

10TH & IRVING

(JOYCE MOTORS ASSEMBLAGE)

1000 NORTH IRVING STREET
ARLINGTON, VA

HISTORIC JOYCE MOTORS
SPRC MEETING #1

SEPTEMBER 12, 2022

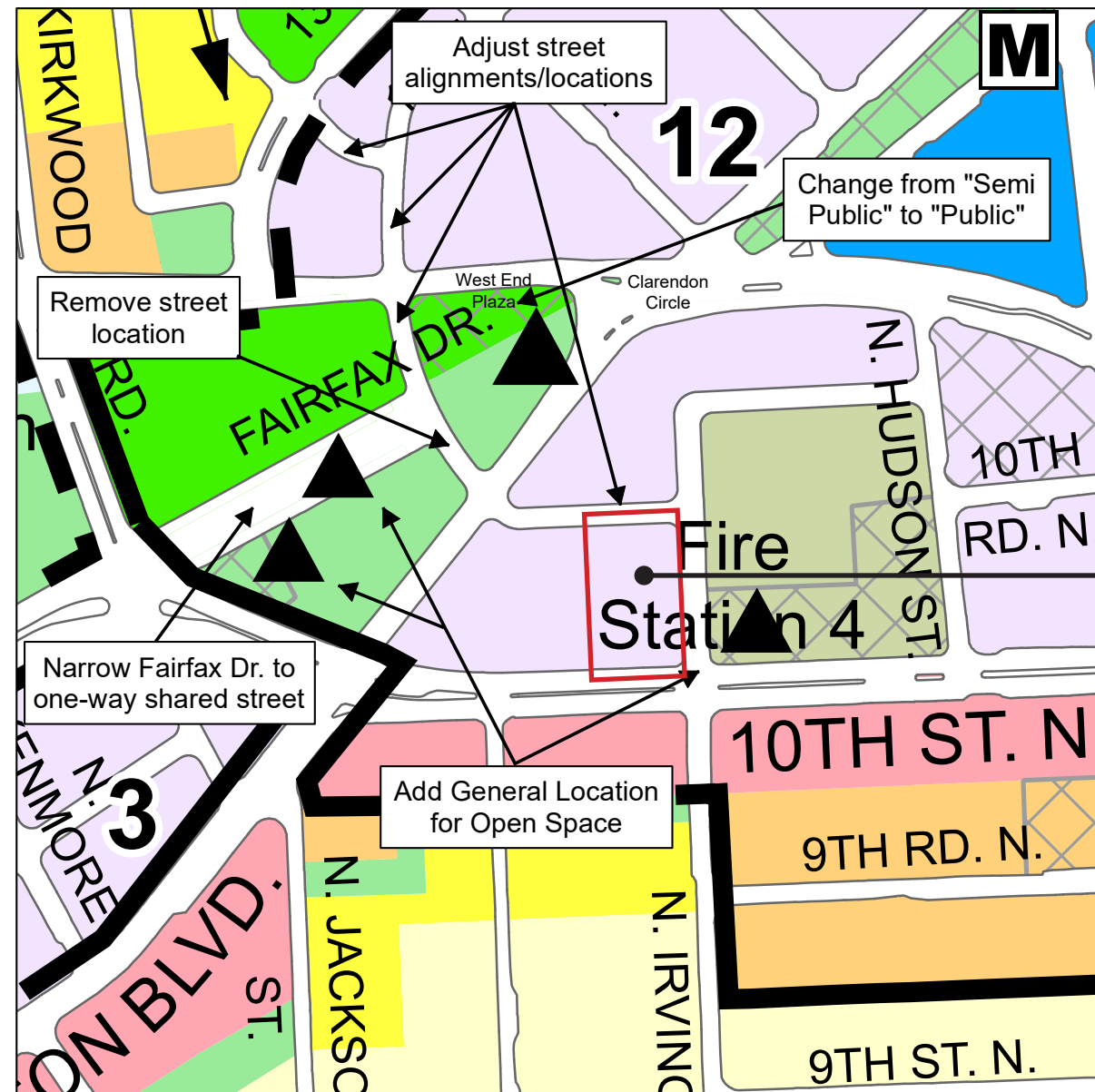


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NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A0-31 AND A9-01.



GP-354-22-1
GLUP Amendment

Legend

General Land Use Plan

- | | |
|---|---|
|  Low Residential (1-10 units/acre) |  Government and Community Facilities |
|  Low Residential (11-15 units/acre) |  Low Office-Apartment-Hotel |
|  Low-Medium Residential |  High Office-Apartment-Hotel |
|  Service Commercial |  Medium Density Mixed-Use |
|  Public |  Public Ownership |
|  Semi-Public | |

12. This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06 and 12/9/06. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.

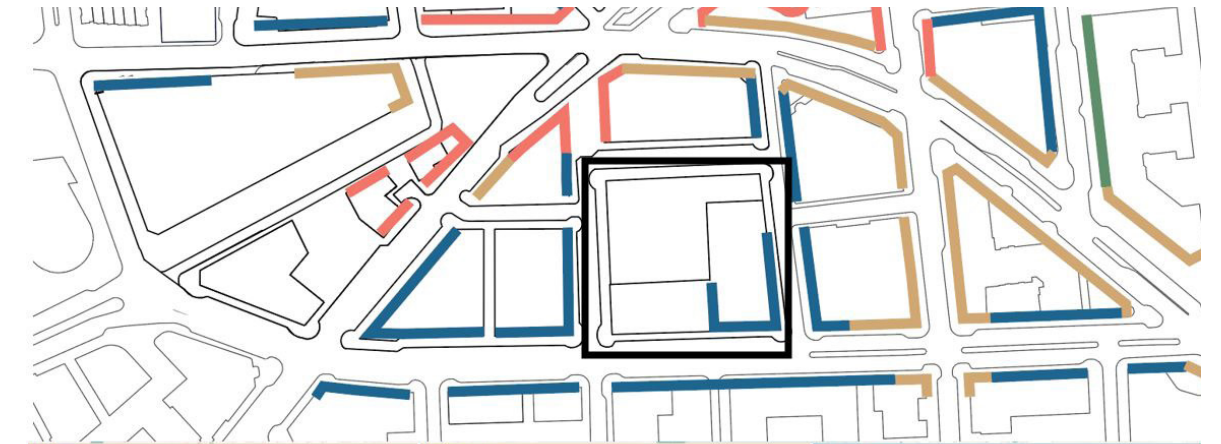
Map prepared by Arlington County, Va.
GIS Mapping Center
March 2022
Map Scale 1" = 200'



NOTE: EXTRACTED FROM APRIL 6, 2022 DRAFT GLUP AMENDMENT



ZONING AND PARCEL BOUNDARY OVERLAY



RED*	GOLD*	BLUE*
Design standards; exterior & interior	Design standards; exterior & interior	Design standards; exterior
Retail sales	Retail sales	Retail sales
Food establishments	Food establishments	Food establishments
Entertainment establishments	Entertainment establishments	Entertainment establishments
Services	Services	Services
Repairs	Repairs	Repairs
	Retail equivalents	Retail equivalents

* Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board. | ** Other adopted de:

PROPOSED BUILDING (BLUE HATCH)

NEW PARCEL BOUNDARY (RED DASHED LINE)

EXISTING COMMERCIAL USE (GRAY HATCH)

ZONING BOUNDARY LINE

FUTURE LANDSCAPE BUFFER TO RESIDENTIAL

ASHTON HEIGHTS NEIGHBORHOOD



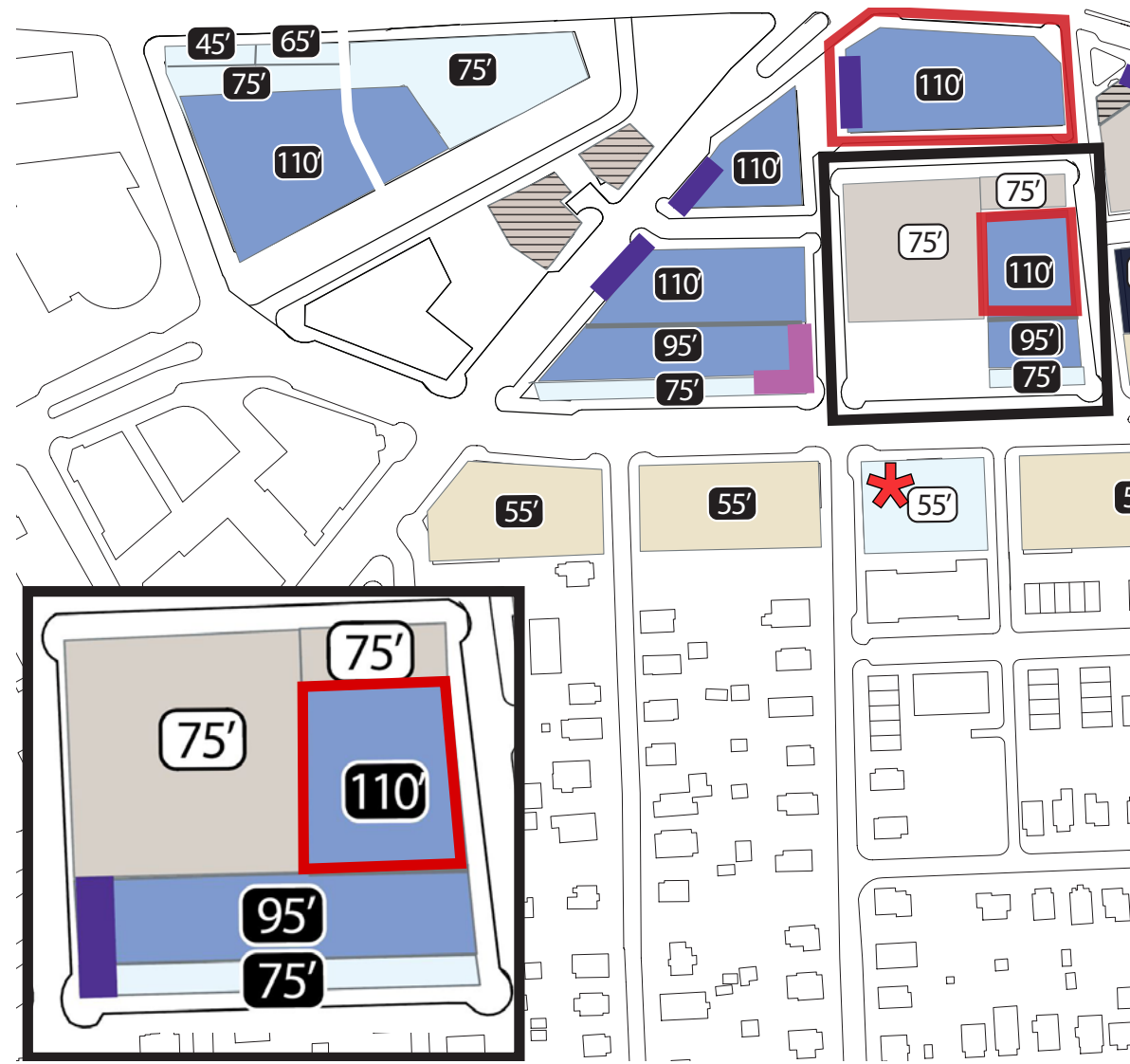
10TH & IRVING (JOYCE MOTORS ASSEMBLAGE)

ANTUNOVICH ASSOCIATES • ORR PARTNERS • WALSH COLUCCI LUBELEY & WALSH • BOWMAN • OCULUS • WELLS + ASSOCIATES • EHT TRACERIES • SUSTAINABLE BUILDING PARTNERS

ZONING

ARLINGTON, VA • SEPTEMBER 12, 2022

§9.2.5. Map 1. Maximum Height Limit and Step-backs



Maximum Height (Feet)

- 35' Existing Buildings
- 35' Proposed Buildings

Maximum Number of Floors

- Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors
- 8 Floors
- 10 Floors
- More than 10 Floors

Step-backs

- Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet - 10' Step-back at 2nd, 3rd, 4th, or 5th floors
- Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation

* Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.

➔ Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:
1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.



NOTE: EXTRACTED FROM CSPU-STAFF-REPORT-FINAL-APRIL-2022-ADOPTION



NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A9-01.



Figure 002
Joyce Motors, primary elevation. EHT Traceries, August 2019.



Figure 003
Detail of porcelain enamel panels. EHT Traceries, December 2018.



Figure 004
Detail of structural glass walls. EHT Traceries, December 2018.

Character Defining Features, Exterior

- Large Plate Glass Windows
- Glazed, Overhead Garage Doors
- Corner Bumper Guards
- Porcelain Enamel Panels
- Rounded/Curved Edges (Corners)
- Green Triple Speedline/Stripes



Figure 014
Plate glass window. EHT Traceries, December 2018.



Figure 015
Detail of garage bay doors. EHT Traceries, August 2019.



Figure 016
Corner bumper guards at garage bay entrance. EHT Traceries, August 2019.



Figure 017
Detail of green porcelain enamel panels with rounded corner. EHT Traceries, August 2019.



Figure 018
Curved edges at corner and speedlines. EHT Traceries, August 2019.

NOTE: THESE EXHIBITS ARE EXTRACTED FROM THE HISTORIC PRESERVATION PLAN INCLUDED AS A SUPPORTING DOCUMENT TO THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED APRIL 2022.

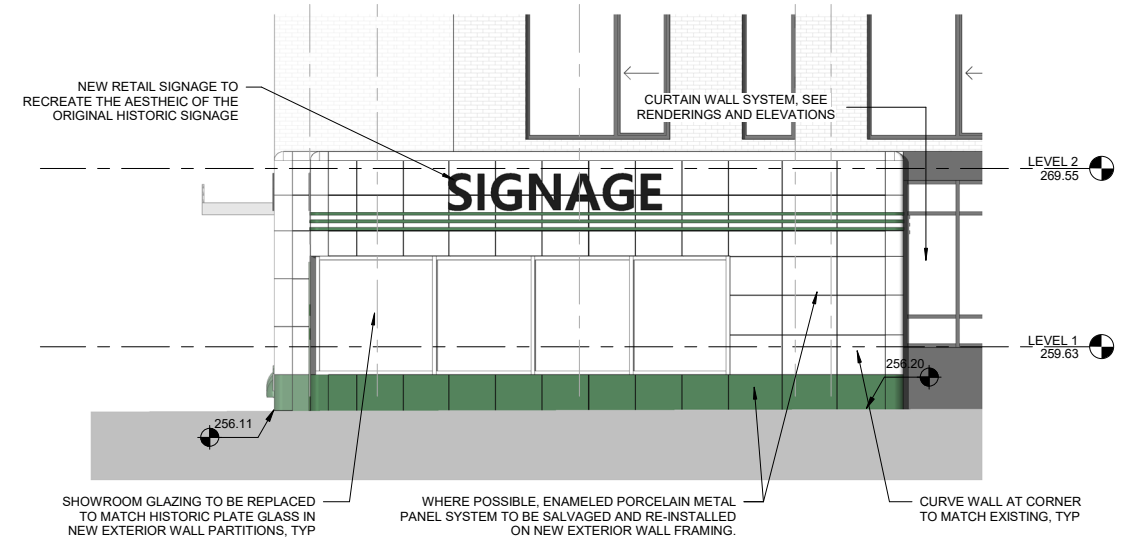
10TH ST N & N IRVING ST



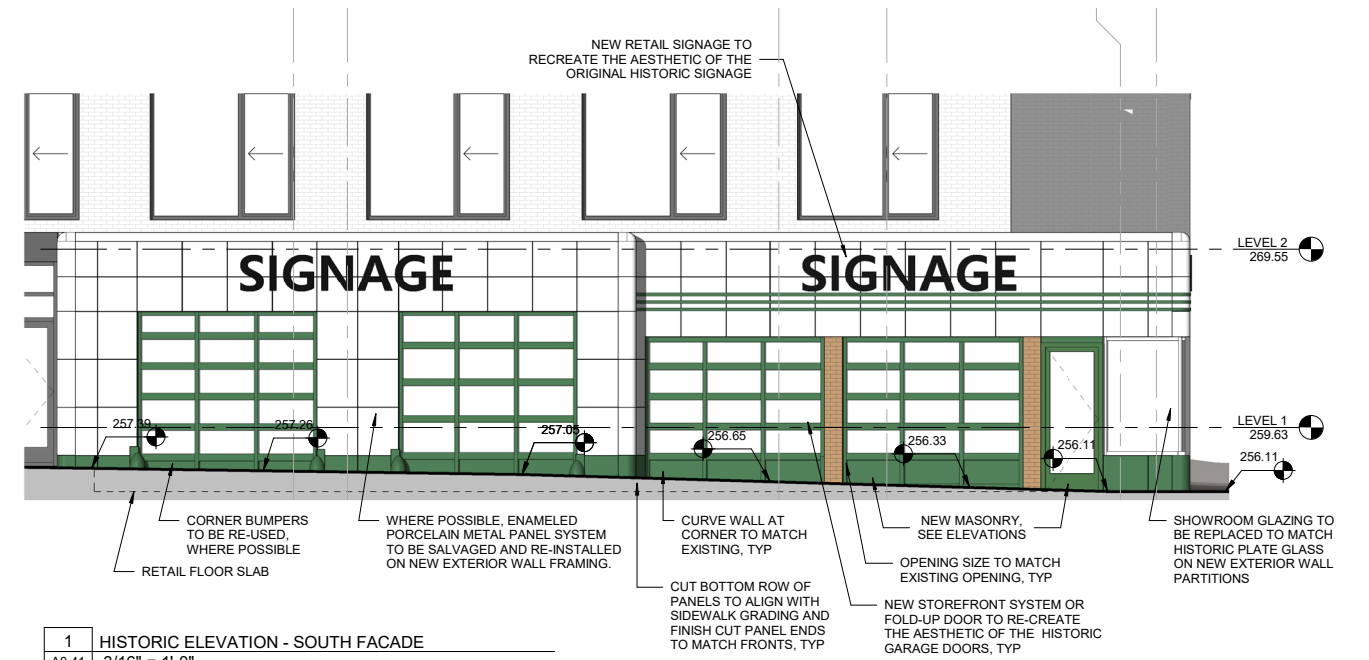
NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A9-01.

LEGEND - BUILDING ELEVATIONS

	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDREL



2 HISTORIC ELEVATION - EAST FACADE
A0-41 3/16" = 1'-0"



1 HISTORIC ELEVATION - SOUTH FACADE
A0-41 3/16" = 1'-0"

NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A0-41.

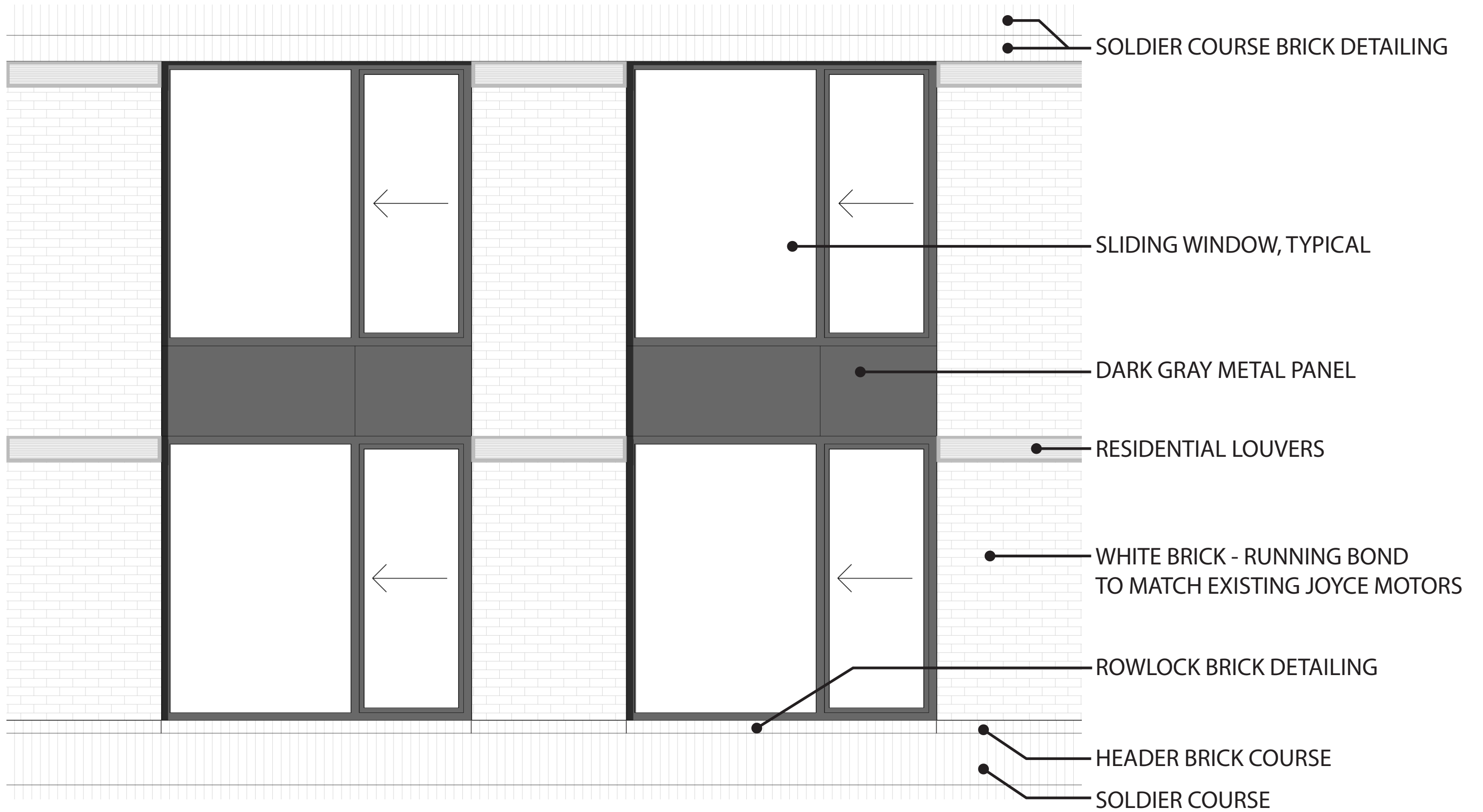


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JOYCE MOTORS HISTORIC PRESERVATION

ARLINGTON, VA • SEPTEMBER 12, 2022





NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A9-02.



10TH & IRVING (JOYCE MOTORS ASSEMBLAGE)

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N IRVING ST & NEW 10TH RD RENDERING





ARLINGTON, VA • SEPTEMBER 12, 2022

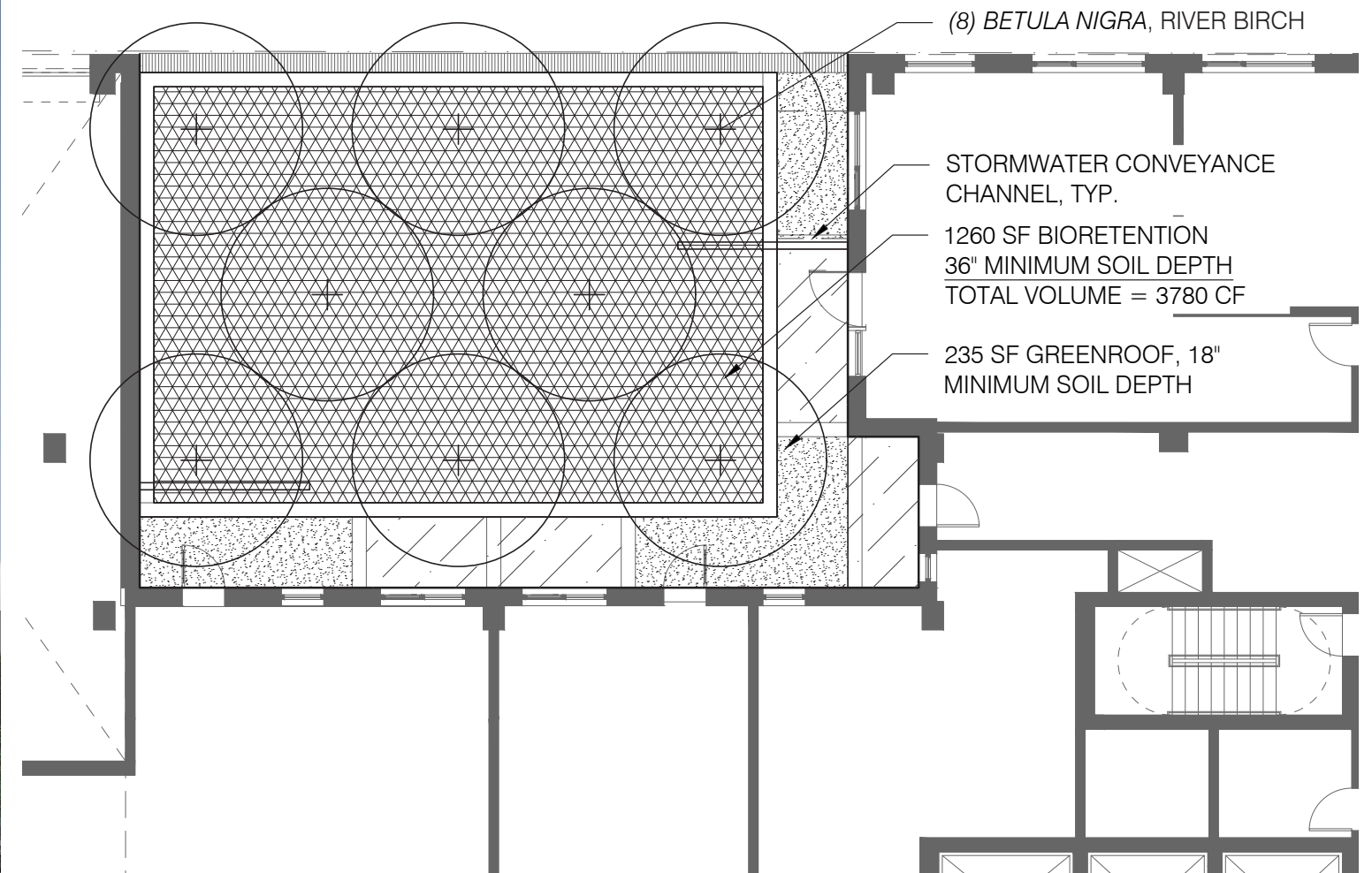
10TH ST N & ALLEY



NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A9-01.

LEGEND

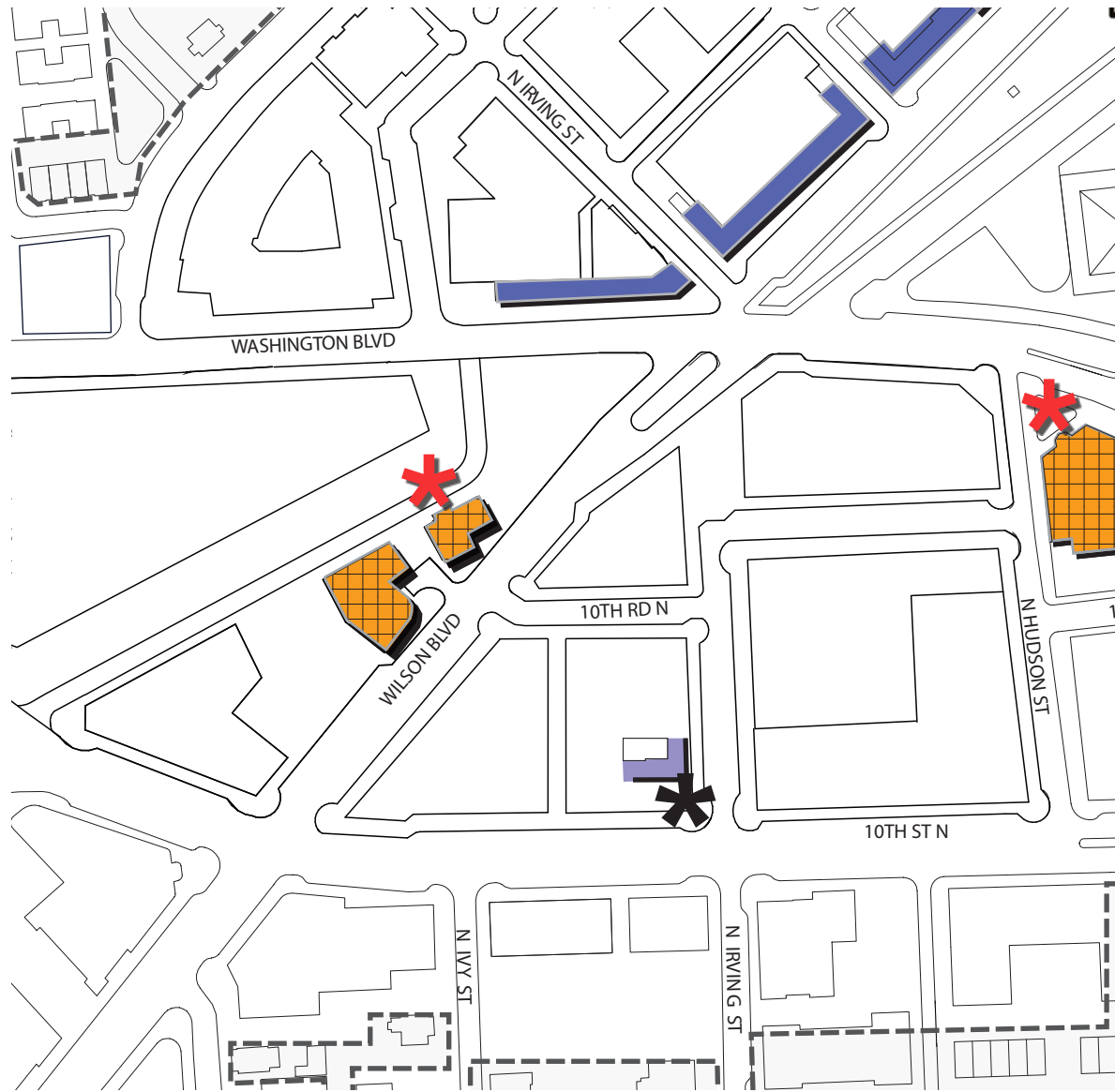
-  BIORETENTION PLANTING
-  ROOF PLANTING
-  COMMON SPACE TERRACE PAVING
-  PRIVATE SPACE TERRACE PAVING









LEVEL 2 LANDSCAPE PLAN



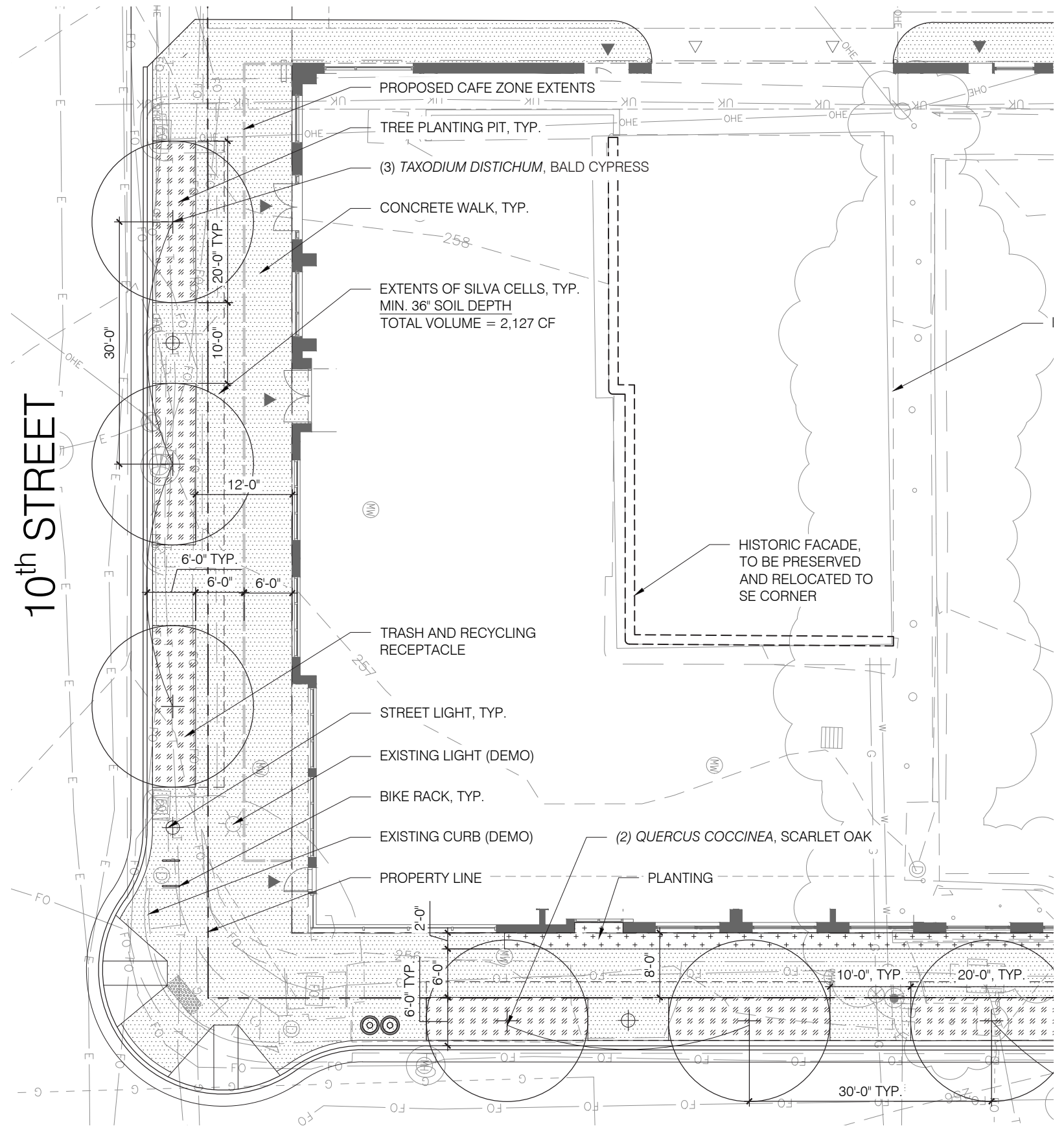
§9.2.8. Map 4, Building Preservation



-  Full Building Preservation
-  Local Historic District
 - Joseph L. Fisher Post Office Building
 - Dan Kain Building
 - Former Clarendon Citizens Hall (Northside Social)
-  Building Frontage Preservation
-  Building Frontage or Facade Preservation
-  National Register Historic Districts
 - Lyon Village, May 2002
 - Ashton Heights, April 2003
 - Lyon Park, November 2003
-  South and east facades may be relocated to meet build-to lines shown on Map 6



NOTE: EXTRACTED FROM CSPU-STAFF-REPORT-FINAL-APRIL-2022-ADOPTION



NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET L1-1.



ANTUNOVICH ASSOCIATES

NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4-1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A9-02.

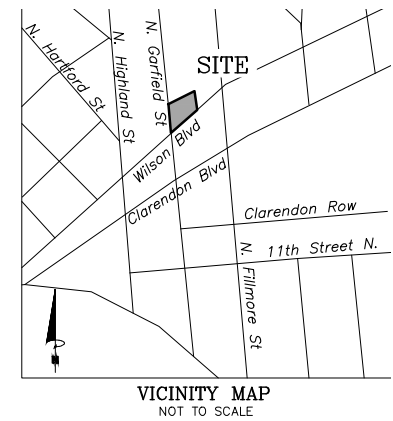


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10TH ST N & N IRVING ST RENDERING

ARLINGTON, VA • SEPTEMBER 12, 2022



LOTS A & B
CLARENDON
SECTION NO. 2
DEED BOOK 823 PAGE 545

LANDS N/F
CP MASTER
ASSOCIATES, L.P.
DEED BOOK 4558 PAGE 1725
15,390 S.F. OR 0.3533 AC.
RPC:15-066-019

PART OF LOTS 79, 80, 81 & 82
CLARENDON
SECTION NO. 2
DEED BOOK 132 PAGE 279

LANDS N/F
VATLR, LLC.
DEED BOOK 3774 PAGE 1939
6,308 S.F. OR 0.1448 AC.
RPC:15-066-002

#2901 WILSON BLVD
2 STORY
BRICK BUILDING

#2915 WILSON BLVD
2 STORY
BRICK BUILDING

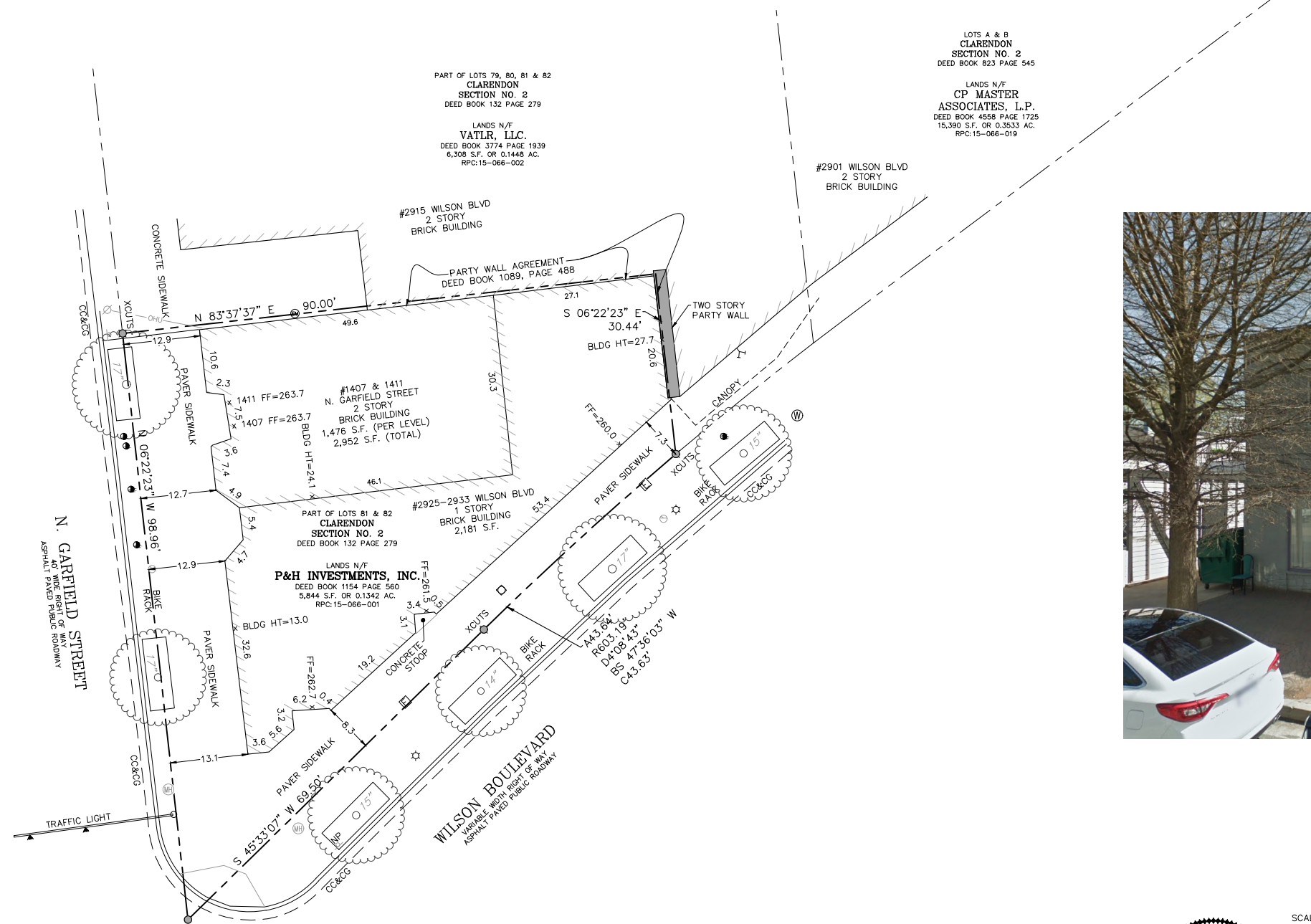
PARTY WALL AGREEMENT
DEED BOOK 1089, PAGE 488

#1407 & 1411
N. GARFIELD STREET
2 STORY
BRICK BUILDING
1,476 S.F. (PER LEVEL)
2,952 S.F. (TOTAL)

#2925-2933 WILSON BLVD
1 STORY
BRICK BUILDING
2,181 S.F.

LANDS N/F
P&H INVESTMENTS, INC.
DEED BOOK 1154 PAGE 560
5,844 S.F. OR 0.1342 AC.
RPC:15-066-001

BUILDING SQUARE FEET
1407 & 1411 N. GARFIELD STREET = 1,476 S.F. (PER LEVEL)
2,952 S.F. (TOTAL)
2925-2933 WILSON BOULEVARD = 2,181 S.F.



- NOTES:**
1. THE PROPERTY IS CURRENTLY IN THE NAME OF P&H INVESTMENTS, INC. RECORDED IN DEED BOOK 1154 PAGE 560 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
 2. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3. HORIZONTAL DATUM IS REFERENCE TO VIRGINIA STATE PLANE NAD83. VERTICAL DATUM IS REFERENCED TO NAVD88 PER GPS STATIC OBSERVATIONS.



BUILDING LOCATION SURVEY
ON
PART OF LOTS 81 & 82
CLARENDON
SECTION NO. 2
DEED BOOK 132 PAGE 279
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 10' DATE: AUGUST 24, 2022

REVISION	DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 484-1000
13481 BUSINESS VALLEY DR, SUITE 500, FPO: (703) 484-9720
HERNDON, VA 20171 www.bowmanconsulting.com

DWG: P:\002123\002123-02-001 (SIR) - CLARENDON\1011011 AND N. IRVING STREET\SURVEY\TOPO BOUNDARY BY: CR CHK: BE OC:
BCG PROJECT NO: 2123-02-001 TASK: 0001 COUNTY REF NO: SHEET 1 OF 1



THANK YOU!

**ORR
PARTNERS**

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