

CARLYLE SOUTH

Alexandria | Virginia

PREPARED FOR:



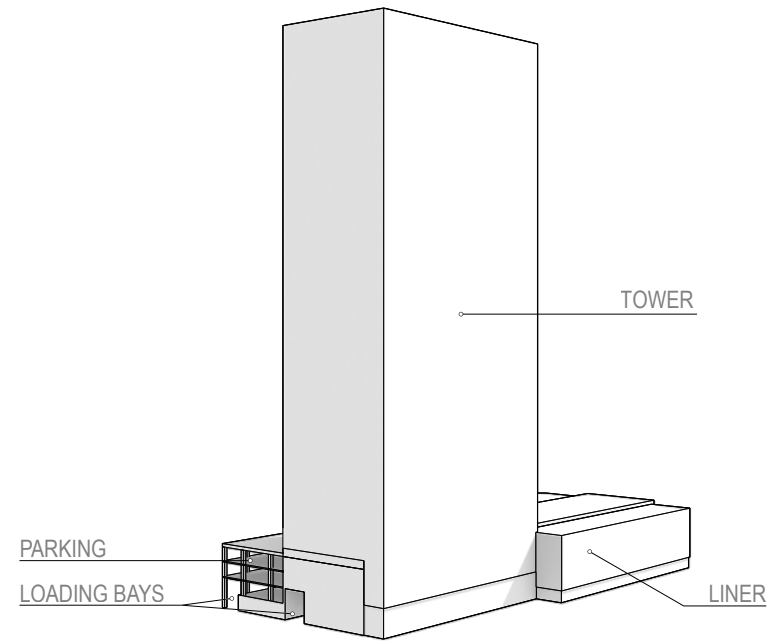
2016-02-17

Carlyle/Eisenhower East Design Review Board
Concept Design Review Submission

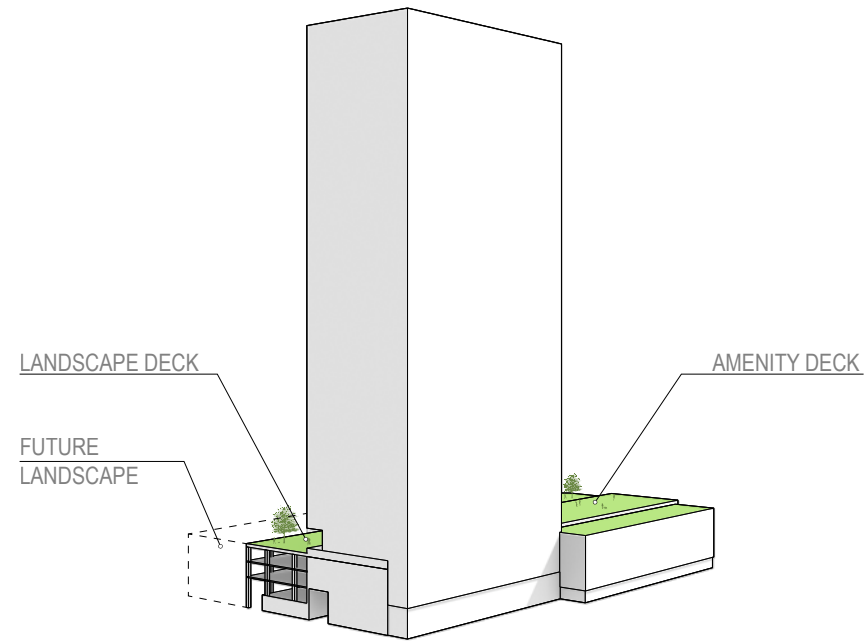
PREPARED BY:



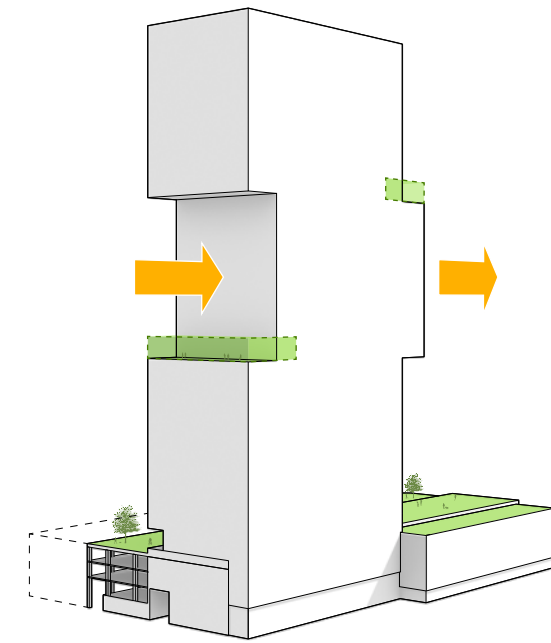




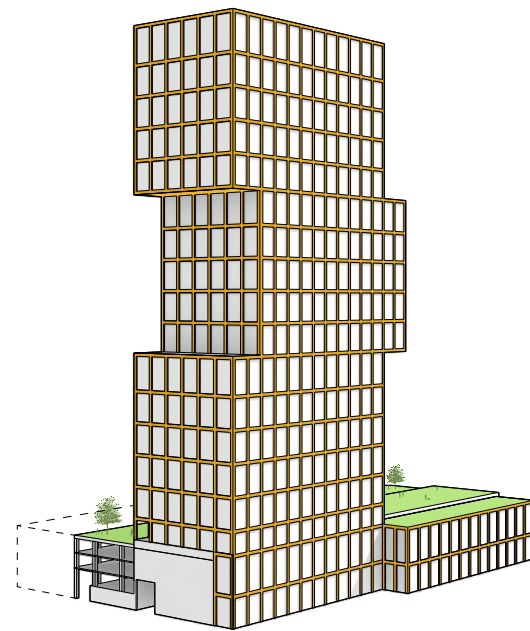
1 - TOWER



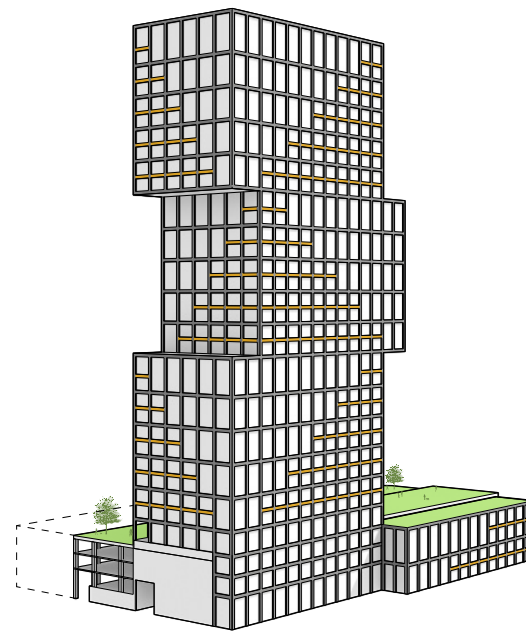
2 - LANDSCAPE



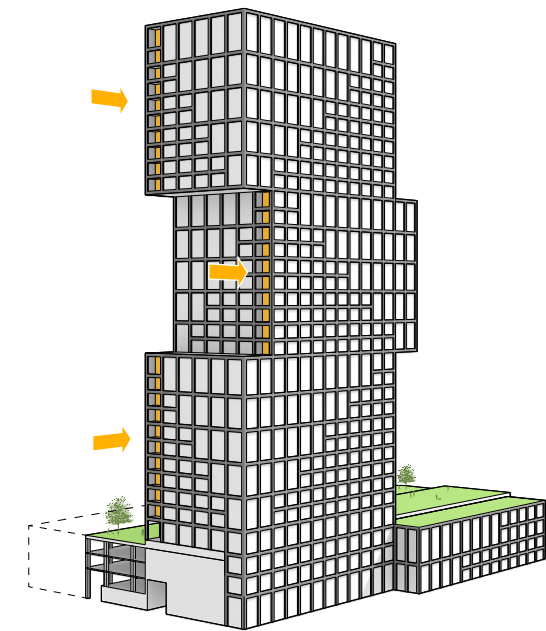
3 - CANTILEVER AND TERRACES



4 - FACADE FRAME



5 - FACADE PATTERN



6 - BALCONIES

PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

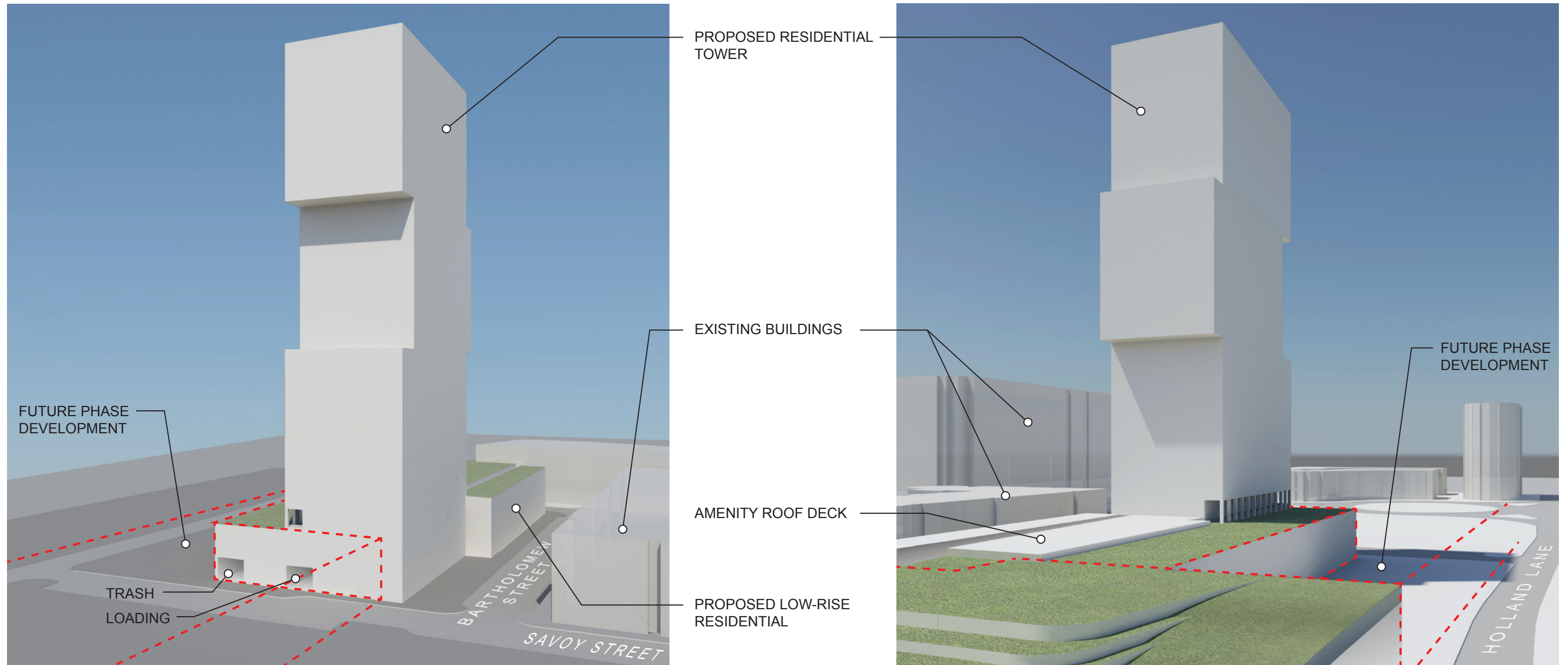
CONCEPT SEQUENCE

SCHEME:

SCALE:

DATE:

2016-02-17



PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

MASSING STUDY

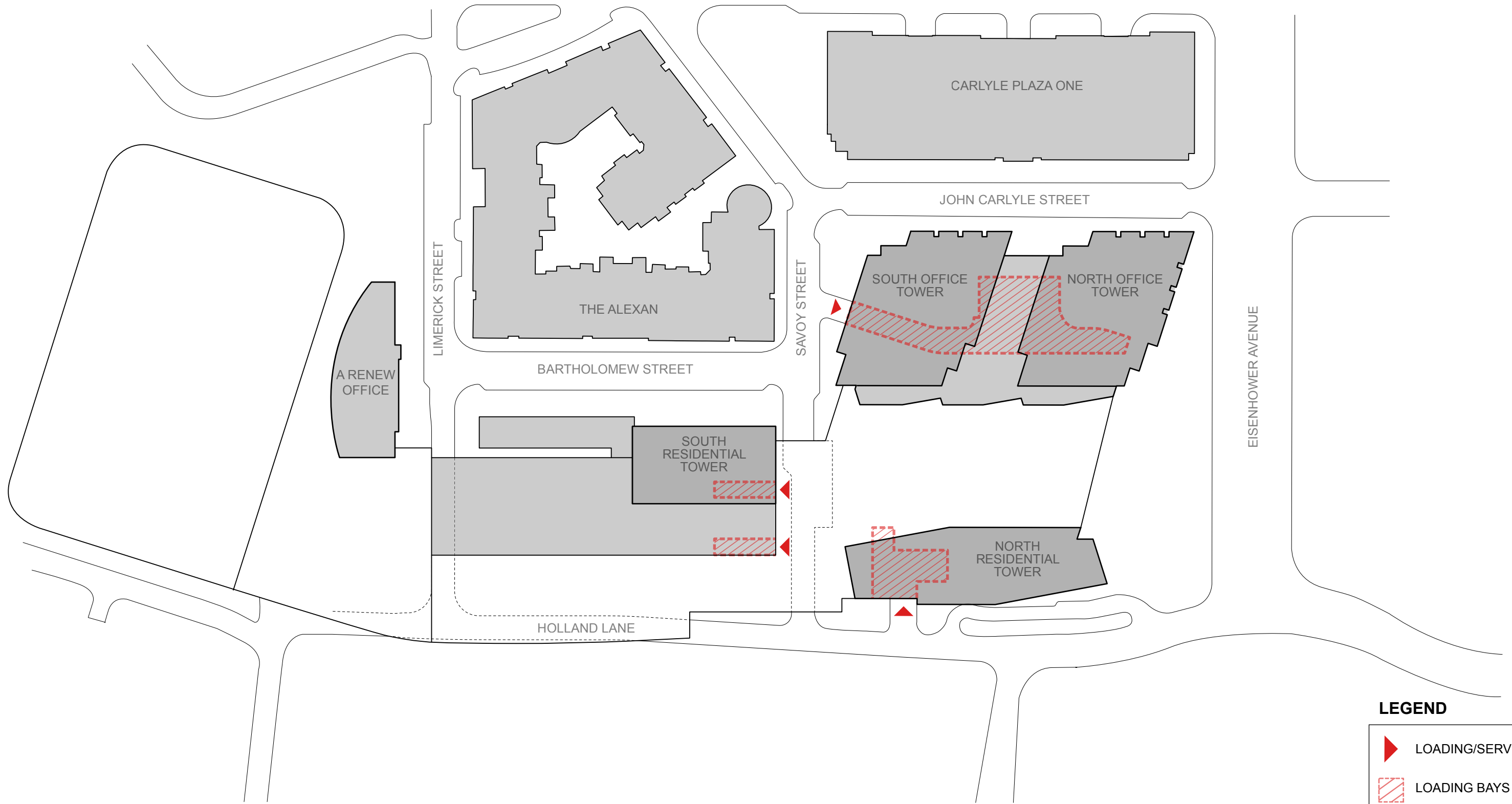
SCHEME:

SCALE:



DATE:

ARQUITECTONICA

2016-02-17



LEGEND

-  LOADING/SERVICE ENTRY
-  LOADING BAYS

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PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

SERVICE VEHICLE ACCESS

SCHEME:

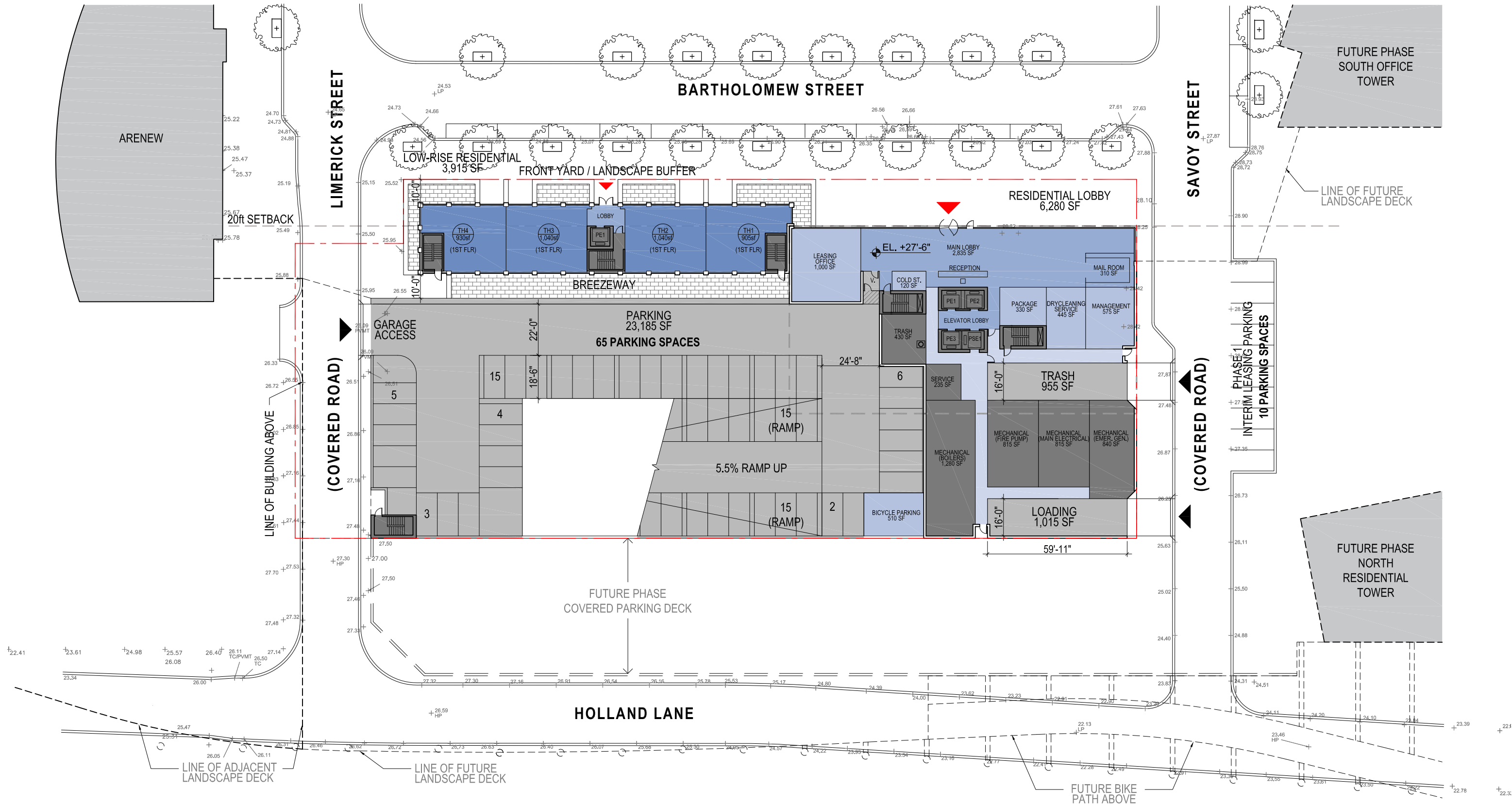
SCALE:
0 50' 100'

1" = 100'

DATE:



2016-02-17



PREPARED FOR:
Hines **JM-ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
GROUND FLOOR PLAN

SCHEME:

SCALE:
 0 20' 40' 1" = 40'
 DATE:
 2016-02-17

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PREPARED FOR:
Hines **JM·ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
SECOND FLOOR PLAN

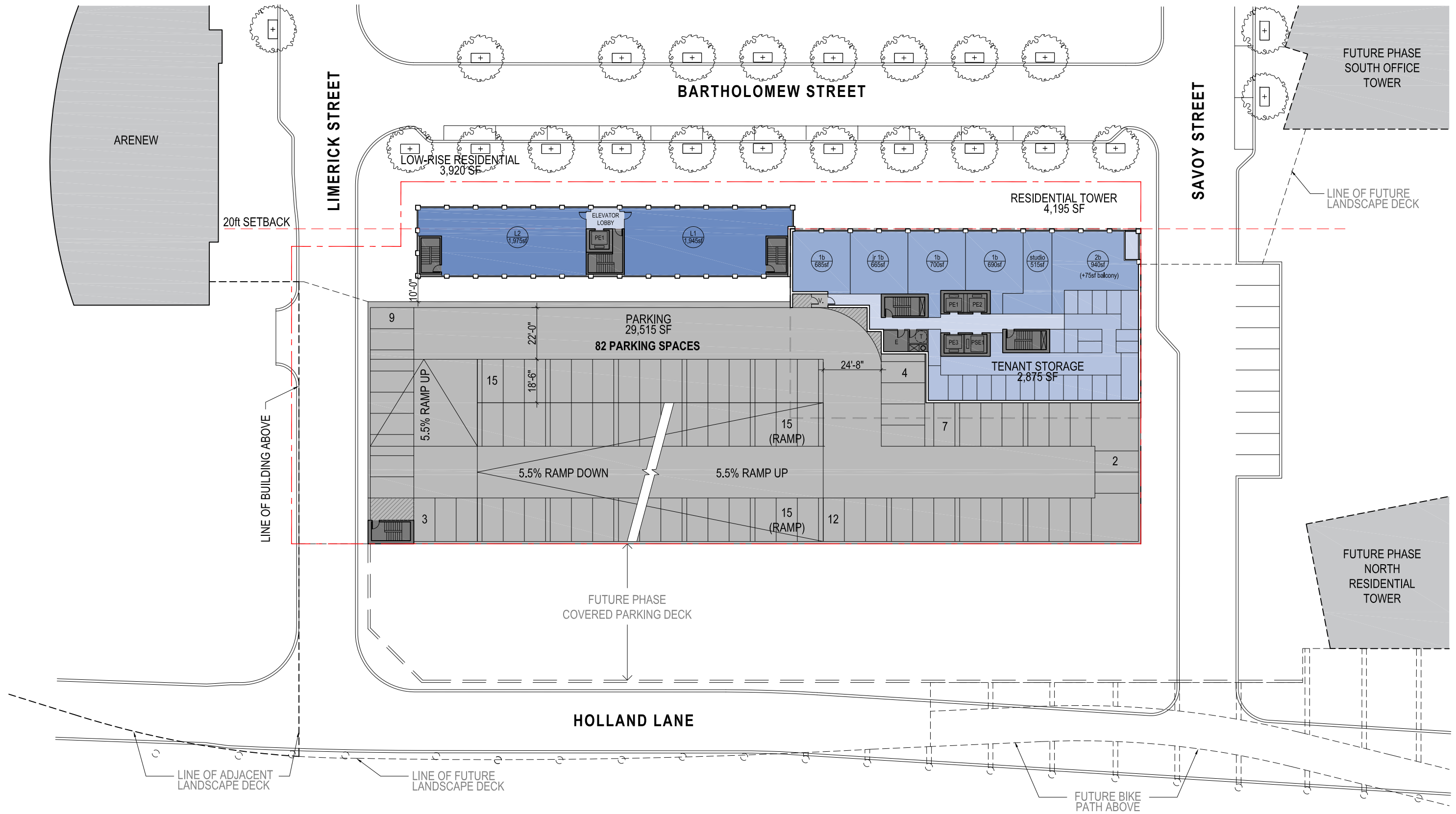
SCHEME:

SCALE:
 0 20' 40' 1" = 40'

DATE:
 2016-02-17

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PREPARED FOR:

Hines **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

THIRD FLOOR PLAN

SCHEME:

0 20' 40'

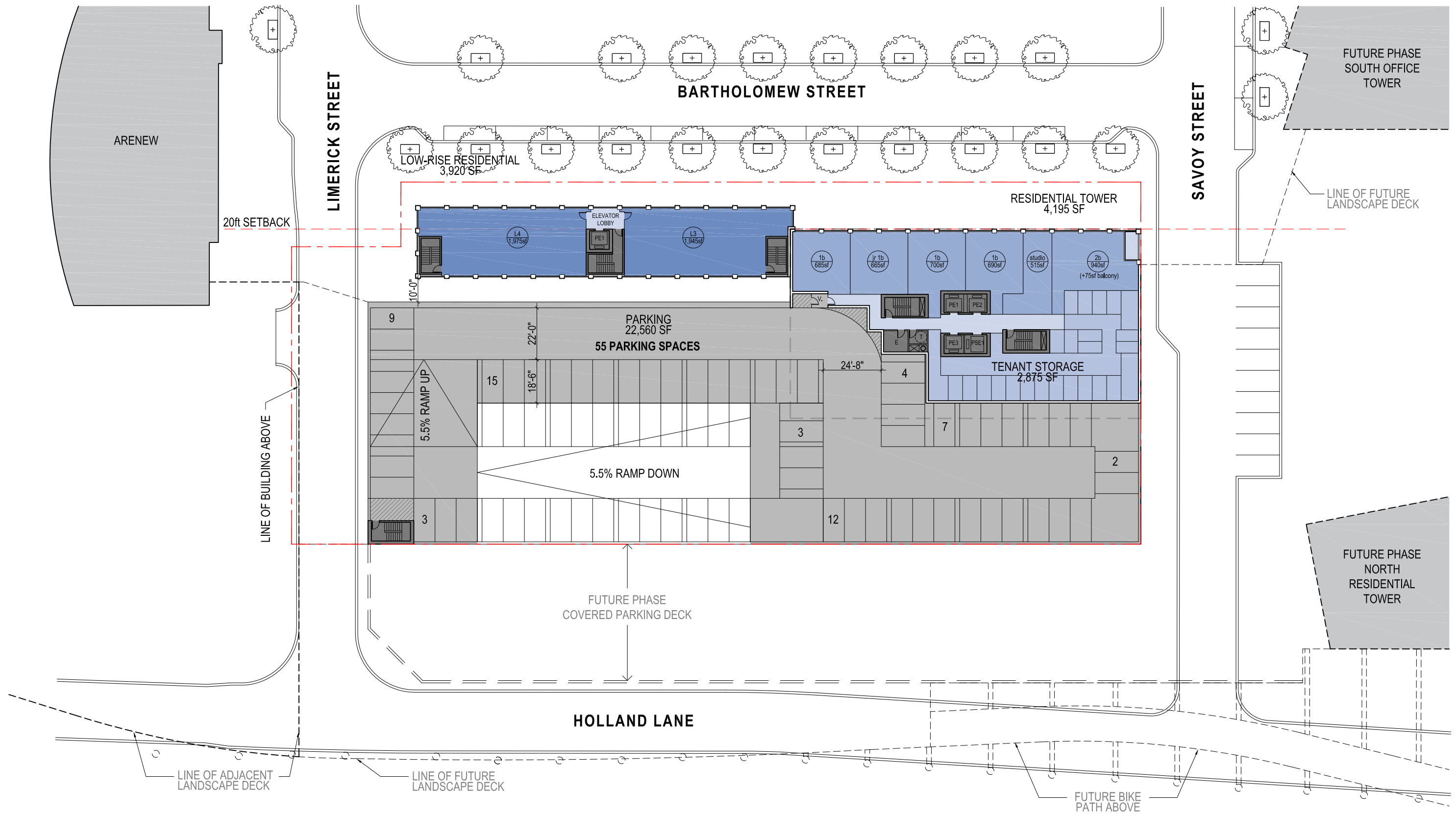
SCALE:

1" = 40'

DATE:



2016-02-17



PREPARED FOR:

Hines + **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

FOURTH FLOOR PLAN

SCHEME:

ARQUITECTONICA

0 20' 40'

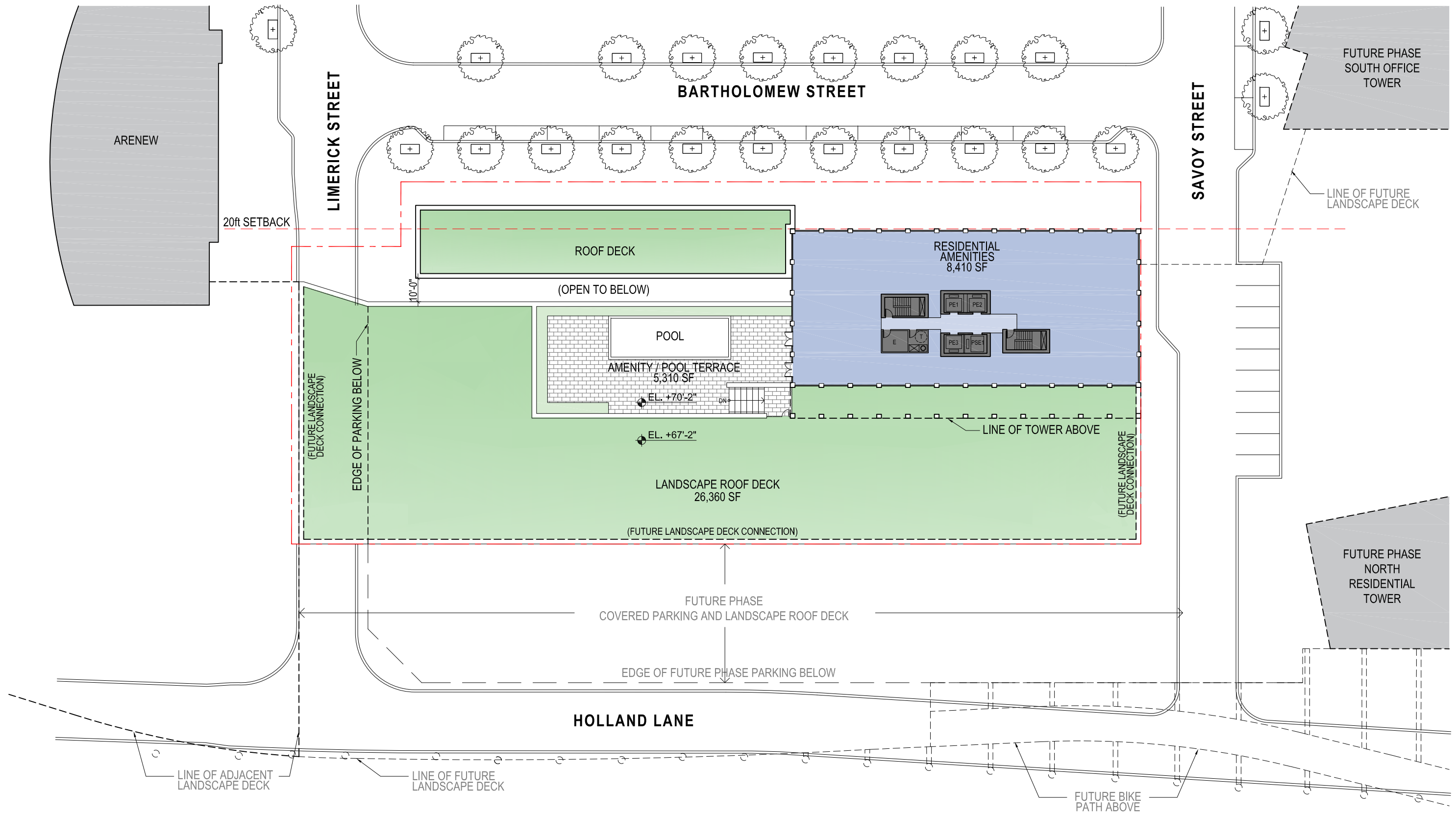
SCALE:

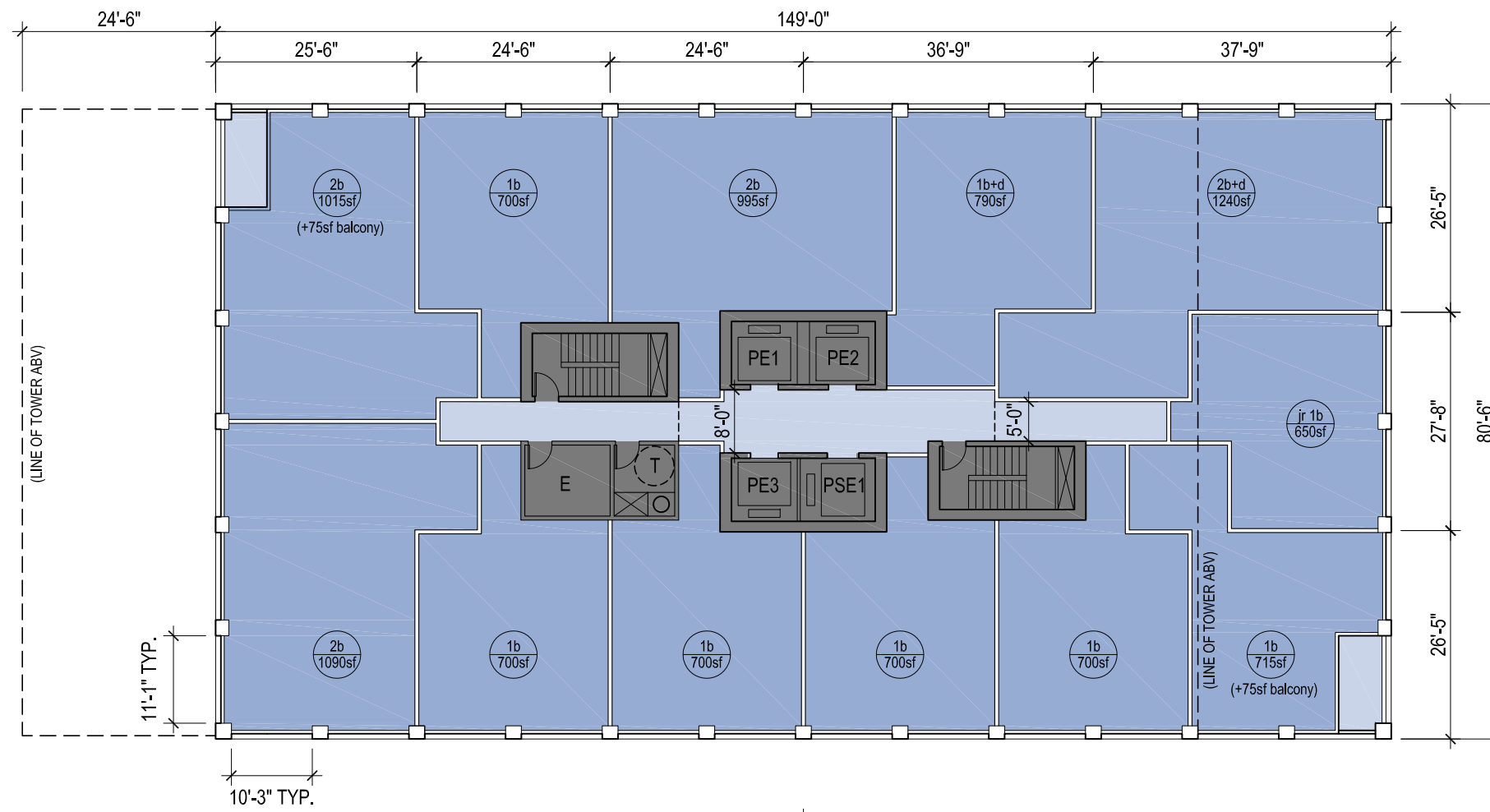
1" = 40'

DATE:



2016-02-17





FLOOR AREA - 11,590 SF
 CORE AREA - 1,570 SF | **86.4%** EFFICIENCY

PREPARED FOR:



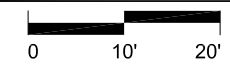
PROJECT:

Carlyle South
 Alexandria, Virginia

DRAWING:

TYPICAL TOWER FLOOR PLAN

SCHEME:



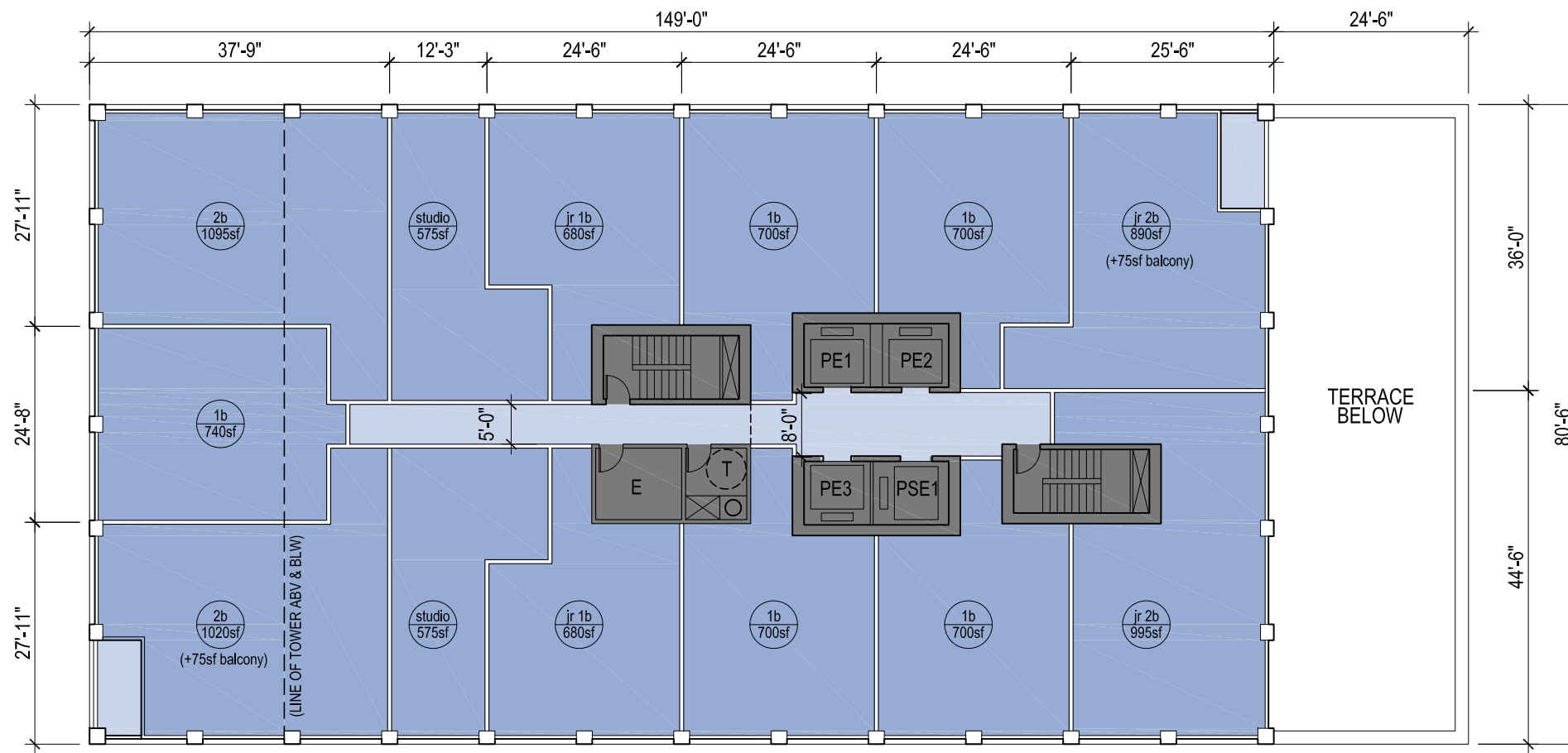
SCALE:

1" = 20'

DATE:



2016-02-17



FLOOR AREA - 11,590 SF | 86.5% EFFICIENCY
 CORE AREA - 1,550 SF

PREPARED FOR:



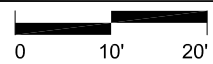
PROJECT:

Carlyle South
 Alexandria, Virginia

DRAWING:

CANTILEVER FLOOR PLAN

SCHEME:



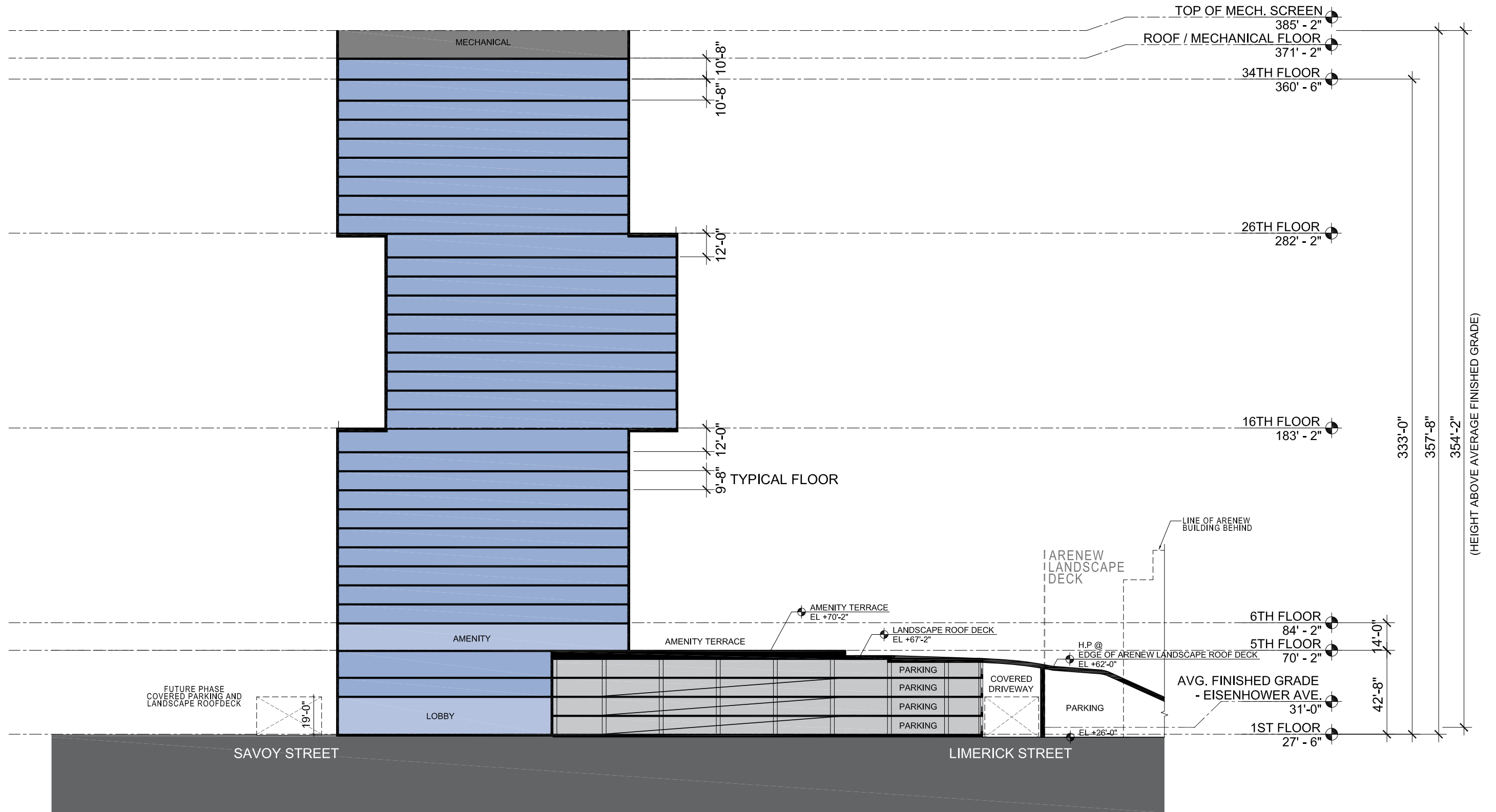
SCALE:

1" = 20'

DATE:



2016-02-17



PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DIAGRAM

SCHEME:

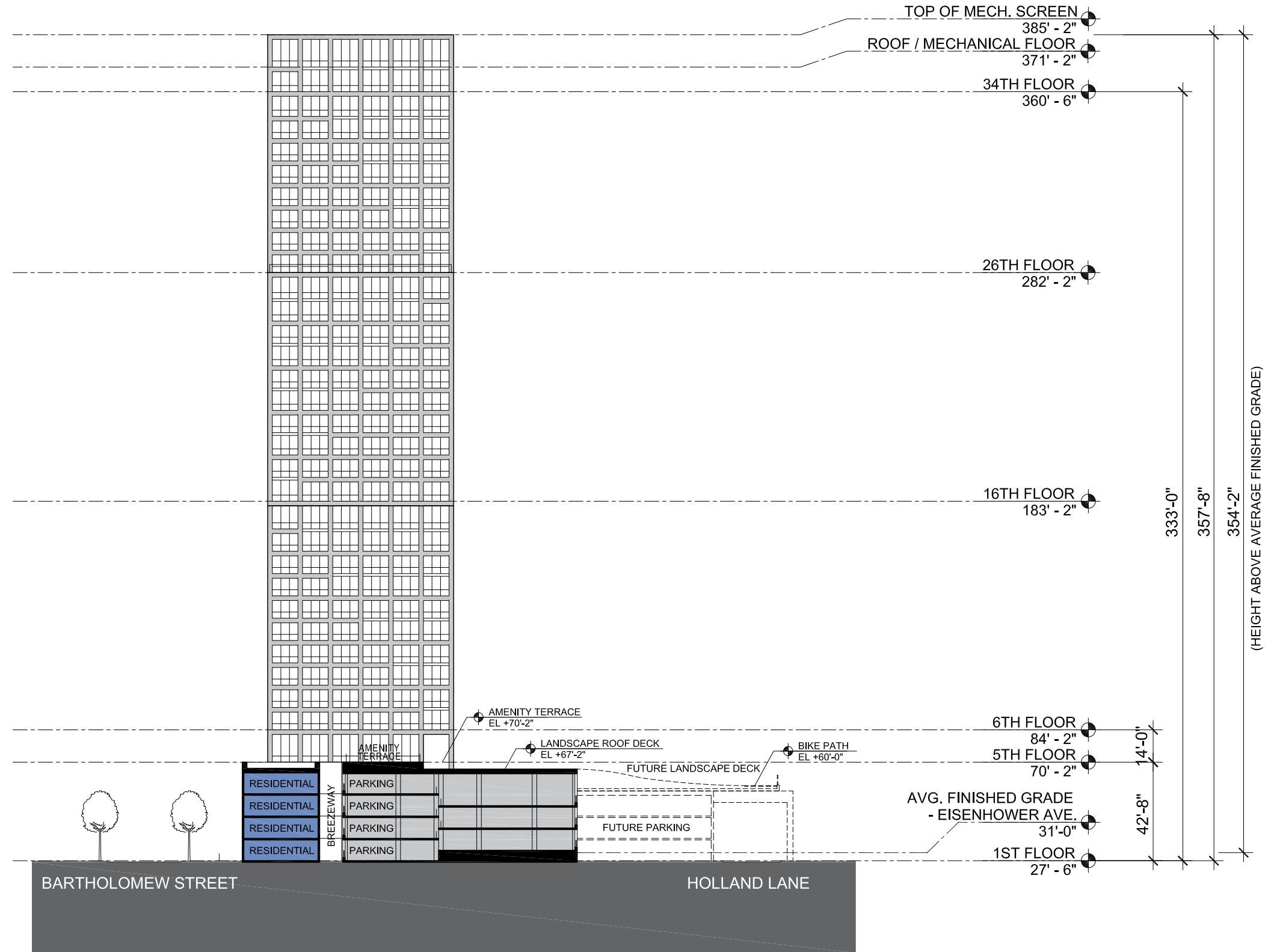


SCALE:

1" = 50'

DATE:

2016-02-17



PREPARED FOR:

Hines **JM-ZELL**

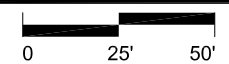
PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DIAGRAM 2

SCHEME:

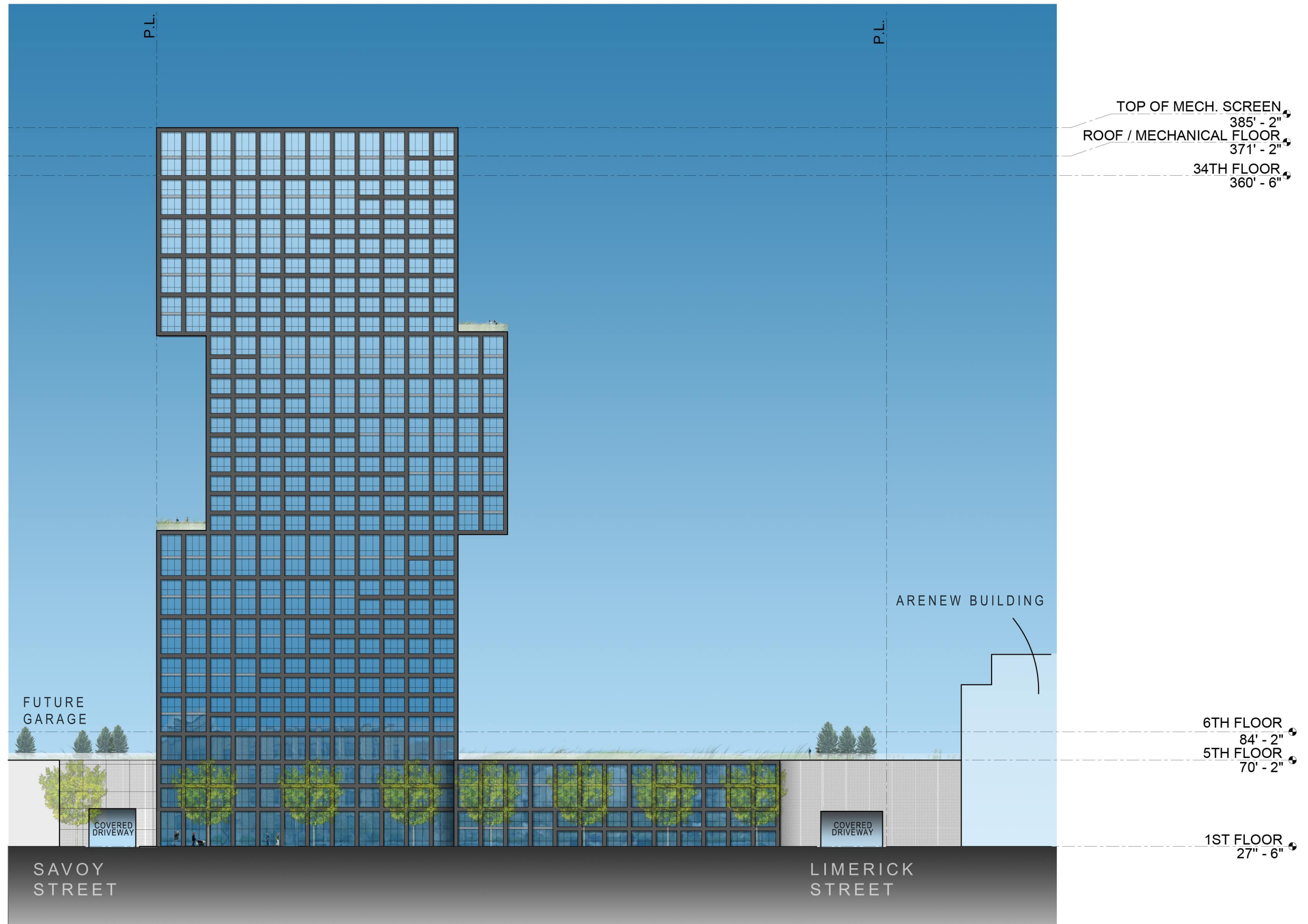


SCALE:

1" = 50'

DATE:

2016-02-17



PREPARED FOR:

Hines **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

WEST ELEVATION

SCHEME:

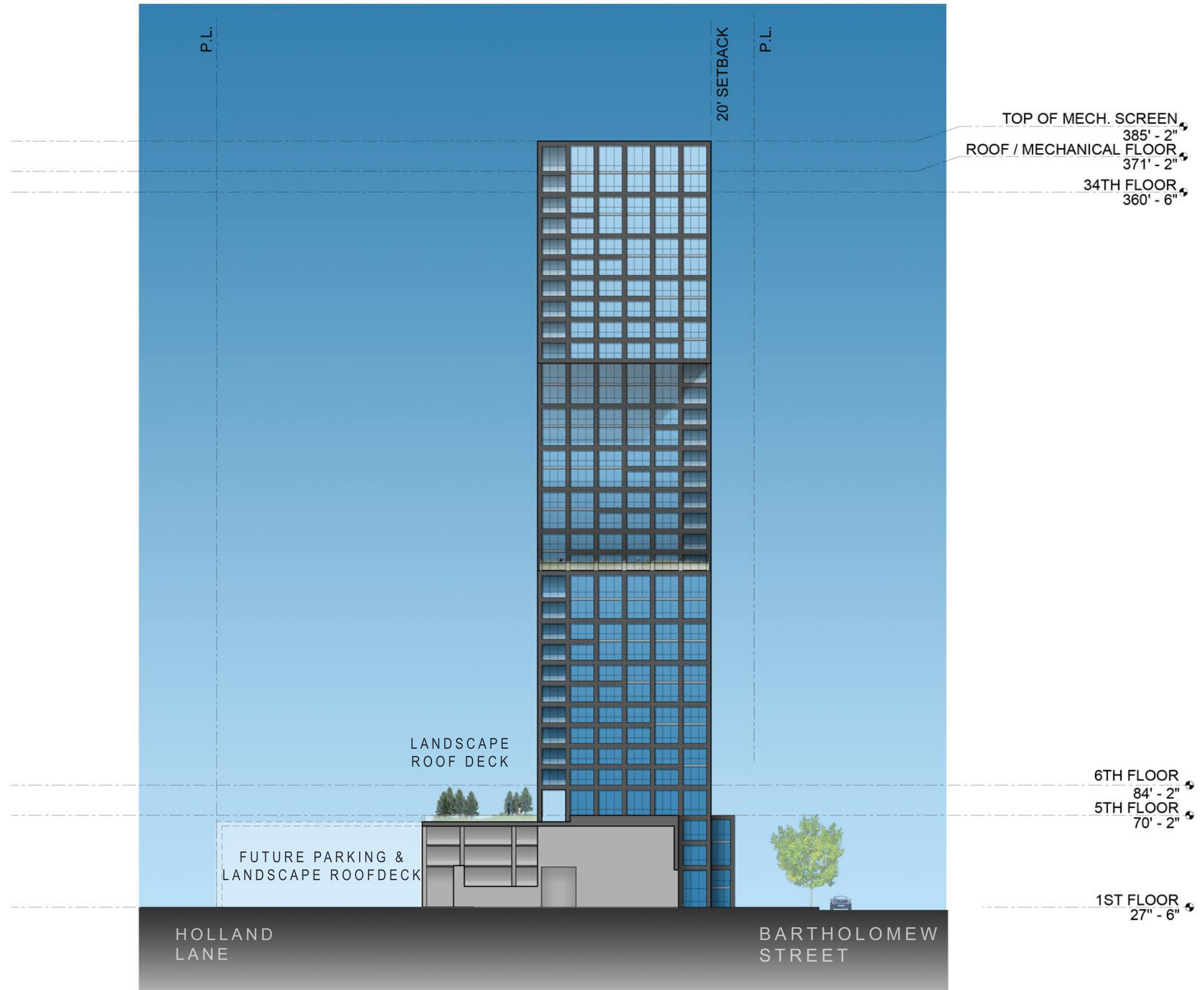


SCALE:

1" = 50'

DATE:

2016-02-17



PREPARED FOR:

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PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

NORTH ELEVATION

SCHEME:



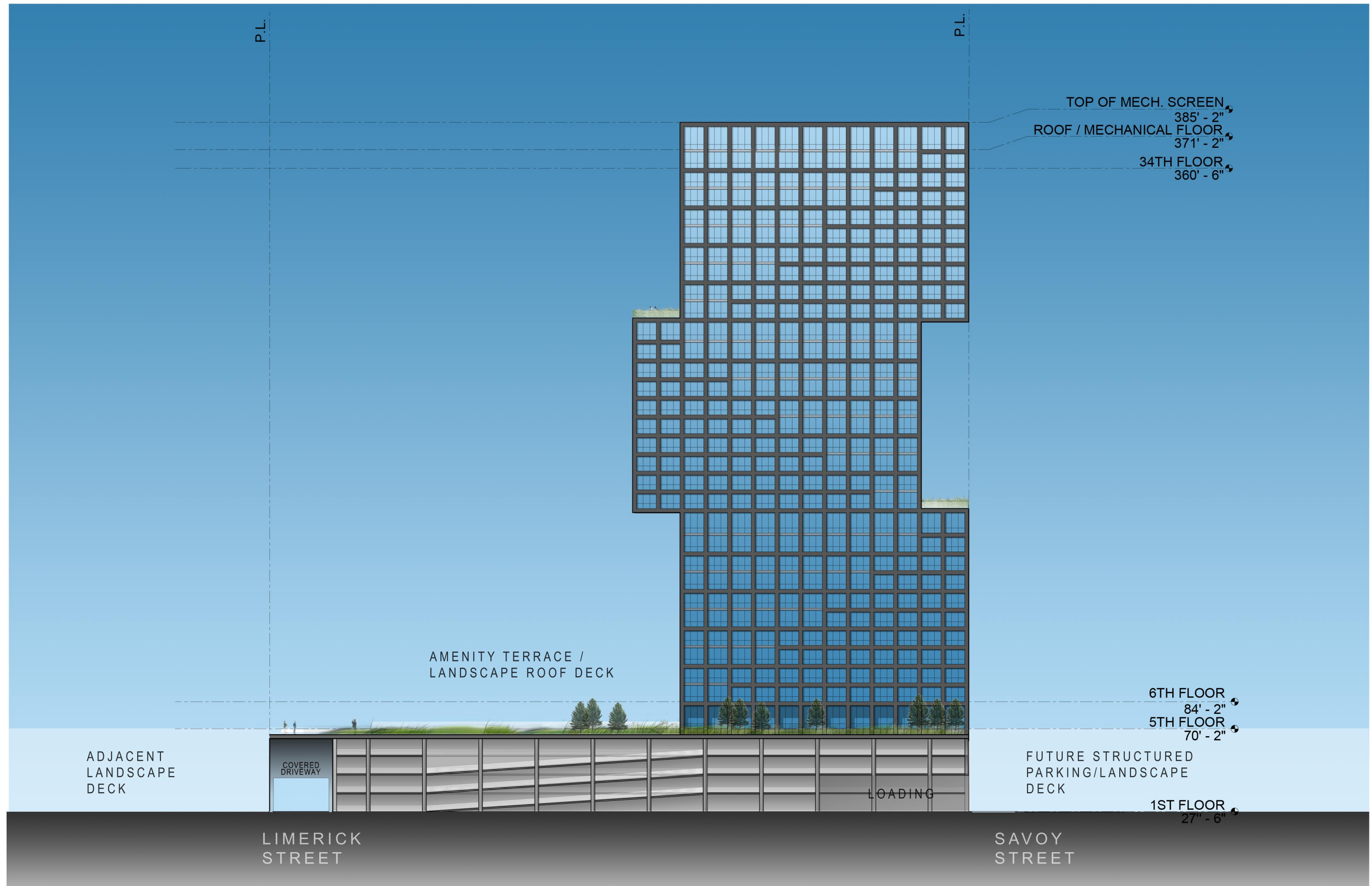
SCALE:

1" = 50'

DATE:

2016-02-17

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PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

EAST ELEVATION

SCHEME:

ARQUITECTONICA

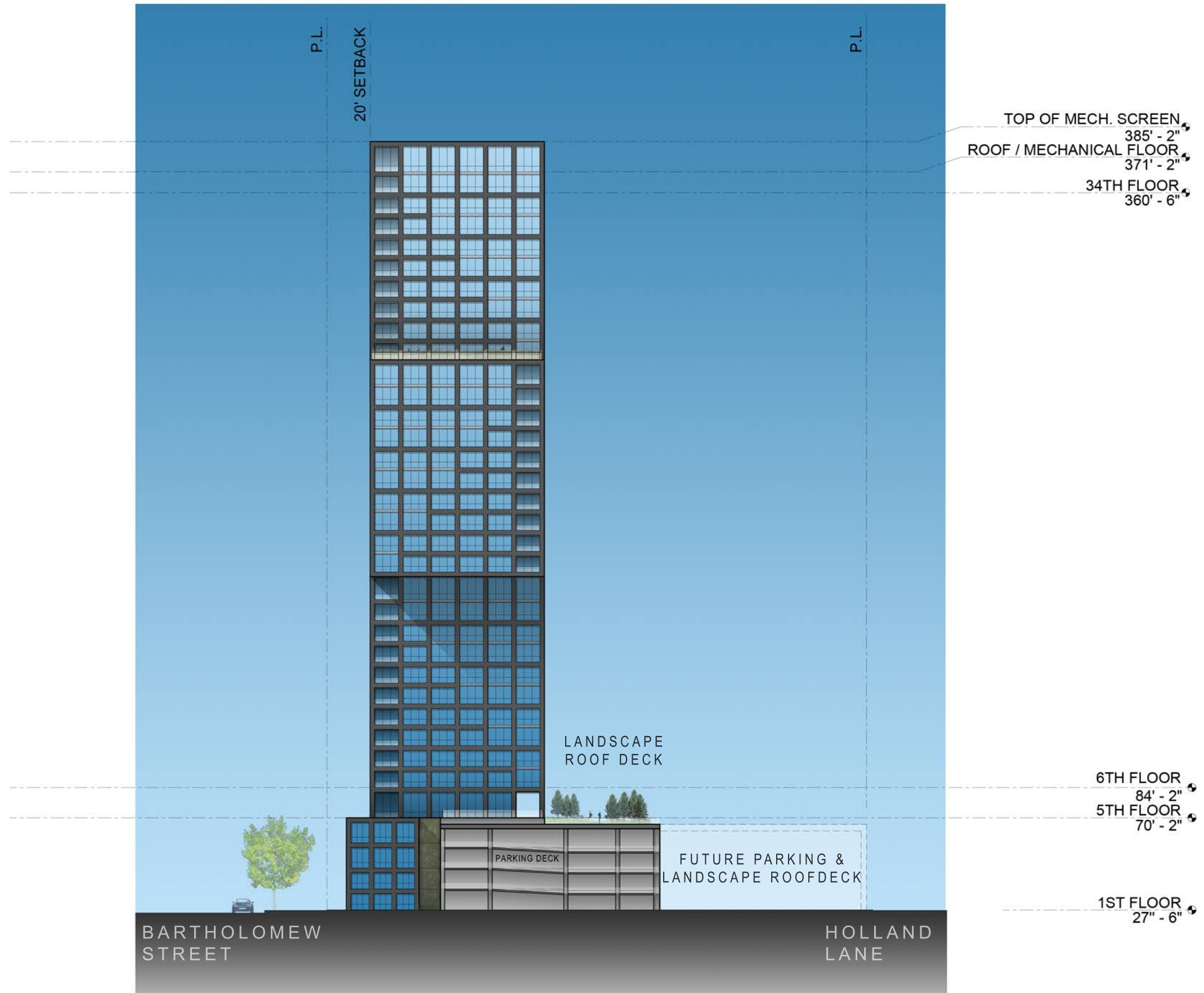


SCALE:

1" = 50'

DATE:

2016-02-17



ARQUITECTONICA

PREPARED FOR:

Hines + **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

SOUTH ELEVATION

SCHEME:



SCALE:

1" = 50'

DATE:

2016-02-17



SECTION DETAIL

ELEVATION DETAIL

PREPARED FOR:

Hines **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING ENVELOPE STUDY
SINGLE BAY

SCHEME:

0 2' 4'

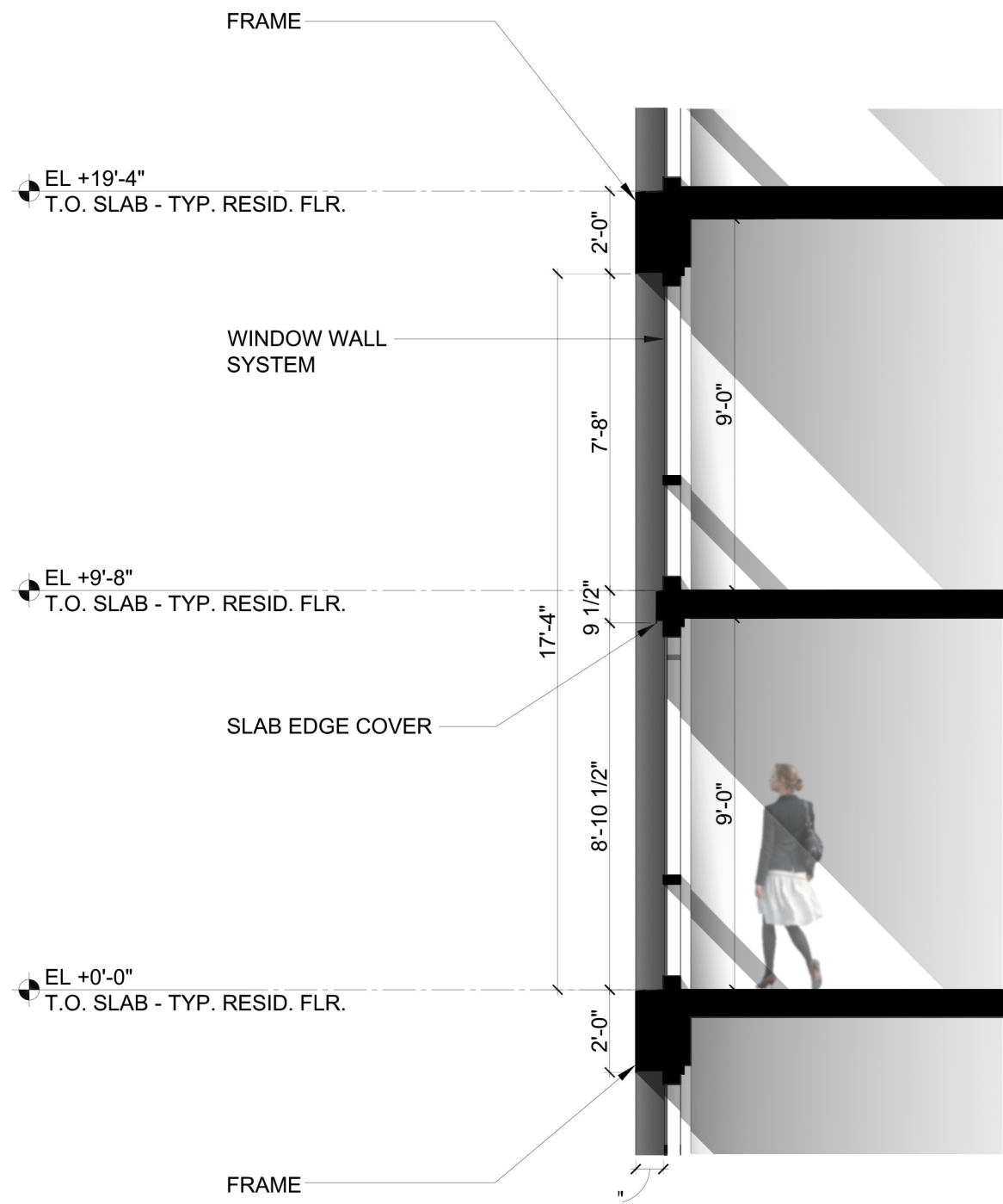
SCALE:

1/4" = 1'-0"

DATE:



2016-02-17



SECTION DETAIL



ELEVATION DETAIL

PREPARED FOR:

Hines **JM-ZELL**

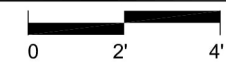
PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING ENVELOPE STUDY
DOUBLE BAY

SCHEME:



SCALE:

1/4" = 1'-0"

DATE:



2016-02-17



PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

CONCEPT RENDERING

SCHEME:

SCALE:

DATE:

2016-02-17

ARQUITECTONICA

CARLYLE SOUTH
Alexandria, VA
Preliminary Program Areas

02/17/16

Total Site Area 78,365

| | Floor | RESIDENTIAL TOWER | | | | | | | | | OTHER USES | | | | TOTAL GROSS AREA |
|--|---------|-------------------|------------|-------------------------|----------------|---------------|--------------|---------------|------------------------|--------------------------|---------------------------------|--------------|----------------|----------------|------------------|
| | | Rentable SF | Units | Lobby/Amenity / Support | Tenant Storage | Loading/Trash | Mechanical | Core/Corridor | % Efficiency w/storage | % Efficiency w/o storage | TOTAL | Parking Area | Parking Stalls | Bike Parking | |
| TOWER | 9 FLRS | 34 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 33 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 32 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 31 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 30 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 29 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 28 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 27 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 26 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | 10 FLRS | 25 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 24 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 23 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 22 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 21 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 20 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 19 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 18 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 17 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | | 16 | 10,040 | 13 | | | | 1,550 | 87% | n/a | 11,590 | | | | 11,590 |
| | 10 FLRS | 15 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 13 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 13 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 12 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 11 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 10 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 9 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 8 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 7 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | | 6 | 10,020 | 12 | | | | 1,570 | 86% | n/a | 11,590 | | | | 11,590 |
| | BASE | 5 FLRS | 5 | | 8,410 | | | 1,400 | | | 9,810 | | | | 9,810 |
| 4 | | | 4,195 | 6 | | 2,875 | | 1,700 | 81% | 48% | 8,770 | 22,560 | 55 | | 31,330 |
| 3 | | | 4,195 | 6 | | 2,875 | | 1,700 | 81% | 48% | 8,770 | 29,515 | 82 | | 38,285 |
| 2 | | | | | | 2,530 | | 1,610 | | | 4,140 | 29,060 | 76 | | 33,200 |
| 1 | | | | | 6,280 | | 1,970 | 3,750 | 2,175 | | 14,175 | 23,185 | 65 | 510 | 37,870 |
| TOTAL | | 299,170 | 370 | 14,690 | 8,280 | 1,970 | 3,750 | 53,915 | | 381,775 | 104,320 | 278 | 510 | 104,830 | |
| TOTAL RESIDENTIAL AREA (GSF) | | | | | | | | | | 381,775 | TOTAL PARKING AREA (GSF) | | | 104,830 | |
| TOTAL PROJECT AREA (GSF) | | | | | | | | | | | | | | 486,605 | |
| OVERALL RESIDENTIAL + STORAGE / BUILDING EFFICIENCY (EXCL. PKG + BALCONIES) | | | | | | | | | | | | | | 80.53% | |

| | |
|--------------------|--------|
| # of Units | 370 |
| Rentable SF / Unit | 808.6 |
| Gross SF / Unit | 1031.8 |

| | |
|------------------|-------|
| Provided Parking | 278 |
| Spaces / Unit | 0.751 |

1. All Dimensions are approximate and subject to change.
2. Areas are gross measurements.
3. Measurements are in Feet / Square Feet.
4. Shaft areas are included in square footages.

CARLYLE SOUTH

Alexandria, VA
Preliminary Unit Mix

02/17/16

| TOWER UNIT DISTRIBUTION | | | | | | |
|---|--------------|---------------|--------------|------------|------|--------------|
| UNIT TYPE | NO. OF UNITS | NO. OF FLOORS | NO. OF UNITS | AREA RANGE | | AVERAGE AREA |
| PODIUM - 3RD -4TH FLOOR | | | | | | |
| STUDIO | 1 | 2 | 2 | 515 | 515 | 515 |
| JR 1 BDRM | 1 | 2 | 2 | 660 | 660 | 660 |
| 1 BDRM | 3 | 2 | 6 | 685 | 790 | 737.5 |
| 1 BDRM + DEN | 0 | 2 | 0 | | | |
| JR 2 BDRM | 0 | 2 | 0 | | | |
| 2 BDRM | 1 | 2 | 2 | 940 | 940 | 940 |
| 2 BDRM + DEN | 0 | 2 | 0 | | | |
| TOTAL | 6 | | 12 | | | |
| TOWER - 6TH TO 15TH FLOOR, 26TH TO 34TH FLOOR TYPICAL | | | | | | |
| STUDIO | 0 | 19 | 0 | | | |
| JR 1 BDRM | 1 | 19 | 19 | 650 | 650 | 650 |
| 1 BDRM | 6 | 19 | 114 | 700 | 715 | 707.5 |
| 1 BDRM + DEN | 1 | 19 | 19 | 790 | 790 | 790 |
| JR 2 BDRM | 0 | 19 | 0 | | | |
| 2 BDRM | 3 | 19 | 57 | 1015 | 1090 | 1052.5 |
| 2 BDRM + DEN | 1 | 19 | 19 | 1240 | 1240 | 1240 |
| TOTAL | 12 | | 228 | | | |
| TOWER - 16TH TO 25TH FLOOR CANTILIVER | | | | | | |
| STUDIO | 2 | 10 | 20 | 575 | 575 | 575 |
| JR 1 BDRM | 2 | 10 | 20 | 680 | 680 | 680 |
| 1 BDRM | 5 | 10 | 50 | 700 | 740 | 720 |
| 1 BDRM + DEN | 0 | 10 | 0 | | | |
| JR 2 BDRM | 2 | 10 | 20 | 890 | 995 | 942.5 |
| 2 BDRM | 2 | 10 | 20 | 1020 | 1090 | 1055 |
| 2 BDRM + DEN | 0 | 10 | 0 | | | |
| TOTAL | 13 | | 130 | | | |

| TOWER UNIT MIX SUMMARY | | | | | |
|------------------------|--------------|---------------|-------|---------------|-------|
| UNIT TYPE | SITE TOTAL | | | | |
| | NO. OF UNITS | PERCENTAGE | | TARGET | |
| STUDIO | 22 | 5.9% | 5.9% | 5.0% | 5.0% |
| JR 1 BDRM | 41 | 11.1% | 62.2% | 10.0% | 65.0% |
| 1 BDRM | 170 | 45.9% | | 50.0% | |
| 1 BDRM + DEN | 19 | 5.1% | | 5.0% | |
| JR 2 BDRM | 20 | 5.4% | 31.9% | 5.0% | 30.0% |
| 2 BDRM | 79 | 21.4% | | 20.0% | |
| 2 BDRM + DEN | 19 | 5.1% | | 5.0% | |
| TOTAL | 370 | 100.0% | | 100.0% | |

CARLYLE SOUTH
 Alexandria, VA
 Preliminary Program Areas

02/17/16

| Floor | LOW-RISE RESIDENTIAL | | | | | TOTAL |
|-------------------------|----------------------|-----------|------------|---------------|--------------|---------------|
| | Rentable SF | Units | Lobby | Core/Corridor | % Efficiency | |
| 4 | 3,920 | 2 | | 835 | 82% | 4,755 |
| 3 | 3,920 | 2 | | 835 | 82% | 4,755 |
| 2 | 4,115 | 4 | | 640 | 87% | 4,755 |
| 1 | 3,915 | 4 | 145 | 695 | 85% | 4,755 |
| TOTAL | 15,870 | 12 | 145 | 3,005 | | |
| TOTAL AREA (GSF) | | | | | | 19,020 |

1. All Dimensions are approximate and subject to change.
2. Areas are gross measurements.
3. Measurements are in Feet / Square Feet.
4. Shaft areas are included in square footages.

| LOW-RISE RESIDENTIAL UNIT MIX | | | |
|-------------------------------|-------|------|------------|
| UNIT TYPE | FLOOR | AREA | TOTAL AREA |
| 2-STORY TOWNHOME | | | |
| TOWNHOME 1 | 1 | 905 | 1810 |
| | 2 | 905 | |
| TOWNHOME 2 | 1 | 1040 | 2205 |
| | 2 | 1165 | |
| TOWNHOME 3 | 1 | 1040 | 2155 |
| | 2 | 1115 | |
| TOWNHOME 4 | 1 | 930 | 1860 |
| | 2 | 930 | |
| LOFT | | | |
| LOFT 1 | 3 | 1945 | 1945 |
| LOFT 2 | 3 | 1975 | 1975 |
| LOFT 3 | 4 | 1975 | 1975 |
| LOFT 4 | 4 | 930 | 930 |