



BARCROFT APARTMENTS PHASE RBU2 REHABILITATION INCLUDING ALTERATIONS

SECTION 1 BUILDINGS 1-11

1130 S GEORGE MASON DR.
ARLINGTON, VA 22204

HALRB SUBMISSION #2

APRIL 16, 2025

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

DEVELOPMENT HISTORY.3

DESCRIPTION OF WORK4

PROPOSED REVISED ELEVATIONS5

 BUILDING 1.....5

 BUILDING 26

 BUILDING 37

 BUILDING 48

 BUILDING 59

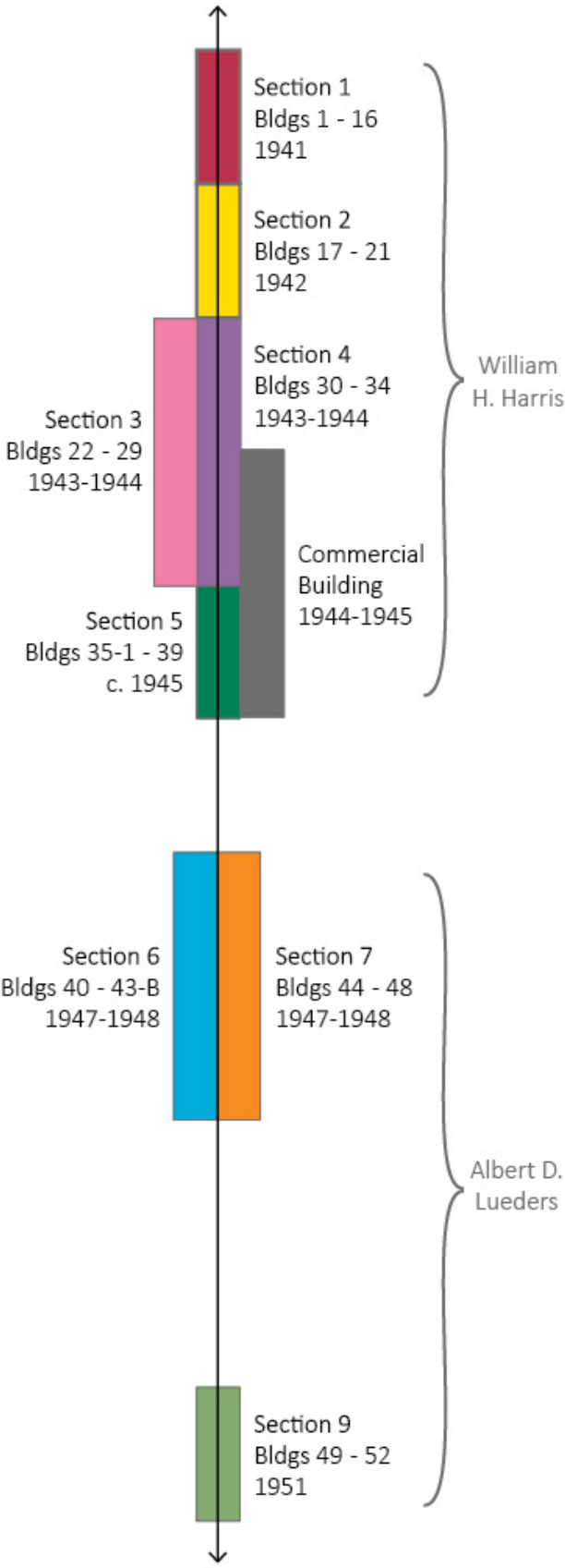
 BUILDING 710

 BUILDING 1011

 BUILDING 11.....12

EGRESS WINDOW EXTENSION STRATEGY 13

PIPE RAIL CODE COMPLIANCE STRATEGY 14



Scope of Work

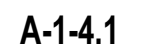
The proposed project involves the rehabilitation of eleven existing buildings (Buildings 1-11) located within Barcroft Section 1. The buildings will be rehabilitated consistent with the Arlington County Conservation Area Standards, which are based upon the Secretary of the Interior’s Standards for Rehabilitation. The project must also adhere to the Virginia Housing Minimum Design and Construction Requirements (MDCR).

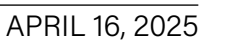
The project scope of work includes:

- 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 facades with low- to medium-pressure adhering to the Secretary of the Interior’s Standards.
- Replacement of basement-level steel-sash windows with aluminum windows matching 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 slate roofs as necessary.
- 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 louvered attic vents in-kind and paint wood louvers.
- Addition of outdoor amenity spaces and landscape improvements within courtyards adjacent to Buildings 7, 3, 4, 8 and 10.
- Repair existing garages behind Buildings 10 and 11 as necessary.
- Creation of five accessible units in Buildings 1 (2), 3 (1), and 7 (2) utilizing existing and new opening openings to create entries.*
- Addition of a new window openings for new accessible units.*
- Addition of new entry doors with canopies above accessible entrances to meet Virginia Housing MCDRs.
- Expanding select existing basement windows and areaways to meet egress requirements for new family sized units.

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









MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0680
MOSELEYARCHITECTS.COM

BARCROFT - PHASE 6

SECTION RBU-2

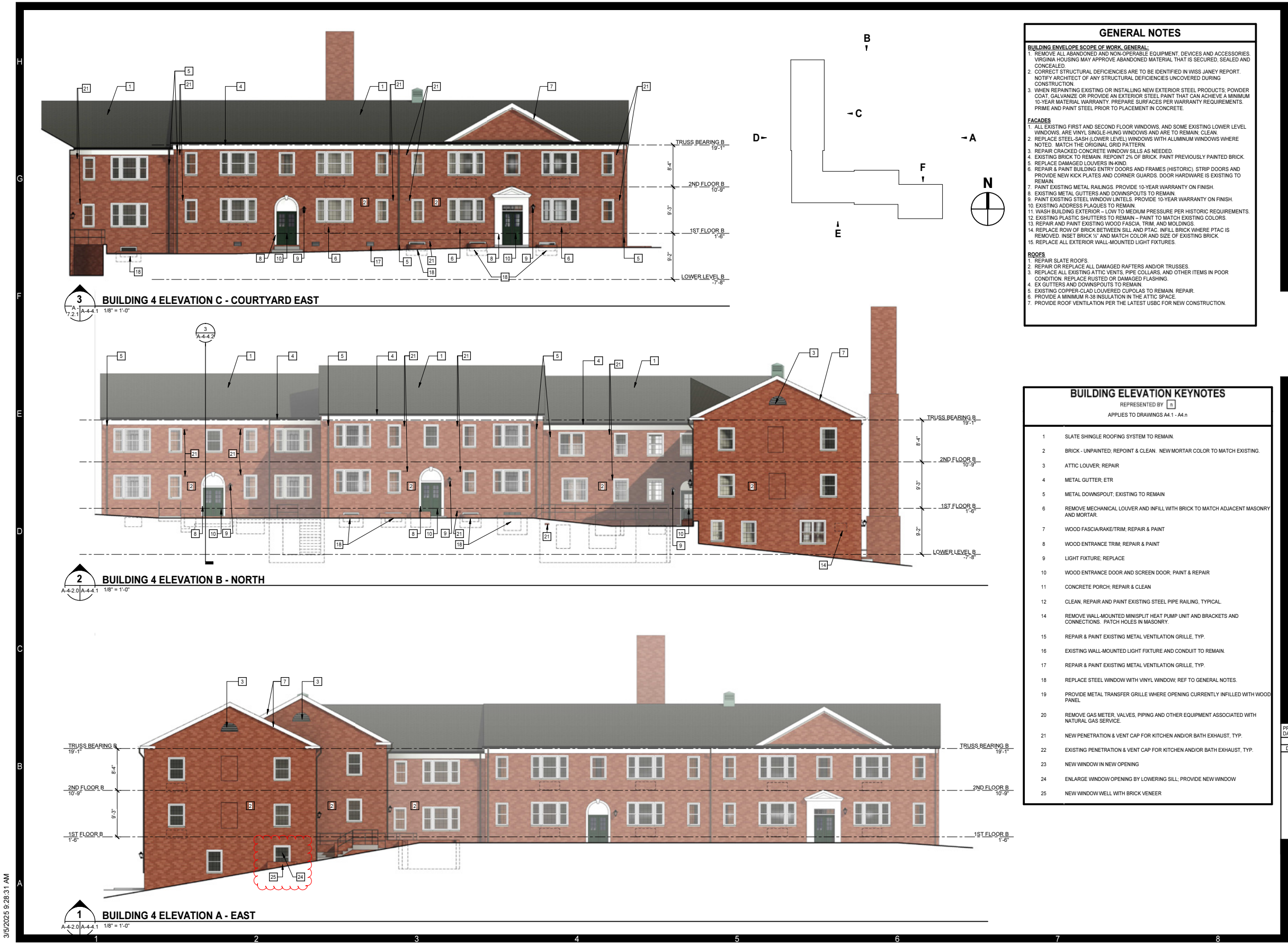
Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO.	640235
DATE	03/06/25
REVISIONS	
DATE	DESCRIPTION

BLDG 3 - BUILDING
ELEVATIONS

A-3-4.2

3/4/2025 11:01:46 PM



MOSELEYARCHITECTS

1414 KEY HIGHWAY SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0680
MOSELEYARCHITECTS.COM

Barcroft - Phase 6

S. Taylor St. Arlington, VA

Jair Lynch Real Estate Partners

SECTION RBU-2

PROJECT NO. 641739
DATE 03/06/25
REVISIONS
DATE DESCRIPTION

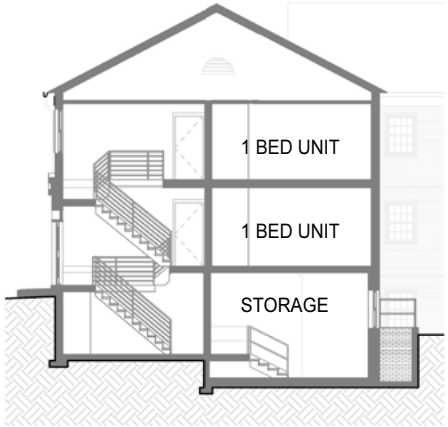
BUILDING 4 -
BUILDING
ELEVATIONS

A-4-4.1

3/5/2025 10:01:02 AM



3 BLDG 5 ELEVATION C - PARTIAL NORTH
A-5-2.0 | A-5-4.1 1/8" = 1'-0"



4 BLDG 5 SECTION
A-5-2.0 | A-5-4.1 1/8" = 1'-0"



2 BLDG 5 ELEVATION B - NORTH
A-5-2.0 | A-5-4.1 1/8" = 1'-0"



1 BLDG 5 ELEVATION A - EAST
A-5-2.0 | A-5-4.1 1/8" = 1'-0"

GENERAL NOTES

BUILDING ENVELOPE SCOPE OF WORK, GENERAL:
1. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. CORRECT STRUCTURAL DEFICIENCIES ARE TO BE IDENTIFIED IN WISS JANNEY REPORT. NOTIFY ARCHITECT OF ANY STRUCTURAL DEFICIENCIES UNCOVERED DURING CONSTRUCTION.
3. 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.

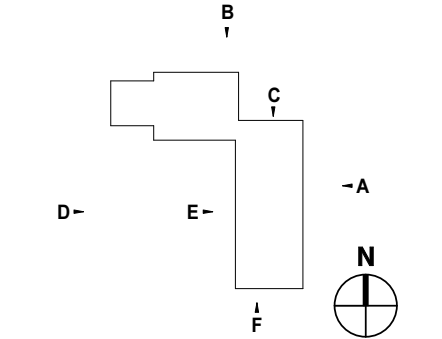
FACADES
1. ALL EXISTING FIRST AND SECOND FLOOR WINDOWS, AND SOME EXISTING LOWER LEVEL WINDOWS, ARE VINYL SINGLE-HUNG WINDOWS AND ARE TO REMAIN, CLEAN.
2. REPLACE STEEL-SASH (LOWER LEVEL) WINDOWS WITH ALUMINUM WINDOWS WHERE NOTED. MATCH THE ORIGINAL GRID PATTERN.
3. REPAIR CRACKED CONCRETE WINDOW SILLS AS NEEDED.
4. EXISTING BRICK TO REMAIN. REPOINT 2% OF BRICK. PAINT PREVIOUSLY PAINTED BRICK.
5. REPLACE DAMAGED LOUVERS IN-KIND.
6. REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES (HISTORIC). STRIP DOORS AND PROVIDE NEW KICK PLATES AND CORNER GUARDS. DOOR HARDWARE IS EXISTING TO REMAIN.
7. PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
8. EXISTING METAL GUTTERS AND DOWNSPOUTS TO REMAIN.
9. PAINT EXISTING STEEL WINDOW LINTELS. PROVIDE 10-YEAR WARRANTY ON FINISH.
10. EXISTING ADDRESS PLAQUES TO REMAIN.
11. WASH BUILDING EXTERIOR - LOW TO MEDIUM PRESSURE PER HISTORIC REQUIREMENTS.
12. EXISTING PLASTIC SHUTTERS TO REMAIN - PAINT TO MATCH EXISTING COLORS.
13. REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, AND MOLDINGS.
14. 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.
15. REPLACE ALL EXTERIOR WALL-MOUNTED LIGHT FIXTURES.

ROOFS
1. REPAIR SLATE ROOFS.
2. REPAIR OR REPLACE ALL DAMAGED RAFTERS AND/OR TRUSSES.
3. REPLACE ALL EXISTING ATTIC VENTS, PIPE COLLARS, AND OTHER ITEMS IN POOR CONDITION. REPLACE RUSTED OR DAMAGED FLASHING.
4. EX GUTTERS AND DOWNSPOUTS TO REMAIN.
5. EXISTING COPPER HALF-ROUND LOUVERED DORMERS TO REMAIN. REPAIR.
6. PROVIDE A MINIMUM R-38 INSULATION IN THE ATTIC SPACE.
7. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.

BUILDING ELEVATION KEYNOTES

REPRESENTED BY **6**
APPLIES TO DRAWINGS A4.1 - A4.n

1	REPAIR SLATE ROOFING SYSTEM.
2	BRICK - UNPAINTED; REPOINT & CLEAN. NEW MORTAR COLOR TO MATCH EXISTING.
3	ATTIC LOUVER; REPAIR
4	METAL GUTTER, ETR
5	METAL DOWNSPOUT; EXISTING TO REMAIN
6	EXISTING SHUTTERS TO REMAIN.
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
11	WOOD ENTRANCE DOOR AND SCREEN DOOR; PAINT & REPAIR
12	CONCRETE PORCH; REPAIR & CLEAN
13	CLEAN, REPAIR AND PAINT EXISTING STEEL PIPE RAILING, TYPICAL.
14	REMOVE WALL-MOUNTED MINISPLIT HEAT PUMP UNIT AND BRACKETS AND CONNECTIONS. PATCH HOLES IN MASONRY.
15	REPLACE STEEL WINDOW WITH VINYL WINDOW, REF TO GENERAL NOTES.
16	EXISTING WALL-MOUNTED LIGHT FIXTURE AND CONDUIT TO REMAIN
17	REPAIR & PAINT EXISTING METAL VENTILATION GRILLE, TYP.
18	NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
19	EXISTING PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
20	PROVIDE NEW WINDOW WELL WITH BRICK VENEER
21	ENLARGED WINDOW OPENING BY LOWER SILL. PROVIDE NEW WINDOW.



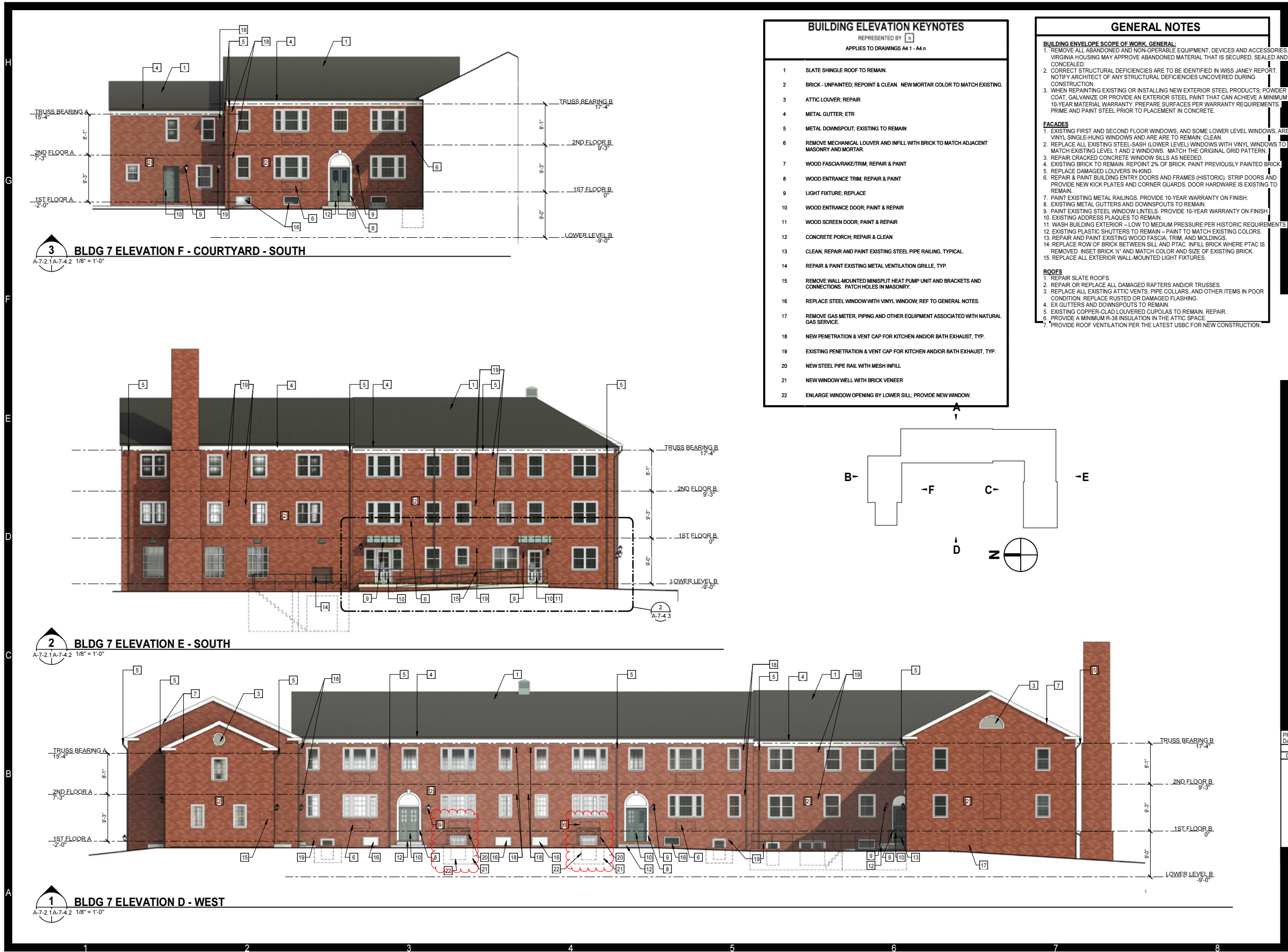
MOSELEYARCHITECTS
1414 KEY HIGHWAY, SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0680
MOSELEYARCHITECTS.COM

Barcroft - Phase 6
S. Taylor St. Arlington, VA
Jair Lynch Real Estate Partners
SECTION RBU-2

PROJECT NO. 641739	
DATE: 03/06/25	
REVISIONS	
DATE	DESCRIPTION

BLDG 5 - BUILDING ELEVATIONS

A-5-4.1





MOSELEYARCHITECTS

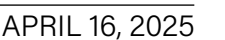
1414 KEY HIGHWAY, SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

BARCROFT - PHASE 6

SECTION RBU-2
Jair Lynch Real Estate Partners
Arlington, VA

BLDG 10 BUILDING
ELEVATIONS

A-10-4.1



EXISTING
WINDOW



5 BLDG 2 ELEVATION G - COURTYARD EAST
A-2-4.2 1/8" = 1'-0"

EXPANDED
WINDOW
(SILL
DROPPED)

EXPANDED OR
NEW WELL -
CONCRETE WITH
BRICK VENEER



5 BLDG 2 ELEVATION G - COURTYARD EAST
A-2-2.0 A-2-4.2 1/8" = 1'-0"

EXISTING



PROPOSED

