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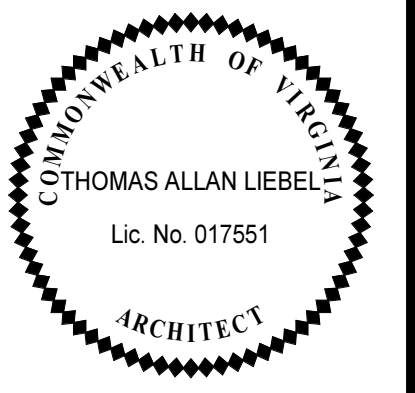
ELEVATION SCOPE OF WORK NOTES

BUILDING ENVELOPE SCOPE OF WORK, GENERAL:
 REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED. CORRECT STRUCTURAL DEFICIENCIES ARE TO BE IDENTIFIED IN WISS JANEY REPORT. NOTIFY ARCHITECT OF ANY STRUCTURAL DEFICIENCIES UNCOVERED DURING CONSTRUCTION WHEN REPAINTING EXISTING OR INSTALLING NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

FACADES
 EX WINDOWS TO REMAIN. OWNER WILL BE RESPONSIBLE FOR NECESSARY REPAIRS.
 REPLACE ALL BASEMENT-LEVEL WINDOWS WITH ENERGY STAR QUALIFIED WINDOWS WITH SIMULATED DIVIDED LITES.
 EXISTING BRICK TO REMAIN. REPOINT 2% OF BRICK. PAINT PREVIOUSLY PAINTED BRICK.
 REPLACE DAMAGED LOUVERS IN-KIND.
 REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES (HISTORIC). STRIP DOORS AND PROVIDE NEW KICK PLATES AND CORNER GUARDS. DOOR HARDWARE IS EXISTING TO REMAIN.
 PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
 PAINT EXISTING STEEL WINDOW LINTELS. PROVIDE 10-YEAR WARRANTY ON FINISH.
 EXISTING ADDRESS PLAQUES TO REMAIN.
 WASH BUILDING EXTERIOR - LOW TO MEDIUM PRESSURE PER HISTORIC REQUIREMENTS.
 EXISTING PLASTIC SHUTTERS TO REMAIN - PAINT.
 REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, AND MOLDINGS.
 REPLACE ROW OF BRICK BETWEEN SILL AND PTAC. INFILL BRICK WHERE PTAC IS REMOVED. INSET BRICK 1/2" AND MATCH COLOR AND SIZE OF EXISTING BRICK.

ROOFS
 REPLACE 5% OF DAMAGED ROOF SHEATHING PER BUILDING.
 REPAIR SLATE ROOF. REFER TO OWNER'S ROOF REPORT FOR SCOPING.
 REPLACE FLAT ROOF WITH TPO.
 INSTALL WALK PADS THAT PROVIDE ACCESS TO ALL ROOFTOP EQUIPMENT.
 REMOVE AND DISPOSE OF EXISTING ROOFING AND ABOVE DECK INSULATION.
 REPLACE DAMAGED VENTS AND OTHER ITEMS IN POOR CONDITION.
 PROVIDE A MINIMUM R-25 CONTINUOUS INSULATION ABOVE THE ROOF DECK OR PROVIDE A MINIMUM R-38 INSULATION IN THE ATTIC SPACE.
 NEW ROOFING IS TO HAVE A MINIMUM 20-YEAR MANUFACTURER'S WARRANTY.
 PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.
 REPLACE ROOF HATCH AT FLAT ROOFS - ONE PER STAIRWELL.
 EX GUTTERS AND DOWNSPOUTS TO REMAIN.

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 1414 KEY HIGHWAY, SECOND FLOOR,
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BUILDING ELEVATION KEYNOTES

REPRESENTED BY [n]
 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; ETR
- 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
- VINYL WINDOW; CLEAN, RE-CAULK WHERE DEFICIENT. TYP.
- STEEL WINDOW; REPLACE WITH ALUMINUM WINDOW
- WOOD ENTRANCE DOOR; REPAIR & PAINT
- RESIDENTIAL ENTRANCE DOOR & SCREEN DOOR; ENTRANCE DOOR & SCREEN DOOR ETR; REPAIR.
- CONCRETE PORCH; REPAIR & CLEAN
- NEW ENTRANCE DOOR TO NEW ACCESSIBLE UNIT. PROVIDE STANDING SEAM METAL AWNING.
- NEW CONCRETE RAMP/LANDING WITH BRICK RETAINING WALL. PROVIDE STEEL PIPE RAILING TO MATCH EXISTING RAILINGS THROUGHOUT SITE.
- WOOD CLAPBOARD SIDING; REPAIR & PAINT
- NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
- REPAIR 10% OF DAMAGED BRICK AROUND BUILDING
- SCRAPE, CLEAN AND PROVIDE SURFACE CORROSION INHIBITOR ON LINTELS, TYP.
- REPAIR CAST SILL
- NEW CASEMENT WINDOW FOR EGRESS
- NEW WINDOW WELL TO ACCOMMODATE EGRESS WINDOW
- NEW FIXED WITH CASEMENT WINDOW FOR EGRESS

Barcroft - Phase 3
SECTION RB-1
 Jair Lynch Real Estate Partners
 S. Taylor St., Arlington, VA

PROJECT NO: 631518
 DATE: 07/17/24

REVISIONS	
DATE	DESCRIPTION
12/21/23	DRC SUBMISSION
12/21/23	4.1.2 USE PERMIT SUBMISSION
03/08/24	4.1.2 USE PERMIT RESUBMISSION
09/25/24	USE PERMIT AMENDMENT



2 BUILDING 12 EAST ELEVATION
 12-A2.0 | 12-A4.1 | 1/8" = 1'-0"

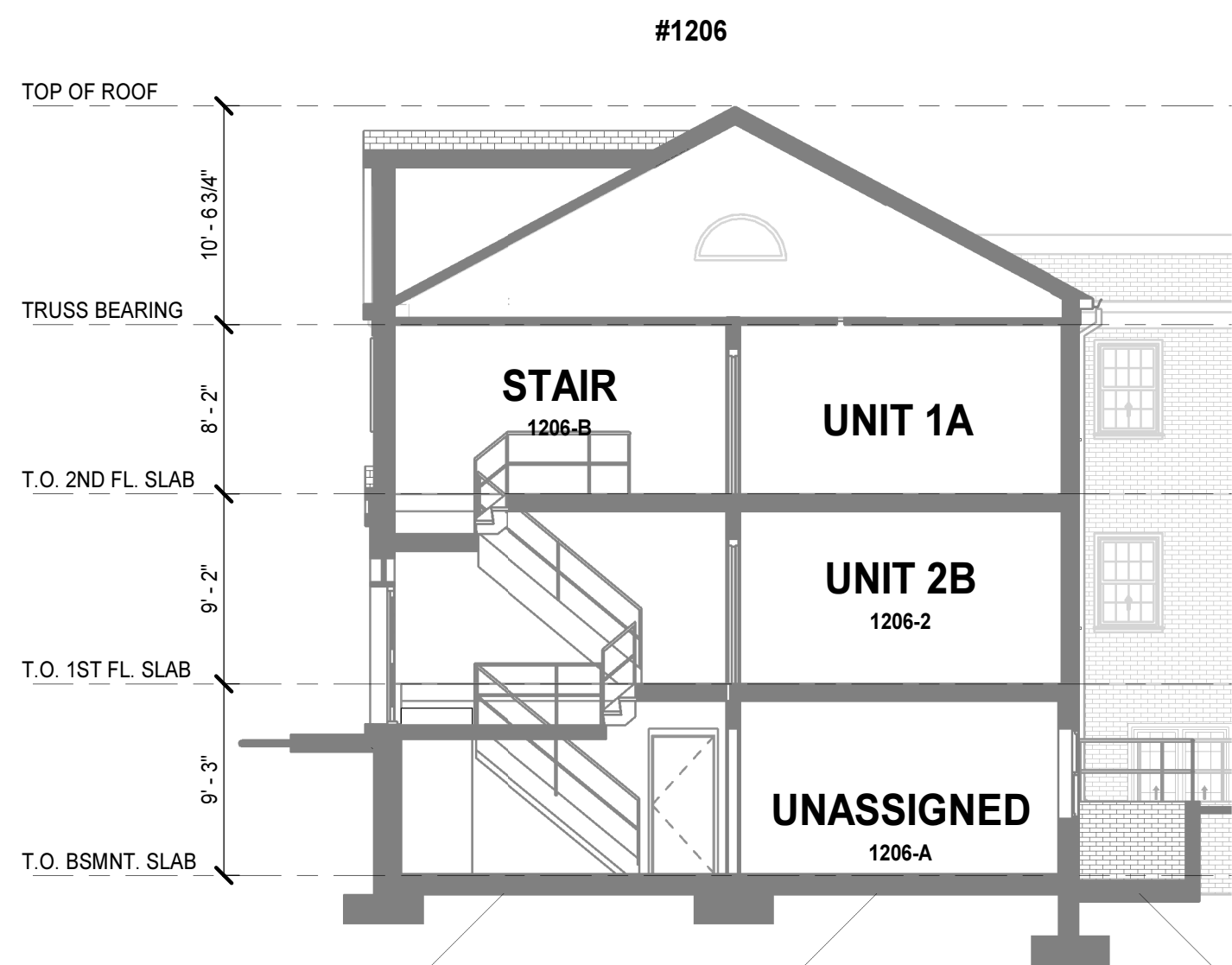


1 BUILDING 12 WEST ELEVATION
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BUILDING 12 ELEVATIONS

A.12-4.1

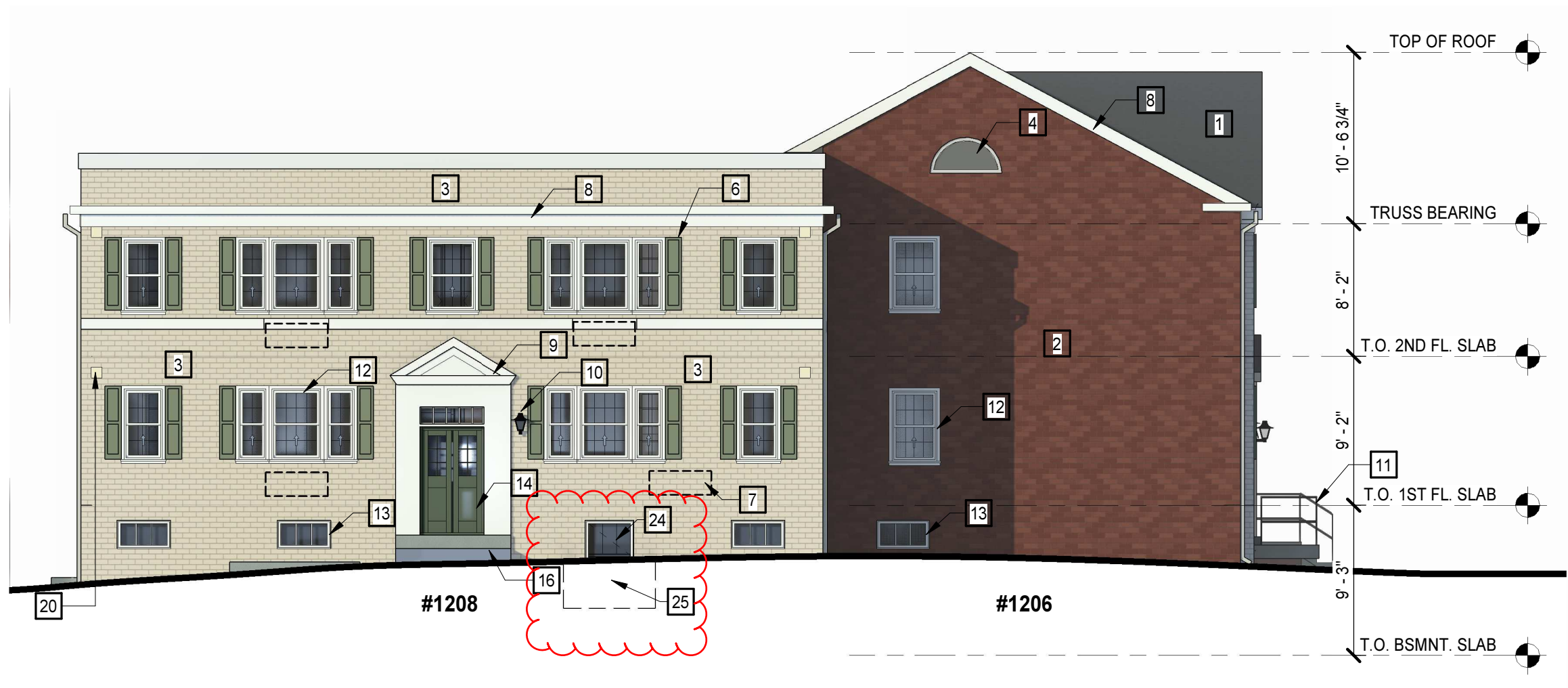
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3 BUILDING 12 SECTION
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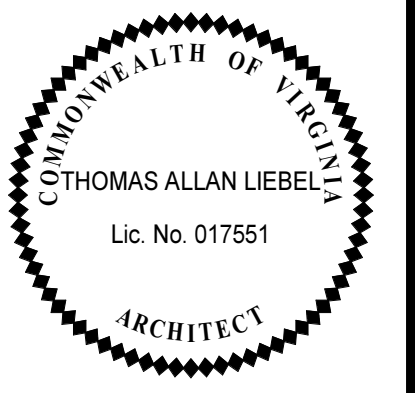
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- 12 VINYL WINDOW, CLEAN, RE-CAULK WHERE DEFICIENT. TYP.
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Barcroft - Phase 3
SECTION RB-1
Jair Lynch Real Estate Partners
S. Taylor St., Arlington, VA

PROJECT NO: 631518
DATE: 09/24/24

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12/21/23	DRC SUBMISSION
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03/08/24	4.1.2 USE PERMIT RESUBMISSION
09/25/24	USE PERMIT AMENDMENT

BUILDING 12 ELEVATIONS & SECTION

H
G
F
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D
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A



2 BUILDING 13 EAST ELEVATION
13-A2.0 | 13-A4.1 | 1/8" = 1'-0"



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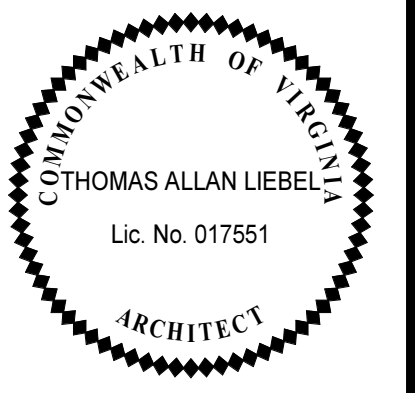
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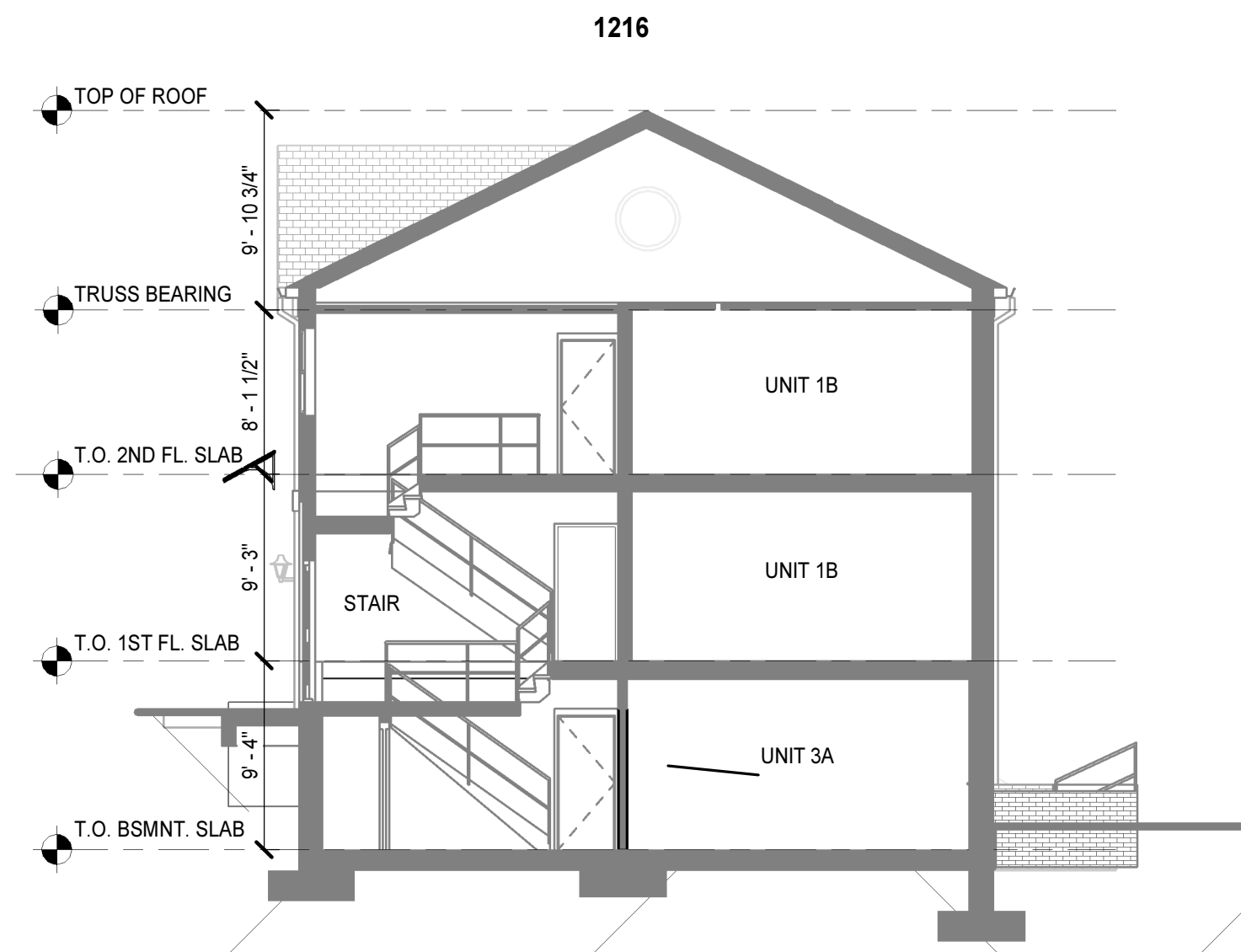
PROJECT NO: 631518
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09/25/24	USE PERMIT AMENDMENT

BUILDING 13 ELEVATION

A.13-4.1

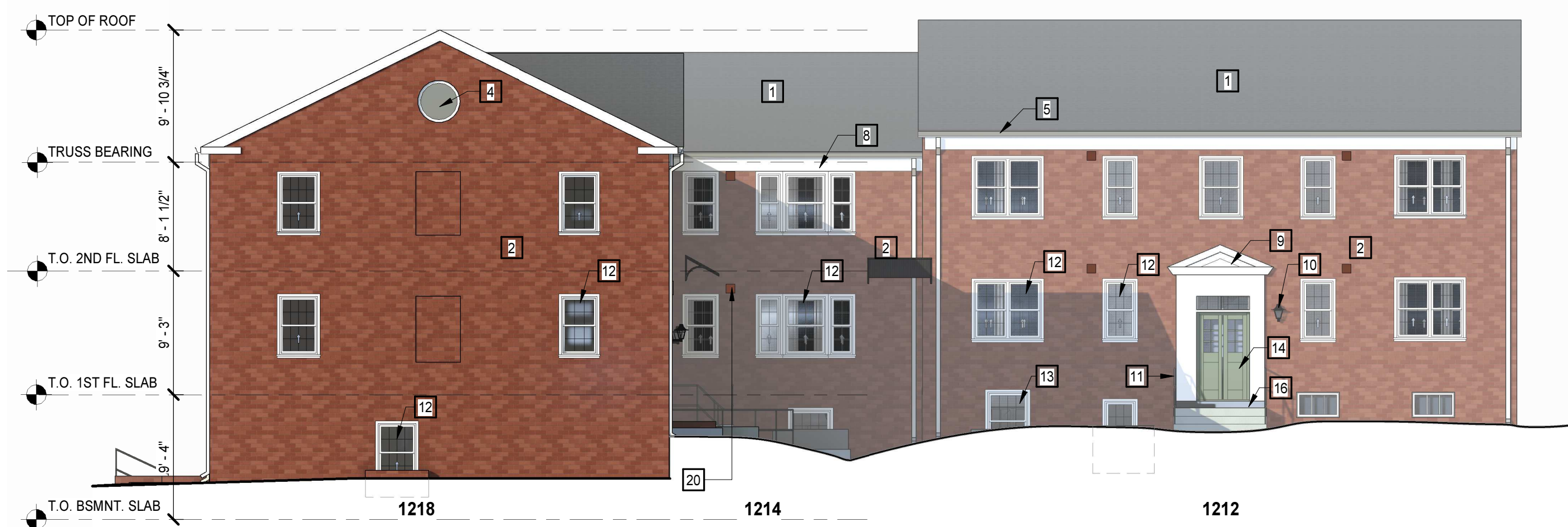
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3 BUILDING 13 SECTION
13-A4.1 | 13-A4.2 1/8" = 1'-0"



2 BUILDING 13 NORTH ELEVATION
13-A2.0 | 13-A4.2 1/8" = 1'-0"



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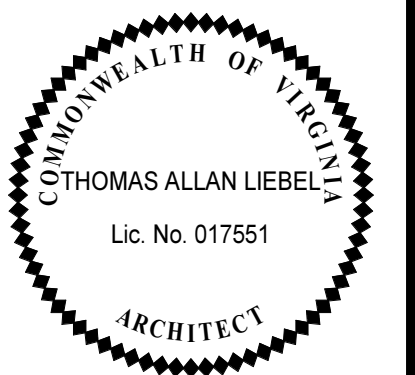
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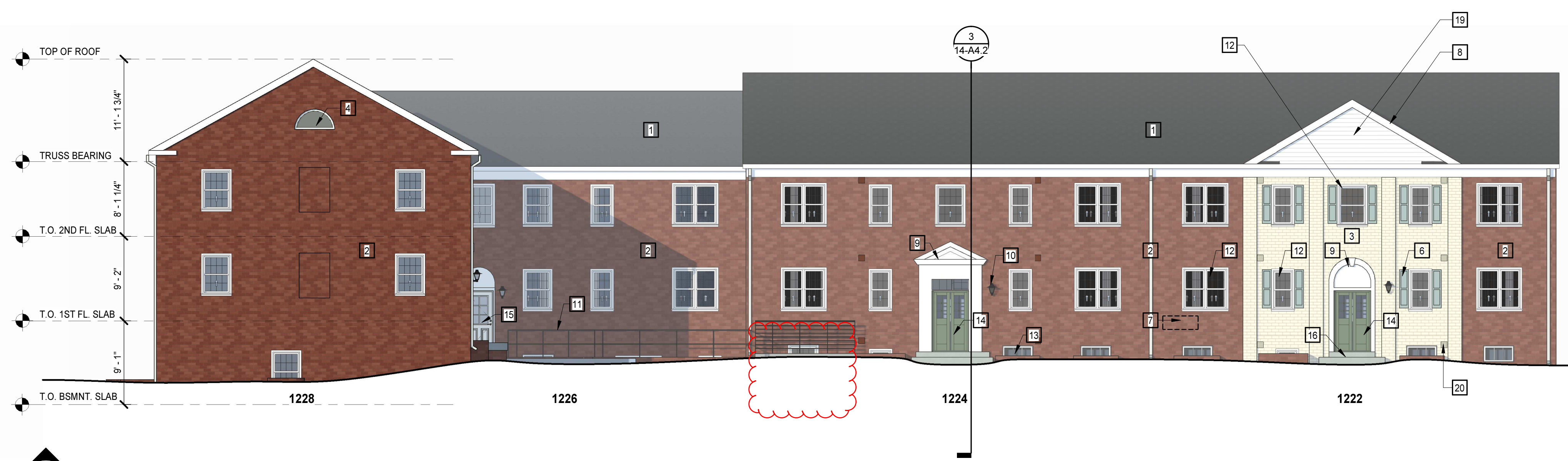
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ELEVATIONS &
SECTION**

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FACADES
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REPLACE ALL BASEMENT-LEVEL WINDOWS WITH ENERGY STAR QUALIFIED WINDOWS WITH SIMULATED DIVIDED LITES.
EXISTING BRICK TO REMAIN. REPOINT 2% OF BRICK. PAINT PREVIOUSLY PAINTED BRICK.
REPLACE DAMAGED LOUVERS IN-KIND.
REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES (HISTORIC). STRIP DOORS AND PROVIDE NEW KICK PLATES AND CORNER GUARDS. DOOR HARDWARE IS EXISTING TO REMAIN.
PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
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EXISTING PLASTIC SHUTTERS TO REMAIN - PAINT.
REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, AND MOLDINGS.
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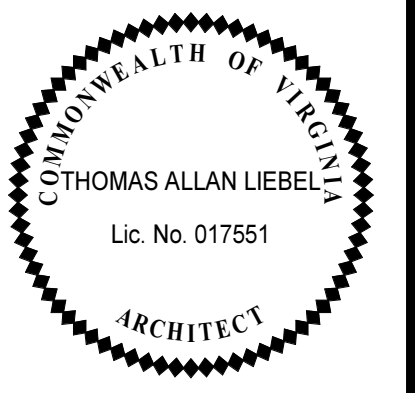
ROOFS
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REPAIR SLATE ROOF. REFER TO OWNER'S ROOF REPORT FOR SCOPING.
REPLACE FLAT ROOF WITH TPO.
INSTALL WALK PADS THAT PROVIDE ACCESS TO ALL ROOFTOP EQUIPMENT.
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REPLACE DAMAGED VENTS AND OTHER ITEMS IN POOR CONDITION.
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BUILDING ELEVATION KEYNOTES

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- 12 VINYL WINDOW, CLEAN, RE-CAULK WHERE DEFICIENT. TYP.
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Barcroft - Phase 3
SECTION RB-1
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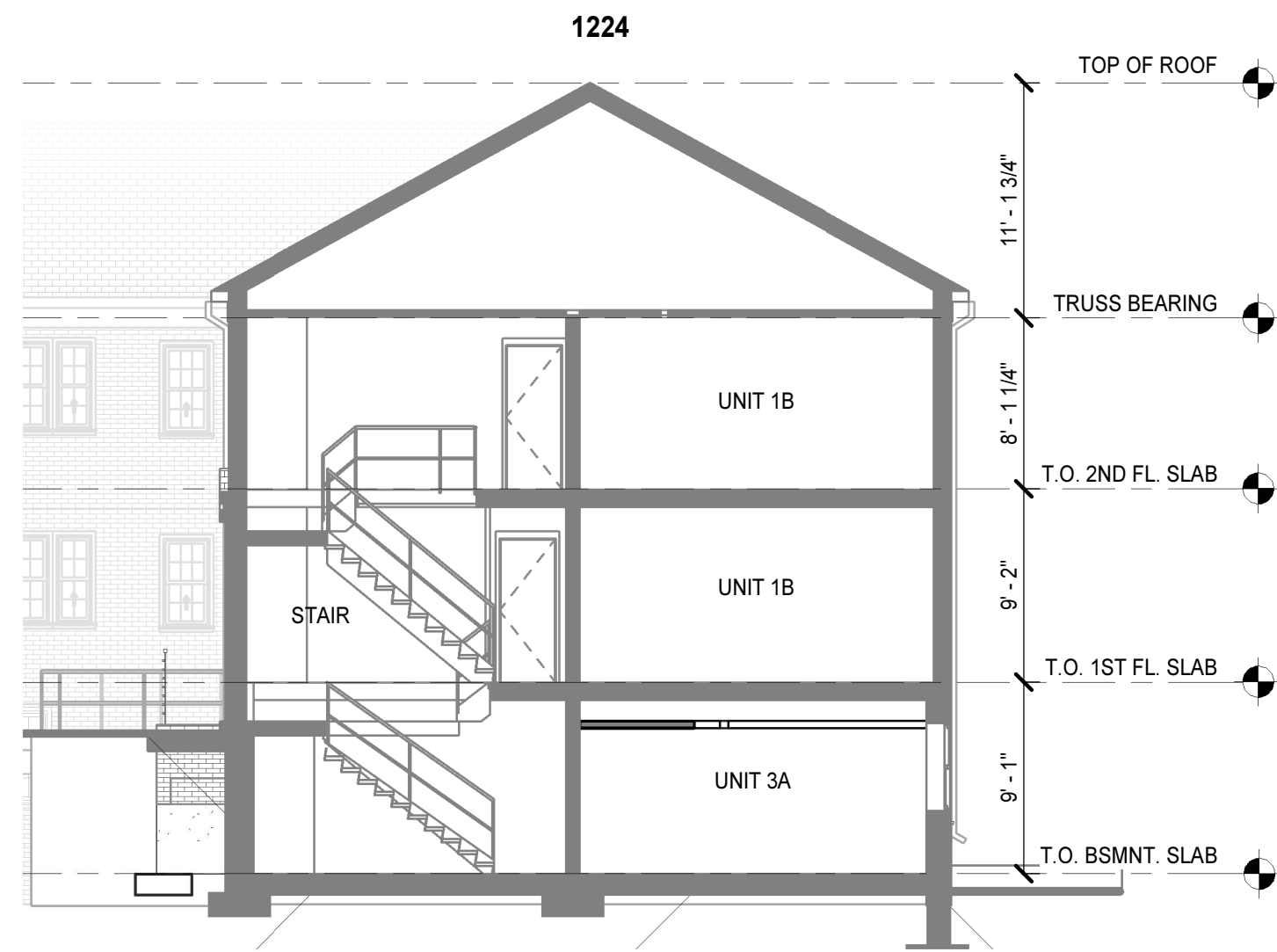
PROJECT NO: 631518
DATE: 09/24/24

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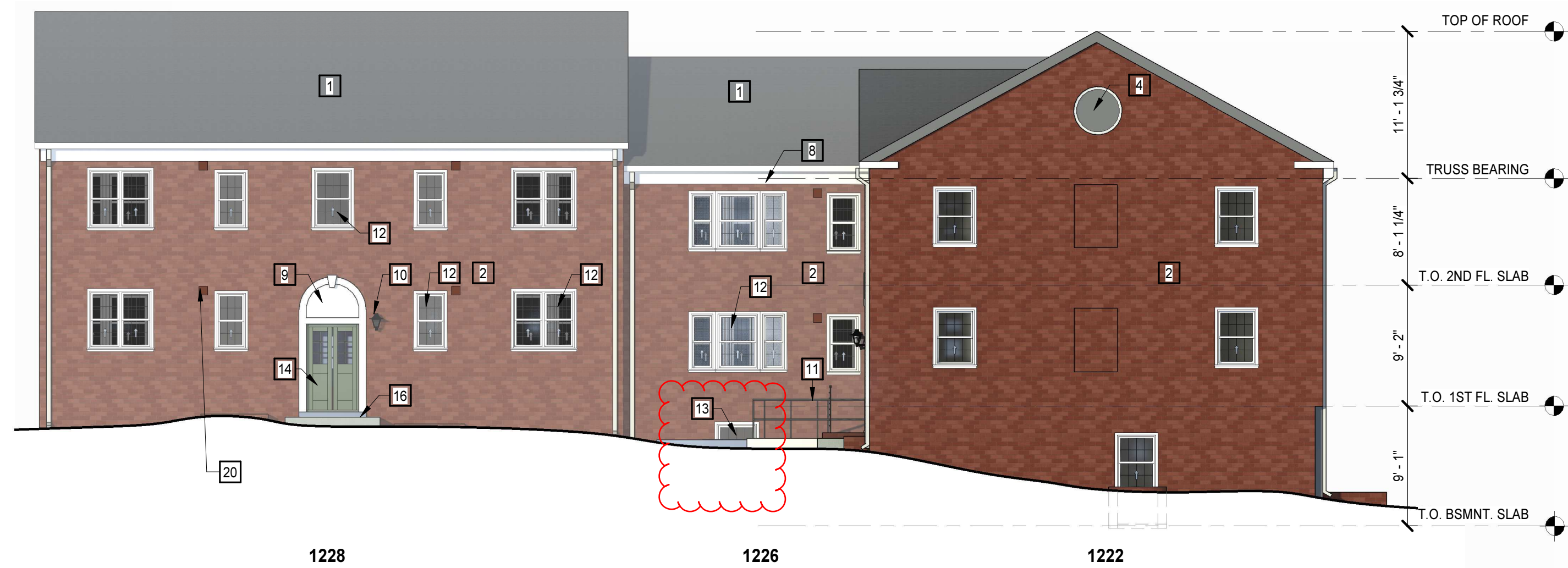
BUILDING 14 ELEVATIONS

A.14-4.1

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3 BUILDING 14 SECTION
14-A4.1 14-A4.2 1/8" = 1'-0"



2 BUILDING 14 NORTH ELEVATION
14-A2.0 14-A4.2 1/8" = 1'-0"



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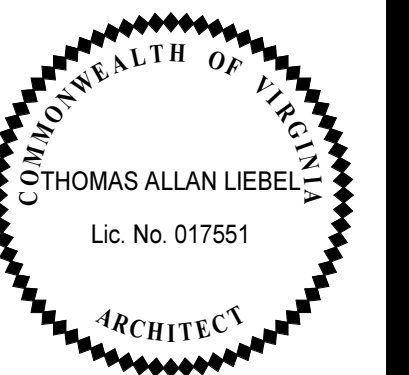
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**BUILDING 14
ELEVATIONS &
SECTION**

A.14-4.2

H
G
F
E
D
C
B
A



2 BUILDING 15 EAST ELEVATION
15-A2.0 | 15-A4.1 | 1/8" = 1'-0"



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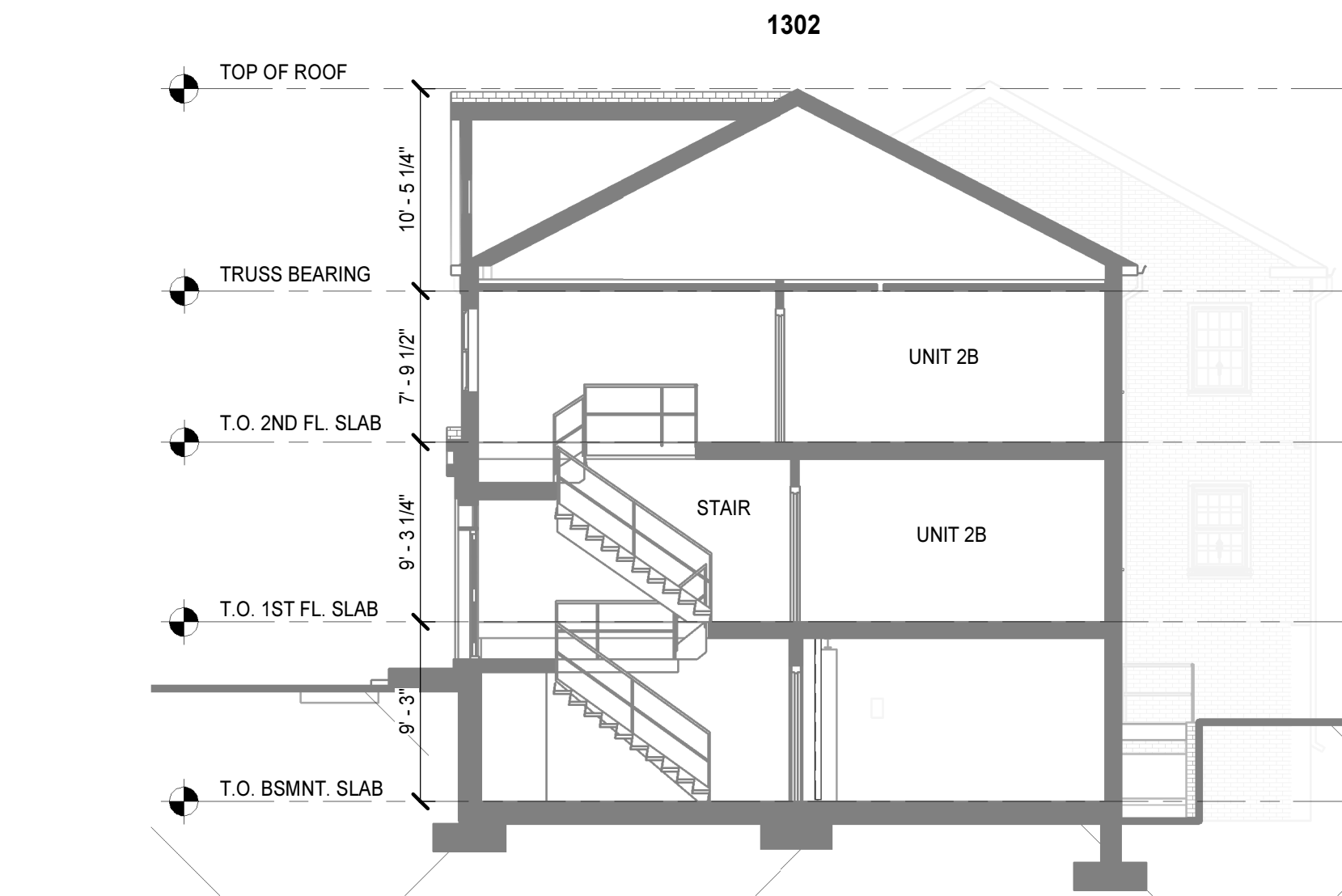


Barcroft - Phase 3
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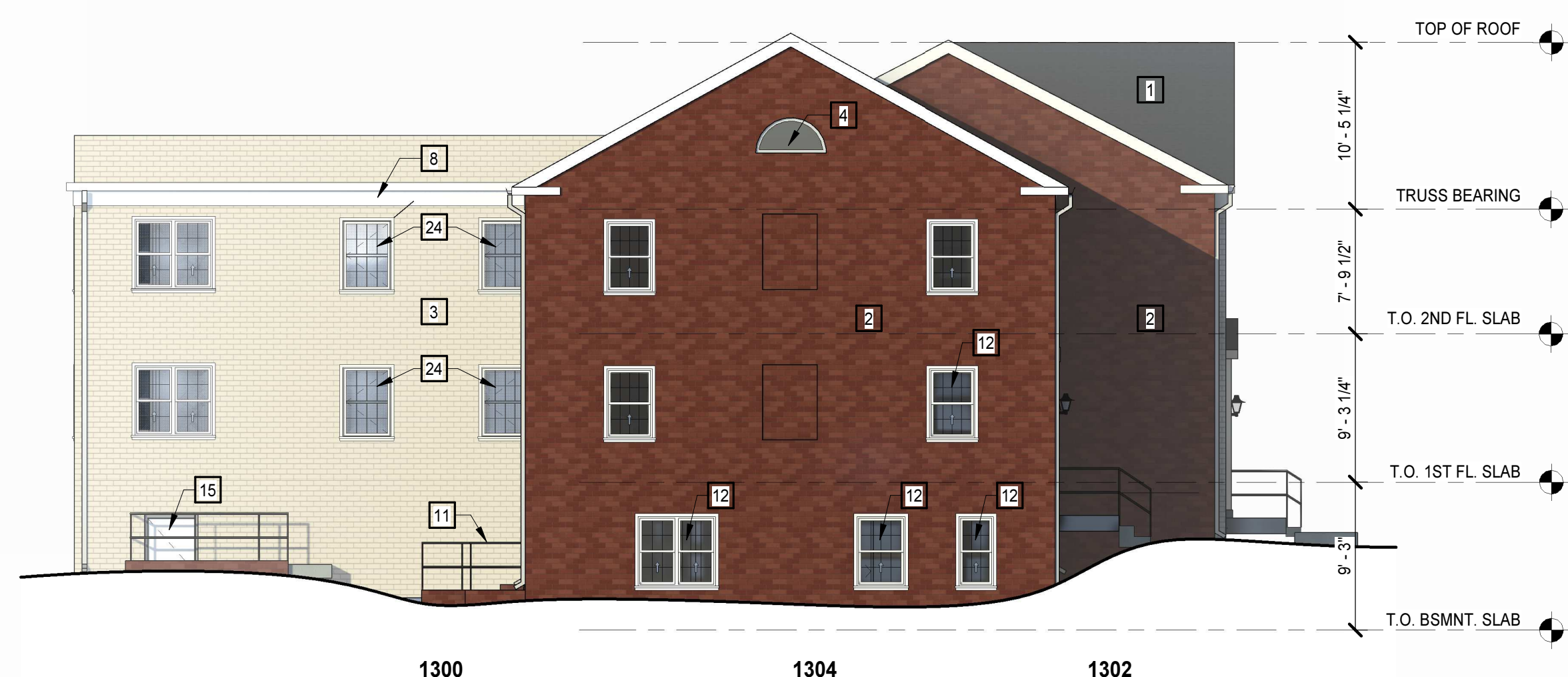
BUILDING 15 ELEVATIONS



3 BUILDING 15 SECTION
15-A4.1 | 15-A4.2 1/8" = 1'-0"



2 BUILDING 15 NORTH ELEVATION
15-A2.0 | 15-A4.2 1/8" = 1'-0"



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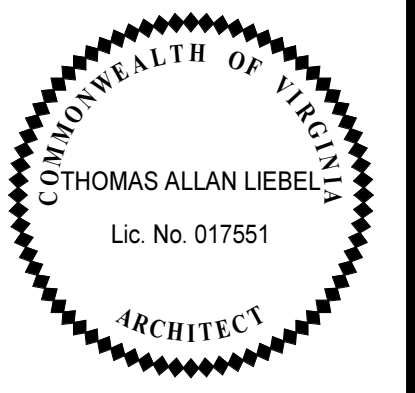
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BUILDING 15 ELEVATIONS & SECTION

H
G
F
E
D
C
B
A



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16-A2.0A | 16-A4.1 | 1/8" = 1'-0"



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EXISTING ADDRESS PLAQUES TO REMAIN.
WASH BUILDING EXTERIOR - LOW TO MEDIUM PRESSURE PER HISTORIC REQUIREMENTS.
EXISTING PLASTIC SHUTTERS TO REMAIN - PAINT.
REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, AND MOLDINGS.
REPLACE ROW OF BRICK BETWEEN SILL AND PTAC. INFILL BRICK WHERE PTAC IS REMOVED. INSET BRICK 1/2" AND MATCH COLOR AND SIZE OF EXISTING BRICK.

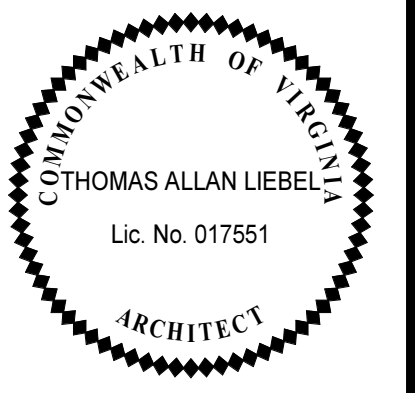
ROOFS
REPLACE 5% OF DAMAGED ROOF SHEATHING PER BUILDING.
REPAIR SLATE ROOF. REFER TO OWNER'S ROOF REPORT FOR SCOPING.
REPLACE FLAT ROOF WITH TPO.
INSTALL WALK PADS THAT PROVIDE ACCESS TO ALL ROOFTOP EQUIPMENT.
REMOVE AND DISPOSE OF EXISTING ROOFING AND ABOVE DECK INSULATION.
REPLACE DAMAGED VENTS AND OTHER ITEMS IN POOR CONDITION.
PROVIDE A MINIMUM R-25 CONTINUOUS INSULATION ABOVE THE ROOF DECK OR PROVIDE A MINIMUM R-38 INSULATION IN THE ATTIC SPACE.
NEW ROOFING IS TO HAVE A MINIMUM 20-YEAR MANUFACTURER'S WARRANTY.
PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.
REPLACE ROOF HATCH AT FLAT ROOFS - ONE PER STAIRWELL.
EX GUTTERS AND DOWNSPOUTS TO REMAIN.

BUILDING ELEVATION KEYNOTES

REPRESENTED BY [n]
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; ETR
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- 15 RESIDENTIAL ENTRANCE DOOR & SCREEN DOOR; ENTRANCE DOOR & SCREEN DOOR ETR; REPAIR.
- 16 CONCRETE PORCH; REPAIR & CLEAN
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- 18 NEW CONCRETE RAMP/LANDING WITH BRICK RETAINING WALL. PROVIDE STEEL PIPE RAILING TO MATCH EXISTING RAILINGS THROUGHOUT SITE.
- 19 WOOD CLAPBOARD SIDING; REPAIR & PAINT
- 20 NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
- 21 REPAIR 10% OF DAMAGED BRICK AROUND BUILDING
- 22 SCRAPE, CLEAN AND PROVIDE SURFACE CORROSION INHIBITOR ON LINTELS, TYP.
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- 24 NEW CASEMENT WINDOW FOR EGRESS
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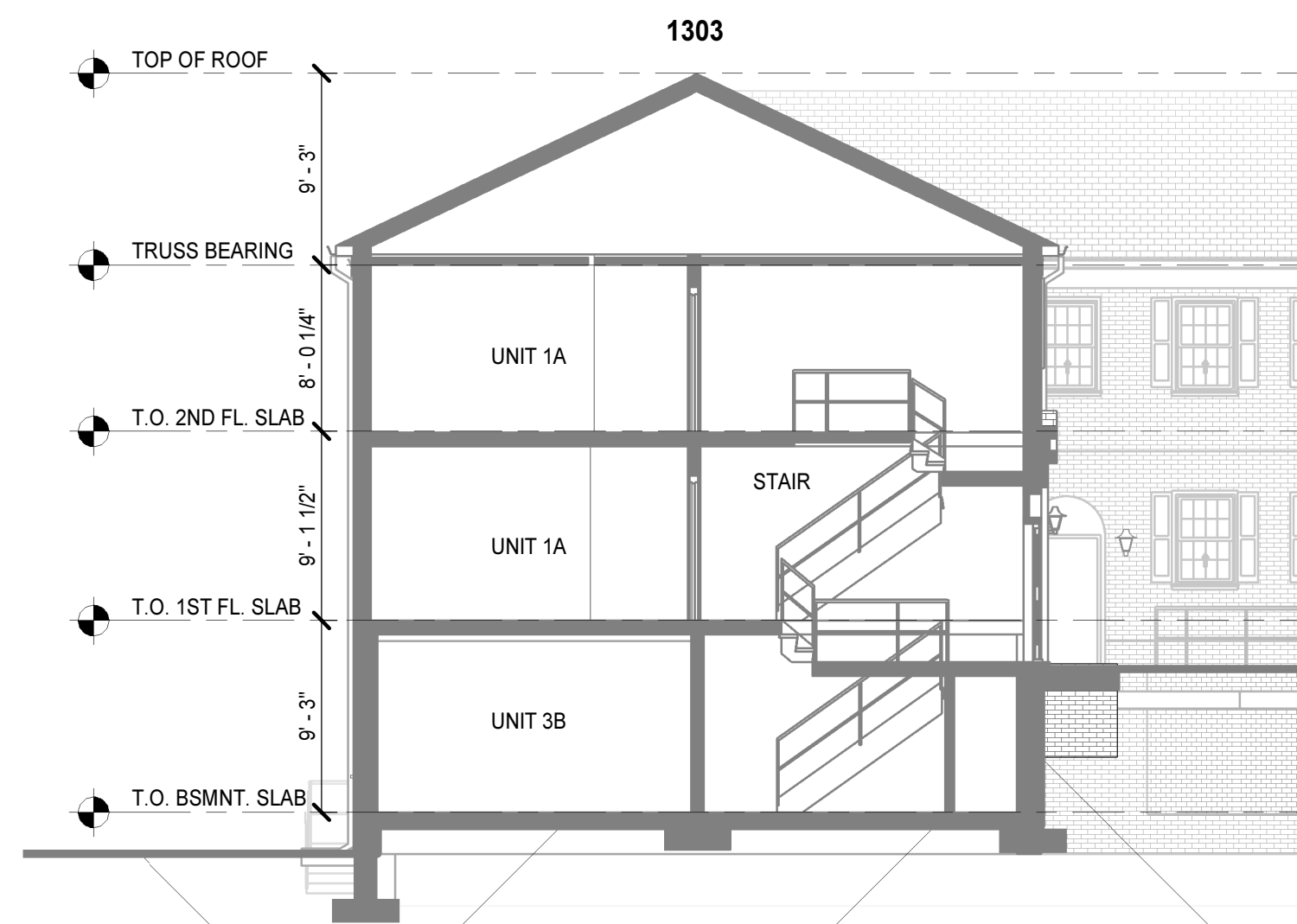
Barcroft - Phase 3
SECTION RB-1
Jair Lynch Real Estate Partners
S. Taylor St., Arlington, VA

PROJECT NO: 631518
DATE: 09/24/24

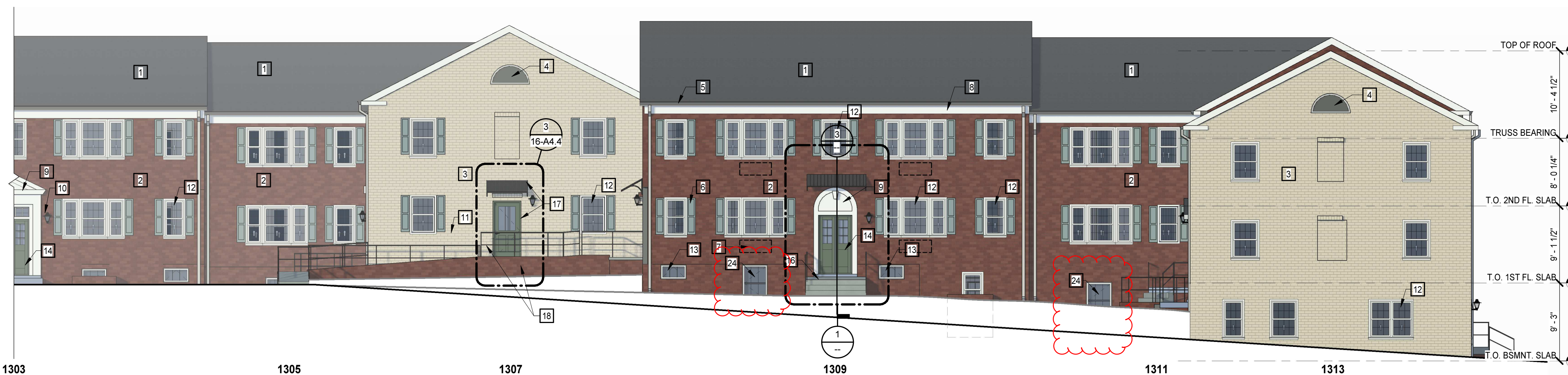
REVISIONS	
DATE	DESCRIPTION
12/21/23	DRC SUBMISSION
12/21/23	4.1.2 USE PERMIT SUBMISSION
03/08/24	4.1.2 USE PERMIT RESUBMISSION
09/25/24	USE PERMIT AMENDMENT

BUILDING 16 ELEVATIONS

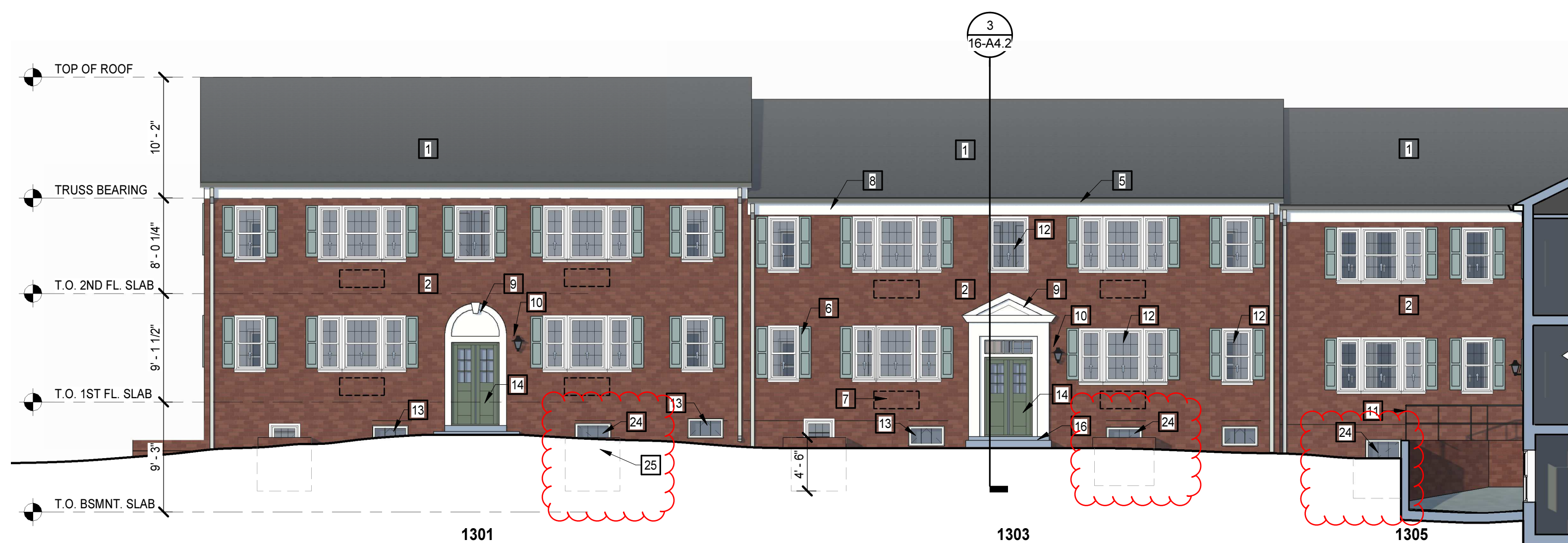
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3 BUILDING 16 SECTION
16-A4.2 16-A4.2 1/8" = 1'-0"



2 BUILDING 16 PART B WEST ELEVATION
16-A2.0B 16-A4.2 1/8" = 1'-0"



1 BUILDING 16 PART A WEST ELEVATION
16-A2.0A 16-A4.2 1/8" = 1'-0"

ELEVATION SCOPE OF WORK NOTES

BUILDING ENVELOPE SCOPE OF WORK, GENERAL:
REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED. CORRECT STRUCTURAL DEFICIENCIES ARE TO BE IDENTIFIED IN WISS JANEY REPORT. NOTIFY ARCHITECT OF ANY STRUCTURAL DEFICIENCIES UNCOVERED DURING CONSTRUCTION. WHEN REPAINTING EXISTING OR INSTALLING NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

FAÇADES
EX WINDOWS TO REMAIN. OWNER WILL BE RESPONSIBLE FOR NECESSARY REPAIRS. REPLACE ALL BASEMENT-LEVEL WINDOWS WITH ENERGY STAR QUALIFIED WINDOWS WITH SIMULATED DIVIDED LITES.
EXISTING BRICK TO REMAIN. REPOINT 2% OF BRICK. PAINT PREVIOUSLY PAINTED BRICK. REPLACE DAMAGED LOUVERS IN-KIND.
REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES (HISTORIC). STRIP DOORS AND PROVIDE NEW KICK PLATES AND CORNER GUARDS. DOOR HARDWARE IS EXISTING TO REMAIN. *
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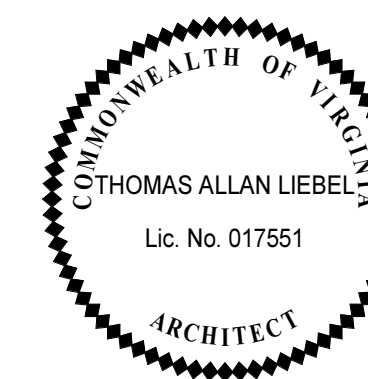
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Barcroft - Phase 3
SECTION RB-1
Jair Lynch Real Estate Partners
S. Taylor St., Arlington, VA

PROJECT NO: 631518
DATE: 09/24/24

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03/08/24	4.1.2 USE PERMIT RESUBMISSION
09/25/24	USE PERMIT AMENDMENT

**BUILDING 16
ELEVATIONS &
SECTION**



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BUILDING ELEVATION KEYNOTES
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24	NEW CASEMENT WINDOW FOR EGRESS
25	NEW WINDOW WELL TO ACCOMMODATE EGRESS WINDOW
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3 BUILDING 16 PART B EAST ELEVATION
 16-A2.0A 16-A4.3 1/8" = 1'-0"

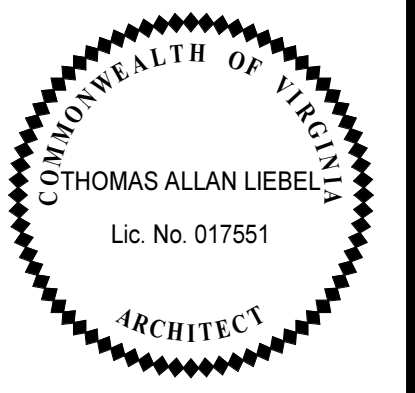


2 BUILDING 16 PART A EAST ELEVATION
 16-A2.0A 16-A4.3 1/8" = 1'-0"



1 BUILDING 16 SOUTH ELEVATION
 16-A2.0B 16-A4.3 1/8" = 1'-0"

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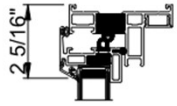
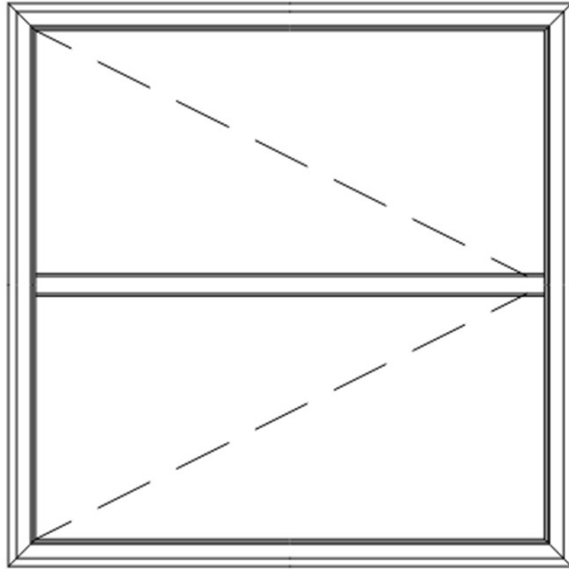
PROJECT NO: 631518
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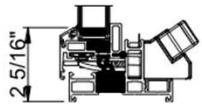
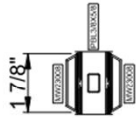
BUILDING 16 ELEVATIONS & SECTION



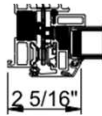
Window Replacements



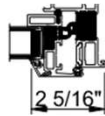
EXTERIOR



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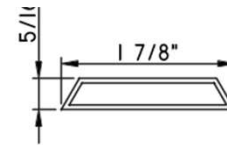
EXTERIOR



INTERIOR VIEW



EXTERIOR VIEW



1 7/8" X 5/16"
MW23008

MUNTIN PROFILE



QUAKER COMMERCIAL H SERIES CASEMENT WINDOW



Window Wells



EXISTING WINDOW WELL AT BUILDING 16



FUTURE WINDOW WELL PROPOSED TO MATCH EXISTING