CARLYLE PLAZA

PHASING STUDY

JUNE 19, 2015

shalom baranes associates | architects

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

VIEW FROM SOUTHEAST LOOKING NORTHWEST

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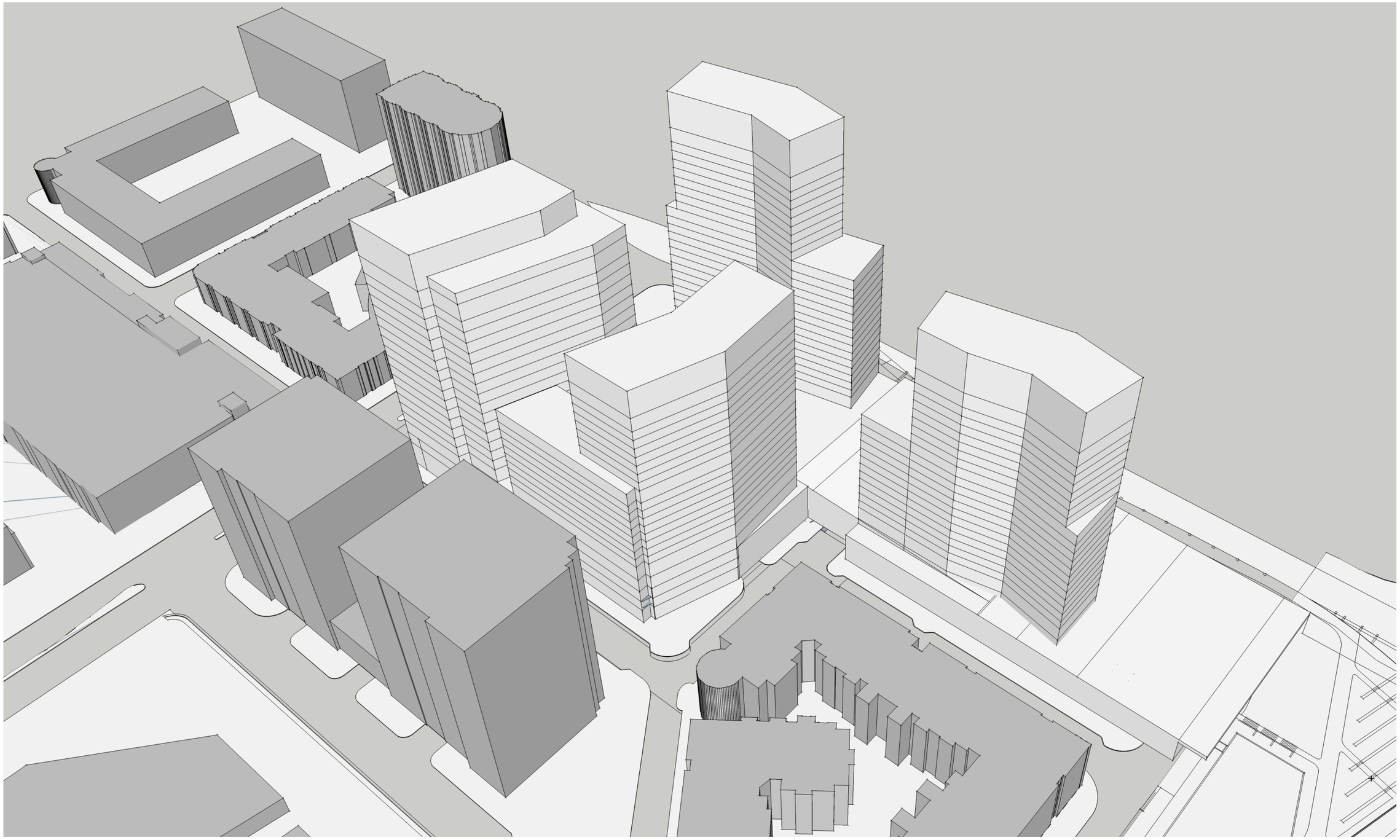

NOTE: Floor areas and heights are illustrative; actual layouts may change with further design.

VIEW FROM SOUTHWEST LOOKING NORTHEAST

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

VIEW FROM NORTHEAST LOOKING SOUTHWEST

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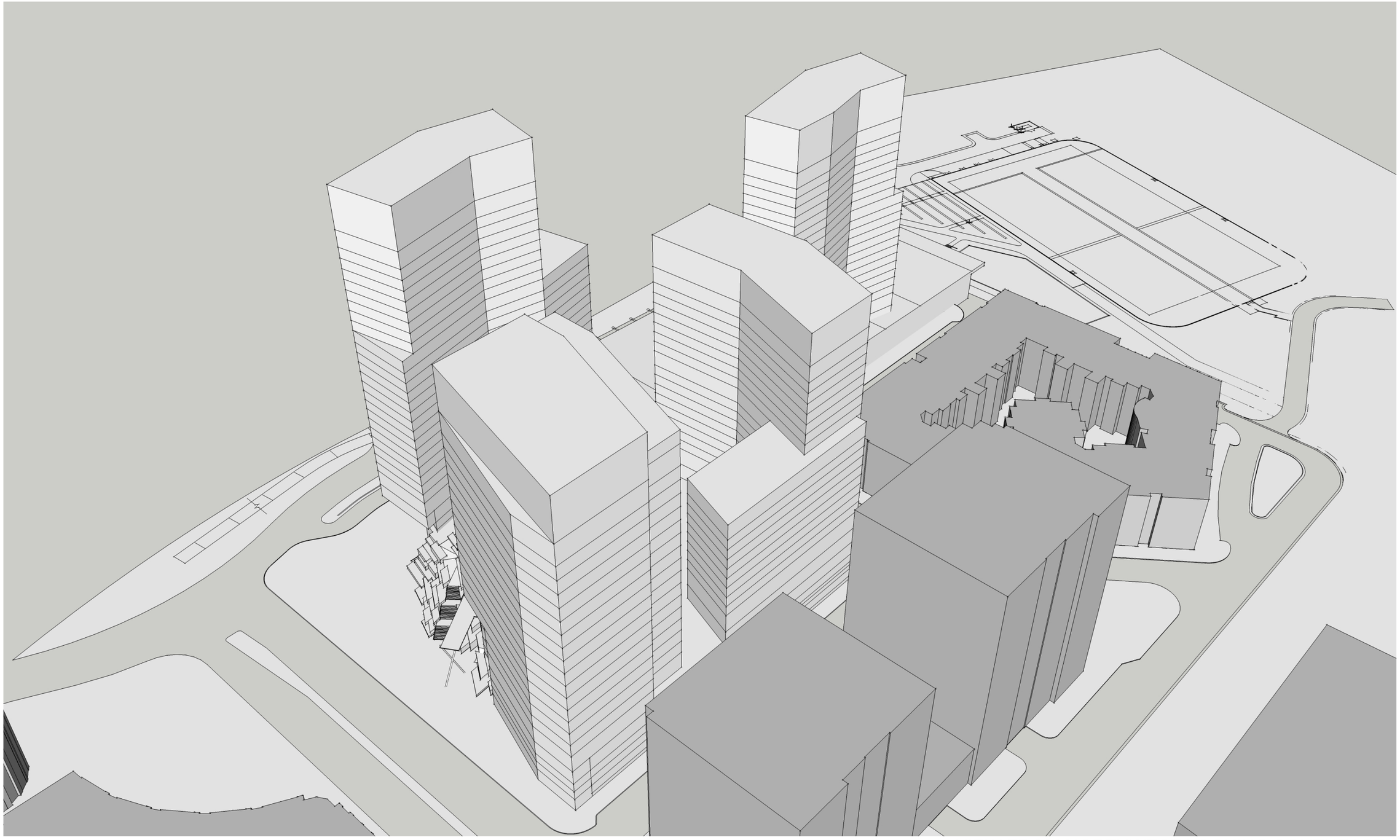

NOTE: Floor areas and heights are illustrative; actual layouts may change with further design.

VIEW FROM NORTHWEST LOOKING SOUTHEAST

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CARLYLE PLAZA

Area Chart
6/19/2015
Maximum Floor Area Permitted: 1,387,170 GSF
Maximum Floor Area Proposed: 1,387,170 GSF

South Residential Tower

FLOOR	T.O. SLAB ELEV.	BUILDING HEIGHT	FL. TO FL. HEIGHT	GROSS FLOOR AREA (SF)
SCREEN	340	311.5		
M	297	268.5	43	
25	281	252.5	16	11,100
24	271	242.5	10	11,100
23	261	232.5	10	11,100
22	251	222.5	10	11,100
21	241	212.5	10	11,100
20	231	202.5	10	11,100
19	221	192.5	10	11,100
18	211	182.5	10	11,100
17	199	170.5	12	15,200
16	189	160.5	10	15,200
15	179	150.5	10	15,200
14	169	140.5	10	15,200
13	159	130.5	10	15,200
12	149	120.5	10	15,200
11	139	110.5	10	15,200
10	129	100.5	10	15,200
9	119	90.5	10	15,200
8	109	80.5	10	15,200
7	99	70.5	10	15,200
6	89	60.5	10	15,200
5	73	44.5	16	15,200
4	62	33.5	11	9,000
3	53	24.5	9	9,000
2	53	24.5	0	9,000
1	28.5	0	24.5	19,763
TOTALS				333,163

North Residential Tower

FLOOR	T.O. SLAB ELEV.	BUILDING HEIGHT	FL. TO FL. HEIGHT	GROSS FLOOR AREA (SF)
SCREEN	380	349.5		
M	340	309.5	40	
29	324	293.5	16	10,695
28	314	283.5	10	10,695
27	304	273.5	10	10,695
26	294	263.5	10	10,695
25	284	253.5	10	10,695
24	274	243.5	10	10,695
23	264	233.5	10	10,695
22	254	223.5	10	10,695
21	244	213.5	10	10,695
20	232	201.5	12	14,728
19	222	191.5	10	14,728
18	212	181.5	10	14,728
17	202	171.5	10	14,728
16	192	161.5	10	14,728
15	182	151.5	10	14,728
14	172	141.5	10	14,728
13	162	131.5	10	14,728
12	152	121.5	10	14,728
11	142	111.5	10	14,728
10	132	101.5	10	14,728
9	122	91.5	10	14,728
8	112	81.5	10	14,728
7	102	71.5	10	14,728
6	92	61.5	10	14,728
5	76	45.5	16	14,728
4	62	31.5	14	0
3	53	22.5	9	0
2	53	22.5	0	0
1	30.5	0	22.5	11,990
				343,893

Hotel & Condo

FLOOR	T.O. SLAB ELEV.	BUILDING HEIGHT	FL. TO FL. HEIGHT	GROSS FLOOR AREA (SF)
SCREEN	320	289		
M	290	259	30	
23	275	244	15	12,537
22	265	234	10	12,537
21	255	224	10	12,537
20	245	214	10	12,537
19	235	204	10	12,537
18	225	194	10	12,537
17	215	184	10	12,537
16	205	174	10	12,540
15	190	159	15	19,400
14	180	149	10	19,400
13	170	139	10	19,400
12	160	129	10	19,400
11	150	119	10	19,400
10	140	109	10	19,400
9	130	99	10	19,400
8	120	89	10	19,400
7	110	79	10	19,400
6	92	61	18	18,018
5	76	45	16	25,016
4	62	31	14	0
3	53	22	9	0
N/A	53	22	0	0
1	31	0	22	15,744
				333,677

Office

FLOOR	T.O. SLAB ELEV.	BUILDING HEIGHT	FL. TO FL. HEIGHT	GROSS FLOOR AREA (SF)
SCREEN	340	309		
M	300	269	40	
21	280.5	249.5	19.5	21,335
20	268	237	12.5	21,335
19	255.5	224.5	12.5	21,335
18	243	212	12.5	21,335
17	230.5	199.5	12.5	21,335
16	218	187	12.5	21,335
15	205.5	174.5	12.5	21,335
14	193	162	12.5	21,335
13	180.5	149.5	12.5	21,335
12	168	137	12.5	21,335
11	155.5	124.5	12.5	21,335
10	143	112	12.5	21,335
9	130.5	99.5	12.5	21,335
8	118	87	12.5	21,335
7	105.5	74.5	12.5	21,335
6	93	62	12.5	21,335
5	76	45	17	21,335
4	62	31	14	0
3	53	22	9	0
N/A	53	22	0	0
1	31	0	22	13,742
				376,437

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

Gross		Actual
Hotel:	222,678	
Health Club:	(20,000)	
Res. Circulation:	(7,240)	195,438

1,387,170

*LEVEL 15 IS 8,700SF HOTEL AND 10,700SF RESIDENTIAL.

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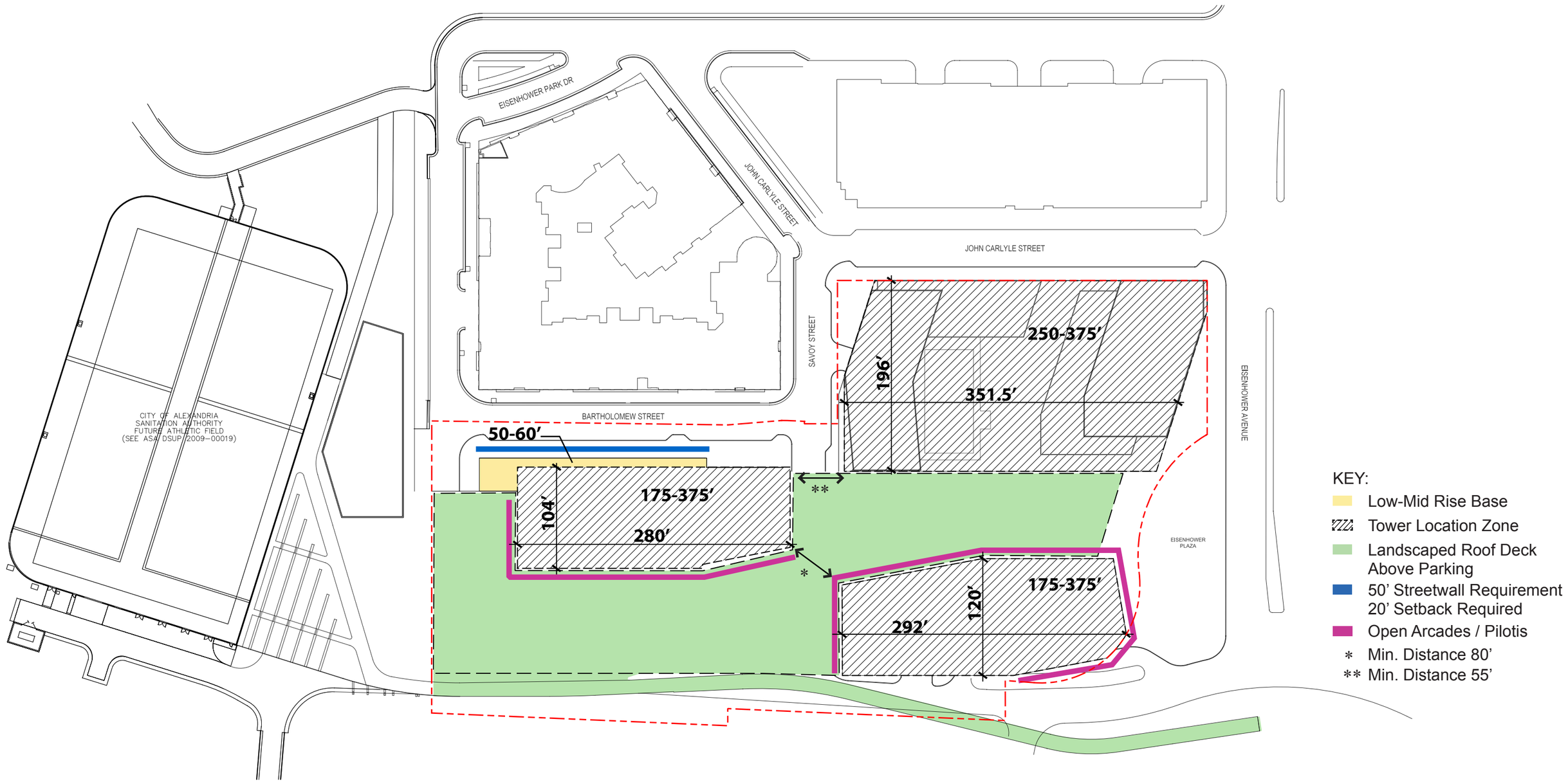

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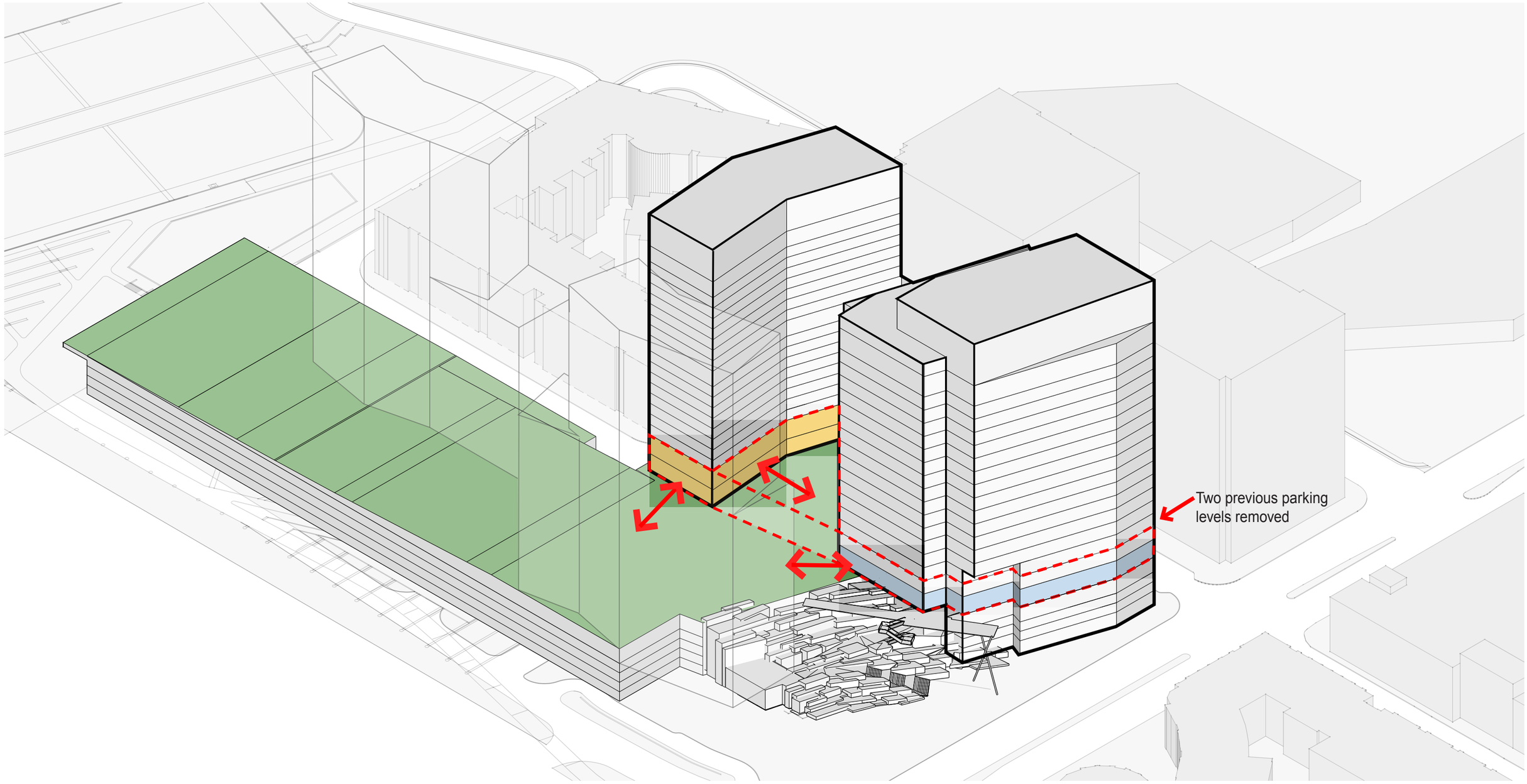

Parking removed at levels 5 and 6 to allow for direct access to the roof deck from hotel/condo and office buildings.

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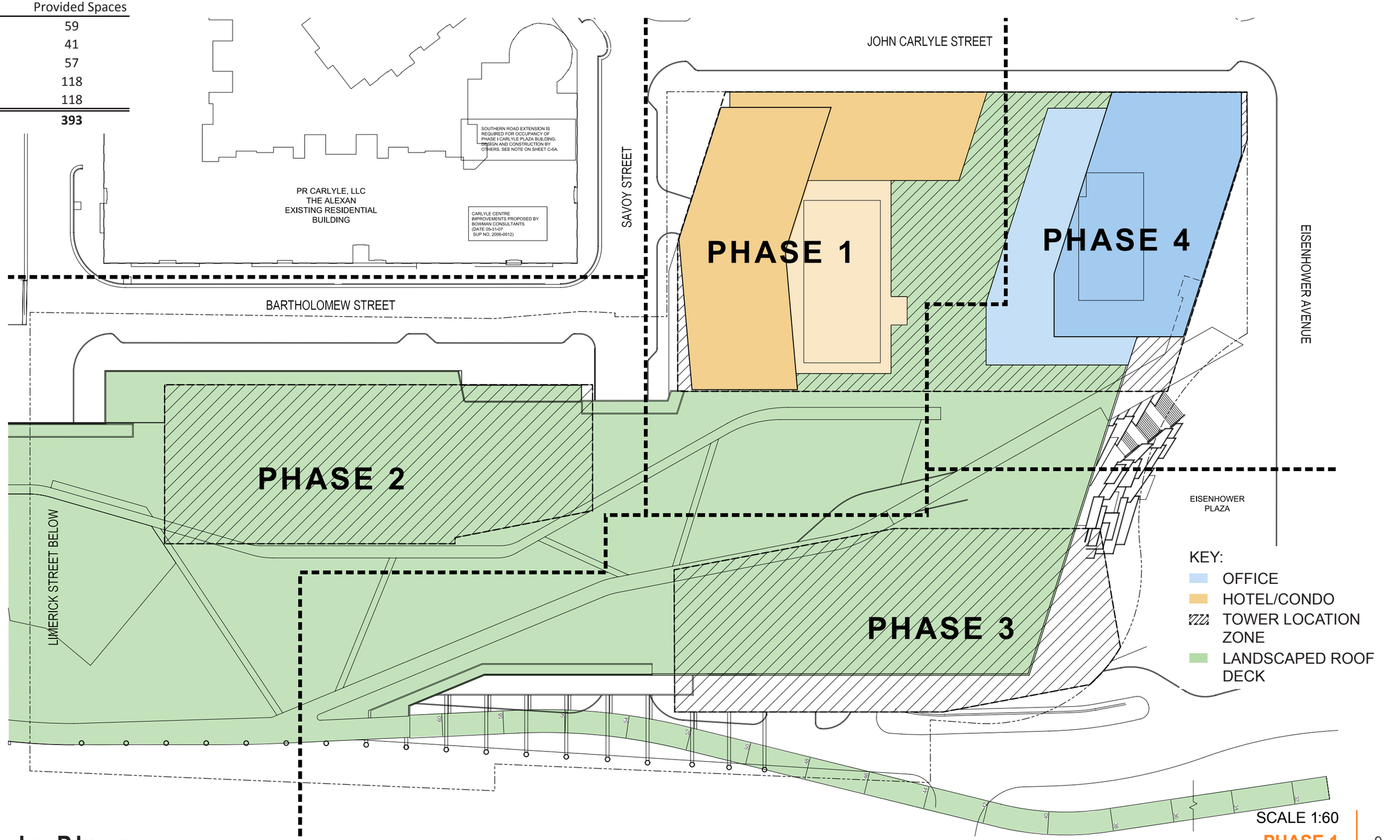
ROOF PLAN

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



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PHASE 1

Carlyle Plaza ALEXANDRIA, VA

JUNE 19, 2015

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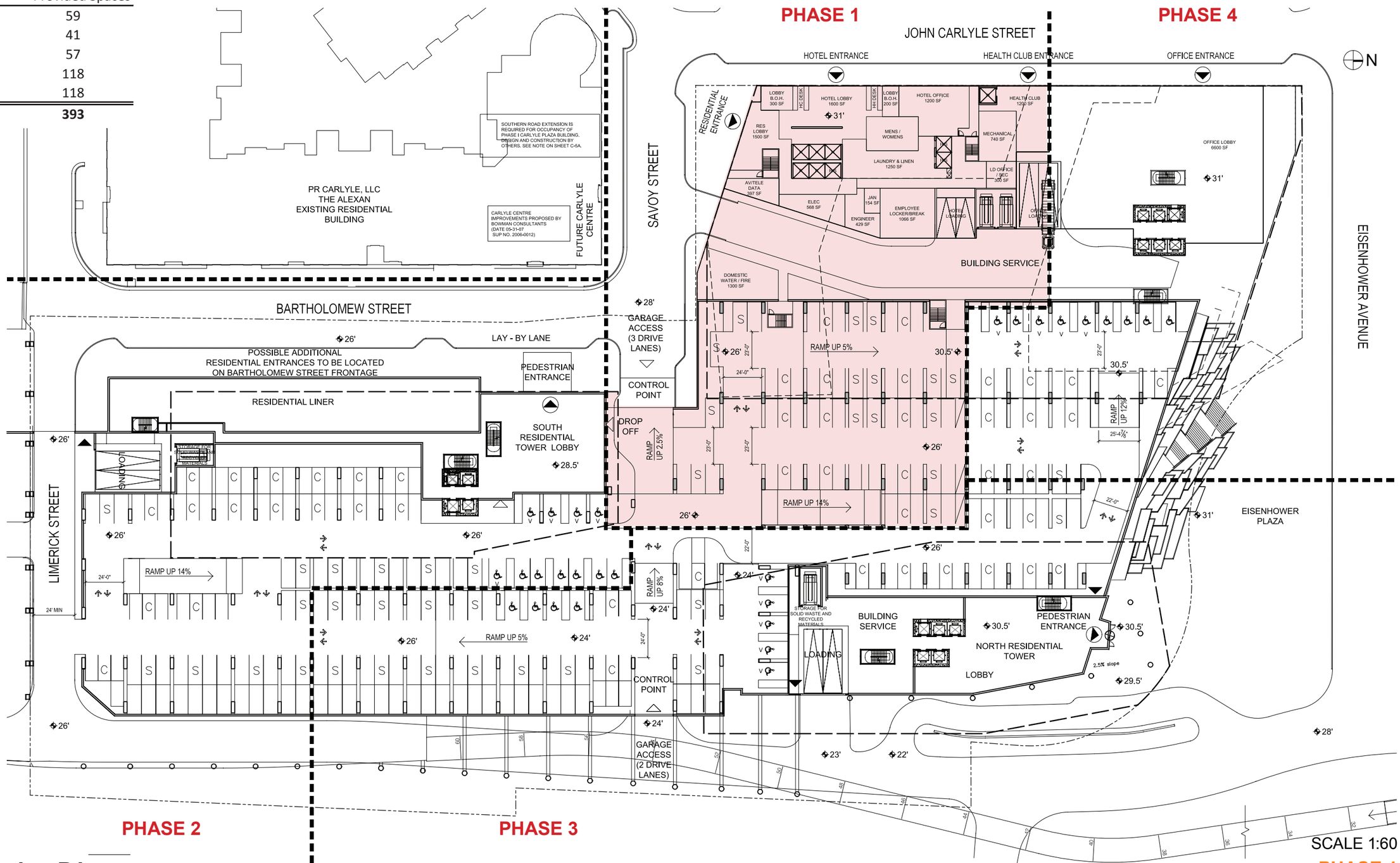
LEVEL 01 PARKING

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



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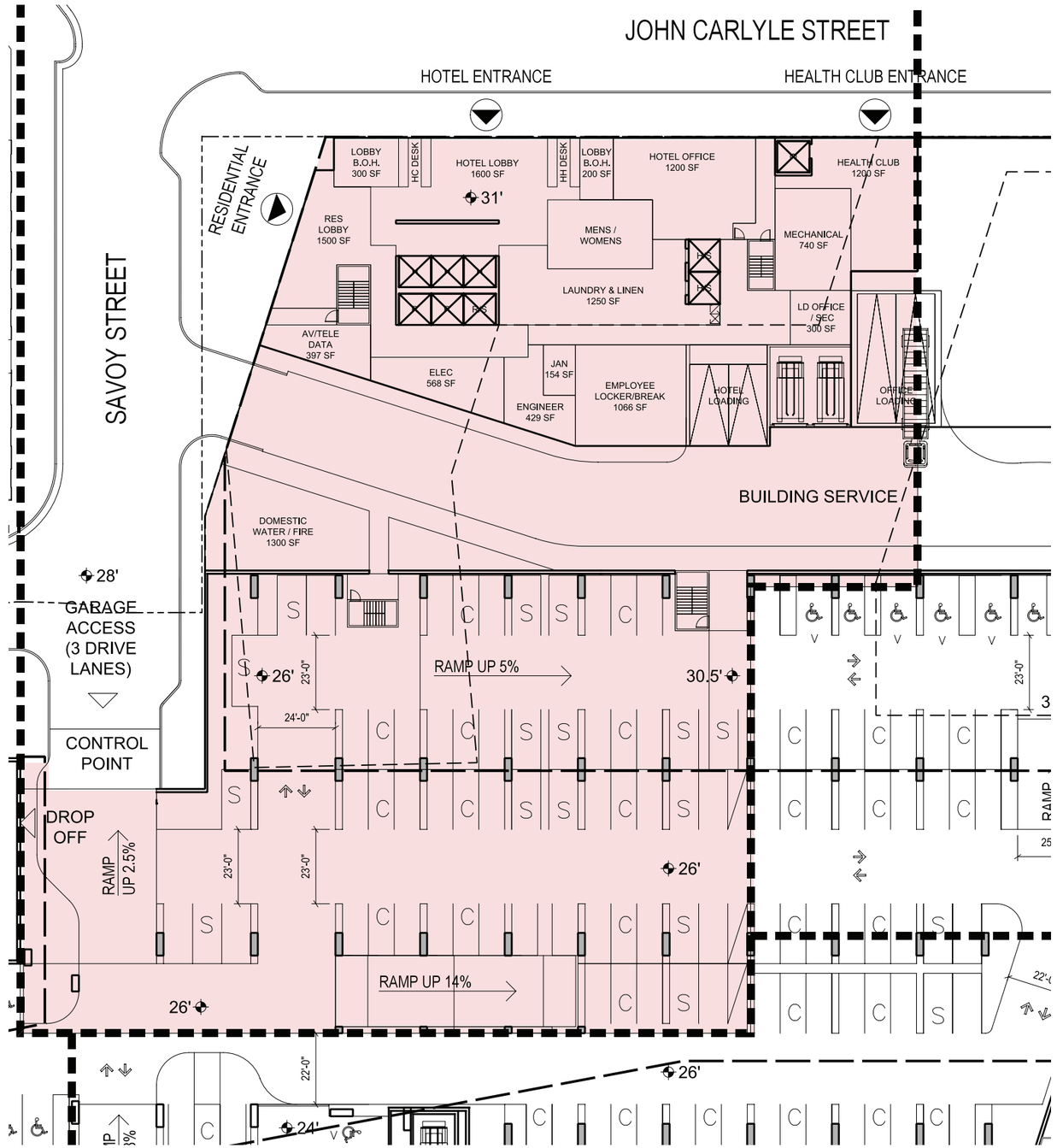
LEVEL 01 PARKING

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



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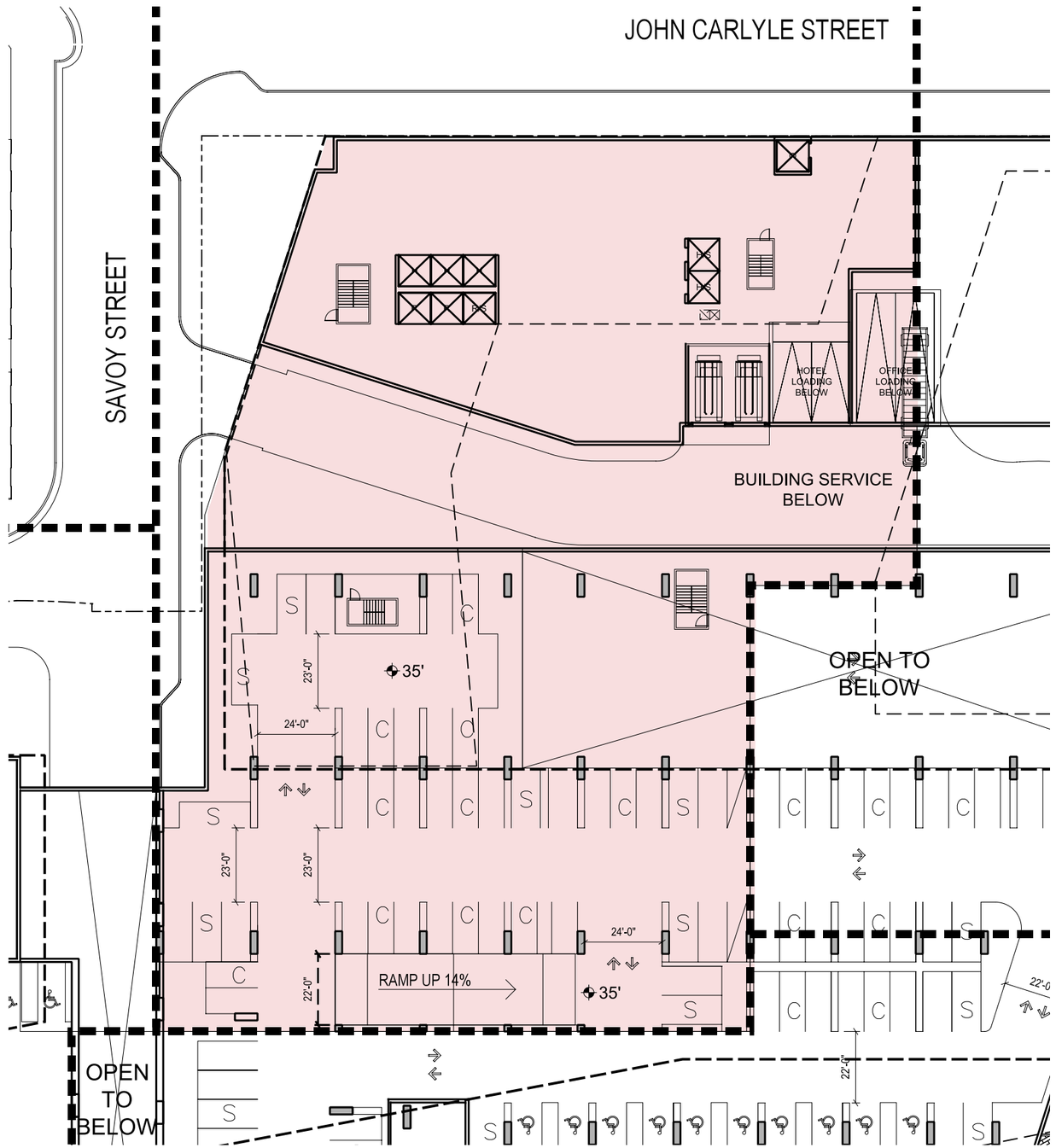
MEZZANINE

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



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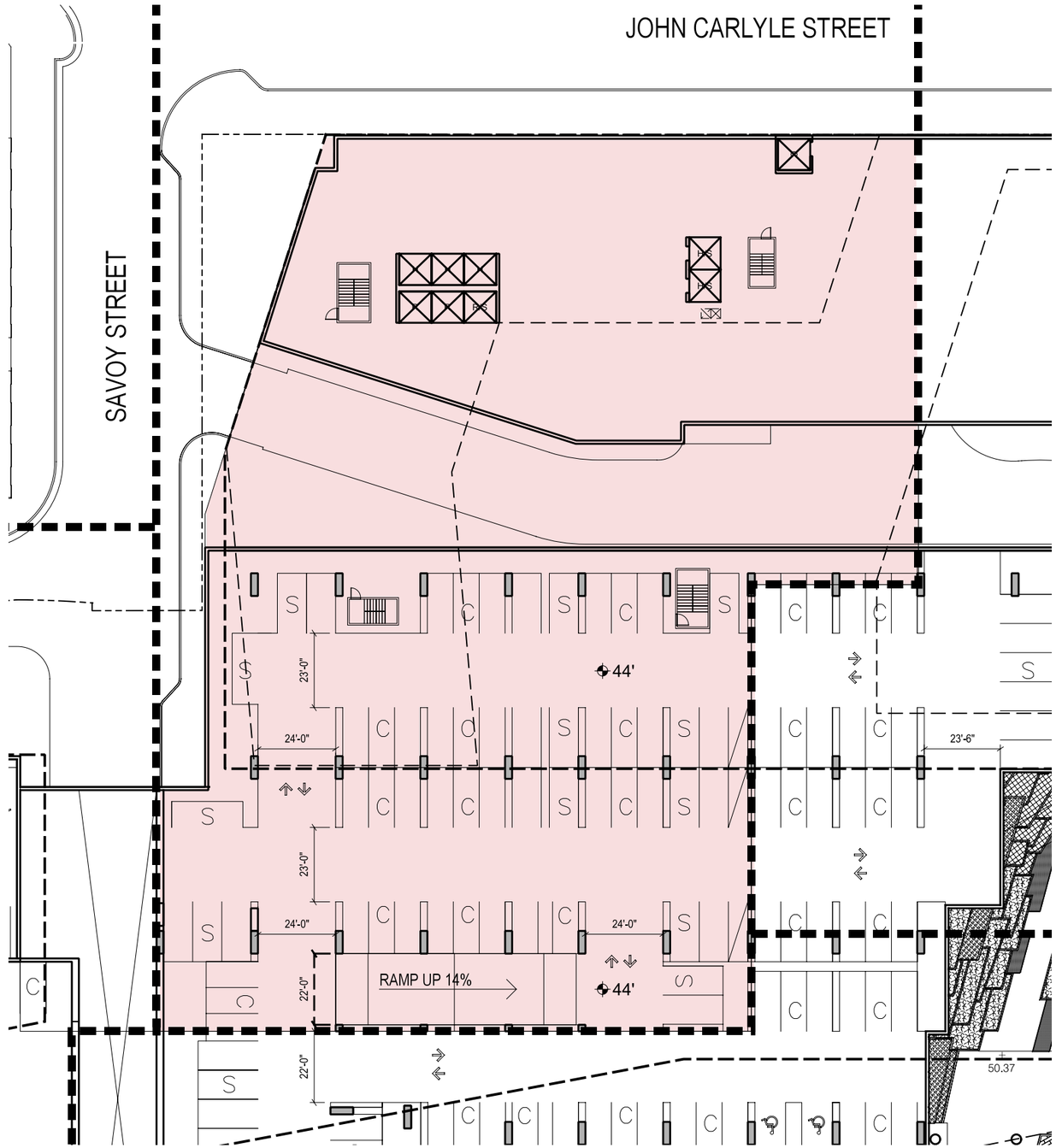
LEVEL 02 PARKING

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



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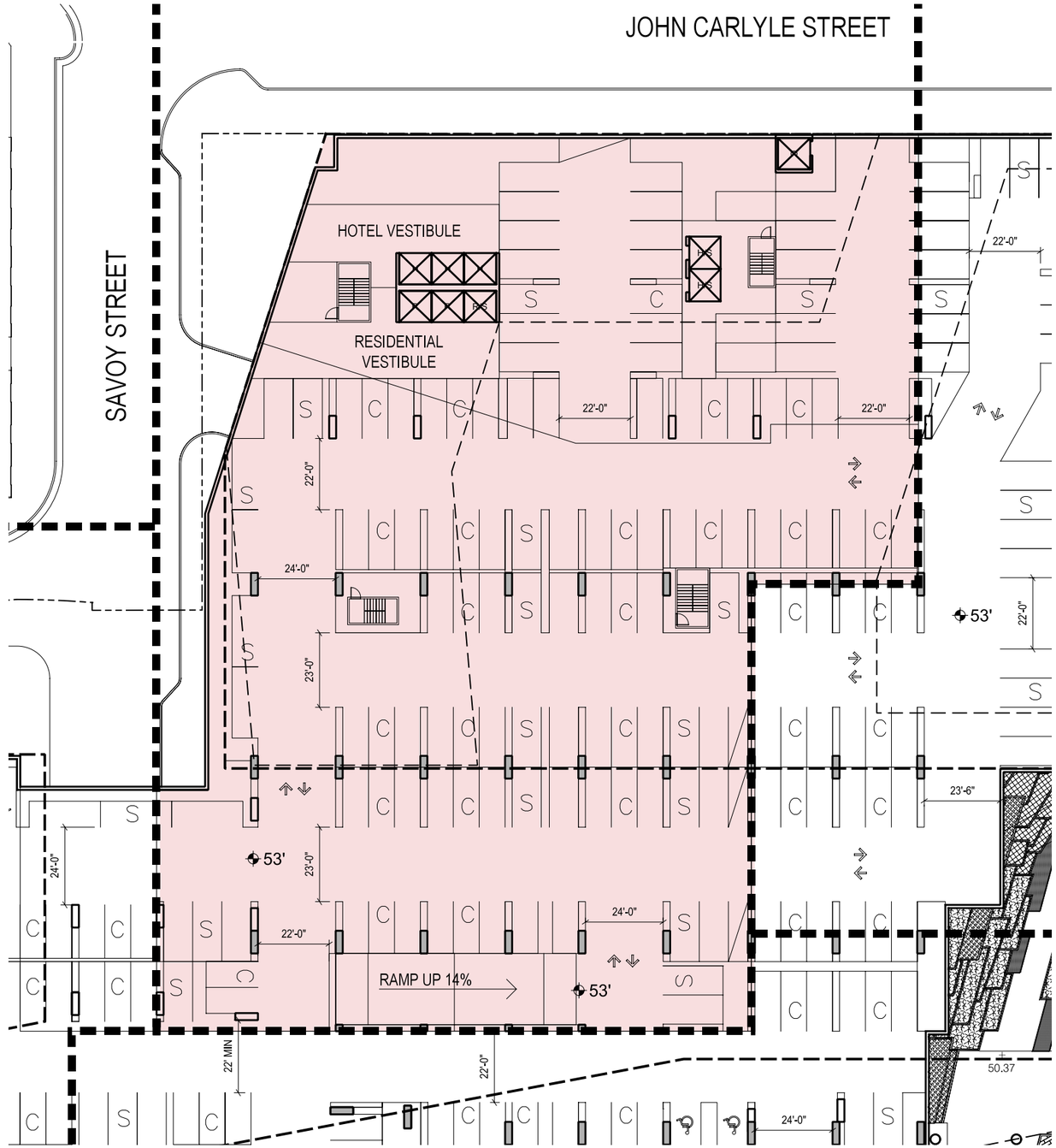
LEVEL 03 PARKING

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



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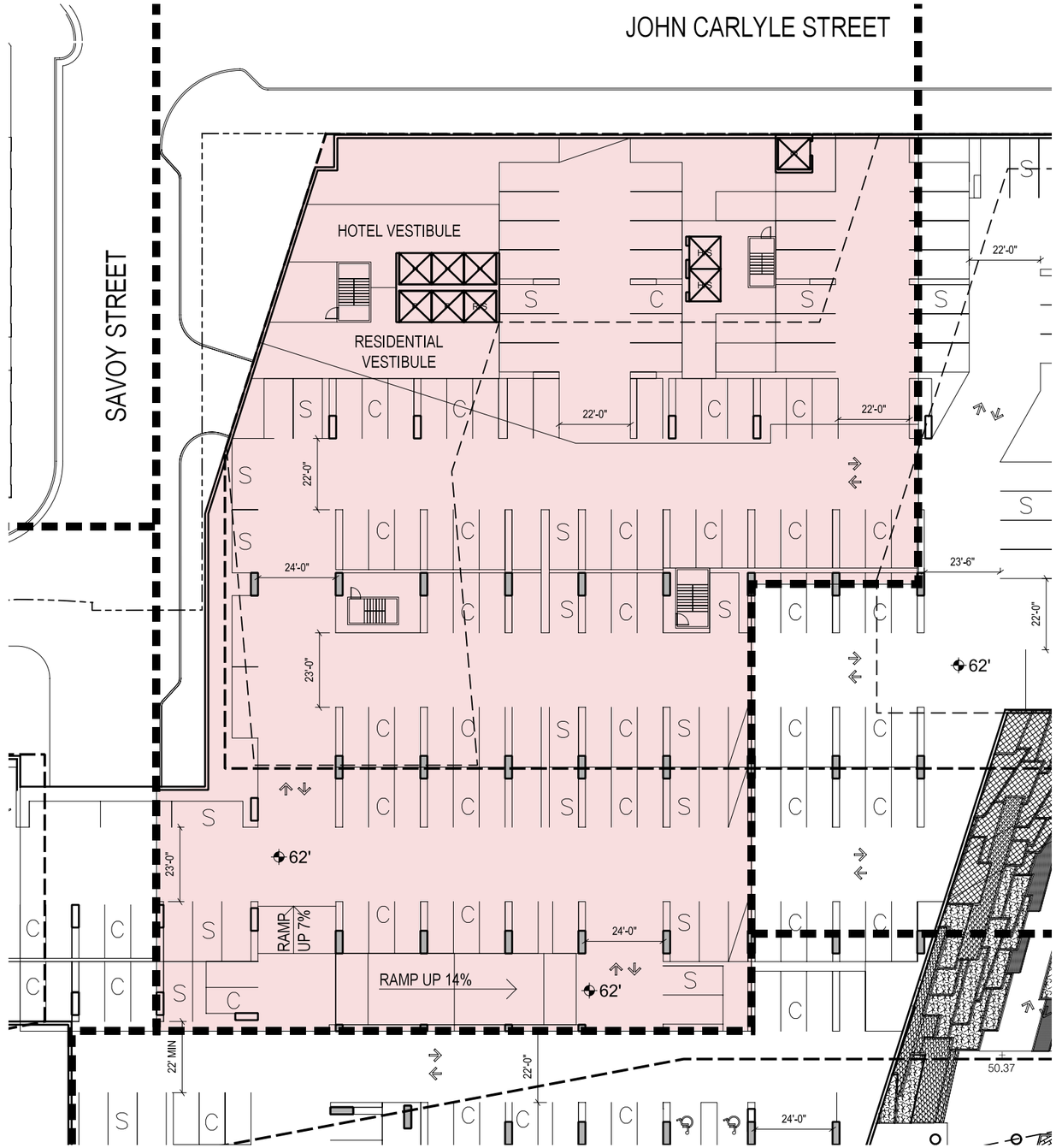
LEVEL 04 PARKING

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



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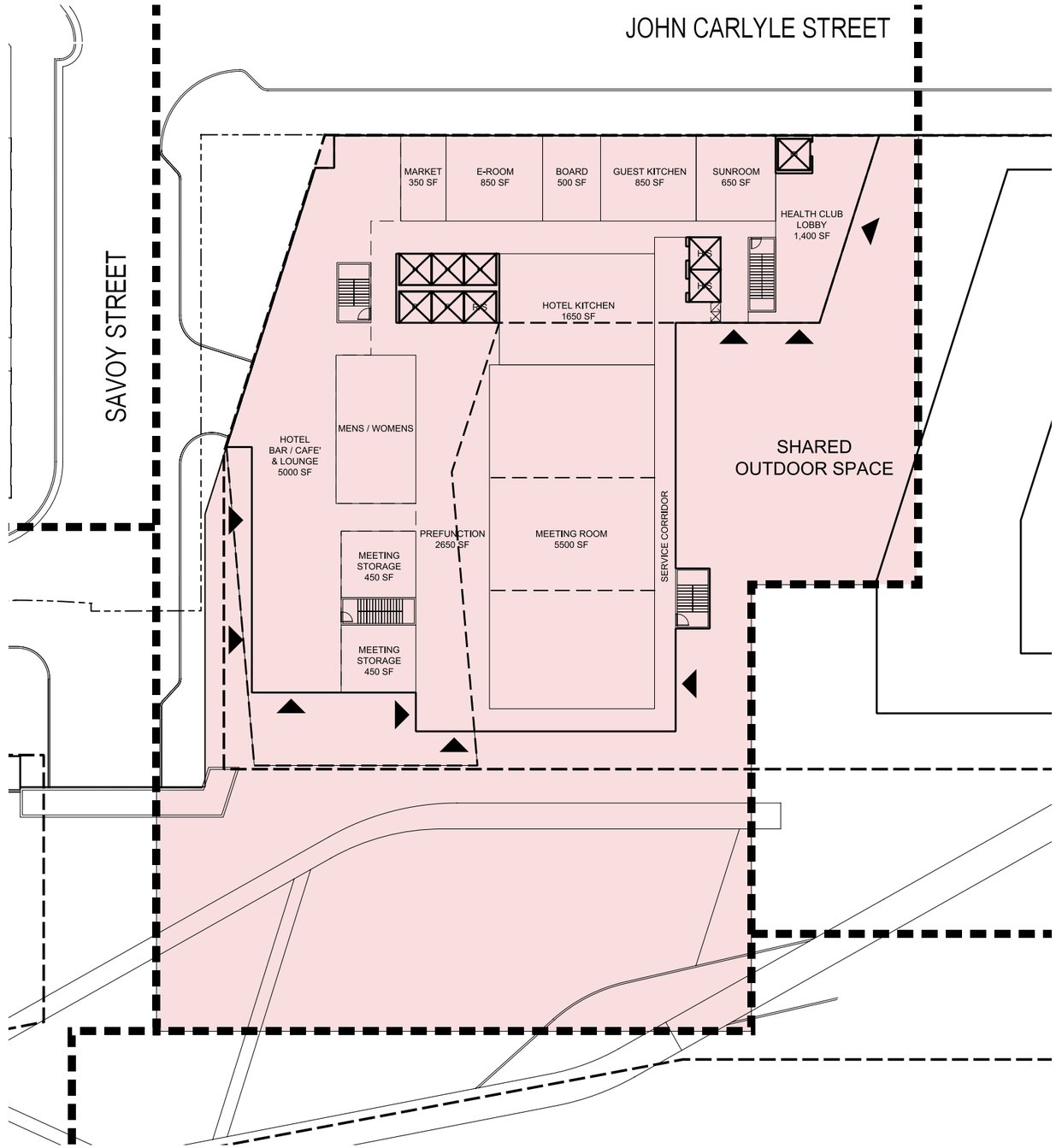
LEVEL 05 AMENITIES



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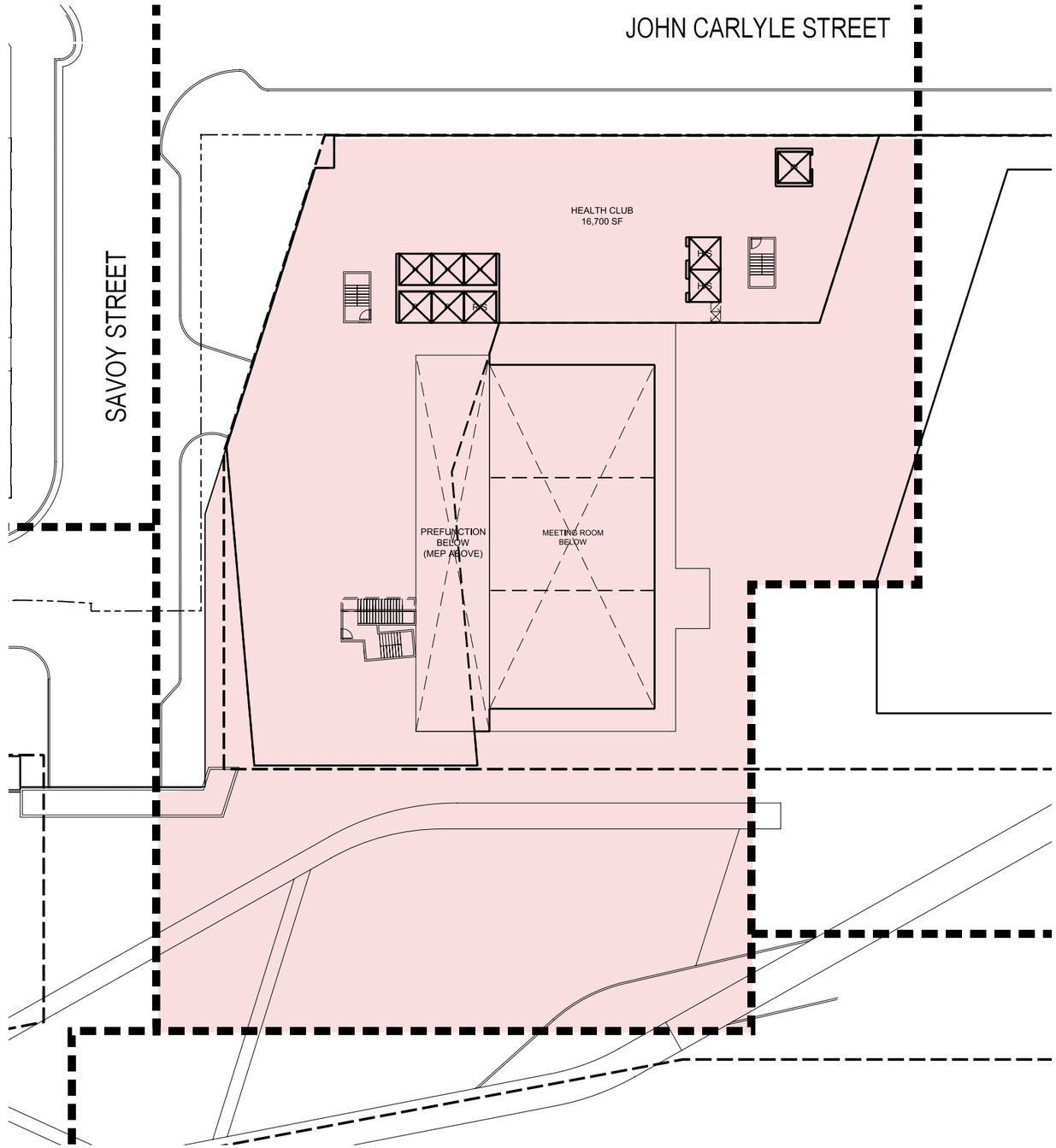
LEVEL 06 AMENITIES



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PHASE 1

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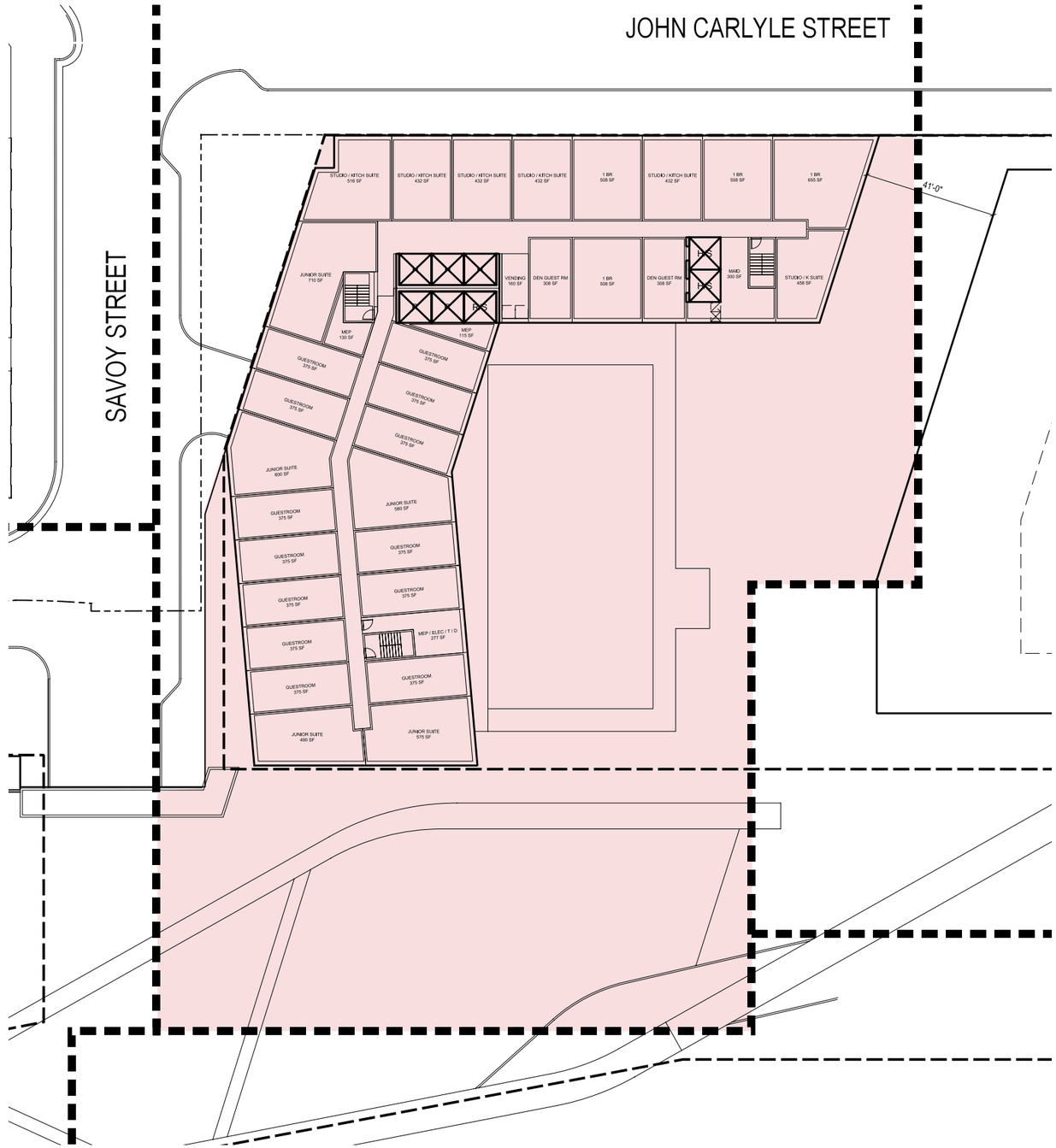
TYP. HOTEL LEVEL



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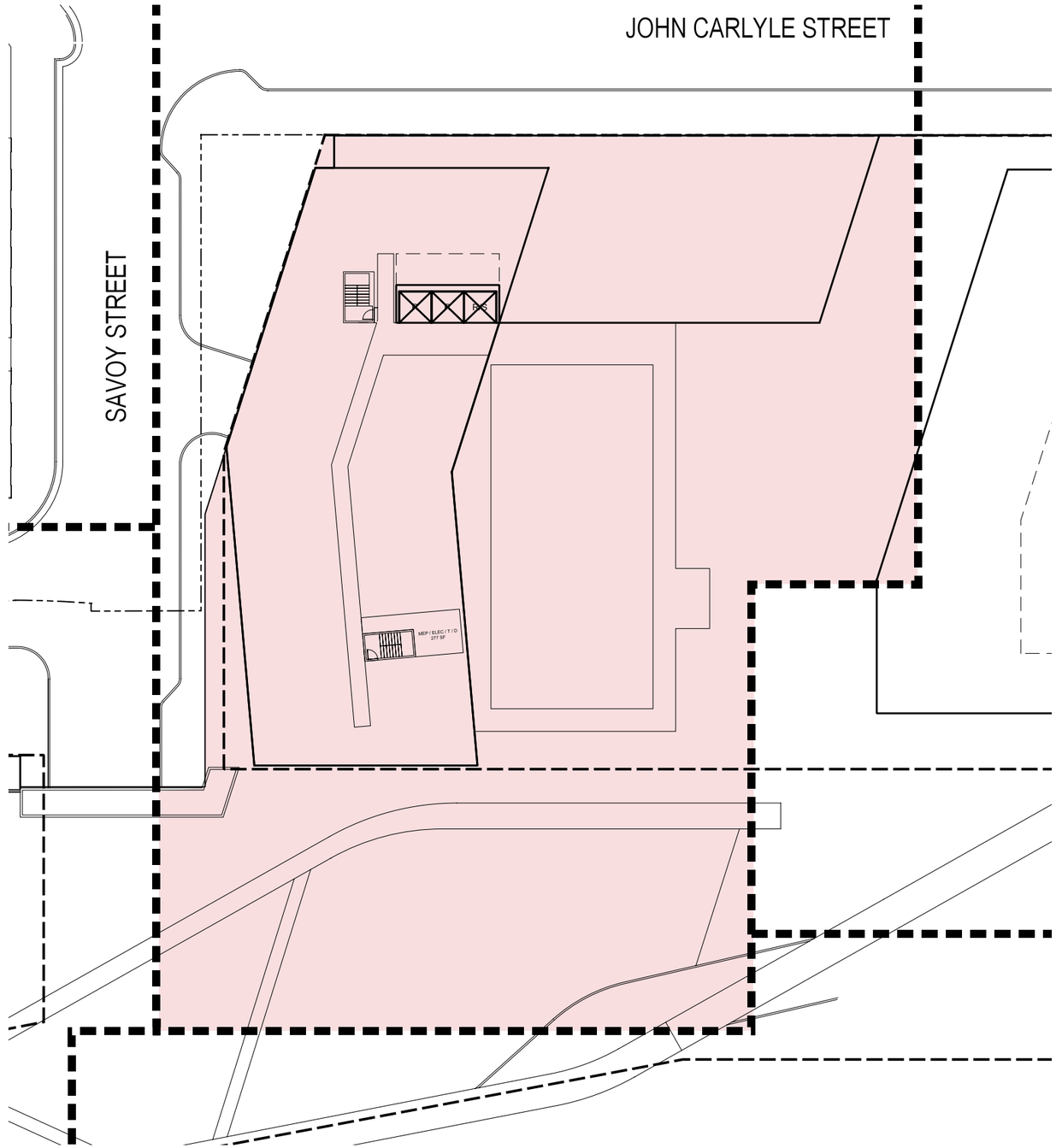
TYP. RESIDENTIAL LEVEL



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PHASE 1

Carlyle Plaza ALEXANDRIA, VA

JUNE 19, 2015

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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.

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

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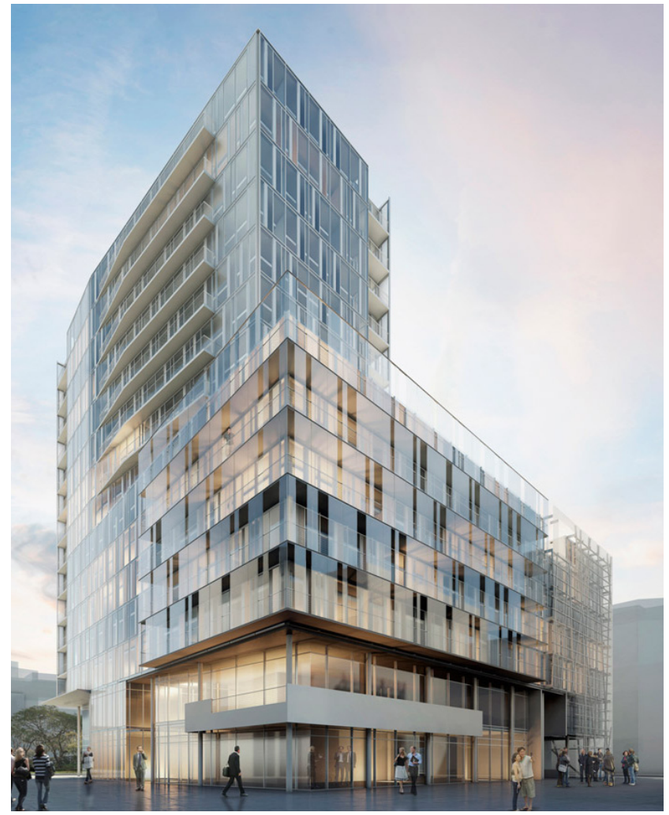
Stepped massing with interlocking volumes reinforced with facade articulation.



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

Facade manipulation to express mixed uses within tower form.

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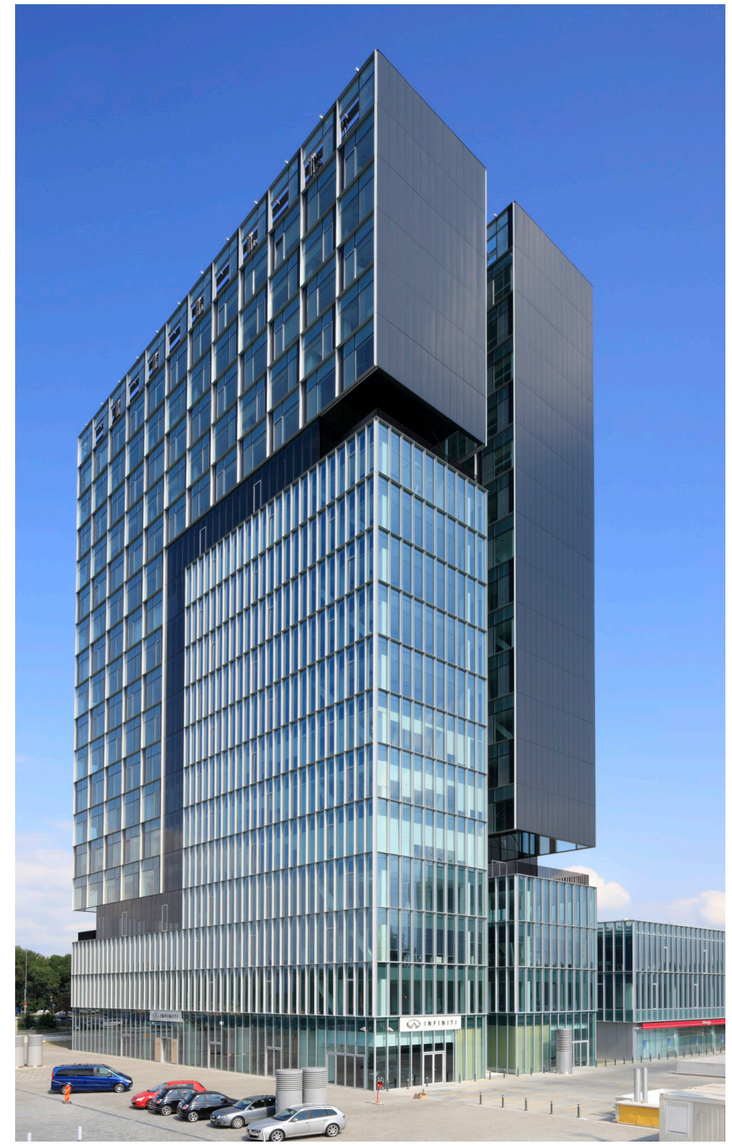
Contemporary architectural expression of the classical theme with base, shaft, and attic stories depicting retail, parking, and residential uses.



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

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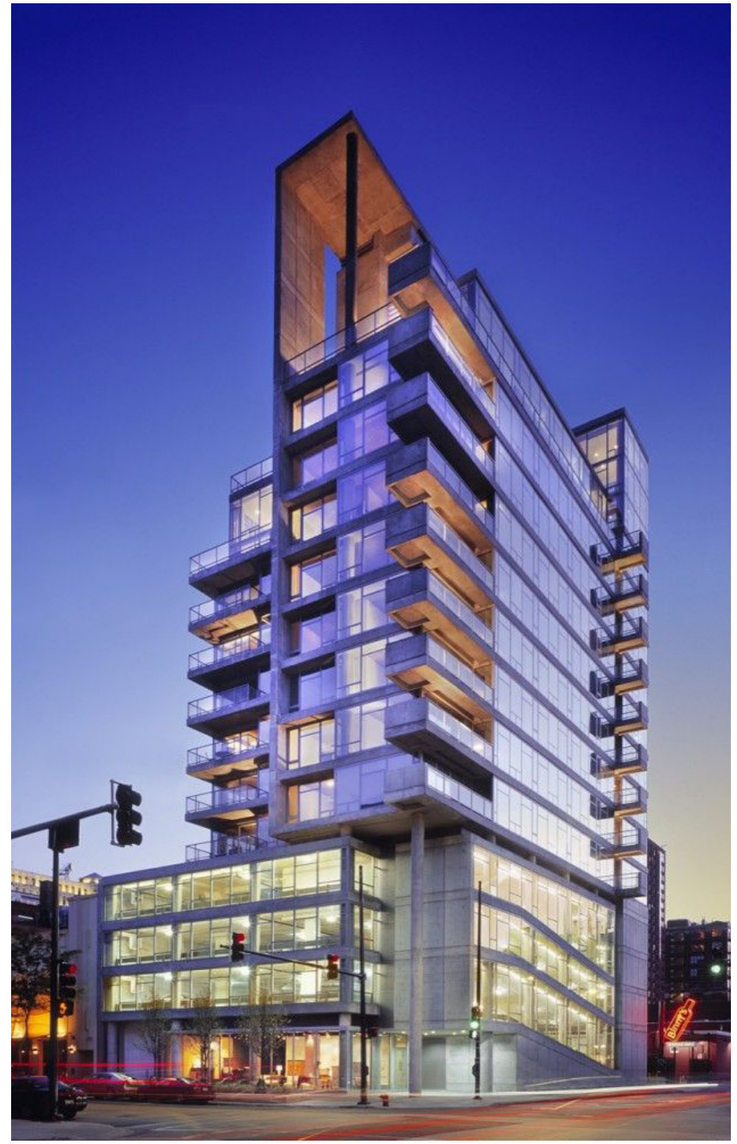
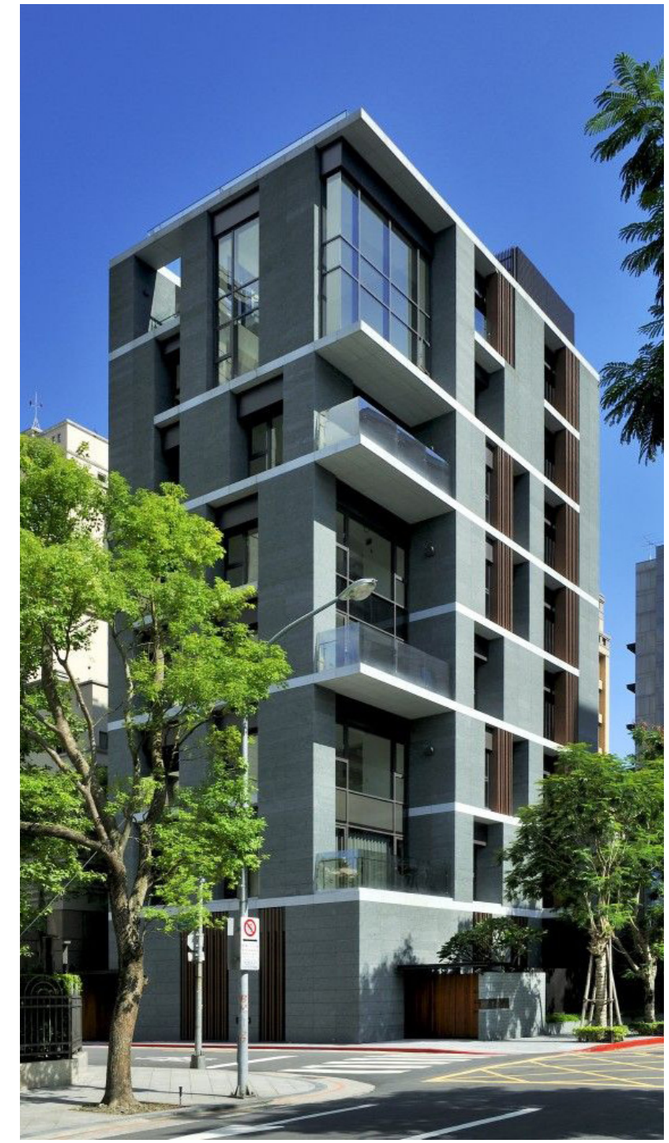
Glass corner oriented to view corridor.



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



Inset corner balconies.

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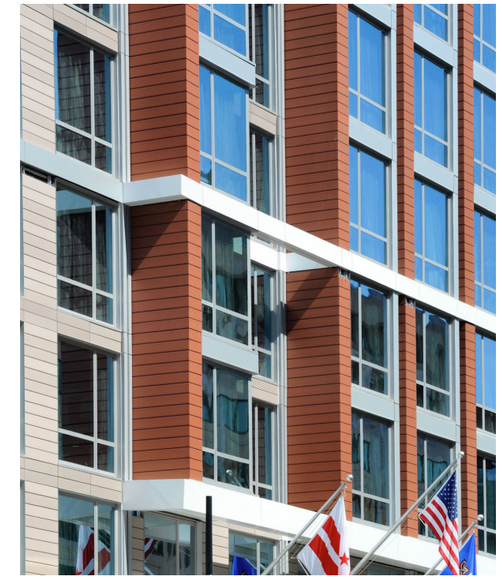
Terra-cotta rain screen system with high performance glazing.

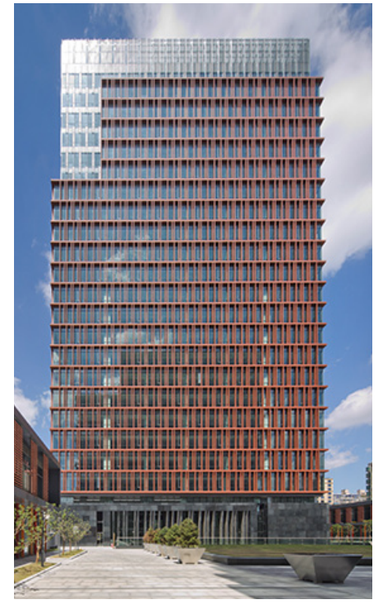
Angled window bays to control solar heat gain.



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.

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