



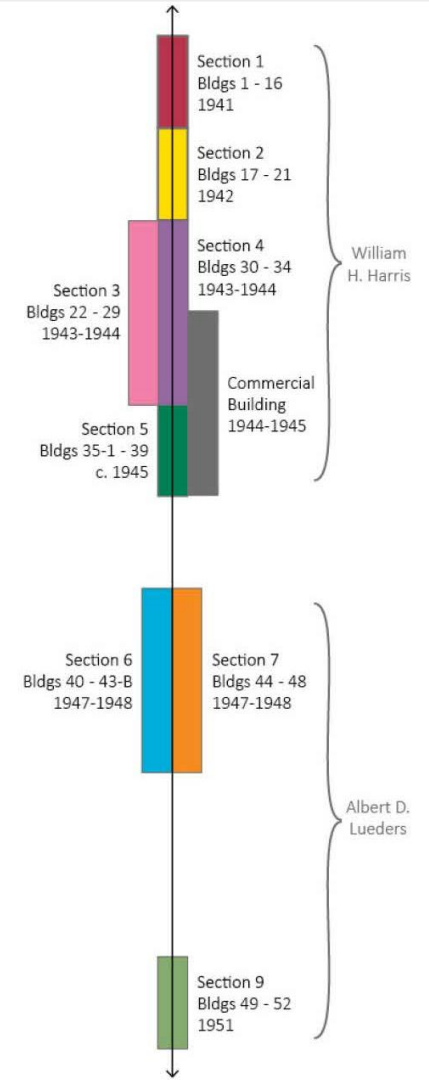
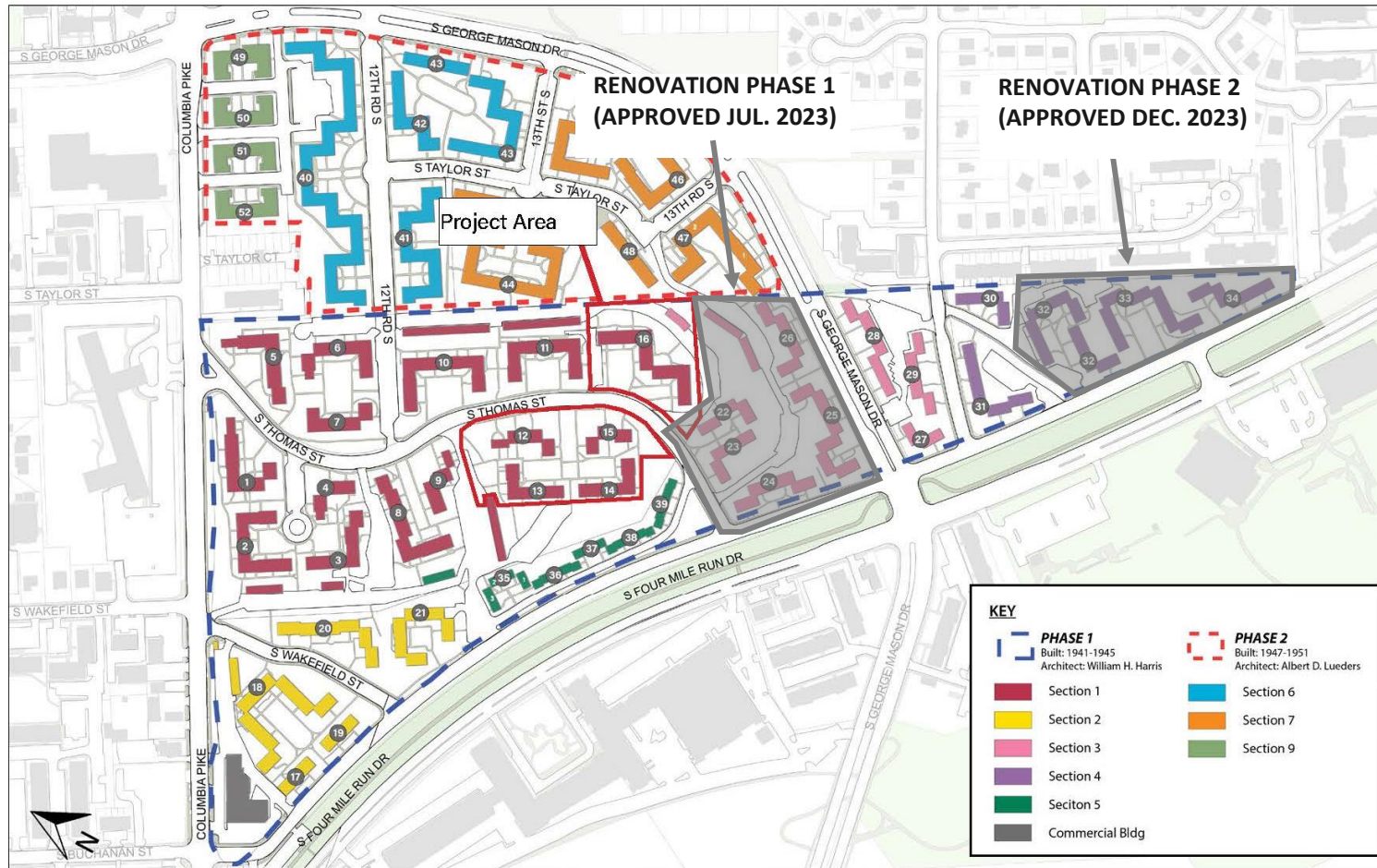
Barcroft Apartments Phase 3 Rehabilitation Overview

Presented to: Arlington Form Based Code Advisory Working Group

March 13, 2024

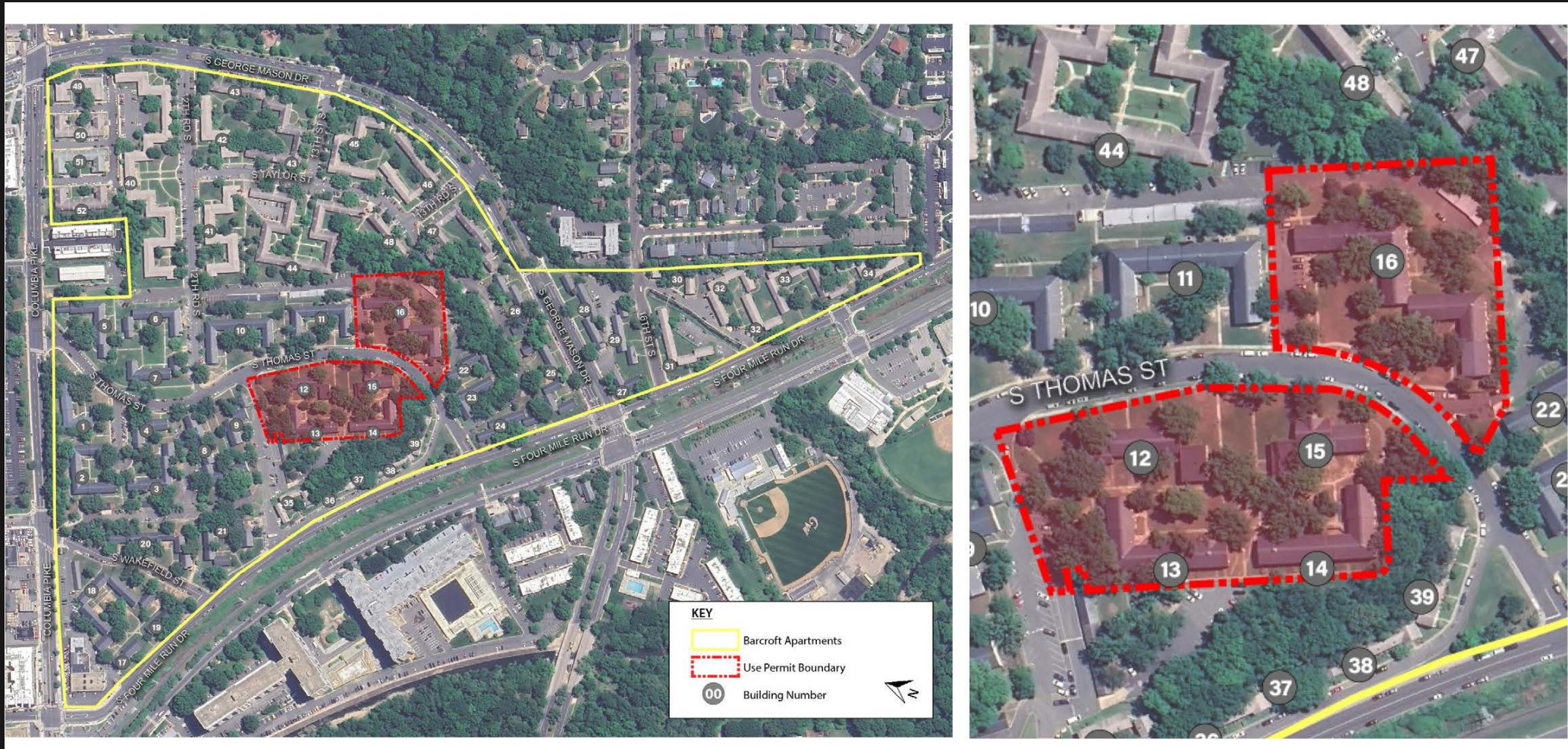


Third Renovation Phase



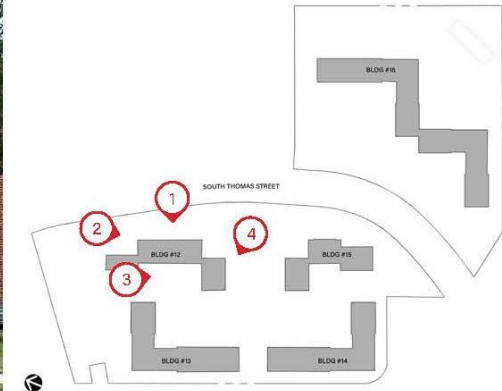


Third Renovation Phase



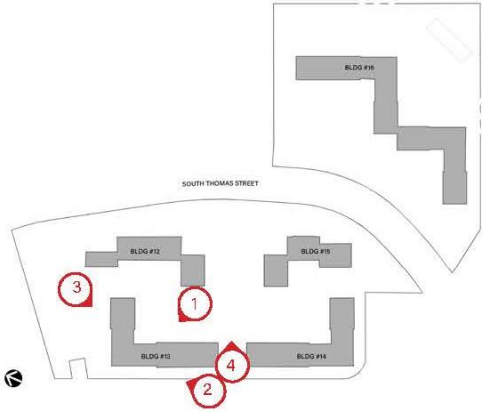


Existing Photos – Building 12



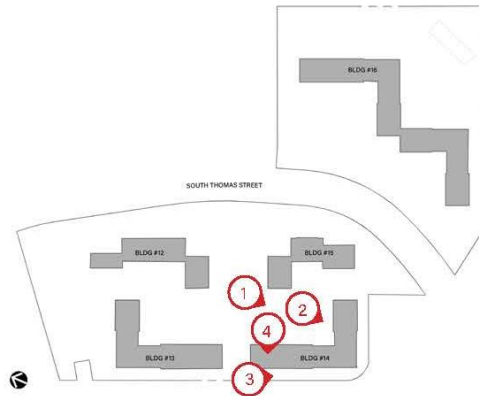


Existing Photos – Building 13



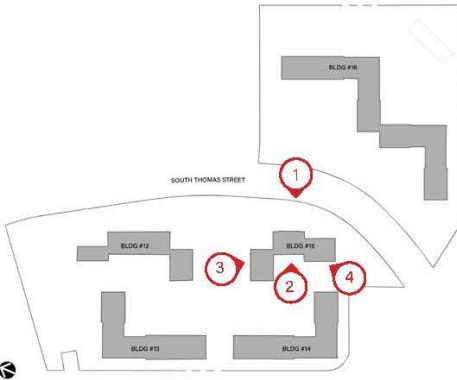


Existing Photos – Building 14



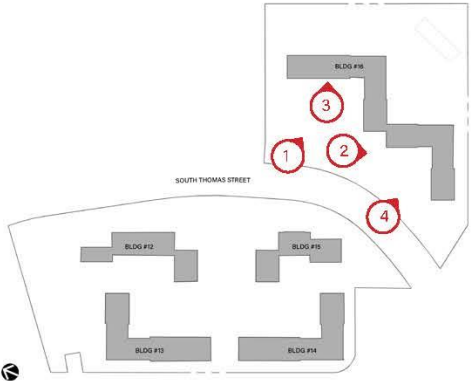


Existing Photos – Building 15



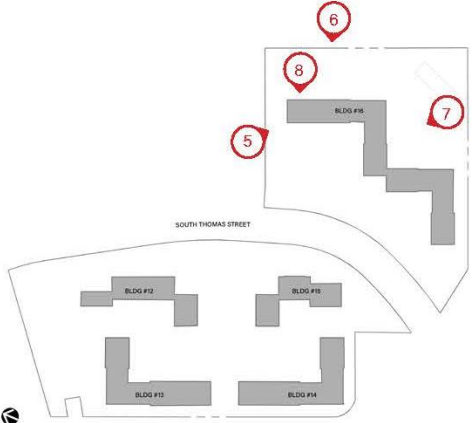


Existing Photos – Building 16 (Front)





Existing Photos – Building 16 (Back)





Proposed Renovations

- Clean & repair exterior masonry
- Replace non-original light fixtures with compatible fixtures
- Replace existing mechanical systems, including through-wall mechanical system openings and patch brick to match existing
- Repair and replace roofs
- Repair and paint existing metal railings, non-original shutters, and corroded metal lintels
- Remove & replace basement steel-sash windows with vinyl to match existing
- Add new penetrations on rear elevations for exhaust/venting
- Convert two units within Building 16 to accessible units
- Add accessible ramps/entrances, revise parking configuration to create ADA parking spaces, and relocate trash
- Add two new exterior resident amenity areas





Proposed Landscape Improvements





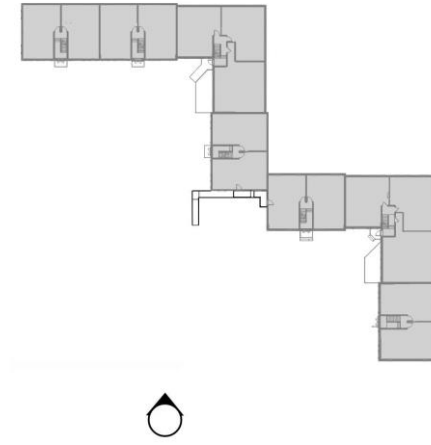
Building 16 Type A Units - Elevation



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



Building 16 Type A Units - Elevation



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



Building 16 Type A Units - Axon



2 RAMP & ENTRY PERSPECTIVE
12" = 1'-0"



VHDA Minimum Design and Construction Requirements- New Exterior Doors



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



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

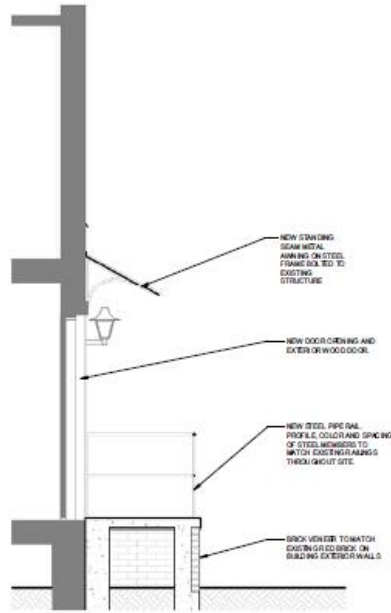


VHDA Minimum Design and Construction Requirements- Entrance Canopy

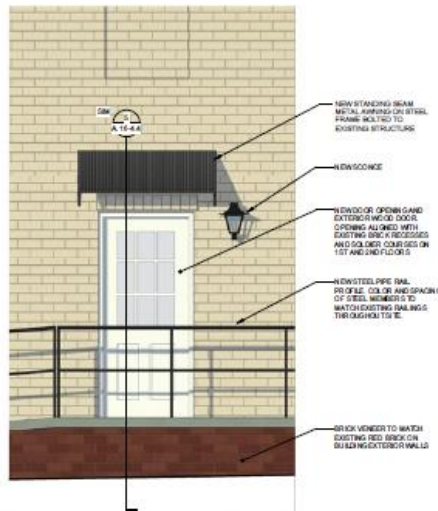
Provide roofs/overhangs over entrance doors.

Provide a minimum 30 inches of overhang along the front and 12 inches along each side of the door; or the door may be setback a minimum of 24 inches from the face of the exterior wall.

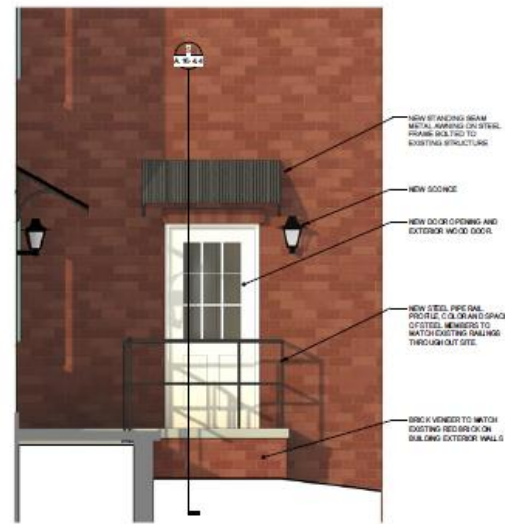
*Waiver to be requested, with exception of entrances to Type A units.



5 TYPICAL ACCESSIBLE ENTRANCE & CANOPY SECTION 1/8" = 1'-0"



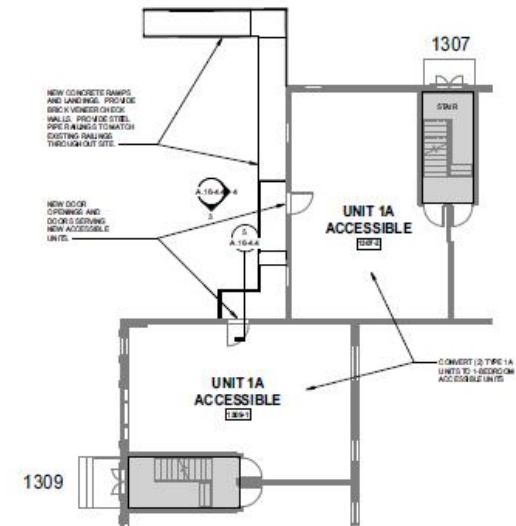
4 ENLARGED ELEVATION - ACCESSIBLE ENTRANCE, UNIT 1309-1 1/8" = 1'-0"



3 ENLARGED ELEVATION - ACCESSIBLE ENTRANCE, UNIT 1307-2 1/8" = 1'-0"



2 RAMP & ENTRY PERSPECTIVE 1/8" = 1'-0"



1 FIRST FLOOR PLAN - BUILDING 16 - RAMP & NEW ENTRIES 1/8" = 1'-0"



Proposed Application Overview

- N-FBC 4.1.2 Use Permit to allow building renovations and landscaped open space renovations within the Conservation Area, with modifications of:
 - Required setbacks and parking to permit existing conditions to remain;
 - Conservation Area standards for window replacement materials to match existing, new openings for ventilation and accessible unit entrances, and fiberglass material for new doors; and
 - Conservation Area standards to permit canopies and vinyl/aluminum cladding of wood trim to comply with the Virginia Housing Minimum Design & Construction Standards, if necessary. Waiver from these Virginia Housing requirements will be requested.



Thank You

