MASON ROW
MIXED USED PROJECT

NEC OF W. BROAD ST. & N. WEST ST.
FALLS CHURCH CITY, VA

SPECIAL EXCEPTION
APPLICATION SUB 04
APRIL 8, 2015

OWNER:
SPECTRUM DEVELOPMENT, LLC.

LAND USE ATTORNEY:
BASKIN, JACKSON & LASSO, PC.

ARCHITECT:
GTM ARCHITECTS, INC.

CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.

TRAFFIC:
WELLS & ASSOCIATES

RETAIL PLANNER:
STREETSENSE

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

EXISTING CONTEXT
N.T.S.

A0.1

Spectrum MASON ROW Special Exception Application Sub 04

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 04/08/15

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EXISTING SITE PHOTOS
N.T.S.

A0.2

SPECTRUM development LLC

GTM

GTM ARCHITECTS

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EXISTING SITE PHOTOS
N.T.S.

A0.3

SPECTRUM development LLC
GTM
GTM ARCHITECTS

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SITE CONTEXT PLAN
1" = 100'-0"

A1.0

N

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100' 200'

SPECTRUM development LLC

GTM ARCHITECTS

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Massing Yields				Parking Totals			
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	94791	0	0.0	0%	0.0	224
P2	Theater	42572	0	170.3	10.0%	153.3	0
P1	Parking	94791	0	0.0	0%	0.0	220
P0	Parking	62517	0	0.0	0%	0.0	133
1	Retail #1	4813	0	19.3	10.0%	17.3	0
	Retail #2	0	0	0.0	10.0%	0.0	0
	Retail #3	19187	0	76.7	10.0%	69.1	0
	Retail #4	11299	0	45.2	10.0%	40.7	0
	Retail #5	2313	0	9.3	10.0%	8.3	0
	Retail #6	2427	0	9.7	10.0%	8.7	0
	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
2	Apartment	70719	64	105.2	20.9%	83.2	0
	Apt Amenity	5908	0	0.0	0.0%	0.0	0
	Apt Amenity #2	398	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Hotel Bridge	795	0	0.0	0.0%	0.0	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
4	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
5	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	13128	0	0.0	0.0%	0.0	38
6	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	385856	340	559.1	20.9%	442.2	0
	Theater	48391	0	193.6	10.0%	174.2	0
	Office	6780	0	20.1	20.0%	16.0	0
	Hotel	71813	150	165.0	18.0%	135.3	0
	Retail	60581	0	242.3	10.0%	218.1	0
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*

P2 PARKING LEVEL PLAN

1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

A1.1

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Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	94791	0	0.0	0%	0.0	224
P2	Theater	42572	0	170.3	10.0%	153.3	0
P1	Parking	94791	0	0.0	0%	0.0	220
P0	Parking	62517	0	0.0	0%	0.0	133
1	Retail #1	4813	0	19.3	10.0%	17.3	0
	Retail #2	0	0	0.0	10.0%	0.0	0
	Retail #3	19187	0	76.7	10.0%	69.1	0
	Retail #4	11299	0	45.2	10.0%	40.7	0
	Retail #5	2313	0	9.3	10.0%	8.3	0
	Retail #6	2427	0	9.7	10.0%	8.7	0
	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
2	Apartment	70719	64	105.2	20.9%	83.2	0
	Apt Amenity	5908	0	0.0	0.0%	0.0	0
	Apt Amenity #2	398	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Hotel Bridge	795	0	0.0	0.0%	0.0	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
4	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
5	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	13128	0	0.0	0.0%	0.0	38
6	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	385856	340	559.1	20.9%	442.2	0
	Theater	48391	0	193.6	10.0%	174.2	0
	Office	6780	0	20.1	20.0%	16.0	0
	Hotel	71813	150	165.0	18.0%	135.3	0
	Retail	60581	0	242.3	10.0%	218.1	0
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*

P1 PARKING LEVEL PLAN

1" = 50'-0"

N

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

A1.2

SPECTRUM development LLC

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Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	94791	0	0.0	0%	0.0	224
P2	Theater	42572	0	170.3	10.0%	153.3	0
P1	Parking	94791	0	0.0	0%	0.0	220
P0	Parking	62517	0	0.0	0%	0.0	133
1	Retail #1	4813	0	19.3	10.0%	17.3	0
	Retail #2	0	0	0.0	10.0%	0.0	0
	Retail #3	19187	0	76.7	10.0%	69.1	0
	Retail #4	11299	0	45.2	10.0%	40.7	0
	Retail #5	2313	0	9.3	10.0%	8.3	0
	Retail #6	2427	0	9.7	10.0%	8.7	0
	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
2	Apartment	70719	64	105.2	20.9%	83.2	0
	Apt Amenity	5908	0	0.0	0.0%	0.0	0
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	Parking	22136	0	0.0	0.0%	0.0	64
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Totals	Apartment	385856	340	559.1	20.9%	442.2	0
	Theater	48391	0	193.6	10.0%	174.2	0
	Office	6780	0	20.1	20.0%	16.0	0
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	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*

P0 PARKING LEVEL PLAN

1" = 50'-0"

N

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

A1.3

SPECTRUM development LLC

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	Retail #5	2313	0	9.3	10.0%	8.3	0
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	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
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Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
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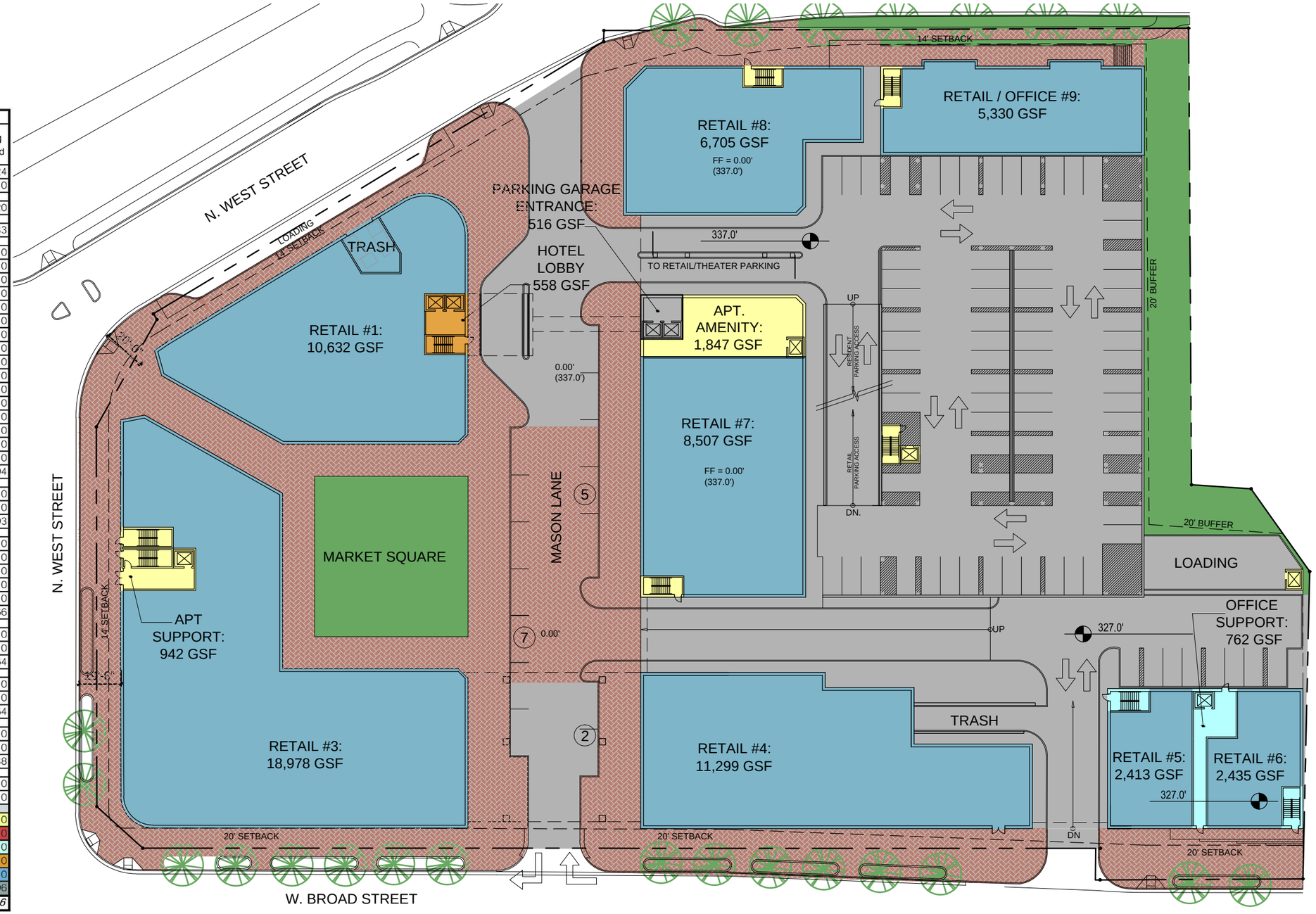
		975403		*1180.0*	*16.5%*	*985.8*	*996*



FIRST FLOOR PLAN
1" = 50'-0"

A1.4

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

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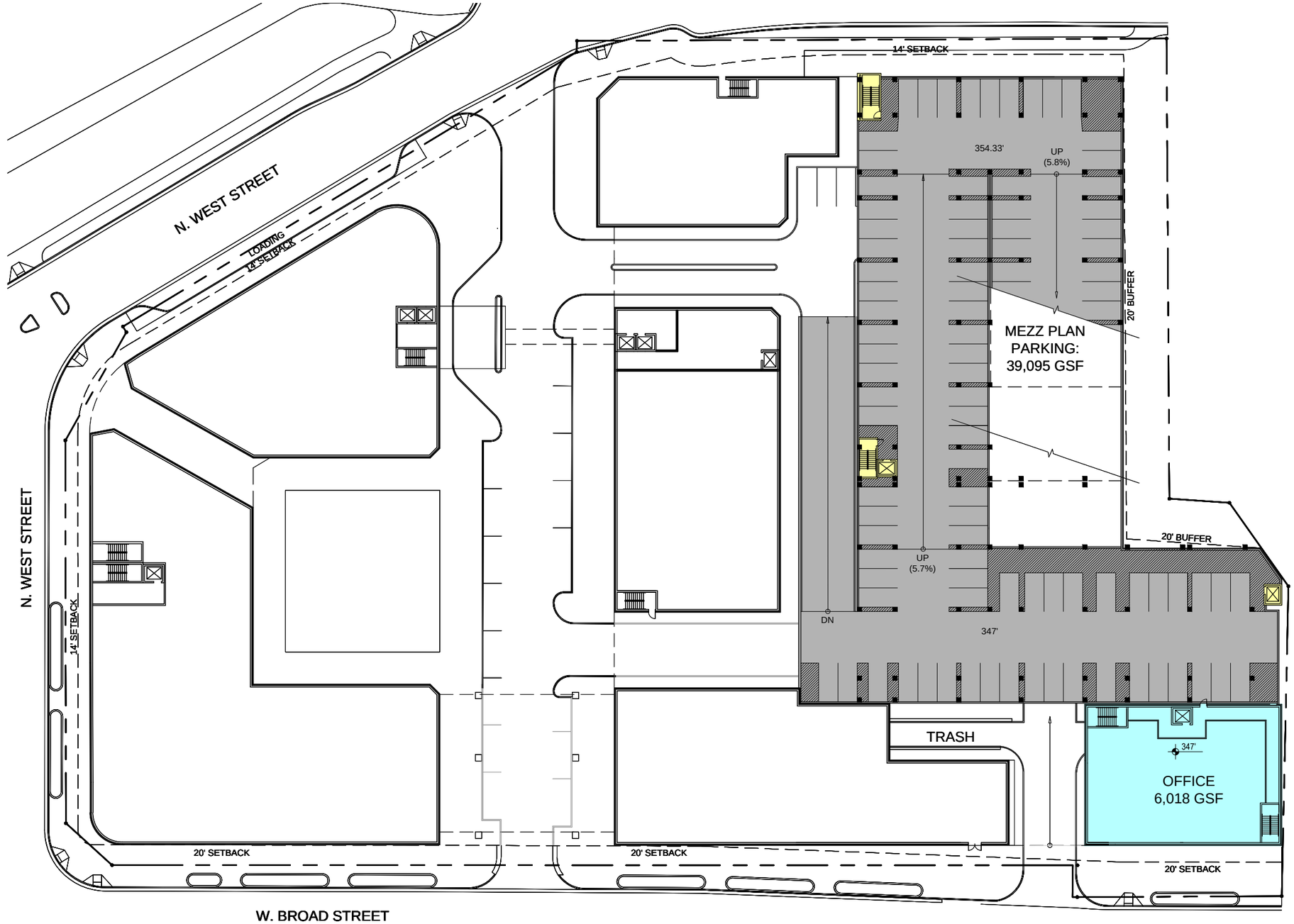
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*



MEZZANINE FLOOR PLAN
1" = 50'-0"

A1.5

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

SPECTRUM development LLC
GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 04

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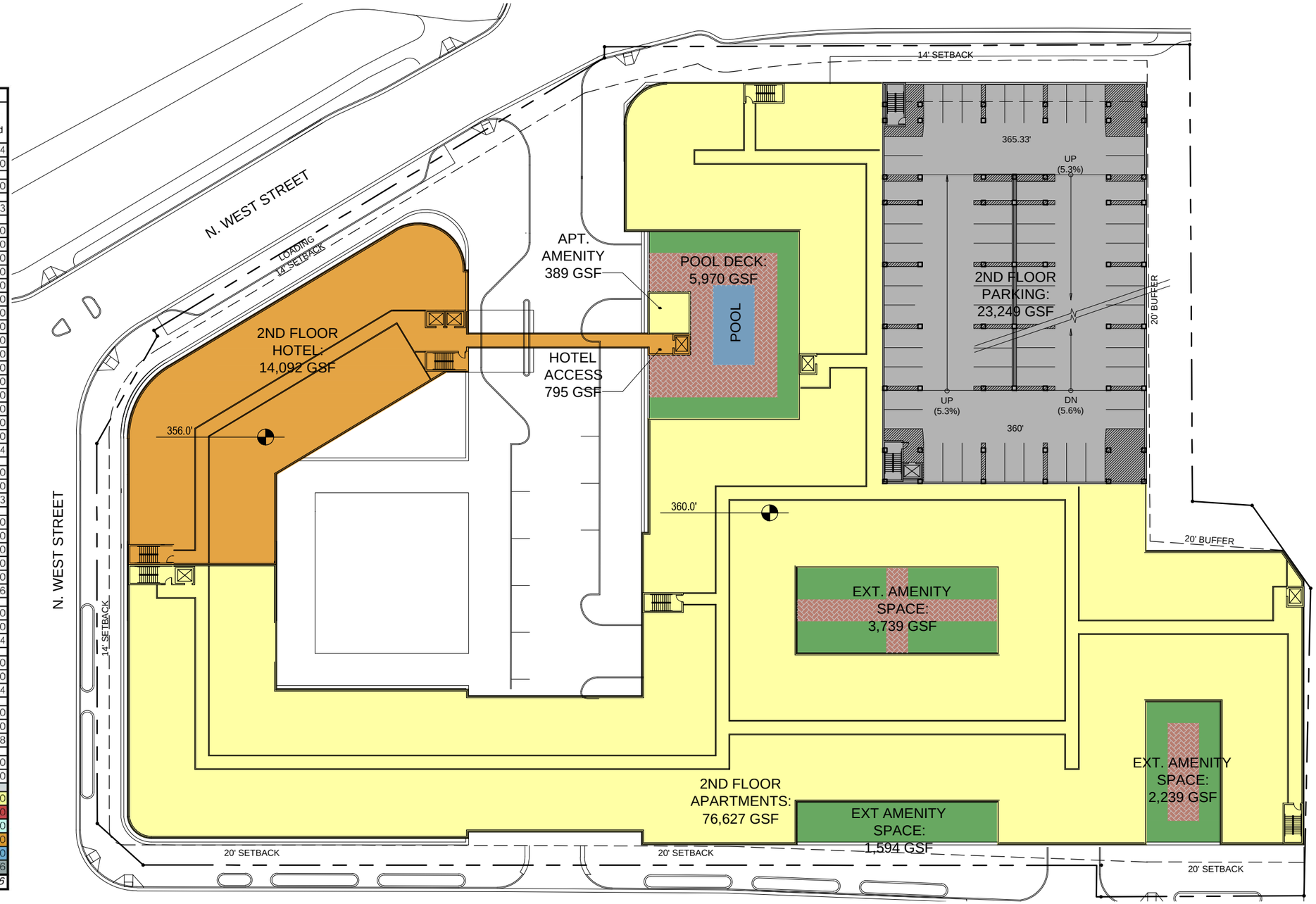
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

Massing Yields				Parking Totals			
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	94791	0	0.0	0%	0.0	224
P2	Theater	42572	0	170.3	10.0%	153.3	0
P1	Parking	94791	0	0.0	0%	0.0	220
P0	Parking	62517	0	0.0	0%	0.0	133
1	Retail #1	4813	0	19.3	10.0%	17.3	0
	Retail #2	0	0	0.0	10.0%	0.0	0
	Retail #3	19187	0	76.7	10.0%	69.1	0
	Retail #4	11299	0	45.2	10.0%	40.7	0
	Retail #5	2313	0	9.3	10.0%	8.3	0
	Retail #6	2427	0	9.7	10.0%	8.7	0
	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
2	Apartment	70719	64	105.2	20.9%	83.2	0
	Apt Amenity	5908	0	0.0	0.0%	0.0	0
	Apt Amenity #2	398	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Hotel Bridge	795	0	0.0	0.0%	0.0	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
4	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
5	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	13128	0	0.0	0.0%	0.0	38
6	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	385856	340	559.1	20.9%	442.2	0
	Theater	48391	0	193.6	10.0%	174.2	0
	Office	6780	0	20.1	20.0%	16.0	0
	Hotel	71813	150	165.0	18.0%	135.3	0
	Retail	60581	0	242.3	10.0%	218.1	0
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*



A1.6

N

SECOND FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

SPECTRUM development LLC

GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 04

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 04/08/15

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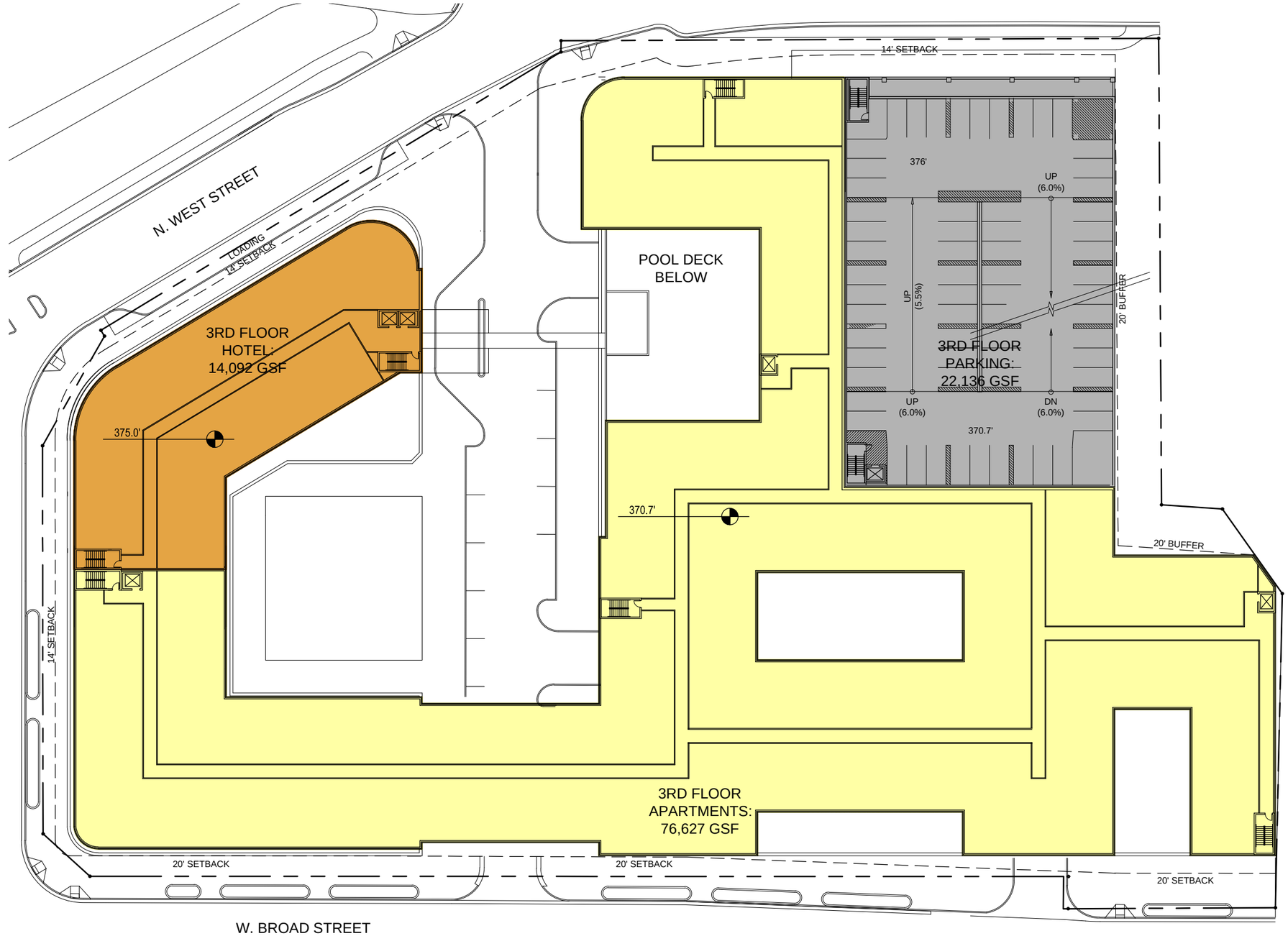
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

Massing Yields				Parking Totals			
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	94791	0	0.0	0%	0.0	224
P2	Theater	42572	0	170.3	10.0%	153.3	0
P1	Parking	94791	0	0.0	0%	0.0	220
P0	Parking	62517	0	0.0	0%	0.0	133
1	Retail #1	4813	0	19.3	10.0%	17.3	0
	Retail #2	0	0	0.0	10.0%	0.0	0
	Retail #3	19187	0	76.7	10.0%	69.1	0
	Retail #4	11299	0	45.2	10.0%	40.7	0
	Retail #5	2313	0	9.3	10.0%	8.3	0
	Retail #6	2427	0	9.7	10.0%	8.7	0
	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
2	Apartment	70719	64	105.2	20.9%	83.2	0
	Apt Amenity	5908	0	0.0	0.0%	0.0	0
	Apt Amenity #2	398	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Hotel Bridge	795	0	0.0	0.0%	0.0	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
4	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
5	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	13128	0	0.0	0.0%	0.0	38
6	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	385856	340	559.1	20.9%	442.2	0
	Theater	48391	0	193.6	10.0%	174.2	0
	Office	6780	0	20.1	20.0%	16.0	0
	Hotel	71813	150	165.0	18.0%	135.3	0
	Retail	60581	0	242.3	10.0%	218.1	0
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*



THIRD FLOOR PLAN
1" = 50'-0"

A1.7

N

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

SPECTRUM development LLC
GTM ARCHITECTS

Spectrum MASON ROW Special Exception Application Sub 04

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 04/08/15

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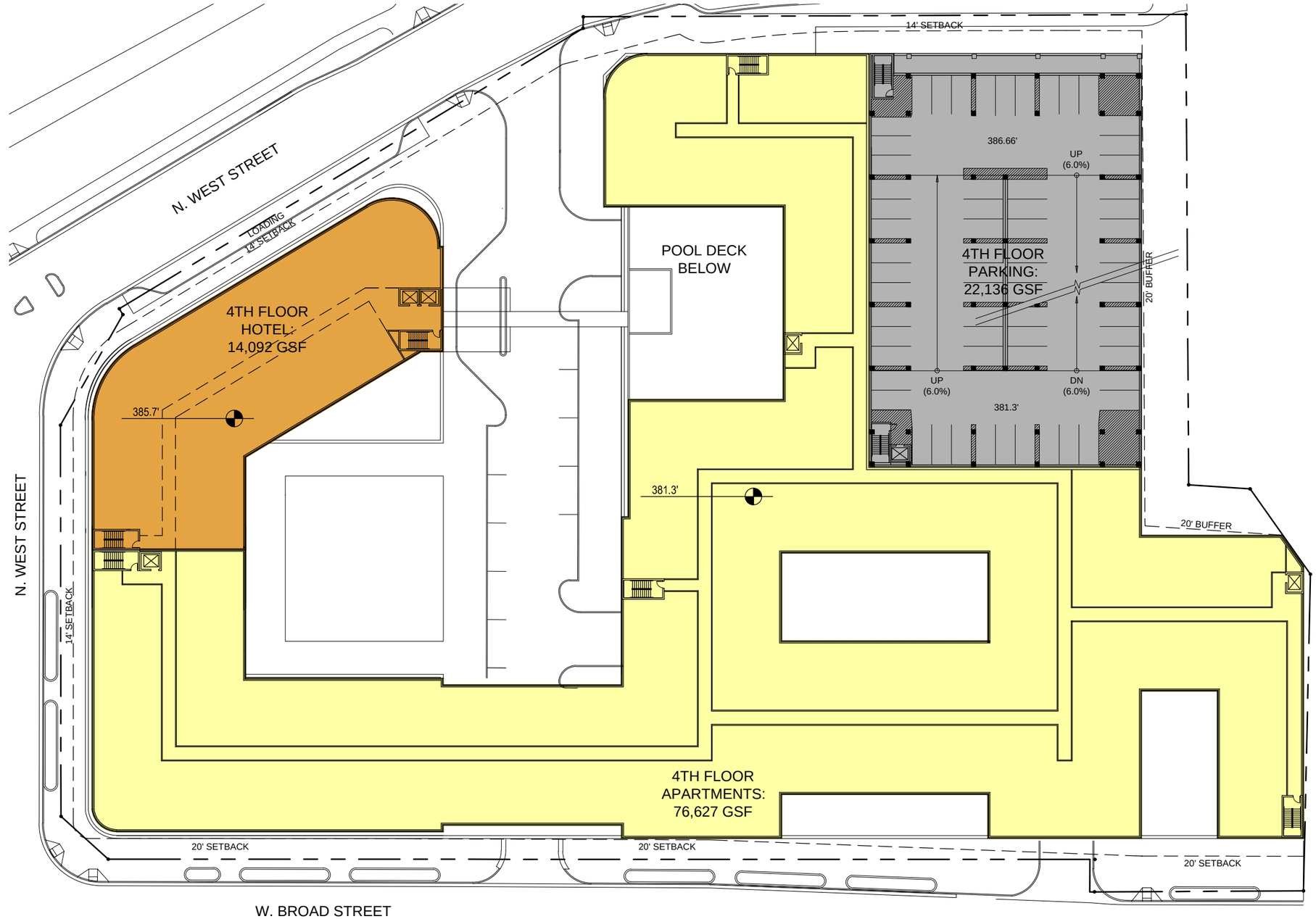
Massing Yields				Parking Totals			
Level	Use	Floor Area (SF)	# of Units	Parking Required	Parking Reduction %	Reduced Req'd Parking	Parking Provided
P2	Parking	94791	0	0.0	0%	0.0	224
P2	Theater	42572	0	170.3	10.0%	153.3	0
P1	Parking	94791	0	0.0	0%	0.0	220
P0	Parking	62517	0	0.0	0%	0.0	133
1	Retail #1	4813	0	19.3	10.0%	17.3	0
	Retail #2	0	0	0.0	10.0%	0.0	0
	Retail #3	19187	0	76.7	10.0%	69.1	0
	Retail #4	11299	0	45.2	10.0%	40.7	0
	Retail #5	2313	0	9.3	10.0%	8.3	0
	Retail #6	2427	0	9.7	10.0%	8.7	0
	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
2	Apartment	70719	64	105.2	20.9%	83.2	0
	Apt Amenity	5908	0	0.0	0.0%	0.0	0
	Apt Amenity #2	398	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Hotel Bridge	795	0	0.0	0.0%	0.0	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
4	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	22136	0	0.0	0.0%	0.0	64
5	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
	Parking	13128	0	0.0	0.0%	0.0	38
6	Apartment	76627	69	113.5	20.9%	89.7	0
	Hotel	14092	34	37.4	18.0%	30.7	0
Totals	Apartment	385856	340	559.1	20.9%	442.2	0
	Theater	48391	0	193.6	10.0%	174.2	0
	Office	6780	0	20.1	20.0%	16.0	0
	Hotel	71813	150	165.0	18.0%	135.3	0
	Retail	60581	0	242.3	10.0%	218.1	0
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*



FOURTH FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

A1.8

Spectrum MASON ROW Special Exception Application Sub 04

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 04/08/15

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Massing Yields				Parking Totals			
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P2	Theater	42572	0	170.3	10.0%	153.3	0
P1	Parking	94791	0	0.0	0%	0.0	220
P0	Parking	62517	0	0.0	0%	0.0	133
1	Retail #1	4813	0	19.3	10.0%	17.3	0
	Retail #2	0	0	0.0	10.0%	0.0	0
	Retail #3	19187	0	76.7	10.0%	69.1	0
	Retail #4	11299	0	45.2	10.0%	40.7	0
	Retail #5	2313	0	9.3	10.0%	8.3	0
	Retail #6	2427	0	9.7	10.0%	8.7	0
	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
	Hotel Lobby	558	0	0.0	0.0%	0.0	0
	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
2	Apartment	70719	64	105.2	20.9%	83.2	0
	Apt Amenity	5908	0	0.0	0.0%	0.0	0
	Apt Amenity #2	398	0	0.0	0.0%	0.0	0
	Hotel	14092	14	15.4	18.0%	12.6	0
	Hotel Bridge	795	0	0.0	0.0%	0.0	0
	Parking	23249	0	0.0	0.0%	0.0	66
3	Apartment	76627	69	113.5	20.9%	89.7	0
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	Parking	22136	0	0.0	0.0%	0.0	64
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	Parking	13128	0	0.0	0.0%	0.0	38
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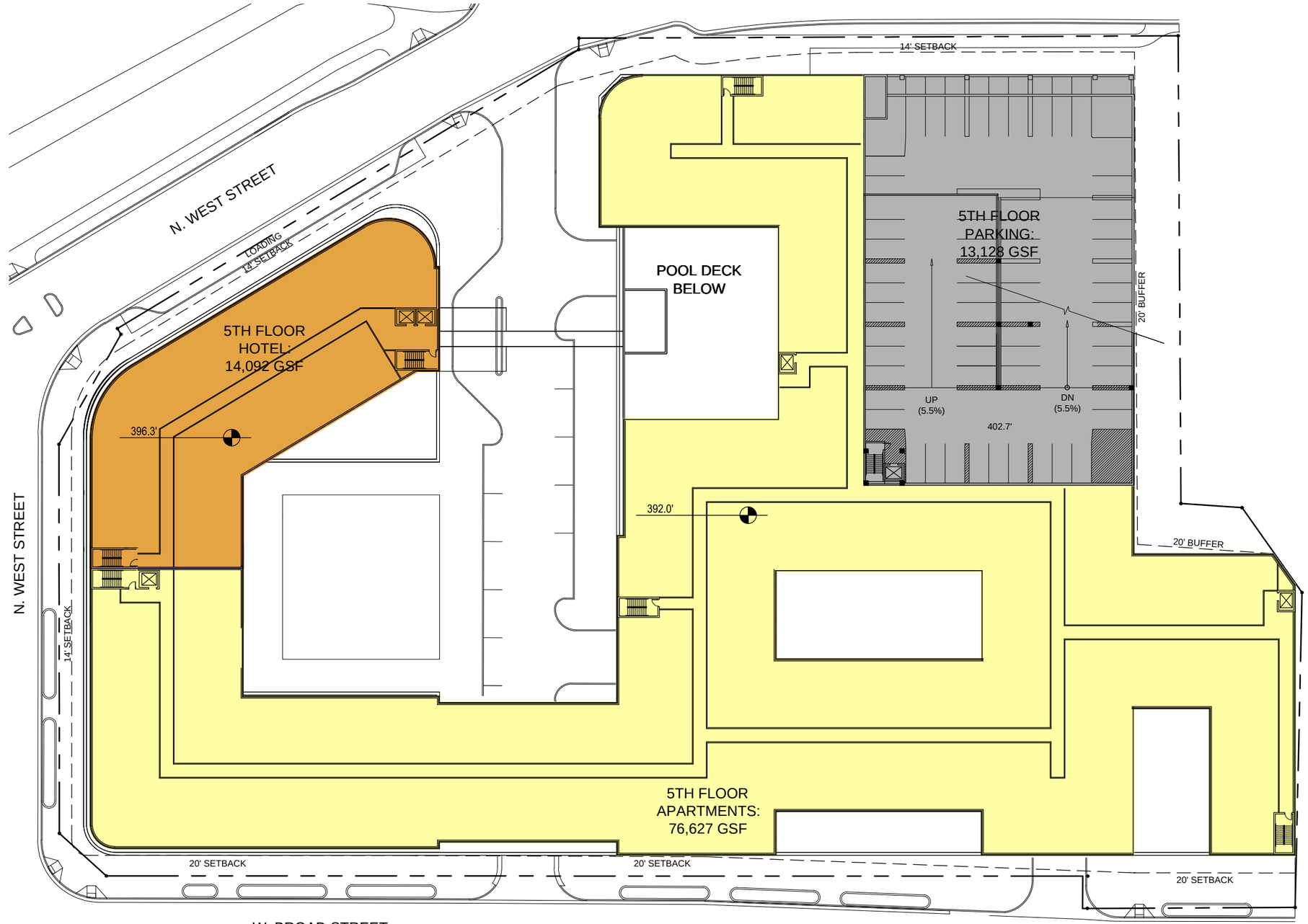
	Retail	60581	0	242.3	10.0%	218.1	0
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*



FIFTH FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

0 25' 50' 100'

A1.9

Spectrum MASON ROW Special Exception Application Sub 04

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	Retail #5	2313	0	9.3	10.0%	8.3	0
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	Retail #7	8507	0	34.0	10.0%	30.6	0
	Retail #8	6705	0	26.8	10.0%	24.1	0
	Retail #9	5330	0	21.3	10.0%	19.2	0
	Theater	5819	0	23.3	10.0%	20.9	0
	Apt. Lobby 1	1847	0	0.0	0.0%	0.0	0
	Apt. Lobby 2	476	0	0.0	0.0%	0.0	0
	Apt. Lobby 3	0	0	0.0	0.0%	0.0	0
	Office Lobby	762	0	0.0	0.0%	0.0	0
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	Parking Lobby	516	0	0.0	0.0%	0.0	0
	Parking	29623	0	0.0	0.0%	0.0	94
Mezz	Apt Lobby 1	0	0	0.0	0.0%	0.0	0
	Office	6018	0	20.1	20.0%	16.0	0
	Parking	39095	0	0.0	0.0%	0.0	93
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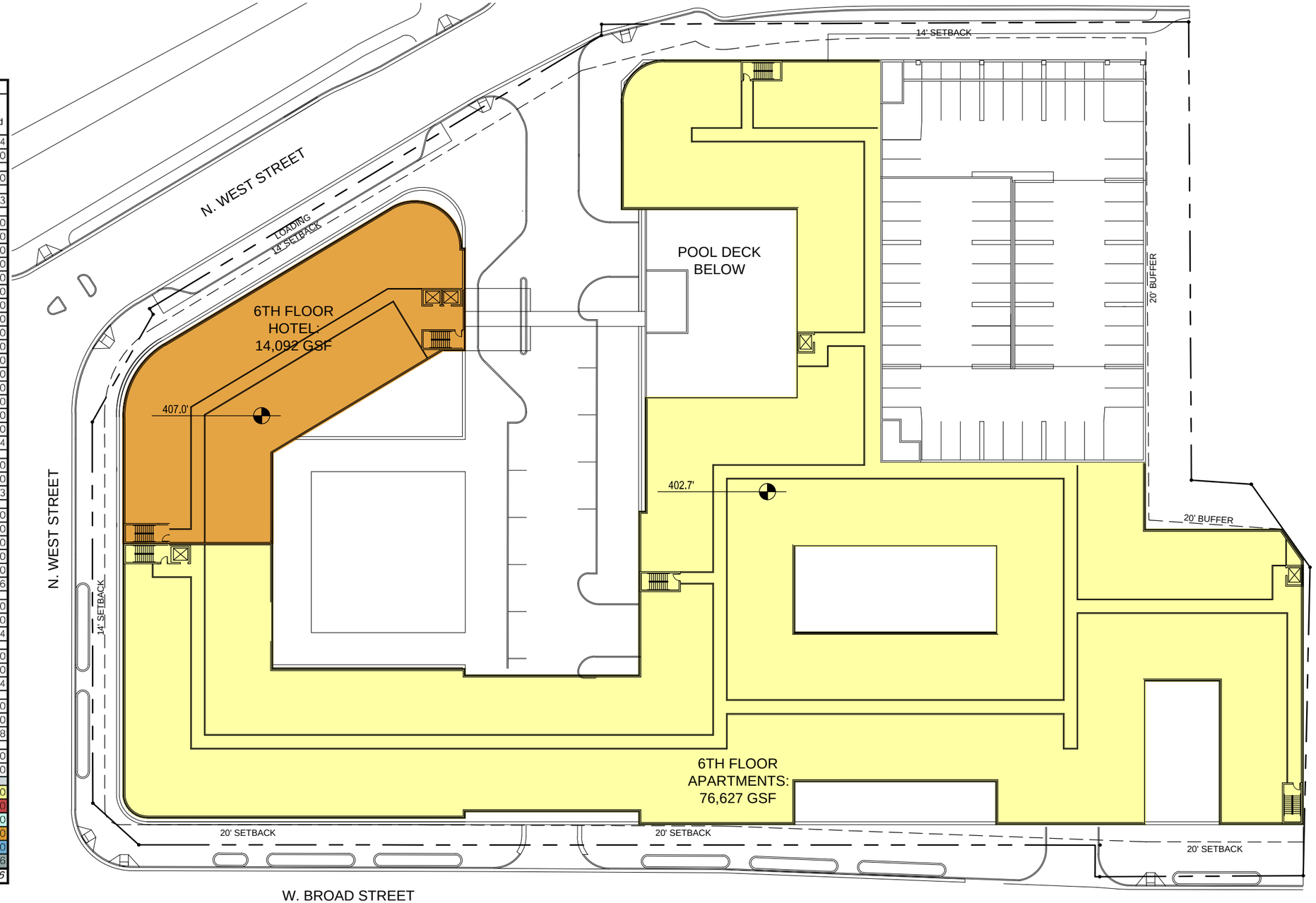
	Parking	401982	0	0.0	0.0%	0.0	996
		975403		*1180.0*	*16.5%*	*985.8*	*996*



SIXTH FLOOR PLAN
1" = 50'-0"

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

A1.10

N

0 25' 50' 100'

SPECTRUM development LLC

GTM ARCHITECTS

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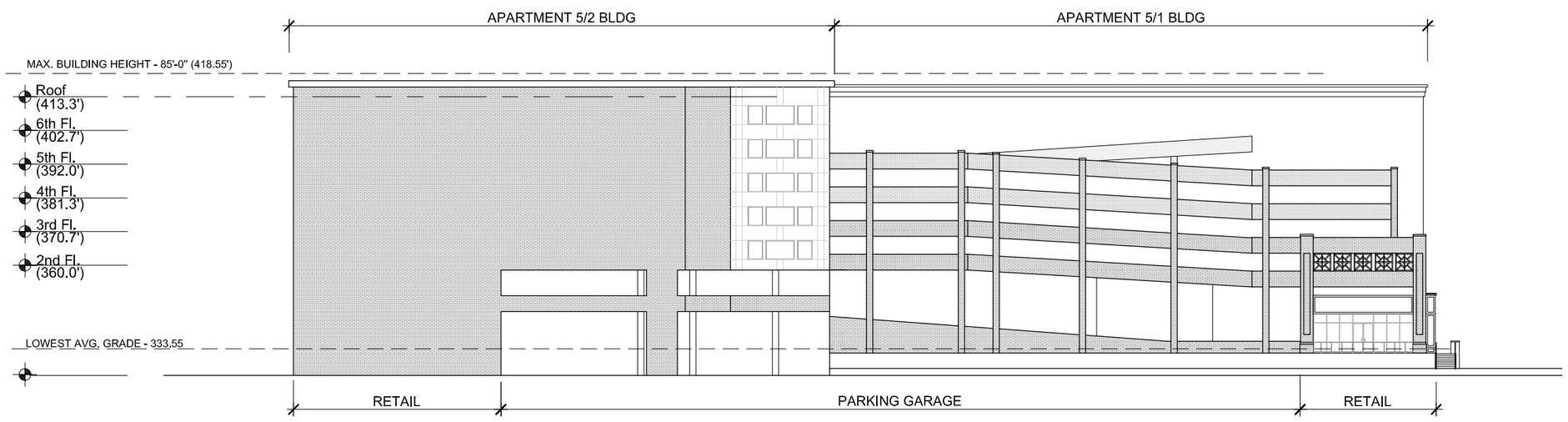
SOUTH ELEVATION
N.T.S.



EAST ELEVATION
N.T.S.

A2.0

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NORTH-WEST ELEVATION
N.T.S.

NORTH ELEVATION
N.T.S.

A2.1

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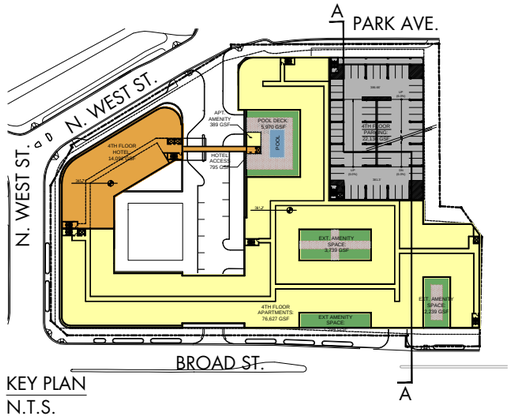
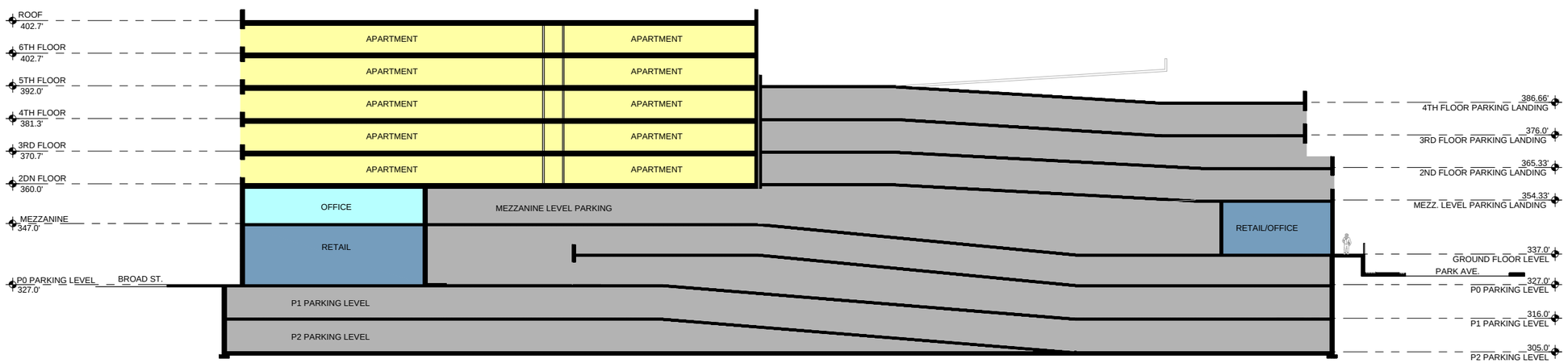


KEY PLAN
N.T.S.



SITE SECTION A-A
1" = 40'-0"

A3.0

OFFICE
HOTEL
APARTMENTS
RETAIL
THEATER
PARKING

SPECTRUM development LLC

GTM

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GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA 04/08/15

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