CARLYLE SOUTH

Alexandria | Virginia

PREPARED FOR:

Hines JM·ZELL

2016-02-17

Carlyle/Eisenhower East Design Review Board
Concept Design Review Submission

PREPARED BY:

ARQUITECTONICA

ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
SITE PLAN

SCHEME:

0 50’ 100’

SCALE:

DATE:
2016-02-17

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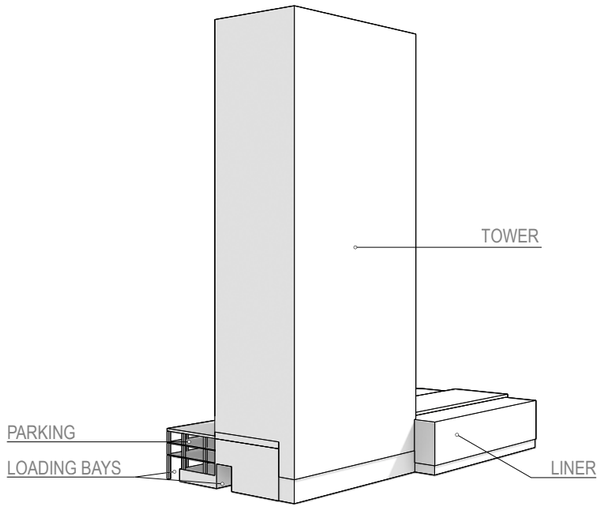
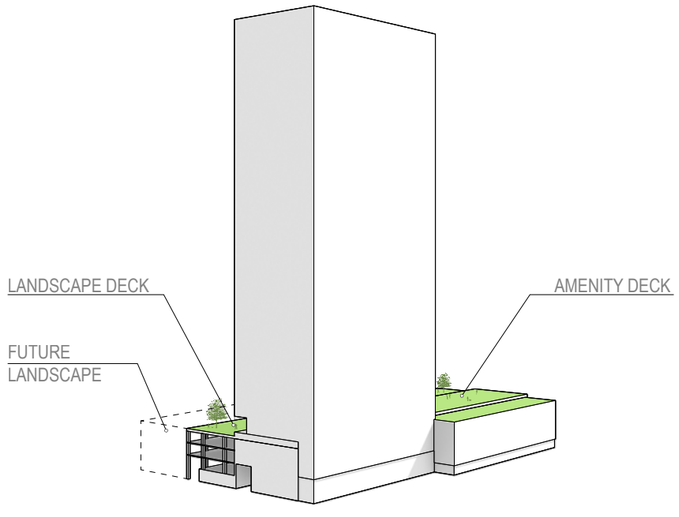
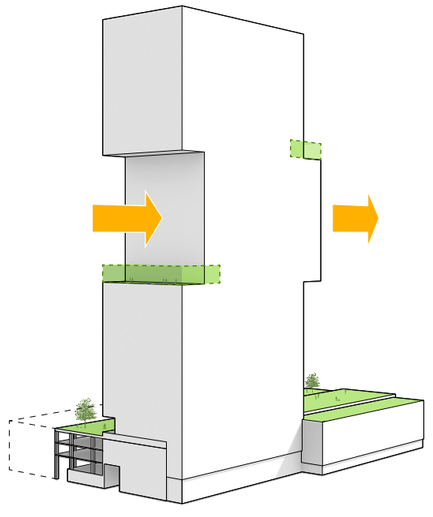


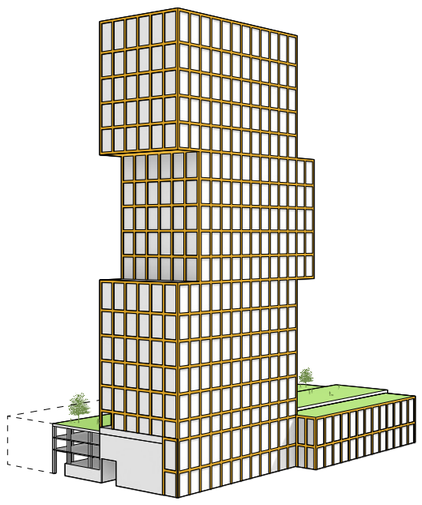
1 - TOWER



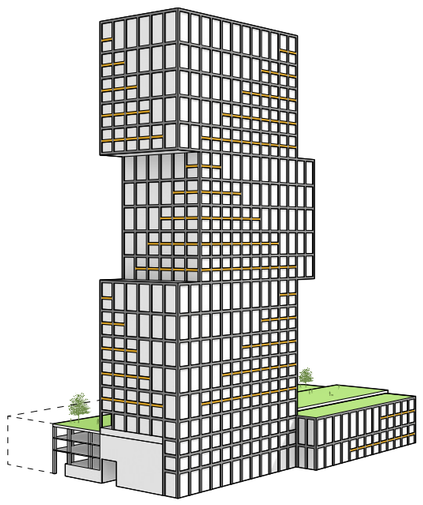
2 - LANDSCAPE



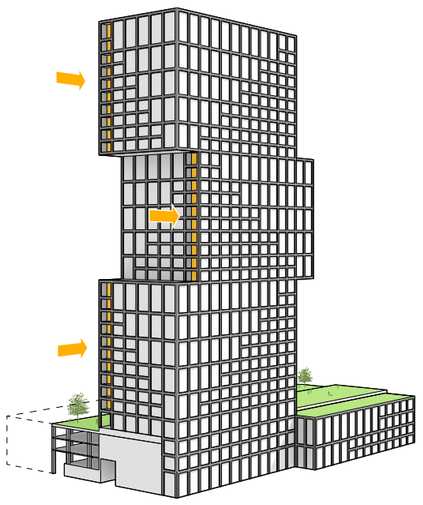
3 - CANTILEVER AND TERRACES



4 - FACADE FRAME



5 - FACADE PATTERN



6 - BALCONIES

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

CONCEPT SEQUENCE

SCHEME:

SCALE:

DATE:

2016-02-17

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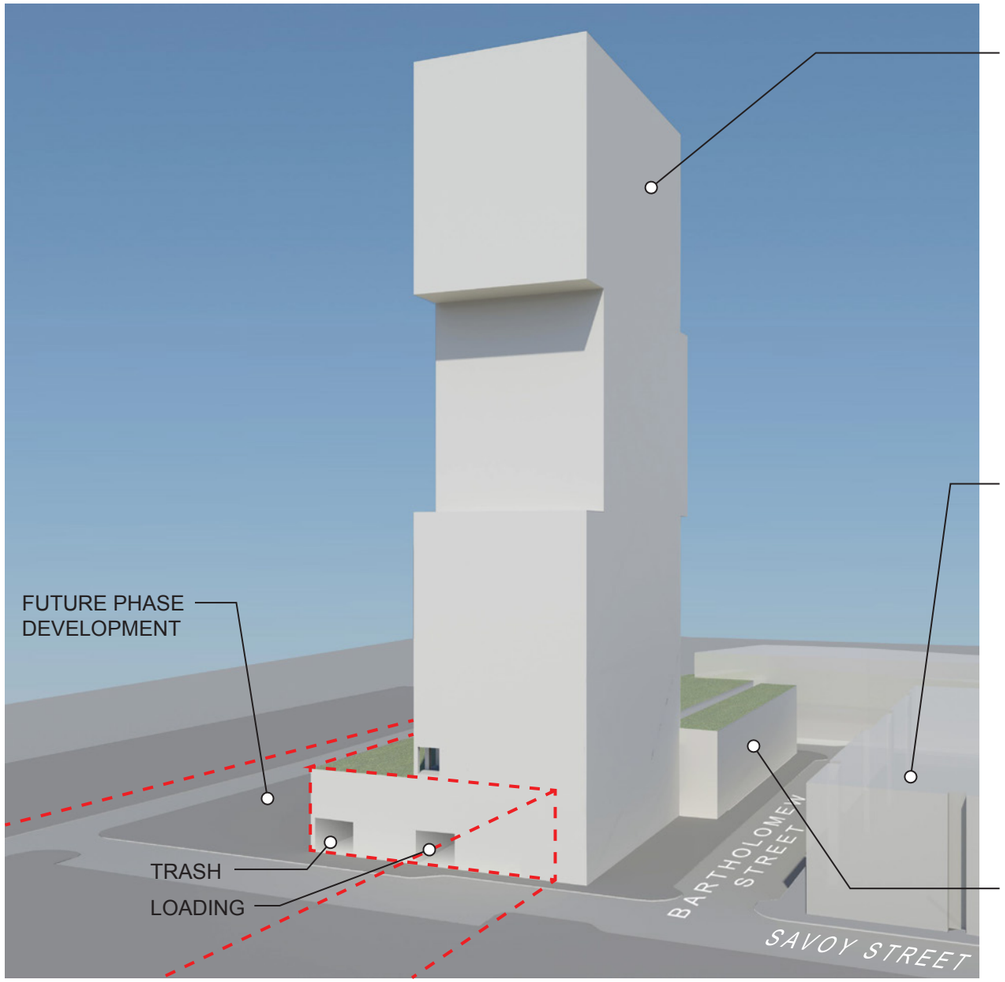
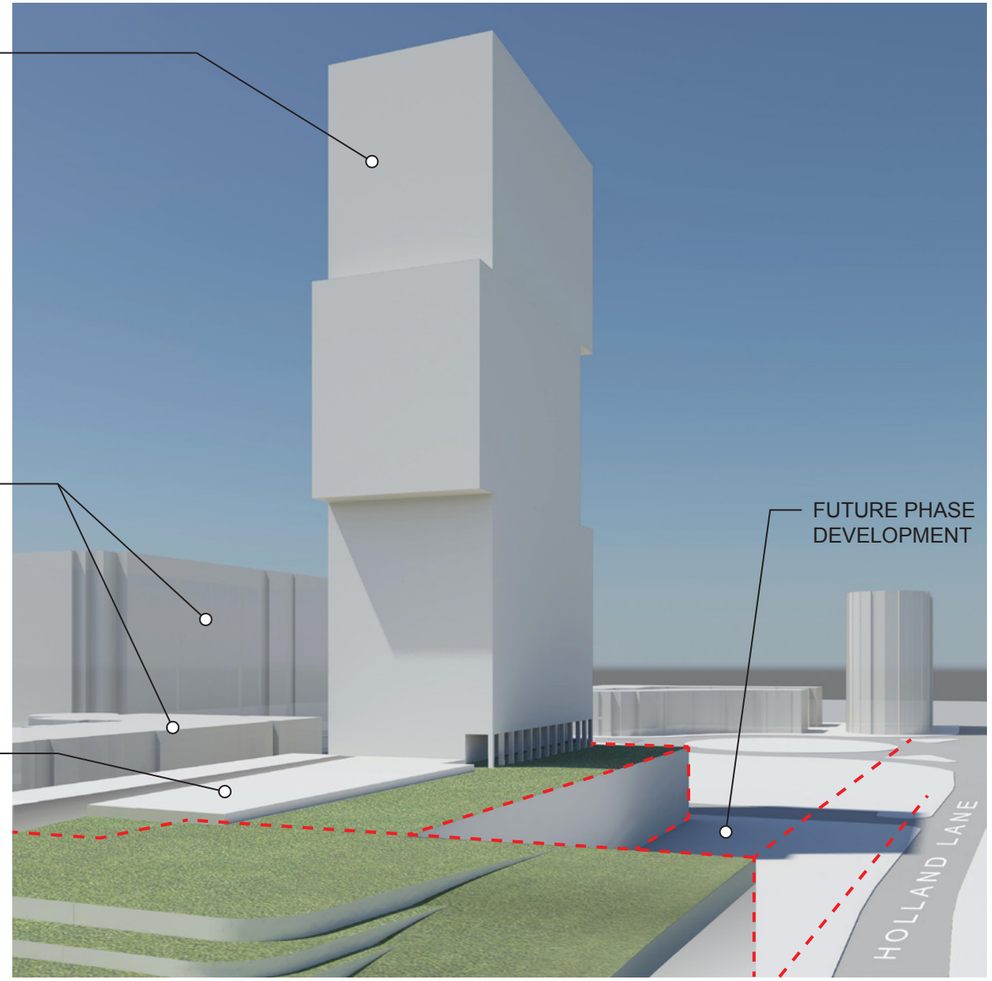


PROPOSED RESIDENTIAL TOWER

EXISTING BUILDINGS

AMENITY ROOF DECK

PROPOSED LOW-RISE RESIDENTIAL



ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
MASSING STUDY

SCHEME:

SCALE:

DATE:
2016-02-17

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ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
SERVICE VEHICLE ACCESS

SCHEME:

0 50’ 100’

SCALE: 1" =100’

DATE: 2016-02-17

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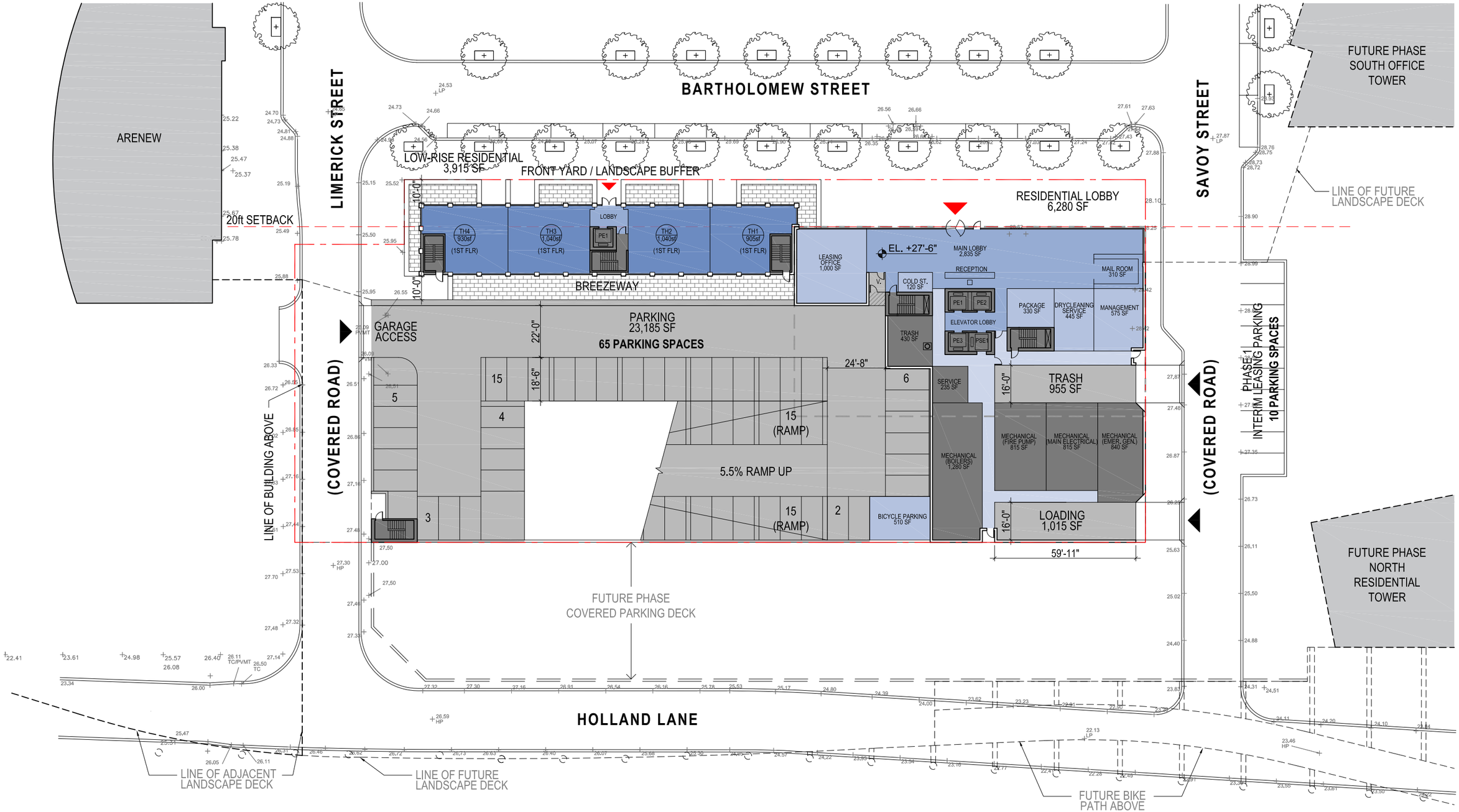

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

GROUND FLOOR PLAN

SCHEME:

0 20' 40'

SCALE: 1" = 40'

DATE: 2016-02-17

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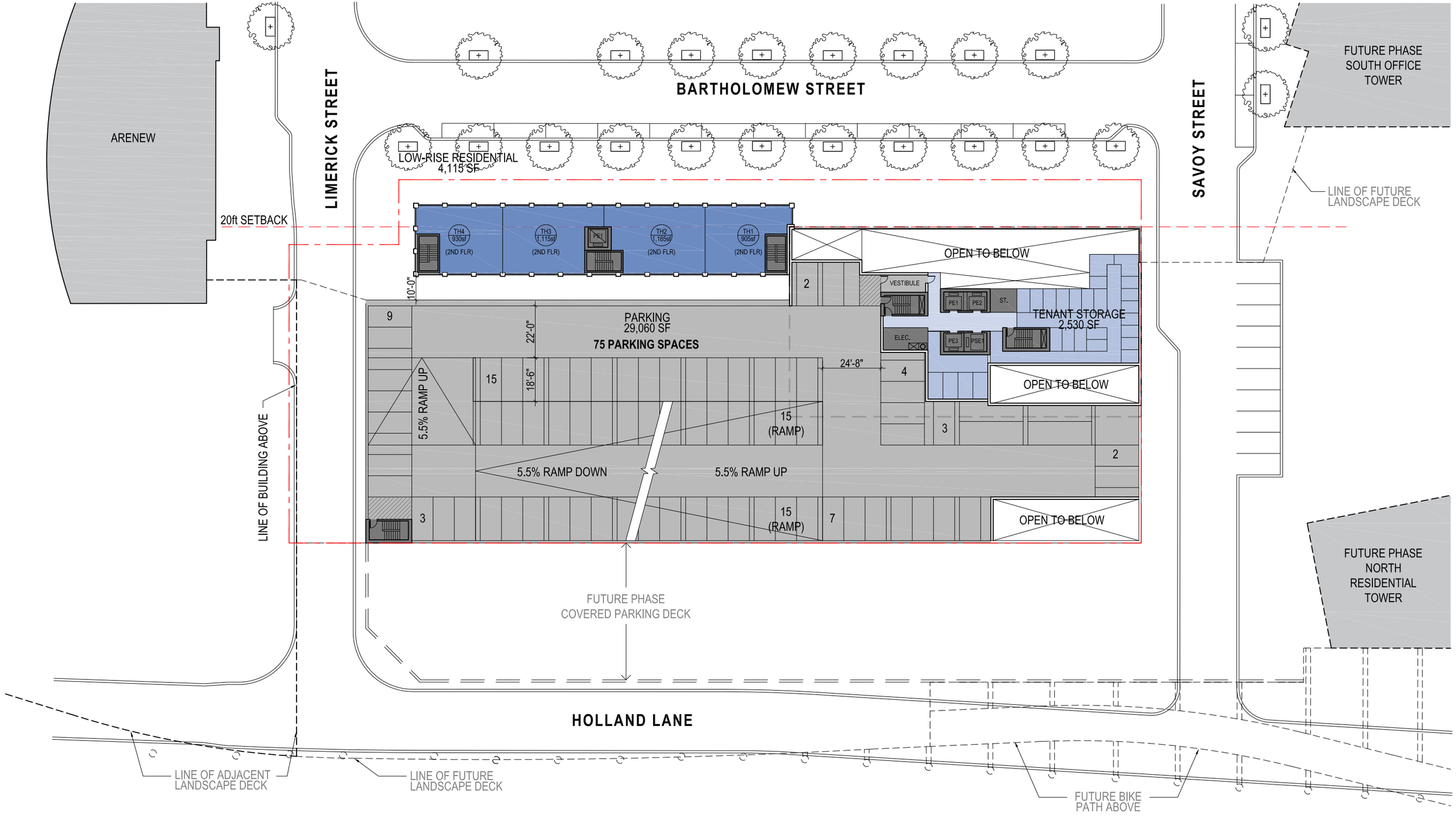

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

SECOND FLOOR PLAN

SCHEME:

0 20' 40'

SCALE: 1" = 40'

DATE: 2016-02-17

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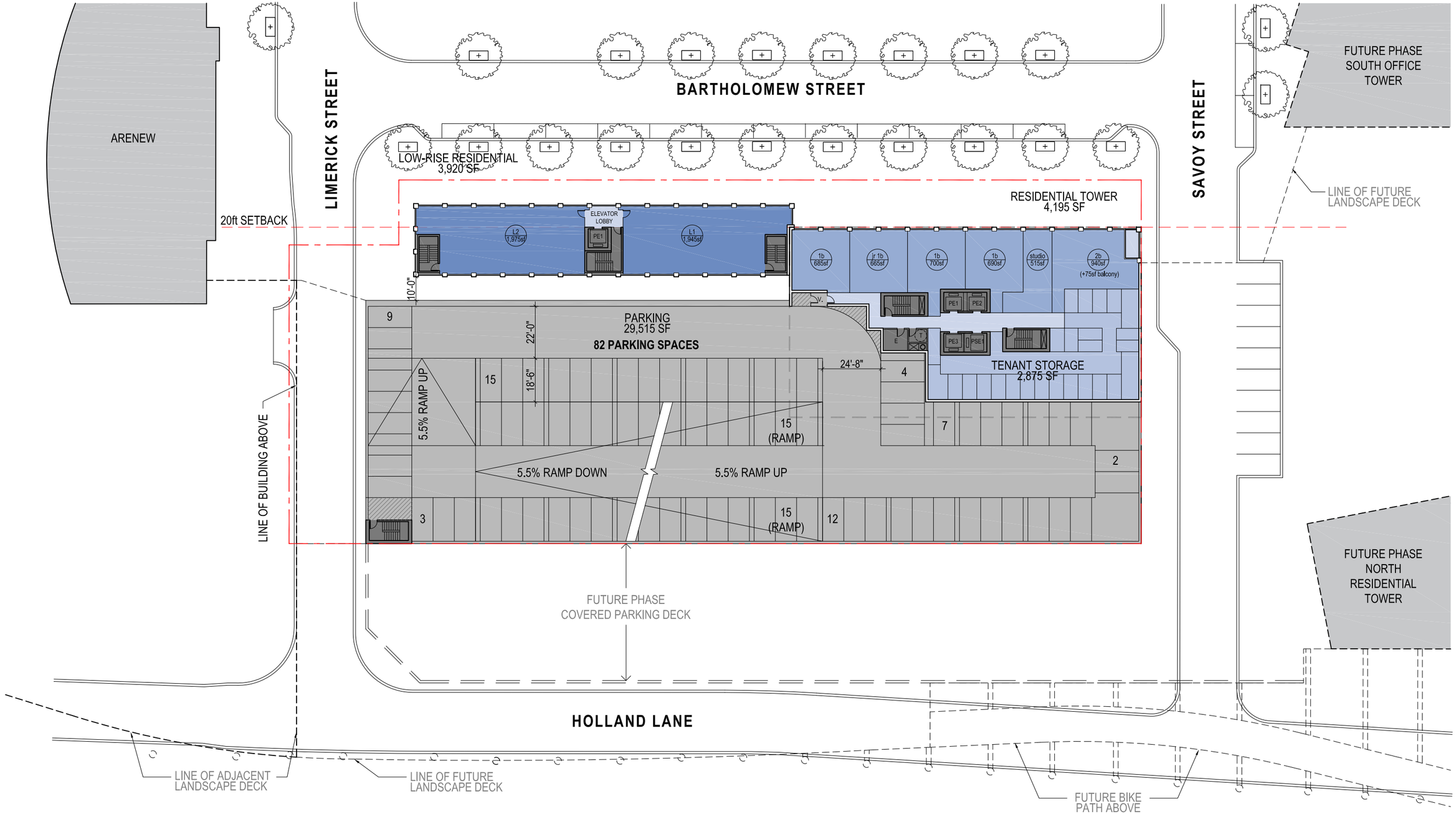

ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
THIRD FLOOR PLAN

SCHEME:

0 20' 40'

SCALE:
1" = 40'

DATE:
2016-02-17

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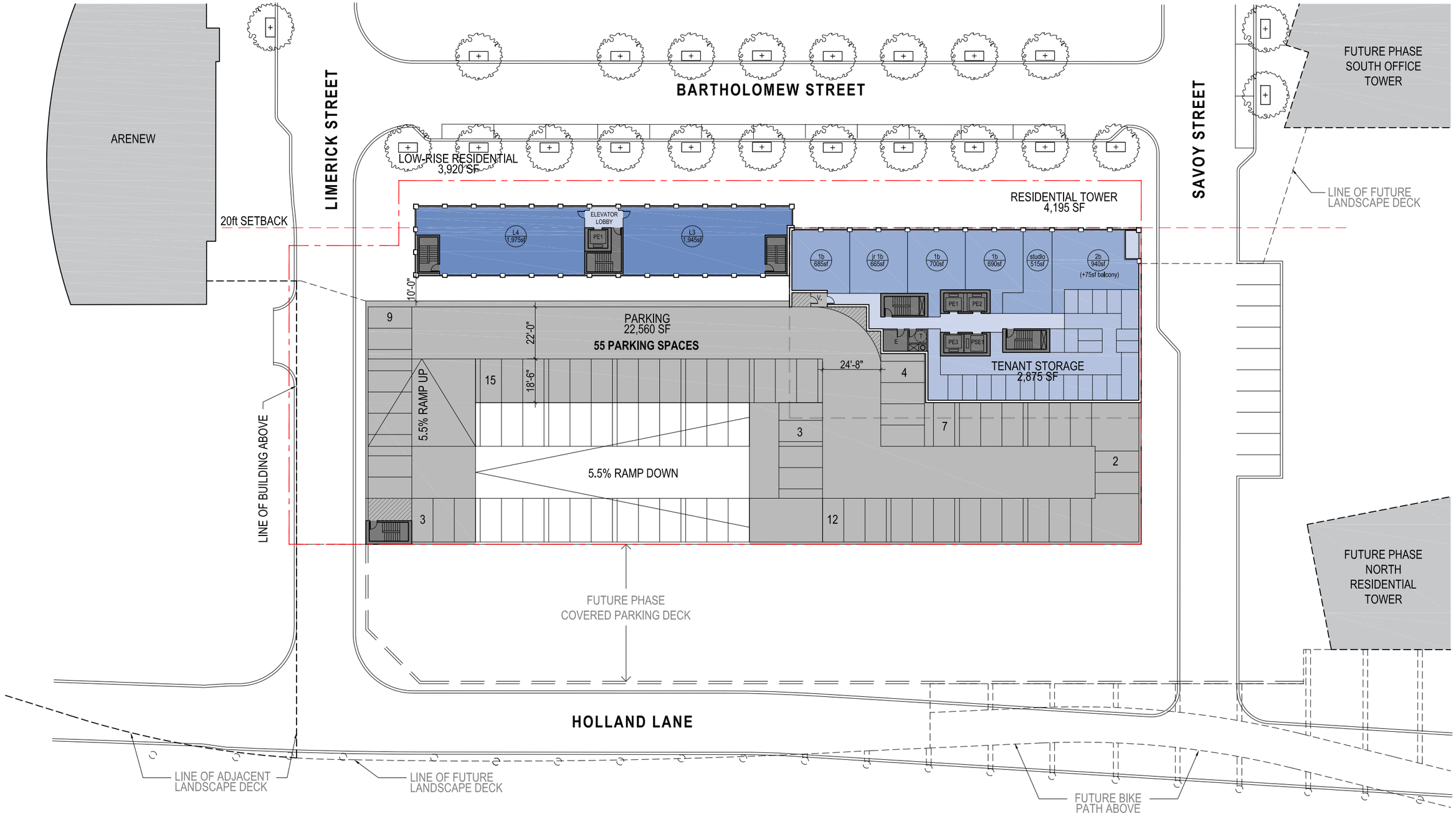

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

FOURTH FLOOR PLAN

SCHEME:

0 20' 40'

SCALE: 1" = 40'

DATE: 2016-02-17

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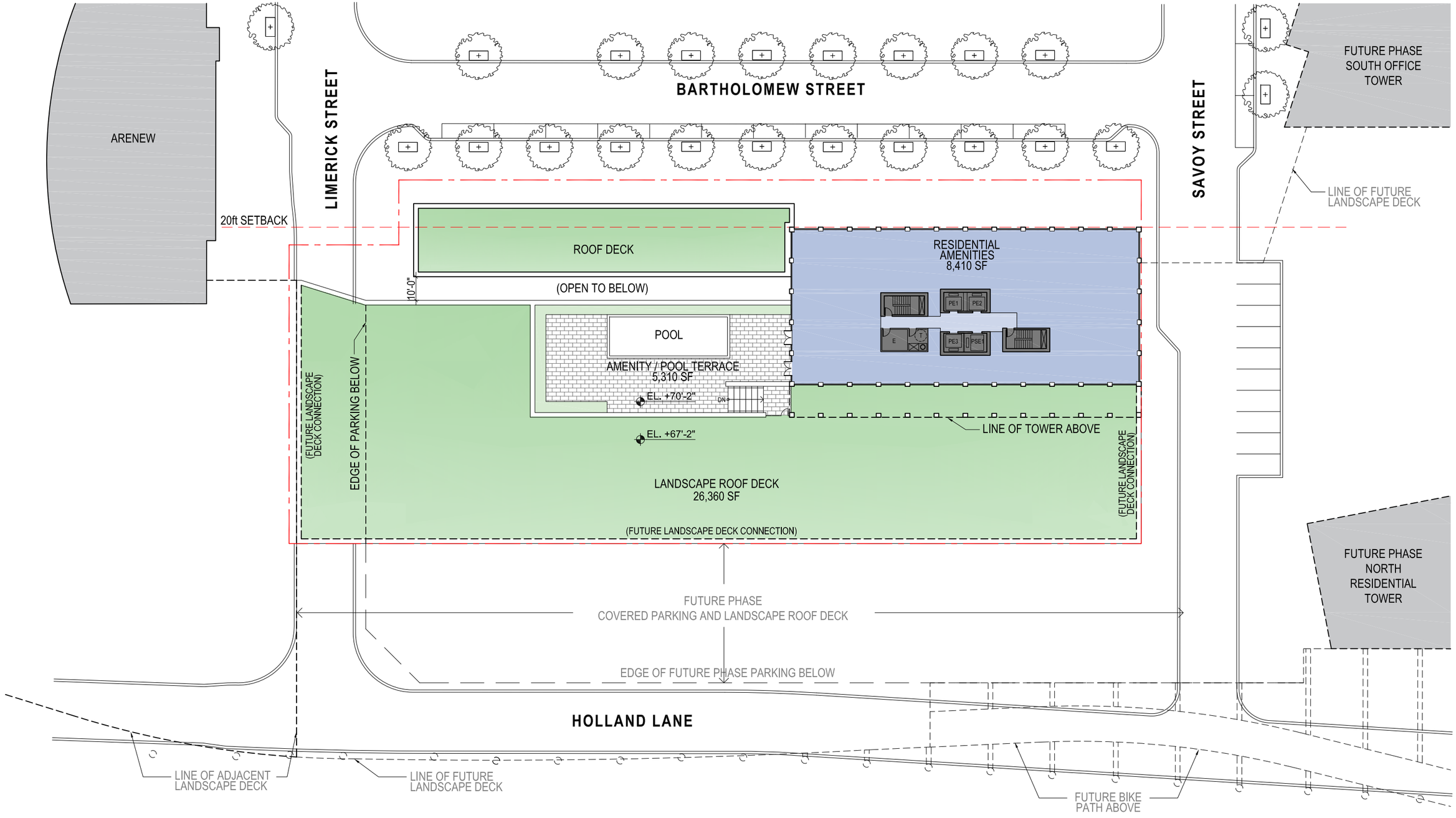

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

FIFTH FLOOR PLAN

SCHEME:

0 20' 40'

SCALE: 1" = 40'

DATE: 2016-02-17

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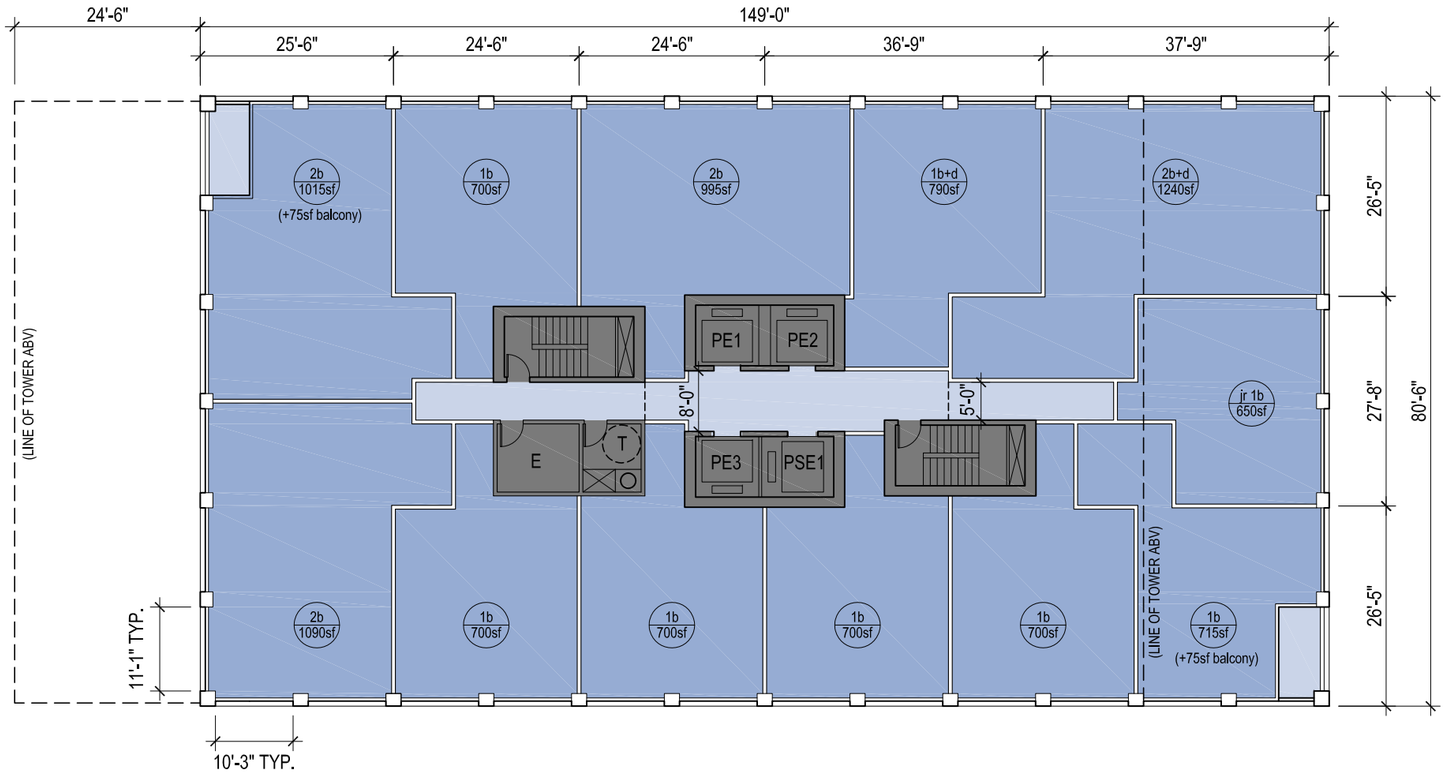

FLOOR AREA - 11,590 SF
CORE AREA - 1,570 SF

86.4% EFFICIENCY

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

TYPICAL TOWER FLOOR PLAN

SCHEME:

0 10' 20'

SCALE: 1" = 20'

DATE: 2016-02-17

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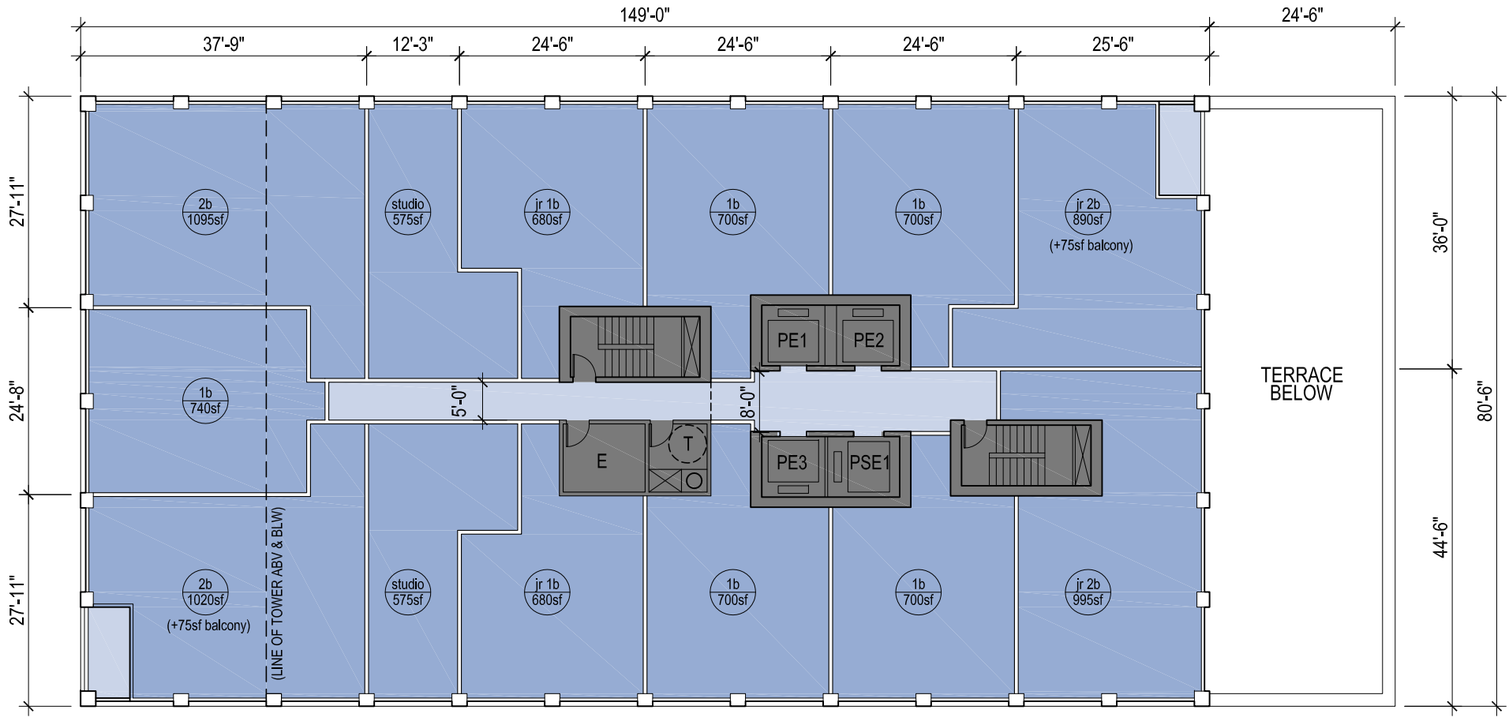

FLOOR AREA - 11,590 SF
CORE AREA - 1,550 SF

86.5% EFFICIENCY

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

CANTILEVER FLOOR PLAN

SCHEME:

ARQUITECTONICA

0 10' 20'

SCALE: 1" = 20'

DATE: 2016-02-17

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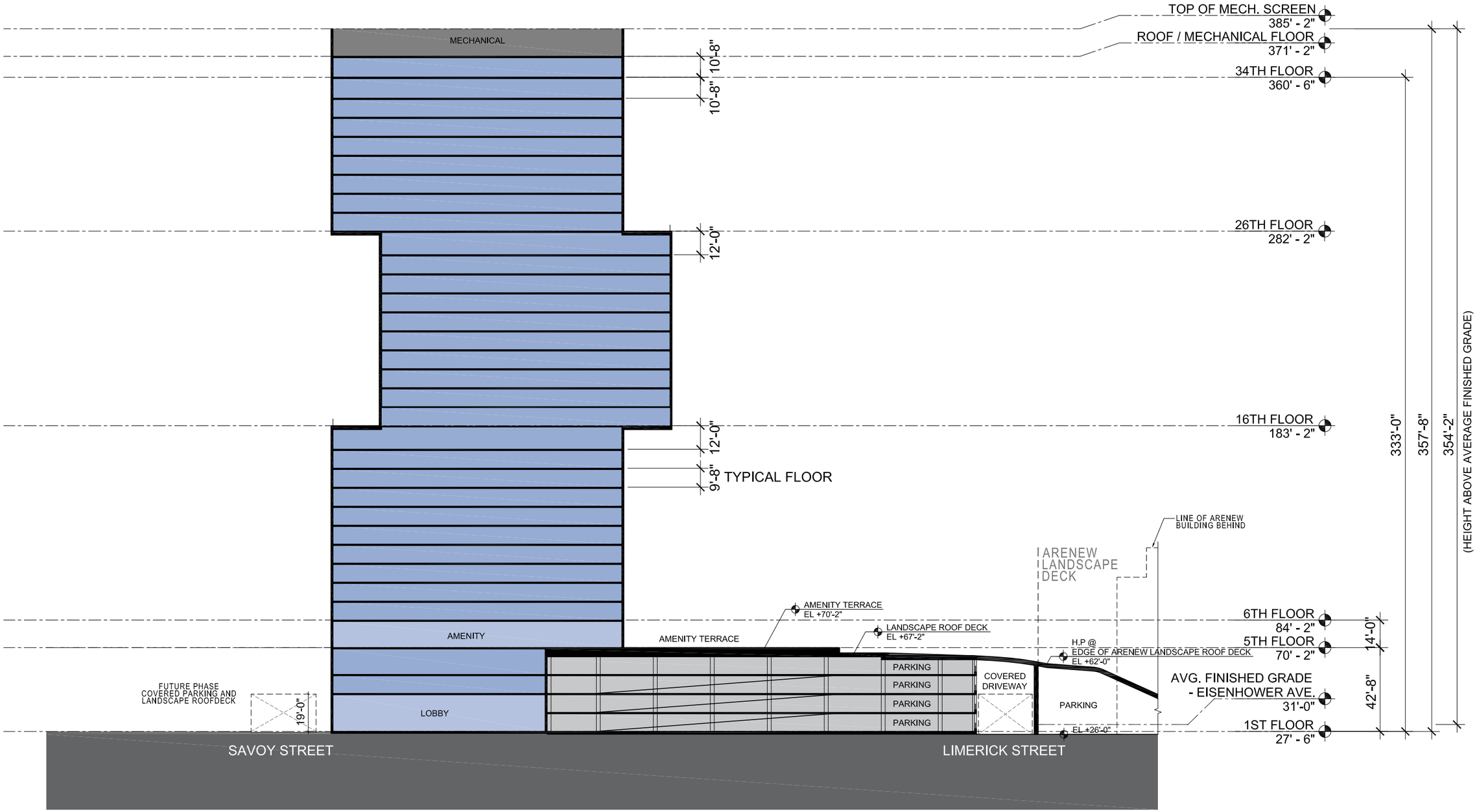

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DIAGRAM

SCHEME:

0 25' 50'

SCALE: 1" = 50'

DATE: 2016-02-17

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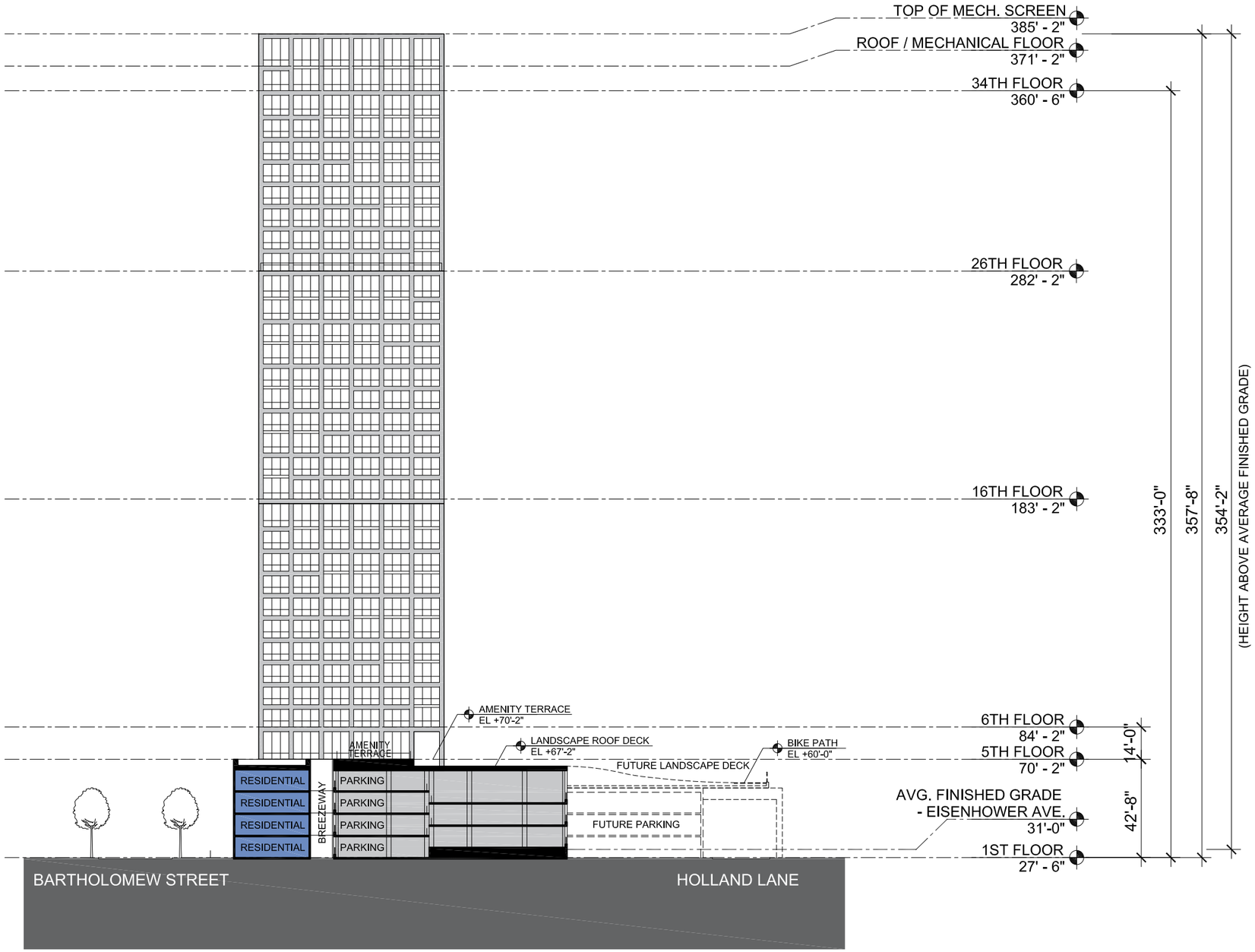

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DIAGRAM 2

SCHEME:

0 25' 50'

SCALE:

1" = 50'

DATE:

2016-02-17

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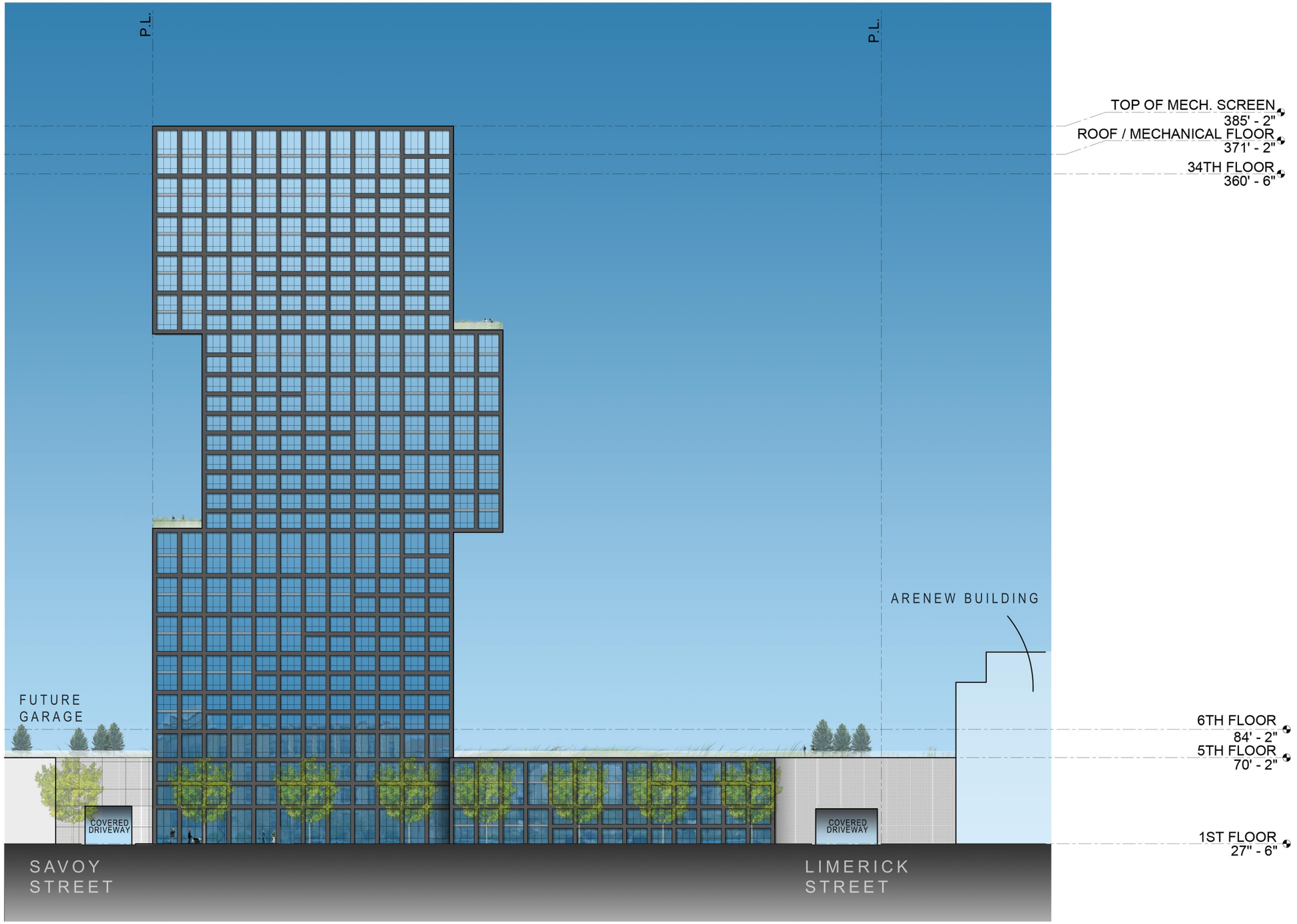

ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

WEST ELEVATION

SCHEME:

0 25' 50'

SCALE: 1" = 50'

DATE: 2016-02-17

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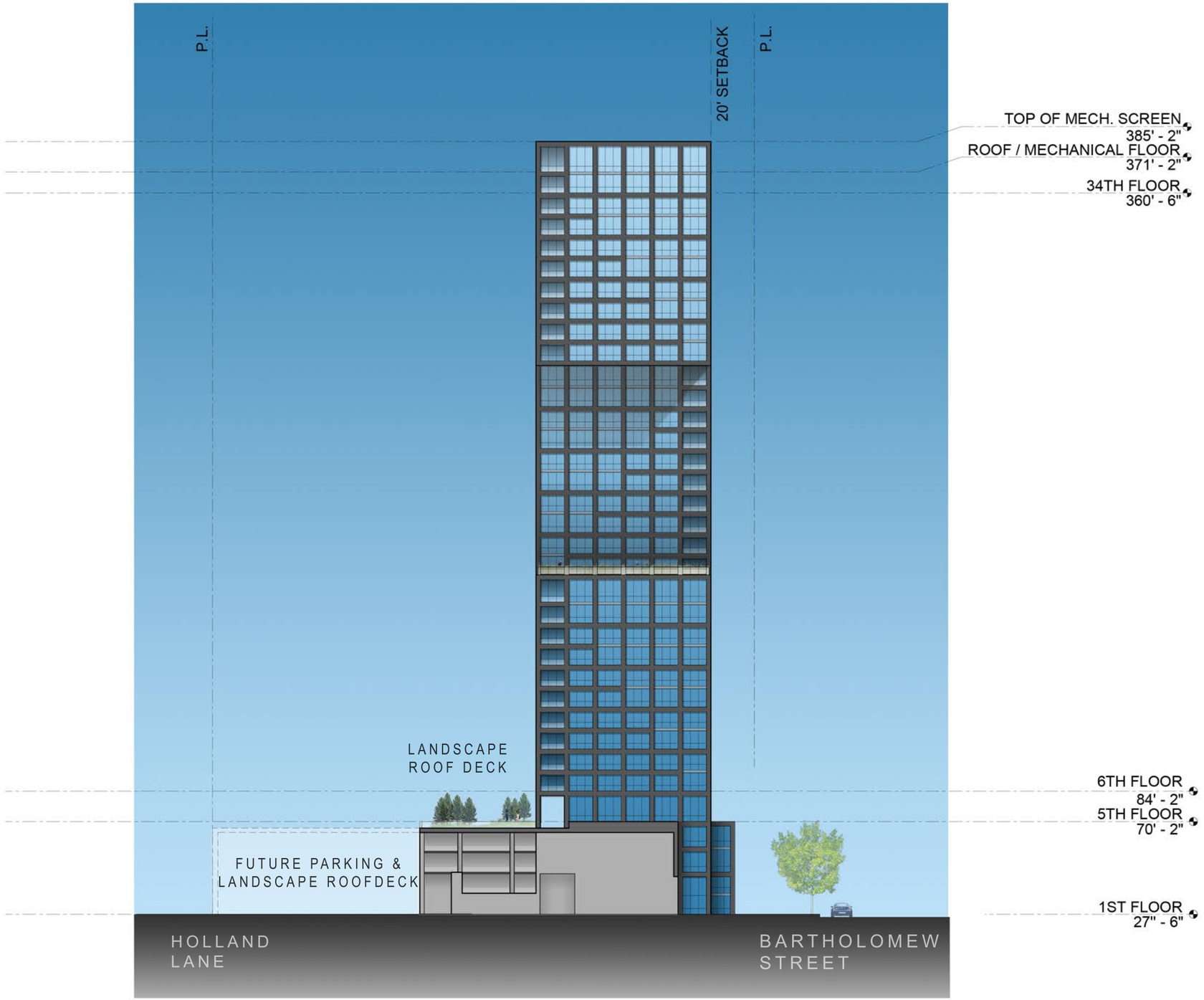

ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
NORTH ELEVATION

SCHEME:

0 25' 50'

SCALE:
1" = 50'

DATE:
2016-02-17

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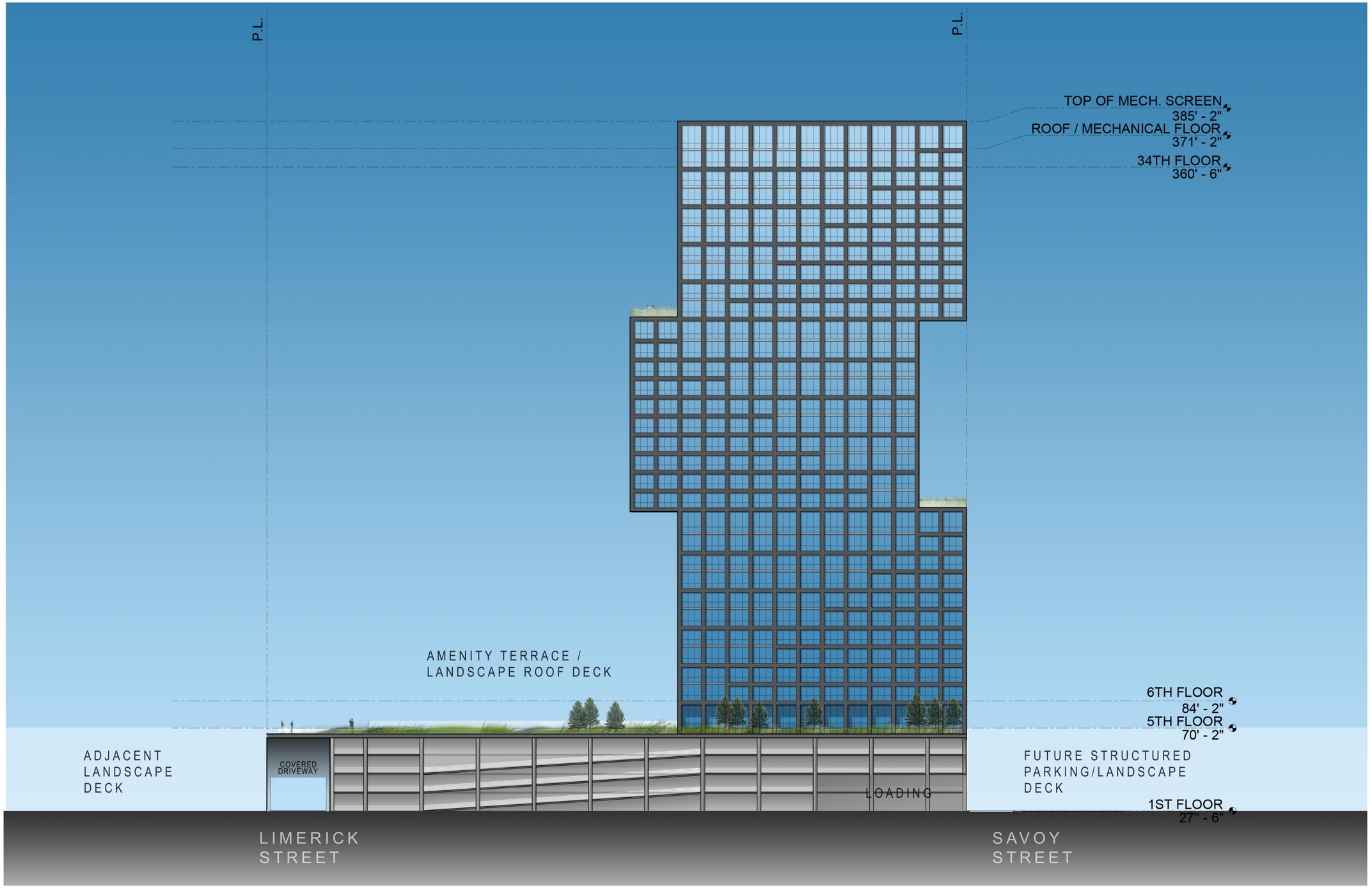

ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
EAST ELEVATION

SCHEME:

0 25' 50'

SCALE:
1" = 50'

DATE:
2016-02-17

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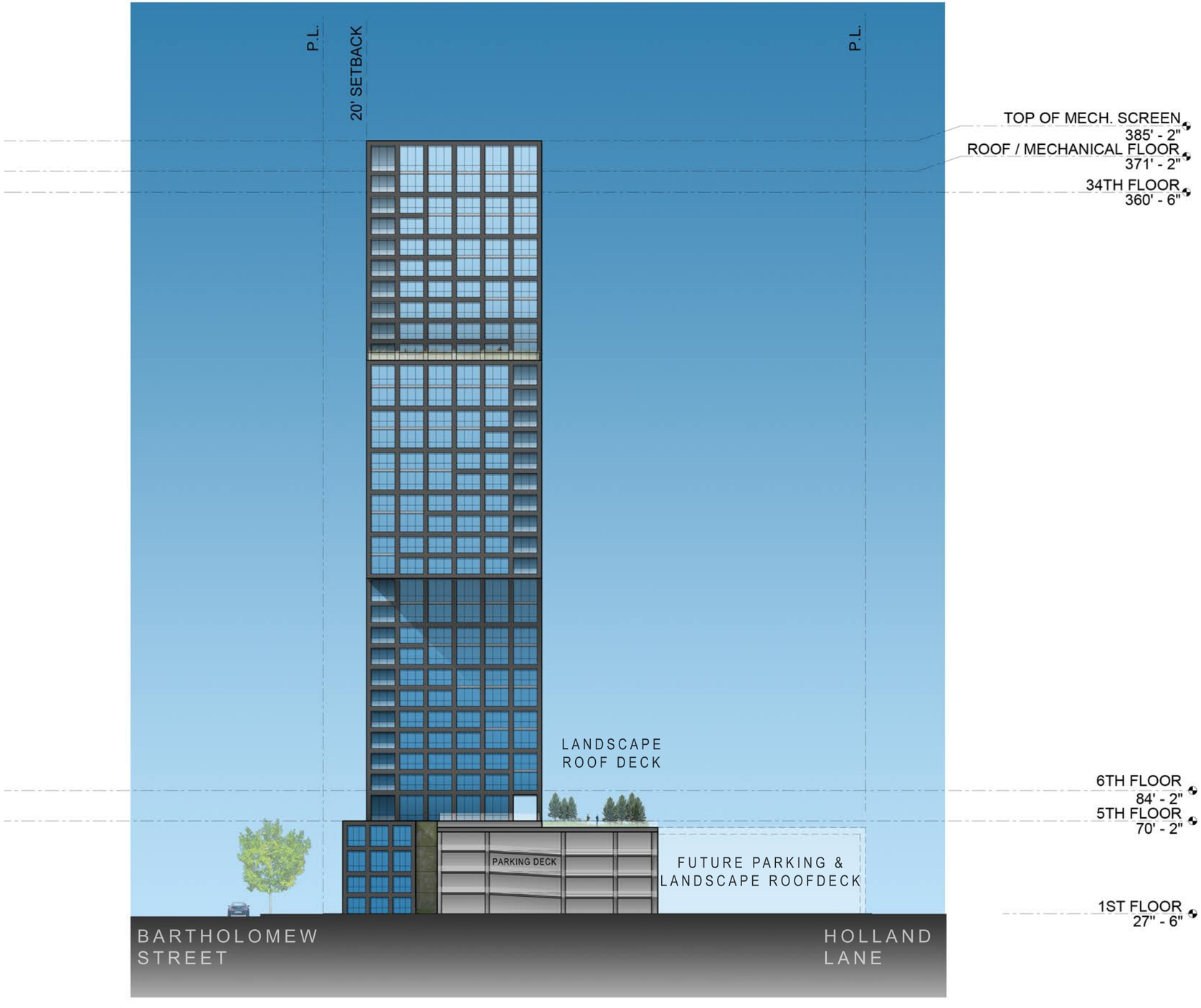

ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
SOUTH ELEVATION

SCHEME:

0 25' 50'

SCALE: 1" = 50'

DATE: 2016-02-17

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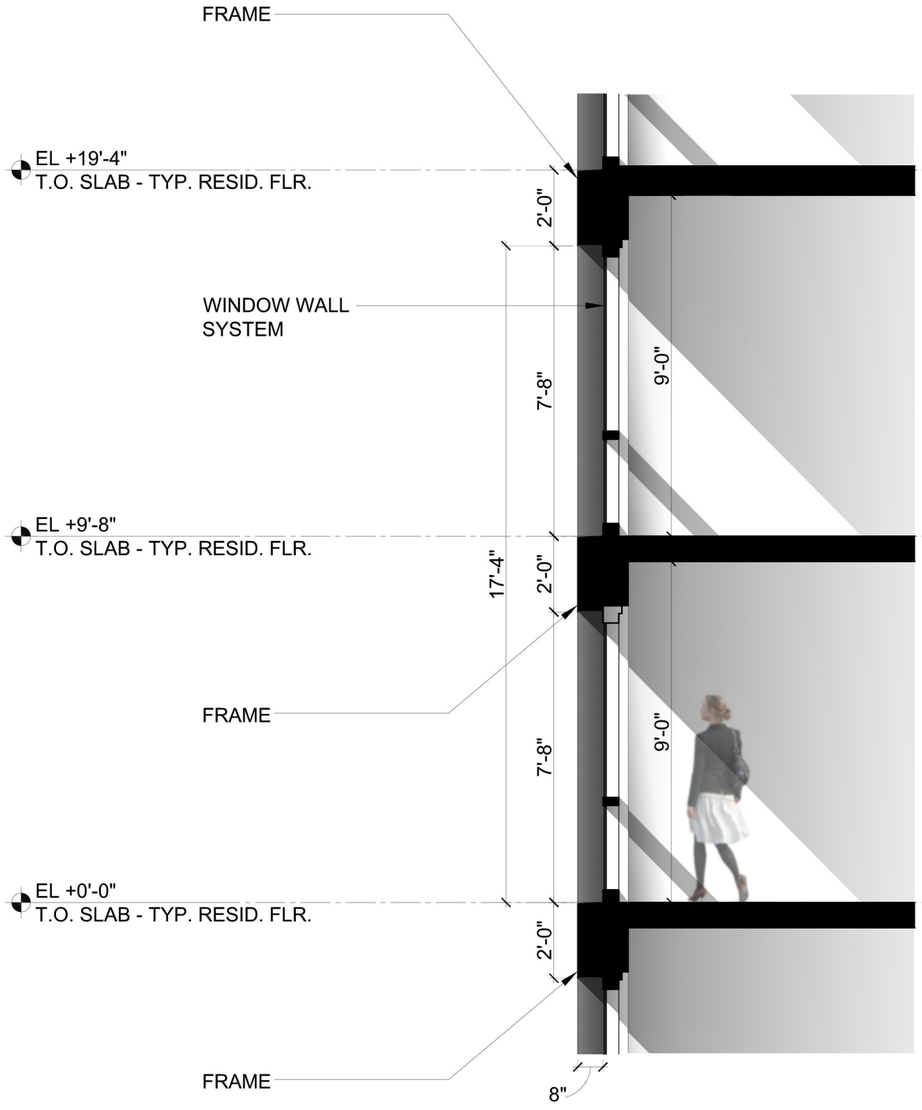

SECTION DETAIL

ELEVATION DETAIL

ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
BUILDING ENVELOPE STUDY
SINGLE BAY

SCHEME:

0 2' 4'

SCALE:
1/4" = 1'-0"

DATE:
2016-02-17

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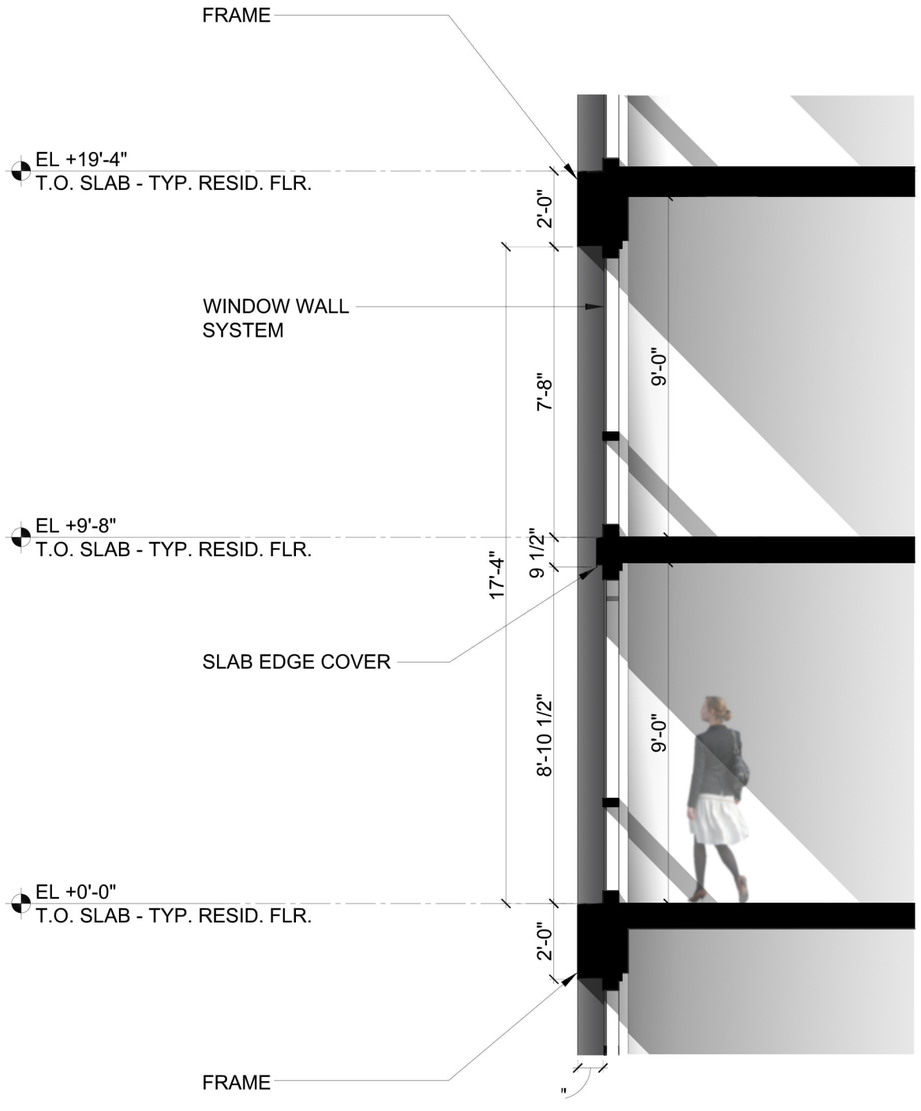

SECTION DETAIL

ELEVATION DETAIL

ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
BUILDING ENVELOPE STUDY
DOUBLE BAY

SCHEME:

0 2' 4'

SCALE: 1/4" = 1'-0"

DATE: 2016-02-17

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ARQUITECTONICA

PREPARED FOR:
Hines JM·ZELL

PROJECT:
Carlyle South
Alexandria, Virginia

DRAWING:
CONCEPT RENDERING

SCHEME:

SCALE:

DATE:
2016-02-17

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CARLYLE SOUTH
Alexandria, VA
Preliminary Program Areas

02/17/16

Total Site Area **78,365**

		Floor	RESIDENTIAL TOWER									OTHER USES				TOTAL GROSS AREA
			Rentable SF	Units	Lobby/Amenity / Support	Tenant Storage	Loading/Trash	Mechanical	Core/Corridor	% Efficiency w/storage	% Efficiency w/o storage	TOTAL	Parking Area	Parking Stalls	Bike Parking	TOTAL	
TOWER	9 FLRS	34	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		33	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		32	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		31	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		30	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		29	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		28	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		27	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		26	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
	10 FLRS	25	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		24	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		23	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		22	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		21	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		20	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		19	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		18	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		17	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
		16	10,040	13					1,550	87%	n/a	**11,590**					**11,590**
	10 FLRS	15	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		13	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		13	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		12	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		11	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		10	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		9	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		8	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		7	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
		6	10,020	12					1,570	86%	n/a	**11,590**					**11,590**
BASE		5			8,410				1,400			**9,810**					**9,810**
	5 FLRS	4	4,195	6		2,875			1,700	81%	48%	**8,770**	22,560	55		**22,560**	**31,330**
		3	4,195	6		2,875			1,700	81%	48%	**8,770**	29,515	82		**29,515**	**38,285**
		2				2,530			1,610			**4,140**	29,060	76		**29,060**	**33,200**
		1			6,280		1,970	3,750	2,175			**14,175**	23,185	65	510	**23,695**	**37,870**
		TOTAL	**299,170**	370	**14,690**	**8,280**	**1,970**	**3,750**	**53,915**			**381,775**	**104,320**	278	**510**	**104,830**	
			TOTAL RESIDENTIAL AREA (GSF)										**TOTAL PARKING AREA (GSF)**				

TOTAL PROJECT AREA (GSF)	**486,605**
OVERALL RESIDENTIAL + STORAGE / BUILDING EFFICIENCY (EXCL. PKG + BALCONIES)	**80.53%**

# of Units	370
Rentable SF / Unit	808.6
Gross SF / Unit	1031.8

Provided Parking	278
Spaces / Unit	0.751

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.

CARLYLE SOUTH

Alexandria, VA
Preliminary Unit Mix

02/17/16

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			
TOTAL	**6**		**12**			
TOWER - 6TH TO 15TH FLOOR, 26TH TO 34TH FLOOR						TYPICAL
STUDIO	0	19	0			
JR 1 BDRM	1	19	19	650	650	650
1 BDRM	6	19	114	700	715	707.5
1 BDRM + DEN	1	19	19	790	790	790
JR 2 BDRM	0	19	0			
2 BDRM	3	19	57	1015	1090	1052.5
2 BDRM + DEN	1	19	19	1240	1240	1240
TOTAL	**12**		**228**			
TOWER - 16TH TO 25TH FLOOR						CANTILIVER
STUDIO	2	10	20	575	575	575
JR 1 BDRM	2	10	20	680	680	680
1 BDRM	5	10	50	700	740	720
1 BDRM + DEN	0	10	0			
JR 2 BDRM	2	10	20	890	995	942.5
2 BDRM	2	10	20	1020	1090	1055
2 BDRM + DEN	0	10	0			
TOTAL	**13**		**130**			

TOWER UNIT MIX SUMMARY

UNIT TYPE	SITE TOTAL				
	NO. OF UNITS	PERCENTAGE		TARGET	
STUDIO	22	5.9%	5.9%	5.0%	5.0%
JR 1 BDRM	41	11.1%		10.0%	
1 BDRM	170	45.9%	62.2%	50.0%	65.0%
1 BDRM + DEN	19	5.1%		5.0%	
JR 2 BDRM	20	5.4%		5.0%	
2 BDRM	79	21.4%	31.9%	20.0%	30.0%
2 BDRM + DEN	19	5.1%		5.0%	
TOTAL	**370**	**100.0%**		**100.0%**	

CARLYLE SOUTH
Alexandria, VA
Preliminary Program Areas

02/17/16

Floor	LOW-RISE RESIDENTIAL					
	Rentable SF	Units	Lobby	Core/Corridor	% Efficiency	TOTAL
4	3,920	2		835	82%	**4,755**
3	3,920	2		835	82%	**4,755**
2	4,115	4		640	87%	**4,755**
1	3,915	4	145	695	85%	**4,755**
TOTAL	**15,870**	**12**	**145**	**3,005**		**19,020**
TOTAL AREA (GSF)						

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
2-STORY TOWNHOME			
TOWNHOME 1	1	905	**1810**
	2	905	
TOWNHOME 2	1	1040	**2205**
	2	1165	
TOWNHOME 3	1	1040	**2155**
	2	1115	
TOWNHOME 4	1	930	**1860**
	2	930	
LOFT			
LOFT 1	3	1945	**1945**
LOFT 2	3	1975	**1975**
LOFT 3	4	1975	**1975**
LOFT 4	4	930	**930**