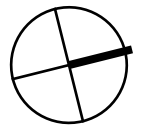
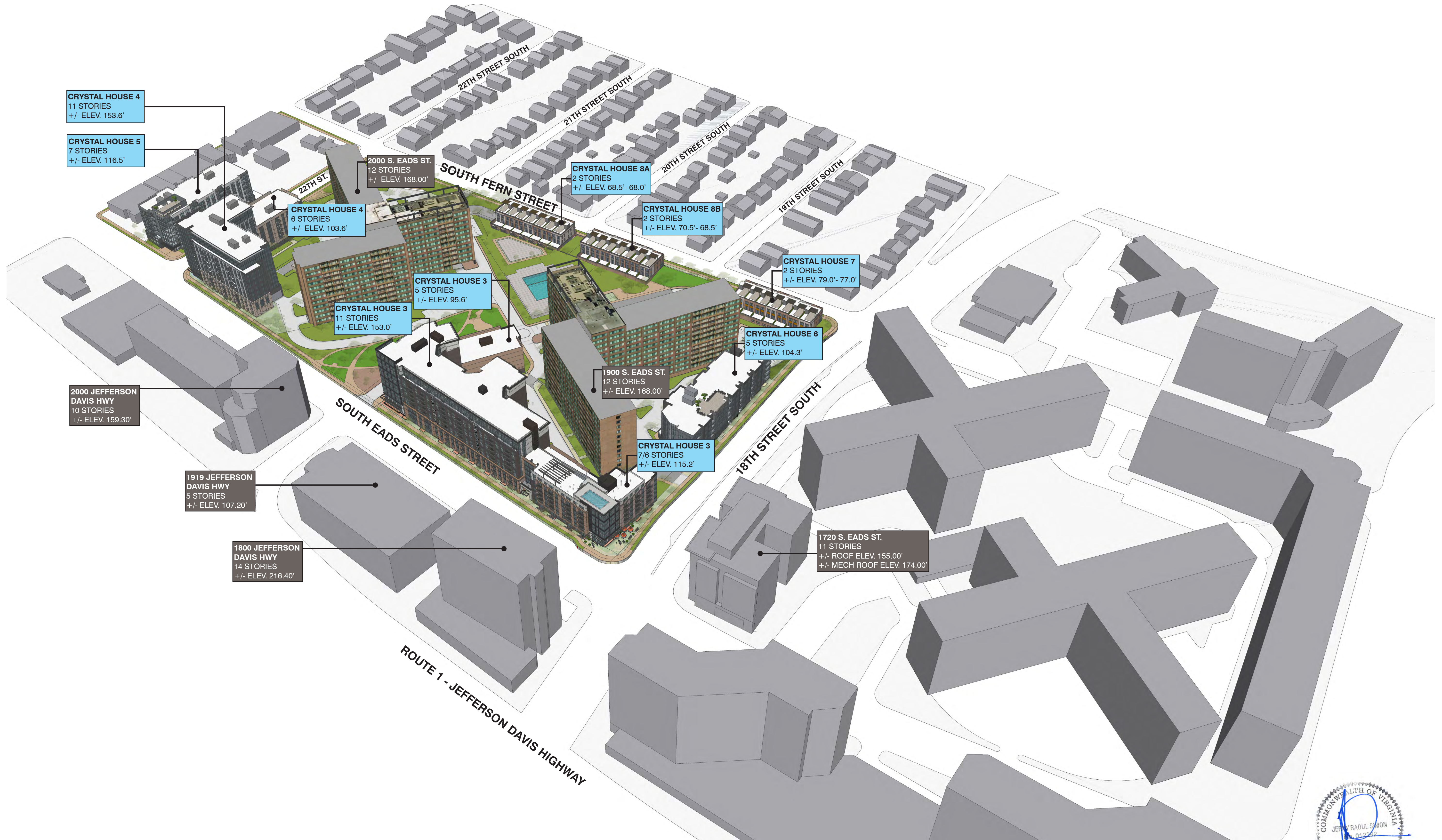


NOTE: SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
REFER TO LANDSCAPE FOR LANDSCAPE, TREES, STREETSCAPE INFORMATION AND CONCEPTUAL DESIGN OF ROOF TERRACE AND PLANTING.

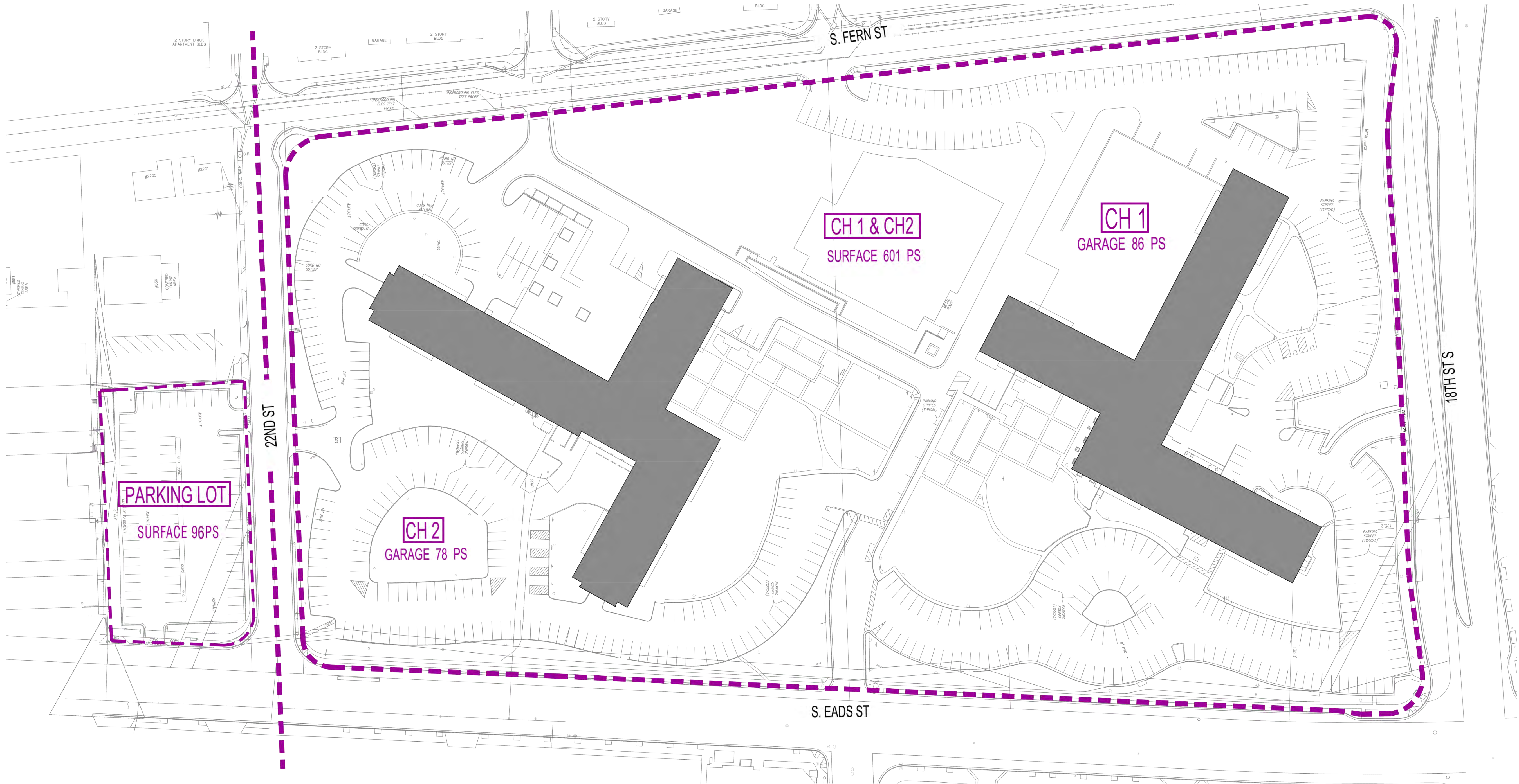






NOTE: MEASURED FROM A.S.E  
PROPOSED AND EXISTING BUILDING ELEVATIONS TO BE CONFIRMED BY CIVIL. REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION





CH 1 & CH 2 EXISTING SITE PARKING PROVISION					
UNITS	CH 1	CH 2	OVERALL	TOTAL UNITS	
	426	402		828	
PARKING	Garage	Garage	Surface	Total Surface	Total Garage
	86	78	601	601	164
TOTAL PARKING				765	
				0.92	PS/UNIT

NOTE: SITE PLAN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
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REFER TO LANDSCAPE FOR LANDSCAPE, TREES AND STREETScape INFORMATION.

EXISTING PARKING PROVISION

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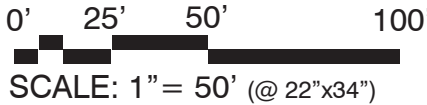
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CRYSTAL HOUSES  
ARLINGTON, VA

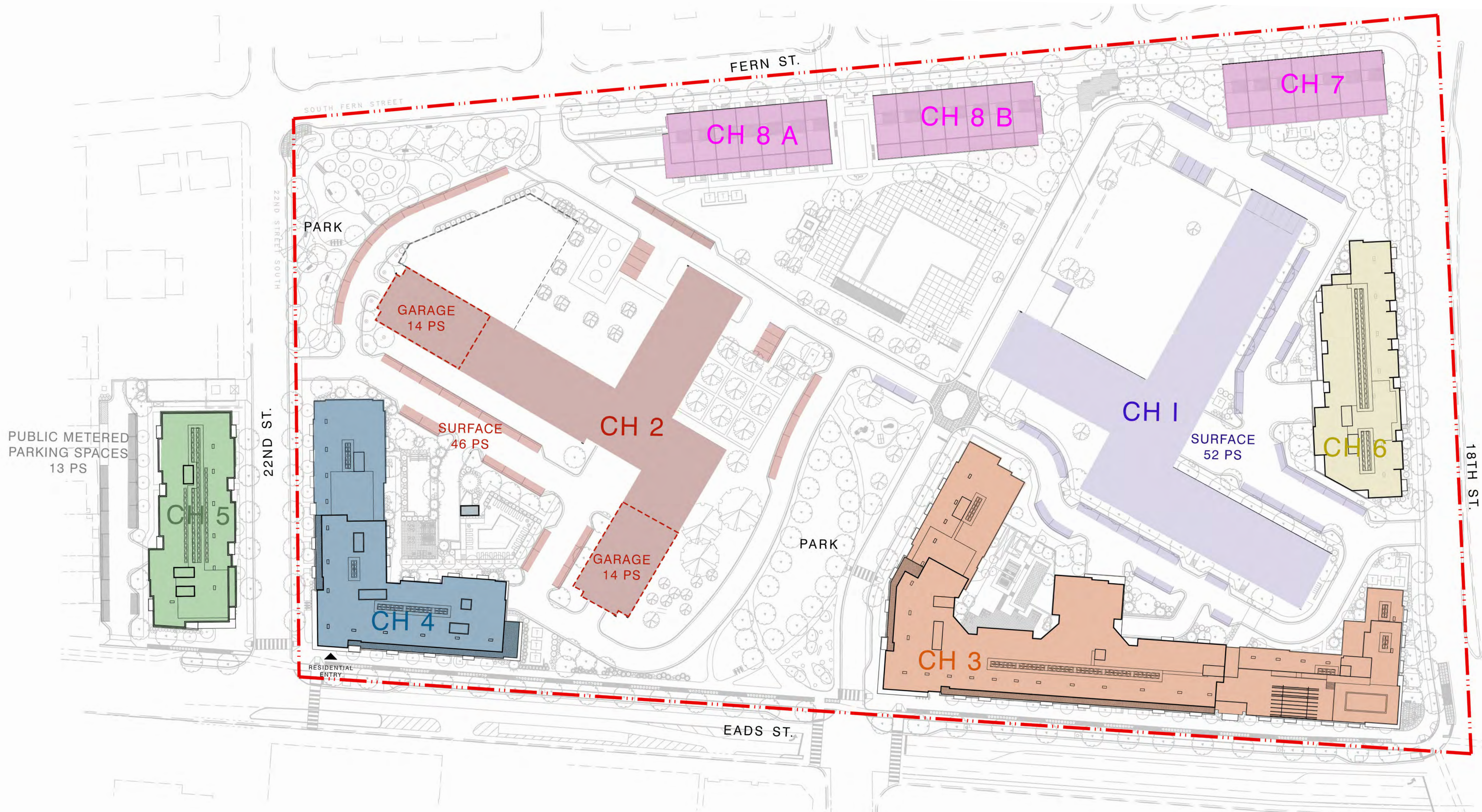


PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
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A.004







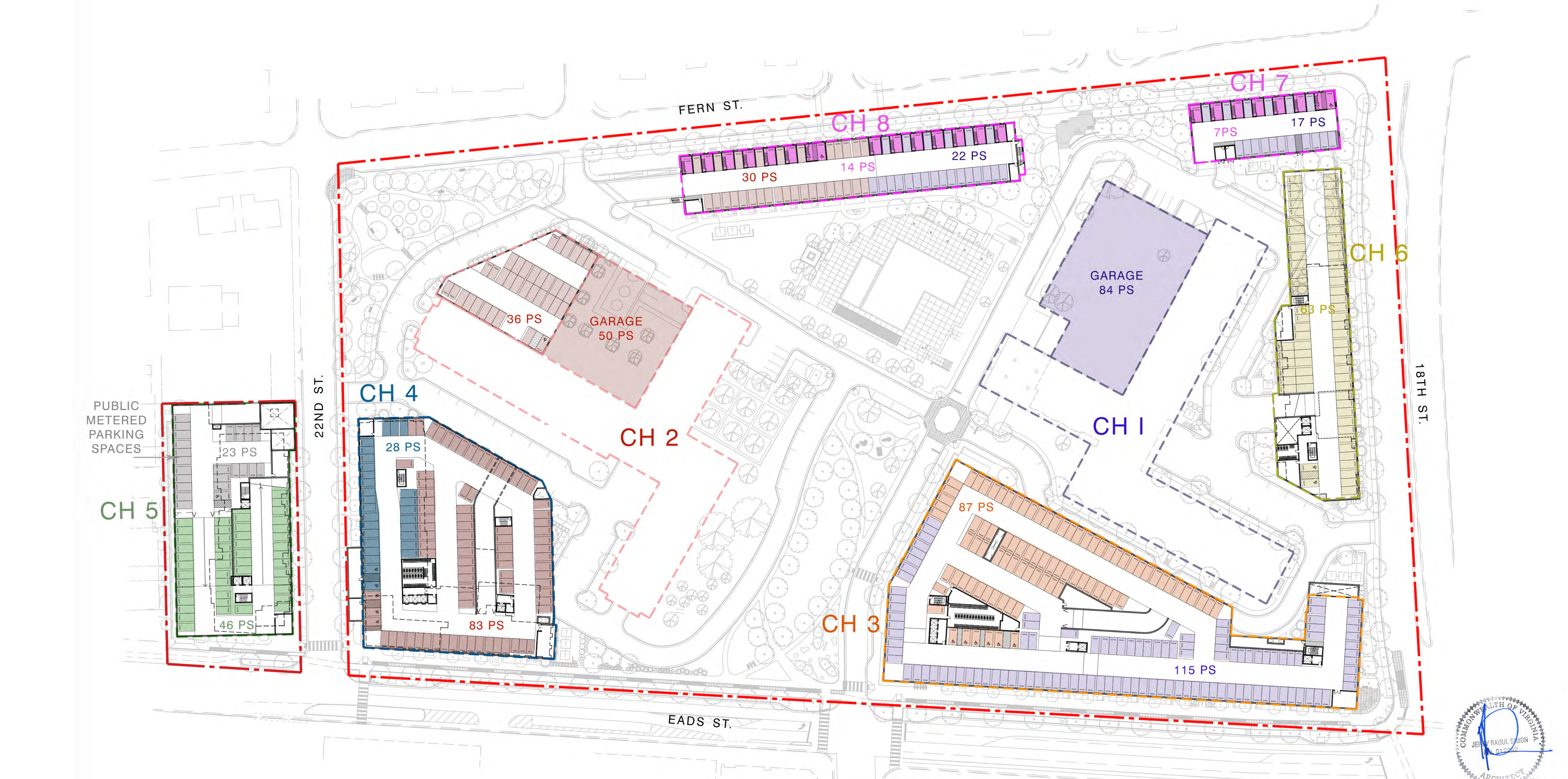
CH1, CH2,CH3, CH4, CH5,CH6,CH7 AND CH8 - OVERALL SITE RESIDENTIAL PARKING DISTRIBUTION *,**																				
BLDG.	CH 1				CH 2				CH 3		CH 4		CH 5 *		CH 6 *		CH 7 & 8		TOTAL	
UNITS	426				402				432		222		81		63		21		1,647	
PARKING	SURFACE	CH 1 GARAGE	CH 3 GARAGE	CH 7&8 GARAGE	SURFACE	CH 2 GARAGE	CH 4 GARAGE	CH 8 GARAGE	SURFACE	GARAGE/2 LVL	SURFACE	GARAGE/2 LVL	SURFACE	GARAGE	SURFACE	GARAGE	SURFACE	GARAGE	TOTAL SURFACE	TOTAL GARAGE
PS	52	84	115	39	46	114	83	30	0	294	0	153	0	96	0	63	0	21	98	1,092
TOTAL PS	290				273				294		153		96		63		21		1,190	
PS RATIO	0.68				0.68				0.68		0.69		1.19		1.00		1.00		0.72	PS/UNIT
*NOTE: TOTAL PS NUMBER DOES NOT INCLUDE TANDEM PS IN CH6 GARAGE, AND DOES NOT INCLUDE PUBLIC METERED PARKING SPACES IN CH5																			TOTAL PARKING	

\*NOTE: TOTAL PS NUMBER DOES NOT INCLUDE TANDEM PS IN CH6 GARAGE, AND DOES NOT INCLUDE PUBLIC METERED PARKING SPACES IN CH5  
\*\*NOTE: TOTAL RESIDENTIAL PS NUMBER INCLUDES CH5 SITE.

36 PS PUBLIC METERED PARKING SPACES (13 PS SURFACE + 23 PS GARAGE)

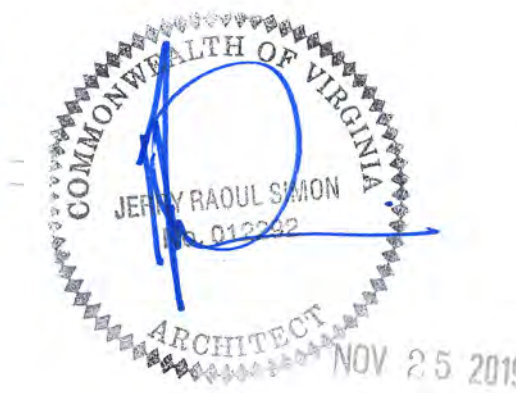
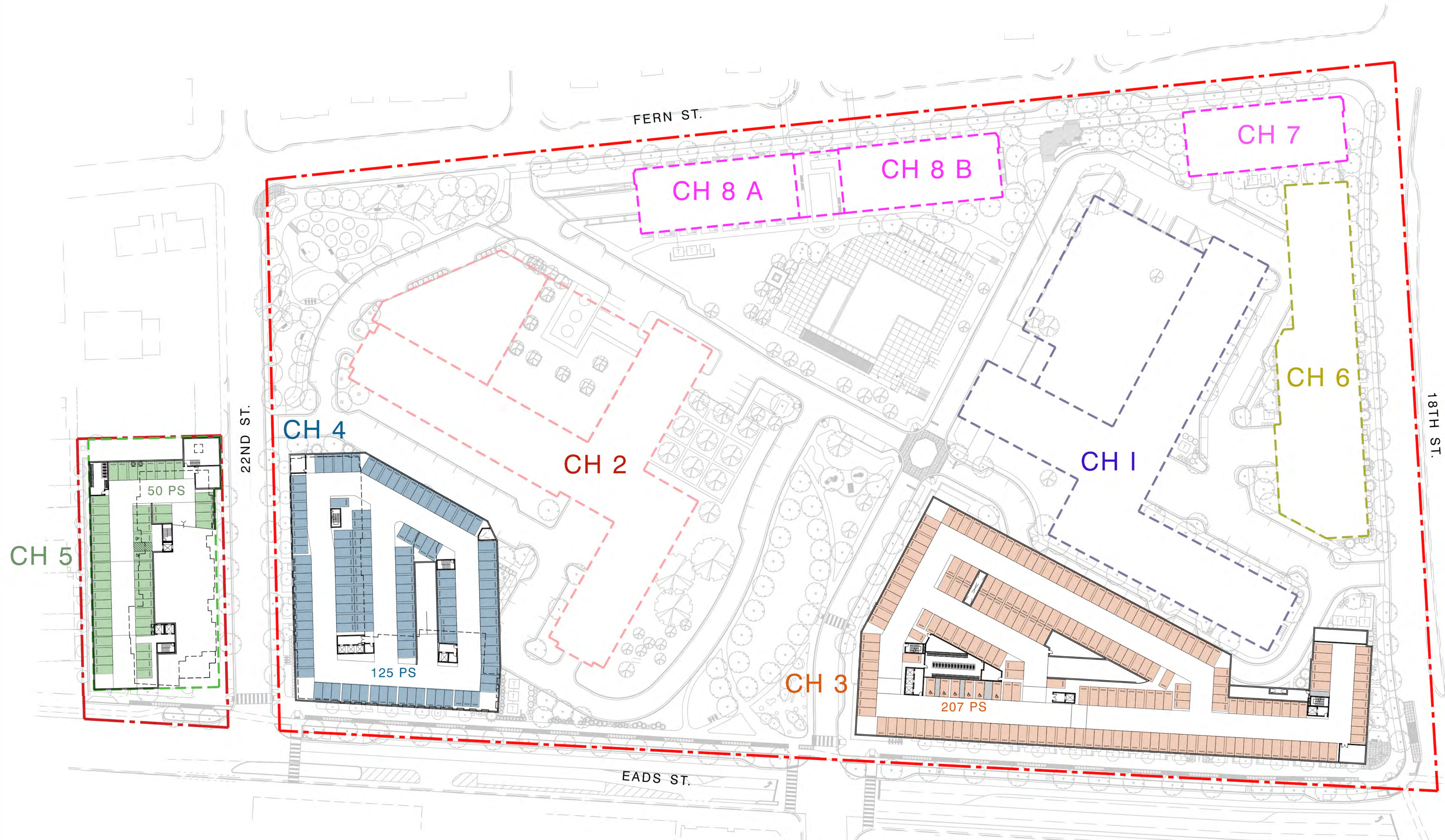
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REFER TO LANDSCAPE FOR LANDSCAPE, TREES AND STREETScape INFORMATION.





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**ROSELAND**  
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## PROPOSED PARKING PROVISION - GARAGE PARKING B2

PLANNING COMMISSION RESUBMISSION

**CRYSTAL HOUSES**  
ARLINGTON, VA

**A.007**

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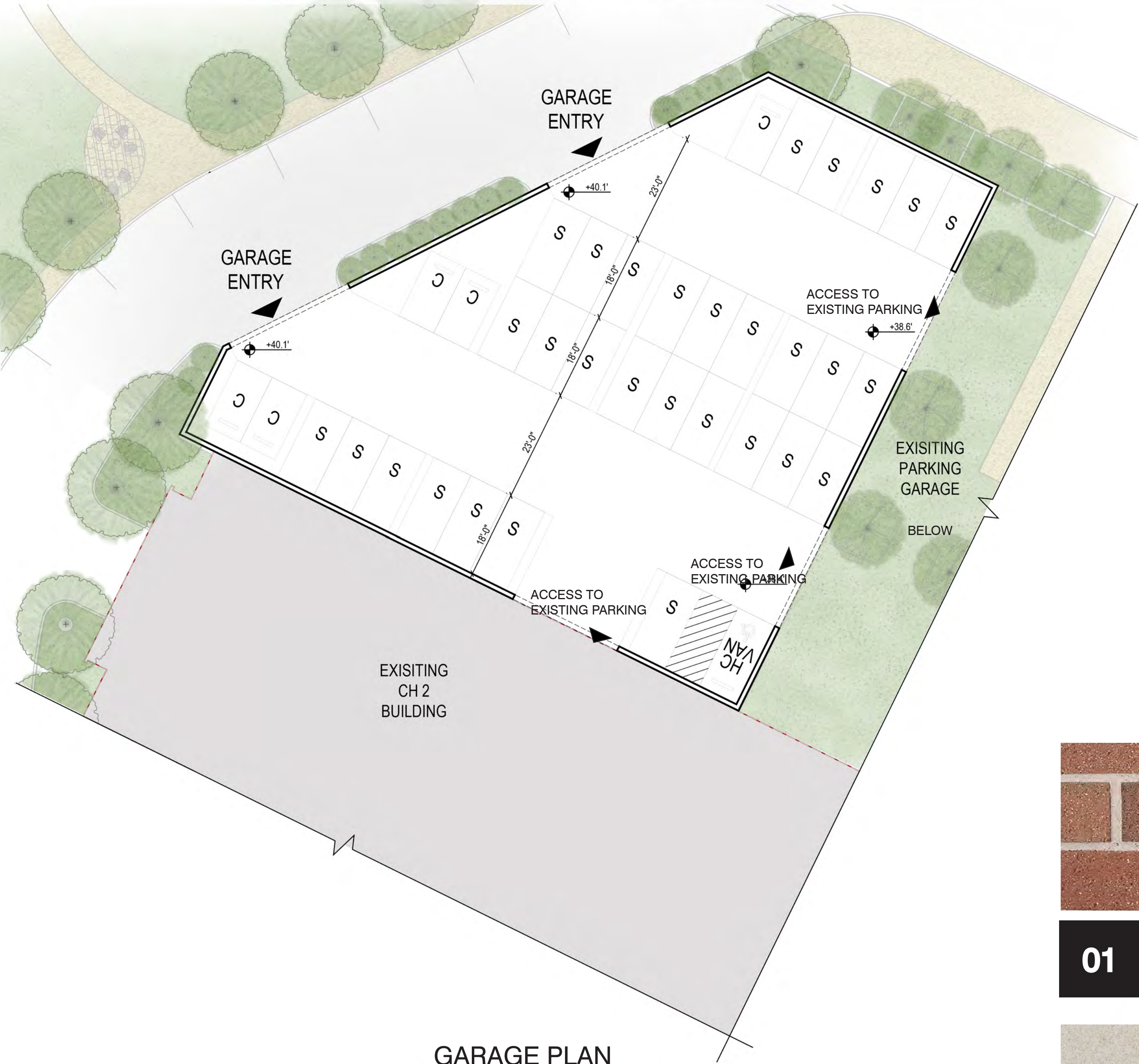
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OCT 23, 2019  
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MAR 05, 2019  
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0' 25' 50' 100'  
SCALE: 1" = 50' (@ 22"x34")





CH 2 GARAGE PARKING COUNT	
STANDARD SPACES	30
COMPACT SPACES	05
HANDICAP SPACES	01
TOTAL PARKING SPACES	36



GARAGE PLAN  
GROSS PARKING AREA = 11,750 SF

NOTE: SITE PLAN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
REFER TO LANDSCAPE FOR LANDSCAPE, TREES AND STREETScape INFORMATION.



01 BRICK - RED/BROWN  
BELDEN  
JEWEL BLEND

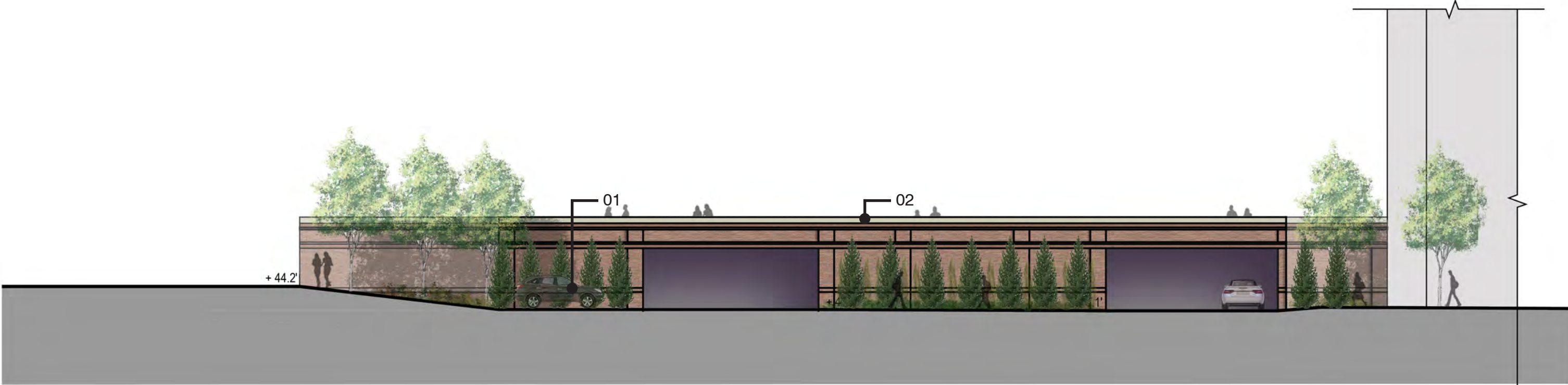


02 ARCHITECTURAL  
STONE  
BEIGE

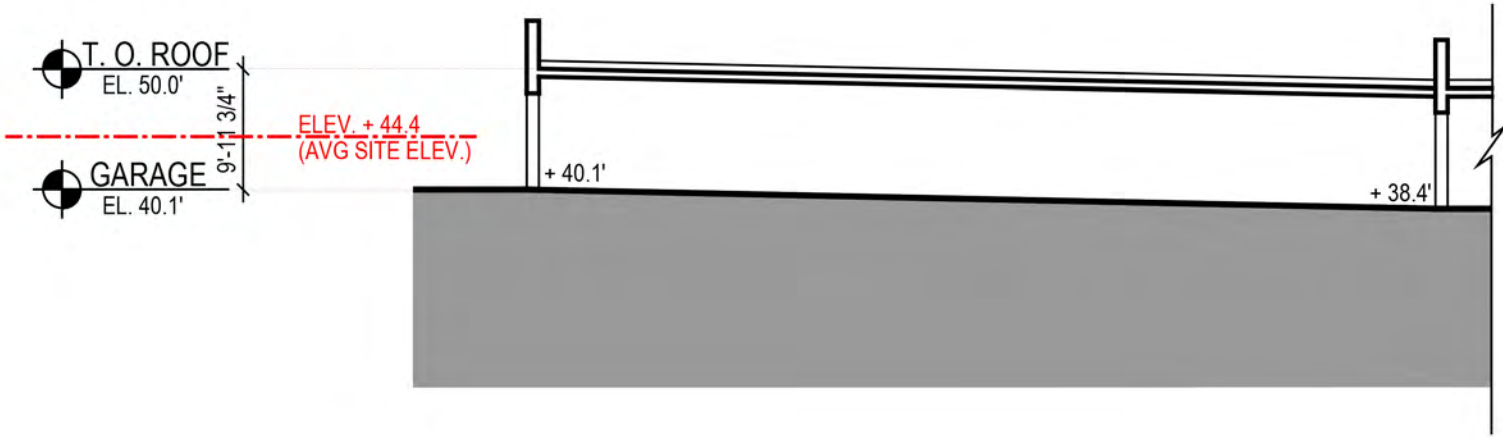
PARKING GARAGE CH2

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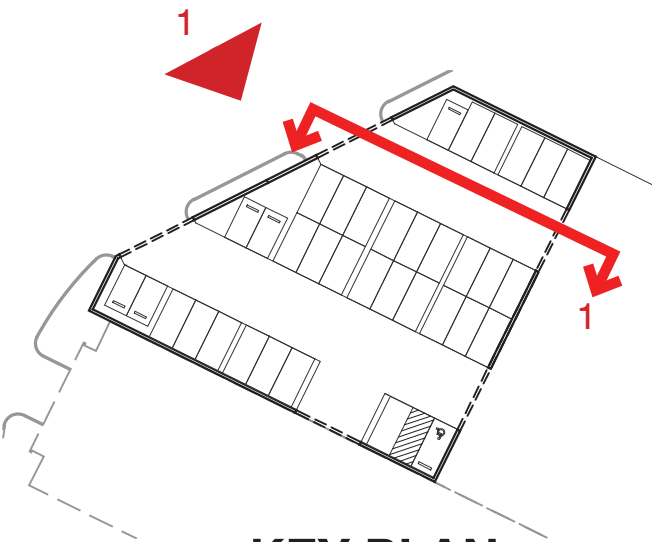


GARAGE ELEVATION 1



GARAGE SECTION 1

MATERIAL LEGEND	
01	BRICK- RED/BROWN
02	ARCHITECTURAL STONE BEIGE



KEY PLAN

CRYSTAL HOUSES  
ARLINGTON, VA

PLANNING BOARD RESUBMISSION 2  
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0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")

A.008



OVERALL CRYSTAL HOUSES BUILDINGS TABULATIONS								
UNIT TYPE							MIX	
		CH3	CH4	CH5	CH6	CH7&8	Units Per Type	%
S	STUDIO	120	71	1	1		193	23.6%
A	1BD,1BA	164	79	6	5		254	31.0%
A	1BD,1BA +DEN	0	0	21	14		35	4.3%
B	2BD,2BA	134	64	25	23		246	30.0%
C	2BD,2BA + DEN	14	8	28	20		70	8.5%
T	3BD,2.5 BA					21	21	2.6%
UNITS PER BUILDING		432	222	81	63	21	819	100.0%
RESIDENTIAL GFA		439,006	228,916	105,096	82,671	45,367	901,056	
RETAIL GFA		834					834	
GROSS PARKING AREA (SF)		142,076	89,866	46,025	24,156	30,557	332,680	
TOTAL BUILDING AREA (GFA + SF)		581,916	318,782	151,121	106,827	75,924	1,234,570	





NOTE: SITE AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
REFER TO LANDSCAPE FOR LANDSCAPE, TREES AND STREETSCAPE INFORMATION.

**ROSELAND**  
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## PERSPECTIVE RENDERING

PLANNING COMMISSION RESUBMISSION

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ARLINGTON, VA

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**A.101**





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PERSPECTIVE RENDERING

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RSL.063B

**A.102**



BUILDING USES / SF	GARAGE / BUILDING FLOOR														
USE	B2	B1	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	TOTAL SF	
GARAGE PARKING	68,670	68,723	0	0	0	0	0	0	0	0	0	0	0	137,393	
STORAGE	* 723	* 723	* 161	* 237	* 237	* 237	* 237	* 237	* 162	* 162	* 162	* 162	* 0	3,440	
BIKE STORAGE	1,377	1,377	0	0	0	0	0	0	0	0	0	0	0	2,754	
LOADING	0	0	1,929	0	0	0	0	0	0	0	0	0	0	1,929	
UTILITY ROOMS/IT CLOSETS/FCC	* 2,991	* 2,286	* 1,786	* 268	* 268	* 268	* 268	* 268	* 268	* 268	* 425	* 425	* 425	10,214	
TRASH COLLECTION	* 0	* 0	* 853	* 111	* 111	* 111	* 111	* 111	* 111	* 111	* 111	* 111	* 111	1,963	
RESIDENTIAL UNITS & CIRCULATION	* 0	* 0	* 35,144	* 46,464	* 49,277	* 49,160	* 49,160	* 41,473	* 36,840	* 23,713	* 27,673	* 25,596	* 25,758	410,258	
RETAIL	* 0	* 0	* 834	*	*	*	*	*	*	*	*	*	*	834	
LOBBY / AMENITIES	* 0	* 0	* 8,628	* 0	* 0	* 0	* 0	* 0	* 0	* 4,503	* 0	* 0	* 0	13,131	
TOTAL BUILDING AREAS	73,761	73,109	49,335	47,080	49,893	49,776	49,776	42,089	37,381	28,757	28,371	26,294	26,294	581,916	

\* AREAS COUNTED TOWARDS GFA

OVERALL BUILDING GFA + SF														
GARAGE / BUILDING FLOOR														
	B2	B1	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	TOTAL GFA + SF
FLOOR ELEVATION	23.2'-24.0'	32.7'-33.5'	45.5'-46.5'	57.4'	66.7'	76.0'	85.5'	95.6'	105.9'	115.2'	124.5'	134.3'	143.6'	
RESIDENTIAL GFA	3,714	3,009	46,572	47,080	49,893	49,776	49,776	42,089	37,381	28,757	28,371	26,294	26,294	439,006
RETAIL GFA	0	0	834	0	0	0	0	0	0	0	0	0	0	834
GROSS PARKING AREA (SF)	70,047	70,100	1,929	0	0	0	0	0	0	0	0	0	0	142,076
TOTAL GFA + SF														581,916

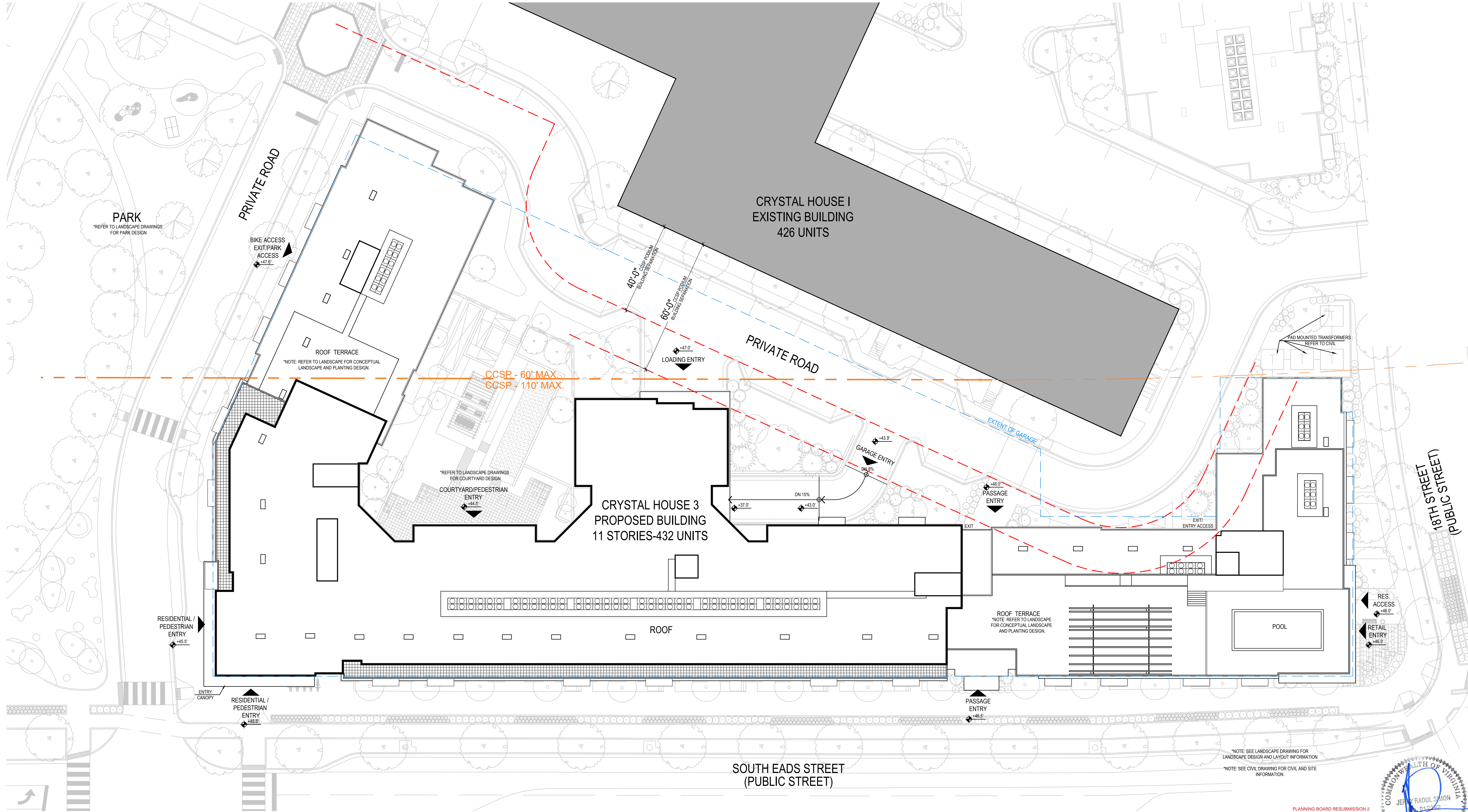
UNITS TYPES			BUILDING FLOOR													
TYPE	BEDROOMS	AREA	B2	B1	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	TOTAL UNITS
S	STUDIO	529-632 NSF			11	13	14	14	14	13	11	7	9	7	7	120
A	1BR, 1BA	705-832 NSF			11	22	22	22	22	17	13	10	11	7	7	164
B	2BR, 2BA	1,056-1,264 NSF			12	14	15	15	15	14	13	7	9	17	3	134
C	2BR, 2BA + DEN	1,319 -1,346 NSF			1	1	2	2	2	1	1	1	1	1	1	14
TOTAL UNITS PER FLOOR					35	50	53	53	53	45	38	25	30	32	18	432

BIKE PARKING					
	REQUIRED			PROVIDED	
TYPES	UNITS	RATIO	SPACES	SPACES	LOCATION
RESIDENTIAL	432	1 / 2.5 UNITS	173	186	B1 & B2 GARAGE
VISITOR	432	1 / 50 UNITS	9	10	10 SPACES AT EADS STREET
TOTAL SPACES			182	196	

PROPOSED NEW BUILDING GARAGE PARKING SPACES	BUILDING FLOOR		
TYPE	GARAGE B1	GARAGE B2	TOTAL
FULL/STANDARD PARKING	166	172	338
COMPACT PARKING	30	29	59
*ADA/HANDICAP PARKING	4	6	10
*ADA VAN/HANDICAP PARKING	2	0	2
TOTAL PARKING SPACES	202	207	409

\* NOTE: PER IBC, AT LEAST 2% OF THE PS SHOULD BE ACCESSIBLE PS AND FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PS, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PS.  
HC PS REQUIRED = 409 PS x 2% = 9 PS (7 HC AND 2 VAN ACCESSIBLE)  
HC PS PROVIDED = 12 PS (10 HC AND 2 VAN ACCESSIBLE)





\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

## SITE PLAN

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ARLINGTON, VA

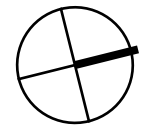
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**A.104**

0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")





FLOOR PLAN (B1)

PLANNING COMMISSION RESUBMISSION

CRYSTAL HOUSE 3  
ARLINGTON, VA

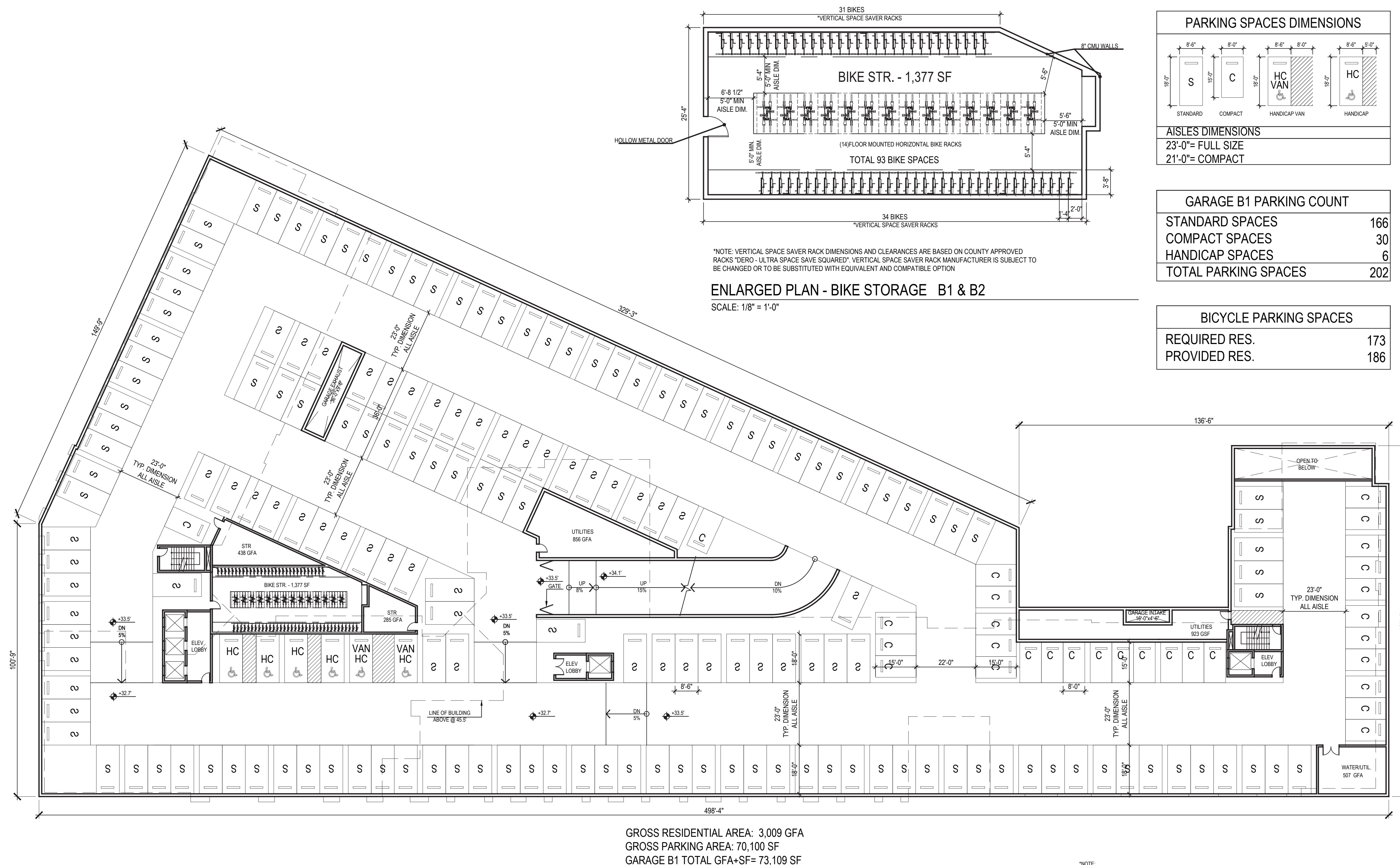


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0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")





FLOOR PLAN (B2)

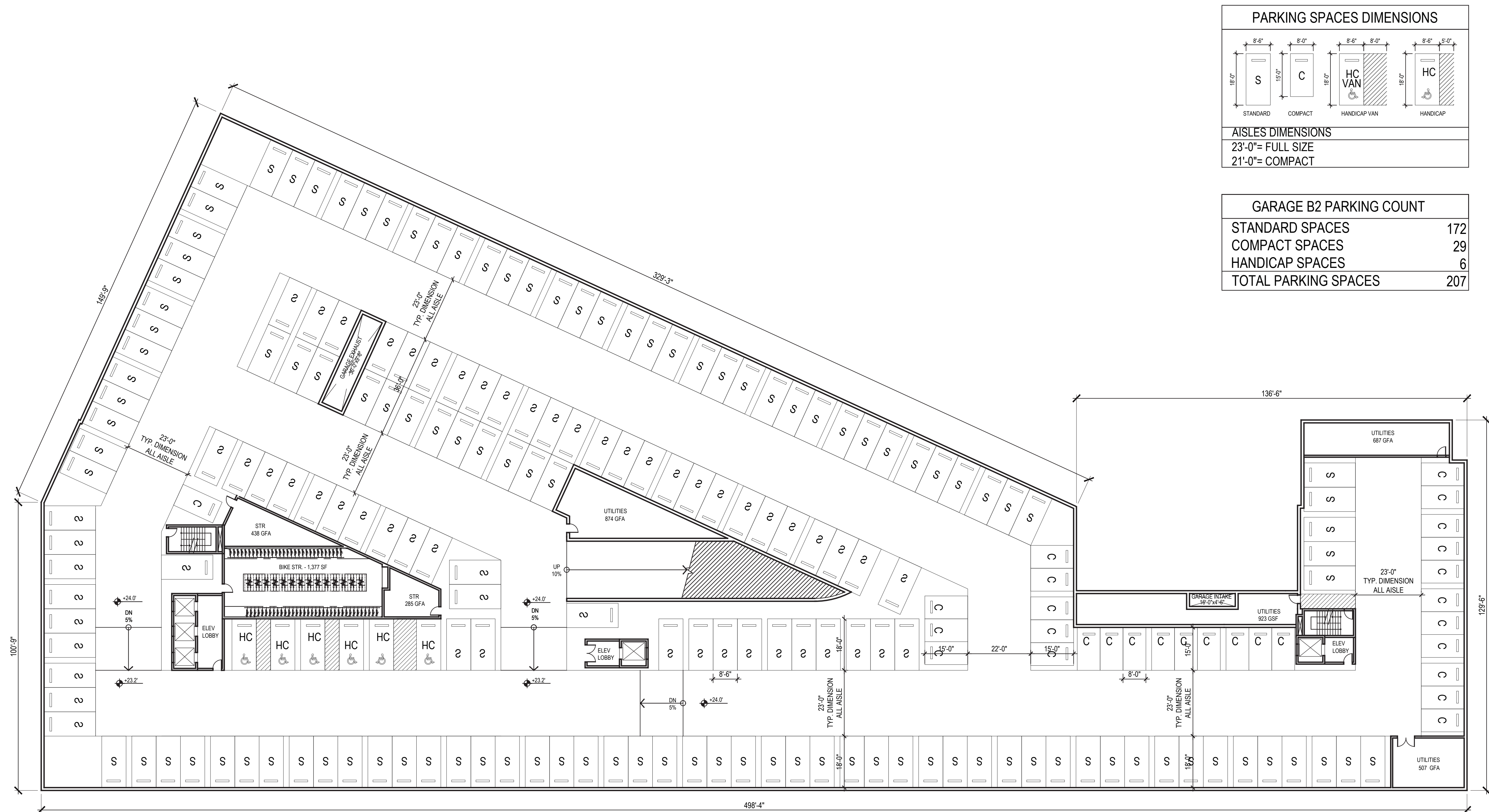
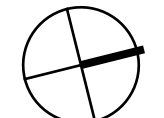
PLANNING COMMISSION RESUBMISSION

CRYSTAL HOUSE 3  
ARLINGTON, VA



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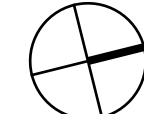
PARKING SPACES DIMENSIONS	
STANDARD	COMPACT
HANDICAP VAN	HANDICAP
AISLES DIMENSIONS	
23'-0"= FULL SIZE	
21'-0"= COMPACT	

GARAGE B2 PARKING COUNT	
STANDARD SPACES	172
COMPACT SPACES	29
HANDICAP SPACES	6
TOTAL PARKING SPACES	207

GROSS RESIDENTIAL AREA: 3,714 GFA  
GROSS PARKING AREA: 70,047 SF  
GARAGE B2 TOTAL GFA+SF= 73,761 SF

\*NOTE:  
RESIDENTIAL GFA: GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.









R2 FLOOR TOTAL GFA= 47,080 SF

\*NOTE:  
RESIDENTIAL GFA: GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.

\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

FLOOR PLAN (R2)

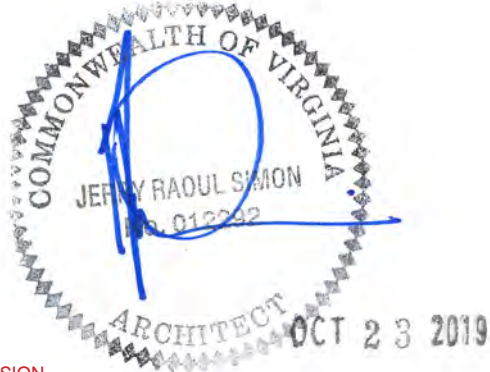
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CRYSTAL HOUSE 3  
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0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")



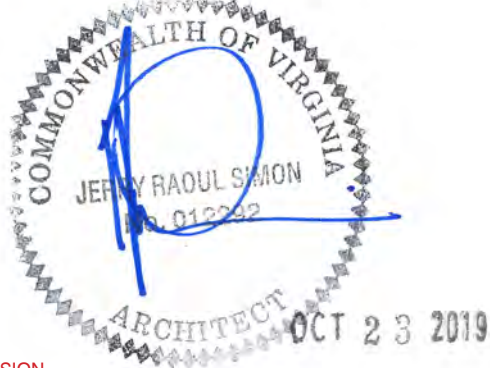
A.108





R3 FLOOR TOTAL GFA= 49,893 SF

\*NOTE:  
RESIDENTIAL GFA- GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.



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\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

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## FLOOR PLAN (R3)

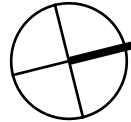
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0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")



A.109





\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

FLOOR PLAN (R4 - R5)

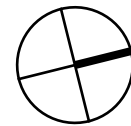
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CRYSTAL HOUSE 3  
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OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

A.110



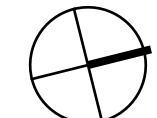




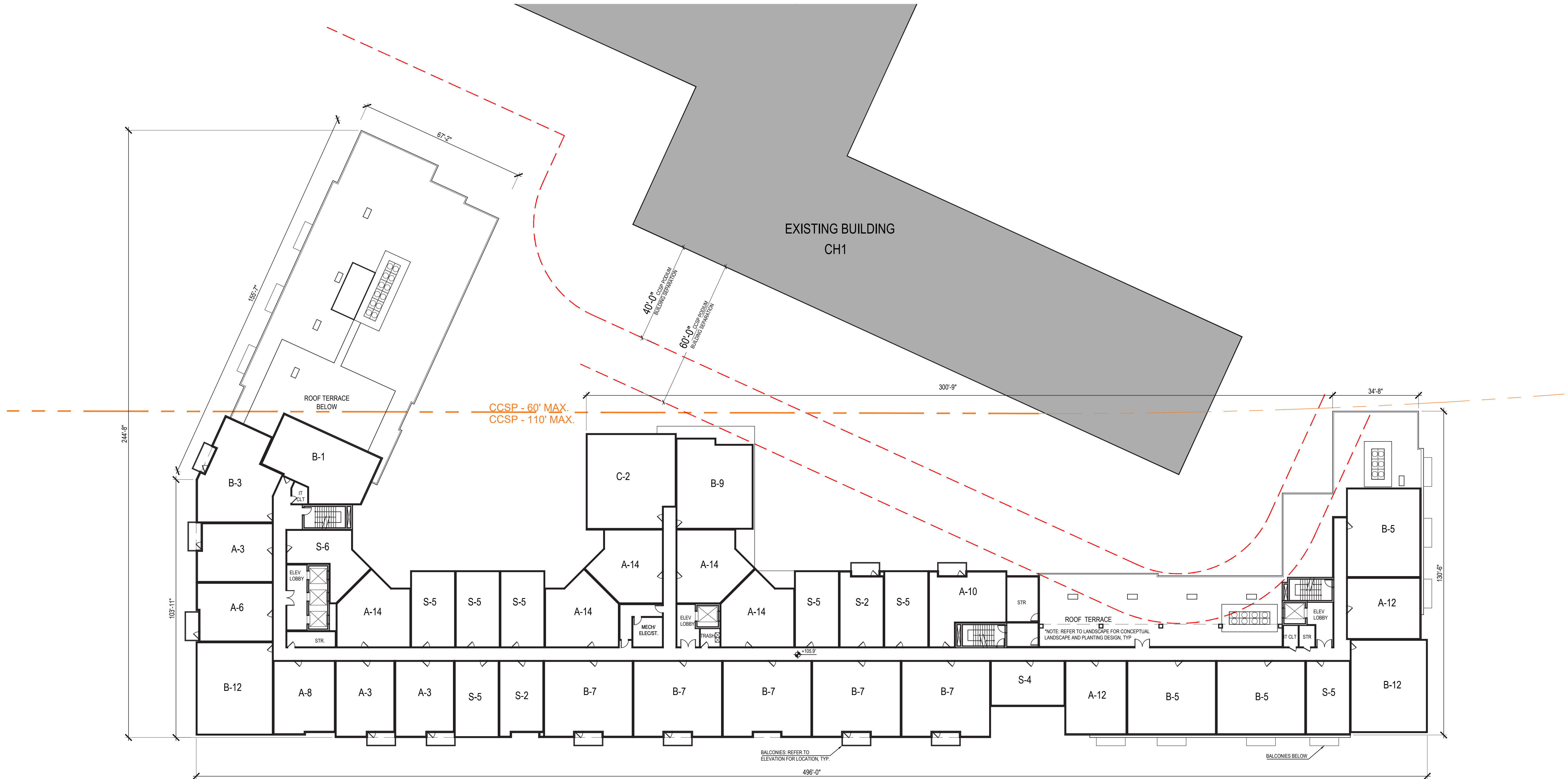
R6 FLOOR TOTAL GFA= 42,089 SF

\*NOTE:  
RESIDENTIAL GFA- GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.  
ROOFTOP VENTS & MECHANICAL UNIT PLACEMENT IS APPROXIMATE.  
EXACT EQUIPMENT, LOCATIONS AND QUANTITIES SUBJECT TO CHANGE.

\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -







R7 FLOOR TOTAL GFA= 37,381 SF

\*NOTE:  
RESIDENTIAL GFA- GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.  
ROOFTOP VENTS & MECHANICAL UNIT PLACEMENT IS APPROXIMATE.  
EXACT EQUIPMENT, LOCATIONS AND QUANTITIES SUBJECT TO CHANGE.

\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

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## FLOOR PLAN (R7)

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FINAL SUBMISSION  
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JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

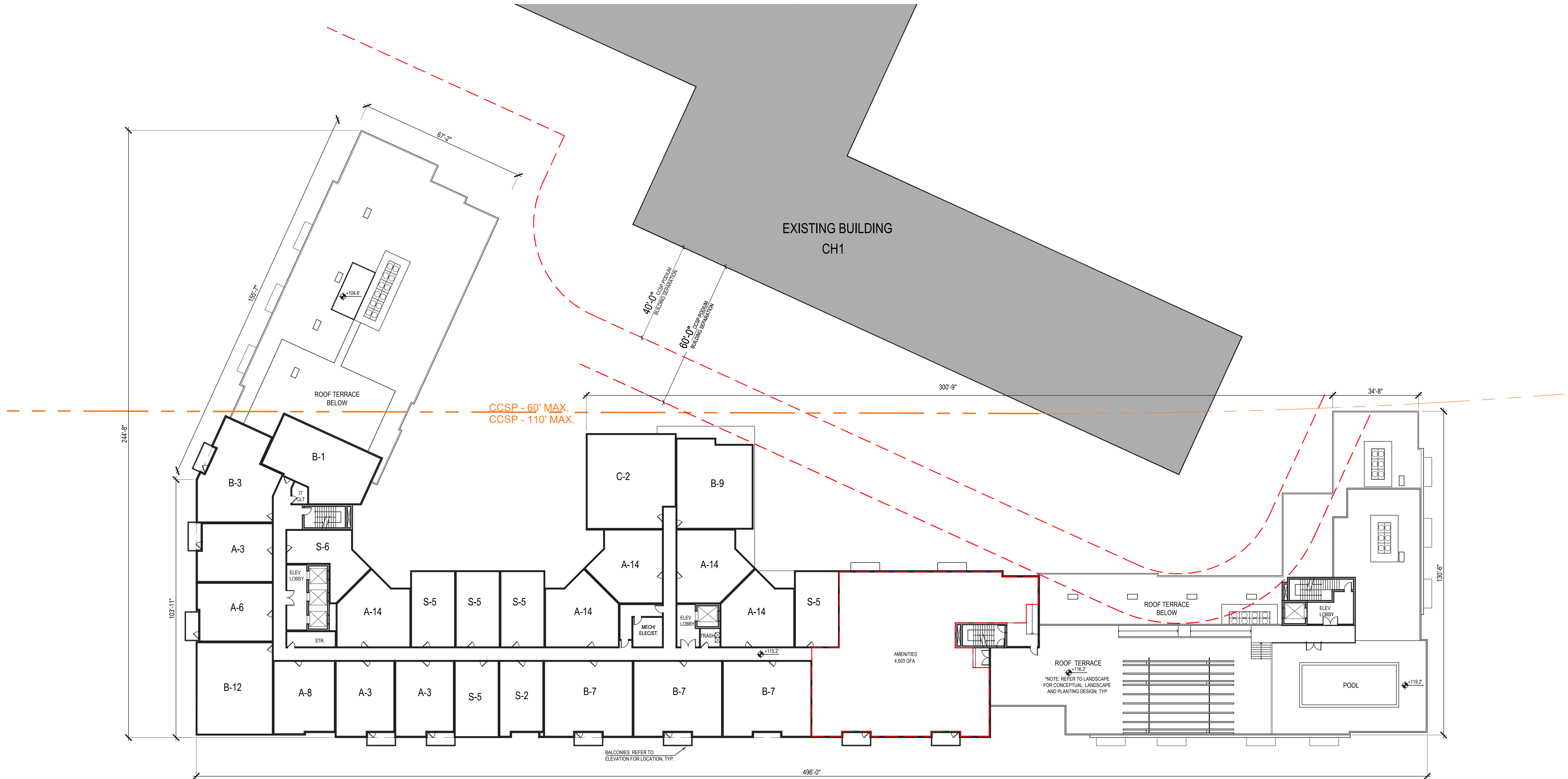


**A.112**

0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")

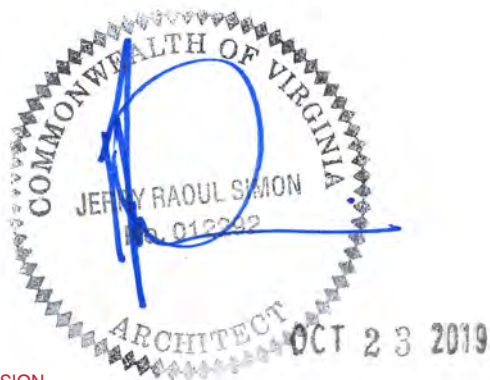






R8 FLOOR TOTAL GFA = 28,757 SF

\*NOTE:  
RESIDENTIAL GFA- GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.  
  
ROOFTOP VENTS & MECHANICAL UNIT PLACEMENT IS APPROXIMATE.  
EXACT EQUIPMENT, LOCATIONS AND QUANTITIES SUBJECT TO CHANGE.



\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

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## FLOOR PLAN (R8)

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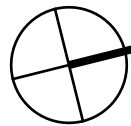
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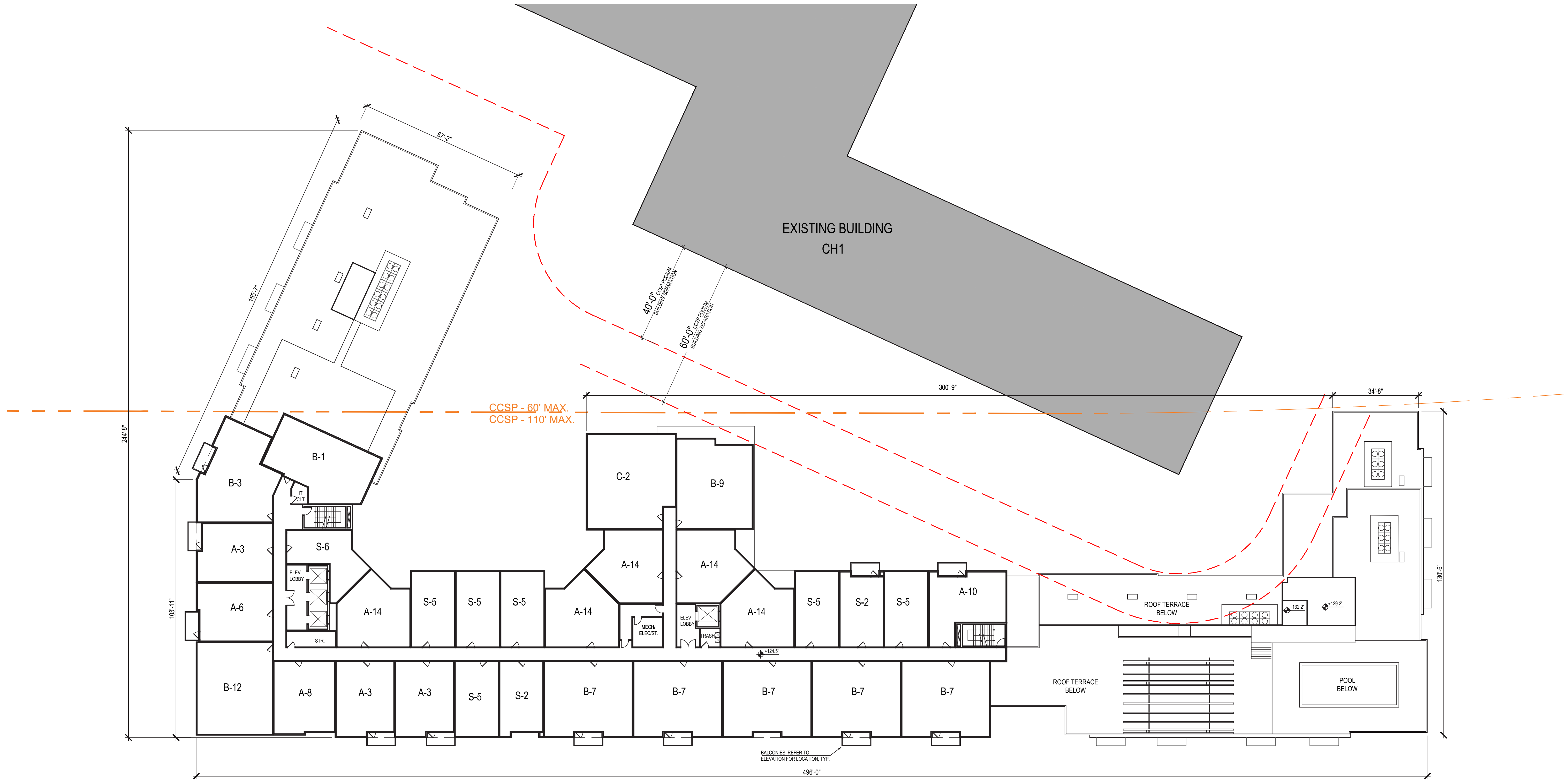
PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

**A.113**

0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")

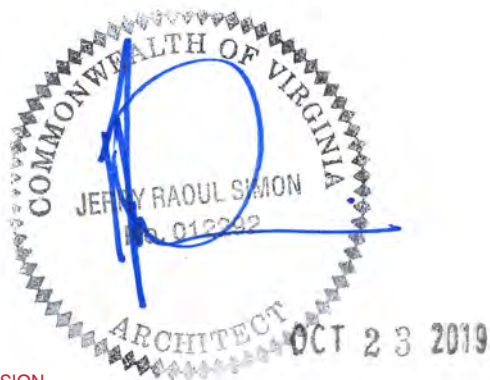






R9 FLOOR TOTAL GFA = 28,371 SF

\*NOTE:  
RESIDENTIAL GFA: GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.  
  
ROOFTOP VENTS & MECHANICAL UNIT PLACEMENT IS APPROXIMATE.  
EXACT EQUIPMENT, LOCATIONS AND QUANTITIES SUBJECT TO CHANGE.



PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

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## FLOOR PLAN (R9)

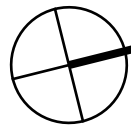
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0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")

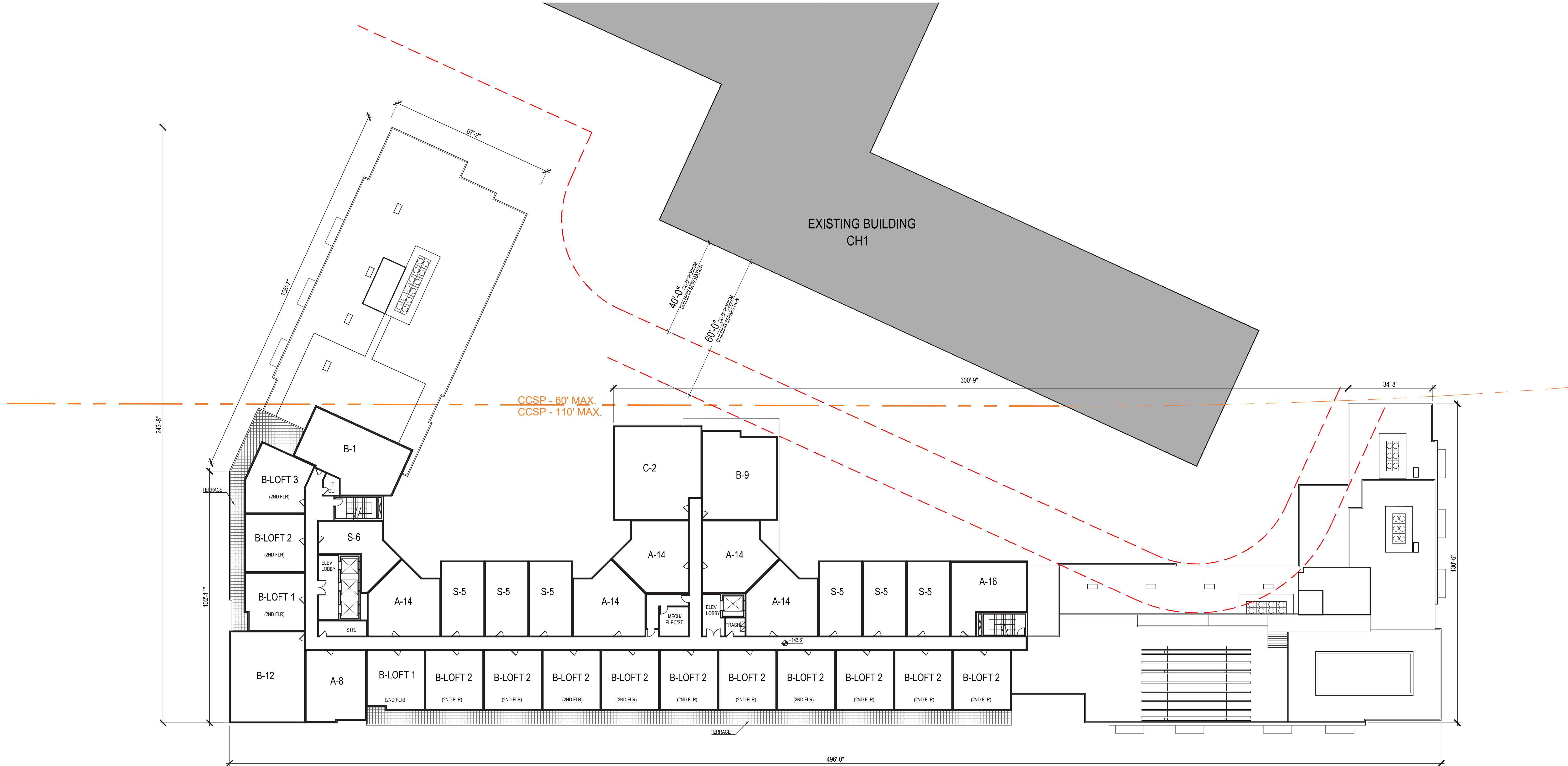


**A.114**







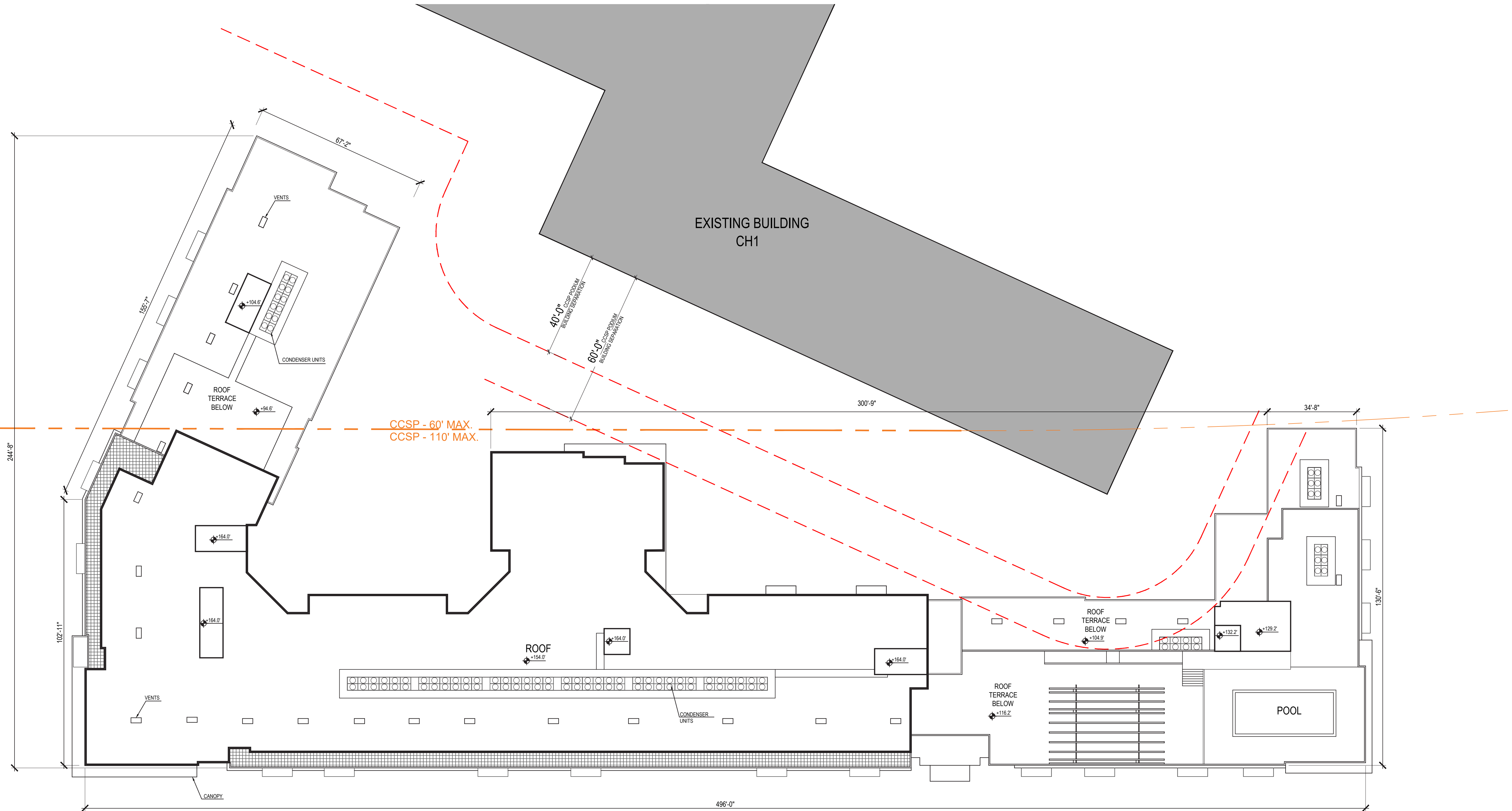


R11 FLOOR TOTAL GFA= 26,294 SF

\*NOTE:  
RESIDENTIAL GFA- GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.  
  
ROOFTOP VENTS & MECHANICAL UNIT PLACEMENT IS APPROXIMATE.  
EXACT EQUIPMENT, LOCATIONS AND QUANTITIES SUBJECT TO CHANGE.

\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -





\*NOTE:  
ROOFTOP VENTS & MECHANICAL UNIT PLACEMENT IS APPROXIMATE.  
EXACT EQUIPMENT, LOCATIONS AND QUANTITIES SUBJECT TO CHANGE.  
\*\*NOTE:  
REFER TO CIVIL DRAWING FOR TOTAL AREA OF GREEN ROOF.  
EXACT LOCATION SUBJECT TO CHANGE.



\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

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## ROOF PLAN

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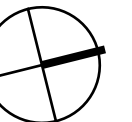
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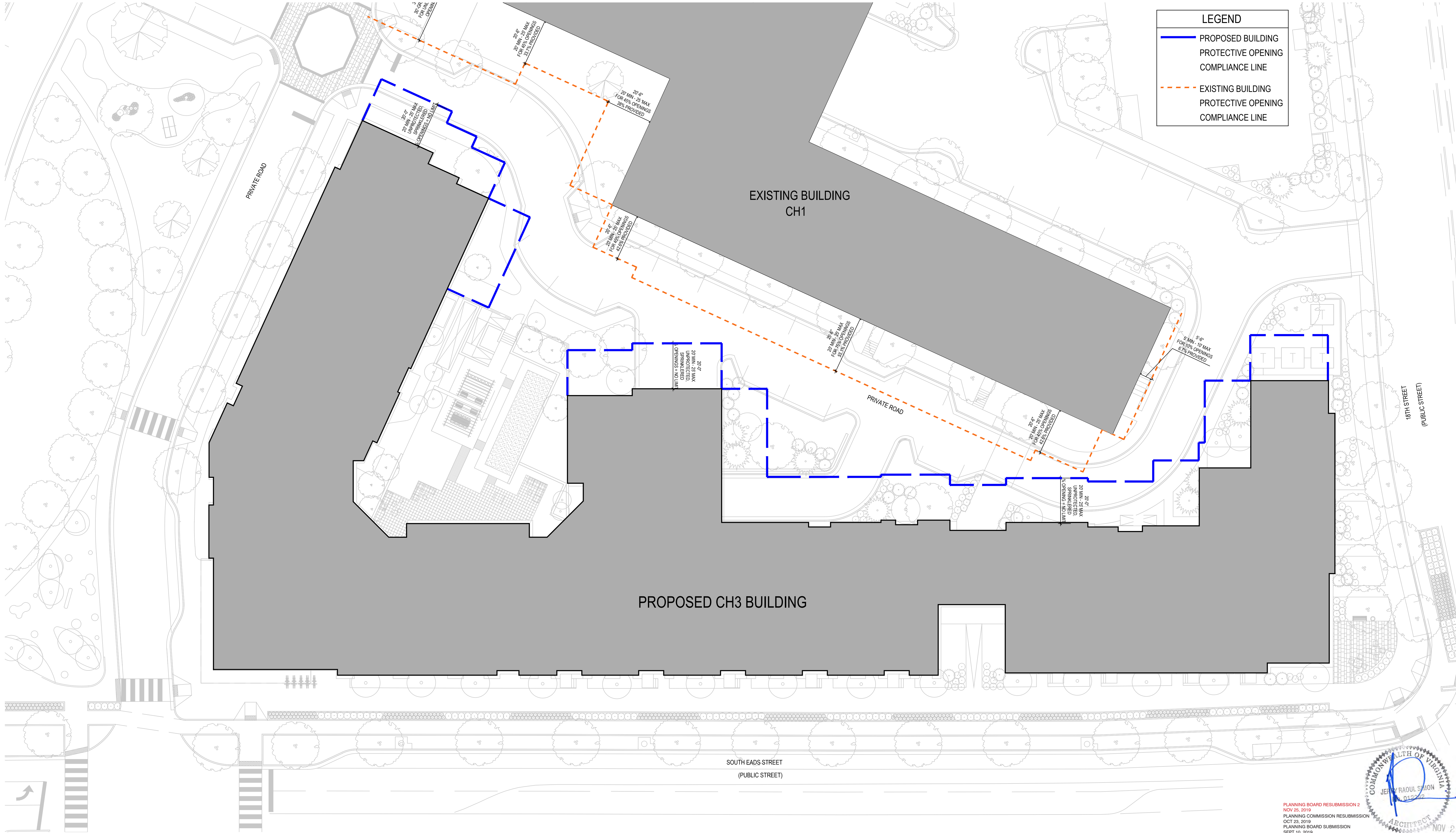
PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

**A.117**

0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")





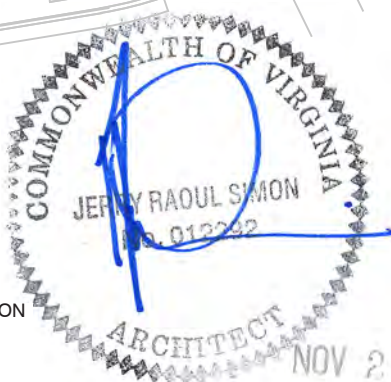


PROTECTIVE OPENINGS

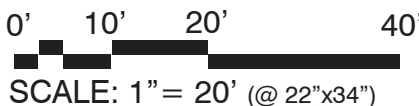
PLANNING COMMISSION RESUBMISSION

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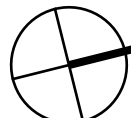
PLANNING BOARD RESUBMISSION 2  
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PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B



A.118



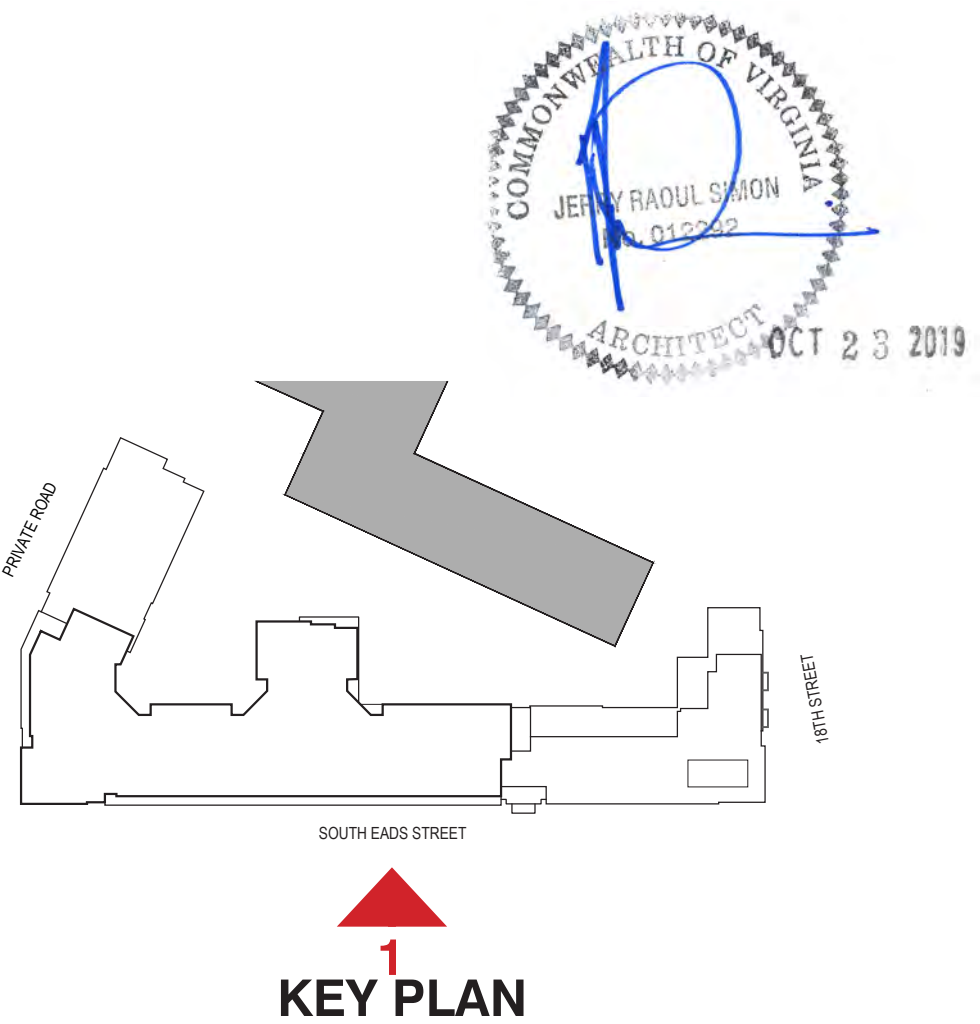
SCALE: 1" = 20' (@ 22"x34")







MATERIAL LEGEND	
01	BRICK- DARK BROWN
02	BRICK- RED/BROWN
03	BRICK- LIGHT
04	METAL PANEL- LIGHT
05	METAL PANEL- DARK
06A	ALUMINUM WINDOWS/DOORS
06B	ALUMINUM WINDOWS/DOORS
07	METAL CANOPIES
08	METAL RAILING
09	EXTERIOR LIGHTS
10	SIGNAGE
11	HVAC, BATHROOM/LAUNDRY VENTS
NOTE:	
1. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT, COMPATIBLE OPTIONS	
2. REFER TO LANDSCAPE FOR TREE LOCATION AND LANDSCAPE INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY	
3. MECH PLUMBING & LAUNDRY VENTS IN REAR FACADE TO BE COORDINATED	
COMPLIANCE NOTES PER THE ARLINGTON COUNTY ZONING ORDINANCE	
A BUILDING HEIGHT IS THE VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF THE ROOF SURFACE	
B PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE AND MAINTAIN THE BUILDING, AND FIRE OR PARAPET WALLS, SKYLIGHTS, RADIO TOWERS, STEEPLES, FLAGPOLES , CHIMENYES, SMOKESTACKS OR SIMILAR STRUCTURES MAY BE ERCTED ABOVE THE HEIGHT LIMITS. SUCH STRUCTURES SHALL NOT EXCEED 23'.	
C VISUAL CLEARANCE - SIGHT TRIANGLE TO BE UNOBSTRUCTED BETWEEN 3' AND 10'	
COMPLIANCE NOTES PER CRYSTAL CITY SECTOR PLAN GUIDELINES	
D IN THE CENTRAL ZONE LOCATED BETWEEN THE DISTANCES OF 130' FROM EADS ST. AND 85' OF FERN STR., THE MAX. BUILDING HEIGHT IS 60' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)	
E WITHIN 130' OF EADS ST. THE MAX. BUILDING HEIGHT IS 110' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)	
F PODIUM TO ENGAGE RBL	
G DISTINCTIVE BUILDING TOPS	
H BASE FRONTAGE AND GROUND FLOOR TO BE PEDESTRIAN FRIENDLY AND APPEAR TO HAVE A GREATER HEIGHT	
I RESIDENTIAL LOBBY ENTRANCE SHOULD FRONT ONTO THE STREET AND BE AT GRADE	
J RESIDENTIAL LOBBY ENTRANCE SHOULD HAVE A CLEAR HEIGHT OF 12'	
K OPPORTUNITIES FOR GROUND FLOOR RESIDENTIAL UNITS WITH INDIVIDUAL STREET ENTRANCES	
L GROUND FLOOR UNITS ALONG THE RBL TO BE ELEVATED TYPICALLY ON AVERAGE OF 24" ABOVE THE EXTERIOR GRADE	
M BUILDING FRONTAGE ELEMENTS SUCH AS BALCONIES AND SHADING ELEMENTS MAY ENCROACH THE RBL UP TO 6'	
N ALL HANDICAP RAMPS SHOULD BE INTERNAL TO BUILDINGS.	



NOTE:  
REFER TO SHEET A.115 FOR PROTECTIVE OPENINGS INFORMATION.

ROSELAND  
— A MACK-CALI COMPANY —

BUILDING ELEVATION

PLANNING COMMISSION RESUBMISSION

CRYSTAL HOUSE 3  
ARLINGTON, VA

A.119

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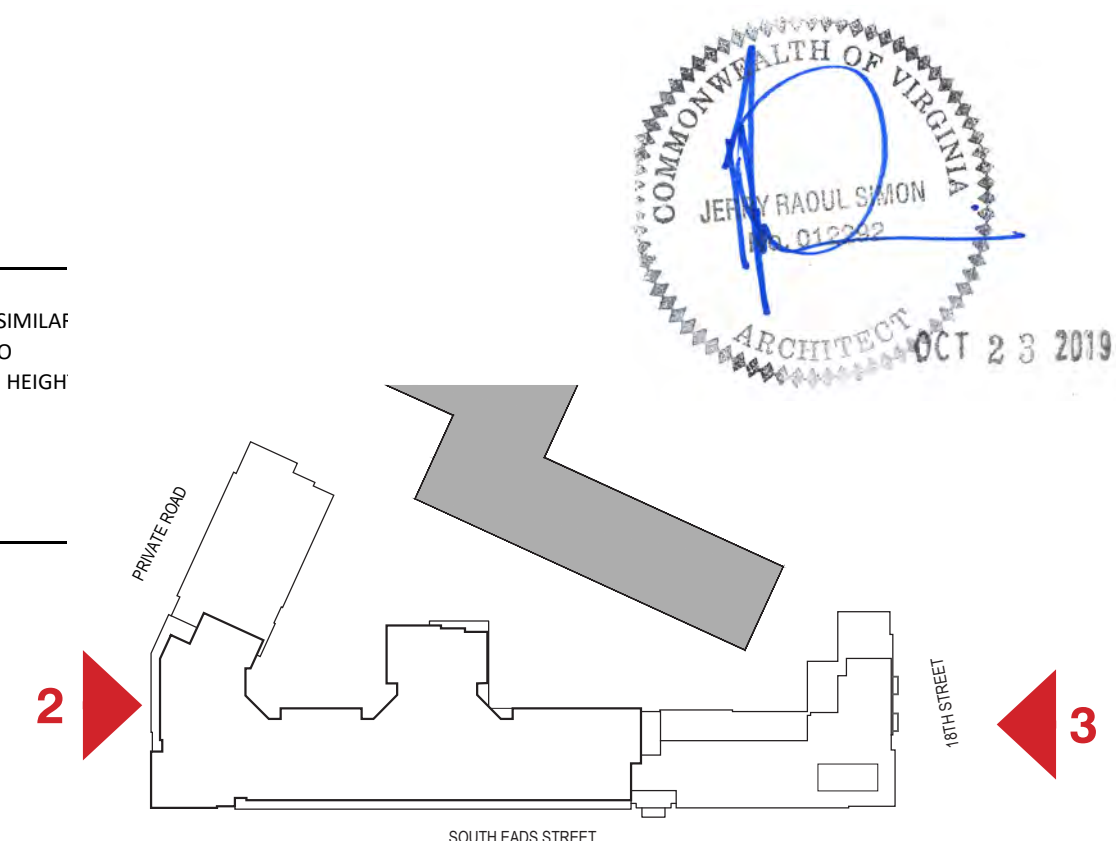
PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
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1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")





MATERIAL LEGEND	
01	BRICK- DARK BROWN
02	BRICK- RED/BROWN
03	BRICK- LIGHT
04	METAL PANEL- LIGHT
05	METAL PANEL- DARK
06A	ALUMINUM WINDOWS/DOORS
(COLOR TO MATCH MATERIAL #04)	
06B	ALUMINUM WINDOWS/DOORS
(COLOR TO MATCH MATERIAL #05)	
07	METAL CANOPIES
08	METAL RAILING
09	EXTERIOR LIGHTS
10	SIGNAGE
11	HVAC, BATHROOM/LAUNDRY VENTS
NOTE:	
1. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT, COMPATIBLE OPTIONS	
2. REFER TO LANDSCAPE FOR TREE LOCATION AND LANDSCAPE INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY	
3. MECH PLUMBING & LAUNDRY VENTS IN REAR FACADE TO BE COORDINATED	
COMPLIANCE NOTES PER THE ARLINGTON COUNTY ZONING ORDINANCE	
A BUILDING HEIGHT IS THE VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF THE ROOF SURFACE	
B PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE AND MAINTAIN THE BUILDING, AND FIRE OR PARAPET WALLS, SKYLIGHTS, RADIO TOWERS, STEEPLES, FLAGPOLES, CHIMENYES, SMOKESTACKS OR SIMILAR STRUCTURES MAY BE ERCTED ABOVE THE HEIGHT LIMITS. SUCH STRUCTURES SHALL NOT EXCEED 23'.	
C VISUAL CLEARANCE - SIGHT TRIANGLE TO BE UNOBSTRUCTED BETWEEN 3' AND 10'	
COMPLIANCE NOTES PER CRYSTAL CITY SECTOR PLAN GUIDELINES	
D IN THE CENTRAL ZONE LOCATED BETWEEN THE DISTANCES OF 130' FROM EADS ST. AND 85' OF FERN STR., THE MAX. BUILDING HEIGHT IS 60' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)	
E WITHIN 130' OF EADS ST. THE MAX. BUILDING HEIGHT IS 110' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)	
F PODIUM TO ENGAGE RBL	
G DISTINCTIVE BUILDING TOPS	
H BASE FRONTAGE AND GROUND FLOOR TO BE PEDESTRIAN FRIENDLY AND APPEAR TO HAVE A GREATER HEIGHT	
I RESIDENTIAL LOBBY ENTRANCE SHOULD FRONT ONTO THE STREET AND BE AT GRADE	
J RESIDENTIAL LOBBY ENTRANCE SHOULD HAVE A CLEAR HEIGHT OF 12'	
K OPPORTUNITIES FOR GROUND FLOOR RESIDENTIAL UNITS WITH INDIVIDUAL STREET ENTRANCES	
L GROUND FLOOR UNITS ALONG THE RBL TO BE ELEVATED TYPICALLY ON AVERAGE OF 24" ABOVE THE EXTERIOR GRADE	
M BUILDING FRONTAGE ELEMENTS SUCH AS BALCONIES AND SHADING ELEMENTS MAY ENCROACH THE RBL UP TO 6'	
N ALL HANDICAP RAMPS SHOULD BE INTERNAL TO BUILDINGS.	



NOTE:  
REFER TO SHEET A.115 FOR PROTECTIVE OPENINGS INFORMATION.

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## BUILDING ELEVATIONS

### PLANNING COMMISSION RESUBMISSION

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JAN 23, 2019  
1ST PRELIMINARY SUB.  
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RSL.063B

A.120

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")





BUILDING ELEVATION 4

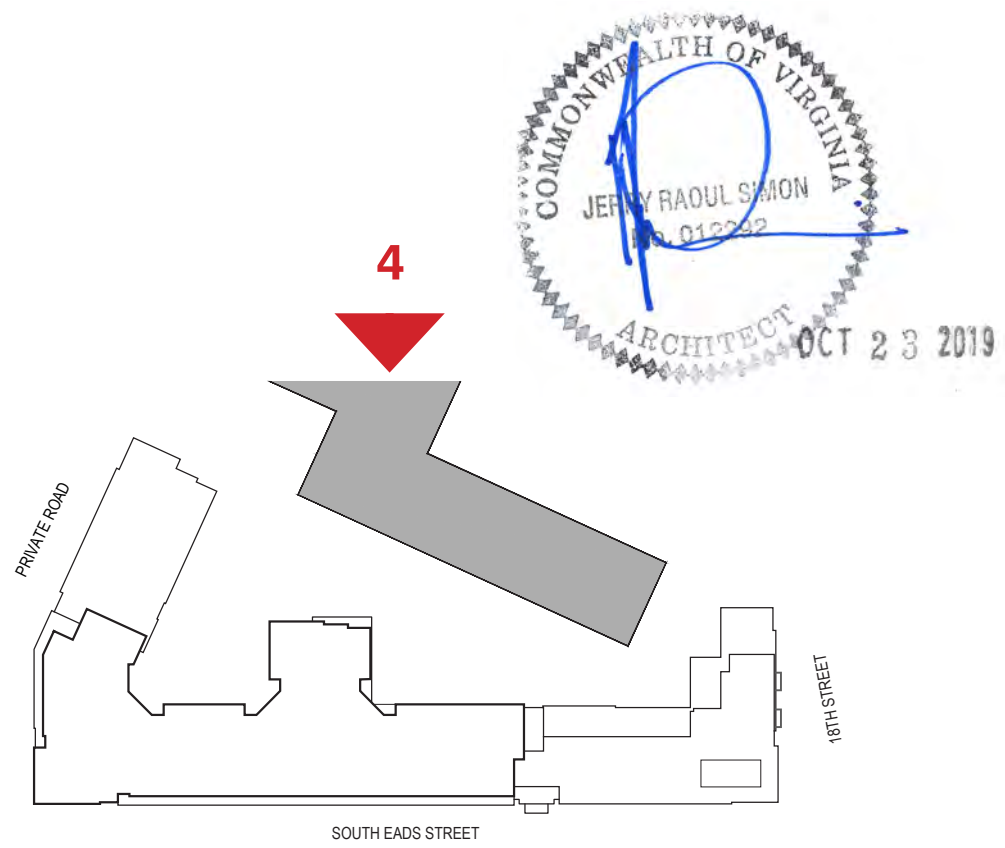
NOTE: QUANTITY OF VENTS TO BE DETERMINED AS PROJECT DEVELOPS.

MATERIAL LEGEND	
01	BRICK- DARK BROWN
02	BRICK- RED/BROWN
03	BRICK- LIGHT
04	METAL PANEL- LIGHT
05	METAL PANEL- DARK
06A	ALUMINUM WINDOWS/DOORS
06B	(COLOR TO MATCH MATERIAL #04)
06B	ALUMINUM WINDOWS/DOORS
06B	(COLOR TO MATCH MATERIAL #05)
07	METAL CANOPIES
08	METAL RAILING
09	EXTERIOR LIGHTS
10	SIGNAGE
11	HVAC, BATHROOM/LAUNDRY VENTS

NOTE:

1. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT, COMPATIBLE OPTIONS
2. REFER TO LANDSCAPE FOR TREE LOCATION AND LANDSCAPE INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. MECH PLUMBING & LAUNDRY VENTS IN REAR FACADE TO BE COORDINATED

COMPLIANCE NOTES PER THE ARLINGTON COUNTY ZONING ORDINANCE	
A	BUILDING HEIGHT IS THE VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF THE ROOF SURFACE
B	PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE AND MAINTAIN THE BUILDING, AND FIRE OR PARAPET WALLS, SKYLIGHTS, RADIO TOWERS, STEEPLES, FLAGPOLES, CHIMENYES, SMOKESTACKS OR SIMILAR STRUCTURES MAY BE ERCTED ABOVE THE HEIGHT LIMITS. SUCH STRUCTURES SHALL NOT EXCEED 23'.
C	VISUAL CLEARANCE - SIGHT TRIANGLE TO BE UNOBSTRUCTED BETWEEN 3' AND 10'
COMPLIANCE NOTES PER CRYSTAL CITY SECTOR PLAN GUIDELINES	
D	IN THE CENTRAL ZONE LOCATED BETWEEN THE DISTANCES OF 130' FROM EADS ST. AND 85' OF FERN STR., THE MAX. BUILDING HEIGHT IS 60' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)
E	WITHIN 130' OF EADS ST. THE MAX. BUILDING HEIGHT IS 110' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)
F	PODIUM TO ENGAGE RBL
G	DISTINCTIVE BUILDING TOPS
H	BASE FRONTAGE AND GROUND FLOOR TO BE PEDESTRIAN FRIENDLY AND APPEAR TO HAVE A GREATER HEIGHT
I	RESIDENTIAL LOBBY ENTRANCE SHOULD FRONT ONTO THE STREET AND BE AT GRADE
J	RESIDENTIAL LOBBY ENTRANCE SHOULD HAVE A CLEAR HEIGHT OF 12'
K	OPPORTUNITIES FOR GROUND FLOOR RESIDENTIAL UNITS WITH INDIVIDUAL STREET ENTRANCES
L	GROUND FLOOR UNITS ALONG THE RBL TO BE ELEVATED TYPICALLY ON AVERAGE OF 24" ABOVE THE EXTERIOR GRADE
M	BUILDING FRONTAGE ELEMENTS SUCH AS BALCONIES AND SHADING ELEMENTS MAY ENCROACH THE RBL UP TO 6'
N	ALL HANDICAP RAMPS SHOULD BE INTERNAL TO BUILDINGS.



KEY PLAN

NOTE:  
REFER TO SHEET A.115 FOR PROTECTIVE OPENINGS INFORMATION.

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BUILDING ELEVATION

PLANNING COMMISSION RESUBMISSION

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PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

A.121

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")





FRONTAGE ELEVATION 1



FRONTAGE ELEVATION 2



FRONTAGE ELEVATION 3

**COMPLIANCE NOTES PER THE ARLINGTON COUNTY ZONING ORDINANCE**

A BUILDING HEIGHT IS THE VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF THE ROOF SURFACE

B PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE AND MAINTAIN THE BUILDING, AND FIRE OR PARAPET WALLS, SKYLIGHTS, RADIO TOWERS, STEEPLES, FLAGPOLES, CHIMENYES, SMOKESTACKS OR SIMILAR STRUCTURES MAY BE ERRECTED ABOVE THE HEIGHT LIMITS. SUCH STRUCTURES SHALL NOT EXCEED 23'.

C VISUAL CLEARANCE - SIGHT TRIANGLE TO BE UNOBSTRUCTED BETWEEN 3' AND 10'

**COMPLIANCE NOTES PER CRYSTAL CITY SECTOR PLAN GUIDELINES**

D IN THE CENTRAL ZONE LOCATED BETWEEN THE DISTANCES OF 130' FROM EADS ST. AND 85' OF FERN STR., THE MAX. BUILDING HEIGHT IS 60' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)

E WITHIN 130' OF EADS ST. THE MAX. BUILDING HEIGHT IS 110' (PER BUILDING HEIGHTS MAP FIGURE 3.8.5)

F PODIUM TO ENGAGE RBL

G DISTINCTIVE BUILDING TOPS

H BASE FRONTAGE AND GROUND FLOOR TO BE PEDESTRIAN FRIENDLY AND APPEAR TO HAVE A GREATER HEIGHT

I RESIDENTIAL LOBBY ENTRANCE SHOULD FRONT ONTO THE STREET AND BE AT GRADE

J RESIDENTIAL LOBBY ENTRANCE SHOULD HAVE A CLEAR HEIGHT OF 12'

K OPPORTUNITIES FOR GROUND FLOOR RESIDENTIAL UNITS WITH INDIVIDUAL STREET ENTRANCES

L GROUND FLOOR UNITS ALONG THE RBL TO BE ELEVATED TYPICALLY ON AVERAGE OF 24" ABOVE THE EXTERIOR GRADE

M BUILDING FRONTAGE ELEMENTS SUCH AS BALCONIES AND SHADING ELEMENTS MAY ENCR OACH THE RBL UP TO 6'

N ALL HANDICAP RAMPS SHOULD BE INTERNAL TO BUILDINGS.

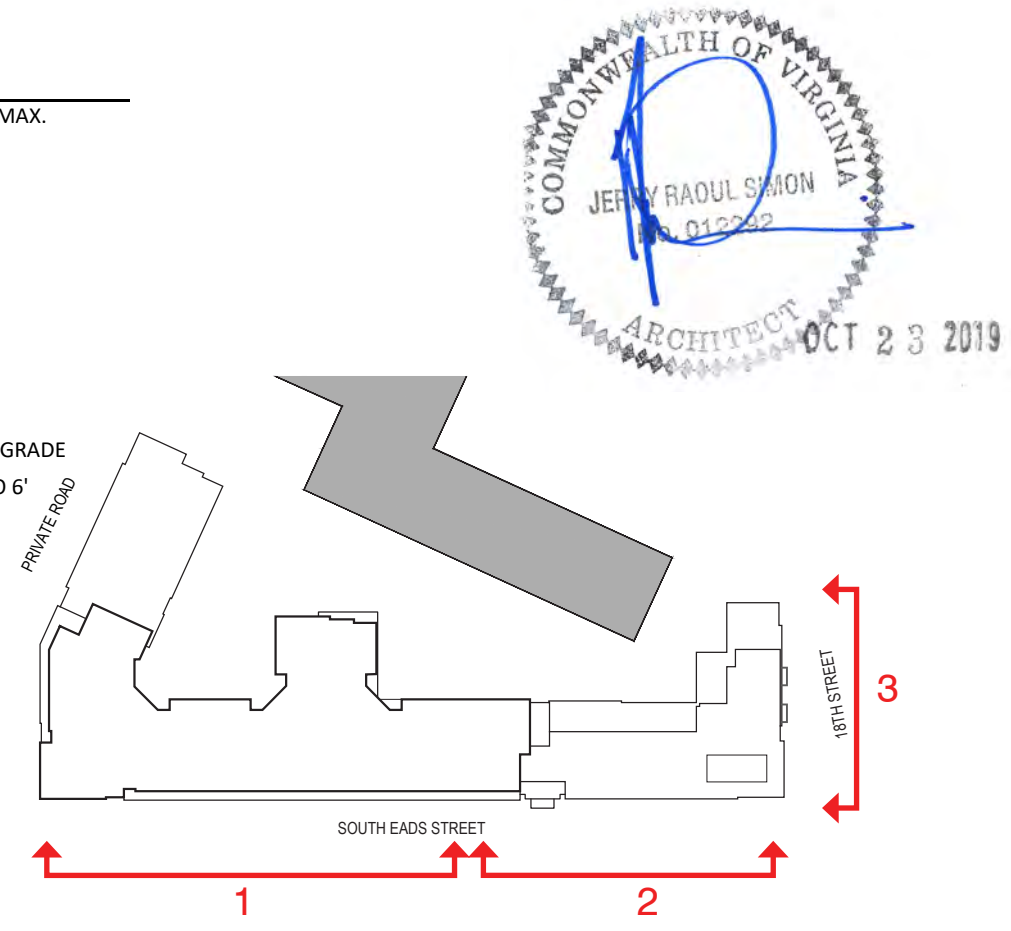
MATERIAL LEGEND	
01	BRICK- DARK BROWN
02	BRICK- RED/BROWN
03	BRICK- LIGHT
04	METAL PANEL- LIGHT
05	METAL PANEL- DARK
06A	ALUMINUM WINDOWS/DOORS
(COLOR TO MATCH MATERIAL #04)	
06B	ALUMINUM WINDOWS/DOORS
(COLOR TO MATCH MATERIAL #05)	
07	METAL CANOPIES
08	METAL RAILING
09	EXTERIOR LIGHTS
10	SIGNAGE
11	HVAC, BATHROOM/LAUNDRY VENTS

**NOTE:**

1. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT, COMPATIBLE OPTIONS

2. REFER TO LANDSCAPE FOR TREE LOCATION AND LANDSCAPE INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

3. MECH PLUMBING & LAUNDRY VENTS IN REAR FACADE TO BE COORDINATED



KEY PLAN





**01** **BRICK - DARK BROWN**  
YANKEE HILL  
DARK IRONSPOT VELOUR  
BUILDING BASE ABOVE



**02** **BRICK - RED/BROWN**  
BELDEN  
JEWEL BLEND  
BUILDING BASE BELOW



**03** **BRICK - LIGHT**  
GENERAL SHALE  
CASCADE WHITE VELOUR  
BUILDING BASE DETAILS



**04** **METAL PANEL - LIGHT**  
ALUCOBOND  
TITANIUM METALLIC COOL  
DETAILING



**05** **METAL PANEL - DARK**  
ALUCOBOND  
ANODIC DARK BRONZE  
DETAILING



**06A** **ALUMINUM WINDOWS**  
COLOR TO MATCH  
MATERIAL #04



**06B** **ALUMINUM WINDOWS**  
COLOR TO MATCH  
MATERIAL #05



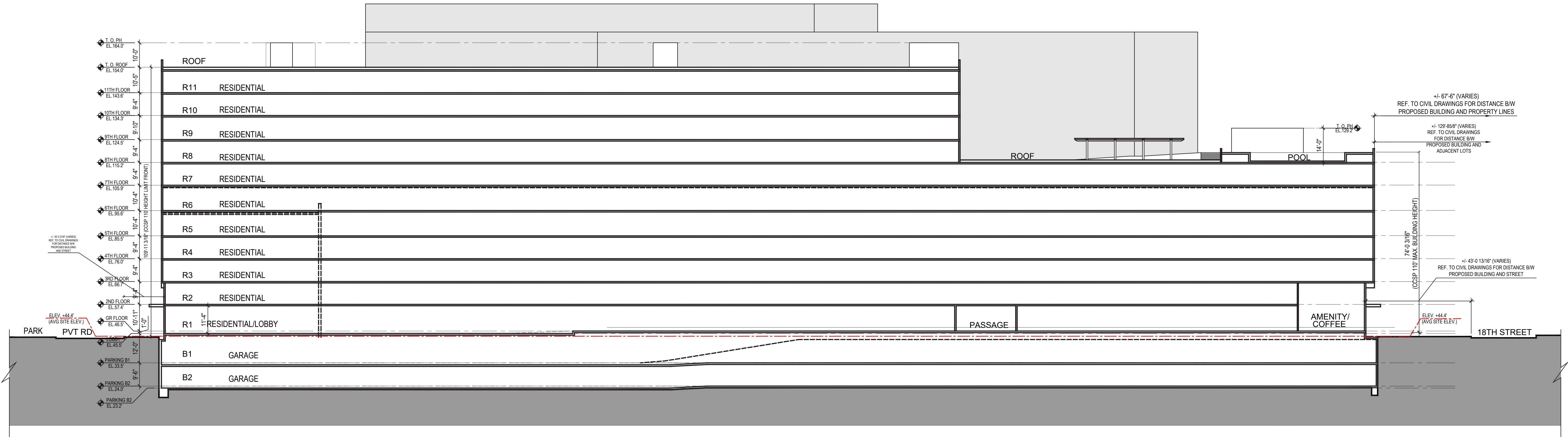
**07** **METAL CANOPIES**  
COLOR TO MATCH  
MATERIAL #05



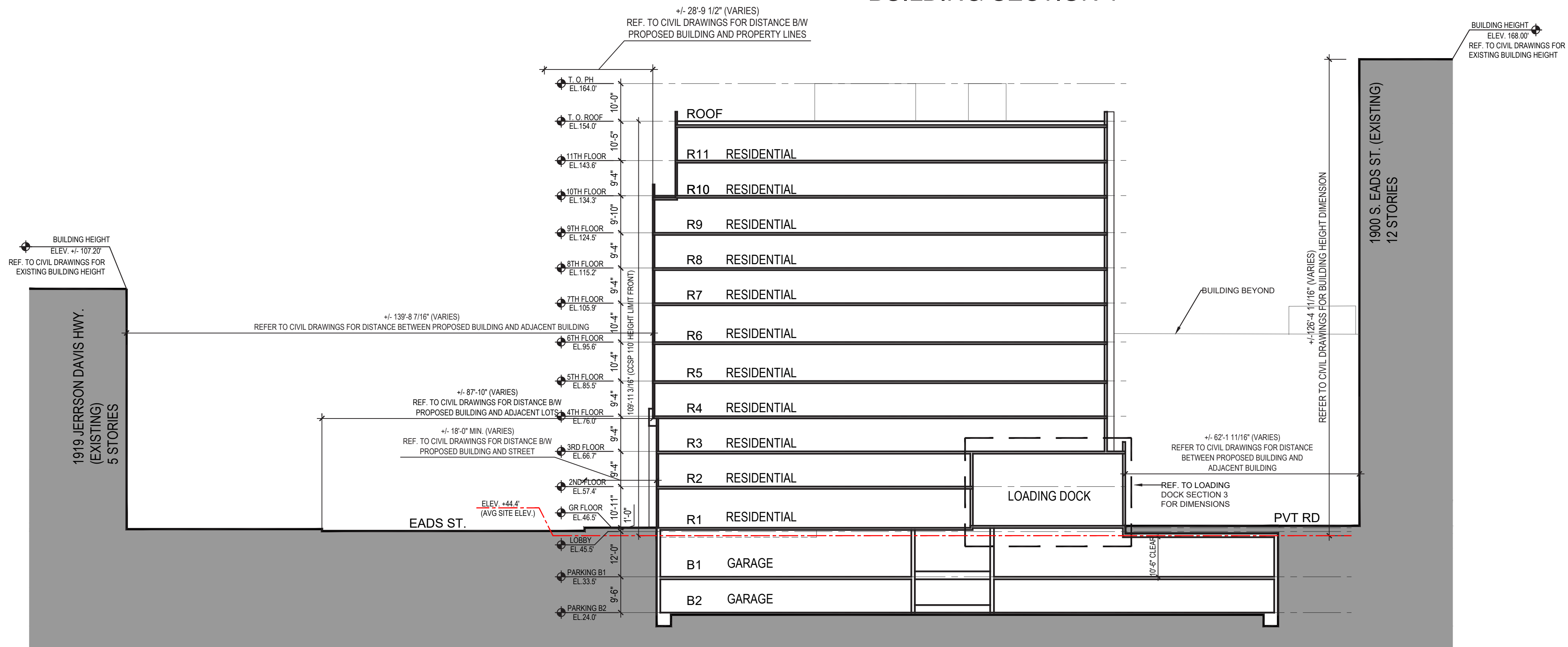
**08** **METAL RAILING**  
BANKER+WIRE  
SW 7650 ELLIE GRAY PAINTED

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

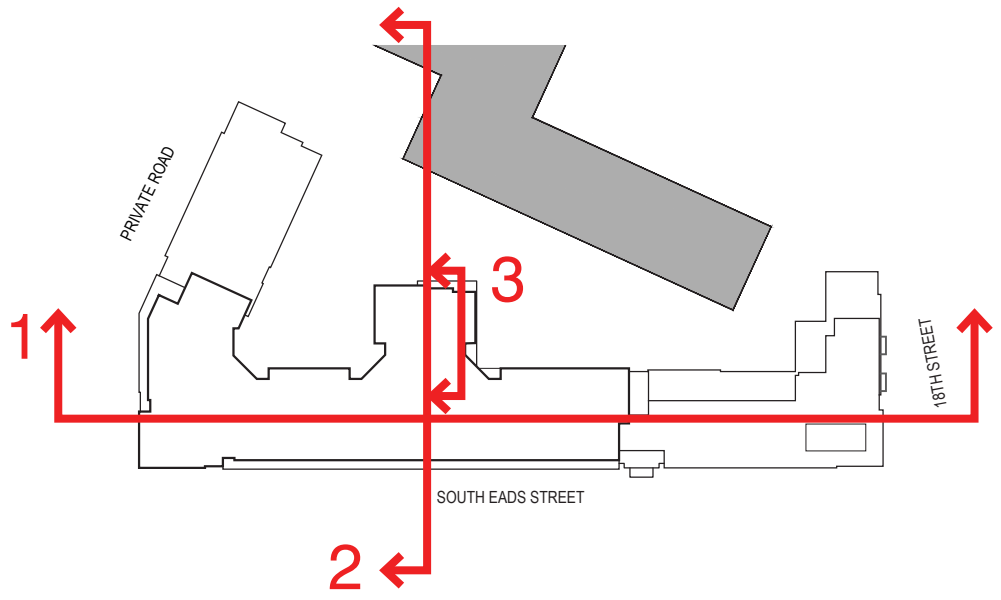
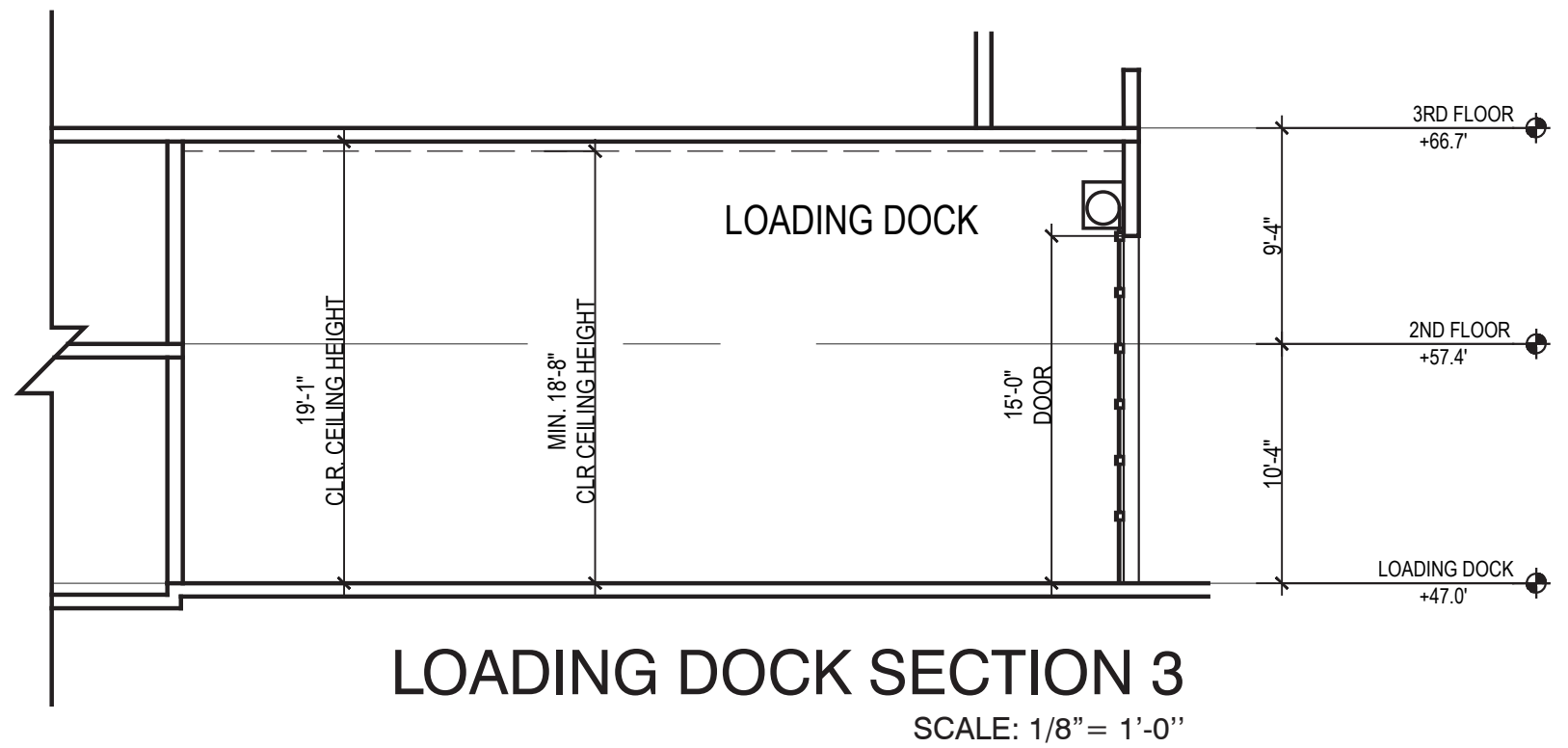




BUILDING SECTION 1



BUILDING SECTION 2



KEY PLAN



PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

CRYSTAL HOUSE 3  
ARLINGTON, VA

A.124

ROSELAND  
— A MACK-CALI COMPANY —

## BUILDING SECTIONS

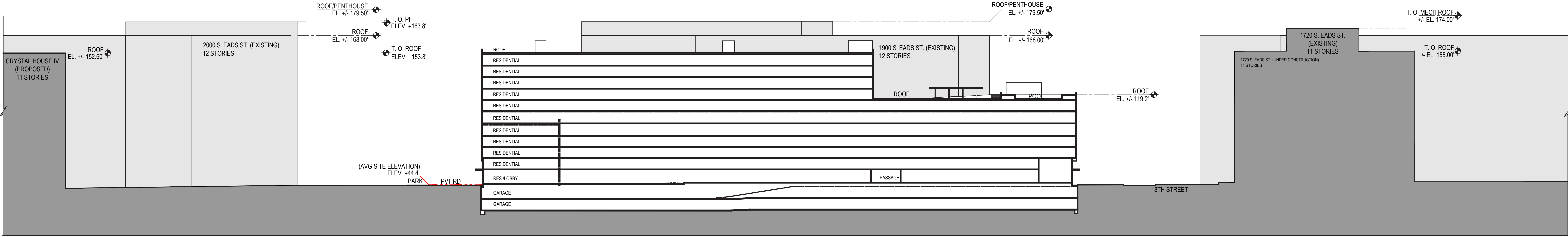
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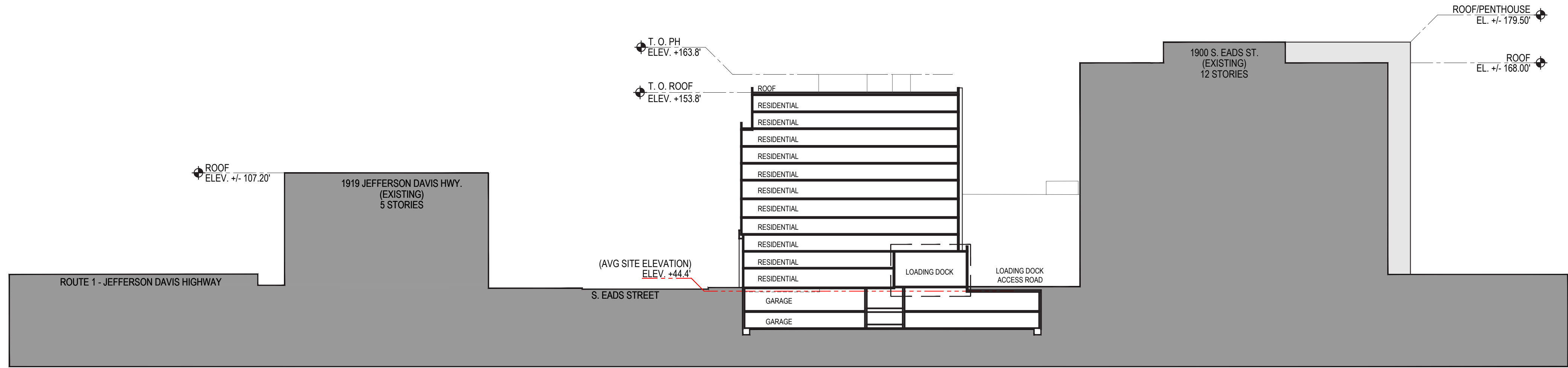
lessard DESIGN  
8521 LEEPSBURG PIKE SUIT 700  
VIENNA, VA 22182  
P: 571.830.1800  
F: 571.830.1801  
LESSARDDESIGN.COM

0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")



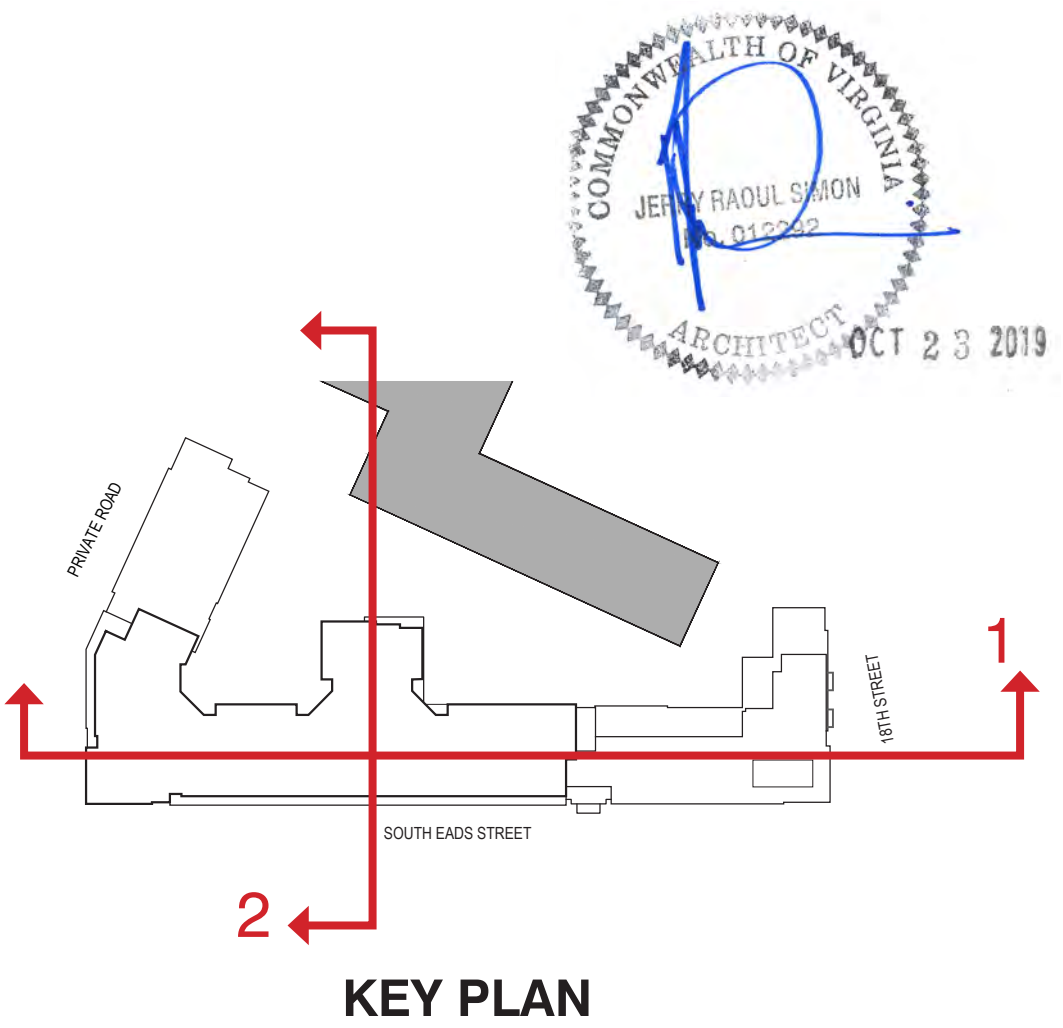


COMPARATIVE SECTION 1



NOTE: REFER TO CIVIL DRAWINGS FOR EXISTING BUILDING HEIGHT AND ELEVATIONS, TYPICAL ALL BUILDINGS  
BUILDING HEIGHTS OF EXISTING BUILDING ARE APPROXIMATED.

COMPARATIVE SECTION 2



KEY PLAN

NOTE:  
ROOF ELEVATION FOR EXISTING BUILDING ARE APPROXIMATE. REFER TO  
CIVIL DRAWING FOR EXISTING BUILDING HEIGHTS AND ROOF ELEVATION

**ROSELAND**  
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## COMPARATIVE SECTIONS

### PLANNING COMMISSION RESUBMISSION

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**CRYSTAL HOUSE 3**  
ARLINGTON, VA

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VIENNA, VA 22182  
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PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

**A.125**

0' 20' 40' 80'  
SCALE: 1" = 40' (@ 22"x34")





NOTE: SITE AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
REFER TO LANDSCAPE FOR LANDSCAPE, TREES AND STREETSCAPE INFORMATION.

**ROSELAND**  
— A MACK-CALI COMPANY —

## PERSPECTIVE RENDERING

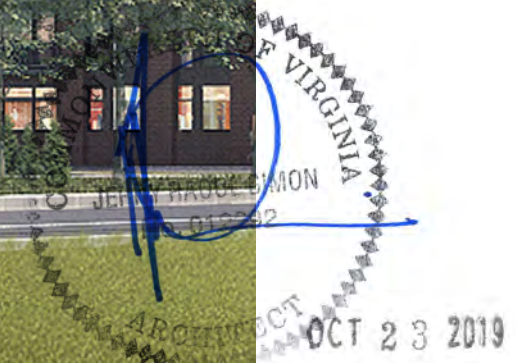
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**CRYSTAL HOUSE 4**  
ARLINGTON, VA

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PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B



**A.201**



BUILDING USES / SF	GARAGE / BUILDING FLOOR														
USE	B2	B1	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	TOTAL SF	
GARAGE PARKING	44,616	42,863	0	0	0	0	0	0	0	0	0	0	0	87,479	
STORAGE	* 0	* 0	* 115	* 40	* 40	* 40	* 40	* 40	* 40	* 40	* 40	* 40	* 40	515	
BIKE STORAGE	0	1,092	0	0	0	0	0	0	0	0	0	0	0	1,092	
LOADING	0	0	1,295	0	0	0	0	0	0	0	0	0	0	1,295	
UTILITY ROOMS/IT CLOSETS	* 451	* 2,366	* 699	* 97	* 97	* 97	* 97	* 97	* 97	* 97	* 97	* 97	* 97	4,486	
TRASH COLLECTION	* 0	* 0	* 294	* 99	* 99	* 99	* 99	* 99	* 99	* 99	* 99	* 99	* 99	1,284	
RESIDENTIAL UNITS & CIRCULATION	* 0	* 0	* 18,441	* 23,048	* 24,494	* 24,259	* 24,259	* 24,259	* 12,158	* 16,635	* 16,635	* 14,988	* 14,988	214,164	
LOBBY AMENITIES	* 0	* 0	* 3,951	* 0	* 0	* 0	* 0	* 0	* 4,516	* 0	* 0	* 0	* 0	8,467	
TOTAL BUILDING AREAS	45,067	46,321	24,795	23,284	24,730	24,495	24,495	24,495	16,910	16,871	16,871	15,224	15,224	318,782	

\* AREAS COUNTED TOWARDS GFA

OVERALL BUILDING GFA + SF														GARAGE / BUILDING FLOOR														
	B2	B1	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	TOTAL GFA + SF														
FLOOR ELEVATION	16.5'	26.0'	42.0'-43.0'	54.6'	64.2'	73.8'	83.4'	93.0'	103.6'	113.2'	122.9'	132.9'	142.5'															
RESIDENTIAL GFA	451	2,366	23,500	23,284	24,730	24,495	24,495	24,495	16,910	16,871	16,871	15,224	15,224	228,916														
GROSS PARKING AREA (SF)	44,616	43,955	1,295											89,866														
TOTAL GFA + SF															318,782													

UNITS TYPES			BUILDING FLOOR													
TYPE	BEDROOMS	AREA	B2	B1	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	TOTAL UNITS
S	STUDIO	505-593 NSF			11	9	8	8	8	8	1	5	5	4	4	71
A	1BR, 1BA	714-818 NSF			3	9	10	10	10	10	5	6	6	5	5	79
B	2BR, 2BA	1,025-1,200 NSF			5	6	7	7	7	7	4	5	5	9	2	64
C	2BR, 2BA + DEN	1,306 -1,354 NSF			0	1	1	1	1	1	1	1	1	0	0	8
TOTAL UNITS PER FLOOR					19	25	26	26	26	26	11	17	17	18	11	222

BIKE PARKING					
			REQUIRED		PROVIDED
TYPES	UNITS		RATIO	SPACES	LOCATION
RESIDENTIAL	222		1 / 2.5 UNITS	89	B1 GARAGE
VISITOR	222		1 / 50 UNITS	5	6 SPACES AT 22ND STREET
TOTAL SPACES				94	95

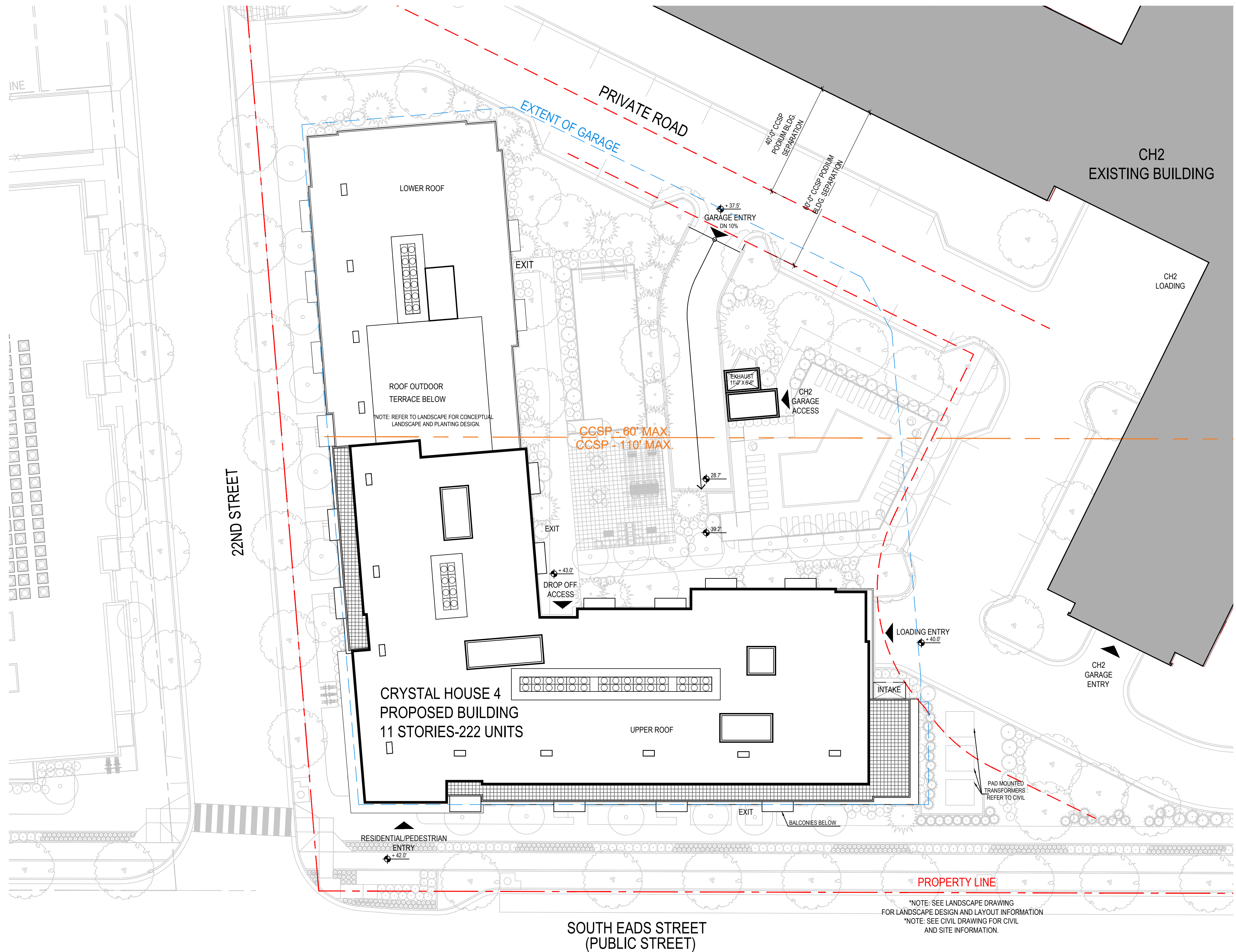
PROPOSED NEW BUILDING GARAGE PARKING SPACES	BUILDING FLOOR		
TYPE	GARAGE B1	GARAGE B2	TOTAL
FULL/STANDARD PARKING	89	107	196
COMPACT PARKING	17	18	35
*ADA/HANDICAP PARKING	4	0	4
*ADA VAN/HANDICAP PARKING	1	0	1
TOTAL PARKING SPACES	111	125	236

\* NOTE: PER IBC, AT LEAST 2% OF THE PS SHOULD BE ACCESSIBLE PS AND FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PS, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PS.

HC PS REQUIRED = 236 PS x 2% = 5 PS (4 HC AND 1 VAN ACCESSIBLE)

HC PS PROVIDED = 5 PS (4 HC AND 1 VAN ACCESSIBLE)





\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP. - - - - -

SITE PLAN

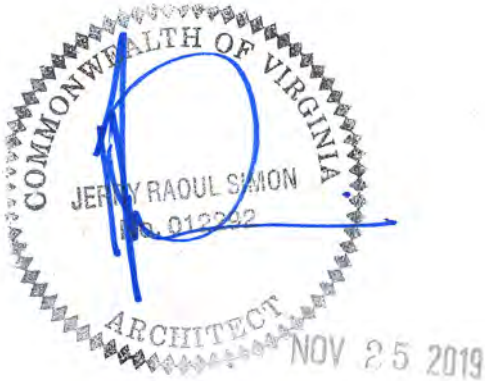
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CRYSTAL HOUSE 4  
ARLINGTON, VA

PLANNING BOARD RESUBMISSION 2  
NOV 25, 2019  
PLANNING COMMISSION RESUBMISSION  
OCT 23, 2019  
PLANNING BOARD SUBMISSION  
SEPT 10, 2019  
FINAL SUBMISSION  
MAR 05, 2019  
2ND PRELIMINARY SUB.  
JAN 23, 2019  
1ST PRELIMINARY SUB.  
OCT 19, 2018  
RSL.063B

0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")



A.203

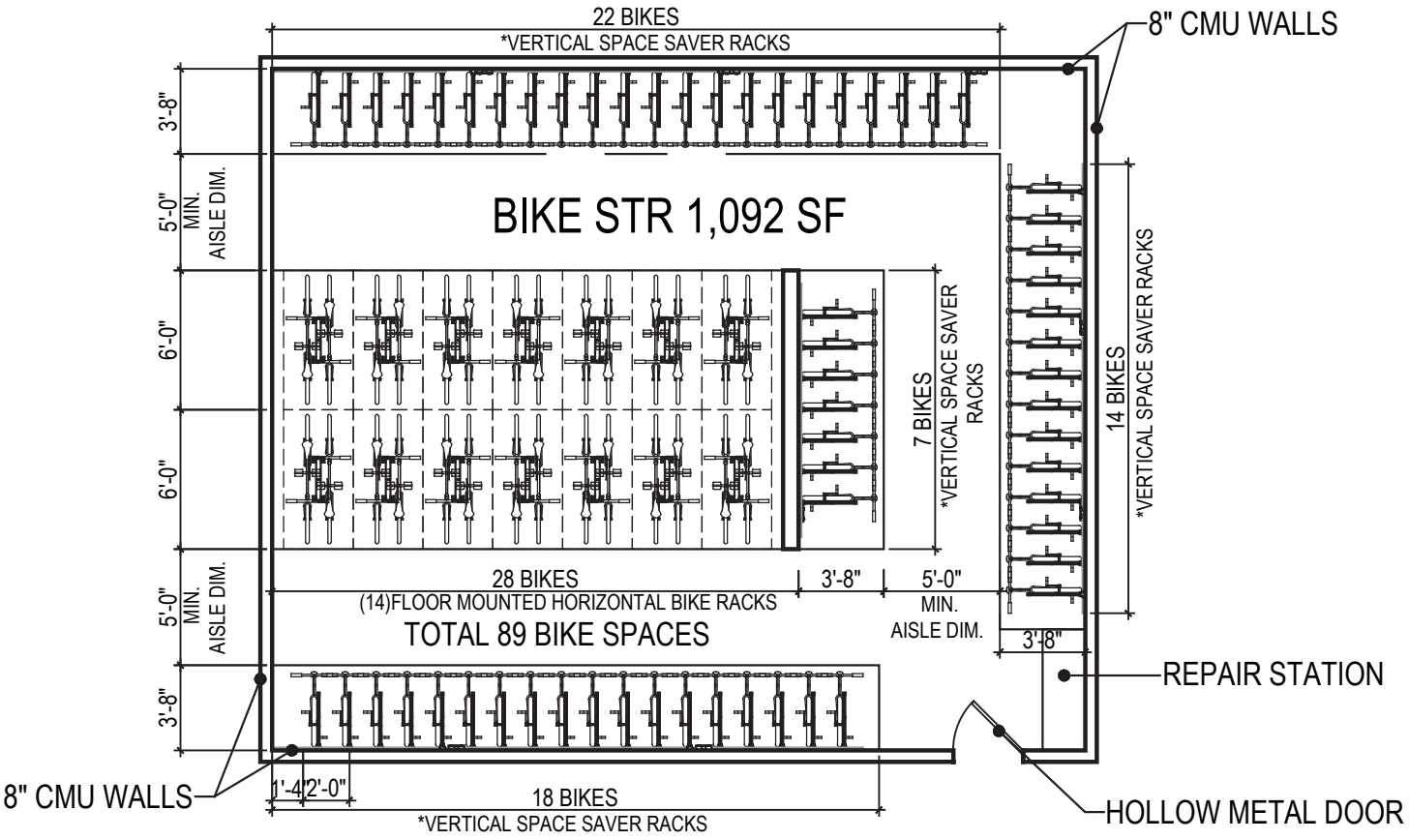


PARKING SPACES DIMENSIONS			
STANDARD	COMPACT	HANDICAP VAN	HANDICAP
AISLES DIMENSIONS = 23'-0"			
23'-0"= FULL SIZE			
21'-0"= COMPACT			

GARAGE B2 PARKING COUNT	
STANDARD SPACES	107
COMPACT SPACES	18
HANDICAP SPACES	0
TOTAL PARKING SPACES	125

GARAGE B1 PARKING COUNT	
STANDARD SPACES	89
COMPACT SPACES	17
HANDICAP SPACES	5
TOTAL PARKING SPACES	111

BICYCLE PARKING SPACES	
REQUIRED RES.	89
PROVIDED RES.	89



\*NOTE: VERTICAL SPACE SAVER RACKS DIMENSIONS AND CLEARANCES ARE BASED ON COUNTY APPROVED RACKS "DERO - ULTRA SPACE SAVING SQUARED". VERTICAL SPACE SAVER RACK MANUFACTURE IS SUBJECT TO BE CHANGED OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTION

**ENLARGED PLAN - BIKE STORAGE**

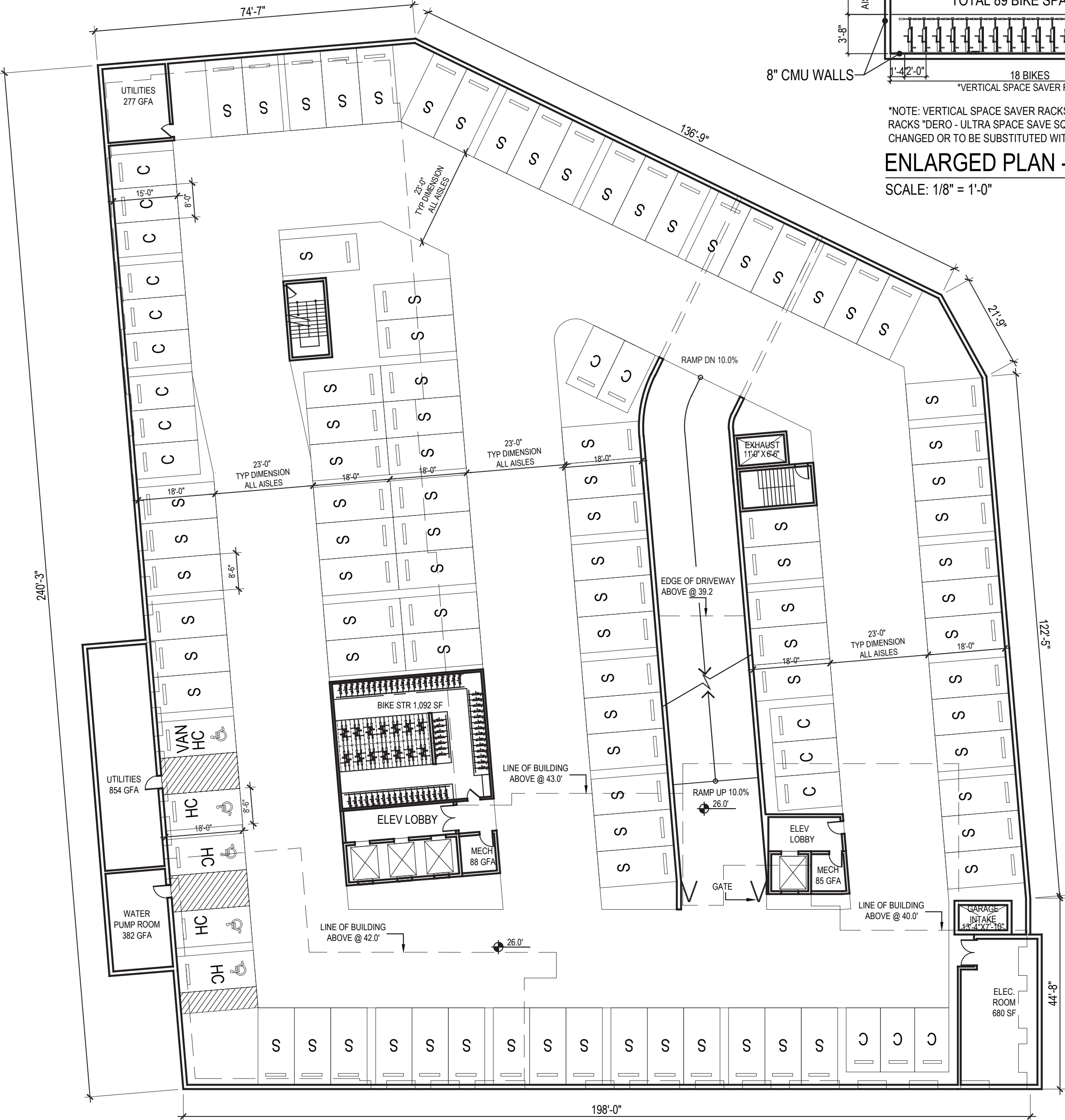
SCALE: 1/8" = 1'-0"



GROSS RESIDENTIAL AREA: 451 GFA  
GROSS PARKING AREA: 44,616 SF  
GARAGE B2 TOTAL GFA+SF = 45,067 SF

\*NOTE:  
RESIDENTIAL GFA- GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.

GARAGE PLAN (B2)



GROSS RESIDENTIAL AREA: 2,366 GFA  
GROSS PARKING AREA: 43,955 SF  
GARAGE B1 TOTAL GFA+SF = 46,321 SF

\*NOTE:  
RESIDENTIAL GFA- GROSS FLOOR AREA OF ALL RESIDENTIAL INTERIOR SPACES.  
AREA EXCLUDES BALCONIES, OR ANY TYPE OF OUTDOOR SPACES.  
AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS.

GARAGE PLAN (B1)

\*NOTE: APPROX. LOCATION OF BUILDING HEIGHT LINE CCSP.

