

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

PREPARED FOR:

Hines  **JM-ZELL**

DRB Design Presentation

PREPARED BY:

ARQUITECTONICA

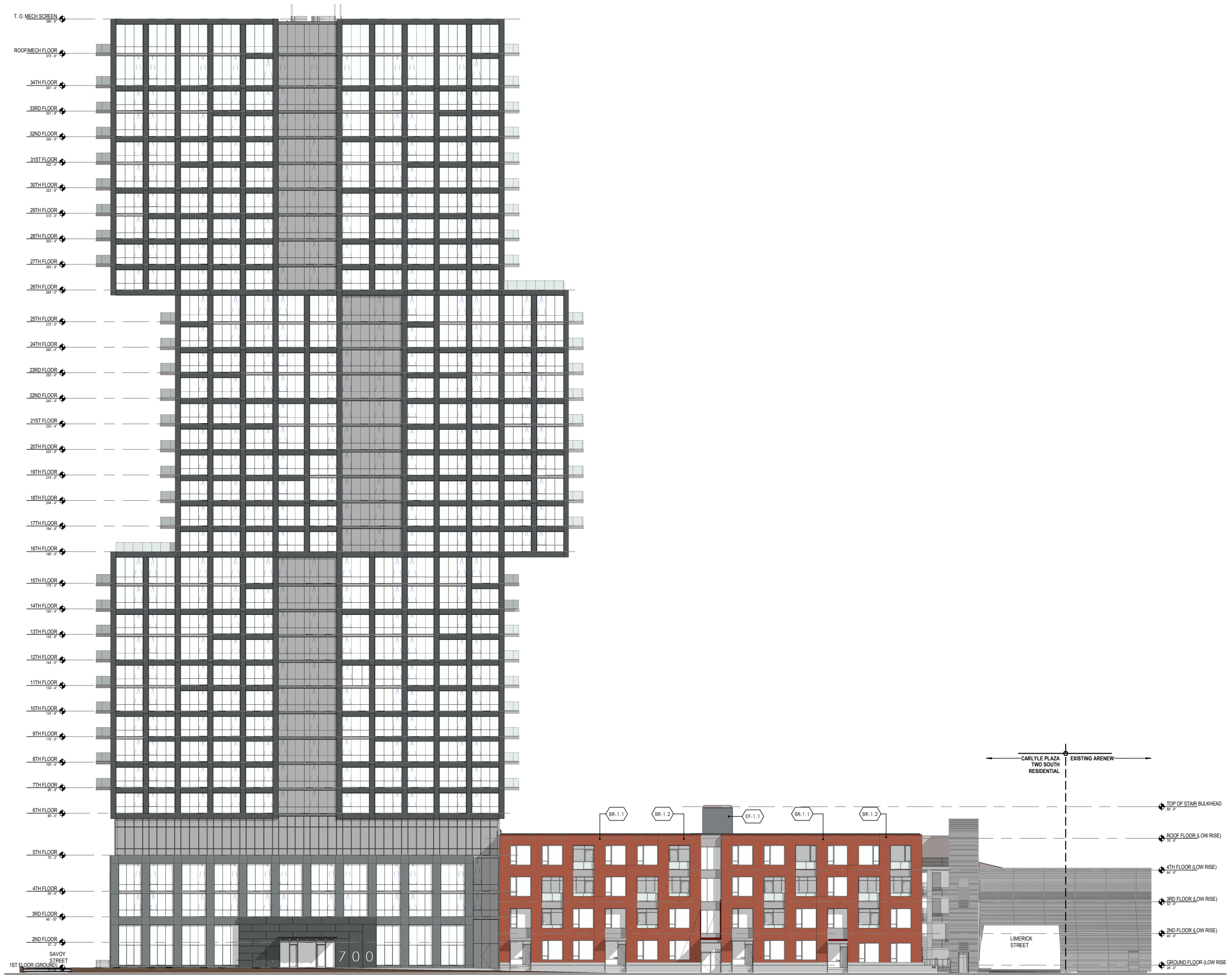
O C U L U S

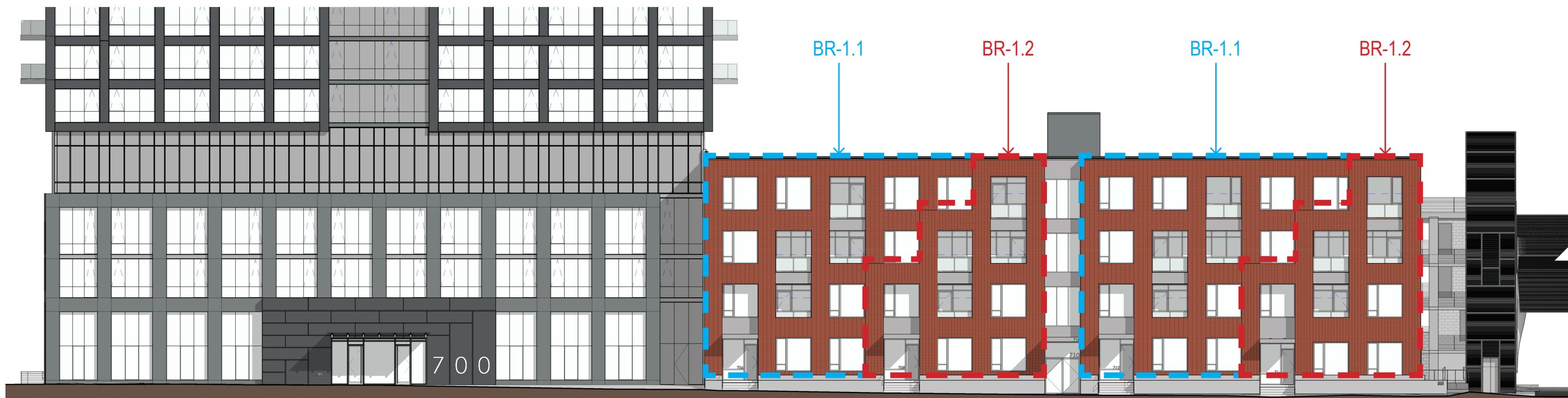
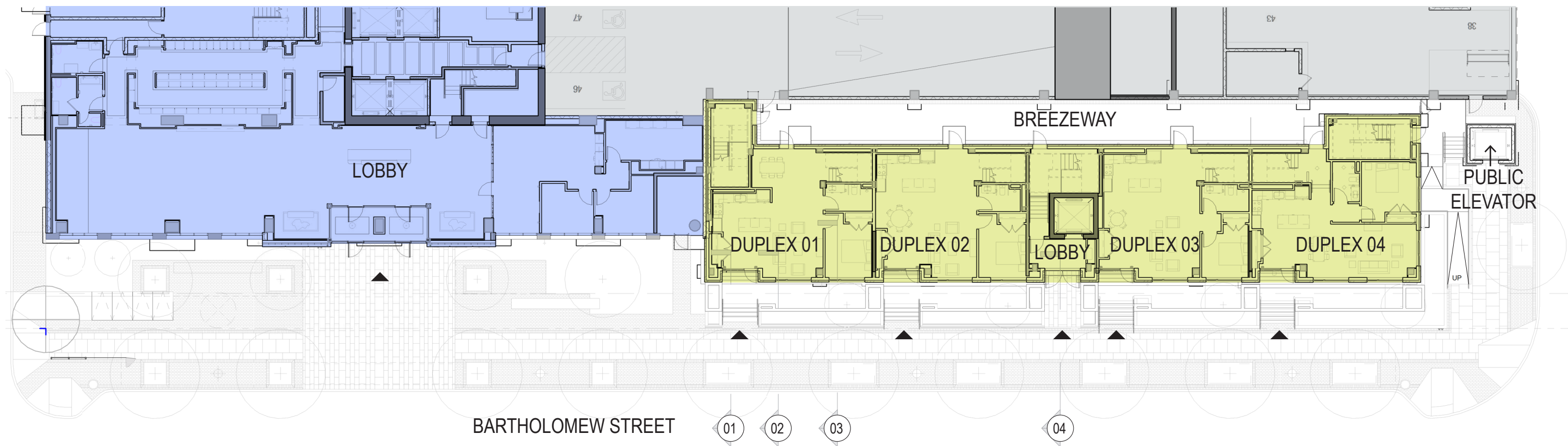
2018-02-15

CARLYLE SOUTH

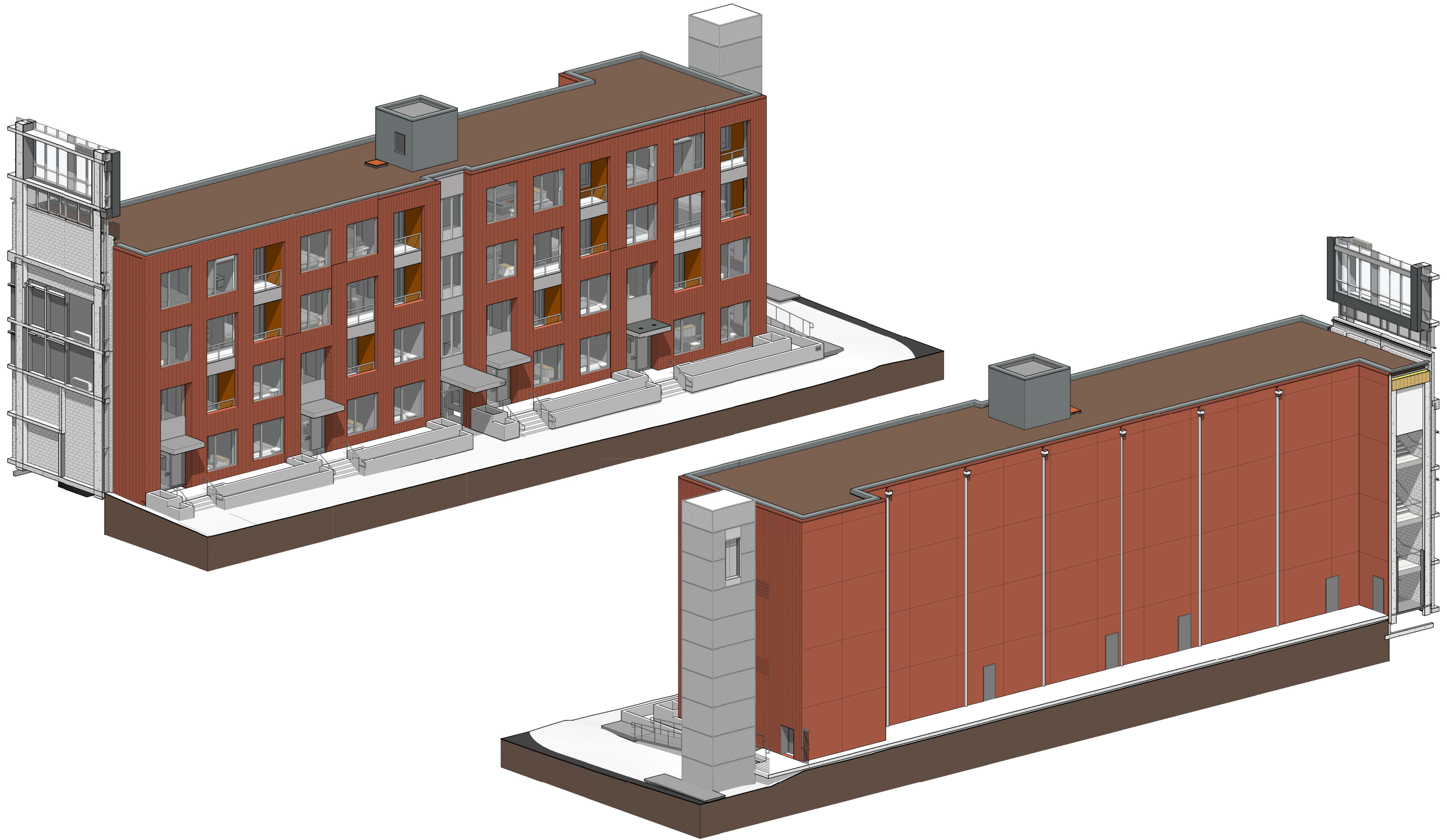
Alexandria | Virginia

LINER BUILDING





ARQUITECTONICA



ARQUITECTONICA

PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

**CARLYLE SOUTH
ALEXANDRIA, VIRGINIA**

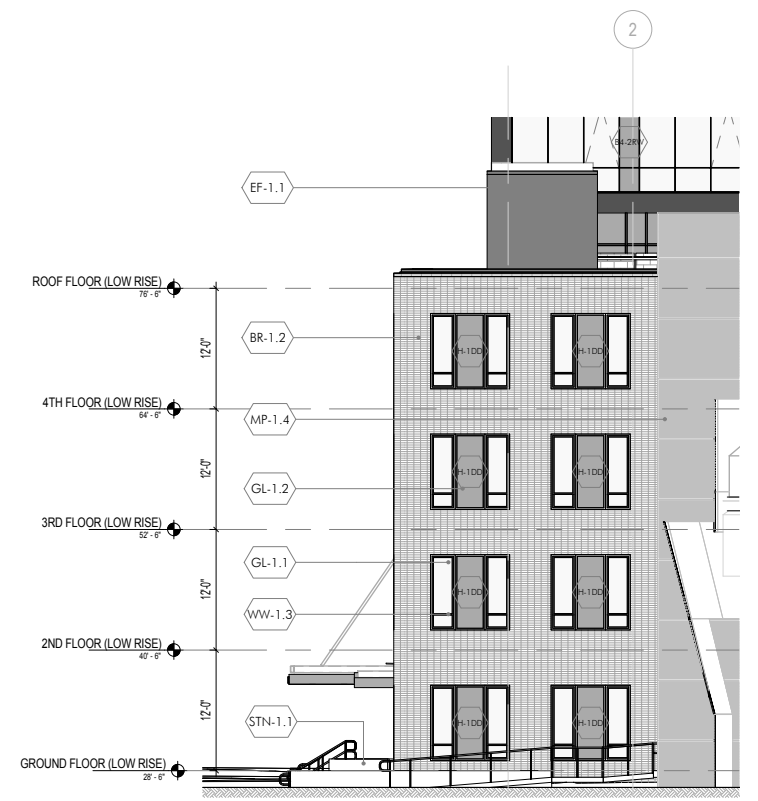
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LINER BUILDING - ENTRY

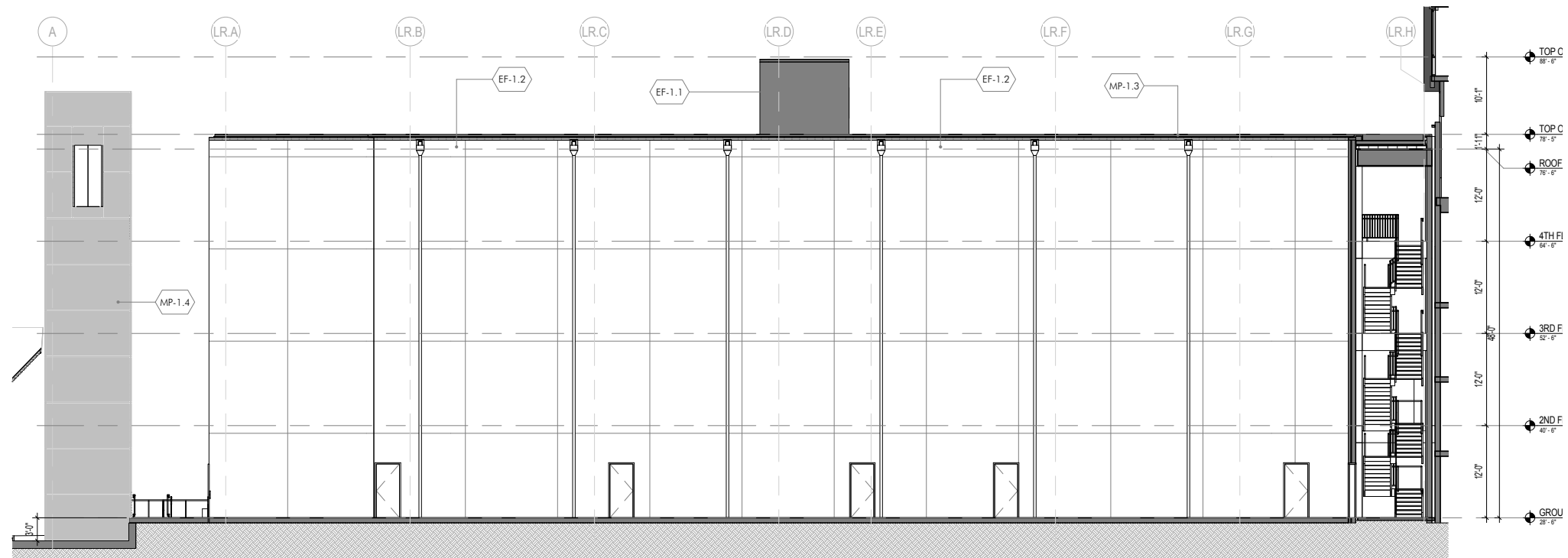
2018-02-15



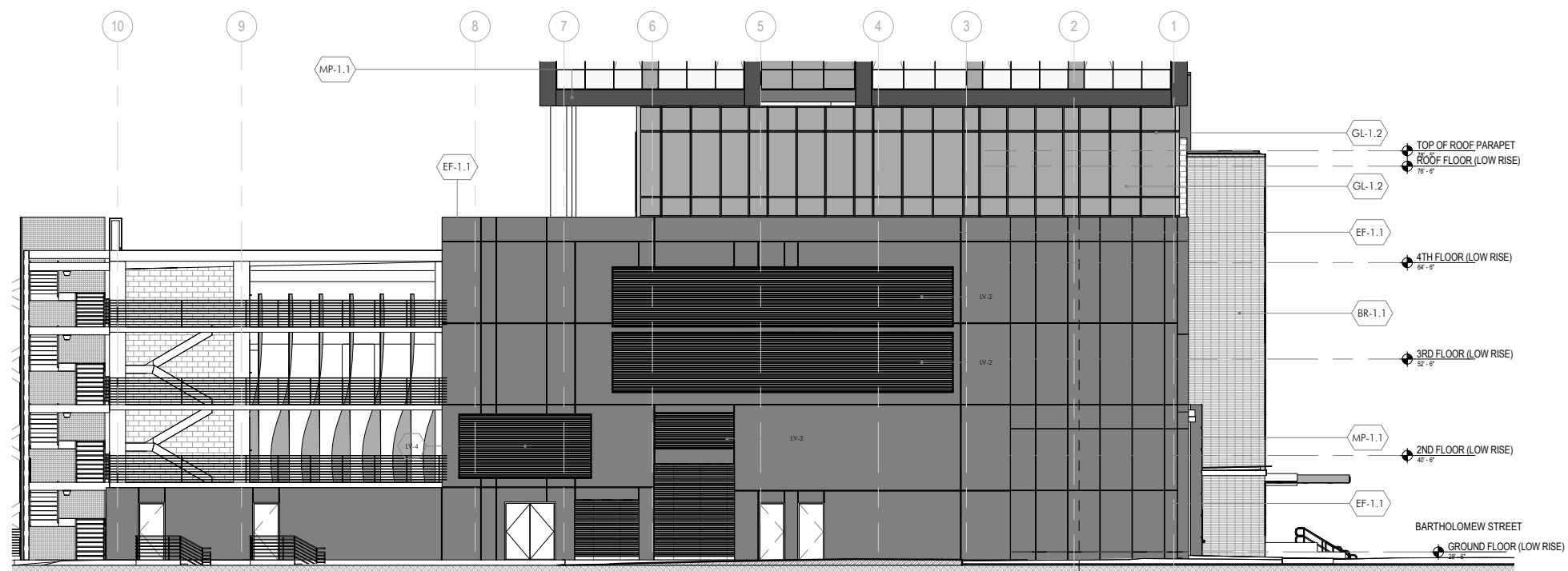
WEST ELEVATION



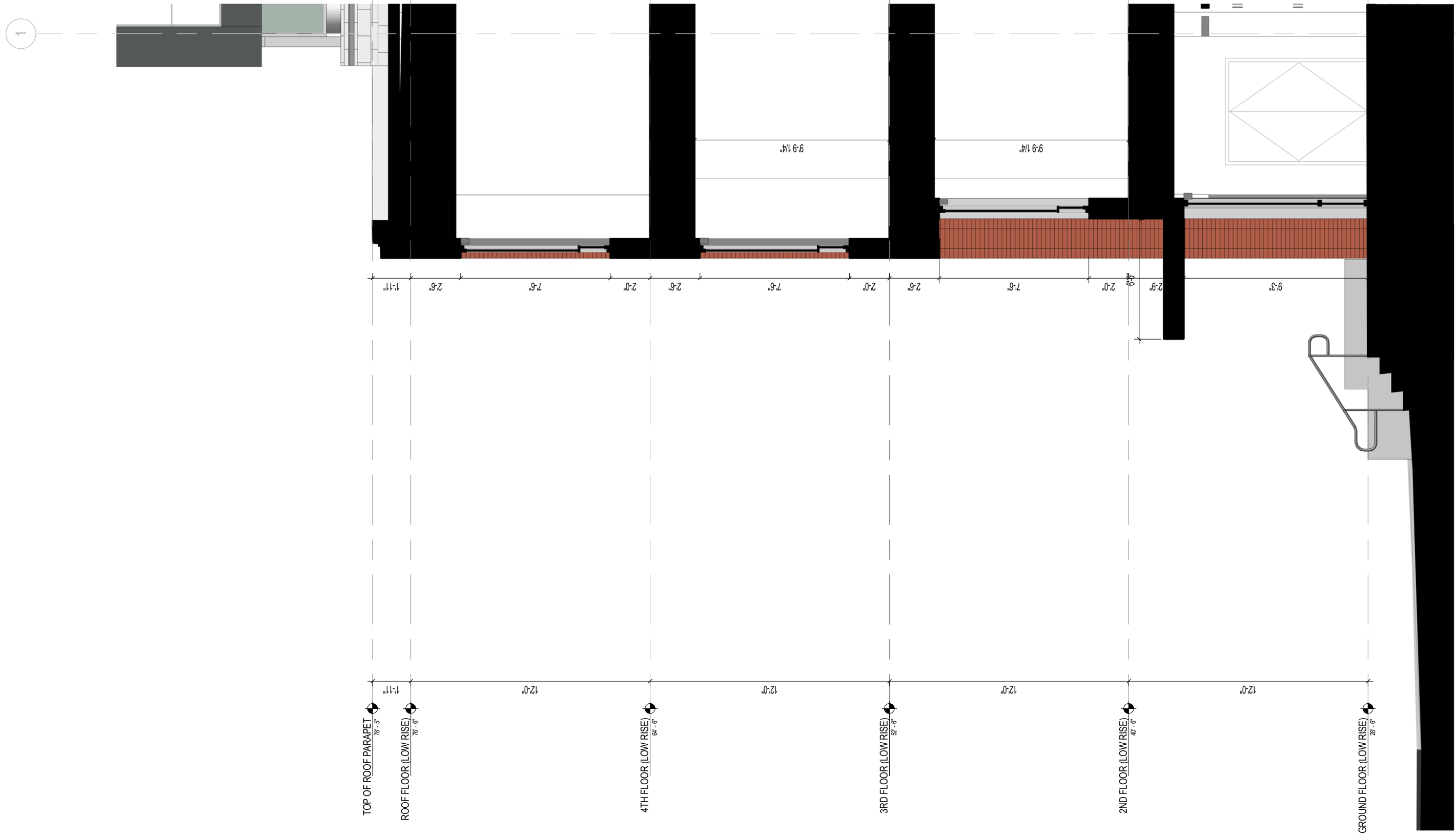
SOUTH ELEVATION



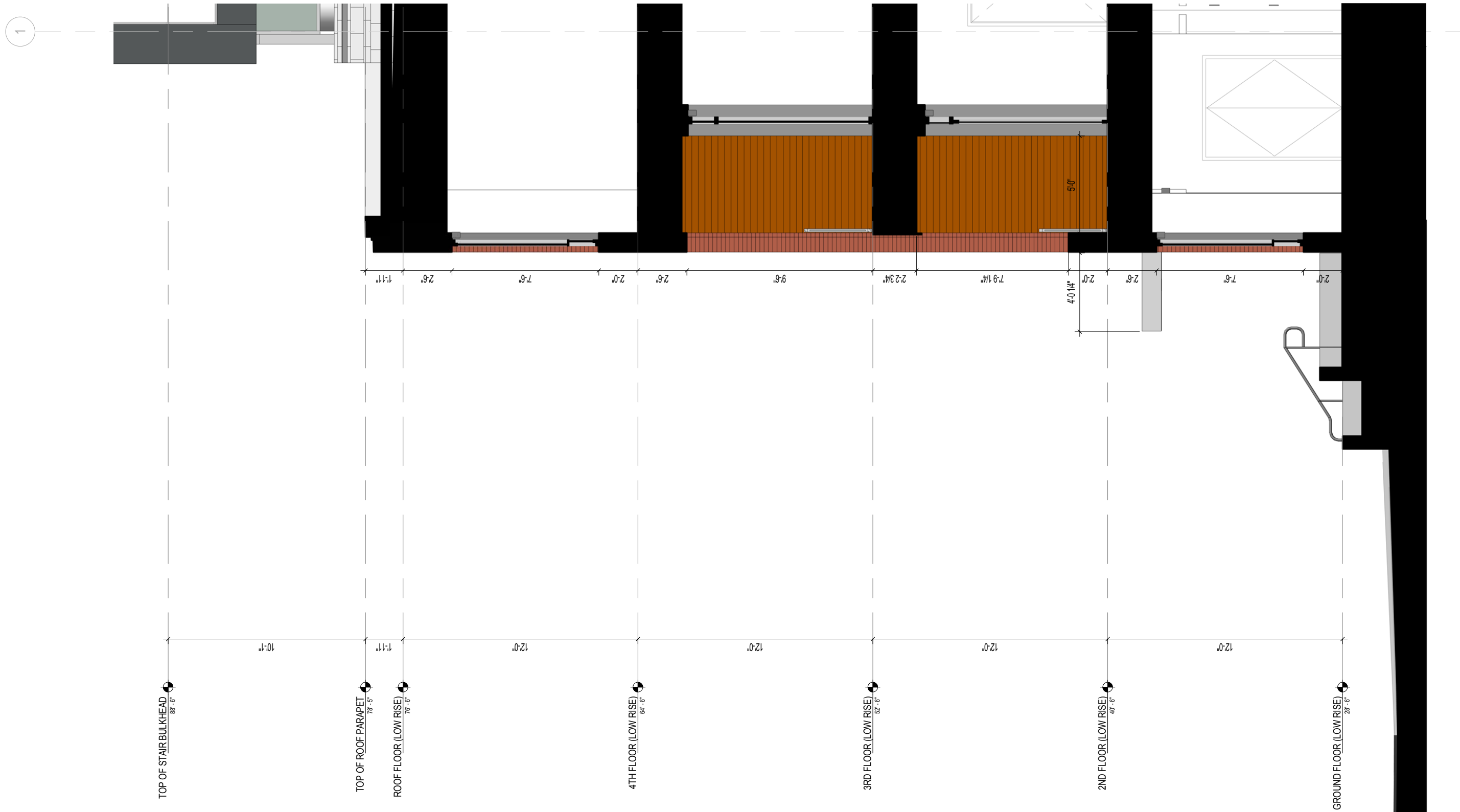
EAST ELVATION - BREEZEWAY



NORTH ELEVATION (SHOWN WITHOUT SCRIM COVERING)



ARQUITECTONICA



ARQUITECTONICA

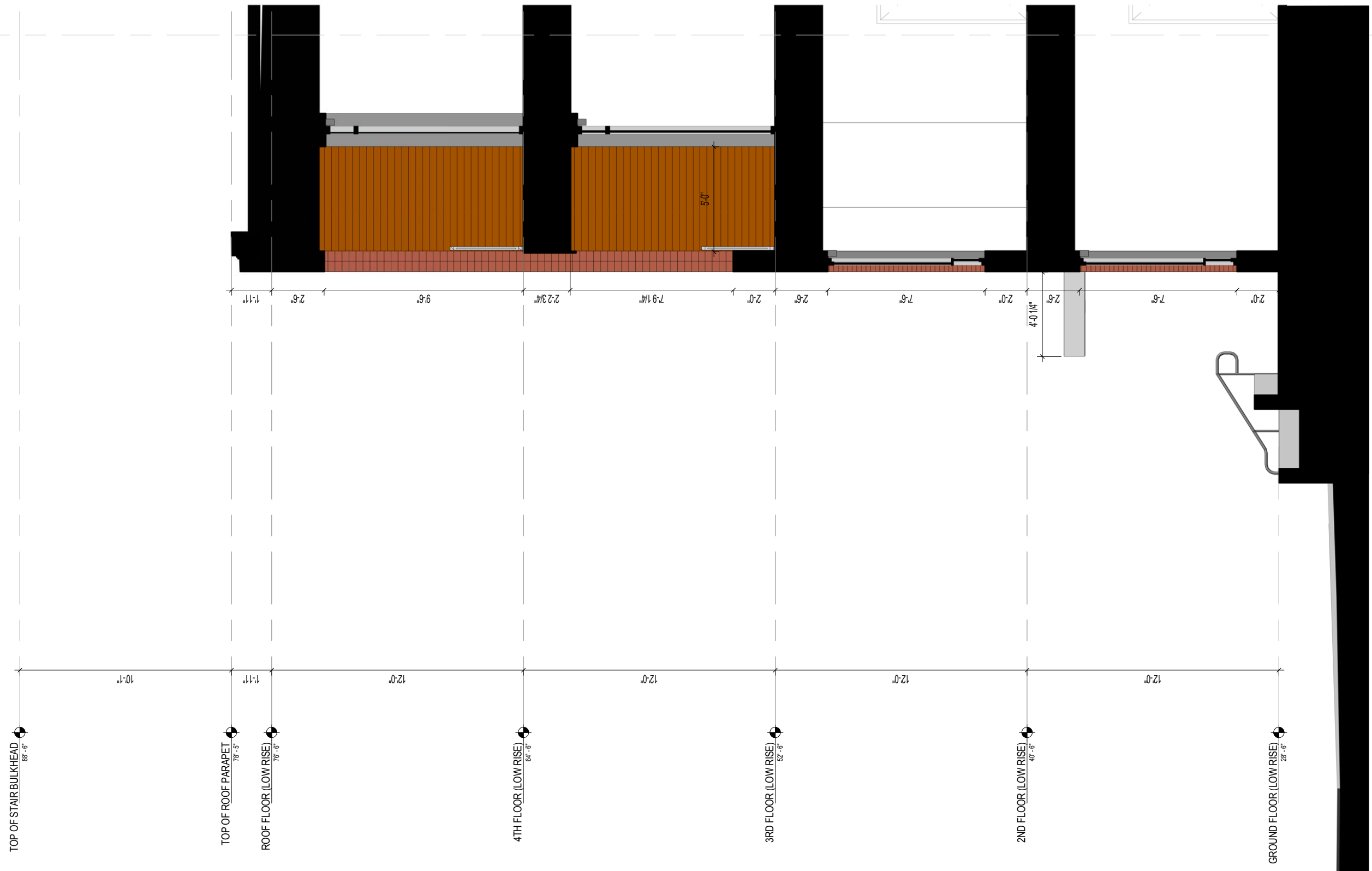
PREPARED FOR:
Hines 

PROJECT:
CARLYLE SOUTH
 ALEXANDRIA, VIRGINIA

DRAWING:
SECTION 02 - DUPLEX BALCONY

2018-02-15

1



ARQUITECTONICA

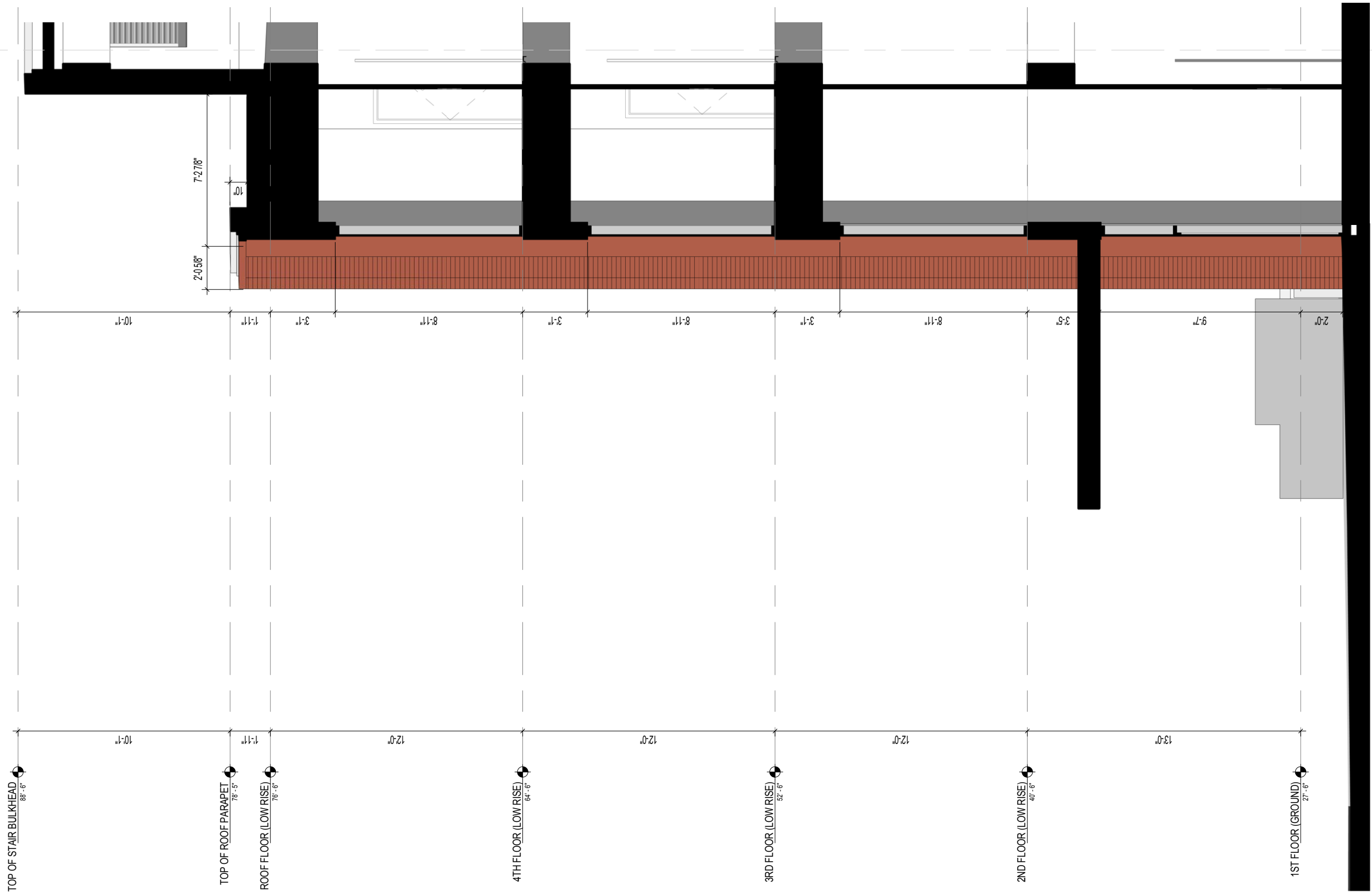
PREPARED FOR:
Hines 

PROJECT:
CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

DRAWING:
SECTION 03 - DUPLEX BALCONY 2

2018-02-15

1



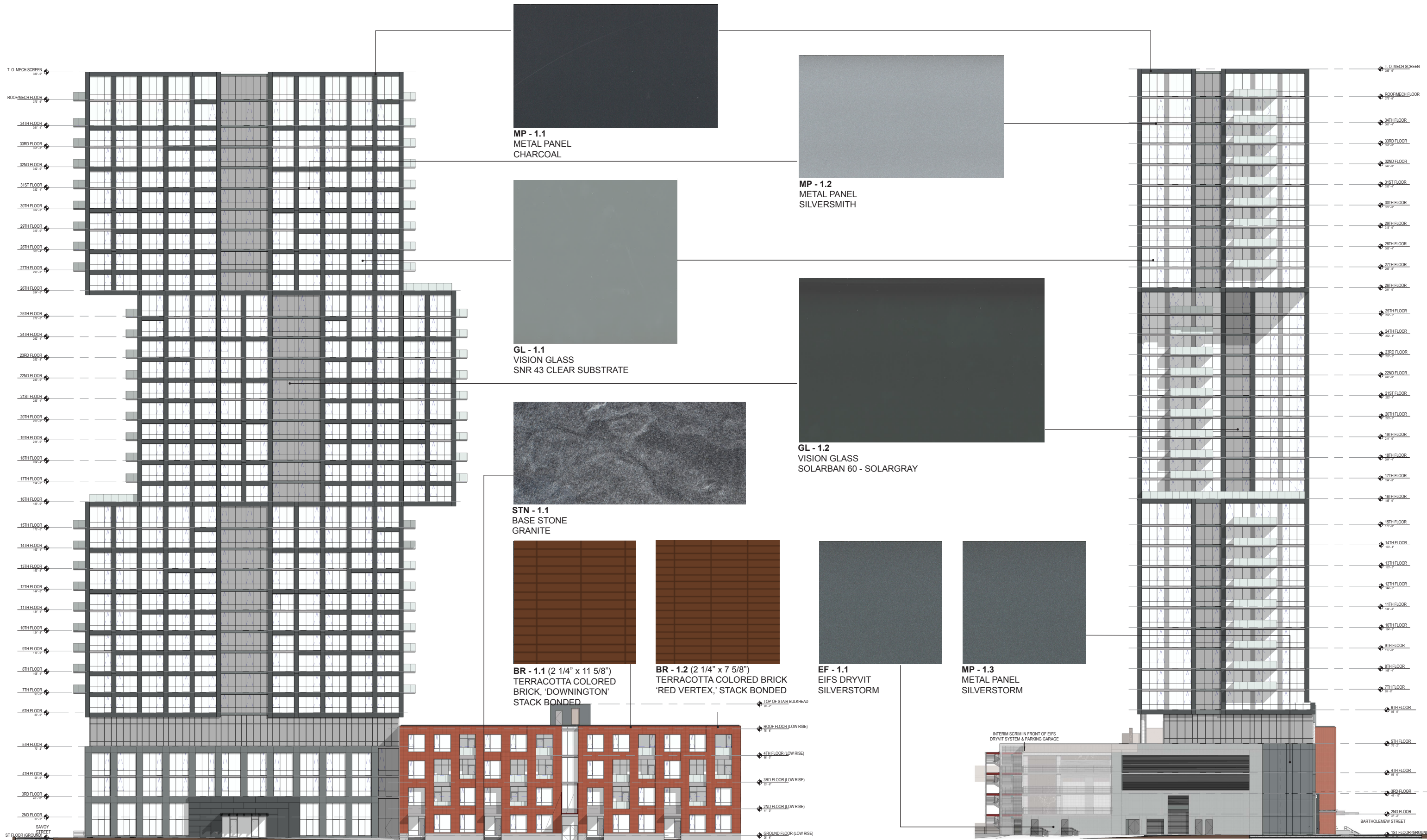
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PREPARED FOR:
Hines 

PROJECT:
CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

DRAWING:
SECTION 04 - LOBBY ENTRANCE

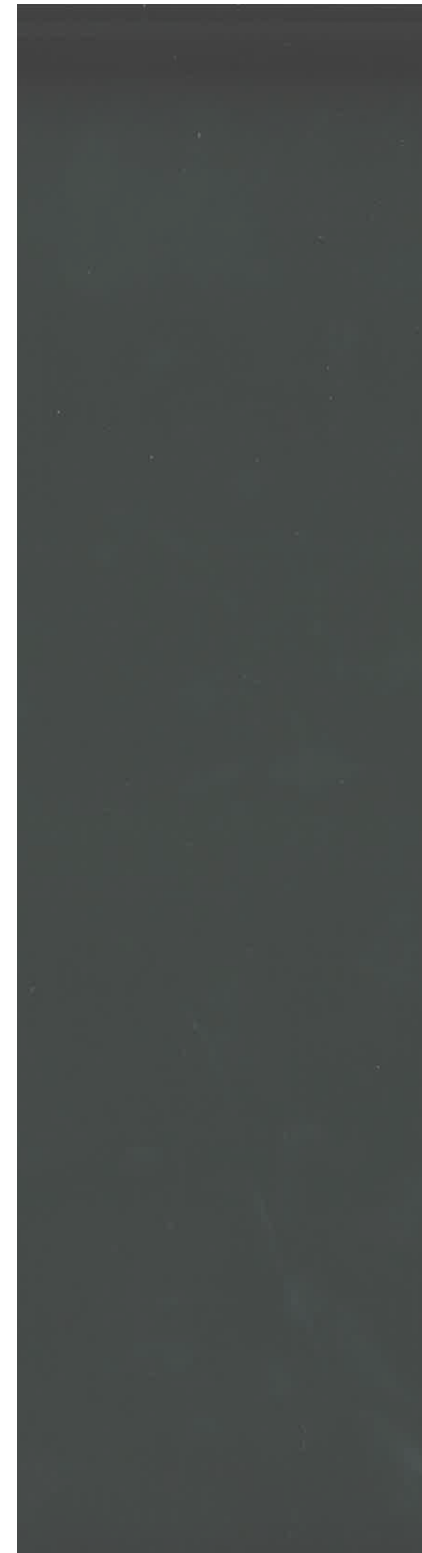
2018-02-15



WEST ELVATION

NORTH ELEVATION

ARQUITECTONICA



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

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

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

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 SYSTEMS COORDINATION, CODE COMPLIANCE REVIEW, ETC.

ARQUITECTONICA

PREPARED FOR:



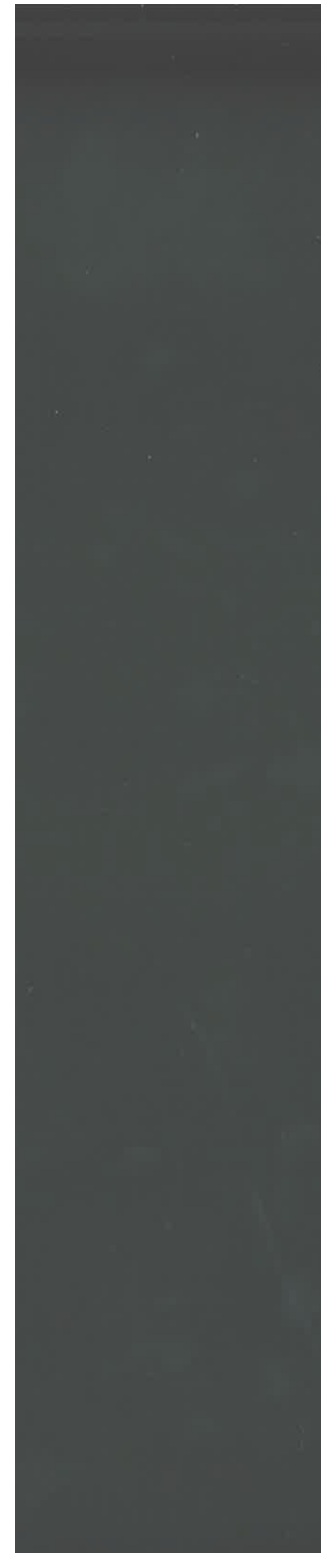
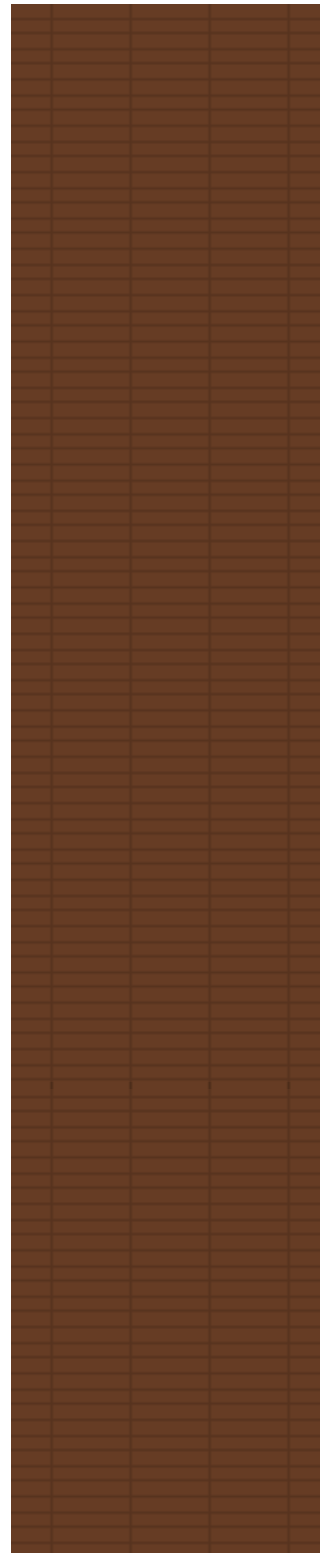
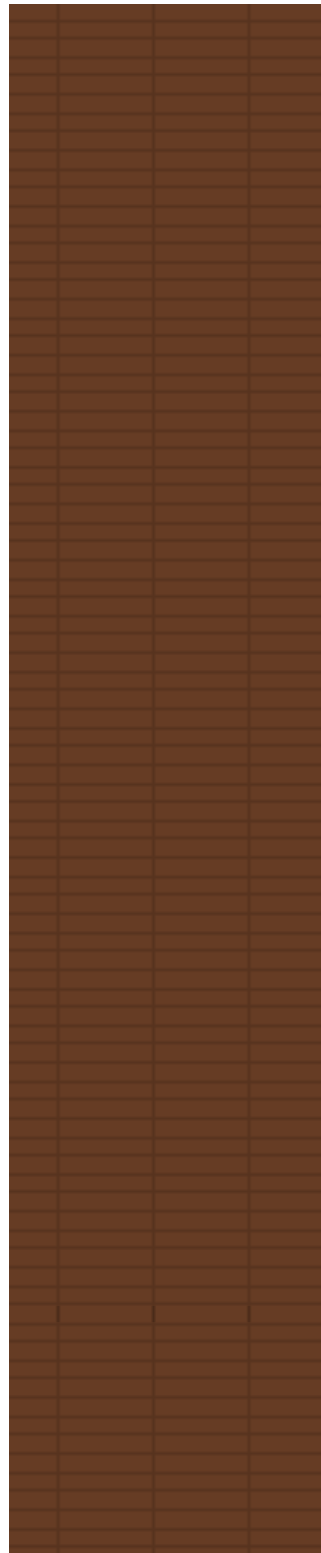
PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

DRAWING:

TOWER - MATERIAL PALETTE

2018-02-15



BR - 1.1 (2 1/4" x 11 5/8")
TERRACOTTA COLORED
BRICK, 'DOWNINGTON'
STACK BONDED

BR - 1.2 (2 1/4" x 7 5/8")
TERRACOTTA COLORED
BRICK, 'RED VERTEX'
STACK BONDED

WDC - 1.1
WOOD FINISH PANEL
(TERRACE 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)

MP - 1.2
'SILVERSMITH'
(TERRACE SLAB EDGES)

EF - 1.1
DRYVIT - 'SILVERSTORM'
(ELEVATOR OVERRUN)

EF - 1.2
STO RENDER
(BREEZEWAY)

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 SYSTEMS COORDINATION, CODE COMPLIANCE REVIEW, ETC.

ARQUITECTONICA

PREPARED FOR:



PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

DRAWING:

LINER BUILDING - MATERIAL PALETTE

2018-02-15



OCULUS **ARQUITECTONICA**

PREPARED FOR: PROJECT: PAGE NO. DRAWING:

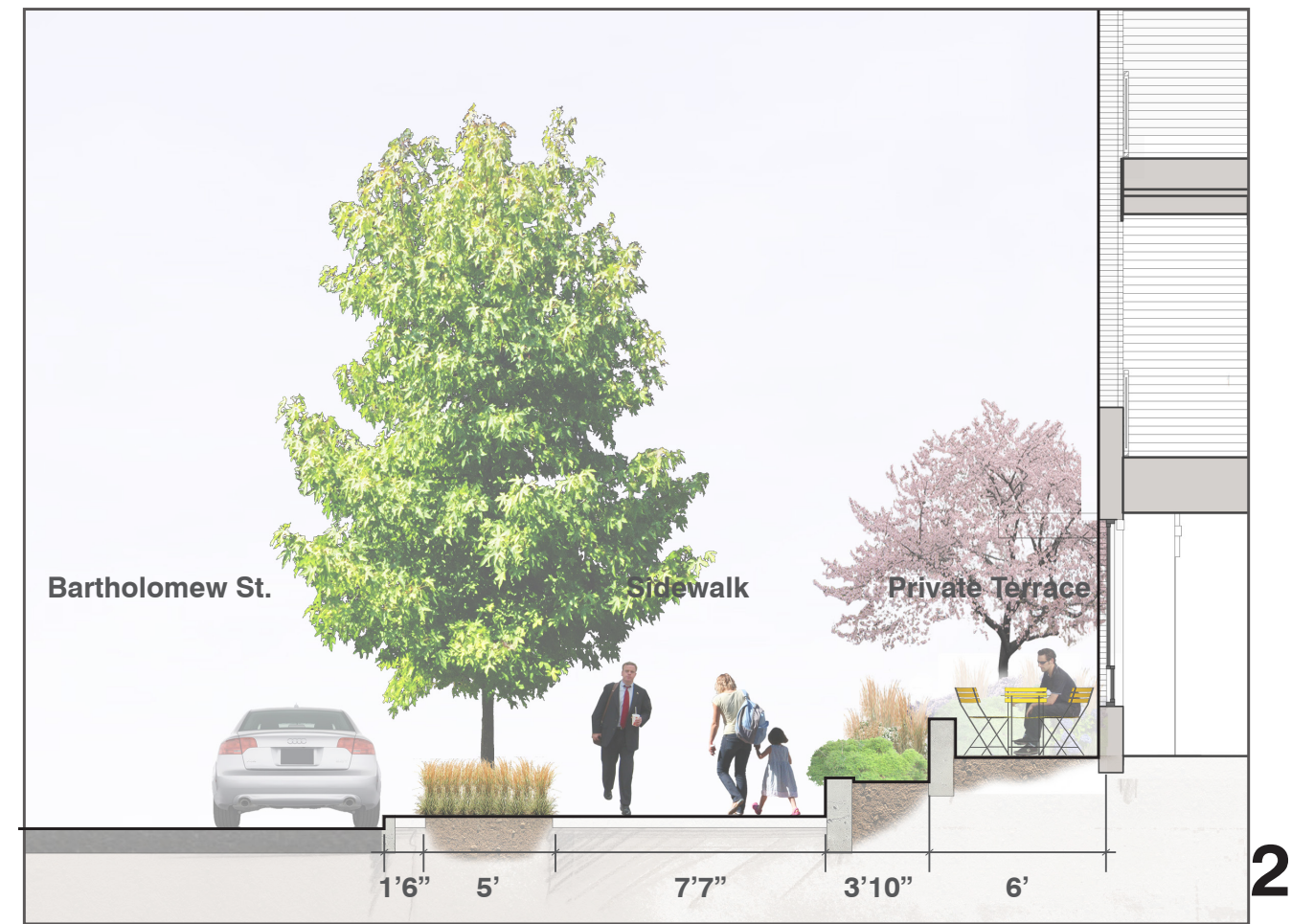
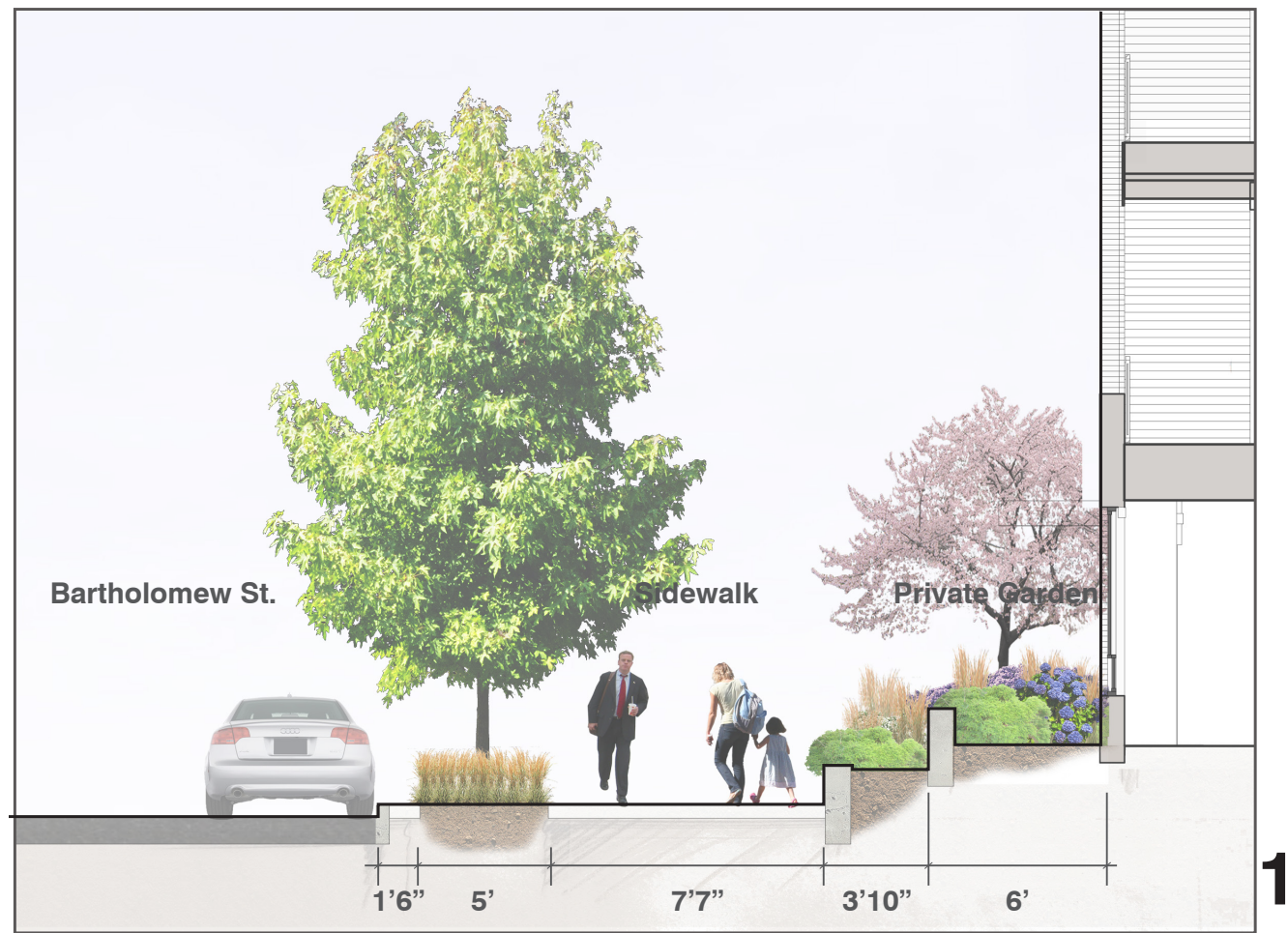


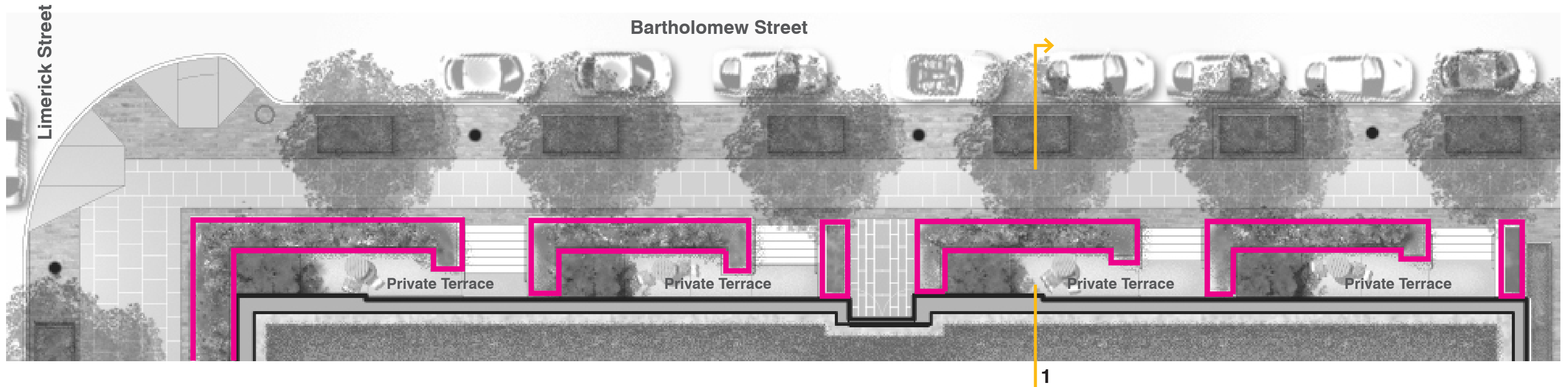
CARLYLE SOUTH
ALEXANDRIA, VIRGINIA **Interim Landscape - Eisenhower Circle**

SCALE: NTS

DATE: 2017-08-21

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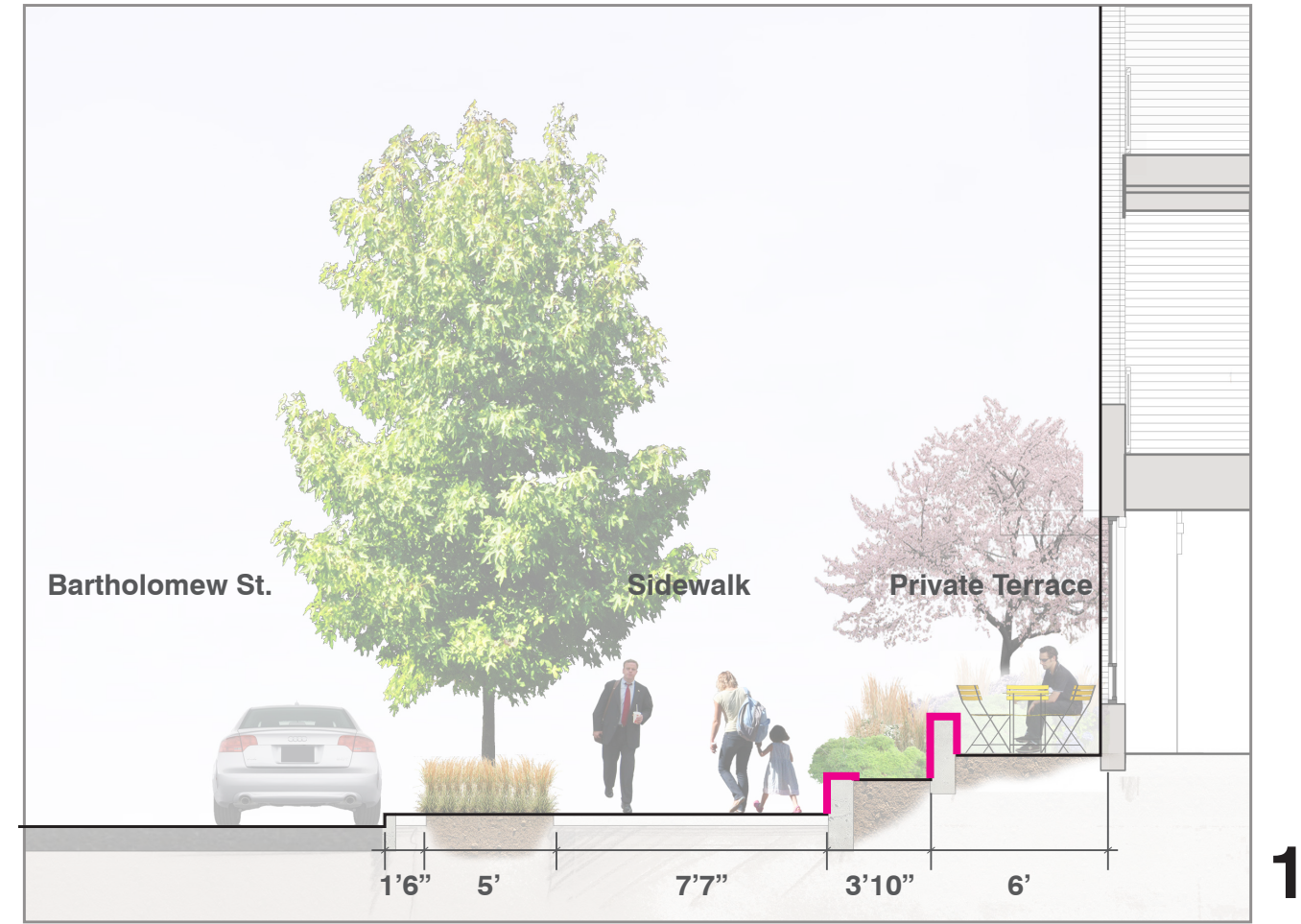
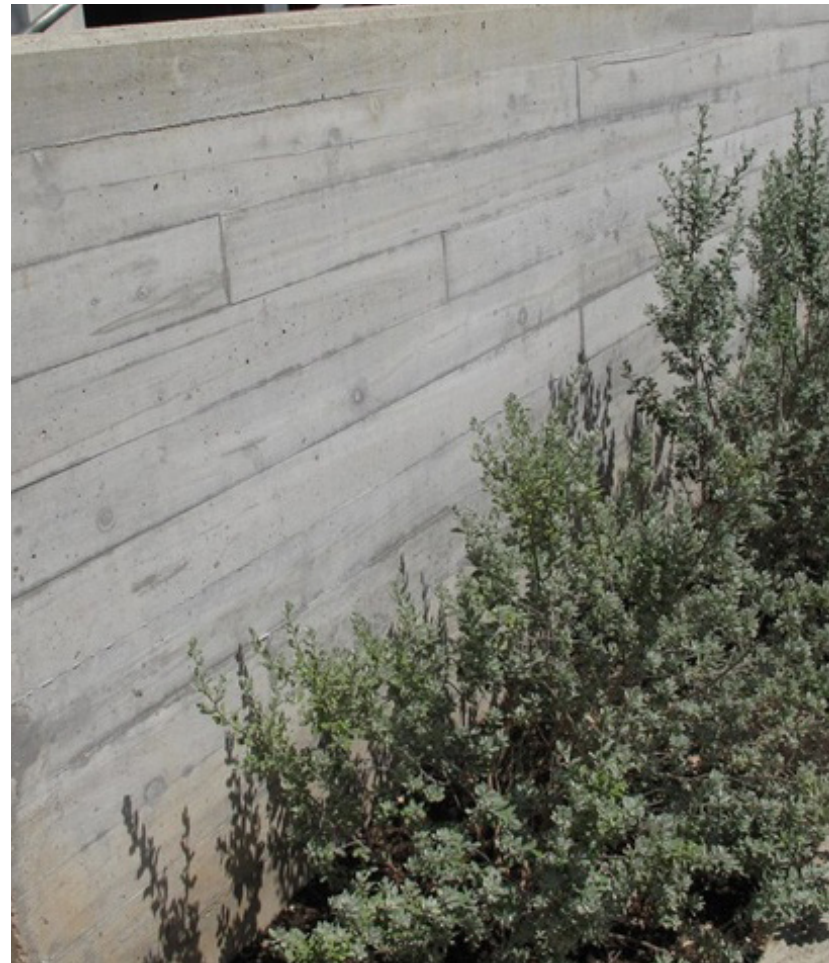




Private Terrace and Stairs - Poured concrete w/ saw-cut joints, med gray



Planter Walls - Poured concrete w/board finish, light gray



OCULUS **ARQUITECTONICA**

Liner Building

Private Gardens

- Intimate
- Complex composition
- Seasonal color
- "Cottage Garden"

Roof Garden

- 'Wind-Swept Landscape'

Primary Plants

Street Tree:

Tilia cordata

Private Garden Trees:

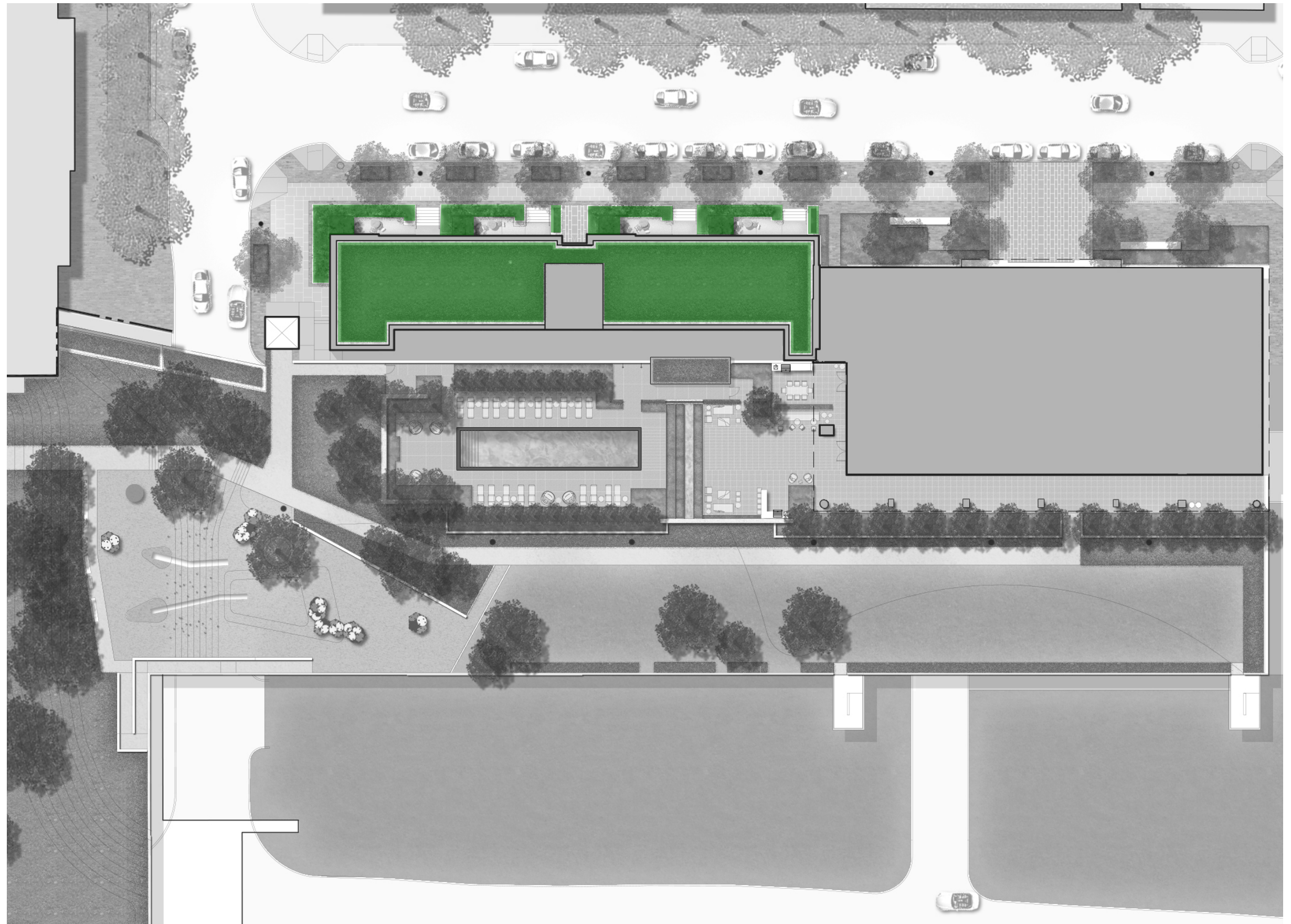
Amelanchier x grandiflora 'Autumn
Brilliance'
Cercis canadensis

Private Garden:

Ajuga reptans 'Burgundy Glow'
Cotoneaster salicifolius 'Repens'
Liriope spicata
Nandina domestica 'Gulf Stream'
Nandina domestica 'Moon Bay'
Nandina domestica 'Sienna
Sunrise'
Perennial mix for each of the four
gardens

Roof Garden:

Sedum species (various)



OCULUS **ARQUITECTONICA**

PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

PAGE NO.

DRAWING:

Liner Building Planting Materials

SCALE:

NTS

DATE:

2017-08-21

2/14/2018 11:08:25 AM

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CARLYLE PLAZA TWO SOUTH RESIDENTIAL

ALEXANDRIA, VIRGINIA

OWNER: Hines 800 10TH STREET, NW, SUITE 600 WASHINGTON, DC 20001 TEL:202.347.6337 www.hines.com

JM-ZELL JM ZELL PARTNERS, LTD 2900 K STREET, NW, SUITE 525 WASHINGTON, DC 20007 TEL:202.682.8722 www.jmzcell.com

ARCHITECT: ARQUITECTONICA 104 FIFTH AVENUE 6TH FLOOR NEW YORK, NY 10011 TEL:212.254.2700 www.arquitectonica.com

STRUCTURAL ENGINEER: MAGNUSSON KLEMENCIC ASSOCIATES 111 SOUTH WACKER DRIVE, SUITE 3390 CHICAGO, ILLINOIS 60606 TEL:312.683.1200 www.mka.com

M.E.P. ENGINEER: DEWBERRY 8401 ARLINGTON BLVD FAIRFAX, VA 22031 TEL:703.849.0100 www.dewberry.com

CIVIL ENGINEER: PENNONI 13880 DULLES CORNER LANE, SUITE 100 HENDON, VA 20171 TEL:703.840.4825 www.pennon.com

LANDSCAPE ARCHITECT: OCULUS 2410 17TH STREET NW, SUITE 201 WASHINGTON, DC 20009 TEL:202.588.5454 www.oculus.info

INTERIOR DESIGNERS: IBIYIV DESIGN 77 MOWAT AVENUE, SUITE 109 TORONTO, ON, M6K 3E3 CANADA TEL:416.531.2224 www.ibiyiv.com

GEOTECH ENGINEER: ECS MID-ATLANTIC, LLC 6710 OXON HILL ROAD, SUITE 10 NATIONAL HARBOR, MD 20745 TEL:703.471.8400 www.ecslimited.com

FLS/CODE + ACCESSIBILITY: SIMPSON GUMPERZ & HEGER 550 SEVENTH AVENUE, 10th FLOOR NEW YORK, NY 10018 TEL:215.341.3377 www.sgh.com

EXTERIOR WALL / WATERPROOFING: CDC COURTAIN WALL DESIGN & CONSULTING, INC 1602 VILLAGE MARKET BLVD. SE, SUITE 260 LEESBURG, VA 20175 TEL:571.707.3913 www.cdc-usa.com

FAÇADE ACCESS: APPLIED TECHNICAL SERVICES, INC. 5566 GENERAL WASHINGTON DRIVE ALEXANDRIA, VA 22312 TEL:703.243.5203 www.atstlab.com

LEED CONSULTANT: NORESKO UTC BUILDING & INDUSTRIAL SYSTEMS 2750 PROSPERITY AVENUE, SUITE 130 FAIRFAX, VA 22031 TEL:571.707.3913 www.cdc-usa.com

PARKING CONSULTANT: TIM HAAHS 550 TOWNSHIP LINE ROAD SUITE #100 BLUE BELL, PA 19422 TEL:484.342.0200 www.timhaahs.com

KEY PLAN: [Diagram showing building layout with areas A and B highlighted]

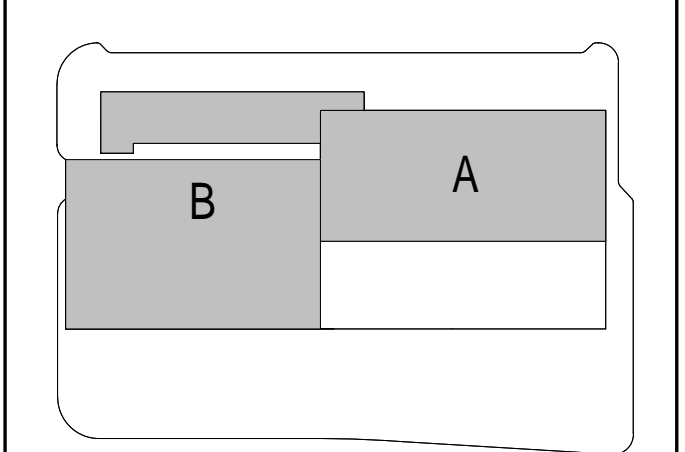


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DRAWING TITLE: PROGRAM AREAS

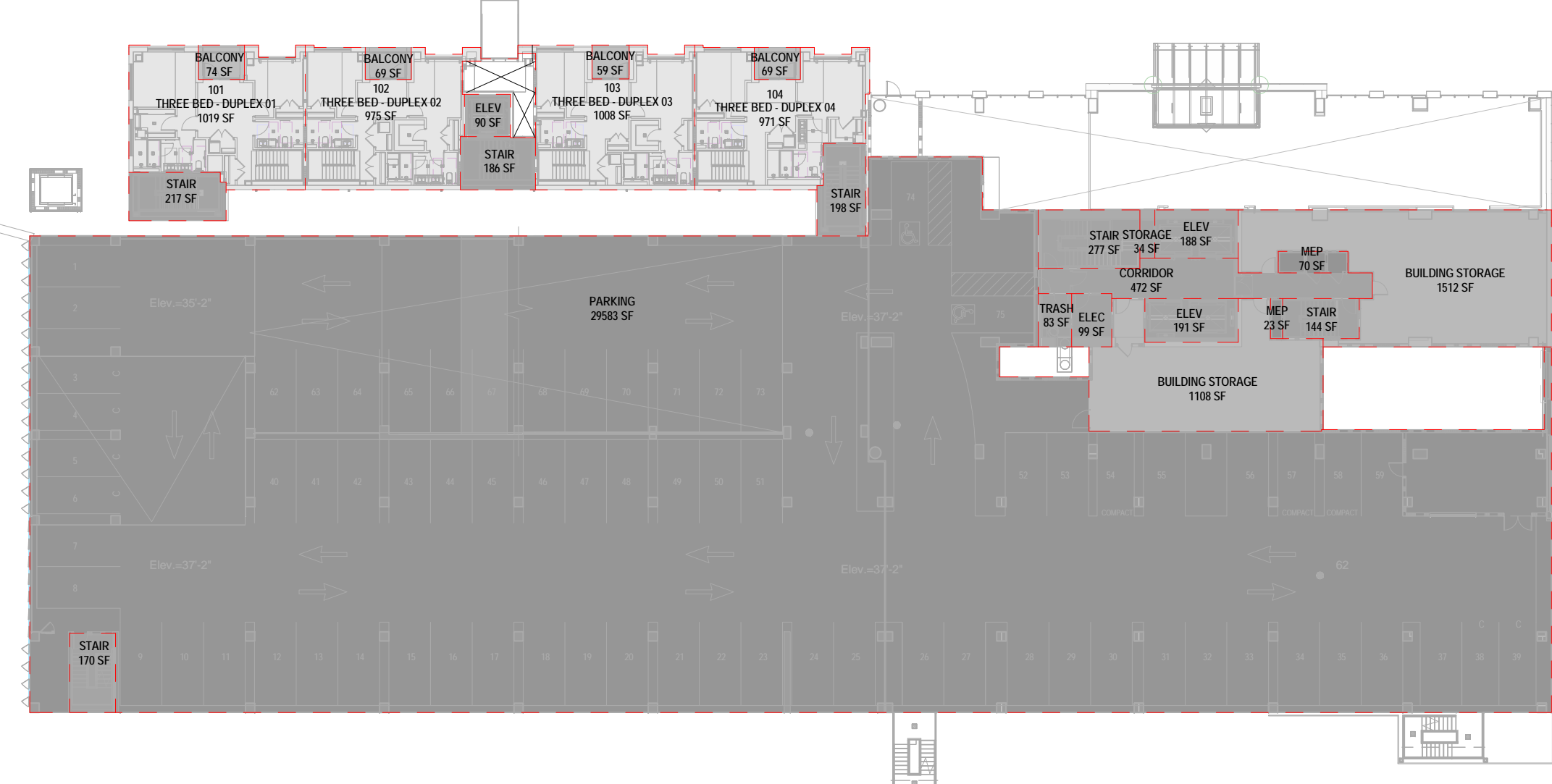
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BUILDING AREA LEGEND

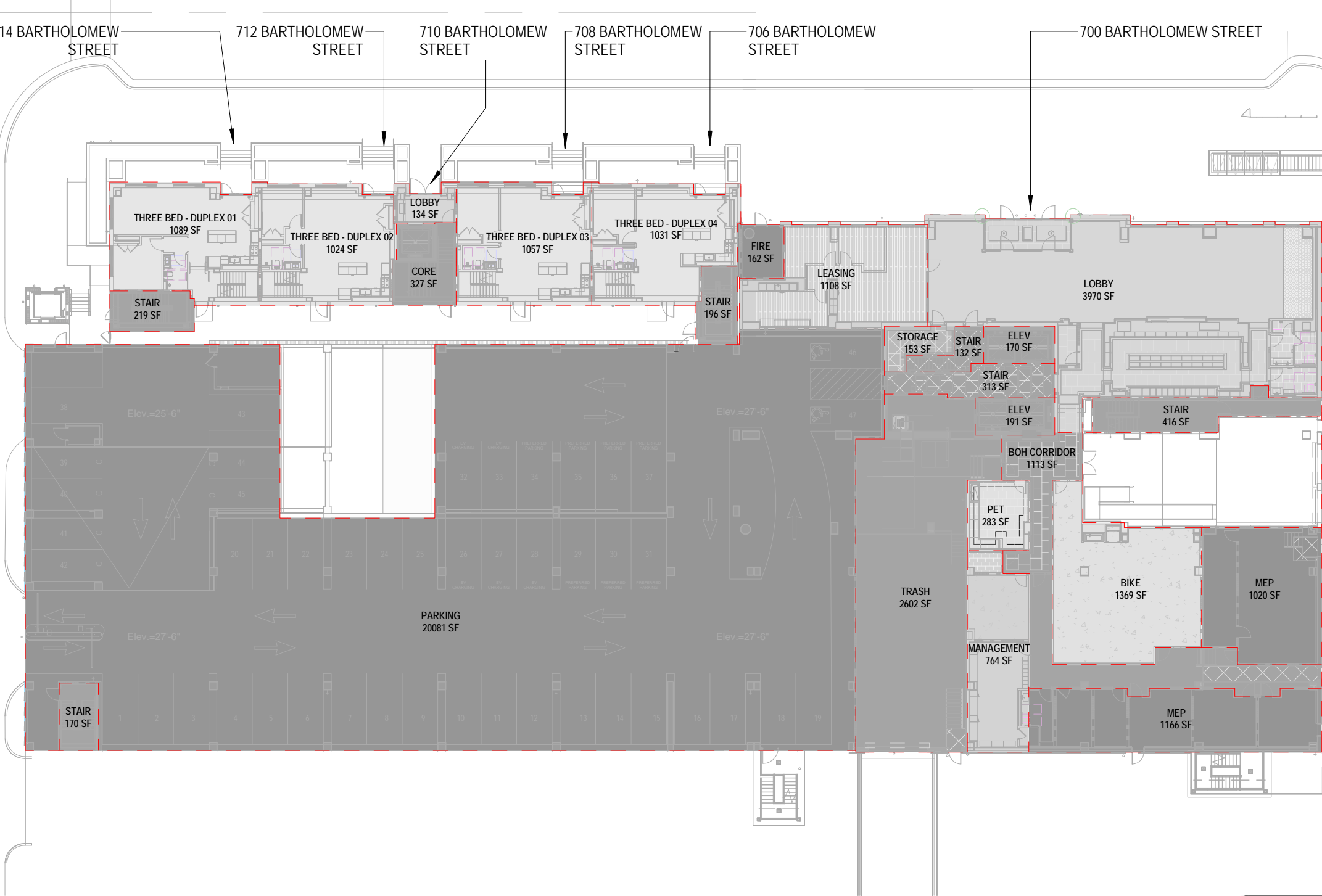
- AMENITIES
AMENITIES (INDOOR)
AMENITIES (OUTDOOR)
BALCONY
CIRCULATION
CORE
CORE/MECH/BOH
CORRIDOR
FAR (BALCONY)
FOH
GREEN SPACE/LANDSCAPE ROOF
LOBBY
MANAGEMENT
MEP
PARKING
PRIVATE TERRACE
PUBLIC TERRACE
RESIDENTIAL
STORAGE



3RD FLOOR | 3 1" = 30'-0" | G-102



2ND FLOOR | 2 1" = 30'-0" | G-102

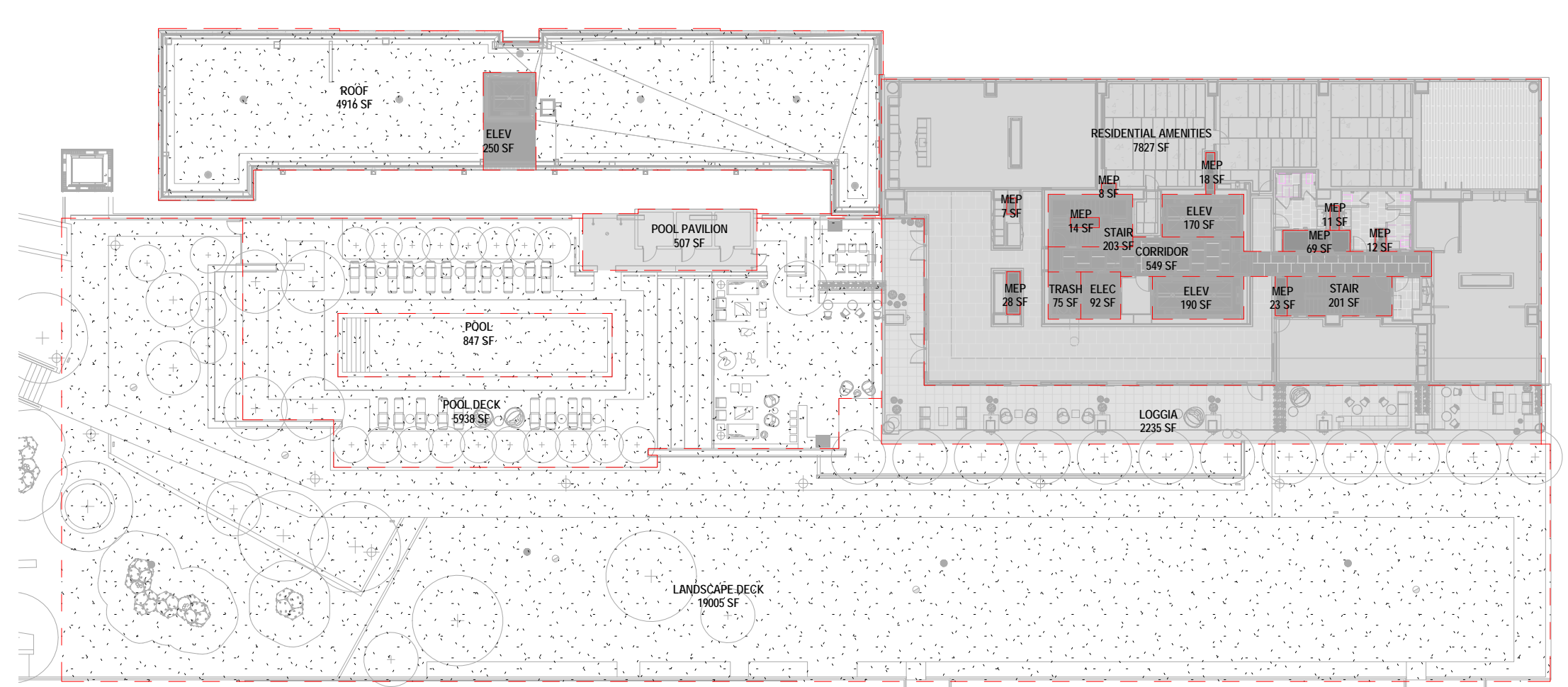


1ST FLOOR (GROUND FLOOR) | 1 1" = 30'-0" | G-102

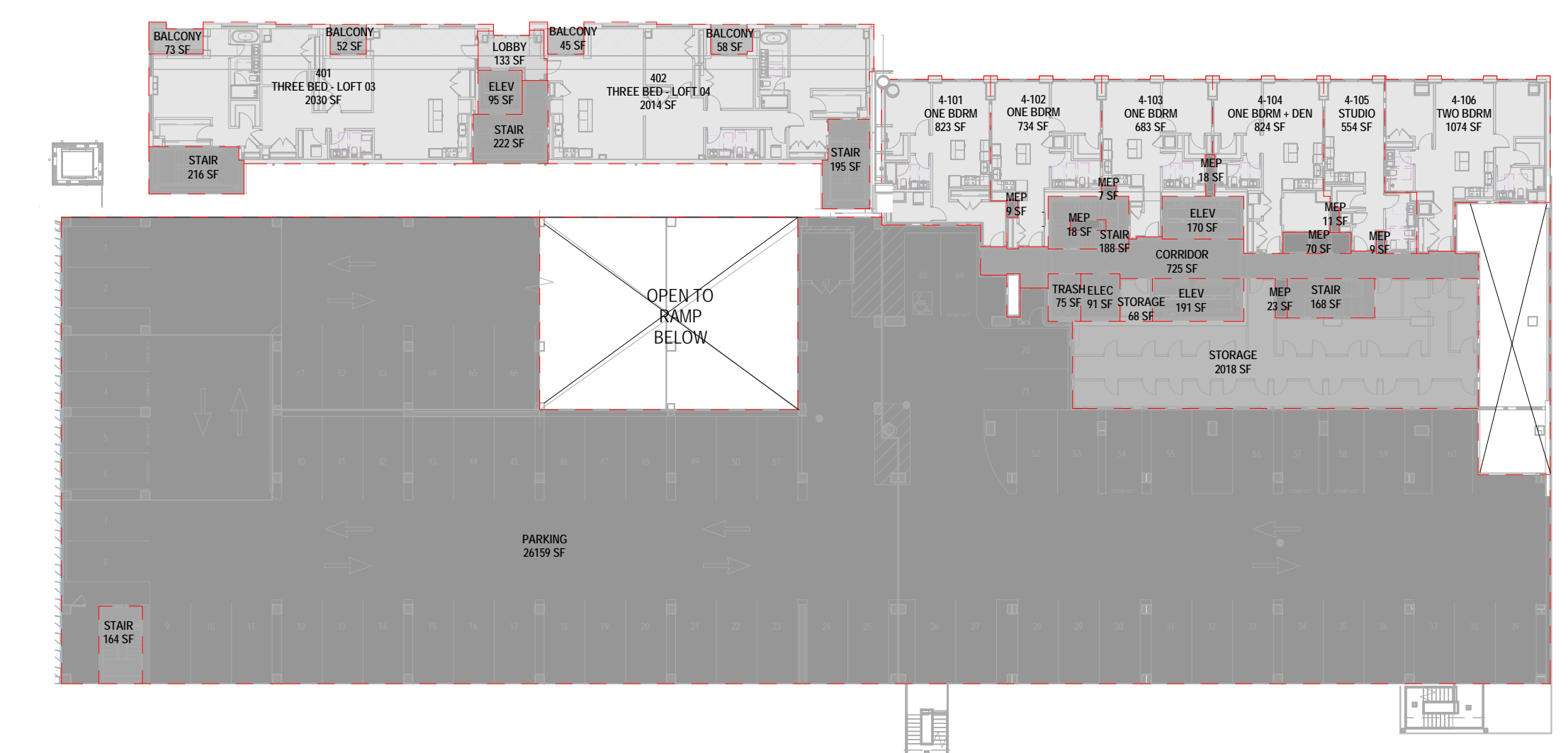
PROPOSED TOTAL DISTURBED AREA= 4.60 AC

ESI PEER REVIEW

APPROVED SPECIAL USE PERMIT NO. 2013-0025 DEPARTMENT OF PLANNING & ZONING. Includes fields for Director, Date, and Department of Transportation & Environmental Services.



5TH FLOOR | 6 1" = 30'-0" | G-102



4TH FLOOR | 4 1" = 30'-0" | G-102

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ALEXANDRIA, VIRGINIA

OWNER: Hines 800 10TH STREET, NW, SUITE 600 WASHINGTON, DC 20001 TEL:202.347.6337 www.hines.com

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PARKING CONSULTANT: TIM HAABS 550 TOWNSHIP LINE ROAD SUITE #100 BLUE BELL, PA 19422 TEL:484.342.0200 www.timhaabs.com

KEY PLAN:

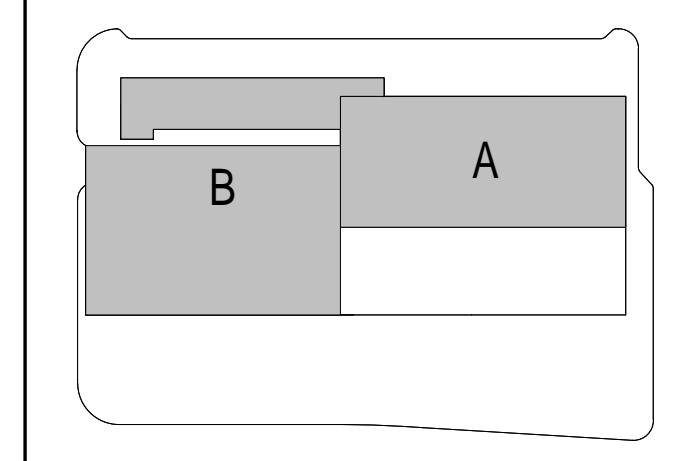
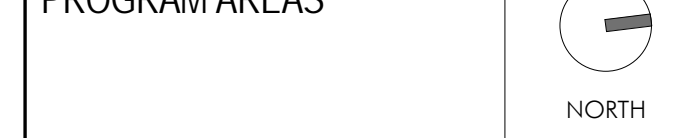


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DRAWING TITLE: PROGRAM AREAS



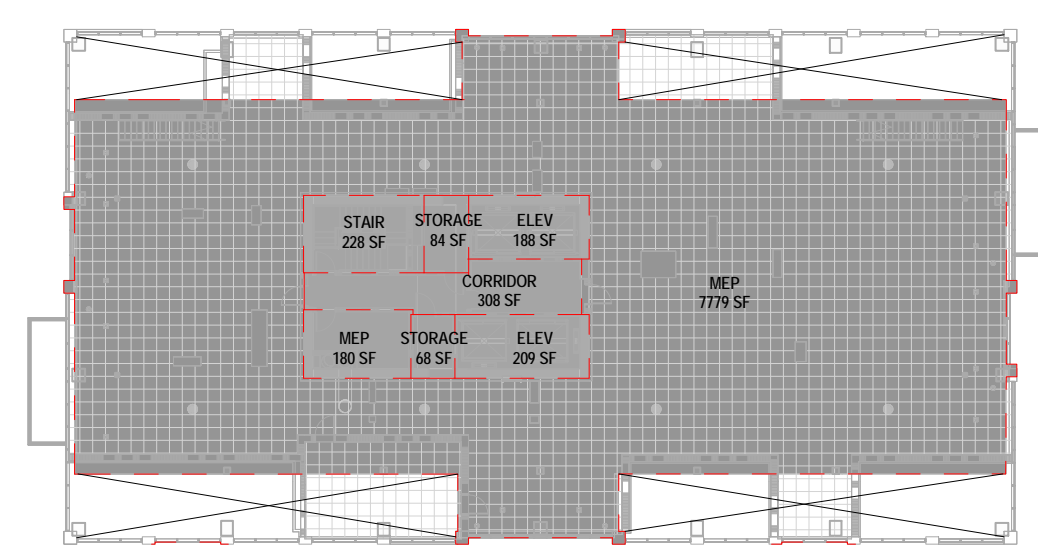
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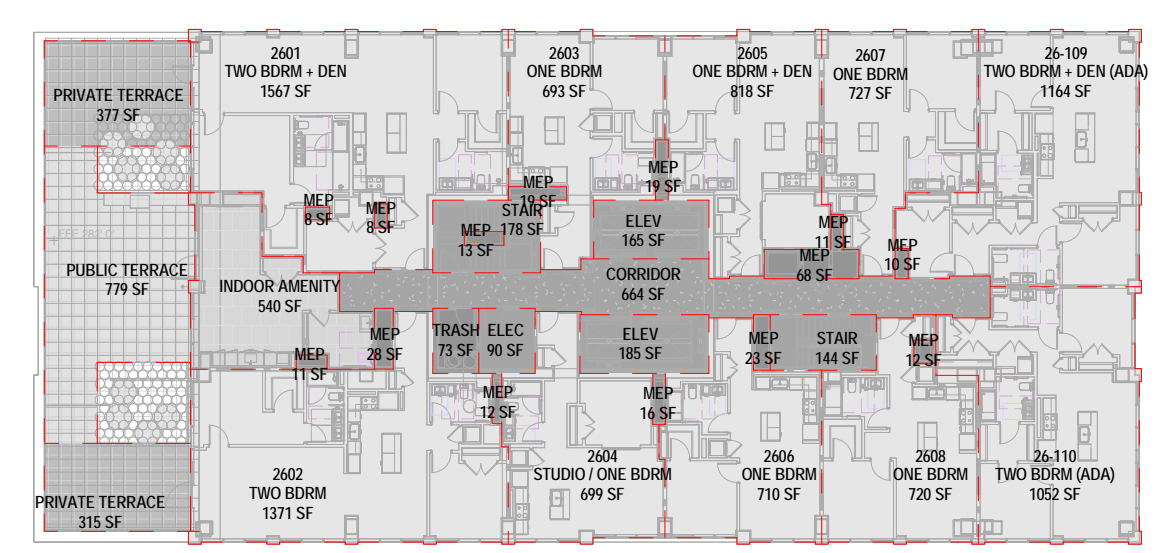
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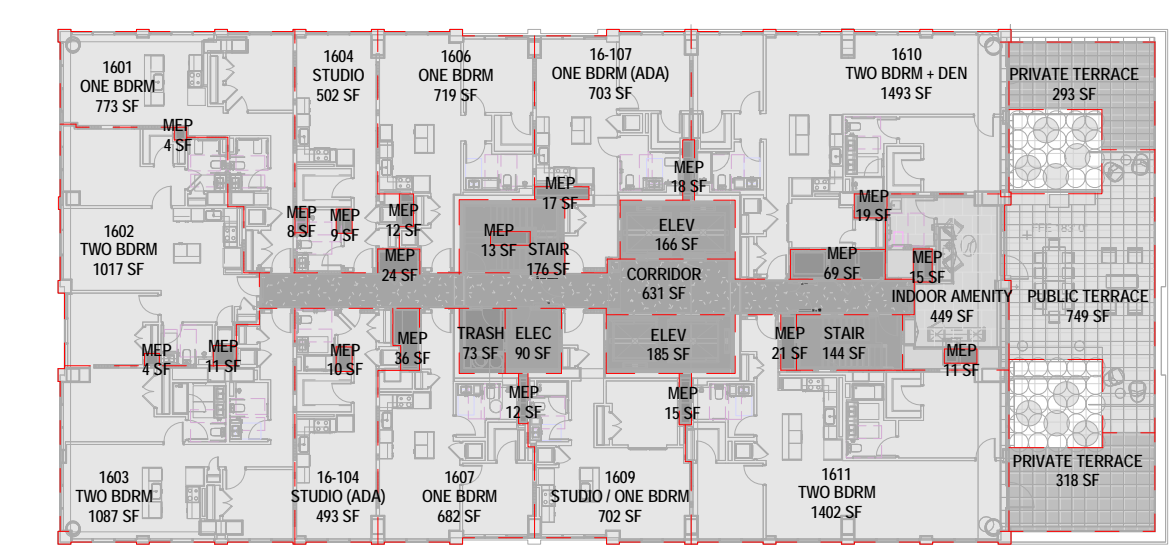
SHEET NO. G-103



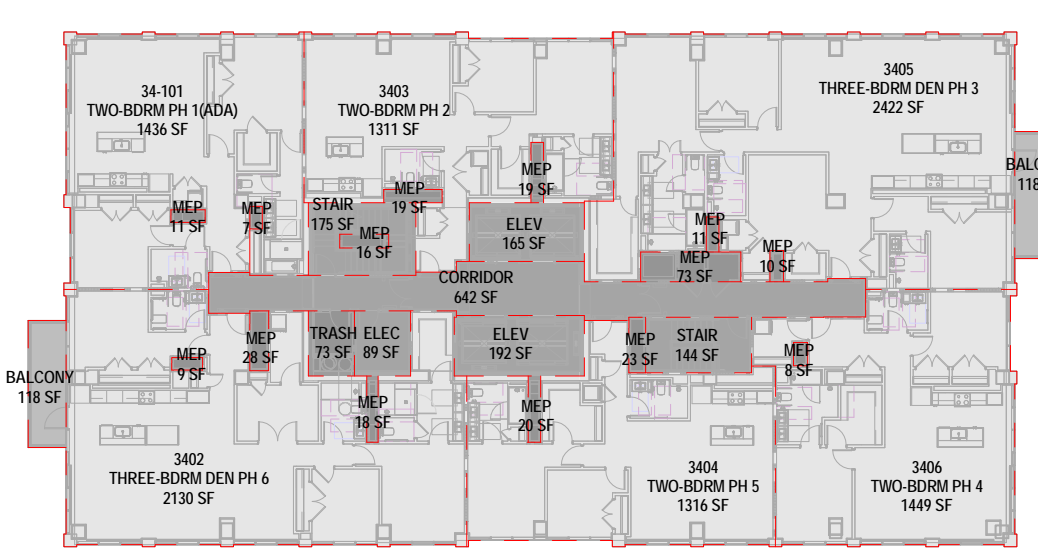
ROOF/MECH FLOOR | 11 1" = 30'-0" | G-103



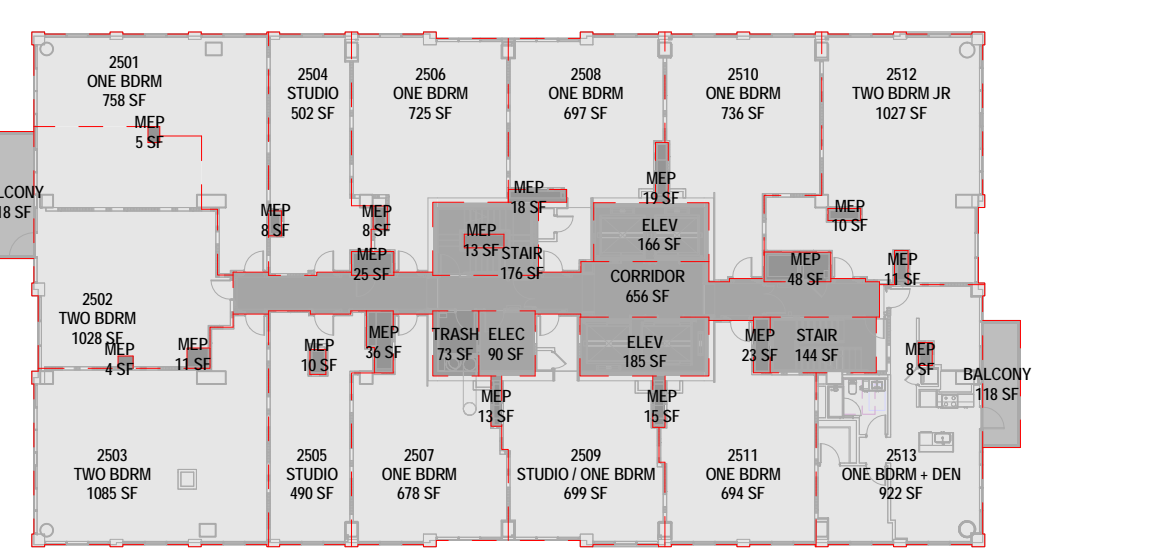
26TH FLOOR | 7 1" = 30'-0" | G-103



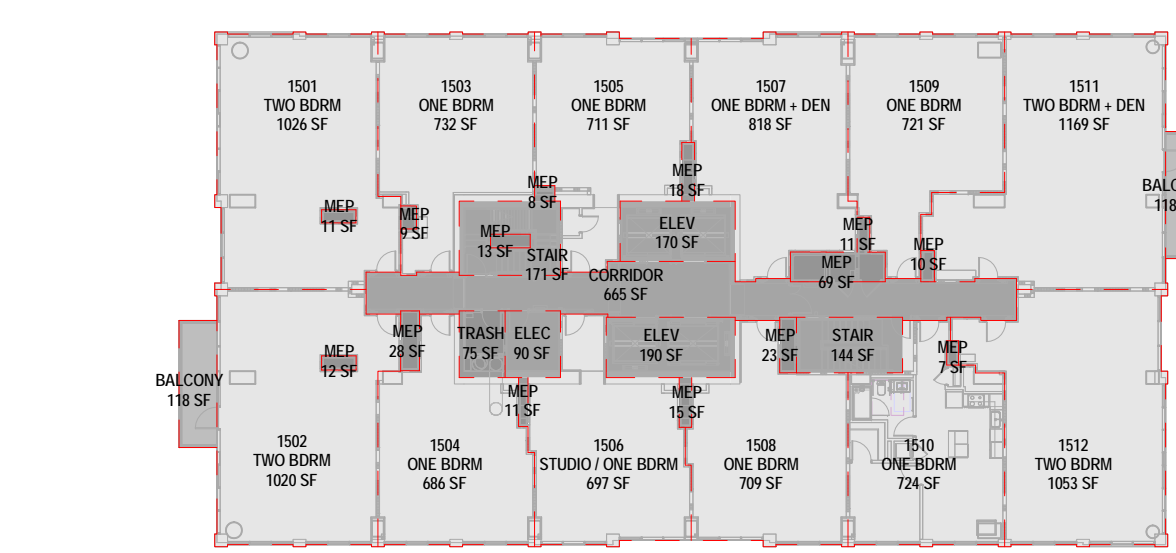
16TH FLOOR | 4 1" = 30'-0" | G-103



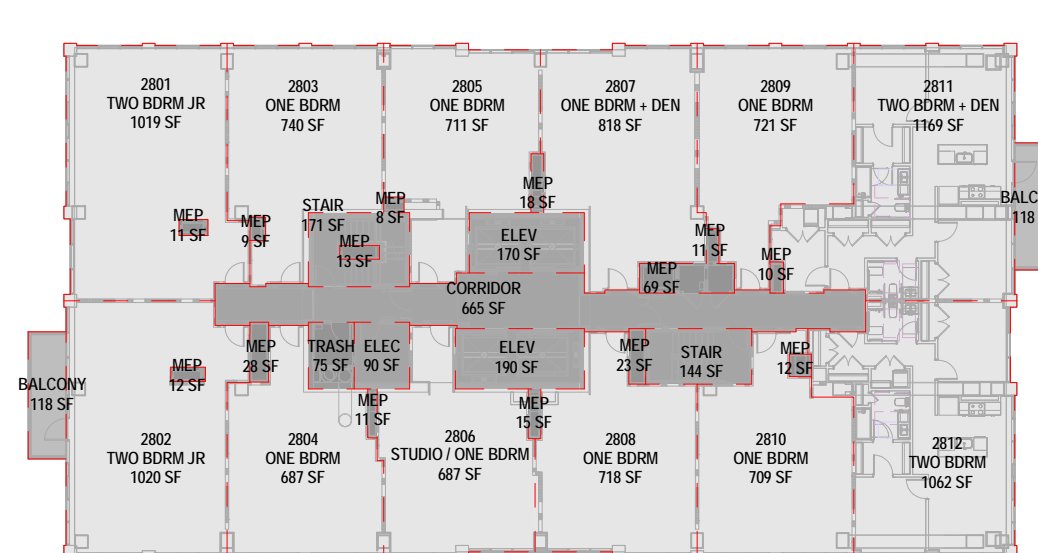
34TH FLOOR | 10 1" = 30'-0" | G-103



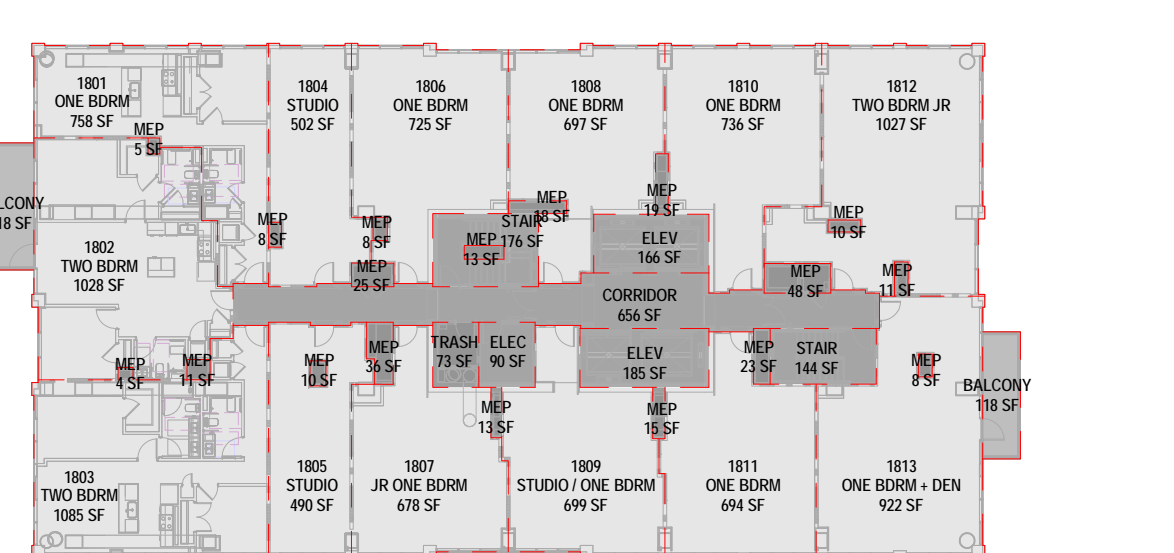
25TH FLOOR | 15 1" = 30'-0" | G-103



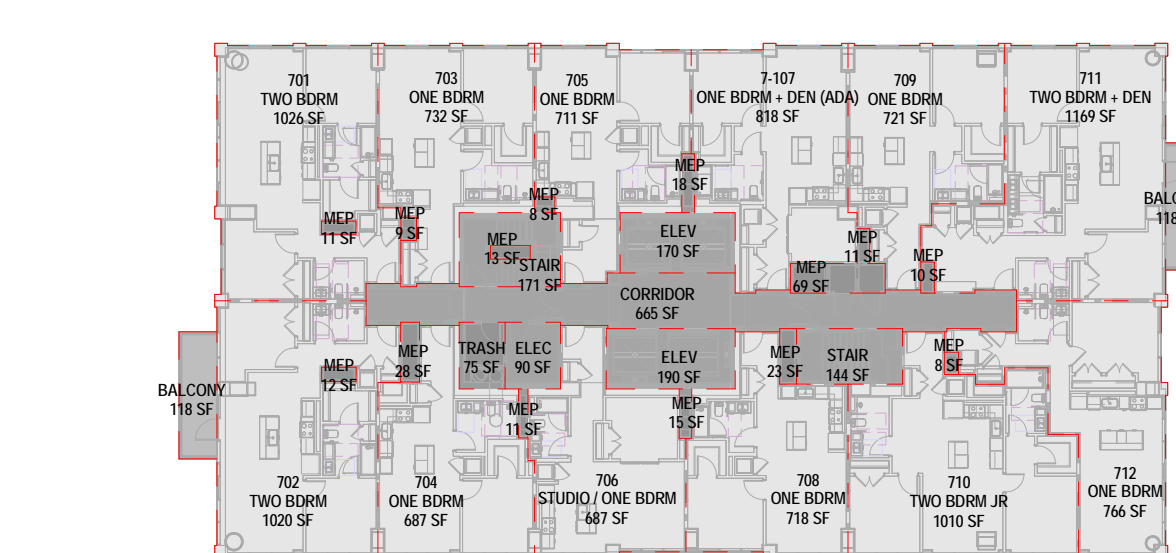
15TH FLOOR | 3 1" = 30'-0" | G-103



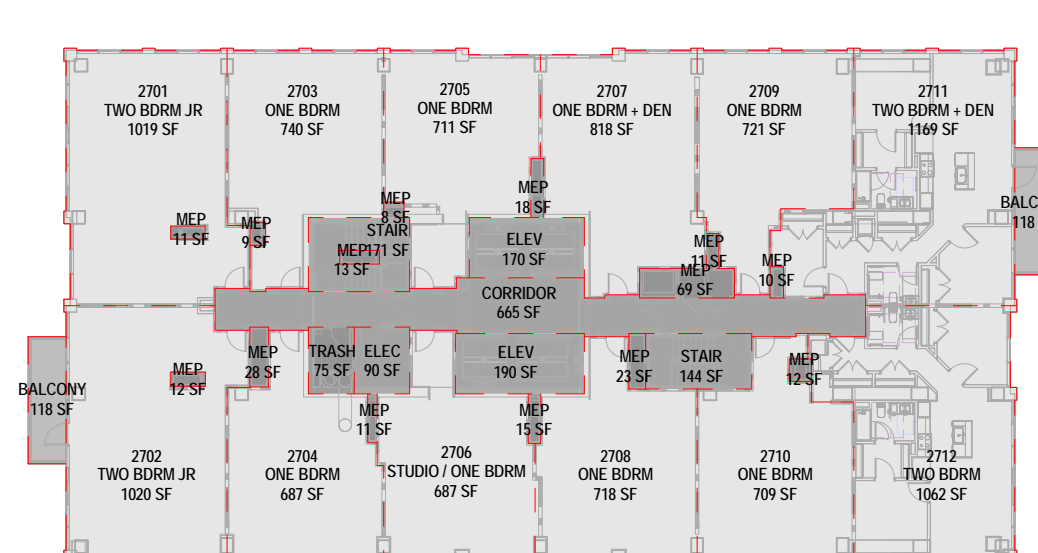
28TH - 33RD FLOOR | 9 1" = 30'-0" | G-103



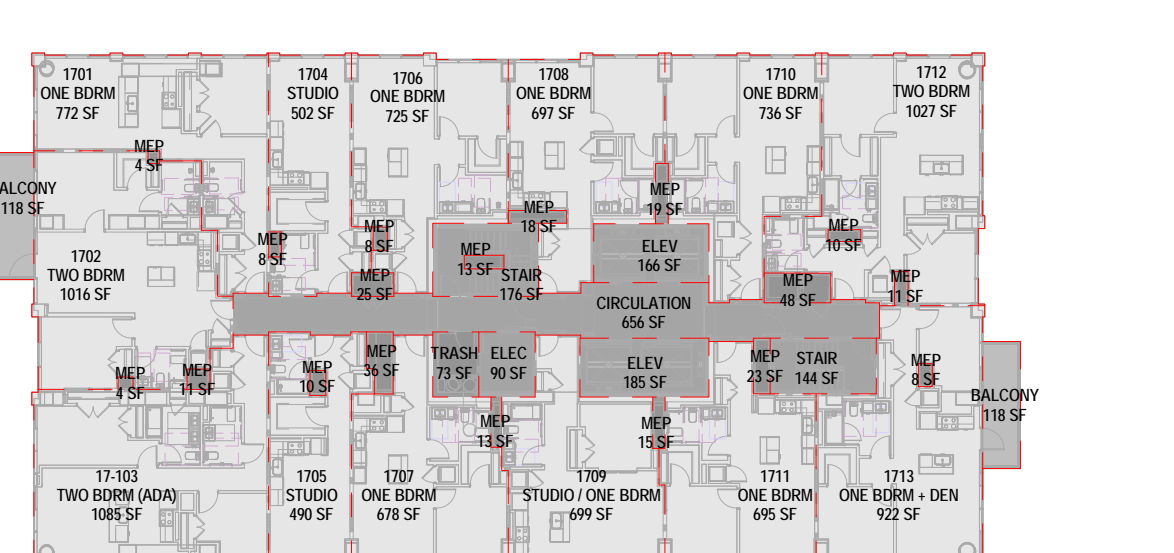
18TH - 24TH FLOOR | 6 1" = 30'-0" | G-103



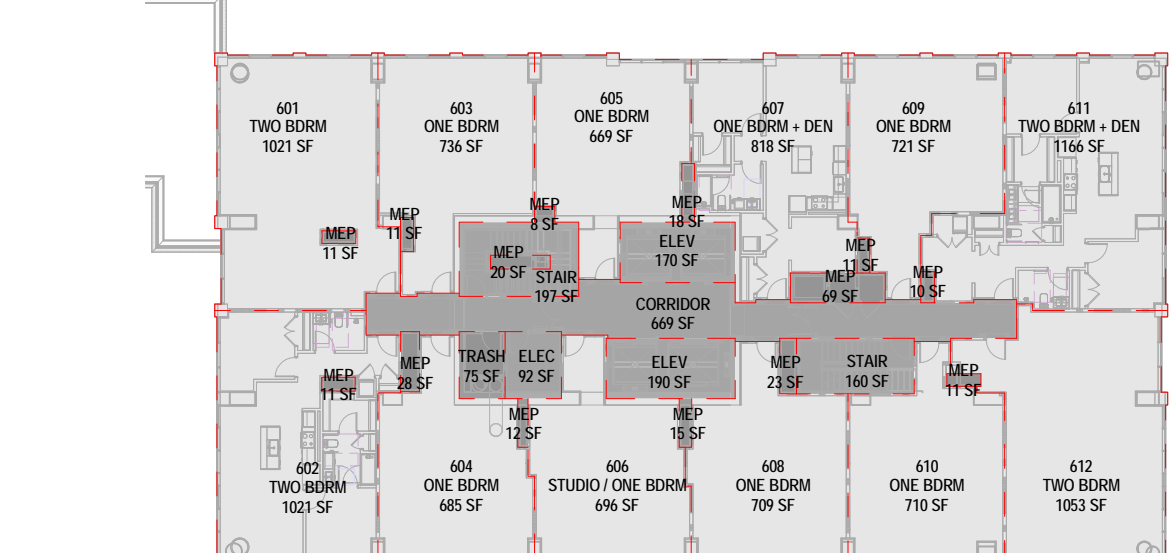
7TH - 14TH FLOOR | 2 1" = 30'-0" | G-103



27TH FLOOR | 8 1" = 30'-0" | G-103



17TH FLOOR | 5 1" = 30'-0" | G-103



6TH FLOOR | 1 1" = 30'-0" | G-103

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= 4.60 AC

ESI PEER REVIEW

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ALEXANDRIA, VIRGINIA

OWNER: Hines 800 10TH STREET, NW, SUITE 600 WASHINGTON, DC 20001 TEL:202.347.6337 www.hines.com

JM ZELL PARTNERS, LTD 2900 K STREET, NW, SUITE 525 WASHINGTON, DC 20007 TEL:202.682.8722 www.jmzcell.com

ARCHITECT: ARQUITECTONICA 104 FIFTH AVENUE 6TH FLOOR NEW YORK, NY 10011 TEL:212.254.2700 www.arquitectonica.com

STRUCTURAL ENGINEER: MAGNUSSON KLEMENCIC ASSOCIATES 111 SOUTH WACKER DRIVE, SUITE 3390 CHICAGO, ILLINOIS 60606 TEL:312.683.1200 www.mka.com

M.E.P. ENGINEER: DEWBERRY 8401 ARLINGTON BLVD FAIRFAX, VA 22031 TEL:703.849.0100 www.dewberry.com

CIVIL ENGINEER: PENNONI 13880 DULLES CORNER LANE, SUITE 100 HENDON, VA 20171 TEL:703.840.4825 www.pennon.com

LANDSCAPE ARCHITECT: OCULUS 2410 17TH STREET NW, SUITE 201 WASHINGTON, DC 20009 TEL:202.588.5454 www.oculus.info

INTERIOR DESIGNERS: IBIYIV DESIGN 77 MOWAT AVENUE, SUITE 109 TORONTO, ON, M6K 3E3 CANADA TEL:416.531.2224 www.ibiyiv.com

GEOTECH ENGINEER: ECS MD-ATLANTIC, LLC 6710 OXON HILL ROAD, SUITE 10 NATIONAL HARBOR, MD 20745 TEL:703.471.8400 www.ecslimited.com

FLS/CODE + ACCESSIBILITY: SIMPSON GUMPERZ & HEGER 550 SEVENTH AVENUE, 10th FLOOR NEW YORK, NY 10018 TEL:215.341.3377 www.sgh.com

EXTERIOR WALL / WATERPROOFING: CDC COURTAIN WALL DESIGN & CONSULTING, INC 1602 VILLAGE MARKET BLVD. SE, SUITE 260 LEESBURG, VA 20175 TEL:571.707.3913 www.cdc-usa.com

FAÇADE ACCESS: APPLIED TECHNICAL SERVICES, INC. 5566 GENERAL WASHINGTON DRIVE ALEXANDRIA, VA 22312 TEL:703.243.5203 www.atstlab.com

LEED CONSULTANT: NORESKO UTC BUILDING & INDUSTRIAL SYSTEMS 2750 PROSPERITY AVENUE, SUITE 130 FAIRFAX, VA 22031 TEL:571.707.3913 www.cdc-usa.com

PARKING CONSULTANT: TIM HAAHS 550 TOWNSHIP LINE ROAD SUITE #100 BLUE BELL, PA 19422 TEL:484.342.0200 www.timhaahs.com

KEY PLAN:

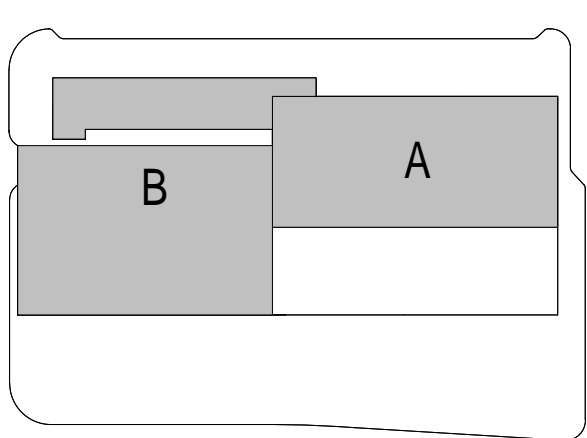


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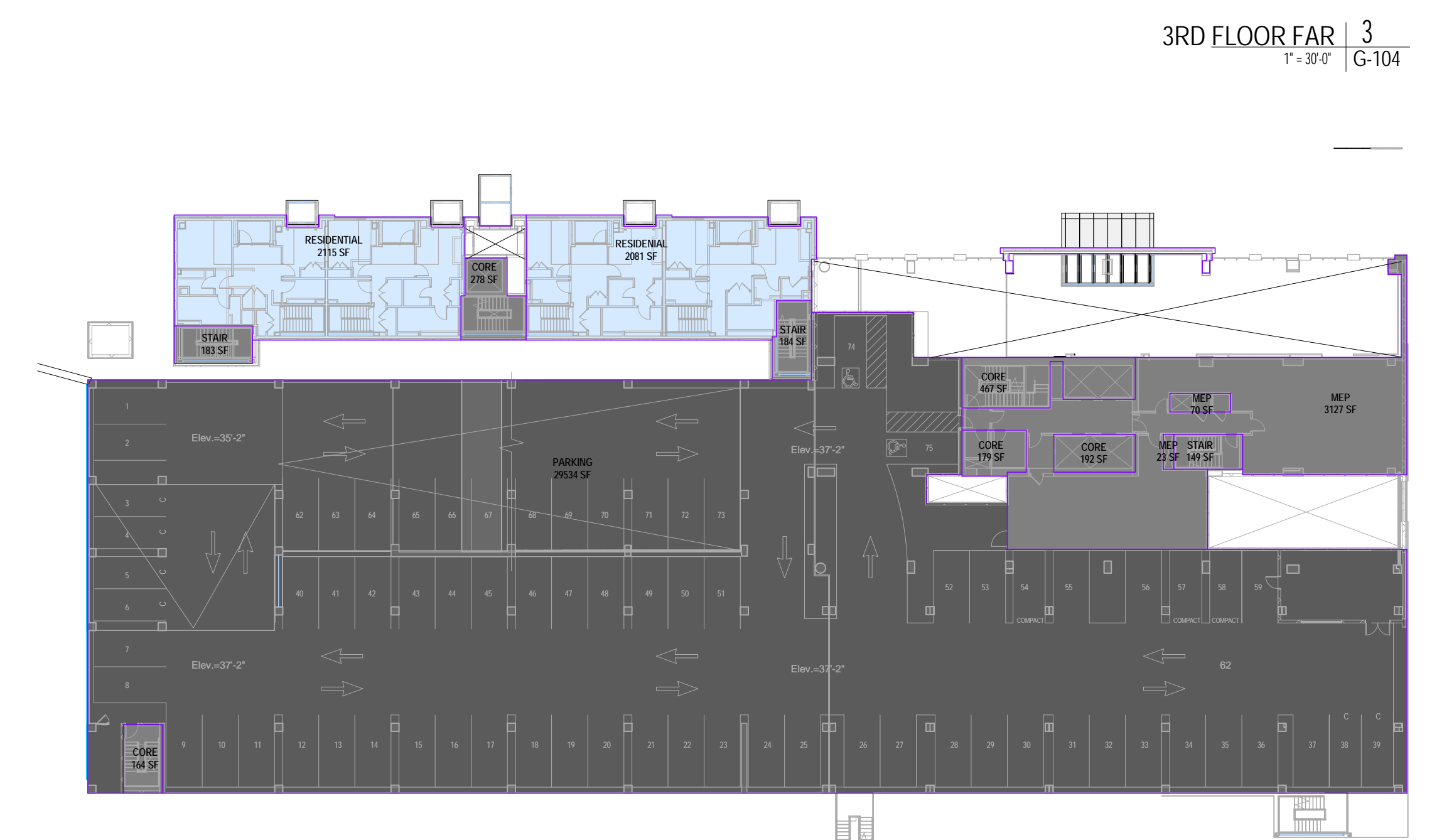
DRAWING TITLE: FAR AREAS. Includes a north arrow symbol.

SEAL/SIGNATURE: PROJECT NUMBER: 33351. DRAWN BY: SS. CHECKED BY: VM. SCALE: 1" = 30'-0". SHEET NO. G-104.

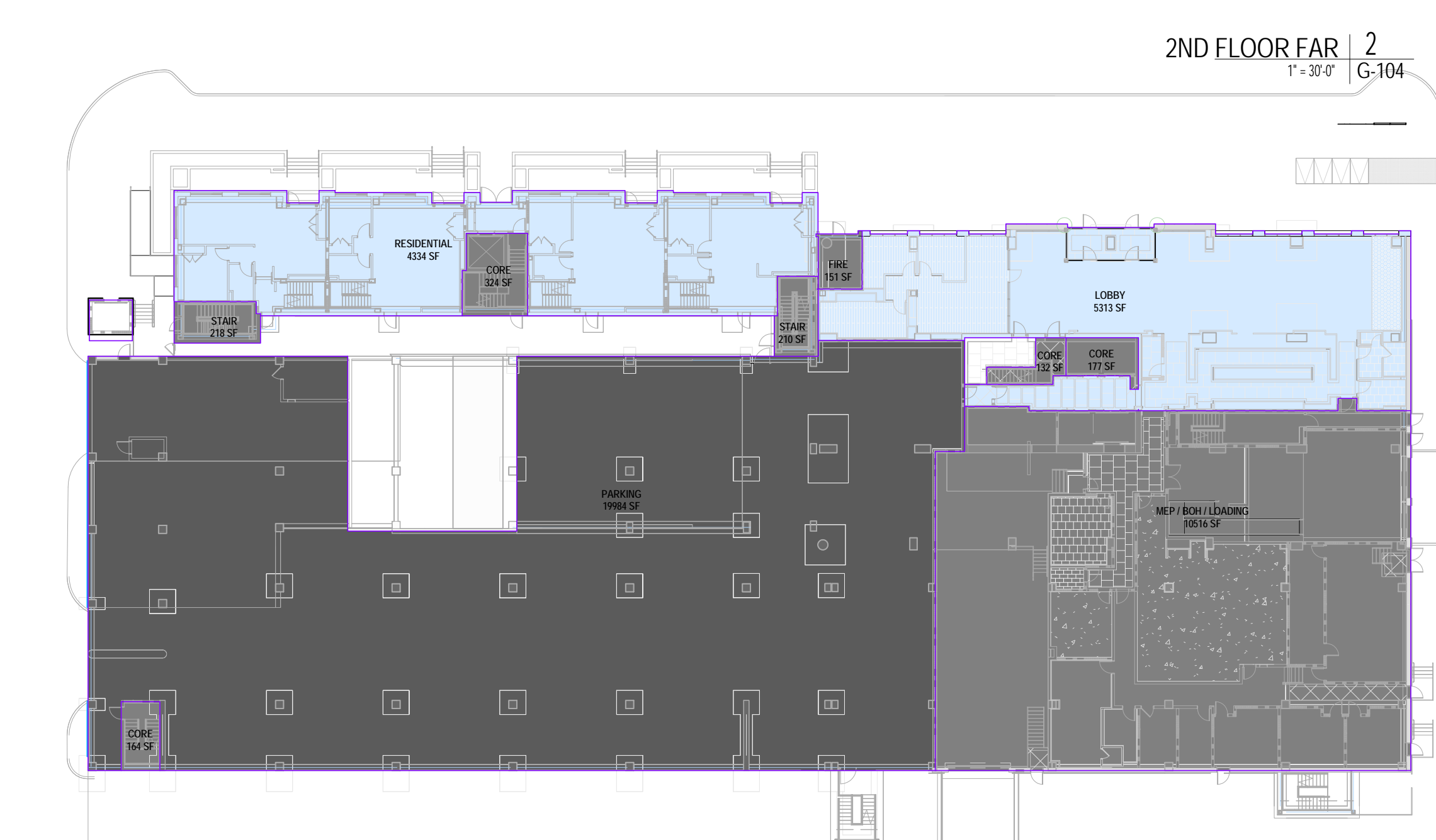
Legend for FAR areas: FAR DEDUCTION (PARKING) - PER EESAP (dark grey), FAR DEDUCTIONS - PER EESAP (medium grey), GFA PER EESAP (light blue).



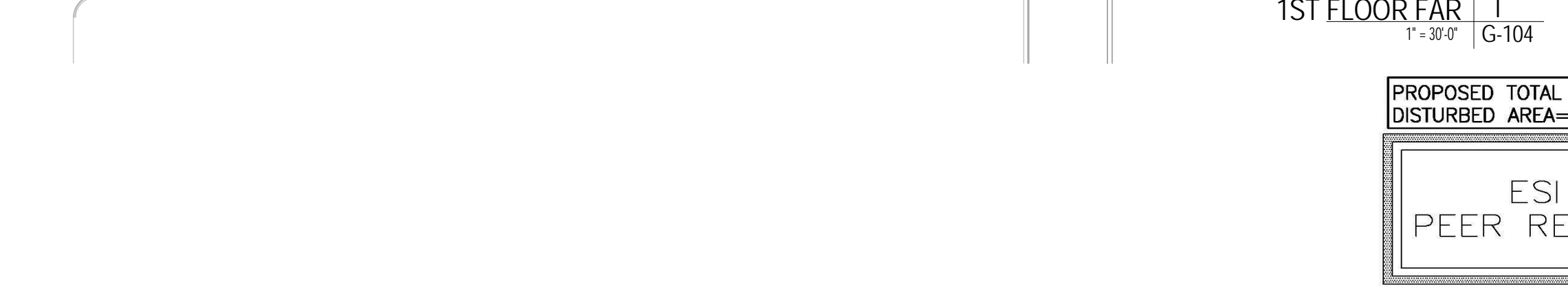
6TH FLOOR FAR | 6
1" = 30'-0" | G-104



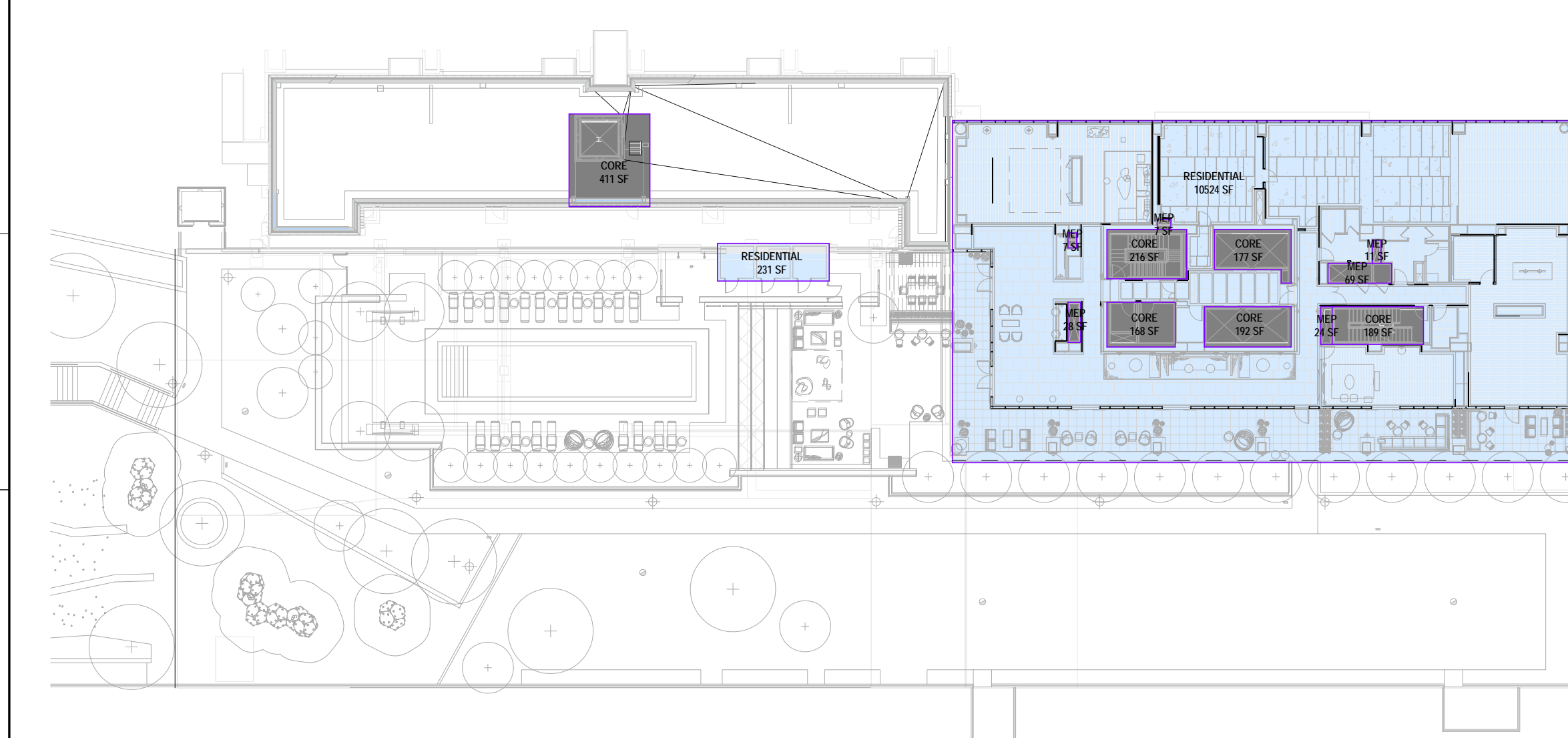
3RD FLOOR FAR | 3
1" = 30'-0" | G-104



2ND FLOOR FAR | 2
1" = 30'-0" | G-104



1ST FLOOR FAR | 1
1" = 30'-0" | G-104



5TH FLOOR FAR | 5
1" = 30'-0" | G-104



4TH FLOOR FAR | 4
1" = 30'-0" | G-104

PROPOSED TOTAL DISTURBED AREA = 4.60 AC

ESI PEER REVIEW

APPROVED SPECIAL USE PERMIT NO. 2013-0025 DEPARTMENT OF PLANNING & ZONING. Includes fields for Director, Date, and Department of Transportation & Environmental Services.

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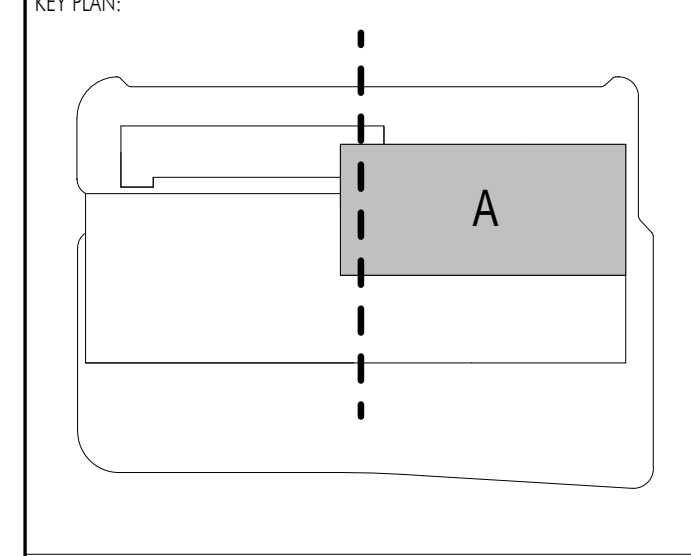
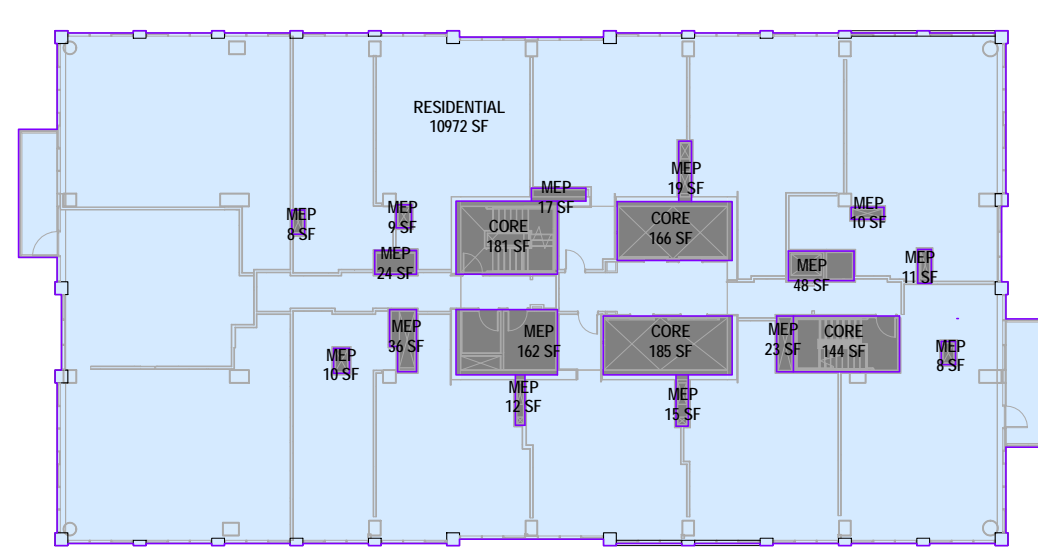
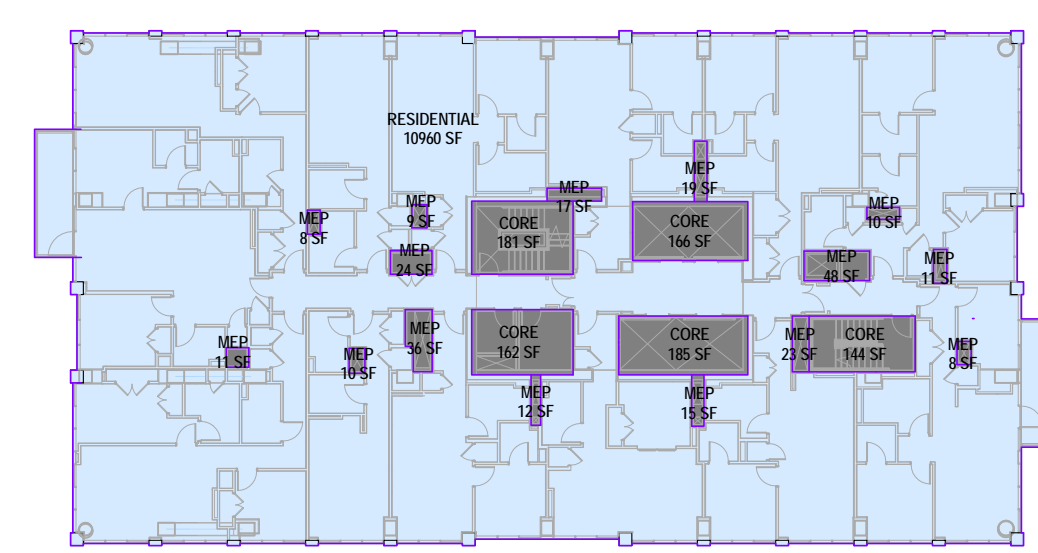


Table with 2 columns: DESCRIPTION and DATE. Rows include SD SUBMISSION (12/02/2016), SITE PLAN SUBMISSION (08/24/2017), DD SUBMISSION (09/01/2017), 25% CD SUBMISSION (11/17/2017), 1 SITE PLAN SUBMISSION 02 (12/14/2017), and 50% CD SUBMISSION (01/05/2018).

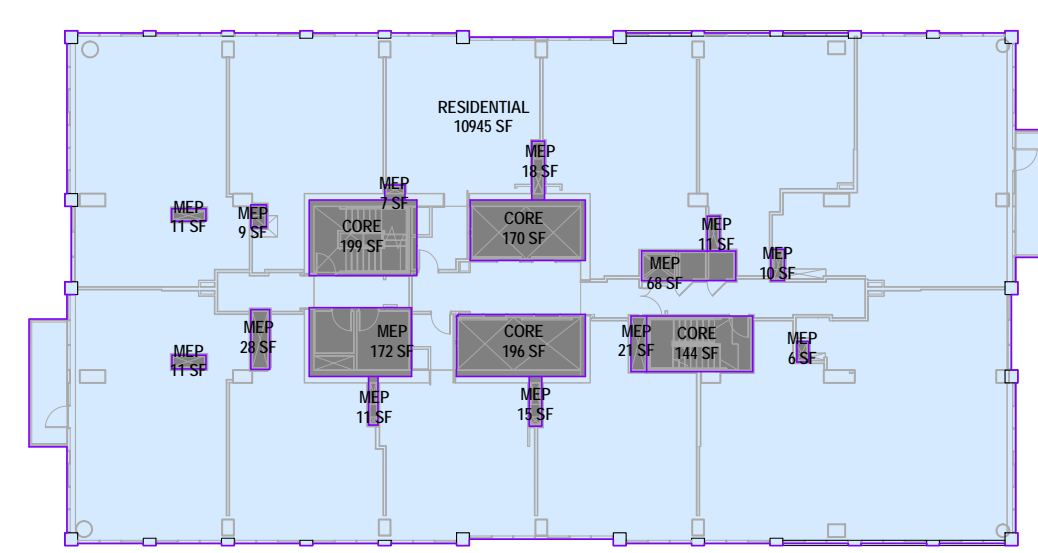
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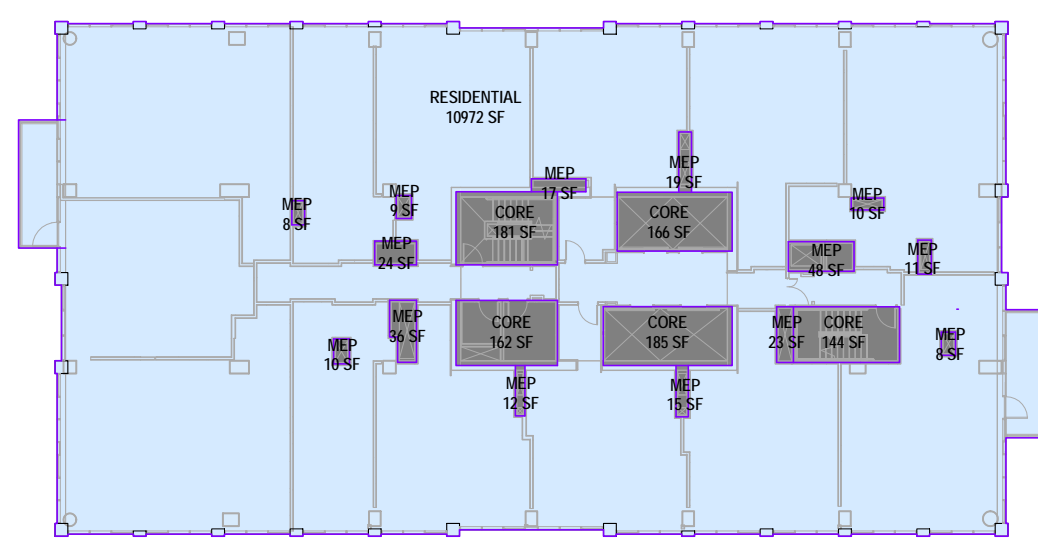
23RD FLOOR | 25
1" = 30'-0" | G-105



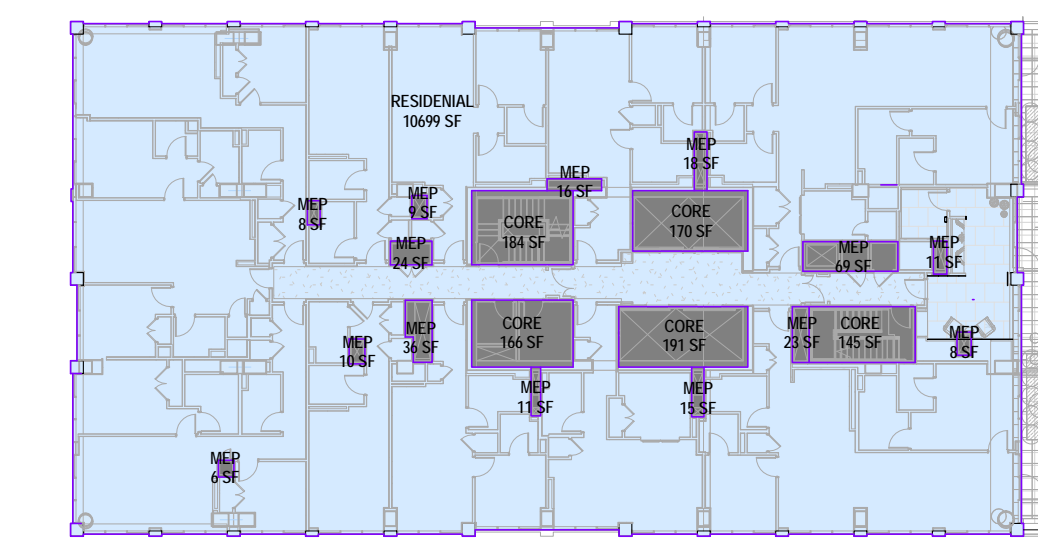
17TH FLOOR | 7
1" = 30'-0" | G-105



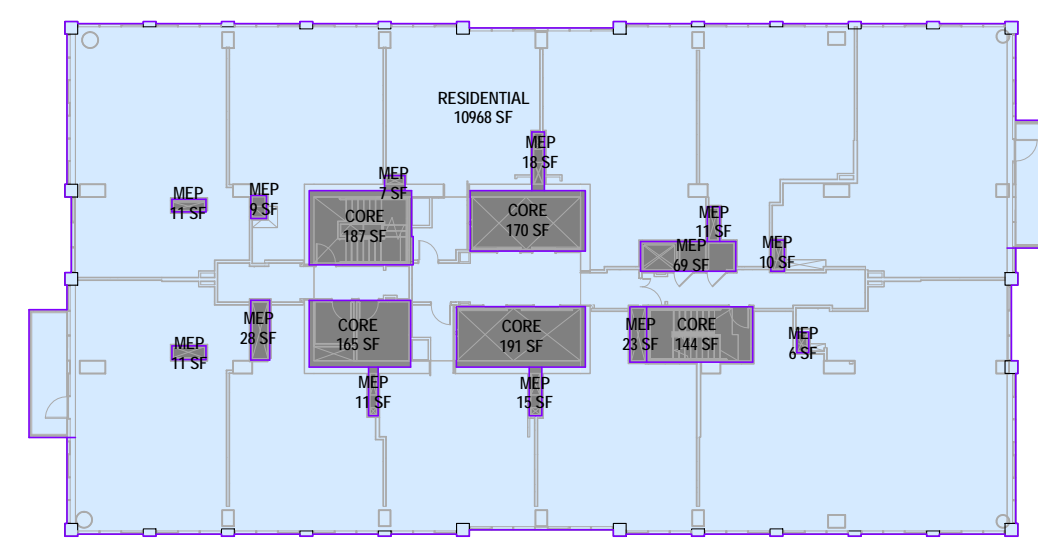
11TH FLOOR | 20
1" = 30'-0" | G-105



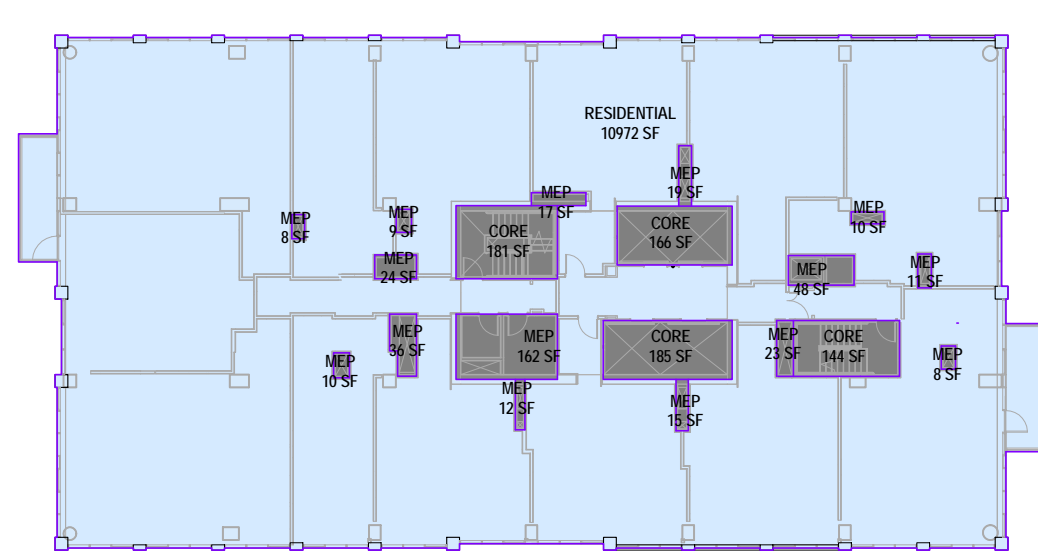
22ND FLOOR | 10
1" = 30'-0" | G-105



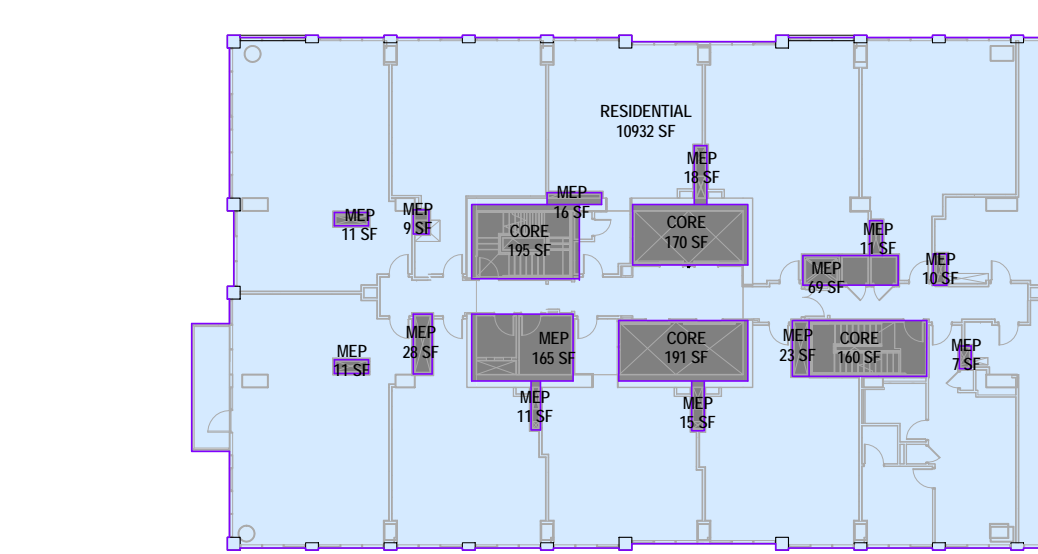
16TH FLOOR | 6
1" = 30'-0" | G-105



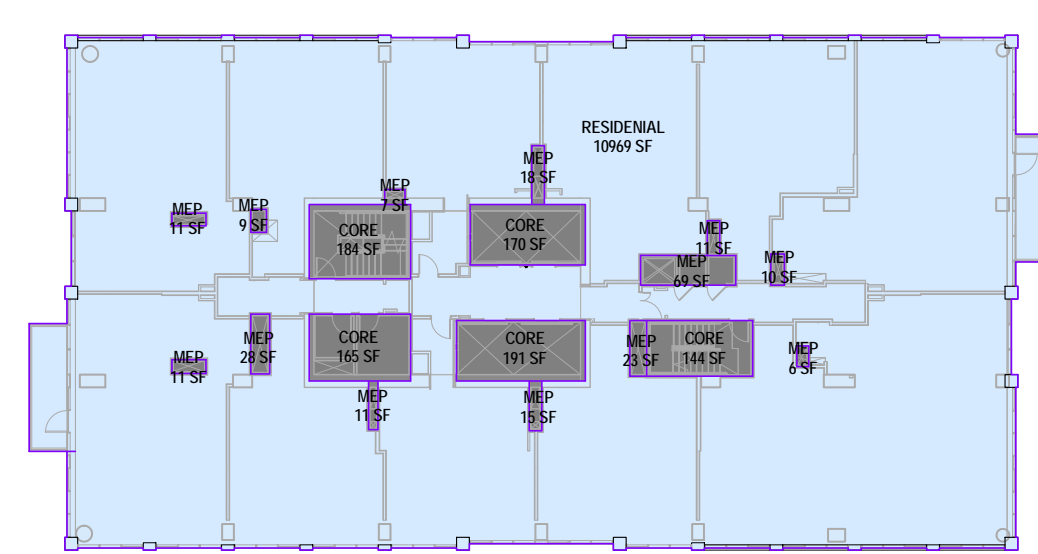
10TH FLOOR | 3
1" = 30'-0" | G-105



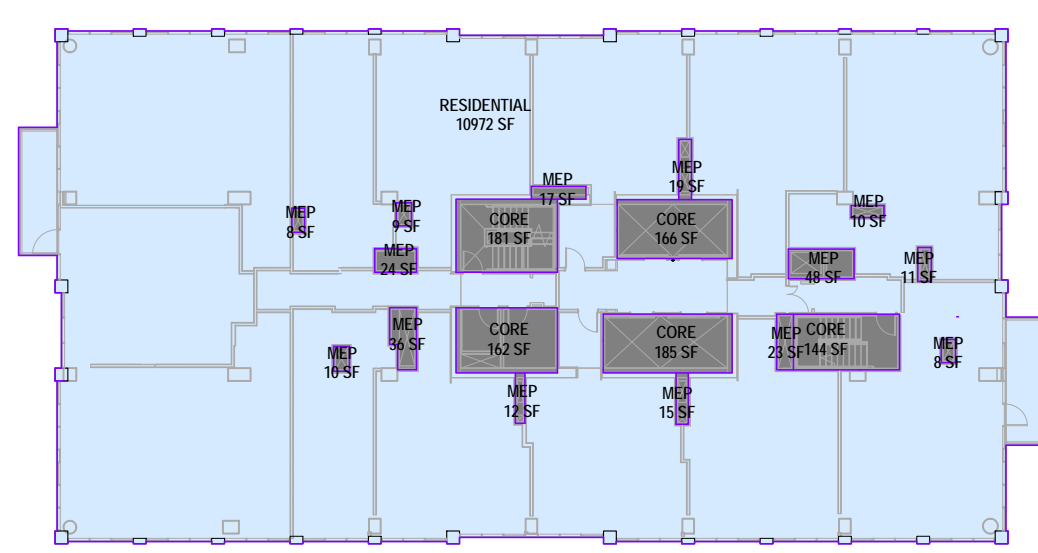
21ST FLOOR | 24
1" = 30'-0" | G-105



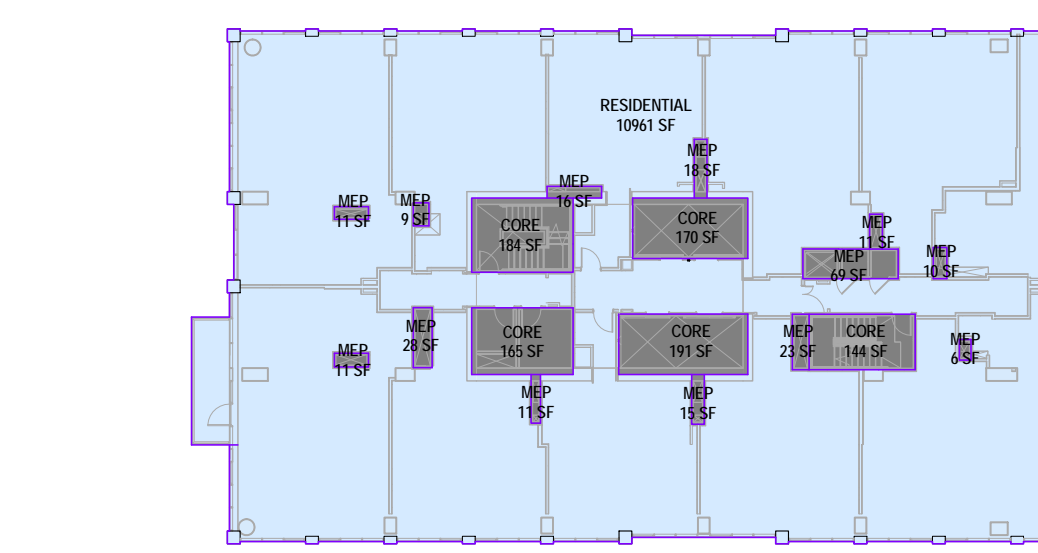
15TH FLOOR | 22
1" = 30'-0" | G-105



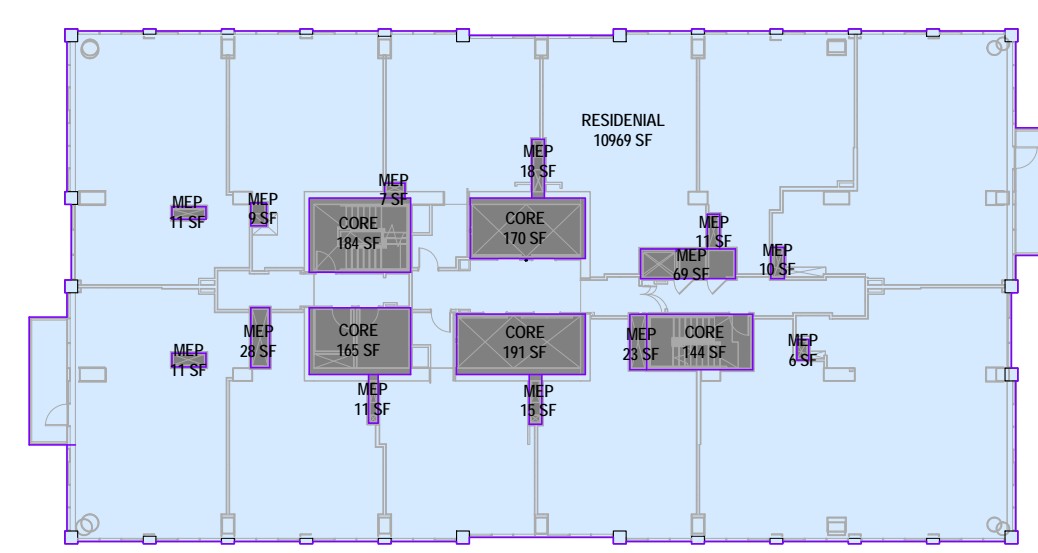
9TH FLOOR | 19
1" = 30'-0" | G-105



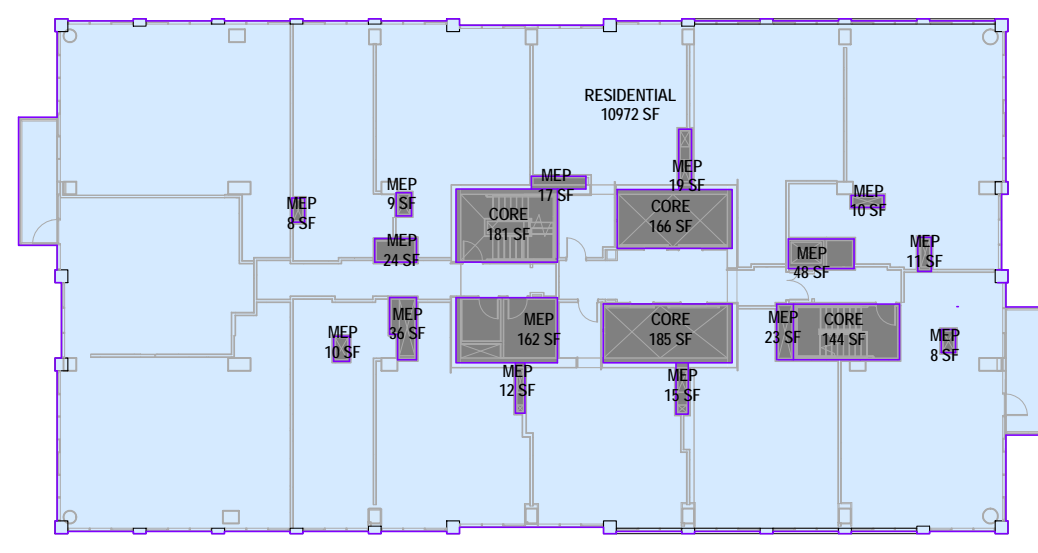
20TH FLOOR | 9
1" = 30'-0" | G-105



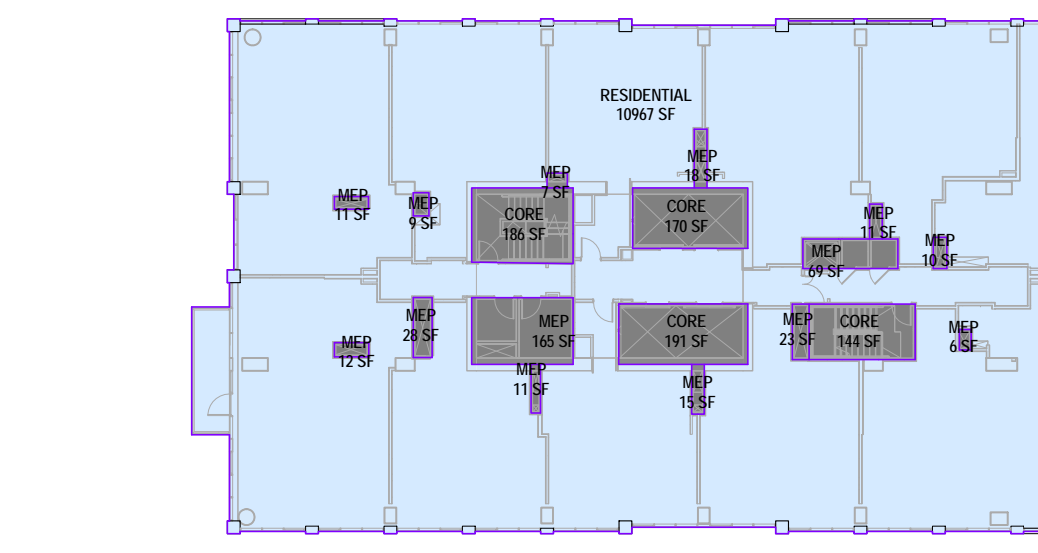
14TH FLOOR | 5
1" = 30'-0" | G-105



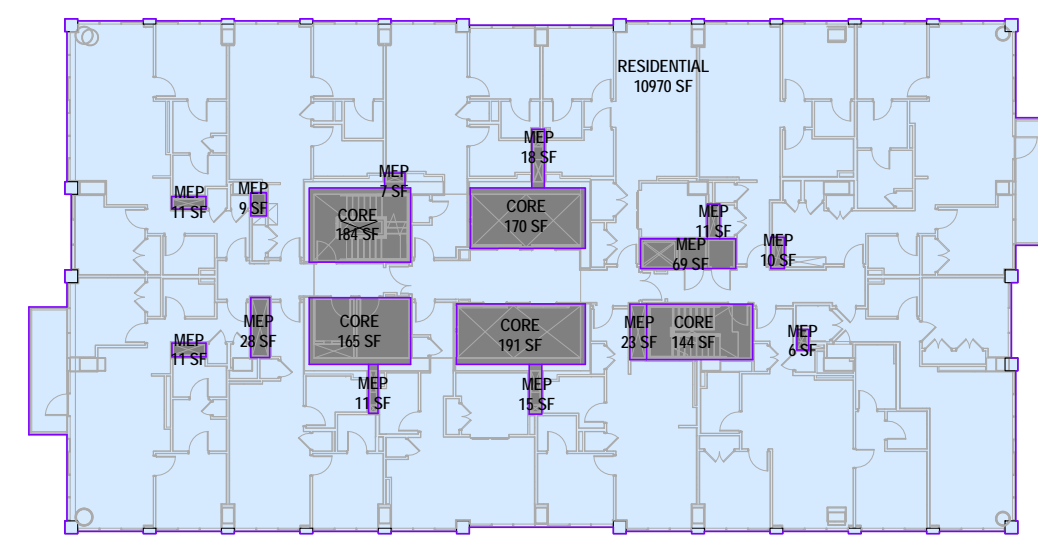
8TH FLOOR | 2
1" = 30'-0" | G-105



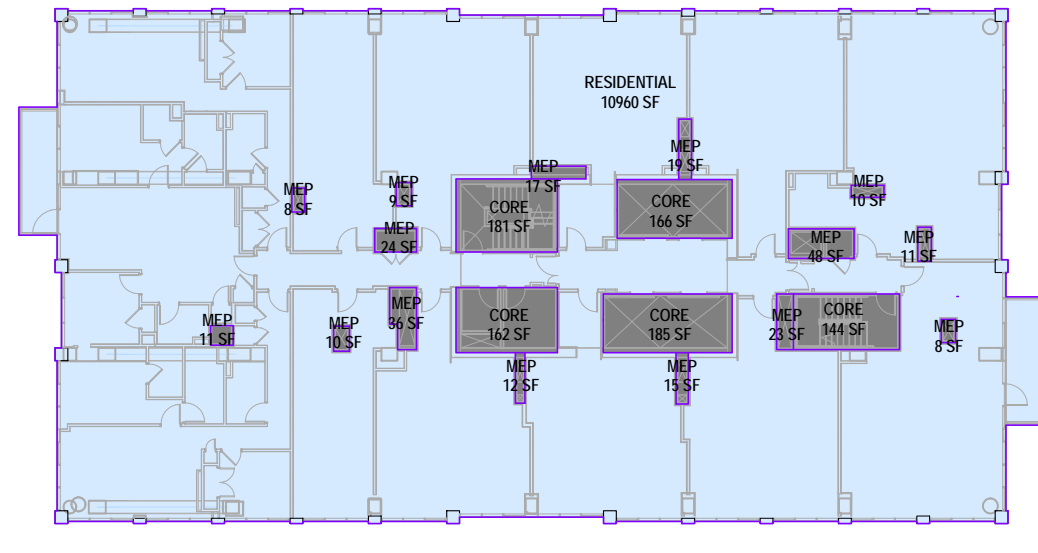
19TH FLOOR | 23
1" = 30'-0" | G-105



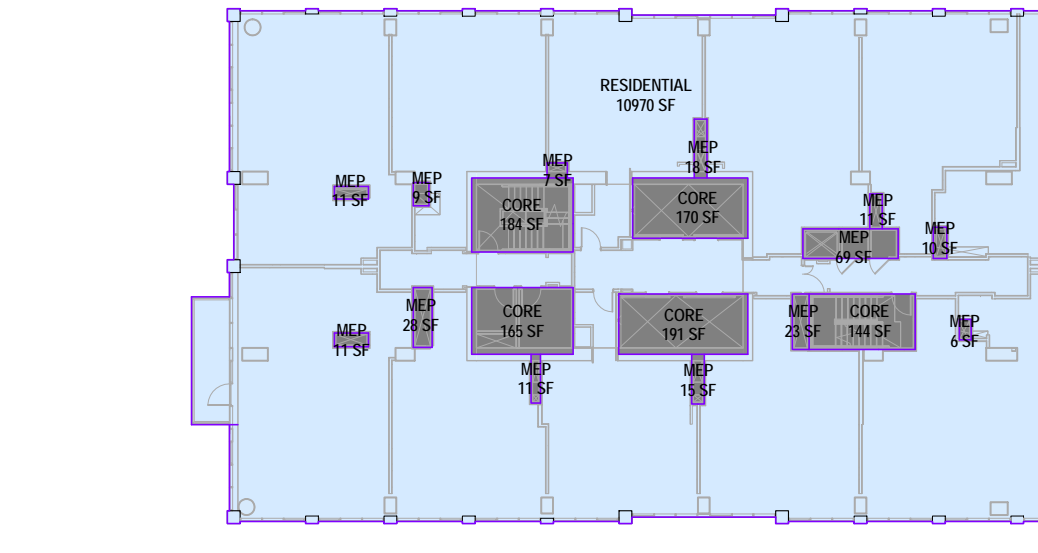
13TH FLOOR | 21
1" = 30'-0" | G-105



7TH FLOOR | 1
1" = 30'-0" | G-105



18TH FLOOR | 8
1" = 30'-0" | G-105



12TH FLOOR | 4
1" = 30'-0" | G-105

PROPOSED TOTAL DISTURBED AREA = 4.60 AC

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DRAWING TITLE: FAR AREAS

SEAL/SIGNATURE: [Blank space for signature]

PROJECT NUMBER: 33351 DRAWN BY: SS CHECKED BY: VM SCALE: 1" = 30'-0" SHEET NO. [Blank space]

G-105

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PREPARED BY:

ARQUITECTONICA

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2018-02-15