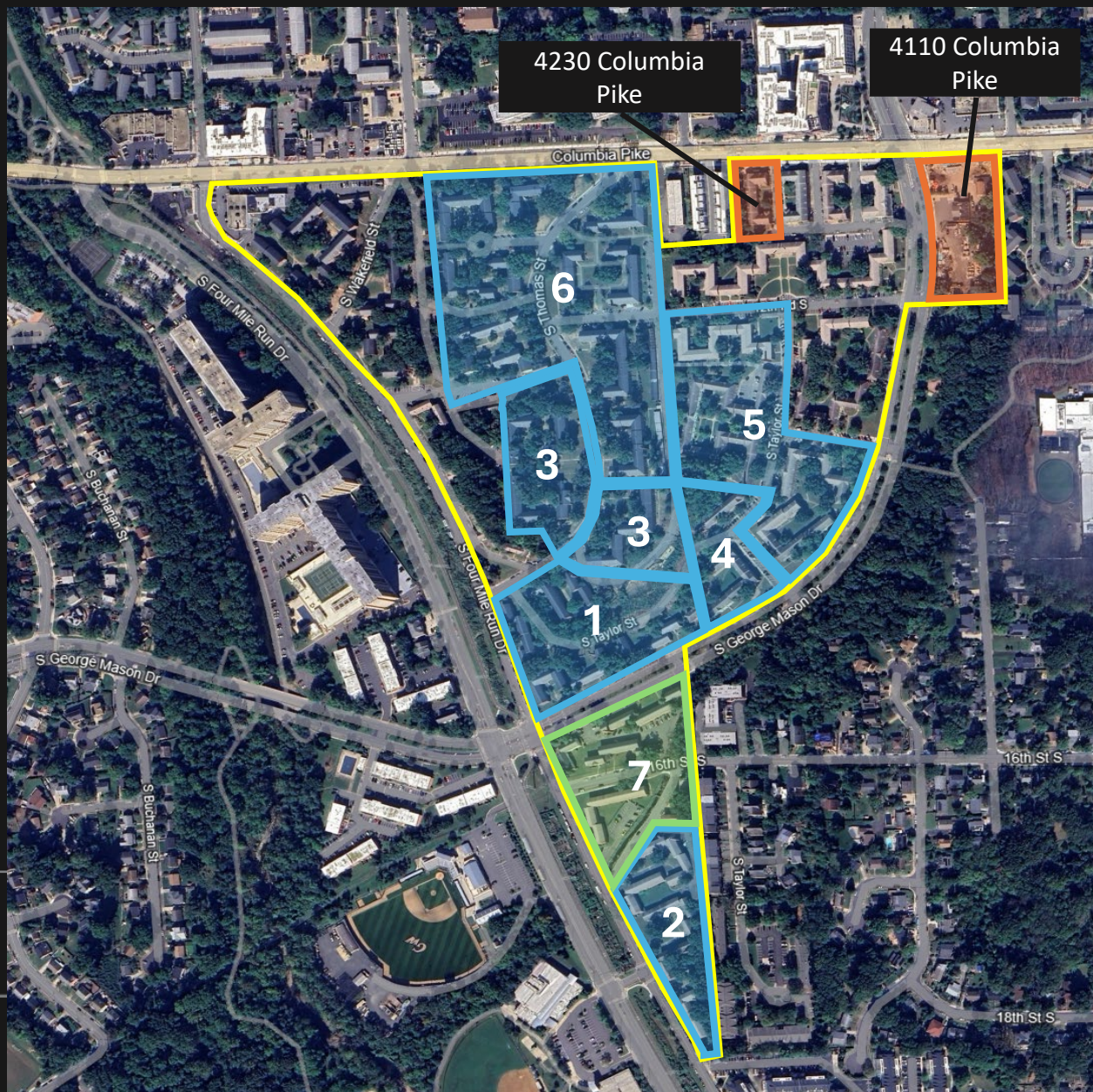


Barcroft Apartments Section 3/4 (Phase 7) Rehabilitation Overview

Presented to: Arlington County Advisory Working Group

October 15, 2025

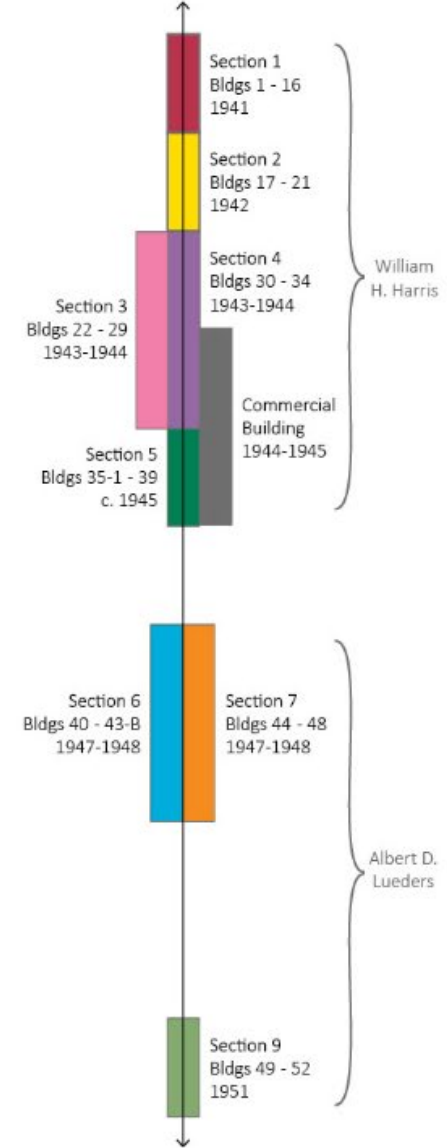
Barcroft Use Permits Overview



- **Renovation Phase 1:** Approved July 2023
- **Renovation Phase 2:** Approved December 2023
- **Renovation Phase 3:** Approved May 2024
- **Renovation Phase 4:** Approved June 2024
- **4320 Columbia Pike New Construction:** Approved February 2025
- **Renovation Phases 5&6:** Approved June 2025
- **4110 Columbia Pike New Construction:** Anticipated July 2025
- **Renovation Phase 7:** Anticipated Fall 2025

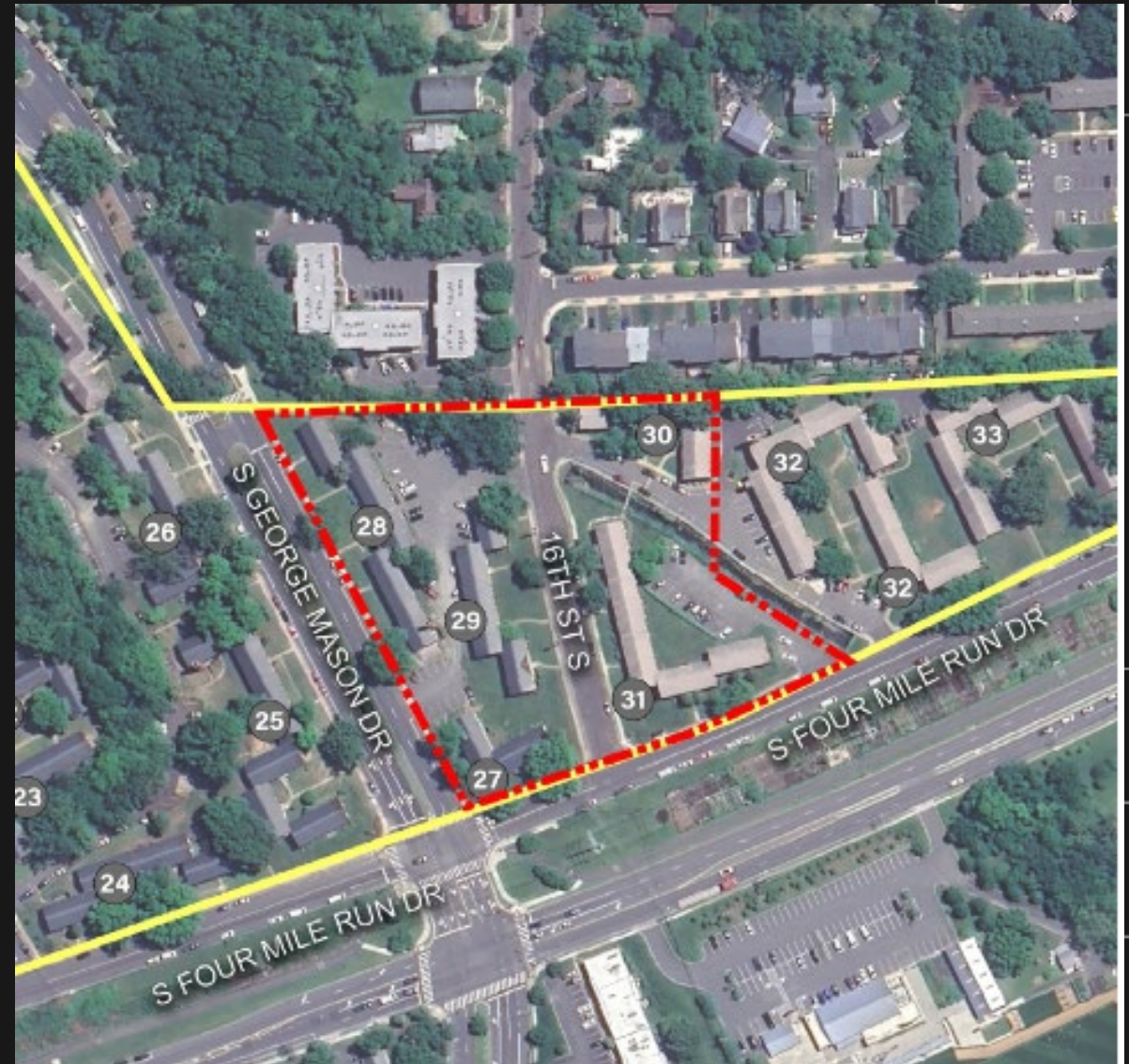
- Approved Renovation Use Permits**
- Ongoing/Future Renovation Use Permits**
- New Construction Use Permit**

Seventh Renovation Phase





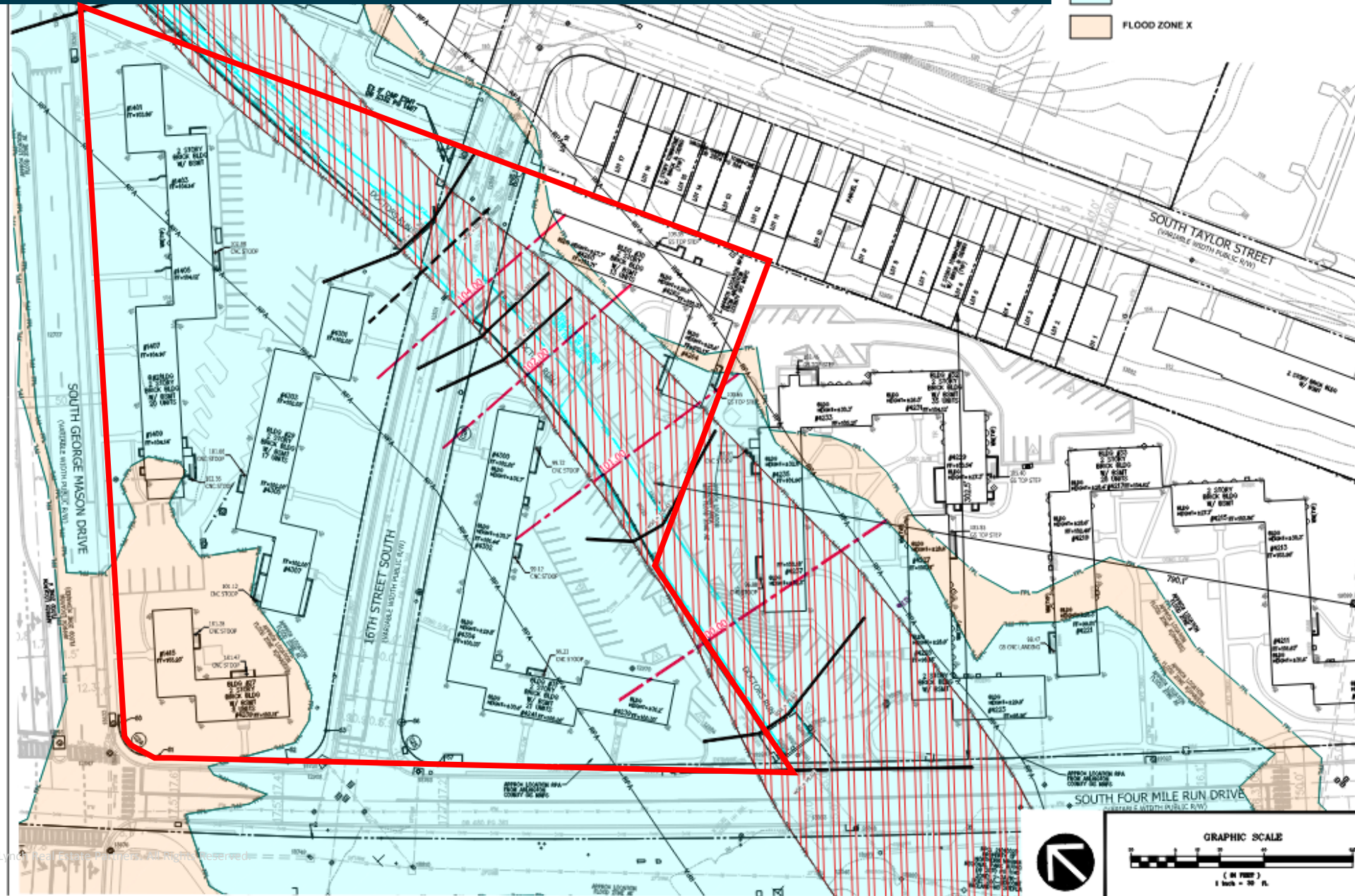
Seventh Renovation Phase



Doctor's Run Floodplain/Floodway

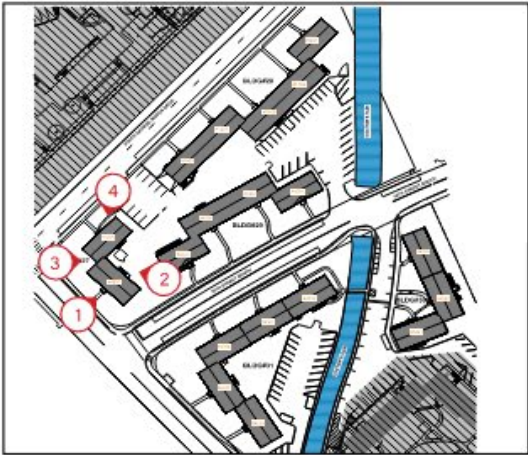
LEGEND:

-  REGULATORY FLOODWAY
-  FLOOD ZONE AE
-  FLOOD ZONE X



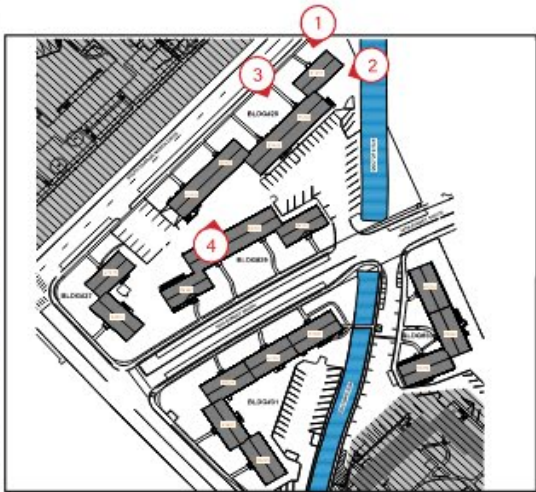


Existing Photos – Building 27



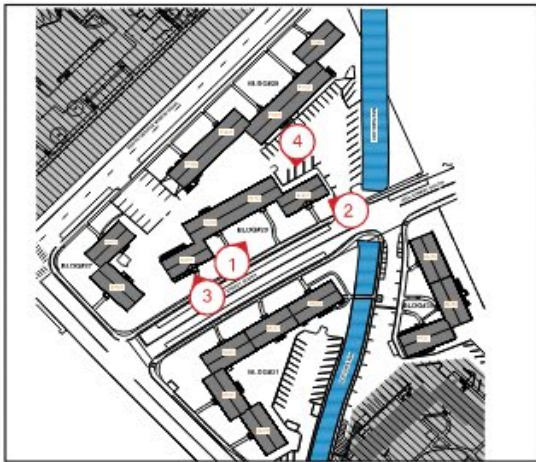


Existing Photos – Building 28



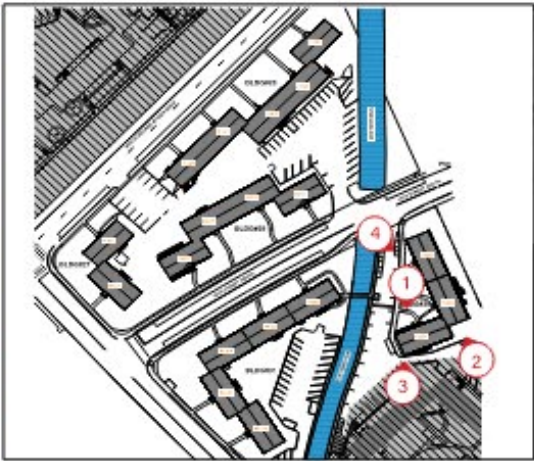


Existing Photos – Building 29

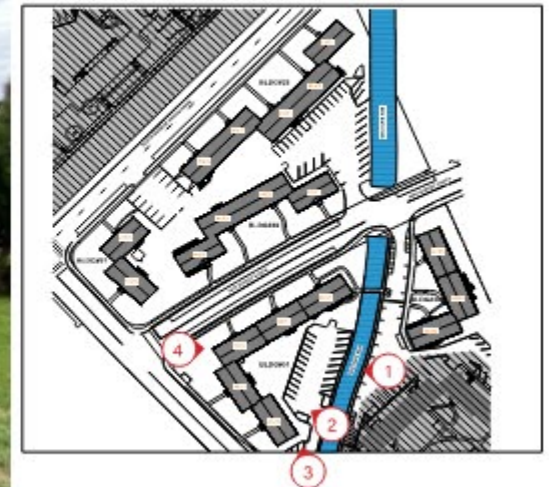




Existing Photos – Building 30



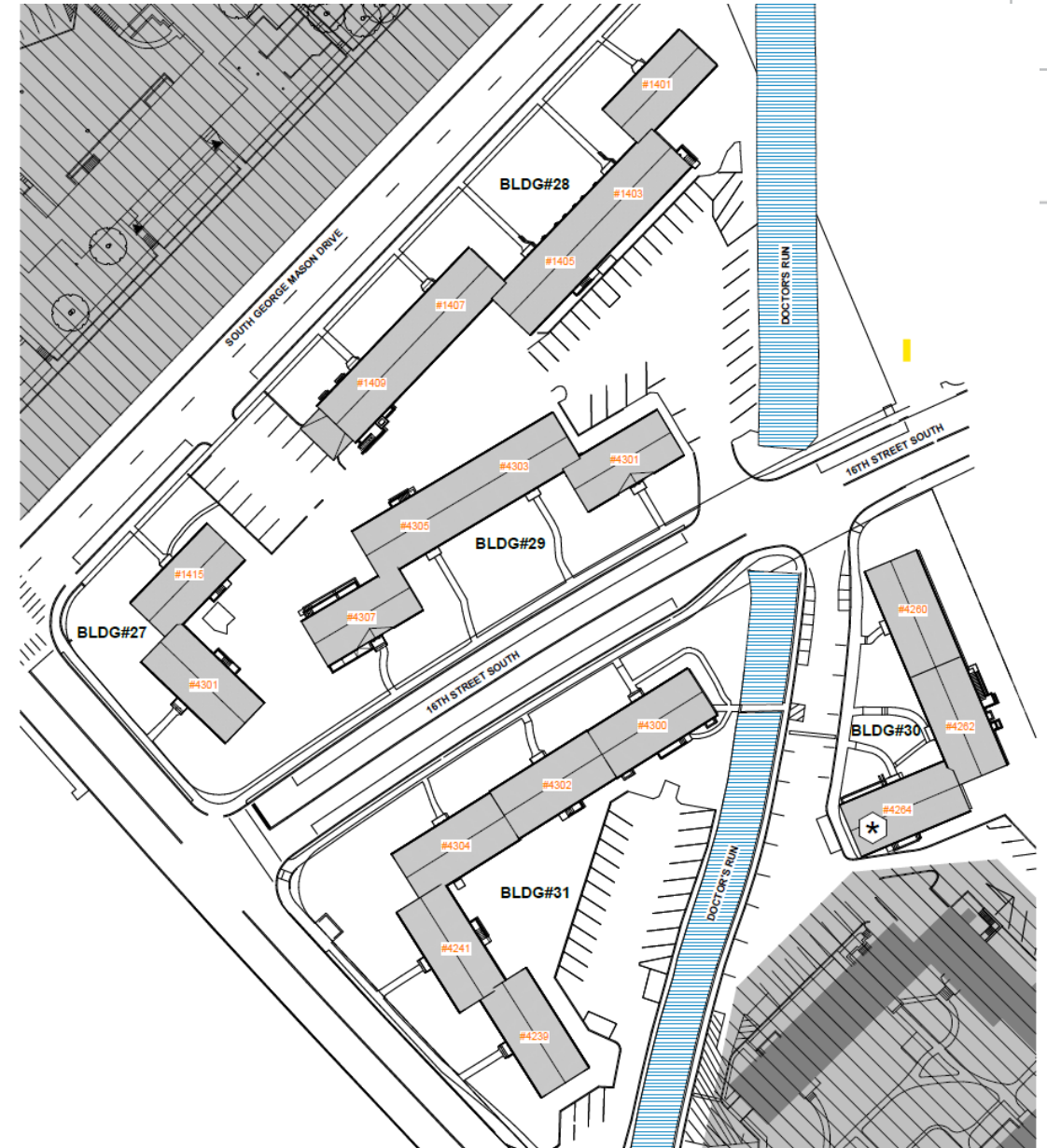
Existing Photos – Building 31





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
- Replace existing asphalt roofs, repair slate shingle roofs
- Repair and paint existing metal railings, non-original shutters, and corroded metal lintels
- Remove & replace basement steel-sash windows with aluminum to match existing, installation of interior storm windows at historic wood windows
- Add new penetrations on rear elevations for exhaust/venting
- Add new exterior resident amenity area
- Add new canopies to residential entrances (VH waiver to be requested)
- Add vinyl cladding of wood trim (VH waiver to be requested)



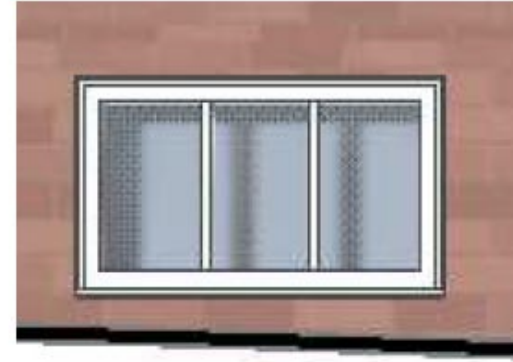
Window Replacements

EXISTING BASEMENT WINDOW



- Steel
- Hopper
- Located in non-habitable basement spaces

REPLACEMENT BASEMENT WINDOWS



- Aluminum
- Fixed
- Dual Pane Insulated Glass
- Simulated divided light



TYPICAL EXISTING WINDOWS (RETAINED)



- Vinyl
- Single-Hung
- Dual Pane Insulated Glass
- Simulated divided light
- White Color
- Wood
- Double-hung
- Single pane
- True divided light

REPLACEMENT TYPICAL WINDOWS (WHERE REQUIRED)



- Aluminum
- Double-hung
- Dual Pane Insulated Glass
- Simulated divided light

Illustrative Site Plan





Thank You