

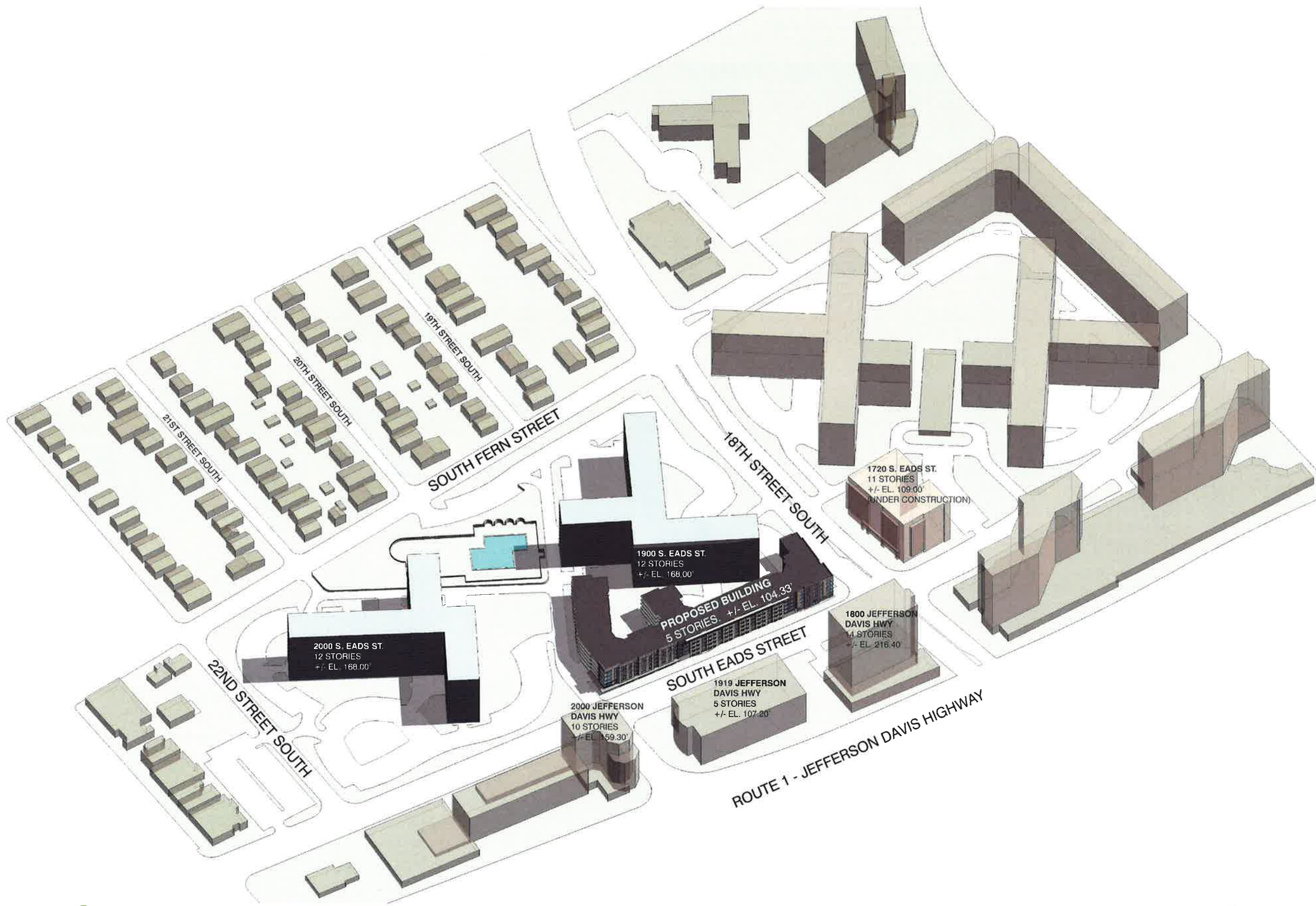
NOTE: SEE LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN INFORMATION

**ILLUSTRATIVE SITE PLAN**  
**REG. 4.1 SITE PLAN SUBMISSION**

**SOUTH EADS STREET**  
**(PUBLIC STREET)**

**18TH STREET**  
**(PUBLIC STREET)**





# MASSING CONTEXT

REG. 4.1 SITE PLAN SUBMISSION



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**MATERIALS LEGEND**

- 01 ARCHITECTURAL BRICK #1
- 02 ARCHITECTURAL BRICK #2
- 03 LAP SIDING
- 04 FIBER CEMENT PANEL
- 05 ALUMINUM METAL PANEL - WOOD
- 06 ALUMINUM METAL PANEL #1
- 07 ALUMINUM METAL PANEL #2A & #2B
- 08 ALUMINUM WINDOW
- 09 METAL RAILING - POWDER COATED
- 10 ALUMINUM DOOR
- 11 METAL CANOPY
- 12 ARCHITECTURAL METAL
- 13 GUARDRAIL - POWDER COATED
- 14 EXTERIOR LIGHT
- 15 SIGNAGE
- 16 HVAC, BATHROOM/LAUNDRY VENTS

**NOTE:**

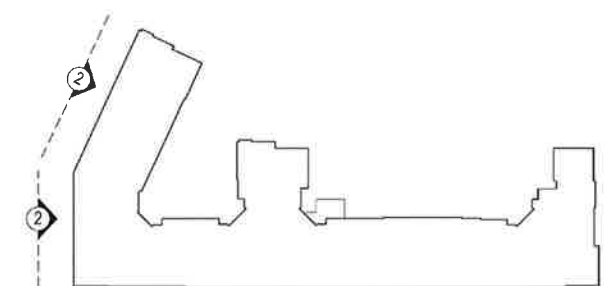
1. REFER TO SHEET A.119 FOR MATERIAL INFORMATION
2. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND / OR TO BE SUBSTITUTED WITH EQUIVALENT, COMPATIBLE OPTIONS

**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, CHIMNEYS, 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 24" ABOVE THE EXTERIOR GRADE
- M BUILDING FRONTAGE ELEMENTS SUCH AS BALCONIES AND SHADING ELEMENTS MAY ENCRoACH THE RBL UP TO 6'



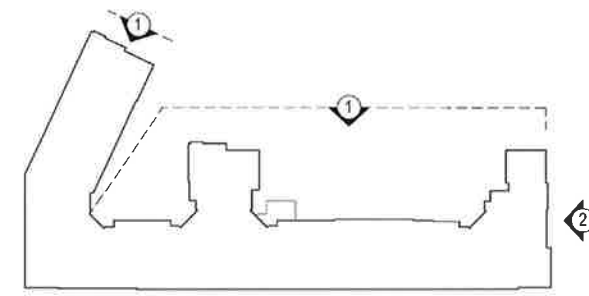
**KEY PLAN**





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  - 02 ARCHITECTURAL BRICK #2
  - 03 LAP SIDING
  - 04 FIBER CEMENT PANEL
  - 05 ALUMINUM METAL PANEL - WOOD
  - 06 ALUMINUM METAL PANEL #1
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KEY PLAN

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BIKE PARKING				
REQUIRED				PROVIDED
TYPES	UNITS	RATIO	SPACES	SPACES (B1 GARAGE LEVEL)
RESIDENTIAL	252	1 / 2.5 UNITS	101	101
VISITOR	252	1 / 50 UNITS	6	6
<b>TOTAL SPACES</b>			<b>107</b>	<b>107</b>

PROPOSED NEW BUILDING GARAGE PARKING SPACES PROVIDED		BUILDING FLOOR			
TYPE		GARAGE B1	GARAGE B2	TOTAL	%
FULL/STANDARD PARKING		150	154	304	71.70%
COMPACT PARKING		57	54	111	26.2%
ADA/HANDICAP PARKING		3	4	7	2.1%
ADA VAN/HANDICAP PARKING		2	0	2	
<b>TOTAL PARKING SPACES</b>		<b>212</b>	<b>212</b>	<b>424</b>	<b>100.0%</b>

BUILDING USES / SF	GARAGE / BUILDING FLOOR								TOTAL SF
	B2	B1	R1	R2	R3	R4	R5		
GARAGE PARKING	69,427	70,448	0	0	0	0	0	139,875	
STORAGE	* 2,427	* 879	* 20	* 213	* 213	* 213	* 213	4,178	
BIKE STORAGE	0	1,884	0	* 211	* 211	* 211	* 211	2,728	
LOADING	0	0	1,669	0	0	0	0	1,669	
UTILITY ROOMS/IT CLOSETS	* 1,414	0	* 528	* 500	* 500	* 500	* 500	3,942	
TRASH COLLECTION	0	0	* 414	* 116	* 116	* 116	* 116	878	
RESIDENTIAL UNITS & CIRCULATION	0	0	* 37,226	* 50,372	* 50,372	* 50,372	* 50,210	238,552	
LOBBY AMENITIES	0	0	* 11,008	0	0	0	0	11,008	
<b>TOTAL BUILDING AREAS</b>	<b>73,268</b>	<b>73,211</b>	<b>50,865</b>	<b>51,412</b>	<b>51,412</b>	<b>51,412</b>	<b>51,250</b>	<b>402,830</b>	

\* AREAS COUNTED TOWARDS GFA

OVERALL BUILDING GFA + SF	GARAGE / BUILDING FLOOR								TOTAL GFA + SF
	B2	B1	R1	R2	R3	R4	R5		
FLOOR ELEVATION	27.00'	37.00'	47.50'/48.50'	60.00'	70.67'	81.34'	47.00'		
RESIDENTIAL GFA	3,841	879	49,196	51,412	51,412	51,412	51,250	259,402	
GROSS PARKING AREA (SF)	69,427	72,332	1,669					143,428	
<b>TOTAL GFA + SF</b>								<b>402,830</b>	

UNITS TYPES			BUILDING FLOOR							TOTAL UNITS
TYPE	BEDROOMS	AREA	B2	B1	R1	R2	R3	R4	R5	
S	STUDIO	540-560 NSF			6	13	13	13	13	58
A	1BR, 1BA	620-800 NSF			13	22	22	22	22	101
B	2BR, 2BA	1,050-1,230 NSF			15	17	17	17	17	83
C	2BR, 2BA + DEN	1,330-1,340 NSF			2	2	2	2	2	10
<b>TOTAL UNITS PER FLOOR</b>					<b>36</b>	<b>54</b>	<b>54</b>	<b>54</b>	<b>54</b>	<b>252</b>

OVERALL SITE PARKING PROVISION**									
		Surface	CH I Garage	CH I Covered	CH II Garage	CH II Covered	CH III Garage (B1)	CH III Garage (B2)	TOTAL
Existing	Full	597	84	0	50	28			759
	Compact								0
	ADA	4							4
	ADA Van	4							4
	<b>TOTAL</b>	<b>605</b>	<b>84</b>	<b>0</b>	<b>50</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>767</b>
<b>PARKING RATIO</b>									<b>0.93 Spaces / Unit</b>

Displaced (includes areas being restriped)	Full	345							345
	Compact								0
	ADA								0
	ADA Van								0
	<b>TOTAL</b>	<b>345</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>345</b>

Existing to Remain	Full	166	84	0	50	28			328
	Compact								0
	ADA	4							4
	ADA Van	4							4
	<b>Total</b>	<b>174</b>	<b>84</b>	<b>0</b>	<b>50</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>336</b>

Restriped	Full	186							186
	Compact								0
	ADA								0
	ADA Van								0
	<b>Total</b>	<b>186</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>186</b>

New	Full	86					150	154	390
	Compact						57	54	111
	ADA						3	4	7
	ADA Van						2		2
	<b>TOTAL</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>212</b>	<b>212</b>	<b>510</b>

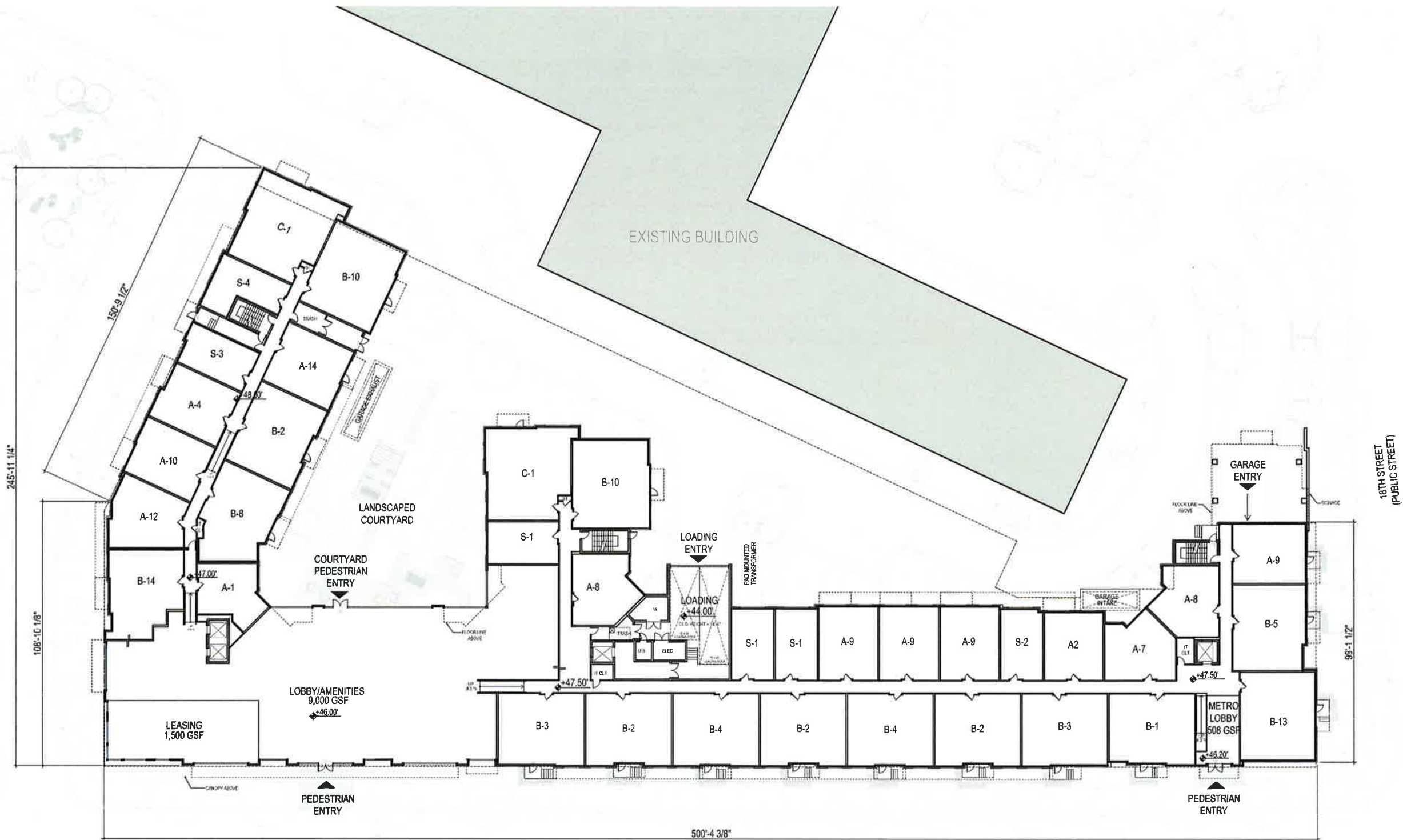
Total	Full	438	84	0	50	28	150	154	904
	Compact	0	0	0	0	0	57	54	111
	ADA	4	0	0	0	0	3	4	11
	ADA Van	4	0	0	0	0	2	0	6
	<b>TOTAL</b>	<b>446</b>	<b>84</b>	<b>0</b>	<b>50</b>	<b>28</b>	<b>212</b>	<b>212</b>	<b>1032</b>
<b>PARKING RATIO</b>									<b>0.96 Spaces / Unit</b>

Parking Location									TOTAL
CH I	145	84	0	0	0	172	0	0	401
CH II	301	0	0	50	28	0	0	0	379
CH III	0	0	0	0	0	40	212	0	252
<b>TOTAL</b>	<b>446</b>	<b>84</b>	<b>0</b>	<b>50</b>	<b>28</b>	<b>212</b>	<b>212</b>	<b>0</b>	<b>1032</b>

OVERALL SITE DENSITY**	
SITE AREA	699,138 SF (16.05 AC)
UNITS	
EXISTING	828
PROPOSED	252
TOTAL	1,080
DENSITY	67.29 UNITS / ACRE

\*\*NOTE: THESE TABLES ARE FOR INFORMATIONAL PURPOSES ONLY REFER TO CIVIL DRAWINGS FOR SITE PLAN, OVERALL SITE PLAN DENSITY PROVISIONS, AND OVERALL SITE PLAN PARKING PROVISIONS





GROSS RESIDENTIAL AREA: 49,196 GFA  
 GROSS PARKING AREA: 1,669 SF  
 GROUND FLOOR TOTAL GFA+SF = 50,865 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: SEE LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN INFORMATION

SOUTH EADS STREET  
 (PUBLIC STREET)

## GROUND FLOOR PLAN

REG. 4.1 SITE PLAN SUBMISSION

ROSELAND  
 — A MACK-CALL COMPANY —



lessard  
 DESIGN

3021 LEEBURG PIKE, SUITE 700  
 VIENNA, VA 22182  
 P: 571.850.1800 | F: 571.850.1801  
 LESSARDDESIGN.COM

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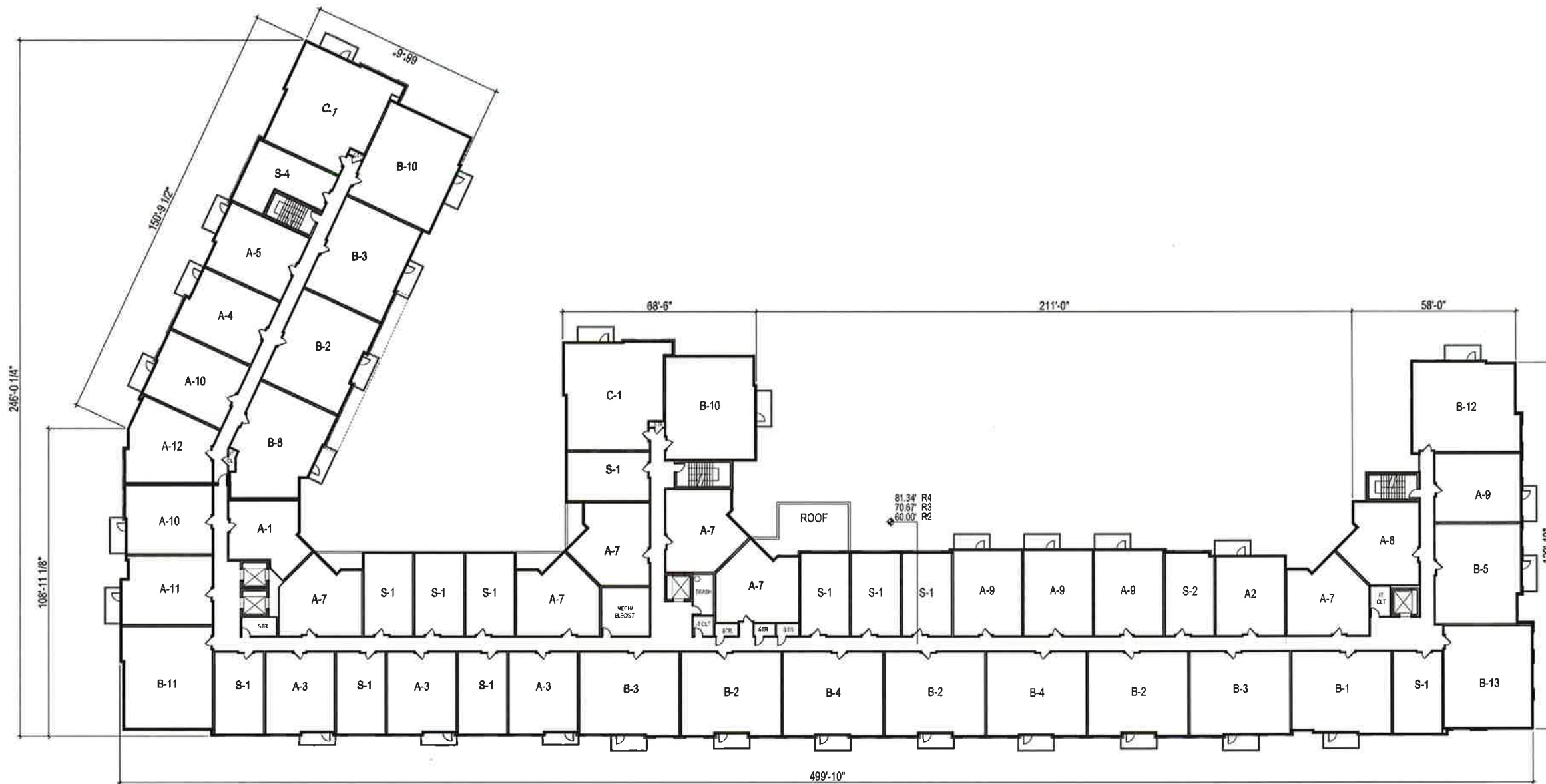
ARLINGTON, VA  
 CRYSTAL HOUSE APARTMENT INVESTORS, LLC.

AUGUST 2, 2016  
 RSL 016F

A.111

0 10' 20' 40'  
 SCALE: 1" = 20'





TYPICAL FLOOR TOTAL GFA = 51,412 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.

ROSELAND  
— A MACK-CALI COMPANY —



lessard  
DESIGN

801 LEESBURG PIKE, SUITE 700  
VIENNA, VA 22182  
P: 571.650.1900 | F: 571.650.1901  
LESSARDDESIGN.COM

## TYPICAL BUILDING FLOOR PLAN

REG. 4.1 SITE PLAN SUBMISSION

ARLINGTON, VA

AUGUST 2, 2016  
RSL 016F

A.112

CRYSTAL HOUSE APARTMENT INVESTORS, LLC.

0 10' 20' 40'  
SCALE: 1" = 20'







PERSPECTIVE VIEW 1



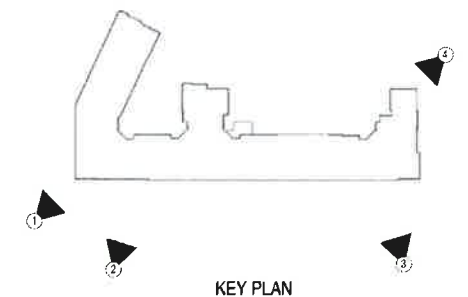
PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3



PERSPECTIVE VIEW 4



KEY PLAN



**CRYSTAL HOUSE III**  
ARLINGTON, VA

**PARKER RODRIGUEZ, INC.**  
PLANNING, DESIGN, CONSTRUCTION, LANDSCAPE ARCHITECTURE  
101 North Union St. #300  
Alexandria VA 22314  
703.548.5010

DEVELOPER/OWNER  
RaeLund/Mack Co's  
101 Eisenhower Parkway  
RaeLund, NJ 07068

ARCHITECT  
Essard Design  
8521 Leeburg Pike  
Suite 700  
Vienna, VA 22182

CIVIL  
Bowman Consulting  
14020 Thunderbolt Place  
Suite 300  
703.464.1000

STAMP

REVISIONS

ORIGINAL ISSUE DATE

July 15, 2016

DESIGNED BY

AW

DRAWN BY

AW

CHECKED BY

TR

NORTH



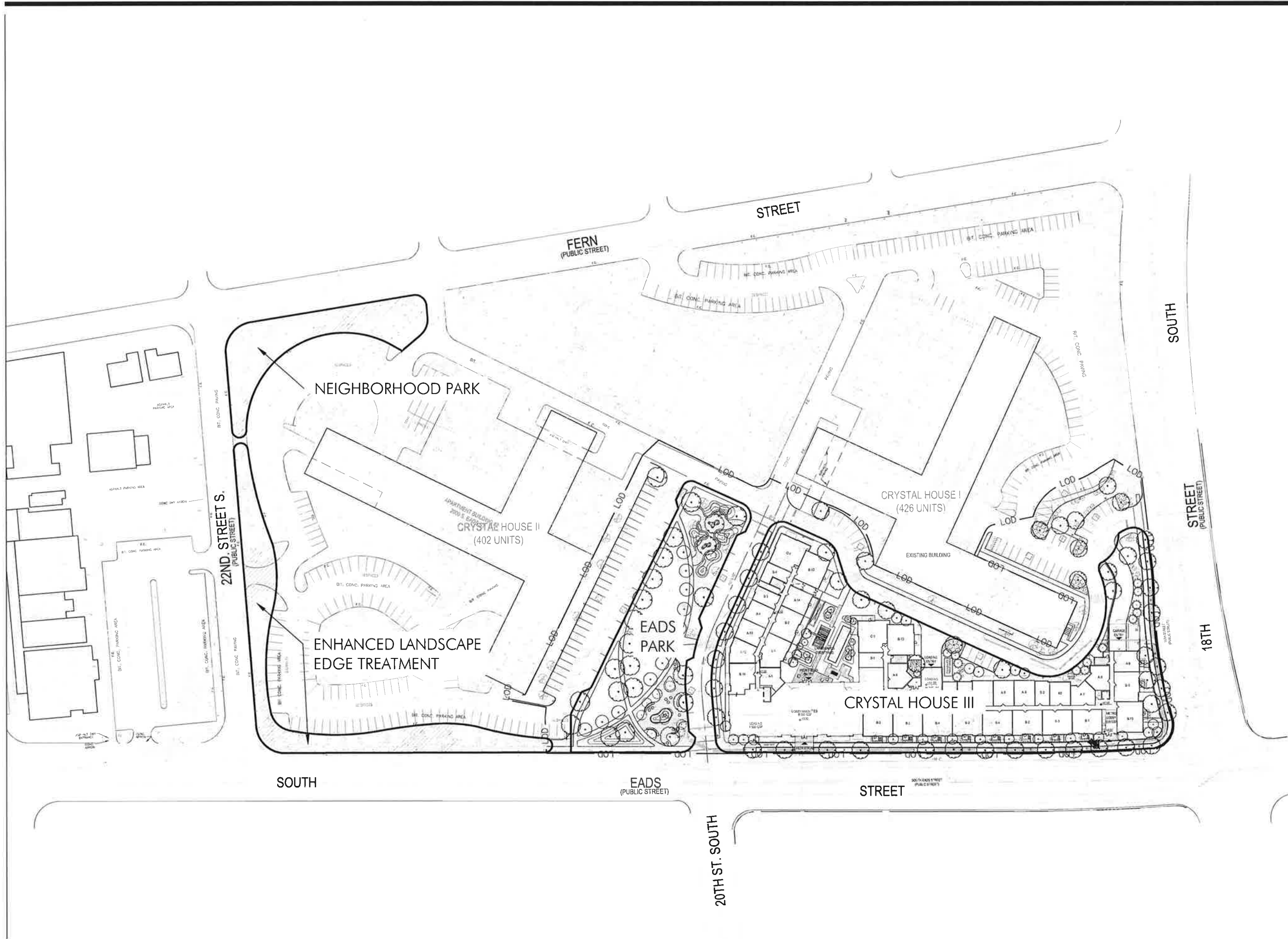
SCALE

1" = 50'-0"

NOT FOR CONSTRUCTION

OVERALL SITE  
EXHIBIT

**L1.00**





**CRYSTAL HOUSE III**

ARLINGTON, VA

**PARKER RODRIGUEZ, INC.**



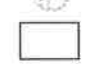


PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE  
101 North Union St. #320  
Alexandria VA 22314  
703.348.5010

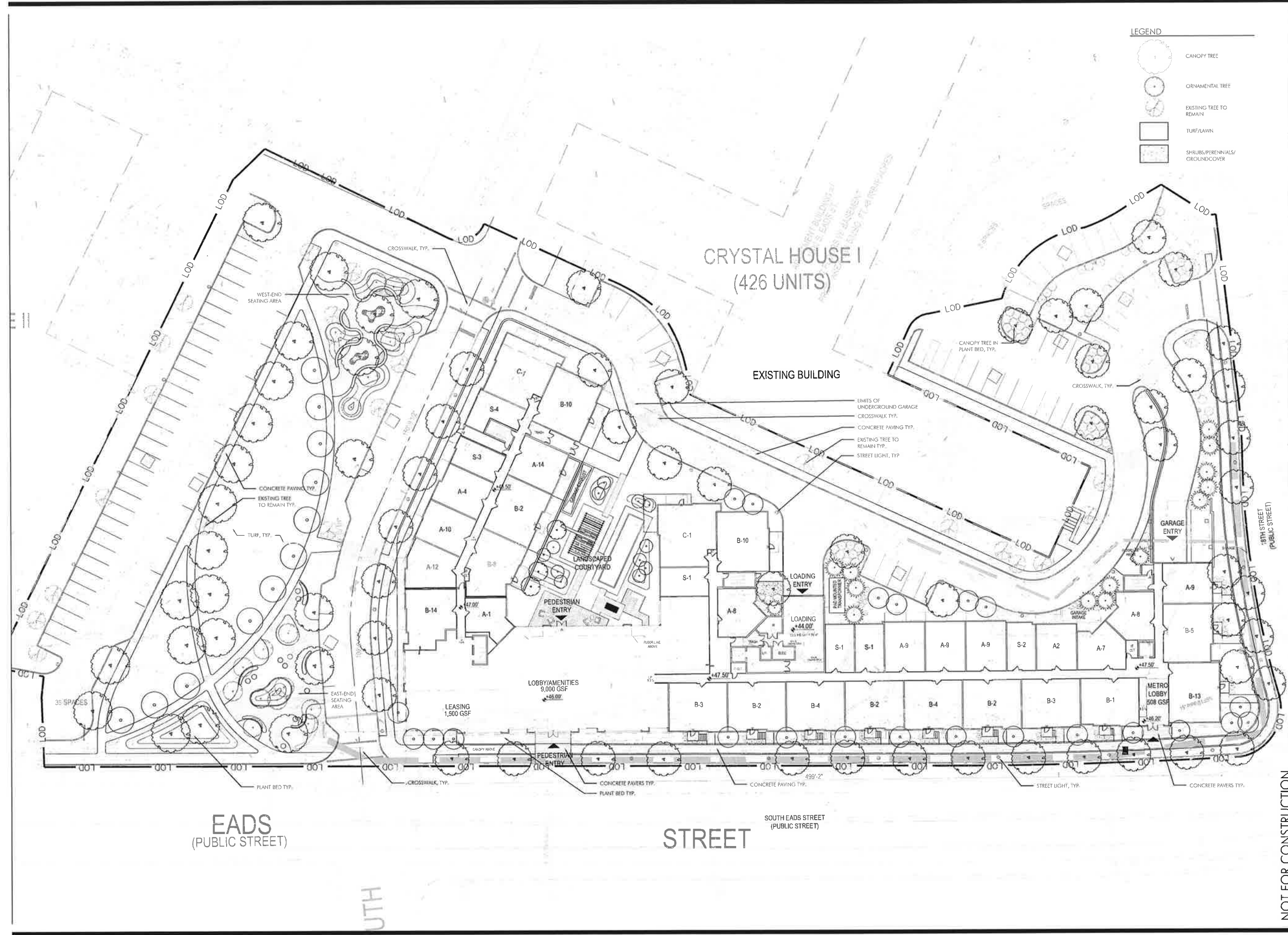
DEVELOPER/OWNER  
Roseford/Mock Co.  
101 Eisenhower Parkway  
Roseford, MI 47068

ARCHITECT  
Inland Design  
8521 Leesburg Pike  
Suite 700  
Vienna, VA 22182

CIVIL  
Bowman Consulting  
14020 Thunderbolt Place  
Suite 300  
703.464.1000

**LEGEND**

-  CANOPY TREE
-  ORNAMENTAL TREE
-  EXISTING TREE TO REMAIN
-  TURF/LAWN
-  SHRUBS/PERENNIALS/  
GROUNDCOVER



STAMP

REVISIONS

ORIGINAL ISSUE DATE

July 15, 2016

DESIGNED BY

AW

DRAWN BY

AW

CHECKED BY

TR

NORTH



SCALE

1" = 25'-0"

NOT FOR CONSTRUCTION

SITE  
LANDSCAPE  
PLAN

**L1.01**



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ARLINGTON, VA

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101 North Union St., #320  
Alexandria, VA 22314  
703.549.5010

DEVELOPER/OWNER  
Rasland/Mack-Cali  
101 Eastmore Parkway  
Raritan, NJ 07066

ARCHITECT  
Leland Design  
8521 Leebug Pike  
Suite 700  
Vienna, VA 22182

CIVIL  
Bowman Consulting  
14020 Thunderbolt Place  
Suite 300  
703.444.1000

STAMP

REVISIONS

ORIGINAL ISSUE DATE  
July 15, 2016  
DESIGNED BY  
AW  
DRAWN BY  
AW  
CHECKED BY  
TR  
NORTH

SCALE  
1" = 20'-0"

NOT FOR CONSTRUCTION

PARK  
LANDSCAPE  
PLAN  
**L1.03**

