

# CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

PREPARED FOR:



2016-07-01

Concept Design Submission

PREPARED BY:

**ARQUITECTONICA**



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Master Plan**

SCHEME:

**OCULUS** **ARQUITECTONICA**



SCALE:



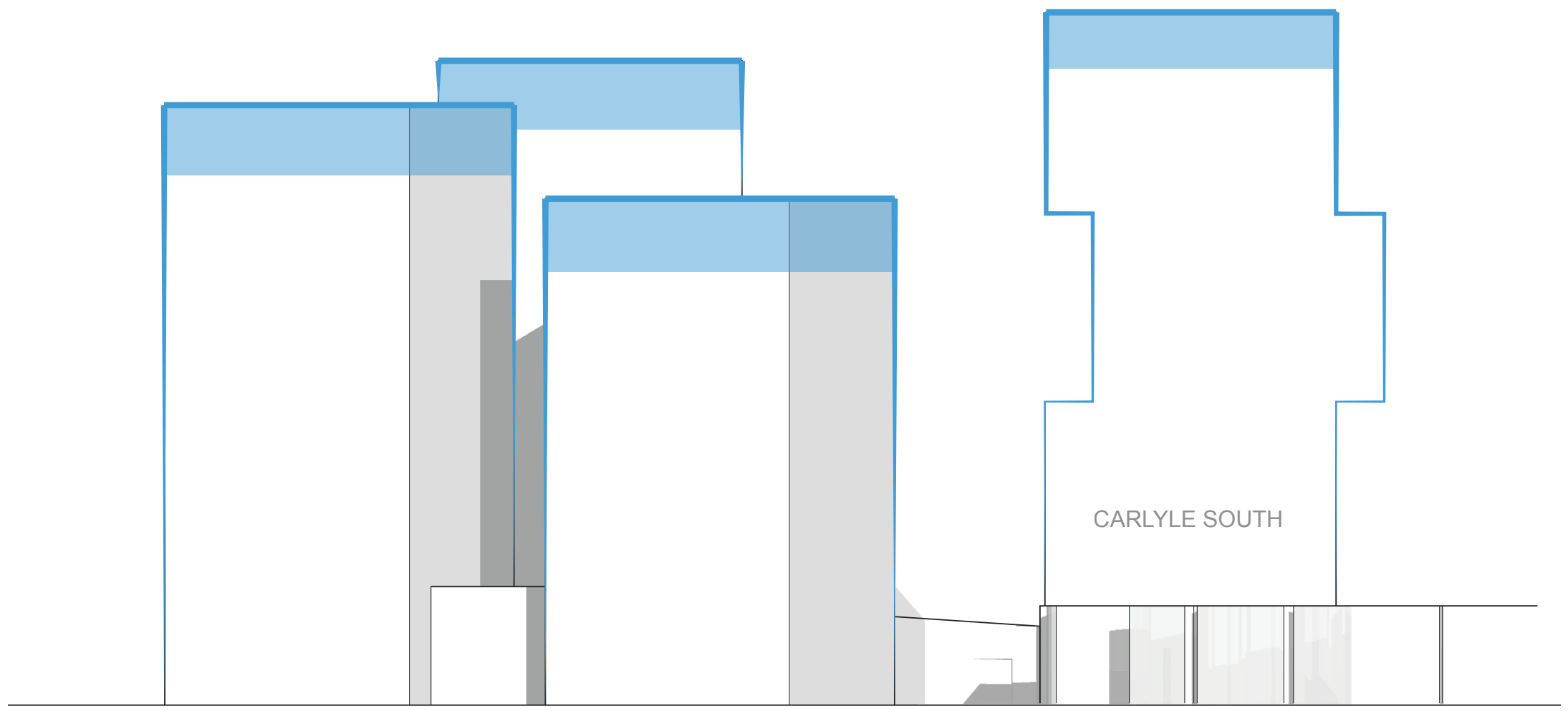
DATE:

2016-07-01

# CARLYLE SOUTH RESIDENTIAL

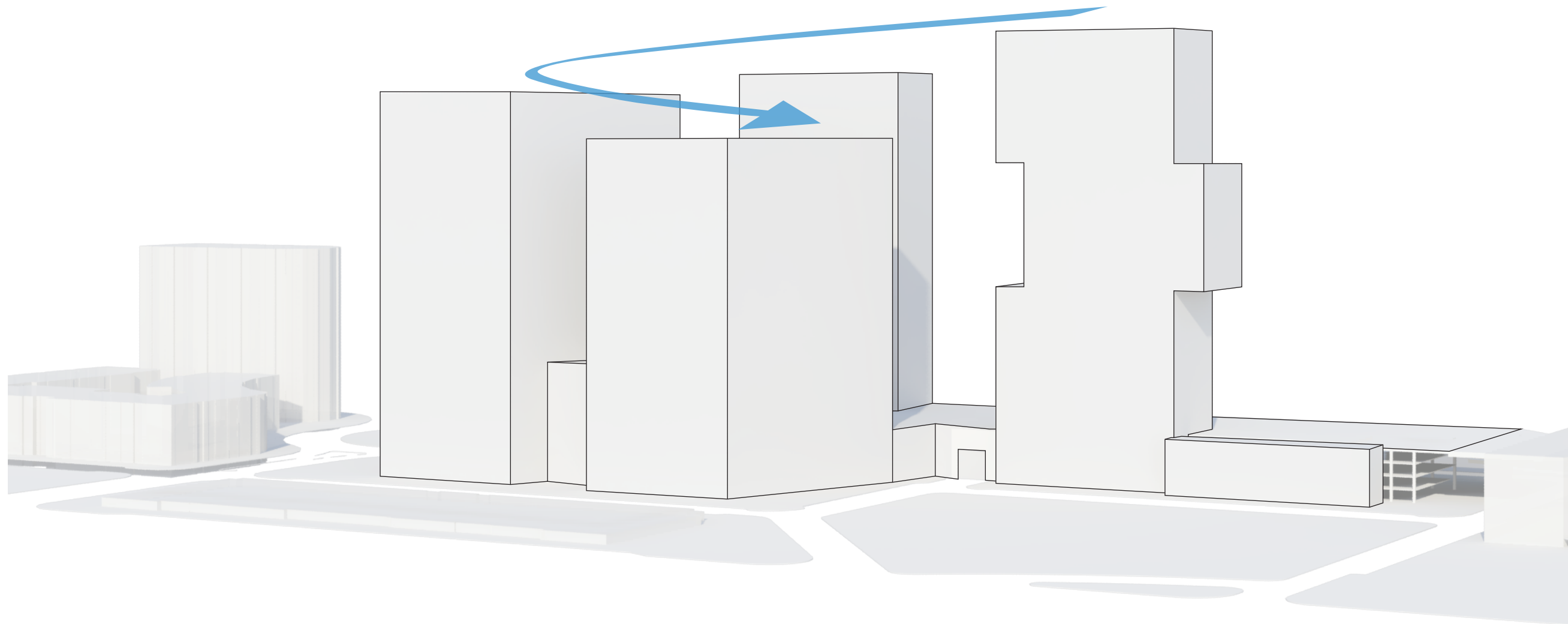
Alexandria | Virginia

Concept Design Submission  
-  
DESIGN GUIDELINE REQUIREMENTS

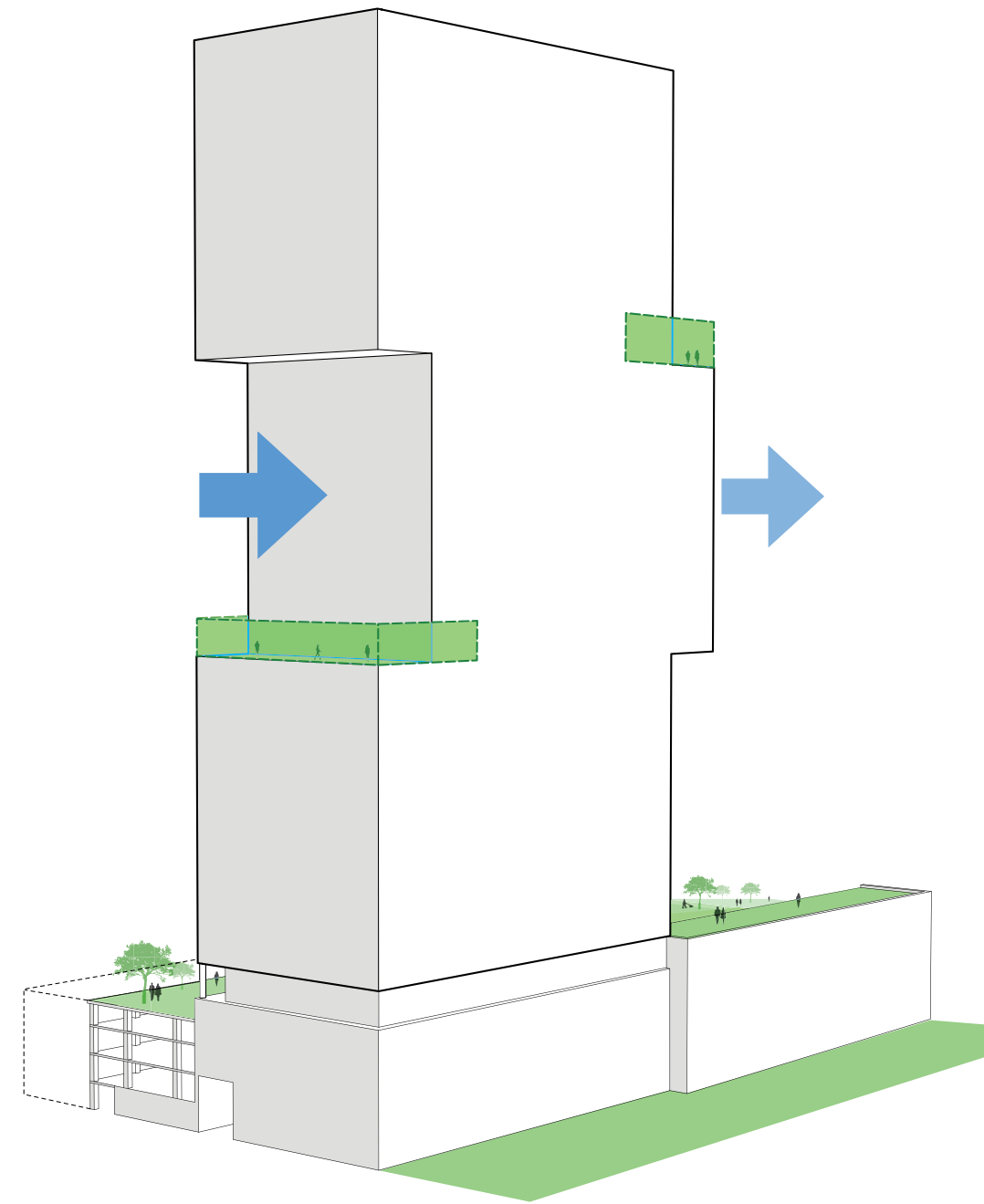
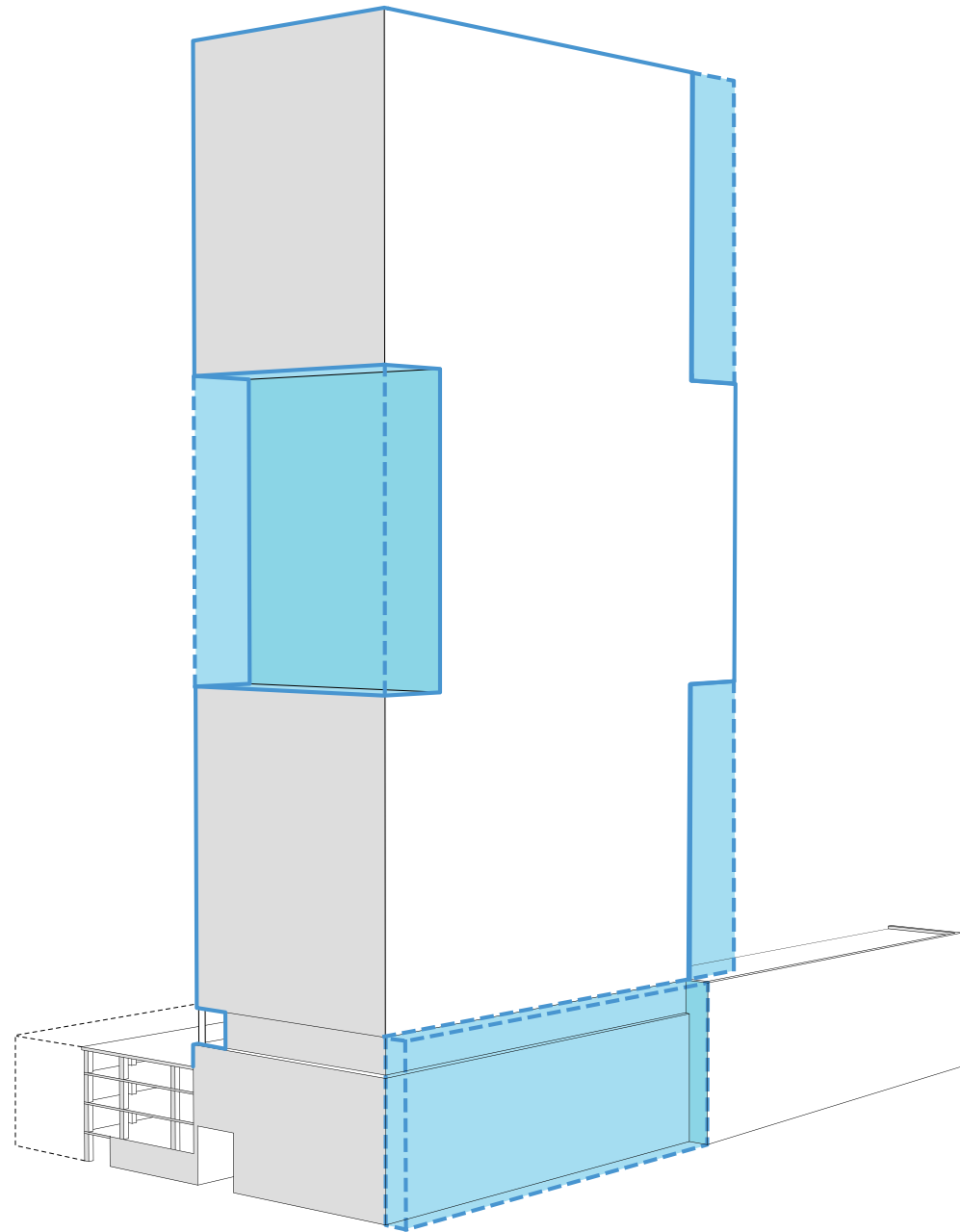


ARCHITECTURAL INTENT:  
 1. Creation of a compelling **skyline**.

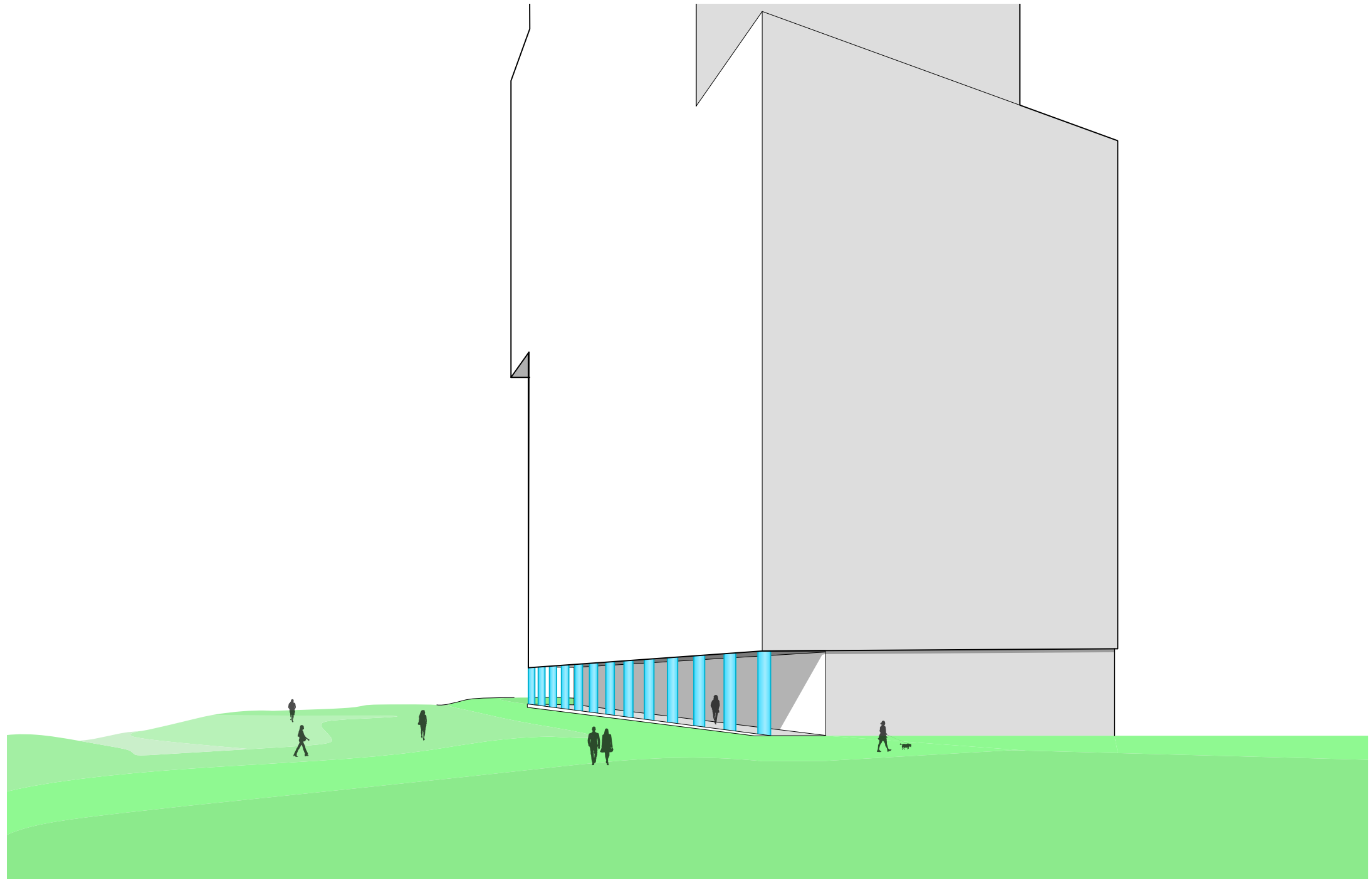
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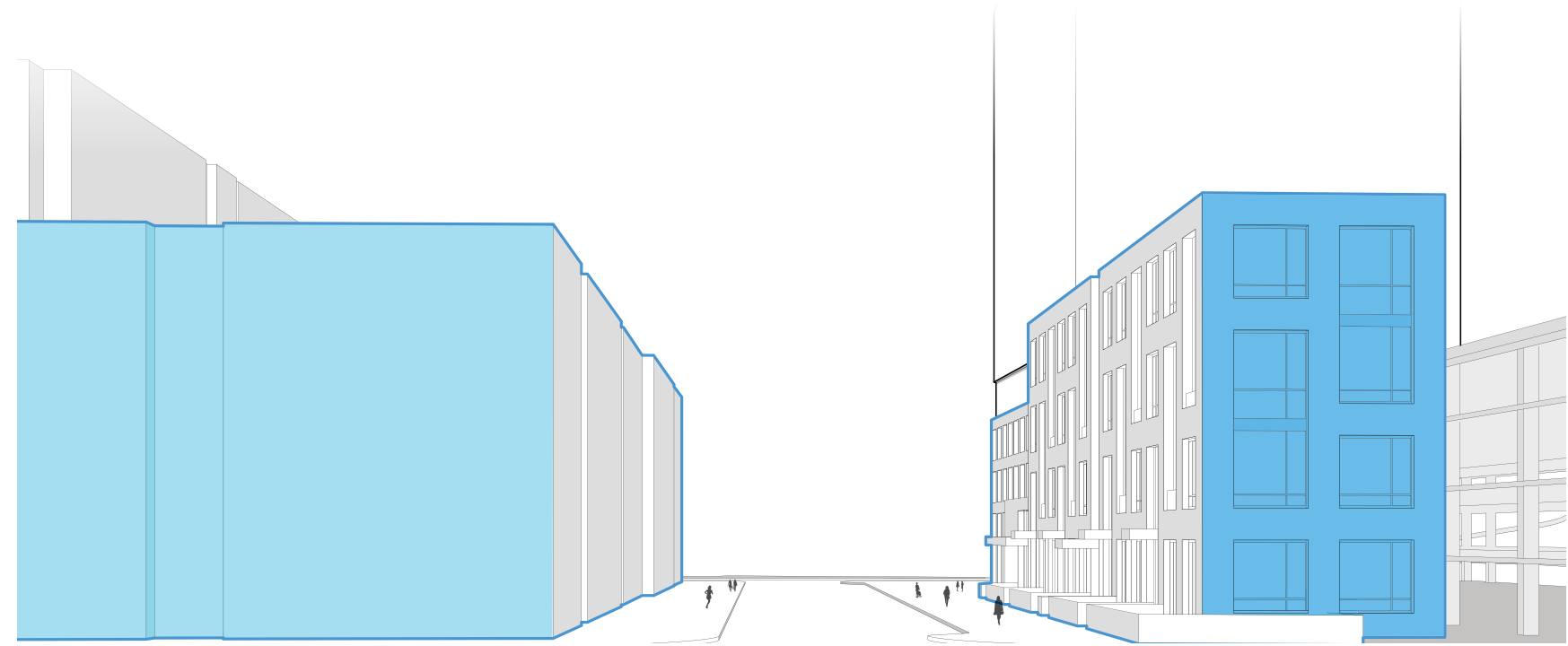
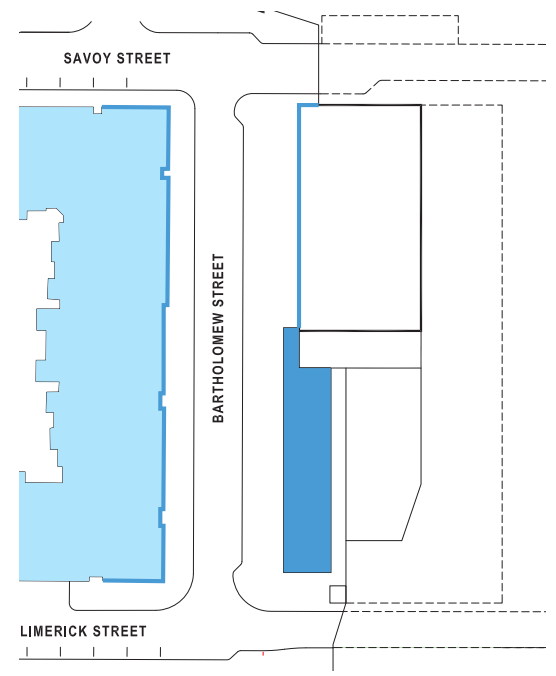
ARCHITECTURAL INTENT:  
2. Variation in building heights organized as a **spiral** progression.



ARCHITECTURAL INTENT:  
4. Subdivision of building volumes with formal **articulation** and **setbacks**.



ARCHITECTURAL INTENT:  
 5. Create setbacks with exposed columns or 'pilotis' at the base of buildings adjacent to the open space.



ARCHITECTURAL INTENT:  
 6. Respect the scale of Bartholomew Street with **streetwall location**, height, and setbacks that enhance the pedestrian experience and complete Bartholomew Street.

PREPARED FOR:

**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**DESIGN GUIDELINES**

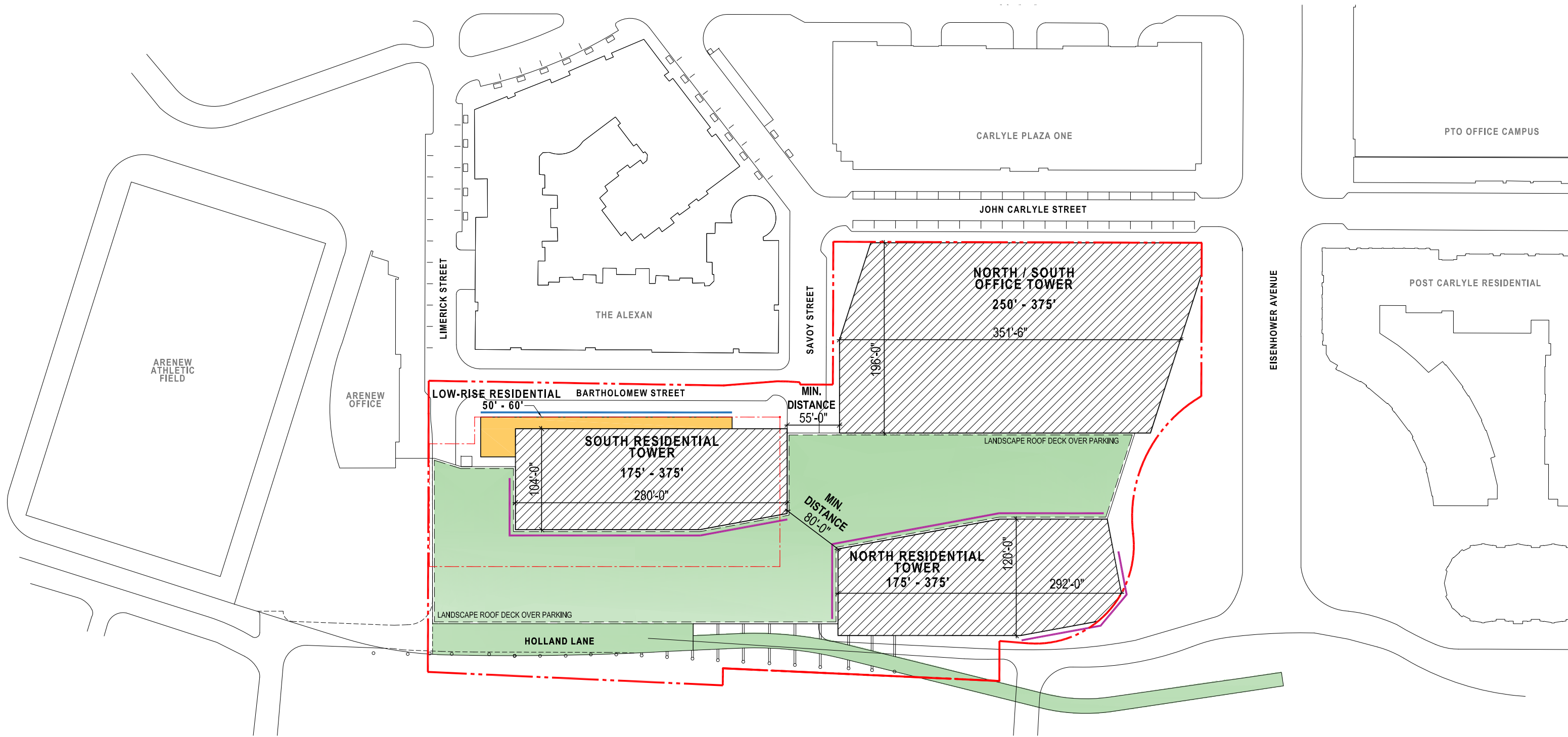
SCHEME:

SCALE:

DATE:

2016-07-01

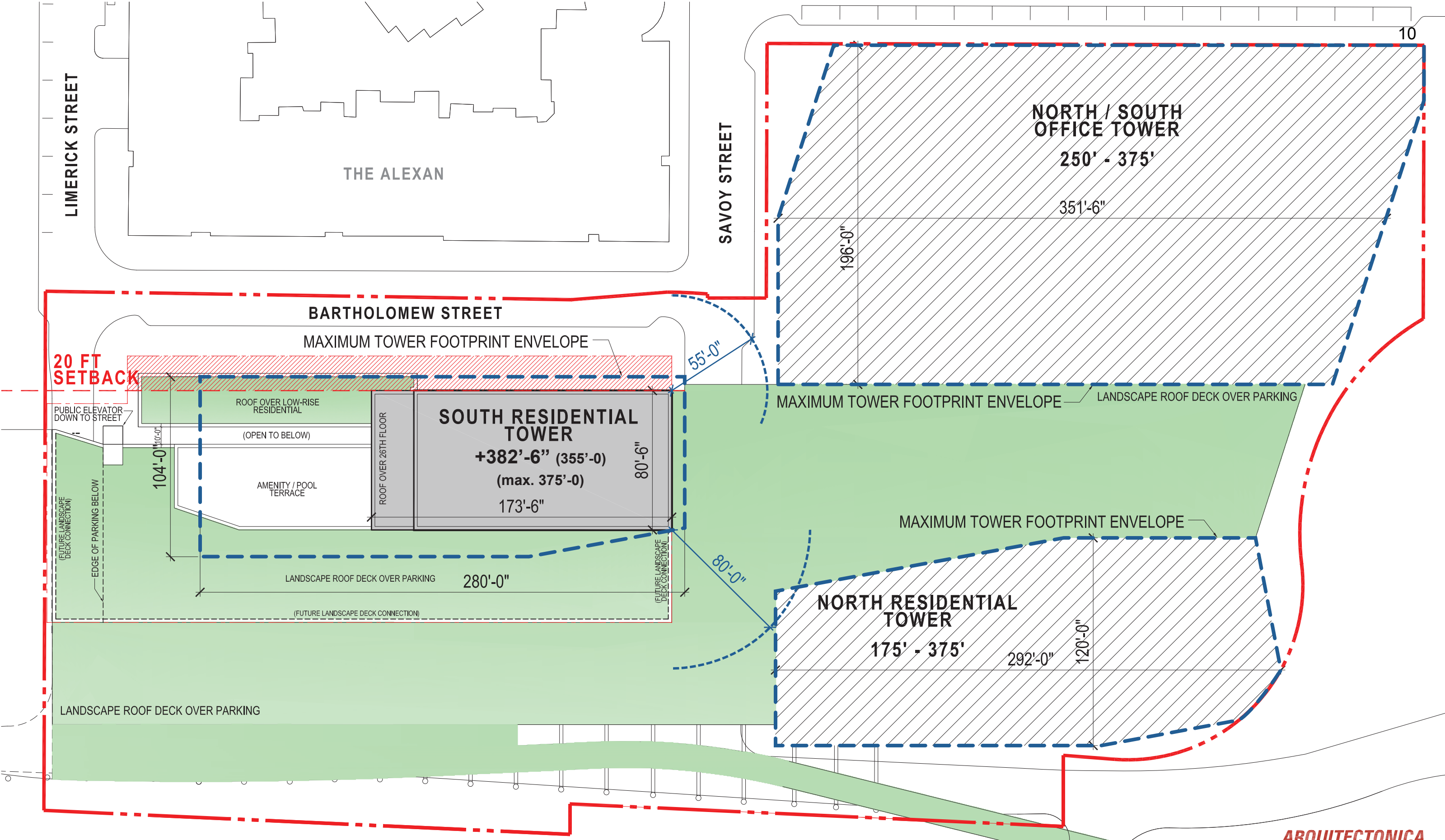


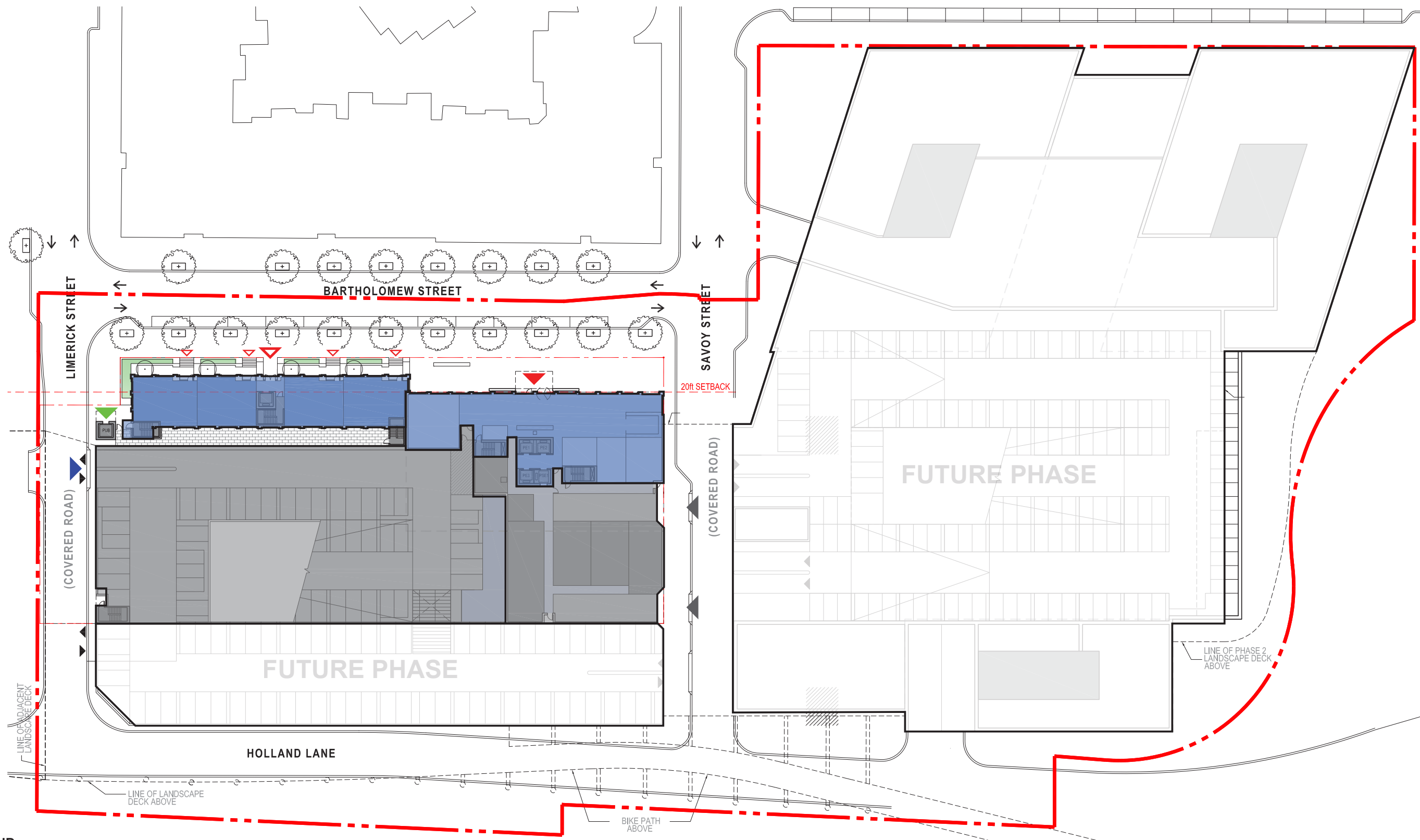


**LEGEND**

- 50' Streetwall Requirement - 20' Setback Required @ 50'-60' Height
- Open Arcades / Pilots
- Tower Location Zone
- Low-Mid Rise Zone
- Landscape Roof Deck

NOTE: Balconies may extend up to 4' beyond the tower location zone if more than 15' above the adjacent surface.





**LEGEND**

- ▶ PRIMARY LOBBY ENTRY
- ▶ SECONDARY LOBBY ENTRY
- ▶ LANDSCAPE DECK ENTRY
- ▶ PARKING ENTRY
- ▶ LOADING/SERVICE ENTRY
- RESIDENTIAL
- PARKING / SERVICE

**ARQUITECTONICA**

PREPARED FOR:

**Hines** + JM-ZELL

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**ACCESSIBILITY DIAGRAM**

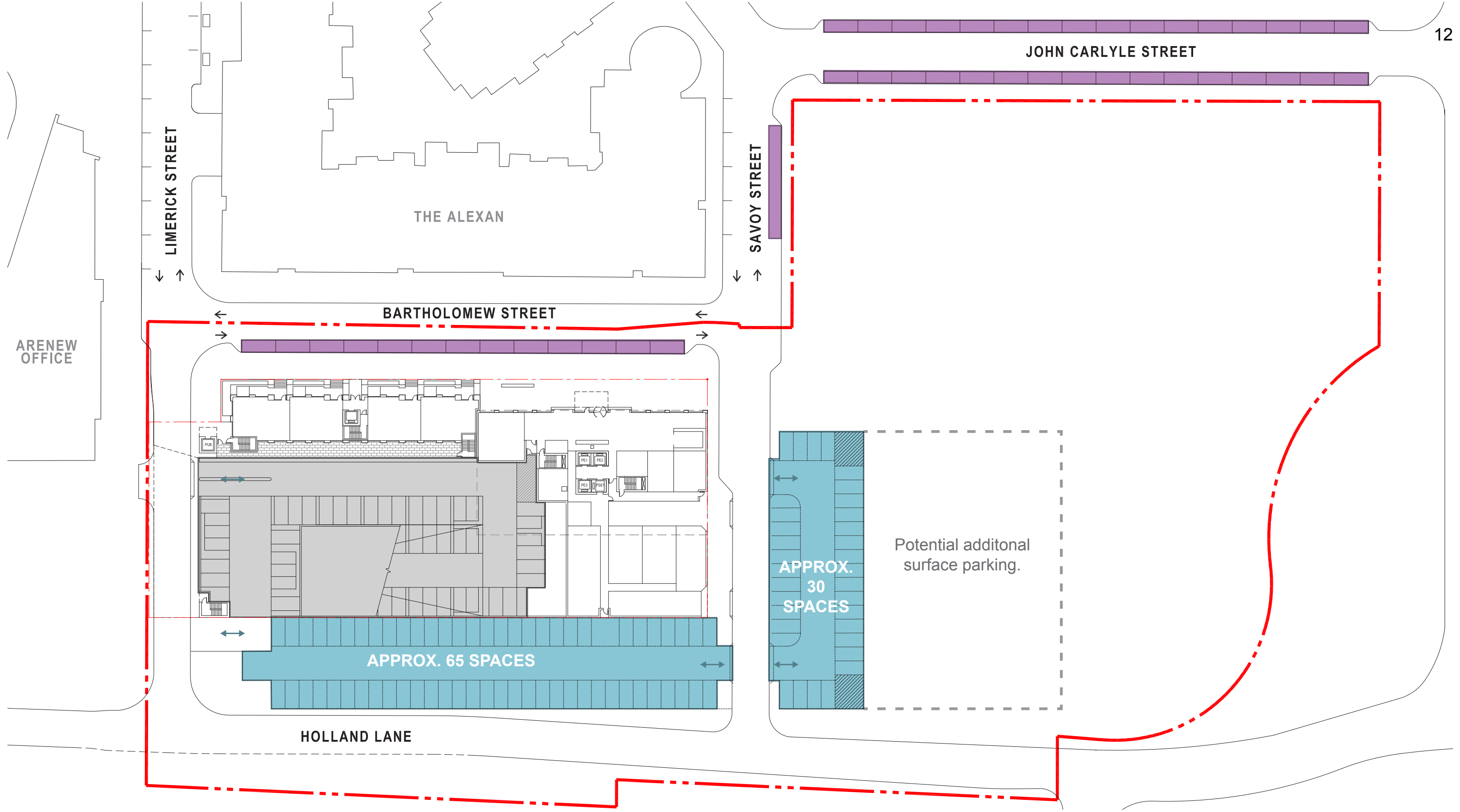
SCHEME:

SCALE:

**N.T.S**

DATE:

2016-07-01



DEDICATED RESIDENTIAL PARKING
  INTERIM SURFACE PARKING
  ON-STREET PARALLEL PARKING

# RENDERINGS TO BE UPDATED

**ARQUITECTONICA**

PREPARED FOR:

PROJECT:

DRAWING:

SCALE:

**Hines**  **JM·ZELL**

**Carlyle South**  
Alexandria, Virginia

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**MASSING STUDIES**

SCALE:

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**MASSING STUDIES**

SCALE:

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**MASSING STUDIES**

SCALE:

DATE:

2016-07-01





**ARQUITECTONICA**

PREPARED FOR:

**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**MASSING STUDIES**

SCALE:

DATE:

2016-07-01

# CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission  
-  
SOUTH RESIDENTIAL TOWER



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:  
**Hines**  **JM·ZELL**

PROJECT:  
**Carlyle South**  
 Alexandria, Virginia

DRAWING:  
**Phase 1 Plan**

SCHEME:

**OCULUS** **ARQUITECTONICA**

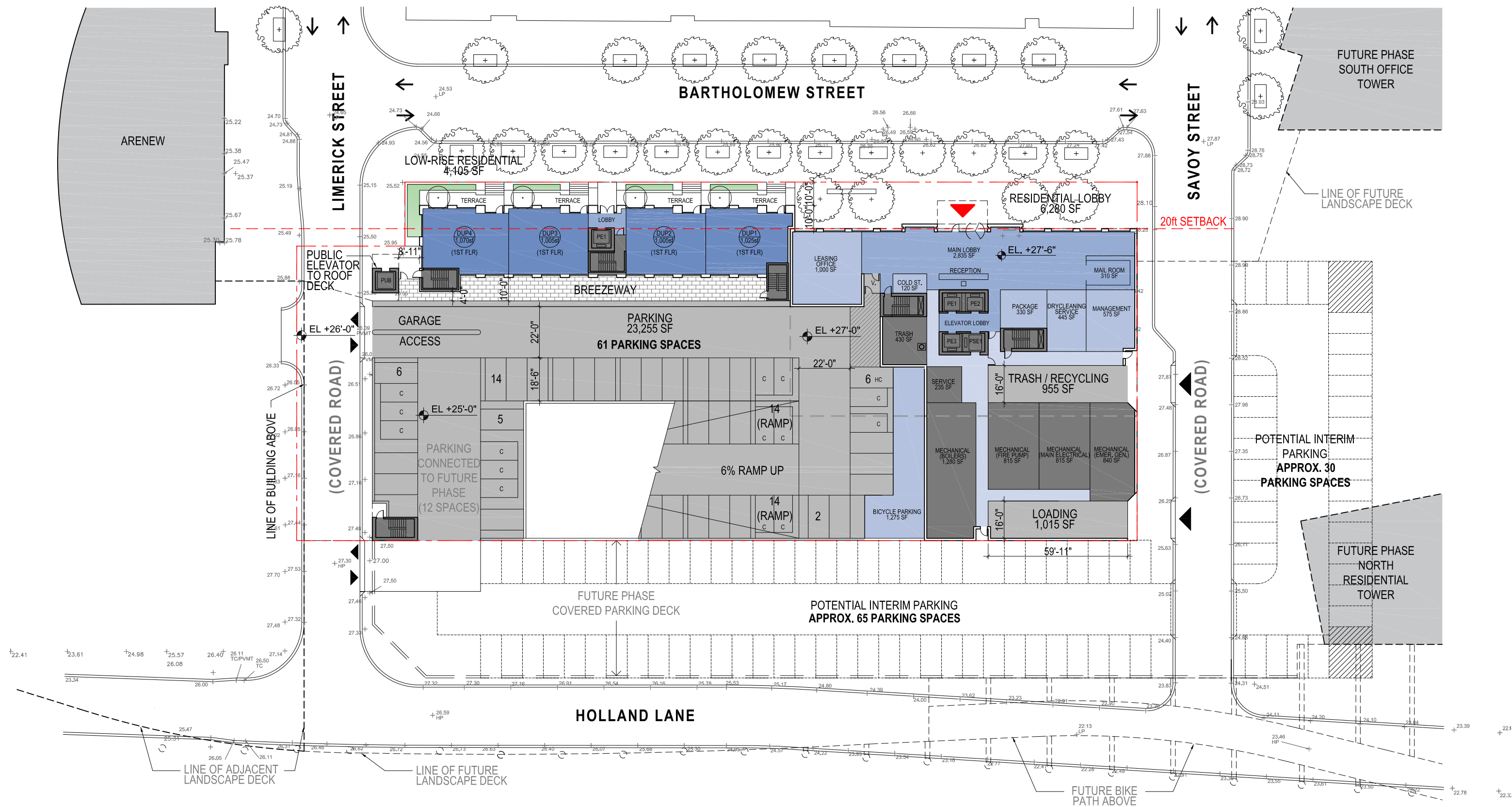


SCALE:



DATE:

2016-07-01



NOTE: Exact location of public elevator to public roof deck pending further civil engineering coordination.

\*Handicap van and car spaces will be provided according to minimum code requirements

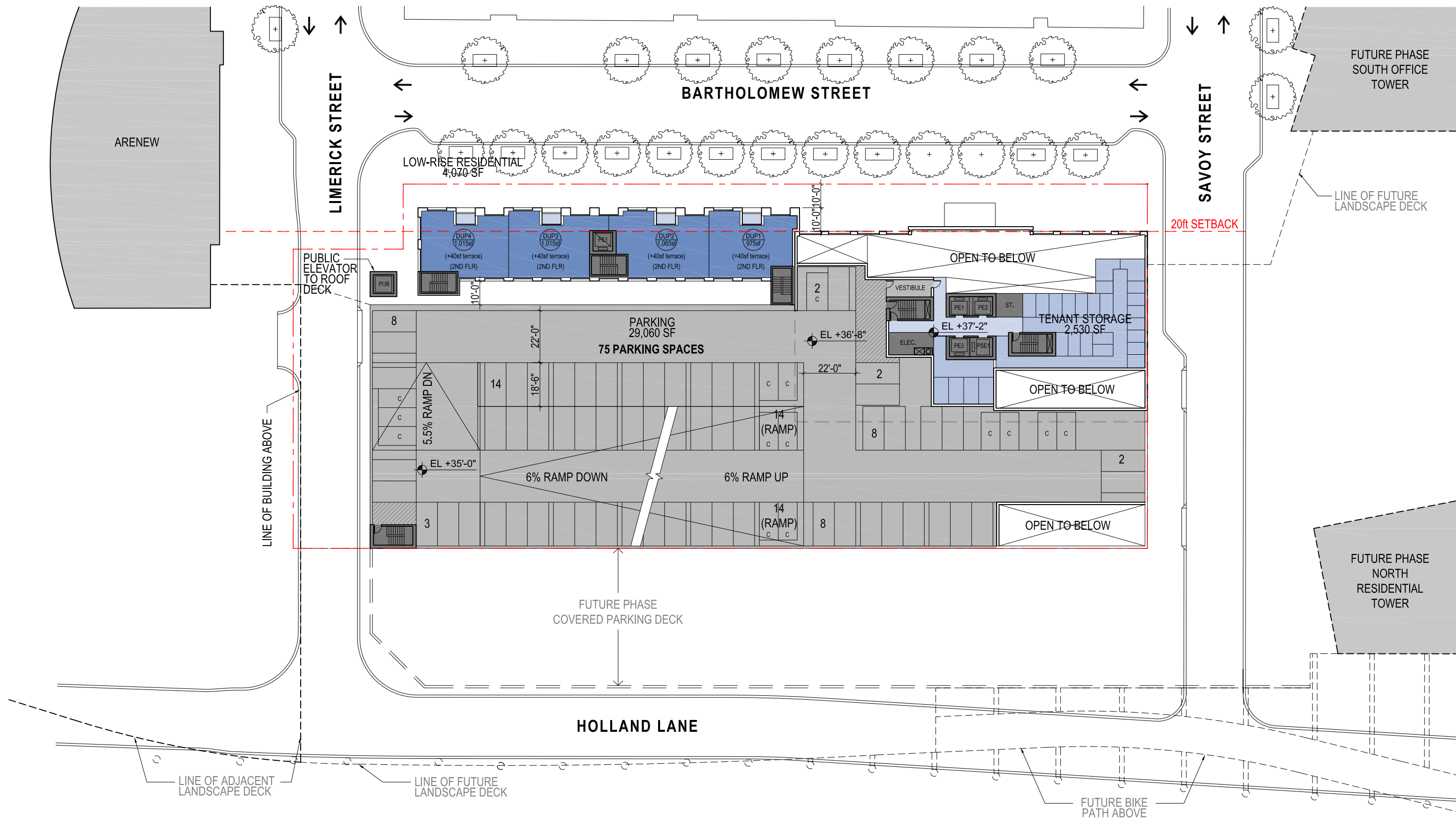
PREPARED FOR:  
**Hines** **JM-ZELL**

PROJECT:  
**Carlyle South**  
 Alexandria, Virginia

DRAWING:  
**GROUND FLOOR PLAN**

SCHEME:

SCALE:  
 0 20' 40' 1" = 40'  
 DATE:  
 2016-07-01



\*Handicap van and car spaces will be provided according to minimum code requirements

PREPARED FOR:  
**Hines** **JM-ZELL**

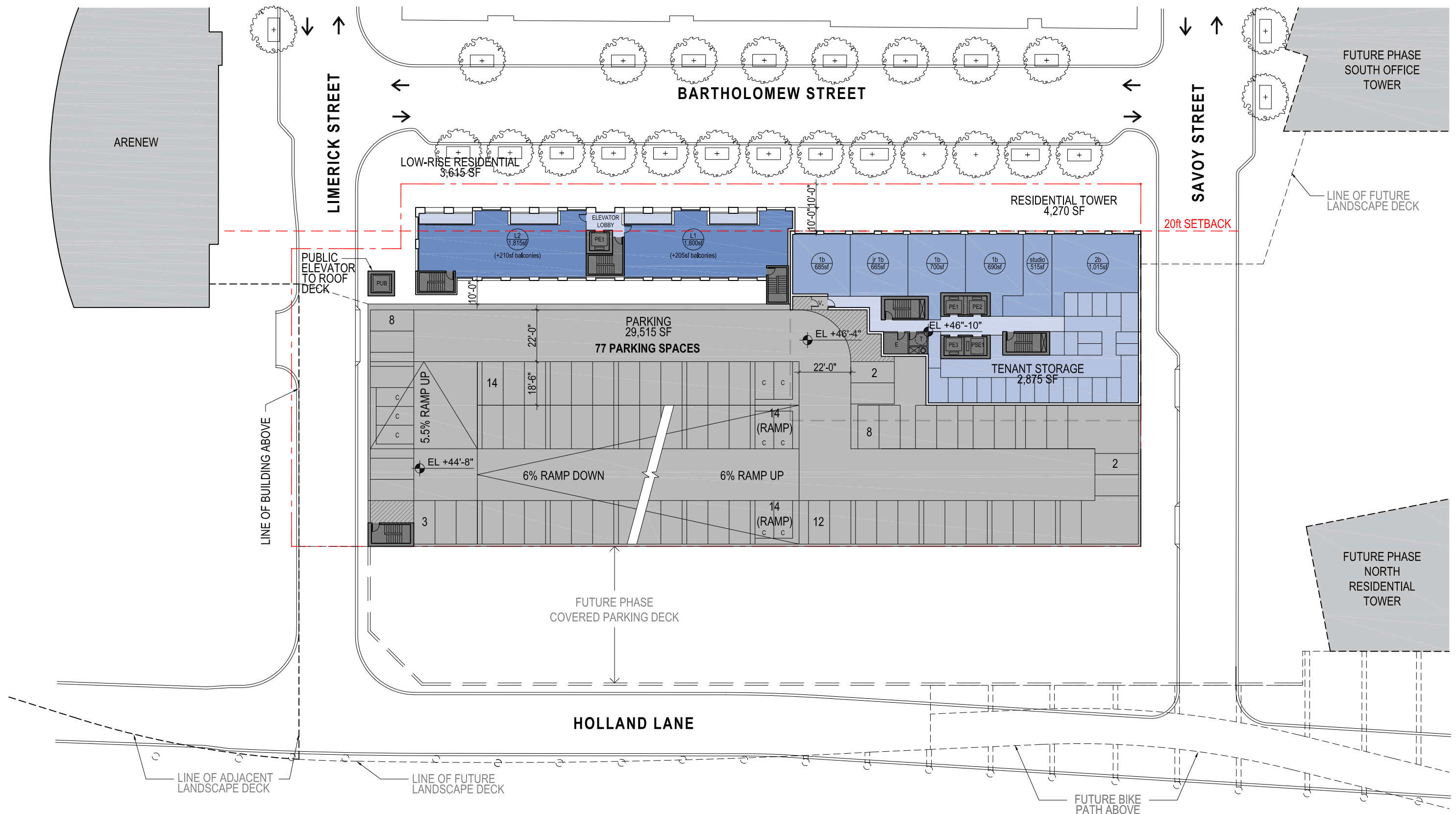
PROJECT:  
**Carlyle South**  
Alexandria, Virginia

DRAWING:  
**SECOND FLOOR PLAN**

SCHEME:

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

DATE:  
2016-07-01



\*Handicap van and car spaces will be provided according to minimum code requirements

**ARQUITECTONICA**

PREPARED FOR:  
**Hines** **JM-ZELL**

PROJECT:  
**Carlyle South**  
Alexandria, Virginia

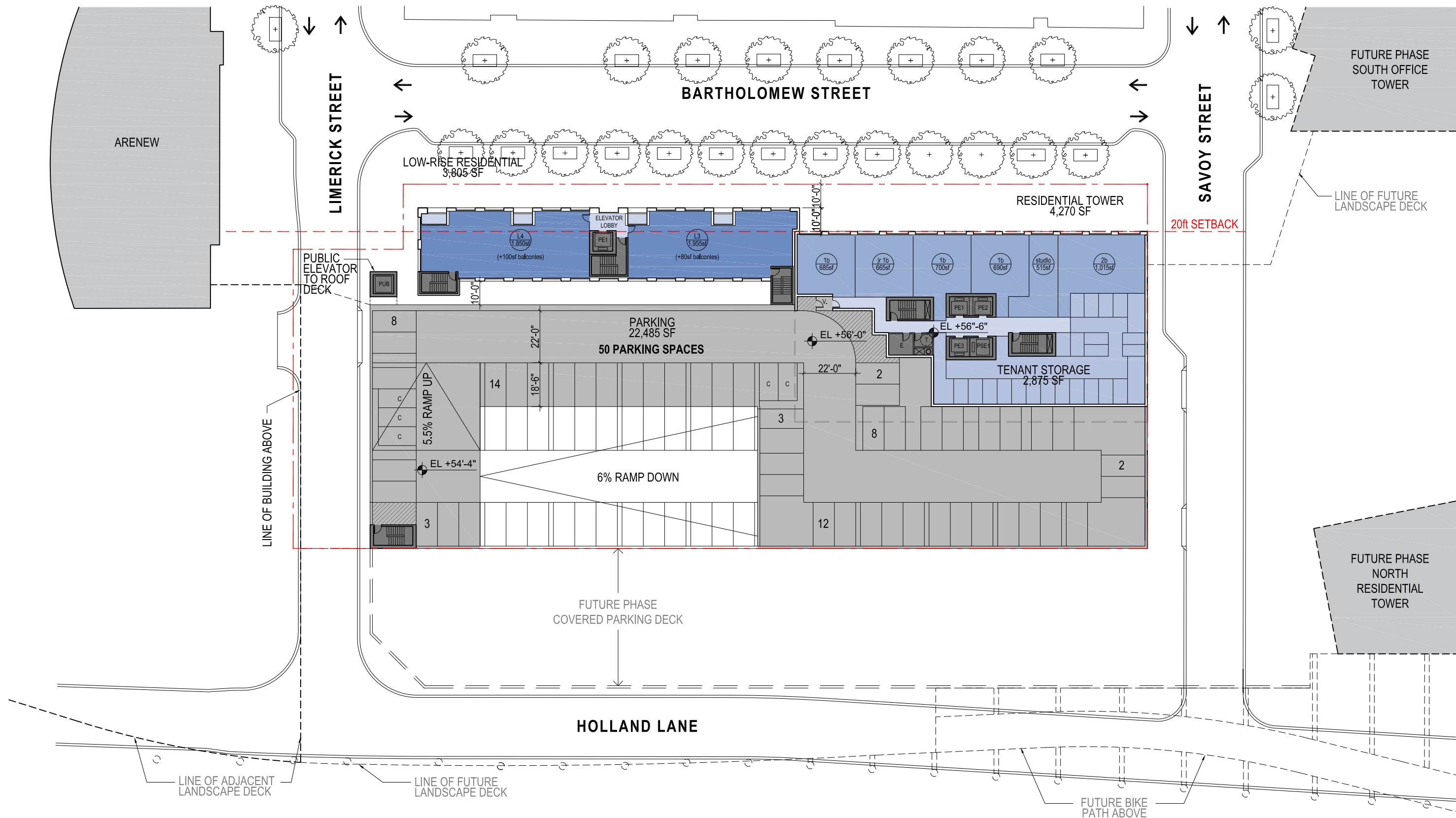
DRAWING:  
**THIRD FLOOR PLAN**

SCHEME:

SCALE: 1" = 40'

DATE: 2016-07-01

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\*Handicap van and car spaces will be provided according to minimum code requirements

**ARQUITECTONICA**

PREPARED FOR:  
**Hines** **JM-ZELL**

PROJECT:  
**Carlyle South**  
Alexandria, Virginia

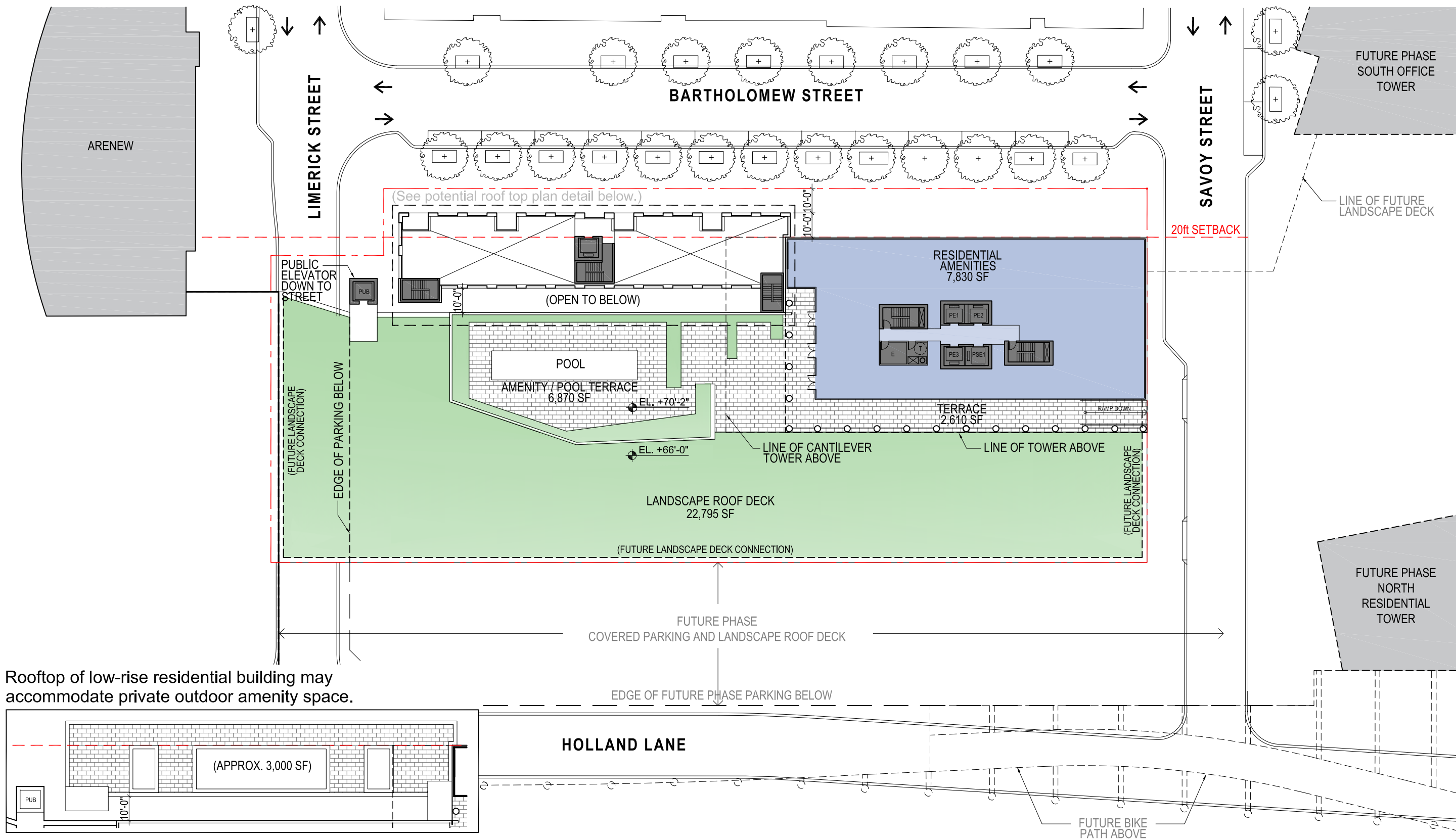
DRAWING:  
**FOURTH FLOOR PLAN**

SCHEME:

SCALE: 1" = 40'

DATE: 2016-07-01

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NOTE: Exact location of public elevator to public roof deck pending further civil engineering coordination.

PREPARED FOR: PROJECT: DRAWING: SCHEME:

**Hines** **JM-ZELL**

**Carlyle South**  
Alexandria, Virginia

**FIFTH FLOOR PLAN**

SCALE:  
0 20' 40'

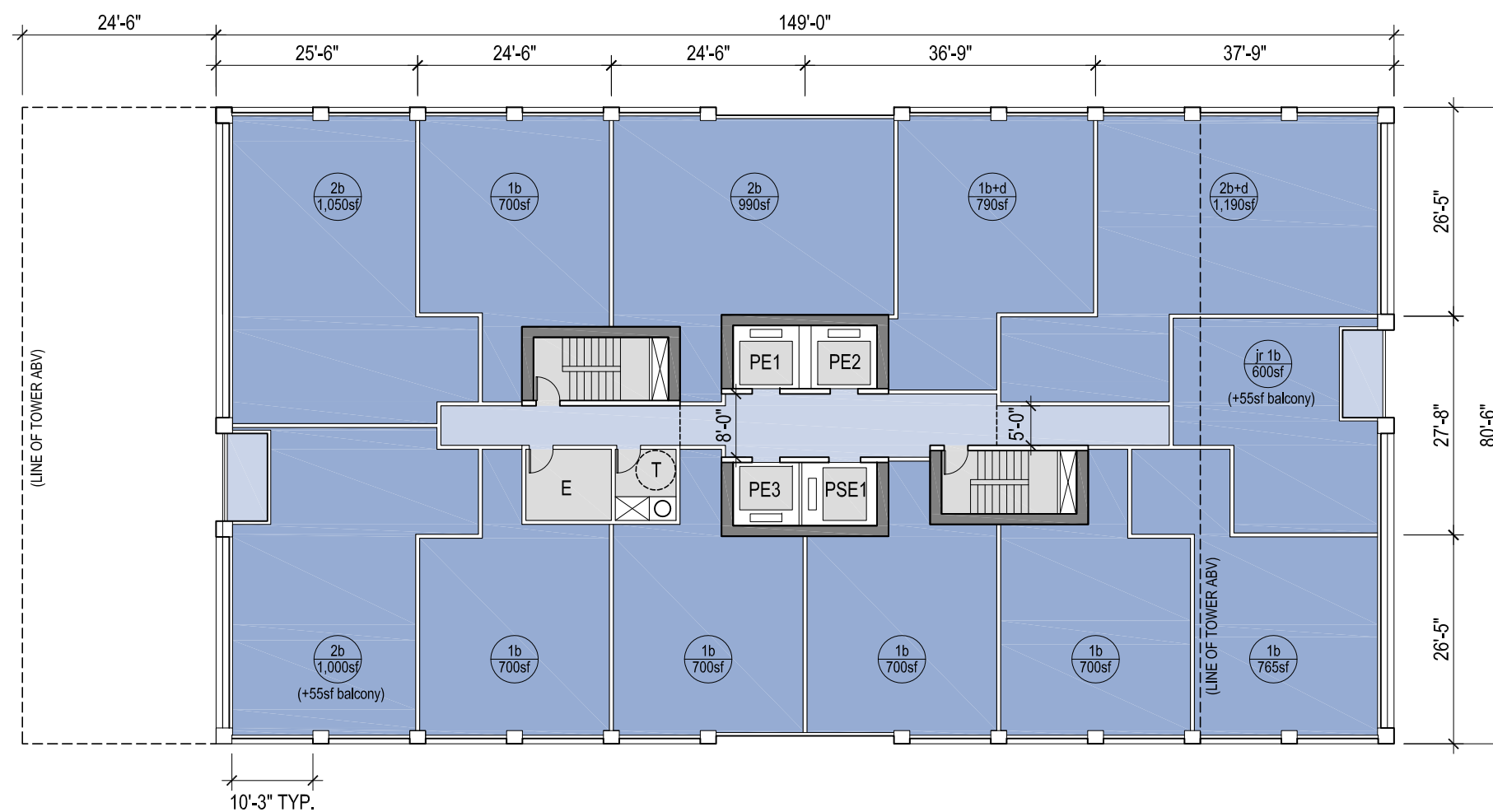
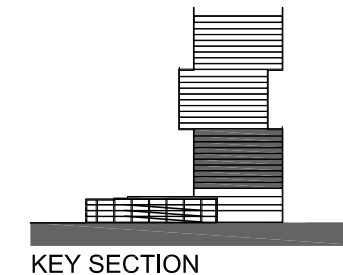
1" = 40'



DATE:

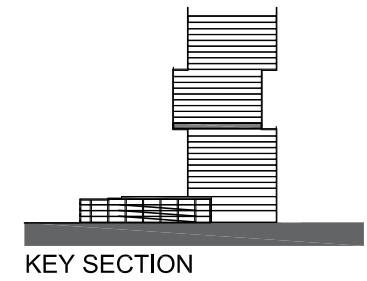
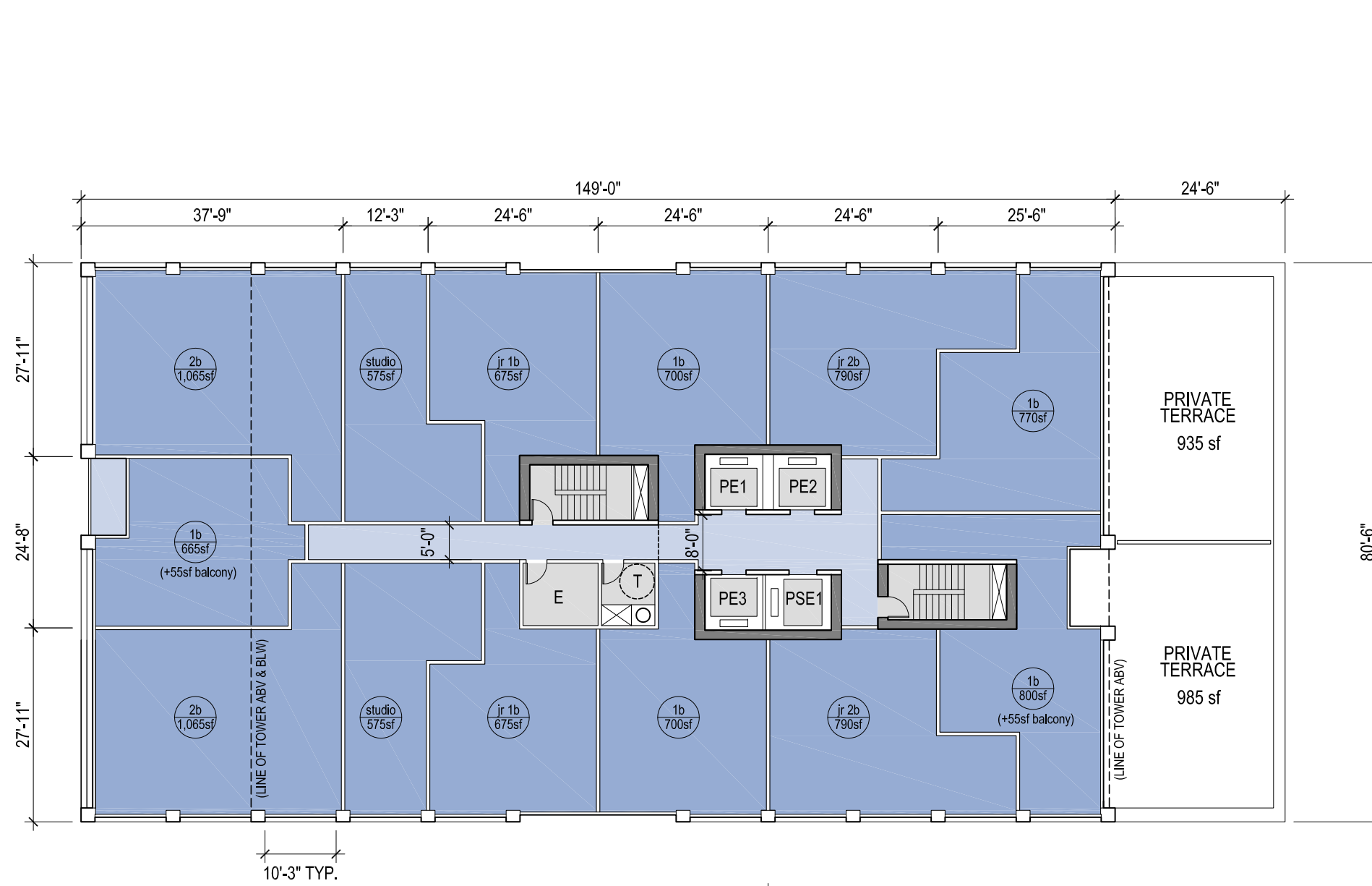
2016-07-01





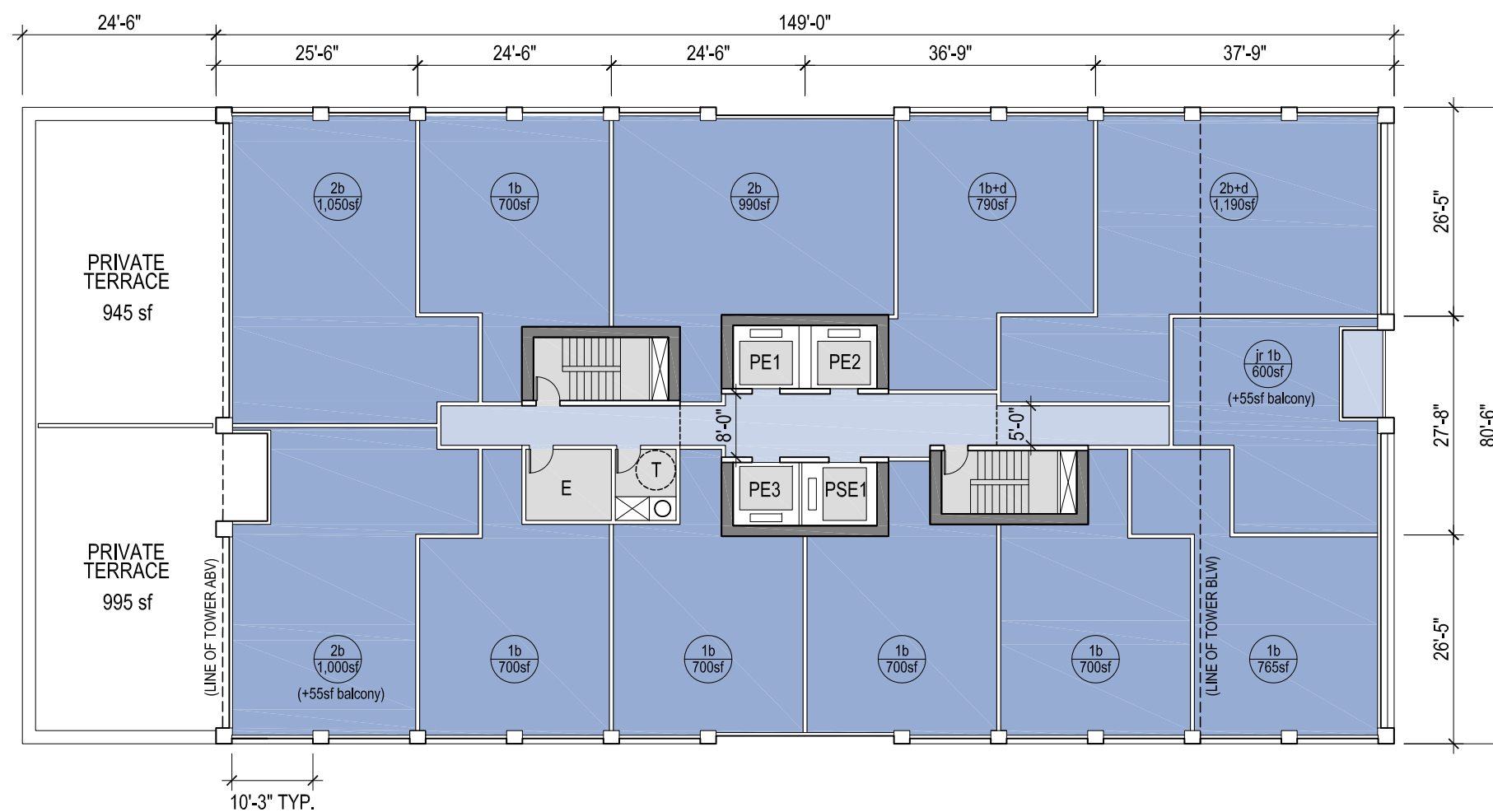
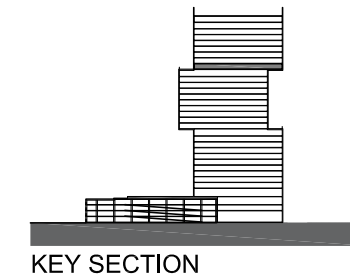
FLOOR AREA - 11,465 SF  
 CORE AREA - 1,570 SF | **86.5%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



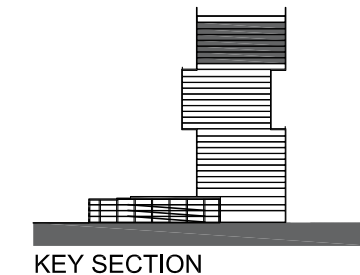
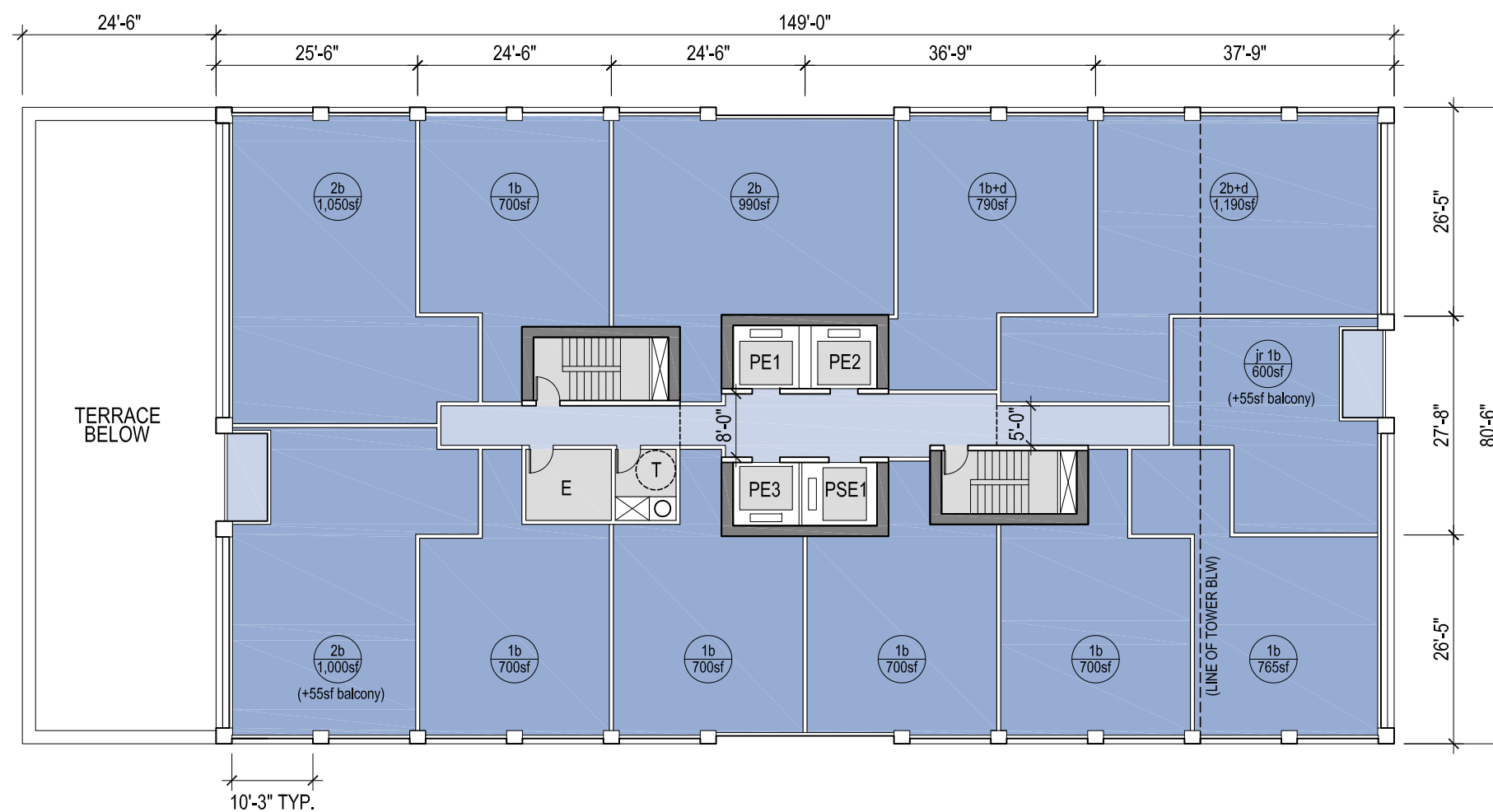
FLOOR AREA - 11,465 SF  
 CORE AREA - 1,595 SF | **86.0%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



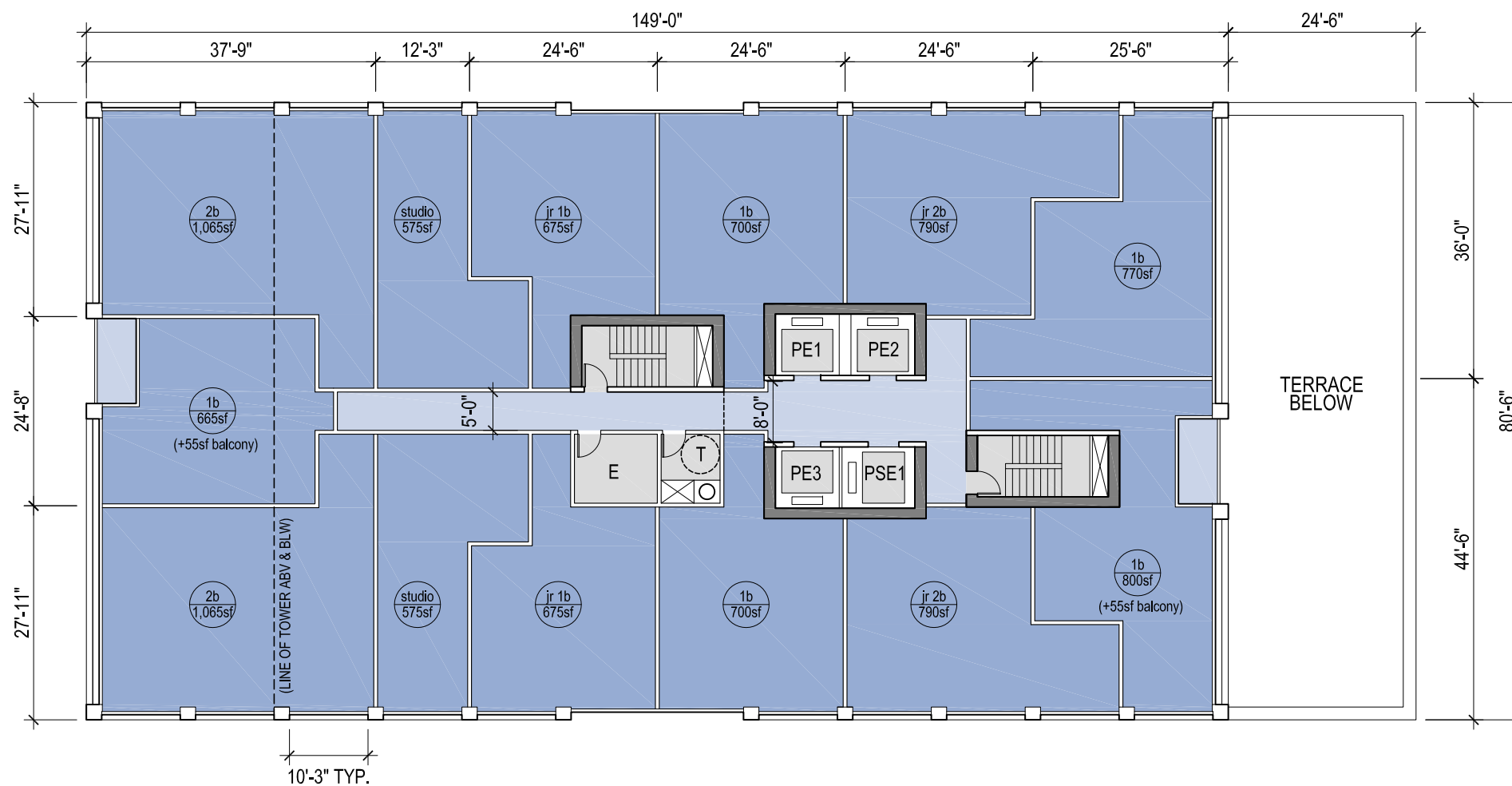
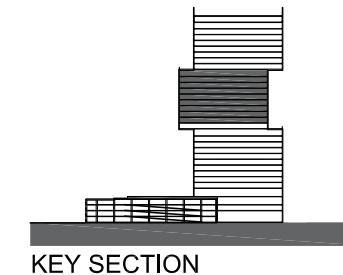
FLOOR AREA - 11,465 SF  
 CORE AREA - 1,570 SF | **86.5%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



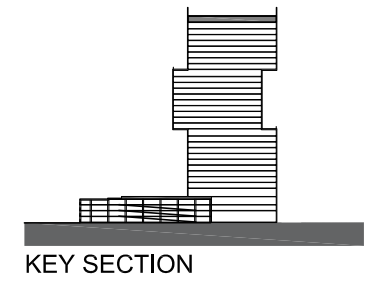
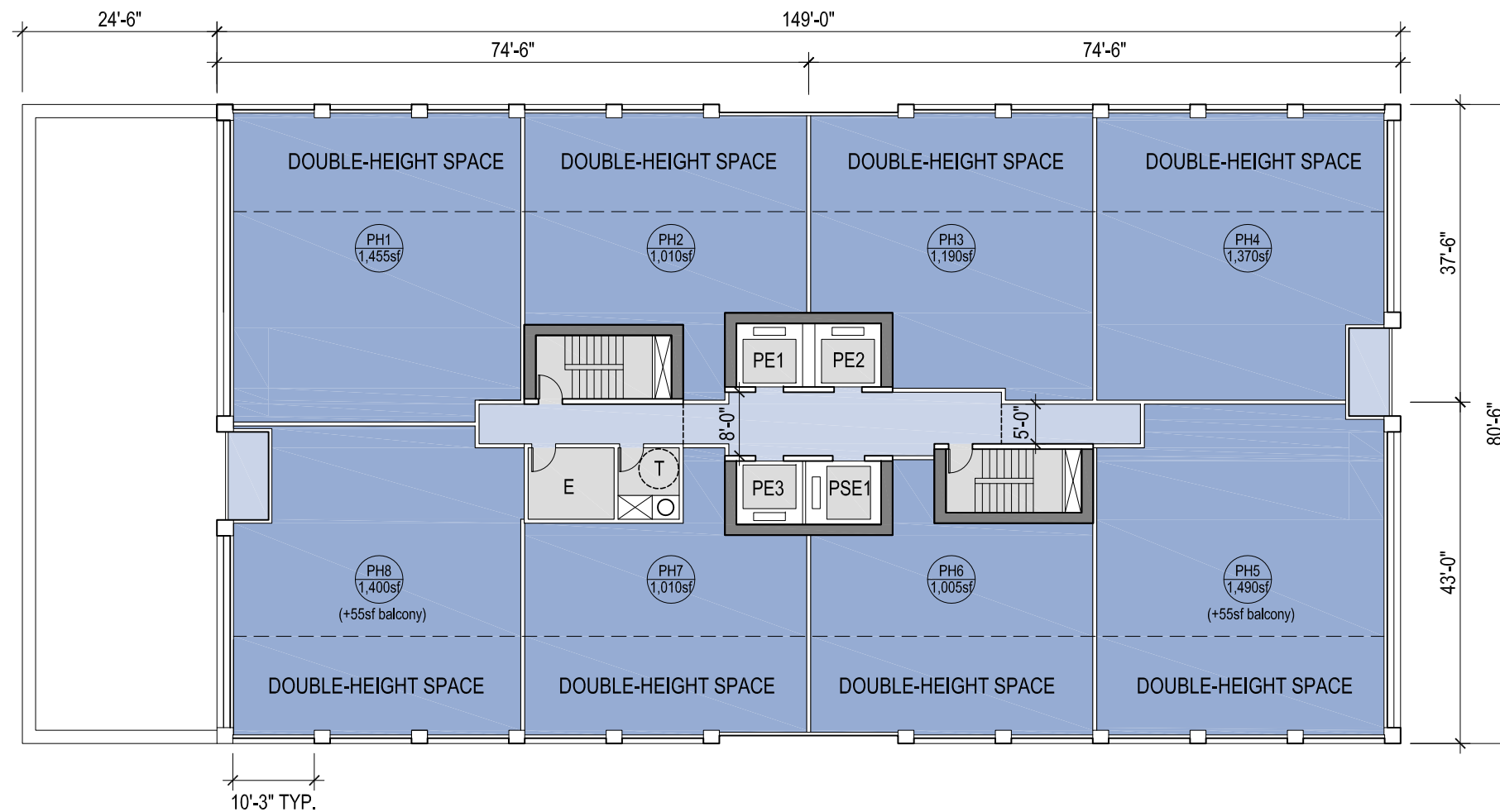
FLOOR AREA - 11,465 SF  
 CORE AREA - 1,570 SF | **86.5%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



FLOOR AREA - 11,465 SF  
 CORE AREA - 1,595 SF | 86.0% EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



FLOOR AREA - 11,465 SF  
 CORE AREA - 1,530 SF | **86.6%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.  
 This floor may be revised to incorporate elevator access to a common amenity space that may include additional indoor/outdoor useable floor area.

PREPARED FOR:



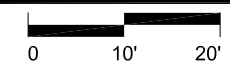
PROJECT:

**Carlyle South**  
 Alexandria, Virginia

DRAWING:

**34TH FLOOR PLAN**

SCHEME:



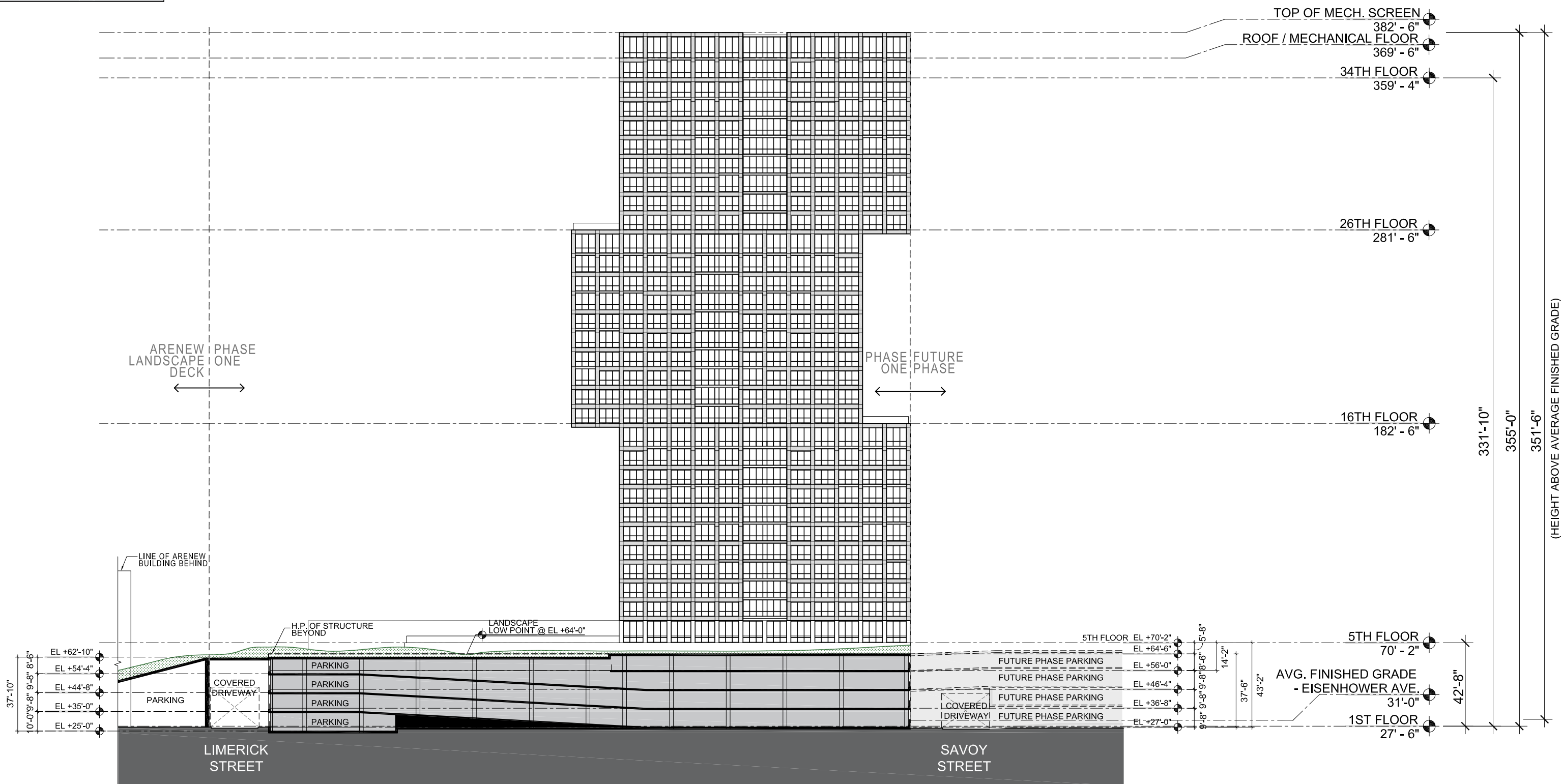
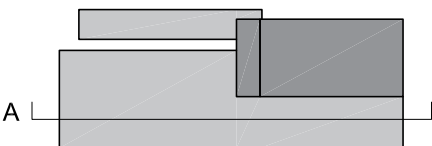
SCALE:

1" = 20'

DATE:



2016-07-01



PREPARED FOR:

PROJECT:

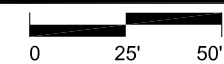
DRAWING:

SCHEME:



**Carlyle South**  
Alexandria, Virginia

**BUILDING SECTION A**

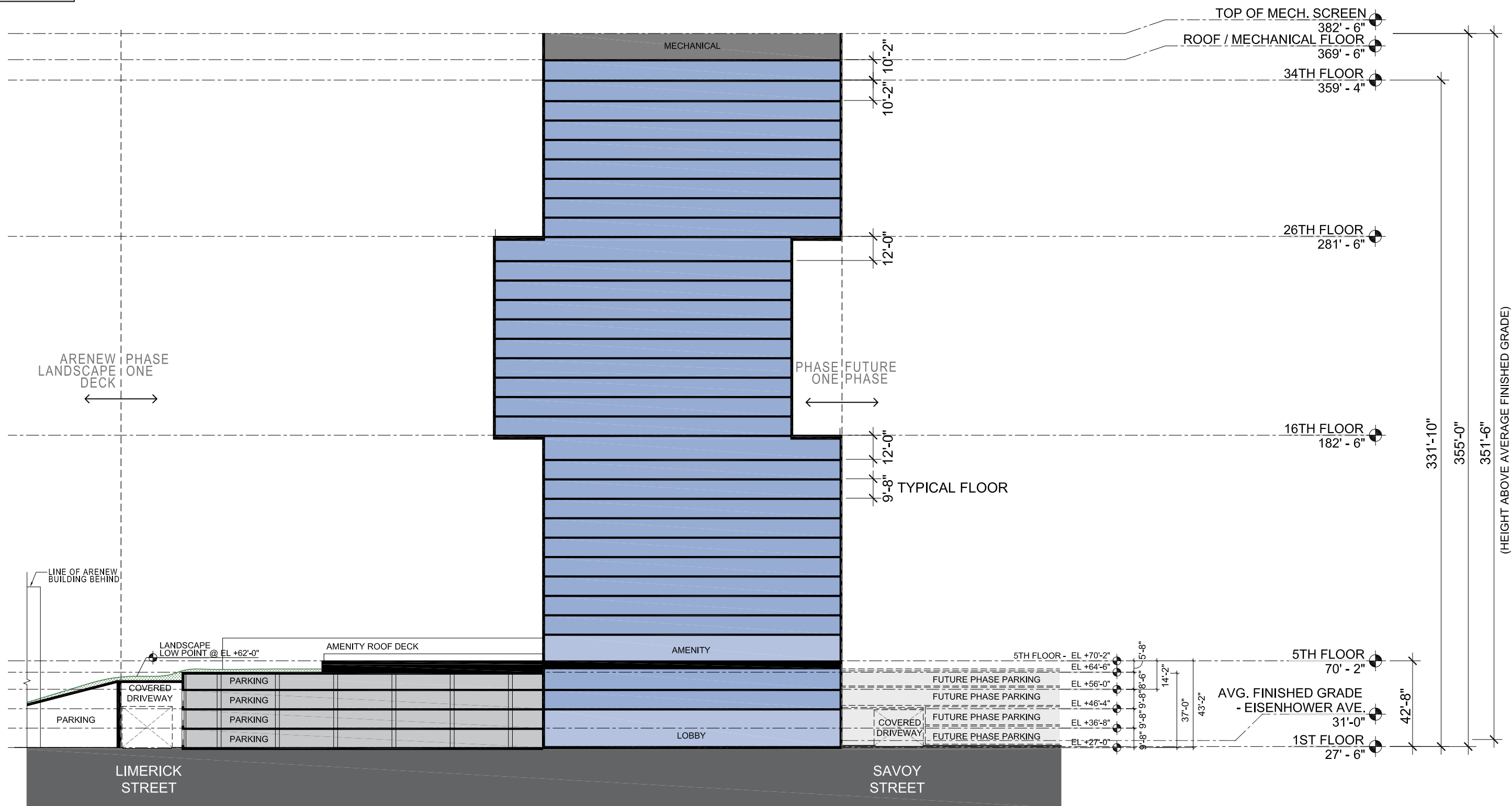
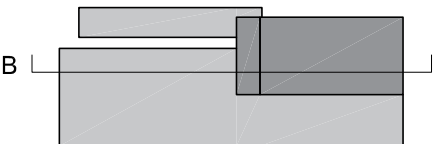


SCALE:

1" = 50'

DATE:

2016-07-01



PREPARED FOR:

PROJECT:

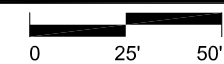
DRAWING:

SCHEME:

**Hines** **JM-ZELL**

**Carlyle South**  
Alexandria, Virginia

**BUILDING SECTION B**



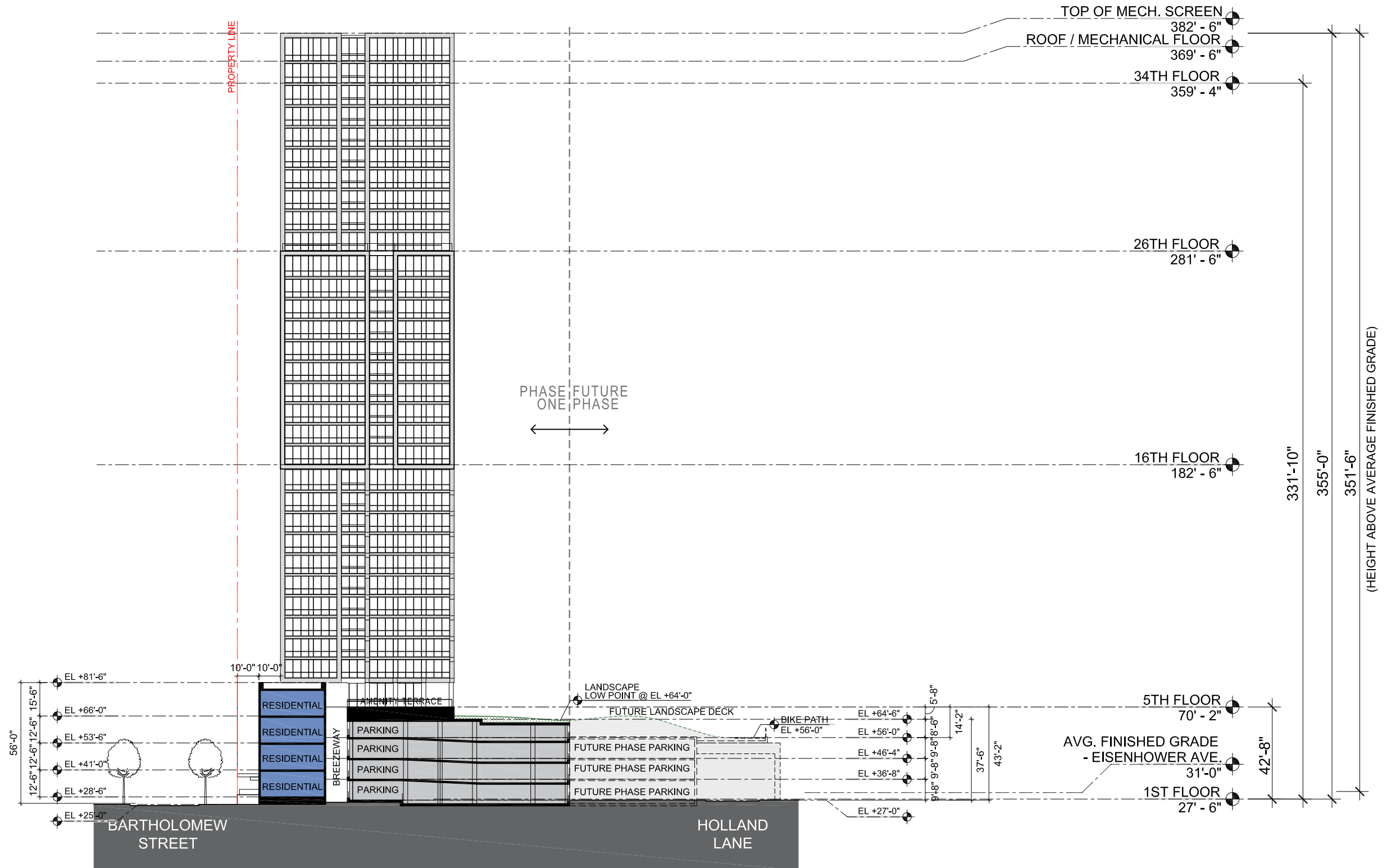
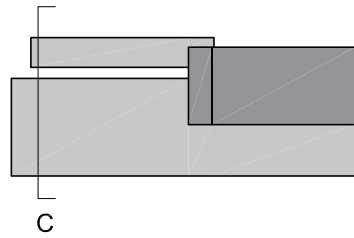
SCALE:

1" = 50'

DATE:

2016-07-01





PREPARED FOR:

**Hines** **JM-ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**BUILDING SECTION C**

SCHEME:

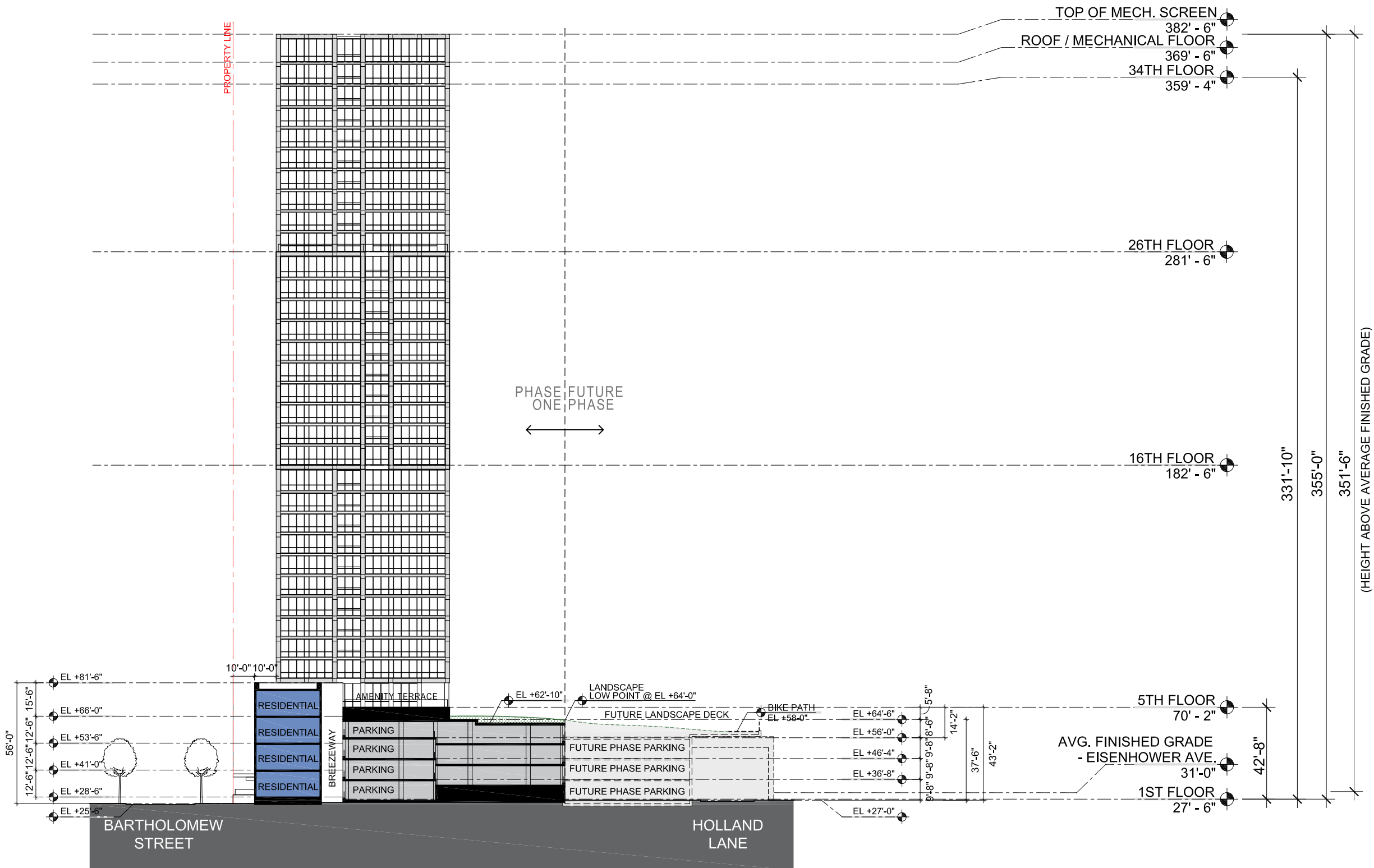
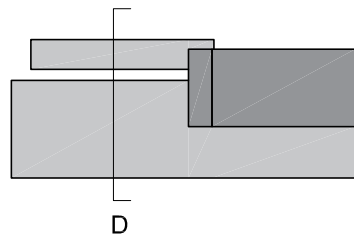


SCALE:

1" = 50'

DATE:

2016-07-01



PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**BUILDING SECTION D**

SCHEME:



SCALE:

1" = 50'

DATE:

2016-07-01

TOP OF MECH. SCREEN  
382' - 6"

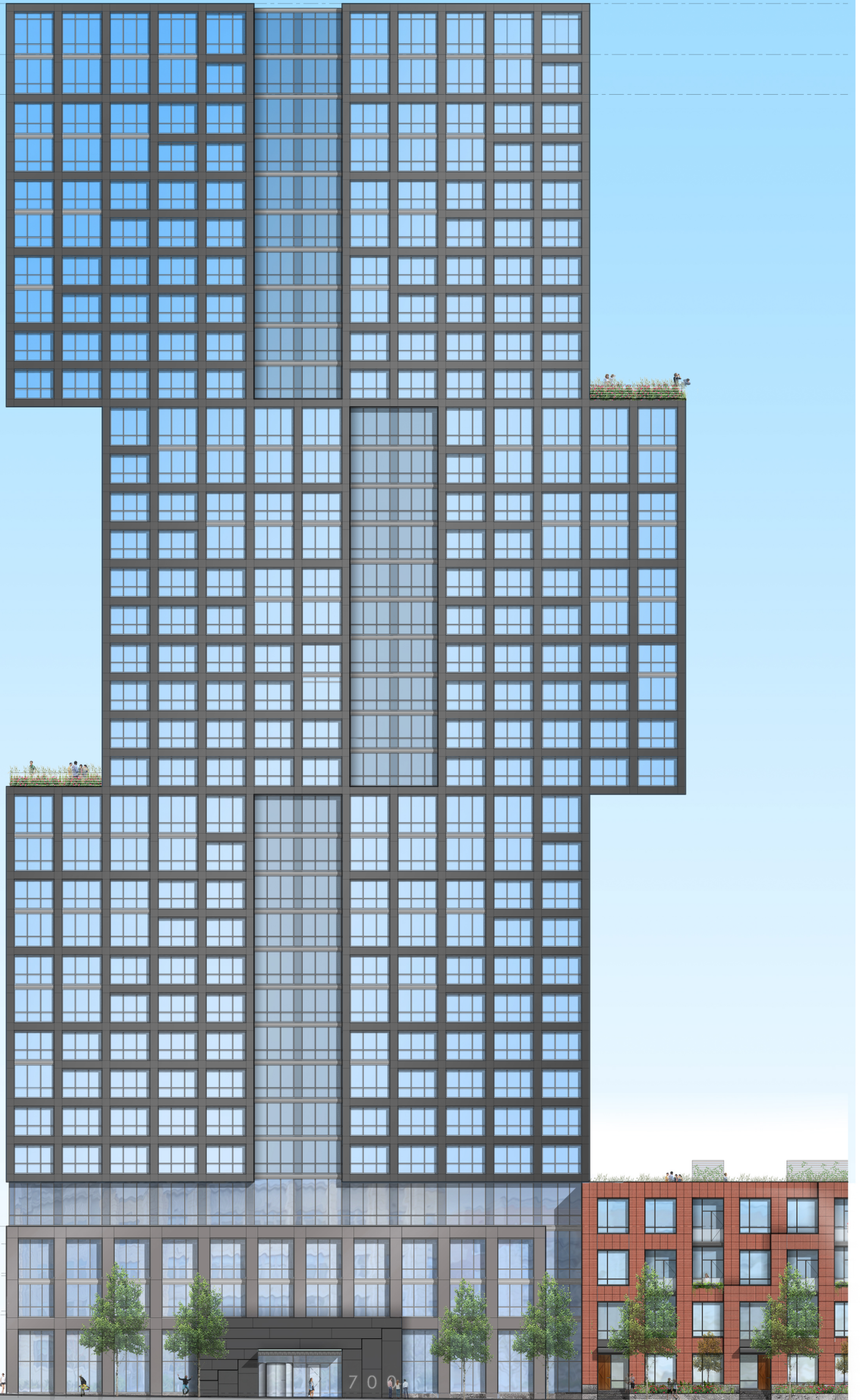
ROOF / MECHANICAL FLOOR  
369' - 6"

34TH FLOOR  
359' - 4"

5TH FLOOR  
70' - 2"

FUTURE PHASE STRUCTURED  
PARKING / LANDSCAPE DECK

1ST FLOOR



**ARQUITECTONICA**

PREPARED FOR:

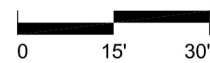
**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**WEST ELEVATION**  
ALTERNATE DESIGN STUDY



SCALE:

1" = 30'

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

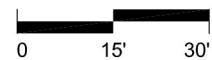
**Hines** **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**SOUTH ELEVATION**  
ALTERNATE DESIGN STUDY



SCALE:

1" = 30'

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

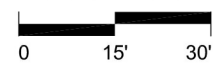
**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**EAST ELEVATION**  
ALTERNATE DESIGN STUDY



SCALE:

1" = 30'

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

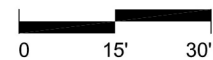
**Hines** **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**NORTH ELEVATION**  
ALTERNATE DESIGN STUDY



SCALE:

1" = 30'

DATE:

2016-07-01



PREPARED FOR:

**Hines**  **JM·ZELL**

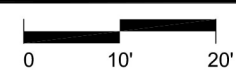
PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**WEST ELEVATION DETAIL**

SCHEME:



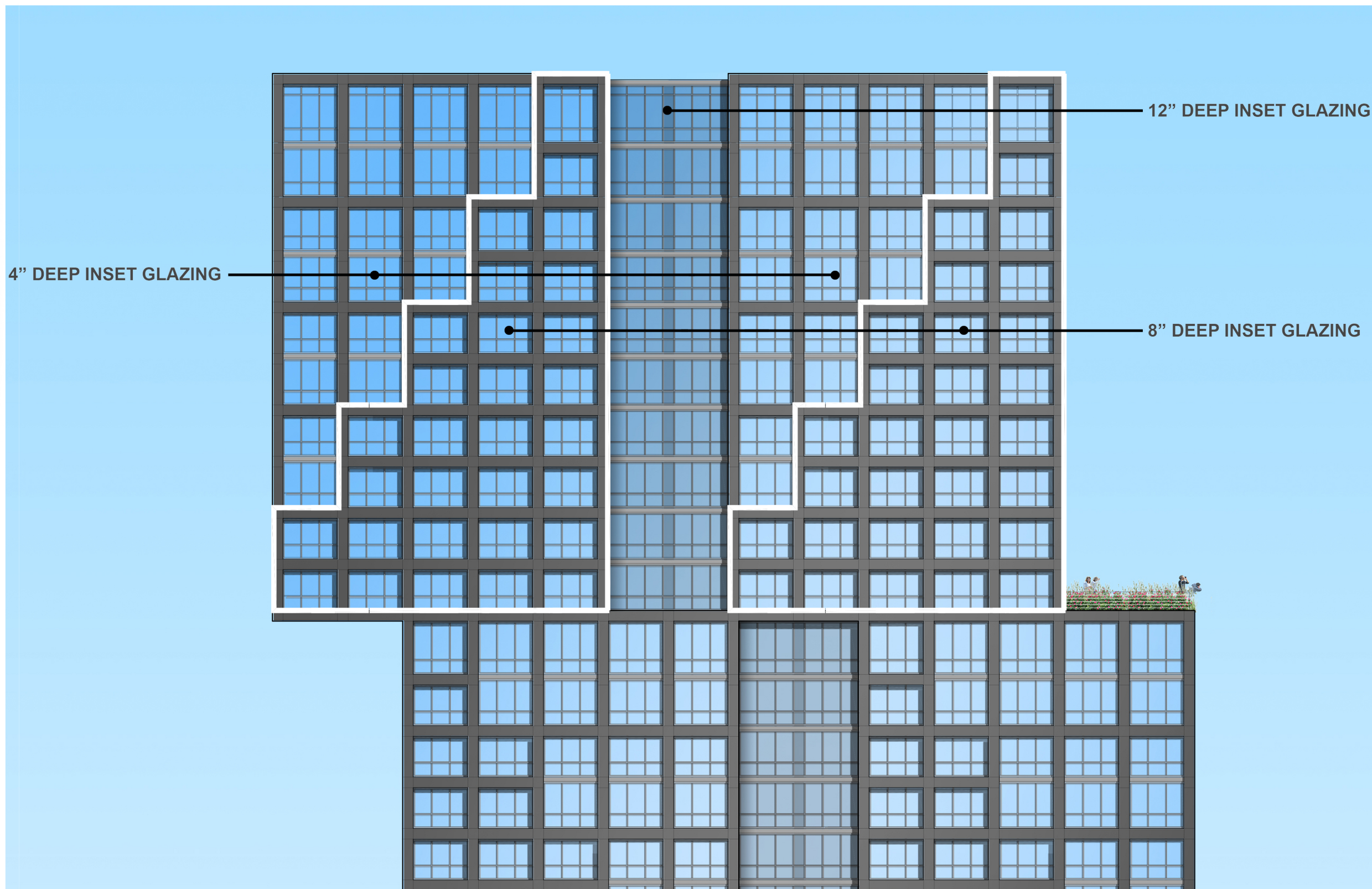
SCALE:

1" = 20'

DATE:

2016-07-01

**ARQUITECTONICA**



PREPARED FOR:

**Hines** **JM-ZELL**

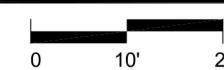
PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**WEST ELEVATION DETAIL**

SCHEME:



SCALE:

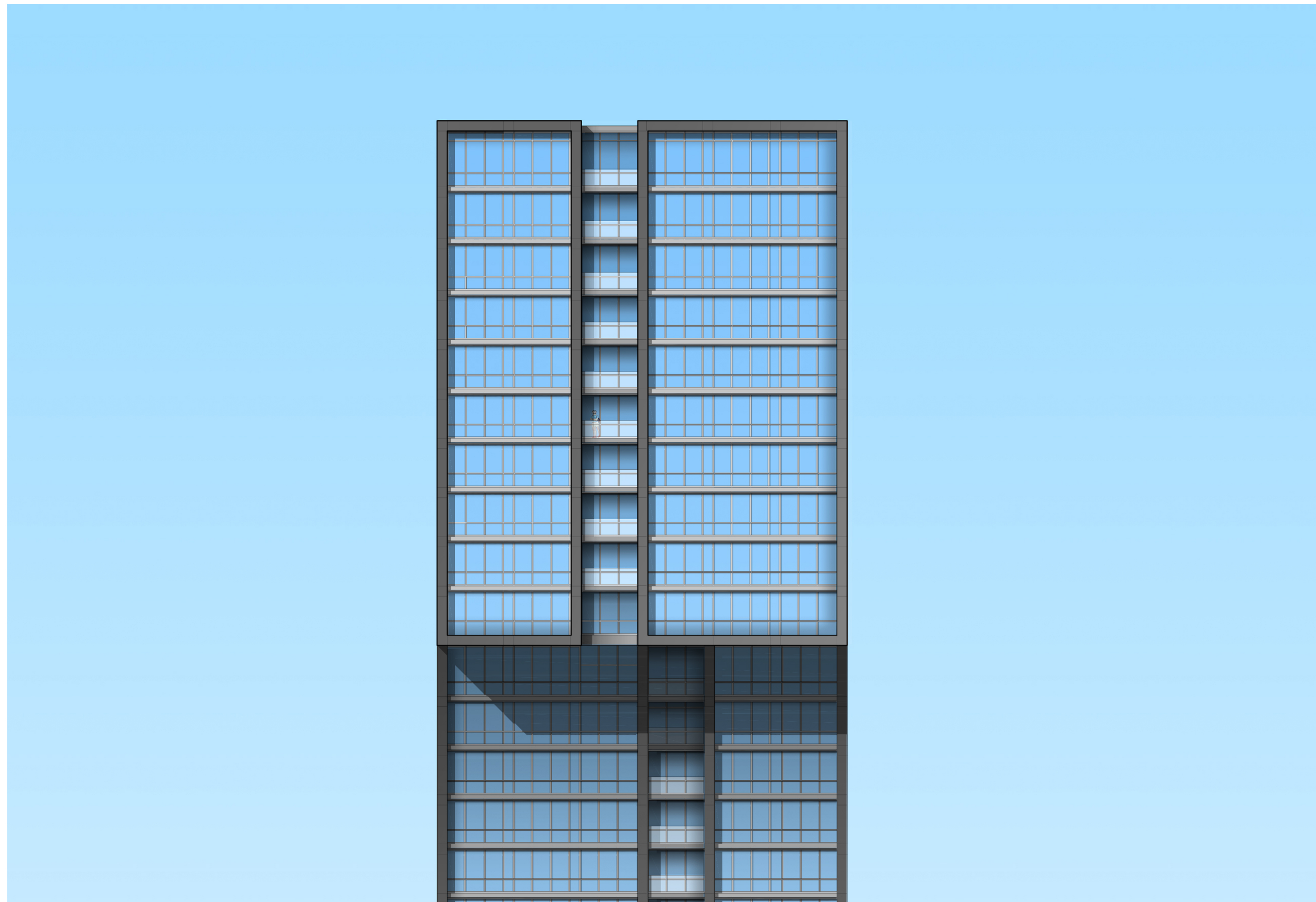
1" = 20'

DATE:

2016-07-01

**ARQUITECTONICA**





PREPARED FOR:

**Hines**  **JM-ZELL**

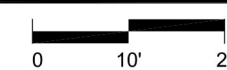
PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**NORTH ELEVATION DETAIL**

SCHEME:

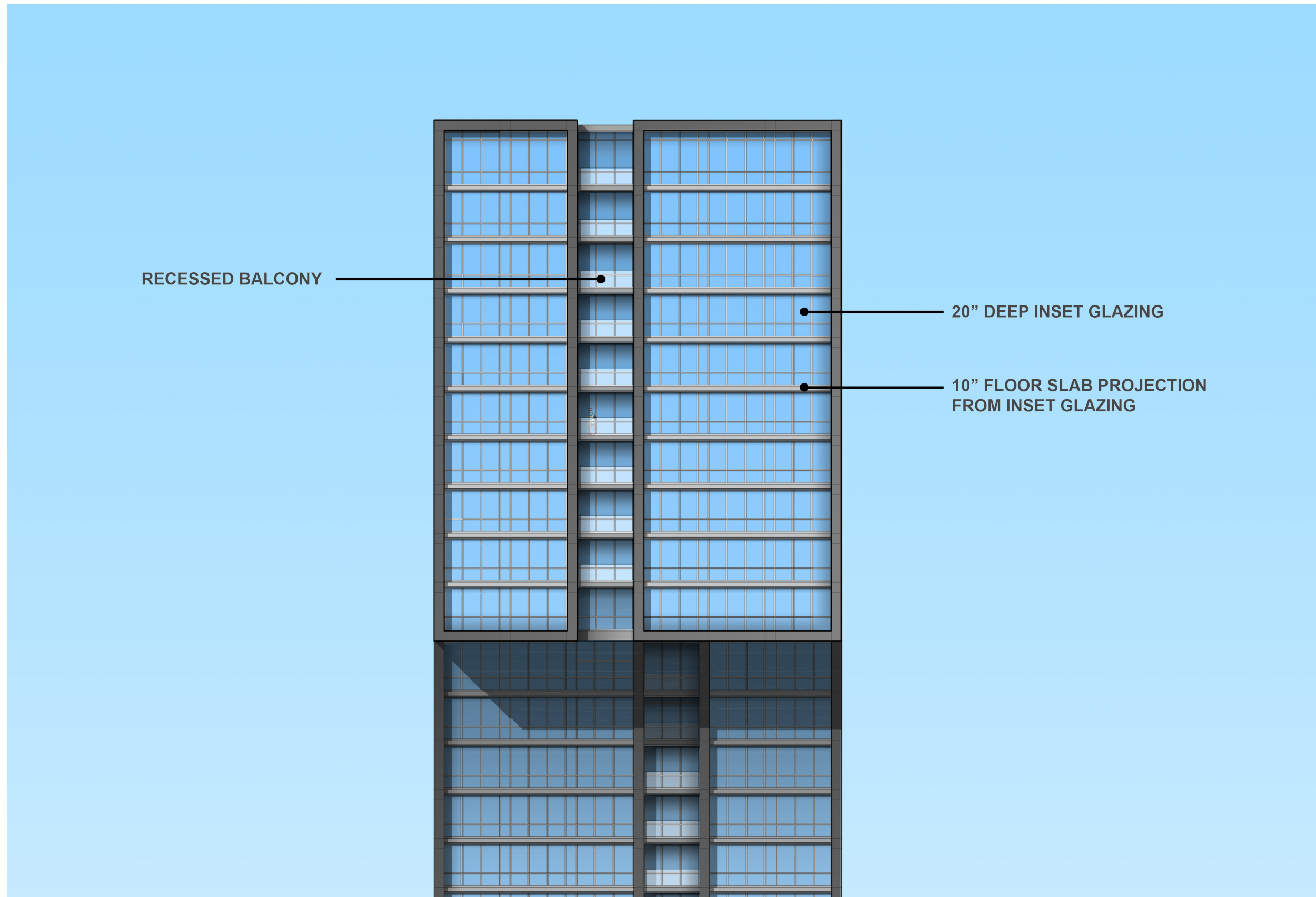


SCALE:

1" = 20'

DATE:

2016-07-01



RECESSED BALCONY

20" DEEP INSET GLAZING

10" FLOOR SLAB PROJECTION FROM INSET GLAZING

**ARQUITECTONICA**

PREPARED FOR:

**Hines** JM-ZELL

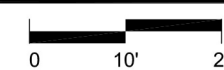
PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**NORTH ELEVATION DETAIL**

SCHEME:

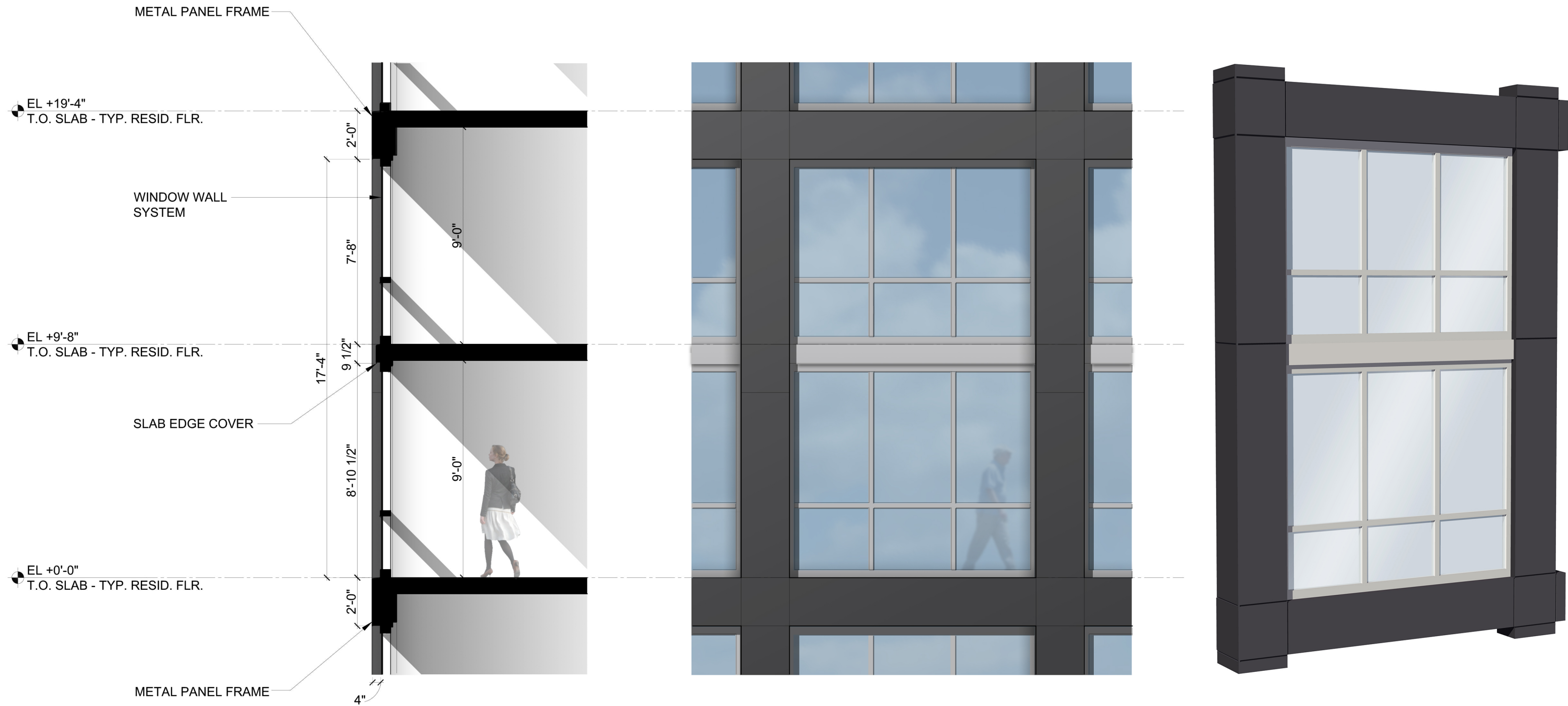


SCALE:

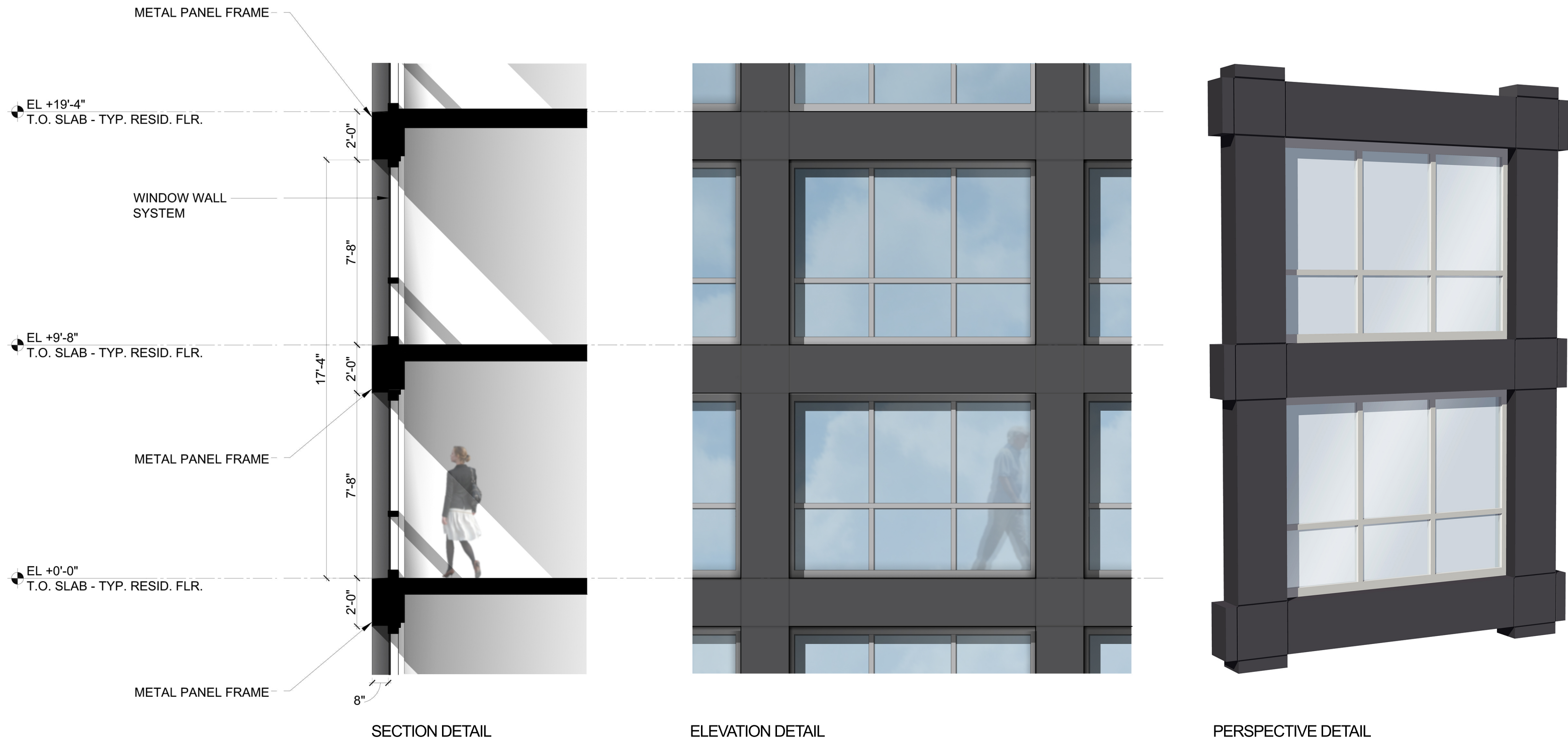
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DATE:

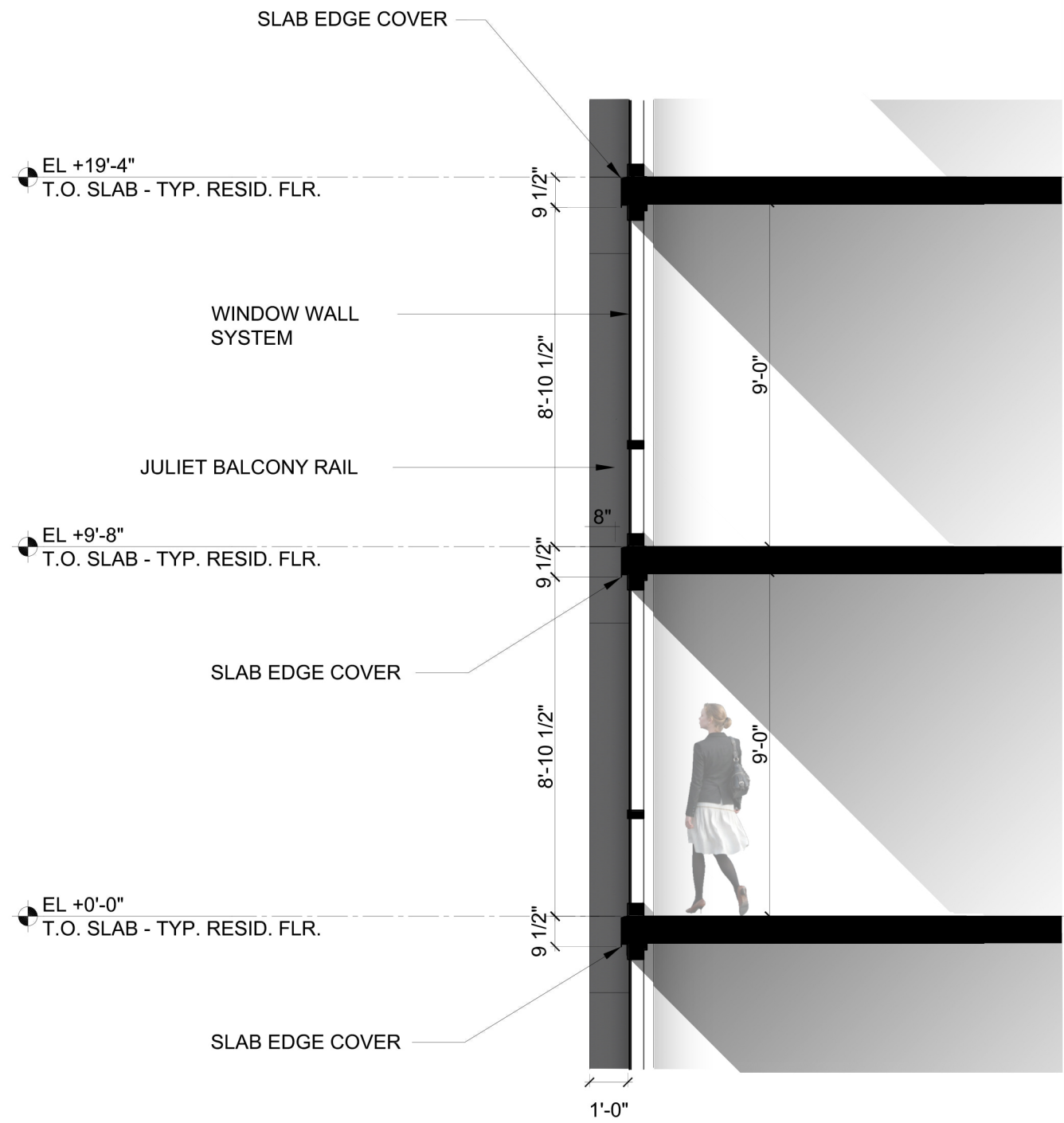
2016-07-01



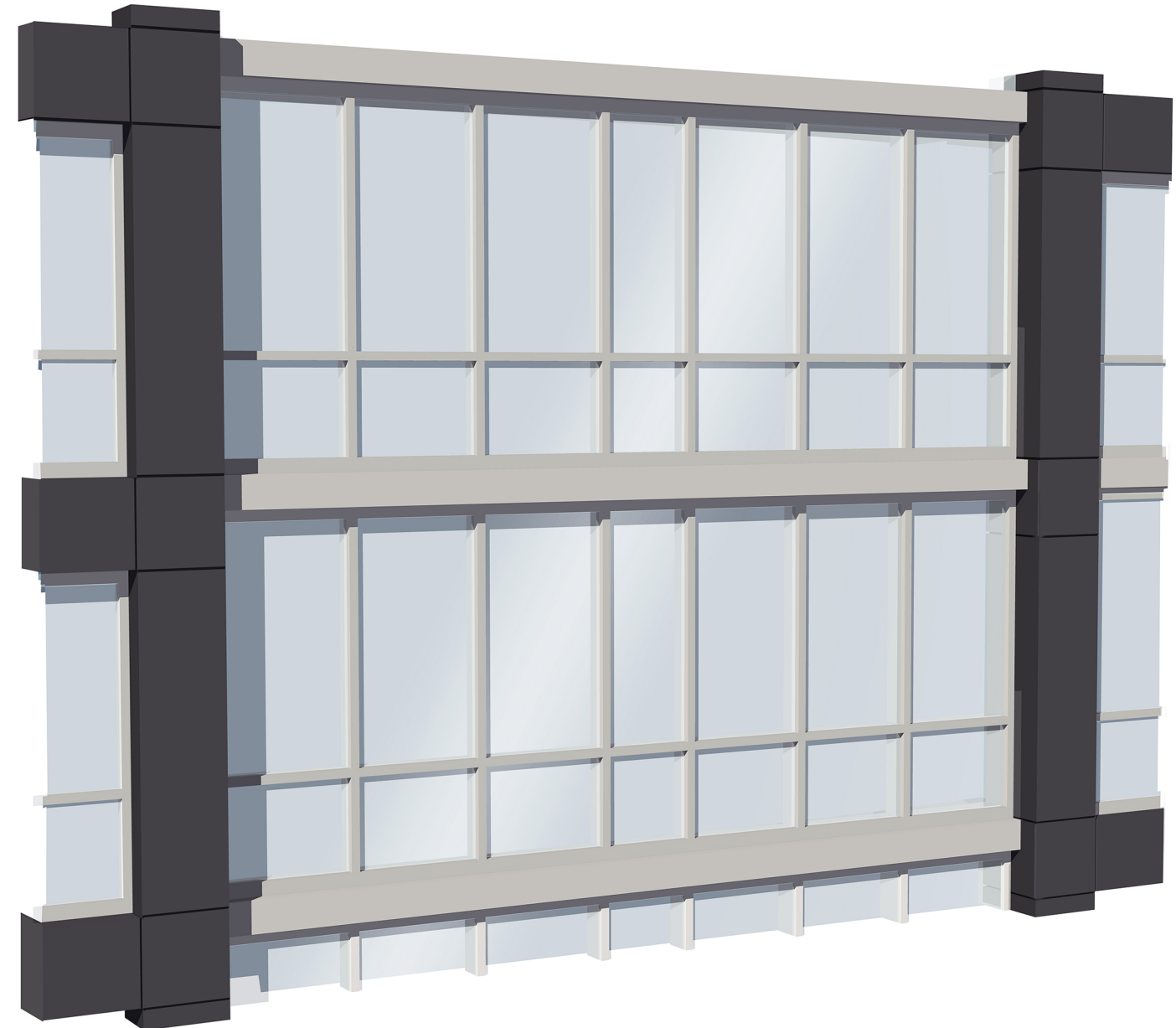
\*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.



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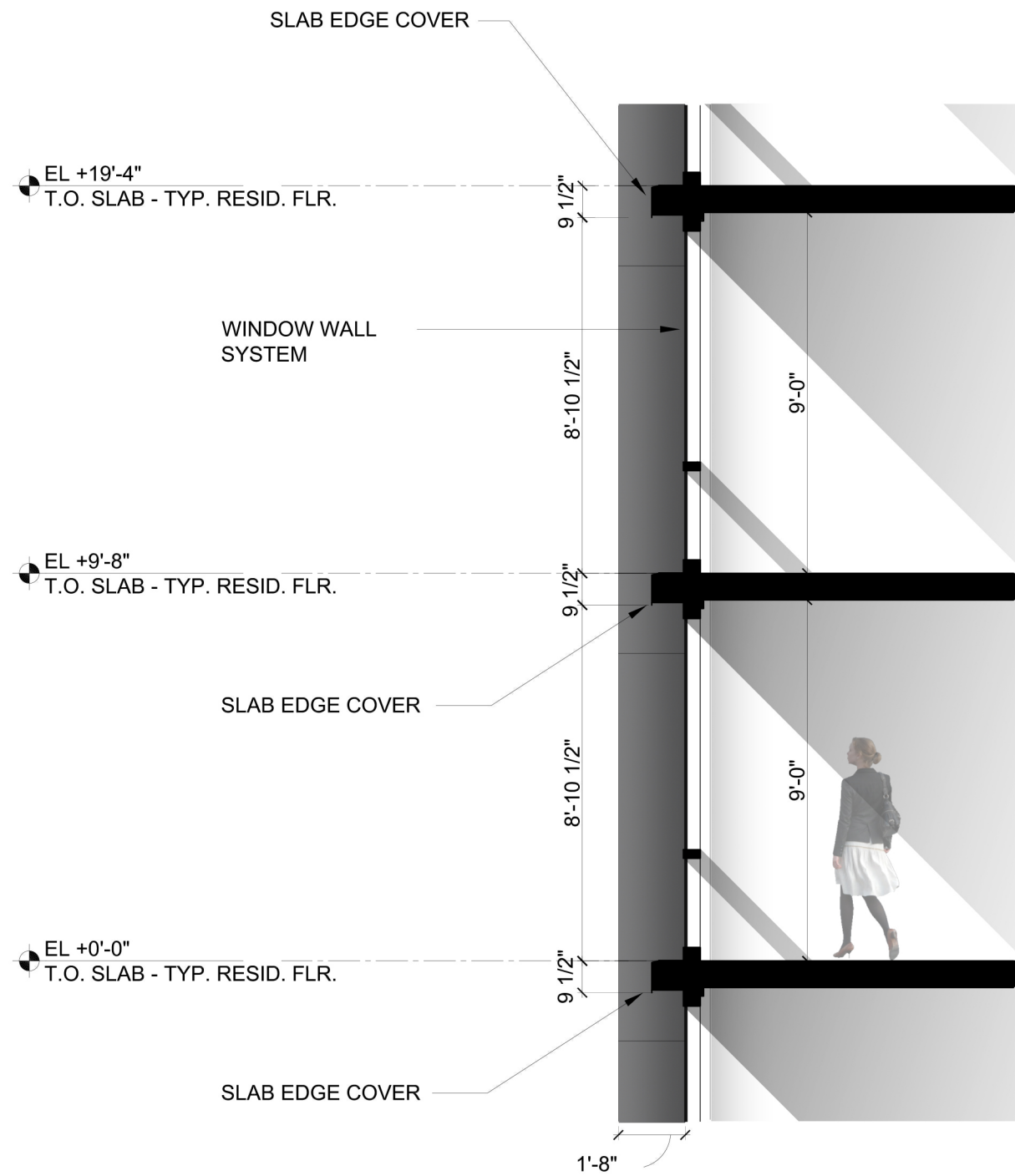


SECTION DETAIL



PERSPECTIVE DETAIL

\*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.



SECTION DETAIL

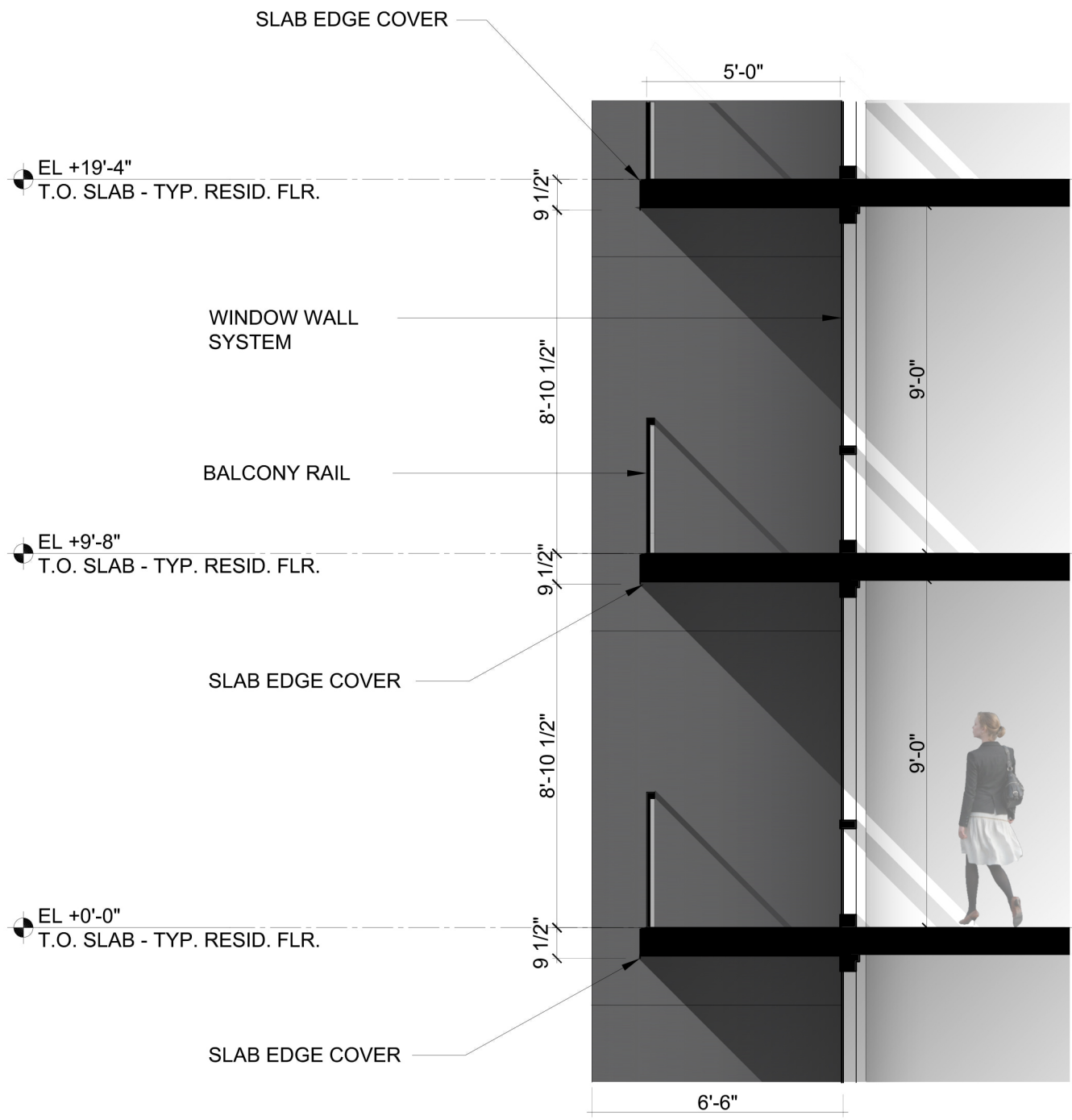


ELEVATION DETAIL

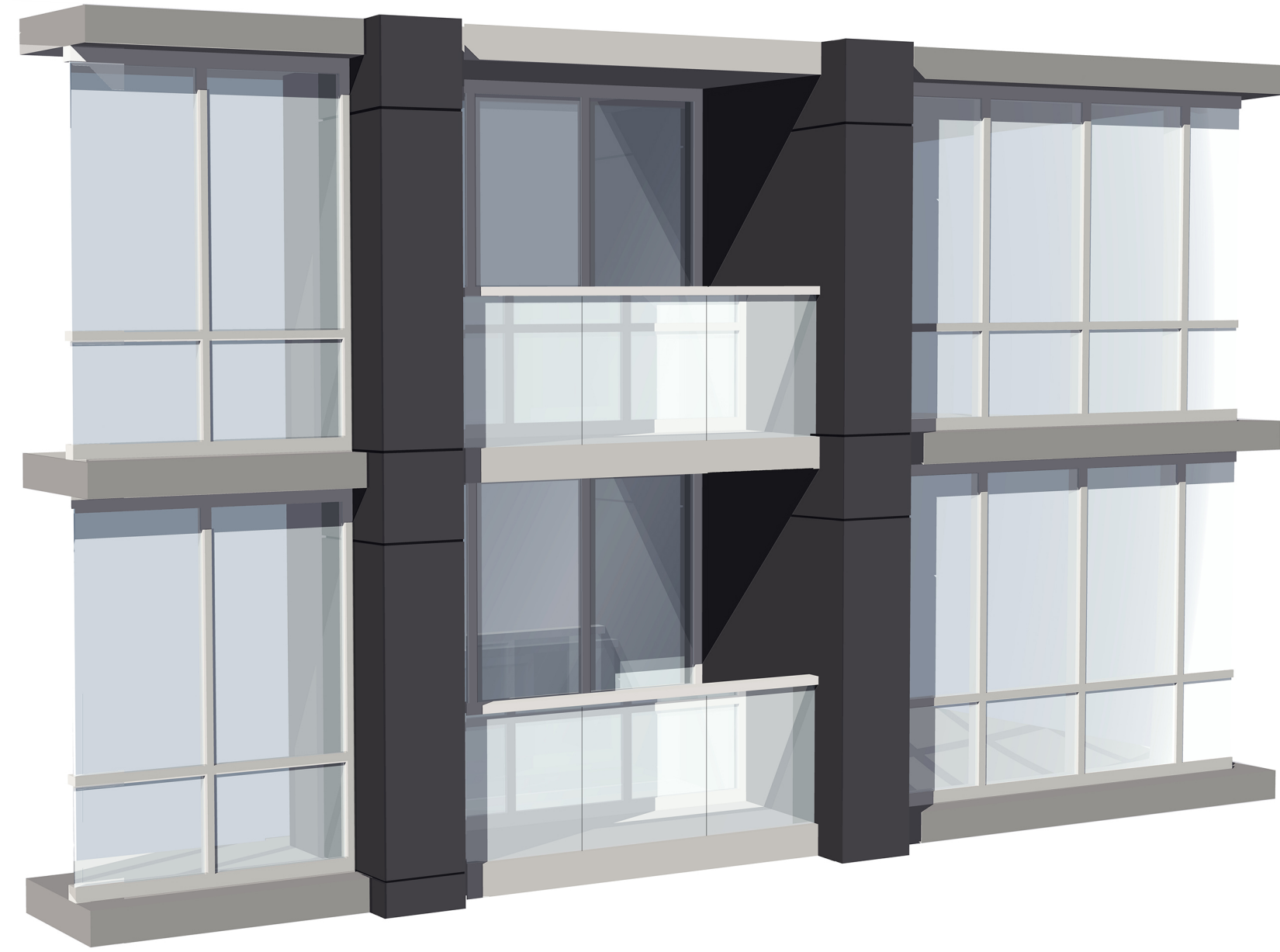


PERSPECTIVE DETAIL

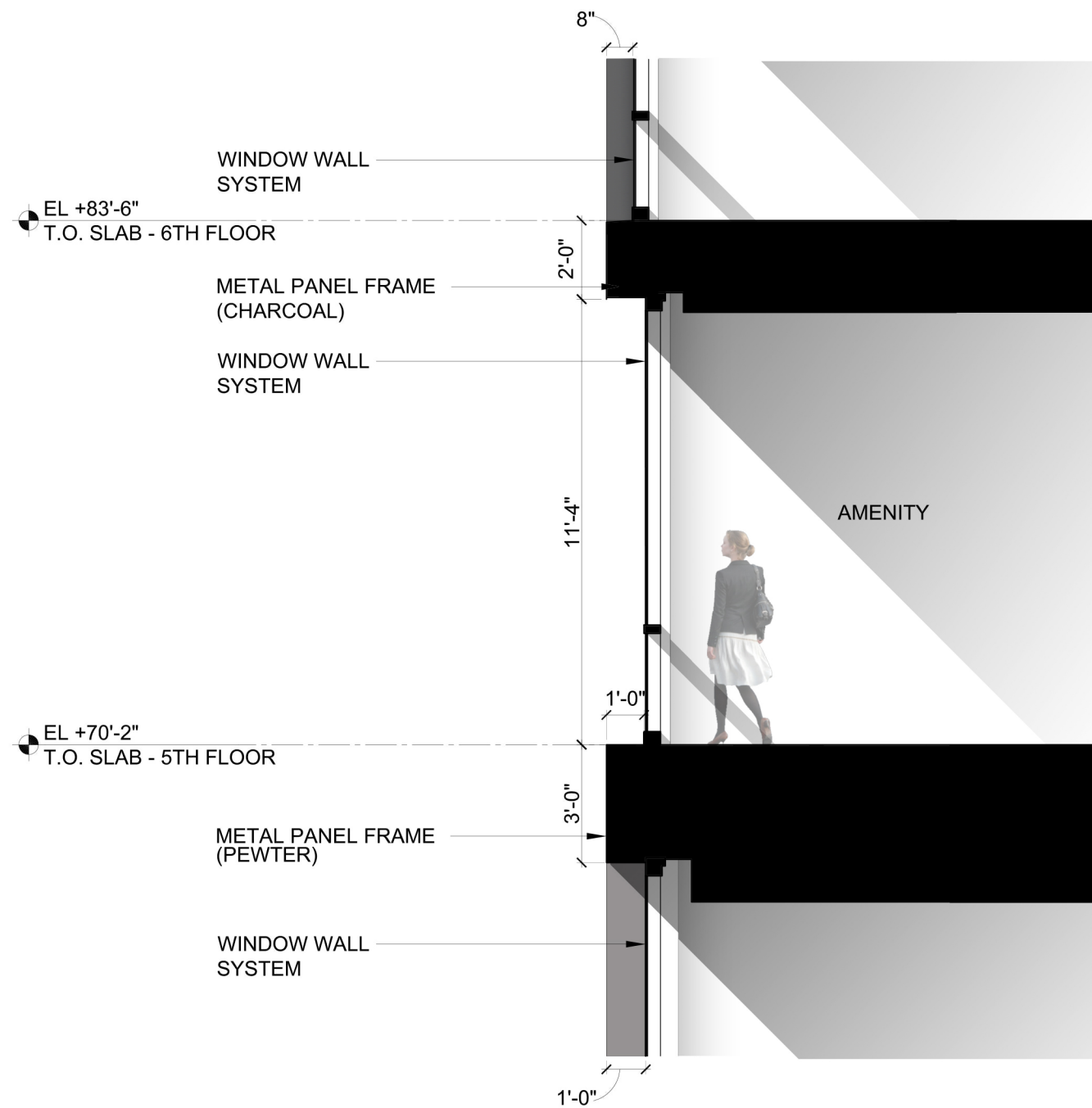
\*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.



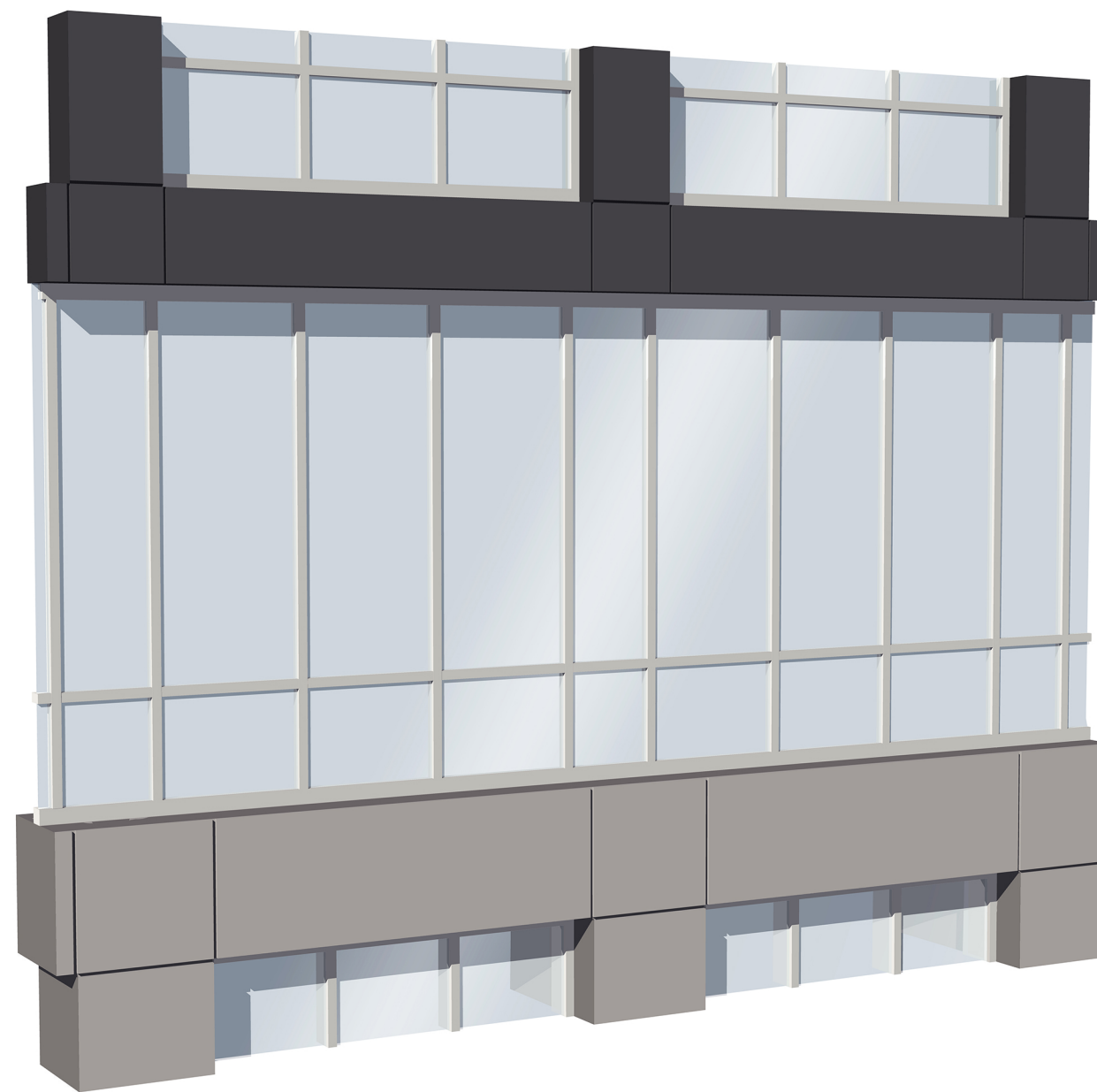
SECTION DETAIL



PERSPECTIVE DETAIL



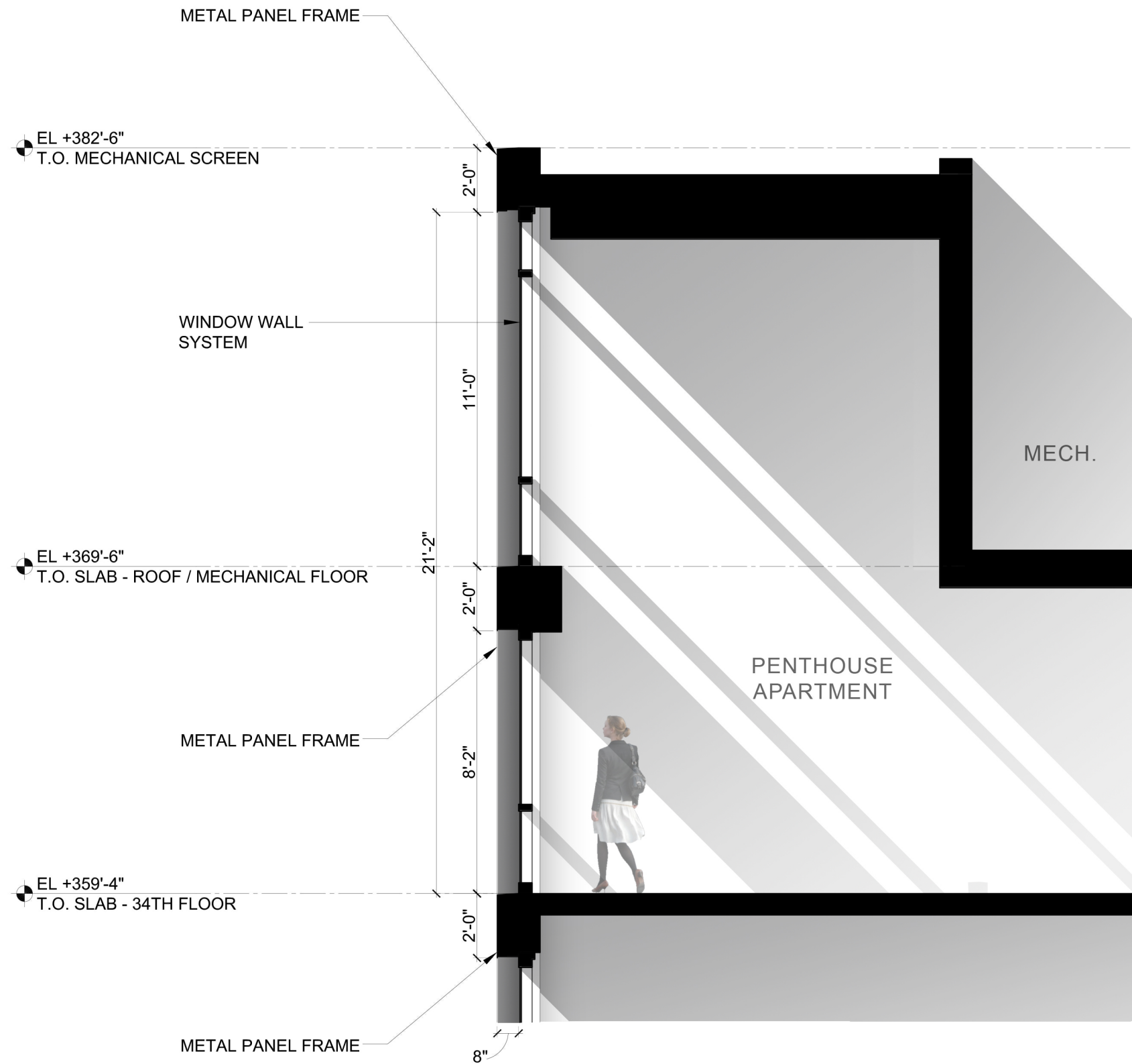
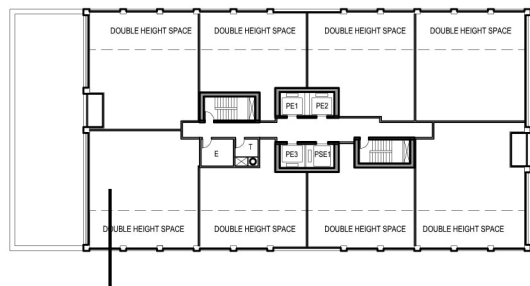
SECTION DETAIL

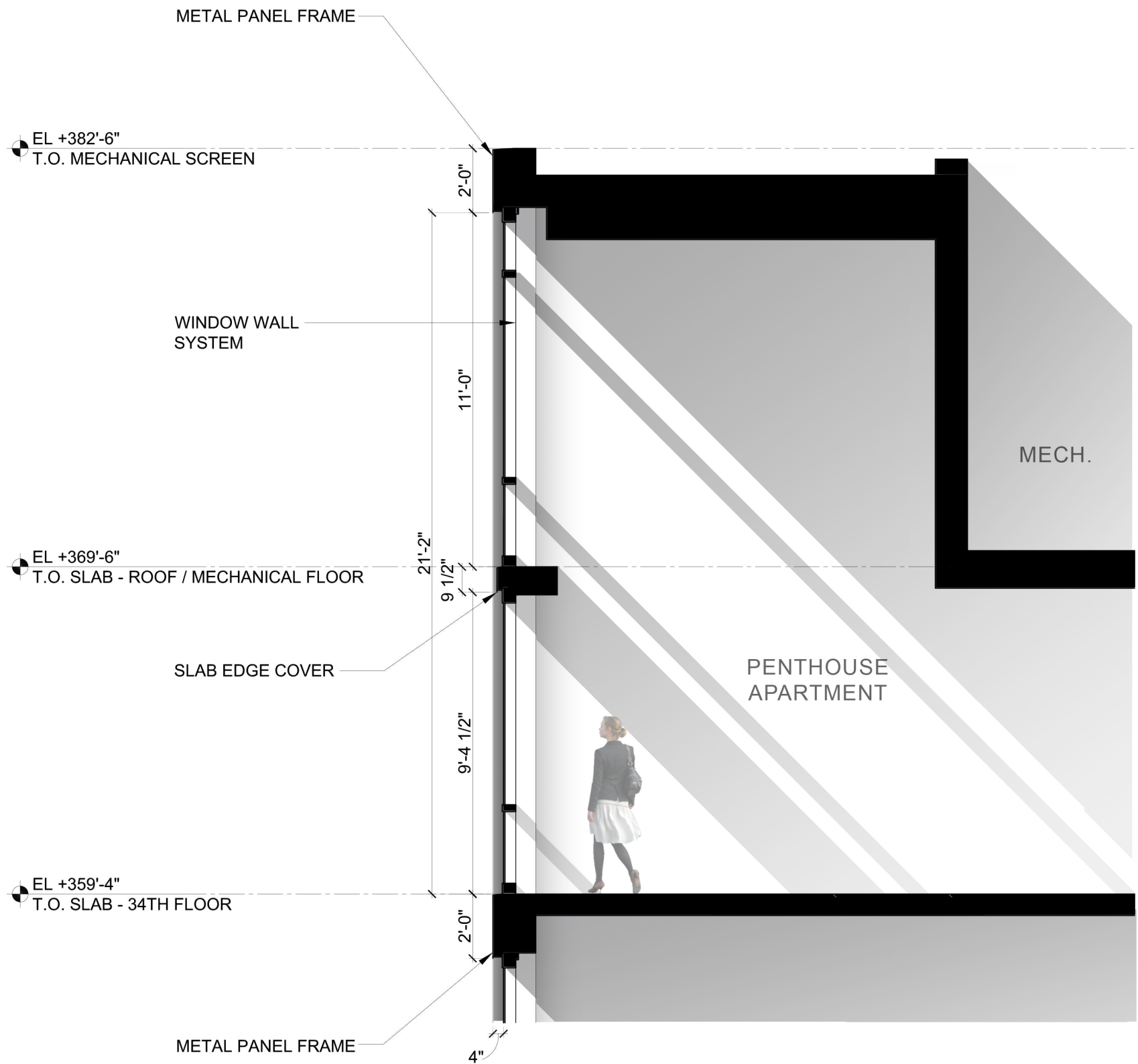
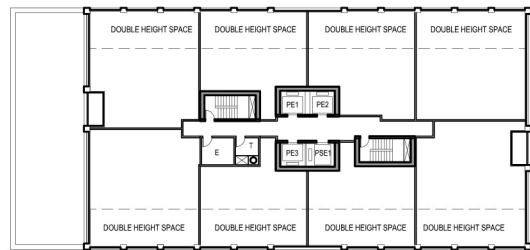


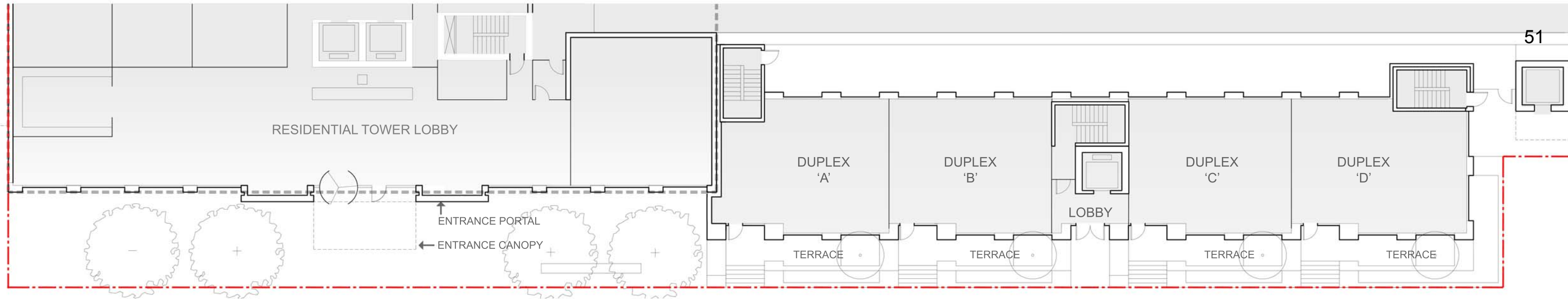
PERSPECTIVE DETAIL

\*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.











**ARQUITECTONICA**

PREPARED FOR:

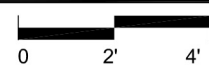
**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**WEST ELEVATION**  
**RESIDENTIAL LINER DETAIL**



SCALE:

1/4" = 1'-0"

DATE:

2016-07-01

PROPERTY LINE

RESIDENTIAL 53

EL +83'-6"  
T.O. SLAB - 6TH FLOOR

METAL PANEL FRAME (CHARCOAL)

2'-0"

1'-0"

WINDOW WALL SYSTEM

11'-4"

AMENITY

EL +70'-2"  
T.O. SLAB - 5TH FLOOR

METAL PANEL FRAME (PEWTER)

3'-0"

1'-0"

WINDOW WALL SYSTEM

10'-8"

RESIDENTIAL

EL +56'-6"  
T.O. SLAB - 4TH FLOOR

SLAB EDGE COVER

10"

WINDOW WALL SYSTEM

8'-10"

RESIDENTIAL

EL +46'-10"  
T.O. SLAB - 3RD FLOOR

METAL PANEL FRAME (PEWTER)

3'-0"

WINDOW WALL SYSTEM

16'-4"

RESIDENTIAL TOWER LOBBY

EL +37'-2"  
T.O. SLAB - 2ND FLOOR

EL +27'-6"  
1ST FLOOR

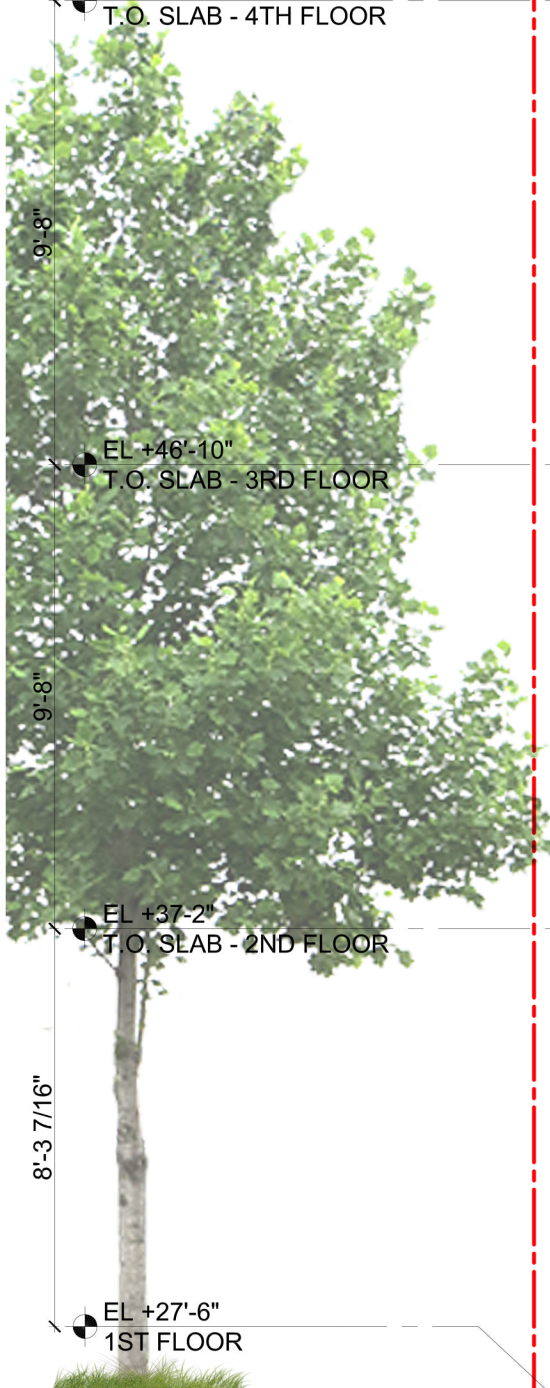
13'-4"

13'-8"

9'-8"

9'-8"

8'-3 7/16"



ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South Alexandria, Virginia

DRAWING:

BUILDING SECTION DETAIL RESIDENTIAL LOBBY TYP.



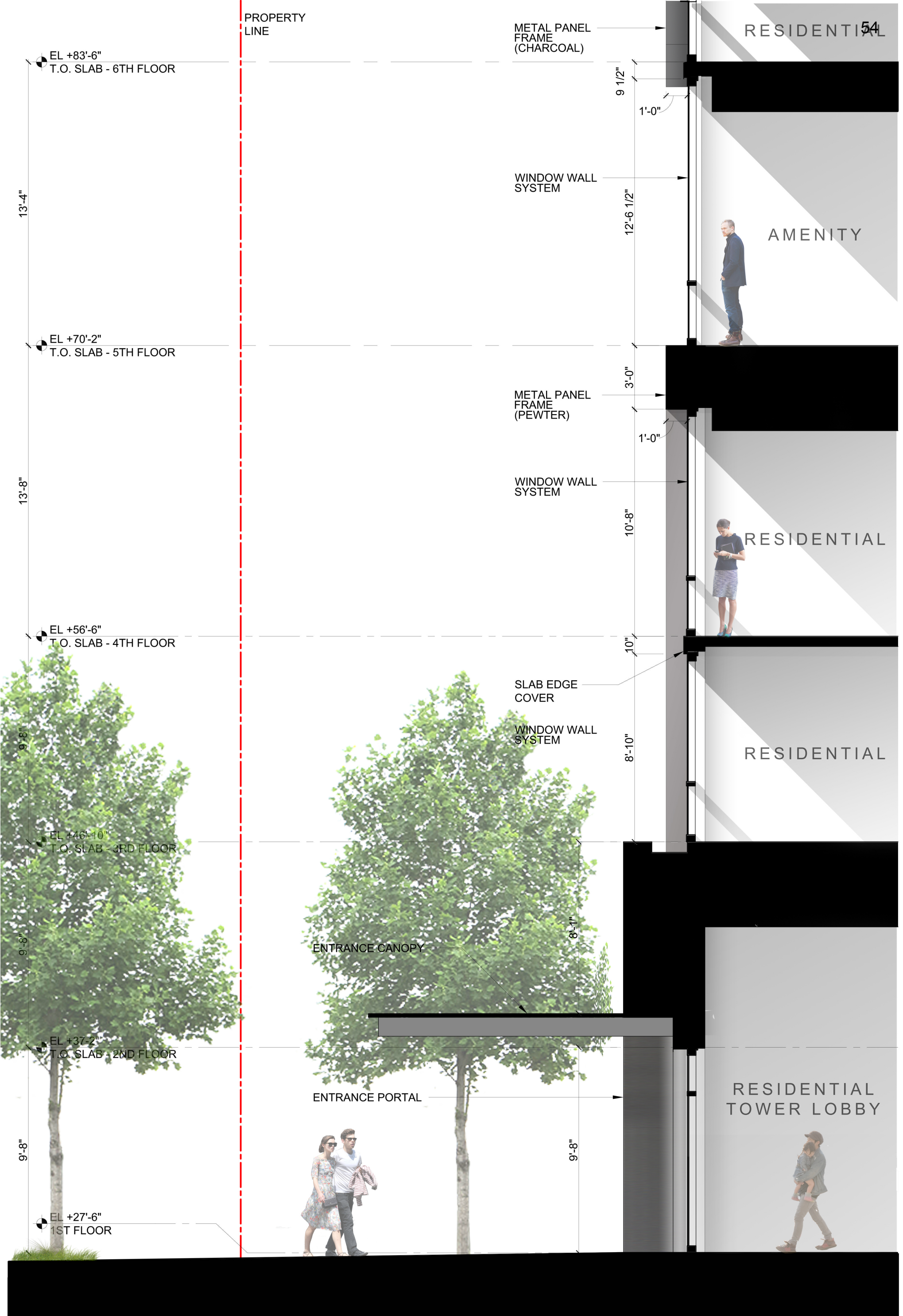
SCALE:

1/4" = 1'-0"

DATE:

2016-07-01

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PREPARED FOR:

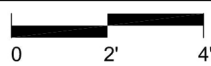


PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**BUILDING SECTION DETAIL**  
**RESIDENTIAL TOWER LOBBY ENTRANCE**

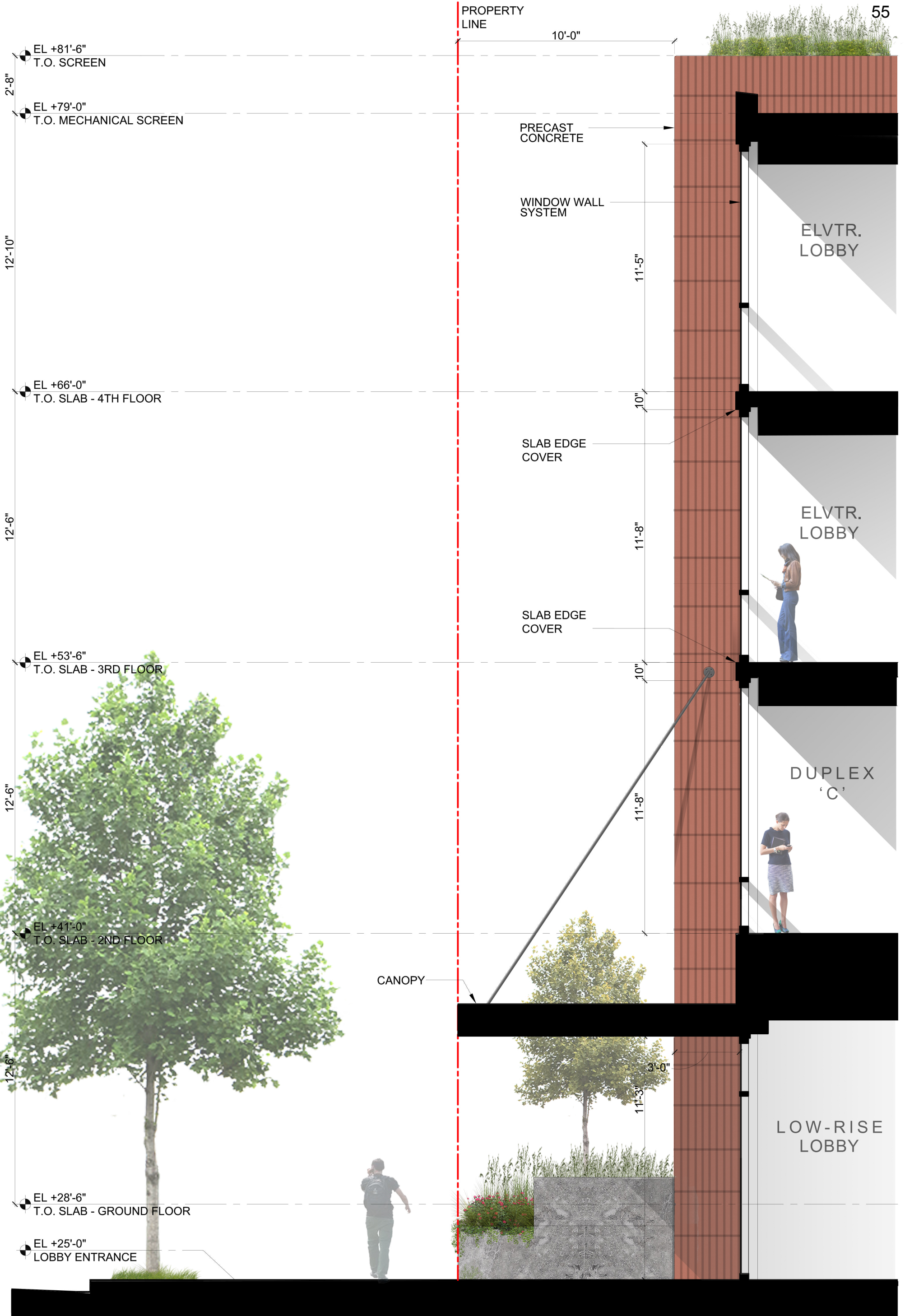


SCALE:

1/4" = 1'-0"

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

**Hines** **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**BUILDING SECTION DETAIL**  
**LOW-RISE LOBBY ENTRANCE**

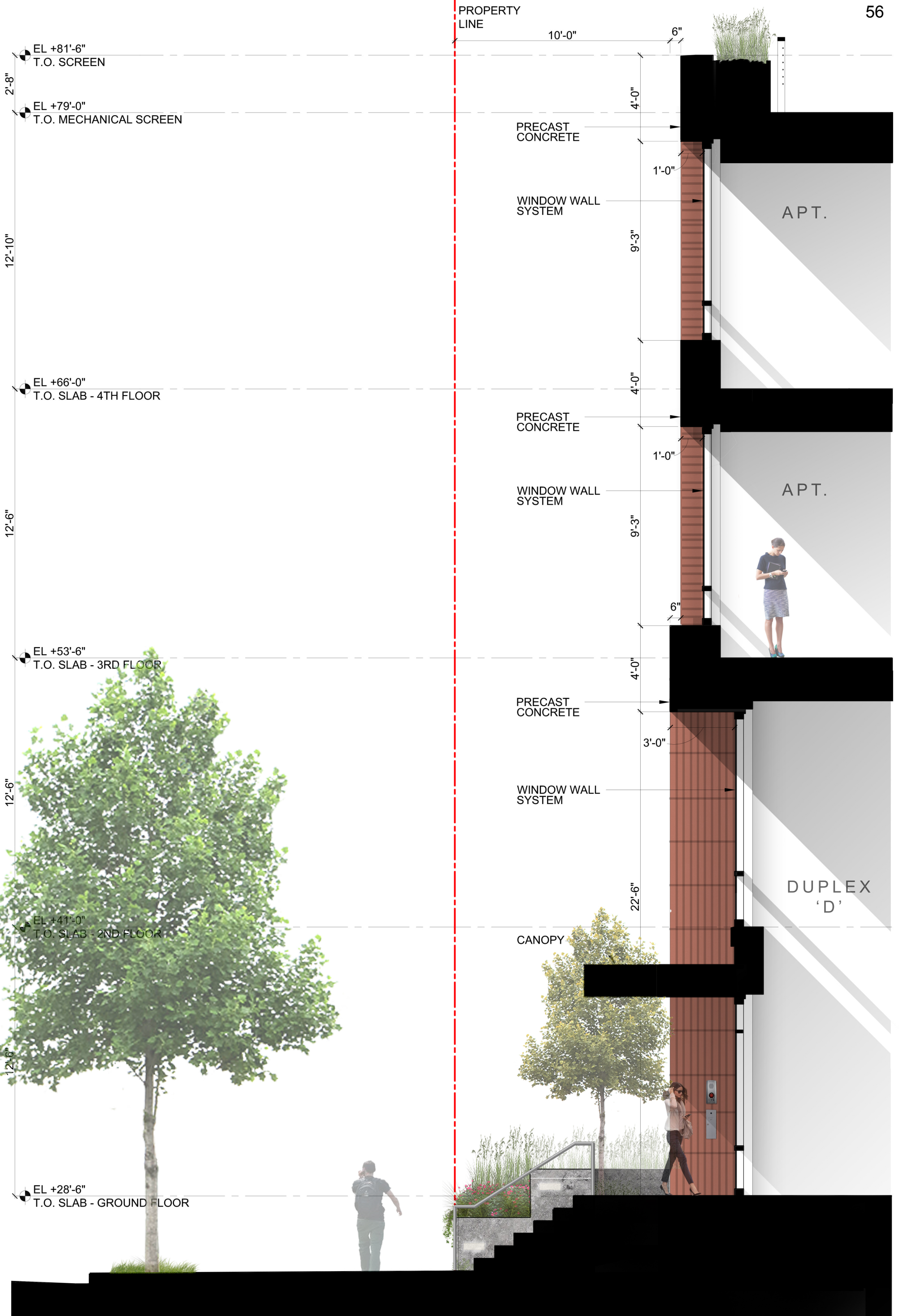


SCALE:

1/4" = 1'-0"

DATE:

2016-07-01



**ARQUITECTONICA**

PREPARED FOR:

**Hines** **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**BUILDING SECTION DETAIL**  
**DUPLUX ENTRY**



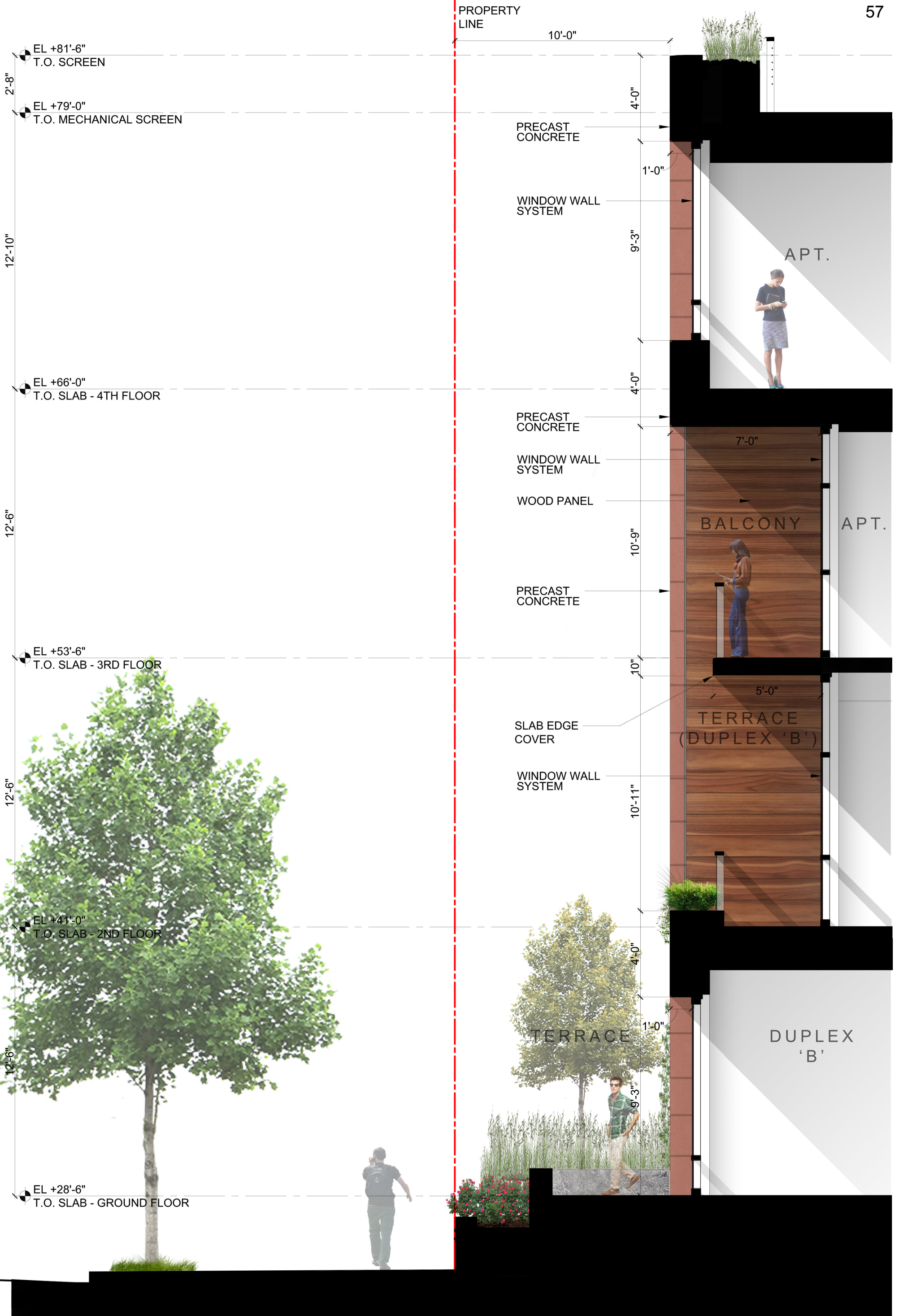
SCALE:

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DATE:

2016-07-01





**ARQUITECTONICA**

PREPARED FOR:

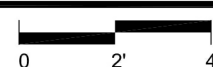
**Hines** **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**BUILDING SECTION DETAIL**  
**DUPLEX BALCONY 1**

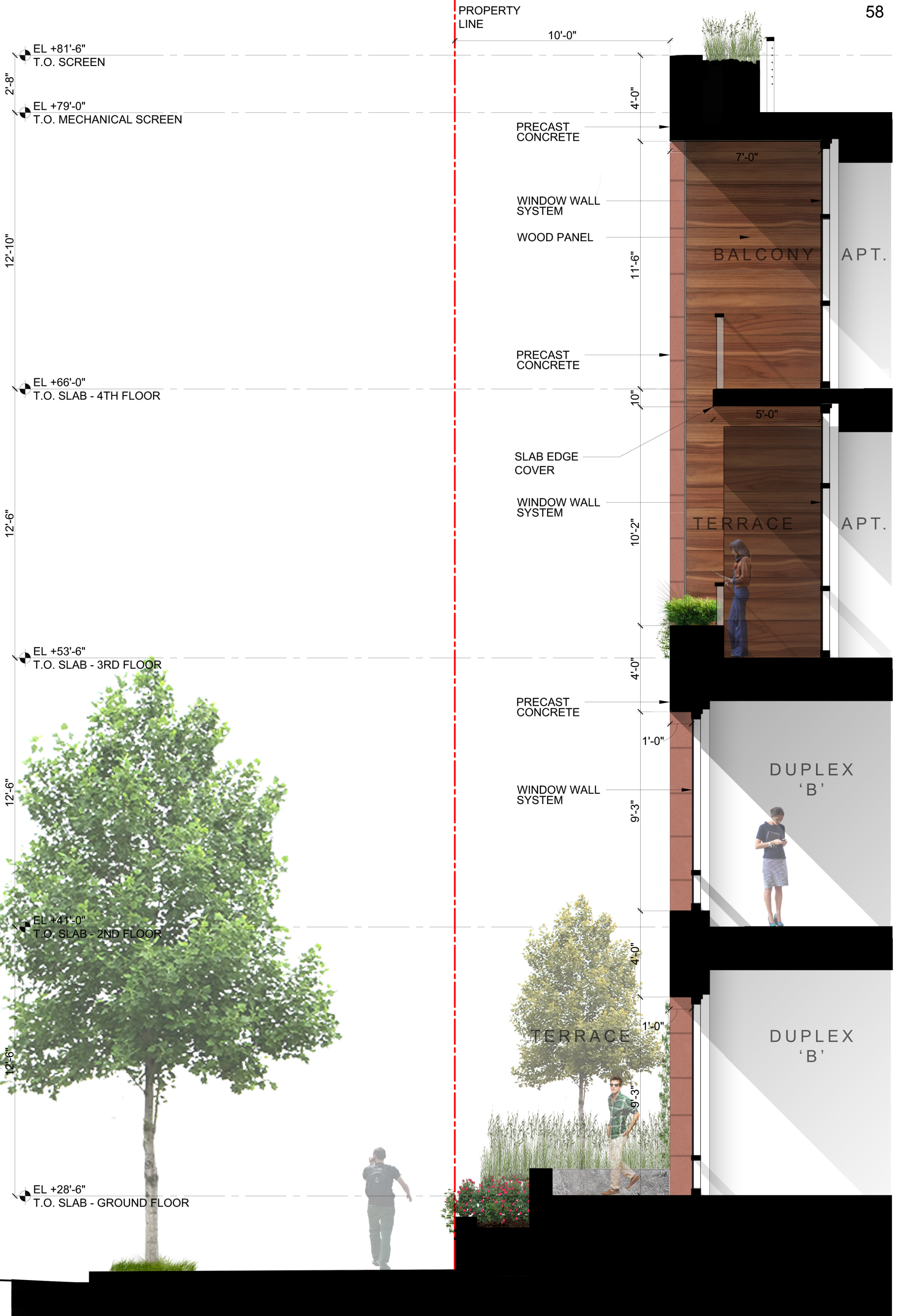


SCALE:

1/4" = 1'-0"

DATE:

2016-07-01



ARQUITECTONICA

PREPARED FOR:

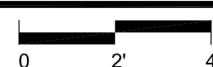
Hines JM-ZELL

PROJECT:

Carlyle South  
Alexandria, Virginia

DRAWING:

BUILDING SECTION DETAIL  
DUPLEX BALCONY 2



SCALE:

1/4" = 1'-0"

DATE:

2016-07-01

# CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission  
-  
LANDSCAPE



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Master Plan**

SCHEME:

**OCULUS**

**ARQUITECTONICA**



SCALE:



DATE:

2016-07-01



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Phase 1 Plan**

SCHEME:

**OCULUS** **ARQUITECTONICA**

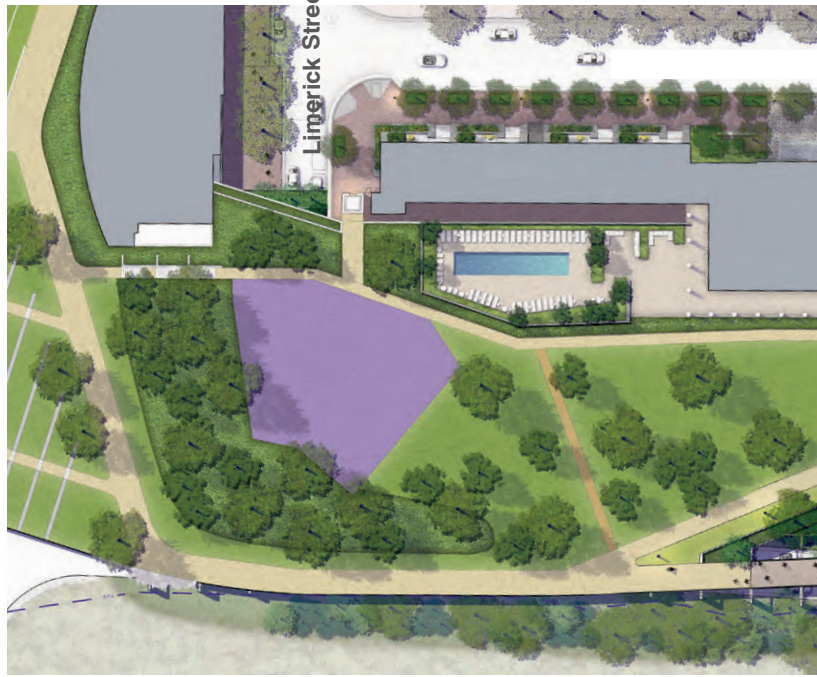
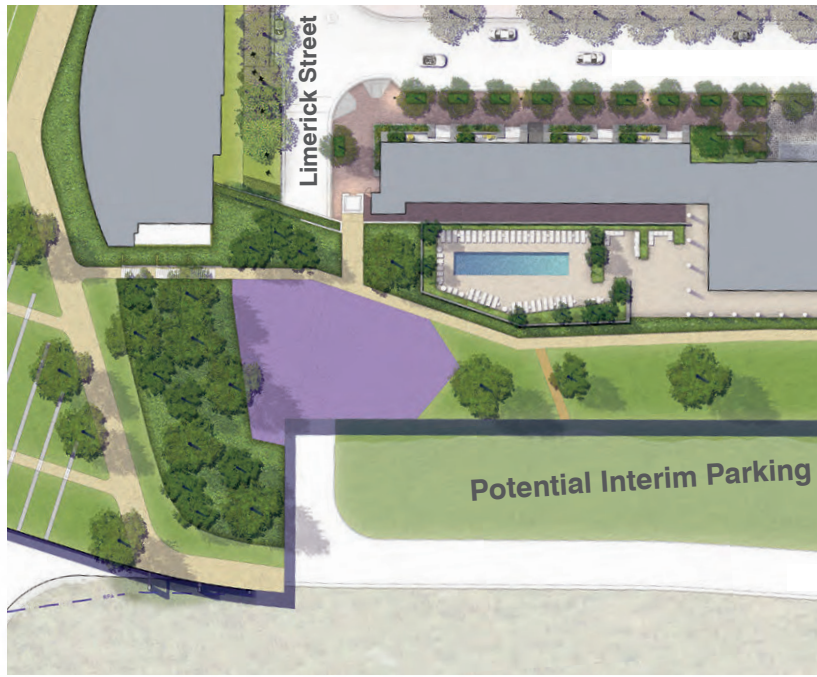


SCALE:



DATE:

2016-07-01



# Earthworks

# Sculptural Play Elements





Scrim Cover - Exposed Parking Garage



Final Scrim Graphic to be determined

PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Scrim Design**

SCHEME:

**OCULUS** **ARQUITECTONICA**



SCALE:



DATE:

2016-07-01







Limerick Street

Bartholomew Street

Savoy Street

**OCULUS** *ARQUITECTONICA*

PREPARED FOR: PROJECT: DRAWING: SCHEME:

**Hines** **JM·ZELL**

**Carlyle South**  
Alexandria, Virginia

**Phase 1 Plan**



SCALE:



DATE:

2016-07-01

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Bald Cypress – *Taxodium distichum*



PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Bartholomew Street Tree - Type 1**

SCHEME:

**OCULUS** **ARQUITECTONICA**

SCALE:

DATE:



2016-07-01



Round-Lobed Sweetgum *Liquidambar styraciflua* 'Rotundifolia'



PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Bartholomew Street Tree - Type 2**

SCHEME:

**OCULUS** **ARQUITECTONICA**

SCALE:

DATE:

2016-07-01



Tower Entry Plaza Gardens  
*simple green carpet*

Private Stoop Gardens and Pool Deck  
*soft organic compositions*





PREPARED FOR:



PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Private Terrace Sections**

SCHEME:

**OCULUS** *ARQUITECTONICA*

SCALE: 

DATE: 

2016-07-01

# Garden Planting Design

Primary Plants, Companion Plants, Accents... and Trees



PREPARED FOR:

**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Planting Design**

SCHEME:

**OCULUS** **ARQUITECTONICA**



SCALE:



DATE:

2016-07-01



Cercis canadensis  
*Eastern Redbud*

Chionanthus virginicus  
*White Fringe Tree*



71



Amelanchier grandiflora  
*Serviceberry*

Cornus florida  
*Flowering Dogwood*



PREPARED FOR:

**Hines**  **JM-ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Understorey Trees - Bartholomew Private Gardens**

SCHEME:

**OCULUS** **ARQUITECTONICA**



SCALE:

DATE:



2016-07-01

# "Primary Plants"



*Sesleria autumnalis*  
*Autumn Moor Grass*



72

*Panicum virgatum* 'Shannandoah'  
*Cheyenne Sky Switch Grass*



*Sporobolus heterolepis* 'Tara'  
*Prairie Dropseed*



*Fothergilla* 'Mount Airy'  
*Dwarf Fothergilla*



PREPARED FOR:

**Hines**  **JM-ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Planting Design**

SCHEME:

**OCULUS** **ARQUITECTONICA**

SCALE: 

DATE:



2016-07-01





Molinia caerulea 'Transparent'  
*Tall Purple Moore Grass*



Eremurus stenophyllus  
*Foxtail Lily*



Kniphofia 'Mango Popsicle'  
*Red Hot Poker*



PREPARED FOR:

**Hines**  **JM-ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Planting Design**

SCHEME:

**OCULUS** **ARQUITECTONICA**

SCALE: 

DATE: 

2016-07-01

# “Seasonal Color Accents”



Echinacea 'Tiki Torch'  
*Tiki Torch Coneflower*



Geranium maculatum  
*Wild Geranium*



Allium atropurpureum  
*Purple Flowered Onion*



Baptisia x 'Purple Smoke'  
*Purple Smoke False Indigo*

Achillea millefolium 'Terracotta'  
*Terracotta Yarrow*



PREPARED FOR:

**Hines**  **JM·ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Planting Design**

SCHEME:

**OCULUS** **ARQUITECTONICA**

SCALE:

DATE:

2016-07-01

# WINTER



*Ilex glabra*  
*Inkberry Holly*



*Ilex verticillata* 'Winter Red'  
*Winter Red Winterberry*

*Panicum virgatum* 'Cheyenne Sky'  
*Cheyenne Sky Switch Grass*



PREPARED FOR:

**Hines**  **JM-ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**Planting Design**

SCHEME:

**OCULUS** **ARQUITECTONICA**

SCALE: 

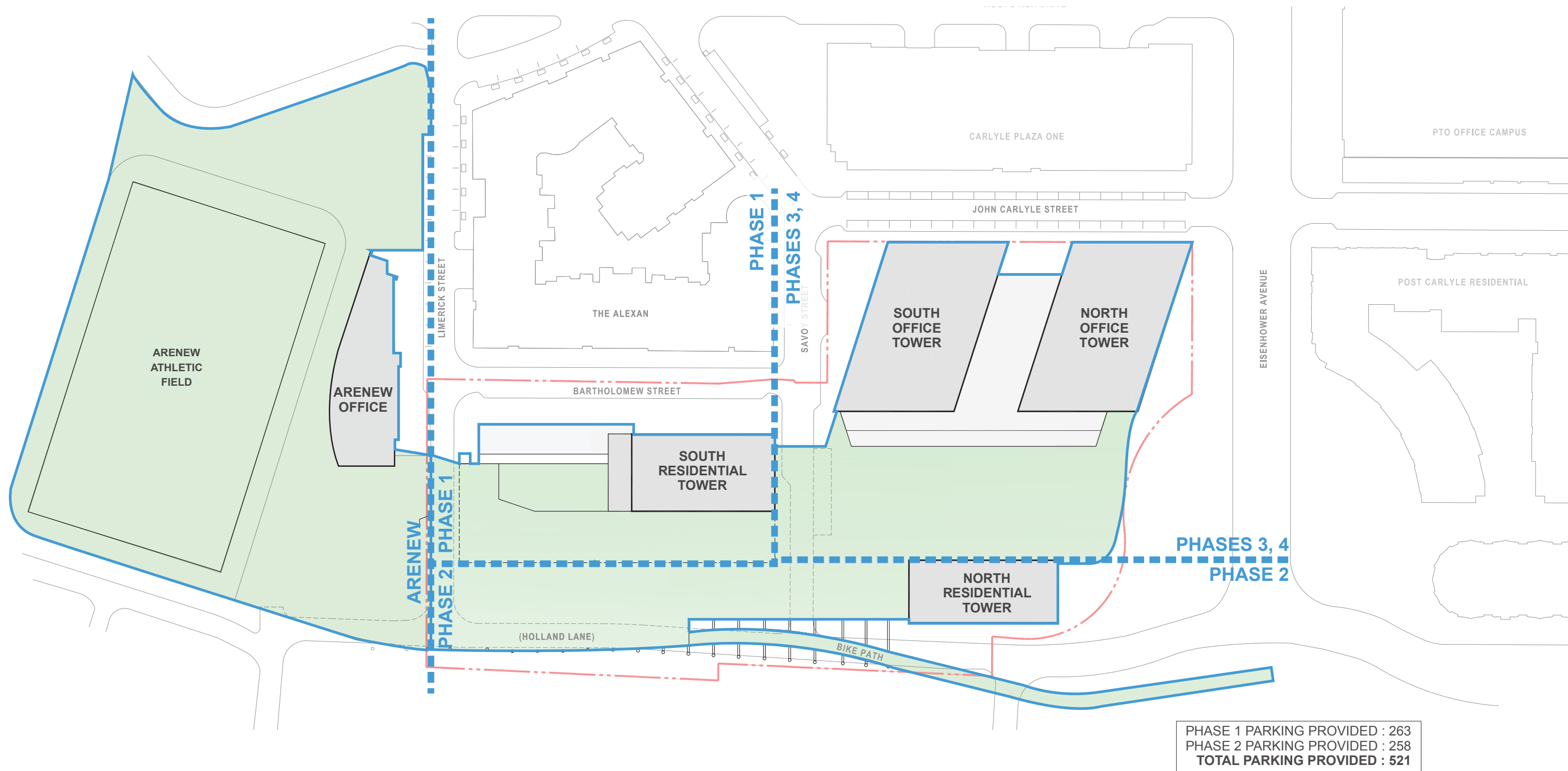
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2016-07-01

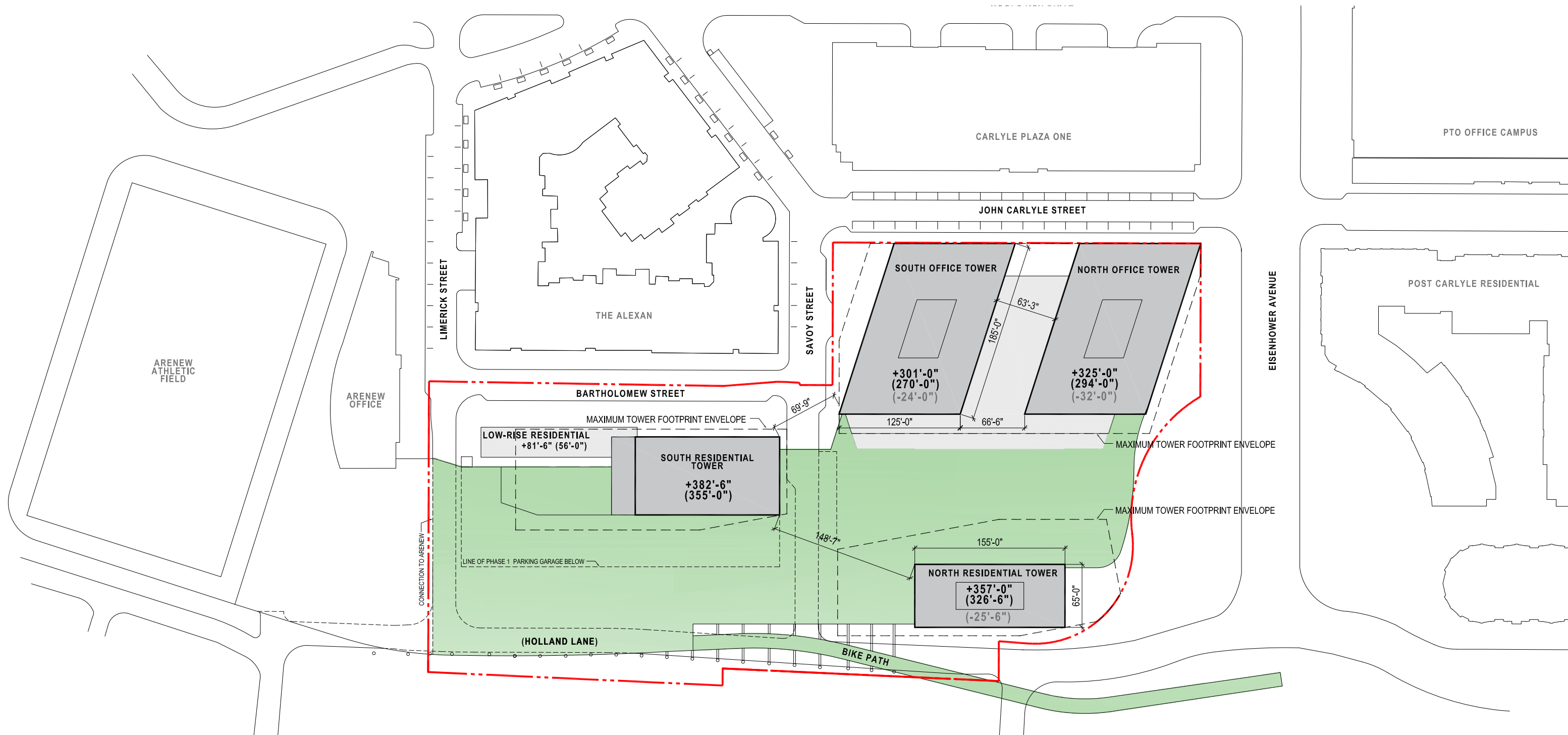
# CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission  
-  
FUTURE PHASE STUDIES

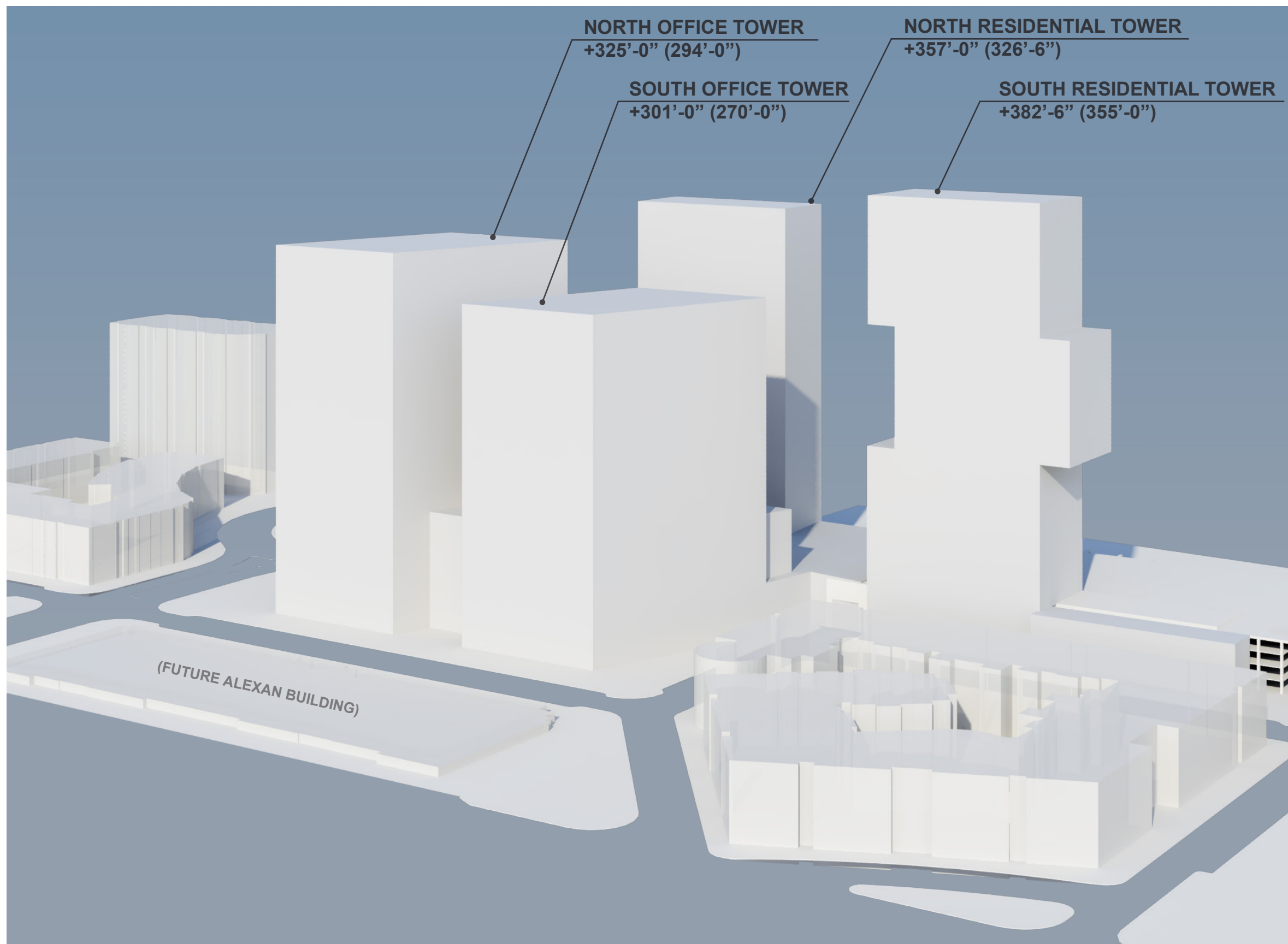


PHASE 1 PARKING PROVIDED : 263  
 PHASE 2 PARKING PROVIDED : 258  
 TOTAL PARKING PROVIDED : 521



**TOWER**  
**T.O. Structural Elevation**  
**(Building Height)**  
 (Height Differential)

**ARQUITECTONICA**



**ARQUITECTONICA**

PREPARED FOR:

**Hines**  **JM-ZELL**

PROJECT:

**Carlyle South**  
Alexandria, Virginia

DRAWING:

**MASSING**  
**MASTERPLAN STUDY - FUTURE PHASES**

SCHEME:

SCALE:

DATE:

2016-07-01

# CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission  
-  
PROGRAM SUMMARY





**CARLYLE SOUTH**  
 Alexandria, VA  
 Preliminary Unit Mix

**PHASE 1**  
 SOUTH RESIDENTIAL TOWER

07/01/16

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			
<b>TOTAL</b>	<b>6</b>		<b>12</b>			
TOWER - 6TH TO 15TH FLOOR TYPICAL						
STUDIO	0	10	0			
JR 1 BDRM	1	10	10	575	575	575
1 BDRM	6	10	60	700	765	732.5
1 BDRM + DEN	1	10	10	790	790	790
JR 2 BDRM	0	10	0			
2 BDRM	3	10	30	990	1050	1020
2 BDRM + DEN	1	10	10	1215	1215	1215
<b>TOTAL</b>	<b>12</b>		<b>120</b>			
TOWER - 16TH TO 25TH FLOOR CANTILIVER						
STUDIO	2	10	20	575	575	575
JR 1 BDRM	2	10	20	675	675	675
1 BDRM	5	10	50	665	700	682.5
1 BDRM + DEN	0	10	0			
JR 2 BDRM	2	10	20	885	940	912.5
2 BDRM	2	10	20	1065	1065	1065
2 BDRM + DEN	0	10	0			
<b>TOTAL</b>	<b>13</b>		<b>130</b>			
TOWER - 26TH - 33RD FLOOR TYPICAL						
STUDIO	0	8	0			
JR 1 BDRM	1	8	8	575	575	575
1 BDRM	6	8	48	700	765	732.5
1 BDRM + DEN	1	8	8	790	790	790
JR 2 BDRM	0	8	0			
2 BDRM	3	8	24	990	1050	1020
2 BDRM + DEN	1	8	8	1215	1215	1215
<b>TOTAL</b>	<b>12</b>		<b>96</b>			
TOWER - 34TH FLOOR PENTHOUSE - TYPICAL						
PENTHOUSE	8	1	8	1005	1490	1247.5
<b>TOTAL</b>	<b>8</b>		<b>8</b>			

TOWER UNIT MIX SUMMARY					
UNIT TYPE	SITE TOTAL				
	NO. OF UNITS	PERCENTAGE		TARGET	
STUDIO	22	6.0%	6.0%	5.0%	5.0%
JR 1 BDRM	40	10.9%	60.7%	10.0%	65.0%
1 BDRM	164	44.8%		50.0%	
1 BDRM + DEN	18	4.9%		5.0%	
JR 2 BDRM	20	5.5%	31.1%	5.0%	30.0%
2 BDRM	76	20.8%		20.0%	
2 BDRM + DEN	18	4.9%		5.0%	
PENTHOUSE	8	2.2%	2.2%		
<b>TOTAL</b>	<b>366</b>	<b>100.0%</b>		<b>100.0%</b>	

**CARLYLE SOUTH**  
 Alexandria, VA  
 Preliminary Program Areas

**PHASE 1**  
 LOW-RISE RESIDENTIAL

07/01/16

Floor	LOW-RISE RESIDENTIAL							TOTAL (incl. balconies)	TOTAL (excl. balconies)
	Rentable SF	Units	Balcony / Terrace	Lobby	Core/Corridor	% Efficiency			
4	3,805	2	180		840	82%	4,825	4,645	
3	3,615	2	415		840	81%	4,870	4,455	
2	4,070	4	160		640	86%	4,870	4,710	
1	4,105		125		680	86%	4,910	4,910	
<b>TOTAL</b>	<b>15,595</b>	<b>8</b>	<b>755</b>	<b>125</b>	<b>3,000</b>		<b>19,475</b>	<b>18,720</b>	
<b>TOTAL AREA (GSF)</b>									

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
<b>2-STORY DUPLEX</b>			
DUPLEX 1	1	1025	2000
	2	975	
DUPLEX 2	1	1005	2070
	2	1065	
DUPLEX 3	1	1005	2020
	2	1015	
DUPLEX 4	1	1070	2085
	2	1015	
<b>LOFT</b>			
LOFT 1	3	1800	1800
LOFT 2	3	1815	1815
LOFT 3	4	1955	1955
LOFT 4	4	1850	1850