



BARCROFT APARTMENTS PHASE RCU2 REHABILITATION INCLUDING ALTERATIONS

SECTION 6 BUILDING 41 AND
SECTION 7 BUILDINGS 44-46

1130 S GEORGE MASON DR.
ARLINGTON, VA 22204

HALRB SUBMISSION #2

APRIL 16, 2025

OWNER/CLIENT

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Washington, DC 20001

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DESCRIPTION OF WORK4

PROPOSED REVISED ELEVATIONS5

 BUILDING 415

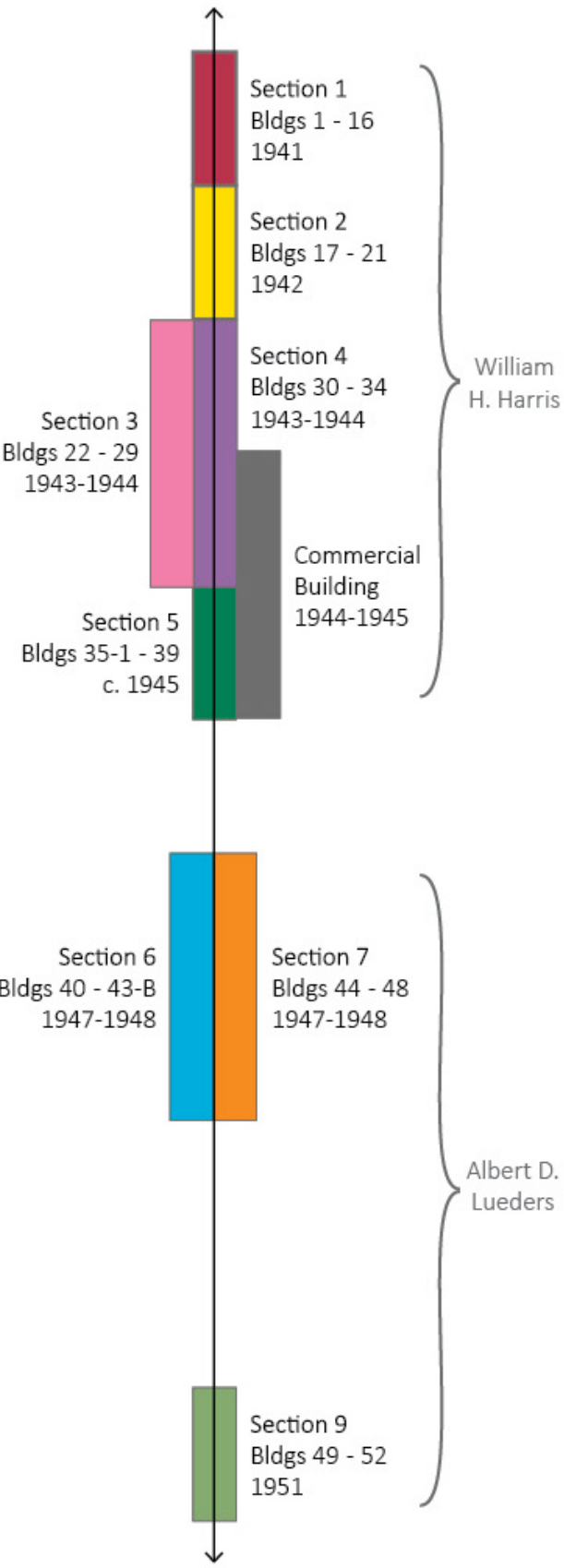
 BUILDING 44.7

 BUILDING 45.9

 BUILDING 46.10

EGRESS WINDOW EXTENSION STRATEGY 12

PIPE RAIL CODE COMPLIANCE STRATEGY 13



Scope of Work

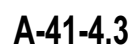
The proposed project involves the rehabilitation of four existing buildings (Buildings 41, 44, 45, and 46) located within Barcroft Sections 6 and 7. The buildings will be rehabilitated consistent with the Arlington County Conservation Area Standards, which are based upon the Secretary of the Interior’s 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-sash double-hung windows and replacement 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 louvered attic vents in-kind and paint wood louvers.
- Addition of outdoor amenity spaces and landscape improvements within courtyards adjacent to Buildings 41, 44, and 46.
- Creation of three accessible units in Building 44 utilizing existing entrances.
- Addition of a new door and 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.





- 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.

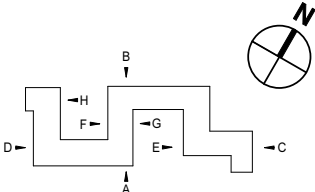
FACADES

 1. REPLACE WINDOWS WITH ALUMINUM SIMULATED DIVIDED LITE WINDOWS WITH INSULATED GLASS. NEW WINDOWS TO MATCH THE HISTORIC IN SIZE, OPERATION, CONFIGURATION, AND PROFILES AS CLOSELY AS POSSIBLE.
 2. EXISTING BRICK TO REMAIN. REPOINT 2% OF BRICK. PAINT PREVIOUSLY PAINTED BRICK.
 3. REPLACE DAMAGED LOUVERS IN-KIND.
 4. REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES (HISTORIC). STRIP DOORS AND PROVIDE NEW KICK PLATES AND CORNER GUARDS. DOOR HARDWARE IS EXISTING TO REMAIN.
 5. PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
 6. PAINT EXISTING STEEL WINDOW LINTELS. PROVIDE 10-YEAR WARRANTY ON FINISH.
 7. EXISTING ADDRESS PLAQUES TO REMAIN.
 8. WASH BUILDING EXTERIOR - LOW TO MEDIUM PRESSURE PER HISTORIC REQUIREMENTS.
 9. EXISTING PLASTIC SHUTTERS TO REMAIN - PAINT TO MATCH EXISTING COLORS.
 10. REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, AND MOLDINGS.
 11. REPLACE ROW OF BRICK BETWEEN SILL AND PTAC. INFILL BRICK WHERE PTAC IS REMOVED. INSET BRICK 1/4" AND MATCH COLOR AND SIZE OF EXISTING BRICK.

ROOFS

 1. REPLACE ASPHALT ROOF SHINGLES AND UNDERLAYMENT.
 2. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES.
 3. REPLACE ALL 3/8 INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32 INCH OSB. INSTALL SHEATHING WITH CLIPS. ZIP SYSTEM ROOF SHEATHING OR SIMILAR PRODUCTS ARE NOT ACCEPTED.
 4. REPLACE ALL EXISTING ATTIC VENTS AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING.
 5. REPLACE ALL EXISTING SEALANT.
 6. ROOF SHINGLES ARE TO BE A MINIMUM 25 YEAR, ANTI-FUNGAL PRODUCT, AND ARE TO BE NAILED (NOT STAPLED). DO NOT INSTALL NEW SHINGLES OVER EXISTING SHINGLES.
 7. REPLACE EXISTING RIDGE VENTS.
 8. INSTALL DRIP EDGE ON ALL SIDES OF THE ROOF.
 9. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
 10. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.
 11. EX. GUTTERS AND DOWNSPOUTS TO REMAIN.
 12. EXISTING COPPER HALF-ROUND LOUVERS TO REMAIN. REPAIR.

- BUILDING ELEVATION KEYNOTES
- REPRESENTED BY 1
- APPLIES TO DRAWINGS A4.1 - A4.4
- 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.
 - 4 ATTIC LOUVER, REPAIR
 - 5 METAL GUTTER, ETR
 - 6 METAL DOWNSPOUT, ETR
 - 7 EXISTING SHUTTERS TO REMAIN.
 - 8 REMOVE MECHANICAL LOUVER AND INFILL WITH BRICK TO MATCH ADJACENT MASONRY AND MORTAR.
 - 9 WOOD FASCIA/RAKE/TRIM, REPAIR & PAINT
 - 10 WOOD ENTRANCE TRIM, REPAIR & PAINT
 - 11 LIGHT FIXTURE, REPLACE
 - 12 WOOD ENTRANCE DOOR, PAINT & REPAIR
 - 13 CONCRETE PORCH, REPAIR & CLEAN
 - 15 NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
 - 16 CLEAN, REPAIR AND PAINT EXISTING STEEL PIPE RAILING, TYPICAL.
 - 17 WOOD LOUVER, REPAIR
 - 18 NEW WINDOW WELL. REINFORCED CONC RETAINING WALLS WITH BRICK VENEER TO MATCH BUILDING.
 - 19 NEW ALUMINUM WINDOWS. ENLARGED MASONRY OPENINGS BY LOWERING SILLS. SIGHTLINES AND MULLION PATTERNS TO MATCH EXISTING ADJACENT SINGLE-HUNG WINDOWS.
 - 20 NEW ALUMINUM WINDOWS. ENLARGED MASONRY OPENINGS BY LOWERING SILLS. SIGHTLINES AND MULLION PATTERN TO MATCH EXISTING CASEMENT WINDOW @ SAME LOCATION.
 - 21 PROVIDE NEW PAINTED STEEL RAILING. DESIGN AND FINISH TO MATCH EXISTING RAILINGS AT BUILDING.



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PROGRESS
PRINT NOT
FOR
CONSTRUCTION

BARCROFT - PHASE 5

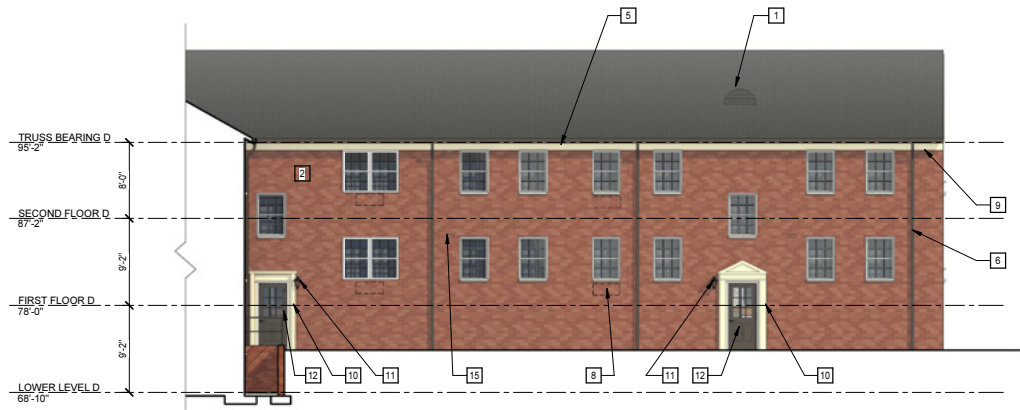
SECTION RCU-2

Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO.	641737
DATE	April 2, 2025
REVISIONS	
DATE	DESCRIPTION
4/2/25	HALRB Revised Presentation

BLDG 41 -
BUILDING
ELEVATIONS

A-41-4.4



4 BUILDING 41 ELEVATION H

A-41-2.0 | A-41-4.4 1/8" = 1'-0"



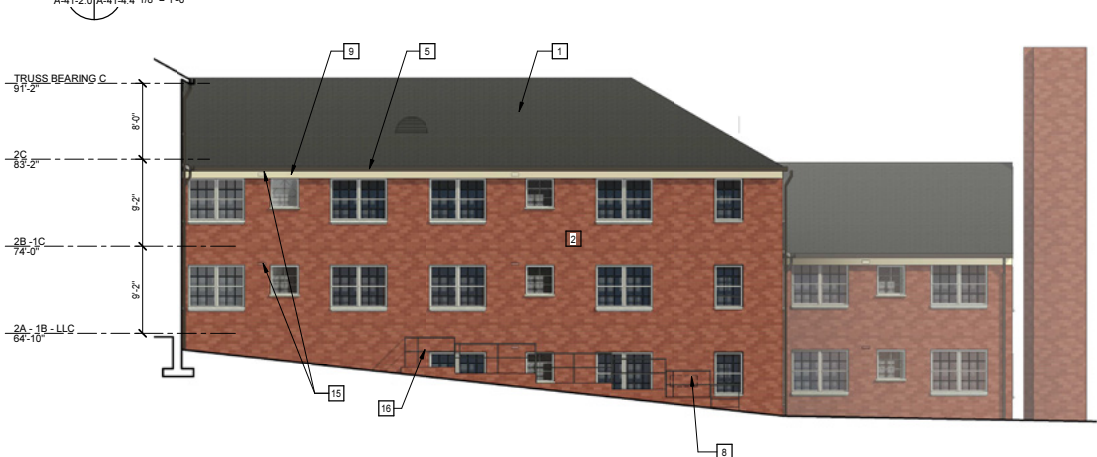
2 BUILDING 41 ELEVATION F

A-41-2.0 | A-41-4.4 1/8" = 1'-0"



3 BUILDING 41 ELEVATION G

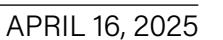
A-41-2.0 | A-41-4.4 1/8" = 1'-0"

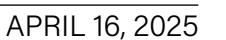


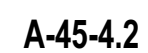
1 BUILDING 41 ELEVATION E

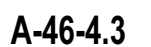
A-41-2.0 | A-41-4.4 1/8" = 1'-0"

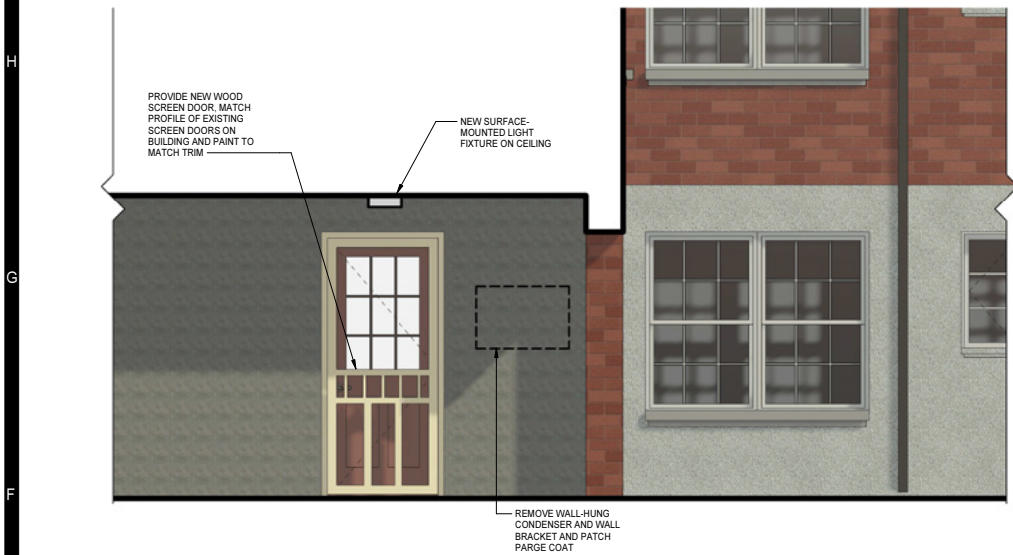
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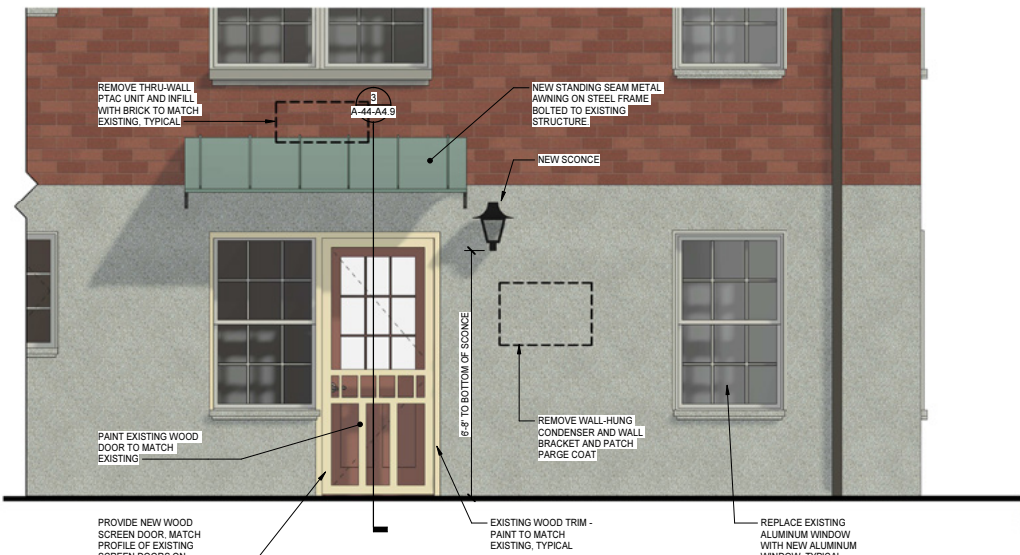




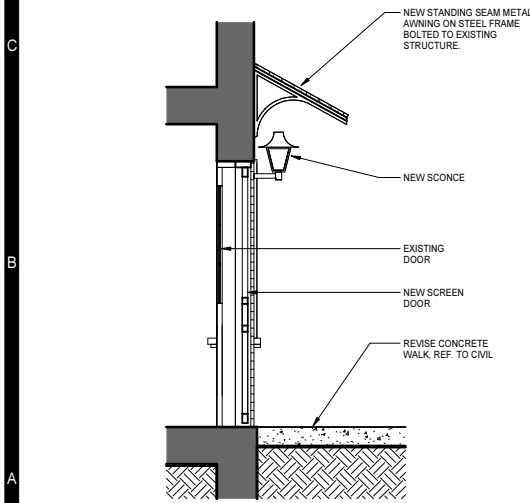




5 ENLARGED ELEVATION - ACCESSIBLE ENTRANCE
A-44-A2.1B | A-44-A4.9/1/2" = 1'-0"



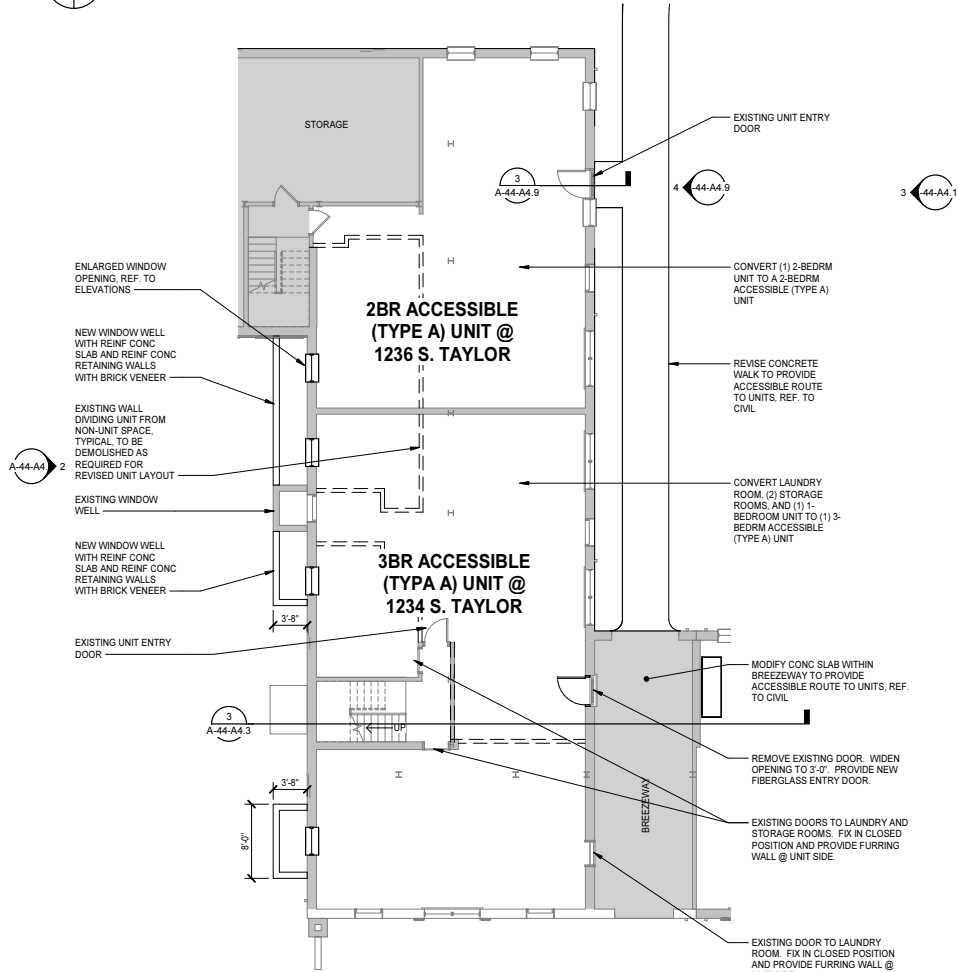
4 ENLARGED ELEVATION - ACCESSIBLE ENTRANCE
A-44-A2.1B | A-44-A4.9/1/2" = 1'-0"



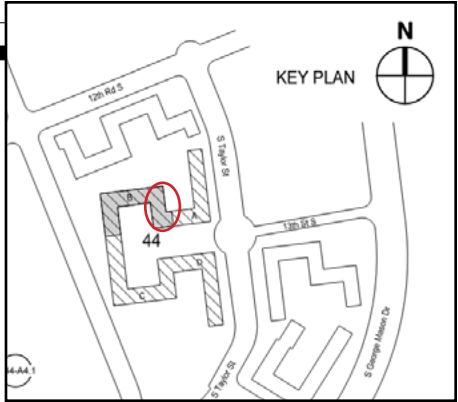
3 SECTION - NEW CANOPY
1/2" = 1'-0"



2 PERSPECTIVE - NEW CANOPY @ ACCESSIBLE ENTRANCE



1 BLDG 44 ENLARGED PLAN - LOWER LEVEL ACCESSIBLE UNITS
1/8" = 1'-0"



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Barcroft - Phase 5
S. Taylor St. Arlington, VA
Jair Lynch Real Estate Partners
SECTION RC-3

PROJECT NO. 6417437
DATE: April 2, 2025
REVISIONS
DATE DESCRIPTION

BLDG 44 - NEW
ACCESSIBLE
ENTRANCES

A-44-A4.9



EXISTING



PROPOSED

