



VIEW FROM 18TH & S. EADS



VIEW FROM 15TH & S. EADS

CRYSTAL CITY
KETTLER

NEIGHBORHOOD CONTEXT I
ARLINGTON, VA
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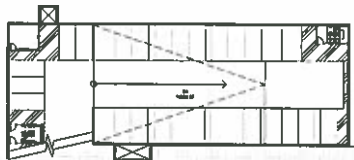
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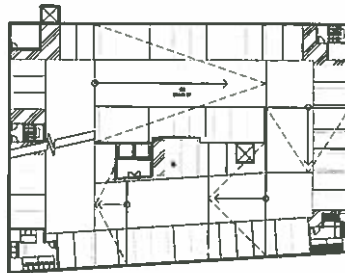
VIEW FROM 18TH



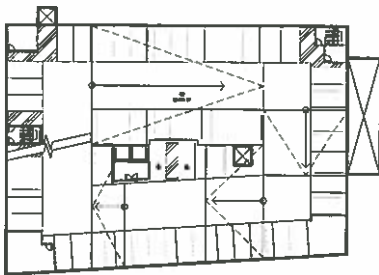
VIEW FROM S. EADS



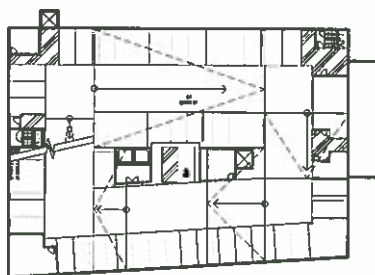
G4 1
Scale 1" = 30'-0"
A0.4



G3 2
Scale 1" = 30'-0"
A0.4



G2 3
Scale 1" = 30'-0"
A0.4



G1 4
Scale 1" = 30'-0"
A0.4

F.A.R. ANALYSIS							
LEVEL	ELEV	HGT	UNITS	NSF TOTAL	GSF TOTAL	FAR EXCLUSIONS	FAR GSF TOTAL
G4	7.00	9'-0"	-	-	10,926 SF	-	-
G3	16.00	9'-0"	-	-	21,449 SF	-	-
G2	25.00	9'-0"	-	-	22,469 SF	-	-
G1	34.00	11'-0"	-	-	22,469 SF	-	-
LOBBY	45.00	12'-7"	7	5,264 SF	19,261 SF	4,884 SF	14,377 SF
2ND	57.58	9'-3"	20	16,364 SF	18,995 SF	753 SF	18,242 SF
3RD	66.83	9'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
4TH	76.08	9'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
5TH	85.33	9'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
6TH	94.58	9'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
7TH	103.83	9'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
8TH	113.08	9'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
9TH	122.33	9'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
10TH	131.58	11'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
11TH	142.83	12'-2"	16	14,840 SF	17,107 SF	793 SF	16,354 SF
TOTAL			203	170,212 SF	210,299 SF	12,414 SF	197,885 SF
SITE AREA							34,147 SF
F.A.R.							5.80

EXCLUSIONS	AREA	APPLIED FLOORS	TOTAL AREA
RAMP @ LOBBY	1547	1	1547
FITNESS	1562	1	1562
FIRE COMMAND	115	1	115
BOH	1659	1	1659
FRESH AIR-UNIT	35	10	350
FRESH AIR-CORRIDOR	21	10	210
GARAGE EXHAUST	76	10	760
STAIRS	355	10	3550
ELEVATORS	191	10	1910
TRASH	75	10	750
			12814

UNIT MIX			
UNIT TYPE	AVERAGE UNIT SIZE	TOTAL UNITS	% OF MIX
Sr- STUDIO	643	38	19%
Ax- 1 BEDRM	712	69	34%
Bx- 1 BEDRM + DEN	907	21	10%
Cx- 2 BEDRM	1035	75	37%
		203	100%

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F.A.R. ANALYSIS GARAGE LEVELS

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A0.4

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1300 N. 2000.0508

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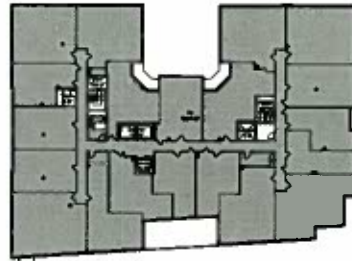




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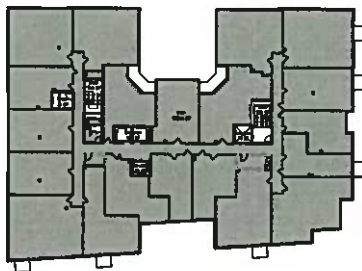
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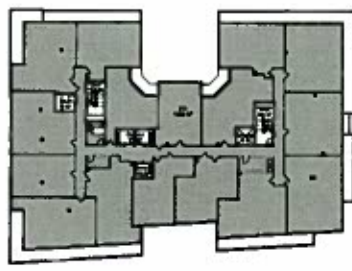
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4TH FL. 4
Scale: 1" = 32'
A0.5



TYP. FL. (5TH~10TH) 5
Scale: 1" = 32'
A0.5



11TH FL. 6
Scale: 1" = 32'
A0.5

F.A.R. ANALYSIS							
LEVEL	ELEV	HGT	UNITS	NSF TOTAL	GSF TOTAL	FAR EXCLUSIONS	FAR GSF TOTAL
G4	7.00	9'-0"	-	-	10,926 SF		
G3	16.00	9'-0"	-	-	21,449 SF		
G2	25.00	9'-0"	-	-	22,469 SF		
G1	34.00	11'-0"	-	-	22,469 SF		
LOBBY	45.00	12'-7"	7	5,264 SF	19,261 SF	4,884 SF	14,377 SF
2ND	57.58	9'-3"	20	16,364 SF	18,995 SF	753 SF	18,242 SF
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10TH	131.58	11'-3"	20	16,718 SF	19,367 SF	753 SF	18,614 SF
11TH	142.83	12'-2"	16	14,840 SF	17,107 SF	753 SF	16,354 SF
TOTAL			203	170,212 SF	210,799 SF	12,414 SF	197,885 SF
SITE AREA							34,147 SF
F.A.R.							5.80

EXCLUSIONS				
	AREA	APPLIED FLOORS	TOTAL AREA	
RAMP @ LOBBY	1547	1	1547	
FITNESS	1563	1	1563	
FIRE COMMAND	115	1	115	
BOH	1659	1	1659	
MECH	FRESH AIR-UNIT	35	10	350
	FRESH AIR-CORRIDOR	21	10	210
	GARAGE EXHAUST	76	10	760
	STAIRS	355	10	3550
	ELEVATORS	191	10	1910
	TRASH	75	10	750
			12414	

UNIT MIX			
UNIT TYPE	AVERAGE UNIT SIZE	TOTAL UNITS	% OF MIX
Sx- STUDIO	643	38	19%
Ax- 1 BEDRM	712	69	34%
Bx- 1 BEDRM + DEN	907	21	10%
Cx- 2 BEDRM	1035	75	37%
		203	100%

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F.A.R. ANALYSIS FLOOR LEVELS

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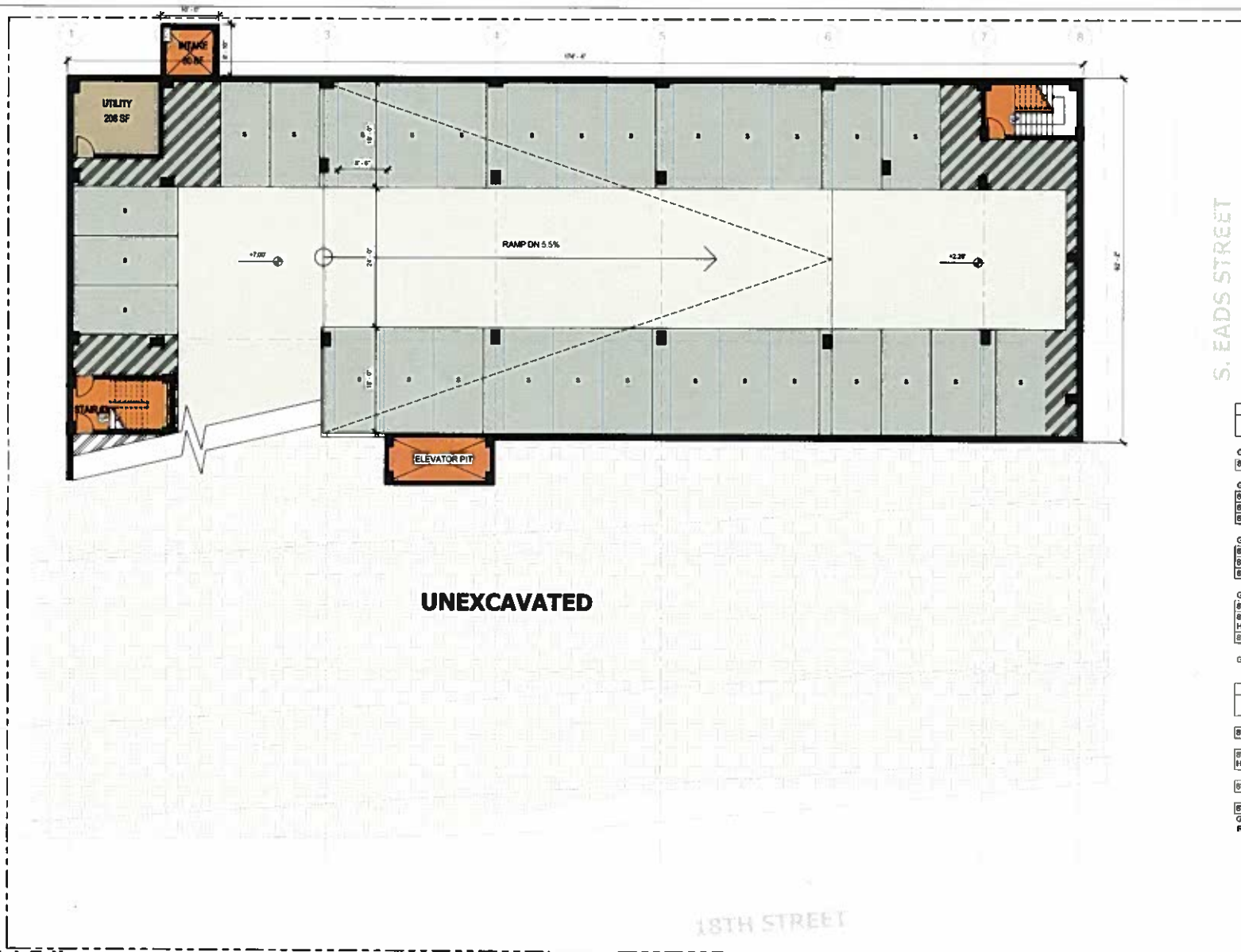
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ARCHITECTURAL SITE PLAN
 ARLINGTON, VA
4/12/12 10:00 AM

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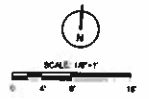
S. EADS STREET

18TH STREET

BIKE COUNT	
Level	Count
G4	36
G4: 36	
G3: 36	
Grand total: 72	

PARKING COUNTS TOTAL by LEVEL			
Level	PARKING SPACE	TYPE MARK	COUNT
G4			
	8'-0" x 18'-0" - Standard	S	35
			35
G3			
	8'-0" x 15'-0" - Compact	C	4
	8'-0" x 18'-0" - Handicap	HC	1
	8'-0" x 18'-0" - Standard	S	48
			53
G2			
	8'-0" x 15'-0" - Compact	C	4
	8'-0" x 18'-0" - Handicap	HC	2
	8'-0" x 18'-0" - Standard	S	47
			53
G1			
	8'-0" x 15'-0" - Compact	C	3
	8'-0" x 18'-0" - Handicap Van	HC	1
	8'-0" x 18'-0" - Standard	S	36
			40
Grand total: 181			181

PARKING ANALYSIS			
Level	PARKING SPACE	TYPE MARK	COUNT
	8'-0" x 15'-0" - Compact	C	11 (6%)
	8'-0" x 18'-0" - Handicap Van	HC	1
	8'-0" x 18'-0" - Handicap	HC	3
	8'-0" x 18'-0" - Standard	S	166
Grand total: 181 (0.89 Ratio)			
Required: 228 (1.25 Ratio)			

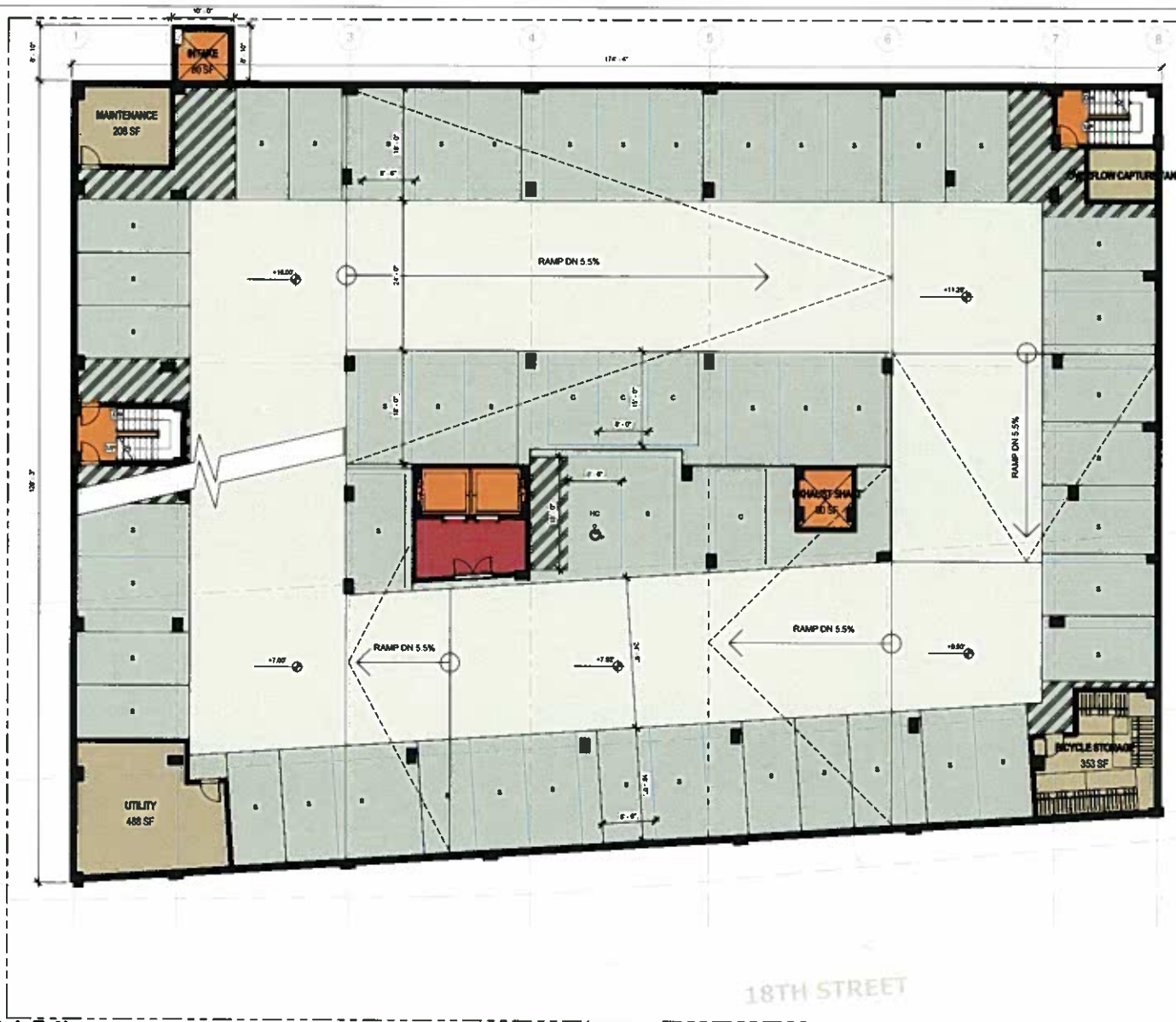


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LEVEL G4
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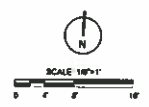


S. EADS STREET

BIKE COUNT	
Level	Count
G4	36
G3	36
Grand total: 72	

PARKING COUNTS TOTAL by LEVEL			
PARKING SPACE	TYPE	MARK	COUNT
G4			
8'-6" x 18'-0" - Standard	S		35
G3			
8'-0" x 15'-0" - Compact	C		4
8'-6" x 18'-0" - Handicap	HC		1
8'-6" x 18'-0" - Standard	S		48
G2			
8'-0" x 15'-0" - Compact	C		4
8'-6" x 18'-0" - Handicap	HC		2
8'-6" x 18'-0" - Standard	S		47
G1			
8'-0" x 15'-0" - Compact	C		3
8'-6" x 18'-0" - Handicap Van	HC		1
8'-6" x 18'-0" - Standard	S		36
Grand total: 181		181	

PARKING ANALYSIS		
PARKING SPACE	TYPE	COUNT
8'-0" x 15'-0" - Compact	C	11 (6%)
8'-6" x 18'-0" - Handicap Van	HC	1
8'-6" x 18'-0" - Handicap	HC	3
8'-6" x 18'-0" - Standard	S	166
Grand total: 181 (0.89 Ratio)		
Required: 228 (1.125 Ratio)		

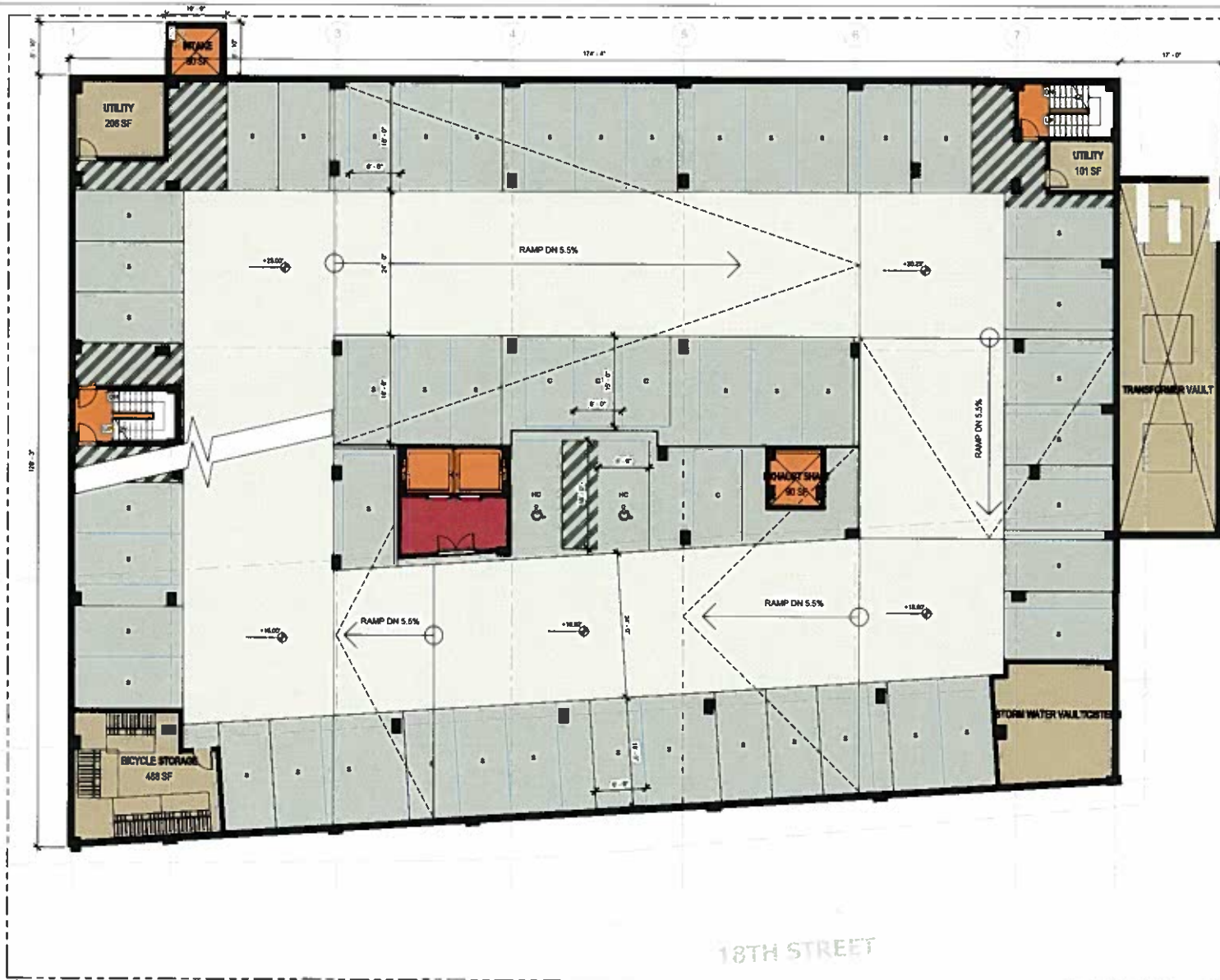


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18TH STREET
LEVEL G3
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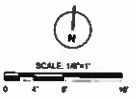


S. EADS STREET

BIKE COUNT	
Level	Count
G4	36
G3	36
Grand total: 72	

PARKING COUNTS TOTAL BY LEVEL			
PARKING SPACE	TYPE	MARK	COUNT
G4			
8'-6" x 18'-0" - Standard	S		35
G3			
8'-0" x 15'-0" - Compact	C		4
8'-6" x 18'-0" - Handicap	HC		1
8'-6" x 18'-0" - Standard	S		48
G2			
8'-0" x 15'-0" - Compact	C		4
8'-6" x 18'-0" - Handicap	HC		2
8'-6" x 18'-0" - Standard	S		47
G1			
8'-0" x 15'-0" - Compact	C		3
8'-6" x 18'-0" - Handicap Van	HC		1
8'-6" x 18'-0" - Standard	S		36
Grand total: 181			181

PARKING ANALYSIS		
PARKING SPACE	TYPE	COUNT
8'-0" x 15'-0" - Compact	C	11 (6%)
8'-6" x 18'-0" - Handicap Van	HC	1
8'-6" x 18'-0" - Handicap	HC	3
8'-6" x 18'-0" - Standard	S	166
Grand total: 181 (0.89 Ratio)		
Required: 228 (1.125 Ratio)		



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18TH STREET

LEVEL G2

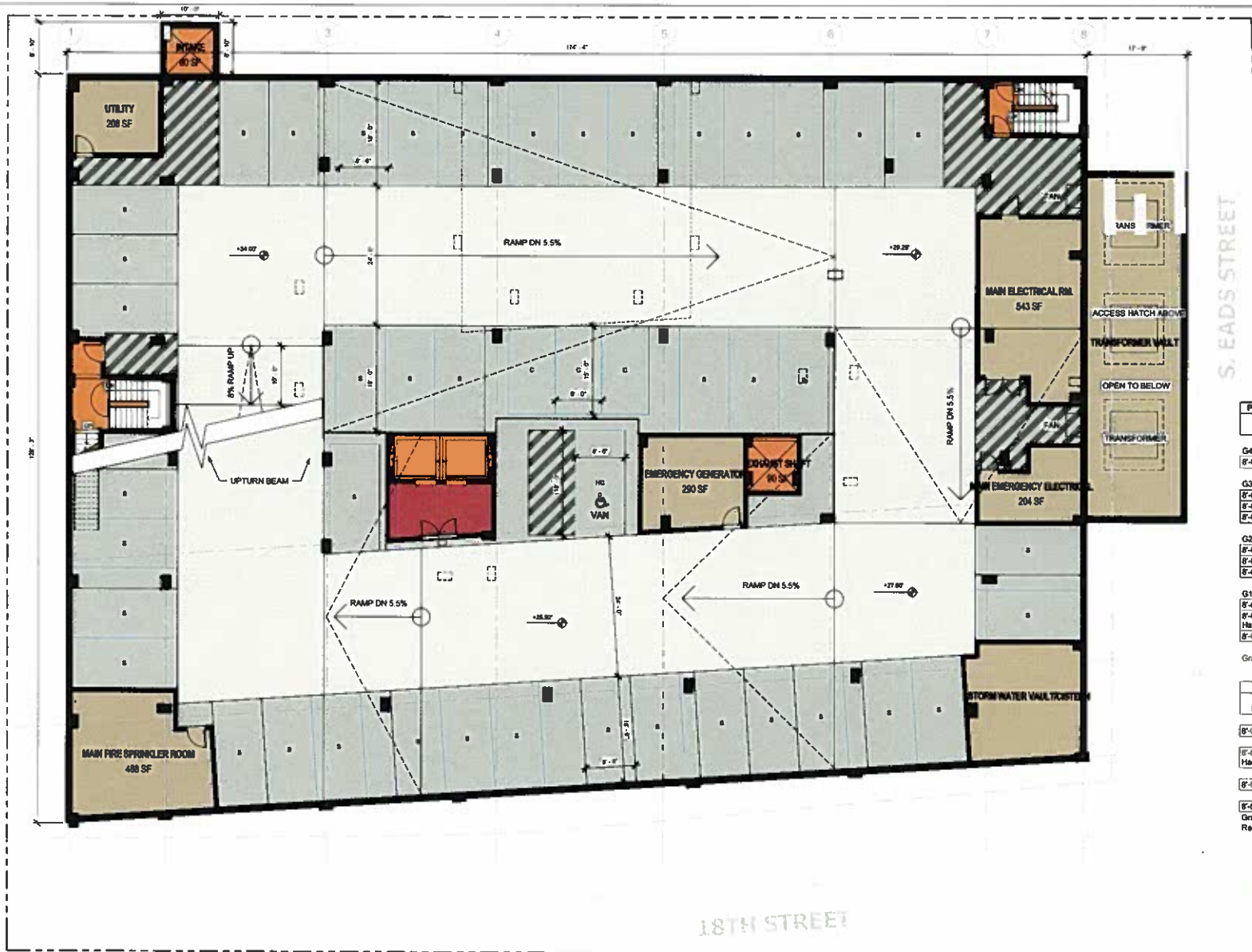
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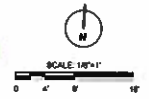
S. EADS STREET

18TH STREET

BIKE COUNT	
Level	Count
G4	36
G3	36
Grand total: 72	

PARKING COUNTS TOTAL BY LEVEL			
PARKING SPACE	TYPE	MARK	COUNT
G4			
8'-6" x 18'-0" - Standard	S		35
G3			
8'-0" x 15'-0" - Compact	C		4
8'-6" x 18'-0" - Handicap	HC		1
8'-6" x 18'-0" - Standard	S		48
G2			
8'-0" x 15'-0" - Compact	C		4
8'-6" x 18'-0" - Handicap	HC		2
8'-6" x 18'-0" - Standard	S		47
G1			
8'-0" x 15'-0" - Compact	C		3
8'-6" x 18'-0" - Handicap Van	HC		1
8'-6" x 18'-0" - Standard	S		36
Grand total: 181			181

PARKING ANALYSIS			
PARKING SPACE	TYPE	MARK	COUNT
8'-0" x 15'-0" - Compact	C		11 (6%)
8'-6" x 18'-0" - Handicap Van	HC		1
8'-6" x 18'-0" - Handicap	HC		3
8'-6" x 18'-0" - Standard	S		166
Grand total: 181 (0.89 Ratio)			
Required: 228 (1.125 Ratio)			



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LEVEL G1

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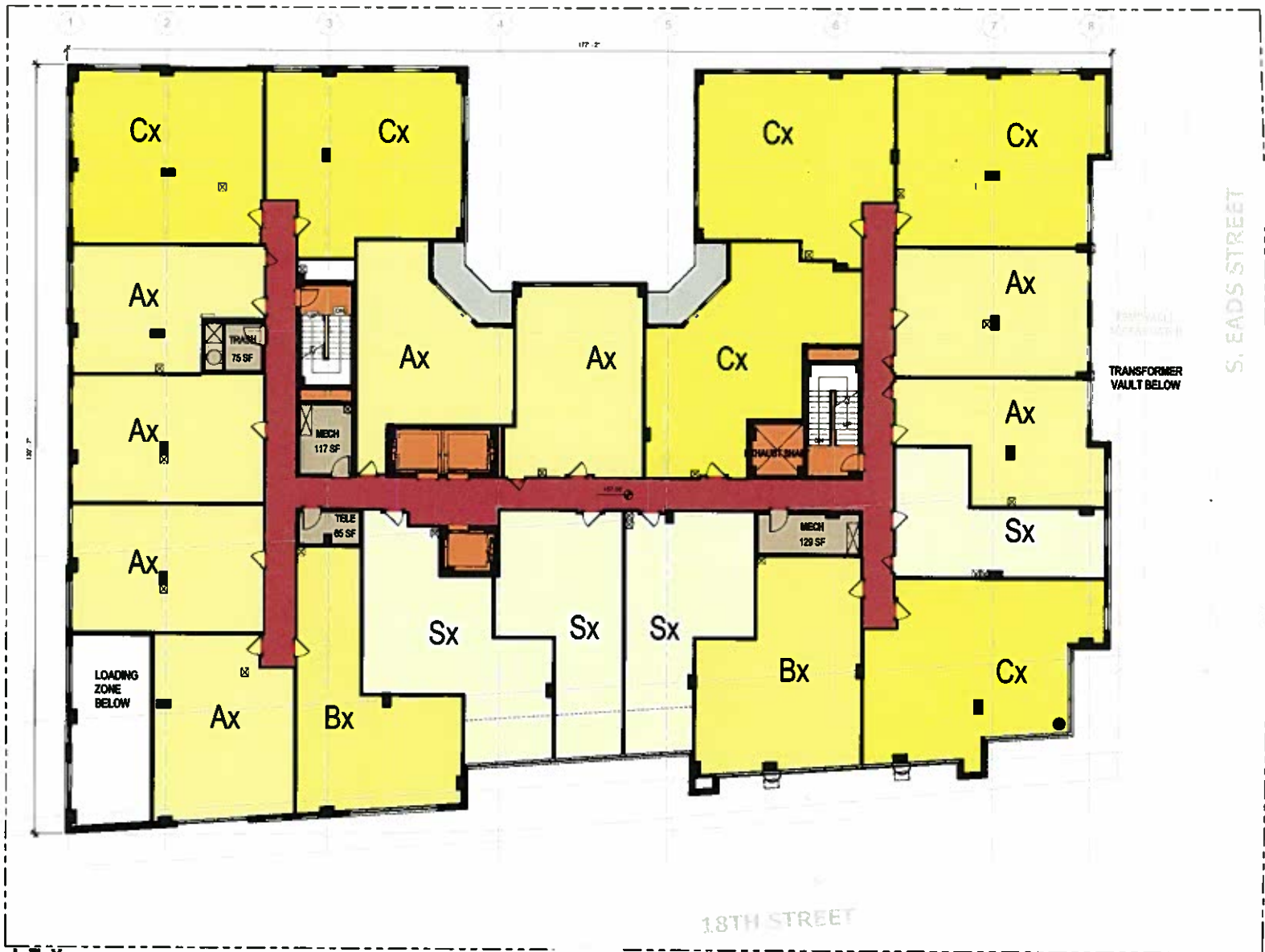
18TH STREET
LOBBY
 ARLINGTON, VA
8146 W 2010-4150

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SCALE 1/8"=1'-0"

AI.I

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18TH STREET

2ND LEVEL

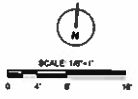
ARLINGTON, VA

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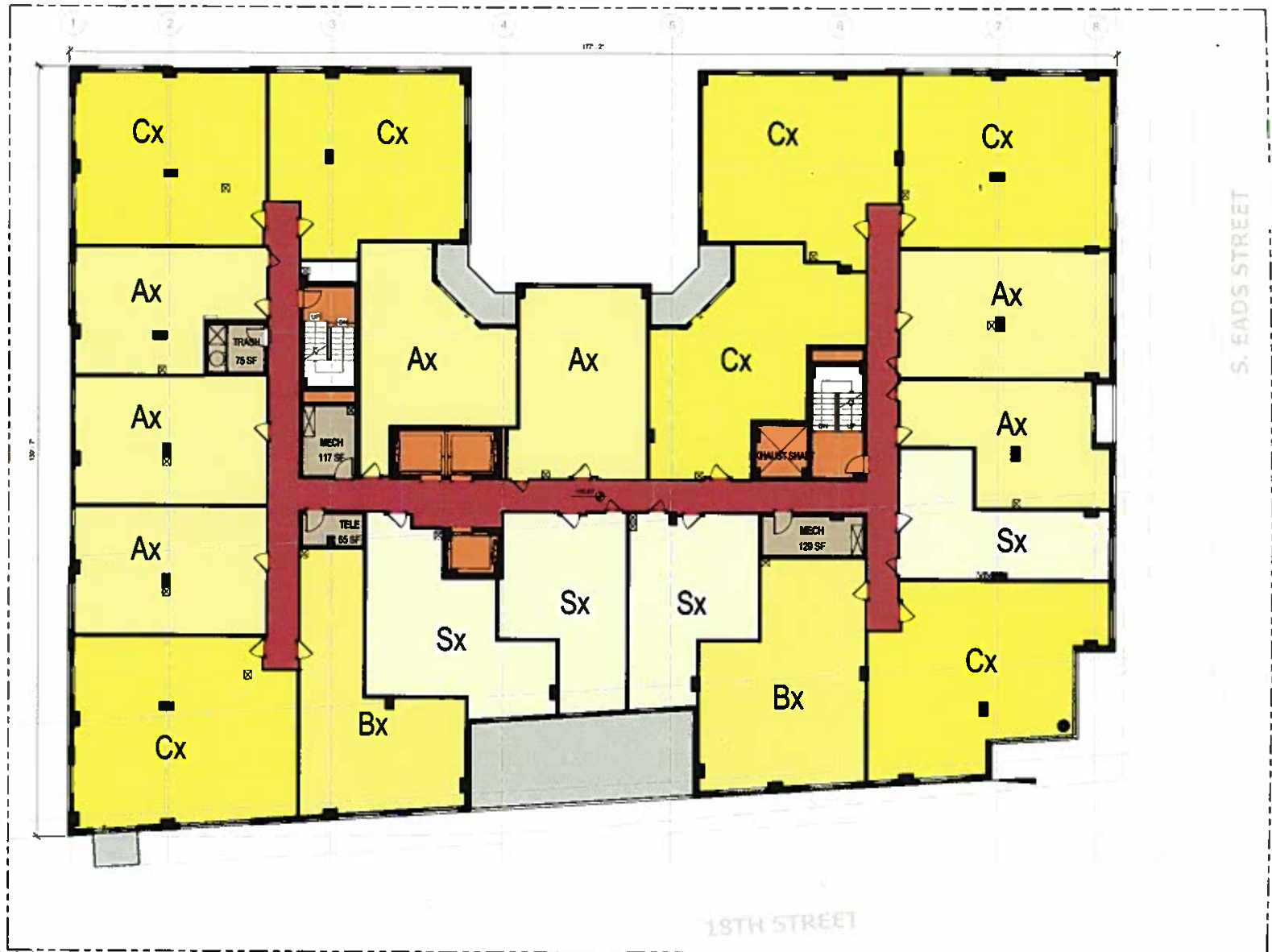
S. EADS STREET

TRANSFORMER VAULT BELOW



A1.2





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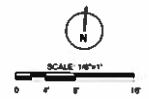


3RD LEVEL

ARLINGTON, VA
1141 W 2000-0000

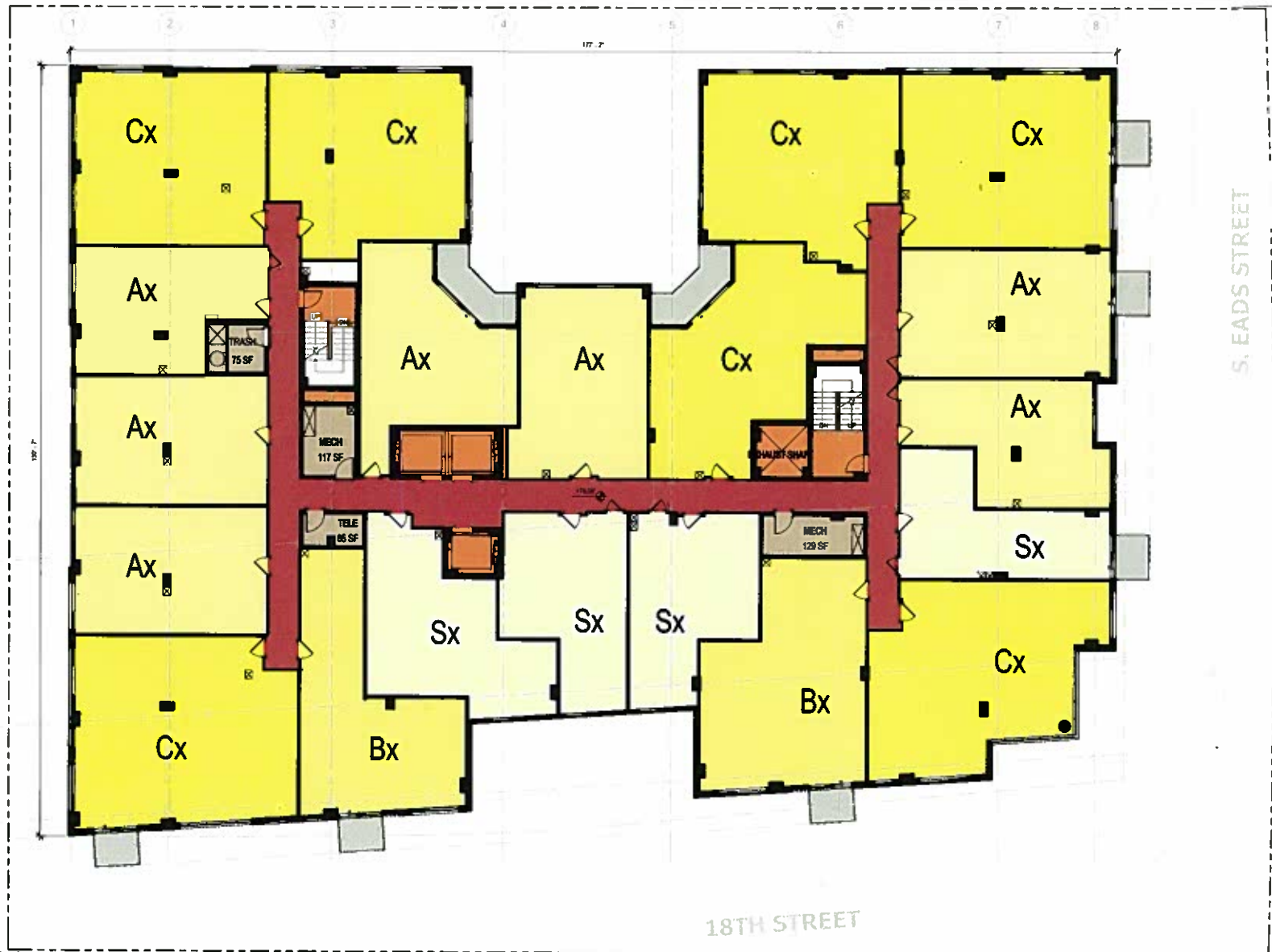
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AI.3





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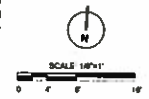


4TH LEVEL

ARLINGTON, VA
1101 W 2016-0158

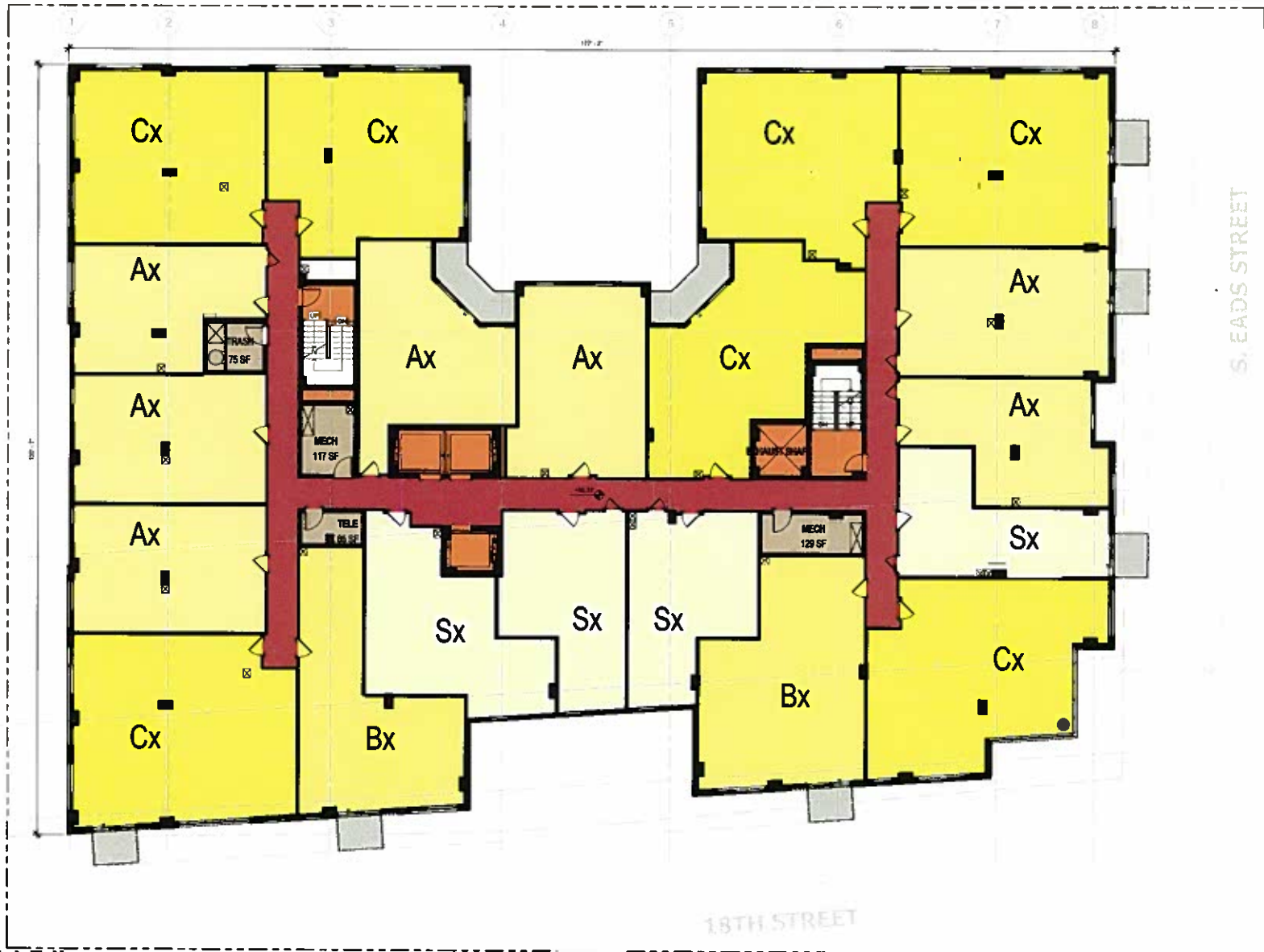
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AI.4





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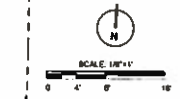
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TYP. LEVEL

ARLINGTON, VA

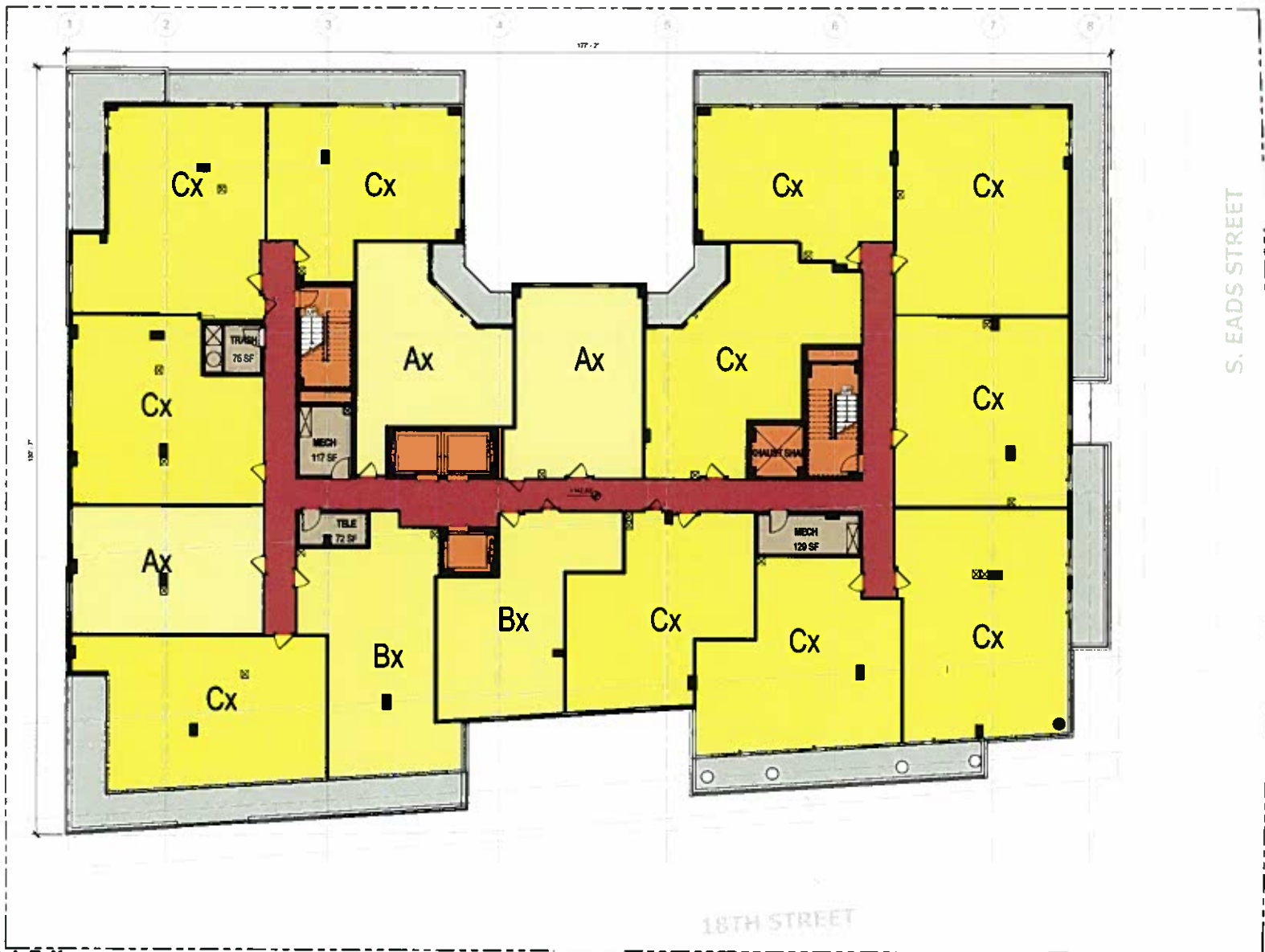
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AI.5





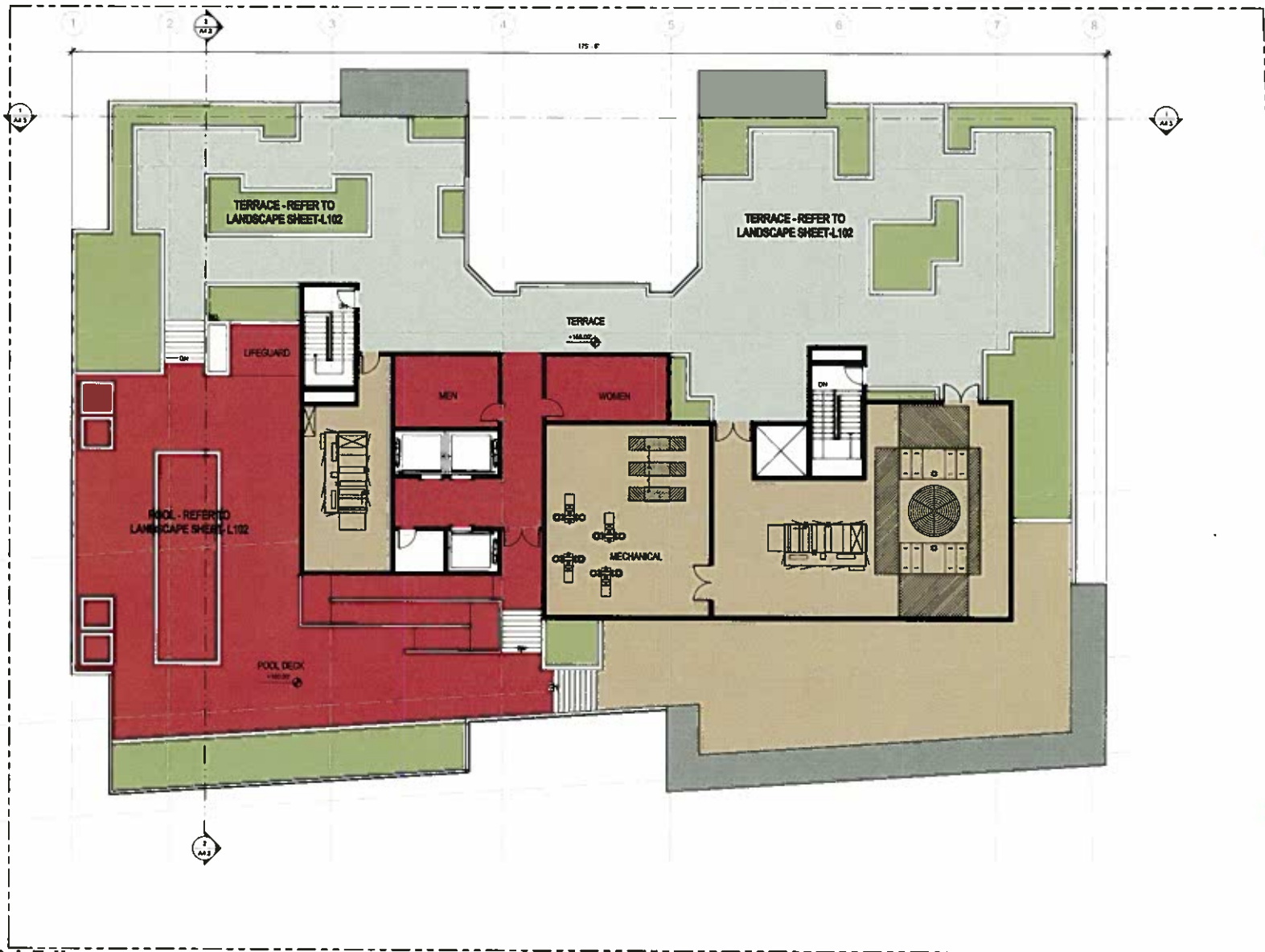
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11TH LEVEL
 ARLINGTON, VA
PLAN # 2000-0150

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SCALE 1/8"=1'-0"
 0 4 8 12

AI.II



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ROOF

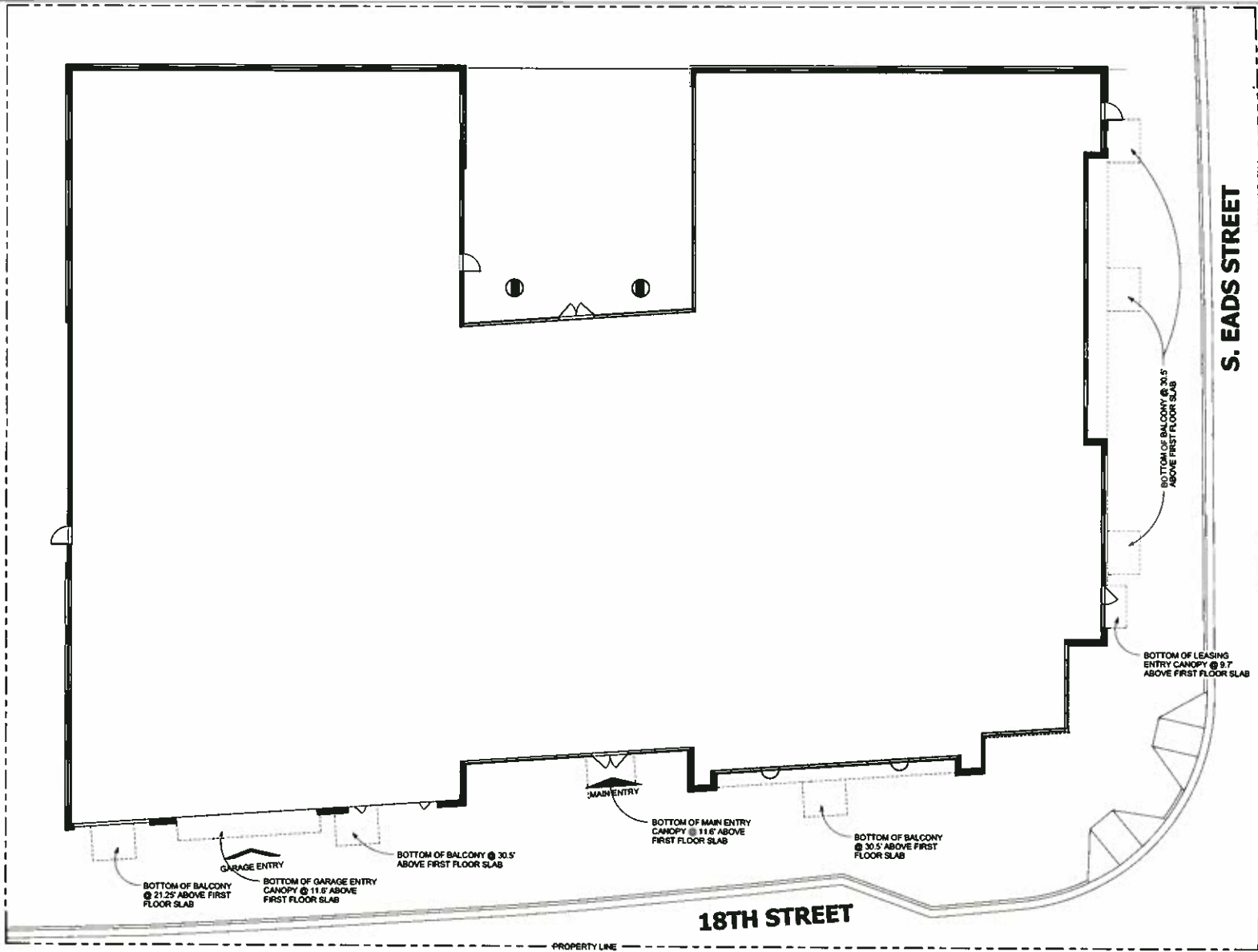
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5167 W 2010 0510

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AI.12





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BLDG. PROJECTION EXHIBIT

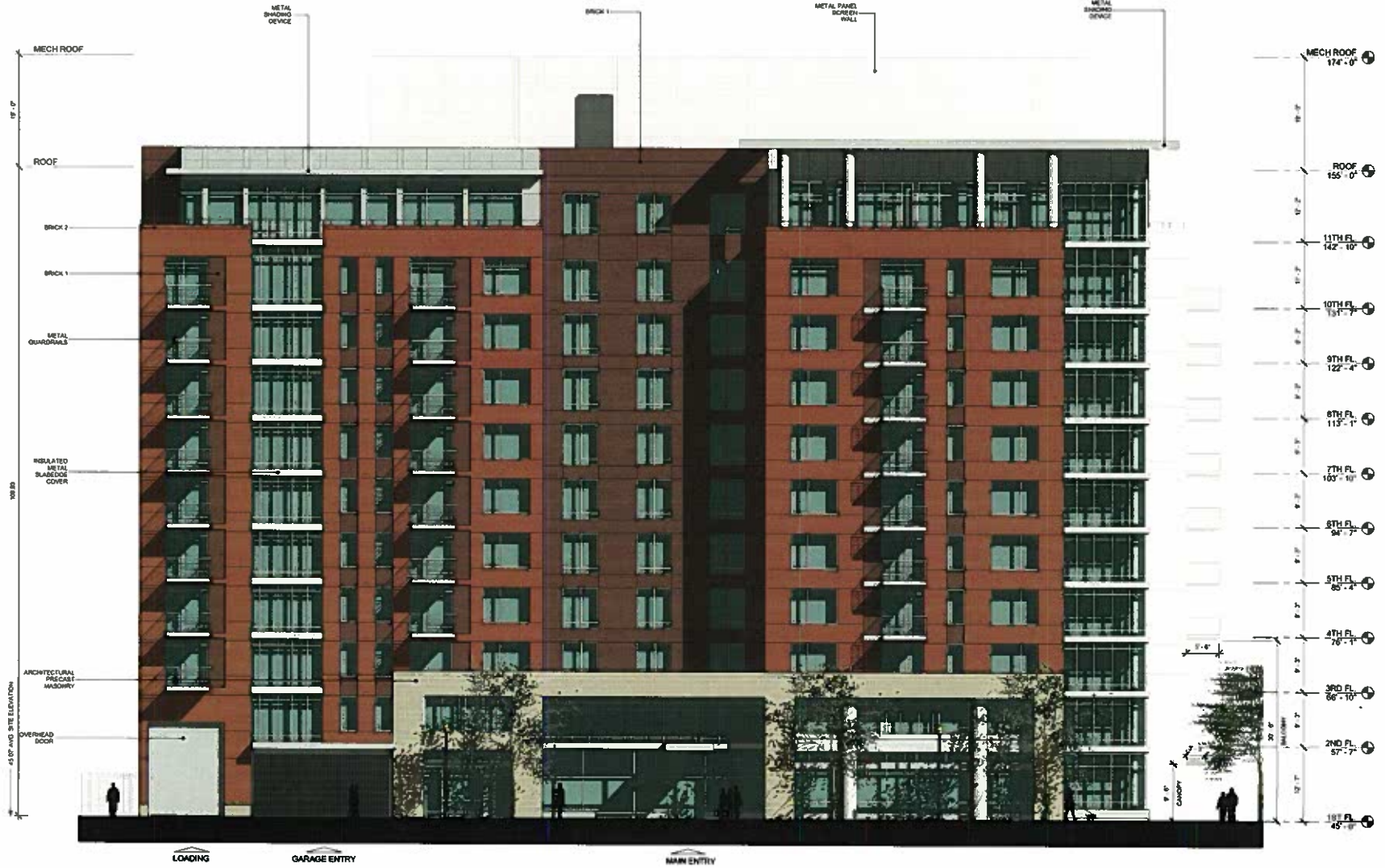
ARLINGTON, VA
1160 7 2010 0110

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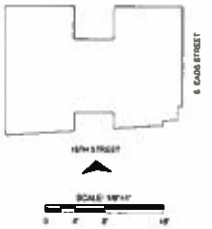
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AI.13



WALL OPENINGS		
	ALLOWED (%)	PROVIDED (%)
SOUTH ELEVATION	NO LIMIT	55%
EAST ELEVATION	NO LIMIT	45%
NORTH ELEVATION	45%	35%
WEST ELEVATION	45%	55%



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SOUTH ELEVATION
 ARLINGTON, VA
1104 W 2008-0150

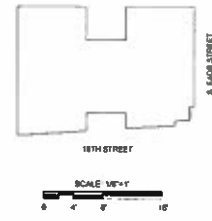
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WALL OPENINGS		
	ALLOWED *	PROVIDED
SOUTH ELEVATION	NO LIMIT	54%
EAST ELEVATION	NO LIMIT	43%
NORTH ELEVATION	45%	36%
WEST ELEVATION	45%	34%

*10% MIN. OPEN AREA



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WEST ELEVATION
 ARLINGTON, VA
PROJECT NO. 2010-0559

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A2.2
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WALL OPENINGS		
	ALLOWED*	PROVIDED
SOUTH ELEVATION	NO LIMIT	54%
EAST ELEVATION	NO LIMIT	41%
NORTH ELEVATION	45%	34%
WEST ELEVATION	45%	34%

*PER IRC 2009 TABLE 703.4



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NORTH ELEVATION Apr. 13, 2012
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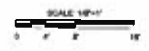
A2.3
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WALL OPENINGS		
	ALLOWED	PROVIDED
SOUTH ELEVATION	NO LIMIT	54%
EAST ELEVATION	NO LIMIT	43%
NORTH ELEVATION	45%	36%
WEST ELEVATION	41%	14%

*PER DC CODE TABLE 702.4



CRYSTAL CITY



EAST ELEVATION

ARLINGTON, VA
1100 W. 2000.0150

Apr. 13, 2012

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703.992.6116
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A2.4





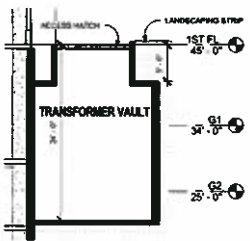
CRYSTAL CITY
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ENLARGED ELEVATION
ARLINGTON, VA
KITTY W. BRUN, ARCH.

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SECTION THRU TRANSFORMER VAULT

Scale 1/8" = 1'-0"

2
A4.1

CRYSTAL CITY



SECTION

ARLINGTON, VA

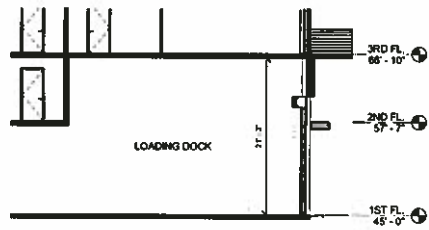
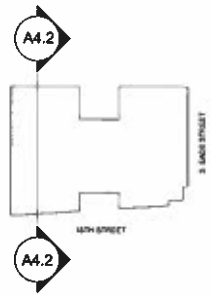
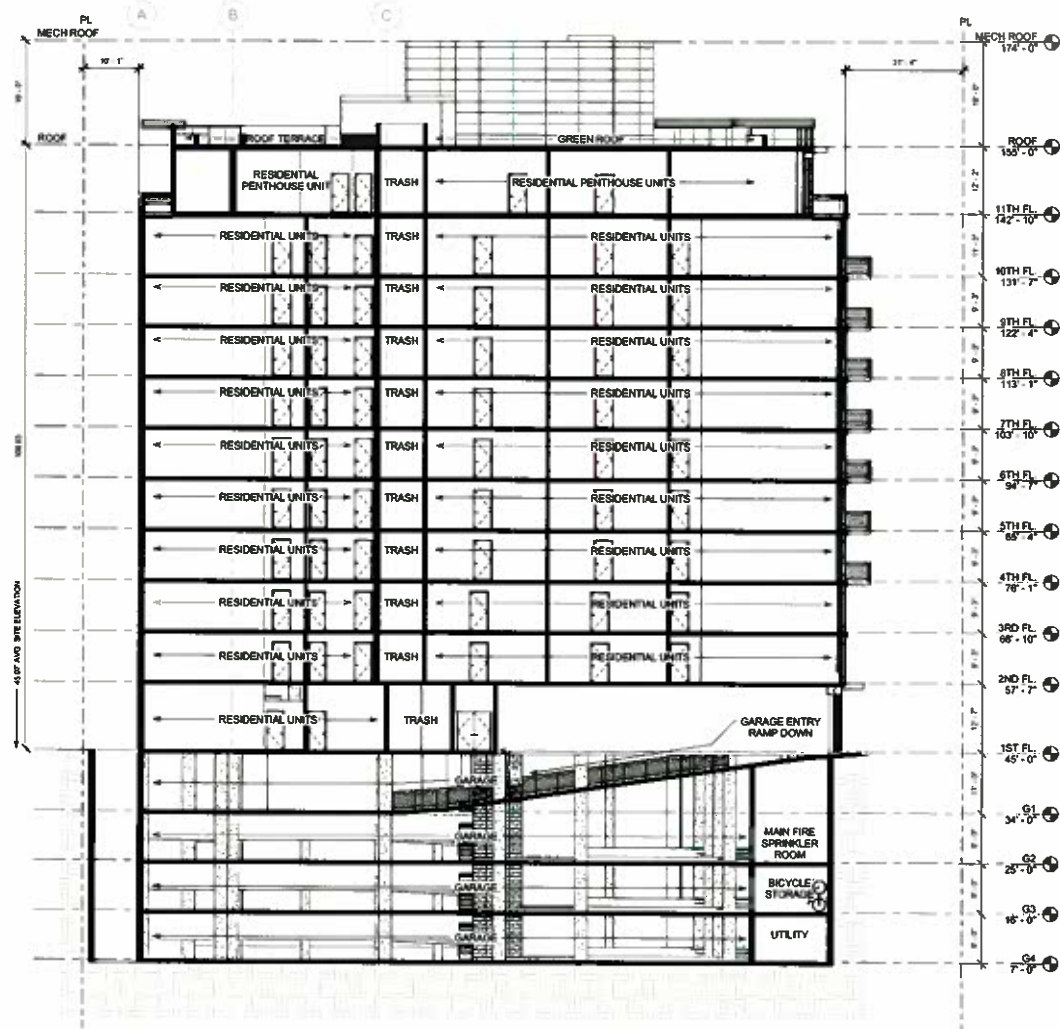
REVISED 2010-01-10

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A4.1



SECTION @ LOADING A4.1
3/28 14' x 14'

CRYSTAL CITY



SECTION

ARLINGTON, VA

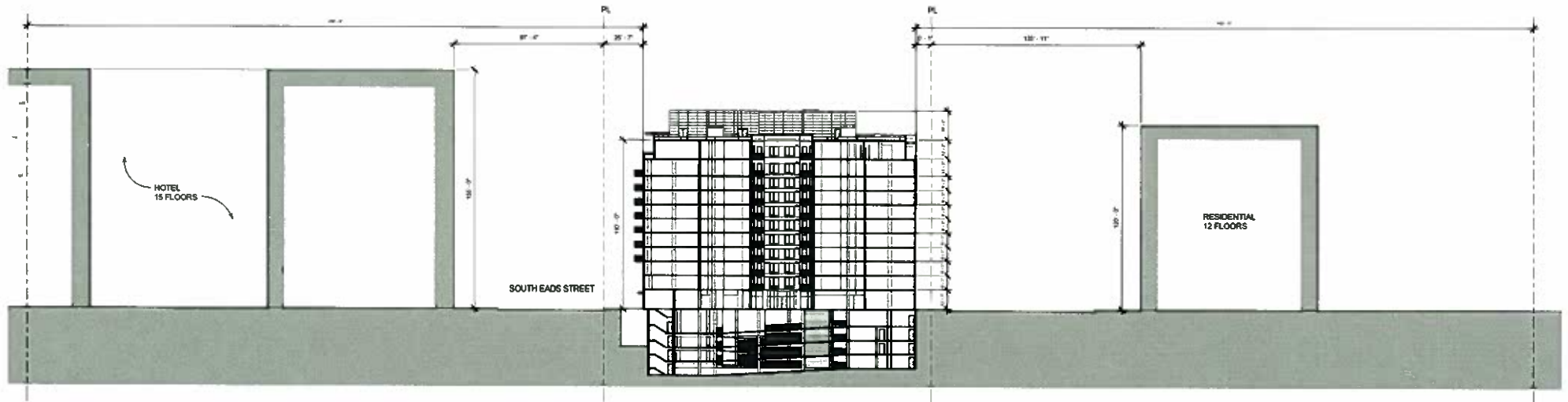
© 2012 W 2012-0110

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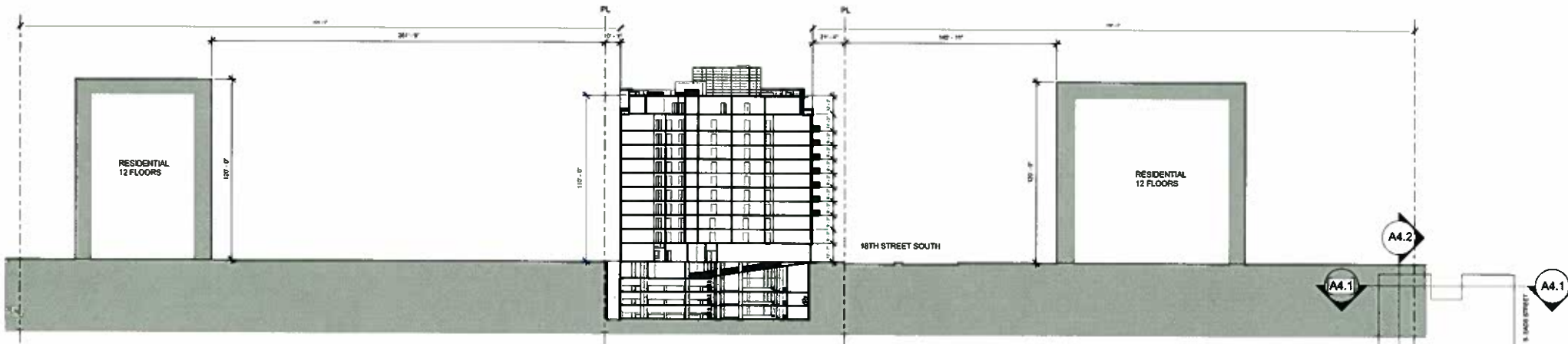
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A4.2



Site Section 4.1
Scale: 1/8" = 1'-0"



Site Section 4.2
Scale: 1/8" = 1'-0"

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SITE SECTIONS
ARLINGTON, VA
1500 W 20TH ST

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A4.3
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CONCEPTUAL PERSPECTIVES

ARLINGTON, VA
RECT # 0418-0516

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A6.0



CRYSTAL CITY



CONCEPTUAL PERSPECTIVES

ARLINGTON, VA
1801 W. 20th N. 550

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A6.1



A: VIEW FROM 18TH



B: VIEW FROM SOUTH EAST CORNER



C: VIEW FROM 18TH & EADS

CRYSTAL CITY



CONCEPTUAL PERSPECTIVES

ARLINGTON, VA
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A6.2





D: VIEW FROM DECK



E: VIEW FROM LOADING

