



DESIGN REVIEW BOARD WORK SESSION

**Design Review Board Case # 20-0001
Block P – 765 John Carlyle**

Application	General Data	
Project Name: 765 John Carlyle Location: Block P – Carlyle CDD Applicant: Carlyle Plaza, LLC c/o McGuireWoods LLP	DRB Date:	June 22, 2020
	Site Area:	Block P – Carlyle CDD
	Zone:	CDD #1
	Proposed Use:	Office / Senior Living
	Gross Floor Area:	To be provided
Purpose of Application: Review of the conceptual architecture for two buildings within Block P of the Carlyle area.		
Staff Reviewers: Robert M. Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Nathan Imm Nathan.imm@alexandriava.gov Carson C. Lucarelli carson.lucarelli@alexandriava.gov		
DRB COMMENTS FROM JUNE 22, 2020 WORK SESSION – SUMMARY:		

Block P – DRB Work Session

Background

This project was previously heard by the DRB during 2006 and 2007, receiving approval for the Design Concept in May 2007 with a number of conditions. Additional approvals obtained in July and September 2007, for final design of materials with conditions, and for treatment of parking garage and building top accordingly. Further design modifications were proposed and accepted in 2008 and 2015.

The project as currently proposed consists of the entire Block P development site within the Carlyle CDD and will include two mixed-use towers conjoined by the common podium. The southern of the two buildings would include a change of use to a senior living facility, whereas the original approval was for both buildings to consist of office uses.

The project will be subject to the Carlyle SUP, and as such will need to conform to the densities, heights, and use restrictions contained therein. Future submissions will need to include information demonstrating this conformance, in table format.

The Applicant's proposal and City staff report is available on the [DRB website](#). An early pre-concept consideration of the northern building was originally scheduled to be presented at the March 19, 2020 DRB Meeting. Materials from the Applicant were provided; however, this meeting was subsequently cancelled in light of the coronavirus pandemic. The presentation and discussion were to have been informal, with no intended action from the DRB. Shortly thereafter, on April 10th, at the Applicant's request, staff provided a memo to members of the DRB with recommendations for the Applicant based on the materials submitted for the north building. DRB members provided input on these recommendations, and these were subsequently provided to the Applicant as informal input.

Proposal

The applicant, Carlyle Plaza, LLC, proposes to construct two towers of varying height on the Block P development site within the Carlyle CDD – 2600' from the Eisenhower Metro Station. The applicant proposes commercial office space within the north tower and senior living development units to the south. The project will also include ground floor retail to activate the adjacent streets. The towers are conjoined at the base by an above-grade parking structure that ascends approximately 4 stories above the ground floor retail and lobby space.

Parking

Due to site constraints, and based on the previous approvals for the block, the applicant will construct a vertical podium that conjoins the two towers along their base. The podium is approximately 4 stories in height and will be vehicularly accessible by a curb cuts along John Carlyle Street in the same locations as previously approved. As noted in the April memo, the applicant proposes one (1) fewer level of garage use than was previously approved.

Staff Discussion

Comments are framed in relation to the concept design that was circulated to staff and the DRB for preliminary comments, and not in relation to the previously approved all-office development.

In general, the recent refinements to the new design have been positive. More specifically:

- Removal of one (1) level of parking has improved the overall building proportions. Given the site's immediate proximity to the metro station, staff strongly encourages the applicant to consider further reductions and or sharing agreements, with other nearby or future towers. Also consider pulling the face of parking back far enough from the face of the building to allow fully glazing one or more faces (particularly that along Eisenhower Avenue)
- Recessing the center "connector" has improved the vertical read of both sections – now more important given the different uses of the north and south towers.
- Simplification resulting from removal of arbitrary curtainwall portions and office bays at the top levels has resulted in a cleaner, more contemporary expression, along with the proposed change from the previous brick-like warm tones to a cool gray and off-white palette.

Subsequent submissions for DRB review must include the following:

- Complete floor plans, zoning tabulations and all other checklist requirements.
- Complete architecture of the south tower – this project is a single building in terms of zoning and needs to be reviewed as such.
- Detailed information on green building systems and approaches for both buildings.
- Preliminary information on Affordable Housing allocations, with a focus on providing on-site units for the Senior Living.
- Initial considerations of the on-structure landscape plantings/design. See previous comments regarding the integration of the landscape design into the architecture of the building.
- Detailed floorplans at street and parking level(s). Also include information regarding loading and drop-off/pick-up of residents and workers.
- Building upon the above: Given the proliferation of eCommerce and shared-mobility, the applicant should consider integrating curbside management into the overall site design. Consider ways in which to integrate these services within the site/building itself and/or in coordination with the City of the curbside area for such deliveries and pick-up/drop-off while preserving the integrity of adjacent/future bicycle paths, roadways and sidewalks.

Recommendations

A. Scale, Height and Massing

Staff finds the contrast in scale, height, massing, and general articulation between the two towers to be a positive move – explore how to further individualize the two. This differentiation may also include treating the above-grade parking very uniquely for each of the two buildings to minimize the impression of a mega-block development.

B. Parking

The studies which explore the use of a metal mesh or perforated metal to create screening for the parking are a positive starting point. However, they do not fully disguise that these levels are unoccupied space, and due to this, Staff would like to see a stronger integration of the parking façades into those of the towers above.

Option #1: One potential technique is to carry some percentage of glazing and other cladding from the occupied levels above, down through the parking skin. More specifically, a narrower glass panels on the north tower, and the ladder-mullioned side panels on the south tower. Examples of this are shown below, the first from the previous approval for this site (“Block P”) and the second from the recently approved and now under construction Previous Design for Block P – Integration of Glazing into Garage Levels (Figure #1 below):

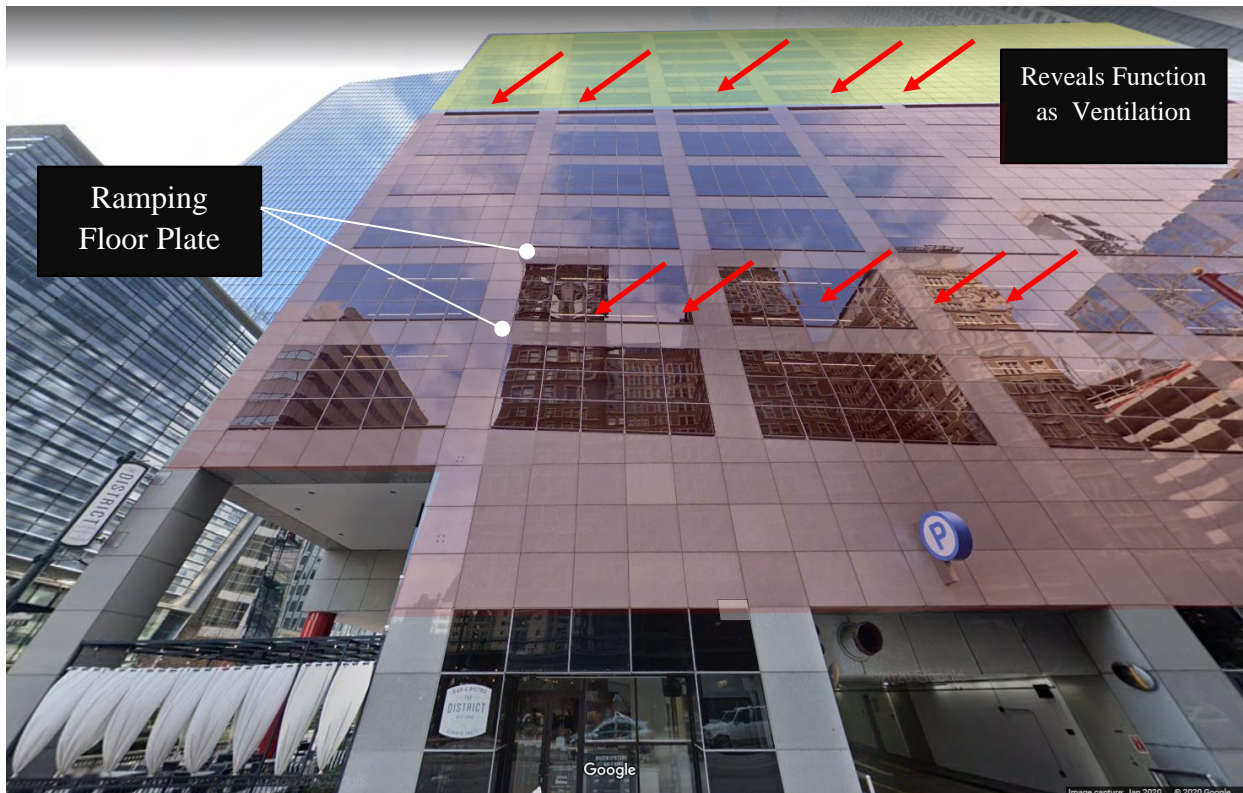
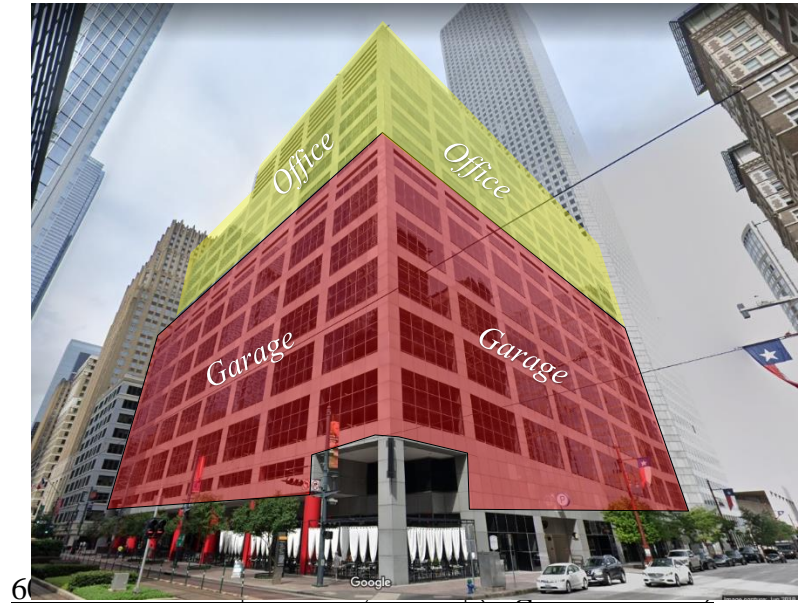


WMATA Virginia HQ office building (Figure #2 below)



In both of these examples, the garage function is legible, but its presence is suppressed visually through the continuation and integration of high-quality façade elements from the main body of the tower above into the parking level facades.

Option #2: If the parking footprints can be reduced sufficiently, consider treating these portions of the façade with similar curtain wall, as depicted below. Whatever approach is settled on, staff finds the ideas of integrating an abstract pattern into the garage screening to be an interesting one. Precedent images and a hyperlink are offered below.



601 Travis Street Garage | Houston, Texas (Figure #3-4 above)
Hyperlink: <https://www.hines.com/properties/601-travis-houston>

Option #3: The applicant may also consider expressing the horizontal band created by the levels of parking with linear public art, green-screening, geometric/scored tensile materials or others that relate better to the proposed translucent and vibrant green conference center glazing. Precedent images and ideas are offered below.

In short, staff would like to see creative design approaches towards masking its presence, whether through the use of pattern, color, or other strategy.



Edificio Consorcio | Santiago, Chile | Green Screening (Figure #5 above)



Architectural Treatment Parking Screening



Architectural Parking Screenings | Eisenhower East SAP | (Figure # 6 above)

C. Glazing

Staff appreciates that the design team has taken an asymmetrical approach with the glazing, mullions, and slab edge cladding in the two-story office façade openings, while utilizing a more traditional symmetrical approach for the senior living tower. This helps to distinguish between the two buildings and uses, which are still connected visually through the use of a two-story window ganging in both.

D. Podium/Base

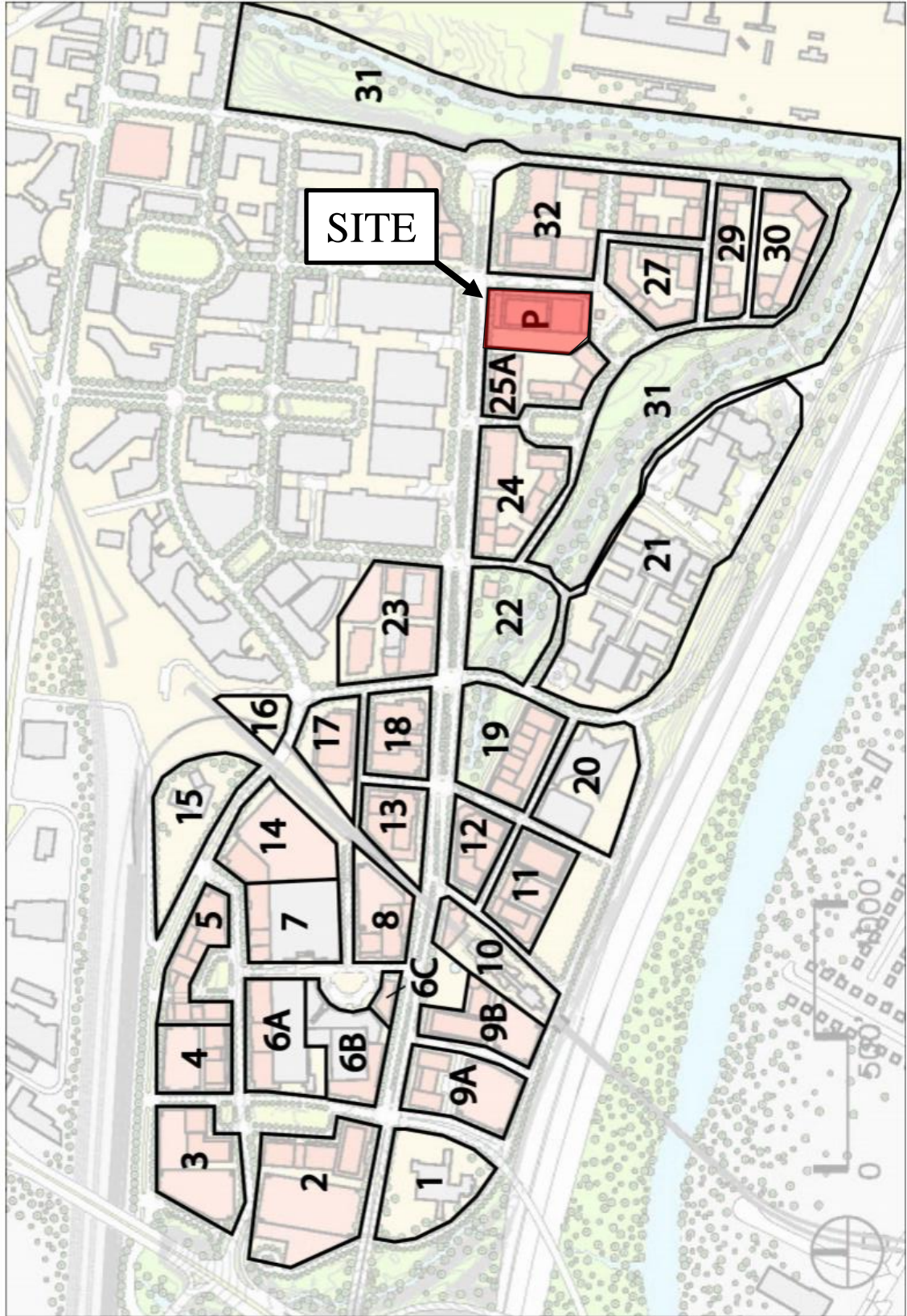
The dark brick frames – apparently superimposed on the south tower base to relate to the lower base datum line on the north tower – detract from the existing strong base of the south. Staff recommends removal of the frames to reinforce the idea of the massing stepping *up*- from north to south. A more successful approach may be to introduce greater richness in brick/masonry detailing to reinforce the design’s verticality.

The more symbolic added base element along the John Carlyle Street frontage of the north tower seems more successful. However, it needs to be better integrated into the other forms and materials of the building behind, see illustration on **Page #13** of the submitted package. This view highlights the challenges of integrating the connector with the two very different architectural languages.

E. Graphics

It is not entirely clear in the submitted perspective views what is glass and what is solid, particularly along the John Carlyle and Eisenhower retail level on the north tower, and the floor(s) immediately above.

Eisenhower East / Carlyle Blocks



Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Carlyle Block P BLOCK: P

ADDRESS OF PROJECT: 765 John Carlyle Street and 1900 Eisenhower Avenue

APPLICATION FOR REVIEW OF: *(Check one)*

- Building Concept Final
 Sign
 Awning
 Other: _____

APPLICANT Name: Jonathan P. Rak, McGuireWoods LLP, on behalf of Carlyle Plaza LLC

Address: 1750 Tysons Boulevard, Suite 1800, Tysons VA 22102

Phone: 703-712-5411 Email Address: jrak@mcguirewoods.com

ARCHITECT/DESIGNER Name: SmithGroup

Address: _____

Phone: _____ Email Address: _____

PROPERTY OWNER Name: Carlyle Plaza LLC

(if different from APPLICANT)

Address: 300 Chapel Hill Lane PO Box 797 Berryville, VA 22611

Phone: 202-682-8733 Email Address: skaufmann@jnzell.com

DESCRIBE THE REQUEST BRIEFLY: Final approval of modifications to the design of the previously approved exterior facade of the North Tower and Podium for Carlyle Block P.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.

Applicant Signature: p.p. *Steven M. Mikulic* Date: 05/26/2020

Applicant Printed Name: Jonathan P. Rak

Carlyle/Eisenhower East Design Review Board (DRB) Filing Instructions

Filing Deadlines

- Applications for DRB review must be submitted no later than thirty (30) calendar days prior to the scheduled DRB meeting.
- Contact the DRB staff at the number below at least a week prior to filing to coordinate submissions by the filing deadline. DRB staff will request that PDFs of draft submissions be emailed to P&Z for pre-review and comment. Staff will notify applicants of any suggested design/content revisions to submissions to be made by the filing deadline.
- A schedule of submission dates is maintained in the Department of Planning and Zoning and is also posted at: <http://alexandriava.gov/planning/info/default.aspx?id=43130>
- All applications are due by 5:00 p.m. on the day of the application filing deadline.
- If no applications are received by the submission deadline for a given hearing, that hearing will be cancelled.

Application Support Materials

- All supporting materials (see attached checklist) must be submitted by the **filing deadline (see above)**. **New material may not be submitted or presented at the DRB hearing.**
- Applications without the required supporting materials are deemed incomplete and will not be heard by the DRB.

**For assistance with any of these procedures contact P&Z
Development Staff at (703) 746-4666.**

Carlyle/Eisenhower East Design Review Board (DRB)
Application Checklist for Buildings in CONCEPT REVIEW*:

- _____ Physical massing model at minimum 1"=30', showing existing and proposed buildings for all adjacent properties
- _____ **Submit the following plan copies containing all of the information on this checklist:**
 - _____ **Twelve (12) 11"x17" collated, stapled color sets**
 - _____ **One (1) 24"x36" collated, stapled, color sets, and**
 - _____ **One (1) 11"x17" 120 dpi PDF file**
 - _____ **Number all sheets in plan set**

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- _____ Zoning of the site
- _____ Existing uses on the site
- _____ Proposed uses for the site
- _____ Lot area(s) (and minimum lot area required under zoning, if applicable)
- _____ Number of dwelling units (list by number of bedrooms for multifamily)
- _____ Units per acre for residential
- _____ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- _____ Net square feet (NSF) of floor area, total and listed by use
- _____ Existing and proposed floor-area-ratios
- _____ Open space total provided and broken down by ground-level space and usable space provided
- _____ Average finish grade for each building
- _____ Height of each building above average finish grade
- _____ Building setbacks with required and proposed listed separately
- _____ Frontage with required and proposed listed separately
- _____ Parking spaces (listed by compact, standard, handicapped size and total)
- _____ Loading spaces (number required and number proposed)

Site plan/architecture:

- _____ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- _____ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- _____ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- _____ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- _____ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- _____ Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required
- _____ Street-level perspective views in color
- _____ Building solid/void area ratio calculation drawings and tabulations

Carlyle/Eisenhower East Design Review Board (DRB)
Application Checklist for Buildings in FINAL REVIEW*:

- _____ Detailed physical building model at appropriate scale
- _____ **Submit the following plan copies containing all of the information on this checklist:**
- _____ **Twelve (12) 11"x17" collated, stapled color sets**
- _____ **One (1) 24"x36" collated, stapled, color sets, and**
- _____ **One (1) 11"x17" 120 dpi PDF file**
- _____ **Number all sheets in plan set**

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- _____ Zoning of the site
- _____ Existing uses on the site
- _____ Proposed uses for the site
- _____ Lot area(s) (and minimum lot area required under zoning, if applicable)
- _____ Number of dwelling units (list by number of bedrooms for multifamily)
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- _____ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- _____ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- _____ Street-level perspective views in color
- _____ Building solid/void area ratio calculation drawings and tabulations
- _____ Landscape details, referenced to Color Landscape plan
- _____ Enlarged details (plan/section/elevation) of all building setbacks with dimensions
- _____ Wall sections with enlarged details indicating different conditions at building setbacks
- _____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

**Color and material boards and samples to be provided at Board hearing*

- _____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

Carlyle/Eisenhower East Design Review Board (DRB) Application Checklist for Signs, Awnings, Other:

_____ **Submit twelve (12) 11"x17" (minimum size) collated, stapled color sets (w/pages numbered) and one (1) 11"x17" 120 dpi resolution PDF file of the following:**

_____ Color Site plan at a measurable scale showing:

- location(s) of proposed element(s)
- dimensions of storefront and building widths [FOR SIGNS & AWNINGS ONLY]

_____ Large-scale elevations and sections with enlarged details

_____ Elevations in color at min. 1/16" = 1'-0", with materials labeled, rendered with shadows and keyed to plans

_____ Street-level perspective photomontages in color (daytime view)

_____ Street-level perspective photomontages in color (nighttime view) [FOR SIGNS ONLY]

_____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

Design guidelines (provide information needed to assess compliance):

_____ If located within the Carlyle CDD, information required by the *Carlyle Design Guidelines* and the *Carlyle Streetscape Design Guidelines*

_____ If located in the Eisenhower East CDD, information required by the *Eisenhower East Design Guidelines*

765 JOHN CARLYLE

DESIGN REVIEW BOARD SUBMISSION

MAY 26TH, 2020

PART ONE: NORTH OFFICE TOWER AND PLINTH



- 1. REMOVED CURTAIN WALL AND NORTH RETAIL PROJECTIONS
- 2. REMOVED ONE LEVEL OF GARAGE
- 3. RECESSED CENTER "CONNECTOR"
- 4. REMOVED BAY WINDOWS AT TOP FLOOR OF OFFICE BUILDING
- 5. REVISED COLOR PALETTE

DRB Approved Design



DRB Approved Design



Proposed Revisions



Light Grey Acid Etched Precast Concrete



Dark Grey Acid Etched Precast Concrete



View of Northwest Corner



East Elevation



SUBMITTED FOR SEPARATE APPROVAL

East Elevation



VIEW OF SOUTHEAST CORNER



VIEW OF SOUTHWEST CORNER



Note:

Refer to Part 2 of this submission for additional information regarding the design of the south tower.



Light Gray Brick



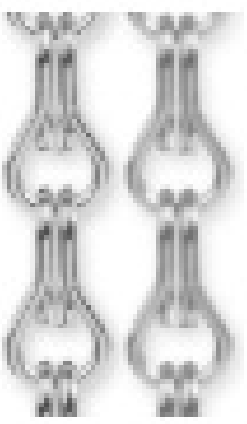
Dark Iron Spot Brick

SOUTH PLINTH MATERIAL PALETTE



Note:

Refer to Part 2 of this submission for additional information regarding the design of the south tower.



Silver

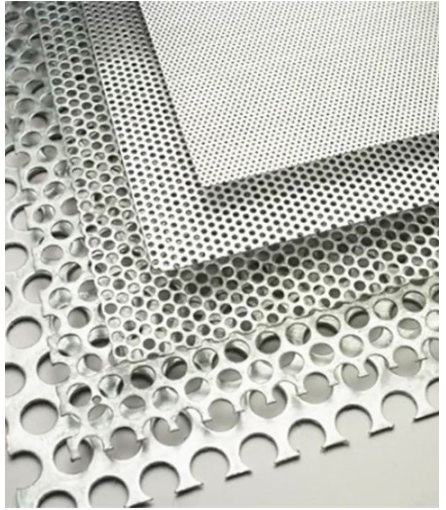
Code: 90001

Brilliant

Code: 90001

Satin

OPTION 1 – SILVER CHAIN LINK MESH



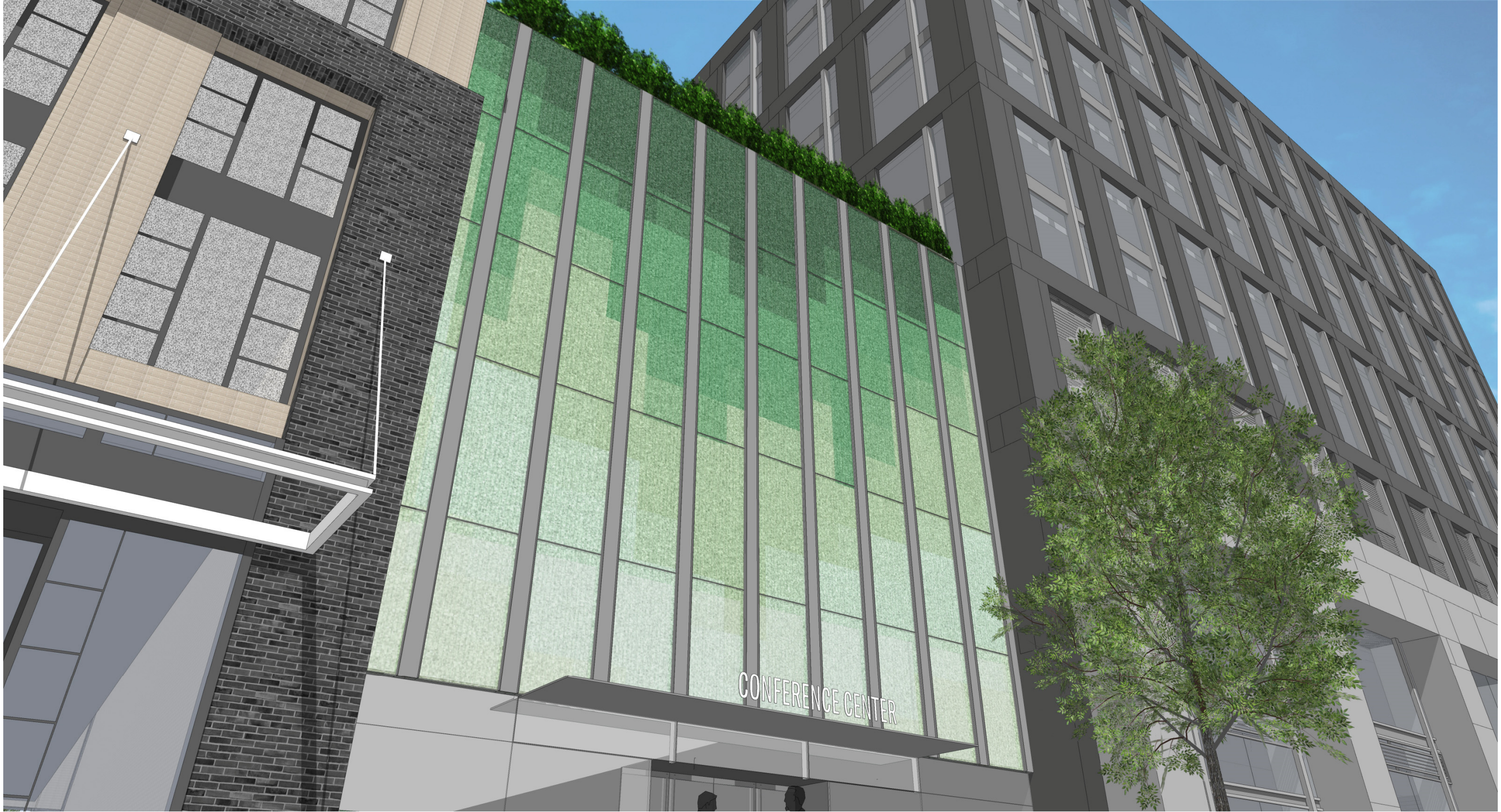
OPTION 2 – PERFORATED METAL

SOUTH PLINTH GARAGE OPENINGS - MATERIAL OPTIONS

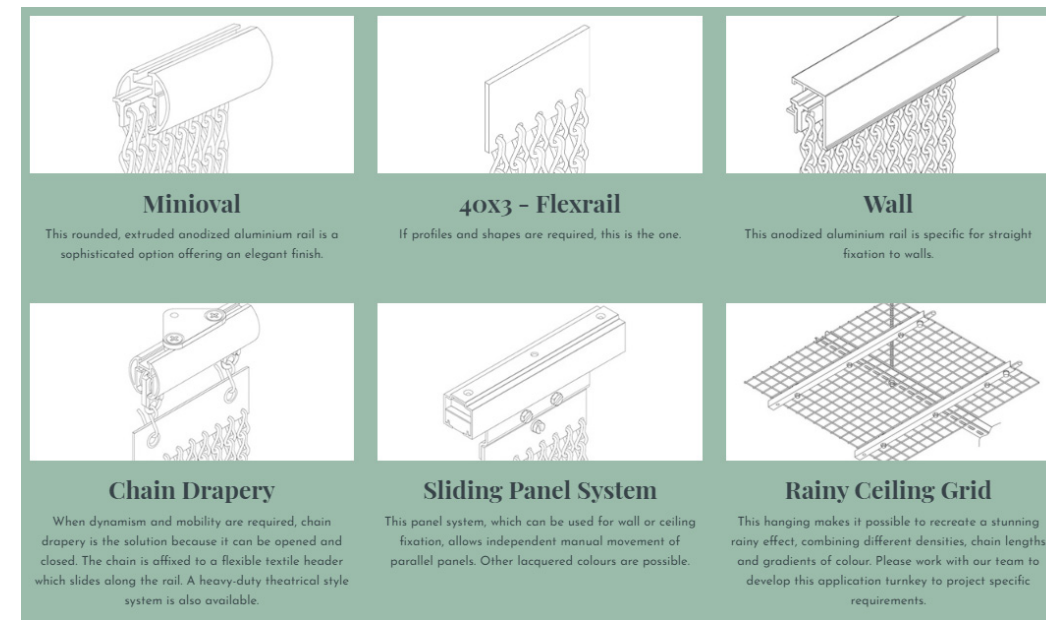
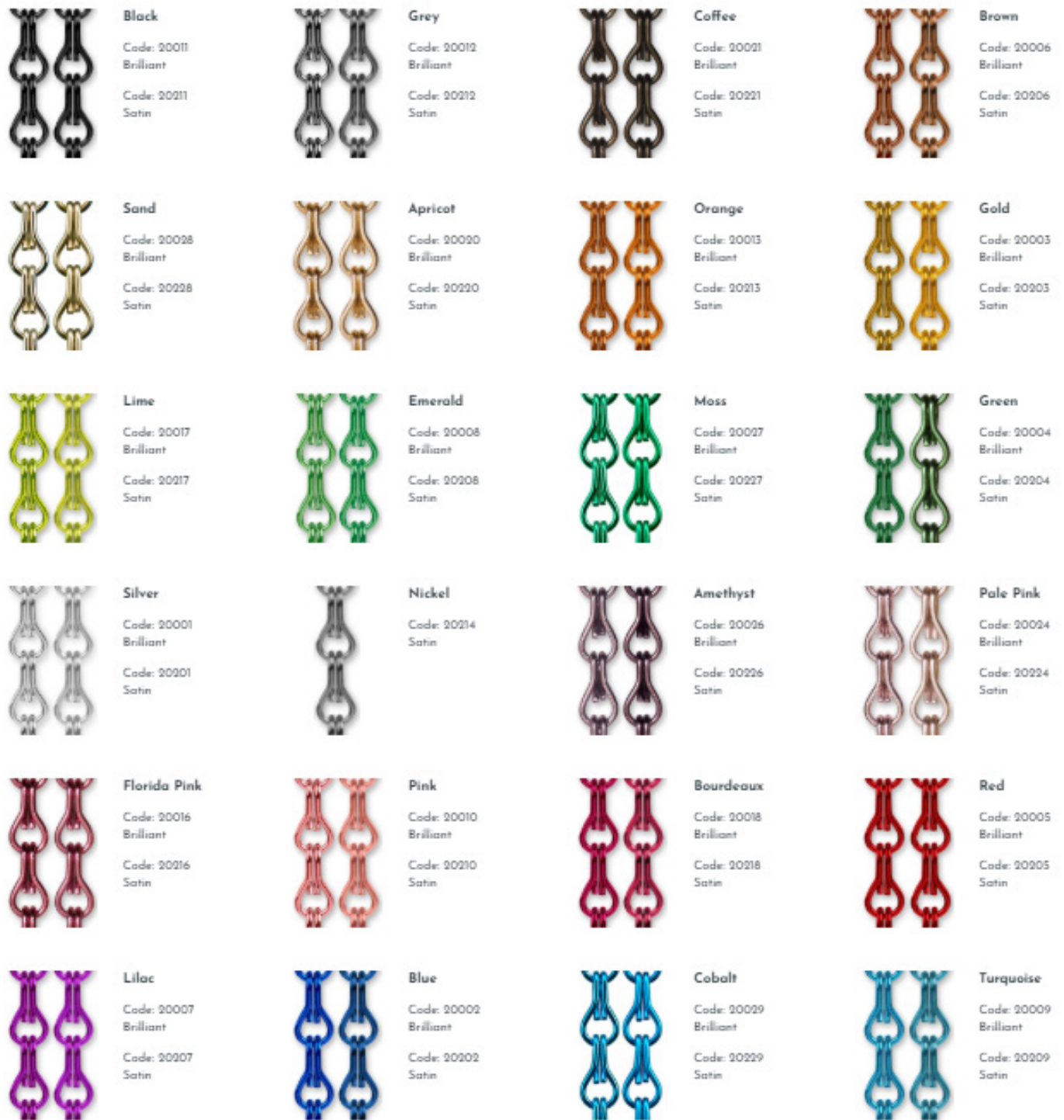


CONFERENCE CENTER

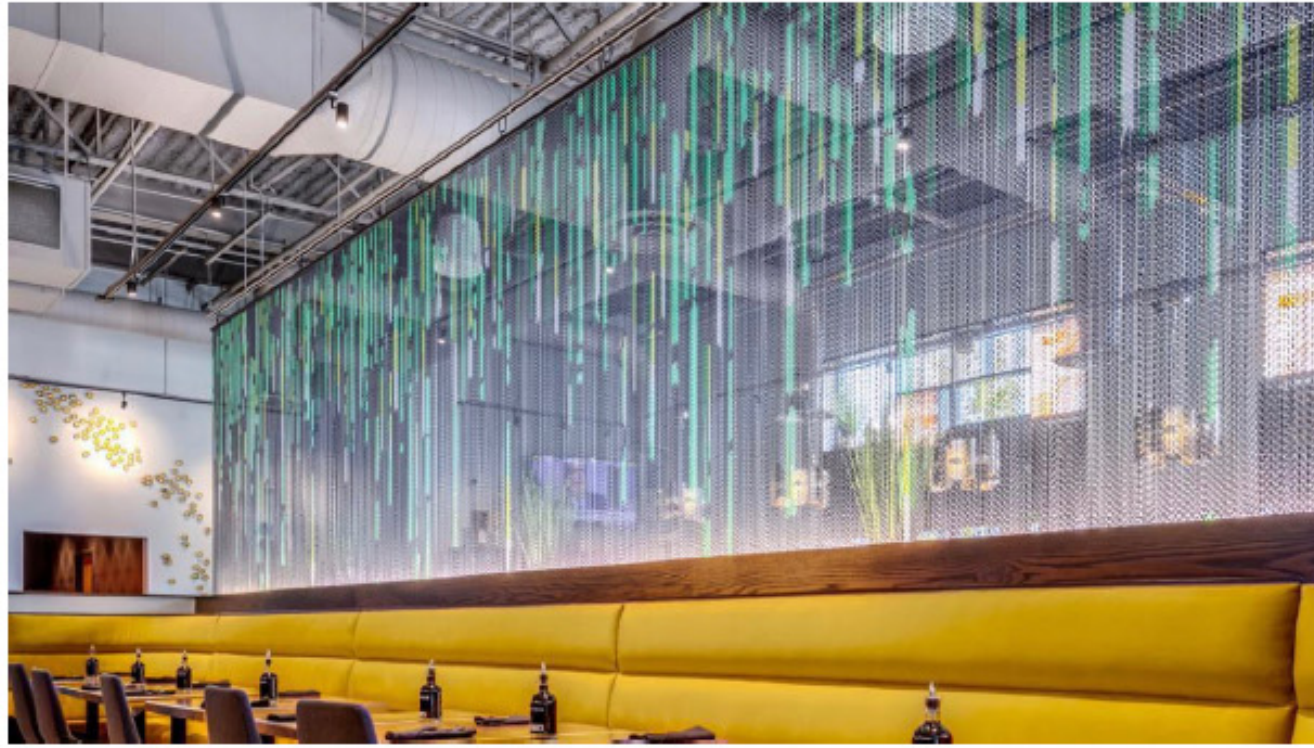
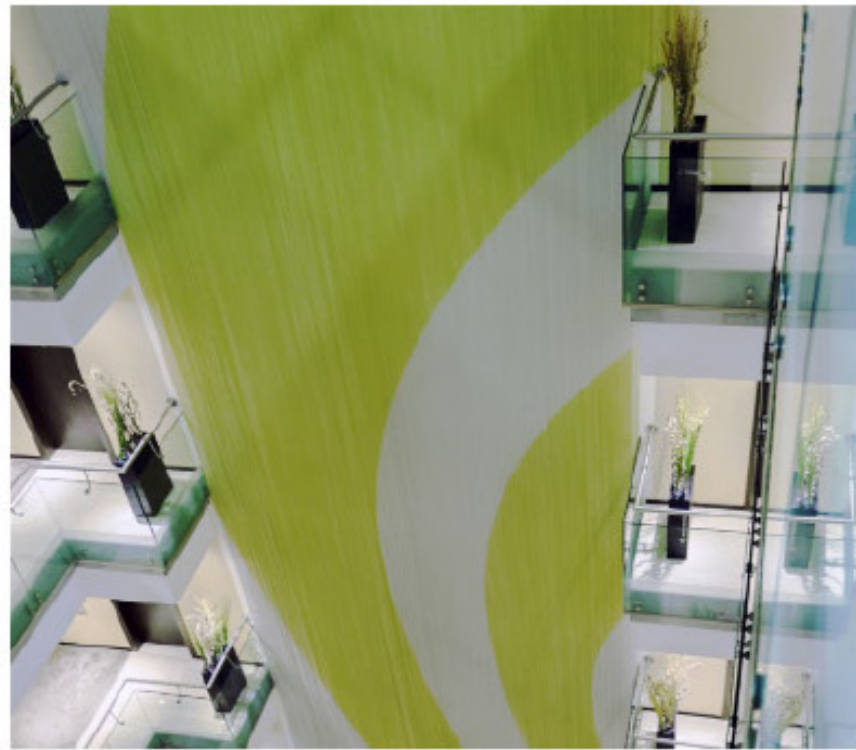
FAÇADE DETAIL - CONNECTOR



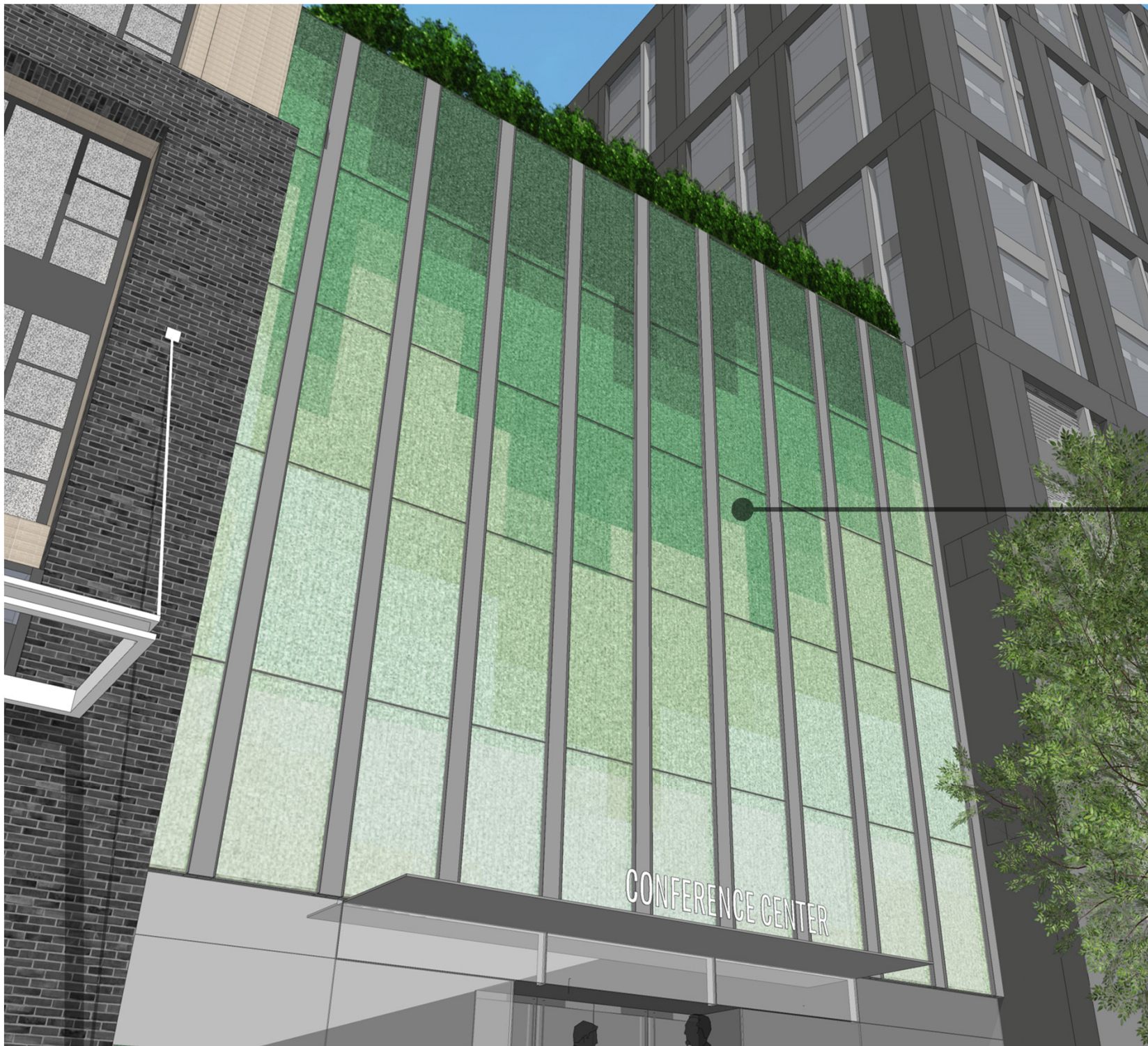
FAÇADE DETAIL - CONNECTOR



CONNECTOR CLADDING OPTION 1 – CHAIN LINK MESH

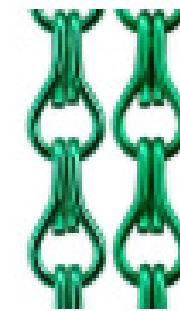


CONNECTOR CLADDING OPTION 1
CHAIN LINK MESH



Biomorphic Patterns

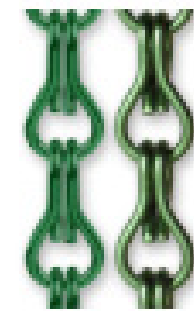
Abstract patterns and colors are used to convey the symbolic representation of a natural living wall while providing a smaller scale point of interest and relief within the larger scale of the project.



Moss

Code: 90007
Brilliant

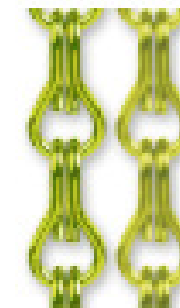
Code: 90007
Satin



Green

Code: 90004
Brilliant

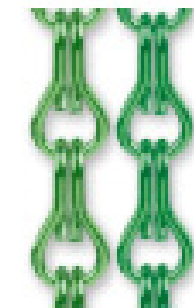
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Satin



Lime

Code: 90017
Brilliant

Code: 90017
Satin



Emerald

Code: 90008
Brilliant

Code: 90008
Satin

CONNECTOR CLADDING OPTION 1 – CHAIN LINK MESH



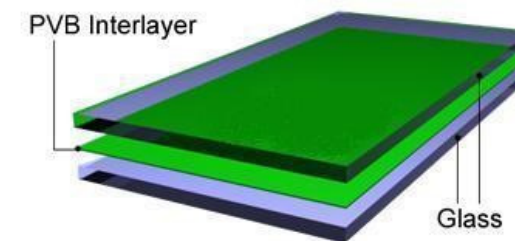
GLASS WITH CUSTOM FRIT PATTERN



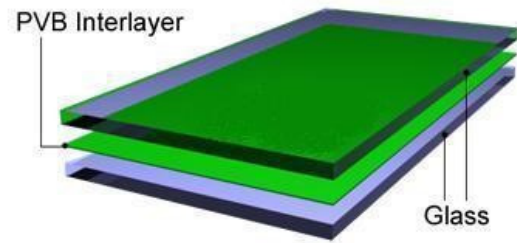
PATTERN PRINTED ON PVB INTERLAYER



PATTERN PRINTED ON PVB INTERLAYER



CONNECTOR CLADDING
OPTION 2 –GLASS FACADE



CONNECTOR CLADDING OPTION 2 – GLASS FACADE

PART TWO: SENIOR LIVING SOUTH TOWER DESIGN

MAY 26, 2020

DRB – DESIGN REVISION

765 JOHN CARLYLE - SOUTH TOWER



AGENDA

- Design Revision Summary
- Design Goals
- Approved Site Plan
- Approved Stories, Height and Areas
- Proposed Stories, Height and Areas
- Façade Precedents
- Perspectives
- Elevations
- Proposed Floor Plans

DESIGN REVISION SUMMARY / SOUTH TOWER

- Use: From Office to Senior Living
- Overall height: From 183.43' to 237.25'
- Stories: From 16 to 20
- Proposed Floor to floor heights:
 - 1st – 4th floors: Eliminated one garage floor, the floor to floor heights remained the same (19.08', 9.5', 8.67', and 8.67')
 - 5th floor (top floor of garage): 13.42' (added 4' for thicker slab and heated plenum)
 - 6th-8th floors: 14' to accommodate Senior Living program
 - 9th- 18th floors: 10.67'
 - 19th floor: 12'
 - 20st floor: 14'
- Shape/massing: From rectangle to U shape

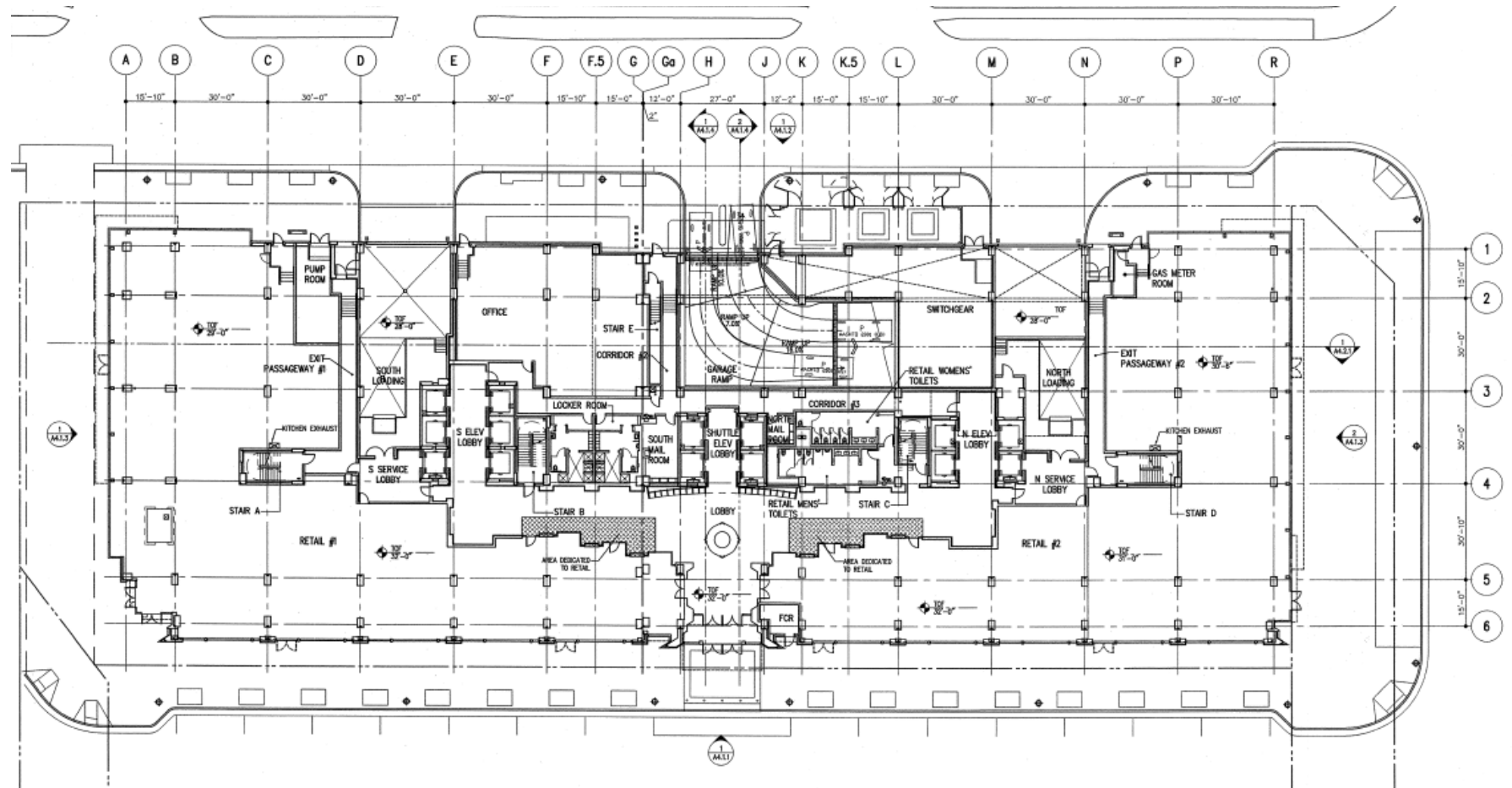
DESIGN GOALS

- Work within existing entitlements
- Enhance approved design with modifications related to Senior Living program
- Modify ground level to accommodate Senior Living program
- Maintain podium façade with subtle architectural changes for Senior Living use
- Adapt the existing floor plan to the needs of Senior Living
- Increase height to meet Senior Living requirements
- Provide design complement to adjacent office building
- Develop proportional system and material palette as part of the larger block
- Provide a rooftop design that adds to skyline features in Carlyle

APPROVED SITE PLAN

765 JOHN CARLYLE STREET

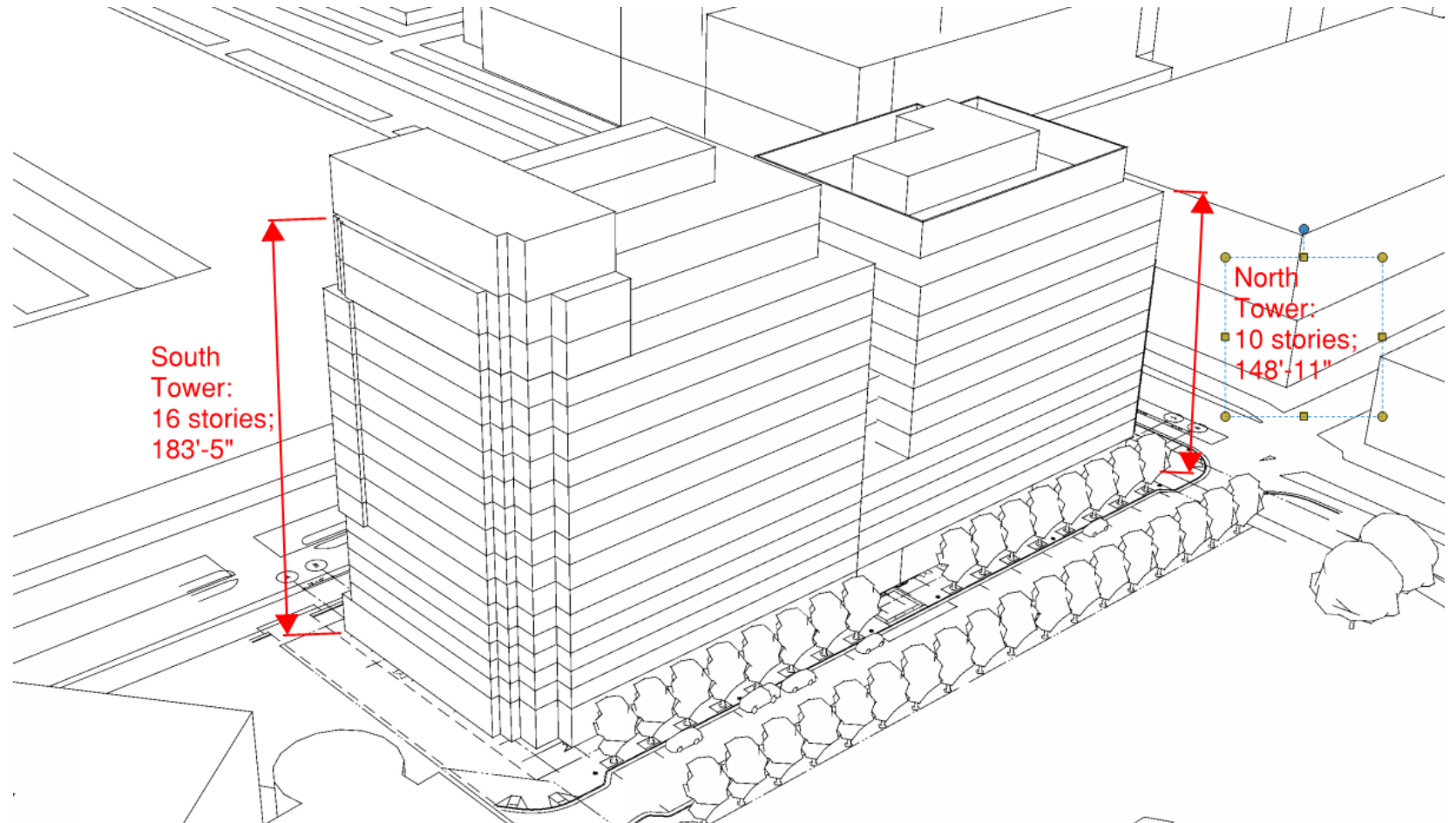
- Setbacks maintained as required and approved
- Loading dock and garage locations unchanged
- Building entrance at John Carlyle Street
- SE corner to be modified to accommodate the Senior Living design



APPROVED HEIGHT, STORIES AND AREA

765 JOHN CARLYLE STREET

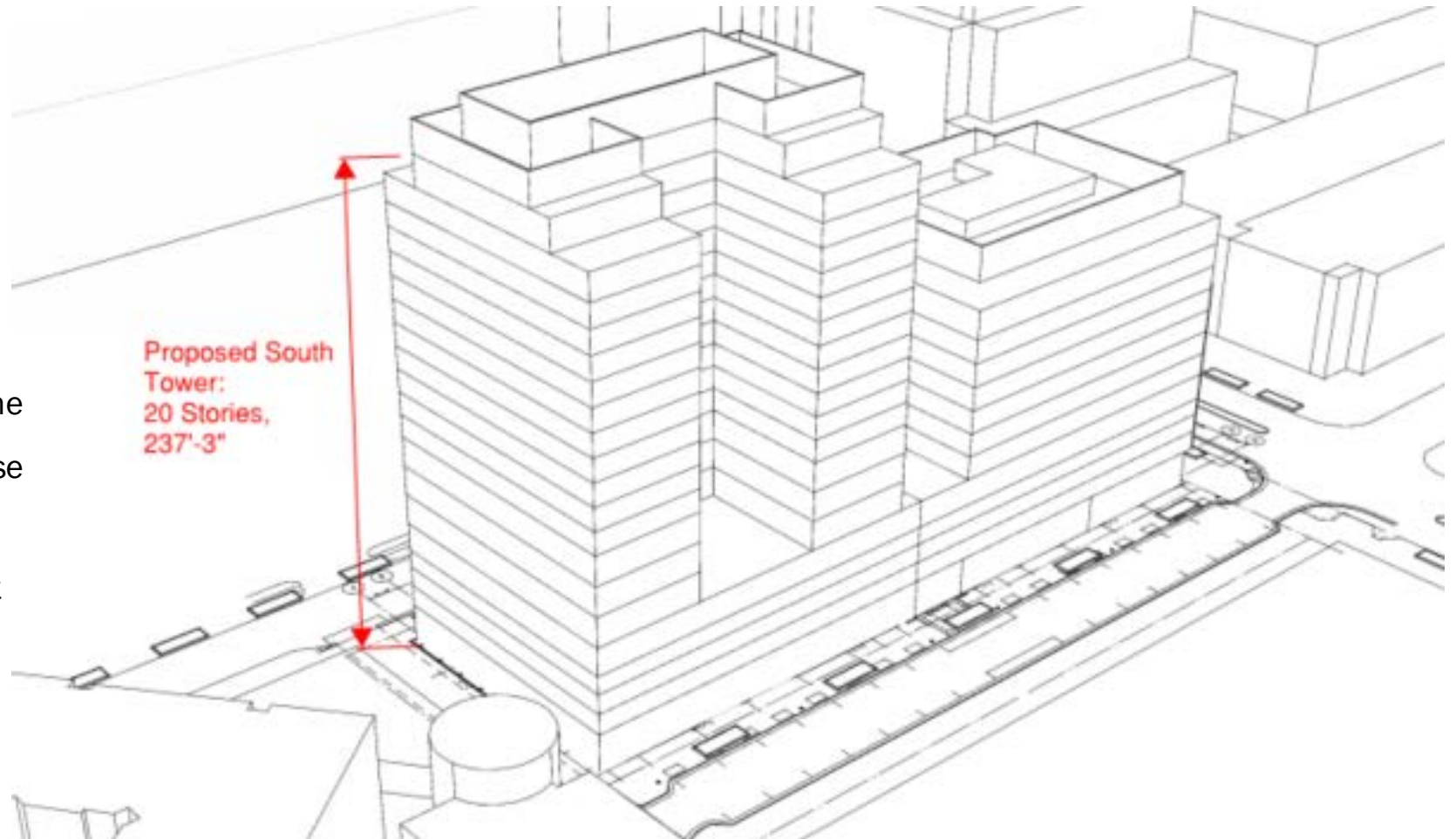
- APPROVED USE: Office
- ALLOWED AND APPROVED STORIES: 16 for south tower
 - Ground, 5 levels of parking, and 10 levels of office
- APPROVED HEIGHT: 183.43' from average finish grade to the top of the 16th floor for south tower
 - Mechanical Penthouse Tower: 26' above the roof
- APPROVED FAR: 371,886 sf for two towers
- APPROVED MASSING: Rectangle for the office building



PROPOSED HEIGHT, STORIES AND AREA

765 JOHN CARLYLE STREET

- PROPOSED USE: North Tower unchanged, South Tower Senior Living
- PROPOSED STORIES: South Tower 20 stories
 - Ground, 4 levels of parking, and 15 levels of Senior Living
- PROPOSED HEIGHT: South Tower 237.25' from average finish grade to the top of the 20th floor (amenity penthouse).
 - Mechanical Penthouse: 17' above the amenity penthouse (height and location of the mechanical penthouse to be modified based on the final system selection)
- PROPOSED FAR: Revised plan has a target density of 390,664 FAR with the ability to modify the proposed design through a reduction of floors or changes to building massing to meet the previously approved amount of 371,886.
- PROPOSED MASSING: U shape for South Tower to accommodate the Senior Living layout



FAÇADE PRECEDENTS

765 JOHN CARLYLE STREET

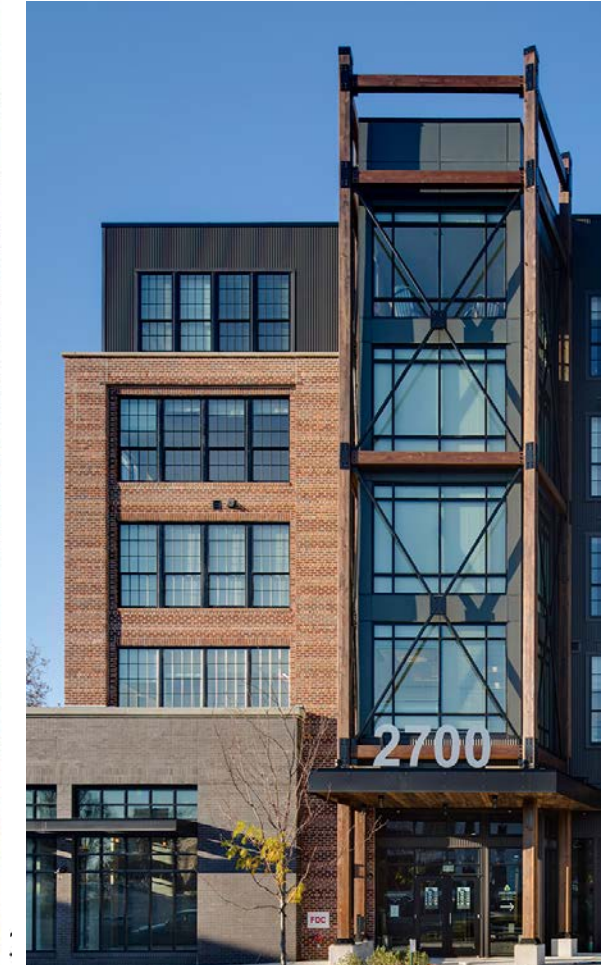
- Brick details and depth
- Window pattern
- Clean details



- Base and top concept
- Residential look
- Punched openings



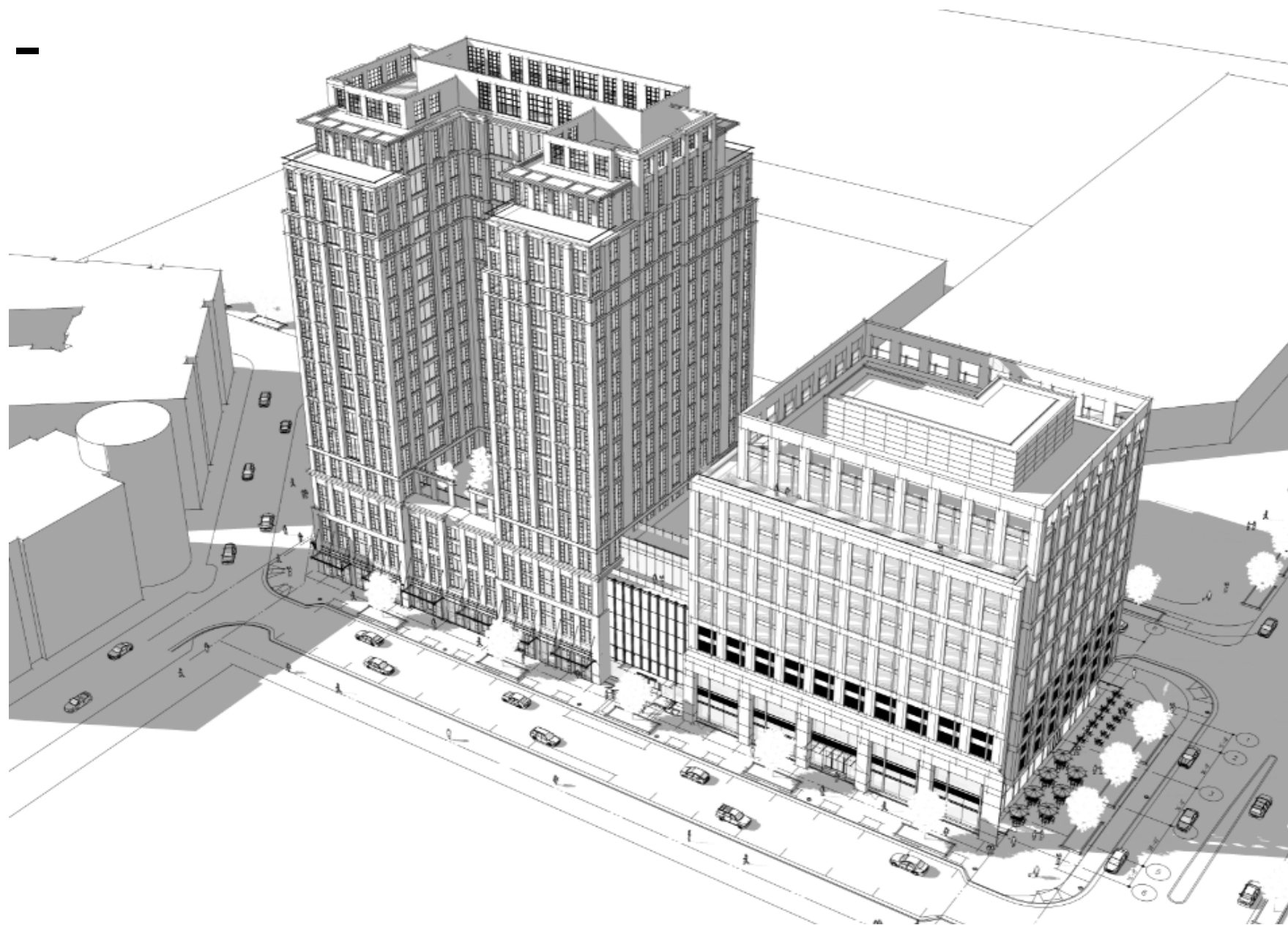
- Window pattern and corner window



- Brick detailing and depth
- Top and base concept

PERSPECTIVE – EAST AERIAL

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PERSPECTIVE – EAST FACADE

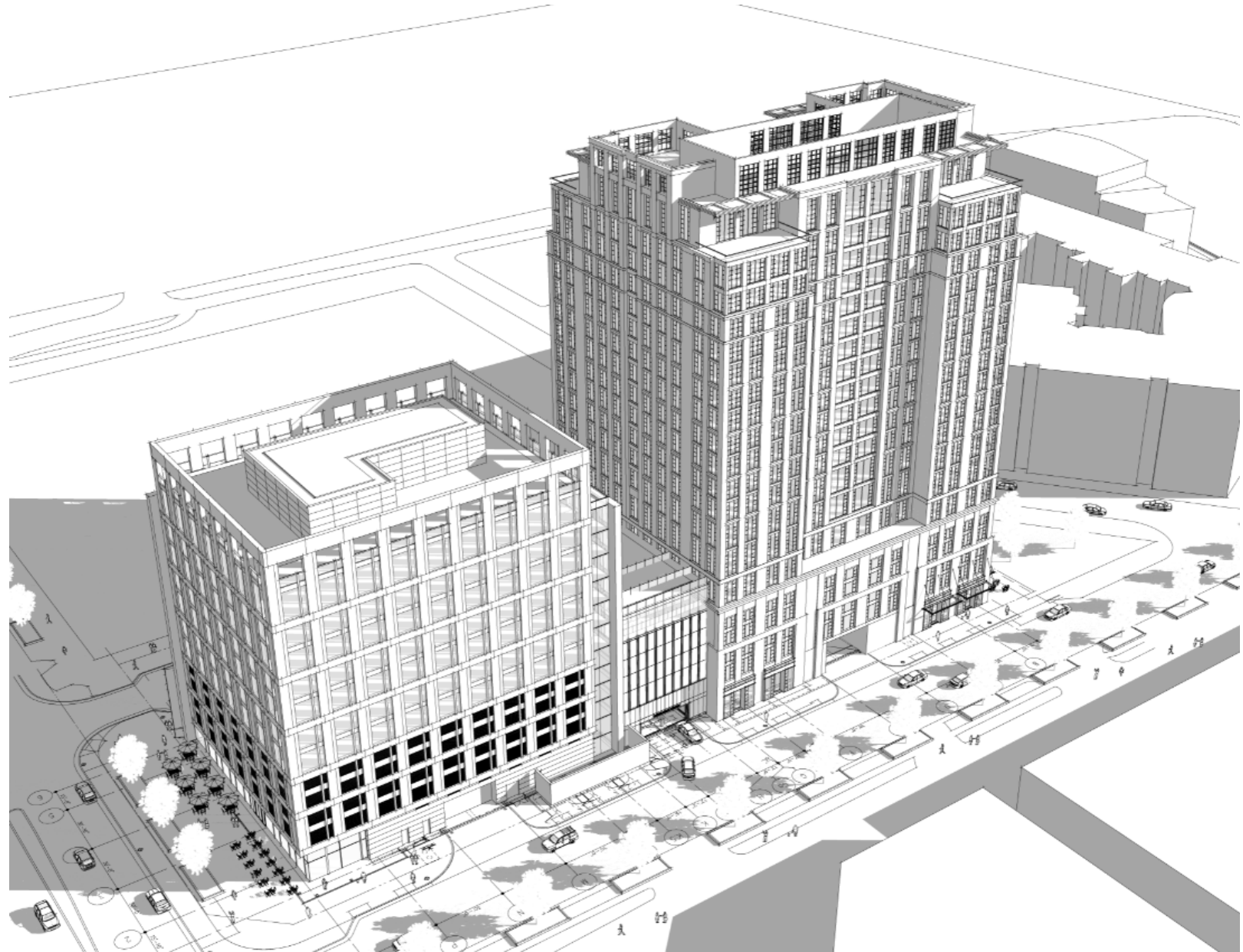
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- SE corner has been modified to accommodate the Senior Living design
- Mechanical penthouse height and location to be modified based on the final system selection



PERSPECTIVE – WEST AERIAL

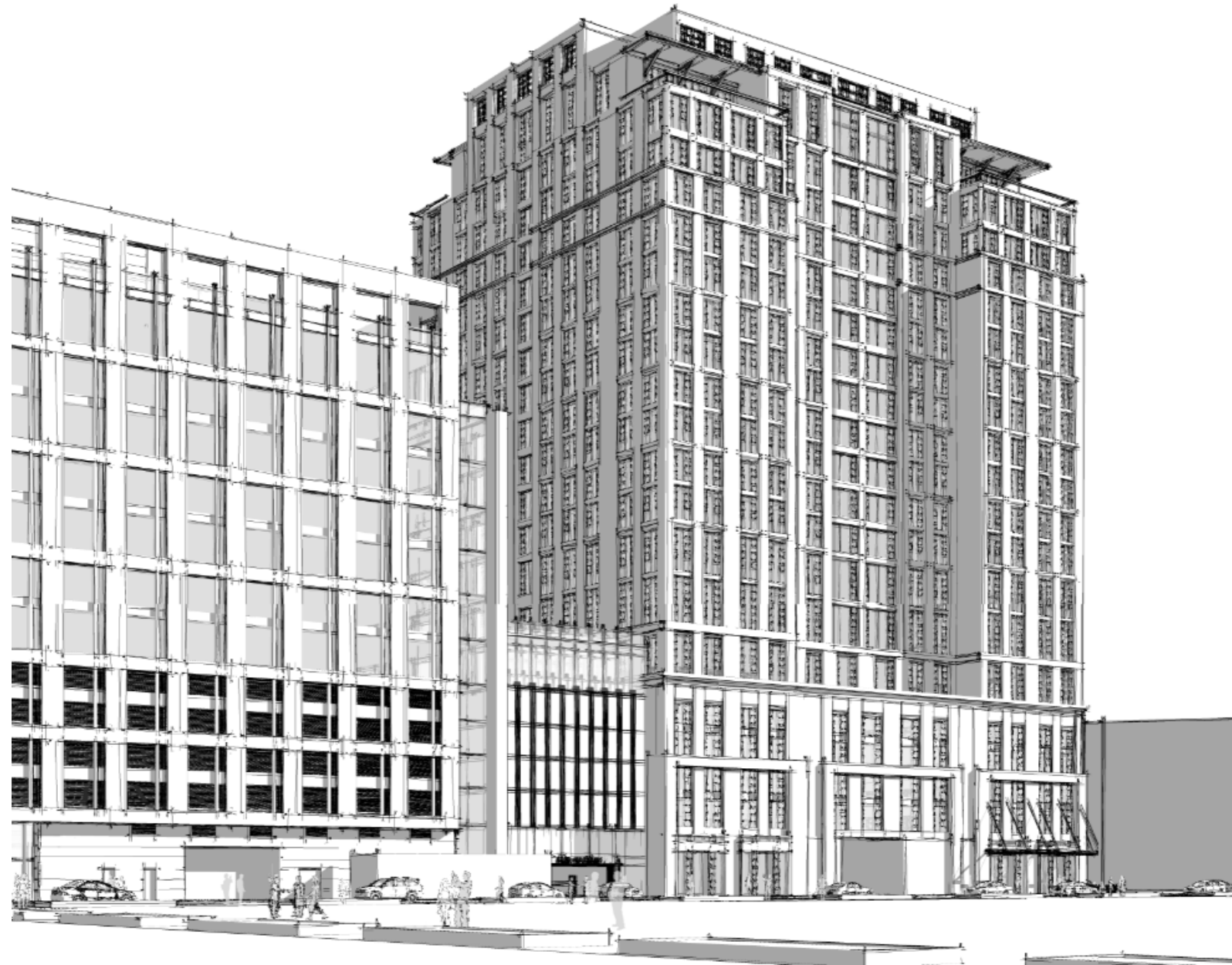
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PERSPECTIVE – WEST FACADE

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- Activate streetscape with Senior Living (Retail-like) storefronts



PERSPECTIVE— SOUTH AERIAL

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PERSPECTIVE – SOUTH FACADE

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FRONT ELEVATION - EAST

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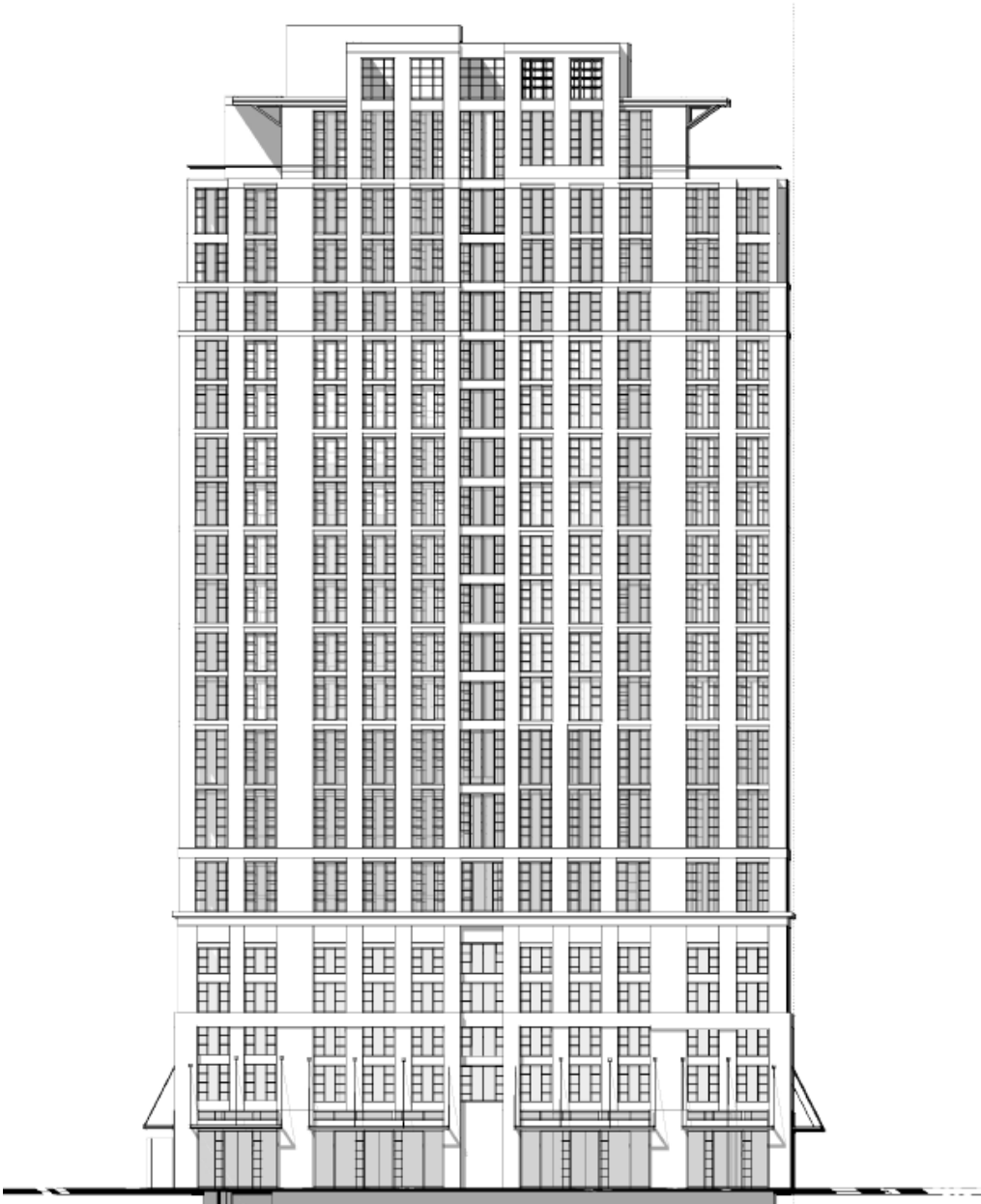
REAR ELEVATION - WEST

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SIDE ELEVATION – SOUTH

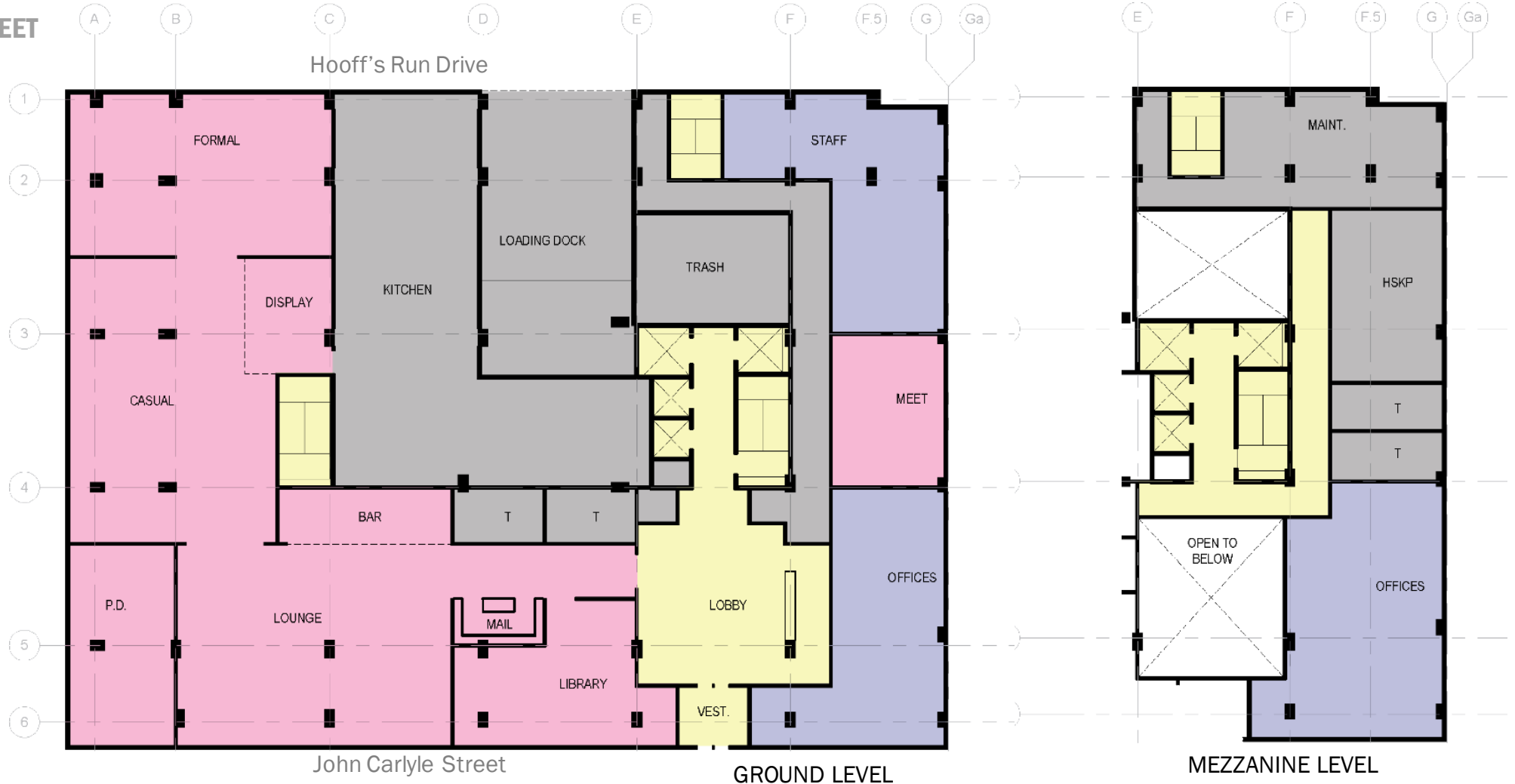
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GROUND & MEZZANINE LEVELS LOBBY & BACK OF HOUSE FLOOR PLANS

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- No changes to the Ground level plan except SE corner
- Building entry at John Carlyle Street
- Services at Hooff's Run Drive as approved
- Loading dock location unchanged



2ND – 5TH LEVELS TYPICAL PARKING FLOOR PLAN

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- Garage entrance, drive aisles and overall parking layout unchanged
- Eliminated Shuttle elevators



6TH - 7TH LEVELS

TYPICAL MEMORY CARE FLOOR PLAN

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● FLOOR PLAN:

U shape for Senior Living in lieu of rectangle (office plan)



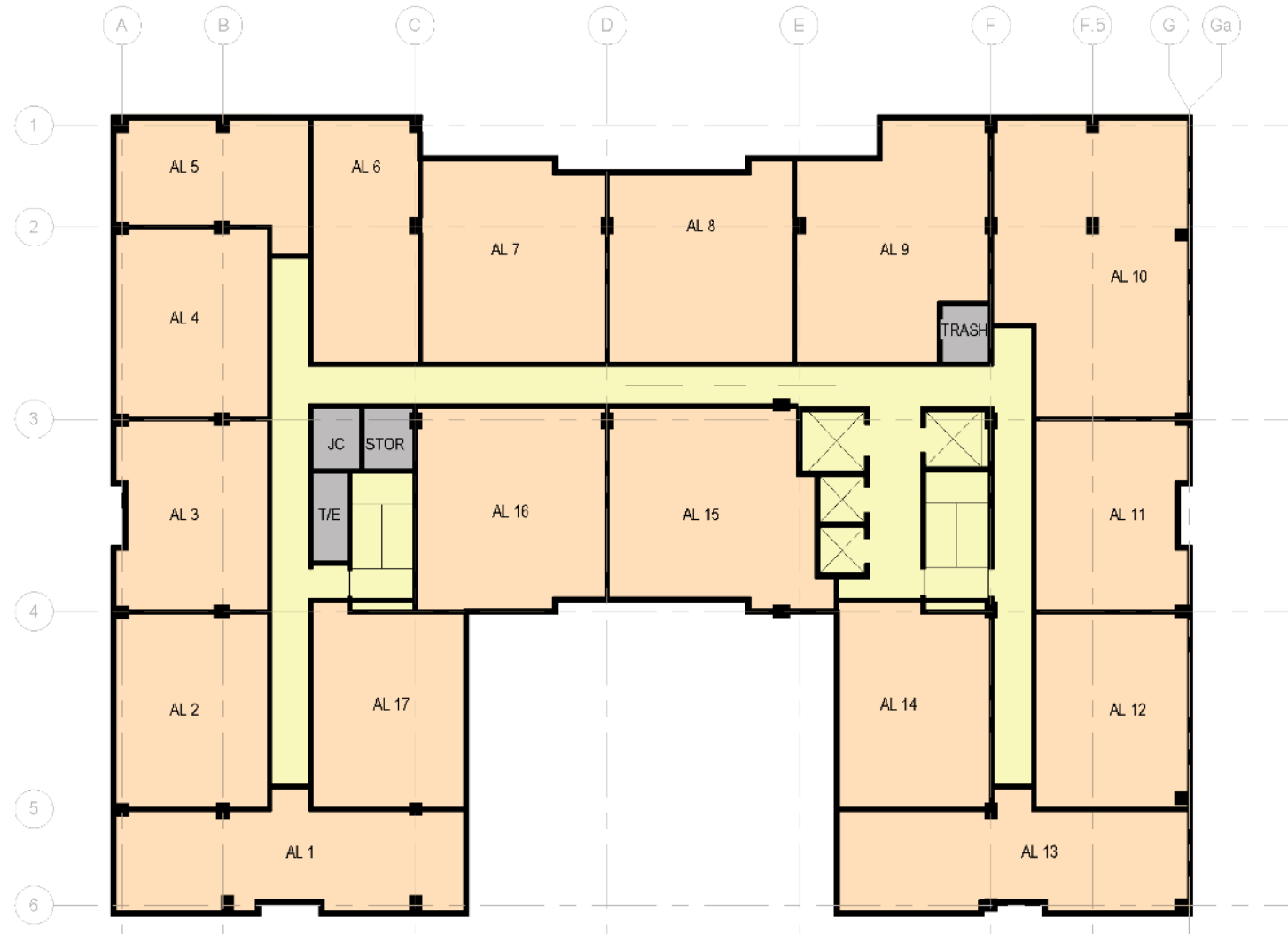
8TH LEVEL ASSISTED LIVING & AMENITY FLOOR PLAN

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9TH - 12TH LEVELS TYPICAL ASSISTED LIVING FLOOR PLAN

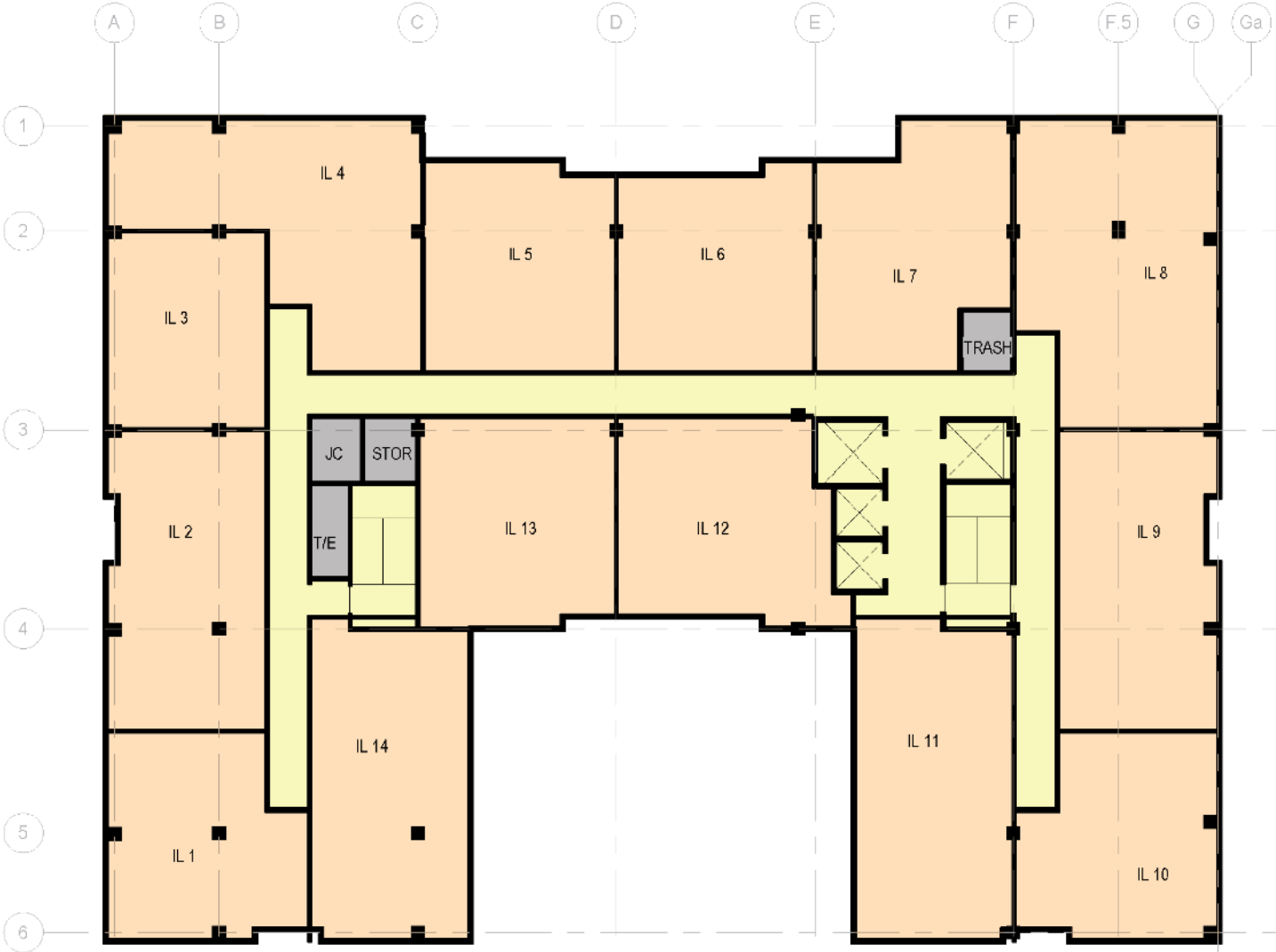
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13TH - 19TH LEVELS

TYPICAL INDEPENDENT LIVING FLOOR PLAN

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20TH (PENTHOUSE) LEVEL AMENITY FLOOR PLAN

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Human by Design

THANK YOU

