

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

PREPARED FOR:



DRB Design Update Submission

PREPARED BY:

ARQUITECTONICA

2017-12-19

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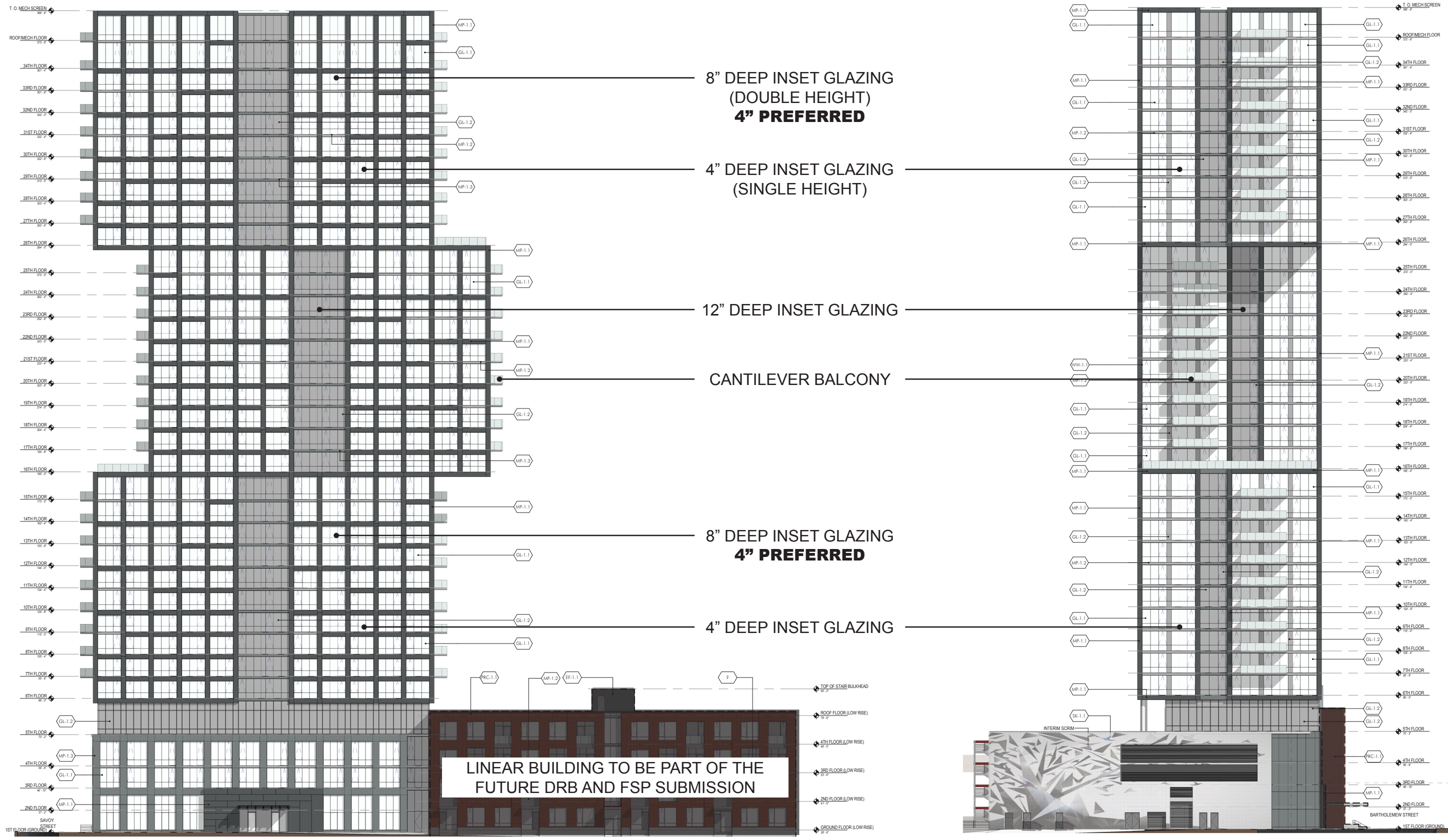
| | | CARLYLE PLAZA SOUTH RESIDENTIAL PHASE ONE DSUP 2013-00025 | |
|--|--|---|-----------------------|
| 1. | ZONE: | CDD #11 WITH CARLYLE PLAZA DSUP #2013-0025 | |
| 2. | USES: EXISTING: PROPOSED: | VACANT PROPERTY, PART WAS A FORMER CONCRETE PLANT RESIDENTIAL MULTI-FAMILY & PKG. GARAGE | |
| 3. | BLOCKS: | 32 (1) | |
| 4. | LOT AREA: | 67,266 GSF or (1.54 ACRES) | |
| 5. | MINIMUM LOT AREA: | N/A | |
| 6. | ALLOWABLE DEFINED GROSS FLOOR AREA PER EESAP (2): 632,056 sf RESIDENTIAL 755,114 sf OFFICE | 357,861 SF | |
| 7. | NUMBER OF DWELLING UNITS: | 368 UNITS OR (497 BEDROOMS) (3) | |
| | | TOWER | LOW RISE UNITS |
| | Studio Units | 22 | |
| | 1 Bedroom Units | 227 | |
| | 2 Bedroom Units | 109 | |
| | 3 Bedroom Units | 2 | 8 |
| | Total | 368 UNITS | |
| 8. | UNITS PER ACRE: | 238.31 UNITS / ACRE | |
| 9. | GROSS BUILDING AREA (4): | SEE SHEET G-106 | |
| 10. | TOTAL DEFINED NET FLOOR AREA (4): | SEE SHEET G-106 | |
| 11. | NET FLOOR AREA RATIO: EXISTING PROPOSED | N/A 5.32 | |
| 12. | OPEN SPACE: (5) REQUIRED PERMANENT OPEN SPACE ASA OPEN SPACE PRIVATE OPEN SPACE W/ PUBLIC ACCESS ESMT PRIVATE OPEN SPACE PUBLIC OPEN SPACE WITHIN ROW TOTAL PROPOSED INTERMIN OPEN SPACE PRIVATE OPEN SPACE TOTAL PROPOSED | 26,856 SF 0.62 Acres 10,862 SF 0.25 Acres 4,942 SF 0.11 Acres 42,660 SF 0.98 Acres 128,126 SF 2.94 Acres 128,126 SF 2.94 Acres | |
| 13. | AVERAGE FINISH GRADE: | 31 (6) | |
| 14. | HEIGHT: | STORIES | HEIGHT (FT.) |
| | TOTAL HEIGHT APPROVED W/ DSUP | | 375 |
| | LINER | 1-4 | 57' - 6" |
| | TOWER (INCLUDING PENTHOUSE) | 5-34 | 355' - 6" |
| | PARKING GARAGE | P1-P4 | 39'-2" |
| | TOTAL SUBGRADE PKG. LEVELS | 0 | |
| 15. | PARKING: | 465 SPACES (1.3x1000 SF) | |
| | PERMITTED MAX. SPACES | | |
| | STANDARD | 228 | |
| | COMPACT | 30 | |
| | ACCESSIBLE | 5 | |
| | VAN ACCESSIBLE | 2 | |
| | TOTAL | 265 | |
| | INTERIM PARKING | 38 SPACES | |
| | INTERIM PARKING | | |
| 16. | TOTAL LOADING SPACES: | 2 | |
| (1) BLOCK 32 CREATED PER MASTER PLAN ADMENDMENT MPA#2012-001 FROM BLOCKS 26A,26B & 28 | | | |
| (2) TOTAL DEFINED GROSS FLOOR AREA FOR CARLYLE PLAZA IS 1,387,170 SF, WHICH INCLUDES 632,056 SF RESIDENTIAL (W/ HOTEL OPTION) AND 755,114 SF OFFICE | | | |
| (3) FOR DWELLING UNITS TABLE SEE SHEET G-101 | | | |
| (4) FOR DETAILED BUILDING TABULATIONS SEE 'FAR AREAS' | | | |
| (5) FOR OPEN SPACE PLAN SEE 'OPEN SPACE PLAN' | | | |
| (6) AVERAGE FINISHED GRADE IS BASED ON GRADE AT EISENHOWER PLAZA FRONTAGE PER THE DSUP | | | |
| (7) BUILDING SETBACKS PER CARLYLE DESIGN GUIDLINES | | | |

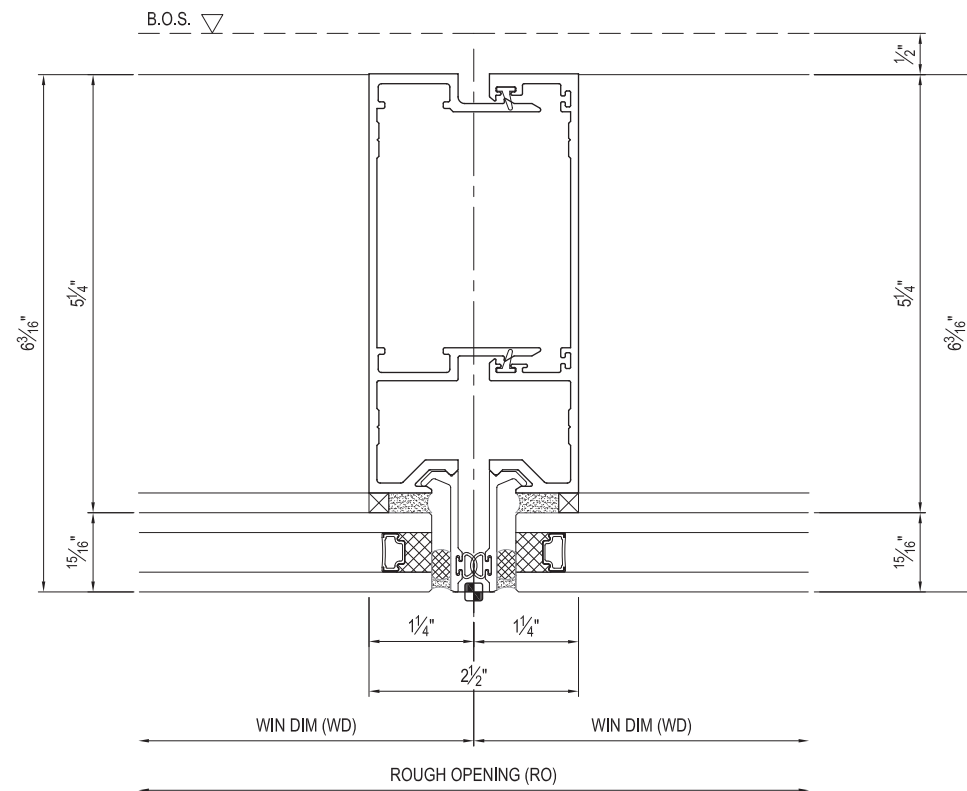
| AREA | CARLYLE PLAZA | | SOUTH RESIDENTIAL | | DESCRIPTION |
|----------------------------|---------------|------------|-------------------|-----------|---|
| | ACRES | SF | ACRES | SF | |
| TOTAL SITE AREA | 6.80 | 296,292.00 | 1.54 | 67,266.00 | (INCLUDES PHASE ONE PARCEL) |
| TOTAL AREA AFTER DEDUCTION | 6.54 | 284,764.79 | 1.28 | 55,738.79 | (INCLUDES TOTAL TAX PARCELS LESS DEDICATION FOR BARTHOLOMEW ST) |

CARLYLE SOUTH

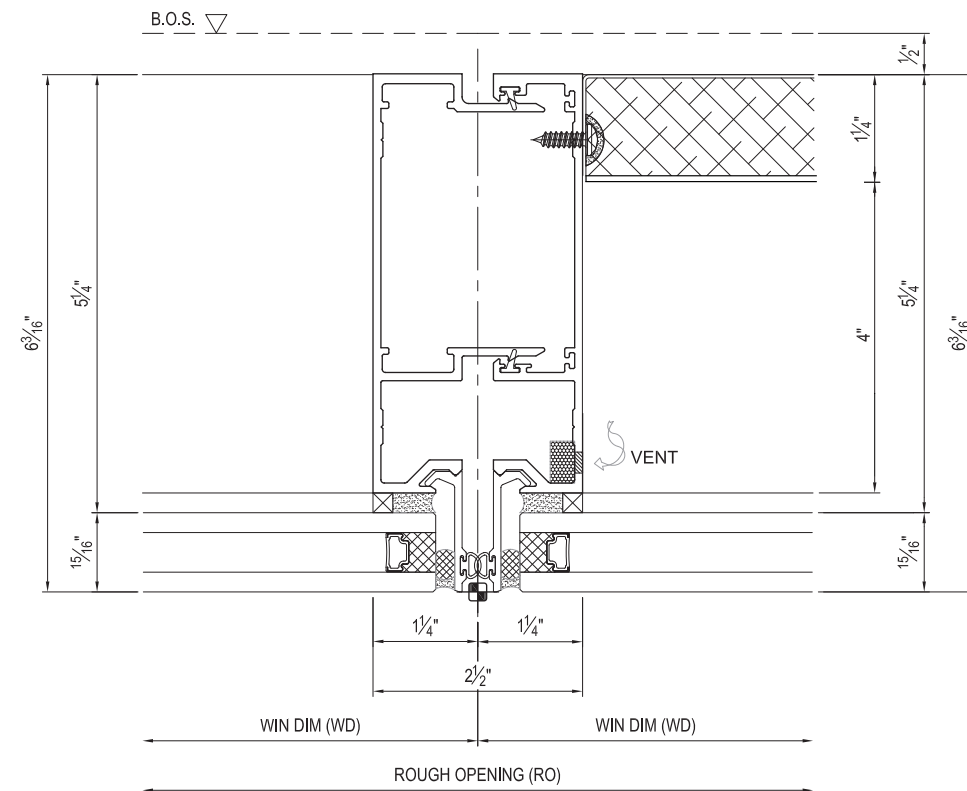
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FACADES: SETBACK RE-DESIGN

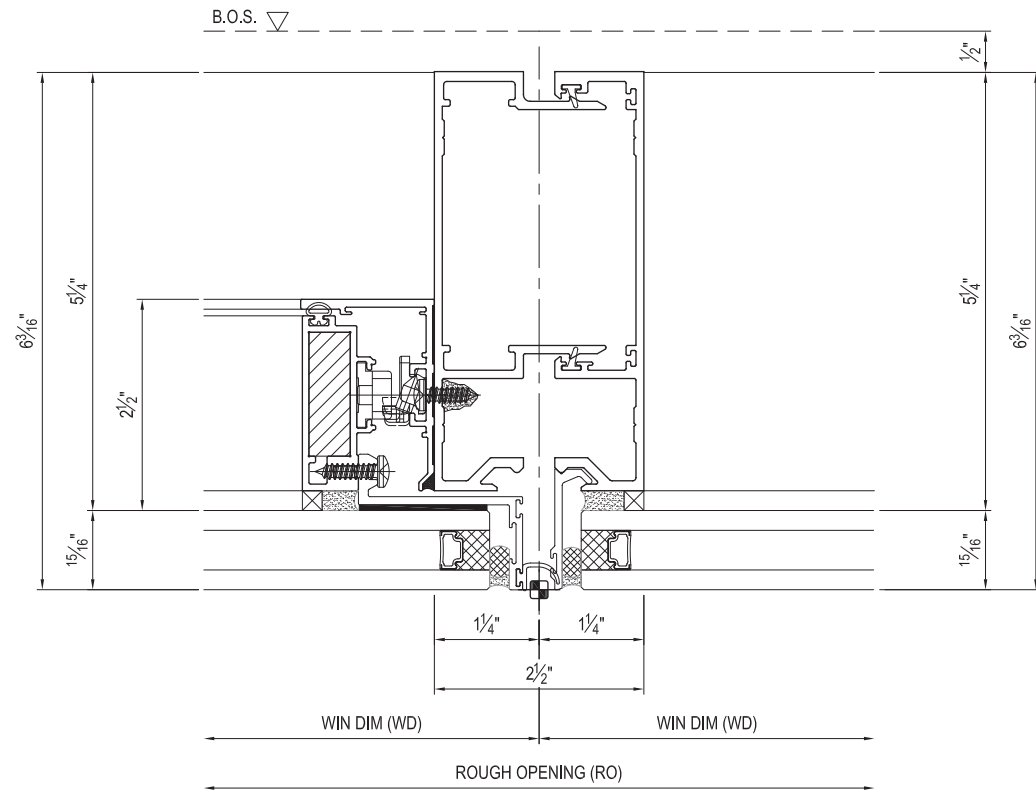




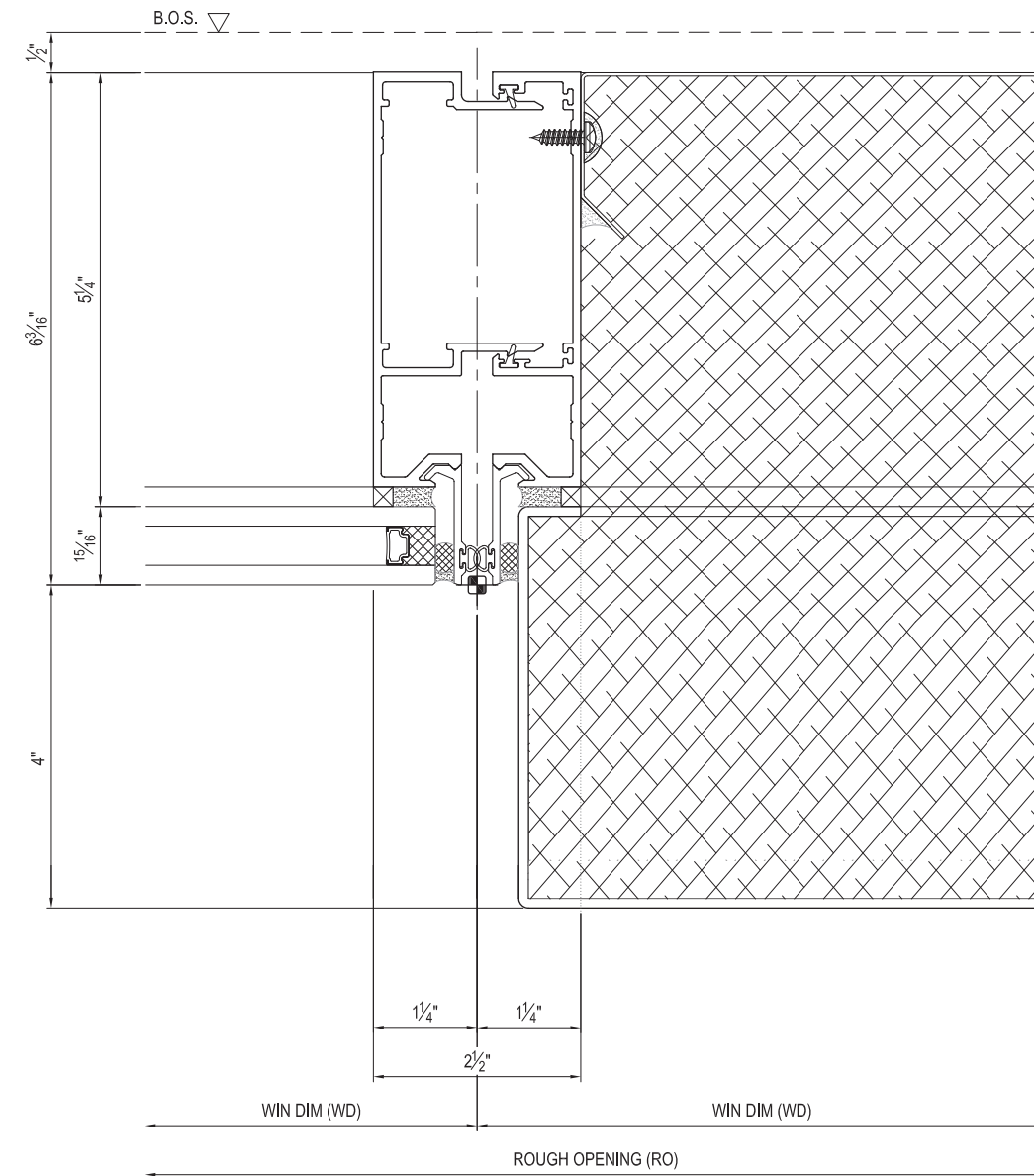
TYP. MULLION DETAIL
(GLASS TO GLASS)



TYP. MULLION DETAIL
(SHADOW BOX)



TYP. MULLION DETAIL
(WINDOW TO FIXED GLASS)



TYP. MULLION DETAIL
(FIXED GLASS TO BOX FRAME)



4" & 8" RECESSES



4" RECESS

ARQUITECTONICA

PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

DRAWING:

RENDERINGS

2017-09-28

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SPANDREL / SHADOW BOX



DAYLIT ROOM



2" SHADOW BOX



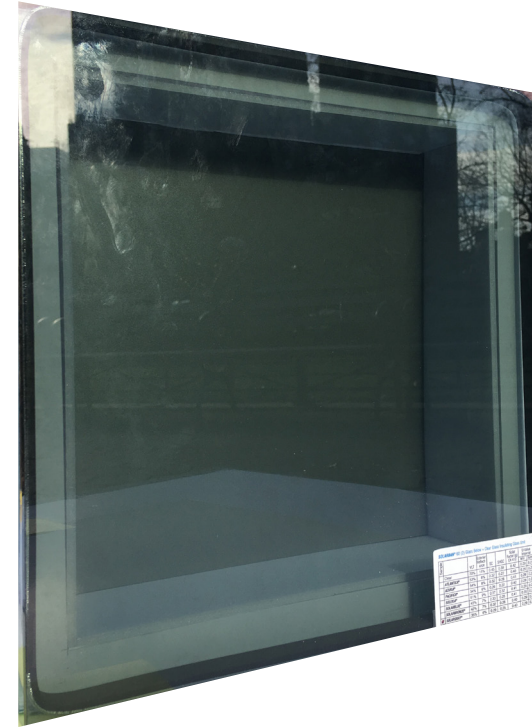
GREY COLUMN



WHITE COLUMN



DAYLIT ROOM

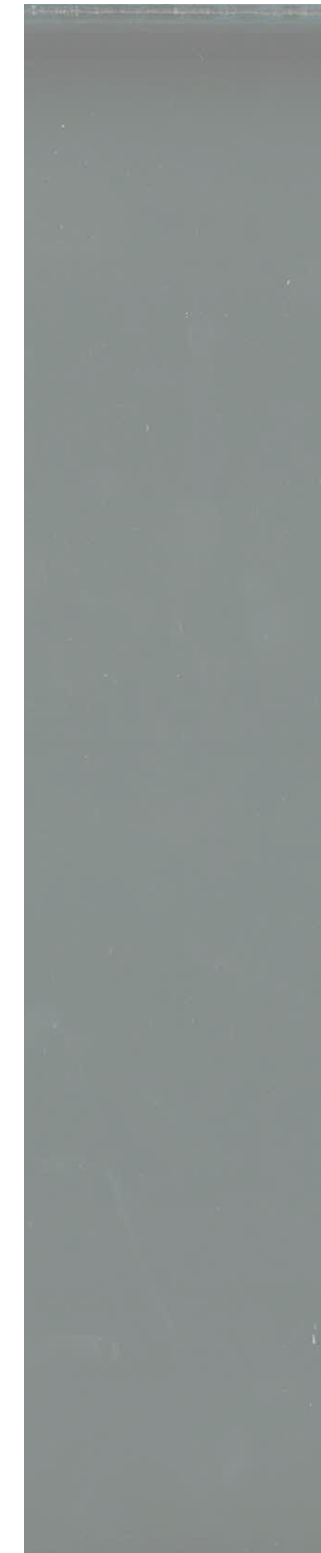


2" SHADOW BOX

CARLYLE SOUTH

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MATERIALS



MP - 1.1
"CHARCOAL"
(TOWER METAL
PANEL FINISH)

MP - 1.2
"SILVERSMITH"
(TOWER METAL
PANEL FINISH)

MP - 1.3
"SILVERSTORM"
(TOWER METAL
PANEL FINISH)

PRC - 1.1
"TERRACOTTA COLORED
PRECAST CONCRETE"
(LOW RISE CLADDING)

WDC - 1.1
WOOD FINISH PANEL
(LOW RISE FACADE
RECESSES)

STN - 1.1
STONE
(GROUND FLOOR
LANDSCAPE AREAS)

GL - 1.1
VISION GLASS
(SNR 43 CLEAR SUBSTRATE)

GL - 1.2
VISION GLASS
(SOLARBAN 60 - SOLARGRAY)

EF - 1.1
DRYVIT - 'SILVERSTORM'
(PODIUM - MECHANICAL EIFS)

NOTE:

1. MATERIAL IMAGES ARE PROVIDED TO DESCRIBE GENERAL DESIGN INTENT ONLY
2. THE APPEARANCE OF MATERIAL IMAGES WILL VARY WHEN DISPLAYED ON OR PRINTED BY DIFFERENT DEVICES
3. PRELIMINARY MATERIAL SELECTIONS ARE SUBJECT TO CHANGE DUE TO ONGOING PERFORMANCE CRITERIA EVALUATION, BUILDING SYSTEMSCOORDINATION, CODE COMPLIANCE REVIEW, ETC.

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PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

DRAWING:

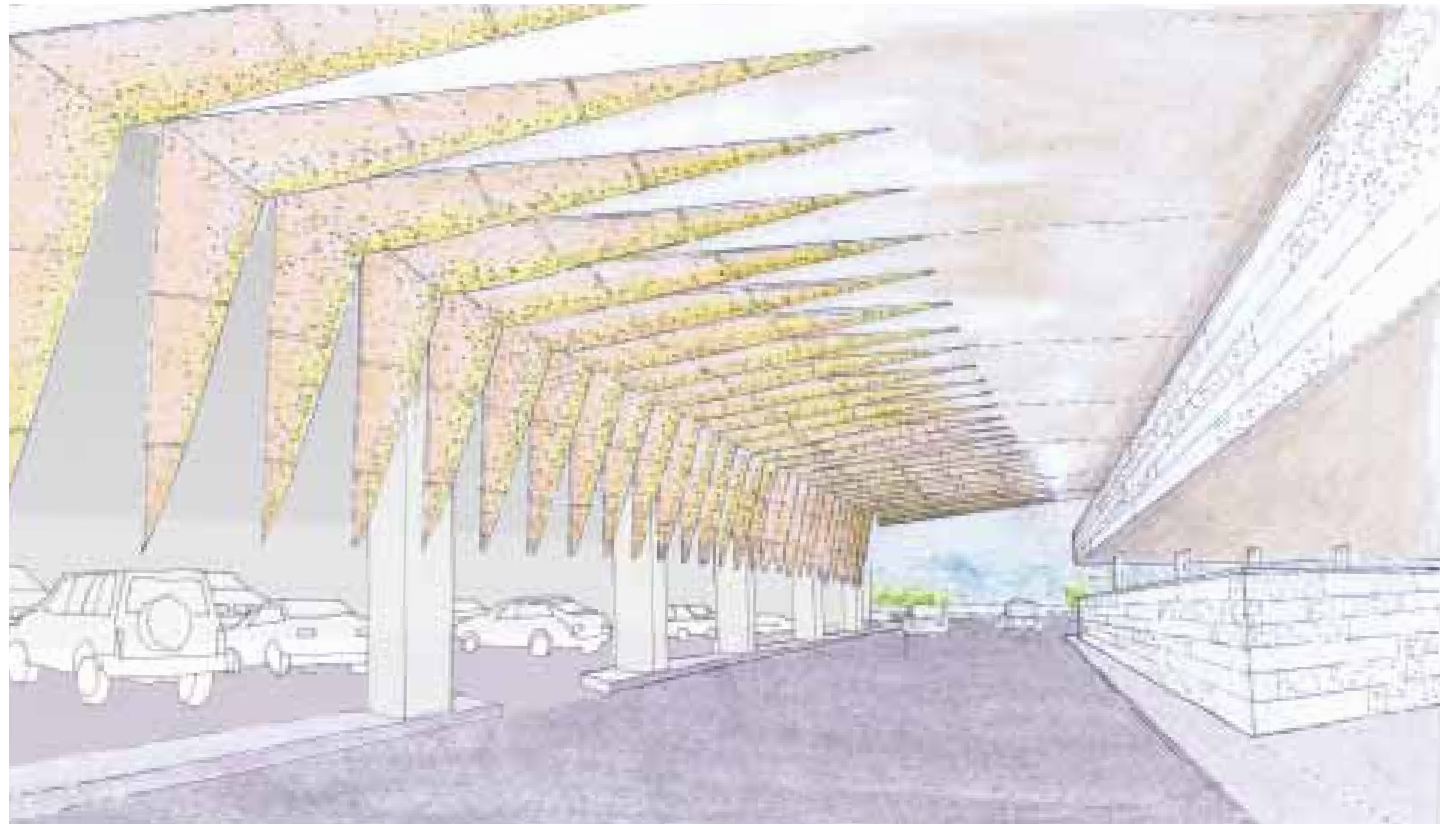
MATERIAL PALETTE

2017-09-28

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LIMERICK STREET UNDERPASS

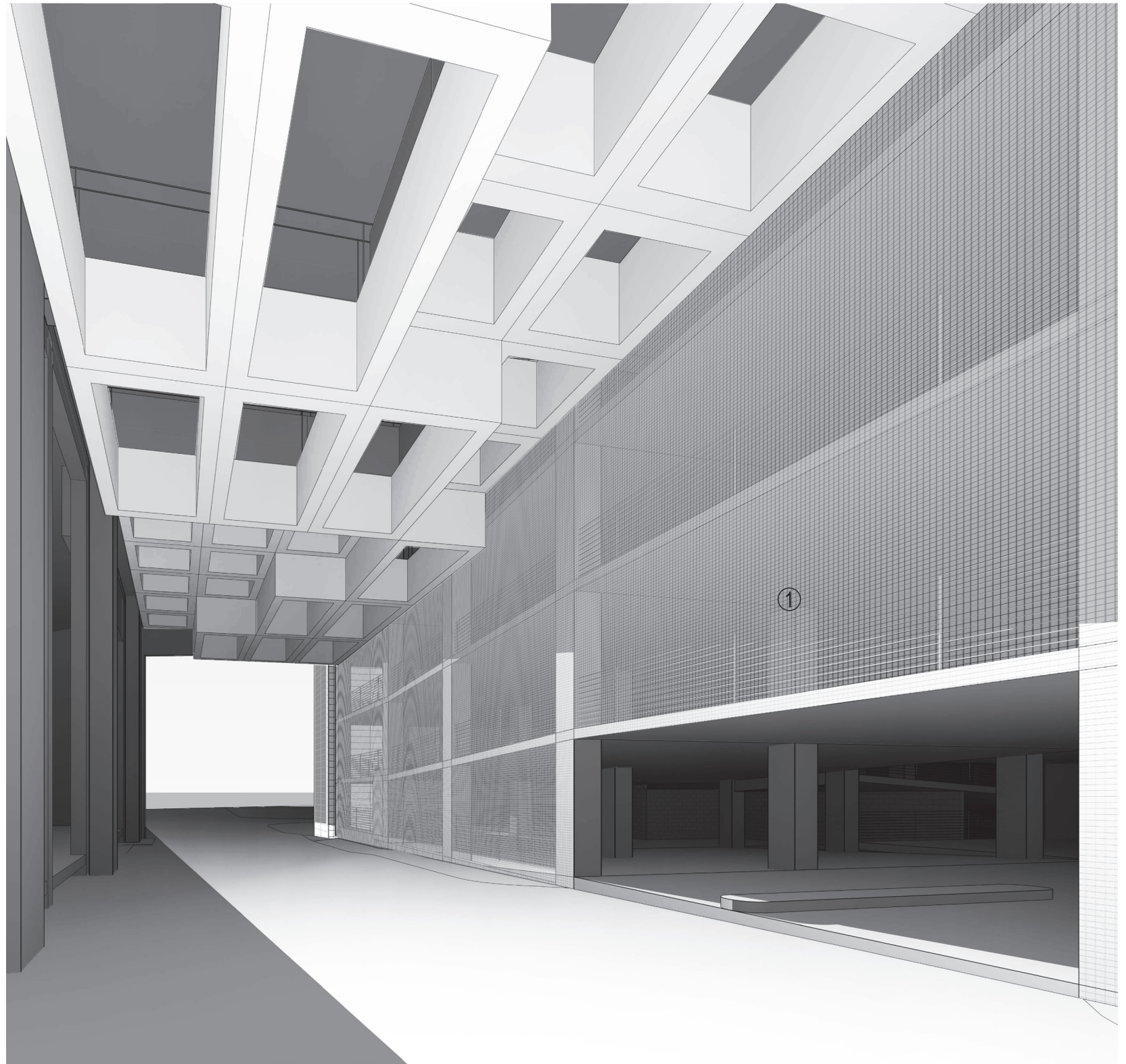




1
SCRIM

2
SCREEN TO MATCH EXISTING

3
EXISTING SCREEN
(CENTRIA ECOSCREEN)



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PREPARED FOR:

Hines  **JM·ZELL**

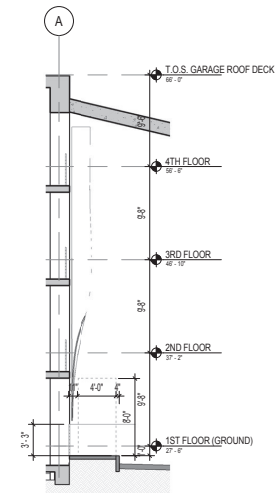
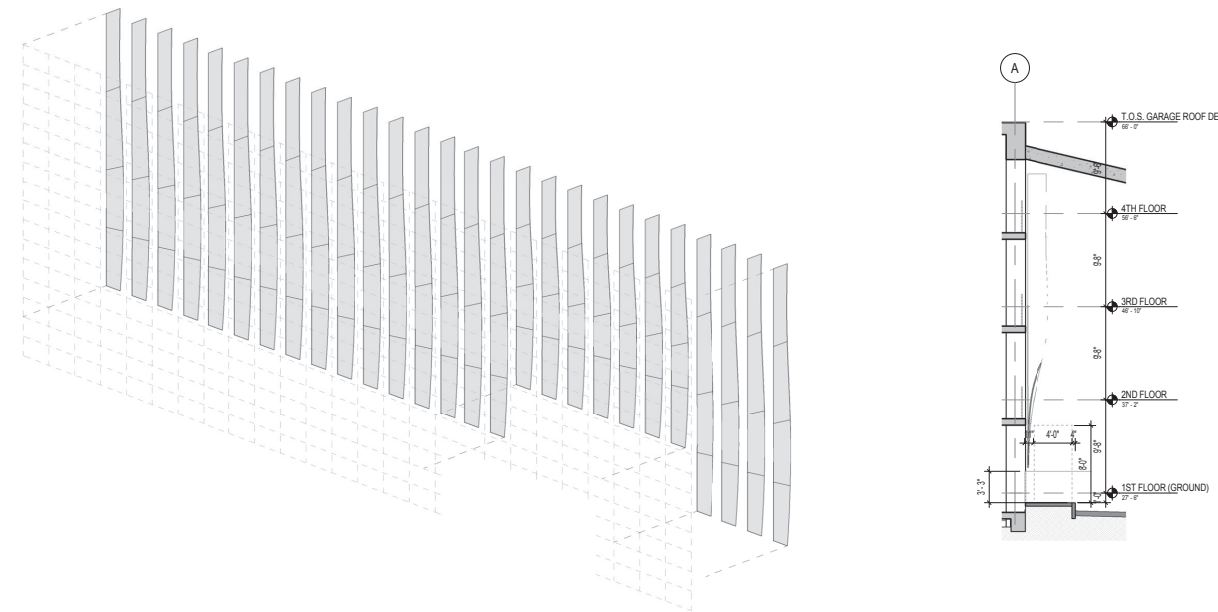
PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

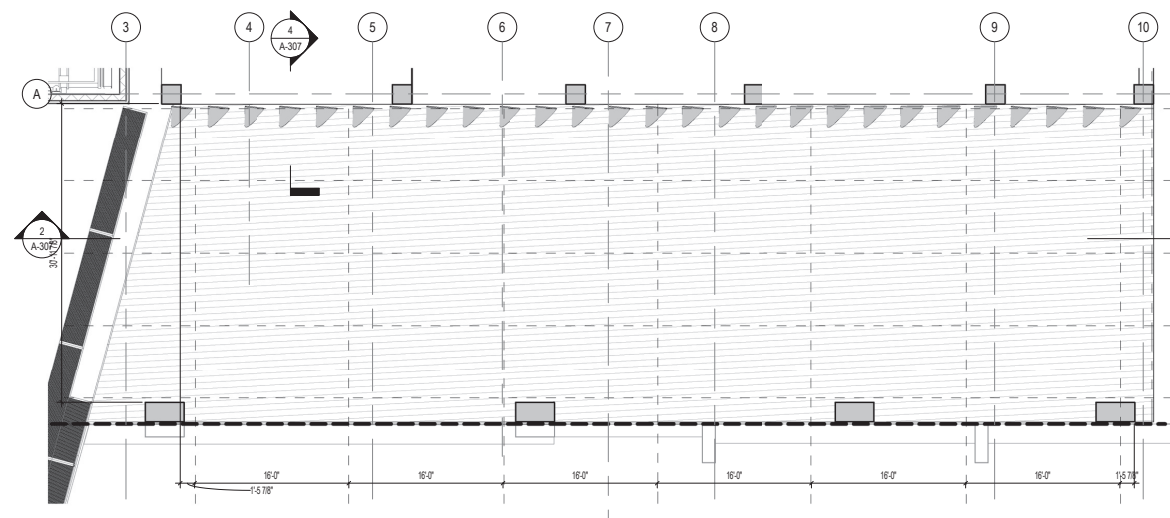
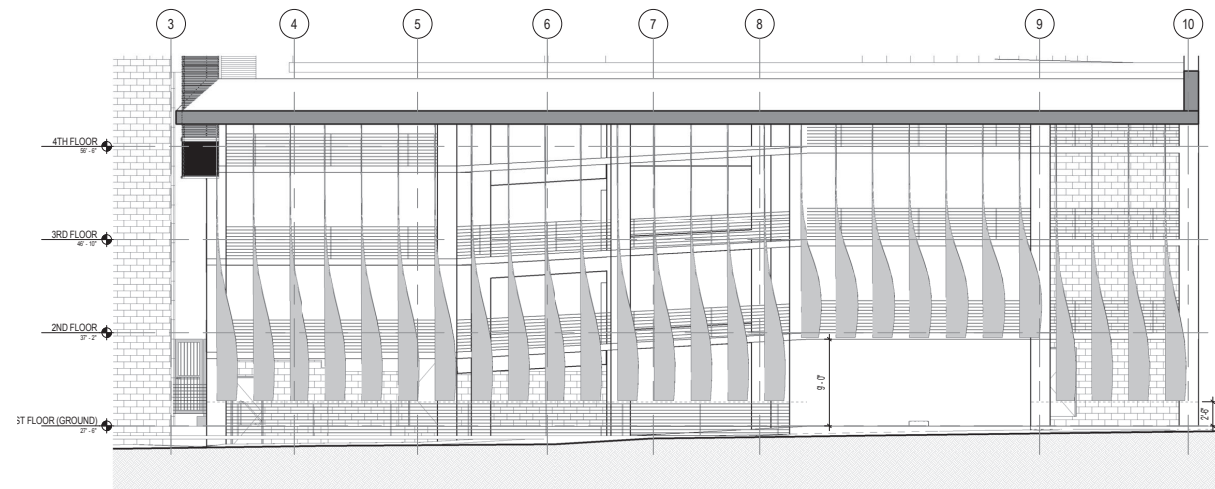
DRAWING:

PREVIOUS DESIGN - LIMERICK STREET GARAGE ENTRANCE

2017-09-28



* Architectural lighting will be incorporated into the final design.

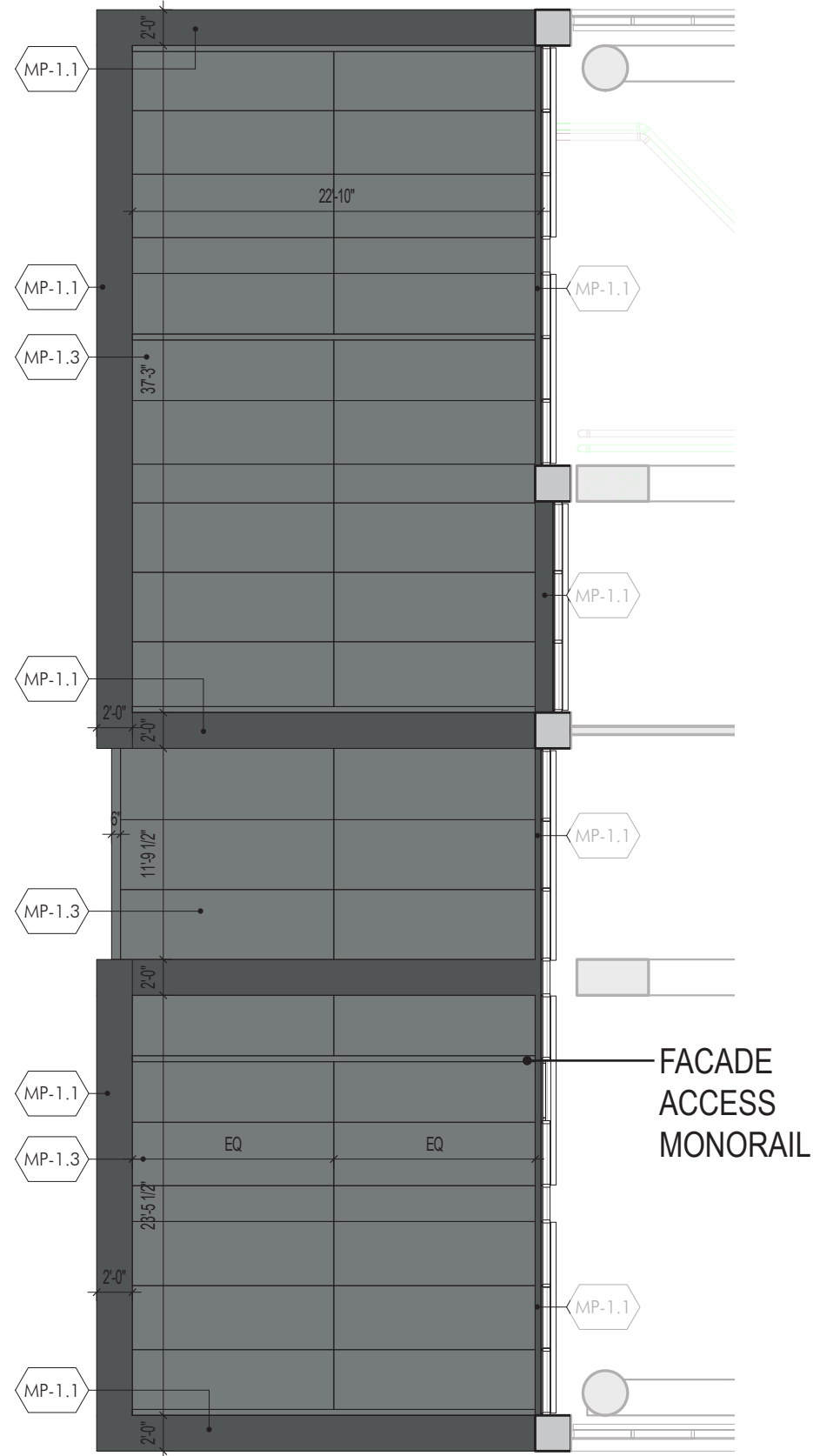


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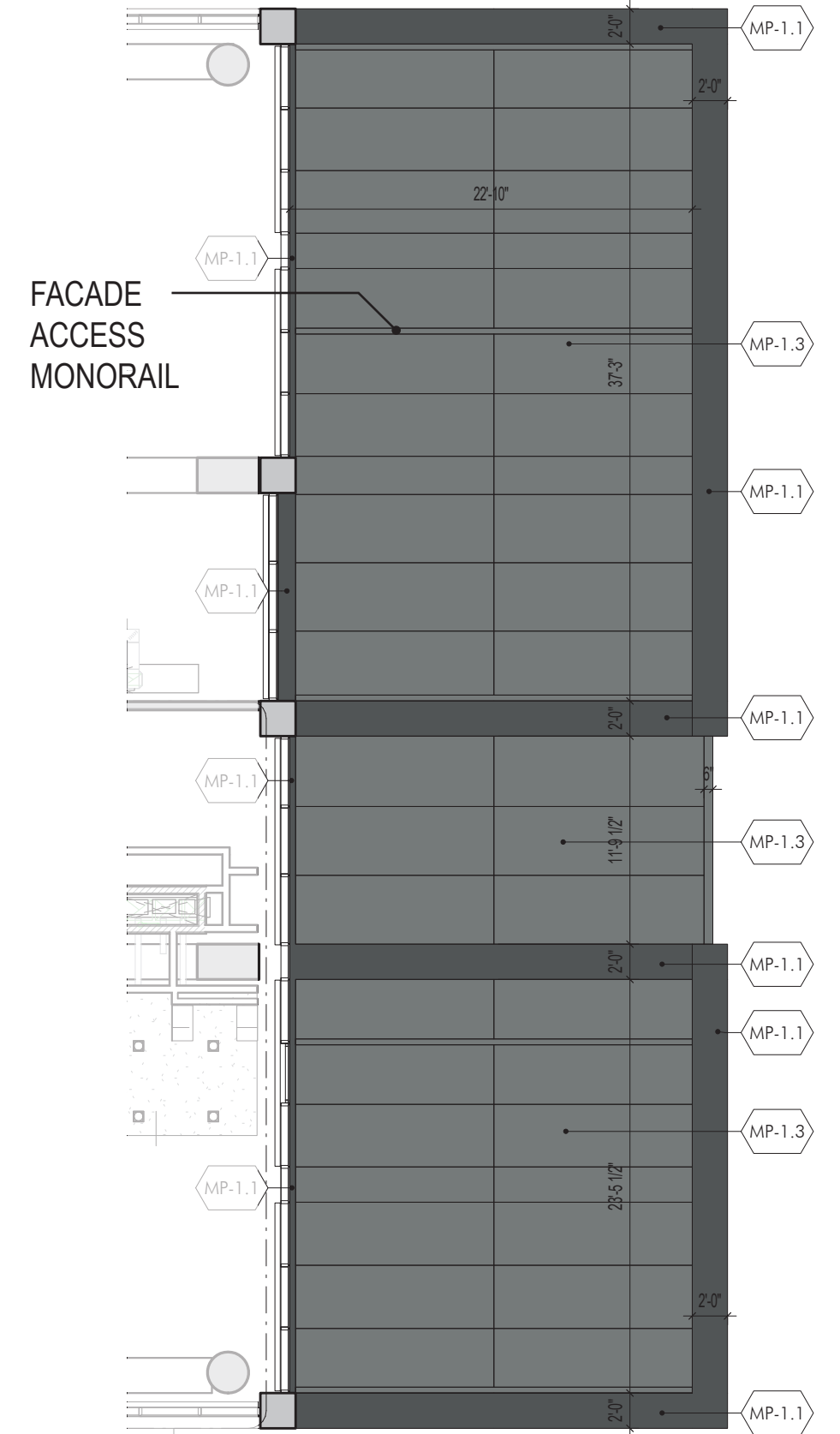
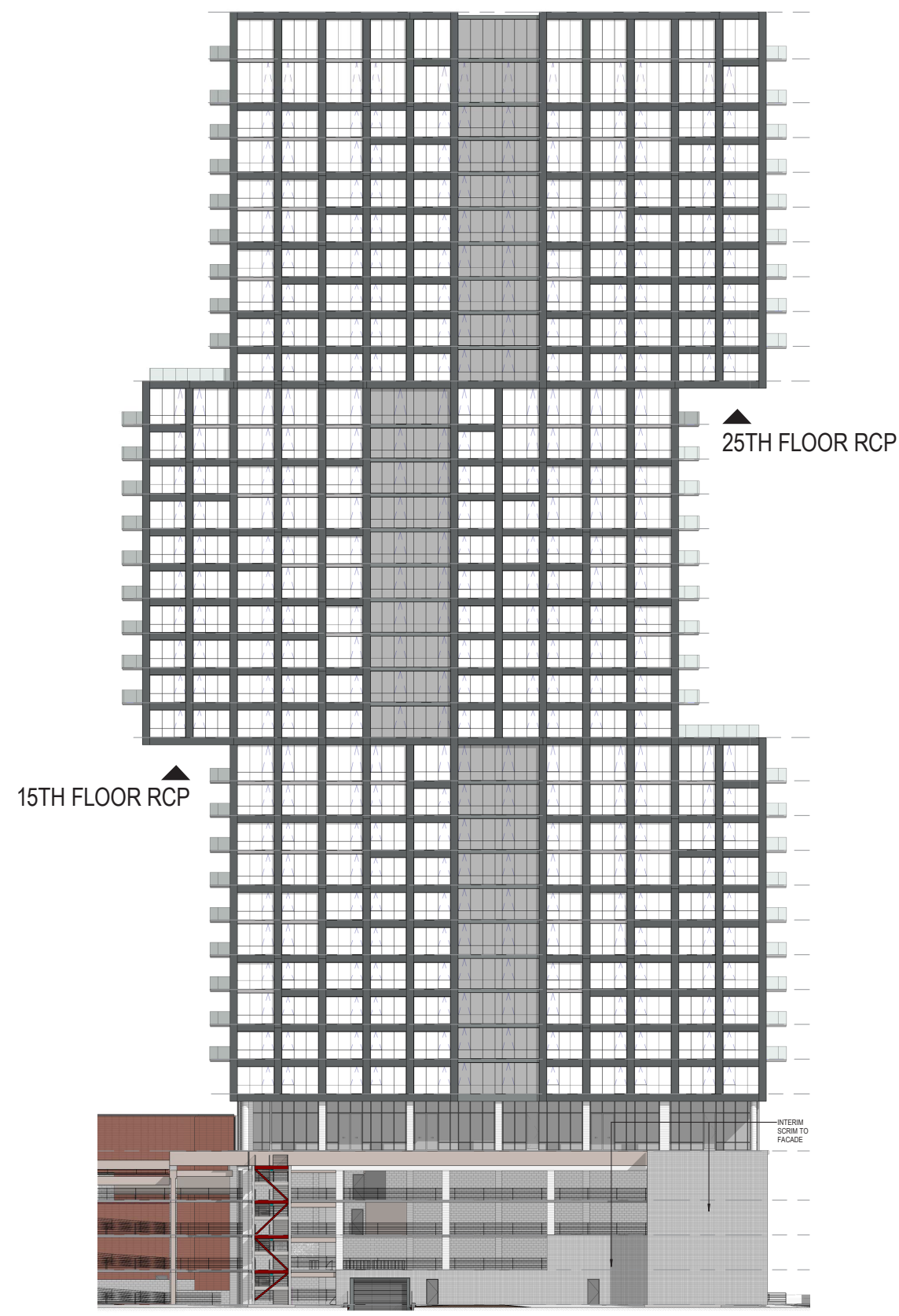
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CANTILEVER SOFFITS

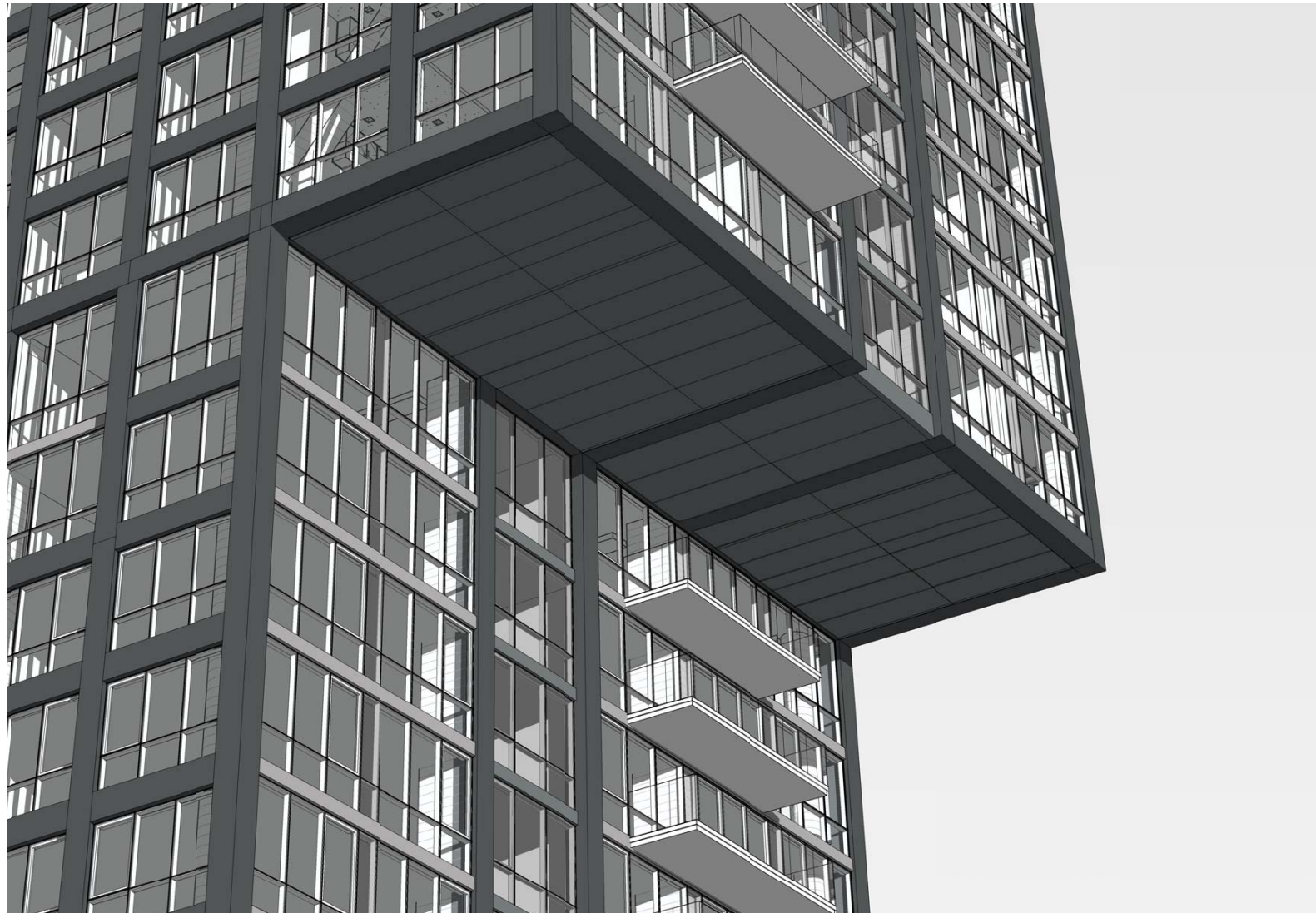


15TH FLOOR RCP

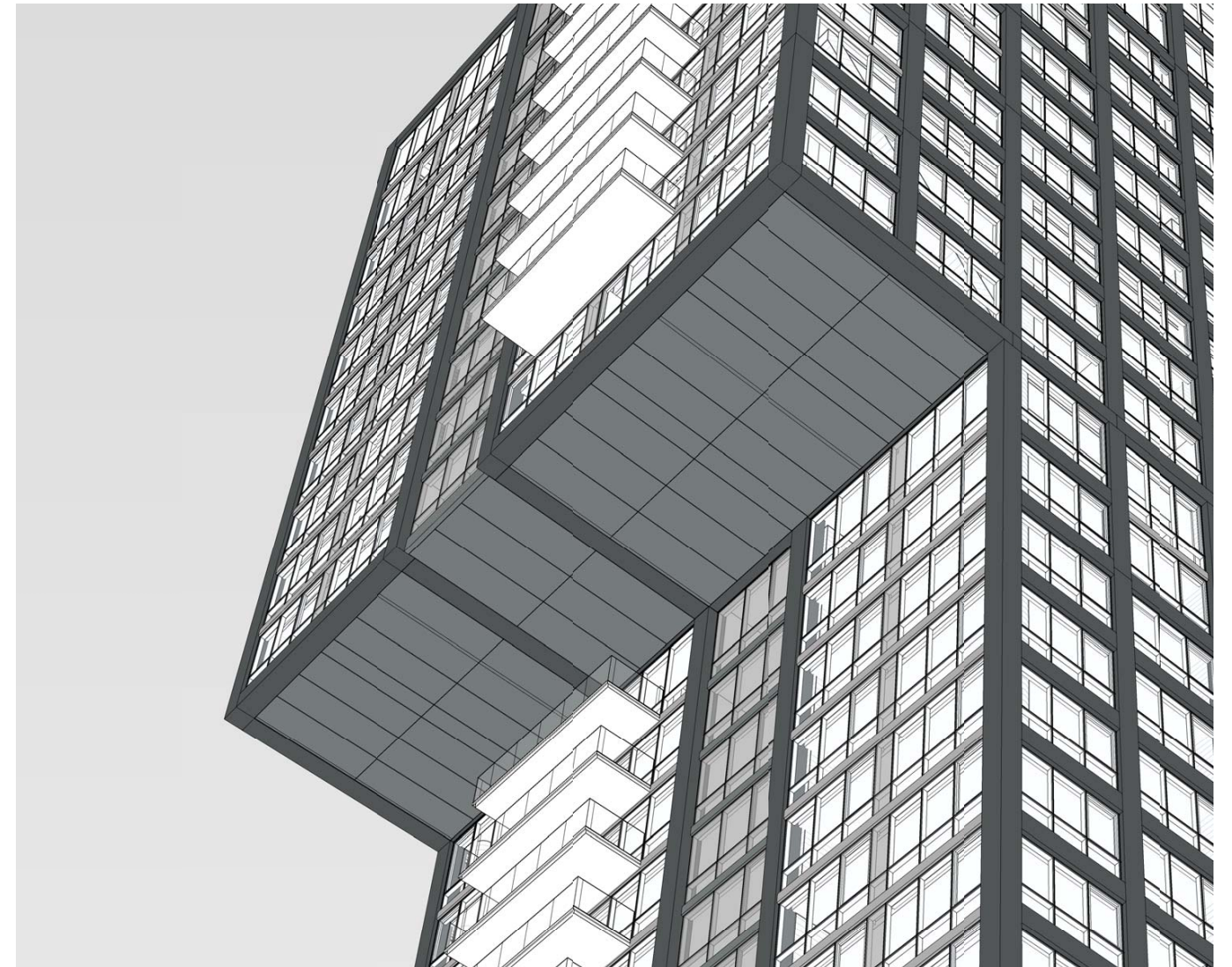


25TH FLOOR RCP

ARQUITECTONICA



15TH FLOOR SOFFIT

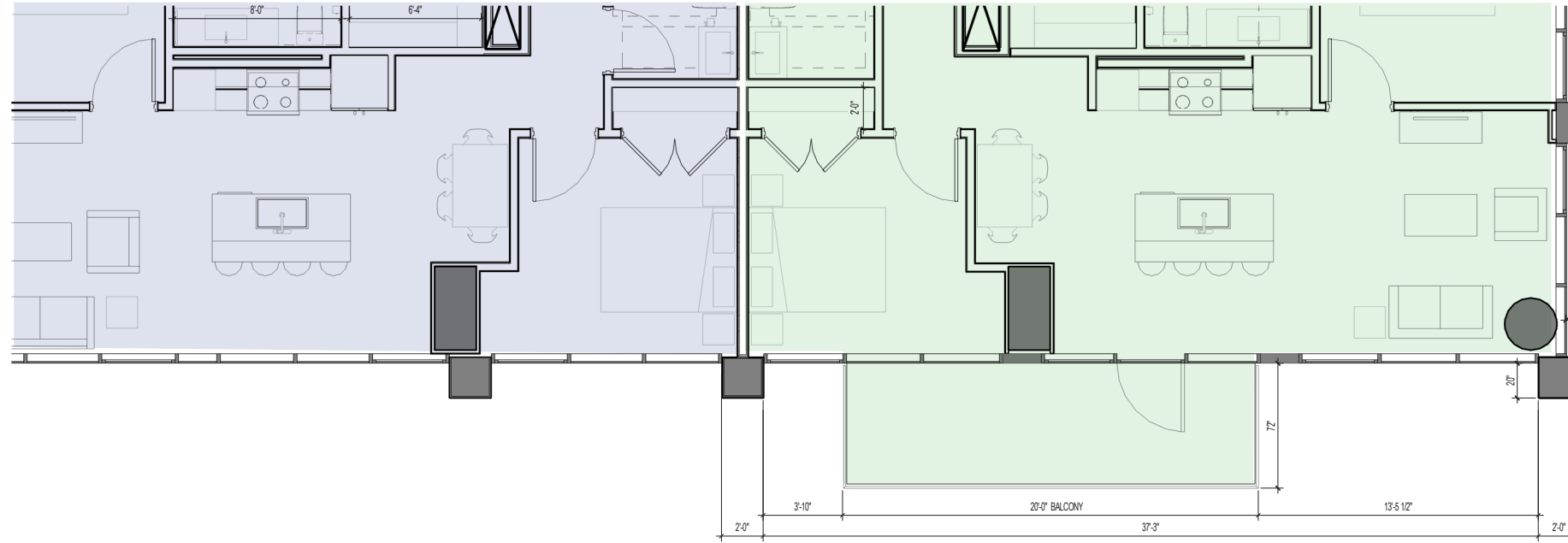


25TH FLOOR SOFFIT

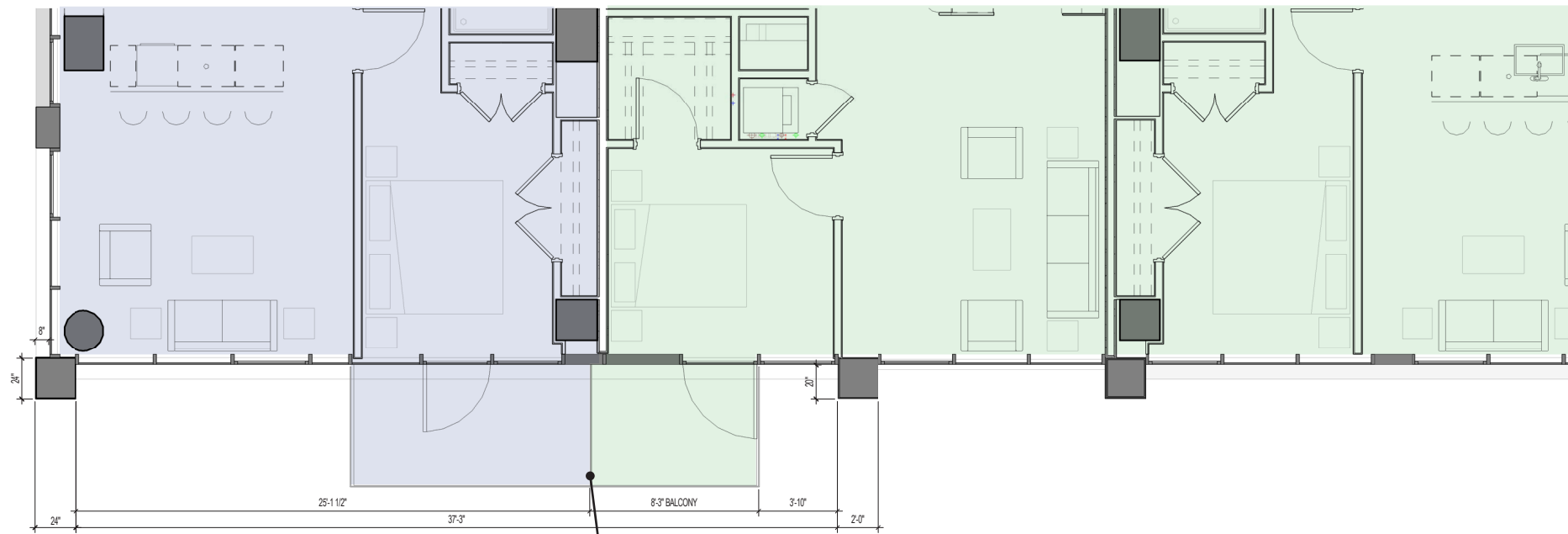
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PRIVACY AT BALCONIES AND TERRACES

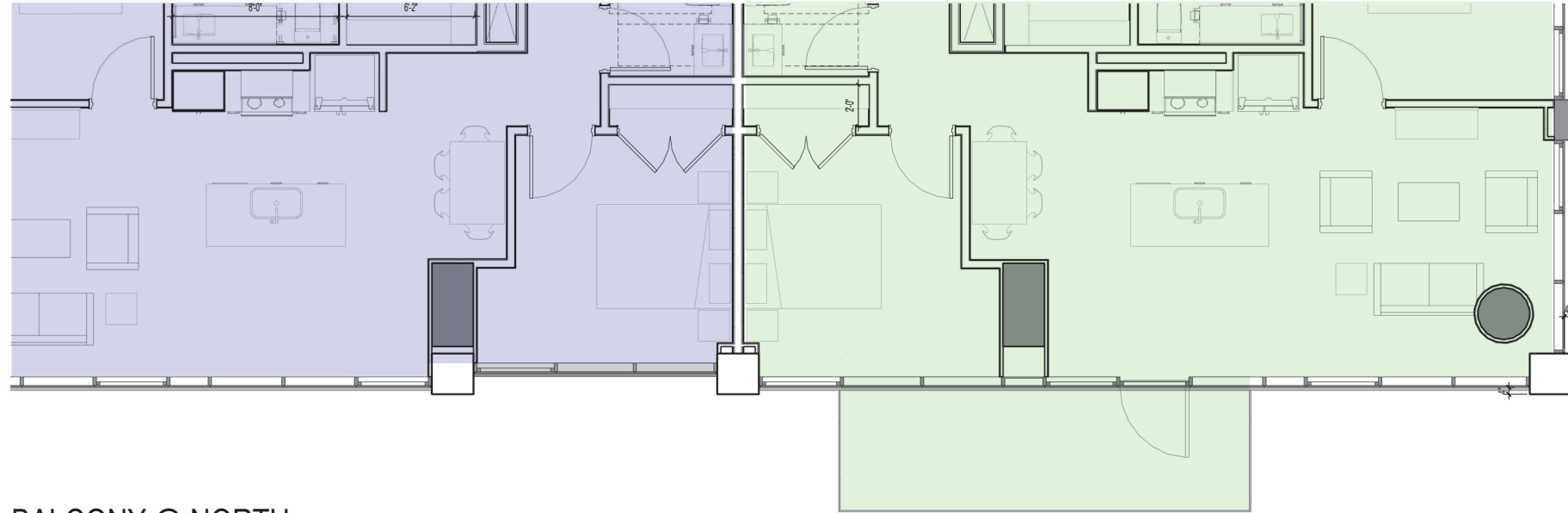


TOWER - PRIVATE BALCONY

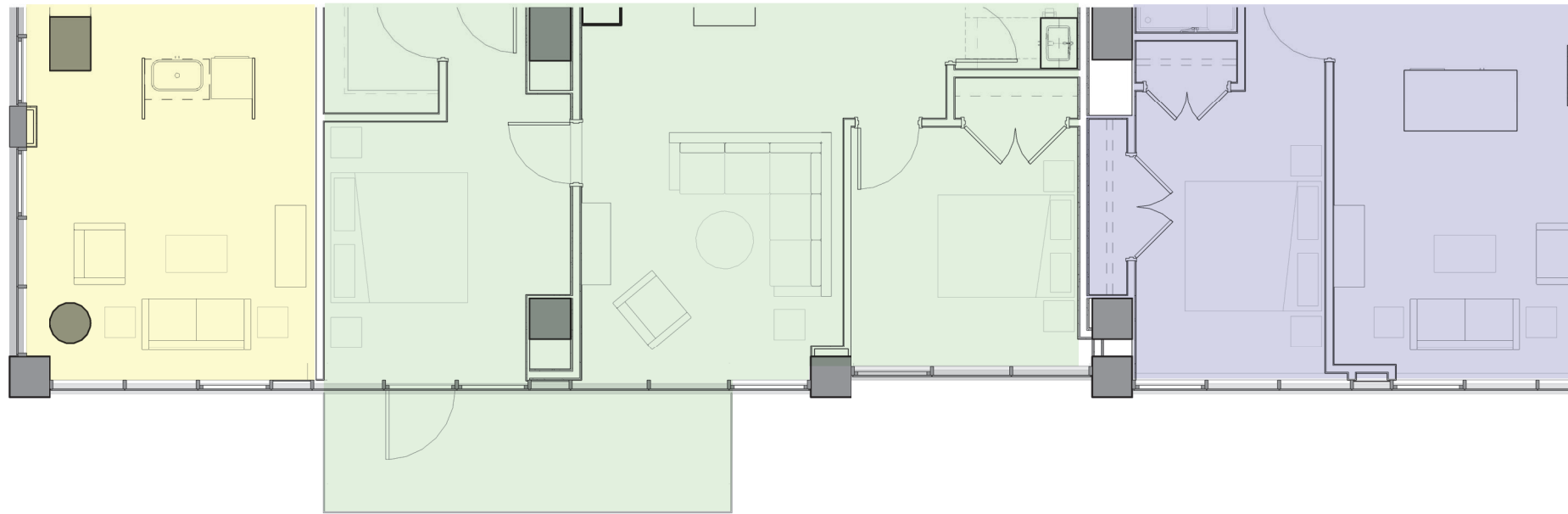


TOWER - SHARED BALCONY

GLASS DIVIDER



BALCONY @ NORTH



BALCONY @ SOUTH

CARLYLE SOUTH

Alexandria | Virginia

ARCHITECTURAL DETAILS

PROGRAM AREAS - TOWER RESIDENTIAL

| TOWER RESIDENTIAL AREAS ONLY | | | |
|------------------------------|-----------|--------------|-----------|
| APT. NO. | UNIT TYPE | NO. OF UNITS | UNIT AREA |

| | | | |
|-----------|----------------|---|---------|
| 3RD FLOOR | | | |
| 301 | ONE BDRM | 1 | 841 SF |
| 302 | ONE BDRM | 1 | 738 SF |
| 303 | ONE BDRM | 1 | 703 SF |
| 304 | ONE BDRM + DEN | 1 | 826 SF |
| 305 | STUDIO (ADA) | 1 | 554 SF |
| 306 | TWO BDRM | 1 | 1079 SF |
| 3RD FLOOR | | | |
| | | 6 | 4740 SF |

| | | | |
|-----------|----------------|---|---------|
| 4TH FLOOR | | | |
| 401 | ONE BDRM | 1 | 830 SF |
| 402 | ONE BDRM | 1 | 734 SF |
| 403 | ONE BDRM (ADA) | 1 | 694 SF |
| 404 | ONE BDRM + DEN | 1 | 825 SF |
| 405 | STUDIO | 1 | 561 SF |
| 406 | TWO BDRM | 1 | 1075 SF |
| 4TH FLOOR | | | |
| | | 6 | 4719 SF |

| | | | |
|-----------|----------------------|----|---------|
| 6TH FLOOR | | | |
| 601 | TWO BDRM JR | 1 | 988 SF |
| 602 | TWO BDRM JR | 1 | 967 SF |
| 603 | ONE BDRM | 1 | 735 SF |
| 604 | ONE BDRM | 1 | 681 SF |
| 605 | ONE BDRM | 1 | 663 SF |
| 606 | ONE BDRM | 1 | 698 SF |
| 607 | ONE BDRM + DEN (ADA) | 1 | 818 SF |
| 608 | ONE BDRM | 1 | 710 SF |
| 609 | ONE BDRM | 1 | 717 SF |
| 610 | ONE BDRM | 1 | 706 SF |
| 611 | TWO BDRM + DEN | 1 | 1109 SF |
| 612 | TWO BDRM | 1 | 1009 SF |
| 6TH FLOOR | | | |
| | | 12 | 9795 SF |

| | | | |
|-----------|----------------|----|---------|
| 7TH FLOOR | | | |
| 701 | TWO BDRM JR | 1 | 963 SF |
| 702 | TWO BDRM JR | 1 | 988 SF |
| 703 | ONE BDRM | 1 | 727 SF |
| 704 | ONE BDRM | 1 | 682 SF |
| 705 | ONE BDRM | 1 | 705 SF |
| 706 | ONE BDRM | 1 | 695 SF |
| 707 | ONE BDRM + DEN | 1 | 817 SF |
| 708 | ONE BDRM | 1 | 709 SF |
| 709 | ONE BDRM | 1 | 717 SF |
| 710 | ONE BDRM | 1 | 721 SF |
| 711 | TWO BDRM + DEN | 1 | 1109 SF |
| 712 | TWO BDRM | 1 | 1008 SF |
| 7TH FLOOR | | | |
| | | 12 | 9837 SF |

| | | | |
|-----------|----------------|----|---------|
| 8TH FLOOR | | | |
| 801 | TWO BDRM JR | 1 | 984 SF |
| 802 | TWO BDRM JR | 1 | 976 SF |
| 803 | ONE BDRM | 1 | 727 SF |
| 804 | ONE BDRM | 1 | 676 SF |
| 805 | ONE BDRM | 1 | 716 SF |
| 806 | ONE BDRM | 1 | 695 SF |
| 807 | ONE BDRM + DEN | 1 | 817 SF |
| 808 | ONE BDRM | 1 | 711 SF |
| 809 | ONE BDRM | 1 | 717 SF |
| 810 | ONE BDRM | 1 | 721 SF |
| 811 | TWO BDRM + DEN | 1 | 1119 SF |
| 812 | TWO BDRM | 1 | 1009 SF |
| 8TH FLOOR | | | |
| | | 12 | 9859 SF |

| | | | |
|-----------|----------------|----|---------|
| 9TH FLOOR | | | |
| 901 | TWO BDRM JR | 1 | 963 SF |
| 902 | TWO BDRM JR | 1 | 976 SF |
| 903 | ONE BDRM | 1 | 727 SF |
| 904 | ONE BDRM | 1 | 676 SF |
| 905 | ONE BDRM | 1 | 715 SF |
| 906 | ONE BDRM | 1 | 695 SF |
| 907 | ONE BDRM + DEN | 1 | 817 SF |
| 908 | ONE BDRM | 1 | 717 SF |
| 909 | ONE BDRM | 1 | 717 SF |
| 910 | ONE BDRM | 1 | 721 SF |
| 911 | TWO BDRM + DEN | 1 | 1112 SF |
| 912 | TWO BDRM | 1 | 1008 SF |
| 9TH FLOOR | | | |
| | | 12 | 9859 SF |

| | | | |
|------------|----------------|----|---------|
| 10TH FLOOR | | | |
| 1001 | TWO BDRM JR | 1 | 963 SF |
| 1002 | TWO BDRM JR | 1 | 972 SF |
| 1003 | ONE BDRM | 1 | 731 SF |
| 1004 | ONE BDRM | 1 | 676 SF |
| 1005 | ONE BDRM | 1 | 716 SF |
| 1006 | ONE BDRM | 1 | 695 SF |
| 1007 | ONE BDRM + DEN | 1 | 817 SF |
| 1008 | ONE BDRM | 1 | 708 SF |
| 1009 | ONE BDRM | 1 | 717 SF |
| 1010 | ONE BDRM | 1 | 721 SF |
| 1011 | TWO BDRM + DEN | 1 | 1109 SF |
| 1012 | TWO BDRM | 1 | 1009 SF |
| 10TH FLOOR | | | |
| | | 12 | 9852 SF |

| | | | |
|------------|----------------|----|---------|
| 11TH FLOOR | | | |
| 1101 | TWO BDRM JR | 1 | 963 SF |
| 1102 | TWO BDRM JR | 1 | 976 SF |
| 1103 | ONE BDRM | 1 | 731 SF |
| 1104 | ONE BDRM | 1 | 676 SF |
| 1105 | ONE BDRM | 1 | 716 SF |
| 1106 | ONE BDRM | 1 | 695 SF |
| 1107 | ONE BDRM + DEN | 1 | 817 SF |
| 1108 | ONE BDRM | 1 | 717 SF |
| 1109 | ONE BDRM | 1 | 717 SF |
| 1110 | ONE BDRM | 1 | 724 SF |
| 1111 | TWO BDRM + DEN | 1 | 1116 SF |
| 1112 | TWO BDRM | 1 | 1009 SF |
| 11TH FLOOR | | | |
| | | 12 | 9874 SF |

| TOWER RESIDENTIAL AREAS ONLY | | | |
|------------------------------|-----------|--------------|-----------|
| APT. NO. | UNIT TYPE | NO. OF UNITS | UNIT AREA |

| | | | |
|------------|----------------|----|---------|
| 12TH FLOOR | | | |
| 1201 | TWO BDRM JR | 1 | 983 SF |
| 1202 | TWO BDRM JR | 1 | 979 SF |
| 1203 | ONE BDRM | 1 | 734 SF |
| 1204 | ONE BDRM | 1 | 679 SF |
| 1205 | ONE BDRM | 1 | 716 SF |
| 1206 | ONE BDRM | 1 | 695 SF |
| 1207 | ONE BDRM + DEN | 1 | 817 SF |
| 1208 | ONE BDRM | 1 | 711 SF |
| 1209 | ONE BDRM | 1 | 720 SF |
| 1210 | ONE BDRM | 1 | 728 SF |
| 1211 | TWO BDRM + DEN | 1 | 1115 SF |
| 1212 | TWO BDRM | 1 | 1008 SF |
| 12TH FLOOR | | | |
| | | 12 | 9886 SF |

| | | | |
|------------|----------------|----|---------|
| 13TH FLOOR | | | |
| 1301 | TWO BDRM JR | 1 | 984 SF |
| 1302 | TWO BDRM JR | 1 | 979 SF |
| 1303 | ONE BDRM | 1 | 734 SF |
| 1304 | ONE BDRM | 1 | 679 SF |
| 1305 | ONE BDRM | 1 | 716 SF |
| 1306 | ONE BDRM | 1 | 695 SF |
| 1307 | ONE BDRM + DEN | 1 | 817 SF |
| 1308 | ONE BDRM | 1 | 711 SF |
| 1309 | ONE BDRM | 1 | 720 SF |
| 1310 | ONE BDRM | 1 | 728 SF |
| 1311 | TWO BDRM + DEN | 1 | 1116 SF |
| 1312 | TWO BDRM | 1 | 1009 SF |
| 13TH FLOOR | | | |
| | | 12 | 9888 SF |

| | | | |
|------------|----------------|----|---------|
| 14TH FLOOR | | | |
| 1401 | TWO BDRM JR | 1 | 987 SF |
| 1402 | TWO BDRM JR | 1 | 979 SF |
| 1403 | ONE BDRM | 1 | 734 SF |
| 1404 | ONE BDRM | 1 | 683 SF |
| 1405 | ONE BDRM | 1 | 716 SF |
| 1406 | ONE BDRM | 1 | 695 SF |
| 1407 | ONE BDRM + DEN | 1 | 817 SF |
| 1408 | ONE BDRM | 1 | 711 SF |
| 1409 | ONE BDRM | 1 | 724 SF |
| 1410 | ONE BDRM | 1 | 728 SF |
| 1411 | TWO BDRM + DEN | 1 | 1116 SF |
| 1412 | TWO BDRM | 1 | 1012 SF |
| 14TH FLOOR | | | |
| | | 12 | 9902 SF |

| | | | |
|------------|----------------|----|---------|
| 15TH FLOOR | | | |
| 1501 | TWO BDRM JR | 1 | 985 SF |
| 1502 | TWO BDRM JR | 1 | 979 SF |
| 1503 | ONE BDRM | 1 | 728 SF |
| 1504 | ONE BDRM | 1 | 683 SF |
| 1505 | ONE BDRM | 1 | 699 SF |
| 1506 | ONE BDRM | 1 | 695 SF |
| 1507 | ONE BDRM + DEN | 1 | 817 SF |
| 1508 | ONE BDRM | 1 | 714 SF |
| 1509 | ONE BDRM | 1 | 723 SF |
| 1510 | ONE BDRM | 1 | 714 SF |
| 1511 | TWO BDRM + DEN | 1 | 1115 SF |
| 1512 | TWO BDRM | 1 | 1008 SF |
| 15TH FLOOR | | | |
| | | 12 | 9861 SF |

| | | | |
|------------|----------------|----|---------|
| 16TH FLOOR | | | |
| 1601 | TWO BDRM | 1 | 1049 SF |
| 1602 | ONE BDRM | 1 | 696 SF |
| 1603 | TWO BDRM | 1 | 1046 SF |
| 1604 | STUDIO | 1 | 506 SF |
| 1605 | STUDIO | 1 | 488 SF |
| 1606 | ONE BDRM (ADA) | 1 | 715 SF |
| 1607 | ONE BDRM | 1 | 679 SF |
| 1608 | ONE BDRM | 1 | 700 SF |
| 1609 | ONE BDRM | 1 | 699 SF |
| 1610 | TWO BDRM + DEN | 1 | 1447 SF |
| 1611 | TWO BDRM | 1 | 1355 SF |
| 16TH FLOOR | | | |
| | | 11 | 9390 SF |

| | | | |
|------------|----------------|----|---------|
| 17TH FLOOR | | | |
| 1701 | TWO BDRM | 1 | 1046 SF |
| 1702 | ONE BDRM | 1 | 697 SF |
| 1703 | TWO BDRM (ADA) | 1 | 1046 SF |
| 1704 | STUDIO | 1 | 506 SF |
| 1705 | STUDIO | 1 | 488 SF |
| 1706 | ONE BDRM | 1 | 714 SF |
| 1707 | ONE BDRM | 1 | 677 SF |
| 1708 | ONE BDRM | 1 | 697 SF |
| 1709 | ONE BDRM | 1 | 699 SF |
| 1710 | ONE BDRM | 1 | 732 SF |
| 1711 | ONE BDRM | 1 | 692 SF |
| 1712 | TWO BDRM JR | 1 | 990 SF |
| 1713 | ONE BDRM + DEN | 1 | 857 SF |
| 17TH FLOOR | | | |
| | | 13 | 9841 SF |

| | | | |
|------------|----------------|----|---------|
| 18TH FLOOR | | | |
| 1801 | TWO BDRM | 1 | 1049 SF |
| 1802 | ONE BDRM | 1 | 696 SF |
| 1803 | TWO BDRM | 1 | 1046 SF |
| 1804 | STUDIO | 1 | 506 SF |
| 1805 | STUDIO | 1 | 488 SF |
| 1806 | ONE BDRM | 1 | 715 SF |
| 1807 | ONE BDRM | 1 | 681 SF |
| 1808 | ONE BDRM | 1 | 703 SF |
| 1809 | ONE BDRM | 1 | 699 SF |
| 1810 | ONE BDRM | 1 | 732 SF |
| 1811 | ONE BDRM | 1 | 694 SF |
| 1812 | TWO BDRM JR | 1 | 979 SF |
| 1813 | ONE BDRM + DEN | 1 | 867 SF |
| 18TH FLOOR | | | |
| | | 13 | 9857 SF |

| | | | |
|------------|----------------|----|---------|
| 19TH FLOOR | | | |
| 1901 | TWO BDRM | 1 | 1049 SF |
| 1902 | TWO BDRM | 1 | 979 SF |
| 1903 | ONE BDRM | 1 | 691 SF |
| 1904 | TWO BDRM | 1 | 1046 SF |
| 1905 | STUDIO | 1 | 506 SF |
| 1906 | STUDIO | 1 | 488 SF |
| 1907 | ONE BDRM | 1 | 679 SF |
| 1908 | ONE BDRM | 1 | 699 SF |
| 1909 | ONE BDRM | 1 | 694 SF |
| 1910 | ONE BDRM | 1 | 732 SF |
| 1911 | ONE BDRM | 1 | 711 SF |
| 1912 | TWO BDRM JR | 1 | 979 SF |
| 1913 | ONE BDRM + DEN | 1 | 867 SF |
| 19TH FLOOR | | | |
| | | 13 | 9896 SF |

| TOWER RESIDENTIAL AREAS ONLY | | | |
|------------------------------|-----------|--------------|-----------|
| APT. NO. | UNIT TYPE | NO. OF UNITS | UNIT AREA |

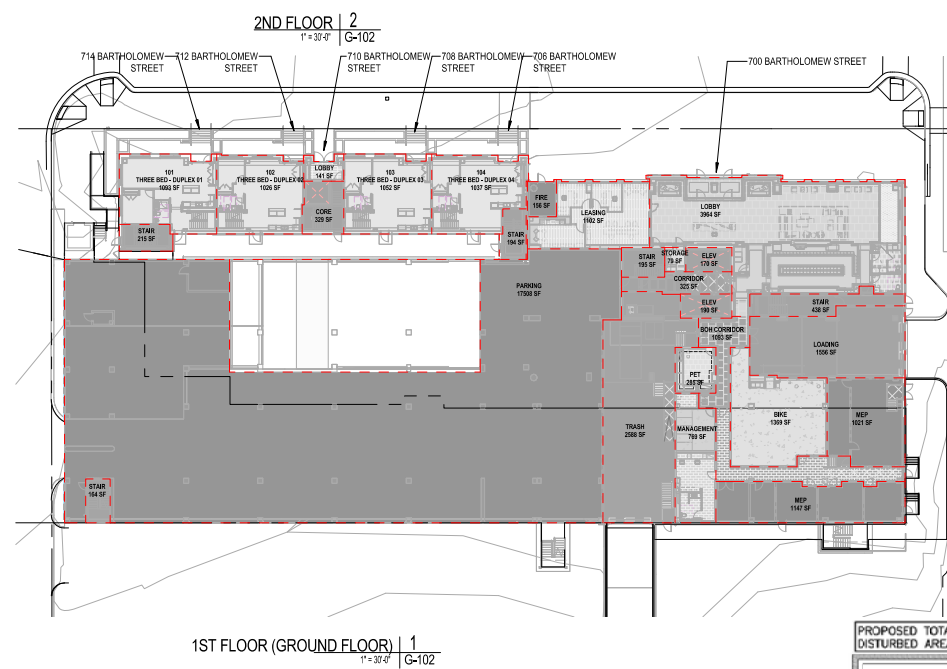
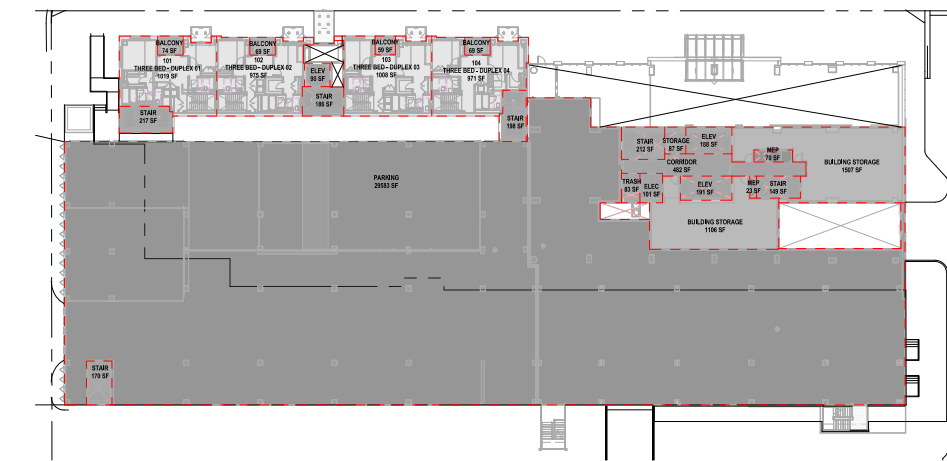
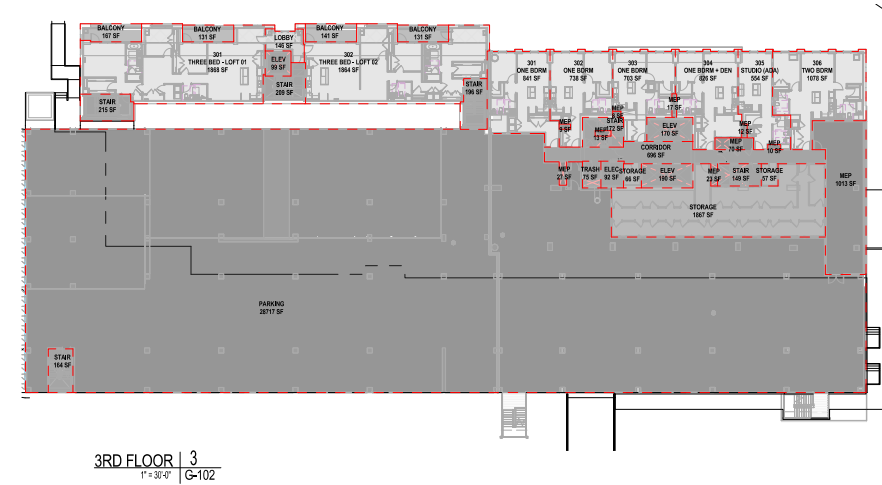
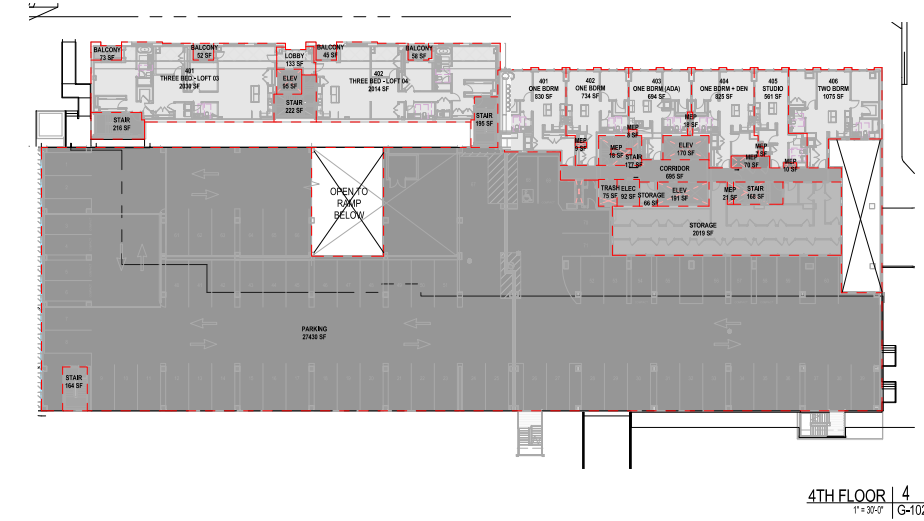
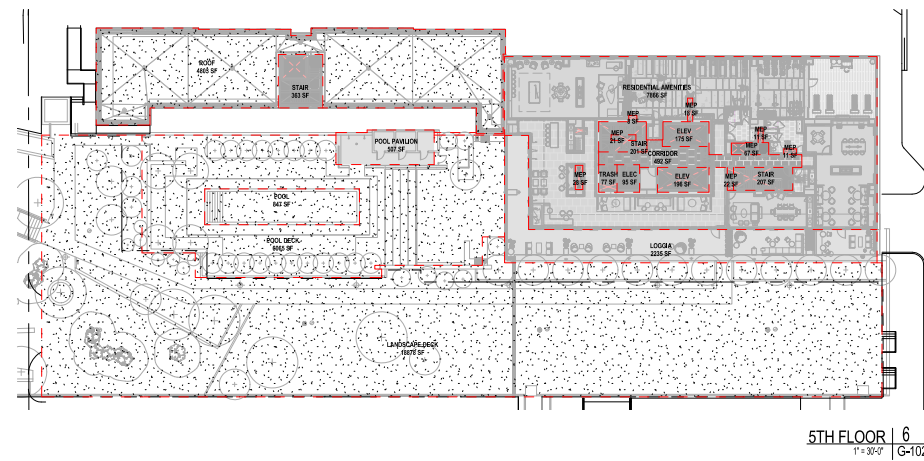
| | | | |
|------------|----------------|----|---------|
| 20TH FLOOR | | | |
| 2001 | TWO BDRM | 1 | 1063 SF |
| 2002 | ONE BDRM | 1 | 691 SF |
| 2003 | TWO BDRM | 1 | 1046 SF |
| 2004 | STUDIO | 1 | 506 SF |
| 2005 | STUDIO | 1 | 493 SF |
| 2006 | ONE BDRM | 1 | 715 SF |
| 2007 | ONE BDRM | 1 | 703 SF |
| 2008 | ONE BDRM | 1 | 699 SF |
| 2009 | ONE BDRM | 1 | 696 SF |
| 2010 | ONE BDRM | 1 | 736 SF |
| 2011 | ONE BDRM | 1 | 694 SF |
| 2012 | TWO BDRM JR | 1 | 979 SF |
| 2013 | ONE BDRM + DEN | 1 | 871 SF |
| 20TH FLOOR | | | |
| | | 13 | 9871 SF |

| | | | |
|------------|----------------|----|---------|
| 21ST FLOOR | | | |
| 2101 | TWO BDRM | 1 | 1053 SF |
| 2102 | ONE BDRM | 1 | 681 SF |
| 2103 | ONE BDRM | 1 | 1046 SF |
| 2104 | STUDIO | 1 | 506 SF |
| 2105 | STUDIO | 1 | 493 SF |
| 2106 | ONE BDRM | 1 | 715 SF |
| 2107 | ONE BDRM | 1 | 703 SF |
| 2108 | ONE BDRM | 1 | 699 SF |
| 2109 | ONE BDRM | 1 | 694 SF |
| 2110 | ONE BDRM | 1 | 736 SF |
| 2111 | ONE BDRM | 1 | 696 SF |
| 2112 | TWO BDRM JR | 1 | 979 SF |
| 2113 | ONE BDRM + DEN | 1 | 871 SF |
| 21ST FLOOR | | | |
| | | 13 | 9871 SF |

| | | | |
|------------|----------------|----|---------|
| 22ND FLOOR | | | |
| 2201 | TWO BDRM | 1 | 1056 SF |
| 2202 | ONE BDRM | 1 | 681 SF |
| 2203 | TWO BDRM | 1 | 1049 SF |
| 2204 | STUDIO | 1 | 506 SF |
| 2205 | STUDIO | 1 | 494 SF |
| 2206 | ONE BDRM | 1 | 715 SF |
| 2207 | ONE BDRM | 1 | 703 SF |
| 2208 | ONE BDRM | 1 | 698 SF |
| 2209 | ONE BDRM | 1 | 699 SF |
| 2210 | ONE BDRM | 1 | 739 SF |
| 2211 | ONE BDRM | 1 | 696 SF |
| 2212 | TWO BDRM JR | 1 | 979 SF |
| 2213 | ONE BDRM + DEN | 1 | 863 SF |
| 22ND FLOOR | | | |
| | | 13 | |

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- Building Area Legend**
- AMENITIES
 - AMENITIES (INDOOR)
 - AMENITIES (OUTDOOR)
 - BALCONY
 - CIRCULATION
 - CORE
 - CORE/MECH BOH
 - CORRIDOR
 - FAR (BALCONY)
 - FOH
 - GREEN SPACE/LANDSCAPE ROOF
 - LOBBY
 - MANAGEMENT
 - MEP
 - PARKING
 - PRIVATE TERRACE
 - PUBLIC TERRACE
 - RESIDENTIAL
 - STORAGE

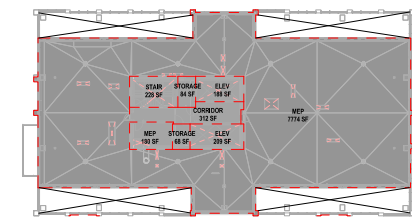
PROPOSED TOTAL
DISTURBED AREA= 4.70 AC

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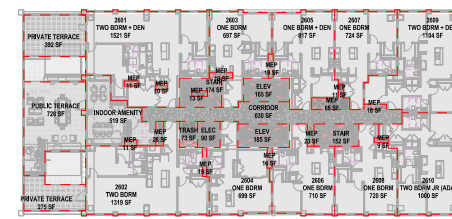
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|---|------|
| APPROVED | |
| SPECIAL USE PERMIT NO. 2013-0025 | |
| DEPARTMENT OF PLANNING & ZONING | |
| DIRECTOR | DATE |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SITE PLAN NO. | |
| DIRECTOR | DATE |
| CIVIL ENGINEER | |
| DATE RECORDED | |
| APPROVAL NO. | DATE |

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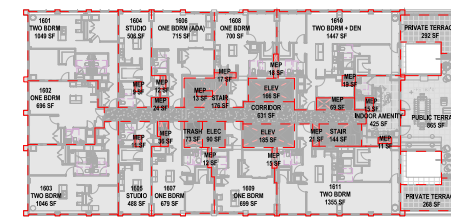
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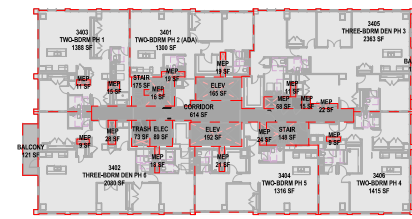
ROOF/MECH FLOOR | 11
1" = 3/8" | G-103



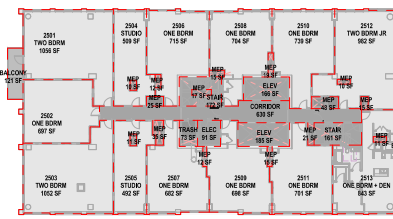
26TH FLOOR | 7
1" = 3/8" | G-103



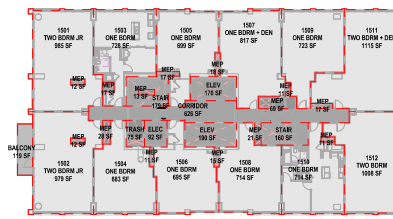
16TH FLOOR | 4
1" = 3/8" | G-103



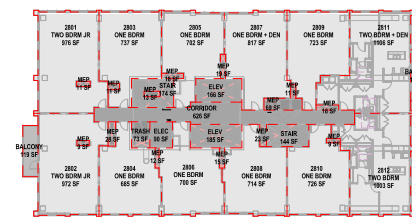
34TH FLOOR | 10
1" = 3/8" | G-103



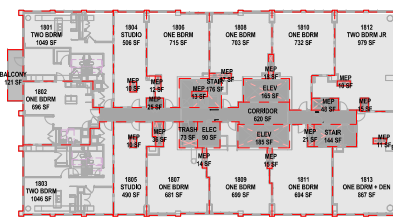
25TH FLOOR | 15
1" = 3/8" | G-103



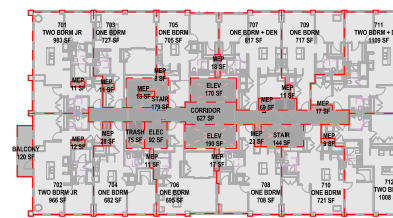
15TH FLOOR | 3
1" = 3/8" | G-103



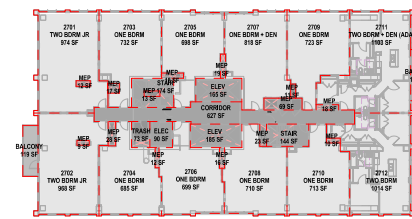
28TH - 33RD FLOOR | 9
1" = 3/8" | G-103



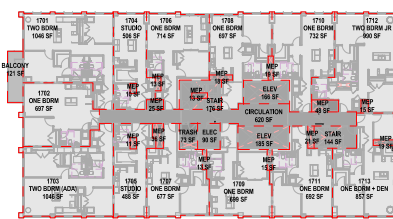
18TH - 24TH FLOOR | 6
1" = 3/8" | G-103



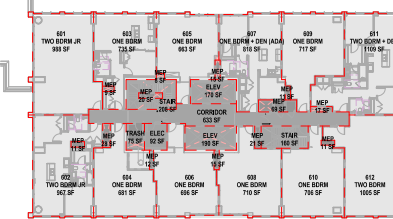
7TH - 14TH FLOOR | 2
1" = 3/8" | G-103



27TH FLOOR | 8
1" = 3/8" | G-103



17TH FLOOR | 5
1" = 3/8" | G-103



6TH FLOOR | 1
1" = 3/8" | G-103

NOT FOR CONSTRUCTION

Building Area Legend

- AMENITIES
- AMENITIES (INDOOR)
- AMENITIES (OUTDOOR)
- BALCONY
- CIRCULATION
- CORE
- CORE/MECH/BOH
- CORRIDOR
- FAR (BALCONY)
- FOH
- GREEN SPACELANDSCAPE ROOF
- LOBBY
- MANAGEMENT
- MEP
- PARKING
- PRIVATE TERRACE
- PUBLIC TERRACE
- RESIDENTIAL
- STORAGE

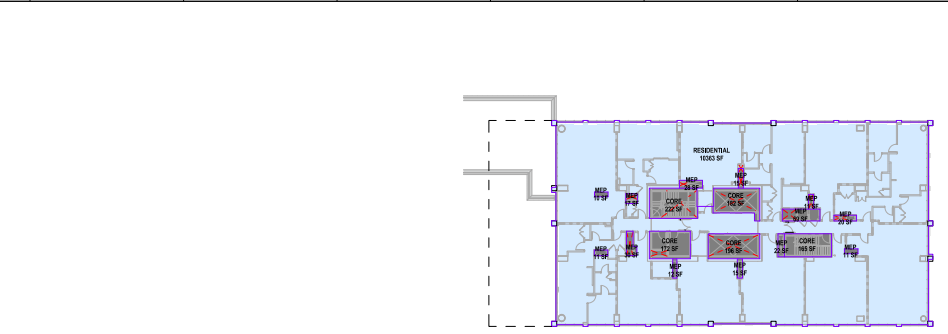
PROPOSED TOTAL DISTURBED AREA= 4.70 AC

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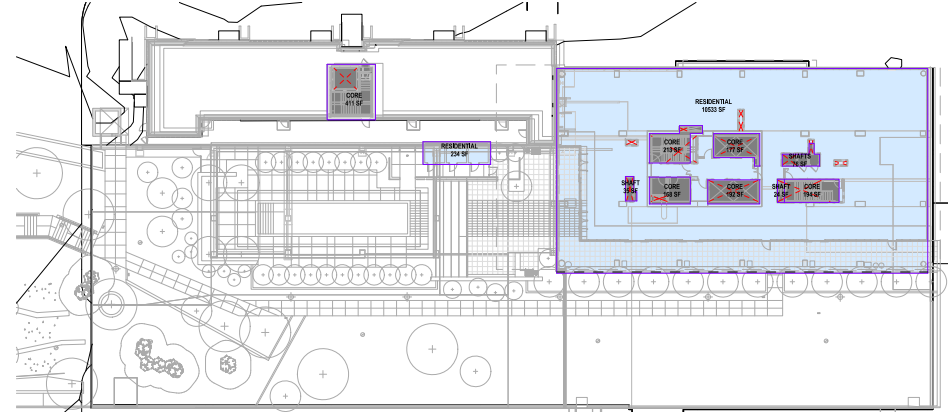
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| DIRECTOR | DATE |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SITE PLAN NO. | |
| DIRECTOR | DATE |
| CHIEF PLANNING COMMISSIONER | |
| DATE RECORDED | DATE |
| PERMIT NO. | PAGE NO. |

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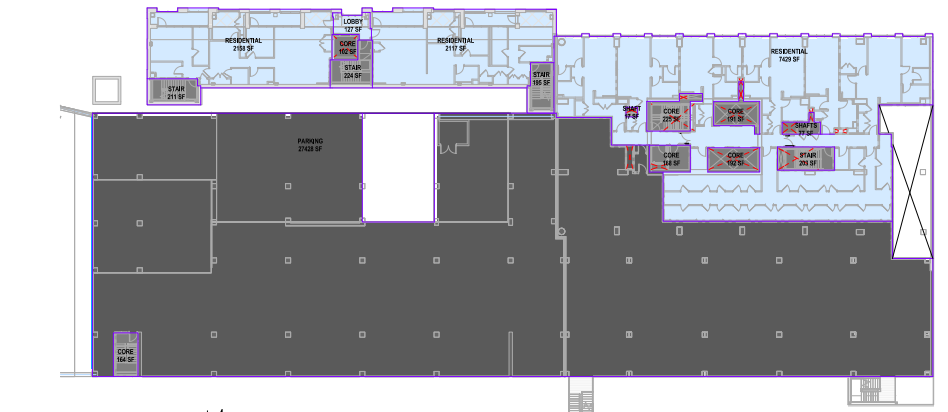
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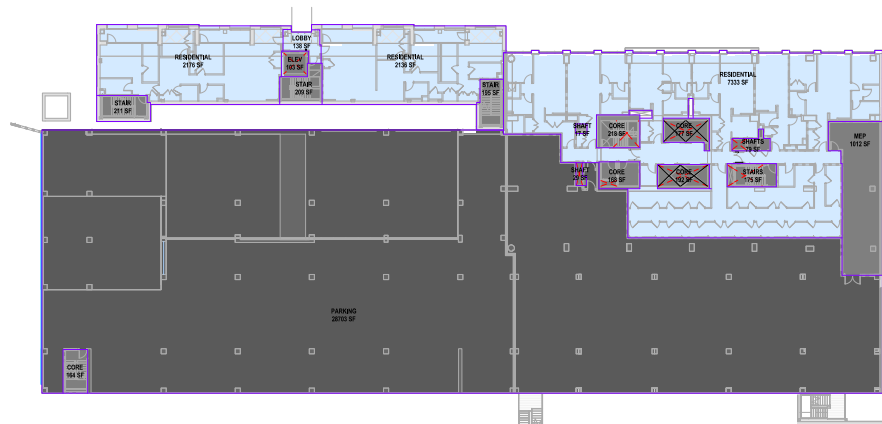
6TH FLOOR FAR | 6
1" = 32'-0" | G-104



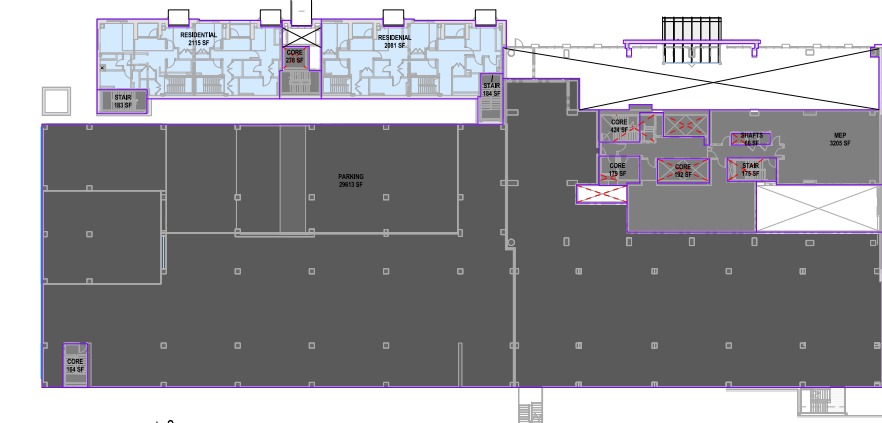
5TH FLOOR FAR | 5
1" = 32'-0" | G-104



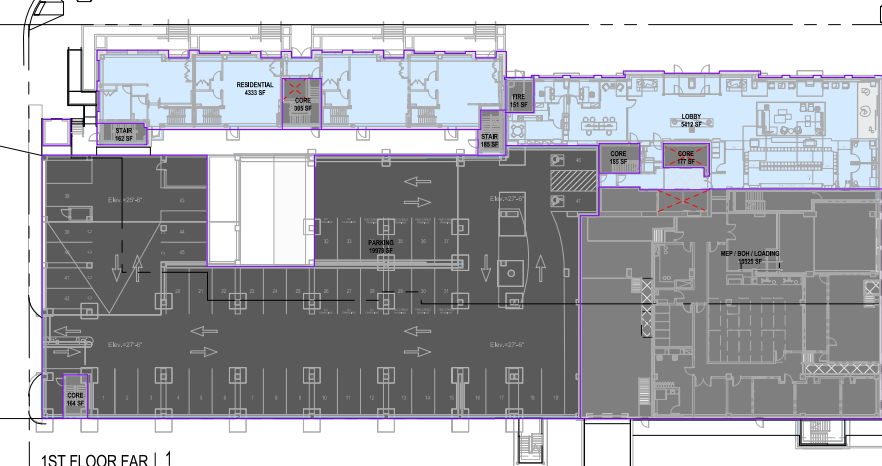
4TH FLOOR FAR | 4
1" = 32'-0" | G-104



3RD FLOOR FAR | 3
1" = 32'-0" | G-104



2ND FLOOR FAR | 2
1" = 32'-0" | G-104



1ST FLOOR FAR | 1
1" = 32'-0" | G-104

NOT FOR CONSTRUCTION

FAR

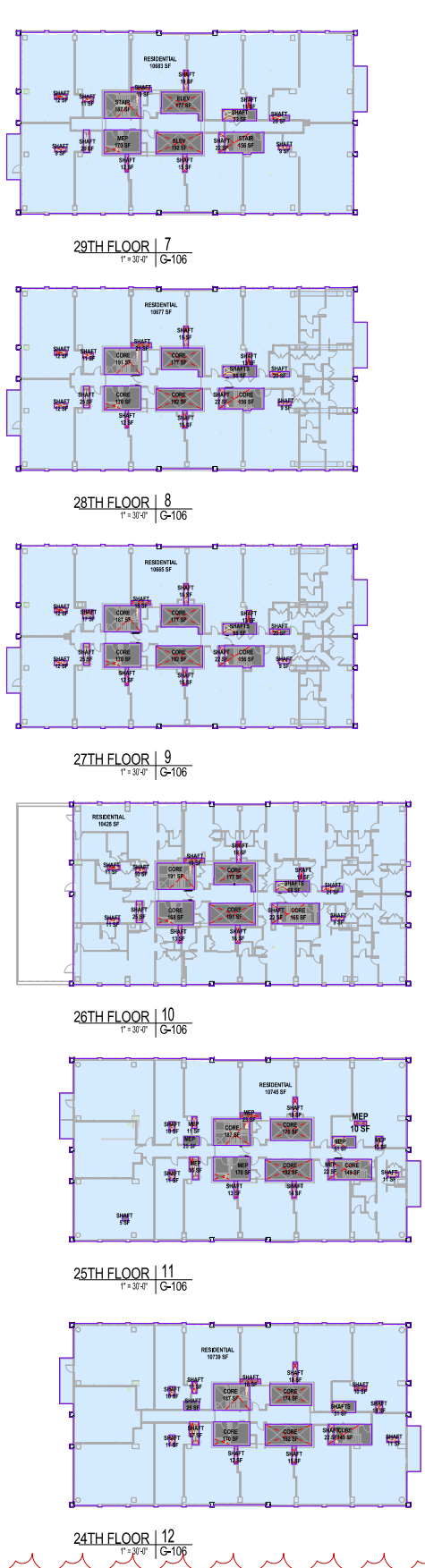
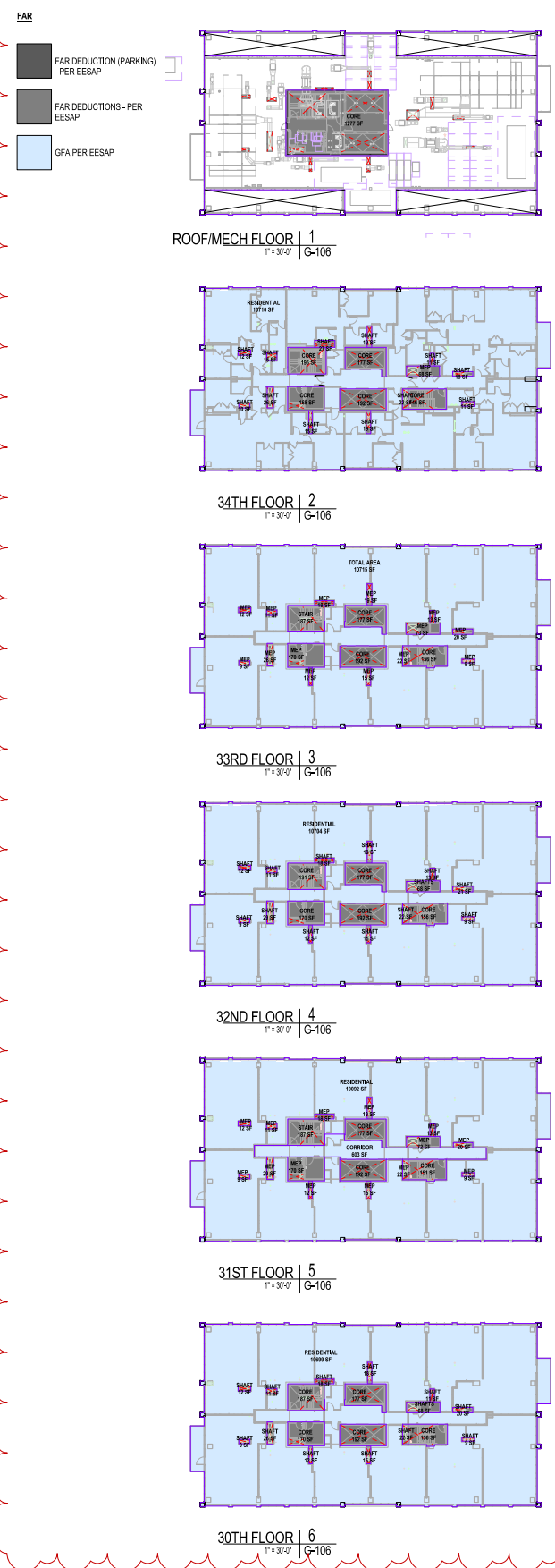
- FAR DEDUCTION (PARKING) - PER EESAP
- FAR DEDUCTIONS - PER EESAP
- GFA PER EESAP

PROPOSED TOTAL DISTURBED AREA= 4.70 AC

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| DEPARTMENT OF PLANNING & ZONING | |
| DIRECTOR | DATE |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SITE PLAN NO. | |
| DIRECTOR | DATE |
| CIVILIAN PLANNING COMMISSION | |
| DIRECTOR | DATE |
| DATE RECORDED | |
| DEPARTMENT NO. | TRAC NO. |

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| GFA PER EESAP | |
|-------------------------------------|-------------|
| AREA USE | TOTAL AREAS |
| FAR DEDUCTION (PARKING) - PER EESAP | 105723 SF |
| FAR DEDUCTIONS - PER EESAP | 57911 SF |
| GFA PER EESAP | 357582 SF |
| GROSS BUILDING AREA | 521216 SF |

NOTES:
1. ALL AREAS ARE APPROXIMATE.
2. AREAS BASED ON DEFINITION OF GROSS FLOOR AREA IN EISENHOWER EAST SMALL AREA PLAN (EESAP).

NOT FOR CONSTRUCTION

| GFA PER EESAP | |
|--------------------|----------|
| AREA USE | AREA |
| 1ST FLOOR (GROUND) | 9745 SF |
| 2ND FLOOR | 4156 SF |
| 3RD FLOOR | 11783 SF |
| 4TH FLOOR | 11830 SF |
| 5TH FLOOR | 10786 SF |
| 6TH FLOOR | 10363 SF |
| 7TH FLOOR | 10659 SF |
| 8TH FLOOR | 10675 SF |
| 9TH FLOOR | 10669 SF |
| 10TH FLOOR | 10687 SF |
| 11TH FLOOR | 10677 SF |
| 12TH FLOOR | 10689 SF |
| 13TH FLOOR | 10684 SF |
| 14TH FLOOR | 10701 SF |
| 15TH FLOOR | 10678 SF |
| 16TH FLOOR | 10419 SF |
| 17TH FLOOR | 10674 SF |
| 18TH FLOOR | 10686 SF |

| GFA PER EESAP | |
|---------------------|-----------|
| AREA USE | AREA |
| 19TH FLOOR | 10692 SF |
| 20TH FLOOR | 10706 SF |
| 21ST FLOOR | 10705 SF |
| 22ND FLOOR | 10716 SF |
| 23RD FLOOR | 10721 SF |
| 24TH FLOOR | 10739 SF |
| 25TH FLOOR | 10745 SF |
| 26TH FLOOR | 10428 SF |
| 27TH FLOOR | 10655 SF |
| 28TH FLOOR | 10677 SF |
| 29TH FLOOR | 10683 SF |
| 30TH FLOOR | 10699 SF |
| 31ST FLOOR | 10695 SF |
| 32ND FLOOR | 10704 SF |
| 33RD FLOOR | 10715 SF |
| 34TH FLOOR | 10710 SF |
| 18TH FLOOR | 10686 SF |
| TOTAL GFA PER EESAP | 357582 SF |

| GFA PER EESAP - DEDUCTIONS | |
|----------------------------|----------|
| AREA USE | AREA |
| 1ST FLOOR (GROUND) | 19978 SF |
| 2ND FLOOR | 29613 SF |
| 3RD FLOOR | 34663 SF |
| 4TH FLOOR | 27428 SF |
| 5TH FLOOR | 23036 SF |
| 6TH FLOOR | 1490 SF |
| 7TH FLOOR | 1150 SF |
| 8TH FLOOR | 1151 SF |
| 9TH FLOOR | 1156 SF |
| 10TH FLOOR | 1156 SF |
| 11TH FLOOR | 1149 SF |

| GFA PER EESAP - DEDUCTIONS | |
|------------------------------|-----------|
| AREA USE | AREA |
| 11TH FLOOR | 1158 SF |
| 12TH FLOOR | 1160 SF |
| 13TH FLOOR | 1166 SF |
| 14TH FLOOR | 1162 SF |
| 15TH FLOOR | 1185 SF |
| 16TH FLOOR | 1156 SF |
| 17TH FLOOR | 1139 SF |
| 18TH FLOOR | 1141 SF |
| 19TH FLOOR | 1138 SF |
| 20TH FLOOR | 1135 SF |
| 21ST FLOOR | 1135 SF |
| 22ND FLOOR | 1138 SF |
| 23RD FLOOR | 1134 SF |
| 24TH FLOOR | 1155 SF |
| 25TH FLOOR | 1137 SF |
| 26TH FLOOR | 1142 SF |
| 27TH FLOOR | 1143 SF |
| 28TH FLOOR | 1146 SF |
| 29TH FLOOR | 1139 SF |
| 30TH FLOOR | 1133 SF |
| 31ST FLOOR | 1137 SF |
| 32ND FLOOR | 1145 SF |
| 33RD FLOOR | 1140 SF |
| 34TH FLOOR | 1153 SF |
| ROOF/MECH FLOOR | 1277 SF |
| TOTAL DEDUCTIONS - PER EESAP | 163834 SF |

| GFA PER EESAP - (ALL AREAS) | |
|-----------------------------|-----------|
| AREA USE | AREA |
| 1ST FLOOR (GROUND) | 11808 SF |
| 2ND FLOOR | 41576 SF |
| 3RD FLOOR | 13433 SF |
| 4TH FLOOR | 13435 SF |
| 5TH FLOOR | 12257 SF |
| 6TH FLOOR | 12083 SF |
| 7TH FLOOR | 1150 SF |
| 8TH FLOOR | 1151 SF |
| 9TH FLOOR | 1156 SF |
| 10TH FLOOR | 1156 SF |
| 11TH FLOOR | 1149 SF |
| 12TH FLOOR | 1160 SF |
| 13TH FLOOR | 1166 SF |
| 14TH FLOOR | 1162 SF |
| 15TH FLOOR | 1185 SF |
| 16TH FLOOR | 1156 SF |
| 17TH FLOOR | 1139 SF |
| 18TH FLOOR | 1141 SF |
| 19TH FLOOR | 1138 SF |
| 20TH FLOOR | 1135 SF |
| 21ST FLOOR | 1135 SF |
| 22ND FLOOR | 1138 SF |
| 23RD FLOOR | 1134 SF |
| 24TH FLOOR | 1155 SF |
| 25TH FLOOR | 1137 SF |
| 26TH FLOOR | 1142 SF |
| 27TH FLOOR | 1143 SF |
| 28TH FLOOR | 1146 SF |
| 29TH FLOOR | 1139 SF |
| 30TH FLOOR | 1133 SF |
| 31ST FLOOR | 1137 SF |
| 32ND FLOOR | 1145 SF |
| 33RD FLOOR | 1140 SF |
| 34TH FLOOR | 1153 SF |
| ROOF/MECH FLOOR | 1277 SF |
| TOTAL FAR | 521216 SF |

| GFA PER EESAP - (ALL AREAS) | |
|-----------------------------|-----------|
| AREA USE | AREA |
| 6TH FLOOR | 1151 SF |
| 7TH FLOOR | 1156 SF |
| 8TH FLOOR | 1156 SF |
| 9TH FLOOR | 1156 SF |
| 10TH FLOOR | 1149 SF |
| 11TH FLOOR | 1158 SF |
| 12TH FLOOR | 1160 SF |
| 13TH FLOOR | 1166 SF |
| 14TH FLOOR | 1162 SF |
| 15TH FLOOR | 1185 SF |
| 16TH FLOOR | 1156 SF |
| 17TH FLOOR | 1139 SF |
| 18TH FLOOR | 1141 SF |
| 19TH FLOOR | 1138 SF |
| 20TH FLOOR | 1135 SF |
| 21ST FLOOR | 1135 SF |
| 22ND FLOOR | 1138 SF |
| 23RD FLOOR | 1134 SF |
| 24TH FLOOR | 1155 SF |
| 25TH FLOOR | 1137 SF |
| 26TH FLOOR | 1142 SF |
| 27TH FLOOR | 1143 SF |
| 28TH FLOOR | 1146 SF |
| 29TH FLOOR | 1139 SF |
| 30TH FLOOR | 1133 SF |
| 31ST FLOOR | 1137 SF |
| 32ND FLOOR | 1145 SF |
| 33RD FLOOR | 1140 SF |
| 34TH FLOOR | 1153 SF |
| ROOF/MECH FLOOR | 1277 SF |
| TOTAL FAR | 521216 SF |

| GFA PER EESAP - (ALL AREAS) | |
|-----------------------------|-----------|
| AREA USE | AREA |
| 17TH FLOOR | 1139 SF |
| 18TH FLOOR | 1141 SF |
| 19TH FLOOR | 1138 SF |
| 20TH FLOOR | 1135 SF |
| 21ST FLOOR | 1135 SF |
| 22ND FLOOR | 1138 SF |
| 23RD FLOOR | 1134 SF |
| 24TH FLOOR | 1155 SF |
| 25TH FLOOR | 1137 SF |
| 26TH FLOOR | 1142 SF |
| 27TH FLOOR | 1143 SF |
| 28TH FLOOR | 1146 SF |
| 29TH FLOOR | 1139 SF |
| 30TH FLOOR | 1133 SF |
| 31ST FLOOR | 1137 SF |
| 32ND FLOOR | 1145 SF |
| 33RD FLOOR | 1140 SF |
| 34TH FLOOR | 1153 SF |
| ROOF/MECH FLOOR | 1277 SF |
| TOTAL FAR | 521216 SF |

| GFA PER EESAP - (ALL AREAS) | |
|-----------------------------|-----------|
| AREA USE | AREA |
| FAR DEDUCTIONS - PER EESAP | 1137 SF |
| GFA PER EESAP | 10739 SF |
| 25TH FLOOR | 1142 SF |
| 26TH FLOOR | 1146 SF |
| 27TH FLOOR | 1143 SF |
| 28TH FLOOR | 1146 SF |
| 29TH FLOOR | 1139 SF |
| 30TH FLOOR | 1133 SF |
| 31ST FLOOR | 1137 SF |
| 32ND FLOOR | 1145 SF |
| 33RD FLOOR | 1140 SF |
| 34TH FLOOR | 1153 SF |
| ROOF/MECH FLOOR | 1277 SF |
| TOTAL FAR | 521216 SF |

| GFA PER EESAP - (ALL AREAS) | |
|-----------------------------|-----------|
| AREA USE | AREA |
| FAR DEDUCTIONS - PER EESAP | 1133 SF |
| GFA PER EESAP | 10699 SF |
| 31ST FLOOR | 1137 SF |
| 32ND FLOOR | 1145 SF |
| 33RD FLOOR | 1140 SF |
| 34TH FLOOR | 1153 SF |
| ROOF/MECH FLOOR | 1277 SF |
| TOTAL FAR | 521216 SF |

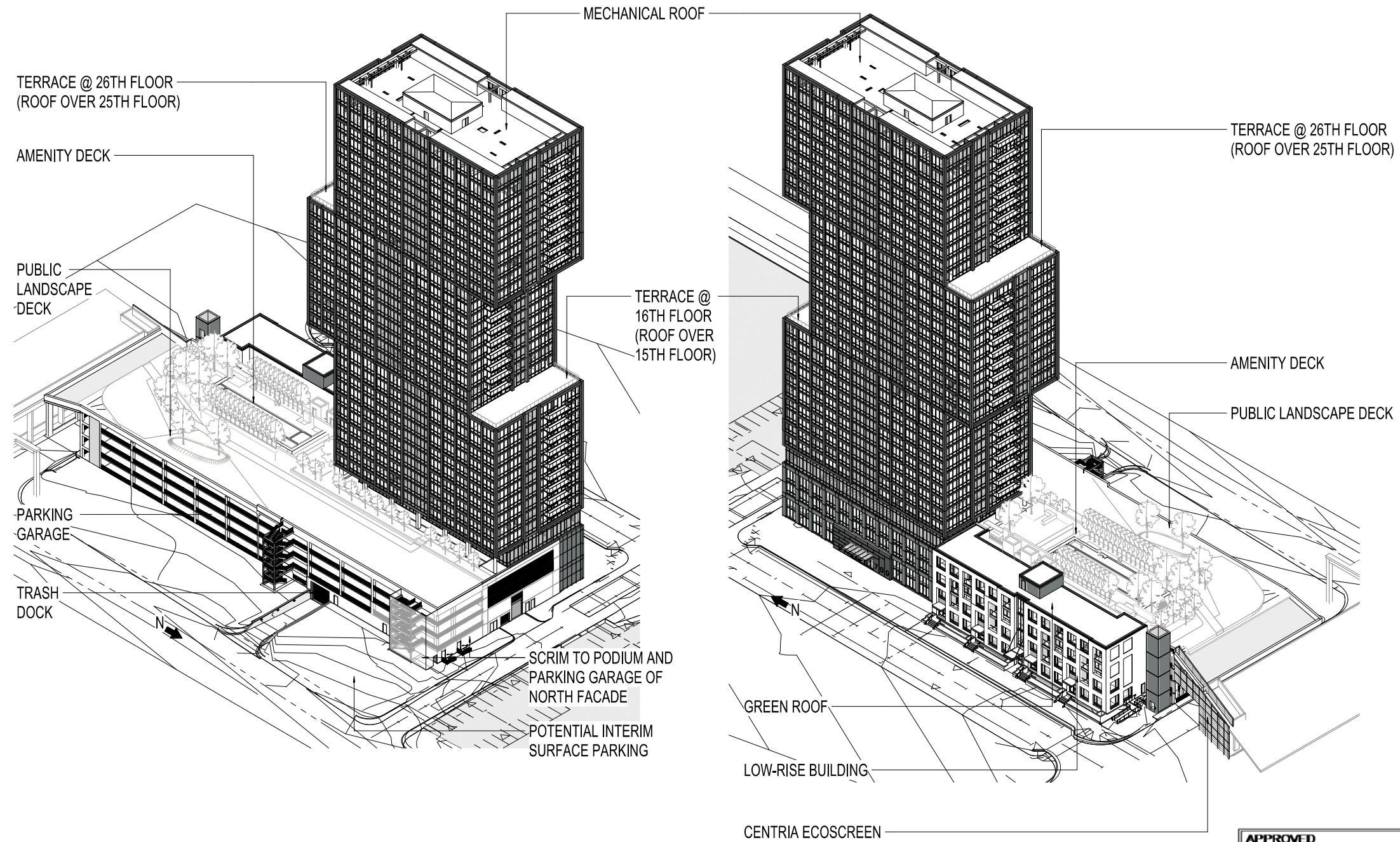
PROPOSED TOTAL DISTURBED AREA = 4.70 AC
ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2013-0025
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHIEF PLANNING COMMISSIONER _____ DATE _____
DATE RECORDED _____
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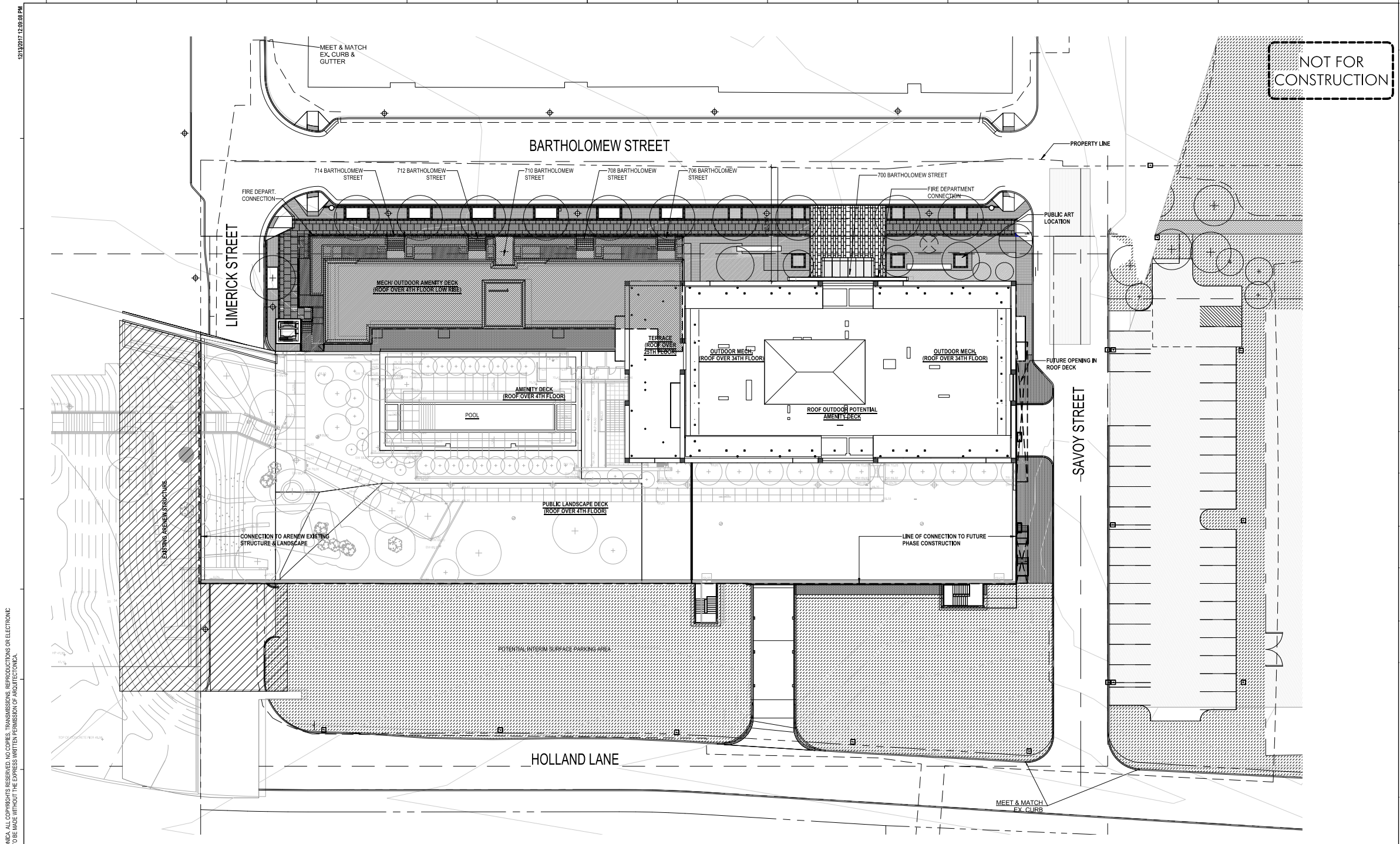


PROPOSED TOTAL
DISTURBED AREA= 4.70 AC

ESI
PEER REVIEW

| | |
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ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH FHA DM 1998, ICC/ANSI A117.1 - 2003, AND 2010 ADA STD.

- ACCESSIBLE ROUTES SHALL COMPLY WITH FHA DM 1998 REQUIREMENTS 1, 2, & 4, ANS 2003 CHAPTER 4, INCLUDING SECTIONS 401 - 410, AND 2010 ADA STD CHAPTER 4, INCLUDING SECTIONS 401 - 410.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANS 2003 SECTION 307, INCLUDING:
 - PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
 - POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHAND 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
 - REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA STD SECTION 307, INCLUDING:
 - 2010 ADA STD SECTION 307.2: PROTRUSION LIMITS
 - 2010 ADA STD SECTION 307.3: POST-MOUNTED OBJECTS
 - 2010 ADA STD SECTION 307.4: VERTICAL CLEARANCE
 - 2010 ADA STD SECTION 307.5: REQUIRED CLEAR WIDTH

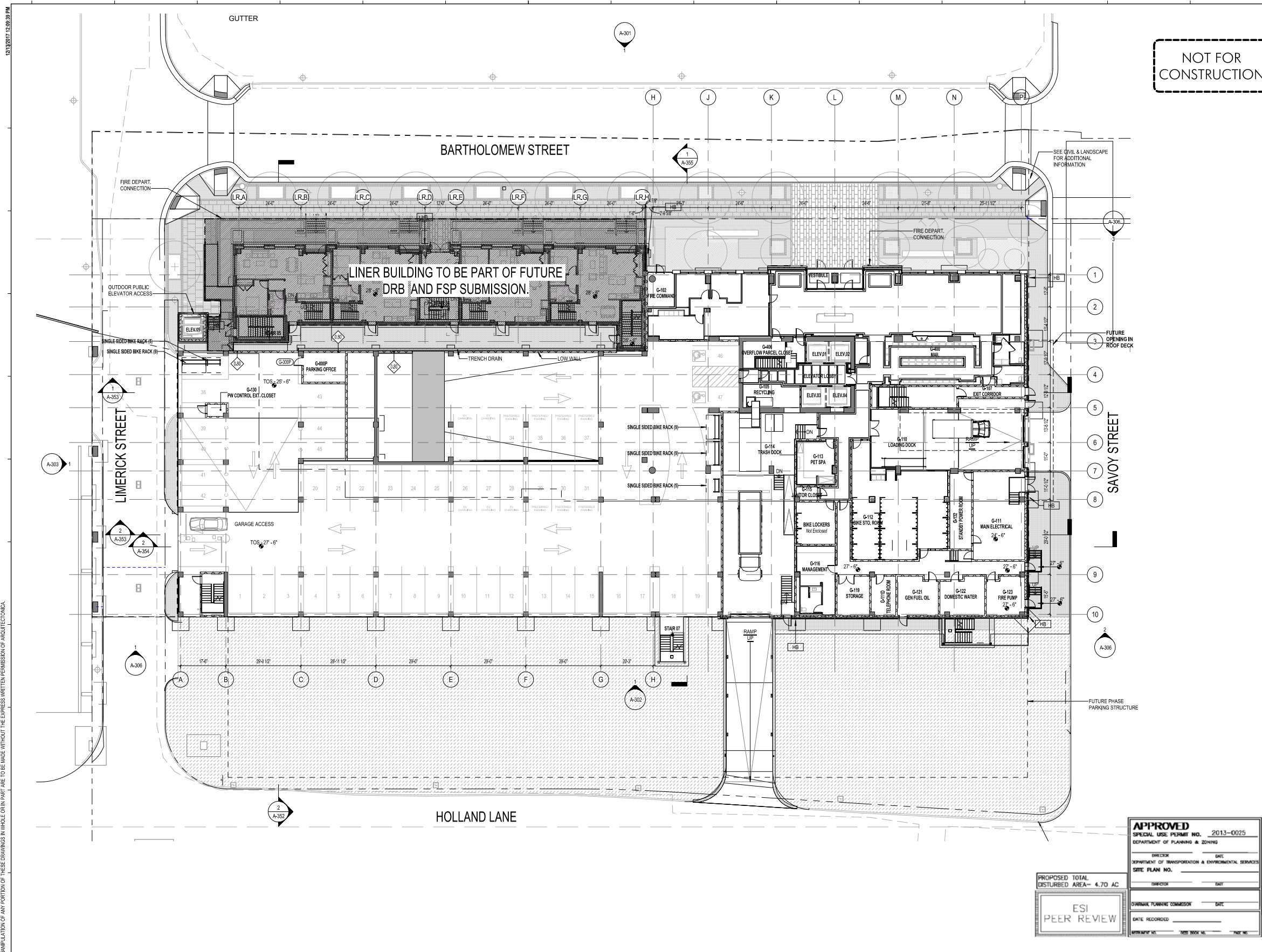
- FLOOR AND GROUND SURFACES (INCLUDING FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANS 2003 SECTIONS 302, INCLUDING:
 - ANS 2003 SECTION 302.2: CARPET
 - ANS 2003 SECTION 302.3: OPENINGS
- CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL COMPLY WITH ANS 2003 SECTION 303, INCLUDING:
 - ANS 2003 SECTION 303.2: VERTICAL
 - ANS 2003 SECTION 303.3: BEVELED
 - ANS 2003 SECTION 303.4: RAMPED
 - CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) WITHIN COVERED TENANT UNITS TO COMPLY WITH ANS 2003 SECTION 403: WALKING SURFACES
- FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA STD SECTION 302.1, INCLUDING:
 - 2010 ADA STD SECTION 302.2: CARPET
 - 2010 ADA STD SECTION 302.3: OPENINGS
- CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA STD SECTION 303.1, INCLUDING:
 - 2010 ADA STD SECTION 303.2: VERTICAL
 - 2010 ADA STD SECTION 303.3: BEVELED
 - 2010 ADA STD SECTION 303.4: RAMPS

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PROPOSED TOTAL DISTURBED AREA= 4.70 AC

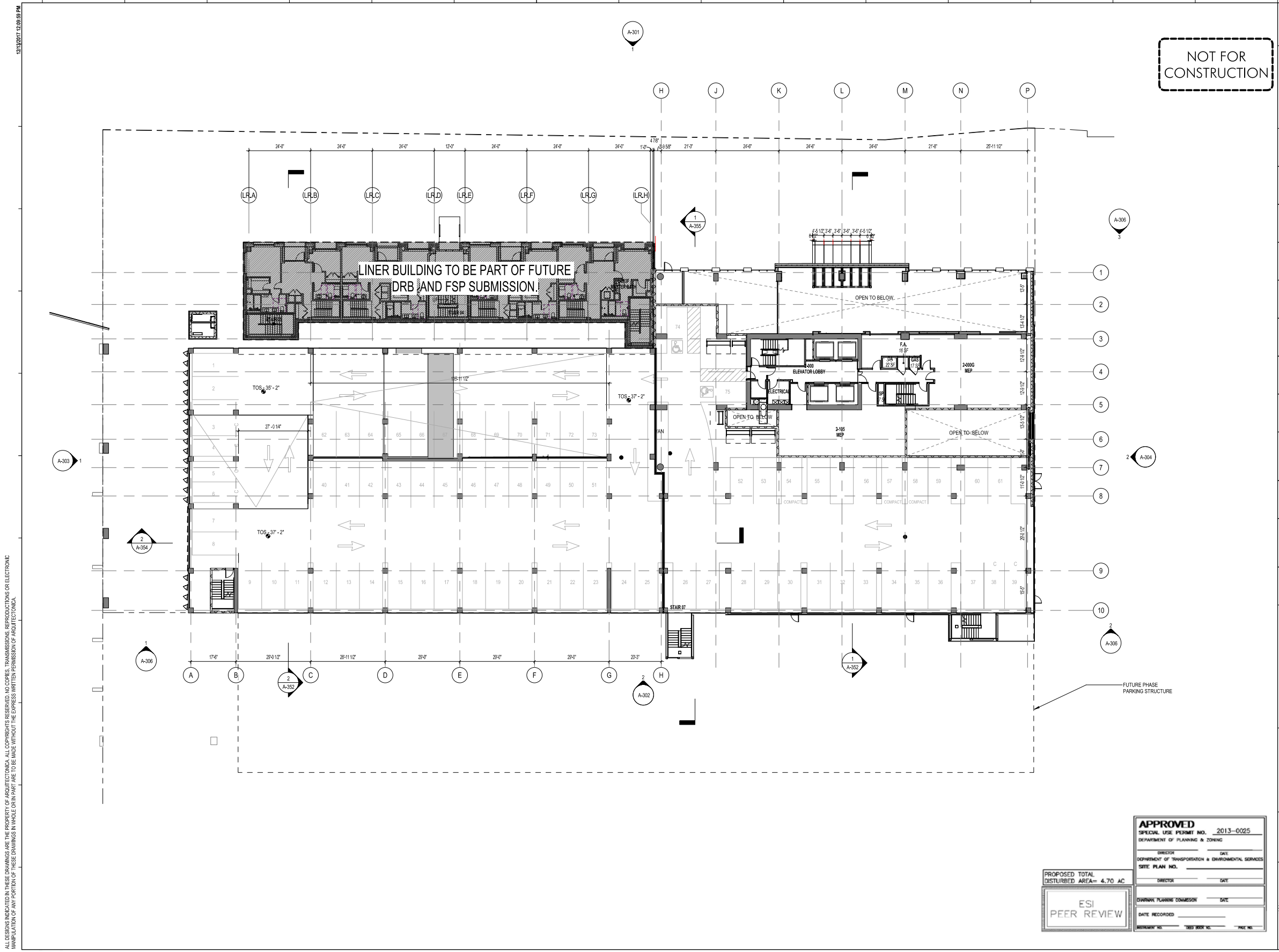
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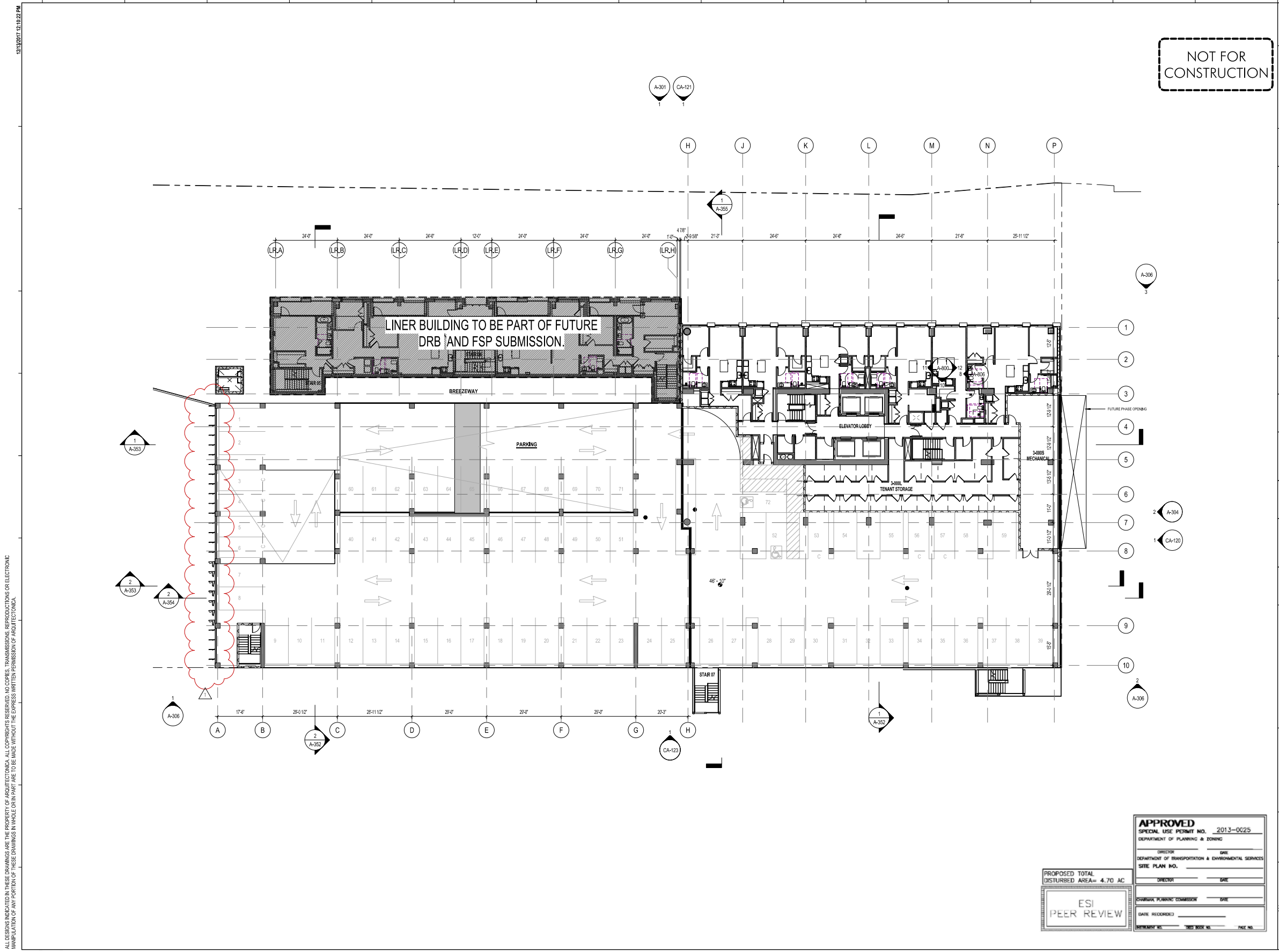
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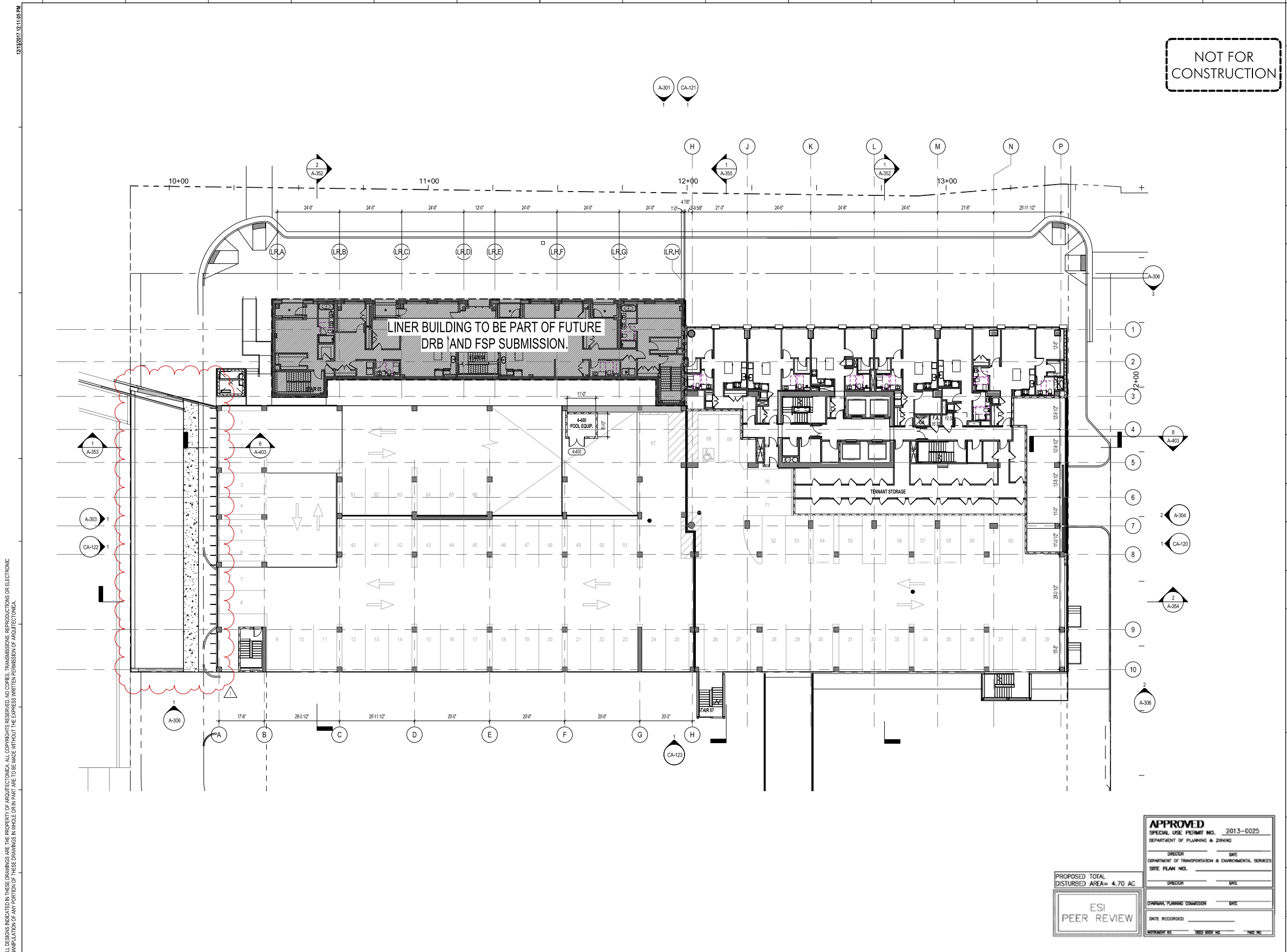
PROPOSED TOTAL
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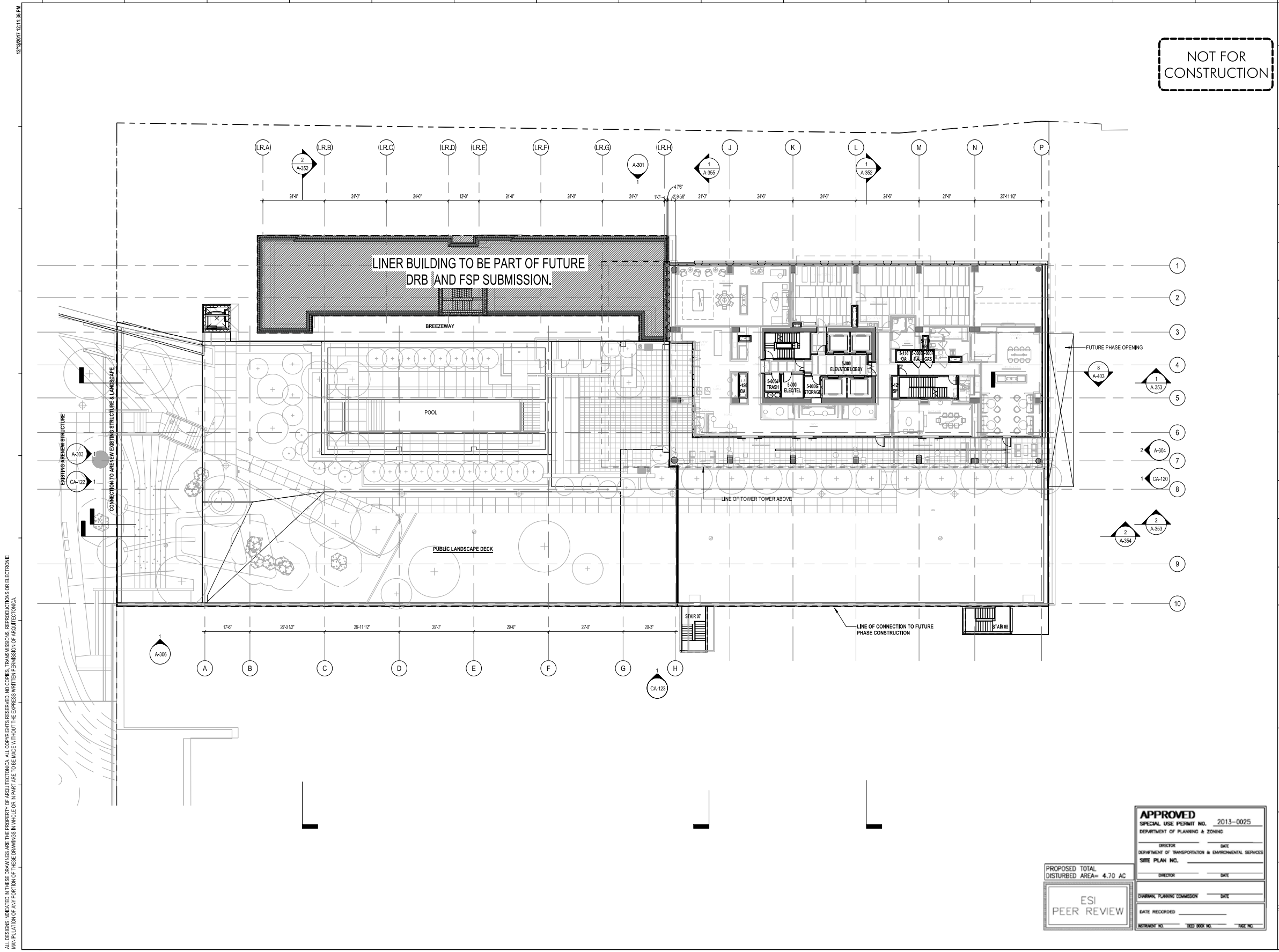
PROPOSED TOTAL
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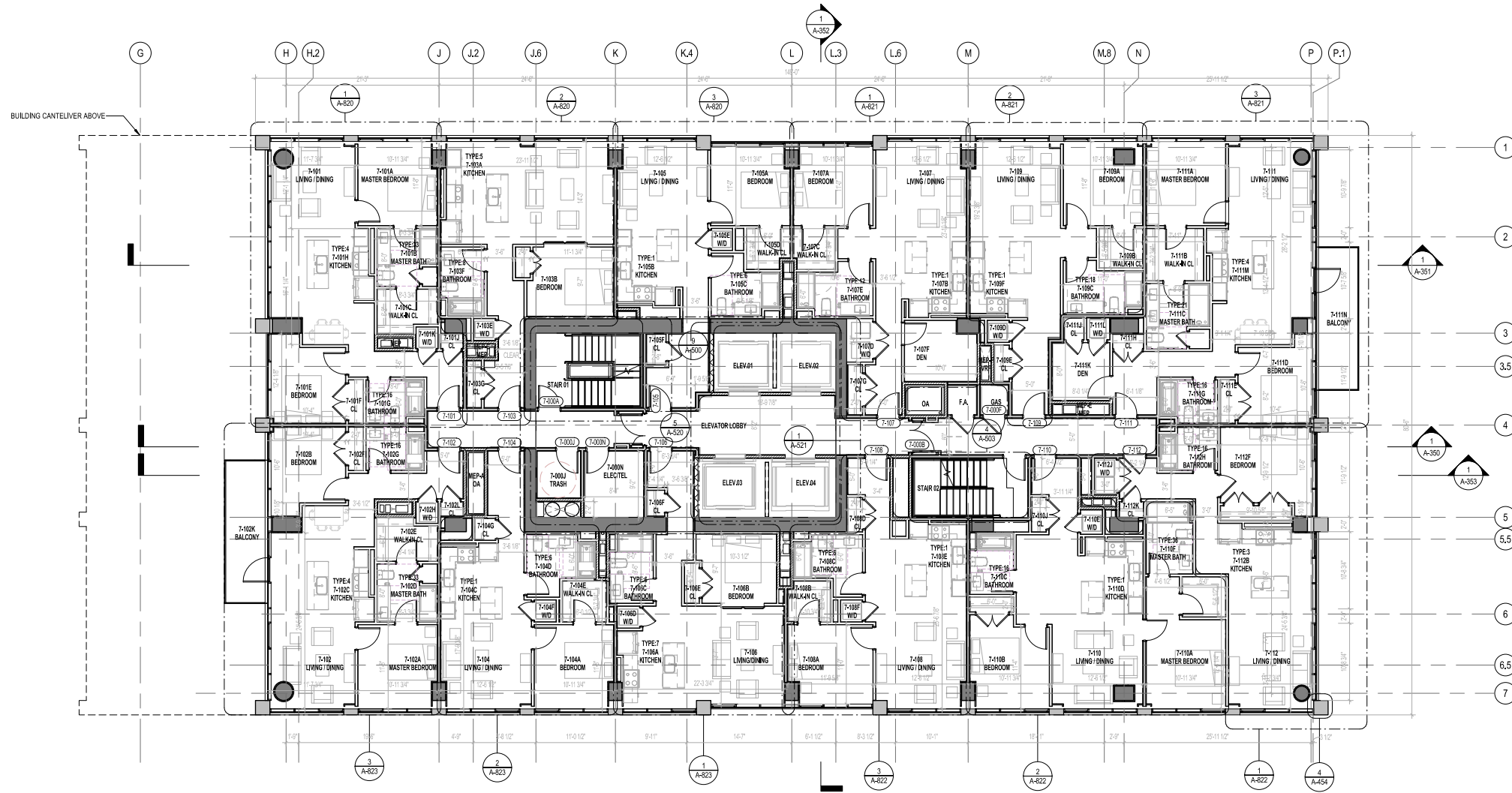
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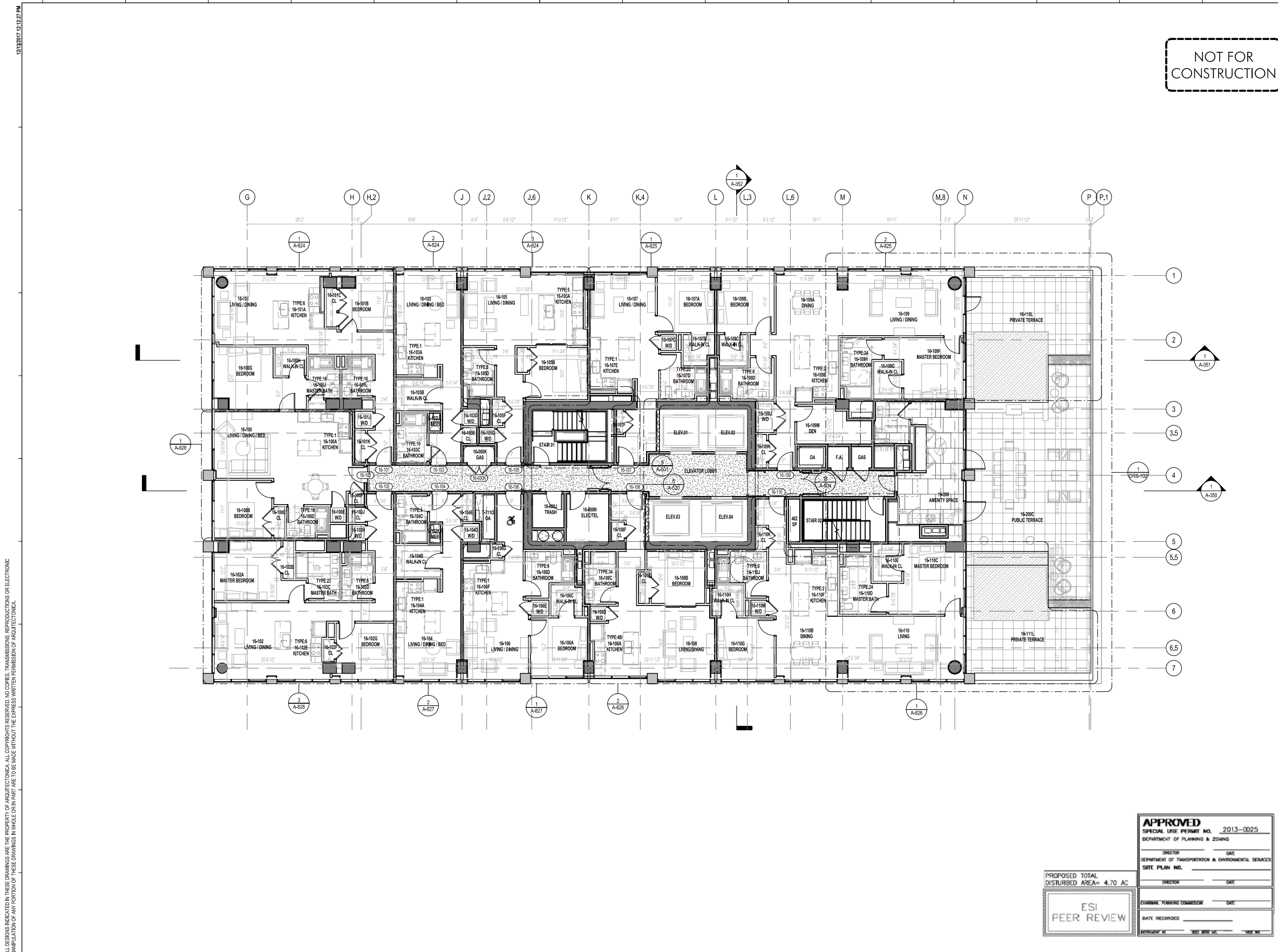
PROPOSED TOTAL
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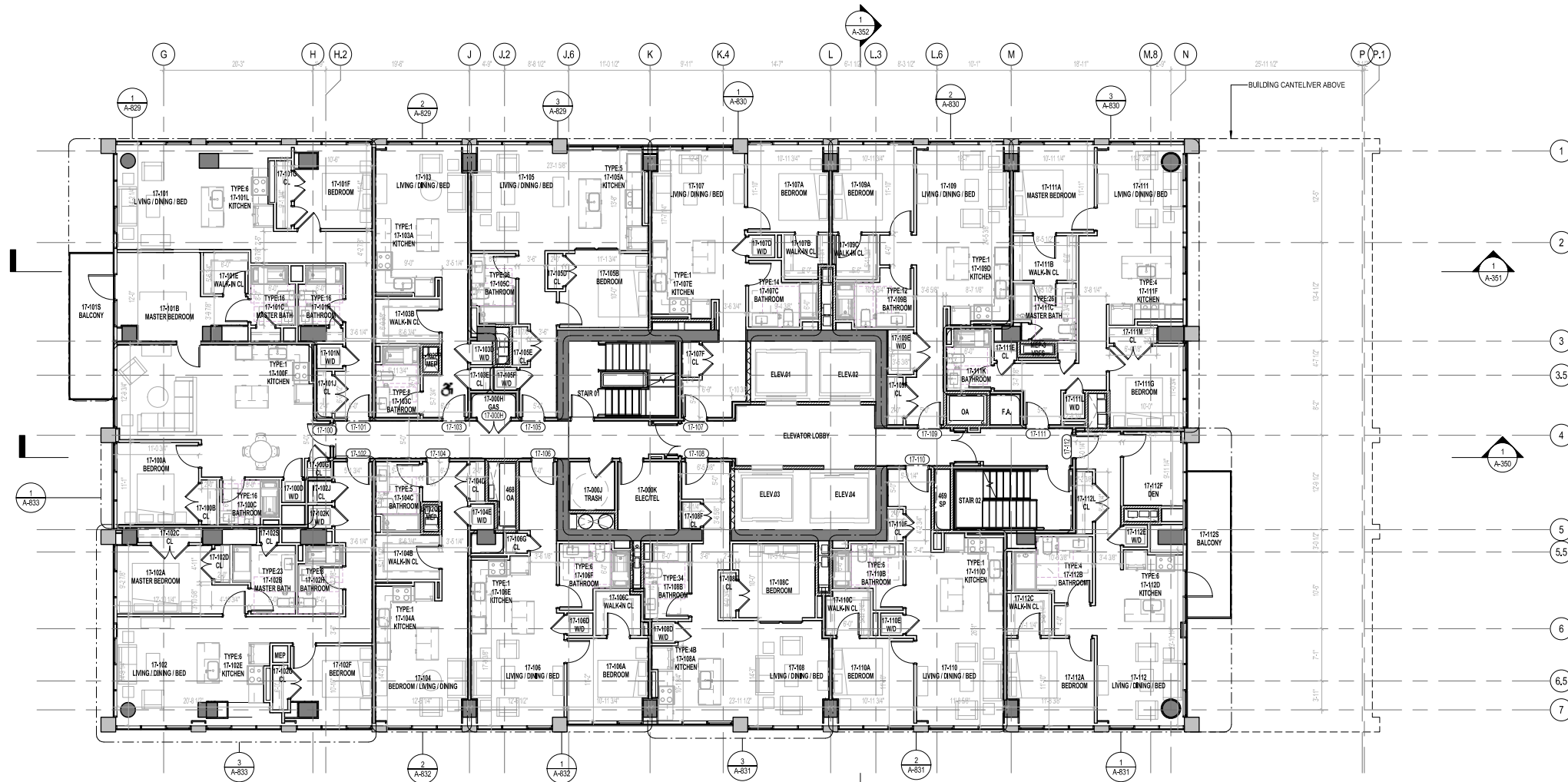
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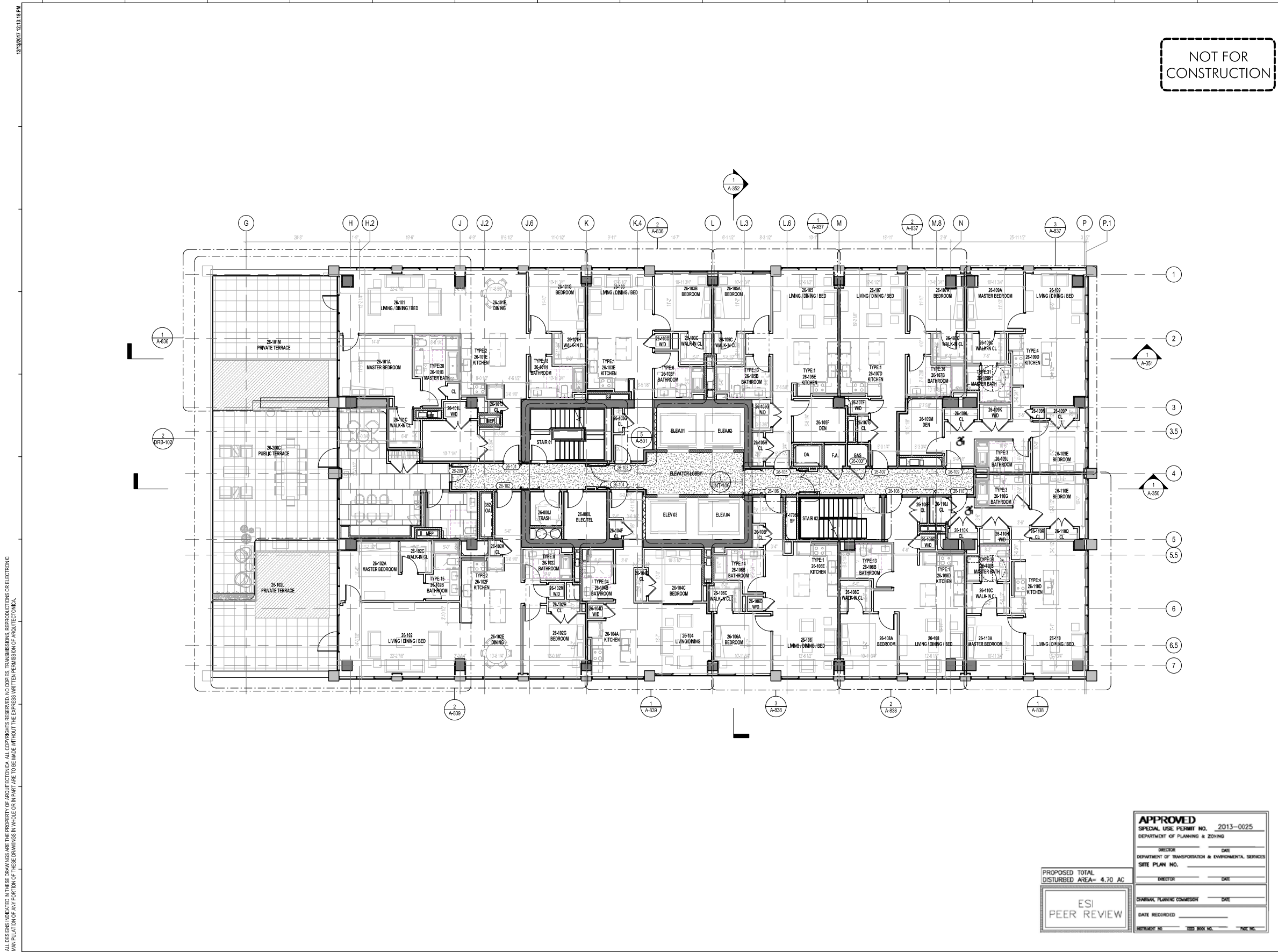
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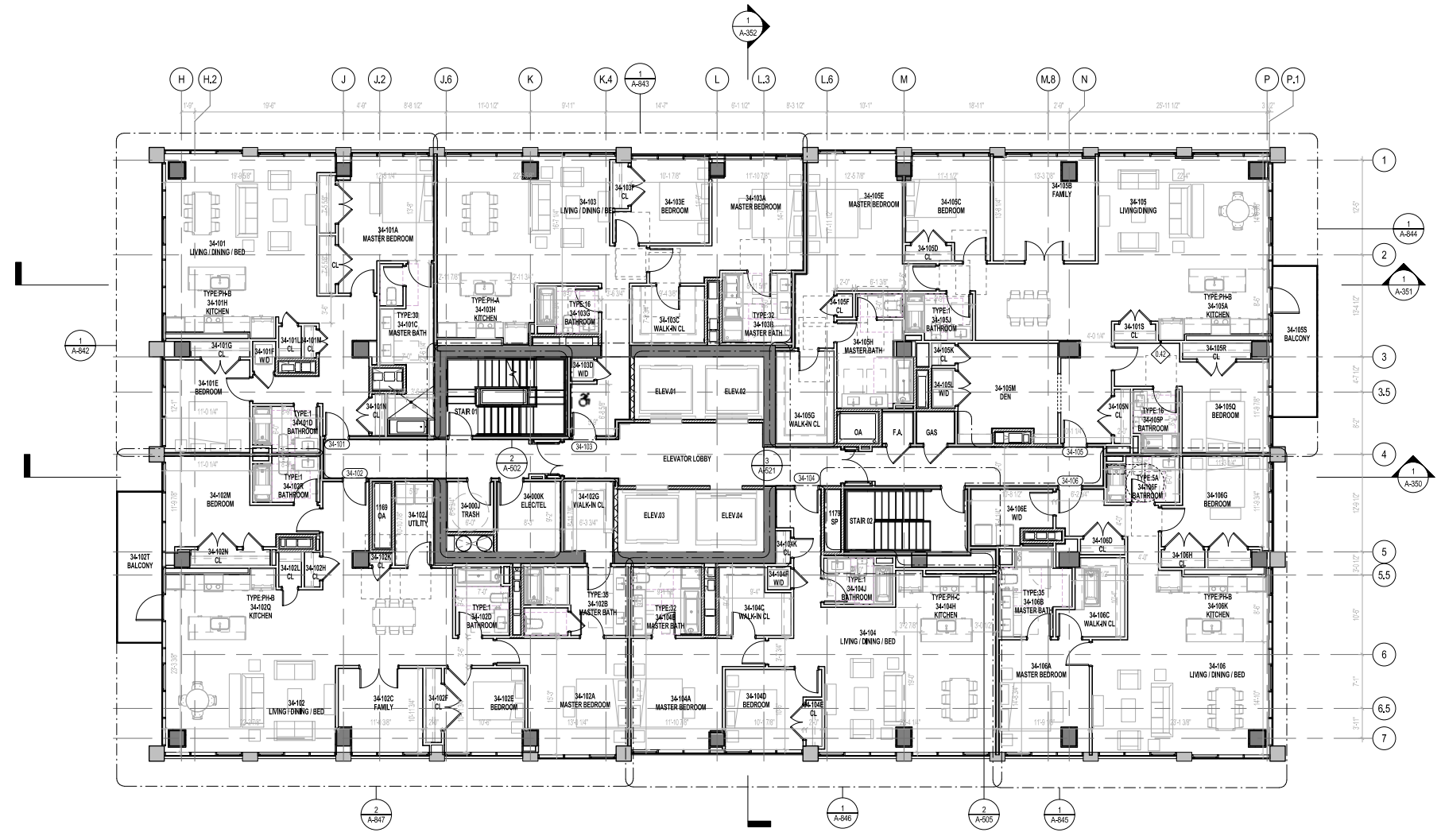
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PROPOSED TOTAL
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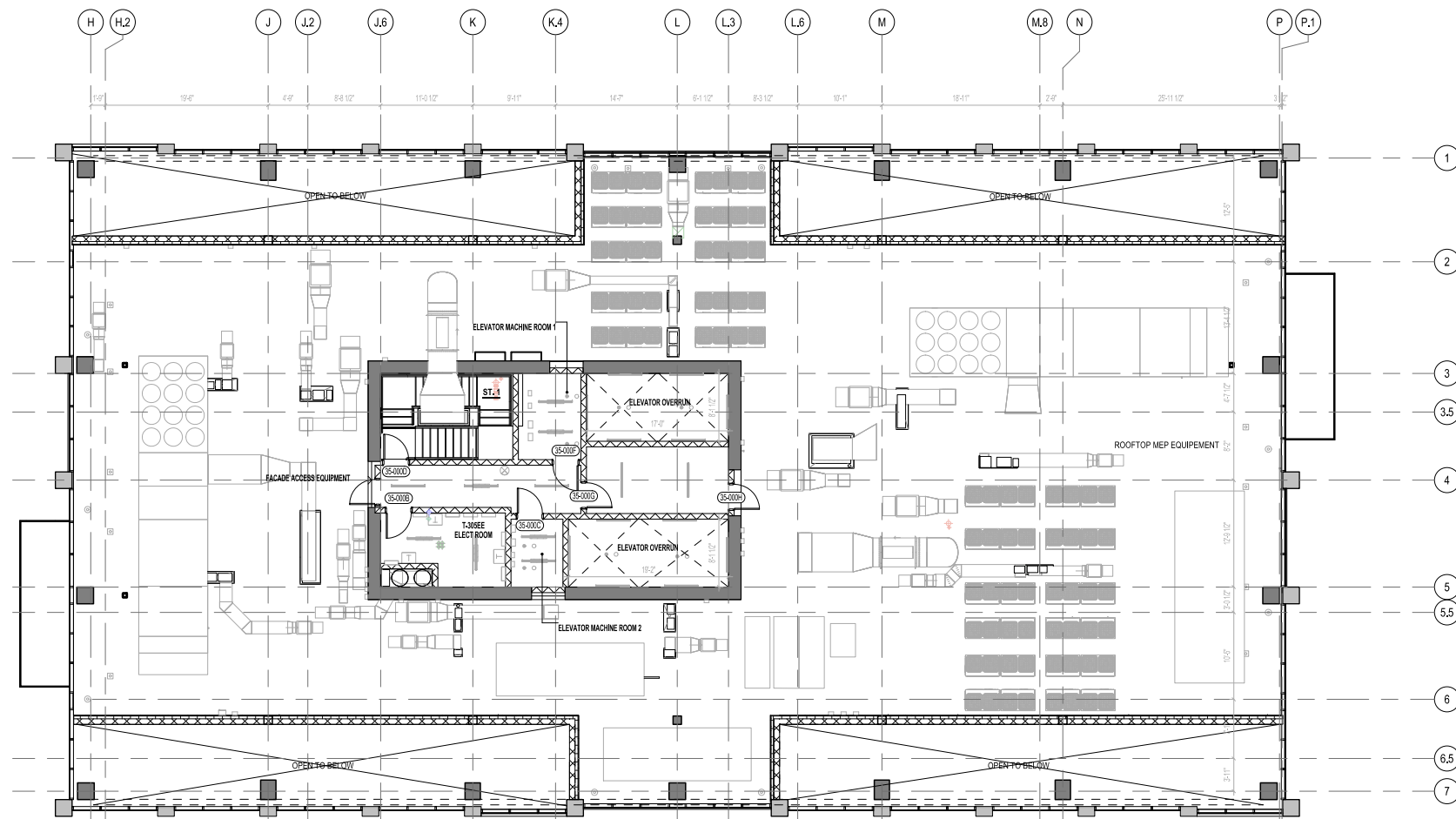
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PROPOSED TOTAL
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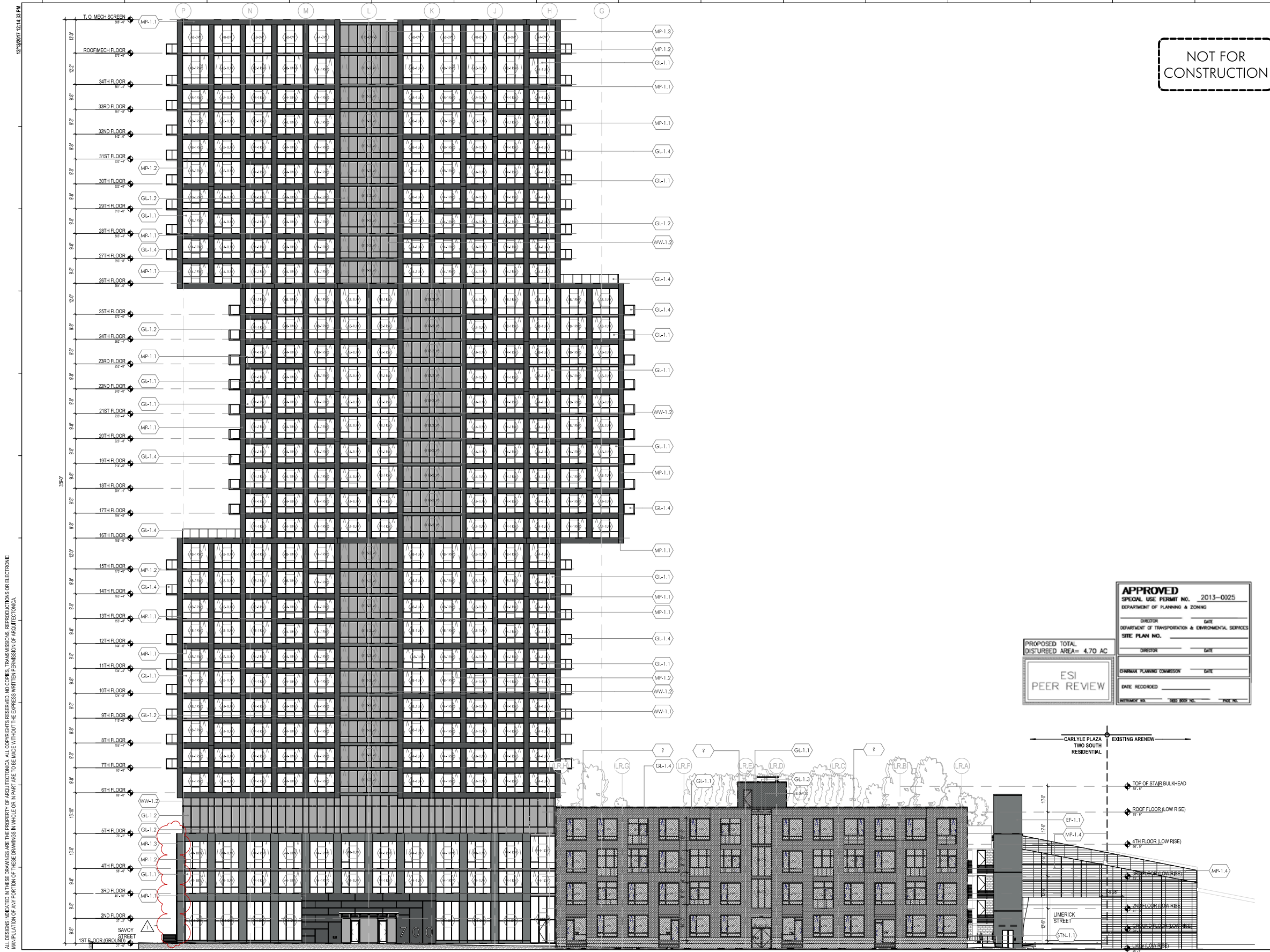
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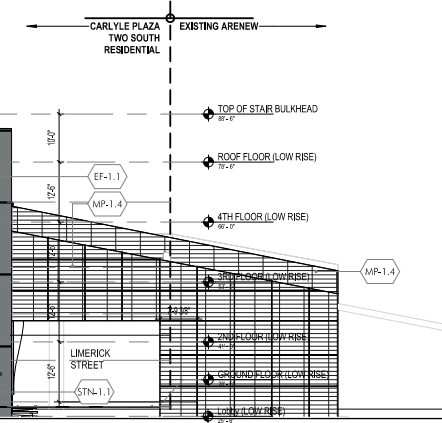
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PROPOSED TOTAL DISTURBED AREA= 4.70 AC

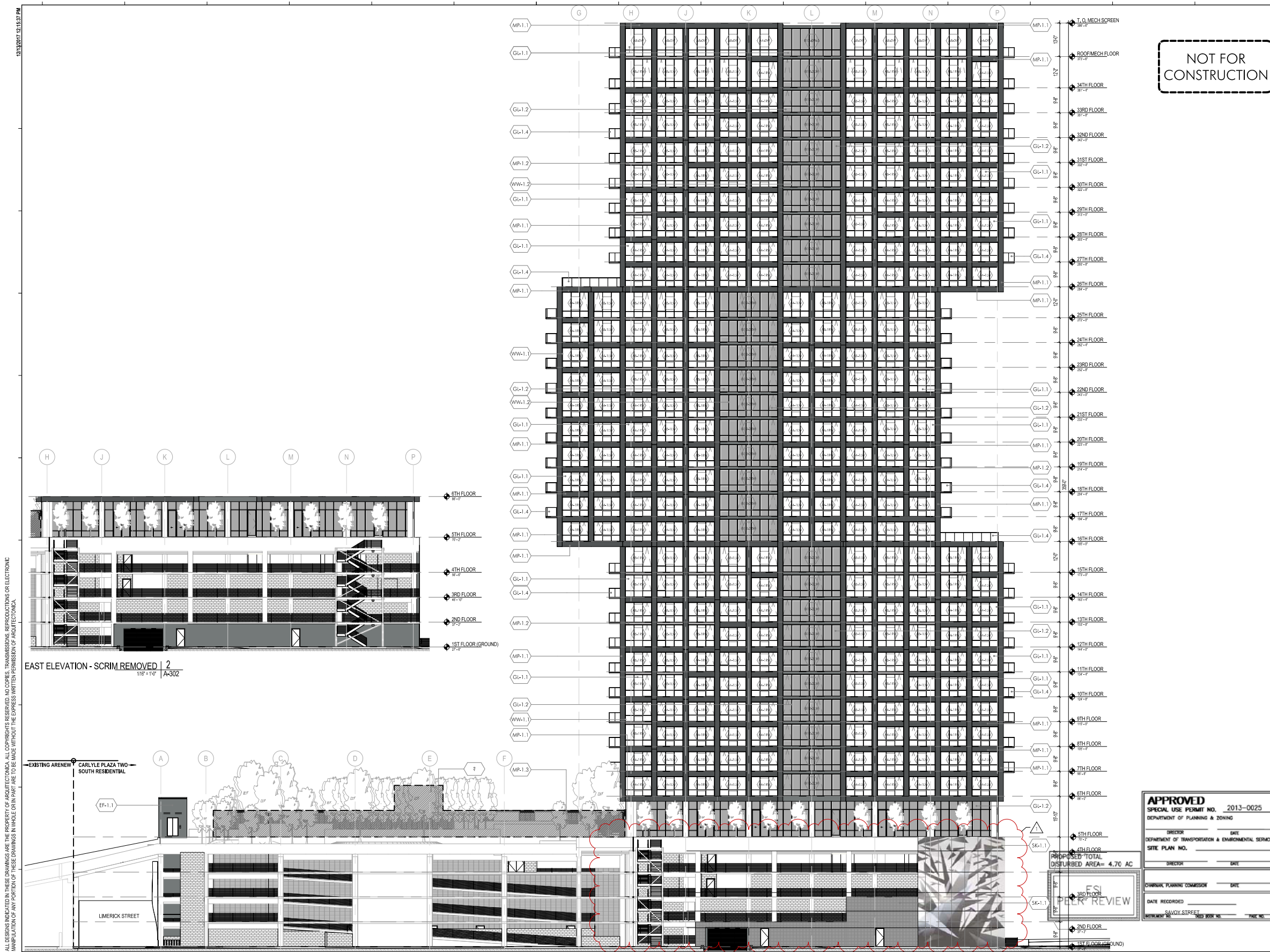
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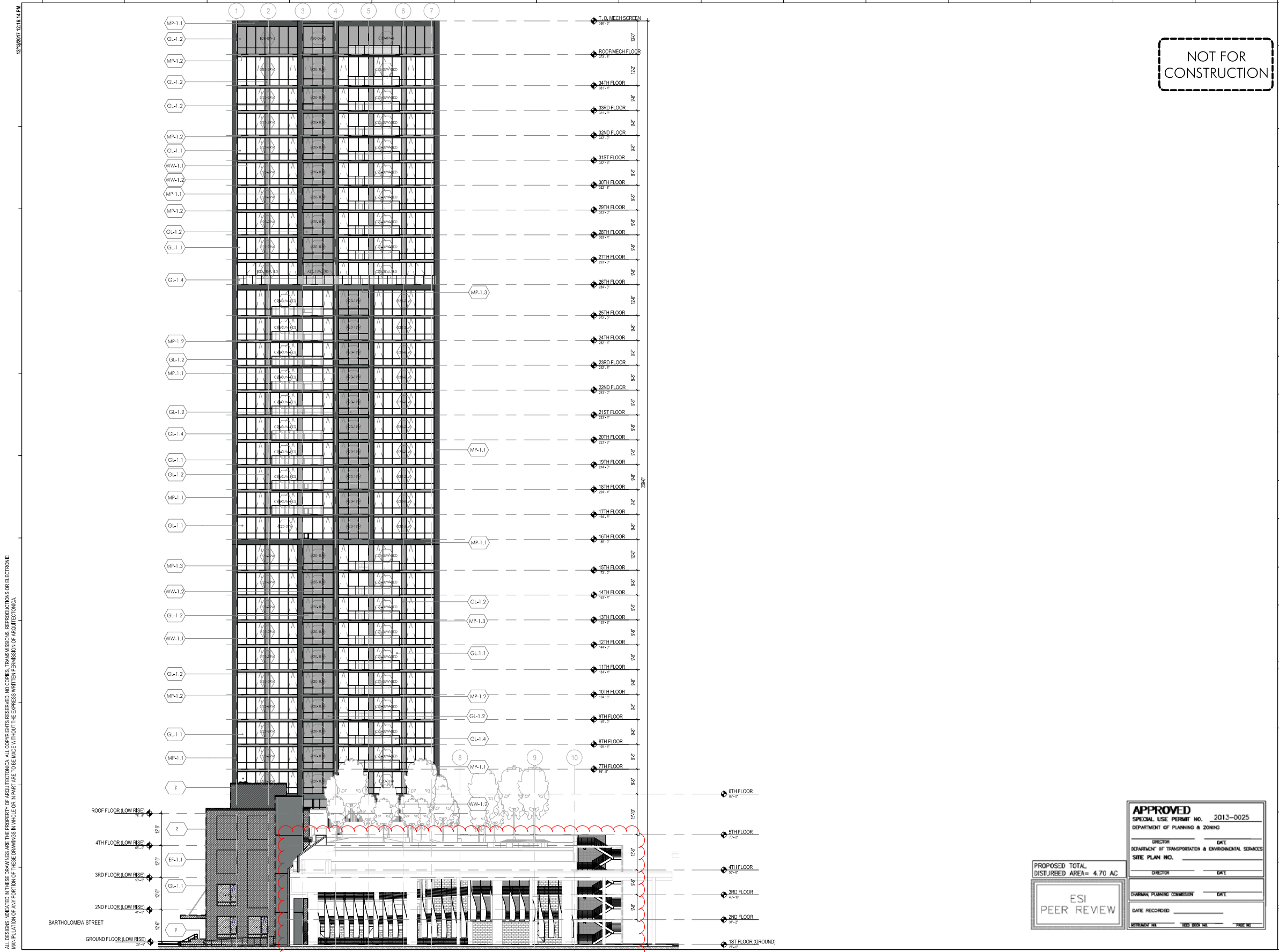


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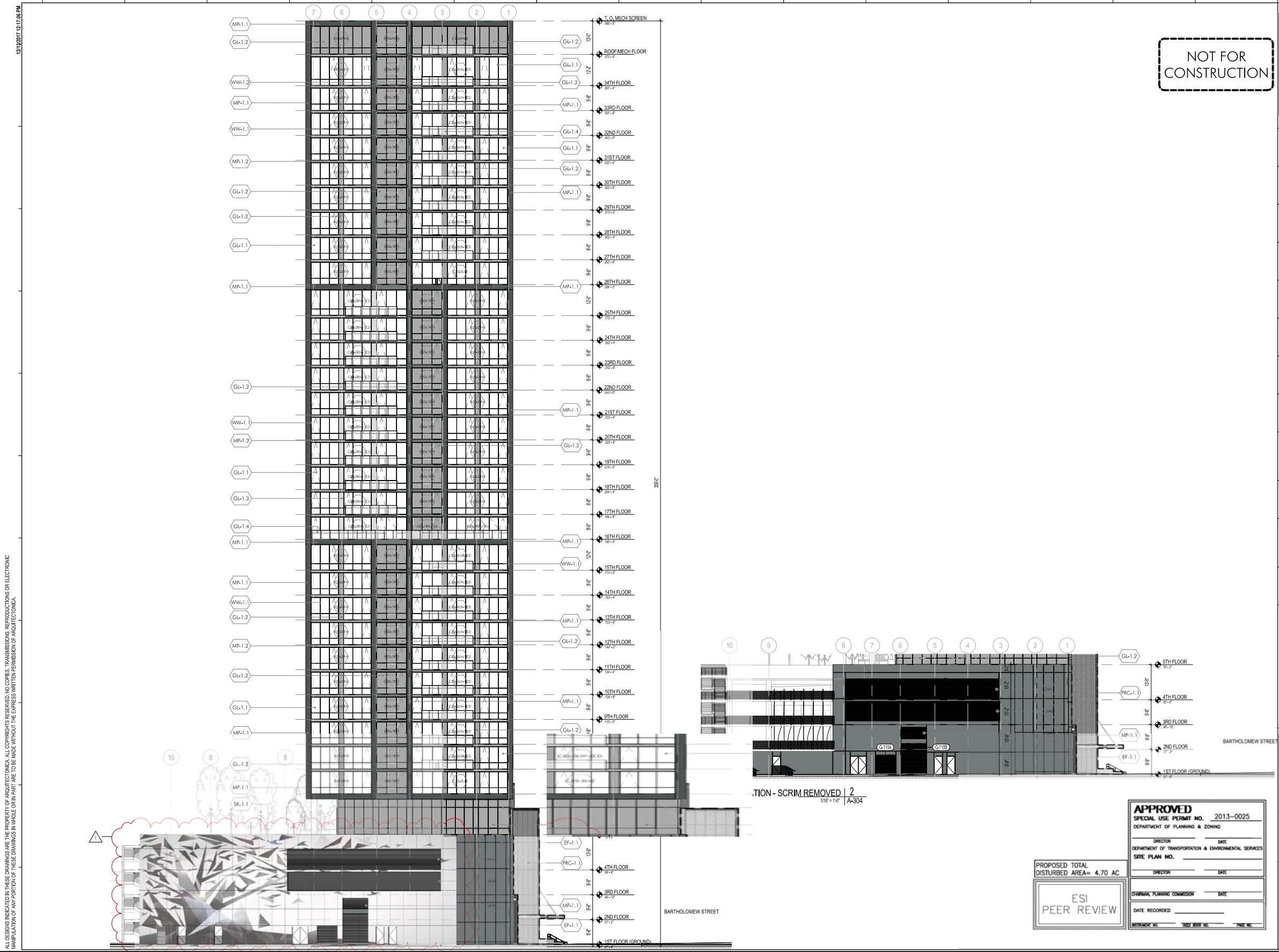


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SECTION - SCRIM REMOVED | 2
1/8" = 1'-0" | A-304

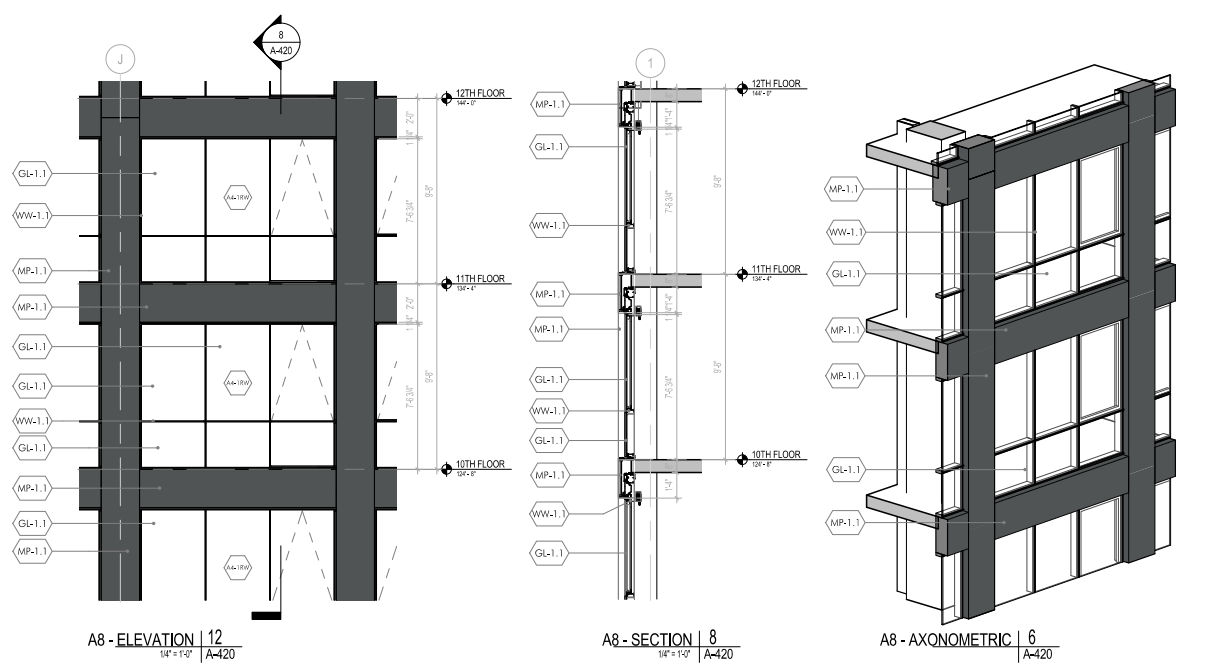
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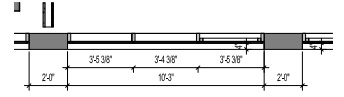
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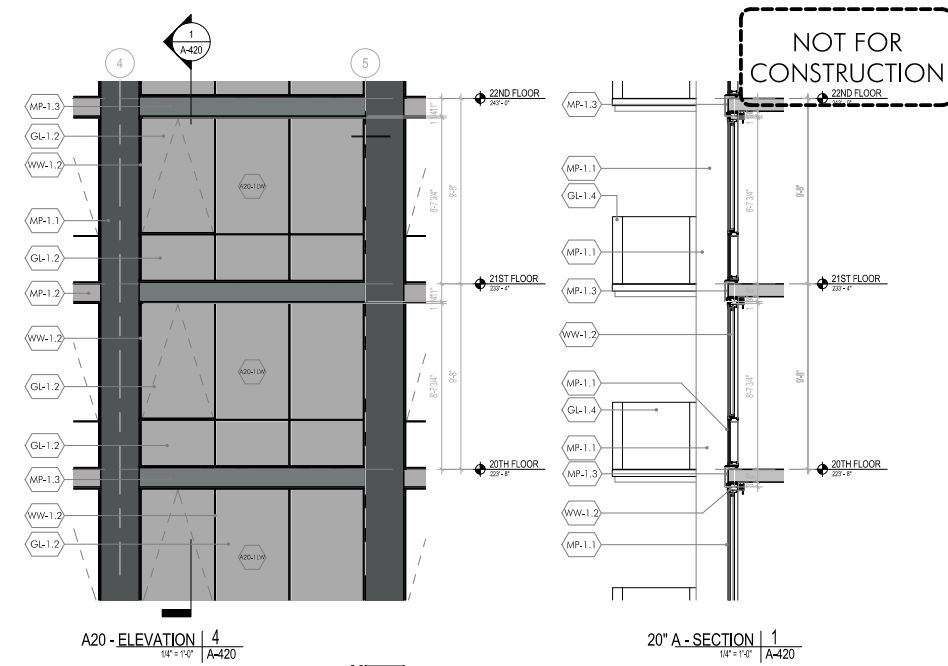
A8 - ELEVATION | 12
1/4" = 1'-0" | A-420

A8 - SECTION | 8
1/4" = 1'-0" | A-420

A8 - AXONOMETRIC | 6
1/4" = 1'-0" | A-420

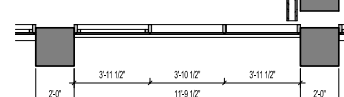


A8 - PLAN | 11
1/4" = 1'-0" | A-420

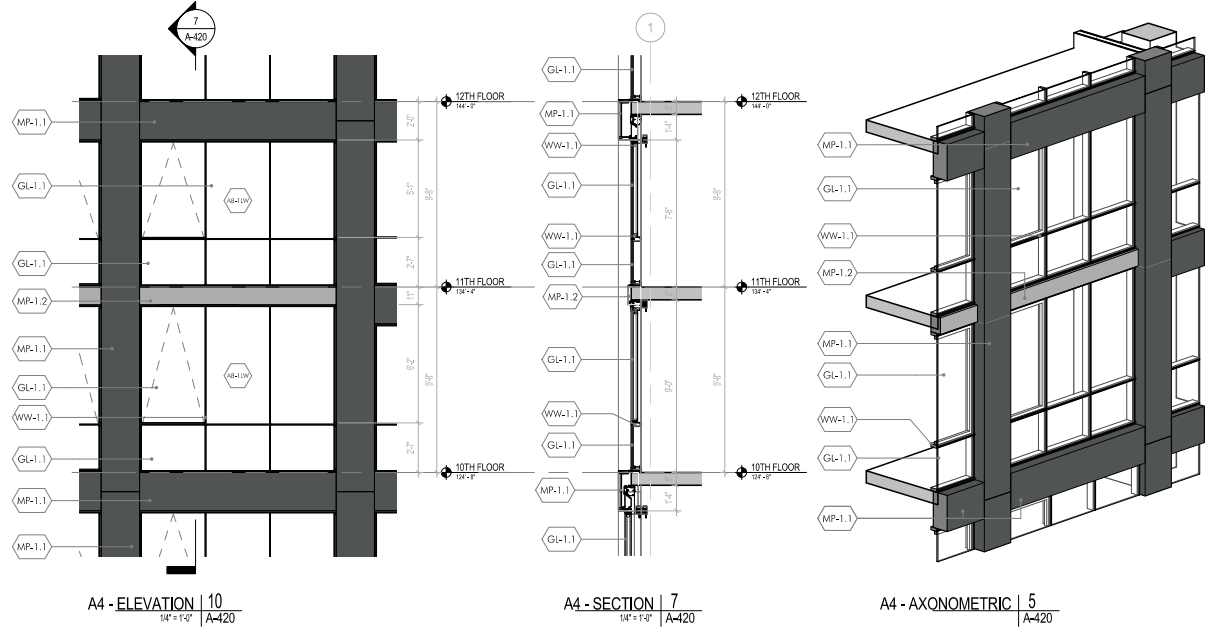


A20 - ELEVATION | 4
1/4" = 1'-0" | A-420

20" A-SECTION | 1
1/4" = 1'-0" | A-420



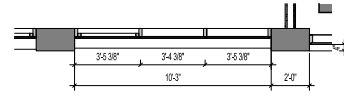
A20 - PLAN | 3
1/4" = 1'-0" | A-420



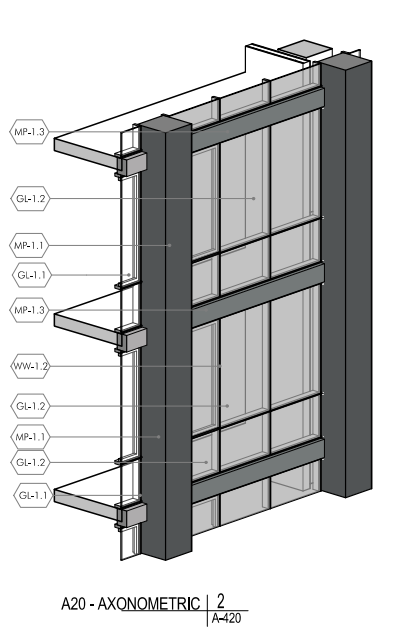
A4 - ELEVATION | 10
1/4" = 1'-0" | A-420

A4 - SECTION | 7
1/4" = 1'-0" | A-420

A4 - AXONOMETRIC | 5
1/4" = 1'-0" | A-420



A4 - PLAN | 9
1/4" = 1'-0" | A-420



A20 - AXONOMETRIC | 2
1/4" = 1'-0" | A-420

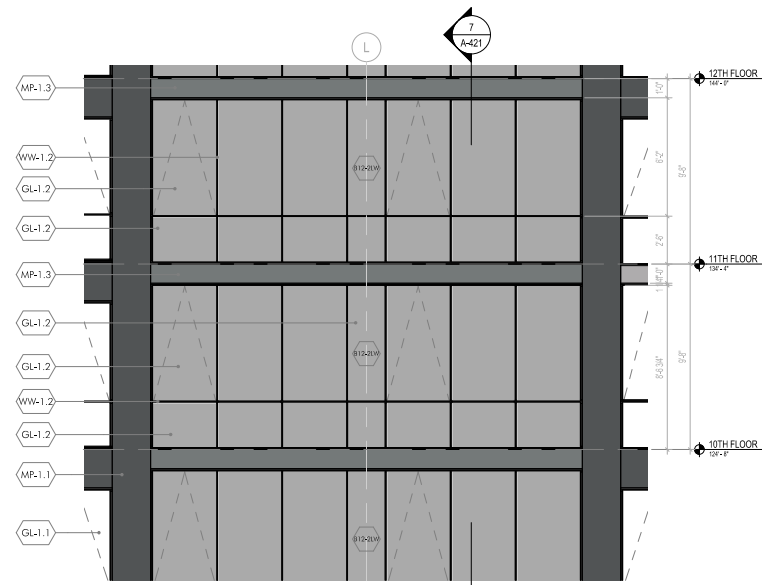
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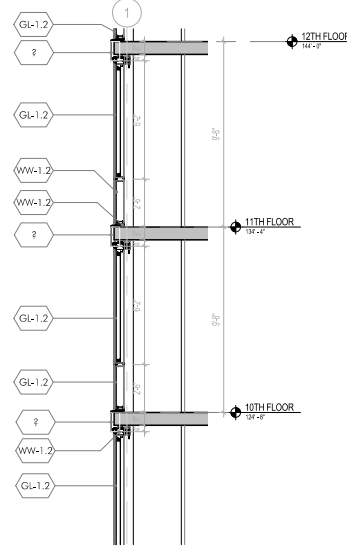
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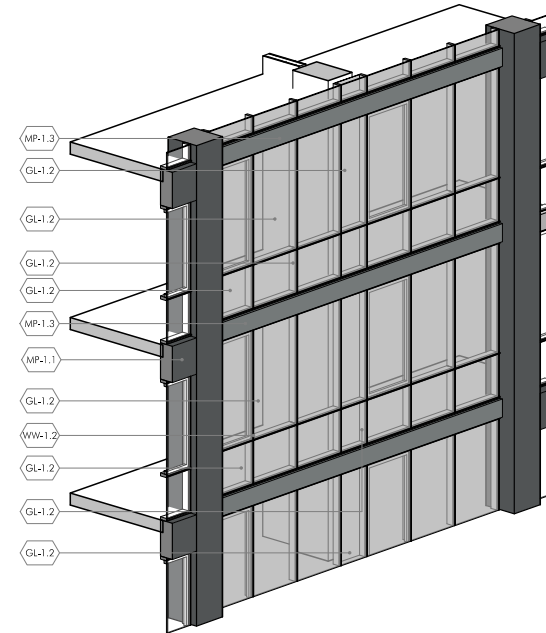
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B12 - ELEVATION | 8
1/4" = 1'-0" | A-421

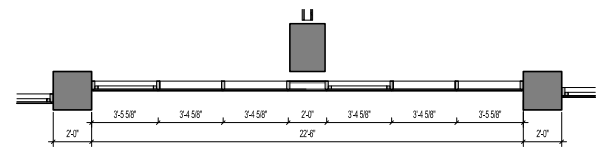


B12 - SECTION | 7
1/4" = 1'-0" | A-421

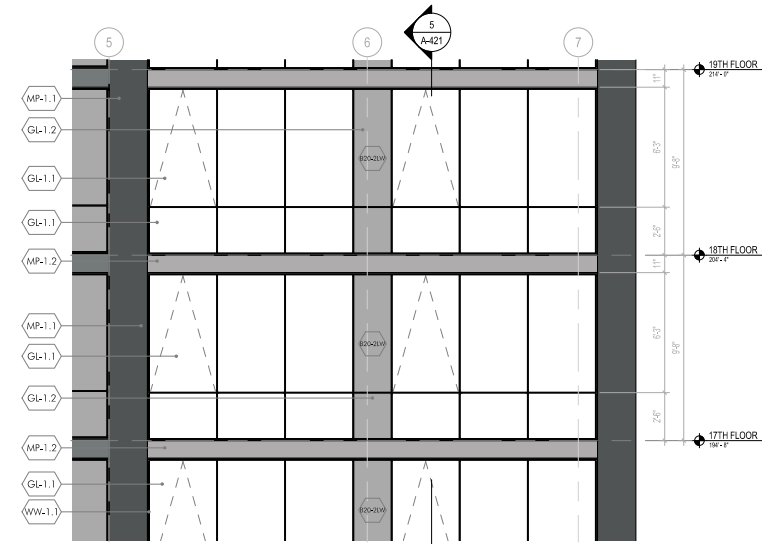


B12 - AXONOMETRIC | 9
1/4" = 1'-0" | A-421

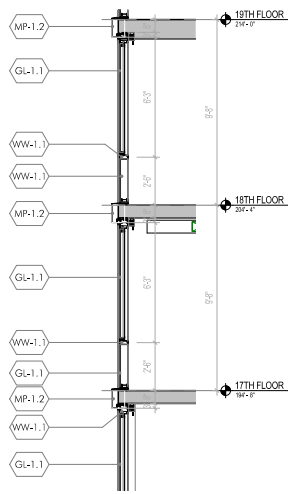
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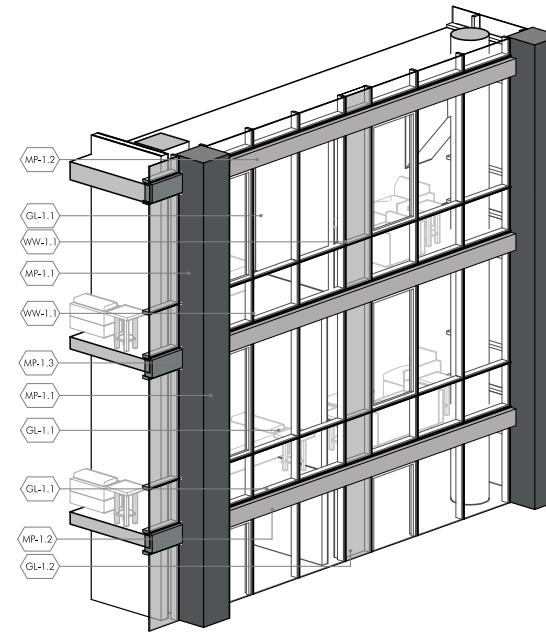
B12 - PLAN | 12
1/4" = 1'-0" | A-421



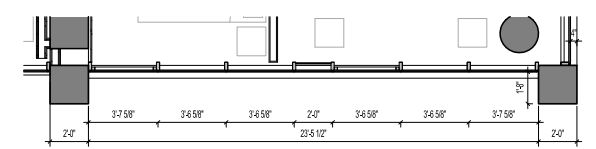
B20 - ELEVATION | 4
1/4" = 1'-0" | A-421



B20 - SECTION | 5
1/4" = 1'-0" | A-421



B20 - AXONOMETRIC | 11
1/4" = 1'-0" | A-421



B20 - PLAN | 6
1/4" = 1'-0" | A-421

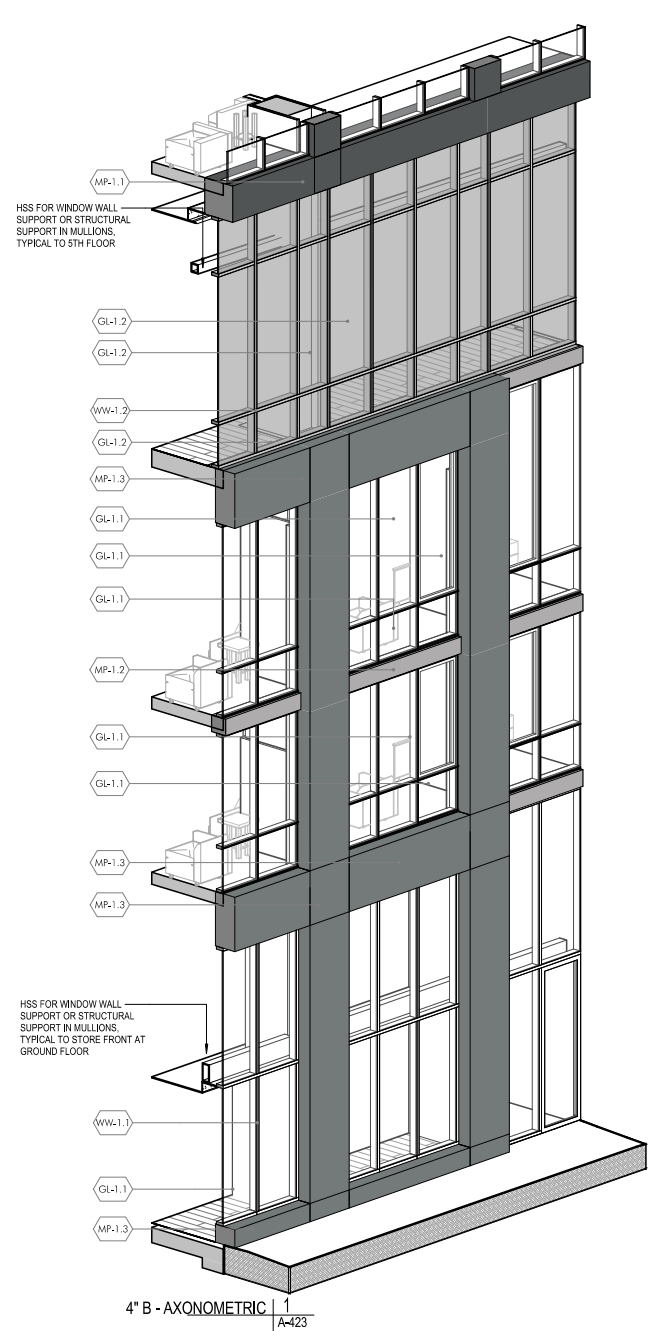
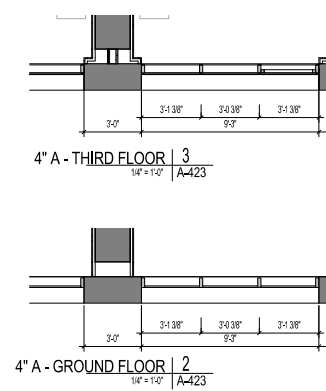
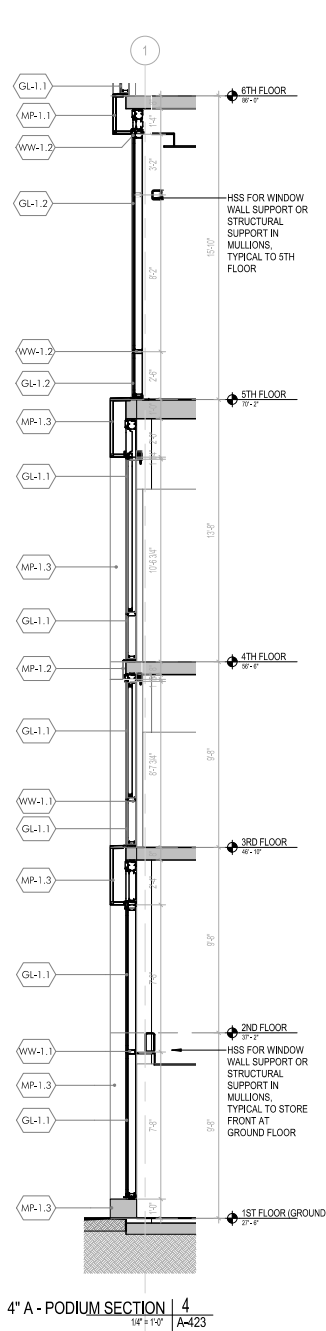
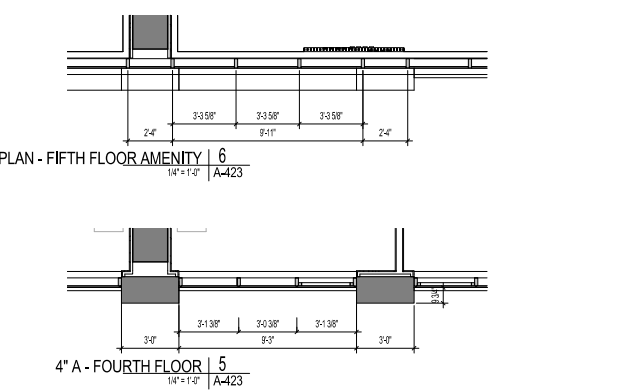
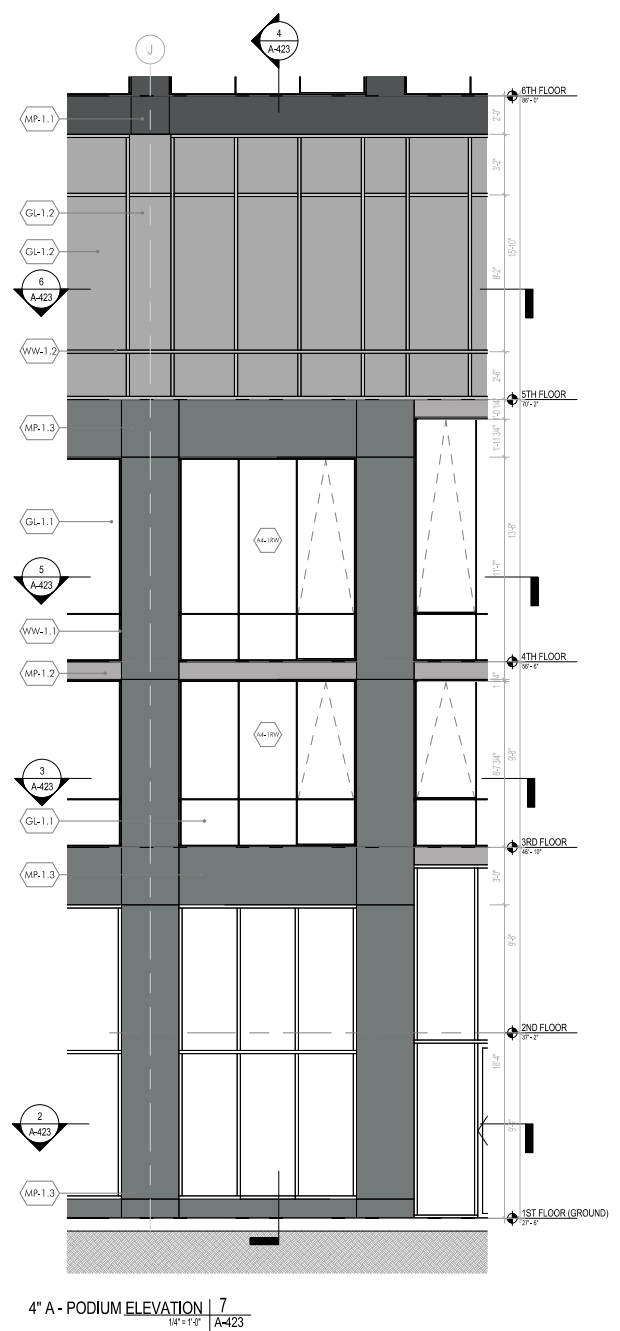
PROPOSED TOTAL
DISTURBED AREA = 4.70 AC

ESI
PEER REVIEW

| | |
|---|------|
| APPROVED | |
| SPECIAL USE PERMIT NO. 2013-0025 | |
| DEPARTMENT OF PLANNING & ZONING | |
| DIRECTOR | DATE |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SITE PLAN NO. | |
| DIRECTOR | DATE |
| CIVILIAN PLANNING COMMISSION | |
| DATE RECORDED | |
| DRAWING NO. | DATE |

**NOT TO SCALE.
SEE 24X36 SHEETS FOR SCALED VERSIONS**

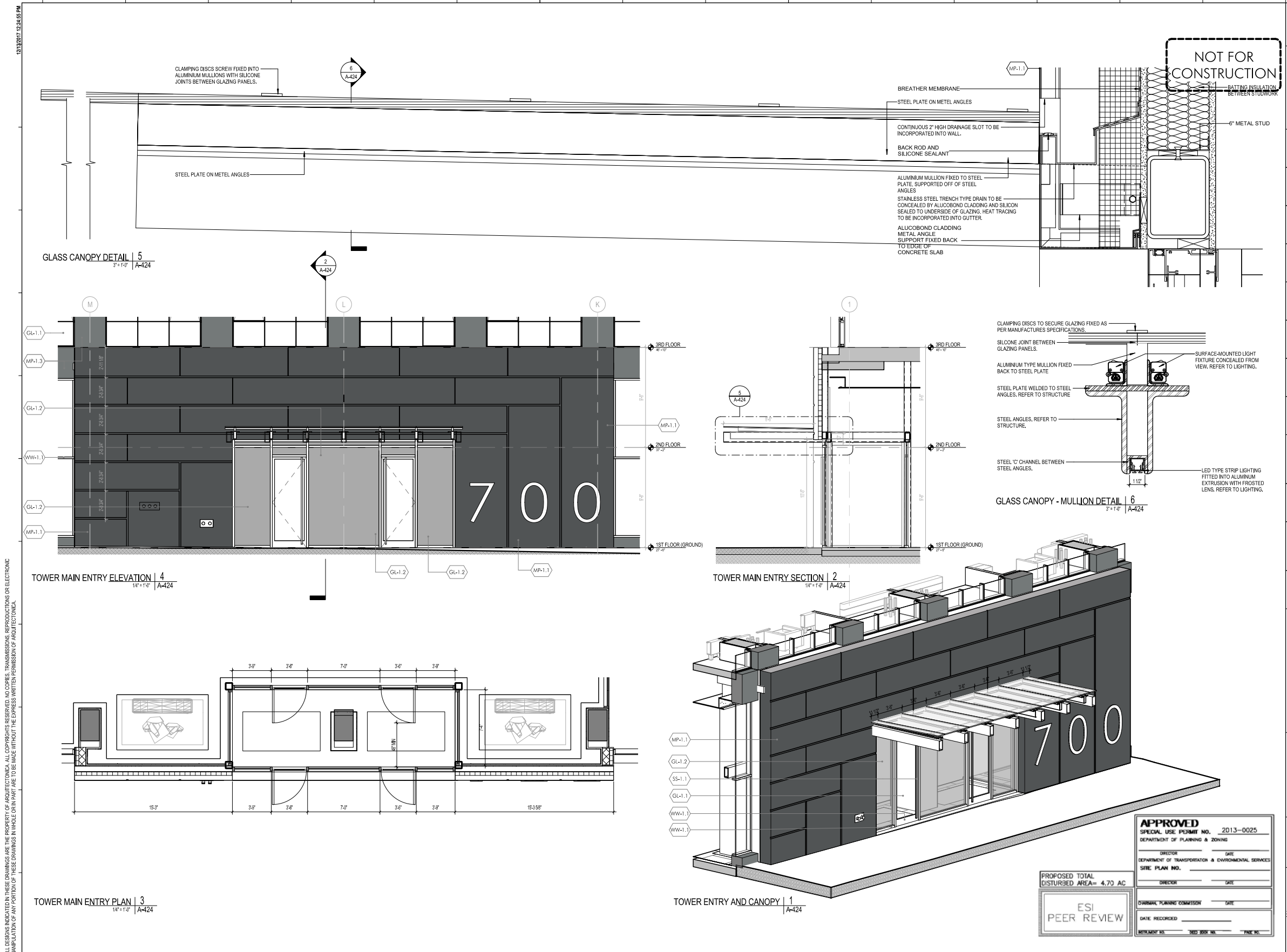
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|---|--|
| PROPOSED TOTAL DISTURBED AREA= 4.70 AC ESI PEER REVIEW | APPROVED SPECIAL USE PERMIT NO. 2013-0025 DEPARTMENT OF PLANNING & ZONING |
| | DIRECTOR _____ DATE _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |
| | DIRECTOR _____ DATE _____ SURNAME PLANNING COMMISSION |
| | DATE RECORDED _____ REGISTRAR NO. _____ SEALS NO. _____ TITLE NO. _____ |

**NOT TO SCALE.
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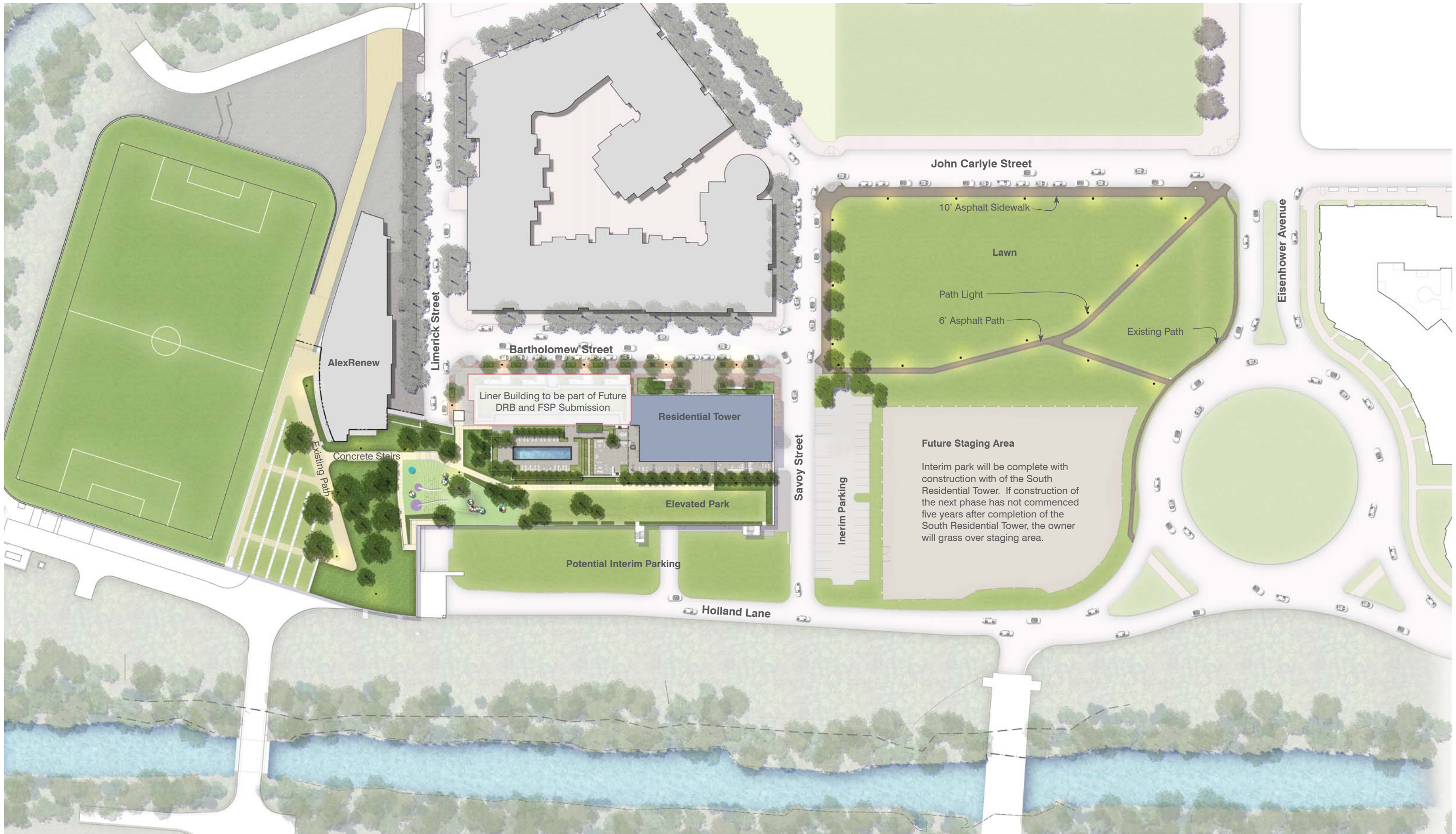
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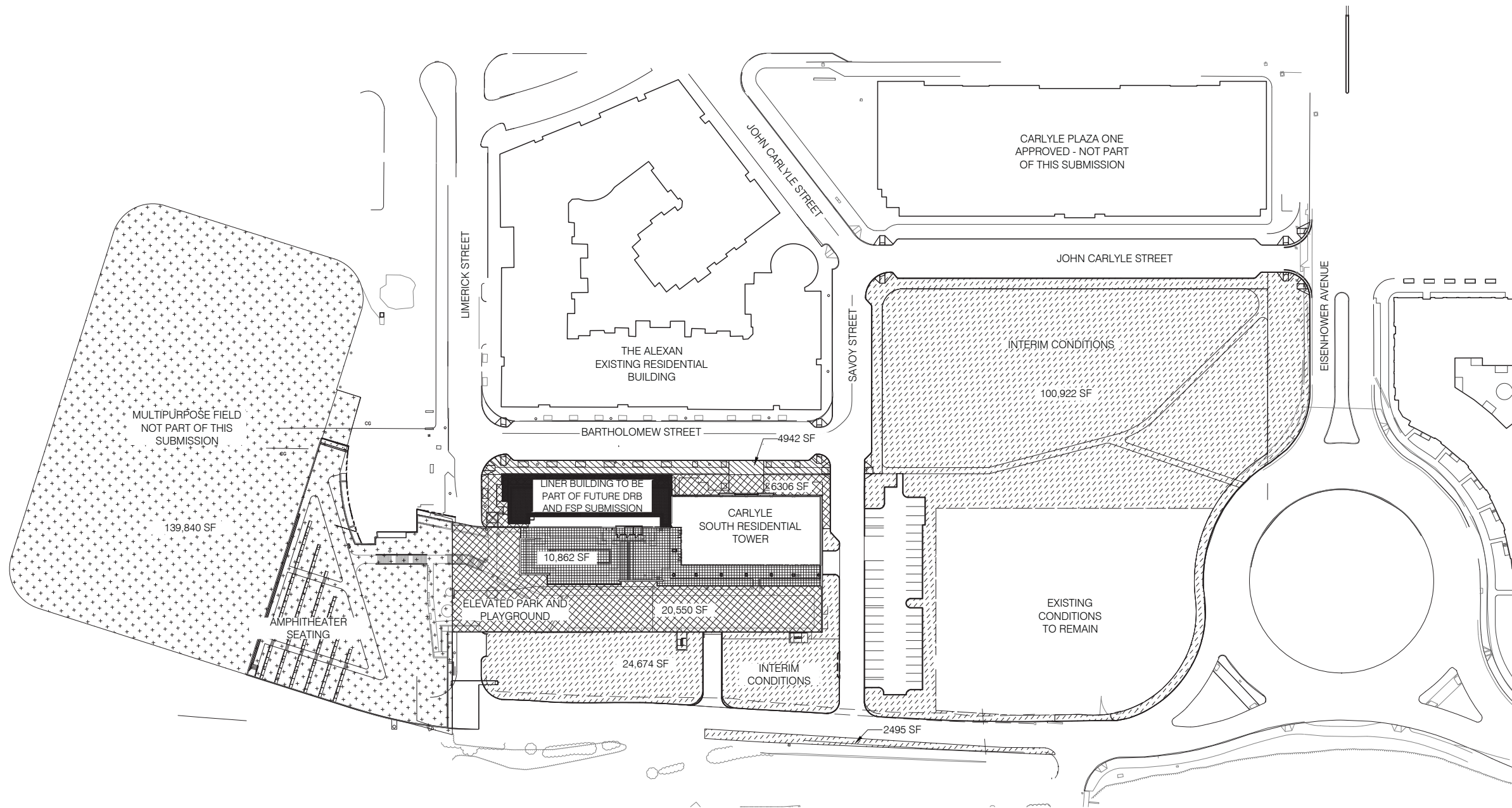
CARLYLE SOUTH

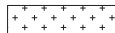

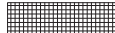
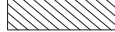
Alexandria | Virginia

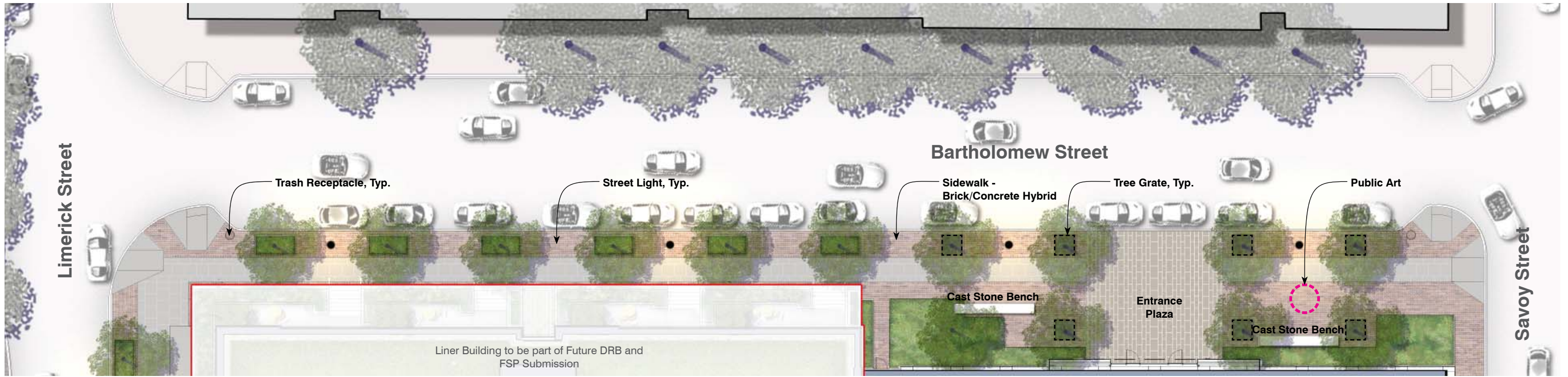
LANDSCAPE MATERIALS



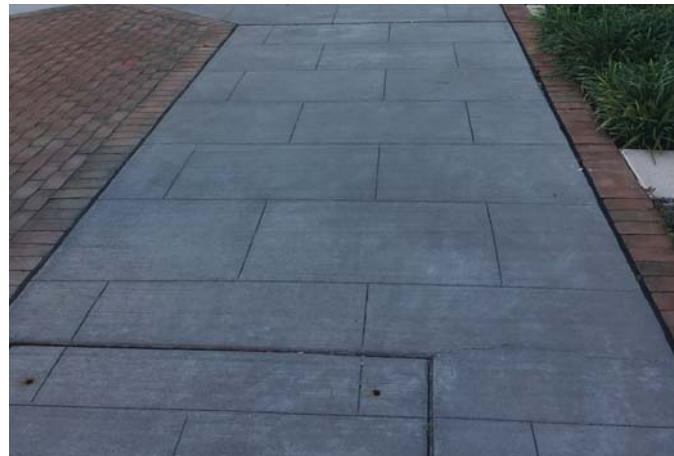




| Permenant Open Space | | Interim Open Space | |
|---|--|---------------------------|---|
|  | ASA Open Space | 139,840 sf | |
|  | Private Open Space with Public Access Easement | 26,856 sf | |
|  | Private Open Space | 10,862 sf | |
|  | Public Open Space within ROW | 4,942 sf | |
| TOTAL: | | 182,500 sf | |
| | | | TOTAL: 128,126 |
| | | | Private Open Space with Public Access Easement 128,126 sf |



Sidewalk - Brick/Concrete Hybrid (Alexandria Standard CSSW-9)



Entrance Plaza - Arctic Grey Granite pavers



Cast Stone Bench - 'Levit' Bench, 'White', by Landscape Forms,



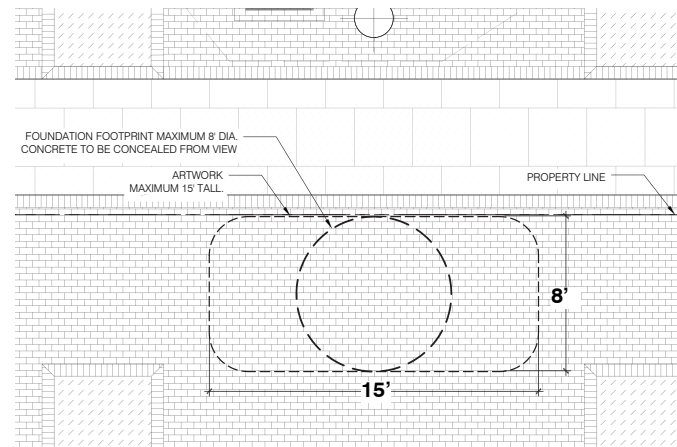
Tree Grates - 'Boston' 5' x 5' grate, Cast Iron, by Urban Accessories (Quant. - 7)



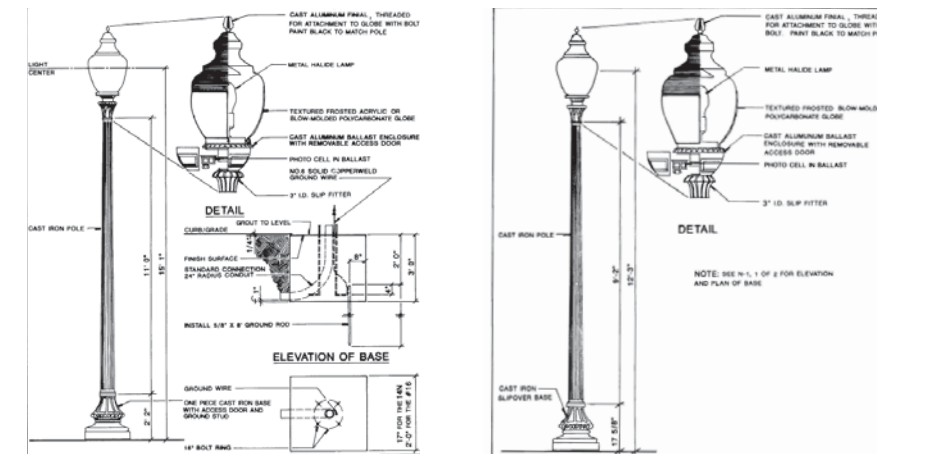
Trash Receptacles - 'Bethesda #S-42', by Victor Stanley



Public Art - Sculpture Base and Size Detail



Street Light - 'Washington Globe' #16



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PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

PAGE NO.

Bartholomew Streetscape

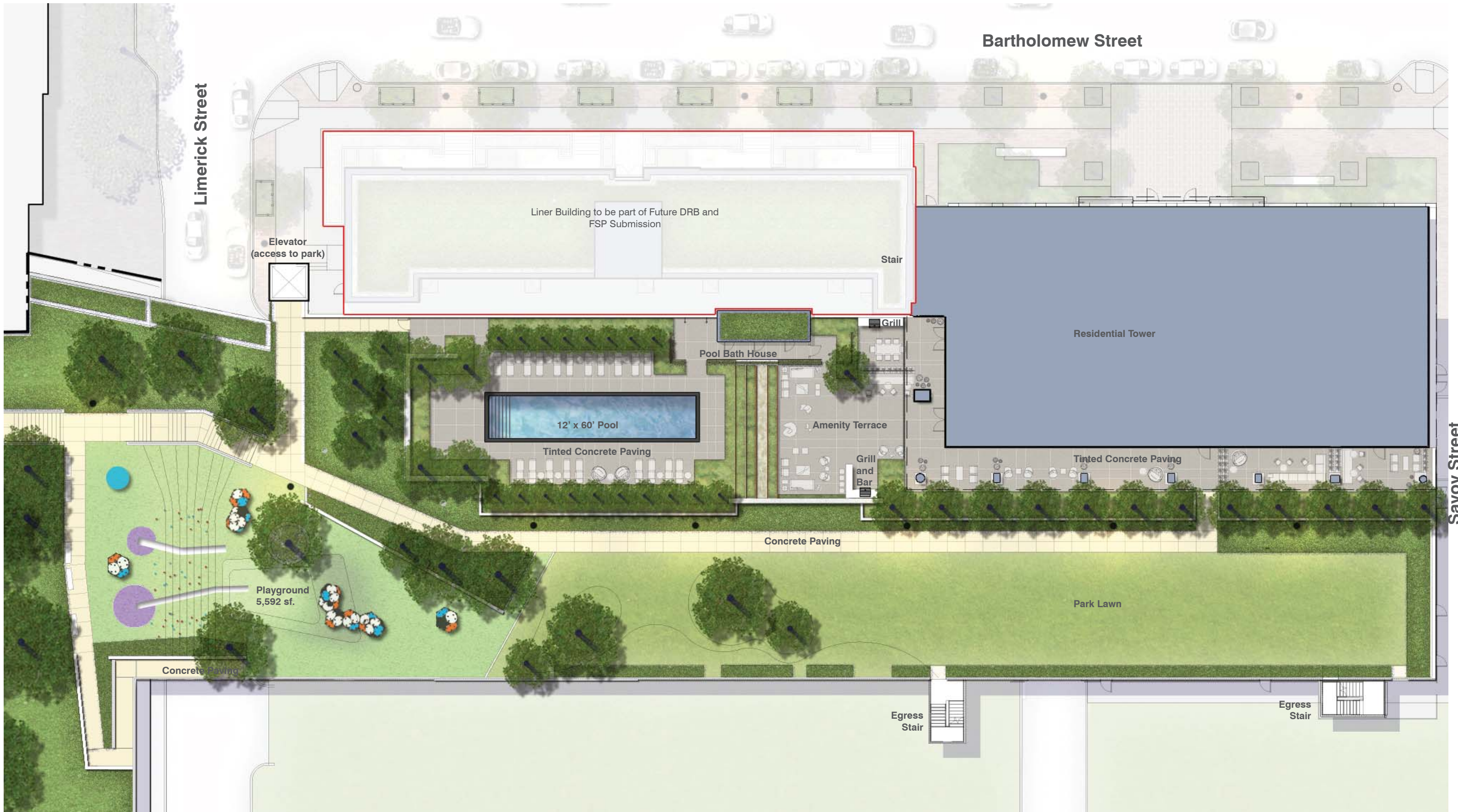
DRAWING:

SCALE:

NTS

DATE:

2017-08-21



Play Equipment - Hill Slide (synthetic composite) + Climbing Hand Holds



Play Equipment - 'Dish' by Goric



Play Equipment - Bloqx by KOMPAN



Play Surface - Playground Synthetic Turf by SynLawn



Play Surface - 'Playbound', purple, by Surface America

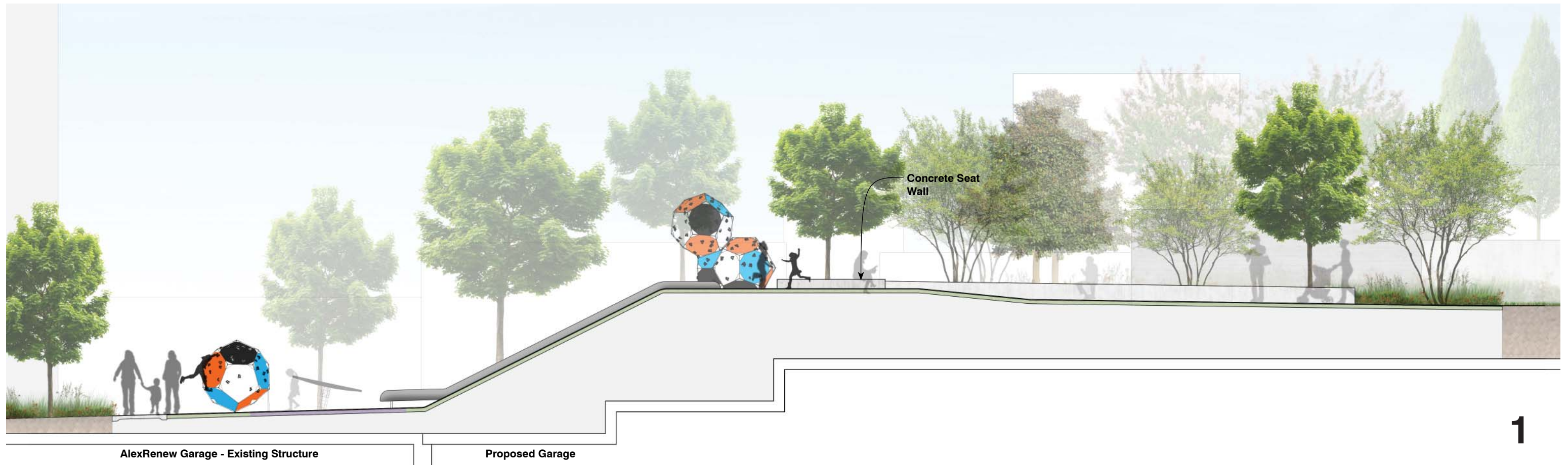




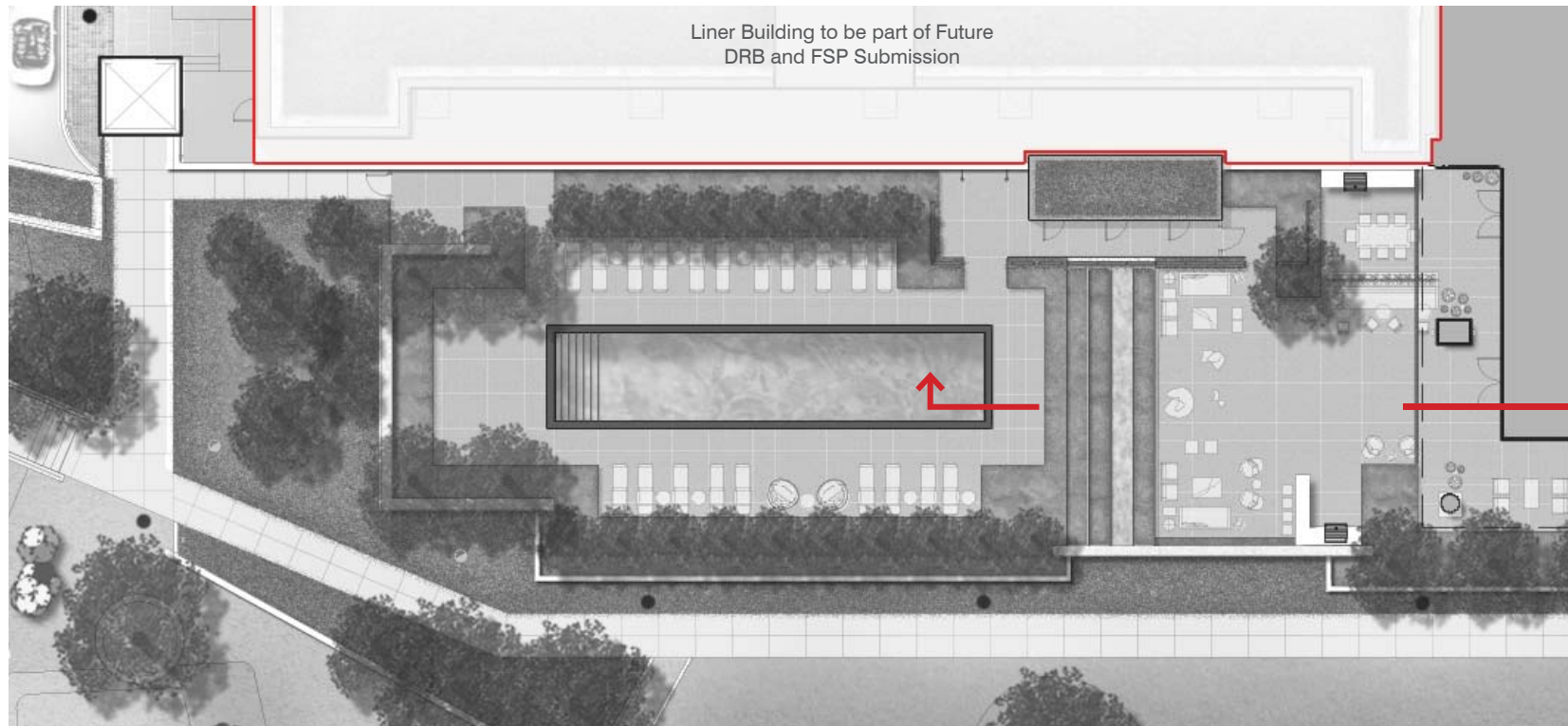
Park Bench - 'Neoliviano', Ipe and brushed aluminum



Park Receptacle - 'Petosky', silver, by Landscape Forms



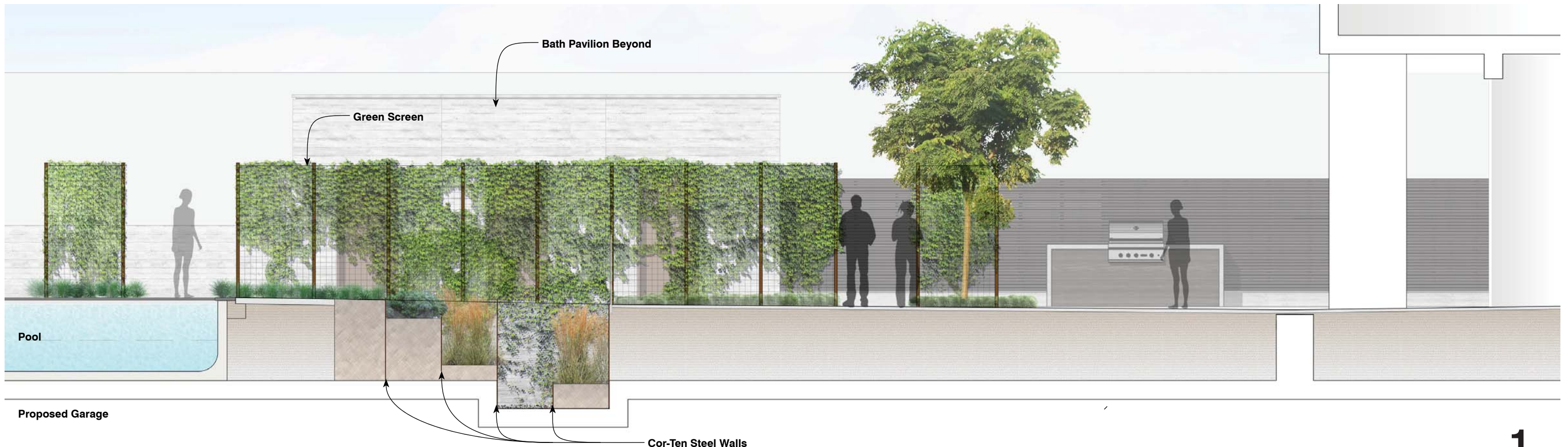
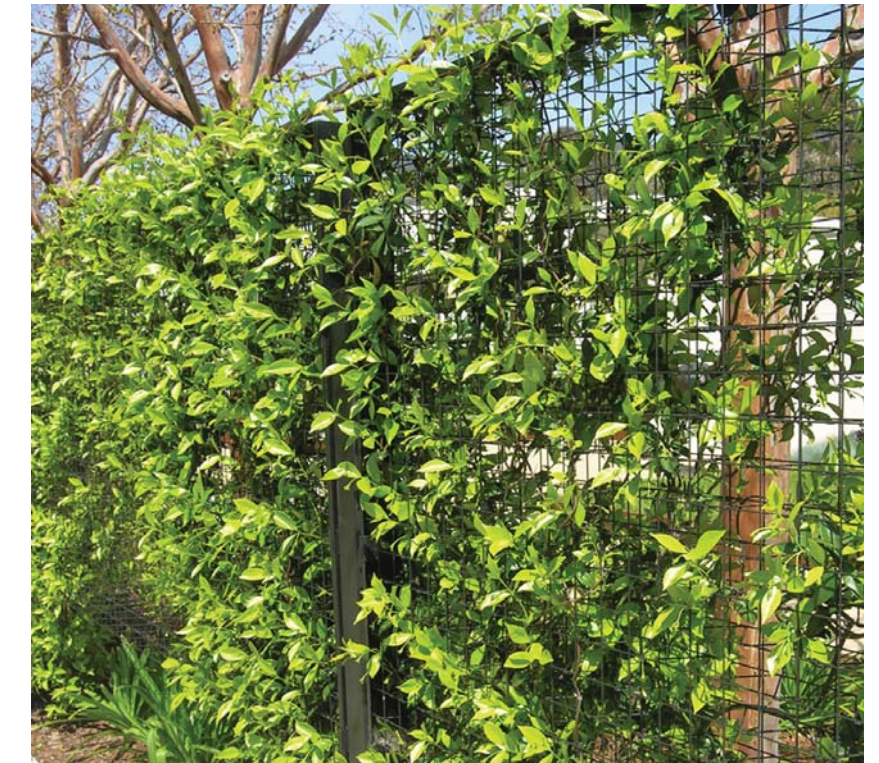
1



Cor-Ten Steel Walls



Green Screen Trellis panels



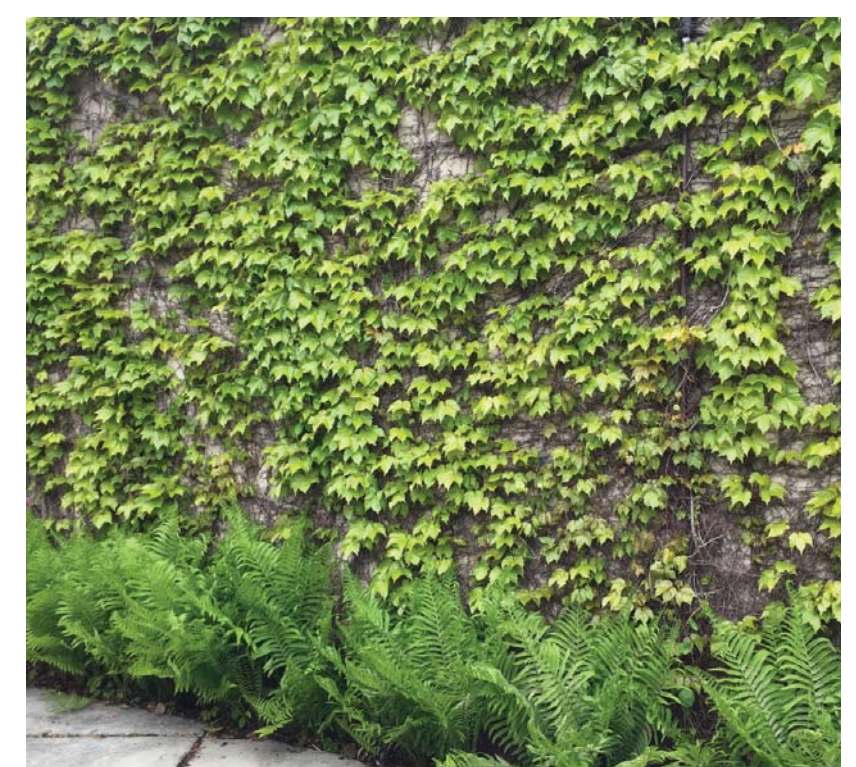
Alternate: Remove grade change between pool terrace and amenity terrace, and provide 6' glass barrier.

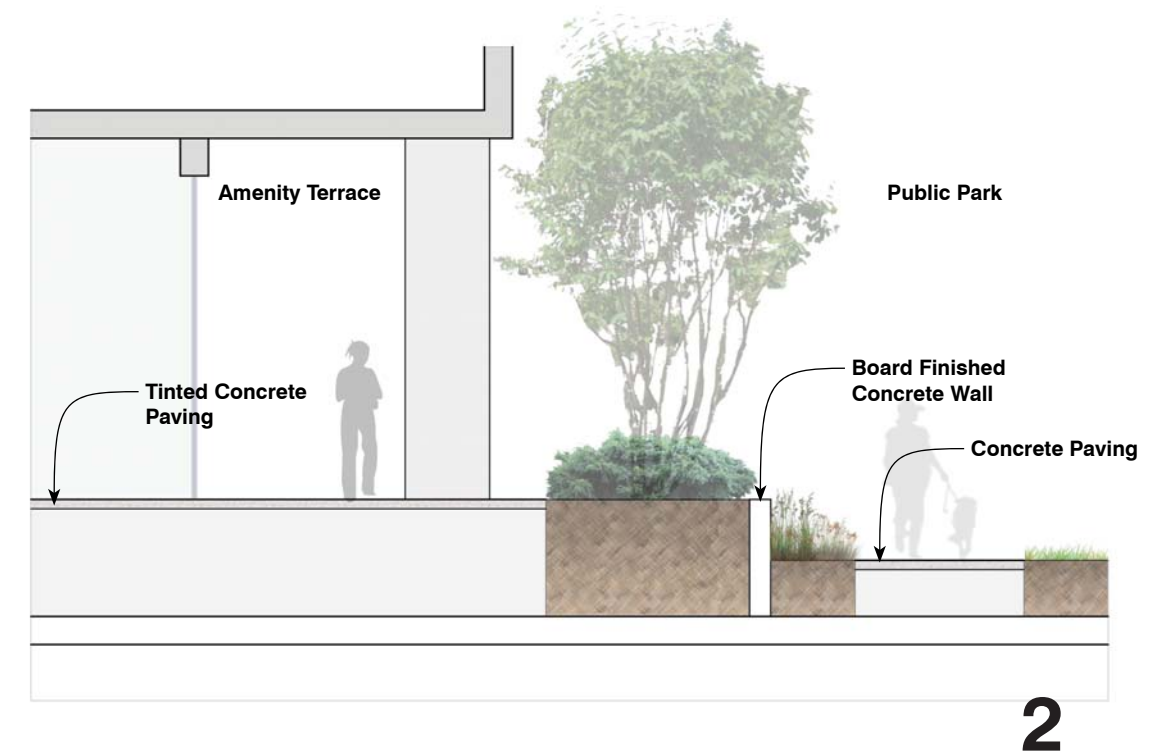
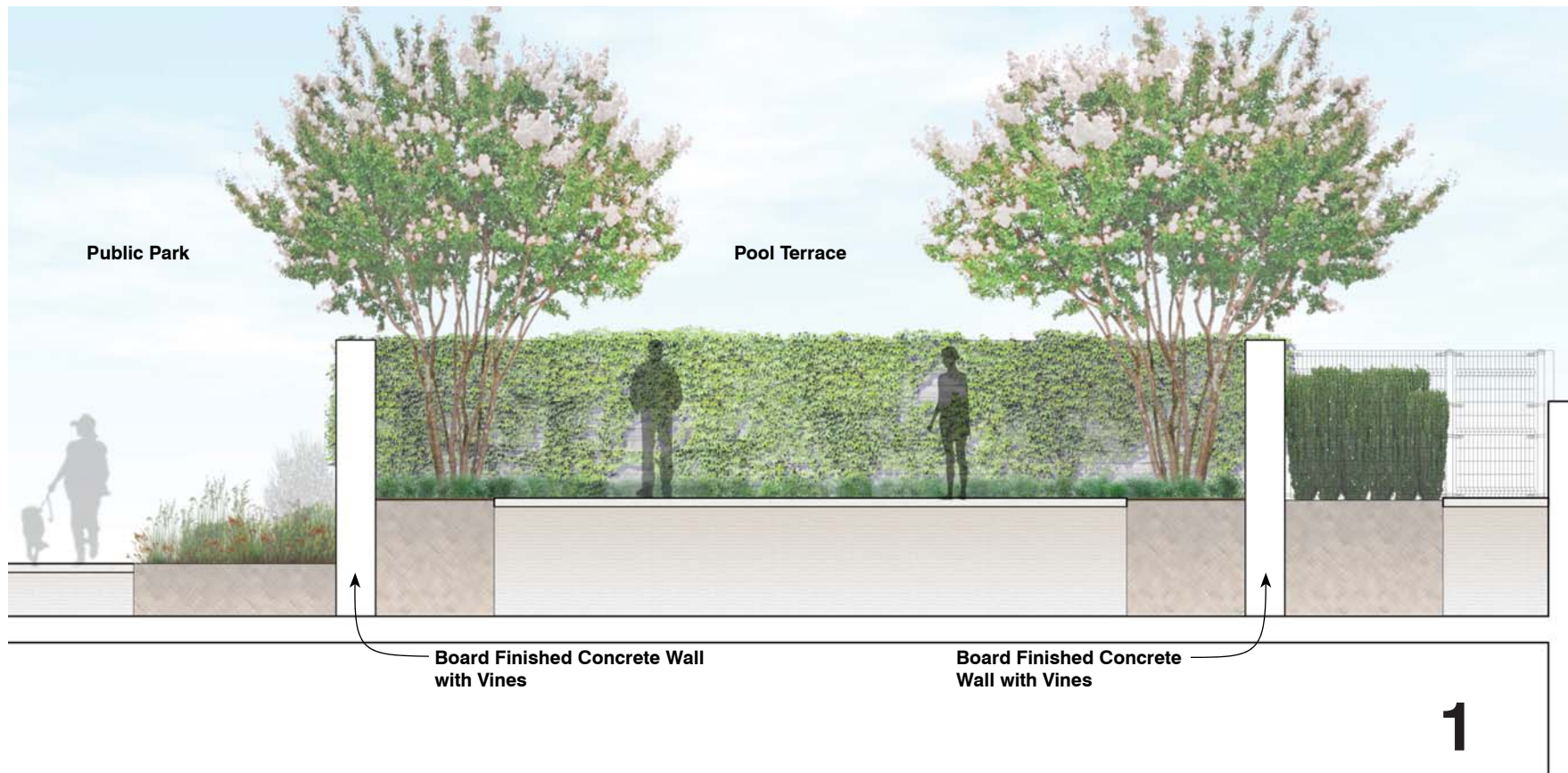
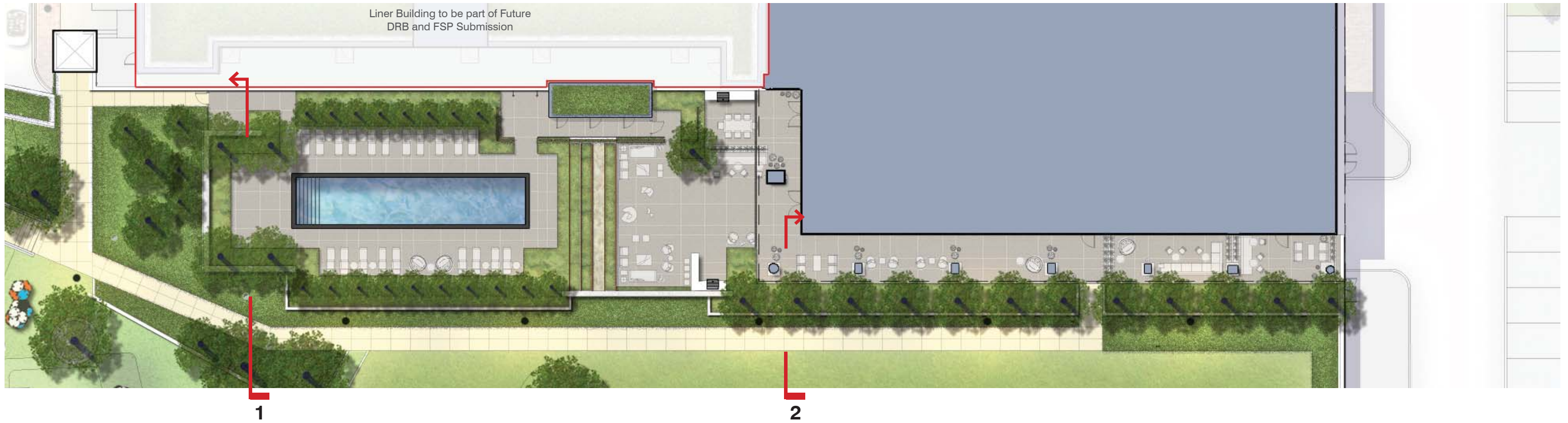


Board Finish Concrete Wall



Concrete Wall with Vines





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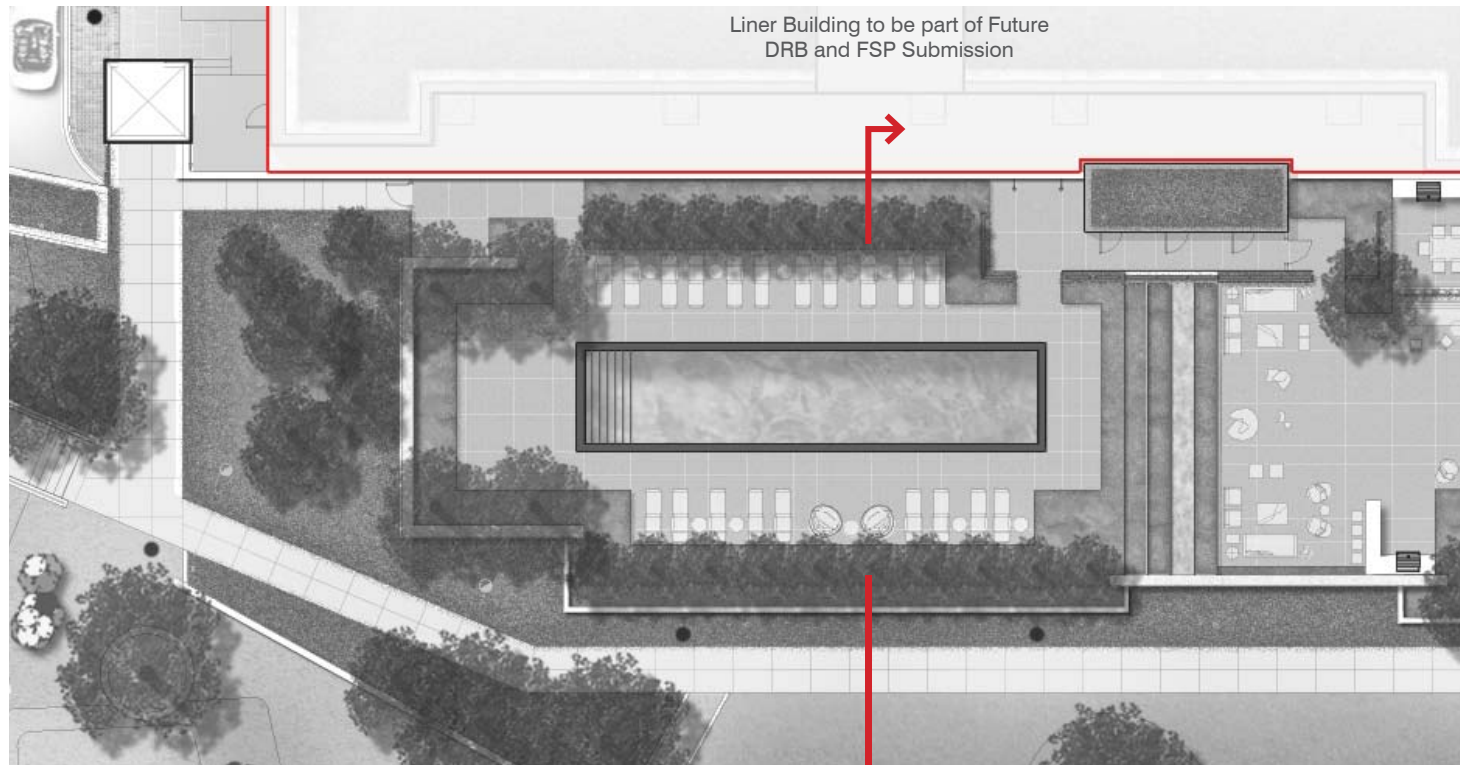


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ALEXANDRIA, VIRGINIA

Park and Pool Terrace Sections

SCALE: NTS

DATE: 2017-08-21

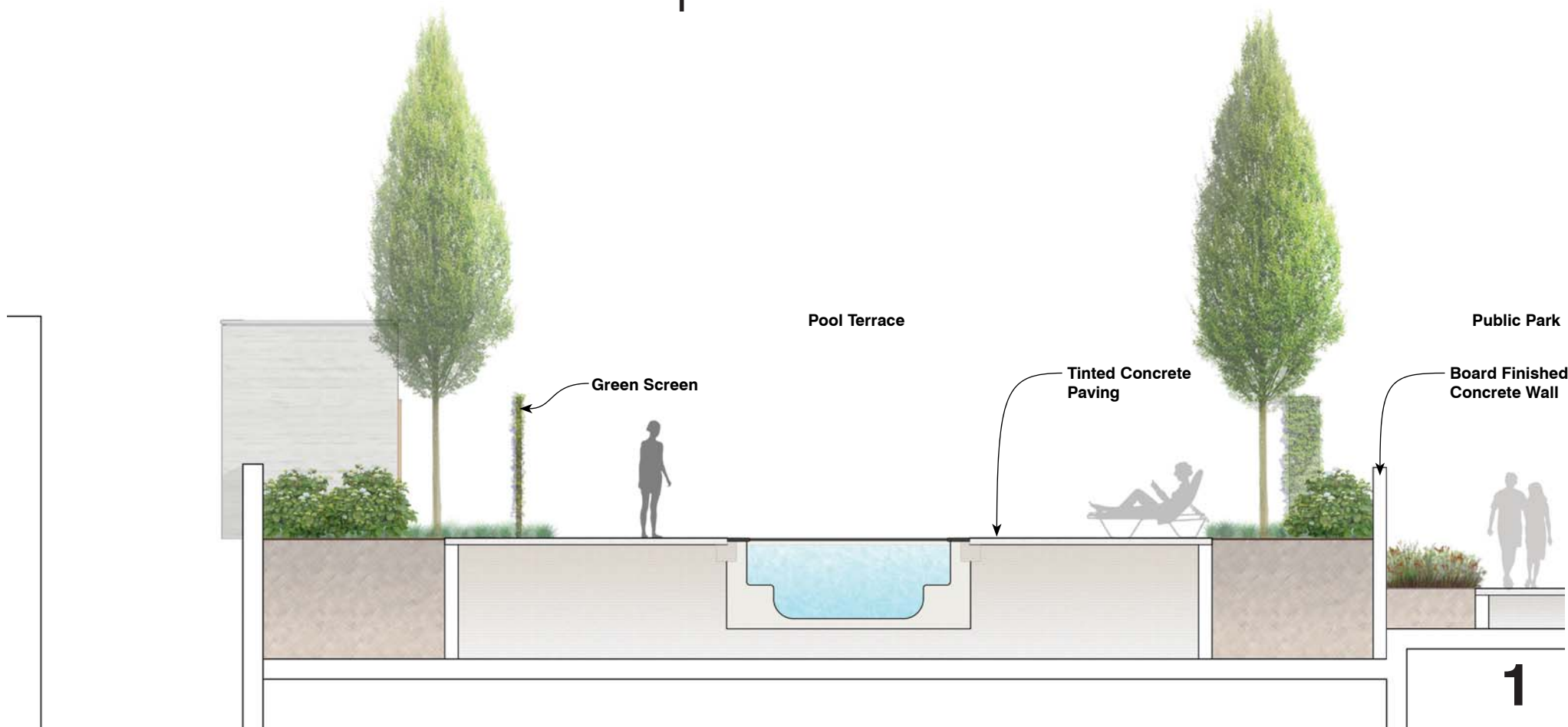


1

Pool Coping - 'Virginia Mist' Granite

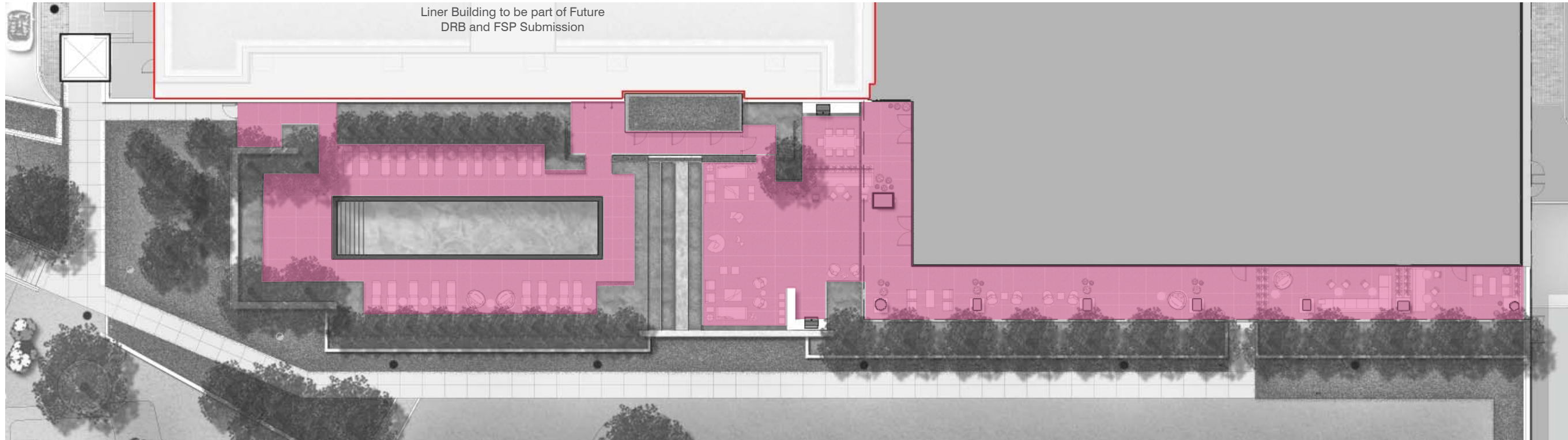


Dark Bottom Pool

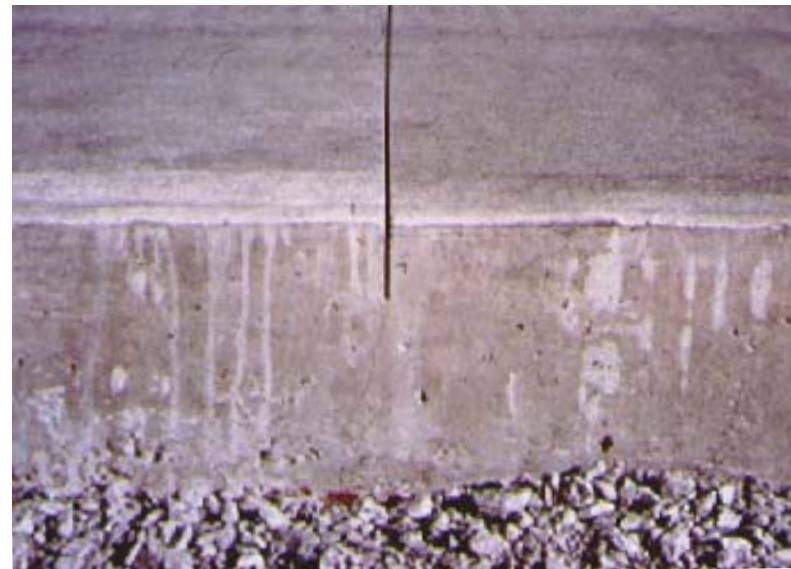


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Liner Building to be part of Future
DRB and FSP Submission



Cast-in-place Concrete Paving - Tinted , w/ Saw cut Joints



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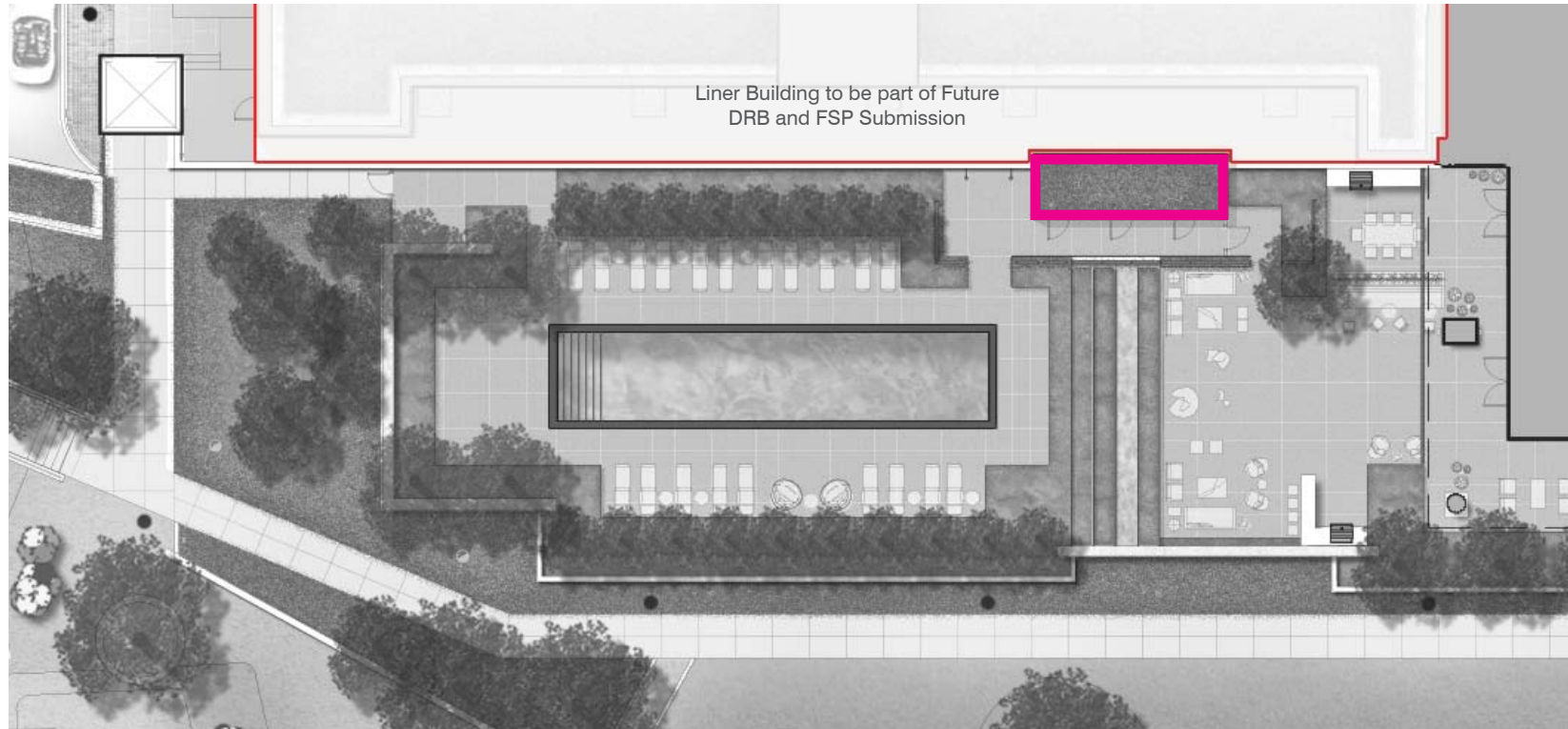
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CARLYLE SOUTH
ALEXANDRIA, VIRGINIA **Amenity Terrace Paving**

PAGE NO. DRAWING:

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DATE: 2017-08-21

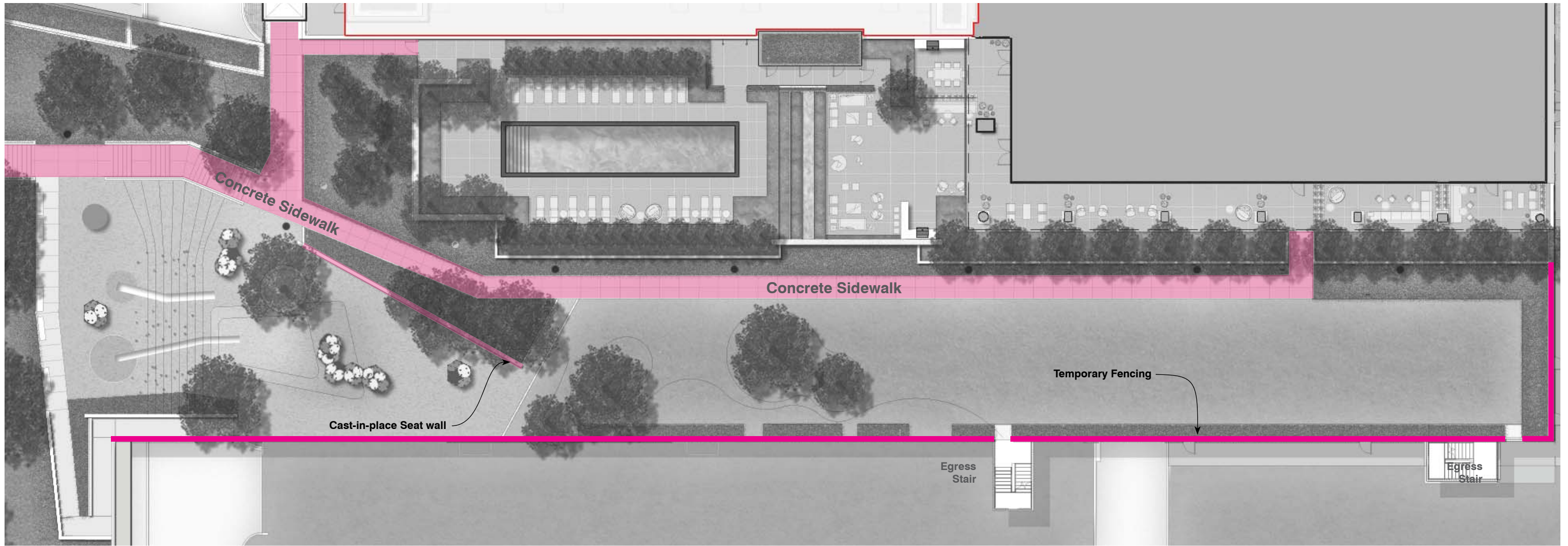


Bath House Exterior - Poured concrete w/board finish, light gray (untinted)



Outdoor Shower and Wood Screen





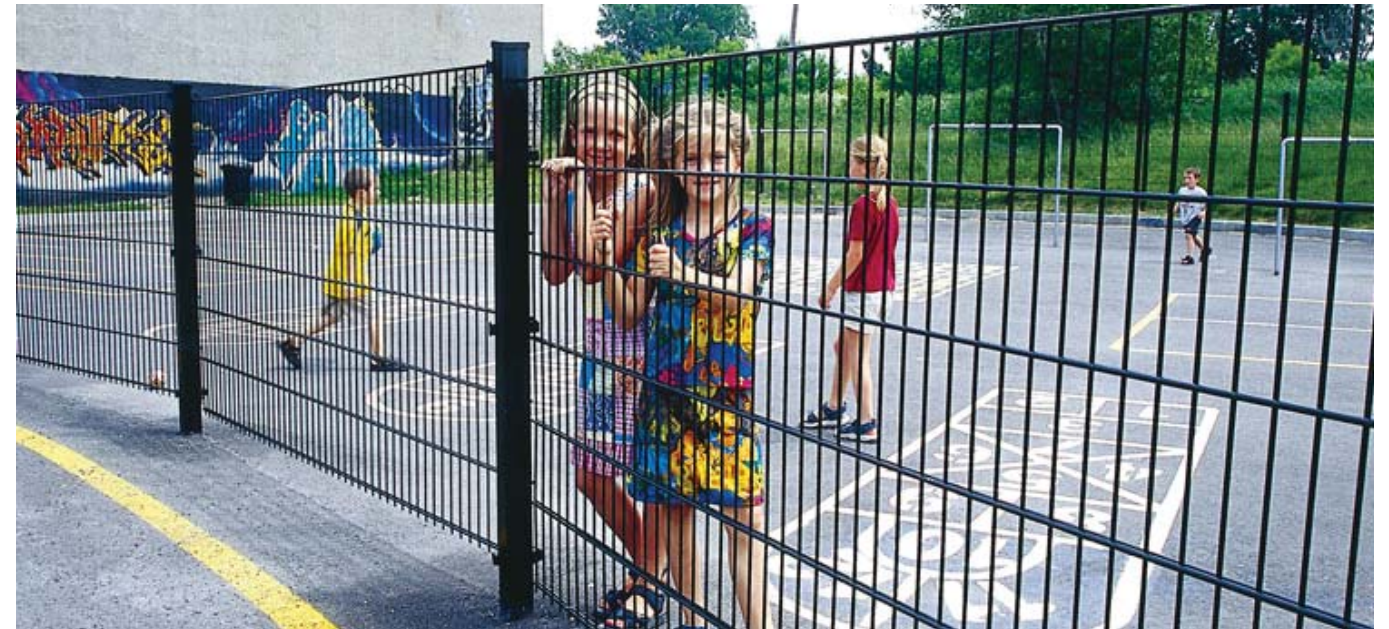
Cast-in-place Seat wall, with board finish



Concrete Sidewalk



Temporary Fencing - Omega Fence, 4' high



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Public Park

Gardens

- Naturalized
- Native Plants
- Seasonal Interest

Lawn

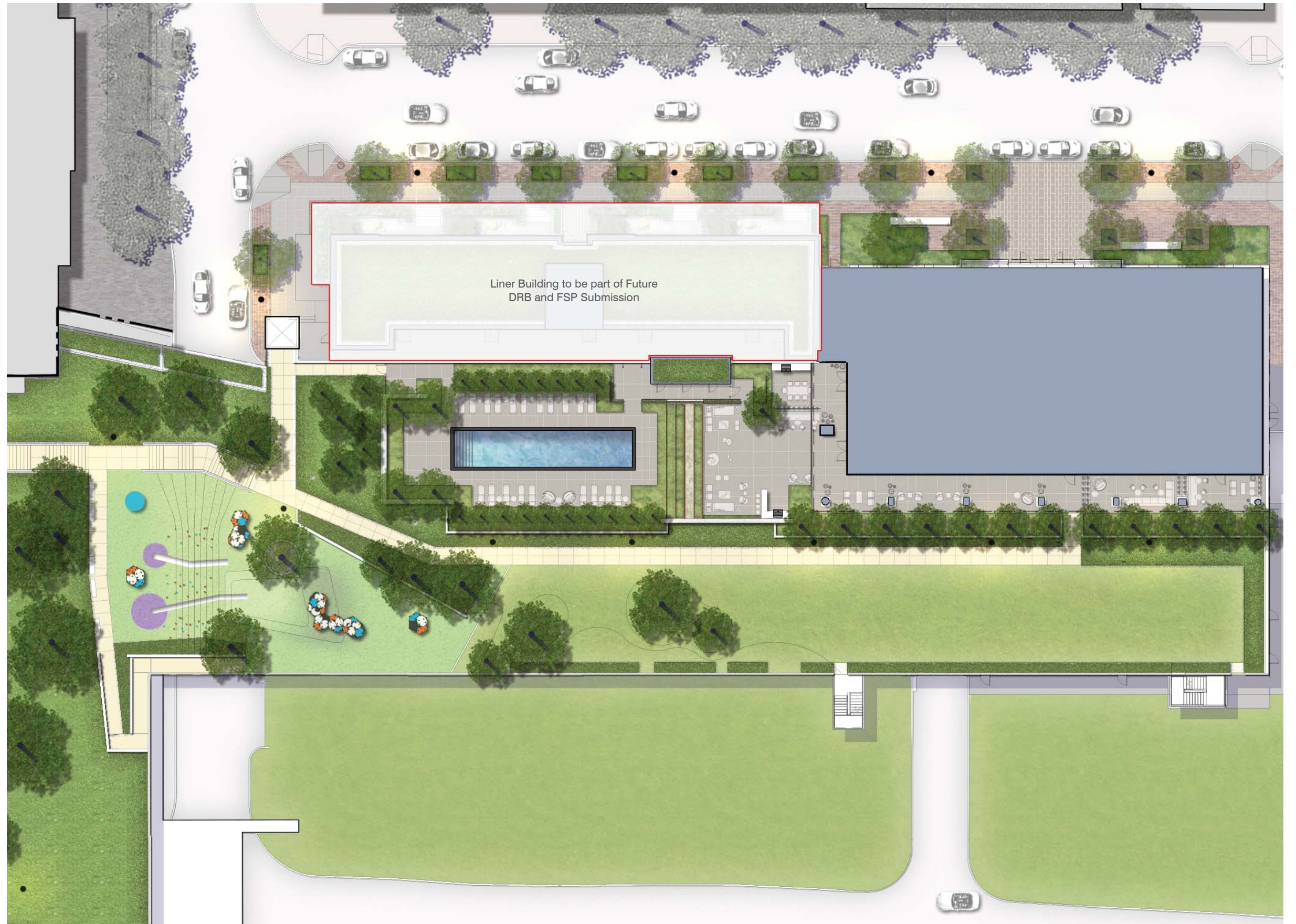
Tower Entry Plaza & Pool Terrace

Gardens

- Simple, Elegant, Minimalist
- Architectural Composition
- Massed Plantings
- Rich with Evergreens

16th & 26th Floor Roof Gardens

- Privacy Screen
- Durable Plants for Harsh Environment



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ALEXANDRIA, VIRGINIA

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Site Planting

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2017-08-21

Public Park

Gardens

- Naturalized
- Native Plants
- Seasonal Interest

Lawn

Images shown represent landscape character only.



Public Park

Gardens

- Naturalized
- Native Plants
- Seasonal Interest

Lawn

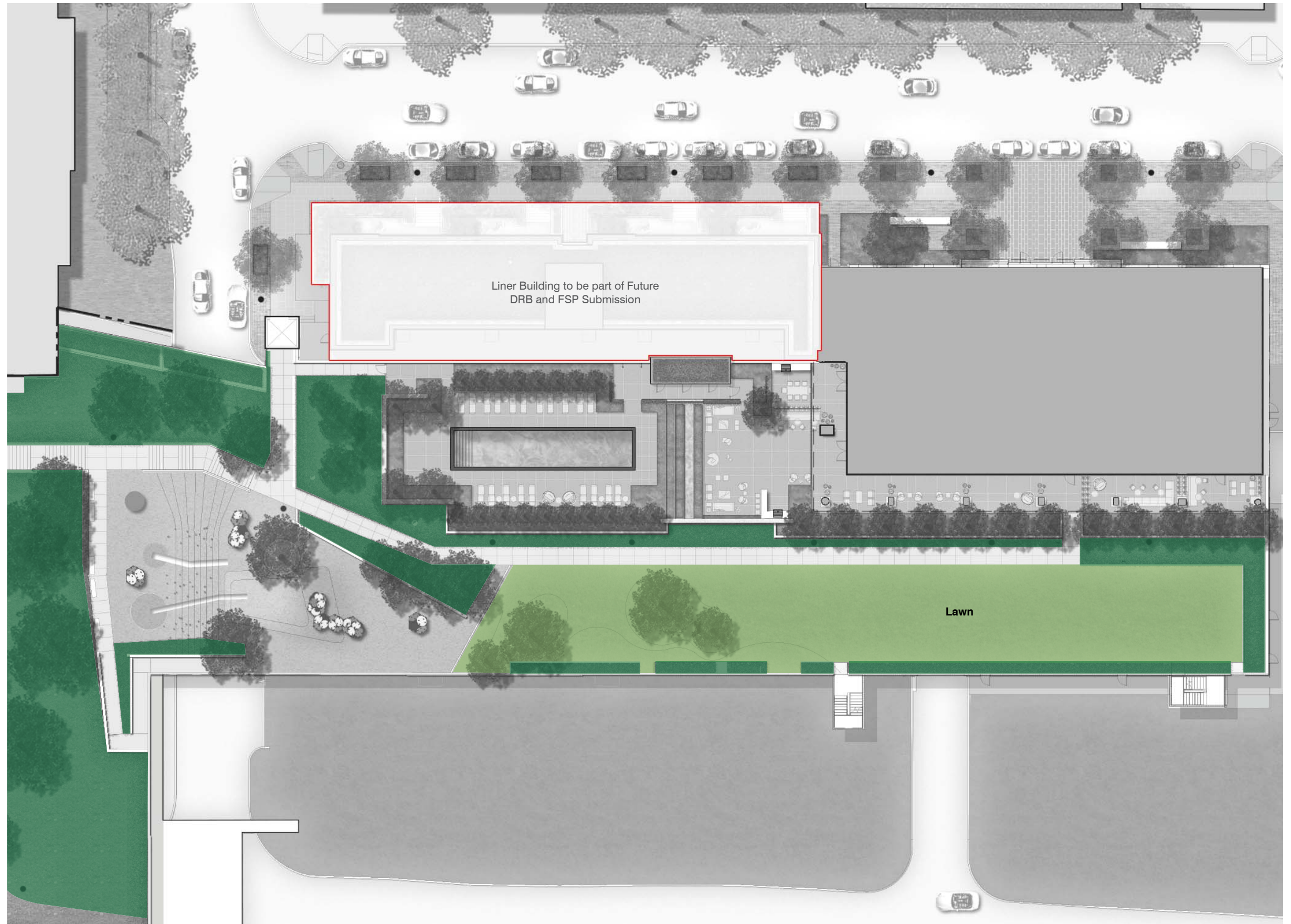
Primary Plants

Park Trees:

- Acer rubrum 'Red Sunset'
- Amelanchier x grandiflora 'Autumn Brilliance'
- Cladrastis kentukea
- Platanus x acerifolia 'Bloodgood'
- Liquidambar styraciflua 'Happdell'
- Happidaze
- Magnolia grandiflora 'Brown Bracken'
- Magnolia grandiflora 'Little Gem'

Primary Park Plants:

- Calamagrostis x acutiflora 'Karl Foerseter'
- Echinacea purpurea 'Rubinstern'
- Ilex verticillata 'Jim Dandy'
- Ilex verticillata 'Red Sprite'
- Kniphofia 'Mango Popsicle'
- Miscanthus sinensis 'Adagio'
- Pachysandra procumbens
- Panicum virgatum 'Shenandoah'
- Parthenocissus tricuspidata
- Pennisetum alopecuroides 'Hameln'
- Perovskia atriplicifolia 'Little Spire'



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Public Park Planting Materials

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Tower Entry Plaza & Pool Terrace

Gardens

- Simple, Elegant, Minimalist
- Architectural Composition
- Massed Plantings
- Rich with Evergreens

Images shown represent landscape character only.



OCULUS **ARQUITECTONICA**

Tower Entry Plaza & 5th Floor Amenity Terrace

Gardens

- Simple, Elegant, Minimalist
- Architectural Composition
- Massed Plantings
- Rich with Evergreens

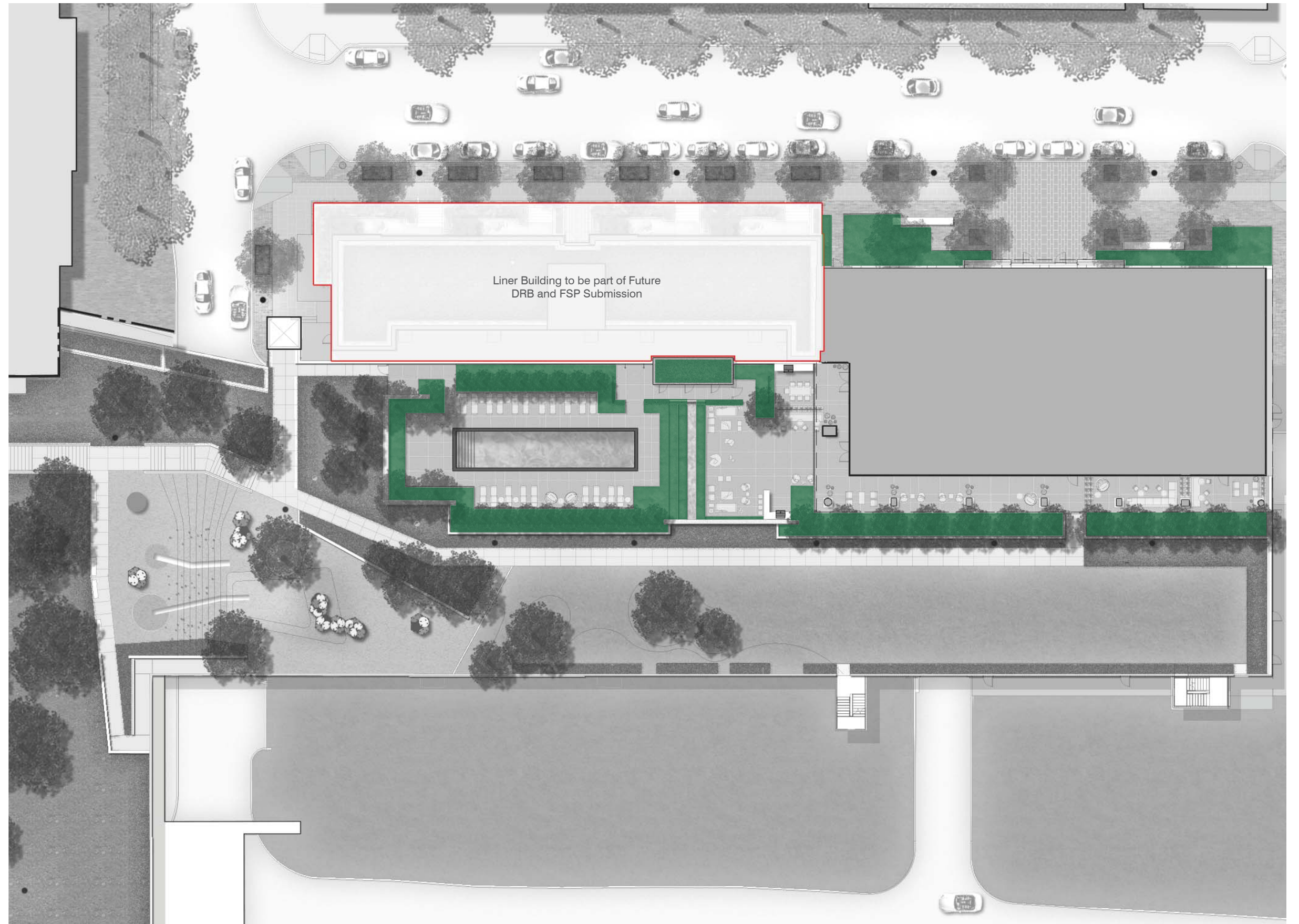
Primary Plants

Tower Entry Plaza:

- Liquidambar styraciflua 'Happdell'
- Happidaze
- Chionanthus virginicus
- Liriope Spicata
- Liriope Spicata 'Gin-ryu' Silver Dragon
- Rosa rugosa 'Pristine Pavement'
- Bulb mix

5th Floor Amenity Terrace

- Calamagrostis x acutiflora 'Karl Foerseter'
- Carpinus betulus 'Fastigiata'
- Gleditsia triacanthos inermis 'Shademaster®'
- Hydrangea quercifolia 'Snowflake'
- Ilex crenata 'Sky Pencil'
- Lagerstroemia Indica 'Natchez'
- Liriope Spicata
- Liriope muscari 'Big Blue'
- Parthenocissus tricuspidata
- Taxus baccata 'Repandens'
- Bulb mix



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ALEXANDRIA, VIRGINIA

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Tower Entry and Pool Terrace Planting Materials

SCALE:

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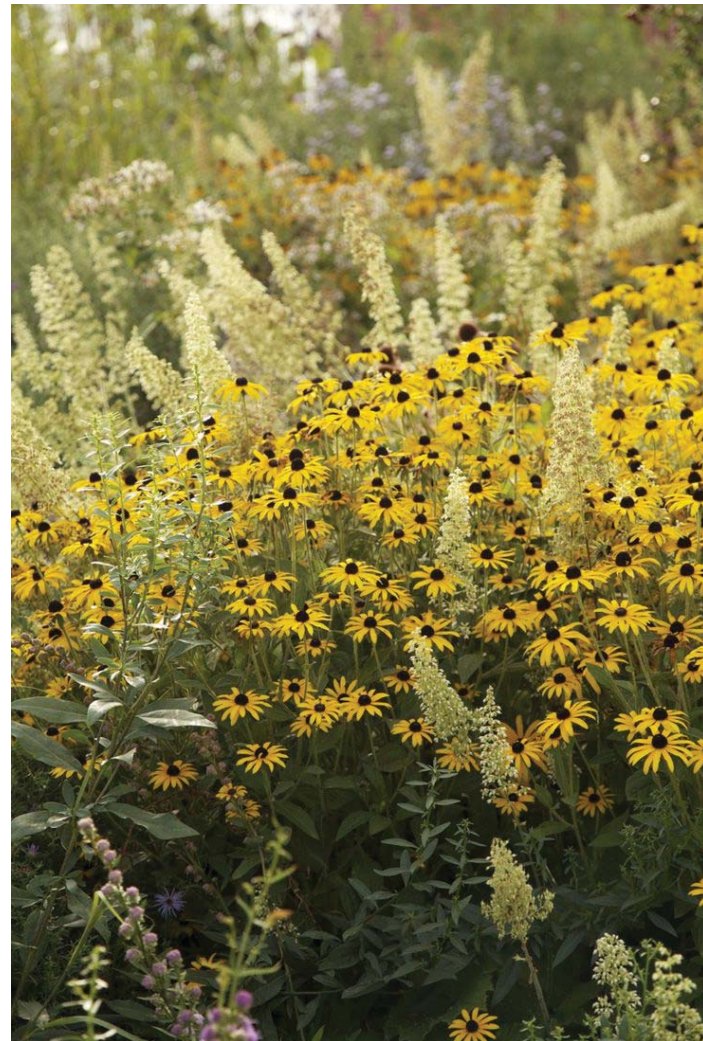
DATE:

2017-08-21

16th & 26th Floor Roof Gardens

- Year-around interest
- Privacy Screen
- Durable Plants for Harsh Environment

Images shown represent landscape character only.



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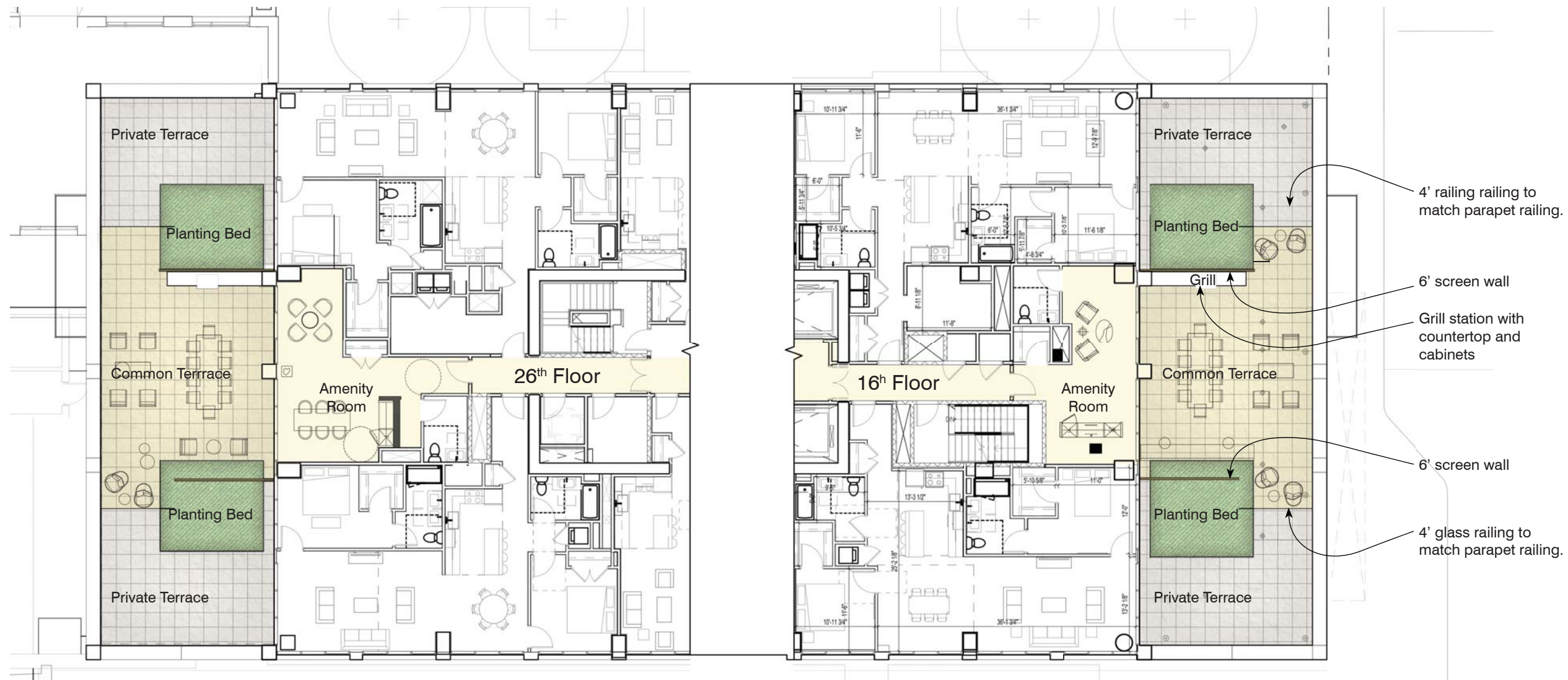
16th & 26th Floor Roof Gardens

- Year-around interest
- Privacy Screen
- Durable Plants for Harsh Environment

Primary Plants

Cotoneaster adpressus 'Little Gem'
 Juniperus chinensis 'Kaizuka'
 Nasella tenuissima





6' Screen Wall - 'B12', Perforated Metal Screen, by Bok Modern



Grill Station - Stone Countertop and Ipe-clad cabinets



Raised Planting Bed - 18" high segmented metal edging



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PREPARED BY:

ARQUITECTONICA

2017-12-19