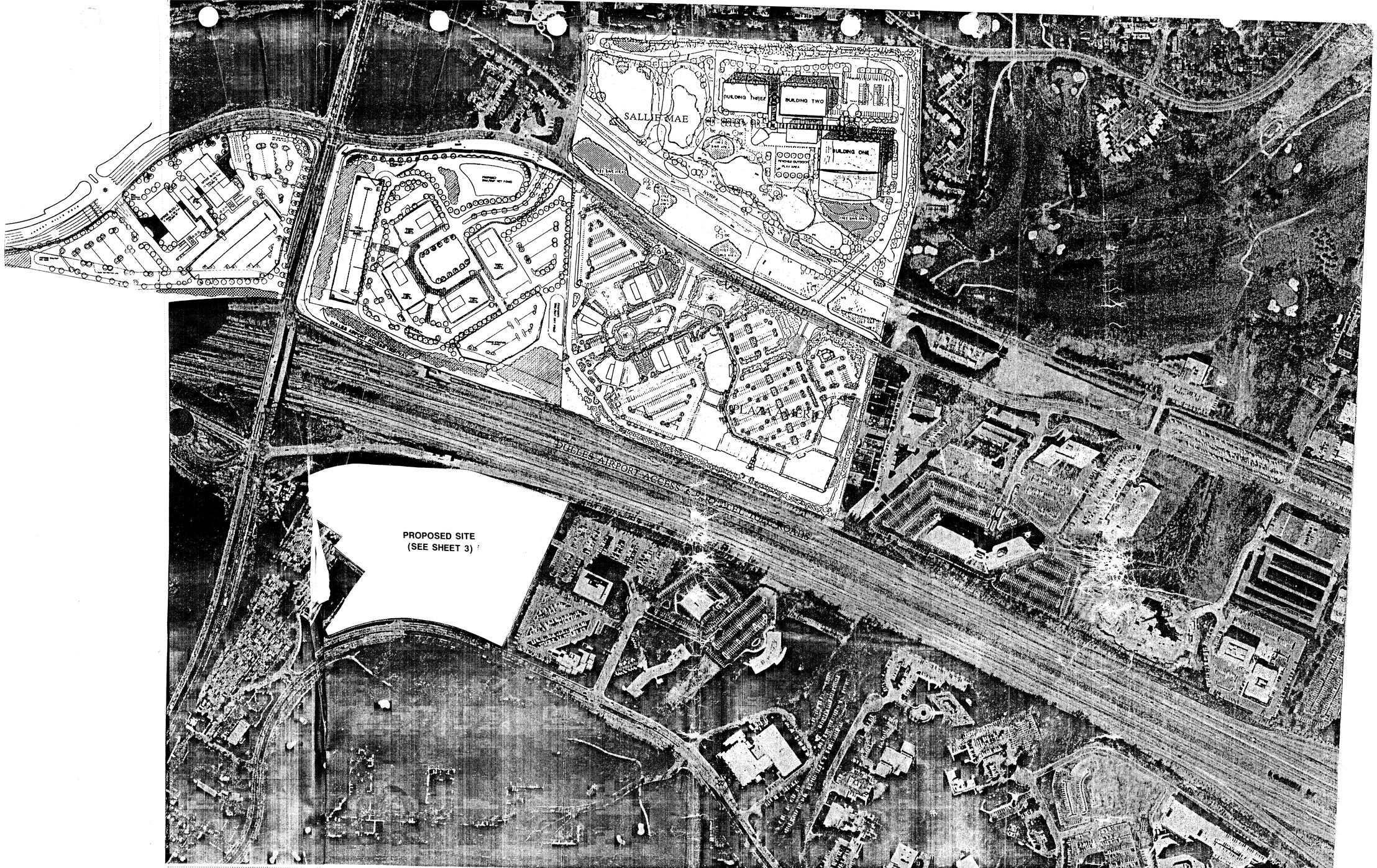

GATEWAY PLAZA AT INTERNATIONAL CENTER

RESTON, VIRGINIA

ILLUSTRATIVE AREA PLAN – FOR INFORMATION ONLY

THE LUKMIRE PARTNERSHIP, INC.
ARCHITECTURE & PLANNING
Suite 300
2700 South Quincy Street
Arlington, Virginia 22206
(703) 998 0101

PACIULLI, SIMMONS AND ASSOCIATES, LTD.
ENGINEERING PLANNING SURVEYING
LANDSCAPE ARCHITECTURE
1821 Michael Faraday Drive
Reston, Virginia 22090-5348
(703) 742-7870

Application No. PCA/DPAB-8K Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (DPC) (PC) approval 1-26-98
Sheet 1 of 11

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 10 1997
ZONING EVALUATION DIVISION

LEGEND

GENERAL NOTES
DEVELOPMENT PLAN
SCHEMATIC DEVELOPMENT PLAN
RUCTURAL PARKING PLAN
DSCAPE PLAN
E SURVEY
EVATIONS
MENADE PLAN

REVISED 12/9/97, SHTS 2 & 4
REVISED 11/3/97 SHTS 2, 3, 5
REVISED 10/21/97 SHTS 3,3A,5,8,10
REVISED 10/3/97 SHEETS 2,3,5,10,1
REVISED 9/5/97 SHTS 2,3,3A,4,5
REVISED 8/22/97 SHEETS 2,3,4,5

GENERAL NOTES

1. THE PROPERTY DELINEATED BY THIS PLAN IS LOCATED ON TAX MAP 17-3-((3))-PARCEL 1 AND ZONED PRC. TOTAL SITE AREA IS 15.0 ACRES. THIS PARCEL IS PART OF A 44.79 ACRE TRACT OF LAND ORIGINALLY REZONED UNDER RZ B-846. SITE IS DESIGNATED AS "CONVENTION/CONFERENCE CENTER"

2. OWNER: RESTON INN AND CONFERENCE CENTER L.P.
C/O TRADING AS T/A SHERATON RESTON HOTEL
11810 SUNRISE VALLEY DR.
RESTON, VA 22091

3. TOPOGRAPHY IS FROM RECORDS WITH A CONTOUR INTERVAL OF 5 FEET.

4. BOUNDARY INFORMATION IS TAKEN FROM RECORDS.

5. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.

6. THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN AMENDMENT IS WITHIN THE HUNTER MILL DISTRICT.

7. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY FCWA. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.

8. PUBLIC SANITARY SEWER SHALL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.

9. A MODIFICATION TO THE TRAIL INTENDED ALONG THE NORTH SIDE OF SUNRISE VALLEY DRIVE PER THE COMPREHENSIVE PLAN IS HEREBY REQUESTED TO BE CHANGED TO A 8' (MIN) CONCRETE SIDEWALK. PROVISIONS FOR FUTURE ACCESS FOR PEDESTRIAN CONNECTION SHALL BE PROVIDED TO FUTURE MASS TRANSIT SITE AS STATED WITHIN THE PROFFERS AND AS DETERMINED BY DEM.

10. DELETED

11. THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS UNLESS OTHERWISE NOTED ON THIS SHEET AND PLAN.

12. THE DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND IS SUBJECT TO THE DISCRETION OF THE OWNER.

13. THERE IS NO KNOWN FLOOD PLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR LOCATED WITHIN THE SITE AS DEFINED BY THE ADOPTED COMPREHENSIVE PLAN.

14. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.

15. A REQUEST TO WAIVE STORMWATER DETENTION REQUIREMENTS WILL BE PURSUED DURING SITE PLAN REVIEW.

16. BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED, UNLESS OTHERWISE WAIVED BY DEM.

17. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES. THOSE UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. FURTHER DETAIL SHALL BE PROVIDED DURING THE FINAL ENGINEERING AND SITE PLAN PHASE.

18. DELETED.

19. PARKING SHALL BE PROVIDED PURSUANT TO THE ZONING ORDINANCE, UNLESS A SHARED PARKING/PARKING REDUCTION IS APPROVED BY THE BOARD OF SUPERVISORS OR DEM.

20. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS AT ITS SOLE DISCRETION, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE APPROVAL OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS DEVELOPMENT PLAN AND APPROVED PROFFER STATEMENT

21. OWNER/APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS AND ADJUSTMENTS TO THE FINAL DESIGN OF THE PROPOSED LANDSCAPING AND PLAZA AREAS PRIOR TO SITE PLAN SUBMITTAL PURSUANT TO PARAGRAPH 13 OF SECTION 16-203 OF THE ZONING ORDINANCE. IN NO CASE SHALL THERE BE A REDUCTION IN QUANTITY OR QUALITY OF LANDSCAPING PROPOSED HEREON.

22. RESTAURANTS LOCATED WITHIN THE PROPOSED NEW HOTEL OR OFFICE COMPONENT MAY INCLUDE OUTDOOR SEATING AREAS AND SHALL BE PARKED IN ACCORDANCE WITH ARTICLE 11. OR ANY PARKING REDUCTION APPROVED BY THE BOARD OF SUPERVISORS OR DEM. IN ADDITION, OUTDOOR SEATING AREAS MAY ALSO BE INCLUDED WITHIN PLAZAS AND PEDESTRIAN AREAS WHEN ASSOCIATED WITH THE FIRST STORY RETAIL AREA.

23. DIMENSIONS ARE APPROXIMATE AS SCALED. BUILDING FOOTPRINTS MAY VARY DUE TO FINAL ENGINEERING AND ARCHITECTURAL DESIGN PRIOR TO SITE PLAN SUBMISSION, BUT AT NO TIME SHALL A BUILDING BE LOCATED CLOSER TO ANY PROJECT BOUNDARY THAN ANY MEASURED SETBACK SHOWN ON THE PLAN.

24. A BENCHMARK (BM) HAS BEEN SHOWN ON SHEET 3 AS A POINT OF REFERENCE AND TO VERIFY THAT BUILDING HEIGHTS ADJACENT TO SUNRISE VALLEY DRIVE DO NOT EXCEED A HEIGHT OF 70 FEET ABOVE THE BENCHMARK PER THE COMPREHENSIVE PLAN TEXT. THIS BENCHMARK IS LOCATED AT THE CENTER OF THE EXISTING ENTRANCE TO THE SHERATON HOTEL, WITH AN ELEVATION OF 446.9'. THIS ELEVATION IS FOR REFERENCE ONLY AND NOT THE FINAL GRADE TO BE USED DURING CONSTRUCTION (SEE MAXIMUM BUILDING HEIGHTS ON SHEET 3).

25. NO TITLE REPORT IS FURNISHED FOR THESE PLANS.

26. DELETED.

27. DELETED.

28. DELETED.

29. DELETED.

30. EXISTING STRUCTURES ARE DELINEATED WITHIN THE DEVELOPMENT PLAN AS DASHED LINES. THE EXISTING BUILDINGS WERE COMPLETED IN 1973 AND ARE TO BE RETAINED AND MODIFIED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE EXISTING HOTEL INCLUDES 302 ROOMS WITH APPROXIMATELY 21,000 SF OF MEETING SPACE, RESTAURANT AND LOUNGE FACILITIES.

31. DELETED.

32. NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE WITHIN THIS 15.0 ACRE SITE.

33. PROPOSED OFF-SITE IMPROVEMENTS INCLUDE REALIGNING THE MEDIAN BREAK TO MATCH NEW SITE ENTRANCE ON SUNRISE VALLEY DRIVE. THIS DEVELOPMENT PROPOSES AN EXPANSION OF THE LEFT TURN LANE INTO THE SITE.

34. USES TO INCLUDE:
THE PRIMARY USES OF THE PROPERTY SHALL BE LIMITED TO HOTEL OR MOTEL, INCLUDING FACILITIES TO ACCOMMODATE CONVENTIONS AND/OR LARGE MEETINGS; OFFICE AND MULTIPLE FAMILY DWELLINGS AND AN EATING ESTABLISHMENT/RETAIL BUILDING. OTHER USES, WHICH ARE TO BE INCLUDED WITHIN THE BUILDINGS OR SERVE SUCH BUILDINGS, MAY INCLUDE THE FOLLOWING AS SECONDARY USES: ACCESSORY SERVICE USES, HOME OCCUPATION OR SUPPLEMENTAL USES: EATING ESTABLISHMENTS; BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS; FINANCIAL INSTITUTIONS; PERSONAL SERVICE ESTABLISHMENTS; PUBLIC USES; REPAIR SERVICE ESTABLISHMENTS; FAST FOOD RESTAURANTS; QUICK SERVICE FOOD STORES; COMMERCIAL RECREATION USES (GROUP 5); CHILD CARE CENTERS AND NURSERY SCHOOLS; PRIVATE SCHOOLS OF GENERAL AND SPECIAL EDUCATION (ANY SIZE); COLLEGES AND UNIVERSITIES; HEALTH CLUBS; CULTURAL AND CIVIC CENTERS AND EXHIBITION HALLS; PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS; THEATERS; SWIMMING POOLS; TENNIS COURTS; RADIO AND TELEVISION BROADCASTING FACILITIES; TELECOMMUNICATION AND MICROWAVE FACILITIES AND SATELLITE EARTH STATIONS AND RETAIL SALES ESTABLISHMENTS (WHICH MAY INCLUDE PRESCRIPTION ESTABLISHMENTS AND THE SELLING OF PHARMACEUTICAL SUPPLIES).

35. THIS DPA/PCA APPLICATION IS SUBMITTED AS A PART OF A PROPOSED SETTLEMENT OF THREE PENDING CASES IN THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA (CHANCERY NO. 118720, LAW NO. 101141 AND CHANCERY NO. 117024). BY SUBMITTING THIS APPLICATION, APPLICANT DOES NOT WAIVE ANY OF ITS RIGHTS UNDER THE EXISTING ZONING OR LAND USE APPROVALS FOR THE SUBJECT PROPERTY AS MORE PARTICULARLY SET FORTH IN A TRANSMITTAL LETTER FROM R. R. G. HOBSON, ESQUIRE, ATTORNEY FOR THE APPLICANT, TO MS. LORRIE KIRST OF THE FAIRFAX COUNTY ZONING EVALUATION DIVISION DATED JUNE 26, 1997, WHICH LETTER IS HEREBY INCORPORATED BY REFERENCE.

ZONING

EXISTING ZONING: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - HOTEL & CONFERENCE CENTER
PROPOSED: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - CONVENTION/CONFERENCE CENTER
(AMENDMENT TO DEVELOPMENT PLAN RZ B-846, APPROVED 3/12/69)

TABULATIONS

- AREA TABULATIONS:

ORIGINAL AREA OF TRACT	44.79 ACRES
CURRENT AREA OF TRACT	15.0 ACRES*

*AREA UPON WHICH SUBSEQUENT CALCULATIONS ARE COMPUTED

- BUILDING TABULATIONS:

EXISTING INN & CONFERENCE CENTER	212,000 SF
ATRIUM (PROPOSED)	13,000 SF
PROPOSED DEVELOPMENT	
OFFICE	130,000 SF
HOTEL (175 ROOMS)	120,000 SF
SUPPORT RETAIL	21,500 SF
RESIDENTIAL	+ 200,000 SF
TOTAL BUILDING DEVELOPMENT	696,500 SF**

**SEE GENERAL NOTE #23

- FLOOR AREA RATIO (F.A.R.) CALCULATION:

GROSS SQUARE FOOT OF ALL PROPOSED AND EXISTING BUILDING/IMPROVEMENTS	=	696,500 SF
AREA OF CURRENT TRACT (15.0 ACRES)		
F.A.R. (INCLUDING RESIDENTIAL)	=	1.07
NON-RESIDENTIAL F.A.R (RESIDENTIAL NOT COUNTED WITHIN F.A.R.)	=	0.76

- PARKING TABULATIONS:

PARKING REQUIRED:

EXISTING HOTEL, CONFERENCE CENTER & RESTAURANT	1/UNIT + 4/50 UNITS	755
OFFICE	2.6/1,000 GFA	338
NEW HOTEL	1/UNIT + 4/50 UNITS @ 175 ROOMS	189
RETAIL	1/200 SF FOR 1st 1,000 SF OF NFA + 6/EACH ADD 1,000 SF	142
RESTAURANT	1/4 SEATS + 1/2 EMPLOYEES INCL. IN RETAIL	
RESIDENTIAL	1.6 SP/UNIT @ APPROX. 156 UNITS	250
TOTAL PARKING REQUIRED WITHOUT SHARED USE REDUCTION		1,674

REQUESTED REDUCTIONS (25%) IN PARKING REQUIREMENTS
***SEE NOTE #19 REGARDING REQUEST FOR SHARED PARKING

PARKING REDUCTION (EXCLUDING RESIDENTIAL)	1,068
PARKING REDUCTION (INCLUDING RESIDENTIAL)	1,318
PARKING PROVIDED (INCLUDING RESIDENTIAL, SEE SHEET 4)	1,332

- INTERIOR PARKING LOT LANDSCAPING:

PROPOSED PAVED AREA ASSOCIATED WITH INTERIOR LANDSCAPING	=	172,000 S.F.
5% INTERIOR PARKING LOT LANDSCAPING REQUIRED	=	8,600 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED	=	9,000 S.F. (5%)

- OPEN SPACE:

COMMON/LANDSCAPED OPEN SPACE	=	280,000 S.F. (42%)

TREE COVERAGE

TOTAL SITE AREA	=	653,400 S.F. (15.0 AC.)
AREA OF BUILDING(S)	=	-142,000 S.F.
ADJUSTED SITE ACREAGE	=	511,400 S.F.
REQUIRED PERCENTAGE TREE COVERAGE		x10%
TREE COVER REQUIRED	=	51,140 S.F.
EXISTING TREE CANOPY (AS SHADED ON SHEET 5)	=	36,600 S.F.
MULTIPLIER	=	x1.25
EXISTING TREE CREDIT	=	45,750 S.F.
PROPOSED PLANTINGS	=	+32,000 S.F.
TOTAL TREE COVER PROVIDED	=	77,750 S.F. (15.0%)

Application No. PCA DPA B-846 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-28-98
Sheet 2 of 11

COMMONWEALTH OF VIRGINIA
PETER L. RIGBY, JR.
019746
12-9-97
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
12-9-97
CERTIFIED LANDCAPE ARCHITECT

6. REVISED 12/9/97
5. REVISED 11/3/97
4. RESUBMITTED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97 ADDRESS OCP COMMENTS PER MEETING 7/10/97

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PACIULLI, SIMMONS AND ASSOCIATES, LTD.
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1821 Michael Faraday Drive, Reston, Virginia 20190-5348 (703) 742-7870

GATEWAY PLAZA
AT
INTERNATIONAL CENTER
RESTON INN AND CONFERENCE CENTER LP
HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

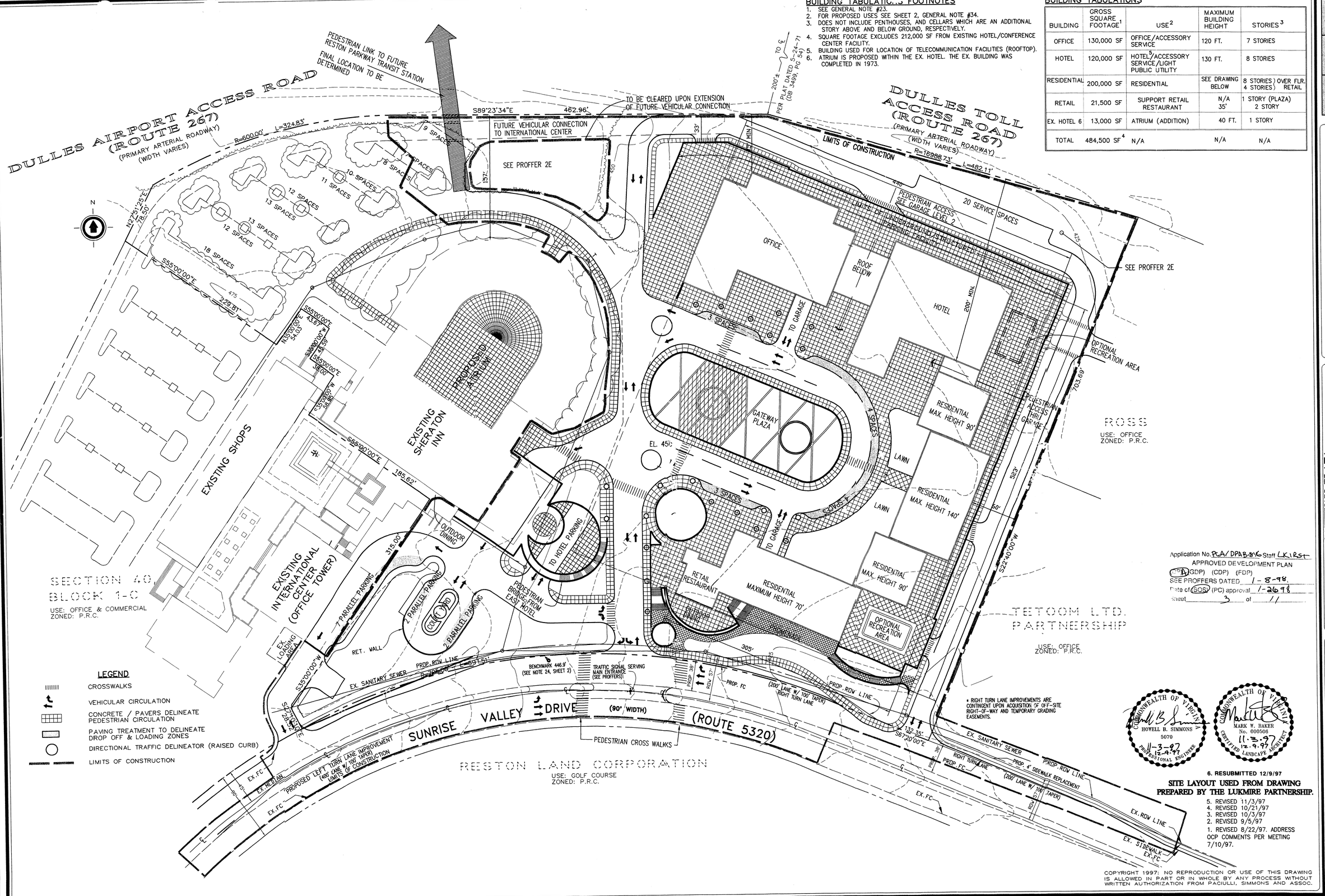
SCALE: NONE
DATE: 6/26/97
DRN: MP
CKD: MWB
SHEET 2 OF 10
FILE NO: 95F-2532-1

BUILDING TABULATIONS FOOTNOTES

1. SEE GENERAL NOTE #23.
2. FOR PROPOSED USES SEE SHEET 2, GENERAL NOTE #34.
3. DOES NOT INCLUDE PENTHOUSES, AND CELLARS WHICH ARE AN ADDITIONAL STORY ABOVE AND BELOW GROUND, RESPECTIVELY.
4. SQUARE FOOTAGE EXCLUDES 212,000 SF FROM EXISTING HOTEL/CONFERENCE CENTER FACILITY.
5. BUILDING USED FOR LOCATION OF TELECOMMUNICATION FACILITIES (ROOFTOP).
6. ATRIUM IS PROPOSED WITHIN THE EX. HOTEL. THE EX. BUILDING WAS COMPLETED IN 1973.

BUILDING TABULATIONS

BUILDING	GROSS SQUARE FOOTAGE[1]	USE[2]	MAXIMUM BUILDING HEIGHT	STORIES[3]
OFFICE	130,000 SF	OFFICE/ACCESSORY SERVICE	120 FT.	7 STORIES
HOTEL	120,000 SF	HOTEL[5]/ACCESSORY SERVICE/LIGHT PUBLIC UTILITY	130 FT.	8 STORIES
RESIDENTIAL	200,000 SF	RESIDENTIAL	SEE DRAWING BELOW	8 STORIES) OVER FLR. 4 STORIES) RETAIL
RETAIL	21,500 SF	SUPPORT RETAIL RESTAURANT	N/A 35'	1 STORY (PLAZA) 2 STORY
EX. HOTEL 6	13,000 SF	ATRIUM (ADDITION)	40 FT.	1 STORY
TOTAL	484,500 SF[4]	N/A	N/A	N/A



Application No. PCA/DPA 88-X-6 Staff LK/RST
APPROVED DEVELOPMENT PLAN
(PA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-26-98
Sheet 3 of 11

COMMONWEALTH OF VIRGINIA
HOWELL B. SIMMONS
5070
11-3-97
12-9-97
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
11-3-97
12-9-97
CERTIFIED LANDSCAPE ARCHITECT

6. RESUBMITTED 12/9/97

SITE LAYOUT USED FROM DRAWING PREPARED BY THE LUKMIRE PARTNERSHIP.

5. REVISED 11/3/97
4. REVISED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97. ADDRESS OCP COMMENTS PER MEETING 7/10/97.

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GATEWAY PLAZA AT INTERNATIONAL CENTER

RESTON INN AND CONFERENCE CENTER LP

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT PLAN

SCALE: 1"=50'
DATE: 6/26/97
DRN: MP
CKD: TK/MB
SHEET 3 OF 10

FILE NO: 97F-2532-1

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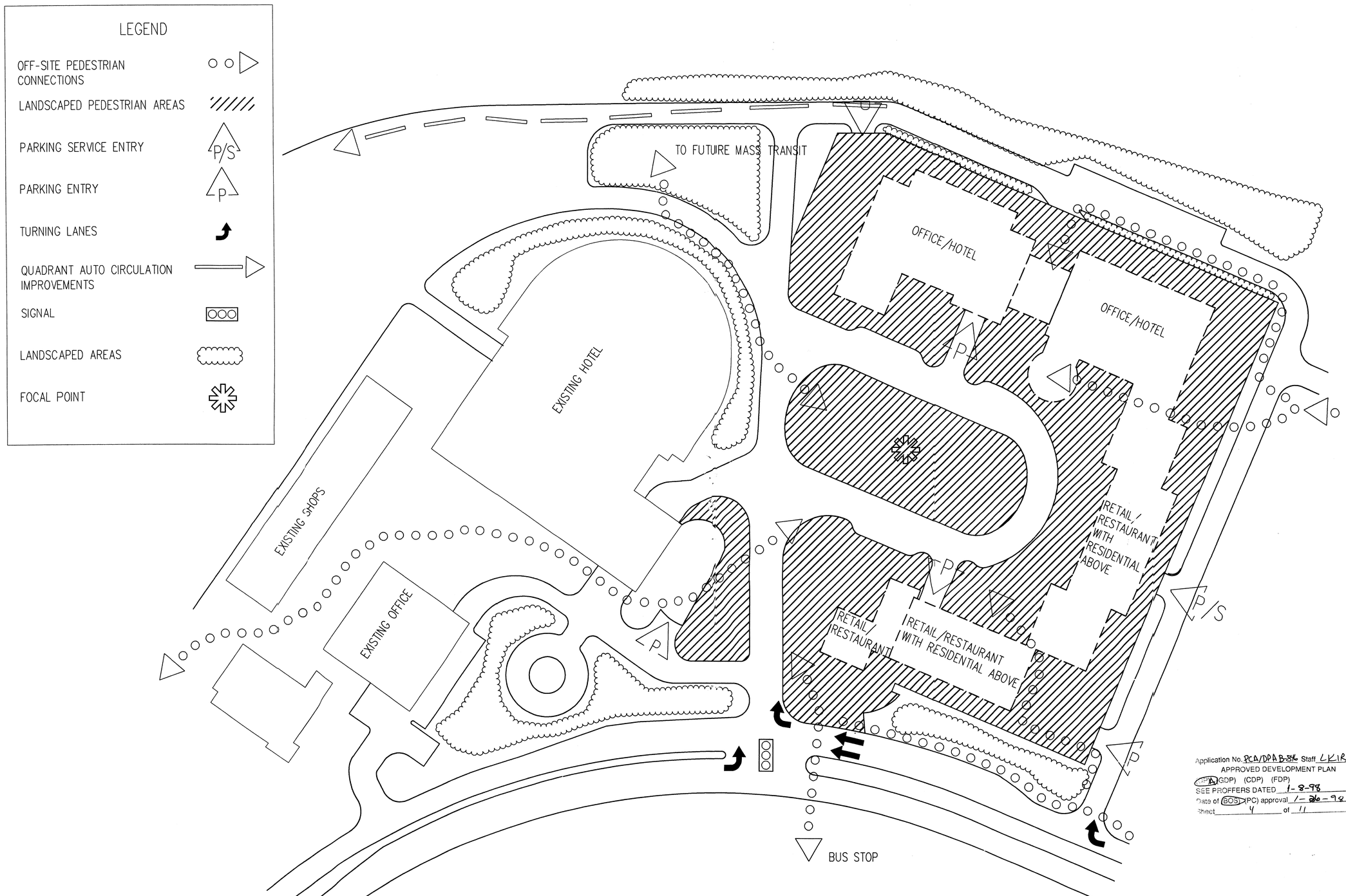

SCHEMATIC DEVELOPMENT PLAN

5. RESUBMITTED 12/9/97
4. RESUBMITTED 11/3/97
3. REVISED 10/21/97
2. REVISED 10/3/97
1. REVISED 9/5/97

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Application No. PCA/DPA B-396 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-26-98
Sheet 4 of 11

Loc.	Description	Date	App.

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Project Title:
GATEWAY PLAZA AT INTERNATIONAL CENTER
MASTER PLAN

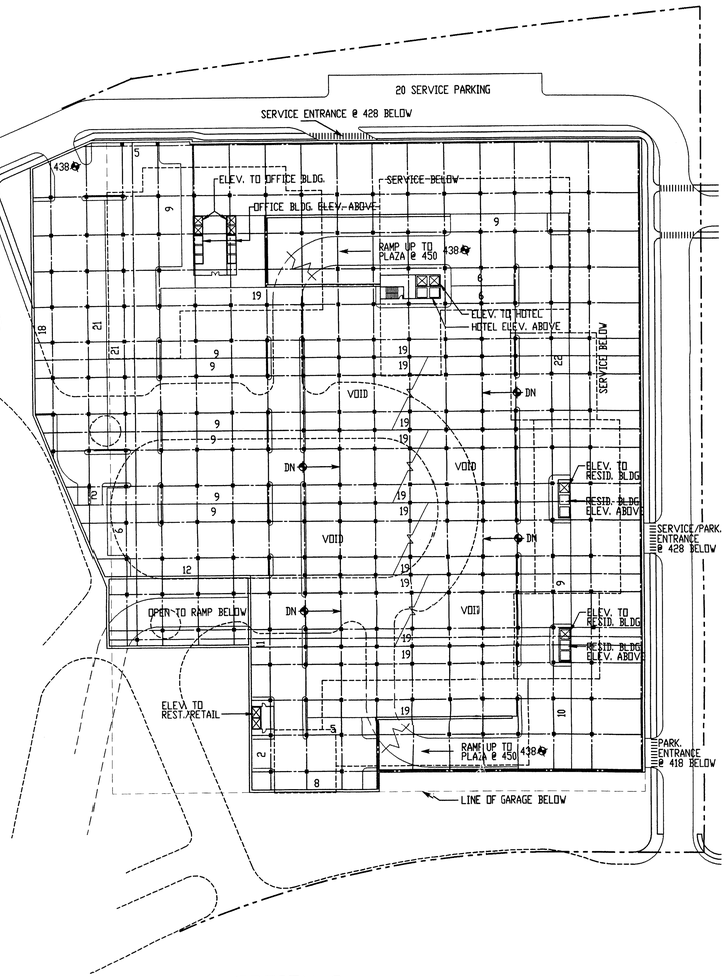
Owner:
RESTON INN AND CONFERENCE CENTER LP

THE LUKMIRE PARTNERSHIP, INC.
ARCHITECTURE & PLANNING
Suite 300
2700 South Quincy Street
Arlington, Virginia 22206
(703) 998 0101

USE-PLAN

Prj. Arch.	
Prj. Eng.	
Drawn	Scale
Checked	Issued 2-28-97
App.	Dwg. No.

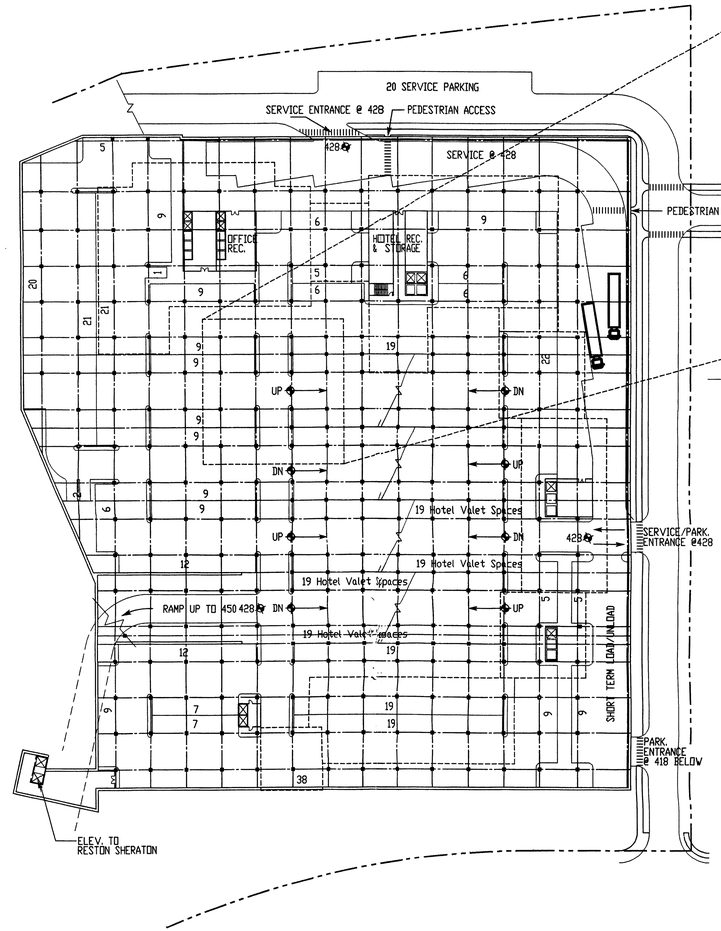
3A



OPTION 2
PARKING PLAN - LEVEL 1

ELEVATION 438 SCALE: 1"=60'
NUMBER OF SPACES : 464

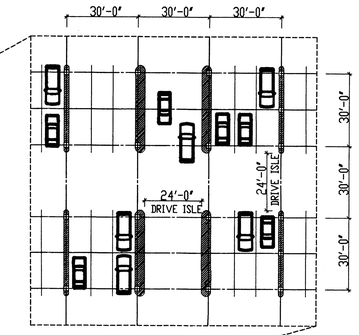
NORTH



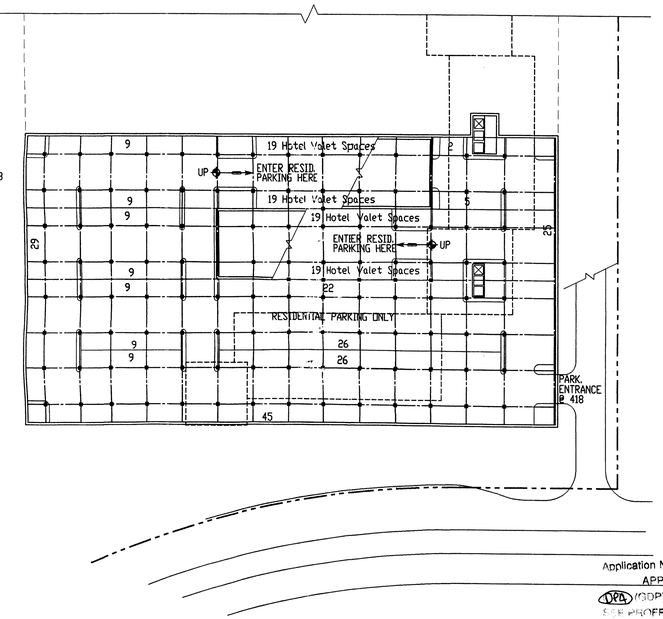
OPTION 2
PARKING PLAN - LEVEL 2

ELEVATION 428 SCALE: 1"=60'
NUMBER OF SPACES : 460

NORTH



TYP. PARKING SPACE DETAIL
SCALE: 1"=30'
MIN. PARKING STALL = 9'-0"x18'-0"



OPTION 2
PARKING PLAN - LEVEL 3

ELEVATION 418 SCALE: 1"=60'
NUMBER OF SPACES : 258

NORTH

TOTAL, PUBLIC PARKING SPACES,
INCLUDING 150 SURFACE SPACES
NOT SHOWN ON THIS DRAWING: 1074
RESIDENTIAL PARKING SPACES: 258
TOTAL, ALL PARKING: 1332

SERVICE TRUCK BAYS : 7
ON-SITE SERVICE SPACES: 20
SHORT TERM SERVICE SPACES: 14
RESTAURANT SERVICE SPACES (NOT SHOWN): 2

6. REVISED 12/9/97
5. RESUBMITTED 11/3/97
4. RESUBMITTED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97. ADDRESS OCP COMMENTS PER MEETING 7/10/97.

FOR ILLUSTRATIVE PURPOSES ONLY

Loc.	Description	Date	App.
1	Car Count Revision	11/20/97	WEE

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Project Title:
GATEWAY PLAZA AT INTERNATIONAL CENTER

Owner:
RESTON INN AND CONFERENCE CENTER L.P.

THE LUKMIRE PARTNERSHIP, INC.
ARCHITECTURE & PLANNING
Suite 300
2700 South Quincy Street
Arlington, Virginia 22206
(703) 998 0101

Application No. DCA/DPAB-84 Staff LKIRST
APPROVED DEVELOPMENT PLAN
DPA (GDP) (CDP) (FDP)
PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-26-98
Sheet 5 of 11

STRUCTURED PARKING PLAN

Prj. Arch.: WEE	
Prj. Eng.:	
Drawn: GAM	Scale: 1" = 60'-0"
Checked: WEE	Issued: 8-22-97
App.: WEE	Dwg. No.

4 OF 10

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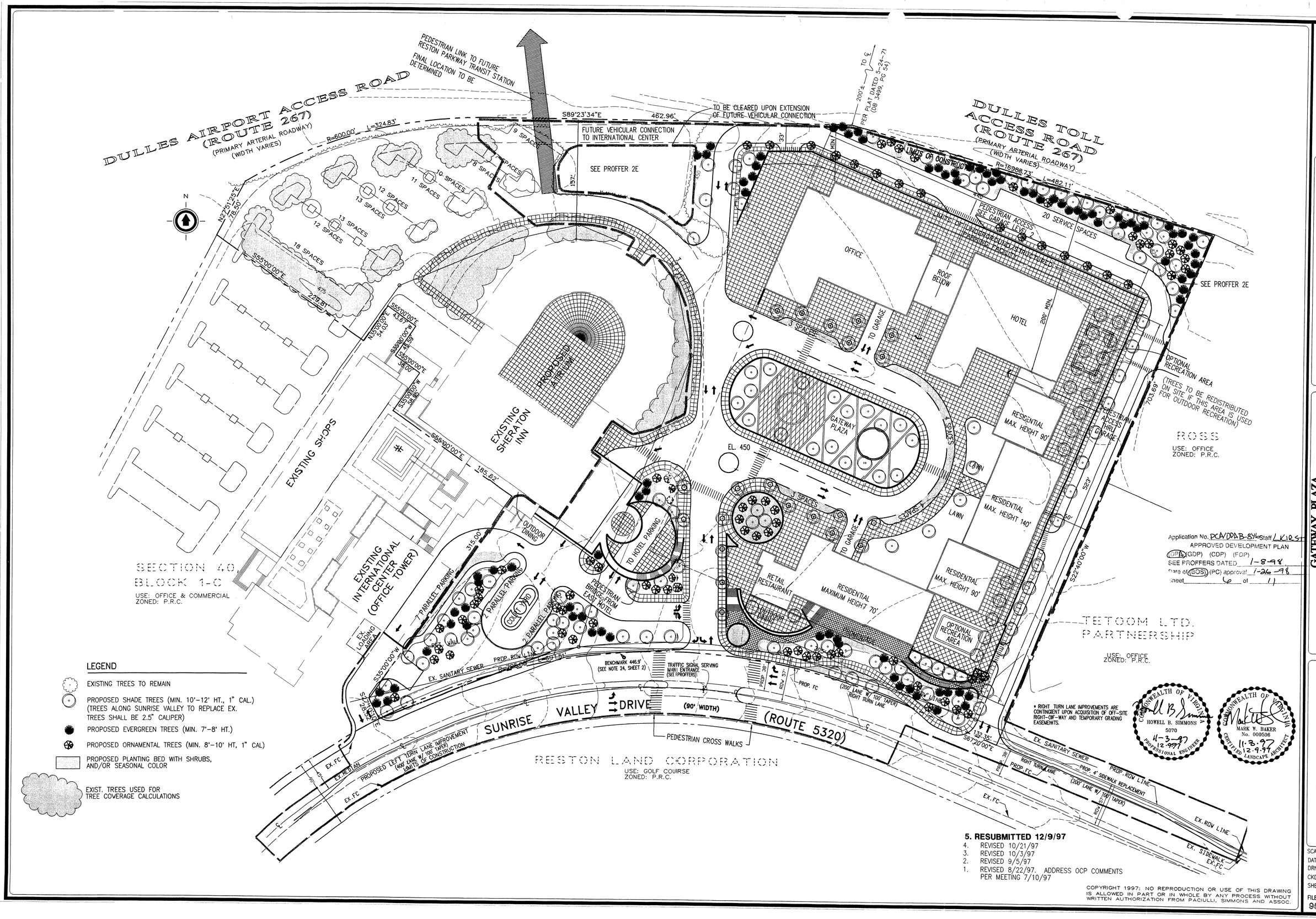

LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED SHADE TREES (MIN. 10'-12' HT., 1" CAL.) (TREES ALONG SUNRISE VALLEY TO REPLACE EX. TREES SHALL BE 2.5" CALIPER)
- PROPOSED EVERGREEN TREES (MIN. 7'-8' HT.)
- PROPOSED ORNAMENTAL TREES (MIN. 8'-10' HT, 1" CAL)
- PROPOSED PLANTING BED WITH SHRUBS, AND/OR SEASONAL COLOR
- EXIST. TREES USED FOR TREE COVERAGE CALCULATIONS

* RIGHT TURN LANE IMPROVEMENTS ARE CONTINGENT UPON ACQUISITION OF OFF-SITE RIGHT-OF-WAY AND TEMPORARY GRADING EASEMENTS.

COMMONWEALTH OF VIRGINIA
HOWELL B. SIMMONS
5070
11-3-97
12-9-97
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
11-3-97
12-9-97
CERTIFIED LANDSCAPE ARCHITECT

5. RESUBMITTED 12/9/97

4. REVISED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97. ADDRESS OCP COMMENTS PER MEETING 7/10/97

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GATEWAY PLAZA AT INTERNATIONAL CENTER
RESTON INN AND CONFERENCE CENTER LP
HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 50'
DATE: 5/8/97
DRN: MP
CKD: MWB
SHEET 5 OF 10
FILE NO: 95F-2532-1

ABBREVIATIONS

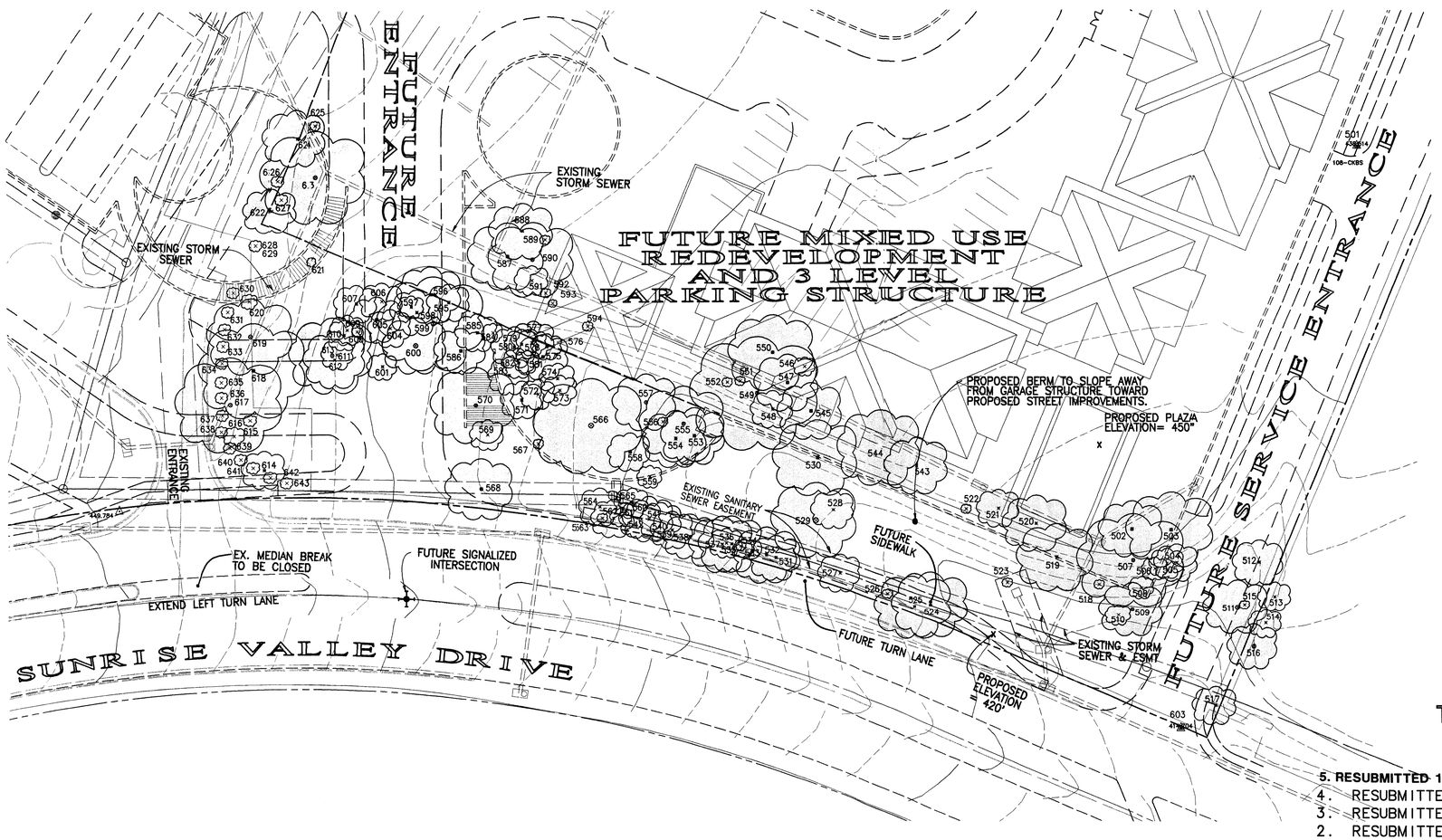
BSH – BUSH
CED – CEDAR
CHE – CHERRY
DOG – DOGWOOD
DT – DECIDUOUS TREE (UNIDENTIFIED)
HOL – HOLLY
MAP – MAPLE
OAK – OAK
PIN – PINE
POP – POPLAR
SPR – SPRUCE

TREE LOCATION AND CONDITION

PT. NO.	TREE TYPE	SIZE	DRIP LINE	CONDITION
502	MAP	15 IN.	15FT	FAIR
503	MAP	15 IN.	20FT	FAIR
504	POP	8 IN.	10FT	FAIR
505	POP	6 IN.	8FT	GOOD
506	POP	4 IN.	6FT	POOR
507	MAP	18 IN.	25FT	GOOD
508	MAP	6 IN.	6FT	FAIR
509	POP	18 IN.	15FT	GOOD
510	BSH	3 IN.	6FT	REMOVE
511	OAK	24 IN.	15FT	FAIR
512	DT	10 IN.	12FT	GOOD
513	PIN	8 IN.	8FT	GOOD
514	PIN	8 IN.	8FT	GOOD
515	OAK	6 IN.X3	12FT	GOOD
516	OAK	21 IN.	12FT	FAIR
517	DT	10 IN.	10FT	GOOD
518	MAP	4 IN.X2	8FT	POOR
519	MAP	12 IN.	18FT	GOOD
520	MAP	10 IN.	15FT	POOR
521	MAP	8 IN.	10FT	GOOD
522	MAP	12 IN.X2	25FT	FAIR
523	BSH	3 IN.X5	8FT	REMOVE
524	MAP	12 IN.	18FT	GOOD
525	MAP	12 IN.	18FT	GOOD
526	OAK	6 IN.X3	8FT	GOOD
527	POP	8 IN.	10FT	POOR
528	OAK	8 IN.	10FT	GOOD
529	OAK	27 IN.	20FT	POOR
530	CHE	15 IN.	20FT	GOOD
531	POP	12 IN.	12FT	GOOD
532	POP	12 IN.	15FT	POOR
533	POP	6 IN.	5FT	GOOD
534	POP	6 IN.X2	10FT	GOOD
535	POP	10 IN.	15FT	GOOD
536	OAK	6 IN.	8FT	GOOD
537	OAK	8 IN.	15FT	GOOD
538	POP	10 IN.	12FT	GOOD
539	POP	10 IN.	10FT	GOOD
540	POP	6 IN.	10FT	GOOD
541	POP	8 IN.	12FT	GOOD
542	POP	6 IN.	10FT	GOOD
543	MAP	12 IN.	15FT	GOOD
544	MAP	12 IN.	20FT	GOOD
545	OAK	15 IN.	15FT	GOOD
546	DOG	5 IN.	5FT	POOR
547	MAP	15 IN.	15FT	GOOD
548	POP	8 IN.	10FT	GOOD
549	MAP	18 IN.	30FT	GOOD
550	MAP	15 IN.	20FT	GOOD
551	DT	3 IN.X3	8FT	GOOD
552	DT	4 IN.X8	10FT	GOOD
553	OAK	15 IN.	15FT	POOR
554	MAP	12 IN.	15FT	GOOD
555	MAP	18 IN.	20FT	GOOD
556	MAP	10 IN.X2	15FT	GOOD
557	OAK	18 IN.	15FT	GOOD
558	OAK	15 IN.	10FT	FAIR
559	DOG	5 IN.	6FT	GOOD
560	POP	6 IN.	8FT	POOR
561	POP	4 IN.	5FT	GOOD
562	POP	8 IN.	10FT	GOOD
563	OAK	4 IN.X2	7FT	GOOD
564	POP	8 IN.	10FT	GOOD
566	POP	27 IN.	25FT	GOOD
567	MAP	18 IN.X2	25FT	GOOD
568	MAP	15 IN.	16FT	POOR
569	HOL	7 IN.	8FT	GOOD
570	POP	18 IN.	20FT	GOOD
571	POP	12 IN.	10FT	POOR
572	OAK	6 IN.	8FT	GOOD
573	POP	8 IN.	8FT	GOOD
574	OAK	10 IN.	8FT	GOOD
575	POP	15 IN.	12FT	GOOD
576	POP	8 IN.	7FT	GOOD
577	OAK	12 IN.	10FT	GOOD
578	DOG	6 IN.	7FT	POOR
579	POP	10 IN.	8FT	GOOD
580	POP	12 IN.	11FT	GOOD
581	POP	8 IN.	6FT	GOOD
582	POP	10 IN.	8FT	GOOD
583	POP	10 IN.	10FT	GOOD
584	OAK	5 IN.	5FT	GOOD
585	OAK	12 IN.	10FT	FAIR
586	OAK	15 IN.	12FT	FAIR
587	MAP	15 IN.	18FT	GOOD
588	OAK	12 IN.	15FT	GOOD
589	DT	3 IN.X4	8FT	FAIR
590	MAP	18 IN.	20FT	GOOD
591	DOG	4 IN.	8FT	GOOD
592	DOG	3 IN.X3	6FT	FAIR
593	CED	2 IN.	2FT	POOR
594	DT	15 IN.X2	20FT	GOOD
595	OAK	12 IN.	10FT	POOR
596	OAK	12 IN.	15FT	POOR
597	OAK	10 IN.	6FT	GOOD
598	MAP	10 IN.	12FT	POOR
599	OAK	24 IN.	25FT	GOOD
600	OAK	24 IN.	15FT	FAIR
601	OAK	10 IN.	7FT	POOR
604	OAK	6 IN.	10FT	POOR
605	OAK	15 IN.	12FT	GOOD
606	OAK	6 IN.	10FT	GOOD
607	OAK	12 IN.	10FT	GOOD
608	OAK	6 IN.X2	10FT	GOOD
609	OAK	8 IN.	8FT	GOOD
610	POP	10 IN.	8FT	POOR
611	POP	6 IN.	8FT	FAIR
612	MAP	8 IN.	15FT	FAIR
613	POP	21 IN.	20FT	GOOD
614	POP	12 IN.	10FT	GOOD
615	DOG	4 IN.	5FT	POOR
616	SPR	2 IN.	3FT	POOR
617	MAP	21 IN.	25FT	GOOD
618	MAP	15 IN.	25FT	GOOD
619	MAP	21 IN.	20FT	GOOD
620	DOG	4 IN.	4FT	POOR
621	DT	3 IN.X5	7FT	GOOD
622	MAP	8 IN.	12FT	GOOD
623	MAP	21 IN.	25FT	POOR
624	MAP	12 IN.	15FT	GOOD
625	DOG	3 IN.X3	5FT	GOOD
626	BSH	1 IN.	3FT	GOOD
627	BSH	1 IN.	3FT	GOOD
628	BSH	1 IN.	3FT	GOOD
629	BSH	1 IN.	3FT	GOOD
630	BSH	1 IN.	3FT	GOOD
631	BSH	1 IN.	3FT	GOOD
632	BSH	1 IN.	3FT	GOOD
633	BSH	1 IN.	3FT	GOOD
634	BSH	1 IN.	3FT	GOOD
635	BSH	1 IN.	3FT	GOOD
636	BSH	1 IN.	3FT	GOOD
637	BSH	1 IN.	3FT	GOOD
638	BSH	1 IN.	3FT	GOOD
639	BSH	1 IN.	3FT	GOOD
640	BSH	1 IN.	3FT	GOOD
641	BSH	1 IN.	3FT	GOOD
642	BSH	1 IN.	3FT	GOOD
643	BSH	1 IN.	3FT	GOOD

THE PURPOSE OF THIS EVALUATION WAS TO DETERMINE THE HEALTH OF THOSE TREES SHOWN ON THIS PLAN, AND THEIR LIKELIHOOD OF SURVIVING CONSTRUCTION. THIS EVALUATION INVOLVED VISUAL EXAMINATION OF THE BASE OF THE TREES, AND THE OVERALL EXTERNAL APPEARANCE. VISUAL EXAMINATION INCLUDED THE IDENTIFICATION OF GIRDLING ROOTS, AND DEAD OR DECAYING WOOD AFFECTING THE INTERNAL STRUCTURE AND LONGEVITY OF THE TREE. THIS EVALUATION DID NOT TAKE INTO ACCOUNT A SPECIFIC TREE SPECIES' TOLERANCE TO CONSTRUCTION. NOR DID THIS EVALUATION CONSIDER OVERALL AESTHETIC QUALITY OF THE TREE, PROPOSED GRADING, OR FILL INTENDED WITH THE FUTURE IMPROVEMENTS OF THIS SITE.

IN THE "TREE LOCATION AND CONDITION" MATRIX TO THE LEFT, EACH TREE IS IDENTIFIED BY A POINT NUMBER ("PT. NO.") CORRESPONDING TO THE MAP BELOW. OTHER COLUMNS IDENTIFY GENERAL CATEGORIES SUCH AS VEGETATION, TREE SPECIES, APPROXIMATE CALIPER AND DRIPLINE OF EACH TREE. IN THE "CONDITION" COLUMN TO THE RIGHT OF THE MATRIX, RATINGS HAVE BEEN ASSIGNED TO EACH OF THE TREES IDENTIFIED. RATINGS OF "GOOD", "FAIR", AND "POOR" ARE ASSIGNED TO AID IN THE IDENTIFICATION OF THOSE TREES WORTHY OF SAVING. A RATING OF "GOOD" INDICATES A HEALTHY TREE ANTICIPATED TO SURVIVE CONSTRUCTION. A RATING OF "FAIR" IDENTIFIES A TREE THAT IS SHOWING SIGNS OF STRESS AND IS NOT LIKELY TO SURVIVE CONSTRUCTION. THE LAST RATING DESIGNATED BY "POOR" IDENTIFIES A TREE THAT IS ALREADY SHOWING SIGNS OF STRESS THAT CALL INTO QUESTION ITS LONGEVITY AND ABILITY TO SURVIVE OVER THE NEXT FIVE YEARS WITHOUT ANY DISTURBANCE.



Application No. PCA/DPA B-84 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
PROFFERS DATED 1-8-98
(PC) approval 1-26-98
7 of 11

THIS PLAN FOR INFORMATION ONLY

TREE LOCATION AND CONDITION SURVEY PREPARED BY PACIULLI, SIMMONS & ASSOCIATES, LTD. MARCH, 1997.

5. RESUBMITTED 12/9/97
4. RESUBMITTED 11/3/97
3. RESUBMITTED 10/21/97
2. RESUBMITTED 10/3/97
1. REVISED 9/5/97

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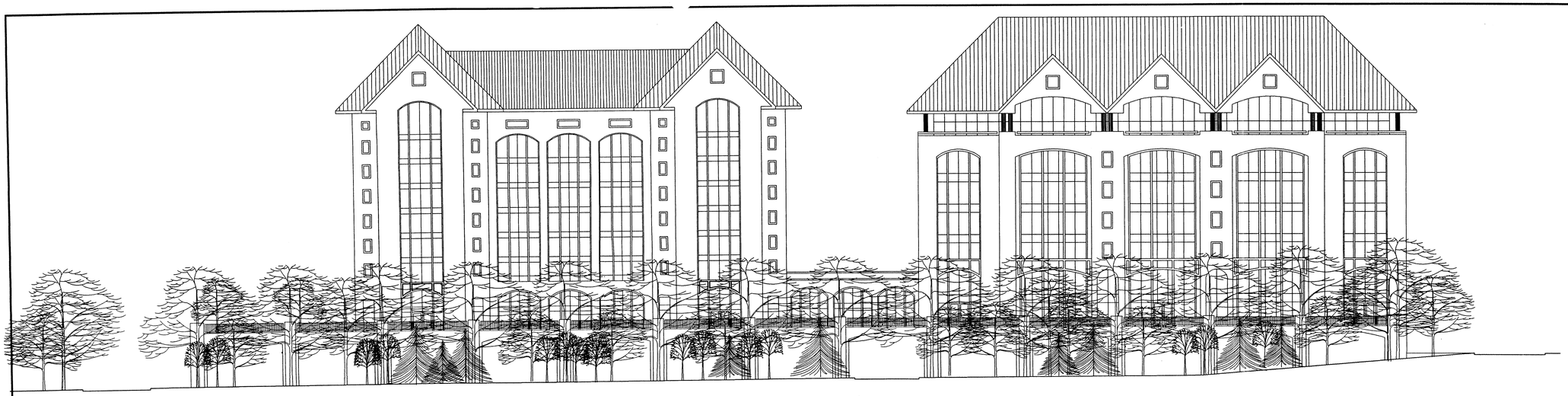
1821 Michael Faraday Drive, Reston, Virginia 20190-5348 (703) 742-7870

GATEWAY PLAZA AT INTERNATIONAL CENTER
RESTON INN AND CONFERENCE CENTER LP
HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

TREE SURVEY

SCALE: NONE
DATE: 6/26/97
DRN: MP
CKD: TK/MB
SHEET 6 OF 10

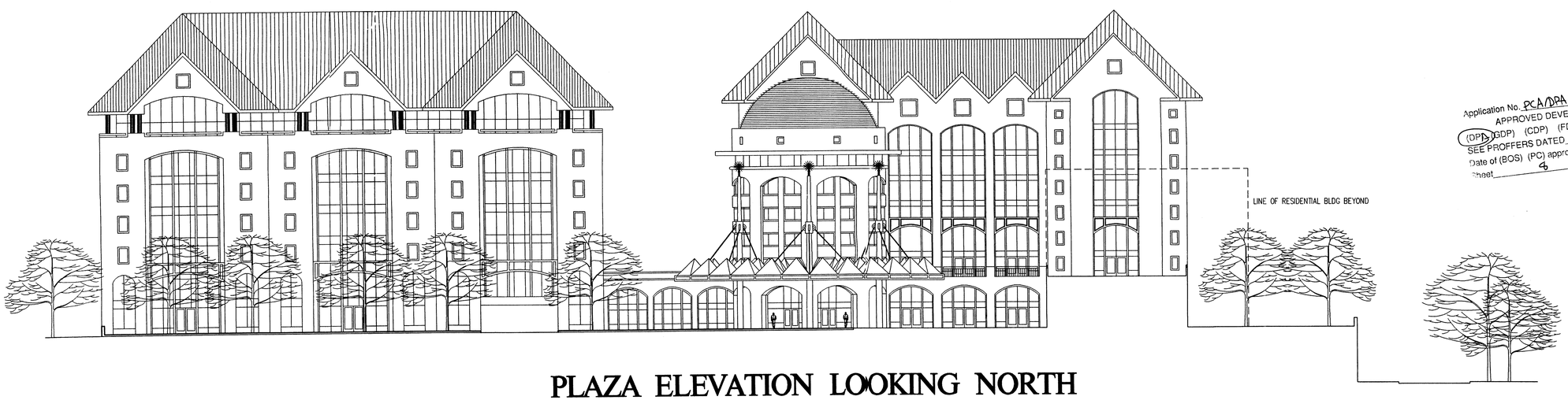
FILE NO: 95F-2532-1



DULLESS ACCESS ELEVATION LOOKING SOUTH

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'



PLAZA ELEVATION LOOKING NORTH

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'

Application No. PCA/DPA B-86 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-26-98
Sheet 8 of 11

5. RESUBMITTED 12/9/97
4. RESUBMITTED 11/3/97
3. RESUBMITTED 10/21/97
2. RESUBMITTED 10/3/97
1. REVISED 9/5/97

FOR ILLUSTRATIVE PURPOSES ONLY

Loc.	Description	Date	App.

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Project Title: GATEWAY PLAZA AT INTERNATIONAL CENTER

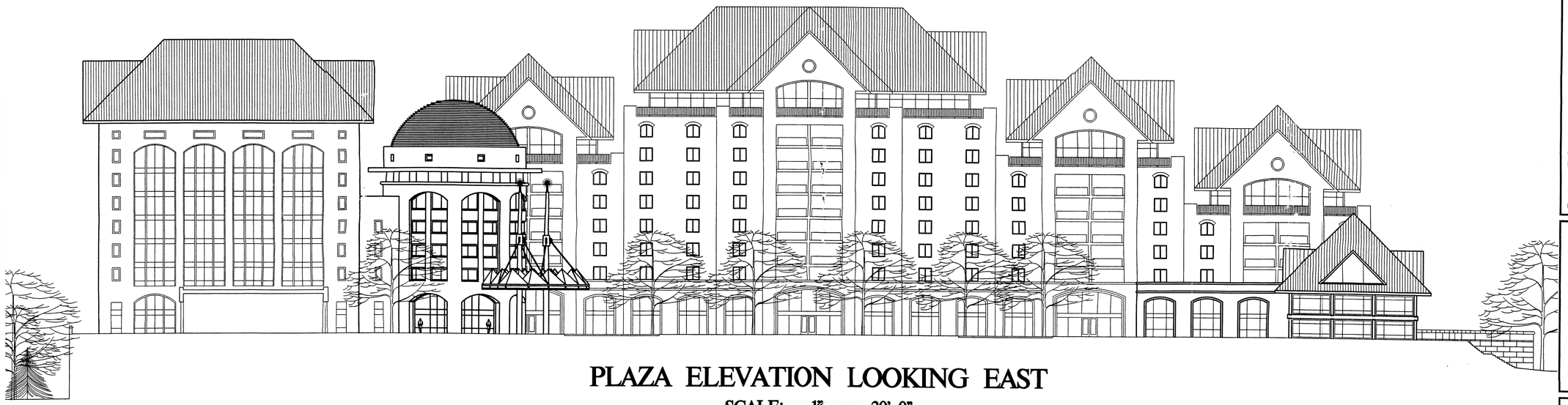
MASTER PLAN

Owner: RESTON INN AND CONFERENCE CENTER LP

THE LUKMIRE PARTNERSHIP, INC.
ARCHITECTURE & PLANNING
Suite 300
2700 South Quincy Street
Arlington, Virginia 22206
(703) 998 0101

Prj. Arch.	
Prj. Eng.	
Drawn	Scale
Checked	Issued 2-28-97
App.	Dwg. No.

CAD\2532\DP\2532DP07 Mon Nov 03 11:02:41 1997 MAG



PLAZA ELEVATION LOOKING EAST

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'

Application No. PCA/DPA B-846 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-26-98
Sheet 9 of 11

5. RESUBMITTED 12/9/97
4. RESUBMITTED 11/3/97
3. REVISED 10/21/97
2. RESUBMITTED 10/3/97
1. REVISED 9/5/97

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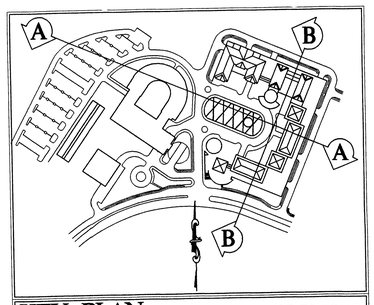
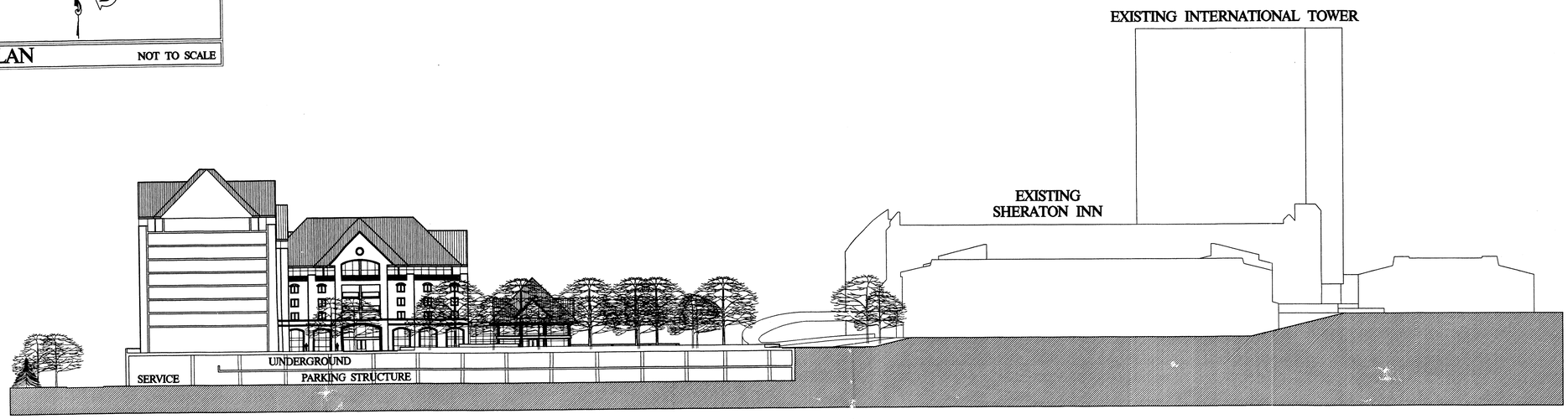
Prj. Eng.	
Drawn	Scale
Checked	Issued 2-28-97
App.	Dwg. No.



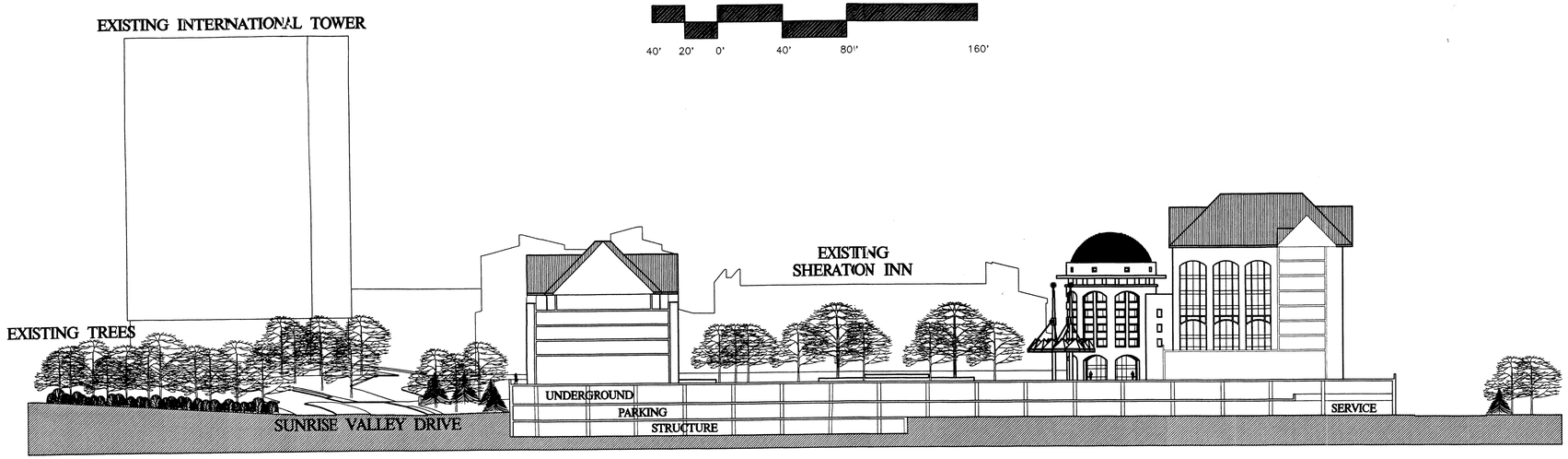
KEY PLAN NOT TO SCALE



SECTIONAL ELEVATION A
(LOOKING SOUTH TOWARD SUNRISE VALLEY DRIVE)

SCALE: 1" = 40'-0"

40' 20' 0' 40' 80' 160'



SECTIONAL ELEVATION B
(LOOKING WEST TOWARD EXISTING SHERATON INN)

SCALE: 1" = 40'-0"

40' 20' 0' 40' 80' 160'

5. RESUBMITTED 12/9/97
4. RESUBMITTED 11/3/97
3. RESUBMITTED 10/21/97
2. RESUBMITTED 10/3/97
1. REVISED 9/5/97

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MASTER PLAN

Owner: RESTON INN AND CONFERENCE CENTER LP

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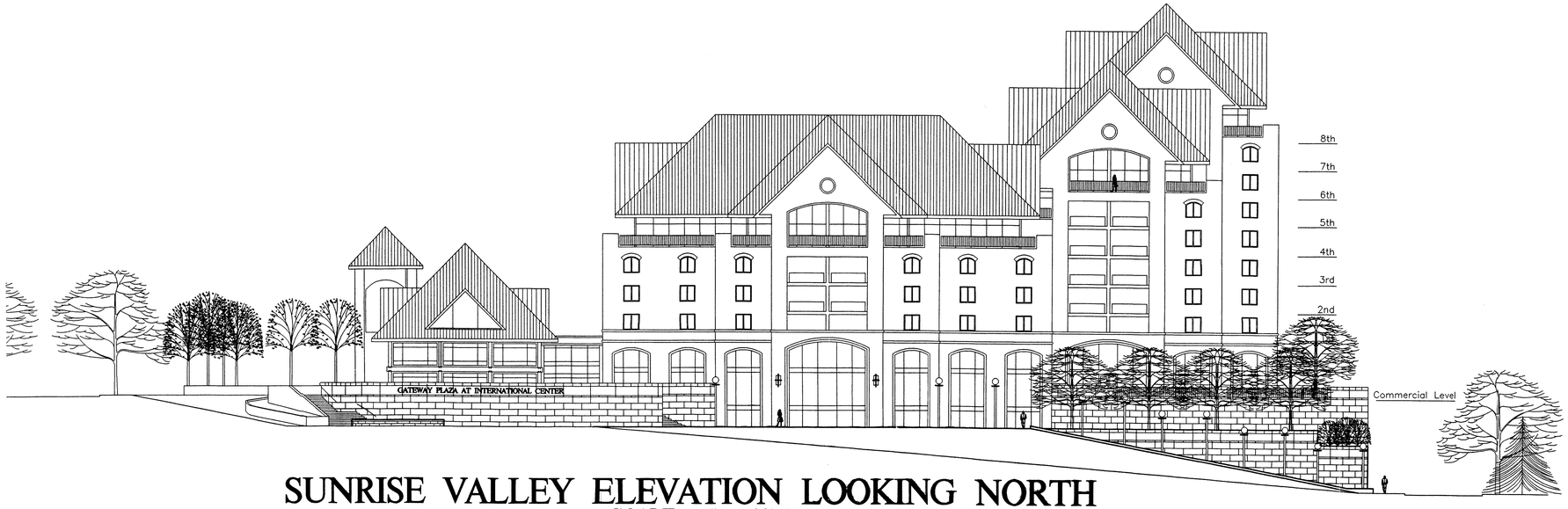
(703) 998 0101

Application No. PCA/DRAB-896 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(CDPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-26-98
Sheet 10 of 11

Prj. Arch.	
Prj. Eng.	
Drawn	Scale
Checked	Issued 2-28-97
App.	Dwg. No.

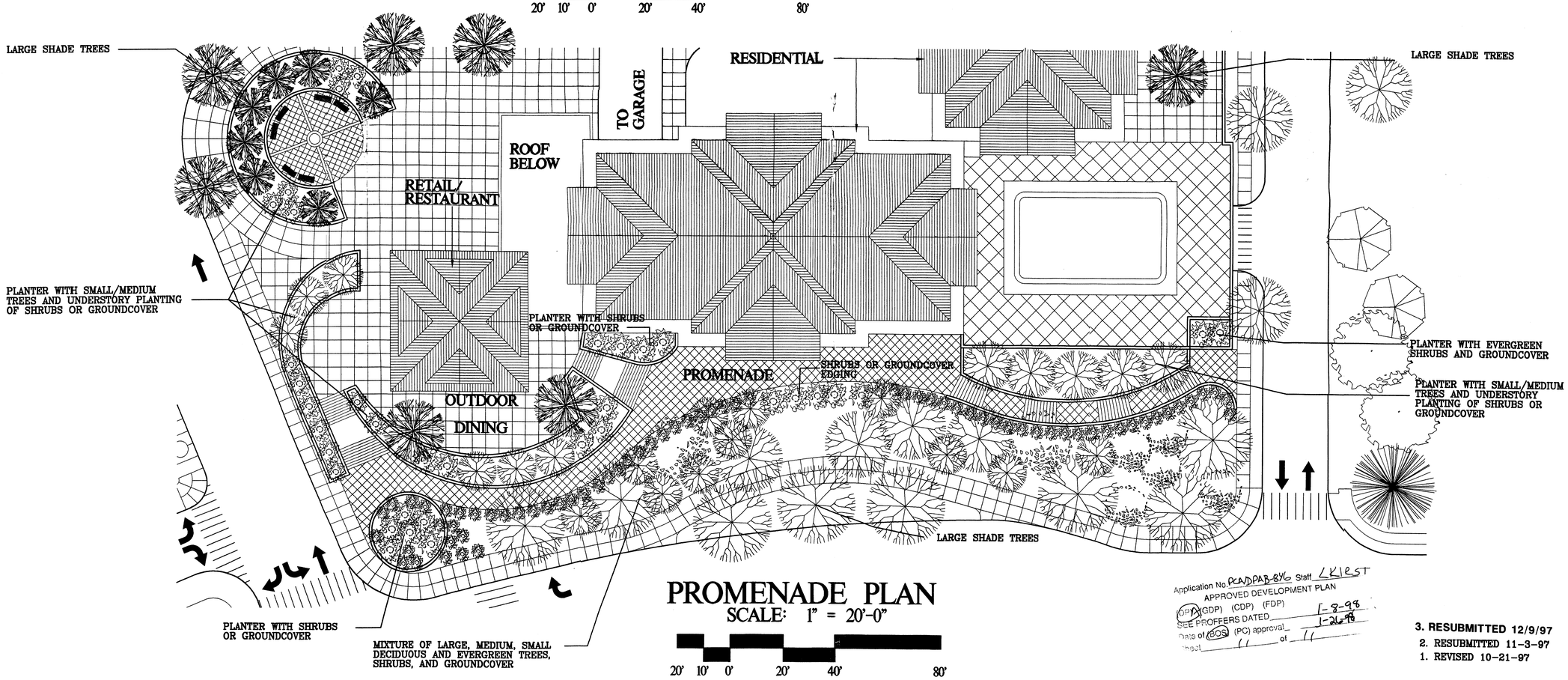
9 OF 10



SUNRISE VALLEY ELEVATION LOOKING NORTH

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'



PROMENADE PLAN

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'

Application No. PCA/DPAB-846 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-26-98
Sheet 11 of 11

3. RESUBMITTED 12/9/97
2. RESUBMITTED 11-3-97
1. REVISED 10-21-97

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Loc.	Description	Date	App.

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Project Title: GATEWAY PLAZA AT INTERNATIONAL CENTER
MASTER PLAN

Owner: RESTON INN AND CONFERENCE CENTER LP

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Suite 300
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PROMENADE PLAN

Prj. Arch. WEE	
Prj. Eng. .	
Drawn GAM	Scale 1"=20'-0"
Checked WEE	Issued 10-3-97
App. WEE	Dwg. No.

10 OF 10