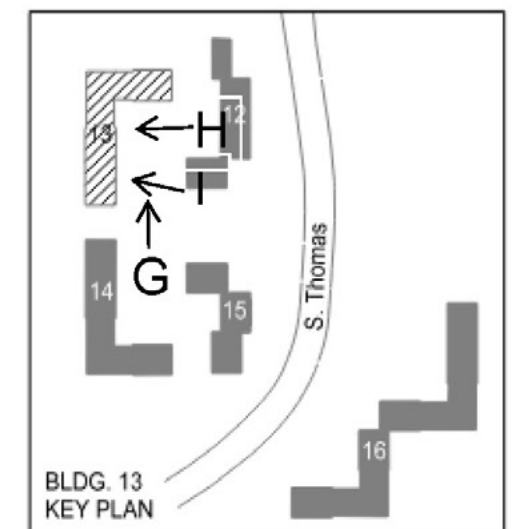


Building 12 (Building 15 Similar)



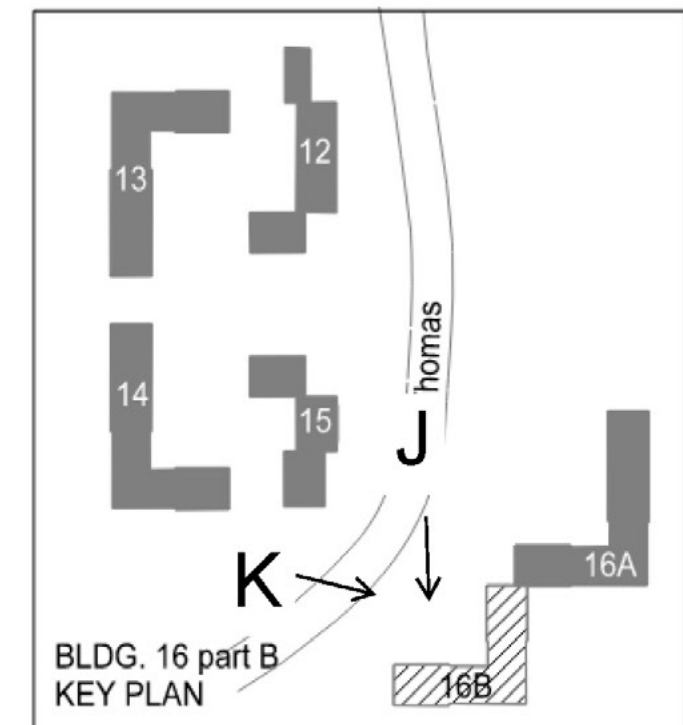


Building 13
(Building 14
Similar)



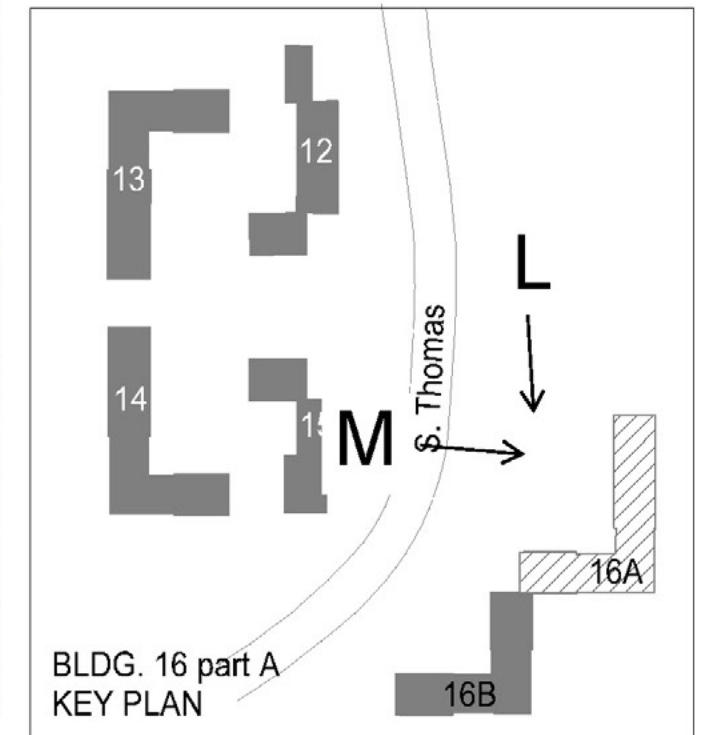


Building 16

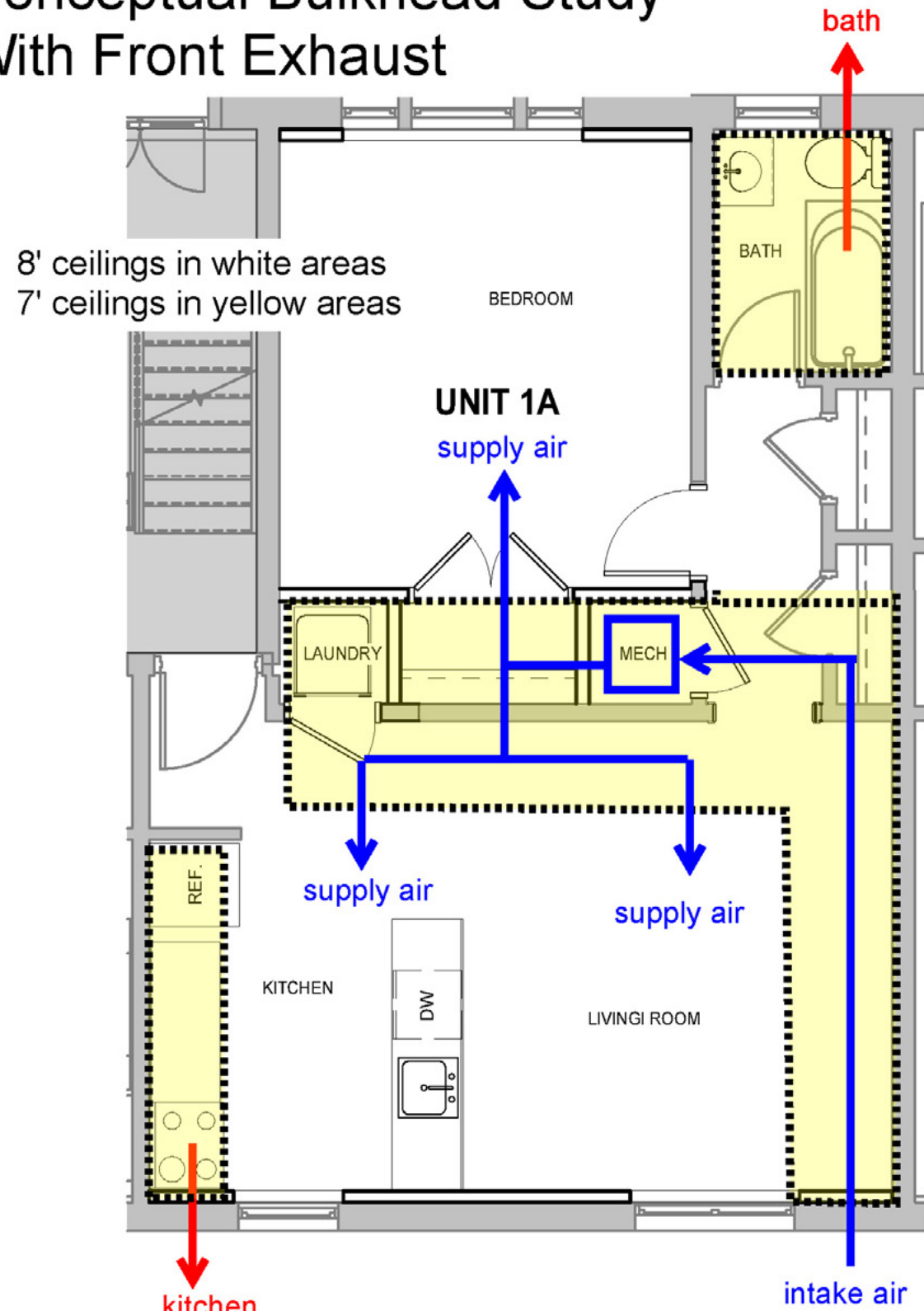




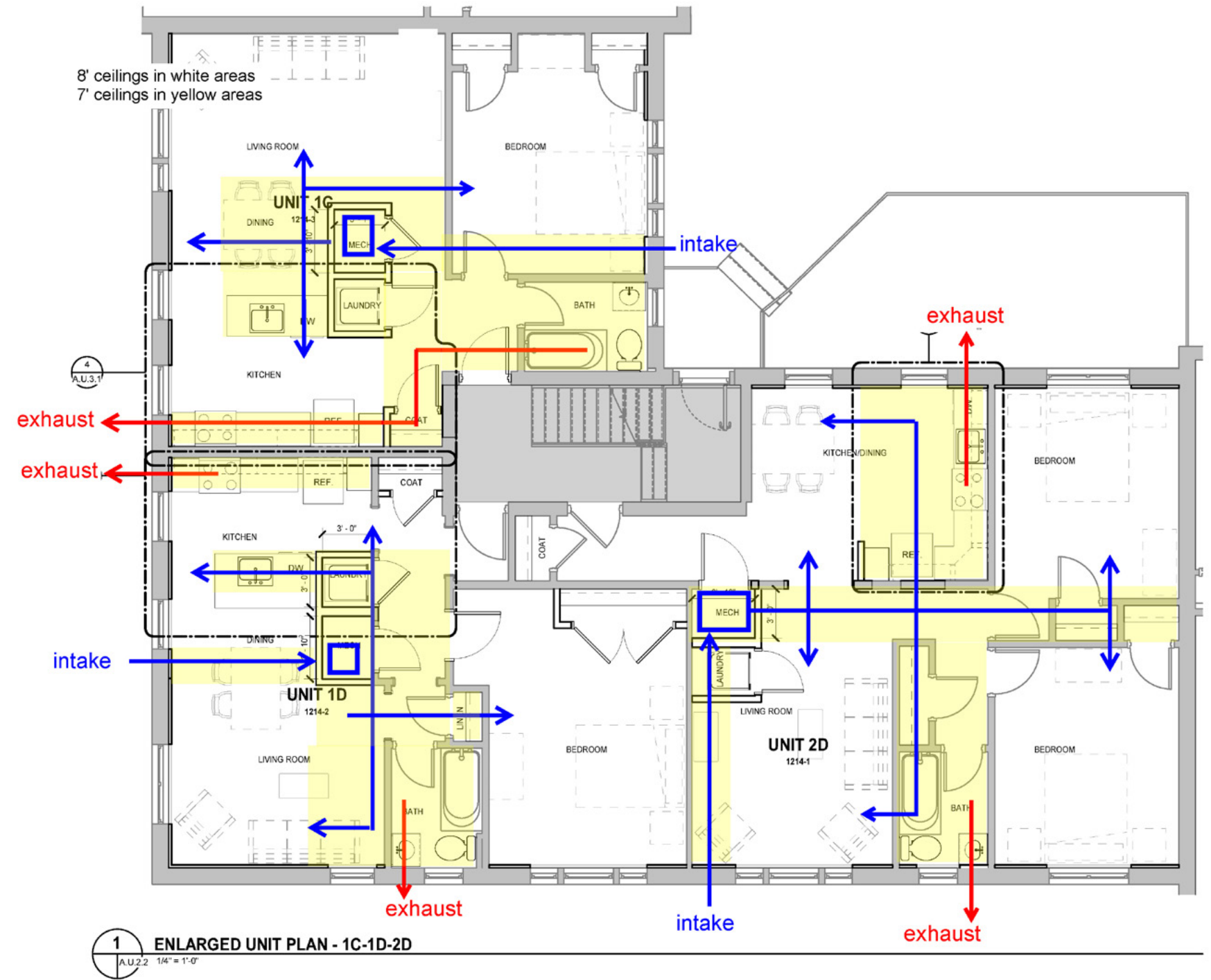
Building 16



Conceptual Bulkhead Study With Front Exhaust



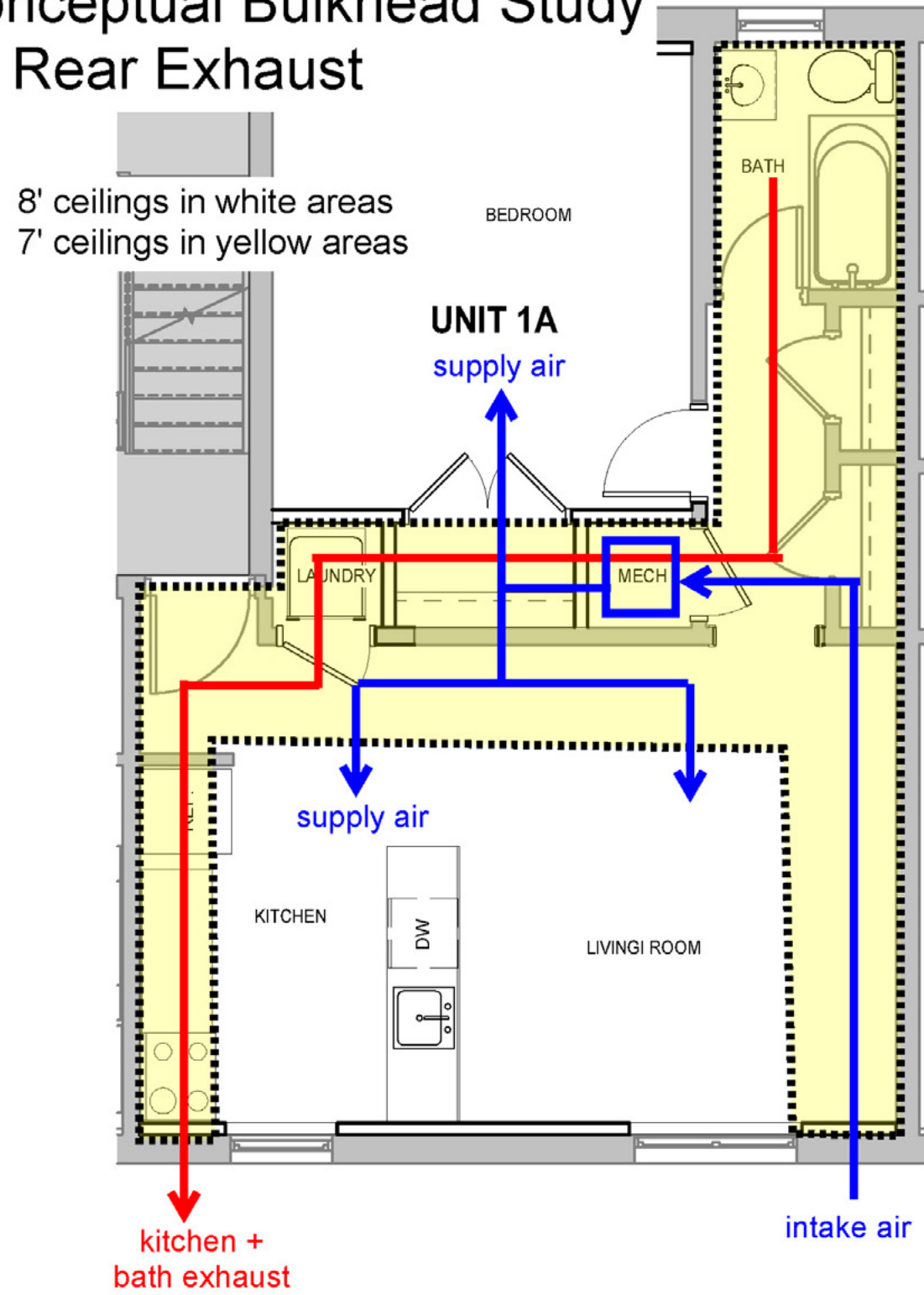
1 ENLARGED UNIT PLAN - 1A
1/4" = 1'-0"



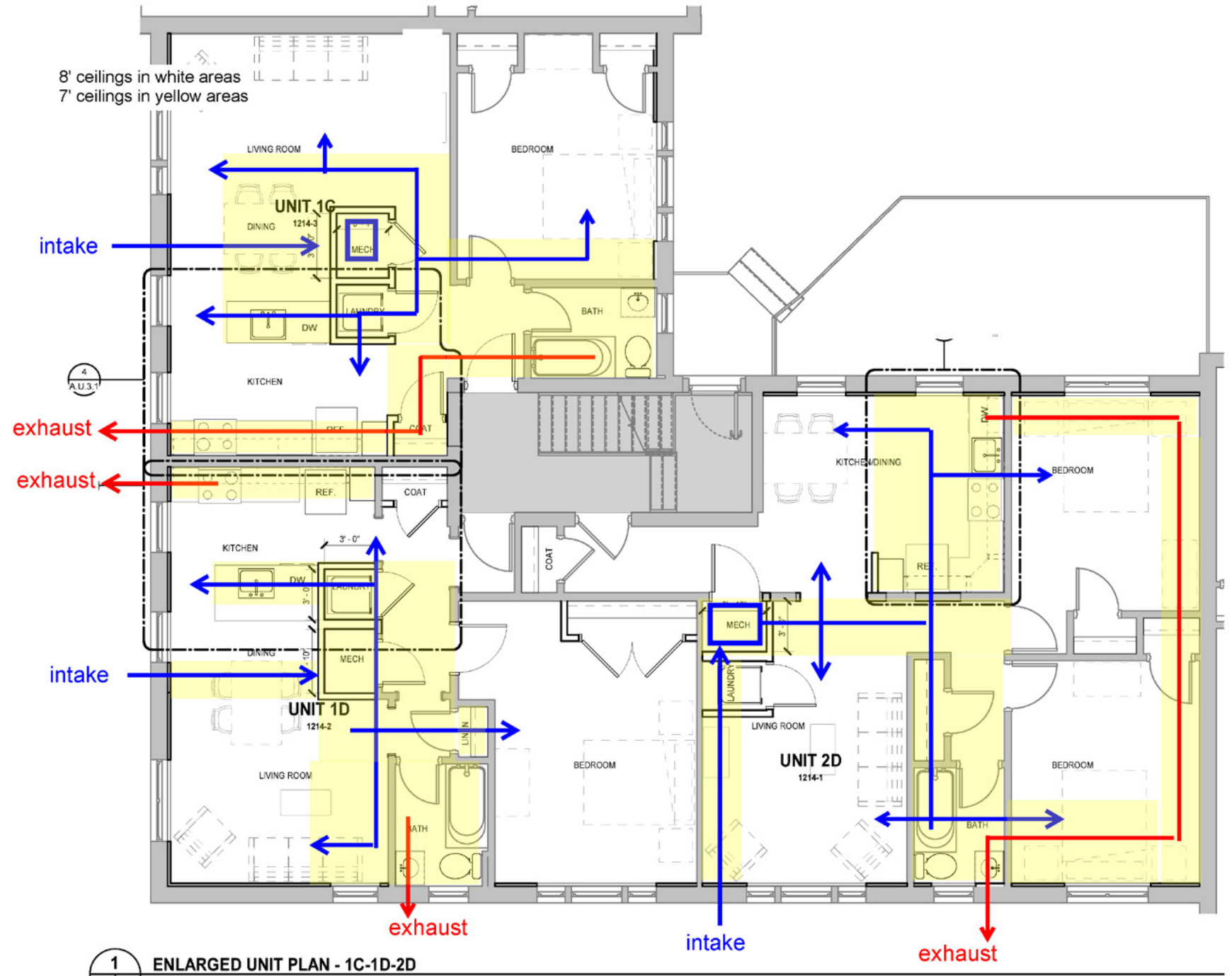
1 ENLARGED UNIT PLAN - 1C-1D-2D
1/4" = 1'-0"

Conceptual Bulkhead Study With Front Exhaust

Conceptual Bulkhead Study All Rear Exhaust



1 ENLARGED UNIT PLAN - 1A
1/4" = 1'-0"



1 ENLARGED UNIT PLAN - 1C-1D-2D
1/4" = 1'-0"

Conceptual Bulkhead Study All Rear Exhaust



3900 Dr. Greaves Rd. • Kansas City, MO 64030 • (816) 761-7476 • FAX (816) 765-8955

**BV100
EXTRUDED ALUMINUM BRICK VENTS**

STANDARD CONSTRUCTION

FRAME
6063T5 extruded aluminum, .100" nominal wall thickness. Standard frame depth is 4" (102). 1/8" (3) mortar ribs on top and bottom of frame add 1/4" (6) to nominal height. Optional 15/16" (33) deep flange frame height and width does not include 1" (25) face flange.

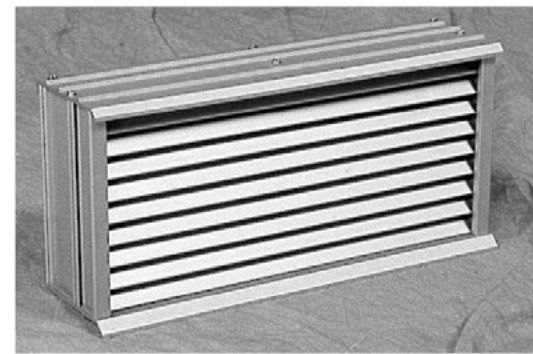
BLADES
6063T5 extruded aluminum, .100" minimum wall thickness at 48° angle. Blades overlap for optimum visual screening.

SCREEN
18 x 16 mesh aluminum insect screen.

FINISH
204-R1 clear anodize.

STANDARD SIZES

8 1/8" x 2 3/8" (206 x 61)	16 1/2" x 2 3/8" (419 x 61)
8 1/8" x 4 3/4" (206 x 121)	16 1/2" x 4 3/4" (419 x 121)
8 1/8" x 7 3/4" (206 x 197)	16 1/2" x 7 3/4" (419 x 197)
12" x 2 3/8" (305 x 61)	24" x 2 3/8" (610 x 61)
12" x 4 3/4" (305 x 121)	24" x 4 3/4" (610 x 121)
12" x 7 3/4" (305 x 197)	24" x 7 3/4" (610 x 197)
15 5/8" x 7 3/4" (397 x 197)	



**BV100
Standard Frame 4" (102) deep**



**BV100
Flange Frame 15/16" (32.5) deep**

FEATURES

- Ruskin's BV100 brick vents offer superior venting at minimum cost. Standard features include:
- Minimum 39% free area for desired venting.
 - Continuous weepage at bottom and a high, rear water stop give optimum water penetration protection.
 - Aluminum construction for long life and corrosion resistance.
 - Continuous blades without mullions for attractive appearance.

VARIATIONS

- Variations to standard design are available. Some variations are at additional cost.
- 15/16" (32.5) deep flange frame for renovation applications.
 - .063 aluminum duct to 18" (457) in length.
 - Exterior operated damper.
 - Other finishes:
 - Medium or dark bronze anodize
 - Baked enamel in snow white, black, statuary bronze, or brick red
 - Colors and finishes to match Ruskin louvers (Consult Ruskin).

NOTE: Dimensions shown in parenthesis () indicate millimeters.

SUGGESTED SPECIFICATION

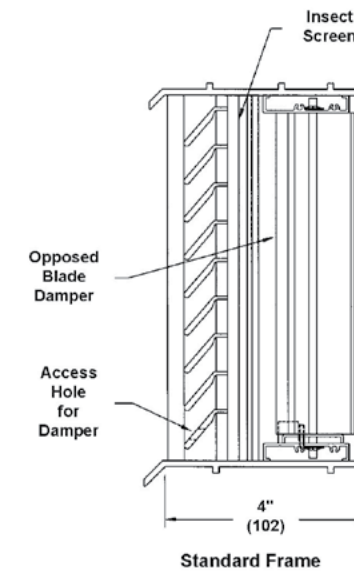
Furnish and install where indicated on drawings Ruskin brick vents Model BV100. Frame and blade construction shall be .100 nominal 6063T5 extruded aluminum. Vents are supplied with 18 x 16 mesh aluminum insect screen. Finish shall be clear 204-R1 clear anodize (or other as specified).

QTY.	MODEL	SIZE		FRAME		VARIATIONS
		A-WIDE	B-HIGH	STD.	FL.	
JOB		LOCATION				
CONTRACTOR						

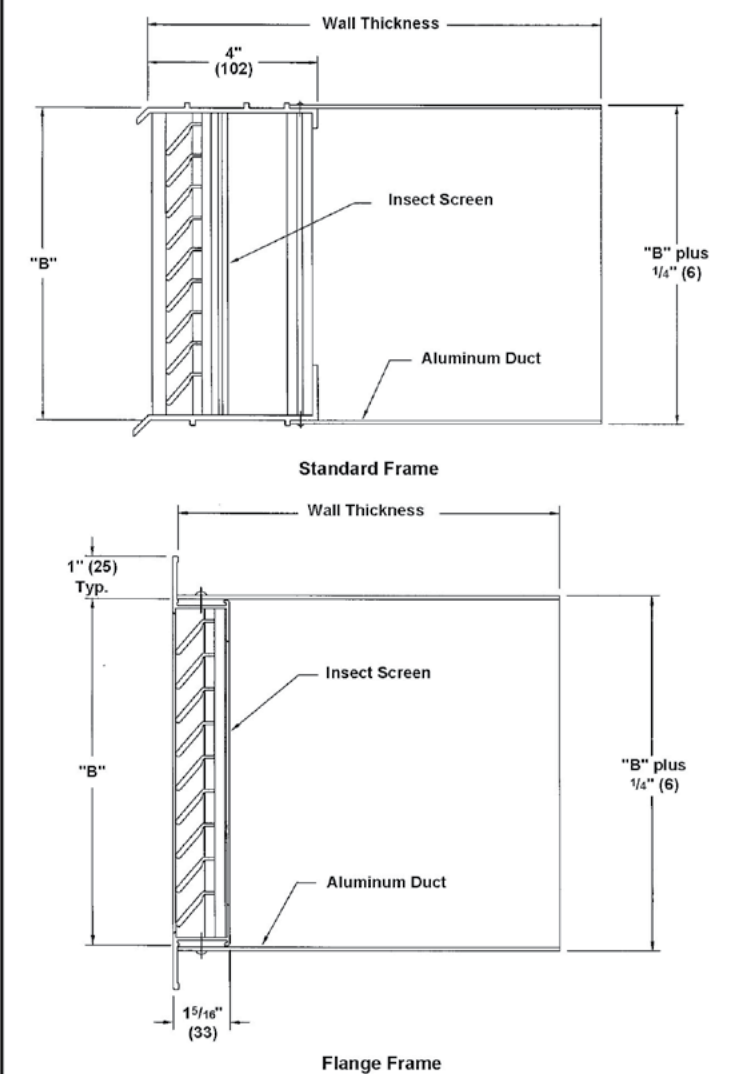
Spec BV100-1203/Replaces BV100-890 ALL STATED SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. ©Ruskin 2003

BV100 BRICK VENT OPTIONS

Exterior Operated Damper Option



Straight Duct Option to 18" (457) in Length



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