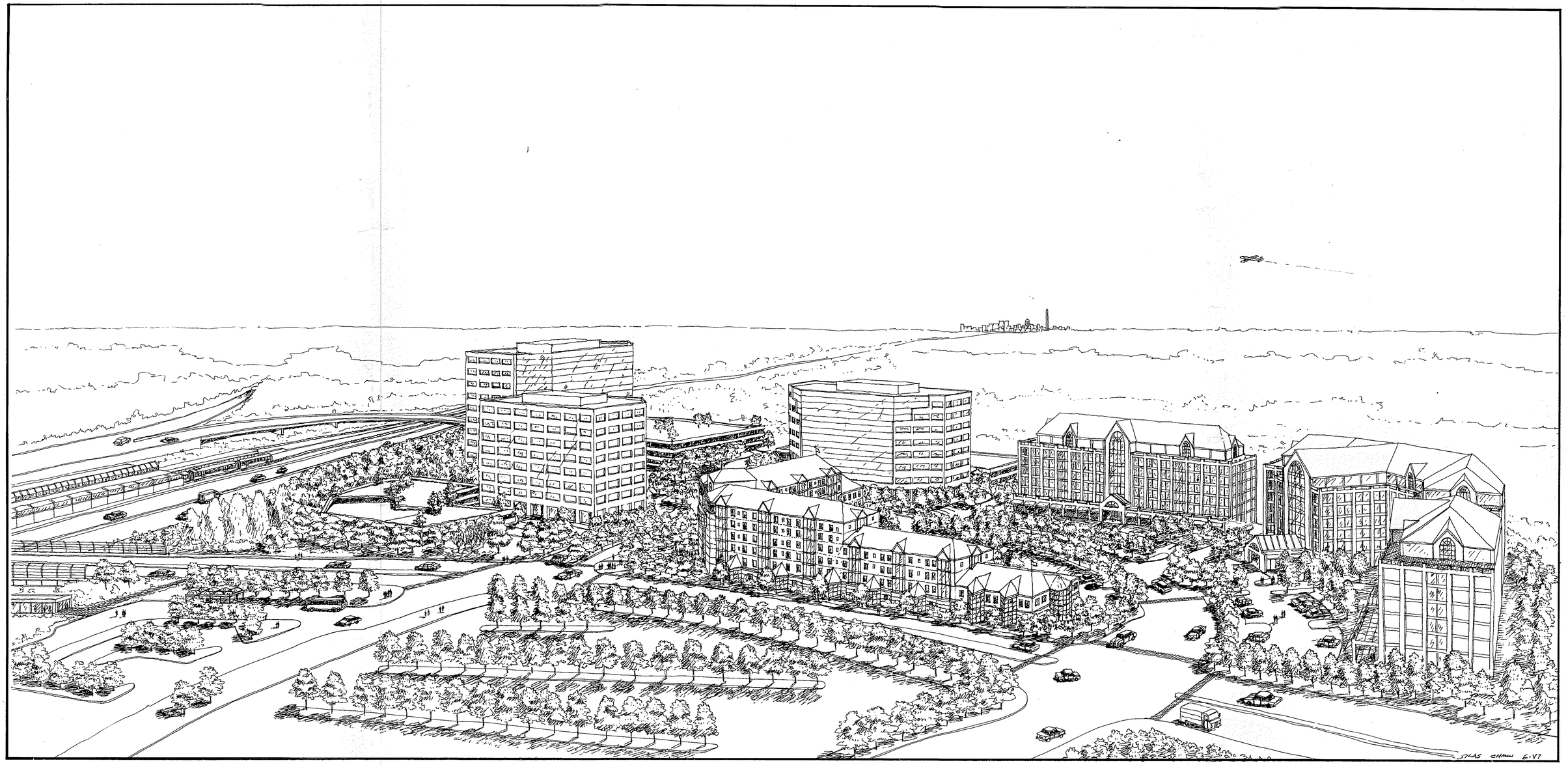


Application No. RZ 84-P-129 & FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
~~NON-RESIDENTIAL USE PERMIT~~
Date of (BZA) (BS) approval 7/20/84
Staff
Sheet 01 of 11

MetroPlace at DUNN LORING

Fairfax County, Virginia

ILLUSTRATIVE PERSPECTIVE

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

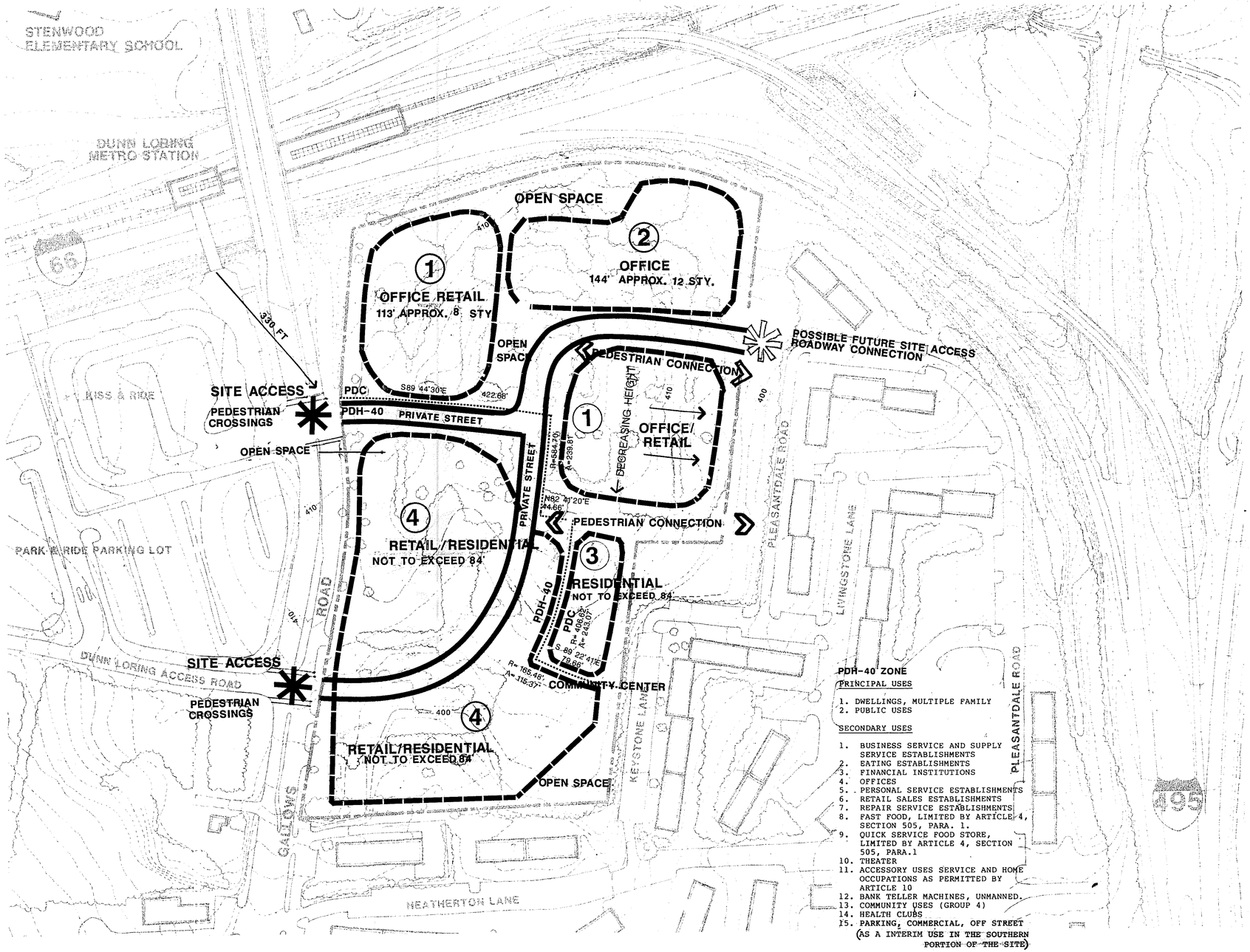
BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

RZ-84-P-129

REVISED 13 JUNE 1987

MP-1



PDH-40 ZONE

PRINCIPAL USES

1. DWELLINGS, MULTIPLE FAMILY
2. PUBLIC USES

SECONDARY USES

1. BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
2. EATING ESTABLISHMENTS
3. FINANCIAL INSTITUTIONS
4. OFFICES
5. PERSONAL SERVICE ESTABLISHMENTS
6. RETAIL SALES ESTABLISHMENTS
7. REPAIR SERVICE ESTABLISHMENTS
8. FAST FOOD, LIMITED BY ARTICLE 4, SECTION 505, PARA. 1.
9. QUICK SERVICE FOOD STORE, LIMITED BY ARTICLE 4, SECTION 505, PARA.1
10. THEATER
11. ACCESSORY USES SERVICE AND HOME OCCUPATIONS AS PERMITTED BY ARTICLE 10
12. BANK TELLER MACHINES, UNMANNED.
13. COMMUNITY USES (GROUP 4)
14. HEALTH CLUBS
15. PARKING, COMMERCIAL, OFF STREET (AS A INTERIM USE IN THE SOUTHERN PORTION OF THE SITE)

SITE DATA:

SITE AREA: 18.27 ACRES
PDC ZONE: 9.94 ACRES
PDH-40 ZONE: 8.33 ACRES

PROPOSED F.A.R. OVERALL: 1.4

MINIMUM OPEN SPACE: PDC: 30% (± 2.98 ACRES)
PDH-40: 40% (± 3.3 ACRES)

USE	PDC	PDH-40
OFFICE	518,000 +GSF	54,000 +GSF
SERVICE RETAIL	26,000 +GSF	400 DU*
RESIDENTIAL	115,000 +GSF (approx.112 DU)	(approx. 401,000 GSF)
COMMUNITY CENTER		2,000 +GSF

TOTAL GSF = 1,116,000±

*total number of dwelling units will not exceed 400 DU. 48 DU/ACRE

TOTAL GSF/USE

OFFICE 518,000 +GSF
SERVICE RETAIL 80,000 +GSF
RESIDENTIAL 516,00 +GSF
COMMUNITY CENTER 2,000 +GSF

PDC ZONE

SECTOR	USE	GSF	PARKING PROVIDED	PER RATIO**
1	OFFICE	138,000	844	836
	SERVICE RETAIL	26,000	104	104
2	OFFICE	240,000	723	720
3	RESIDENTIAL	115,080 GSF	140	140
	(approx.112 DU)			

PDH-40 ZONE

4	RESIDENTIAL	400 DU	506	500
	SERVICE RETAIL	44,000	176	176
	RESTAURANT	10,000	40	40
	COMMUNITY CENTER	2,000	0	0

*DENSITY ON EACH SECTOR WILL BE DETERMINED BY THE APPROVAL OF THE FINAL DEVELOPMENT PLAN. THE OVERALL SITE DENSITY WILL NOT EXCEED 1.4 FAR.

** PARKING PROVIDED AT THESE RATIOS:

OFFICE	3 SPACES/1000 GSF = 3.75 SPACES/1000 NSF
SERVICE RETAIL	4 SPACES/1000 GSF = 5.0 SPACES/1000 NSF
RESTAURANT	4 SPACES/1000 GSF = 5.0 SPACES/1000 NSF
RESIDENTIAL	1.25/DU
COMMUNITY CENTER	0 SPACES

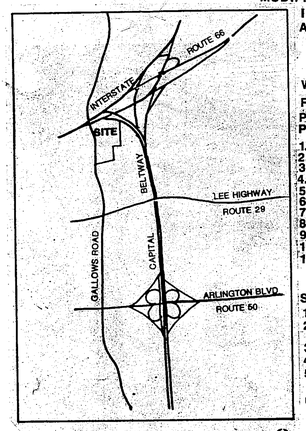
A REDUCTION IN PARKING TO QUANTITIES SHOWN AS PER RATIO IS REQUESTED CONSISTENT WITH ARTICLE 11-102, PARAGRAPH 5. IF THE REDUCTION IN PARKING IS NOT APPROVED, PARKING WILL BE PROVIDED AS PER ARTICLE 11, PART 1. ONE ADDITIONAL LEVEL WILL BE ADDED TO EACH OFFICE BUILDING PARKING DECK AND UNDERGROUND PARKING STRUCTURES WILL BE ENLARGED TO PROVIDE THE INCREASED PARKING SPACES.

20% OF PARKING PROVIDED MAY BE FOR COMPACT CARS CONSISTENT WITH FAIRFAX COUNTY REGULATIONS. THE PERCENTAGE OF OPEN SPACE PROVIDED INCLUDED THE ADDITIONAL 25 SF REQUIRED FOR EACH COMPACT CAR.

	# SPACES X 25 SF/SPACE =	SF FOR COMPACT CARS +	SF OPEN SPACE =	SF TOTAL OPEN SPACE
PDC	362	9050	120,845	129,895 (2.98 ACRES)
PDH-40	146	3650	141,491	145,141 (18.9 ACRES)

BOUNDARY AND TOPOGRAPHY INFORMATION IS BY OTHERS. H.O.K. ASSUMES NO RESPONSIBILITY FOR ANY INACCURACIES RELATED THERETO

MODIFICATION OF THE BARRIERS STANDARDS IS REQUESTED IN ACCORDANCE WITH ARTICLE 13 - 111, PARA. 2.3,5,6 AND 12



VICINITY MAP

WAIVER OF MAXIMUM LENGTH OF PRIVATE STREET IS REQUESTED PURSUANT TO ARTICLE 11-302, PARAGRAPH 2

PDC

PRINCIPAL USES

1. Business service and supply service establishments
2. Eating establishments
3. Financial institutions
4. Offices
5. Personal service establishments
6. Public uses
7. Retail sales establishments
8. Repair service establishments
9. Theatres
10. Fast food, limited by Article 4,sect. 505, para. 1
11. Quick service food store , limited by Article 4, sect. 505, para 1

SECONDARY USES

1. Dwellings
2. Accessory uses service and home occupations as permitted by Article 10
3. Bank teller machines, unmanned
4. Community uses (Group 4)
5. Commercial parking (as a interim use in the southern portion of the site)
6. Health Clubs

DEVELOPMENT PLAN
RZ. 84-P-129 + FDP
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 7/20/87
Staff
Sheet 02 of 11

MetroPlace at DUNN LORING

Fairfax County, Virginia

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

CONCEPTUAL DEVELOPMENT PLAN

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

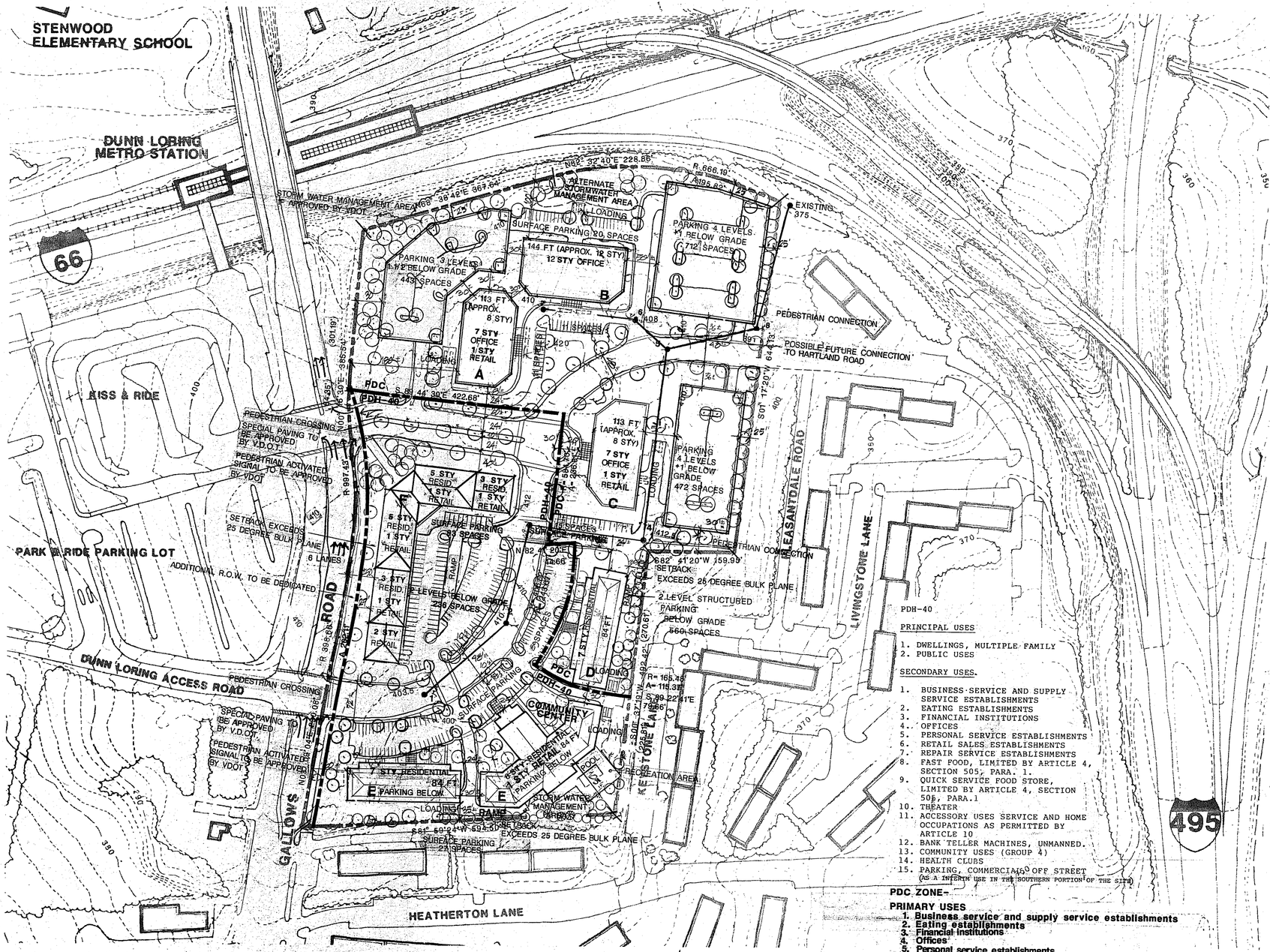
DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

RZ-84-P-129

REVISED 23 JUNE 1987
APRIL 8, 1987

0 50 100 200 300 500

MP-2



MetroPlace at DUNN LORING

Fairfax County, Virginia

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

FINAL DEVELOPMENT PLAN

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

PDH-40

PRINCIPAL USES

1. DWELLINGS, MULTIPLE FAMILY
2. PUBLIC USES

SECONDARY USES.

1. BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
2. EATING ESTABLISHMENTS
3. FINANCIAL INSTITUTIONS
4. OFFICES
5. PERSONAL SERVICE ESTABLISHMENTS
6. RETAIL SALES ESTABLISHMENTS
7. REPAIR SERVICE ESTABLISHMENTS
8. FAST FOOD, LIMITED BY ARTICLE 4, SECTION 505, PARA. 1.
9. QUICK SERVICE FOOD STORE, LIMITED BY ARTICLE 4, SECTION 505, PARA.1
10. THEATER
11. ACCESSORY USES SERVICE AND HOME OCCUPATIONS AS PERMITTED BY ARTICLE 10
12. BANK TELLER MACHINES, UNMANNED.
13. COMMUNITY USES (GROUP 4)
14. HEALTH CLUBS
15. PARKING, COMMERCIAL, OFF STREET (AS A INTERIM USE IN THE SOUTHERN PORTION OF THE SITE)

PDC ZONE-

PRIMARY USES

1. Business service and supply service establishments
2. Eating establishments
3. Financial institutions
4. Offices
5. Personal service establishments
6. Public uses
7. Retail sales establishments
8. Repair service establishments
9. Theatres
10. Fast food, limited by Article 4, sect.505, para. 1
11. Quick service food store, limited by Article 4 , sect. 505, para .1

SECONDARY USES

1. Accessory service uses and home occupations as permitted by Article 10
2. Bank teller machines unmanned
3. Community uses(Group 4)
4. Commercial parking (as an interim use in the southern portion of the site)
5. Dwellings
6. Health Clubs

SITE DATA

SITE AREA: 18.27 ACRES
PDC ZONE: 9.94 ACRES
PDH-40 ZONE: 8.33 ACRES

PROPOSED F.A.R. OVERALL: 1.14

MINIMUM OPEN SPACE: PDC: 50%(4.98 ACRES)
PDH-40:40%(3.3 ACRES)

USE	PDC	PDH-40
OFFICE	518,000 +GSF	
SERVICE RETAIL	26,000 +GSF	54,000 +GSF
RESIDENTIAL	115,000 +GSF (approx.112 DU)	400 DU* (approx. 401,000 GSF)
COMMUNITY CENTER		2,000 +GSF

TOTAL GSF = 1,116,000±

*total number of dwelling units will not exceed 400 DU. (48 DU/ACRE)

TOTAL GSF/USE

OFFICE 518,000 +GSF

SERVICE RETAIL 80,000 +GSF

RESIDENTIAL 516.00 +GSF

COMMUNITY CENTER 2,000 +GSF

PDC ZONE

BUILDING	USE	GSF	PARKING PROVIDED	PER RATIO**	LOADING
A	OFFICE	138,000	422	414	3
	SERVICE RETAIL	13,000	52	52	2
B	OFFICE	240,000	723	720	5
C	OFFICE	140,000	422	422	3
	SERVICE RETAIL	13,000	52	52	2
D	RESIDENTIAL (approx.112 DU)	115,000 GSF	140	140	2

PDH-40 ZONE

E	RESIDENTIAL	201 DU	344	328	3
	SERVICE RETAIL	14,000	56	56	2
	COMMUNITY CENTER	2,000	0	0	
F	RESIDENTIAL	139 DU	173	173	1
	SERVICE RETAIL	30,000	120	120	3
	RESTAURANT	10,000	40	40	1

** PARKING PROVIDED AT THESE RATIOS:

OFFICE	3 SPACES/1000 GSF = 3.75 SPACES/1000 NSF
SERVICE RETAIL	4 SPACES/1000 GSF = 5.0 SPACES/1000 NSF
RESTAURANT	4 SPACES/1000 GSF = 5.0 SPACES/1000 NSF
RESIDENTIAL	1.25/DU
COMMUNITY CENTER	0 SPACES

A REDUCTION IN PARKING TO QUANTITIES SHOWN AS PER RATIO IS REQUESTED CONSISTENT WITH ARTICLE 11-102. IF THE REDUCTION IN PARKING IS NOT APPROVED, PARKING WILL BE PROVIDED AS PER ARTICLE 11, PART 1. ONE ADDITIONAL LEVEL WILL BE ADDED TO EACH OFFICE BUILDING PARKING DECK AND UNDERGROUND PARKING STRUCTURES WILL BE ENLARGED TO PROVIDE THE INCREASED PARKING SPACES.

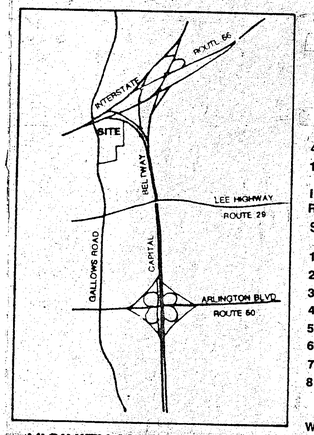
20% OF PARKING PROVIDED MAY BE FOR COMPACT CARS CONSISTENT WITH FAIRFAX COUNTY REGULATIONS. THE PERCENTAGE OF OPEN SPACE PROVIDED INCLUDED THE ADDITIONAL 25 SF REQUIRED FOR EACH COMPACT CAR.

	4 SPACES X 25 SF/SPACE =	SF FOR COMPACT CARS	+	SF OPEN SPACE	= SF TOTAL OPEN SPACE
PDC	362	9050		120,945	129,995 = 2.98 AC
PDH-40	146	3650		141,491	145,141 = 3.3 AC

A SHARED PARKING REDUCTION PLAN HAS BEEN PROPOSED IN RECOGNITION OF THE SUBJECT SITE'S PROXIMITY TO THE DUNN LORING METRO STATION. IN THE EVENT THAT EITHER A COMPACT CAR ENFORCEMENT OR SHARED PARKING PLAN IS NOT APPROVED, APPLICANT SHALL PROVIDE PARKING CONSISTENT WITH FAIRFAX COUNTY ZONING ORDINANCE. PARKING STRUCTURES FOR BUILDINGS A, B, AND C WILL BE ENLARGED BY ONE LEVEL. UNDERGROUND PARKING FOR BUILDINGS D, E, AND F WILL BE ENLARGED.

ANY ADDITIONAL RIGHT OF WAY DEDICATIONS ALONG GALLOWS ROAD WILL NOT NECESSITATE THE RELOCATION OF BUILDINGS DUE TO INSUFFICIENT SETBACKS.

BOUNDARY AND TOPOGRAPHY INFORMATION IS BY OTHERS. H.O.K. ASSUMES NO RESPONSIBILITY FOR ANY INACCURACIES RELATED THERETO



VICINITY MAP

MODIFICATION OF THE BARRIER STANDARD IS REQUESTED IN ACCORDANCE WITH ARTICLE 13-111, PARAGRAPH 2,3,5,6 AND 12

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 49-2 1 42,43, 44, 45, 46A, 46B,46C, 46D, AND 49-2 (4) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19

INFORMATION SHOWN HEREON WAS TAKEN FROM EXISTING RECORDS

SANITARY SEWER

	INVERT ELEVATION	DEPTH
1	396.5	7
2	395	12
3	394.5	16.5
4	393.5	17
5	391	17
6	405	7
7	410	7
8	380	21

WAIVER OF MAXIMUM LENGTH OF PRIVATE STREET IS REQUESTED PURSUANT TO ARTICLE 11-302, PARAGRAPH 2

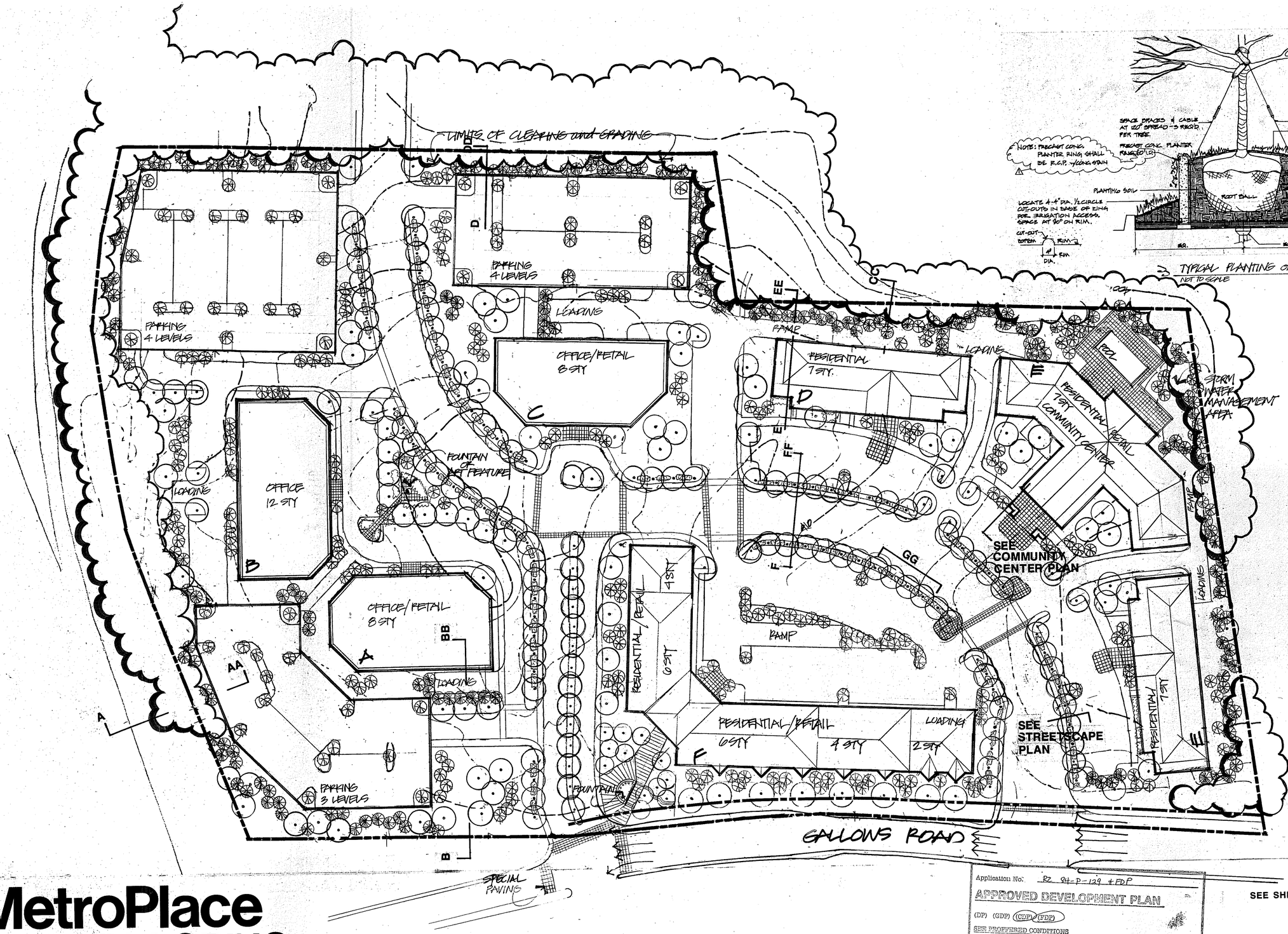
Application No. RZ 84-P-129 & FDP
APPROVED DEVELOPMENT PLAN
BOARD OF SUPERVISORS CONDITIONS
(DPD) (DPD) (DPD)
Date of BOS approval 10/20/87
Sheet 13 of 11

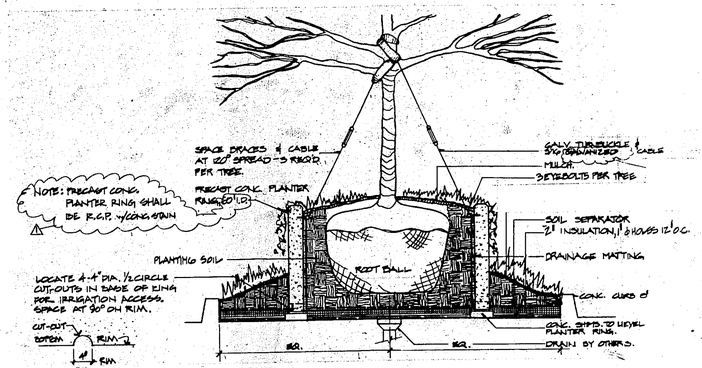
RZ-84-P-129

REVISED 30 JUNE 1987
10 APRIL 1987

0 50 100 200 300 500

MP-3





TYPICAL PLANTING ON STRUCTURE
NOT TO SCALE

TYPICAL SPECIES:

EXISTING TREES to be preserved wherever feasible

SHADE TREES
- Willow Oak
- Honey Locust
- Pin Oak
- Marshall's Ash
- Littleleaf Linden
- Norway Maple
- Bradford Pear

ORNAMENTAL TREES
- Flowering Dogwood
- Redbud
- Saucer Magnolia
- Hawthorne
- Flowering Cherry
- Crabapple

EVERGREEN TREES
- Hemlocks
- White Pine
- Norway Spruce
- Austrian Pine
- Arborvitae
- Holly

HEDGES
- Holly
- Azalea
- Yew
- Viburnum
- Barberry
- Forsythia
- Privet

SPECIAL PAVING

LIMITS OF CLEARING and GRADING

SEE SHEETS MP-5, 6, 7, 9, AND 11 FOR DETAILS

Application No: RZ 84-P-129 + FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 4/20/89
Sheet 04 of 11

MetroPlace at DUNN LORING

Fairfax County, Virginia

LANDSCAPE PLAN

RZ-84-P-129 REVISED 23 JUNE 1987

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

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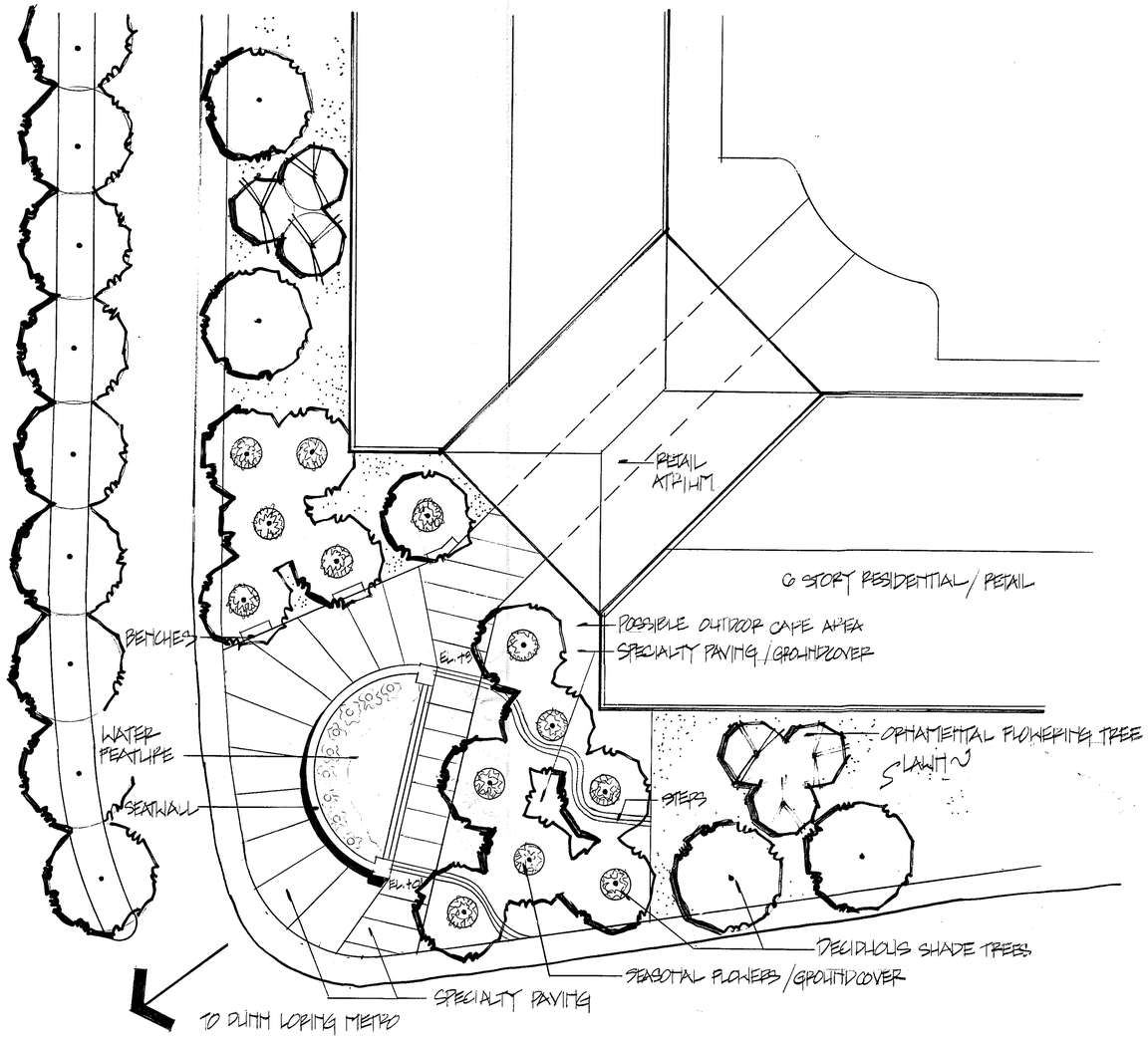
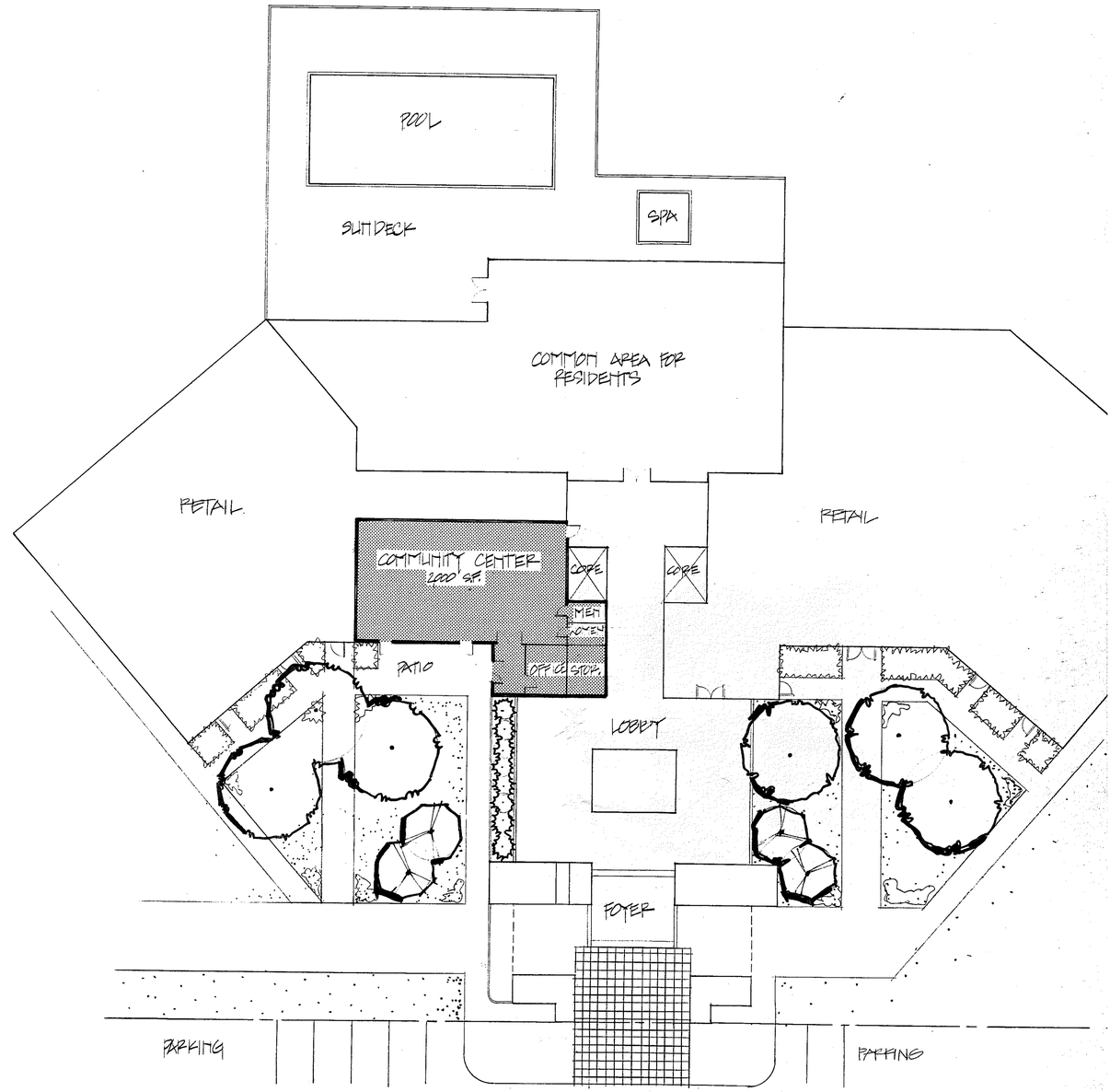
MP-4



METRO PLAZA PLAN
SCALE: 1/16" = 1'-0"



COMMUNITY CENTER LOCATION PLAN
SCALE: 1/16" = 1'-0"

MetroPlace at DUNN LORING

Fairfax County, Virginia

DETAIL PLANS

Application No. RZ 84-P-129 & FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 7/20/84
Staff
Sheet 05 of 11

REFER TO LANDSCAPE PLAN FOR KEY TO SECTIONS

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

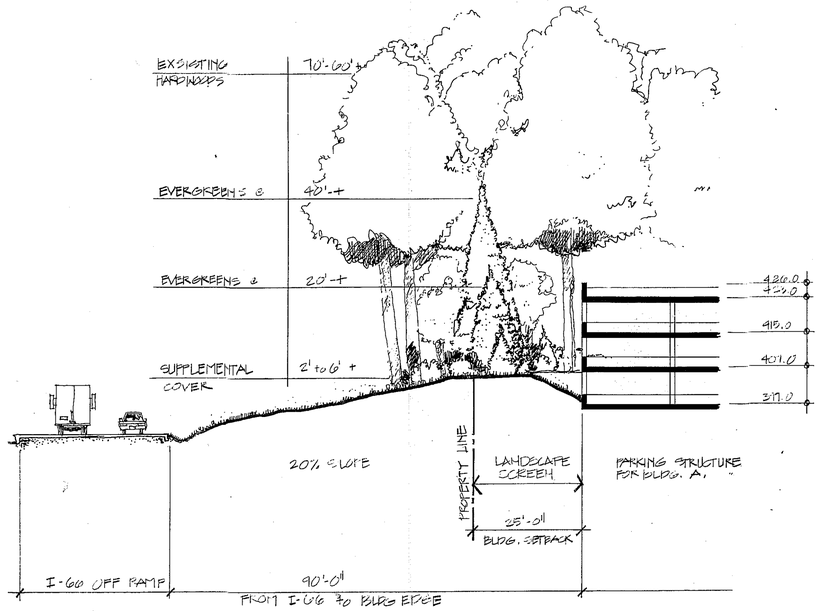
HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

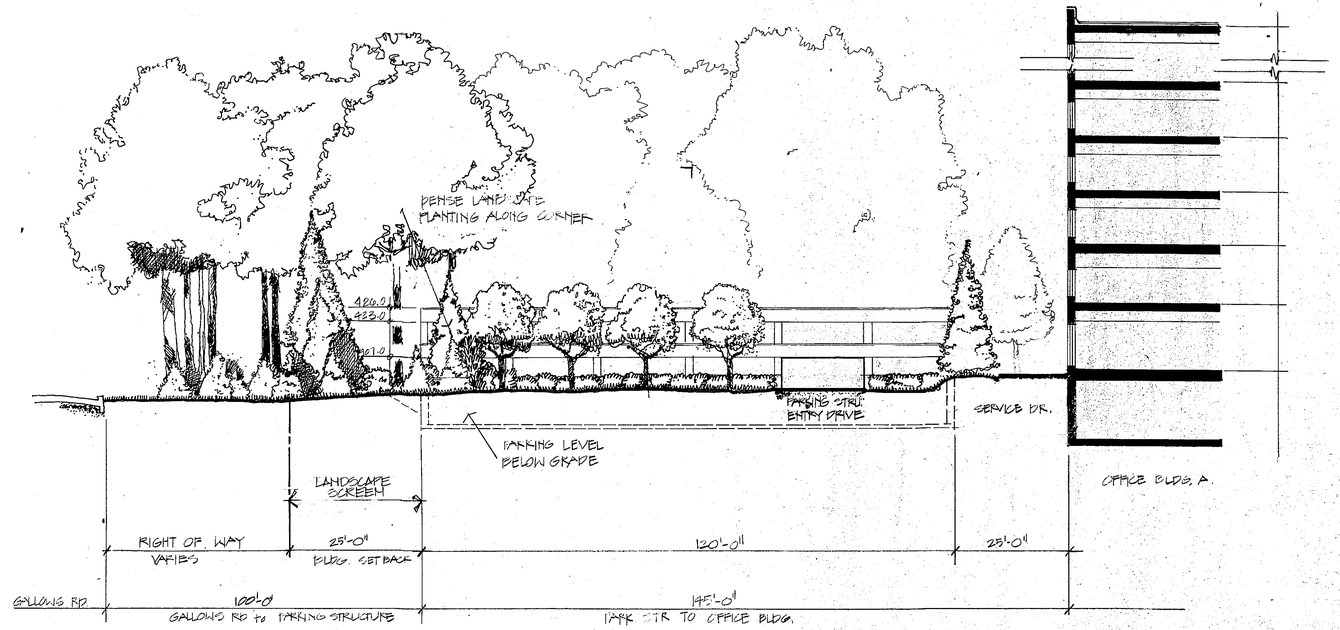
DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

RZ-84-P-129

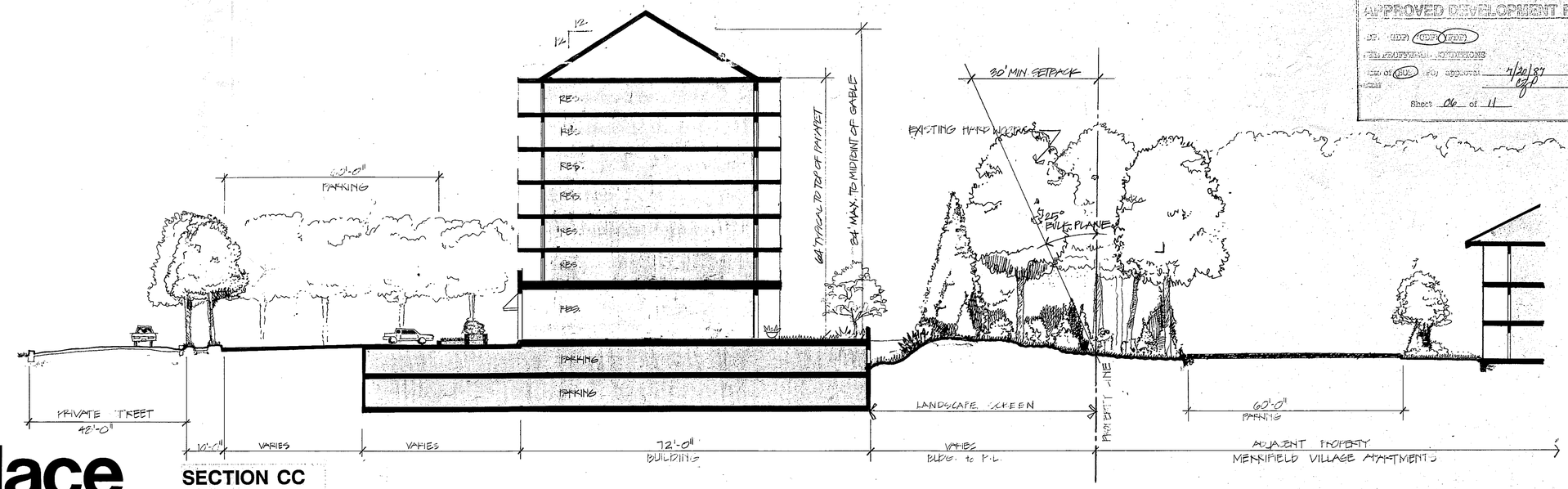
REVISED
13 JUNE 1987



SECTION AA
(REFER TO LANDSCAPE PLAN FOR KEY SECTIONS)



SECTION BB



SECTION CC

Application No. RZ 84-P-129 & FDP 1
APPROVED DEVELOPMENT PLAN
DP (DDP) (CDP) (FDP)
PROFFERED CONDITIONS
Date of BOS (PC) approval 4/20/87
Staff
Sheet 06 of 11

MetroPlace at DUNN LORING

Fairfax County, Virginia

ILLUSTRATIVE SECTIONS

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

RZ-84-P-129

REVISED 13 JUNE 1987
10 APRIL 1987

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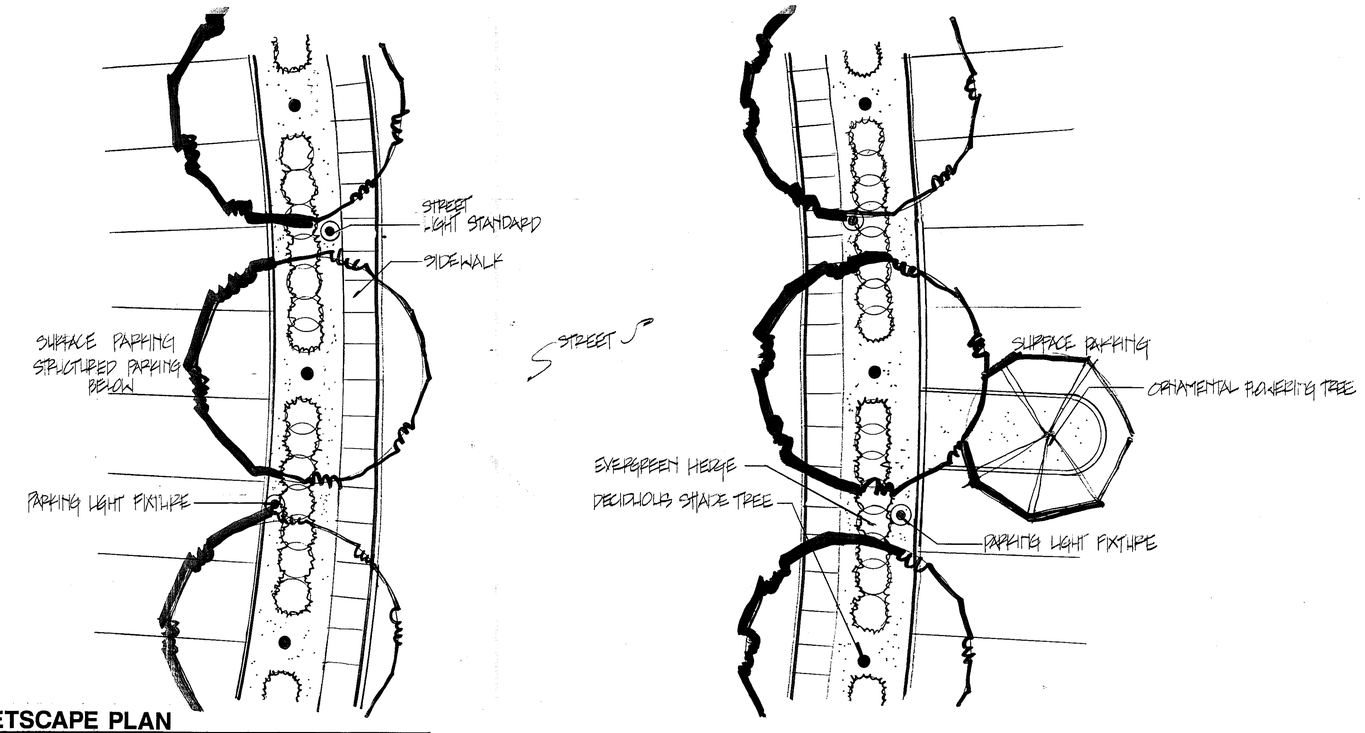
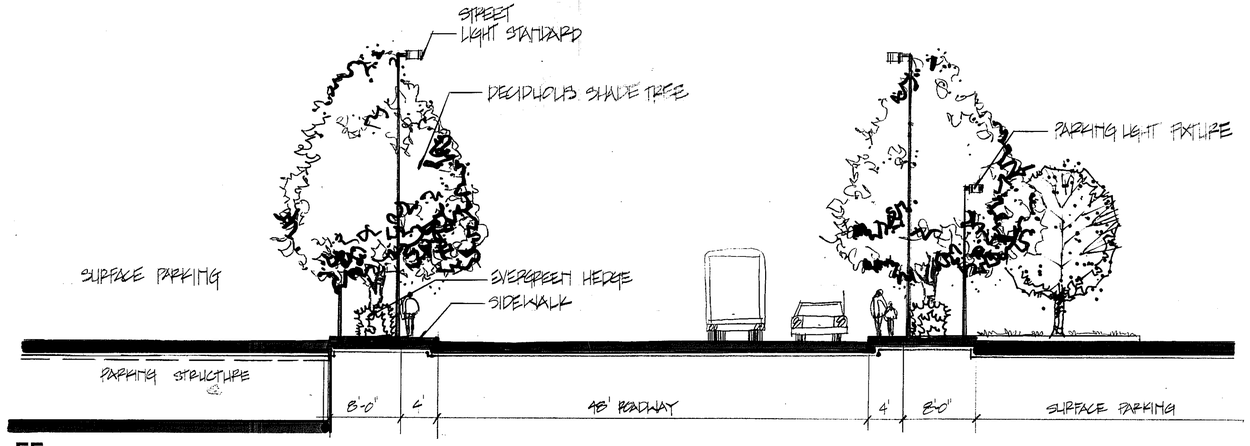
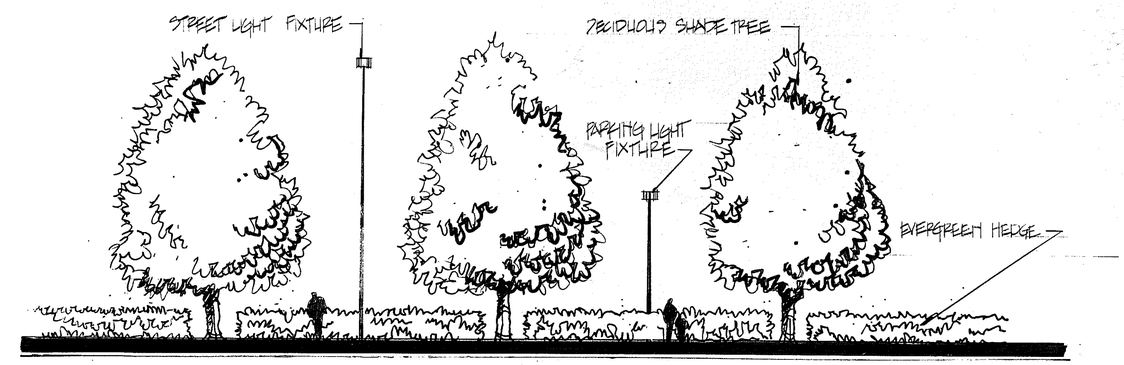
MP-6



STREETSCAPE PLAN
SCALE: 1/8" = 1'-0"



FF
STREETSCAPE SECTION
SCALE: 1/8" = 1'-0"



GG
STREETSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

Application No. RZ 84-P-129 & FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date (BOS) (PC) approval 7/20/87
Staff CJP
Sheet 07 of 11

MetroPlace at DUNN LORING

Fairfax County, Virginia

SEE LANDSCAPE PLAN FOR KEY TO STREETSCAPE DETAILS

STREETSCAPE DETAILS

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

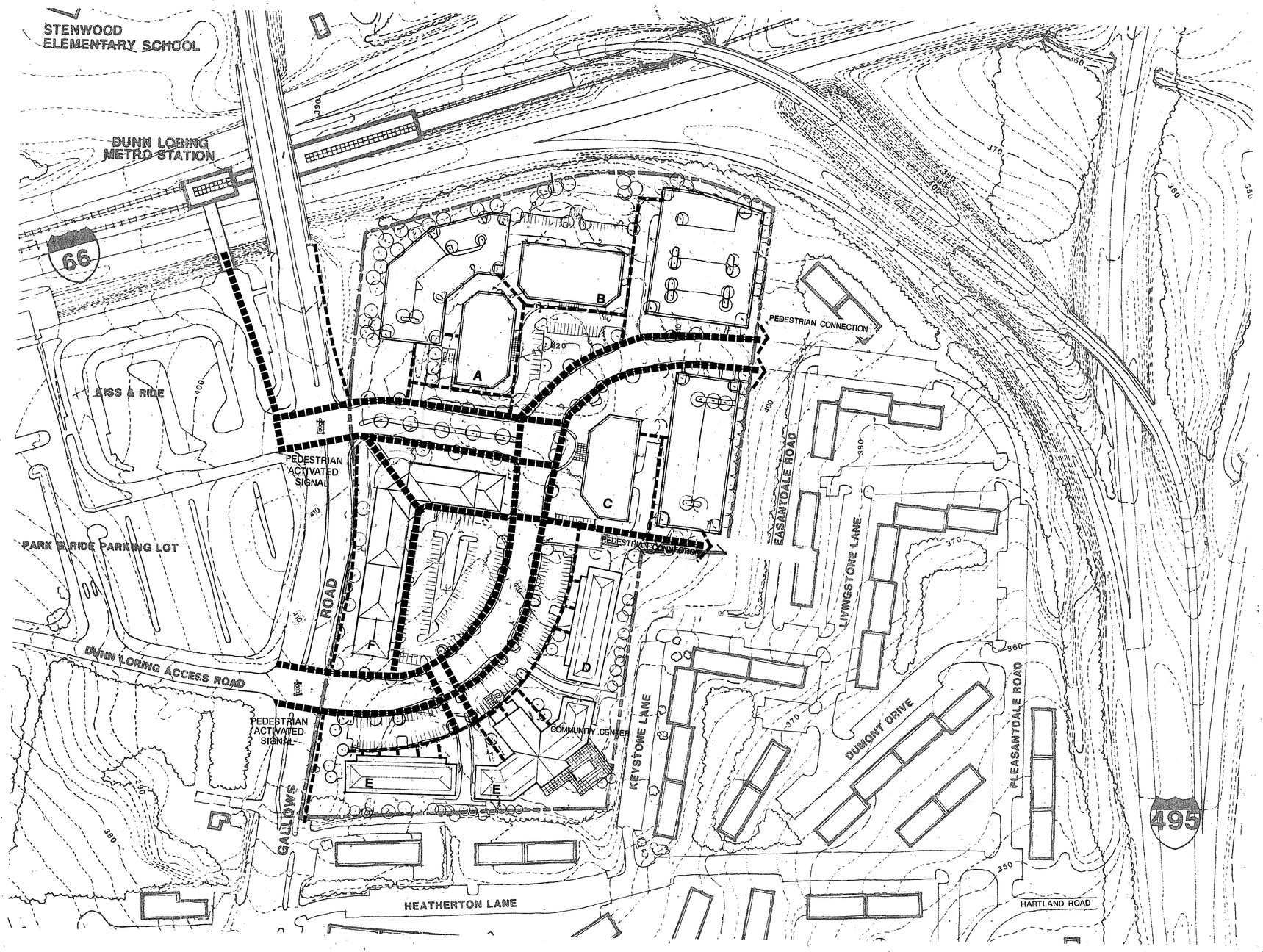
BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

RZ-84-P-129

REVISED 23 JUNE 1987

MP-7



Application No. RZ 84-P-129 & FDP

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERED CONDITIONS

Date of (BOS) (FU) approval 7/20/84

Staff AZO

Sheet 08 of 11

MetroPlace at DUNN LORING

Fairfax County, Virginia

LEGEND:

PRIMARY CIRCULATION
(WALKWAYS AND CROSSWALKS TO AND THROUGH THE DEVELOPMENT)

SECONDARY CIRCULATION
(WALKWAYS SERVING INDIVIDUAL ENTRIES WITHIN A BUILDING CLUSTER)

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

PEDESTRIAN CIRCULATION PLAN

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

RZ-84-P-129 REVISED 23 JUNE 1987

0 50 100 200 300 500

MP-8

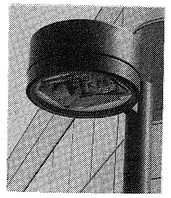
a circular cut-off luminaire. Its low profile, cylindrical shape suggests uses where the lighting plan brings luminaires closer to eye level.

Round luminaires accommodate optical systems and accept HID lamps from 70 to 400 watts.

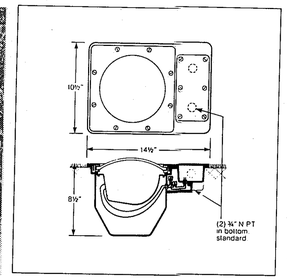
Housings are sealed against penetration by insects and the elements with high compliance, memory retentive, extruded silicone gaskets.

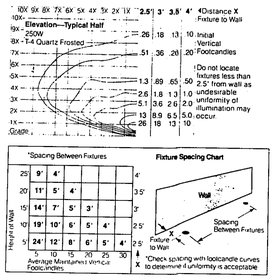
Housings are spun aluminum with a circumferential reveal.

Round Arm Mount
Lamps: 70-400 watts
Optics: I, III, VQ, FM, VS
Finishes: BRP – Bronze Painted
BLP – Black Painted
Configurations: 1 2 4



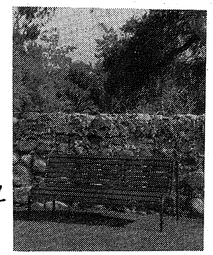
• metal halide
• single standard
• cut-off luminaire



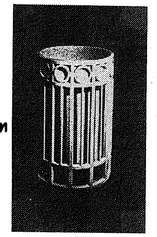


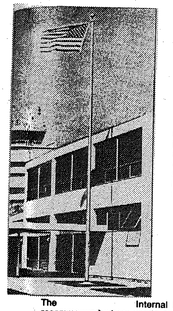
Specifications
Housing: One-piece cast aluminum with bituminous coating on below-grade portions, or one-piece cast bronze. Double wall separates lamp and splice compartments. Lens retainer and splice compartment cover are cast aluminum or bronze, with neoprene gaskets. Lamp well continuously welded to housing
Lens: Tempered clear roundel glass. ¼" thick, with one-piece silicone gasket.
Socket: High temperature mini-can type S4 with cast aluminum safety shroud.
Reflector: One-piece hydroformed aluminum with Alzak finish Retainers lock reflector in any position within 326° horizontal rotation.
Wiring: All components prewired with high temperature wire terminating in anti-siphon barriers. Isolation chamber filled with high temperature sealing compound. Factory pressure-tested at 10 p.s.i. Splice compartment volume-40 cubic inches.
Grounding: ¼-20 green hex head screw in splice compartment.
Conduit Taps: Standard tapping is two ¾" N.P.T. in bottom. Optional tapping is 1" N.P.T. in bottom and sides

• cast aluminum legs
• wood slats, treated



• 23" diam. 36" height
• cast aluminum w/ liner





ALUMINUM – CONE TAPERED GROUNDSET FLAGPOLES

Aluminum, durable, economical, attractive, our customers' choice 99% of the time. Unlike steel, no painting or maintenance is required.

Machine tapered to form an uninterrupted exterior surface without visible joints or offsets. Made of seamless aluminum tubing, 3/16" (.188) minimum wall thickness (thinner or thicker walls available), alloy 6063-T6. Uniform conical taper, 1" in every 5'6" throughout tapered portion.

Satin brush finish (standard). Our standard groundset comes with aluminum ball, single revolving truck, polyethylene halyard 9" aluminum cleat, aluminum flag snaps, MF335 Flash Collar (spun Aluminum) proper size foundation tube assembly with grd. spike, wedges, and set of instructions for easy installation.

Field Joints: When poles are to be shipped in more than one section, we supply self-aligning machine fitted, tapered field joints that do not require field welding.

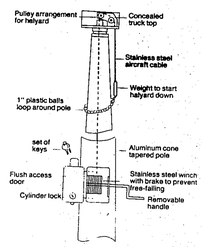
Options include anodized finishes; clear; bronzes; black; and paint; double trucks; special finials; metal core or other halyards; cleat cover boxes; optional bases, & yardarms.

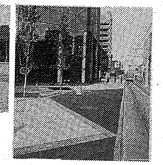
The Internal Halyard flagpole is recommended where vandalism may be a problem. The difference in price will pay for itself quickly resulting in less halyard and flag replacement.

Our internal halyard flagpoles come with a concealed truck top, stainless steel aircraft cable, flag snaps, stainless steel brake winch, restraining loop with 1" plastic balls and weight, flush access door with lock and keys, crank, found tube assembly, wedges and instructions.

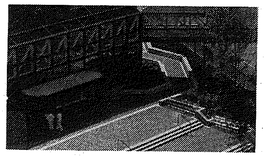
The same finishes are available as on a standard groundset. (Minimum of 6" butt diameter required)

INTERNAL HALYARD (Anti-vandalism)

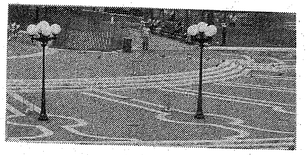




• polymer granite paving stone

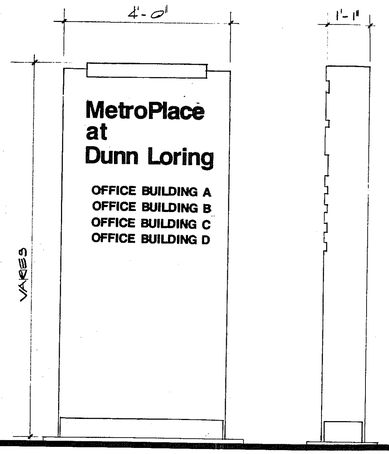


• precast concrete unit pavers

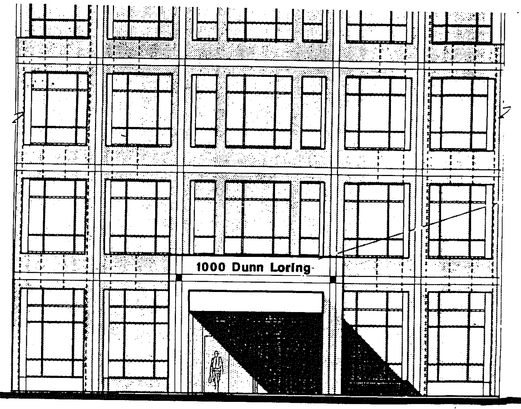


• asphalt block pavers

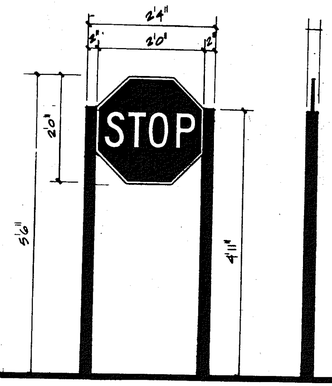
Street Lighting | Sign and Landscape Uplights | Bench and Trash Receptacle | Flagpole | Special Paving



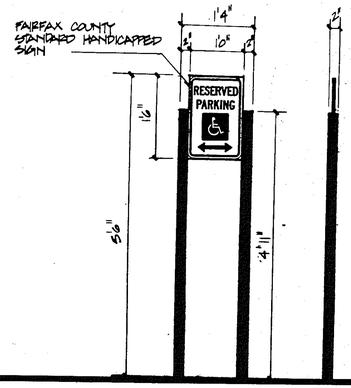
Project Identification Sign



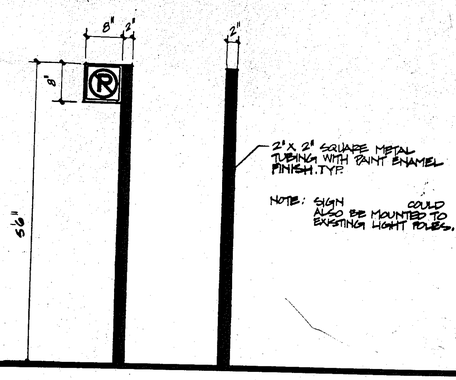
Building Identification Sign



Traffic Regulation Sign



Parking Regulation Sign



Parking Regulation Sign

MetroPlace at DUNN LORING

Fairfax County, Virginia

URBAN DESIGN ELEMENTS

Application No. RZ 84-P-129 + FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 7/20/87
Staff
Sheet 09 of 11

URBAN DESIGN ELEMENTS ARE SUBJECT TO CHANGE. ELEMENTS OF EQUAL QUALITY MAY BE SUBSTITUTED DURING THE FINAL ARCHITECTURAL AND URBAN DESIGN.

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

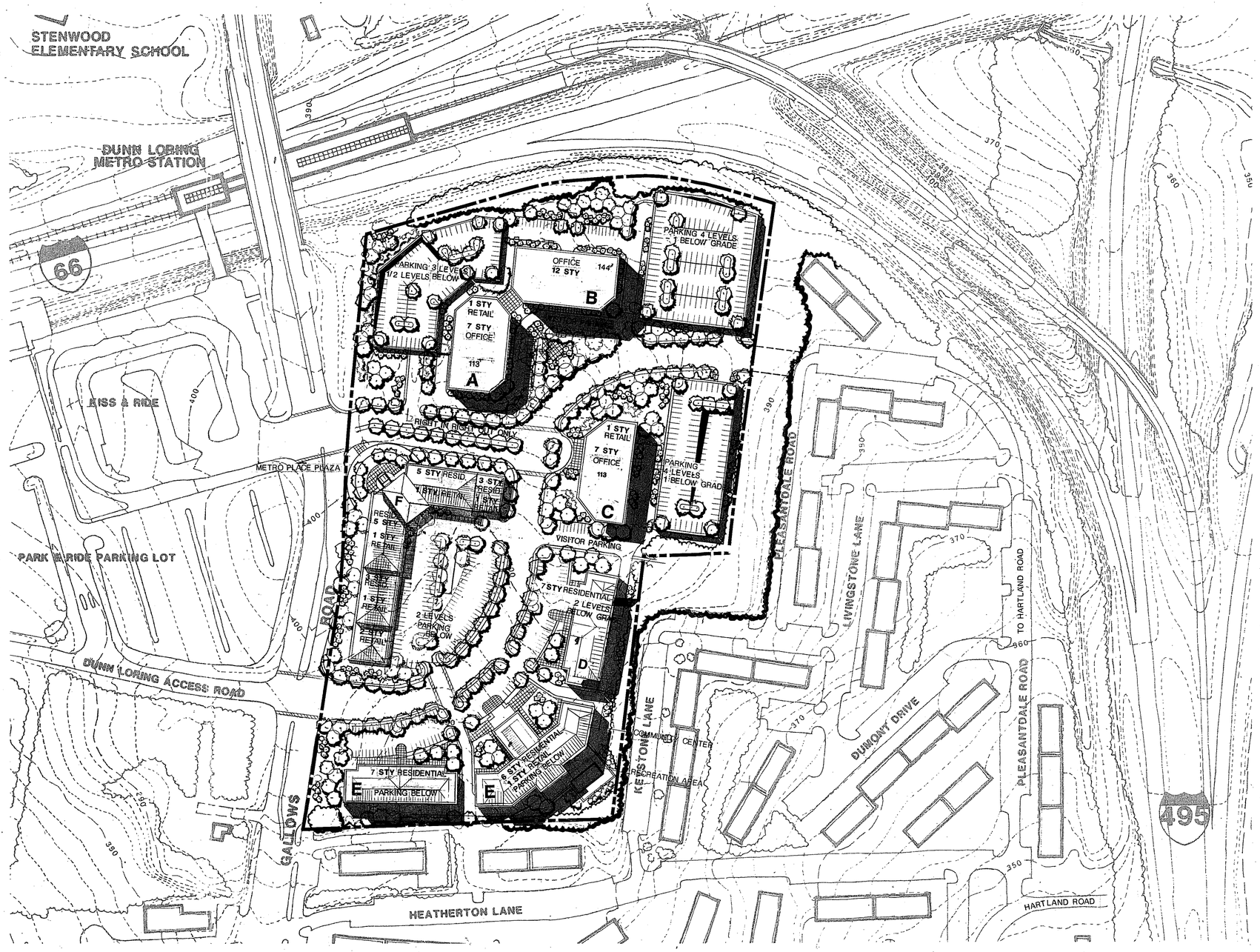
HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

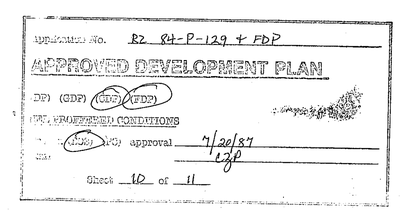
BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

RZ-84-P-129 REVISED 13 JUNE 1987

MP-9





MetroPlace at DUNN LORING

Fairfax County, Virginia

ILLUSTRATIVE PLAN

RZ-84-P-129

REVISED 13 JUNE 1987
10 APRIL 1987

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

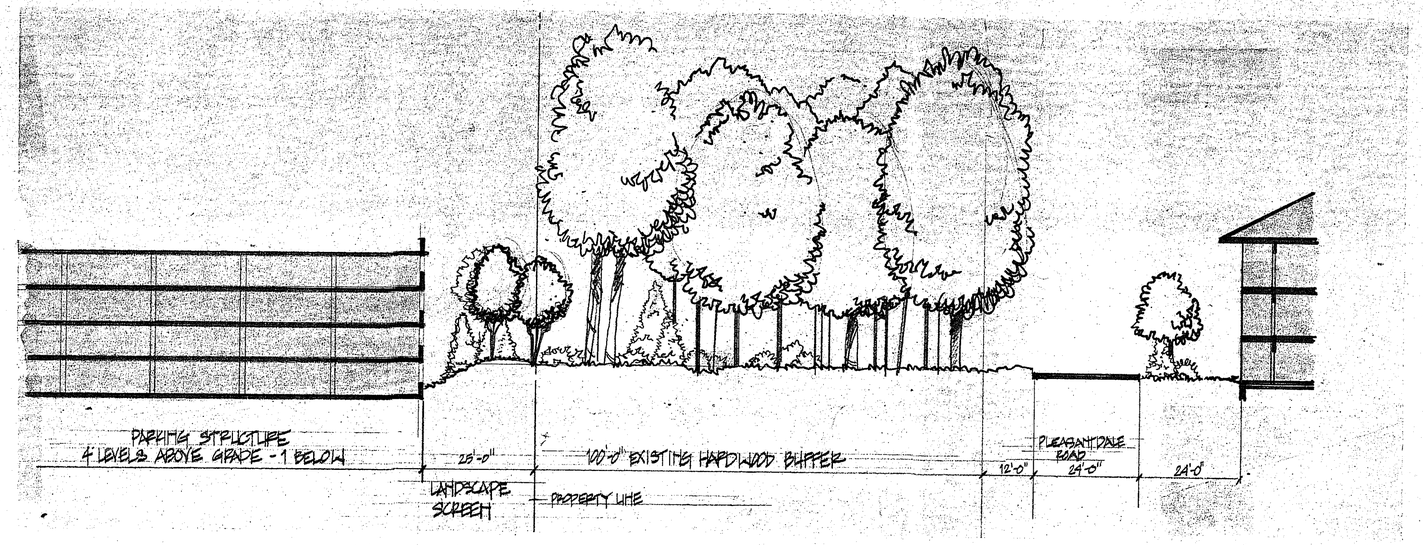
HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

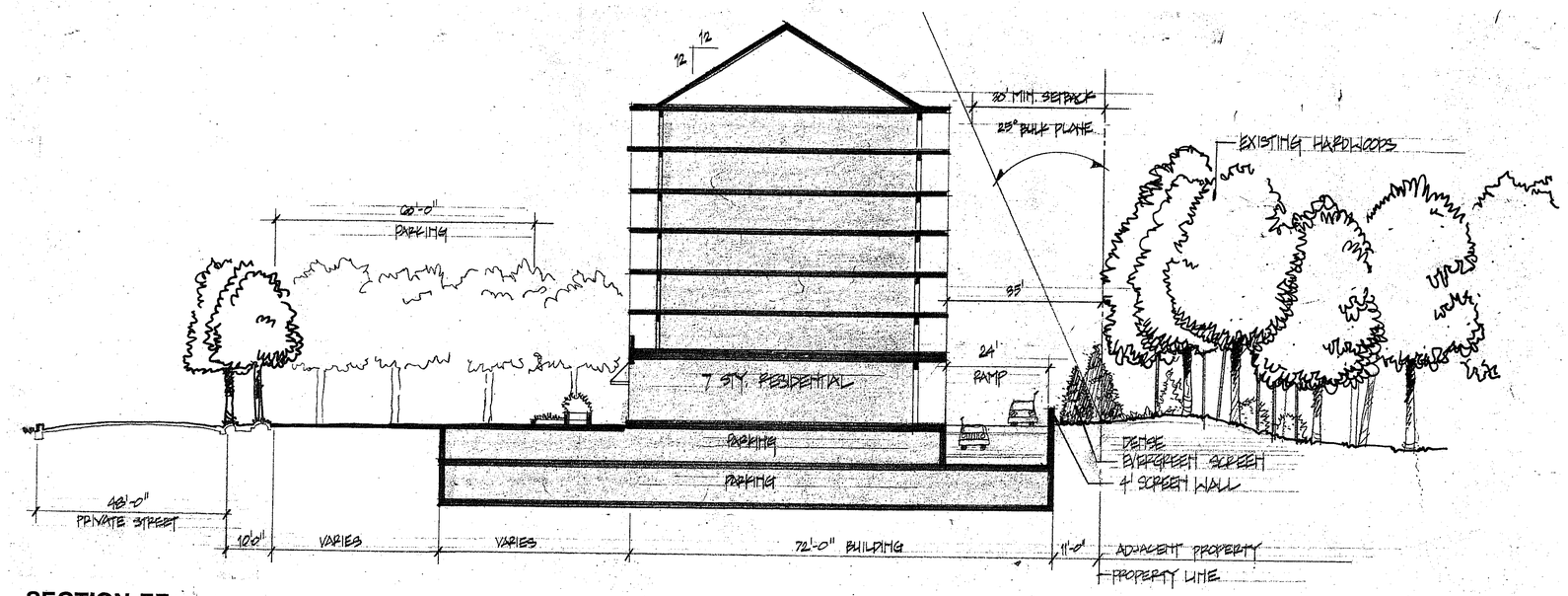
0 50 100 200 300 500

MP-10

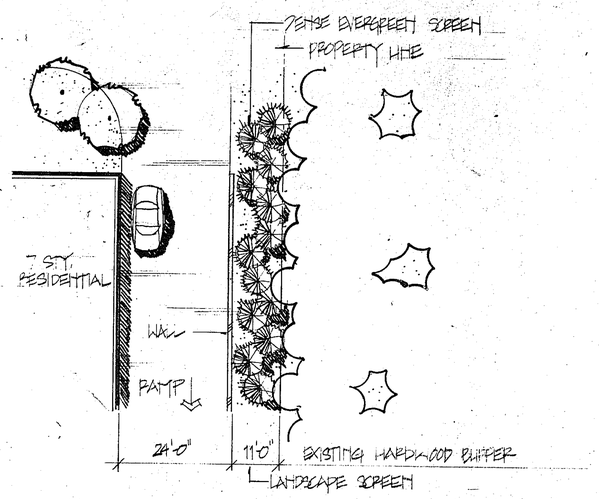


SECTION DD
(REFER TO LANDSCAPE PLAN FOR KEY SECTIONS)

Application No. RZ 84-P-129 & FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
WITH PROFFERED CONDITIONS
BOS (BZA) (PC) approval 11/30/87
Sheet 11 of 11



SECTION EE



PLAN

MetroPlace at DUNN LORING

Fairfax County, Virginia

ILLUSTRATIVE SECTIONS

RZ-84-P-129 19 JUNE 1987

0 8 16 32 48 80

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

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