



FAIRFAX COUNTY

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**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**

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V I R G I N I A
July 17, 2003

Benjamin F. Tompkins, Esquire
Reed Smith, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

RE: Proffered Condition Amendment Number PCA 84-D-049-5/
Final Development Plan Amendment FDP 84-D-049-6

Dear Mr. Tompkins:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 16, 2003, approving Proffered Condition Amendment/Final Development Plan Amendment PCA 84-D-049-5/FDPA 84-D-049-6 in the name of Tysons II Land Company, LLC, to permit mixed use development at an overall Floor Area Ratio (FAR) of 1.45, located north of Chain Bridge Road and east of International Drive (Tax Map 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 4A, 4B, 5A, 5C, and 6) subject to PCA 84-D-049-5 proffers dated June 11, 2003, consisting of approximately 57.44 acres located in Providence District.

The Conceptual Development Plan Amendment was approved subject to the development conditions dated June 16, 2003, and the Board also approved Final Development Plan Amendment FDPA 84-D-049-6.

The Board also:

- Modified the transitional screening requirement along the northwestern boundary to that shown on the Conceptual Development Plan Amendment.
- Waived the barrier requirement along the northwest property boundary.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

PCA 84-D-049-5/FDPA 84-D-049-6
July 17, 2003

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NV/ns

cc: **Chairman Katherine K. Hanley**
Supervisor Connolly, Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Tmnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Joyce Evans, Land Acq. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Director Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 16th day of June, 2003, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 84-D-049-5/
FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION FDPA 84-D-049-6**

WHEREAS, Tysons II Land Company, LLC filed in the proper form an application to amend the proffers for RZ 84-D-049 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

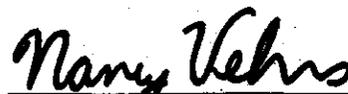
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 16th day of June, 2003.



Nancy Vehr

Clerk to the Board of Supervisors

Tysons II Land Company, L.L.C.
PCA 84-D-049-5
Tax Map 29-4 ((10)) 2-A1, 2-A2, 2-C, 2-D,
3-A, 3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B,
5-C, 6 and Outlot B

PROFFER STATEMENT

June 11, 2003

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax (1978, as amended) ("Ordinance"), subject to the Board of Supervisors' approval of the requested Proffer Condition Amendment ("PCA") and Conceptual Development Plan Amendment ("CDPA"), the applicant and owners, for themselves and their successors and assigns ("Applicant") hereby proffer the following conditions ("Proffers"). The Property that is the subject of these Proffers is identified on the Fairfax County Tax Maps as 29-4 ((10)) Parcels 2-A1, 2-A2, 2-C, 2-D, 3-A, 3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6 and Outlot B. Any future modifications to the Proffers and/or CDPA which affect only a specific parcel or parcels may be approved by the Board of Supervisors upon application for a proffered conditioned amendment and/or conceptual development plan amendment, as applicable, by the individual owner of a specific parcel or parcels without amending the entire proffer statement, and/or the entire CDPA, provided such amendment does not affect the remainder of the Property.

BACKGROUND/IMPLEMENTATION:

- A. On October 15, 1984, the Board of Supervisors of Fairfax County rezoned 106.84 acres which was the subject of Rezoning Application RZ 84-D-049 to the Planned Development Commercial (PDC) District and accepted proffers dated August 17, 1984, as revised through October 15, 1984 ("1984 Proffers"). The Board also approved the Conceptual Development Plan for Tysons II which accompanied the rezoning application ("1984 CDP"). On October 4, 1984, the Planning Commission approved the Final Development Plan, as revised through October 4, 1984 ("1984 FDP").
- B. On October 16, 1995, the Board of Supervisors approved Proffer Condition Amendment PCA 84-D-049 and adopted proffers dated February 15, 1995 revised through September 14, 1995 ("1995 Proffers"). The Board also approved Conceptual Development Plan Amendment dated April 12, 1995, as revised through September 13, 1995, for Sectors II, III, and IV which accompanied the Proffer Condition Amendment ("1995 CDPA"). On October 12, 1995, the Planning Commission approved the Final Development Plan Amendment dated April 12, 1995, as revised through September 13, 1995 ("1995 FDPA"). The 1995 Proffers, 1995 CDPA and 1995 FDPA applied to Sectors II, III and IV, which Sectors include Parcels 3-A, 3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6 and Outlot B, and which Parcels include the buildings designated as G, H, I, J1, J2, K, L, and M.
- C. On May 18, 1998, the Board of Supervisors approved Proffer Condition Amendment PCA 84-D-049-2 and adopted proffers dated July 29, 1997, revised

through May 18, 1998 ("1998 Proffers"). On April 2, 1998, the Planning Commission approved the Final Development Plan Amendment dated July 29, 1997 as revised through March 9, 1998 ("1998 FDPA"). The 1998 Proffers and the 1998 FDPA applied to a portion of Sector I, which Sector includes Parcels 2-A1, 2-A2, 2-C and 2-D, and which Parcels include the buildings designated as C, D, E and F.

D. On May 2, 2002, the Planning Commission approved the Final Development Plan Amendment dated August 20, 2001, last revised April 29, 2002 ("2002 FDPA"), which 2002 FDPA applied to Parcel 2-A2, which includes Building F, subject to certain Development Conditions.

E. The 1984 Proffers, 1984 CDP and 1984 FDP, as modified by the (i) 1995 Proffers, (ii) 1995 CDPA, (iii) 1995 FDPA, (iv) 1998 Proffers (v) 1998 FDPA and (vi) 2002 FDPA are collectively referred to as the Existing Proffers and Development Plans. The Property shall continue to be developed in substantial accordance with, and subject to, the Existing Proffers and Development Plans unless, upon the request of the applicant, the Director of the Zoning Evaluation Division ("ZED") of the Department of Planning and Zoning determines that there exists a Full Funding Grant Agreement as defined in 49 U.S.C. § 5309 ("FFGA") for rail from the West Falls Church metro station through Tysons (to and including the Tysons West station) by January 1, 2005, or such later date, if any, that is agreed to in writing by the Applicant and the Director of ZED, as such rail system is generally set forth in the Tysons Corner Metro Rail Alignments

designated as T1, T4, T6 or T9 in the Draft EIS (as defined in Proffer III.B.2. herein).

If the event stated above has occurred, as determined by the Director of ZED and communicated in writing to the Applicant (the "Implementation Notice") by the date set forth above, as such date may be extended, then the Property shall be developed in substantial accordance with, and subject to, the following Proffers and the CDPA/FDPA. If the Director of ZED issues a determination that a FFGA does not exist, the Applicant agrees to waive its right pursuant to 18-300 of the Ordinance, to appeal such determination to the Board of Supervisors.

- F. Nothing contained herein shall affect the parcels subject to the 1984 Proffers that are not part of the Property and that are not part of these applications. Attached hereto as Exhibit A is a chart setting forth the building and sector designation for each tax parcel that is part of the Property subject to these applications.

I CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

- A. Development of the Property shall be in substantial conformance with the Conceptual/Final Development Plan entitled "Conceptual/Final Development Plan Amendment Tysons II" prepared by Dewberry & Davis dated September 19, 2001, last revised January 31, 2003 ("CDPA/FDPA"), except as otherwise provided herein. Minor modifications from the CDPA/FDPA may be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance.
- B. The 1984 CDP and the 1995 CDPA are hereby deleted in their entirety and replaced by the CDPA/FDPA as it relates to the Property, which Property includes

all of Sectors II, III and IV and a portion of Sector I as shown on the CDPA/FDPA.

- C. Notwithstanding the fact that the Conceptual Development Plan and Final Development Plan are presented on the same plan, the elements of such common plan that are components of the Conceptual Development Plan are as set forth in the third paragraph of Note 1 on sheet 3 of the CDPA/FDPA and are limited to the points of access, the general location of the buildings, parking garages and, open space areas and only a future amendment to such elements shall require a subsequent Proffered Condition Amendment.
- D. The 1984 FDP, 1995 FDPA, 1998 FDPA and 2002 FDPA are hereby deleted in their entirety and replaced by the CDPA/FDPA as it relates to the Property, which Property includes Buildings C, D, E, F, G, H, I, J, K, L and M. Attached as Exhibit G are the Development Conditions for Building F, which shall continue as development conditions affecting the Building F parcel. Subsequent modifications to the Building F Development Conditions shall not require a proffered condition amendment, but shall require a final development plan amendment to the Building F parcel.

II PERMITTED USES

The principal and secondary uses which shall be permitted are identified in Note 27 on Sheet 3 of the CDPA/FDPA, which are all the principal and secondary uses permitted in the PDC District except those uses expressly excluded in Note 27. Such principal and secondary uses shall not result in any additional free-standing buildings beyond those represented on the CDPA/FDPA. Notwithstanding that the CDPA/FDPA depicts

Building J as the only residential building, the Applicant shall be permitted to transfer residential gross floor area into other office or hotel buildings and to replace such transferred gross floor area with hotel or office gross floor area in Building J. However, temporary free-standing structures may be permitted, as required to operate any outdoor recreation uses that is not an excluded use as described in Note 27 on Sheet 3 of the CDPA/FDPA, provided such free standing structures shall only be located on areas of the Property that are intended to be disturbed as shown on the CDPA/FDPA. Further, the Applicant reserves the right to establish Group 8 Temporary Uses on an interim basis as may be approved by the Zoning Administrator or Board of Zoning Appeals, provided such free standing structures shall only be located on areas of the Property that are intended to be disturbed as shown on the CDPA/FDPA.

III TRANSPORTATION

A. Tysons Corner Road Fund.

1. At the time of issuance of the first Non Residential Use Permit ("Non RUP") for a building within Sectors II, III or IV of the Property, which results in the total non residential gross floor area within such Sectors exceeding 1,963,474 square feet (being the presently permitted non residential gross floor area for such Sectors prior to the approval of this PCA), the Applicant shall contribute Three and 24/100 Dollars (\$3.24) for each square foot of total gross non residential floor area above 1,963,474 square feet contained in such Sectors. This amount shall be paid on a building by building basis. Each site plan for a building within Sectors II, III or IV shall include a tabulation setting forth the total non-residential gross floor area constructed to date within such Sectors. At

the time of issuance of the first Residential Use Permit ("RUP") for any building within Sector IV that contains residential dwelling units the Applicant shall contribute \$720.00 per residential dwelling unit contained in such building. The contribution amounts proffered in this paragraph shall be utilized for the following Tysons Corner Area Wide Improvements or other improvements in the Tysons Corner area as to be determined by the Board of Supervisors: (i) the design and/or construction of improvements to Route 123 between International Drive and the Capital Beltway, or (ii) the design and/or construction of the Route 123/International Drive Interchange. The contribution amount shall be adjusted by changes to the Construction Cost Index published by the Engineering News Record from the date of Board of Supervisors approval of this proffered condition amendment application to the date such payment is made.

2. Alternatively, in lieu of the Applicant's Tysons Corner Road Fund contribution set forth in Proffer III.A.1 above, the County at the time of giving the Implementation Notice may give written notice to the Applicant to proceed in accordance with this Proffer III.A.2 in which event the Applicant shall expend or contribute \$5,000,000 toward the following "Route 123 Improvements":

(i) Upon receipt of the Implementation Notice from the County, the Applicant shall commence the design of Route 123 to include an additional through lane on both the North and South bound sections of Route 123 from approximately International Drive to Interstate 495, and

(ii) upon approval of such design by VDOT, FCDOT and other affected property owners, commence the construction of such road improvements, subject to the availability of any required offsite easements and right-of-way and the availability of the balance of the construction funds, i.e., the funds needed above and beyond the Applicant's \$5,000,000 obligation.

(iii) Prior to commencing the design of such improvements, the Applicant, VDOT, FCDOT and the County shall negotiate an agreement with respect to the design and construction of such improvements, including with respect to (i) the scope of the project, (ii) the responsibility of VDOT/County to obtain any necessary easements and right-of-way and the timing for the same, (iii) the project budget, including the timing and availability of any necessary funds from others, (iv) the entity to be the contracting party for purposes of utility relocation, liability for payment and to third parties, (v) the Applicant's role in working with the Commonwealth Transportation Board in seeking to have such improvements added to VDOT's Six Year Plan, and (vi) other similar matters. If the Applicant, VDOT, FCDOT and the County can not agree on the terms of such Agreement within 6 months of the Implementation Notice for any reason (or such additional time as may be agreed upon by the Applicant and the County), then the Applicant shall pay such \$5,000,000.00 to the County at that time to be utilized for the Route 123 Improvements in full satisfaction of any Tysons Corner Road Fund obligations and its obligations, at site plan or otherwise, to construct improvements along Route 123 other than a fourth through lane on the north side of Route 123 as, and to the extent, provided for in Proffer III.F. hereof.

B. Transit Facilities.

1. Dedication. Applicant shall reserve for future dedication or conveyance the land areas within the Property designated as "Future Transit Station" on the CDPA/FDPA. Such dedication or conveyance shall (i) include necessary construction easements and utility easements (to the extent not available in public rights-of-way) and (ii) shall be subject to the reservation that such land area be used solely for transit and ancillary support purposes and shall expressly exclude the right to develop the air rights above the station for uses other than public uses or uses accessory to or providing a service to or for the convenience of transit patrons or other uses agreed to in writing by the Applicant and the County. Such land areas shall be conveyed in fee simple to the County, or if directed by the County, the Washington Metropolitan Area Transit Authority ("WMATA"), the Virginia Department of Rail and Public Transportation ("VDRPT") or other public operator of such transit facilities upon demand by the County within 60 days following the County's written request, but no sooner than the effective date of the Implementation Notice as set forth in Proffer E. under Background/Implementation, above. Applicant shall make such dedication or conveyance without monetary consideration provided Applicant receives density credit for the area dedicated or conveyed as provided for in Section 2-308 of the Ordinance. Prior to such dedication the Applicant shall cooperate with WMATA, VDRPT or other public operator of such transit facilities and shall provide access to the area

to be dedicated for WMATA, VDRPT or other public operator of such transit facilities to perform preliminary engineering and surveying activities.

2. Adjustment to Dedication Area. The Draft Environmental Impact Statement for the Dulles Corridor Rapid Transit Project prepared by WMATA (the "Draft EIS") sets forth four (4) possible "Tysons Corner Metrorail Alignments" designated as T1, T4, T6 and T9 and the area reserved for "Future Transit Station" is based on the T-6 Alignment, as endorsed by the Board of Supervisors, WMATA and the Commonwealth Transportation Board. The Applicant shall, in cooperation with the appropriate public agencies, adjust the area to be dedicated or conveyed if one of the other three (3) alignments is selected and such selection requires an adjustment in the station location and design, or if there are any minor adjustments to the T-6 alignment based on final engineering that require additional land, with the understanding that the adjustments contemplated above, including any minor modifications to the adjacent parking structure or building shall not require an amendment to the Proffers or the CDPA/FDPA. This Proffer shall not require additional dedication or conveyance required to accommodate the bus lanes/transfer areas presently shown on Tax Parcel 29-4-((1))-35A in the T-6 Alignment without the consent of the Owners of the parcels within Sector II, however, if it is determined by the appropriate public agencies that some of the aforementioned bus lanes/transfer areas are best located other than on Tax Parcel 29-4-((1))-35A, the Applicant shall work with the appropriate public agencies, to consider alternative locations,

including locations north of Route 123 taking into account, among other criteria, the impact on traffic flows and the planned development on the Property.

3. Station Platform. Applicant acknowledges that the plans for the T-6 Alignment show the station platform designated as "North Entrance Pavilion" on such T-6 plans as located between Building K and Tysons Boulevard, and the Applicant shall cooperate and coordinate with the applicable agencies with respect to the construction of the same, and shall grant necessary construction, utility and air rights easements for such platform to the extent such platform extends beyond the area to be dedicated pursuant to Proffer III.B.1.

4. Pedestrian Connections from Station Platform to Street Level. Applicant shall permit a connection (stairs, elevator and/or escalator) to be made by WMATA, VDRPT or other public transit agency from the station platform in Sector II to the street level pedestrian network, including granting any necessary easements for such purpose, which street level connection shall be in addition to the above-grade connection to be made by the Applicant pursuant to Paragraph III.B.5 below.

If the elevated bridge from Sector IV to the rail station platform shown as "Proposed Elevated Pedestrian Connection" on the CDPA/FDPA is constructed, the Applicant shall provide stairs and/or an elevator to provide 24-hour access from such bridge or the structure/plaza in Sector IV to which it connects to the street level pedestrian network.

Additionally, should the selection of any of the four (4) proposed alignments require an adjustment to the pedestrian connections to the transit

facility, as such connections are shown on the CDPA/FDPA, the Applicant shall cooperate with the appropriate public agencies and shall make such minor adjustments (i) to the area to be dedicated or subjected to easement and (ii) to the layout shown on the CDPA/FDPA with the understanding that the adjustments contemplated above, including any minor modifications to the adjacent streetscape, parking structure or building, shall not require an amendment to the Proffers or the CDPA/FDPA.

5. Above Grade Pedestrian Connection from Station Platform to Building K Improvements. Applicant acknowledges that the plans for the T-6 Alignment show a station platform at elevation 474 while the CDPA/FDPA shows the connection to the station platform occurring at elevation 470 and the Applicant shall (i) adjust its plans to assure a functional above-grade connection is made to Sector II which adjustments may consist of a stairway and an ADA compliant connection or (ii) if the Building K improvements have been constructed prior to the construction of the station platform, make appropriate adjustments to such existing improvements to assure a functional above-grade connection to the station platform, which adjustments may consist of a stairway and an ADA-compliant connection.

6. Coordination with WMATA/VDRPT. Prior to the second submission of the site plan (or if no second submission is required, prior to site plan approval) for any improvements (including parking structures) associated with Building K in Sector II and Building J in Sector IV, the Applicant shall furnish evidence to FCDOT that the site plan in question has been coordinated

with, and is satisfactory to WMATA, VDRPT or such other public transit operator, with respect to such improvements interface with existing or proposed rail facilities and any minor modifications to such dedicated area as contemplated by this Proffer III.B.

C. Pedestrian Network.

1. In addition to constructing the on-grade pedestrian network shown on the Property as depicted in the CDPA/FDPA, the Applicant shall, subject to obtaining any and all required approvals from the Virginia Department of Transportation ("VDOT"), have the option of constructing all or any of the above-grade pedestrian network, including the three (3) pedestrian connection bridges across the public rights-of way known as Galleria Drive and Tysons Boulevard as depicted on the CDPA/FDPA. The pedestrian bridges may be either an open or closed facility. Additionally, the Applicant shall subject to the approval of VDOT be permitted to construct and establish retail and similar type uses on such pedestrian connection bridges. To the extent the pedestrian connection bridges are not constructed, the Applicant shall demonstrate to DPZ that access to the major plazas from the street level pedestrian network will be provided.

2. Applicant shall provide stairs and/or an elevator to provide 24-hour access from the upper plaza in Sector II to the lower plaza in that Sector and from there to the sidewalks in the public right-of-way.

3. Prior to the issuance of the first Non-RUP for the first building within Sector III, the Applicant shall extend the existing asphalt trail along the

northeastern portion of Sector III from its current terminus to Galleria Drive as depicted on Sheet 6 of the CDPA/FDPA.

4. Minor modifications to the on-site pedestrian network may be made by the Applicant at time of site plan consistent with the provisions of Section 16-403 of the Ordinance.

D. Pedestrian Connection to West*Park.

1. Connection to West*Park. The Applicant shall provide a mid-block pedestrian connection to the West*Park Parcel (as defined below), as provided in Proffer III.D.2 and III.D.3 below, with such connection to address the following scenarios: (i) the West*Park Parcel has not been redeveloped and/or continues to have surface parking, and (ii) the West*Park Parcel has been redeveloped and has structured parking adjacent to Sector III.

2. At -Grade Connection to West*Park Parcel Prior to Redevelopment of West*Park Parcel. As part of the on-site pedestrian network shown on the Property as depicted on the CDPA/FDPA, the Applicant shall construct a mid-block pedestrian connection between the existing/proposed development on tax parcel 29-4-((7))-3 (the "West*Park Parcel") and the pedestrian network for Sector III as depicted on the CDPA/FDPA. Prior to approval of a site plan showing such mid-block connection, the Applicant shall coordinate and diligently work with the owner of the West*Park Parcel ("West Park") to establish the location of the pedestrian connection, which shall be either the location shown on the CDPA/FDPA or another location in the general vicinity acceptable to Applicant and West*Park. At the time of site plan submission for

Building G, the Applicant shall provide documentation to DPWES that it has used good faith efforts to coordinate the location of the pedestrian connection with the owner of the West*Park Parcel.

The connection shall consist of constructing an asphalt trail six (6) feet in width from the current asphalt trail along the northeastern (rear) portion of Sector III to the common boundary of Sector III and the West*Park Parcel, as shown on the CDPA/FDPA (the "Pre-redevelopment Connection"). The Pre-redevelopment Connection shall be constructed by the Applicant prior to the issuance of the first Non-RUP for the first building within Sector III.

When the parking structure adjacent to Building I is constructed, the Applicant shall construct the at grade asphalt trail six (6) feet in width from the current asphalt trail along the northeastern (rear) portion of Sector III into such garage as shown on Sheet 17 of the CDPA/FDPA and a walkway through such garage as provided for in Proffer III.D.5. This walkway may be discontinued at such time, if ever, that the connection to the West*Park parcel contemplated by III.D.3. is constructed including the walkway through the garage adjacent to Building G or from the terrace to the remainder of Section III.

Additionally, the proposed park depicted on Sheet 8 of the CDPA/FDPA shall be designed to permit future pedestrian access from tax parcels 29-4-((7))-9 and 10 to such park.

3. Connection to West*Park Parcel Post-redevelopment of West*Park Parcel. If, at the time of site plan for Building G and the associated parking structure adjacent to the West*Park Parcel, the West*Park Parcel has been

redeveloped to include structured parking, the Applicant shall design and construct a connection to the West*Park Parcel concurrent with the construction of the parking structure adjacent to the West*Park Parcel provided the Applicant is granted necessary easements by the owner of the West*Park Parcel to allow the construction of such connection (such easements to be provided at no cost to the Applicant) and provided funds have been contributed by the owner of the West*Park Parcel and such funds are available to the Applicant and adequate to pay for the cost of designing and constructing the connection from the boundary line of the West*Park Parcel to its terminus on the West*Park Parcel parking structure. The location of such connection shall be in the general vicinity of either of the two locations set forth on sheet 17 of the CDPA/FDPA or in an alternative location agreed to by West*Park, the applicant and the Director of ZED. At the time of site plan submission for Building G, the Applicant shall provide documentation to DPWES that it has used good faith efforts to coordinate the location of the pedestrian connection with the owner of the West*Park parcel.

4. Continuing Obligation to Make Connection to West*Park Parcel Post-Redevelopment of West*Park Parcel. In the event such funds and/or easements for the construction of the connection provided for in Proffer III.D.3 are not contributed by the West*Park owner upon 90 days following Applicant's written notice to the owner of the West*Park Parcel of its intent to file a site plan for Building G and the associated parking structure adjacent to the West*Park Parcel because either (i) West*Park was unwilling to contribute such funds and easements or (ii) the West*Park Parcel has not been redeveloped with structured

parking, the Applicant shall not be required to design and/or construct the connection. In such event, however, the Applicant shall remain obligated to contribute funds sufficient to pay for the cost of design and construction of the connection from the parking structure associated with Building G (or, at the Applicant's option, the terrace) to the boundary line of the West*Park Parcel generally in the vicinity shown on the CDPA/FDPA, as well as grant necessary easements to allow the construction of the connection, to any party ready, willing and able to complete the construction of the connection. Such contribution shall be subject to the Applicant receiving ninety (90) days written notice to provide such contribution by such party. Applicant shall, as part of the approval of the site plan for Building G, provide DPWES with copies of its written request(s) to the West*Park owner to provide such funds and/or easements.

The Applicant reserves the right to provide for such a connection by separate agreement with the owner of the West*Park Parcel (or other appropriate party) without requiring the approval of a Proffered Condition Amendment. Such agreement shall be subject to the review and approval of the Director of ZED for substantial conformance with this Proffer III.D3.

5. Elements of Pedestrian Connection Through Garage or Terrace.

The walkway through, or on the top level of, the parking garage or, at the option of the Applicant, through the terrace adjacent to Building G, as shown on Sheet 17 of the CDPA/FDPA from the pedestrian connection to be made pursuant to Proffers III.D.2 and/or III.D.3. to the remainder of the Sector III site shall have the following elements: (i) the walkway shall be a minimum of five (5) feet in width

and shall be available to the public 24 hours a day; (ii) if through or on top of the garage; the walkway shall be differentiated from the driving surface and the walkway shall be a different pavement type from the drive aisles/parking spaces or painted to be clearly distinguishable; (iii) signage shall be provided to direct pedestrians in the walkway; and (iv) security shall be provided for the walkway and, if applicable, garage consistent with sound property management principals.

- E. Traffic Signals. The Applicant shall design, equip and install signalized intersections (including pedestrian signals) at the following locations as required and when deemed warranted by the Virginia Department of Transportation ("VDOT"): (1) Tysons Boulevard and Westbranch Drive; (2) Galleria Drive and Westpark Drive; and (3) Tysons Boulevard and Park Run Drive. Applicant shall provide a separate warrant study covering each signal to VDOT when requested by the Fairfax County Department of Transportation ("DOT").
- F. Route 123 Improvements. Applicant shall at the time of site plan approval for a parcel within the Sector II or Sector IV property adjacent to Route 123, design and construct a fourth through lane on Route 123 adjacent to such Sector II or Sector IV parcel, as applicable, within the existing right-of-way to VDOT specifications, or, at the request of DPWES, escrow the costs of such construction with DPWES for future construction of such improvements by the County or its designee, unless such improvements have been previously constructed. Additionally, Applicant shall at the time of site plan approval for a building within Sectors II, III or IV of the Property which results in the total non residential gross floor area within such Sectors exceeding 1,963,474 square feet, subject to VDOT approval and the

availability of sufficient right-of-way at no cost to the Applicant, construct an additional approximately 550 foot left turn lane to VDOT standards for a tandem left turn lane from north bound Route 123 onto Tysons Boulevard, including any redesign and reconstruction of Route 123 within the existing right-of-way necessary to accommodate this improvement or at the request of DPWES, escrow the costs of such construction with DPWES for future construction of such improvements by the County or its designee, unless such improvements have been previously constructed. If the County elects to have the Applicant proceed pursuant to Proffer III.A.2, then Applicant's obligations with respect to any Route 123 improvements at time of site plan or otherwise shall be deemed satisfied upon its performance of its obligations under Proffer III.A.2 other than with respect to the fourth through lane on Route 123 as, and to the extent, provided for above.

- G. Route 123 - International Drive Right-of-Way. The Applicant shall dedicate and convey to Fairfax County Board of Supervisors in fee simple (i) at the time of site plan approval for Building M or the associated garage or (ii) when requested by VDOT, whichever first occurs, the land areas within Sector II designated as Proposed Right-of-Way and grant temporary construction easements in the land areas within Sector II designated Planning Level Construction Easement as shown on Sheet 30 of the CDPA/FDPA for the grade-separated improvement at Route 123 and International Drive (the "Interchange"), provided Applicant receives density credit for the land area so dedicated as provided for in Section 2-308 of the Ordinance. The Applicant agrees to provide additional dedication area and/or temporary construction easements to accommodate the Interchange, provided such

additional grants do not require (i) the relocation of buildings and parking structures shown on the CDPA/FDPA and permits a 15-foot landscape buffer between the right-of-way and such improvements or (ii) an amendment to the CDPA/FDPA and provided Applicant receives density credit for any additional land area dedicated as provided for in section 2-308 of the Ordinance.

- H. Tysons Boulevard Right-of-Way. The Applicant shall dedicate and convey to Fairfax County Board of Supervisors in fee simple at the time of site plan for Building K or when requested by VDOT, whichever first occurs, the land areas within Sector II adjacent to Tysons Boulevard designated as "Proposed R/W" on Sheet 30 of the CDPA/FDPA, provided Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the Ordinance.
- I. Utility Easement. Applicant shall reserve a utility corridor and grant to Fairfax County and/or other utility providers utility easements within Sector II and Sector IV in the area designated as "Planning Level Utility Easement" on Sheet 30 of the CDPA/FDPA, and if such utility providers can not be accommodated within that portion of the Planning Level Utility Easement located outside the parking structure shown in Sector II because of the encroachment of the parking structure on such easement, then the Applicant shall (i) provide easements in other locations acceptable to the Applicant, such utility providers, VDOT and/or the County, as applicable, or (ii) provide a utility duct bank or similar facility within or under the parking structure to accommodate such utility providers. The Applicant shall provide DPWES with evidence that such utility providers agrees to any alternative easement locations contemplated above.

J. Intersection/Access Improvements. Subject to approval of VDOT and DPWES, the Applicant shall provide the intersection and access improvements shown on Exhibit F attached hereto to VDOT standards. Such improvements shall be constructed as indicated on the Phasing Schedule shown on Exhibit F prior to final bond release for the applicable site plan that triggers the improvement.

K. Transportation Demand Management.

The Tyson's Corner Urban Center Plan establishes an overall 20% mode split goal for SOV trips to and from the Tysons Corner area through transportation demand management efforts and major improvements in the transit system. To facilitate the achievement of this goal, the Applicant shall implement and operate a transportation demand management ("TDM") program for both existing and future development within the Property consisting of three (3) major components as follows:

1. The designation of an Employee Transportation Coordinator (ETC). The Applicant shall appoint an ETC from its management staff, (so long as the ETC's other duties do not prevent it from performing his/her function as ETC), or from the property owner's association for Tysons II within 60 days of the approval of this application to implement immediately upon the Applicant's receipt of the Implementation Notice the TDM program.

2. Ongoing coordination by the ETC with a designated FCDOT agent or staff member on a quarterly basis, to provide opportunities for adjustment to the program to increase its effectiveness. As part of that effort, the Applicant shall conduct a survey bi-annually of tenants and their employees to identify in

coordination with FCDOT which transportation demand management strategies would be most effective.

3. Implementation of specific incentive programs as follows:

(i) The Applicant shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by tenants and their employees, such as building lobbies. The ETC shall: (a) maintain a tenant database that can be used by the ETC and/or FCDOT to distribute transit/rideshare information and promote transit use; (b) Coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing; (c) Provide reports on a biannual basis, based on surveys, detailing TDM programs in operation, including estimated number of participants by program; (d) Provide reports to FDOT on a biannual basis of ongoing measurements of mode split and TDM effectiveness.

(ii) Guaranteed Ride Home. The Applicant shall encourage tenants and their employees to participate in the Washington Council of Government's "guaranteed ride home" program and to provide financial incentives to their employees to travel other than by single occupancy vehicles such as "Metrochek".

(iii) The Applicant, at the initial signing of a lease, shall advise each tenant that a private TDM program exists and a public TDM program exists and encourage them to participate and contact the ETC or FCDOT for participation opportunities.

(iv) The Applicant or the Tysons II Property Owners Association shall be a dues paying member of TYTRAN or successor organization for the next ten (10) years from the approval of this Application at an annual cost not to exceed \$2,000.00 per year for ten (10) years.

(v) Preferential Parking for Car and Vanpools. The Applicant shall reserve parking spaces convenient to parking garage entrance and exit points for car and vanpools based on the estimated number of car and vanpools being utilized and such spaces will be clearly identified as so reserved.

(vi) Parking Rates for (i) Single or Double Occupancy Vehicles, (ii) carpools and (iii) vanpools. The Applicant shall charge tenants and/or their employees utilizing single or double occupancy vehicles for parking at prevailing market rates. Carpool vehicles (with three or more occupants) will be charged no more than one-half of the single occupant vehicle parking rate and Vanpools shall be provided free parking.

(viii) Each new building or associated garage shall provide bicycle storage if the Employee Survey provided for in Proffer III.K.2 indicates the same would be utilized.

(ix) Shuttle Bus to Metro. If requested by the FCDOT, prior to the issuance of a non-residential use permit for the first additional office building to be constructed in Sectors II, III or IV that exceeds 1,963,474 of non-residential gross floor area, the Applicant shall operate or contract

with a third party to operate and maintain a shuttle bus service for use by the tenants of the office buildings to provide access to and from the West Falls Church or Dunn Loring Metro Station as determined most beneficial by the Employee Survey. Such service shall be available during the morning peak (6:30 a.m. to 8:30 a.m.) and evening peak (5:00 p.m. to 6:30 p.m.) excluding Saturday, Sundays, and national holidays. Seating capacity of such shuttle bus(es), the frequency of trips and number of such bus(es) shall be coordinated to reasonably meet employee demand as determined by the results of the Employee Survey. The shuttle bus program shall be periodically updated as employee demand is reassessed, and the program shall be coordinated with the Fairfax County Department of Transportation. The Applicant shall not be required to establish the shuttle bus service as provided herein (and shall be permitted to discontinue such service if established) if (i) a twenty percent (20%) mode split of single occupancy vehicles is being achieved; (ii) public transportation service is provided by WMATA or other provider from the Metro Station in question to a location adjacent to the Property; or (iii) rail service exists on or adjacent to the Property.

(x) If at the time of issuance of the first non-RUP for a building in Sectors II, III or IV which results in the non-residential gross floor area within such sectors exceeding 1,963,474, if rail through Tysons (to and including the Tysons West station) has not been established and a twenty percent (20%) mode split has not been achieved by the Property, the

Applicant shall establish a "TDM Fund" of \$100,000.00 to subsidize the TDM program. The Fund shall be used for transit and parking subsidies and the cost of operating any shuttle bus service that may exist or be established. On the first anniversary of the establishment of the TDM Fund, and on each anniversary date thereafter, the ETC shall solicit those tenants whose employees have availed themselves of the transit and parking subsidies in the prior year and request that such tenants contribute to the TDM Fund in recognition of the benefits received by their employees. Any such funds received shall be utilized in the same manner as the initial TDM Fund. Such solicitation shall continue so long as the conditions which require the initial funding of the TDM Fund by the Applicant continue to exist. If such solicitation efforts are not successful, then the Applicant agrees to work with FCDOT, tenants of the Property, the operator of the parking facilities and WMATA to explore alternative sources of funding for the TDM Fund or subsidies for transit riders for so long as the conditions which require the initial funding of the TDM Fund by the Applicant continue to exist.

(xi) The Applicant shall, upon request of FCDOT, provide space in each building or those buildings designated by FCDOT for the on-site sale of fare media, subject to the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to, Metrorail, Metrobus, Metrocheck and Fairfax Connector bus fare media.

(xii) Showers and locker facilities shall be provided at no charge to the office tenants in order to facilitate and encourage those persons desiring to commute via alternative means of transportation (e.g. bicycle, motorcycle, or by walking.)

(xiii) Employer occupants shall be encouraged to provide alternative work schedules, including staggered work hour programs and flex-time, and telework programs.

(xiv) In order to monitor the success of the TDM program, the applicant shall complete and submit to the FCDOT annual reports, the first of which shall be submitted within 18 months of the Implementation Notice. In addition to the information required elsewhere in Proffer K., the report shall demonstrate the mode split that has been achieved during the reporting period year within the entire development subject to this application. The report shall also document the TDM strategies that were employed during the year covered by the report.

L. Bus Stops. The Applicant agrees to construct bus turnout lanes and bus shelters at two (2) additional locations within Tysons II mutually agreed upon by the Applicant and FCDOT, including, potentially, at locations that might serve the rail facility, as referenced in Proffer III.B.2 above, and shall remove trash and debris from such shelters, and if no such agreement on locations can be reached, to donate \$10,000 per bus stop to FCDOT to be used for bus stops in the Tysons area.

M. Prior Transportation Improvements. The Applicant asserts that the transportation improvements set forth in Proffers 1, 2 and 3 of the 1984 Proffers have been completed (except for the installation of a signal at Tysons Boulevard and Westbranch Drive), but such obligations continue as a proffered obligation of the Property and the other property that is subject to the 1984 Proffers. A copy of Proffers 1, 2, and 3 of the 1984 Proffers is attached hereto as Exhibit B.

IV PHASING

The total amount of undeveloped gross floor area on Sectors II, III and IV of the Property as depicted on the CDPA/FDPA consists of 4,097,781 square feet. The presently permitted non residential floor area permitted in Sectors II, III and IV prior to the approval of this PCA consists of 1,963,474 square feet. These applications propose an additional 722,154 square feet of residential gross floor area and an additional 1,444,307 square feet of non residential gross floor area.

- A. Within Sectors II, III and IV of the Property, 1,963,474 square feet of non residential gross floor area (the presently permitted non-residential gross floor area for such Sectors prior to the approval of this PCA) may be developed at any time and is not subject to any phasing requirement.
- B. The 722,154 square feet of residential uses in Sector IV may be constructed at any time and are not subject to any phasing requirement. However, in the event that the Applicant elects to construct prior to Phase III (as described in Proffer IV.C. below) the 722,154 square feet of residential development , the Applicant shall phase construction of 240,718 square feet of the presently permitted non-

residential development in the same manner as the additional 1,444,307 of non-residential gross floor area is phased under Proffer IV.C. below.

C. The additional 1,444,307 of non residential gross floor area (and any of the presently permitted non-residential gross floor area that must be phased pursuant to Proffer IV.A. above) may be built on the first to occur of (i) Upon the Applicant's receipt of the Implementation Notice indicating that a rail station is selected and programmed for design and construction within Sectors II, III, or IV, such additional 1,444,307 of non-residential gross floor area (i.e., the non-residential gross floor area above existing non-residential gross floor area) may be built in the following phases:

- PHASE I. Up to one-fourth of the additional non-residential square footage (or 361,077 square feet) may be constructed prior to completion of a rail extension to the vicinity of Route 7 and Spring Hill Road (Tysons West station as shown in the Draft EIS).
- PHASE II. Up to an additional one-half of the additional non-residential square footage (or 722,153 square feet) may be constructed after a rail extension is completed to the vicinity of Route 7 and Spring Hill Road (Tysons West station as shown in the Draft EIS).
- PHASE III. The remaining one-fourth of the additional non-residential square footage (or 361,077 square feet) may be constructed after a rail extension is constructed to the general vicinity of Reston Parkway and rail or bus rapid transit is constructed to the vicinity of Dulles Airport; or

(ii) January 1, 2019.

V STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

- A. Storm Water Management ("SWM") has been and, subject to any required approval of DPWES contemplated in Proffer V.B. below, will continue to be provided as set forth in the Overall Storm Water Management Plan No. 6028-DS-01-3 approved by Fairfax County on September 20, 1990. The CDPA/FDPA does not depict any additional SWM or Best Management Practice ("BMP") facilities on the Property. Minor modifications may be made to the configuration of the currently SWM facilities approved with final engineering.
- B. If deemed necessary by the Director of DPWES at the time of site plan(s) submission, an exception to the performance criteria may be requested in accordance with the provisions set forth in Section 118-6-9 of the Chesapeake Bay Preservation Ordinance and/or the Public Facilities Manual. If the exception is not approved, SWM or BMPs will be provided for any incremental increase in the total impervious area in accordance with a plan approved by the Director of DPWES, and said plan may require minor modifications to the SWM facilities represented on CDPA/FDPA or the construction of underground vaults in areas that are planned for land disturbance activities. In addition to the landscaping represented on the CDPA/FDPA, landscaping, to include the planting of a wetland seed mix and trees adaptable to wetlands such as Bald Cypress, River Birch, Black Gum/or Laurel Oak, shall be provided in the SWM dry ponds in accordance with a plan to be approved by the Urban Forestry Division with such landscaping to be installed prior to bond release for the site plan for the building nearest to the dry pond in question.

VI PARKING

- A. In recognition that not all of Sector I is a part of these applications, the number of parking spaces within Sector I shall be as set forth in Proffer 13 of the 1984 Proffers which "Proffer 13" remains applicable and is attached hereto as Exhibit C.
- B. Sectors II, III and IV shall provide the number of parking spaces based on the ratios set forth on Sheet 3 of the CDPA/FDPA. The Applicant reserves the right to request a parking reduction or shared parking agreement pursuant to Article 11 of the Ordinance or to reduce its parking to provide the number of parking spaces required by any subsequent amendments to the Ordinance. Upon the construction of rail from the West Falls Church metro station through Tysons (to and including the Tysons West station), the Applicant agrees to have a parking study prepared and if such parking study based on projected parking needs and market requirements in the area supports a lesser amount of parking than required by Ordinance, the Applicant will seek approval of a parking reduction from the County. Any modification to the required parking as approved by such parking reduction or shared parking agreement may be accommodated without requiring a CDPA/FDPA. The number of parking spaces represented on the CDPA/FDPA is based on preliminary estimates; the final number of parking spaces provided at the time of site plan submission shall be as required by Article 11 of the Ordinance in effect as of the date hereof, and shall be consistent with (i) any approved parking reduction, (ii) the uses developed, and (iii) the gross floor area or number of units developed. Applicant reserves the right to provide parking in excess of the

minimum required per Ordinance or approved parking reduction so long as it does not decrease open space and is in substantial conformance with the CDPA/FDPA, provided that for all non-residential development, Applicant shall not provide a number of parking spaces more than approximately five percent (5%) in excess of the Ordinance, unless it demonstrates to the satisfaction of DPWES that such spaces are necessary to meet anticipated demand or anticipated changes in uses. The limitation on the number of parking spaces shall not require that the Applicant construct partial parking decks, if being acknowledged that sound engineering or construction management principles might indicate that the construction of a full parking deck is appropriate or desirable.

- C. The parking spaces shown as "Provided/Proposed" on Sheet 3 of the CDPA/FDPA that are in excess of the number of spaces required by the Ordinance as modified by Proffer 13 may be provided at the option of Applicant, but shall not be required.

VII SIGNAGE

The Property is presently subject to an approved "Comprehensive Sign Plan" (CSP - 84-D-049). Prior to the issuance of any sign permits for signs that are inconsistent with the approved Comprehensive Sign Plan the Applicant shall prepare and submit to the Planning Commission for approval a revised Comprehensive Sign Plan to address any inconsistencies between the improvements reflected on the CDPA/FDPA and the Comprehensive Sign Plan with respect to the location of free standing (as opposed to building) signage. Such revised sign plan will also provide for an informational/directional signage program designed to facilitate the movement of both

pedestrian and vehicular traffic within Tysons II , including the proposed transit station, and, with respect to such transit station, such signage shall be coordinated with WMATA.

VIII URBAN DESIGN

- A. Design Concepts. The urban design concepts for the Property are set forth in the Tysons II Master Plan Design Concepts dated August 2002 prepared by Kohn Pedersen Fox and attached hereto as Exhibit D (the "Design Concepts"). The urban design booklet illustrates concepts of Landmark, Gateway and Precint as devices to organize the master plan for the Property. These concepts are characterized by a varied skyline, major and minor gardens and plazas, pedestrian friendly circulation patterns, such as sidewalks, enclosed walkways and bridges and pathways and are consistent with the general location and massing of buildings and the locations of open space areas and plazas as shown on the CDPA/FDPA. Modifications to the layout shown on the CDPA/FDPA may be permitted by the Director of ZED when it is determined that the changes are in substantial conformance with these design concepts.
- B. Building Materials. The Applicant shall utilize materials of comparable or higher quality to the materials presently existing on Buildings C, D and E within the Property.
- C. Garage Facades. All above grade garages shall have façade treatments that are compatible with the architectural design of the building associated therewith and include screening and landscaping to a similar or greater degree than the garages presently associated with Buildings C, D and E within the Property.

- D. Site Plan Submissions. At the time of each site plan submission, a copy of the site plan shall be submitted to both the Supervisor and Planning Commissioner for the district where the Property is located for review and comment.
- E. Landscaping. Landscaping shall be provided in substantial accordance with the CDPA/FDPA. Landscape treatments adjacent to all proposed buildings and parking structures shall be of a comparable quality and quantities as the landscaping that was installed adjacent to the existing buildings and parking structures in Tysons II at the time of initial construction of such buildings, i.e. buildings C, D and E, as such landscaping is shown on the approved site plans for such buildings. Copies of the relevant sheets of such C, D and E site plans shall be included with site plan submissions for future buildings.
- F. Streetscapes. The streetscapes along the public streets shown on the CDPA/FDPA are in conformance with the guidelines set forth for the "Core" area of the Tysons Corner Urban Center component of the Comprehensive Plan, which is attached as "Exhibit H." Where utilities and sight distance requirements inhibit the placement of trees in strict accordance with the guidelines as shown in the CDPA/FDPA, an alternative streetscape scheme that archives the purpose and intent of the Tysons Corner Streetscape in "Exhibit H" may be established subject to the review and approval of the Urban Forestry Division and shall be implemented subsequent to that approval. The revised streetscape shall provide, where practical, the following: a walkway for pedestrians; a planted separation between pedestrians and the adjacent street that is approximately six feet wide; landscaping between the building and the main pathway (this may be modified

where store fronts are provided along the street); and, where appropriate, as determined by Applicant, provide visual connections and pathways to nearby buildings, plazas, entry courts, and other features. For example, landscaping in planters and street furniture may be used to meet some of the standards noted above as shown on Sheet 7 of the CDPA/FDPA. Where permitted by the appropriate authorities, plantings may, at the option of the Applicant, be provided in the median strips of public rights-of-way.

- G. Sidewalks. Along the public street frontage of Building F and Sectors II, III and IV, the existing sidewalks shall be replaced by a sidewalk a minimum of six (6) feet in width which shall be constructed at time of approval of the site plan that includes the parcel upon which the sidewalk is located. The preceding sentence shall not require the Applicant to demolish and replace the existing sidewalks on Parcels 2-A1, 2-C and 2-D, i.e. Buildings C, D and E. The sidewalk may, include the alternative paving patterns, such as but not limited to, that shown on Sheet 8 of the CDPA/FDPA consisting of brick bands. Alternative sidewalk paving sections may be used to delineate special areas, identifying pathways to special landscaping features such as plazas, entrances to buildings and retail spaces or to provide visual interest.
- H. Plazas. The applicant shall construct the plazas depicted on the CDPA/FDPA at time of construction of the building on the Parcel upon which such plaza is located. To allow further refinement of the various and diverse types of plazas shown on the CDPA/FDPA, such plazas need not be constructed as illustrated on the CDPA/FDPA; however, any such refinements shall be in substantial

conformance with the purpose and functions of each plaza as shown on the CDPA/FDPA. As noted in Note 15 on Sheet 3 of the CDPA/FDPA, the design of the plazas in Sectors II, III and IV are illustrative, but, at a minimum, shall include the following elements: outdoor seating, lighting, landscaping and locations for public art, generally as illustrated on sheets 15, 16, 22, 23, 27 and 28 of the CDPA/FDPA.

I. Lighting.

1. Site lighting, including lighting for parking structures, stair wells, drive aisles, sidewalks and plazas shall, with respect to (i) type of fixture e.g. shielded or full cut off for parking lot lighting, and (ii) illumination, e.g. number of foot candles, be similar to the existing site lighting that presently exist for Buildings C, D and E. The specifications for such site lighting are attached hereto as Exhibit E. The Applicant reserves the right to substitute different types of fixtures and illumination provided the substitute lighting minimizes the impact of glare on parcels adjacent to the Property to at least an equivalent degree.

2. During construction, the Applicant will attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the extent possible without violating aforementioned laws, regulations or policies. Such measures as cut off shields, lower intensity or lower number of light bulbs, or dimming or extinguishing after 10 PM will be presented to appropriate inspectors for their consideration. Additionally, during construction, if requested by the Board of Directors of the Regency and Encore Condominium Associations at the time of construction, the Applicant shall direct its contractor to

erect paper or black plastic covering over windows if they are to be illuminated after 10:00 PM.

IX SUPPORT RETAIL, SERVICE, AND OTHER USES

- A. A minimum of 52,800 square feet of gross floor area within the Property shall be devoted to any of the following, or any combination of the following: community uses, commercial recreation uses, quasi-public uses, support retail, or retail-type uses such as, but not limited to, support services such as concierge services, financial institutions, eating establishments, fast food restaurants and quick-service food stores, business service and supply establishments, personal service establishments, health clubs, newsstands or other retail sales establishments as defined by the Ordinance, theatres, senior or child care, cultural or civic space (exclusive of the plazas depicted on the CDPA/FDPA). Areas devoted to outdoor seating for newsstands or eating establishments (even if such seating is located in an outdoor plaza) or outdoor cultural or civic space (exclusive of the plazas depicted on the CDPA/FDPA) may be used to satisfy a portion of the required square footage. The minimum square footage devoted to such uses at any given time shall be 4,800 square feet multiplied by the number of buildings existing within the Property, provided such minimum square footage may be provided in any of the buildings or parcels then developed. Any child care uses shall be subject to a demonstration by the Applicant to the Office for Children that the required outdoor play area is acceptable as to size and location.
- B. The 442' and 460' levels of Building F, the 440' level of Building G and Building H, the 460' level of building K and the 480' level of Building L and Building M

shall be designed and constructed to accommodate any one of the following, or any combination of the following: community uses, commercial recreation uses, quasi-public uses, support retail, or retail-type uses such as, but not limited to, support services such as concierge services, financial institutions, eating establishments, fast food restaurants and quick-service food stores, business service and supply establishments, personal service establishments, health clubs, newsstands or other retail sales establishments as defined by the Ordinance, theatres, child care, cultural or civic space.

- C. Applicant agrees to negotiate in good faith to lease a minimum of 110,000 square feet of the space designed and constructed for the purposes set forth in Proffer IX.B. for retail purposes in accordance with commercially viable economic parameters and, if unable to secure such tenants, will provide documentation of such marketing efforts to the Director of the Department of Planning and Zoning. This commitment to marketing such space shall not require that such space remain vacant if other tenants, including office tenants, are willing to lease such space.

X NOISE ATTENUATION

- A. Prior to final site plan approval for any building intended in whole or in part for residential purposes, the Applicant shall provide an acoustical analysis based on final site grades, building location and future traffic volumes on Route 123 and adjacent transit facilities to DPWES for review and approval. The acoustical analysis shall identify which units are exposed to highway/transit noise levels above DNL 65 dBA.

B. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway/transit noise impact zone of DNL 65-70 dBA, as ultimately determined by the study in Paragraph (A) above, shall be constructed with the following acoustical treatment measures:

- (1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.**
- (2) Doors and windows shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows shall have a STC rating of at least 39.**
- (3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.**

C. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway/transit noise impact zone of DNL 70-75 dBA, as determined by the study in Paragraph (A) above, shall be constructed with the following acoustical treatment measures:

- (1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.**
- (2) Doors and windows shall have a laboratory STC rating of at least 37 unless glazing constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of**

an exposed façade, then the windows shall have a STC rating of at least 45.

(3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

D. Nothing herein shall be construed to restrict or otherwise limit the use of upper-level balconies or decks on residential building(s).

XI PUBLIC FACILITIES CONTRIBUTION

A. Park/Civic Space. The Applicant shall construct and dedicate to the Fairfax County Park Authority ("Park Authority") that portion of the park/civic space ("Park") depicted on sheet 8 of the CDPA/FDPA that is located on Parcels 3-A and 3-D prior to issuance of the first Non-RUP for Building G located on Parcel 3-A, provided the Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the Ordinance. The Park shall consist of approximately 5 acres, the boundaries of which are shown on Exhibit I attached hereto. The Applicant shall construct and dedicate to the Park Authority that portion of the park depicted on sheet 8 of the CDPA/FDPA that is located on Parcel 6 prior to the issuance of the first Non-RUP for the next office building to be constructed within the Property other than Building F. The Park shall be known as the "Park at Tysons II." The design of the Park facilities shall (i) at the request of the Park Authority, substitute perennial plants in lieu of annuals, (ii) provide a trellis or roof over a portion of the stage, (iii) provide access for maintenance and emergency vehicles, (iv) provide café tables and chairs, park

benches, drinking fountains and trash receptacles, (v) comply with the Americans With Disabilities Act, and (iv) include on-site restroom facilities or access to such facilities in or adjacent to Building G and wardrobe/storage facilities or access to such facilities in or adjacent to Building G. The visitors to the Park may utilize up to 150 parking spaces in the aggregate in the parking structures associated with Building G, on weekends and after business hours without charge, provided the Park Authority shall coordinate the scheduling of events with the Applicant or its designee and provide parking validation i.e. evidence of event attendance, to event attendees.

- B. Obligation for Park Maintenance. The Park Authority has estimated the annual maintenance of the park at Thirty Thousand and No/100 Dollars (\$30,000.00). For five (5) years commencing with the dedication to the Park Authority of that portion of the Park adjacent to Building G, the Applicant shall contribute to the Park Authority Twenty Thousand and No/100 Dollars (\$20,000.00) per annum for maintenance. The Applicant shall, as a condition to bond release for the site plan associated with Building G, post a \$100,000.00 letter of credit to secure its maintenance obligation contribution, which letter of credit will be reduced on an annual basis by the amount of the contribution made by Applicant. Subject to Park Authority approval as to the type of services, the Applicant shall be permitted to provide such contribution by in-kind services. The Park Authority and the Applicant shall cooperate and coordinate in establishing maintenance standards for the Park and, if the Park Authority is not maintaining the Park at a level consistent with the remainder of the landscaping on the Property, the

Applicant reserves the right to maintain the Park to such standards. The Applicant shall submit a copy of the site plan(s) that include the Park simultaneously with the submission of such site plan(s) to DPWES.

C. Schools Contribution

1. The Applicant shall contribute \$400,000.00 to the Fairfax County Board of Supervisors as its public school contribution for this rezoning application.

2. The contribution shall be for construction, capital improvements, repair or deferred maintenance, or purchase of modular classrooms for the school pyramid that receives children originating from the subject property. The \$400,000.00 shall be paid as a prerequisite to the issuance of the first Residential Use Permit for the residential building on Sector IV.

D. Public Art Contribution. Applicant shall expend a minimum of Sixty Thousand and No/100 Dollars (\$60,000.00) for the installation of sculpture or other outdoor art in the plazas depicted on the CDPA/FDPA. At least Twenty Thousand and No/100 Dollars (\$20,000.00) shall have been expended at the time of completion of each of the major plazas in Sectors II, III and IV respectively, provided such art may be located in any of the major or minor plazas within the Property.

E. License for Public Use Antennas. The Applicant shall provide a no cost, ten-year license agreement to the County for the County's installation, maintenance and operation of (i) a maximum of two (2) whip antennae a maximum of 240" in length and 5" in diameter to be located on the rooftop of one of the buildings located on Tax Parcel 39-2((1))-45-D and (ii) a maximum of two equipment

cabinets within the mechanical penthouse or other suitable indoor location, with sufficient space to accommodate two radio equipment cabinets measuring 24" (w) x 24" (d) x 84" (h), with 36" minimum clearance to the front and rear of the equipment cabinets for maintenance purposes. The Applicant shall approve the specific building and rooftop location and shall have the right to relocate the same. The license agreement shall be on the County's standard form, or other form reasonably acceptable to the County and stipulate the antennae are for public use purposes only (police, fire, rescue, homeland security). This license agreement shall be renewable for five (5) five-year periods at no rent at the specific request of the County.

XII RECREATIONAL FACILITIES CONTRIBUTION

- A. The Applicant shall contribute \$955 per residential unit for the total number of residential units to be constructed on the Property with such payment to be made in accordance with Section 16-404 of the Ordinance. Credited against said contribution shall be the cost of any recreational improvements located in Sector IV for residents or guests only, whether located inside or outside of the building, such as swimming pools, health clubs and related facilities. Any portion of the recreational facilities contribution not expended within Sector IV may be satisfied by the Applicant's construction of the Park under Proffer XI.A. above.

XIII AFFORDABLE DWELLING UNITS

The Applicant shall either (i) provide three (3) one bedroom Affordable Dwelling Units within the residential building to be constructed on Parcel 4-A consistent with the provisions of Section 2-800 of the Ordinance provided such units are made available to

Fairfax County government employees, (ii) acquire and convey to the Fairfax County Redevelopment and Housing Authority three (3) one-bedroom condominium units in the Tysons Corner area with a market value in 2003 dollars of no less than \$450,000 in the aggregate or (iii) the Applicant shall provide to the Affordable Housing Trust Fund approximately \$450,000 (the "ADU Obligation"). This ADU Obligation shall be satisfied prior to the issuance of the first non-RUP for the multi-family high-rise building to be developed within Sector IV. If options (i) or (ii) are selected, the market value or contribution amount shall be adjusted by changes to the Construction Cost Index published by the Engineering News Record from the date of Board of Supervisors approval of this proffered condition amendment application to the date such market value is determined or payment is made.

XIV COUNTERPARTS.

These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

TYSONS II LAND COMPANY, L.L.C.,

a Virginia limited liability company

By: Lerner Enterprises Limited Partnership, a
Maryland limited partnership, its manager

By: Taleco Partners, L.L.C.
Its: General Partner

By: 
Mark D. Lerner
Executive Vice President

TYSONS II DEVELOPMENT CO. LIMITED
PARTNERSHIP, a Maryland limited partnership

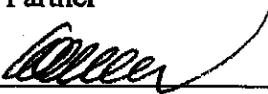
By: 
Theodore N. Lerner
Its: General Partner

MDM DEVELOPMENT COMPANY, L.L.C.,
a Virginia limited liability company

By: Tysons II Land Company, L.L.C., a Virginia
limited liability company

By: Lerner Enterprises Limited Partnership, a
Maryland limited partnership, its manager

By: Taleco Partners, L.L.C.
General Partner

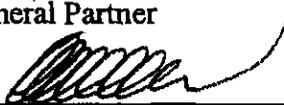
By: 
Mark D. Lerner,
Executive Vice President

TYC DEVELOPMENT COMPANY, LLC, a
Virginia limited liability company

By: Tysons II Land Company, L.L.C., a Virginia
limited liability company

By: Lerner Enterprises Limited Partnership, a
Maryland limited partnership, its manager

By: Taleco Partners, L.L.C.
General Partner

By: 

Mark D. Lerner,
Executive Vice President

TYSONS II PROPERTY OWNERS
ASSOCIATION, a Virginia non-stock corporation

By: 

Its: Vice President

LIST OF EXHIBITS

Exhibit A - Sector/Building Reference Chart

Exhibit B - Proffer 1, 2 and 3 of 1984 Proffers

Exhibit C - Proffer 13 of 1984 Proffers

Exhibit D - Design Concepts August 2002

Exhibit E - Lighting Specifications

Exhibit F - Intersection/Access Improvements (including Phasing Schedule)

Exhibit G - Building F Development Conditions

Exhibit H - Tysons Corner Urban Center Streetscape - Comprehensive Plan

Exhibit I - Approximate Park Boundaries



EXHIBIT A

Property Subject to PCA 84-D-049-5

<u>Tax Parcel *</u>	<u>Sector</u>	<u>Building</u>
2-A1	I	F
2-A2	I	E
2-C	I	C
2-D	I	D
3-A	III	G
3-B	III	H
3-C	III	I
3-D	III	Not Applicable
4-A	IV	J
4-B	IV	Not Applicable
5-A	II	K
5-B	II	L-1, L-2**
5-C	II	M
6	III	Not Applicable
Outlot B	I	Not Applicable

* All tax parcel references are to Fairfax County Tax Identification Map 29-4((10)).

** Due to the reconfiguration of Building L a portion of L-1 and L-2 are located on Tax Parcels 5-A and 5-C, respectively.



EXHIBIT A

DESCRIPTION OF
PARCELS 2-A-1, 2-A-2, 2-C, 2-D,
3-A, 3-B, 3-C, 3-D,
4-A, 4-B, 5-A, 5-B, 5-C, 6
and OUTLOT "B"
TYSONS II
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

August 1, 2001
RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 10 2001
ZONING EVALUATION DIVISION

Parcels 2-A-1, 2-A-2, 2-C and 2-D

Beginning at a point on the northerly line of Galleria Drive (Route 7649), said point marking the southeasterly corner of Parcel 1-C-1, Tysons II; thence with the easterly line of Parcel 1-C-1 the following courses: N 45° 19' 15" W, 40.86 feet; N 04° 35' 51" W, 626.00 feet and N 23° 01' 56" W, 33.92 feet to a point marking the southwesterly corner of Parcel 2-B, Tysons II; thence with the southerly, the easterly and the northerly line of Parcel 2-B the following courses: N 66° 58' 04" E, 75.22 feet; N 04° 01' 27" E, 69.16 feet; with a curve to the right whose radius is 55.50 feet and whose chord is N 20° 53' 50" E, 32.22 feet, an arc distance of 32.69 feet; with a curve to the left whose radius is 29.50 feet and whose chord is N 07° 22' 08" E, 29.86 feet, an arc distance of 31.31 feet; N 23° 01' 56" W, 111.60 feet; with a curve to the left whose radius is 29.50 feet and whose chord is N 53° 26' 02" W, 29.86 feet, an arc distance of 31.31 feet; with a curve to the right whose radius is 55.50 feet and whose chord is N 66° 57' 43" W, 32.22 feet, an arc distance of 32.69 feet; N 50° 05' 20" W, 69.16 feet and S 66° 58' 04" W, 75.22 feet to a point on the northeasterly line of the said Parcel 1-C-1; thence with the northeasterly line of Parcel 1-C-1 the following courses: N 23° 01' 56" W, 63.92 feet; N 41° 28' 02" W, 786.59 feet and N 21° 24' 41" E, 83.18 feet to a point on the southerly line of Tysons Boulevard (Route 7648); thence with the southerly and the westerly line of Tysons boulevard the following courses: with a curve to the right whose radius is 720.94 feet and whose chord is S 69° 34' 54" E, 663.81 feet, an arc distance of 689.83 feet; S 42° 10' 13" E, 146.98 feet; with a curve to the right whose radius is 1389.39 feet and whose chord is S 37° 58' 05" E, 203.62 feet, an arc distance of 203.80 feet; S 07° 45' 55" W, 15.15 feet; with a curve to the right whose radius is 1379.39 feet and whose chord is S 31° 42' 00" E, 76.78 feet, an arc

Description for

**2-A-1, 2-A-2, 2-C, 2-D, 3-A,
3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6
Tyson II
Page 2 of 7
August 1, 2001**

distance of 76.79 feet; S 85° 04' 42" E, 12.19 feet; with a curve to the right whose radius is 1389.39 feet and whose chord is S 23° 03' 02" E, 327.39 feet, an arc distance of 328.16 feet; S 14° 29' 14" W, 19.75 feet; with a curve to the right whose radius is 1379.39 feet and whose chord is S 14° 15' 15" E, 63.80 feet, an arc distance of 63.80 feet; S 57° 36' 58" E, 14.17 feet; with a curve to the right whose radius is 1389.39 feet and whose chord is S 08° 47' 59" E, 180.00 feet, an arc distance of 180.12 feet; S 05° 05' 09" E, 282.86 feet; with a curve to the right whose radius is 244.00 feet and whose chord is S 01°12' 11" W, 53.46 feet, an arc distance of 53.57 feet; with a curve to the left whose radius is 256.00 feet and whose chord is S 01°12' 11" W, 56.09 feet, an arc distance of 56.20 feet; S 05°05' 09" E, 91.66 feet and with a curve to the right whose radius is 46.00 feet and whose chord S 39°03' 35" W, 64.08 feet, an arc distance of 70.88 feet to a point on the northerly line of Galleria Drive; thence with the northerly line of Galleria Drive S 83°12' 21" W, 156.03 feet and S 85°03' 03" W, 172.99 feet to the point of beginning, containing 16.35 acres of land.

AND

Parcels 3-A, 3-B, 3-C and 3-D

Beginning at a point on the northerly line of Galleria Drive (Route 7649) marking the southernmost corner of the Association for Manufacturing Technology; thence with the northerly line of Galleria Drive the following courses: S 45° 41' 28" W, 121.97 feet; with a curve to the right whose radius is 665.20 feet and whose chord is S 58 ° 08' 58" W, 287.01 feet, an arc distance of 289.28 feet; S 70° 36' 28" W, 24.50 feet; N 80° 40' 54" W, 24.98 feet; S 70° 36' 28" W, 190.95 feet; N 80° 40' 54" W, 24.98 feet; S 70° 36' 28" W, 279.13 feet and with a curve to the right whose radius is 46.00 feet and whose chord is N 57° 14' 20" W, 72.65 feet, an arc distance of 83.74 feet to a point on the easterly line of Tysons Boulevard (Route 7648); thence running with the easterly line of Tysons Boulevard the following courses: N 05° 05' 09" W, 432.25 feet; with a curve to the left whose radius is

Description for

2-A-1, 2-A-2, 2-C, 2-D, 3-A,
3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6

Tyson II

Page 3 of 7

August 1, 2001

1475.39 feet and whose chord is N 13° 04' 25" W, 410.04 feet, an arc distance of 411.37 feet and with a curve to the right whose radius is 46.00 feet and whose chord is N 19° 11' 29" E, 59.45 feet, an arc distance of 64.63 feet to a point on the easterly line of Westbranch Drive (Route 5457); thence running with the easterly line of Westbranch Drive the following courses: with a curve to the left whose radius is 148.00 feet and whose chord is N 07° 16' 44" E, 233.78 feet, an arc distance of 269.49 feet; N44° 53' 11" W, 205.32 feet and with a curve to the right whose radius is 102.00 feet and whose chord is N 16° 35' 38" W, 96.69 feet, an arc distance of 100.73 feet to a point; thence continuing with the easterly line of Westbranch Drive and Parcels 9, 3, 2 and 1, Westpark Subdivision and the southwesterly line of the aforementioned Association for Manufacturing Technology S 49° 13' 10" E, 1535.09 feet to the point of beginning, containing 15.17 acres of land;

AND

Parcels 4-A and 4-B

Beginning at a point on the northerly line of Chain Bridge Road (Route 123) marking the intersection with the aforesaid easterly line of Tysons Boulevard; thence running with the easterly line of Tysons Boulevard the following courses: N 09° 45' 54" W, 19.74 feet; N 05° 05' 09" W, 293.54 feet and with a curve to the right whose radius is 121.00 feet and whose chord is N 32° 45' 40" E, 148.48 feet, an arc distance of 159.85 feet to a point on the southerly line of the aforesaid Galleria Drive; thence running with the southerly line of Galleria Drive the following courses: N 70° 36' 28" E, 130.56 feet; with a curve to the right whose radius is 246.00 feet and whose chord is N 76° 53' 49" E, 53.90 feet, an arc distance of 54.00 feet; with a curve to the left whose radius is 254.00 feet and whose chord is N 76° 53. 49" E, 55.65 feet, an arc distance of 55.76 feet; N 70° 36; 28" E, 225.09 feet; N 41° 53' 50" E, 24.98 feet; N 70° 36' 28" E, 24.50 feet; with a curve to the left whose radius is 767.20 feet and whose chord is N 65° 49' 31" E, 127.97 feet, an arc distance of 128.11 feet and S 58° 56' 56" E, 75.26 feet to a point on the westerly line of

Description for
2-A-1, 2-A-2, 2-C, 2-D, 3-A,
3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6
Tyson II
Page 4 of 7
August 1, 2001

West Park Drive (Route 5061); thence with the westerly line of West Park Drive the following courses: with a curve to the left whose radius is 590.87 feet and whose chord is S 00° 51' 00" W, 49.66 feet, an arc distance of 49.67 feet; S 01° 33' 30" E, 239.12 feet and with a curve to the right whose radius is 183.93 feet and whose chord is S 29° 49' 20" W, 191.56 feet, an arc distance of 201.49 feet to a point on the northerly line of Chain Bridge Road (Route 123); thence with the northerly line of Chain Bridge Road the following courses: with a curve to the right whose radius is 916.00 feet and whose chord is S 65° 28' 14" W, 136.26 feet, an arc distance of 136.39 feet; S 78° 31' 08" W, 370.15 feet; S 63° 45' 12" W, 29.52 feet and S 78° 57' 31" W, 113.57 feet to the point of beginning, containing 7.54 acres of land;

AND

Parcels 5-A, 5-B and 5-C

Beginning at a point on the aforesaid northerly line of Chain Bridge Road marking the intersection of the westerly line of the aforesaid Tysons Boulevard; thence running with the northerly line of Chain Bridge Road S 80° 59' 55" W, 569.32 feet and S 81° 23' 47" W, 550.07 feet to a point marking the intersection with the easterly line of International Drive (Route 6034); thence running with the easterly line of International Drive the following courses: with a curve to the right whose radius is 92.50 feet and whose chord is N 26°34'48" W, 73.80 feet, an arc distance of 75.92 feet; with a curve to the right whose radius is 727.50 feet and whose chord is N 02° 14' 14" E, 134 .54 feet, an arc distance of 134.74 feet; with a curve to the left whose radius is 841.83 feet and whose chord is N 02° 13' 51"E, 155.87 feet, an arc distance of 156.10 feet; N 03° 04' 53" W, 33.48 feet and with a curve to the right whose radius is 117.50 feet and whose chord is N 40° 59' 05" E, 63.44 feet, an arc distance of 180.74 feet to a point on the southerly line of the aforesaid Galleria Drive; thence running with the southerly line of Galleria Drive the following courses: N85°03' 03" E, 7.50 feet; N 04° 56' 57" W, 3.50 feet; N 85° 03' 03" E, 399.38 feet; N 87°

Description for
2-A-1, 2-A-2, 2-C, 2-D, 3-A,
3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6
Tyson II
Page 5 of 7
August 1, 2001

17° 45' E, 18.27 feet; S 62° 42' 15" E, 20.00 feet; N 87° 17' 45" E, 64.09 feet; N 42° 17' 45" E, 14.14 feet; N 87° 17' 45" E, 17.59 feet; S 87° 53' 49" E, 97.86 feet; N 85° 03' 03" E, 268.38 feet and with a curve to the right whose radius is 96.00 feet and whose chord is S 50° 01' 03" E, 135.60 feet, an arc distance of 150.57 feet to a point on the aforementioned westerly line of Tysons Boulevard; thence running with the westerly line of Tysons Boulevard S 05° 05' 09" E, 278.46 feet and S 04° 46' 26" W, 41.44 feet to the point of beginning, containing 11.87 acres of land;

AND

Parcel 6

Beginning a point on the easterly line of Park Run Drive (Route 6062) marking the intersection with the northerly line of the aforesaid Tysons Boulevard; thence running with the easterly line of Park Run Drive with a curve to the right whose radius is 46.00 feet and whose chord is N 57° 50' 19" W, 60.83 feet, an arc distance of 66.46 feet and N 16° 27' 00" W, 62.40 feet to a point on the southerly line of Parcel "B", Westpark Subdivision; thence running with the southerly lines of the Westpark Subdivision the following courses: N 75° 44' 21" E, 556.83 feet; S 15° 11' 07" E, 125.31 feet and S 49° 13' 10" E, 589.82 feet to a point on the westerly line of the aforesaid Westbranch Drive; thence running with the westerly line of Westbranch Drive the following courses: with a curve to the left whose radius is 148.00 feet and whose chord S 11° 50' 19" E, 161.42 feet, an arc distance of 170.73 feet; S 44° 53' 11" E, 205.32 feet; with a curve to the right whose radius is 102.00 feet and whose chord is S 21° 26' 25" E, 81.17 feet, an arc distance of 83.48 feet; with a curve to the right whose radius is 76.00 feet and whose chord is S 34° 56' 40" W, 82.65 feet, an arc distance of 87.38 feet and with a curve to the right whose radius is 46.00 feet and whose chord is N 69° 26' 25" W, 62.36 feet, an arc distance of 68.53 feet to a point on the northeasterly line of the aforesaid Tysons Boulevard; thence running with the

Description for
2-A-1, 2-A-2, 2-C, 2-D, 3-A,
3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6
Tyson II
Page 6 of 7
August 1, 2001

northeasterly line of Tysons Boulevard the following courses: with a curve to the left whose radius is 1475.39 feet and whose chord is N 29° 03' 47" W, 118.41 feet, an arc distance of 118:45 feet; N 02° 06' 23" W, 20.25 feet; with a curve to the left whose radius is 1485.39 feet and whose chord is N 33° 17' 08" W, 64.36 feet, an arc distance of 64.36 feet; N 79° 48' 58" W, 14.12 feet; with a curve to the left whose radius is 1475.39 feet and whose chord is N 38° 32' 29" W, 186.76 feet, an arc distance of 186.88 feet; N 42° 10' 13' W, 146.98 feet; with a curve to the left whose radius is 806.94 feet and whose chord is N 59° 16' 04" W, 474.48 feet, an arc distance of 481.60 feet; with a curve to the right whose radius is 244.00 feet and whose chord is N 71° 47' 30" W, 38.92 feet, an arc distance of 38.96 feet; with a curve to the left whose radius is 256.00 feet and whose chord is N 75° 51' 01" W, 76.85 feet, an arc distance of 77.14 feet and with a curve to the left whose radius is 818.94 feet and whose chord is S 88° 08' 41" W, 210.16 feet, an arc distance of 210.74 feet to the point of beginning, containing 5.00 acres of land;

AND

Outlot "B"

Beginning at a point on the northeasterly line of aforesaid International Drive marking the southeasterly corner of Parcel 7, Tysons II; thence departing International Drive and running with the southeasterly line of the said Parcel 7 N 35° 56' 59" E, 863.60 feet to a point on the southerly line of the aforesaid Parcel "B", Westpark Subdivision; thence running with the southerly line of the said Parcel "B" N 75° 44' 21" E, 89.82 feet to a point on the westerly line of the aforesaid Park Run Drive; thence running with the westerly line of Park Run Drive S 16° 27' 00" E, 75.42 feet and with a curve to the right whose radius is 46.00 feet and whose chord is S 25° 21' 15" W, 61.33 feet, an arc distance of 67.13 to a point on the northwesterly line of the aforesaid Tysons Boulevard; hence running with the westerly Line of Tysons Boulevard the following courses: with a

Description for

2-A-1, 2-A-2, 2-C, 2-D, 3-A,

3-B, 3-C, 3-D, 4-A, 4-B, 5-A, 5-B, 5-C, 6

Tyson II

Page 7 of 7

August 1, 2001

curve to the left whose radius is 615.96 feet and whose chord is S 47° 07' 51" W, 421.89 feet, an arc distance of 430.61 feet; with a curve to the right whose radius is 244.00 feet and whose chord is S 31° 33' 35" W, 37.92 feet, an arc distance of 37.95 feet; with a curve to the left whose radius is 256.00 feet and whose chord is S 28° 39' 13" W, 65.61 feet, an arc distance of 65.79 feet; S 21° 17' 28" W, 159.66 feet; N 68° 42' 32" W, 3.50 feet; S 21° 17' 28" W, 7.50 feet and with a curve to the right whose radius is 117.50 feet and whose chord is S 65° 51' 40" W, 164.92 feet, an arc distance of 182.80 feet to a point on the aforementioned northeasterly line of International Drive; thence running with the northeasterly line of International Drive with a curve to the right whose radius is 2233.50 feet and whose chord is N 69° 22' 28" W, 15.15 feet, an arc distance of 15.15 feet to the point of beginning, containing 1.51 acres of land, making an aggregate area of 57.44 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

EXHIBIT B

H-L Land Improvement Venture
RZ 84-D-049
Tax Map Parcel 29-4-((1))-pt. of 11

PROFFER

August 17, 1984
Revised September 20, 1984
Revised October 4, 1984
Revised October 10, 1984
Revised October 15, 1984

In the event the Board of Supervisors of Fairfax County, at the hearing scheduled for October 15, 1984, (1) shall rezone the 106.83520 acres which are the subject of Rezoning Application 84-D-049 to the PDC District, (2) approve the accompanying Conceptual Development Plan for Tysons II, and (3) the Planning Commission shall approve the pending Final Development Plan for Tysons II, as revised through October 4, 1984, to permit 4,653,741 square feet of commercial development (i.e., office, retail, and hotel), development of the referenced property shall be subject to the following terms and conditions:

1. Applicant shall proceed forthwith to design and construct the following road improvements generally as shown on the referenced Final Development Plan and the Highway Design Plan dated September 20, 1984, filed with and made a part of this application.

A. International Drive shall be constructed as a six (6) lane road (with turning lanes) between Chain Bridge Road (Route 123) and Westpark Drive, subject to availability without cost to Applicant of rights-of-way, grading, drainage, and utility easements from adjacent property owners. Contributions which may have been made, committed, or bonded, to the County by adjacent owners/developers or others in lieu of construction of portions of International Drive shall either be transferred to, or if monies are paid to Applicant for International Drive improvements pursuant to said commitments, a like amount shall be paid to the County by Applicant for other highway improvements in the immediate vicinity of International Drive.

NOTE: Estimated value of right-of-way necessary for this highway improvement at cost is \$2,230,000.00. Estimated construction cost is \$1,920,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant shall fund all of the construction costs, including engineering and design costs.

B. An eastbound lane and a westbound lane shall be constructed on Route 123 between the western portion of the interchange of I-495/Route 123 and the eastern portion of the interchange of Route 7/Route 123, resulting in a six-lane divided highway with turning lanes.

NOTE: Estimated construction cost is \$2,605,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant shall fund all of the construction costs, including engineering and design costs.

C. Route 123/I-495 Interchange:

- (i) A ramp shall be constructed providing access from northbound I-495 to westbound Route 123 providing said ramp shall be constructed entirely within the existing right-of-way, or within right-of-way acquired by others.

NOTE: Estimated construction cost is \$575,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant shall fund all of the construction costs, including engineering and design costs.

- (ii) The extension of the westbound Route 123 lane provided in 1.B shall be constructed to connect the aforesaid ramp (1.C.(i)) with the Route 123 improvements provided in 1.B.

The extension of the eastbound Route 123 lane shall be constructed to connect the improvements provided in 1.B. above with the ramp between eastbound Route 123 and northbound I-495.

In no event shall the additional west and eastbound lanes of Route 123 provided in this paragraph (1.C.(ii)) be required if relocation of I-495 bridge piers is a prerequisite to construction of the two additional lanes. Nothing contained in this paragraph (1.C.(ii)) shall be construed to relieve the Applicant of the obligation to provide the road improvements set forth in paragraph 1.B.

NOTE: Estimated construction cost is \$685,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant shall fund all of the construction costs, including engineering and design costs.

- (iii) Plans shall be prepared for improvements required by paragraph 1.C.(i) and 1.C.(ii) and submitted to appropriate governmental authority for approval on or before March 15, 1985. In the event appropriate governmental approvals for those improvements required in 1.C.(i) or 1.C.(ii), or either of same, shall not be approved and necessary permits issued

by December 31, 1987, the obligation of Applicant to construct improvements for which permits are not approved shall, at the option of Applicant, terminate.

At such time as permits providing for the construction of the improvements required in paragraphs 1.C.(i) or 1.C.(ii), or both, shall be issued, construction shall be commenced by Applicant pursuant to this provision within sixty days after receipt of said permits.

- (iv) In the event neither of the improvements provided in paragraphs 1.C.(i) and 1.C.(ii), is approved by appropriate governmental authority, then and only in that event, a contribution of \$7,500.00 per acre of the site/area (a total for the entire site of \$801,264.00) for transportation improvements in the Tysons Quadrangle shall be made to Fairfax County at time of site plan approval. This contribution may be made pro rata based on the acreage of site plans as each site plan is approved and bonded.

It is the intent of this paragraph that in the event either the ramp provided in paragraph 1.C.(i) or the additional lanes provided in 1.C.(ii) is constructed at Applicant's cost, there shall be no requirement for the aforesaid acreage contribution.

D. A four-lane road known as Tysons Boulevard shall be constructed between International Drive and Route 123, with turning lanes at each major intersection (i.e., International Drive, Westpark Drive, and Route 123) to provide internal circulation and promote through traffic movements.

NOTE: Estimated value of right-of-way necessary for this highway improvement at cost is \$2,313,000.00. Estimated construction cost is \$2,670,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant shall fund all of the construction costs, including engineering and design costs.

E. The relocation and extension of Westpark Drive to intersect with Tysons Boulevard and International Drive shall be constructed.

NOTE: Estimated value of right-of-way necessary for this highway improvement at cost is \$1,487,000.00. Estimated construction cost is \$1,710,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant

shall fund all of the construction costs, including engineering and design costs.

F. That portion of Park Run Drive between Tysons Boulevard and the boundary of the subject application shall be constructed at such time as Tysons Boulevard is constructed.

In the event right-of-way, grading, drainage, and utility easements now owned by others are provided by others at no cost to Applicant, Park Run Drive shall be extended from the property line of the subject application as provided above to Westpark Drive.

NOTE: Estimated value of the Applicant's portion of the right-of-way necessary for this highway improvement at cost is \$55,000.00. Estimated construction cost from Tysons Boulevard to the property line is \$152,500.00 and from the property line to Westpark Drive is \$457,500.00. In the event the actual cost of construction exceeds these estimates, the Applicant shall fund all of the construction costs, including engineering and design costs.

G. The extension of Westbranch Drive from its existing terminus to Tysons Boulevard.

NOTE: Estimated value of right-of-way necessary for this highway improvement at cost is \$220,000.00. Estimated construction cost is \$210,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant shall fund all of the construction costs, including engineering and design costs.

H. Improvements to the Springhill Road/Dulles Parallel Lane Toll Plaza as previously approved by Fairfax County and VDH&T to increase capacity of the toll plaza. A portion of these improvements has been previously added to current Dulles Parallel Lane construction and paid for by Applicant. Additional improvements to the toll plaza shall be provided at the Applicant's cost in accordance with letter dated June 15, 1984, from K. F. Mihevc, Homart Project Director to the Virginia Department of Highways and Transportation, transmitting check in the amount of \$70,191.50.

The total estimated construction cost (including the check referenced above) is \$270,000.00. In the event the actual cost of construction exceeds this estimate, the Applicant shall fund all of the construction costs, including engineering and design costs.

I. Signalization as required by Fairfax County and Virginia Department of Highways and Transportation at the following intersections: International Drive/Route 123; International Drive/Greensboro Drive; International Drive/

Tysons Boulevard; International Drive/Westpark Drive; Tysons Boulevard/Westbranch Drive; Tysons Boulevard/Westpark Drive; Tysons Boulevard/Route 123. Signalization shall be provided at Tysons Boulevard/Park Run Drive intersection if determined necessary by Fairfax County and/or VDH&T at the time of the construction of Park Run Drive. Cost of signalization is included in the improvement cost estimates.

J. Those road improvements specified in 1-A through 1-I shall be in accord with Virginia Department of Highways and Transportation standards and shall be tendered for acceptance as public highways. No parking shall be allowed on those roadways constructed pursuant to paragraphs 1(A) through 1(I).

K. Upon the request of either Fairfax County or VDH&T preliminary design only, with no obligation to construct, shall be provided sufficient for the processing of necessary governmental applications for the provision of a connection between the southbound I-495/westbound Route 123 ramp and Westpark Drive which would enable traffic utilizing the aforesaid ramp to exit the ramp directly onto Westpark Drive.

All references to estimated right-of-way value are based on cost to Applicant and relate only to right-of-way within the boundary of the subject application. All values for right-of-way and construction are based on current dollars and are as determined by the Applicant and are not confirmed by the Board of Supervisors.

In the event Applicant is unable to obtain right-of-way including grading, drainage, and utility easements beyond the boundary of the subject Application property necessary for construction (other than as provided in paragraphs 1A and 1F), the necessary right-of-way shall be obtained at Applicant's expense by eminent domain proceedings initiated by Fairfax County. Construction of each of the improvements committed herein shall be predicated upon the availability of right-of-way and easements and timely receipt of all appropriate and necessary governmental approvals and permits.

It is the intent of Applicant to proceed forthwith to design and construct the aforesaid highway improvements and to place said improvements in service at the earliest possible time subject only to the availability of rights-of-way and easements and receipt of necessary governmental approvals and permits. However, in order to expedite to the maximum the solution of transportation concerns in the immediate area of the subject application property, Applicant agrees, subject only to timely issuance of construction permits, right-of-way availability, and seasonal weather conditions, to commence immediately and to complete prior to December 31, 1985, (1) the extension of International Drive provided in Paragraph IA, (2) the widening of Route 123 provided in Paragraph IB,

(3) the ramp with associated laneage provided in Paragraph IC and (4) the relocation of Westpark Drive, including that portion of Tysons Boulevard between Route 123 and the relocated portion of Westpark Drive. The Applicant further agrees to construct all of the improvements referenced above in this paragraph as (1), (2), (3), and (4) and the remainder of Tysons Boulevard from Westpark Drive to International Drive prior to issuance of any non-residential use (occupancy) permits for any uses in Sectors I, III, and IV as shown on the Conceptual Development Plan. In addition, prior to issuance of any non-residential use permits for any uses in Sector II, the improvements referenced above in this paragraph as (1), (2), (3), and (4) shall be constructed.

2. Applicant shall reserve right-of-way for the landing specified herein for a bridge consisting of two standard twelve-foot travel lanes (one in each direction) and a four-foot pedestrian walkway connecting Westpark Drive in the location shown on the referenced Final Development Plan and Highway Design Plan with the existing Tysons Corner Center.

At such time as sufficient right-of-way and/or easements are obtained without cost to Applicant within the existing Tysons Corner Center for the construction of the bridge and one-half the cost of design and construction of the bridge is provided by others within the time specified herein, the Applicant shall cause the bridge to be designed and constructed and shall pay the other one-half of the cost of design and construction of the aforesaid bridge. There shall be no access to the bridge from Route 123, it being the intent to provide only a connection between Westpark Drive and the existing Tysons Corner Center. The bridge shall be, at the option of Applicant, either dedicated to public use of, if not dedicated to public use, subject to an easement allowing public use.

The commitment of Applicant provided in this paragraph shall terminate five years from date of issuance of a non-residential occupancy permit for the retail center as shown on the referenced Final Development Plan unless right-of-way and sufficient funds for final design of the bridge and approaches shall have been committed prior to the expiration of the five-year period, in which event the obligation of Applicant to cause the bridge to be constructed shall be extended for an additional two years, it being the intent of Applicant that the obligation pursuant to this Paragraph shall terminate seven years from the date of issuance of a non-residential occupancy permit for the retail center portion of this application unless right-of-way and funding are completed and construction commenced within the said seven-year period.

NOTE: Estimated construction cost is \$4,000,000.00 of which one-half is to be paid by Applicant. In the event cost of construction exceeds this estimate, the Applicant shall fund one-half of the construction cost, including engineering and design cost.

3. Upon request of the Fairfax County Board of Supervisors at any time on or after January 1, 1986, and availability of right-of-way without cost to Applicant, Applicant shall provide funding and cause to be designed (if design is not available by others) and constructed the remaining lanes of International Drive necessary to provide a six-lane connection between Westpark Drive and Springhill Road. Applicant shall be reimbursed by Fairfax County for all cost of design and construction, together with interest (at a rate equivalent to the rate on 91-day U.S. Treasury Securities Bonds in effect on the date of issuance of the permit to construct on funds) expended by Applicant, said reimbursement to be paid within five years from the date construction of the referenced segment of International Drive is accepted for public maintenance by the Virginia Department of Highways and Transportation or at such earlier time as the Board of Supervisors may elect.

4. The Floor Area Ratio from the entirety of property of the Applicant which is the subject of the application shall not exceed 1.0.

5. On-site stormwater detention/retention requirements shall be in accordance with applicable Fairfax County Public Facilities Manual criteria.

6. The U.S. Geological Survey at Reston, Virginia, the Smithsonian Institute, Washington, D. C., and the Fairfax County Director of Planning shall be advised at least thirty days prior to excavation on the subject site in areas suspected of containing fossils or artifacts and said agencies shall have a reasonable opportunity to explore said areas, providing explorations shall be conducted promptly and shall not interfere with construction operations. Upon the grant of this zoning application, representatives of the U. S. Geological Survey, the Smithsonian Institute, and Fairfax County shall be permitted to explore the site for the purpose of locating and removing fossils and artifacts, and notice of this provision shall be furnished the aforesaid agencies.

7. Applicant reserves the right to provide and install directional signs in style similar to that of signs which may be utilized in the development of subject property at such points on site as Applicant may deem appropriate for purposes of assuring adequate traffic circulation, providing said signs shall be coordinated with Fairfax County and the Virginia Department of Highways and Transportation prior to installation.

8. A detailed landscape plan shall be submitted with each site plan in substantial accordance with the generalized landscape plan filed with the Final Development Plan. The landscape plan shall include:

A. A uniform high quality design and theme for signage and lighting.

EXHIBIT C

B. A pedestrian and bicycle trail system for passive/active recreation and inter-parcel pedestrian circulation which will be designed to minimize pedestrian/vehicular conflict

C. Landscaping and selective berming along Tysons Boulevard, International Drive, and Westpark Drive.

D. Plazas of diverse character to serve as focal points for social interaction.

E. Street furniture at appropriate locations along the pedestrian sidewalk/trail system.

F. Landscaping around the detention ponds designed to accent those amenities.

G. Landscaping near office buildings and parking decks to decrease summer heat and winter winds.

9. Deleted.

10. Each reference to "Applicant" in this proffer shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or the developer(s) of the site or any portion of the site.

11. Development of the property which is the subject of this application shall be in conformance with the Conceptual Development Plan and the Final Development Plan.

12. Development of the property shall be in accordance with the conditions set forth in this Proffer dated August 17, 1984, as revised through October 15, 1984.

13. Pursuant to the existing provisions in the Zoning Ordinance of Fairfax County for reduction in parking requirements due to the shared parking characteristics of the proposed mixed-use/multi-use project, the total number of off-street parking spaces to be provided at build-out for Sectors I and II, respectively, shall be as set forth on the Conceptual Development Plan dated August 31, 1984, as revised through October 4, 1984. The number of parking spaces required in the course of construction and occupancy of the several uses prior to total build-out in the aforesaid Sectors shall be based upon the analysis and ratios set forth in the Shared Parking Analysis for the Tysons II Mixed Use Development, prepared by Kellerco, Inc. and dated February 9, 1984, as revised and supplemented through October 4, 1984. Within Sector I and Sector II, respectively, (i) if a retail, hotel, or office use is the first and sole use established, off-street parking shall be provided for that use in accordance with, and without reduction from, ordinance requirements; (ii) once two or more uses are established within either Sector, off-street parking shall be provided for that Sector with reduction from

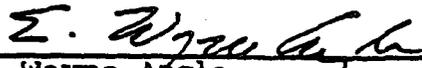
ordinance requirements in accordance with the following approximate average shared parking ratios established in the aforesaid Kellerco Shared Parking Analysis:

<u>Sector</u>	<u>Combination of Uses</u>	<u>Ratio of Parking Spaces Per 1000 Gross Square Feet</u>
I	Retail/Office/Hotel	2.89
I	Retail/Office	3.23
I	Retail/Hotel	2.64
I	Office/Hotel	2.65
II A.	Hotel/Office/Office	2.24
II B.	Hotel/Hotel/Office	1.60

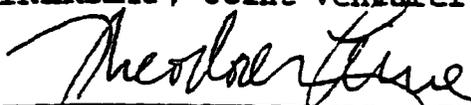
(iii) the aforesaid notwithstanding, whenever the full retail use (845,741 gross square feet) is constructed in Sector I in combination with the hotel and/or office uses, the number of offstreet parking spaces provided for Sector I will be (a) based upon application of the above ratios, or (b) 4504 parking spaces (or a prorated portion of the 4504 spaces should less than the full retail use be constructed), whichever requirement shall be greater. In the event a single use is established in either Sector, Applicant reserves the right, in order to meet Ordinance parking requirements without reduction and to satisfy its commitment under this proffer, to provide parking on a temporary basis. Once two or more uses are established in Sector I or Sector II, respectively, easements will be recorded to run with the land underlying the respective Sector establishing the right to cross-access parking facilities within such Sector to satisfy the parking requirements set forth herein. Applicant reserves the right to manage and control the flow of parking into the various parking facilities. The total number of offstreet parking spaces for each Sector at build-out shall be that number set forth on the Final Development Plan (Sheet 4, as it relates to Sheet 5, Alternate A).

H-L LAND IMPROVEMENT VENTURE:

HOMART DEVELOPMENT CO., Joint Venturer

By: 
E. Wayne Angle
Vice President

TYSONS II DEVELOPMENT CO. LIMITED
PARTNERSHIP, Joint Venturer

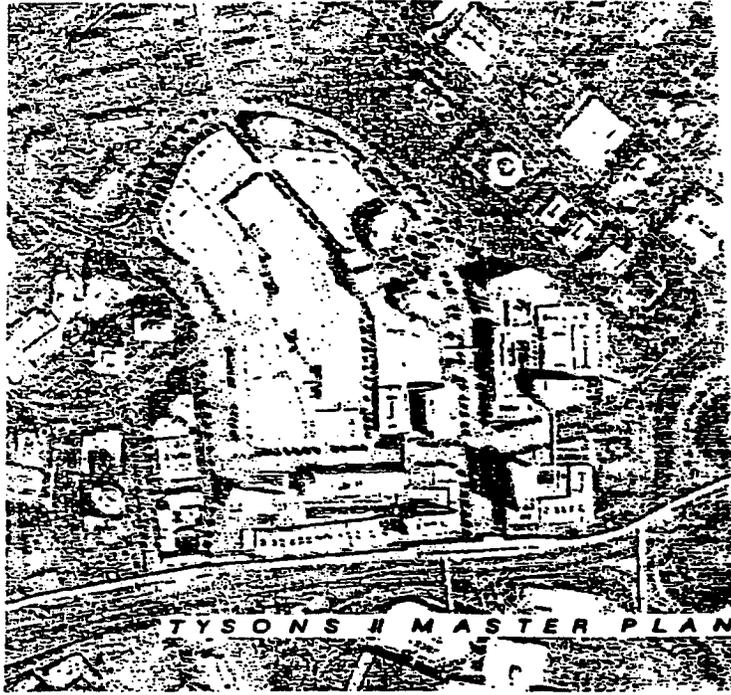
By: 
Theodore N. Lerner
Managing General Partner

Submitted by
Kohn Pedersen Fox Associates PC

EXHIBIT D

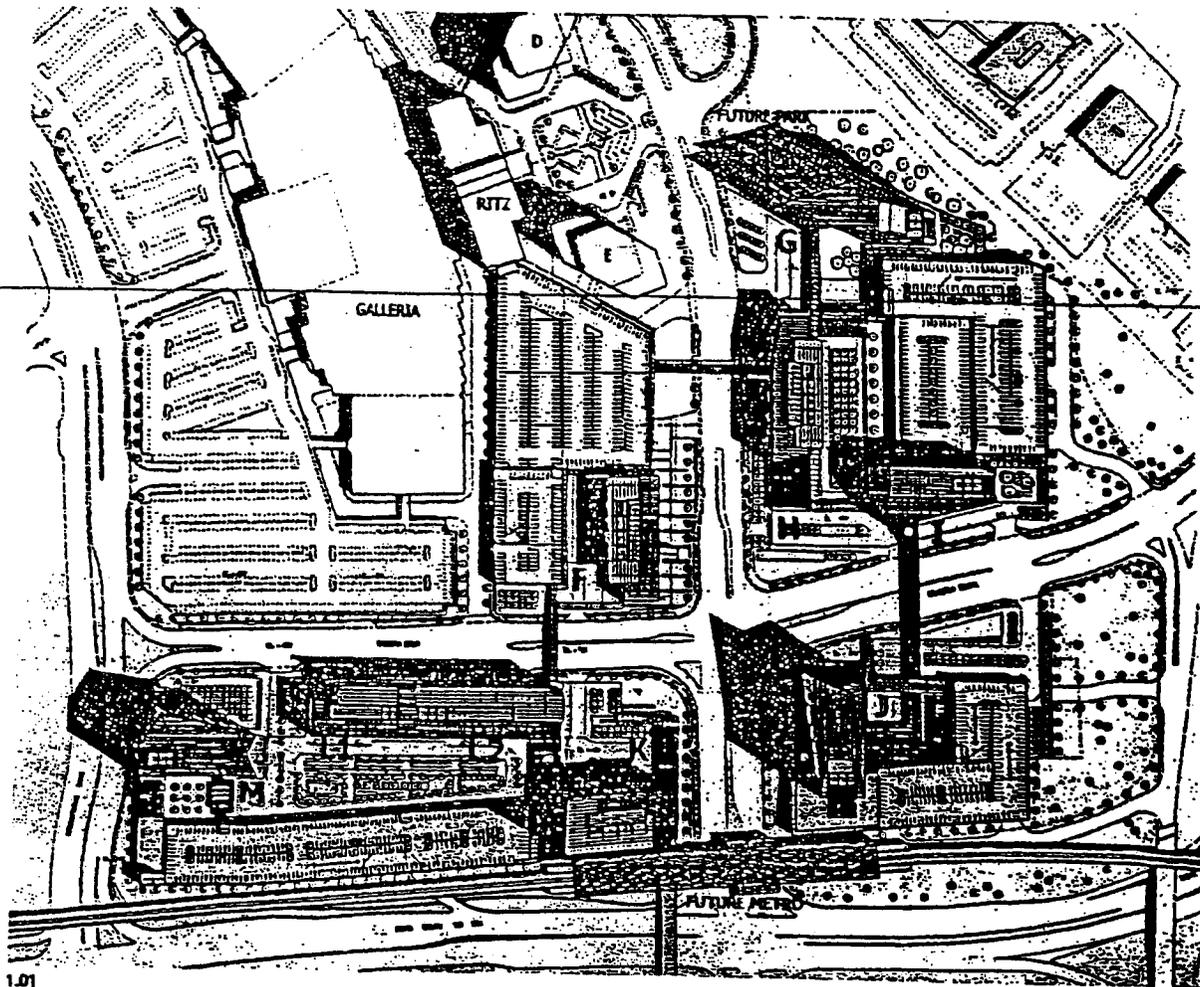
Tysons II Master Plan

Design Concepts . August, 2002



LENNER ENTERPRISES : DEVELOPER • KOHN PEDERSEN FOX : ARCHITECT

DESIGN CONCEPTS . AUGUST, 2002

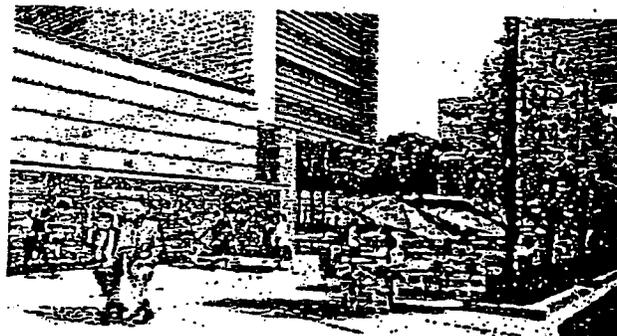


1.01

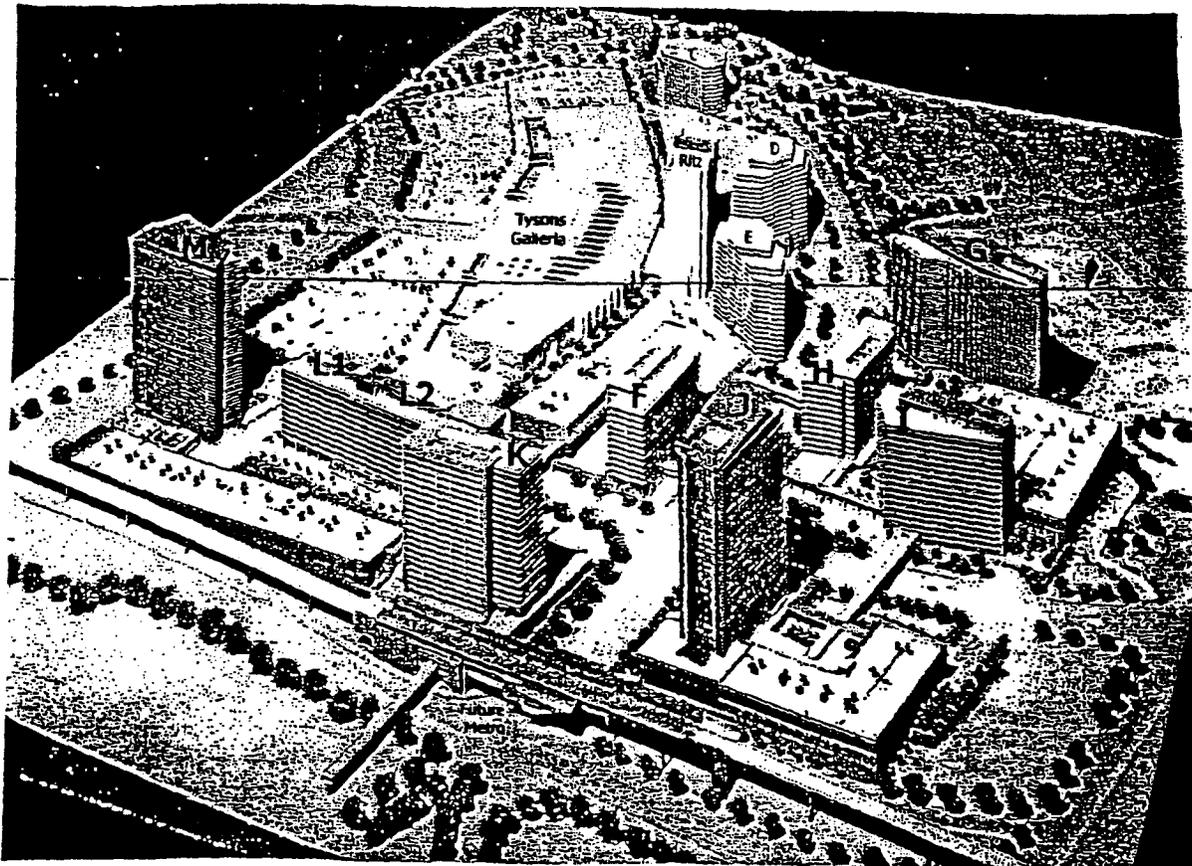
Master Plan

INTRODUCTION

This document is designed to be a supporting guide to the conceptual Final Development Plan Amendment (CDPA/FDPA) that has been filed for Tysons II. The objective is to provide a complementary narrative that outlines the principal master plan concepts, discusses the potential of the development as illustrated in the various perspective images found in the submission, and lastly to briefly outline key urban responses that each building addresses. While it is possible that the master plan may need to make adjustments as the infrastructure, easements and the future transit station (Metro) develops, it is believed that the following concepts will remain intact.



Rendering @ KLM Pavilion



1.02

Model Photo . Aerial view looking northwest

MASTER PLAN CONCEPTS

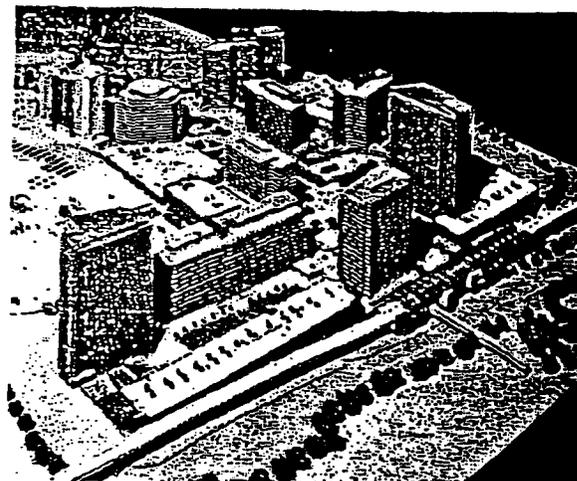
The coming of mass transit to Tysons Corner provides the catalyst for improving the area. A new "Urban Core" is sought by the Fairfax County Comprehensive Plan. This plan charges the development with; increasing the density of the development near transit stops, enhancing the existing mixed use development, unifying mass transit, vehicular and pedestrian circulation and introducing public open space and urban plazas.

At Tysons II there exists a unique opportunity. The three undeveloped sectors can provide the maximum flexibility to integrate mass transit into a new urban core. This open land allows for the architecture of the core to be built in tandem with the transit facility creating a fully integrated environment.

Investigating this environment has lead us to conclude that Public Garden Plazas - defined by buildings and parking structures - can be organized to create an ideal design model for the development of the Tysons Corner Urban Center. As a balance between the dense city and open suburban landscapes, this model will fulfill the

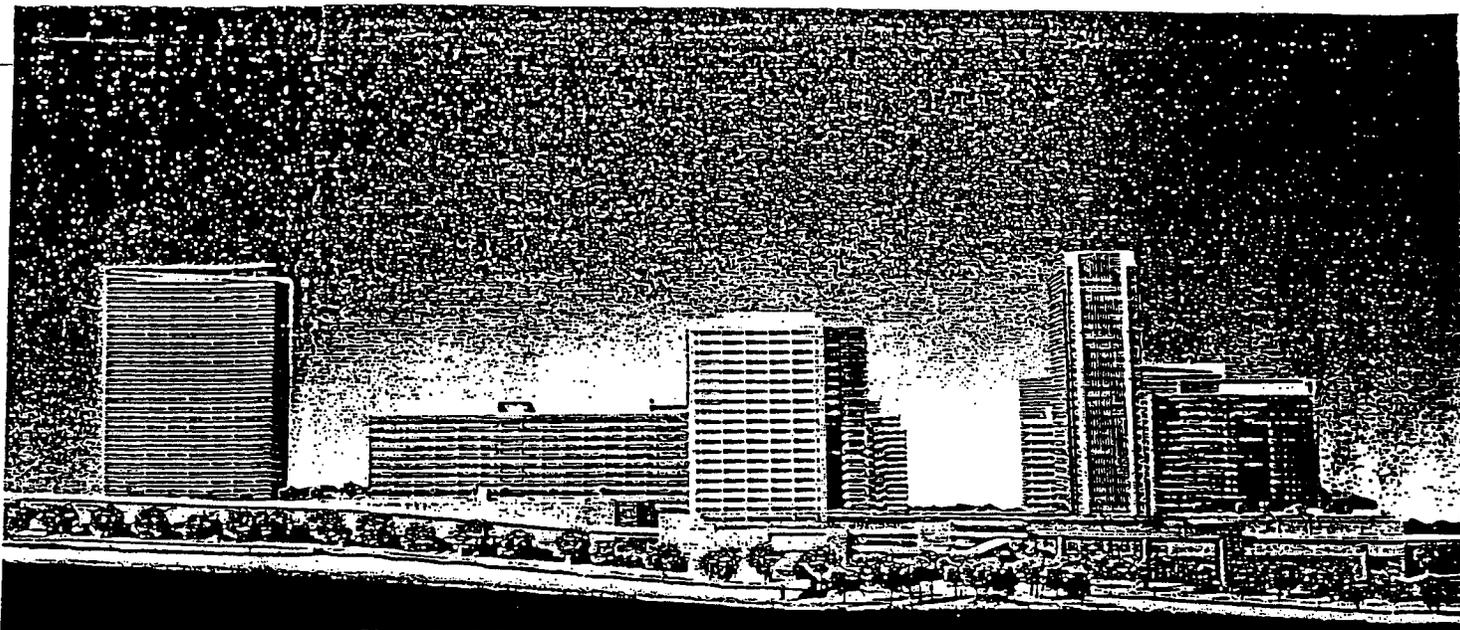
objectives of the County Plan. (A general overview of these master plan concepts can be found on the initial sheets of the submitted FDPA.)

Note: The present FDPA has the Building M Tower turned 90 degrees to accommodate a revised metro design scheme.



2.02

Model Photo . Aerial view looking northwest

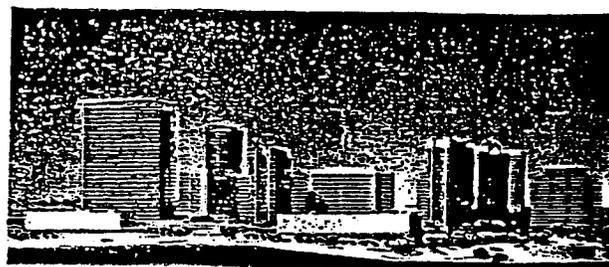


1.03

Model Photo . Elevation looking north from Route 123

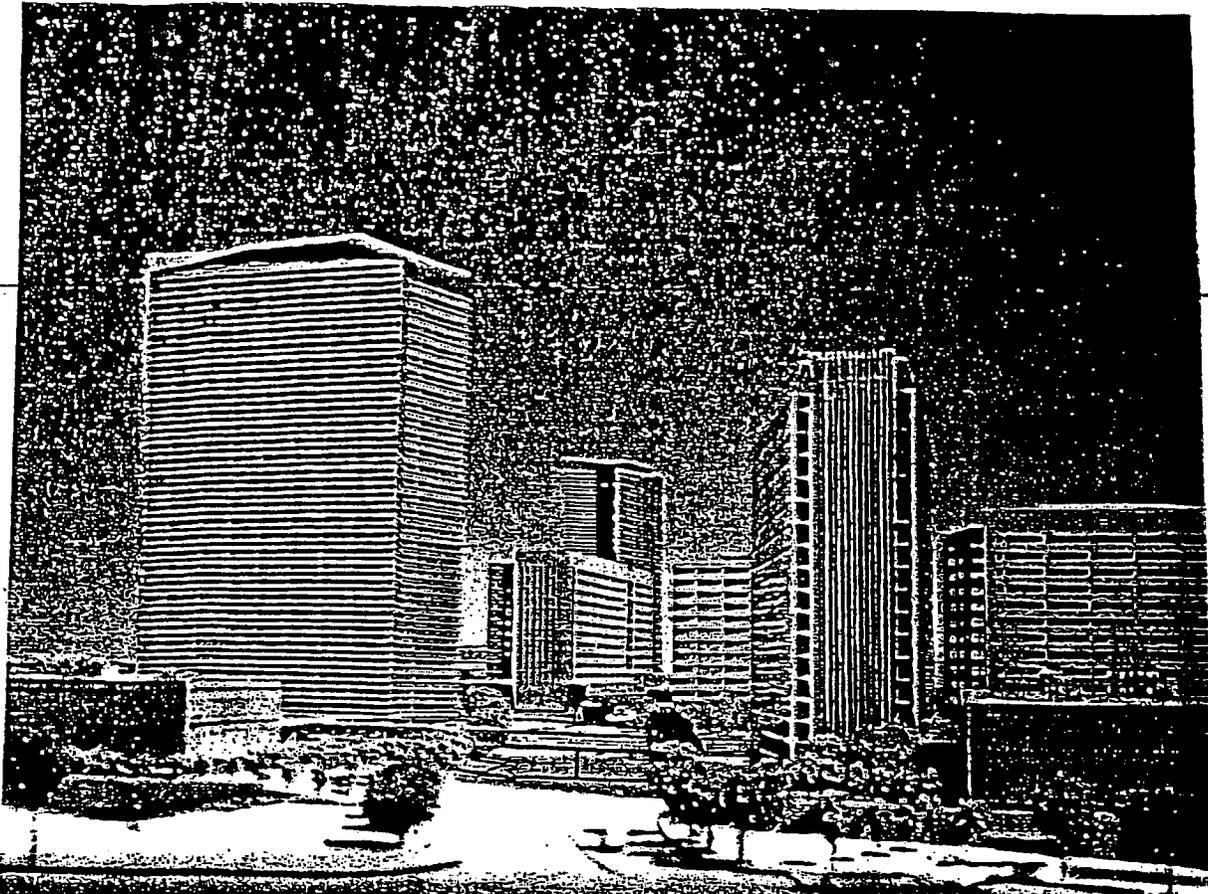
SKYLINE

When seen from a distant view, the new urban core presents a wonderfully articulated skyline. Multiple building heights are a critical feature in the design of the master plan. Tall buildings define the outer corners (G, J and M), with medium height buildings (I and K) providing an intermediate step to horizontally oriented buildings (L1/L2, F and H). Garages define a cohesive base to the master plan when seen from afar. Within the complex, a two story glass storefront redefines the base and creates an important human scale organizing datum.



2.03

Model Photo . Elevation looking west from the Beltway



1.04

Model Photo. Looking west up Galerie Drive through the gate created by J (left) and I (right). Building M is the landmark in the background

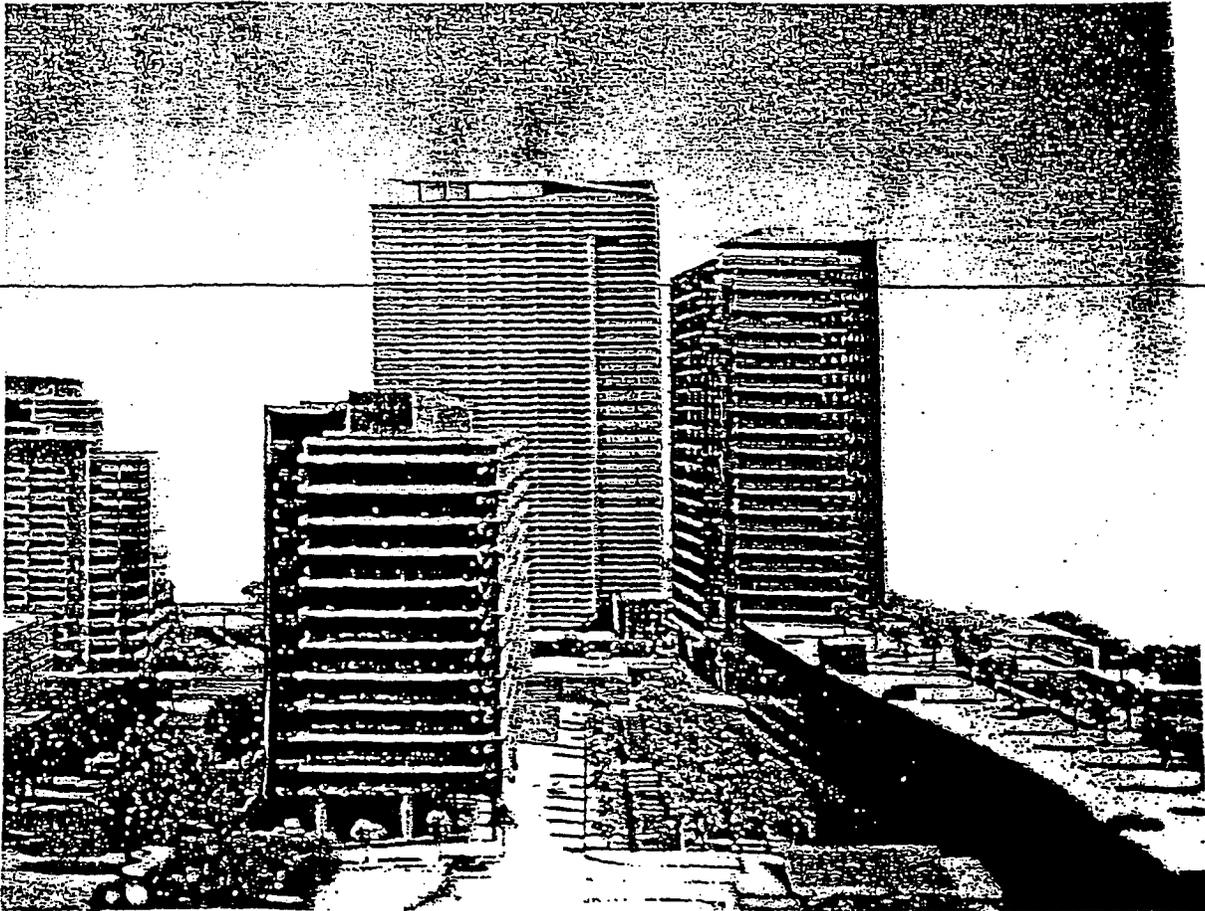
LANDMARK, GATEWAY AND PRECINCT

The images on this page help to illustrate three of the principal devices used to organize the master plan. The devices help individuals to navigate through and around the Tysons' urban core. Buildings M, J and G are the tallest buildings in the plan and they define corners of the proposed development. Building pairs work together to create gateways. In image 1.04, buildings 'J and I' frame the entry into the center of the master plan and place buildings L1-L2 and M into positions to be objects of focus. To the right and left of this image, the garage wall creates a horizontal base element that defines the territory or precinct of the master plan, much like a garden wall defines the limits of a garden. This wall also acts as a buffer between the Metro and highway traffic, allowing the circulation within the master plan to move at a slower, quieter pace.



2.04

Model Photo Looking north past future metro between K (left) and J (right)



1.05

Model Photo . Looking east at K, L + J, from building M

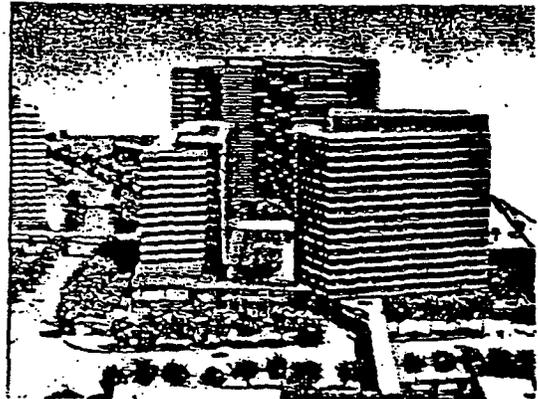
PUBLIC GARDEN PLAZAS

Each building group works to define garden plazas. The master plan has major and minor plazas. Each creates its own distinct individual qualities. These qualities derive from the way each uses hard and soft landscaping, their relation to vehicular traffic, the proportion and scale of the space, as well as their relation to the street. In the above image (1.05), the larger plaza defined by M, L1-L2 and K utilizes a green space which is circumscribed by a vehicular drop-off route. In the below image (2.05), one can see the plaza and its gardens defined by buildings G, H and I. This space is raised above street level and appears only accessible to pedestrians. These outdoor spaces create the perfect complement to the conditioned pedestrian routes by offering covered, shaded and open sky pedestrian walkways throughout the plan.

CONNECTING WITH SPACE AND GEOMETRY

A major part of the success of the plazas is the interconnectivity between them. The terrain of Tysons is sloped, allowing for public spaces to occur on many different levels. The master plan takes full advantage of this quality by providing the opportunity to create multiple spaces within a plaza, each space presenting multiple views to other spaces. This facilitates a natural movement

throughout the master plan and allows individuals to use landmarks and architectural treatments to navigate the Urban Core. This system of plazas, parks, gardens and pedestrian circulation is a critical feature for dispersing and gathering individuals as they use the transit system. The M, J and G towers play a special role in connecting the outdoor spaces. They fix the ends of the long axis of the major plazas, helping them to be defined as spaces, as opposed to open ended streets, as well as signing the presence of the garden plazas from afar.

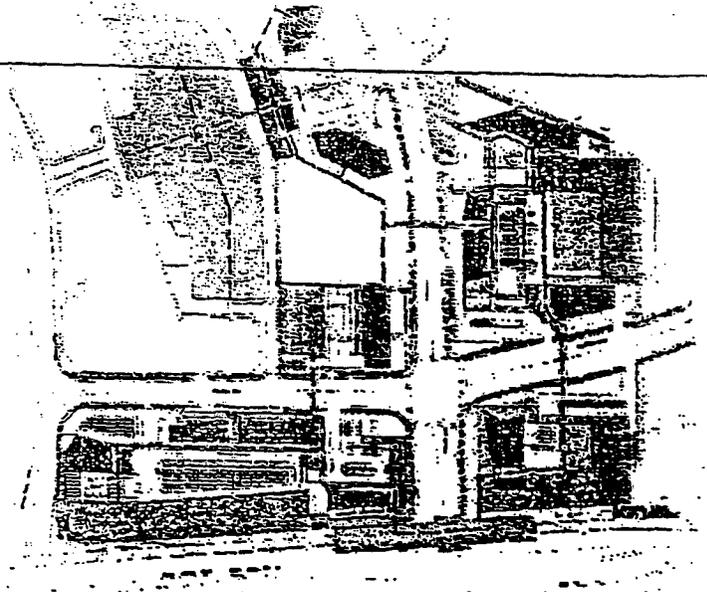


2.05 Model Photo. Looking north at G, H + I, from building J



1.06

Plan Diagram . Vehicular Circulation

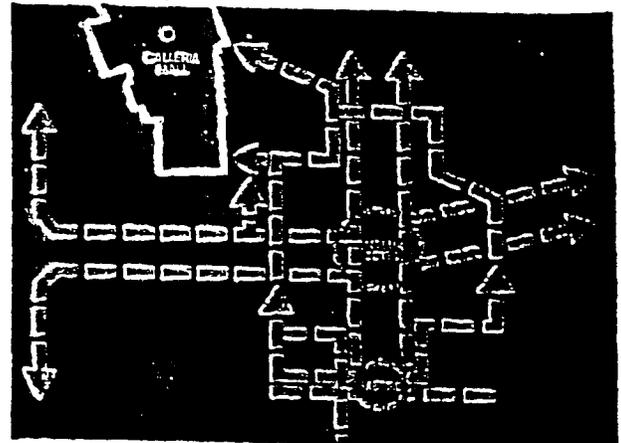


2.06

Plan Diagram . Pedestrian Circulation

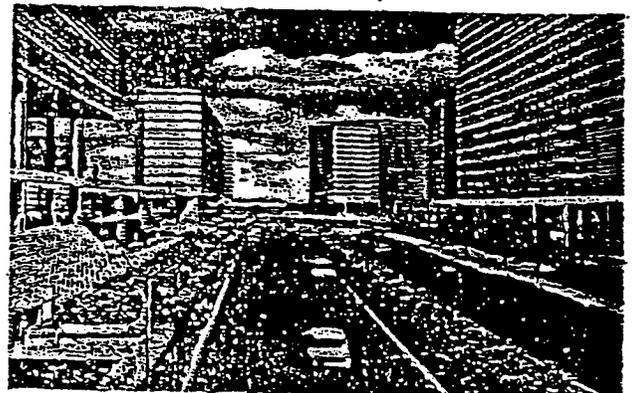
CIRCULATION — Multiple routes to destinations

Travel to Tysons will be accommodated by both the future Metro and the existing roadways. The above two diagrams illustrate vehicular and pedestrian circulation. Both indicate a movement network which occurs on multiple levels with routes sometimes stacked on top of one another. In the first image (figure 1.06), vehicular circulation is shown in yellow with the major arteries of traffic moving on the roadways, 123, Galleria Drive, International and Tysons Boulevards. Off of these arteries minor spurs, also in yellow, show movement to building drop-offs and parking entries. Red dots indicate the various access points for garage entries. (A note of interest is that the curb cuts for the master plan were fixed prior to the development of this scheme and have been highly influential in its formal development) The second diagram illustrates the network of pedestrian movement and its connections with the future transit station. Yellow paths again show the primary circulation, those with red dashed lines indicate enclosed, conditioned space, and the yellow broken line indicates vehicular cross walks. To the right, a simplified diagram illustrates the primary routes of travel from the Metro to the Tysons II shopping mall via the Tysons Boulevard and Galeria Drive intersection. Blue paths represent exterior routes and the green paths represent the enclosed pedestrian connector system



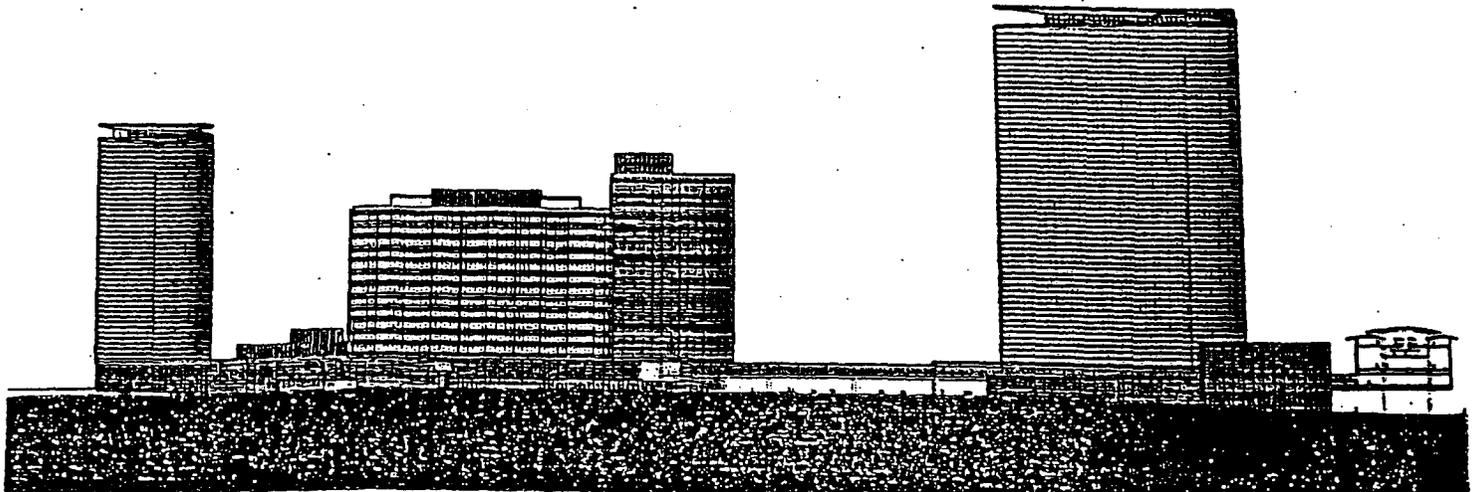
3.06

Simplified diagram indicating travel from Metro to the Tysons II mall



4.06

Rendering looking up Tysons Blvd. from future Metro station

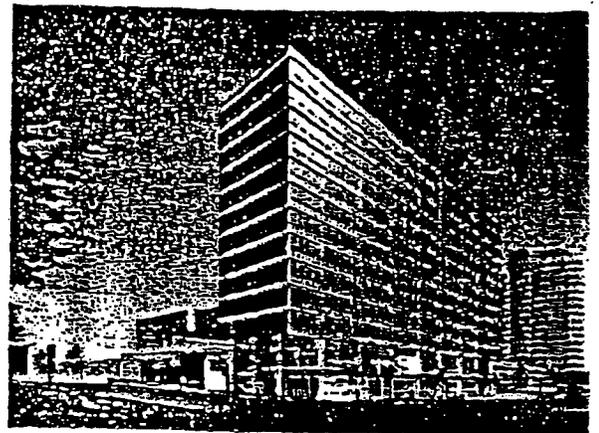


1.07

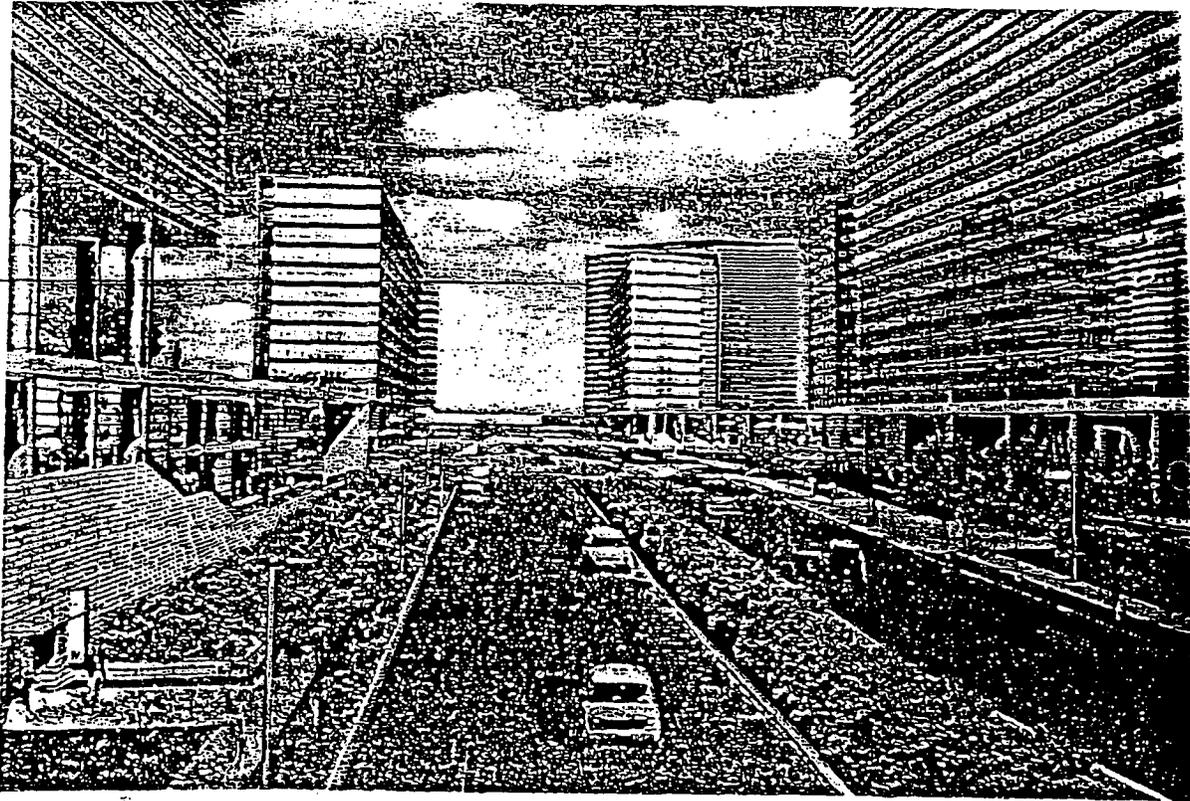
Elevation Diagram. Tysons Boulevard, looking east at buildings G, H, I - J. Colored area represents variety of uses at base of building.

STOREFRONT DATUM

The figure above describes the horizontal datum which unites the master plan's vertical surface at the pedestrian levels. All the towers are raised to display transparent, two story zone that holds a wide range of potential program: office, hotel and residential lobbies, retail shops, restaurants, cafes, health club facilities, banks, galleries and exhibition spaces. The pedestrian enclosed pathway system and its corresponding vertical circulation systems which utilize office tower cores and garage cores are carefully composed to activate the streetscape and garden plazas as people move around the site and come and go from the Metro station. In the image below (figure 2.07), one can clearly see how this zone can become animated with color as these elements express their identities at the street level of Building F.



2.07 Rendering. Building F looking northwest at Tysons Boulevard.

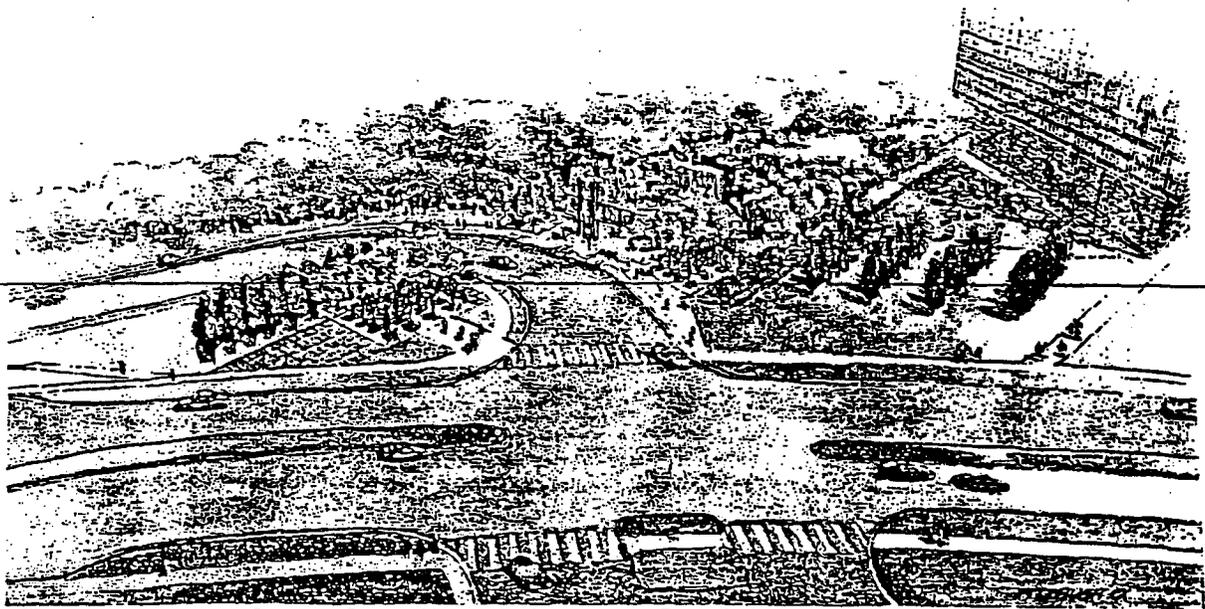


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Rendering. Up Tysons Blvd. looking north

STREETSCAPE

The above image, looking north up Tysons Blvd from the Metro station platform towards the future Tysons II Park (figure 1.09 & 2.09), depicts the well developed space of the street. The buildings have been pulled as close to the sidewalks as possible without interfering with the existing utility easements. The glass storefronts activate the street at the pedestrian level. Planting, already a major feature at Tysons II, will line the street on both sides and will be carefully developed to allow clear lines of sight for vehicular safety. Subject to appropriate approval, plantings will occur in the median strip to enhance the path of the crosswalk and add to the general beauty of the boulevard. Visual connections into the plazas will offer an experience of extended space and activity. Entries into buildings and into the network of exterior pedestrian paths and interior walkways are distributed throughout the boulevard's length. An entrance to the Metro station can be seen at the bottom right of the image. After entering one can travel directly to the station platform or proceed to Sector II's lower plaza above.



1.09

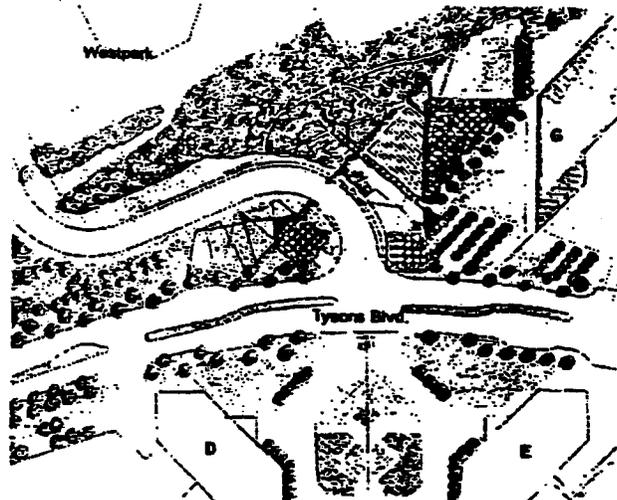
Rendering. Future public park, looking east across Tysons Blvd. from the Ritz-Carlton Hotel. Building G is to the right

TYSONS II PARK — See FDPA Park Details

The Tysons II park is planned for at the intersection of Westbranch Drive and Tysons Blvd. (See figure 1.09). Directly in front of the plaza space defined by buildings D, E and the Ritz Carlton Hotel, the park is a possible destination point for many people arriving by Metro to Tysons II. It also formally connects the Westpark development to the activities at Tysons by taking advantage of the natural hillside terrain to organize public activities.

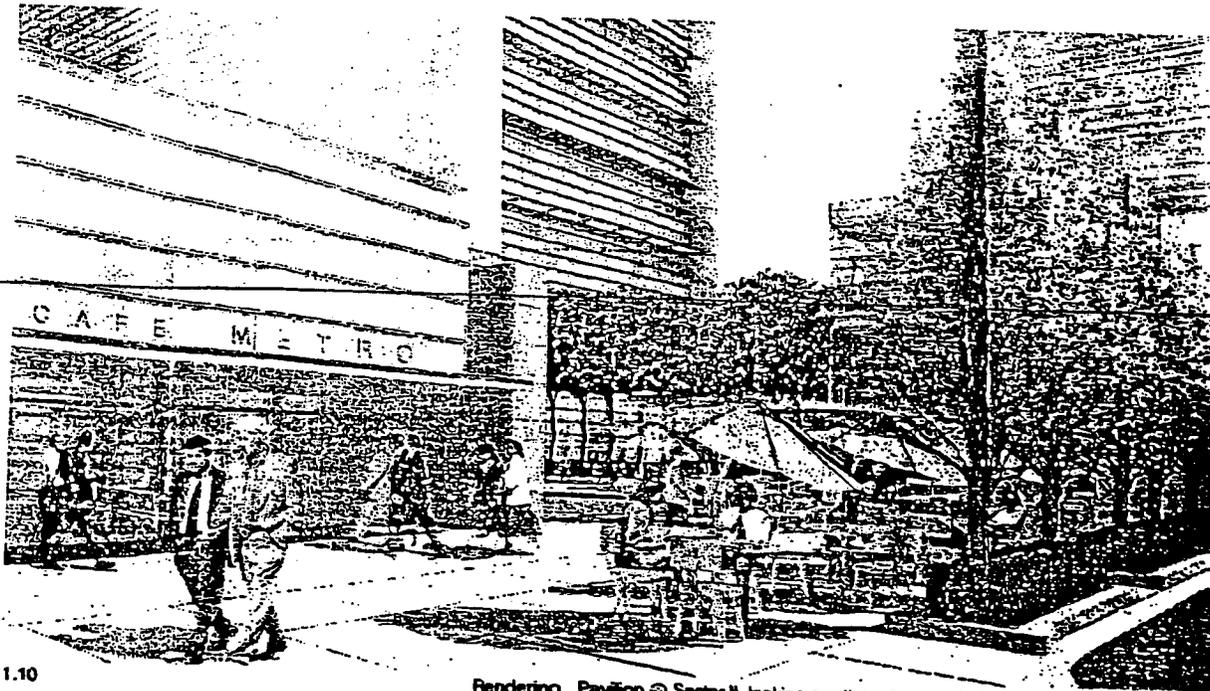
improvisational recreation. The park is planted with a composition of flowering, deciduous, and evergreen trees and plants which will create a transforming space through the seasons. The whole park can be viewed from above on the terrace that extends out from building 'G'.

The park is composed of a number of garden features. Arriving to Tysons II from Westbranch Drive, one is greeted by a beautiful modern parterre garden of brightly colored plants. At the top of the hill, two large square groves of trees are placed to each side of the drive and respond directly to the formal axis of the court across Tysons Blvd. These groves offer a shaded place to sit as one waits for the beginning of the amphitheatre's performances. A long cross loggia defines a forecourt to the theater and a formal connection to the jogging-hiking trail that runs along the east side of Sector III. To the south of the theater, a larger triangular grove offers a shaded space to house more intimate activities. Below these two spaces is an open field for



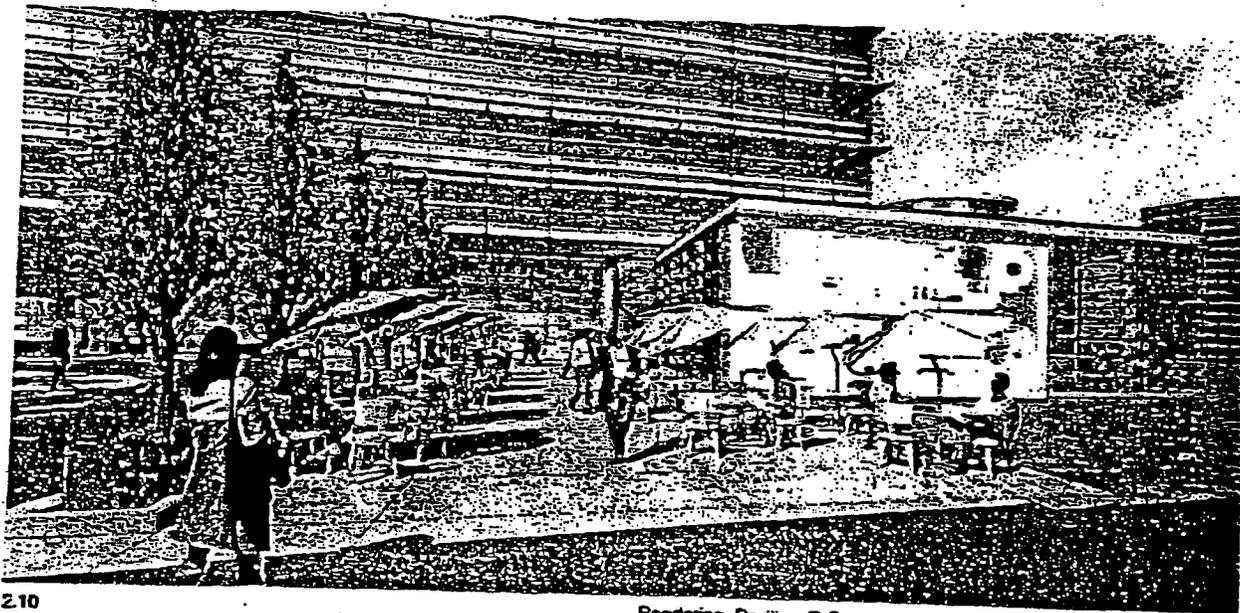
2.09

Plan rendering. Future public park.



1.10

Rendering . Pavilion @ Sector II, looking southeast towards building K and future Metro



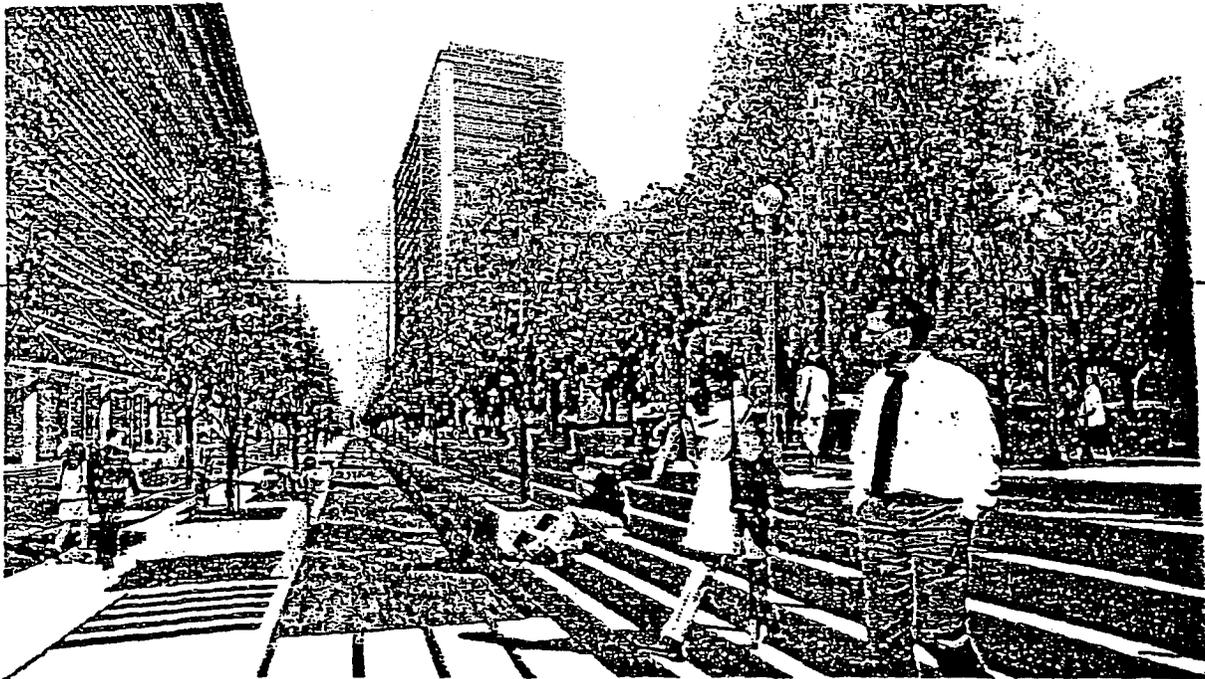
2.10

Rendering. Pavilion @ Sector II, looking northeast towards building L2

CAFE PAVILIONS — See FDPA Sector II

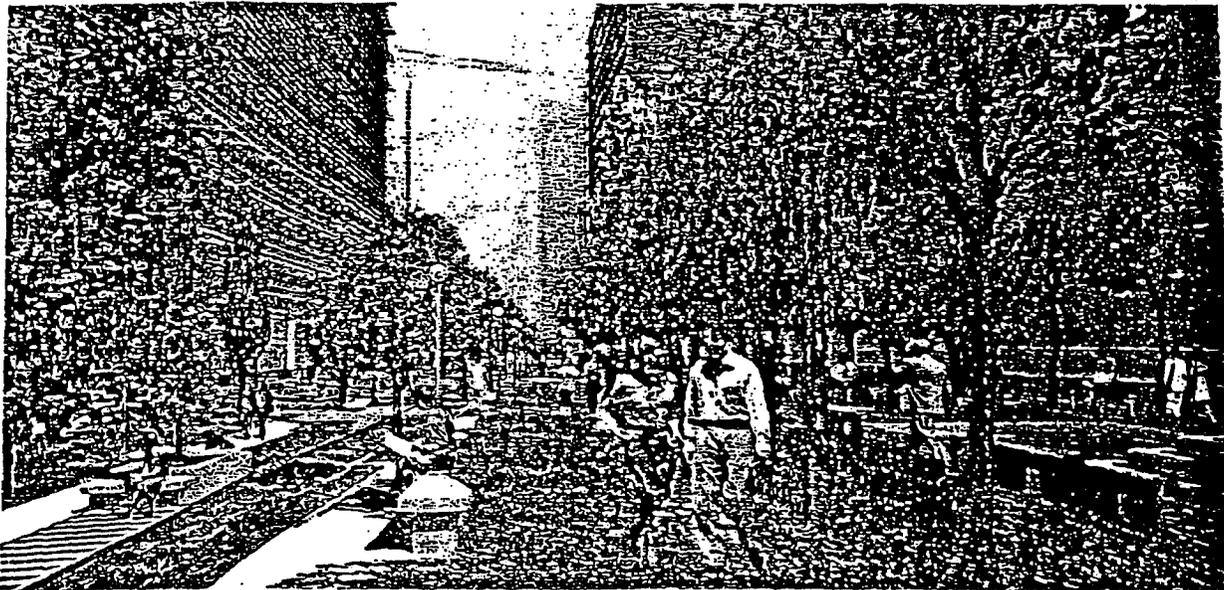
In the major plazas (Sectors II & III), the master plan can accommodate pavilions like the one seen above. These pavilions unify various levels of pedestrian traffic, and become activity centers which could house cafés or restaurants, art galleries or exhibition spaces. These pavilions are designed to enliven the outdoor spaces around them and may even be centers for organizing large functions that take place in the plazas.

The two images above depict the potential of the pavilion at the center of the Sector II plaza as seen from the upper level. The above images illustrate movement to and from the Metro station respectively. In the first, the entry to "Café Metro" would double as the indoor section of the outdoor café as well as access to an interior concourse level, linking Metro to the bridge at the mid level level and further down to the lower plaza and drop-off court of Building K. The images illustrate how public art, outdoor seating, water features and landscaping are intended to enliven the public spaces.



1.11

Rendering. Plaza @ Sector II, looking east between buildings L + K to building J in the distance

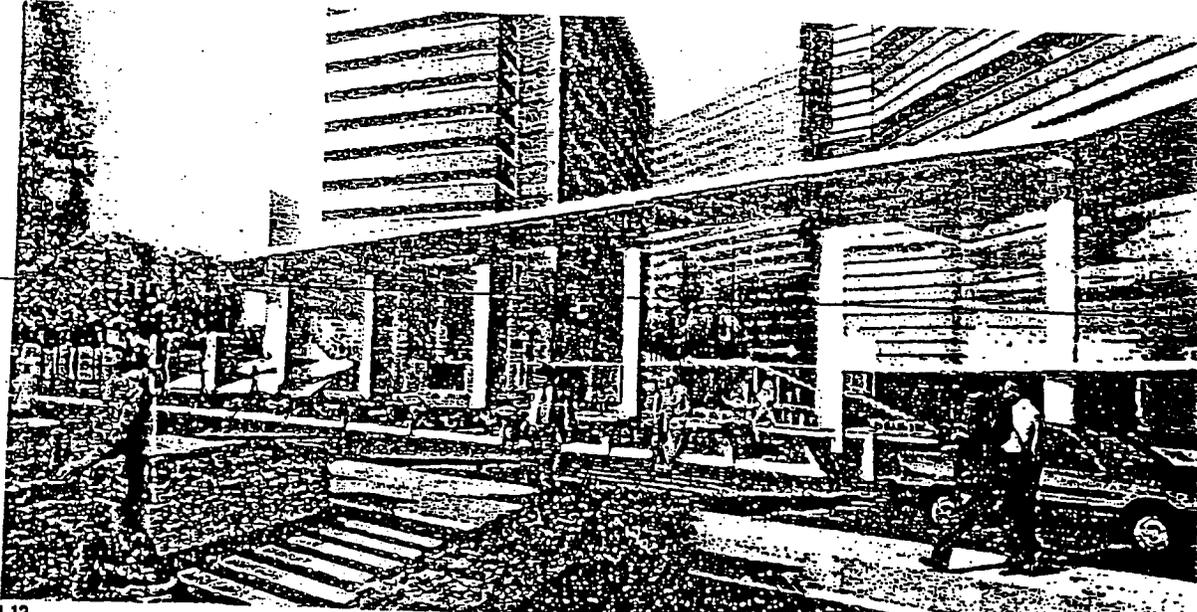


2.11

Rendering. Plaza @ Sector II, looking east. Water feature and building L at left, pocket park and garage at right

PLAZAS — See FDPA Sector II

These two renderings show slightly different perspectives of the same plaza, illustrating how the character of the space can change by moving only a few steps away. In the first image, one is aware of the plaza's relationship to the office lobbies of buildings L1 and L2 and their vehicular drop-offs. The perspective focuses on a potential water feature that is visually connected to the façade of Building J in the distance and lined with low garden walls and ample seating. The perpendicular path connects the office lobbies with the garage building to the right. Moving toward the garage in the second image (figure 2.11), the plaza transforms to a much quieter, reflective setting with a shaded soft landscaped garden, ideal for lunch time activities. This garden is conceived with smaller sub-spaces which could be utilized for special activities or performances. Individuals have the choice to move through the space in open air, partly or full shaded paths. In addition, one could move along the edges in the conditioned link-way system.

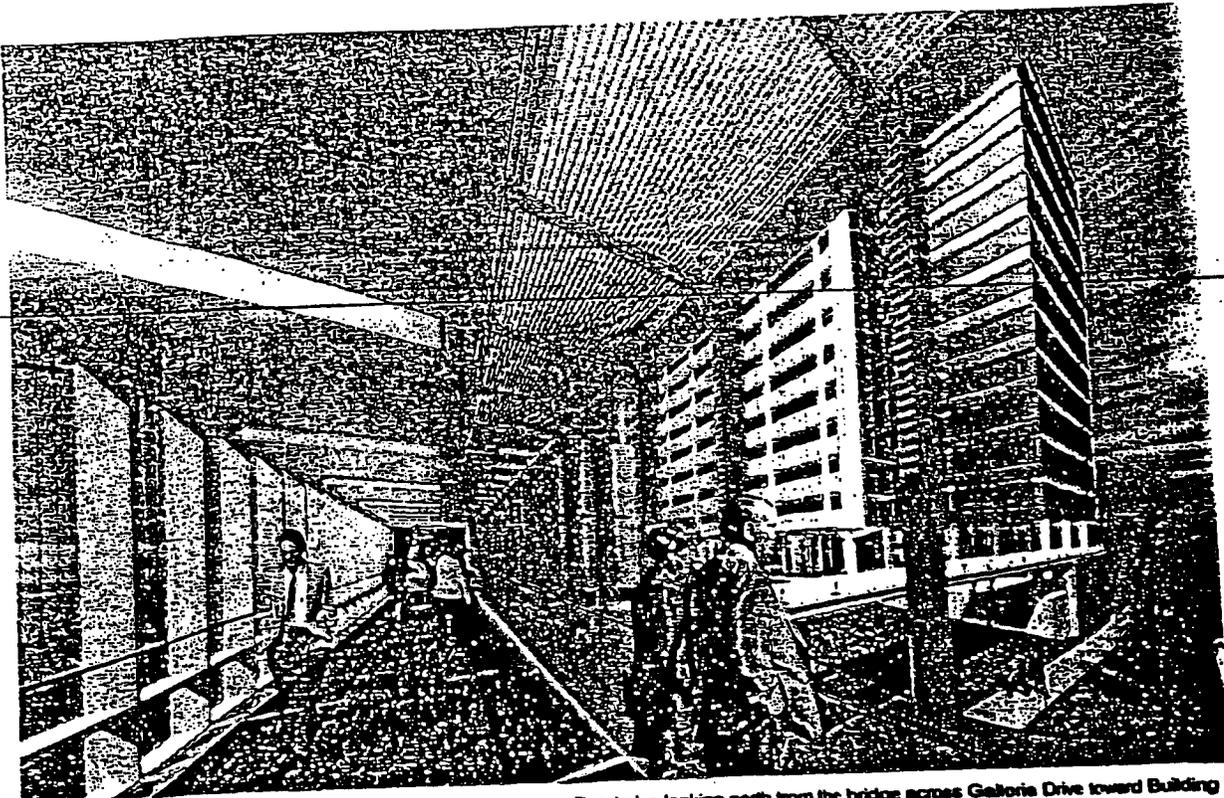


1.12

Rendering . Future pedestrian bridge over Galeria Drive. Building F is in the background

DRIVE COURT LOGGIA — Sector III

The above image demonstrates how a loggia element can tie the drop-off canopies of two buildings together to create a unified entry. This loggia between buildings H and I produces a prominent gateway to the elevated pedestrian garden beyond. Access to the garden can be reached via the grand stairway to the left of the image which also leads to a potential restaurant and the office lobby of building H. To the far right, the building 'I' double height lobby would connect the garden plaza and bridge from building 'J' to the ground level by an interior escalator.



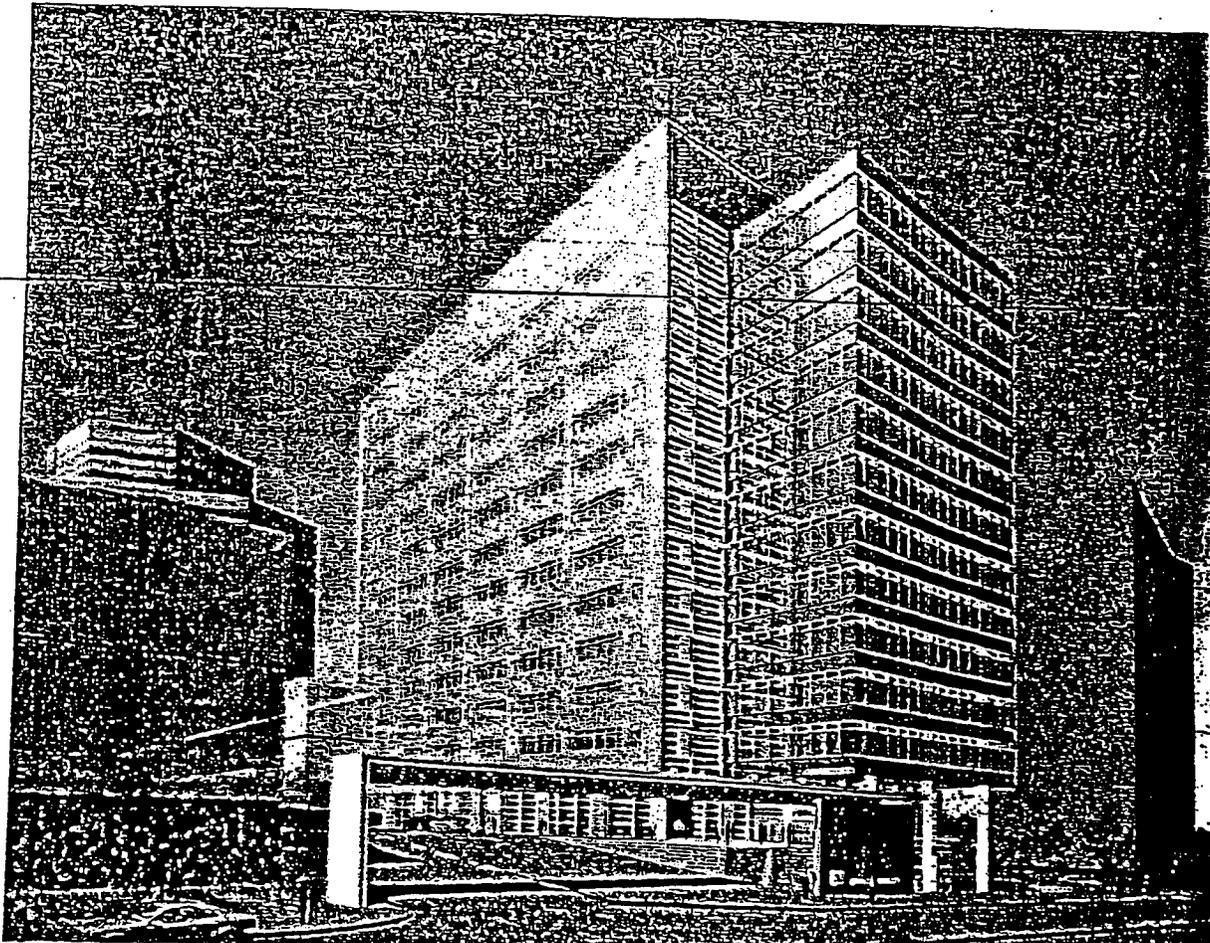
Rendering looking north from the bridge across Galleria Drive toward Building F

1.13

ENCLOSED PEDESTRIAN CONNECTOR AND BRIDGE SYSTEM

Three pedestrian bridges are planned for the urban core; these are new elements which expand the extensive existing pedestrian connector system at Tysons II. The above image (figure 1.13) portrays a view one would experience crossing from Building L1 to Building F. This network of enclosed, conditioned circulation space draws together all the program elements of the master plan. Garage elevators and stairs and building cores with their lobbies offer the principal means of vertical circulation. These are augmented by a series of exterior formal stairs, escalators and pavilion elements.

The pedestrian system is designed to gather individuals from garages and buildings and lead them through the garden plazas, retail areas, restaurants and major streets. This will be a means of dispersing individuals from the Metro stop. Some routes will be ideal for traveling towards the adjacent Tysons II Galleria retail mall and the Westpark development. The bridge being planned by Metro to Tysons I will be a natural continuation of the system. Presently, the master plan utilizes the Metro station as the fourth bridge, which would complete the circuit or loop connecting all four sectors. The bridges have been strategically placed away from the intersection of Tysons Boulevard and Galleria Drive to encourage pedestrian movement at street level, enhancing the intersection with human activity.



1.14

Rendering. Building F, looking northeast from Galleria Drive

URBAN RESPONSES AND PLAN RESPONSIBILITIES

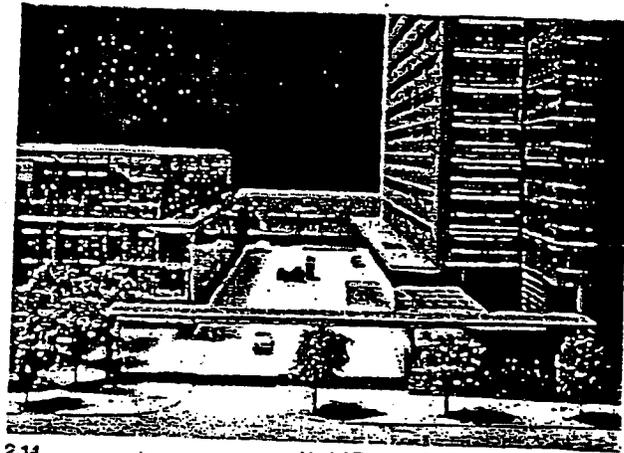
Each building within the Urban Core has unique responsibilities. The dialogue between the buildings creates a synergistic center that will give Tysons II a defined "sense of place". The following describe each sector and its building's response to formulating the urban core.

Tysons Boulevard to the Galleria, and an enclosed pedestrian connector moves north-south from the Ritz Carlton court to the bridge crossing Galleria Drive, and eventually to the future Metro stop. (See figure 3.06)

Sector I — See FDPA submitted for Building F

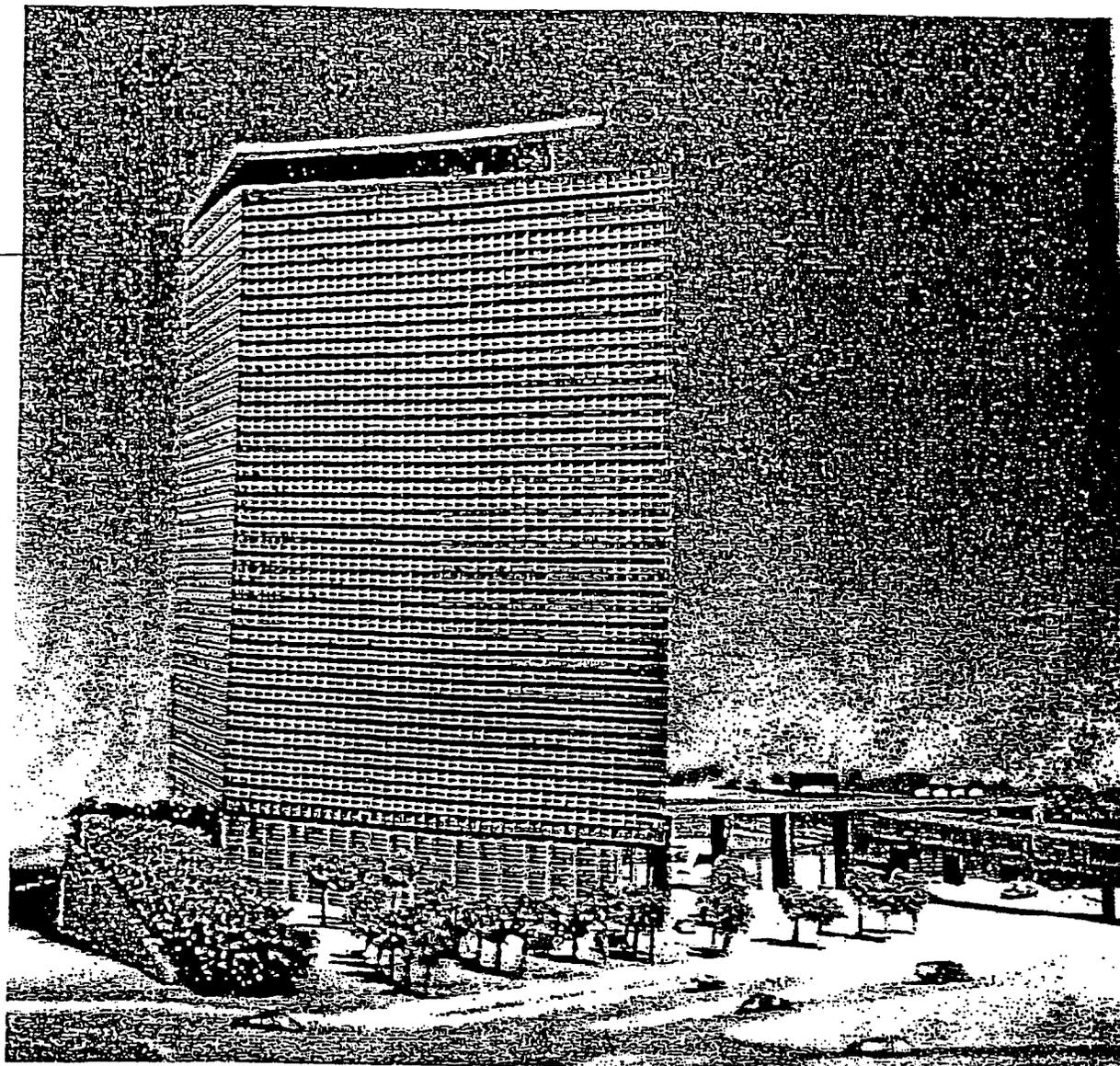
F BUILDING AND GARAGE

Two critical attributes of this site are the further definition of the Tysons Boulevard and Galleria Drive intersection and the creation of a public space with the drive court. To animate the intersection, provisions have been made to accommodate retail all along the base of Building F. The formal drop-off court offers an exciting way to navigate through the block and a place to potentially exhibit sculpture. This space acts as a local center, uniting pedestrian paths of travel. An exterior covered moves east-west from



2.14

Model Photo. View of Drive Court and future pedestrian link, Building F



1.15

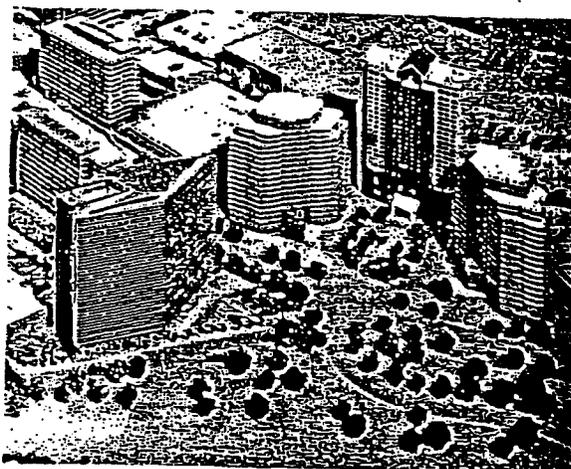
Model Photo. Building G, looking southwest from Tysons Boulevard.

Sector III — See FDPA Plan Details

GH&I BUILDINGS AND GARAGE

The primary responsibilities of the sector are; one, uniting the Ritz Carlton court with the Tysons II Park; two, defining a spatial relationship with Sectors II and IV and Metro; and three, defining the streetscape of Tysons Boulevard.

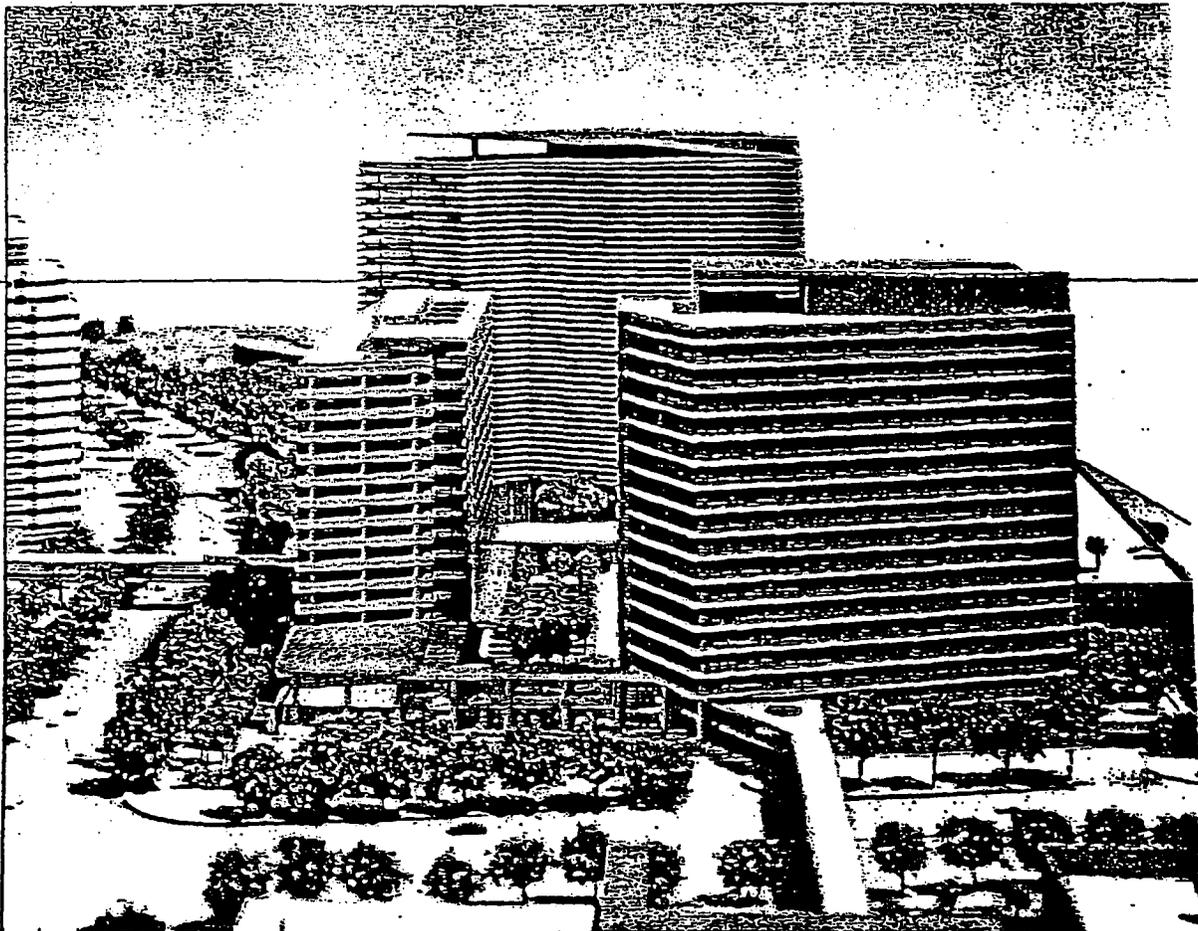
The first responsibility rests on Building G. Because of its shape, this building extends the defining walls of the Ritz Carlton court, allowing the court space to cross the Boulevard. The building 'G' wall folds and becomes the backdrop for the new Tysons II Park below. At its base, the building provides a terrace for a potential restaurant that overlooks the activities of the parks theater spaces below. In addition, Building G presents a vertically articulated wall to the east creating a landmark tower as seen from the Beltway beyond.



2.15

Model Photo. Aerial view looking southeast





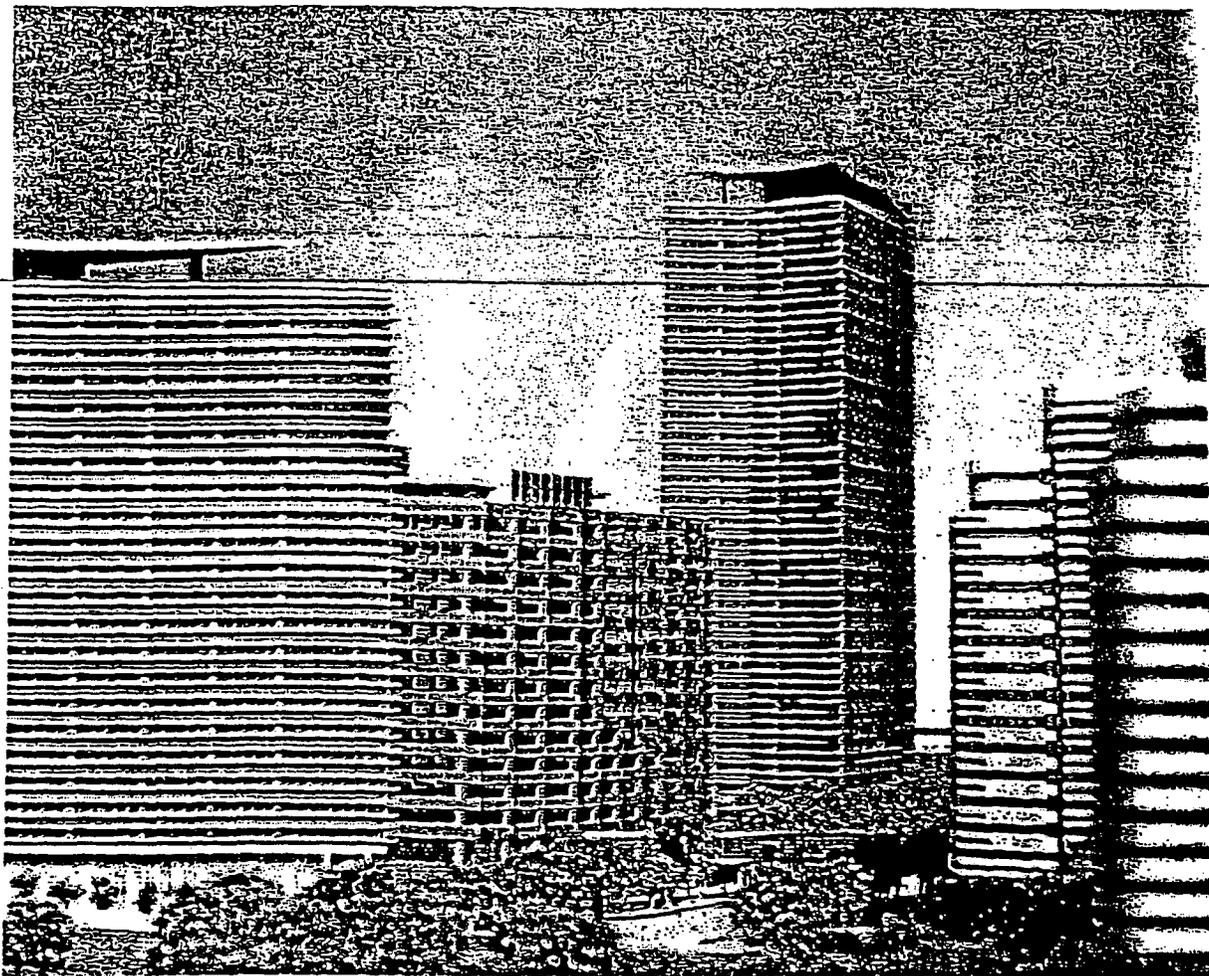
1.16

Model Photo. Buildings 'H' + I, looking north from Building J

All four buildings work together to fulfill the second responsibility. A spatial link is created between Buildings G and J through a series of plazas and their gardens. These define a north/south axis at multiple levels. The raised plaza at the heart of the sector brings pedestrians who are moving across the Tysons Boulevard and Galleria Drive bridges together, and creates a social center for people to use the various facilities of the sector. At this plaza, vehicular traffic and pedestrian circulation are segregated, although cars can easily reach this level by way of the garage. Between this upper plaza and the lower plaza, a café pavilion serves as a vertical pin uniting circulation in all directions, much like the pavilion illustrated on page 10. (See figures 1.10 and 2.10) To the

south, the open-ended, upper plaza creates a perspectival expansion to Building J. To the north, the lower plaza shifts the focus of the axis from Building G to the Ritz Carlton courtyard so there is a communal, spatial link to this plaza as well.

Building 'H' plays an important role in defining the streetscape of Tysons Boulevard. This building is positioned as close to the street as possible, creating the primary defining vertical surface to the street space. At the north and south ends, the building generates opportunities for retail and restaurants which can enliven the street's vehicular and pedestrian activity.



1.17

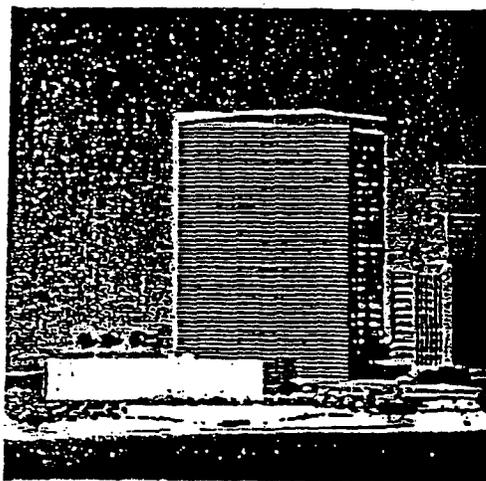
Model Photo. Looking south up Tysons Boulevard, at building J

Sector IV — See FDPA Plan Details

J BUILDING AND GARAGE

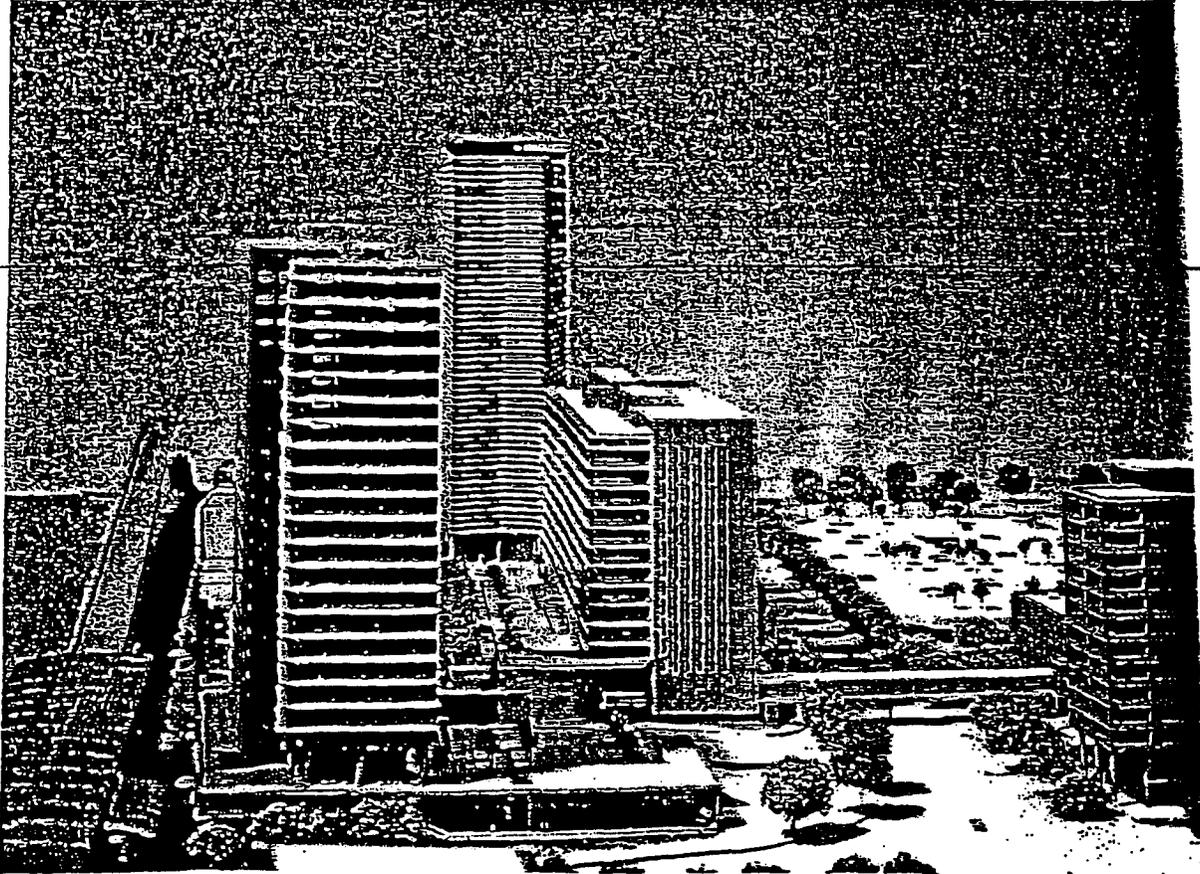
Like Building F, Building J is positioned as close as possible to the Galleria Drive / Tysons Boulevard intersection. This will help to define the space and allow the building to activate the intersection with transparent office space, potential retail and/or restaurants at street level. Because of its size and proximity to the transit stop, Building 'J' has a larger role to play in the plan. Being the tallest building in the complex and because it is uniquely sited, Building 'J' provides a focal point in all directions and a critical landmark for navigating the composition of buildings. It is hoped that the transit stop will have direct access to Sector IV. If so, this site can play a major role in gathering and distributing the transit users. This will activate the east side of Tysons Boulevard and promote pedestrian access across the sector to the bridge which spans Galleria Drive and enters Sector III. The public courtyard has been strategically placed at the center of the cross access. This space organizes various paths of circulation and is

essential to developing the potential for multiple tenant entry lobbies for Hotel and/or Residential and Office programs.



2.17

Model Photo. East elevation. Building J



1.15

Model Photo. Buildings K, L1, L2 + M. looking west from building J

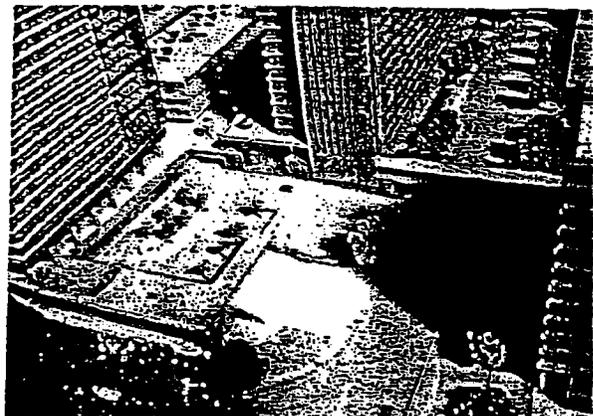
Sector II — See FDPA Plan Details

BUILDINGS K L1, L2 & M AND GARAGE

Building K, and the other buildings of Sector II, are inherently critical to the success of the new Urban Core at Tysons because of their proximity to Metro. The gathering and dispersing of transit users into and from the development, the creation of plaza spaces that help visually navigate to other areas, the link to International Drive that overcomes a 50 foot height difference, and the development of Galleria Drive as a pedestrian friendly street are the four principal responsibilities of the Sector.

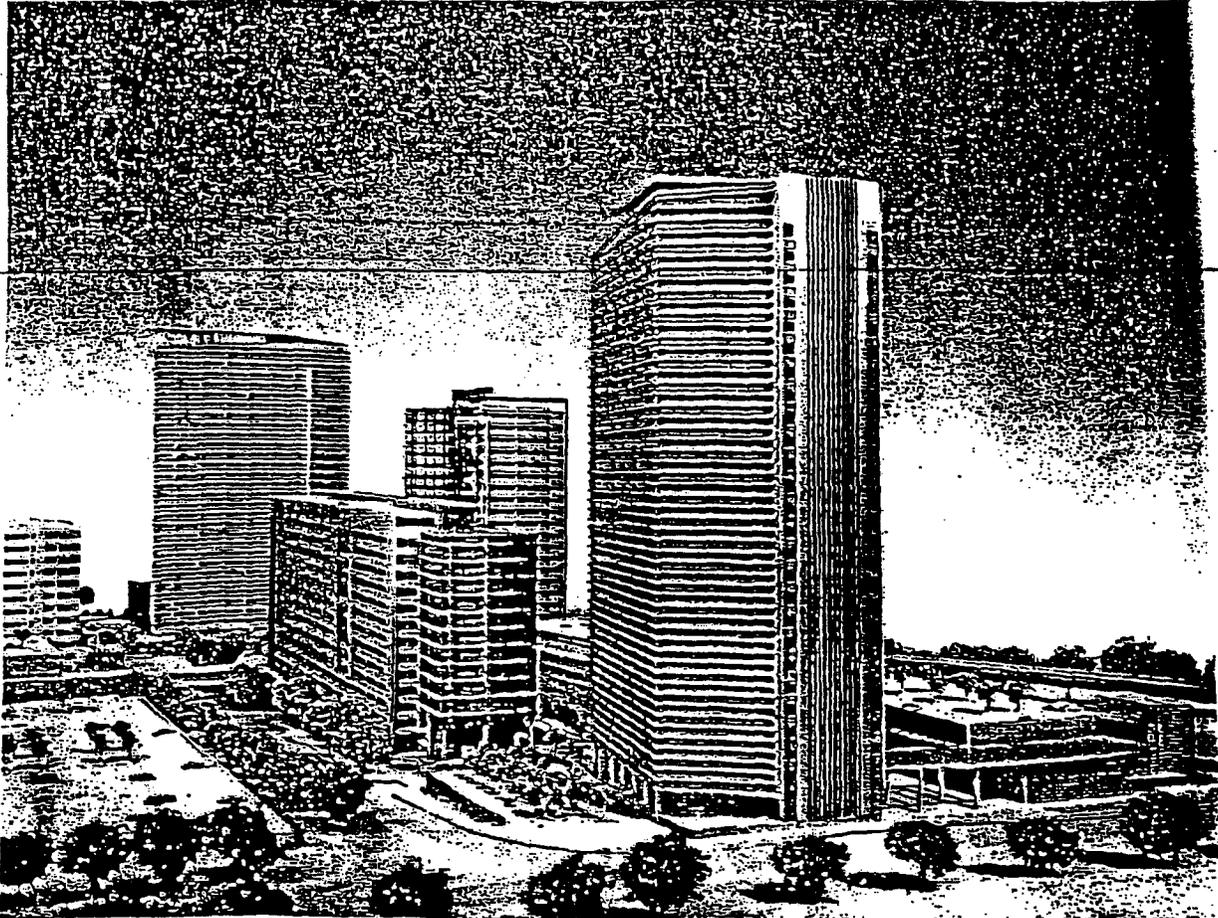
the street level below the transit stop; initiates pedestrian movement along the street space of Tysons Boulevard via a cascading stair (see figure 1.08); provides access to the pocket park between itself and the garage, which is an entry point to the upper plaza (see figures 1.10, 2.10); as well as starts the mid-level route to the bridge which crosses Galleria Drive and eventually leads to the Tysons II Galleria retail mall. (See figure 1.13)

Sector II, like Sector III, has an upper and lower plaza. The lower plaza associates itself strongly with Building K and the intersection of Tysons Boulevard and Galleria Drive. This plaza, however, is part of a larger urban room created by the northern face of Building K, the eastern end wall of Building L2, the southern end wall of Building F, and the western face of Building J. These four buildings define the 'place' of the intersection and the center of all four sectors. It is to this space that the master plan users naturally navigate and from which they orient themselves to other areas. The plan employs Building K to make the transition from Metro to the plaza and larger urban room. Building K offers covered, protected access to



2.18

Model Photo : Buildings K + L2, looking southwest from building I



1.19

Model Photo Looking east down Galleria Drive. Building M in the foreground, buildings L, K + J in the background.

Along the way to the mall, the pedestrian would encounter a cross axis along this mid-level route marked by the pavilion which pins the two plaza levels together. (See page 10) If one were to proceed up to the higher plaza, one would encounter the long linear space of the upper plaza with its clearly defined central landscape axis. (See figures 1.11 and 2.11) This axis leads to Building 'M' and to International Drive beyond. Potential vertical architectural features for Building 'M' and for Building 'J' can draw the landscape axis into the space above the horizon, creating a critical orientation device. This would be important from two vantage points. Inside the sector, the terracing of the plaza makes it difficult to orient yourself with the space above or below. The axis gives one a constant line of reference. From outside the sector, the users of the master plan would become aware of the landscape axis and the plazas within, even when they cannot see the axis perspectively.

This long spatial sequence is reinforced by Buildings 'L1' and 'L2'. The double building group responds to the urban development in a number of key ways. First, the 'L' Buildings extend the enclosed pedestrian connector system along the length of the plaza. Second, they provide a series of passageways from the upper plaza to the Galleria Drive. And third, they are critical to making the sidewalks from International Drive to Tysons Boulevard a pedestrian friendly environment. To achieve the last two points, the L Buildings utilize the two story transparent datum, described on Page 7. This datum, however, is shifted down on level along Galleria Drive to compensate for the steep change in grade. Thus, the double buildings can provide the opportunity for views up through the façade, giving the wall permeability. This will be equally advantageous for the activities of the street and the plaza.

EXHIBIT E

Date 17 APRIL 2002

Project TYSONS II BLDG 'F'

Manufacturer RSA

Type XC

SPECIFICATIONS :

ComboLight™

PAR38 Metal Halide - Recessed
One Light Fixture
PAR38 Metal Halide Medium Base 70 or 100 Watt

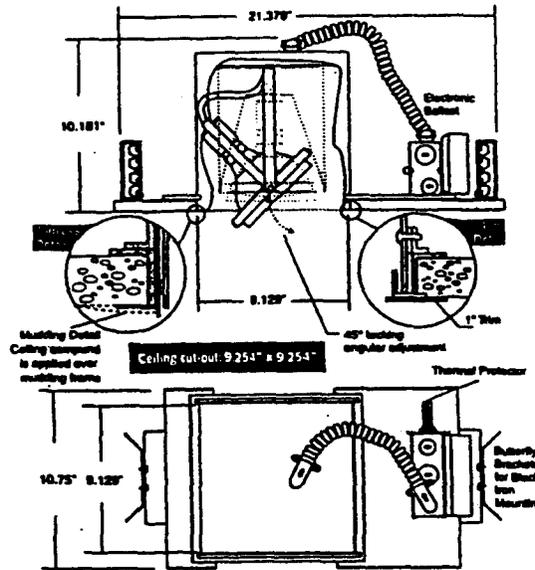
Type _____
Project _____
☐ COB10MH-70 ☐ COB11MH-70
☐ COB10MH-100 ☐ COB11MH-100

TRIM SIZE
10.25" L x 10.25" W (O.D.) 8.25" L x 8.25" W (I.D.)

358° rotation X 45° angular adjustment with positive incremental locking mechanism.

NOTES

- ELECTRICAL ENGINEER TO SPECIFY OPERATING VOLTAGE
- U.L. DAMP LABEL TO BE PROVIDED
- FINISH TO BE SELECTED BY KPF.
- FIXTURE TO BE LOCKED AT 90° POSITION



DESCRIPTION:
An adjustable PAR38 fixture suitable for multiple down-lighting applications with one point of electrical entry. Matte black finish on housing & lamp assembly.

CONSTRUCTION:
Housing, Plaster Frame & Trim Assembly: 18 gauge CRS. I-Box Assembly: 16 gauge CRS (galvanized).

LAMP-ASSEMBLY:
1 - PAR38 Metal Halide lamp mounted in adjustable bezel. Can accept up to two optical accessories. 45° lamp angular locking adjustment.

SYSTEM PROTECTION:
Thermal protection provided to guard against overheating, and misuse of insulation over and around fixture. Vent holes in housing provide cooler operation.

ELECTRICAL:
Junction box is UL listed for through branch wiring. (access above ceiling not required) for 8 #12, 90°C supply conductors or 60°C for end of run. Electronic ballast (for Metal Halide M98 or M90 equivalent lamp) mounted to junction box.

ComboLight is made in the USA

LABEL:
U.L. and C.S.A. New York Calendar. Chicago Plenum.

Combo FasTrac™

Designed for fast moving projects. ComboLight mounting frames are rapidly shipped to the job site, so the ceiling can be closed and completed. The ComboLight housings arrive separately, a simple below ceiling connection is made, and the housing is installed into the mounting frame. Specify -FTT for FasTrac with trim, -FTR for FasTrac trimless.



ComboLight PAR38 Metal Halide 1 Light		
Cat. No.	Description	Lamping
COB10MH	1-light Combo with white trim	1-PAR38 Metal Halide 70 or 100W
COB11MH	1-light Combo with black trim	1-PAR38 Metal Halide 70 or 100W



Accessories					
Cat. No.	Description	Cat. No.	Description	Cat. No.	Description
-FTT	FasTrac	-SQ	Square Unit (4R only)	-RT	Retractable Yoke
-FTR	FasTrac Trimless	-W	All White (inc. interiors)	-CC	2 C-tuit
-TR	Trimless	-CP	Chicago Plenum	-PT	Special Paint Color
-RMD	Remodel			-277	277 Volt Ballast

© 1999 RSA Lighting LLC All Rights Reserved • Specifications are subject to change without notice • Patents Pending

Lamp CDM100/PAR38/M/SP 300WK MASTERCOLOR PHILIPS (PAR 38 METAL HALIDE)

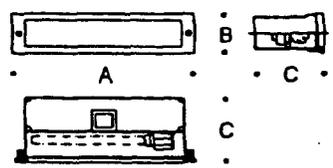
Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date | 17 APRIL 2002
 Project | TYSONS II BLDG 'F'
 Manufacturer | BEGA
 Type | XE

NOTES

- COLOR TO BE SELECTED BY KPF
- STEP LIGHTS IN STAIR WALL ARE TO BE VERTICALLY MOUNTED. STEP LIGHTS MOUNTED IN STAIRS TO BE HORIZONTALLY MOUNTED

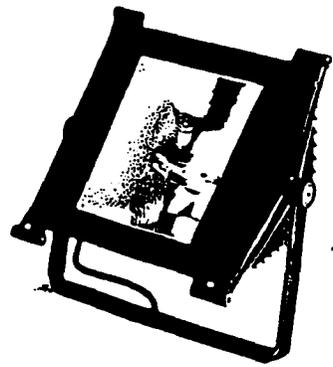


Recessed luminaires with white tempered glass diffusers. Suitable for wet locations.
 Color: Black or white.
 2284 has integral electronic transformer and includes 1142 lamp.
 2284 Opening: $5\frac{27}{32}'' \times 2\frac{7}{16}'' \times 4''$
 2289P Opening: $9\frac{13}{32}'' \times 2\frac{7}{16}'' \times 4''$
 2287P Opening: $11\frac{13}{32}'' \times 2\frac{7}{16}'' \times 4''$

		Lamp	Lumen	A	B	C
2284	w/Transformer	ADA 1 18W S8,12V	264	6	2 $\frac{3}{16}$	4 $\frac{1}{4}$
2289P	Recessed	ADA 1 9W PL	600	9 $\frac{1}{2}$	2 $\frac{3}{16}$	4 $\frac{1}{4}$
→ 2287P	Recessed	ADA 1 13W PL	900	11 $\frac{13}{16}$	2 $\frac{3}{16}$	4 $\frac{1}{4}$

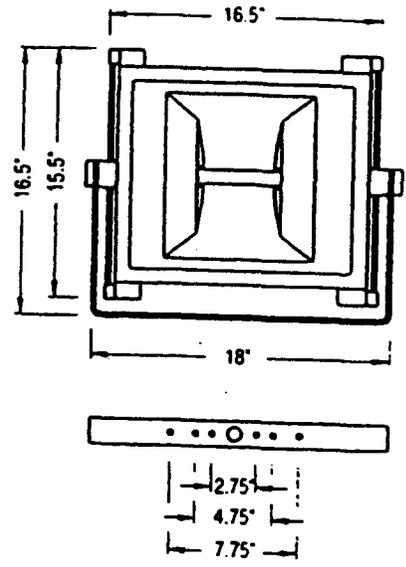
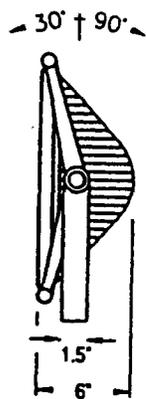
Lamp | F13 BX/SPX 30/B30 3000K G.E.
 (COMPACT FLUORESCENT - PL)
 Note | WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 0° BALLAST

Date: 27 JUNE 2002
 Project: TYSON'S F
 Manufacturer: DESIGN PLAN
 Type: XG.



High performance floodlights and spotlights for compact fluorescent and Metal Halide. IP65, die cast low copper aluminum housing, all exterior steel parts are stainless steel, axially symmetrical or rotationally symmetrical reflector, tempered glass lens flush with frame, silicon gasket, either remote ballast or recessed ballast box for exterior integrated gear. Recessed ballast box is 8" square to facilitate installation. Fluorescent version has integral electronic 25 F cold weather ballasts.

The 8mm (.315") thick tempered glass is ceramic printed and is flush with the frame. The absence of a lip around the edge makes it more difficult for water and dirt to build up on the glass. This reduces the amount of maintenance



NOTES:

1. FIXTURE TO BE MODIFIED FOR 400W HQI WIDE FLOOD.
2. ARCHITECT TO CONFIRM MOUNTING DETAILS + BALLAST LOCATION.
3. ELECTRICAL ENGINEER TO SELECT OPERATING VOLTAGE
4. ARCHITECT TO SELECT FINISH.

moonshine B

SERIES	Prod. ID XXX	Lamp X	Wattage XX	Body X	Finish XX	Grill X	Ballast X	Lens X	Options XX
Fluorescent	MBF	8 - FLOUR	1A - 4x10W Max 4Pin CFI R2 35K	B - Adjustable Floodlight	10 - Matte Silver	0 - None	C - 120V - 277V ELECT	T - Clear Temp Glass	0 - None
Axially Sym Narrow	MB1	→ 8 - HID	M1 - 250W HQI DE CFI R5 42K	T - Recessed Ballast Box	70 - Textured Black		9 - 120V MAG HPF		
Axially Sym Medium	MB2		M0D. 400W MH	Adjustable Floodlight	EW - Euro White		A - 277V MAG HPF		
Axially Sym Wide	MB3				90 - Custom		R - 120V/277V MAG HPF REM		
Rotation Sym Narrow	MB4								
Rotation Sym Med	MB5								
Rotation Sym Wide	MB6								

L.T.B.S.
 NOTE: B STYLE BODY IS ALWAYS USED FOR FLUORESCENT WITH INTEGRAL ELECTRONIC BALLAST
 B STYLE BODY IS FOR HID WITH REMOTE BALLAST
 T STYLE BODY IS ALWAYS INTEGRAL BALLAST IN RECESSED BALLAST BOX
 V.T.B.S.
 NOTE: FLUOR. IS ALWAYS C
 HID IS EITHER 9 OR A FOR 'T' BODY OR R FOR 'B' BODY

Lamp: HQI-SE400/PX OSRAM SYLVANIA

Note: WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date | 17 APRIL 2002
 Project | TYSONS II BLDG 'F'
 Manufacturer | KIM LIGHTING
 Type | XI | 1 OF 2

Specifications

LTV20 Series Wall Wash

NOTES

- ELECTRICAL ENGINEER TO SPECIFY OPERATING VOLTAGE
- COLOR TO BE SELECTED BY KFF
- DOUBLE LENS TO BE PROVIDED



Lens Ring: One piece cast bronze, natural finish. Eight captive 1/4" blackened stainless steel hex-socket cap screws.

Lens: Clear tempered borosilicate glass, 1/4" thick, flush with lens ring, slightly crowned.

Lens Gasket: One piece molded silicone. U-channel wraps completely around lens flange.

Housing: High temperature, compression molded fiberglass impregnated, 1/4" min. wall composite. Charcoal gray. No top lip to trap dirt and moisture. Solid brass knurled inserts molded-in to receive lens ring screws. Separate splice and ballast compartments, individual cast aluminum internal covers, with silicone gaskets. Two 1/4" NPT in bottom, 33 cu. in. splice area. Modular reverse draft design (top dia. smaller than bottom), body and ballast modules epoxy bonded.

Optical System: WW - one piece hydroformed reflector, specular Alzak®, black lower shield towards viewers. 360° rotation and screen locks. Wall Wash distribution. Medium base 4KV socket for HID lamps, mini-can socket for halogen lamps.

Electrical Module: High power factor ballast. -20°F starting, factory mounted and prewired. 1 gasketed compartment cover, LTV22 only.

Wiring: Anti-siphon barriers on all wiring to air from ballast compartment. All components well-linked for ground, quick-disconnect for removal of optical system.

Certification: U.L. listed to U.S. and Canadian safety standards. Fixture manufacturer shall be registered to ISO 9001.

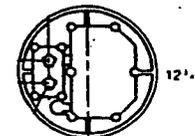
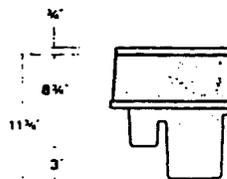
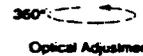


Signs



Facades

Drive-over durability:
 When installed in concrete (see page 19), fixture will withstand drive-over by vehicles weighing up to 5,500 lb.



(2) 1/4" NPT

Lamp | MXR100/U/MED CLEAR 3200K G.E.
 (ED-17 METAL HALIDE)
 Note | WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T KONDOS ASSOCIATES INCORPORATED

Date 17 APRIL 2002
 Project TYSONS II BLDG 'F'
 Manufacturer KIM LIGHTING
 Type XI 20F2

Ordering Example LTV22 / WW / 100MH277 / HS10 / GM30
 Fixture Optics Lamp Mode Options

Ordering Information

Fixture	Optics	Lamp Mode ¹	Options See page 16
LTV22 HID Wall Wash	 <p>WW Wall Wash</p>  <p>Hydroformed reflector and medium base socket for ED17 HID lamp.</p>	70MH120 70MH208 70MH240 70MH277 70MH347 100MH120 100MH208 100MH240 100MH277 100MH347 150MH120 150MH208 150MH240 150MH277 150MH347 175MH120 175MH208 175MH240 175MH277 175MH347	70HPS120 70HPS208 70HPS240 70HPS277 70HPS347 100HPS120 100HPS208 100HPS240 100HPS277 100HPS347 150HPS120 150HPS208 150HPS240 150HPS277 150HPS347
		<p>HS10 Half Shield lens ring, cast bronze</p>  <p>RG10 Rock Guard lens ring, cast bronze</p>  <p>Note: Use of Rock Guard (RG10) will cast shadows on lighted surfaces with clear lamp. Use coated lamp. See pg.16 for more information.</p> <p>TR10 Trim Ring for flush mounting in concrete, brass.</p> <p>GM30 Grout Mask for fixture support during concrete pour, galvanized steel. Includes TR10 Trim Ring</p>	

Lamp MXR100/U/MED CLEAR 3200K G.E.
 (ED-17 METAL HALIDE)
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 17 APRIL 2002

Project TYSONS II BLDG 'F'

Manufacturer INSIGHT LIGHTING

Type XJ 1 OF 3

Ordering Information

ORDERING EXAMPLE WFS / 02-24" / SA(1) / TSHO / 54W / 16" / 2 / TN / PC

NOTES

COLOR TO BE SELECTED BY KPF
 DETAIL TO BE DEVELOPED BY KPF. REFER TO ARCHITECTURAL DRAWINGS FOR LENGTH & CONFIGURATION

WFS 5" Diameter Arca Fluorescent

PREFIX ①

- 00 Surface End Mount - Single Fixture Up to 8' Maximum
- 01 Surface Cradle Mount - Single Fixture Up to 8' Maximum
- 02-XX Extended Arm Mount - Single Fixtures and Continuous Runs (XX = Arm Length)
- 03-XX Pendant Mount - Single Fixtures and Continuous Runs (XX = Pendant Length)
- 10 Conduit Mount (1/2" conduit connector provided. Conduit by others)

MOUNTING ②

Continuous runs available up to 100' maximum per circuit, provided in 8' sections, joined consecutively with single power lead. Consult factory.

Specify Nominal Fixture Length in Feet

FIXTURE LENGTH ③

- 1 120V
- 2 277V
- 7 347V (Consult Factory)

VOLTAGE ④

- TW Textured White
- TBL Textured Black
- TBR Textured Bronze
- TN Textured Natural
- TS Textured Sandstone
- TV Textured Verd
- SF Specify Finish

FINISH ⑤

Contact factory for additional finishes

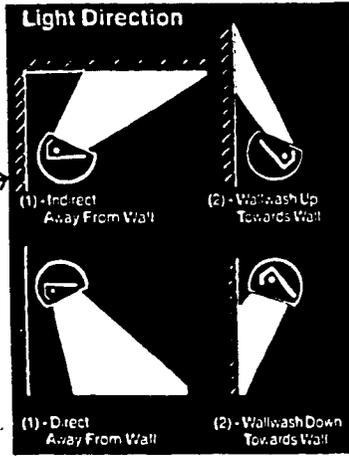
- WCF Color Filter (Consult Factory)
- PC Clear Polycarbonate Lens
- PL Prismatic Acrylic Lens
- WYS Solid Cutoff Visor (4" Maximum)
- BPH Button Photocell
- 1F Single In-line Fusing For 120V
- 2F Double In-line Fusing For 277V

OPTIONS ⑥

Reflector Style/ Light Direction	Lamp Type	Lamp Wattage	Available Fixture Lengths	Total Number of Lamps
BA (D) Single Lamp Asymmetric 	LTT (Long Twin Tube)	30W	16"	1
		40W, 50W, & 55W	2' 4' 6'	1 2 4
		30W	2'	1
BS (D) Single Lamp Symmetric 	TSHO	30W	2'	1
		54W	4' 6'	1 2
		TS	4' 6'	1 2
TA (D) Twin Lamp Asymmetric 	LTT (Long Twin Tube)	30W	16"	1
		40W	2' 4' 6'	2 4 8
TS (D) Twin Lamp Symmetric 	TSHO	30W	2'	2
		54W	4' 6'	2 4

(D) = Light Direction (See Details)

REFLECTOR STYLE & LAMP TYPE/WATTAGE

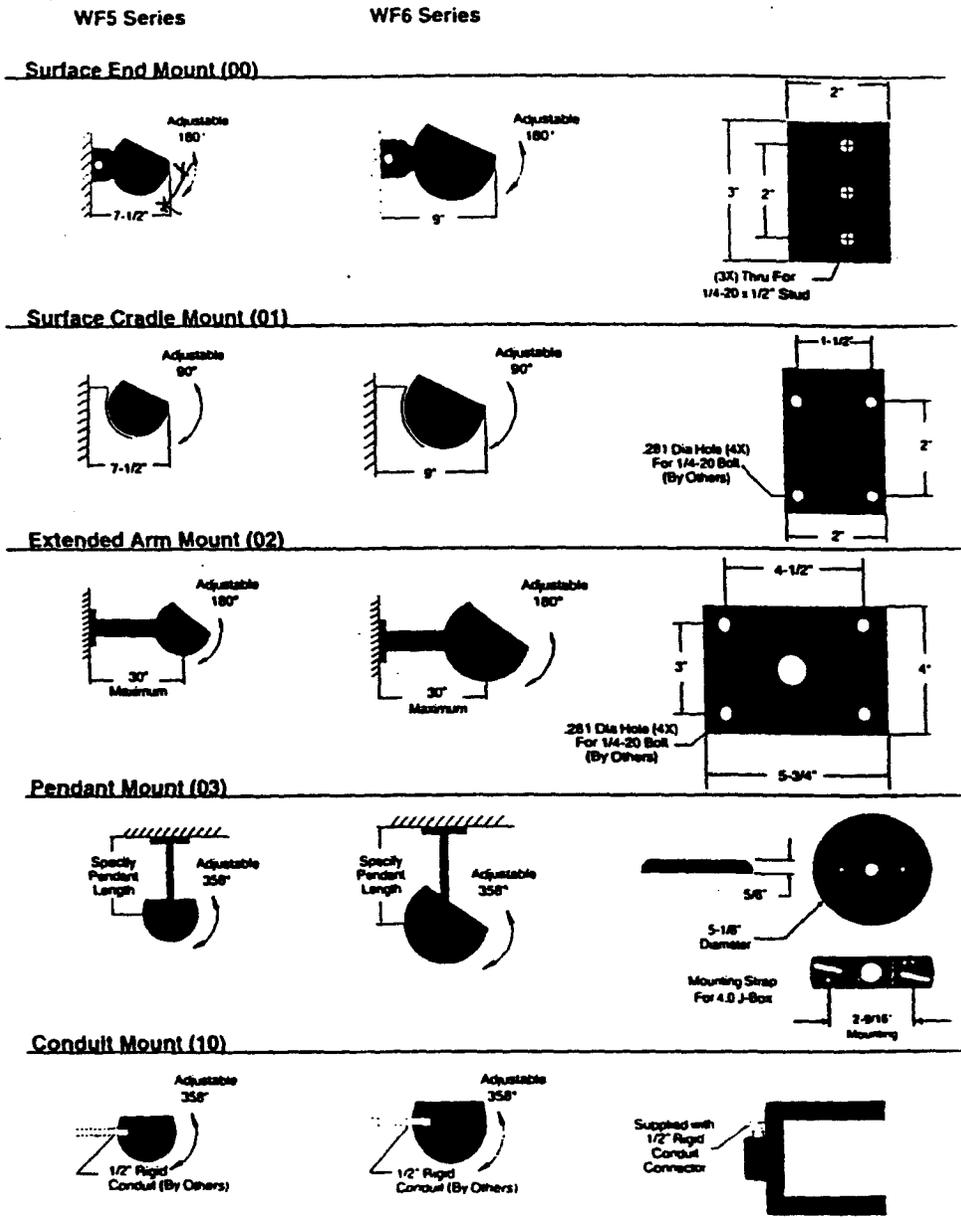


INSIGHT LIGHTING®

Lamp TS/3000K (FLUORESCENT - TS)
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 0° BALLAST

Date 17 APRIL 2002
 Project TYSONS II BLDG 'F'
 Manufacturer INSIGHT LIGHTING
 Type XJ 2 of 3

Mounting Information



INSIGHT LIGHTING®

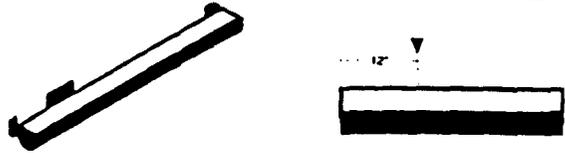
Lamp TS/3000K (FLUORESCENT - TS)
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date	17 APRIL 2002	
Project	TYSONS II BLDG 'F'	
Manufacturer	INSIGHT LIGHTING	
Type	XJ	3 OF 3

Mounting Information

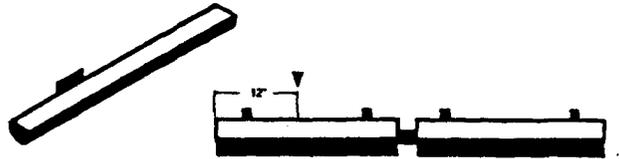
Surface End Mount (00)

The aluminum mounting brackets for single fixtures, are attached to the die cast end plates with flush cap screws for ease of adjustment of the rotatable housing.



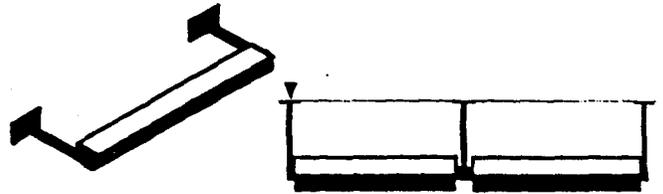
Surface Cradle Mount (01)

The aluminum mounting brackets for single fixtures are attached to the housing with stainless steel hardware for ease of adjustment of the rotatable housing.



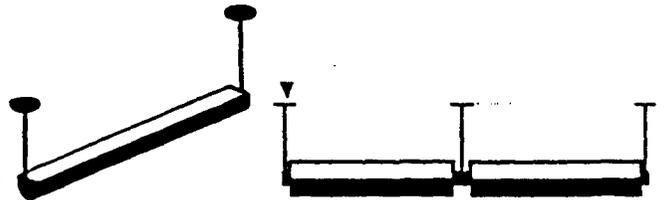
Extended Arm Mount (02)

Extruded aluminum arms, interface with mounting brackets that provide for easy wall, ceiling, or base installation. For continuous runs, 8' housing segments are joined together with rotatable castings which allow for easy and independent adjustments of the fully rotatable housing segments. Wireway is concealed within the mounting arm.



Pendant Mount (03)

Pre-plated stems are painted to match luminaire housing. Mounting plate and canopy supplied for ease of installation to the ceiling. For continuous runs, 8' housing segments are joined together with rotatable castings which allow for easy and independent adjustments of the fully rotatable housing segments. Wireway is concealed within the stem.



Conduit Mount (10)

Fixtures are supplied with a 1/2" seal tight rigid conduit connector for ease of installation to 1/2" conduit (by others)

▽ - Standard power lead location



INSIGHT LIGHTING®

Lamp	T5 / 3000K (FLUORESCENT - T5)	
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT	

Date 17 APRIL 2002

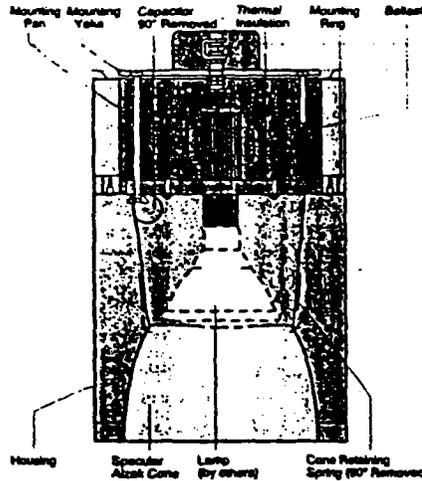
Project TYSONS II BLDG 'F'

Manufacturer KIM LIGHTING

Type XK

NOTES

- ELECTRICAL ENGINEER TO SPECIFY OPERATING VOLTAGE
- COLOR TO BE SELECTED BY KFF



S38

70-100W PAR-38
Metal Halide
Conoid Aperture

Optics and Applications:

PAR-38 beam spreads range from 20° to 65°. Color temperature 3200K, CRI-75. output is projected through a parabolic low brightness shielding cone. Use anywhere for general, transient or task applications.

Design Features

Thermal design isolates the capacitor from lamp and ballast heat for full rated operation. Generous housing dimensions keep operating temperatures well in the safety range. The ceiling line reveal diverts heat flow away from the building wires into the workspace. Cool ballast operation is assured with control of ballast hum.

Finish

Specular clear Alzak reflectors are standard. Optional colors and Softglow® finishes available. Use wheat instead of gold to avoid greenish tints with HID. Cylinders are satin brushed then sprayed and baked matte white enamel. Interiors are optical matte black.

Ballasts

HX core and coil with capacitor correction to 95% high power factor. Standard voltages 120 or 277. Inrush current is controlled and lamp wattage regulated for line voltage variations up to 10%. Class H 180°C insulation and 90°C capacitors are standard. Replace failed lamps immediately to preserve ballast life.

General

Fixtures are wired and ready for installation. They are listed with UL and union made IBEW.

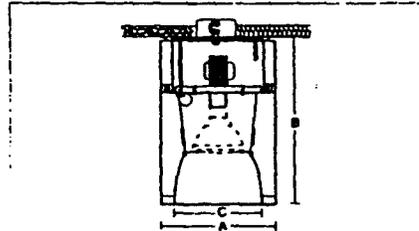
Accessories

- For specular bronze cone add Z to catalog number.
- For specular pewter cone add Y to catalog number.
- For specular wheat cone add W to catalog number.
- For Softglow clear cone add SC to catalog number.
- For Softglow bronze cone add SZ to catalog number.
- For Softglow pewter cone add SY to catalog number.
- For Softglow wheat cone add SW to catalog number.
- For ballast fuse add U to catalog number
- For mercury vapor add MV to catalog number
- For protected exterior application add EX to number.
- For pendant mount add PSM to catalog number.
- For ceiling or wall yoke mount contact the factory.
- For wall or column mount specify M338

Matching Units

- Shallow Cylinder Page S3
- Fresnel Lens Page S5
- Directional Page S7
- Compact Fluorescent Pages P41, P42, P43, P44

Dimensions and Lamps



Number*	A Diameter	B Depth	C Aperture	Lamps
S38-70120	6"	16"	10 1/4"	70W PAR-38 MH
S38-100120	203 mm	406 mm	270 mm	100W PAR-38 MH

*Supplied with 120V ballasts. For 277V change the last digit of the catalog number from 120 to 277. Example: S38-70277

Brightness

Number	Lamps	65'	75'	85'	55'	45'
S38	70W PAR-38 FL	4	11	14	23	756
S38	100W PAR-38 FL	5	17	22	35	1188

Data in footcandlemeters. Photometer readings. Maximum Brightness Method

kurt versen

A Kurt Versen Company. More Sources Light. www.kurtversen.com

Lamp CDM100/PAR38/M/SP 3000K MASTERCOLOR PHILIPS
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

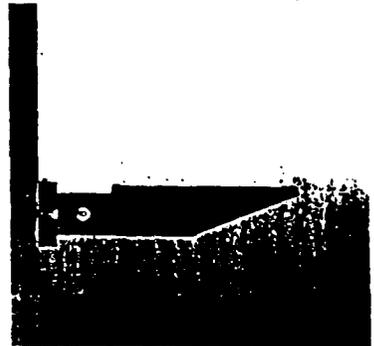
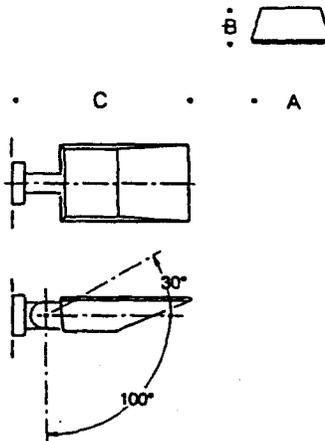
T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date | 17 APRIL 2002
 Project | TYSONS II BLDG 'F'
 Manufacturer | BEGIA
 Type | XL

NOTES

- ELECTRICAL ENGINEER TO SPECIFY OPERATING VOLTAGE
- COLOR TO BE SELECTED BY KPF

Surface mounted luminaires with forward throw floodlighting distribution.
 Any orientation mounting.
 Finish: Black or white.



Lamp	Lumen	A	B	C
7475MH Surface washer 1 70W G12T6 MH	6600	8%	4%	18 1/16

Lamp | CDM70/T6/830 3000K MASTER-COLOR PHILIPS (T6-METAL HALIDE)
 Note | WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 17 APRIL 2002

Project TYSONS II BLDG 'F'

Manufacturer LEGION

Type XN

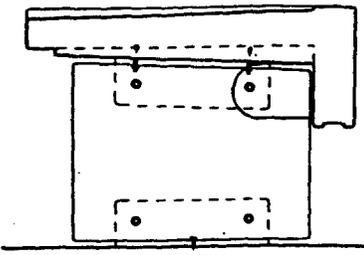
OUTDOOR LUMINAIRE

Series 13

NOTES

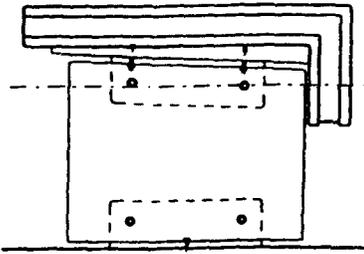
- DETAIL TO BE COORDINATED WITH BENCH DESIGN.
- INTENT ONLY

BENCH DETAIL A:



N.T.S

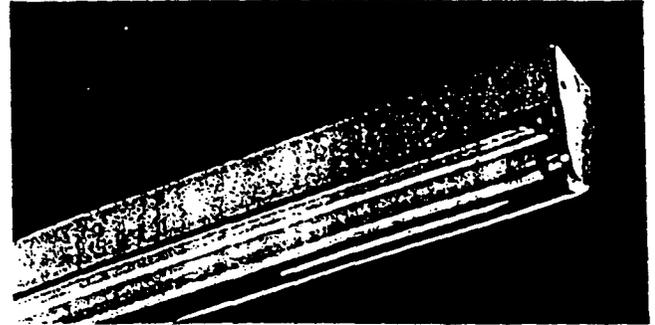
BENCH DETAIL B:



N.T.S

APPLICATIONS

The OUTDOOR LUMINAIRE Series 13 is designed and engineered for durability and high efficiency. Gasketed for resistance to moisture, dust and vermin. The specifier's choice for use in Cold Storage Areas, Canopy Lighting, Service Stations, Shopping Centers, Parking Garages, Loading Platforms and other areas that require an enclosed and gasketed unit. U.L. and C.U.L. listed for damp locations.



SPECIFICATIONS

HOUSING: Die formed of heavy gauge aluminum, rigidly fabricated to insure true and perfect alignment.

SOCKET PLATE: Die formed of code gauge aluminum, securely mounted, accessible for maintenance.

REFLECTOR: Die formed of code gauge aluminum to precise contour to provide optimum light distribution with maximum efficiency, and glare control, removable to access wiring.

DIFFUSER: Clear extruded "snap-in" 100% virgin acrylic plastic, tightly gasketed and resistant to heat or cold.

END CAPS: Formed of heavy gauge aluminum. Interior of perimeter flange gasketed for weatherite seal. Secured to housing by means of 2 screws.

ELECTRICAL: Thermally protected Class "P" Energy Saving Rapid / Instant Start HPF 265MA-T8 electronic ballasts, 430 MA Rapid Start HPF-T12, 265MA-T8, and 425MA Slimline HPF-T12, 800MA High Output HPF-T12 and 1500MA Power Groove HPF-T17, magnetic ballasts for 118V 60 Hz operation standard. Other electronic ballasts, other voltages and frequencies available, consult factory. (See Options listing).

MOUNTING: Installed flush with ceiling, surface or stem mounted, singly or in continuous rows. For continuous row mounting, one set of end caps are eliminated and replaced with a gasketed joiner band to prevent light leakage and moisture entry at joint between the two diffuser ends. Specify all continuous row lengths so that the proper accessories may be provided. End caps are used at the ends of rows and on individual units. Adequate knockouts and holes are provided for mounting and feeds.

FINISH: All component parts are coated with 365° sprayed baked white synthetic enamel providing a high reflectance efficiency and maximum durability.

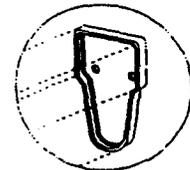
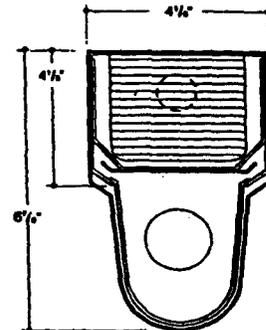
CERTIFICATION: The OUTDOOR LUMINAIRE Series 13 is U.L. and C.U.L. listed, and bears the label of the I.B.E.W.-AFL/CIO. Optionally U.L. and C.U.L. listed for damp location "DL"

LEGION is a registered trademark of LEGION LIGHTING CO. INC



221 Glenmore Ave. Brooklyn, NY 11207 • Tel 718/498-1770 • Fax 718-498 0128

Toll Free Fax 800:4 LEGION



GASKETED FOR WEATHERTITE OPERATION

1/99

Section E Page 13

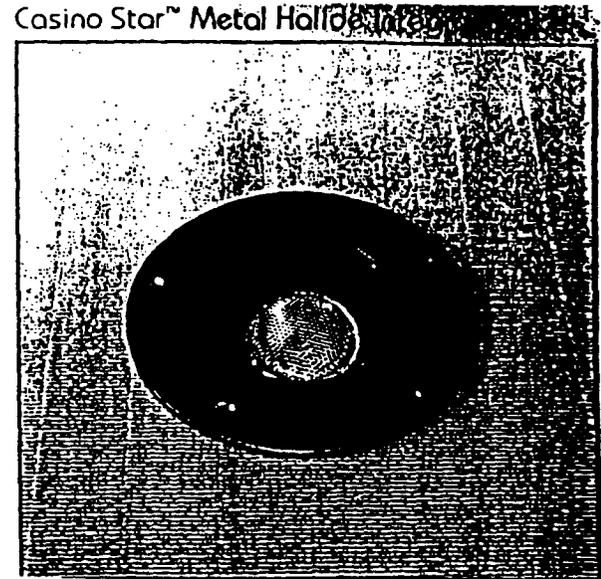
Lamp F21/28 T5/830 3000K PHILIPS
 (FLUORESCENT - T5)
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 0° BALLAST

Date 19 JUNE 2002
 Project TYSON'S 'F'
 Manufacturer B-K LIGHTING
 Type X O

NOTES:

1. FINISH TO BE SELECTED BY ARCHITECT.
2. ELECTRICAL ENGINEER TO SELECT VOLTAGE.
3. TO BE COORDINATED WITH LANDSCAPE DESIGN.

The Casino Star™ Metal Halide with Integral Ballast is designed for use with the very popular Master Color™ PAR20 metal halide lamp. High lumen output, long life and great color are the reasons for this popularity. The Casino Star houses the lamp and ballast in a PVC housing with a high temperature silicone 'O' ring seal that is compressed between the machined aluminum mating plate and the 1/4" flanged machined aluminum top. The top incorporates a 1/4" tempered glass lens so that the fixture is rated for walk-over and drive-over applications. The PAR20 metal halide lamp can be rotated 360° and aimed to 28° by the stainless steel aiming bracket. The Casino Star and the PAR20 metal halide lamp create a lighting package that is unequalled in flush-at-grade lighting.

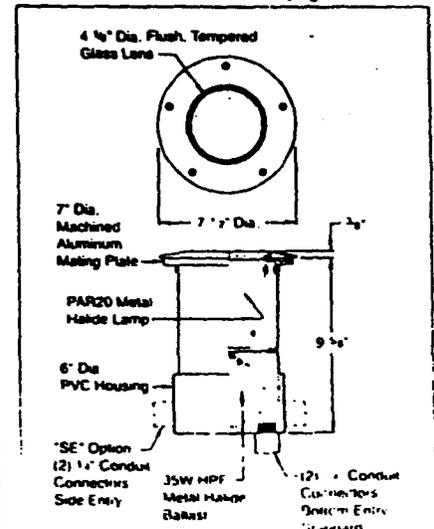
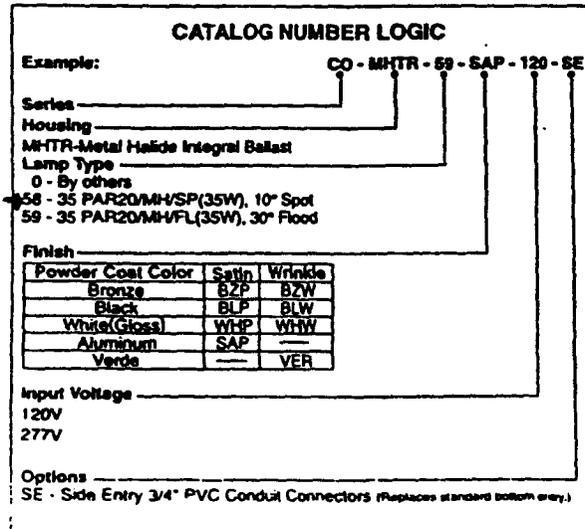


Features

- Tamper proof design.
- Machined aluminum face plate with stainless steel hardware.
- 1/4" tempered glass lens.
- Suitable for drive-over or walk-over applications.

- Stainless steel lamp bracket rotates 360° adjustable aiming up to 28° from vertical.
- PVC housing below grade.
- Ⓢ & Ⓞ Listed with PAR20 metal halide lamps to 35 watts.
- Medium base pulse rated lamp holder with 250° C, 18 ga., wire leads.

Available in GROSS, see page 72.



Lamp CDM35/PAR20/M/SP PHILIPS MASTER COLOR

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 19 JUNE 2002
 Project TYSON'S 'F'
 Manufacturer B-K LIGHTING
 Type XP 1 of 3

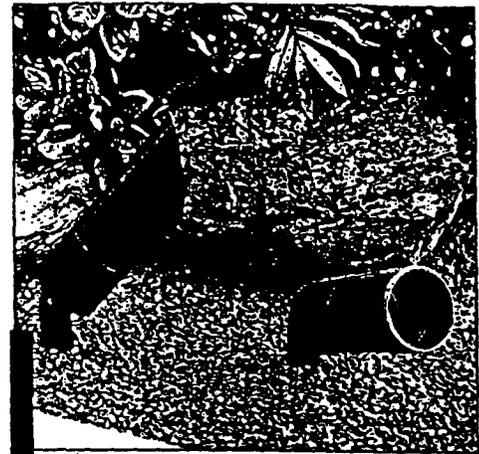
NOTES:

1. PLANTING/TREE UPLIGHT OR MOUNTED IN TREE FOR MOONLIGHTING CONDITIONS.

2. TO BE COORDINATED WITH LANDSCAPE DESIGN.

3. FINISH TO BE SELECTED BY KPF

Delta Star™ gives the lighting designer two choices of deep cutoff options. When the design requires the highest degree of brightness control of the MR16 lamp, Delta Star is the answer. Its precision, machined aluminum construction and deep cutoff design combine to make Delta Star a very economical low-brightness, low-voltage lighting instrument.



Features

- Tamper proof design.
- Completely sealed optical compartment.
- Clear, tempered glass lens, factory sealed.
- Enclosed wireway mounting knuckle.
- Machined aluminum construction with stainless steel hardware.
- Ⓢ & Ⓢ, Listed with MR16 lamps to 50 watts.
- For use with remote transformers, see pages 92, 94, and 97.

CATALOG NUMBER LOGIC

Example: DS - 8 - BZP - 9 - 11 - A

Series _____

Lamp Type

0 - By others	16 - EYS(42W), 25° N. Flood
1 - ESX(20W), 12° Spot	17 - EYP(42W), 40° Flood
2 - BAB(20W), 40° Flood	6 - EXT(50W), 13° Spot
3 - FRB(35W), 12° Spot	7 - EXZ(50W), 26° N. Flood
4 - FRA(35W), 23° N. Flood	8 - EXN(50W), 40° Flood
5 - FMW(35W), 40° Flood	9 - FNV(50W), 60° W. Flood
15 - EYR(42W), 12° Spot	

Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White(Gloss)	WHP	WHW
Aluminum	SAP	---
Verde	---	VER

Lens Type

9 - Clear (Standard), 10 - Spread, 12 - Soft Focus, 13 - Rectilinear

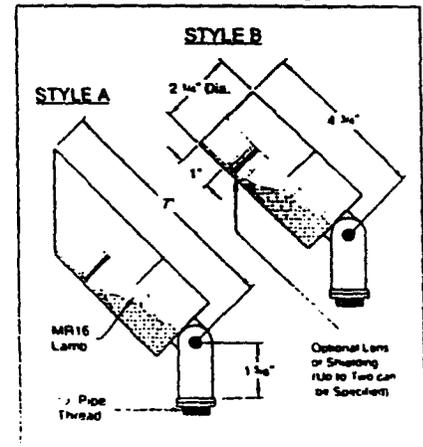
Shielding

11 - Honeycomb Baffle

Cap Style

A - 45°, B - 90°

Available in Brass, see page 90.

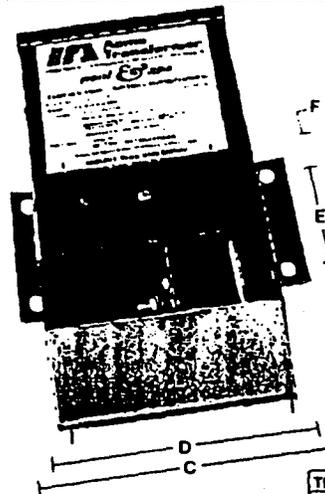


Lamp Q35 MR16/C/CG12 G.E.

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 19 JUNE 2002
 Project TYSON'S 'F'
 Manufacturer B-K LIGHTING
 Type XP 2 of 3

Transformers



- Magnetic Low Voltage Transformer**
- Stainless steel enclosure
 - Separate high and low voltage wiring compartment
 - Primary voltage 120V
 - Secondary voltage 12V, 13V, 14V
 - Fully encapsulated core and coil
 - UL approved, wet location
 - (2) Side entry double KO's 1/2" or 3/4" in each compartment
 - Internal automatic reset primary overload protection
 - Fully dimmable

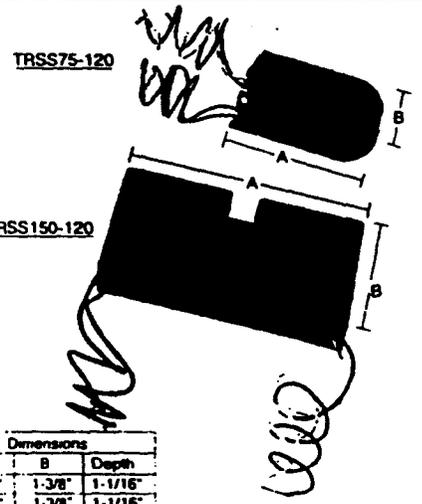
Note: TR Series transformers have 12, 13, and 14 volt secondary taps. CAUTION.....DO NOT use 13 or 14 volt taps without consulting the factory engineering department through your local B-K LIGHTING REPRESENTATIVE.

	Weight	Height	Depth	C	D	E	F
TR-100	100 VA	9 lbs.	7-3/4"	4-5/16"	6-3/8"	5-1/2"	3" 1"
TR-300	300 VA	12 lbs.	8-1/4"	4-5/16"	6-3/8"	5-1/2"	3" 1-1/8"
TR-500	500 VA	18 lbs.	10"	4-1/2"	6-5/8"	5-3/4"	3" 1-1/8"

- Electronic Low Voltage Transformer**
- Fully dimmable 120VAC input
 - Thermal plastic housing, fully encapsulated
 - Primary voltage 120VAC or 230VAC, 50/60 Hz
 - Secondary voltage 11.5V
 - RFI filtration
 - Primary overload protection
 - UL and E listed for use in weather proof enclosure
 - Soft start circuitry

Note:
 Maximum operating ambient temperature 90°C.
 Minimum operating ambient temperature -15°C.
 Transformer must be housed in weatherproof enclosure. Other primary and secondary voltage available, consult factory.

	Maximum Wattage	Minimum Wattage	Input Voltage	Dimensions		
				A	B	Depth
TRSS75-120	75 VA	10 VA	120V	2-3/4"	1-3/8"	1-1/16"
TRSS75-230	75 VA	10 VA	230V	2-3/4"	1-3/8"	1-1/16"
TRSS150-120	150 VA	20 VA	120V	4-3/8"	2-1/16"	1-3/16"

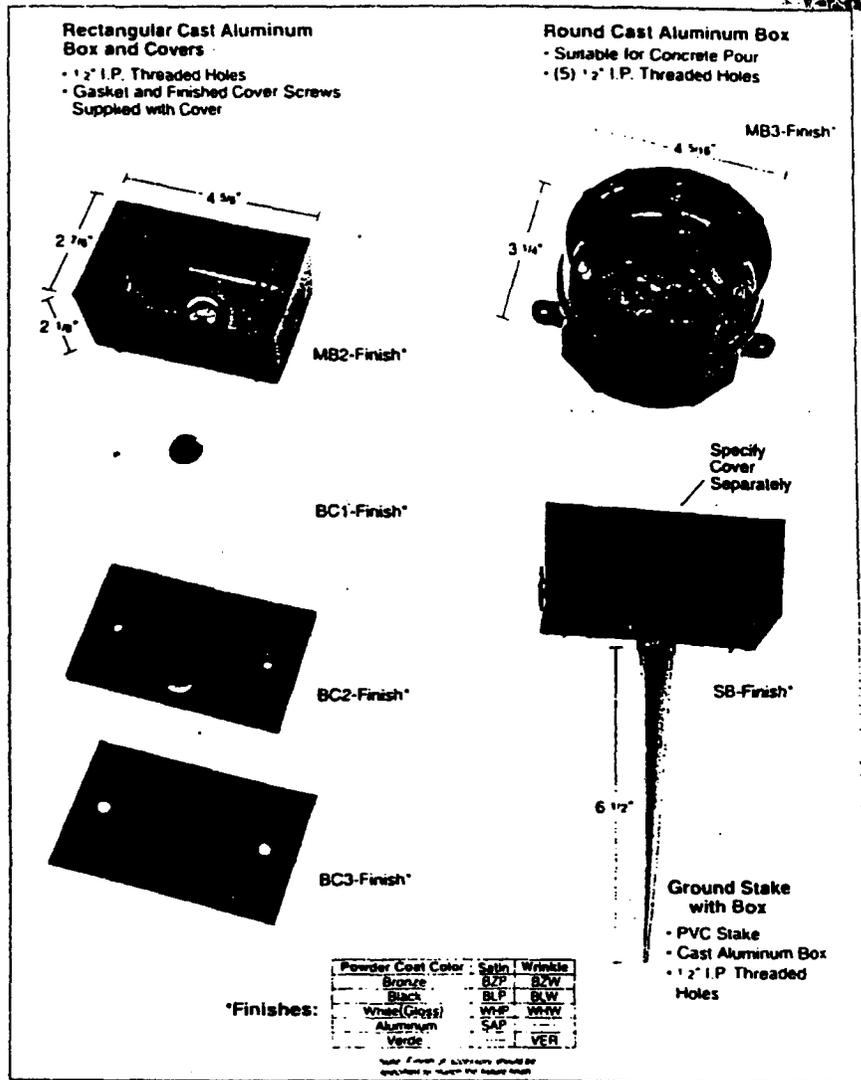


Lamp Q35 MR16 / C / CG12 G.E.

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 19 JUNE 2002
 Project TYSON'S 'F'
 Manufacturer B-K LIGHTING
 Type XP 3 of 3

Accessories

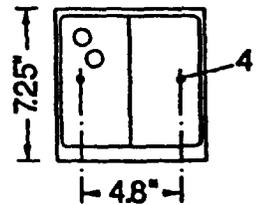
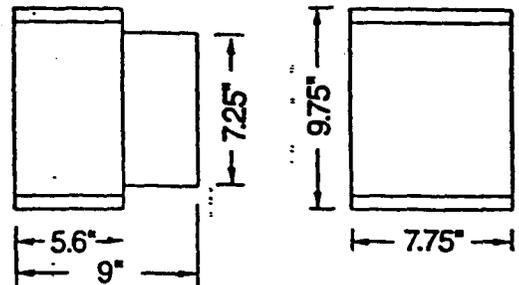
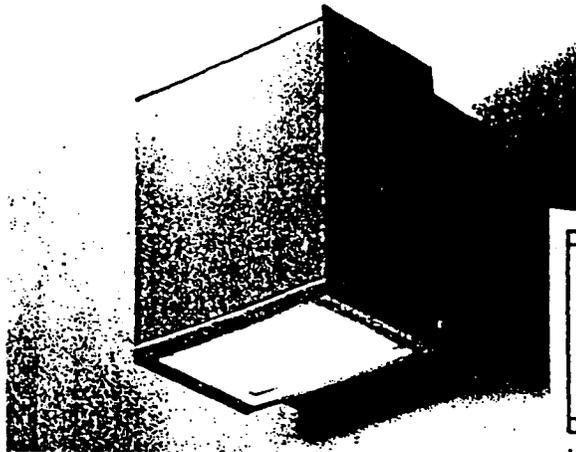


Lamp Q35 MR16/L/CG12 G.E.
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date: 3 MAY 2002
 Project: TYSON'S II - BLDG 'F'
 Manufacturer: DESIGNPLAN
 Type: XQ

- Die cast aluminum housing
- Uses either one single ended or one double ended Master Color lamp
- listed wet label IP 65
- Electronic ballast
- Lamp supplied with fixture
- Field adjustable reflector system half beam angle proportional from 13-32° progressively adjustable
- Use pre lamp

Note: 39W and 70W supplied with integral electrical ballast 150W supplied with remote 'F' can magnetic MF ballast



NOTES:

1. FIXTURE TO HAVE DOWNLIGHT COMPONENT ONLY.
2. ELECTRICAL ENGINEER TO SELECT OPERATING VOLTAGE.
3. ARCHITECT TO SELECT FINISHES.

ORDERING CHART

Series	Prod ID	Lamp	Voltage	Body	Finish	Grill	Ballast	Lens	Options
Curve Turb Narrow	GNT	S-HID	NARROW DISTRIBUTION T6-39W Master Color CDM T6 R2-70W Master Color CDM T6 R2-150W Master Color CDM T6	F-Wall Bracket	T6 - Natural Black T6 - Pure White R2 - Custom	S-None	S-120V ELEC. 1-377V ELEC. S-120V Mag. A-377V Mag.	T-Clear Temp. glass	0 - None
Curve Turb Wide	GNT	S-HID	WIDE DISTRIBUTION L5-70W Master Color Double Ended R1-150W Master Color Double Ended						

NOTE: 39w and 70w are always 0 or 1
150w is always 9 or A



Lamp: CDM 70 / T6 / 830 3000K MASTER COLOR PHILIPS
 Note: WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date **2 MAY 2002**

Project **TYSON'S II BLDG'F**

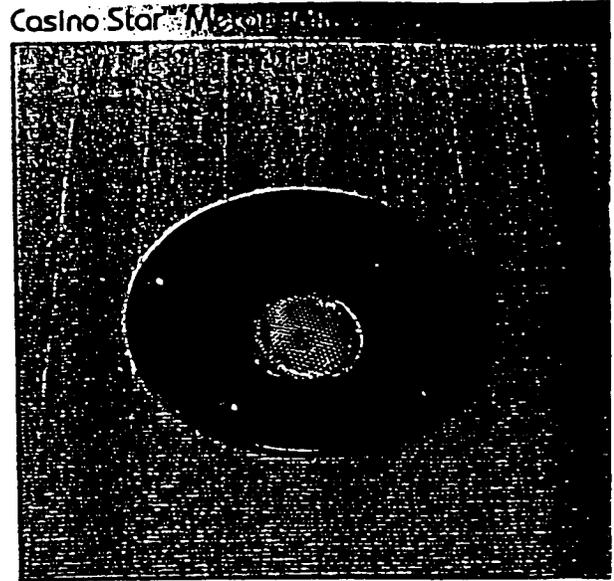
Manufacturer **B-K LIGHTING**

Type **XR**

NOTES

- FINISH TO BE SELECTED BY ARCHITECT.
- ELECTRICAL ENGINEER TO SELECT VOLTAGE.
- TO BE COORDINATED WITH LANDSCAPE DESIGN.

The Casino Star™ Metal Halide with Integral Ballast is designed for use with the very popular Master Color™ PAR20 metal halide lamp. High lumen output, long life and great color are the reasons for this popularity. The Casino Star houses the lamp and ballast in a PVC housing with a high temperature silicone 'O' ring seal that is compressed between the machined aluminum mating plate and the 1/4" flanged machined aluminum top. The top incorporates a 1/4" tempered glass lens so that the fixture is rated for walk-over and drive-over applications. The PAR20 metal halide lamp can be rotated 360° and aimed to 28° by the stainless steel aiming bracket. The Casino Star and the PAR20 metal halide lamp create a lighting package that is unequaled in flush at-grade lighting.

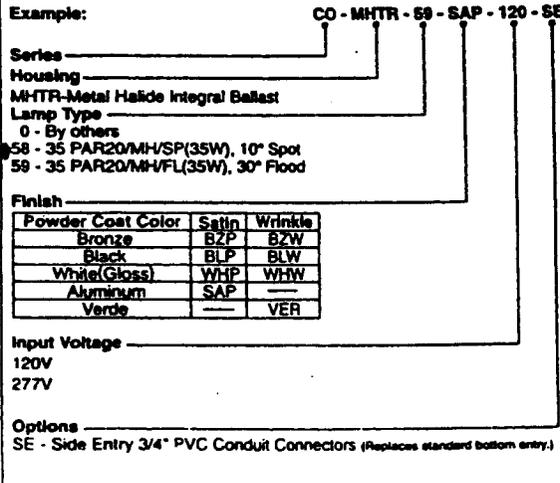


Features

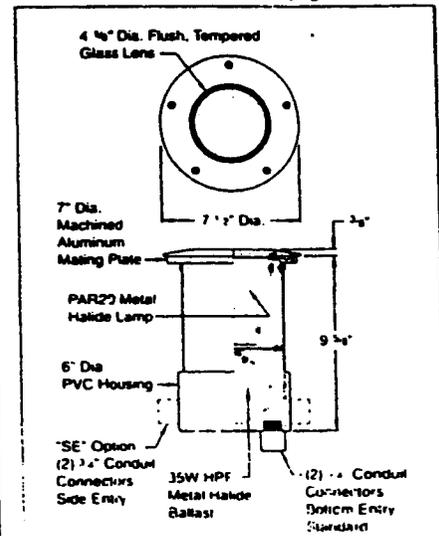
- Tamper proof design.
- Machined aluminum face plate with stainless steel hardware.
- 1/4" tempered glass lens.
- Suitable for drive-over or walk-over applications.

- Stainless steel lamp bracket rotates 360° adjustable aiming up to 28° from vertical.
- PVC housing below grade.
- & Listed with PAR20 metal halide lamps to 35 watts.
- Medium base pulse rated lamp holder with 250° C, 18 ga., wire leads.

CATALOG NUMBER LOGIC



Available in BRASS, see page 72.



Lamp **CDM 35 / PAR 20 / M / SP PHILIPS MASTER COLOR**

Note **WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT**

Date | 17 APRIL 2002
 Project | TYSONS II BLDG 'F'
 Manufacturer | KIM LIGHTING
 Type | XT 1 OF 2

Specifications

LTV10 Series Accent

NOTE

- ELECTRICAL ENGINEER TO SPECIFY OPERATING VOLTAGE
- COLOR TO BE SELECTED BY RFP



Lens Ring: One piece cast bronze, natural finish. Eight captive 3/16" blackened stainless steel hex-socket cap screws.

Lens: Clear tempered borosilicate glass 3/16" thick flush with lens ring, slightly crowned

Lens Gasket: One piece molded silicone U-channel wraps completely around lens flange

Housing: High temperature, compression molded, fiberglass impregnated, 3/16" min. wall composite. Charcoal gray. No top lip to trap dirt and moisture. Solid brass knurled inserts molded-in to receive lens ring screws. Separate splice arc ballast compartments, individual cast aluminum internal covers, with silicone gaskets. Two 1/4" NPT in bottom, 33 cu. in. splice area. Modular reverse draft design (top dia. smaller than bottom), body and ballast modules epoxy bonded

Optical System: SP and NF - Spot or Narrow Flood spun aluminum reflectors, specular Alzak® black Duranodic® arc tube glare shield on SP only. PFR - for PAR38 reflector lamps. All sockets 4KV medium base. All optical systems yoke mounted, 360° rotation, ±15° vertical adjustment, locking screws, black anodized U.V. shield for housing interior.

Electrical Module: High power factor ballast -20°F starting, factory mounted and prewired 1 gasketed compartment cover, LTV10 only.

Wiring: Anti-siphon barriers on all wiring to air from ballast compartment. All components will be linked for ground, quick-disconnect for removal of optical system.

Certification: U.L. listed to U.S. and Canada safety standards. Fixture manufacturer shall be registered to ISO 9001.

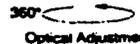


Architectural Accent

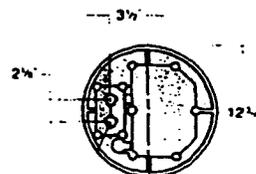
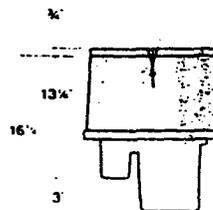


Trees

Drive-over durability:
 When installed in concrete (see page 19), fixture will withstand drive-over by vehicles weighing up to 5,500 lb



15° - 15°



(2) 1/4" NPT

Lamp | CDM100/PAR38/M/SP 3000K MASTERCOLOR PHILIPS
 (PAR 38 - METAL HALIDE)
 Note | WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 17 APRIL 2002
 Project TYSONS II BLDG 'F'
 Manufacturer KIM LIGHTING
 Type XT 2 OF 2

Ordering Example: LTV10 / SP / 175MH120 / HS10 / TR10
 Fixture Optics Lamp Mode Options

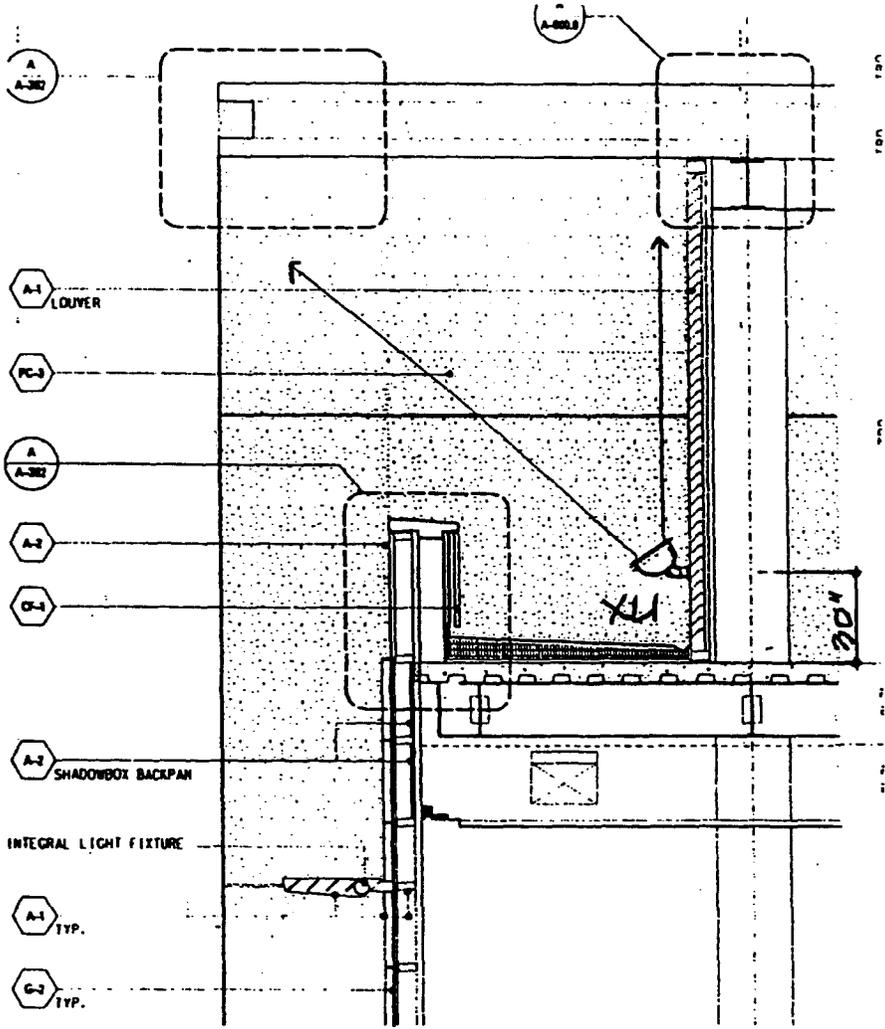
Ordering Information

Fixture	Optics	Lamp Mode ¹	Options See page 16
LTV10 HID Accent	 <p>SP Spot NF Narrow Flood</p>  <p>Yoke mounted reflector and medium base socket for ED17 HID lamp.</p>	<p>PR PAR Lamp</p>  <p>Yoke mounted medium base socket for PAR38 HID reflector lamp.</p>	<p>70MH120 150MH120 70MH208 150MH208 70MH240 150MH240 70MH277 150MH277 70MH347 150MH347</p>
			<p>100MH120 175MH120 100MH208 175MH208 100MH240 175MH240 100MH277 175MH277 100MH347 175MH347</p>
LTV11 Halogen Accent		<p>PR PAR Lamp</p>  <p>Yoke mounted medium base socket for PAR38 halogen reflector lamp.</p>	<p>250HAL120 250W maximum, lower wattage lamps may be used.</p> <p>TR10 Trim Ring for flush mounting in concrete, brass.</p> <p>GM10 Grout Mask for fixture support during concrete pour, galvanized steel. Includes TR10 Trim Ring</p>

Lamps by others - see pg. 33 for lamp guide.

Lamp CDM100/PAR-38/M/SP 3000K MASTERCOLOR PHILIPS
(PAR 38- METAL HALIDE)
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 2 July 2002
 Project TYSONS II, BUILDING 'F'
 Manufacturer KIM
 Type XU 1 of 4



3 SECTION @ WALL TYPE 'C' AT ROOF
 SCALE: 3/8" = 1'-0"

Lamp _____

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date: 2 JULY 2002
 Project: TYSONS II BLDG 'F'
 Manufacturer: KIM LIGHTING
 Type: XU 2 OF 4

Fixture Specifications

Warning: Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

NOTES

ELECTRICAL ENGINEER TO SPECIFY OPERATING VOLTAGE

FINISH TO BE SELECTED BY KPF.

Certification: U.L. Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall be registered to ISO 9001.

Housing: One piece die-cast aluminum in a cylindrical shape with integral cooling fins over the entire length, and 1/4" minimum wall thickness. Concealed integral cast slip hinges with stainless steel pins.

Door Frame: One piece die-cast aluminum with integral cooling fins, 1/4" minimum wall thickness, mates with housing to create a continuous cylindrical shape. Concealed integral cast slip hinges allow removal without tools. Stop-arm provided to limit door frame opening. Clear tempered glass lens, 1/4" thick, is sealed to door frame by a one piece molded silicone gasket between housing and door frame, concealed when fixture is closed. Door frame secures to housing by two stainless steel recessed captive allen-head screws. Four tapped and plugged holes provided for attachment of options.

Standard Swivel: Die-cast aluminum with internal locking teeth providing 7.5" adjustment intervals. Stainless steel allen-head locking screws, bearing flange and 1/2" nipple.

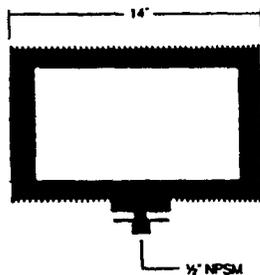
Heavy Duty Swivel (Optional): Cast aluminum with locking teeth providing 5" adjustment intervals. 1/2" stainless steel locking bolt. Two 1/4" stainless steel set point screws secure swivel to any 2" pipe-size tenon (2 1/4" O.D. x 3 1/2" min. length).

Reflector Assemblies: Interchangeable in all five AFL10 models. Specular Alzak® aluminum optical components mounted to aluminum frame. Reflector assembly snaps into fixture housing with spring clips. HPS and MH medium base sockets are porcelain rated 4KV.

Electrical Components: Factory mounted and 100% tested in housing with leads extending out the swivel splice compartment. All components U.L. and C.S.A. recognized with high power factor ballasts rated for -20°F starting. Optional photocell mounted with sensor on side of housing.

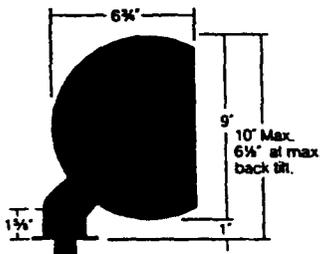
Finish: Housing, lens frame and swivel are Super TGIC thermoset polyester powder coat paint applied over chromate conversion coating. Available in Black, Dark Bronze, Light Gray or White colors.

AFL10 SERIES WITH STANDARD SWIVEL

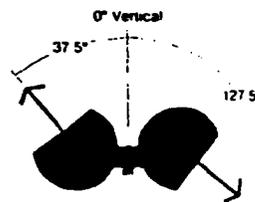


Front View

Single Fixture
 E.P.A. 0.7 (45° tilt)
 1.0 (Face-on)
 Weight 24 lb maximum

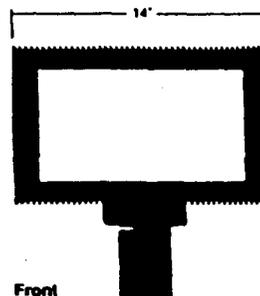


Side View



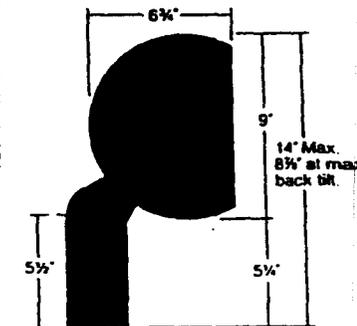
Aiming Range

AFL10 SERIES WITH HEAVY DUTY SWIVEL

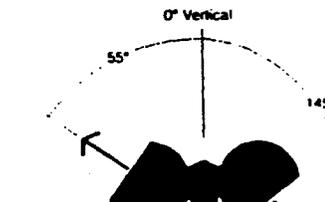


Front View

Single Fixture
 E.P.A. 0.8 (45° tilt)
 1.1 (Face-on)
 Weight 25 lb maximum



Side View



Aiming Range

Lamp: MVR175/VBU/MED/PA 4000K G.E.
 (ED-17 METAL HALIDE)
 Note: WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 CTBS

Date: 2 July 2002
 Project: TYSONS II BLDG 'F'
 Manufacturer: KIM LIGHTING
 Type: XU 3 of 4

Fixture Ordering Information

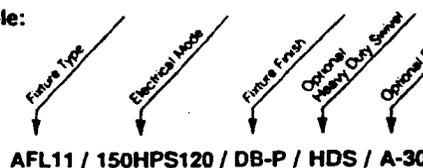
See AFL20 Series Catalog for 250 to 400 Watt Architectural Floodlights, and AFL30 Series Catalog for 750 to 1000 Watt Architectural Floodlights

175 MH 120
 Line Volts
 Lamp Type
 MH = Metal Halide
 HPS = High Pressure Sodium
 HAL = Halogen
 Lamp Watts

Fixture Ordering Example:

Fixture must be ordered by a single catalog number consisting of Fixture Type, Electrical Mode, Fixture Finish, and Optional Heavy Duty Swivel and/or Optional Photocell, if desired.

Options shown on pages 13 through 17 must be ordered separate from fixture.



Factory installed with flush sensor on side of housing. Caution: Use only in locations where adjacent lighting will not affect operation of photocell. Select photocell with same line volts as fixture.

Optional Photocell:
 Cat. No. Line Volts
 A-30 120V
 A-31 208V
 A-32 240V
 A-33 277V
 A-35 347V



Notes: All lamps must be rated for "Universal Burning Position."
 Clear lamps are recommended for optimum performance.
 For lamp/basket information outside of the U.S.A. and Canada, please consult your local Kim representative.
 See page 18 for U.L. and C.U.L. certification for line voltage listed below.

Fixture Type and Electrical Mode: Note: Refer to page 6-7 for beam properties chart.

Lamp (by others)	Line Volts	Fixture Type and Electrical Mode					Electrical Data	
		AFL11 Wide Flood	AFL12 Vertical Flood	AFL15 Spot	AFL16 Narrow Spot	AFL17 Horizontal Spot	Line Watts	Maximum Amps
70 Watt Clear	120	70HPS120	70HPS120	70HPS120	70HPS120	70HPS120	86	1.45
High Pressure Sodium	208	70HPS208	70HPS208	70HPS208	70HPS208	70HPS208	86	0.85
E17 Medium Base	240	70HPS240	70HPS240	70HPS240	70HPS240	70HPS240	86	0.80
ANSI Code S62	277	70HPS277	70HPS277	70HPS277	70HPS277	70HPS277	86	0.75
	347	70HPS347	70HPS347	70HPS347	70HPS347	70HPS347	86	0.65
100 Watt Clear	120	100HPS120	100HPS120	100HPS120	100HPS120	100HPS120	118	2.20
High Pressure Sodium	208	100HPS208	100HPS208	100HPS208	100HPS208	100HPS208	130	1.27
E17 Medium Base	240	100HPS240	100HPS240	100HPS240	100HPS240	100HPS240	130	1.20
ANSI Code S54	277	100HPS277	100HPS277	100HPS277	100HPS277	100HPS277	130	1.10
	347	100HPS347	100HPS347	100HPS347	100HPS347	100HPS347	130	0.85
150 Watt Clear	120	150HPS120	150HPS120	150HPS120	150HPS120	150HPS120	170	2.80
High Pressure Sodium	208	150HPS208	150HPS208	150HPS208	150HPS208	150HPS208	186	1.80
E17 Medium Base	240	150HPS240	150HPS240	150HPS240	150HPS240	150HPS240	186	1.53
ANSI Code S55	277	150HPS277	150HPS277	150HPS277	150HPS277	150HPS277	186	1.40
	347	150HPS347	150HPS347	150HPS347	150HPS347	150HPS347	186	1.25
70 Watt Clear	120	70MH120	70MH120	70MH120	70MH120	70MH120	86	1.80
Metal Halide	208	70MH208	70MH208	70MH208	70MH208	70MH208	86	1.00
ED17 Medium Base	240	70MH240	70MH240	70MH240	70MH240	70MH240	86	0.90
ANSI Code M68	277	70MH277	70MH277	70MH277	70MH277	70MH277	86	0.80
	347	70MH347	70MH347	70MH347	70MH347	70MH347	86	0.65
100 Watt Clear	120	100MH120	100MH120	100MH120	100MH120	100MH120	129	2.80
Metal Halide	208	100MH208	100MH208	100MH208	100MH208	100MH208	129	1.50
ED17 Medium Base	240	100MH240	100MH240	100MH240	100MH240	100MH240	129	1.30
ANSI Code M60	277	100MH277	100MH277	100MH277	100MH277	100MH277	129	1.15
	347	100MH347	100MH347	100MH347	100MH347	100MH347	129	0.90
150 Watt Clear	120	150MH120	150MH120	150MH120	150MH120	150MH120	185	3.65
Metal Halide	208	150MH208	150MH208	150MH208	150MH208	150MH208	185	2.10
ED17 Medium Base	240	150MH240	150MH240	150MH240	150MH240	150MH240	185	1.80
ANSI Code M102	277	150MH277	150MH277	150MH277	150MH277	150MH277	185	1.58
	347	150MH347	150MH347	150MH347	150MH347	150MH347	185	1.25
175 Watt Clear	120	175MH120	175MH120	175MH120	175MH120	175MH120	215	1.80
Metal Halide	208	175MH208	175MH208	175MH208	175MH208	175MH208	215	1.04
ED17 Medium Base	240	175MH240	175MH240	175MH240	175MH240	175MH240	215	0.90
ANSI Code M57	277	175MH277	175MH277	175MH277	175MH277	175MH277	215	0.78
	347	175MH347	175MH347	175MH347	175MH347	175MH347	210	0.65
500 Watt Maximum	120	500HAL120	500HAL120	500HAL120	500HAL120	500HAL120	500	4.17
Halogen: I-4 Min-Can								

Fixture Finishes:
 Super-TGIC thermoset polyester powder coat paint applied over a chromate conversion coating

Cat. No. Color
 BL-P Black
 WH-P White

Cat. No. Color
 LG-P Light Gray
 DB-P Dark Bronze resembles 313 Duranodic color

Lamp: MVR 175/VBU/MED/PA 4000K G.E.
 (ED-17 METAL HALIDE)

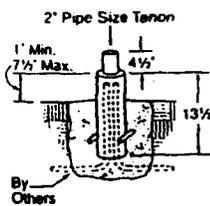
Note: WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date: 2 JULY 2002
 Project: TYSONS II BLDG 'F'
 Manufacturer: KIM LIGHTING
 Type: XU 4 of 4

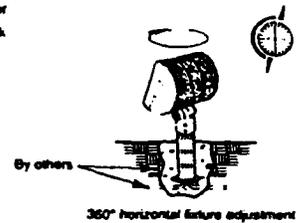
Mounting Information

Reference symbol for fixture mounting range when mounted on listed option. Shows mounting range in the vertical plane and does not necessarily apply to all conditions. See page 18 for full mounting range without mounting options.

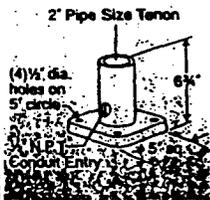
Stanchion Mount (SM2): 4" O.D. cast aluminum stanchion with 2" pipe size aluminum tenon for mounting a single fixture or multiple top-mounts (see pg 12) Black Super TGIC thermoset polyester powder coat finish. Caution: Multiple Top-Mounts must not be used in locations where people can climb on fixtures and mounting arms.



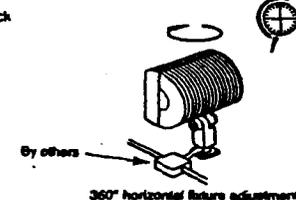
Cat. No. SM2/BL-P
 Color: Black
 Note: To assure a rigid installation and product longevity, stanchion must be set in concrete (by others)



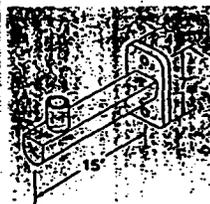
Surface Mount Tenon (SMT): 2" pipe size aluminum tenon welded to cast aluminum plate. Plate has four 1/2" dia. mounting holes, and tenon has one 1/2" N.P.T. for side conduit entry. Black Super TGIC powder coat finish. For mounting one fixture only.



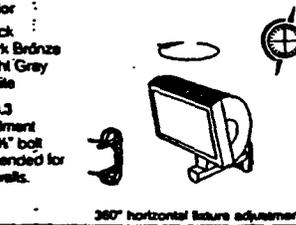
Cat. No. SMT/BL-P
 Color: Black
 Note: SMT may be wall mounted if horizontal fixture adjustment is not required. For horizontal fixture adjustment, use Wall Mount listed below.



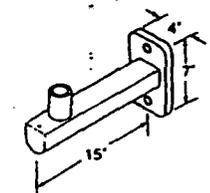
Wall Mount (WM2): 2" pipe size aluminum tenon welded to an extruded aluminum arm with a removable end cap for wiring access. Arm is welded to a cast aluminum plate with two 1/2" dia. mounting holes. Available in four Super TGIC powder coat finishes. Optional Wall Embedment Bracket (WEB) with 1/2" bolt receptacles available for casting in concrete walls. For mounting one fixture only.



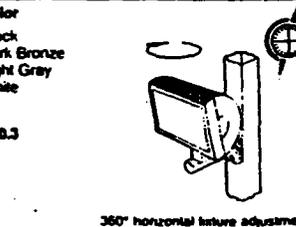
Cat. No. WM2/BL-P, WM2/DB-P, WM2/LG-P, WM2/WH-P
 Color: Black, Dark Bronze, Light Gray, White
 Component E.P.A.: 0.3
 Optional Wall Embedment Bracket (WEB) with 1/2" bolt receptacles recommended for casting in concrete walls.
 Cat. No.: WEB



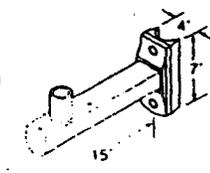
Side Pole Mount for Square Pole (SPS2): 2" pipe size aluminum tenon welded to an extruded aluminum arm with a removable end cap for wiring access. Arm is welded to a cast aluminum plate with two 1/2" dia. mounting holes. Zinc plated steel backing plate is provided for insertion inside the pole for structural support. Available in four Super TGIC powder coat finishes.



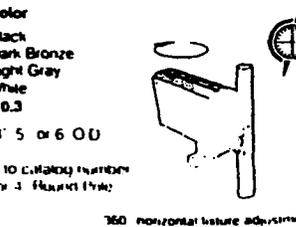
Cat. No. SPS2/BL-P, SPS2/DB-P, SPS2/LG-P, SPS2/WH-P
 Color: Black, Dark Bronze, Light Gray, White
 Component E.P.A.: 0.3



Side Pole Mount for Round Pole (SPR2): 2" pipe size aluminum tenon welded to an extruded aluminum arm with a removable end cap for wiring access. Arm is welded to a cast aluminum plate with two 1/2" dia. mounting holes. Zinc plated steel backing plate is provided for insertion inside the pole for structural support. Available in four Super TGIC powder coat finishes.



Cat. No. SPR2-/BL-P, SPR2-/DB-P, SPR2-/LG-P, SPR2-/WH-P
 Color: Black, Dark Bronze, Light Gray, White
 Component E.P.A.: 0.3
 Mounts to 3" 3/4", 4", 5" or 6" O.D. round poles.
 List pole diameter to catalog number (example: SPR2-4 for 4" Round Pole)



Lamp: MVR 175 / VBU / MED / PA 4000K G.E.
 (ED-17 METAL HALIDE)
 Note: WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 CTBS



KIM LIGHTING

PGL3 Omni-System
Double Row Parking Garage Luminaire

revision 9/1/99 • pgl3.pci f

Type: **B - Garage**

Job:

Fixture Catalog number:

PGL3	/	/
Fixture	Electrical Module See page 2	Optional Features See page 3

Accessory number:

Accessory Features
Ordered Separately from Fixture
See Page 4

Approvals:

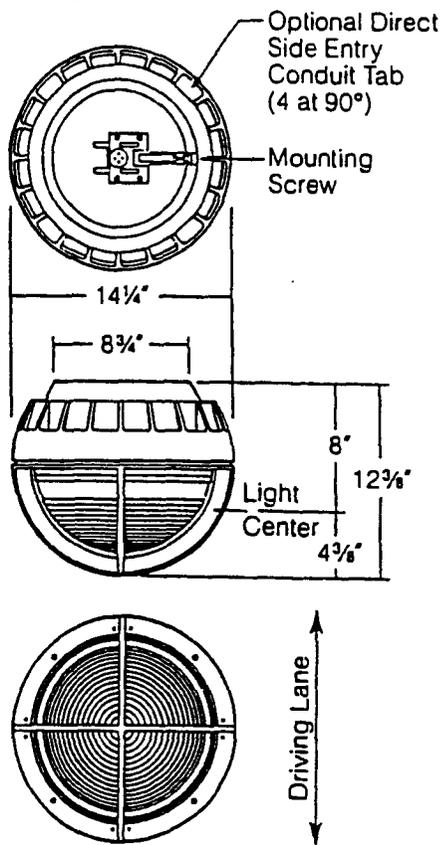
Page 44

Date:

Page: 1 of 4

Specifications

Max. Fixture Weight - 26.5 lb
Louver Weight - 1 lb each



Icon shows plan view orientation of lens cage.



Location of optional Louver Modules indicated as solid quadrants in icon.

Electrical Housing: Die-cast aluminum with integral cooling ribs. A stainless steel plate and hook are provided on the fixture top for suspending the fixture from the speed mount during field wire connections, and for final securing to the speed mount. Fixture wires are sealed at the exit point by a silicone grommet in the fixture top. A single stainless steel phillips-head screw operates a mechanism that pulls and secures the fixture to the speed mount. Four locations are provided for optional direct side conduit entry (consult factory). Top is labeled with the fixture icon and driving direction to match the speed mount label.

Lens Cage and Refractor: Die-cast aluminum lens cage retains a tempered borosilicate glass refractor. A one piece molded silicone gasket surrounds the refractor flange and seals the lens cage to the electrical housing. Stainless steel clips secure the refractor to the lens cage. Lens cage ribs are 3/8" thick and divide the refractor into four quadrants for insertion of optional louver module. Lens cage hinges open by a removable stainless steel wire hinge and safety catch. Lens cage closure screws are captive stainless steel phillips-head with optional tamper resistant socket head available. Lens cage is pre-drilled in each quadrant for optional louver module.

Reflector and Socket: Hydroformed aluminum reflector with Alzak® finish. Integral socket is porcelain medium base rated 4KV. Reflector is removable by four screws for ballast access.

Electrical Components: High power factor ballasts are rigidly mounted inside the electrical housing, factory prewired with leads extending through a silicone grommet out the top of the housing. Starting temperatures are -40°F for HPS lamp modes and -20°F for MH lamp modes.

Optional Louver Module: Die-cast aluminum for field attachment into one quadrant of the lens cage. Mounted with two captive stainless steel phillips-head screws.

Speed Mount: Formed steel, electro zinc plated for mounting to standard 4" J-boxes or mud boxes. Integral hooks are provided for mounting and securing the fixture. Speed mount is labeled with fixture icon and driving direction (See Certification below). For Canadian installations, J-Box may not be used to hang fixture. A special speed mount will be furnished for direct attachment to ceiling.

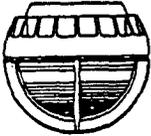
Finish: White Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hours salt spray test endurance rating. Custom colors are subject to additional charges, minimum quantities and longer lead times. Consult representative.

Certification: UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is audited to ISO9001 standards.



Type:

Job:



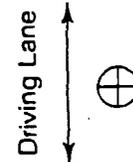
Standard Features

Fixture

Cat. No.: PGL3

Double Row System

Lens cage is oriented at right angles to the driving lane.



Electrical Module

HPS = High Pressure Sodium

MH = Metal Halide

Cat. Nos. for Electrical Modules available:

Lamp	Lamp	Line
Watts	Type	Volts
100	HPS	120

Caution: All manufacturers of metal halide lamps recommend turning them off for 15 minutes, once per week, when under continuous operation. This will reduce the risk of arc tube rupture at end of life. Also, color temperature may differ between manufacturers of metal halide lamps. See lamp manufacturers' specification sheets.

<input type="checkbox"/>	100HPS120	<input type="checkbox"/>	150HPS120	<input type="checkbox"/>	100MH120	<input type="checkbox"/>	175MH120
<input type="checkbox"/>	100HPS208	<input type="checkbox"/>	150HPS208	<input type="checkbox"/>	100MH208	<input type="checkbox"/>	175MH208
<input type="checkbox"/>	100HPS240	<input type="checkbox"/>	150HPS240	<input type="checkbox"/>	100MH240	<input type="checkbox"/>	175MH240
<input type="checkbox"/>	100HPS277	<input type="checkbox"/>	150HPS277	<input type="checkbox"/>	100MH277	<input checked="" type="checkbox"/>	175MH277
<input type="checkbox"/>	100HPS347	<input type="checkbox"/>	150HPS347	<input type="checkbox"/>	100MH347	<input type="checkbox"/>	175MH347
Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Code	S54	S55	M90	M90	M90	M57	M57

All fixtures are available pre-lamped by Kim. Consult representative for pricing.

Note: For lamp/ballast information outside of the U.S. and Canada, please consult your local Kim representative.

LL



KIM LIGHTING

PGL3 Omni-System®
Double Row Parking Garage Luminaire

revision 9/1/99 • pgl3.pdf

Type: **B - GARAGE**
Job:

Page: 3 of 4



Page 44

Optional Features

Quartz Standby
Cat. No. QS
 No Option

Integral current sensing relay energizes a T-4 mini-can socket during lamp warm-up and after power interruption. Socket de-energizes prior to the HID lamp reaching full brightness. T-4 mini-can halogen lamp by others; 100 watt maximum.

Tamper-Resistant Lens
Cage Screws
Cat. No. TS
 No Option

Four captive stainless steel socket head screws provided in lens cage in place of standard phillips-head screws.

Fusing
Cat. No. SF
 DF
 No Option

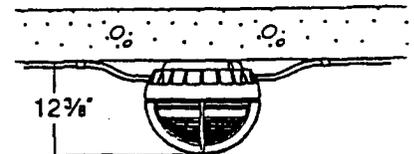
All fusing is factory installed inside the electrical housing.
Single Fusing (SF) for 120V, 277V and 347V only.
Double Fusing (DF) for 208V and 240V only.

Direct Side Entry
Conduit Taps
Cat. No. SCT2 (for 1/2")
 SCT3 (for 3/4")
 No Option

Four locations are provided on the electrical housing 90° apart for 1/2" or 3/4" NPT. Fixture is UL and CUL listed for 90°C through-wiring.

NOTE: This method is more difficult to install, but offers the advantage of reduced depth where floor-to-ceiling distance is minimal. Fixtures must be ordered with 1/2" or 3/4" NPT conduit taps. The lens cage and reflector must be removed from the fixture to allow mounting to the ceiling and wiring.

Fixture used as J-Box





KIM LIGHTING

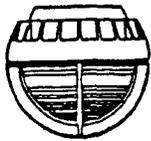
PGL3 Omni-System®
Double Row Parking Garage Luminaire

revision 9/1/99 • pgl3

Type:

Job:

Page: 4 of 4



Accessory Features

Ordered Separately from Fixture

Louver Module

Cat. No. LM
 No Option

Die-cast aluminum for field attachment into one quadrant of the lens cage. White Super TGIC powder coat finish to match fixture. Louver Modules will be shipped in packs of twelve with one carton adjusted to complete exact quantity ordered.



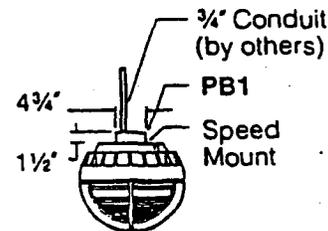
Balanced Pendant J-Box

Cat. No.: PB1
 No Option

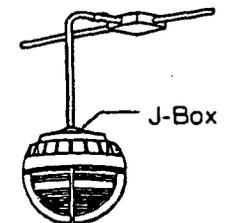
Cast aluminum with natural as-cast finish. Offset 3/4" NPT pendant entry to balance fixture in free-swinging installation. For fixture mounting, Kim Speed Mount adapts directly to Balanced Pendant J-Box (PB1).

NOTE: The PB1 is not required for standard 4" J-box installations with a centered entry on a rigid pendant.

Free-swinging pendant installations



Standard 4" J-Box installations



Wall Mount

Cat. No.: WB
 No Option

Cast aluminum construction. Mounts to wall with two 3/8" lag screws fastened to 3/8" concrete anchors (by others). White Super TGIC powder coat finish to match fixture.



Date 13 OCT 98
 Project 1600 TYSON'S
 Manufacturer STERNER
 Type XB

For a world of square and rectangular shapes, Infranor 561/565 offers a beam pattern that fits.

It's difficult and expensive to try and make a round light pattern fit square shapes—building facades, parking lots, playing fields, etc. It uses too many overlapping beams with light spilling over the edges or intruding on a neighbor's privacy. And it wastes energy. Infranor Series 561/565 has a beam pattern with corners—to fit shapes with corners.

The Infranor Visual Beam method of fixture specification, which defines only the relevant light in the beam pattern, delivers illumination of unsurpassed uniformity. Because this illumination is so even and precisely controlled, you can achieve your lighting objective using less wattage, thus saving energy. To the eye, this reduction in wattage isn't noticeable because the light is devoid of hot spots and dark areas.

The Infranor Visual Beam method of fixture spe-

Components:

Housing—Rectangularly shaped, one piece cast aluminum with heat dissipating fins. Housing is cast of an alloy containing less than 2/10 of 1% copper for extraordinary resistance to corrosion.

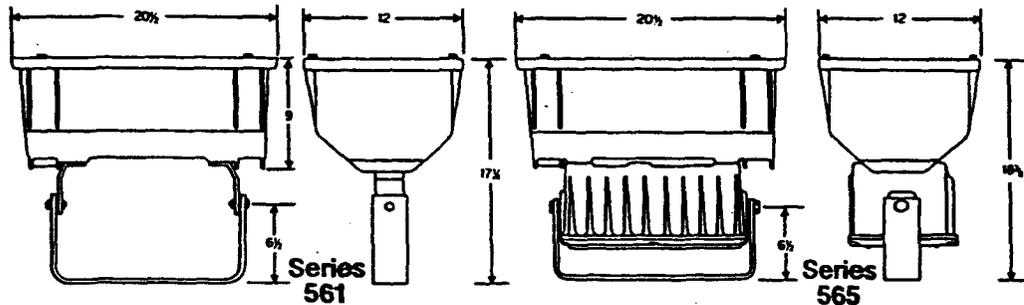
Reflector—High purity anodized specular, peened or diffuse aluminum lighting sheet for precise beam control.

Door Frame—The rectangular shaped door frame shall be cast aluminum and contain a clear tempered glass lens, which is sealed with an EPDM gasket. The

cast door frame is secured by stainless steel screws. **Ballast Housing**—One piece cast aluminum is finned to allow for heat dissipation. Housing is Heliarc welded to fixture housing for positive mounting. Ballast housing is sealed with a gasket and (6) stainless steel screws.

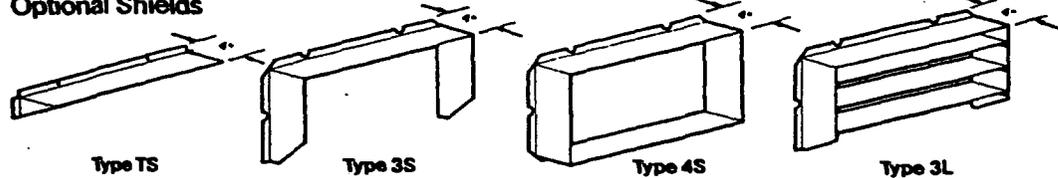
Finish—Electrostatically applied black baked enamel. Other colors available, consult factory.

U.L.—Fixture is U.L. listed for use in wet locations.

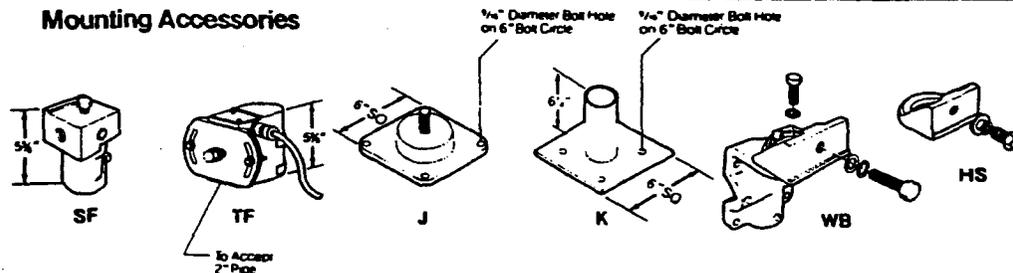


561 Shipping Weight 27 lbs. 565 Shipping Weight for Halide or Mercury Fixture 56 lbs. Shipping Weight for Sodium Fixture 72 lbs. Effective Projected Area for Single Fixture 2.5 -

Optional Shields



Mounting Accessories



Lamp MH 1000/U/BT37 CLEAR PHILIPS

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 CAT #: 565-TF-N-N-J-2090-1000-H-V.T.B.S.-C.T.B.S.

Date 13 OCT 98

Project 1600 TYSON'S

Manufacturer STEINER

Type XB

Beam Classification

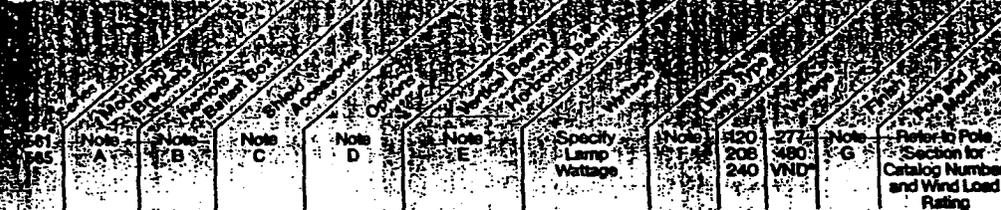
	Lamp Wattage	Lamp Lumens*	Infracor Visual Beam +	IES Beam + 10% Max CD	NEMA Type	CANDELA	
						Max CD	Avg Max CD
Clear Mercury Vapor	400	19500	10 x 90	32 x 115	3 x 6	21,992	20,269
	400	19500	20 x 90	103 x 114	6 x 6	13,441	12,844
	400	19500	60 x 110	115 x 129	6 x 6	8,409	7,995
DX Merc Vapor	400	21750	110 x 130	112 x 147	6 x 7	5,739	4,984
	400	32000	10 x 90	32 x 115	3 x 6	36,090	33,262
	400	32000	20 x 90	103 x 114	6 x 6	22,057	20,749
Clear Metal Halide	400	32000	60 x 110	115 x 129	6 x 6	13,800	13,120
	**1000	105000	10 x 90	104 x 95	6 x 5	94,820	94,103
	**1000	105000	20 x 90	102 x 112	6 x 6	70,102	69,785
	**1000	105000	60 x 110	108 x 128	6 x 7	39,583	39,423
	400	50000	8 x 90	29 x 109	2 x 6	80,800	71,840
Clear High Pressure Sodium	400	50000	30 x 100	73 x 108	5 x 6	54,000	46,800
	400	50000	60 x 100	84 x 114	5 x 6	31,100	26,000
	1000	140000	15 x 90	86 x 117	5 x 6	132,840	124,196
	1000	140000	35 x 100	80 x 123	5 x 6	108,010	96,796
	1000	140000	75 x 100	92 x 119	5 x 6	60,750	51,874

*Universal burning position lamps with straight arc tubes utilized for photometric Lamp Lumens should be adjusted accordingly if used in vertical orientation.
 **Based upon 1000 watt (BT-37) bulb size - not suitable for use with BT-66 lamp.
 †Beam Spread Designator: Vertical degree by horizontal degree.
 The 80/100 fixtures can also be used with lower wattage versions of these light sources. Consult factory for photometric and application information for these lower wattage versions.
 Supplemental photometric reports are available through your Infracor representative.

Ordering Information

Obtain the catalog number for the luminaire series which fits your requirements. Select, in sequence, a code for each feature from those listed in the formal illustration below.

EXAMPLE: 565-WB-N-N-3S-N-10-90-400-H-240-E



NOTE A
 TF—2" IPS Adjustable
 Tr Filter
 SF—2" IPS Splitter
 WB—Wall bracket
 HS—Horizontal Sector
 N—Not Required

NOTE B
 CB—Cast Ballast Box
 GA—Galvanized Iron
 Ballast Box
 N—Not Required

NOTE C
 TS—Top Shield
 3S—Three Sided Shield
 4S—Four Sided Shield
 3L—Three Louver Shield
 N—Not Required

NOTE D
 K—Base Pad Asstm
 J—Base Plate Asstm
 B—Fused Terminal Block
 G—Polycarbonate Stone
 Guard
 C—Stainless Steel Safety
 Cable
 N—Not Required

NOTE E Visual Beam is used to designate Beam Patterns

400W MV	400W MLH	1000W MLH	400W HPS	1000W HPS
10x90	10x90	10x90	8x90	15x90
20x90	20x90	20x90	30x100	35x100
60x110	60x110	60x110	60x100	75x100
MV 110x130				

NOTE F
 M—Mercury
 H—Metal Halide
 S—High Pressure Sodium

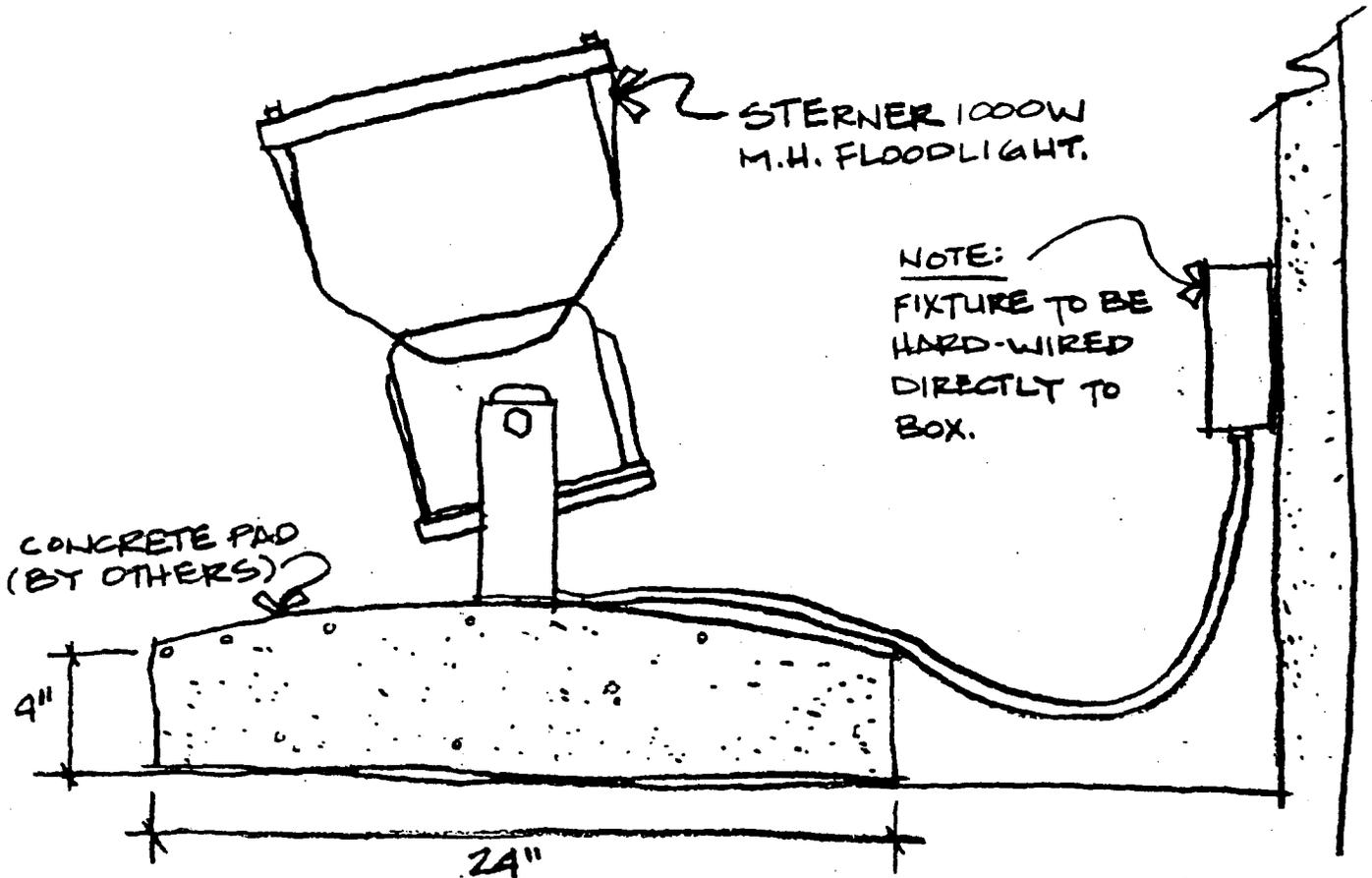
NOTE G
 E—Black (Standard)
 NS—Not Standard (Furnish
 color number or sample)
 NK—Not Known

*Voltage Not Determined

Lamp MH 1000 / U / BT37 CLEAR PHILIPS

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 CAT #: 565-TF-N-N-J-2090-1000-H-V.T.B.S.-C.T.B.S.

Date	8 FEB 99
Project	TYSONS
Manufacturer	STERNER
Type	XB



MOUNTING DETAIL - TYPE 'XB' - CANOPY LOCATION.

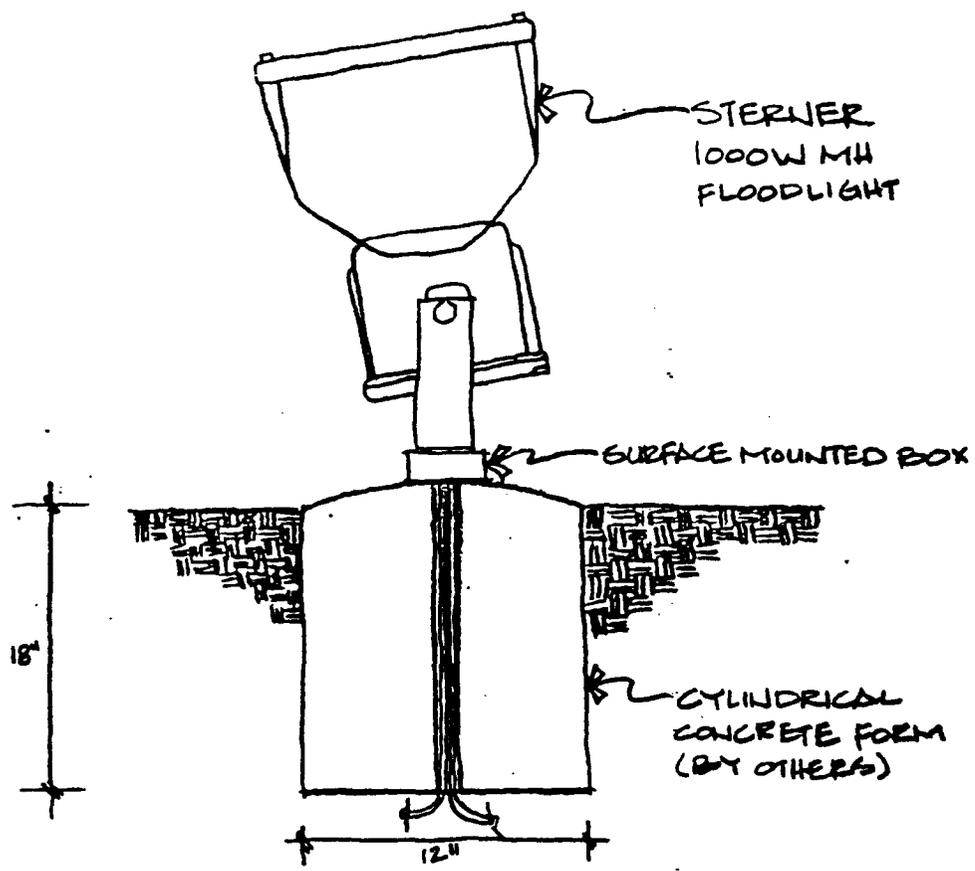
N.T.S.

NOTE:
CONTRACTOR TO VERIFY
SUGGESTED MOUNTING DETAIL.

Lamp	MH 1000 / U / B35T / CLEAR / PHILIPS
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date	9 FEB 99
Project	1000 TYGONS
Manufacturer	STERNER
Type	XB



MOUNTING DETAIL - TYPE 'XB' - GRADE LOCATION
N.T.S.

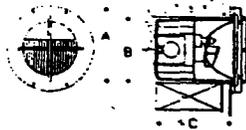
NOTE:
CONTRACTOR TO VERIFY SUGGESTED
MOUNTING DETAIL.

Lamp	MH 1000/U/BT37 CLEAR PHILIPS
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T KONDOS ASSOCIATES INCORPORATED

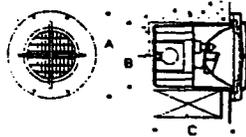
Date 12 FEB 99
 Project 1600 TYSOLKS
 Manufacturer BEGA
 Type X4

BEGA



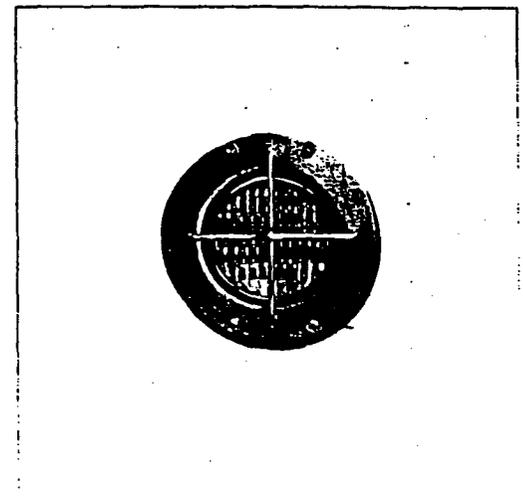
Brushed stainless steel trim with or without guard. Socket head stainless steel captive fasteners. Tempered ribbed glass lens with mask. Asymmetrical reflector. Integral 120V-11.6V electronic transformer. Lamp supplied with luminaire. 1120/1121 Opening: 4 3/8" x 4" 1220/1222 Opening: 5 3/8" x 4"

Lamp	Lumen	A	B	C
1120	1 20W G4.12V	350	4 3/8"	3 3/8" 4"
1121	1 20W G4.12V	350	4 3/8"	3 3/8" 4"
1220	1 50W GY6.35 12V	1000	6 3/8"	5 3/8" 4"
1222	1 50W GY6.35 12V	1000	6 3/8"	5 3/8" 4"
500	C.P.C., Concrete Protection Cover for 1120, 1121			
510	C.P.C., Concrete Protection Cover for 1220, 1222			



Brushed stainless steel trim with or without guard. Socket head stainless steel captive fasteners. Molded borosilicate glass spread lens. Asymmetrical reflector with lamp shield. Integral 120V-11.6V electronic transformer. Lamp supplied with luminaire. 1122/1123 Opening: 4 3/8" x 4" 1230/1232 Opening: 5 3/8" x 4"

Lamp	Lumen	A	B	C
1122	1 20W G4.12V	350	4 3/8"	3 3/8" 4"
1123	1 20W G4.12V	350	4 3/8"	3 3/8" 4"
1230	1 50W GY6.35 12V	1000	6 3/8"	5 3/8" 4"
1232	1 50W GY6.35 12V	1000	6 3/8"	5 3/8" 4"
500	C.P.C. Concrete Protection Cover for 1122, 1123			
510	C.P.C. Concrete Protection Cover for 1230, 1232			



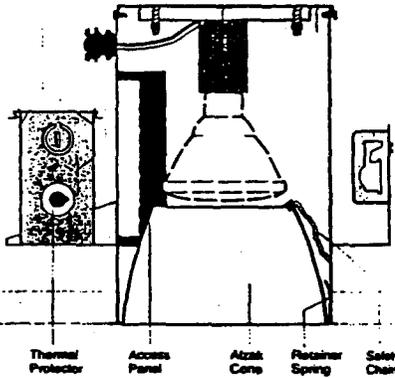
Lamp $\phi 20$ T3 CL 12 VOLT

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
 \$260.00 CAT. # 2113

Date 13 OCT 98
 Project 1600 TYGONS
 Manufacturer KURT VERSEN
 Type XH

Access Covers (2) Pull-Through Junction Box Lampholder Housing Rail Support (2)

C7303 7 1/4" Conoid Aperture ← DL
C7304 8" Conoid Aperture



PAR Lamps to 250W
 R Lamps to 300W

Optics and Applications
 Distribution patterns and spacing to mounting height ratios change with the lamps accommodated by these units. Variations from narrow to broad patterns are possible. See back of page for specific performance information.

Design Features
 The parabolic cones gather and redirect spill light to the workplace. Performance is efficient with very low brightness from normal viewing angles. The cones form their own minimum trim. Sturdy steel housings protect and position lamps and reflectors. Top or bottom service.

Finish
 Specular clear Alzak cones are standard. Optional colors are available. Housings and structural parts are painted optical matte black to suppress stray light leaks. Steel parts are phosphate conditioned for corrosion resistance before paint spraying, then baked for superior adhesion and durability.

General
 Fixtures are pre-wired, thermally protected and UL listed for eight wire 75°C branch circuit pull-through wiring. They are listed for Chicago Plenum with appropriate modifications. All products are union made IBEW.

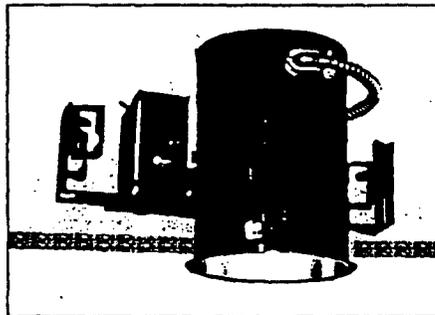
Accessories
 For 27" support rails add R2 to catalog number.
 For 52" support rails add R5 to catalog number.
 For damp label add DL to catalog number.
 For specular black cone add B to catalog number.
 For specular champagne gold cone add G to number.
 For specular wheat cone add W to catalog number.
 For specular pewter cone add Y to catalog number.
 For specular bronze cone add Z to catalog number.
 For Chicago Plenum add CP to catalog number.

Matching Units
 Medium Beam A Lamp C7323 Page C8
 Wide Beam A Lamp C7352 Page C9
 Lens Wall Washer E7529 Page E8
 Sloped Ceilings C7348 Page C13
 Directional C7311 Page C22
 Surface Cylinder PAR L308 Page L4

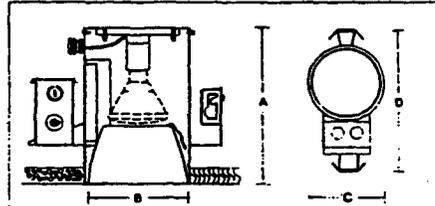
Brightness

Number	Lamps	85'	75'	65'	55'	45'
C7303	90W PAR-38 Flood	1	3	4	7	467
	250W PAR-38 Flood	3	10	13	20	645
C7304	150W R-40 Flood	3	6	11	18	331
	300W R-40 Flood	7	13	23	38	884

Data in footcandles. Photometer readings. Maximum Brightness Method



Dimensions and Lamps



Number	A Depth	B Aperture	C Width	D Length	Lamps
C7303	12 1/4" 311mm	7 1/4" 184mm	8 1/4" 222mm	15 1/4" 400mm	45-250W PAR-38
C7304	15" 381mm	11 1/4" 293mm	12 1/4" 324mm		75-300W R-40



Lamp 100W/PAR-38/H.I.R. SP SPOT G.E.
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
CAT #: C7303-DL

KONDOS ASSOCIATES INCORPORATED

Date: 14 OCT 98
 Project: 1600 TYSONS
 Manufacturer: HYDREL
 Type: XI



The versatility to meet a wide range of specific lighting applications has been designed into this basically simple fixture. It offers exceptional ease and flexibility in the aiming and control of light patterns.

Specifications:

Door material: Cast aluminum or cast bronze that locks the lamp housing into the Rough-in Section with one tamper-proof stainless steel fastener.

Rough-in Section: Injection molded ABS, U.V. stabilized, impact and corrosion resistant for all types of environments.

Lamp Module housing: Stainless steel, sealed and purged of all moisture to -100°F. Electrical access to lamp module through submersible rated connector. Thermally protected.

Lamp types: T-4 Mini-can and PAR-38 lamps to 250W. maximum. Other specific lamps may be supplied. Lamps included.

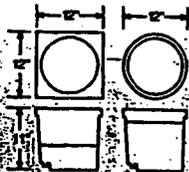
Voltages: 120V.

Light distributions: The Spot Reflector is spun aluminum. The Wide Reflector is diffuse aluminum and the Wall Wash Reflector is diffuse hydroformed aluminum. The Spot and Wide Flood Reflector assemblies have up to 15° of internal lamp tilt (depending on lamp type) on a 360° axis of rotation. Lamp tilt is not required for wall wash units. The lenses are clear tempered flat glass. The wall wash lens is a 5° axial spread lens lightly frosted for uniformity. Convex lenses available.

The common light distributions are: SPOT-7° spread, WFL-140° spread, NFL-30° spread, MFL-60° spread, WW-10 to 1 Uniformity Ratio. Reflectorized lamp distribution may vary with the manufacturer. See Photometric Data Sheets.

Conduit entries: 1/2" and 3/4" NPT Bottom openings are available in the cast aluminum integral junction box. Bronze junction boxes available.

UL Listed



Powerful performance for architectural and landscape applications that demand unusual breadth and volume of light. These fixtures are ideal for broad coverage of landscapes, walls, columns, facades, etc., and can be installed in masonry or in open planting areas.

Specifications:

Door material: Cast aluminum or cast bronze that locks the lamp housing into the Rough-in Section with one tamper-proof stainless steel fastener.

Rough-in Section: Injection molded ABS, U.V. stabilized, impact and corrosion resistant for all types of environments.

Lamp Module housing: Stainless steel, sealed and purged of all moisture to -100°F. Electrical access to lamp module through submersible rated connector. Thermally protected.

Power Module: High Power Factor Ballasts supplied as a sealed unit encapsulated in an engineered composite resin to eliminate all water entry.

Lamp types: E-17, A-23, R-40, PAR-38 lamps with medium bases to 175W maximum. Other specific lamps may be supplied. Lamp included.

Voltages: 120V, 208V, 240V, 277V available in most lamp types.

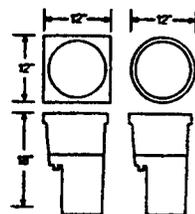
Light distributions: The Spot Reflector is specular spun aluminum. The Wide Reflector is diffuse spun aluminum and the Wall Wash Reflector is diffuse hydroformed aluminum. The Spot and Flood Reflector assemblies have 15° of internal lamp tilt on a 360° axis of rotation. Lamp tilt is not required for wall wash units. The lenses are clear tempered flat glass. Convex lenses available.

The common light distributions are: SPOT-7° spread, WFL-140° spread, NFL-30° spread, MFL-60° spread, WW-10 to 1 Uniformity Ratio. Reflectorized lamp distribution may vary with the manufacturer. See Photometric Data Sheets.

Conduit entries: 1/2" and 3/4" NPT Bottom openings are available in the cast aluminum integral junction box. Bronze junction boxes available.

UL Listed

Patents Pending



Lamp: CDM 70 / PAR 38 SPOT CERAMIC BASE, PHILIPS

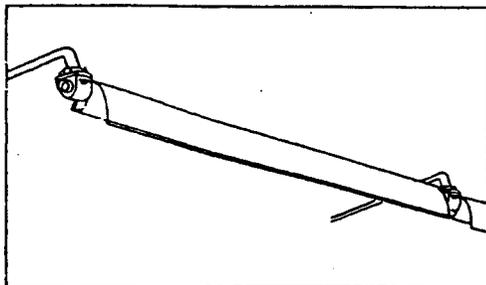
Note: WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

CAT #: 7100/A | MH70/V.T.B.S. / SP | T.B.S.

Date 12 FEB 99
 Project 1600 TYSONS
 Manufacturer COLUMBIA
 Type XJ-1

**Outdoor Sign
and Poster Luminaire**

**SOD-M5
Asymmetric Distribution
Side Arm Mount**



TYPE _____
 JOB INFORMATION _____

SPECIFICATIONS:

CONSTRUCTION

Socket housings are constructed of die cast aluminum and permit easy access to the socket and ample splicing room. Full socket housings on unit must be used. Neoprene sleeves around sockets provide weathertight enclosure. Reflector is constructed of extruded aluminum and is optically designed to provide maximum illumination. Reflector ends are precision die-cast with a keyed shoulder which securely locks the reflector to the socket housing. A simple nut adjustment gives the reflector 360° aiming. One inch diameter holes are provided at each end of the reflector for drainage.

SHIELDING

A "DR" acrylic shield with outstanding impact resistance is recommended for areas with temperatures 35°F or lower. The shield is optional and protects the lamp from wind and ensures a proper lamp operating temperature. The shield must be specified in the ordering guide.

FINISH

Exterior finish is anodized diffuse. Optional painted colors are available. Internal reflector is high reflectance baked white enamel.

INSTALLATION

The SOD-M5 may be mounted singly or in continuous rows. See back of this page for a typical layout.

LABELS

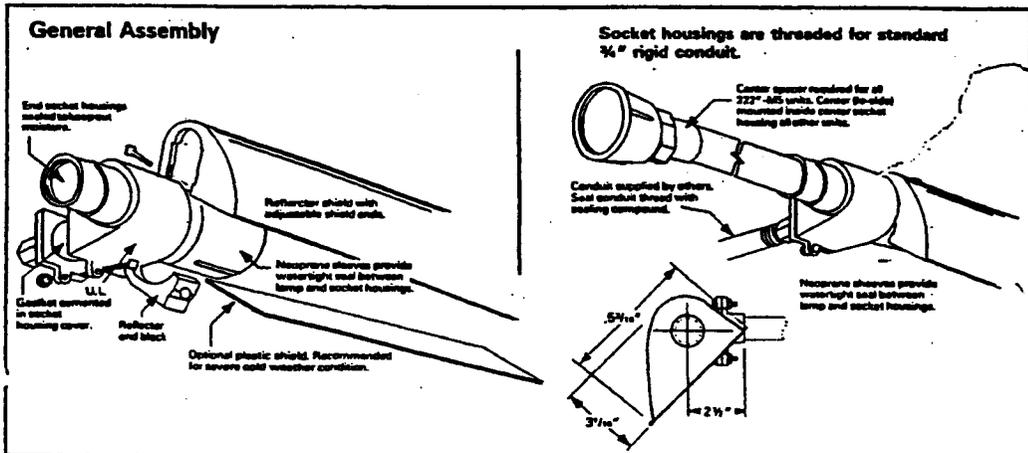
The SOD-M5 is U.L. approved as being raintight or weatherproof in normal outdoor use. U.L. approved for uplighting or downlighting and bears appropriate U.L. labels.

FEATURES:

- Wet location sign light can be mounted in any direction and still operate properly and retain its wet location approval.
- Asymmetric reflector provides outstanding distribution for a crisp clean appearance.
- Choice of lamps allows maximum flexibility for any application. Available with T-8 Octron lamp but not for wet locations. Order as TSOD-140-M5. All other lamps listed on back are available for wet label applications.
- Choice of three ballasts for any application.
- U.L. approved for uplighting even in outdoor applications.

BALLAST & ELECTRICAL

The SOD-M5 may be ordered with or without ballasts. Features less ballasts may be wired with any of the wide choice of ballast types available including the plastic sign types. A choice of three outdoor ballasts are available from the factory. Other ballasts may be ordered for indoor use. Ballasts must be remote mounted no longer than 15' from the socket. For electronic ballast lengths consult factory. Units are wired with leads in socket housings only. All conduit, conductors and extension wiring are furnished by the installing contractor.



NOTE:
 FIXTURE TO BE
 SUPPLIED WITH
 'DR' ACRYLIC
 SHIELD.

P.O. Box 2787, 3808 N. Sullivan Rd. (99216); Spokane, WA 99220-2787. (509) 924-7000

USI COLUMBIA

Lamp (1) F96 T-12 VHO SPX 30 3000°K

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
CAT #: SOD-M5/DR - C.T.B.S. \$229.00

Date 12 FEB 99

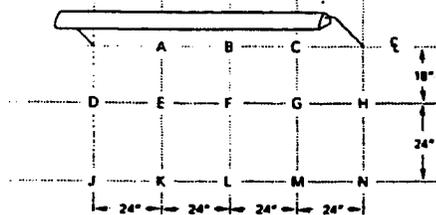
Project 1600 TSONS

Manufacturer COLUMBIA

Type X-1

Installation Data - SOD-1105-M5

Actual readings with the reflector pivoted to give most even distribution over a general area.

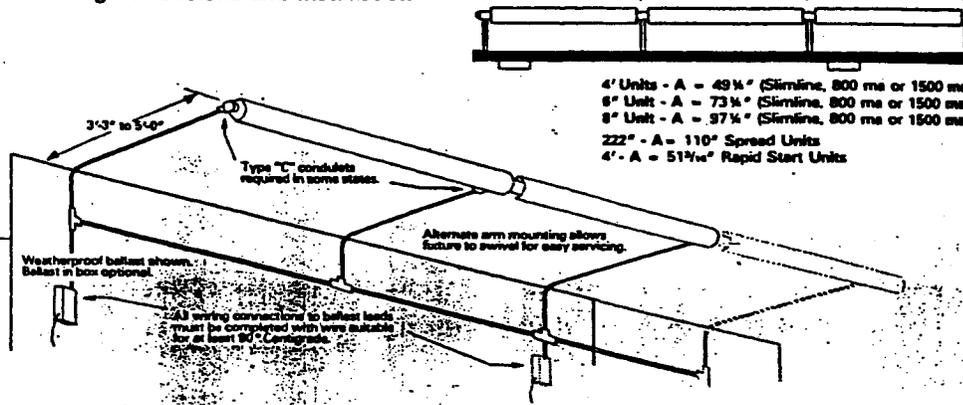


	A	B	C	D	E	F	G	H	J	K	L	M	N
12"	28	25	28	47	100	125	100	47	12	23	26	23	12
18"	14	16	14	44	98	110	98	44	18	33	38	33	18
24"	25	30	25	46	95	110	95	46	24	43	43	43	24
48"	10	11	10	18	30	33	30	18	18	23	33	23	18
60"	13	16	13	17	26	30	26	17	17	26	30	26	17

▲ Mounting distance from sign surface

An approximation of light output on other lamps and the effects of temperature change may easily be acquired by interpolating these readings onto the typical light output curves of fluorescent lamps in an outdoor type environment.

Mounting Dimensions and Installation



Ordering Information

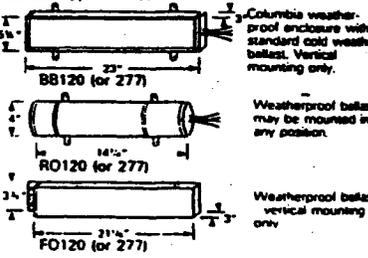
	Catalog Number	Lamps	Len.	Wt.
430 ma Slimline	SOD-136-M5	1-F48T12	48"	20
	SOD-156-M5	1-F72T12	72"	24
	SOD-156-144-M5	2-F72T12	144"	35
	SOD-175-M5	1-F96T12	96"	26
	SOD-175-192-M5	2-F96T12	192"	37
	SOD-175-222-M5 Single*	2-F96T12	192"	38
Rapid Start Light	SOD-140-M5	1-F40T12BLB	48"	18
	SOD-140-96-BLB-M5	2-F40T12BLB	96"	24
	SOD-160-M5	1-F48T12HQ	48"	21
800 ma HPF	SOD-185-M5	1-F72T12HQ	72"	25
	SOD-185-144-M5	2-F72T12HQ	144"	35
	SOD-1105-M5	1-F96T12HQ	96"	26
	SOD-1105-192-M5	2-F96T12HQ	192"	32
	SOD-1105-192-M5 Single*	2-F96T12HQ	192"	33
	SOD-1105-222-M5*	2-F96T12HQ	222"	35
1500 ma HPF	SOD-1100-M5	1-F48T12VHO	48"	21
	SOD-1150-M5	1-F72T12VHO	72"	25
	SOD-1150-144-M5	2-F72T12VHO	144"	35
	SOD-1200-M5	1-F96T12VHO	96"	26
	SOD-1200-192-M5	2-F96T12VHO	192"	32
	SOD-1200-192-M5 Single*	2-F96T12VHO	192"	33
	SOD-1200-222-M5*	2-F96T12VHO	222"	35

Specify row links at the time of ordering.

* 192" Single Units - For twin sign applications. Two lamp ballast with two separate 8' units.
222" Spread Units - With special center spacer signed for 24 panel poster.

Ballast Types

Specify ballast type at end of catalog number. Example: SOD-140-M5-88120. If no ballast is specified unit will be shipped less ballast.



O-1

USI COLUMBIA

P.O. Box 2787, 3808 N Sullivan Rd. 99216, Spokane, WA 99223-2787 509-421-7000

Lamp (1) F96 T-12 VHO SPX30 3000°K

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

CAT #: SOD-M5/DR-C.T.B.S. \$229.00

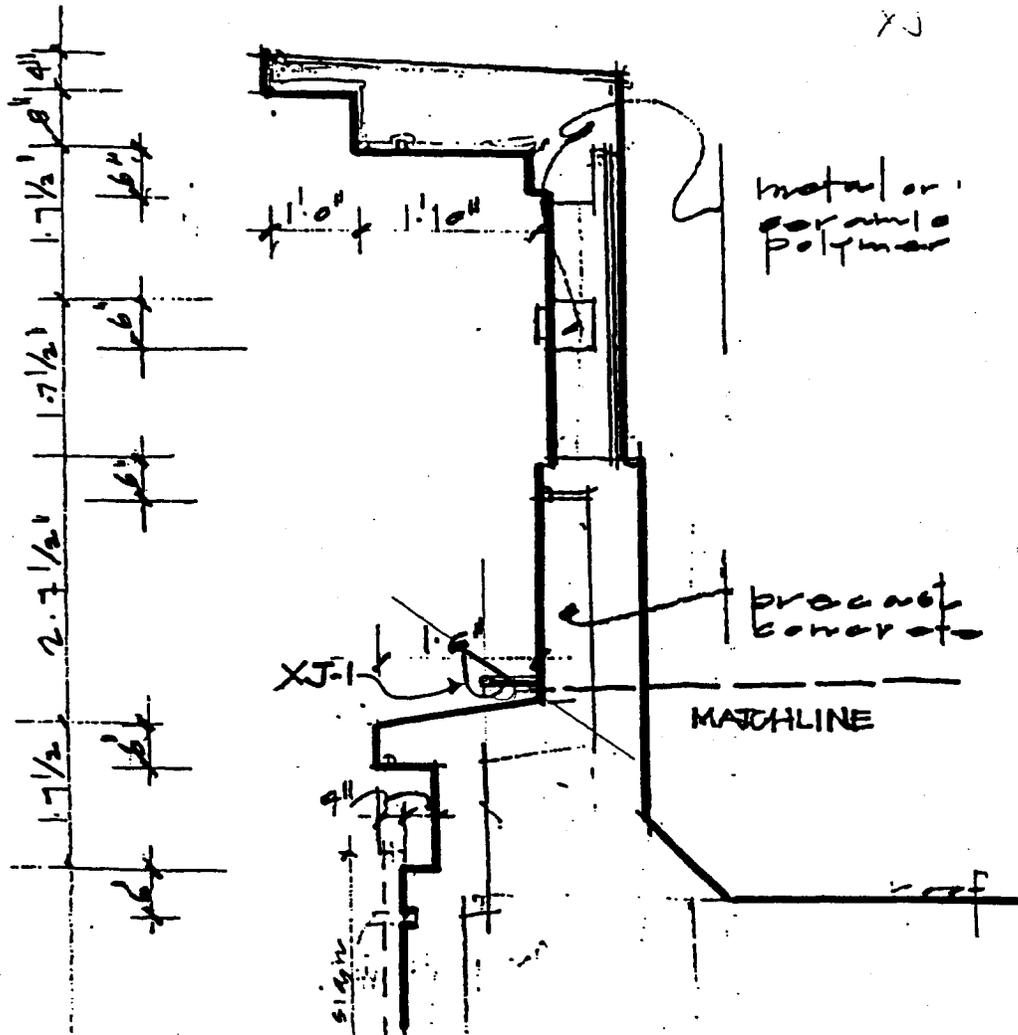
T KONDOS ASSOCIATES INCORPORATED

Date 12 FEBRUARY 1979

Project TYSONS

Manufacturer COLUMBIA

Type XJ-1



SECTION & WEST ELEV. OF PARAPET

Lamp

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 12 FEB 99

Project 1600 TYSONS

Manufacturer AUTOMATIC POWER

Type XK

LITEPIPE

EXTENDED LIGHT SOURCE



The LITEPIPE is an extruded clear acrylic tube, 6" in diameter which houses the patented optical elements. The sealed tube is lined with a micro-thin clear prismatic film which produces a Total Internal Reflection, bouncing all available light evenly along the length of the pipe. Shielding any section of the tube with a reflector intensifies the light diffused through the uncovered portions. The light may be colored by placing a filter between the luminaire and the tube. A reflective metallic disk endcap prevents any light from escaping out the end.

The LITEPIPE, being an extended light source, will substantially improve the conspicuity over point light sources in harbors and along rivers in populated areas with moderate to high background lighting. As LITEPIPE can be operated in any orientation, the conspicuity may be enhanced further by mounting obliquely to distinguish even more from background lighting. With the orientation flexibility, LITEPIPE can be arranged to give a particular aid to navigation in a problem area its own signature.



Technical Modifications Reserved Without Prior Notice

Post Office Box 220726 • Houston, Texas 77223 • (713) 226-5226 Telex: 76-2853 • Fax (713) 226-3717

Lamp 400 W MH

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

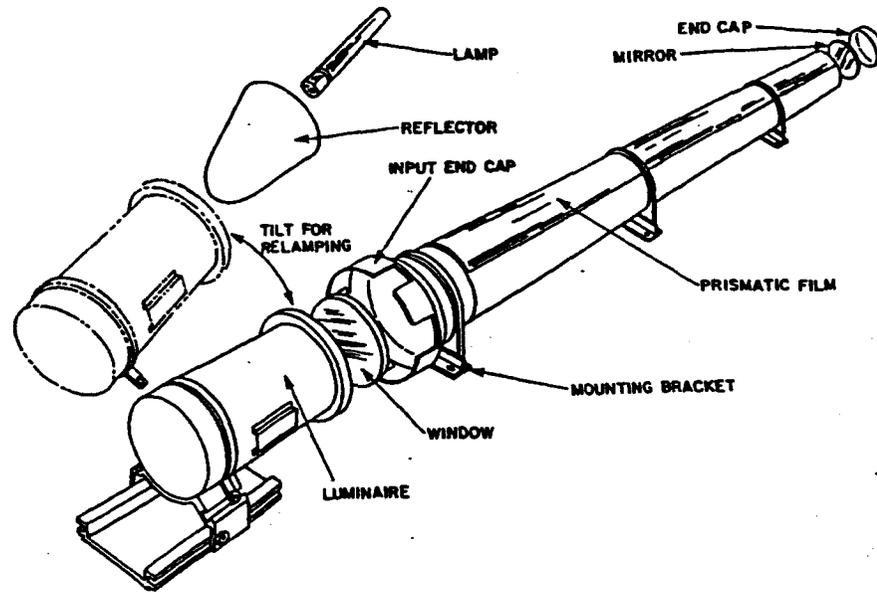
Date 12 FEB 99
 Project 1600 TYSONS
 Manufacturer AUTOMATIC POWER
 Type XL

APPLICATIONS:

- Bridge Pier Markers
- Center Channel Markers
- Range (Transit) Light Systems
- Locks Side and Entry Markers
- Ferry Entry Markers
- Canal Side and Entry Markers

GENERAL SPECIFICATIONS:

Input Voltage: DC-12 to 24
 AC-120 to 480
 Lamp Sizes: DC-20 to 75 Watt
 AC-150 to 1000 Watt
 Tube Diameter: 6" standard-4", 8", and 14"
 also available.
 Tube Length: 5 to 40 ft. and up to 80 ft. with a
 luminaire at each end.
 Degrees of 90, 180, or 270 are standard.
 Emitting Sector: Other sectors available as
 specials.
 Color Filters: Available in red, green or yellow.
 Intensity is reduced by 30-70%
 depending upon color and color
 saturation.



Technical Modifications Reserved Without Prior Notice Post Office Box 230738 • Houston, Texas 77223 • (713) 228-5208 Telex: 76-2653 • Fax (713) 228-3717

FIXTURE TO BE SUPPLIED WITH RED, GREEN, YELLOW AND BLUE FILTERS.

Lamp 400W MH
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date 6 MAY 2000

Project TYSONS BOULEVARD

Manufacturer LIGHTOLIER

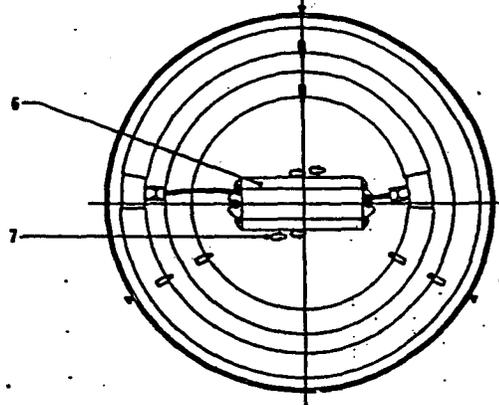
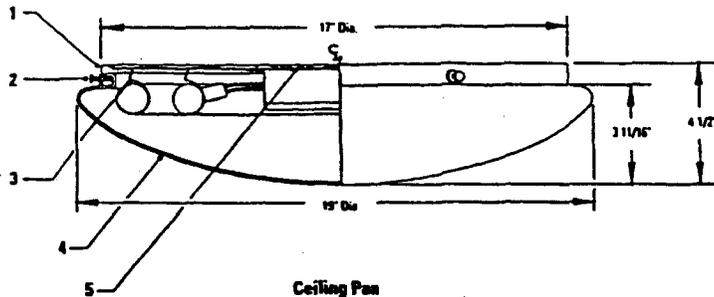
Type XL

Circline Fluorescent
1 Lt. 32W & 1 Lt. 40W

Lumidome®

S2411

61093



Catalog No.	Ceiling Pan Finish	Lamps	Diameter	Depth
<input type="checkbox"/> S241BK	Matte Black	(1) 32W & (1) 40W Circline Fluorescent	17"	4 1/2"
<input type="checkbox"/> S241WH	Matte White			

Features

1. Ceiling Pan: Die-formed .032" thick steel.
2. Thumb Screw: (3) Steel
3. Lamp Clip: (6) .023" spring steel, nickel plated.
4. Diffuser: Formed translucent white acrylic; removed by loosening three thumb screws on the side of ceiling pan.
5. Insulation Pad: .25" thick Manniglass
6. Ballast: 2 Lt. magnetic with sockets.
7. Keyhole Mounting Slots: (4)

Electrical

2 Lt. Rapid Start, High Power Factor, Class "P", 120V, magnetic ballast. Min. starting temp. 50°F. Fixture requires minimum 90°C rated supply wire.

Mounting

Four keyhole mounting slots provided for direct mounting to standard outlet boxes.

Finish

All painted surfaces, baked enamel.

Labels

U.L. (Suitable for Damp Locations): L.B.E.W.

LIGHTOLIER

Lamp 1 Lt. 32W AND 1 Lt. 40W

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT



CC/CCS 25" Arm Mounted
Curvilinear Cutoff
revision 9/1/99 • cc25a.pdf

Type: H - Garage
Job: (2)
Catalog number:

Approvals:

Page 52

Mfg.	Fixture	Electrical Module	Finish	Options	Pole*
				See page 3-4	

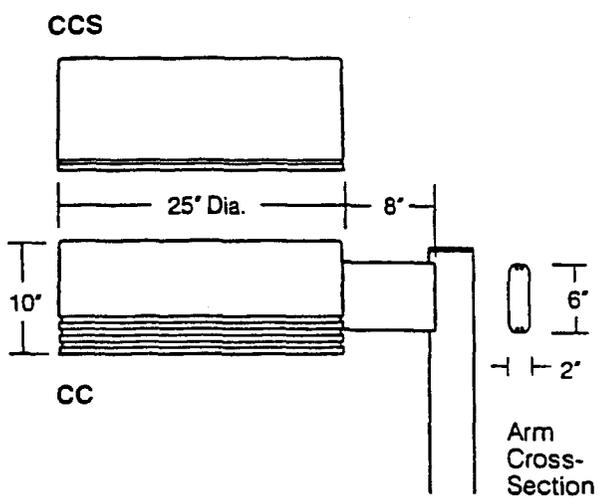
See page 2

Date:
Page: 1 of 4

*Select pole from Kim pole specification guide. If pole is provided by others indicate O.D. for arm fitting.

Specifications

25" Diameter
150-400 Watt



Housing: Spun aluminum. (Rollformed linear reveals; CC: Three equally spaced reveals, 1/2" wide, separated by 1/2" ribs, 1/4" deep. CCS: one 1/2" reveal, 1/4" deep.) Sidewalls have a maximum 1° of taper, and are free of welds or fasteners. A rollformed aluminum flange is hemmed into the bottom providing support for the reflector module. An internal aluminum casting provides for mounting of the electrical module and support for the housing hinge.

Lens Frame Assembly: One piece cast aluminum lens frame is attached to the housing by a zinc plated cold rolled steel hinge with a stainless steel pin. Closure of the housing is by four self-retained stainless steel screws. A stainless steel self-locking stop-arm is provided to hold the housing in the open position while servicing. A 3/16" thick clear flat tempered glass lens is fully gasketed by a one piece extruded and vulcanized silicone gasket. Lens is retained in the lens frame by removable zinc plated steel clips.

Arm Mounting: Arm is one piece extruded aluminum with internal bolt guides and fully radiused top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut to mate with specified round pole.

Reflector Module: Specular Alzak® reflector segments mounted within a one piece hydroformed shell. Wire penetrations to the socket are sealed by a silicone gasket to create a totally sealed optical chamber. Reflector module snaps in and out of the housing by no-tool release hinges, secures to the housing flange by a self-retained quarter turn fastener, is field rotatable in 90° increments, and is factory prewired with a quick-disconnect plug. HPS mogul base sockets are 4KV rated; MH sockets are pin-oriented mogul base.

Lamp Vibration Resistance: MH models have a molded silicone lamp stabilizer which slips over a pin-oriented socket.

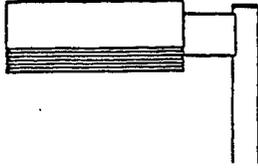
Electrical Module: All electrical components are UL and CSA recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Module attaches inside housing using keyhole slots. All ballasts are high power factor rated for -20°F. starting. Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 5000 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

Certification: UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is audited to ISO9001 standards.

Type:

Job:

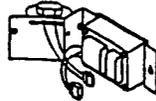


Standard Features : ALL HEAD TYPES

<p>Mounting</p> <p>3Y is available for round poles or Vertical Slipfitter Mount (VSF) only.</p>	<p>Plan View:</p>  <p>EPA: 1.5 3.0 2.7 4.3 4.3 4.9 Wall Mount</p> <p>Cat. No.: <input type="checkbox"/> 1A <input checked="" type="checkbox"/> 2B <input type="checkbox"/> 2L <input type="checkbox"/> 3T <input type="checkbox"/> 3Y <input type="checkbox"/> 4C <input type="checkbox"/> 1W</p>
<p>Fixture</p> <p>Cat. No. designates CC or CCS fixture and light distribution.</p>	 <p>Light Distribution: Type II Type III Type IV Forward Throw Type V Square</p> <p>Cat. No.: <input type="checkbox"/> CCS25A2 <input checked="" type="checkbox"/> CCS25A3 <input type="checkbox"/> CCS25A4 <input type="checkbox"/> CCS? <input type="checkbox"/> CC25A2 <input checked="" type="checkbox"/> CC25A3 <input type="checkbox"/> CC25A4 <input type="checkbox"/> CC25A5</p>

Electrical Module

HPS = High Pressure Sodium
 MH = Metal Halide
 SMH = Metal Halide with reduced outer jacket



Cat. Nos. for Electrical Modules available:

Lamp Watts	Lamp Type	Line Volts
150	HPS	277

	<input type="checkbox"/> 150HPS120	<input type="checkbox"/> 250HPS120	<input type="checkbox"/> 400HPS120	<input type="checkbox"/> 175MH120	<input type="checkbox"/> 250MH120	<input type="checkbox"/> 400SMH120
	<input type="checkbox"/> 150HPS208	<input type="checkbox"/> 250HPS208	<input type="checkbox"/> 400HPS208	<input type="checkbox"/> 175MH208	<input type="checkbox"/> 250MH208	<input type="checkbox"/> 400SMH208
	<input type="checkbox"/> 150HPS240	<input type="checkbox"/> 250HPS240	<input type="checkbox"/> 400HPS240	<input type="checkbox"/> 175MH240	<input type="checkbox"/> 250MH240	<input type="checkbox"/> 400SMH240
	<input type="checkbox"/> 150HPS277	<input type="checkbox"/> 250HPS277	<input type="checkbox"/> 400HPS277	<input type="checkbox"/> 175MH277	<input type="checkbox"/> 250MH277	<input checked="" type="checkbox"/> 400SMH277
	<input type="checkbox"/> 150HPS347	<input type="checkbox"/> 250HPS347	<input type="checkbox"/> 400HPS347	<input type="checkbox"/> 175MH347	<input type="checkbox"/> 250MH347	<input type="checkbox"/> 400SMH347
	<input type="checkbox"/> 150HPS480	<input type="checkbox"/> 250HPS480	<input type="checkbox"/> 400HPS480	<input type="checkbox"/> 175MH480	<input type="checkbox"/> 250MH480	<input type="checkbox"/> 400SMH480
Lamp	E-23½, Clear	E-18, Clear	E-18, Clear	BT-28 or ED-28, Clear	BT-28 or ED-28, Clear	ED-28, Clear
Socket	Mogul Base	Mogul Base	Mogul Base	Mogul Base Pin Oriented	Mogul Base Pin Oriented	Mogul Base Pin Oriented
ANSI Code	S55	S50	S51	M57	M58	M59
Ballast Type	HX-HPF R-HPF (120V)	CWA	CWA	CWA	CWA	CWA

Finish

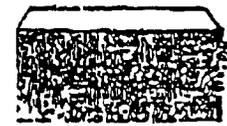
Super TGIC powder coat paint over a chromate conversion coating.

Color: Black Dark Bronze Light Gray Platinum Silver **White** *Custom Color
 Cat. No.: BL-P DB-P LG-P PS-P WH-P CC-P

* Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

Round Tapered Poles

TYPE H2 + H3



Series B2

SIDE MOUNTING

CATALOG NUMBER	MOUNTING HEIGHT	POLE BOLT SIZE <small>(Base Dia. X Length X Thickness)</small>	LUMINAIRE WEIGHT (lbs.)	LUMINAIRE NO WPN	LUMINAIRE E.P.A. NO WPN	ANCHOR BOLT NO WPN	WPT CIRCLE
B2-2000A50645	20' 0"	8' X 4.5' X 20' 0" X .125"	147	4.8	2.6	2.8	.75"
B2-2000C50845	20' 0"	8' X 4.5' X 20' 0" X .156"	181	6.6	3.0	3.9	.75"
B2-2000B50745	20' 0"	8' X 4.5' X 20' 0" X .188"	214	8.3	6.4	5.0	.75"
B2-2000C90745	20' 0"	7' X 4.5' X 20' 0" X .156"	256	10.2	7.8	8.1	1.00"
B2-2000B50845	20' 0"	7' X 4.5' X 20' 0" X .188"	304	12.8	9.8	7.7	1.00"
B2-2000C50845	20' 0"	8' X 4.5' X 20' 0" X .156"	350	14.3	11.1	8.7	1.00"
B2-2000C90845	20' 0"	8' X 4.5' X 20' 0" X .188"	415	17.8	13.6	10.8	1.00"
B2-2500B50745	25' 0"	7' X 4.5' X 25' 0" X .156"	182	8.8	5.1	3.8	1.00"
B2-2500C50845	25' 0"	8' X 4.5' X 25' 0" X .188"	192	8.7	6.7	5.1	1.00"
B2-2500B50845	25' 0"	7' X 4.5' X 25' 0" X .156"	132	6.0	4.4	3.1	1.00"
B2-2500C90845	25' 0"	8' X 4.5' X 25' 0" X .188"	141	6.8	4.2	2.8	1.00"
B2-3000B50845	30' 0"	8' X 4.5' X 30' 0" X .156"	151	7.1	5.2	3.8	1.00"
B2-3000C90845	30' 0"	8' X 4.5' X 30' 0" X .188"	178	8.3	6.8	5.1	1.00"
B2-3000B51045	30' 0"	8' X 4.5' X 30' 0" X .156"	205	11.3	8.5	6.4	1.00"
B2-3000C91045	30' 0"	8' X 4.5' X 30' 0" X .188"	231	13.9	10.1	7.7	1.00"
B2-3500B50845	35' 0"	8' X 4.5' X 35' 0" X .156"	119	4.2	2.8	1.8	1.00"
B2-3500C90845	35' 0"	8' X 4.5' X 35' 0" X .188"	141	5.8	4.2	3.0	1.00"
B2-3500B50845	35' 0"	8' X 4.5' X 35' 0" X .156"	162	7.4	6.5	4.0	1.00"
B2-3500C90845	35' 0"	8' X 4.5' X 35' 0" X .188"	182	8.9	6.7	5.0	1.00"
B2-3500B51060	35' 0"	10' X 6.0' X 35' 0" X .156"	295	11.4	8.0	5.4	1.00"
B2-3500C91060	35' 0"	10' X 6.0' X 35' 0" X .188"	341	13.9	10.0	7.1	1.00"
B2-4000B50845	40' 0"	8' X 4.5' X 40' 0" X .156"	122	4.1	2.8	1.6	1.00"
B2-4000C90845	40' 0"	8' X 4.5' X 40' 0" X .188"	140	5.5	3.8	2.8	1.00"
B2-4000B51060	40' 0"	10' X 6.0' X 40' 0" X .156"	253	8.0	4.8	3.4	1.00"
B2-4000C91060	40' 0"	10' X 6.0' X 40' 0" X .188"	292	11.3	7.7	5.1	1.00"
B2-4000B51060	40' 0"	10' X 6.0' X 40' 0" X .156"	330	13.4	8.5	6.6	1.00"
B2-4000C91060	40' 0"	10' X 6.0' X 40' 0" X .188"	404	17.7	12.8	9.3	1.00"

Post-It Fax Note 7671

To: *Merrill*

From: *James*

Co./Dept:

Phone #

Fax #

Date: *8/18*

of pages: *8*

Date: 3 NOV 97
 Project: TYSONS
 Manufacturer: KIM LIGHTING
 Type: XA 1 OF 4

Fixture Specifications

Warning: Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

Certification: U.L. listed (for 120, 208, 240 and 277 Volt only) and C.S.A. certified (for 120, 208, 277 and 347 Volt only) for wet locations.

Housing: One piece die cast aluminum in a cylindrical shape with integral cooling fins over the entire length, and .125" minimum wall thickness. Concealed integral cast slip hinges with stainless steel pins. One piece molded silicone gasket between housing and door frame, concealed when fixture is closed.

Door Frame: One piece die cast aluminum with integral cooling fins, .125" minimum wall thickness, mates with housing to create a continuous cylindrical shape. Concealed integral cast slip hinges allow removal without tools. Stop-arm provided to limit door frame opening. 1/4" thick clear tempered glass lens is sealed to door frame by a one piece molded silicone gasket. Door frame secures to housing by two stainless steel recessed captive allen-head screws. Four tapped and plugged holes provided for attachment of options.

Standard Swivel: Die cast aluminum with internal locking teeth providing 7.5° adjustment intervals. Stainless steel allen-head locking screws, bearing flange and 1/2" N.P.S.M. nipple.

Heavy Duty Swivel: Cast aluminum with locking teeth providing 5° adjustment intervals. 3/4" stainless steel locking bolt. Two 3/4" stainless steel set point screws secure swivel to any 2" pipe size tenon. (2 3/4" O.D. x 3 1/2" min. length).

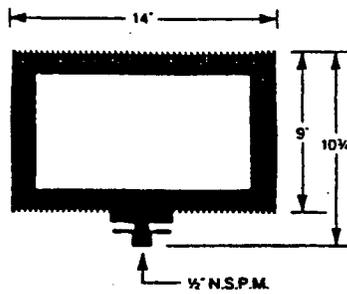
Reflector Assemblies: Interchangeable in all three AFL fixture types. Specular Alzak® aluminum optical components mounted to clear anodized aluminum frame. Reflector assembly snaps into fixture housing with spring clips. HPS, MH and MV medium base sockets are porcelain rated 4KV. Double ended sockets are recessed single contact rated 5KV.

Electrical Components: Factory mounted in housing and prewired with leads extending from swivel. U.L. recognized components with high power factor ballasts rated for -20°F. starting. Optional photocell internally mounted with flush sensor on side of housing.

Finish: Housing, lens frame and swivel are TGIC Thermoset Polyester Powder-Coat Paint applied over a chromate conversion coating in Black, Dark Bronze, Light Gray Aluminum or White colors.

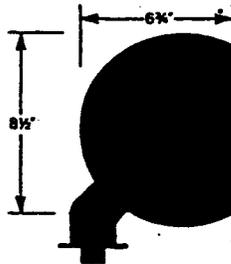
Photometrics: Based on independent testing laboratory reports.

AFL 1, 2 & 3 WITH STANDARD SWIVEL

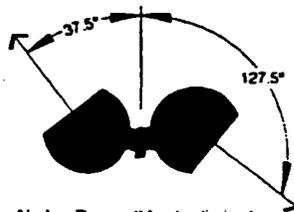


Front

Single Fixture
 E.P.A. 0.7 (45° tilt)
 1.0 (Face-on)
 Weight 24 lbs. maximum

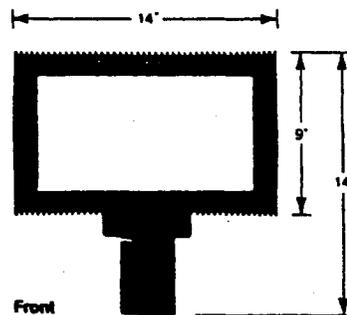


Side



Aiming Range (May be limited by selected mounting option as shown on pages 11-13)

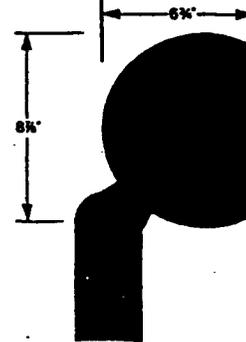
AFL 1, 2 & 3 WITH HEAVY DUTY SWIVEL



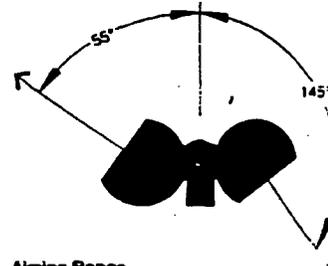
Front

Single Fixture
 E.P.A. 0.8 (45° tilt)
 1.1 (Face-on)
 Weight 25 lbs. maximum

Slips over 2" pipe size tenon (2 3/4" O.D. x 3 1/2" minimum length)



Side



Aiming Range

Lamp: MS ED-M CL METAL HALIDE CLEAR 3200°K

Note: WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

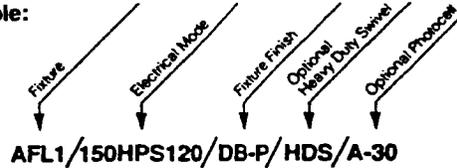
Date: 3 NOV 91
 Project: TYSONG
 Manufacturer: KIM
 Type: XA 2 OF 4

Fixture Ordering Information:

See Catalog B7 for 250 Watt and 400 Watt AFL Architectural Floodlights.

Fixture Ordering Example:

Fixture must be ordered by a single catalog number consisting of Fixture Type, Electrical Mode, Fixture Finish, Optional Heavy Duty Swivel and Optional Photocell. All additional components must be listed separate from the fixture order number.



Factory installed with flush sensor on side of housing. Caution: Use only in locations where adjacent lighting will not affect operation of photocell. Select photocell with same line volts as fixture.

- Cat. No. Line Volts
- A-30 120V.
- A-31 208V.
- A-32 240V.
- A-33 277V.
- A-35 347V.



All lamps must be rated for "Universal Burning Position" except double ended. Clear lamps are recommended for optimum performance. See page 9 for U.L. and C.S.A. certification for line voltages listed below.

Fixture Type and Electrical Mode

Lamp (by others) *Lamp available from Kim Lighting	Line Volts	Fixture Type and Electrical Mode			Electrical Data	
		AFL1 Horizontal Flood	AFL2 Vertical Flood	AFL3 Horizontal Spot	Line Volts	Maximum Amperage
70 Watt Clear High Pressure Sodium E-17 or B-17 Medium Base	120 208 240 277 347	70HPS120 70HPS208 70HPS240 70HPS277 70HPS347	70HPS120 70HPS208 70HPS240 70HPS277 70HPS347	70HPS120 70HPS208 70HPS240 70HPS277 70HPS347	88 88 88 88 93	0.85 0.48 0.42 0.37 0.30
100 Watt Clear High Pressure Sodium E-17 or B-17 Medium Base	120 208 240 277 347	100HPS120 100HPS208 100HPS240 100HPS277 100HPS347	100HPS120 100HPS208 100HPS240 100HPS277 100HPS347	100HPS120 100HPS208 100HPS240 100HPS277 100HPS347	118 130 130 130 130	1.80 0.76 0.66 0.80 0.44
150 Watt Clear High Pressure Sodium E-17 or B-17 Medium Base	120 208 240 277 347	150HPS120 150HPS208 150HPS240 150HPS277 150HPS347	150HPS120 150HPS208 150HPS240 150HPS277 150HPS347	150HPS120 150HPS208 150HPS240 150HPS277 150HPS347	170 188 188 188 188	2.20 1.15 1.00 0.85 0.55
70 Watt Clear Metal Halide T6 Double Ended	120 277 347	Not Available	70MH120-D 70MH277-D 70MH347-D	70MH120-D 70MH277-D 70MH347-D	94 94 94	0.85 0.37 0.30
70 Watt Clear Metal Halide ED-17 Medium Base *Venture MH70/U	120 277 347	70MH120-M 70MH277-M 70MH347-M	70MH120-M 70MH277-M 70MH347-M	70MH120-M 70MH277-M 70MH347-M	89 89 94	0.85 0.37 0.30
100 Watt Clear Metal Halide ED-17 Medium Base	120 277 347	100MH120-M 100MH277-M 100MH347-M	100MH120-M 100MH277-M 100MH347-M	100MH120-M 100MH277-M 100MH347-M	129 129 129	1.15 0.50 0.40
150 Watt Clear Metal Halide T7 Double Ended	120 277 347	Not Available	150MH120-D 150MH277-D 150MH347-D	150MH120-D 150MH277-D 150MH347-D	185 185 185	1.80 0.70 0.65
150 Watt Clear Metal Halide ED-17 Medium Base	120 277	150MH120-M 150MH277-M	150MH120-M 150MH277-M	150MH120-M 150MH277-M	185 185	1.80 0.70
175 Watt Clear Metal Halide ED-17 Medium Base	120 208 240 277 347	175MH120 175MH208 175MH240 175MH277 175MH347	175MH120 175MH208 175MH240 175MH277 175MH347	175MH120 175MH208 175MH240 175MH277 175MH347	215 215 215 215 210	1.80 1.04 0.90 0.78 0.65
100 Watt Clear or Coated Mercury Vapor B-17 or A-23 Medium Base	120 208 240 277 347	100MV120 100MV208 100MV240 100MV277 100MV347	100MV120 100MV208 100MV240 100MV277 100MV347	100MV120 100MV208 100MV240 100MV277 100MV347	118 118 118 128 118	1.05 0.61 0.53 0.45 0.40

Fixture Finishes:
 T6/C Thermoset Polyester Powder.
 Coat paint applied over a chromate conversion coating.

- Cat. No. Color
- BL-P Black
- DB-P Dark Bronze, resembles 313 Duranodic® in color
- LG-P Light Gray Aluminum
- WH-P White

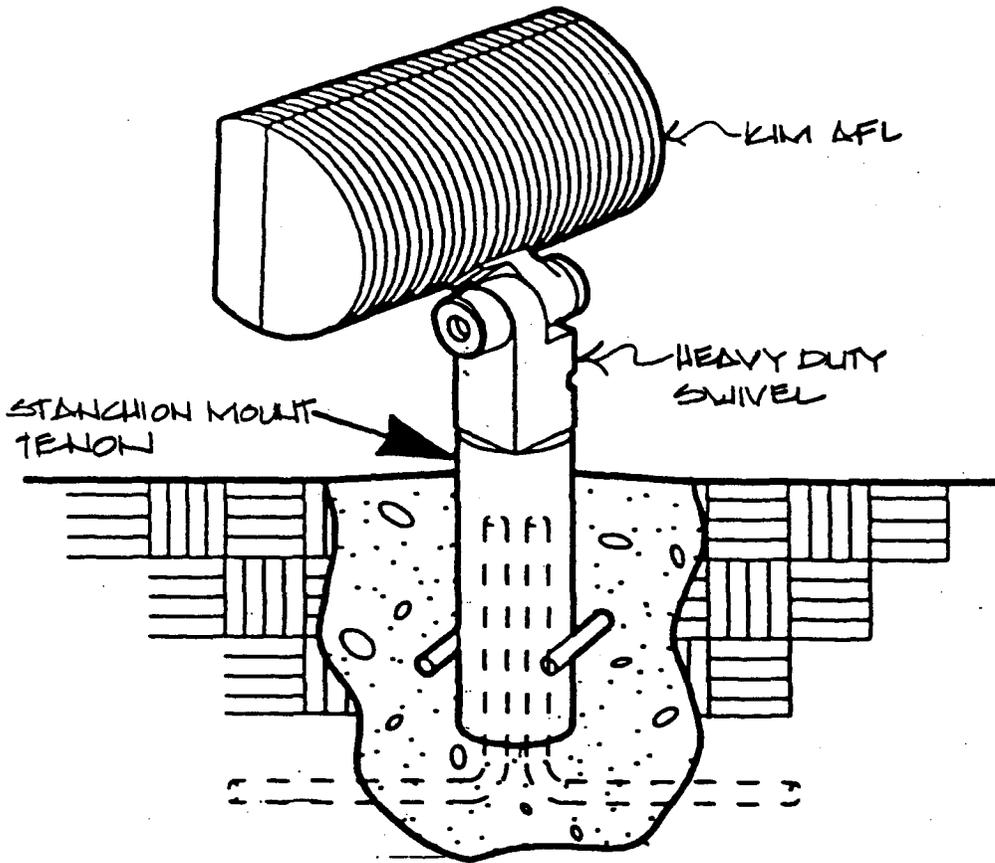
Lamp

175 ED-17 CL METAL HALIDE CLEAR

Note

WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date	23 APRIL 98
Project	TYSONS II
Manufacturer	KIM LIGHTING
Type	XA 3 OF 4



MOUNTING DETAIL FOR TYPE 'XA'

N.T.S.

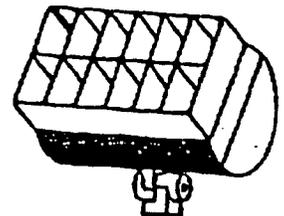
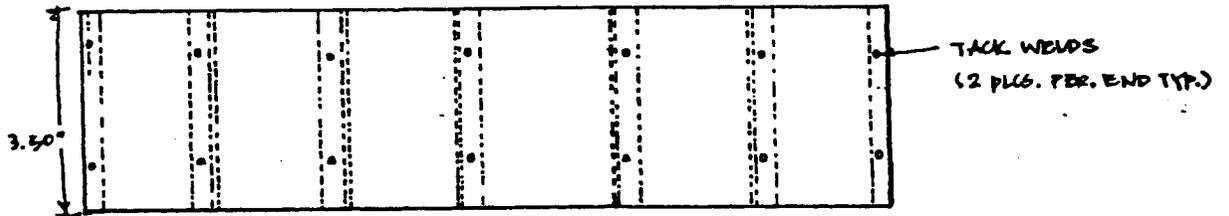
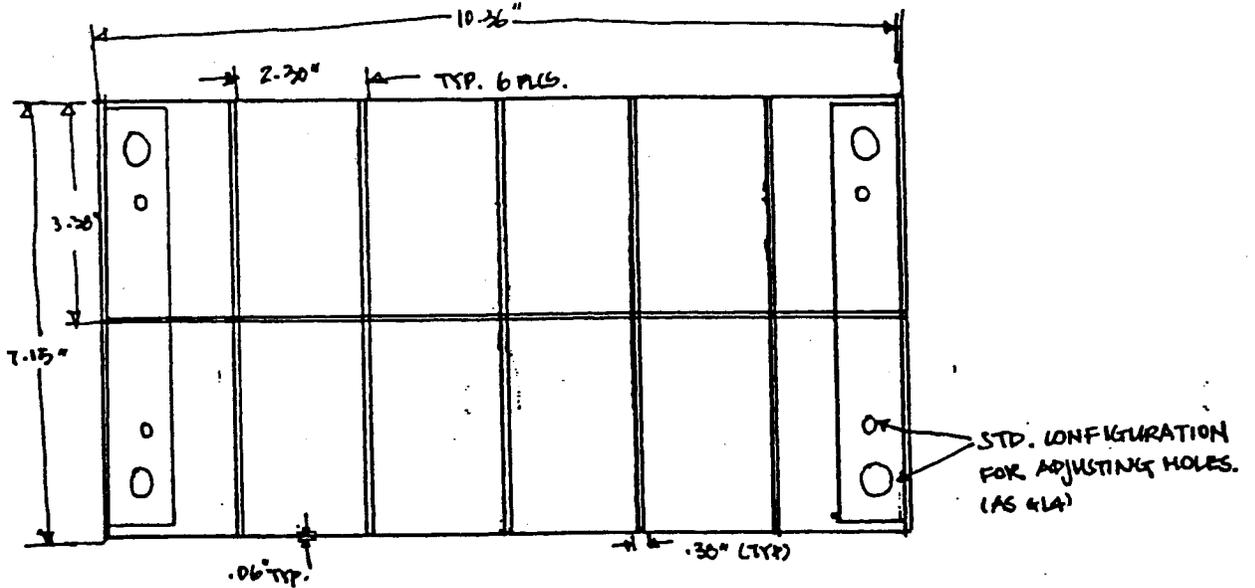
NOTE:
CONTRACTOR TO VERIFY MOUNTING
DETAILS AS SUGGESTED.

Lamp	175 ED-17 CW METAL HALIDE, CLEAR 3200°K
------	---

Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT
------	---

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date	3 NOV 97
Project	TYSONS
Manufacturer	KIM LIGHTING
Type	XA 4 OF 4



Lamp | 175 ED-17 CL METAL HALIDE CLEAR 3200K

Note | WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date	2 FEBRUARY 98
Project	TYSONS II
Manufacturer	
Type	XB

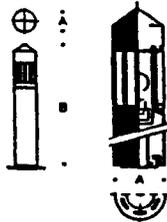
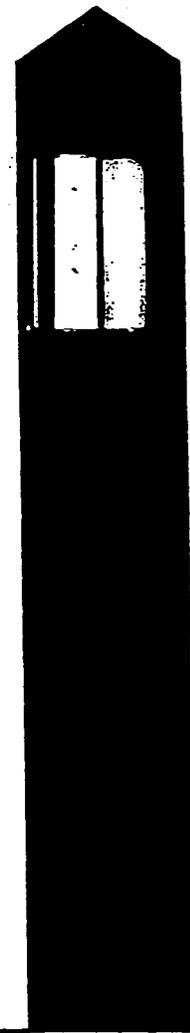
FIXTURE DELETED.

Lamp	
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T KONDOS ASSOCIATES INCORPORATED

Date 20 NOVEMBER 97
 Project TYSONS
 Manufacturer BECIA
 Type XC (1 of 2)

NOTE:
 FIXTURE TO BE
 MODIFIED FOR
 180° SHIELD.



Bollards with diffused symmetrical light distribution and die cast aluminum vertical louver guard. Anchorage included. Color: Black or white.

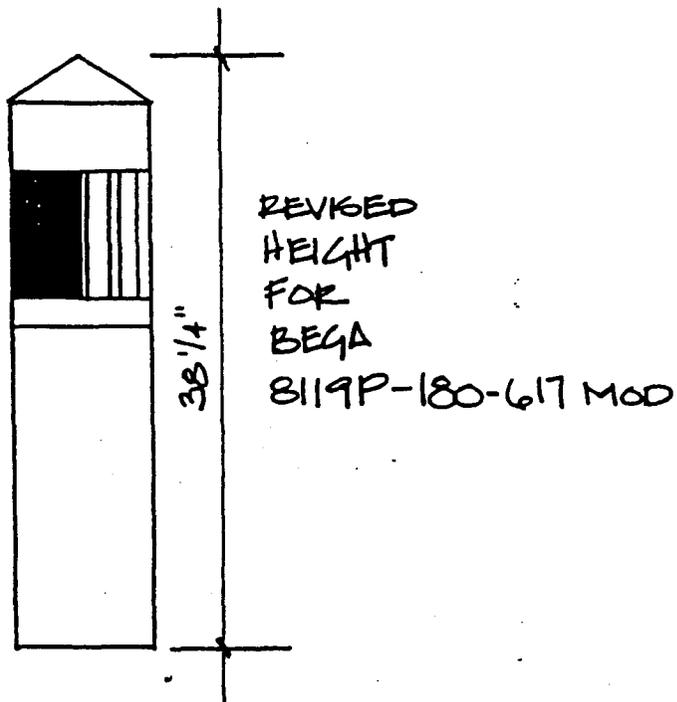
Lamp	Lumen	A	B
8118P 1 18W PLC	1250	5½	39%
8118S 1 50W E-17 HPS	4000	5½	39%
8118MH 1 50W ED-17 MH	3500	5½	39%
8119P 1 26W PLC	1800	7½	51¾
8118S 1 70W E-17 HPS	6400	7½	51¾
8119MH 1 100W ED-17 MH	8500	7½	51¾
895A	Anchorage for 8116 - supplied		
896A	Anchorage for 8119 - supplied		

NOTE: HEIGHT OF BOLLARD TO BE REVISED. BOLLARD HEIGHT TO BE 38 1/4".

Lamp F26 DBX T4 / SPX 30 G.E
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date	11 FEBRUARY 98
Project	TYSONS II
Manufacturer	BEGA
Type	XC (2 OF 2)

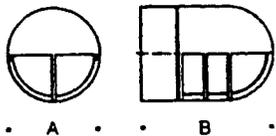


SKETCH FOR BEGA 8911P
TO SHOW REVISED HEIGHT
AND 180° SHIELD.

Lamp	F20 DBX T4 / SPX30 G.E
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

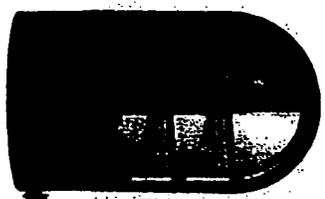
T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date 23 APRIL 98
 Project TYSONG II
 Manufacturer BEGA
 Type XD



Wall mounted luminaires with die cast aluminum half lid and guard. Suitable for wet locations. Three-ply opal glass with screw neck. Captive socket head stainless steel screws. Color: Black or white.

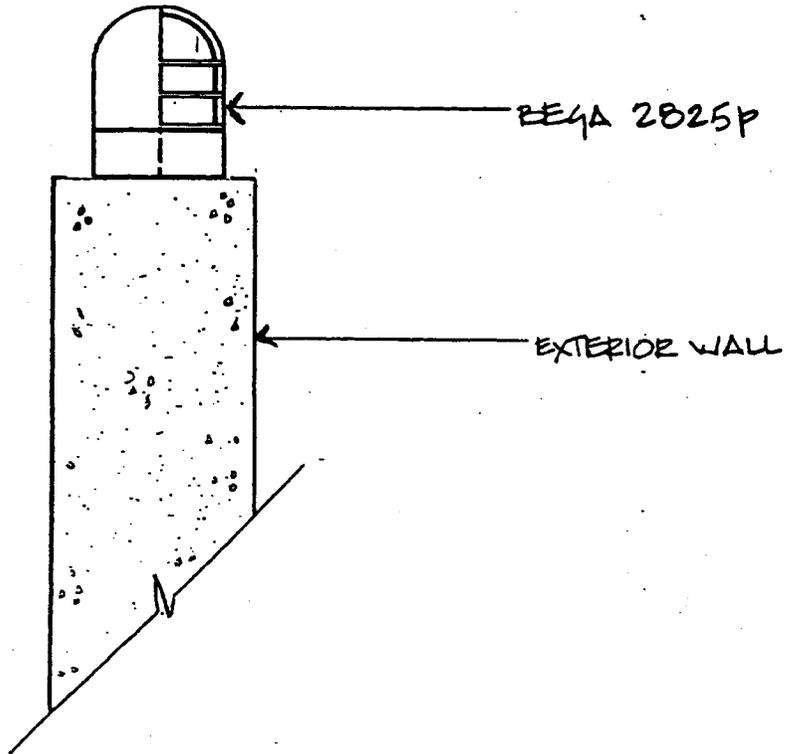
		Lamp	Lumen	A	B
2823	Wall	1 60W A-19	890	5 1/16	8 1/2
2824P	Wall	1 9W PLC	575	5 1/16	8 1/2
2825	Wall	1 100W A-19	1750	7 1/2	11 1/4
→ 2825P	Wall	1 13W PLC	860	7 1/2	11 1/4



Lamp (1) F13 DBX 23T4 /SPX 30 3000°K
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date	23 APRIL 98
Project	TYSONS II
Manufacturer	BEGA
Type	XD

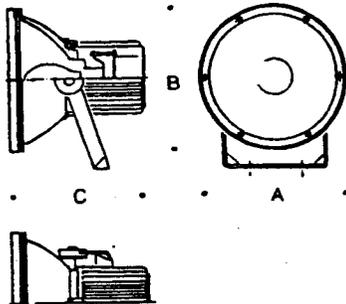


ELEVATION - TYPE 'XD' ON EXTERIOR WALL
1" = 1'-0"

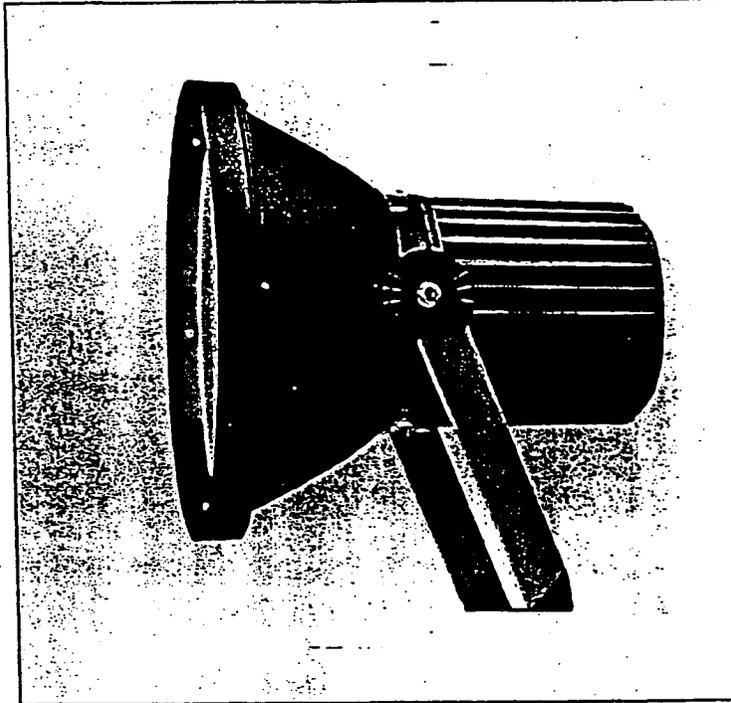
Lamp	(1) FB DBX 23T4 / SPX 30 3000°K
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date 23 APRIL 98
 Project TYSONS
 Manufacturer BEGA
 Type XE



Floodlights for building or area illumination. Full, specular anodized aluminum reflector. Tempered clear glass or spread lens with 14 linear prisms per inch. Fully adjustable stainless steel yoke/swivel mounting with degree indicator and locking feature. Integral ballasts in die cast aluminum heat sink. Color: Black.



	Glass	Lamp	Lumen	A	B	C
	8337MH	Clear	1 175W ED-17 MH*	14000	13 3/4	15 12 3/16
	8337S	Clear	1 150W E-17 HPS*	16000	13 3/4	15 12 3/16
	8339MH	Spread	1 175W ED-17 MH*	14000	13 3/4	15 12 3/16
	8339S	Spread	1 150W E-17 HPS*	16000	13 3/4	15 12 3/16
	8393MH	Clear	1 250W ED-28 MH**	22000	17 3/4	20 17 3/4
	8393S	Clear	1 250W E-18 HPS**	28000	17 3/4	20 17 3/4
	8394MH	Spread	1 250W ED-28 MH**	22000	17 3/4	20 17 3/4
	8394S	Spread	1 250W E-18 HPS**	28000	17 3/4	20 17 3/4
	8374MH	Clear	1 400W ED-28 MH*	36000	17 3/4	20 17 3/4
→	8374S	Clear	1 400W E-28 HPS*	37400	17 3/4	20 17 3/4
	8373MH	Spread	1 400W ED-28 MH*	36000	17 3/4	20 17 3/4
	8373S	Spread	1 400W E-28 HPS*	37400	17 3/4	20 17 3/4

*Cannot be aimed more than 45° below horizontal

**Can be aimed in any direction including down

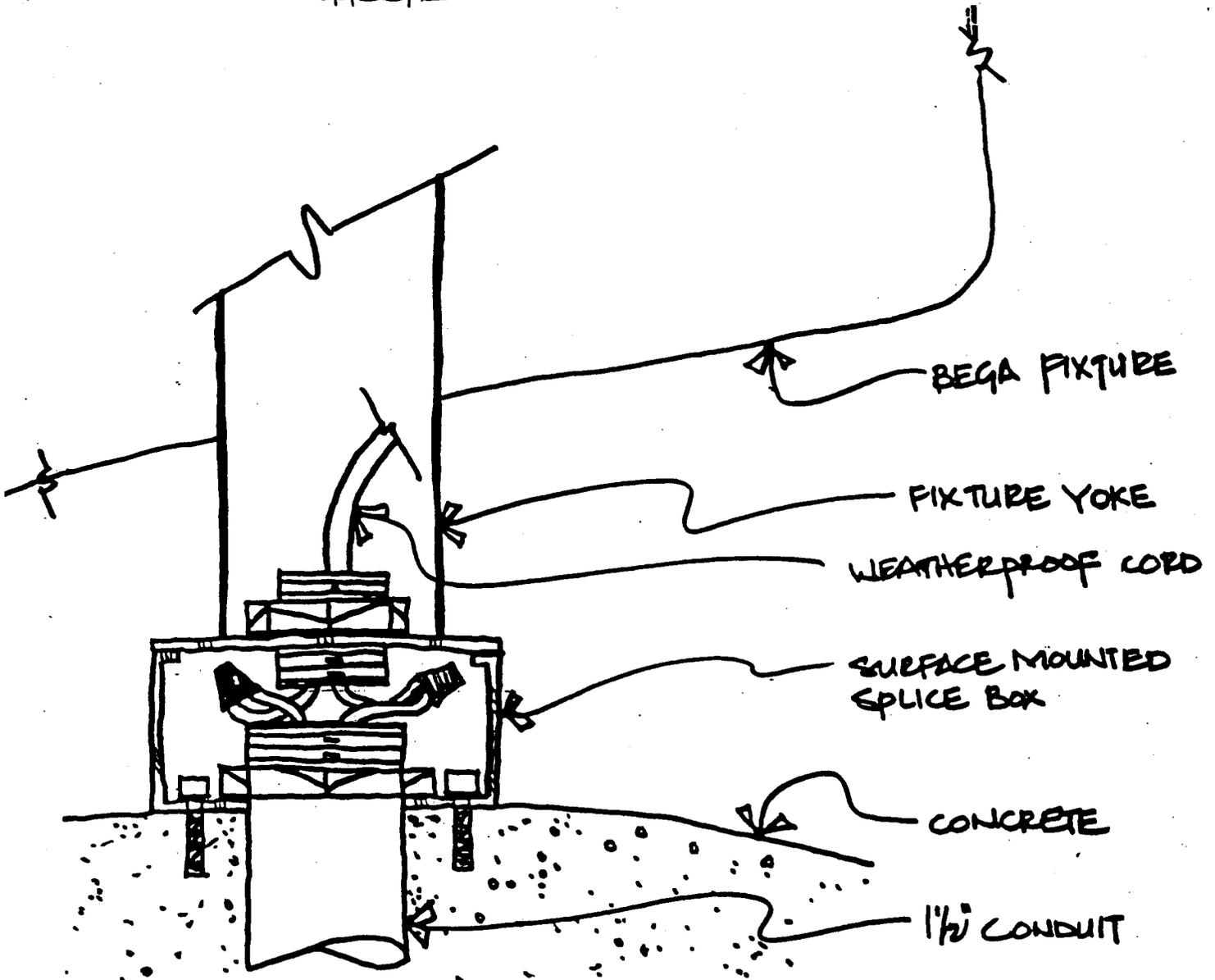
- 550 Pole mount arm
- 551 Wall mount arm
- 553 Pole mount canopy
- 554 Wall mount canopy
- 431 180° Glare shield for 13 3/4"φ
- 432 180° Glare shield for 17 3/4"φ
- 661 Concentric ring louver for 13 3/4"φ
- 662 Concentric ring louver for 17 3/4"φ
- 557 360° Bulls eye glare shield for 13 3/4"φ
- 558 360° Bulls eye glare shield for 17 3/4"φ

Lamp LU400 ED-18 H.P.S. HIGH PRESSURE SODIUM, CLEAR, G.E.

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date	24 APR 98
Project	TYSONS
Manufacturer	BEGA
Type	XE

NOTE:
CONTRACTOR TO VERIFY
MOUNTING DETAILS AS
SUGGESTED.



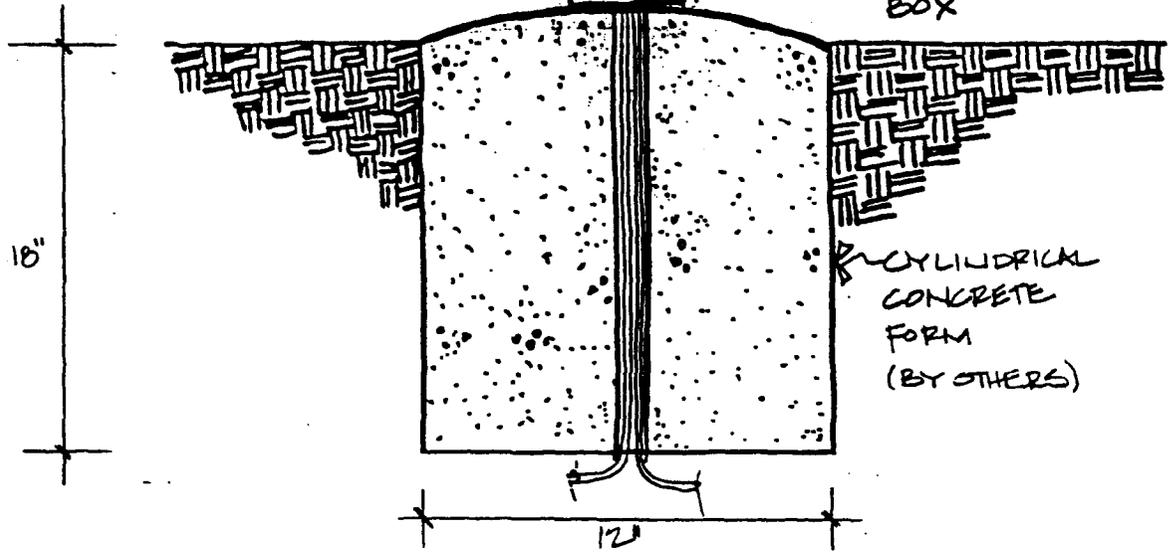
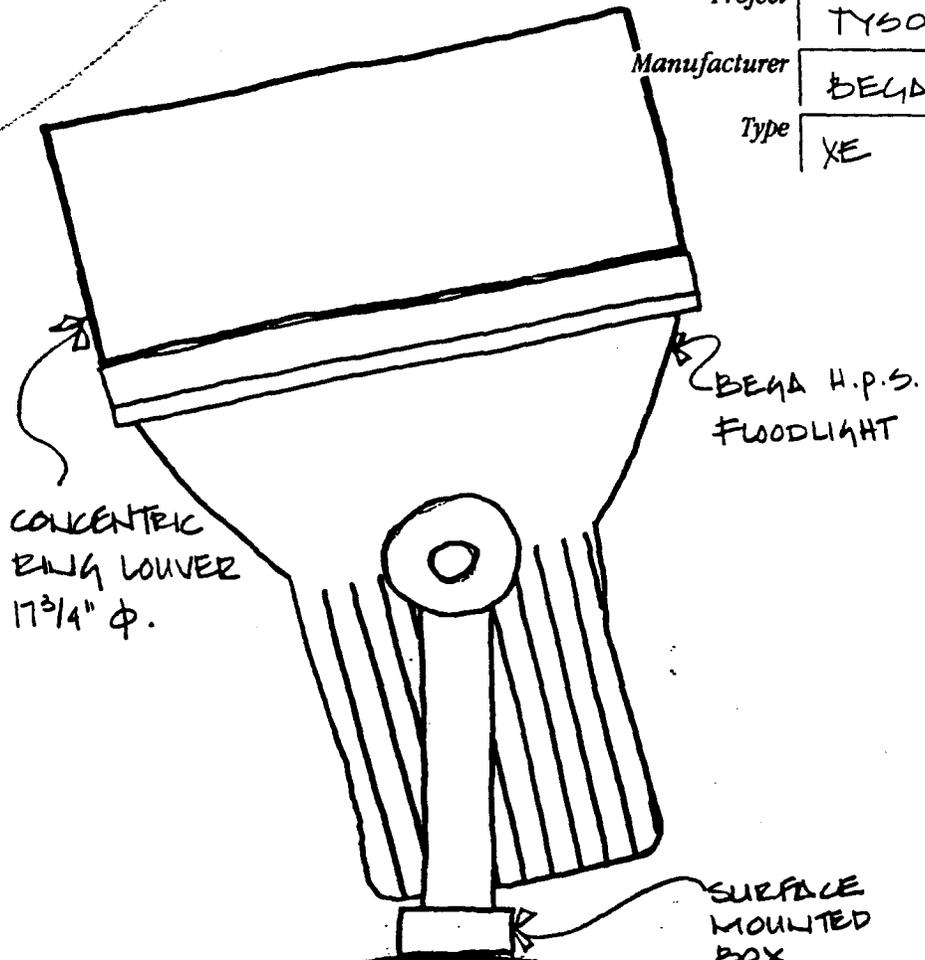
MOUNTING DETAIL - TYPE 'XE'

N.T.S.

NOTE:
THIS MOUNTING
DETAIL TO BE USED
FOR FIXTURES ON GROUND FLOOR ONLY.

Lamp	LU 400 ED18 H.P.S. HIGH PRESSURE SODIUM, CLEAR G
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date	28 APRIL 98
Project	TYSONS
Manufacturer	BEGA
Type	XE



NOTE:
CONTRACTOR TO
VERIFY MOUNTING
DETAILS AS
SUGGESTED.

MOUNTING DETAIL - TYPE 'XE' - (GROUND FLOOR ONLY)

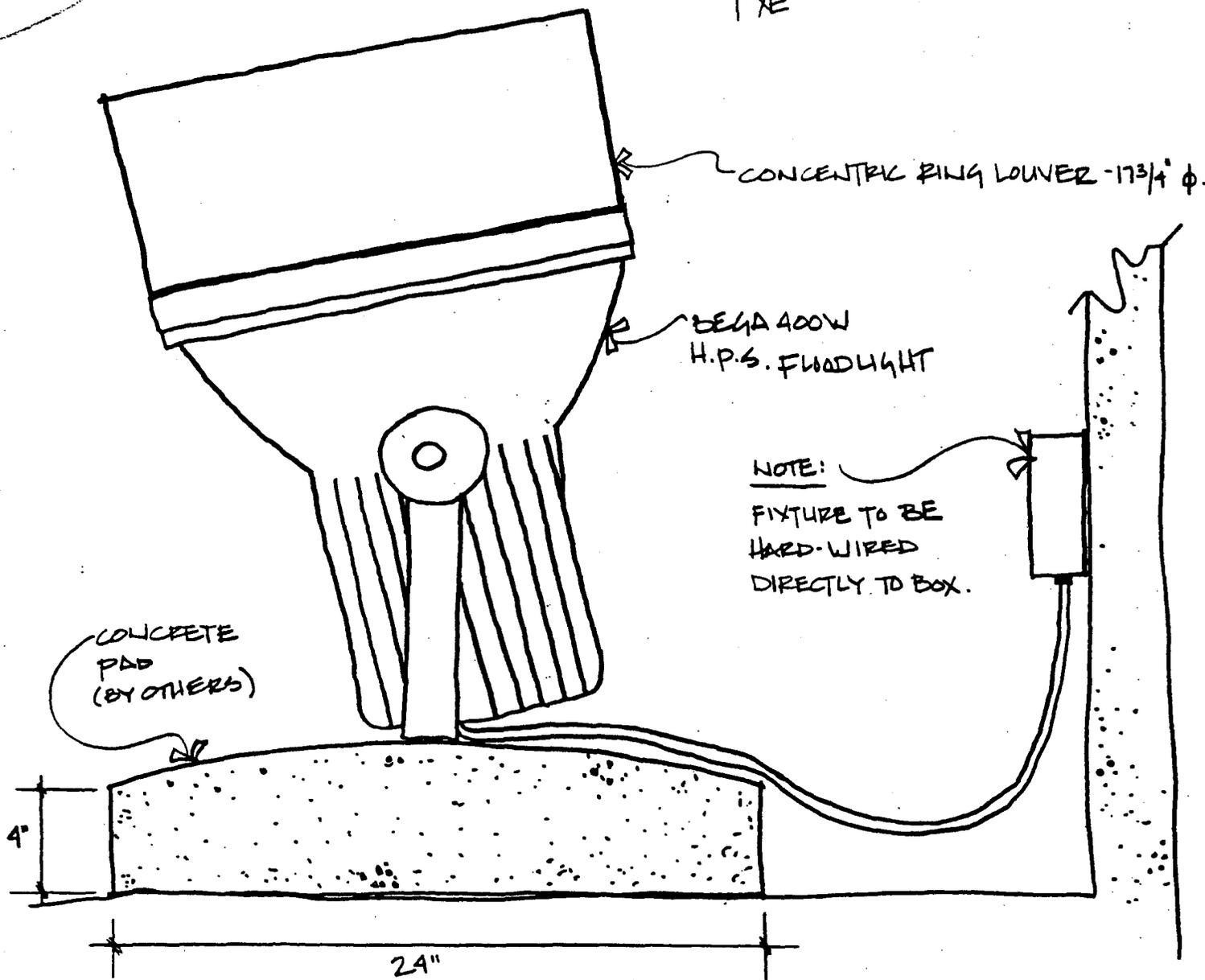
N.T.S.

Lamp LU400 ED-18 H.P.S. HIGH PRESSURE SODIUM CLEAR, G.E.

Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date	28 APRIL 98
Project	TYSON'S
Manufacturer	BEGA
Type	XE



MOUNTING DETAIL - TYPE 'XE' - (3RD FLOOR ONLY)

N.T.S.

NOTE:

CONTRACTOR TO VERIFY SUGGESTED MOUNTING DETAILS.

Lamp	LU400 ED-18 H.P.S. HIGH PRESSURE SODIUM, CLEAR, G.E.
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

Date	23 APRIL 98
Project	TYSONS
Manufacturer	KIM
Type	XF

Fixture Specifications

Warning: Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

Certification: U.L. listed (for 120, 208, 240 and 277 Volt only) and C.S.A. certified (for 120 and 347 Volt only) for wet locations.

Housing: One piece die cast aluminum in a cylindrical shape with integral cooling fins over the entire length, and .125" minimum wall thickness. Concealed integral cast slip hinges with stainless steel pins.

Door Frame: One piece die cast aluminum with integral cooling fins, .125" minimum wall thickness, mates with housing to create a continuous cylindrical shape. Concealed integral cast slip hinges allow removal without tools. Stop-arm provided to limit door frame opening. 3/4" thick clear tempered glass lens is sealed to door frame by a one piece molded silicone gasket. One piece molded silicone gasket between housing and door frame, concealed when fixture is closed. Door frame secures to housing by two stainless steel recessed captive allen-head screws. Four tapped and plugged holes provided for attachment of options.

Standard Swivel: Die cast aluminum with internal locking teeth providing 7.5" adjustment intervals. Stainless steel allen-head locking screws, bearing flange and 1/2" N.P.S.M. nipple.

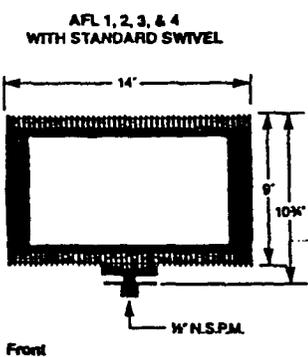
Heavy Duty Swivel: Cast aluminum with locking teeth providing 5" adjustment intervals. 3/4" stainless steel locking bolt. Two 3/8" stainless steel set point screws secure swivel to any 2" pipe size tenon (2 1/2" O.D. x 3 1/2" min. length).

Reflector Assemblies: Interchangeable in all four AFL fixture types. Specular Alzak® aluminum optical components mounted to clear anodized aluminum frame. Reflector assembly snaps into fixture housing with spring clips. HPS and MH medium base sockets are porcelain rated 4KV.

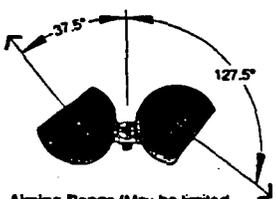
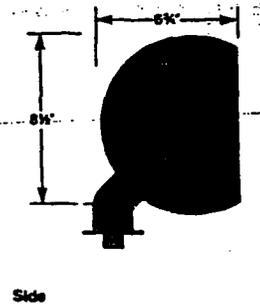
Electrical Components: Factory mounted in housing and prewired with leads extending from swivel. U.L. recognized components with high power factor ballasts rated for -20°F. starting. Optional photocell internally mounted with sensor on side of housing.

Finish: Housing, lens frame and swivel are Super TGIC Thermoset Polyester Powder Coat Paint applied over a chromate conversion coating in Black, Dark Bronze, Light Gray or White colors.

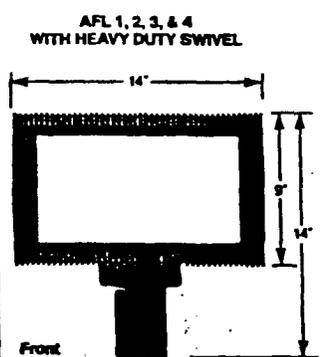
Photometrics: Based on Independent Testing Laboratory (ITL) reports.



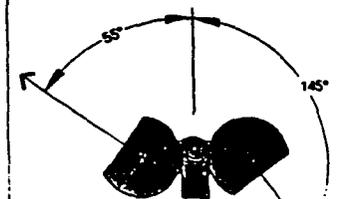
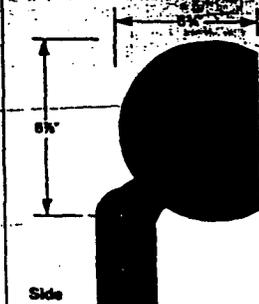
Front
Single Fixture
E.P.A. 0.7 (45° @)
1.0 (Face-on)
Weight 24 lbs. maximum



Aiming Range (May be limited by selected mounting option as shown on pages 13-15)



Front
Single Fixture
E.P.A. 0.8 (45° @)
1.1 (Face-on)
Weight 25 lbs. maximum



Aiming Range

Lamp LU150/DX/MED H.P.S. HIGH PRESSURE SODIUM, CLEAR
 Note WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

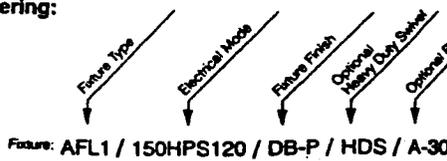
Date 23 APRIL 98
 Project TYSON
 Manufacturer KIM
 Type XF

Fixture Ordering Information

Fixture and Option Ordering:

Fixture must be ordered by a single catalog number consisting of Fixture Type, Electrical Mode, Fixture Finish, Optional Heavy Duty Swivel, and Optional Photocell.

All additional components must be listed separate from the fixture order number. See pages 13-15 for Standard Swivel Options and pages 16 and 17 for Heavy Duty Swivel Options.



See AFL Catalog for 250 Watt and 400 Watt AFL Architectural Floodlights.

Factory installed with flush sensor on side of housing. Caution: Use only in locations where adjacent lighting will not affect operation of photocell. Select photocell with same line volts as fixture.

Cat. No.	Line Volts
A-30	120V
A-31	208V
A-32	240V
A-33	277V
A-35	347V



All lamps must be rated for "Universal Burning Position."

Clear lamps are recommended for optimum performance.

For lamp/bulb information outside of the U.S.A. and Canada, please consult your local Kim representative.

See page 11 for U.L. and C.S.A. certification for line voltages listed below.

Fixture Type and Electrical Mode



AFL1
Horizontal Flood



AFL2
Vertical Flood



AFL3
Horizontal Spot

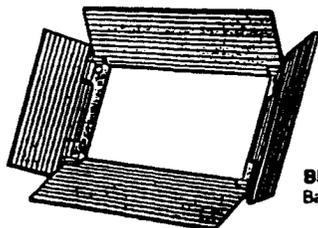


AFL4
Oval Spot

Lamp (by others)	Line Volts	Electrical Mode				Electrical Data	
		Electrical Mode	Electrical Mode	Electrical Mode	Electrical Mode	Line Volts	Medium Amps
70 Watt Clear	120	70HPS120	70HPS120	70HPS120	70HPS120	88	1.45
High Pressure Sodium	208	70HPS208	70HPS208	70HPS208	70HPS208	88	0.85
E17 Medium Base	240	70HPS240	70HPS240	70HPS240	70HPS240	88	0.81
ANSI S62	277	70HPS277	70HPS277	70HPS277	70HPS277	88	0.75
	347	70HPS347	70HPS347	70HPS347	70HPS347	88	0.65
100 Watt Clear	120	100HPS120	100HPS120	100HPS120	100HPS120	118	2.30
High Pressure Sodium	208	100HPS208	100HPS208	100HPS208	100HPS208	130	1.57
E17 Medium Base	240	100HPS240	100HPS240	100HPS240	100HPS240	130	1.31
ANSI S54	277	100HPS277	100HPS277	100HPS277	100HPS277	130	1.10
	347	100HPS347	100HPS347	100HPS347	100HPS347	130	0.85
150 Watt Clear	120	150HPS120	150HPS120	150HPS120	150HPS120	170	2.80
High Pressure Sodium	208	150HPS208	150HPS208	150HPS208	150HPS208	188	1.80
E17 Medium Base	240	150HPS240	150HPS240	150HPS240	150HPS240	188	1.53
ANSI S55	277	150HPS277	150HPS277	150HPS277	150HPS277	188	1.40
	347	150HPS347	150HPS347	150HPS347	150HPS347	188	1.25
70 Watt Clear	120	70MH120-M	70MH120-M	70MH120-M	70MH120-M	88	1.80
Metal Halide	208	70MH208-M	70MH208-M	70MH208-M	70MH208-M	88	1.00
ED17 Medium Base	240	70MH240-M	70MH240-M	70MH240-M	70MH240-M	88	0.90
ANSI M98	277	70MH277-M	70MH277-M	70MH277-M	70MH277-M	88	0.80
	347	70MH347-M	70MH347-M	70MH347-M	70MH347-M	84	0.85
100 Watt Clear	120	100MH120	100MH120	100MH120	100MH120	129	2.80
Metal Halide	208	100MH208	100MH208	100MH208	100MH208	129	1.50
ED17 Medium Base	240	100MH240	100MH240	100MH240	100MH240	129	1.30
ANSI M90	277	100MH277	100MH277	100MH277	100MH277	129	1.15
	347	100MH347	100MH347	100MH347	100MH347	129	0.90
150 Watt Clear	120	150MH120-M	150MH120-M	150MH120-M	150MH120-M	185	3.05
Metal Halide	208	150MH208-M	150MH208-M	150MH208-M	150MH208-M	185	2.10
ED17 Medium Base	240	150MH240-M	150MH240-M	150MH240-M	150MH240-M	185	1.80
ANSI M102	277	150MH277-M	150MH277-M	150MH277-M	150MH277-M	185	1.58
	347	150MH347-M	150MH347-M	150MH347-M	150MH347-M	185	1.25
175 Watt Clear	120	175MH120	175MH120	175MH120	175MH120	215	1.80
Metal Halide	208	175MH208	175MH208	175MH208	175MH208	215	1.04
ED17 Medium Base	240	175MH240	175MH240	175MH240	175MH240	215	0.90
ANSI M57	277	175MH277	175MH277	175MH277	175MH277	215	0.78
	347	175MH347	175MH347	175MH347	175MH347	210	0.65
500 Watt Maximum Quartz T-4 Mini-Can	120	500Q120	500Q120	500Q120	500Q120	500	4.17

Fixture Finishes:
 Super TGIC thermoset polyester powder coat paint applied over a chromate conversion coating.

Cat. No.	Color	Cat. No.	Color
BL-P	Black	LG-P	Light Gray
DB-P	Dark Bronze	WH-P	White



Lamp

LU150/DX/MED H.P.S. HIGH PRESSURE SODIUM, CLEAR

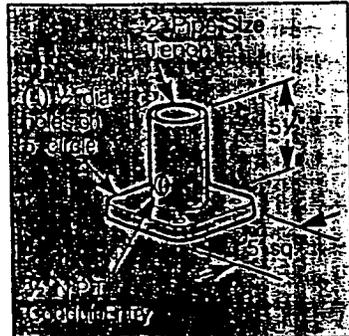
Note

WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

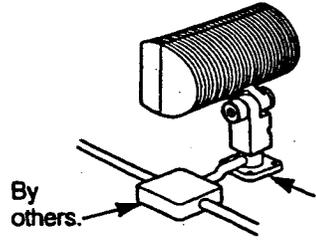
BD
Barn Doors

Date	20 APRIL 98
Project	TYSONS
Manufacturer	KIM
Type	XF

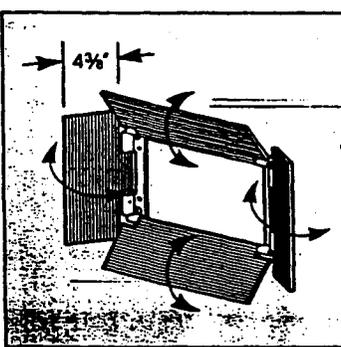
Surface Mount Tenon (SMT)
 2" pipe-size aluminum tenon welded to a cast aluminum plate. Plate has four 1/2" dia. mounting holes, and tenon has one 1/2" N.P.T. for side conduit entry. For mounting one fixture only.



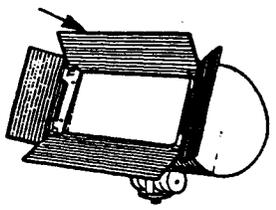
Cat. No. SMT/BL-P Color (TGIC Powder-Coat) Black.



Barn Doors (BD) Extruded aluminum doors with anti-reflection baffles. Each door is hinged to a cast aluminum frame, and locks by set screws. Doors are individually removable. Barn Door assembly mounts to predrilled door frame holes. Note: Not recommended for ground mounted fixtures in vandal prone areas.



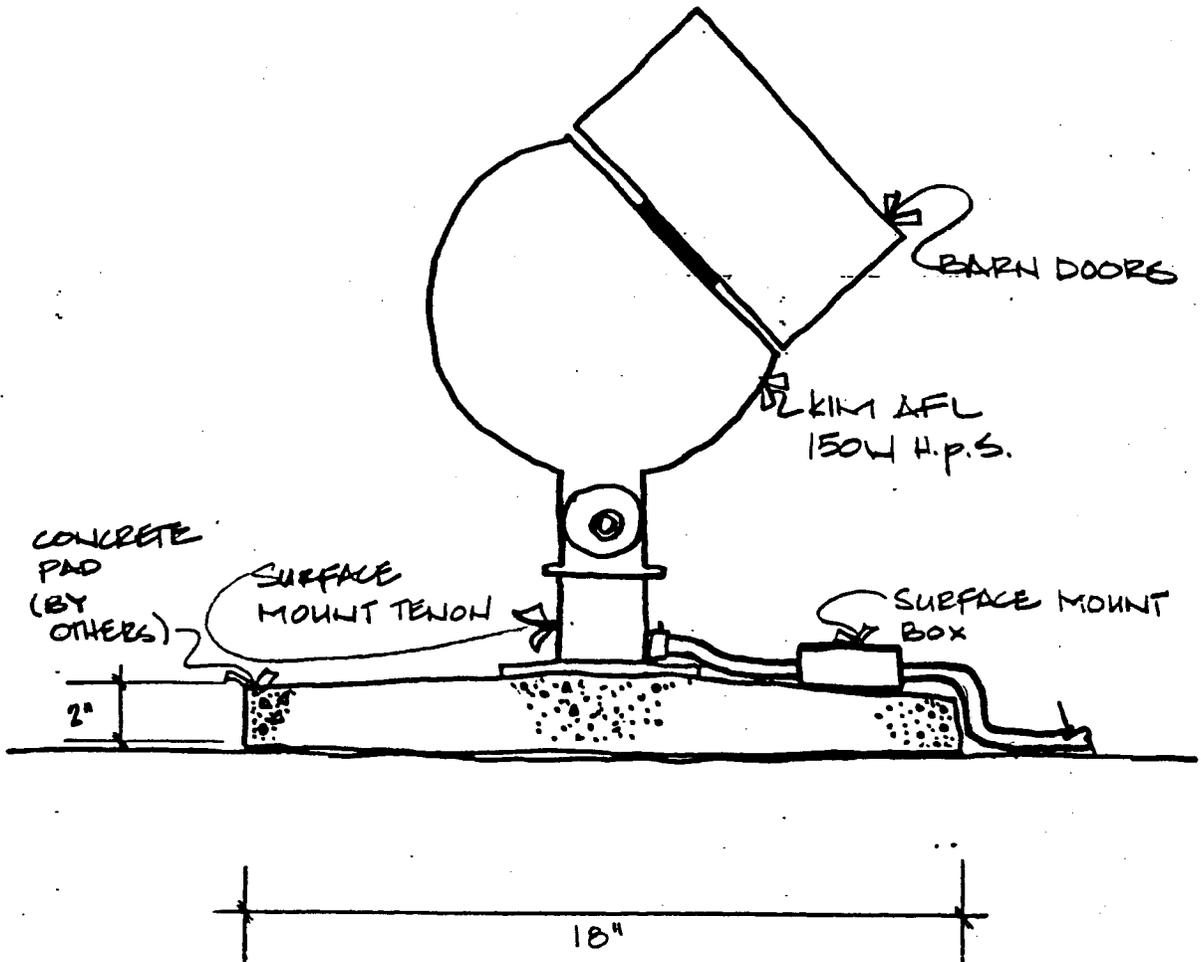
Cat. No. BD/BL-P Color (TGIC Powder-Coat) Black.
 BD/DB-P Dark Bronze.
 BD/LG-F Light Gray Aluminum.
 BD/WH-P White.



Lamp	LU150/DX/MED H.P.S. HIGH PRESSURE SODIUM, CLEAR
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

T K O N D O S A S S O C I A T E S I N C O R P O R A T E D

Date	28 APRIL 98
Project	TYSONS
Manufacturer	KIM
Type	XF



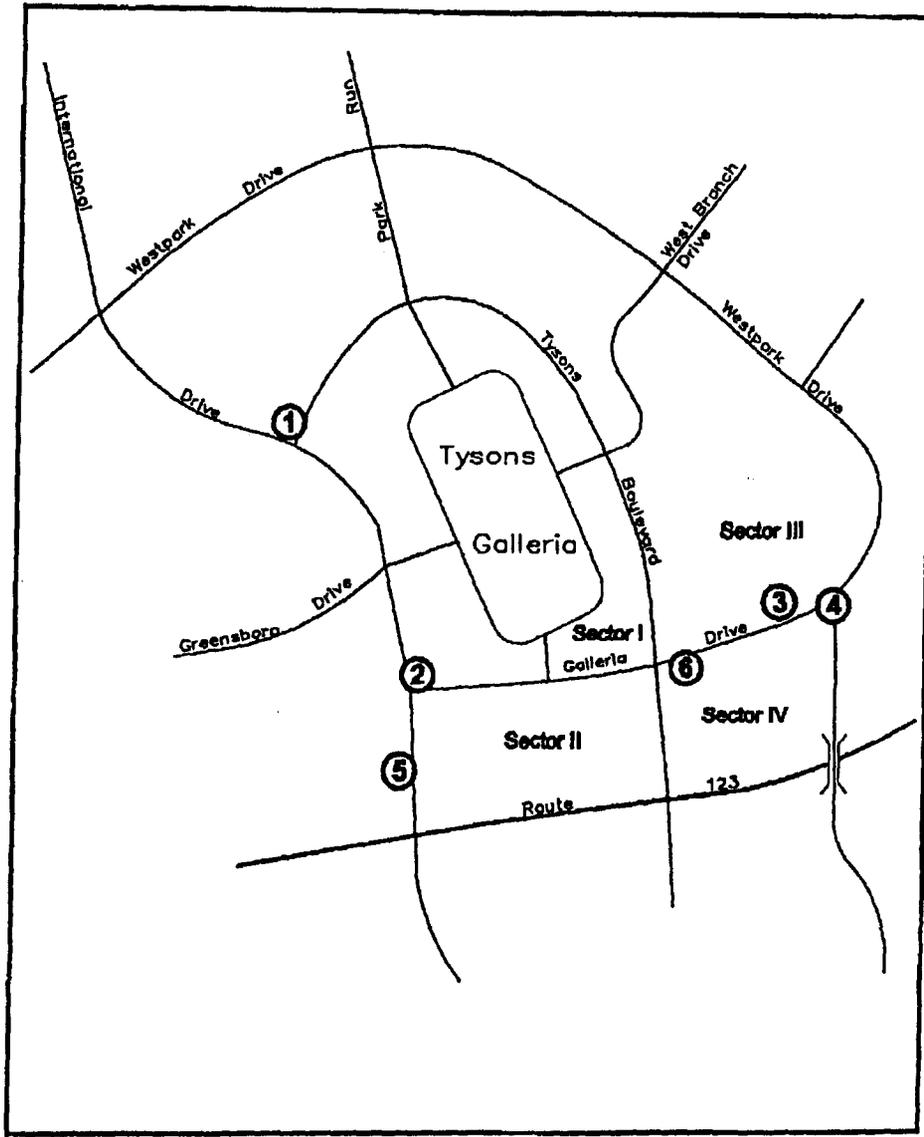
MOUNTING DETAIL - TYPE 'XF'
N.T.S.

NOTE:
CONTRACTOR TO
VERIFY MOUNTING
DETAIL AS
SUGGESTED.

Lamp	LU150/DX/MED H.P.S. HIGH PRESSURE SODIUM, CLEAR
Note	WRITTEN SPECIFICATIONS SUPERCEDE THIS FIXTURE CUT

EXHIBIT F

F. UZ/UZ
 FAX NO. 7039170739
 MON 04:23 PM WELLS & ASSOCIATES



<u>Improvement</u>	<u>Description</u>	<u>Phase (1)</u>
1.	Reduce the dual westbound right turn lane into one lane on Tysons Boulevard by restriping the outermost lane if warranted by VDOT. (Total distance = 350 feet)	I
2.	Reduce the dual westbound right turn lane into one lane on Galleria Drive by restriping the outermost lane if warranted by VDOT. (Total distance = 350 feet)	I
3.	Construct right and/or left-turn lane improvements at the site entrances, including mid-block entrances, to Sector III on Galleria Drive as may be required by VDOT within existing rights-of-way with first plan approval for Sector III.	
4.	Provide for separate left and through movements on northbound Westpark Drive approach to Galleria Drive as may be required by VDOT within existing rights-of-way with first site plan approval for Sector III. (Total distance = 200 feet)	
5.	Dedicate right-of-way and construct a third northbound through lane on International Drive between Route 123 and Galleria Drive. (Total distance = 550 feet)	III
6.	Widen Galleria Drive to provide for an additional receiving lane for the innermost dual right-turn lane from northbound Tysons Boulevard to the westernmost Galleria Drive entrance to Sector IV with first plan approval for Sector IV.	

Note(s): (1) Phase numbers coincide with the phasing schedule as outlined in Proffer # IV.C. dated February 2003.

Exhibit F
 Spot Improvement Projects



PROPOSED DEVELOPMENT CONDITIONS

Revised May 1, 2002

FDPA 84-D-049-7

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 84-D-049-7 for mixed use development on property located at Tax Map 29-4 ((10)) 2A2, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The development of Building F, Tysons II, shall be in substantial conformance with the plan entitled, Tyson II, A Portion of Sector I – Building F, which was prepared by Dewberry & Davis LLC and is dated August 20, 2001 as revised through April 29, 2002. The gross floor area of Building F as depicted on the plan shall not exceed 296,715 square feet, as gross floor area is currently defined in the Zoning Ordinance, exclusive of any cellar. Evidence satisfactory to DPWES and the Zoning Administrator shall be provided to demonstrate that the lowest level of Building F (elevation 442) constitutes a cellar as currently defined in the Zoning Ordinance.
2. The walkway through the parking garage between the lobby level plaza (elevation 460) and the access road adjacent to the retail center located at Tax Map 29-4 ((10)) 1-C-1 shall be a minimum of five (5) feet in width and shall include the following elements: a minimum three foot tall barrier (such as bollards or a horizontal pipe rail) between the parking spaces and the pedestrian walkway; the walkway shall be differentiated from the driving surface; the walkway shall be a different pavement type from the drive aisles/parking spaces or painted to be clearly distinguishable; signage shall be provided to require that vehicular traffic stop for pedestrians in the walkway; and security shall be provided for the walkway and garage consistent with sound property management principals.
3. The ground (elevation 442) and lobby (elevation 460) levels shall be designed and constructed to accommodate “retail type uses” such as, but not limited to support services such as concierge services, financial institutions, eating establishments, fast food restaurants and quick service food stores (as qualified by Proffer Number 4 of PCA 84-D-049-2), business service and supply establishments, personal service establishments, health clubs, news stands or other retail sales establishments as defined by the zoning Ordinance. Designed and constructed shall be deemed to include the following features: a service elevator between the ground level and the lobby level; 16 foot high ceilings; glass storefront panels; and, separate entrances to the individual ‘retail type uses’ that front onto Tysons Boulevard.

A minimum of 4800 square feet of gross floor area on either of these two levels shall be devoted to these 'retail type uses' in Building F. Further, the area devoted to outdoor seating for an eating establishment may be used to satisfy a portion of the required 4800 square feet. If outdoor seating for a fast food restaurant is allowed pursuant to a future proffered condition amendment application, such seating may also be used to satisfy a portion of the 4800 square feet.

This space shall not be converted to uses that do not meet the provisions of this condition except as follows in this paragraph. The 'retail type uses' may be relocated to buildings within Sectors II, III or IV of Tysons II as shown on the approved Conceptual/Final Development Plan for Tysons II. Until such time as all or a portion of the 4800 square feet of 'retail type uses' are provided in Building F or elsewhere, 4800 square feet of space within Building F shall be reserved or used for 'retail type uses'.

This condition shall not preclude the applicant from obtaining permits, including Non-RUPS, for spaces other than the required 4800 square feet of 'retail type uses' in the building, unless provided elsewhere in Sectors II, III or IV.

4. The crosswalk shown on the FDPA at the entrance into the site from Galleria Drive shall be made of brick pavers or a stamped and colored paving treatment. In addition, a crosswalk shall be established across the existing entrance into the parking garage on Tysons Boulevard. This crosswalk shall be the same design as the crosswalk across the entrance into the site from Galleria Drive.
5. The sidewalks along Galleria Drive and Tysons Boulevard shall be a minimum of six (6) feet in width.
6. The covered walkway connectors from Building F extending across the drive aisle from Tysons Boulevard along the Building E garage to the existing covered walkways behind Building E shall be constructed at the same time as Building F and shall be available for use prior to the issuance of the first Non-RUP for the occupancy of office space in the building. The covered walkway connectors from Building F extending along the Building F garage to the "Future Pedestrian Bridge" over Galleria Drive need not be bonded or constructed until such time as such Future Pedestrian Bridge is constructed.
7. Notwithstanding the provisions of Note 12 on the FDP, materials similar to those shown on Sheet 6 shall be utilized in the construction of Building F and the associated parking garage.

8. The three rectangular boxes, shown on the western edge of the stabilized emergency vehicle access lane on Sheet 8, Landscape Plan, shall include seating along the length of each rectangular box.
9. Notwithstanding that Sheets 4 and 5 show that the island in the middle of the motor court at the lobby level (elevation 460) is to include "Possible Planter Boxes", the island shall be developed in accordance with the features shown on Sheet 8, Landscape Plan.
10. A copy of each submission of the site plan for Building F shall be submitted to the Providence District Planning Commissioner for review and comment.

- Small plazas and/or courtyards are encouraged for individual buildings and/or for building complexes to serve the daily needs of local workers and visitors. These open spaces should be appealing places to gather, with seating, lighting, landscaping and other amenities.
- Each Activity Center within the Core should have a major plaza that is large enough for open-air activities such as musical performances by small groups before a lunchtime audience. A variety of benches, low walls and/or steps would provide abundant seating. Public art is encouraged to make the space appealing and attractive. Landscaping should be provided that is attractive in all seasons and shades the seating in the summer. Water features such as fountains and pools are encouraged because of their cooling effect in hot weather.
- Parking should be located at the side, back or underneath the building. Parking in front of the building may, however, be appropriate in several circumstances: limited parking for visitors and ground-floor retail customers, possible parking needed for retail expansions at the regional malls, and other existing retail within the Core which is primarily along Route 7. New retail buildings and centers should be designed with limited parking in the front; where this is not feasible due to site constraints, landscaping and other appropriate techniques should be used to achieve, to the extent possible, the design objectives of the Tysons Corner Plan.
- The use of trees throughout the Core is encouraged, both to make the streetscape attractive and to provide shade for pedestrians, an important factor in any effort to encourage people to walk in warm weather.
- Coordinated lighting and signage plans for a given development complex are encouraged, to reinforce the complex's identity through clearly recognizable common features. In addition, a coordinated streetscape plan, including street tree types, street furniture, signage and lighting should be provided. These plans should be coordinated not only within a development, but also be compatible with adjacent properties. Signage should be designed appropriately for its location and purpose.
- Undergrounding of utilities should be encouraged and should be coordinated with future roadway improvements.

The above guidelines provide a general framework for achieving the Core Area planning objectives. In addition, the following examples of streetscape design parameters and illustrations provides measurable detail to ensure that the most basic aspects of the Core Area design concept can be implemented. The actual dimensions will vary from the example below based on site specific conditions. Implementation will occur through development proposals addressing private property and adjacent public rights-of-way, and through the Capital Improvement Program (CIP) and/or joint public/private funding efforts for segments of public right-of-way as roadways are improved. In situations where development or redevelopment is not likely to occur, implementing the streetscape design concept may require public/private cooperation in providing funding for these improvements.

Example of the Core's Streetscape Design Concept (See Illustration, Figure 13):

The example of the Core's Streetscape Design Concept is intended to provide design guidance within the Core, except for the streetscape on major roadways (i.e. Route 7, Route 123, and International Drive). See prior section for streetscape guidance along major roadways.

- Treatment of sidewalks with planting strip next to roads: For continuity, a 6-foot sidewalk with a minimum 6-foot planting strip should be provided next to the road. Special pavement treatments and trees in tree grates could be considered as alternatives to vegetation in the planting strip. Vegetation within planting strips should be low maintenance, and include grasses, ground cover, flowering plants, and/or ornamental shrubs. In addition, street furniture and other pedestrian amenities are encouraged to be placed within this planting strip.
- Building setbacks/angle of bulk plane: Setbacks or front yards of 15 to 25 feet would achieve the goal of bringing new buildings closer to the roadway. The lesser front yard or setback is appropriate when retail uses with display windows are provided that encourage window shopping. The 15-foot front yard/setback includes 3 additional feet of browsing space next to the building, in addition to the sidewalk and planting strip. With the larger front yard/setback (up to 25 feet), a minimum 10-foot landscape/pedestrian activity area should be provided which could include a variety of treatments, including but not limited to the following: a plaza, a landscaped area with seating and lighting; a sidewalk cafe; formal arrangements of trees (bosques); informally grouped trees and other plantings; and any of the above with public art or a water feature. When front yards or setbacks are greater than 25 feet due to the placement of limited parking within this area, a minimum 6-foot planting strip should be provided between the sidewalk and the parking.

To encourage the siting of buildings closer to the street, the allowable angle of bulk plane within many areas of the core should be reduced. For example, 20 to 25 degree angles of bulk plane, as illustrated on Figure 13, will encourage a more urban environment and pedestrian scale.

- Street trees for the planting strip next to the sidewalk: Major shade trees that can be walked under should be planted with spacing of 30 to 40 feet on center, using trees that are at least 3 inch caliper in size at the time of planting. The trees should be hardy and require little to no maintenance.

When street trees and other plantings are to be located in proximity to roadways or within medians, special attention to clear zones, as well as safety and sight distance, should be observed in the design of streetscape for development proposals. Modification to the above streetscape guidance should occur when necessary to conform to applicable Virginia Department of Transportation (VDOT) requirements and guidelines.

Guidelines for the Route 7 Boulevard Concept

In the Land Use Concept, Route 7 is defined as a community retail corridor. In the future, this development is encouraged to take a more urban form along the roadway. The following guidelines and example of the streetscape design concept are intended to provide guidance for implementing the Route 7 Boulevard Concept:

Guidelines

- The intent of the concept is to create a boulevard effect, i.e., a tree-lined corridor framed with buildings. To this end, buildings should be located close to the roadway and the streetscape should include rows of street trees flanking the service road and down the median of Route 7 (see Figure 14).

PROPOSED CONCEPTUAL DEVELOPMENT PLAN CONDITIONS
Providence District Supervisor

June 16, 2003

PCA 84-D-049-5

If it is the intent of the Board of Supervisors to approve the Conceptual Development Plan Amendment for PCA 84-D-049-5 for mixed use development on property located at Tax Maps 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C, and 6, Staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. In conjunction with the bus turnout lanes and bus shelters to be provided pursuant to proffer III.L., the applicant shall provide trash receptacles at the bus stops. As determined by the Director, Zoning Evaluation Division, modifications may be made to the streetscape to accommodate these facilities. The applicant shall be responsible for the maintenance of the bus shelters regarding trash and debris, including emptying the trash receptacles.
2. Any mid-block pedestrian crossings, including those in areas where pedestrian bridges are shown on the CDPA/FDPA, shall be subject to the approval of the Virginia Department of Transportation.
3. Prior to the approval of any building plans, those plans shall be forwarded to the Planning Commission for review and comment. Each submission of the building plans to DPWES shall include a description of the materials used in the existing buildings, Buildings C, D, and F, so that the Commission and staff have information to evaluate that the materials conform with Proffer Number VIII, paragraph B.
4. Prior to the approval of any building plan for a parking garage, those plans shall be forwarded to the Planning Commission for review and comment. Each submission of the building plan for a parking garage shall include descriptions and illustrations of screening, landscaping around the garage and planter boxes on the garages adjacent to Buildings C, D and E. Each submission of the building plan for a parking garage, if it is not associated with a building plan for a building, shall include a description and illustrations of the architecture of the building or buildings associated with that garage. The parking garages shall not include an exposed wall within a single vertical plane that is greater than eighty (80) feet in height. Facades higher than eighty feet shall be stepped back forty (40) feet from that vertical plane façade.
5. The sidewalks referenced in Proffer VIII.G shall be a minimum of eight (8) feet in width, not the six (6) feet referenced in such proffer, however where providing such eight (8) foot sidewalk would, as determined by the County Urban Forestry Division, negatively impact existing trees, such sidewalks shall be as near an eight (8) foot width as practical.