

**TOWN OF HERNDON, VIRGINIA  
HERITAGE PRESERVATION REVIEW BOARD  
WORK SESSION AGENDA  
JULY 1, 2020  
HERNDON COUNCIL CHAMBERS BUILDING  
765 LYNN STREET  
7:00 P.M.**

**CALL TO ORDER**

1. Determination of Quorum

**PUBLIC HEARINGS**

2. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-011**, to consider an application for a Certificate of Appropriateness to install a new window on the mixed use building located at 700 Lynn Street, Herndon, Virginia, located at the intersection of Elden Street and Lynn Street and further identified as Fairfax County Tax Map 0162-51-0001. The property is zoned PD-TD, Planned Development – Traditional Downtown, and consists of 2,410 square feet of land. Owner/Applicant: LRS Herndon LLC. Applicant's Representative/Agent: Michael Wijdoogen, Architect, MW Architects LLC.
3. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, HPRB #20-012**, to consider an application for a Certificate of Appropriateness approving design revisions to the approved alterations, previously authorized through HPRB #19-02, to the commercial structure located at 765/767 Elden Street, Herndon, Virginia, located east of the intersection of Center Street and Elden Street and west of the intersection of Spring Street and Elden Street; and further identified as Fairfax County Tax Map 0162-02-0078. The property is zoned CC, Central Commercial, and consists of approximately 9,080 total square feet of land area. Owner/Applicant: Elden Market, LLC. Applicant's Representative/Agent: Dennis Clark, Revival Development, LLC.

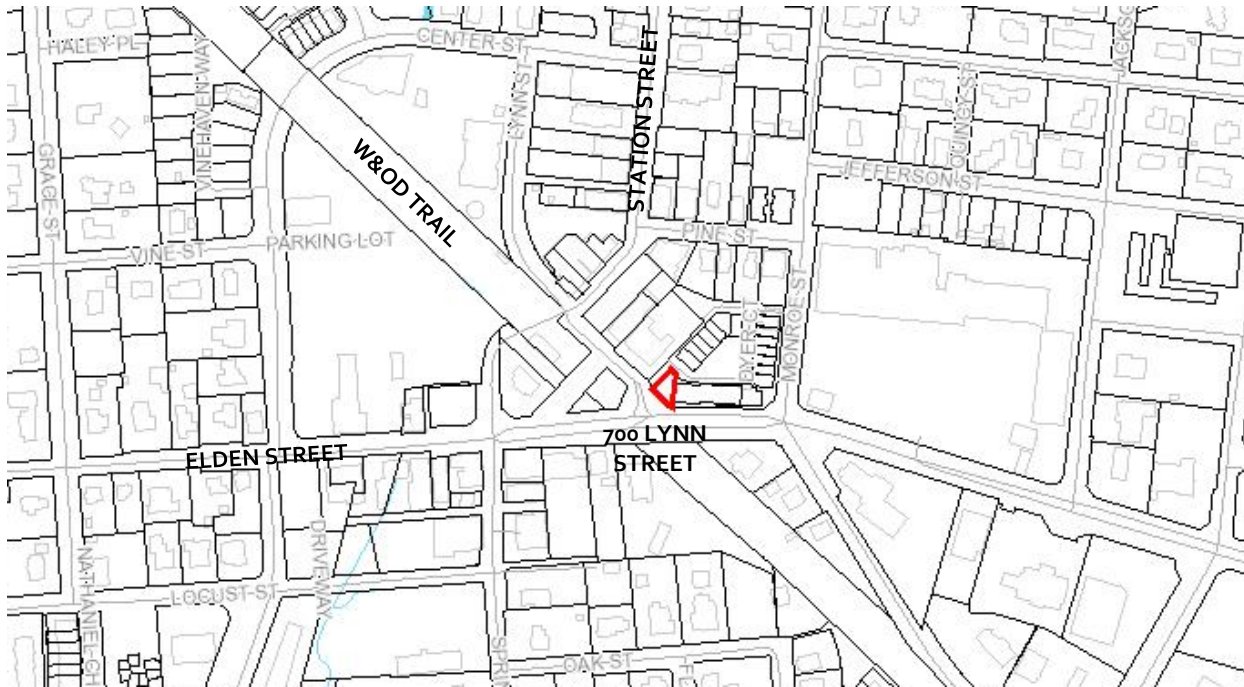
**COMMENTS**

4. Comments from the Staff Members
5. Comments from the Board Members

**ADJOURNMENT**

**Case Number & Type:** HPRB #20-011; Alteration to an existing structure  
**Case Summary:** Install one new window in a vertical circulation space on a street facing facade  
**Case Location:** 700 Lynn Street, Junction Square, Downtown Herndon

**Location Map**



**Property Information**

<b>Applicant/Owner:</b>	LRS Herndon, LLC		
<b>Agent:</b>	Michael Wijdoogen, Architect, MW Architects, LLC		
<b>Business/Organization:</b>	Midtown Jewelers		
<b>Property Use:</b>	Commercial; mixed use		
<b>Zoning District:</b>	PD-TD, Planned Development – Traditional Downtown	<b>HPOD Designation:</b>	Non-contributing
<b>Adjacent Zoning:</b>	<b>North:</b> CC, Central Commercial <b>South:</b> CC, Central Commercial/ CS, Commercial Services	<b>East:</b> PD-TD, Planned Development – Traditional Downtown <b>West:</b> CC, Central Commercial	
<b>Adjacent Property HPOD Designation:</b>	<b>North:</b> Non-contributing <b>South:</b> Non-contributing /contributing	<b>East:</b> Non-contributing <b>West:</b> Non-contributing	
<b>Associated Cases:</b>	HPRB #15-20; HPRB #16-33; HPRB #19-07		

<b>Building Type(s):</b>	Multi-story commercial and mixed use	<b>Date of Construction:</b>	2018/2019
<b>Architectural Style(s):</b>	Post-modern, urban		
<b>Exterior Material(s):</b>	Composite: Brick, metal and glass storefronts		
<b>Neighborhood Design Profile:</b>	Urban, mixed-use downtown		

## Case Details

### Case Description:

This application proposes to install a new metal framed window on the second floor of the vertical circulation space of the building located on the subject property. This new window opening, and window is designed to match the proportions, location, lite divisions and material of the existing window found on the third floor of this portion of the building. The application specifies that the window will have overall dimensions of 6'-3" wide by 7'-6" high, a bronze window frame finish to match the window above, a horizontal tri-partite lite division matching the existing window above and appears aligned vertically with the existing entry and window (Attachments #1, #2, and #3).

### Resource Background:

In previous applications on these properties, the applicant proposed to demolish two non-contributing commercial buildings and redevelop the site. The redeveloped property includes five mixed use units, 15 townhouses and approximately 5,000 square feet of commercial/retail space. The project was substantially completed in 2019. The Heritage Preservation Review Board approved the designs for this new development through case HPRB #15-20. During the construction process, design modifications were made, which were reviewed and approved by the Board through HRPB #19-07 and HPRB #19-09, for signage and the exterior design modifications that had occurred and not previously reviewed and approved by the Board.

### Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines: Windows (Pages 74-75)

## Staff Analysis

1. Within the Heritage Preservation Handbook, Chapter 13 *Rehabilitation Guidelines: Windows*, guidelines for window replacement, repair and maintenance are specified. While this project is altering the number and location of windows on the structure, the new proposed window is being selected to match the approved existing window above the second floor. The Handbook guidelines in this section generally states:

- Numbers, sizes, location and or glazing patterns should not be changed;
- Avoid cutting new opening, infilling window openings, and installing new window sizes that do not fit the original windows; and

- Avoid radically changing the appearance of windows by using inappropriate window materials and finishes.

The referenced guidelines form a rational basis for determining the appropriateness of new, replacement or reconstruction of windows. While the standards are written to prevent inappropriate alterations, the guidelines do not accommodate specifically for the improvement of the interior function of interior spaces and exterior design of facades. In this case, the modification will improve natural light into the second-floor interior circulation space and create spatial consistency and appropriate architectural repetition on the exterior wall.

Staff finds that, in general, the proposed alteration is in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the alteration on the façade consistent with the existing fenestrations, (2) use of a typical stylistic elements of the windows and the building’s architectural style; and (3) use of a new window similar in size/proportion, color and materials to the other window and door/entry system on the wall, as previously approved.

While staff has no major design issues with this proposed alteration, staff has a very minor clarifications of the existing third floor window size and location of the new window that does not appear to be specified in the application materials. This information, generally additional dimensions added to the elevation drawings, should be provided to staff as a condition of approval and prior to issuance of a building permit for the proposed alterations.

2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the evaluation of each criteria, staff finds the proposed alterations will be in keeping with overall visual appearance and architecture of this highly visible structure, meeting the intent of the evaluation criteria.

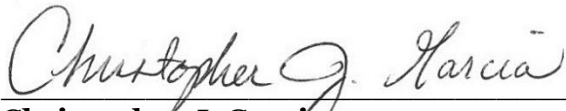
<b>Staff Recommendation:</b>	
<b>Motion Alternatives:</b>	<ol style="list-style-type: none"> <li>1. Motion to deny the application.</li> <li>2. Motion to approve the application as submitted.</li> <li>3. Motion to approve with condition(s).</li> <li>4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board</li> </ol>
<b>Recommended Motion:</b>	Motion for approval of HPRB #20-011, in accordance with Alternative #3, with the following conditions: <ol style="list-style-type: none"> <li>1. The applicant shall provide the existing third floor window dimensions and location for comparison to the new proposed window dimensions and location prior to issuance of a building permit; and</li> <li>2. The proposed alteration shall be constructed in substantial conformance with the application and supporting materials as submitted on or about June 8, 2020.</li> </ol>

**Report Attachments**

<b>1.</b>	Aerial Image
<b>2.</b>	Applicant Letter
<b>3.</b>	Existing Conditions, Proposed Elevations/Examples, and Materials Information
<b>4.</b>	Town's Zoning Ordinance, Section 78-60.3 - Heritage Preservation Overlay District

**Staff Contact**

<b>Name/Title:</b>	<b>Christopher J. Garcia, Community Design Planner</b>
<b>Phone/Email:</b>	<b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b>



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**Christopher J. Garcia**  
**Community Design Planner**



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**Bryce A. Perry**  
**Deputy Director**



# SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon  
 Department of Community Development  
 Image source: Google Earth © 2020



Town of Herndon  
Department of Community Development  
777 Lynn Street  
Herndon, VA 20170

Re: 700 Lynn Street Application for the Heritage Preservation Review Board

Dear Board Members,

Please accept this letter as part of the formal request to add a window to 700 Spring Street. The scope of work reflects an addition of a window to the right facade with the overall dimensions of 6'-3 1/8" W by 7'-6 1/2" H.

The finishes of the window will match the existing finishes of the window above.

We feel that the window compliments the existing structure at 700 Lynn Street and will add to the current aesthetics of the neighborhood. We would like to request that the Heritage Preservation Review Board review this application and approve this modest window. Please feel free to contact me at 703.819.9461 if there are any questions or if there might be an item that maybe omitted from this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Wijdoogen', with a long horizontal stroke extending to the right.

Michael Wijdoogen, AIA, LEED BD+C  
Architect

Enclosures:

- (1) Application with fee
- (1) Elevations 24x36
- (8) Elevation 11x17
- (8) Copies of photographs & material cut sheets
- Material Cut Sheets



Town of Herndon

Department of Community Development  
777 Lynn Street  
Herndon, VA 20170

Re: 700 Lynn Street Pictures

Right Façade - Elden Street



700 Lynn Street  
HPRB Submission  
06.08.2020

Area of proposed window



Area of proposed window

Front Façade – Lynn Street



Perspective view – Front and Left Facades



Left Façade



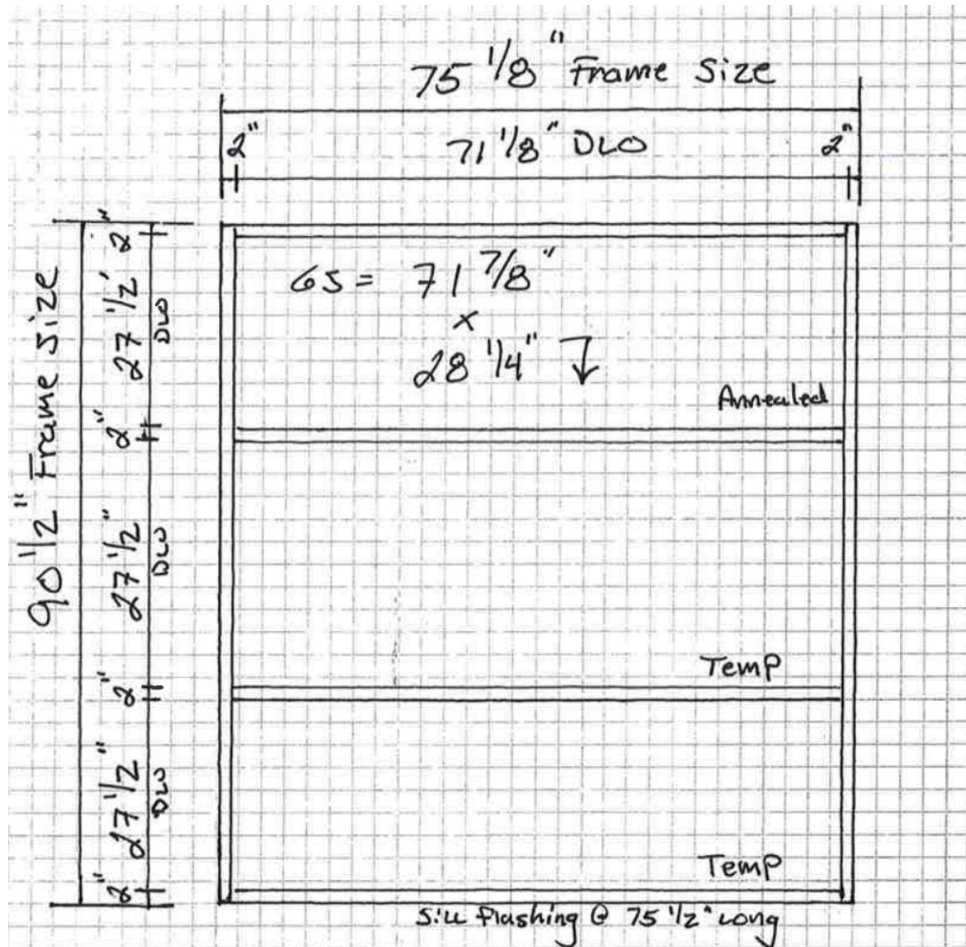
Perspective View – Rear and Left Facades



# GREEN TOUCH BUILDERS

BE SOMETHING GREAT

21495 Ridgetop Circle, Suite 205  
Sterling, VA 20166  
P703.996.9178 F571-313-1244



↓ Thus  
Kawneer 451T 2" x 4 1/2"  
Center Set  
Classic Bronze Finish



PERMAFLUOR™ ARCHITECTURAL FINISHES

# High-Performing Paints That Let You Design In Vibrant Living Color



BLACK



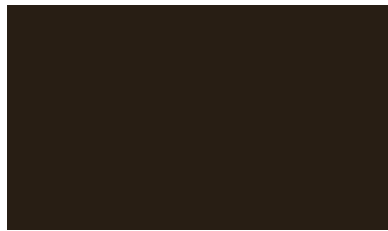
BOYSENBERRY



HARTFORD GREEN



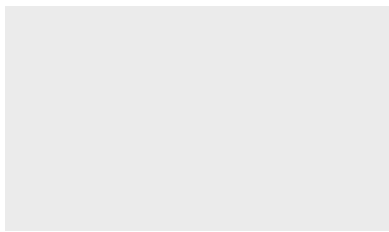
SANDSTONE



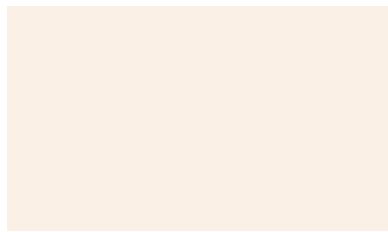
CLASSIC BRONZE



MILITARY BLUE



BONE WHITE



COLONIAL WHITE



ANTIQUE BRONZE



DOVE GRAY



DARK IVY



CHARCOAL



REDWOOD



SEA WOLF



MEDIUM BRONZE

There's a painted finish as expressive and enduring as the buildings you design. Permafluor™ Architectural Coatings combine beauty and successful performance as only a 70% fluoropolymer-based coating can.

Permafluor™ colors add life to your architectural expressions. Fifteen standard colors and a limitless pallet of custom colors can satisfy your creative needs. The standard colors are always in stock at Kawneer paint facilities for fast turnaround while the Permafluor™ custom colors can be formulated to meet your needs.

This is a paint that endures along with your architectural statement. Permafluor™ is formulated to maintain integrity for years. Outstanding durability translates to substantial maintenance savings over the life of the building.

Thousands of buildings throughout the world are a testament to the lasting beauty and performance of Kawneer standard Permafluor™ Architectural Coatings.

### KAWNEER #22 STOCK PERMAFLUOR™ ARCHITECTURAL COATINGS

The 15 standard Permafluor™ colors shown on this chart are Kawneer #22 stock coatings. They are stocked at Kawneer paint facilities for fast turnaround of painted projects.

The following specifications are required for the proper application and end-use results of Permafluor™. Performance properties represent minimum results when Permafluor™ is applied according to specifications.

### SPECIFICATIONS THAT MEET AAMA 2605 REQUIREMENTS

Permafluor™ coating will meet or exceed test requirements of AAMA 2605, Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.

The following are guidelines for specifying and applying Permafluor™ coatings:

**Pretreatment** – The aluminum shall be thoroughly cleaned using a multi-stage cleaning process to remove organic and inorganic surface soils and residual oxides. Apply a chemical conversion coating to which organic coatings will firmly adhere.

**Primer** – The cleaned and treated substrate shall be primed to a thickness of 0.2 – 0.3 mils using approved factory application methods.

**Paint** – The Permafluor™ paint system shall contain 70% PVDF (Hylar 5000® or Kynar 500®) resin and durable ceramic pigments. It shall be factory applied and oven baked for a topcoat film thickness of 1.0 mil minimum. Clear topcoat, if required, shall be applied at 0.4 – 0.8 mils.

### PERFORMANCE TABLE

Criteria	Performance
AAMA 2605	Meets or exceeds
Substrate	Aluminum only
Pretreatment	Multi-stage cleaning and conversion coating
Dry Film Thickness (ASTM D7091)	1.2 mils
Specular Gloss (ASTM D523)	Low and medium
Dry Film Hardness (ASTM D3363)	F min.
Impact Resistance	1/10" deformation No loss of adhesion
Abrasion Resistance (ASTM D968)	Coefficient of 40 minimum
Salt Spray (ASTM G85 Annex A5)	Hours: 2,000 Scribe or cut edges: Rating 7 Field: Rating 8
Humidity Resistance (ASTM D2247 or ASTM D4585)	Hours: 4,000 Few No. 8 blisters max.
10 Years South Florida	Color change: 5ΔE (Hunter) units max. Chalk resistance: Rating 8 max.
10% Muriatic Acid Spot Test	15 min. No blistering or visual change
Mortar (Alkali) Resistance	24-hour spot test, no visual change
72-Hour Detergent Immersion (@ 100°F)	No loss of adhesion
Boiling Water Adhesion	No removal of film after 20 min. exposure

Hylar 5000® is a registered trademark of Solvay Solexis, Inc., Kynar 500® is a registered trademark of Arkema Inc.

**Note:** These color samples are as close as possible to actual colors offered within the limitations of printing techniques. Final color specification will be as per approved color samples. Permafluor™ finishes are formulated for Kawneer Company, Inc.



## Trifab® VersaGlaze® 451/451T Framing System

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation (451T), hurricane resistance
- Structural silicone glazed (SSG) options



### Product Features

Trifab® VG (VersaGlaze®) Framing systems are built on the proven and successful Trifab® framing platform – with all the versatility its name implies. Trifab® framing set the standard and Trifab® VG framing improves upon it.

There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills.

Select from four glazing applications, four fabrication methods and multiple infill choices.

Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

#### Key Features Include:

- Hurricane Impact tested on Shutter Application Only
- Trifab® VG 451/451T Framing is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- SSG / Weatherseal option
- Isolock® lanced and debrided thermal break option with Trifab® VG 451T Framing
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

#### Optional Features:

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Profit\$Maker® plus die sets available

**Product Applications:**

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows including GLASSvent® Windows for Storefront Framing are easily incorporated

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Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.



696 Pine Street  
Herndon, VA 20170  
703.819.9461  
michaelw@mwnarchitects.biz

700 Lynn St.  
Herndon, VA 20170

Existing & Proposed Right  
Side Elevation - Elden St.

Midtown Jewelers

SEAL:

<b>REVISIONS:</b>	
Rev Set 05.06.20	HPRB Rev. 06.08.2020
Rev Set 05.14.20	Permit Set
Rev Set 05.21.20	
Rev Set 05.27.20	
Project number	20.079
Date	04/15/2020
Drawn by	SDG
Checked by	MSW

A2.0

Scale 1/4" = 1'-0"



① Existing Right Side Elevation  
1/4" = 1'-0"



② Proposed Right Side Elevation  
1/4" = 1'-0"

**HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW**

*Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts*

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**Sec. 78-60.3. - Heritage Preservation Overlay District (HP District).**

- (a) *Purpose and intent.* The heritage preservation overlay district (HP district) is intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code § 15.2-2306.
- (b) *Applicability.* No building, structure, or sign located in the HP district shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of section 78-60.3(g), certificate of appropriateness in the heritage preservation overlay district.
- (c) *District boundaries and maps.* The boundaries of the HP district shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.....
- (f) *Development within the heritage preservation overlay district.* Development located within a preservation district shall be completed in accordance with the Herndon Heritage Preservation Handbook, and the following standards:
- (1) *Alteration, restoration or reconstruction.* A certificate of appropriateness for altering, restoring, or reconstruction of a building or structure shall be approved only after considering the following standards, as well as other appropriate matters:
    - a. Whether or not reasonable effort shall be made to alter the site, building, or structure, and its environment to the minimal extent practicable.
    - b. Whether or not alteration of the original distinguishing qualities or character of a site, building, or structure and its environment and the removal or alteration of any historic material or distinctive architectural features shall be avoided to the greatest extent practicable.
    - c. Whether all sites, buildings and structures shall be recognized as products of their own time, with alterations and reconstruction to existing buildings and structures to be consistent with the original style of such buildings and structures.
    - d. Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.
    - e. Whether or not deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible, and, if replacement is necessary, whether or not new materials shall match the material being replaced in composition, design, color, texture and other visual qualities to the greatest extent practicable.
    - f. Whether or not repair or replacement of missing architectural features shall, to the greatest extent possible, be based on accurate duplications of the original features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
    - g. Whether or not the surface cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable; provided, however, that

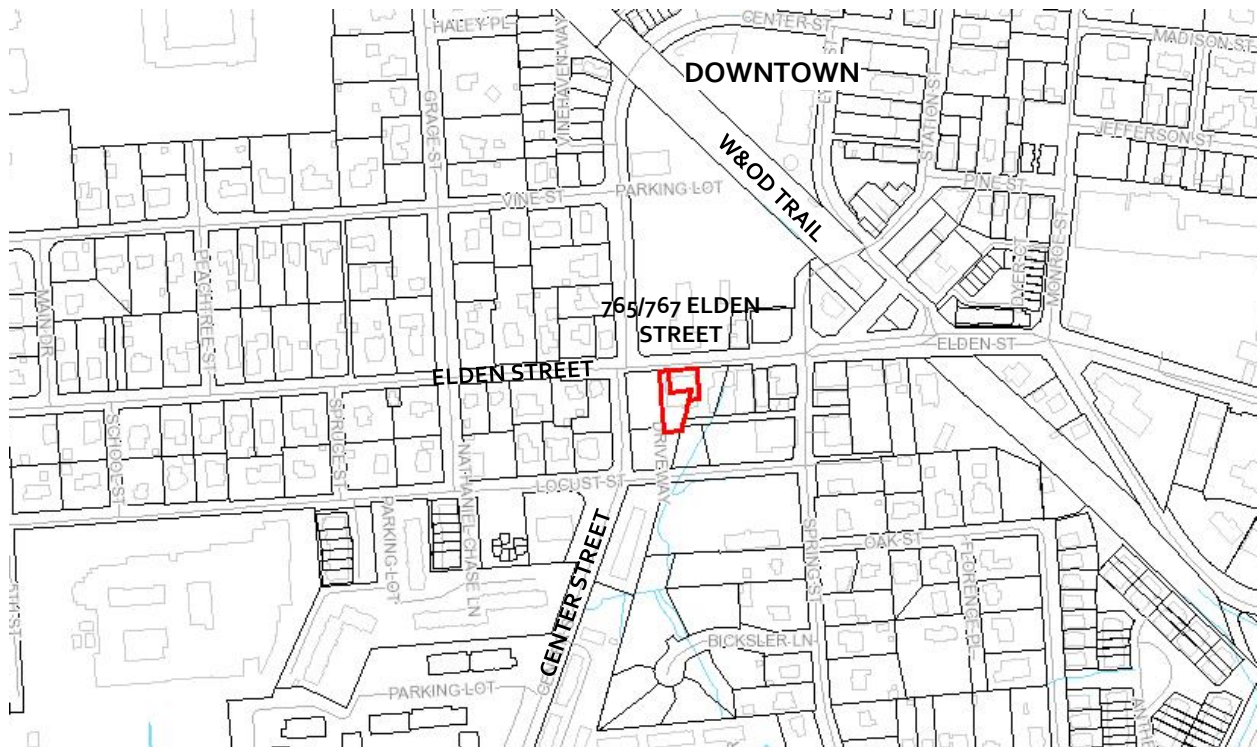
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- h. Whether or not partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facades are retained for the purpose of integrating new construction into existing historic buildings or structures when such is appropriate and in accordance with the intent of this article. The town does not advocate this procedure, as it goes against the Secretary of the Interior's guidelines for rehabilitation and credits would not be allowed in such projects.
  - i. Whether or not, to the greatest extent practicable, every effort shall be made to protect and preserve archeological resources within or adjacent to the heritage preservation overlay district.
  - j. Whether or not contemporary design for alterations and additions to existing buildings and structures is compatible with the size, scale, color, material, and character of the building and structures within preservation districts, and whether or not such alterations and additions would destroy significant historical, architectural, or cultural material.
  - k. Whether or not the proposed additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired. Whenever possible, new additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired.
- (2) *New construction.* A certificate of appropriateness for new construction of a building or structure may be approved only after considering the following standards, as well as other appropriate matters:
- a. Whether or not the design will be architecturally compatible with the historic landmarks, buildings, and structures in the heritage preservation overlay district in terms of size, scale, color, material, and character.
  - b. No specific architectural style shall be adopted or imposed in the administration of this section.
- (3) *Moving or relocating a building .* A certificate of appropriateness to move or relocate a building or structure may be approved only after considering the following, as well as other appropriate matters:
- a. Whether or not the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
  - b. Whether or not the proposed relocation would have a negative or positive effect on other historic landmarks or on other sites, buildings or structures located within the heritage preservation overlay district;
  - c. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspect of the building or structure;
  - d. Whether or not the proposed relocation is the only practicable means of saving the structure from demolition; and
  - e. Whether or not the building or structure will be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to preservation control.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters:
- a. Whether or not the building or structure is an historic landmark or is a building within the heritage preservation overlay district that contributes to the character of the heritage preservation overlay district;
  - b. Whether or not the building or structure is of such interest or significance that it would qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register;
  - c. Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;
  - d. Whether or not historic events occurred in the building or structure;
  - e. Whether or not the building or structure is structurally unsound and to what extent;
  - f. Whether or not a relocation of the building or structure or a portion thereof would be to any extent practicable as a preferable alternative to demolition;
  - g. Whether or not the proposed demolition could potentially adversely affect other historic landmarks located within a preservation district or adversely affect the character of a preservation district;
  - h. If a building is damaged by a fire or other natural hazard, the building inspector shall determine if a building is structurally sound and is in imminent danger to public safety and should be demolished;
  - i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
  - j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

**Case Number & Type:** HPRB #20-012; Amendment to an approved application  
**Case Summary:** Modify overall building height, selected exterior materials and color scheme of the approved design  
**Case Location:** 765/767 Elden Street, Downtown Herndon

**Location Map**



**Property Information**

<b>Applicant/Owner:</b>	Elden Market, LLC		
<b>Agent:</b>	Dennis Clark, Revival Development, LLC		
<b>Business/Organization:</b>	Aslin Beer Company		
<b>Property Use:</b>	Commercial		
<b>Zoning District:</b>	CC, Central Commercial	<b>HPOD Designation:</b>	Non-contributing
<b>Adjacent Zoning:</b>	<b>North:</b> PD-TD, Planned Development – Traditional Downtown <b>South:</b> CC, Central Commercial	<b>East:</b> CC, Central Commercial <b>West:</b> CC, Central Commercial	
<b>Adjacent Property HPOD Designation:</b>	<b>North:</b> Non-contributing <b>South:</b> Non-contributing	<b>East:</b> Non-contributing <b>West:</b> Non-contributing	
<b>Associated Cases:</b>	HPRB #17-15; HPRB #19-02; HPRB #19-25; HPRB #20-009		
<b>Building Type(s):</b>	Single story commercial /light industrial	<b>Date of Construction:</b>	Circa 1946

<b>Architectural Style(s):</b>	New Dominion Vernacular Commercial
<b>Exterior Material(s):</b>	Partially deconstructed/reconstructed; CMU block walls with planned architectural rainscreen wall system consisting of cementitious fiberboard panels, architectural door and window systems on front and side elevations; and parapet-typed roof with rooftop use area
<b>Neighborhood Design Profile:</b>	Urban, mixed-use downtown

## Case Details

### Case Description:

This application proposes to revise the building design approved by the Board through HPRB #19-02 and HPRB #20-009. In this submission the applicant proposes the following design amendments:

1. Reduce the height of the second story portion of the CMU screen wall, which would exceed the capabilities of the existing and proposed structural footings.
2. Replace the primary exterior cladding product from the Swiss Pearl Carat Azurite 7040 rainscreen fiber cement panels (labeled RS-1) with a stucco product, Sto Powerwall ci (labeled ST-1) with Sto's Milano finish coat in a color intended to match the Swiss Pearl 7040 and scored lines arranged in a pattern to mimic the approved rainscreen panel arrangement.
3. Replace the secondary exterior cladding product from the Equitone Linea LT20 rainscreen fiber cement panels (labeled RS-2) with a stucco product, Sto Powerwall ci (labeled ST-2) with Sto's Signature Linear 10 finish coat, in a color intended to match the approved gray rainscreen color. Two different color sample options were submitted.
4. Change the west elevation bump out exterior cladding material from the secondary color grey to the field color blue.
5. Replace the HardiePanels® vertical siding (labeled HP-1), on the south and east elevations with the primary exterior cladding material, the Sto Powerwall ci stucco product (labeled ST-1) with Sto's Milano finish coat in a color intended to match the previously approved blue rainscreen panels. As shown in the elevation drawings, the cladding in these areas are not intended to be scored with lines to create a panelized affect.
6. Remove the rivets applied to the four corners of all the rainscreen panels so that the new stucco/EIFS product does not present this detail.
7. Remove the 8' tall roof terrace screen on the southerly portion of the west elevation and on the south elevation. This screen was implemented in the original design as a safety feature for a previous bocce court on the roof deck that is no longer feasible due to the floor plan changes approved through HPRB #19-02. The roof terrace screen will be replaced with the cable railing specified for other areas of the roof deck of the last approved design.
8. The second-floor stairwell near the front of the building was extended several feet closer to the front façade to accommodate a larger landing and meet code required clearances.

The application cites material(s) procurement difficulties and maintenance issues for most of the exterior changes with a few exceptions. The shorter overall building height, stair movement, and the removal of the roof deck fence/screen are functional and structural modifications needed to meet building code and structural requirements, and changes in use of the roof deck space (in the case of the roof deck fence/screen). (Attachments #1, #2, #3, and #4).

### **Resource Background:**

The HPRB approved a COA for case HPRB #17-15 to allow for the complete redesign of this non-contributing building (Attachment #5). The approved design is contemporary with modern materials wrapping the building and a roof deck for outdoor/semi-enclosed second floor added. The HPRB later approved a COA for case HPRB #19-02 that allowed for required revisions to the approved design of the building. In the process of construction of the approved design, the applicant found it necessary to demolish the remaining structural components (exterior walls) of the non-contributing commercial building within the Town's Heritage Preservation Overlay District. Demolition of the existing building was sought because retention of the building was not structurally feasible as previously planned. Three concrete block perimeter walls were removed due to structural failures during the construction process and the applicant then requested approval to demolish the final street-facing wall comprised of concrete block and brick due to the same poor structural conditions found in the other perimeter walls. Thus, an HPRB Application for Demolition of An Existing Structure became necessary. This application, HPRB #20-009, was approved by the Board in April 2020.

### **Applicable Design Guidelines & Criteria:**

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #6)

### **Staff Analysis**

1. Staff does not have any concerns with design modifications proposed in Items 1, 6, and 7 noted in the Case Description section of this report. Staff concurs with applicant's assertion that these specific changes are necessary to address structural design issues, building code requirements and address a use of space (on the roof deck) that is no longer feasible. Staff finds that these modifications do not significantly alter the architecture and character-defining features of the design approved through HPRB #19-02.
2. There is some proposed material information that requires additional information and clarity. The proposed materials mentioned in the applicant's letter appear to actually just be the finish coat and not the material itself. The material samples provided show those finish coats and do not appear to be coated on the proposed material as described. The blue Sto Milano finish sample is applied on a Styrofoam board. The Sto Signature finish samples are applied on gypsum boards. The staff assumption is that neither sample represent the proposed material as described in the application. The applicant will need to clarify this and provide an actual material sample that,

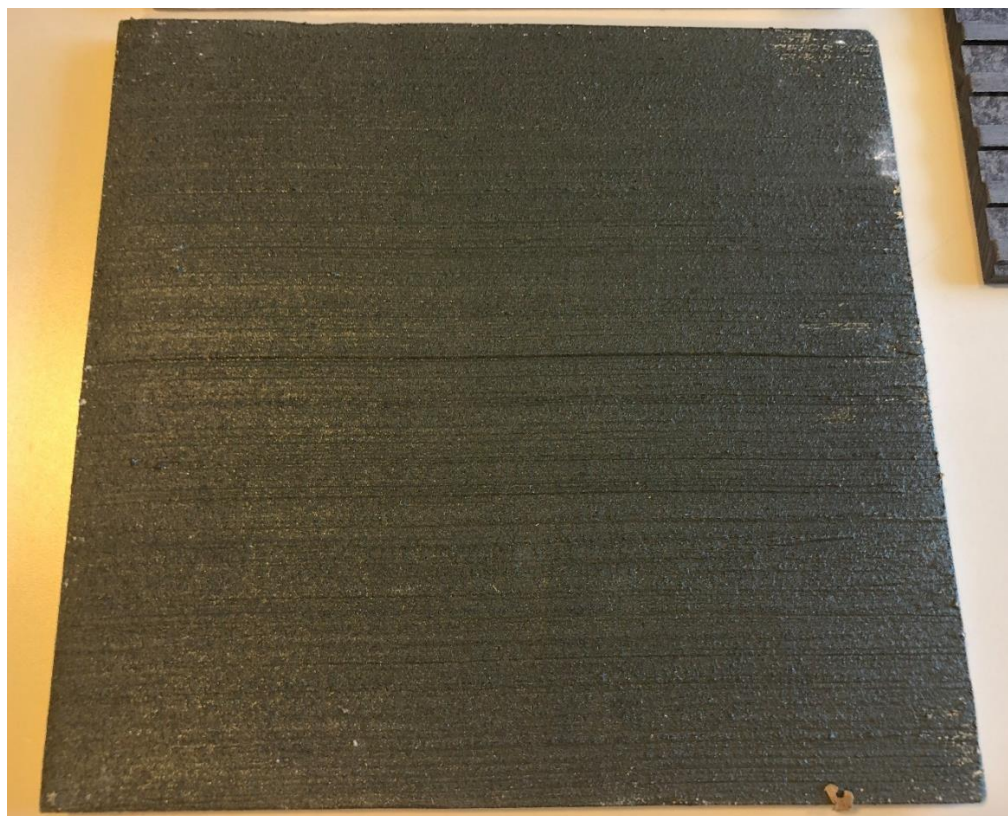
presumably, represents the Sto Powerwall® ci stucco system included in the product reference material submitted with this application (See product information in Attachment #4).

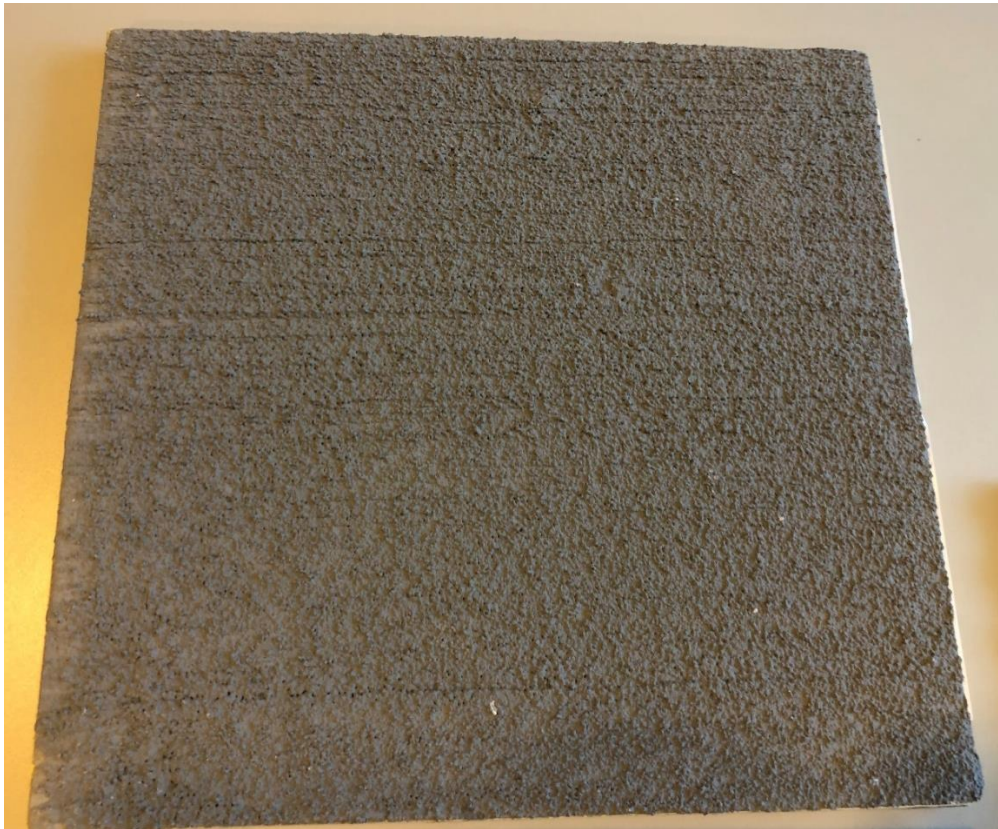
There is also uncertainty on how the scored marks in the stucco walls will be applied and how they will appear when the system is installed. Clarity is necessary on whether the grooves (scoring) are factory applied or applied on-site, how wide and how deep they are, whether they are v-grooves or box grooves, and whether they will be coated in the same texture and color. Some or all of this information may have an impact on staff's primary concern as outlined in the following comment (Comment #3).

In gaining a better understanding of the visual impact of these panels, an exterior material / system not previously reviewed by the Board, it may be beneficial to review other examples of which this stucco product has been used in a similar manner to replicate small panels. Precedent images may suffice, and local examples would be ideal, if possible.

3. There is concern that the amendments to the exterior cladding materials will constitute a significant change to the approved design of the building by substantially reducing the visual interest, level of detail, and level of articulation on the facades. Changing from a unique panel system with joints between panels to a continuous wall system with applied score marks, the removal of the panel rivets, the change from the highly textured and geometric design of the secondary rainscreen panel to the brushed concrete surface treatment of the proposed secondary stucco cladding treatment, and increasing the use of the blue wall treatments combine collectively contribute to substantial design modification. Each of these are addressed in more detail below:
  - The visual difference between the panel joints of the originally approved design and the proposed surface score marks is due to a difference in depth of reveal and the associated shadow lines created by the reveal. A cladding material comprised of individual smaller units conveys a different and more authentic aesthetic than a single surface material treated in a manner to mimic smaller units. The scale and visual interest of a smaller building unit can seldom be successfully simulated by scoring a large expanse. This difference in appearance would be exceptionally noticeable to both the pedestrian on the abutting public sidewalk and when viewed from a distance due to the shallowness of the score marks.
  - The panel rivets, though a minor component of the overall design, with their consistent use and location help reinforce the geometric nature and use of panels while also offering a break from the flatness of each panel. Removing the rivets alone, might not generate as large of a visual impact as the material change proposed but in combination with the other noted changes, it adds to the overall loss in the quality of the wall treatment, articulation and detail.
  - The color of the proposed secondary stucco cladding material may be similar to the previously approved material, however they do not appear to have any further visual similarities. The first photo below shows the previously approved material. The second and third photos show the options proposed for the replacement

material. There is a slight linear orientation to the proposed material but that texture, akin to brushed concrete, is a notable departure from the clean cut lines of the approved material and when used over an entire façade span would have a very different overall design from the fiber cement rainscreen panels. If the intent is to have a finish that mimics concrete, consideration should be given having a pattern that conveys a traditional masonry unit size. In addition, consideration should be given to using a real masonry material such as brick.





- The approved building design uses three exterior cladding materials, HardiePanel® vertical siding on the rear and east elevation, the blue rainscreen panels to frame the front façade, on the front half of the west elevation, and on the terrace roof and parapet, and the grey rainscreen panels for the storefront and on the front and side of the bumped-out portion of the building along the west side. The proposed design changes all of those areas, except the storefront area with the blue wall treatment. This change removes the material variation and balance of the overall design and subsequently increases the scale of the contemporary building forms. The overuse of the bold blue cladding material and its impact to scale reduces the architecture’s appropriateness and compatibility with the scale and material texture of the historic building forms in the Heritage District.

Staff believes these changes and the resultant loss in façade detail and articulation are not appropriate for a building with architecture already defined by strong contemporary forms in a historic area with prevalent use of historic forms and traditional materials. Reducing the wall treatment to a single material conflicts with the original design intent of using a variety of building materials to offset the starkness and scale of the contemporary forms, which staff believes is a vital design feature that should be retained. Given the buildings’ prominence in the Heritage Preservation District it is important that its contemporary forms are managed closely to ensure that

they continue to provide a scale-appropriate compatible juxtaposition to the historic architectural styles of the district.

4. The proposed stucco wall treatment with the smooth and brushed concrete finishes are new materials not previously considered by the Board. Unless historically appropriate and with some exceptions, the HPRB has often viewed stucco or synthetic stucco to be appropriate when used on accent features instead of as the predominant cladding material. This evaluation was rooted in the aesthetic limitations of stucco or synthetic stucco, the limited use of stucco historically during the Heritage District's period of significance and demonstrated durability problems with earlier synthetic stucco products. Those earlier evaluations should not have bearing on the material proposed in this case given that it is not meant to be presented as an alternative to traditional stucco in appearance, and given that the architecture is completely unique to this building. As a general rule to keep in mind, each case should be evaluated separately on its own merits and circumstances and previous decisions for cases on other properties do not set precedence for Board actions.
  
5. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #6). Based on the evaluation of each criteria, staff finds the proposed alterations, specifically Items 2, 3, 4, and 5 noted in the Case Description section of this report are not in keeping with overall visual appearance and architecture of this highly visible structure as previously approved. Staff finds that these specific design modifications do not comply with the HPRB review standard written in Section 78-60.3(f)(1)(d) : *Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.*

**Staff Recommendation:**

<b>Motion Alternatives:</b>	<ol style="list-style-type: none"> <li>1. Motion to deny the application.</li> <li>2. Motion to approve the application as submitted.</li> <li>3. Motion to approve with condition(s).</li> <li>4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board</li> </ol>
<b>Recommended Motion:</b>	<ol style="list-style-type: none"> <li>1. Staff withholds its recommendation until the applicant provides the additional information requested in Comment # 2 of the Staff Analysis included in the staff report dated July 1, 2020 and until staff is able to address the concerns raised in Comment #3 of the Staff Analysis included in the staff report dated July 1, 2020.</li> </ol>

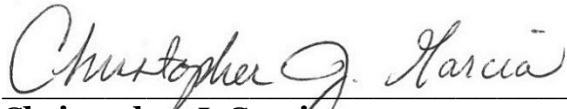
**Report Attachments**

<b>1.</b>	Aerial Image
<b>2.</b>	Applicant Letter
<b>3</b>	HPRB #19-02 Final Revised Design
<b>4.</b>	Existing Conditions, Proposed Elevations/Examples, and Materials Information
<b>5.</b>	1987 Historic District Survey Form

<b>6.</b>	Town's Zoning Ordinance, Section 78-60.3 - Heritage Preservation Overlay District
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**Staff Contact**

<b>Name/Title:</b>	<b>Christopher J. Garcia, Community Design Planner</b>
<b>Phone/Email:</b>	<b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b>



**Christopher J. Garcia**  
**Community Design Planner**



**Bryce A. Perry**  
**Deputy Director**

LOCUST STREET

765 Elden St

765-767 ELDEN STREET

ELDEN STREET

Google Earth

©2018 Google

60 ft

# SITE LOCATION - AERIAL PHOTO



Imagery prepared by Town of Herndon  
Department of Community Development  
Image source: Google Earth © 2020

**Revival Development LLC**

662 Old Hunt Way  
Herndon, VA 20170

June 8, 2020



Revival ref: 20\_001

Town of Herndon HPRB ref: #17-05, #19-02, & 20-09

Town of Herndon

Department of Community Development

777 Lynn Street

Herndon, VA 20170

Attn: Christopher Garcia, AICP, Assoc. AIA, LEED GA

Community Design Planner/Deputy Zoning Administrator

***BY HAND DELIVERY***

**Re: Herndon Heritage Preservation Review Board  
Application for an Amendment to an Approved Application  
Elden Market LLC, Owner  
Original Applications – HPRB Application #17-05, #19-02, & 20-09**

Dear Mr. Garcia:

I represent Aslin Beer Company, the Applicant under this Application for Amendment to an Approved Application.

The proposed Amendment to an Approved Application is requesting the approval for the changes made under previous applications at the proposed improvements to the Aslin Beer Company Tasting Room project under construction at 765 / 767 Elden Street. Further, this application acknowledges the approval of previously approved finishes from previous submissions.

The building is located in the Heritage Preservation District. Within the previous applications submitted to the HPRB for review, information was provided to exhibit that the building was not a historic landmark, was not an uncommon design, and did not meet other criteria for contributing structures. Therefore, the previous applications were approved by the HPRB as a non-contributing structure.

Under previous approved applications, the design included fiber cement rain screen panels. Additionally, the upper terrace level included a screen wall to the East that was

**Revival Development LLC**662 Old Hunt Way  
Herndon, VA 20170

June 8, 2020



as high as the second level. The HPRB approved the products, finishes, and elevations.

During activities to finalize drawings for construction, the engineer of record, USE, analyzed the structure. During their due diligence review, USE became concerned that the height of the second story portion of the CMU screen wall, which would exceed the capabilities of the existing and proposed footings. Therefore, he requested a height reduction to alleviate USE's concern. The shortened still consists of CMU and will be finished as previously approved.

In addition, as Revival began procurement, it became evident that the specified rain screen was going to be difficult to procure in a timeframe that would meet our construction schedule. The procurement issue pre-existed the COVID-19 pandemic, but was further exasperated by supply chain disruptions caused by the pandemic. We sought out viable options to maintain the finish previously approved by the HPRB. We learned of Sto and their stucco systems. Stucco being a product the HPRB has familiarity, we analyzed stucco as an option. We worked with Robert Aird to specify Sto's Milano finish as an option due to its smooth finish texture. We propose to revise the RS-1 Swiss Pearl Carat Azurite 7040 to ST-1 Sto's Milano finish coat in a color that matches the Swiss Pearl 7040. Unlike traditional stucco textures, Sto's Milano finish is a smooth finish that will provide a similar look as we presented previously with the Swiss Pearl rainscreen product. Further, we can maintain the same color, joint patterns, and layout that was indicated in prior submissions.

Second, we propose to revise the accent field, formerly RS-2 now ST-2, due to the same procurement issues and over concerns regarding maintenance. The previously submitted product Equitone Linea LT20 has deep grooves. Being a northern exposure, the team has concerns with long term maintenance of this product due to these deep grooves. We propose the use of Sto's Signature Linear 10 finish. This will provide a linear look and provide a unique texture to this accent piece. The color will be in the same gray color spectrum as presented previously.

Third, we propose to change the HP-1 panels from Hardie-Plank panels to the ST-1 Sto Milano finish product as this will provide the same smooth texture as the Hardie-Plank panels. The originally presented design indicated paint for these panels to match the RS-1 panels. This proposed finish change will inherently match both in color and texture.

Fourth, we removed the rivets that were applied to the four corners of the rainscreen panels. The attachment of the rivets to the stucco and long-term maintenance issues were the concerns that inspired this revision.

Fifth, we deleted the 8' tall roof terrace screen on the southerly portion of the West elevation and on the South elevation. This screen was implemented in the original design as a precautionary measure for the bocce court that was on the roof. This screen is being replaced with the cable railing located elsewhere on the terrace level. The cable rail being used was approved under previous applications.

Sixth, we observed on the HPRB's approved set of documents that RS-2 was indicated on the set back North elevation and West elevation, South of the set back. This was an error as the design was for RS-1 in these two areas. Subsequently, we are proposing to install ST-1 stucco on these two portions of the building.

Last, we moved the North stair further North in order to coordinate with structural members and landing clearances. During a design quality control review of the stairs, Form Design identified that top landing was too small to accommodate the swing radius of the terrace level egress door. Therefore, the stair had to be moved North to provide code required clearances. This resulted in the high roof having to be extended further North.

We propose the finish changes be approved as the revised specified products are consistent in form, fit, and function with the originally specified products presented and approved by the HPRB. Additionally, the remaining changes we are proposing were a result of completing the coordination of the design documents.

The following materials are enclosed for your review:

1. The HPRB Application for an Amendment to an Approved Application;
2. The \$75.00 Application fee payable to the Town of Herndon;
3. Eight (8) Copies of the plans indicating previously approved submission and the proposed revisions;
4. Eight (8) Copies of the Sto Product Data and Typical Detail for Installation of Sto Powerwall ci System Components on CMU;
5. Eight (8) Copies of the photo-documentation of surround areas;
6. Eight (8) copies of USE's recommendation letter;
7. One (1) each Samples of the ST-1 and ST-2 finishes
8. A disc with an electronic copy of items #3 through #6.

**Revival Development LLC**

662 Old Hunt Way  
Herndon, VA 20170

June 8, 2020



I will follow-up with you on any other items that will facilitate your review of the Application for New Construction Permit. I thank you for your assistance with this Application. Please feel free to contact me anytime with additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis J. Clark", with a long horizontal flourish extending to the right.

Dennis J. Clark  
President  
Revival Development LLC

Enclosures as Noted Above

cc: Aslin Beer Company (via electronic mail w/encl)

June 8<sup>th</sup>, 2020

USE Project #: 275-18

Dennis Clark  
Revival Development  
662 Old Hunt Way  
Herndon, VA 20170

Subject: Aslin Beer Company  
765 Elden Street  
Herndon, VA 20170.

Mr. Clark:

Due to structural concern of lateral bracing and existing footing size of the original 15'-0" height cantilever 8" masonry wing walls above Terrace deck at North East and South East corners, we reduced these walls to maximum 8'-0" height to provide adequate reinforcement for lateral design and also reduced loads on existing footings based on 3000 psf soil bearing value as per geotechnical report prepared by Froehling & Robertson, Inc dated Aug. 21, 2017.

Please do not hesitate to contact the undersigned if you have any questions regarding the above.

Yours truly,



Abdul Aziz Paracha P.E.

# ASLIN BEER

771 ELDEN STREET, HERNDON, VA 20170  
HPRB SUBMISSION

### PROJECT TEAM

**OWNER/ LANDLORD**  
ASLIN BEER CO.  
ATTN: ANDREW KELLEY  
771 ELDEN STREET,  
HERNDON, VA 20170

**GENERAL CONTRACTOR**  
COMPLET CONSTRUCTION  
MANAGEMENT LLC.  
ATTN: MIKE KAPPEL  
LORTON, VA  
PHONE: 571.748.8719

### SYMBOLS

- EXISTING WALL / FLOOR CONSTRUCTION TO REMAIN
- NEW WALL. SEE WALL TYPES FOR MORE INFORMATION
- NEW CONCRETE WALL. SEE WALL TYPES FOR MORE INFORMATION
- NEW MASONRY WALL. SEE WALL TYPES FOR MORE INFORMATION
- WALL OR HORIZONTAL ASSEMBLY TYPE. SEE WALL SCHEDULE FOR MORE INFORMATION
- DETAIL NUMBER SHEET NUMBER INTERIOR ELEVATION - ARROW INDICATES DIRECTION OF VIEW
- DETAIL NUMBER SHEET NUMBER SECTION DETAIL - ARROW INDICATES DIRECTION OF VIEW
- DETAIL NUMBER SHEET NUMBER PLAN DETAIL - ARROW INDICATES DIRECTION OF VIEW
- NEW DOOR. SEE DOOR SCHEDULE
- EXISTING DOOR. SEE DOOR SCHEDULE.
- DOOR NUMBER. SEE DOOR SCHEDULE.
- ROOM NAME AND NUMBER
- KEY NOTE.
- FINISH/EQUIPMENT TAG. SEE SCHEDULES FOR MORE INFORMATION.
- AREA NOT IN SCOPE OF WORK

### PROJECT NARRATIVE

NEW TENANT FIT-OUT AT 771 ELDEN STREET, HERNDON, VA 20170. 2,066 GROSS SQUARE FEET INCLUDED IN SCOPE OF WORK. TENANT IMPROVEMENTS INCLUDE:  
1. DEMOLITION OF EXISTING INTERIOR WALLS, PARTITIONS AND ROOF.  
2. NEW BEER BREWERY, BEER HALL, INDOOR SEATING AREA, TERRACE SEATING AREA, ADA WOMEN'S REST ROOM, ADA MEN'S REST ROOM, AND A UTILITY ROOM.  
3. NEW STEEL STAIRS.  
4. NEW MECHANICAL ELECTRICAL AND PLUMBING.  
5. NEW FINISHES AND PARTITION WALLS.  
6. NEW EXTERIOR WALL ASSEMBLIES TO REPLACE STRUCTURALLY COMPROMISED EXISTING WALLS.  
7. EXTENSIVE FOOTER REPAIRS AS REQUIRED.

### DRAWING STANDARDS

1. ALL DIMENSIONS ARE FROM FINISH TO FINISH, UNLESS OTHERWISE NOTED
2. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
3. T.B.D. (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE
4. V.I.F. (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT ARCHITECT IF DISCREPANCY EXISTS.
5. D.I.E. (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.
6. A DIMENSION LABELED "CRIT" INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.
7. A DIMENSION LABELED "MIN" INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION.
8. E.I. (PURCHASE AND INSTALL)
9. U.O.A. (UNLESS OTHERWISE NOTED)
10. A.B.F. (ABOVE FINISH FLOOR) HEIGHT AS NOTED ABOVE FLOOR FINISH
11. A DIMENSION LABELED "MAX" INDICATES THAT THE REQUIRED DIMENSION MAY NOT EXCEED THE SPECIFIED DIMENSION
12. C (CENTER LINE)

### DRAWING SHEET LIST

Sheet No.	Description
A000	COVER SHEET
A001	SITE PLAN
AD100	HPRB APPROVED FIRST FLOOR PLAN
AD101	HPRB APPROVED TERRACE FLOOR PLAN
AD200	HPRB APPROVED ELEVATIONS
AD201	HPRB APPROVED ELEVATIONS
A100	FIRST FLOOR PLAN
A101	ROOF TERRACE PLAN
A102	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	RENDERED ELEVATION
A205	PERSPECTIVE
A206	PERSPECTIVE
A300	CONTEXT
A400	FINISHES

### ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FGC	FIRE DEPARTMENT CONNECTION	P.C.	PRECAST CONCRETE
A.F.G.	ABOVE FINISHED GRADE	FKM	FOUNDATION	P.L. OF E	PROPERTY LINE
A.C.	AIR CONDITIONED	FHC	FIRE HOSE CABINET	P.L.M.	PLASTIC LAMINATE
ACB	ASBESTOS/CEMENT BOARD	FWH	FINISH	PERP. OF L	PERPENDICULAR
ACT	ACROUSTICAL CEILING TILE	FL	FLOOR	PL	PLASTER
ADD.	ADDITION OF ADDENDUM	FLB	FLOORING	PLMB	PLUMBING
AG	ABOVE GRADE	FLR	FLOOR/CEILING	PLYW	PLYWOOD
AHU	AIR HANDLER UNIT	FP	FIRE PROOF	PRFAB	PREFABRICATED
ALUM.	ALUMINUM	FTO	FOOTING	PSF	POUNDS PER SQUARE FOOT
AVG	AVERAGE	GLV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
Δ	ANGLE	GLS	GLASS	PTL	PARTITION
B.O.	BOTTOM OF	GLB	GLUE LAMINATED BEAM	PVC	POLYVINYLCHLORIDE
B.O.F.	BOTTOM OF FOOTING	GYP	GYP/BOARD	PWR	POWER
BD.	BOARD	GYP. BD.	GYP/BOARD	QT	QUARRY TILE
BLED	BUILDING	H.C.	HOLLOW CORE	QTY.	QUANTITY
B.K.	BLOCK	H.M.	HOLLOW METAL	R	RADIUS
BLDG.	BUILDING	H.C.	HANDICAPPED	R.O.	ROUGH OPENING
BM	BEAM	H.O.B.D.	HARDBOARD	R.O.W.	RIGHT OF WAY
BRS.	BREAKING	H.W.	HARDWARE	REF.	REFRIGERATOR
C.D.	CONSTRUCTION DOCUMENTS	HOT	HEIGHT	REF.	REFERENCE
C.J.	CONTROL JOINT	HOR.	HORIZONTAL	REF.	REINFORCED
C.O.	CLEAN OUT	HTR	HEATER	REQD.	REQUIRED
C.T.	CERAMIC TILE	H.W.	HOT WATER	REV.	REVISION
CAB	CABINET	HYD.	HYDRAULIC	RM	ROOM
CCTV	CLOSED CIRCUIT TELEVISION	LD.	LEAD DIAMETER	RMV.	REMOVE
CER.	CERAMIC	LF	LINEAR FEET	S.C.	SOLID CORE
CFM	CUBIC FEET PER MINUTE	LI	LAMINATE	S.D.	SMOKE DETECTOR
CH/C	CHANNEL	LI	INSULATED GROUND	S.O.V.	SHUT OFF VALVE
CL OF C	CENTERLINE	INC.	"INCLUDE, INCLUSIVE"	SS	STAINLESS STEEL
CLG.	CEILING	INCL.	INCLINATION	SCHED.	SCHEDULE
CLD.	CLOSET	INT.	INTERIOR	SES	SERVICE ENTRANCE SECTION
CUR.	CURB	JACK	JUNCTION BOX	SHET	SHIELD
CAU	CONCRETE MASONRY UNIT	JCT.	JUNCTION	SHYG.	SHREATHING
COL.	COLLARIAN	JST.	JOIST	SM	SULAR
CONC.	CONCRETE	JO.	JOINT	SPK.	SPACE
CONSTR.	CONSTRUCTION	JO.	JOINT	SPES.	SPECIFICATIONS
CONT.	CONTINUOUS	L.E.D.	LIGHT EMITTING DIODE	SQ. FT.	SQUARE FEET
CONTR.	CONTRACTOR	L.F.T.	LINEAR FEET	SQ. IN.	SQUARE INCHES
D.F.	DRIP/DRIP FOUNTAIN	LAM	LAMINATE	STC	STANDARD TRANSMISSION CLASS
D.S.	DOWN SPROUT	LAT.	LATHING	STD.	STANDARD
DW.	DRAINAGE	LAV	LAVATORY	STL.	STEEL
DL.	DOUBLE	LN.	LINEAR	SUSP.	SUSPENDED
DEMO.	DEMOLITION	LT.	LIGHT	SW	SWITCH
DI.	DIAMETER	LTV.	LIGHTING	SYB.	SYSTEM
DIAG.	DIAGONAL	LVL.	LAMINATED VENEER LAMBER	T & G	TONGUE AND GROOVE
DIMENSION	DIMENSION	M.O.	MASONRY OPENING	T.O.	TOP OF
DL	DEAD LOAD	M.B.	MASONRY	T.O.B.	TOP OF BEAM
DR.	DOOR	MATL.	MATERIAL	T.O.F.	TOP OF FOOTING
DR.	DOOR	MAU.	MASONRY	T.O.J.	TOP OF JOIST
E.F.	EXHAUST FAN	MED.	MECHANICAL	T.O.M.	TOP OF MASONRY
E.J.	EXPANSION JOINT	MED.	MEDICAL	T.O.S.	TOP OF SLAB
E.N.	EACH WAY	MF.	MANUFACTURING	T.O.W.	TOP OF WALL
EA.	EACH	MAN.	MANUFACTURER	T.V.	TELEVISION OUTLET
E.	ELEVATION	MH.	MASONRY	TEL.	TELEPHONE
B.E.C.	ELECTRICAL	MISC.	MISCELLANEOUS	TH.	THRESHOLD
ELEV.	ELEVATOR	MTL.	METAL	THK.	THICK
EQ.	EQUIPMENT	MTR.	METAL	THRN.	THROUGH
EQUP.	EQUIPMENT	N.I.C.	NOT IN CONTRACT	TLT.	TOLERANCE
EST.	ESTIMATE	N.T.S.	NOT TO SCALE	TPP.	TYPICAL
EXH.	EXHAUST	NG	NOT FOR CONSTRUCTION	UPP.	UNPAVED
EXH. #	EXHAUST	NO.	NUMBER	V.F.	VERIFY IN FIELD
EXT.	EXTENSION	NSA.	NON-SPECIFIED	VCT.	VINYL COMPOSITION TILE
F.A.	FIRE ALARM	O.C.	ON CENTER	WC	WATER CLOSET
F.C.O.	FLOOR CLEAN OUT	OH	OVERHEAD	WP	WEATHER PROOF
F.D.	FLOOR DRAIN	OPN.	OUTSIDE	WT.	WEIGHT
F.E.	FIRE EXTINGUISHER	OS	OUTSIDE AIR INTAKE	W.	WITH
F.O.	FACE OF	OH	OVERHEAD	WO	WITHOUT
F.B.	FLOOR BANK	OPNG.	OPENING	WD.	WOOD
FACP	FIRE ALARM CONTROL PANEL	OPPC.	OPPOSITE	YD.	YARD

### VICINITY: PROJECT LOCATION:



Project Number: 10-001

Issued:

No.	Date	Description

Sheet Title:

**COVER**

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_

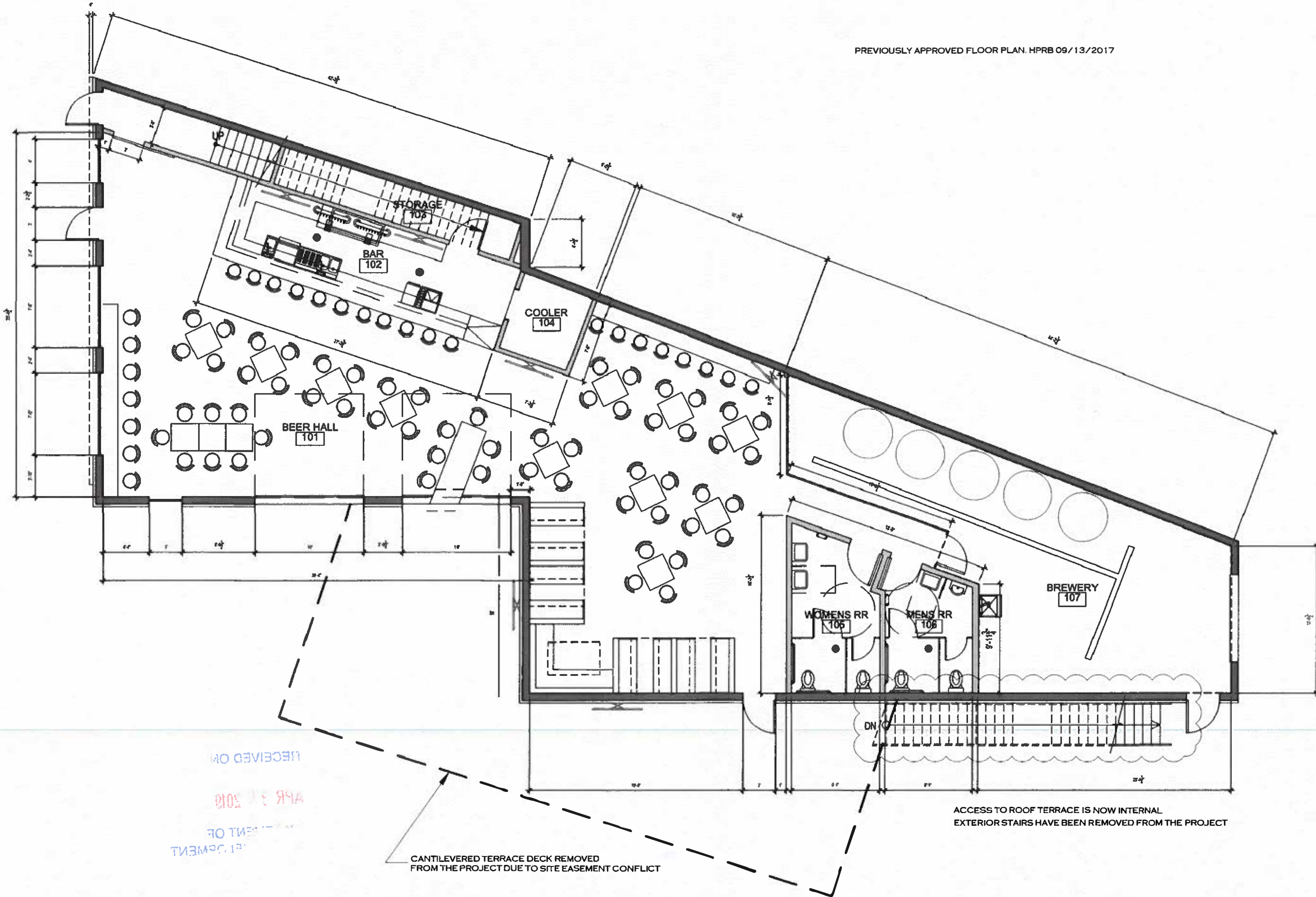
Scale:

Sheet No.:

**A000**

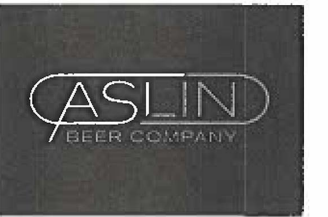


PREVIOUSLY APPROVED FLOOR PLAN. HPRB 09/13/2017



RECEIVED ON  
 APR 3 2018  
 DEPARTMENT OF  
 PLANNING

Project Name:



765 ELDEN STREET  
 HERNDON, VA 20170

Project Number:

10-001

Revised:

No.	Date	Description

Sheet Title:

**HPRB APPROVED  
 FIRST FLOOR PLAN**

Drawn By:

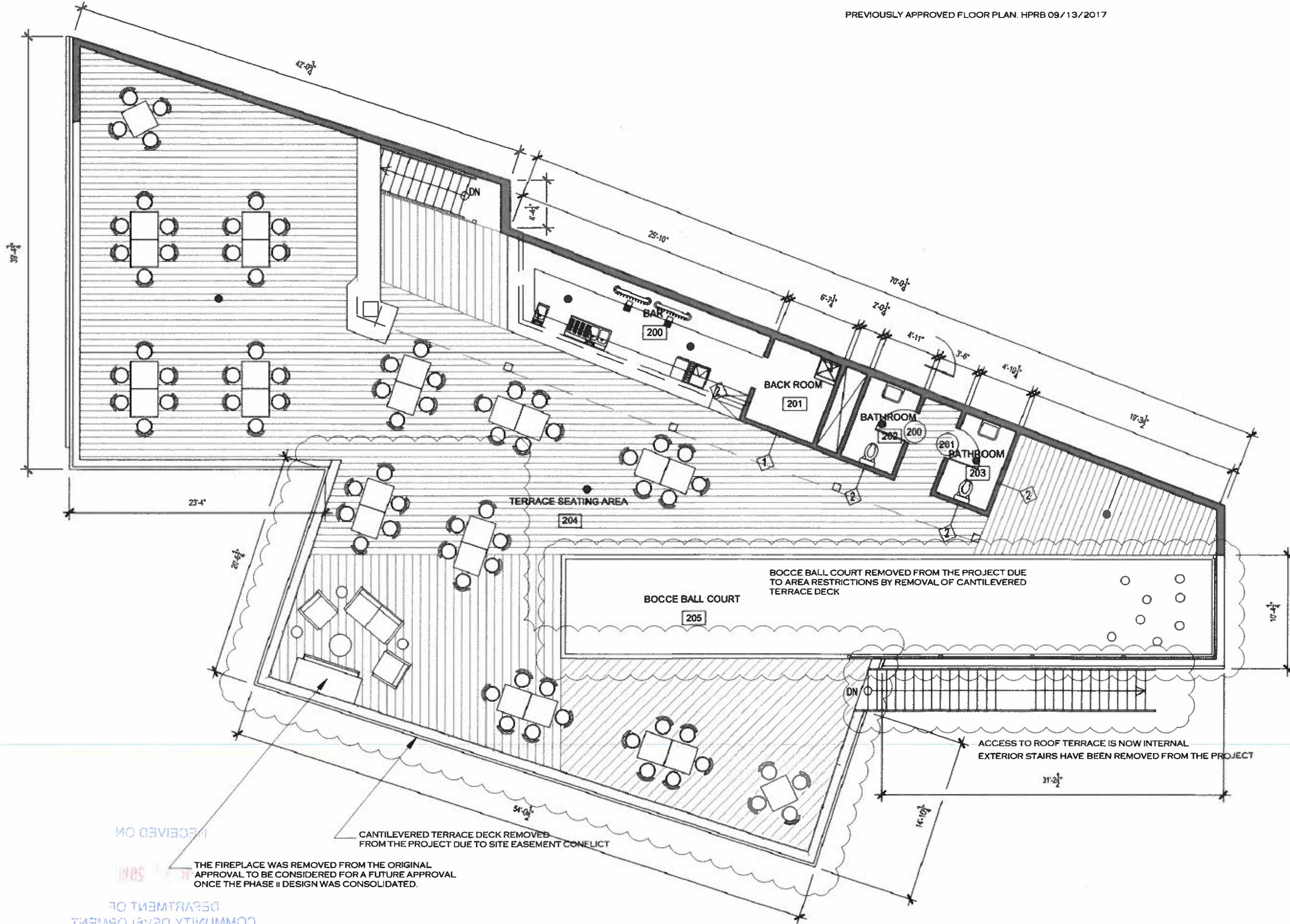
Checked By:

Scale:

Sheet No.:

**AD100**

1) APPROVED FIRST FLOOR PLAN



Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number:

10-001

Revised:

No.	Date	Description

Sheet Title:

**HPRB APPROVED  
TERRACE FLOOR  
PLAN**

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_

Scale: \_\_\_\_\_

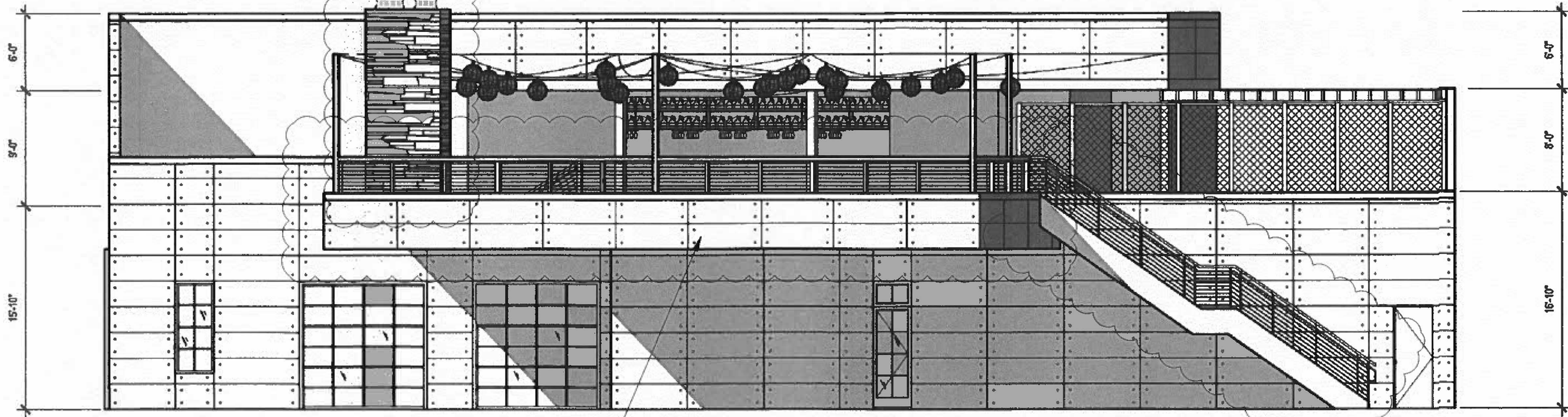
Sheet No.:

**AD200**

RECEIVED ON  
10/13/17  
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COMMUNITY DEVELOPMENT



THE FIREPLACE WAS REMOVED FROM THE ORIGINAL APPROVAL TO BE CONSIDERED FOR A FUTURE APPROVAL ONCE THE PHASE II DESIGN WAS CONSOLIDATED.



**1 | HPRB APPROVED WEST ELEVATION**  
1/2"=1'-0"

CANTILEVERED TERRACE DECK REMOVED FROM THE PROJECT DUE TO SITE EASEMENT CONFLICT

ACCESS TO ROOF TERRACE IS NOW INTERNAL EXTERIOR STAIRS HAVE BEEN REMOVED FROM THE PROJECT

Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number:

10-001

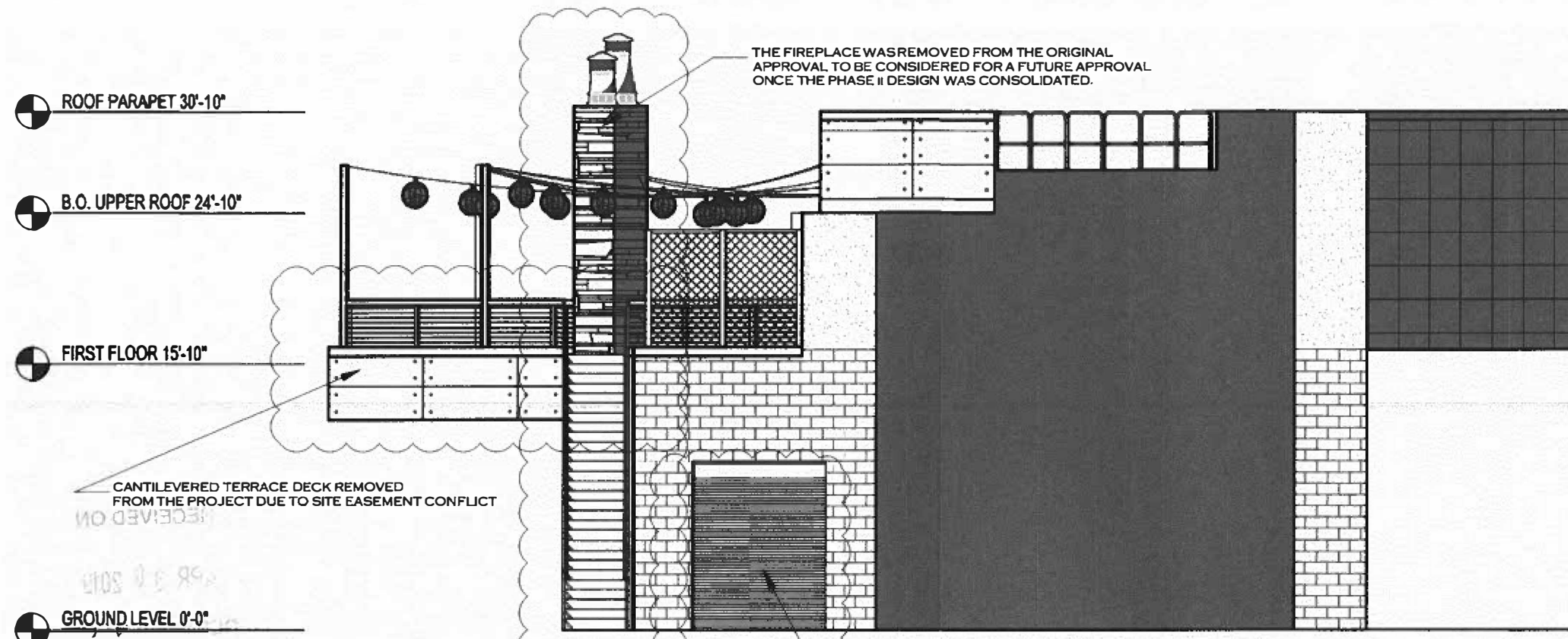
Issue:

No.	Date	Description

THE FIREPLACE WAS REMOVED FROM THE ORIGINAL APPROVAL TO BE CONSIDERED FOR A FUTURE APPROVAL ONCE THE PHASE II DESIGN WAS CONSOLIDATED.

- ROOF PARAPET 30'-10"
- B.O. UPPER ROOF 24'-10"
- FIRST FLOOR 15'-10"
- GROUND LEVEL 0'-0"

CANTILEVERED TERRACE DECK REMOVED FROM THE PROJECT DUE TO SITE EASEMENT CONFLICT



**2 | HPRB APPROVED SOUTH ELEVATION**  
1/2"=1'-0"

ACCESS TO ROOF TERRACE IS NOW INTERNAL EXTERIOR STAIRS HAVE BEEN REMOVED FROM THE PROJECT

SERVICE GARAGE DOOR MOVED LEFT TO ALLOW CLEARANCES FOR NEW TERRACE STAIR ACCESS

Sheet Title:

**HPRB APPROVED ELEVATIONS**

Drawn By:

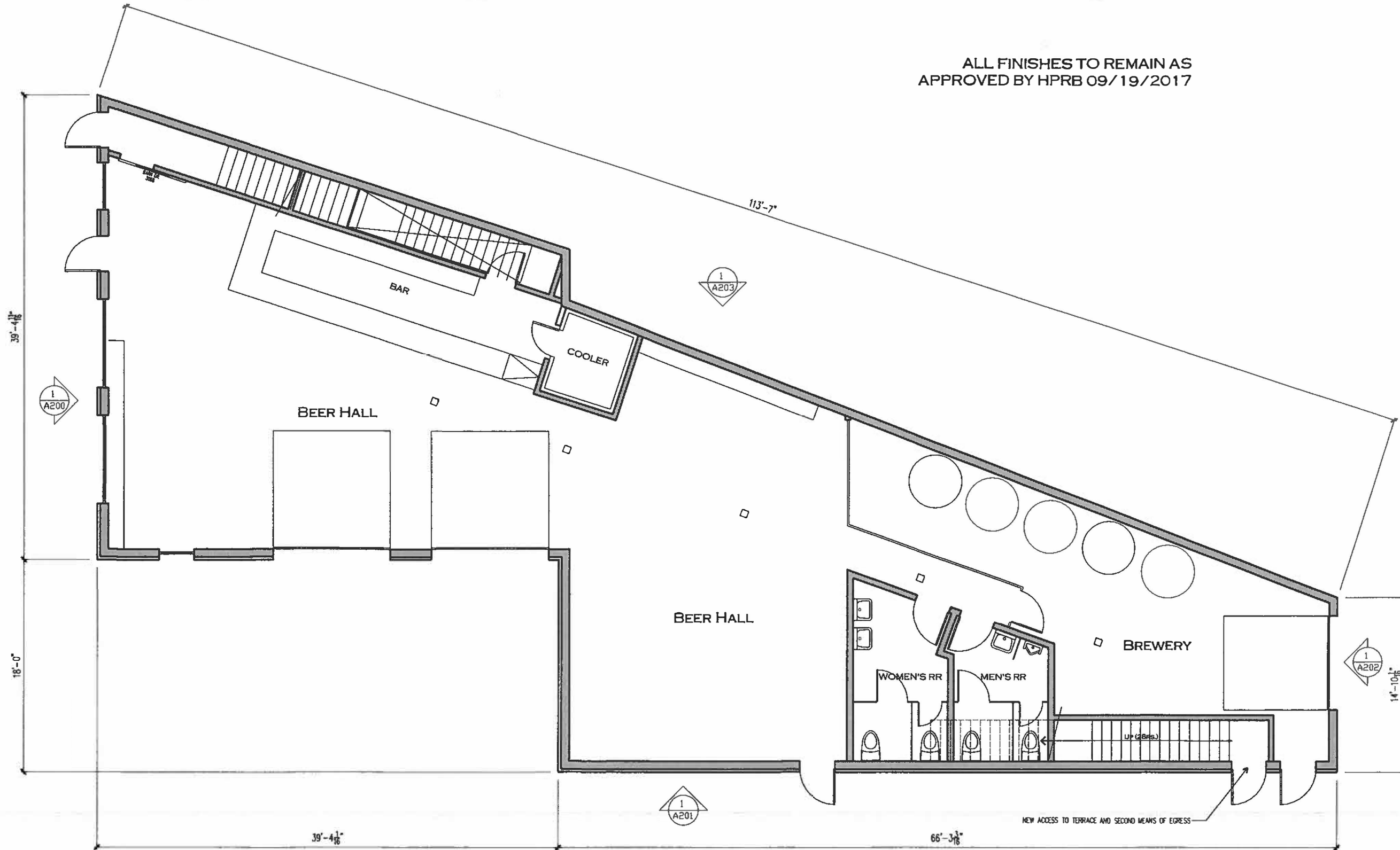
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Scale:

Sheet No.:

**AD201**

ALL FINISHES TO REMAIN AS  
APPROVED BY HPRB 09/19/2017



Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number:

10-001

Revised:

No.	Date	Description

Sheet Title:

**FIRST FLOOR PLAN**

Drawn By:                      Checked By:

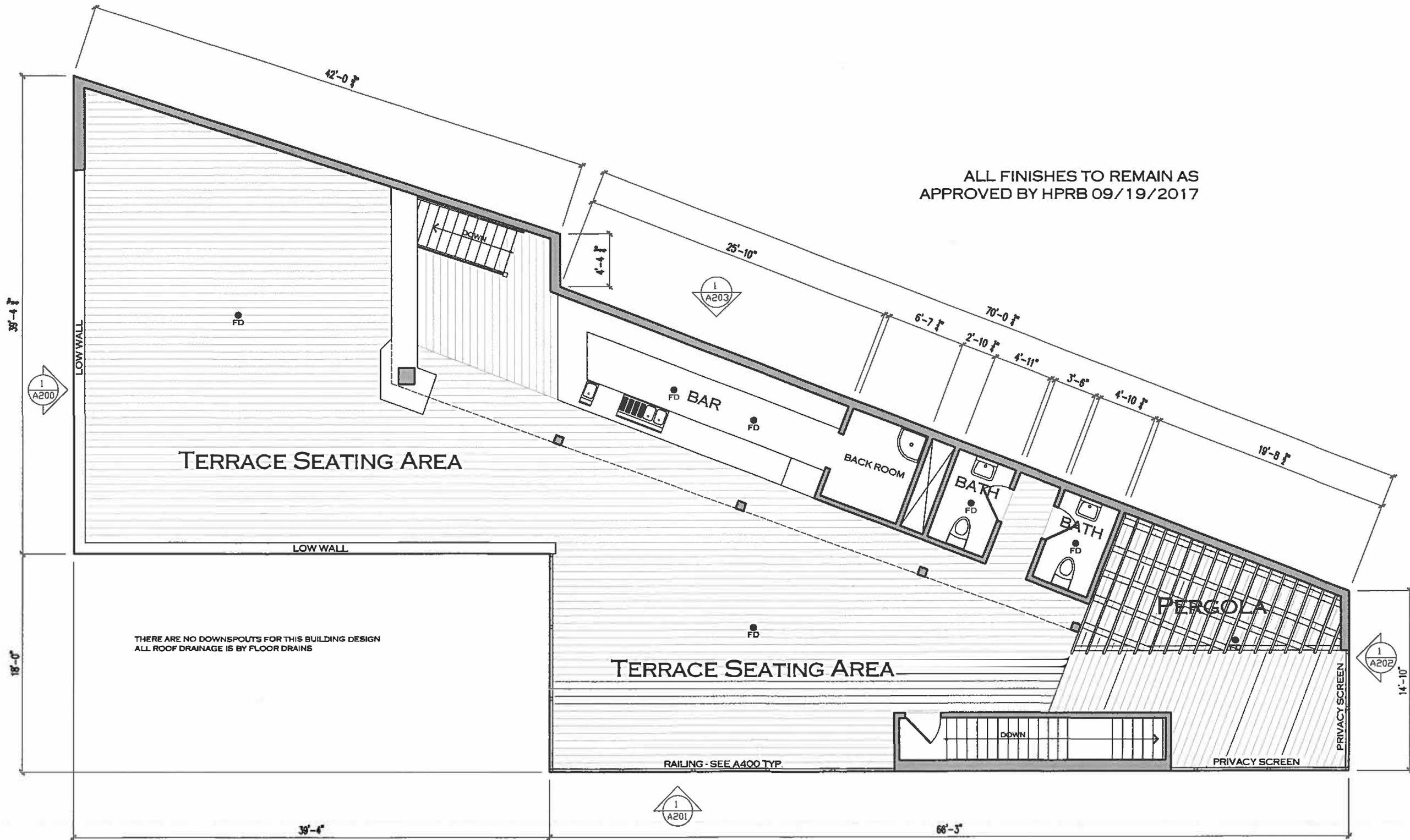
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Sheet No.:

**A100**

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 APR 23 2018  
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 COMMUNITY PLANNING

**1 | FIRST FLOOR PLAN**  
1/8" = 1'-0"



ALL FINISHES TO REMAIN AS APPROVED BY HPRB 09/19/2017

Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number:

10-001

Issued:

No.	Date	Description

Sheet Title:

**TERRACE FLOOR PLAN**

Drawn By:

Checked By:

Scale:

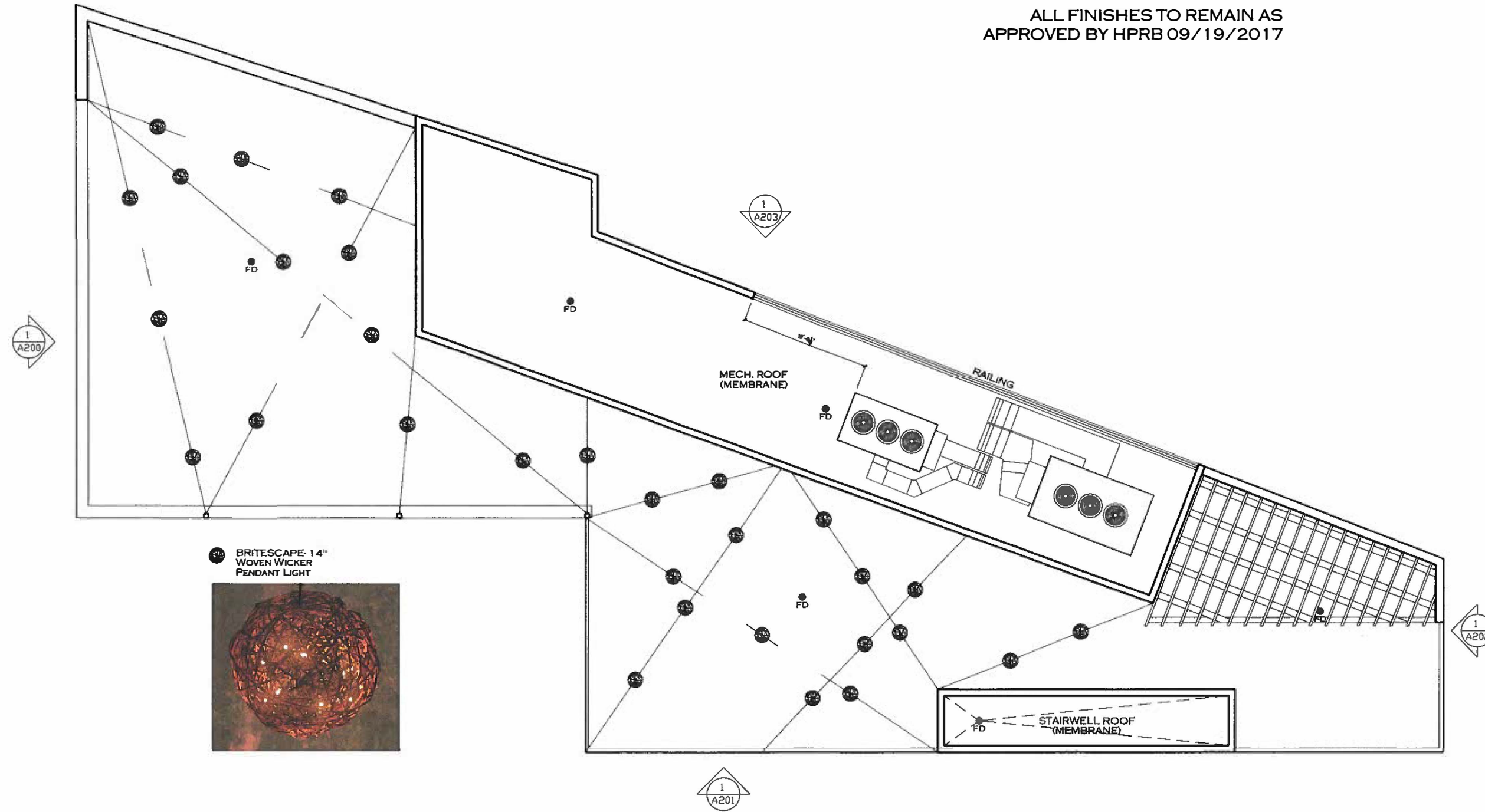
Sheet No.:

**A101**

RECEIVED ON  
APR 1 2011  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**1| TERRACE FLOOR PLAN**  
1/8" = 1'-0"

ALL FINISHES TO REMAIN AS  
APPROVED BY HPRB 09/19/2017



BRITESCPE- 14"  
WOVEN WICKER  
PENDANT LIGHT



THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

RECEIVED ON  
APR 1 2018  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

1 | ROOF PLAN  
1/4" = 1'-0"

Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number:

10-001

Issues:

No.	Date	Description

Sheet Title:

**ROOF PLAN**

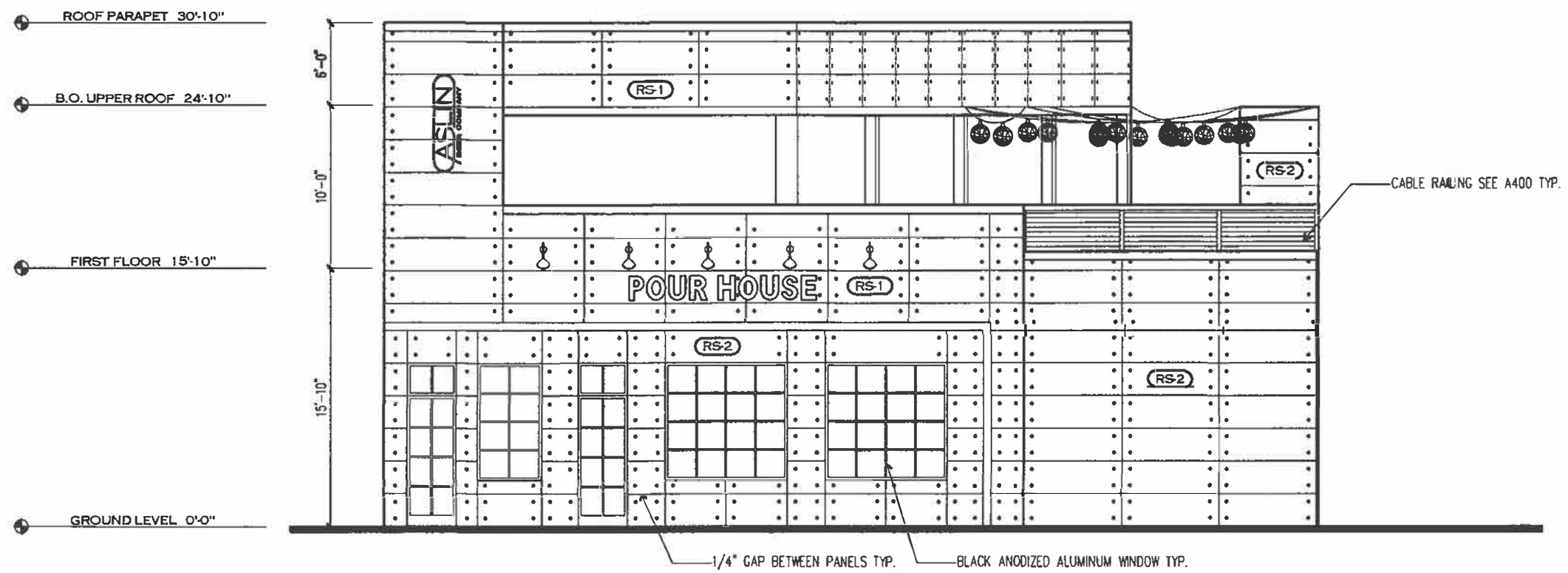
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Checked By:

Scale:

Sheet No.:

**A102**



Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number: 10-001

Issued:

No.	Date	Description

THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

FINISH SCHEDULE <small>***ALL FINISHES TO BE CLASS C OR BETTER</small>				
TAG	MATERIAL	MANUFACTURER	STYLE	CDLDR
RS-1	FIBER CEMENT RAINSCREEN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINSCREEN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FOR PAINT

RECEIVED  
APR 29 2024  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**11 NORTH ELEVATION**  
1/4" = 1'-0"

Sheet Title:

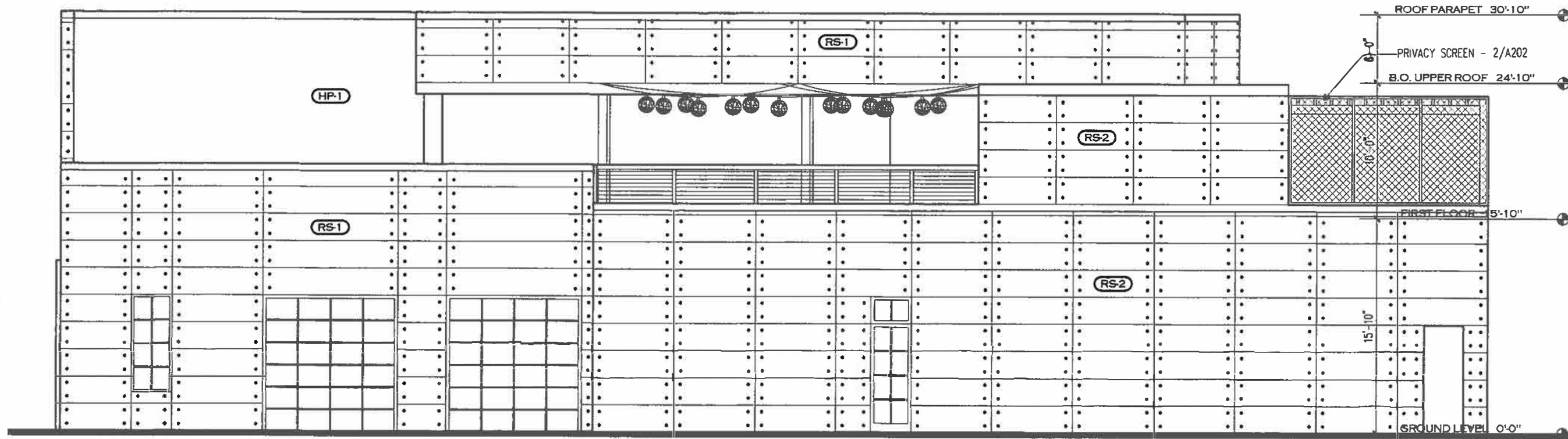
**EXTERIOR ELEVATIONS**

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_


Scale: \_\_\_\_\_

Sheet No.:

**A200**



Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number: 10-001

Issued:

No.	Date	Description

THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
RS-1	FIBER CEMENT RAINSCREEN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINSCREEN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FOR PAINT

RECEIVED ON  
APR 17 2018  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**1| WEST ELEVATION**

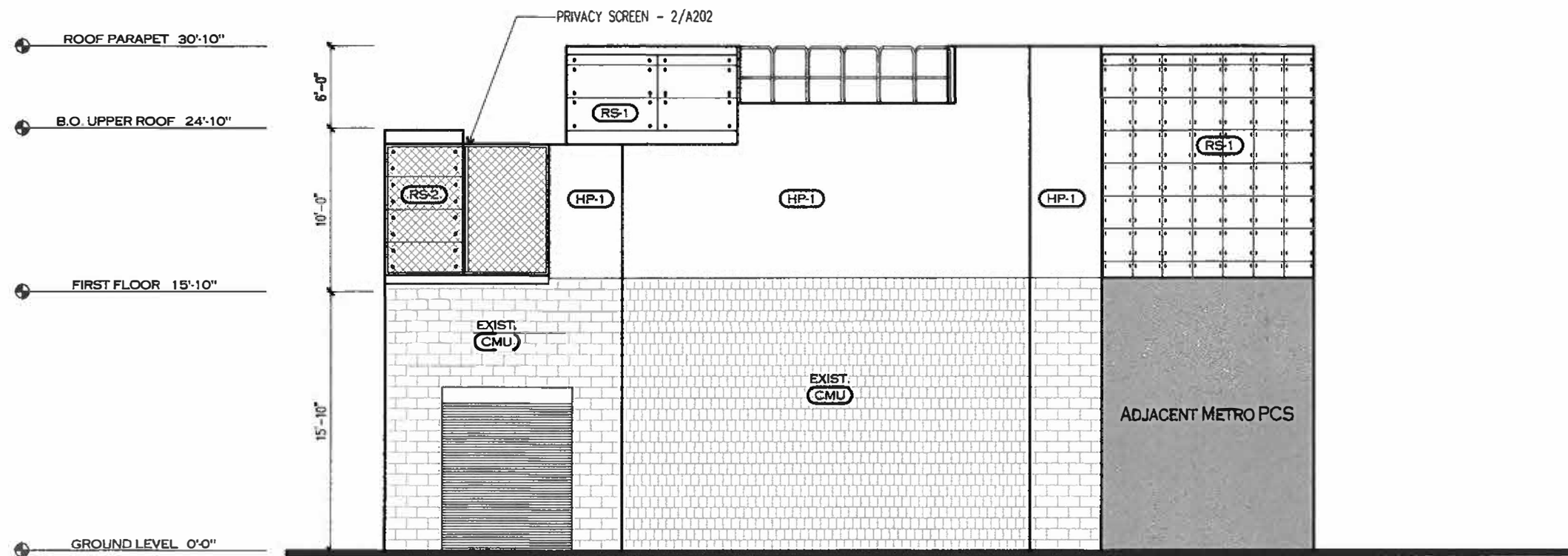
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**EXTERIOR ELEVATIONS**

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_


Scale: \_\_\_\_\_

Sheet No.:

**A201**



Project Name:

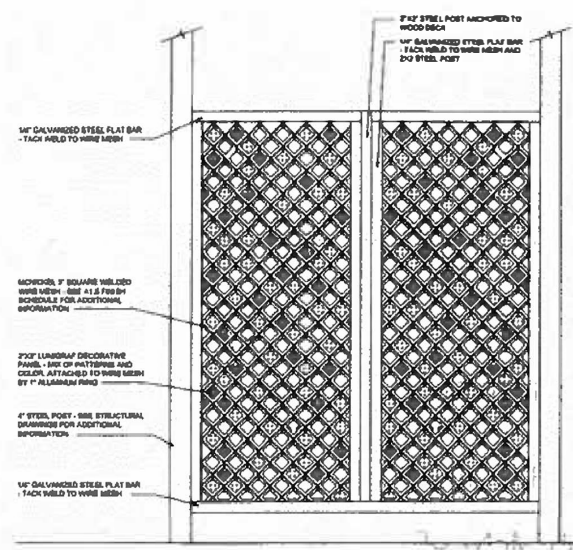


765 ELDEN STREET  
HERNDON, VA 20170

Project Number: 10-001

Issued:

No.	Date	Description



**2 | TERRACE SCREEN DETAIL**  
N.T.S.

THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

**FINISH SCHEDULE** ■■■ALL FINISHES TO BE CLASS C OR BETTER

TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
RS-1	FIBER CEMENT RAINSCREEN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINSCREEN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FOR PAINT

**1 | SOUTH ELEVATIONS**  
1/4"=1'-0"

Sheet Title:

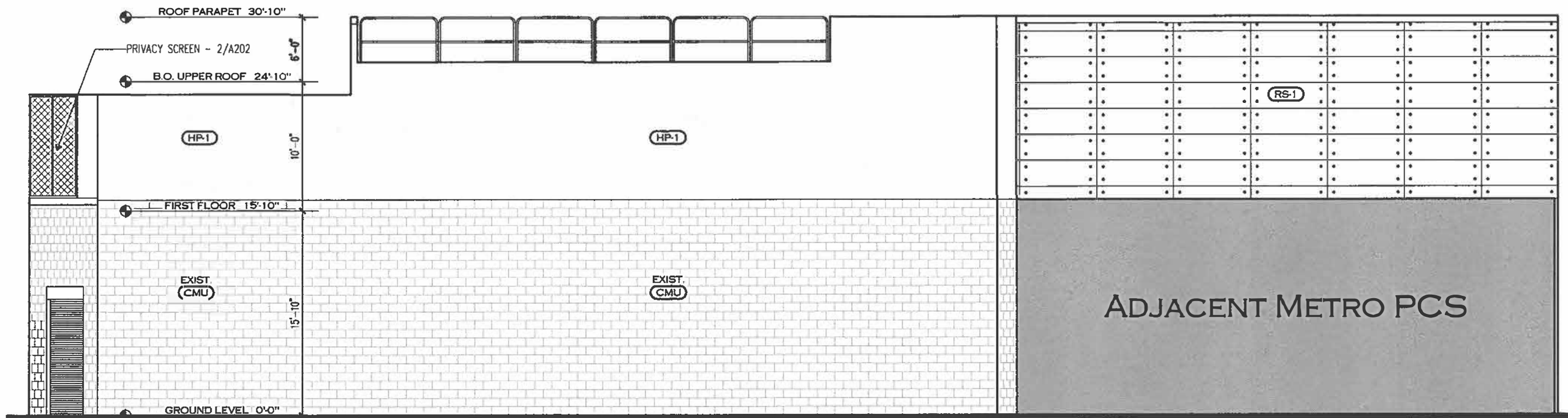
**EXTERIOR ELEVATIONS**

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_

Scale: \_\_\_\_\_

Sheet No.:

**A202**



THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

FINISH SCHEDULE <small>***WALL FINISHES TO BE CLASS C OR BETTER</small>				
TAG	MATERIAL	MANUFACTURER	STYLE	CDLDR
RS-1	FIBER CEMENT RAINSCREEN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINSCREEN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FDR PAINT

Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number:

10-001

Issued:

No.	Date	Description

Sheet Title:

**EXTERIOR  
ELEVATIONS**

Drawn By:

Checked By:

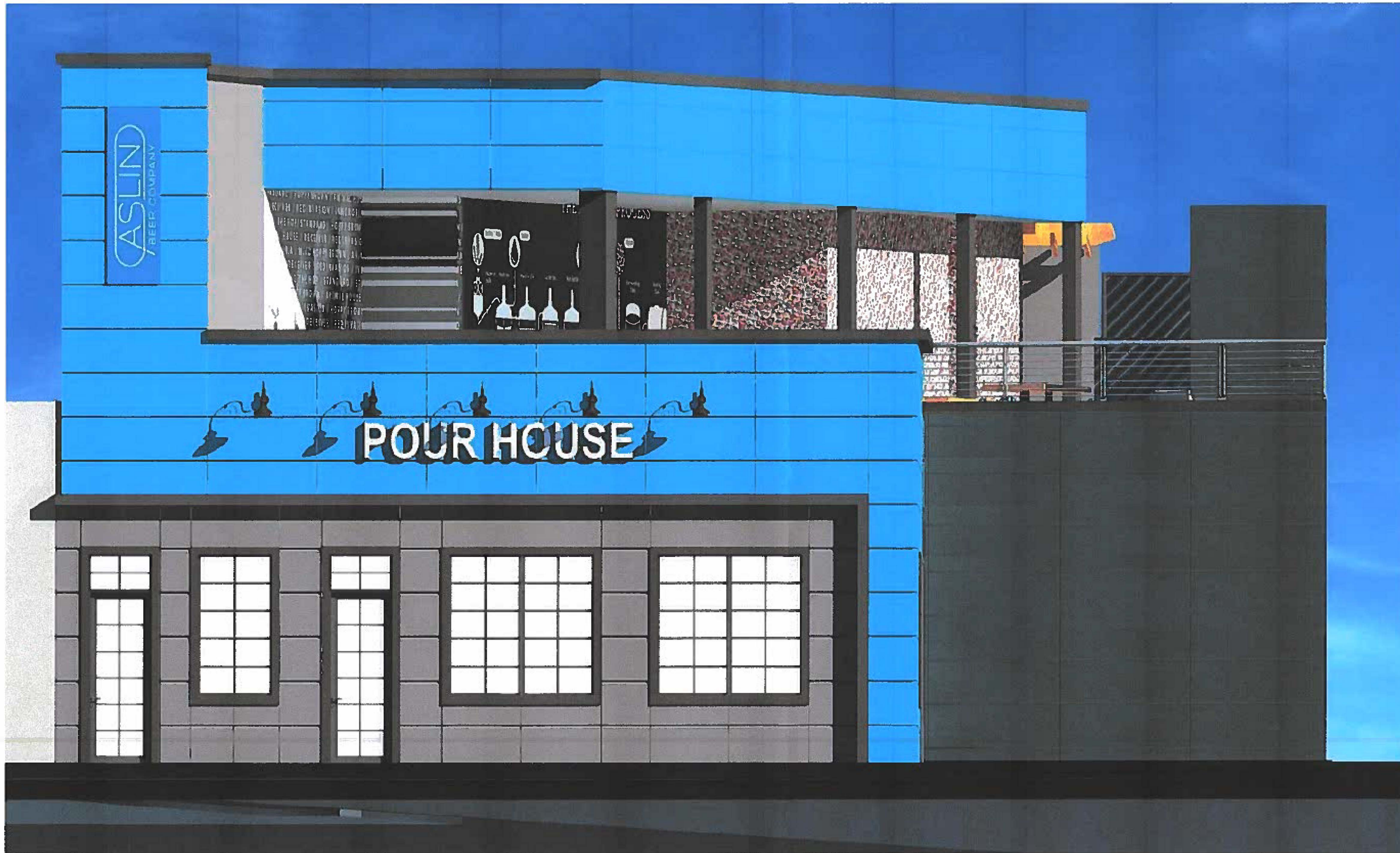
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Sheet No.:

**A203**

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APR 3 11 2018  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**1 | EAST ELEVATION**  
1/4" = 1'-0"



APR 3 2019  
 DEPARTMENT OF  
 COMMUNITY DEVELOPMENT

**1| NORTH ELEVATION RENDERED**  
KVR

Project Name:  
  
 765 ELDEN STREET  
 HERNDON, VA 20170

Project Number:  
**10-001**

Issued:

No.	Date	Description

Sheet Title:  
**RENDERED  
 ELEVATION**

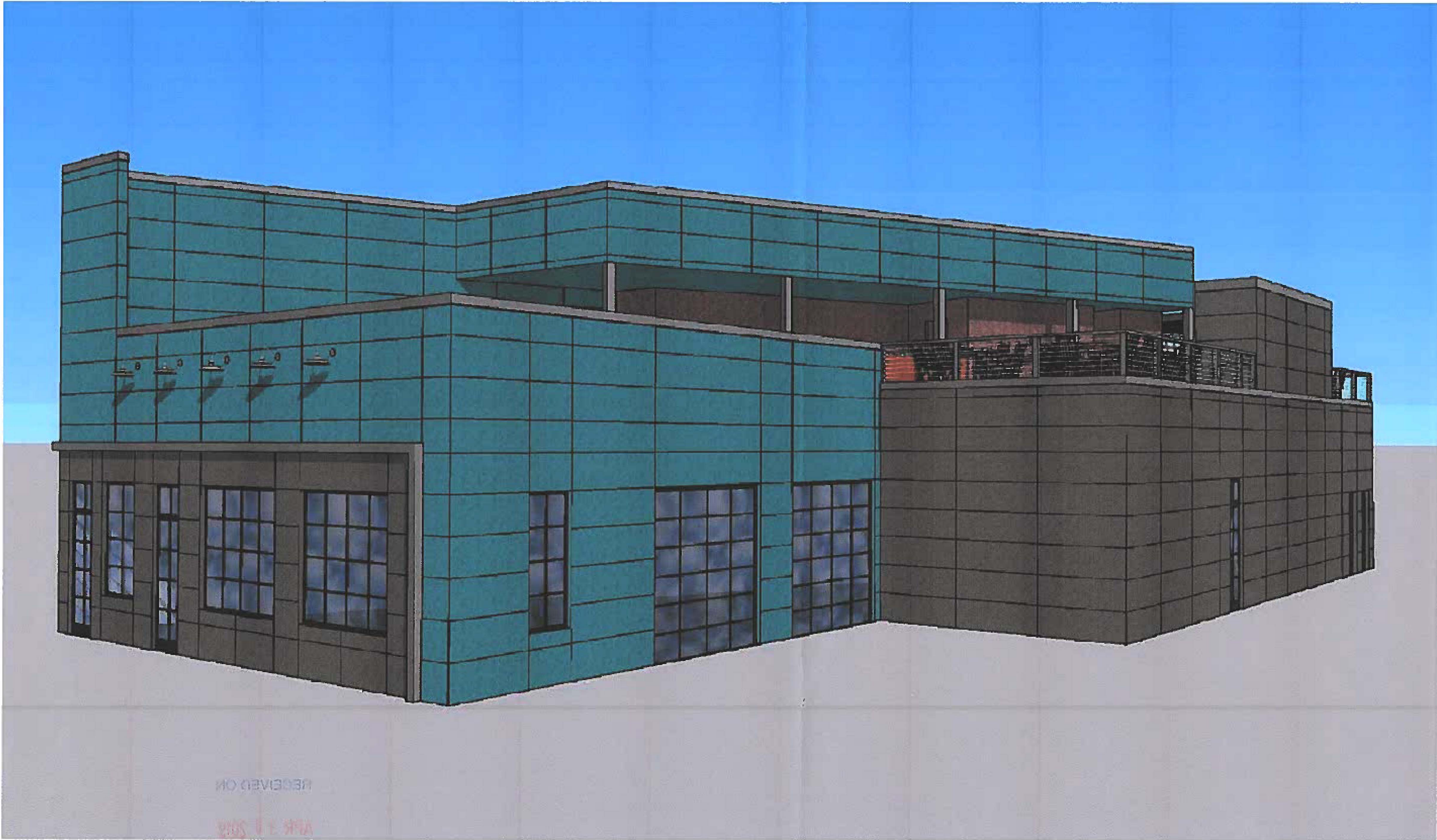
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Scale: \_\_\_\_\_

Sheet No.:

**A204**

NOTE: COLOR VARIATION DUE TO 3D SOFTWARE.  
ALL FINISHES TO REMAIN AS APPROVED BY HPRB 09/19/2017



COMMUNITY DEVELOPMENT  
DEPARTMENT OF

1 | PERSPECTIVE  
M.S.

Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number:

10-001

Issued:

No.	Date	Description

Sheet Title:

**PERSPECTIVE**

Drawn By:

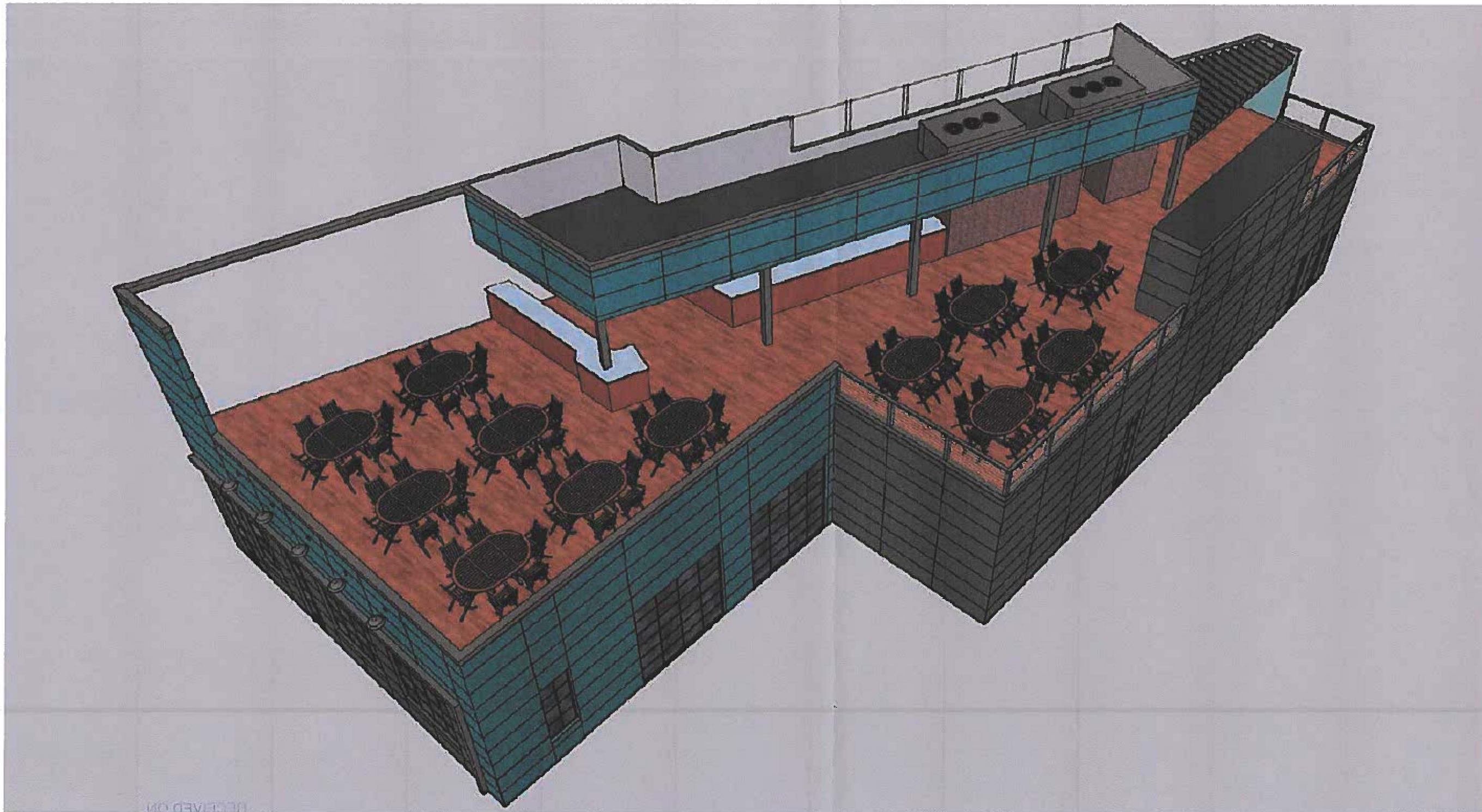
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Sheet No.:

**A205**

NOTE: COLOR VARIATION DUE TO 3D SOFTWARE.  
 ALL FINISHES TO REMAIN AS APPROVED BY HPRB 09/19/2017



Project Name:



765 ELDEN STREET  
 HERNDON, VA 20170

Project Number:

10-001

Issued:

No.	Date	Description

Sheet Title:

**PERSPECTIVE**

Drawn By:

Checked By:

Scale:

Sheet No.:

**A206**

COMMUNITY DEVELOPMENT  
 DEPARTMENT OF  
 APR 3 0 2018

**11 PERSPECTIVE**  
 N.T.S.



**1| EXISTING STREET VIEW**  
N.T.S.

Project Name:



765 ELOEN STREET  
HERNDON, VA 20170

Project Number:

10-001

Issued:

No.	Date	Description



**2| PROPOSED STREET VIEW**  
N.T.S.

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APR 3 11 2012  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

Sheet Title:

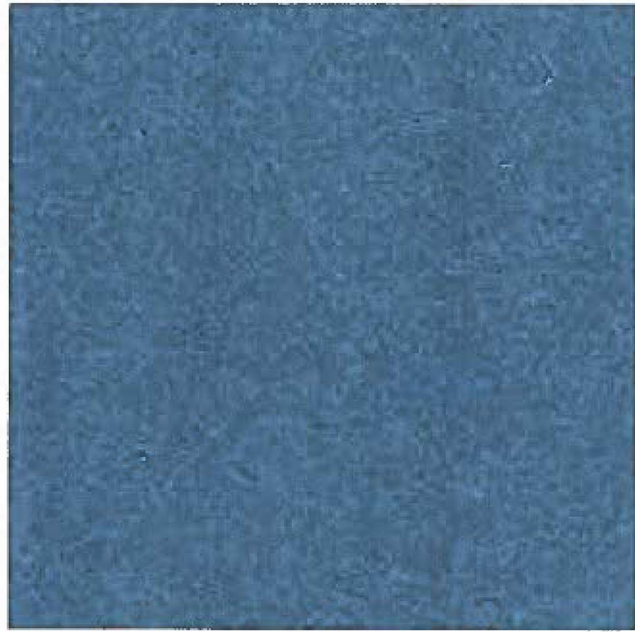
**CONTEXT**

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Sheet No.:

**A300**



(RS-1) Rain Screen - Wall - Azurite 7043



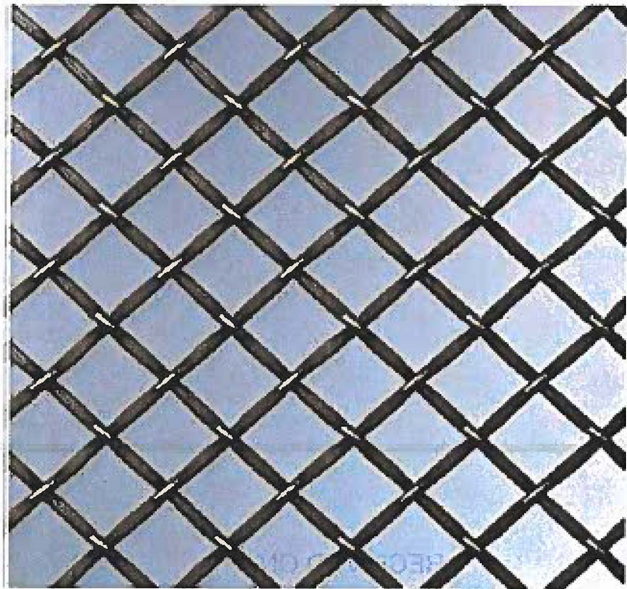
(RS-2) Rain Screen - Wall - Equitone LT-20



(PT-1) Paint - Exterior wall - Leisure Blue



Window/Doors frames and lites



(WM-1) Wire Mesh Screen



(FL-1) Floor Decking - Patio Trex - Havana Gold



(WD-1) Wood Pergola - Clove Brown



Cable Railing

Project Name:



765 ELDEN STREET  
HERNDON, VA 20170

Project Number: 10-001

Issued:

No.	Date	Description

Sheet Title:

**FINISHES**

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Scale: \_\_\_\_\_

Sheet No.:

APR 3 2018  
 DEPARTMENT OF  
 COMMUNITY DEVELOPMENT

# ASLIN BEER

765/767 ELDEN STREET, HERNDON, VA 20170

## HPRB SUBMISSION



### ARCHITECTS INTERIORS

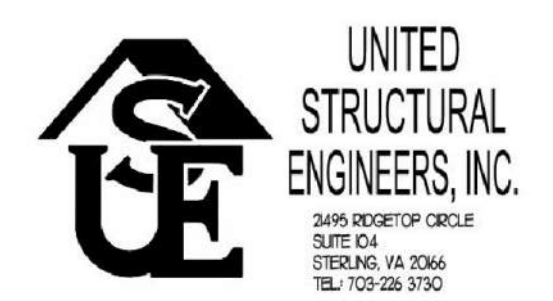
9990 Fairfax Blvd, Suite 530, Fairfax, VA 22030  
(703) 503-5555 www.formdesign.net

THE SHAPE OF THINGS TO COME

Project Name:



765/767 ELDEN STREET  
HERNDON, VA 20170



Project Number: 20-004

No.	Date	Description

CLIENT APPROVAL  
SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Seal: \_\_\_\_\_

Sheet Title:

## COVER SHEET

Drawn By: FP Checked By: DD  
Scale: AS NOTED  
Sheet No.:

# A000

6/2/2020 4:52:26 PM

### PROJECT TEAM

**OWNER/ LANDLORD**  
ASLIN BEER CO.  
ATTN: ANDREW KELLEY  
765/767 ELDEN STREET  
HERNDON, VA 20170

**GENERAL CONTRACTOR**  
REVIVAL DEVELOPMENT LLC  
ATTN: DENNIS CLARK  
662 OLD HUNT WAY  
HERNDON, VA 20170  
PHONE: 703.928.6803

**ARCHITECT**  
FORMDESIGN LLC  
ATTN: DARIO DAVIES  
9990 FAIRFAX BLVD, SUITE 530  
FAIRFAX, VA 22030  
PHONE: 703.503.5555

### ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FD	FIRE DEPARTMENT CONNECTION	P.C.	PRECAST CONCRETE
A.F.G.	ABOVE FINISHED GRADE	FDN.	FOUNDATION	P.L. or P	PROPERTY LINE
A/C	AIR CONDITIONING	FHC	FIRE HOSE CABINET	P.LAM.	PLASTIC LAMINATE
ACB	ASBESTOS-CEMENT BOARD	FIN.	FINISH	PERP. or P	PERPENDICULAR
ACT	ACoustICAL CEILING TILE	FL	FLOOR	PL	PLASTER
ADD.	ADDITION OF ADDENDUM	FLG.	FLOORING	PLUMB.	PLUMBING
AG	ABOVE GRADE	FLUOR.	FLUORESCENT	PLYWD.	PLYWOOD
AHU	AIR HANDLER UNIT	FP	FIRE PROOF	PREFAB.	PREFABRICATED
ALUM.	ALUMINUM	FTG.	FOOTING	PSF	POUNDS PER SQUARE FOOT
AVG	AVERAGE	GALV.	GALVANIZED	PSI	POUNDS PER SQUARE INCH
▲	ANGLE	GL	GLASS	PTN.	PARTITION
B.O.	BOTTOM OF	GLB	GLUE LAMINATED BEAM	PVC	POLYVINYLCHLORIDE
B.O.F.	BOTTOM OF FOOTING	GYP.	GYP. BOARD	PWR.	POWER
BD.	BOARD	GYP. BD.	GYP. BOARD	QT	QUARRY TILE
BLDG	BUILDING	H.C.	HOLLOW CORE	QTY.	QUANTITY
BLK.	BLOCK	H.M.	HOLLOW METAL	R	RADIUS
BLKG.	BLOCKING	H.D.	HANDICAPPED	R.O.	ROUGH OPENING
BM.	BEAM	HQBD.	HARDBOARD	R.O.W.	RIGHT OF WAY
BRO.	BEARING	HDW	HARDWARE	REF.	REFRIGERATOR
C.D.	CONSTRUCTION DOCUMENTS	HGT.	HEIGHT	REF.	REFERENCE
C.J.	CONTROL JOINT	HR.	HORIZONTAL	REINF.	REINFORCED
C.O.	CLEAN OUT	HTR.	HEATER	REQD.	REQUIRED
C.T.	CERAMIC TILE	HW	HOT WATER	REV.	REVISION
CAB	CABINET	HYD.	HYDRAULIC	RM	ROOM
CCTV	CLOSED CIRCUIT TELEVISION	I.D.	INSIDE DIAMETER	RMV.	REMOVE
CER	CERAMIC	I.F.	INSIDE FACE	S.C.	SOLID CORE
CFM	CUBIC FEET PER MINUTE	ID	IDENTIFICATION	S.D.	SMOKE DETECTOR
CH or C	CHANNEL	IG	ISOLATED GROUND	S.O.V.	SHUT OFF VALVE
CL or CL	CENTERLINE	INCL.	"INCLUDE, INCLUSIVE"	S/S	STAINLESS STEEL
CLG.	CEILING	INSUL.	INSULATION	SCHED.	SCHEDULE
CLO.	CLOSET	INT.	INTERIOR	SES	SERVICE ENTRANCE SECTION
CLR.	CLEAR	J-BOX	JUNCTION BOX	SH	SHEET
CMU	CONCRETE MASONRY UNIT	JCT	JUNCTION	SHTG.	SHEATHING
COL.	COLUMN	JST.	JOIST	SIM.	SIMILAR
CONC.	CONCRETE	JOINT	JOINT	SJA.	SPACE
CONST.	CONSTRUCTION	KO	KNOCK OUT	SPECS	SPECIFICATIONS
CONT.	CONTINUOUS	L.E.D.	LIGHT EMITTING DIODE	SO. FT.	SQUARE FEET
CONTR.	CONTRACTOR	L.F.T.	LINEAR FEET	SO. IN.	SQUARE INCHES
D.F.	DRINKING FOUNTAIN	LAM.	LAMINATE	STC	SOUND TRANSMISSION CLASS
D.S.	DOWN SPOUT	LAT.	LATERAL	STD.	STANDARD
DW	DISHWASHER	LAV	LAVATORY	STL	STEEL
DBL.	DOUBLE	LIN.	LINEAR	SUSP.	SUSPENDED
DEMO	DEMOLITION	L.T.	LIGHT	SW	SWITCH
DI.A. or Ø	DIAMETER	LTS.	LIGHTING	SYST.	SYSTEM
DIAG.	DIAGONAL	LVL	LAMINATED VENEER LUMBER	T & G	TONGUE AND GROOVE
DM.	DIMENSION	M.O.	MASONRY OPENING	T.O.	TOP OF
DL	DEAD LOAD	MAS.	MASONRY	T.O.B.	TOP OF BEAM
DN.	DOWN	MATL.	MATERIAL	T.O.F.	TOP OF FOOTING
DR	DOOR	MAX.	MAXIMUM	T.O.J.	TOP OF JOIST
E.F.	EXHAUST FAN	MECH.	MECHANICAL	T.O.M.	TOP OF MASONRY
E.J.	EXPANSION JOINT	MED.	MEDIUM	T.O.S.	TOP OF SLAB
E.W.	EACH WAY	MFG.	MANUFACTURING	T.O.W.	TOP OF WALL
EA	EACH	MFR.	MANUFACTURER	T.V.	TELEVISION OUTLET
EL	ELEVATION	MIN.	MINIMUM	TEL	TELEPHONE
ELEC.	"ELECTRIC, ELECTRICAL"	MISC.	MISCELLANEOUS	TH.	THRESHOLD
ELEV.	ELEVATOR	MTL.	METAL	THK.	THICK
EQ.	EQUAL	MUL	MULLION	THRU	THROUGH
EQUIP.	EQUIPMENT	N.I.C.	NOT IN CONTRACT	TLT.	TOILET
EST.	ESTIMATE	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
EXH.	EXHAUST	NFC	NOT FOR CONSTRUCTION	UNF.	UNFINISHED
EXIST. or E	EXISTING	NO.	NO.	V.I.F.	VERIFY IN FIELD
EXT.	EXTERIOR	NOM.	NOMINAL	VCT	VINYL COMPOSITION TILE
F.A.	FIRE ALARM	O.C.	ON CENTER	W/C	WATER CLOSET
F.C.O.	FLOOR CLEAN OUT	O.H.	OVER HANG	WP	WEATHER PROOF
F.D.	FLOOR DRAIN	O.R.	OUTSIDE RADIUS	WT.	WEIGHT
F.E.	FIRE EXTINGUISHER	OAI	OUTSIDE AIR INTAKE	WI	WITH
F.O.	FACE OF	OH	OVER HEAD	W/O	WITHOUT
F.S.	FLOOR SINK	OPNG.	OPENING	WD.	WOOD
FACP	FIRE ALARM CONTROL PANEL	OPPO.	OPPOSITE	YD.	YARD

### SYMBOLS

	EXISTING WALL / FLOOR CONSTRUCTION TO REMAIN
	NEW WALL. SEE WALL TYPES FOR MORE INFORMATION
	NEW CONCRETE WALL. SEE WALL TYPES FOR MORE INFORMATION
	NEW MASONRY WALL. SEE WALL TYPES FOR MORE INFORMATION
	WALL OR HORIZONTAL ASSEMBLY TYPE. SEE WALL SCHEDULE FOR MORE INFORMATION
	DETAIL NUMBER SHEET NUMBER INTERIOR ELEVATION - ARROW INDICATES DIRECTION OF VIEW
	DETAIL NUMBER SHEET NUMBER SECTION DETAIL - ARROW INDICATES DIRECTION OF VIEW
	DETAIL NUMBER SHEET NUMBER PLAN DETAIL - ARROW INDICATES DIRECTION OF VIEW
	NEW DOOR. SEE DOOR SCHEDULE
	EXISTING DOOR. SEE DOOR SCHEDULE.
	DOOR NUMBER. SEE DOOR SCHEDULE.
	ROOM NAME AND NUMBER.
	KEY NOTE.
	FINISH/EQUIPMENT TAG. SEE SCHEDULES FOR MORE INFORMATION.
	AREA NOT IN SCOPE OF WORK

### PROJECT NARRATIVE

NEW TENANT FIT-OUT AT 771 ELDEN STREET, HERNDON, VA 20170, 2,895 GROSS SQUARE FEET INCLUDED IN SCOPE OF WORK. TENANT IMPROVEMENTS INCLUDE:  
1. DEMOLITION OF EXISTING INTERIOR WALLS, PARTITIONS AND ROOF.  
2. NEW BEER BREWERY, BEER HALL, INDOOR SEATING AREA, TERRACE SEATING AREA, ADA WOMEN'S REST ROOM, ADA MEN'S REST ROOM, AND A UTILITY ROOM.  
3. NEW STEEL STAIRS.  
4. NEW MECHANICAL ELECTRICAL AND PLUMBING.  
5. NEW FINISHES AND PARTITION WALLS.  
6. NEW EXTERIOR WALL ASSEMBLIES TO REPLACE STRUCTURALLY COMPROMISED EXISTING WALLS.  
7. EXTENSIVE FOOTER REPAIRS AS REQUIRED.

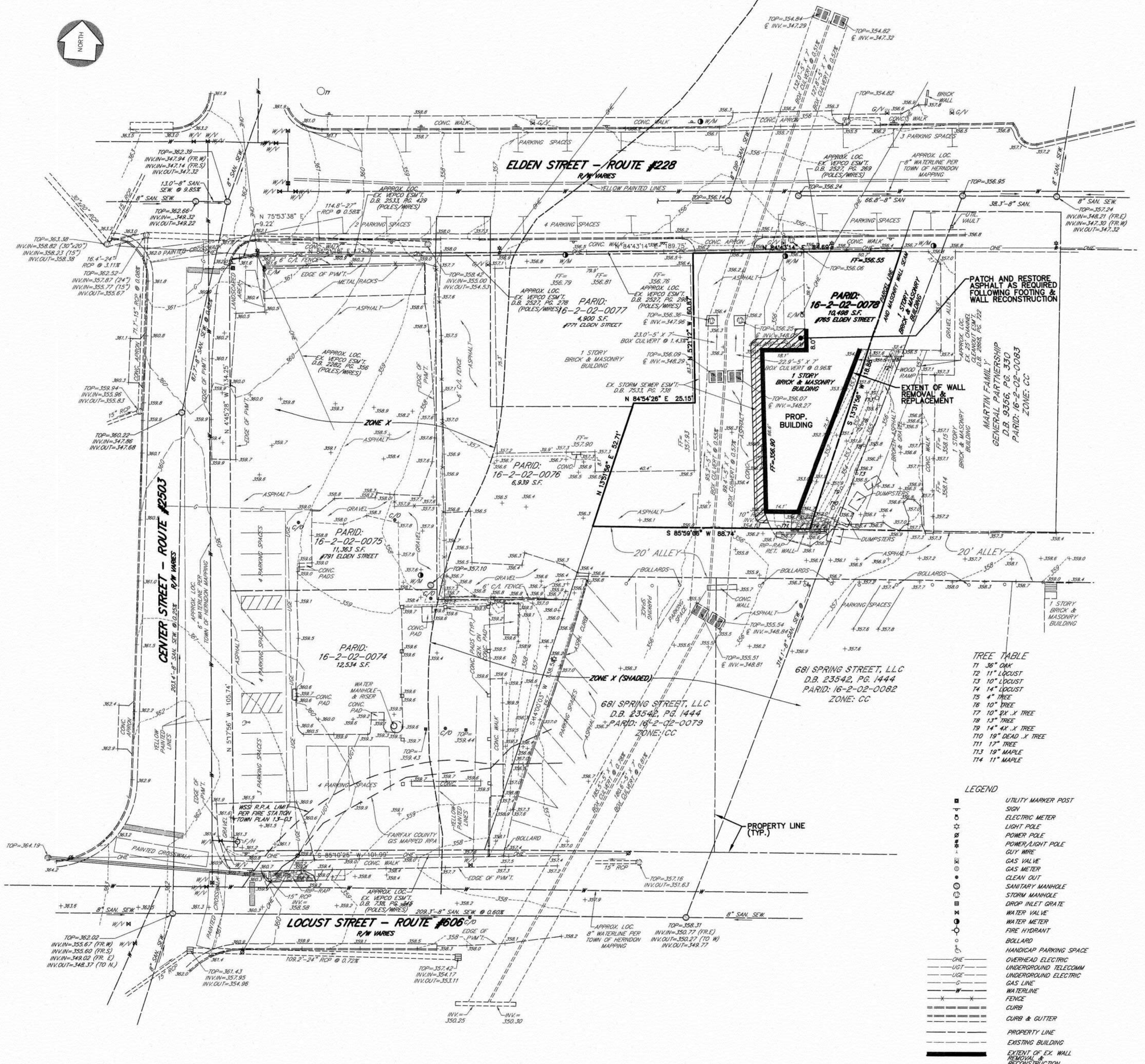
### DRAWING STANDARDS

- ALL DIMENSIONS ARE FROM FINISH TO FINISH, UNLESS OTHERWISE NOTED
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- T.B.D.** (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE.
- V.I.F.** (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT ARCHITECT IF DISCREPANCY EXISTS.
- D.I.F.** (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.
- A DIMENSION LABELED "**CLR.**" INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.
- A DIMENSION LABELED "**MIN.**" INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION.
- F&I** (FURNISH AND INSTALL)
- U.O.N.** (UNLESS OTHERWISE NOTED)
- A.F.F.** (ABOVE FINISH FLOOR) HEIGHT AS NOTED ABOVE FLOOR FINISH
- A DIMENSION LABELED "**MAX**" INDICATES THAT THE REQUIRED DIMENSION MAY NOT EXCEED THE SPECIFIED DIMENSION.
- ¢ (CENTER LINE)

VICINITY: PROJECT LOCATION: NORTH



NOTE: NO SITE IMPROVEMENTS FOR THIS PROJECT



# FORMDESIGN ARCHITECTS INTERIORS

9990 Fairfax Blvd, Suite 530, Fairfax, VA 22030  
(703) 503-5555 www.formdesign.net  
THE SHAPE OF THINGS TO COME



765/767 ELDEN STREET  
HERNDON, VA 20170



Project Number: 20-004

Issued:

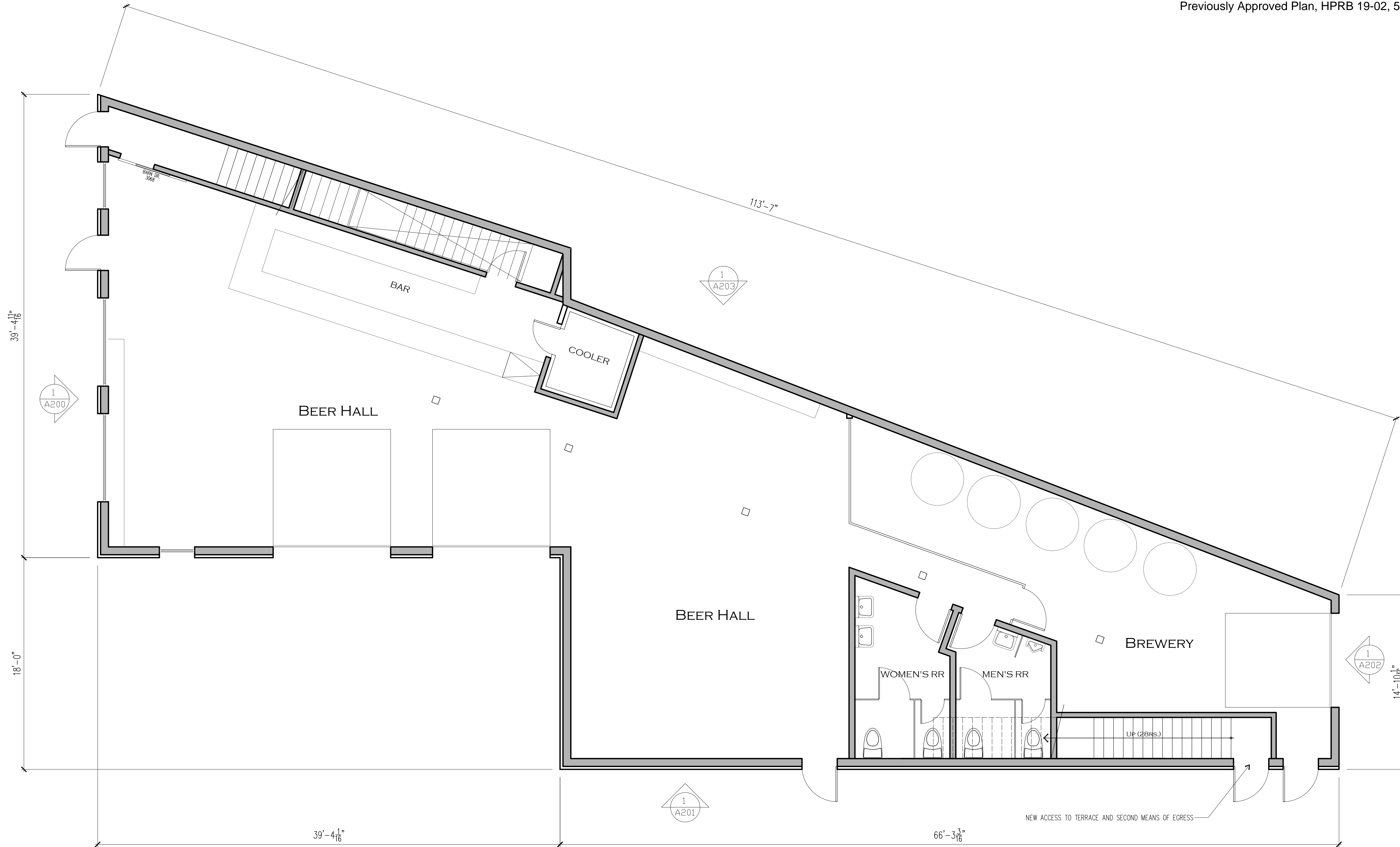
No.	Date	Description

**CLIENT APPROVAL**  
SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

Sheet Title:  
**SITE PLAN**

Drawn By: FP Checked By: DD  
Scale: AS NOTED  
Sheet No.:

# A001



**1| FIRST FLOOR PLAN**  
1/2"=1'-0"

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INTERIORS**

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THE SHAPE OF THINGS TO COME

Project Name:



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DATE: \_\_\_\_\_

Seal:

Sheet Title:

**HPRB APPROVED  
FIRST FLOOR PLAN**

Drawn By: FP Checked By: DD

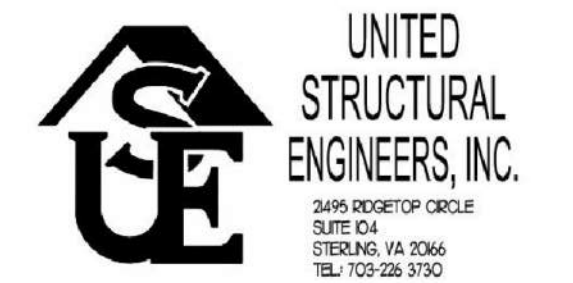
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Sheet No.:

**AD100**



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HERNDON, VA 20170



Project Number: **20-004**

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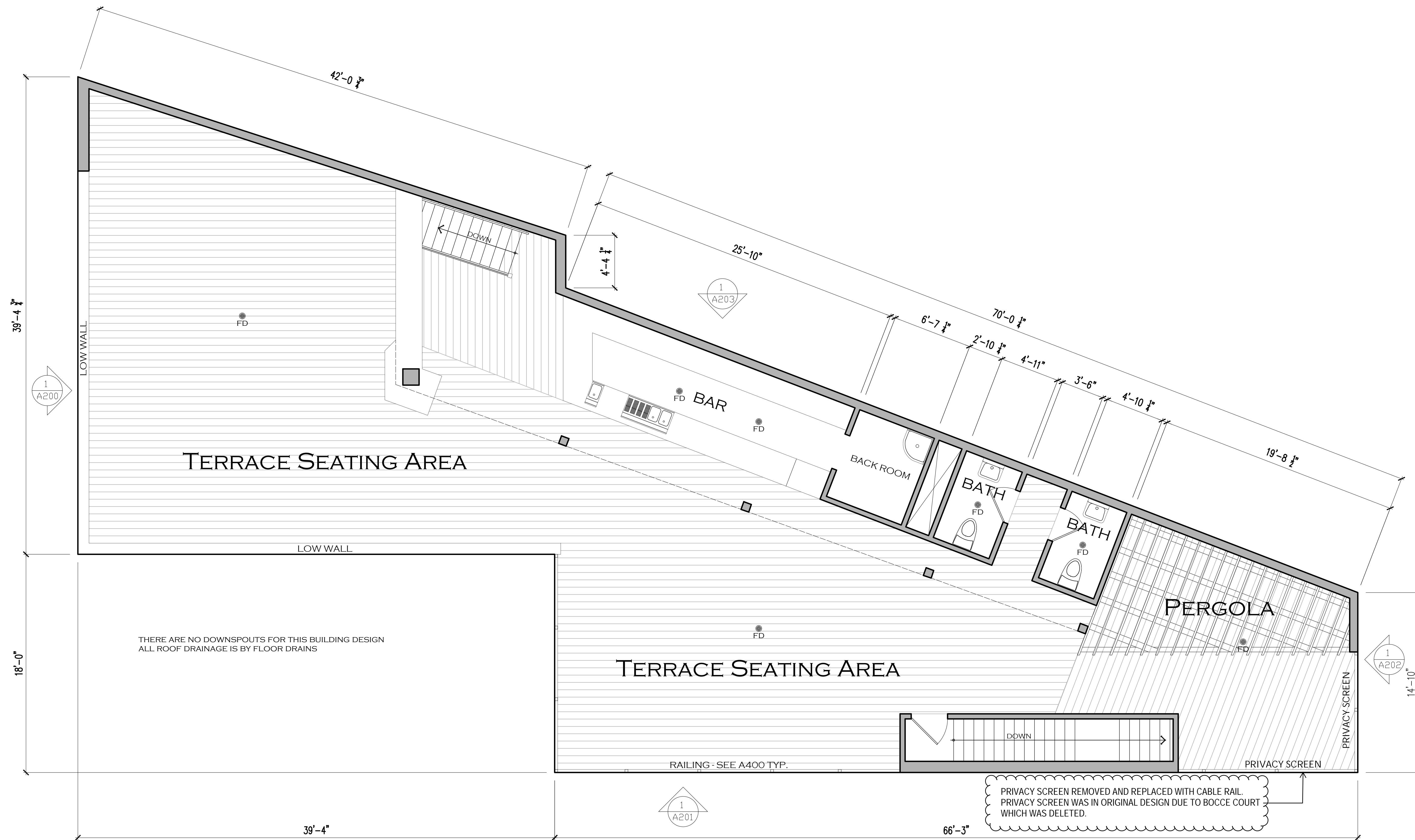
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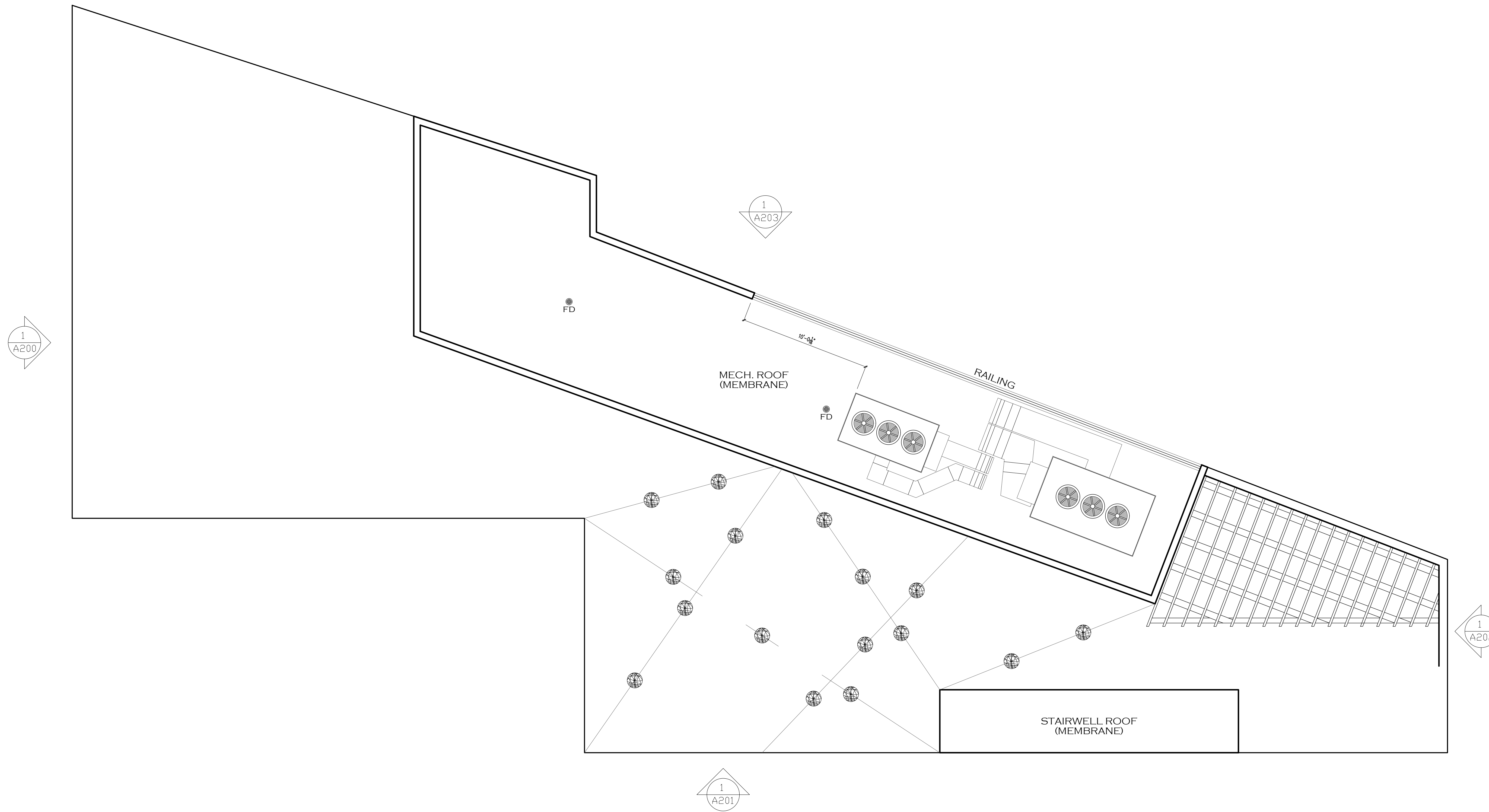
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**HPRB APPROVED  
TERRACE FLOOR PLAN**

Drawn By: **FP** Checked By: **DD**  
Scale: **AS NOTED**  
Sheet No.:

**AD101**



**1| TERRACE FLOOR PLAN**  
1/2"=1'-0"



**1| ROOF PLAN**  
1/4"=1'-0"

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INTERIORS**

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THE SHAPE OF THINGS TO COME

Project Name:

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BEER COMPANY

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UNITED  
STRUCTURAL  
ENGINEERS, INC.

Gill Engineering Group Plc  
Mechanical • Electrical • Plumbing  
9161 Liberia Ave., Suite 204B  
Manassas, Virginia, 20110  
703 943 7106 . www.gilleng.com

Project Number: **20-004**

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No.	Date	Description

**CLIENT APPROVAL**  
SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Seal: \_\_\_\_\_

Sheet Title:  
**HPRB APPROVED  
ROOF PLAN**

Drawn By: FP Checked By: DD  
Scale: AS NOTED

Sheet No.:  
**AD102**

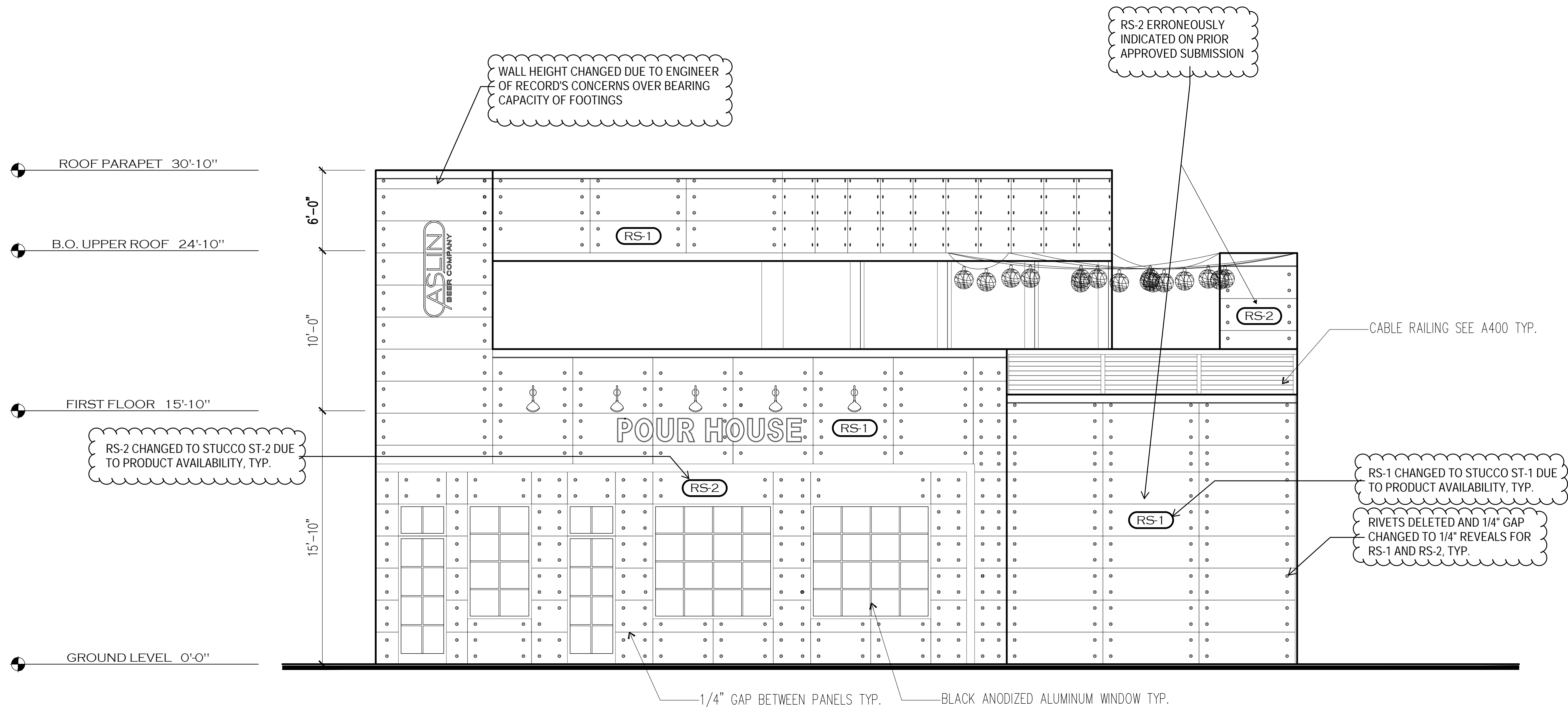


765/767 ELDEN STREET  
HERNDON, VA 20170



20-004

No.	Date	Description



THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
RS-1	FIBER CEMENT RAINDRAIN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINDRAIN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FOR PAINT

**1| NORTH ELEVATION**  
1/4"=1'-0"

**HPRB APPROVED  
ELEVATIONS**



765/767 ELDEN STREET  
HERNDON, VA 20170



Project Number: **20-004**

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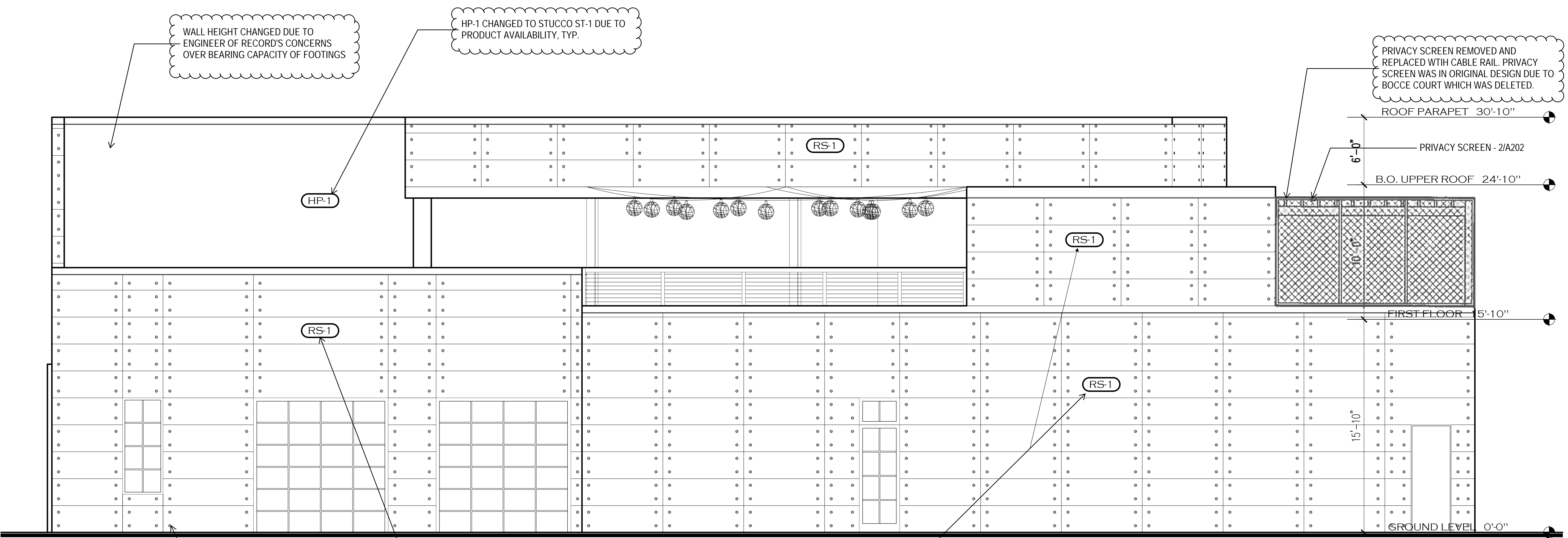
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SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Seal: \_\_\_\_\_

Sheet Title:  
**HPRB APPROVED  
ELEVATIONS**

Drawn By: FP Checked By: DD  
Scale: AS NOTED  
Sheet No.:

**AD101**



WALL HEIGHT CHANGED DUE TO ENGINEER OF RECORD'S CONCERNS OVER BEARING CAPACITY OF FOOTINGS

HP-1 CHANGED TO STUCCO ST-1 DUE TO PRODUCT AVAILABILITY, TYP.

PRIVACY SCREEN REMOVED AND REPLACED WITH CABLE RAIL. PRIVACY SCREEN WAS IN ORIGINAL DESIGN DUE TO BOCCE COURT WHICH WAS DELETED.

RIVETS DELETED AND 1/4" GAP CHANGED TO 1/4" REVEALS FOR RS-1 AND RS-2, TYP.

RS-1 CHANGED TO STUCCO ST-1 DUE TO PRODUCT AVAILABILITY, TYP.

RS-2 ERRONEOUSLY INDICATED ON PRIOR APPROVED SUBMISSION


THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

**FINISH SCHEDULE** \*\*\*ALL FINISHES TO BE CLASS C OR BETTER

TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
RS-1	FIBER CEMENT RAINSCREEN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINSCREEN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FOR PAINT

**1| WEST ELEVATION**  
1/4"=1'-0"

Project Name:



765/767 ELDEN STREET  
HERNDON, VA 20170



UNITED  
STRUCTURAL  
ENGINEERS, INC.  
3495 DOWNEY ROAD  
STERLING, VA 20166  
TEL: 703-228-3700



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Project Number: **20-004**

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No.	Date	Description

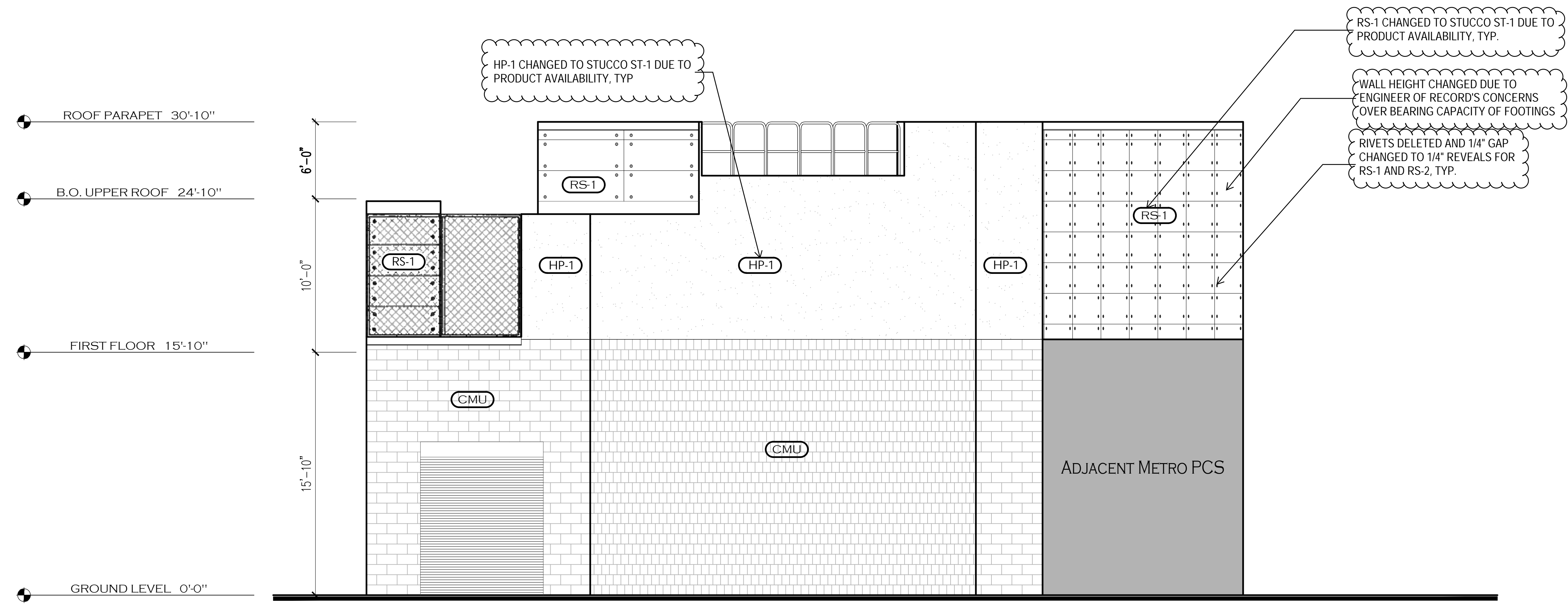
CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Seal: \_\_\_\_\_



THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
RS-1	FIBER CEMENT RAINSCREEN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINSCREEN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FOR PAINT

**1| SOUTH ELEVATIONS**  
1/4"=1'-0"

Sheet Title:

**HPRB APPROVED  
ELEVATIONS**

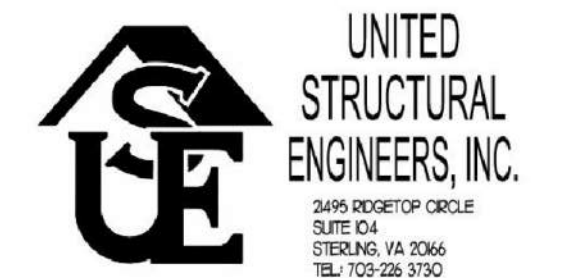
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Scale: **AS NOTED**

Sheet No.:



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HERNDON, VA 20170

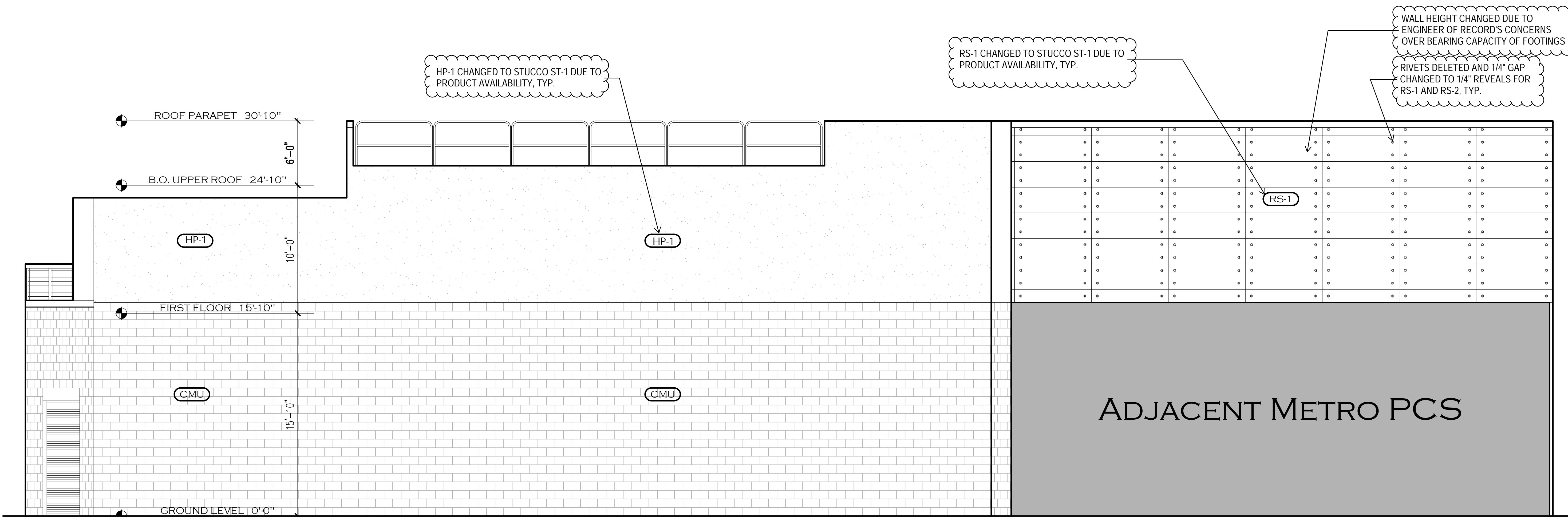


20-004

No.	Date	Description

**HPRB APPROVED  
ELEVATIONS**

**AD203**



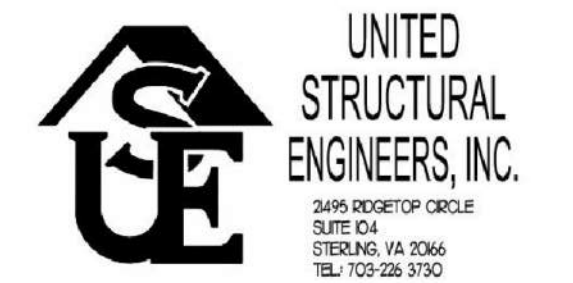
THERE ARE NO DOWNSPOUTS FOR THIS BUILDING DESIGN  
ALL ROOF DRAINAGE IS BY FLOOR DRAINS

FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
RS-1	FIBER CEMENT RAINSCREEN PANEL	SWISSPEARL	CARAT	AZURITE 7040
RS-2	FIBER CEMENT RAINSCREEN PANEL	EQUITONE	LINEA	LT20
HP-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL	PRIMED FOR PAINT

**1| EAST ELEVATION**  
1/4"=1'-0"



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HERNDON, VA 20170



Project Number: **20-004**

Issued:

No.	Date	Description

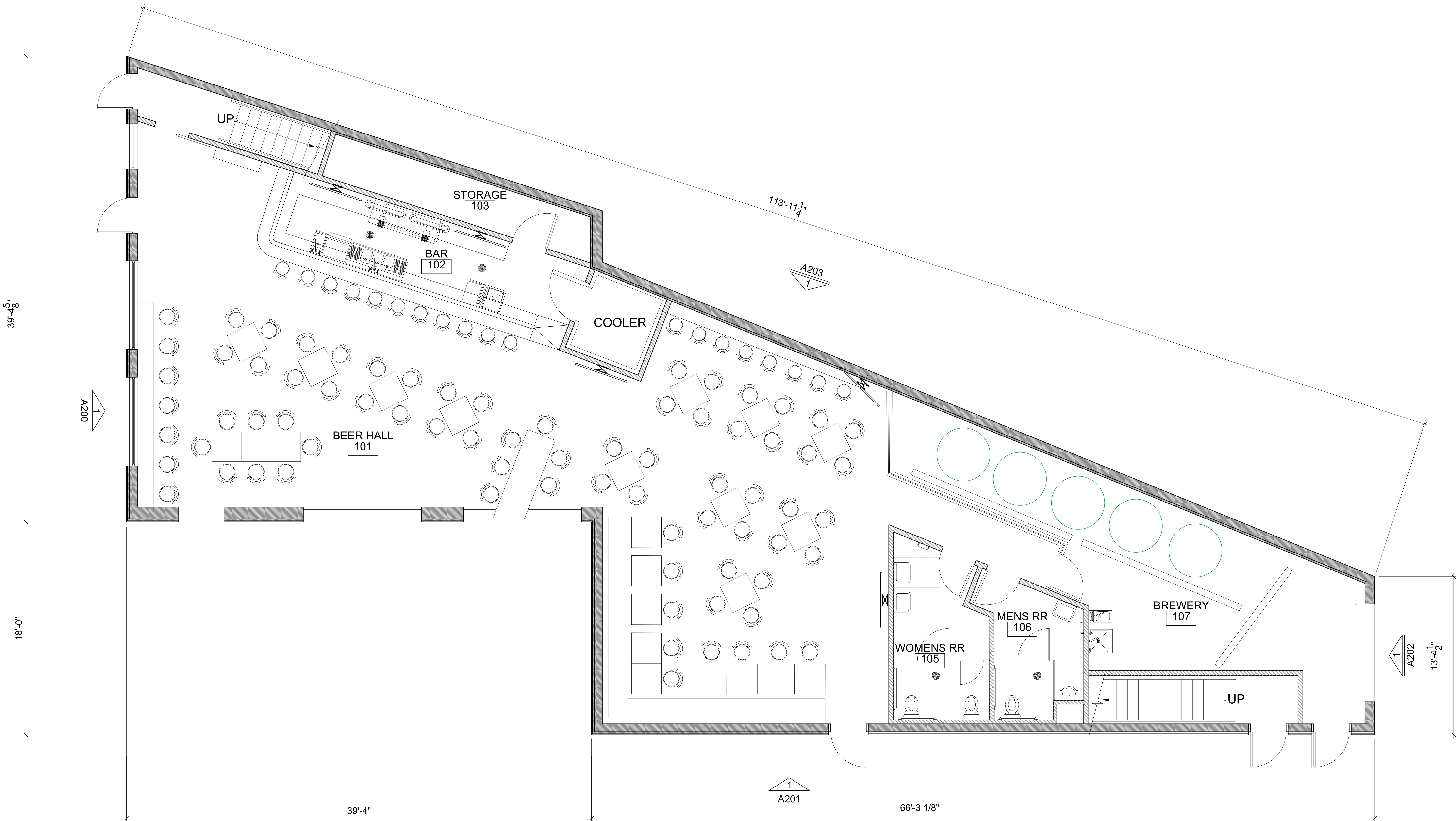
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SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Seal: \_\_\_\_\_

Sheet Title:

**FIRST FLOOR PLAN**

Drawn By: **FP** Checked By: **DD**  
Scale: **AS NOTED**  
Sheet No.:

**A100**



**1| FIRST FLOOR PLAN**  
1/4"=1'-0"

Project Name:



765/767 ELDEN STREET  
HERNDON, VA 20170



Project Number: **20-004**

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No.	Date	Description

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SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Seal:

Sheet Title:

**ROOF TERRACE  
FLOOR PLAN**

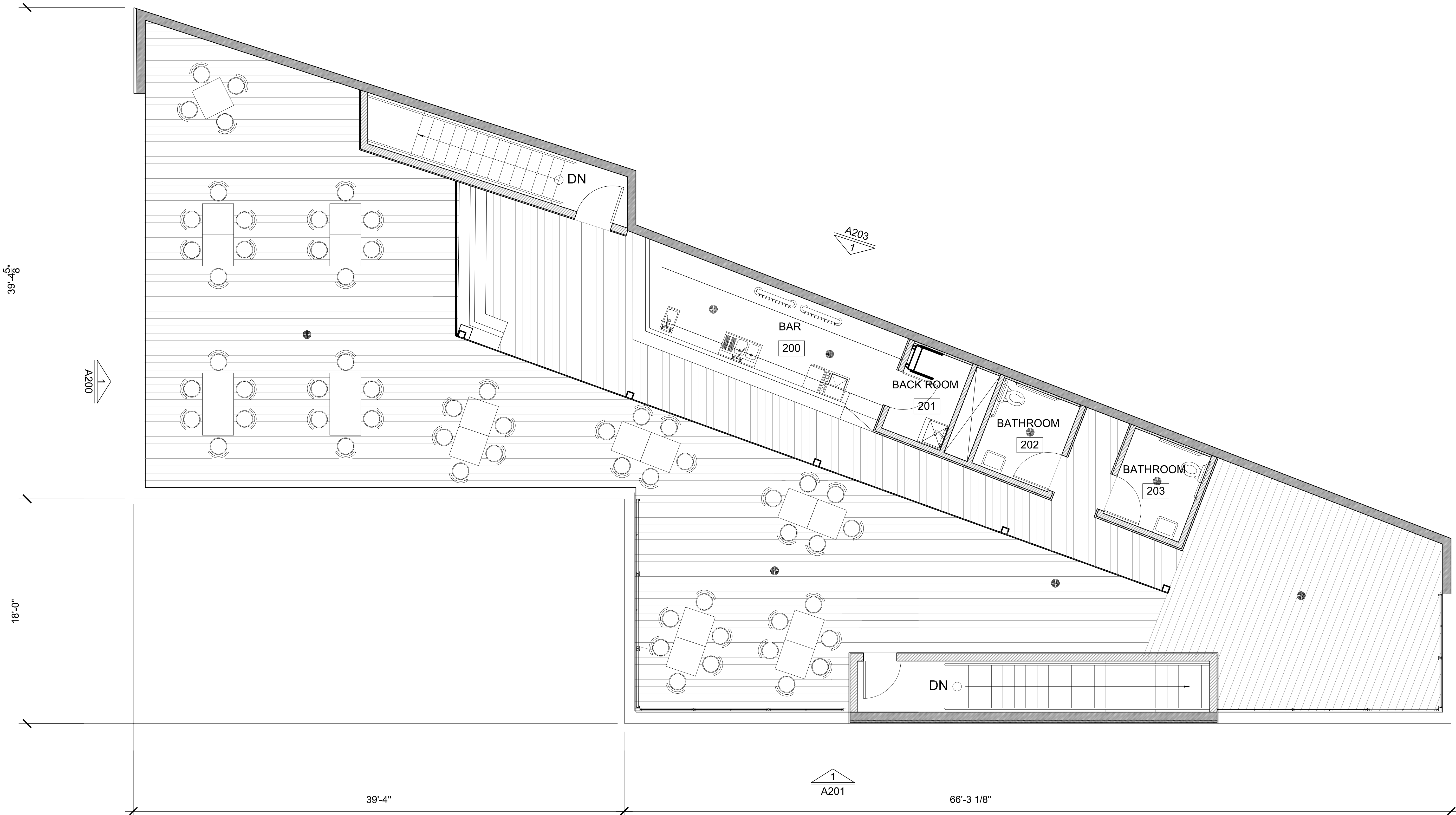
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Scale: **AS NOTED**

Sheet No.:

**A101**

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**1| TERRACE FLOOR PLAN**  
1/2"=1'-0"



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HERNDON, VA 20170



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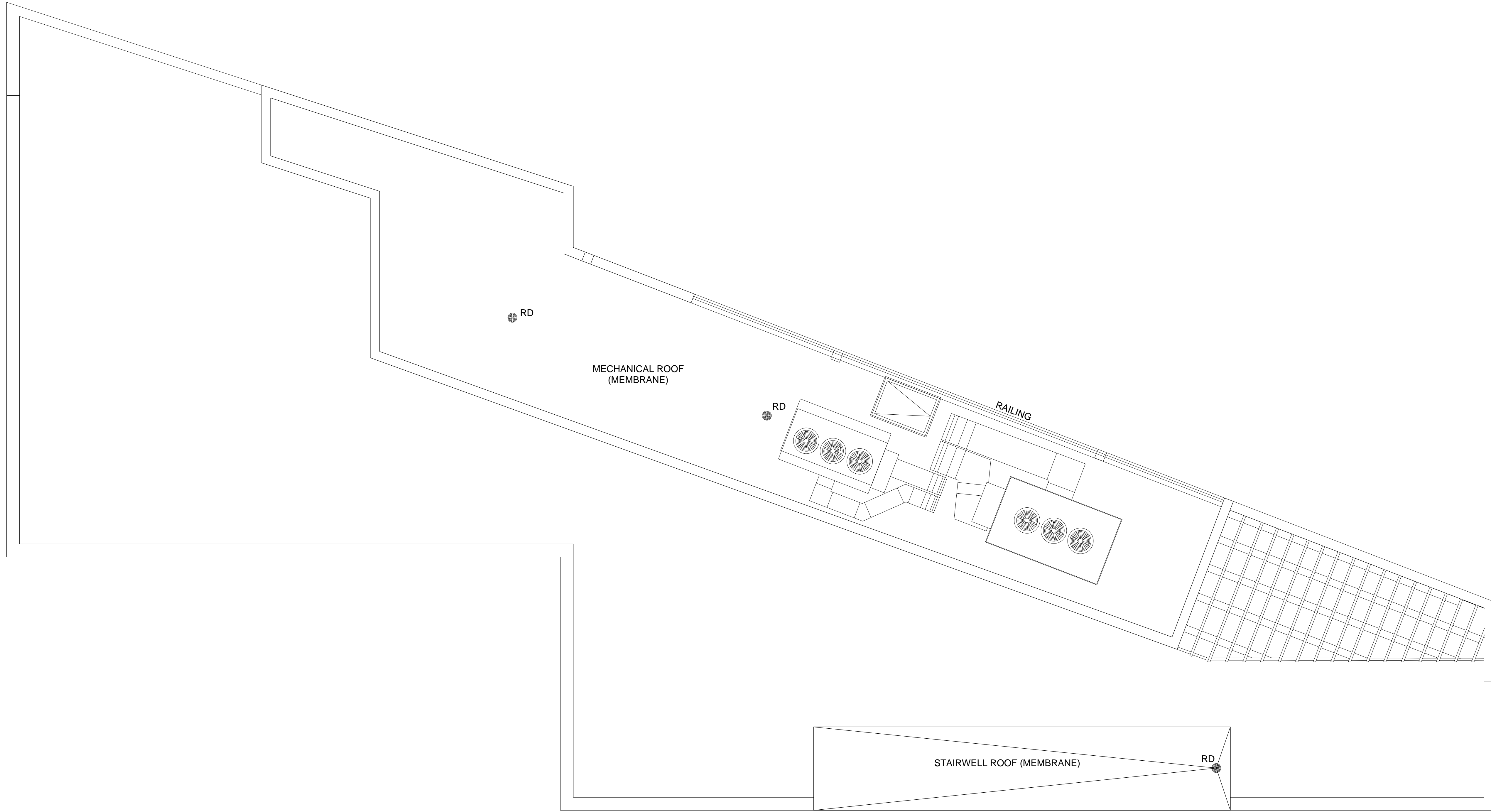
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SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
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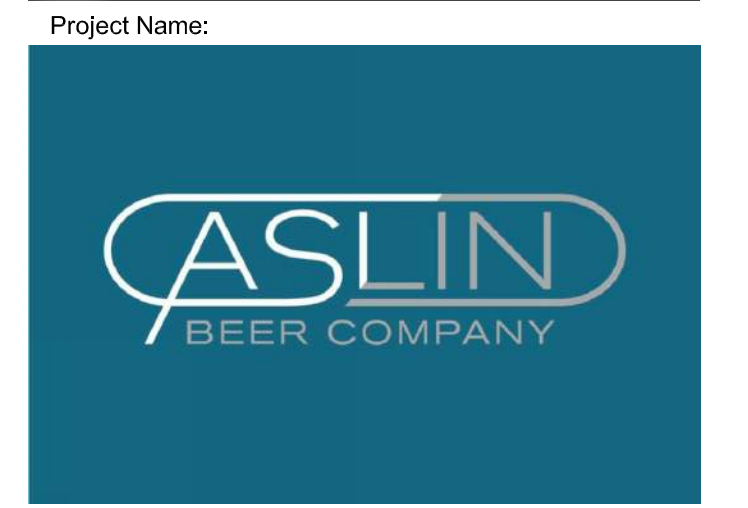
**ROOF PLAN**

Drawn By: **FP** Checked By: **DD**  
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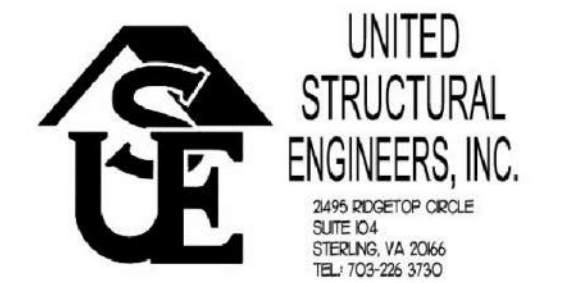
**A102**



**1| ROOF PLAN**  
1/4"=1'-0"



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SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
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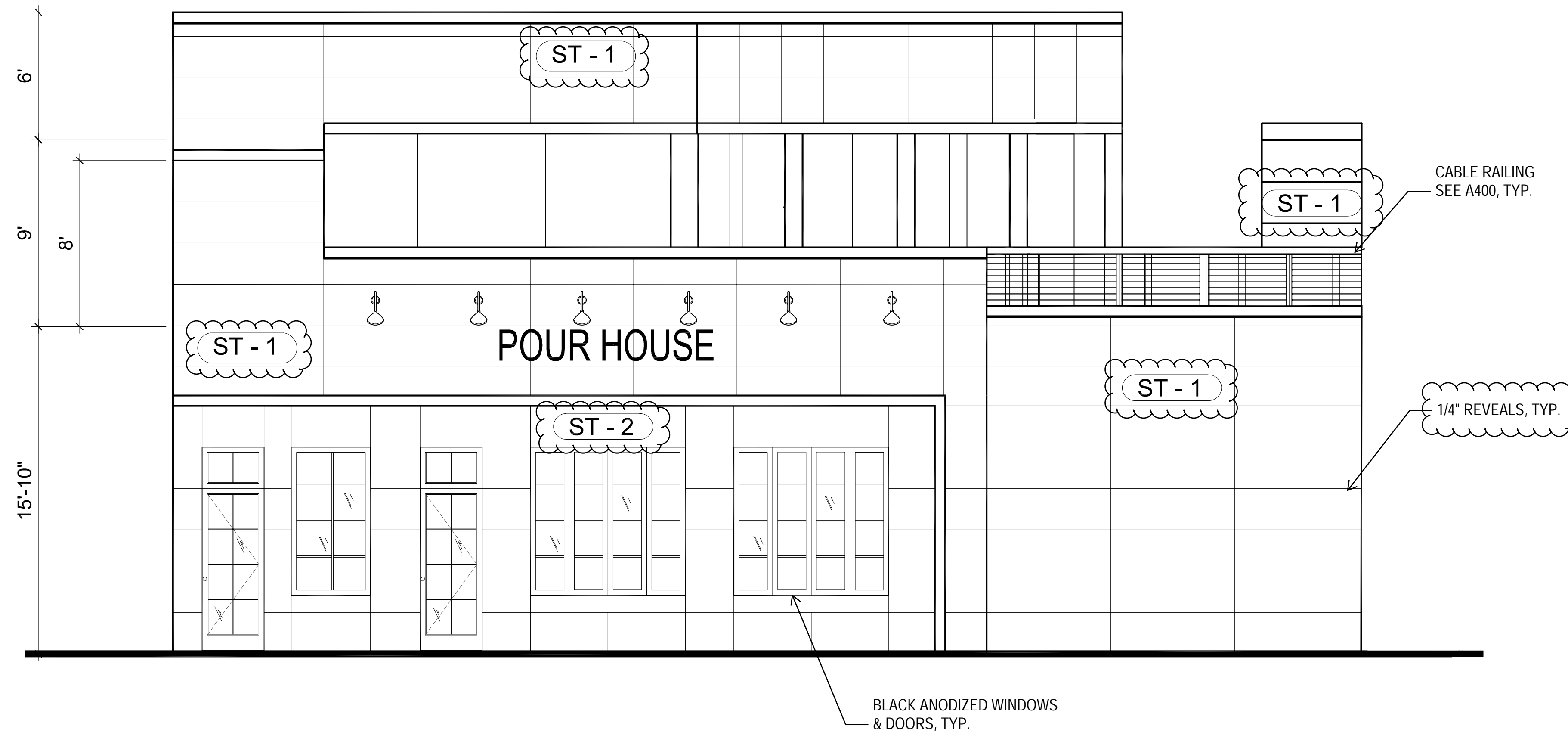
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**EXTERIOR ELEVATIONS**

Drawn By: FP Checked By: DD  
Scale: AS NOTED  
Sheet No.:

**A200**

6/2/2020 4:52:26 PM

- ROOF PARAPET  
30'-10"
- B.O. UPPER ROOF  
24'-10"
- FIRST FLOOR  
15'-10"
- GROUND LEVEL  
0'-0"



FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
ST-1	STUCCO - SMOOTH FINISH	STO	MILANO FINISH COAT	TBD
ST-2	STUCCO - LINEAR FINISH	STO	SIGNATURE LINEAR 10	STO 37104

**1| NORTH ELEVATION**  
1/4"=1'-0"



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No.	Date	Description

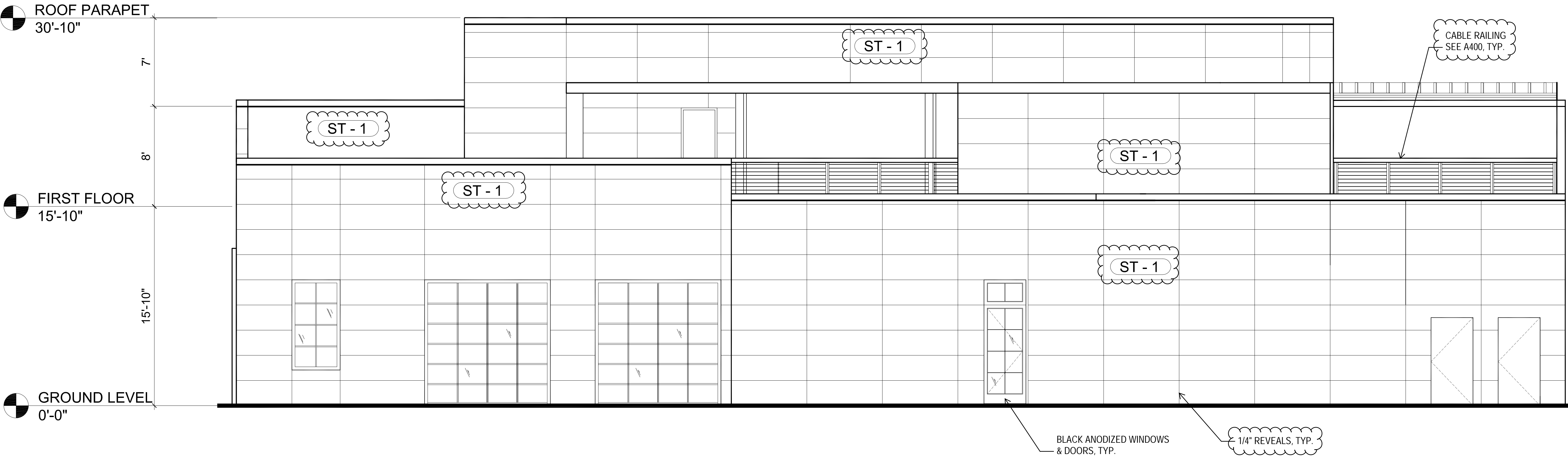
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DATE: \_\_\_\_\_  
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Sheet Title:  
**EXTERIOR ELEVATIONS**

Drawn By: FP Checked By: DD  
Scale: AS NOTED  
Sheet No.:

**A201**

6/2/2020 4:52:26 PM



FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
ST-1	STUCCO - SMOOTH FINISH	STO	MILANO FINISH COAT	TBD

**1| WEST ELEVATION**  
1/4"=1'-0"



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Project Number: 20-004

No.	Date	Description

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APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

Seal:

Sheet Title:

EXTERIOR  
ELEVATIONS

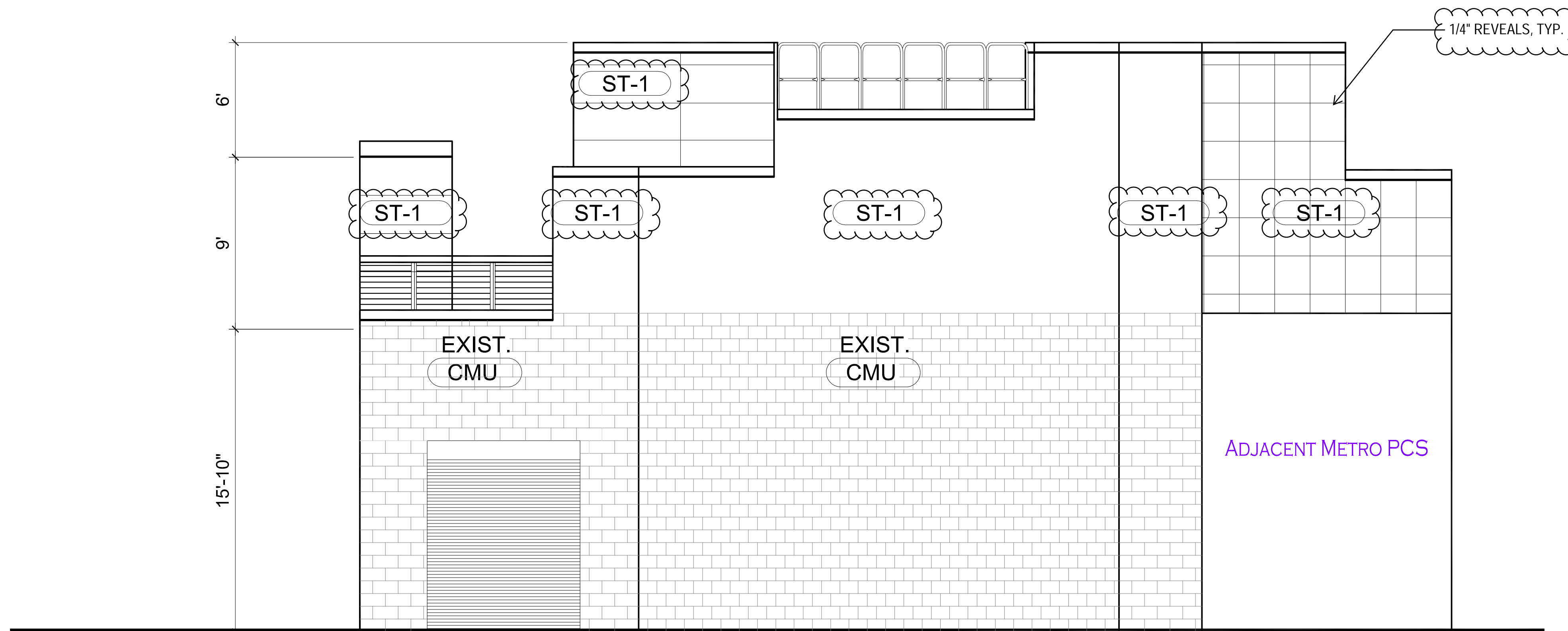
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Scale: AS NOTED

Sheet No.:

A202

- ROOF PARAPET  
30'-10"
- B.O. UPPER ROOF  
24'-10"
- FIRST FLOOR  
15'-10"
- GROUND LEVEL  
0'-0"



FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
ST-1	STUCCO - SMOOTH FINISH	STO	MILANO FINISH COAT	TBD
CMU	CONCRETE MASONRY UNIT - PAINTED	SHERWIN WILLIAMS	-	LEISURE BLUE

1| SOUTH ELEVATIONS  
1/4"=1'-0"

Project Name:



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HERNDON, VA 20170



Project Number:

20-004

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No. Date Description

No.	Date	Description

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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DATE: \_\_\_\_\_

Seal:

Sheet Title:

EXTERIOR  
ELEVATIONS

Drawn By: FP

Checked By: DD

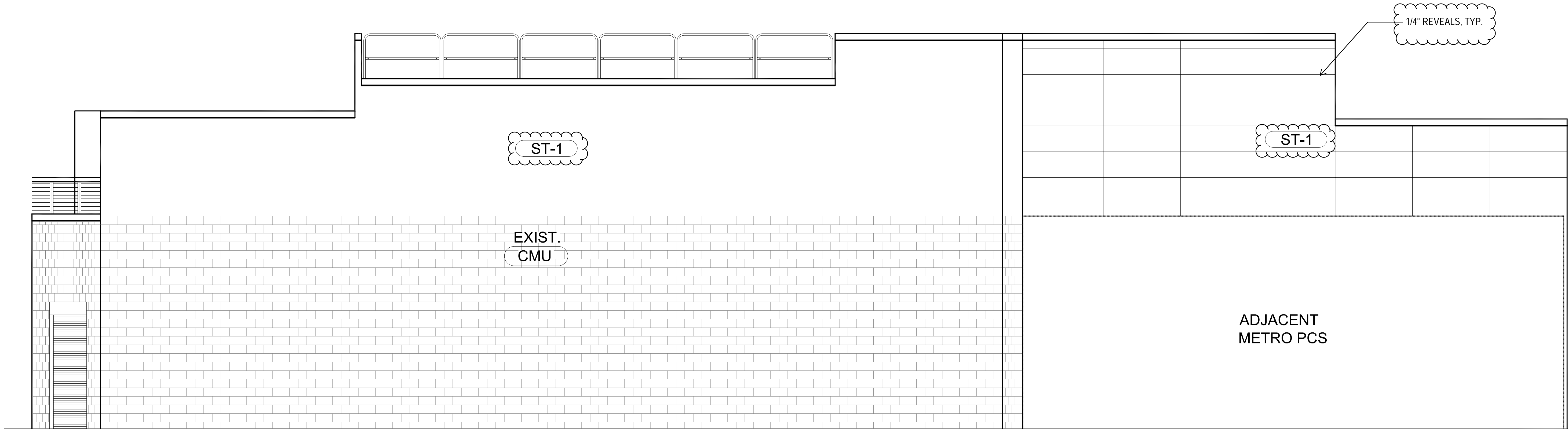
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AS NOTED

Sheet No.:

A203

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FINISH SCHEDULE ***ALL FINISHES TO BE CLASS C OR BETTER				
TAG	MATERIAL	MANUFACTURER	STYLE	COLOR
ST-1	STUCCO - SMOOTH FINISH	STO	MILANO FINISH COAT	TBD
CMU	CONCRETE MASONRY UNIT - PAINTED	SHERWIN WILLIAMS	-	LEISURE BLUE

1| EAST ELEVATION  
1/4"=1'-0"

**ARCHITECTS  
INTERIORS**

9990 Fairfax Blvd, Suite 530, Fairfax, VA 22030  
(703) 503-5555 www.formdesign.net

THE SHAPE OF THINGS TO COME

Project Name:



765/767 ELDEN STREET  
HERNDON, VA 20170



Project Number: **20-004**

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DATE: \_\_\_\_\_

Seal: \_\_\_\_\_

Sheet Title:

**PERSPECTIVE**

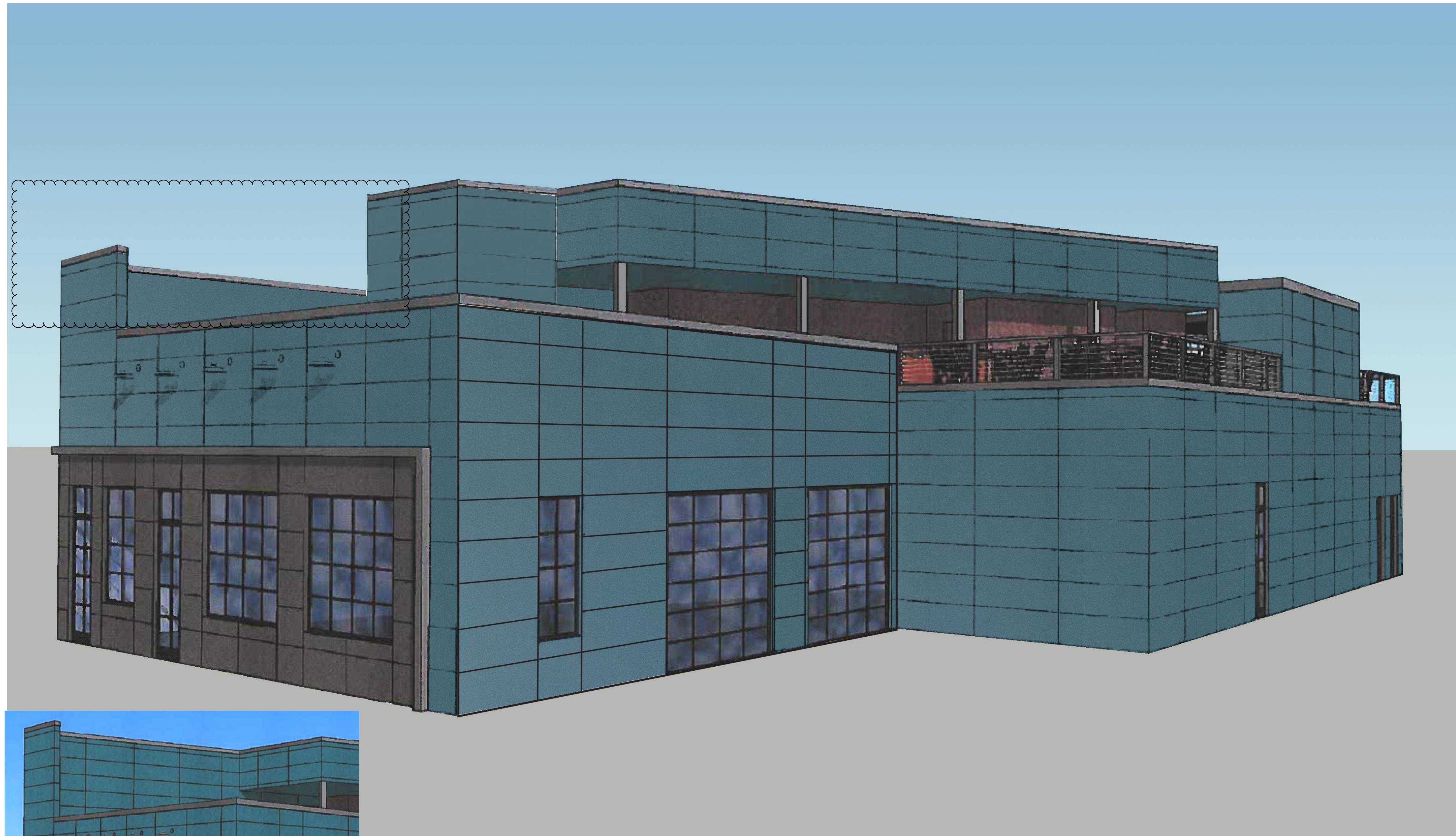
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Sheet No.:

**A204**

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Previously HPRB Approved Rendering

**1 | PERSPECTIVE**  
N.T.S.

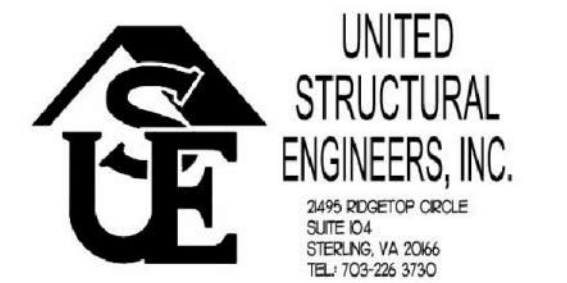
**ARCHITECTS  
INTERIORS**

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(703) 503-5555 www.formdesign.net  
THE SHAPE OF THINGS TO COME

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Project Number:

20-004

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No.	Date	Description

**CLIENT APPROVAL**

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Seal:

Sheet Title:

**PERSPECTIVE**

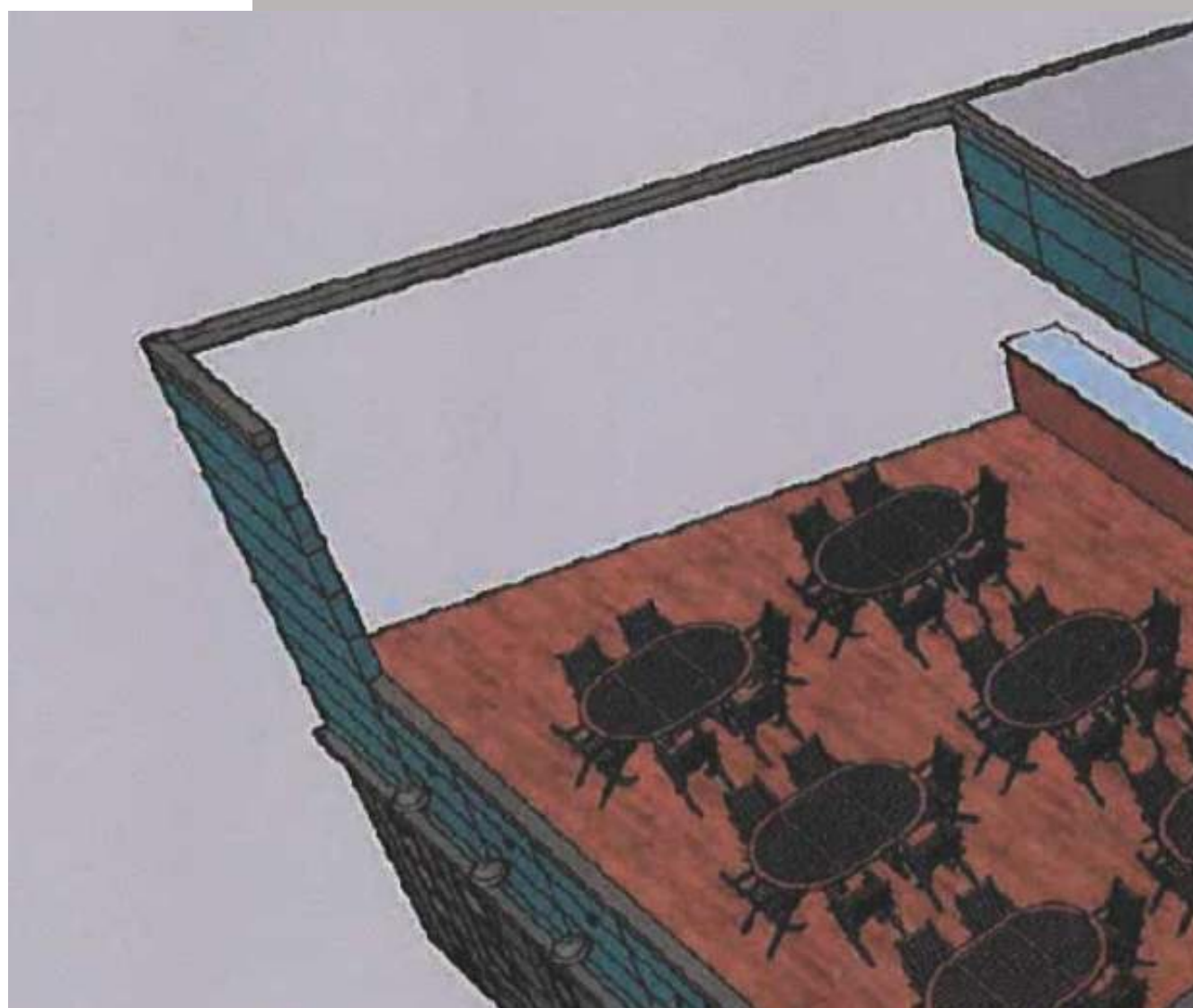
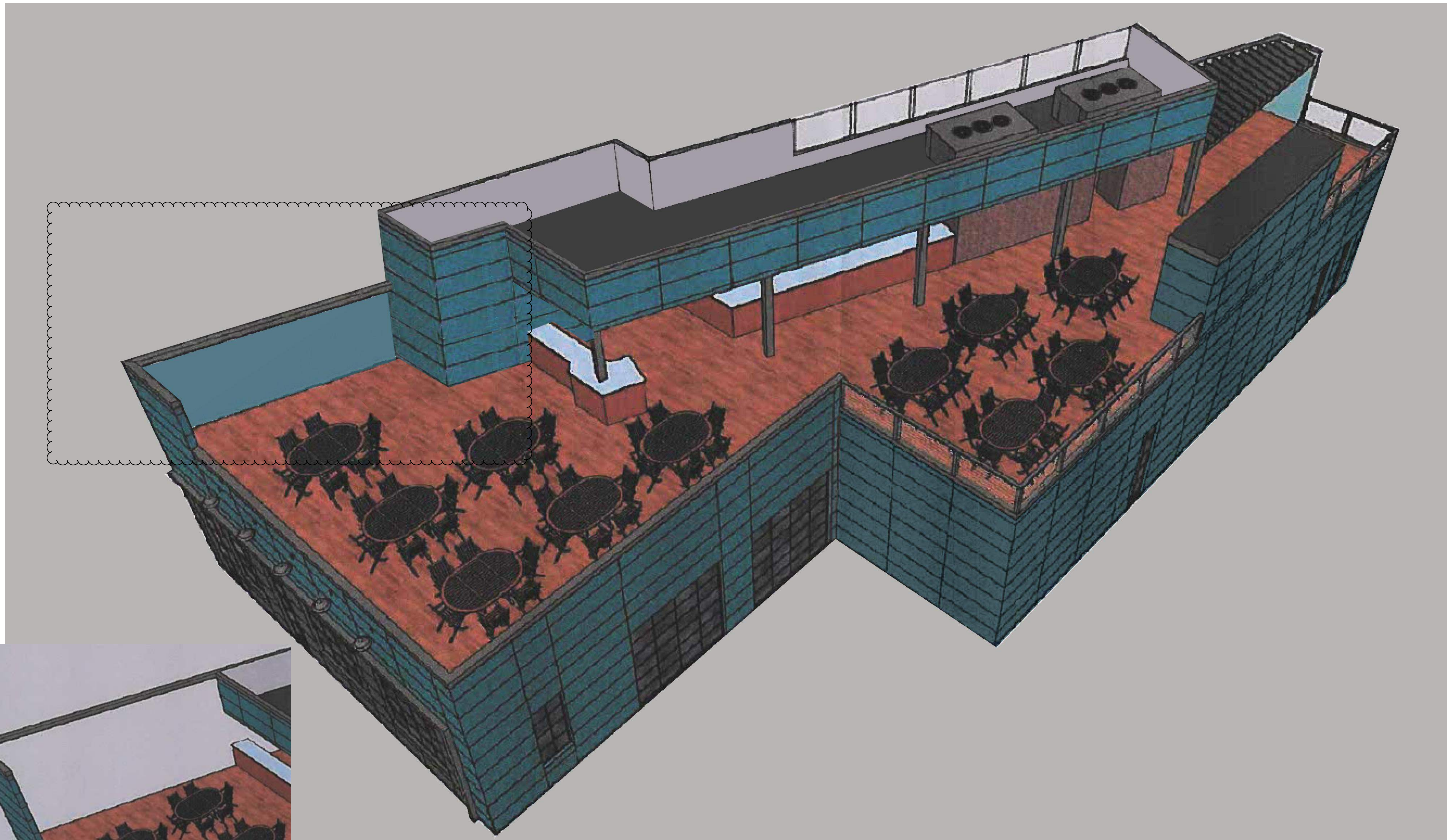
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Scale: AS NOTED

Sheet No.:

**A205**

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Previously HPRB Approved Rendering



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HERNDON, VA 20170



Project Number: **20-004**

Issued:

No.	Date	Description

**CLIENT APPROVAL**  
SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

Seal: \_\_\_\_\_

Sheet Title:

**CONTEXT**

Drawn By: FP Checked By: DD

Scale: AS NOTED

Sheet No.:

**A300**



**1| EXISTING STREET VIEW**  
N.T.S.



**2| PROPOSED STREET VIEW**  
N.T.S.



ST-1 STUCCO - SMOOTH FINISH



ST-2 STUCCO - LINEAR FINISH



PT-1 Paint - Exterior wall - Leisure Blue



Window/Doors frames and lites



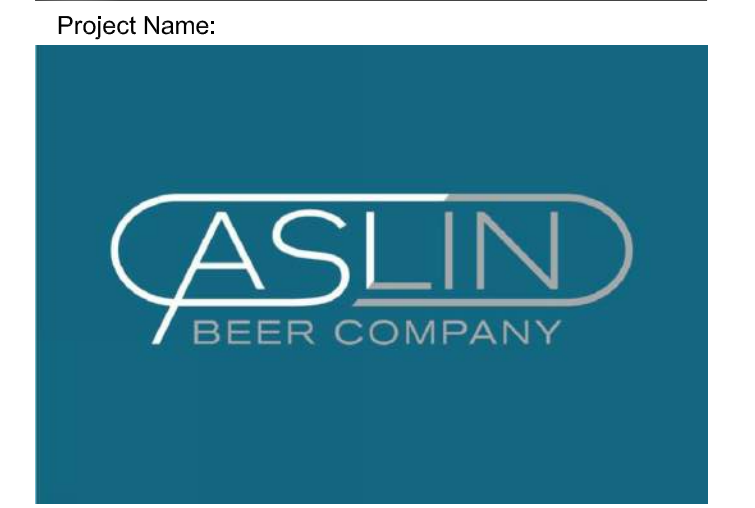
FL-1 Floor Decking - Patio Trex - Havana Gold



WD-1 Wood Pergola - Clove Brown



Cable Railing



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HERNDON, VA 20170



Project Number: 20-004

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APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

Seal:

Sheet Title:

FINISHES

Drawn By: FP Checked By: DD  
Scale: AS NOTED  
Sheet No.:

Project Name:



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HERNDON, VA 20170



Project Number:

20-004

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APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Seal: \_\_\_\_\_

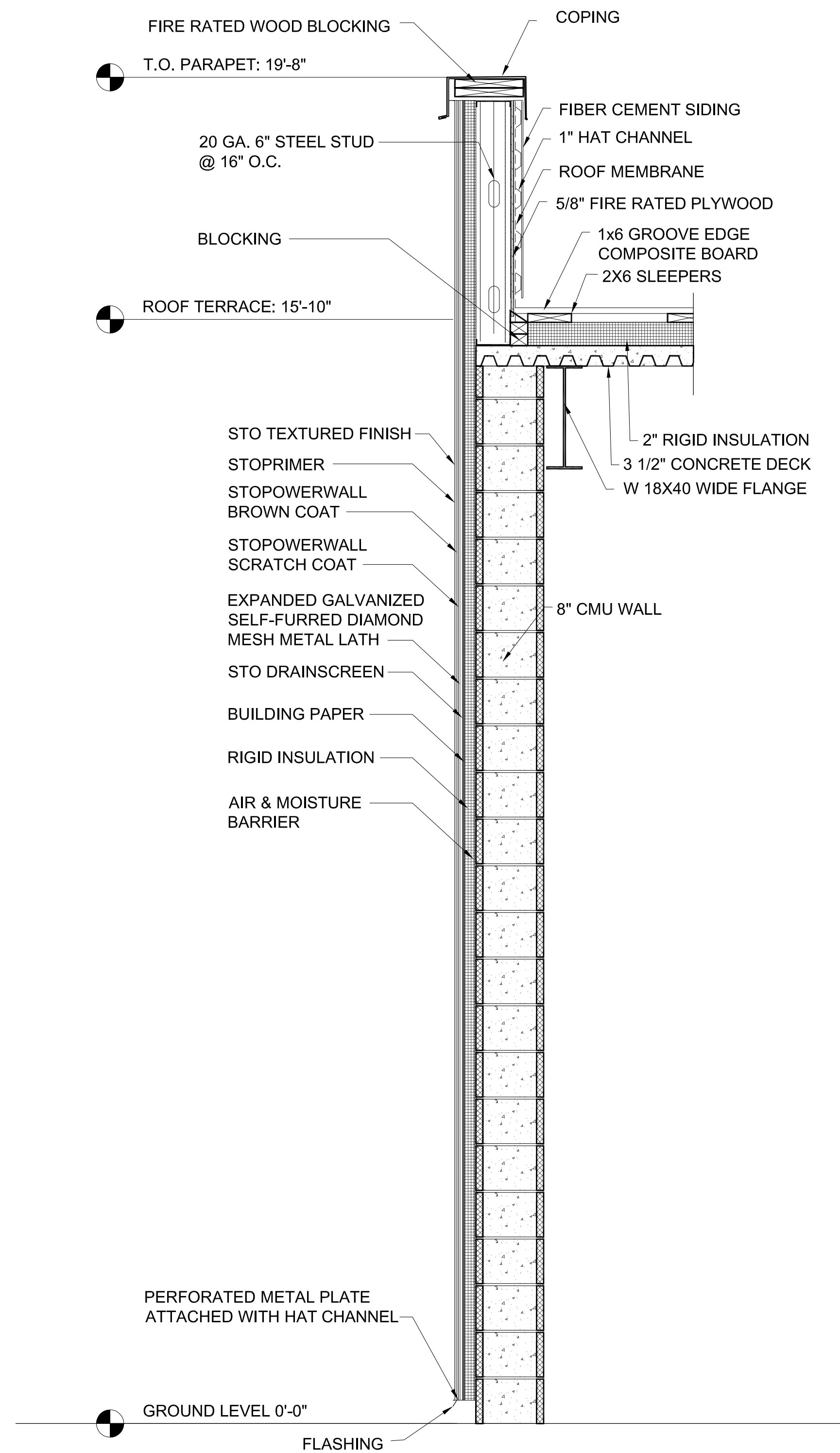
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SECTION

Drawn By: FP Checked By: DD

Scale: AS NOTED

Sheet No.:



1| SECTION DETAIL

N.T.S.

# Aslin Tasting Room - Herndon VA

Existing Conditions - By Revival Development  
Application for Amendment to an Approved Application

June 8, 2020



South and West Elevations



West Elevation



West Elevation, North End



West Elevation, Looking South

# Aslin Tasting Room - Herndon VA

Existing Conditions - By Revival Development  
Application for Amendment to an Approved Application

June 8, 2020



East Elevation, Looking North



North Elevation, Looking Westerly

# Aslin Tasting Room - Herndon VA

Existing Conditions - By Revival Development  
Application for Amendment to an Approved Application

June 8, 2020



North Elevation



Neighboring Structure to the West



Neighboring Structure to the West, South of Building



Neighboring Structures to the East

# Aslin Tasting Room - Herndon VA

Existing Conditions - By Revival Development  
Application for Amendment to an Approved Application

June 8, 2020



Neighboring Structures to the North, Looking Easterly



Neighboring Structures to the North, Looking North



Neighboring Structures to the East, Looking South

# Aslin Tasting Room - Herndon VA

Existing Conditions - By Revival Development  
Application for Amendment to an Approved Application

June 8, 2020



Aerial View of Site



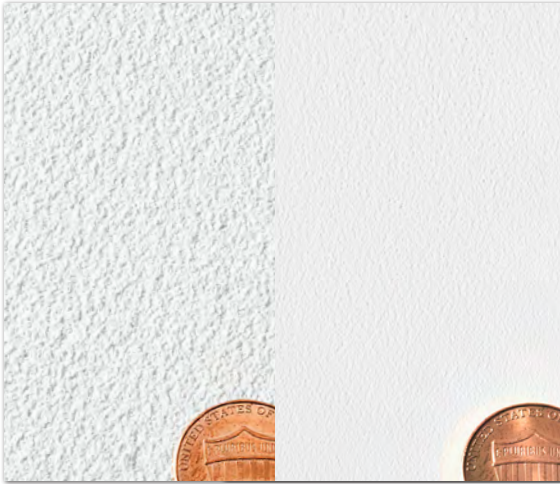
## Stolit® Milano

An easy-to-apply, ultra-smooth exterior or interior decorative and protective wall finish

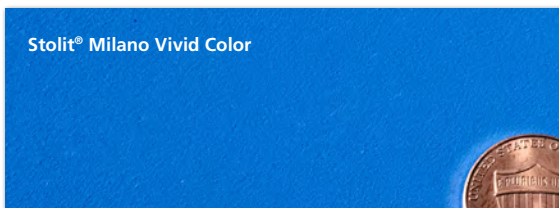
Stolit® Milano is a very fine, extremely workable finish for interior or exterior wall surfaces that yields more coverage than comparable products on the market. In just two to three coats, this versatile finish can achieve multiple decorative looks, from a fine grit texture to the industrial feel of ultra-smooth metal panels. Highly breathable and mildew resistant, Stolit® Milano can also be top coated to provide additional abrasion protection.

# Stolit® Milano Benefits:

## Traditional Fine Smooth Texture vs. Stolit® Milano Ultra-Smooth Finish



Stolit® Milano is an extremely versatile finish.



Color samples are for representation only. To confirm color choices, request a sample from your Sto representative.

**Sto Corp.**  
3800 Camp Creek Parkway  
Building 1400, Suite 120  
Atlanta, GA 30331

Phone: 404-346-3666  
Toll Free: 1-800-221-2397  
Fax: 404-346-3119  
[www.stocorp.com](http://www.stocorp.com)

S869A 07/16



## Exceptional Design Versatility

- By varying application technique and coating combination, many looks can be achieved, including that of Venetian plaster, metal, and even concrete
- Suitable for both interior and exterior wall applications
- Integral color of finish results in a longer lasting, more uniform look
- Can be tinted in a range of colors from the Sto Color System

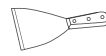


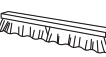

## A More Cost-Effective, Time Efficient Application

- Easy 2-coat process to achieve an ultra-smooth exterior finish
- Requires no specialized application technique
- Provides more coverage than other 'smooth' finishes
- Low maintenance due to product's moisture resistance and vapor permeability
- Can be top coated for enhanced abrasion resistance

## Safe for Applicators, Gentle on the Planet

- Ready-mixed product requiring no additives – minimizes waste and potential errors
- Better workability results in reduced worker fatigue
- Water based, low VOC

## Easy 5-Step Application for a Beautiful, Ultra-Smooth Finish.

1. Scrape or stone the base coat to remove trowel lines and other surface imperfections and remove surface dust. 
2. Apply "Sto Primer Smooth" uniformly by spray or roller and allow to dry. 
3. Apply a uniform coat of Stolit Milano by trowel and allow to dry. 
4. After the product has dried, sand any trowel lines or imperfections with 100-150 grit sand paper and remove surface dust. 
5. Apply second uniform coat of Stolit® Milano by trowel and allow to dry. 

Contact your Sto Sales Representative for more information. Please visit us at [www.stocorp.com](http://www.stocorp.com) or call us toll-free at **800-221-2397**.

### ATTENTION

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Building with conscience.

# StoSignature™

Customized Finish Surfaces

Facades



StoSignature™ is a blend of color, texture, profiles, and effects utilizing Sto products to create customizable finished surfaces for building exteriors.





# If you can imagine it, you can create it.

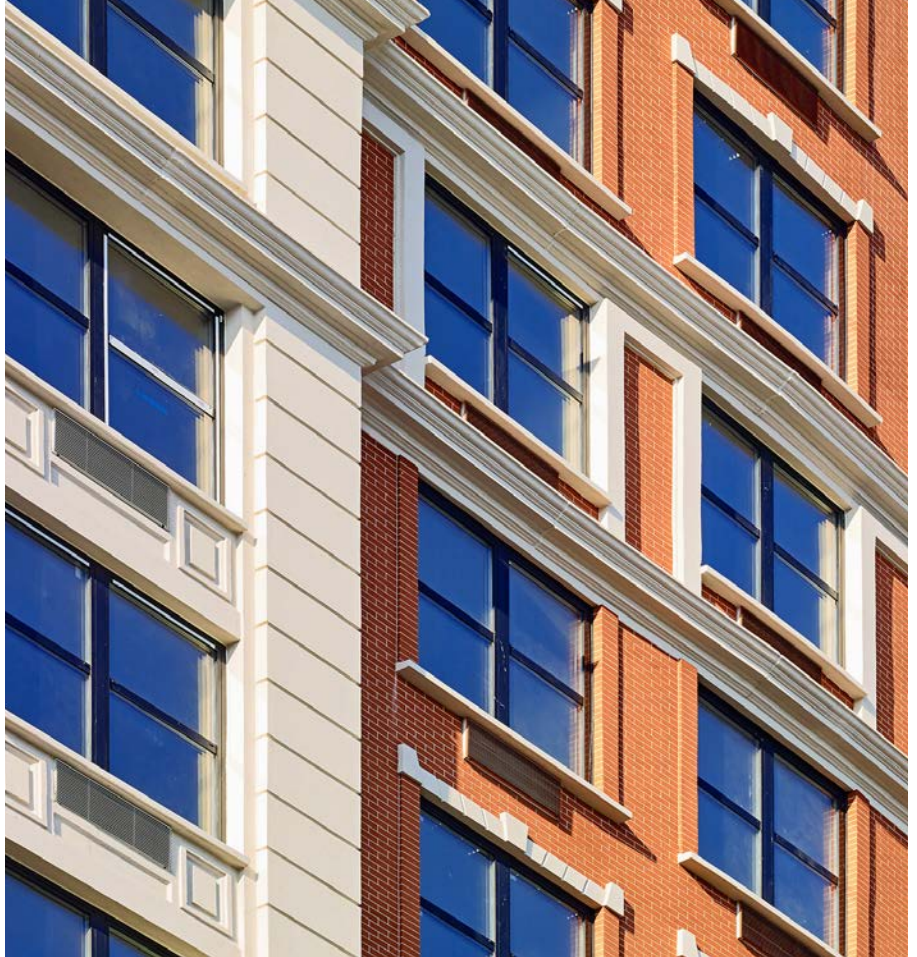
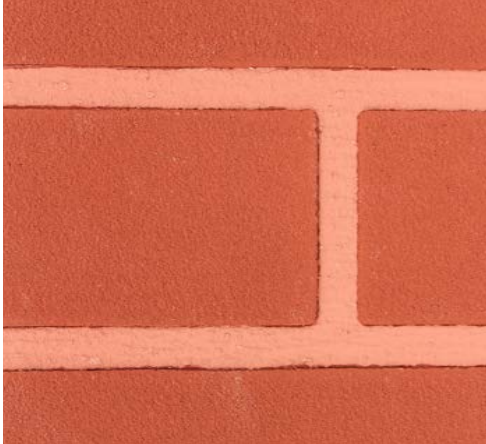
In modern building design, beauty is in the details. Sto, the technical and creative experts in exterior wall solutions, makes it easier than ever to create a signature look the world has never seen before. Introducing StoSignature™. A virtually endless blend of color, texture, profiles, and effects utilizing Sto products that create customizable finished surfaces that can be applied to any Sto wall system. With your imagination and StoSignature, extraordinary awaits.





# Outer beauty. Inner functionality.

StoSignature combines Sto's high-quality, proven finishes with application techniques to create beautiful, one-of-a-kind exterior aesthetics. But peek beneath the surface and you will discover the beauty of some of the most tested and trusted engineered wall assemblies. Let individuality and design take center stage and free yourself to customize while maintaining continuity, connectivity and single source responsibility with Sto.







## StoSignature Impression

Finish has always been used as a material that can subtly evoke the impression of other materials. Tried-and-tested formulations for textures, effects and colors make it possible to create designs that leave a real impression – whether in the appearance of stone, brick, wood or concrete.

### Concrete 10-30

A variety of concrete surface textures can be achieved with StoSignature Concrete. Smooth, textured and even formed concrete surface impressions are just some of the customizable finish surfaces made possible with StoSignature.

### Brick 10-30

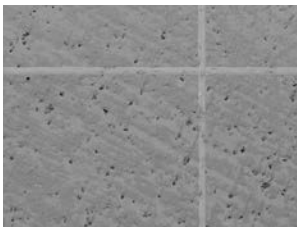
Achieve the timeless aesthetic of brick in a wide variety of customizable colors, sizes and textures. StoSignature Brick makes it easy to create your own custom brick finish surface.

### Stone 10-20

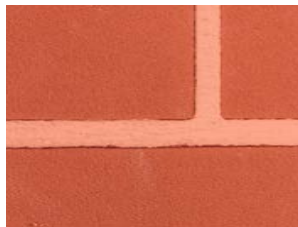
Stone provides an elegant aesthetic to a building either as an accent or as a primary facade component. StoSignature Stone, allows you to create a variety of stone surface textures, ranging from a smooth limestone to a colorful granite.

### Wood 10-20

Wood grained surface textures provide a natural looking aesthetic to a building facade. A variety of wood grained textures and colors can be created with StoSignature Wood including smooth, rough and knotted grains.



Concrete 10



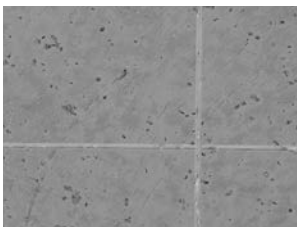
Brick 10



Stone 10



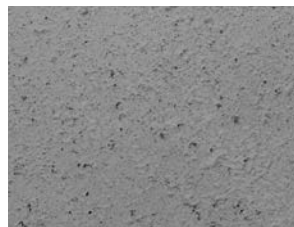
Wood 10



Concrete 20



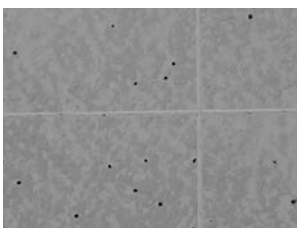
Brick 20



Stone 20



Wood 20



Concrete 30



Brick 30



## StoSignature Texture

Stippled or rilled textures with varying aggregate sizes are common looks with finish material. Surface techniques significantly enhance the surface design options, allowing a limitless variety of textures to be created. Color effects added to the finish expand the visual appearance of the surface and give it an individual expression.

### Fine 10-30

Achieve a variety of smooth surface aesthetics with StoSignature Fine. Textures range from completely smooth, to lightly grooved or softly textured.

### Rough 10-20

StoSignature Rough allows you to create a variety of rough finish surfaces, adding a dramatic effect to a building facade.

### Linear 10

A linear surface texture provides a surprising effect when combined with color and light. StoSignature Linear uses a brush instead of a roller to achieve this unique aesthetic.



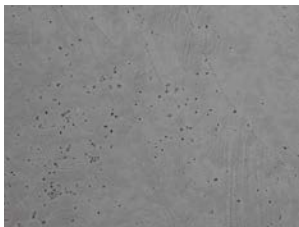
Fine 10



Rough 10



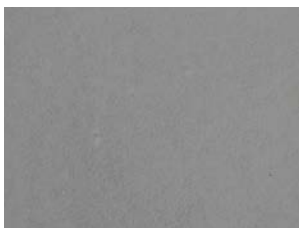
Linear 10



Fine 20



Rough 20



Fine 30





## StoSignature Color Effect

Subtly tinted or with bold colors, transparent or with a stain, the elaborate color system from Sto gives a great deal of freedom when it comes to color design. Our range of colors + application techniques allows you to create an endless variety of combinations of tone and texture accents that highlight the unique surface structure of the facade.

### Color Partial

StoSignature is a customizable collection of textures, colors and effects that are used to create unique surface aesthetics. StoSignature Color Partial is a technique that colors the raised areas of the texture providing a color accent that highlights the unique surface structure.



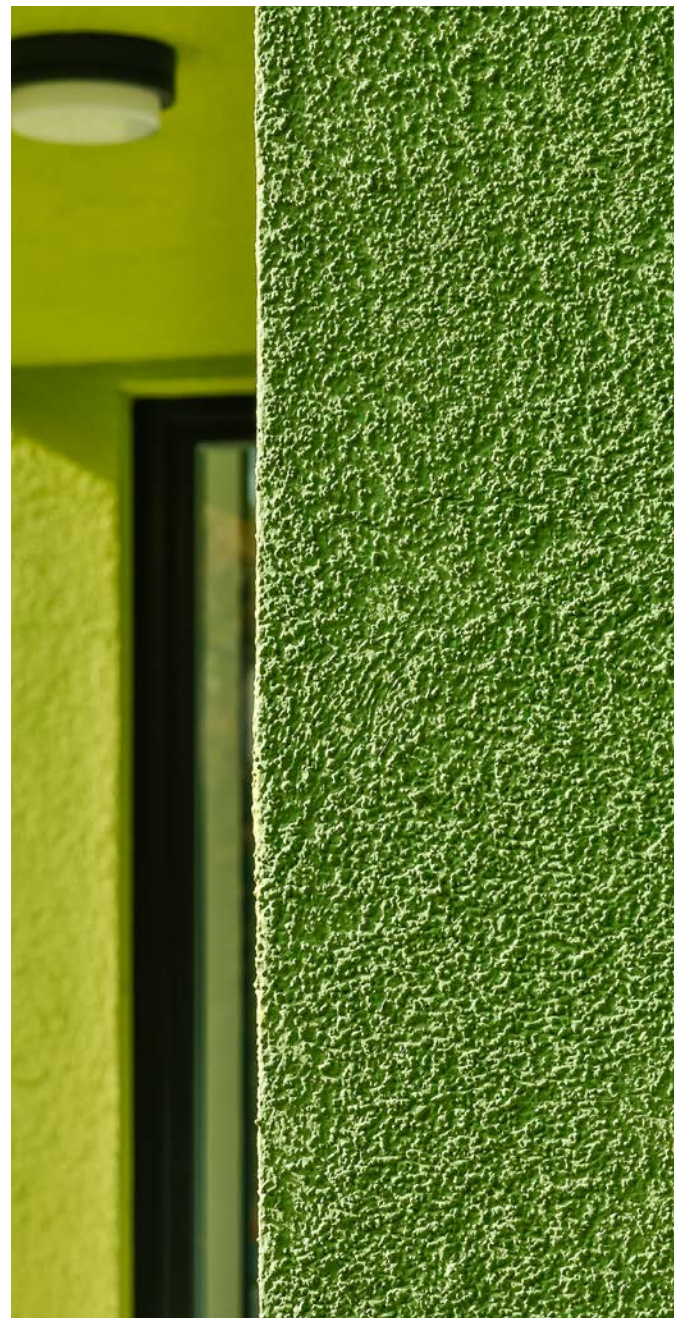
Color Partial

### Variiegated

Achieving an antique, mottled or stained appearance on any surface is easy with StoSignature Variiegated. The variiegated effect allows you to create a rich variety of tones and textures, resembling natural stone, stained concrete or antique plaster.



Variiegated





At Sto, we strive to support building owners, contractors and design professionals in creating energy efficient buildings that also showcase individuality in design. Providing personalized service and support 24/7, Sto works hand in hand with you to find the best building solution and to achieve your design inspiration.

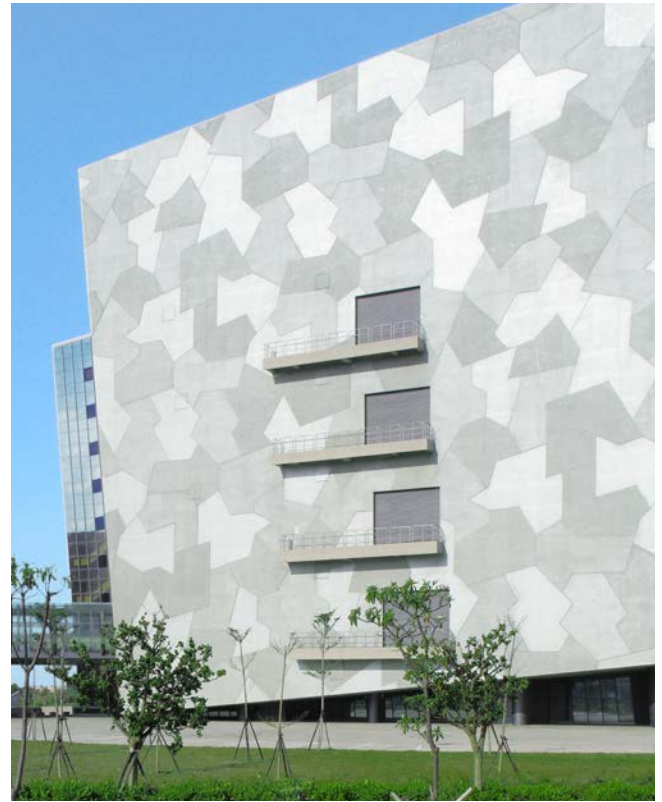
**Performance:** Our building solutions offer the highest level of protection, longevity and color stability available. With the highest environmental performance. As a result, our products and systems maximize curb appeal and reduce life-cycle costs.

**Experience:** We find the right solutions for our customers. Our experienced associates are determined to assist you in finding the right options for each project. We take multiple factors into account in order to help you create the most efficient and aesthetically appealing buildings.

**Relationships:** We are always there for our customers, providing personalized support and services. Alongside our products, we offer value-added services to help you make the best building decisions.

**Innovation:** Throughout the company's history, we have set a precedent for product innovation, introducing such industry-altering products like our unique StoColor® Lotusan® coating with self-cleaning properties and StoGuard®, our family of liquid applied air and moisture barriers. We pride ourselves in advancing technologies each year and constantly improving not only our offerings, but the offerings of the building industry as a whole.

Through our commitment to our four brand pillars —performance, experience, relationships and innovation – Sto is dedicated to helping you to make smart building decisions, today and in the future. Because at Sto, that's **Building with Conscience.**



#### Sto Americas

##### Sto Corp.

3800 Camp Creek Pkwy  
Building 1400, Suite 120  
Atlanta, GA 30331  
USA

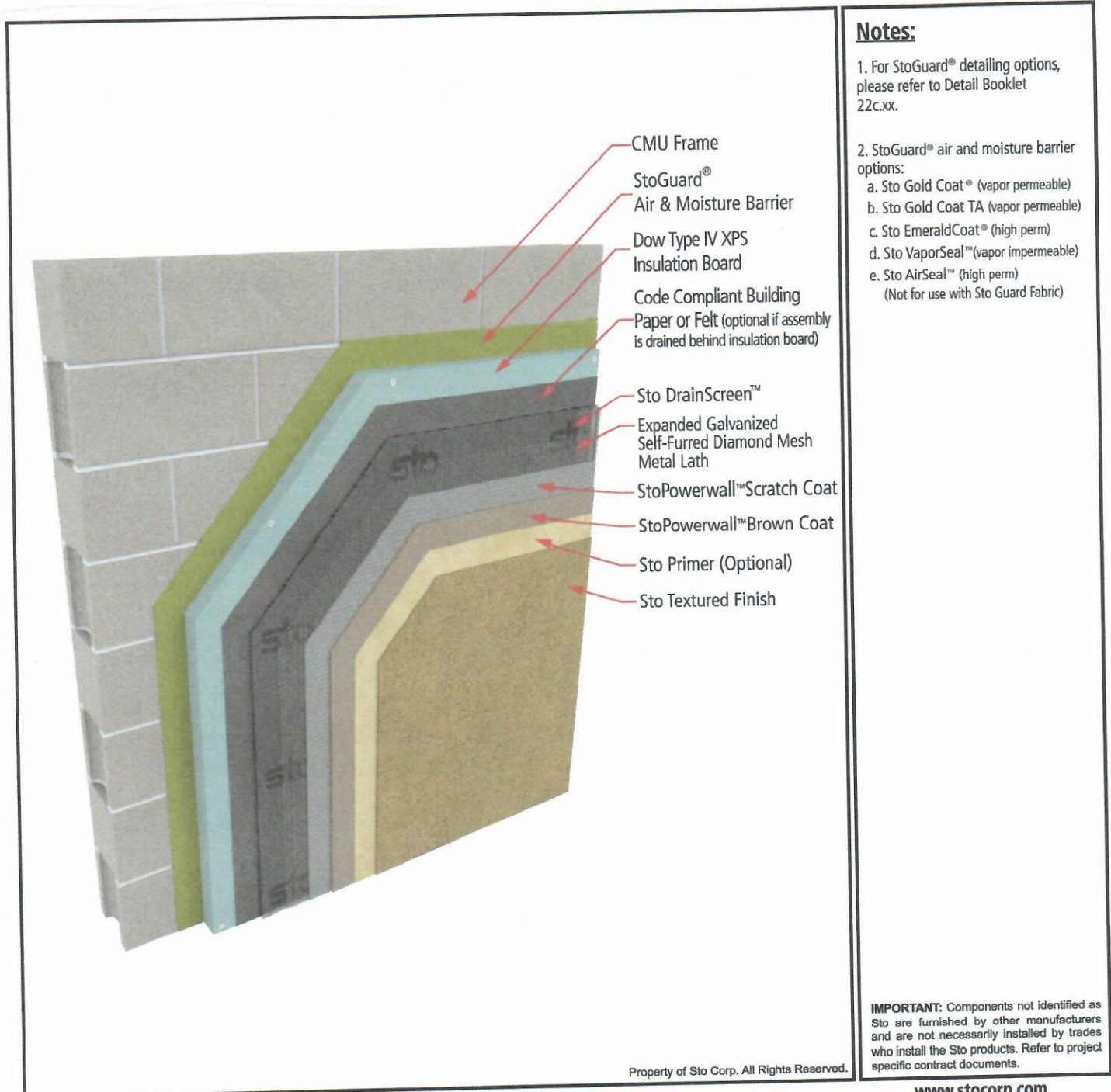
Phone 1-800-221-2397  
[www.stocorp.com](http://www.stocorp.com)

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# Sto Powerwall®ci System Components on CMU

Detail No.: Custom  
Date: May 2020



[www.stocorp.com](http://www.stocorp.com)

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**VIRGINIA  
DIVISION OF HISTORIC LANDMARKS  
HISTORIC DISTRICT/BRIEF  
SURVEY FORM**

File no. 235-219  
Negative no(s). 9092/24

Attachment #5

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	767 Elden	U.S.G.S. Quad	Herndon
Historic name	Common name "Elden St. Cleaners"		
Present use	commercial	Building Style	Noncontributing, Commercial
Original use	commercial	Building Date(s)	ca. 1950-1960

**1. Construction Materials**

- wood frame
- brick
  - bond:  English
  - Flemish
  - \_\_\_\_\_-course American
  - stretcher
  - other \_\_\_\_\_
- stone
  - random rubble
  - coursed rubble
  - ashlar  dressed
  - rock-faced
- log:
  - squared  unsquared
  - notching:  V-notch  half dovetail
  - saddle  full dovetail
  - square  diamond
- concrete block
- terra cotta
- steel frame
- other \_\_\_\_\_

**2. Cladding Material**

- weatherboard  composition siding
- vertical siding  stucco
- board & batten  aluminum or vinyl siding
- shingle:  cast iron
- wood  sheet metal
- asbestos  enameled metal
- asphalt  glass
- bricktex
- other \_\_\_\_\_

3. Stories (number) \_\_\_\_\_  
 low basement  raised basement

4. Bays (number): front \_\_\_\_\_ side (church) \_\_\_\_\_  
 symmetrical  asymmetrical

5. Roof Type  
 shed  hipped  
 parapet?  pyramidal?  
 gable  mansard  
 pediment?  false mansard  
 parapet?  gambrel  
 clipped end?  flat  
 cross gable?  parapet?  
 central front gable?  roof not visible  
 other \_\_\_\_\_

6. Roofing Material  
 shingle  
 composition (asphalt, asbestos, etc.)  
 wood  
 metal  
 standing seam  
 corrugated  
 pressed tin (simulated shingles)  
 tile  flat  glazed  
 pantile  
 slate  
 not visible

7. Dormers (number): front \_\_\_\_\_ side \_\_\_\_\_  
 gable  pediment?  
 shed  
 hipped

8. Primary Porch  
 style \_\_\_\_\_  
 stories \_\_\_\_\_  
 levels \_\_\_\_\_ bays \_\_\_\_\_  
 materials \_\_\_\_\_  
 description and decorative details \_\_\_\_\_

9. General supplementary description and decoration:

10. Major additions and alterations:

11. Outbuildings:

12. Landscape Features:

13. Significance:

Noncontributing commercial structure



Surveyed by

Polhill/Frazier

Date

12/87

## HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

*Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts*

---

### Sec. 78-60.3. - Heritage Preservation Overlay District (HP District).

- (a) *Purpose and intent.* The heritage preservation overlay district (HP district) is intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code § 15.2-2306.
- (b) *Applicability.* No building, structure, or sign located in the HP district shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of section 78-60.3(g), certificate of appropriateness in the heritage preservation overlay district.
- (c) *District boundaries and maps.* The boundaries of the HP district shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.....
- (f) *Development within the heritage preservation overlay district.* Development located within a preservation district shall be completed in accordance with the Herndon Heritage Preservation Handbook, and the following standards:
  - (1) *Alteration, restoration or reconstruction.* A certificate of appropriateness for altering, restoring, or reconstruction of a building or structure shall be approved only after considering the following standards, as well as other appropriate matters:
    - a. Whether or not reasonable effort shall be made to alter the site, building, or structure, and its environment to the minimal extent practicable.
    - b. Whether or not alteration of the original distinguishing qualities or character of a site, building, or structure and its environment and the removal or alteration of any historic material or distinctive architectural features shall be avoided to the greatest extent practicable.
    - c. Whether all sites, buildings and structures shall be recognized as products of their own time, with alterations and reconstruction to existing buildings and structures to be consistent with the original style of such buildings and structures.
    - d. Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.
    - e. Whether or not deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible, and, if replacement is necessary, whether or not new materials shall match the material being replaced in composition, design, color, texture and other visual qualities to the greatest extent practicable.
    - f. Whether or not repair or replacement of missing architectural features shall, to the greatest extent possible, be based on accurate duplications of the original features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
    - g. Whether or not the surface cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable; provided, however, that

sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- h. Whether or not partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facades are retained for the purpose of integrating new construction into existing historic buildings or structures when such is appropriate and in accordance with the intent of this article. The town does not advocate this procedure, as it goes against the Secretary of the Interior's guidelines for rehabilitation and credits would not be allowed in such projects.
  - i. Whether or not, to the greatest extent practicable, every effort shall be made to protect and preserve archeological resources within or adjacent to the heritage preservation overlay district.
  - j. Whether or not contemporary design for alterations and additions to existing buildings and structures is compatible with the size, scale, color, material, and character of the building and structures within preservation districts, and whether or not such alterations and additions would destroy significant historical, architectural, or cultural material.
  - k. Whether or not the proposed additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired. Whenever possible, new additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired.
- (2) *New construction.* A certificate of appropriateness for new construction of a building or structure may be approved only after considering the following standards, as well as other appropriate matters:
- a. Whether or not the design will be architecturally compatible with the historic landmarks, buildings, and structures in the heritage preservation overlay district in terms of size, scale, color, material, and character.
  - b. No specific architectural style shall be adopted or imposed in the administration of this section.
- (3) *Moving or relocating a building .* A certificate of appropriateness to move or relocate a building or structure may be approved only after considering the following, as well as other appropriate matters:
- a. Whether or not the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
  - b. Whether or not the proposed relocation would have a negative or positive effect on other historic landmarks or on other sites, buildings or structures located within the heritage preservation overlay district;
  - c. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspect of the building or structure;
  - d. Whether or not the proposed relocation is the only practicable means of saving the structure from demolition; and
  - e. Whether or not the building or structure will be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to preservation control.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters:
- a. Whether or not the building or structure is an historic landmark or is a building within the heritage preservation overlay district that contributes to the character of the heritage preservation overlay district;
  - b. Whether or not the building or structure is of such interest or significance that it would qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register;
  - c. Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;
  - d. Whether or not historic events occurred in the building or structure;
  - e. Whether or not the building or structure is structurally unsound and to what extent;
  - f. Whether or not a relocation of the building or structure or a portion thereof would be to any extent practicable as a preferable alternative to demolition;
  - g. Whether or not the proposed demolition could potentially adversely affect other historic landmarks located within a preservation district or adversely affect the character of a preservation district;
  - h. If a building is damaged by a fire or other natural hazard, the building inspector shall determine if a building is structurally sound and is in imminent danger to public safety and should be demolished;
  - i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
  - j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.