

CARLYLE PLAZA

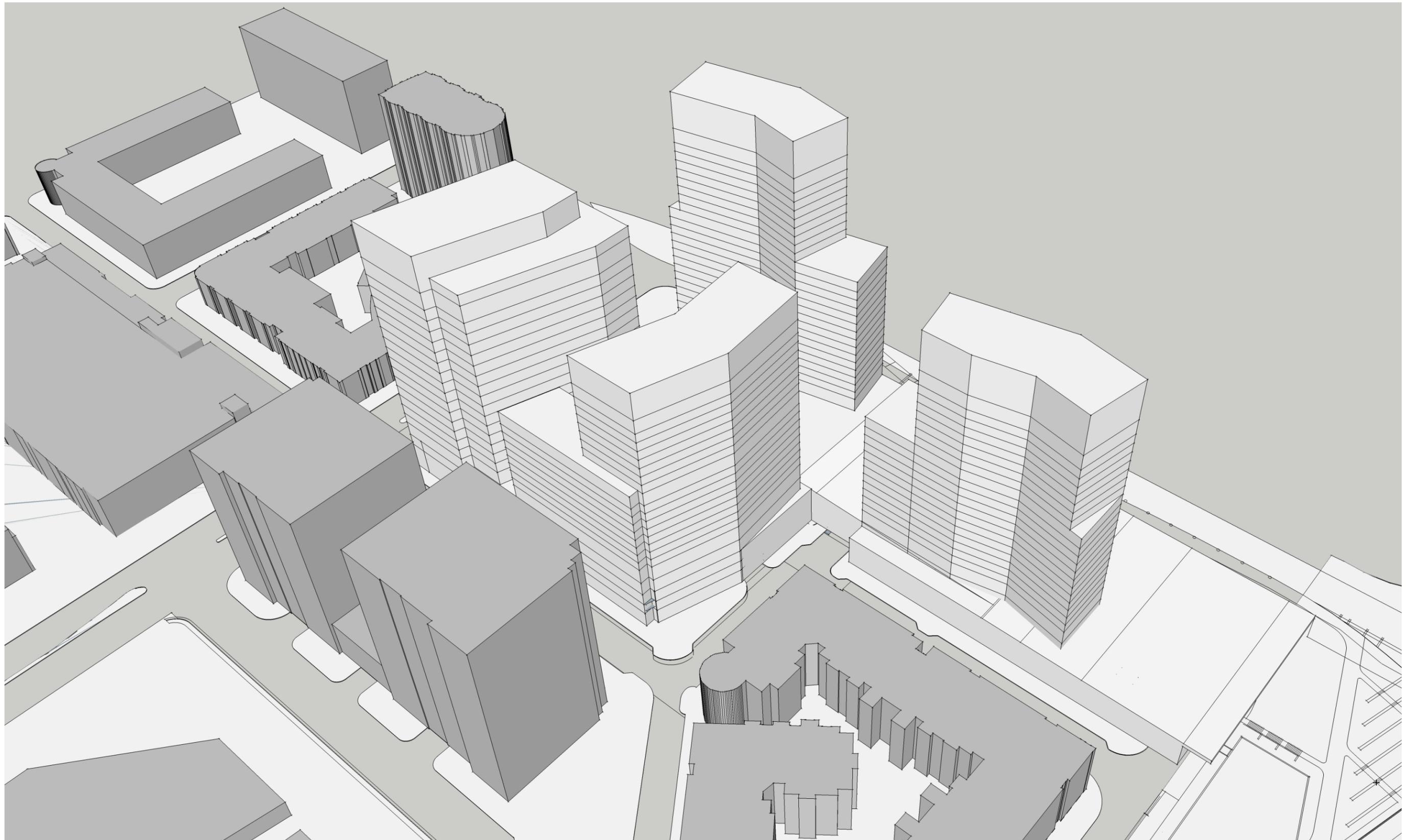
PHASING STUDY

JUNE 19, 2015



NOTE: Floor areas and heights are illustrative; actual layouts may change with further design.

VIEW FROM SOUTHEAST LOOKING NORTHWEST



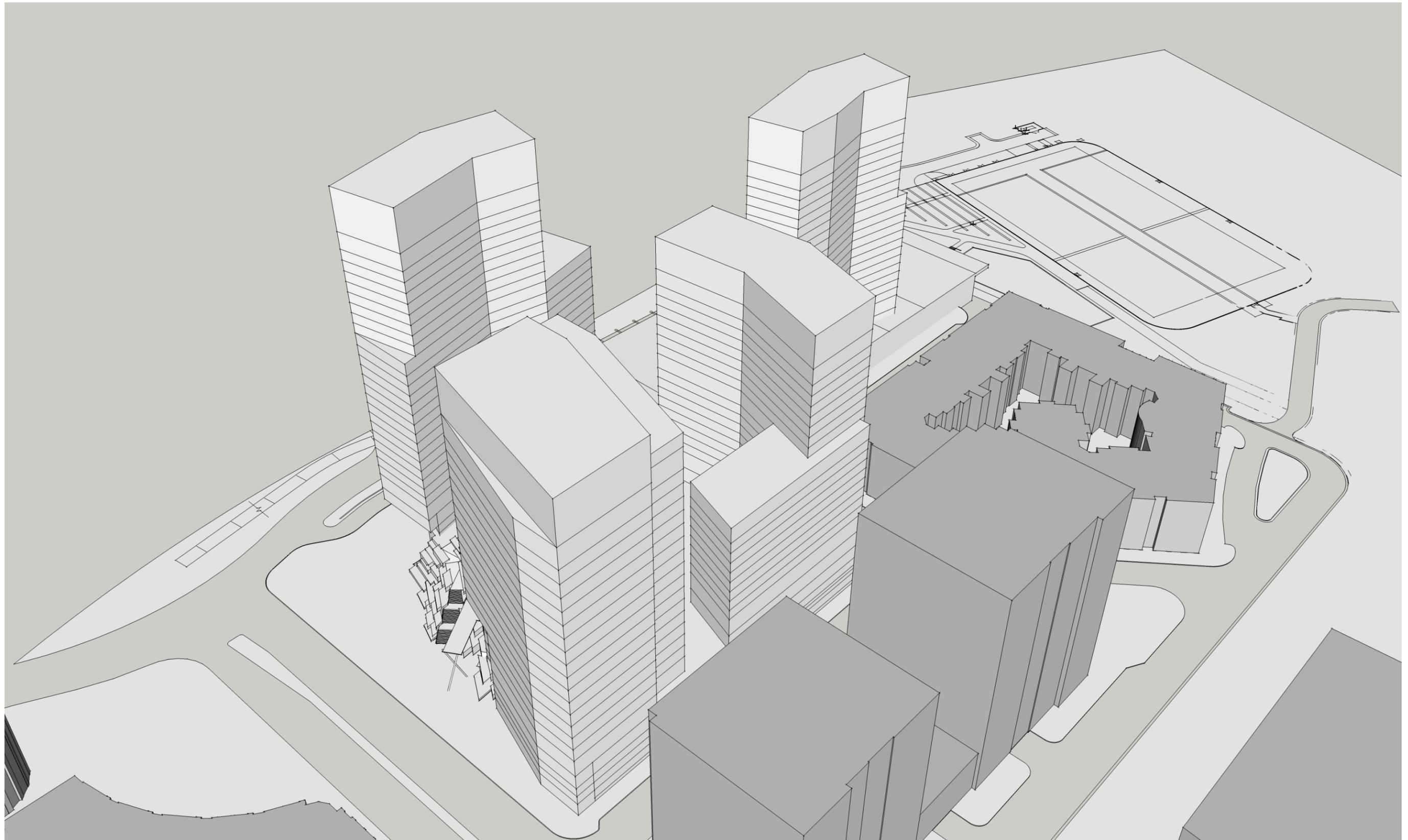
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VIEW FROM SOUTHWEST LOOKING NORTHEAST



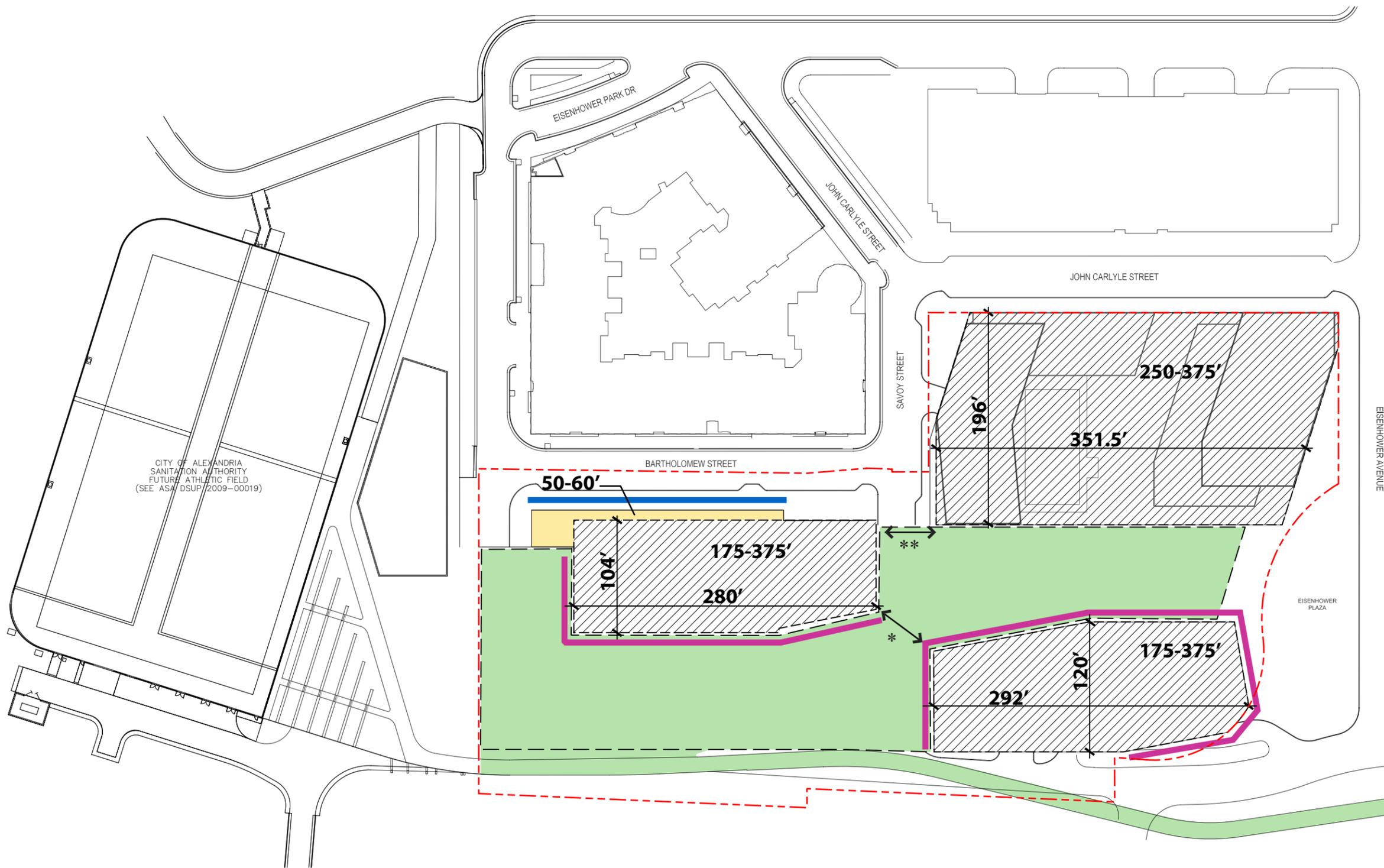
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VIEW FROM NORTHEAST LOOKING SOUTHWEST



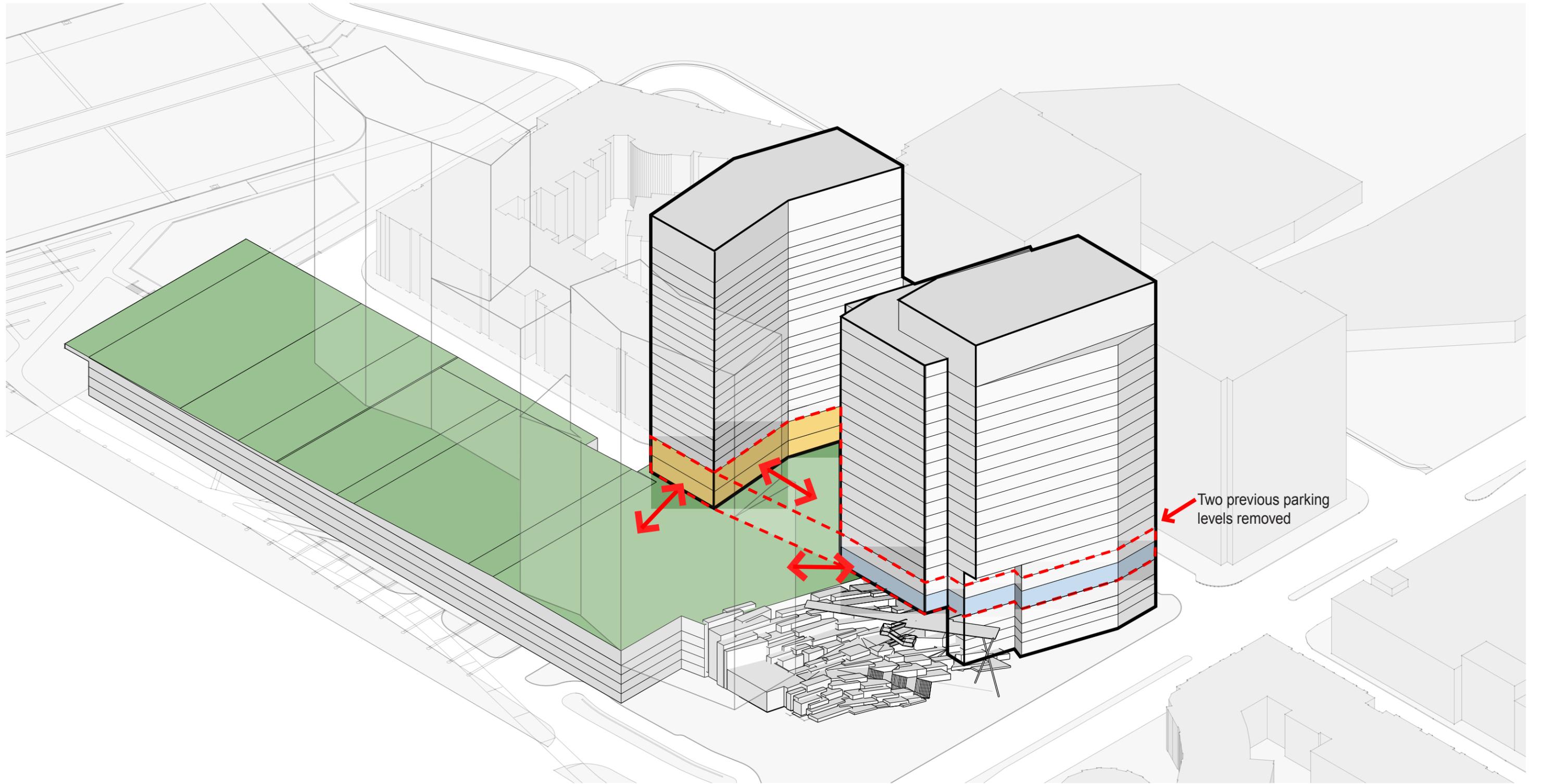
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VIEW FROM NORTHWEST LOOKING SOUTHEAST



CITY OF ALEXANDRIA
SANITATION AUTHORITY
FUTURE ATHLETIC FIELD
(SEE ASA DSUP/2009-00019)

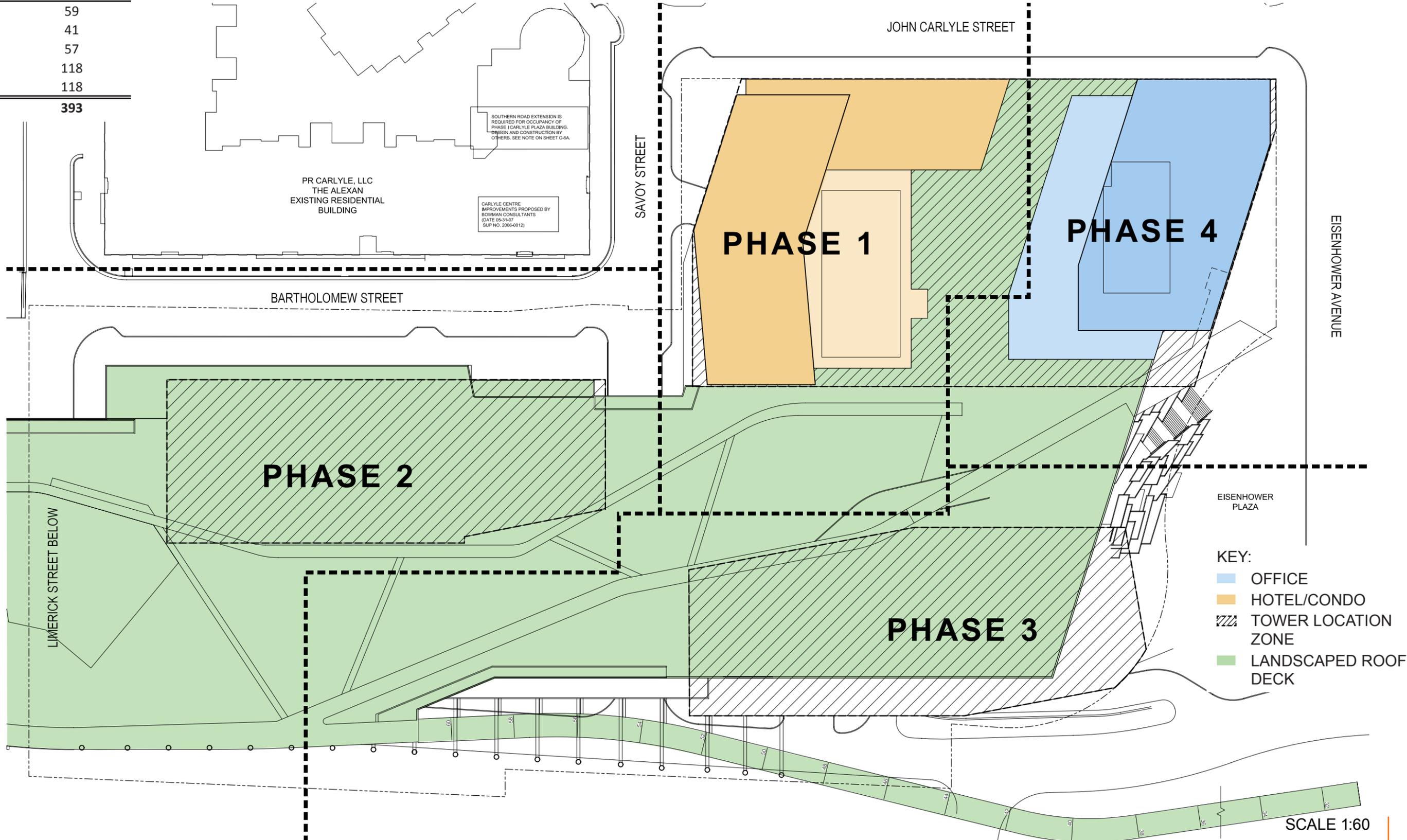
- KEY:**
- Low-Mid Rise Base
 - Tower Location Zone
 - Landscaped Roof Deck Above Parking
 - 50' Streetwall Requirement
20' Setback Required
 - Open Arcades / Pilotis
 - * Min. Distance 80'
 - ** Min. Distance 55'



Parking removed at levels 5 and 6 to allow for direct access to the roof deck from hotel/condo and office buildings.

ROOF PLAN

PHASE 1 PARKING	
Levels	Provided Spaces
1	59
M	41
2	57
3	118
4	118
TOTAL	393



Carlyle Plaza

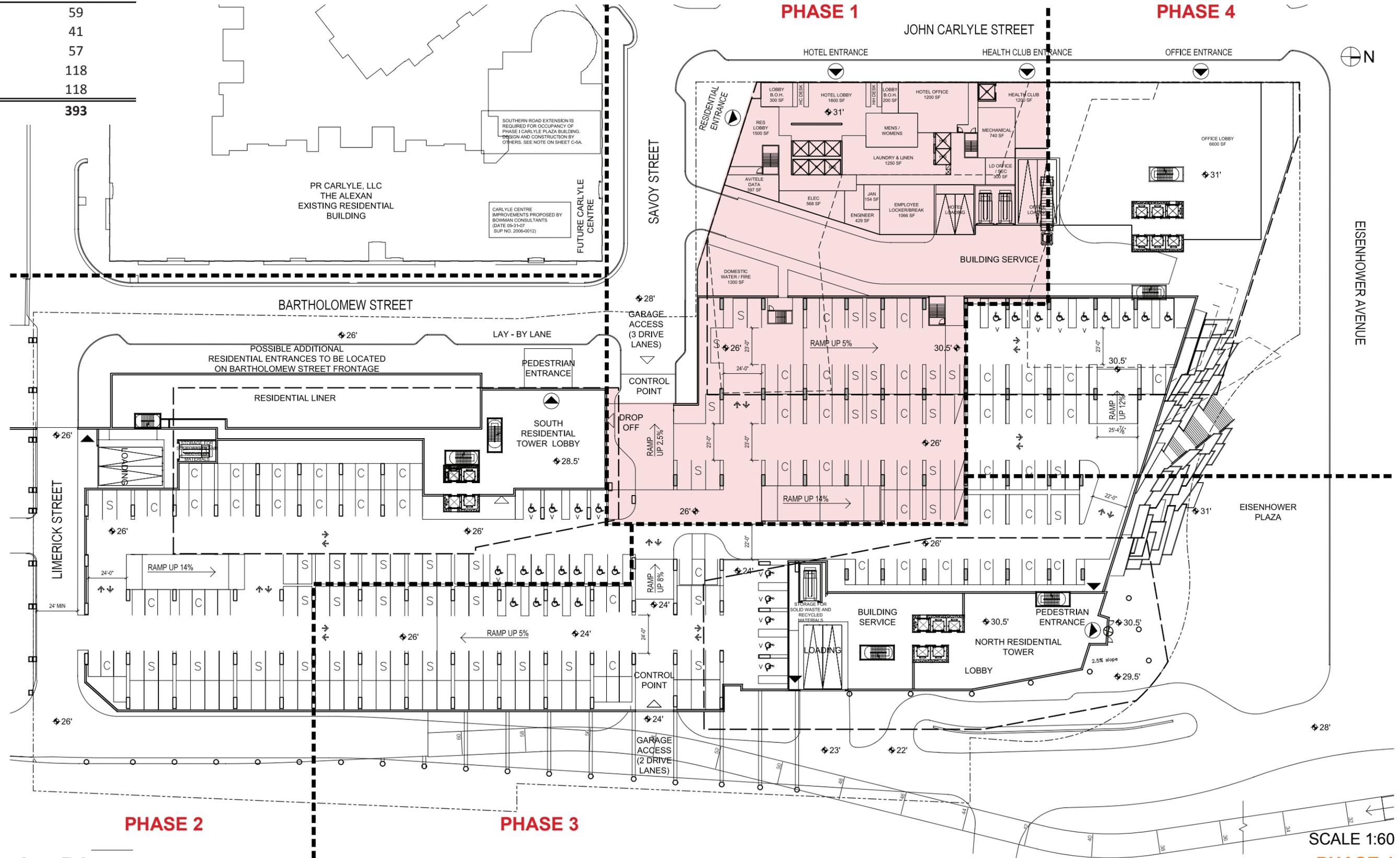
ALEXANDRIA, VA

SCALE 1:60

PHASE 1

LEVEL 01 PARKING

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Carlyle Plaza

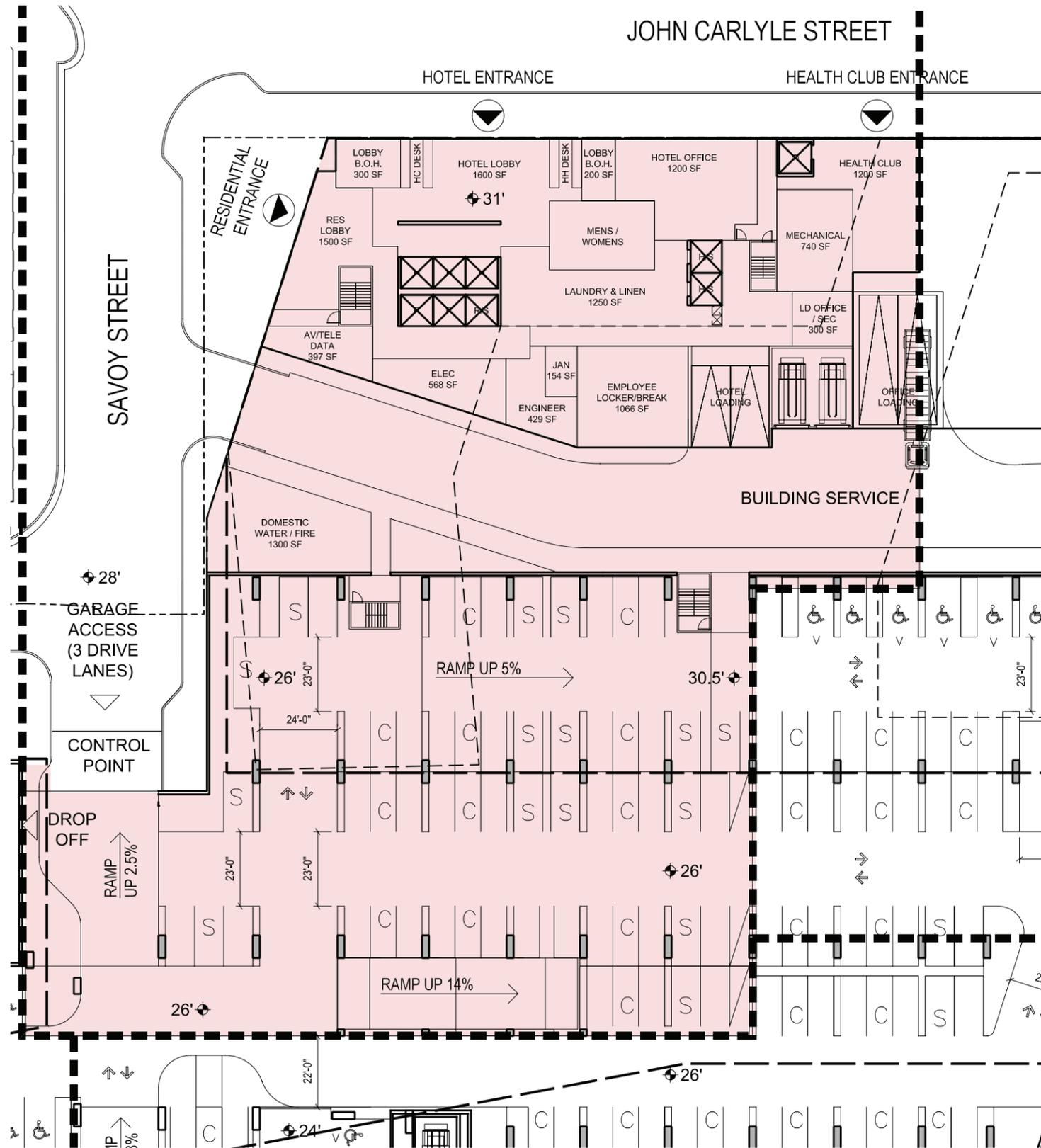
ALEXANDRIA, VA

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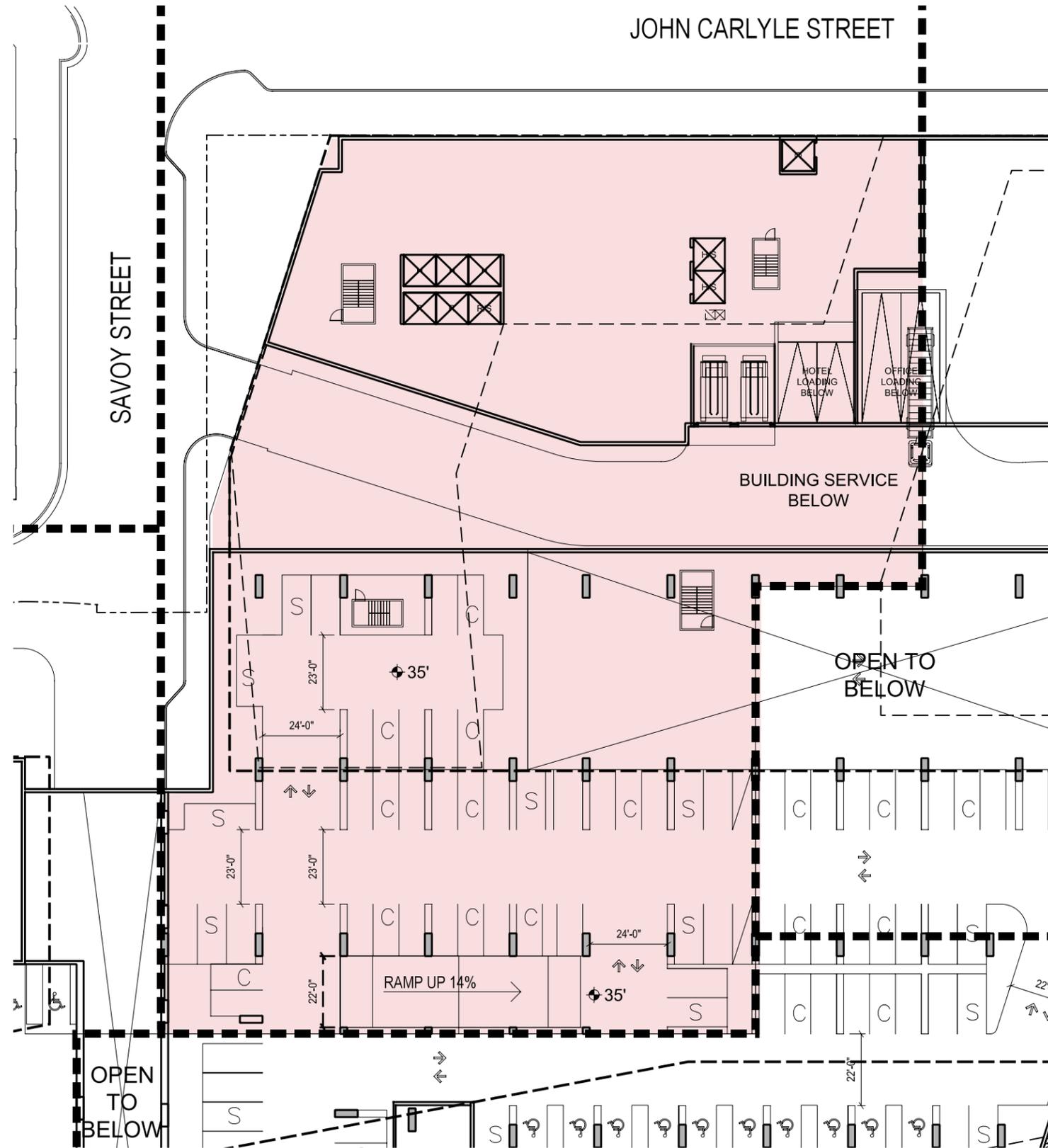
PHASE 1

10

PHASE 1 PARKING	
Levels	Provided Spaces
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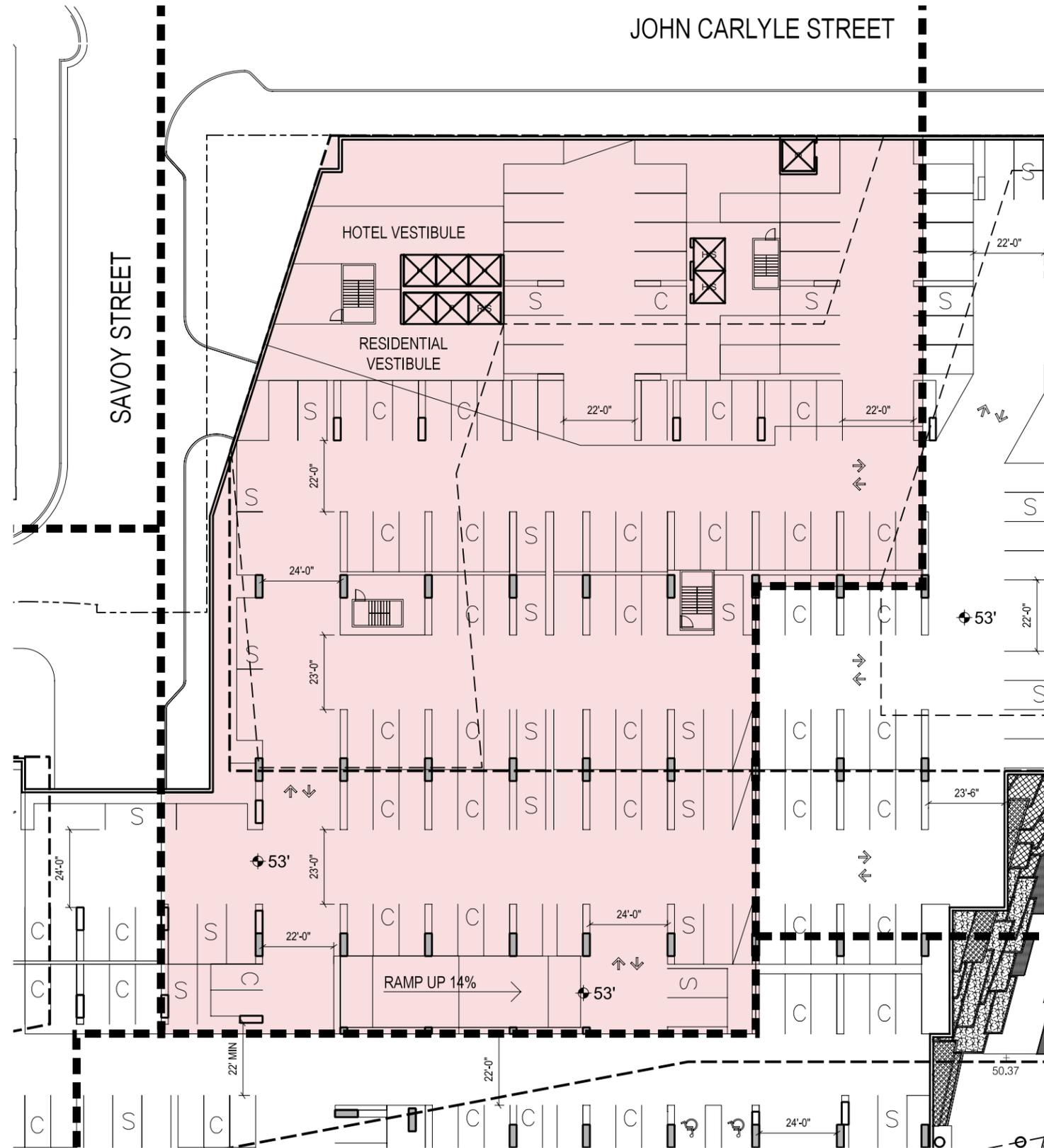


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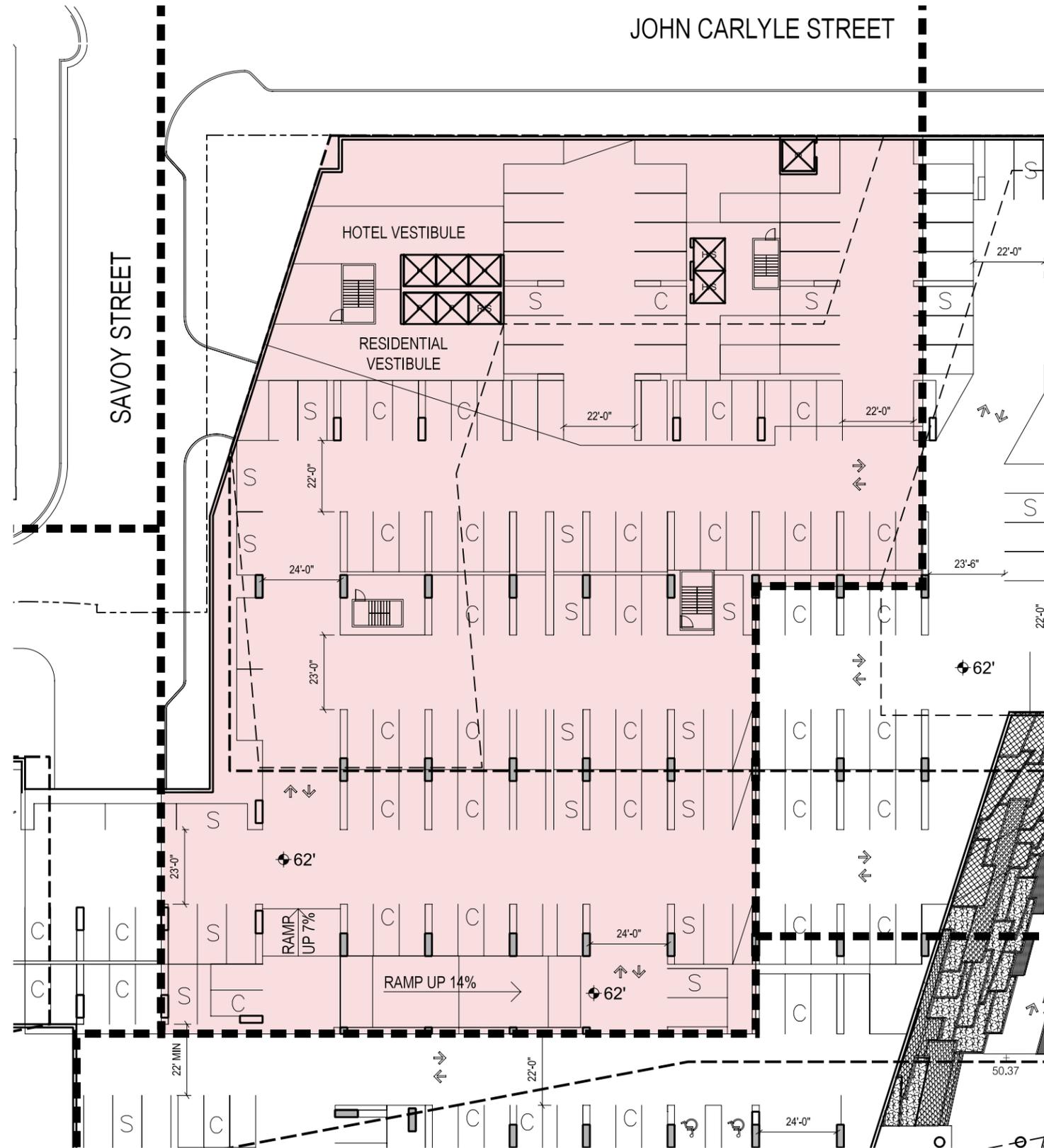


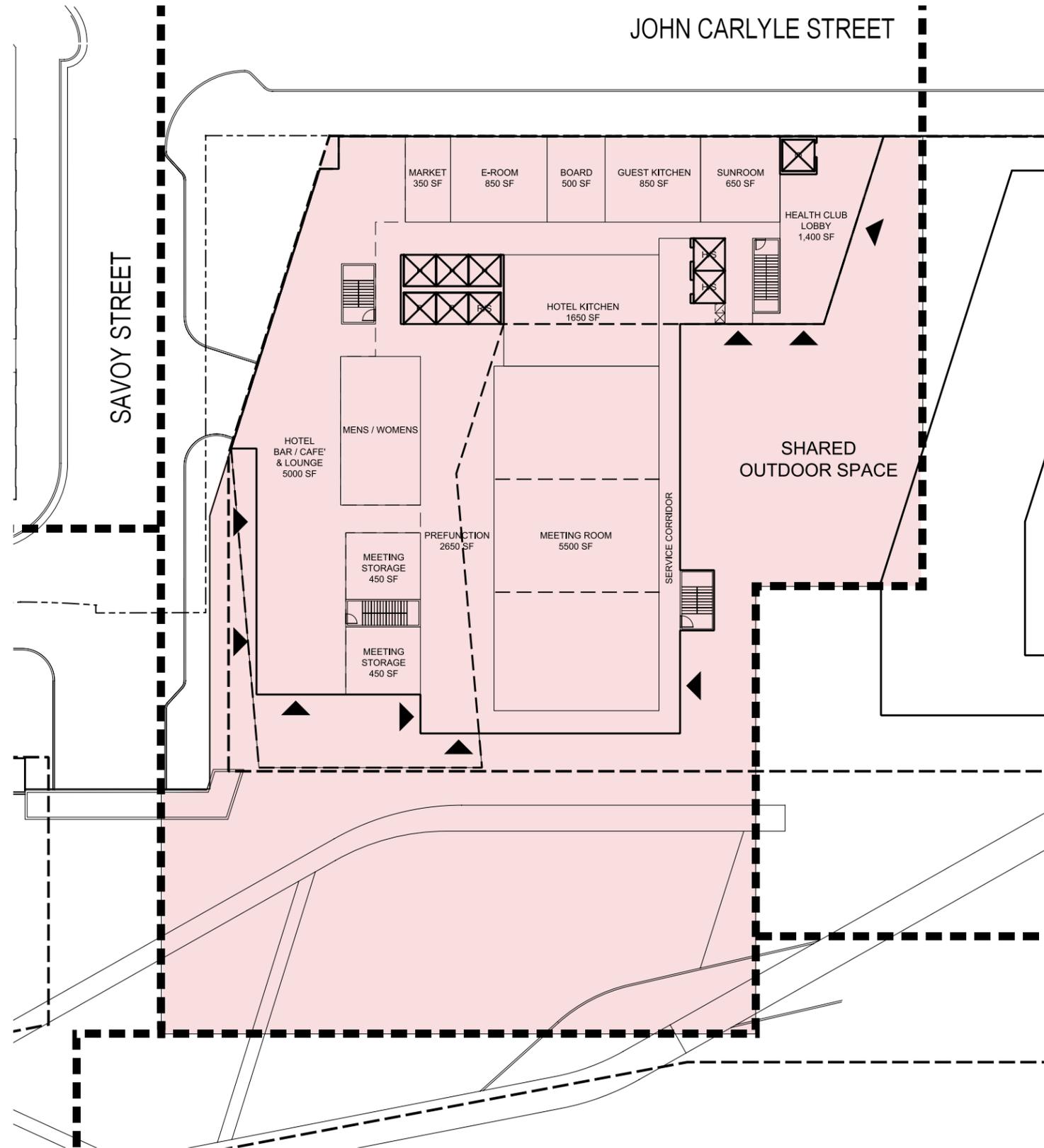
LEVEL 03 PARKING

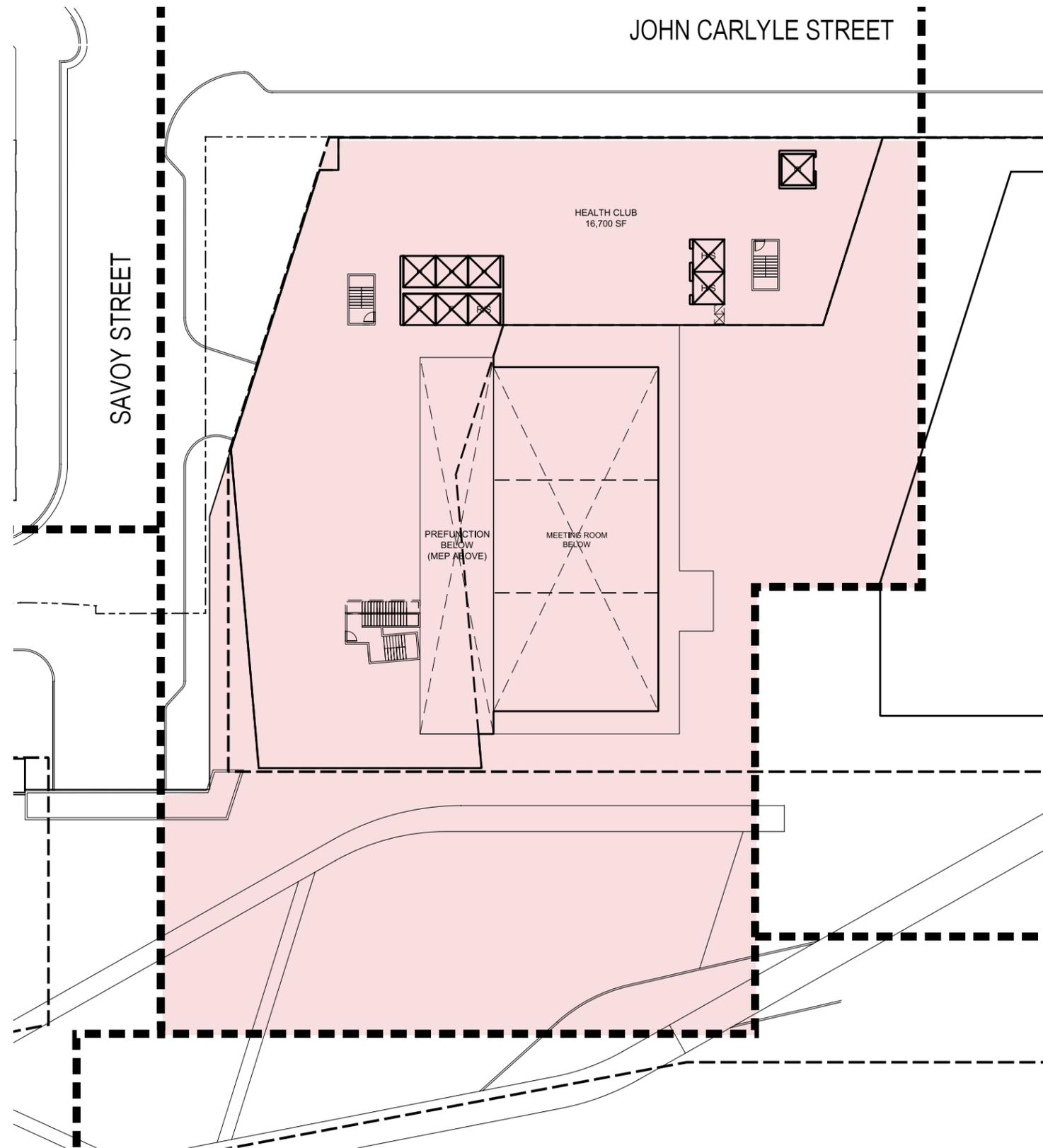
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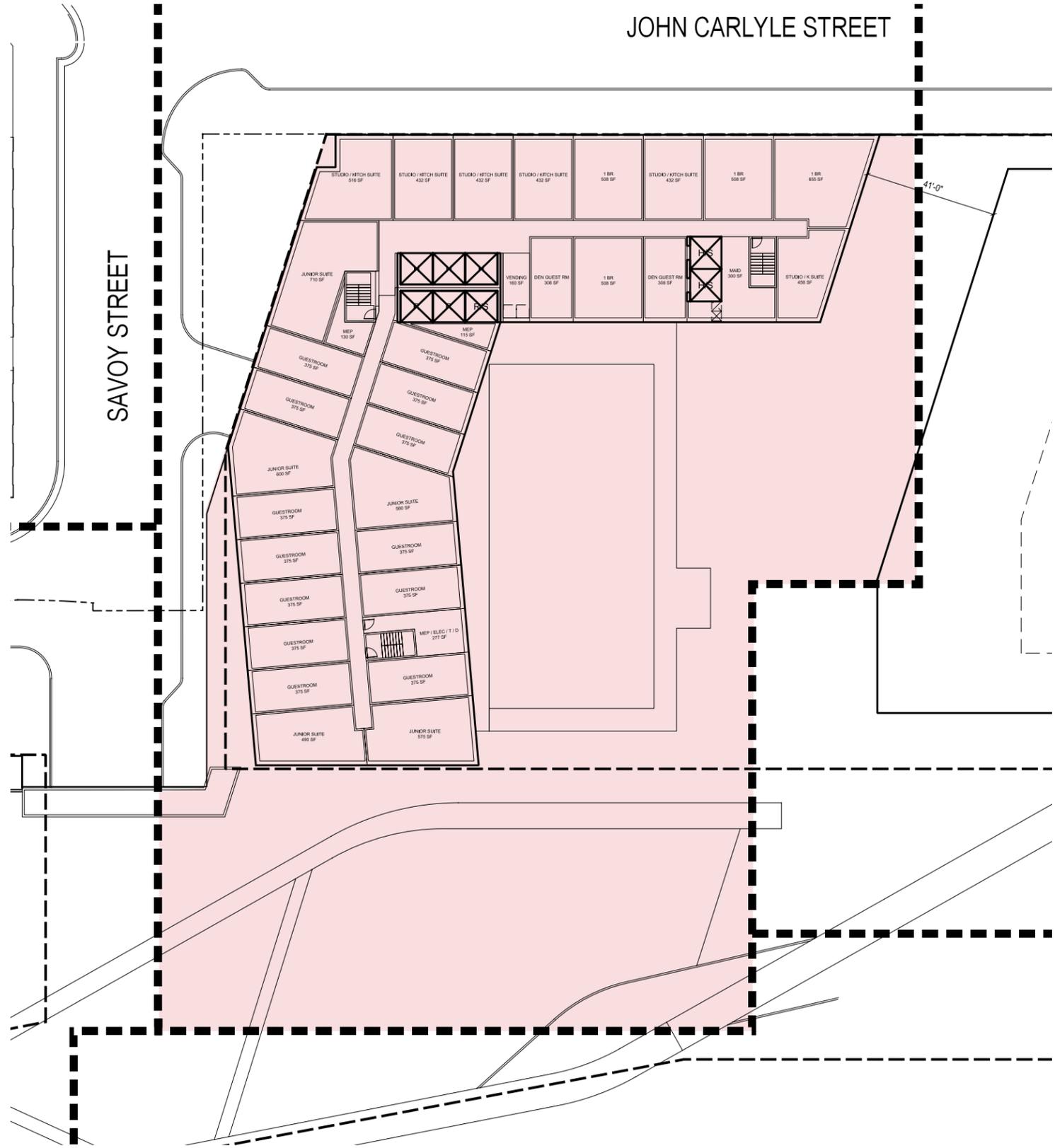


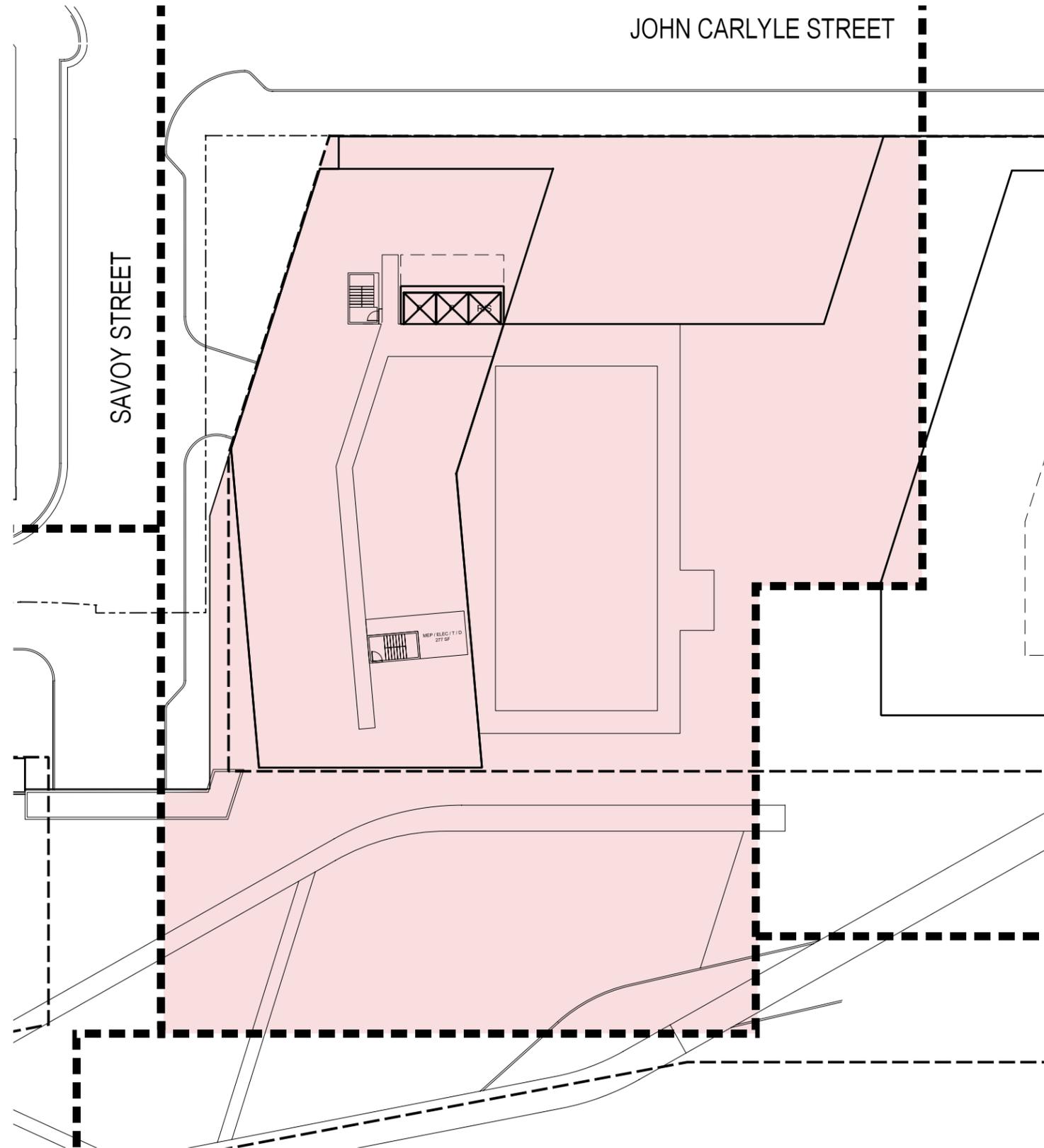
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CARLYLE PLAZA TWO							
PRELIMINARY AREA AND PARKING TABULATIONS: PHASE 1							
Revised: June 19, 2015							
DSUP REQUIREMENTS				PREFERRED REQUIREMENTS			
			RATIO	# SPACES		RATIO	# SPACES
RETAIL / HEALTH CLUB	(GSF)	20,000	@ 2.00 / 1000 SF	40	20,000	@ 2.00 / 1000 SF	40
RESIDENTIAL CONDO	(GSF)	80,899	@ 1.30 / 1000 SF (81 UNITS)	106	80,899	@ 1.00 / UNIT (81 UNITS)	81
HOTEL (WEST)	(TOTAL GSF)	232,778			232,778		
ROOMS	(# KEYS)	300	@ 0.70 / KEY	210	300	@ 0.50 / KEY	150
MTG ROOMS	(NSF SEATS)	7,500 500	@ 1 SPACE / 8 SEATS	63	7,500 500	@ 1 SPACE / 8 SEATS	63
RESTAURANT	(NSF SEATS)	7,000 467	@ 1 SPACE / 8 SEATS	59	7,000 467	@ 1 SPACE / 8 SEATS	59
TOTAL GSF =		333,677	# SPACES =		478	TOTAL GSF = 333,677	
						# SPACES = 393	

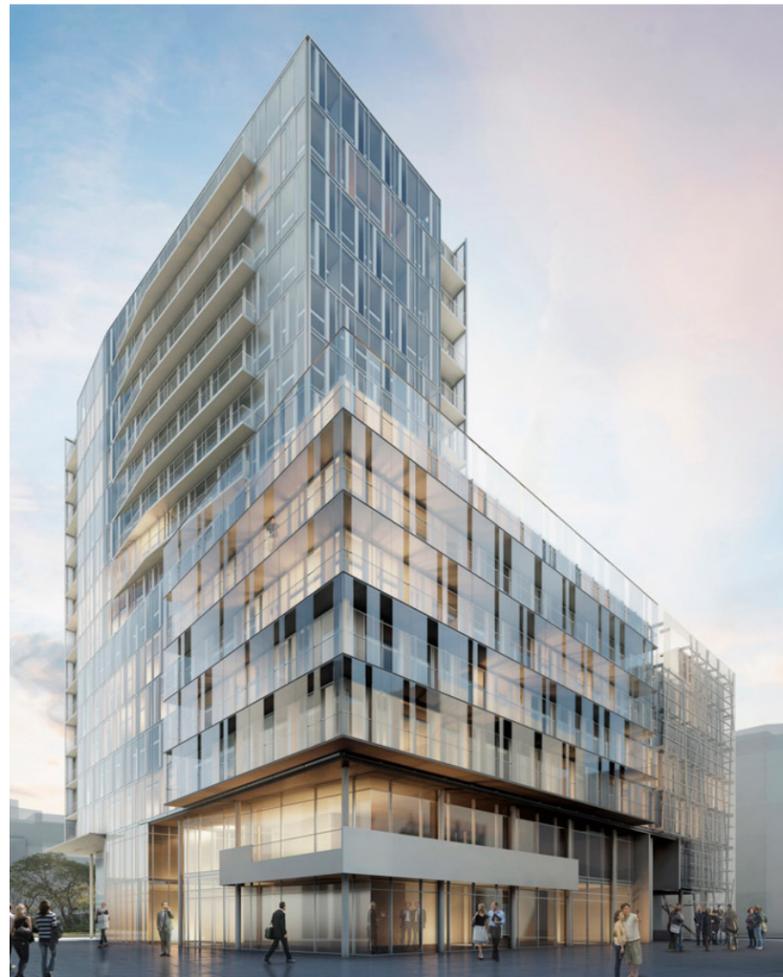
NOTES:

1. RESIDENTIAL UNIT COUNT BASED ON AVERAGE OF 1,000 GSF PER UNIT.
2. HOTEL RESTAURANT SPACE INCLUDES BAR/CAFÉ/LOUNGE AREAS AND BOARD ROOM PROGRAMMED FOR FOOD AND BEVERAGE SERVICE.

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Stepped massing with interlocking volumes reinforced with facade articulation.



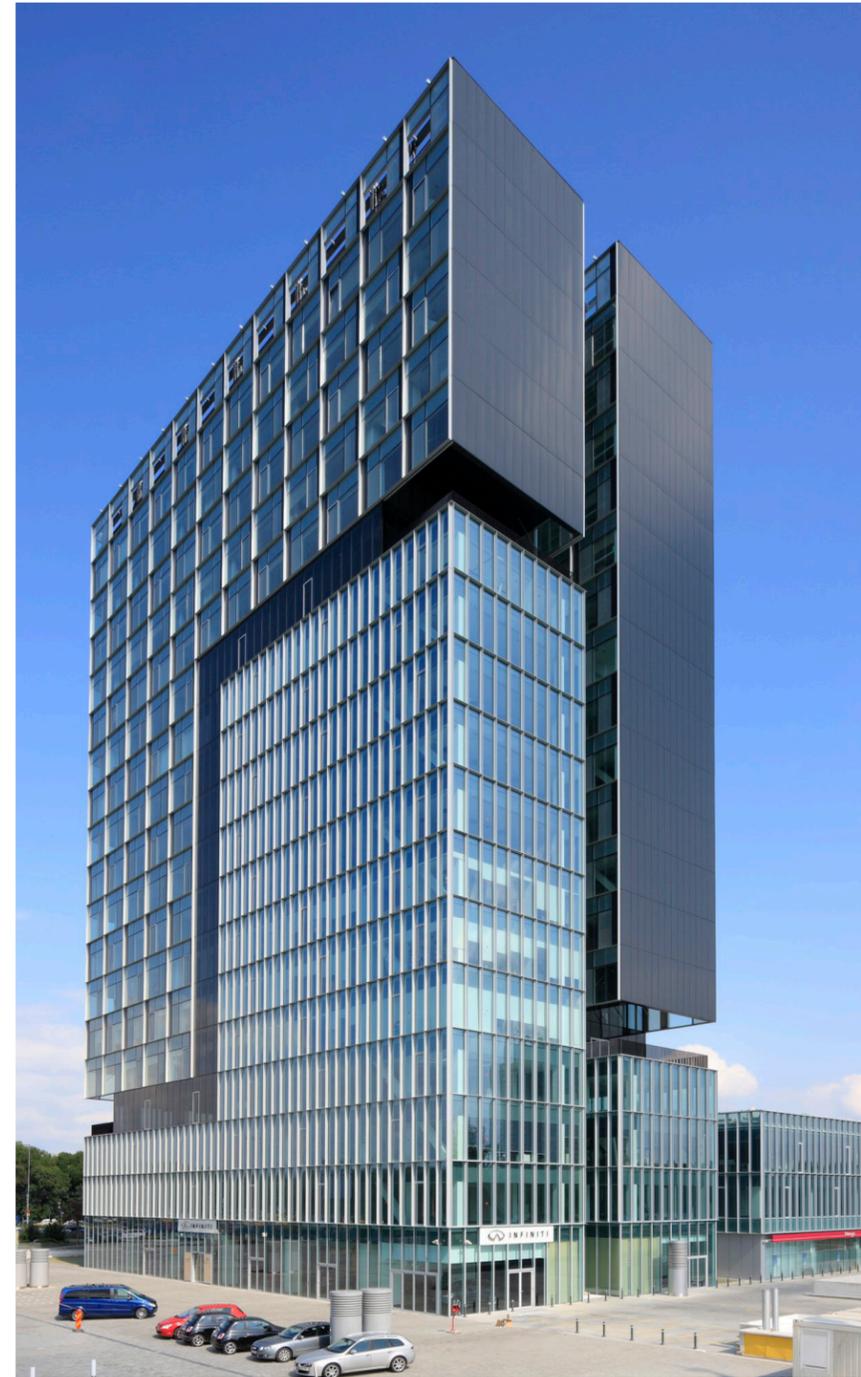
Interlocking vertical tower and horizontal base with a subtle differentiation of skin.



Facade manipulation to express mixed uses within tower form.



Contemporary architectural expression of the classical theme with base, shaft, and attic stories depicting retail, parking, and residential uses.



Interlocking volumes express different uses with strong variation in facade types.

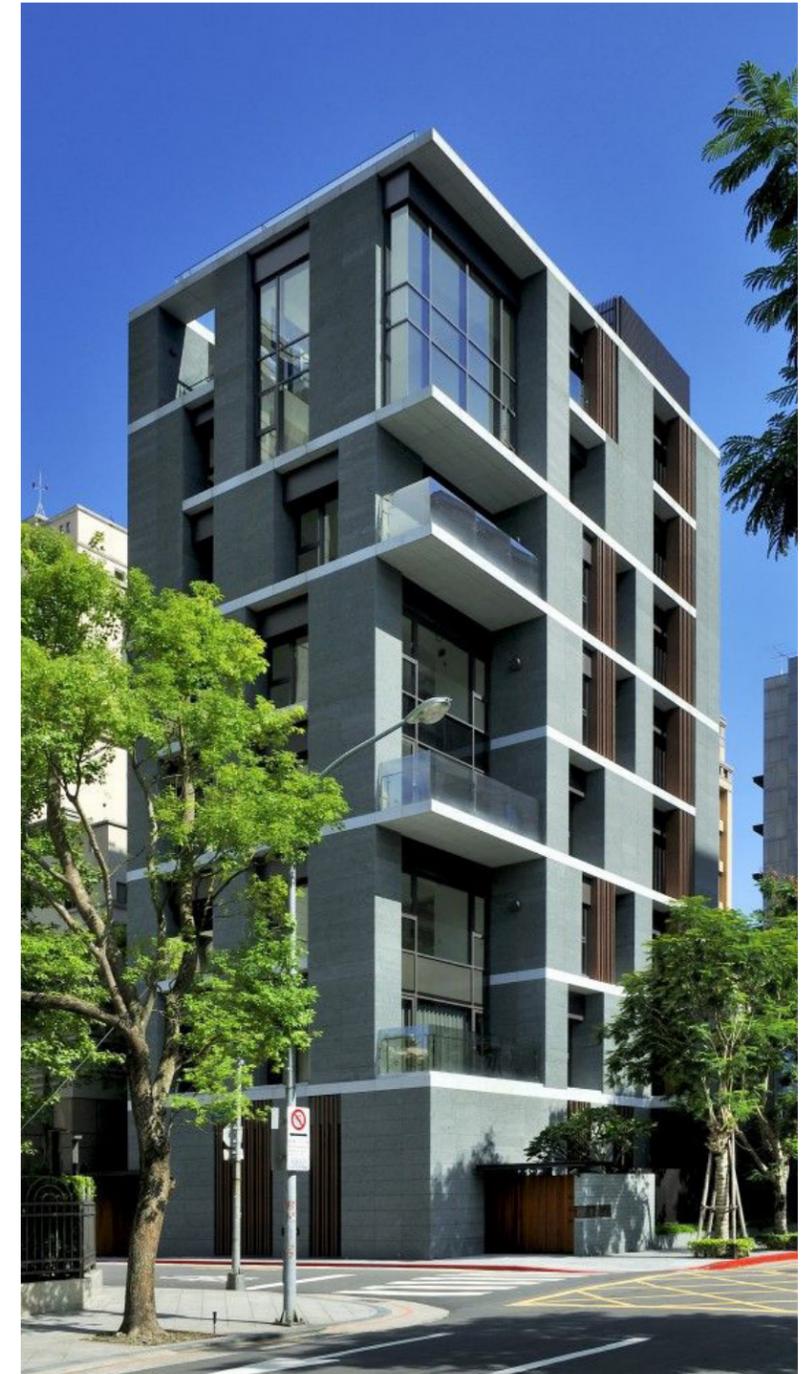
CORNERS AND BALCONIES



Glass corner oriented to view corridor.



Robust, form-driven expression of different uses.
Corner and applied balconies.



Inset corner balconies.



Terra-cotta rain screen system with high performance glazing.



Angled window bays to control solar heat gain.



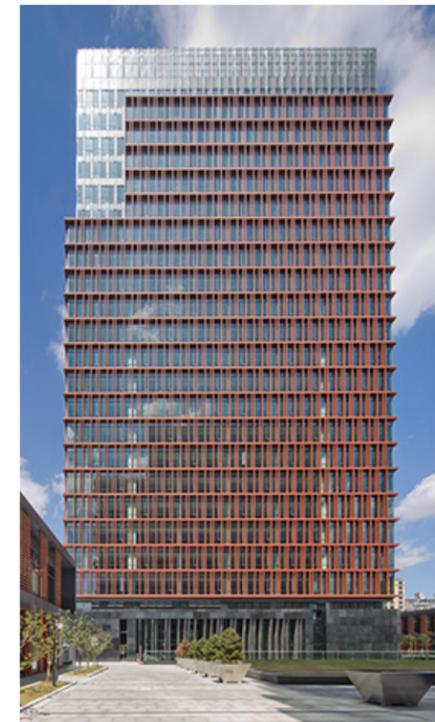
Terra-cotta detailing.



Precast concrete panel system with two-story, staggered expression.



Metal panel system.



Terra-cotta screen system to control solar heat gain.



Terra-cotta screen system.