

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

PREPARED FOR:

Hines  **JM-ZELL**

DRB Design Presentation

PREPARED BY:

ARQUITECTONICA

O C U L U S

 HLB

2018-01-18

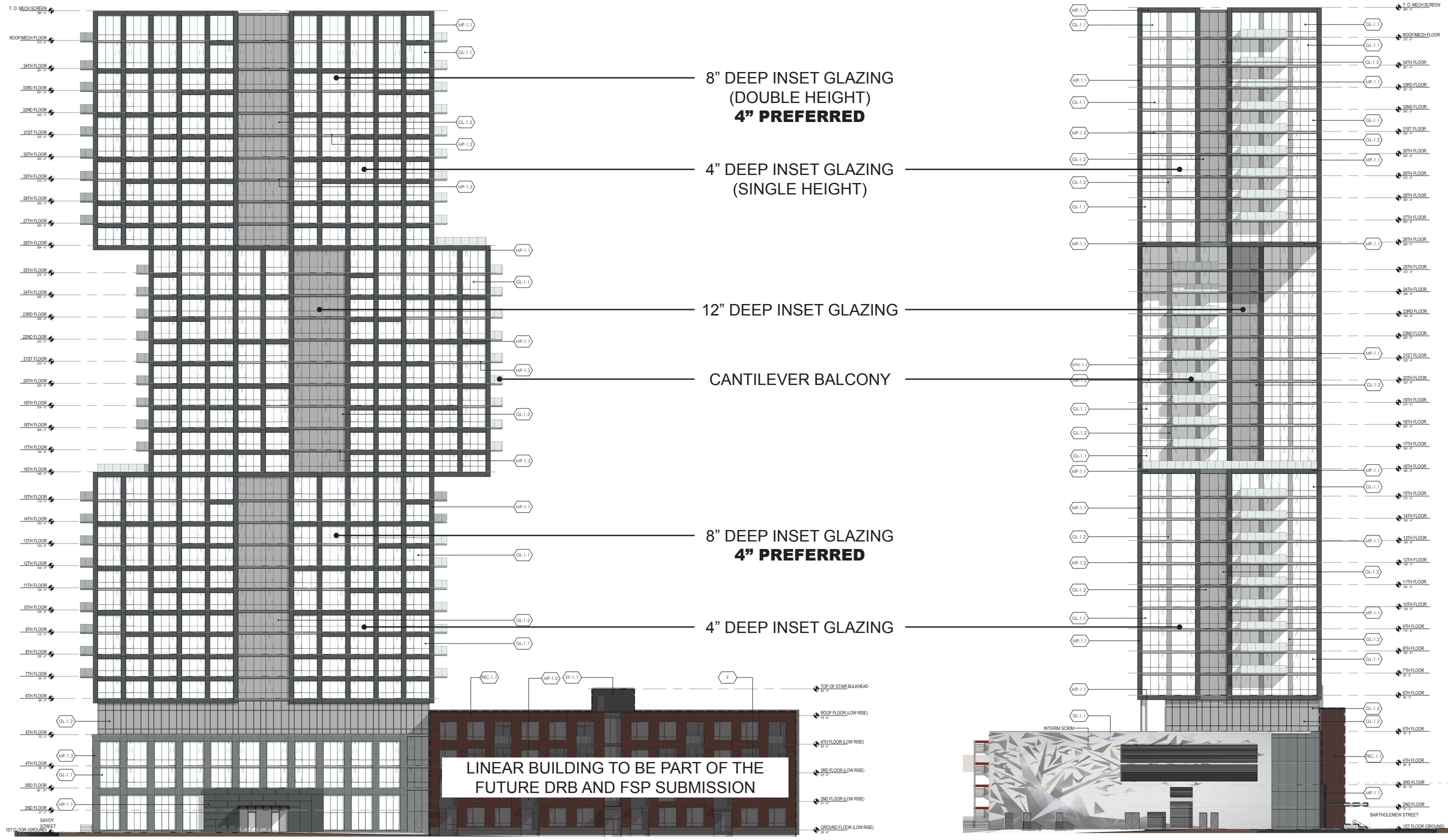
TABLE OF CONTENTS

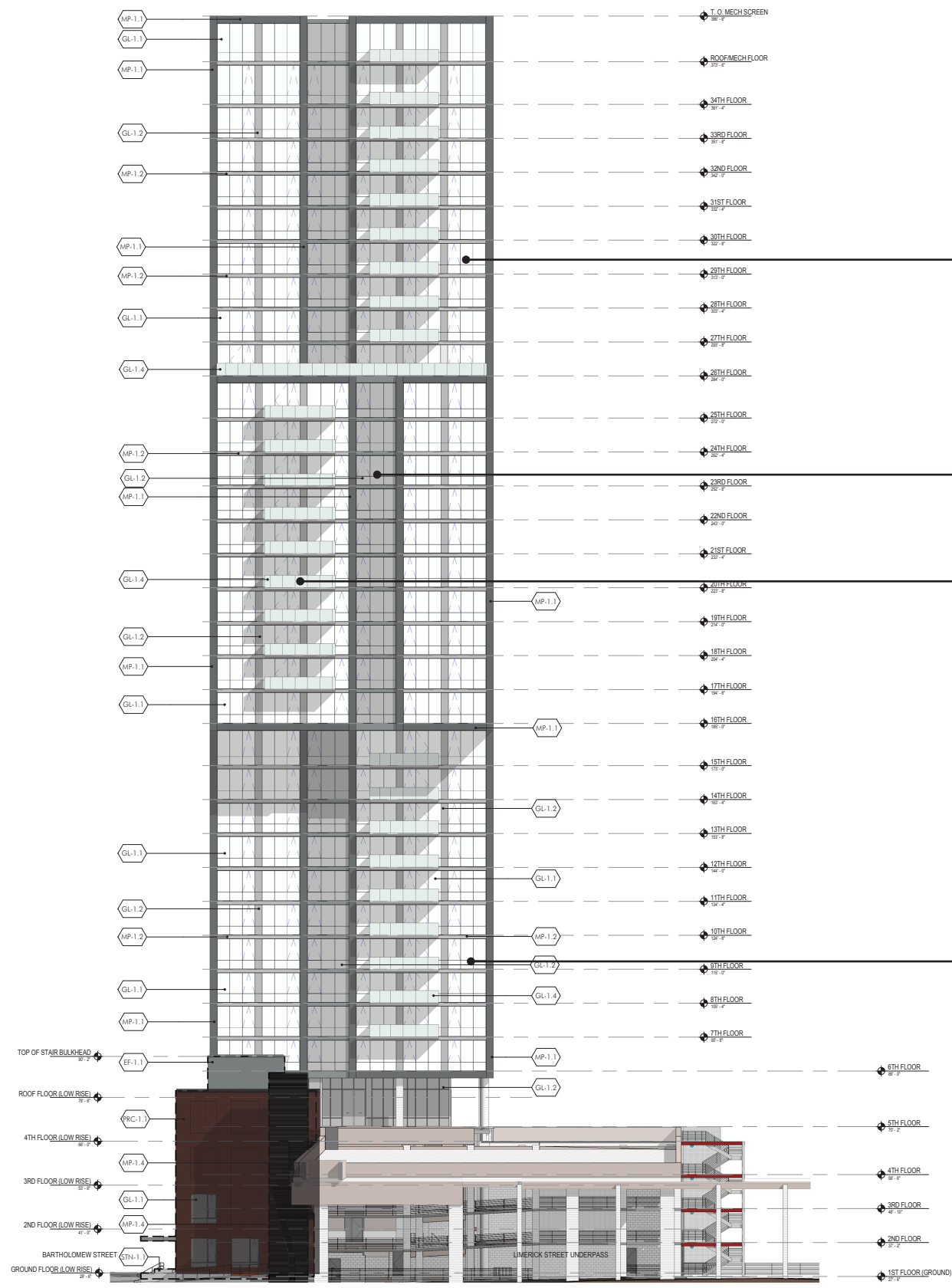
1. Facades: Setback Re-Design
2. Spandrel / Shadow Box
3. Materials
4. Limerick Street Underpass
5. Cantilever Soffits
6. Privacy at Balconies and Terraces
8. Architectural Details
9. Landscape Materials

CARLYLE SOUTH

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FACADES: SETBACK RE-DESIGN





8" DEEP INSET GLAZING
(DOUBLE HEIGHT)
4" PREFERRED

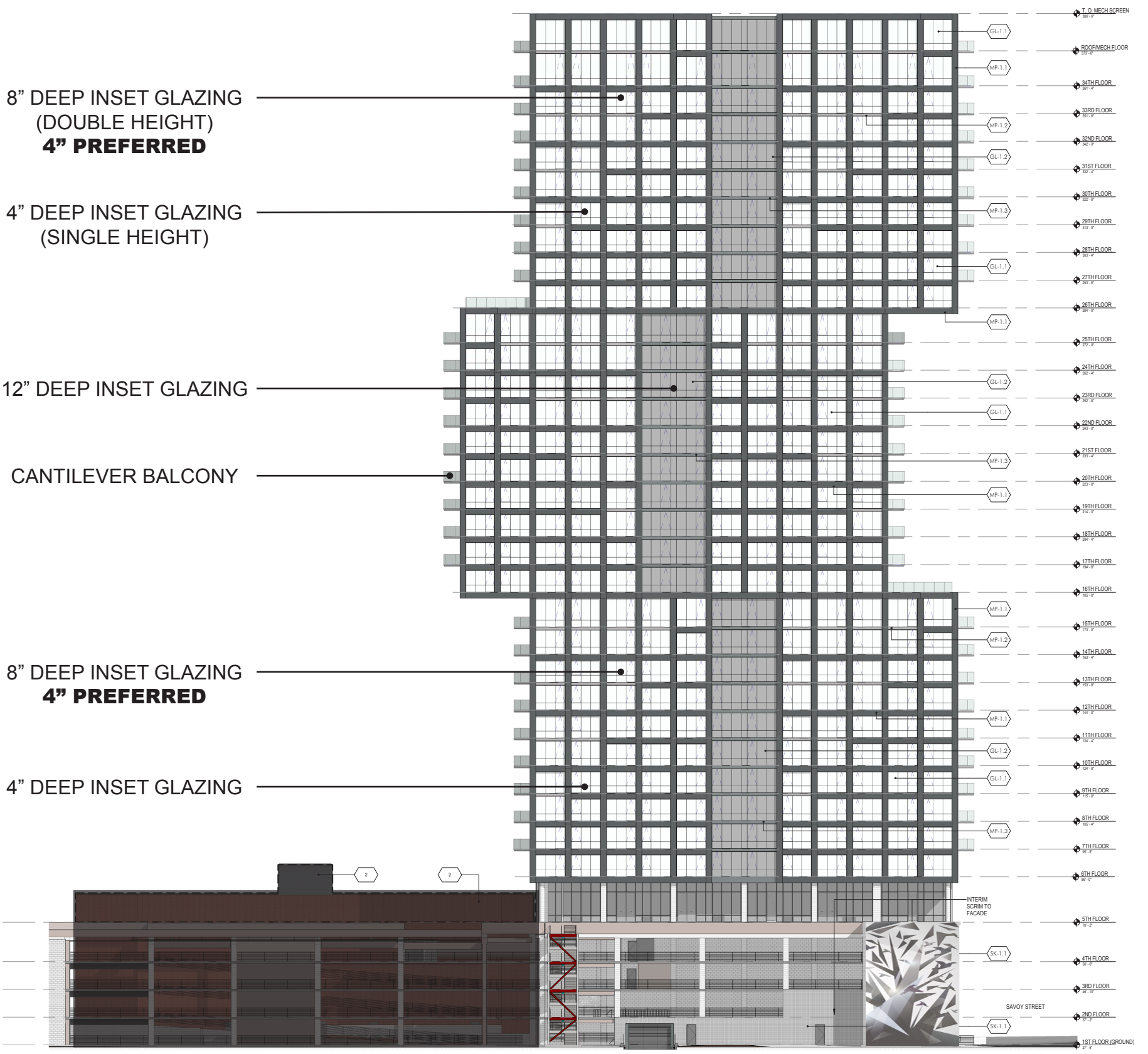
4" DEEP INSET GLAZING
(SINGLE HEIGHT)

12" DEEP INSET GLAZING

CANTILEVER BALCONY

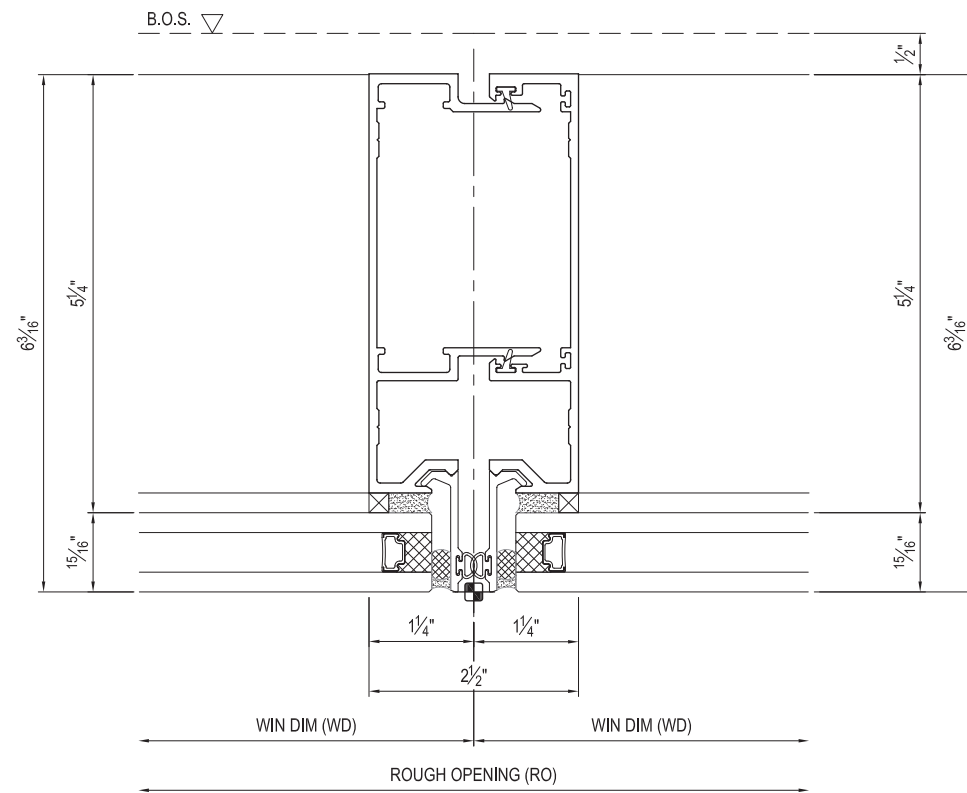
8" DEEP INSET GLAZING
4" PREFERRED

4" DEEP INSET GLAZING

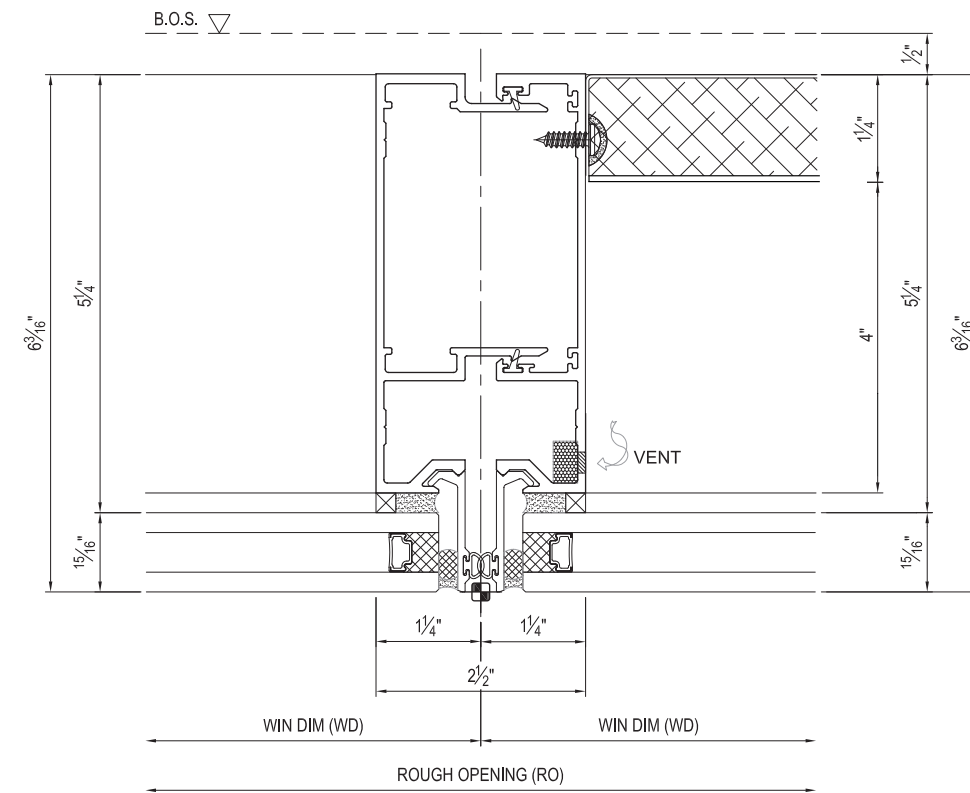


LINEAR BUILDING TO BE PART OF THE FUTURE DRB AND FSP SUBMISSION

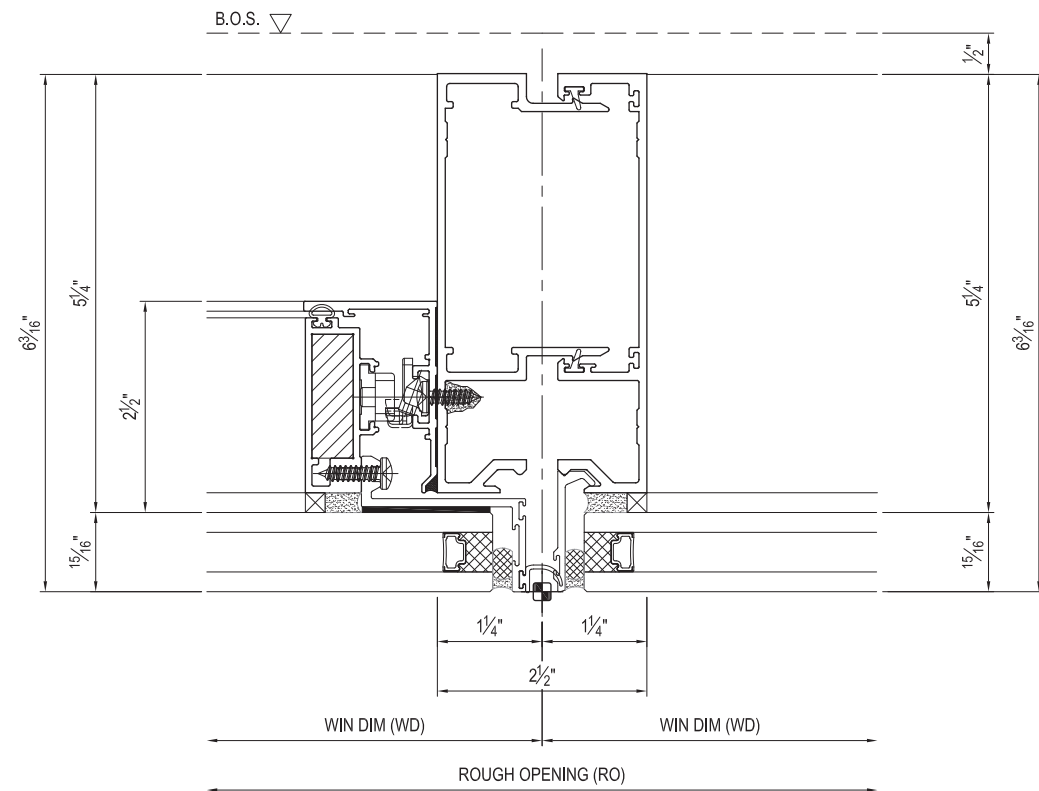
LINEAR BUILDING TO BE PART OF THE FUTURE DRB AND FSP SUBMISSION



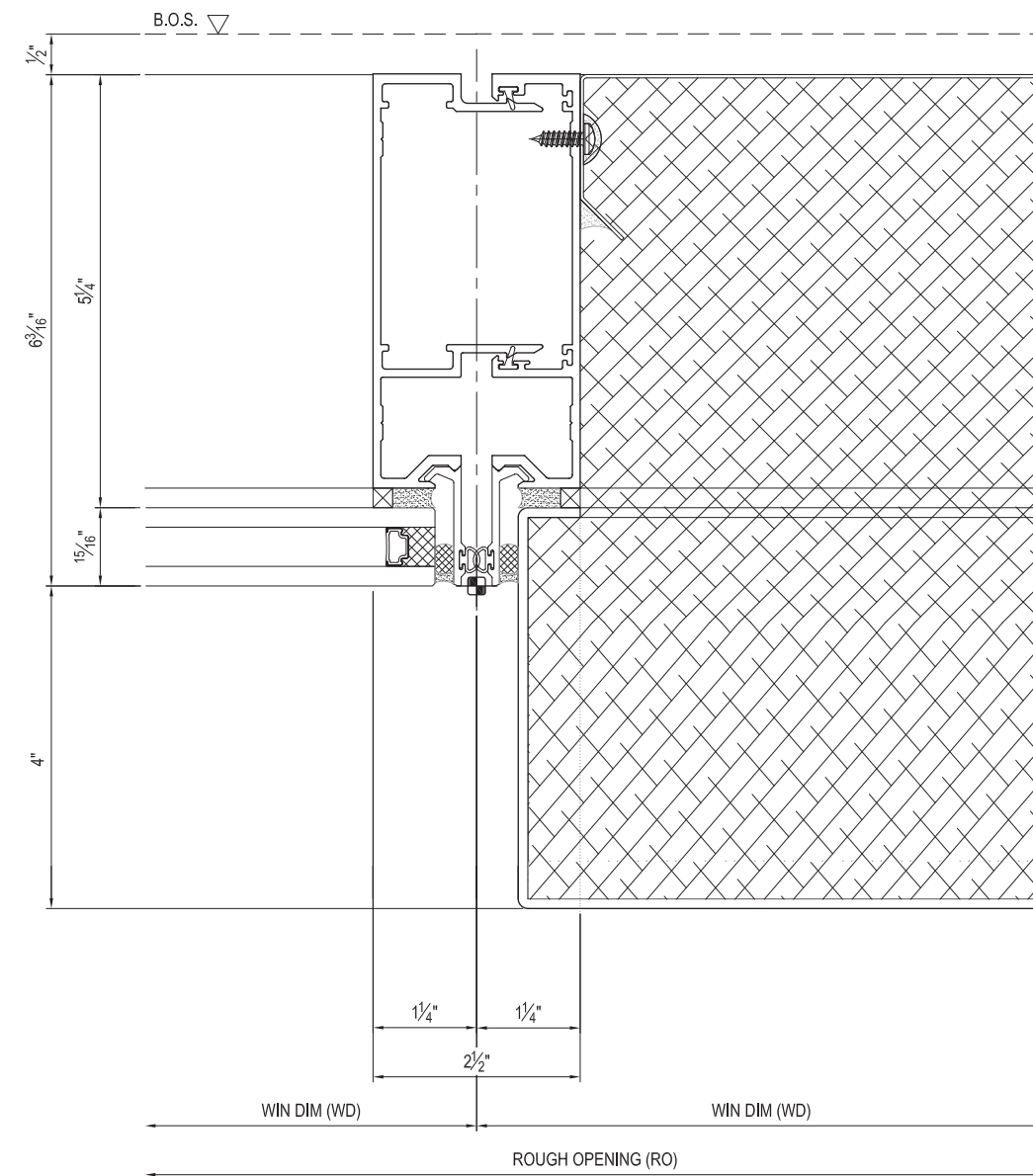
TYP. MULLION DETAIL
(GLASS TO GLASS)



TYP. MULLION DETAIL
(SHADOW BOX)



TYP. MULLION DETAIL
(WINDOW TO FIXED GLASS)



TYP. MULLION DETAIL
(FIXED GLASS TO BOX FRAME)

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SPANDREL / SHADOW BOX



DAYLIT ROOM



2" SHADOW BOX



GREY COLUMN



WHITE COLUMN



DAYLIT ROOM



2" SHADOW BOX



4" & 8" RECESSES



4" RECESS

ARQUITECTONICA

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

CARLYLE SOUTH
ALEXANDRIA, VIRGINIA

DRAWING:

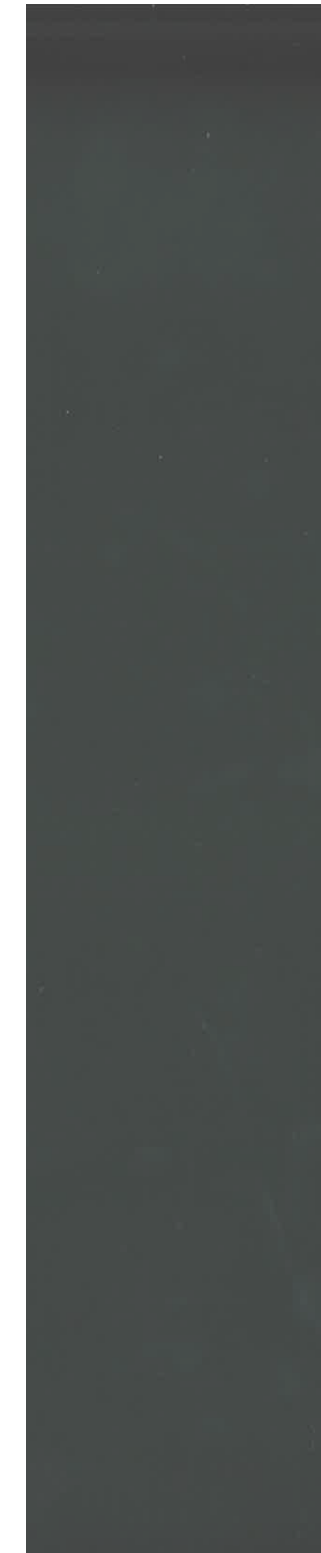
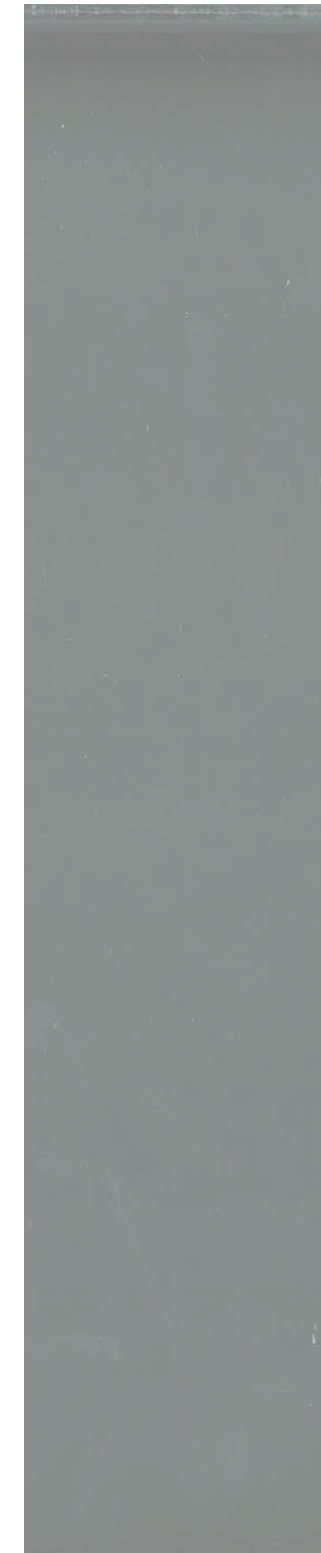
RENDERINGS

2018-01-18

CARLYLE SOUTH

Alexandria | Virginia

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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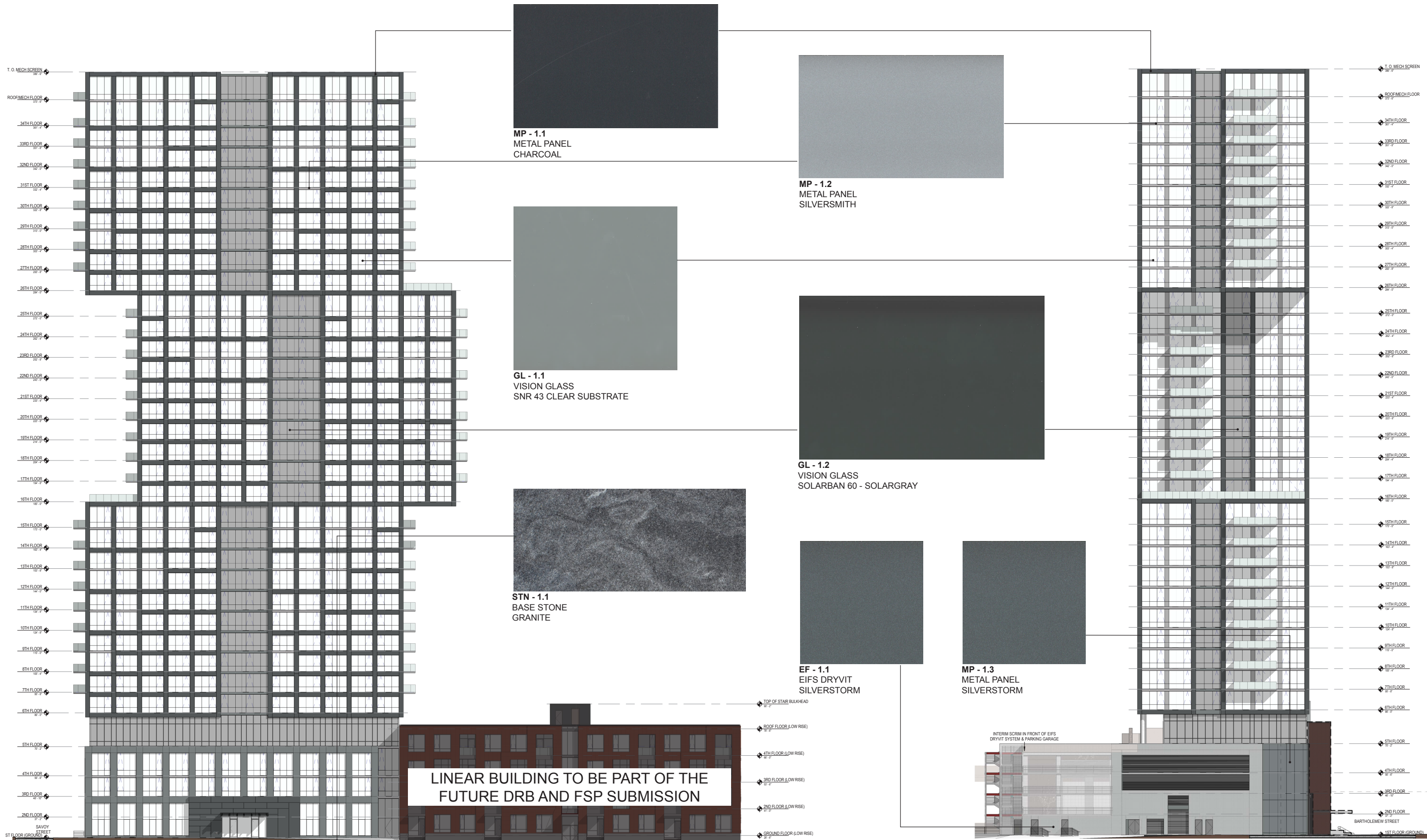
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DRAWING:

MATERIAL PALETTE

2018-01-18



WEST ELVATION

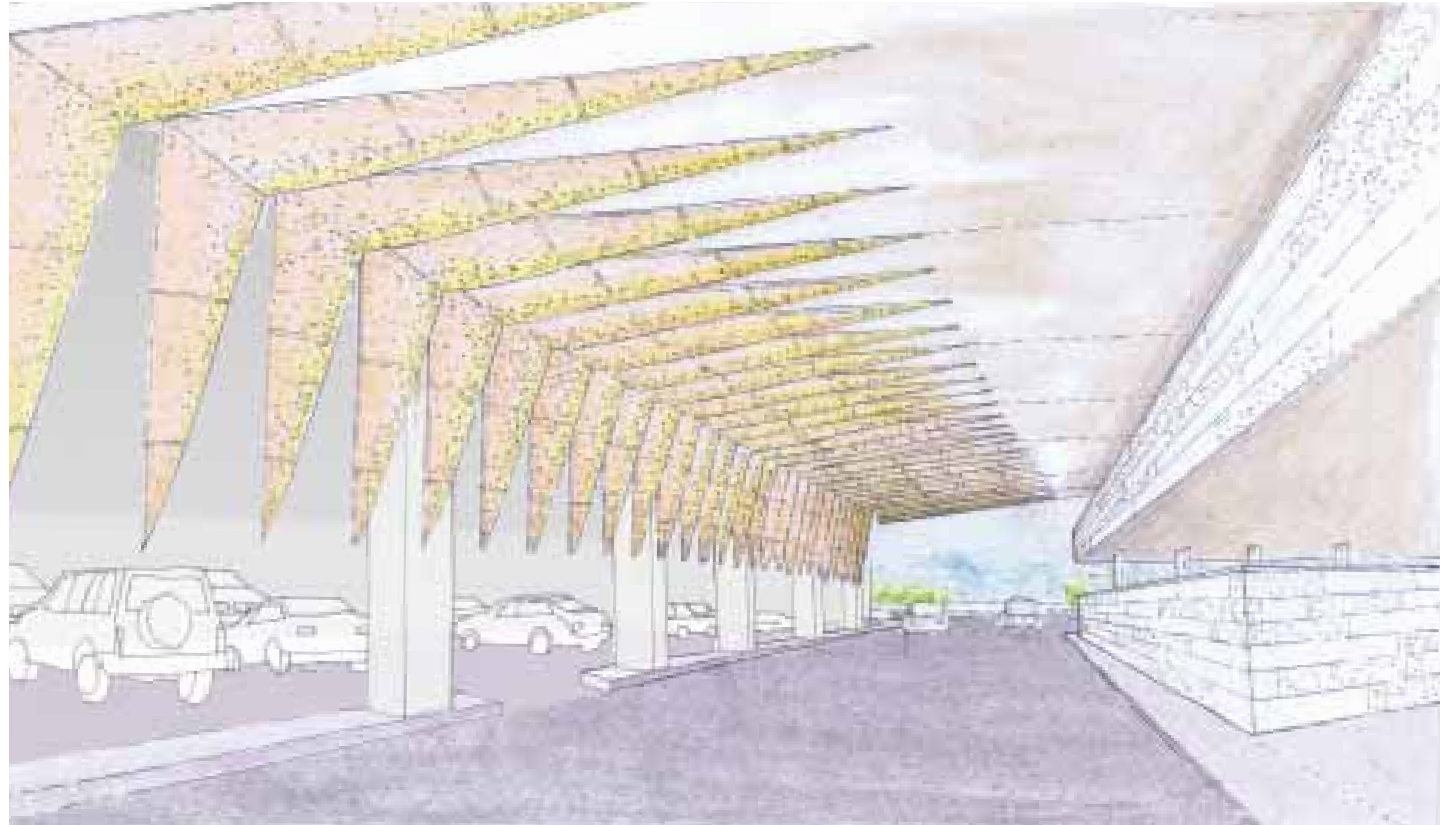
NORTH ELEVATION

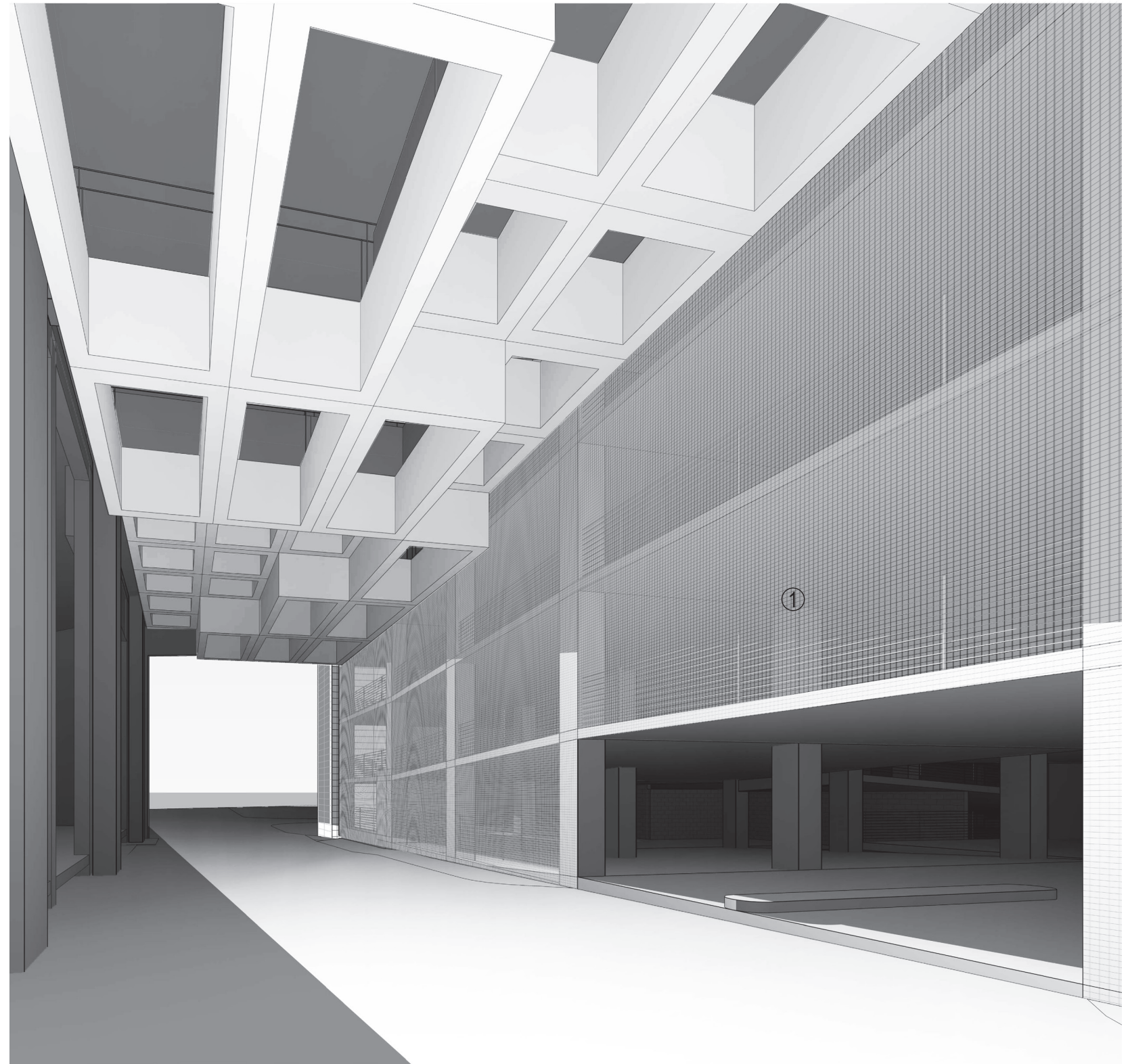
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LIMERICK STREET UNDERPASS





1
SCRIM

2
SCREEN TO MATCH EXISTING

3
EXISTING SCREEN
(CENTRIA ECOSCREEN)

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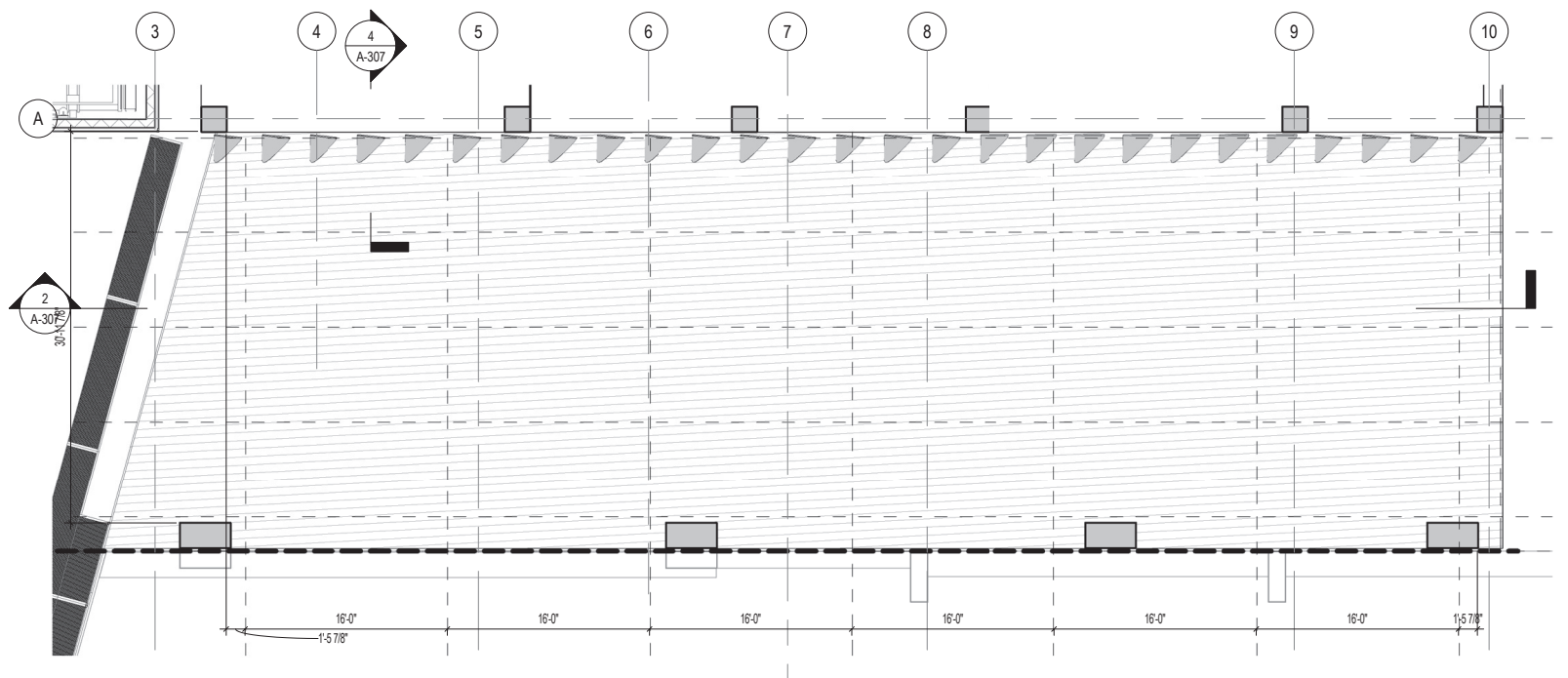
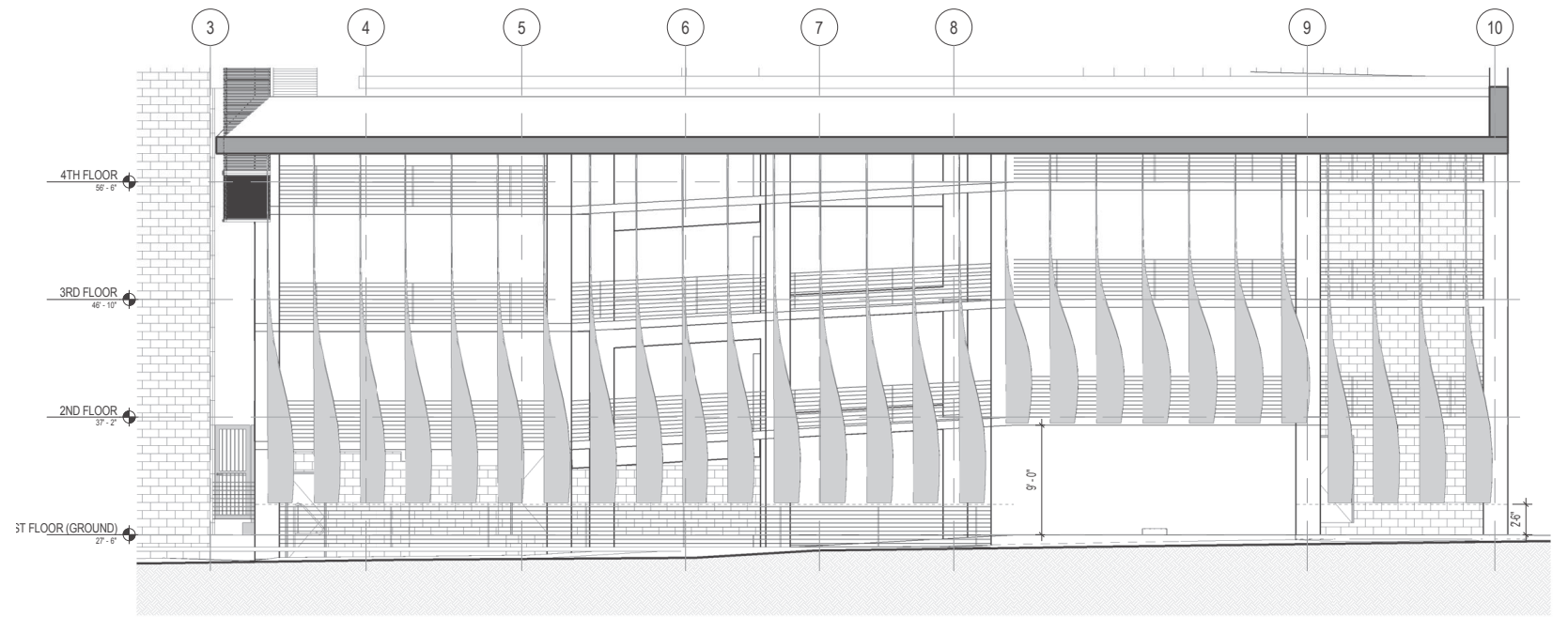
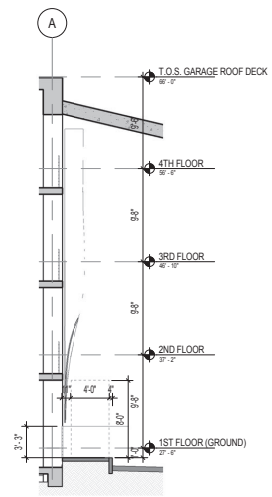
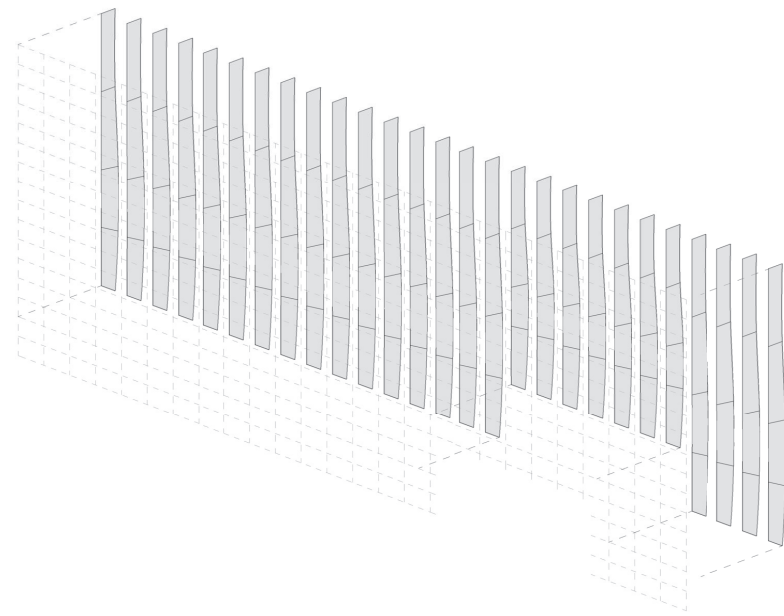
PROJECT:

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ALEXANDRIA, VIRGINIA

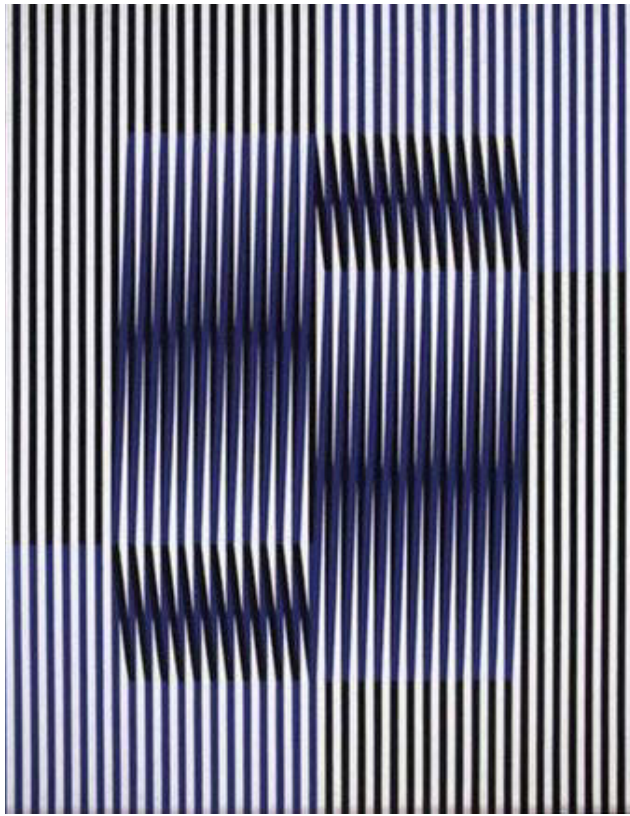
DRAWING:

PREVIOUS DESIGN - LIMERICK STREET GARAGE ENTRANCE

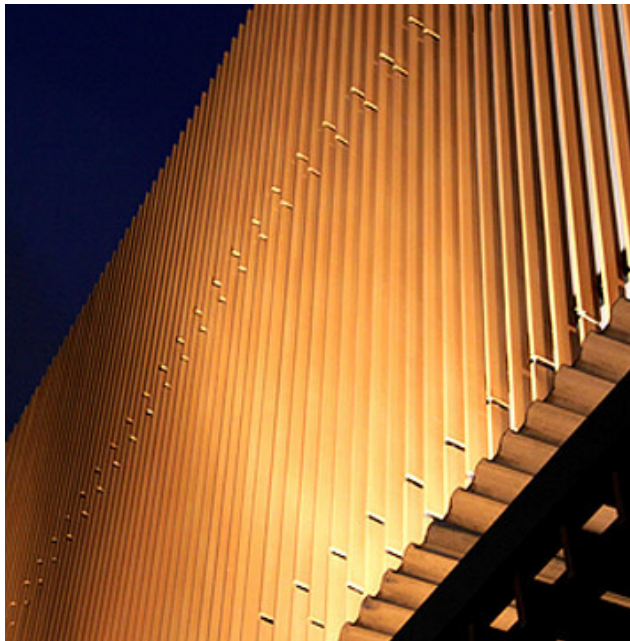
2018-01-18



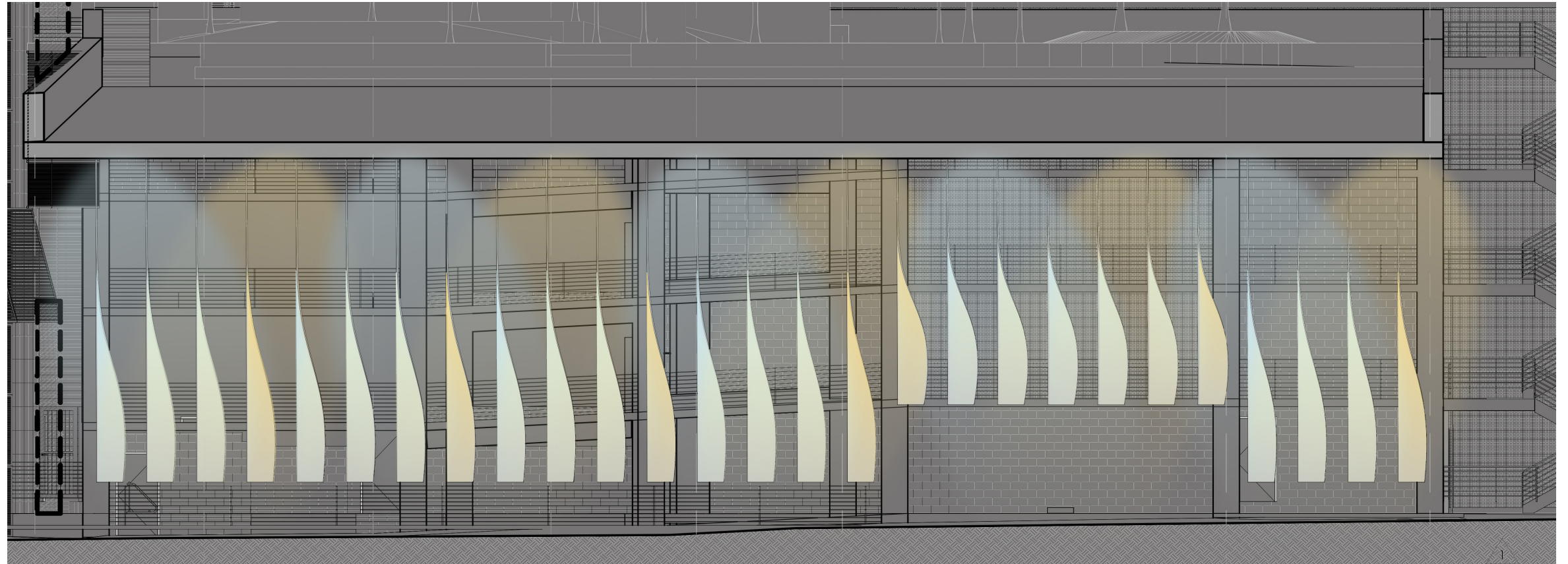
ARQUITECTONICA



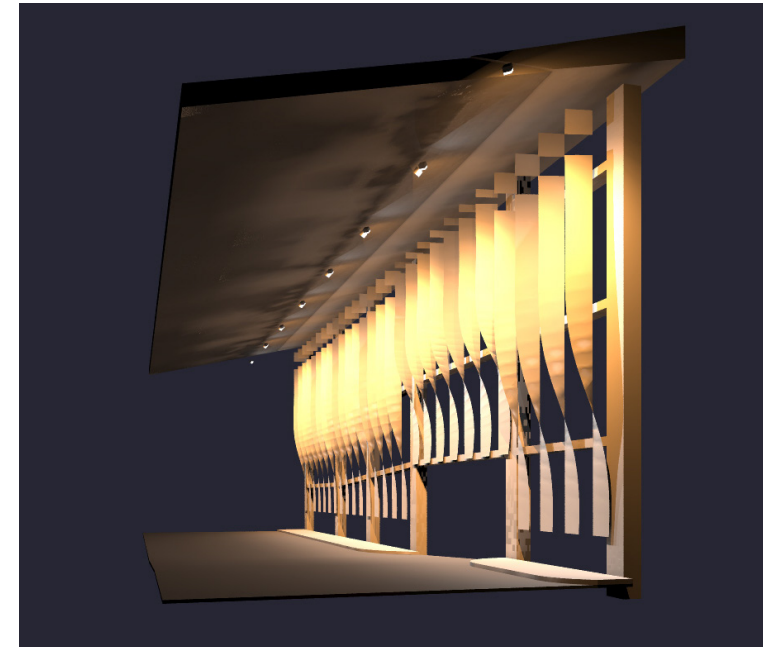
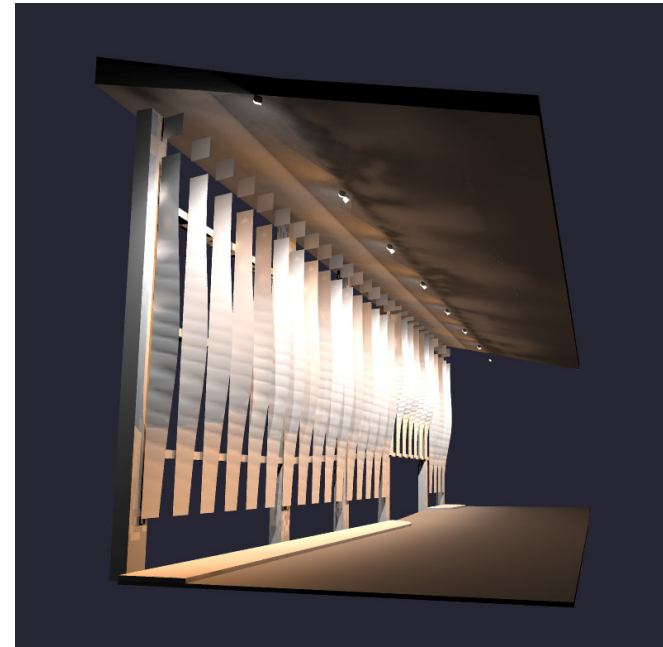
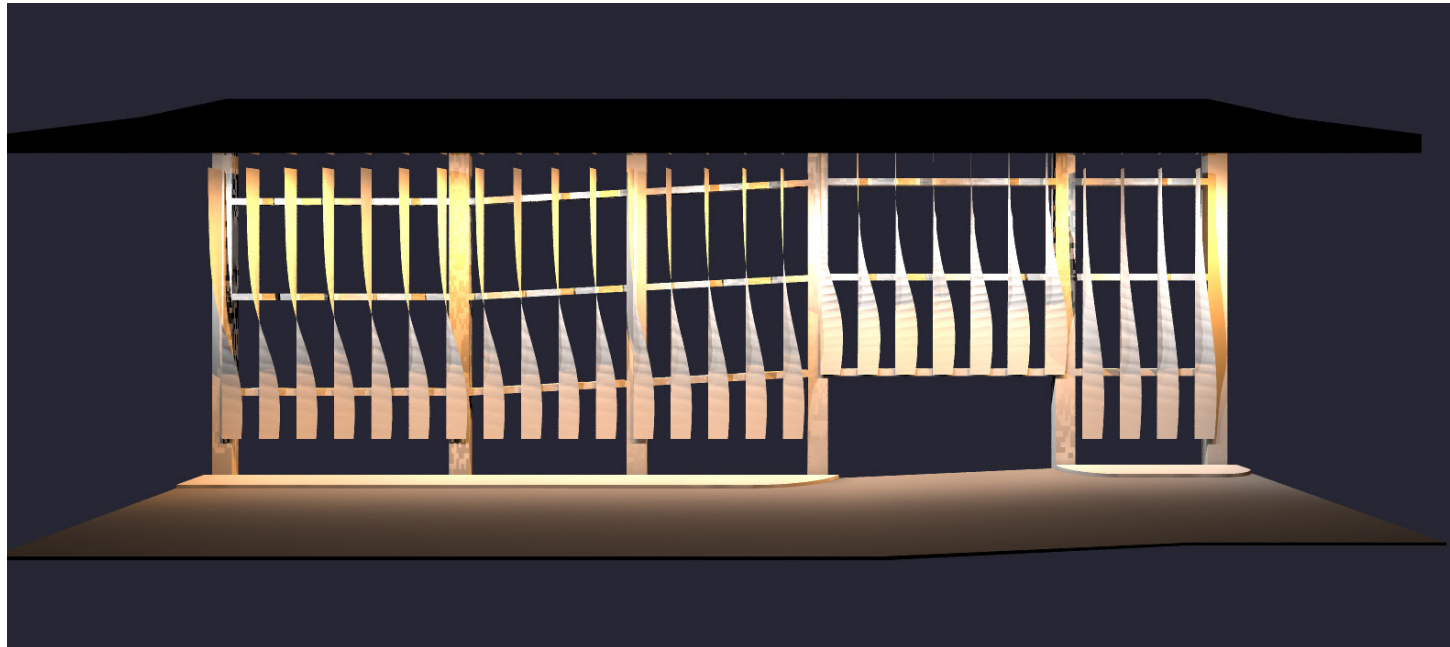
INSPIRATION IMAGE



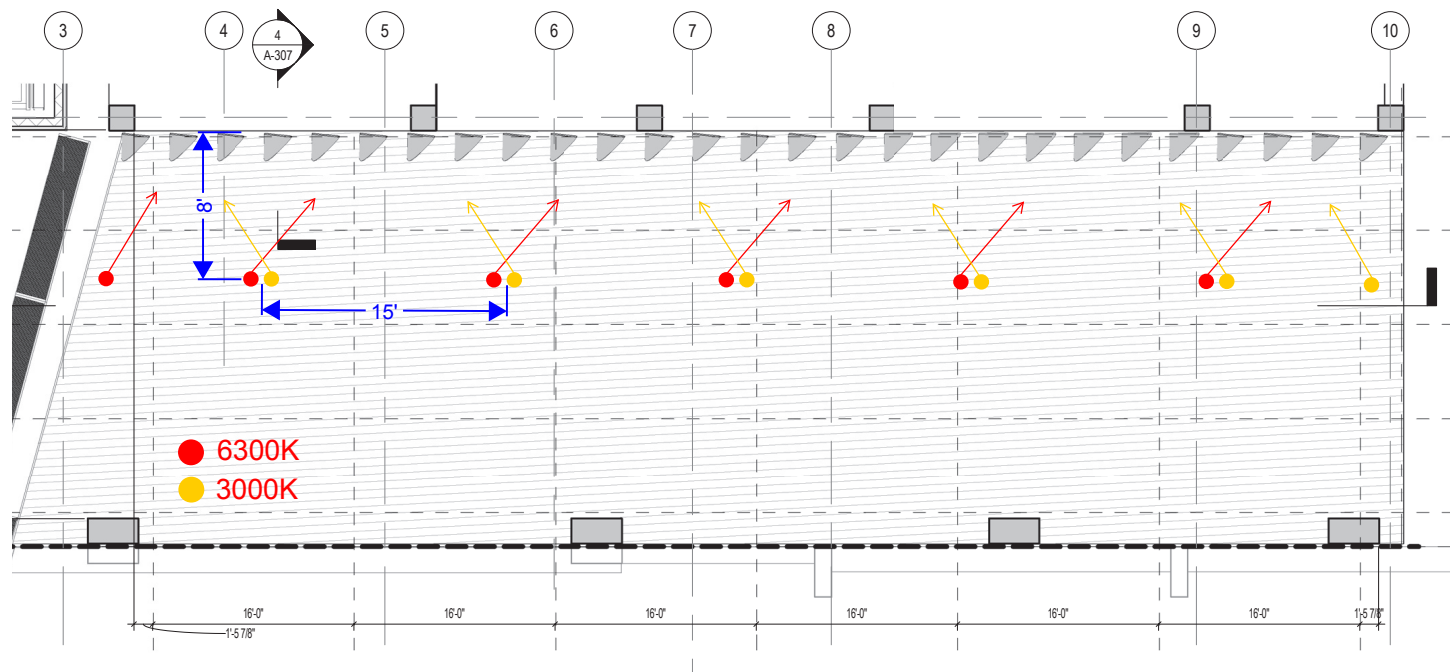
INSTALLATION EXAMPLE



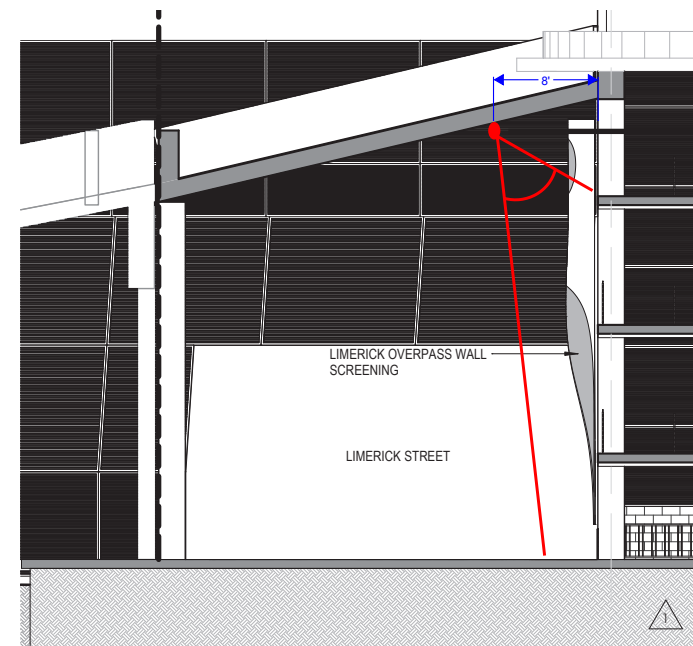
Elevation NTS: Wash fin from multiple directions to accentuate each face. Ceiling mounted White LED floodlights will be used in 3000K and 6300K static white color temperatures to accentuate finishes.



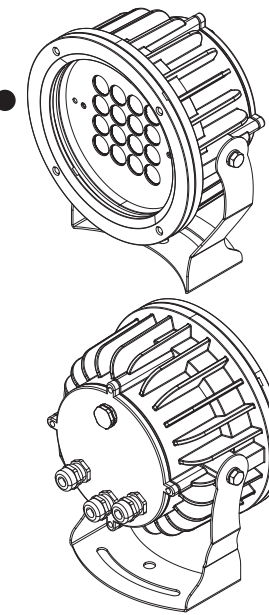
Elevation NTS: Static White Photometric Renderings - Mix of 3000K and 6300K fixtures



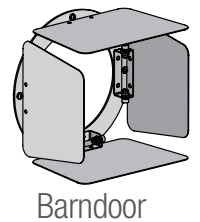
RCP NTS: Static White floodlight locations - Mix of 3000K and 6300K fixtures



Section NTS: Static White Floodlight. Fixture to be mounted to existing slab and aimed no more than 30 degrees to accentuate fins.



- Griven LED Fixture
Jade 16
- Static White
 - Warm White - 3000K
 - Cool White - 6300K
 - 2336 Lumens
 - 58 Degree Optic
 - 41W
 - Integral Driver
 - Barn Door Accessory

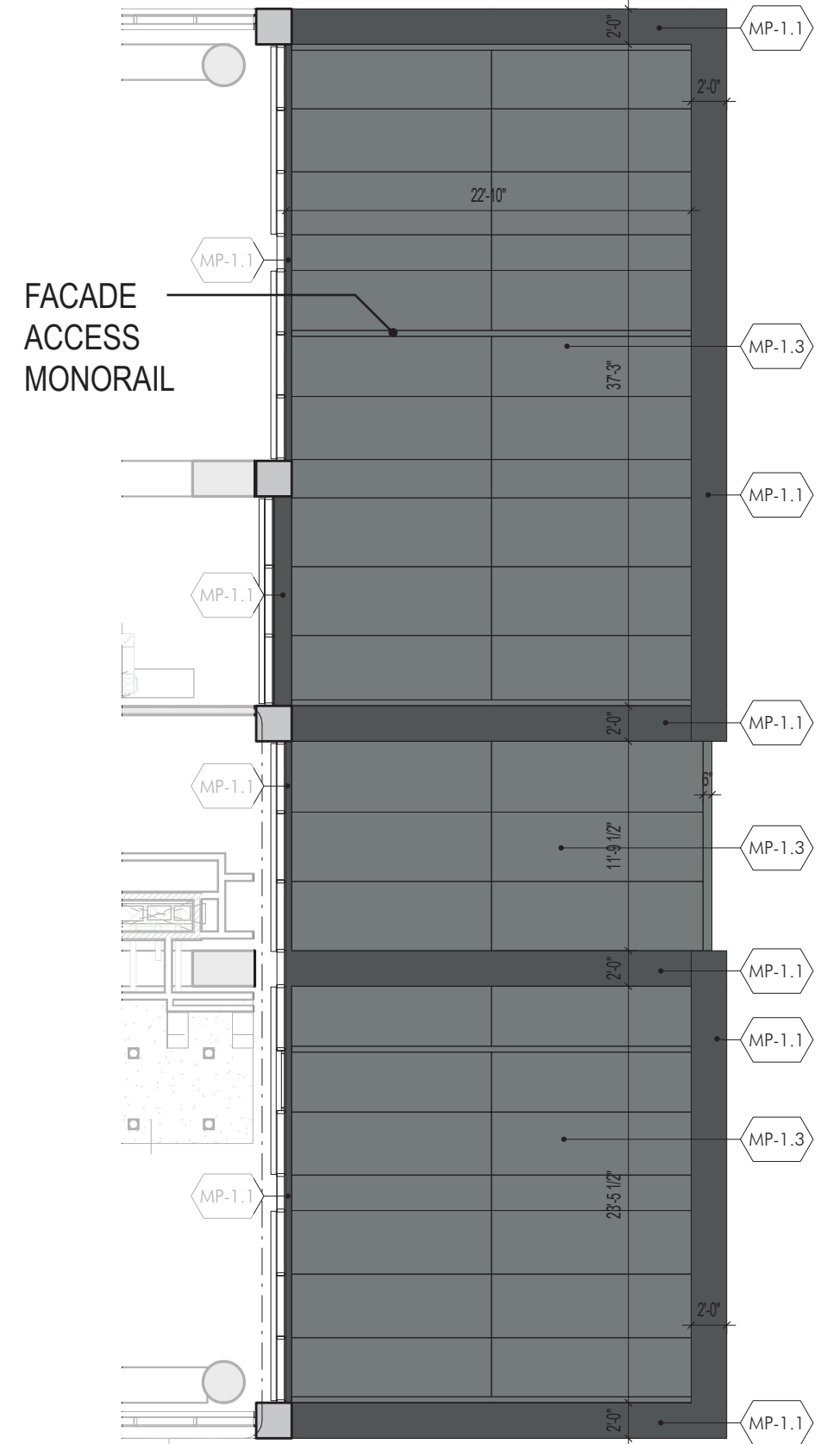
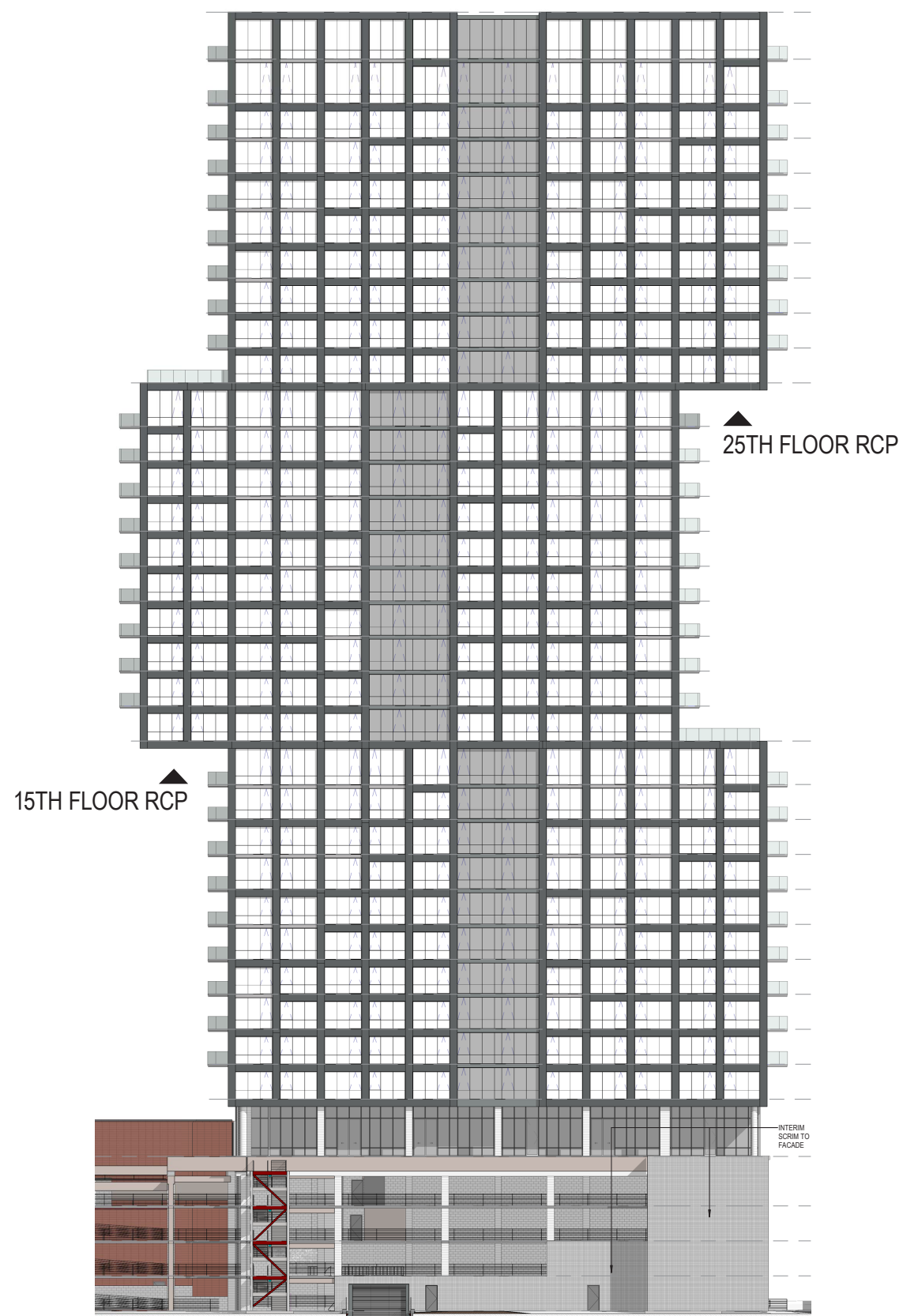
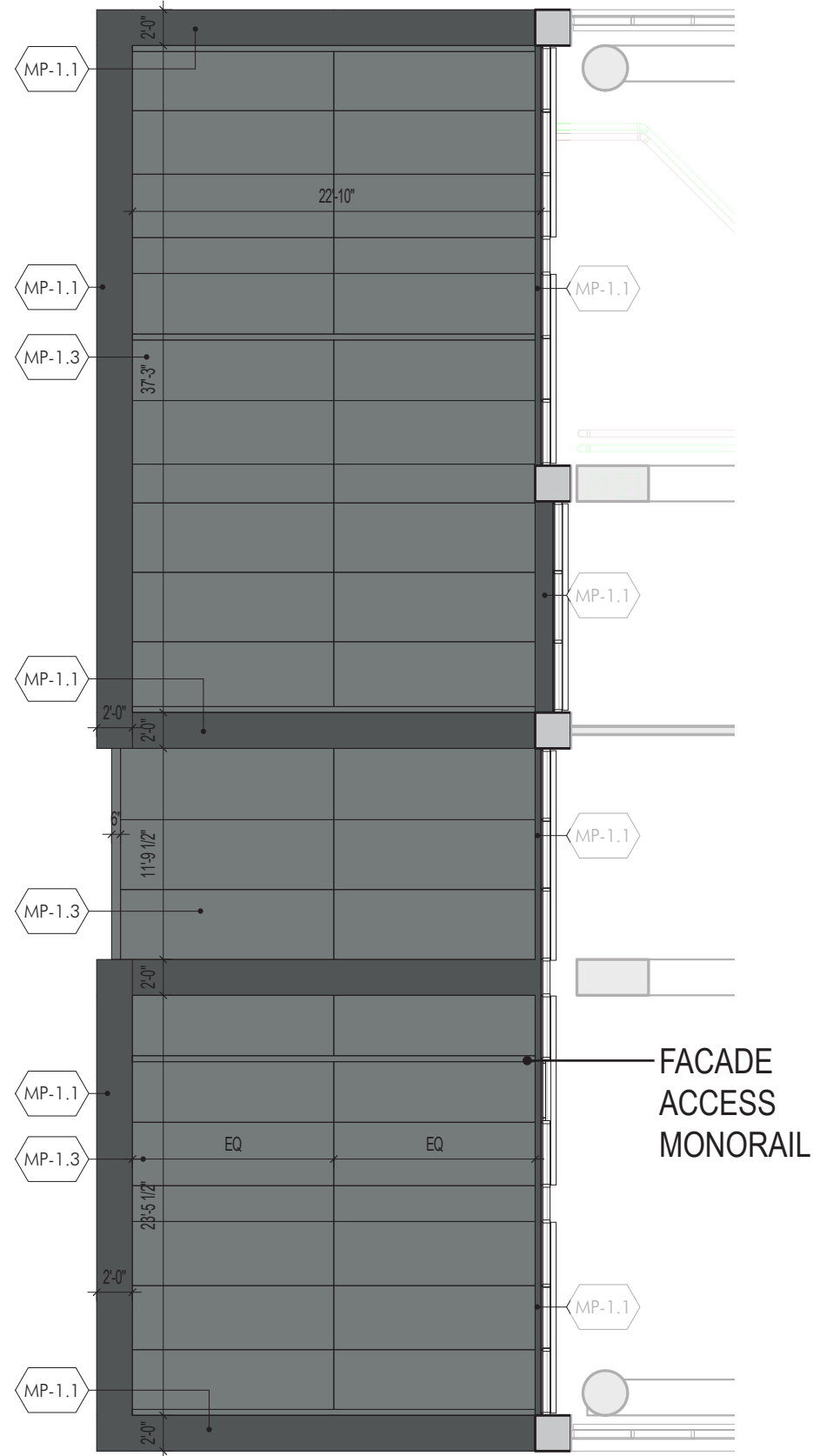


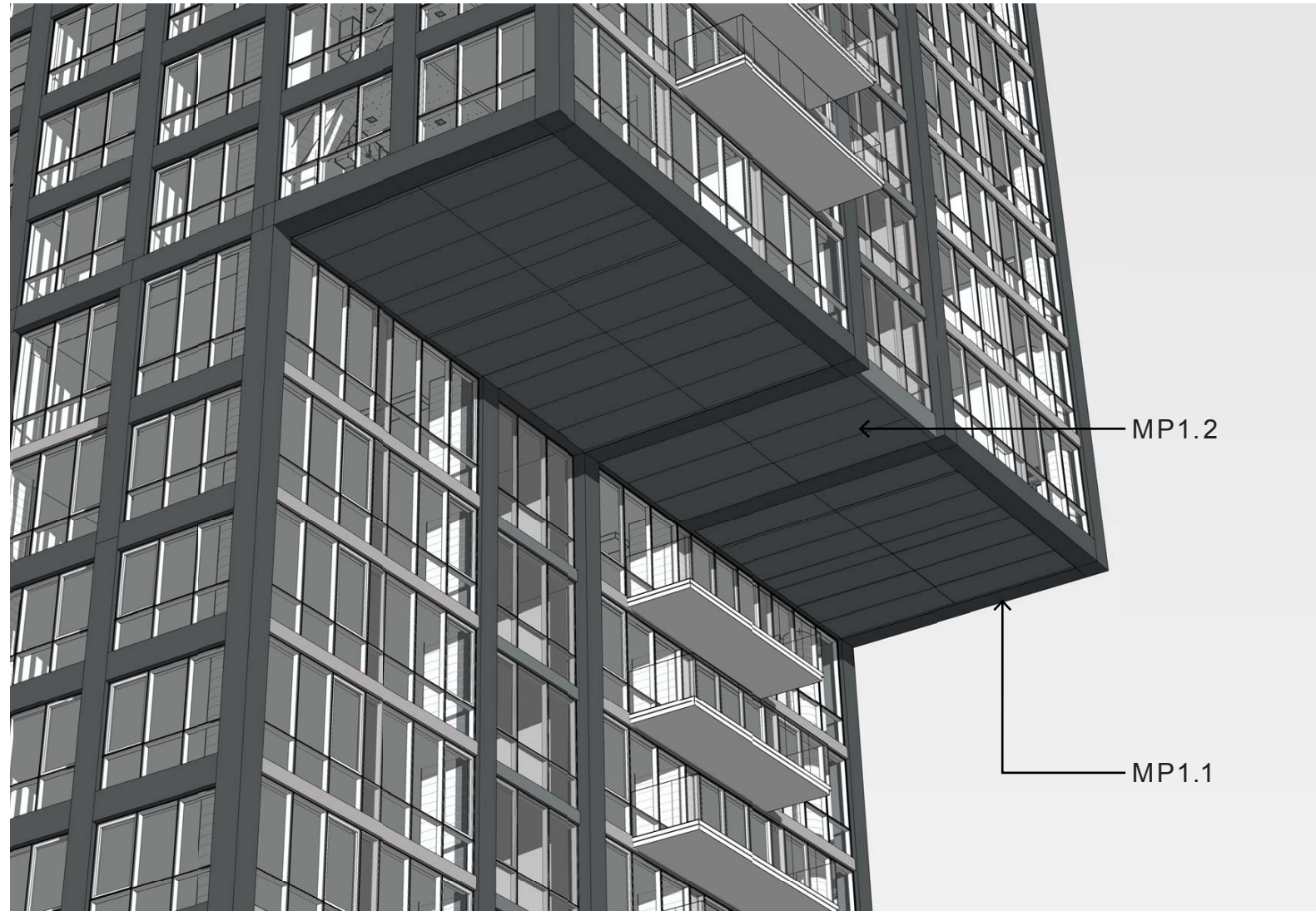
Barndoor

CARLYLE SOUTH

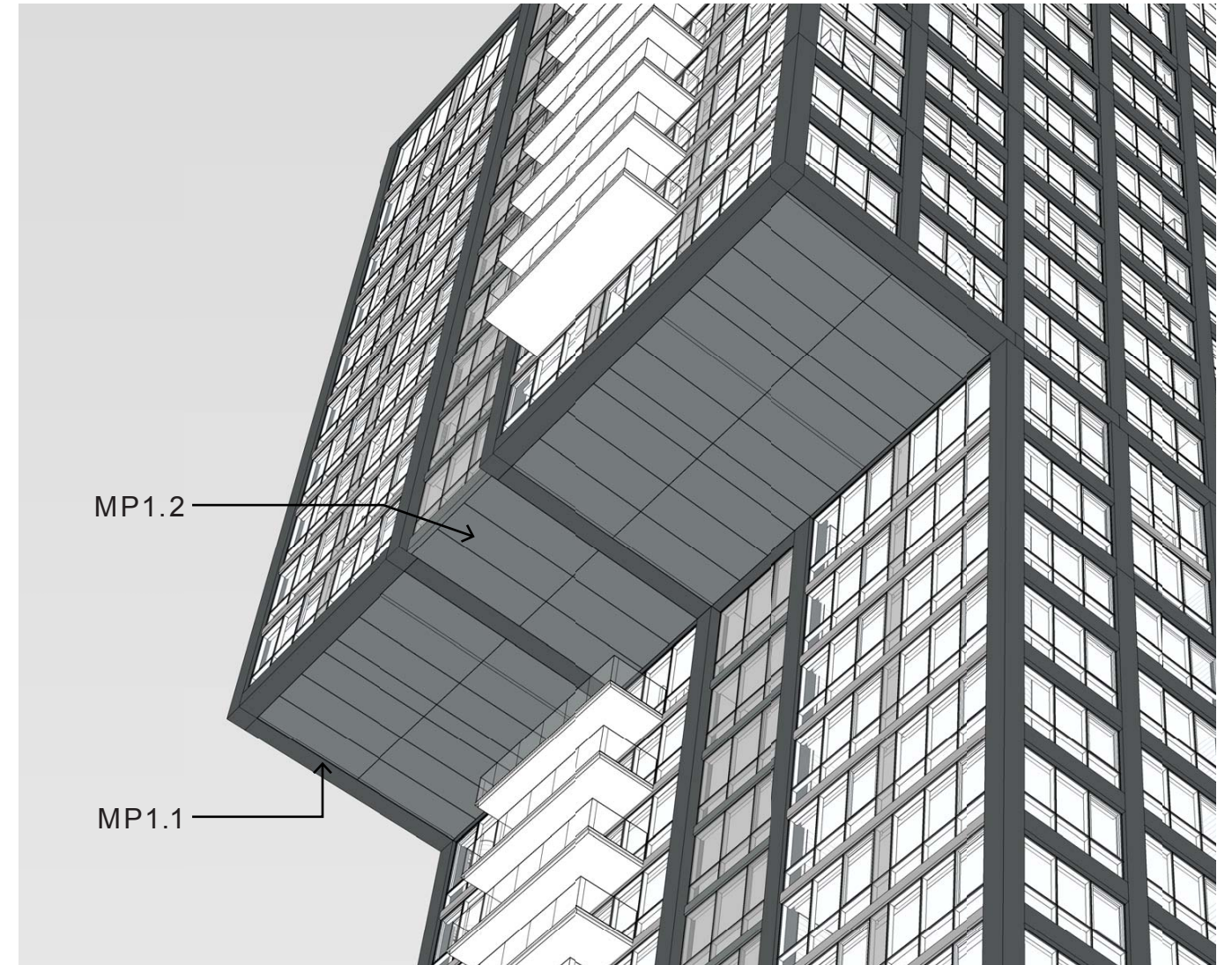
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CANTILEVER SOFFITS





15TH FLOOR SOFFIT

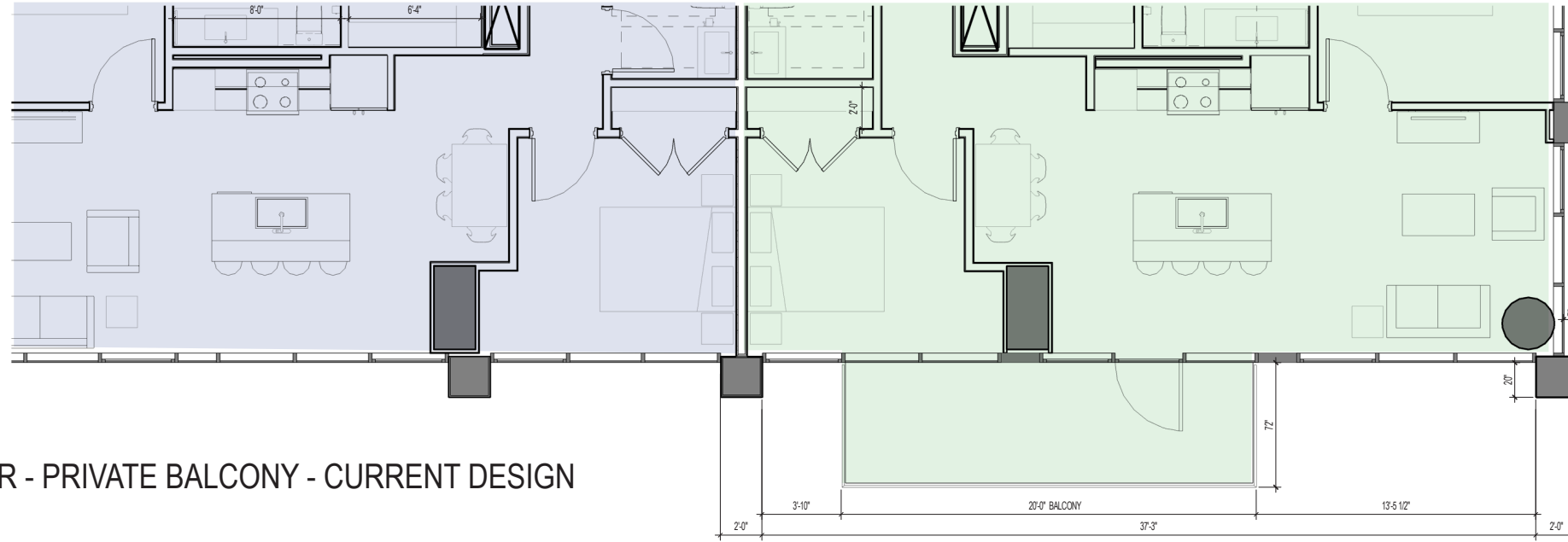


25TH FLOOR SOFFIT

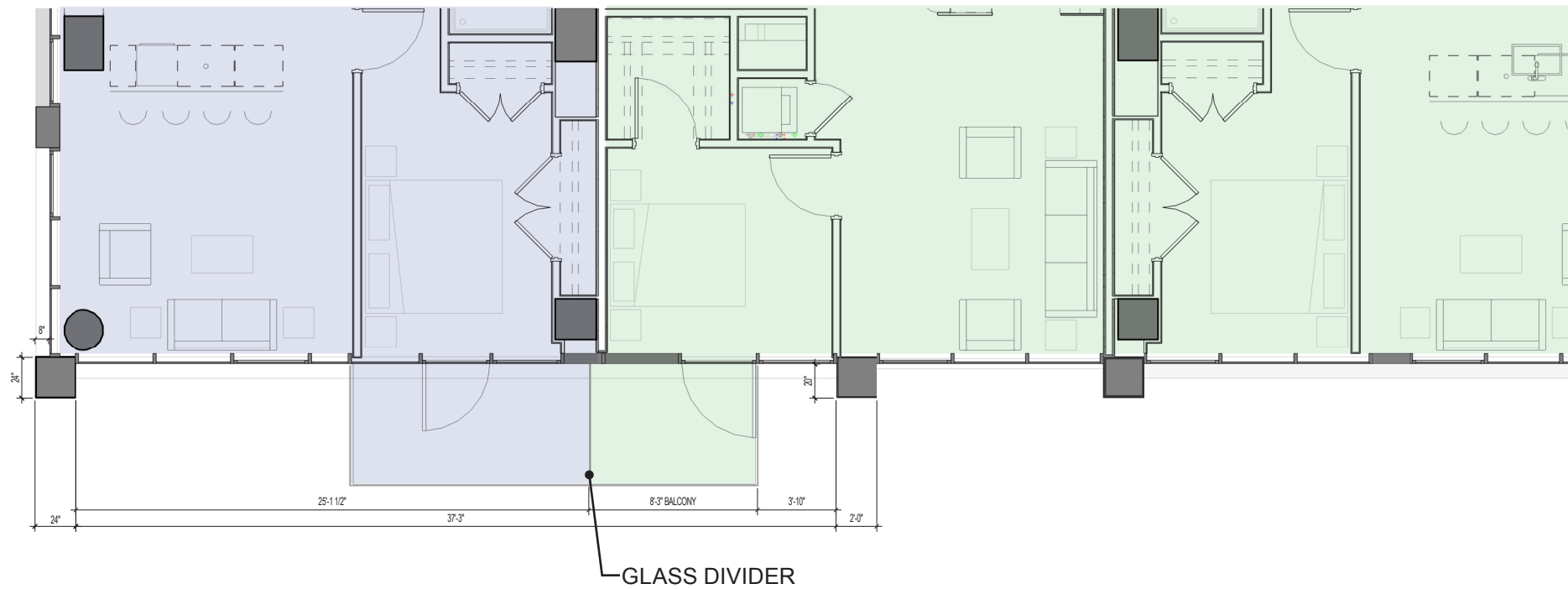
CARLYLE SOUTH

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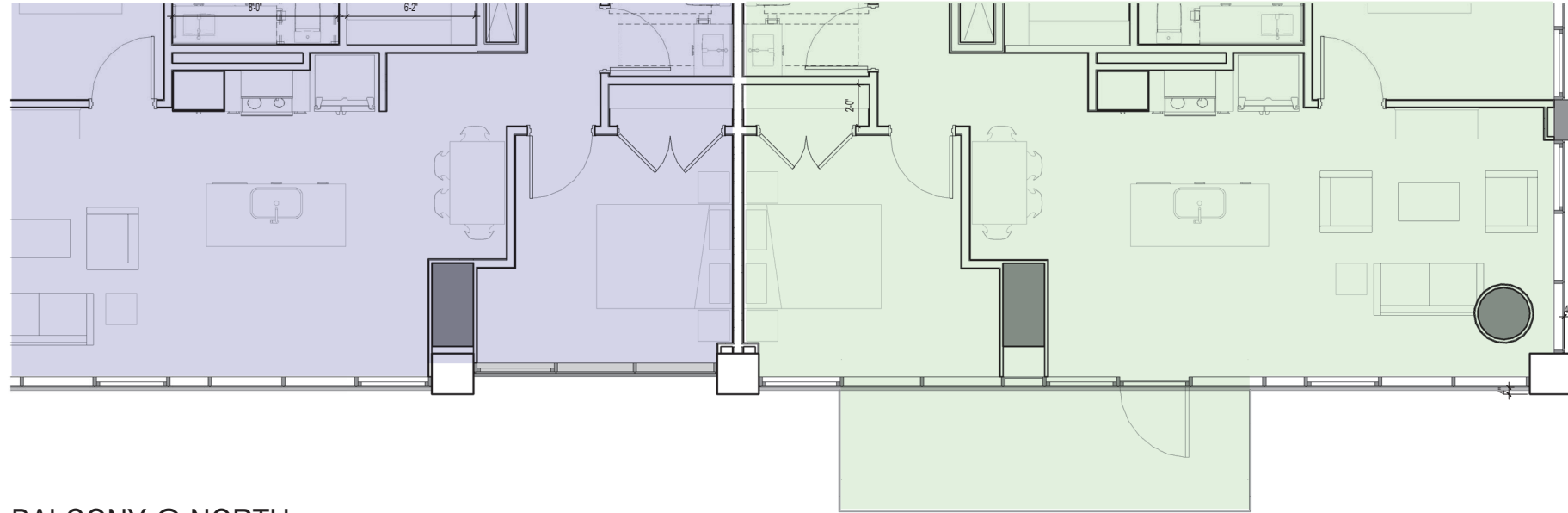
PRIVACY AT BALCONIES AND TERRACES



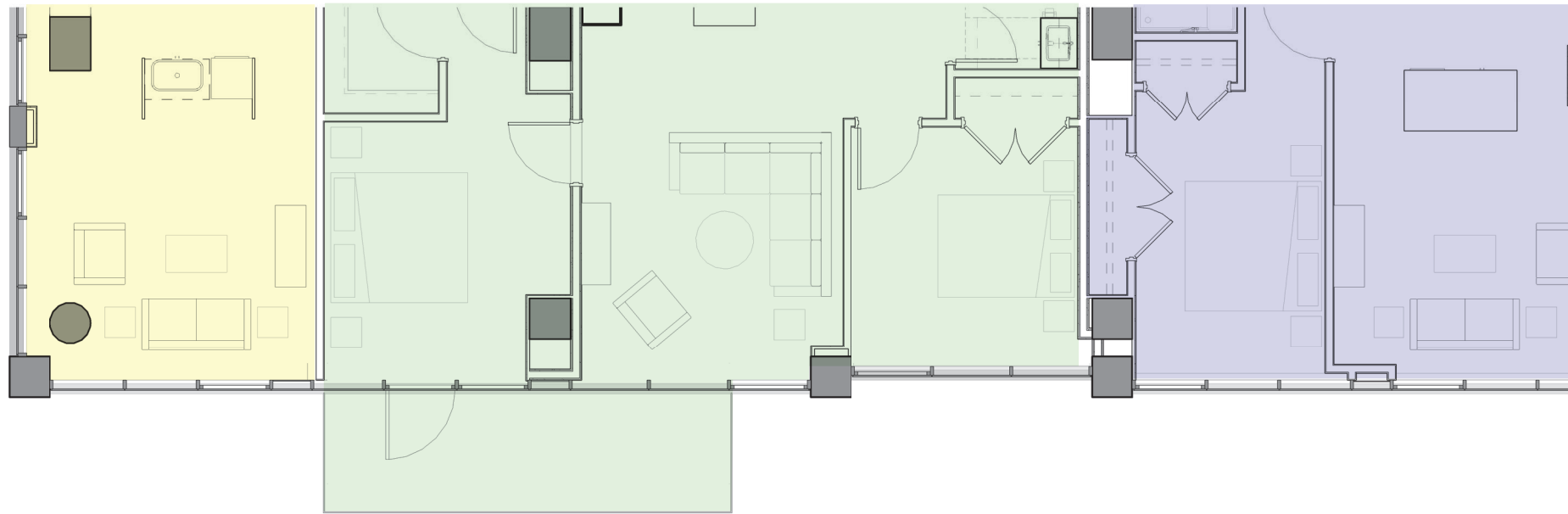
TOWER - PRIVATE BALCONY - CURRENT DESIGN



TOWER - SHARED BALCONY - PREVIOUS DESIGN



BALCONY @ NORTH



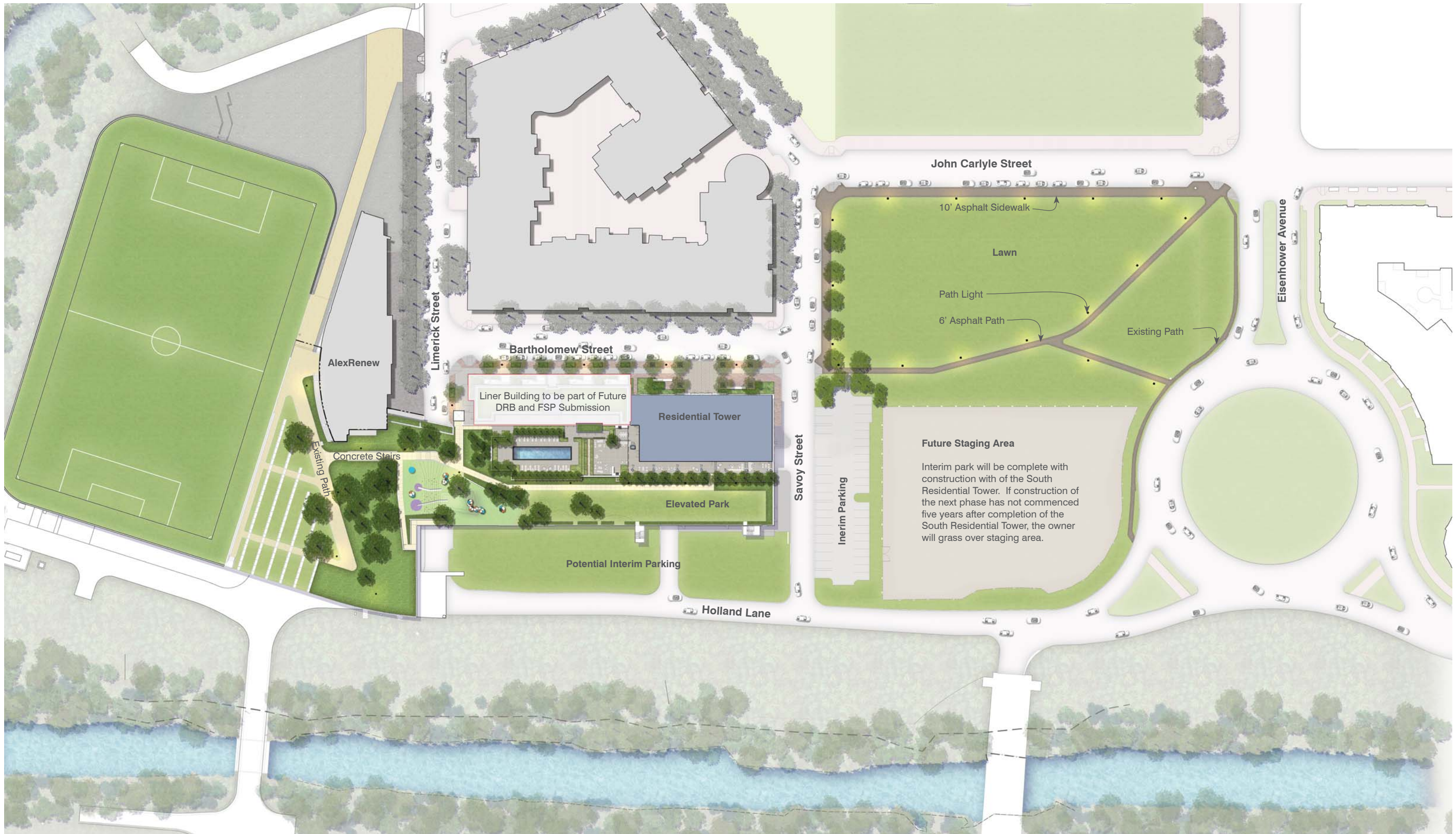
BALCONY @ SOUTH

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LANDSCAPE MATERIALS





John Carlyle Street

10' Asphalt Sidewalk

Lawn

Path Light

6' Asphalt Path

Existing Path

Eisenhower Avenue

Bartholomew Street

AlexRenew

Limerick Street

Liner Building to be part of Future DRB and FSP Submission

Residential Tower

Savoy Street

Future Staging Area

Interim park will be complete with construction with of the South Residential Tower. If construction of the next phase has not commenced five years after completion of the South Residential Tower, the owner will grass over staging area.

Inerim Parking

Elevated Park

Potential Interim Parking

Holland Lane

Concrete Stairs

Existing Path

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ALEXANDRIA, VIRGINIA

Illustrative Site Plan

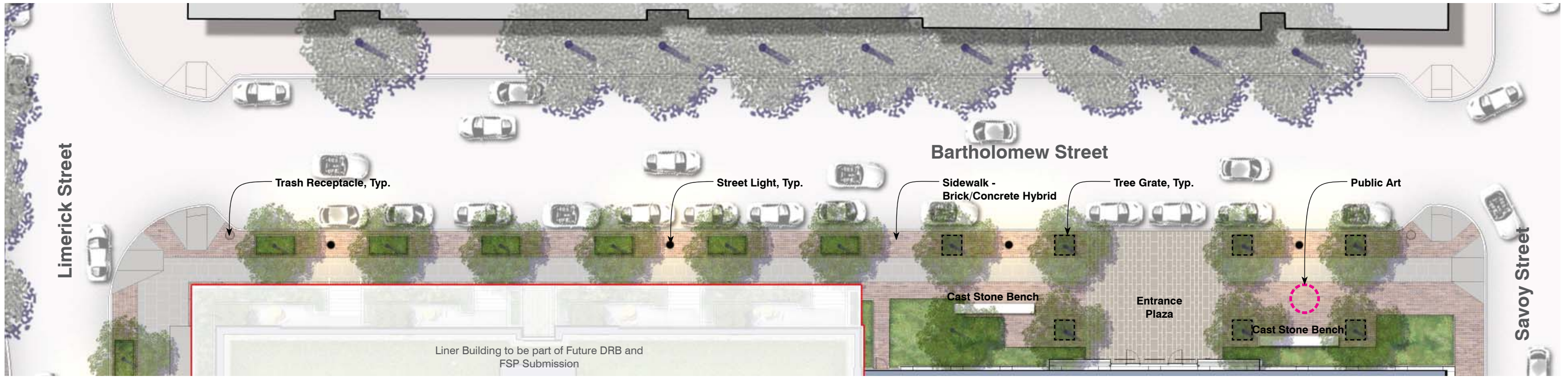
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NTS

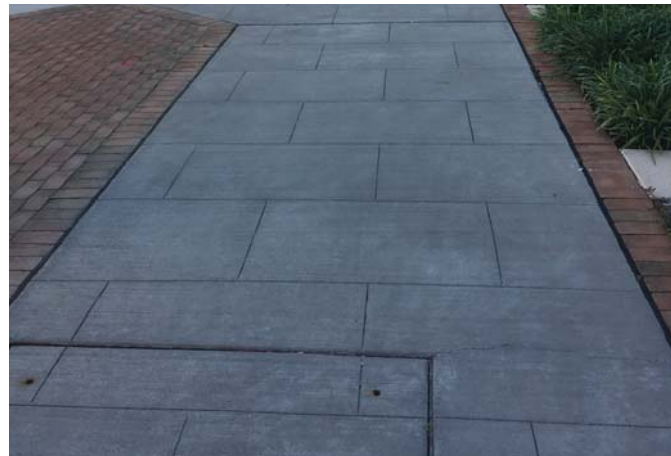
DATE:

2017-08-21

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



Entrance Plaza - Arctic Grey Granite pavers



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



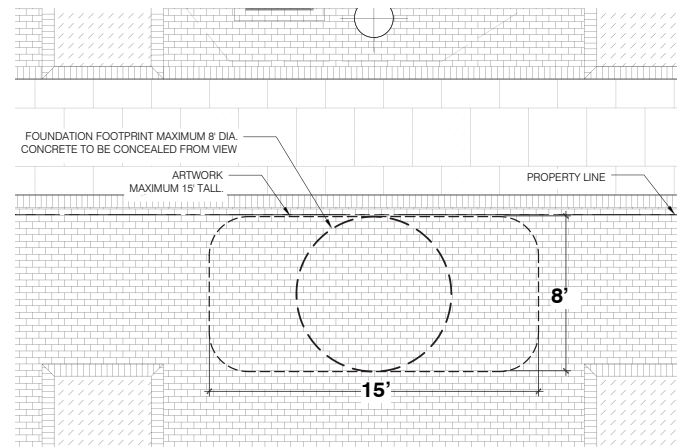
Tree Grates - 'Boston' 5' x 5' grate, Cast Iron, by Urban Accessories (Quant. - 7)



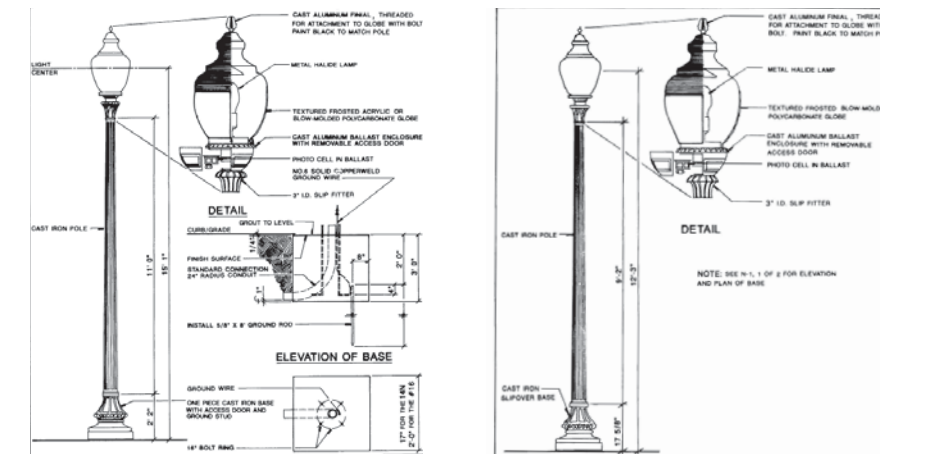
Trash Receptacles - 'Bethesda #S-42', by Victor Stanley



Public Art - Sculpture Base and Size Detail



Street Light - 'Washington Globe' #16



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PAGE NO.

Bartholomew Streetscape

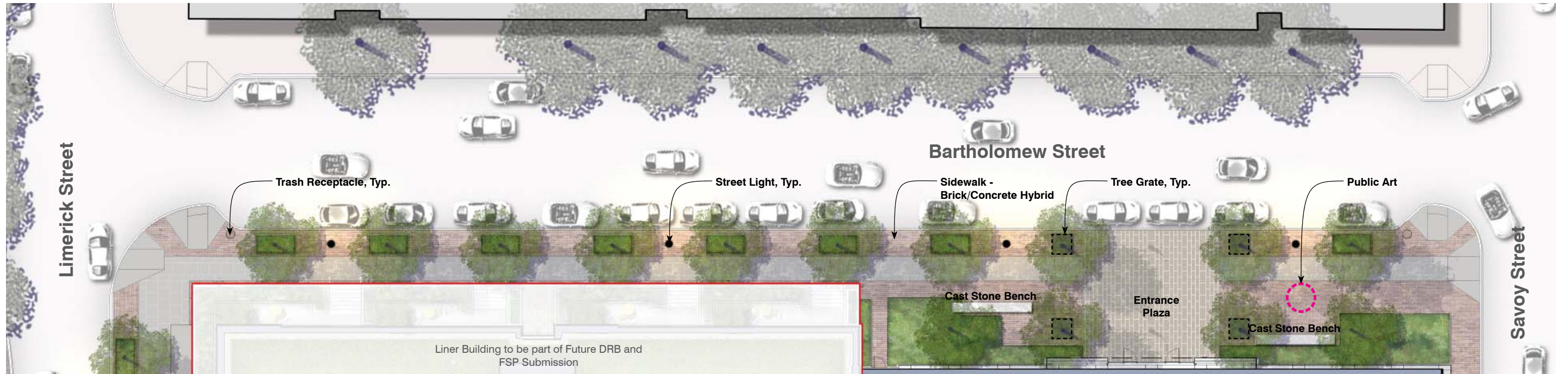
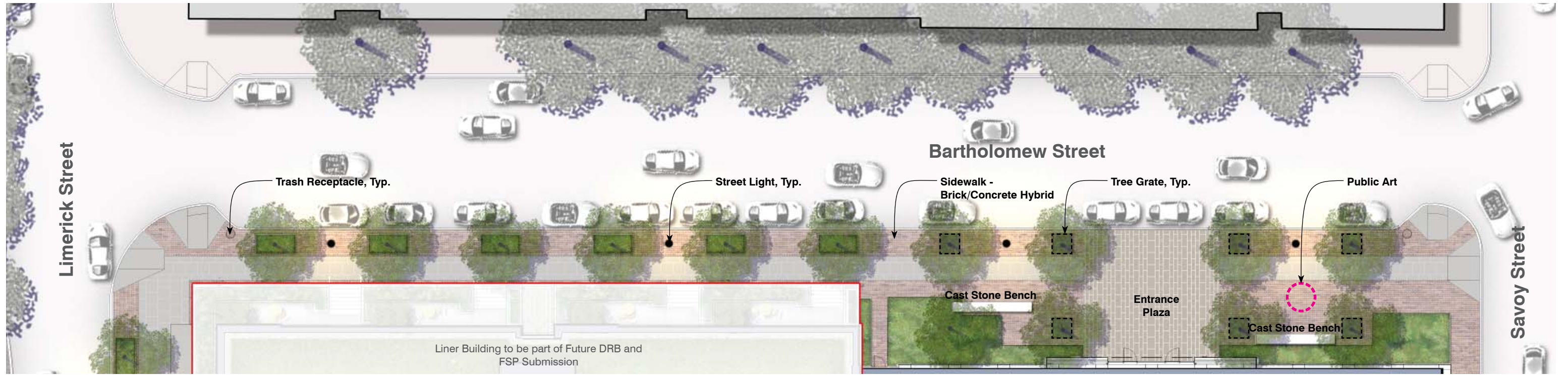
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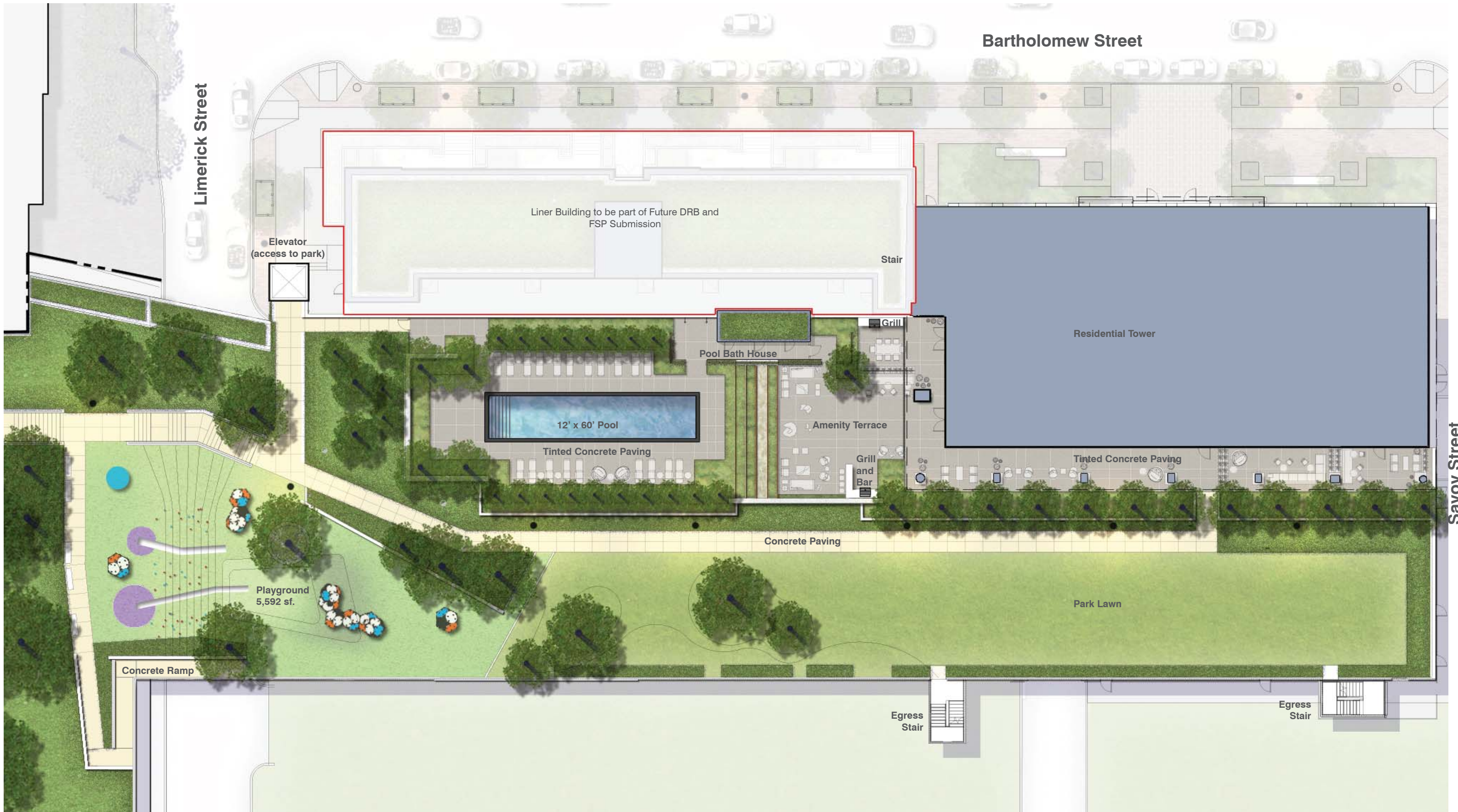
SCALE:

NTS

DATE:

2017-08-21



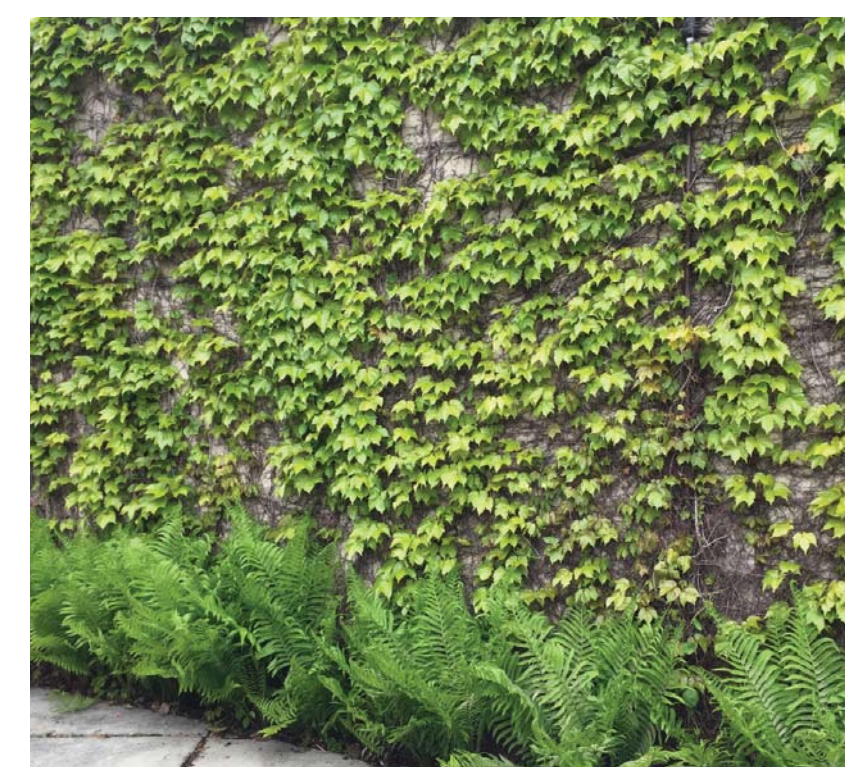




Board Finish Concrete Wall



Concrete Wall with Vines



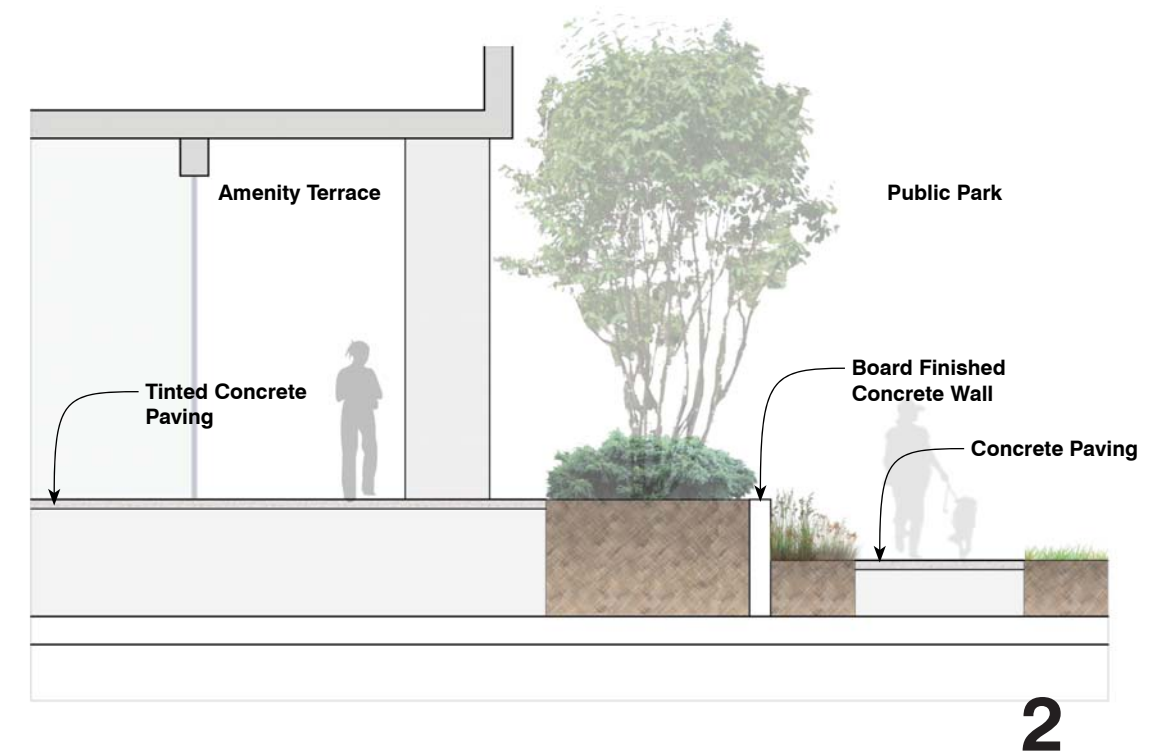
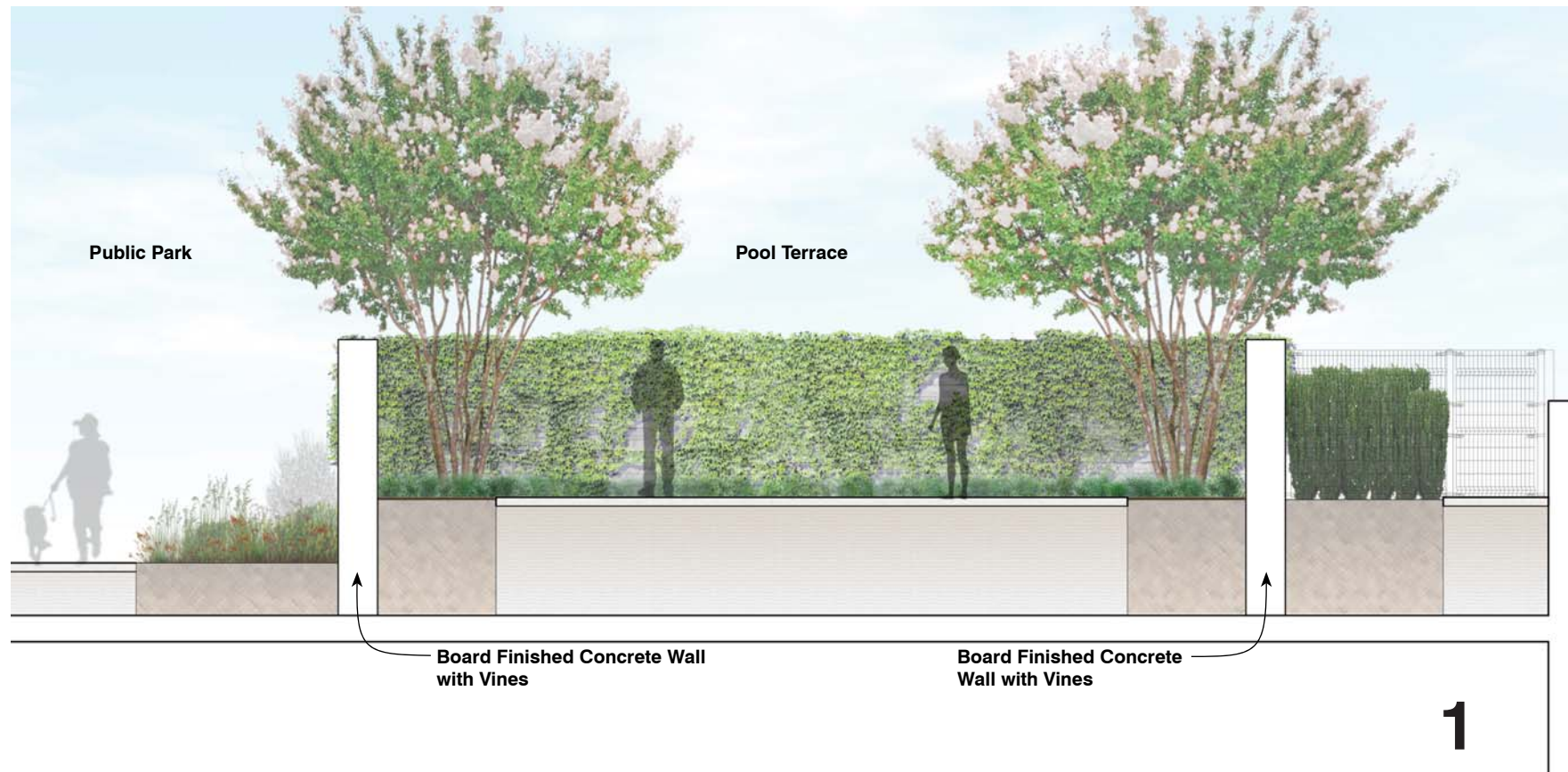
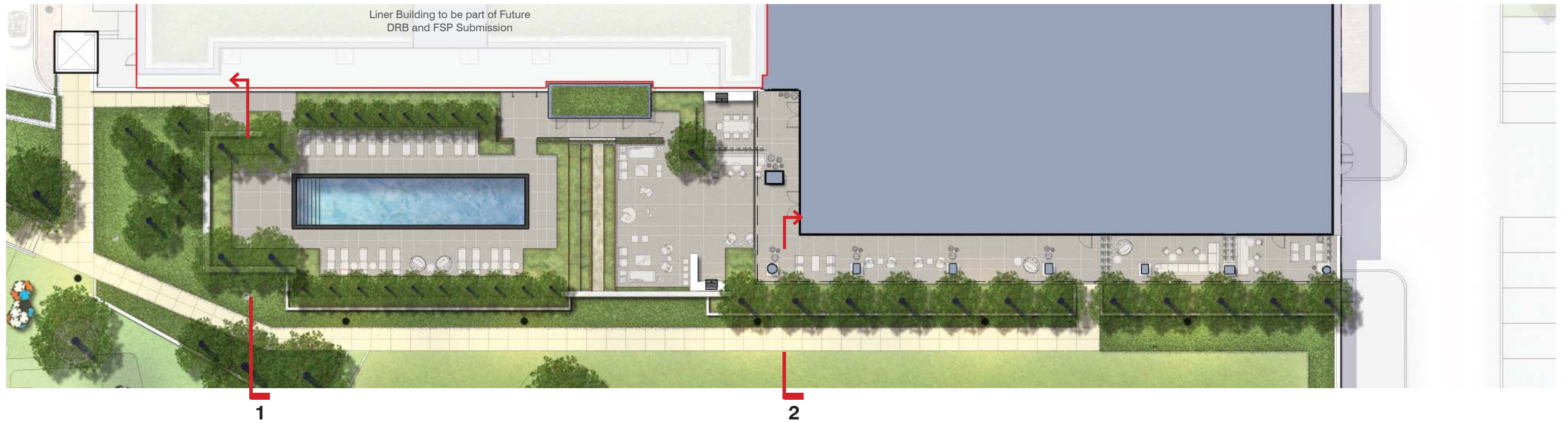
Board Finished Concrete Wall with Vines

Board Finished Concrete Wall with Vines

Board Finished Concrete Wall with Vines

Board Finished Concrete Wall with Vines

1



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PROJECT: **CARLYLE SOUTH**
ALEXANDRIA, VIRGINIA

PAGE NO. **Park and Pool Terrace Sections**

DRAWING:

SCALE: NTS

DATE: 2017-08-21

Public Park

Gardens

- Naturalized
- Native Plants
- Seasonal Interest

Lawn

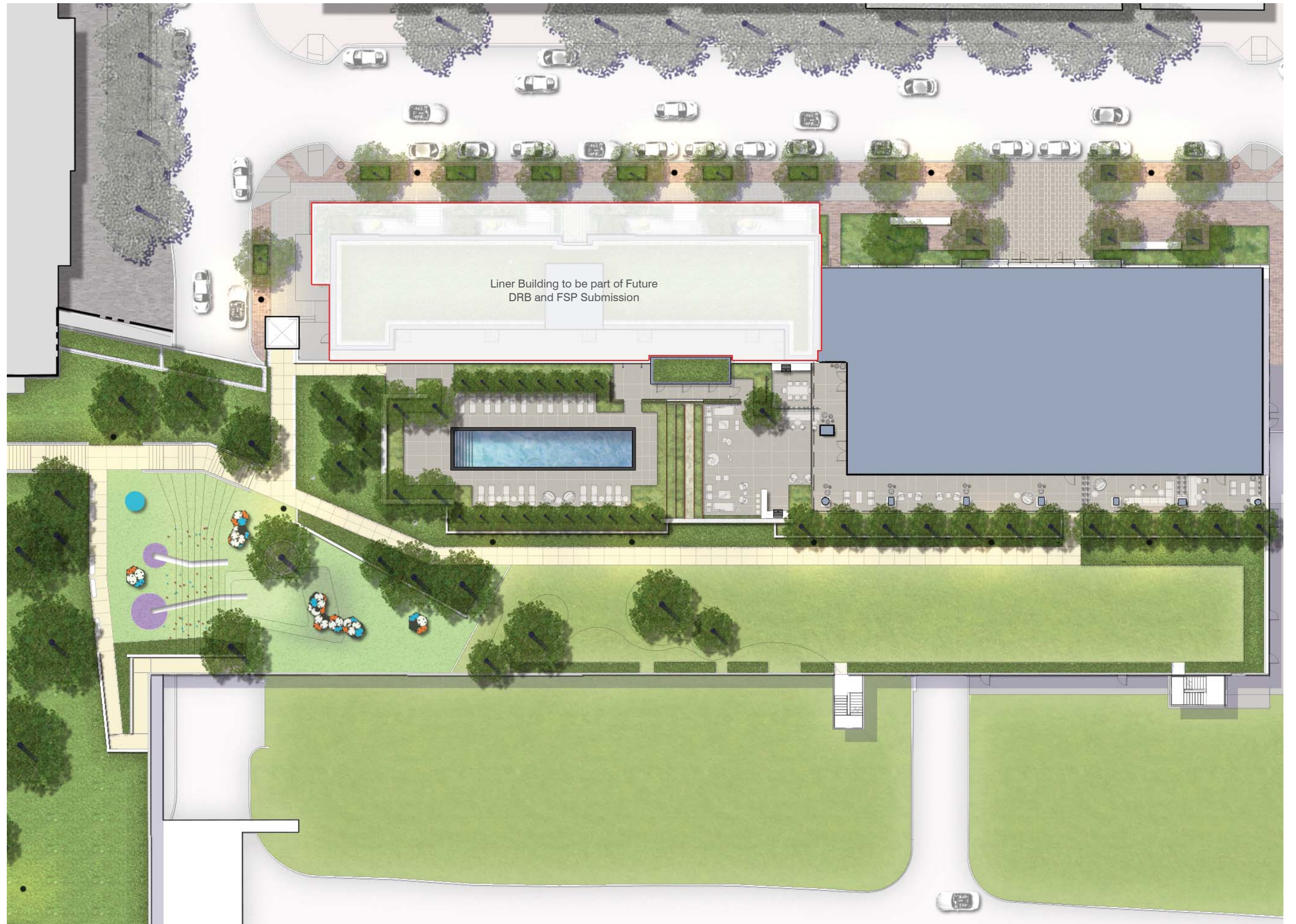
Tower Entry Plaza & Pool Terrace

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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PAGE NO.

Site Planting

DRAWING:

SCALE:

NTS

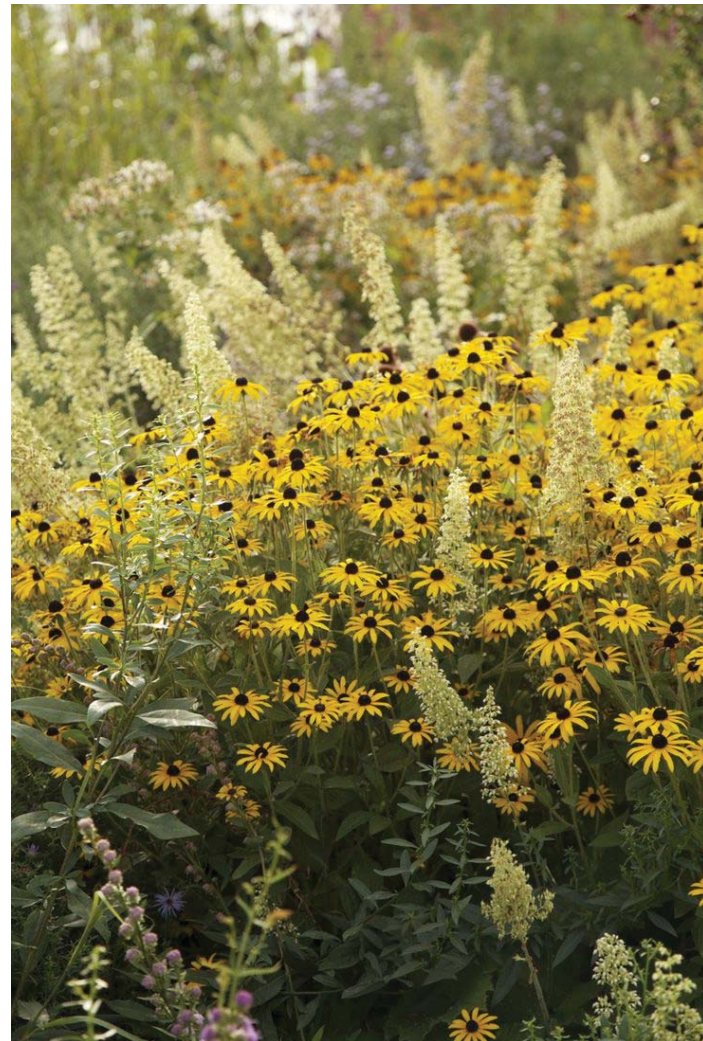
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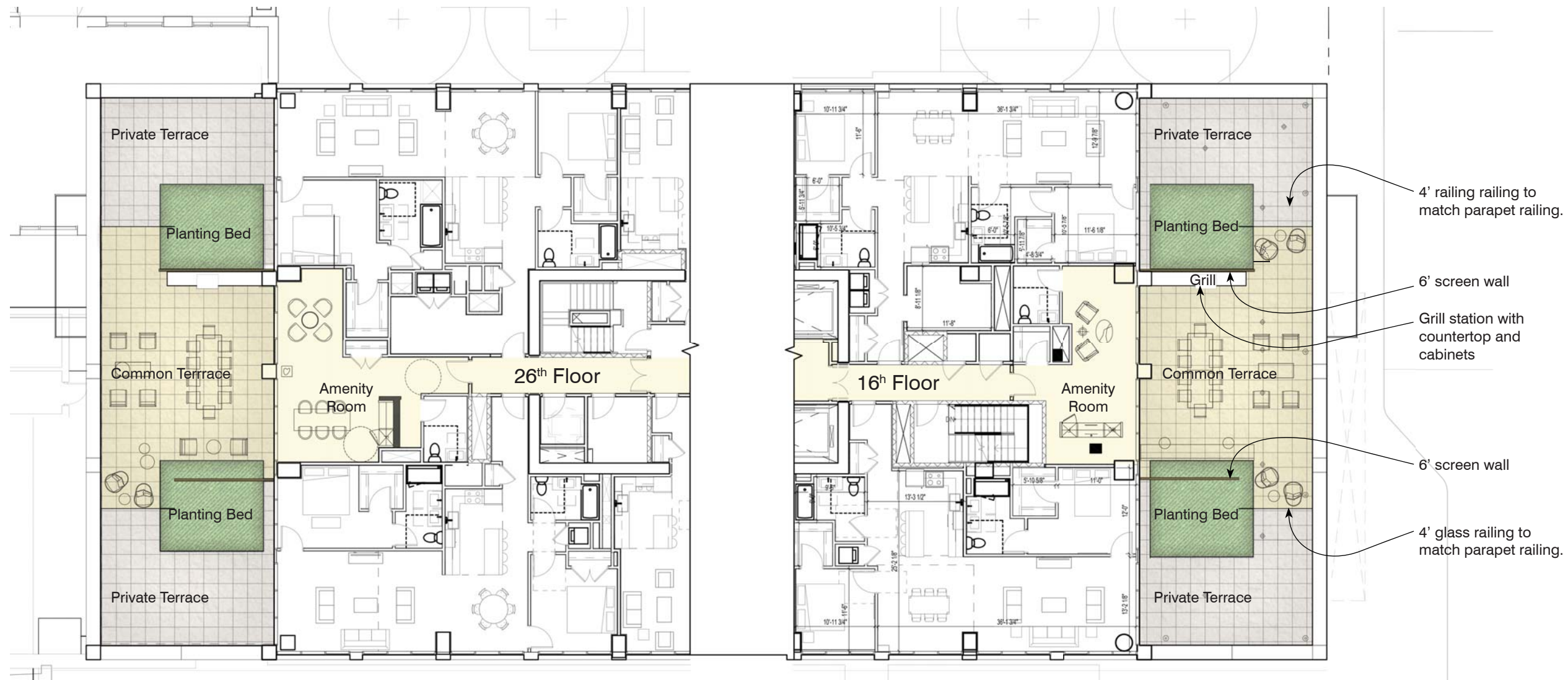
16th & 26th Floor Roof Gardens

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

Images shown represent landscape character only.



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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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