

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

PREPARED FOR:



2016-07-01

Concept Design Submission

PREPARED BY:

ARQUITECTONICA



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Master Plan

SCHEME:

OCULUS

ARQUITECTONICA



SCALE:



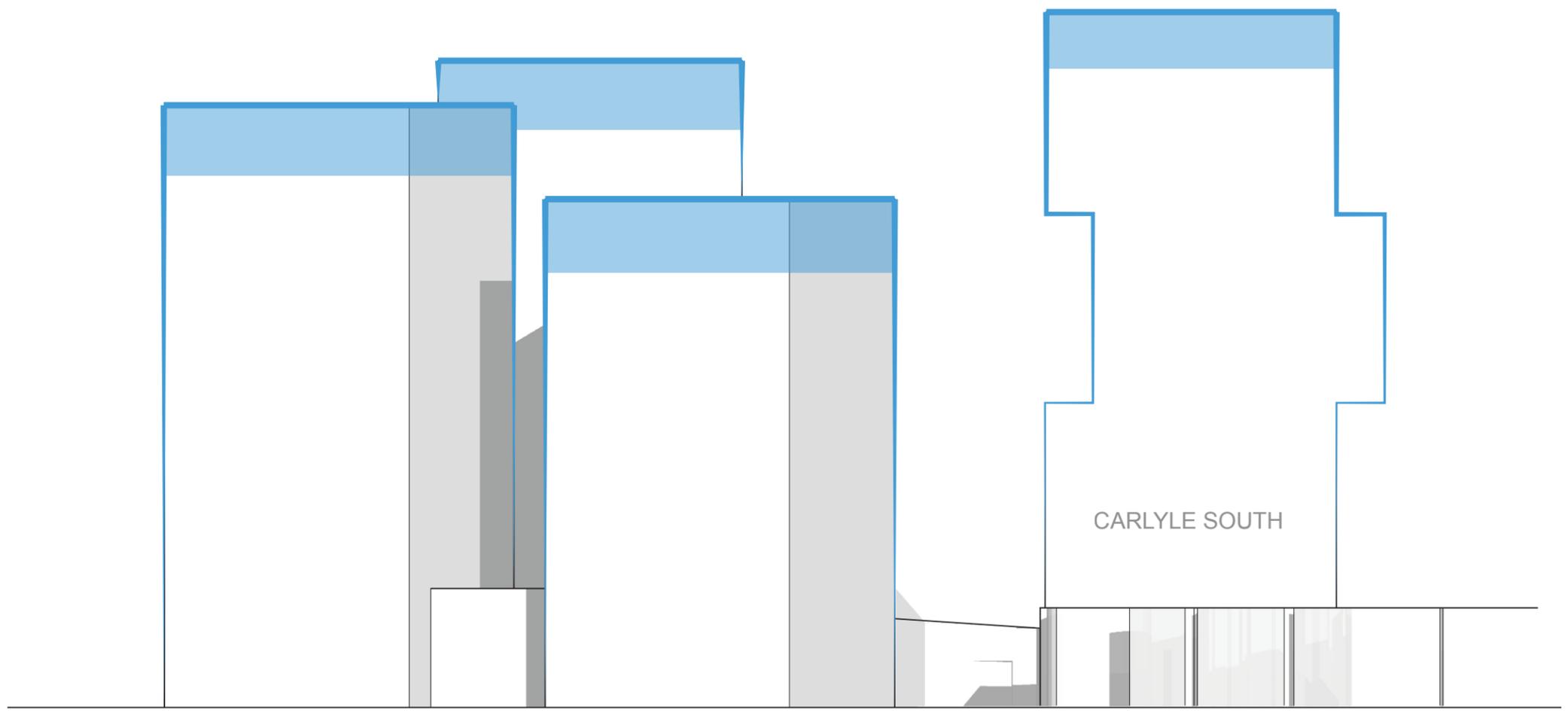
DATE:

2016-07-01

CARLYLE SOUTH RESIDENTIAL

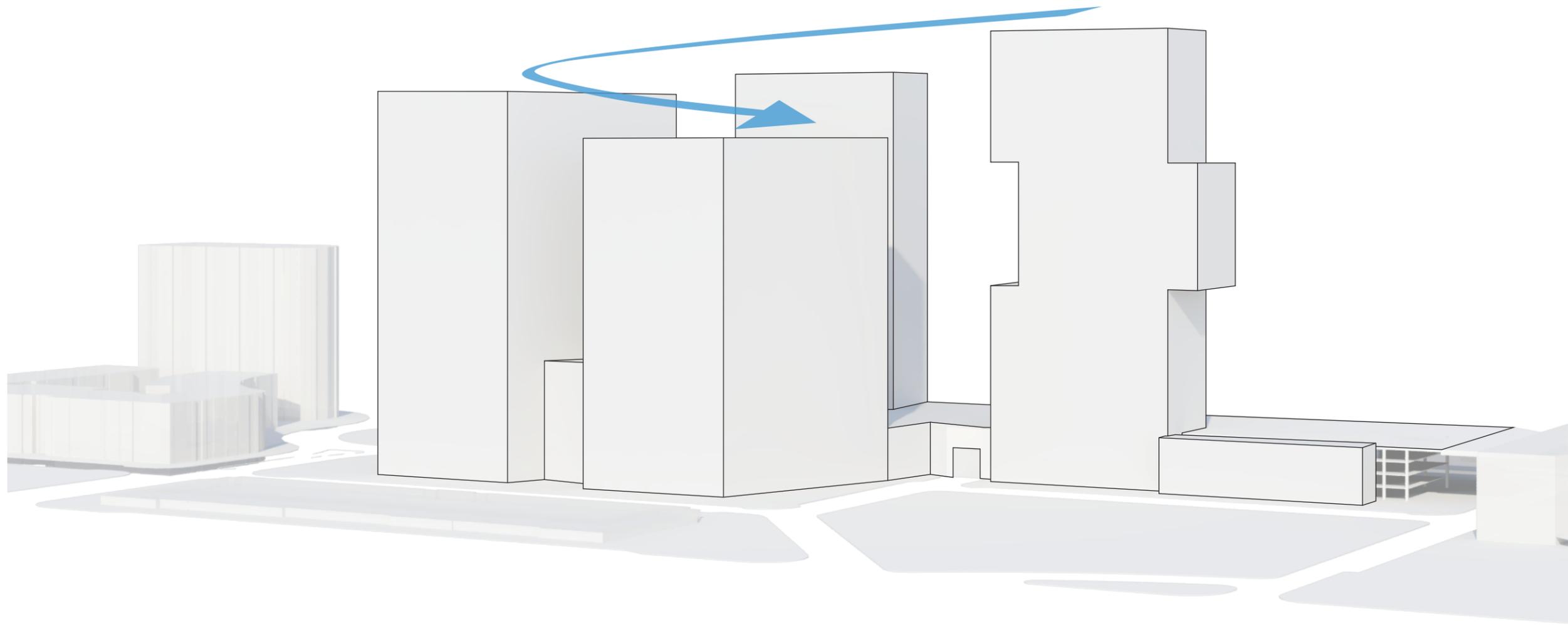
Alexandria | Virginia

Concept Design Submission
-
DESIGN GUIDELINE REQUIREMENTS

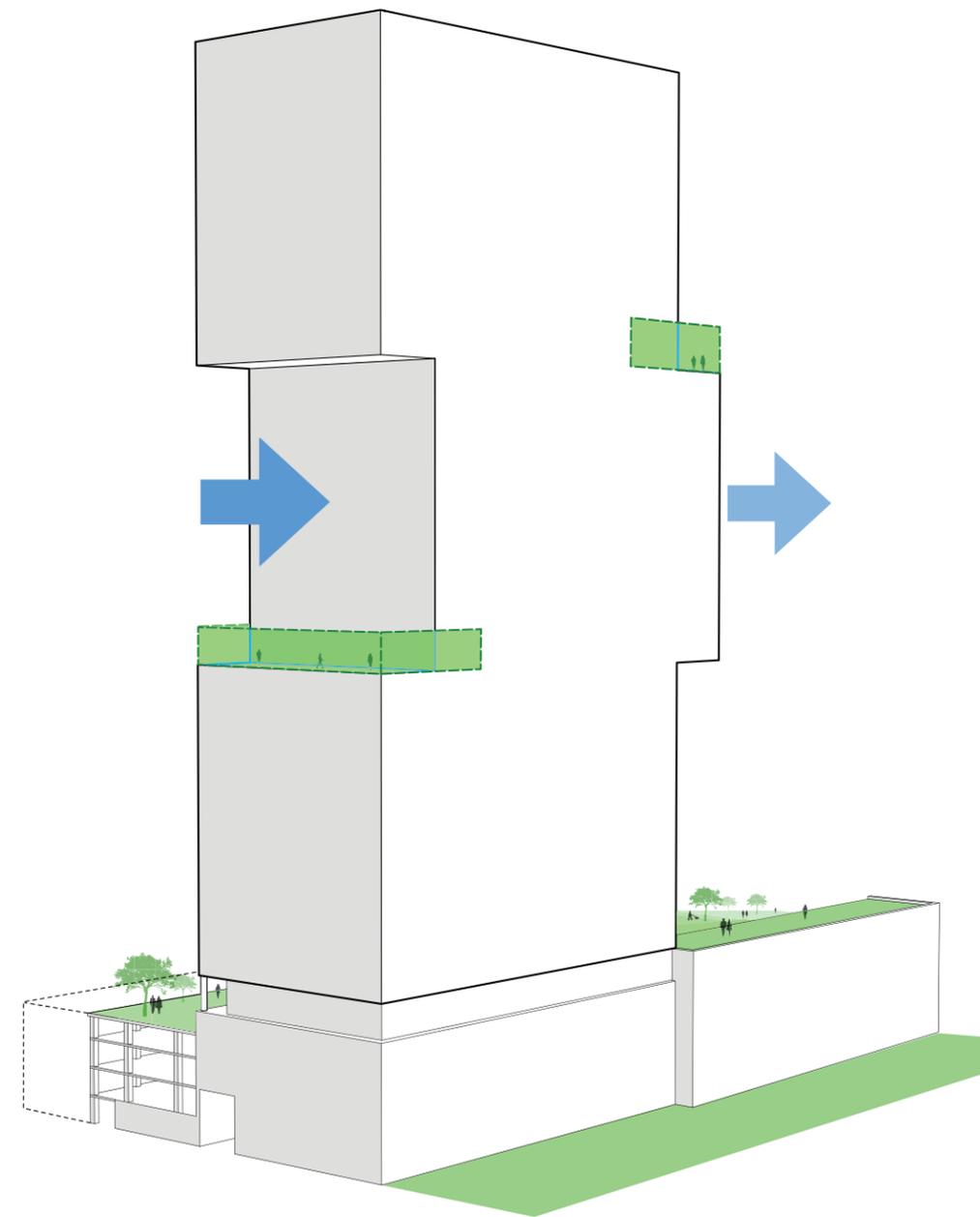
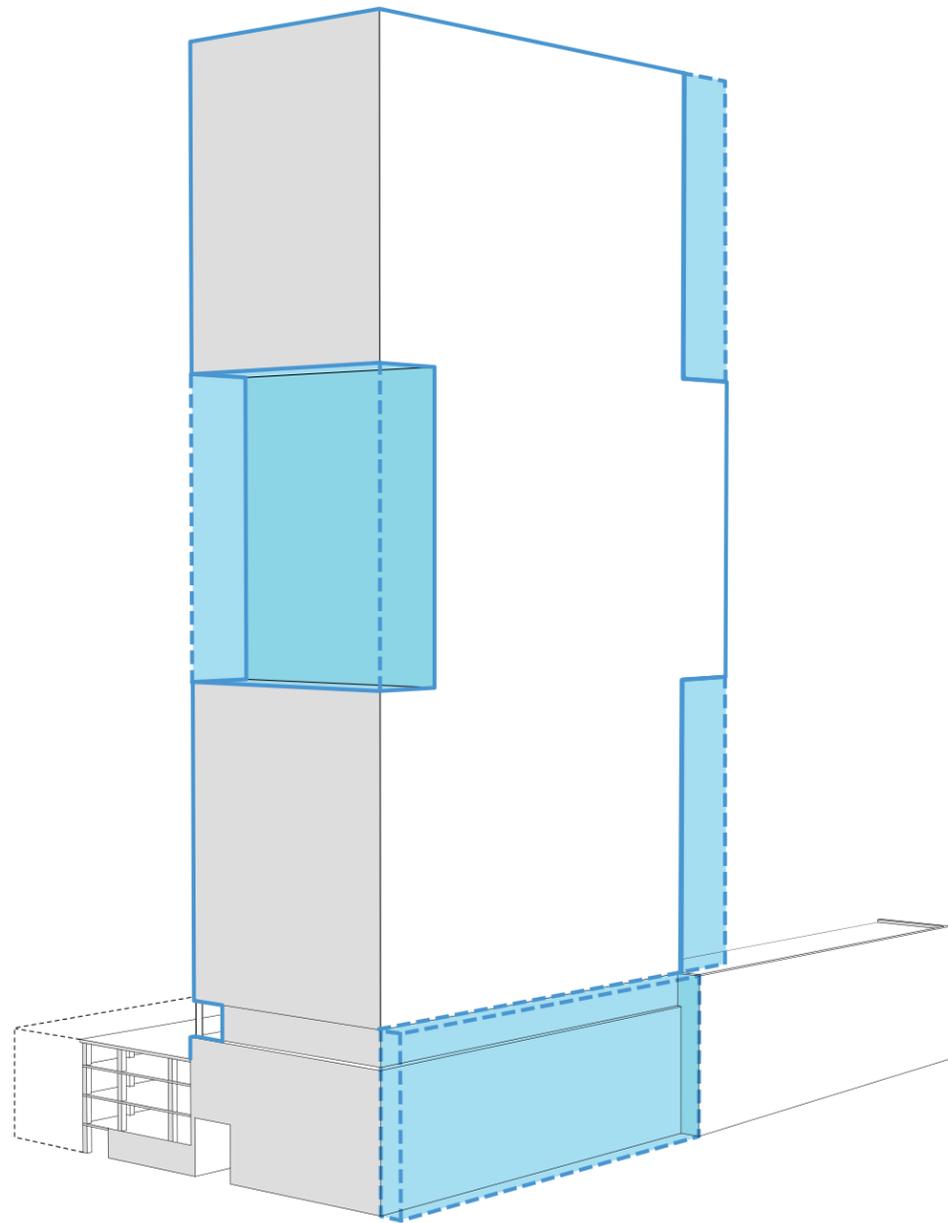


ARCHITECTURAL INTENT:
 1. Creation of a compelling **skyline**.

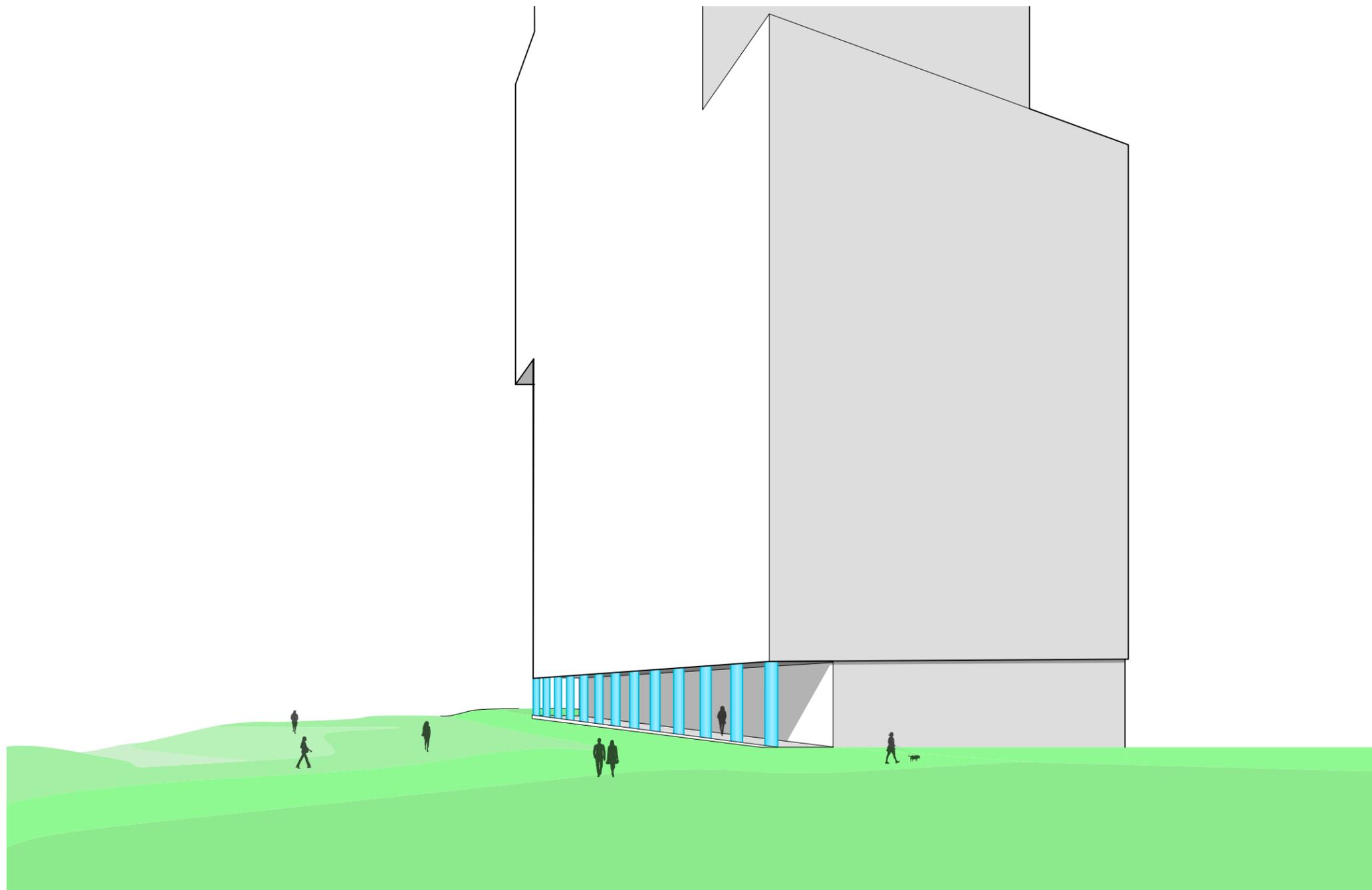
No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2015.



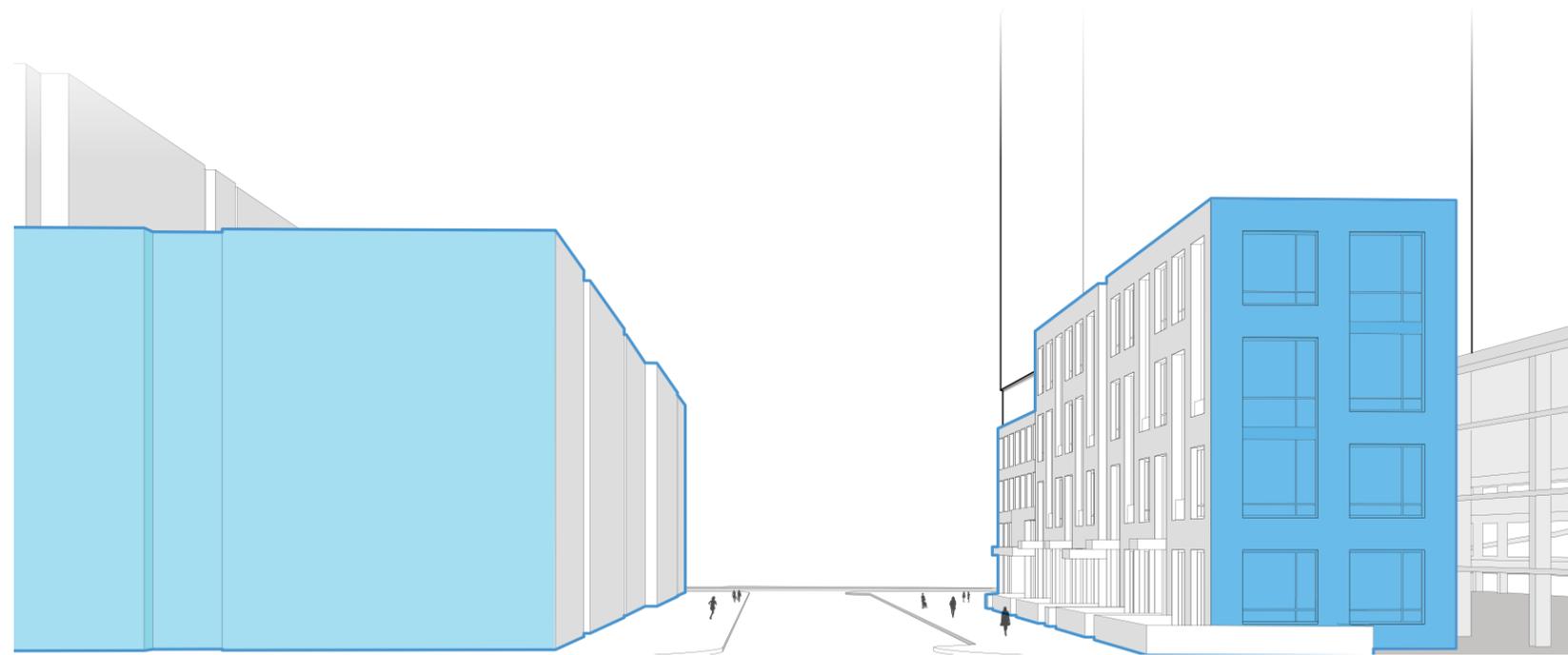
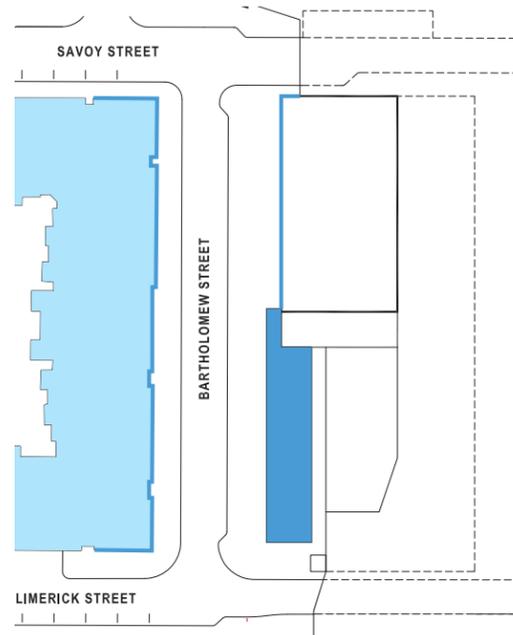
ARCHITECTURAL INTENT:
2. Variation in building heights organized as a **spiral** progression.



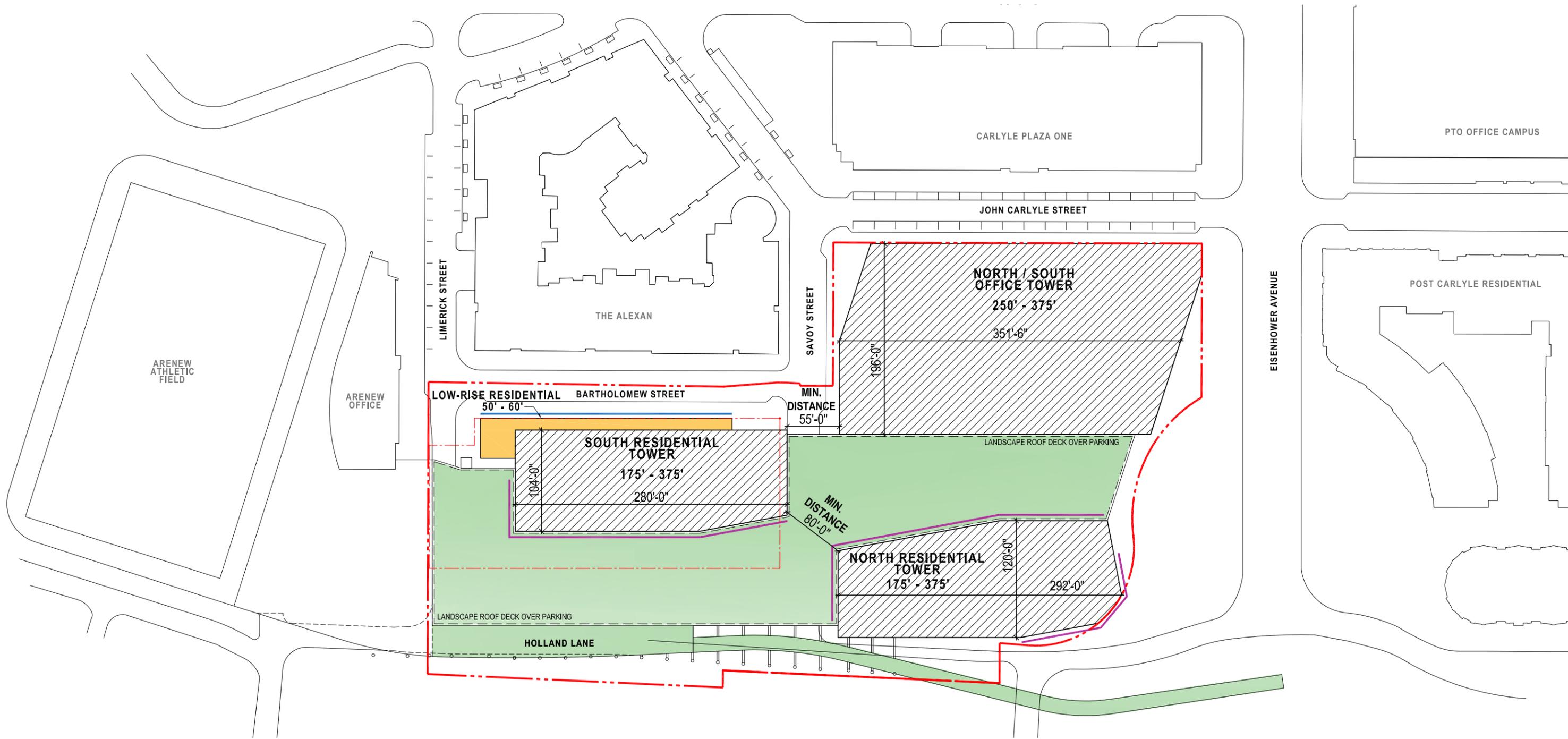
ARCHITECTURAL INTENT:
4. Subdivision of building volumes with formal **articulation** and **setbacks**.



ARCHITECTURAL INTENT:
5. Create setbacks with exposed columns or 'pilotis' at the base of buildings adjacent to the open space.



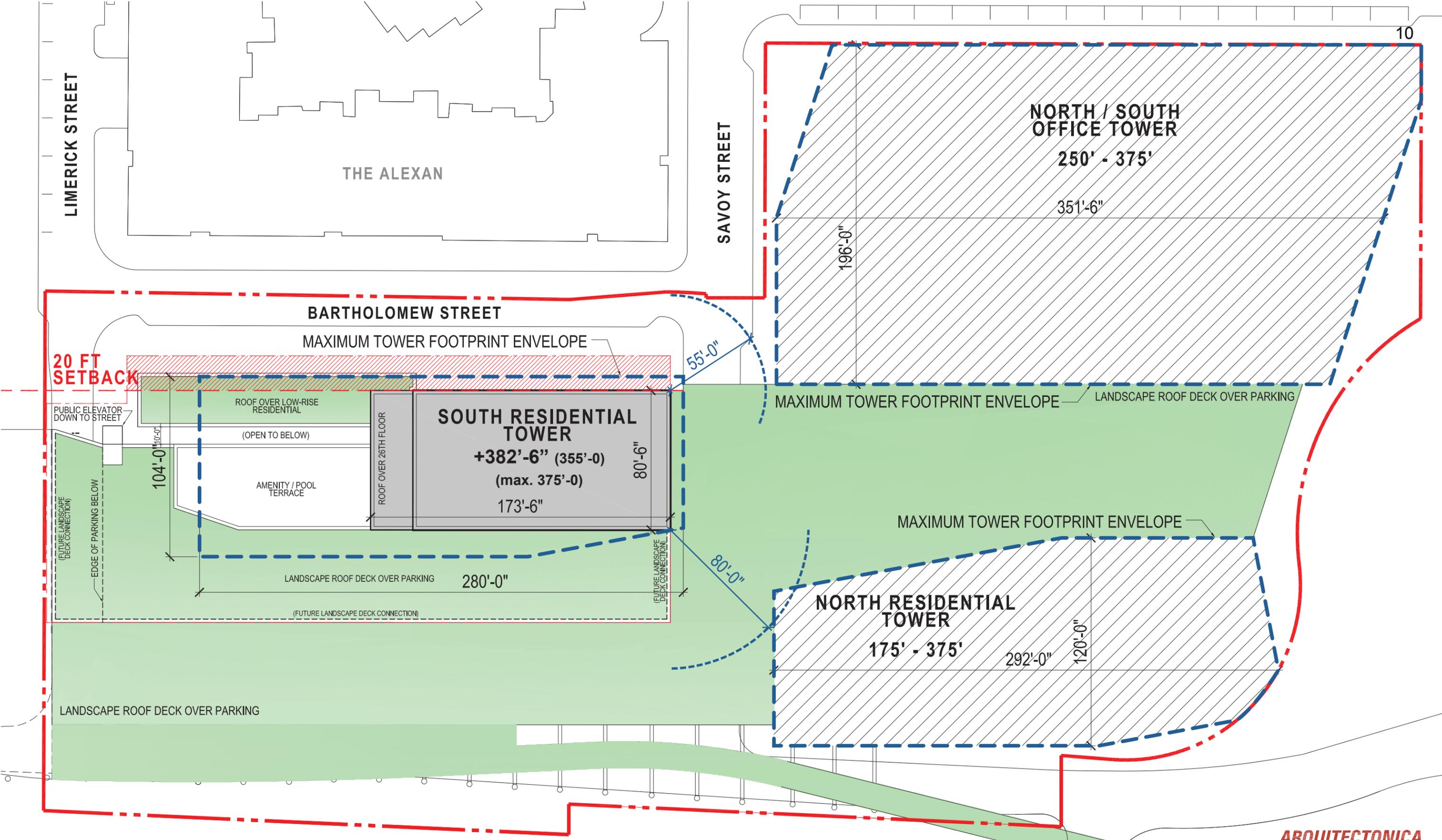
ARCHITECTURAL INTENT:
 6. Respect the scale of Bartholomew Street with **streetwall location**, height, and setbacks that enhance the pedestrian experience and complete Bartholomew Street.

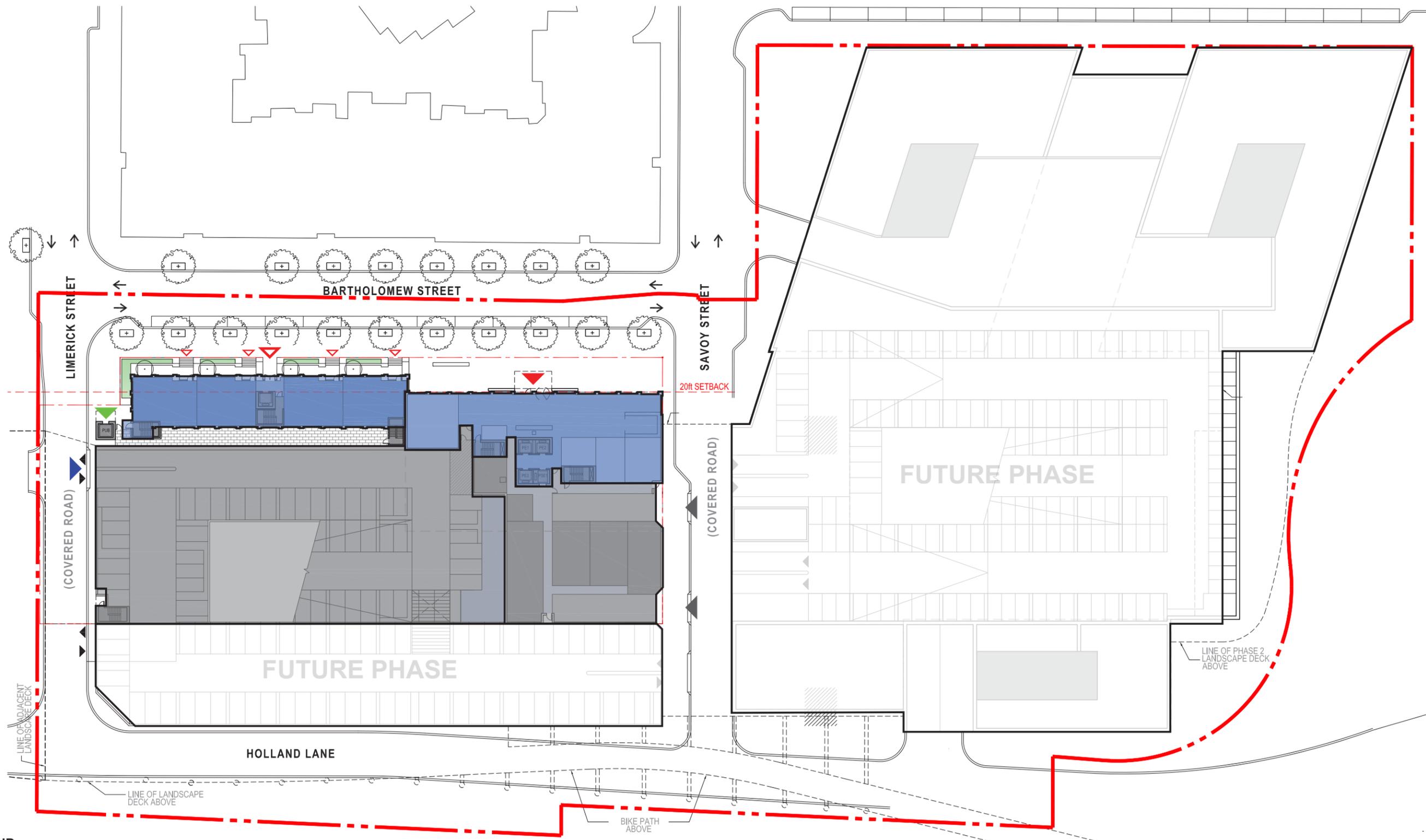


LEGEND

- 50' Streetwall Requirement - 20' Setback Required @ 50'-60' Height
- Open Arcades / Pilotis
- Tower Location Zone
- Low-Mid Rise Zone
- Landscape Roof Deck

NOTE: Balconies may extend up to 4' beyond the tower location zone if more than 15' above the adjacent surface.





LEGEND

- ▶ PRIMARY LOBBY ENTRY
- ▷ SECONDARY LOBBY ENTRY
- ▶ LANDSCAPE DECK ENTRY
- ▶ PARKING ENTRY
- ▶ LOADING/SERVICE ENTRY
- RESIDENTIAL
- PARKING / SERVICE

ARQUITECTONICA

PREPARED FOR:
Hines **JM-ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
ACCESSIBILITY DIAGRAM

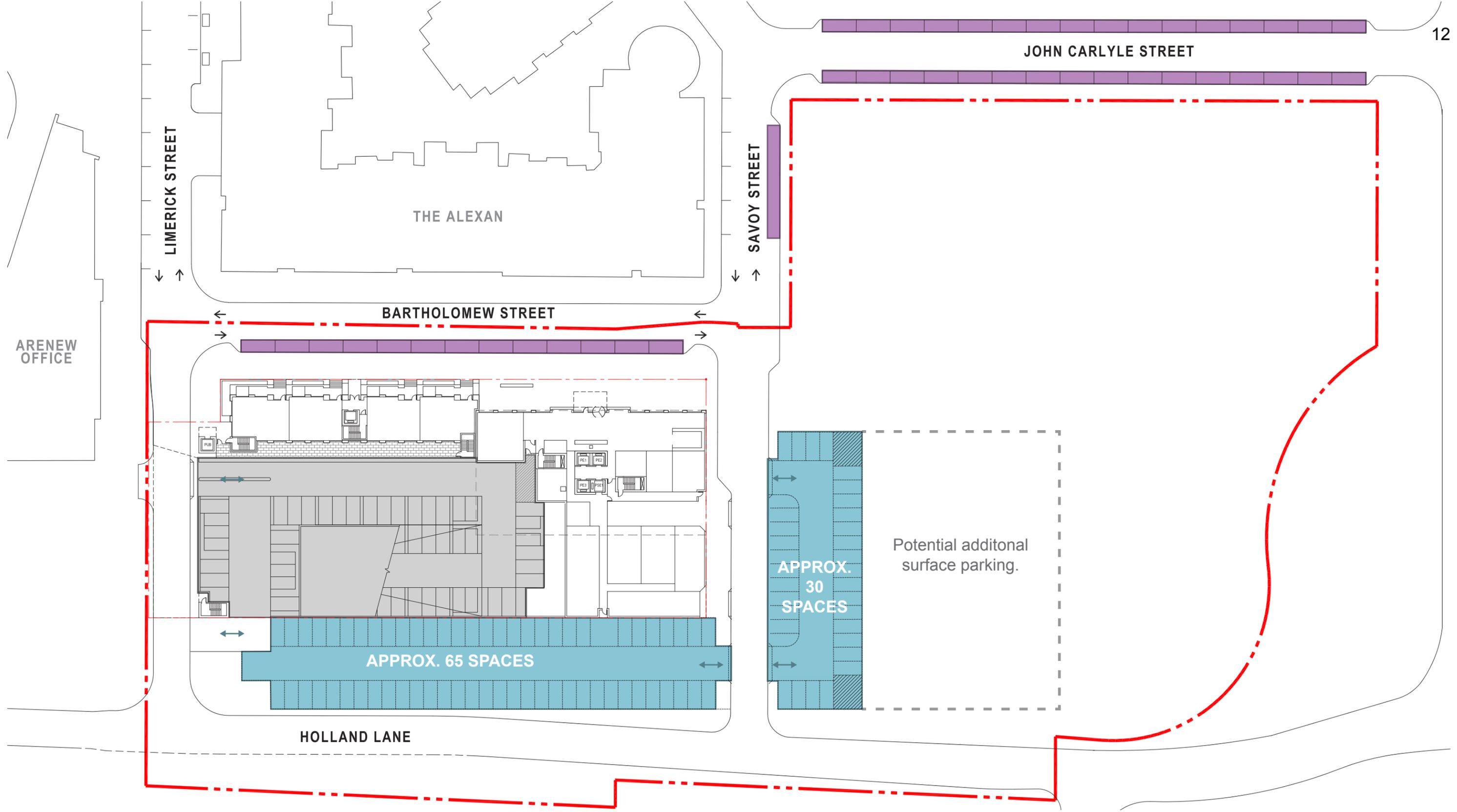
SCHEME:

SCALE: **N.T.S**

DATE:

2016-07-01

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2015.



DEDICATED RESIDENTIAL PARKING
 INTERIM SURFACE PARKING
 ON-STREET PARALLEL PARKING

RENDERINGS TO BE UPDATED

ARQUITECTONICA

PREPARED FOR:

PROJECT:

DRAWING:

SCALE:

Hines  **JM·ZELL**

Carlyle South
Alexandria, Virginia

DATE:

2016-07-01





ARQUITECTONICA

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

MASSING STUDIES

SCALE:

DATE:

2016-07-01



ARQUITECTONICA

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

MASSING STUDIES

SCALE:

DATE:

2016-07-01



ARQUITECTONICA

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

MASSING STUDIES

SCALE:

DATE:

2016-07-01

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission
-
SOUTH RESIDENTIAL TOWER



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:
Hines  **JM-ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
Phase 1 Plan

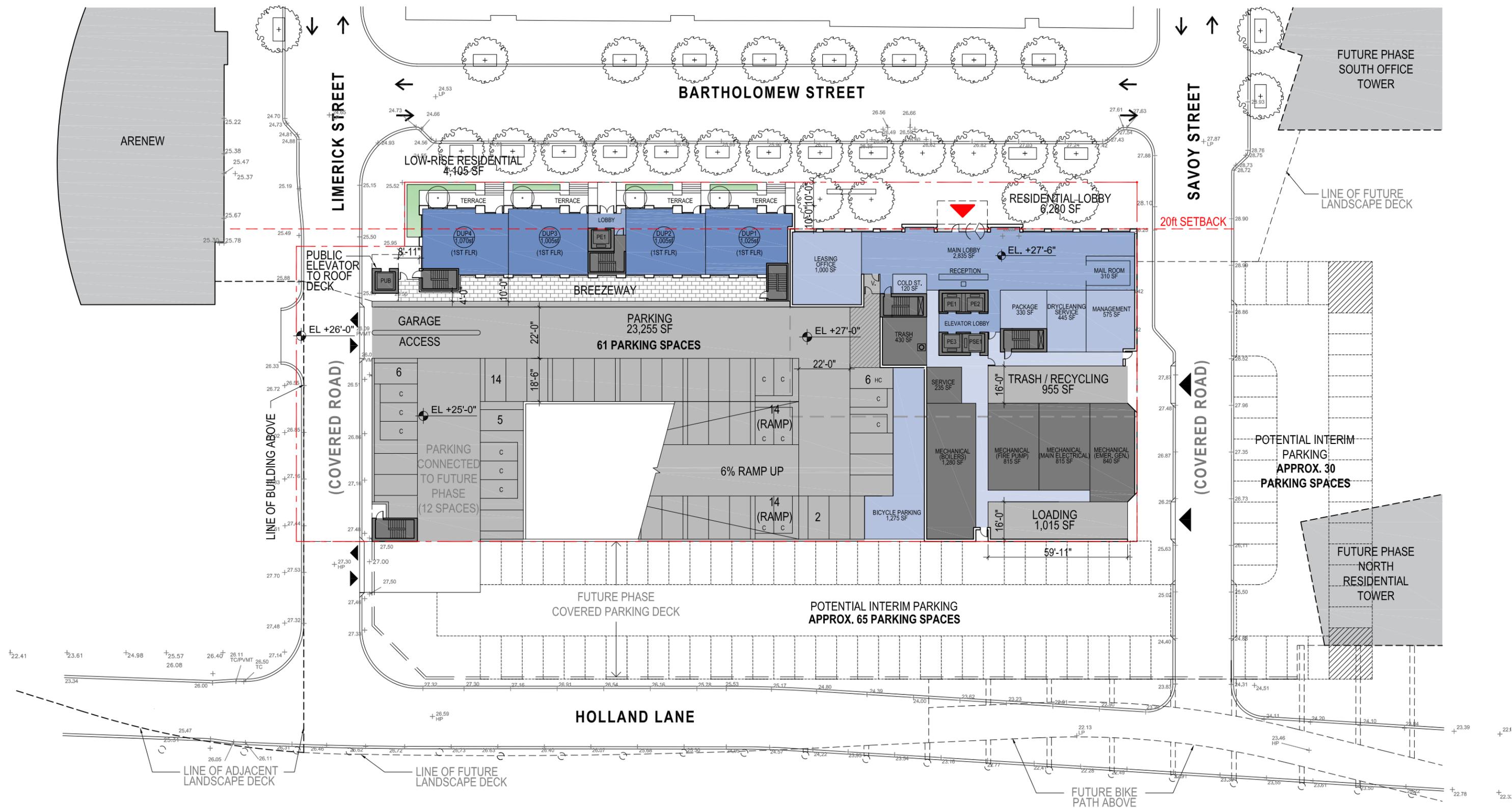
SCHEME:

OCULUS **ARQUITECTONICA**

SCALE: 

DATE: 

2016-07-01



NOTE: Exact location of public elevator to public roof deck pending further civil engineering coordination.

*Handicap van and car spaces will be provided according to minimum code requirements

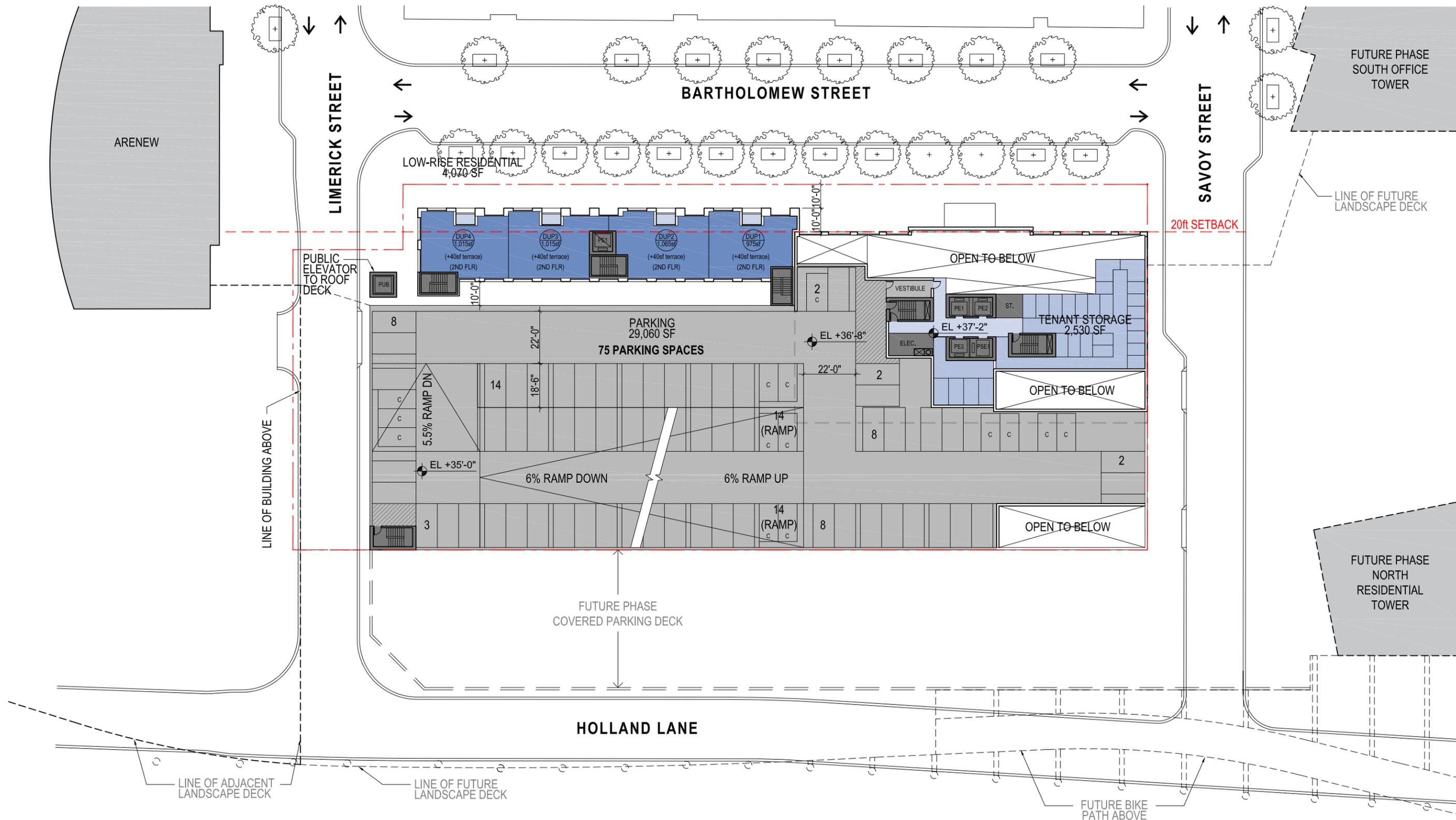
PREPARED FOR:
Hines **JM-ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
GROUND FLOOR PLAN

SCHEME:

SCALE:
 0 20' 40' 1" = 40'
 DATE:
 2016-07-01



*Handicap van and car spaces will be provided according to minimum code requirements

ARQUITECTONICA

PREPARED FOR:
Hines **JM-ZELL**

PROJECT:
Carlyle South
Alexandria, Virginia

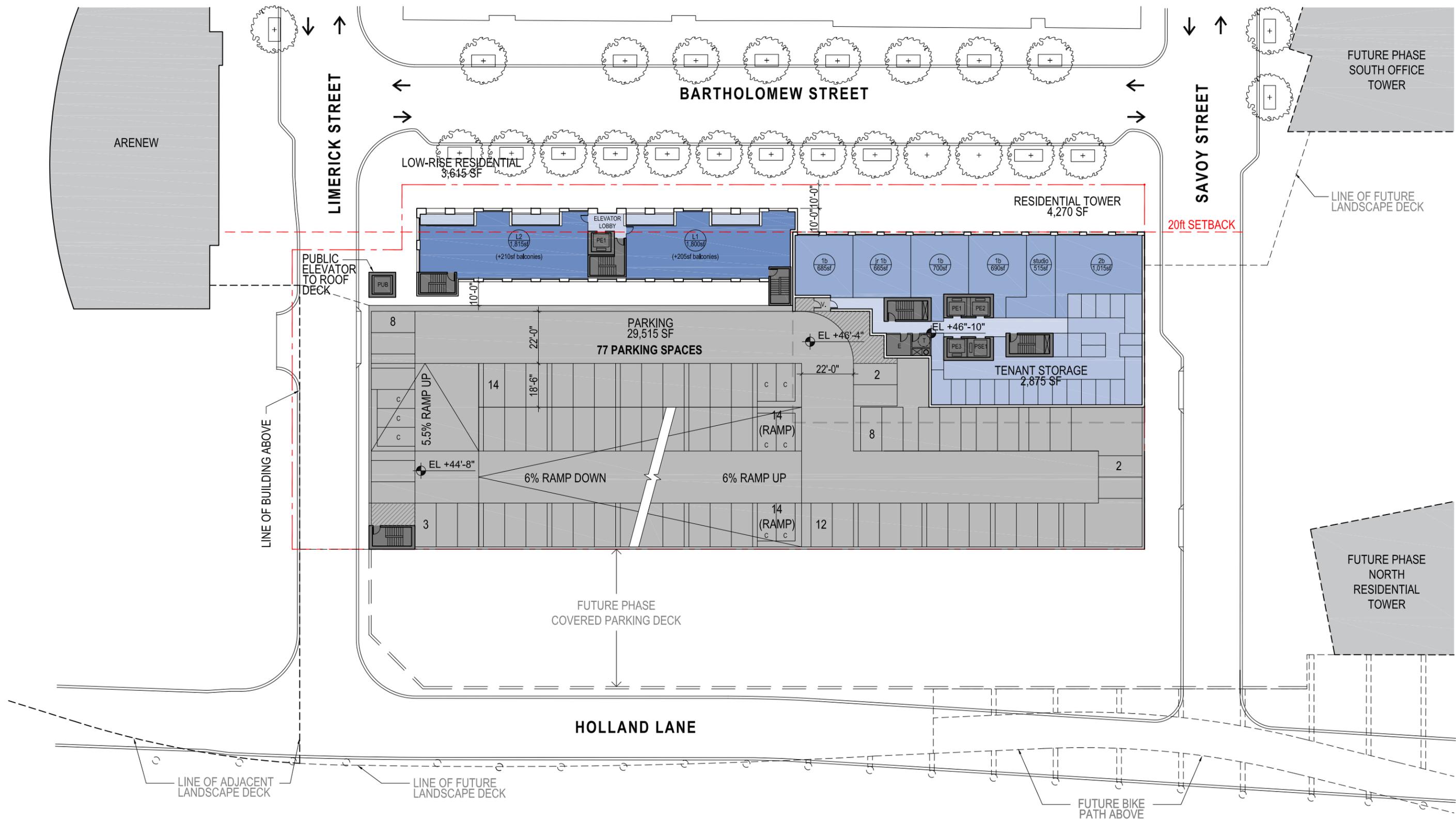
DRAWING:
SECOND FLOOR PLAN

SCHEME:

SCALE:
0 20' 40' 1" = 40'

DATE:
2016-07-01

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2015.



*Handicap van and car spaces will be provided according to minimum code requirements

PREPARED FOR:

Hines **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

THIRD FLOOR PLAN

SCHEME:

0 20' 40'

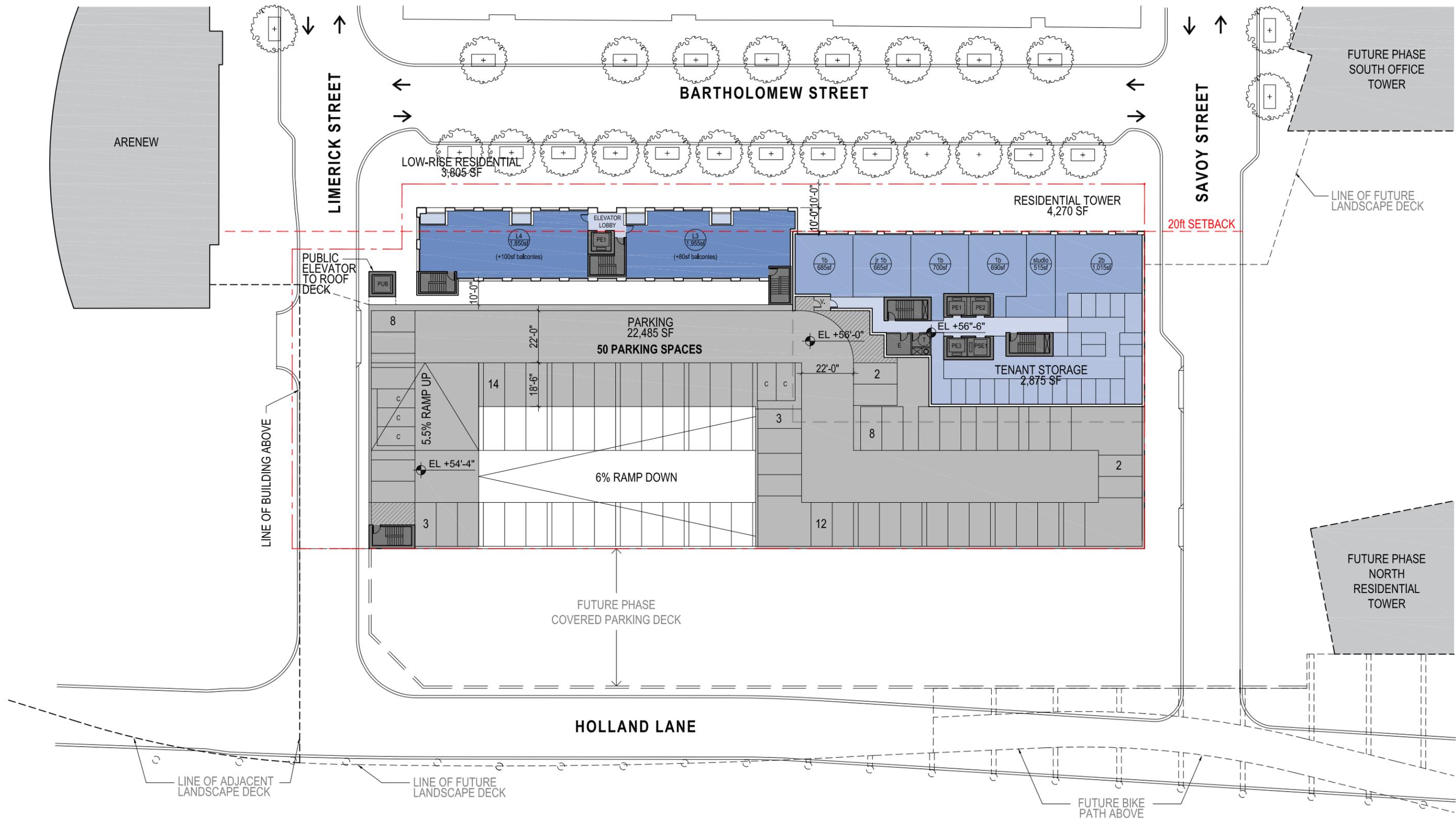
SCALE:

1" = 40'

DATE:



2016-07-01



*Handicap van and car spaces will be provided according to minimum code requirements

ARQUITECTONICA

PREPARED FOR:
Hines **JM-ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
FOURTH FLOOR PLAN

SCHEME:

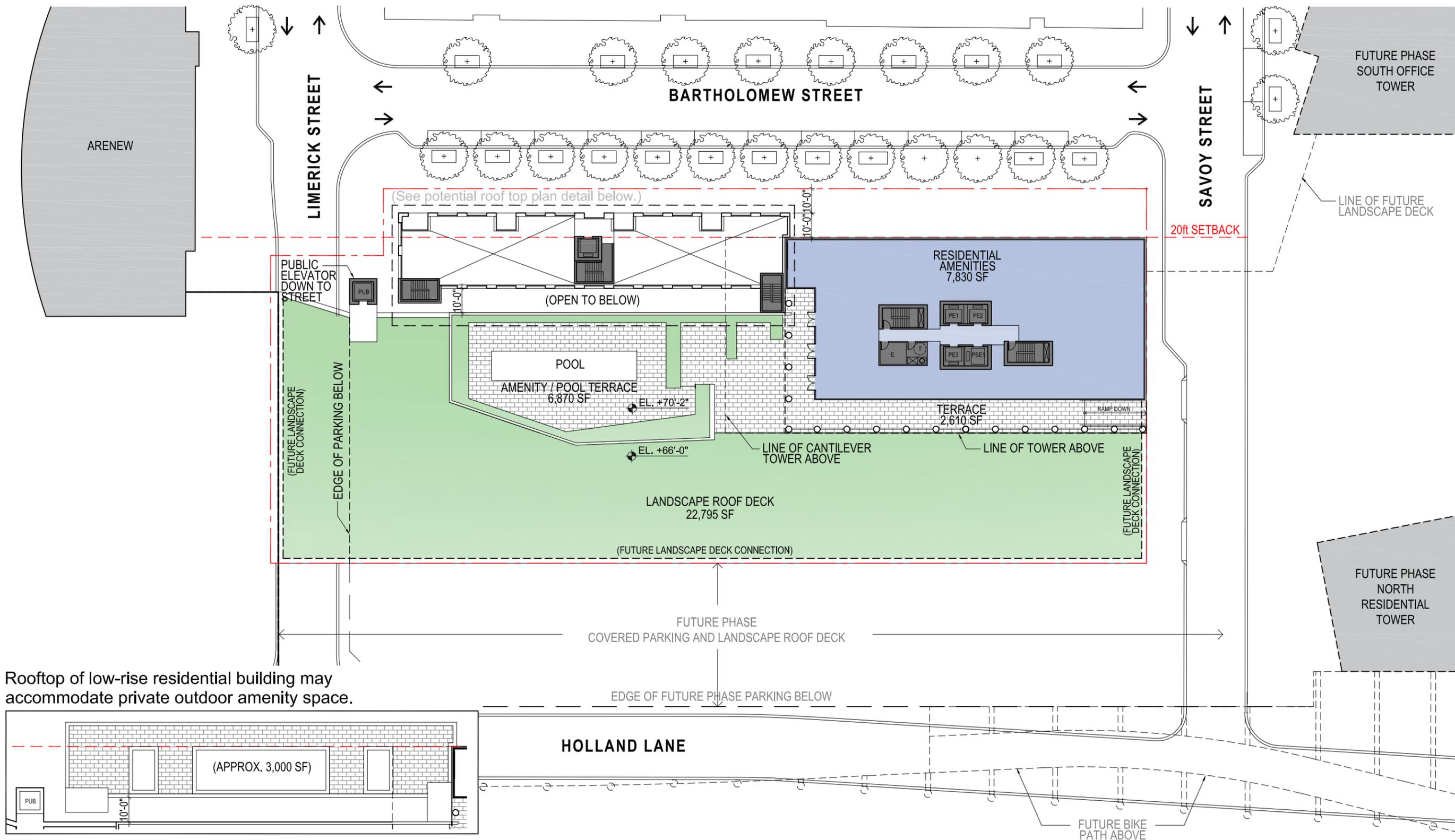
SCALE:
 0 20' 40'

1" = 40'

DATE:



2016-07-01



NOTE: Exact location of public elevator to public roof deck pending further civil engineering coordination.

PREPARED FOR:
Hines **JM-ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
FIFTH FLOOR PLAN

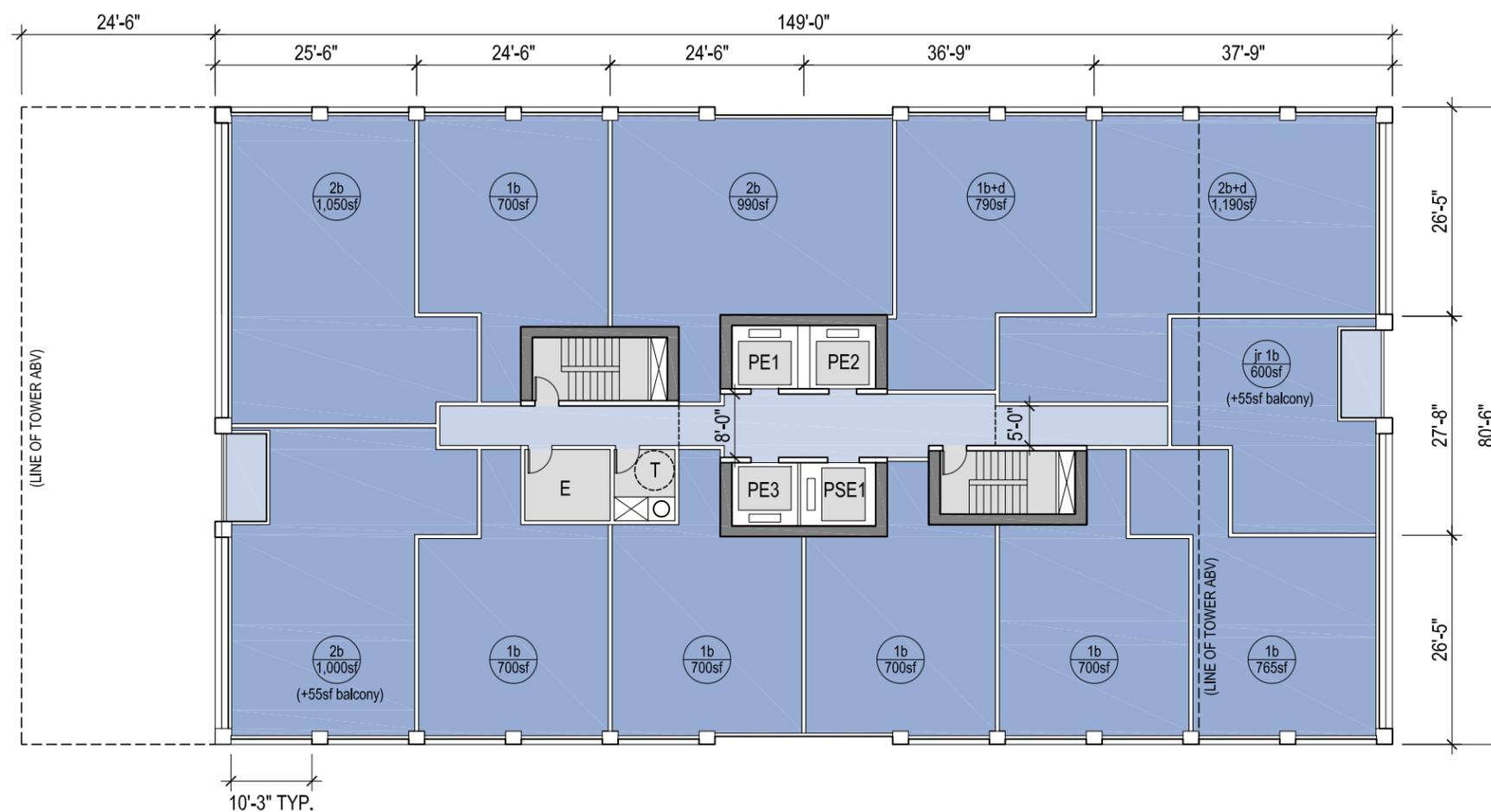
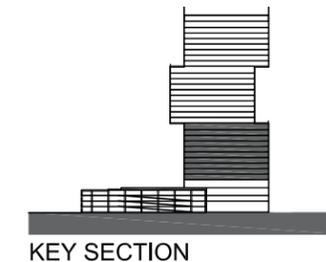
SCHEME:

SCALE:
 0 20' 40'

1" = 40'

DATE:

2016-07-01



FLOOR AREA - 11,465 SF
 CORE AREA - 1,570 SF | **86.5%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.

PREPARED FOR:



PROJECT:

Carlyle South
 Alexandria, Virginia

DRAWING:

TYPICAL TOWER FLOOR PLAN
 6TH - 15TH FLOOR

SCHEME:



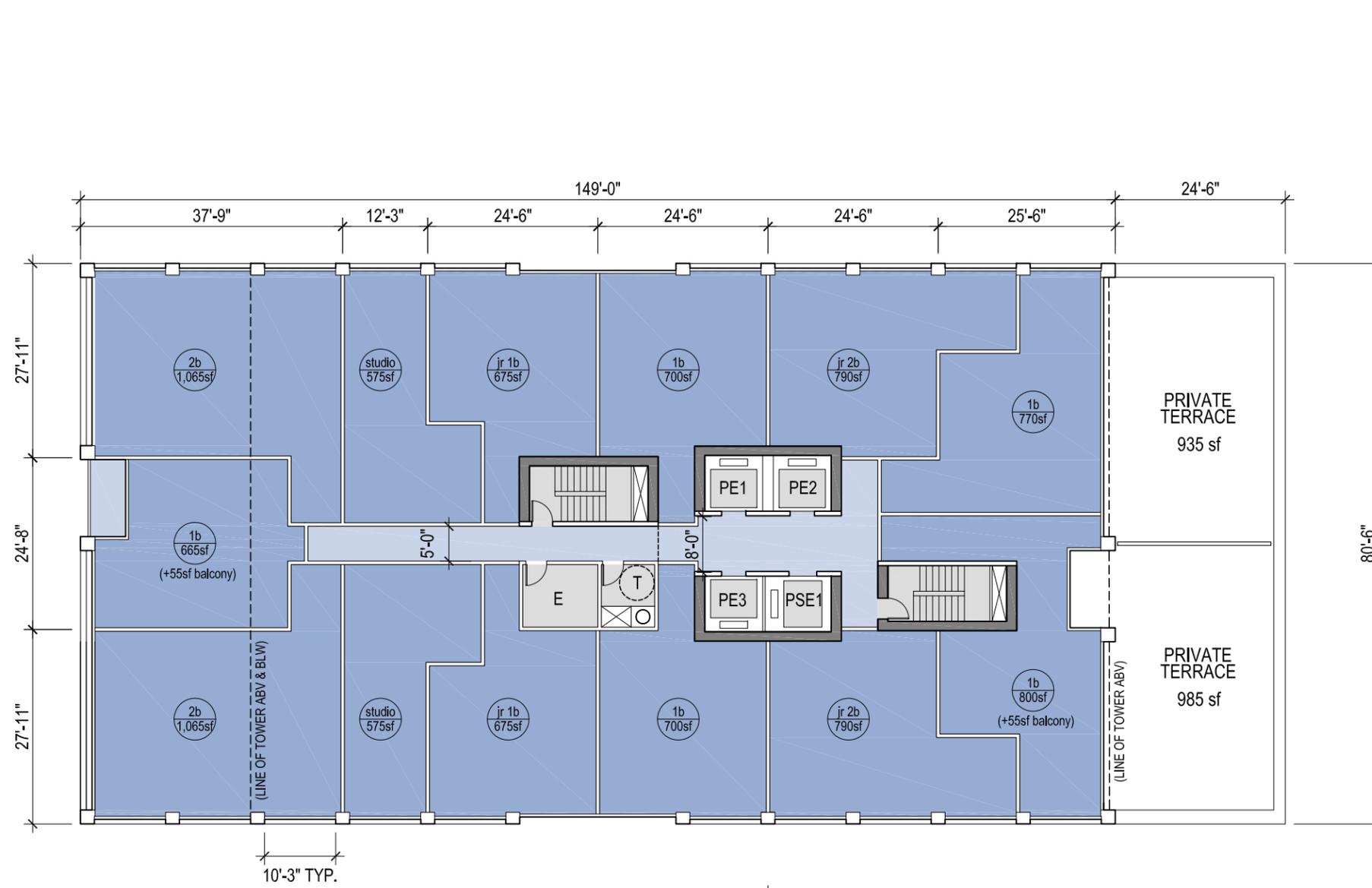
SCALE:

1" = 20'

DATE:

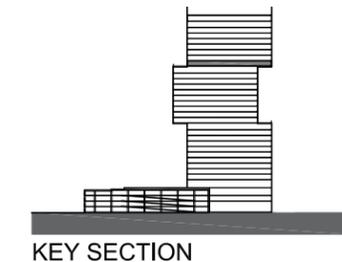
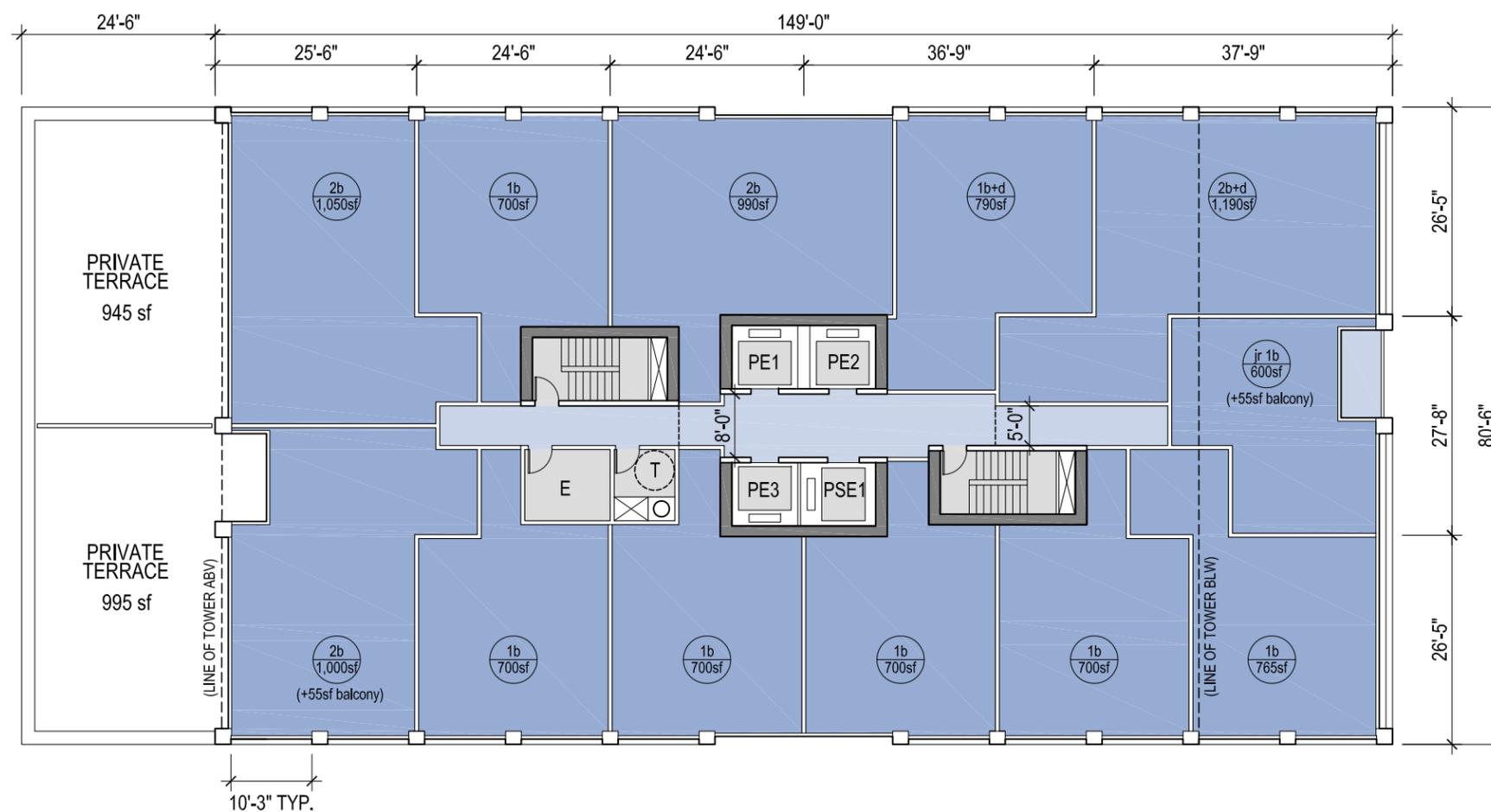


2016-07-01



FLOOR AREA - 11,465 SF
 CORE AREA - 1,595 SF | **86.0%** EFFICIENCY

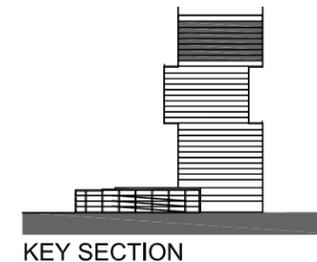
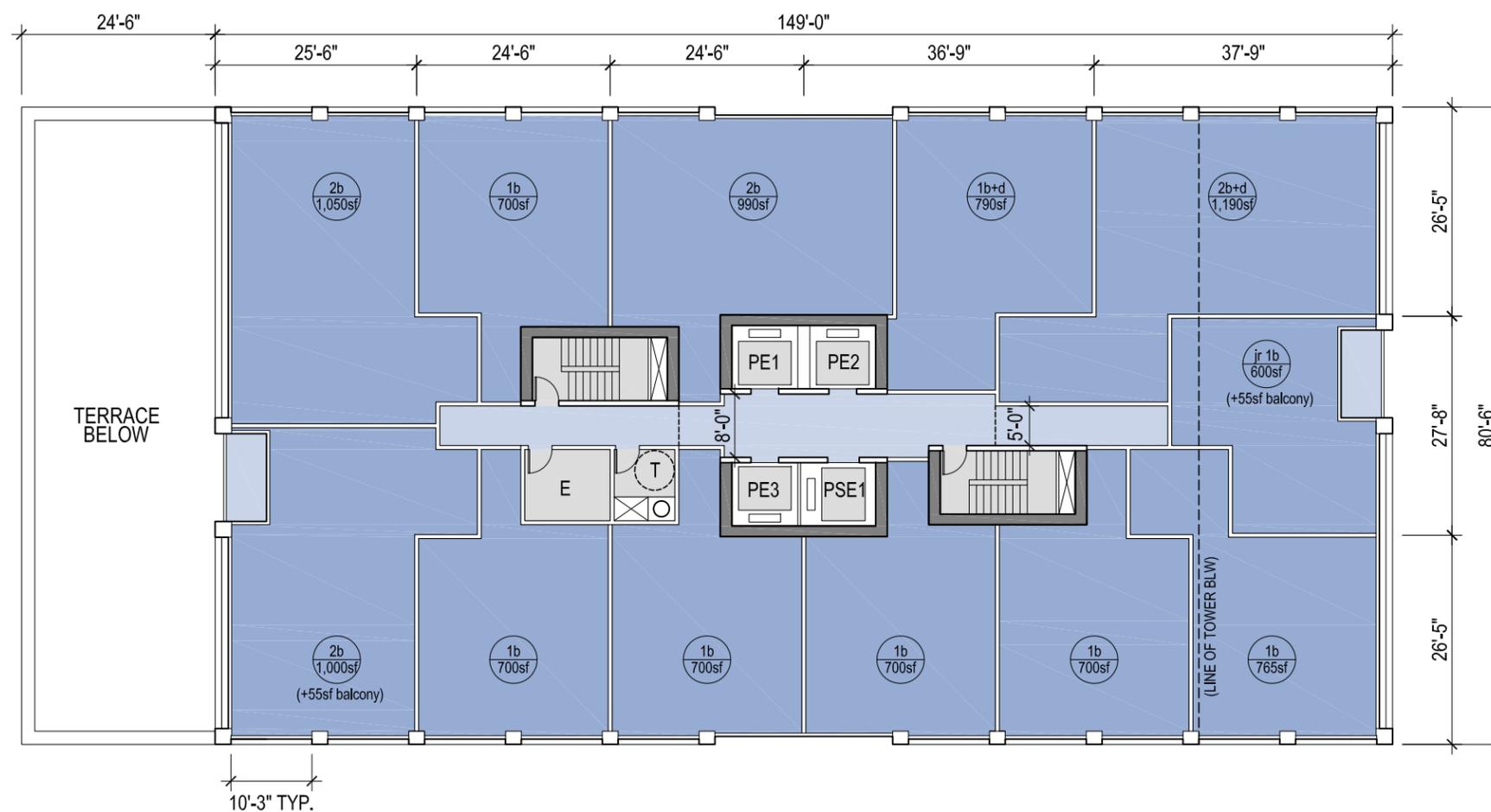
NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



FLOOR AREA - 11,465 SF
 CORE AREA - 1,570 SF

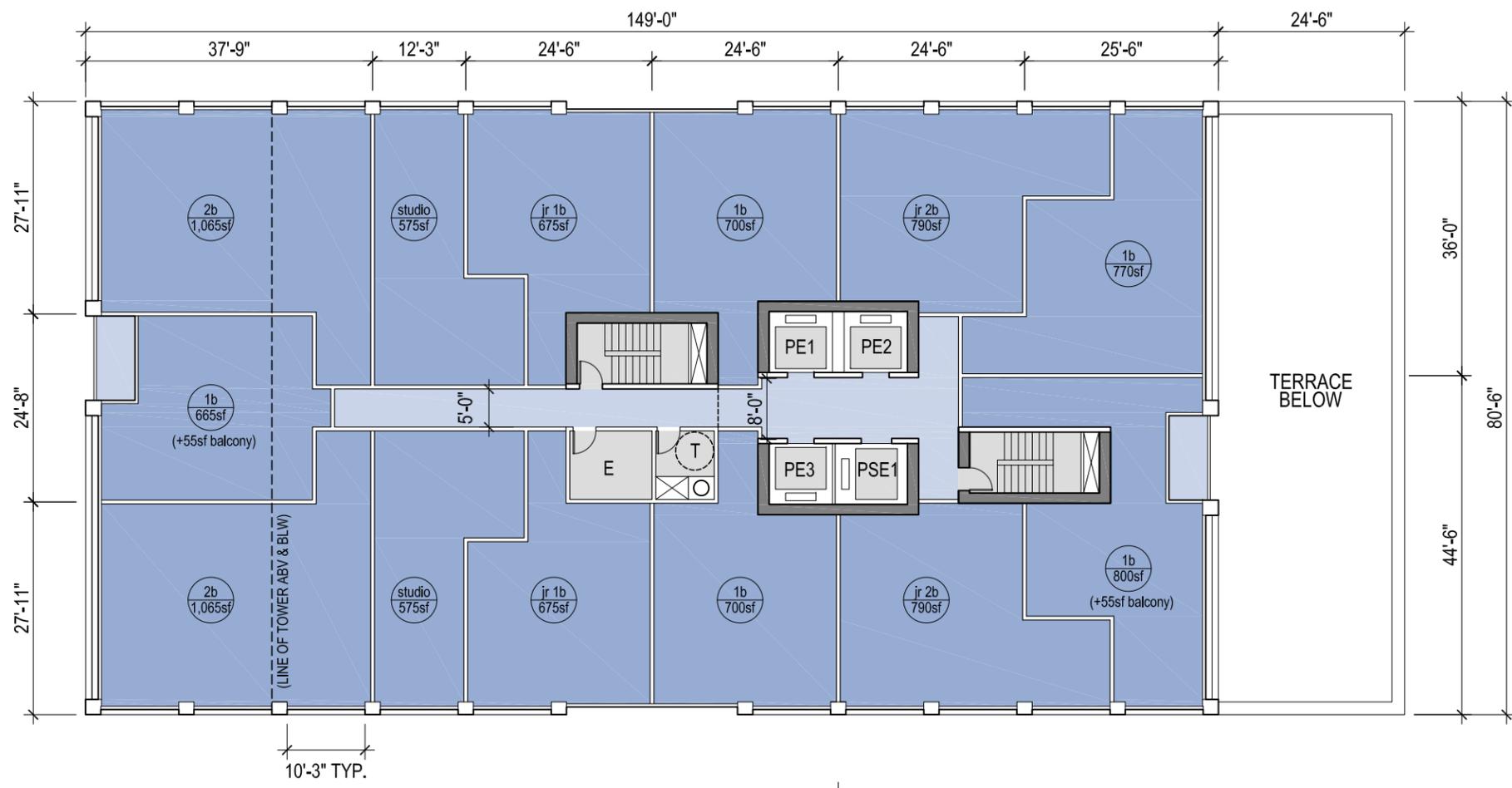
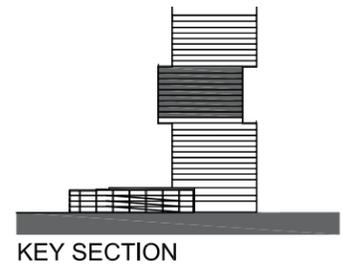
86.5% EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



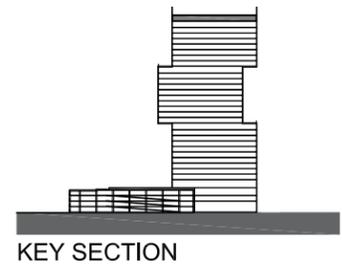
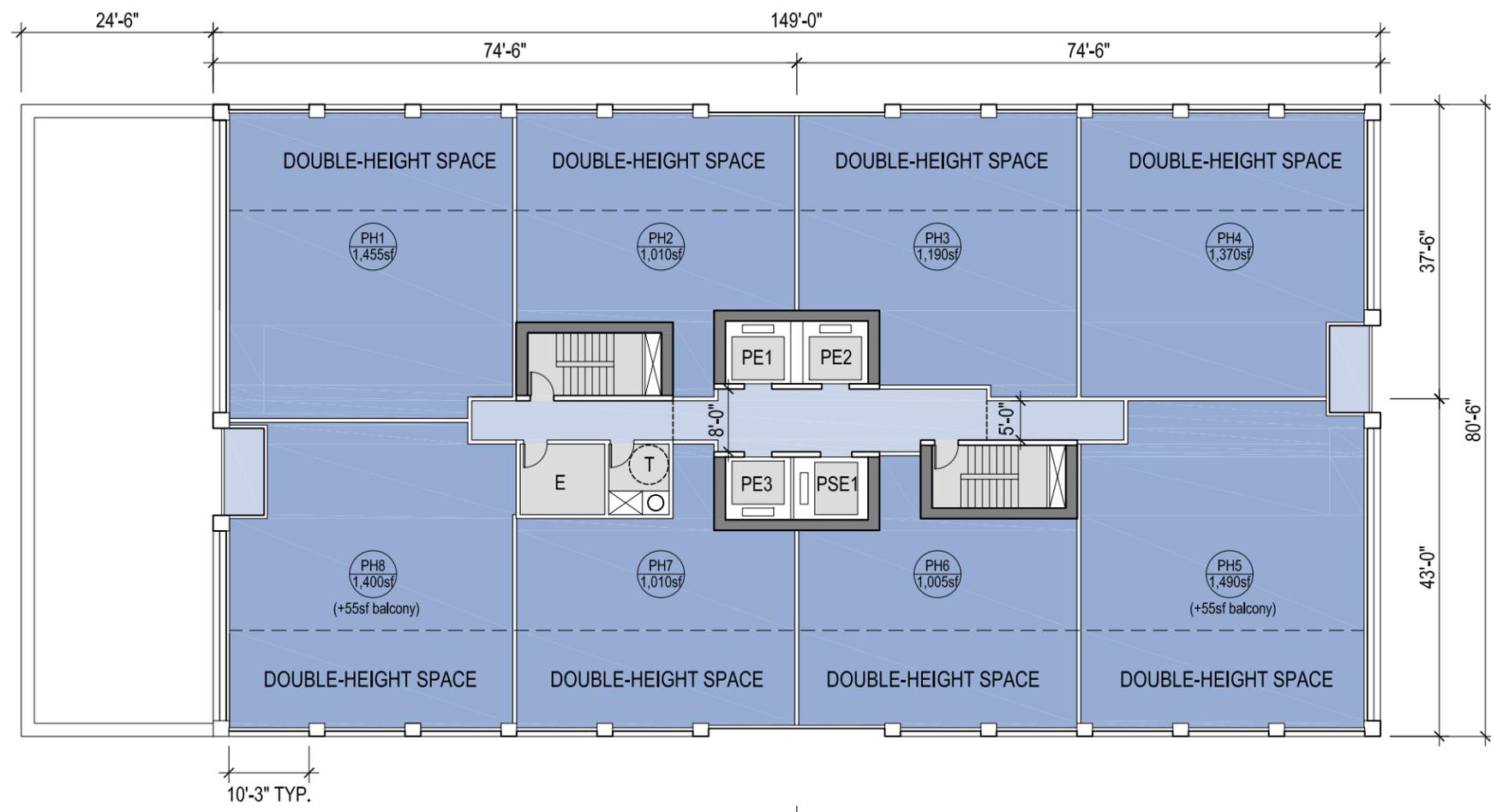
FLOOR AREA - 11,465 SF
 CORE AREA - 1,570 SF | **86.5%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



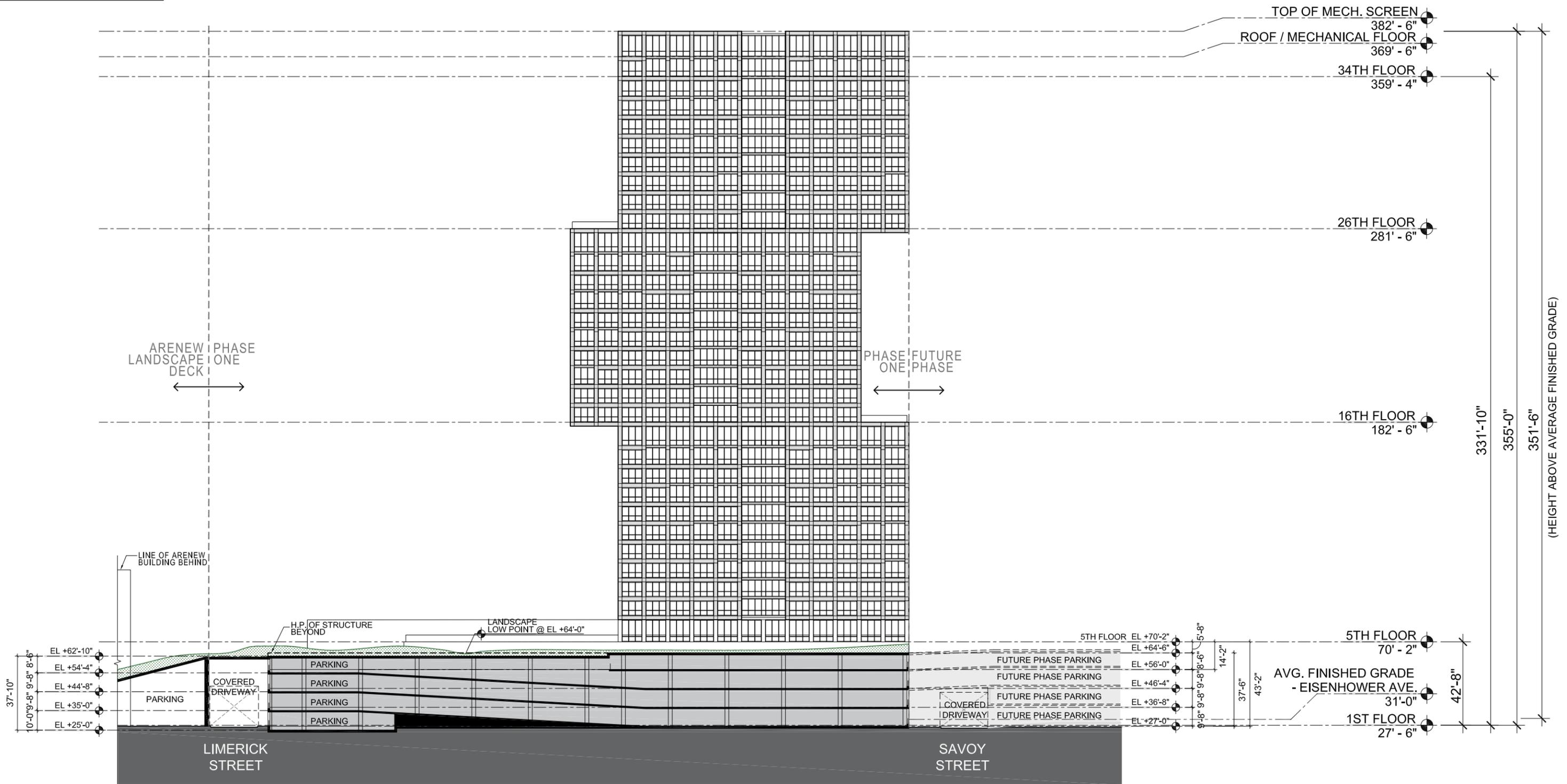
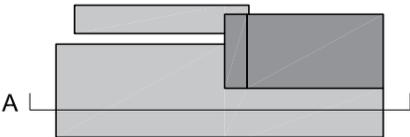
FLOOR AREA - 11,465 SF
 CORE AREA - 1,595 SF | 86.0% EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.



FLOOR AREA - 11,465 SF
 CORE AREA - 1,530 SF | **86.6%** EFFICIENCY

NOTE: Exact location of recessed balconies to be determined pending further coordination with unit layouts, unit mix, and building systems.
 This floor may be revised to incorporate elevator access to a common amenity space that may include additional indoor/outdoor useable floor area.



PREPARED FOR:

PROJECT:

DRAWING:

SCHEME:



Carlyle South
Alexandria, Virginia

BUILDING SECTION A

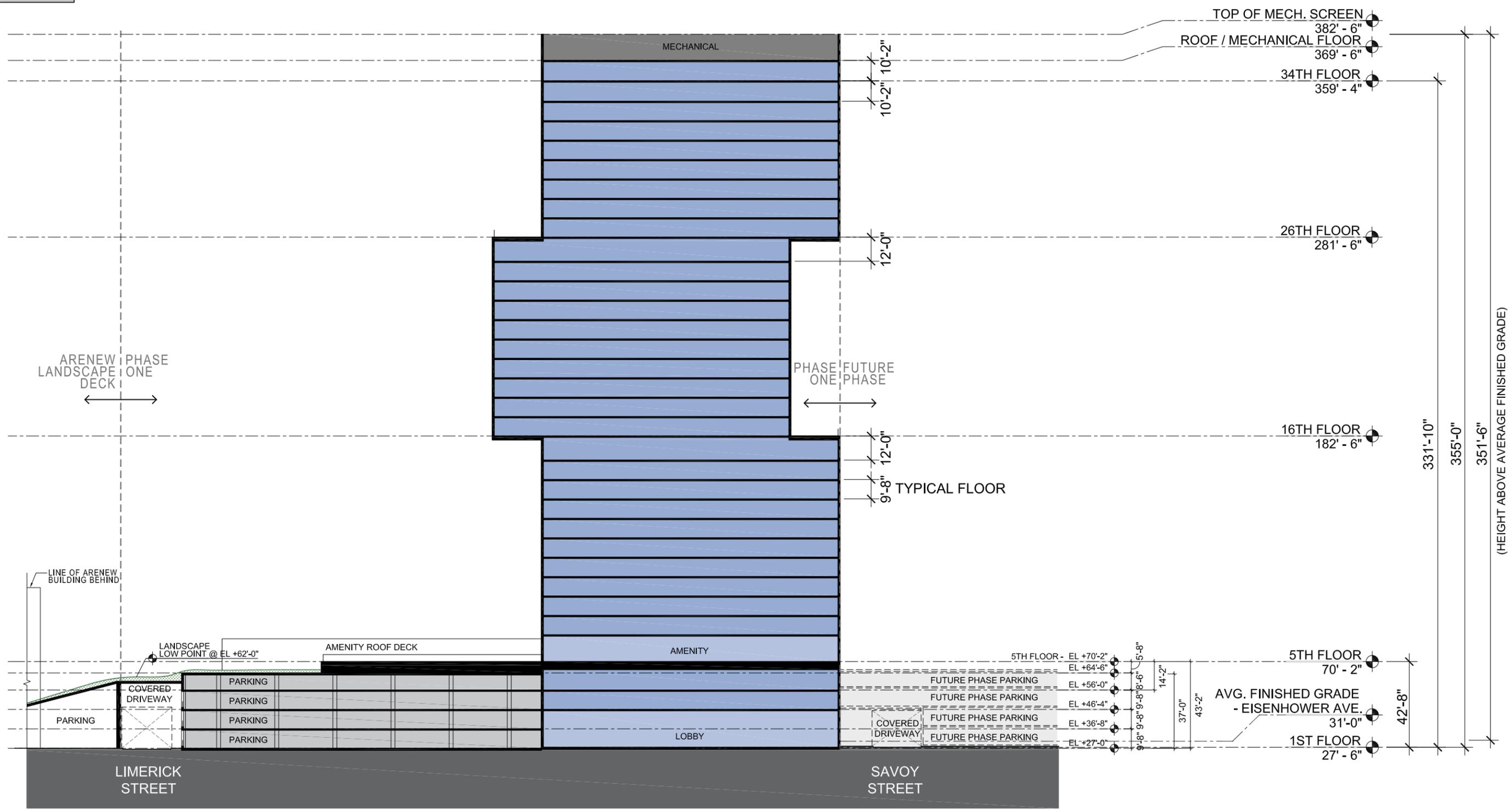
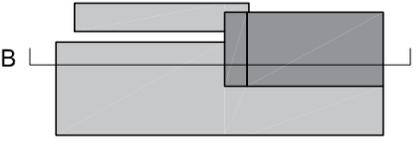


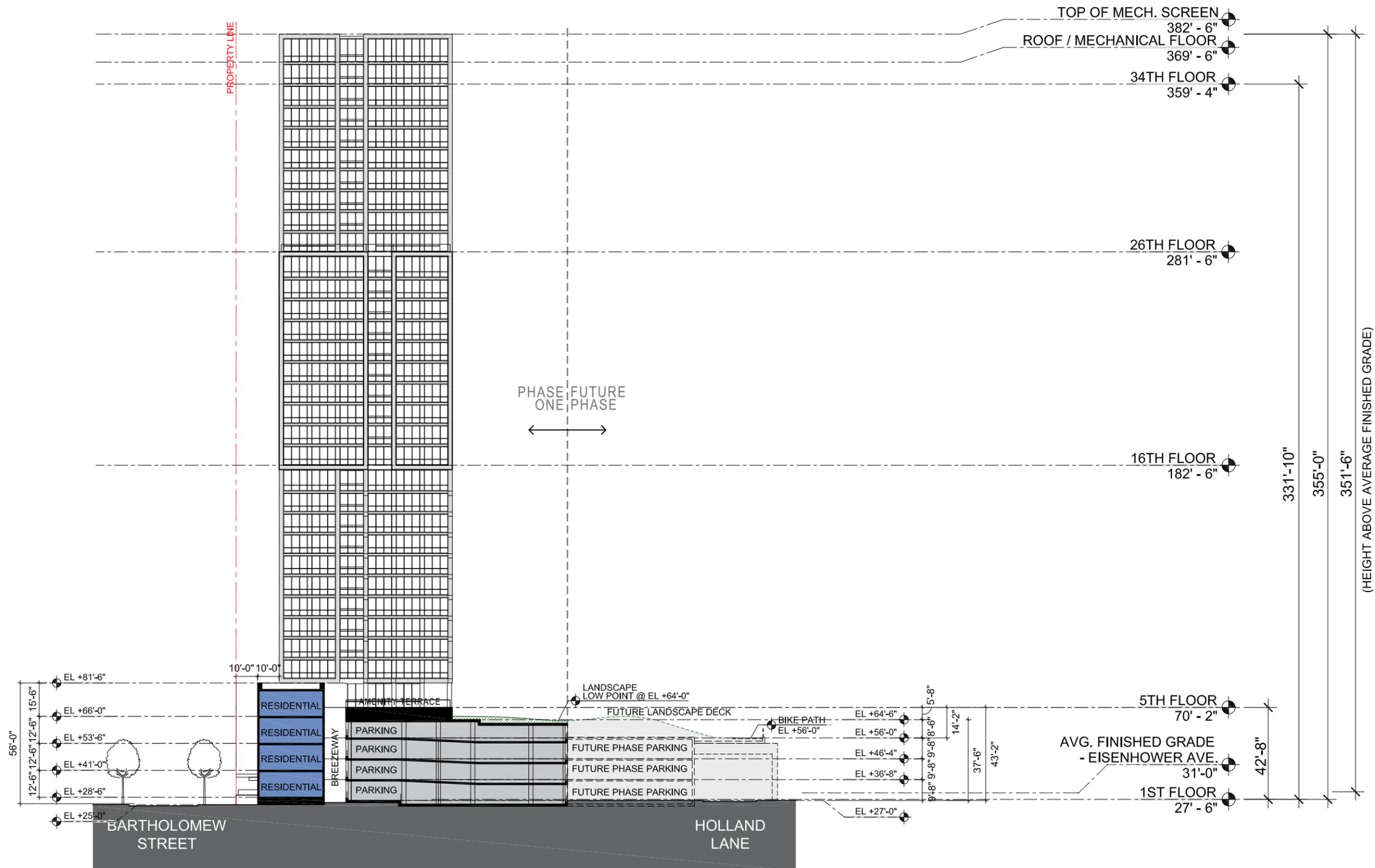
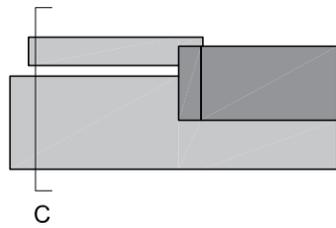
SCALE:

1" = 50'

DATE:

2016-07-01





PREPARED FOR:

Hines JM-ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION C

SCHEME:



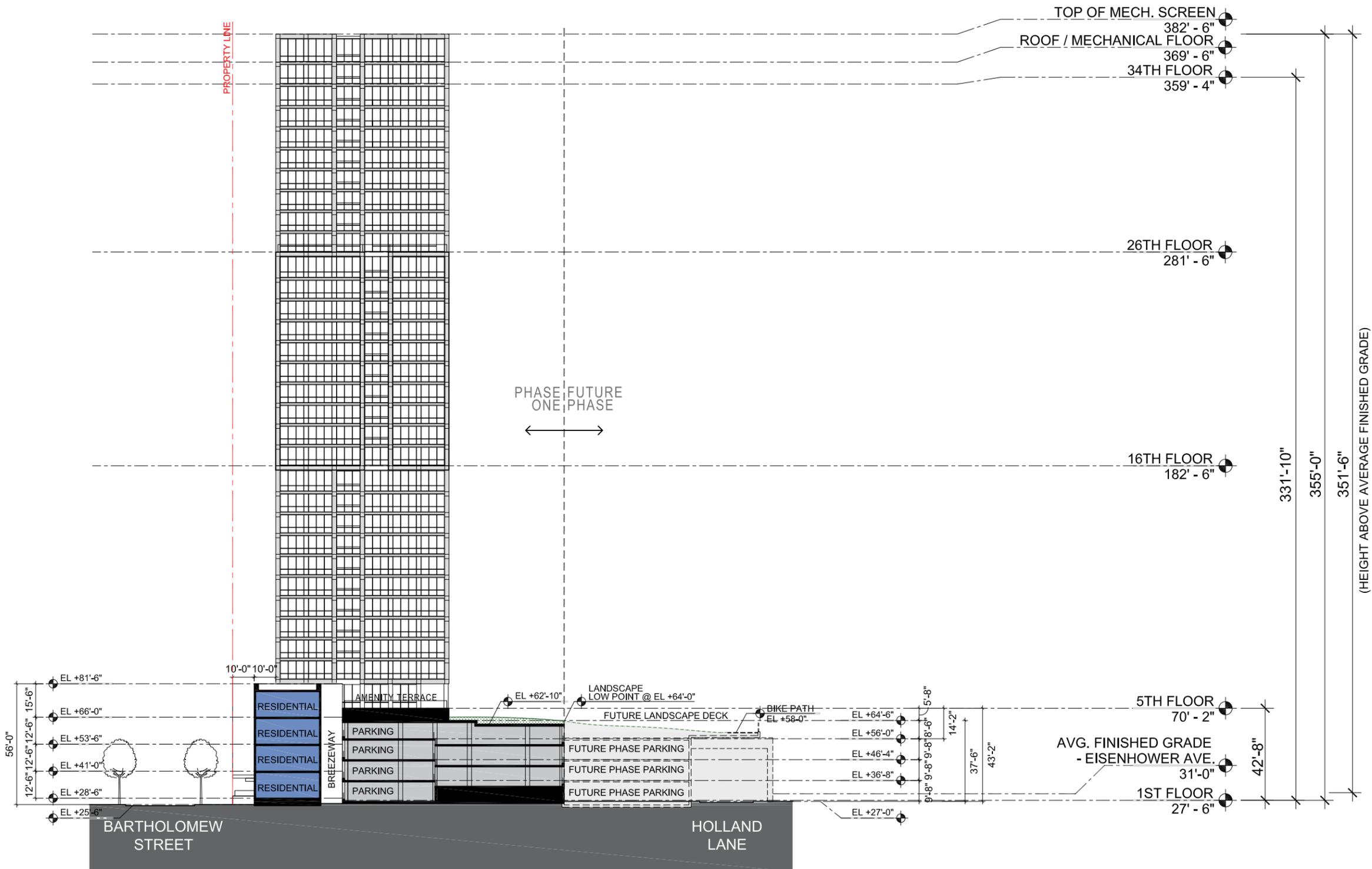
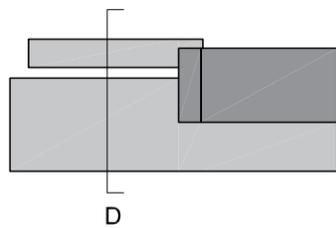
SCALE:

1" = 50'

DATE:

2016-07-01

KEY PLAN



PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION D

SCHEME:



SCALE:

1" = 50'

DATE:

2016-07-01

TOP OF MECH. SCREEN
382' - 6"

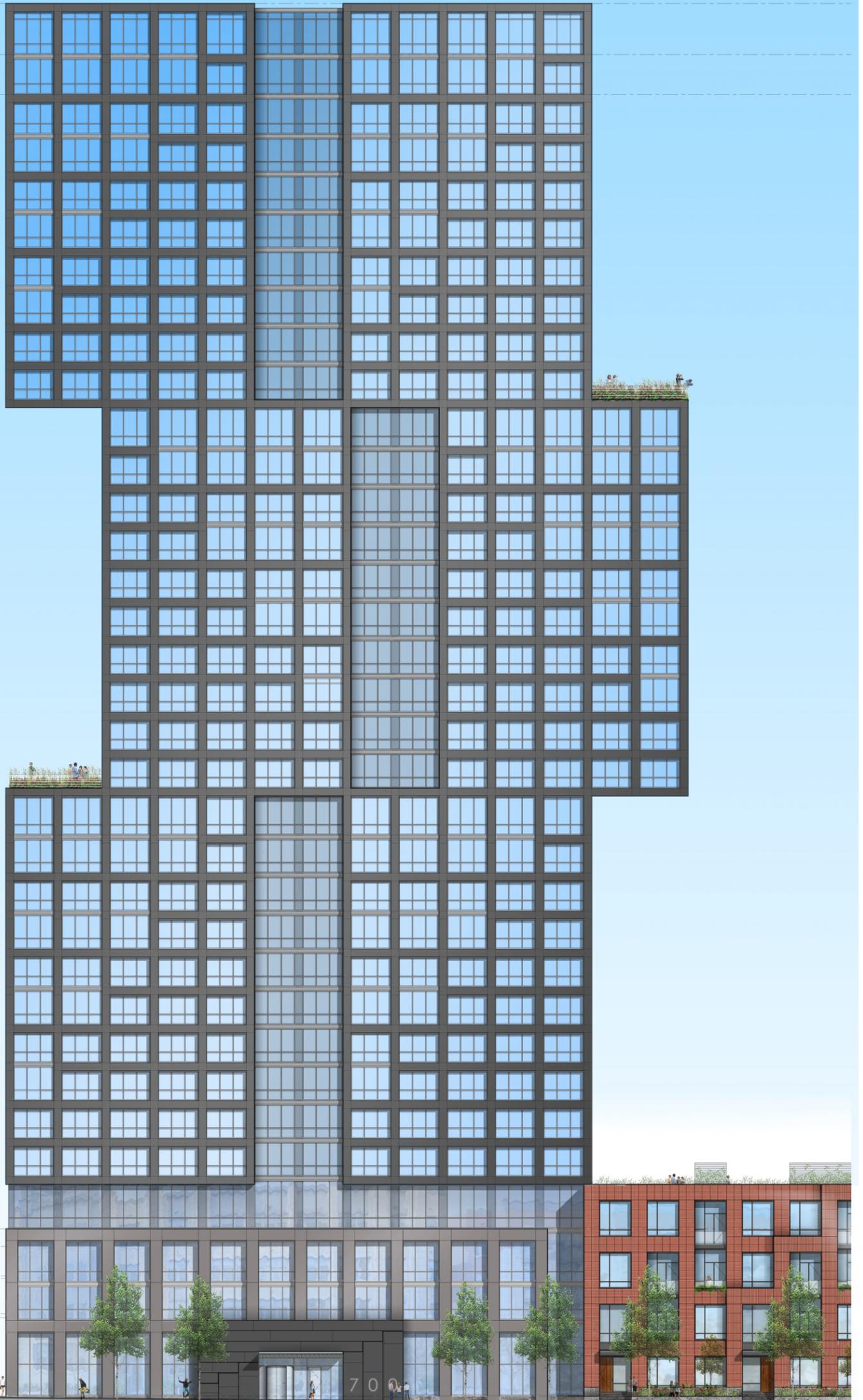
ROOF / MECHANICAL FLOOR
369' - 6"

34TH FLOOR
359' - 4"

5TH FLOOR
70' - 2"

FUTURE PHASE STRUCTURED
PARKING / LANDSCAPE DECK

1ST FLOOR



ARQUITECTONICA

PREPARED FOR:

Hines **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

WEST ELEVATION
ALTERNATE DESIGN STUDY



SCALE:

1" = 30'

DATE:

2016-07-01



BARTHOLOMEW STREET

HOLLAN LANE

ARQUITECTONICA

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

SOUTH ELEVATION
ALTERNATE DESIGN STUDY



SCALE:

1" = 30'

DATE:

2016-07-01



ARQUITECTONICA

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

EAST ELEVATION
ALTERNATE DESIGN STUDY



SCALE:

1" = 30'

DATE:

2016-07-01



ARQUITECTONICA

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2015.



PREPARED FOR:

Hines  **JM·ZELL**

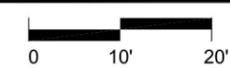
PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

WEST ELEVATION DETAIL

SCHEME:



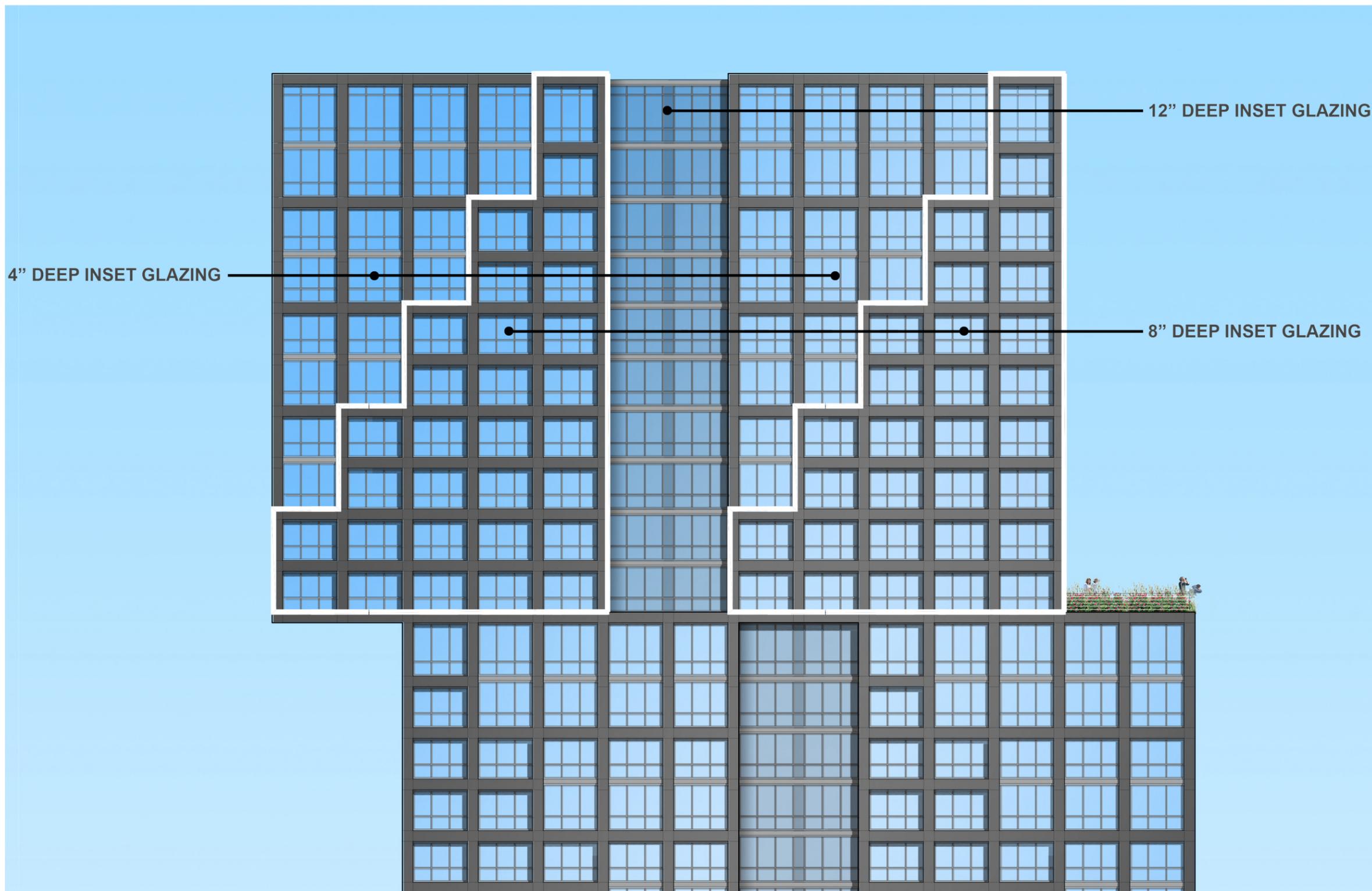
SCALE:

1" = 20'

DATE:

2016-07-01

ARQUITECTONICA



4" DEEP INSET GLAZING

12" DEEP INSET GLAZING

8" DEEP INSET GLAZING

PREPARED FOR:

Hines JM-ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

WEST ELEVATION DETAIL

SCHEME:

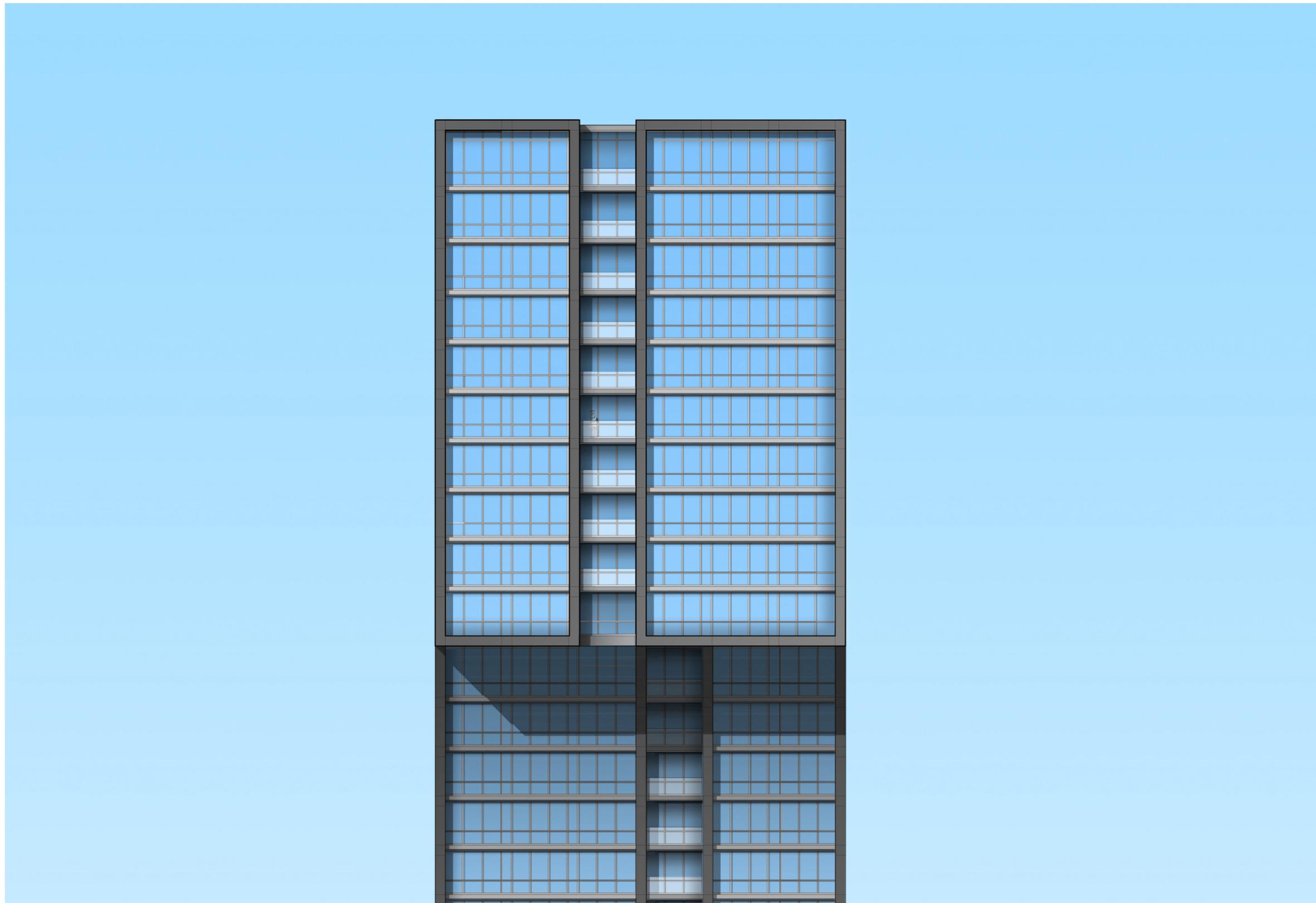


SCALE:

1" = 20'

DATE:

2016-07-01



PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

NORTH ELEVATION DETAIL

SCHEME:

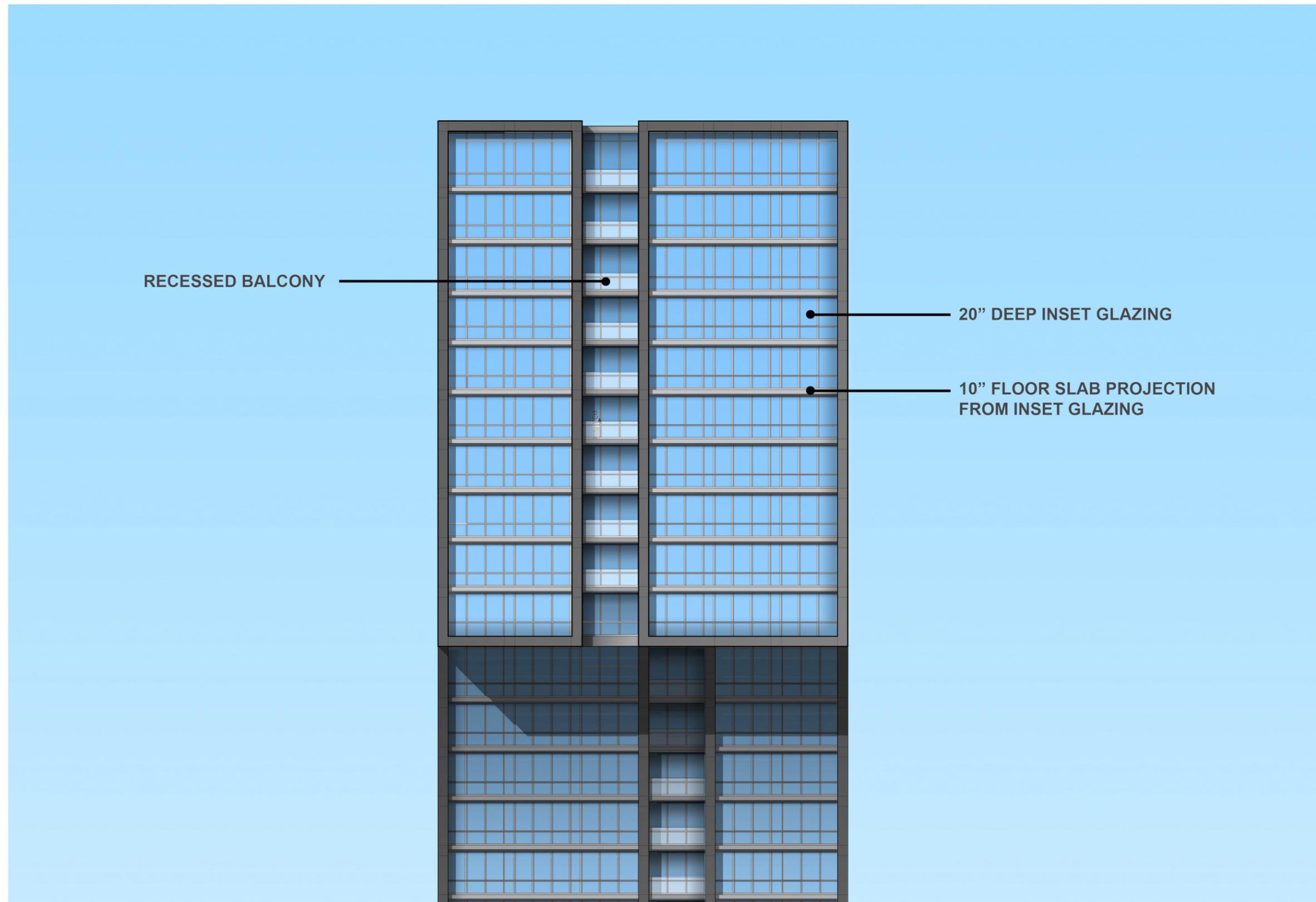


SCALE:

1" = 20'

DATE:

2016-07-01



RECESSED BALCONY

20" DEEP INSET GLAZING

10" FLOOR SLAB PROJECTION FROM INSET GLAZING

ARQUITECTONICA

PREPARED FOR:

Hines  **JM-ZELL**

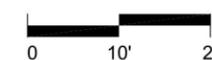
PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

NORTH ELEVATION DETAIL

SCHEME:



SCALE:

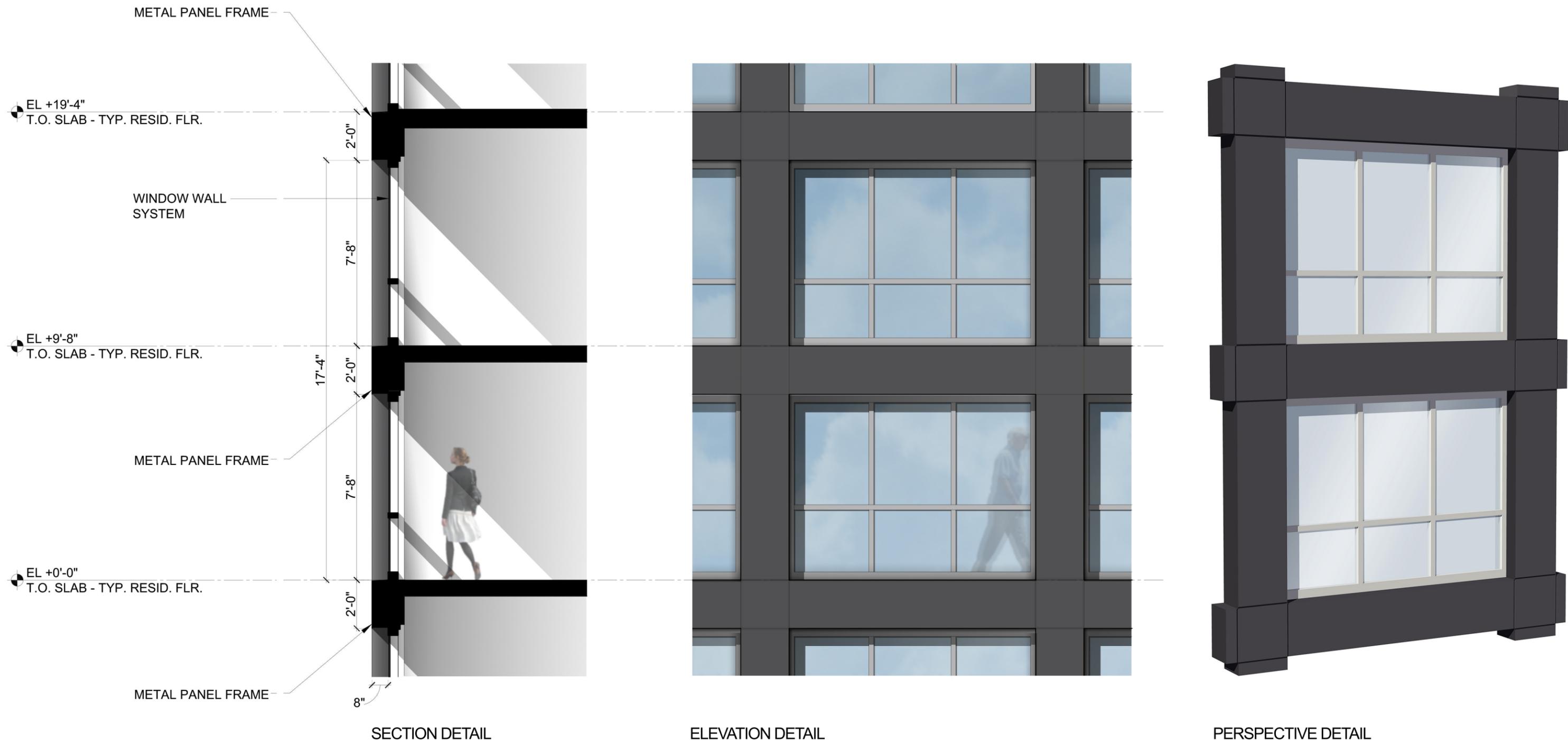
1" = 20'

DATE:

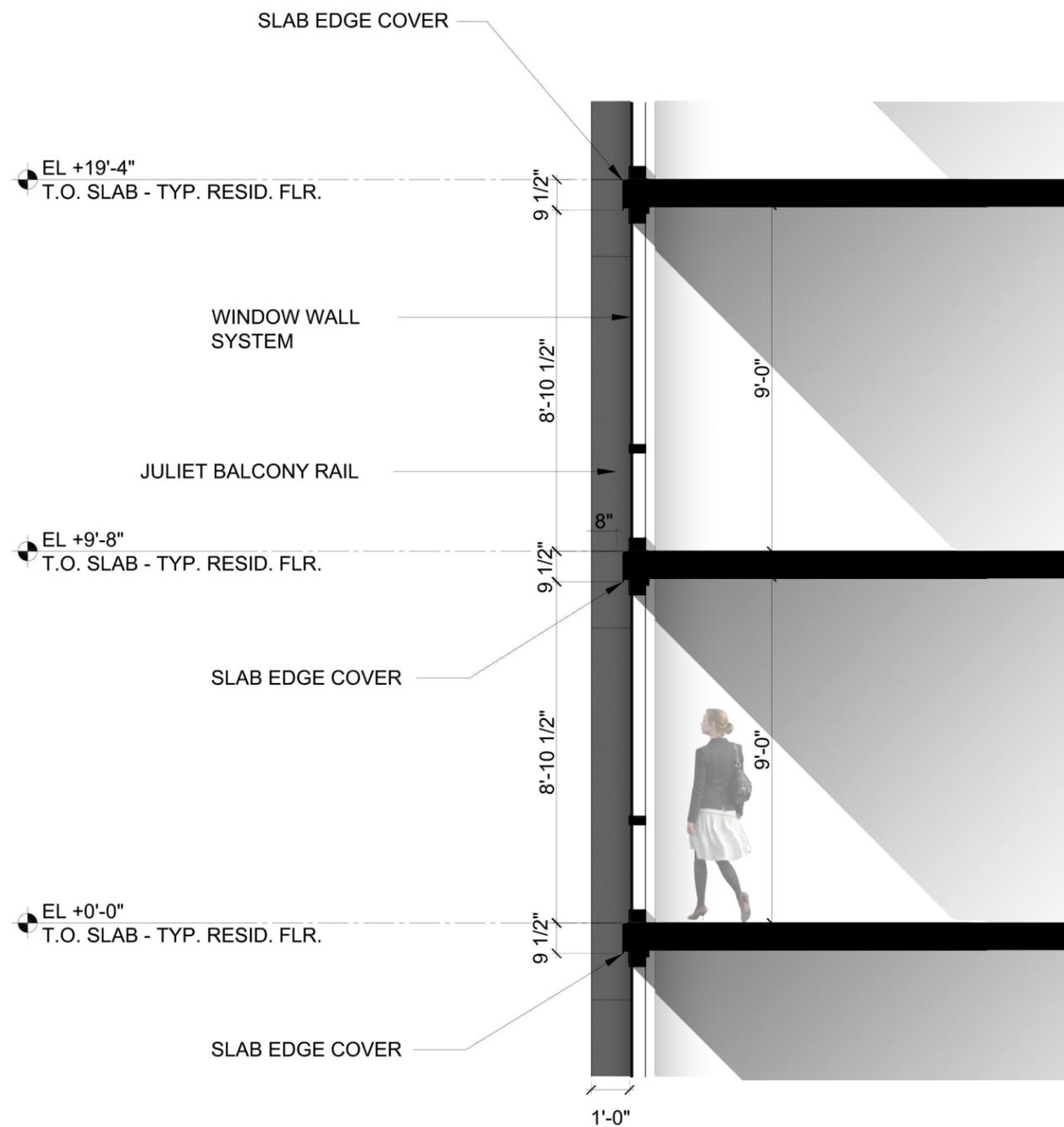
2016-07-01



*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.



*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.

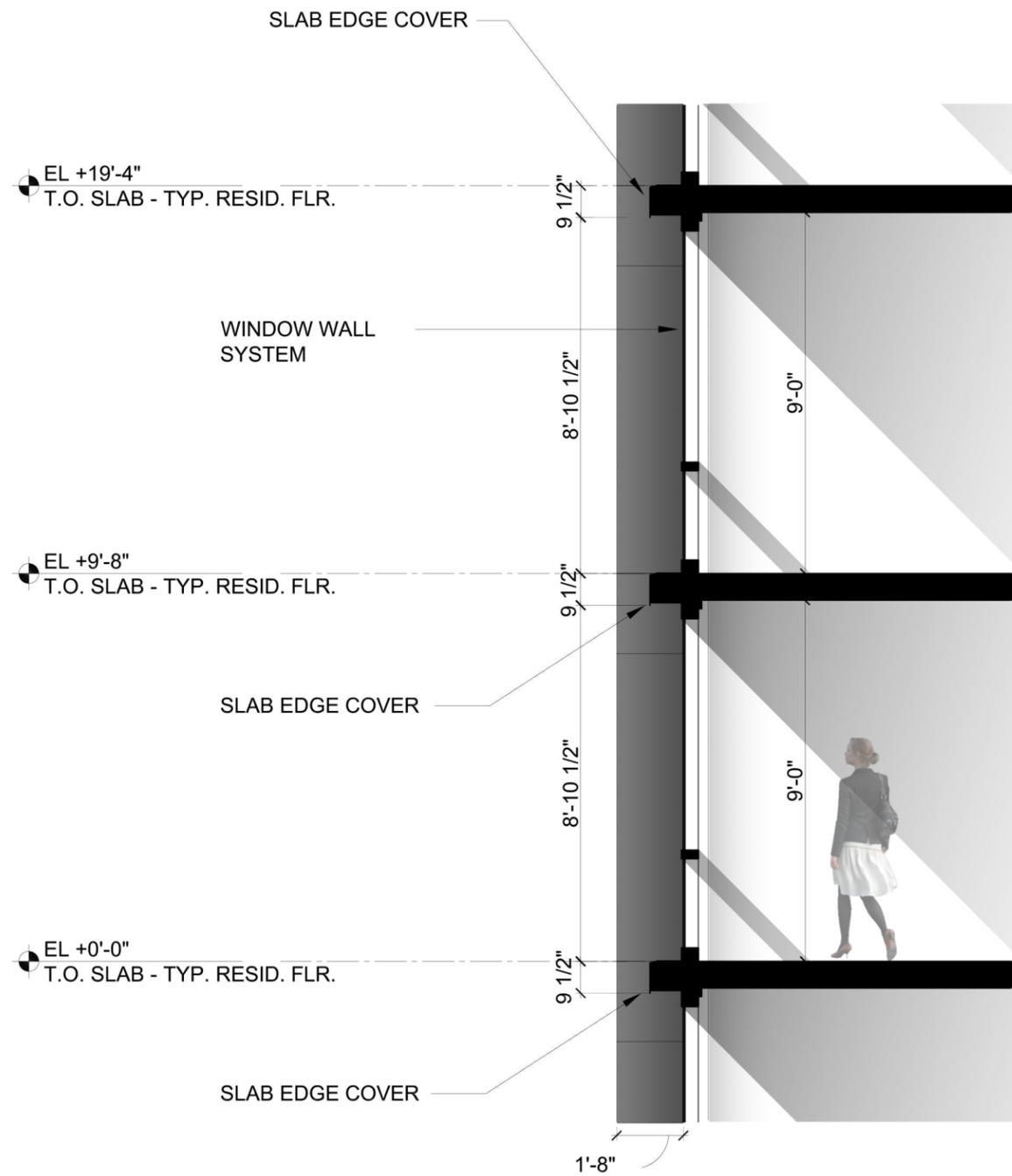


SECTION DETAIL



PERSPECTIVE DETAIL

*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.



SECTION DETAIL

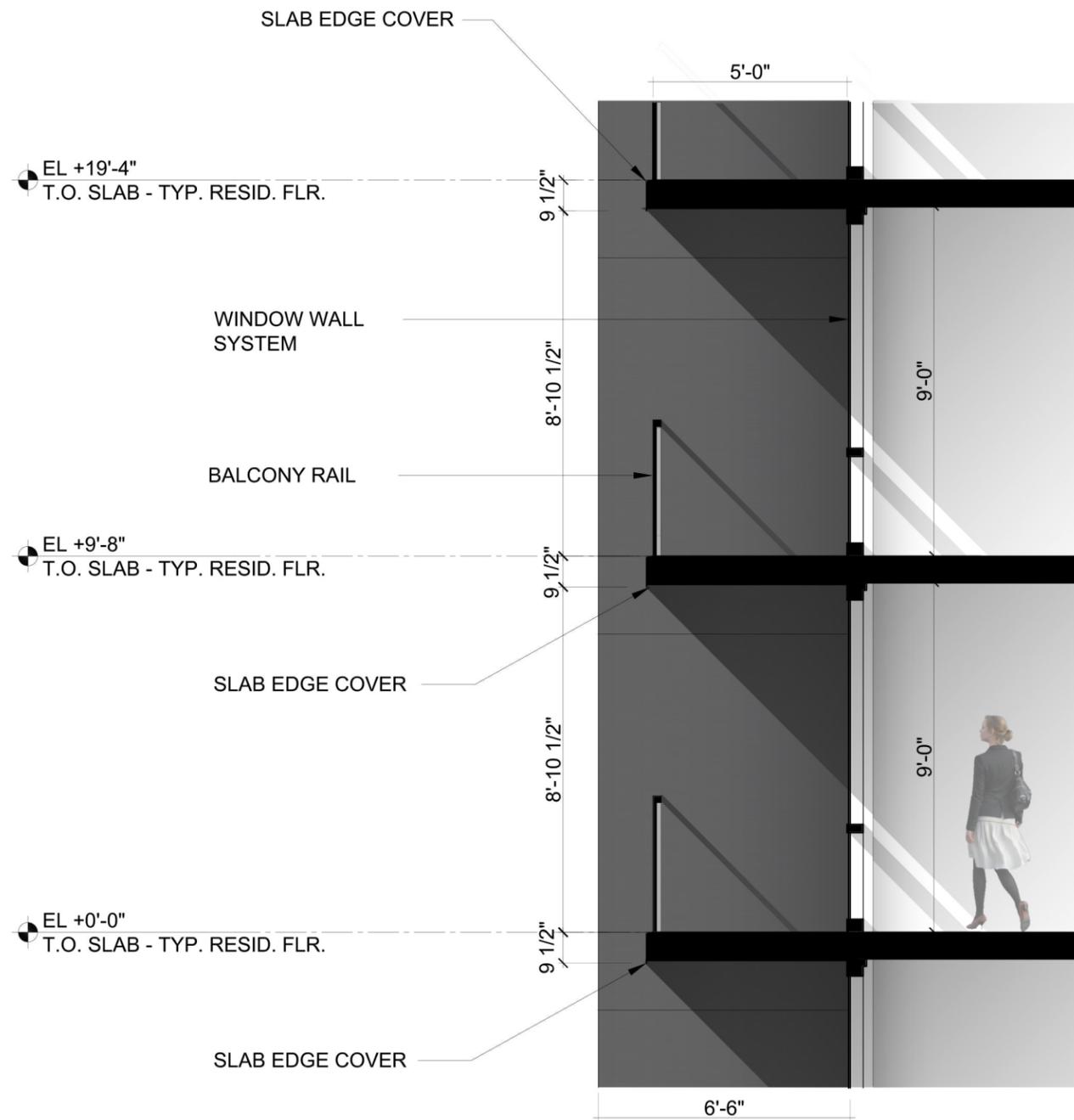


ELEVATION DETAIL

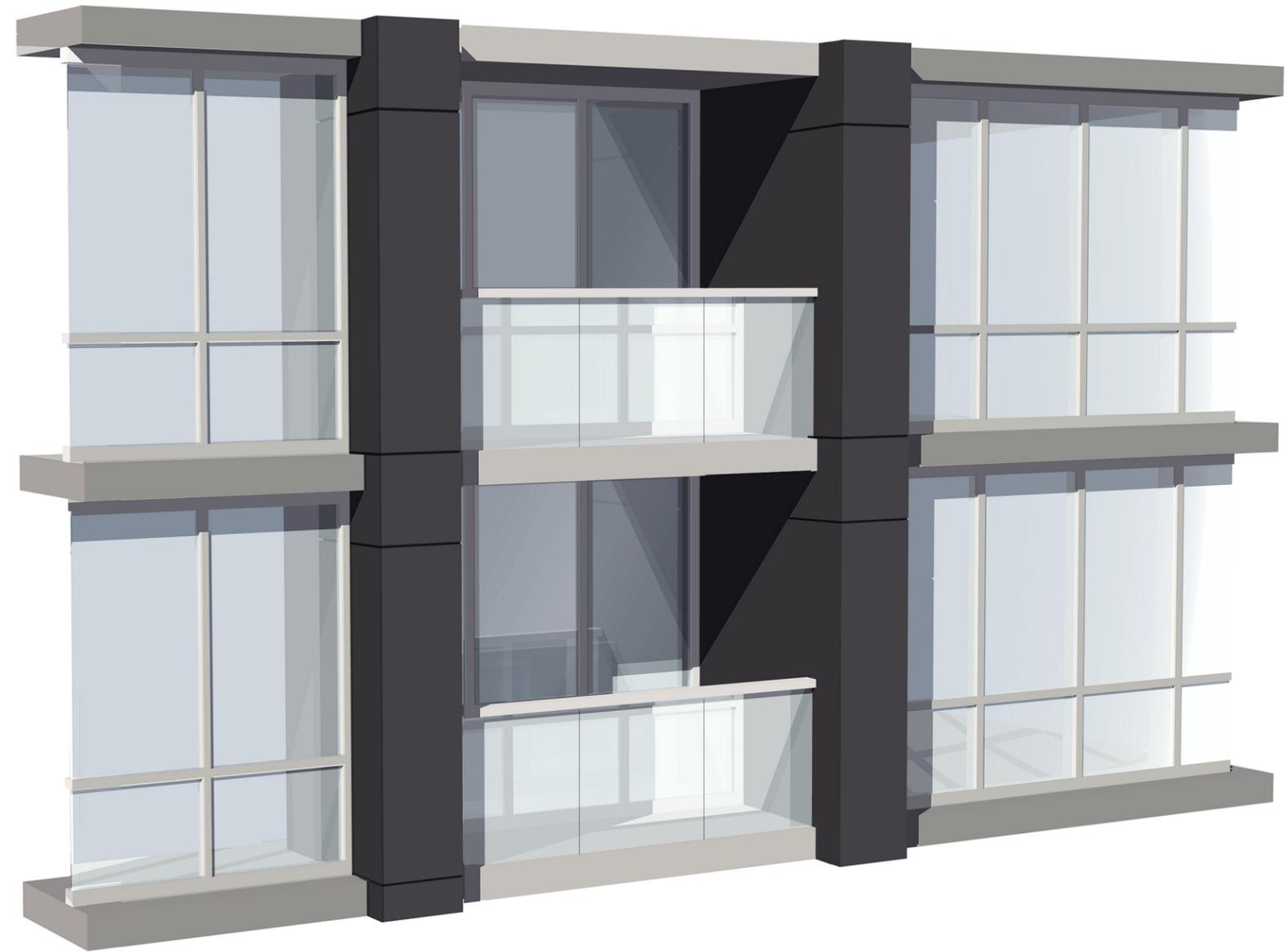


PERSPECTIVE DETAIL

*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.



SECTION DETAIL



PERSPECTIVE DETAIL

PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING ENVELOPE STUDY
NORTH AND SOUTH ELEVATION - BALCONY

SCHEME:



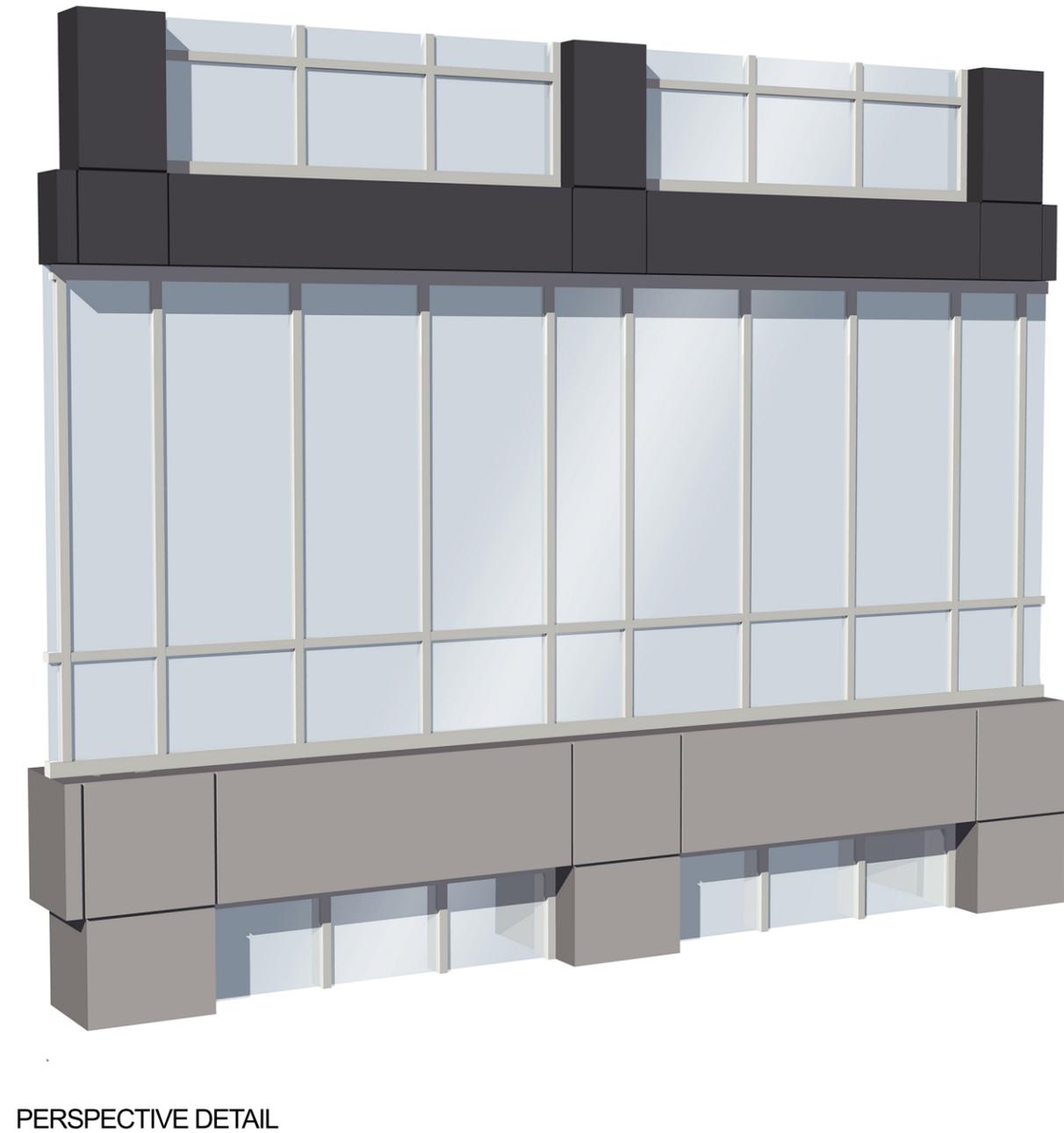
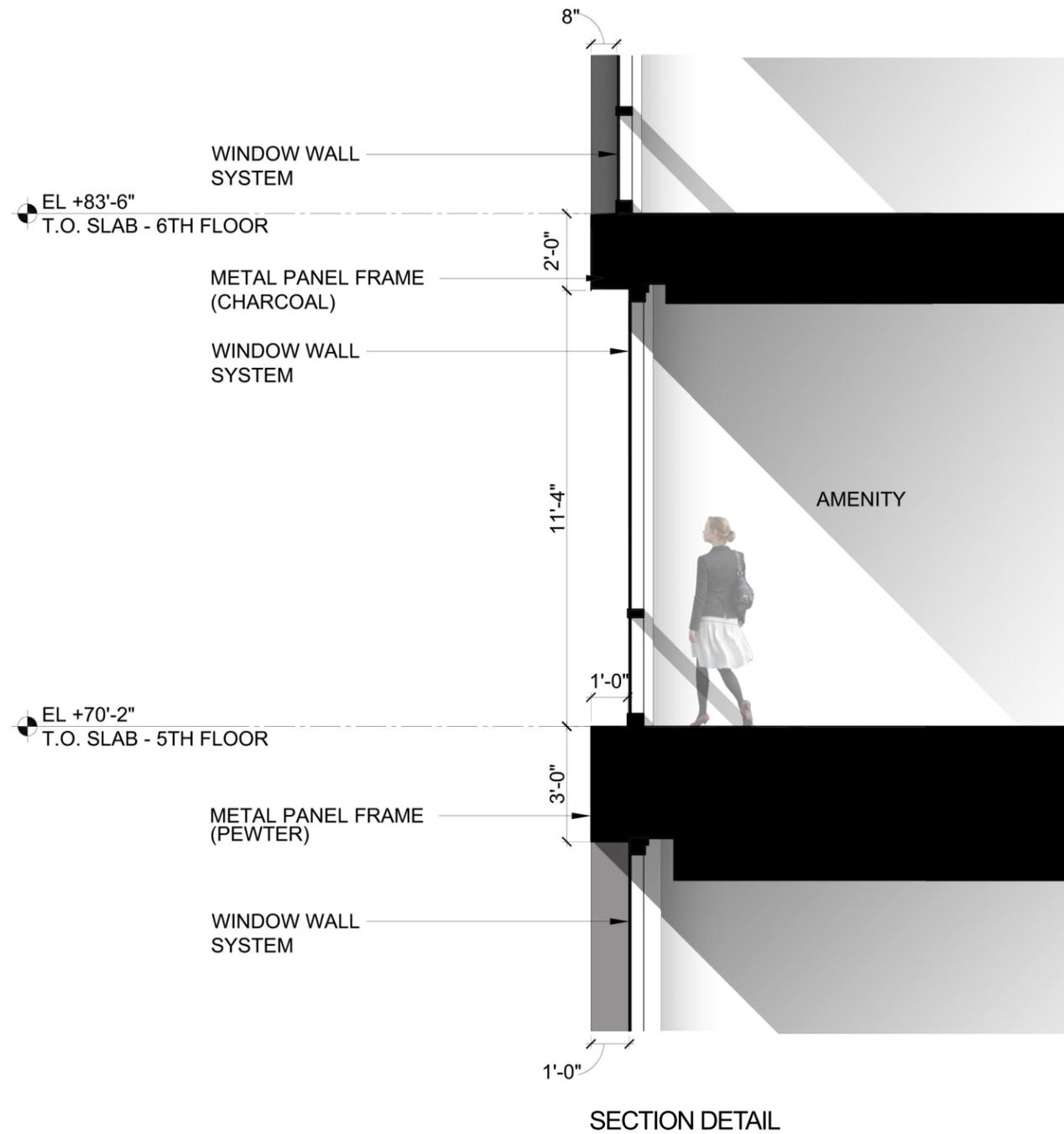
SCALE:

1/4" = 1'-0"

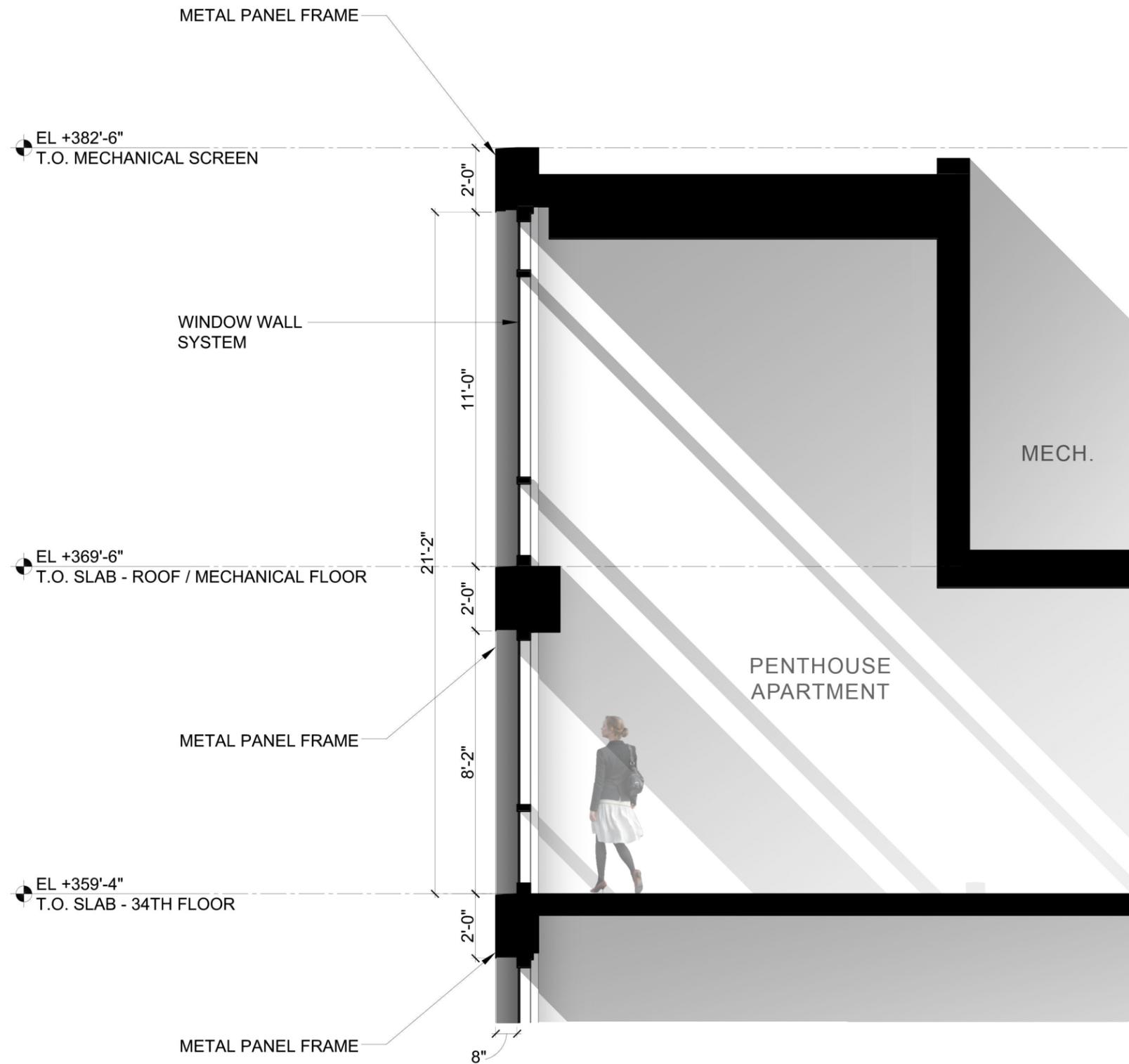
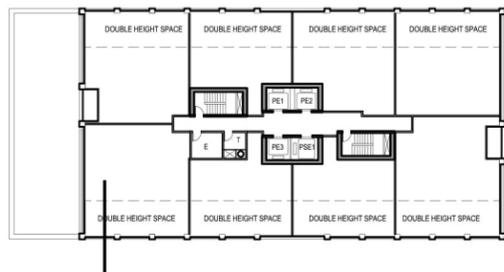
DATE:

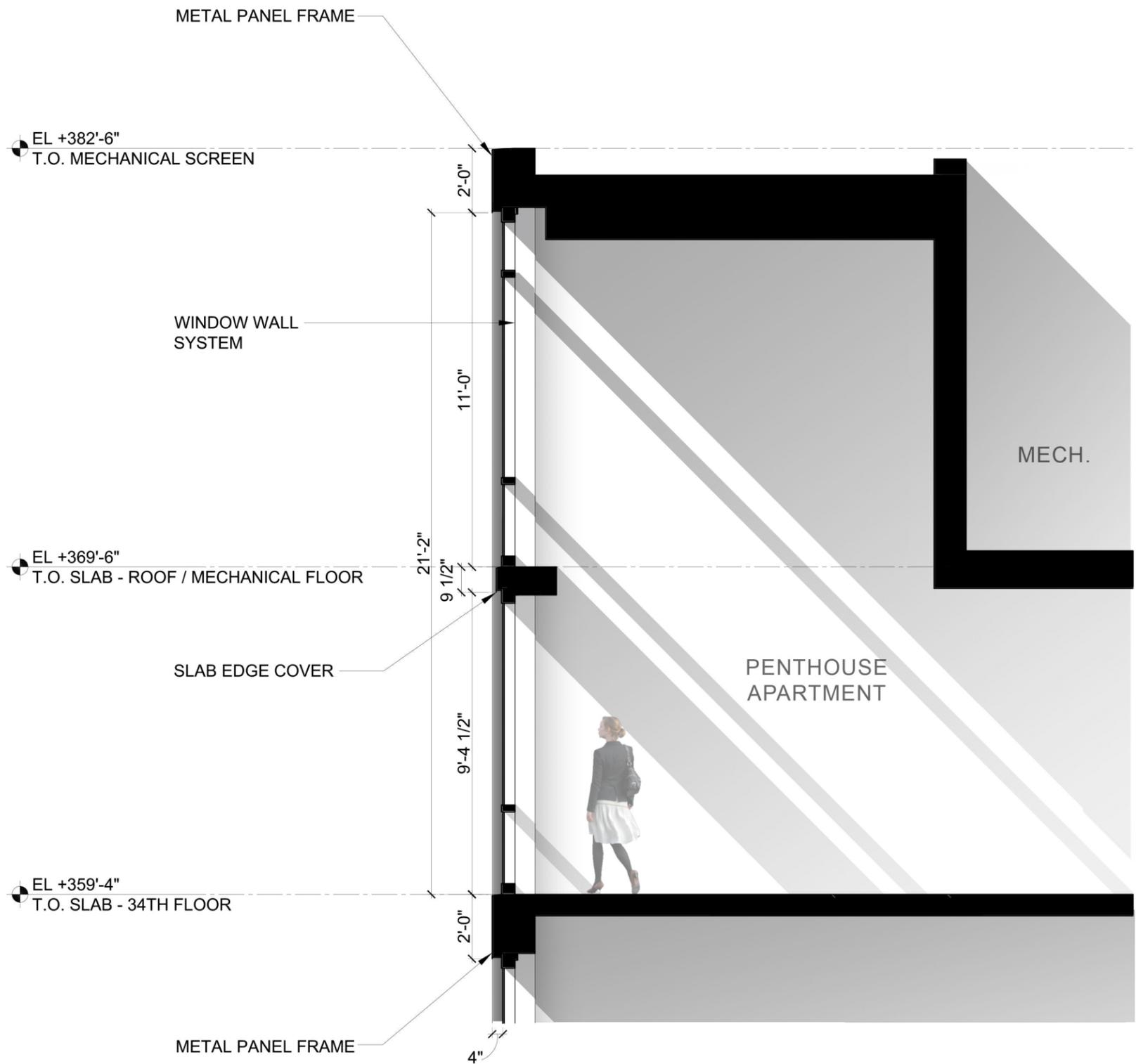


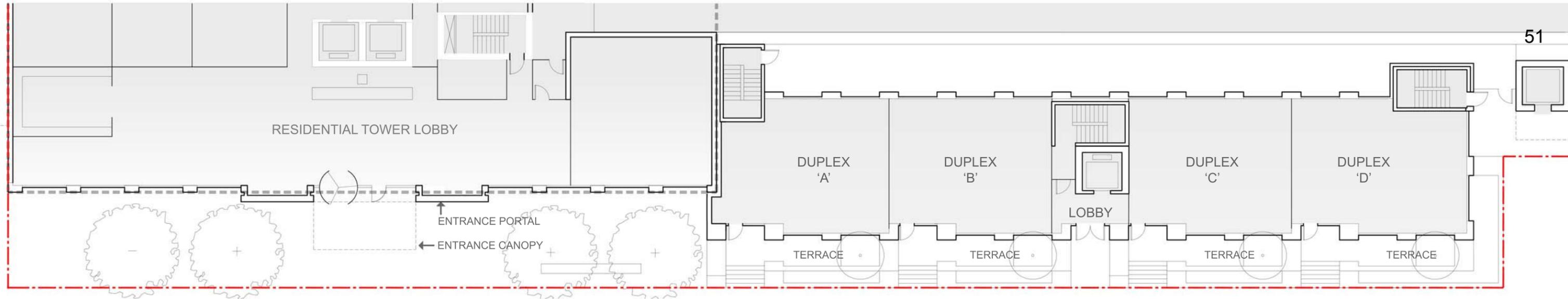
2016-07-01



*Variations in depths of the facades will be maximized as much as possible pending further co-ordination.









ARQUITECTONICA

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

WEST ELEVATION
RESIDENTIAL LINER DETAIL



SCALE:

1/4" = 1'-0"

DATE:

2016-07-01

PROPERTY LINE

RESIDENTIAL 53

EL +83'-6"
T.O. SLAB - 6TH FLOOR

METAL PANEL FRAME (CHARCOAL)

2'-0"

1'-0"

WINDOW WALL SYSTEM

11'-4"

AMENITY

EL +70'-2"
T.O. SLAB - 5TH FLOOR

METAL PANEL FRAME (PEWTER)

3'-0"

1'-0"

WINDOW WALL SYSTEM

10'-8"

RESIDENTIAL

EL +56'-6"
T.O. SLAB - 4TH FLOOR

SLAB EDGE COVER

10"

WINDOW WALL SYSTEM

8'-10"

RESIDENTIAL

EL +46'-10"
T.O. SLAB - 3RD FLOOR

METAL PANEL FRAME (PEWTER)

3'-0"

WINDOW WALL SYSTEM

16'-4"

RESIDENTIAL TOWER LOBBY

EL +37'-2"
T.O. SLAB - 2ND FLOOR

EL +27'-6"
1ST FLOOR

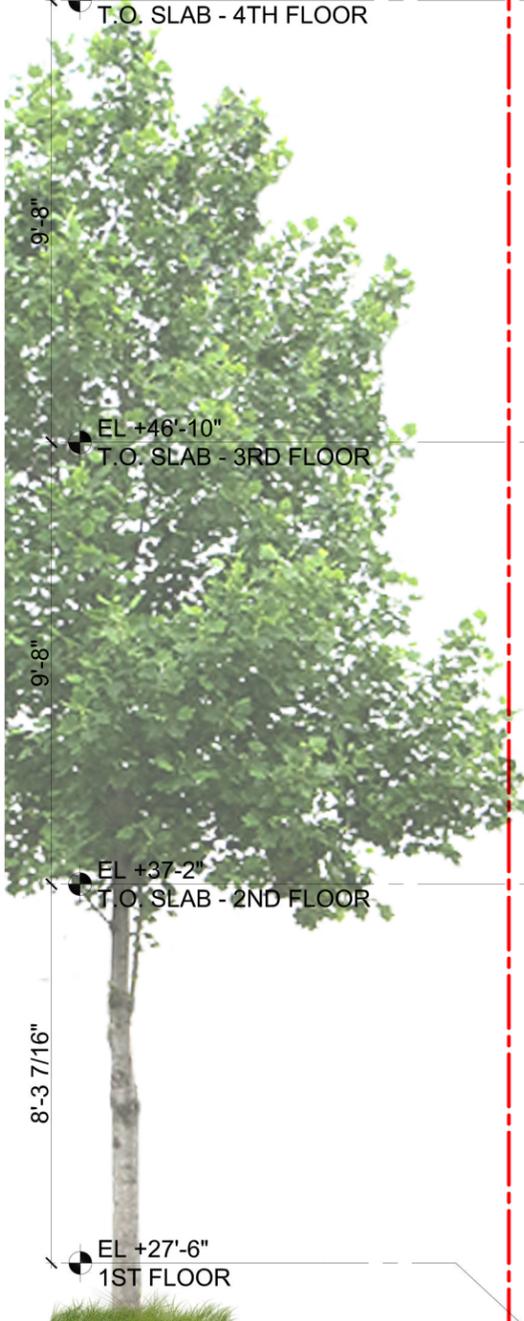
13'-4"

13'-8"

9'-8"

9'-8"

8'-3 7/16"



ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DETAIL
RESIDENTIAL LOBBY TYP.

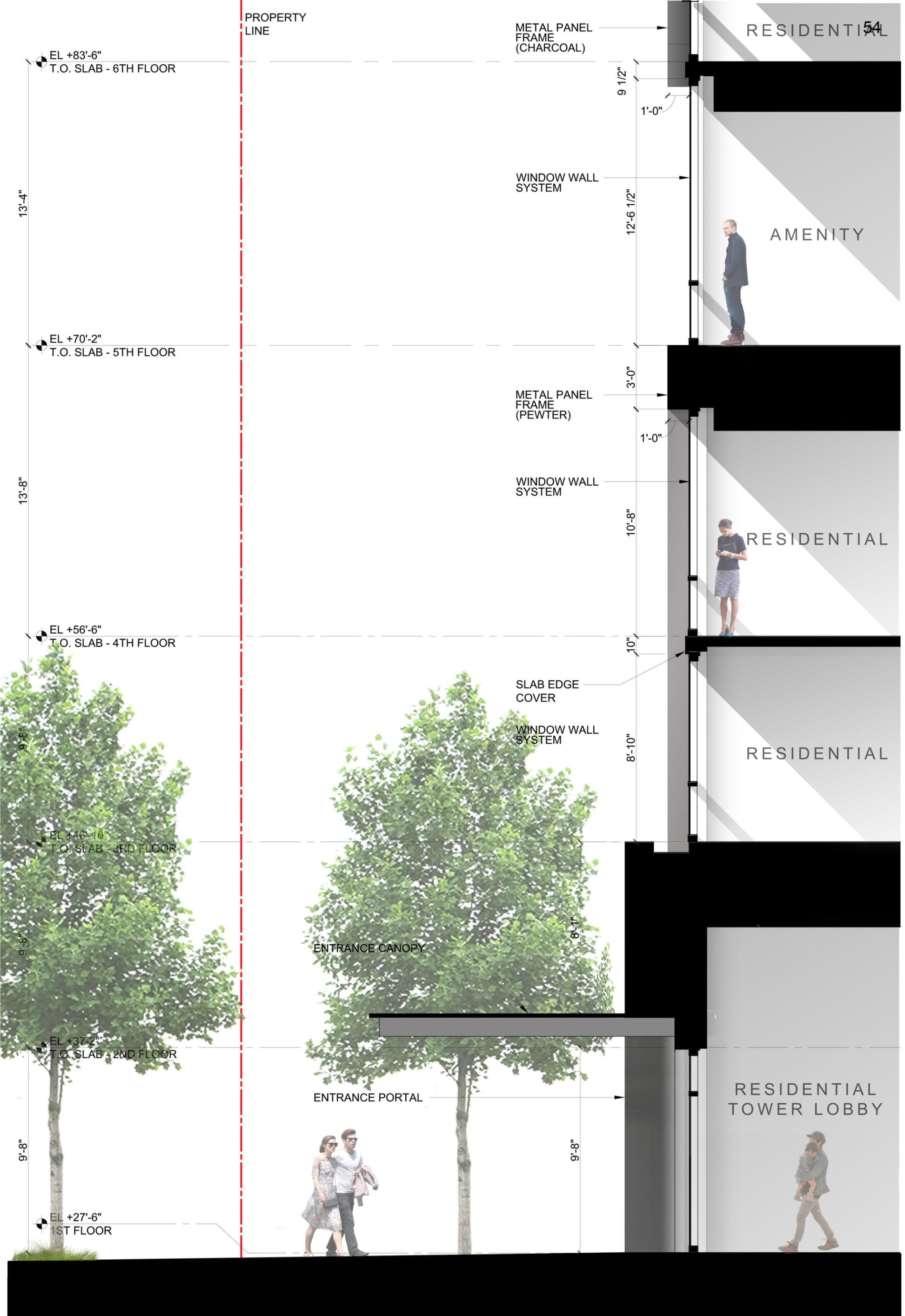


SCALE:

1/4" = 1'-0"

DATE:

2016-07-01



PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DETAIL
RESIDENTIAL TOWER LOBBY ENTRANCE

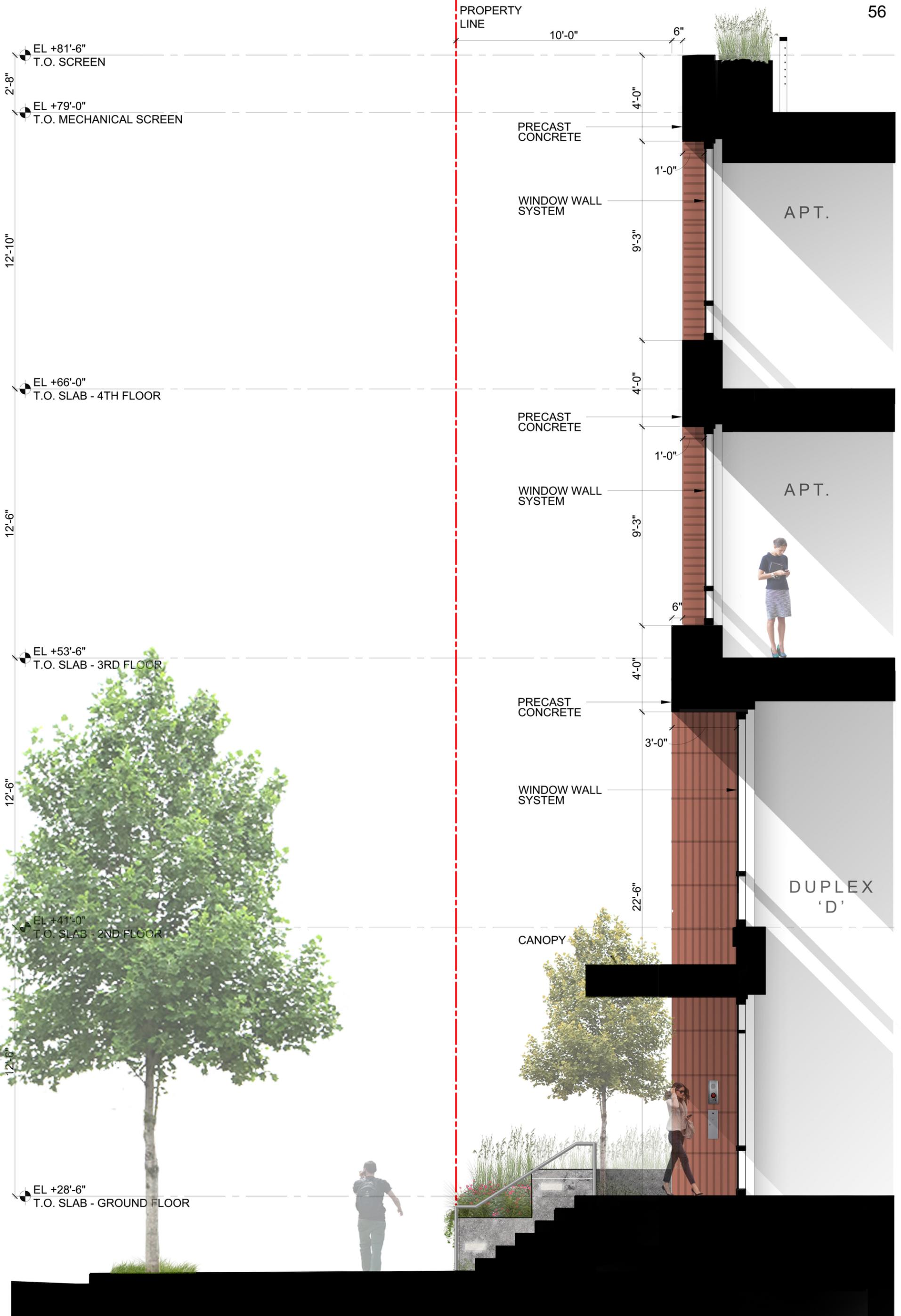


SCALE:

1/4" = 1'-0"

DATE:

2016-07-01



ARQUITECTONICA

PREPARED FOR:

Hines JM·ZELL

PROJECT:

Carlyle South Alexandria, Virginia

DRAWING:

BUILDING SECTION DETAIL DUPLEX ENTRY

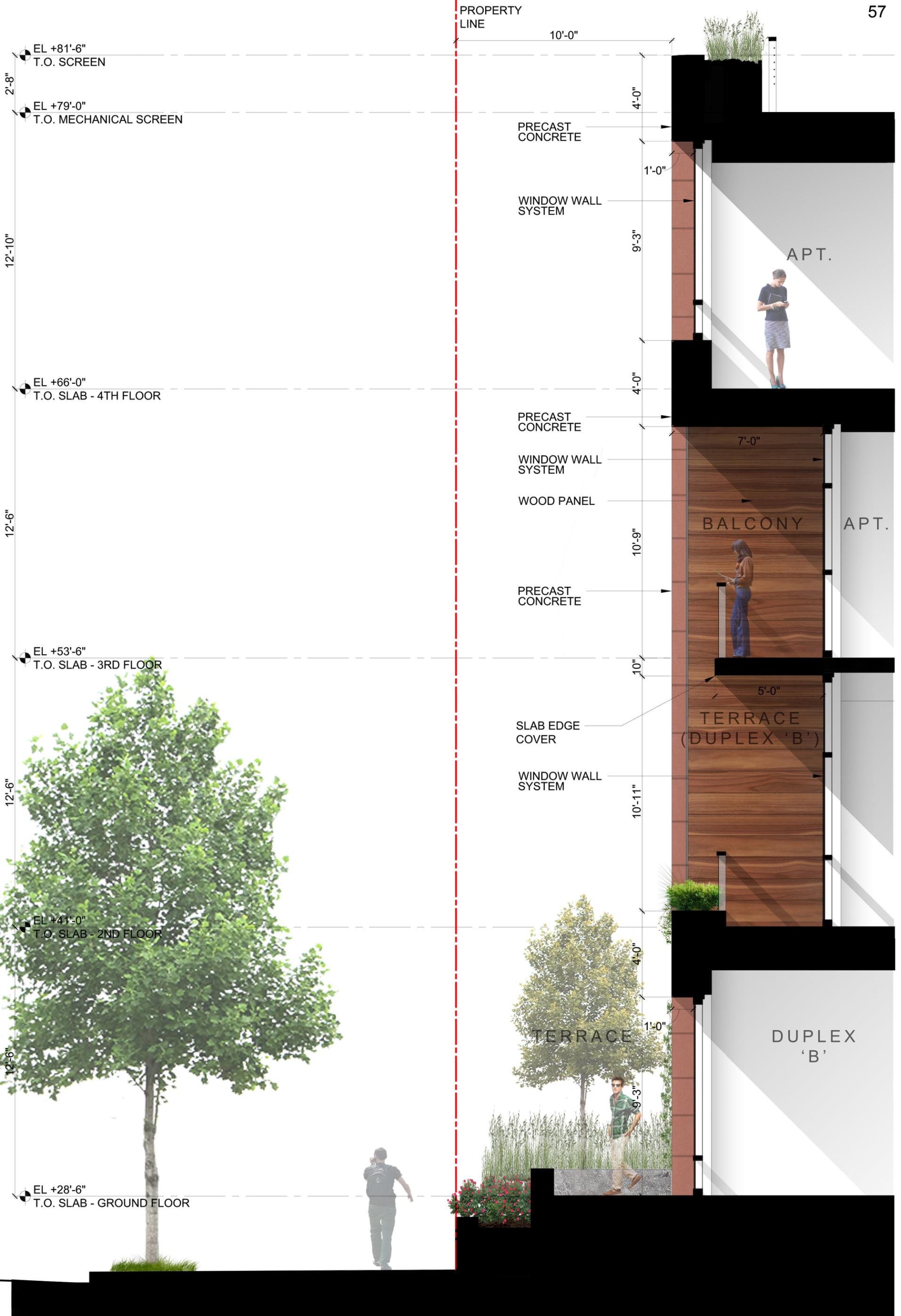


SCALE:

1/4" = 1'-0"

DATE:

2016-07-01



ARQUITECTONICA

PREPARED FOR:

Hines **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DETAIL
DUPLEX BALCONY 1

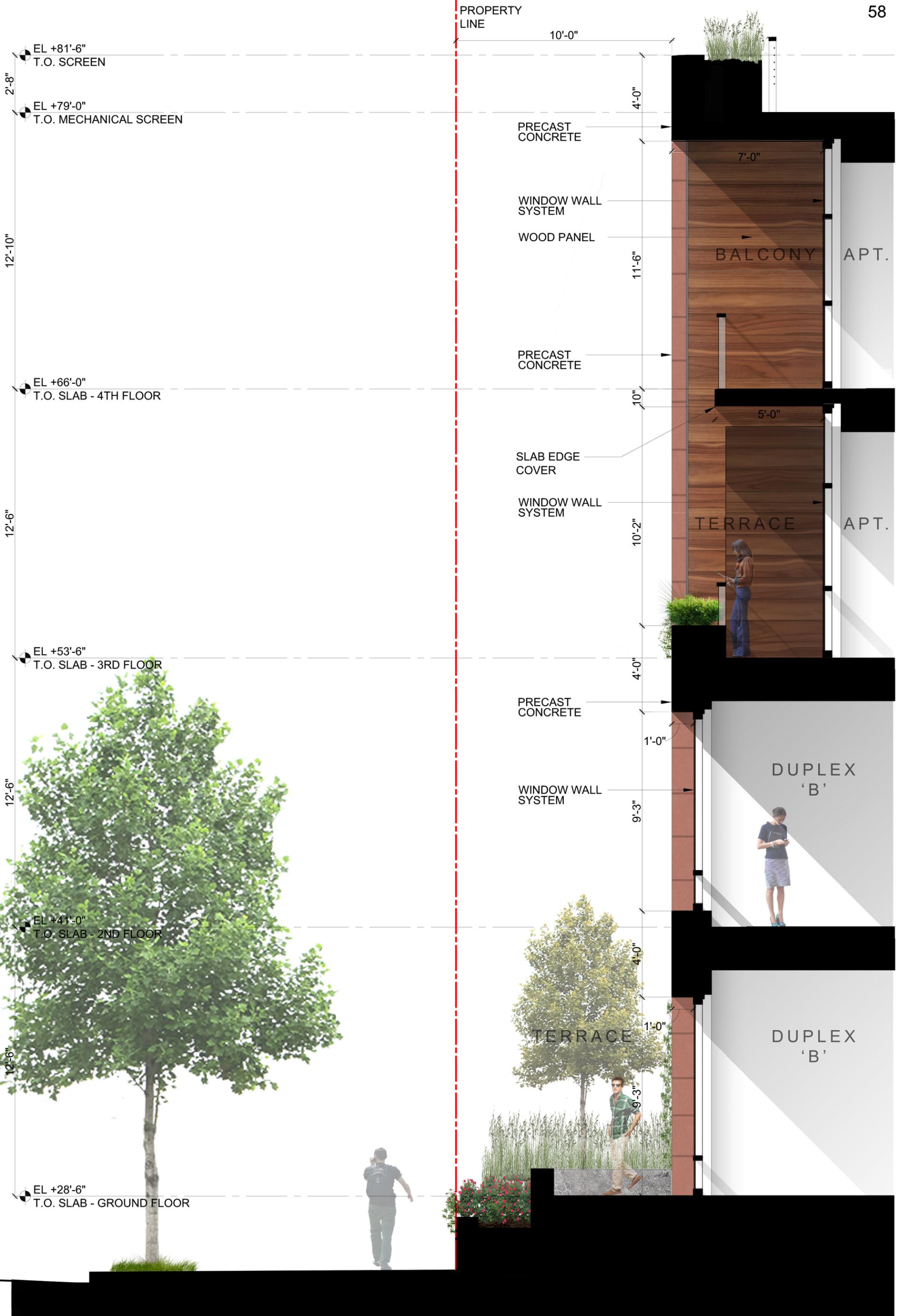


SCALE:

1/4" = 1'-0"

DATE:

2016-07-01



ARQUITECTONICA

PREPARED FOR:

Hines JM-ZELL

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

BUILDING SECTION DETAIL
DUPLEX BALCONY 2



SCALE:

1/4" = 1'-0"

DATE:

2016-07-01

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission
-
LANDSCAPE



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:
Hines  **JM·ZELL**

PROJECT:
Carlyle South
 Alexandria, Virginia

DRAWING:
Master Plan

SCHEME:

OCULUS **ARQUITECTONICA**



SCALE:



DATE:

2016-07-01



NOTE: Refer to 'Initial Phase Parking Diagram' for interim parking.

PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Phase 1 Plan

SCHEME:

OCULUS **ARQUITECTONICA**

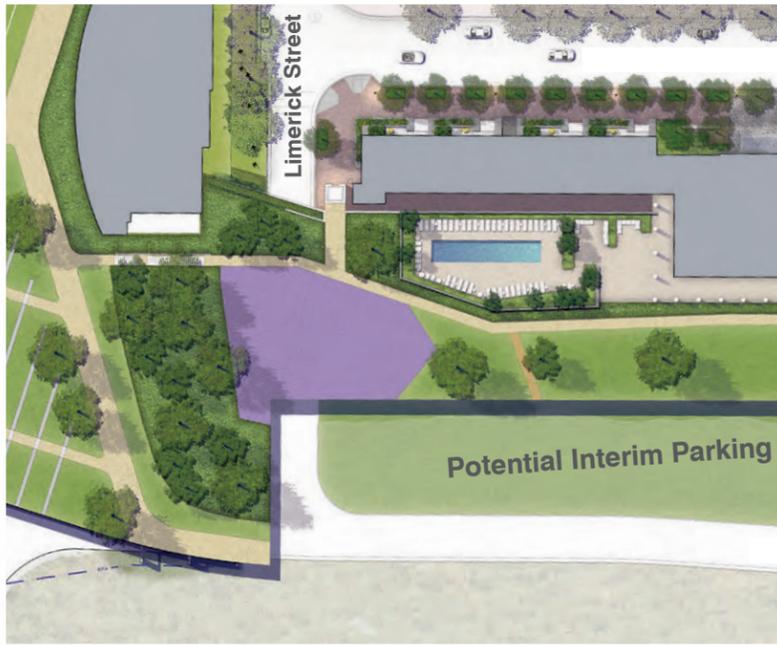


SCALE:



DATE:

2016-07-01



Earthworks

Sculptural Play Elements





Scrim Cover - Exposed Parking Garage



Final Scrim Graphic to be determined

PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Scrim Design

SCHEME:

OCULUS **ARQUITECTONICA**



SCALE:



DATE:

2016-07-01





Limerick Street

Bartholomew Street

Savoy Street



Bald Cypress – *Taxodium distichum*



PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Bartholomew Street Tree - Type 1

SCHEME:

OCULUS ARQUITECTONICA



SCALE:

DATE:



2016-07-01



Round-Lobed Sweetgum *Liquidambar styraciflua* 'Rotundifolia'





Tower Entry Plaza Gardens
simple green carpet

Private Stoop Gardens and Pool Deck
soft organic compositions



PREPARED FOR:

PROJECT:

DRAWING:

SCHEME:

Hines  **JM-ZELL**

Carlyle South
Alexandria, Virginia

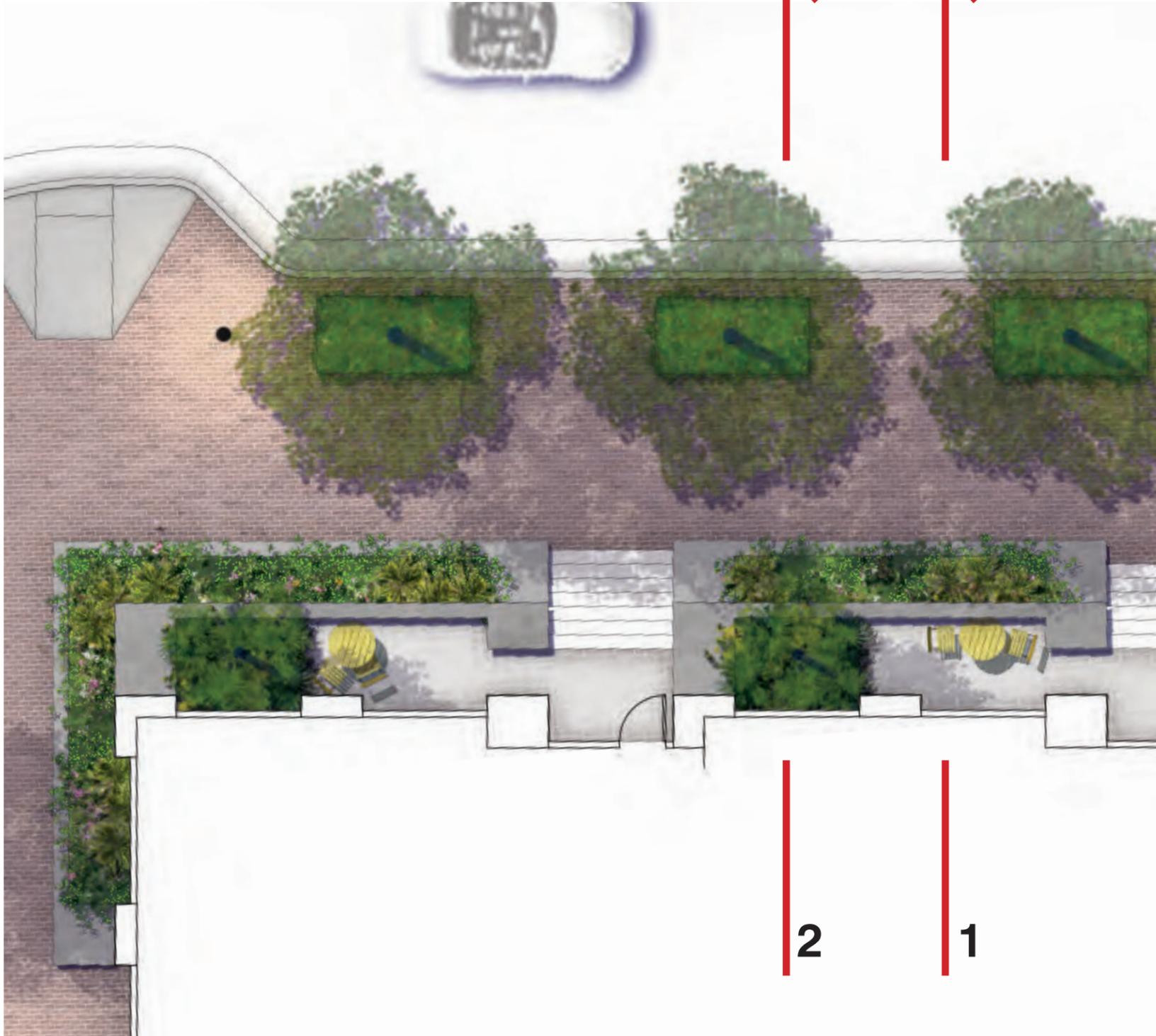
Planting Design

OCULUS **ARQUITECTONICA**

SCALE: 

DATE: 

2016-07-01



PREPARED FOR:



PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Private Terrace Sections

SCHEME:

OCULUS *ARQUITECTONICA*

SCALE:



DATE:



2016-07-01

Garden Planting Design

Primary Plants, Companion Plants, Accents... and Trees



PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Planting Design

SCHEME:

OCULUS ***ARQUITECTONICA***

 SCALE:

 DATE:

2016-07-01



Cercis canadensis
Eastern Redbud

Chionanthus virginicus
White Fringe Tree



71



Amelanchier grandiflora
Serviceberry

Cornus florida
Flowering Dogwood



PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Understorey Trees - Bartholomew Private Gardens

SCHEME:

OCULUS **ARQUITECTONICA**



SCALE:

DATE:



2016-07-01

"Primary Plants"



Sesleria autumnalis
Autumn Moor Grass



72

Panicum virgatum 'Shannandoah'
Cheyenne Sky Switch Grass



Sporobolus heterolepis 'Tara'
Prairie Dropseed



Fothergilla 'Mount Airy'
Dwarf Fothergilla



PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Planting Design

SCHEME:

OCULUS **ARQUITECTONICA**

SCALE: 

DATE:



2016-07-01



Molinia caerulea 'Transparent'
Tall Purple Moore Grass



Eremurus stenophyllus
Foxtail Lily



Kniphofia 'Mango Popsicle'
Red Hot Poker



PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Planting Design

SCHEME:

OCULUS **ARQUITECTONICA**

SCALE: 

DATE: 

2016-07-01

“Seasonal Color Accents”



Echinacea 'Tiki Torch'
Tiki Torch Coneflower



Geranium maculatum
Wild Geranium



Allium atropurpureum
Purple Flowered Onion



Baptisia x 'Purple Smoke'
Purple Smoke False Indigo



Achillea millefolium 'Terracotta'
Terracotta Yarrow

PREPARED FOR:

Hines  **JM·ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Planting Design

SCHEME:

OCULUS **ARQUITECTONICA**

SCALE: 

DATE: 

2016-07-01

WINTER



Ilex glabra
Inkberry Holly



Ilex verticillata 'Winter Red'
Winter Red Winterberry

Panicum virgatum 'Cheyenne Sky'
Cheyenne Sky Switch Grass



PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

Planting Design

SCHEME:

OCULUS **ARQUITECTONICA**

 SCALE:

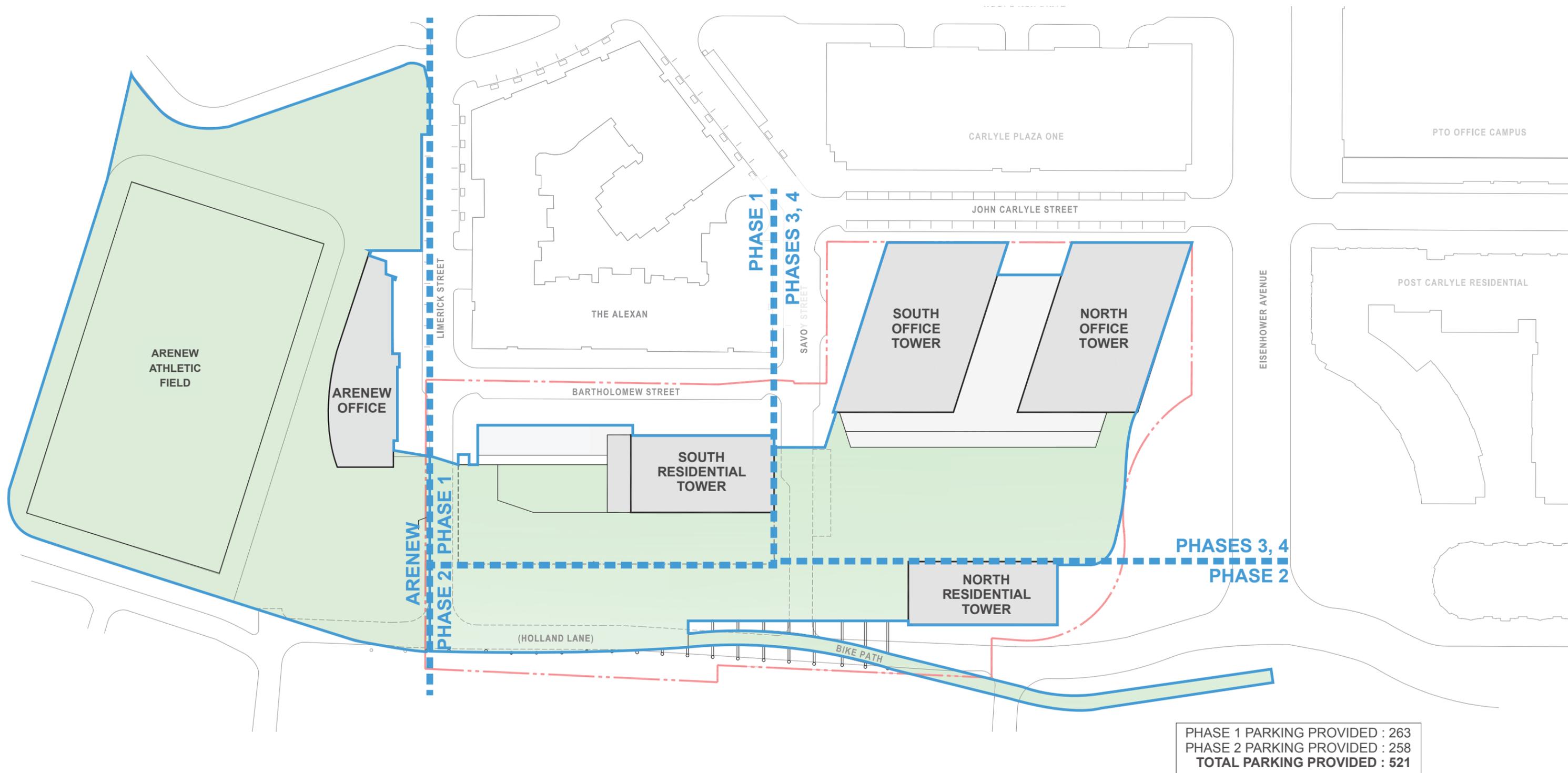
 DATE:

2016-07-01

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission
-
FUTURE PHASE STUDIES

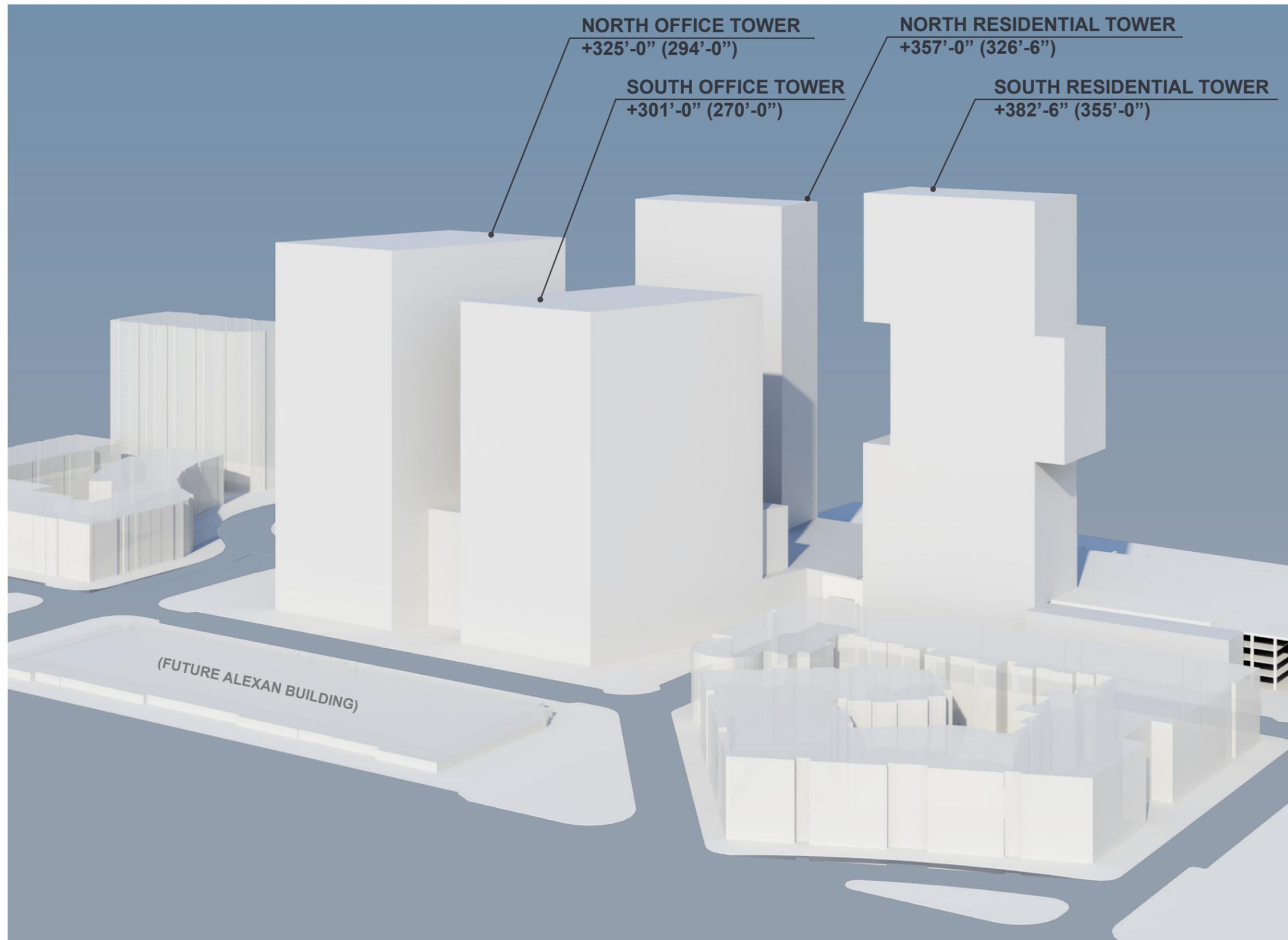


PHASE 1 PARKING PROVIDED : 263
 PHASE 2 PARKING PROVIDED : 258
 TOTAL PARKING PROVIDED : 521



TOWER
T.O. Structural Elevation
(Building Height)
 (Height Differential)

ARQUITECTONICA



ARQUITECTONICA

PREPARED FOR:

Hines  **JM-ZELL**

PROJECT:

Carlyle South
Alexandria, Virginia

DRAWING:

MASSING
MASTERPLAN STUDY - FUTURE PHASES

SCHEME:

SCALE:

DATE:

2016-07-01

CARLYLE SOUTH RESIDENTIAL

Alexandria | Virginia

Concept Design Submission
-
PROGRAM SUMMARY

CARLYLE SOUTH
 Alexandria, VA
 Preliminary Unit Mix

07/01/16

PHASE 1
 SOUTH RESIDENTIAL TOWER

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 TYPICAL						
STUDIO	0	10	0			
JR 1 BDRM	1	10	10	575	575	575
1 BDRM	6	10	60	700	765	732.5
1 BDRM + DEN	1	10	10	790	790	790
JR 2 BDRM	0	10	0			
2 BDRM	3	10	30	990	1050	1020
2 BDRM + DEN	1	10	10	1215	1215	1215
TOTAL	12		120			
TOWER - 16TH TO 25TH FLOOR CANTILIVER						
STUDIO	2	10	20	575	575	575
JR 1 BDRM	2	10	20	675	675	675
1 BDRM	5	10	50	665	700	682.5
1 BDRM + DEN	0	10	0			
JR 2 BDRM	2	10	20	885	940	912.5
2 BDRM	2	10	20	1065	1065	1065
2 BDRM + DEN	0	10	0			
TOTAL	13		130			
TOWER - 26TH - 33RD FLOOR TYPICAL						
STUDIO	0	8	0			
JR 1 BDRM	1	8	8	575	575	575
1 BDRM	6	8	48	700	765	732.5
1 BDRM + DEN	1	8	8	790	790	790
JR 2 BDRM	0	8	0			
2 BDRM	3	8	24	990	1050	1020
2 BDRM + DEN	1	8	8	1215	1215	1215
TOTAL	12		96			
TOWER - 34TH FLOOR PENTHOUSE - TYPICAL						
PENTHOUSE	8	1	8	1005	1490	1247.5
TOTAL	8		8			

TOWER UNIT MIX SUMMARY					
UNIT TYPE	SITE TOTAL				
	NO. OF UNITS	PERCENTAGE	TARGET		
STUDIO	22	6.0%	6.0%	5.0%	5.0%
JR 1 BDRM	40	10.9%	60.7%	10.0%	65.0%
1 BDRM	164	44.8%		50.0%	
1 BDRM + DEN	18	4.9%		5.0%	
JR 2 BDRM	20	5.5%	31.1%	5.0%	30.0%
2 BDRM	76	20.8%		20.0%	
2 BDRM + DEN	18	4.9%		5.0%	
PENTHOUSE	8	2.2%	2.2%		
TOTAL	366	100.0%		100.0%	

CARLYLE SOUTH
 Alexandria, VA
 Preliminary Program Areas

PHASE 1
 LOW-RISE RESIDENTIAL

07/01/16

Floor	LOW-RISE RESIDENTIAL							TOTAL (incl. balconies)	TOTAL (excl. balconies)
	Rentable SF	Units	Balcony / Terrace	Lobby	Core/Corridor	% Efficiency			
4	3,805	2	180		840	82%	4,825	4,645	
3	3,615	2	415		840	81%	4,870	4,455	
2	4,070	4	160		640	86%	4,870	4,710	
1	4,105		125		680	86%	4,910	4,910	
TOTAL	15,595	8	755	125	3,000		19,475	18,720	
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 DUPLEX			
DUPLEX 1	1	1025	2000
	2	975	
DUPLEX 2	1	1005	2070
	2	1065	
DUPLEX 3	1	1005	2020
	2	1015	
DUPLEX 4	1	1070	2085
	2	1015	
LOFT			
LOFT 1	3	1800	1800
LOFT 2	3	1815	1815
LOFT 3	4	1955	1955
LOFT 4	4	1850	1850