FALLS CHURCH
MIXED USED PROJECT

CONCEPTUAL DEVELOPMENT PACKET

JULY 3, 2014

OWNER:
SPECTRUM DEVELOPMENT, LLC.

SPECTRUM development LLC

LAND USE ATTORNEY:
VENABLE, LLP.

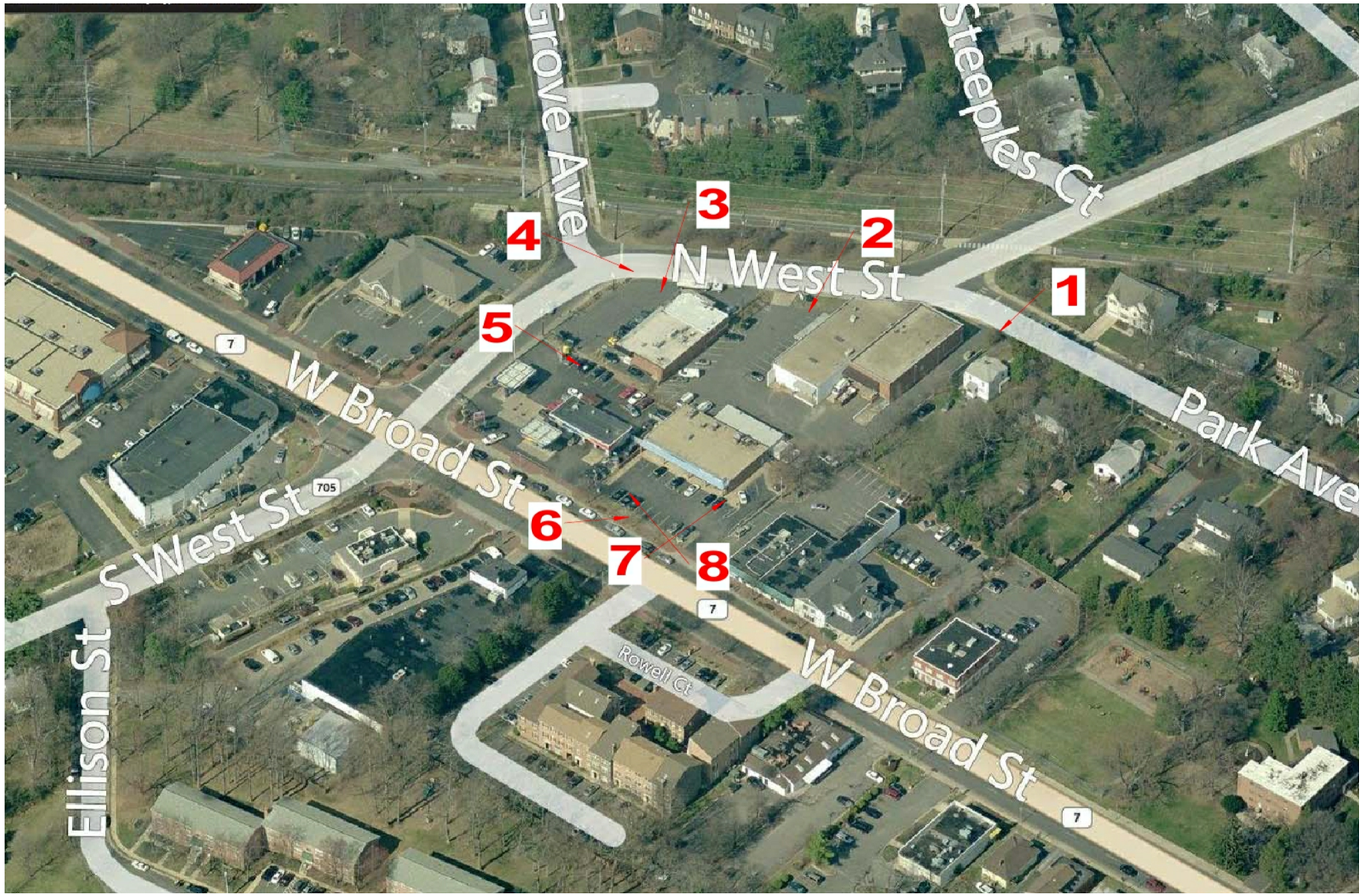
ARCHITECT:
GTM ARCHITECTS, INC.

CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.

TRAFFIC:
WELLS & ASSOCIATES

GTM

GTM ARCHITECTS



EXISTING CONTEXT
N.T.S.

A0.1

Spectrum BROAD & WEST Conceptual Development Submittal

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

EXISTING SITE PHOTOS

N.T.S.

A0.2

SPECTRUM development LLC

GTM

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Spectrum BROAD & WEST Conceptual Development Submittal

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St 07/03/14

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EXISTING SITE PHOTOS

N.T.S.

A0.3

SPECTRUM development LLC

GTM

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SITE CONTEXT PLAN
1" = 100'-0"

A1.0

N

CONDOS
HOTEL
APARTMENTS
RETAIL

0 25' 50' 100' 200'

SPECTRUM development LLC

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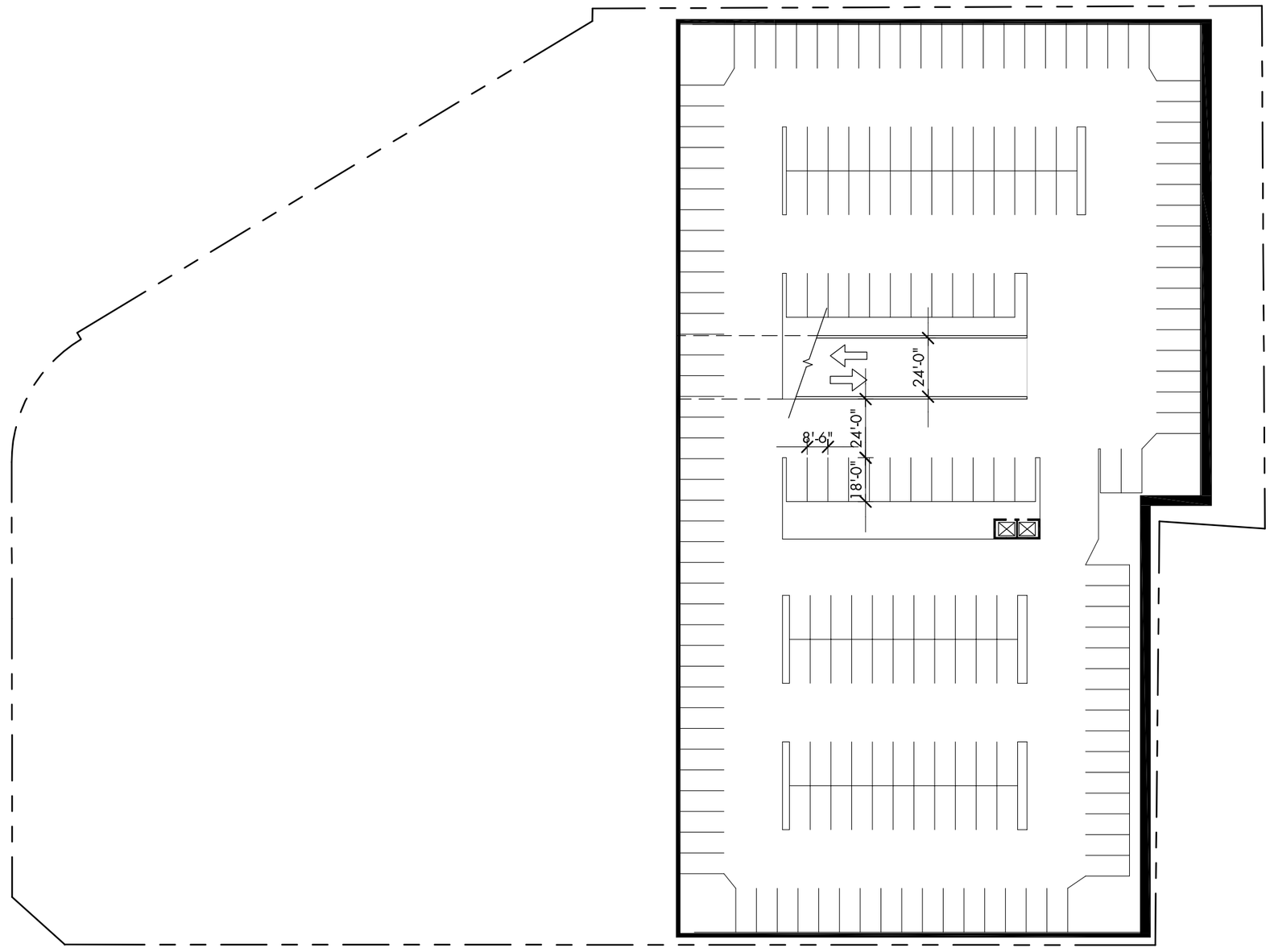
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

Massing Yields				Parking Totals		
Level	Use	Floor Area (SF)	# of Units	Parking Required	20% Reduction	Parking Provided
P2	Parking	160408	0	0.0	0.0	203
P1	Parking	160408	0	0.0	0.0	396
1	Retail	14297	1	57.2	45.8	0
	Retail	19753	1	79.0	63.2	0
	Retail	12881	1	51.5	41.2	0
	Apt. Lobby	2826	0	0.0	0.0	0
	Condo Lobby	1831	0	0.0	0.0	0
	Condo	7140	5	10.0	8.0	0
	Hotel Lobby	551	0	0.0	0.0	0
	Parking	77134	0	0.0	0.0	120
Mezz	Apt Amenity	8372	0	0.0	0.0	0
	Condo	20446	14	28.0	22.4	0
	Condo Amenity	1419	0	0.0	0.0	0
2	Apartment	58236	55	89.5	71.6	0
	Condo	23449	16	32.0	25.6	0
	Hotel	17636	14	15.4	12.3	0
3	Apartment	58236	55	89.5	71.6	0
	Condo	23449	16	32.0	25.6	0
	Hotel	17636	34	37.4	29.9	0
4	Apartment	58236	55	89.5	71.6	0
	Condo	20313	16	31.0	24.8	0
	Hotel	17636	34	37.4	29.9	0
5	Apartment	58236	55	89.5	71.6	0
	Hotel	17636	34	37.4	29.9	0
6	Apartment	34841	33	53.5	42.8	0
	Hotel	17636	34	37.4	29.9	0
Totals	Apartment	278983	253	411.5	329.2	0
	Condos	98047	67	133	106.4	0
	Hotel	88731	150	165.0	132.0	0
	Retail	46931	3	187.7	150.2	0
		512692		*897.2*	*717.8*	*719*



P2 PARKING LEVEL PLAN (203 PARKING SPACES PROVIDED)
1" = 50'-0"

A1.1

N

0 25' 50' 100'

SPECTRUM development LLC

GTM

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P1	Parking	160408	0	0.0	0.0	396
1	Retail	14297	1	57.2	45.8	0
	Retail	19753	1	79.0	63.2	0
	Retail	12881	1	51.5	41.2	0
	Apt. Lobby	2826	0	0.0	0.0	0
	Condo Lobby	1831	0	0.0	0.0	0
	Condo	7140	5	10.0	8.0	0
	Hotel Lobby	551	0	0.0	0.0	0
	Parking	77134	0	0.0	0.0	120
Mezz	Apt Amenity	8372	0	0.0	0.0	0
	Condo	20446	14	28.0	22.4	0
	Condo Amenity	1419	0	0.0	0.0	0
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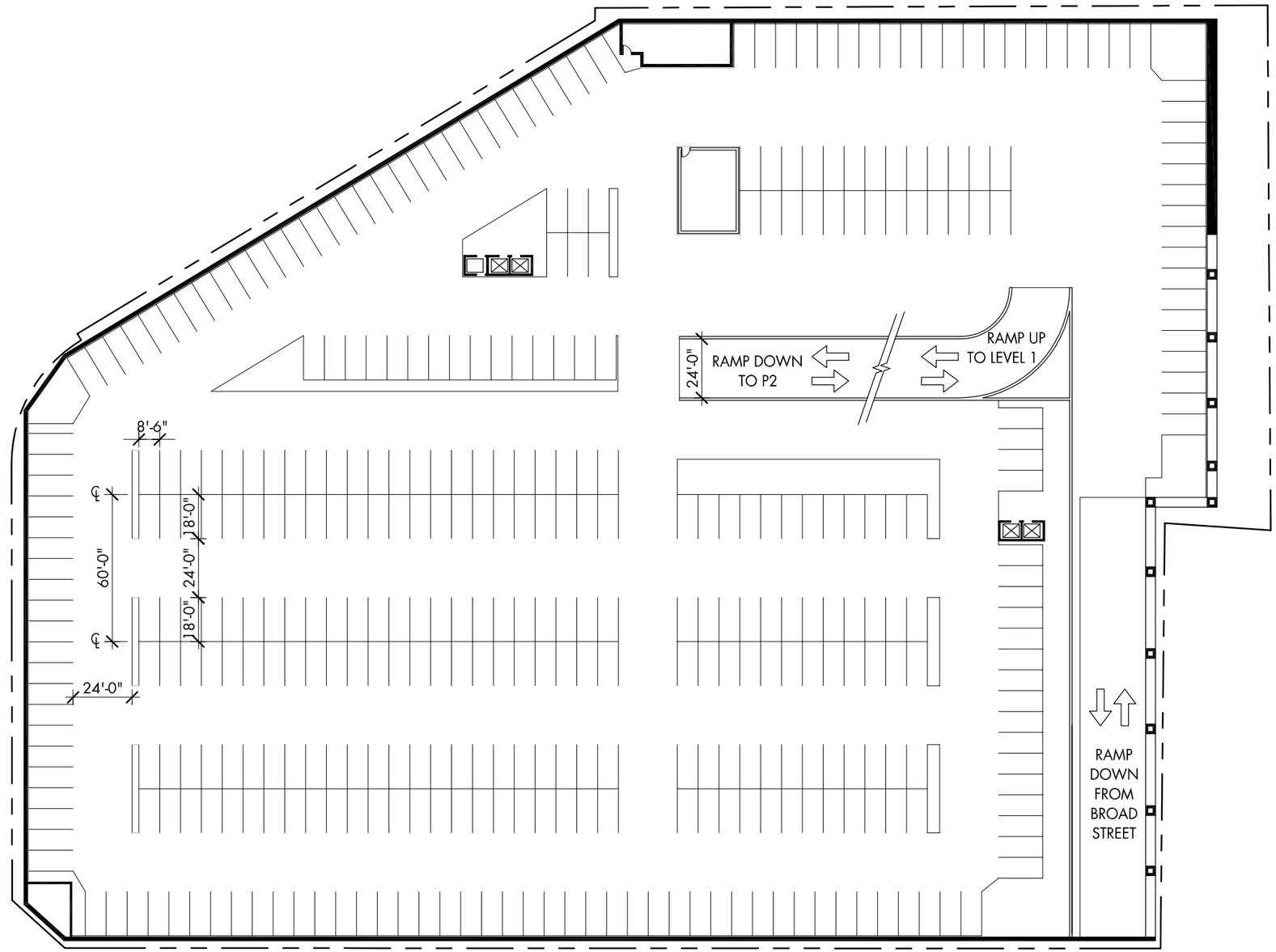
Totals	Apartment	278983	253	411.5	329.2	0
	Condos	98047	67	133	106.4	0
	Hotel	88731	150	165.0	132.0	0
	Retail	46931	3	187.7	150.2	0
		512692		*897.2*	*717.8*	*719*



P1 PARKING LEVEL PLAN (396 PARKING SPACES PROVIDED)
1" = 50'-0"

A1.2

N

0 25' 50' 100'

Spectrum BROAD & WEST Conceptual Development Submittal

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	Apt. Lobby	2826	0	0.0	0.0	0
	Condo Lobby	1831	0	0.0	0.0	0
	Condo	7140	5	10.0	8.0	0
	Hotel Lobby	551	0	0.0	0.0	0
	Parking	77134	0	0.0	0.0	120
Mezz	Apt Amenity	8372	0	0.0	0.0	0
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Totals	Apartment	278983	253	411.5	329.2	0
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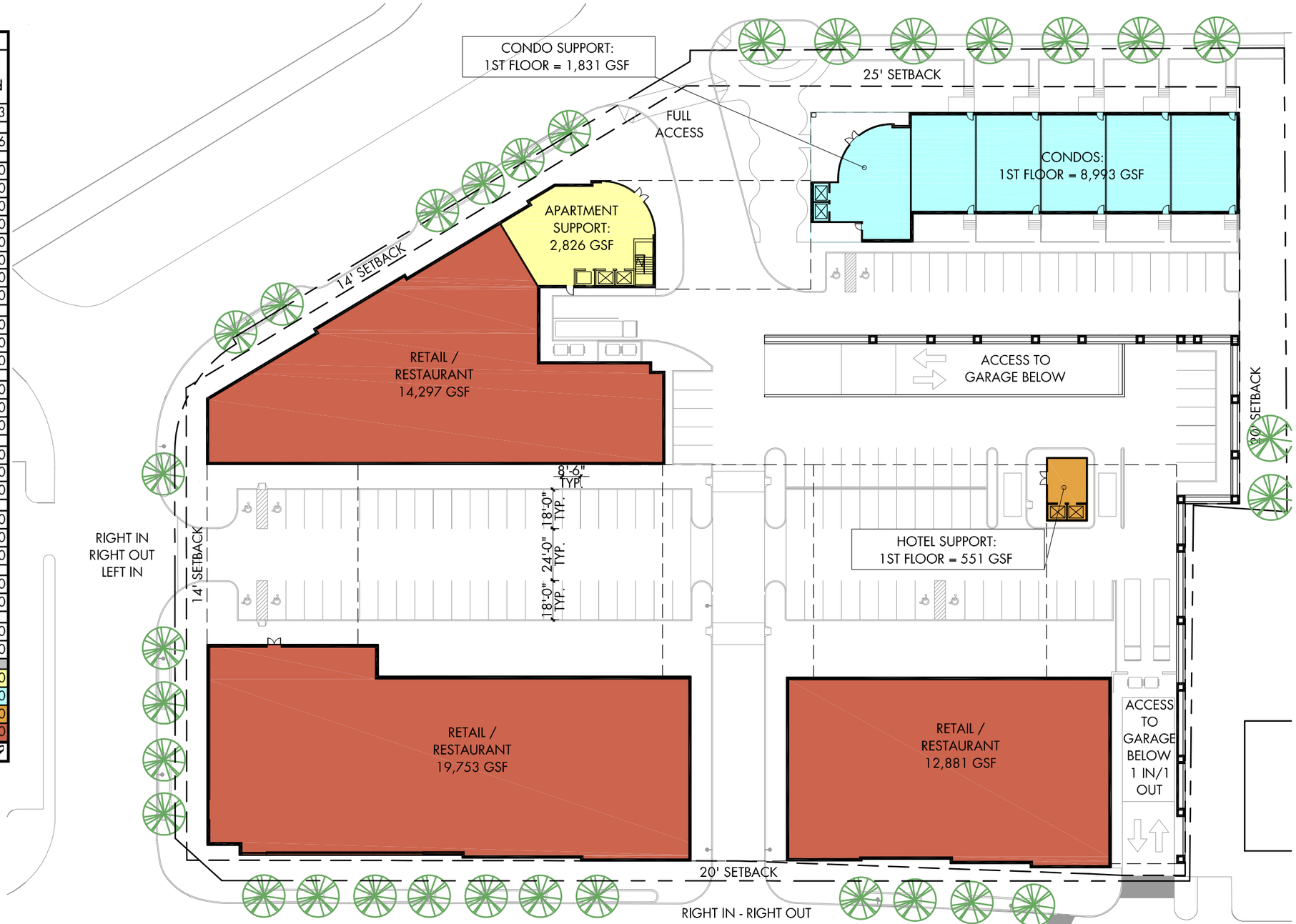
	Retail	46931	3	187.7	150.2	0
		512692		*897.2*	*717.8*	*719*



FIRST FLOOR PLAN (120 PARKING SPACES PROVIDED)
1" = 50'-0"

A1.3

CONDOS
HOTEL
APARTMENTS
RETAIL

0 25' 50' 100'

N

Spectrum BROAD & WEST Conceptual Development Submittal

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	Apt. Lobby	2826	0	0.0	0.0	0
	Condo Lobby	1831	0	0.0	0.0	0
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	Parking	77134	0	0.0	0.0	120
Mezz	Apt Amenity	8372	0	0.0	0.0	0
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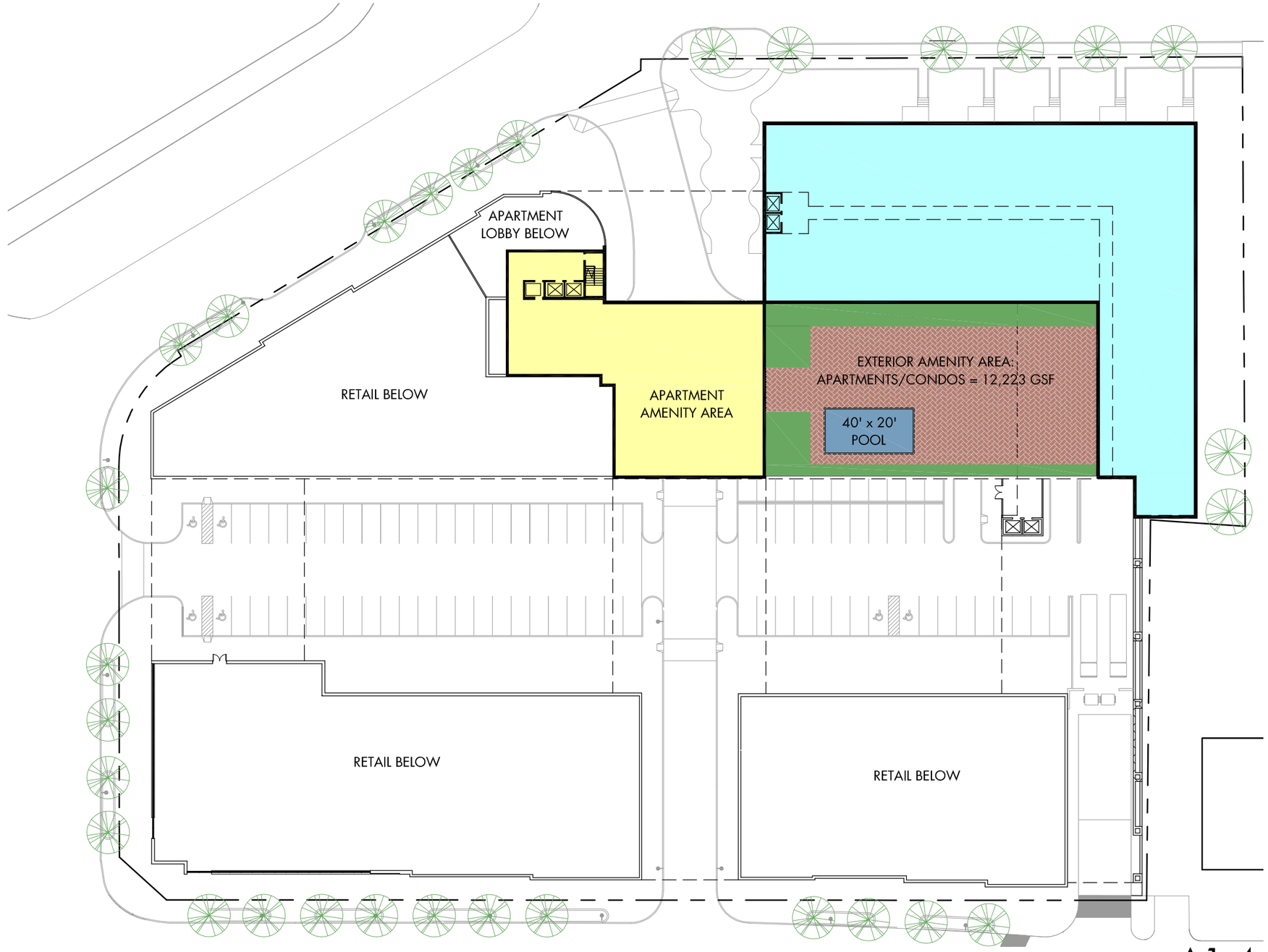
		512692		*897.2*	*717.8*	*719*



A1.4

MEZZANINE FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

0 25' 50' 100'

N

SPECTRUM development LLC

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Spectrum BROAD & WEST Conceptual Development Submittal

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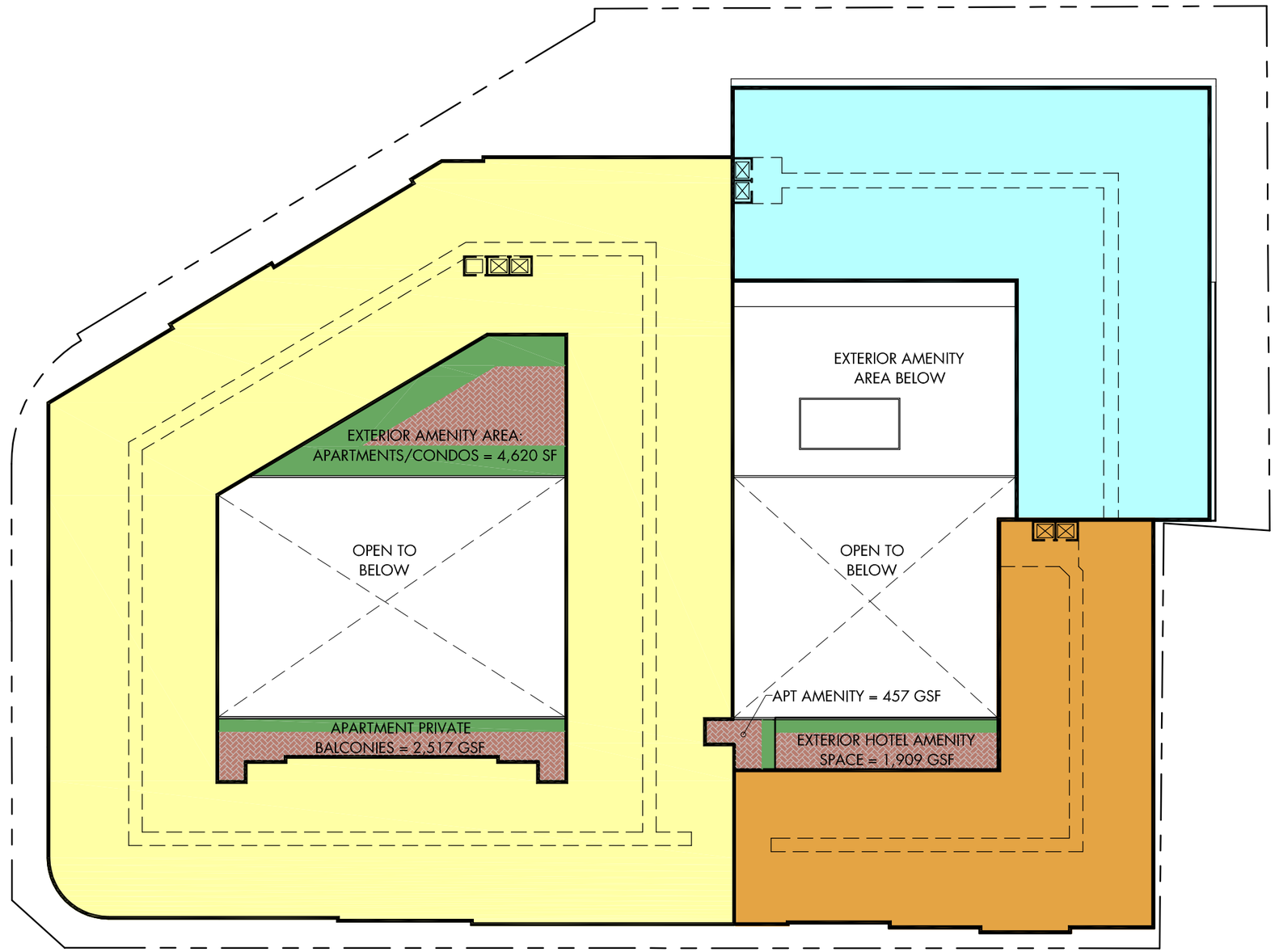
		512692		*897.2*	*717.8*	*719*



SECOND FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.5

N

0 25' 50' 100'

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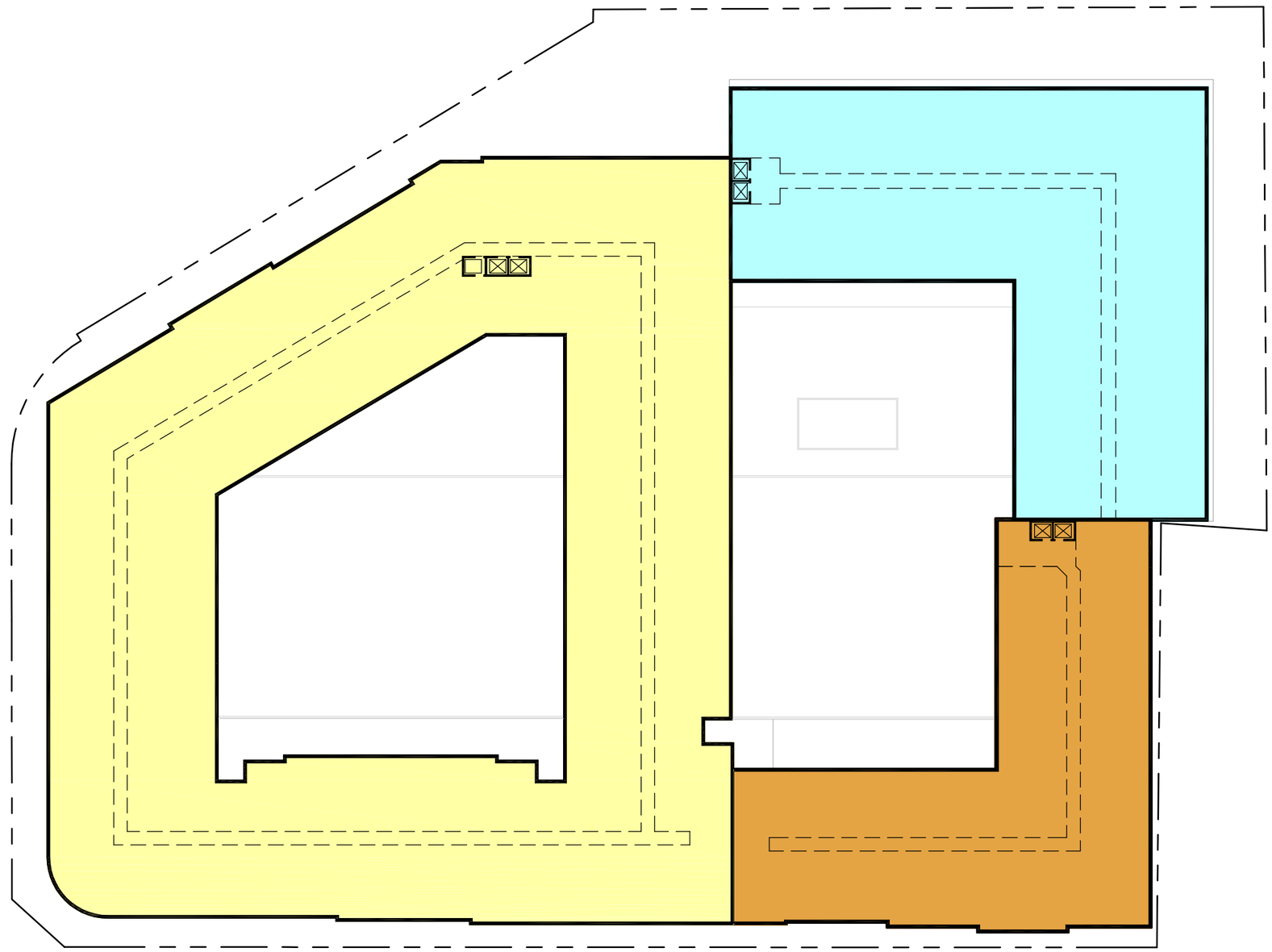

THIRD FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.6

N

0 25' 50' 100'

SPECTRUM development LLC

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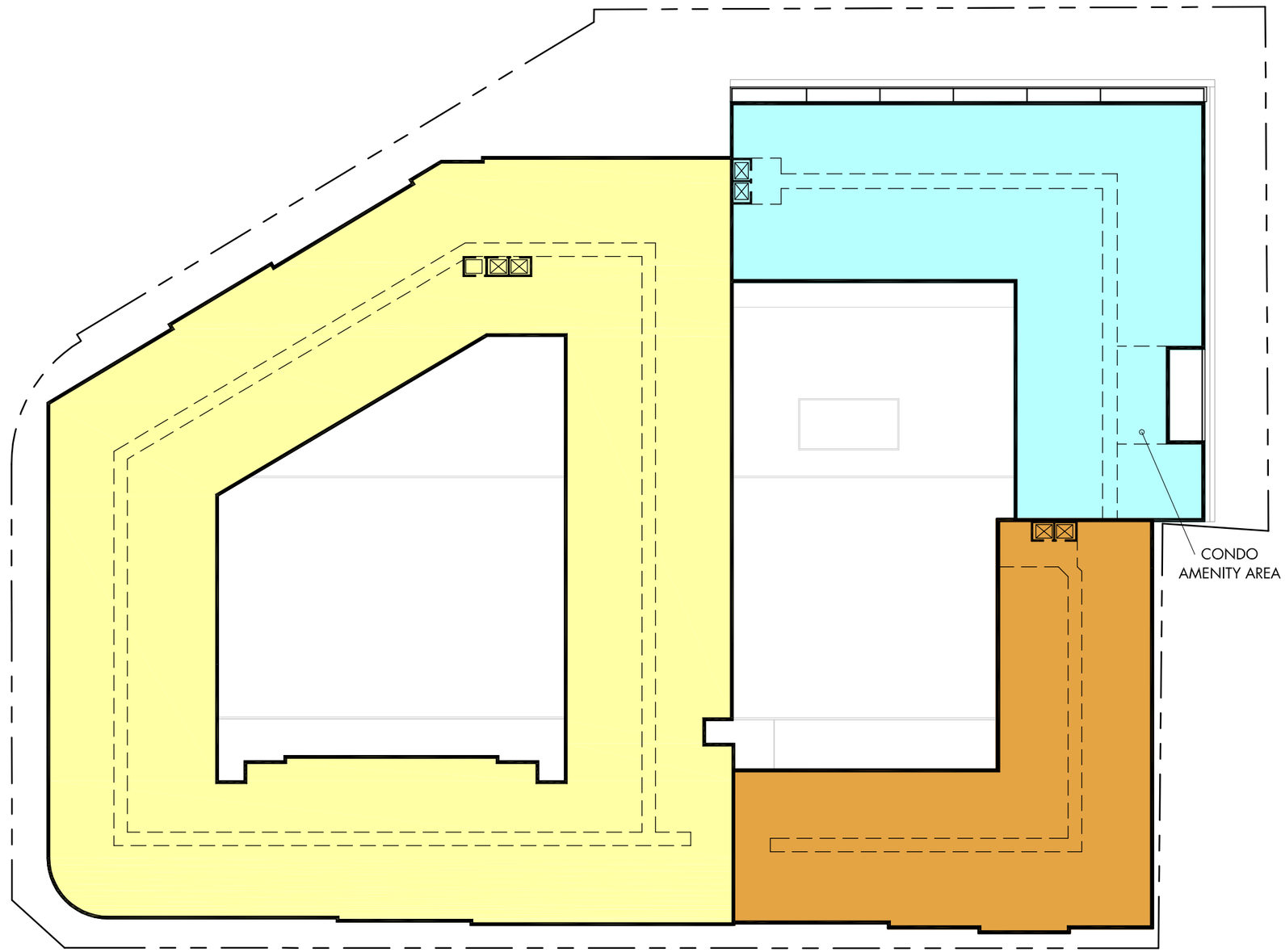

FOURTH FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.7

N

0 25' 50' 100'

SPECTRUM development LLC

GTM ARCHITECTS

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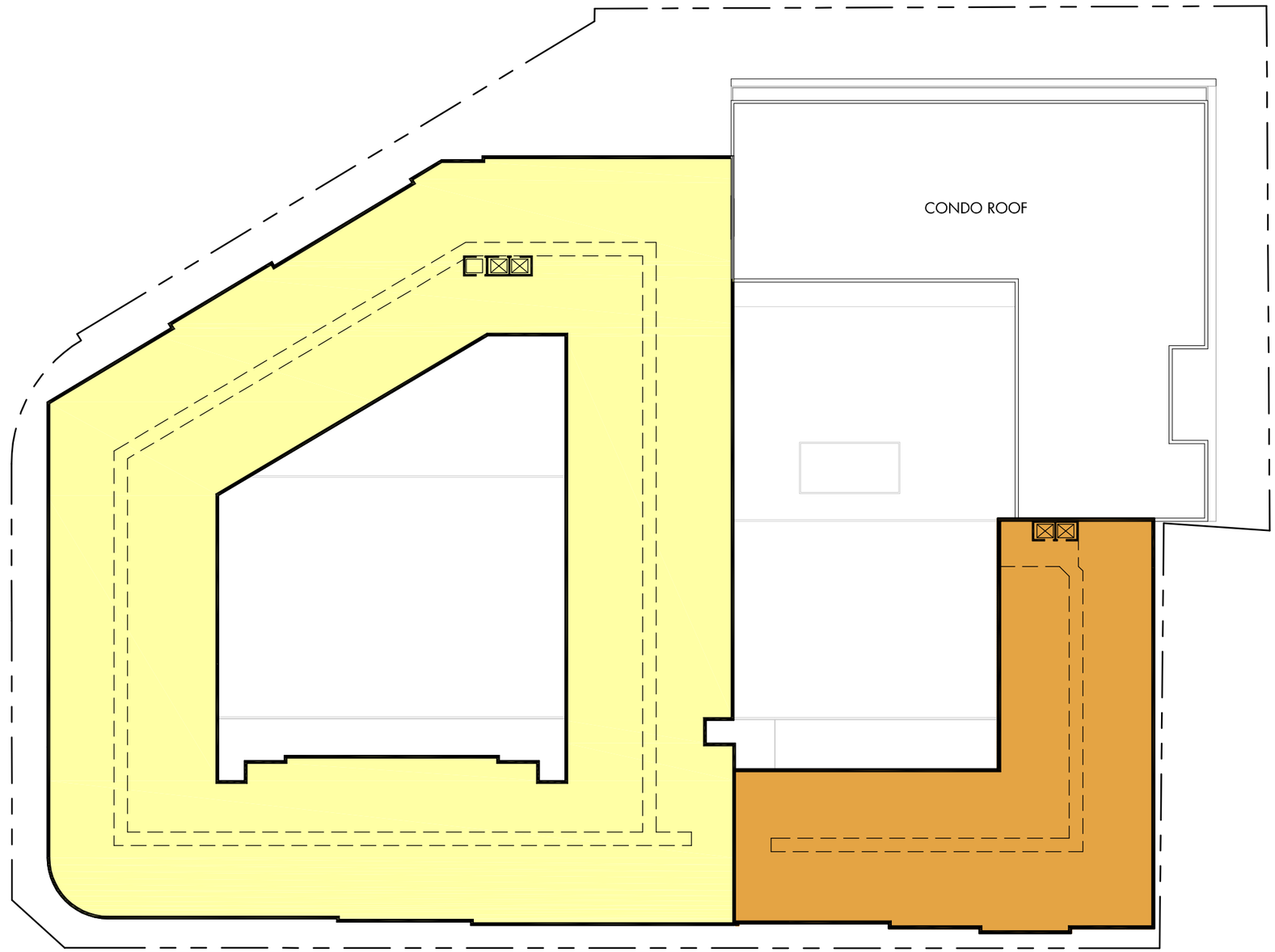
	Hotel	17636	14	15.4	12.3	0
3	Apartment	58236	55	89.5	71.6	0
	Condo	23449	16	32.0	25.6	0
	Hotel	17636	34	37.4	29.9	0
4	Apartment	58236	55	89.5	71.6	0
	Condo	20313	16	31.0	24.8	0
	Hotel	17636	34	37.4	29.9	0
5	Apartment	58236	55	89.5	71.6	0
	Hotel	17636	34	37.4	29.9	0
6	Apartment	34841	33	53.5	42.8	0
	Hotel	17636	34	37.4	29.9	0
Totals	Apartment	278983	253	411.5	329.2	0
	Condos	98047	67	133	106.4	0
	Hotel	88731	150	165.0	132.0	0
	Retail	46931	3	187.7	150.2	0
		512692		*897.2*	*717.8*	*719*



FIFTH FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.8

N

0 25' 50' 100'

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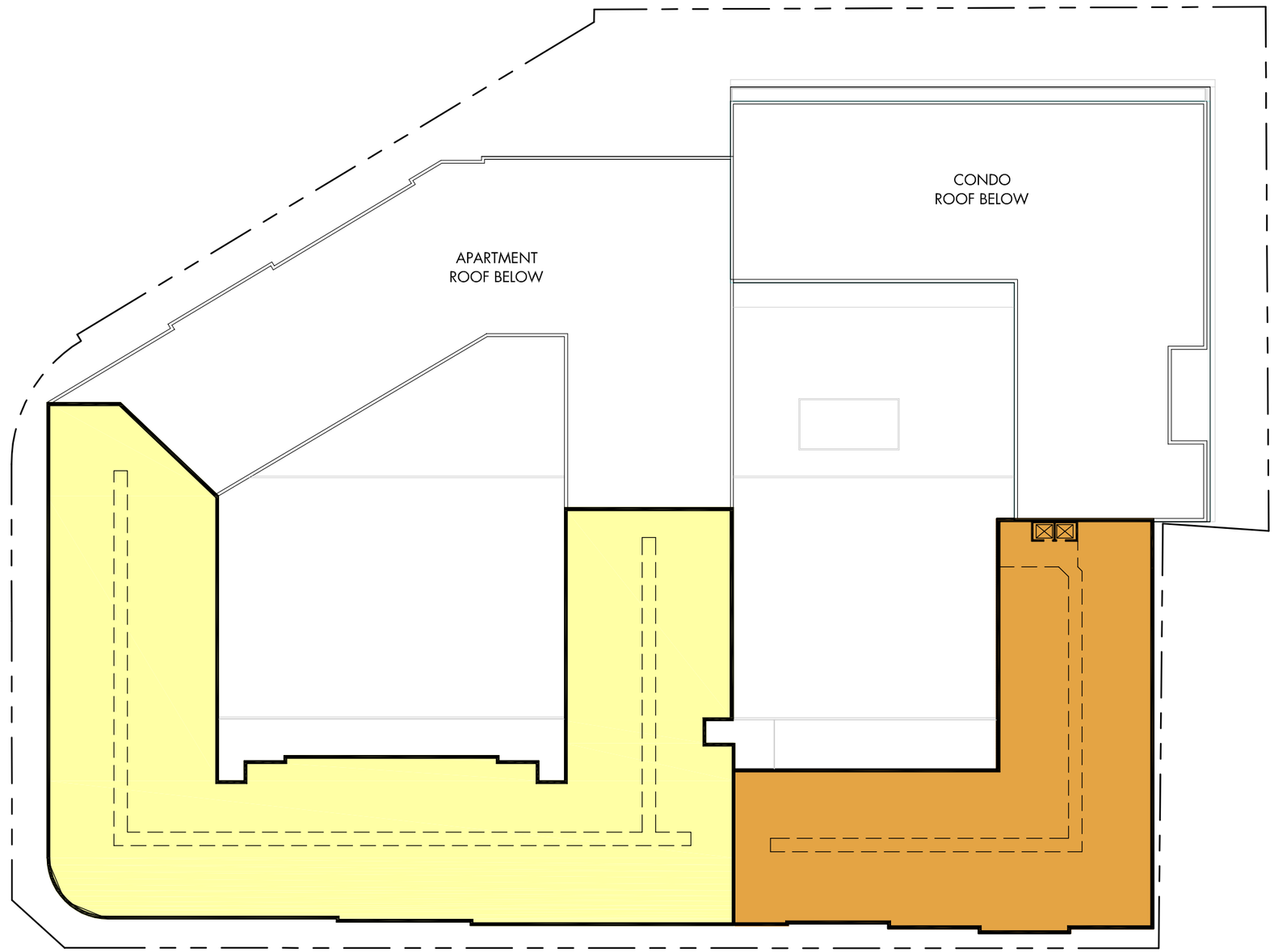
Massing Yields				Parking Totals		
Level	Use	Floor Area (SF)	# of Units	Parking Required	20% Reduction	Parking Provided
P2	Parking	160408	0	0.0	0.0	203
P1	Parking	160408	0	0.0	0.0	396
1	Retail	14297	1	57.2	45.8	0
	Retail	19753	1	79.0	63.2	0
	Retail	12881	1	51.5	41.2	0
	Apt. Lobby	2826	0	0.0	0.0	0
	Condo Lobby	1831	0	0.0	0.0	0
	Condo	7140	5	10.0	8.0	0
	Hotel Lobby	551	0	0.0	0.0	0
	Parking	77134	0	0.0	0.0	120
Mezz	Apt Amenity	8372	0	0.0	0.0	0
	Condo	20446	14	28.0	22.4	0
	Condo Amenity	1419	0	0.0	0.0	0
2	Apartment	58236	55	89.5	71.6	0
	Condo	23449	16	32.0	25.6	0
	Hotel	17636	14	15.4	12.3	0
3	Apartment	58236	55	89.5	71.6	0
	Condo	23449	16	32.0	25.6	0
	Hotel	17636	34	37.4	29.9	0
4	Apartment	58236	55	89.5	71.6	0
	Condo	20313	16	31.0	24.8	0
	Hotel	17636	34	37.4	29.9	0
5	Apartment	58236	55	89.5	71.6	0
	Hotel	17636	34	37.4	29.9	0
6	Apartment	34841	33	53.5	42.8	0
	Hotel	17636	34	37.4	29.9	0
Totals	Apartment	278983	253	411.5	329.2	0
	Condos	98047	67	133	106.4	0
	Hotel	88731	150	165.0	132.0	0
	Retail	46931	3	187.7	150.2	0
		512692		*897.2*	*717.8*	*719*



SIXTH FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.9

N

0 25' 50' 100'

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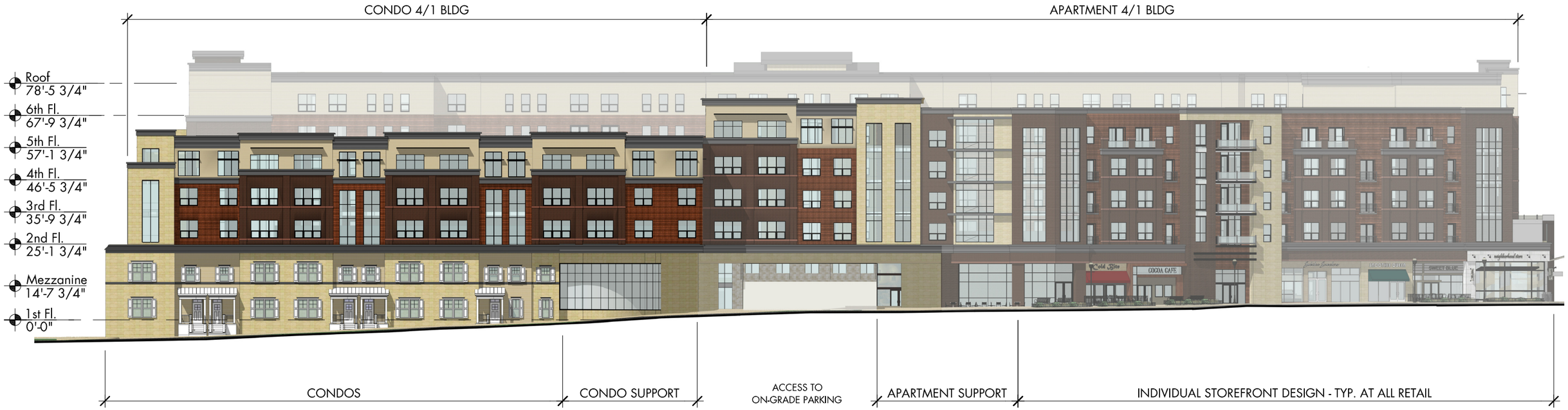

NORTH ELEVATION
N.T.S.

SOUTH ELEVATION
N.T.S.

A2.0

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EAST ELEVATION
N.T.S.

A2.1

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WEST ELEVATION
N.T.S.

A2.2

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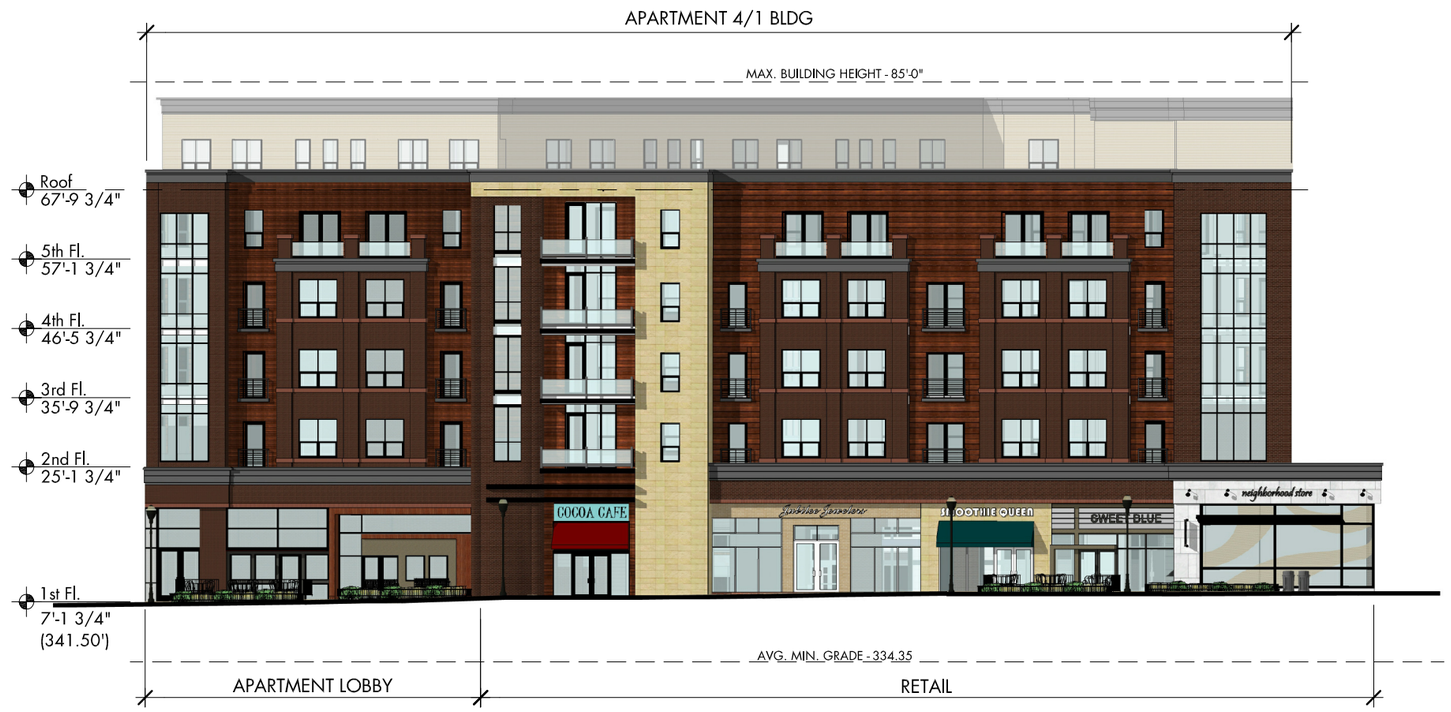

NORTHWEST ELEVATION
N.T.S.

A2.3

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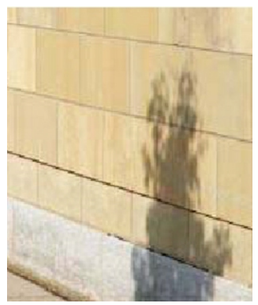
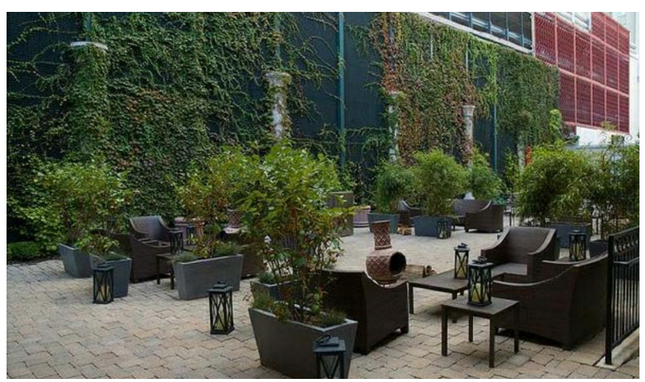
WOOD SLATS VENEER

BROWN BRICK VENEER



MANUFACTURED LIMESTONE



GREEN SCREEN TRELLIS PANELS

HARDIE LAP SIDING

BROWN FIBER CEMENT PANELS

DARK GRAY BRICK

EAST ELEVATION MATERIALS
N.T.S.

A2.4

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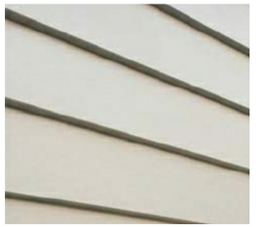
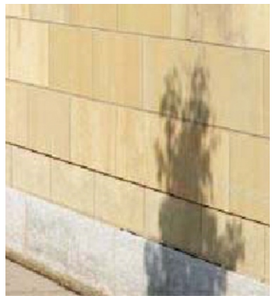


HARDIE LAP SIDING

BROWN WIRE CUT BRICK

TRESPA PANELS - WOOD FINISH



MANUFACTURED LIMESTONE

SOUTH ELEVATION MATERIALS 1
N.T.S.

A2.5

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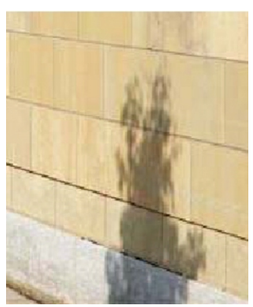
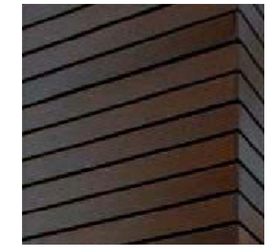
HARDIE LAP SIDING

BROWN BRICK VENEER

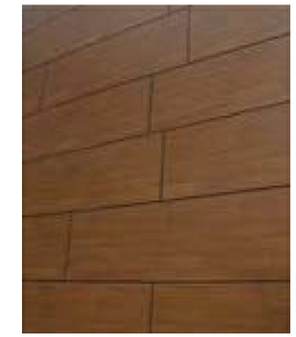
DARK GRAY BRICK



MANUFACTURED LIMESTONE



WOOD SLATS VENEER



BROWN FIBER CEMENT PANELS

SOUTH ELEVATION MATERIALS 2
N.T.S.

A2.6

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GTM
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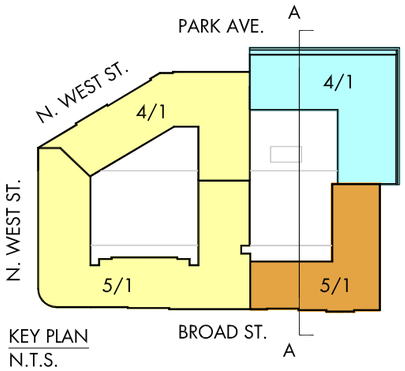
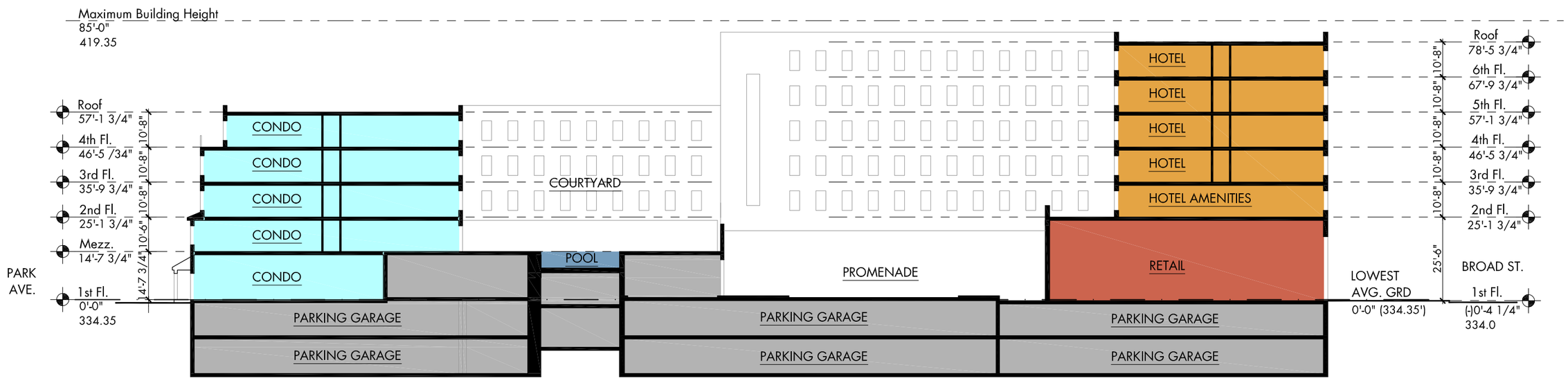


KEY PLAN
N.T.S.



SITE SECTION A-A
1" = 32'-0"

A3.0

CONDOS
HOTEL
APARTMENTS
RETAIL
PARKING

SPECTRUM development LLC
GTM
GTM ARCHITECTS

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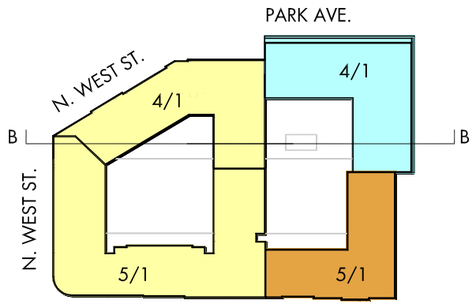
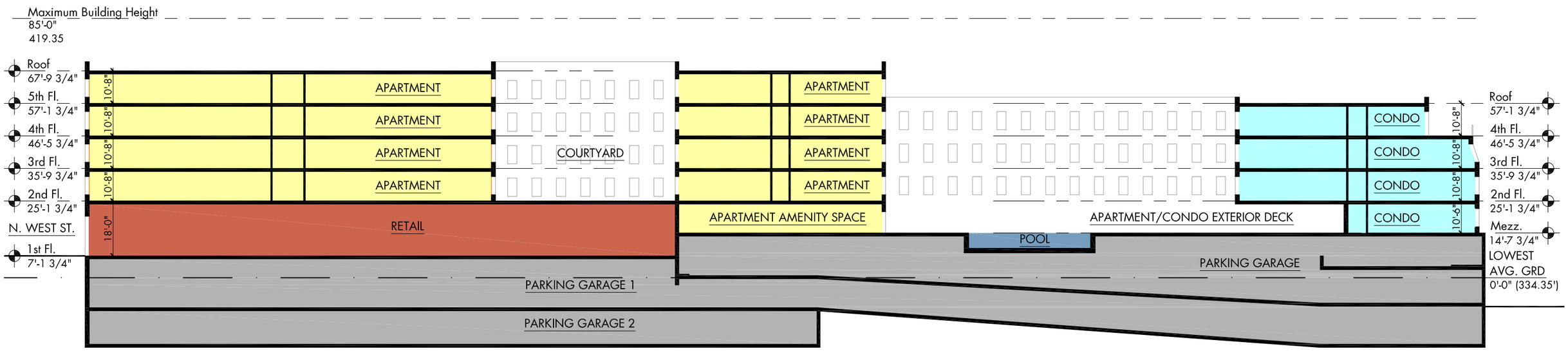


KEY PLAN
N.T.S.



SITE SECTION B-B
1" = 32'-0"

A3.1

CONDOS
HOTEL
APARTMENTS
RETAIL
PARKING

SPECTRUM development LLC

GTM

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