



# BARCROFT APARTMENTS PHASE RB1 REHABILITATION INCLUDING ALTERATIONS

SECTION 1 BUILDINGS 12-16

1130 S GEORGE MASON DR.  
ARLINGTON, VA 22204

HALRB SUBMISSION #2  
FEBRUARY 12, 2024



## 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

MOSELEY ARCHITECTS  
1414 Key Highway  
Baltimore, MD 21230

## 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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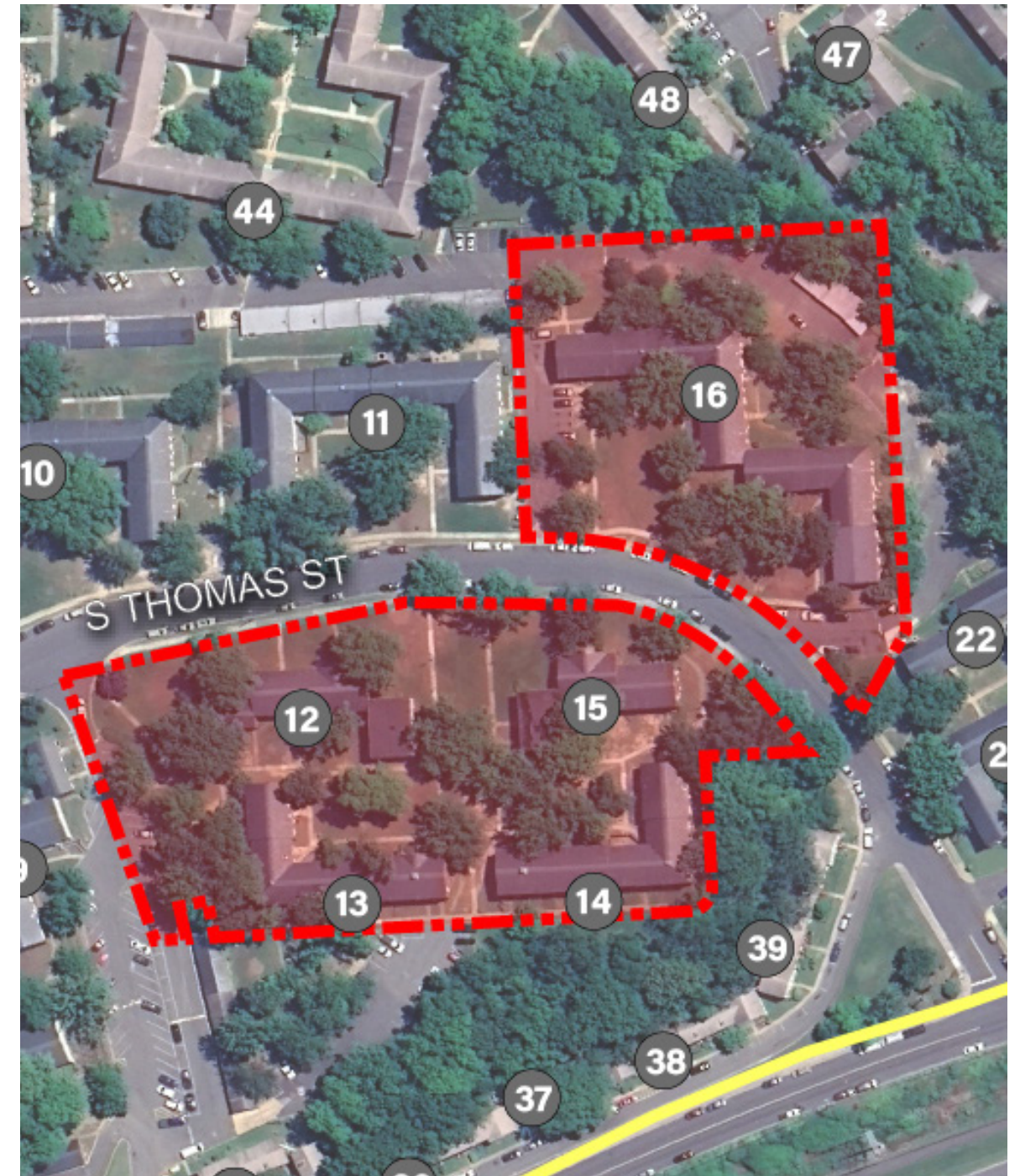
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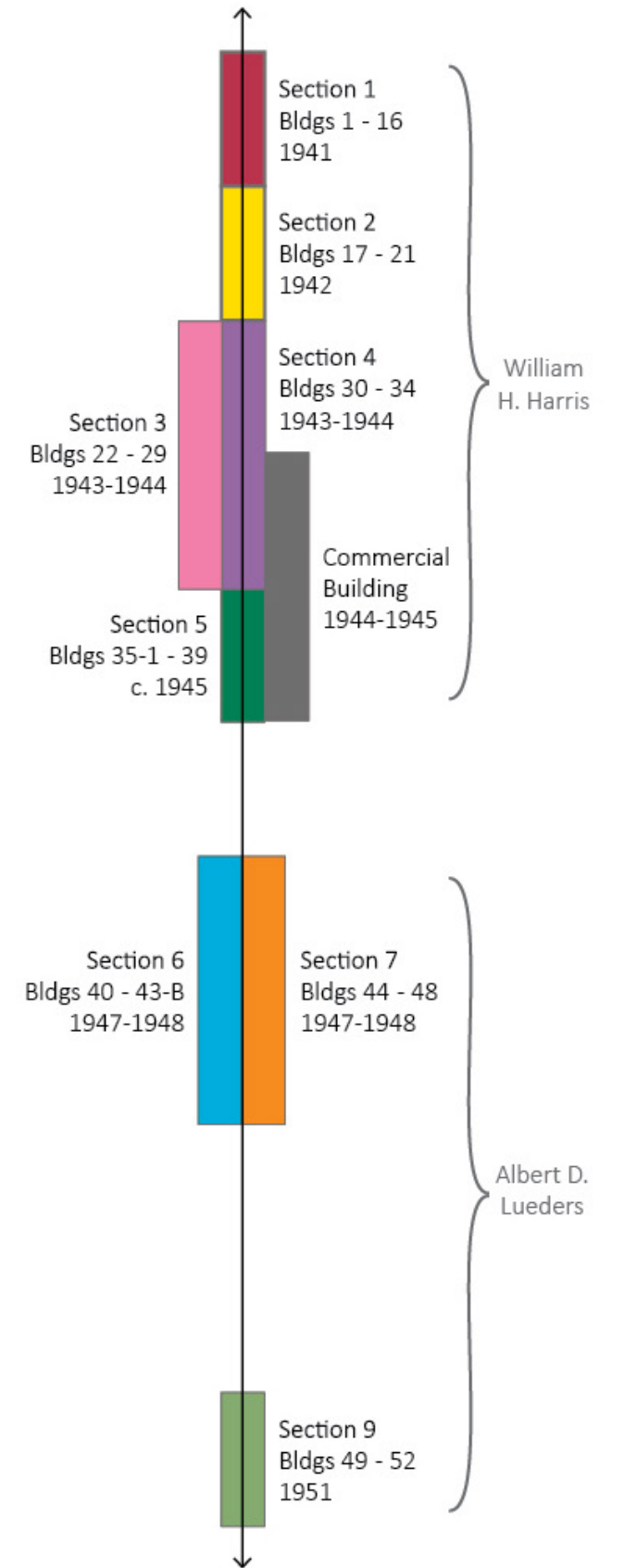
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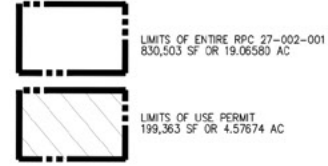




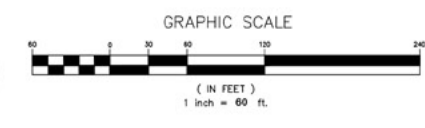
**NOTES:**

- THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 083-02 AS A PORTION OF REAL PROPERTY CODE (RPC) NUMBER 27-002-001 AND IS ZONED RA 14-26.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 0507C, COMMUNITY PANEL 5103C0076C, FOR ARLINGTON COUNTY, VIRGINIA DATED AUGUST 19, 2013.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKI VIRGINIA, LLC ON SEPTEMBER 2, 2021.
- THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:115,634 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 21-4575, WITH A COMMITMENT DATE OF AUGUST 12, 2021 AT 8:03 AM HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN FLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY BY VIKI VIRGINIA, LLC.
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED 3/14/2022; HOWEVER, BARCROFT APARTMENTS IS LISTED ON THE ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY AS AN ESSENTIAL PROPERTY.
- THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP ACCESSED 3/14/2022.
- UTILITIES SHOWN HEREON ARE BASED UPON: SUE QUALITY LEVEL B (QL-B) - FIELD SURVEY UTILIZING SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF UNDERGROUND UTILITIES WITHIN THE AREA OF INTEREST. UTILITIES LOCATED OUTSIDE THE AREA OF INTEREST ARE QL-C OR QL-E. GRAVITY DEPENDENT UTILITY SYSTEMS (STORM AND SANITARY SEWERS) SHOWN HEREON ARE NOT INCLUDED IN THE QL-B SURVEY; FIELD SURVEY OF VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC., IN ADDITION TO EXISTING UTILITY RECORDS (SEE SUBSURFACE UTILITY LEVEL B DESIGNATION WORKSHEET FOR ADDITIONAL INFORMATION ON QL-B SURVEY).

**LEGEND:**



CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	CHORD
C1	57.95	278.72	91°34'44"	28.05	53°07'27"	57.84	
C2	114.90	557.06	91°24'21"	62.28	52°47'53"	123.84	
C3	118.92	399.32	94°01'22"	62.03	50°21'32"	116.49	
C4	103.79	313.70	91°34'35"	52.07	52°7'04"	103.61	
C5	42.54	33.41	92°25'39"	24.70	50°10'35"	39.13	
C6	113.80	363.70	91°34'35"	57.14	52°7'04"	113.70	
C7	154.04	219.32	94°01'22"	80.35	50°21'32"	150.89	
C8	21.84	313.70	90°26'11"	10.92	53°46'27"	21.84	
C9	134.91	623.06	91°24'21"	67.72	52°47'53"	134.84	
C10	138.34	328.72	92°25'57"	80.74	54°45'03"	136.82	
C11	432.91	282.12	98°35'14"	272.06	51°48'28"	391.87	
C12	16.74	25.00	93°21'50"	8.70	54°20'02"	16.43	
C13	29.60	25.00	96°59'00"	16.81	53°27'37"	27.30	
C14	61.43	25.00	140°46'40"	70.17	54°14'13"	47.30	
C15	509.64	332.12	98°35'14"	309.26	51°48'28"	461.09	
C16	134.26	278.72	92°25'57"	68.46	54°45'03"	132.96	
C17	125.63	313.70	91°40'46"	63.15	52°29'10"	125.32	



VIKA VIRGINIA, LLC  
 8180 Greensboro Dr., Suite 200  
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 703.442.7800 | vika.com

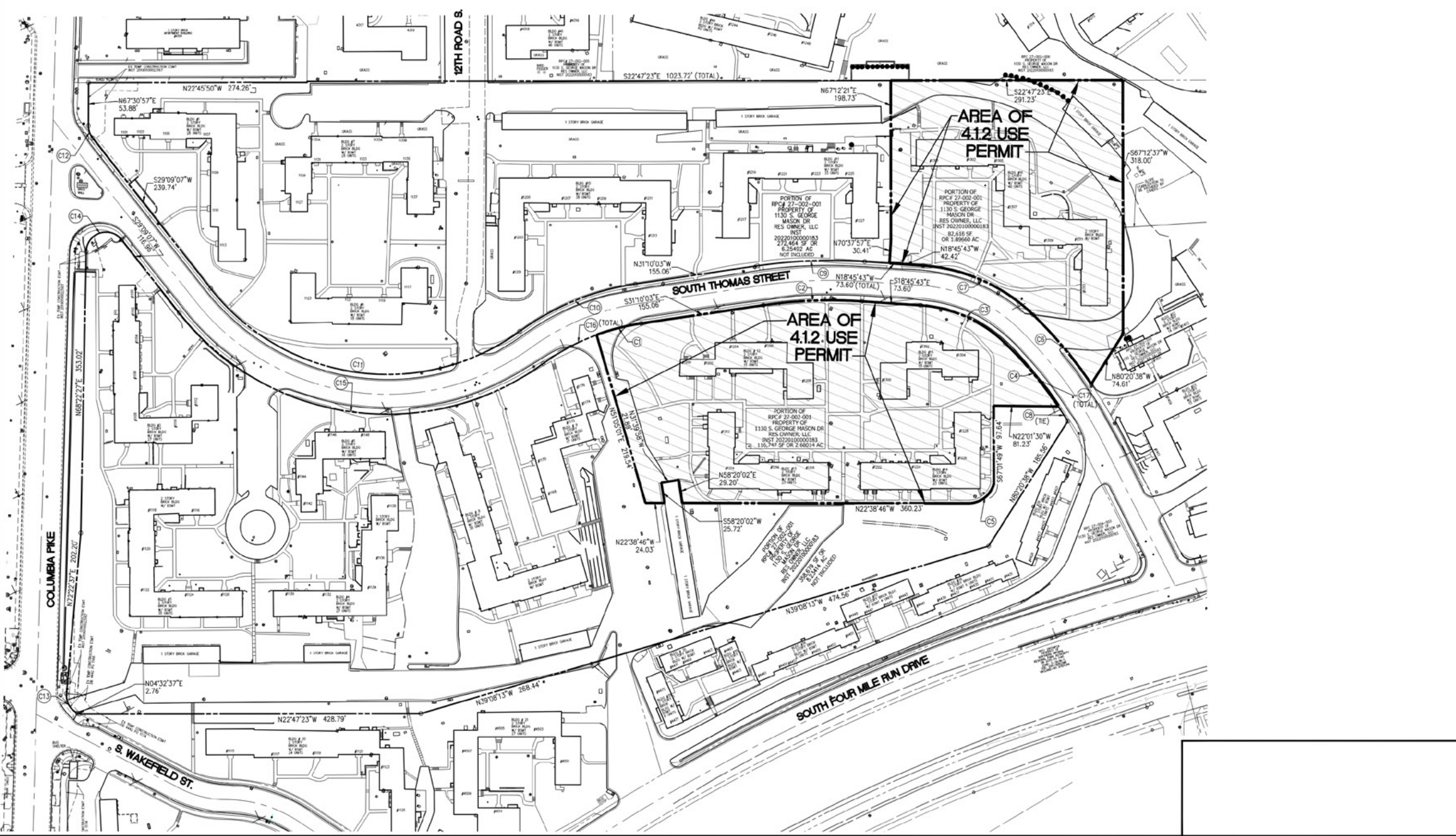
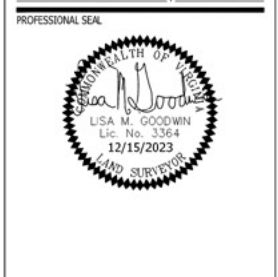
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PLAN STATUS	DATE
RPC SUBMISSION	12/11/2023
CL 1.2 USE PERMIT SUBMISSION	12/11/2023

POST-APPROVAL SHEET STATUS	DATE



**BARCROFT - PHASE 3**  
 SECTION RB-1  
 4.1.2 USE PERMIT  
 ARLINGTON COUNTY, VIRGINIA

OVERALL  
 PROPERTY EXHIBIT

DRAWN BY:	LMG
DESIGNED BY:	SURVIVS
DATE ISSUED:	12/21/2023
DWG. SCALE:	1"=60'
VIKA NO.:	8340T
SHEET NO.:	C-01



**LEGAL DESCRIPTION:**

**PART 1**  
 BEING A PORTION OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT 20220100000183 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, IDENTIFIED AS REAL PROPERTY CODE (RPC) 27-002-001, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING FOR THE SAME AT A POINT OF CURVATURE (NON-TANGENT) LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH THOMAS STREET (VARIABLE WIDTH PUBLIC R/W), SAID POINT ALSO MARKING THE NORTHWESTERLY CORNER OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT NO. 20220100000183 AMONG THE AFORESAID LAND RECORDS, AND IDENTIFIED AS REAL PROPERTY CODE (RPC) 27-002-010, THENCE RUNNING WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH THOMAS STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
 1. 113.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 563.70 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°16'04" EAST, 113.70 FEET TO A POINT OF COMPOUND CURVATURE; THENCE  
 2. 154.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 219.32 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 01°21'32" EAST, 150.89 FEET TO A POINT (NON-TANGENT); THENCE  
 3. NORTH 18°45'43" WEST, 42.42 FEET TO A POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF AFORESAID SOUTH THOMAS STREET; THENCE DEPARTING SOUTH THOMAS STREET AND RUNNING S0 AS TO CROSS AND INCLUDE A PORTION OF AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC 27-002-001) THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
 4. NORTH 70°37'57" EAST, 30.41 FEET TO A POINT; THENCE  
 5. NORTH 67°12'21" EAST, 199.73 FEET TO A POINT LYING ON THE COMMON LINE BETWEEN THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC 27-002-001) AND THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT 20220100000183 AMONG THE AFORESAID LAND RECORDS, IDENTIFIED AS REAL PROPERTY CODE (RPC) 27-002-006, THENCE RUNNING WITH THE COMMON LINE  
 6. SOUTH 22°47'23" 291.23 FEET TO A POINT MARKING THE COMMON CORNER BETWEEN THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC 27-002-001) AND THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC 27-002-010), THENCE RUNNING WITH THE SAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC 27-002-010) THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
 7. SOUTH 67°12'37" WEST, 318.00 FEET TO A POINT; THENCE  
 8. NORTH 80°20'38" WEST, 74.61 FEET TO A POINT OF BEGINNING AND CONTAINING 82,616 SQUARE FEET OR 1.89660 ACRES OF LAND, MORE OR LESS.

**PART 2**  
 BEING A PORTION OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT 20220100000183 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, IDENTIFIED AS REAL PROPERTY CODE (RPC) 27-002-001, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING FOR THE SAME AT A POINT OF CURVATURE (NON-TANGENT) LYING ON THE NORTHWESTERLY RIGHT OF WAY OF SOUTH THOMAS STREET (VARIABLE WIDTH PUBLIC R/W), SAID POINT ALSO LYING 21.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 513.70 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 61°15'35" WEST, 39.73 FEET FROM THE NORTHWESTERLY CORNER OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT NO. 20220100000183 AMONG THE AFORESAID LAND RECORDS, AND IDENTIFIED AS REAL PROPERTY CODE (RPC) 27-004-003, THENCE RUNNING S0 AS TO CROSS AND INCLUDE A PORTION OF SAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC 27-002-001) THE FOLLOWING NINE (9) COURSES AND DISTANCES:  
 1. NORTH 22°01'30" WEST, 81.23 FEET TO A POINT; THENCE  
 2. SOUTH 17°01'49" WEST, 97.64 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE  
 3. 42.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.41 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 61°15'35" WEST, 39.73 FEET TO A POINT; THENCE  
 4. NORTH 22°35'46" WEST, 360.23 FEET TO A POINT; THENCE  
 5. NORTH 58°02'02" EAST, 29.20 FEET TO A POINT; THENCE  
 6. NORTH 31°39'58" WEST, 21.89 FEET TO A POINT; THENCE  
 7. SOUTH 58°20'02" WEST, 25.72 FEET TO A POINT; THENCE  
 8. NORTH 22°38'46" WEST, 24.03 FEET TO A POINT; THENCE  
 9. NORTH 61°02'01" EAST, 219.54 FEET TO A POINT OF CURVATURE (NON-TANGENT) LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF AFORESAID SOUTH THOMAS STREET; THENCE RUNNING WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH THOMAS STREET THE FOLLOWING SIX (6) COURSES AND DISTANCES:  
 10. 57.95 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 278.72 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 37°07'27" EAST, 57.84 FEET TO A POINT (NON-TANGENT); THENCE  
 11. SOUTH 31°07'03" EAST, 155.06 FEET TO A POINT OF CURVATURE (TANGENT); THENCE  
 12. 124.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 573.06 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24°57'53" EAST, 123.84 FEET TO A POINT OF TANGENCY; THENCE  
 13. SOUTH 18°45'43" EAST, 73.60 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE  
 14. 118.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 169.32 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 01°21'32" WEST, 116.49 FEET TO A POINT OF COMPOUND CURVATURE; THENCE  
 15. 103.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 513.70 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 27°16'04" WEST, 103.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 116,747 SQUARE FEET OR 2.68014 ACRES OF LAND, MORE OR LESS.

THE TOTAL AREA FOR PART 1 AND PART 2 IS 199,363 SQUARE FEET OR 4.57674 ACRES OF LAND, MORE OR LESS.

**NOTES:**

SEE SOURCE NOTES ON SHEET C-01

**EXISTING BUILDING DATA:**

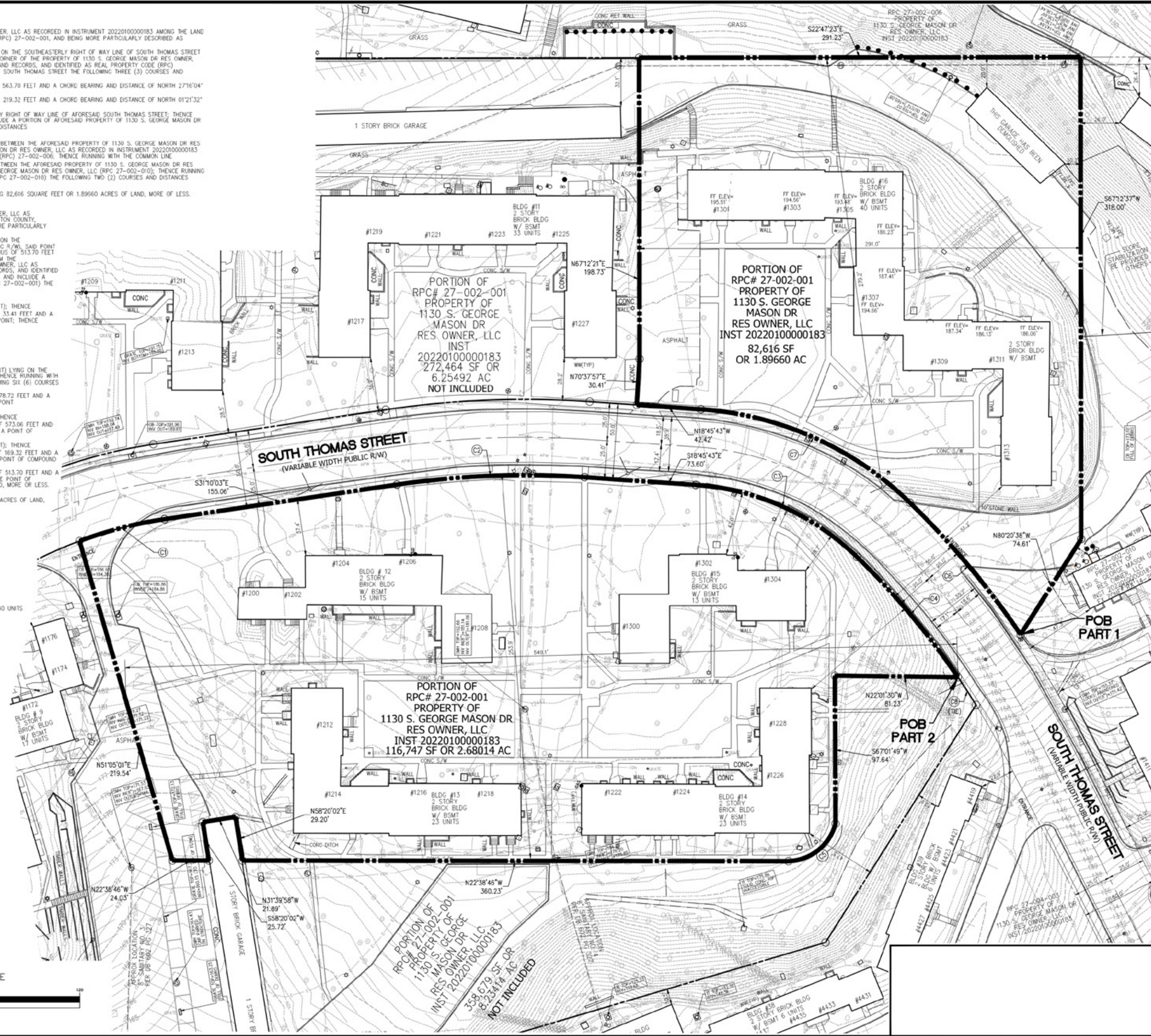
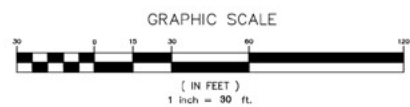
- BUILDING 12: 1200, 1202, 1204, 1206 & 1208 SOUTH THOMAS ST - 15 UNITS
- BUILDING 13: 1212, 1214, 1216 & 1218 SOUTH THOMAS ST - 23 UNITS
- BUILDING 14: 1222, 1224, 1226 & 1228 SOUTH THOMAS ST - 23 UNITS
- BUILDING 15: 1300, 1302 & 1304 SOUTH THOMAS ST - 13 UNITS
- BUILDING 16: 1130, 1303, 1305, 1307, 1309, 1311 & 1313 SOUTH THOMAS ST - 40 UNITS

**TOTAL - 114 UNITS**  
 \*NOTE - ALL EX. BUILDINGS TO REMAIN

**AREA TABULATION:**

PORTION OF 27-002-001 82,616 SF OR 1.89660 AC (PART 1)  
 PORTION OF 27-002-001 116,747 SF OR 2.68014 AC (PART 2)  
 TOTAL AREA OF 412 PERMIT 199,363 SF OR 4.57674 AC

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	57.95	278.72	011°54'44"	29.08'	S37°07'27"E	57.84'
C2	124.08	573.06	012°24'21"	62.28'	S24°57'53"E	123.84'
C3	118.92	169.32	040°14'21"	62.03'	S01°21'32"W	116.49'
C4	103.79	513.70	011°34'30"	52.07'	S27°16'04"W	103.61'
C5	42.54	33.41	07°25'39"	24.70'	N61°15'35"W	39.73'
C6	113.89	563.70	011°34'30"	57.14'	N27°16'04"E	113.70'
C7	154.04	219.32	040°14'21"	80.35'	N01°21'32"E	150.89'
C8	21.84	513.70	002°26'11"	10.92'	N34°16'27"E	21.84'



**VIKA VIRGINIA, LLC**  
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PLAN STATUS	DATE
DRG SUBMISSION	12/21/2023
4.1.2 USE PERMIT SUBMISSION	12/15/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

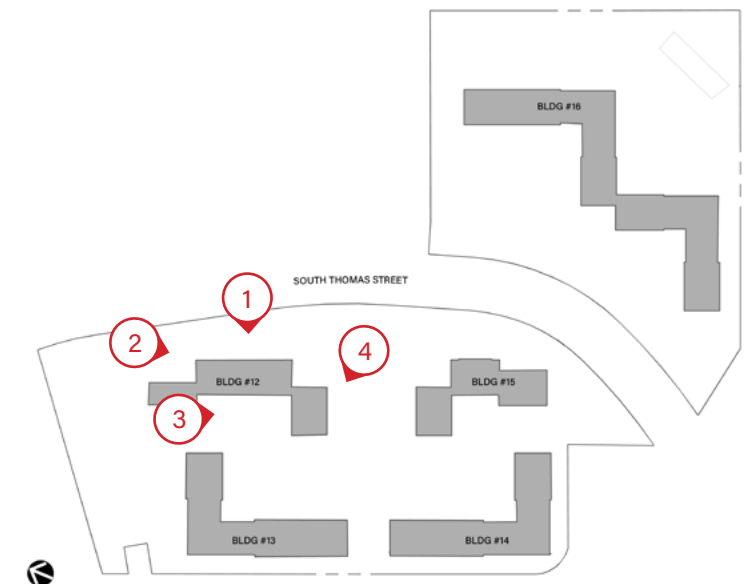
**BARCROFT - PHASE 3**  
 SECTION RB-1  
 4.1.2 USE PERMIT  
 ARLINGTON COUNTY, VIRGINIA

**CERTIFIED SURVEY**

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DATE ISSUED: 12/21/2023  
 DWG. SCALE: 1"=40'  
 VIKA NO.: 8340T  
 SHEET NO.: C-02

FILED: V:\Projects\8340T\8340T\CADD\SURVEY\BASE DRAWINGS\8340T-5V.dwg USER: Goodwin DATE: Dec. 20 2023 TIME: 02:09 pm









1



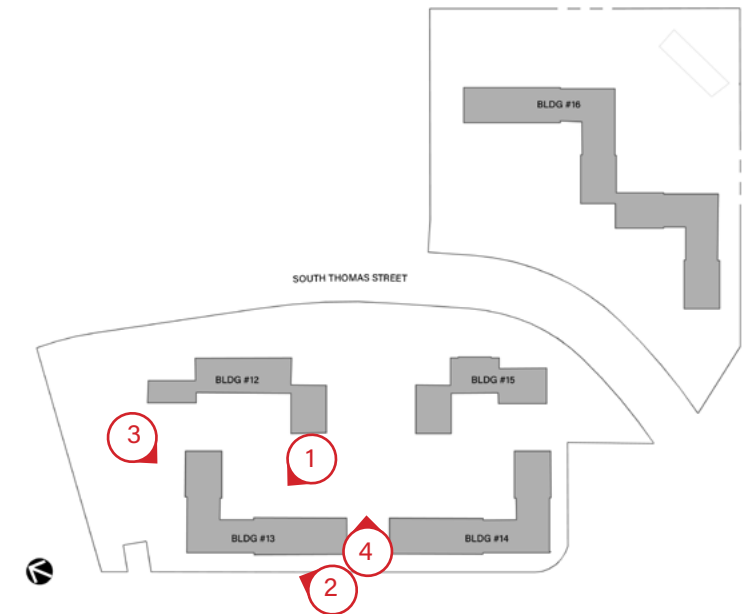
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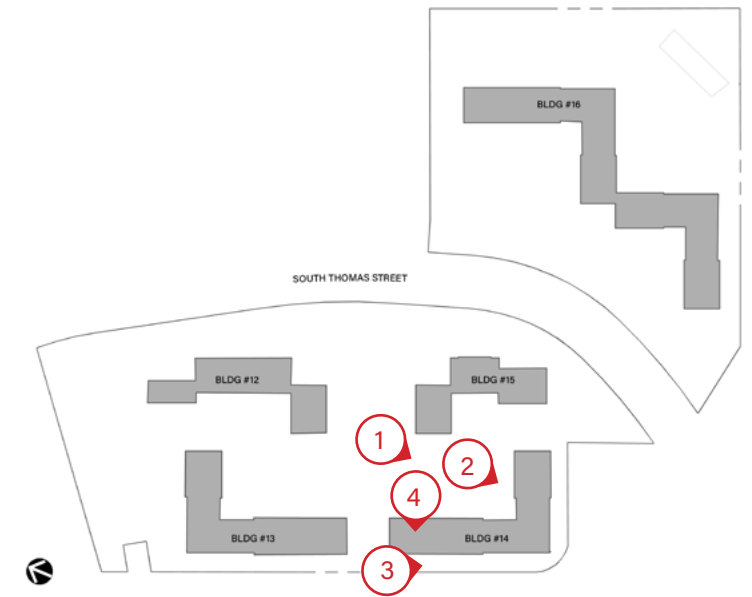
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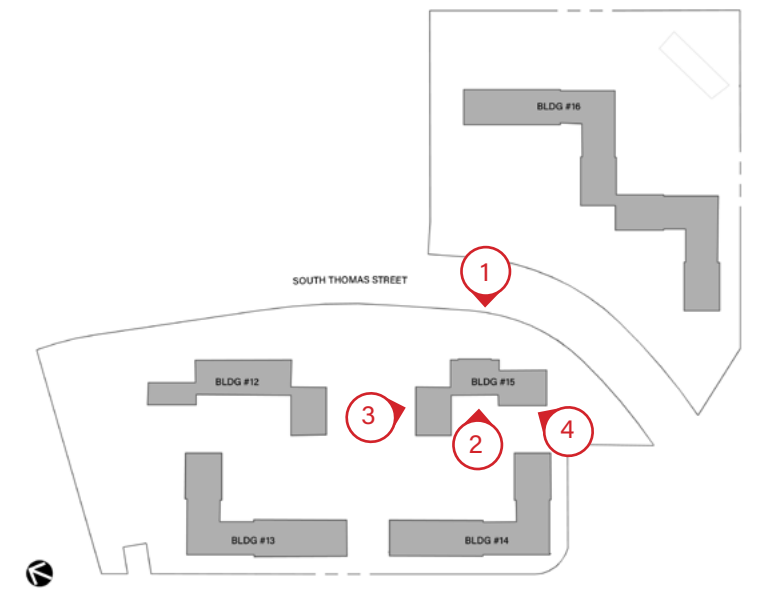
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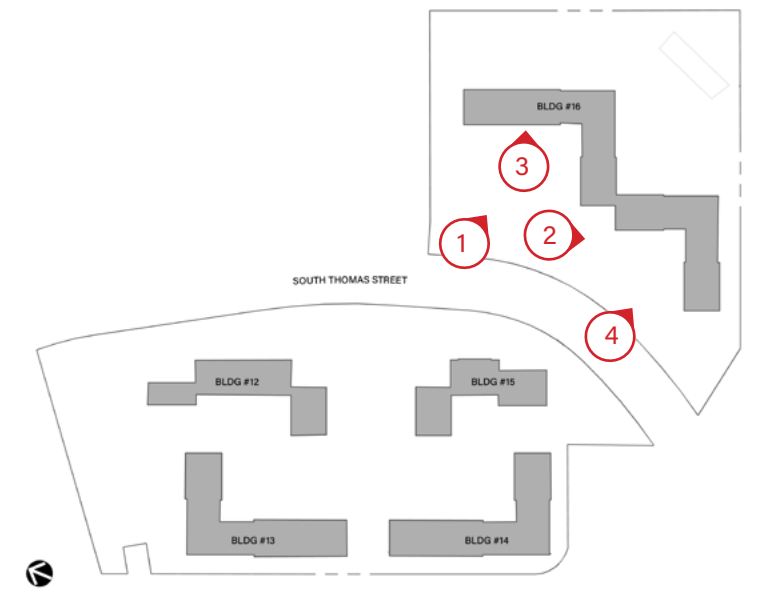




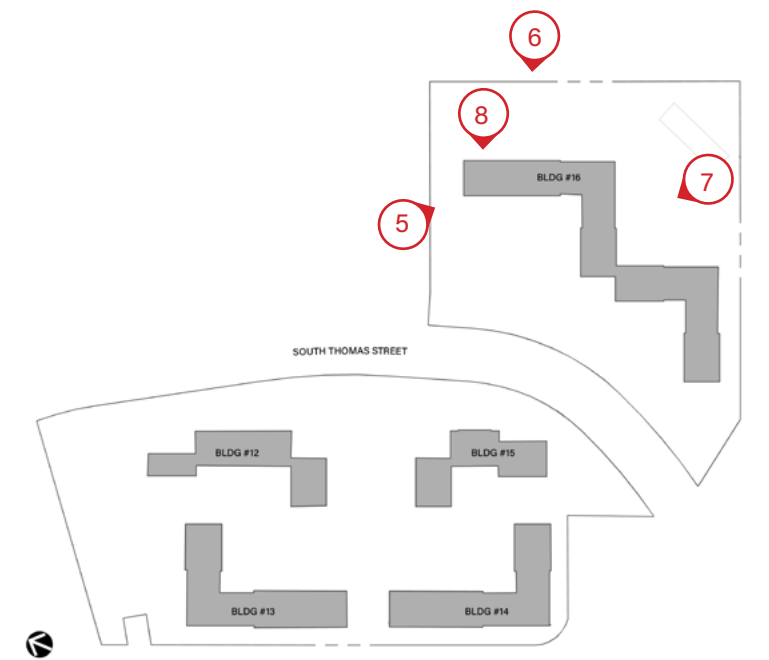














**Scope of Work**

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.
- 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.











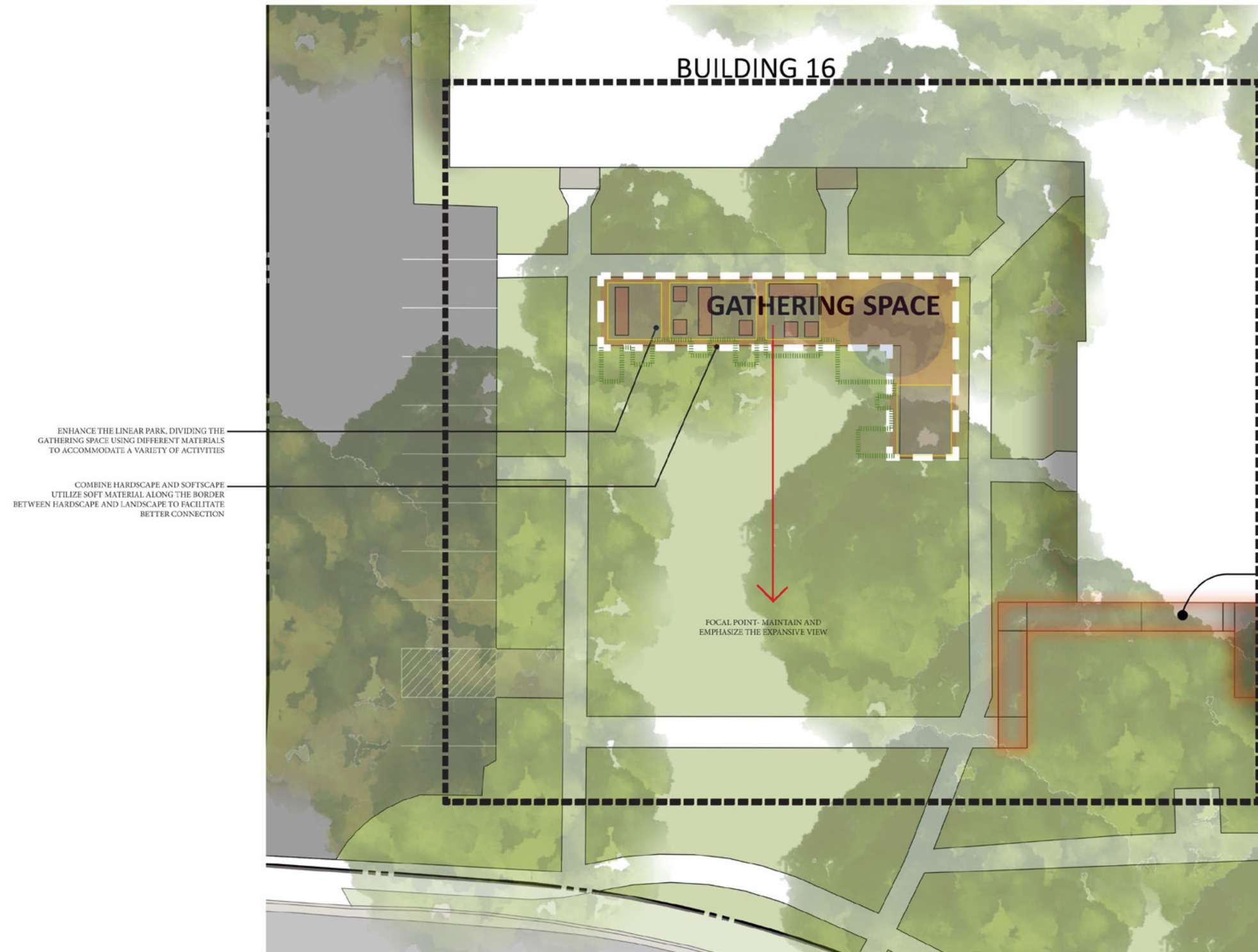
NOT TO SCALE

**CONCEPT LANDSCAPE IMPROVEMENTS**  
 BARCROFT  
 ARLINGTON, VA

Notes:  
 1. These drawings are for illustrative purpose only and subject to change based on final design.

Date: 02-13-2024  
 Drawn/Checked: SAJK  
 Project #: 8340.8340T





**PART A**  
 GATHERING SPACE BUILDING 16

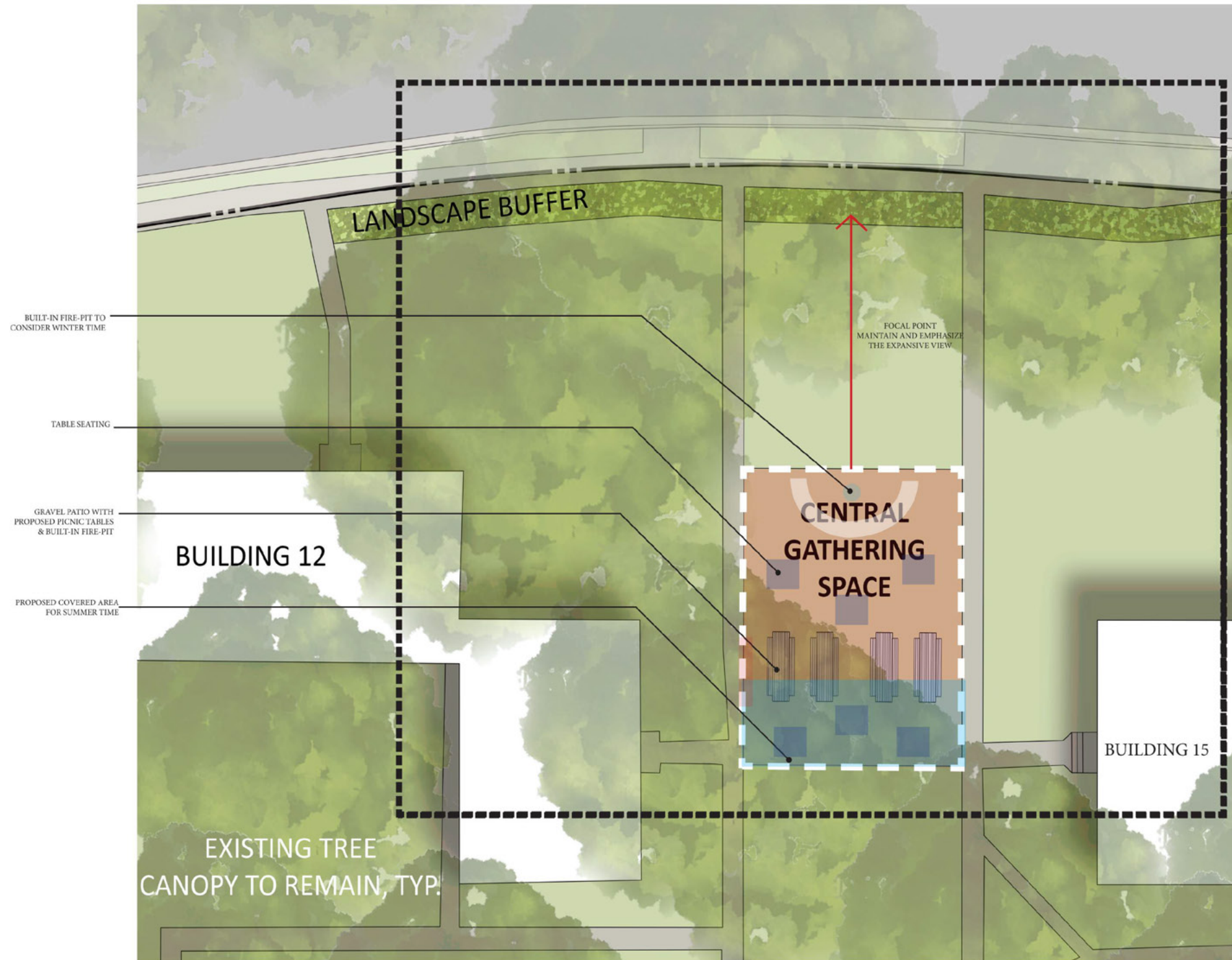


**CONCEPT LANDSCAPE IMPROVEMENTS**  
 BARCROFT  
 ARLINGTON, VA

Notes:  
 1. These drawings are for illustrative purpose only and subject to change based on final design.

Date: 02-13-2024  
 Drawn/Checked: SA/JK  
 Project #: 8340.8340T





**PART B**

CENTRAL GATHERING SPACE BETWEEN BUILDING 12 & BUILDING 15



NOT TO SCALE

**CONCEPT LANDSCAPE IMPROVEMENTS**

BARCROFT  
ARLINGTON, VA

Notes:

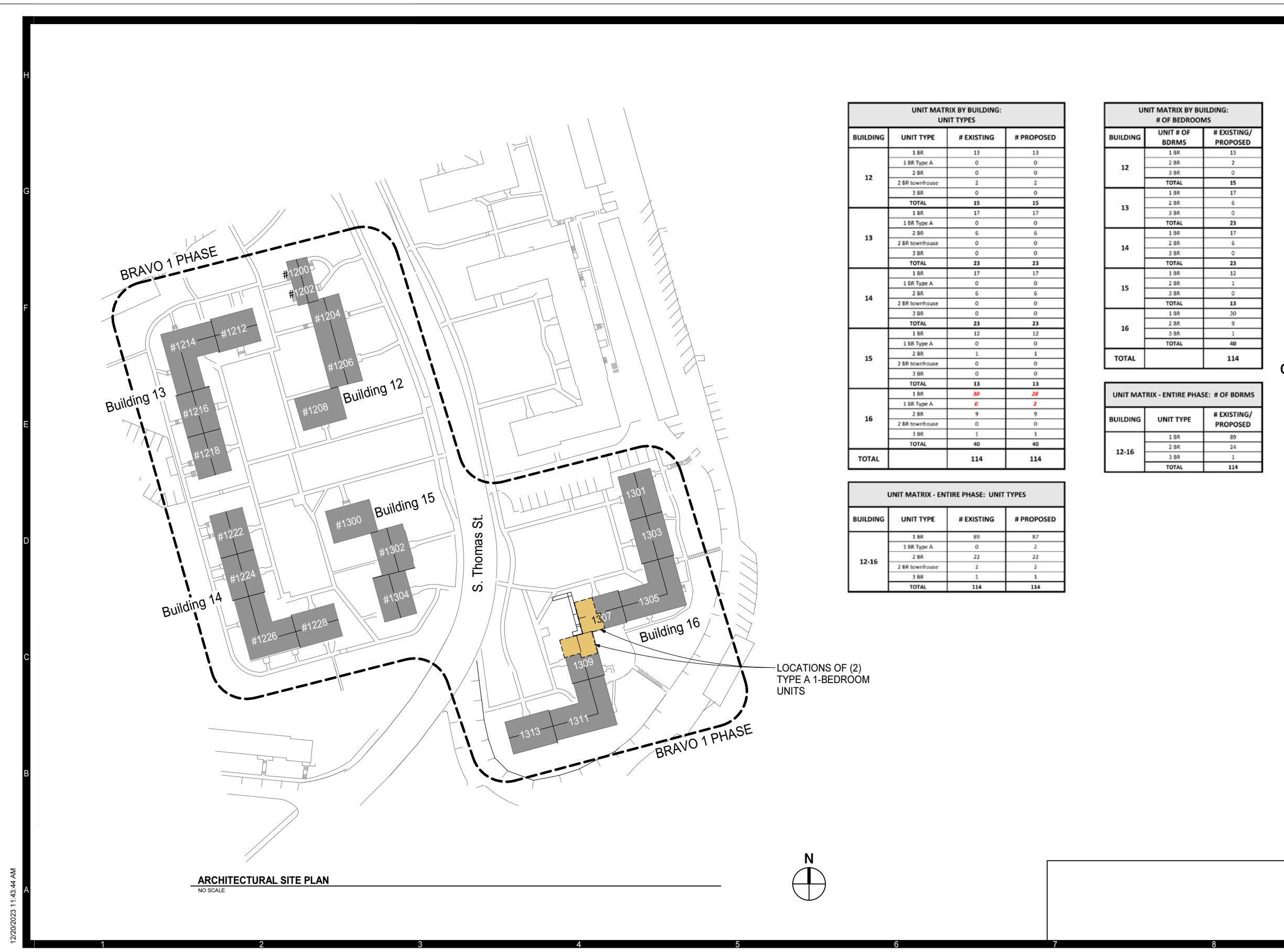
1. These drawings are for illustrative purpose only and subject to change based on final design.

Date: 02-13-2024

Drawn/Checked: SA/JK

Project #: 8340.8340T





ARCHITECTURAL SITE PLAN  
NO SCALE

LOCATIONS OF (2)  
TYPE A 1-BEDROOM  
UNITS

UNIT MATRIX BY BUILDING: UNIT TYPES			
BUILDING	UNIT TYPE	# EXISTING	# PROPOSED
12	1 BR	13	13
	1 BR Type A	0	0
	2 BR	0	0
	2 BR townhouse	2	2
	3 BR	0	0
	<b>TOTAL</b>	<b>15</b>	<b>15</b>
13	1 BR	17	17
	1 BR Type A	0	0
	2 BR	6	6
	2 BR townhouse	0	0
	3 BR	0	0
	<b>TOTAL</b>	<b>23</b>	<b>23</b>
14	1 BR	17	17
	1 BR Type A	0	0
	2 BR	6	6
	2 BR townhouse	0	0
	3 BR	0	0
	<b>TOTAL</b>	<b>23</b>	<b>23</b>
15	1 BR	12	12
	1 BR Type A	0	0
	2 BR	1	1
	2 BR townhouse	0	0
	3 BR	0	0
	<b>TOTAL</b>	<b>13</b>	<b>13</b>
16	1 BR	30	28
	1 BR Type A	0	2
	2 BR	9	9
	2 BR townhouse	0	0
	3 BR	1	1
	<b>TOTAL</b>	<b>40</b>	<b>40</b>
<b>TOTAL</b>		<b>114</b>	<b>114</b>

UNIT MATRIX BY BUILDING: # OF BEDROOMS		
BUILDING	UNIT # OF BDRMS	# EXISTING/ PROPOSED
12	1 BR	13
	2 BR	2
	3 BR	0
	<b>TOTAL</b>	<b>15</b>
13	1 BR	17
	2 BR	6
	3 BR	0
	<b>TOTAL</b>	<b>23</b>
14	1 BR	17
	2 BR	6
	3 BR	0
	<b>TOTAL</b>	<b>23</b>
15	1 BR	12
	2 BR	1
	3 BR	0
	<b>TOTAL</b>	<b>13</b>
16	1 BR	30
	2 BR	9
	3 BR	1
	<b>TOTAL</b>	<b>40</b>
<b>TOTAL</b>		<b>114</b>

UNIT MATRIX - ENTIRE PHASE: UNIT TYPES			
BUILDING	UNIT TYPE	# EXISTING	# PROPOSED
12-16	1 BR	89	87
	1 BR Type A	0	2
	2 BR	22	22
	2 BR townhouse	2	2
	3 BR	1	1
	<b>TOTAL</b>	<b>114</b>	<b>114</b>

UNIT MATRIX - ENTIRE PHASE: # OF BDRMS		
BUILDING	UNIT TYPE	# EXISTING/ PROPOSED
12-16	1 BR	89
	2 BR	24
	3 BR	1
	<b>TOTAL</b>	<b>114</b>

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S. Thomas St., Arlington, VA

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DATE	DESCRIPTION

ARCHITECTURAL KEY PLAN & UNIT MATRIX

A.1

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ELEVATION SCOPE OF WORK NOTES

SCOPE OF WORK:

- WINDOWS
  - EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
  - REPLACE EXISTING STEEL SASH (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
  - PAINT ALL EXISTING STEEL WINDOW LINTELS.
- LOUVERS
  - REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
  - PAINT ALL LOUVERS.
- BRICK
  - REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
  - PAINT PREVIOUSLY PAINTED BRICK.
  - CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
  - REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK; MATCH SIZE, SHAPE, COLOR, TEXTURE, AND MORTAR.
- ROOFING
  - REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR, AND TEXTURE.
  - REPLACE FLAT ROOF.
  - REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
  - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
- DOORS
  - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
  - EXISTING ENTRY DOOR HARDWARE TO REMAIN.
  - PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
- TRIMMOLDINGS
  - REPAIR AND PAINT EXISTING SHUTTERS.
  - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
  - REPAIR AND PAINT CLAPBOARD SIDING.
- FIXTURES, FURNISHINGS & EQUIPMENT
  - REPLACE LIGHT FIXTURES
  - EXISTING ADDRESS PLAQUES TO REMAIN.
  - PAINT EXISTING RAILINGS WITH PRODUCT THAT CAN ACHIEVE A 10-YEAR MATERIAL WARRANTY.
  - PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET VH MDCR REQUIREMENTS. (NOT SHOWN)

2 BUILDING 12 EAST ELEVATION

1/8" = 1'-0"

BUILDING ELEVATION KEYNOTES

REPRESENTED BY [ ]  
APPLIES TO DRAWINGS IN A4 SERIES

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- 2 BRICK - UNPAINTED; REPOINT & CLEAN
- 3 BRICK - PAINTED; REPOINT & PAINT
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- 16 CONCRETE PORCH; REPAIR & CLEAN
- 17 NEW ENTRANCE DOOR TO NEW ACCESSIBLE UNIT. PROVIDE METAL AWNING.
- 18 NEW CONCRETE RAMPLANDING WITH BRICK CHEEK WALL. PROVIDE STEEL PIPE RAILING TO MATCH EXISTING RAILINGS THROUGHOUT SITE.
- 19 WOOD CLAPBOARD SIDING; REPAIR & PAINT

1 BUILDING 12 WEST ELEVATION

1/8" = 1'-0"

KEY PLAN

1 BUILDING 12 WEST ELEVATION

1/8" = 1'-0"

BUILDING 12 ELEVATIONS

A.12-4.1

1 BUILDING 12 WEST ELEVATION

1/8" = 1'-0"

BUILDING 12 ELEVATIONS

A.12-4.1

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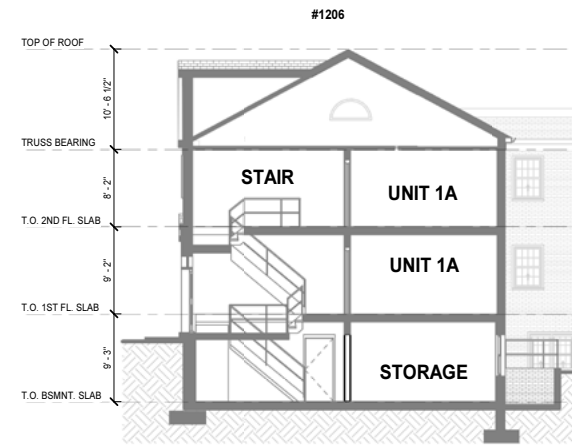
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**3 BUILDING 12 SECTION**  
1/8" = 1'-0"



**2 BUILDING 12 NORTH ELEVATION**  
1/8" = 1'-0"



**1 BUILDING 12 SOUTH ELEVATION**  
1/8" = 1'-0"

**ELEVATION SCOPE OF WORK NOTES**

SCOPE OF WORK:

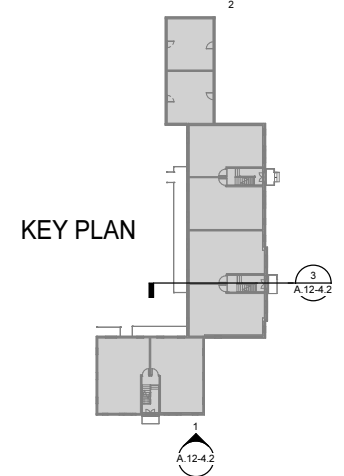
- WINDOWS
  - EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
  - REPLACE EXISTING STEEL SASH (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
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  - REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
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- ROOFING
  - REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR, AND TEXTURE.
  - REPLACE FLAT ROOF.
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  - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
- DOORS
  - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
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- TRIMMOLDDINGS
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  - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
  - REPAIR AND PAINT CLAPBOARD SIDING.
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**BUILDING ELEVATION KEYNOTES**

REPRESENTED BY [ ]

APPLIES TO DRAWINGS IN A4 SERIES

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- 2 BRICK - UNPAINTED; REPOINT & CLEAN
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**BUILDING 12 ELEVATIONS & SECTION**

**A.12-4.2**





2 BUILDING 13 EAST ELEVATION  
1/8" = 1'-0"



1 BUILDING 13 WEST ELEVATION  
1/8" = 1'-0"

**ELEVATION SCOPE OF WORK NOTES**

SCOPE OF WORK:

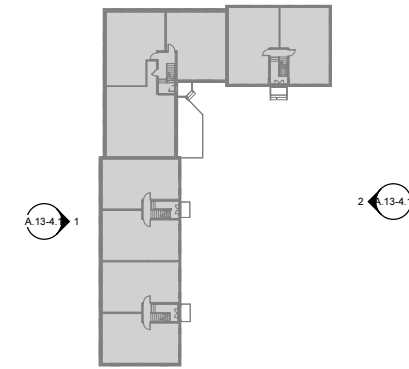
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**BUILDING ELEVATION KEYNOTES**

REPRESENTED BY [1]

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KEY PLAN

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BUILDING 13 ELEVATION

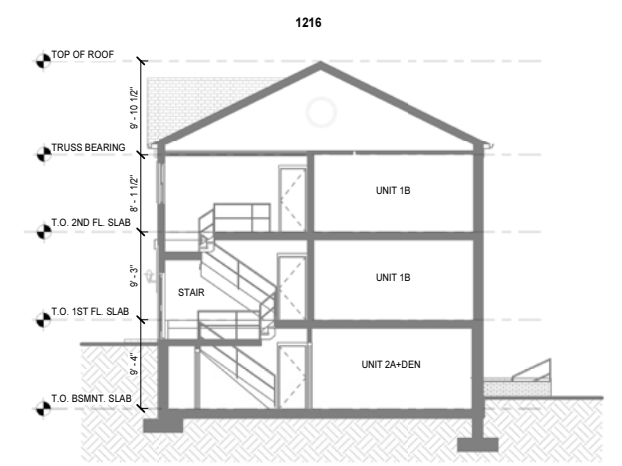
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**3 BUILDING 13 SECTION**  
1/8" = 1'-0"



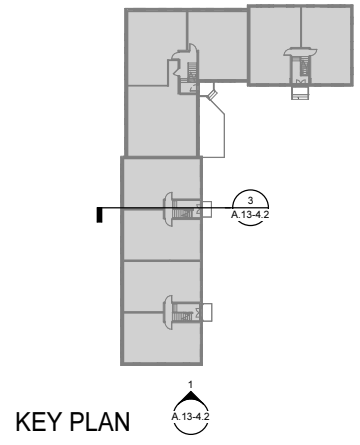
**2 BUILDING 13 NORTH ELEVATION**  
1/8" = 1'-0"



**1 BUILDING 13 SOUTH ELEVATION**  
1/8" = 1'-0"

ELEVATION SCOPE OF WORK NOTES	
<b>SCOPE OF WORK:</b>	
• WINDOWS	• EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
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• LOUVERS	• REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
	• PAINT ALL LOUVERS.
• BRICK	• REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
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• ROOFING	• REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR, AND TEXTURE.
	• REPLACE FLAT ROOF.
	• REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
	• EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
• DOORS	• REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
	• EXISTING ENTRY DOOR HARDWARE TO REMAIN.
	• PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
• TRIMMOLDS	• REPAIR AND PAINT EXISTING SHUTTERS.
	• REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
	• REPAIR AND PAINT CLAPBOARD SIDING.
• FIXTURES, FURNISHINGS & EQUIPMENT	• REPLACE LIGHT FIXTURES
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BUILDING ELEVATION KEYNOTES	
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KEY PLAN

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**BUILDING 13 ELEVATIONS & SECTION**

**A.13-4.2**





**2 BUILDING 14 EAST ELEVATION**  
1/8" = 1'-0"

**1 BUILDING 14 WEST ELEVATION**  
1/8" = 1'-0"

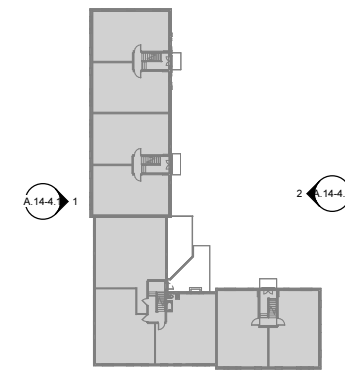
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  - REPAIR AND PAINT EXISTING SHUTTERS.
  - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
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S. Thomas St., Arlington, VA

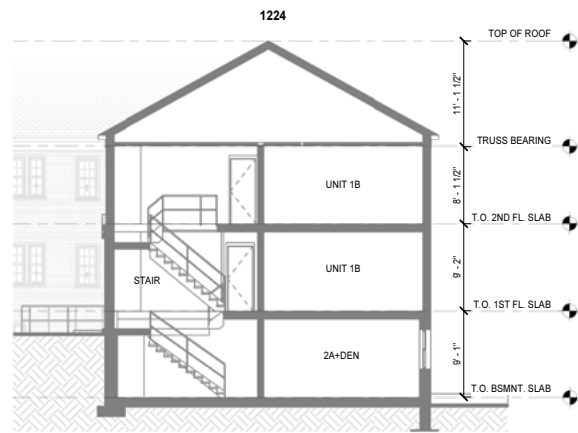
PROJECT NO.	031518
DATE	12/20/23
REVISIONS	
DATE	DESCRIPTION

BUILDING 14 ELEVATIONS

A.14-4.1

12/20/2023 11:48:58 AM





**3 BUILDING 14 SECTION**  
1/8" = 1'-0"



**2 BUILDING 14 NORTH ELEVATION**  
1/8" = 1'-0"



**1 BUILDING 14 SOUTH ELEVATION**  
1/8" = 1'-0"

**ELEVATION SCOPE OF WORK NOTES**

SCOPE OF WORK:

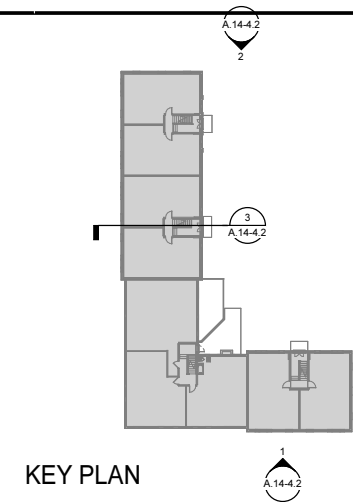
- WINDOWS
  - EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
  - REPLACE EXISTING STEEL SASH (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
  - PAINT ALL EXISTING STEEL WINDOW LINTELS.
- LOUVERS
  - REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
  - PAINT ALL LOUVERS.
- BRICK
  - REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
  - PAINT PREVIOUSLY PAINTED BRICK.
  - CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
  - REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK; MATCH SIZE, SHAPE, COLOR, TEXTURE, AND MORTAR.
- ROOFING
  - REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR, AND TEXTURE.
  - REPLACE FLAT ROOF.
  - REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
  - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
- DOORS
  - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
  - EXISTING ENTRY DOOR HARDWARE TO REMAIN.
  - PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
- TRIMMOLDINGS
  - REPAIR AND PAINT EXISTING SHUTTERS.
  - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
  - REPAIR AND PAINT CLAPBOARD SIDING.
- FIXTURES, FURNISHINGS & EQUIPMENT
  - REPLACE LIGHT FIXTURES
  - EXISTING ADDRESS PLAQUES TO REMAIN.
  - PAINT EXISTING RAILINGS WITH PRODUCT THAT CAN ACHIEVE A 10-YEAR MATERIAL WARRANTY.
  - PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET VH MDCR REQUIREMENTS. (NOT SHOWN)

**BUILDING ELEVATION KEYNOTES**

REPRESENTED BY [ ]

APPLIES TO DRAWINGS IN A4 SERIES

- 1 SLATE ROOF, REPAIR.
- 2 BRICK - UNPAINTED; REPOINT & CLEAN
- 3 BRICK - PAINTED; REPOINT & PAINT
- 4 ATTIC LOUVER; REPAIR & PAINT
- 5 METAL GUTTER; ETR
- 6 WINDOW SHUTTER; REPAIR & PAINT
- 7 REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT BRICK.
- 8 WOOD FASCIA(RAKE) TRIM; REPAIR & PAINT
- 9 WOOD ENTRANCE TRIM; REPAIR & PAINT
- 10 LIGHT FIXTURE; REPLACE
- 11 METAL RAILING; REPAIR & PAINT
- 12 VINYL WINDOW; CLEAN
- 13 STEEL WINDOW; REPLACE WITH VINYL WINDOW
- 14 WOOD ENTRANCE DOOR; REPAIR & PAINT
- 15 RESIDENTIAL ENTRANCE DOOR & SCREEN DOOR; REPLACE ENTRANCE DOOR & REPAIR SCREEN DOOR
- 16 CONCRETE PORCH; REPAIR & CLEAN
- 17 NEW ENTRANCE DOOR TO NEW ACCESSIBLE UNIT; PROVIDE METAL AWNING.
- 18 NEW CONCRETE RAMPLANDING WITH BRICK CHEEK WALL. PROVIDE STEEL PIPE RAILING TO MATCH EXISTING RAILINGS THROUGHOUT SITE.
- 19 WOOD CLAPBOARD SIDING; REPAIR & PAINT



KEY PLAN

**MOSELEYARCHITECTS**

3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE (804) 784-7555 FAX (804) 355-5880  
MOSELEYARCHITECTS.COM

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**Barcroft Reno. Bravo 1**

Jair Lynch Real Estate Partners  
S. Thomas St., Arlington, VA

PROJECT NO.	031518
DATE	12/20/23
REVISIONS	
DATE	DESCRIPTION

**BUILDING 14 ELEVATIONS & SECTION**

**A.14-4.2**

12/20/2023 11:44:28 AM





**2 BUILDING 15 EAST ELEVATION**  
1/8" = 1'-0"



**1 BUILDING 15 WEST ELEVATION**  
1/8" = 1'-0"

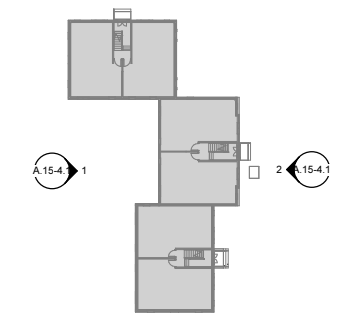
**ELEVATION SCOPE OF WORK NOTES**

SCOPE OF WORK:

- WINDOWS
  - EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
  - REPLACE EXISTING STEEL SASH (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
  - PAINT ALL EXISTING STEEL WINDOW LINTELS.
- LOUVERS
  - REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
  - PAINT ALL LOUVERS.
- BRICK
  - REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
  - PAINT PREVIOUSLY PAINTED BRICK.
  - CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
  - REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK; MATCH SIZE, SHAPE, COLOR, TEXTURE, AND MORTAR.
- ROOFING
  - REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR, AND TEXTURE.
  - REPLACE FLAT ROOF.
  - REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
  - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
- DOORS
  - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
  - EXISTING ENTRY DOOR HARDWARE TO REMAIN.
  - PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
- TRIMMOLDINGS
  - REPAIR AND PAINT EXISTING SHUTTERS.
  - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
  - REPAIR AND PAINT CLAPBOARD SIDING.
- FIXTURES, FURNISHINGS & EQUIPMENT
  - REPLACE LIGHT FIXTURES
  - EXISTING ADDRESS PLAQUES TO REMAIN.
  - PAINT EXISTING RAILINGS WITH PRODUCT THAT CAN ACHIEVE A 10-YEAR MATERIAL WARRANTY.
  - PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET VH MDCR REQUIREMENTS. (NOT SHOWN)

**BUILDING ELEVATION KEYNOTES**  
REPRESENTED BY [ ]  
APPLIES TO DRAWINGS IN A4 SERIES

1	SLATE ROOF, REPAIR
2	BRICK - UNPAINTED; REPOINT & CLEAN
3	BRICK - PAINTED; REPOINT & PAINT
4	ATTIC LOUVER; REPAIR & PAINT
5	METAL GUTTER; ETR
6	WINDOW SHUTTER; REPAIR & PAINT
7	REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT BRICK.
8	WOOD FASCIA(RAKE) TRIM; REPAIR & PAINT
9	WOOD ENTRANCE TRIM; REPAIR & PAINT
10	LIGHT FIXTURE; REPLACE
11	METAL RAILING; REPAIR & PAINT
12	VINYL WINDOW; CLEAN
13	STEEL WINDOW; REPLACE WITH VINYL WINDOW
14	WOOD ENTRANCE DOOR; REPAIR & PAINT
15	RESIDENTIAL ENTRANCE DOOR & SCREEN DOOR; REPLACE ENTRANCE DOOR & REPAIR SCREEN DOOR
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17	NEW ENTRANCE DOOR TO NEW ACCESSIBLE UNIT. PROVIDE METAL AWNING.
18	NEW CONCRETE RAMPLANDING WITH BRICK CHEEK WALL. PROVIDE STEEL PIPE RAILING TO MATCH EXISTING RAILINGS THROUGHOUT SITE.
19	WOOD CLAPBOARD SIDING; REPAIR & PAINT



KEY PLAN

**MOSELEYARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE (804) 784-7555 FAX (804) 355-5890  
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**Barcroft Reno. Bravo 1**  
Jair Lynch Real Estate Partners  
S. Thomas St., Arlington, VA

PROJECT NO.	031518
DATE	12/20/23
REVISIONS	
DATE	DESCRIPTION

BUILDING 15 ELEVATIONS

A.15-4.1

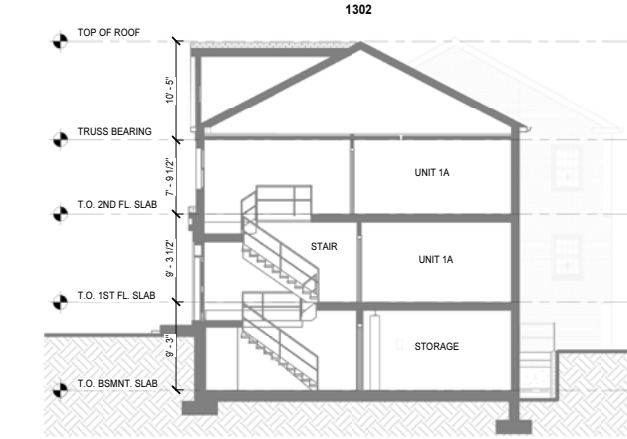
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A B C D E F G H

1 2 3 4 5 6 7 8



3 BUILDING 15 SECTION  
1/8" = 1'-0"



2 BUILDING 15 NORTH ELEVATION  
1/8" = 1'-0"



1 BUILDING 15 SOUTH ELEVATION  
1/8" = 1'-0"

**ELEVATION SCOPE OF WORK NOTES**

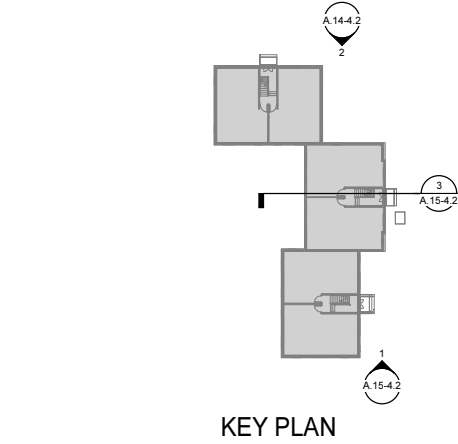
SCOPE OF WORK:

- WINDOWS
  - EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
  - REPLACE EXISTING STEEL SASH (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
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  - REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
  - PAINT ALL LOUVERS.
- BRICK
  - REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
  - PAINT PREVIOUSLY PAINTED BRICK.
  - CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
  - REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK; MATCH SIZE, SHAPE, COLOR, TEXTURE, AND MORTAR.
- ROOFING
  - REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR, AND TEXTURE.
  - REPLACE FLAT ROOF.
  - REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
  - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
- DOORS
  - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
  - EXISTING ENTRY DOOR HARDWARE TO REMAIN.
  - PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
- TRIMMOLDINGS
  - REPAIR AND PAINT EXISTING SHUTTERS.
  - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
  - REPAIR AND PAINT CLAPBOARD SIDING.
- FIXTURES, FURNISHINGS & EQUIPMENT
  - REPLACE LIGHT FIXTURES
  - EXISTING ADDRESS PLAQUES TO REMAIN.
  - PAINT EXISTING RAILINGS WITH PRODUCT THAT CAN ACHIEVE A 10-YEAR MATERIAL WARRANTY.
  - PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET VH MDCR REQUIREMENTS. (NOT SHOWN)

**BUILDING ELEVATION KEYNOTES**

REPRESENTED BY [ ]  
APPLIES TO DRAWINGS IN A4 SERIES

- SLATE ROOF, REPAIR
- BRICK - UNPAINTED; REPOINT & CLEAN
- BRICK - PAINTED; REPOINT & PAINT
- ATTIC LOUVER; REPAIR & PAINT
- METAL GUTTER; ETR
- WINDOW SHUTTER; REPAIR & PAINT
- REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT BRICK.
- WOOD FASCIA/RAKE/ TRIM; REPAIR & PAINT
- WOOD ENTRANCE TRIM; REPAIR & PAINT
- LIGHT FIXTURE; REPLACE
- METAL RAILING; REPAIR & PAINT
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- STEEL WINDOW; REPLACE WITH VINYL WINDOW
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- WOOD CLAPBOARD SIDING; REPAIR & PAINT



KEY PLAN

**MOSELEYARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE (804) 784-7555 FAX (804) 355-5890  
MOSELEYARCHITECTS.COM

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**Barcroft Reno. Bravo 1**  
Jair Lynch Real Estate Partners  
S. Thomas St., Arlington, VA

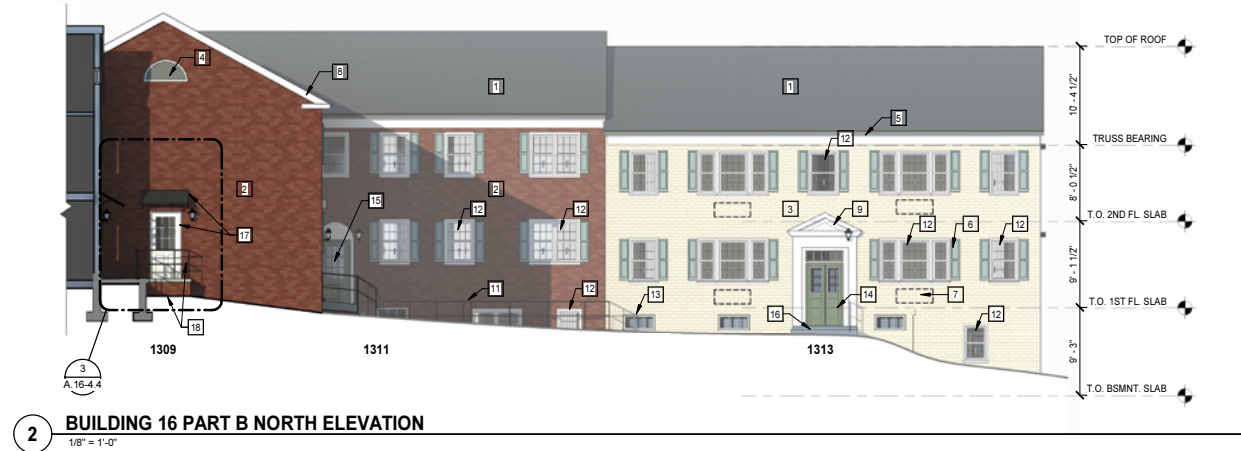
PROJECT NO. 031518  
DATE 12/20/23

REVISIONS	
DATE	DESCRIPTION

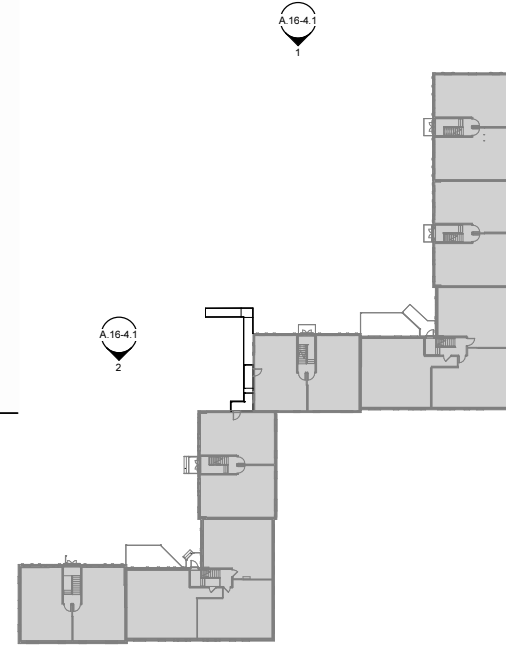
**BUILDING 15 ELEVATIONS & SECTION**  
**A.15-4.2**



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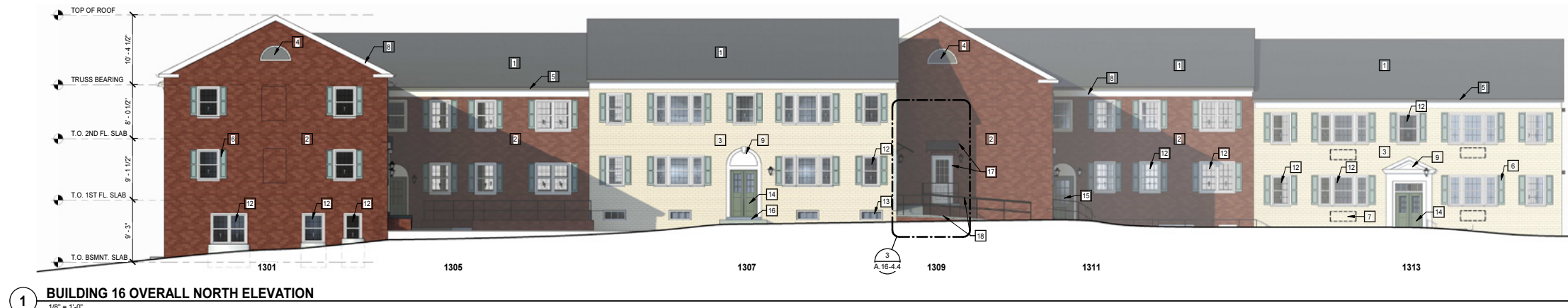
**2 BUILDING 16 PART B NORTH ELEVATION**  
1/8" = 1'-0"



KEY PLAN

- ELEVATION SCOPE OF WORK NOTES**
- SCOPE OF WORK:
- WINDOWS
    - EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
    - REPLACE EXISTING STEEL (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
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  - LOUVERS
    - REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
    - PAINT ALL LOUVERS.
  - BRICK
    - REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
    - PAINT PREVIOUSLY PAINTED BRICK.
    - CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
    - REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK; MATCH SIZE, SHAPE, COLOR, TEXTURE, AND MORTAR.
  - ROOFING
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    - REPLACE FLAT ROOF.
    - REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
    - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
  - DOORS
    - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
    - EXISTING ENTRY DOOR HARDWARE TO REMAIN.
    - PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
  - TRIMMOLDINGS
    - REPAIR AND PAINT EXISTING SHUTTERS.
    - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
    - REPAIR AND PAINT CLAPBOARD SIDING.
  - FIXTURES, FURNISHINGS & EQUIPMENT
    - REPLACE LIGHT FIXTURES.
    - EXISTING ADDRESS PLAQUES TO REMAIN.
    - PAINT EXISTING RAILINGS WITH PRODUCT THAT CAN ACHIEVE A 10-YEAR MATERIAL WARRANTY.
    - PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET VH MDCR REQUIREMENTS. (NOT SHOWN)

- BUILDING ELEVATION KEYNOTES**
- REPRESENTED BY [ ]  
APPLIES TO DRAWINGS IN A4 SERIES
- 1 SLATE ROOF, REPAIR
  - 2 BRICK - UNPAINTED; REPOINT & CLEAN
  - 3 BRICK - PAINTED; REPOINT & PAINT
  - 4 ATTIC LOUVER; REPAIR & PAINT
  - 5 METAL GUTTER; ETR
  - 6 WINDOW SHUTTER; REPAIR & PAINT
  - 7 REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT BRICK.
  - 8 WOOD FASCIA(RAKE) TRIM; REPAIR & PAINT
  - 9 WOOD ENTRANCE TRIM; REPAIR & PAINT
  - 10 LIGHT FIXTURE; REPLACE
  - 11 METAL RAILING; REPAIR & PAINT
  - 12 VINYL WINDOW; CLEAN
  - 13 STEEL WINDOW; REPLACE WITH VINYL WINDOW
  - 14 WOOD ENTRANCE DOOR; REPAIR & PAINT
  - 15 RESIDENTIAL ENTRANCE DOOR & SCREEN DOOR; REPLACE ENTRANCE DOOR & REPAIR SCREEN DOOR
  - 16 CONCRETE PORCH; REPAIR & CLEAN
  - 17 NEW ENTRANCE DOOR TO NEW ACCESSIBLE UNIT. PROVIDE METAL AWNING.
  - 18 NEW CONCRETE RAMPLANDING WITH BRICK CHEEK WALL. PROVIDE STEEL PIPE RAILING TO MATCH EXISTING RAILINGS THROUGHOUT SITE.
  - 19 WOOD CLAPBOARD SIDING; REPAIR & PAINT



**1 BUILDING 16 OVERALL NORTH ELEVATION**  
1/8" = 1'-0"

**MOSELEYARCHITECTS**

3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE (804)794-7555 FAX (804) 355-5890  
MOSELEYARCHITECTS.COM

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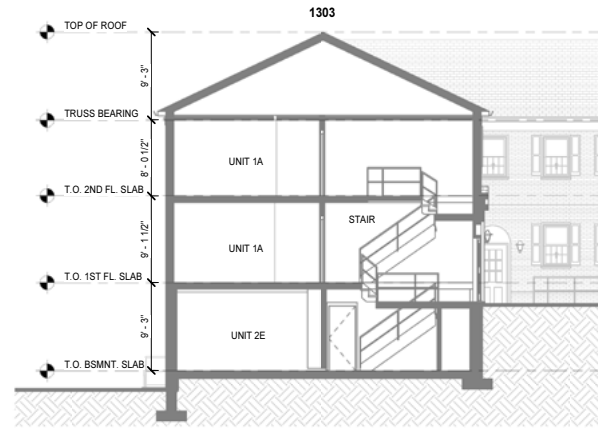
**Barcroft Reno. Bravo 1**  
Jair Lynch Real Estate Partners  
S. Thomas St., Arlington, VA

PROJECT NO.	031518
DATE	12/20/23
REVISIONS	
DATE	DESCRIPTION

**BUILDING 16 ELEVATIONS**

**A.16-4.1**





**3 BUILDING 16 SECTION**  
1/8" = 1'-0"

ELEVATION SCOPE OF WORK NOTES	
<b>SCOPE OF WORK:</b>	
• WINDOWS	• EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
	• REPLACE EXISTING STEEL SASH (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
	• PAINT ALL EXISTING STEEL WINDOW LINTELS.
• LOUVERS	• REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
	• PAINT ALL LOUVERS.
• BRICK	• REPOINT DETERIORATED MORTAR; MATCH SIZE, SHAPE, COLOR AND TEXTURE.
	• PAINT PREVIOUSLY PAINTED BRICK.
	• CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
	• REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK; MATCH SIZE, SHAPE, COLOR, TEXTURE, AND MORTAR.
• ROOFING	• REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR AND TEXTURE.
	• REPLACE FLAT ROOF.
	• REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
	• EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
• DOORS	• REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
	• EXISTING ENTRY DOOR HARDWARE TO REMAIN.
	• PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
• TRIMMOLDS	• REPAIR AND PAINT EXISTING SHUTTERS.
	• REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
	• REPAIR AND PAINT CLAPBOARD SIDING.
• FIXTURES, FURNISHINGS & EQUIPMENT	• REPLACE LIGHT FIXTURES
	• EXISTING ADDRESS PLAQUES TO REMAIN.
	• PAINT EXISTING RAILINGS WITH PRODUCT THAT CAN ACHIEVE A 10-YEAR MATERIAL WARRANTY.
	• PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET VH MDCR REQUIREMENTS. (NOT SHOWN)

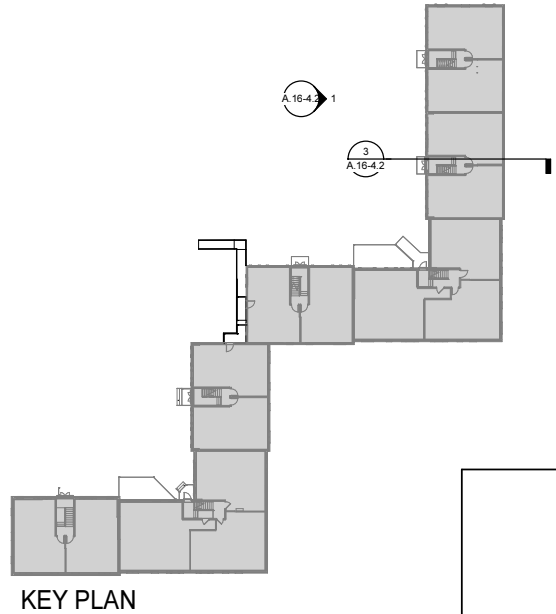
BUILDING ELEVATION KEYNOTES	
REPRESENTED BY [Symbol]	
APPLIES TO DRAWINGS IN A4 SERIES	
1	SLATE ROOF, REPAIR
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18	NEW CONCRETE RAMPLANDING WITH BRICK CHEEK WALL. PROVIDE STEEL PIPE RAILING TO MATCH EXISTING RAILINGS THROUGHOUT SITE.
19	WOOD CLAPBOARD SIDING; REPAIR & PAINT



**2 BUILDING 16 PART B WEST ELEVATION**  
1/8" = 1'-0"



**1 BUILDING 16 PART A WEST ELEVATION**  
1/8" = 1'-0"



KEY PLAN

**MOSELEYARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
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**Barcroft Reno. Bravo 1**  
Jair Lynch Real Estate Partners  
S. Thomas St., Arlington, VA

PROJECT NO.	431518
DATE	12/20/23
REVISIONS	
DATE	DESCRIPTION

**BUILDING 16 ELEVATIONS & SECTION**

**A.16-4.2**

12/20/2023 11:45:01 AM





**3 BUILDING 16 PART B EAST ELEVATION**  
1/8" = 1'-0"

**BUILDING ELEVATION KEYNOTES**  
REPRESENTED BY [1]  
APPLIES TO DRAWINGS IN A4 SERIES

- 1 SLATE ROOF, REPAIR.
- 2 BRICK - UNPAINTED, REPOINT & CLEAN
- 3 BRICK - PAINTED, REPOINT & PAINT
- 4 ATTIC LOUVER, REPAIR & PAINT
- 5 METAL GUTTER, ETR
- 6 WINDOW SHUTTER, REPAIR & PAINT
- 7 REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT BRICK.
- 8 WOOD FASCIA/RAKE/ TRIM, REPAIR & PAINT
- 9 WOOD ENTRANCE TRIM, REPAIR & PAINT
- 10 LIGHT FIXTURE, REPLACE
- 11 METAL RAILING, REPAIR & PAINT
- 12 VINYL WINDOW, CLEAN
- 13 STEEL WINDOW, REPLACE WITH VINYL WINDOW
- 14 WOOD ENTRANCE DOOR, REPAIR & PAINT
- 15 RESIDENTIAL ENTRANCE DOOR & SCREEN DOOR, REPLACE ENTRANCE DOOR & REPAIR SCREEN DOOR
- 16 CONCRETE PORCH, REPAIR & CLEAN
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- 19 WOOD CLAPBOARD SIDING, REPAIR & PAINT

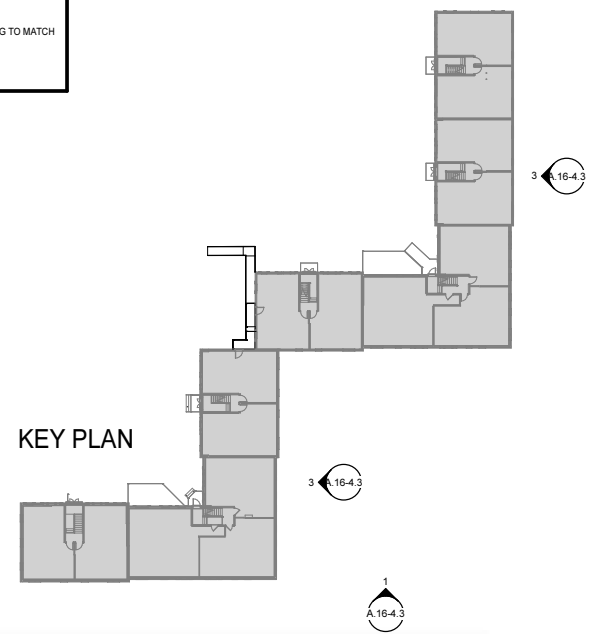
**ELEVATION SCOPE OF WORK NOTES**

SCOPE OF WORK:

- WINDOWS
  - EXISTING FIRST AND SECOND FLOOR WINDOWS TO REMAIN, CLEAN.
  - REPLACE EXISTING STEEL-SASH (BASEMENT LEVEL) WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING LEVEL 1 AND 2 WINDOWS. MATCH THE ORIGINAL GRID PATTERN.
  - PAINT ALL EXISTING STEEL WINDOW LINTELS.
- LOUVERS
  - REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
  - PAINT ALL LOUVERS.
- BRICK
  - REPOINT DETERIORATED MORTAR, MATCH SIZE, SHAPE, COLOR AND TEXTURE.
  - PAINT PREVIOUSLY PAINTED BRICK.
  - CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
  - REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK, MATCH SIZE, SHAPE, COLOR, TEXTURE, AND MORTAR.
- ROOFING
  - REPAIR SLATE TILES, MATCH SIZE, SHAPE, COLOR, AND TEXTURE.
  - REPLACE FLAT ROOF.
  - REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
  - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, CLEAN.
- DOORS
  - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
  - EXISTING ENTRY DOOR HARDWARE TO REMAIN.
  - PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
- TRIM/MOULDINGS
  - REPAIR AND PAINT EXISTING SHUTTERS.
  - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
  - REPAIR AND PAINT CLAPBOARD SIDING.
  - FIXTURES, FURNISHINGS & EQUIPMENT
    - REPLACE LIGHT FIXTURES
    - EXISTING ADDRESS PLAQUES TO REMAIN.
  - PAINT EXISTING RAILINGS WITH PRODUCT THAT CAN ACHIEVE A 10-YEAR MATERIAL WARRANTY.
  - PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET WH MDCR REQUIREMENTS. (NOT SHOWN)



**2 BUILDING 16 PART A EAST ELEVATION**  
1/8" = 1'-0"



**1 BUILDING 16 SOUTH ELEVATION**  
1/8" = 1'-0"

**MOSELEY ARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE (804) 784-7555 FAX (804) 355-5890  
MOSELEYARCHITECTS.COM

**PROGRESS PRINT NOT FOR CONSTRUCTION**

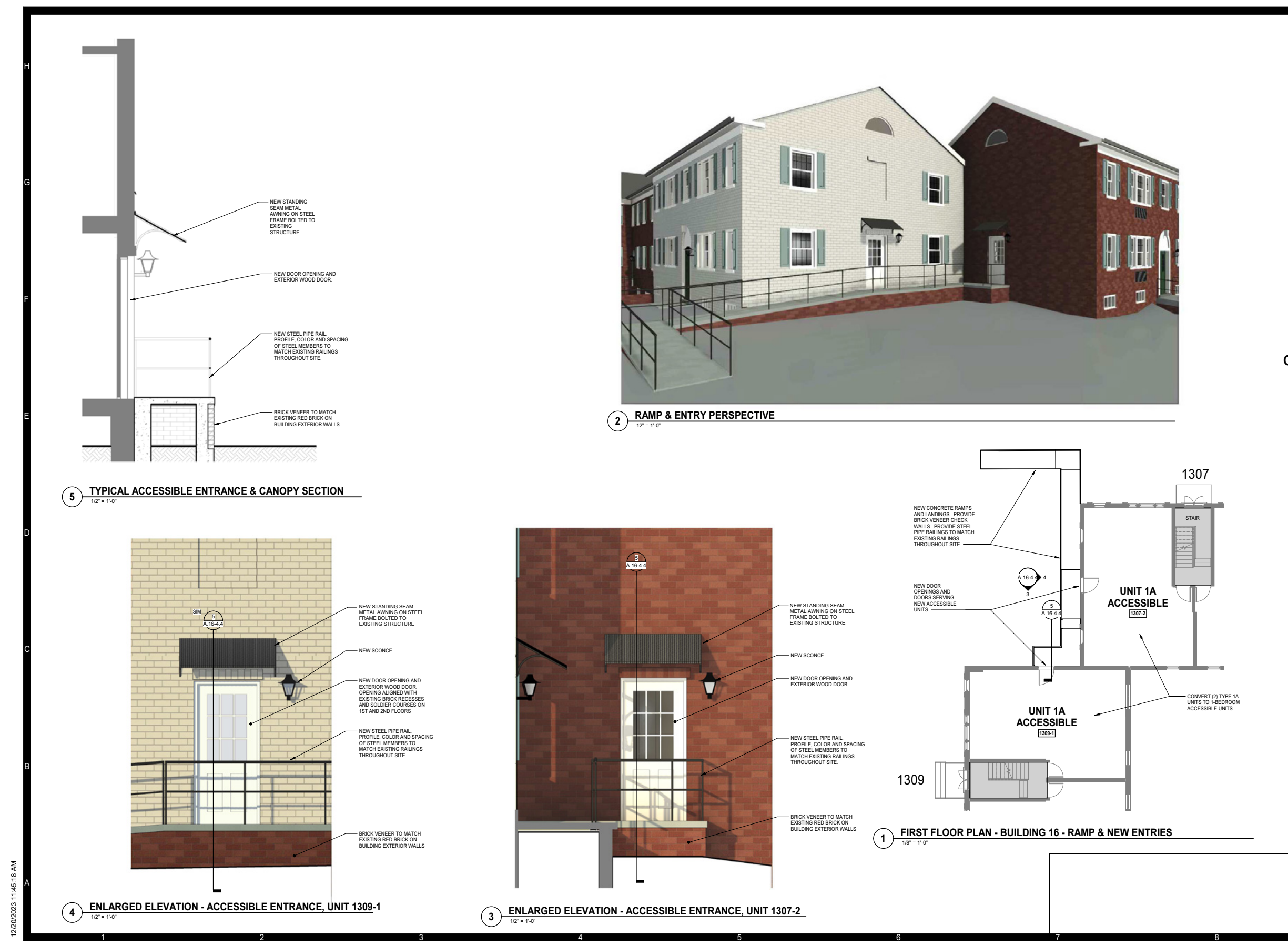
**Barcroft Reno. Bravo 1**  
Jair Lynch Real Estate Partners  
S. Thomas St., Arlington, VA

PROJECT NO.	031518
DATE	12/20/23
REVISIONS	
DATE	DESCRIPTION

**BUILDING 16 ELEVATIONS & SECTION**  
**A.16-4.3**

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**MOSELEYARCHITECTS**  
 3200 NORFOLK STREET, RICHMOND, VA 23230  
 PHONE (804) 794-7555 FAX (804) 355-8690  
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**Barcroft Reno. Bravo 1**  
 Jair Lynch Real Estate Partners  
 S. Thomas St., Arlington, VA

PROJECT NO:	631518
DATE:	12/20/23
REVISIONS	
DATE	DESCRIPTION

**NEW ACCESSIBLE ENTRANCES**

**A.16-4.4**

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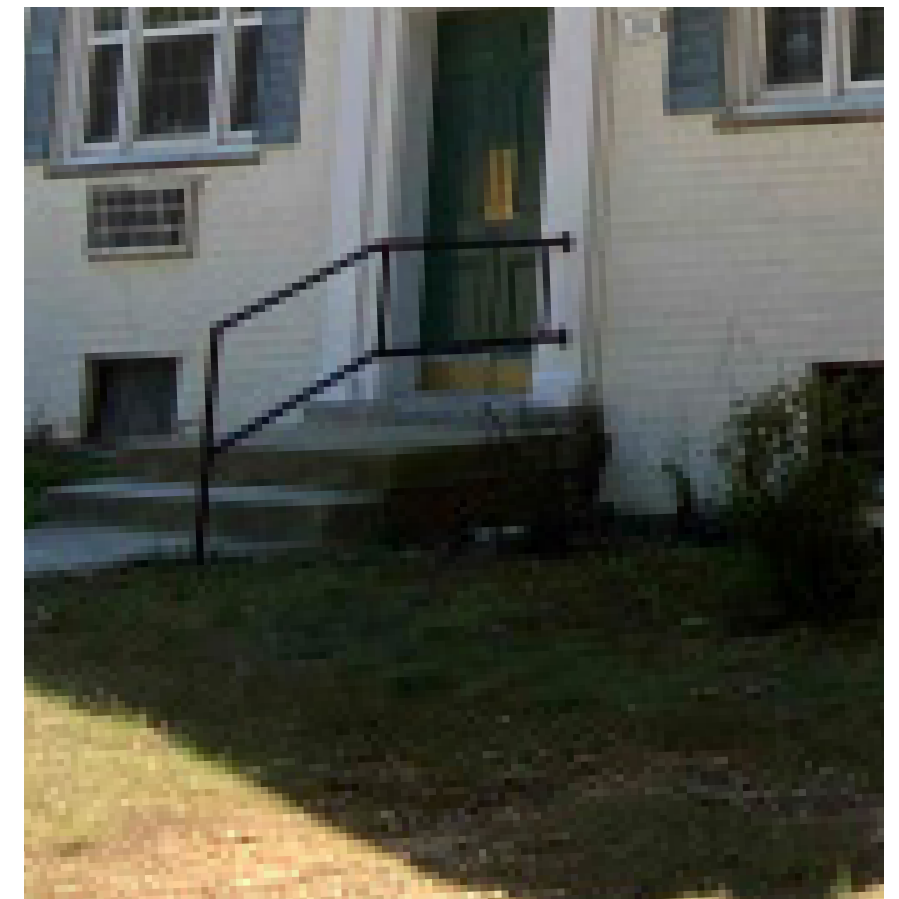
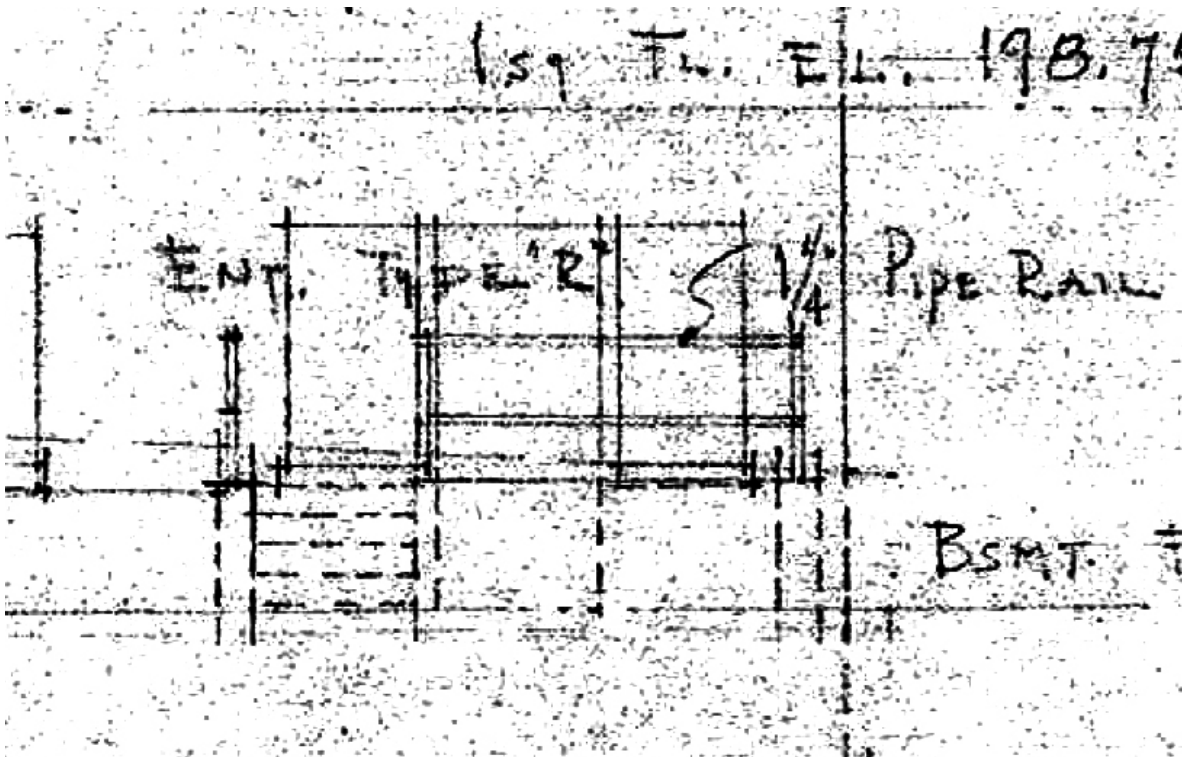
- FIBERGLASS FRAME PER VHDA REQUIREMENTS
- 9 LITE DUAL-PANE INSULATED GLASS
- COLONIAL STYLE
- WHITE COLOR
- SIMULATED DIVIDED LITE



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



Proposed railing to match existing pipe railings on site.





# WINDOW REPLACEMENTS

EXISTING BASEMENT WINDOW

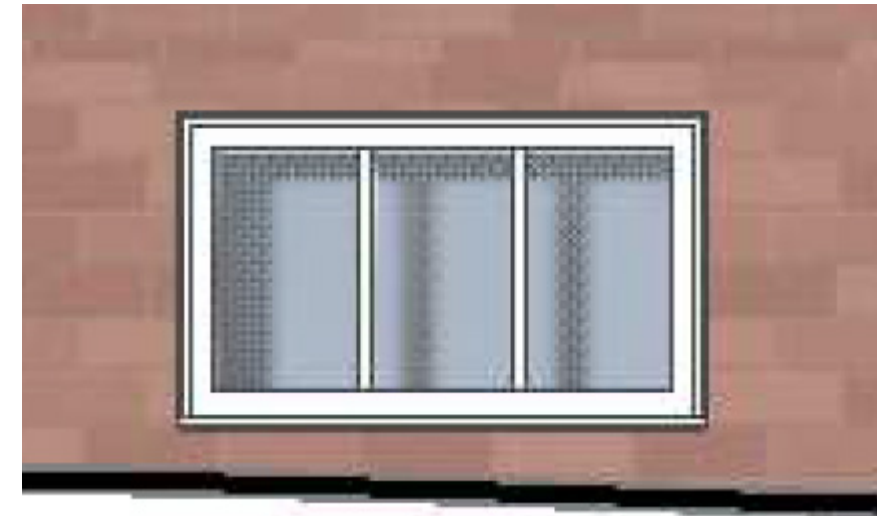


TYPICAL EXISTING WINDOWS



- Vinyl
- Single-Hung
- Dual Pane Insulated Glass
- Simulated divided light
- White Color

REPLACEMENT BASEMENT WINDOWS



- Vinyl
- Fixed
- Dual Pane Insulated Glass
- Simulated divided light
- White Color



# EXTERIOR LIGHTING FIXTURES

/ EXISTING ENTRANCE



/ EXISTING LIGHT FIXTURE



/ PROPOSED LIGHT FIXTURE

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





## EXTERIOR FIXTURES TO BE CLADDED WITH VINYL

per VHDA requirements



### VDHA 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 of materials designed 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.