



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

DRC SUBMISSION #1

JANUARY 22, 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

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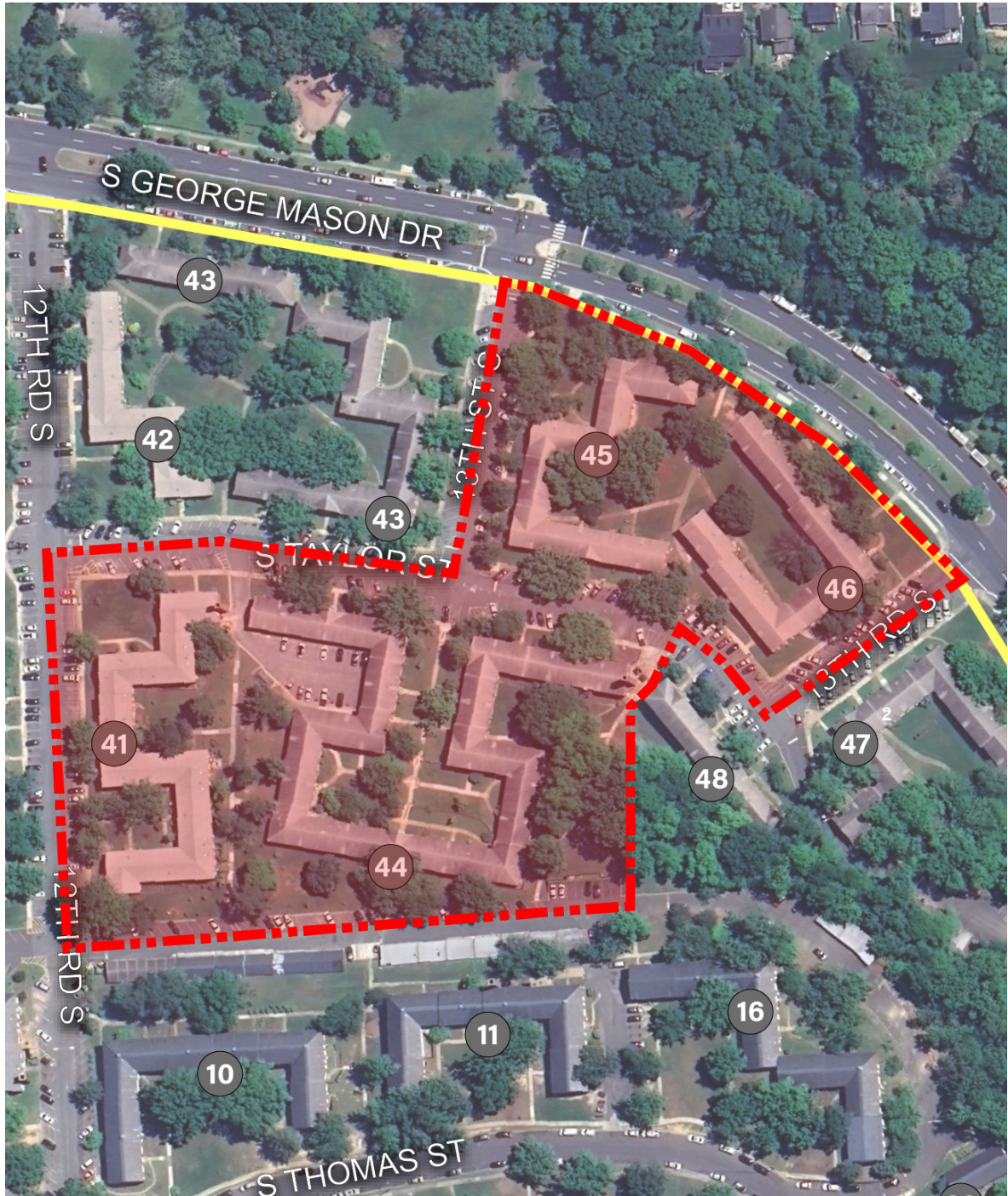
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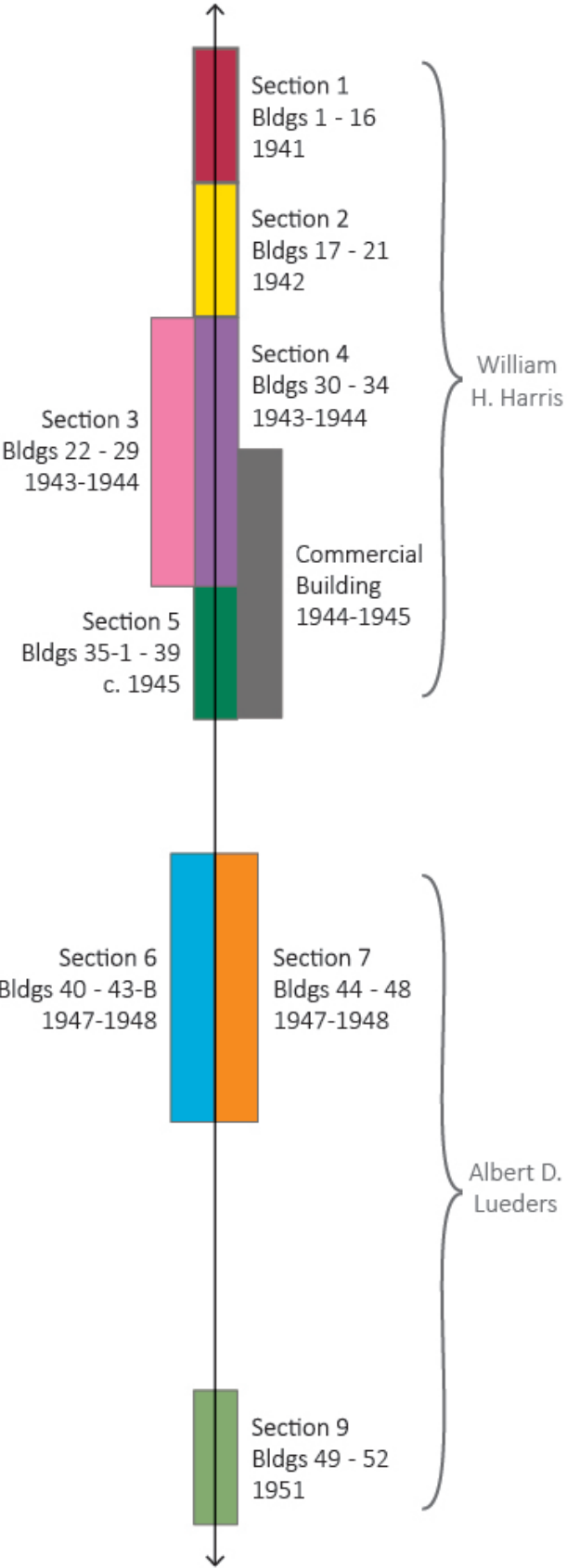
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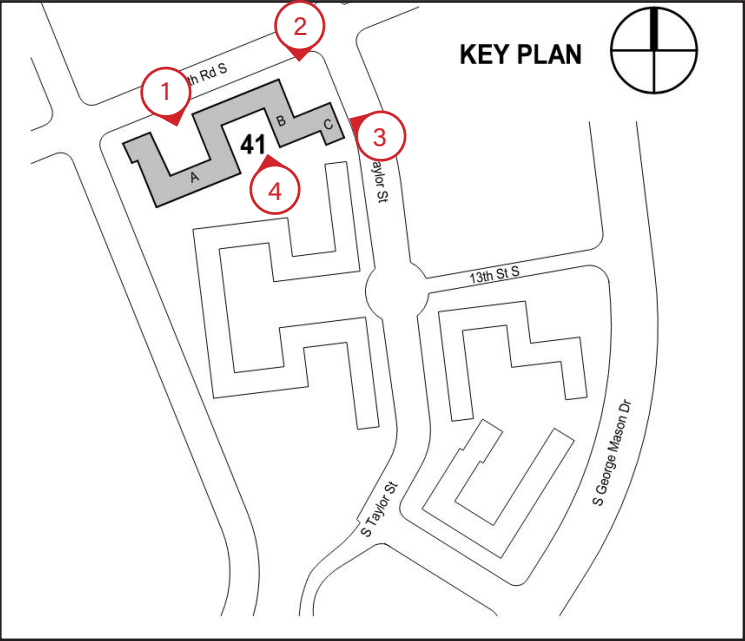
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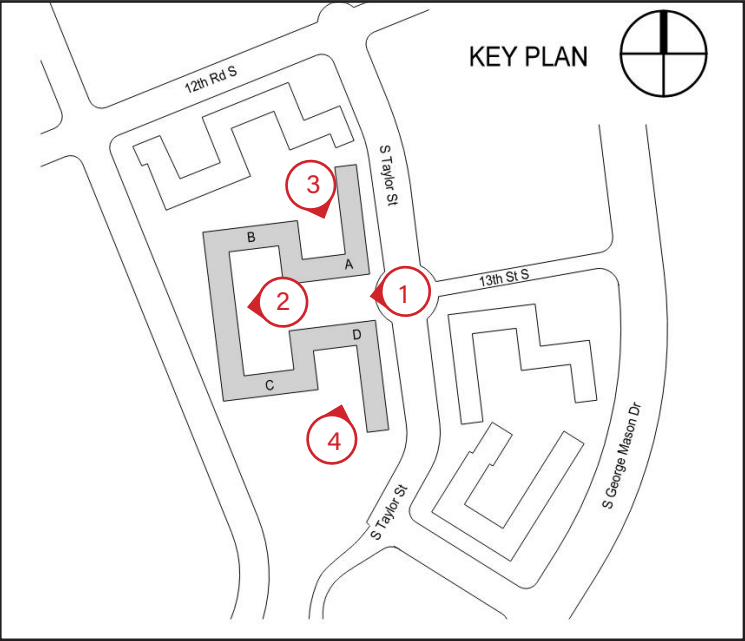
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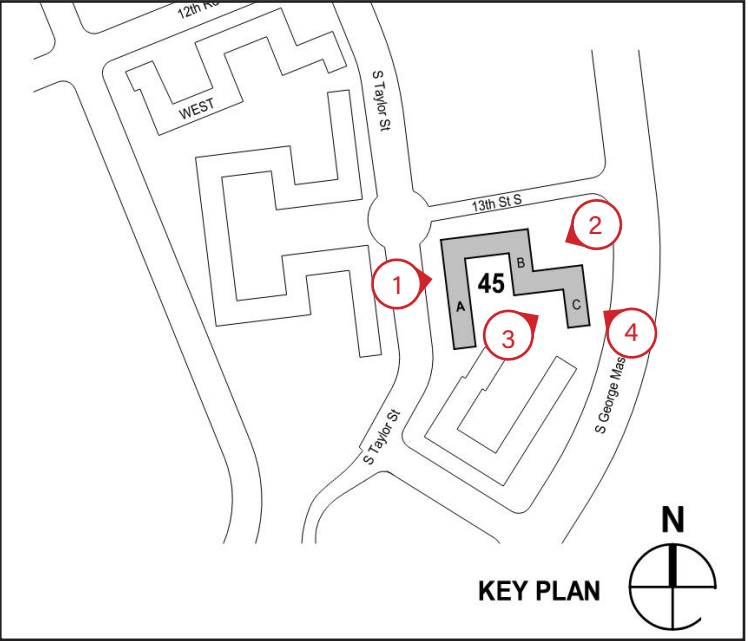


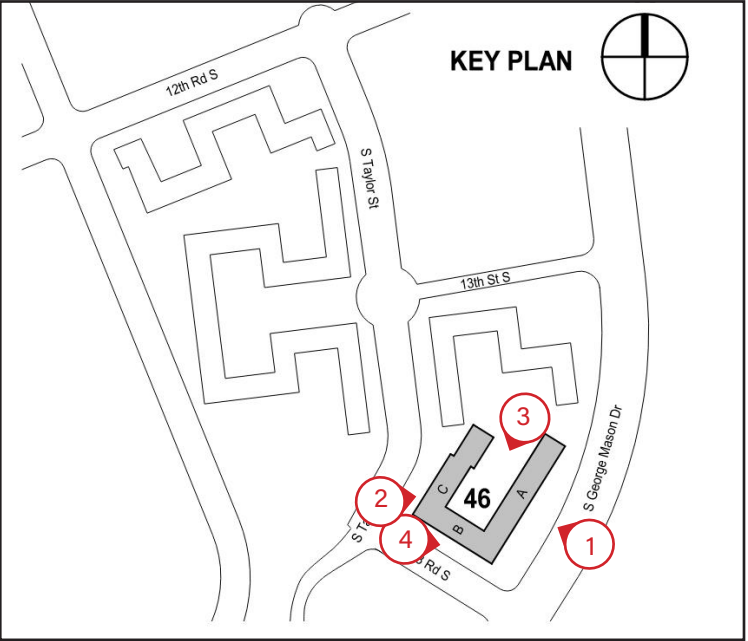












Scope of Work

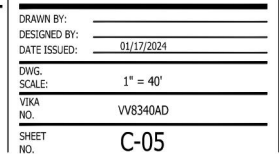
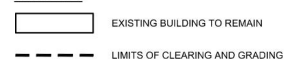
The proposed project involves the rehabilitation of four existing buildings (Buildings 41, 44, 45, and 46) located within Barcroft Sections 6 and 7. The buildings will be rehabilitated consistent with the Arlington County Conservation Area Standards, which are based upon the Secretary of the Interior’s Standards for Rehabilitation. The project must also adhere to the Virginia Housing Minimum Design and Construction Requirements (MDCR).

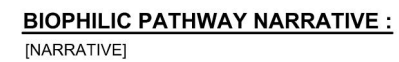
The project scope of work includes:

- 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 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 to meet egress requirements for new family sized units.*

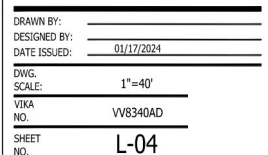
* Conservation Area standard modification necessary in order to meet MDCR requirements.

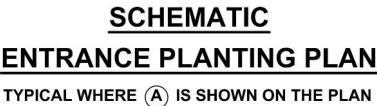
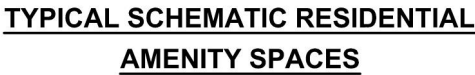




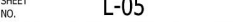


DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 01/17/2024
DWG. SCALE: 1"=40'
VIA NO. VV8340AD
SHEET L-04





- NOTES:**
1. PROVIDE FLANKING UNDERSTORY TREES TO FRAME BUILDING ENTRY POINTS
 2. ADJUST PLANTS IN FIELD AS REQUIRED FOR EACH INDIVIDUAL ENTRANCE CONFIGURATION.
 3. SPECIES MIX WILL VARY DEPENDING ON SUN EXPOSURE AND SOIL MOISTURE
 4. NATIVE PLANTS WILL BE EMPHASIZED
 5. FOUNDATION PLANTS ARE SHOWN FOR OVERALL INTENT ONLY--PLANTS WILL BE GROUPED BETWEEN WINDOWS AND USED FOR ACCENT AND SCREENING PURPOSES





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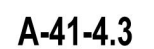
BARCROFT - PHASE 5
SECTION RCU-2
Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO.	641737
DATE:	December 6, 2024
REVISIONS	
DATE	DESCRIPTION
10/23/24	BID SET

BLDG 41 -
BUILDING
ELEVATIONS

A-41-4.1





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 1/2" AND MATCH COLOR AND SIZE OF EXISTING BRICK.

ROOFS

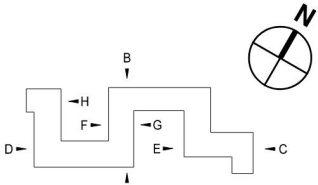
1. REPLACE ASPHALT ROOF SHINGLES AND UNDERLAYMENT.
2. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES.
3. REPLACE ALL 3/8 INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32 INCH OSB. INSTALL SHEATHING WITH CLIPS. ZIP SYSTEM ROOF SHEATHING OR SIMILAR PRODUCTS ARE NOT ACCEPTED.
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 

APPLIES TO DRAWINGS A4.1 - A4.n

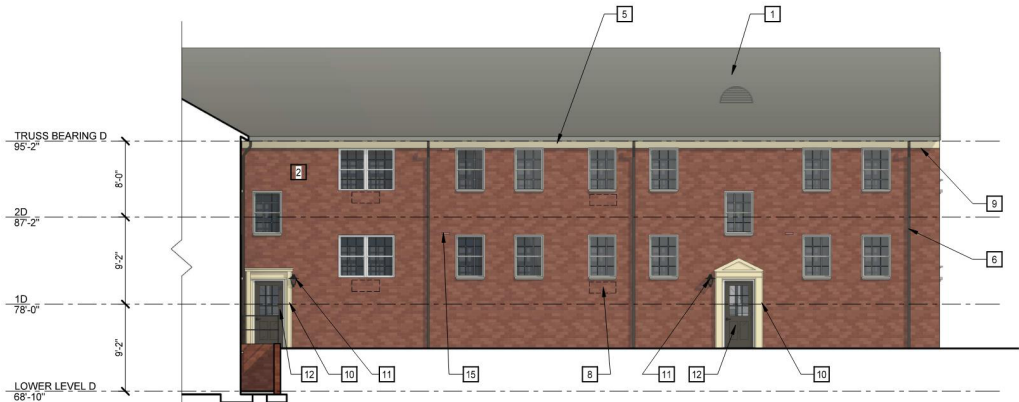
- 1 REMOVE ASPHALT SHINGLE ROOFING AND REPLACE IN KIND. REPAIR DAMAGED UNDERLAYMENT AND SHEATHING AS REQUIRED.
- 2 BRICK - UNPAINTED, REPOINT & CLEAN. NEW MORTAR COLOR TO MATCH EXISTING.
- 4 ATTIC LOUVER, REPAIR.
- 5 METAL GUTTER, ETR.
- 6 METAL DOWNSPOUT, ETR.
- 7 EXISTING SHUTTERS TO REMAIN.
- 8 REMOVE 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.



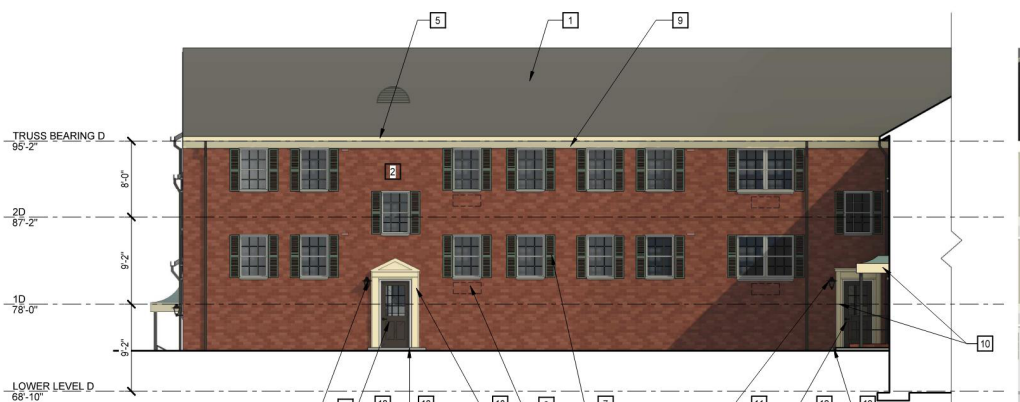
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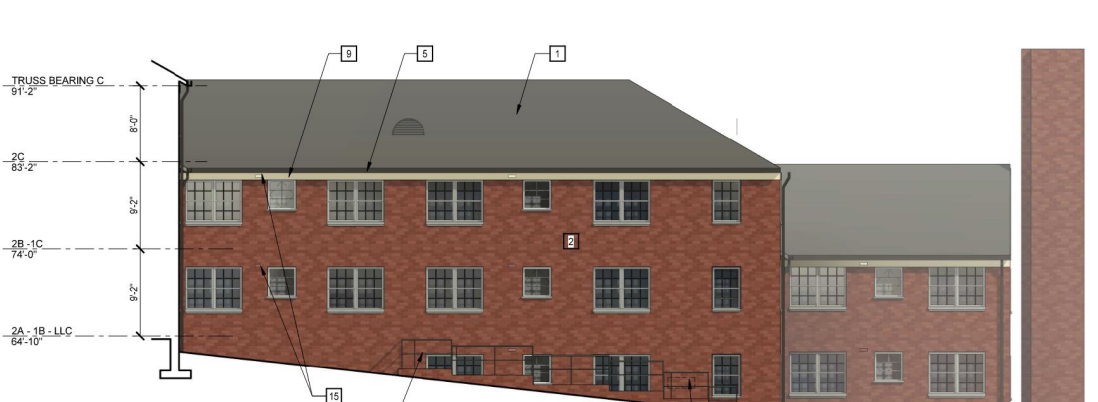
4 BUILDING 41 ELEVATION H
A-41-2.0 | A-41-4.4 1/8" = 1'-0"



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"

BARCROFT - PHASE 5

SECTION RCU-2

Jair Lynch Real Estate Partners
Arlington, VA

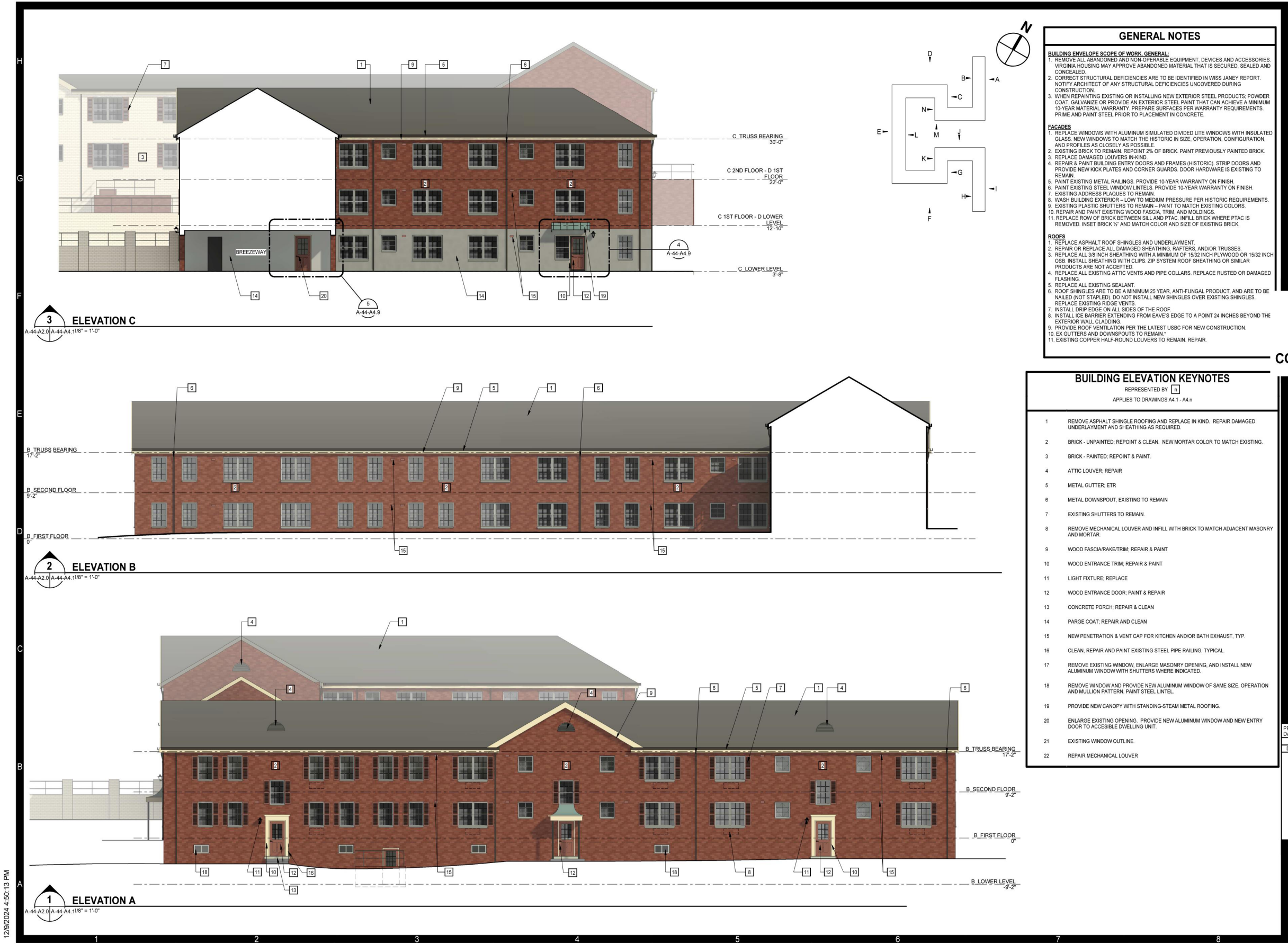
PROJECT NO: 641737
DATE: December 5, 2024

REVISIONS

DATE DESCRIPTION

BLDG 41 -
BUILDING
ELEVATIONS

A-41-4.4



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.
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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.
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ROOFS

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5. REPLACE ALL EXISTING SEALANT.
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8. INSTALL Drip Edge ON ALL SIDES OF THE ROOF.
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11. EX. GUTTERS AND DOWNSPOUTS TO REMAIN.
12. EXISTING COPPER HALF-ROUND LOUVERS TO REMAIN. REPAIR.

BUILDING ELEVATION KEYNOTES

REPRESENTED BY **A**

APPLIES TO DRAWINGS A4.1 - A4.6

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.
5	METAL GUTTER, ETR.
6	METAL DOWNSPOUT, EXISTING TO REMAIN.
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.
14	PARGE COAT; REPAIR AND CLEAN.
15	NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
16	CLEAN, REPAIR AND PAINT EXISTING STEEL PIPE RAILING, TYPICAL.
17	REMOVE EXISTING WINDOW, ENLARGE MASONRY OPENING, AND INSTALL NEW ALUMINUM WINDOW WITH SHUTTERS WHERE INDICATED.
18	REMOVE WINDOW AND PROVIDE NEW ALUMINUM WINDOW OF SAME SIZE, OPERATION AND MULLION PATTERN. PAINT STEEL LINTEL.
19	PROVIDE NEW CANOPY WITH STANDING-STEAM METAL ROOFING.
20	ENLARGE EXISTING OPENING. PROVIDE NEW ALUMINUM WINDOW AND NEW ENTRY DOOR TO ACCESSIBLE DWELLING UNIT.
21	EXISTING WINDOW OUTLINE.
22	REPAIR MECHANICAL LOUVER.

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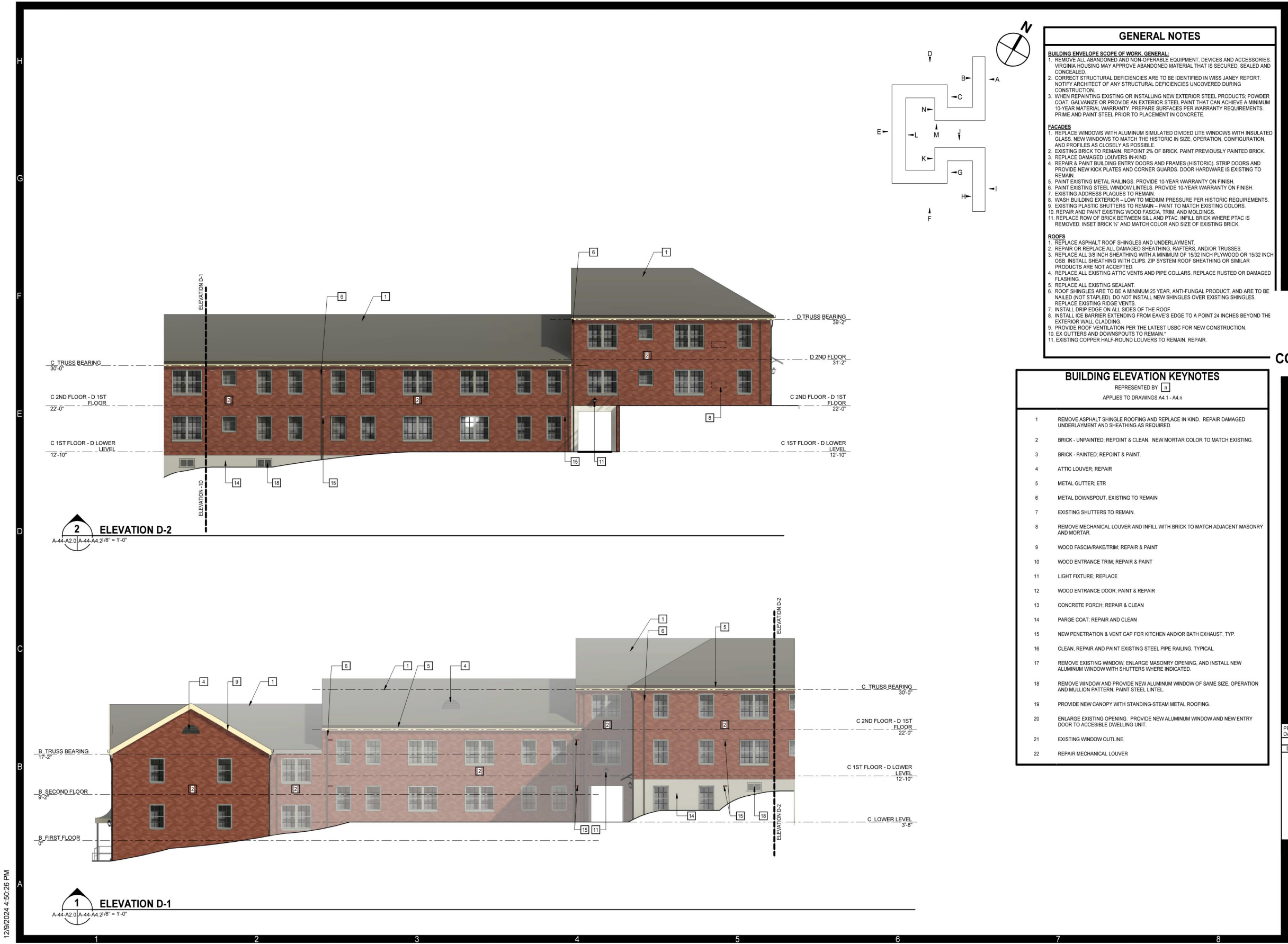
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Barcroft - Phase 5
S. Taylor St. Arlington, VA
Jair Lynch Real Estate Partners
SECTION RC-3

PROJECT NO.	6417437
DATE	December 9, 2024
REVISIONS	
DATE	DESCRIPTION

BLDG 44 -
BUILDING
ELEVATIONS

A-44-A4.1



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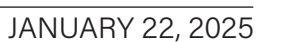
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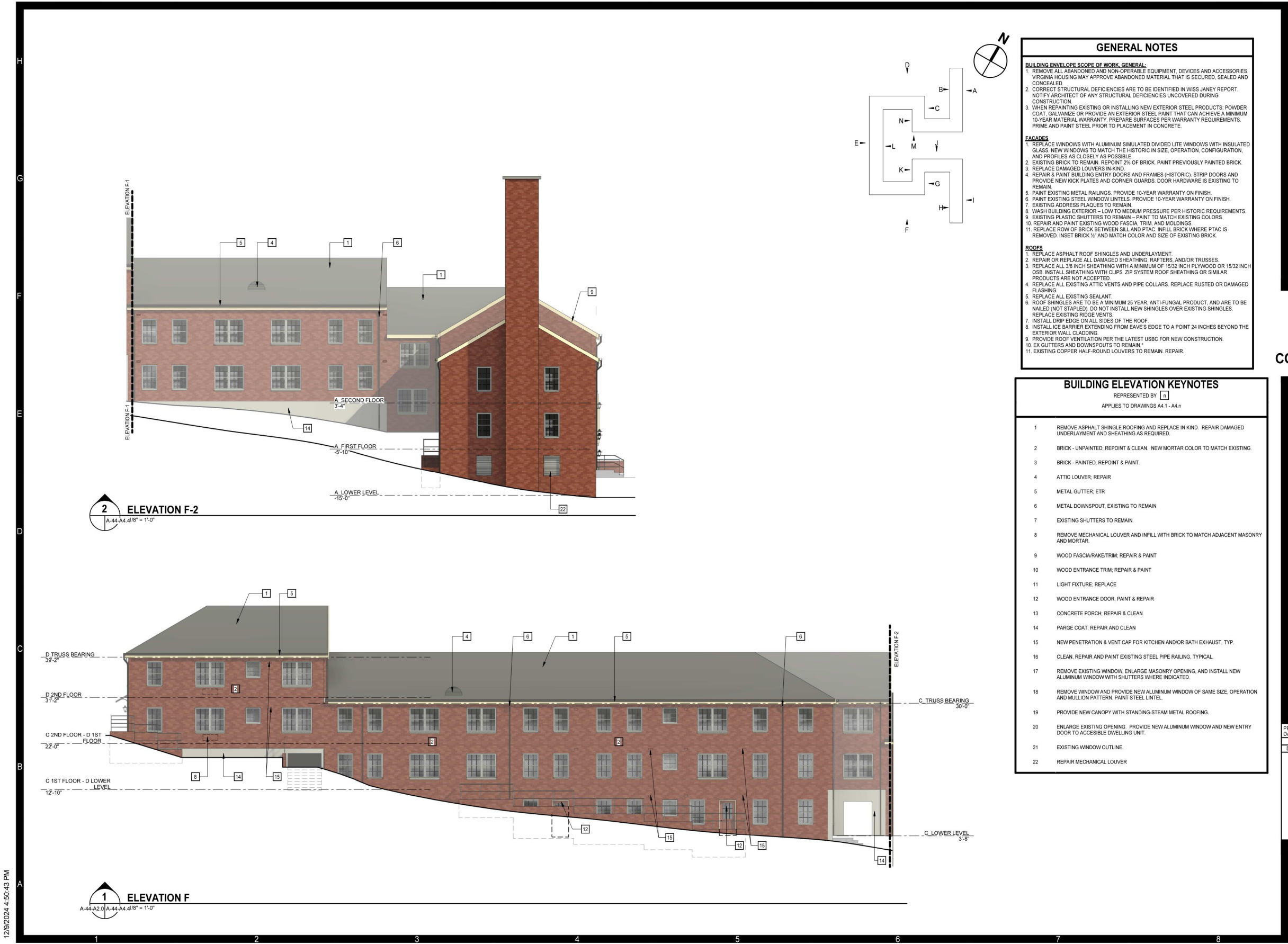
SECTION RC-3

PROJECT NO.	6417437
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REVISIONS	
DATE	DESCRIPTION

BLDG 44 -
BUILDING
ELEVATIONS

A-44-A4.2





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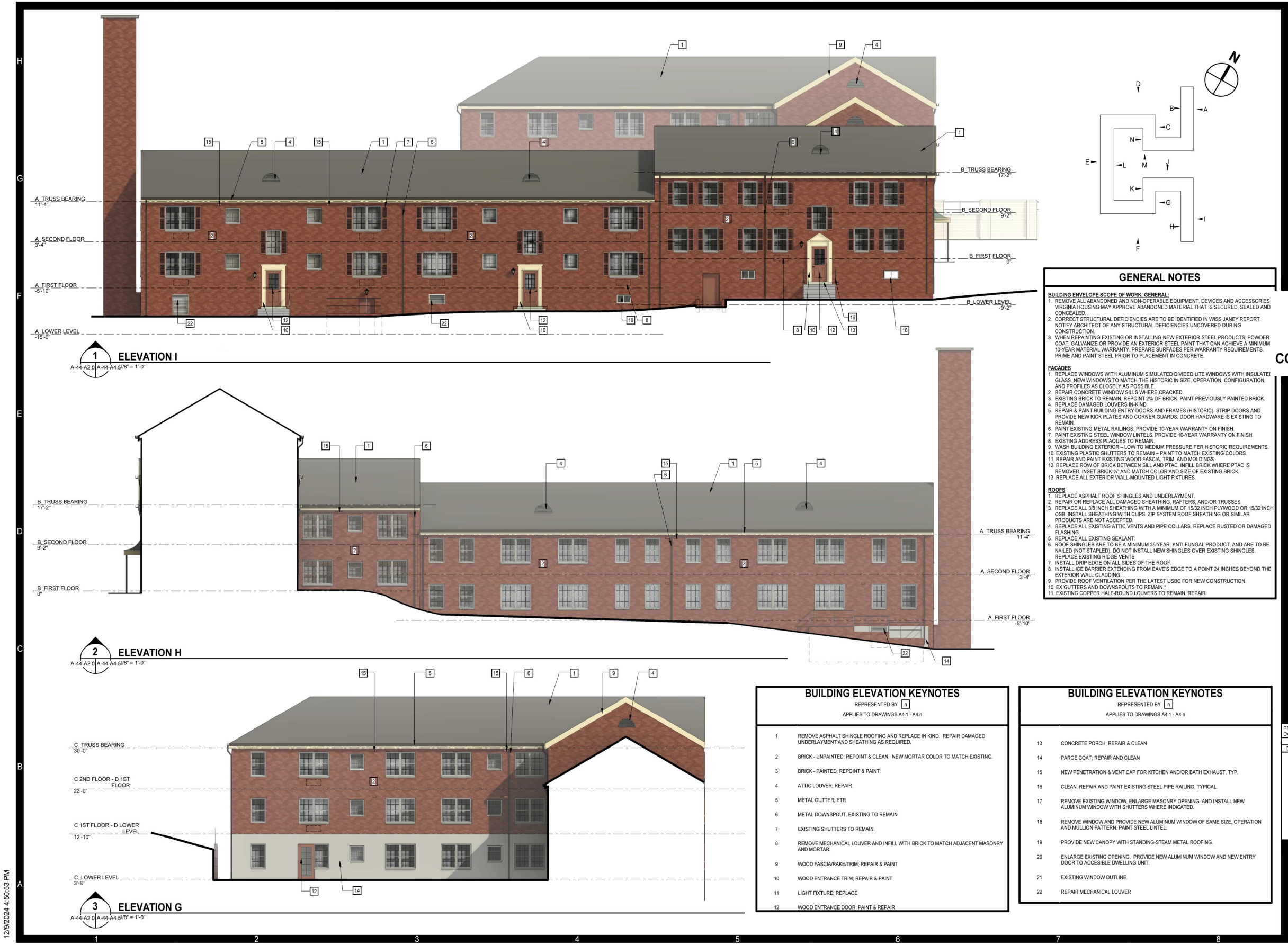
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Barcroft - Phase 5
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Jair Lynch Real Estate Partners
SECTION RC-3

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REVISIONS	
DATE	DESCRIPTION

**BLDG 44 -
BUILDING
ELEVATIONS**

A-44-A4.4



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SECTION RC-3

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REVISIONS	
DATE	DESCRIPTION

**BLDG 44 -
BUILDING
ELEVATIONS**

A-44-A4.5

- GENERAL 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.
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FACADES

 - 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.
 - REPAIR CONCRETE WINDOW SILLS WHERE CRACKED.
 - 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.
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 - REPLACE ROW OF BRICK BETWEEN SILL AND PTAC. INFILL BRICK WHERE PTAC IS REMOVED. INFILL BRICK 1/2" AND MATCH COLOR AND SIZE OF EXISTING BRICK.
 - REPLACE ALL EXTERIOR WALL-MOUNTED LIGHT FIXTURES.

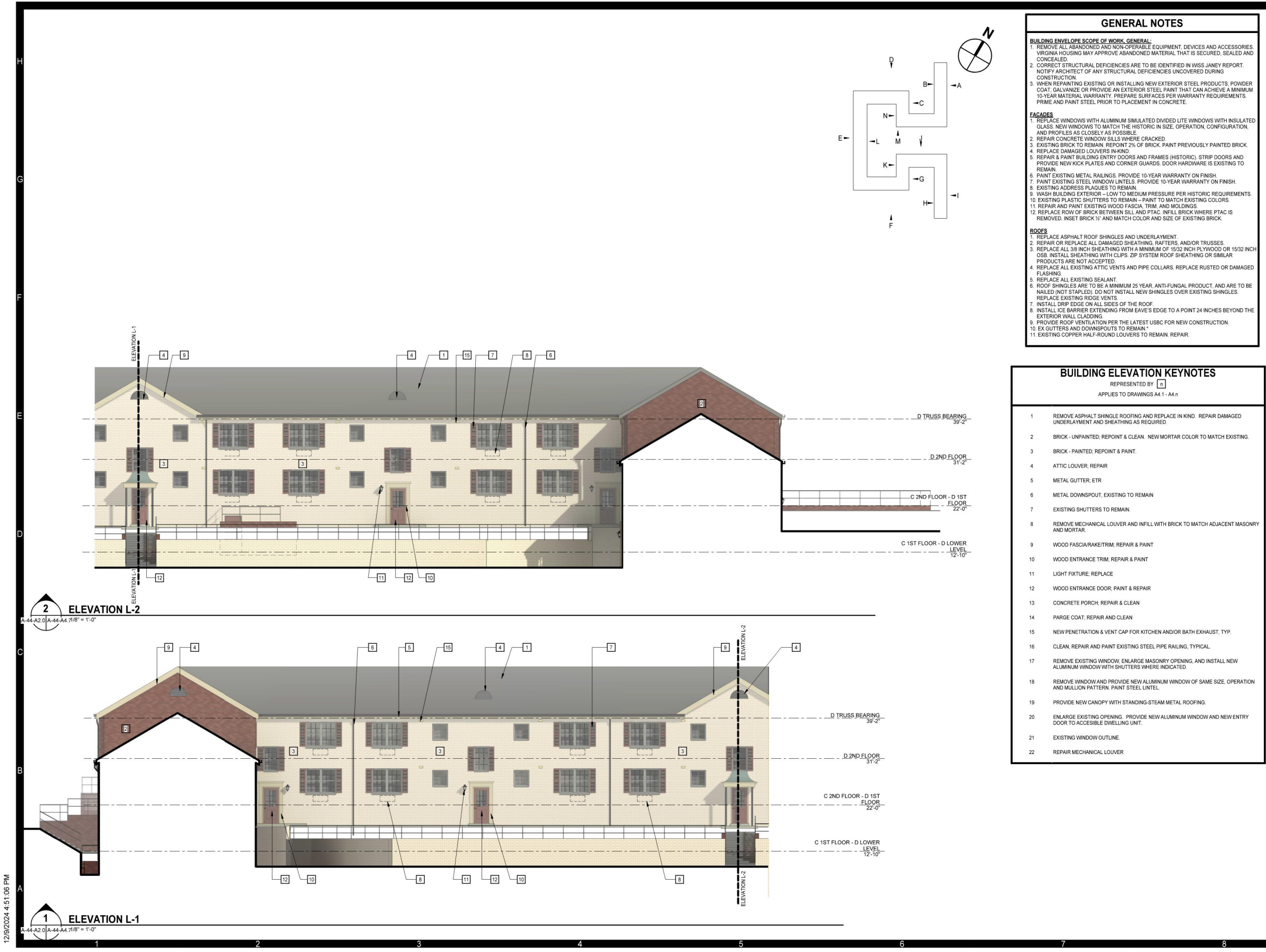
ROOFS

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 - REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES.
 - 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.
 - REPLACE ALL EXISTING ATTIC VENTS AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING.
 - REPLACE ALL EXISTING SEALANT.
 - 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. REPLACE EXISTING RIDGE VENTS.
 - INSTALL DRIP EDGE ON ALL SIDES OF THE ROOF.
 - INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
 - PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.
 - EX GUTTERS AND DOWNSPOUTS TO REMAIN.
 - EXISTING COPPER HALF-ROUND LOUVERS TO REMAIN. REPAIR.

- BUILDING ELEVATION KEYNOTES**
- REPRESENTED BY **n**
- 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
 - METAL GUTTER: ETR
 - METAL DOWNSPOUT: EXISTING TO REMAIN
 - EXISTING SHUTTERS TO REMAIN.
 - 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
 - WOOD ENTRANCE DOOR: PAINT & REPAIR

- BUILDING ELEVATION KEYNOTES**
- REPRESENTED BY **n**
- APPLIES TO DRAWINGS A4.1 - A4.n
- CONCRETE PORCH: REPAIR & CLEAN
 - PARGE COAT: REPAIR AND CLEAN
 - NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
 - CLEAN, REPAIR AND PAINT EXISTING STEEL PIPE RAILING, TYPICAL.
 - REMOVE EXISTING WINDOW. ENLARGE MASONRY OPENING, AND INSTALL NEW ALUMINUM WINDOW WITH SHUTTERS WHERE INDICATED.
 - REMOVE WINDOW AND PROVIDE NEW ALUMINUM WINDOW OF SAME SIZE, OPERATION AND MULLION PATTERN. PAINT STEEL LINTEL.
 - PROVIDE NEW CANOPY WITH STANDING-STEAM METAL ROOFING.
 - ENLARGE EXISTING OPENING. PROVIDE NEW ALUMINUM WINDOW AND NEW ENTRY DOOR TO ACCESSIBLE DWELLING UNIT.
 - EXISTING WINDOW OUTLINE.
 - REPAIR MECHANICAL LOUVER





- 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 JANEY REPORT.
 3. NOTIFY ARCHITECT OF ANY STRUCTURAL DEFICIENCIES UNCOVERED DURING CONSTRUCTION.
 4. 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. REPAIR CONCRETE WINDOW SILLS WHERE CRACKED.
 3. EXISTING BRICK TO REMAIN. REPOINT 2% OF BRICK. PAINT PREVIOUSLY PAINTED BRICK.
 4. REPLACE DAMAGED LOUVERS IN-KIND.
 5. REPAIR & PAINT BUILDING ENTRY DOORS AND FRAMES (HISTORIC). STRIP DOORS AND PROVIDE NEW KICK PLATES AND CORNER GUARDS. DOOR HARDWARE IS EXISTING TO REMAIN.
 6. PAINT EXISTING METAL RAILINGS. PROVIDE 10-YEAR WARRANTY ON FINISH.
 7. PAINT EXISTING STEEL WINDOW LINTELS. PROVIDE 10-YEAR WARRANTY ON FINISH.
 8. EXISTING ADDRESS PLATES TO REMAIN.
 9. WASH BUILDING EXTERIOR - LOW TO MEDIUM PRESSURE PER HISTORIC REQUIREMENTS.
 10. EXISTING PLASTIC SHUTTERS TO REMAIN - PAINT TO MATCH EXISTING COLORS.
 11. REPAIR AND PAINT EXISTING WOOD FASCIA, TRIM, AND MOLDINGS.
 12. 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

 1. REPLACE ASPHALT ROOF SHINGLES AND UNDERLAYMENT.
 2. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RATERS, 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. INSTALL Drip EDGE ON ALL SIDES OF THE ROOF.
 8. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
 9. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.
 10. EX GUTTERS AND DOWNSPOUTS TO REMAIN.
 11. EXISTING COPPER HALF-ROUND LOUVERS TO REMAIN. REPAIR.
- BUILDING ELEVATION KEYNOTES**

REPRESENTED BY [A]

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.
 5. METAL GUTTER, ETR.
 6. METAL DOWNSPOUT, EXISTING TO REMAIN.
 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.
 14. PARGE COAT; REPAIR AND CLEAN.
 15. NEW PENETRATION & VENT CAP FOR KITCHEN AND/OR BATH EXHAUST, TYP.
 16. CLEAN, REPAIR AND PAINT EXISTING STEEL PIPE RAILING, TYPICAL.
 17. REMOVE EXISTING WINDOW. ENLARGE MASONRY OPENING, AND INSTALL NEW ALUMINUM WINDOW WITH SHUTTERS WHERE INDICATED.
 18. REMOVE WINDOW AND PROVIDE NEW ALUMINUM WINDOW OF SAME SIZE, OPERATION AND MULLION PATTERN. PAINT STEEL LINTEL.
 19. PROVIDE NEW CANOPY WITH STANDING-STEAM METAL ROOFING.
 20. ENLARGE EXISTING OPENING. PROVIDE NEW ALUMINUM WINDOW AND NEW ENTRY DOOR TO ACCESSIBLE DWELLING UNIT.
 21. EXISTING WINDOW OUTLINE.
 22. REPAIR MECHANICAL LOUVER.

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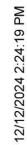
Barcroft - Phase 5
S. Taylor St. Arlington, VA
Jair Lynch Real Estate Partners
SECTION RC-3

PROJECT NO: 6417437	
DATE:	December 9, 2024
REVISIONS	
DATE	DESCRIPTION

BUILDING 44 -
BUILDING
ELEVATIONS

A-44-A4.7







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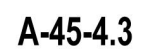
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BARCROFT - PHASE 5
SECTION RCU-2
Jair Lynch Real Estate Partners
Arlington, VA

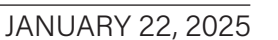
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DATE	December 6, 2024
REVISIONS	
DATE	DESCRIPTION

**BLDG 45 -
BUILDING
ELEVATIONS**

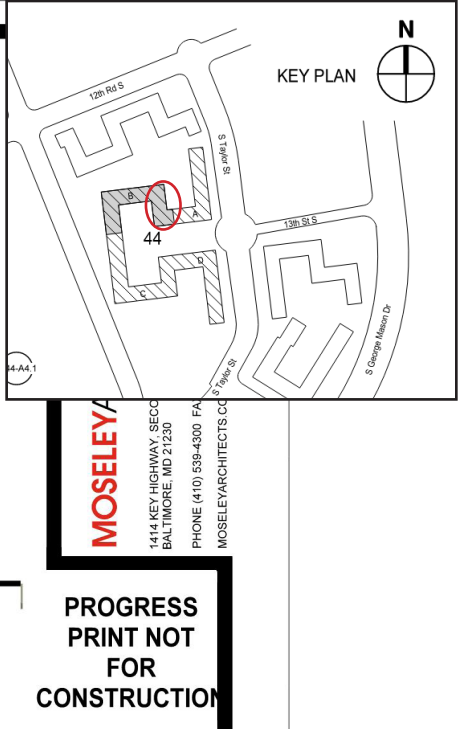
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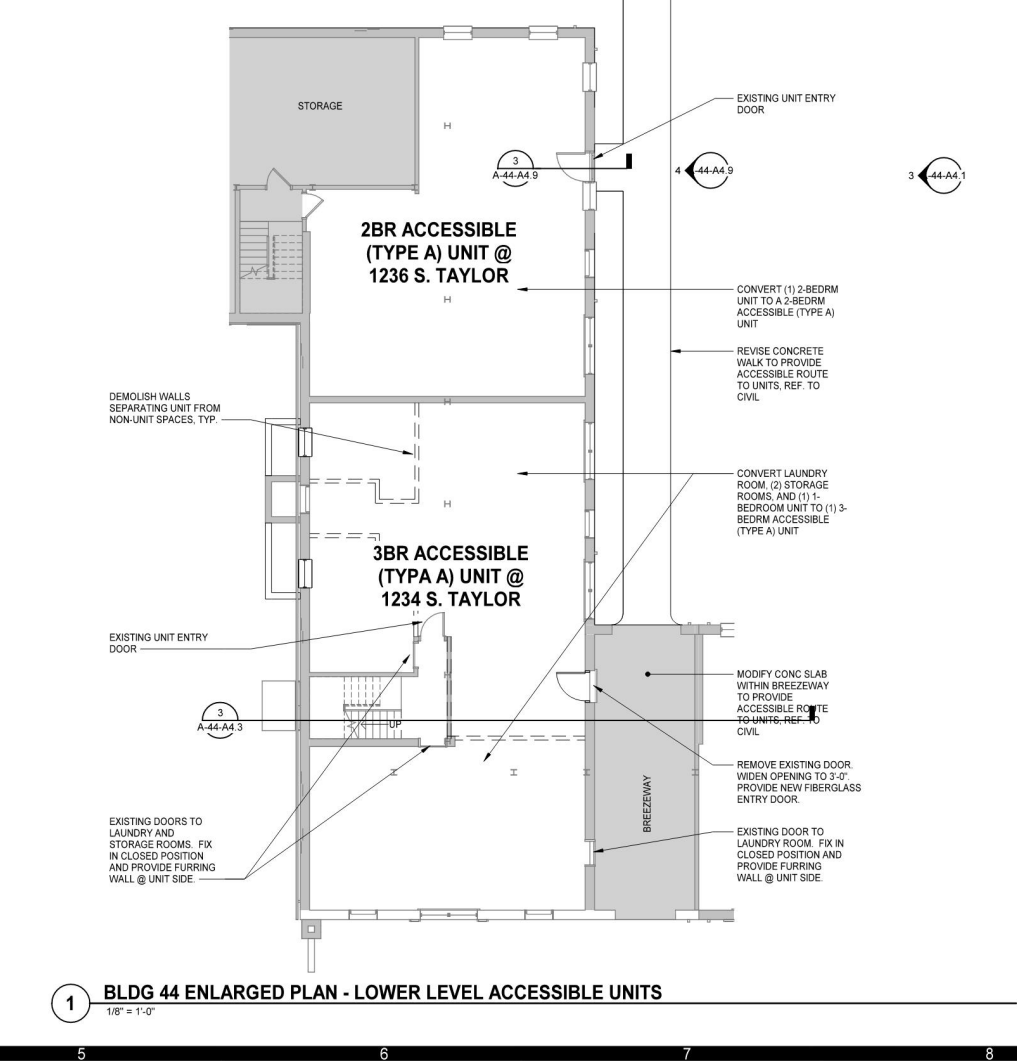








Existing Condition

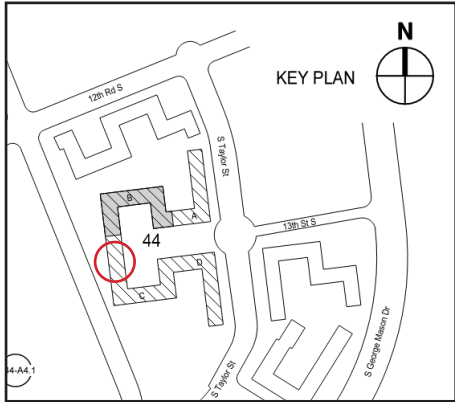


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SECTION RC-3

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REVISIONS	
DATE	DESCRIPTION

BLDG 44 - NEW
ACCESSIBLE
ENTRANCES

A-44-A4.9



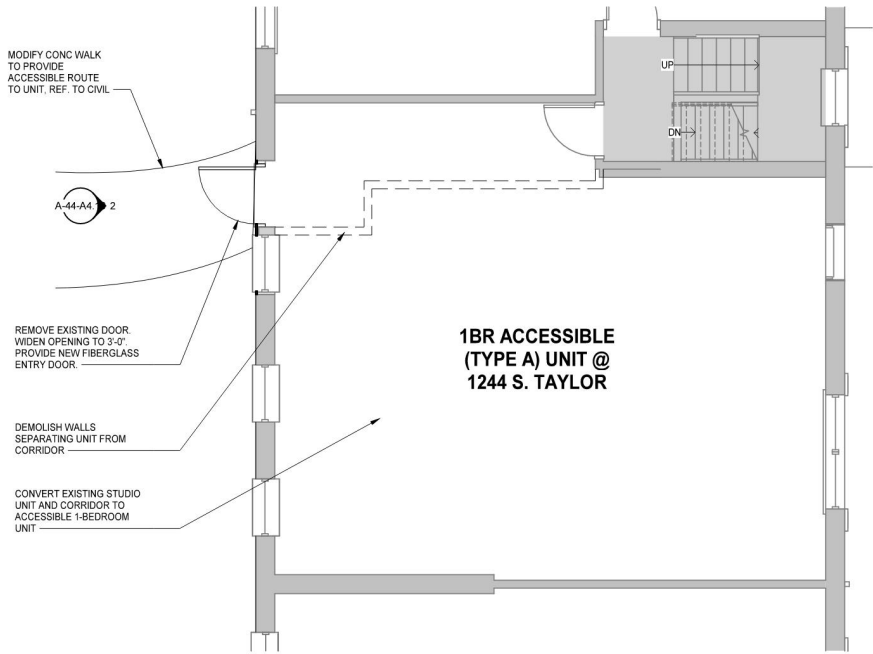
Existing Condition



3 PERSPECTIVE VIEW - NEW CANOPY @ ACCESSIBLE ENTRANCE



2 ENLARGED ELEVATION - ACCESSIBLE ENTRANCE



1 BLDG 44 ENLARGED PLAN - 1ST FLOOR ACCESSIBLE UNIT

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NEW ACCESSIBLE
ENTRANCES

A-44-A4.10



EXISTING ALUMINUM SASH WINDOWS



STEEL-SASH BSMT



- Aluminum Sash - Double Hung and Casement
- Steel Sash - Hopper (non-habitable basement spaces)

REPLACEMENT WINDOWS



- Aluminum
- Double-hung and casement
- Simulated divided light

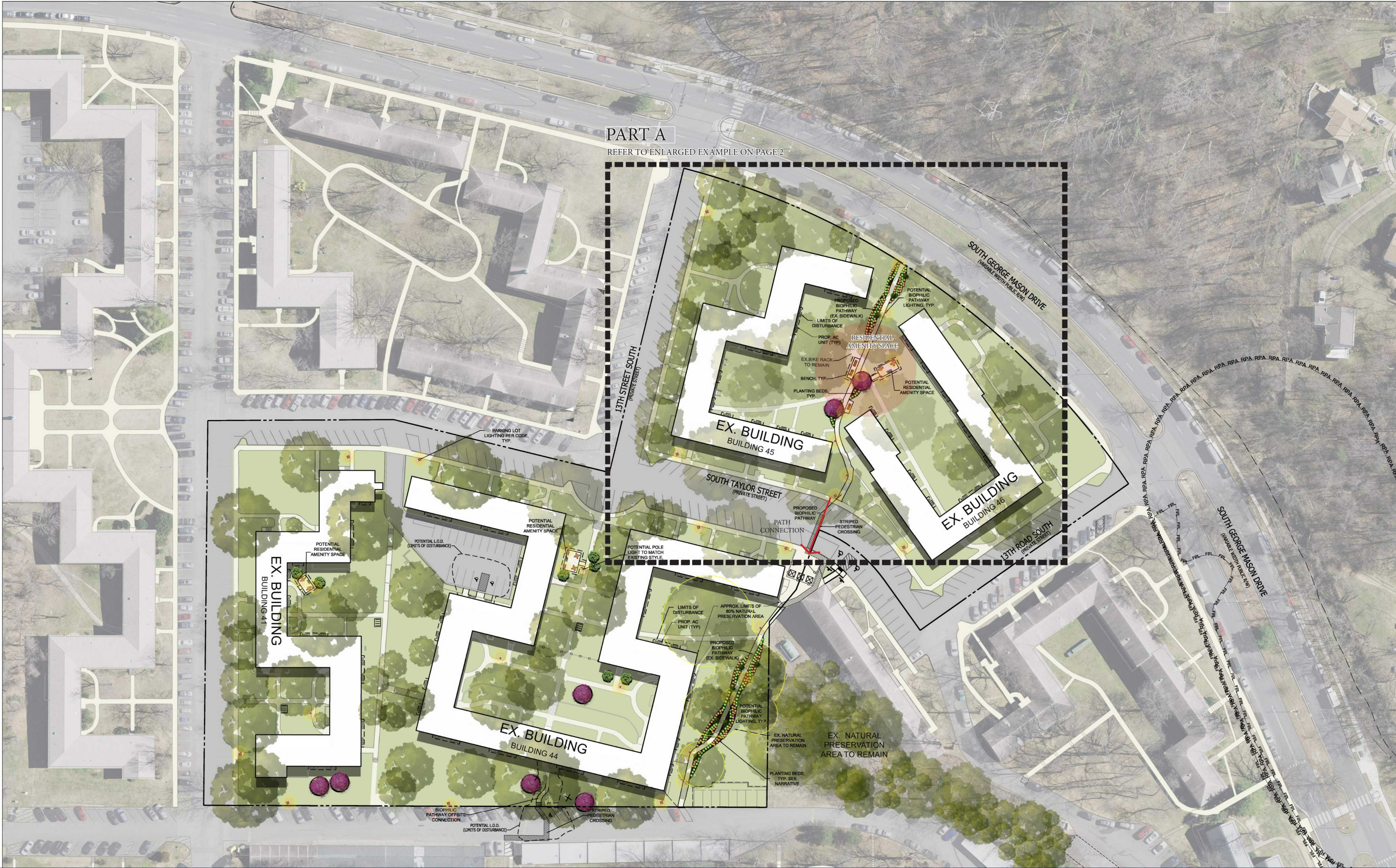
EXISTING FIXTURE



PROPOSED

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





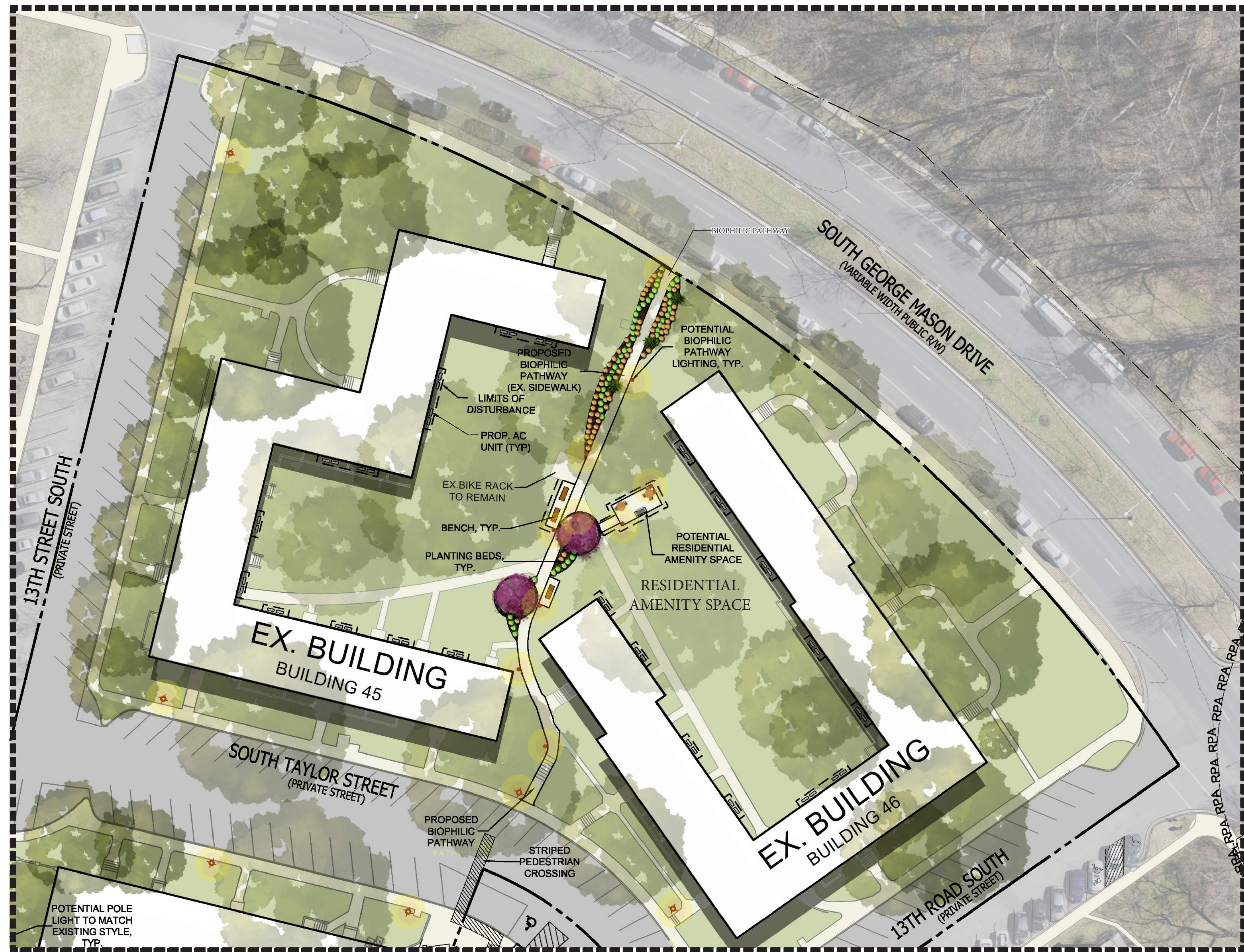
PART A
REFER TO ENLARGED EXAMPLE ON PAGE 2

CONCEPT LANDSCAPE IMPROVEMENTS
BARCROFT- RUC-2
ARLINGTON, VA

Notes:
1. These drawings are for illustrative purpose only and subject to change based on final design.

Date: 02-04-2025
Drawn/Checked: SA/JK
Project #: 8340.8340AD





PART A

POTENTIAL RESIDENTIAL AMENITY SPACE



CONCEPT LANDSCAPE IMPROVEMENTS

BARCROFT-RUC-2
ARLINGTON, VA

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Project #: 8340.8340AD

PLANTING BEDS



BENCHES



WAYFINDING



BOLLARDS

