



# BARCROFT APARTMENTS PHASE RC1 REHABILITATION INCLUDING ALTERATIONS

SECTION 7 BUILDINGS 47-48

1130 S GEORGE MASON DR.  
ARLINGTON, VA 22204

DRC SUBMISSION #1

FEBRUARY 21, 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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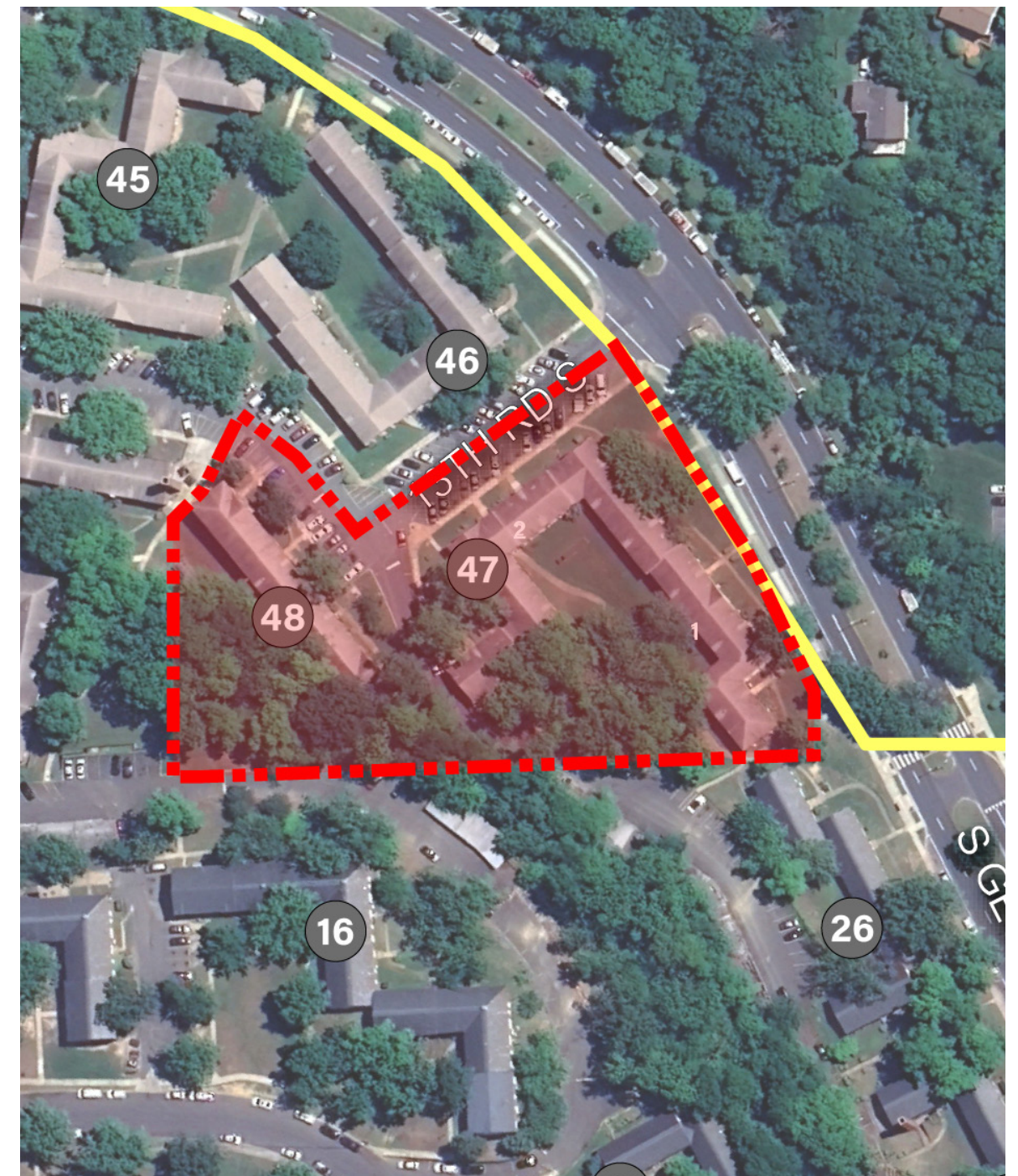
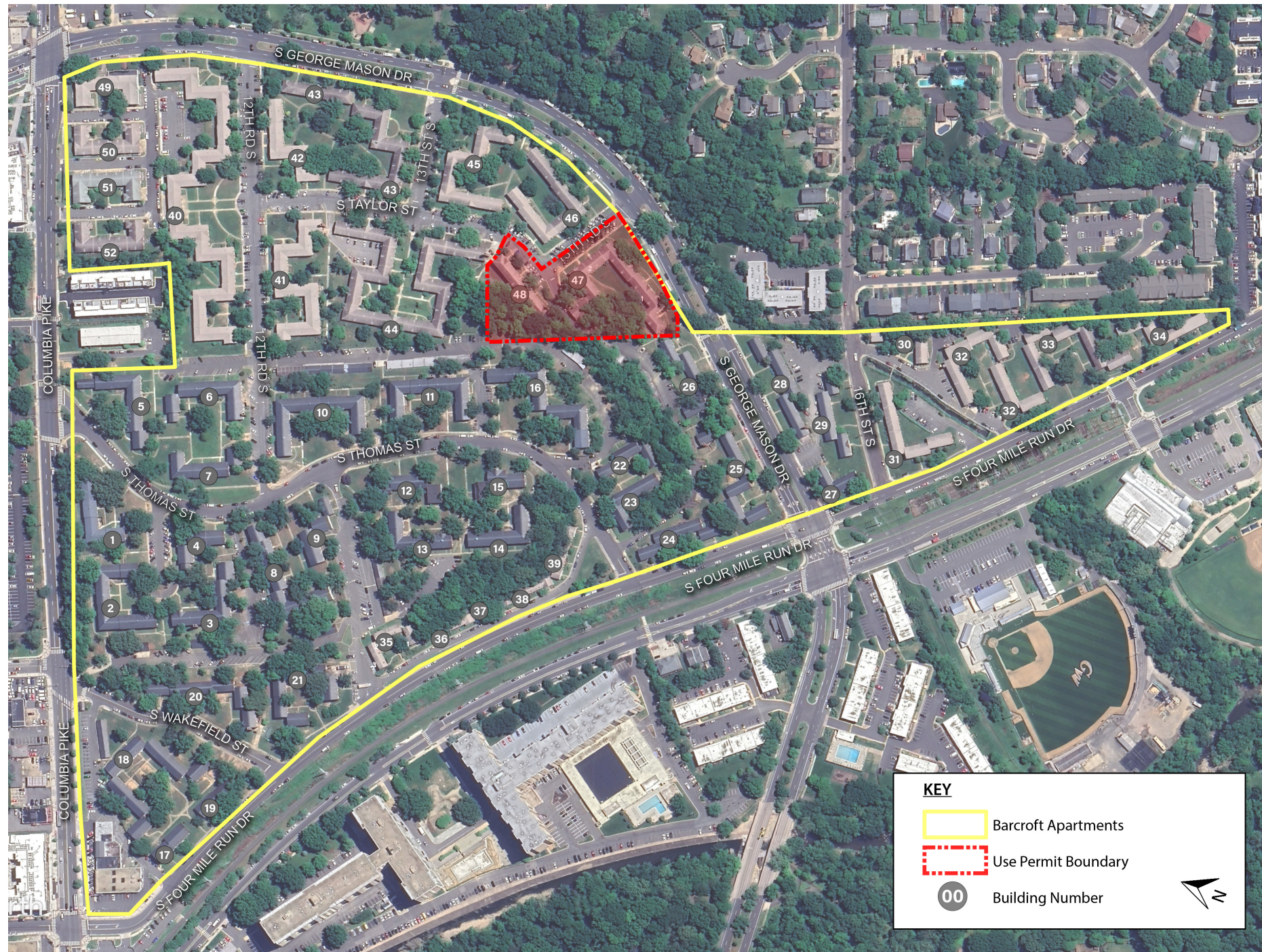
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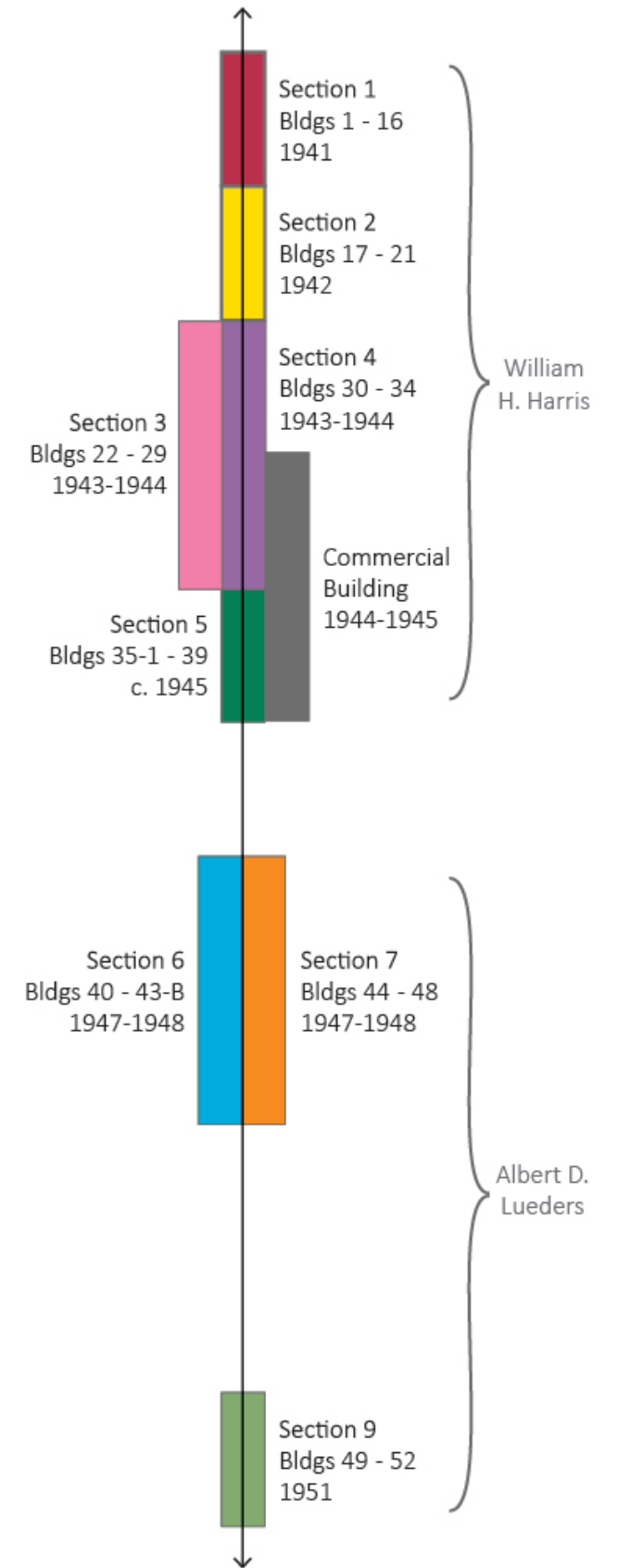
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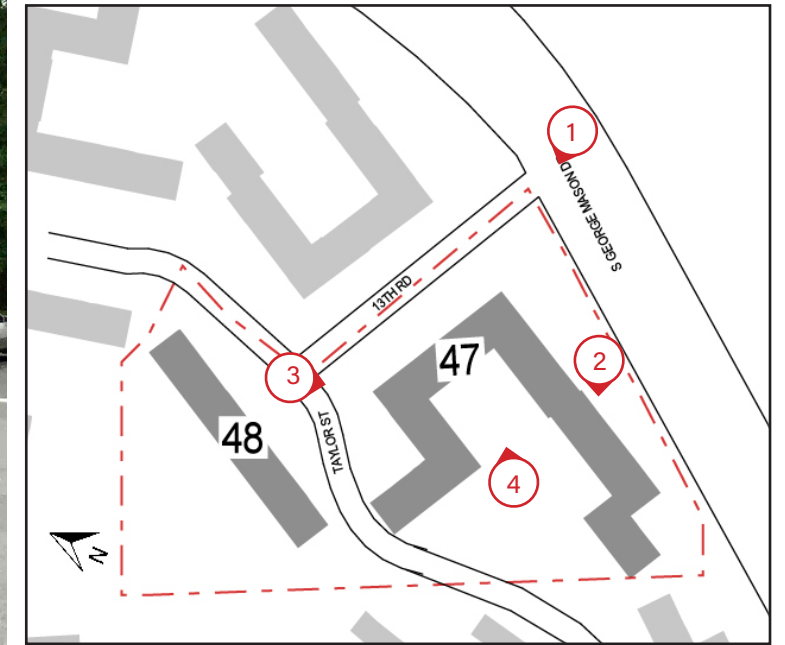
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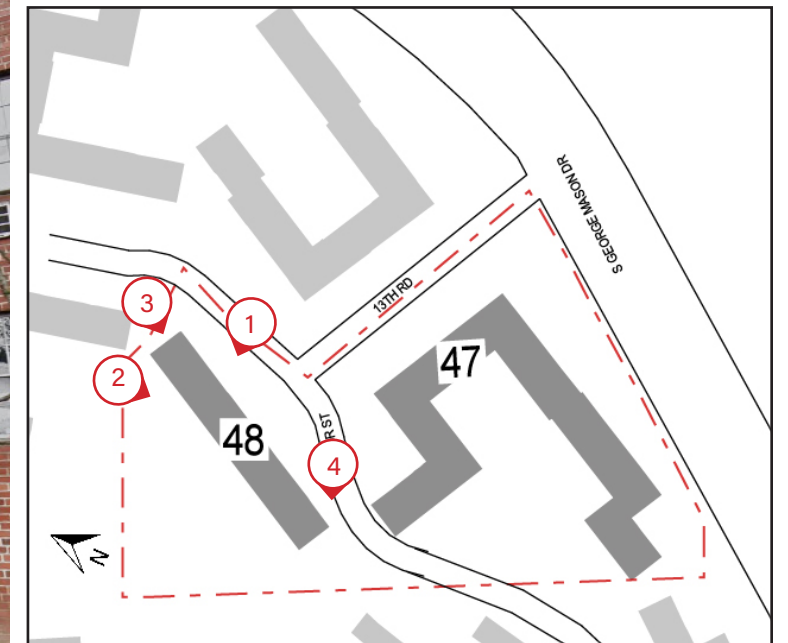














### Scope of Work

The proposed project involves the rehabilitation of two existing buildings (Buildings 47 and 48) located within Barcroft Section 7. 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 facades with low- to medium-pressure adhering to the Secretary of the Interior’s Standards.
- Removal and replacement of steel-sash double-hung windows and replacement with new vinyl, aluminum clad, or aluminum windows to match the original configuration.\*
- Removal and replacement of existing mechanical systems including existing through-wall mechanical system openings. Patch exterior wall to match surrounding brick.
- Addition of new exhaust penetrations\*
- Removal and replacement of non-original light fixtures with new compatible fixtures.
- Repair/replace damaged roof sheathing and underlayment as required. Replace existing asphalt roofs in-kind.
- Repair and paint existing metal railings.
- Repair and paint existing non-original shutters.
- Repair and paint building entry doors and frames.
- Repair and paint all steel lintels.
- Repair and paint existing wood fascia and trim.
- Replace damaged attic louvers in-kind and paint all louvers.
- Addition of outdoor amenity spaces and landscape improvements behind Building 47.
- Creation of two accessible units on both buildings. Requires new openings in brick and extension of existing window openings.\*
- Addition of a new window openings for new accessible units.\*
- Modification of an existing areaway on the north elevation of Building 48 to provide accessible entry.
- Addition of new entry doors with canopies above accessible entrances to meet Virginia Housing MCDRs.\*

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



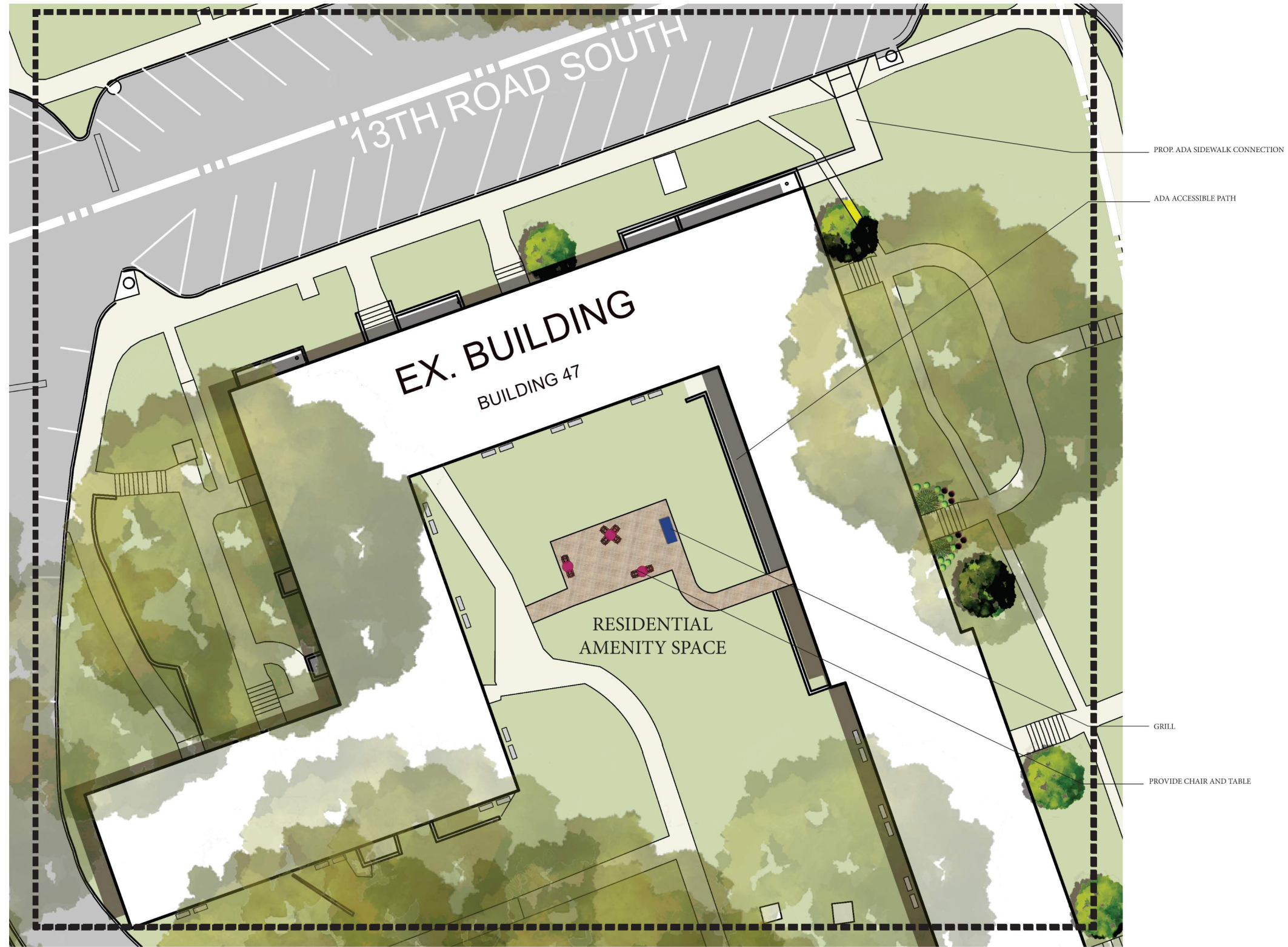




**CONCEPT LANDSCAPE IMPROVEMENTS**  
 BARCROFT RC-1  
 ARLINGTON, VA

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

Date: 02-21-2024  
 Drawn/Checked: SA/JK  
 Project #: 8340.8340U



PART A

POTENTIAL RESIDENTIAL AMENITY SPACE



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 BARCROFT RC-1  
 ARLINGTON, VA

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- ELEVATION SCOPE OF WORK NOTES**
- SCOPE OF WORK:
- WINDOWS
    - REPLACE EXISTING STEEL-SASH WINDOWS WITH VINYL WINDOWS TO MATCH EXISTING
    - MATCH THE ORIGINAL GRID PATTERNS
    - 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
    - REPLACE ASPHALT SHINGLE ROOFING IN KIND
    - 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
    - NEW ENTRY DOORS FOR ACCESS TO ACCESSIBLE UNITS AND AMENITIES TO MATCH EXISTING EXTERIOR DOORS IN PROFILE AND COLOR
  - PAINT EXISTING METAL RAILINGS: PROVIDE 10-YEAR WARRANTY ON FINISH
  - TRIM/MOULDINGS
    - REPLACE VINYL SHUTTERS IN KIND
    - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOULDINGS
    - 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 V/MOOR REQUIREMENTS (NOT SHOWN)

- BUILDING ELEVATION KEYNOTES**
- REPRESENTED BY [1]
- APPLIES TO DRAWINGS A4.1 - A4.n
- REMOVE ASPHALT SHINGLE ROOFING AND REPLACE IN KIND. REPAIR DAMAGED UNDERLAYMENT AND SHEATHING AS REQUIRED.
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  - WOOD ENTRANCE TRIM. REPAIR & PAINT.
  - LIGHT FIXTURE. REPLACE.
  - METAL RAILING. REPAIR & REPAINT.
  - REMOVE STEEL WINDOW AND PROVIDE VINYL WINDOW OF SAME SIZE, OPERATION AND MULLION PATTERN. PAINT STEEL LINTEL.
  - WOOD ENTRANCE DOOR. PAINT & REPAIR.
  - CONCRETE PORCH. REPAIR & CLEAN.
  - EXISTING RETAINING WALL AND WINDOW WELL. LOWER SLAB AND UNDERPIN WALL AS REQUIRED TO PROVIDE ACCESSIBLE ROUTE TO NEW ENTRY. WALL SHOWN TRANSPARENT FOR CLARITY.
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  - REMOVE DOUBLE DOORS. PROVIDE WINDOW. INFILL BELOW WINDOW WITH MASONRY TO MATCH EXISTING.

**MOSELEYARCHITECTS**

3300 NORFOLK STREET, RICHMOND, VA 23220  
 PHONE (804) 784-7555 FAX (804) 355-8690  
 MOSELEYARCHITECTS.COM

**BARCROFT PHASE RC-1**

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

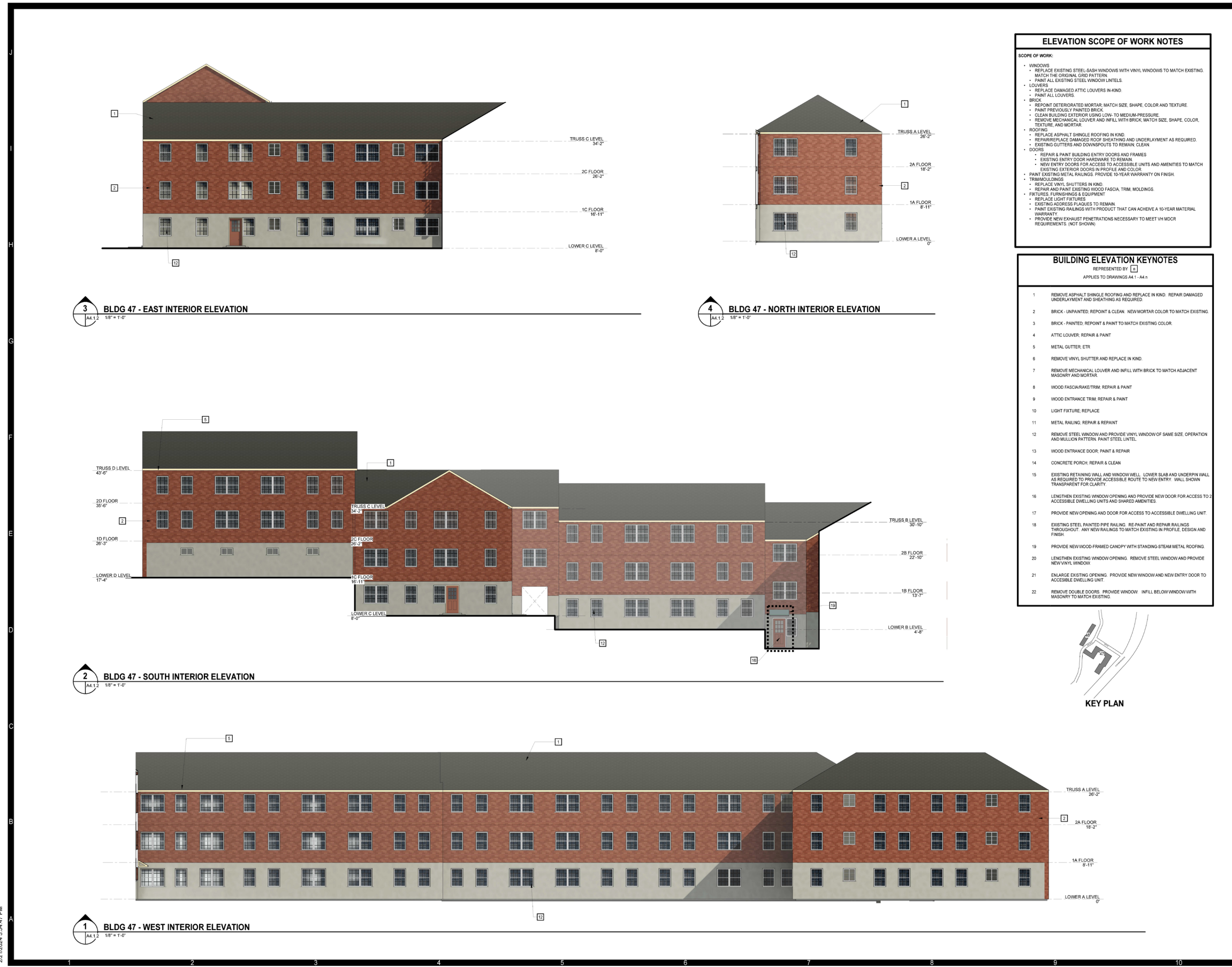
**KEY PLAN**

PROJECT NO.	DATE	REVISIONS
123456	January 1, 2015	

**BUILDING ELEVATIONS - BLDG 47**

**A4.1.1**

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**BARCROFT PHASE RC-1**

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

PROJECT NO:	12345
DATE:	January 1, 2015
REVISIONS:	
DATE:	
DESCRIPTION:	

BUILDING ELEVATIONS - BLDG 47

**A4.1.2**

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NEW STANDING SEAM METAL AWNING ON STEEL FRAME BOLTED TO EXISTING STRUCTURE

NEW SCENCE

NEW DOOR OPENING AND EXTERIOR DOOR

KEY PLAN

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3200 NORFOLK STREET, RICHMOND, VA 23220  
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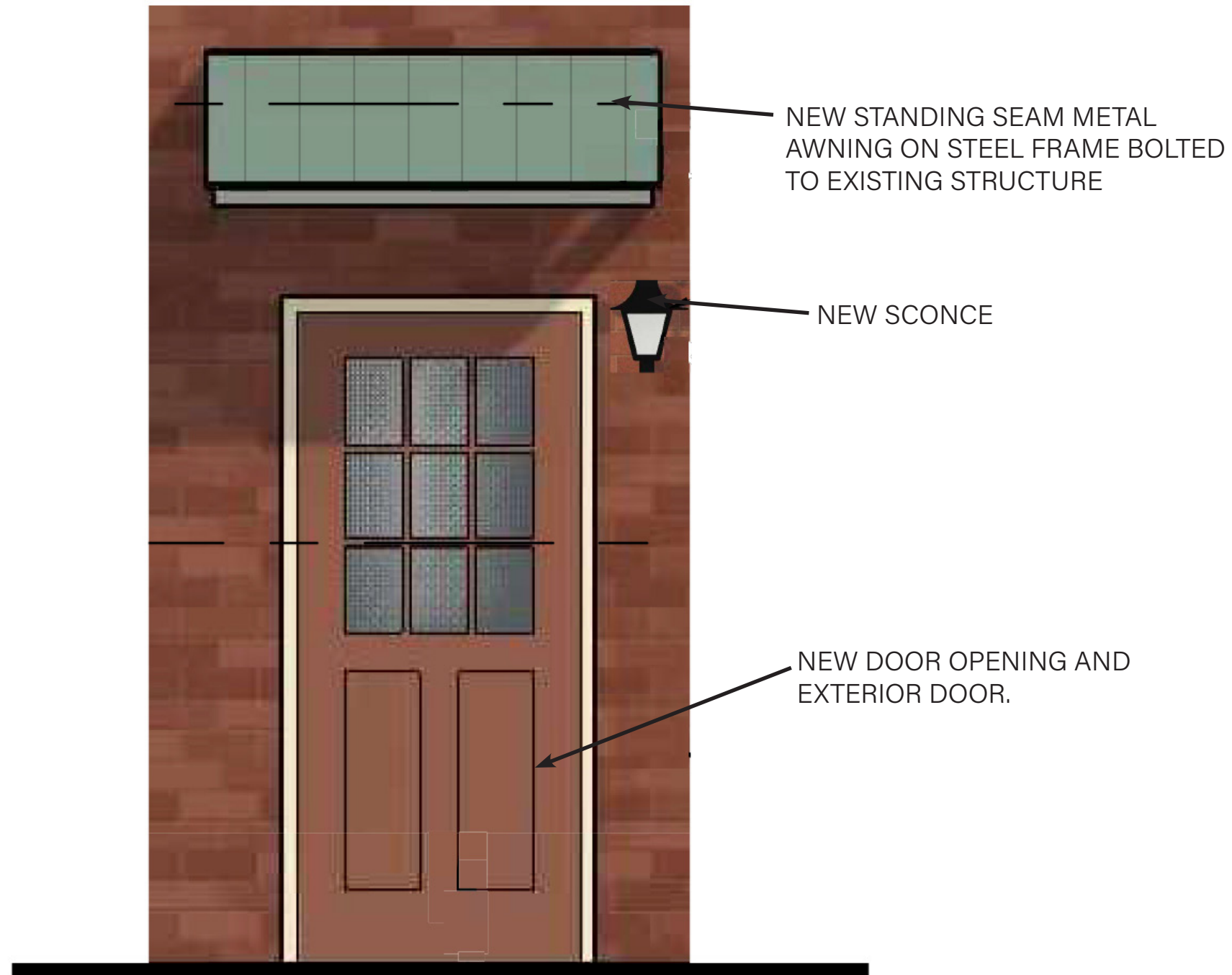
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PROJECT NO:	12345
DATE:	January 1, 2015
REVISIONS:	
DATE:	
DESCRIPTION:	

BUILDING ELEVATIONS - BLDG 48

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EXISTING STEEL SASH WINDOWS



- Steel-sash
- Double-hung
- Casement

REPLACEMENT WINDOWS



- Vinyl, Aluminum, or Aluminum Clad
- Double-hung and casement
- Simulated divided light

EXISTING FIXTURE



PROPOSED

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

