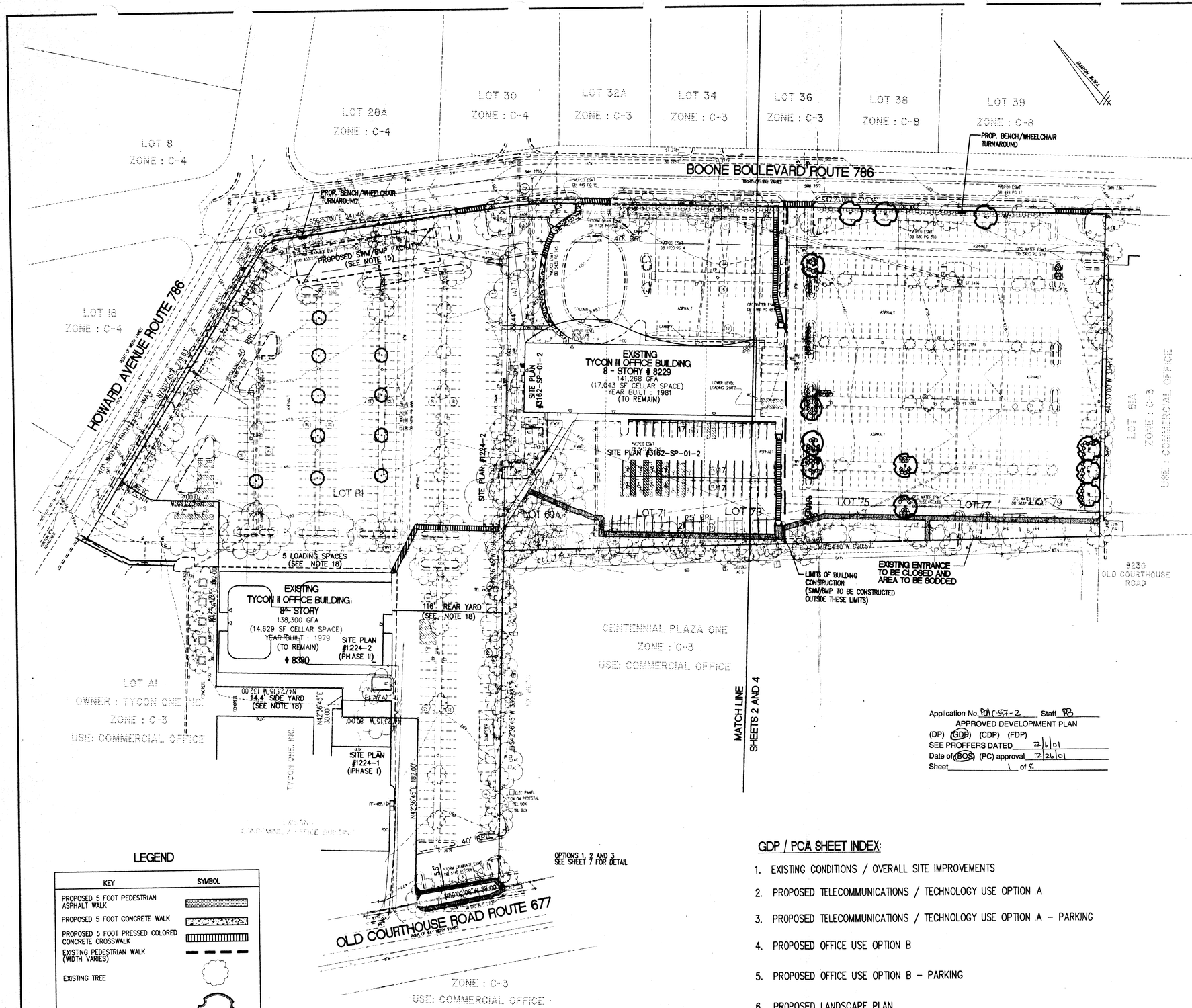
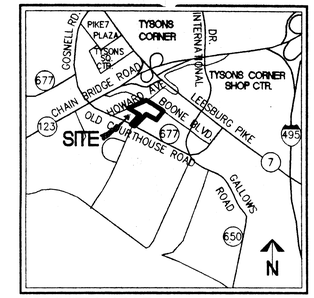




VICINITY MAP SCALE: 1"=2000'

SITE IMPROVEMENTS INCLUDE PROPOSED PEDESTRIAN TRAILS AND PROPOSED LANDSCAPING. SEE SHEETS (2) AND (4) FOR PROPOSED BUILDING OPTIONS.

PROFFERED CONDITION AMENDMENT REQUESTED:

1. TO ALLOW AN INCREASE TO THE MAXIMUM GROSS FLOOR AREA FROM 0.66 TO 1.0.

WAIVER REQUESTED:

1. WAIVER OF MINIMUM LOT FRONTAGE (OLD COURTHOUSE ROAD) - 100' REQUIRED, 88' EXISTING.

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 39-1-((6))-PARCELS 81,69A,71,73,75,77,79; IS CURRENTLY ZONED C-3, AND IS WITHIN THE HIGHWAY CORRIDOR AND SIGN CONTROL OVERLAY DISTRICTS.
2. OWNER AND DEVELOPER:
   WASHINGTON REAL ESTATE INVESTMENT TRUST
   C/O KEN REED
   SUITE 800
   6110 EXECUTIVE BOULEVARD
   ROCKVILLE, MARYLAND 20852
3. SITE AREA: 386,683 SF, OR 8.877 AC. (NOTE: AREA IS BASED ON ASSESSMENT RECORDS)
4. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED JULY 2000. CONTOUR INTERVAL IS 2 FEET.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THE PROPERTY.
7. EXISTING AND PROPOSED USE: TELECOMMUNICATION FACILITY (OPTION A) / COMMERCIAL OFFICE (OPTION B).
8. THIS GENERALIZED DEVELOPMENT PLAN/PROFFERED CONDITION AMENDMENT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
9. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
10. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY DESERVING OF PROTECTION.
11. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. THIS SHAPE AND SIZE OF THE PROPOSED BUILDING AND PARKING STRUCTURE ARE PRELIMINARY AND ARE SUBJECT TO ADJUSTMENTS AND REFINEMENTS WITH FINAL ENGINEERING AND DESIGN.
12. ALL PARKING SPACES ARE 8.5'x18' UNLESS OTHERWISE NOTED.
13. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
14.

EXISTING BUILDINGS (TYCON I + II)	=	279,568 SF OF GFA
PROPOSED BUILDINGS	=	**107,115 SF OF GFA**
TOTAL	=	386,683 SF OF GFA

15. SWM IS PROPOSED TO BE ADDRESSED BY THE USE OF AN UNDERGROUND STORAGE FACILITY WITH A CONTROLLED RELEASE AS GENERALLY SHOWN ON THE GDP/PCA. WATER QUALITY (BMP'S) IS PROPOSED TO BE ADDRESSED BY THE USE OF A SANDFILTER OR OTHER SIMILAR STRUCTURE MEASURES. SWM/BMP FACILITY IS TO BE DESIGNED FOR AREA ENCUMBERED (LIMITS OF BUILDING CONSTRUCTION) BY THE PROPOSED NEW BUILDING ONLY. THIS FACILITY MAY BE LOCATED WITHIN THE EXISTING PARKING LOT BETWEEN TYCON BUILDINGS II + III.
16. NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ARE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE PROPERTY.
17. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 515525 0100D, DATED MARCH 5, 1990, THIS PROPERTY IS SHOWN AS BEING OUTSIDE THE 500-YEAR FLOODPLAIN.
18. EXISTING CONDITIONS PURSUANT TO APPROVED SITE PLAN #1224-2 AND PER CROSS-USE EASEMENT AGREEMENT DATED JUNE 30, 1984, WHERE AS IT STATES," THE TYCON II PROPERTY WAS DEVELOPED IN ACCORDANCE WITH A SITE PLAN WHICH COMBINED THE TYCON I PROPERTY AND THE TYCON II PROPERTY FOR PURPOSES OF APPLICABLE COUNTY ZONING AND PLANNING REQUIREMENTS (SP #1224-1 AND SP #1224-2).
19. EXISTING VEGETATION: DEVELOPED.

Application No. PCA C-547-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of (BOS) (PC) approval 2/26/01
Sheet 1 of 8

GDP / PCA SHEET INDEX:

1. EXISTING CONDITIONS / OVERALL SITE IMPROVEMENTS
2. PROPOSED TELECOMMUNICATIONS / TECHNOLOGY USE OPTION A
3. PROPOSED TELECOMMUNICATIONS / TECHNOLOGY USE OPTION A – PARKING
4. PROPOSED OFFICE USE OPTION B
5. PROPOSED OFFICE USE OPTION B – PARKING
6. PROPOSED LANDSCAPE PLAN
7. PROPOSED PEDESTRIAN WALK AND LANDSCAPE DETAILS
8. PROPOSED ARCHITECTURAL ELEVATION PLAN

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 16 2001
ZONING EVALUATION DIVISION

LEGEND

KEY	SYMBOL
PROPOSED 5 FOOT PEDESTRIAN ASPHALT WALK	
PROPOSED 5 FOOT CONCRETE WALK	
PROPOSED 5 FOOT PRESSED COLORED CONCRETE CROSSWALK	
EXISTING PEDESTRIAN WALK (WIDTH VARIES)	
EXISTING TREE	
PROPOSED DECIDUOUS TREES	
PROPOSED SHRUB	
PROPOSED SHRUB	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	27.0'	23.74'	50°22'40"	12.70'	22.98'	S81°40'55"W
2	313.28'	49.85'	09°07'01"	24.98'	49.80'	S51°56'29"E

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1"=50' DRAWN: DATE: MAY 18, 2000

COMMONWEALTH OF VIRGINIA TERRANCE W. ANDERSON 9909 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	FFCO COMMENTS	8/10/00			
2	FFCO COMMENTS	12/7/00			
3	FFCO COMMENTS	12/27/00			
4	FFCO COMMENTS	1/4/01			

GDP / PCA - EXISTING CONDITIONS / OVERALL SITE IMPROVEMENTS

TYSONS TECHNOLOGY CENTER

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

File No. FJ-20 Tax Map 39-01 Job No. 98041 Cadd Dwg. File: 98041CV2 Xref. 98041GDP.DWG

TELECOMMUNICATION / TECHNOLOGY USE OPTION

SITE TABULATIONS:

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	20,000 SF	386,683 SF
LOT WIDTH:	100 FEET (WAIVER REQUESTED)	88 FEET (OLD COURTHOUSE ROAD) 270 FEET (HOWARD AVENUE) 850 FEET (BOONE BOULEVARD)
MAXIMUM BUILDING HEIGHT:	90 FEET	90 FEET (PROPOSED BUILDING)
YARD REQUIREMENTS:		
FRONT	25 DEGREE BP, 40 FEET	52 FEET (PROPOSED BUILDING)
SIDE	NO REQUIREMENT	0 FEET (PROPOSED BUILDING)
REAR	20 DEGREE BP, 25 FEET	130 FEET (PROPOSED BUILDING)
MAXIMUM FAR:	1.0, OR 386,683 SF OF GFA	1.0, OR 386,683 SF OF GFA
OPEN SPACE:	15%, OR 58,002 SF	19%, OR 74,000 SF
INTERIOR PARKING LOT LANDSCAPING:	5%, OR ±13,000 SF	8.6% OR 21,000 SF
TREE COVER: (SEE SHEET #6 FOR LANDSCAPE PLAN AND SCHEDULES)	10%, OR 27,400 SF	20%, OR 55,750 SF
PARKING:	888 SPACES	920 SPACES

(A) EXISTING BUILDINGS:

TYCON II : (OFFICE / STORAGE USES)
138,300 GFA @ 2.6 SP/1000 = 360 SPACES
14,629 SF CELLAR (STORAGE ONLY) = 0 SPACES

TYCON III : (OFFICE / TELECOMMUNICATION-TECHNOLOGY USES)
141,268 GFA @ 2.6 SP/1000 = 368 SPACES
17,043 SF CELLAR @ 1 SP/EMPLOYEE = 18 SPACES (SEE NOTE 2)

(B) PROPOSED TYSONS TECHNOLOGY CENTER BUILDING:

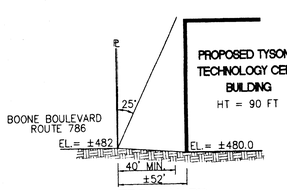
(TELECOMMUNICATION / TECHNOLOGY USE ONLY)
107,115 GFA @ 1 SP / EMPLOYEE = 108 SPACES
33,572 SF CELLAR @ 1 SP/EMPLOYEE = 34 SPACES (SEE NOTE 2)
TOTAL REQUIRED (A & B) = 888 SPACES

PROVIDED:
EX. TO REMAIN = 465 SPACES
PROPOSED = 455 SPACES
920 SPACES

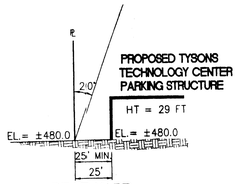
	REQUIRED	PROVIDED
HANDICAP SPACES:	20 SPACES	20 SPACES
LOADING SPACES:	15 SPACES	15 SPACES

NOTE:

1. TOTAL PARKING REQUIRED = 888 SPACES
   TOTAL PARKING PROVIDED = 920 SPACES
   ADDITIONAL PARKING PROVIDED = 32 SPACES
   ADDITIONAL PARKING PROVIDED TO BE USED AT THE DISCRETION OF THE PROPERTY OWNER FOR POSSIBLE FUTURE CHANGES TO BUILDING'S USES.
   OWNER RESERVES THE RIGHT TO CONSTRUCT ADDITIONAL PARKING SPACES ABOVE OR BELOW THE PROPOSED PARKING STRUCTURE FOR THE TYSONS TECHNOLOGY CENTER PROVIDED ANY ADDITIONAL PARKING SPACES ABOVE THE PROPOSED PARKING STRUCTURE SHALL NOT EXCEED ONE ADDITIONAL LEVEL.
2. TELECOMMUNICATIONS/TECHNOLOGY USE PARKING RATE WILL BE ONE SPACE PER EMPLOYEE OF MAJOR SHIFT, PLUS ONE SPACE PER COMPANY VEHICLE AND PIECE OF MOBILE EQUIPMENT.
3. SEE SHEET (3) FOR PROPOSED TELECOMMUNICATION-TECHNOLOGY USE PARKING DECKS.
4. BUILDING DIMENSIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
5. ANY PORTION OF CELLAR USED AS OFFICE WILL BE PARKED AT THE OFFICE RATE. IF PARKING IS NOT AVAILABLE FOR A CHANGE IN USE, THEN CONVERSION OF THE AREA WILL NOT BE ALLOWED.
6. INTERIOR PARKING LOT LANDSCAPING CHANGES BETWEEN OPTION A AND B DUE TO THE DIFFERENCE IN SIZE OF THE PARKING STRUCTURES.



FRONT YARD
ANGLE OF BULK PLANE DETAIL
1" = 50'

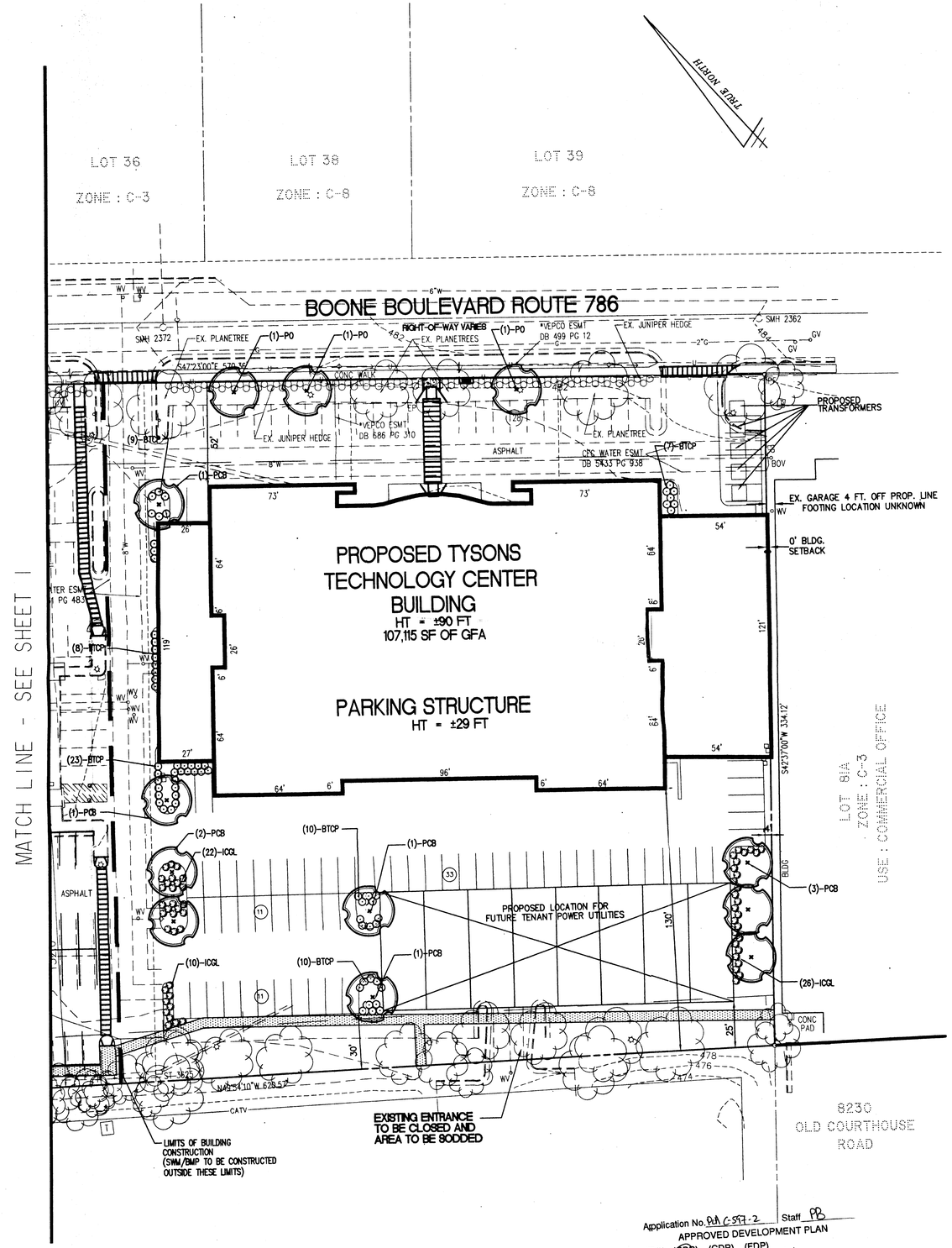


REAR YARD
ANGLE OF BULK PLANE DETAIL
1" = 50'

NOTE: ANGLE OF BULK PLANE DETAIL THE SAME FOR BOTH BUILDING OPTIONS.

LEGEND

KEY	SYMBOL
PROPOSED 5 FOOT PEDESTRIAN ASPHALT WALK	
PROPOSED 5 FOOT CONCRETE WALK	
PROPOSED 5 FOOT PRESSED COLORED CONCRETE CROSSWALK	
EXISTING PEDESTRIAN WALK (WIDTH VARIES)	
EXISTING TREE	
PROPOSED DECIDUOUS TREES	
PROPOSED SHRUB	
PROPOSED SHRUB	



Application No. PCA C-597-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of BOS (PC) approval 2/24/01
Sheet 2 of 6

GDP / PCA - PROPOSED TELECOMMUNICATION / TECHNOLOGY USE - OPTION A

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-801

SCALE: 1"=30' DATE: MAY 18, 2000 DRAWN:

COMMONWEALTH OF VIRGINIA TERRANCE M. ANDERSON 9909 PROFESSIONAL ENGINEER

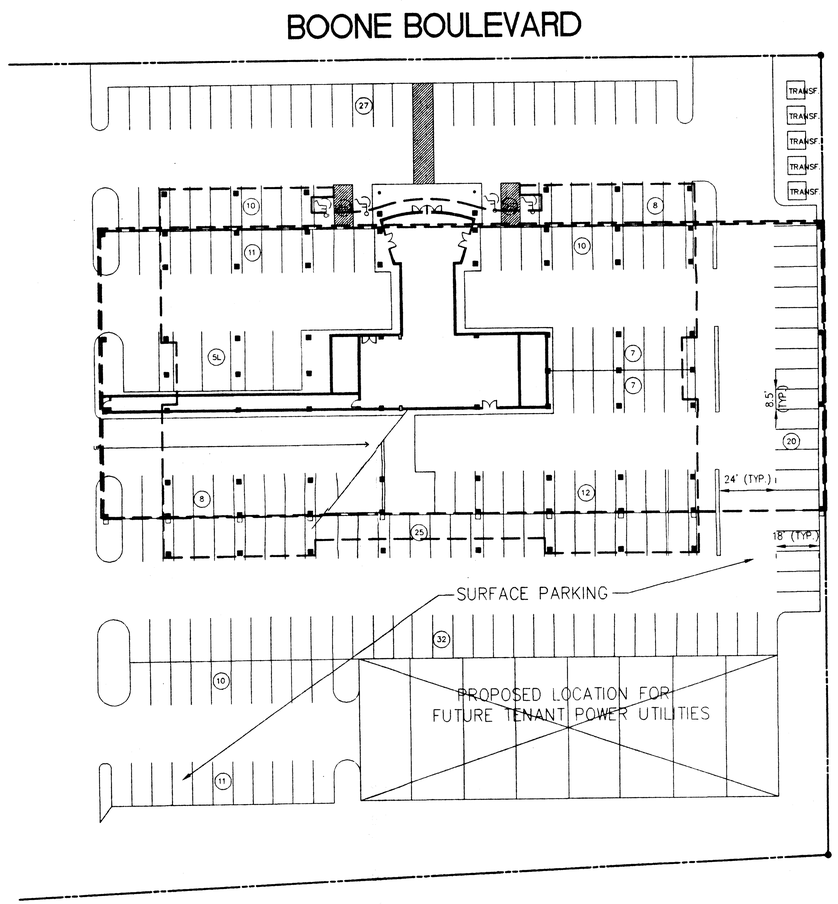
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	FFCO COMMENTS	8/10/00			
2	FFCO COMMENTS	12/7/00			
3	FFCO COMMENTS	12/27/00			
4	FFCO COMMENTS	1/4/01			

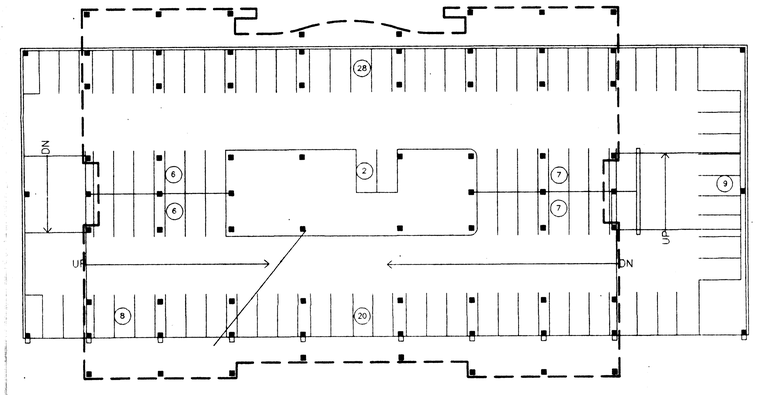
TYSONS TECHNOLOGY CENTER

PROVIDENCE DISTRICT

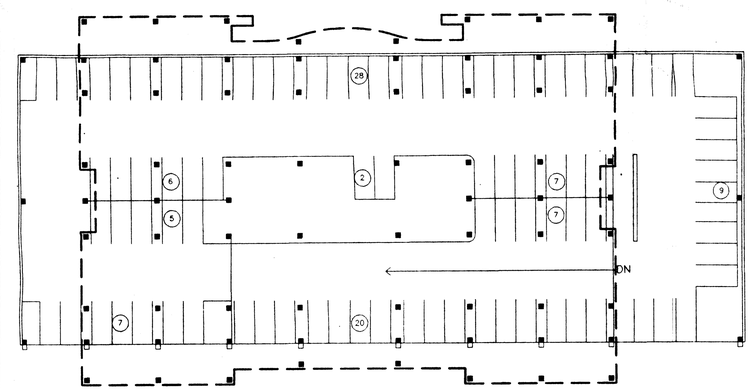
FAIRFAX COUNTY, VIRGINIA



GRADE LEVEL PARKING
(198 PARKING SPACES)



LEVEL 1 PARKING
(93 PARKING SPACES)



LEVEL 2 PARKING
(91 PARKING SPACES)

Application No. RZ/C-597-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of (BOS) (PC) approval 2/26/01
Sheet 3 of 8

GDP / PCA - PROPOSED TELECOMMUNICATIONS / TECHNOLOGY USE - OPTION A - PARKING DECKS

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	CLIENT COMMENTS	12/7/00		
2	FFCO COMMENTS	12/27/00		
3	FFCO COMMENTS	1/4/01		

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1"=30'
DATE: MAY 18, 2000
DRAWN:

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
No. 9659
PROFESSIONAL ENGINEER

TYSONS TECHNOLOGY CENTER

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: 3 OF 8

OFFICE USE OPTION:
SITE TABULATIONS:

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	20,000 SF	386,683 SF
LOT WIDTH:	100 FEET (WAIVER REQUESTED)	88 FEET (OLD COURTHOUSE ROAD) 270 FEET (HOWARD AVENUE) 850 FEET (BOONE BOULEVARD)
MAXIMUM BUILDING HEIGHT:	90 FEET	90 FEET (PROPOSED BUILDING)
YARD REQUIREMENTS:		
FRONT	25 DEGREE BP, 40 FEET	52 FEET (PROPOSED BUILDING)
SIDE	NO REQUIREMENT	0 FEET (PROPOSED BUILDING)
REAR	20 DEGREE BP, 25 FEET	25 FEET (PROPOSED BUILDING)
MAXIMUM FAR:	1.0, OR 386,683 SF OF GFA	1.0, OR 386,683 SF OF GFA
OPEN SPACE:	15%, OR 58,002 SF	19%, OR 74,000 SF
INTERIOR PARKING LOT LANDSCAPING:	5%, OR 14,000 SF	7% OR 19,669 SF
TREE COVER: (SEE SHEET #6 FOR LANDSCAPE PLAN AND SCHEDULES)	10%, OR 27,400 SF	20%, OR 55,750 SF
PARKING:	1,102 SPACES	1,173 SPACES

(A) EXISTING BUILDINGS:

TYCON I : (OFFICE/STORAGE USES)
138,300 GFA @ 2.6 SP/1000 = 360 SPACES
14,620 SF CELLAR (STORAGE ONLY) = 0 SPACES

TYCON II : (OFFICE/TELECOMMUNICATION-TECHNOLOGY USES)
141,268 GFA @ 2.6 SP/1,000 = 368 SPACES
17,043 SF CELLAR @ 1 SP/EMPLOYEE = 18 SPACES

(B) PROPOSED TYSONS TECHNOLOGY CENTER BUILDING :

(OFFICE TELECOMMUNICATION - TECHNOLOGY USES)
107,115 GFA @ 3.0 SP / 1,000 = 322 SPACES
33,572 SF CELLAR @ 1 SP / EMPLOYEE = 34 SPACES
TOTAL REQUIRED (A & B) =1,102 SPACES

PROVIDED = 708 SPACES

EX. TO REMAIN = 465 SPACES
PROVIDED = 708 SPACES
1,173 SPACES

	REQUIRED	PROVIDED
HANDICAP SPACES:	20 SPACES	24 SPACES
LOADING SPACES:	15 SPACES	15 SPACES

NOTE :

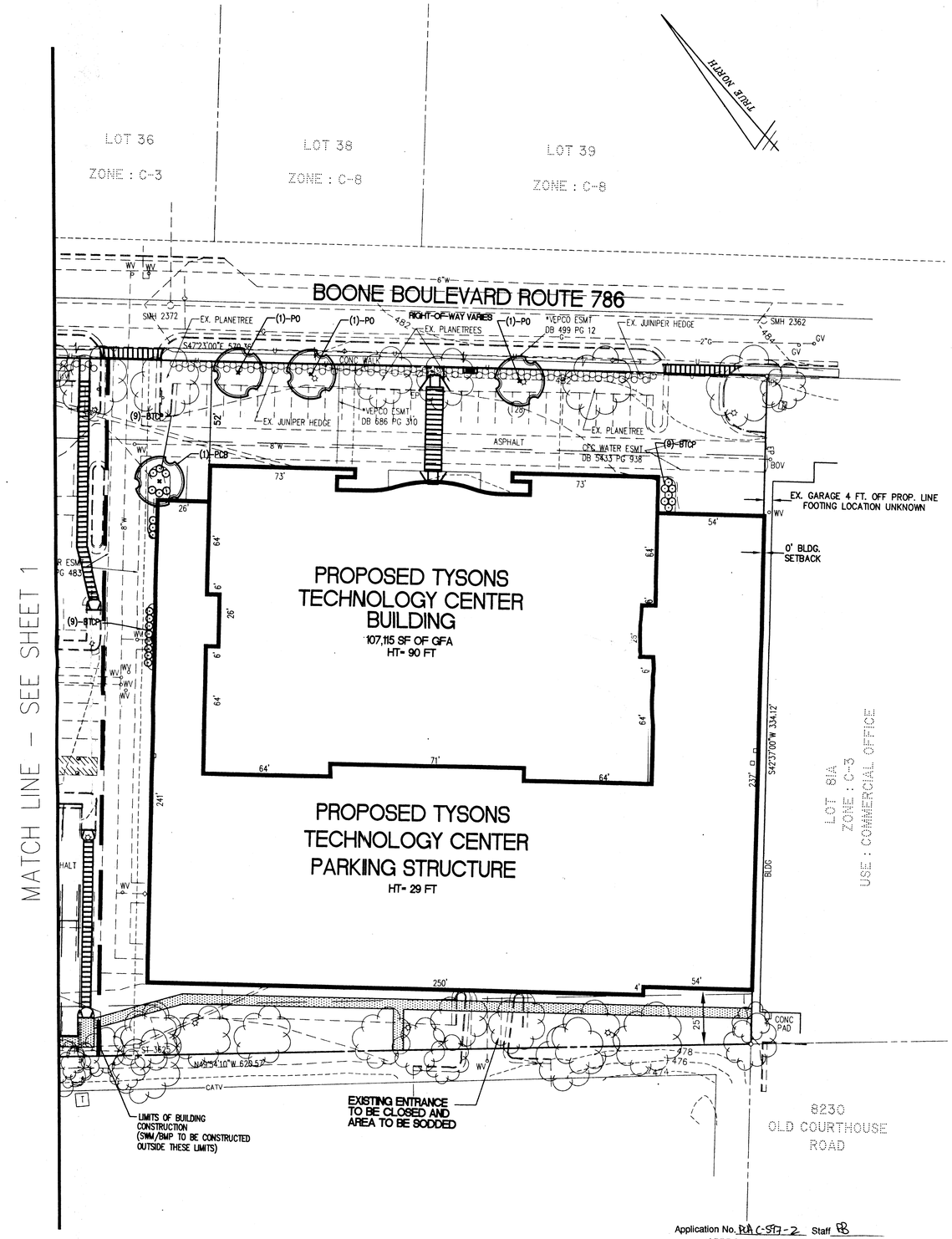
1. TOTAL PARKING REQUIRED = 1,102 SPACES
   TOTAL PARKING PROVIDED = 1,173 SPACES
   ADDITIONAL PARKING PROVIDED = 71 SPACES

   ADDITIONAL PARKING PROVIDED TO BE USED AT THE DISCRETION OF THE PROPERTY OWNER FOR POSSIBLE FUTURE CHANGES TO BUILDING USES.

   OWNER RESERVES THE RIGHT TO CONSTRUCT ADDITIONAL PARKING SPACES ABOVE OR BELOW THE PROPOSED PARKING STRUCTURE FOR THE TYSONS TECHNOLOGY CENTER PROVIDED ANY ADDITIONAL PARKING SPACES ABOVE THE PROPOSED PARKING STRUCTURE SHALL NOT EXCEED ONE ADDITIONAL LEVEL.
2. TELECOMMUNICATIONS/TECHNOLOGY USE PARKING RATE WILL BE ONE SPACE PER EMPLOYEE OF MAJOR SHIFT, PLUS ONE SPACE PER COMPANY VEHICLE AND PIECE OF MOBILE EQUIPMENT.
3. SEE SHEET (5) FOR PROPOSED OFFICE USE PARKING DECKS.
4. BUILDING DIMENSIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
5. ANY PORTION OF CELLAR USED AS OFFICE WILL BE PARKED AT THE OFFICE RATE. IF PARKING IS NOT AVAILABLE FOR A CHANGE IN USE, THEN CONVERSION OF THE AREA WILL NOT BE ALLOWED.
6. SHOULD OPTION B BE CONSTRUCTED, ADDITIONAL PARKING WILL BE PROVIDED BY ADDITIONAL STRUCTURED PARKING BEHIND THE BUILDING.
7. INTERIOR PARKING LOT LANDSCAPING CHANGES BETWEEN OPTION A AND B DUE TO THE DIFFERENCE IN SIZE OF THE PARKING STRUCTURES.

LEGEND

KEY	SYMBOL
PROPOSED 5 FOOT PEDESTRIAN ASPHALT WALK	
PROPOSED 5 FOOT CONCRETE WALK	
PROPOSED 5 FOOT PRESSED COLORED CONCRETE CROSSWALK	
EXISTING PEDESTRIAN WALK (WIDTH VARIES)	
EXISTING TREE	
PROPOSED DECIDUOUS TREES	
PROPOSED SHRUB	
PROPOSED SHRUB	



Application No. PCA C-917-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of (BOS) (PC) approval 2/26/01
Sheet 4 of 8

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1801

DRAWN:
DATE: MAY 18, 2000
SCALE: 1"=30'

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
9999
PROFESSIONAL ENGINEER

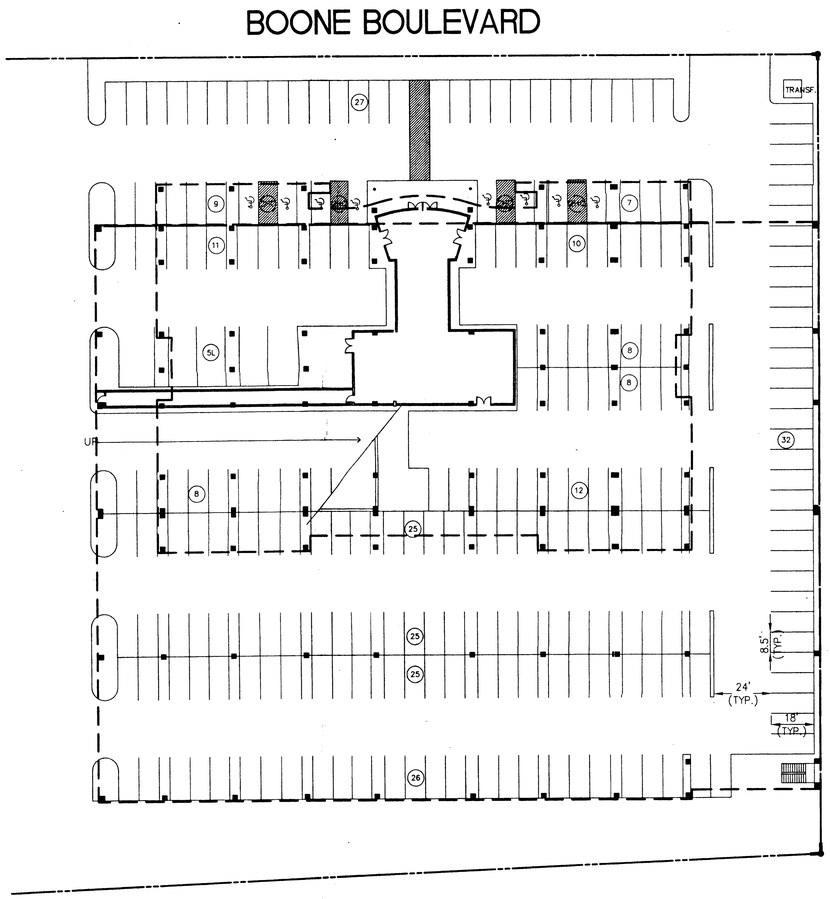
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	FFCO COMMENTS	8/10/00			
2	FFCO COMMENTS	12/7/00			
3	FFCO COMMENTS	12/27/00			
4	FFCO COMMENTS	1/4/01			

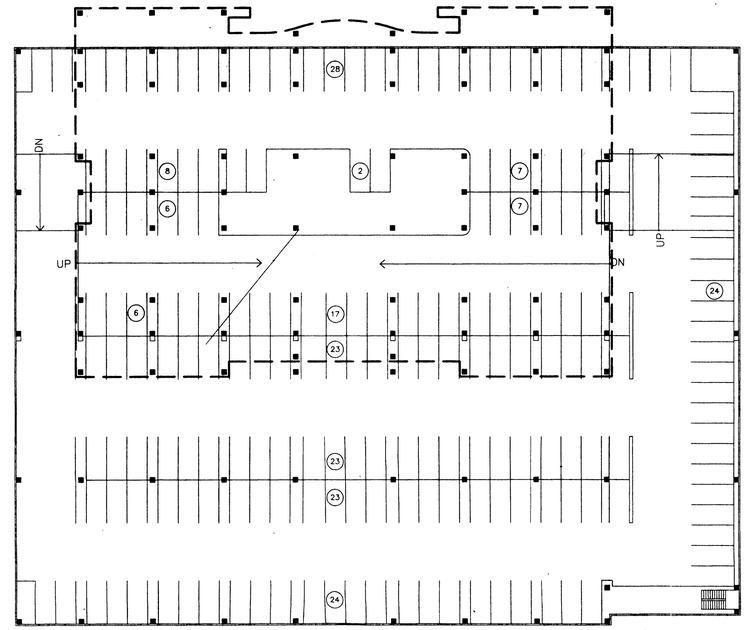
GDP / PCA - PROPOSED OFFICE USE - OPTION B

TYSONS TECHNOLOGY CENTER

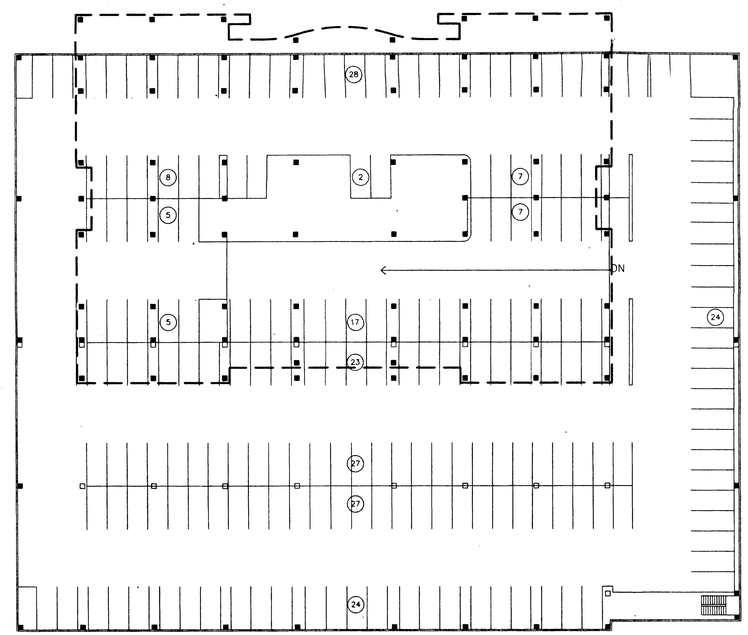
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



GRADE LEVEL PARKING
(233 PARKING SPACES)



LEVEL 1 PARKING
(198 PARKING SPACES)



LEVEL 2 PARKING
(204 PARKING SPACES)

Application No. PCA C-597-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of (BOS) (PC) approval 2/26/01
Sheet 5 of 8

GDP / PCA - PROPOSED OFFICE USE - OPTION B - PARKING DECKS

TYSONS TECHNOLOGY CENTER

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	CLIENT COMMENTS	12/7/00			
2	FFCO COMMENTS	12/27/00			
3	FFCO COMMENTS	1/4/01			

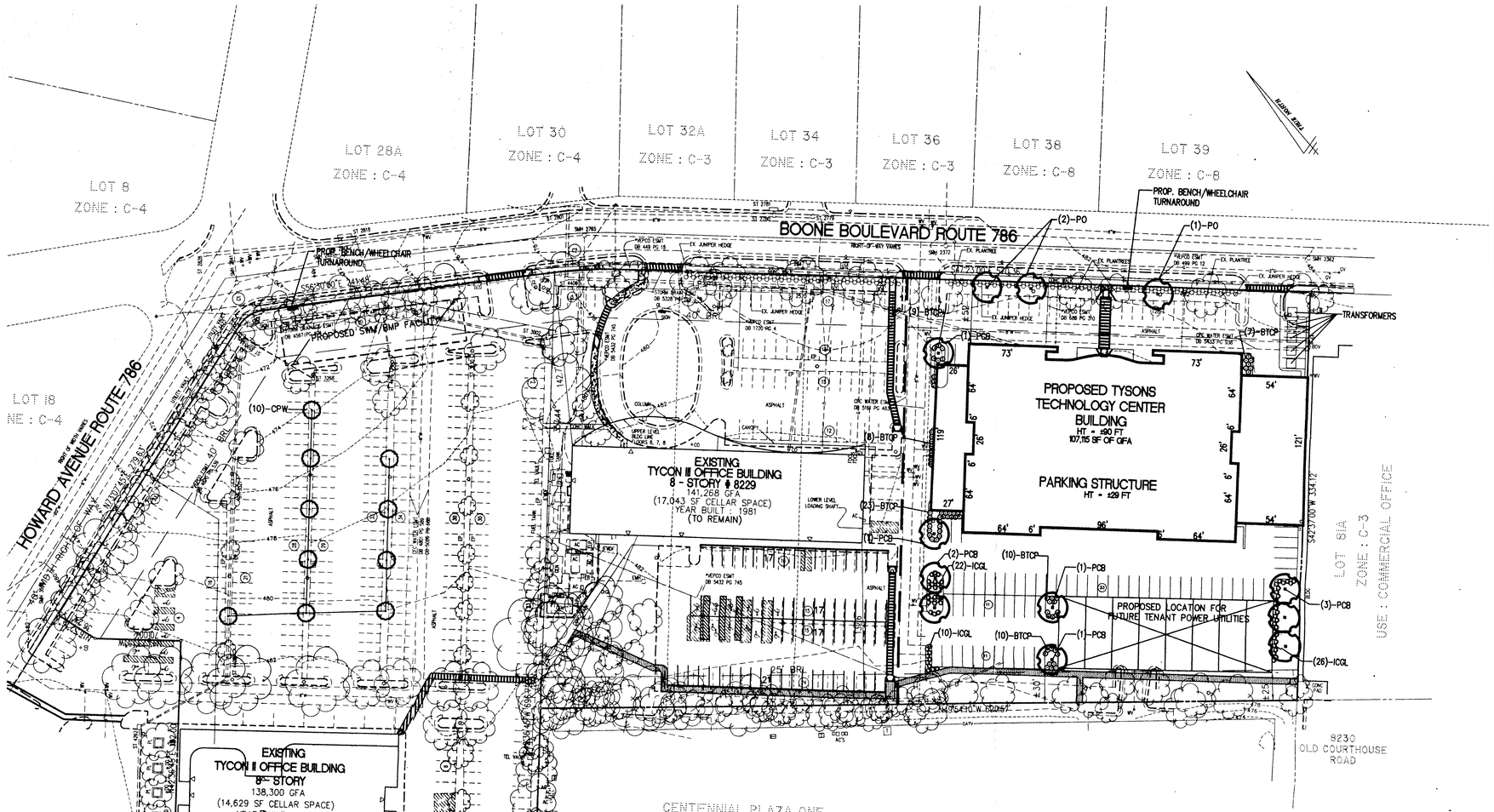
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

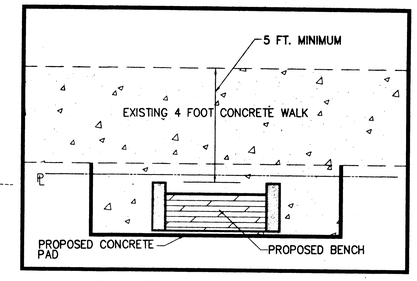
COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
No. 9939
PROFESSIONAL ENGINEER

SCALE: 1"=30'

DATE: MAY 18, 2000

DRAWN:



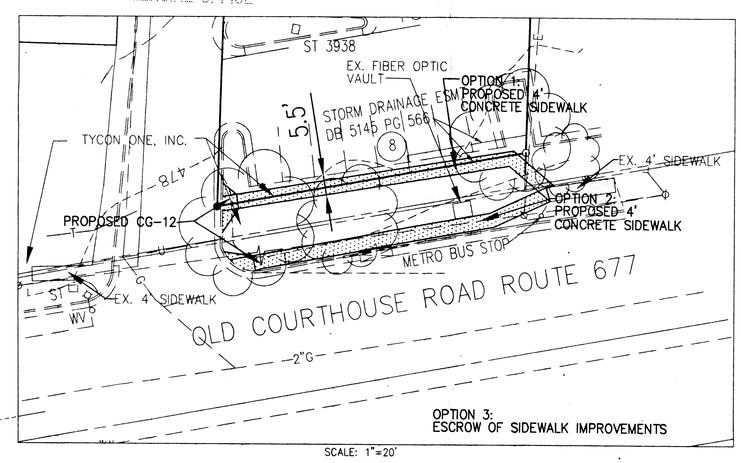


PROPOSED BENCH AND WHEELCHAIR TURNAROUND DETAIL
NOT TO SCALE

Application No. PCA C-597-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of (BOS) (PC) approval 2/26/01
Sheet 6 of 8

LEGEND

KEY	SYMBOL
PROPOSED 5 FOOT PEDESTRIAN ASPHALT WALK	
PROPOSED 5 FOOT CONCRETE WALK	
PROPOSED 5 FOOT PRESSED COLORED CONCRETE CROSSWALK	
EXISTING PEDESTRIAN WALK (WIDTH VARIES)	
EXISTING TREE	
PROPOSED DECIDUOUS TREES	
PROPOSED SHRUB	
PROPOSED SHRUB	



SCALE: 1"=20'

OPTION 2 NOTES:

1. PROPOSED 4' CONCRETE WALK TO BE CONSTRUCTED IN VDOT RIGHT OF WAY AND, THEREFORE, OWNER NOT RESPONSIBLE FOR EXISTING UTILITY RELOCATIONS.
2. PROPERTY OWNERS OBLIGATION TO CONSTRUCT SIDEWALK WITHIN VDOT RIGHT OF WAY SHALL BE CONTINGENT ON APPROVAL BY VDOT AND ISSUANCE OF VDOT PERMITS. VDOT APPROVAL/PERMITS SHALL NOT BE A CONDITION OF SITE APPROVAL.

LANDSCAPE SCHEDULE (OVERALL SITE AND OPTION B)

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	10 YEAR COVERAGE UNIT	10 YEAR COVERAGE TOTAL
CPW	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	2"-CAL. 6'-7'-B&B	110	SEE DECIDUOUS TREE PLANTING DETAIL	100 SF	1000 SF
PO	PLATANUS OCCIDENTALIS SYCAMORE	3"-CAL. 10'-12'-B&B	3	SEE DECIDUOUS TREE PLANTING DETAIL	250 SF	750 SF
PCB	PYRUS CALLERANA 'BRADFORD' BRADFORD PEAR	3"-CAL. 10'-12'-B&B	1	SEE DECIDUOUS TREE PLANTING DETAIL	250 SF	250 SF
BTCP	BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	15"-18"SPR. CONT.-B&B	116	SEE SHRUB PLANTING DETAIL	00	00

ADDITIONAL LANDSCAPE SCHEDULE FOR TECHNOLOGY OFFICE OPTION A

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	10 YEAR COVERAGE UNIT	10 YEAR COVERAGE TOTAL
PCB	PYRUS CALLERANA 'BRADFORD' BRADFORD PEAR	3"-CAL. 10'-12'-B&B	8	SEE DECIDUOUS TREE PLANTING DETAIL	250 SF	2000 SF
BTCP	BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	15"-18"SPR. CONT.-B&B	51	SEE SHRUB PLANTING DETAIL	00	00
ICGL	ILEX CRENATA 'GREEN LUSTRE' GREEN LUSTRE HOLLY	18"-24"SPR. CONT.	58	SEE SHRUB PLANTING DETAIL	00	00

NOTES:

1. LANDSCAPING PROVIDED PER OPTION A WILL BE REMOVED WHEN PARKING STRUCTURE IS EXPANDED PER OFFICE OPTION B, SHEET #4.
2. OPTION A LANDSCAPING NOT INCLUDED AS PART OF TREE COVERAGE CALCULATIONS.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1"=50' OR AS NOTED
DATE: MAY 18, 2000
DRAWN:

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
No. 9969
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	FFCO COMMENTS	8/10/00			
2	FFCO COMMENTS	12/7/00			
3	FFCO COMMENTS	12/27/00			
4	FFCO COMMENTS	1/4/01			

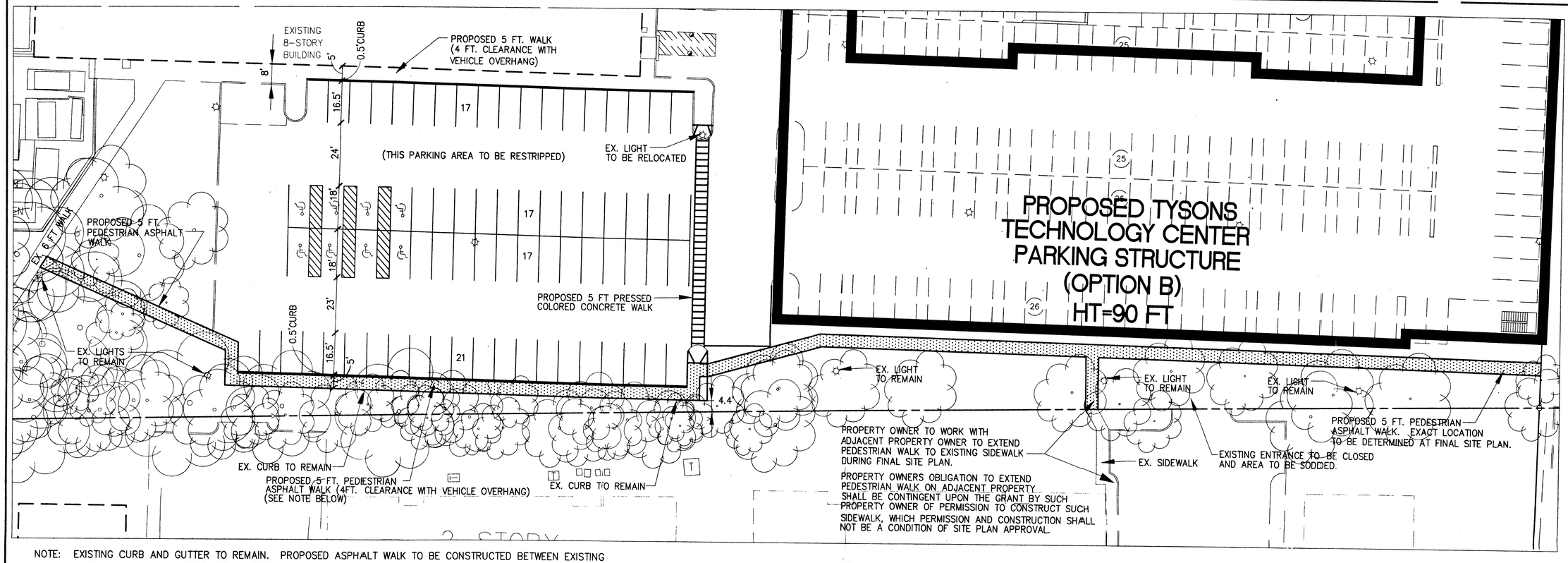
GDP / PCA - PROPOSED LANDSCAPE PLAN

TYSONS TECHNOLOGY CENTER

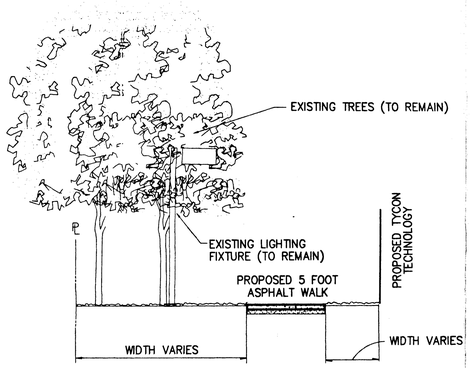
PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

File No. FJ-20 Tax Ma 3-01 Job No. 98041 Cada File: 98041LS3 Xref: 98041GDP



NOTE: EXISTING CURB AND GUTTER TO REMAIN. PROPOSED ASPHALT WALK TO BE CONSTRUCTED BETWEEN EXISTING CURB AND PROPOSED CURB WITH A TOTAL DIMENSION OF 5.5' CREATING A 4' CLEAR WALK SURFACE.



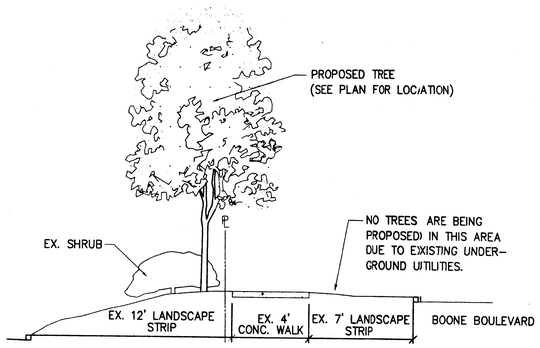
TYPICAL SECTION

PROPOSED 5 FOOT PEDESTRIAN ASPHALT WALK

REAR OF PROPOSED BUILDING

NOT TO SCALE

NOTE: PEDESTRIAN WALK LOCATION MAY VARY BASED ON FINAL DESIGN AND LOCATION OF UTILITIES.



TYPICAL SECTION

EXISTING 4 FOOT PEDESTRIAN WALK

BOONE BOULEVARD FRONTAGE

NOT TO SCALE

NOTE: 5' X 5' PASSING SPACES TO BE PROVIDED AT A MINIMUM OF 200' TO MEET A.D.A. REQUIREMENTS.

LEGEND

KEY	SYMBOL
PROPOSED 5 FOOT PEDESTRIAN ASPHALT WALK	
PROPOSED 5 FOOT CONCRETE WALK	
PROPOSED 5 FOOT PRESSED COLORED CONCRETE CROSSWALK	
EXISTING PEDESTRIAN WALK (WIDTH VARIES)	
EXISTING TREE	
PROPOSED DECIDUOUS TREES	
PROPOSED SHRUB	
PROPOSED SHRUB	

NOTES:

1. PROPOSED STREETSCAPES ARE ILLUSTRATIVE ONLY. ACTUAL STREETSCAPES MAY VARY BASED ON FINAL DESIGN AND LOCATION OF UTILITIES.
2. ALONG BOONE BOULEVARD AND HOWARD AVENUE, NO PLANTINGS OR CONSTRUCTION CAN OCCUR BETWEEN FACE OF EXISTING CURB AND EXISTING SIDEWALK DUE TO UNDERGROUND UTILITIES.
3. HANDICAP RAMPS TO BE PROVIDED AT TRANSITIONS FROM SIDEWALKS TO PAVEMENT ELEVATION.
4. EVERY REASONABLE EFFORT WILL BE TAKEN TO MAINTAIN EXISTING VEGETATION DURING CONSTRUCTION OF PEDESTRIAN WALK. OWNER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL.

Application No. PCA C-517-2 Staff B
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of (BOS) (PC) approval 2/26/01
Sheet 7 of 8

File No. FJ-20 Tax Map -01 Job No. 98041 Cadd D. e: 98041X07 Xref:

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(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

SCALE: 1"=20' (UNLESS NOTED) DATE: 12/7/00 DRAWN: JH

COMMONWEALTH OF VIRGINIA TERRANCE M. ANDERSON No. 9909 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	FFCD COMMENTS	12/27/00		
2	FFCD COMMENTS	1/4/01		

GDP \ PCA - PEDESTRIAN ACCESS PLAN - DETAILS

TYSONS TECHNOLOGY CENTER

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: 7 OF 8

NOTE: THESE ARE PRELIMIMARY ILLUSTRATIVE RENDERINGS OF THE PROPOSED SCHEMATIC DESIGN. THE FINAL DESIGN OF THE BUILDING WILL VARY WITH FURTHER DEVELOPMENT OF THE DRAWINGS.

Application No. RZ/FDP-97-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/01
Date of (BOS) (PC) approval 2/26/01
Sheet 8 of 8

ACG
ARCHITECTS

A PROFESSIONAL CORPORATION

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WRE Washington Real Estate Investment Trust

Tysons Technology Center

Tysons Corner, Virginia

SCALE	DATE

Sheet Title
SCHEMATIC RENDERING

Date	Scale
12.20.00	NO SCALE
Job No.	File
3380	380A-ELEV-2

Drawing No.

8 OF 8