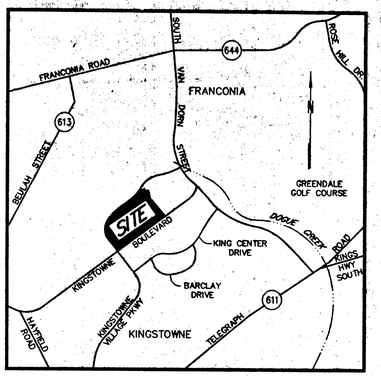

VICINITY MAP
SCALE: 1:24000 (1"=2000')

KINGSTOWNE TOWNE CENTRE

FDPA 84-L-020-2-7
Application No. PCA 84-L-020-16 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-99
Date of (BOS) (PC) approval 1-10-00
Sheet 1 of 5

PROFFER CONDITION AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER

KINGSTOWNE COMMERCIAL L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910

APPLICANT

KINGSTOWNE COMMERCIAL L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910

SHEET INDEX

1) COVER SHEET
2) PCA/FDPA
3) LANDSCAPE PLAN
4) NOTES AND TABULATIONS
5) CDPA/FDPA LIMITS
5A) CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS
5B) CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS
5C) CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS
5D) CONCEPTUAL ILLUSTRATIVE PLAN VIEWS

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 19 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
No. 02[illegible]803
PROFESSIONAL ENGINEER
10-14-99

DATE	REVISION
5-25-99	REVISED AREA
8/19/99	PER COUNTY COMMENTS
9/14/99	PER COUNTY COMMENTS
10-14-99	REV. THEATER

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a professional corporation
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Herndon, Virginia 20170-5018 (703) 481-5900

KINGSTOWNE TOWNE CENTRE
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

COVER SHEET

SCALE: NONE
DATE: 3/22/99
DRN: M.S.O.
CKD: M.R.A./T.D.B.
SHEET 1 OF 5

F-1302 FDPA

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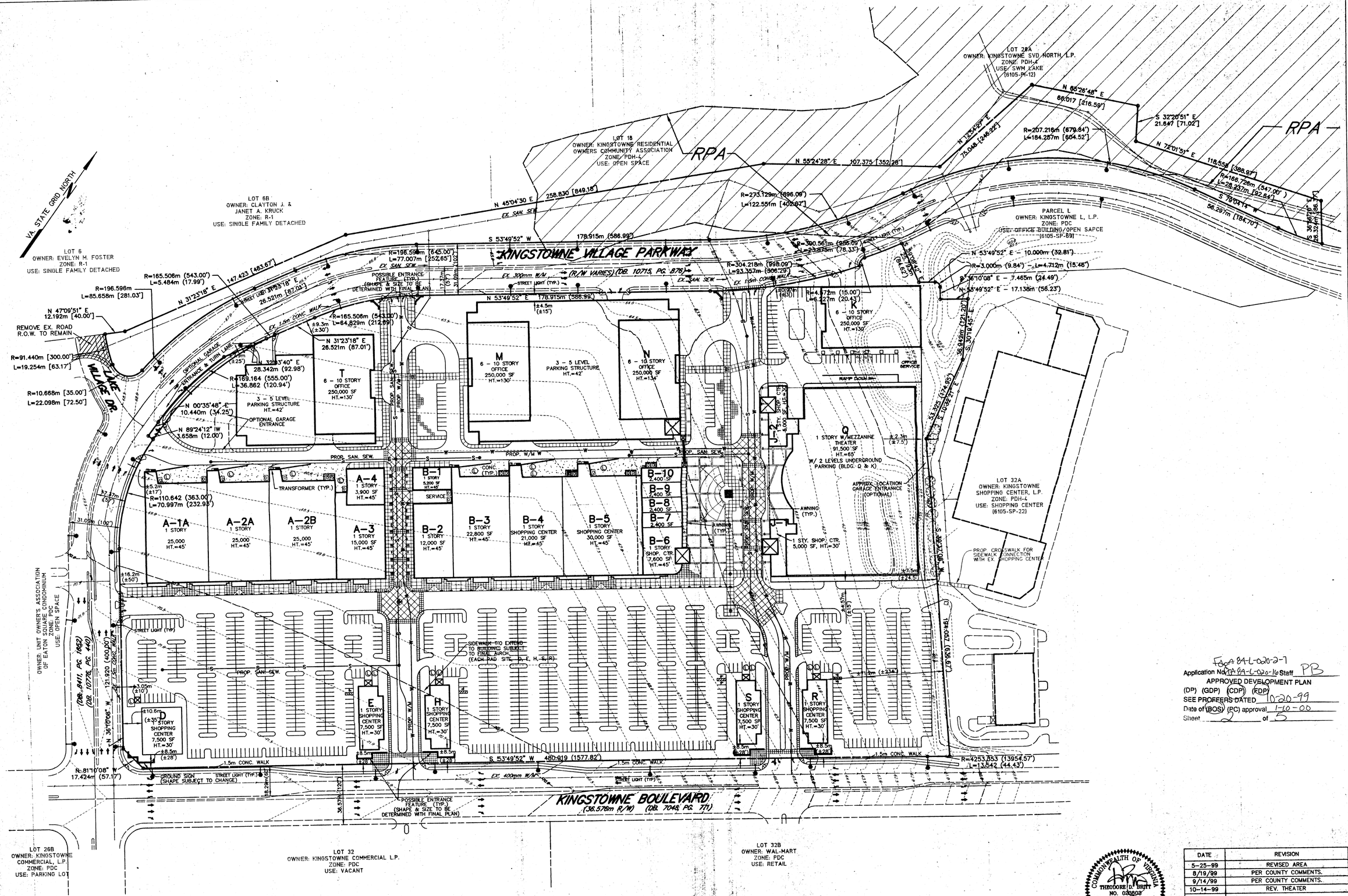

FdpA 84-L-020-2-7
Application No. PCA 84-L-020-16 Staff PB
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(DP) (GDP) (CDP) (FDP)
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COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
10-14-99
PROFESSIONAL ENGINEER

DATE	REVISION
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8/19/99	PER COUNTY COMMENTS.
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KINGSTOWNE TOWNE CENTRE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA

SCALE: 1:1000
DATE: 3/22/99
DRN: M.S.O.
CKD: M.R.A./T.D.B.
SHEET 2 OF 5

F-1302 FDPA

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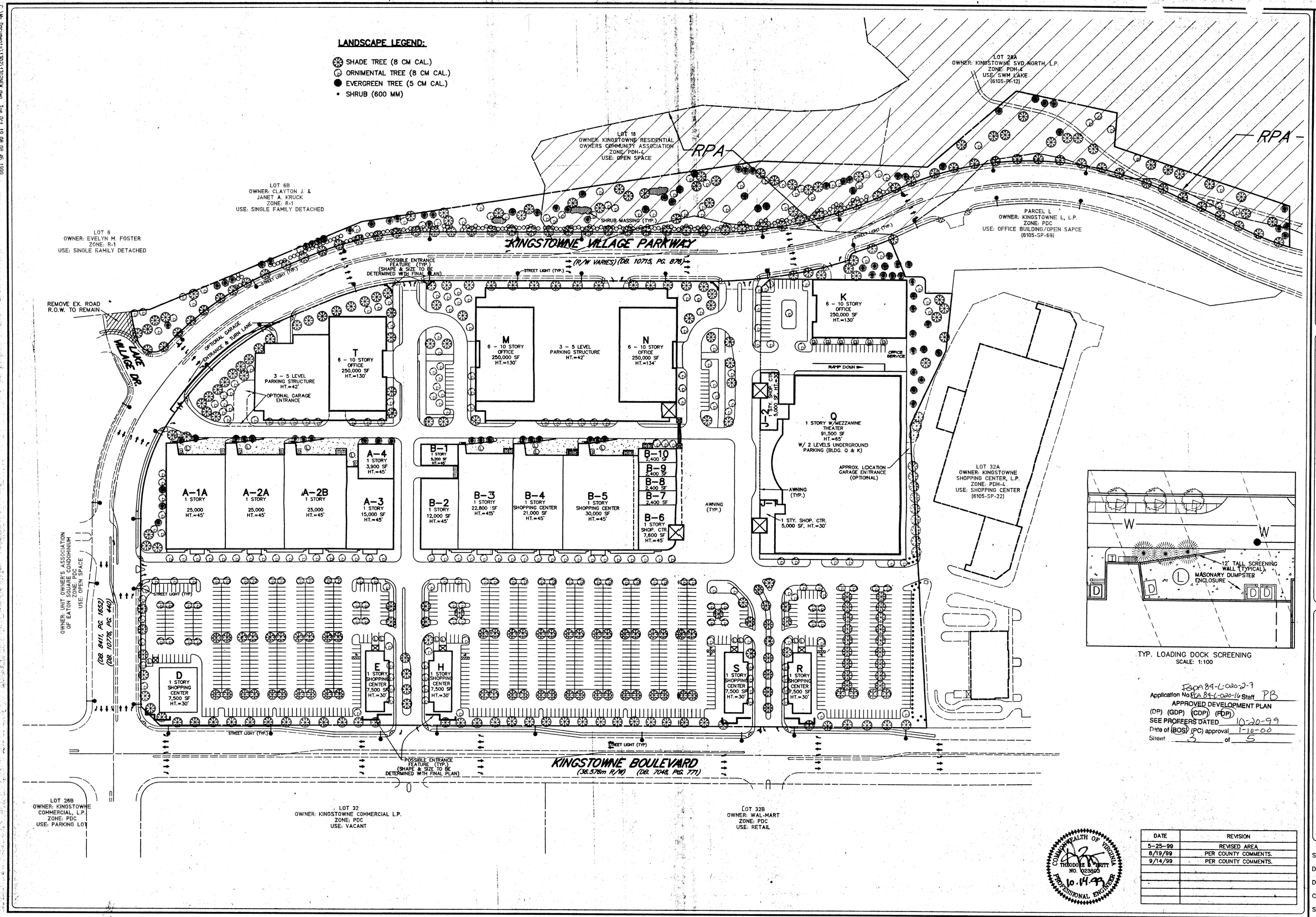
LANDSCAPE LEGEND:

- SHADE TREE (8 CM CAL.)
- ORNIMENTAL TREE (8 CM CAL.)
- EVERGREEN TREE (5 CM CAL.)
- SHRUB (600 MM)



TYP. LOADING DOCK SCREENING
SCALE: 1:100

FDPA 89-L-020-2-7
Application No. PCA 89-L-020-16 Staff PB
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-99
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Sheet 3 of 5

COMMONWEALTH OF VIRGINIA
THEODORE R. BRITT
NO. 023803
10.14.99
PROFESSIONAL ENGINEER

DATE	REVISION
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KINGSTOWNE TOWNE CENTRE

FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

LANDSCAPE PLAN

SCALE: 1:1000
DATE: 3/22/99
DRN: M.S.O.
CKD: M.R.A./T.D.B.
SHEET 3 OF 5

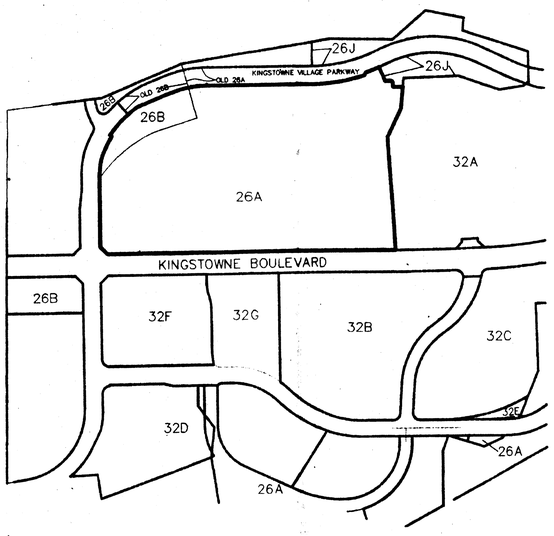
F-1302 FDPA

ZONING TABULATIONS

PARCEL ID	SUBJECT TO THIS PCA/FDPA REVISION	AREA SHOWN UNDER PREVIOUS CDPA/FDPA	TOTAL PDC ZONED AREA (1)
26A	1,395,723 (2)	1,628,167	1,628,167
26B, N. OF K. BLVD.	96,823 (3)	135,586	135,586
26B, SOUTH OF K. BLVD.	--	86,774	86,774
26J (NORTH OF KVP)	130,913	219,102	219,102
26J (SOUTH OF KVP)	--	219,102	219,102
32B, WAL-MART	--	--	645,655
32C, KOHL'S	--	--	451,282
32D (4)	--	328,864	328,864
32E, KOHL'S OUTLOT	--	--	16,539
32F, FUTURE BLDG. O	--	312,033	312,033
32G, POST OFFICE	--	205,673	205,673
TOTALS	1,623,459 SM	3,135,301 SM	4,248,777 SM
MAX. FAR ALLOWED (PURSUANT TO SECTION 6-208 OF THE FAIRFAX ZONING ORDINANCE)	1.5 TO 2.5		
PROPOSED FAR	0.77	1.09	0.87
OPEN SPACE REQUIRED (15% OF GROSS LAND AREA)	5.59 AC.	10.80 AC.	14.63 AC.
OPEN SPACE PROVIDED	12.09 AC.	16.36 AC.	14.21 AC.

(1) EXCLUDES 91-2-0016, ETON SQUARE (SECTION 31)
(2) EXCLUDING 224,229 SF FOR KINGSTOWNE VILLAGE PARKWAY, PHASE 3B (KVP 3B).
(3) EXCLUDES 38,763 SF FOR KVP 3B.
(4) FORMER 32D SITE, HAS SINCE BEEN SUBDIVIDED FOR TOWNHOUSES. AREA ZONED PDC ONLY. INCLUDES AREA WITHIN BARCLAY DRIVE

* TABULATIONS AND COMPUTATIONS ARE BASED ON EXISTING APPROVED PLANS AND DO NOT NECESSARILY REFLECT ACTUAL FIELD CONDITIONS.



PARCEL IDENTIFICATION MAP
NO SCALE

FDPA NOTES:

1. THE PROPERTY SHOWN ON THIS FINAL DEVELOPMENT PLAN IS IN THE LEE SERVICE DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATERSHED.
2. THE FAIRFAX COUNTY WATER AUTHORITY (FCWA) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
3. BOUNDARY INFORMATION IS TAKEN FROM EXISTING INFORMATION.
4. LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEED OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
5. STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 16-502 ARE INCLUDED WITH THESE PLANS.
6. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
7. DATUM: U.S.G.S. 0.5 METER CONTOUR INTERVAL.
8. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
9. NO BUILDING HEIGHT SHALL EXCEED 45.72 METERS (150 FEET).
10. TRAIL SYSTEM PROVIDES PEDESTRIAN/NON-MOTORIZED ACCESS THROUGHOUT THE PROPOSED TOWNE CENTRE DEVELOPMENT.
11. THE PROPERTY DELINEATED BY THIS PLAN IS SHOWN ON PART OF ASSESSMENT MAP 91-2-001, PARCELS 26A & 26B AND IS ZONED P.D.C.
12. ALL PROPOSED BUILDING FOOTPRINTS AND PARKING LOT LAYOUT ARE APPROXIMATE AND SUBJECT TO CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, HOWEVER THE GROSS SQUARE FOOTAGES INDICATED ON THE PLAN AND THE SETBACKS TO THE PERIPHERY WILL BE MAINTAINED. THE LOCATIONS OF THE BUILDINGS SHALL REMAIN SUBSTANTIALLY AS SHOWN.
13. ALL DUMPSTERS SHALL BE SCREENED WITH FENCING OR MASONRY.
14. APPLICANT WILL PROVIDE THE MINIMUM NUMBER OF PARKING SPACES, AS REQUIRED BY THE ZONING ORDINANCE, HOWEVER, (I) APPLICANT MAY REQUEST A PARKING REDUCTION FOR SHARED PARKING BETWEEN THE MOVIE THEATER AND OFFICE USES AND (II) APPLICANT RESERVES THE RIGHT TO SEEK FUTURE PARKING REDUCTIONS AND SHARED PARKING APPROVALS FROM THE COUNTY.
15. A COMPREHENSIVE SIGN PLAN MAY BE SUBMITTED AT A LATER DATE.
16. PARKING PROVIDED WILL CONFORM TO ARTICLE 11 (PARKING, LOADING, PRIVATE STREETS) OF THE FAIRFAX COUNTY ZONING ORDINANCES.
17. ALL LOADING SPACES HAVE NOT BEEN SHOWN ON THE PLAN. EXACT LOCATIONS OF ALL LOADING SPACES WILL BE DETERMINED AT SITE PLAN PHASE.
18. ALL DUMPSTER LOCATIONS ARE NOT SHOWN ON THE PLAN. EXACT DUMPSTER LOCATIONS WILL BE DETERMINED AT SITE PLAN PHASE.
19. ALL SIGNAGE SHALL CONFORM TO ARTICLE 12 REGULATIONS.
20. NO EXISTING VEGETATION ON SITE IS TO BE RETAINED.
21. THE PHASING OF THE TOWNE CENTRE WILL ALLOW TEMPORARY SURFACE PARKING AREAS TO BE LOCATED IN USES NOT YET BUILT. THE PARKING STRUCTURES LEVELS MAY BE CONSTRUCTED IN PHASES TO RESPOND TO THE PHASE DEVELOPMENT OF THE TOWNE CENTRE.
22. THE APPLICANT RESERVES THE RIGHT TO INCREASE 1 STORY RETAIL TO 1 STORY PLUS MEZZANINE OR 2 STORIES PROVIDED THAT THE HEIGHT AS LISTED FOR EACH INDIVIDUAL BUILDING IS NOT EXCEEDED AND THE GROSS SQUARE FOOTAGE IS NOT INCREASED.
23. PAVEMENT AND SIDEWALK PATTERNS SHOWN REPRESENT PEDESTRIAN ACCESS WAYS AND ARE CONCEPTUAL IN DESIGN. FINAL PAVEMENT/SIDEWALK TREATMENT AND CORRESPONDING PATTERN DESIGN SHALL BE SUBJECT TO CHANGE AND WILL BE DETAILED AND SET FORTH BY FINAL BUILDING PLANS.
24. THE OFFICE BUILDING/THEATER HEIGHTS SHOWN ARE MEASURED FROM THE TOP LEVEL OF THE PARKING GARAGE SITUATED BENEATH THE OFFICE BUILDINGS/THEATER.

SECTION 16-502

1.
A. SHOWN ON PLAN
B. SHOWN ON PLAN.
C. SEE TABULATIONS.
D. SHOWN ON PLAN.
E. SHOWN ON PLAN.
F. TOPOGRAPHY PROVIDED IS TAKEN FROM THE 6105-RGP-43, ROUGH GRADING PLAN FOR THE KINGSTOWNE TOWNE CENTRE BY BC CONSULTANTS (CURRENTLY UNDER CONSTRUCTION) WITH 0.5 METER INTERVALS.
G. SHOWN ON PLAN.
H. SHOWN ON PLAN AND/OR TABULATIONS.
I. SHOWN ON PLAN.
J. N/A
K. SHOWN ON PLAN
L. SHOWN ON PLAN, SEE TABULATIONS.
M. SHOWN ON PLAN.
N. SEE LANDSCAPE PLAN. THE LIMITS OF CLEARING SHALL BE THE PROPERTY BOUNDARIES.
O. NO KNOWN GRAVE OR BURIAL SITES EXIST ON THE SITE.
P. PUBLIC UTILITIES (I.E. SANITARY SEWER TRUNK LINES, WATER DISTRIBUTION MAINS, TELEPHONE AND ELECTRIC SERVICE) ARE PRESENTLY AVAILABLE OR ACCESSIBLE TO THE SITE AND WILL BE CONSTRUCTED OR EXTENDED BY THE DEVELOPER AND/OR THE UTILITY COMPANY AS MAY BE APPROPRIATE.
Q. STORM WATER MANAGIEMENT HAS BEEN PROVIDED AS INDICATED ON THE OVERALL BMP/STORMWATER MANAGEMENT STUDY PLAN APPROVED BY FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988, PLAN # 6105-PI-12-2.
R. SHOWN ON PLAN
S. N/A
T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOWS.

2. SHOWN ON PLAN

3. N/A

4. N/A

5. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.

6. THE PROPOSED DEVELOPMENT CONFORMS TO PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS. WE HEREBY REQUEST THE FOLLOWING MODIFICATIONS, WAIVERS AND/OR EXCEPTIONS FOR THE PORTIONS OF THE PDC ZONE INCLUDED IN THIS APPLICATION:
A. MODIFICATION OF THE TRANSITIONAL SCREENING TO THE LANDSCAPING AS SHOWN ON THE LANDSCAPE PLAN TO THE NORTH AND WEST BOUNDARIES EXCEPT V & W, ARTICLE 13.304, PAR 1.
B. A BARRIER WAIVER AT ALL EDGES OF THE PDC ZONE COVERED UNDER THIS APPLICATION.

7. N/A

8. N/A

PROPOSED USES

PROPOSED USE	BUILDING	STORY	GSF	(GSM)	HEIGHT (FT)	HEIGHT (M)	PARKING REQUIRED	LOADING REQUIRED
OFFICE	K	6 - 10	250,000	(23225.76)	130	40	650	13
OFFICE	N	6 - 10	250,000	(23225.76)	134	41	650	13
OFFICE	M	6 - 10	250,000	(23225.76)	130	40	650	13
OFFICE	T	6 - 10	250,000	(23225.76)	130	40	650	13
SUBTOTAL			1,000,000	(92903.04)			2,600	52
SHOPPING CENTER	A-1A	1	25,000	(2322.58)	45	14	100	2
SHOPPING CENTER	A-1B	1	25,000	(2322.58)	45	14	100	2
SHOPPING CENTER	A-1C	1	25,000	(2322.58)	45	14	100	2
SHOPPING CENTER	A-3	1	15,000	(1393.55)	45	14	60	1
SHOPPING CENTER	A-4	1	3,900	(362.32)	45	14	16	1
SHOPPING CENTER	B-1	1	5,200	(483.10)	45	14	21	1
SHOPPING CENTER	B-2	1	12,000	(1114.84)	45	14	48	1
SHOPPING CENTER	B-3	1	22,800	(2118.19)	45	14	91	2
SHOPPING CENTER	B-4	1	21,000	(1950.96)	45	14	84	2
SHOPPING CENTER	B-5	1	30,000	(2787.09)	45	14	120	2
SHOPPING CENTER	B-6	1	7,600	(706.06)	45	14	31	1
SHOPPING CENTER	B-7 - B-10	1	9,600	(891.87)	45	14	39	1
SHOPPING CENTER	J-1	1	5,000	(464.52)	45	14	20	1
SHOPPING CENTER	J-2	1	5,000	(464.52)	45	14	20	1
SHOPPING CENTER	D	1	7,500	(696.77)	45	14	30	1
SHOPPING CENTER	E	1	7,500	(696.77)	45	14	30	1
SHOPPING CENTER	H	1	7,500	(696.77)	45	14	30	1
SHOPPING CENTER	S	1	7,500	(696.77)	45	14	30	1
SHOPPING CENTER	R	1	7,500	(696.77)	45	14	30	1
SUBTOTAL			249,500	(23188.60)			999	23
THEATER	Q		91,500	(8500.63)	85	20	1,064	1
4,328 SEATS								
OTHER USES								
OFFICE	L	3	23,600	(2192.51)	42	13	85	2
POST OFFICE	P	1	25,986	(2412.32)	30	9	104	2
RETAIL	Q	1	90,000	(8361.27)	45	14	494	5
SUBTOTAL			49,586	(4604.83)			189	4
TOTAL PDC ZONE			**1,390,666**	**129,197**			**4,853**	**80**
								(PER Z.O., ONLY 5 LOADING SPACES REQUIRED)
RESIDENTIAL TOWNHOUSES	SECTION V & W	3	116 UNITS				267	

CURRENT USE	BUILDING	STORY	GSF	GSM	HT. (FT)	HT. (M)	PARKING REQUIRED	LOADING REQUIRED
RETAIL (KOHLS)	X	1	126,175	(11722.04)	40	12	756	9
RETAIL (WAL-MART)	Y	1	136,276	(12660.45)	40	12	817	9
								(PER Z.O., ONLY 5 LOADING SPACES REQUIRED)
TOTAL OFFICE & COMMERCIAL (TOTAL PDC ZONE)			**1,653,117**	**(153579.59)**			**6,425**	

NOTE:
* TEMPORARY SURFACE PARKING WILL BE ALLOWED IN AREAS OF THE SHOPPING CENTER THAT HAVE NOT YET BEEN BUILT.
* THE PARKING STRUCTURE LEVELS MAY BE BUILT IN PHASES TO RESPOND TO THE PHASE DEVELOPMENT OF THE SHOPPING CENTER.
* APPLICANT WILLL PROVIDE PARKING, AS REQUIRED, FOR EACH PROPOSED USE AS SPACE IS LEASED.
* EXCLUDES AREA OF POST OFFICE SITE FROM ALL COMPUTATIONS
* EATING ESTABLISHMENTS/OFFICE USES MAYBE ESTABLISHED WITHIN BUILDINGS DESIGNATED FOR SHOPPING CENTER USES PROVIDED PARKING IS PROVIDED IN ACCORDANCE WITH COUNTY STANDARDS.

TREE COVER CALCULATIONS

ZONED:	PDC	
GROSS LAND AREA:	156,782 SM	38.74 AC.
BLDG FOOTPRINT AREA (EXCLUDING PARKING STRUCTURES)	42,086 SM	10.40 AC.
ADJUSTED GROSS SITE AREA:	114,696 SM	28.34 AC.
TREE COVER REQUIRED (10%):	11,470 SM	2.83 AC.
TREE COVER CREDIT:	0 SF	0 SF
TREE COVER PLANTED:	12,252 SM	3.03 AC.
TOTAL TREE COVER PROPOSED:	12,252 SM	3.03 AC.

* TREE COVER PROPOSED SUBJECT TO FINAL ENGINEERING AND SITE DESIGN. MINIMUM PROVIDED WILL MET THE REQUIREMENTS OF THE ZONING ORDINANCE.

FDPA 89-L-020-2-7
Application No. PCA 89-L-020-14 Staff PB
APPROVED DEVELOPMENT PLAN
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Sheet 4 of 5

COMMONWEALTH OF VIRGINIA
THEODORE D. WRIGHT
NO. 013803
PROFESSIONAL ENGINEER
10-14-99

DATE	REVISION
5-25-99	REVISED AREA
8/19/99	PER COUNTY COMMENTS
9/14/99	PER COUNTY COMMENTS
10-14-99	REV. THEATER

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KINGSTOWNE TOWNE CENTRE
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

NOTES AND TABULATIONS

SCALE: NONE
DATE: 3/22/99
DRN: M.S.O.
CKD: M.R.A./T.D.B.
SHEET 4 OF 5

F-1302 FDPA

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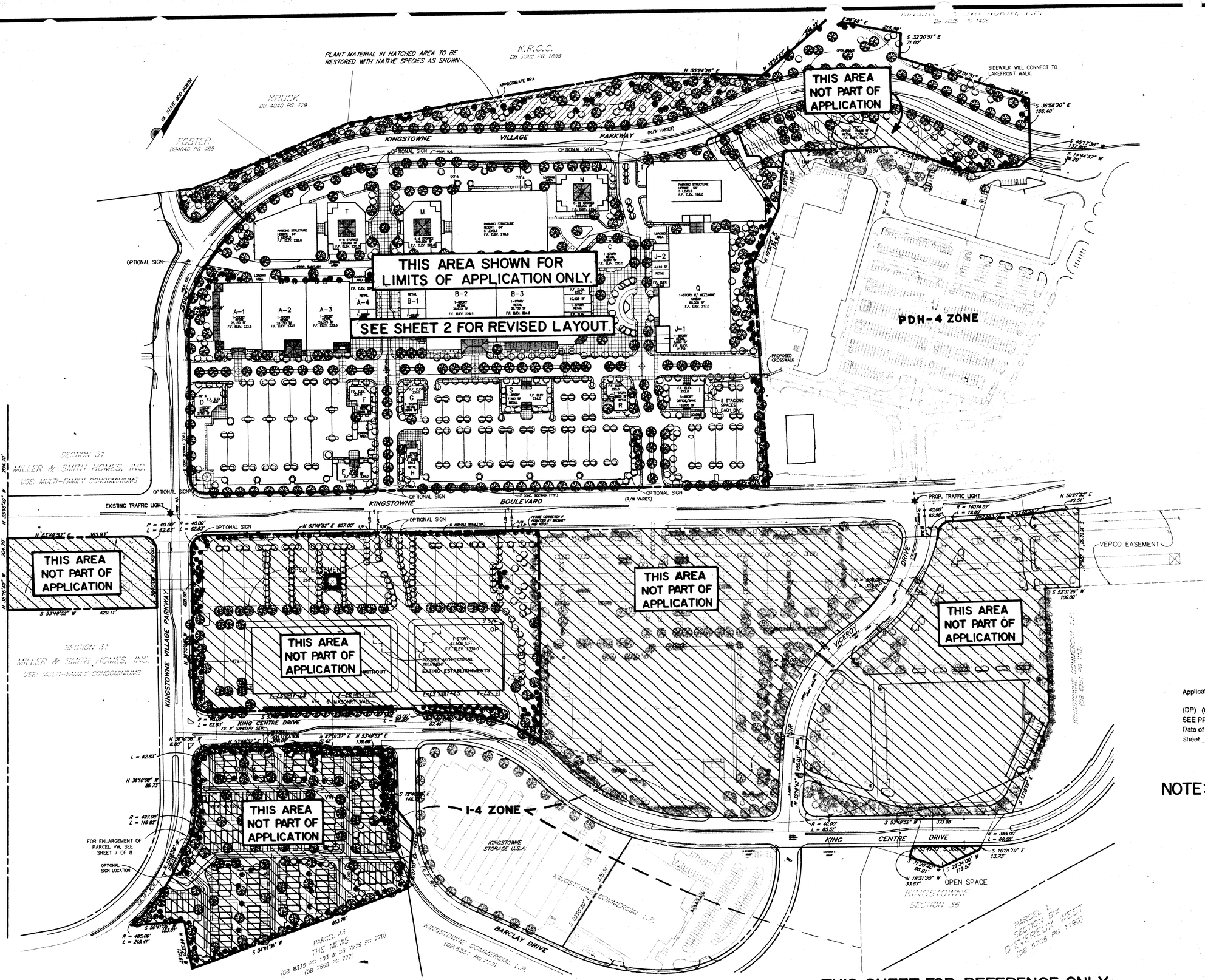

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COMMONWEALTH OF VIRGINIA
JAMES CAMERON COLQUHOUN
No. 023893
REGISTERED PROFESSIONAL ENGINEER

PCA/FDPA LIMITS

KINGSTOWNE TOWNE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA 84-C-090-2-7
Application No. PCA 84-C-090-10 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-99
Date of (BOS) (PC) approval 1-10-00
Sheet 5 of 5

NOTE:

AREAS OUTLINED IN DARK BOLD LINES ARE AREAS OF THE APPROVED APPLICATION FOR THE KINGSTOWNE TOWNE CENTER AND ARE SHOWN FOR REFERENCE ONLY.

REVISED: 10-14-99 - KEY: "TRIAFTERC"
REVISED:
REVISED:

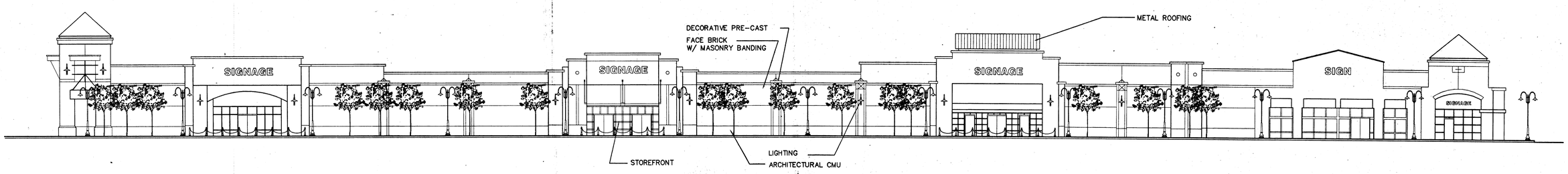
OWNER
KINGSTOWNE COMMERCIAL, L.P.
2900 LINDEN LANE
SILVER SPRING, MD 20910

DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	
SCALE:	HOR. NO SCALE VERT.
SHEET 5 OF 5	
CO. NO.	
FILE NO.	
CADD NAME:	

COMMONWEALTH OF VIRGINIA
THEODORE D. BRIN
No. 023893
PROFESSIONAL ENGINEER

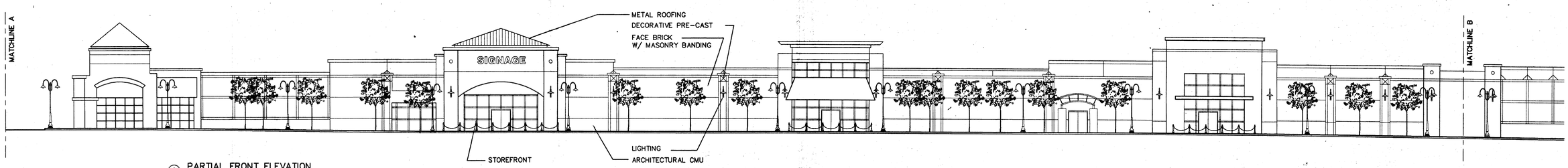
9-17-99
4-20-99
10-14-99
8-9-99
3-25-99

FDPA 1302



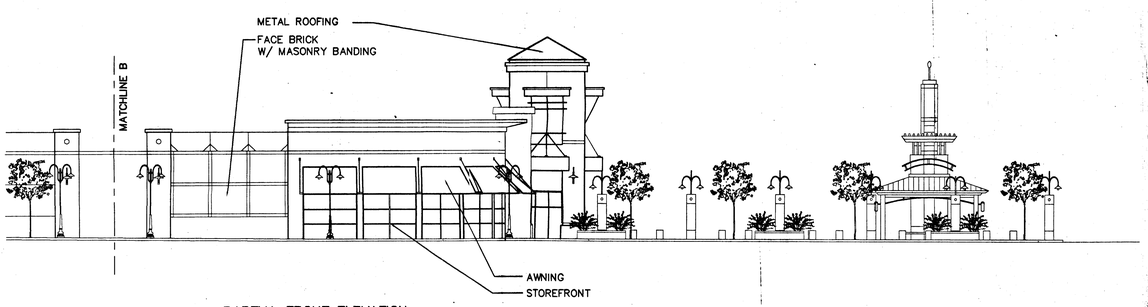
1 PARTIAL FRONT ELEVATION
1/16" = 1'-0"

VIEW LOOKING NORTH AT BUILDING A



2 PARTIAL FRONT ELEVATION
1/16" = 1'-0"

VIEW LOOKING NORTH AT BUILDING B



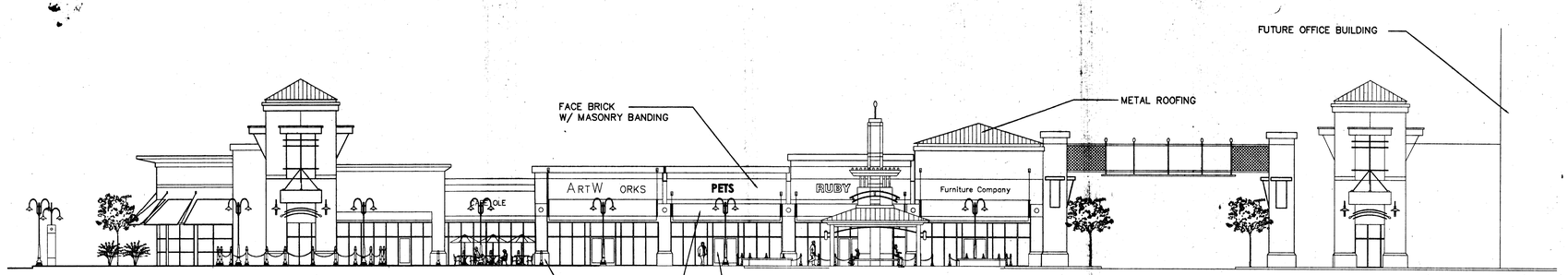
3 PARTIAL FRONT ELEVATION
1/16" = 1'-0"

VIEW LOOKING NORTH AT BUILDING B, PLAZA

THE FOLLOWING IS A GENERAL SUMMARY OF THE MATERIALS TO BE USED IN THE BUILDINGS AND HARDSCAPE OF KINGSTOWNE TOWNE CENTER.

THE BUILDING'S FRONTS SHALL BE COMPRISED OF A COMPOSITION OF VARIOUS MASONRY TYPES, COLORS AND TEXTUES. THE BASE SHALL BE CONSTRUCTED OF ARCHITECTURAL CONCRETE MASONRY UNITS. THE MAIN BODY OF THE BUILDING SHALL BE COMPRISED OF ROSE COLORED BRICK. THE CORNICE (UPPER PORTION OF THE WALL) SHALL BE CONSTRUCTED OF LIGHTER BUFF COLORED BRICK. FAUX ARCHITECTURAL PRECAST CONCRETE (JARAMITE) SHALL BE USED THROUGHOUT FOR ORNAMENTAL BANDS AND THE LIKE. GLASS STOREFRONT ENTRY SYSTEMS OF ALUMINUM FRAMING MEMBERS BETWEEN GLASS PANELS WILL BE EMPLOYED. AWNINGS TO ACCENT ENTRIES AND ALLOW SHADE WERE DESIRED ARE PLANNED. STANDING SEAM METAL ROOFING WILL BE USED EXPEDITIOUSLY WHERE GREATER IMPACT IS DESIRED.

SIDEWALKS/HARDSCAPE/PEDESTRIAN PLAZAS WILL BE DESIGNED USING MASONRY PAVERS OR PATTERNED CONCRETE AS ACCENTS IN A LARGER FIELD OF SCORED CONCRETE. A NUMBER OF STREET FURNISHINGS SUCH AS BENCHES, UMBRELLAS, PLANTERS, BOLLARDS AND LIGHTS MAY BE INCLUDED.



4 ELEVATION @ PLAZA
1/16" = 1'-0"

VIEW LOOKING WEST AT BUILDING B

FDP 84-C-020-2-7
Application No. PCA 84-C-020-14 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-99
Date of (BOS) (PC) approval 1-10-00
Sheet 5A of 5

COMMONWEALTH OF VIRGINIA
THEODORE J. BRITT
NO. 028603
PROFESSIONAL ENGINEER
9-17-99
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Herndon, Virginia 20170-5018 (703) 481-5900

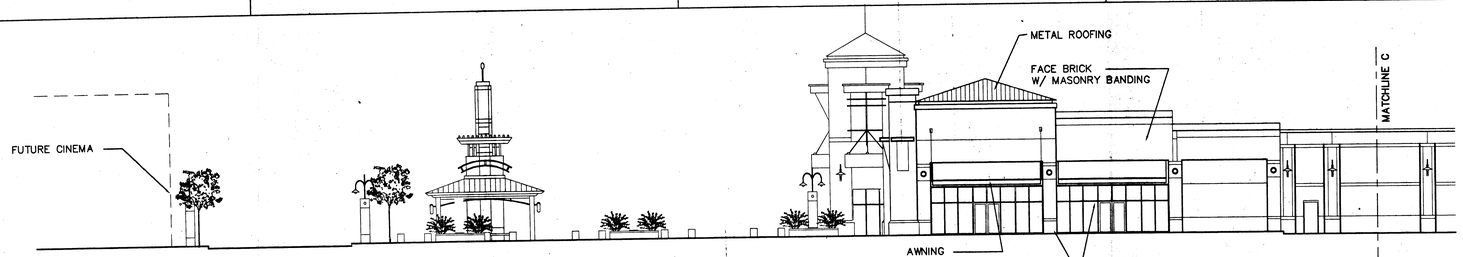
SHEET 5A OF 5

THE HALLE COMPANIES
9-7-99

KINGSTOWNE TOWNE CENTER
CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS

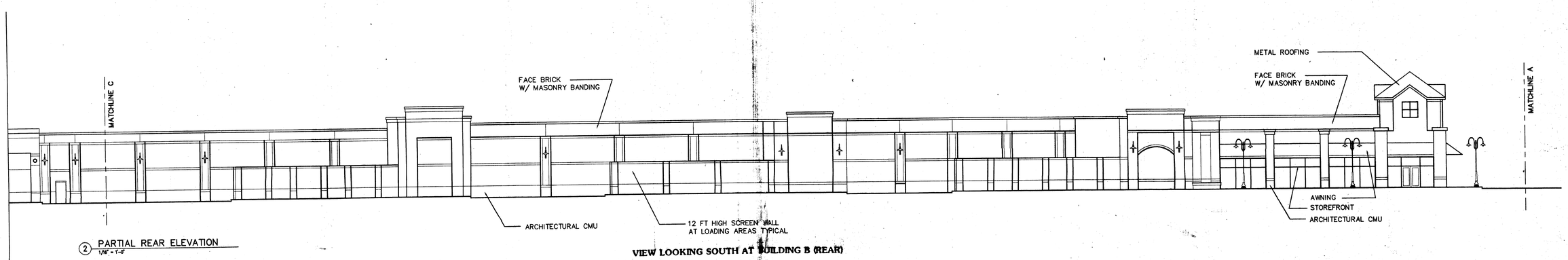
FAIRFAX CO., VA.

Bignell Watkins Hasser
ARCHITECTS P.A.



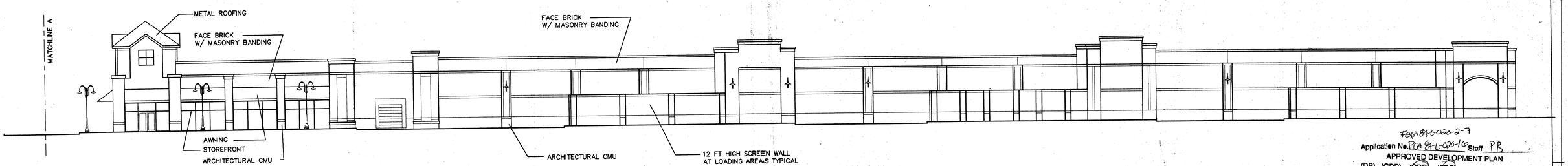
VIEW LOOKING SOUTH AT PLAZA, BUILDING B

1 PARTIAL REAR ELEVATION
1/16" = 1'-0"



VIEW LOOKING SOUTH AT BUILDING B (REAR)

2 PARTIAL REAR ELEVATION
1/16" = 1'-0"



VIEW LOOKING SOUTH AT BUILDING A (REAR)

3 PARTIAL REAR ELEVATION
1/16" = 1'-0"

FDP 84-L-020-2-7
Application No. PCA 84-L-020-16 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-97
Date of (BOS) (PC) approval 1-10-00
Sheet 5B of 5

COMMONWEALTH OF VIRGINIA
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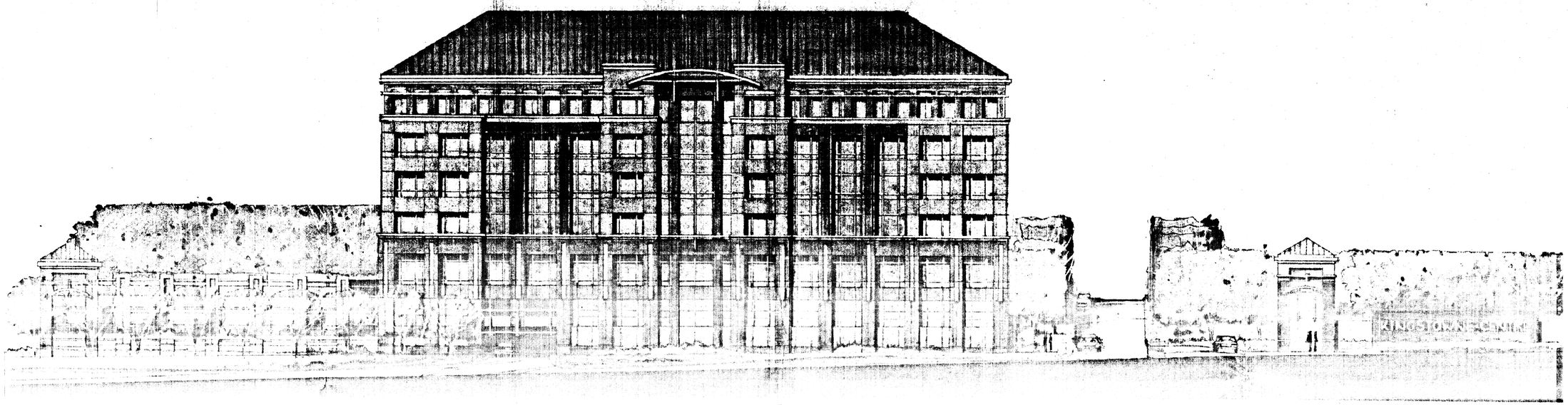
THE HALLE COMPANIES
9-7-99

KINGSTOWNE TOWNE CENTER
CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS

Bignell Watkins Hasser
ARCHITECTS P.A.



RENDERING BY DAVIS-CARTER-SCOTT

KINGSTOWNE TOWNE CENTRE
OFFICE TOWER 1

TYPICAL OFFICE BUILDING/PARKING GARAGE RENDERING

FDPA 84-L-020-2-7
Application No. PCA 84-L-020-16 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-99
Date of (BOS) (PC) approval 1-10-00
Sheet 5C of 5

COMMONWEALTH OF VIRGINIA
THEODORE J. BRITT
NO. 02[illegible]803
PROFESSIONAL ENGINEER
9.14.99
10.14.99

DATE	REVISION
5/25/99	REVISED AREA
8/19/99	PER COUNTY COMMENTS
9/14/99	PER COUNTY COMMENTS
10/14/99	REV. THEATER

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KINGSTOWNE TOWNE CENTRE
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS

SCALE: NTS
DATE: 3/22/99
DRN: ALLEN
CKD: MRA
SHEET 5C OF 5

F-1302

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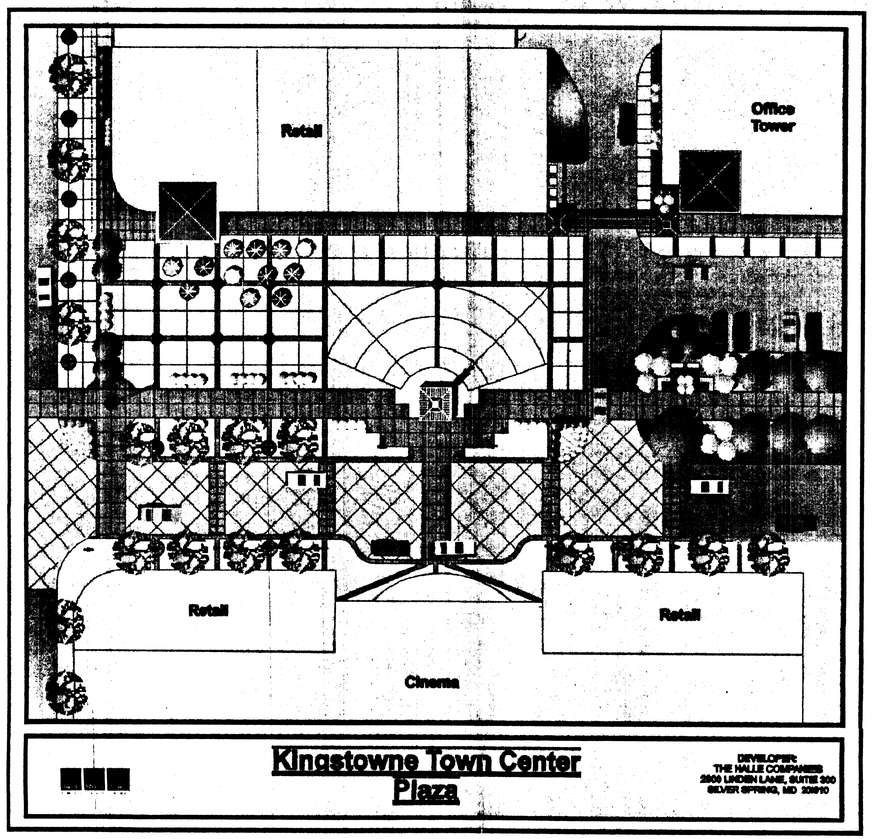
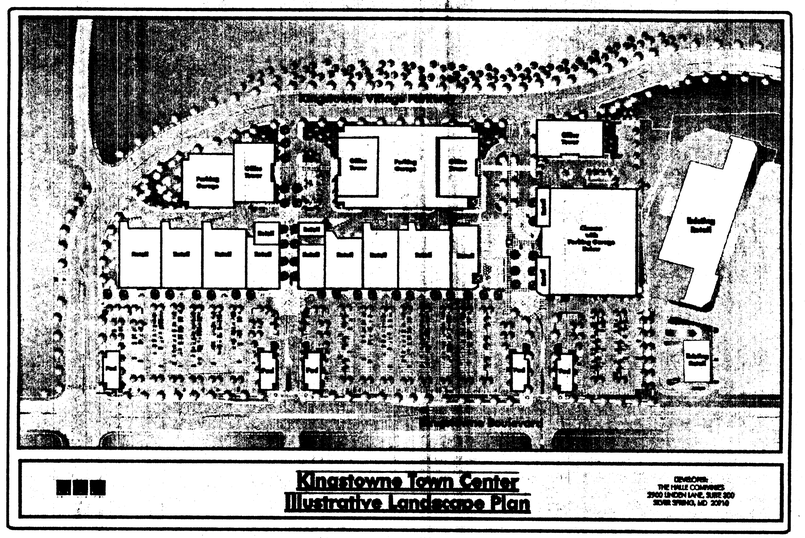


PLAZA



ILLUSTRATIVE LANDSCAPE PLAN

FdpA 84-C-020-2-7
Application No. PCA 84-L-020-10 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-99
Date of (BOS) (PC) approval 1-10-00
Sheet 5d of 5

RENDERINGS BY BIGNELL WATKINS HASSER ARCHITECTS, P.A.

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
PROFESSIONAL ENGINEER
9.14.99
10.14.99

DATE	REVISION
5/25/99	REVISED AREA
8/19/99	PER COUNTY COMMENTS
9/14/99	PER COUNTY COMMENTS
10/14/99	REV. THEATER

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KINGSTOWNE TOWNE CENTRE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL ILLUSTRATIVE PLAN VIEWS

SCALE: NTS
DATE: 3/22/99
DRN: ALLEN
CKD: MRA
SHEET 5D OF 5

F-1302

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