



BARCROFT APARTMENTS PHASE RC1 REHABILITATION INCLUDING ALTERATIONS

SECTION 7 BUILDINGS 47-48

1130 S GEORGE MASON DR.
ARLINGTON, VA 22204

HALRB SUBMISSION #1

MARCH 13, 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

SHEET INDEX

SITE AERIAL 3

DEVELOPMENT HISTORY 4

OVERALL PROPERTY EXHIBIT 5

EXISTING SITE PLAN 6

EXISTING CONDITIONS PHOTOGRAPHS 7

 BUILDING 47 7-8

 BUILDING 48 9

DESCRIPTION OF WORK 10

PROPOSED SITE PLAN 11

TREE PRESERVATION PLAN 12

PROPOSED LANDSCAPE IMPROVEMENTS 13-15

PROPOSED ELEVATIONS 16

 BUILDING 47 16

 BUILDING 48 20

NEW ACCESSIBLE ENTRANCES 22

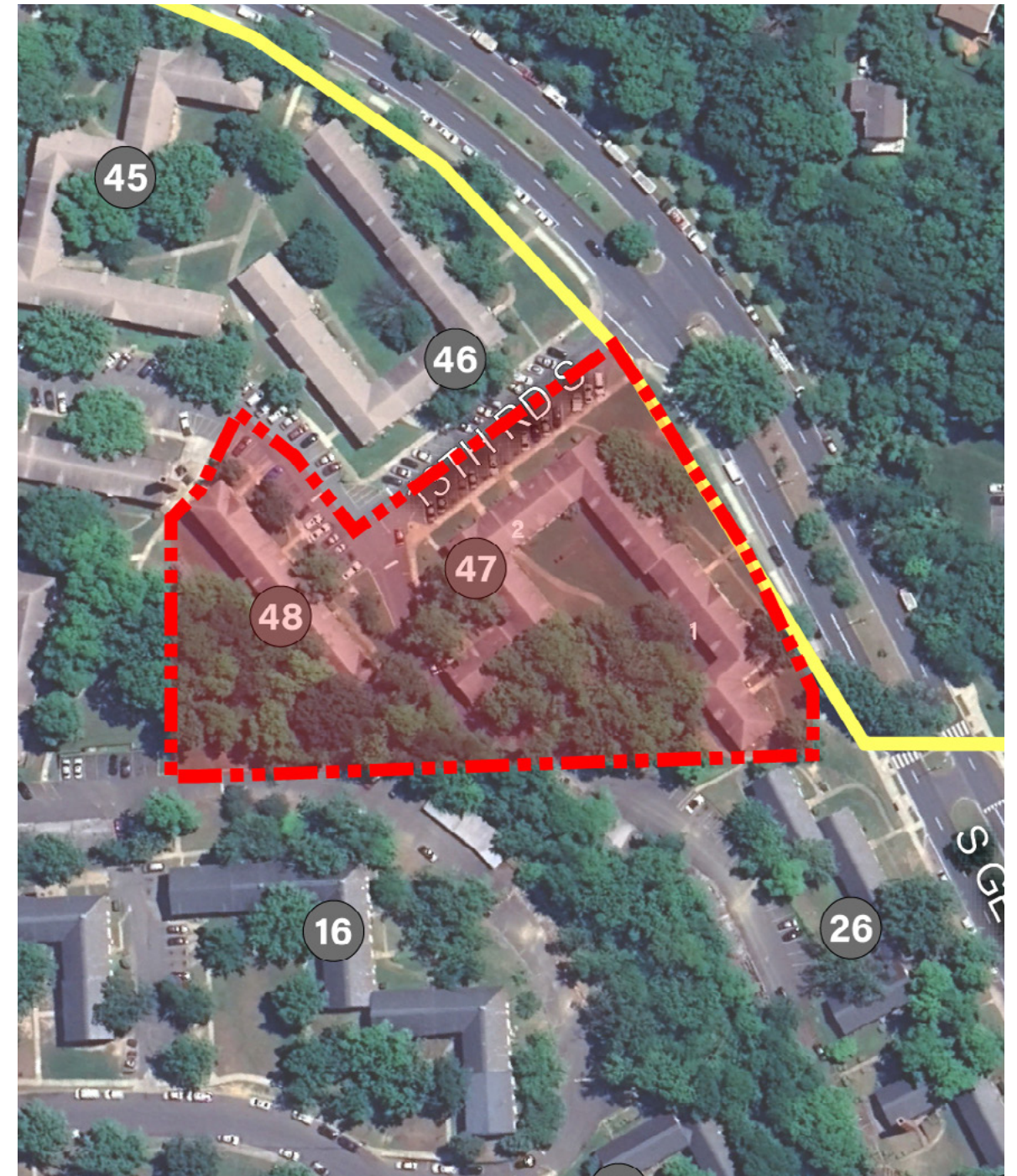
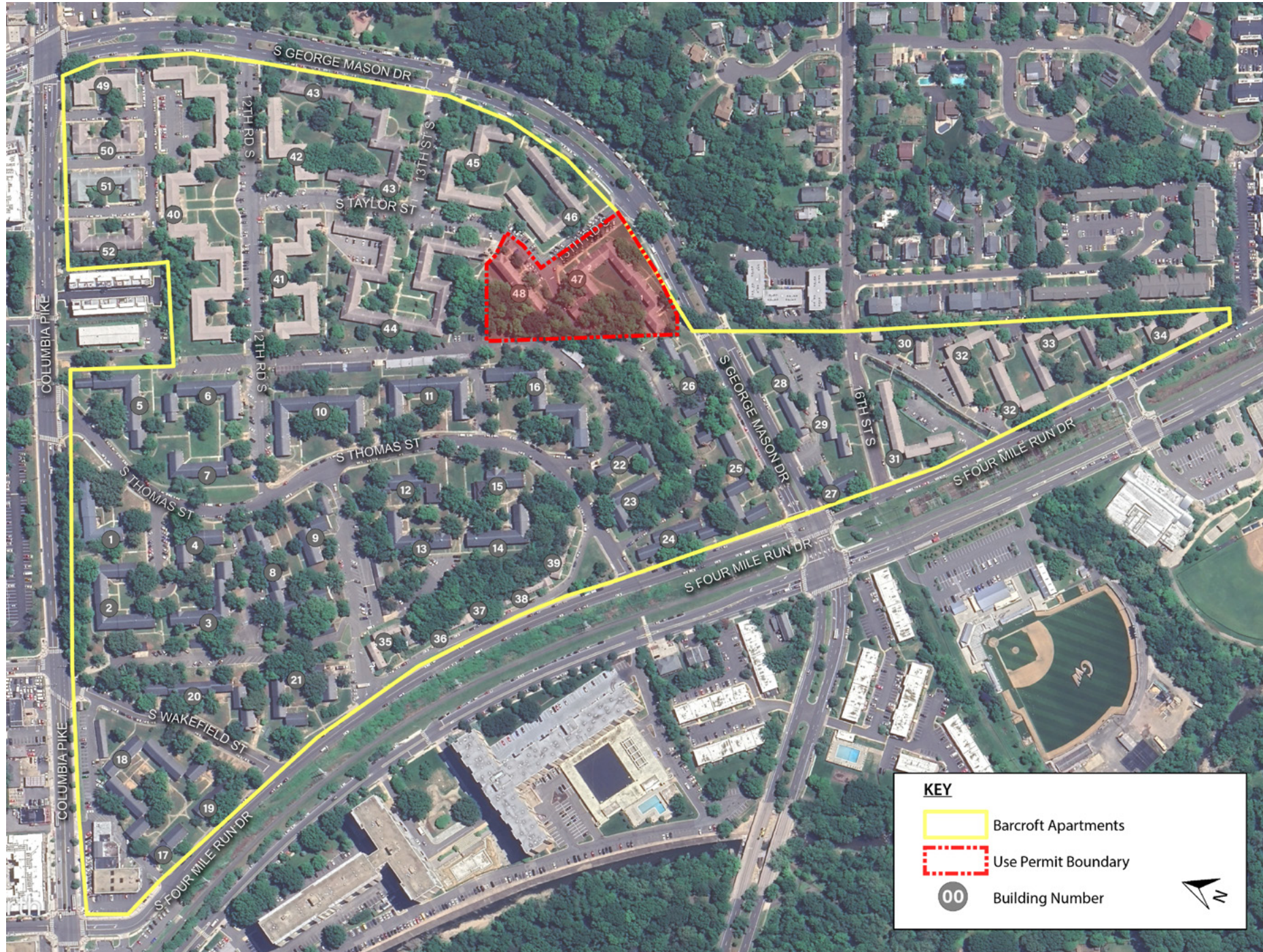
 BUILDING 47 22

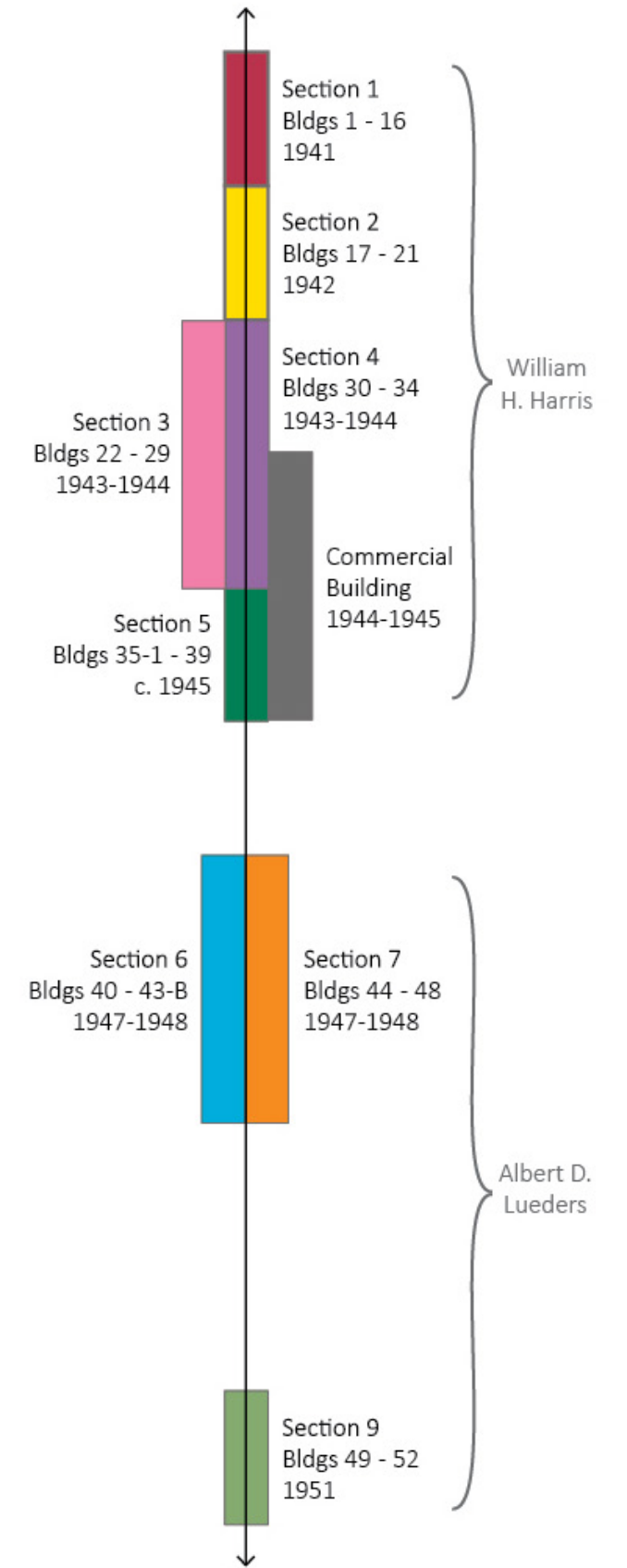
 BUILDING 48 23

NEW ENTRY DOORS 24

WINDOW REPLACEMENTS 25


EXTERIOR LIGHT FIXTURE REPLACEMENTS 26






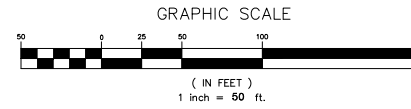
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	689.13'	758.77'	052°02'12"	370.38'	S17°31'33"W	665.69'
C2	137.32'	758.77'	01°02'20"	68.85'	S38°21'35"W	137.13'
C3	82.28'	142.00'	03°31'51"	42.33'	S14°47'31"W	81.13'

LEGEND:

 LIMITS OF ENTIRE RPC 27-002-006
366,335 SF OR 8.40989 AC

 LIMITS OF USE PERMIT
111,740 SF OR 2.56520 AC

NOTES:
SEE SOURCE NOTES ON SHEET C-02



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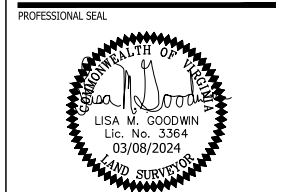
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PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	03/08/2024

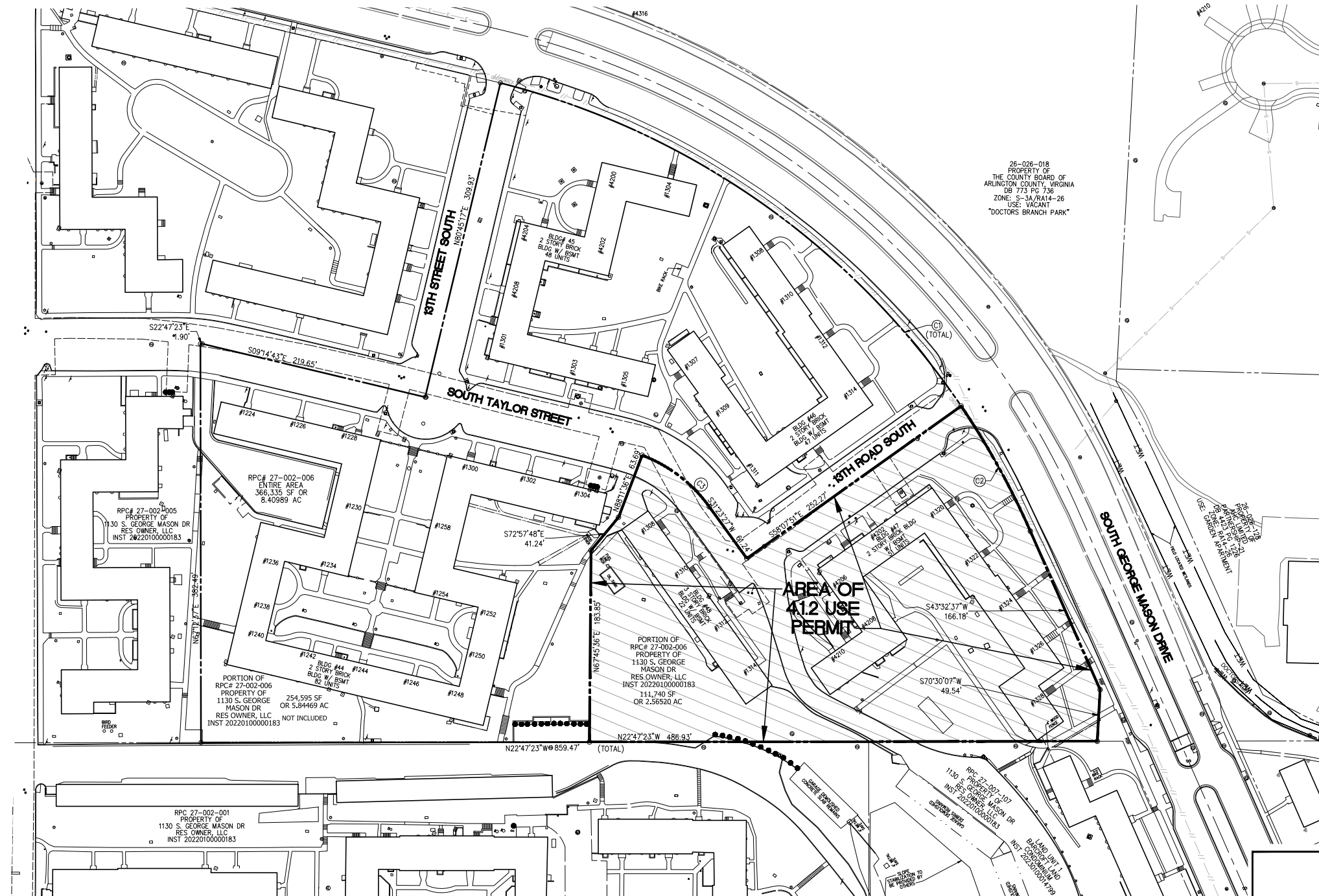
POST-APPROVAL SHEET STATUS	DATE



BARCROFT - RC-1
4.1.2 USE PERMIT
ARLINGTON COUNTY, VIRGINIA

OVERALL
PROPERTY EXHIBIT

DRAWN BY:	LMS
DESIGNED BY:	SURVEYS
DATE ISSUED:	03/08/2024
DWG. SCALE:	1"=50'
VIKA NO.:	WB8340J
SHEET NO.:	C-01



I:\G:\Projects\B340\B340\CADD\SURVEYS\BASE DRAWINGS\B340J-SV.dwg USER: Goodwin DATE: Mar. 08. 2024 TIME: 10:52 am

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 27-002-006 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 0076C, COMMUNITY PANEL 510130076C, 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 VIKA 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 8:00 AM HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE, EASEMENTS OF RECORD ARE SHOWN HEREON.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY BY VIKA 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-D. 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).

LEGAL DESCRIPTION:

BEING A PORTION OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT NO. 2022010000183 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, IDENTIFIED AS REAL PROPERTY CODE (RPC) 27-002-006, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH GEORGE MASON DRIVE (VARIABLE WIDTH PUBLIC R/W), SAID POINT LYING NORTH 22°47'23" WEST, 24.52 FEET FROM THE NORTHEASTERLY CORNER OF LAND UNIT 1, BARCROFT LAND CONDOMINIUM AS RECORDED IN INSTRUMENT NO. 20230100014799 AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH SAID LAND UNIT 1

- NORTH 22°47'23" WEST, 486.93 FEET TO A POINT; THENCE LEAVING AFORESAID LAND UNIT 1, BARCROFT LAND CONDOMINIUM (INST 20230100014799) AND RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC 27-002-006) THE FOLLOWING SIX (6) COURSES AND DISTANCES
- NORTH 67°45'36" EAST, 183.85 FEET TO A POINT; THENCE
- SOUTH 72°57'48" EAST, 41.24 FEET TO A POINT; THENCE
- NORTH 88°11'36" EAST, 63.69 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE
- 82.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 142.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 14°47'31" WEST, 81.13 FEET TO A POINT OF TANGENCY; THENCE
- SOUTH 31°23'27" WEST, 61.24 FEET TO A POINT; THENCE
- SOUTH 58°07'51" EAST, 252.27 FEET TO A POINT OF CURVATURE (NON-TANGENT) LYING ON THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH GEORGE MASON DRIVE (VARIABLE WIDTH PUBLIC R/W); THENCE RUNNING WITH SAID SOUTH GEORGE MASON DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES
- 137.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 758.77 FEET AND A CHORD BEARING OF SOUTH 38°21'35" WEST, 137.13 FEET TO A POINT (NON-TANGENT); THENCE
- SOUTH 43°32'37" WEST, 166.18 FEET TO A POINT; THENCE
- SOUTH 70°30'07" WEST, 49.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 111,740 SQUARE FEET OR 2.56520 ACRES OF LAND, MORE OR LESS.

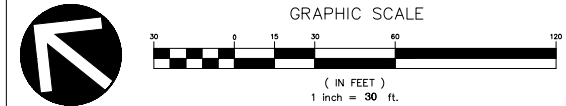
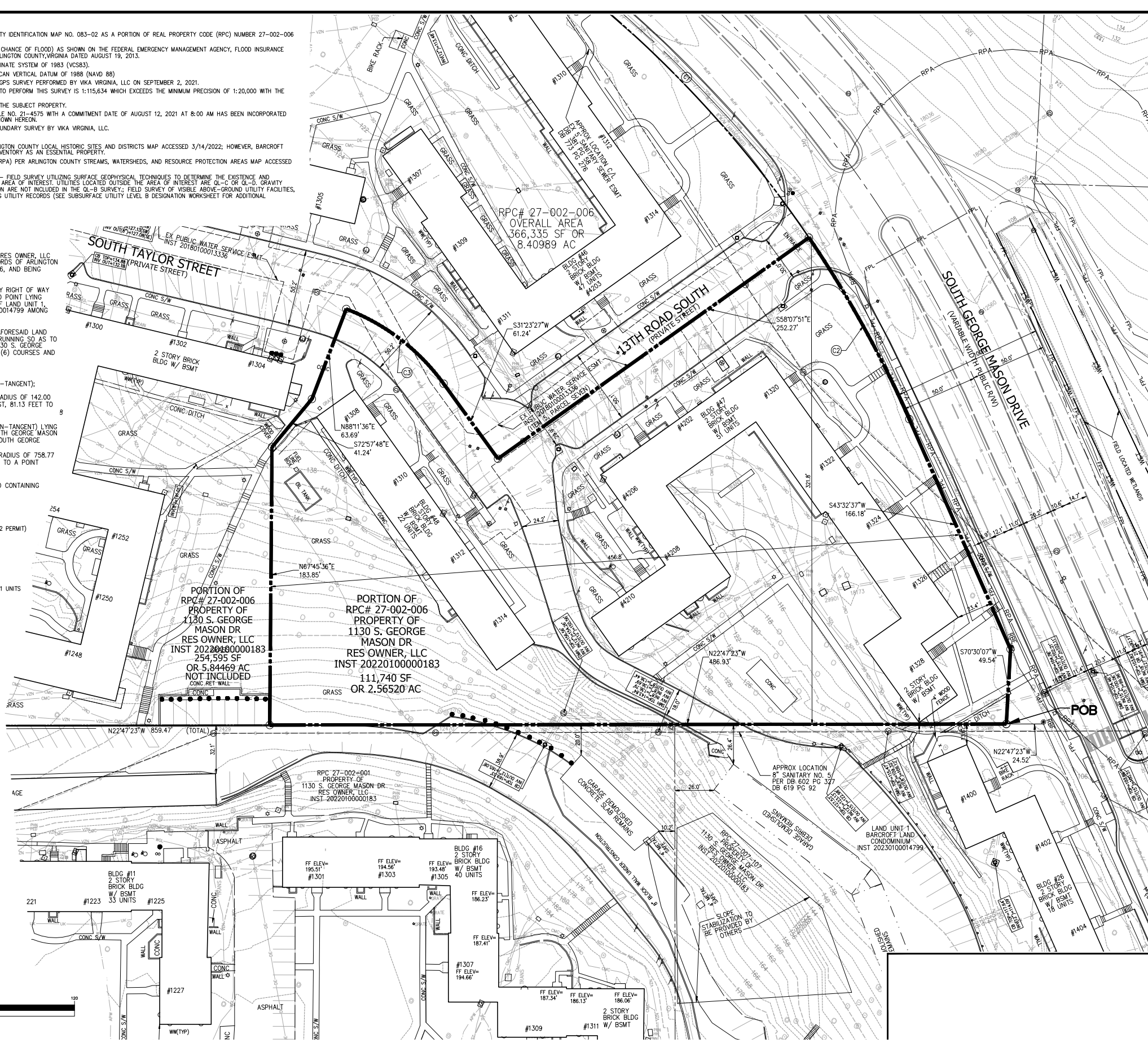
AREA TABULATION:

PORTION OF 27-002-006 111,740 SF OR 2.56520 AC (AREA INCLUDED IN 4.1.2 PERMIT)
 PORTION OF 27-002-006 254,595 SF OR 5.84469 AC (AREA NOT INCLUDED)
 TOTAL AREA OF 27-002-006 366,335 SF OR 8.40989 AC

EXISTING BUILDING DATA:

BUILDING 47: 4202, 4206, 4208, & 4210 13TH ROAD SOUTH AND 1320, 1322, 1324, 1326, & 1328 SOUTH GEORGE MASON DRIVE - 51 UNITS
 BUILDING 48: 1308, 1310, 1312, & 1314 SOUTH TAYLOR STREET - 22 UNITS
 TOTAL - 73 UNITS
 *NOTE - ALL EX. BUILDINGS TO REMAIN

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	689.13	758.77	052°02'12"	370.38	S17°31'33"W	665.69
C2	137.32	758.77	010°22'08"	68.85	S38°21'35"W	137.13
C3	82.28	142.00	033°11'51"	42.33	S14°47'31"W	81.13



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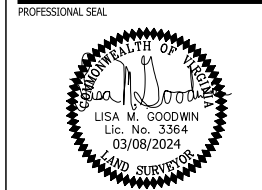
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PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	03/08/2024

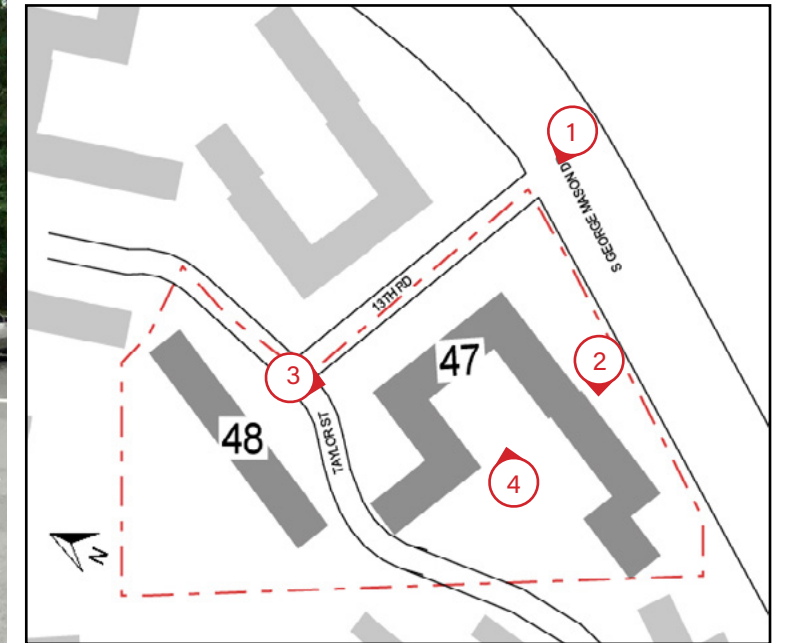
POST-APPROVAL SHEET STATUS	DATE

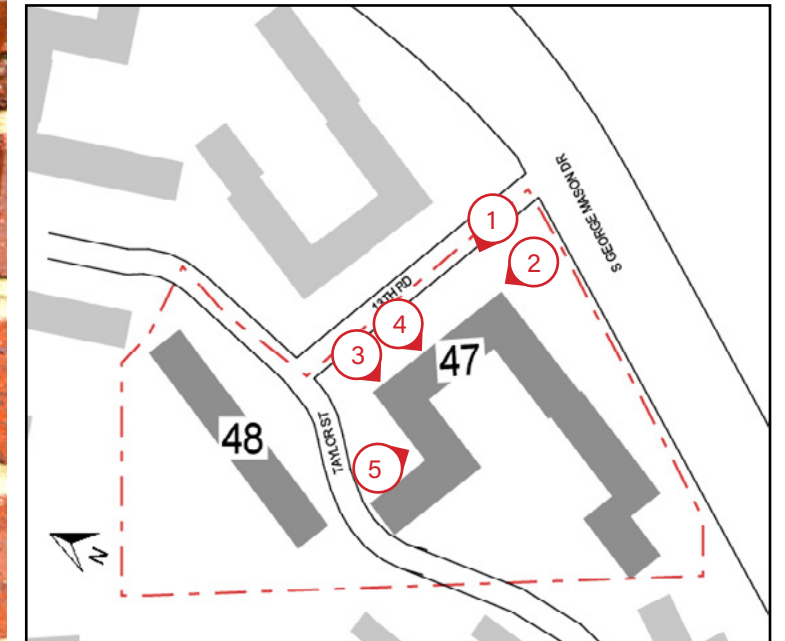


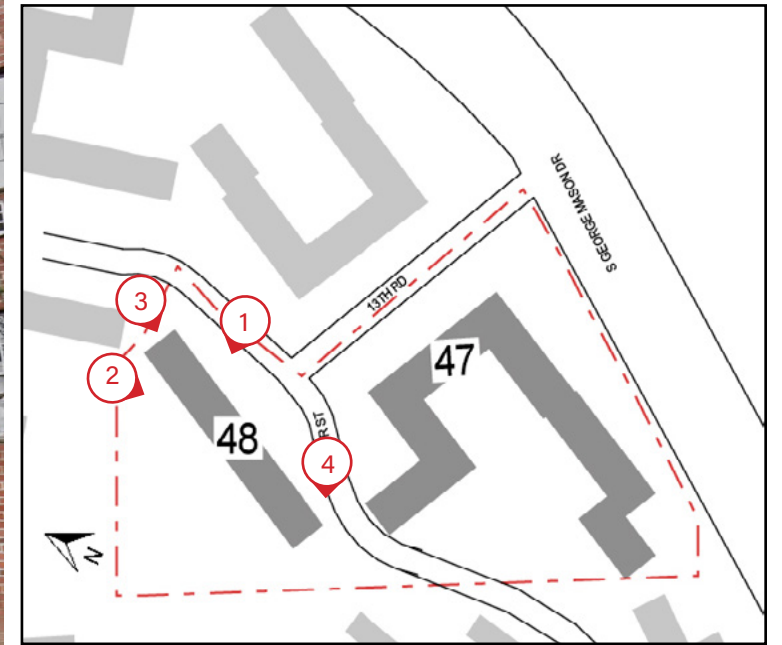
BARCROFT - RC-1
4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

CERTIFIED SURVEY

DRAWN BY:	LMG
DESIGNED BY:	SURVEYS
DATE ISSUED:	03/08/2024
DWG. SCALE:	1"=30'
VIKA NO.:	WB340J
SHEET NO.:	C-02







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 aluminum double-hung and casement windows with new 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.*
- Addition of vinyl or aluminum cladding on existing wood trim per Virginia Housing MDCRs.**
- Addition of new entry canopy above entrances to meet Virginia Housing MCDRs.**

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

** Virginia Housing MCDR waiver requested.





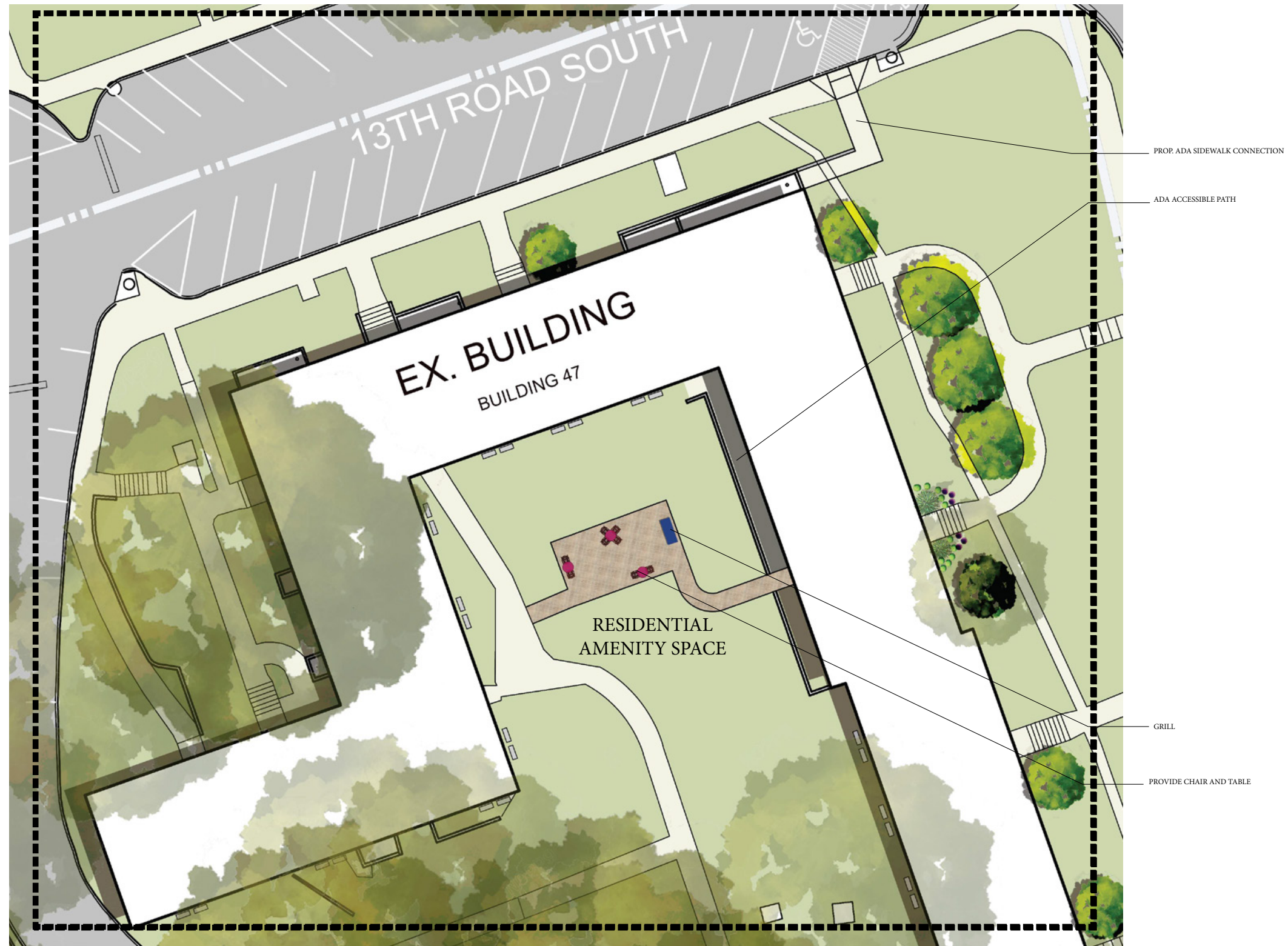
PART A
 REFER TO ENLARGED EXAMPLE ON PAGE 2

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: 03-05-2024
 Drawn/Checked: SAJK
 Project #: 8340.8340U





PART A

POTENTIAL RESIDENTIAL AMENITY SPACE



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: 03-05-2024
Drawn/Checked: SA/JK
Project #: 8340.8340U



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- ELEVATION SCOPE OF WORK NOTES**
- SCOPE OF WORK:
- WINDOWS
 - REPLACE EXISTING WINDOWS WITH NEW ALUMINUM OR VINYL WINDOWS TO MATCH EXISTING. 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
 - 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 FIBERGLASS 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/MOLDINGS
 - REPLACE SHUTTERS IN-KIND.
 - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
 - 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.

- BUILDING ELEVATION KEYNOTES**
- REPRESENTED BY [Symbol]
- APPLIES TO DRAWINGS A4.1 - A4.n
- 1 REMOVE ASPHALT SHINGLE ROOFING AND REPLACE IN KIND. REPAIR DAMAGED UNDERLAYMENT AND SHEATHING AS REQUIRED.
 - 2 BRICK - UNPAINTED; REPOINT & CLEAN. NEW MORTAR COLOR TO MATCH EXISTING.
 - 3 BRICK - PAINTED; REPOINT & PAINT.
 - 4 ATTIC LOUVER; REPAIR & PAINT
 - 5 METAL GUTTER; ETR
 - 6 REMOVE SHUTTER AND REPLACE IN KIND.
 - 7 REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT MASONRY AND MORTAR.
 - 8 WOOD FASCIA/RAKE/TRIM; REPAIR & PAINT
 - 9 WOOD ENTRANCE TRIM; REPAIR & PAINT
 - 10 LIGHT FIXTURE; REPLACE
 - 12 REMOVE WINDOW AND PROVIDE NEW ALUMINUM WINDOW OF SAME SIZE. OPERATION AND MULLION PATTERN. PAINT STEEL LINTEL.
 - 13 WOOD ENTRANCE DOOR; PAINT & REPAIR
 - 14 CONCRETE PORCH; REPAIR & CLEAN
 - 15 NEW RETAINING WALL AND METAL RAILING AT LOCATION OF EXISTING WINDOW WELL. RAILING TO MATCH EXISTING RAILINGS ON SITE IN PROFILE, DESIGN AND FINISH. WALL SHOWN TRANSPARENT FOR CLARITY. REFER TO ENLARGED PLANS AND ELEVATIONS.
 - 16 LENGTHEN EXISTING WINDOW OPENING AND PROVIDE NEW DOOR FOR ACCESS TO TWO ACCESSIBLE DWELLING UNITS AND SHARED AMENITIES.
 - 17 REMOVE EXISTING WINDOW. ENLARGE MASONRY OPENING, AND INSTALL NEW ALUMINUM WINDOW WITH SHUTTERS.
 - 18 EXISTING STEEL PAINTED PIPE RAILING. RE-PAINT AND REPAIR RAILINGS THROUGHOUT. ANY NEW RAILINGS TO MATCH EXISTING IN PROFILE, DESIGN AND FINISH.
 - 19 PROVIDE NEW CANOPY WITH STANDING-STEAM METAL ROOFING.
 - 20 REMOVE EXISTING WINDOW. ENLARGE MASONRY OPENING AND INSTALL NEW ALUMINUM WINDOW.
 - 21 ENLARGE EXISTING OPENING. PROVIDE NEW ALUMINUM WINDOW AND NEW ENTRY DOOR TO ACCESSIBLE DWELLING UNIT.
 - 22 REMOVE DOUBLE DOORS. PROVIDE ALUMINUM WINDOW. INFILL BELOW WINDOW WITH MASONRY TO MATCH EXISTING.
 - 23 CONCRETE; REPAIR AND CLEAN
 - 24 PROVIDE NEW OPENING AND METAL DOOR FOR ACCESS TO MAINTENANCE.
 - 25 PROVIDE NEW ALUMINUM WINDOW.
 - 26 NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.

MOSELEYARCHITECTS

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

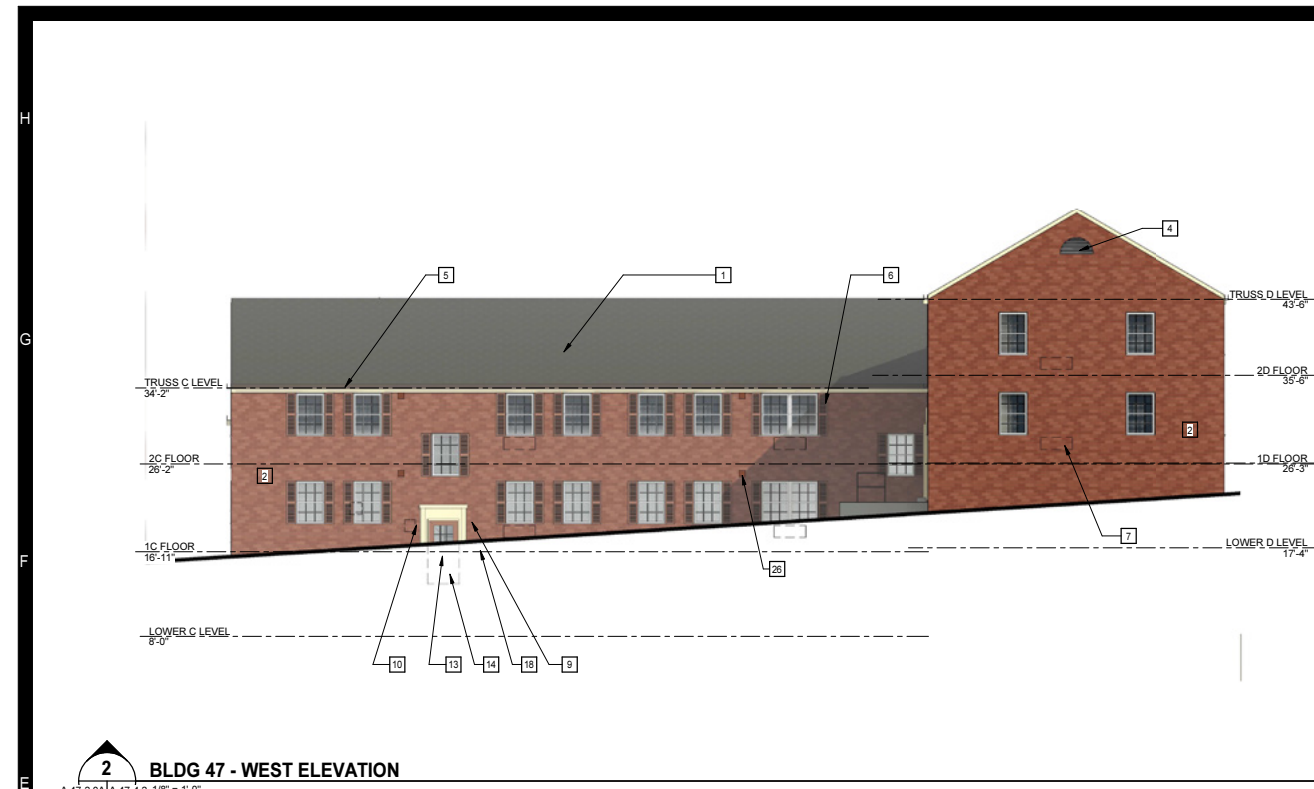
PROGRESS PRINT NOT FOR CONSTRUCTION

BARCROFT - PHASE 4
SECTION RC-1
Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO.	840239
DATE	03/13/2024
REVISIONS	
DATE	DESCRIPTION
03/13/24	HALRB Review

BLDG 47 - BUILDING ELEVATIONS

A.47-4.1

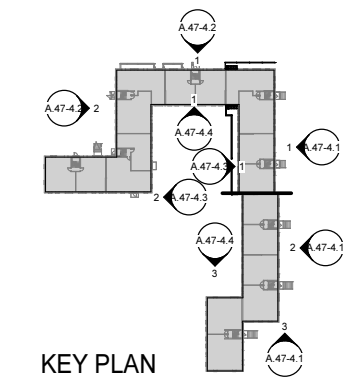


2 BLDG 47 - WEST ELEVATION
A.47-2.0A | A.47-4.2 1/8" = 1'-0"

ELEVATION SCOPE OF WORK NOTES

SCOPE OF WORK:

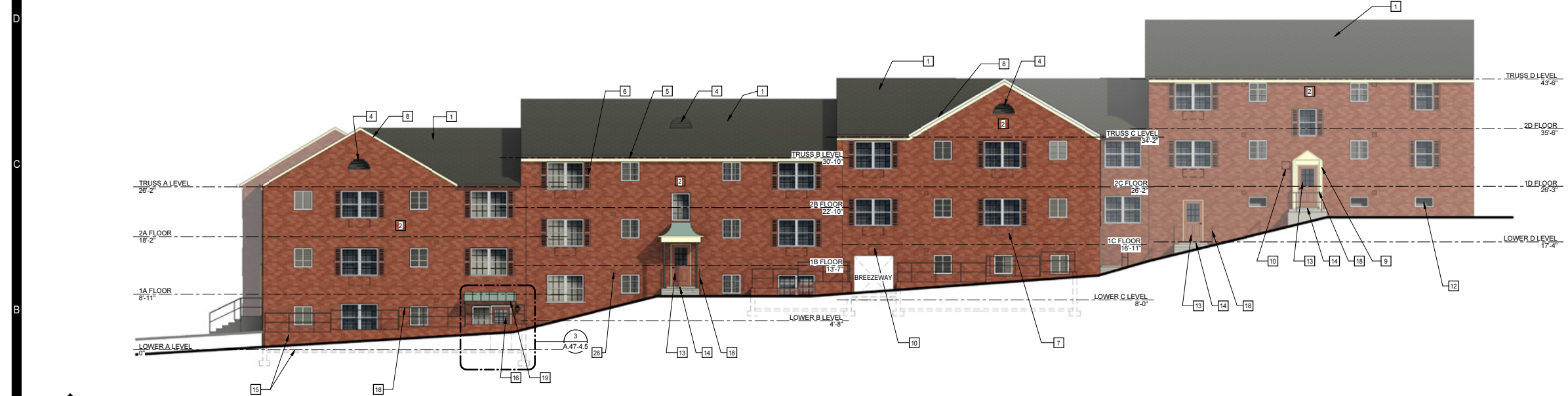
- WINDOWS
- REPLACE EXISTING WINDOWS WITH NEW ALUMINUM OR VINYL WINDOWS TO MATCH EXISTING. MATCH THE ORIGINAL GRID PATTERN.
- PAINT ALL EXISTING STEEL WINDOW LINTELS.
- LOUVERS
- REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
- PAINT ALL LOUVERS.
- BRICK
- REPOINT DETERIORATED MORTAR. MATCH SIZE, SHAPE, COLOR 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
- 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 FIBERGLASS 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 SHUTTERS IN-KIND.
- REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOULDINGS.
- 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.



KEY PLAN

BUILDING ELEVATION KEYNOTES
REPRESENTED BY [1]
APPLIES TO DRAWINGS A4.1 - A4.n

- 1 REMOVE ASPHALT SHINGLE ROOFING AND REPLACE IN KIND. REPAIR DAMAGED UNDERLAYMENT AND SHEATHING AS REQUIRED.
- 2 BRICK - UNPAINTED; REPOINT & CLEAN. NEW MORTAR COLOR TO MATCH EXISTING.
- 3 BRICK - PAINTED; REPOINT & PAINT.
- 4 ATTIC LOUVER; REPAIR & PAINT
- 5 METAL GUTTER; ETR
- 6 REMOVE SHUTTER AND REPLACE IN KIND.
- 7 REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT MASONRY AND MORTAR.
- 8 WOOD FASCIA/RAKE/TRIM; REPAIR & PAINT
- 9 WOOD ENTRANCE TRIM; REPAIR & PAINT
- 10 LIGHT FIXTURE; REPLACE
- 12 REMOVE WINDOW AND PROVIDE NEW ALUMINUM WINDOW OF SAME SIZE. OPERATION AND MULLION PATTERN. PAINT STEEL LINTEL.
- 13 WOOD ENTRANCE DOOR; PAINT & REPAIR
- 14 CONCRETE PORCH; REPAIR & CLEAN
- 15 NEW RETAINING WALL AND METAL RAILING AT LOCATION OF EXISTING WINDOW WELL. RAILING TO MATCH EXISTING RAILINGS ON SITE IN PROFILE, DESIGN AND FINISH. WALL SHOWN TRANSPARENT FOR CLARITY. REFER TO ENLARGED PLANS AND ELEVATIONS.
- 16 LENGTHEN EXISTING WINDOW OPENING AND PROVIDE NEW DOOR FOR ACCESS TO TWO ACCESSIBLE DWELLING UNITS AND SHARED AMENITIES.
- 17 REMOVE EXISTING WINDOW. ENLARGE MASONRY OPENING, AND INSTALL NEW ALUMINUM WINDOW WITH SHUTTERS.
- 18 EXISTING STEEL PAINTED PIPE RAILING. RE-PAINT AND REPAIR RAILINGS THROUGHOUT. ANY NEW RAILINGS TO MATCH EXISTING IN PROFILE, DESIGN AND FINISH.
- 19 PROVIDE NEW CANOPY WITH STANDING-STEAM METAL ROOFING.
- 20 REMOVE EXISTING WINDOW. ENLARGE MASONRY OPENING AND INSTALL NEW ALUMINUM WINDOW.
- 21 ENLARGE EXISTING OPENING. PROVIDE NEW ALUMINUM WINDOW AND NEW ENTRY DOOR TO ACCESSIBLE DWELLING UNIT.
- 22 REMOVE DOUBLE DOORS. PROVIDE ALUMINUM WINDOW. INFILL BELOW WINDOW WITH MASONRY TO MATCH EXISTING.
- 23 CONCRETE; REPAIR AND CLEAN
- 24 PROVIDE NEW OPENING AND METAL DOOR FOR ACCESS TO MAINTENANCE.
- 25 PROVIDE NEW ALUMINUM WINDOW.
- 26 NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST. TYP.



1 BLDG 47 - NORTH ELEVATION
A.47-2.0A | A.47-4.2 1/8" = 1'-0"

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BARCROFT - PHASE 4
SECTION RC-1
Jair Lynch Real Estate Partners
Arlington, VA

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03/13/24	HALRB Review

BLDG 47 - BUILDING ELEVATIONS

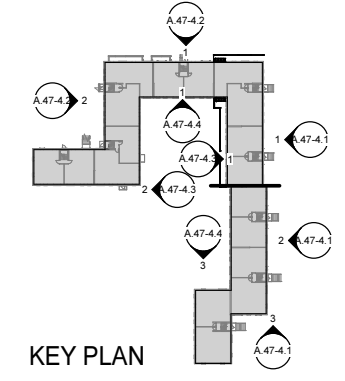
A.47-4.2

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2 BLDG 47 - EAST INTERIOR ELEVATION
A.47-2.0A/A.47-4.3 1/8" = 1'-0"

- ELEVATION SCOPE OF WORK NOTES**
- SCOPE OF WORK:
- WINDOWS
 - REPLACE EXISTING WINDOWS WITH NEW ALUMINUM OR VINYL WINDOWS TO MATCH EXISTING. 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
 - 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 FIBERGLASS 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 SHUTTERS IN-KIND.
 - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOULDINGS.
 - FIXTURES, FURNISHINGS & EQUIPMENT
 - REPLACE LIGHT FIXTURES
 - EXISTING ADDRESS PLATES 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.



KEY PLAN

- BUILDING ELEVATION KEYNOTES**
REPRESENTED BY [2]
APPLIES TO DRAWINGS A4.1 - A4.n
- REMOVE ASPHALT SHINGLE ROOFING AND REPLACE IN KIND. REPAIR DAMAGED UNDERLAYMENT AND SHEATHING AS REQUIRED.
 - BRICK - UNPAINTED; REPOINT & CLEAN. NEW MORTAR COLOR TO MATCH EXISTING.
 - BRICK - PAINTED; REPOINT & PAINT.
 - ATTIC LOUVER; REPAIR & PAINT
 - METAL GUTTER; ETR
 - REMOVE SHUTTER AND REPLACE IN KIND.
 - REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT MASONRY AND MORTAR.
 - WOOD FASCIA/RAKE/TRIM; REPAIR & PAINT
 - WOOD ENTRANCE TRIM; REPAIR & PAINT
 - LIGHT FIXTURE; REPLACE
 - REMOVE WINDOW AND PROVIDE NEW ALUMINUM WINDOW OF SAME SIZE. OPERATION AND MULLION PATTERN; PAINT STEEL LINTEL.
 - WOOD ENTRANCE DOOR; PAINT & REPAIR
 - CONCRETE PORCH; REPAIR & CLEAN
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 - REMOVE EXISTING WINDOW. ENLARGE MASONRY OPENING, AND INSTALL NEW ALUMINUM WINDOW WITH SHUTTERS.
 - EXISTING STEEL PAINTED PIPE RAILING. RE-PAINT AND REPAIR RAILINGS THROUGHOUT. ANY NEW RAILINGS TO MATCH EXISTING IN PROFILE, DESIGN AND FINISH.
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 - REMOVE DOUBLE DOORS. PROVIDE ALUMINUM WINDOW. INFILL BELOW WINDOW WITH MASONRY TO MATCH EXISTING.
 - CONCRETE; REPAIR AND CLEAN
 - PROVIDE NEW OPENING AND METAL DOOR FOR ACCESS TO MAINTENANCE.
 - PROVIDE NEW ALUMINUM WINDOW.
 - NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.



1 BLDG 47 - WEST INTERIOR ELEVATION
A.47-2.0A/A.47-4.3 1/8" = 1'-0"

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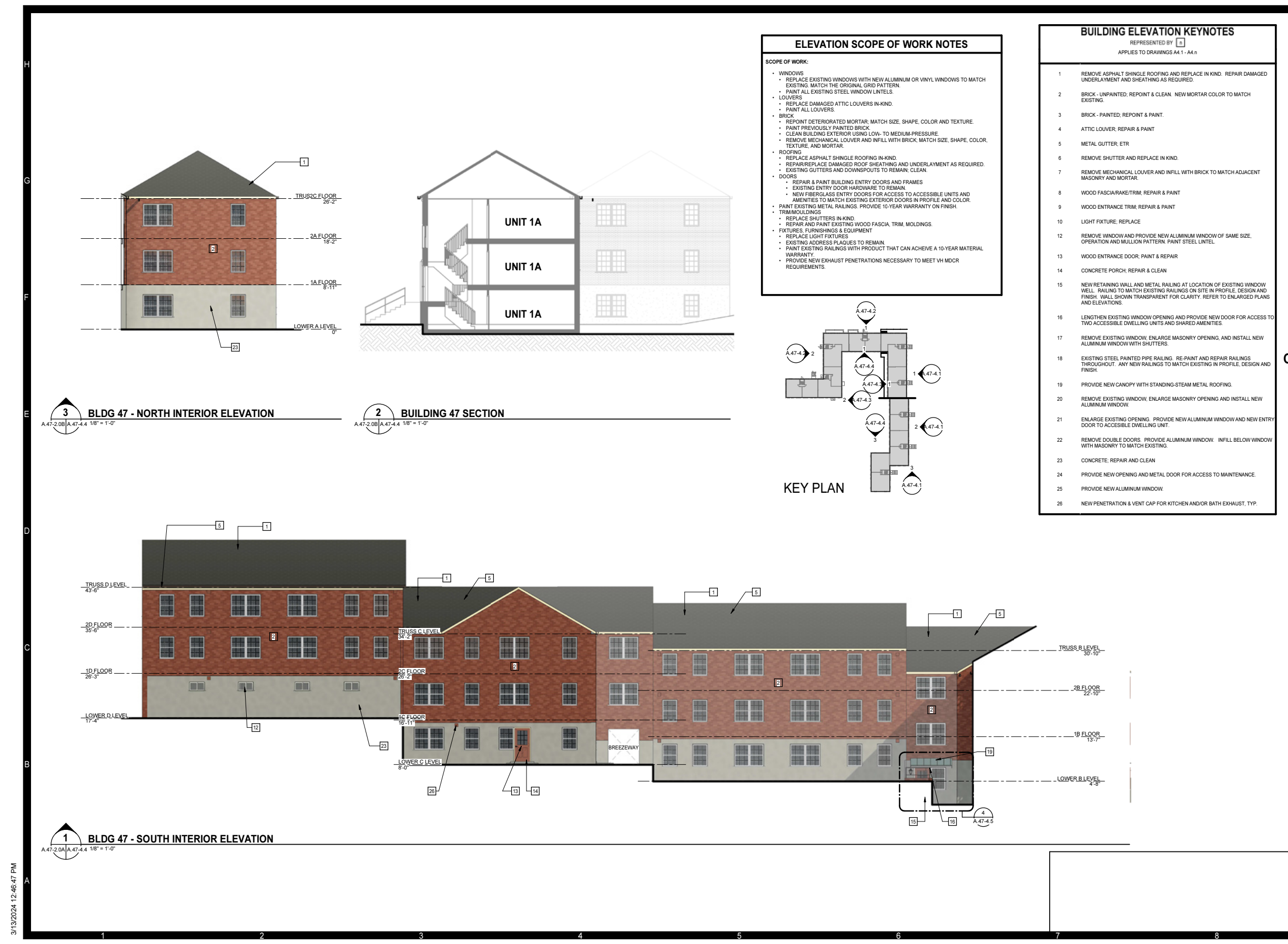
PROJECT NO.	840239
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03/13/24	HALRB Review

BLDG 47 - BUILDING ELEVATIONS

A.47-4.3

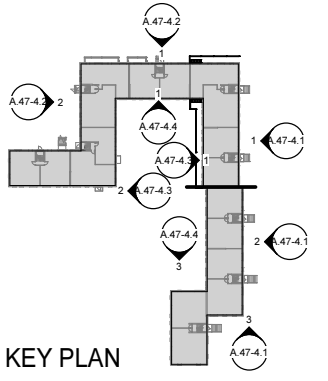
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1 2 3 4 5 6 7 8



- ### ELEVATION SCOPE OF WORK NOTES
- SCOPE OF WORK:
- WINDOWS
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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
 - REPLACE ASPHALT SHINGLE ROOFING IN-KIND.
 - REPAIR/REPLACE DAMAGED ROOF SHEATHING AND UNDERLAYMENT AS REQUIRED.
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 - PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
 - TRIM/MOULDINGS
 - REPLACE SHUTTERS IN-KIND.
 - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOULDINGS.
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 - 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.

- ### 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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BLDG 47 - BUILDING ELEVATIONS

A.47-4.4

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ELEVATION SCOPE OF WORK NOTES	
SCOPE OF WORK:	
• WINDOWS	• REPLACE EXISTING WINDOWS WITH NEW ALUMINUM OR VINYL WINDOWS TO MATCH EXISTING. MATCH THE ORIGINAL GRID PATTERN.
• LOUVERS	• REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
• BRICK	• REPOINT DETERIORATED MORTAR. MATCH SIZE, SHAPE, COLOR AND TEXTURE.
• ROOFING	• REPLACE ASPHALT SHINGLE ROOFING IN-KIND.
• DOORS	• REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
• TRIM/MOULDINGS	• REPLACE SHUTTERS IN-KIND.
• FIXTURES, FURNISHINGS & EQUIPMENT	• REPLACE LIGHT FIXTURES
• PROVIDE NEW EXHAUST PENETRATIONS NECESSARY TO MEET VM MDCR REQUIREMENTS.	

BUILDING ELEVATION KEYNOTES	
REPRESENTED BY [n]	
APPLIES TO DRAWINGS A4.1 - A4.n	
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5	METAL GUTTER, ETR
6	REMOVE SHUTTER AND REPLACE IN KIND.
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8	WOOD FASCIA/RAKE/TRIM; REPAIR & PAINT
9	WOOD ENTRANCE TRIM; REPAIR & PAINT
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18	EXISTING STEEL PAINTED PIPE RAILING. RE-PAINT AND REPAIR RAILINGS THROUGHOUT. ANY NEW RAILINGS TO MATCH EXISTING IN PROFILE, DESIGN AND FINISH.
19	PROVIDE NEW CANOPY WITH STANDING-STEAM METAL ROOFING.
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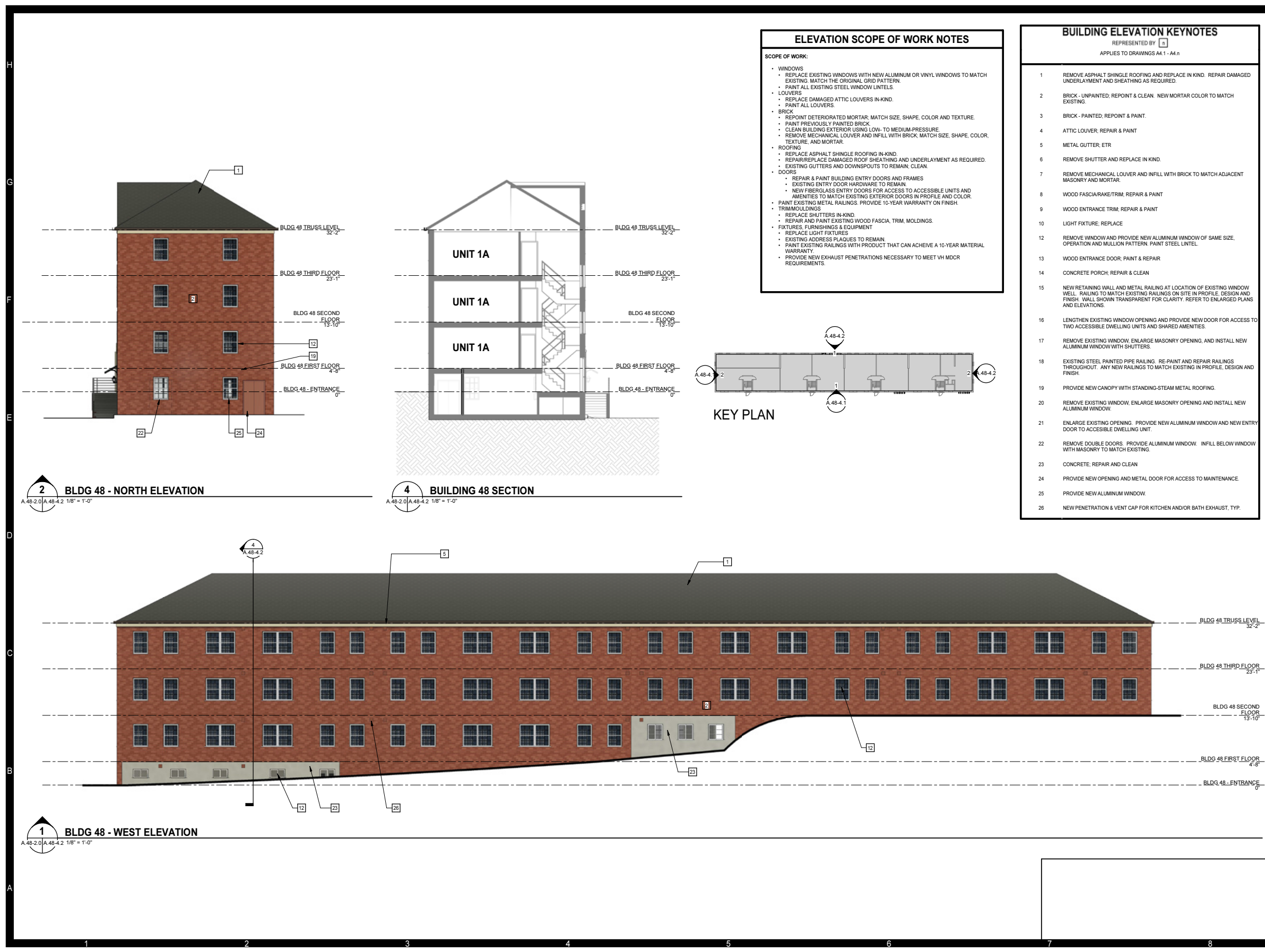
BARCROFT - PHASE 4
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Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO.	840239
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03/13/24	HALRB Review

BLDG 48 - BUILDING ELEVATIONS

A.48-4.1

3/13/2024 12:44:02 PM



ELEVATION SCOPE OF WORK NOTES

SCOPE OF WORK:

- WINDOWS
 - REPLACE EXISTING WINDOWS WITH NEW ALUMINUM OR VINYL WINDOWS TO MATCH EXISTING. MATCH THE ORIGINAL GRID PATTERN.
 - PAINT ALL EXISTING STEEL WINDOW LINTELS.
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 - REPLACE DAMAGED ATTIC LOUVERS IN-KIND.
 - PAINT ALL LOUVERS.
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 - PAINT PREVIOUSLY PAINTED BRICK.
 - CLEAN BUILDING EXTERIOR USING LOW- TO MEDIUM-PRESSURE.
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 - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. CLEAN.
- DOORS
 - REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES
 - EXISTING ENTRY DOOR HARDWARE TO REMAIN.
 - NEW FIBERGLASS 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/MOLDINGS
 - REPLACE SHUTTERS IN-KIND.
 - REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, MOLDINGS.
- 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.

BUILDING ELEVATION KEYNOTES
 REPRESENTED BY [n]
 APPLIES TO DRAWINGS A4.1 - A4.n

1	REMOVE ASPHALT SHINGLE ROOFING AND REPLACE IN KIND. REPAIR DAMAGED UNDERLAYMENT AND SHEATHING AS REQUIRED.
2	BRICK - UNPAINTED; REPOINT & CLEAN. NEW MORTAR COLOR TO MATCH EXISTING.
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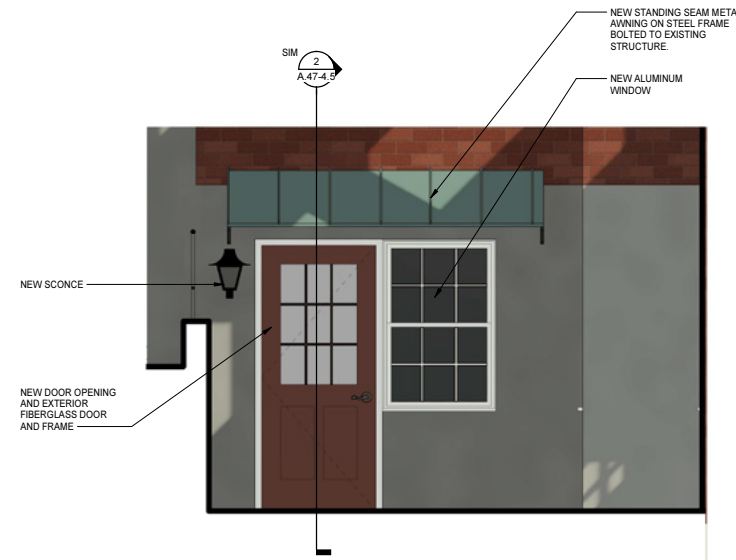
BLDG 48 - BUILDING ELEVATIONS

A.48-4.2

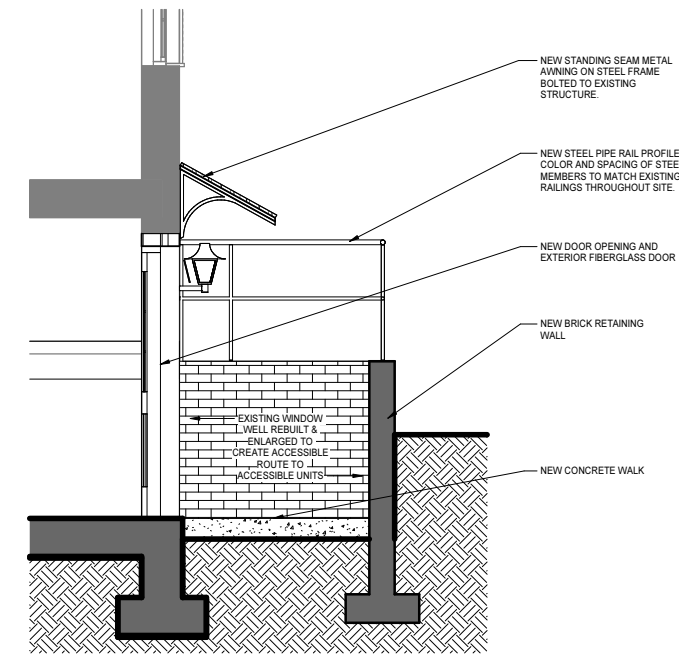
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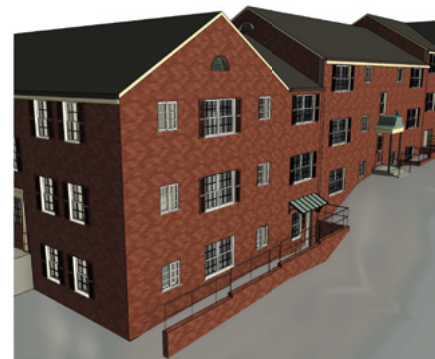
6 BLDG 47 - RAMP & ENTRY PERSPECTIVE - ENTRANCE 2



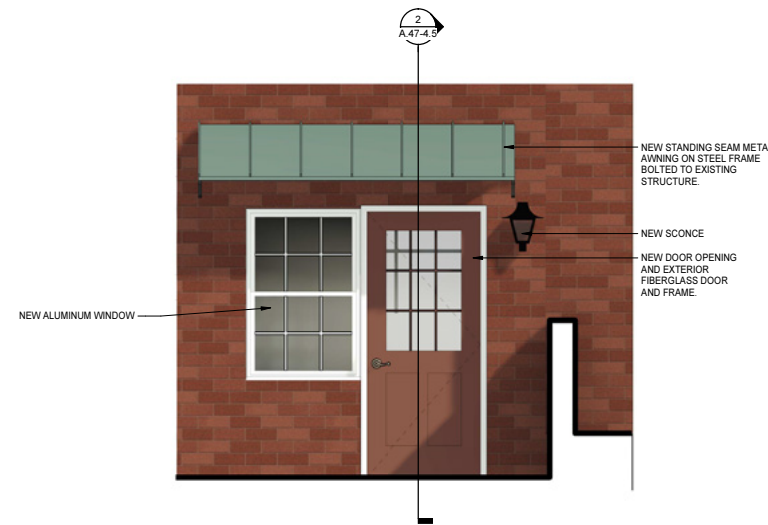
4 BLDG 47 - ENLARGED ELEVATION - ACCESSIBLE ENTRANCE 2
1/2" = 1'-0"



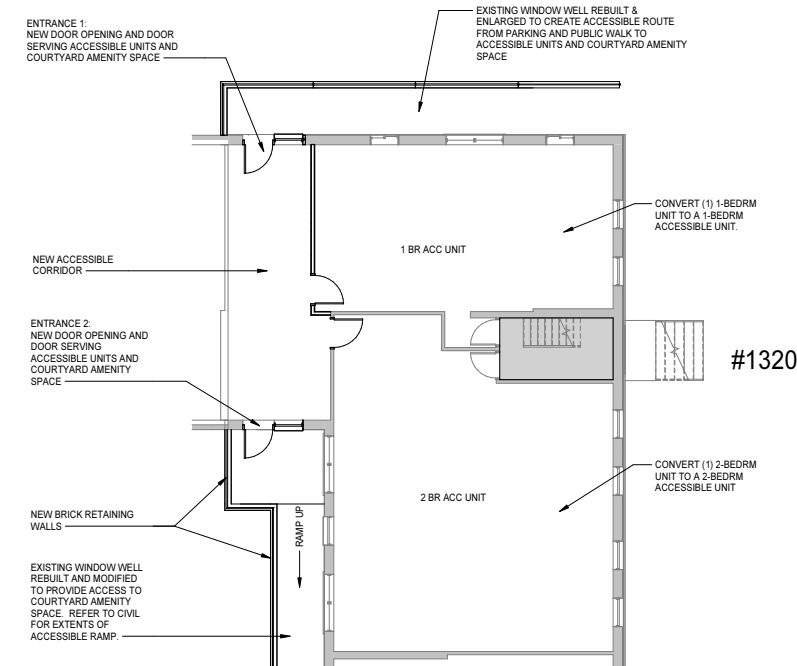
2 BLDG 47 - TYPICAL ACCESSIBLE ENTRANCE & CANOPY SECTION
1/2" = 1'-0"



5 BLDG 47 - RAMP & ENTRY PERSPECTIVE - ENTRANCE 1



3 BLDG 47 - ENLARGED ELEVATION - ACCESSIBLE ENTRANCE 1
1/2" = 1'-0"



1 BLDG 47 - BASEMENT FLOOR PLAN - RAMP & NEW ENTRIES
1/8" = 1'-0"

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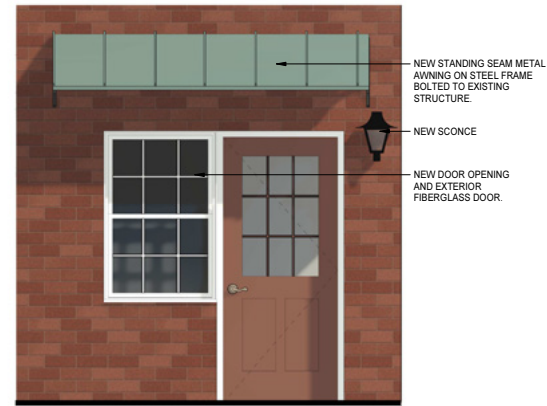
**BLDG 47 - NEW
ACCESSIBLE
ENTRANCES**

A.47-4.5

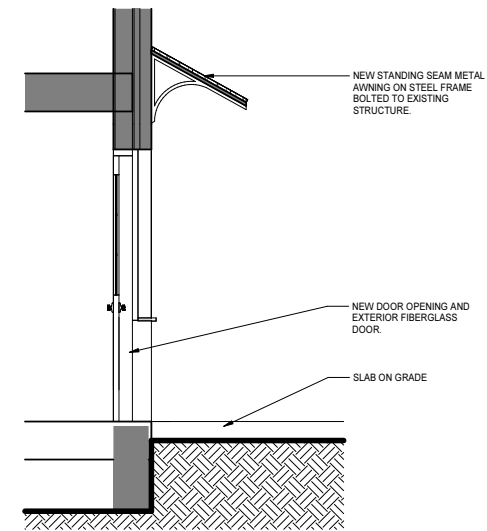
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5 BLDG 48 - RAMP & ENTRY PERSPECTIVE



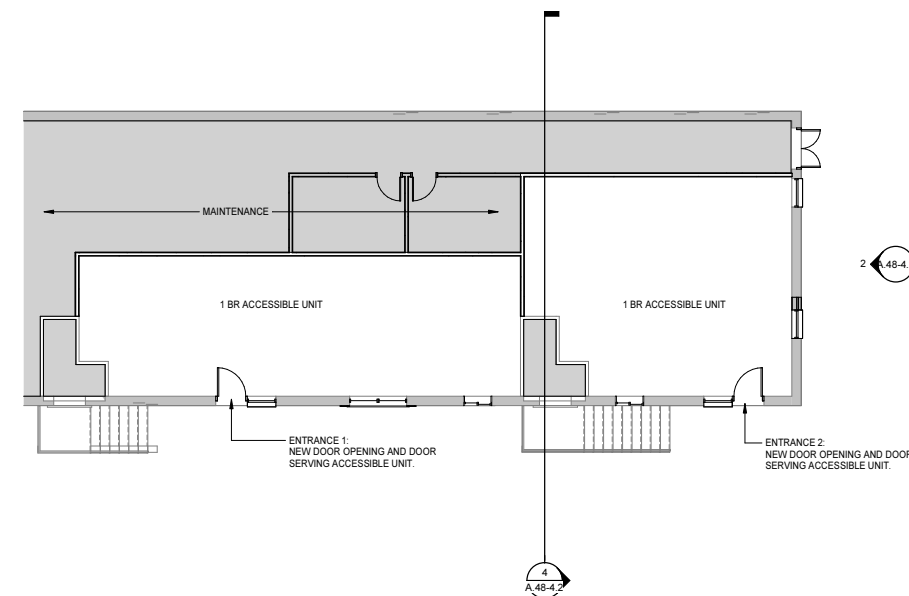
4 BLDG 48 - ENLARGED ELEVATION - ACCESSIBLE ENTRANCE 2
1/2" = 1'-0"



2 BLDG 48 - TYPICAL ACCESSIBLE ENTRANCE & CANOPY SECTION
1/2" = 1'-0"



3 BLDG 48 - ENLARGED ELEVATION - ACCESSIBLE ENTRANCE 1
1/2" = 1'-0"



1 BLDG 48 - BASEMENT FLOOR PLAN - RAMP & NEW ENTRIES
1/8" = 1'-0"

MOSELEYARCHITECTS

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

PROGRESS
PRINT NOT
FOR
CONSTRUCTION

BARCROFT - PHASE 4
SECTION RC-1

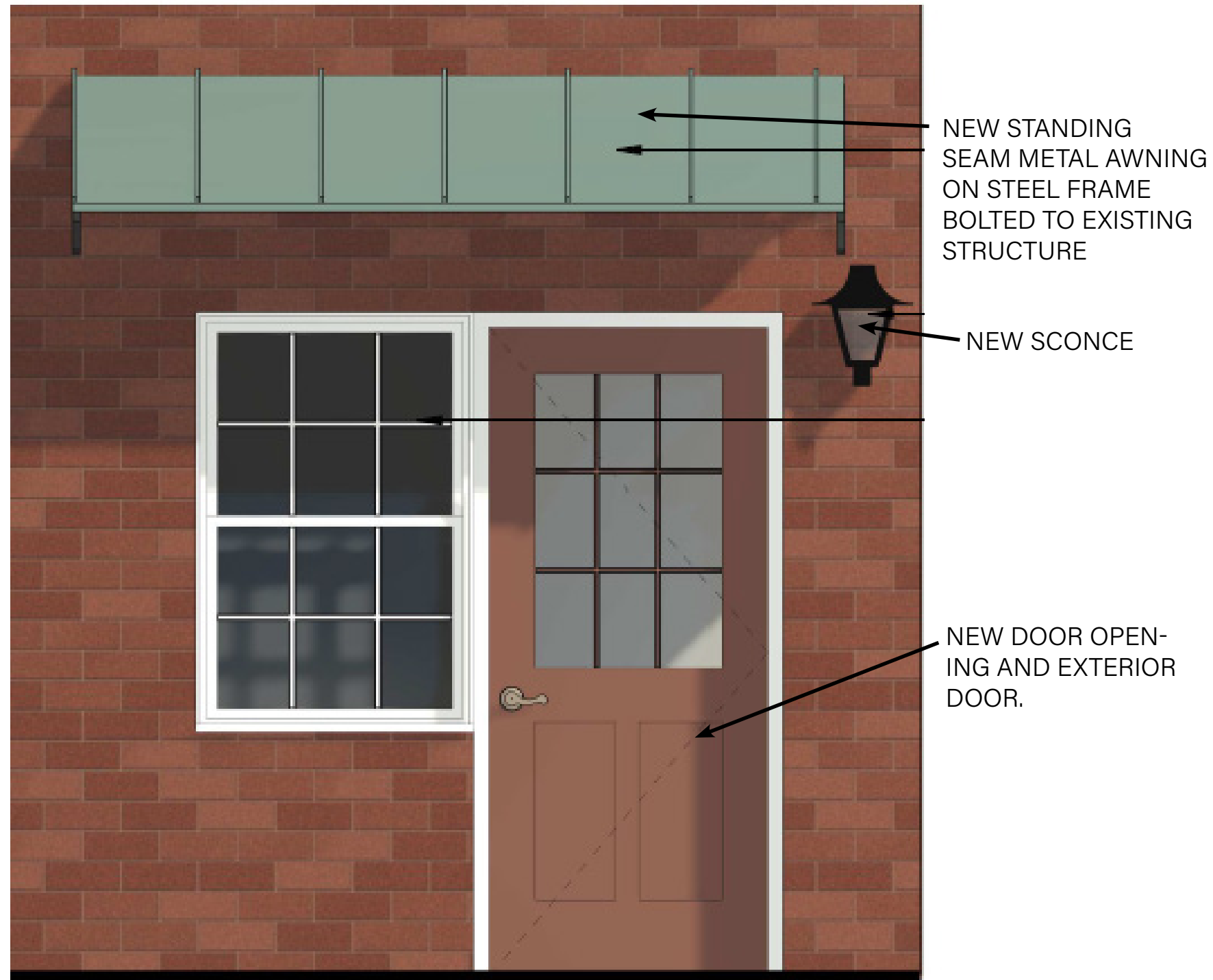
Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO.	840239
DATE	03/13/2024
REVISIONS	
DATE	DESCRIPTION
03/13/24	HALRB Review

BLDG 48 - NEW
ACCESSIBLE
ENTRANCES

A.48-4.3

3/13/2024 12:44:15 PM



EXISTING ALUMINUM SASH WINDOWS



- Aluminum sash
- Double-hung
- Casement

REPLACEMENT WINDOWS



- Aluminum
- Double-hung and casement to match historic
- Simulated divided light

EXISTING FIXTURE



PROPOSED

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

