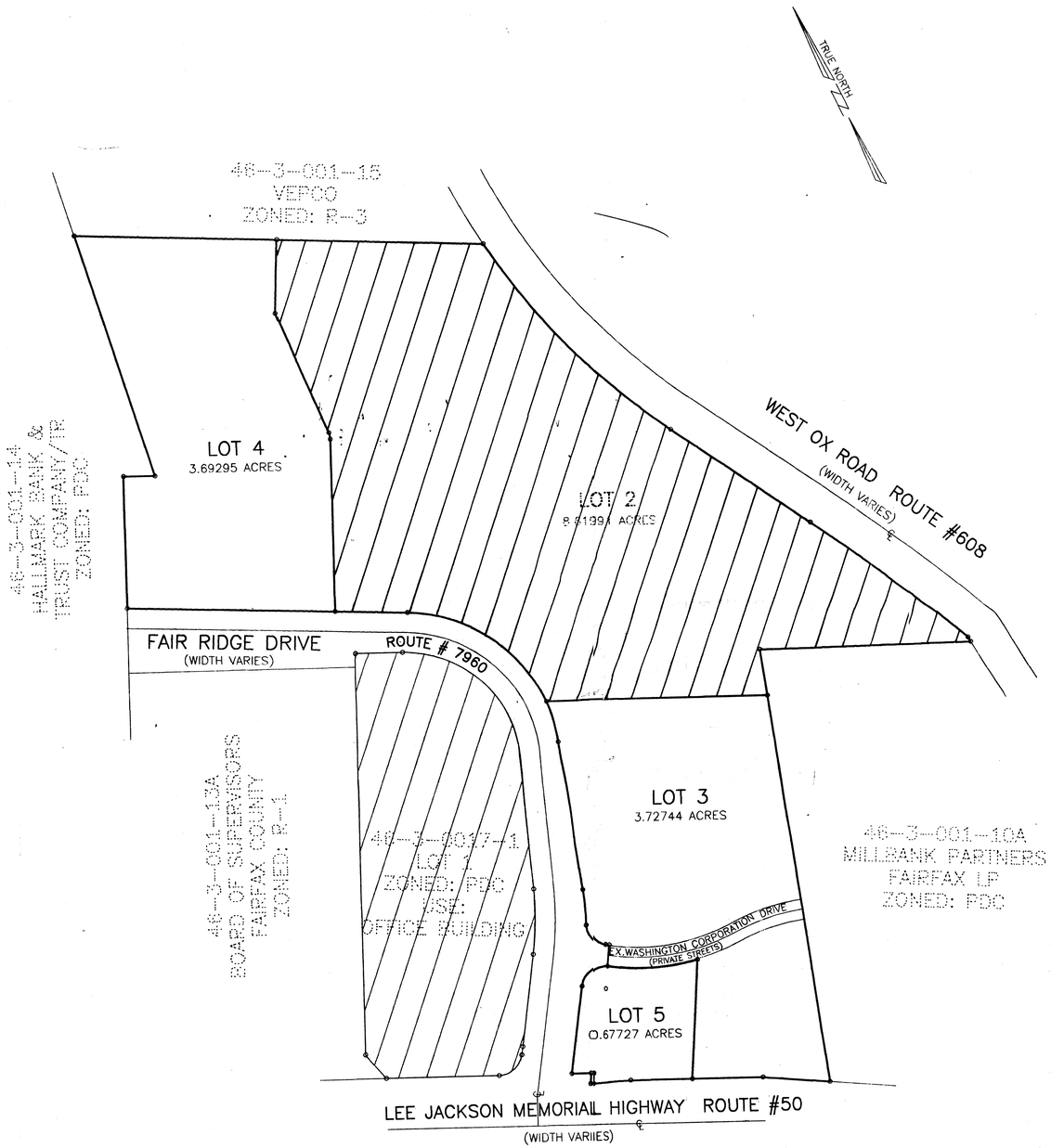

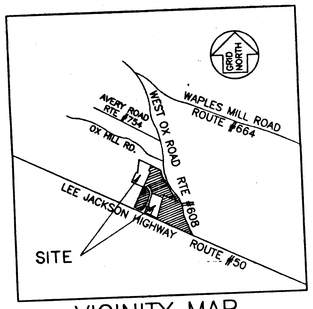

VICINITY MAP
SCALE: 1" = 2000'

NOTE:

1. BULK PLANES ARE NOT APPLICABLE IN THE P.D.C. ZONE.
2. CROSS HATCHED AREAS ON VICINITY MAPS AND LOT DRAWINGS INDICATE LOTS IN FIFTY WEST CORPORATE CENTER THAT ARE NOT PART OF THIS PCA/CDPA/FDPA.

Application No. PCA 84-C-060 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-4-98
Date of (BOS) (PC) approval 5-18-98
Sheet 1 of 9

SHEET INDEX

1. COVER SHEET
2. CDP/FDPA SHOWING ALTERNATE DEVELOPMENT PLAN "A"
3. CDPA/FDPA SHOWING ALTERNATE DEVELOPMENT PLAN "B"
4. CDPA/FDPA LANDSCAPE PLAN FOR ALTERNATE DEVELOPMENT PLAN "B"
5. FINAL DEVELOPMENT PLAN AMENDMENT ALTERNATE DEVELOPMENT PLAN "B" (ENLARGED VIEW LOTS 3 AND 5)
6. LANDSCAPING, LIGHTING AND SIGNAGE PLAN ALTERNATE DEVELOPMENT PLAN "B" (ENLARGED VIEW LOTS 3 AND 5)
7. SITE AREA TABULATION FOR ALTERNATE DEVELOPMENT PLAN A&B
8. LIGHTING, RETAINING WALL AND SIGNAGE DETAILS, ALTERNATE DEVELOPMENT PLAN "B"
9. CONCEPTUAL LANDSCAPE DESIGN CRITERIA FOR ALTERNATE DEVELOPMENT PLAN A&B

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COMMONWEALTH OF VIRGINIA
ROBERT L. SPROLES
No. 12465
12-19-96
PROFESSIONAL ENGINEER

FIFTY WEST CORPORATE CENTER
CDPA/FDPA 84-C-060-2
PCA # 84-C-060)
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COVER SHEET

SCALE: 1" = 100'
DATE: 05-31-96
REVISIONS:
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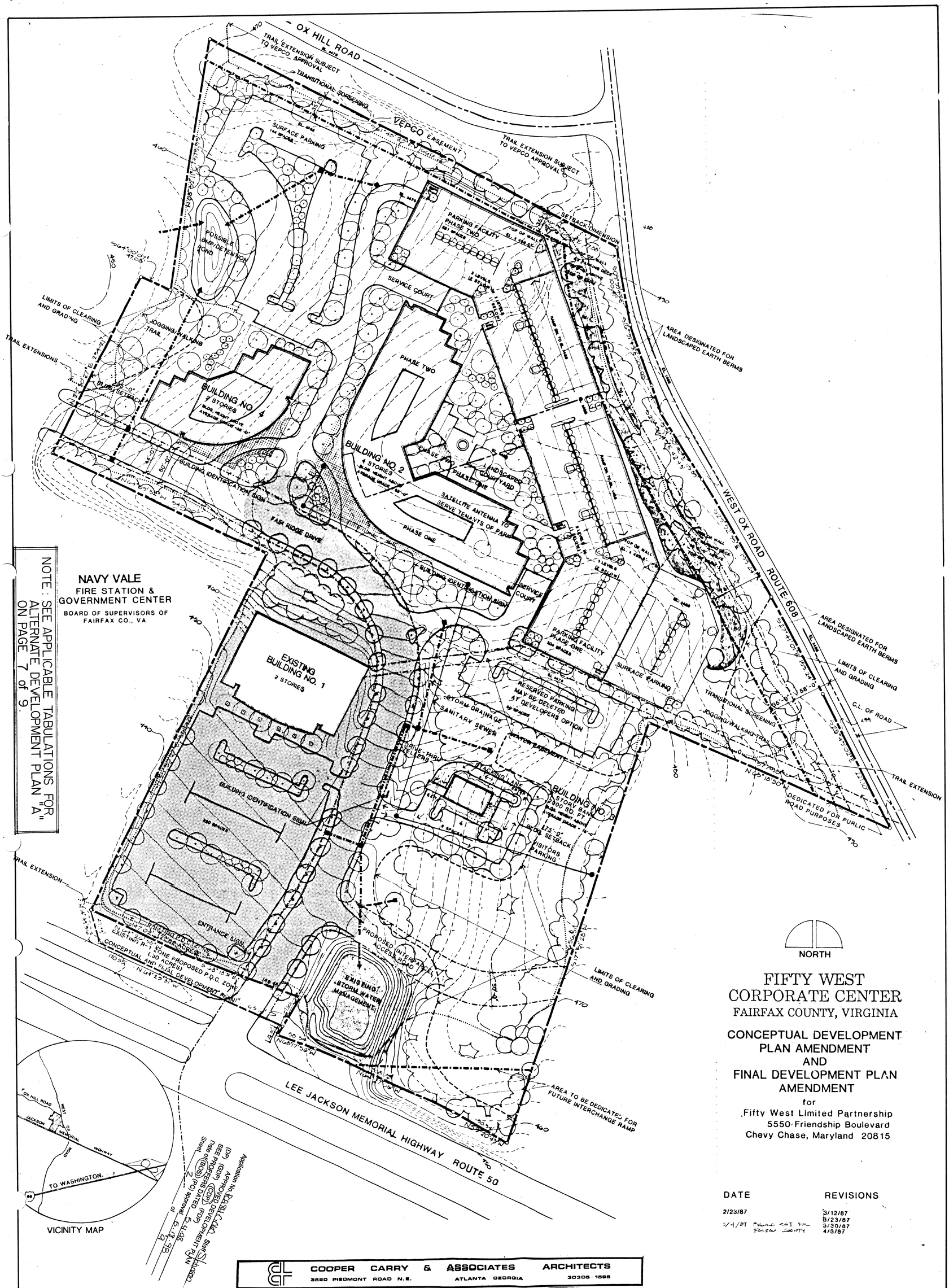
03/03/98
ALSO DELETE 3 SHEETS

SHEET 1 OF 9
FILE NO. PL - 3051



SHEET 2 OF 9
FILE NO. PL-3051

SCALE: 1" = 60'
DATE: 3-23-98
REVISIONS: 3-03-98

SIERRA SUITES HOTEL
LOT 3, FIFTY WEST CORPORATE CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN AMENDMENT
ALTERNATE DEVELOPMENT PLAN "A"

COMMONWEALTH OF VIRGINIA
ROBERT L. SPROLES
No. 024833
3-23-98
PROFESSIONAL ENGINEER

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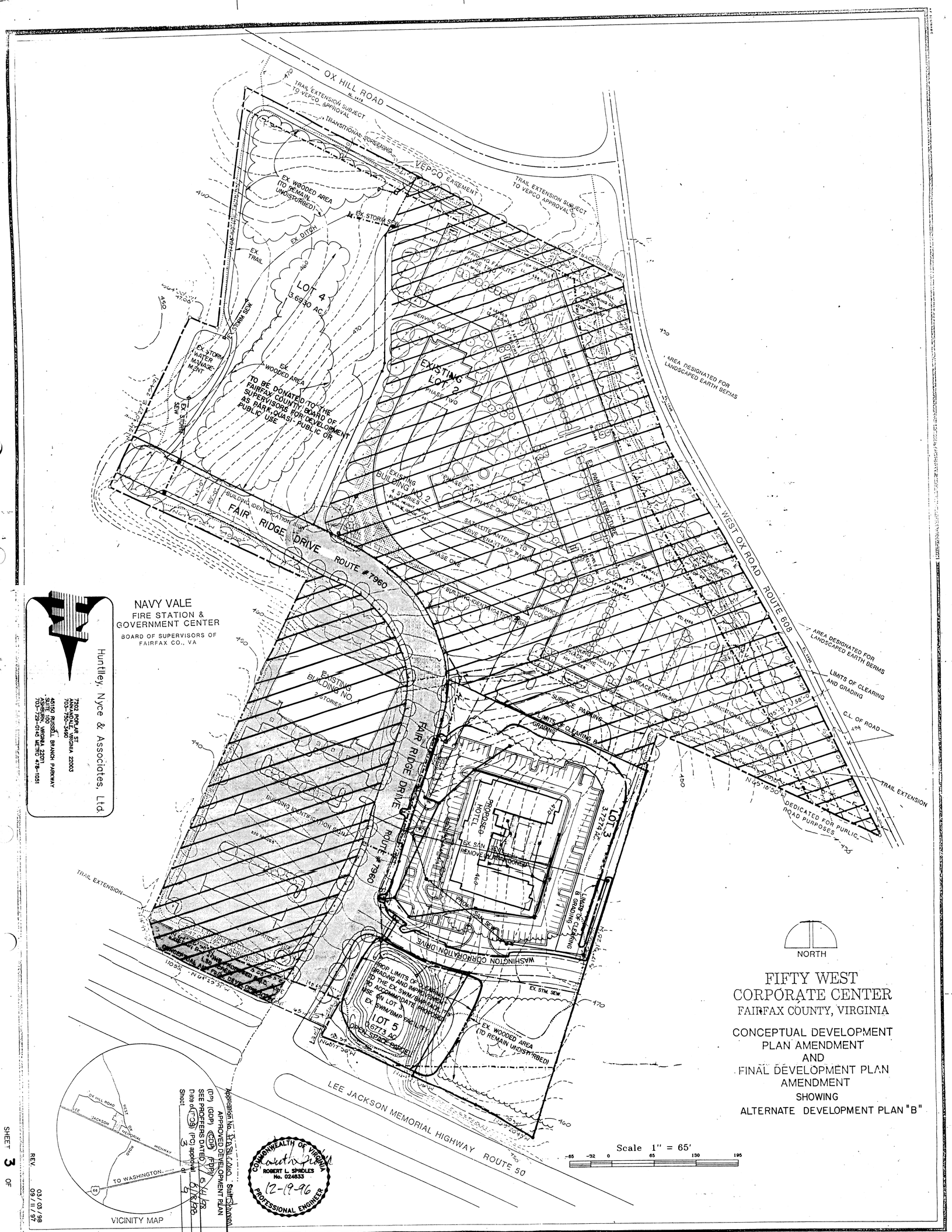

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FIFTY WEST CORPORATE CENTER

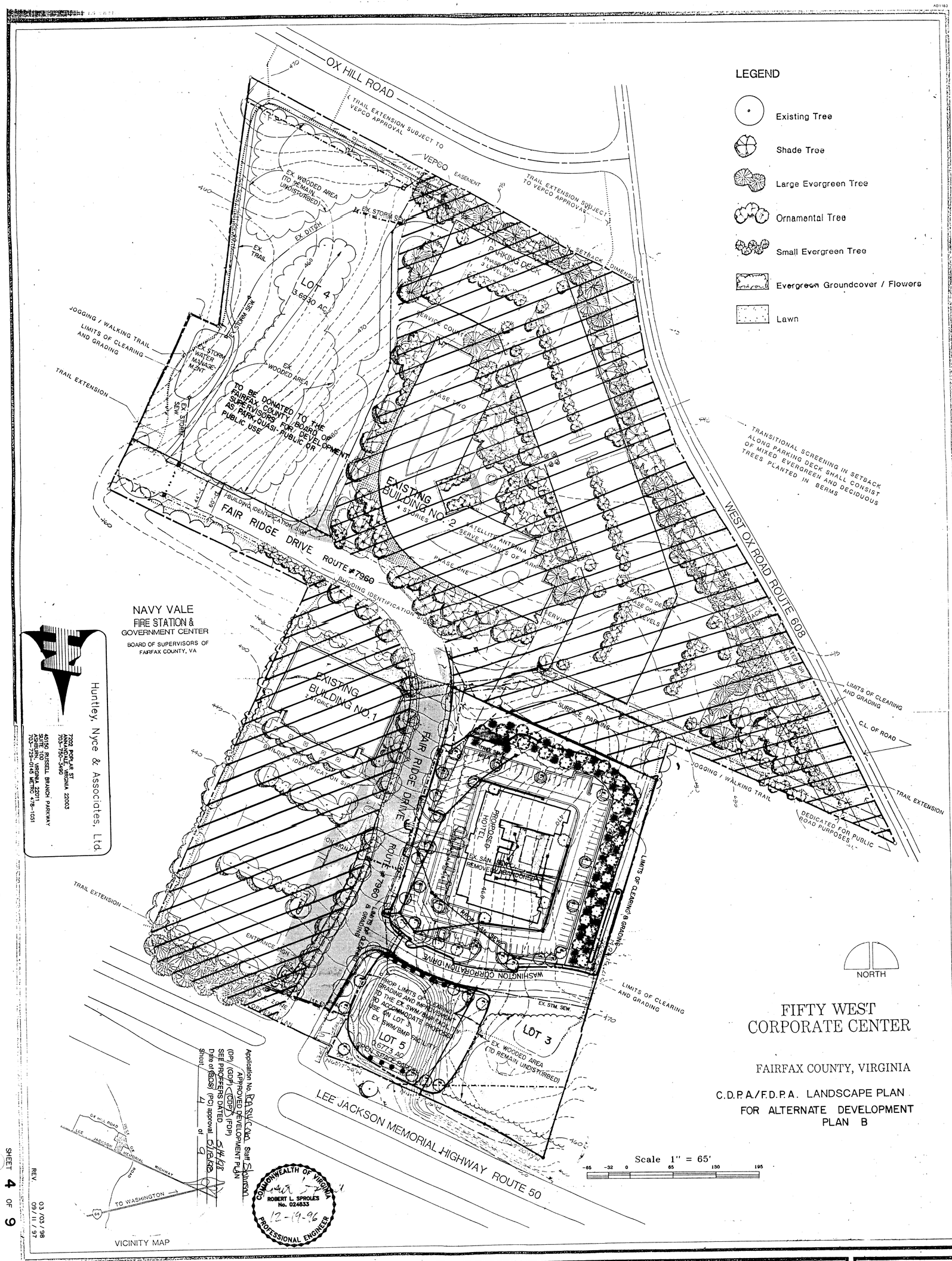
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
AND
FINAL DEVELOPMENT PLAN AMENDMENT
SHOWING
ALTERNATE DEVELOPMENT PLAN "B"

COOPER CARRY & ASSOCIATES ARCHITECTS
3520 PIEDMONT ROAD N.E. ATLANTA GEORGIA 30305-1595

SHEET 3 OF

PL-3051



FIFTY WEST CORPORATE CENTER

FAIRFAX COUNTY, VIRGINIA

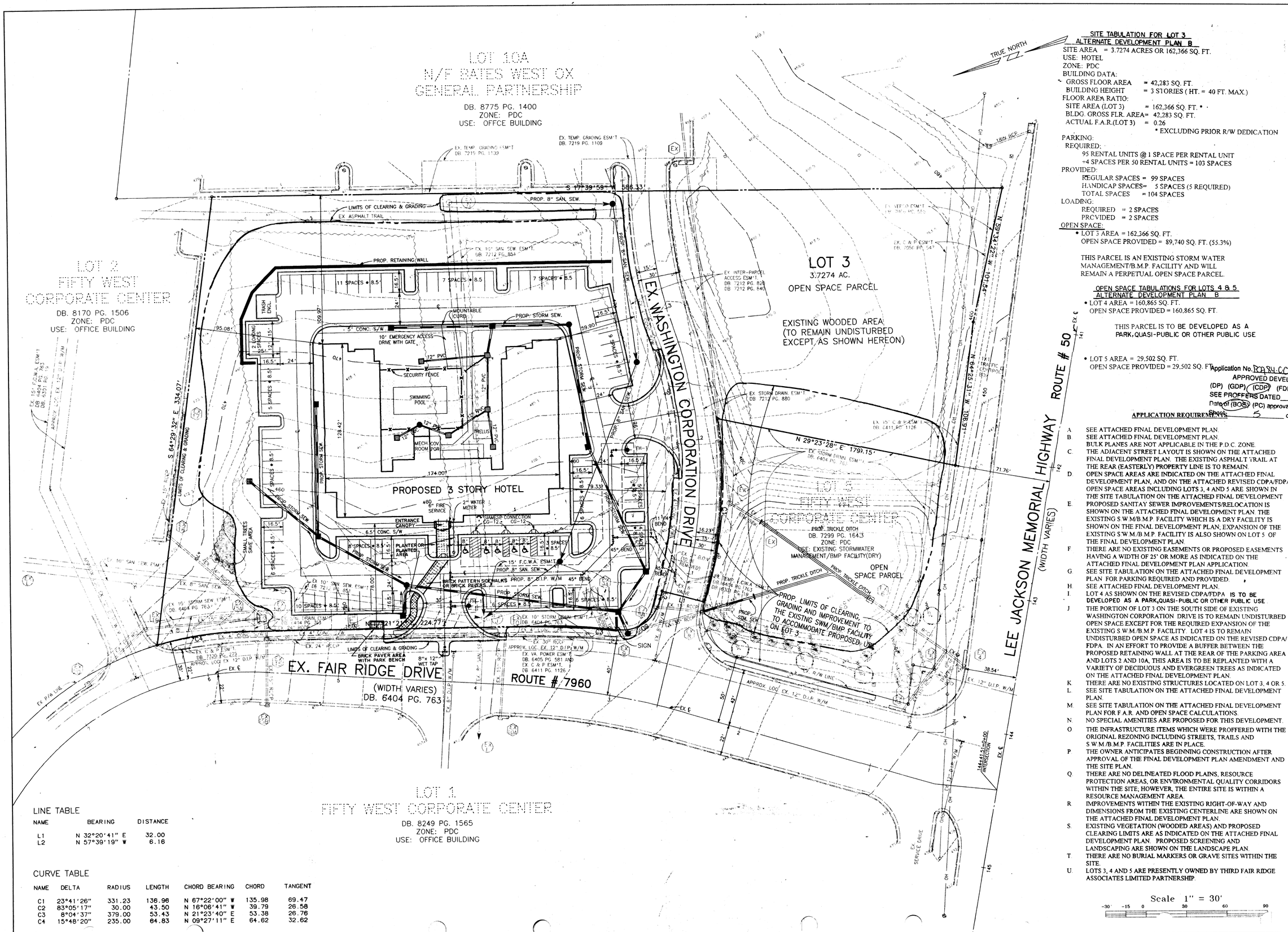
C.D.P.A./F.D.P.A. LANDSCAPE PLAN
FOR ALTERNATE DEVELOPMENT
PLAN B

SHEET 4 OF 9

REV. 03/03/98
09/11/97

PL-3051

COOPER CARRY & ASSOCIATES, INC.
ARCHITECTS
ATLANTA, GEORGIA WASHINGTON, D.C.



SITE TABULATION FOR LOT 3
ALTERNATE DEVELOPMENT PLAN B

SITE AREA = 3.7274 ACRES OR 162,366 SQ. FT.
USE: HOTEL
ZONE: PDC
BUILDING DATA:
GROSS FLOOR AREA = 42,283 SQ. FT.
BUILDING HEIGHT = 3 STORIES (HT. = 40 FT. MAX.)
FLOOR AREA RATIO:
SITE AREA (LOT 3) = 162,366 SQ. FT. *
BLDG. GROSS FLR. AREA= 42,283 SQ. FT.
ACTUAL F.A.R.(LOT 3) = 0.26
* EXCLUDING PRIOR R/W DEDICATION

PARKING:
REQUIRED:
95 RENTAL UNITS @ 1 SPACE PER RENTAL UNIT
+4 SPACES PER 50 RENTAL UNITS = 103 SPACES
PROVIDED:
REGULAR SPACES = 99 SPACES
HANDICAP SPACES= 5 SPACES (5 REQUIRED)
TOTAL SPACES = 104 SPACES
LOADING:
REQUIRED = 2 SPACES
PROVIDED = 2 SPACES

OPEN SPACE:
- LOT 3 AREA = 162,366 SQ. FT.
  OPEN SPACE PROVIDED = 89,740 SQ. FT. (55.3%)

THIS PARCEL IS AN EXISTING STORM WATER MANAGEMENT/B.M.P. FACILITY AND WILL REMAIN A PERPETUAL OPEN SPACE PARCEL.

OPEN SPACE TABULATIONS FOR LOTS 4 & 5
ALTERNATE DEVELOPMENT PLAN B

- LOT 4 AREA = 160,865 SQ. FT.
  OPEN SPACE PROVIDED = 160,865 SQ. FT.

THIS PARCEL IS TO BE DEVELOPED AS A PARK,QUASI-PUBLIC OR OTHER PUBLIC USE

- LOT 5 AREA = 29,502 SQ. FT.
  OPEN SPACE PROVIDED = 29,502 SQ. FT.

Application No. PCA 84-C-060 Staff Signature
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/4/98
Date of (BOS) (PC) approval 5/18/98
Sheet 5 of 9

APPLICATION REQUIREMENTS

A. SEE ATTACHED FINAL DEVELOPMENT PLAN.
B. SEE ATTACHED FINAL DEVELOPMENT PLAN.
BULK PLANES ARE NOT APPLICABLE IN THE P.D.C. ZONE.
C. THE ADJACENT STREET LAYOUT IS SHOWN ON THE ATTACHED FINAL DEVELOPMENT PLAN. THE EXISTING ASPHALT TRAIL AT THE REAR (EASTERLY) PROPERTY LINE IS TO REMAIN.
D. OPEN SPACE AREAS ARE INDICATED ON THE ATTACHED FINAL DEVELOPMENT PLAN, AND ON THE ATTACHED REVISED CDPA/FDPA. OPEN SPACE AREAS INCLUDING LOTS 3, 4 AND 5 ARE SHOWN IN THE SITE TABULATION ON THE ATTACHED FINAL DEVELOPMENT
E. PROPOSED SANITAY SEWER IMPROVEMENTS/RELOCATION IS SHOWN ON THE ATTACHED FINAL DEVELOPMENT PLAN. THE EXISTING S.W.M/B.M.P. FACILITY WHICH IS A DRY FACILITY IS SHOWN ON THE FINAL DEVELOPMENT PLAN; EXPANSION OF THE EXISTING S.W.M./B.M.P. FACILITY IS ALSO SHOWN ON LOT 5 OF THE FINAL DEVELOPMENT PLAN.
F. THERE ARE NO EXISTING EASEMENTS OR PROPOSED EASEMENTS HAVING A WIDTH OF 25' OR MORE AS INDICATED ON THE ATTACHED FINAL DEVELOPMENT PLAN APPLICATION.
G. SEE SITE TABULATION ON THE ATTACHED FINAL DEVELOPMENT PLAN FOR PARKING REQUIRED AND PROVIDED.
H. SEE ATTACHED FINAL DEVELOPMENT PLAN.
I. LOT 4 AS SHOWN ON THE REVISED CDPA/FDPA IS TO BE DEVELOPED AS A PARK,QUASI-PUBLIC OR OTHER PUBLIC USE.
J. THE PORTION OF LOT 3 ON THE SOUTH SIDE OF EXISTING WASHINGTON CORPORATION DRIVE IS TO REMAIN UNDISTURBED OPEN SPACE EXCEPT FOR THE REQUIRED EXPANSION OF THE EXISTING S.W.M./B.M.P. FACILITY. LOT 4 IS TO REMAIN UNDISTURBED OPEN SPACE AS INDICATED ON THE REVISED CDPA/FDPA. IN AN EFFORT TO PROVIDE A BUFFER BETWEEN THE PROPOSED RETAINING WALL AT THE REAR OF THE PARKING AREA AND LOTS 2 AND 10A, THIS AREA IS TO BE REPLANTED WITH A VARIETY OF DECIDUOUS AND EVERGREEN TREES AS INDICATED ON THE ATTACHED FINAL DEVELOPMENT PLAN.
K. THERE ARE NO EXISTING STRUCTURES LOCATED ON LOT 3, 4 OR 5.
L. SEE SITE TABULATION ON THE ATTACHED FINAL DEVELOPMENT PLAN.
M. SEE SITE TABULATION ON THE ATTACHED FINAL DEVELOPMENT PLAN FOR F.A.R. AND OPEN SPACE CALCULATIONS.
N. NO SPECIAL AMENITIES ARE PROPOSED FOR THIS DEVELOPMENT.
O. THE INFRASTRUCTURE ITEMS WHICH WERE PROFFERED WITH THE ORIGINAL REZONING INCLUDING STREETS, TRAILS AND S.W.M./B.M.P. FACILITIES ARE IN PLACE.
P. THE OWNER ANTICIPATES BEGINNING CONSTRUCTION AFTER APPROVAL OF THE FINAL DEVELOPMENT PLAN AMENDMENT AND THE SITE PLAN.
Q. THERE ARE NO DELINEATED FLOOD PLAINS, RESOURCE PROTECTION AREAS, OR ENVIRONMENTAL QUALITY CORRIDORS WITHIN THE SITE; HOWEVER, THE ENTIRE SITE IS WITHIN A RESOURCE MANAGEMENT AREA.
R. IMPROVEMENTS WITHIN THE EXISTING RIGHT-OF-WAY AND DIMENSIONS FROM THE EXISTING CENTERLINE ARE SHOWN ON THE ATTACHED FINAL DEVELOPMENT PLAN.
S. EXISTING VEGETATION (WOODED AREAS) AND PROPOSED CLEARING LIMITS ARE AS INDICATED ON THE ATTACHED FINAL DEVELOPMENT PLAN. PROPOSED SCREENING AND LANDSCAPING ARE SHOWN ON THE LANDSCAPE PLAN.
T. THERE ARE NO BURIAL MARKERS OR GRAVE SITES WITHIN THE SITE.
U. LOTS 3, 4 AND 5 ARE PRESENTLY OWNED BY THIRD FAIR RIDGE ASSOCIATES LIMITED PARTNERSHIP.

Scale 1" = 30'
-30' -15 0 30 60 90

LINE TABLE

NAME	BEARING	DISTANCE
L1	N 32°20'41" E	32.00
L2	N 57°39'19" W	6.16

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	23°41'26"	331.23	136.96	N 67°22'00" W	135.98	69.47
C2	83°05'17"	30.00	43.50	N 16°06'41" W	39.79	26.58
C3	8°04'37"	379.00	53.43	N 21°23'40" E	53.38	26.76
C4	15°48'20"	235.00	64.83	N 09°27'11" E	64.62	32.62

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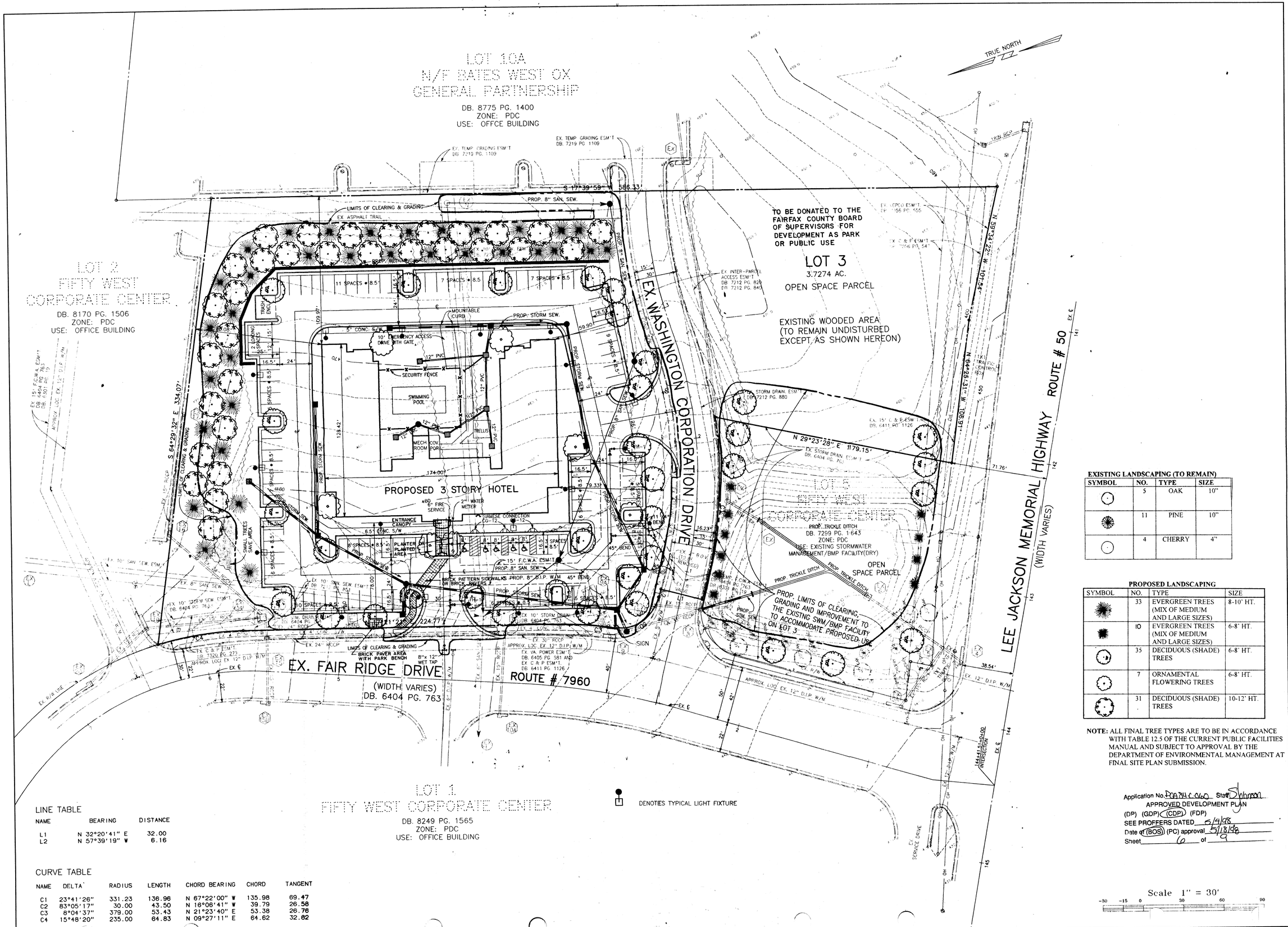
COMMONWEALTH OF VIRGINIA
ROBERT L. SPARKES
No. 024833
PROFESSIONAL ENGINEER
12-19-96

SIERRA SUITES HOTEL
LOT 3, FIFTY WEST CORPORATE CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT -(PCA #84-C-060)
CDPA / FDPA # 84-C-060-2)
ALTERNATE DEVELOPMENT PLAN B (ENLARGED VIEW LOTS 3 AND 5)

SCALE: 1" = 30'
DATE: 05-31-96
REVISIONS:
(1) 09/11/97
03/03/98

SHEET 5 OF 9
FILE NO. PL - 3051



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C4	15°48'20"	235.00	64.83	N 09°27'11" E	64.62	32.62

EXISTING LANDSCAPING (TO REMAIN)

SYMBOL	NO.	TYPE	SIZE
	5	OAK	10"
	11	PINE	10"
	4	CHERRY	4"

PROPOSED LANDSCAPING

SYMBOL	NO.	TYPE	SIZE
	33	EVERGREEN TREES (MIX OF MEDIUM AND LARGE SIZES)	8-10' HT.
	10	EVERGREEN TREES (MIX OF MEDIUM AND LARGE SIZES)	6-8' HT.
	35	DECIDUOUS (SHADE) TREES	6-8' HT.
	7	ORNAMENTAL FLOWERING TREES	6-8' HT.
	31	DECIDUOUS (SHADE) TREES	10-12' HT.

NOTE: ALL FINAL TREE TYPES ARE TO BE IN ACCORDANCE WITH TABLE 12.5 OF THE CURRENT PUBLIC FACILITIES MANUAL AND SUBJECT TO APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT FINAL SITE PLAN SUBMISSION.

Application No. PCA 84-C-060 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/4/98
Date of (BOS) (PC) approval 5/18/98
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COMMONWEALTH OF VIRGINIA
ROBERT L. SPRIGGS
No. 024833
12-19-96
PROFESSIONAL ENGINEER

SIERRA SUITES HOTEL
LOT 3, FIFTY WEST CORPORATE CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA(PCA# 84-C-060) CDPA/FDPA# 84-C-060-2)

LANDSCAPING, LIGHTING AND SIGNAGE PLAN
ALTERNATE DEVELOPMENT PLAN B (ENLARGED VIEW LOTS 3 AND 5)

SCALE: 1" = 30'
DATE: 05-31-96
REVISIONS:
9/11/97
03/03/98

SHEET 6 OF 9
FILE NO. PL - 3051

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SITE AREA TABULATIONS

	IN ACRES	
TOTAL FIFTY WEST NEW CORPORATE CENTER SITE	19.62159 (PDC ZONE)	
PUBLIC STREETS	2.9401 (PREVIOUSLY DEDICATED R/W)	
PRIVATE STREETS	3.72	
AREA OF PCA AND CDPA/FDPA	8.09766	
TOTAL GROSS BUILDING FLOOR AREA OF AFFECTED PCA AND CDPA/FDPA AREA		42,283 S.F.

FLOOR AREA RATIO: 42,283/352,734 = .1199 or .12

BUILDING AREA TABULATIONS FOR ALTERNATE DEVELOPMENT PLAN A

BUILDING/LOT NO.	NO. OF FLOORS	GROSS AREA (S.F.)	NET AREA (S.F.)
3, DRIVE IN BANK	1	2,000	2,000
4, OFFICE	2	40,283	34,000
5, STORM WATER POND	0	0	0
	TOTAL	42,283	36,000

BUILDING AREA TABULATION NOTES:

1. Gross area and number of floors do not include below grade spaces classified as cellars.

GENERAL NOTES:

1. Tax Map Reference: 46-3-((17)) Parcels 3, 4 and 5 and prior dedications for public street purposes (West Ox Road and Fair Ridge Drive).

2. Fair Ridge Drive, Washington Corporate Drive and storm water management to extent shown on plan has been approved by the County and are functioning at this time.

3. Current Zoning: P.D.C.

4. Proposed Zoning: P.D.C.

5. Applicant: Fair Oaks Sierra Associates, L. P.
   c/o Summerfield Hotel Corporation
   8100 E. 22nd St. North
   Building 500
   Wichita, KS 67226

6. Boundary data for Lot 4 is from records. Boundary data for Lots 3 and 5 is from a field survey by Huntley, Nyce & Associates, Ltd.

7. Topography data for Lot 4 is from survey of record by Long, Brown and Associates (see CDPA). Topography data for Lots 3 and 5 is from a field survey by Huntley, Nyce & Associates, Ltd. (see FDPA). Both surveys are to the (2') two foot contour interval.

8. Retail Sales, Business Service, Supply Service, Personal Service and/or Repair Service uses, Financial Institution and Health Club may be located in Building Number 4. The total gross floor area devoted to these uses shall not exceed 30,000 S.F. Parking for these uses shall be provided in accordance with the Fairfax County Zoning Ordinance.

9. Medical Care Facility (i.e., not a Medical Facility, but Medical Offices and Diagnostic Treatment Rooms for Private and/or Group Health Care Organizations) may be located in Building Number 4. The total gross floor area devoted to these uses shall not exceed 30,000 S.F. Parking for these uses shall be provided in accordance with the Fairfax County Zoning Ordinance.

10. A Restaurant or Deli shall be authorized to be located in Building Number 4, if desired by the Developer.

11. Parking for all uses and buildings will be provided in accordance with the requirements of the Fairfax County Zoning Ordinance.

PARKING TABULATIONS

Parking Required

Lot 3 -
Proposed 2,000 S.F. drive in bank @
1 space per 250 S.F. GFA =
8 Spaces Required

Lot 4 -
Proposed 40,283 S.F. office use @
3.6 spaces per 1,000 S.F. GFA =
145 Spaces Required

Total Spaces Required = 153 Spaces

Parking Provided

Lot 3	(bank)	=	10 Spaces
Lot 4	(office use)	=	145 Spaces
Lot 5	(swm/bmp)	=	0

Total Parking Spaces Provided = 155 Spaces

Handicapped Parking

Handicapped Parking Required = 6 Spaces
Handicapped Parking Provided = 6 Spaces

Loading

Loading Spaces Required = 2 Spaces
Loading Spaces Provided = 2 Spaces

12. Floor areas in Building Number 3 and Building Number 4 may vary with final design, provided that the overall gross floor area for the site is not increased.

13. A Drive In Banking facility shall be located in Building Number 3.

14. Developer agrees to preserve and protect the open space areas and agrees to limits to clearing and grading as shown on the FDP subject to final engineering and architectural constraints and the need for streets, trails, utility lines and walkways to cross such areas.

15. Proposed Phasing. Building Number 3 and Building Number 4 will be started based on user demand. It is anticipated that construction of any one building may last 12-18 months. The Developer reserves the right to adjust its phasing and construction schedule and either speed up or delay the proposed construction based on markett demands and constraints. Landscaped areas, and other proposed amenities, willl be completed sequentially as each phase of the project is completed.

16. Developer may choose an alternate development plan for Lots 3, 4 and 5 (hereinafter Alternate Development Plan B) wherein the developable GFA of Lots 3 and 4 may be consolidated on Lot 3 with a hotel developed thereon, with Lot 4 being donated to the Fairfax County Board of Supervisors for a Park, Quasi-Public or other Public Use and with Lot 5 expanded to provide necessary SWM and BMPs. If Developer chooses such alternate the tabulations will be as follows:

BUILDING AREA TABULATIONS FOR ALTERNATE DEVELOPMENT PLAN B

BUILDING/LOT NO.	NO. OF FLOORS	GROSS AREA (S.F.)	NET AREA (S.F.)
3, HOTEL	3	42,283	36,000
4, PARK/QUASI-PUBLIC/ PUBLIC USE	0	0	0
5, STORM WATER POND	0	0	0
TOTAL	=	42,283	36,000

PARKING TABULATIONS

Parking Required

Lot 3 -
Proposed 42,283 S.F. hotel with 95 rental units @
1 space per rental unit + 4 spaces per 50 rental units =
103 Spaces Required

Total Spaces Required = 103 Spaces

Parking Provided

Lot 3	(proposed hotel use)	=	104 Spaces
Lot 4	(park/public use)	=	0
Lot 5	(swm/bmp)	=	0

Total Parking Spaces Provided = 104 Spaces

Handicapped Parking

Handicapped Parking Required = 5 Spaces
Handicapped Parking Provided = 5 Spaces

Loading

Loading Spaces Required = 2 Spaces
Loading Spaces Provided = 2 Spaces

1. Under this alternate development plan, the storage capacity of the existing Lot 5 pond will be increased to 64,000 +/- cubic feet of storage volume to accommodate the proposed hotel use on Lot 3. This increase will be accomplished by expanding the existing pond 50 +/- feet in an easterly direction.

   The existing Lot 5 pond is a dry storm water detention/BMP facility that serves the easterly side of existing Lot 2, most of Lot 3, most of Lot 10A (an off-site parcel which is to the east of Lot 3), Washingtom Corporate Drive and Fair Ridge Drive (Route #7960).

   Currently, the facility provides 58,500 +/- cubic feet of storage volume at a maximum water surface elevation of 446.89 which provides for the previously proffered 50% water quality requirement, and the 2 year and 10 year storm water detention requirements.

2. Items to be incorporated in the site and building design of the proposed hotel use on Lot 3 to ensure compatibility with existing buildings in the surrounding Center include:

A. A patterned brick paver walkway similar to those found at other buildings in the Center will be designed at the front entrance to the hotel.

B. A landscaped area with a park bench to match existing in the Center will be provided.

C. Parking lot light fixtures will be round poles in a bronze finish with square heads which reflect those used at surrounding buildings.

D. Muntin bars that create a small multi-pane window look will be eliminated to achieve a large, single-pane look compatible to the surrounding buildings. Also, the glass will be tinted to a slightly darker color for compatibility reasons.

E. Landscape materials used will coordinate with those used in surrounding buildings including Euonymus and Japanese Holly.

F. Dryvit that is custom-molded and custom-scored to mimic the rectangular panel precast finish on other surrounding buildings will be used on the lower part of the building.

G. A permanent front entrance with overhang and columns will be built to coordinate with features of surrounding buildings.

VER4COND
3/4/98

Application No. PCA 84-C-060 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 04/14/98
Date of (BOS) (PC) approval 5/12/98
Sheet 7 of 9

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COMMONWEALTH OF VIRGINIA
ROBERT L. SPRUCE
No. 04451
12-19-96
PROFESSIONAL ENGINEER

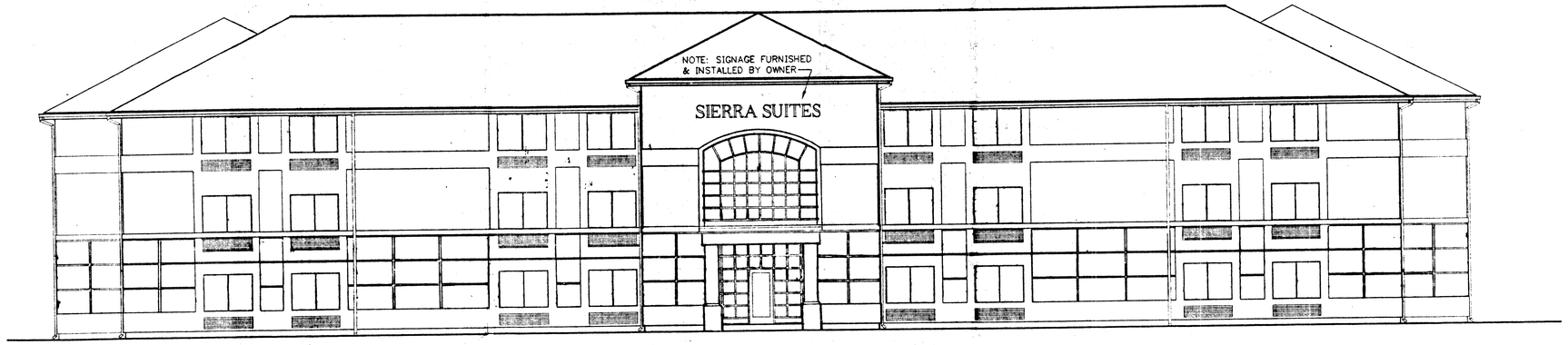
LOTS 3,4 AND 5
FIFTY WEST CORPORATE CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

(CDPA / FDPA # 84 - C - 2)
(PCA # 84 - C - 060)

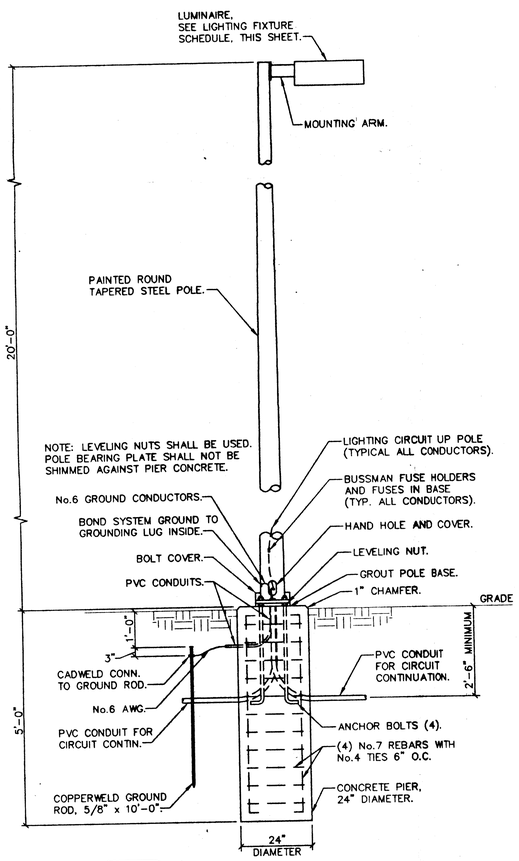
SITE AREA TABULATION
FOR ALTERNATE DEVELOPMENT PLANS A & B

SCALE: NONE
DATE: 05-31-96
REVISIONS:
09-11-97
03-03-98

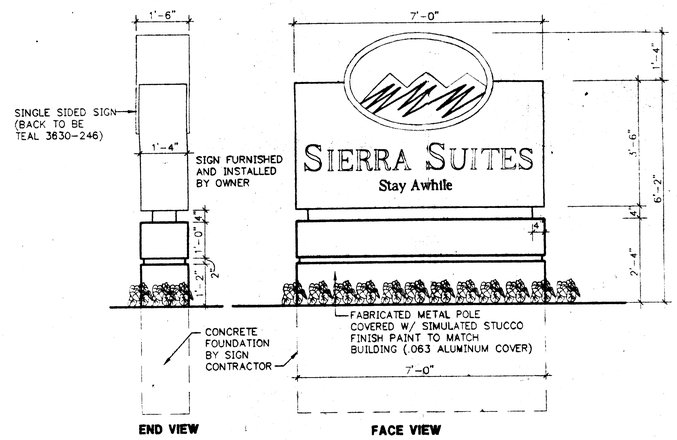
SHEET 7 OF 9
FILE NO. PL-3051



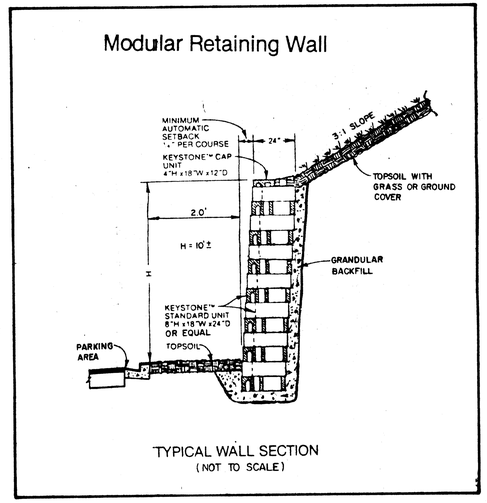
A FRONT ELEVATION
1/8" = 1'-0"



B POLE BASE DETAIL
N.T.S.



1 ENTRY MONUMENT SIGN
1/2" = 1'-0"



Application No. PCA 84-C-060 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-4-98
Date of (BOS) (PC) approval 5-18-98
Sheet 8 of 9

SITE LIGHTING FIXTURE SCHEDULE

LETTER DESIG.	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS NO.	LAMPS TYPE	MOUNTING	FINISH TRIM	TOTAL WATTS	REMARKS
A1	HUBBELL	RCS-MAL-4-1-400H-3T8-1	208	1	M400/U	POLE (1)	DARK BRONZE	450	SEE POLE BASE DTL B/SL-1
B1	HUBBELL	RCS-MAL-4-1-250H-3T8-1	208	1	M250/U	POLE (1)	DARK BRONZE	300	SEE POLE BASE DTL C/SL-1

(1) POLE: 20'-0" ROUND TAPERED STEEL POLE PAINTED DARK BRONZE, HUBBELL CATALOG No.RTS-7256-A2-M51 WITH No.RSD-04-1 DARK BRONZE ADAPTER AND No.MAL-4-1 DARK BRONZE MOUNTING ARM.

Huntley, Nyce & Associates, Ltd.
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ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0142 METRO 478-1051

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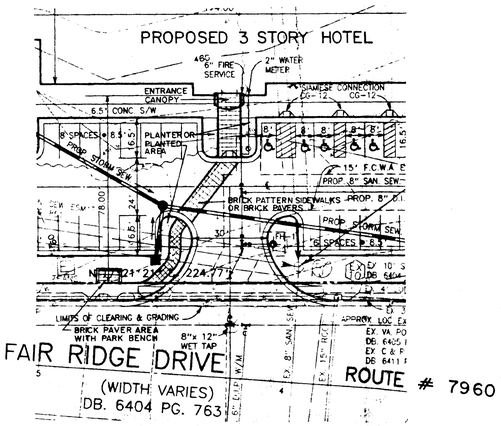
COMMONWEALTH OF VIRGINIA
ROBERT L. SPRIGGS
No. 02843
12-19-96
PROFESSIONAL ENGINEER

SIERRA SUITES HOTEL
LOT 3, FIFTY WEST CORPORATE CENTER (FDPA # 84-C-060-2)
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA (PCA # 84-C-060)
LIGHTING, RETAINING WALL AND SIGNAGE DETAILS
ALTERNATE DEVELOPMENT PLAN B (LOTS 3 AND 5)

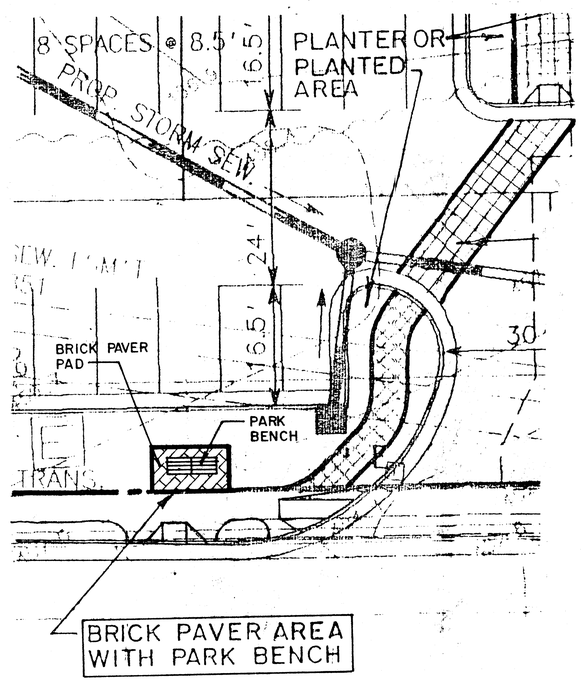
SCALE: NONE
DATE: 05-31-96
REVISIONS:
09/11/97
03/03/98

SHEET 8 OF 9
FILE NO. PL - 3051



"SIERRA SUITES HOTEL, ALTERNATE DEVELOPMENT PLAN B"

(NO SCALE)



"SIERRA SUITES HOTEL, ALTERNATE DEVELOPMENT PLAN B"

(NO SCALE)

SEATING

BENCHES

BENCHES ARE APPROPRIATE ALONG WALKS, AT BUILDING ENTRANCES, AT DROP OFF AREAS AND OTHER SPACES WHERE PEOPLE WALK OR GATHER. DEPENDING UPON THE CHARACTER OF ITS SETTING, WOOD OR CONCRETE BENCHES COULD BE USED.

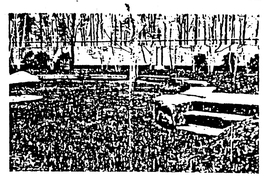
PLANTER/SEATWALL

PLANTERS WHICH ALSO PROVIDE SEATING ARE AMENITIES IN BUILDING ENTRY PLAZAS and SPACES WHERE PEOPLE GATHER.

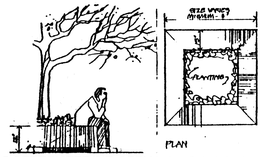
- FORMED and CAST on SITE
- PLANTER IS ESSENTIALLY 'BOTTOMLESS' - WILL ACCOMODATE LARGE TREES

FORMAL SEATING

INFORMAL SEATING - SEATWALL



PLANTER SEATING



SITE ELEMENTS

Fifty West Corporate Center
Fairfax County Va.
The Washington Corporation

APPENDIX 7b

COOPER CARRY & ASSOCIATES INC. ARCHITECTS ATLANTA, GEO

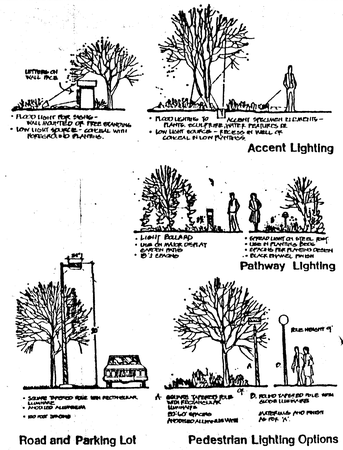
LIGHTING

LIGHTING IS THE MOST VISIBLE OF THE VARIOUS ELEMENTS OF SITE FURNITURE. IT IS USED THROUGHOUT THE PARK, ALONG ALL CORRIDORS WHERE PEOPLE DRIVE OR WALK AND AT BUILDING ENTRANCES. A COMMON LIGHTING SYSTEM FROM THE WHOLE PARK WOULD, THEREFORE, HELP TO UNIFY ITS IMAGE AS A PLANNED ENVIRONMENT.

LIGHTING IS BROKEN DOWN INTO FOUR LEVELS:

- PARKING
- ROADWAY
- PATHWAY
- PEDESTRIAN PLAZA.

- THE PARKING and ROADWAY LIGHTS ARE SCALED TO ORIENT TO VEHICLES and TO LIGHT LARGE AREAS.
- THE PROPOSED LIGHTS WOULD BE UNOBTRUSIVE IN DAYTIME BECAUSE OF THEIR SIMPLE, ATTRACTIVE DESIGN and DARK COLOR.



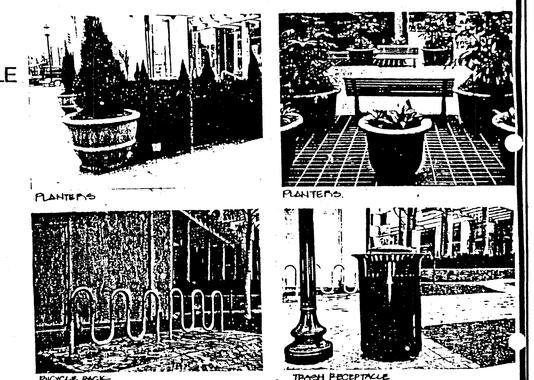
SITE ELEMENTS

Fifty West Corporate Center
Fairfax County Va.
The Washington Corporation

APPENDIX 7e

COOPER CARRY & ASSOCIATES INC. ARCHITECTS ATLANTA, GEORGIA

PLANTERS
BICYCLE RACK
TRASH RECEPTACLE



Application No. PCA 84-C-060 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/
Date of (BOS) (PC) approval 5/12/98
Sheet 9 of 9

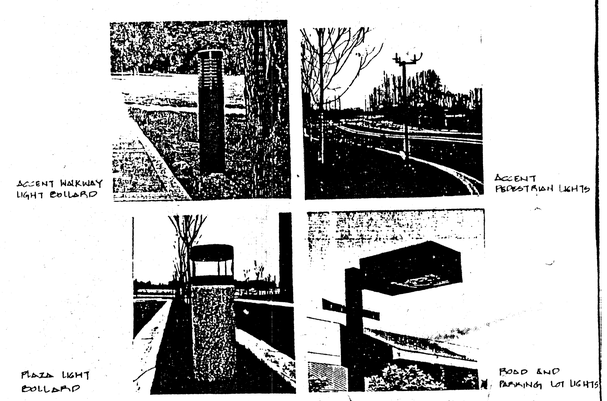
SITE ELEMENTS

Fifty West Corporate Center
Fairfax County Va.
The Washington Corporation

APPENDIX 7b

COOPER CARRY & ASSOCIATES INC. ARCHITECTS ATLANTA, GEORGIA

LIGHTING



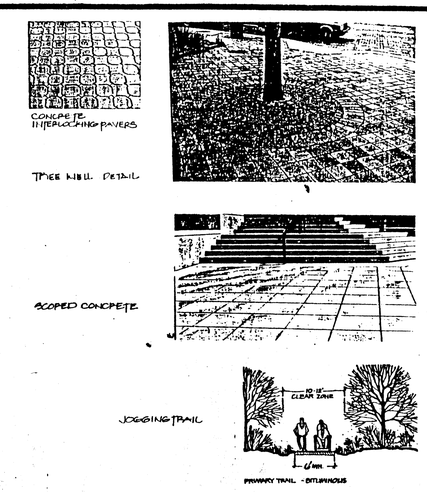
SITE ELEMENTS

Fifty West Corporate Center
Fairfax County Va.
The Washington Corporation

APPENDIX 7f

COOPER CARRY & ASSOCIATES INC. ARCHITECTS ATLANTA, GEORGIA

PAVING
JOGGING TRAIL



SITE ELEMENTS

Fifty West Corporate Center
Fairfax County Va.
The Washington Corporation

APPENDIX 7f

COOPER CARRY & ASSOCIATES INC. ARCHITECTS ATLANTA, GEORGIA

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703-729-0145 METRO 478-1051

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COMMONWEALTH OF VIRGINIA
ROBERT L. SPRIGLER
No. 024833
PROFESSIONAL ENGINEER
12-19-96

SIERRA SUITE HOTEL
LOT 3, FIFTY WEST CORPORATE CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL LANDSCAPE DESIGN CRITERIA (PCA #84-C-060)
FOR ALTERNATE DEVELOPMENT PLANS A & B
(CDPA /FDPA # 84-C-060-2)

SCALE: NONE
DATE: 05-31-96
REVISIONS:
03/03/98

SHEET 9 OF 9
FILE NO. PL - 3051