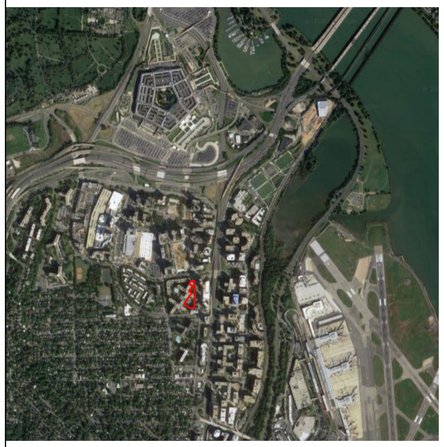
CRYSTAL TOWERS 3

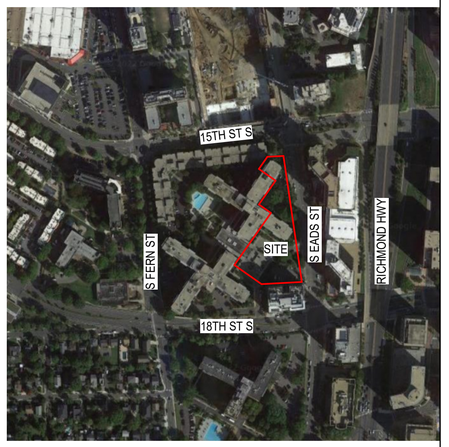
ARLINGTON, VA

A.R. 4.1 SUBMISSION - 05/05/2023



PROJECT LOCATION





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PROJECT TEAM

Owner/Applicant:
Dweck Properties
1050 17th St NW, #300
Washington, DC 20036
Phone: 202.296.0360
Contact: Robert Vaughan

Architect:
Boarman Kroos Vogel Group, Inc
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Phone: 202.595.3173
Contact: Benjamin Yonce

Mechanical Engineering:
Boarman Kroos Vogel Group, Inc
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Phone: 202.595.3173
Contact: Bill Ljungquist

Electrical Engineering:
Boarman Kroos Vogel Group, Inc
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Phone: 202.595.3173
Contact: Kanar Sarraj

Structural Engineering:
Boarman Kroos Vogel Group, Inc
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Phone: 202.595.3173
Contact: Rose Rodriguez

Landscape Architect:
STUDIO39
6416 Grovedale Dr,
Alexandria, VA 22310
Phone: 703.719.6500
Contact: Loren Helgason.

Sustainability:
Sustainable Design Consulting, LLC
1432 K Street NW
3rd Floor
Washington, DC 20005
Phone: 202.667.1620
Contact: Kara Strong

Land Use Attorney:
Walsh Colucci Lubeley & Walsh PC
2200 Clarendon Blvd
Arlington, VA 22201
Phone: 703. 528.4700
Contact: NICHOLAS CUMINGS

Civil:
Bowman
888 17th Street NW
Suite 510
Washington, DC 20006
Phone: 202.750.2474
Contact: John Lutostanski

Traffic Consultant:
Gorove Slade
1140 Connecticut Ave NW 600
Washington, DC 20006
Phone: 202.296.8625
Contact: Dan VanPelt

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

1054 31st Street NW
Canal Square
Suite 410
Washington, DC
20007
202.595.3173

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CRYSTAL TOWERS 3

ISSUE #	DATE	DESCRIPTION
	04/29/2022	4.1 SUBMISSION
	08/03/2022	4.1 RESUBMISSION
	09/09/2022	4.1 RESUBMISSION
	04/03/2023	4.1 RESUBMISSION
	05/05/2023	4.1 RESUBMISSION

CERTIFICATION

COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 05/05/23
0401015291
License Number Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2478-01

SHEET TITLE

COVER SHEET

SHEET NUMBER

A000.1

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ZONING SUMMARY

ZONING CATEGORY	ALLOWABLE/REQUIRED	PROPOSED
ZONING CLASSIFICATION	RA4.8	RA4.8
F.A.R.:	1.78	N/A
SITE AREA (LIMITS OF DISTURBANCE):	N/A	130,690
SITE AREA (ENTIRE SITE):	N/A	563,449
PROPOSED PLAN:	N/A	233,177 TOTAL GFA 205,101 RESIDENTIAL GFA 28,076 RETAIL GFA
HEIGHT / # OF STORIES:	N/A	11 STORIES 114'-3 1/2" TO LEVEL 11 SLAB 132'-11 1/2" TO ROOF
# OF UNITS:	N/A	209 UNITS
ACCESSIBLE UNITS:	2%: 5 UNITS	2%: 5 UNITS
RETAIL SLAB TO SLAB HEIGHT	N/A	20'-0"
PARKING:		
RESIDENTIAL:	1 SPACE PER UNIT	.7 SPACES PER UNIT
BIKE PARKING:		
RESIDENTIAL - TENANTS:	84 (1 PER 2.5 UNITS)	84
RESIDENTIAL - VISITORS	5 (1 PER 50 UNITS)	5
RETAIL - EMPLOYEES	2 (1 PER 25,000 SF)	2
RETAIL - VISITORS	6 (2 PER 10,000 SF)	6
LOADING:		
RESIDENTIAL NEW BUILDING:	2 BAYS	2 BAYS - 15' CLEARANCE
RETAIL NEW BUILDING:	2 BAYS	2 BAYS - 15' CLEARANCE
OVERHEAD CLEARANCE: 15'-0"		

DENSITY CHART

LEVEL	USE	FLOOR-TO-FLOOR HEIGHT	SITE ELEVATION	UNITS	RETAIL (GFA)	RESIDENTIAL GFA	GROSS PARKING (NON-GFA)	GFA EXCLUSIONS	TOTAL GFA (RETAIL + RESI)
P1	PARKING	12'-0"	33'-3"				16,708 SF	4,498 SF	
1	RETAIL/ RESIDENTIAL	22'-4"	45'-3"		28,076 SF	11,973 SF	4,252 SF	98 SF	40,049 SF
2	RESIDENTIAL	9'-8"	67'-7"	24		23,573 SF		54 SF	23,573 SF
3	RESIDENTIAL	9'-8"	77'-3"	25		23,573 SF		54 SF	23,573 SF
4	RESIDENTIAL	10'-8"	86'-11"	25		23,573 SF		54 SF	23,573 SF
5	RESIDENTIAL	9'-8"	97'-7"	23		20,255 SF		54 SF	20,255 SF
6	RESIDENTIAL	9'-8"	107'-3"	23		20,255 SF		54 SF	20,255 SF
7	RESIDENTIAL	10'-8"	116'-11"	23		20,255 SF		54 SF	20,255 SF
8	RESIDENTIAL	9'-8"	127'-7"	22		18,409 SF		54 SF	18,409 SF
9	RESIDENTIAL	9'-8"	137'-3"	22		18,409 SF		54 SF	18,409 SF
10	RESIDENTIAL	11'-8"	146'-11"	22		18,409 SF		54 SF	18,409 SF
11	RESIDENTIAL/ MECHANICAL	18'-8"	158'-7"			6,417 SF		54 SF	6,417 SF
TOTAL				**209**	**28,076 SF**	**205,101 SF**	**20,960 SF**	**5,136 SF**	**233,177 SF**

UNIT MATRIX:

LEVEL	STUDIO	JR-1BR	1-BR	JR-2BR	2BR	TOTAL
P1						
1						
2	4	2	11	1	6	24
3	4	2	11	1	7	25
4	4	2	11	1	7	25
5	3	2	13	2	3	23
6	3	2	13	2	3	23
7	3	2	13	2	3	23
8	3	4	9	4	2	22
9	3	4	9	4	2	22
10	3	4	9	4	2	22
11						
TOTAL	30	24	99	21	35	**209**

PARKING SCHEDULE:

NEW DEVELOPMENT RESIDENTIAL PARKING		
LEVEL	TYPE	COUNT
P1	8' x 15' - COMPACT	6
P1	8.5' X 18' - 90 STANDARD	34
P1	ADA - 8.5' X 18'	1
P1	ADA VAN - 11' X 18'	1
TOTAL		42

OVERALL PARKING (PROPOSED)

LEVEL	RESIDENTIAL	RESIDENTIAL VISITOR*	RETAIL	TOTAL
Ground	169	10	30	209
P1	446	-	-	446
P2	165	-	-	165
TOTAL	780	10	30	820
SIZE	1121 UNITS	-	28076 SQUARE FEET	-
RATIO	0.70	0.05 SPACES FOR THE FIRST 200 UNITS	936	-

BIKE SCHEDULE:

LEVEL	TYPE	COUNT
LEVEL 1 - LONG TERM	WALL RACK	43
LEVEL 1 - LONG TERM	FLOOR RACK	43
SITE - VISITORS	OUTDOOR RACK	11
TOTAL		97

Crystal Towers Development

Site Area: 130,690 sf	Use	Site Area Allocation for Zoning Purposes (sf)	Density (FAR)	Gross Floor Area (sf)
Maximum Permitted (RA4.8)	Commercial	6,001.57	3.24	19,445
	Residential	44,347.2	3.24	143,685
	Total Base	50,348.77	3.24	163,130
Bonus Density Requested	Previously approved			
	LEED Gold (Using Area of Impact Site Area, or 130,690 sf)		0.25	32,672.5
	Other Bonus		0.74	37,374.5
	Other Bonus - Add'l Height			
	Total Bonus Requested		1.39	70,047
Max. Allowed with Requested Bonuses			**4.63**	**233,177**
SP #13 Density	All Uses	563,449 sf (Pre-Dedication Site Area)	**2.89**	Existing Towers – 1,241,790 sf Existing Lofts 590 – 224,766 sf Proposed CT3 – 163,130 sf (Base Density) **Total – 1,629,686 sf**
Remaining Density	**All Uses**	**60,459.57 sf**	**.35 FAR**	**195,889 sf**
	Commercial - Existing			
	Commercial - Demolished			
	Commercial - New	6,001.27	4.63	28,076
	Residential - Existing			
	Residential - New	44,347.5	4.63	205,101
	Total	**50,348.77**	**4.63**	**233,177**

*Pursuant to an amendment to the Declaration of Covenants, Conditions and Restrictions dated March 20, 2013 and recorded in the land records at Book 4668 and Page 69 which the Applicant expects will be executed by May 2023, this application uses only 163,130 square feet of base density available within Site Plan No. 13, leaving 195,889 square feet of base density available for use by the owners of the Lofts 590 property.

LEED v4.0 HD+C: Multifamily Midrise
Project Scorecard

Crystal Towers
BKV Group
3/29/2023

sdc

Project Information Form

Y	?Y	?N	N		
Y				PIf1	Project Information

Integrative Process — Possible Points 2

Y	?Y	?N	N			
1	1			IPc1	Integrative Process	2

Location and Transportation — Possible Points 15

Y	?Y	?N	N			
Y				LTp1	Floodplan Avoidance	
				LTc1	LEED for Neighborhood Development Location	16
9				LTc2	Site Selection [RP]	8
3				LTc3	Compact Development	3
3				LTc4	Community Resources [RP]	2
3				LTc5	Access to Transit [RP]	2

Sustainable Sites — Possible Points 7

Y	?Y	?N	N			
Y				SSp1	Construction Activity Pollution Prevention	
Y				SSp2	No Invasive Plans	
1		1		SSc1	Heat Island Reduction	2
	3			SSc2	Rainwater Management	3
2				SSc3	Non-Toxic Pest Control	2

Water Efficiency — Possible Points 12

Y	?Y	?N	N			
Y				WEp1	Water Metering	
			2	WEc1	Total Water Use	12
4		2		WEc2	Indoor Water Use	6
2		2		WEc3	Outdoor Water Use	4

Energy and Atmosphere — Possible Points 37

Y	?Y	?N	N			
Y				EAp1	Minimum Energy Performance	
Y				EAp2	Energy Metering	
Y				EAp3	Education of the Homeowner, Tenant or Building Manager	
20		10		EAc1	Annual Energy Use	30
		2	3	EAc2	Efficient Hot Water Distribution	5
1			1	EAc3	Advanced Utility Tracking	2

Materials and Resources — Possible Points 9

Y	?Y	?N	N			
Y				MRp1	Certified Tropical Wood	
Y				MRp2	Durability Management	
1				MRc1	Durability Management Verification	1
0.5	2.5		2	MRc2	Environmentally Preferable Products	5
1	1	2		MRc3	Construction Waste Management [RP]	3

Indoor Environmental Quality — Possible Points 18

Y	?Y	?N	N			
Y				EQp1	Ventilation	
Y				EQp2	Combustion Venting	
Y				EQp3	Garage Pollutant Protection	
Y				EQp4	Radon-Resistant Construction	
Y				EQp5	Air Filtering	
Y				EQp6	Environmental Tobacco Smoke	
Y				EQp7	Compartmentalization	
	1	2		EQc1	Enhanced Ventilation	3
			2	EQc2	Contaminant Control	2
2			1	EQc3	Balancing of Heating and Cooling Distribution Systems	3
			3	EQc4	Enhanced Compartmentalization	3
	2			EQc5	Enhanced Combustion Venting	2
1				EQc6	Enhanced Garage Pollutant Protection	1
3				EQc7	Low Emitting Products	3
1				EQc8	No Environmental Tobacco Smoke	1

Innovation — Possible Points 6

Y	?Y	?N	N			
	1			INc1.1	Pilot: TBD	1
1				INc1.2	Innovation: Green vehicles	1
	1			INc1.3	Innovation: Housing Types and Affordability	1
1				INc1.4	EP in LTc4 Community Resources	1
	1			INc1.5	EP in LTc2 Option 5 Bicycle Network and Storage	1
		1		INc2	LEED Accredited Professional	1

61	14	22	14	**Total**	Possible Points **110**

Certified 40 to 49 points Silver 50 to 59 points **Gold 60 to 79 points** Platinum 80 to 110 points

[RP] - Regional Priority credit (adds 1 point)

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20007
202.595.3173

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	04/29/2022	4.1 SUBMISSION
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	04/03/2023	4.1 RESUBMISSION
	05/05/2023	4.1 RESUBMISSION

CERTIFICATION

COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman — 05/05/23
0401015291 — License Number — Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2478-01

SHEET TITLE

GENERAL INFORMATION

SHEET NUMBER

A000.2

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2 A000.3 SITE CIRCULATION - EXISTING
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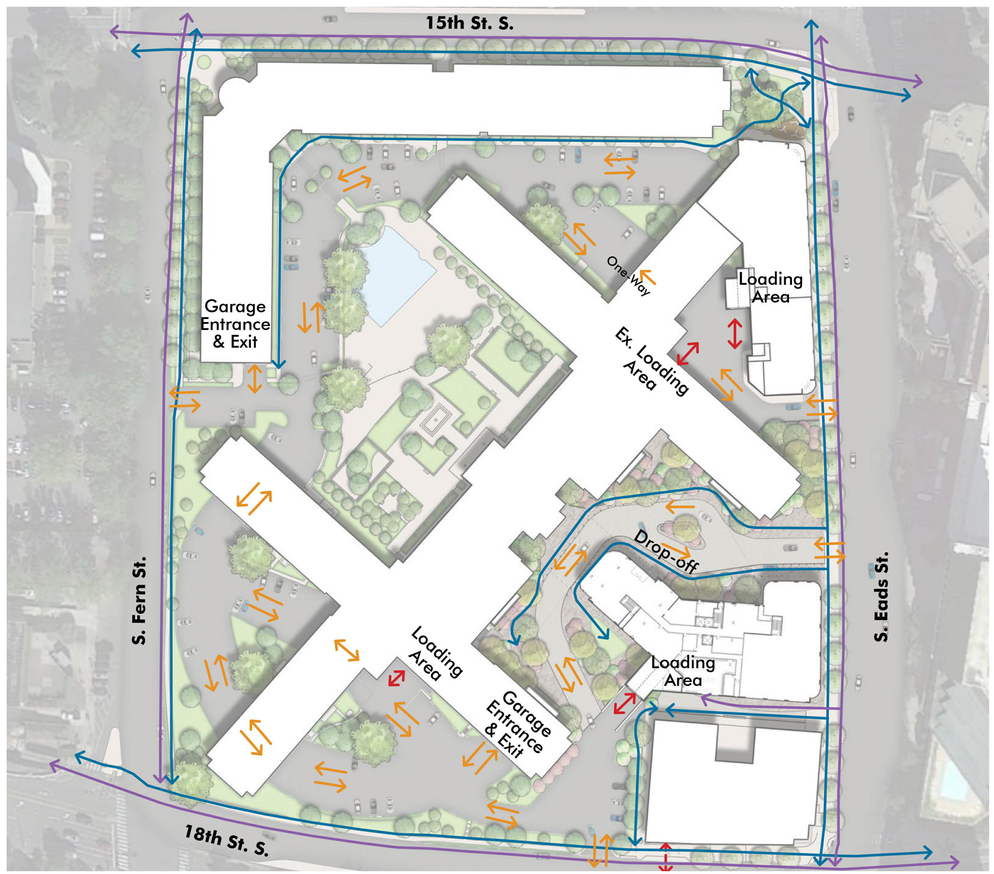

1 A000.3 SITE CIRCULATION - PROPOSED
NTS

LEGEND

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- VEHICULAR CIRCULATION
- LOADING CIRCULATION

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202.595.3173

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SHEET TITLE

SITE CIRCULATION - PROPOSED

SHEET NUMBER

A000.3

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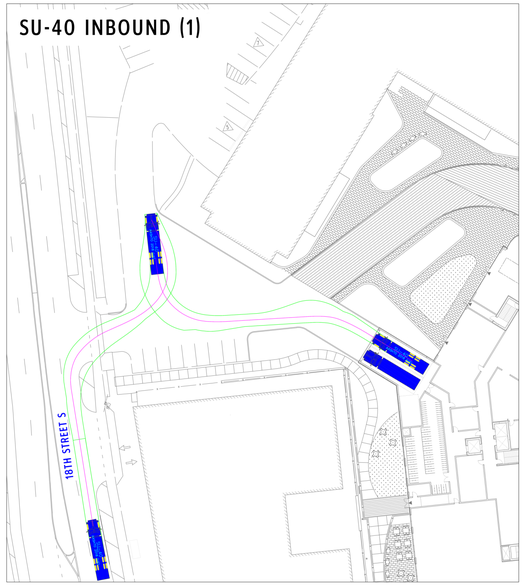
SU-40 INBOUND (1)



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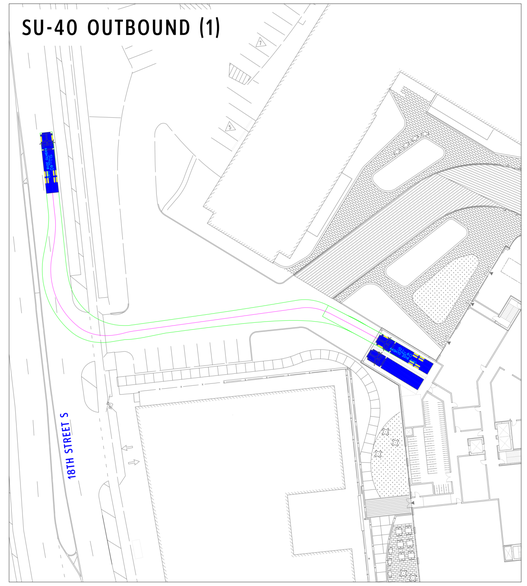


DRAWING SCALE 0' 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3 | MEP MEP JTH

GOROVE SLADE Transportation Planners and Engineers

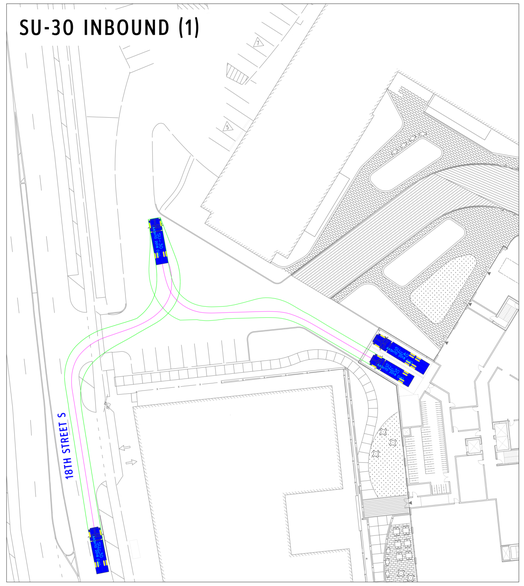
TRUCK MANEUVERING DIAGRAMS
CRYSTAL TOWERS
Arlington, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
3914 Centreville Road / Suite 330 / Chantilly VA / 20151 / 703.787.9595
10525 Washington Street / Suite 212 / Haymarket VA / 20169 / 571.248.0992

PROJECT NO. 7301-355

PP-1

SU-30 INBOUND (1)



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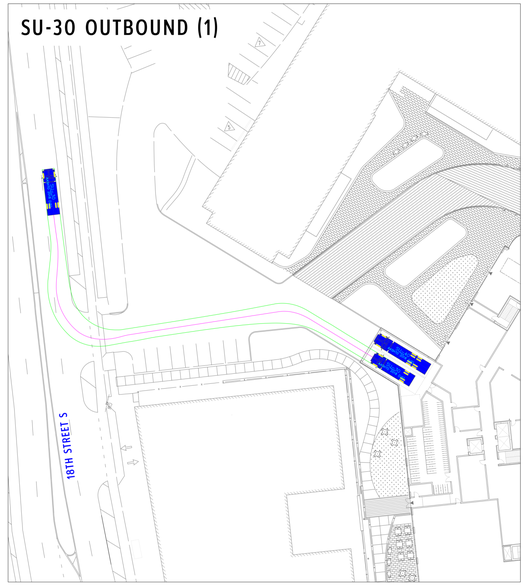

DRAWING SCALE 0' 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3 | MEP MEP JTH

GOROVE SLADE Transportation Planners and Engineers

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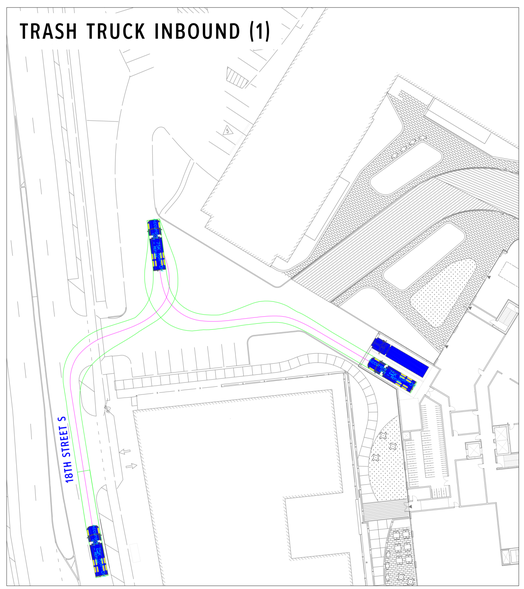
PROJECT NO. 7301-355

PP-2

TRASH TRUCK INBOUND (1)



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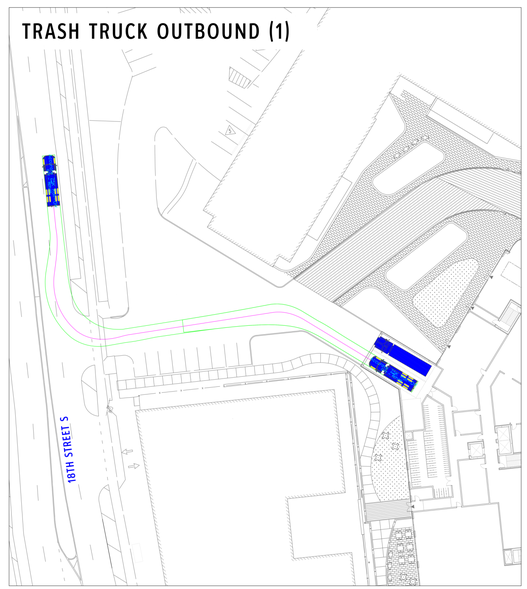

DRAWING SCALE 0' 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3 | MEP MEP JTH

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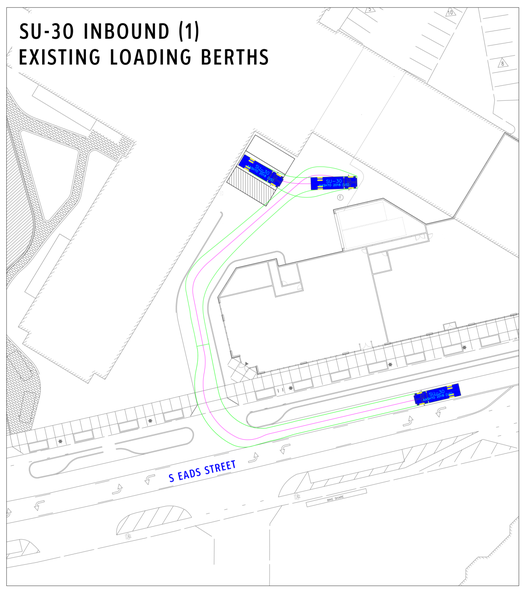
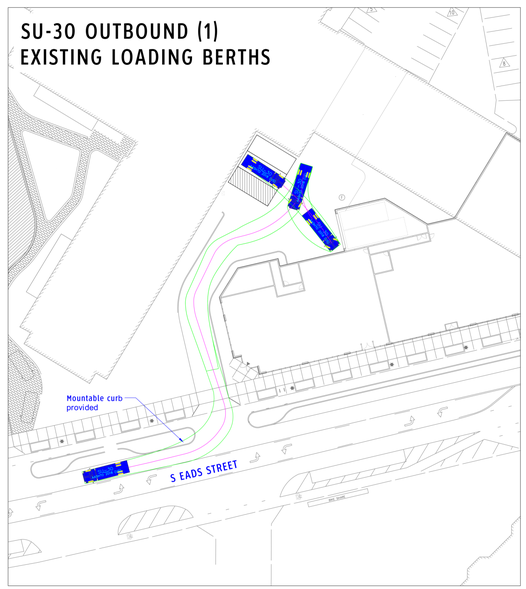
PROJECT NO. 7301-355

PP-3

SU-30 INBOUND (1)
EXISTING LOADING BERTHS



SU-30 OUTBOUND (1)
EXISTING LOADING BERTHS



DRAWING SCALE 0' 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3 | MEP MEP JTH

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PROJECT NO. 7301-355

PP-4

BKV GROUP

Architecture
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Landscape Architecture
Engineering

1054 31st Street NW
Canal Square
Suite 410
Washington, DC
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202.595.3173

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CONSULTANTS

PROJECT TITLE

CRYSTAL TOWERS 3

ISSUE #	DATE	DESCRIPTION
	05/05/2023	4.1 RESUBMISSION

CERTIFICATION

COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 05/05/23
0401015291
License Number Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2478-01

SHEET TITLE

AUTOTURN EXHIBIT

SHEET NUMBER

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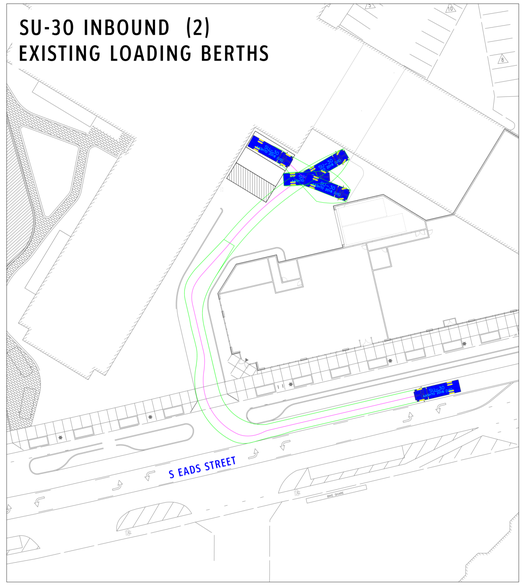
SU-30 INBOUND (2) EXISTING LOADING BERTHS



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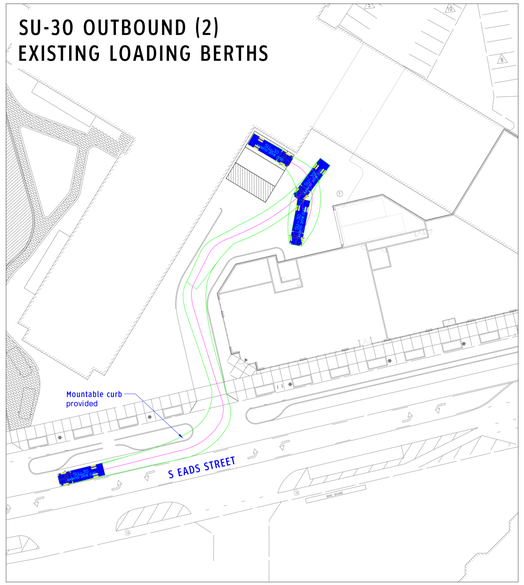

DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

MEP MEP JTH

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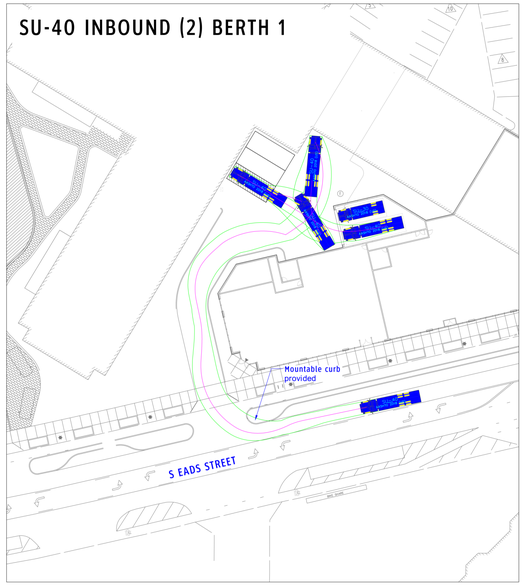
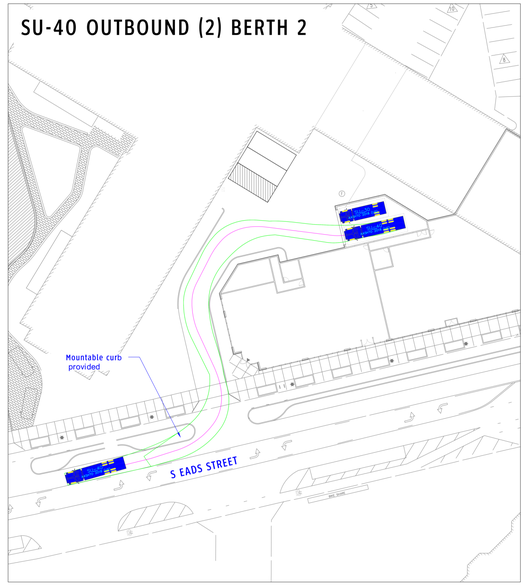
PROJECT NO. 7301-355

PP-5

SU-40 INBOUND (2) BERTH 1



SU-40 OUTBOUND (2) BERTH 2



DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

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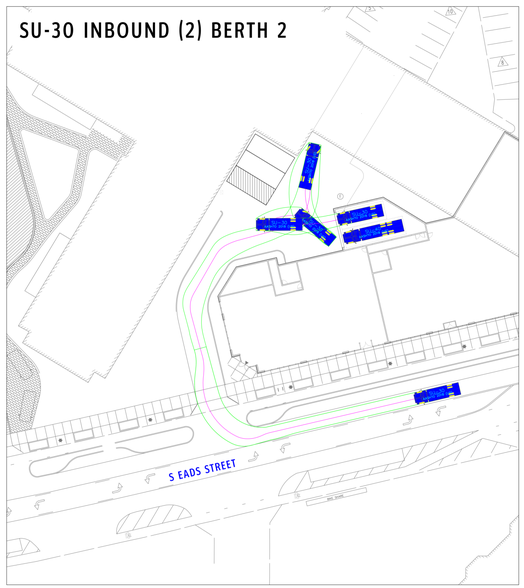
PROJECT NO. 7301-355

PP-6

SU-30 INBOUND (2) BERTH 2



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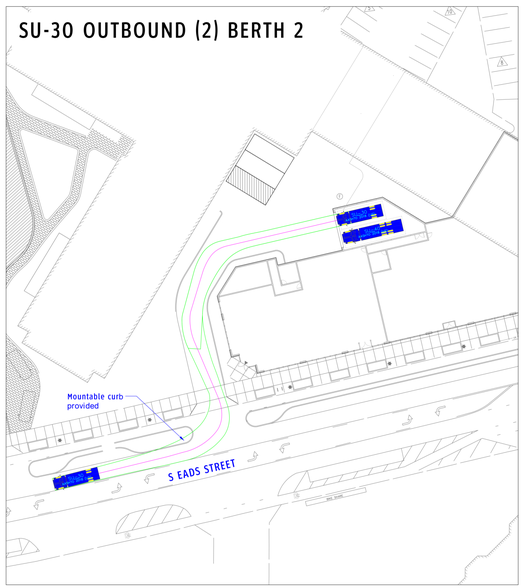

DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

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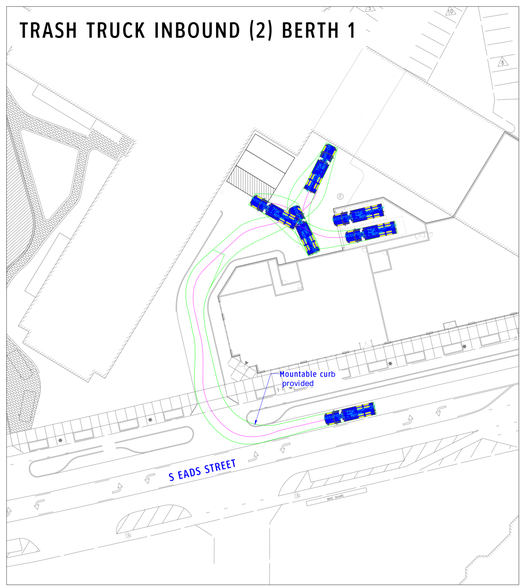
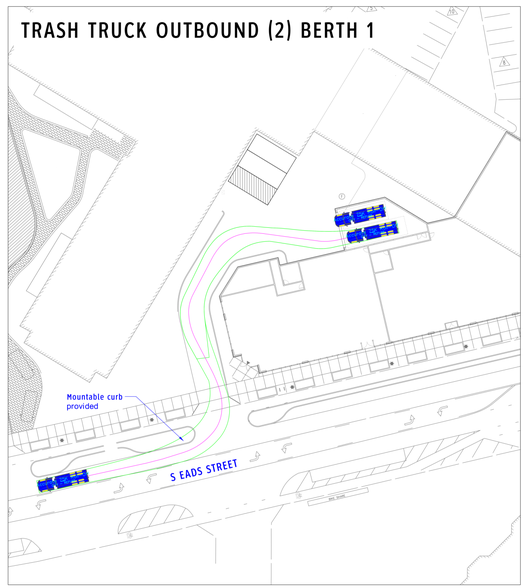
PROJECT NO. 7301-355

PP-7

TRASH TRUCK INBOUND (2) BERTH 1



TRASH TRUCK OUTBOUND (2) BERTH 1



DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

MEP MEP JTH

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PROJECT NO. 7301-355

PP-8

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1054 31st Street NW
Canal Square
Suite 410
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CONSULTANTS

PROJECT TITLE

CRYSTAL TOWERS 3

ISSUE #	DATE	DESCRIPTION
	05/05/2023	4.1 RESUBMISSION

CERTIFICATION

COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 05/05/23
0401015291
License Number Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2478-01

SHEET TITLE

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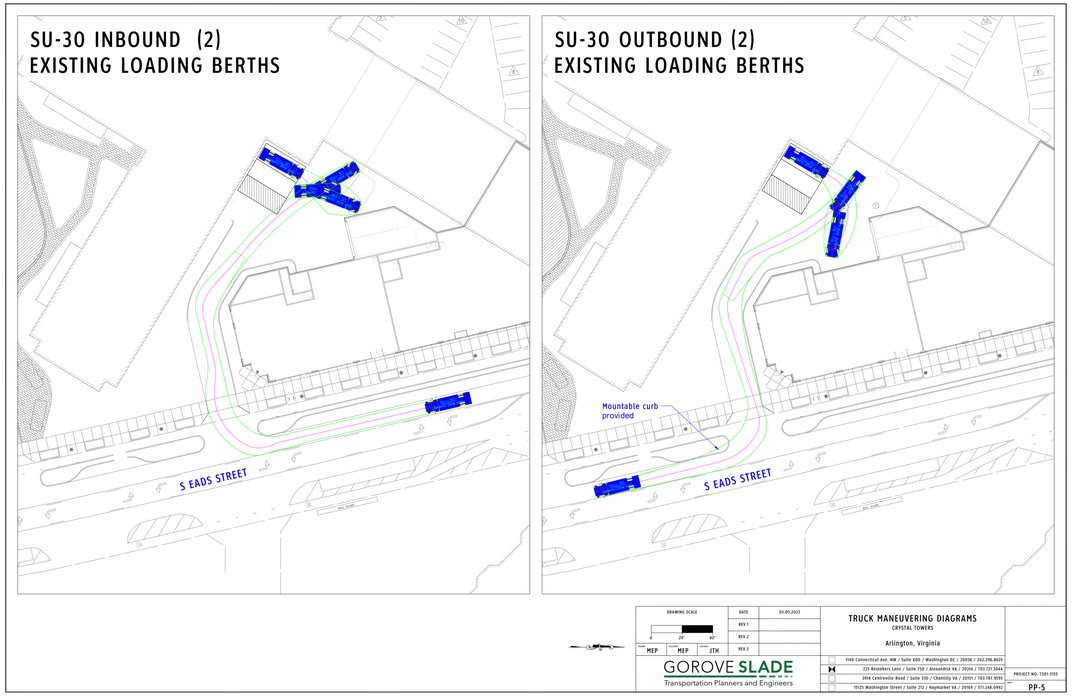

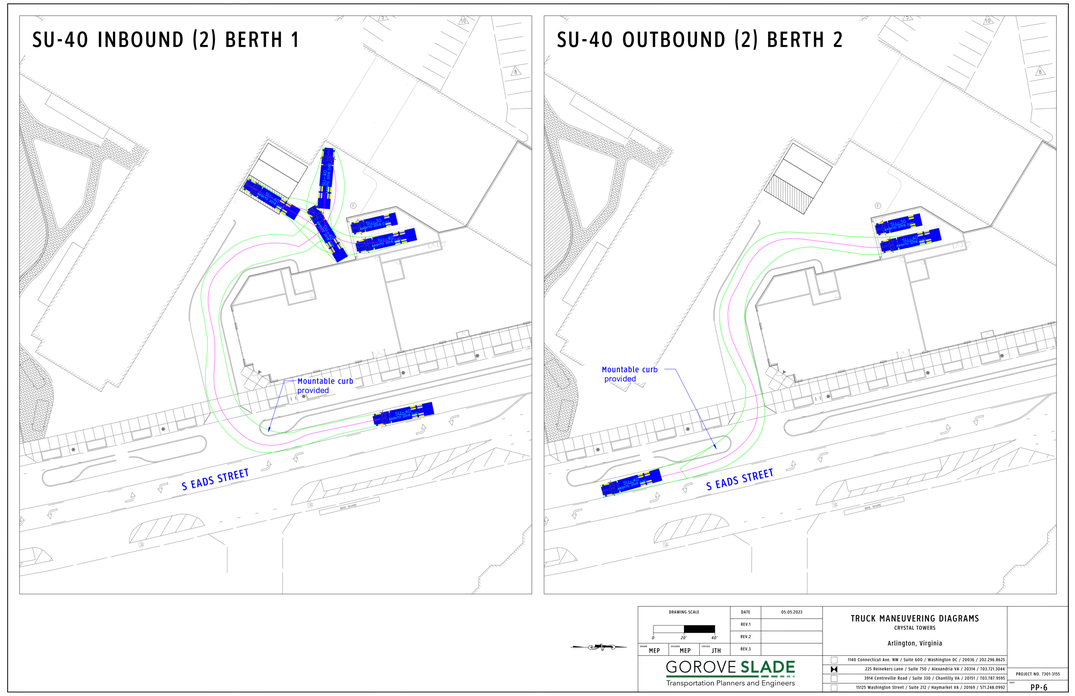

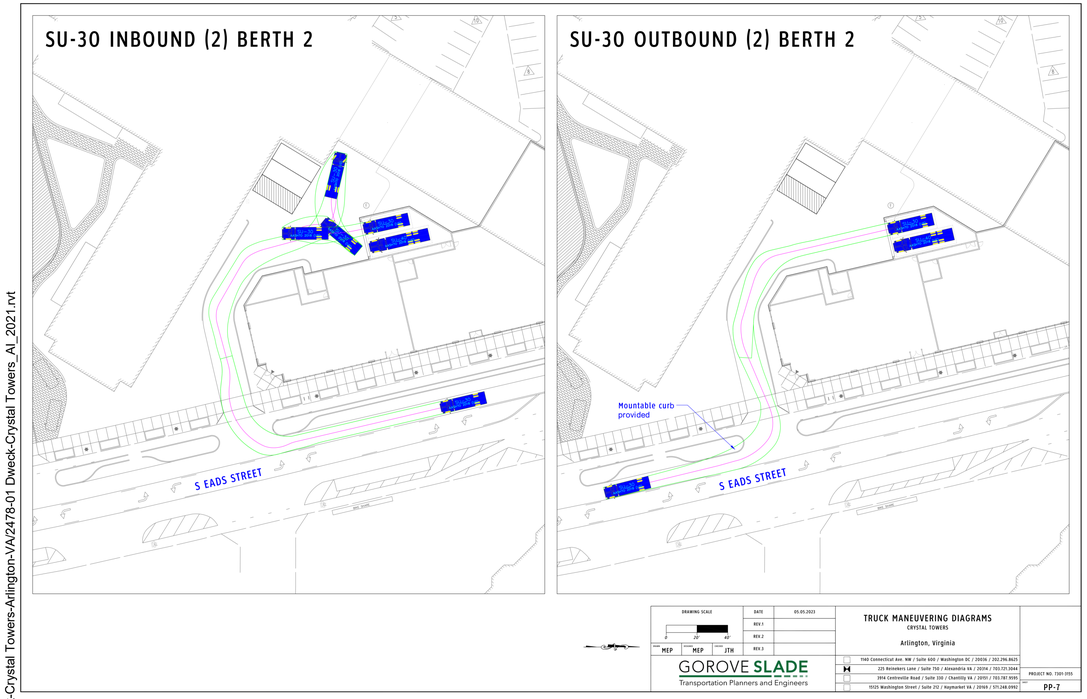

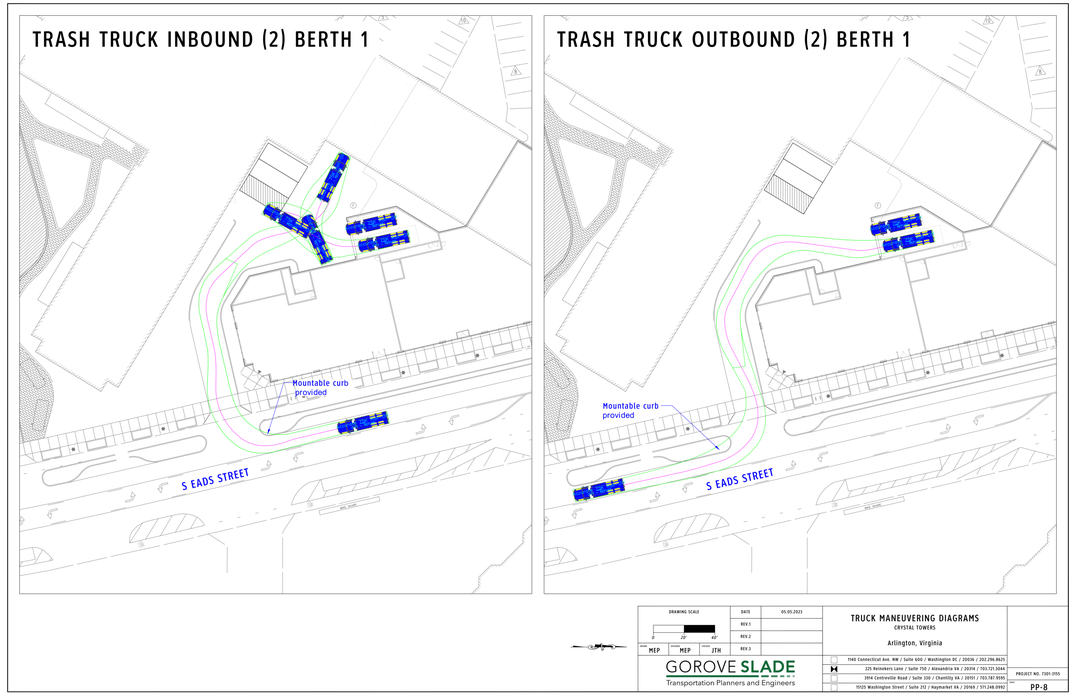

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JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman
0401015291 — 05/05/23
License Number — Date

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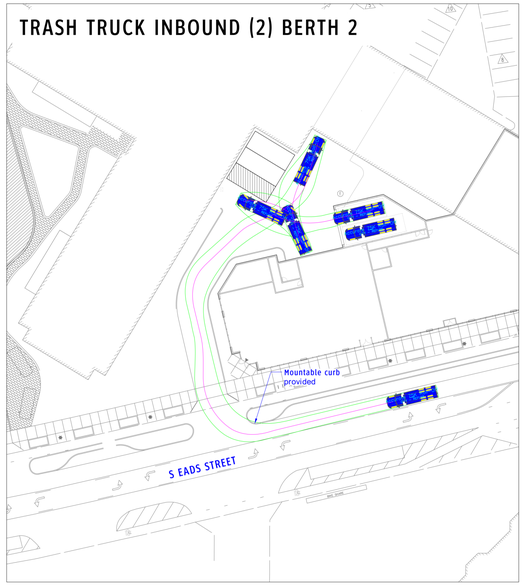
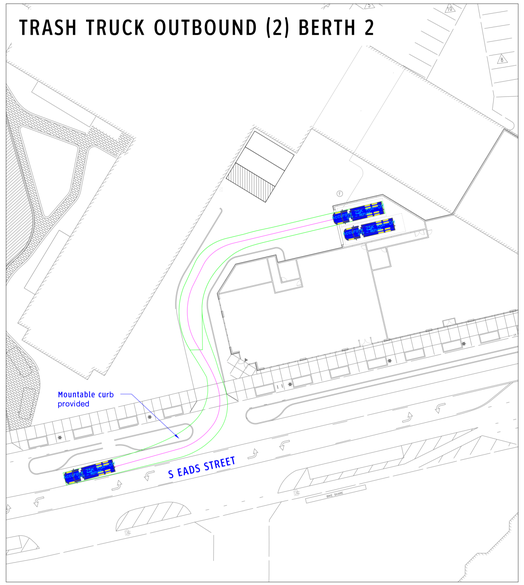
TRASH TRUCK INBOUND (2) BERTH 2



TRASH TRUCK OUTBOUND (2) BERTH 2



DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

MEP MEP JTH

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Transportation Planners and Engineers

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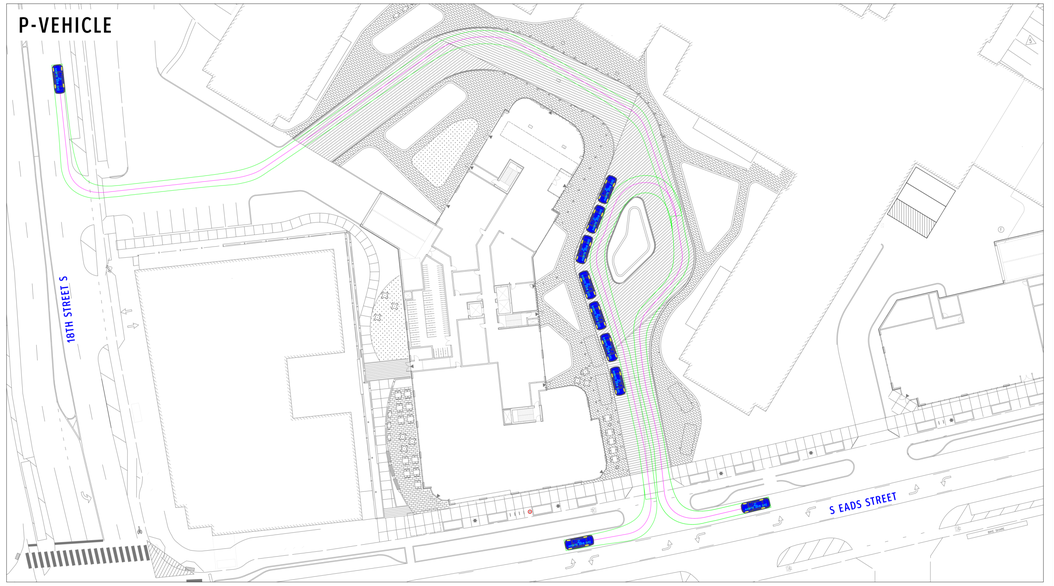
PROJECT NO. 7301-355

PP-9

P-VEHICLE



DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

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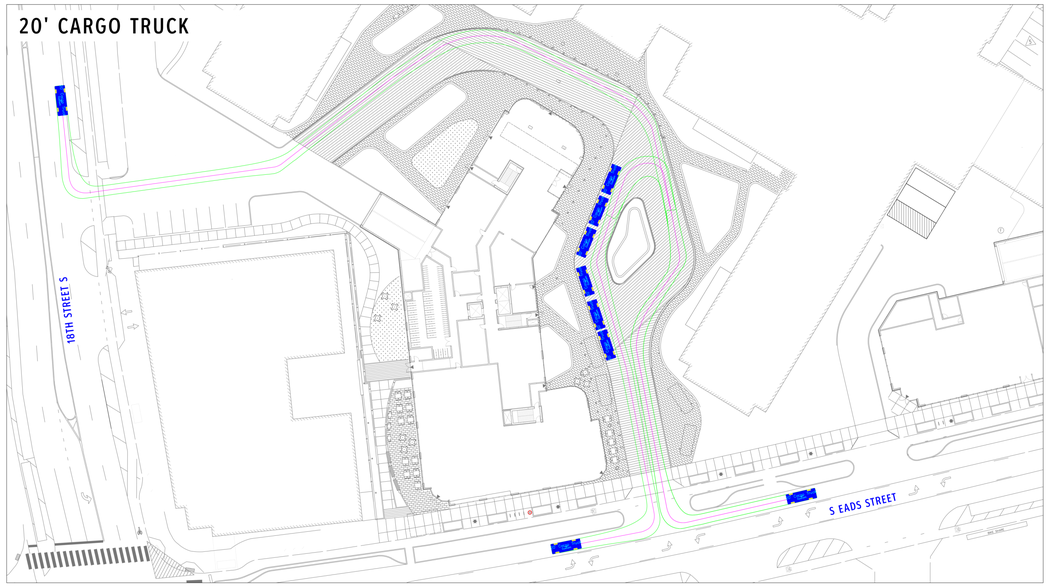
PROJECT NO. 2849-002

PP-10

20' CARGO TRUCK



DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

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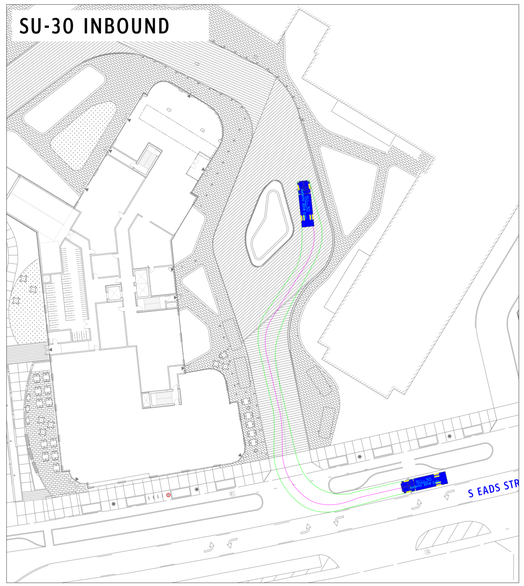
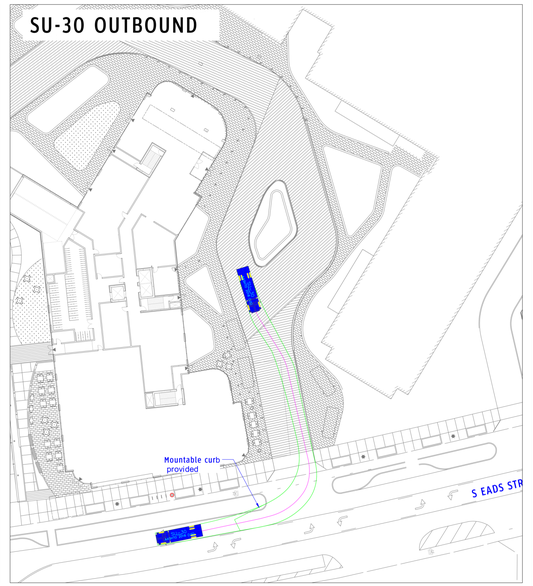
PROJECT NO. 2849-002

PP-11

SU-30 INBOUND



SU-30 OUTBOUND



DRAWING SCALE 0 20' 40' | DATE 05.05.2023 | REV.1 | REV.2 | REV.3

MEP MEP JTH

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PROJECT NO. 2849-002

PP-12

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1054 31st Street NW
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Suite 410
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CONSULTANTS

PROJECT TITLE

CRYSTAL TOWERS 3

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COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman
0401015291 — 05/05/23
License Number — Date

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CHECKED BY	Checker
COMMISSION NUMBER	2478-01

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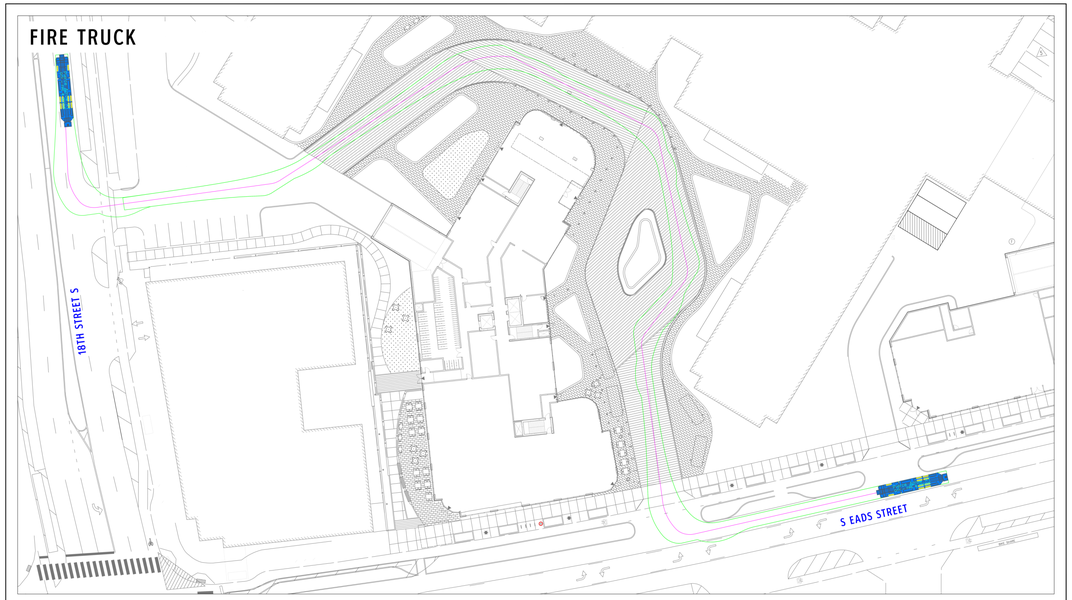
FIRE TRUCK



DRAWING SCALE	DATE	05.05.2023
0' 20' 40'	REV 1	
	REV 2	
MEP MEP JTH	REV 3	

TRUCK MANEUVERING DIAGRAMS
CRYSTAL TOWERS
Arlington, Virginia

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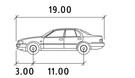
PP-13

VEHICLE PROFILES



P

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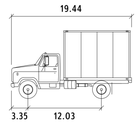
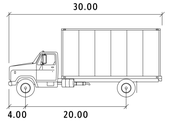
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6
Height	: 4.3
Total Length	: 19.0



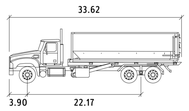
20' Cargo Truck

	feet
Width	: 6.54
Track	: 6.54
Lock to Lock Time	: 6.0
Steering Angle	: 47.4



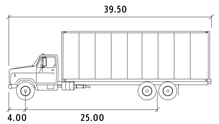
SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



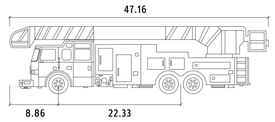
Accurate 75K Roll-Off

	feet
Width	: 8.17
Track	: 8.02
Lock to Lock Time	: 6.0
Steering Angle	: 32.7



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



Pierce Arrow XT

	feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.5

DRAWING SCALE	DATE	05.05.2023
0' 20' 40'	REV 1	
	REV 2	
MEP MEP JTH	REV 3	

TRUCK MANEUVERING DIAGRAMS
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PROJECT NO. 2849-002

PP-14

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Engineering

1054 31st Street NW
Canal Square
Suite 410
Washington, DC
20007
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CONSULTANTS

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JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 05/05/23
0401015291 Date
License Number

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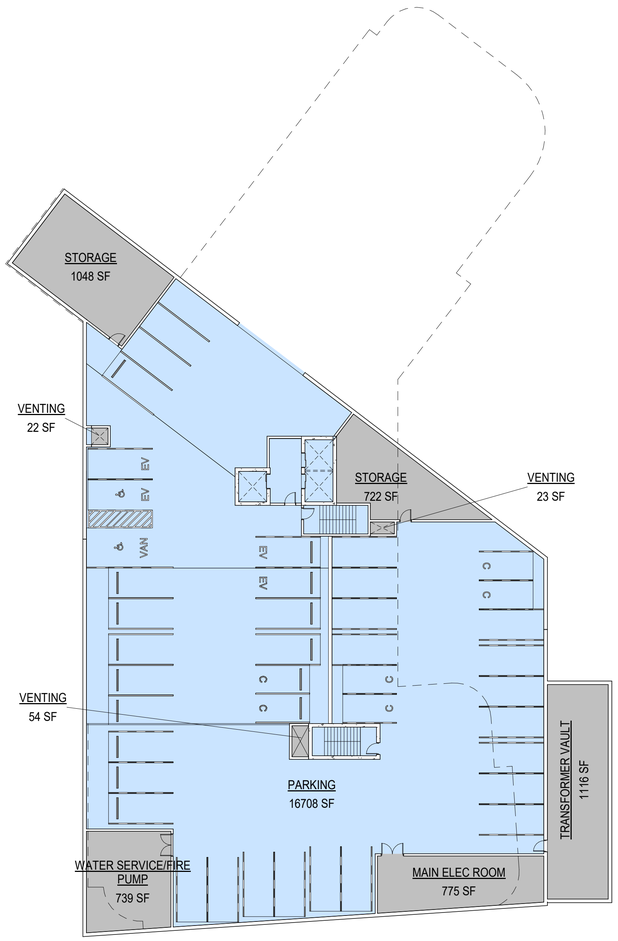
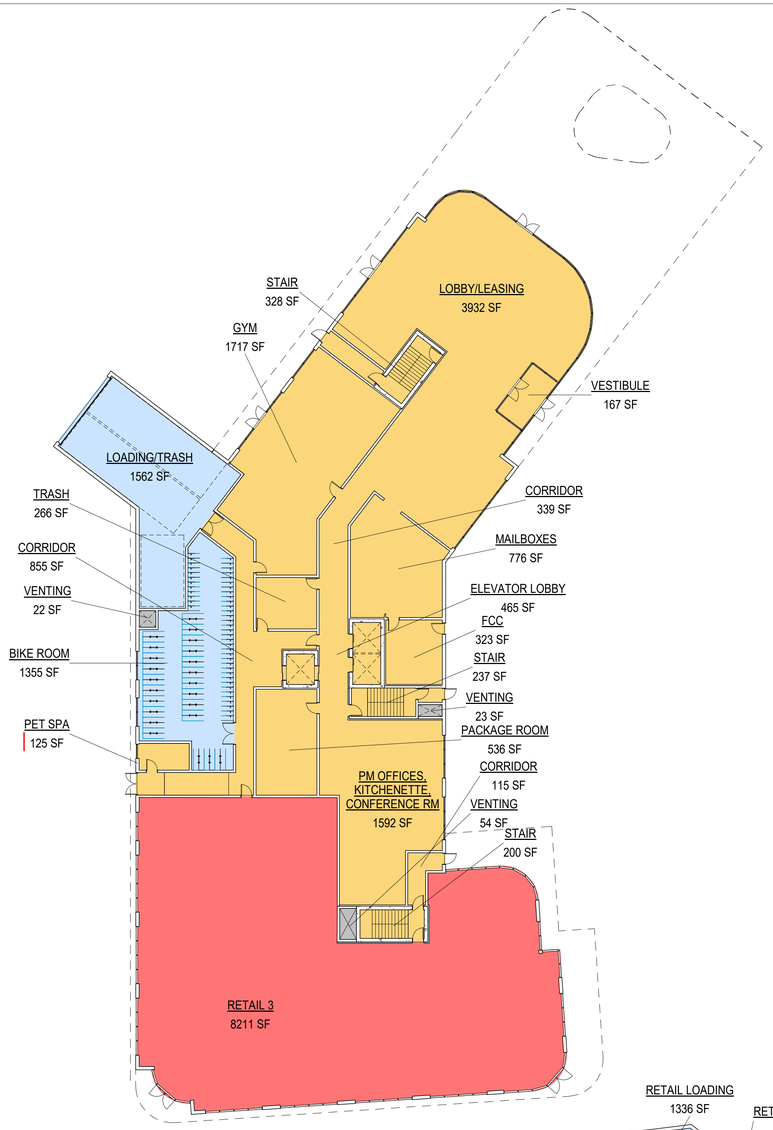


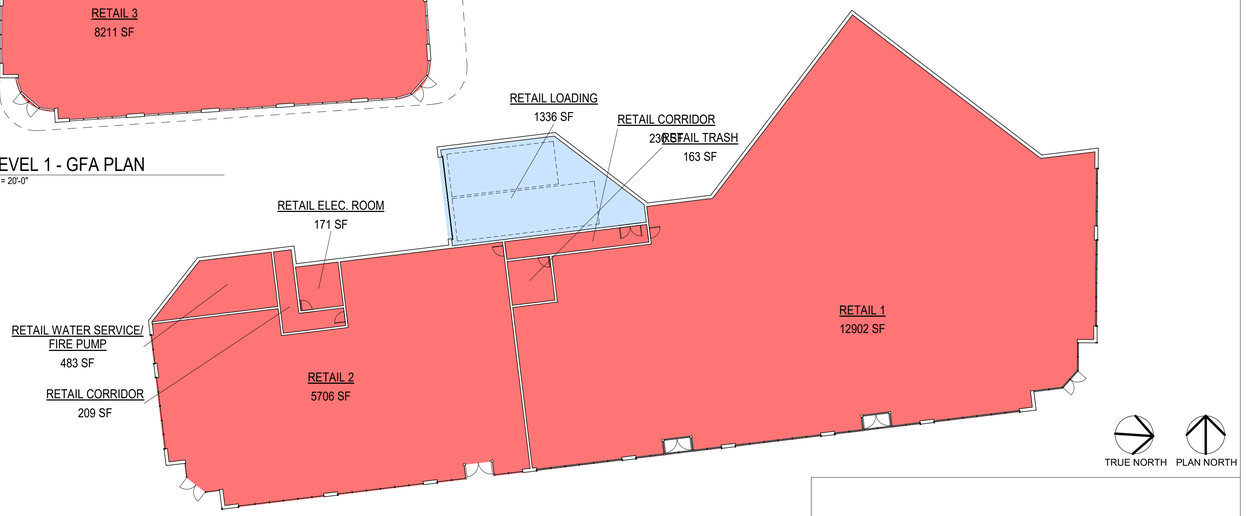
1 A001 LEVEL P1 - GFA PLAN
1" = 20'-0"

GFA AREAS - LEVEL P1	
Name	Area
GFA EXCLUSION	
MAIN ELEC ROOM	775 SF
STORAGE	1769 SF
TRANSFORMER VAULT	1116 SF
VENTING	98 SF
WATER SERVICE/FIRE PUMP	739 SF
	4498 SF
GROSS PARKING AREA	
PARKING	16708 SF
	16708 SF



2 A001 LEVEL 1 - GFA PLAN
1" = 20'-0"

GFA AREAS - LEVEL 1	
Name	Area
GFA EXCLUSION	
VENTING	98 SF
	98 SF
GROSS PARKING AREA	
BIKE ROOM	1355 SF
LOADING/TRASH	1562 SF
RETAIL LOADING	1336 SF
	4252 SF
RESIDENTIAL GFA	
CORRIDOR	1309 SF
ELEVATOR LOBBY	465 SF
FCC	323 SF
GYM	1717 SF
LOBBY/LEASING	3932 SF
MAILBOXES	776 SF
PACKAGE ROOM	536 SF
PET SPA	125 SF
PM OFFICES, KITCHENETTE, CONFERENCE RM	1592 SF
STAIR	765 SF
TRASH	266 SF
VESTIBULE	167 SF
	11973 SF
RETAIL GFA	
RETAIL 1	12902 SF
RETAIL 2	5706 SF
RETAIL 3	8211 SF
RETAIL CORRIDOR	439 SF
RETAIL ELEC. ROOM	171 SF
RETAIL TRASH	163 SF
RETAIL WATER SERVICE/ FIRE PUMP	483 SF
	28076 SF



3 A001 RETAIL - LEVEL 1 - GFA PLAN
1" = 20'-0"

TRUE NORTH PLAN NORTH

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CRYSTAL TOWERS 3

ISSUE #	DATE	DESCRIPTION
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	04/03/2023	4.1 RESUBMISSION
	05/05/2023	4.1 RESUBMISSION

CERTIFICATION

COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 05/05/23
0401015291
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SHEET TITLE

GFA DIAGRAMS AND TABULATIONS

SHEET NUMBER

A001

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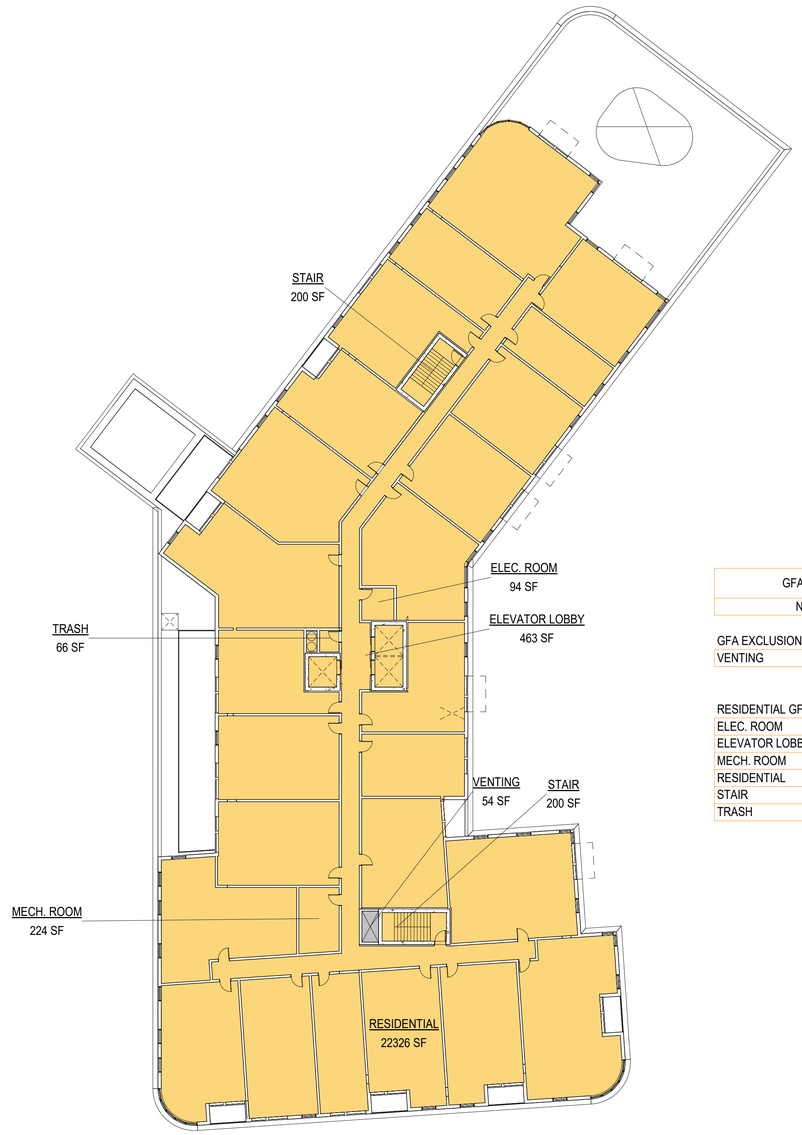
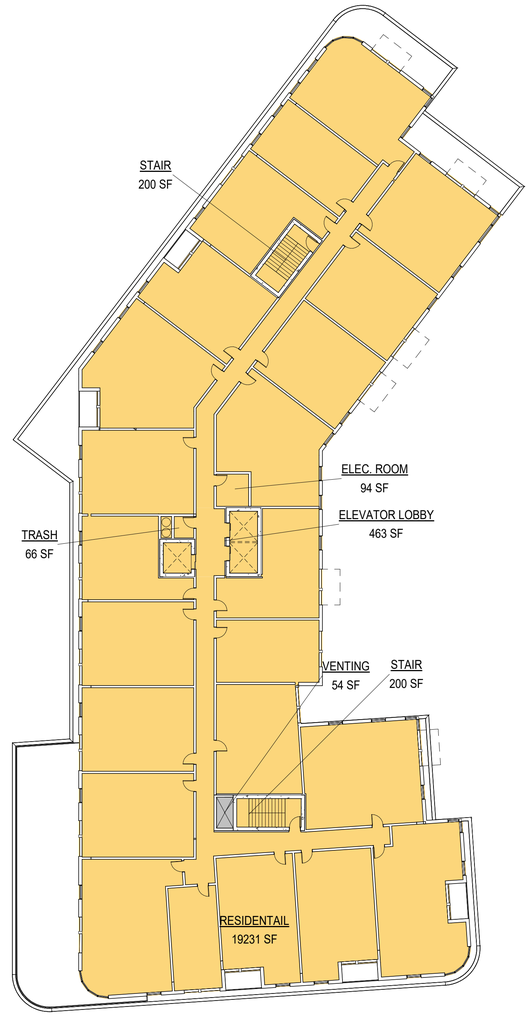


GFA AREAS - LEVEL 2-4	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
ELEC. ROOM	94 SF
ELEVATOR LOBBY	463 SF
MECH. ROOM	224 SF
RESIDENTIAL	22326 SF
STAIR	400 SF
TRASH	66 SF
	23573 SF

2 A002 LEVEL 2-4 - GFA PLAN
1" = 20'-0"



GFA AREAS - LEVEL 5-7	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
ELEC. ROOM	94 SF
ELEVATOR LOBBY	463 SF
RESIDENTAIL	19231 SF
STAIR	400 SF
TRASH	66 SF
	20255 SF

1 A002 LEVEL 5-7 - GFA PLAN
1" = 20'-0"

TRUE NORTH PLAN NORTH

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GFA DIAGRAMS AND TABULATIONS

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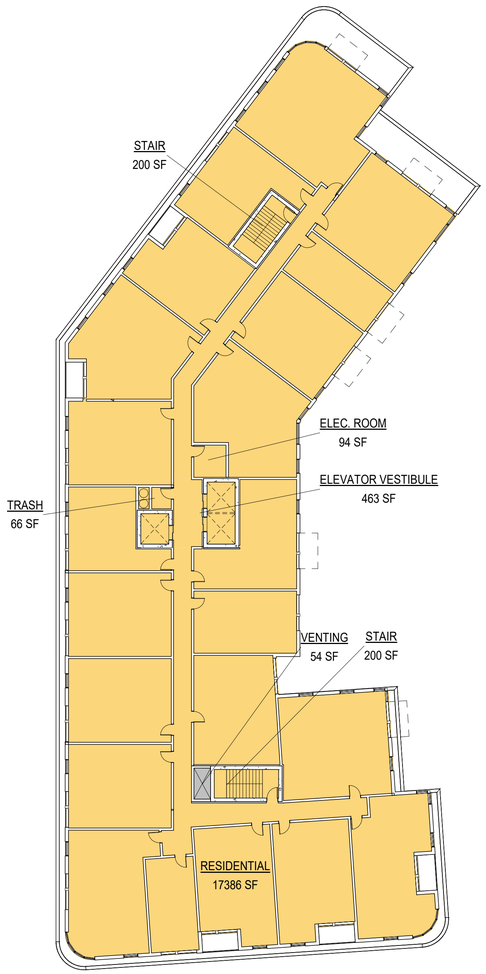
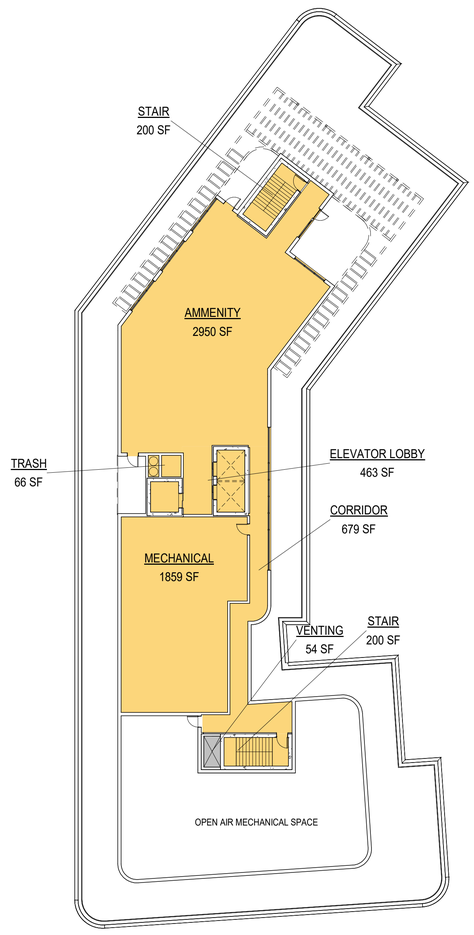


2 A003 LEVEL 8-10 - GFA PLAN
1" = 20'-0"

GFA AREAS - LEVEL 8-10	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
ELEC. ROOM	94 SF
ELEVATOR VESTIBULE	463 SF
RESIDENTIAL	17386 SF
STAIR	400 SF
TRASH	66 SF
	18409 SF



1 A003 LEVEL 11 - GFA PLAN
1" = 20'-0"

GFA AREAS - LEVEL 11	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
AMMENITY	2950 SF
CORRIDOR	679 SF
ELEVATOR LOBBY	463 SF
MECHANICAL	1859 SF
STAIR	400 SF
TRASH	66 SF
	6417 SF

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A003

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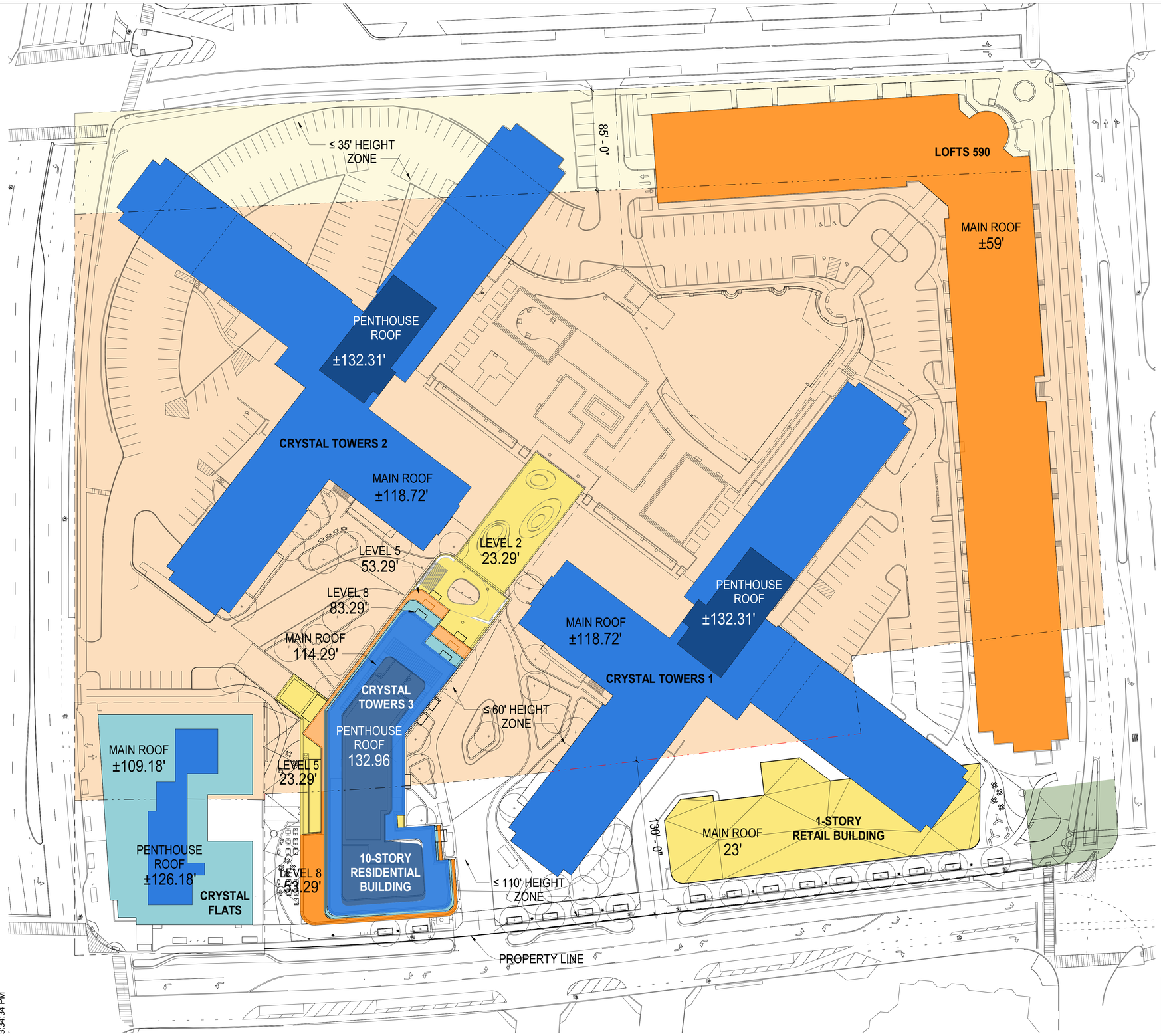

1 A004 SITE - CCSP HEIGHT EXHIBITION
1" = 40'-0"

RECOMMENDED CCSP HEIGHT LIMITS ZONES

- OPEN SPACE WITHIN BUILD-TO-LINES
- RECOMMENDED HEIGHT 35' ZONE
- RECOMMENDED HEIGHT 60' ZONE
- RECOMMENDED HEIGHT 110' ZONE

BUILDING HEIGHTS

- BUILDING HEIGHT 35'
- BUILDING HEIGHT 60'
- BUILDING HEIGHT 110'
- BUILDING HEIGHT 130'
- BUILDING HEIGHT 150'

TRUE NORTH PLAN NORTH

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CCSP PLAN HEIGHT EXHIBIT

SHEET NUMBER

A004

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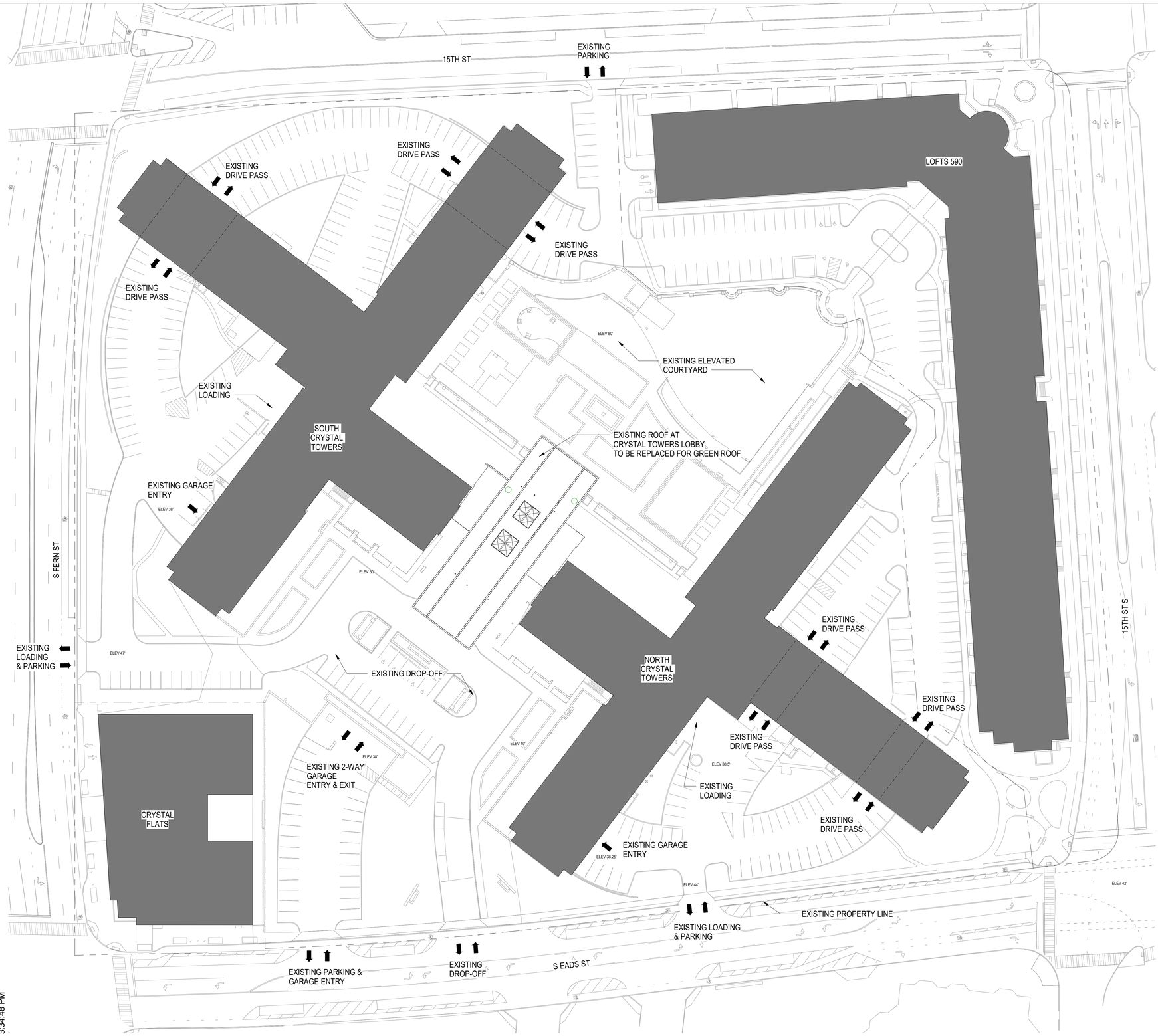

1 A011 SITE PLAN - EXISTING
1" = 40'-0"

TRUE NORTH PLAN NORTH

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SITE PLAN - EXISTING

SHEET NUMBER

A011

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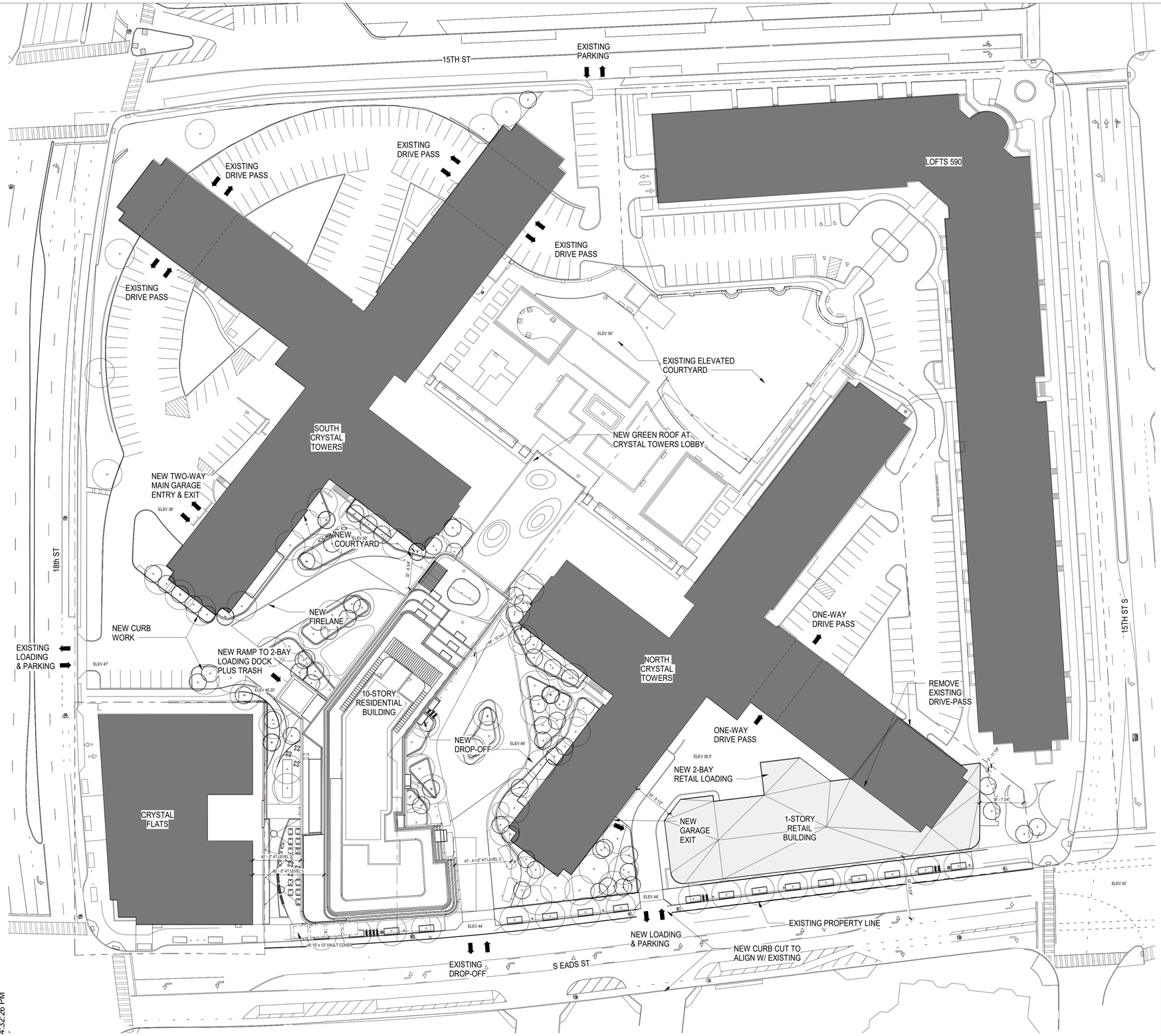

1 A012 SITE PLAN - PROPOSED
1" = 40'-0"

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	04/03/2023	4.1 RESUBMISSION
	05/05/2023	4.1 RESUBMISSION

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Lic. No. 0401015291
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SITE PLAN - PROPOSED

SHEET NUMBER

A012

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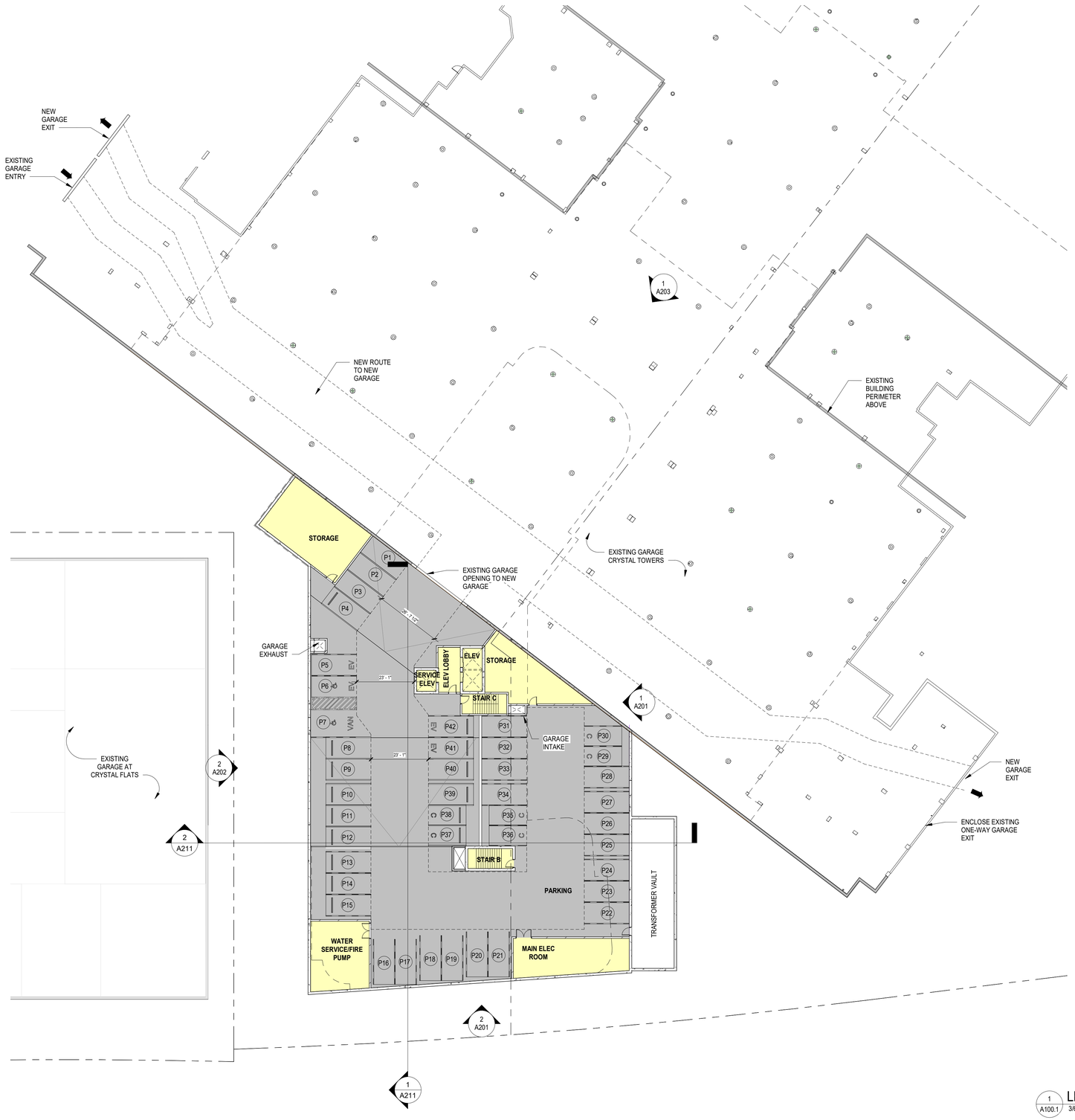
FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



1 A100.1 LEVEL P1
3/64" = 1'-0"

TRUE NORTH PLAN NORTH

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SHEET TITLE

LEVEL P1 - OVERALL FLOOR PLAN

SHEET NUMBER

A100.1

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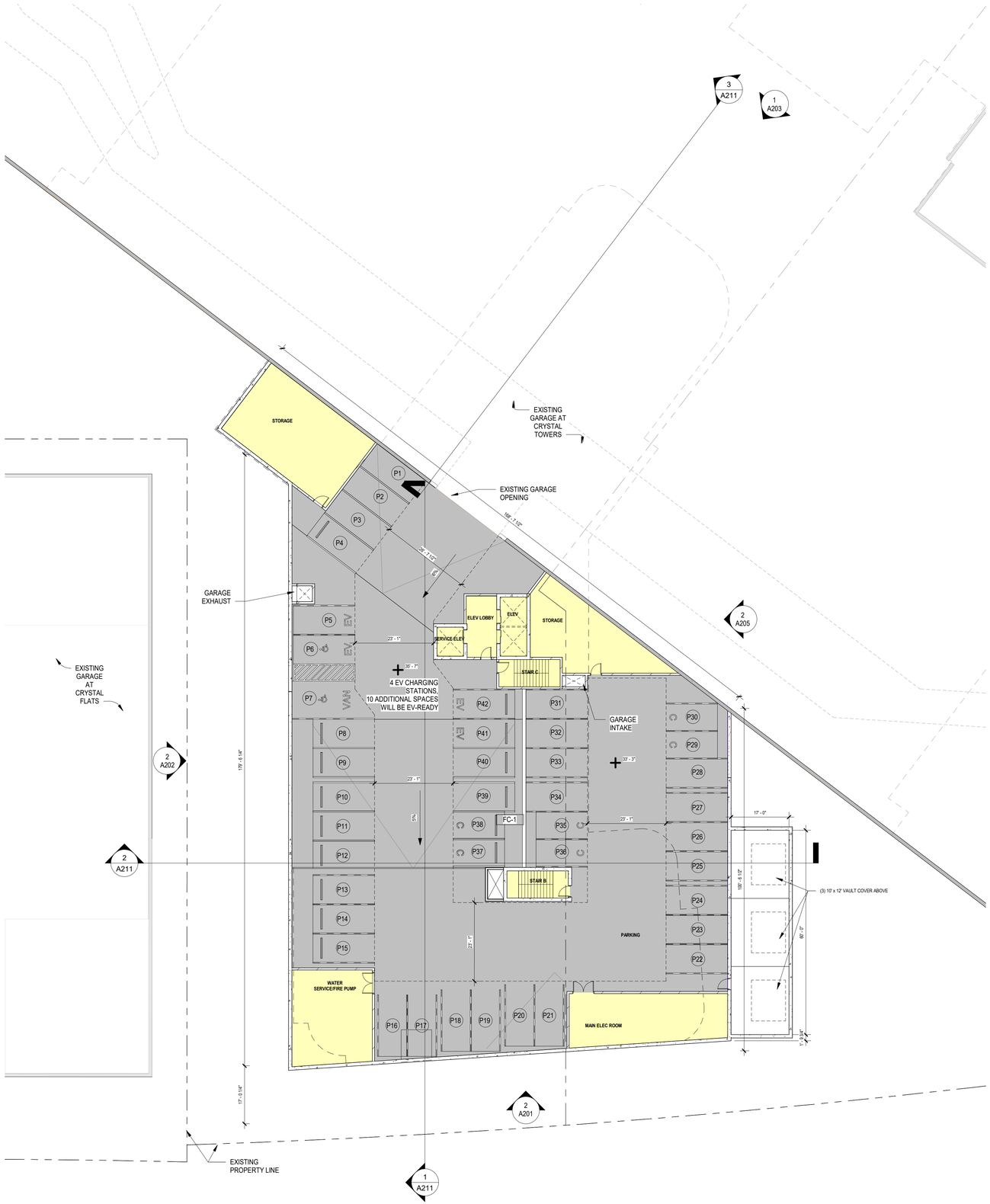
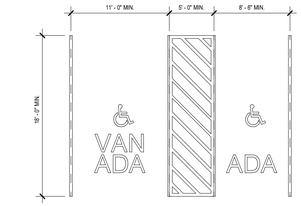
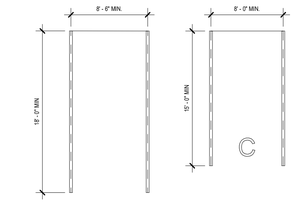


FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



ACCESSIBLE - CAR AND VAN



STANDARD AND COMPACT PARKING

2 A100.2 PARKING - ENLARGED PLAN LEVEL P1

1/8" = 1'-0"

PARKING SCHEDULE:

NEW DEVELOPMENT RESIDENTIAL PARKING		
LEVEL	**TYPE**	**COUNT**
P1	8' x 15' - COMPACT	6
P1	8.5' X 18' - 90 STANDARD	34
P1	ADA - 8.5' X 18'	1
P1	ADA VAN - 11' X 18'	1
TOTAL		**42**

OVERALL PARKING (PROPOSED)				
LEVEL	**RESIDENTIAL**	**RESIDENTIAL VISITOR***	**RETAIL**	**TOTAL**
Ground	169	10	30	209
P1	446	-	-	446
P2	165	-	-	165
TOTAL	**780**	**10**	**30**	**820**
SIZE	**1121 UNITS**	-	**28076 SQUARE FEET**	-
RATIO	**0.70**	**0.05 SPACES FOR THE FIRST 200 UNITS**	**936**	-

GFA AREAS - LEVEL P1 SUMMARY	
Name	Area
GFA EXCLUSION	
	4498 SF
	4498 SF
GROSS PARKING AREA	
PARKING	16708 SF
	16708 SF

TRUE NORTH PLAN NORTH

1 A100.2 LEVEL P1

1/16" = 1'-0"

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LEVEL P1 - FLOOR PLAN

SHEET NUMBER

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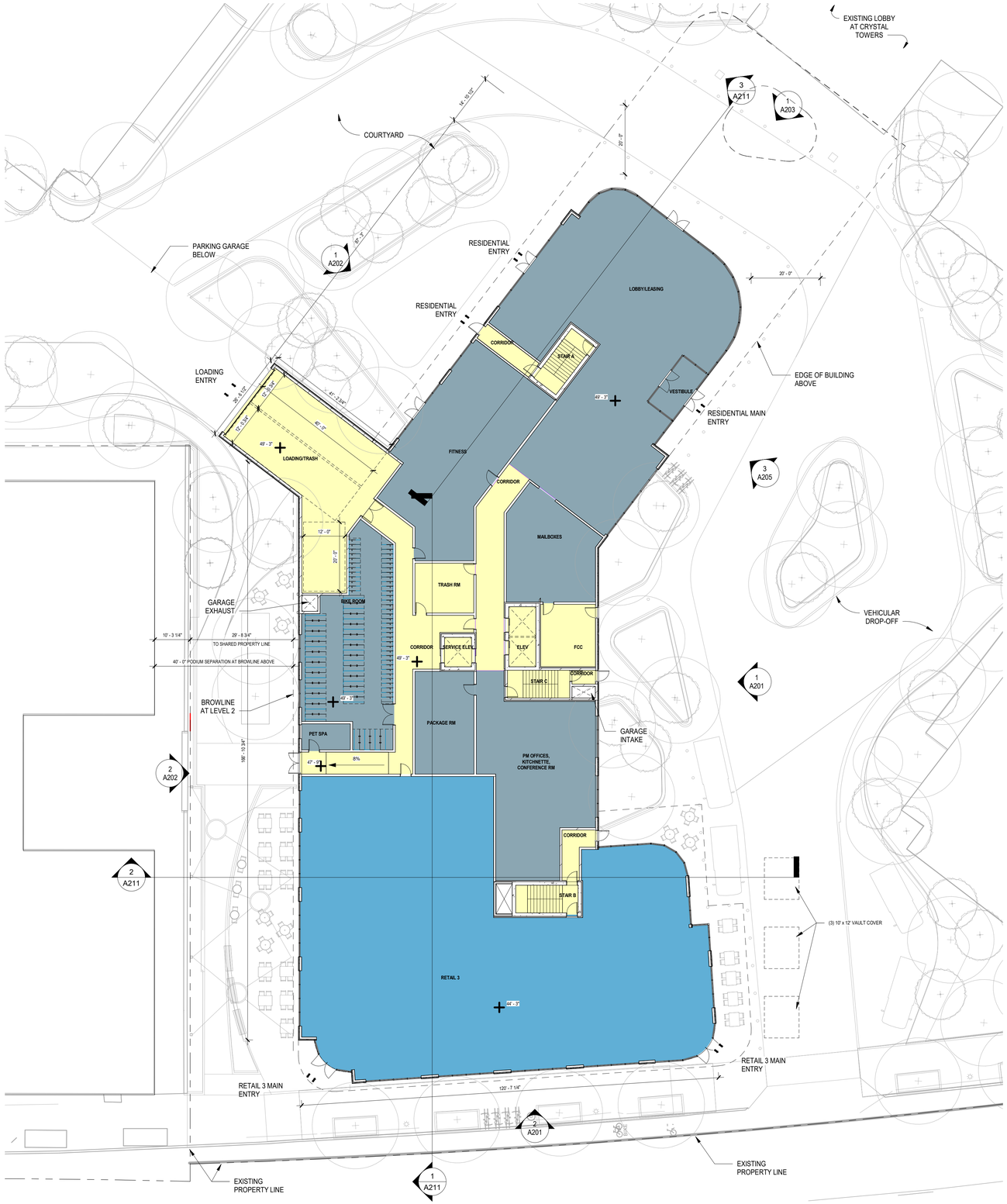
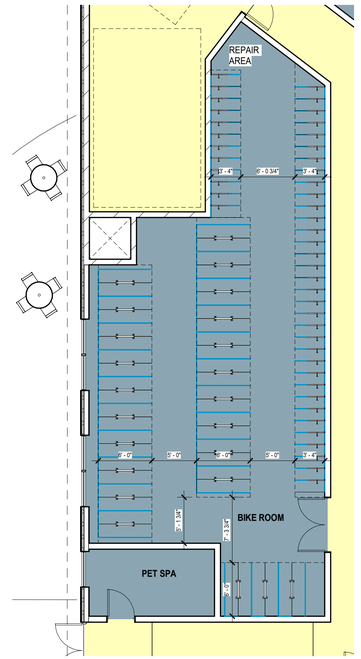


1 LEVEL 1
A101.1 1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



2 BIKE ROOM - ENLARGED PLAN LEVEL 1
A101.1 1/8" = 1'-0"

BIKE SCHEDULE:		
LEVEL	TYPE	COUNT
LEVEL 1 - LONG TERM	WALL RACK	43
LEVEL 1 - LONG TERM	FLOOR RACK	43
SITE - VISITORS	OUTDOOR RACK	11
TOTAL		97

GFA AREAS - LEVEL 1 SUMMARY	
Name	Area
GFA EXCLUSION	
VENTING	98 SF
	98 SF
GROSS PARKING AREA	
	2916 SF
	2916 SF
RESIDENTIAL GFA	
	11973 SF
	11973 SF
RETAIL GFA	
RETAIL 3	8211 SF
	8211 SF

TRUE NORTH PLAN NORTH

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LEVEL 1 - FLOOR PLAN

SHEET NUMBER

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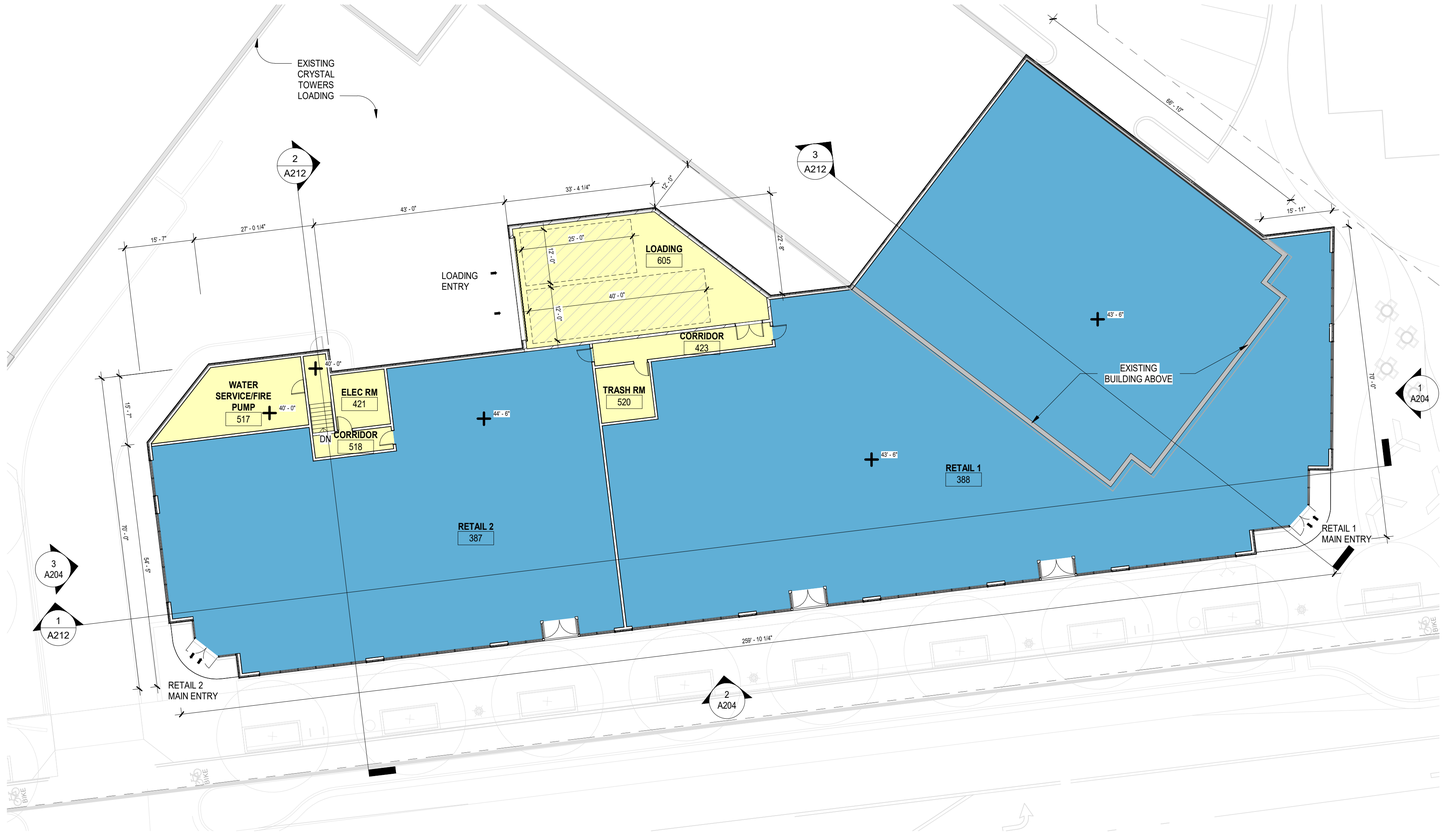
FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



1 A101.2 RETAIL - LEVEL 1
1/16" = 1'-0"

GFA AREAS - RETAIL - LEVEL 1 SUMMARY	
Name	Area
GROSS PARKING AREA	
RETAIL LOADING	1336 SF
	1336 SF
RETAIL GFA	
	19864 SF
	19864 SF

TRUE NORTH PLAN NORTH

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LEVEL 1 - RETAIL - FLOOR PLAN

SHEET NUMBER

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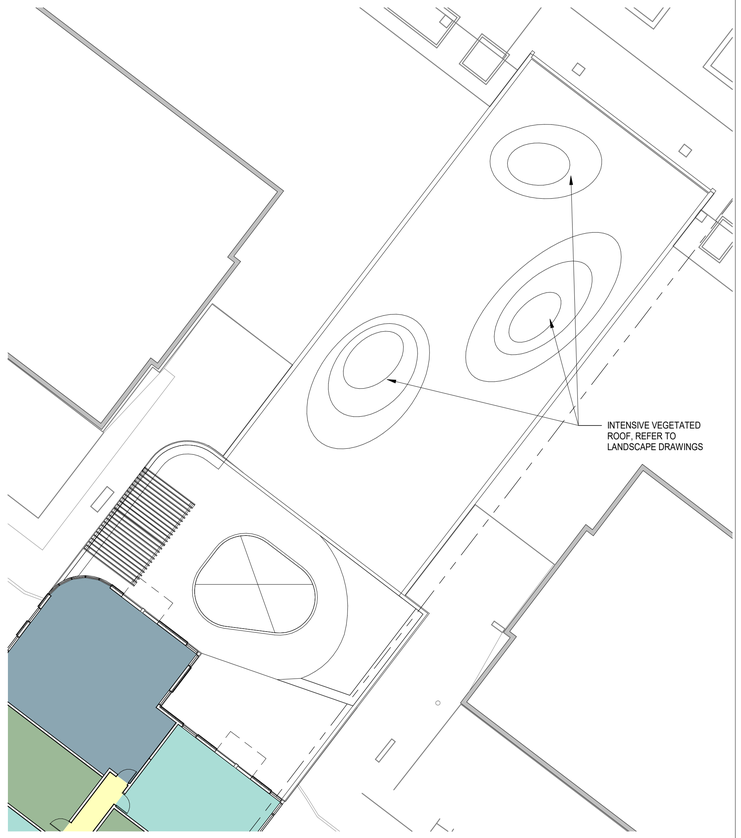
FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



1 LEVEL 2
1/16" = 1'-0"



2 A102 ROOF - CRYSTAL TOWERS
1/16" = 1'-0"

3 A205

GFA AREAS - LEVEL 2-4 SUMMARY	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
	23573 SF
	23573 SF

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ISSUE #	DATE	DESCRIPTION
	04/29/2022	4.1 SUBMISSION
	08/03/2022	4.1 RESUBMISSION
	04/03/2023	4.1 RESUBMISSION

CERTIFICATION

COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 04/03/23
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COMMISSION NUMBER	2478-01

SHEET TITLE

LEVEL 2 - FLOOR PLAN

SHEET NUMBER

A102

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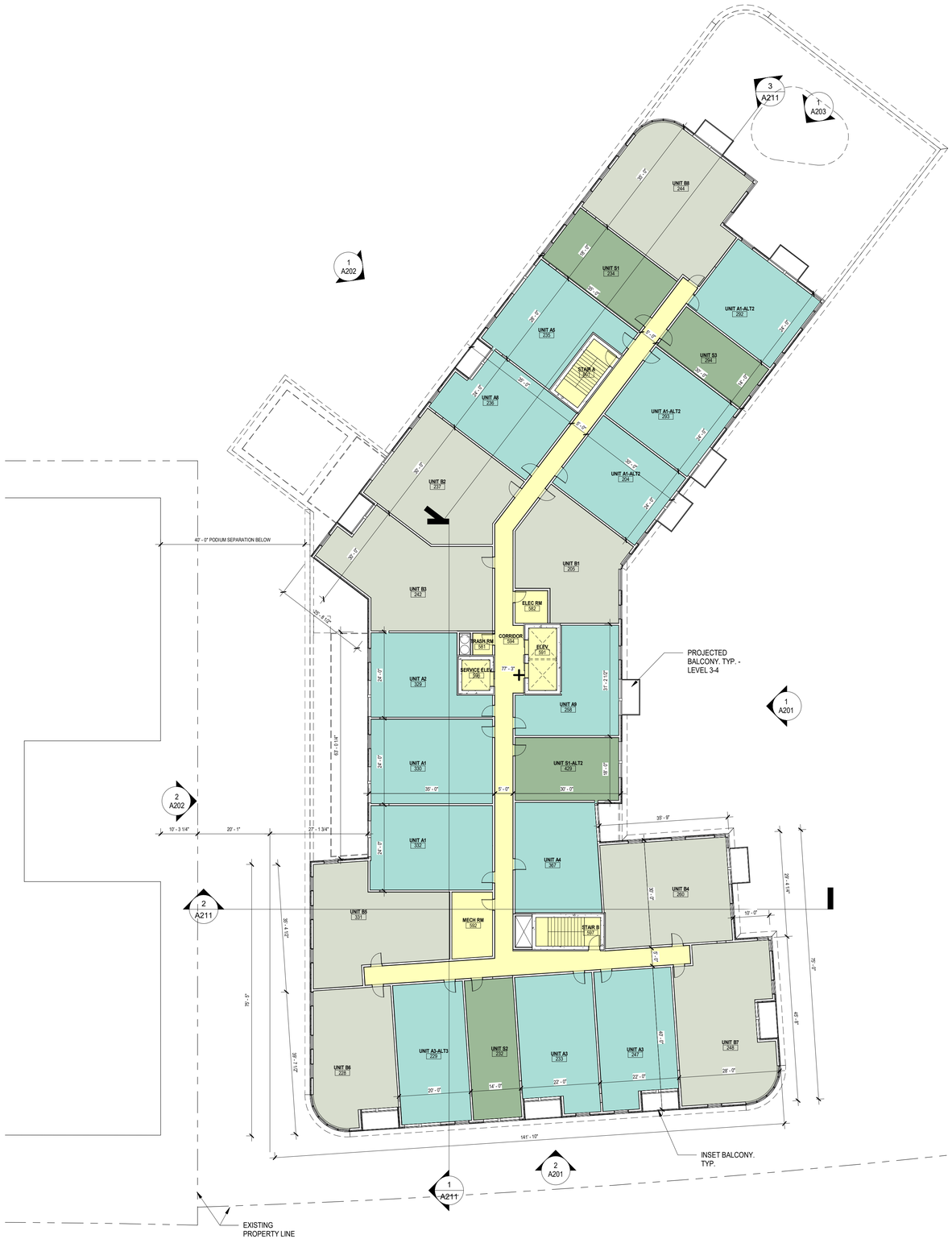

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.

GFA AREAS - LEVEL 2-4 SUMMARY	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
	23573 SF
	23573 SF

TRUE NORTH PLAN NORTH

1 A103 LEVEL 3-4
1/16" = 1'-0"

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CRYSTAL TOWERS 3

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	04/29/2022	4.1 SUBMISSION
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LEVEL 3-4 - FLOOR PLAN

SHEET NUMBER

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FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



GFA AREAS - LEVEL 5-7 SUMMARY	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
	20255 SF
	20255 SF

TRUE NORTH PLAN NORTH

2 A104 LEVEL 5-7
1/16" = 1'-0"

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Lic. No. 0401015291
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LEVEL 5-7 - FLOOR PLAN

SHEET NUMBER

A104

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FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



GFA AREAS - LEVEL 8-10 SUMMARY	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
	18409 SF
	18409 SF

TRUE NORTH PLAN NORTH

1 A105 LEVEL 8-10
1/16" = 1'-0"

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ARCHITECT

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LEVEL 8-10 - FLOOR PLAN

SHEET NUMBER

A105

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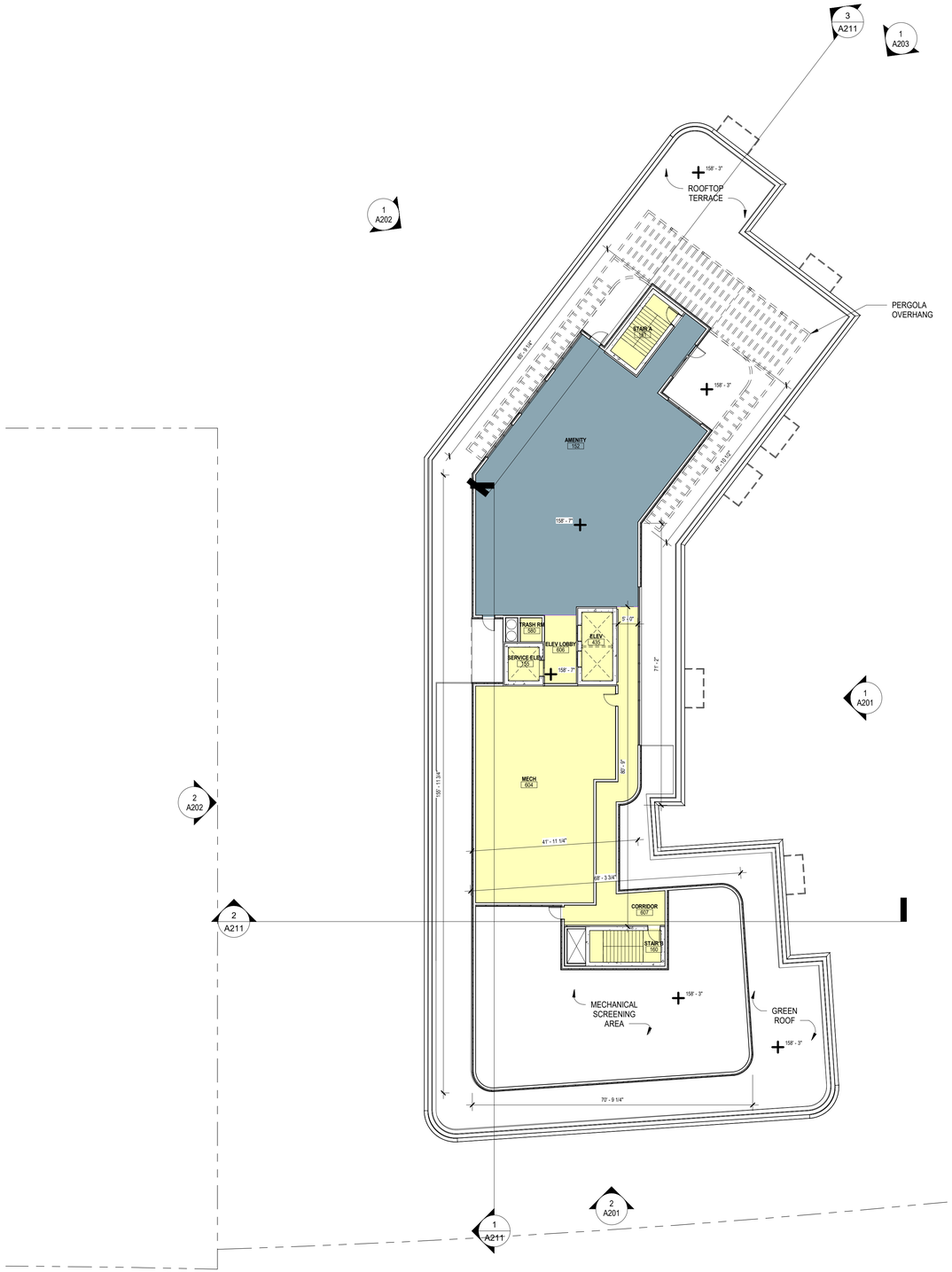
FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



GFA AREAS - LEVEL 11 SUMMARY	
Name	Area
GFA EXCLUSION	
VENTING	54 SF
	54 SF
RESIDENTIAL GFA	
	6417 SF
	6417 SF

TRUE NORTH PLAN NORTH

1 A106 LEVEL 11
1/16" = 1'-0"

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LEVEL 11 - FLOOR PLAN

SHEET NUMBER

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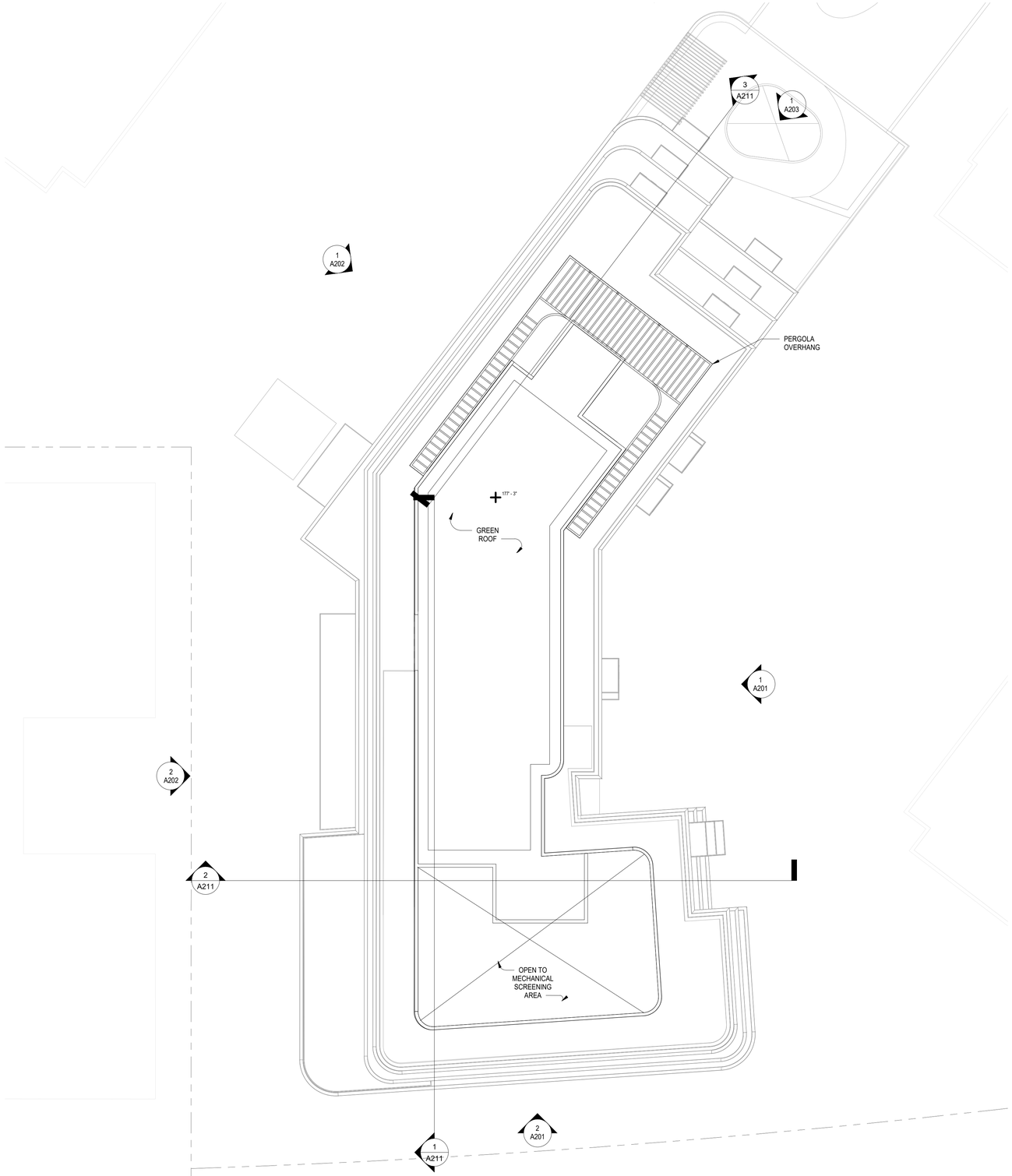

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A000.2 FOR TABULATIONS.
2. REFER TO SHEETS A001-003 FOR GFA PLANS.

1 A141 ROOF PLAN
1/16" = 1'-0"

TRUE NORTH PLAN NORTH

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JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 04/03/23
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ROOF PLAN

SHEET NUMBER

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FLOOR PLAN GENERAL NOTES

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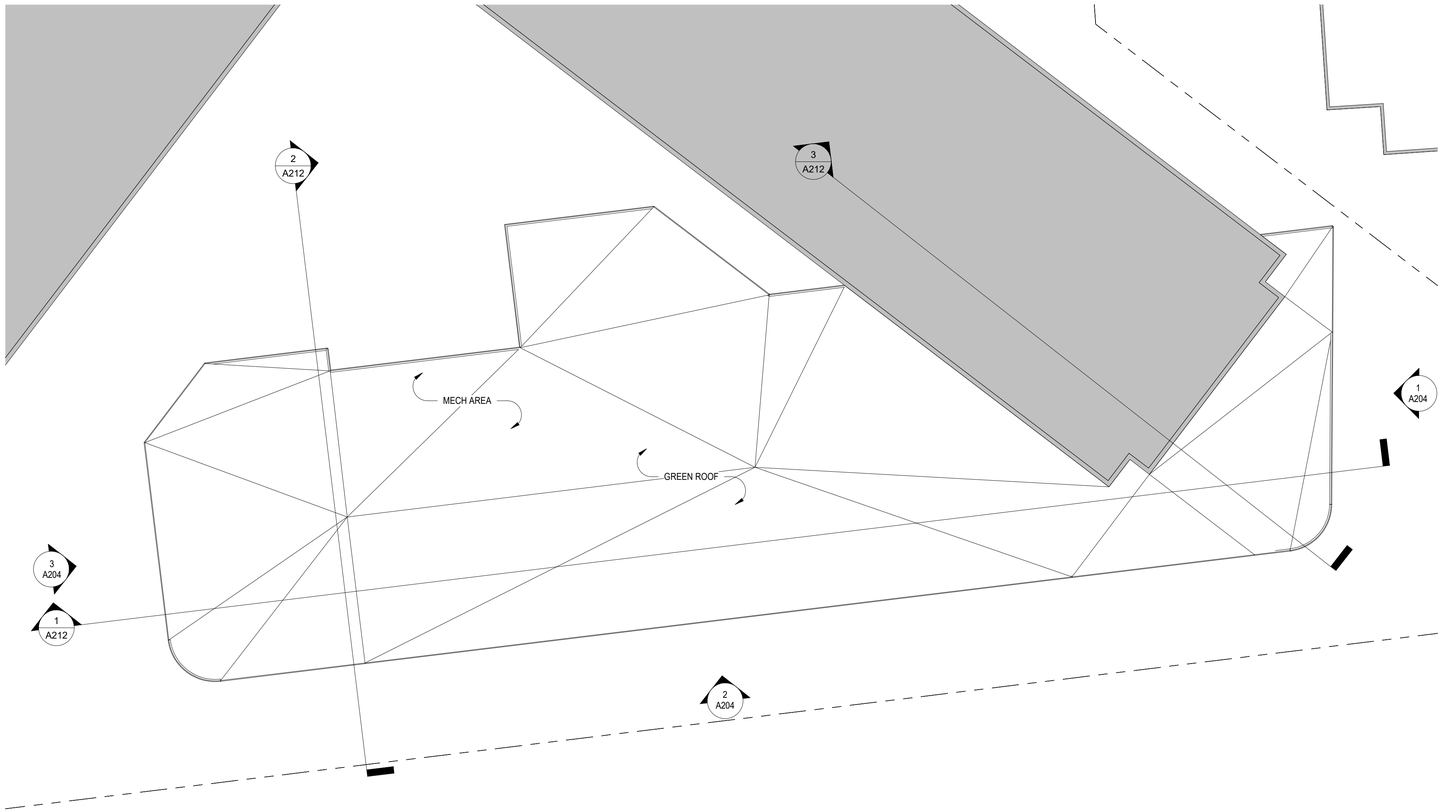
2. REFER TO SHEETS A001-003 FOR GFA PLANS.



1 A142 ROOF - RETAIL
1/16" = 1'-0"

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JACK BOARMAN
Lic. No. 0401015291
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Jack Boarman 04/03/23
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ROOF PLAN - RETAIL

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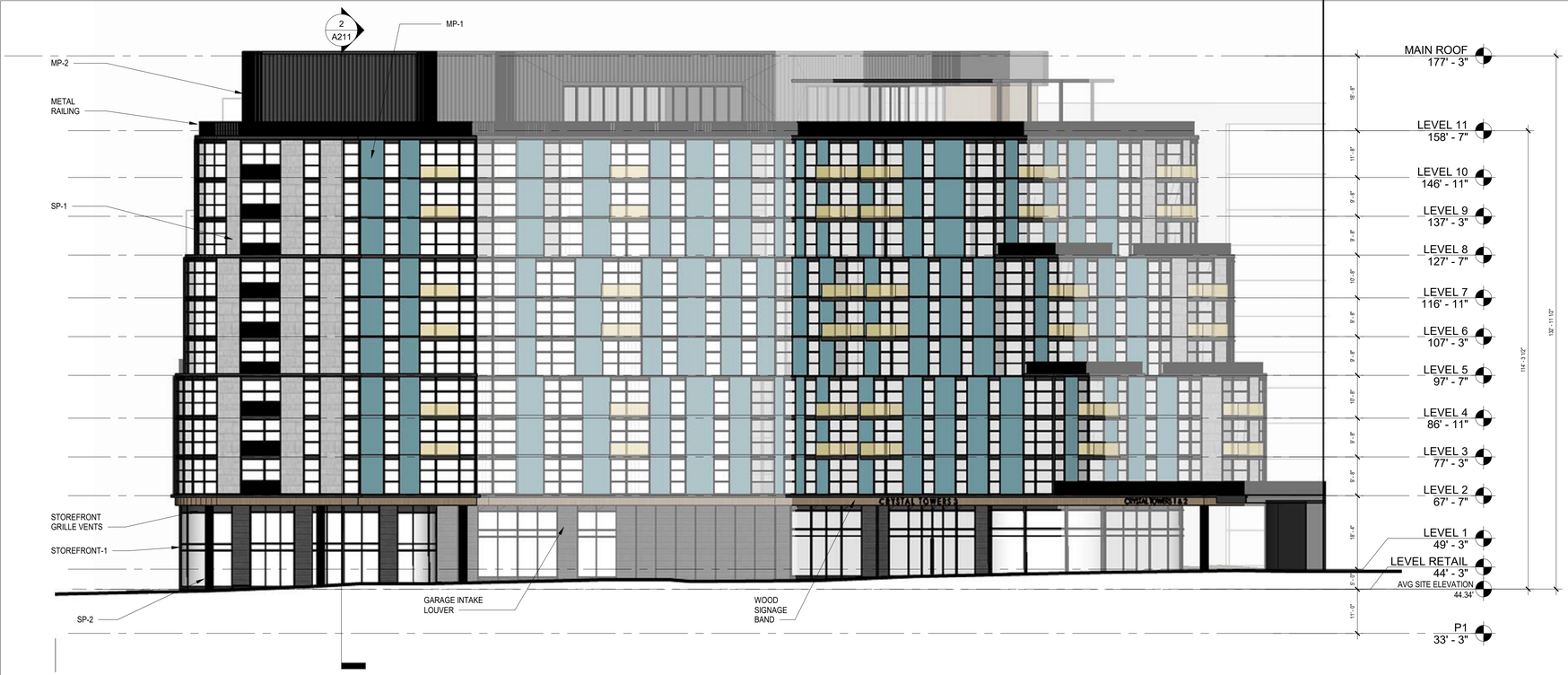


1 A201 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

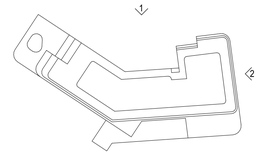
FBR-1	RUSTICATED BRICK
FSDG-1	SHIPLAP FIBER CEMENT SIDING
MP-1	METAL PANEL
MP-2	METAL PANEL
SP-1	PORCELAIN PANEL
SP-2	PORCELAIN PANEL

CRYSTAL TOWERS - GLAZING CALCULATION		
EAST		
VOID	AREA TOTAL	% VOID
6969 SF	15333 SF	45.45%



2 A201 EAST ELEVATION
1/16" = 1'-0"

CRYSTAL TOWERS - GLAZING CALCULATION		
NORTH		
VOID	AREA TOTAL	% VOID
15290 SF	31478 SF	48.57%



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20007
202.595.3173

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	04/03/2023	4.1 RESUBMISSION
	05/05/2023	4.1 RESUBMISSION

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COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 05/05/23
0401015291
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EXTERIOR ELEVATIONS

SHEET NUMBER

A201

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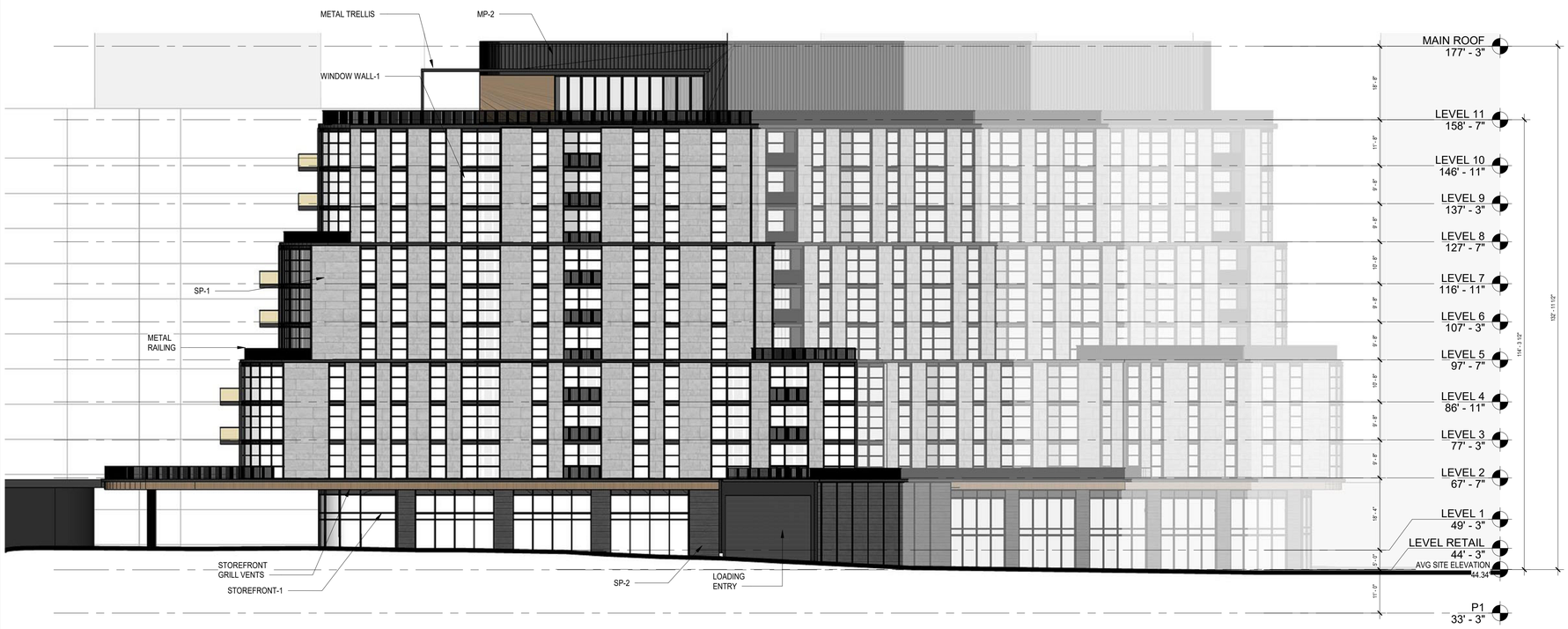


1 A202 SOUTH ELEVATION A
1/16" = 1'-0"



2 A202 SOUTH ELEVATION B
1/16" = 1'-0"

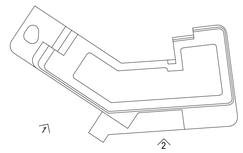
EXTERIOR MATERIAL LEGEND

FBR-1	RUSTICATED BRICK
FSDG-1	SHIPLAP FIBER CEMENT SIDING
MP-1	METAL PANEL
MP-2	METAL PANEL
SP-1	PORCELAIN PANEL
SP-2	PORCELAIN PANEL

CRYSTAL TOWERS - GLAZING CALCULATION

SOUTH

VOID	AREA TOTAL	% VOID
15611 SF	37970 SF	**41.11%**



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Lic. No. 0401015291
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EXTERIOR ELEVATIONS

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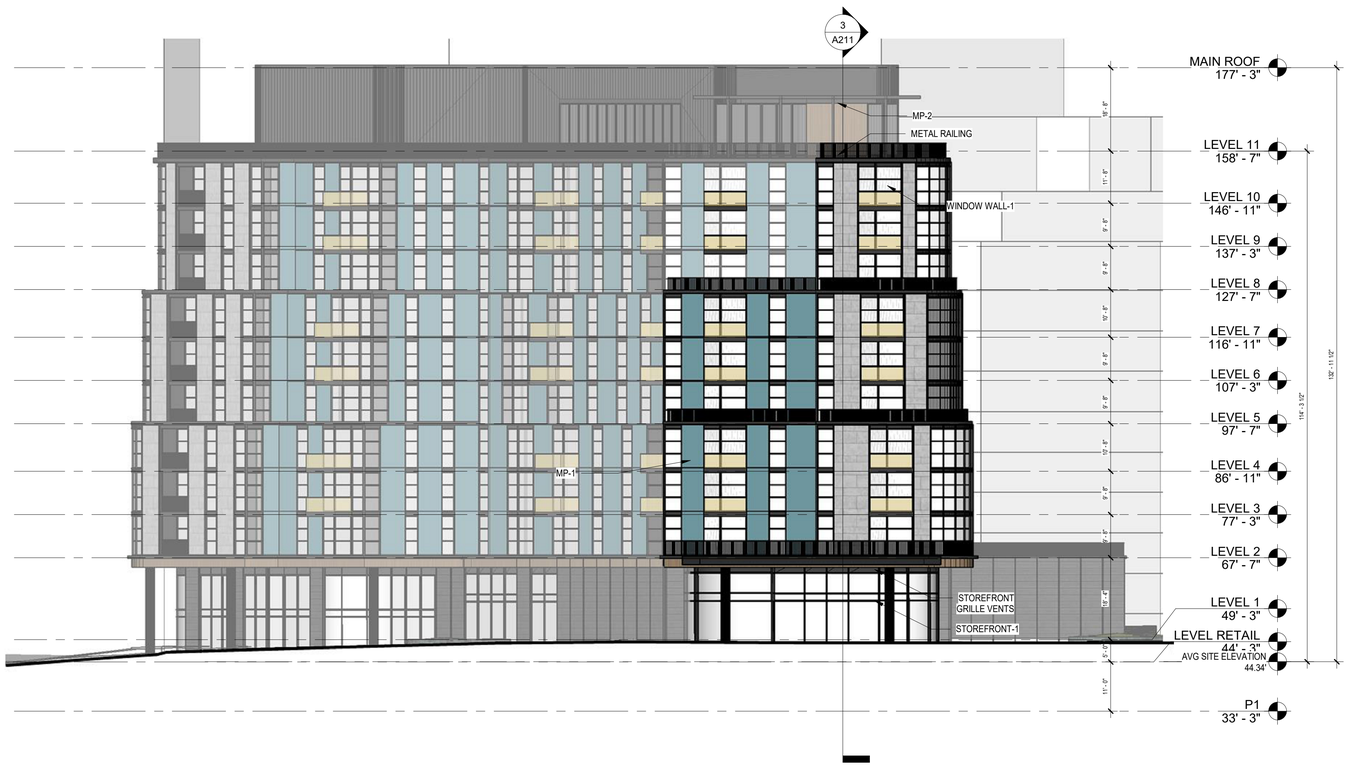
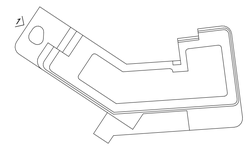
EXTERIOR MATERIAL LEGEND

FBR-1	RUSTICATED BRICK
FSDG-1	SHIPLAP FIBER CEMENT SIDING
MP-1	METAL PANEL
MP-2	METAL PANEL
SP-1	PORCELAIN PANEL
SP-2	PORCELAIN PANEL



1 A203 WEST ELEVATION
1/16" = 1'-0"

CRYSTAL TOWERS - GLAZING CALCULATION		
WEST		
VOID	AREA TOTAL	% VOID
4049 SF	8315 SF	**48.70%**



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EXTERIOR ELEVATIONS

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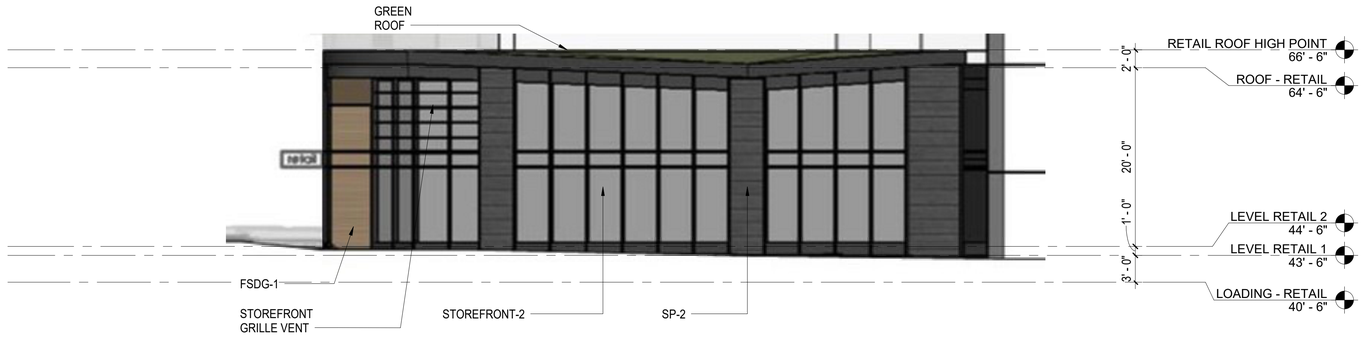
CRYSTAL TOWERS RETAIL - GLAZING CALCULATION		
NORTH		
VOID	AREA TOTAL	% VOID
864 SF	1412 SF	**61.21%**



1 A204 RETAIL - NORTH ELEVATION A
1/8" = 1'-0"

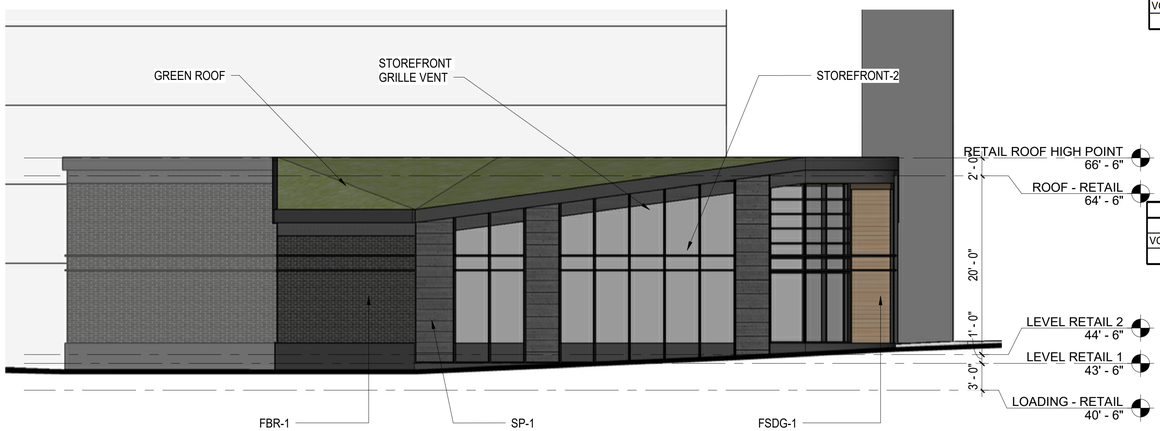
EXTERIOR MATERIAL LEGEND

FBR-1	RUSTICATED BRICK
FSDG-1	SHIPLAP FIBER CEMENT SIDING
MP-1	METAL PANEL
MP-2	METAL PANEL
SP-1	PORCELAIN PANEL
SP-2	PORCELAIN PANEL



2 A204 RETAIL - EAST ELEVATION
1/8" = 1'-0"

CRYSTAL TOWERS RETAIL - GLAZING CALCULATION		
EAST		
VOID	AREA TOTAL	% VOID
2570 SF	3941 SF	**65.20%**



CRYSTAL TOWERS RETAIL - GLAZING CALCULATION		
SOUTH		
VOID	AREA TOTAL	% VOID
653 SF	1791 SF	**36.48%**

3 A204 RETAIL - SOUTH ELEVATION
1/8" = 1'-0"



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JACK BOARMAN
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SHEET TITLE

EXTERIOR ELEVATIONS - STOREFRONTS

SHEET NUMBER

A204

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1 A205 EAST ELEVATION - STOREFRONT
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

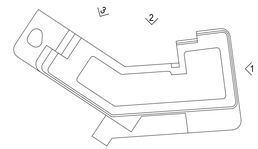
FBR-1	RUSTICATED BRICK
FSDG-1	SHIPLAP FIBER CEMENT SIDING
MP-1	METAL PANEL
MP-2	METAL PANEL
SP-1	PORCELAIN PANEL
SP-2	PORCELAIN PANEL



2 A205 NORTH ELEVATION A - STOREFRONT
1/8" = 1'-0"



3 A205 NORTH ELEVATION B - STOREFRONT
1/8" = 1'-0"



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ARCHITECT

Jack Boarman 04/03/23
0401015291
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EXTERIOR ELEVATIONS - STOREFRONTS

SHEET NUMBER

A205

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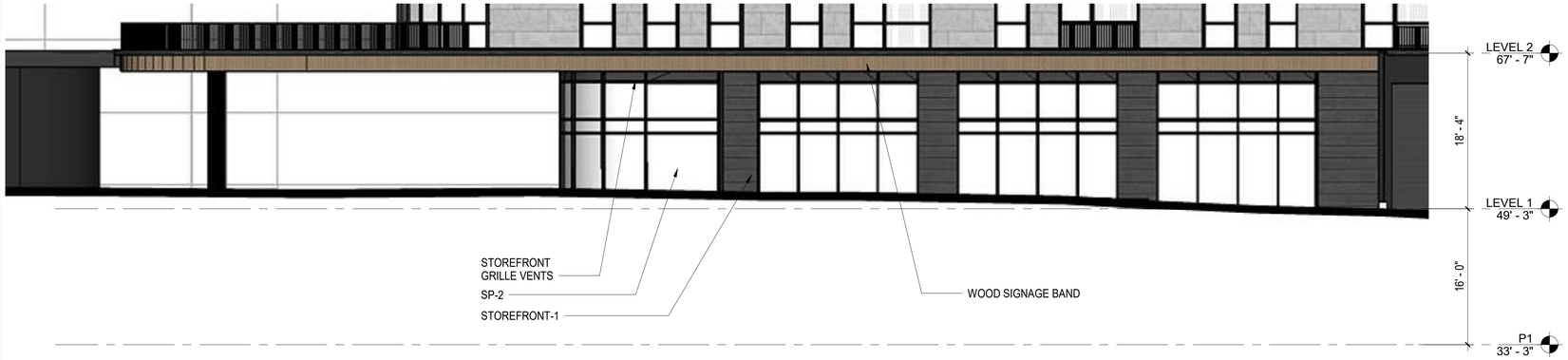
1 A206 WEST ELEVATION - STOREFRONT
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

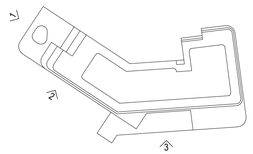
FBR-1	RUSTICATED BRICK
FSDG-1	SHIPLAP FIBER CEMENT SIDING
MP-1	METAL PANEL
MP-2	METAL PANEL
SP-1	PORCELAIN PANEL
SP-2	PORCELAIN PANEL



2 A206 SOUTH ELEVATION A - STOREFRONT
1/8" = 1'-0"



3 A206 SOUTH ELEVATION B - STOREFRONT
1/8" = 1'-0"



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ISSUE #	DATE	DESCRIPTION
	08/03/2022	4.1 RESUBMISSION
	04/03/2023	4.1 RESUBMISSION
	05/05/2023	4.1 RESUBMISSION

CERTIFICATION

COMMONWEALTH OF VIRGINIA
JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman 05/05/23
0401015291
License Number Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2478-01

SHEET TITLE

EXTERIOR ELEVATIONS - STOREFRONTS

SHEET NUMBER

A206

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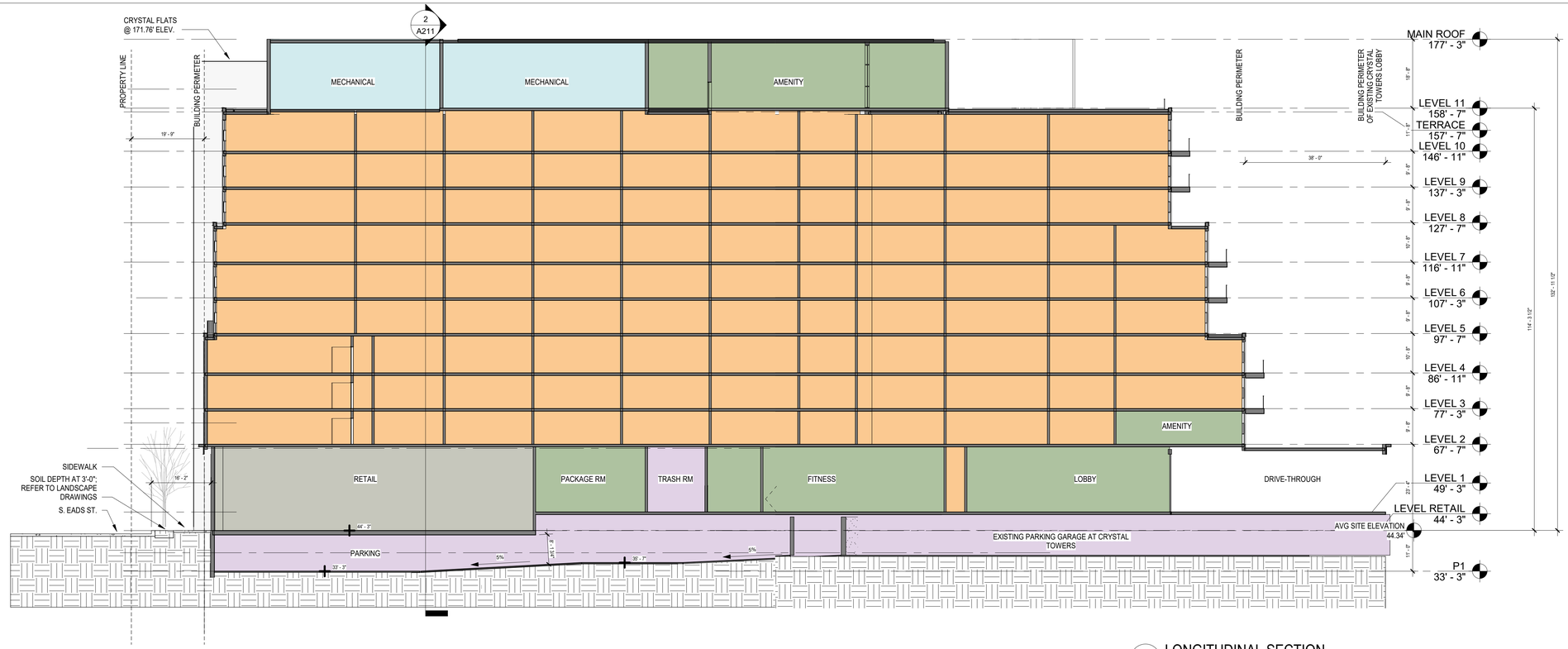
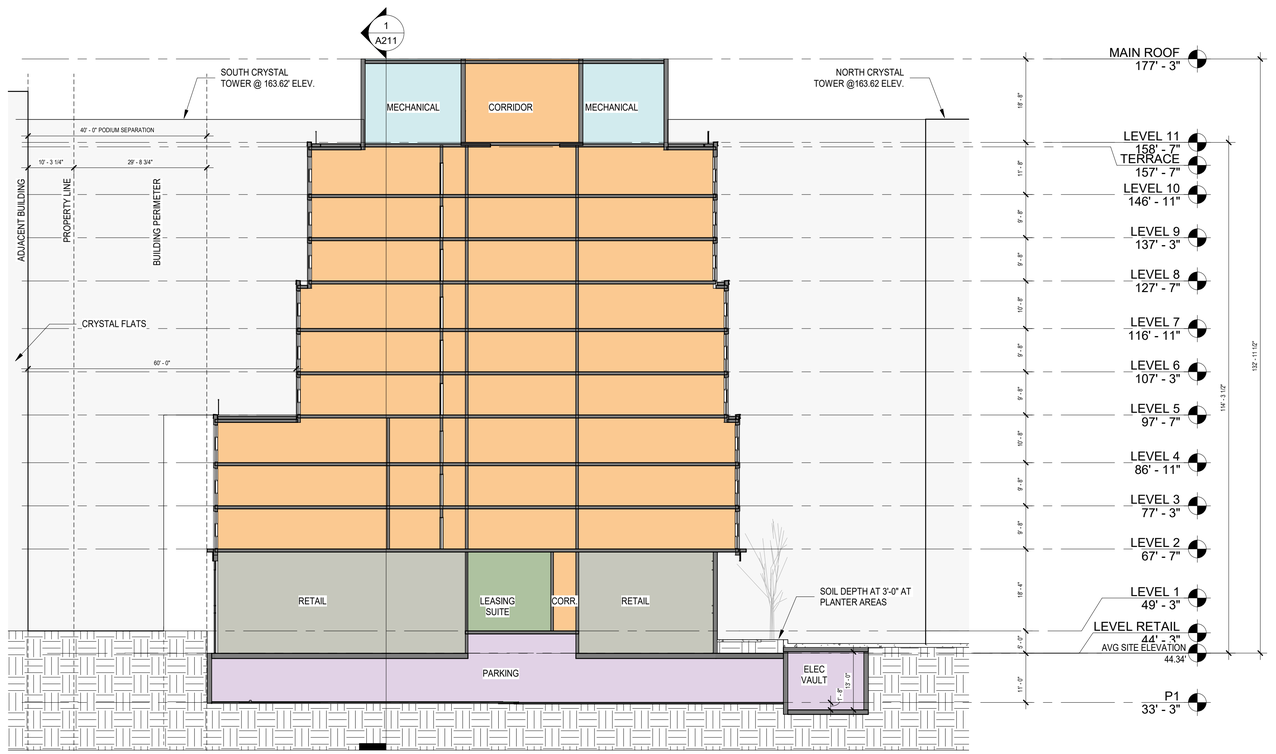


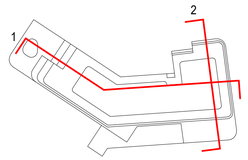
1 A211 LONGITUDINAL SECTION
1/16" = 1'-0"



2 A211 TRANSVERSE SECTION
1/16" = 1'-0"

BUILDING USE LEGEND

- RESIDENTIAL
- AMENITY
- MECHANICAL
- SERVICES
- RETAIL



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Architecture
Interior Design
Landscape Architecture
Engineering

1054 31st Street NW
Canal Square
Suite 410
Washington, DC
20007
202.595.3173

www.bkvgroup.com

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PROJECT TITLE

CRYSTAL TOWERS 3

ISSUE #	DATE	DESCRIPTION
	04/29/2022	4.1 SUBMISSION
	08/03/2022	4.1 RESUBMISSION
	09/09/2022	4.1 RESUBMISSION
	04/03/2023	4.1 RESUBMISSION
	05/05/2023	4.1 RESUBMISSION

CERTIFICATION

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JACK BOARMAN
Lic. No. 0401015291
ARCHITECT

Jack Boarman
0401015291 — License Number
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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A211

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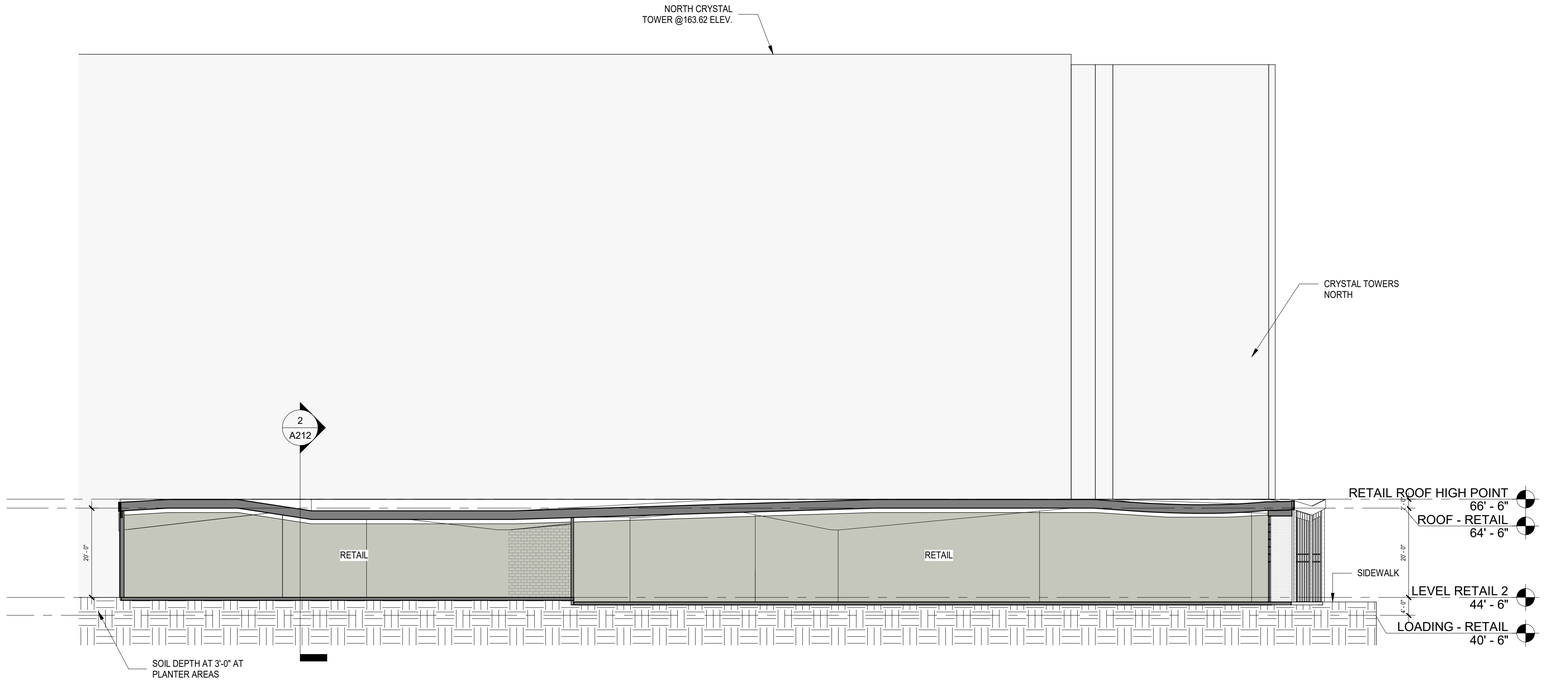
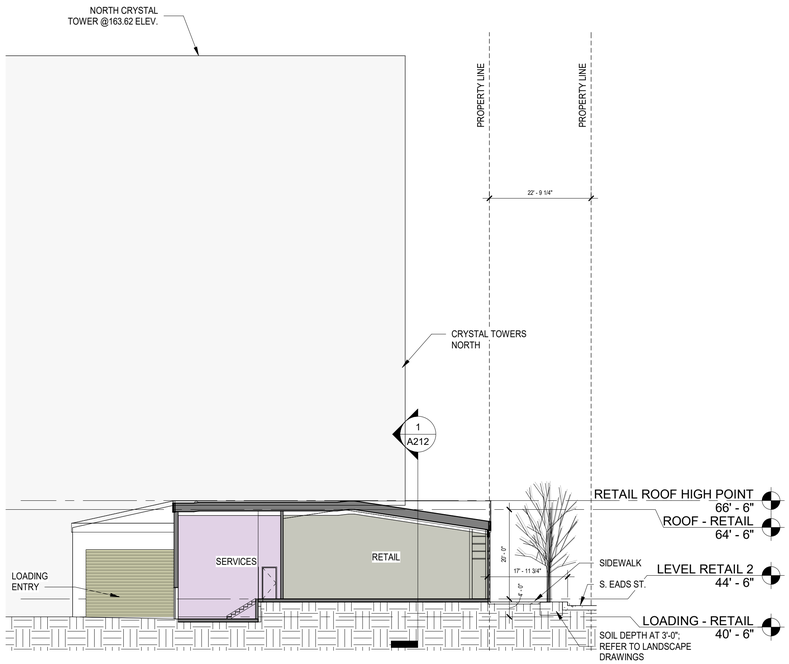
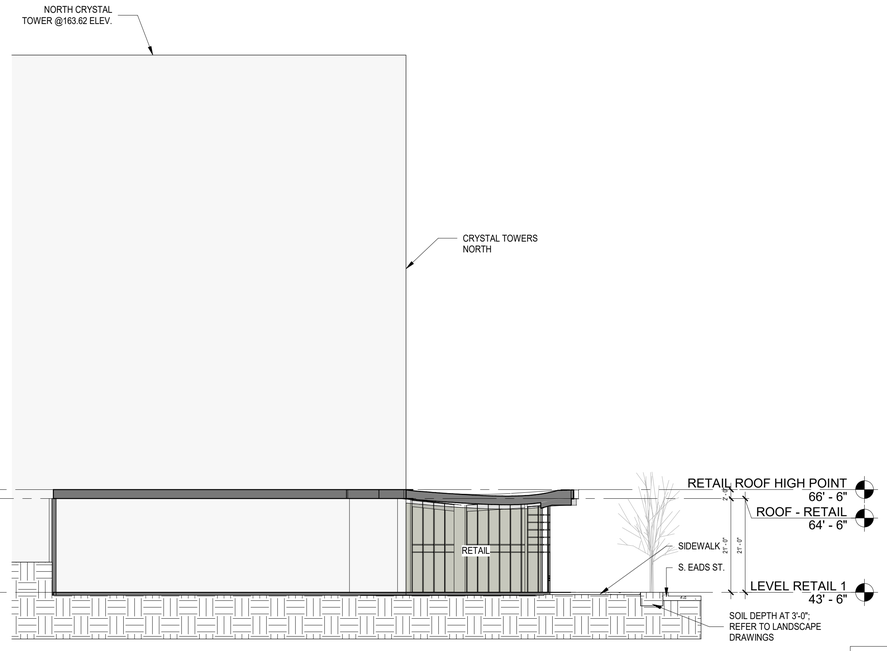


1 A212 RETAIL - LONGITUDINAL SECTION
1/16" = 1'-0"



2 A212 RETAIL - TRANSVERSE SECTION
1/16" = 1'-0"



3 A212 RETAIL - SECTION THROUGH RESIDENTIAL TOWER
1/16" = 1'-0"

BUILDING USE LEGEND	
	RETAIL
	SERVICES

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Engineering

1054 31st Street NW
Canal Square
Suite 410
Washington, DC
20007
202.595.3173

www.bkvgroup.com

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JACK BOARMAN
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Jack Boarman	
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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A212

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AERIAL VIEW



NEW COURTYARD AERIAL VIEW



OVERSEEING NEW CRYSTAL TOWERS GREEN ROOF



DROP-OFF VIEW



RETAIL 3 FACING CRYSTAL FLATS VIEW

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Interior Design
Landscape Architecture
Engineering

1054 31st Street NW
Canal Square
Suite 410
Washington, DC
20007
202.595.3173

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0401015291 — 05/05/23
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SHEET TITLE

RENDERINGS

SHEET NUMBER

A900

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RETAIL SIDEWALK VIEW



RETAIL VIEW AT S EADS ST



RETAIL VIEW AT S EADS ST & 15TH ST S

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1054 31st Street NW
Canal Square
Suite 410
Washington, DC
20007
202.595.3173

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PROJECT TITLE

CRYSTAL
TOWERS 3

ISSUE #	DATE	DESCRIPTION
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SHEET TITLE

RENDERINGS

SHEET NUMBER

A901

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