MASON ROW
MIXED USED PROJECT

NEC OF WEST BROAD STREET & NORTH WEST STREET

CONCEPTUAL DEVELOPMENT PACKAGE

AUGUST 27, 2014

OWNER:
SPECTRUM DEVELOPMENT, LLC.

SPECTRUM development LLC

LAND USE ATTORNEY:
VENABLE, LLP.

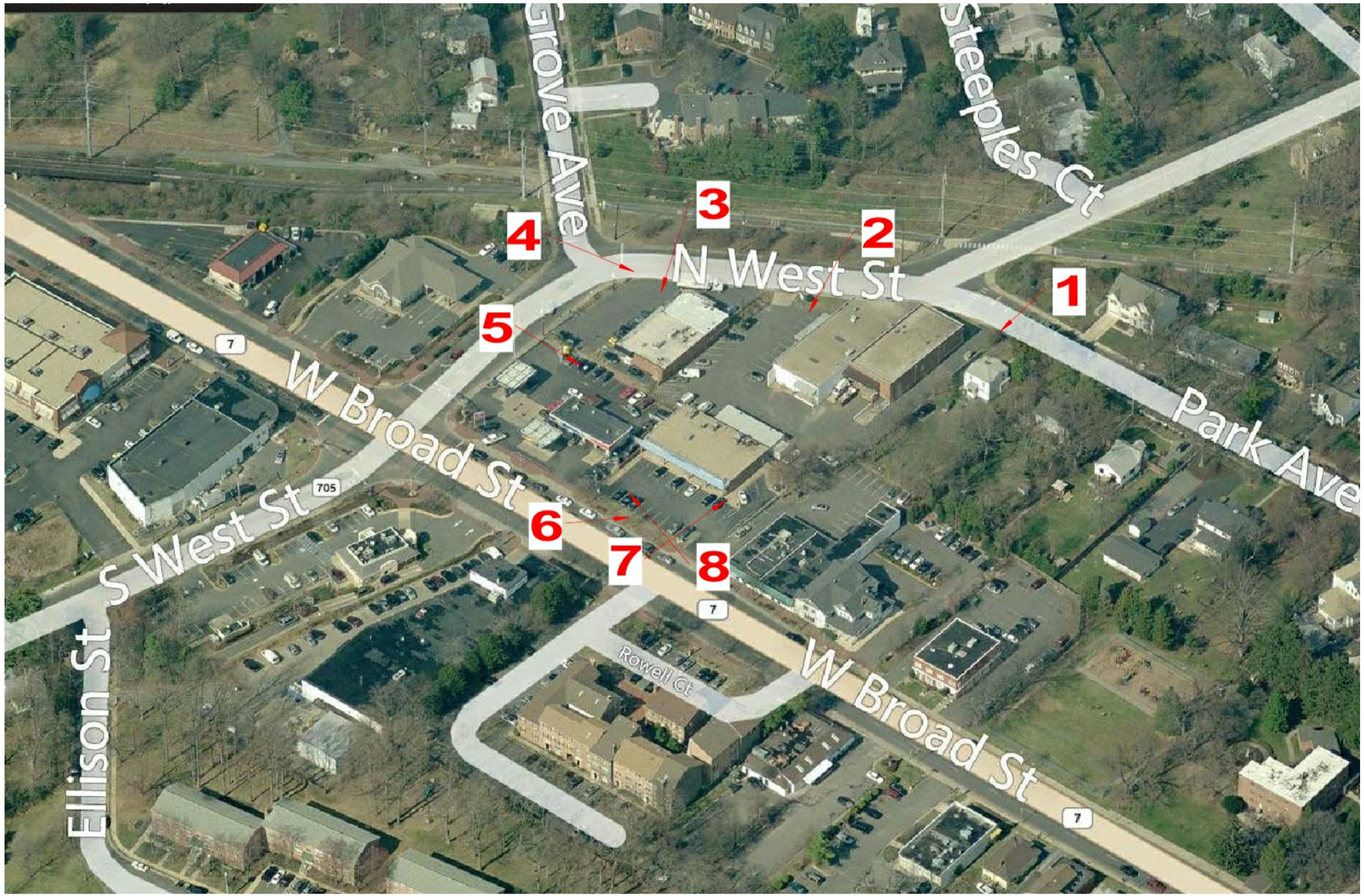
ARCHITECT:
GTM ARCHITECTS, INC.

CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.

TRAFFIC:
WELLS & ASSOCIATES

GTM

GTM ARCHITECTS



EXISTING CONTEXT
N.T.S.

A0.1

Spectrum MASON ROW Conceptual Development Package

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St 08/27/14

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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

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EXISTING SITE PHOTOS

N.T.S.

A0.3

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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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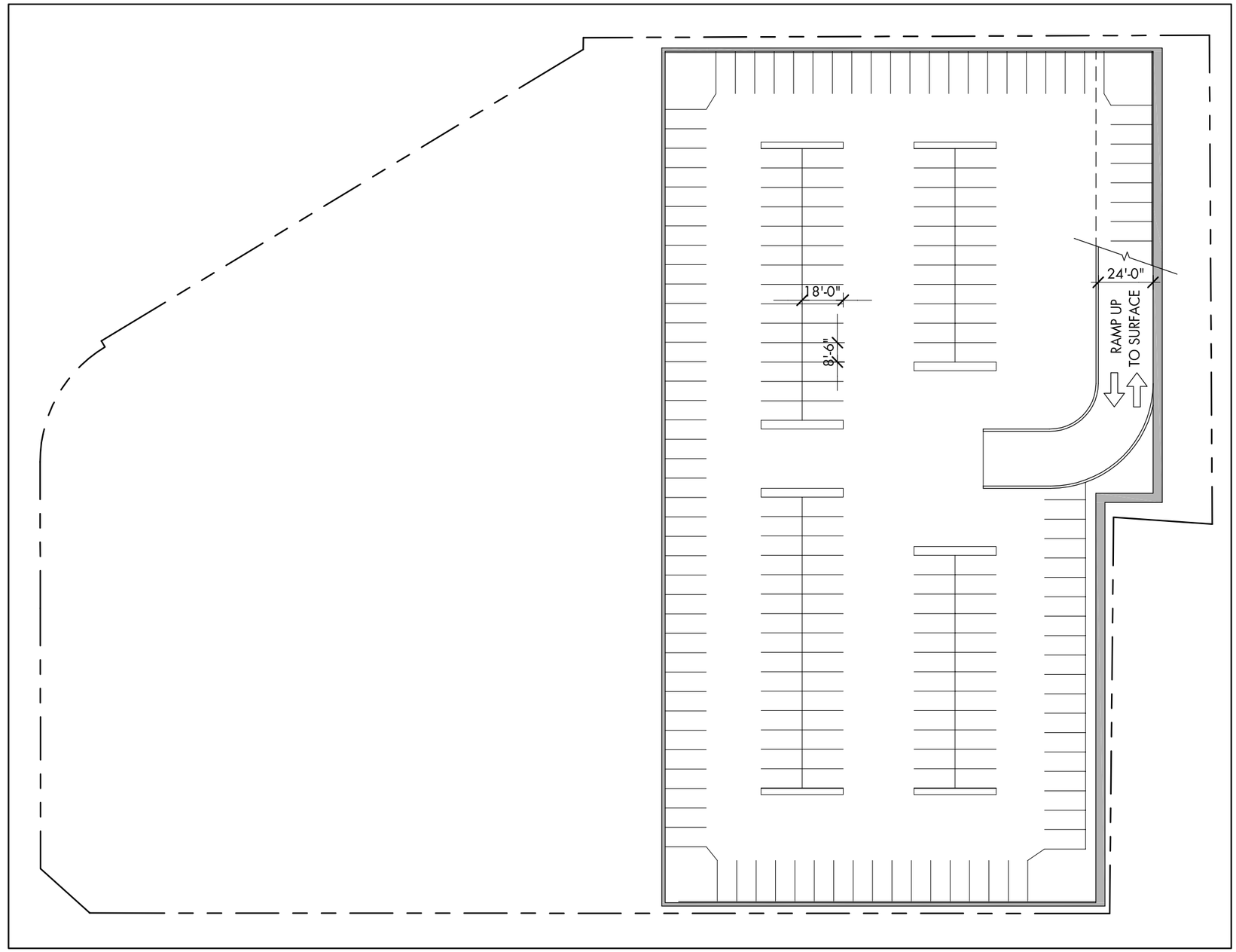
Massing Yields				Parking Totals		
Level	Use	Floor Area (SF)	# of Units	Parking Required	20% Reduction	Parking Provided
P2	Parking	77969	0	0.00	0.00	203
P1	Parking	160408	0	0.00	0.00	440
1	Retail	11444	1	45.78	36.62	0
	Retail	2360	1	9.44	7.55	0
	Retail	13806	1	55.22	44.18	0
	Retail	14770	1	59.08	47.26	0
	Retail	3152	1	12.61	10.09	0
	Retail	3302	1	13.21	10.57	0
	Apt. Lobby	2250	0	0.00	0.00	0
	Condo Lobby	4786	0	0.00	0.00	0
	Condo	11686	8	15.64	12.51	0
	Hotel Lobby	616	0	0.00	0.00	0
	Parking	77134	0	0.00	0.00	84
Mezz	Condo	14631	10	19.55	15.64	0
2	Apartment	48255	45	73.99	59.19	0
	Apt. Amenity	5784	0	0.00	0.00	0
	Condo	22723	15	29.33	23.46	0
	Hotel	15892	14	15.40	12.32	0
3	Apartment	56910	52	85.50	68.40	0
	Condo	19452	13	25.42	20.33	0
	Hotel	15892	34	37.40	29.92	0
4	Apartment	56910	52	85.50	68.40	0
	Condo	15861	11	21.51	17.21	0
	Hotel	15892	34	37.40	29.92	0
5	Apartment	56910	52	85.50	68.40	0
	Condo	8085	5	9.78	7.82	0
	Hotel	15892	34	37.40	29.92	0
6	Apartment	56910	52	85.50	68.40	0
	Condo	8085	5	9.78	7.82	0
	Hotel	15892	34	37.40	29.92	0
Totals	Apartment	283929	253	416.01	332.81	0
	Condos	105309	67	131.00	104.80	0
	Hotel	80076	150	165.00	132.00	0
	Retail	48834	6	195.34	156.27	0
		518148		*907.34*	*725.87*	*727*



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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Spectrum MASON ROW Conceptual Development Package

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	Retail	3152	1	12.61	10.09	0
	Retail	3302	1	13.21	10.57	0
	Apt. Lobby	2250	0	0.00	0.00	0
	Condo Lobby	4786	0	0.00	0.00	0
	Condo	11686	8	15.64	12.51	0
	Hotel Lobby	616	0	0.00	0.00	0
	Parking	77134	0	0.00	0.00	84
Mezz	Condo	14631	10	19.55	15.64	0
2	Apartment	48255	45	73.99	59.19	0
	Apt. Amenity	5784	0	0.00	0.00	0
	Condo	22723	15	29.33	23.46	0
	Hotel	15892	14	15.40	12.32	0
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	Condo	15861	11	21.51	17.21	0
	Hotel	15892	34	37.40	29.92	0
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	Condo	8085	5	9.78	7.82	0
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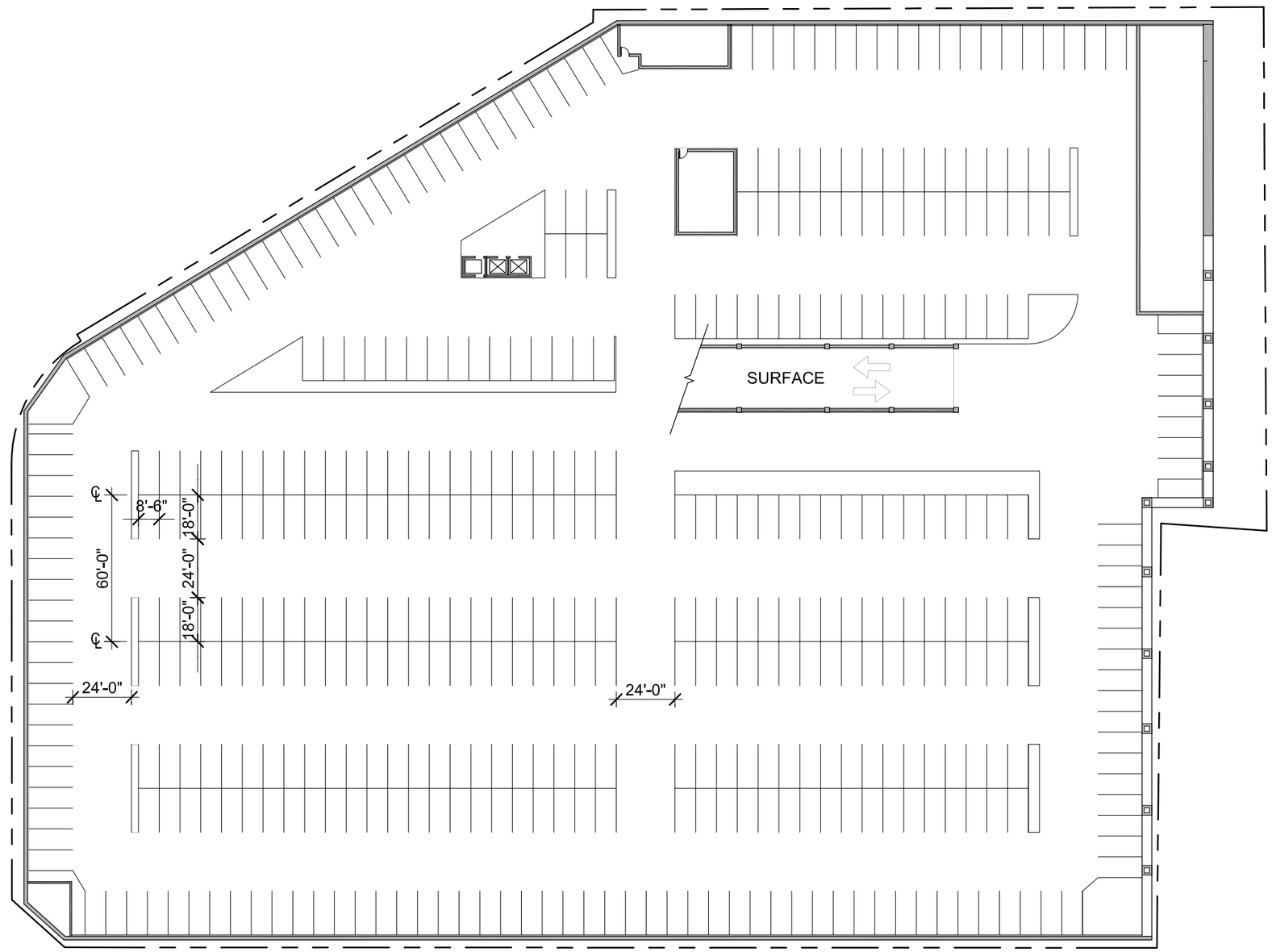
	Condos	105309	67	131.00	104.80	0
	Hotel	80076	150	165.00	132.00	0
	Retail	48834	6	195.34	156.27	0
		518148		*907.34*	*725.87*	*727*



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

A1.2

N

0 25' 50' 100'

SPECTRUM development LLC

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Mezz	Condo	14631	10	19.55	15.64	0
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	Condo	22723	15	29.33	23.46	0
	Hotel	15892	14	15.40	12.32	0
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	Condos	105309	67	131.00	104.80	0
	Hotel	80076	150	165.00	132.00	0
	Retail	48834	6	195.34	156.27	0
		518148		*907.34*	*725.87*	*727*

FIRST FLOOR PLAN (85 PARKING SPACES PROVIDED)
1" = 50'-0"

A1.3

CONDOS
HOTEL
APARTMENTS
RETAIL

0 25' 50' 100'

SPECTRUM development LLC
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	Retail	3302	1	13.21	10.57	0
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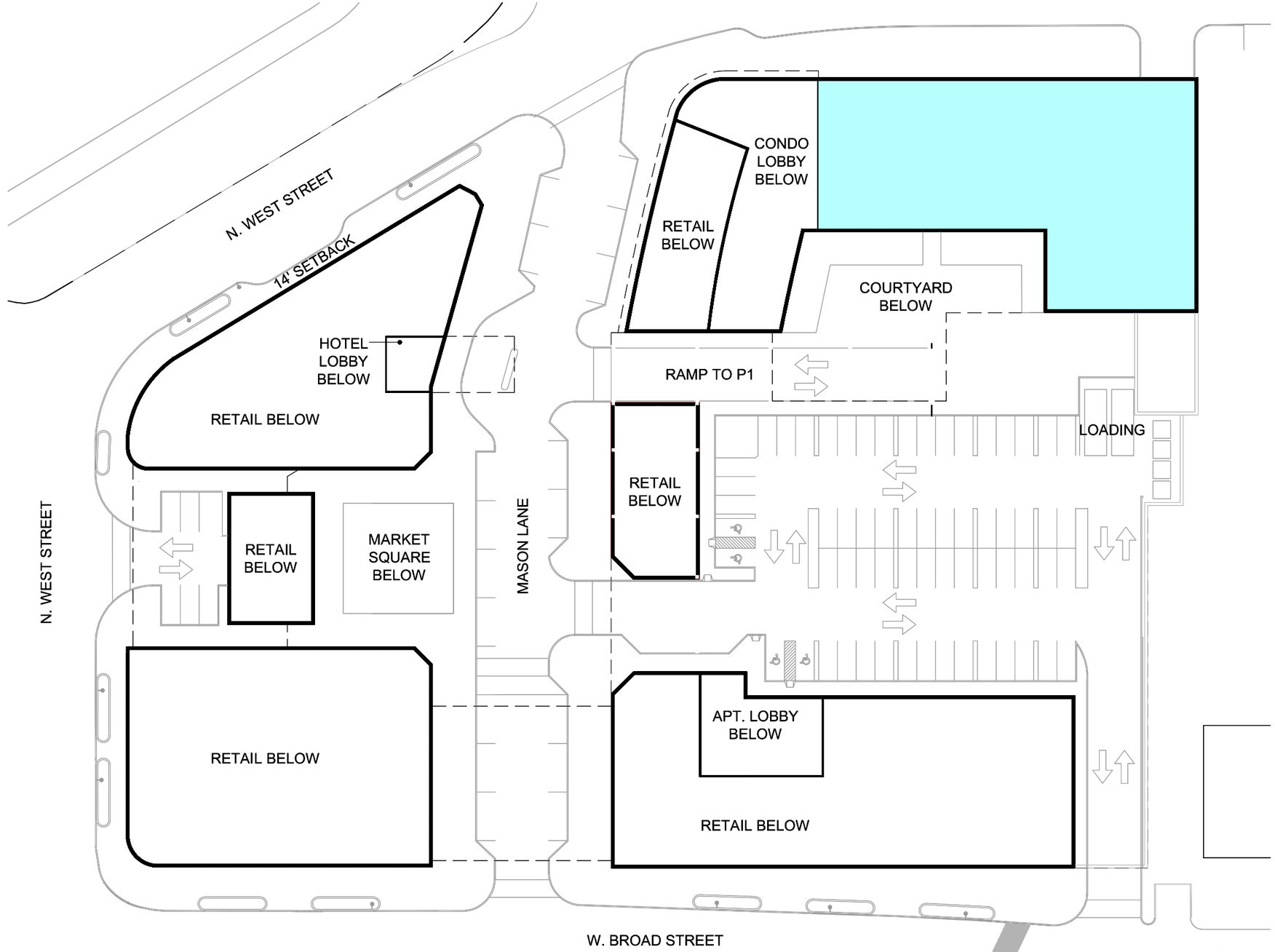
		518148		*907.34*	*725.87*	*727*



MEZZANINE FLOOR PLAN
1" = 50'-0"

A1.4

CONDOS
HOTEL
APARTMENTS
RETAIL

0 25' 50' 100'

N

Spectrum MASON ROW AAB Submittal

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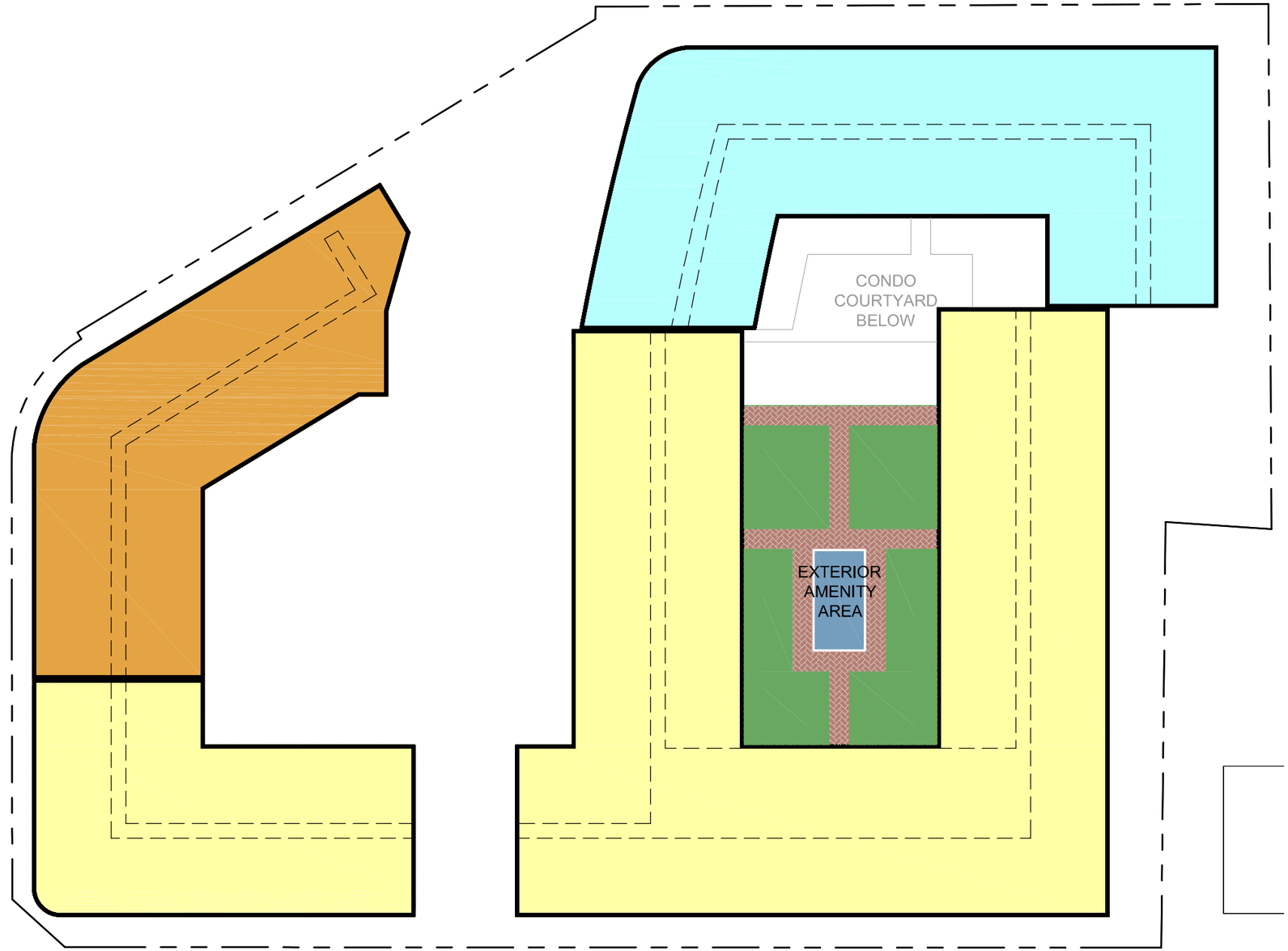

SECOND FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.5

N

0 25' 50' 100'

SPECTRUM development LLC

GTM ARCHITECTS

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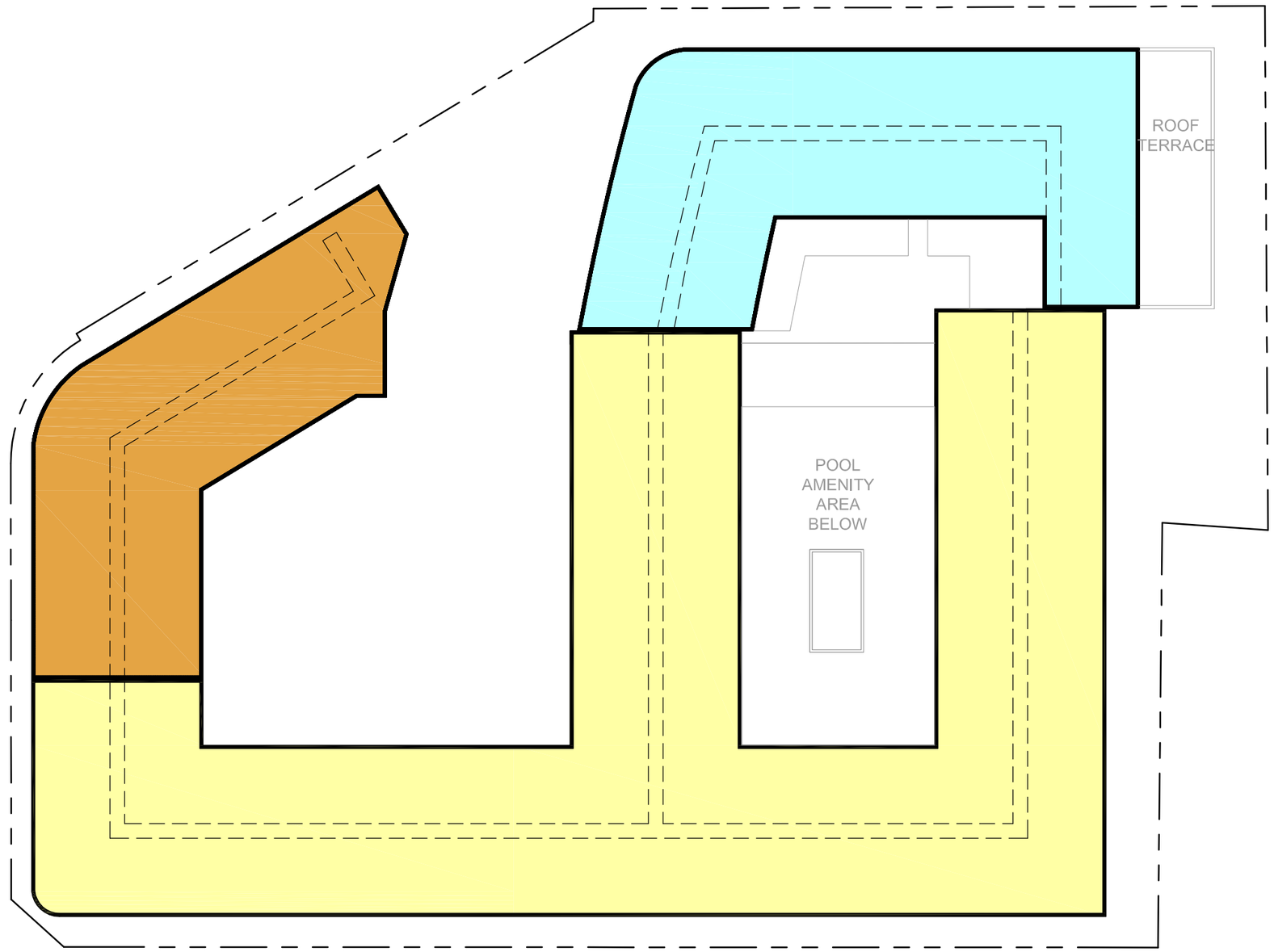

THIRD FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.6

N

0 25' 50' 100'

SPECTRUM development LLC

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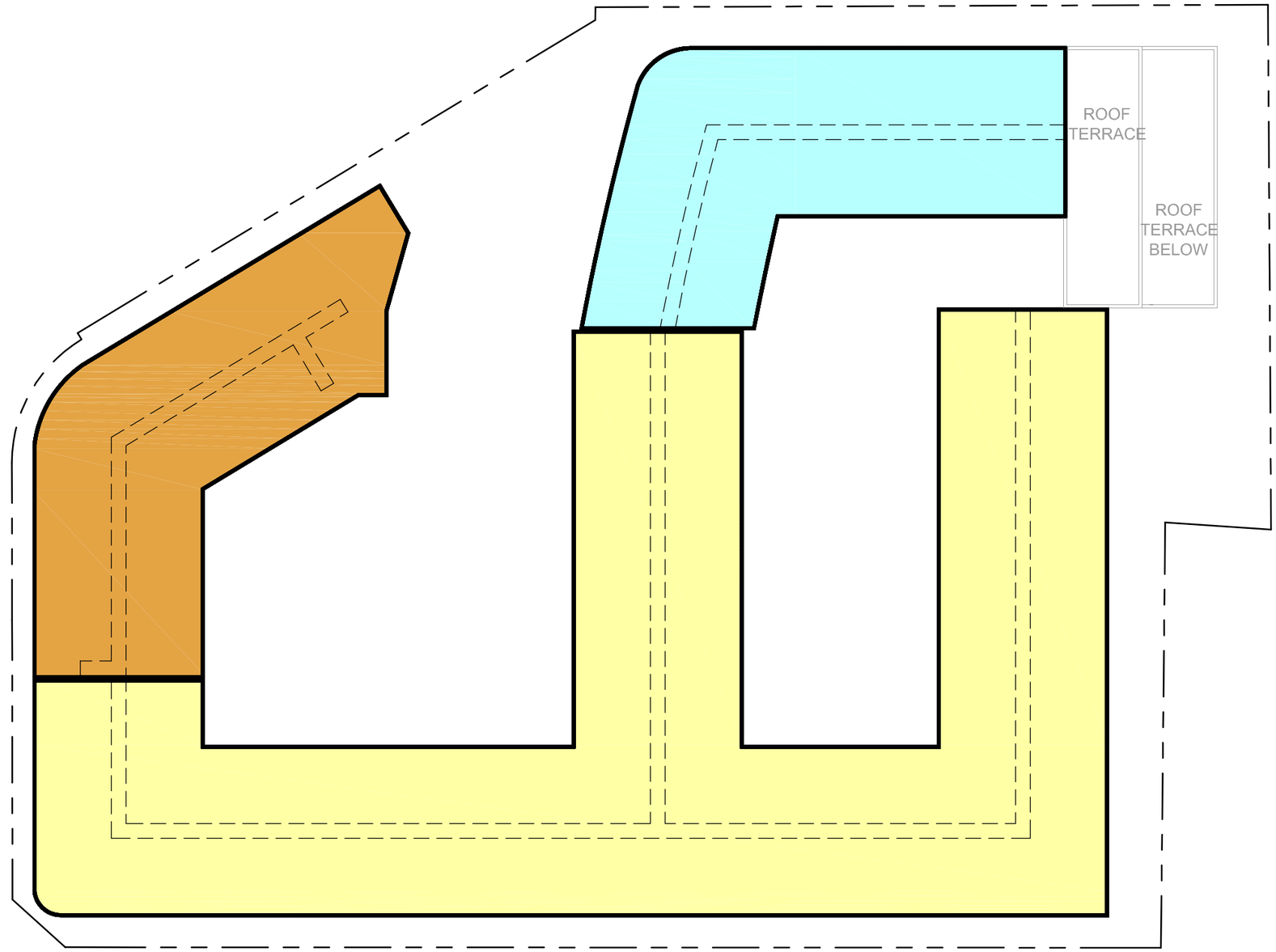

FOURTH FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.7

N

0 25' 50' 100'

SPECTRUM development LLC
GTM
GTM ARCHITECTS

Spectrum MASON ROW Conceptual Development Package

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St 08/27/14

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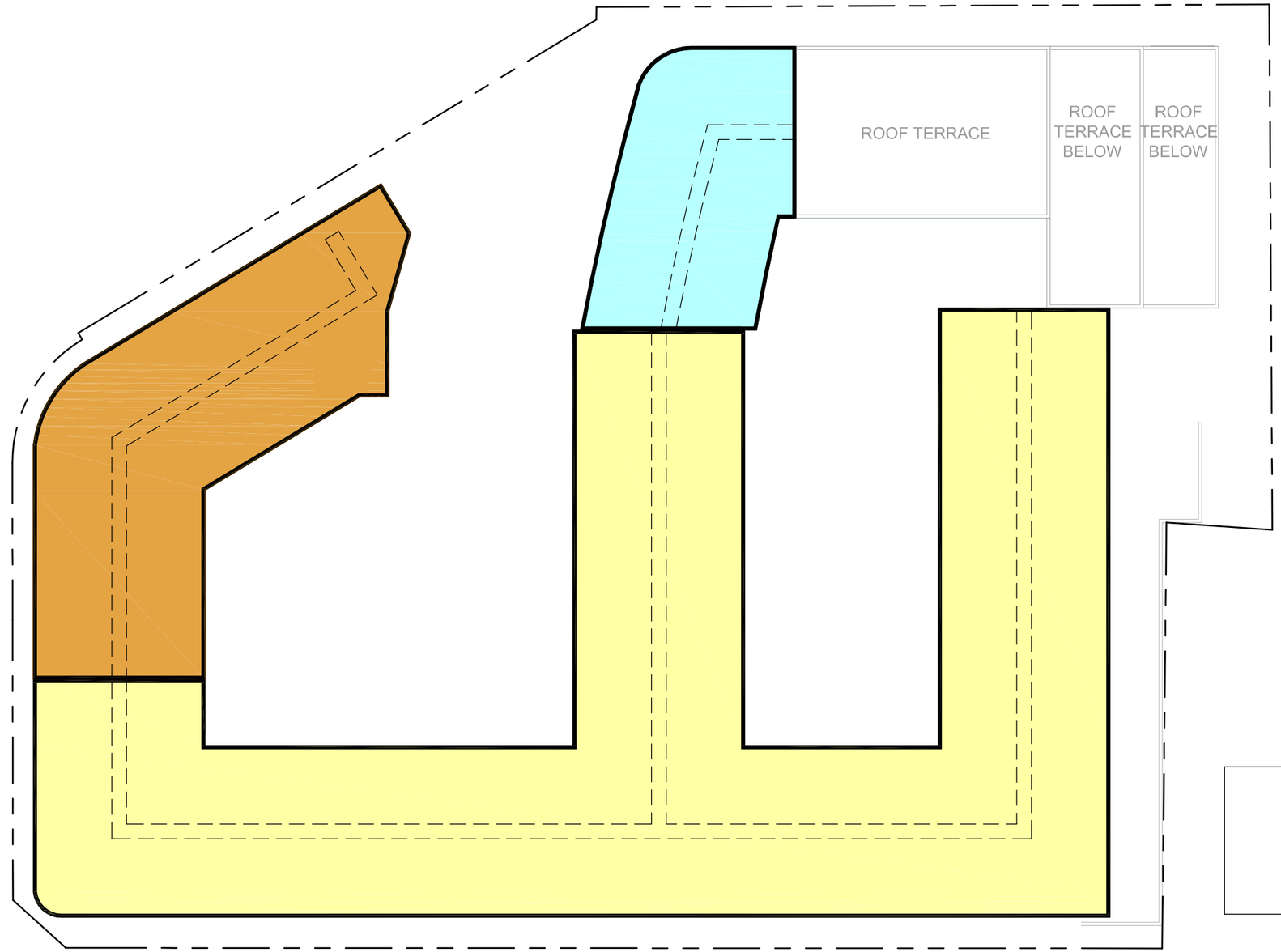
Massing Yields				Parking Totals		
Level	Use	Floor Area (SF)	# of Units	Parking Required	20% Reduction	Parking Provided
P2	Parking	77969	0	0.00	0.00	203
P1	Parking	160408	0	0.00	0.00	440
1	Retail	11444	1	45.78	36.62	0
	Retail	2360	1	9.44	7.55	0
	Retail	13806	1	55.22	44.18	0
	Retail	14770	1	59.08	47.26	0
	Retail	3152	1	12.61	10.09	0
	Retail	3302	1	13.21	10.57	0
	Apt. Lobby	2250	0	0.00	0.00	0
	Condo Lobby	4786	0	0.00	0.00	0
	Condo	11686	8	15.64	12.51	0
	Hotel Lobby	616	0	0.00	0.00	0
	Parking	77134	0	0.00	0.00	84
Mezz	Condo	14631	10	19.55	15.64	0
2	Apartment	48255	45	73.99	59.19	0
	Apt. Amenity	5784	0	0.00	0.00	0
	Condo	22723	15	29.33	23.46	0
	Hotel	15892	14	15.40	12.32	0
3	Apartment	56910	52	85.50	68.40	0
	Condo	19452	13	25.42	20.33	0
	Hotel	15892	34	37.40	29.92	0
4	Apartment	56910	52	85.50	68.40	0
	Condo	15861	11	21.51	17.21	0
	Hotel	15892	34	37.40	29.92	0
5	Apartment	56910	52	85.50	68.40	0
	Condo	8085	5	9.78	7.82	0
	Hotel	15892	34	37.40	29.92	0
6	Apartment	56910	52	85.50	68.40	0
	Condo	8085	5	9.78	7.82	0
	Hotel	15892	34	37.40	29.92	0
Totals	Apartment	283929	253	416.01	332.81	0
	Condos	105309	67	131.00	104.80	0
	Hotel	80076	150	165.00	132.00	0
	Retail	48834	6	195.34	156.27	0
		518148		*907.34*	*725.87*	*727*



FIFTH FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

A1.8

N

0 25' 50' 100'

SPECTRUM development LLC

GTM ARCHITECTS

Spectrum MASON ROW Conceptual Development Package

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	Retail	3152	1	12.61	10.09	0
	Retail	3302	1	13.21	10.57	0
	Apt. Lobby	2250	0	0.00	0.00	0
	Condo Lobby	4786	0	0.00	0.00	0
	Condo	11686	8	15.64	12.51	0
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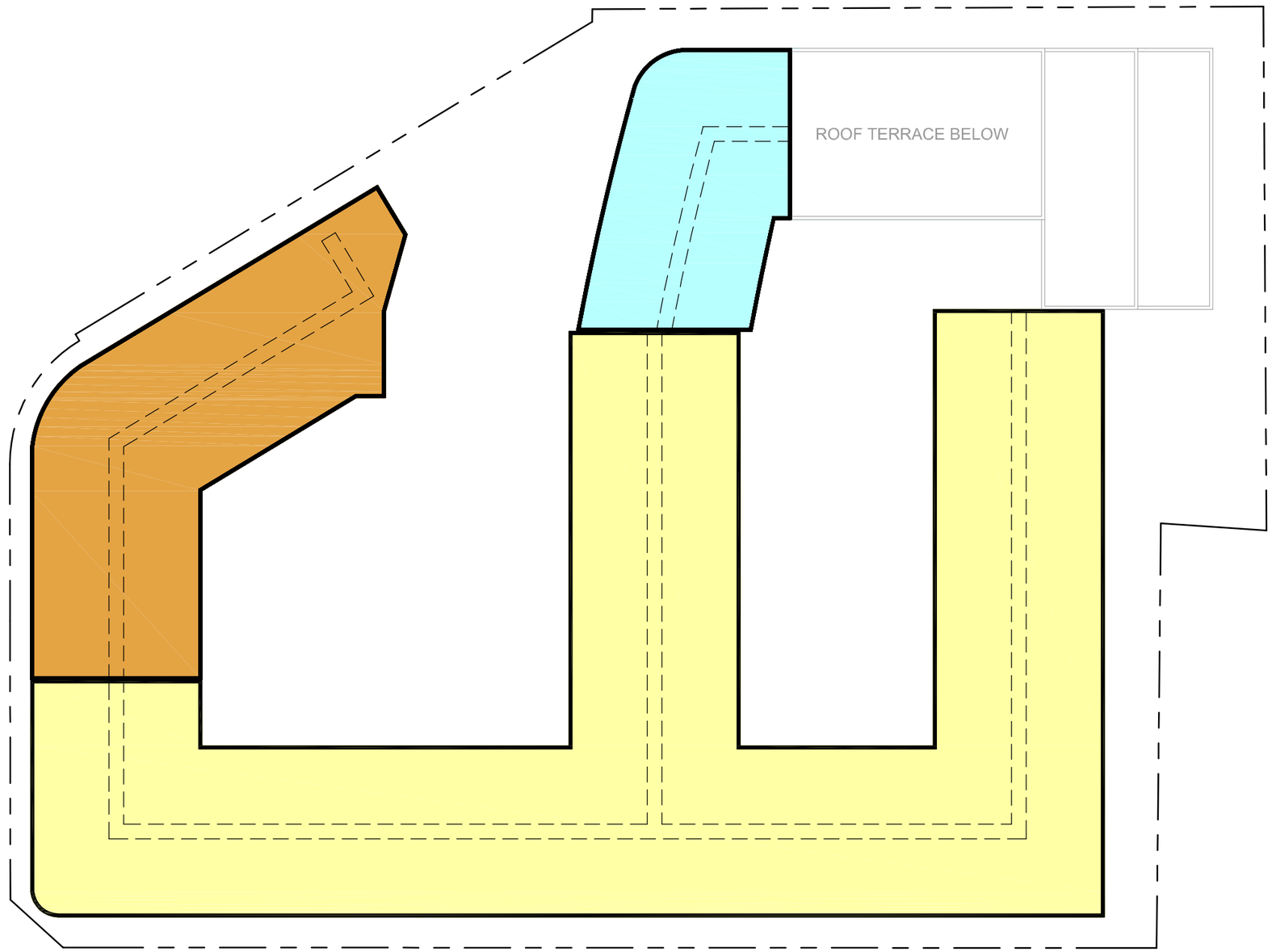
	Parking	77134	0	0.00	0.00	84
Mezz	Condo	14631	10	19.55	15.64	0
2	Apartment	48255	45	73.99	59.19	0
	Apt. Amenity	5784	0	0.00	0.00	0
	Condo	22723	15	29.33	23.46	0
	Hotel	15892	14	15.40	12.32	0
3	Apartment	56910	52	85.50	68.40	0
	Condo	19452	13	25.42	20.33	0
	Hotel	15892	34	37.40	29.92	0
4	Apartment	56910	52	85.50	68.40	0
	Condo	15861	11	21.51	17.21	0
	Hotel	15892	34	37.40	29.92	0
5	Apartment	56910	52	85.50	68.40	0
	Condo	8085	5	9.78	7.82	0
	Hotel	15892	34	37.40	29.92	0
6	Apartment	56910	52	85.50	68.40	0
	Condo	8085	5	9.78	7.82	0
	Hotel	15892	34	37.40	29.92	0
Totals	Apartment	283929	253	416.01	332.81	0
	Condos	105309	67	131.00	104.80	0
	Hotel	80076	150	165.00	132.00	0
	Retail	48834	6	195.34	156.27	0
		518148		*907.34*	*725.87*	*727*



SIXTH FLOOR PLAN
1" = 50'-0"

CONDOS
HOTEL
APARTMENTS
RETAIL

0 25' 50' 100'

A1.9

Spectrum MASON ROW Conceptual Development Package

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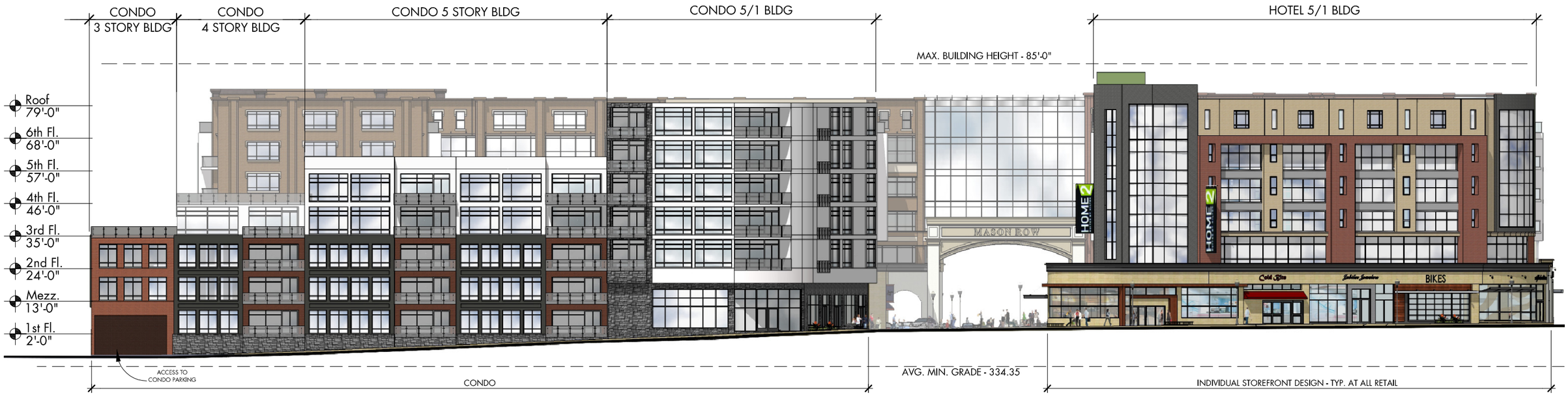
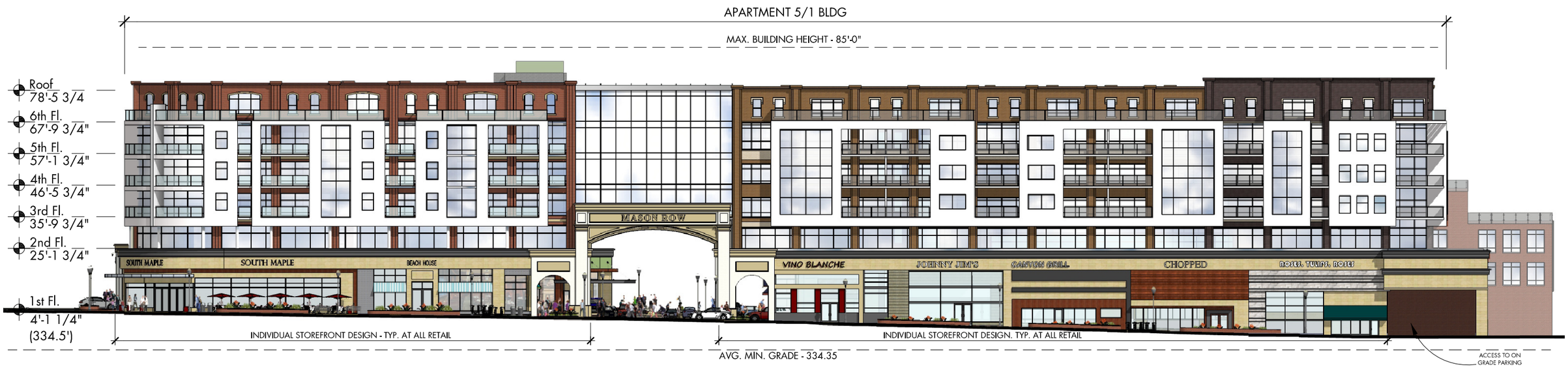


NORTH ELEVATION
N.T.S.



SOUTH ELEVATION
N.T.S.

A2.0

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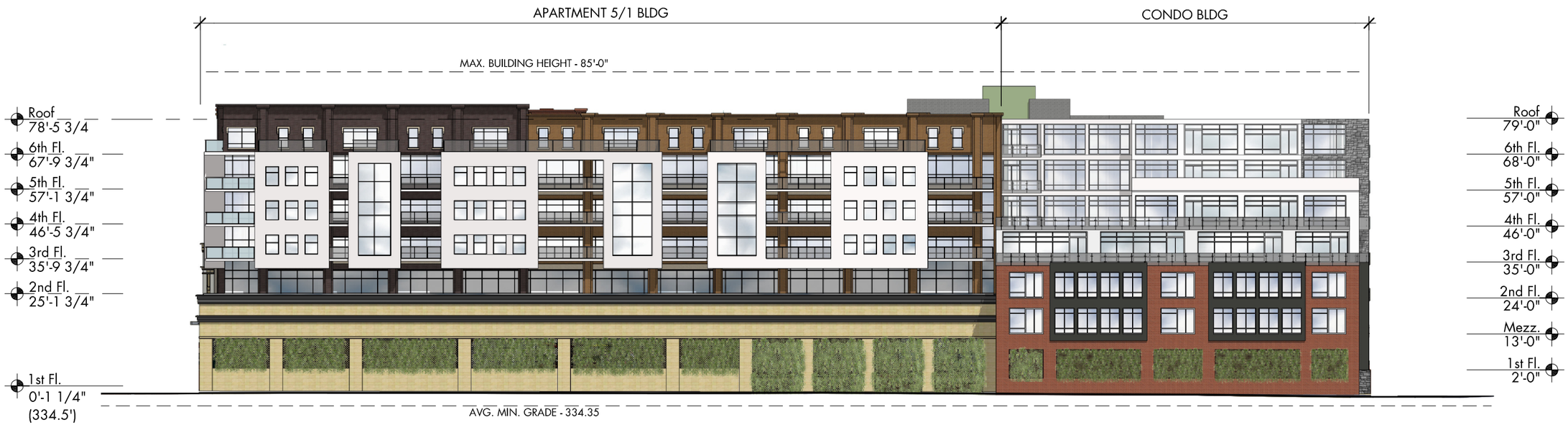

EAST ELEVATION
N.T.S.

A2.1

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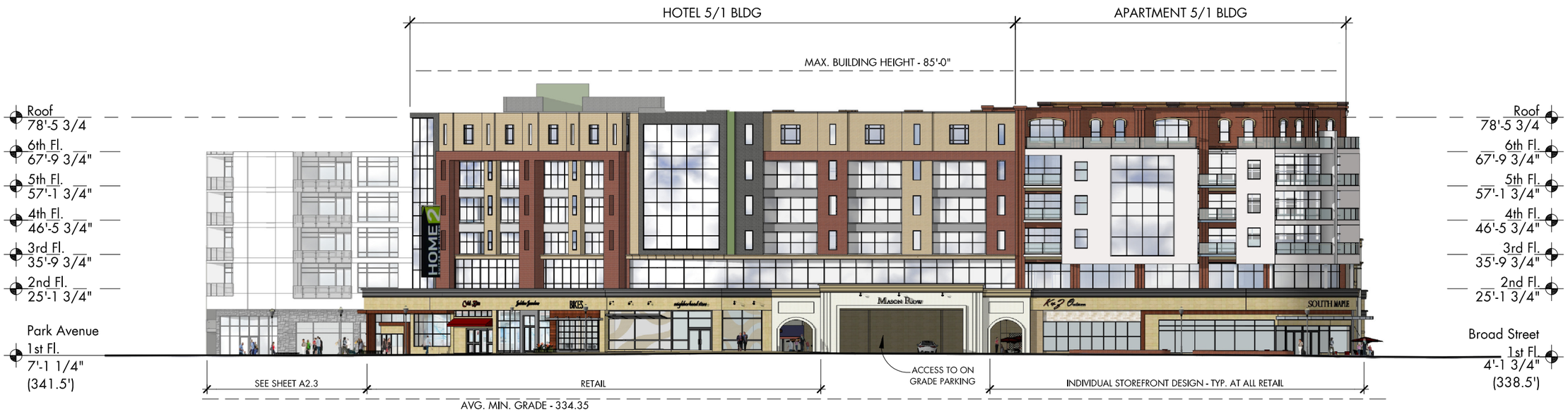

WEST ELEVATION
N.T.S.

A2.2

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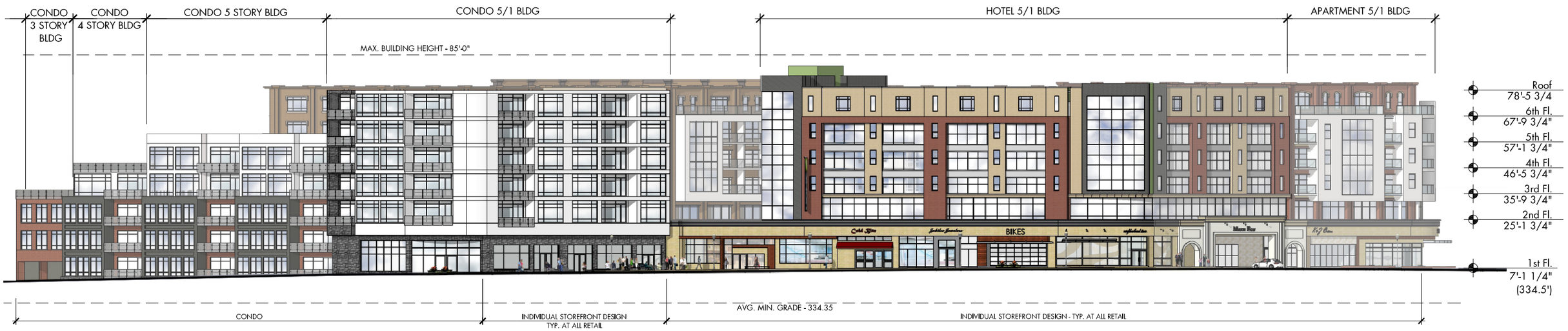

NORTHWEST ELEVATION
N.T.S.

A2.3

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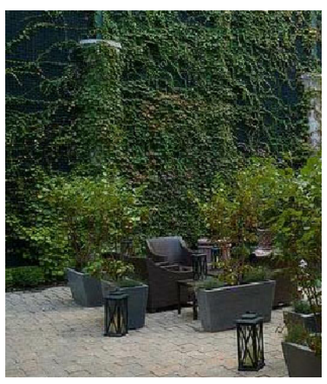
DARK GRAY BRICK

ALUMINUM COMPOSITE PANEL



GREEN SCREEN TRELLIS PANELS

EAST ELEVATION MATERIALS
N.T.S.

BROWN BRICK VENEER

MANUFACTURED LIMESTONE

A2.4

SPECTRUM development LLC

GTM

GTM ARCHITECTS

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NORTH ELEVATION MATERIALS
N.T.S.

A2.5

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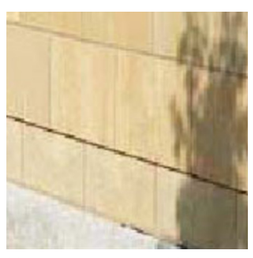
DARK GRAY BRICK

TRESPA PANEL - GREEN



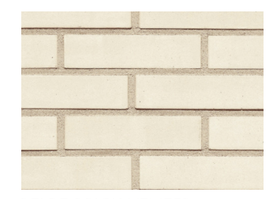
MANUFACTURED LIMESTONE

WEST ELEVATION MATERIALS
N.T.S.

LIGHT BROWN BRICK VENEER

RED BRICK VENEER

ALUMINUM COMPOSITE PANEL



BEIGE BRICK VENEER

A2.6

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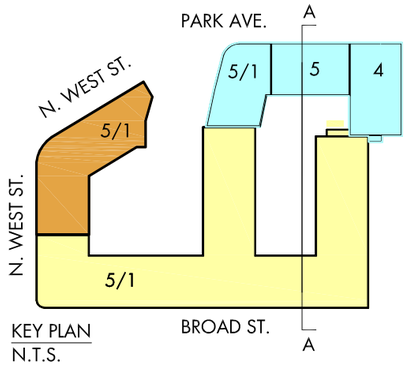

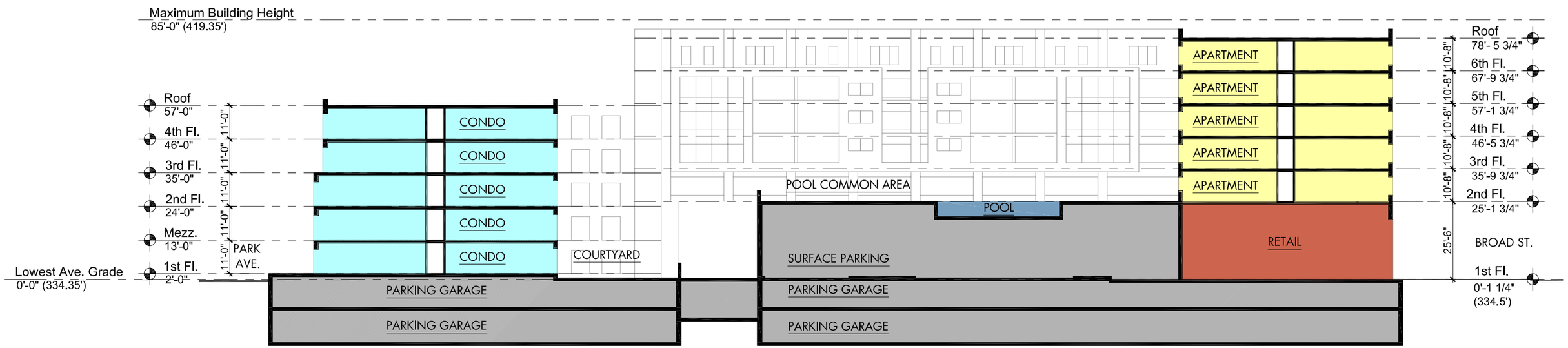

SITE SECTION A-A
1" = 32'-0"

A3.0

CONDOS
HOTEL
APARTMENTS
RETAIL
PARKING

SPECTRUM development LLC
GTM
GTM ARCHITECTS

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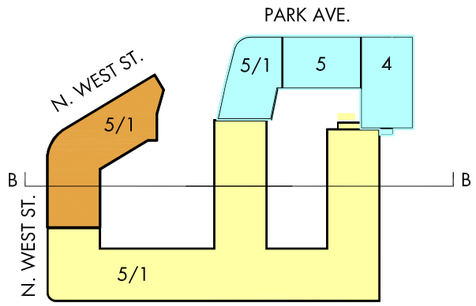
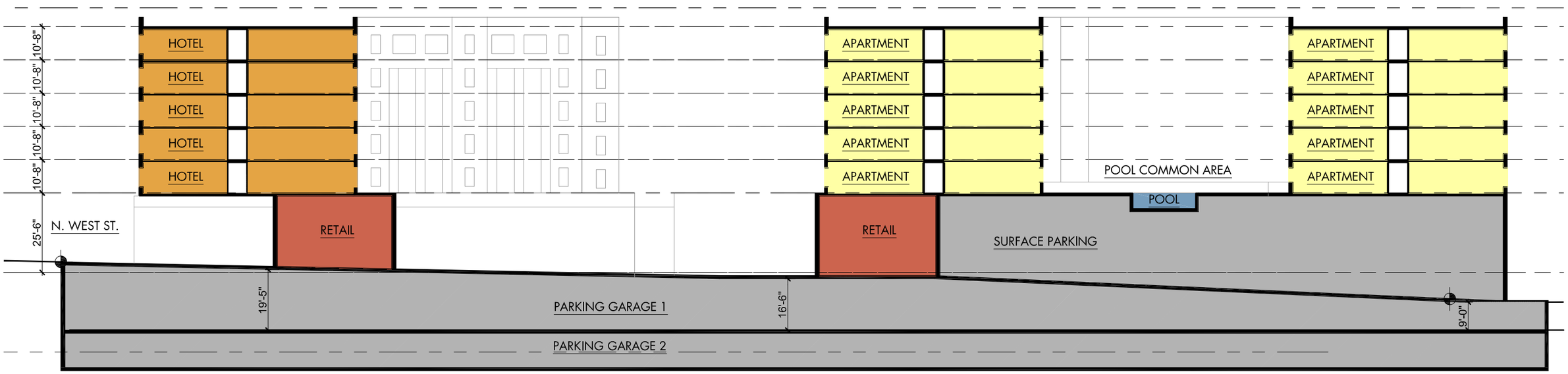


KEY PLAN
N.T.S.



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

A3.1

CONDOS
HOTEL
APARTMENTS
RETAIL
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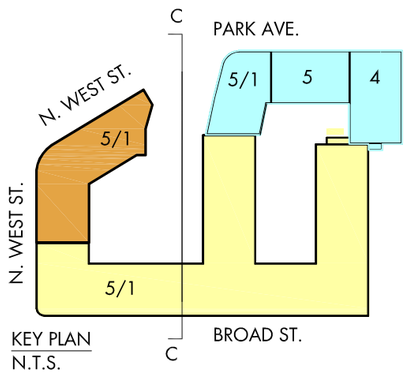
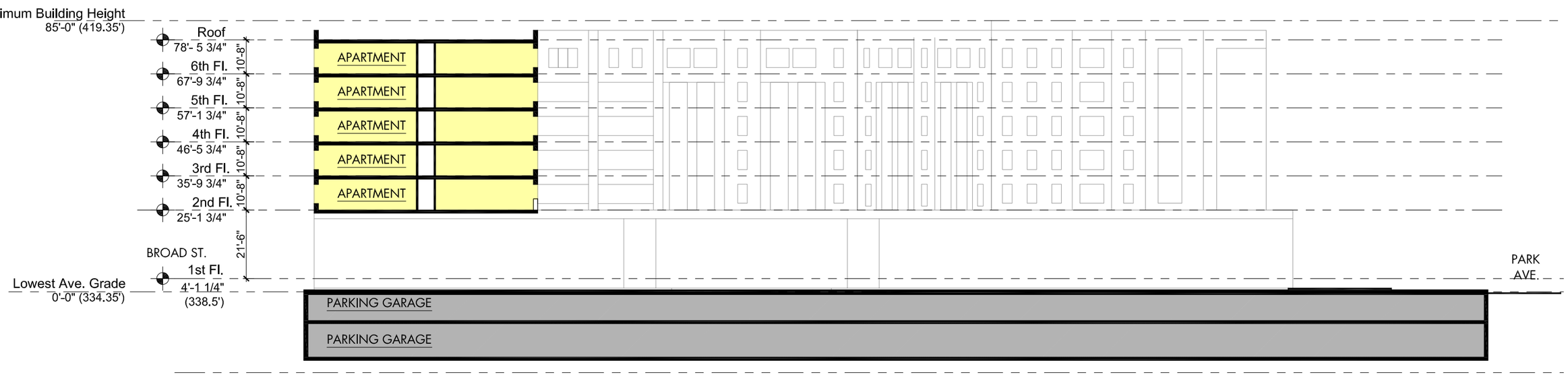


KEY PLAN
N.T.S.



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

A3.2

CONDOS
HOTEL
APARTMENTS
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