TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
MAY 1, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN AMENDMENT TO APPROVED APPLICATION, HPRB #19-07,** to consider an application for a Certificate of Appropriateness approving design revisions to the approved new construction, previously authorized through HPRB #15-20, to the mixed-use structure located at 700 Lynn Street, 702A, 704A, 708A and 710A Elden Street, Herndon, Virginia, located between the intersection of Lynn Street and Elden Street and the intersection of Lynn Street and Monroe Street, and further identified as Fairfax County Tax Map 0162-51-0001, 0162-52-0010, 0162-52-0009, 0162-52-0007, and 0162-52-0006. The properties are zoned Planned Development – Traditional Downtown, PD-TD 10 and consists of approximately 8,896.9 square feet of land. Owner: Multiple Property Owners. Applicant: Stephen DeFalco, Owner / Project Developer. ***Continued from April 17, 2019 HPRB public hearing.***

3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #19-14,** to consider an application for a Certificate of Appropriateness for replacement of existing exterior vinyl siding, existing asphalt shingle roof materials, existing exterior mounts and trim work around utility features on the facades, and selected exterior window and door trim with new vinyl siding, new asphalt architectural roof shingles, and new vinyl trim work around doors, windows, utility mounts and features on the two-story single-family residential structure located at 633 Spring Street, Herndon, Virginia, located south of the intersection of Spring Street and Bicksler Lane and north of the intersection of Spring Street and Wood Street, and further identified as Fairfax County Tax Map 0162-02-0313. The property is zoned R-10 and consists of 11,130 square feet of land. Owners / Applicants: Mark D. Carter and Sarah M. Carter.

4. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OFALTERATIONS TO AN EXISTING STRUCTURE, HPRB #19-15,** to consider an application for a Certificate of Appropriateness for replacement of an existing door with a new decorative window on a side facade of the two-story single-family residential structure located at 805 Monroe Street, Herndon, Virginia, located north of the intersection of Monroe Street and Madison Street, and further identified as Fairfax County Tax Map 0104-02-0033B. The property is zoned R-10 and consists of 8,048 square feet of land. Owners: Christopher Vollmond Carstens and Lauren R. Edmondson. Applicant: Lauren R. Edmondson.

5. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ADDTION TO AN EXISTING STRUCTURE, HPRB #19-16,** to consider an application for a Certificate of Appropriateness for the addition of an enclosed three-season sunroom and a deck on the rear portions of the two-story single-family residential structure located at 815 Vine Street, Herndon, Virginia, located west of the intersection of Center Street and Vine Street, and further identified as Fairfax County Tax Map 0162-02-0031A. The property is zoned R-10 and consists of 10,442 square feet of land. Owners/Applicants: Lisa Goldman and Keith Goldman. Applicant's Representative: Michael Wijdoogen, Architect.

6. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF DEMOLITION OF AN EXISTING STRUCTURE, HPRB #19-17,** to consider an application for a Certificate of Appropriateness for the demolition of an existing structure and site features located at 750 Center Street, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-02-0020H. The parcel is located at the northeast corner of the Elden Street and Center Street intersection, and the structure, known as ArtSpace, is located adjacent to the Vine Street and Center Street intersection. The property is zoned Planned Development- Traditional Downtown and consists of approximately 210,830 square feet of land. Owner: Town of Herndon, Virginia. Applicant: Comstock Herndon Venture, LC Applicant's Representative: Noah Klein, Esquire, Odin, Feldman & Pittleman, PC.

7. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF DEMOLITION OF AN EXISTING STRUCTURE, HPRB #19-18,** to consider an application for a Certificate of Appropriateness for the demolition of an existing structure and site features located at 770 Elden Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0020H. The parcel is located at the northeast corner of the Elden Street and Center Street intersection, and the structures were formerly known as Stohlman Subaru. The property is zoned Planned Development- Traditional Downtown and consists of approximately 210,830 square feet of land. Owner: Town of Herndon, Virginia. Applicant: Comstock Herndon Venture, LC. Applicant's Representative: Noah Klein, Esquire, Odin, Feldman & Pittleman, PC.

8. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF NEW CONSTRUCTION, HPRB #19-19,** to consider an application for a Certificate of Appropriateness for the construction of new structures and plazas consisting of 273 apartments, associated amenity space, site features, approximately 17,000 square feet of retail and 18,000 square feet of arts related uses, as well as an associated parking garage including private and public parking spaces in connection with planned redevelopment in Downtown Herndon, on the properties located at 724 Center Street, 750 Center Street, 731 Station Street, 770 Elden Street, and 786-782 Elden Street Herndon, Virginia, located at the northeast corner of Elden Street and Center Street and bordered by Station Street to the east, Elden Street to the south, the Washington and Old Dominion Trail to the north and Center Street to the west, and further identified as Fairfax County Tax Map 0162-02-0020H. The property is zoned Planned Development- Traditional Downtown and consists of approximately 210,830 square feet of land. Owner: Town of Herndon, Virginia. Applicant: Comstock Herndon Venture, LC Applicant's Representative: Noah Klein, Esquire, Odin, Feldman & Pittleman, PC.

COMMENTS

9. Comments from the Staff Members

10. Comments from the Board Members

ADJOURNMENT

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator

Date: April 26, 2019

Subject: HPRB #19-07, Junction Square Design Revisions

The applicant for the above referenced case, which was continued by the Heritage Preservation Review Board on April 17, 2019 at its public hearing, has provided an update to the Town's staff in response to the Board's comments and requests for information.

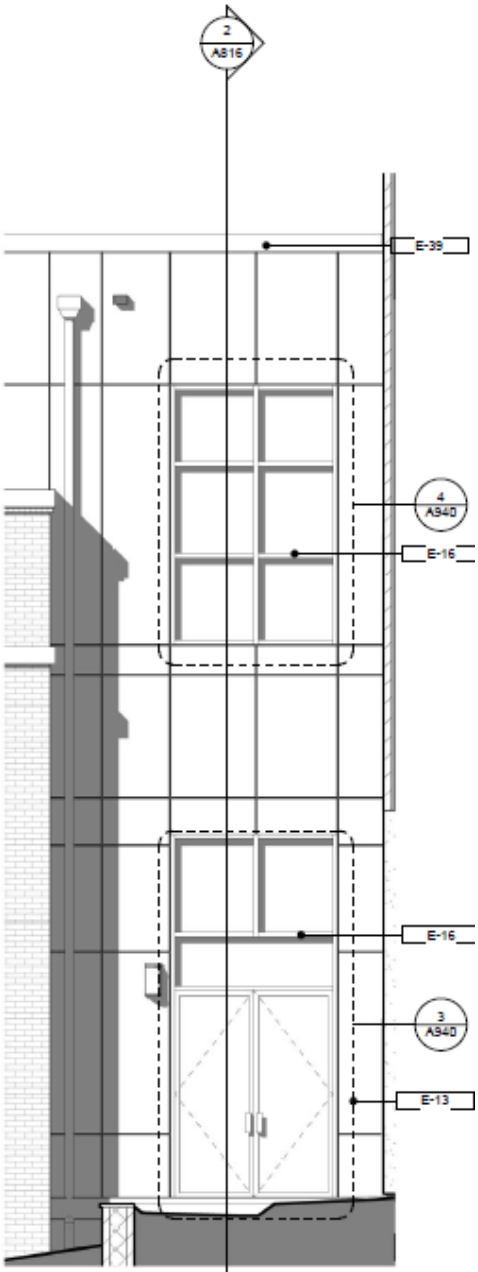
The applicant has explained by email to staff that:

> *"The approved elevations (PDF attached) call for a downspout and scupper to be located in the corner of the 'connector' right next to where the brick of 700 Lynn St starts. This could not be accomplished in the field however, because the concrete block that forms the elevator shaft does not allow a scupper to penetrate in the corner as shown on the elevations. Please refer to the lobby pics attached showing the concrete block wall, and its proximity to the entry doors and lobby windows. This concrete block shaft continues all the way to top of the roof parapet wall. Rather than put the scupper and downspout right next to the lobby window and entry doors, it was decided in the field to minimize the impact of the downspout by keeping it internal to the building as much as possible. There is a solid structural header above the entry doors that prevented the internal drain from continuing, so that is why the scupper exits at that level instead of grade."*

Staff has reviewed the explanation and details and have provided some diagrammatic exhibits to better depict the condition. Staff has concluded, that without invasively deconstructing the even a small portion of the roof / wall connection area to reroute the exterior downspout and scupper in way that is more in keeping with the original design, the alternatives to functionally resolve this design issue are very limited without extensive, invasive work to the wall interior and exterior and the roof/wall connection at or near where collected water on the roof surface is transported downward and away from the building.

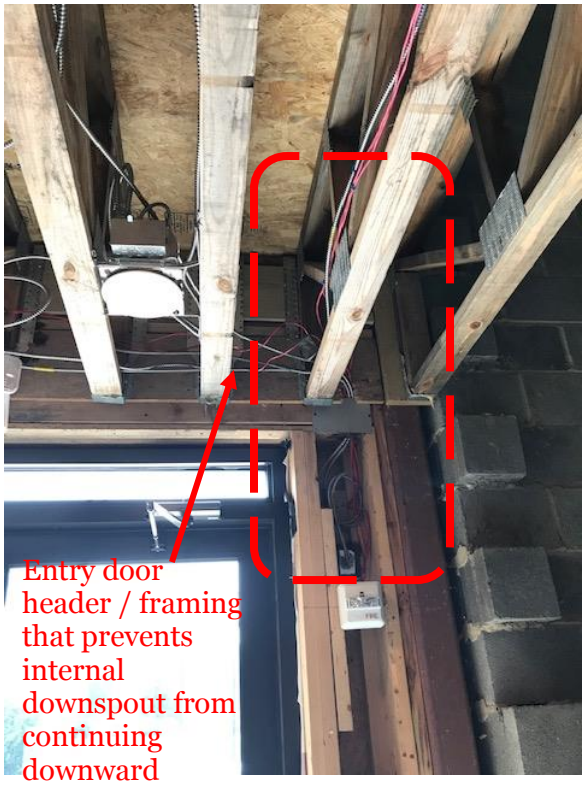
The applicant has suggested that painting the scupper and the downspout the same color as the wall field (light tan) would help minimize the visibility of the awkward roof drain condition. Staff concurs that this would help with visual appearance of this façade feature

and not require any deconstruction of the wall or the roof drain configuration to achieve a different result.



COMMERERCIAL BUILDING
LINK - ELDEN STREET
1 1/4" = 1'-0"





Based upon staff review of this new information, the previous approval of HPRB #15-20, guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-07 with the following conditions:

1. The existing scupper and downspout be painted the same field color as the wall (light tan) to help limit the visual attention to the wall feature; and

2. The design modifications remain in substantial conformance with the application and supporting materials submitted February 8, 2019 and previously approved by this board with HPRB #15-20.

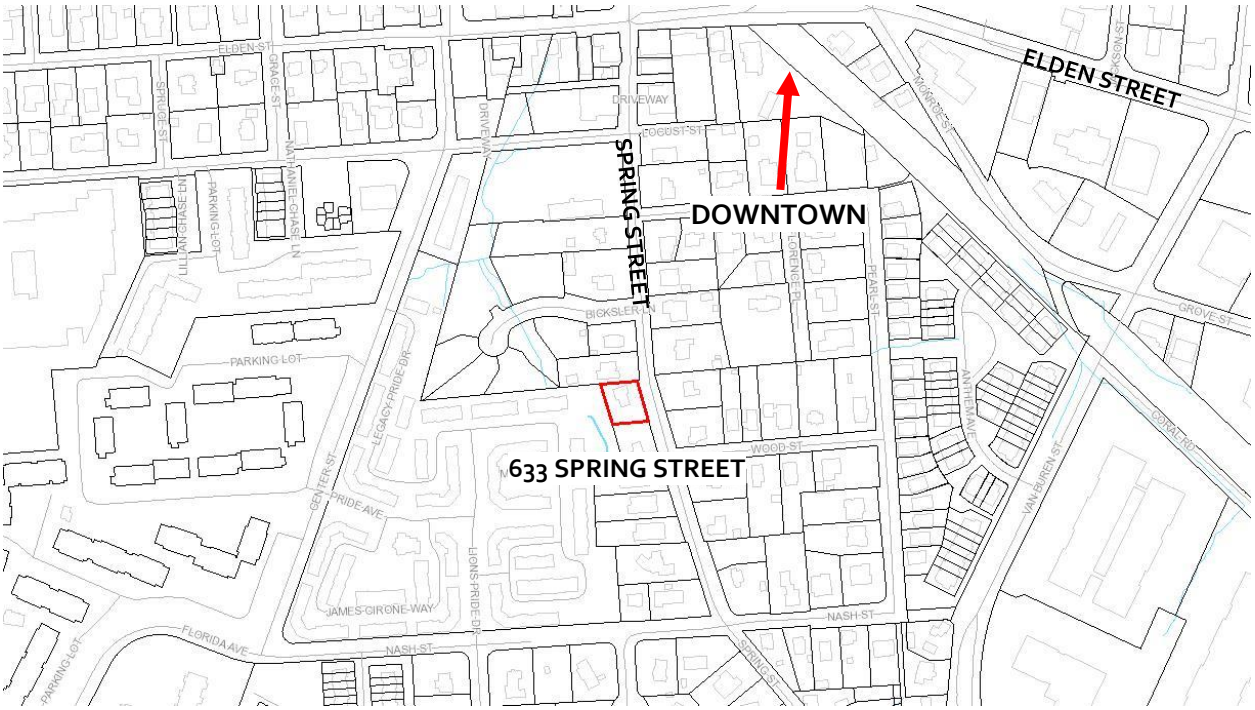
Thank you.

TOWN OF Herndon VIRGINIA

STAFF REPORT
Heritage Preservation Review Board
April 26, 2019

Case Number & Type: HPRB #19-14; Alterations
Case Summary: Replace existing vinyl siding, existing vinyl trim, existing asphalt shingle roof materials and exterior utility mounts and vents with new vinyl siding, vinyl trim, new architectural roof shingles and vinyl utility mounts and vents
Case Location: 633 Spring Street, Lionsgate at Herndon Court Subdivision

Location Map



Property Information

Applicant/Owner:	Mark D. Carter and Sarah M. Carter		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	**HPOD Designation:**	Non-contributing
Adjacent Zoning:	**North:** R-10, Residential Single Family **South:** R-10, Residential Single Family	**East:** R-10, Residential Single Family **West:** RM, Residential Multi-family	
Adjacent Property HPOD Designation:	**North:** Contributing **South:** Contributing	**East:** Contributing **West:** Contributing	
Associated Cases:	N/A		
Building Type(s):	Single family residential	**Date of Construction:**	2002
Architectural Style(s):	New Dominion Transitional		

Exterior Material(s):	Composite: vinyl siding/trim, vinyl windows, asphalt shingled roof
Neighborhood Design Profile:	Suburban single family residential, adjacent suburban multi-family residential

Case Details

Case Description:

This application proposes to remove all of the existing deteriorating vinyl siding, vinyl trim work, and surface utility mounts and vents; and replace with new 6" double lap vinyl siding in a tan color similar to the existing siding, and trim work in white to match the existing color around doors, new vinyl trim in white with a 'J' channel around windows, new vinyl utility mounts and vents to match the existing white color. In addition, the applicant proposes to replace the existing aluminum gutters and downspouts with new aluminum 'K' channel gutters colored in white, to match the existing gutter downspout color. The existing asphalt shingle roof will be replaced with a new GAF Timberline HD Series architectural shingles in a Hickory (brown) color (Attachments #1, #2, #3, and #4).

This residential structure is a non-descript suburban styled home common to the 1990's, and 2000's, and is a non-contributing structure to the Heritage Preservation Overlay District due to being outside of the district's period of significance.

Case Background:

The Board has reviewed and approved multiple cases in the last 12 months that specifically relate to replacement of damage or deteriorating exterior materials with new similar materials or alternative materials such as: (1) HPRB #18-21, 940 Locust in vinyl siding was replaced with new Hardieplank® lap siding of similar profile and (2) HPRB #18-26, 880 Station Street in which a 3-tab shingle roof was replaced with a new architectural shingle roof. In this current case, the applicant is replacing the major wall materials with a very similar vinyl material and replacing the roof material with a higher quality material similar to previously approved cases.

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 19 Guidelines for Synthetic Siding (Pages 93-94)

Staff Analysis

1. The proposed alterations are in general conformance with the Heritage Preservation Handbook, Chapter 19 Guidelines for Synthetic Siding. While the current vinyl siding, trim, utility mounts, and vents that are on the structure today may have been original to the structure, replacement of the potentially original siding with the same type of materials is a preferred solution, though not adding any material architectural value to the typical suburban home at this location. However, the replacement of the exterior materials as presented will improve the

overall appearance of the dwelling structure. Further the replacement of the, presumably, 3-tab, shingle roof with a similarly colored architectural shingle will add some texture to the roof and add to the visual appeal of this single-family residential building.

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 improve the overall visual appearance of this residential structure meeting the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

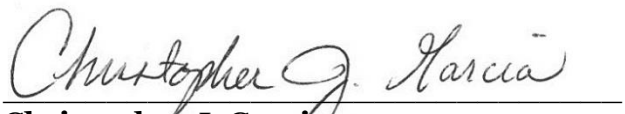
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-14, in accordance with Alternative #3, with the following conditions: 1. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 5, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Site Photos and Existing Conditions
4.	Materials Information
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787-7380; christopher.garcia@herndon-va.gov**



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

RECEIVED ON
APR 05 2019
DEPARTMENT OF
COMMUNITY DEVELOPMENT

April 5th 2019 **UPDATED application letter.**

We propose to replace & upgrade the exterior of the home with similar colors of the roof/siding and gutters but of higher quality and durability. The soffits and aluminum facia board are to remain as is on the home. The garage polyurethane crosshead needs replacing and due to length its will get a keystone of polyurethane to be as nearly identical as possible as current crosshead. Keystone to be centered at top of garage.

Remove all current vinyl siding (some damaged), roof, gutters & down spouts. Remove the crosshead above the garage door that is damaged with same (made by FYPON) polyurethane crosshead but add a keystone in the center. Remove and replace both vertical white aluminum edges of garage opening that are damaged.

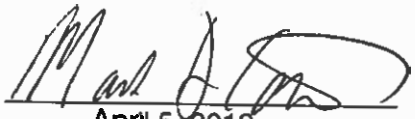
SIDING: Tyvek wrap entire house as there is none. Install Kingspan Fan fold green guard foam board.

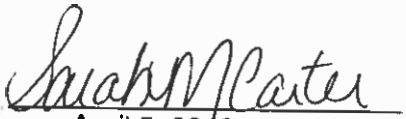
- Install Georgia Pacific Traditional Lap Double 6" insulated vinyl siding Tan in color as in the sample, which is as close as possible to the current color of the home.
- White vinyl trim around doors and 3.25" flat casing J channel around windows replaced with same type and dimensions, as is currently.
- All mounting blocks to be replaced - all white vinyl - receptacles, exterior lights, spigots, and vents to similar size and quality.
- All Gable vents to be replaced with new white vent covers, same style and size.
- Garage edge rolled aluminum - white as is currently - replaced due to damage/dents.

ROOF: Roof to be replaced with Timberline HD 50-year Architect asphalt shingles. Hickory in color - see sample. Under payment is Feltbuster by GAF.

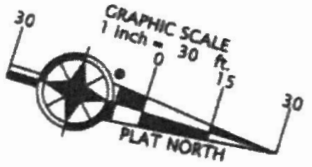
GUTTERS: New K style 6" white seamless aluminum gutters (made by Spectra Metals) and downspouts (3"x4") to be installed in current locations and is the exact same style as currently on the home.

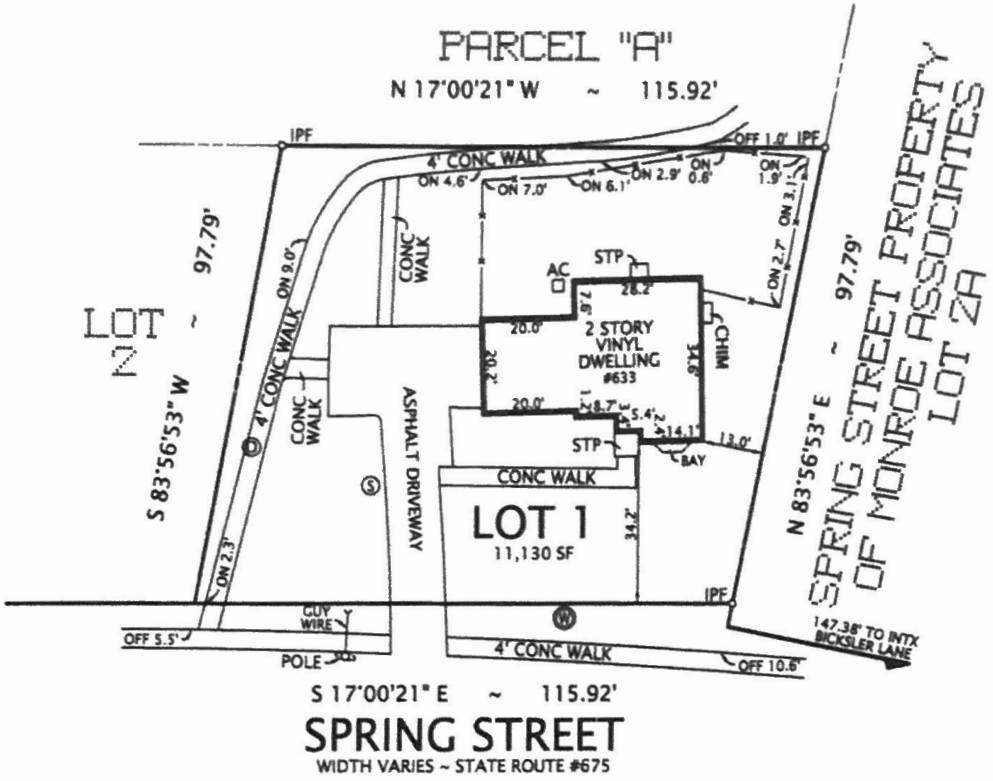
Sincerely,

Mark D Carter 
April 5, 2019

Sarah M Carter 
April 5, 2019

NOTES. 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.





PLAT

SHOWING HOUSE LOCATION ON

LOT 1

LIONSGATE AT HERNDON COURT

(DEED BOOK 11484, PAGE 282)

TOWN OF HERNDON, VIRGINIA

FAIRFAX COUNTY

SCALE: 1" = 30' APRIL 19, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

COMMONWEALTH OF VIRGINIA
04/19/2018
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

Ordered by:
NORTHWEST TITLE & ESCROW
220 Spring Street
Suite 110
Herndon, Virginia 20170
Phone: 703-796-6630

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: GRAUL/CHISM ~ CARTER CASE NO: 18-10264 #180414040

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633 Spring Street
Front Elevation
633


Rear Elevation


Left Side Elevation


Right Side Elevation



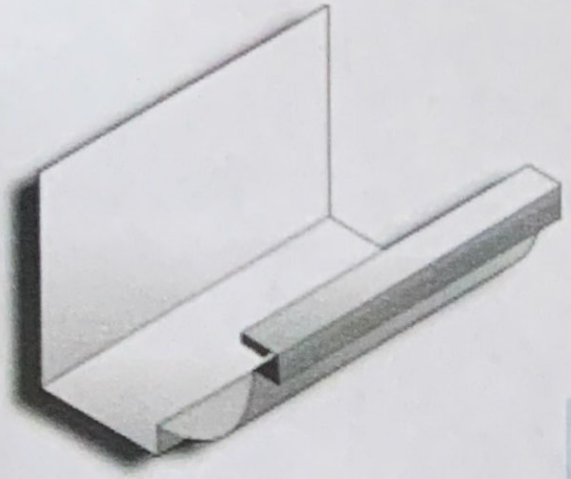




Siding: Tan

Roof: Hickory

Gutters: 6-inch, white aluminum



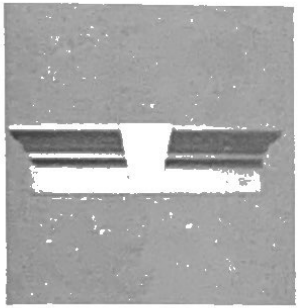
k-Style

Made by Spectra Metals

Replace current k-Style gutters with k-Style aluminum seamless 6” gutters with 3”x4” downspouts



POLYURETHANE - PUR » WINDOW & DOOR TRIM » CROSSHEAD » CROSSHEAD W/KEY 199X11X6 SMO



CCA199X10K

Price: $618.93

Made by Fypon

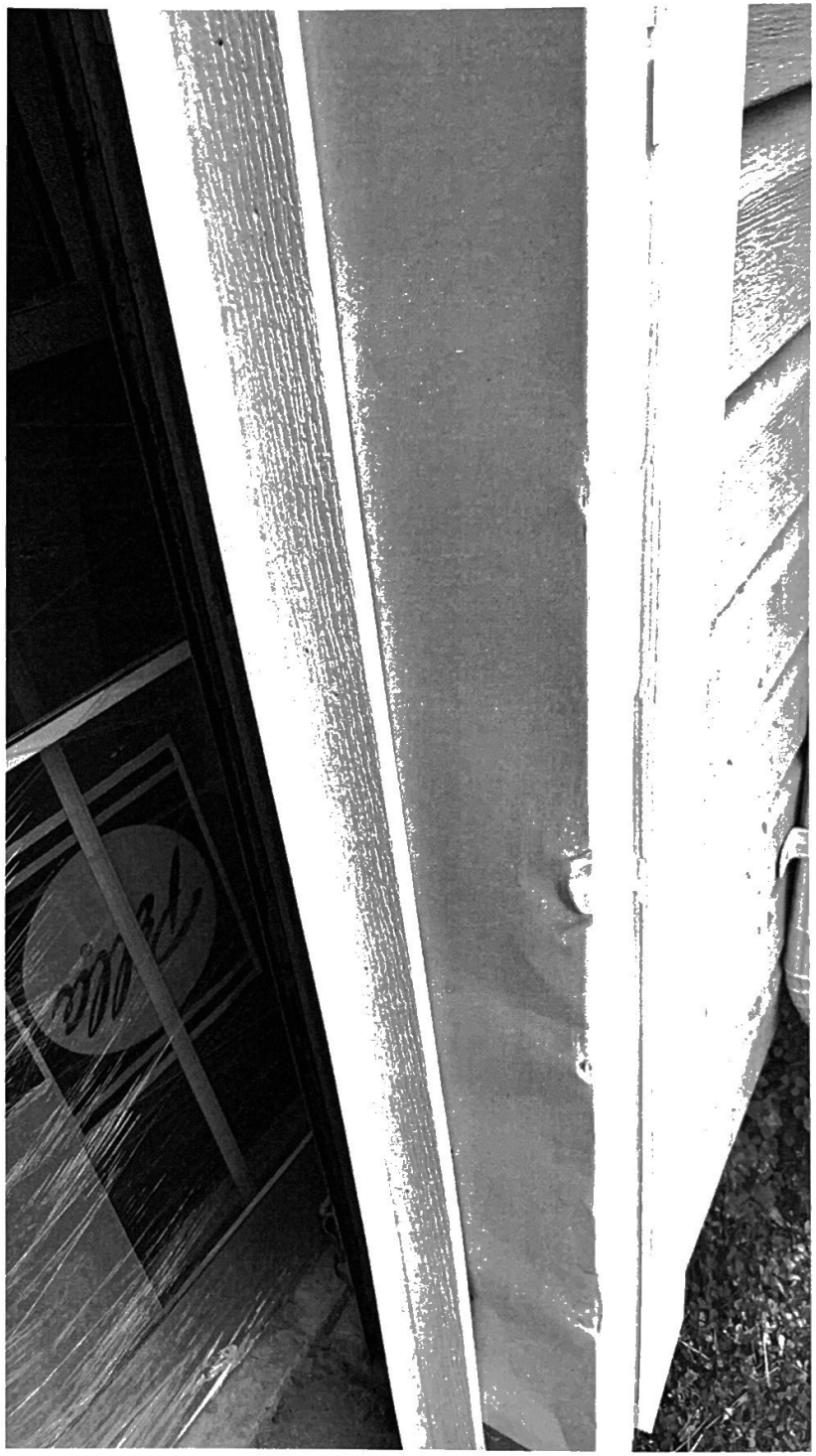
CAD Elevation: DWG
CAD Profile: DWG

WIDTH	204.2190
HEIGHT	11.0000
LENGTH	0.0000
PROJECTION	6.0000

Replace damaged polyurethane crosshead with polyurethane crosshead with keystone, centered across garage



Replace damaged aluminum around garage opening with same materials



HERITAGE PRERVATION 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;

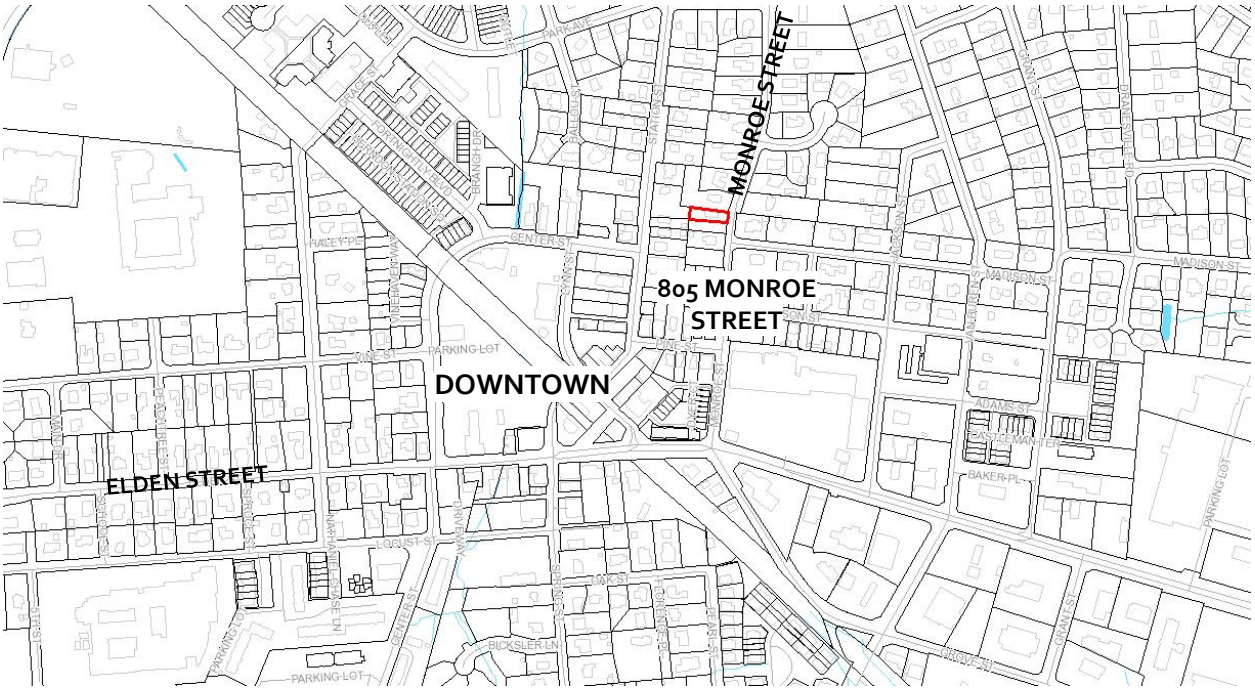
j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

TOWN OF Herndon VIRGINIA

STAFF REPORT
Heritage Preservation Review Board
April 26, 2019

Case Number & Type: HPRB #19-15; Alterations
Case Summary: Replace existing side entrance door with a new fiberglass – wood decorative window and new trim
Case Location: 805 Monroe Street, Potomac Fairways Subdivision

Location Map



Property Information

Applicant/Owner:	Christopher Vollmond Carstens and Lauren R. Edmondson		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	**HPOD Designation:**	Contributing
Adjacent Zoning:	**North:** R-10, Residential Single Family **South:** R-10, Residential Single Family	**East:** R-10, Residential Single Family **West:** R-10, Residential Single Family	
Adjacent Property HPOD Designation:	**North:** Contributing **South:** Non-contributing	**East:** Non-contributing **West:** Contributing	
Associated Cases:	HPRB #17-21		
Building Type(s):	Single family residential	**Date of Construction:**	circa 1850
Architectural Style(s):	Queen Anne, Vernacular		

Exterior Material(s):	Composite: wood lap siding/trim, fiberglass/wood windows, brick chimney, wraparound wood porch, metal shingled roof with standing seam metal roof over porch
Neighborhood Design Profile:	Semi-urban single family residential

Case Details

Case Description:

This application proposes to remove an existing door and door frame, remove an exterior wall mounted light and install a new oval-shaped fiberglass/wood window with simulated divided lights with new trim work to match the existing windows and trim of existing windows on the residential structure. The oval window will be oriented length-wise horizontally, white in color (inside and outside) to match the existing window color and will be an Ultrex® by Marvin Windows fiberglass (exterior)/wood (interior) composite window with fiberglass muntins on the outside glass pane; and wood munitns on the interior glass pane forming the simulated divided lites that will combine a cross/diamond lite division pattern. The trim work will also be an Ultrex® fiberglass, flat-casing channel similar to the existing trim work found on the structure. The application also proposes to install new siding around the window to match the existing wood siding profile, materials, and color (Attachments #1, #2, and #3).

Case Background:

The property/residential structure was the subject of a previous HPRB case, HPRB #17-21 in which the Board approved the replacement of the previous wood windows with the Ultrex® fiberglass/wood composite windows with simulated divided lites that are currently on the structure.

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 10 Rehabilitation Guidelines for Residential Building Design (Pages 63-65)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Windows (Pages 72-75)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Entrances, Porches and Doors (Pages 76-79)

Staff Analysis

1. This residential structure is a good example of the Queen Anne Vernacular architectural style found in Herndon, has been well preserved, and is a contributing structure to the Heritage Preservation Overlay District. Over the years, the building has retained its residential form and scale. Some of its original exterior materials have been retained including the roof, siding and porch

elements which has preserved the home's historic character. The original footprint was altered an early rear addition (Attachment #4).

Within the Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Windows includes the rehabilitation guidelines for windows and states:

"… Windows should only be replaced when they are missing, or beyond maintenance and repair… Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening. Do not change the architectural appearance of windows by the use of inappropriate materials or finishes which radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing, or the appearance of the frame…" (Page 75)

Chapter 10 of the Handbook lists the general rehabilitation guidelines for residential properties. These guidelines state:

"… Retain features and materials that are important for defining the overall historical character of the building such as…windows including functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings… Repair rather than replace an element if it is damaged. Use similar materials that match the original in type, or substitute materials that are physically and chemically compatible and conveys the same appearance as the surviving part of the element… Do not remove or radically change elements such as windows, roof, or porches that are important in defining the overall historic and architectural character of the building…" (Page 64)

Heritage Preservation Handbook, Chapter 14 Rehabilitation Guidelines for Entrances, Porches and Doors (Page 79) has similar guidelines for doors and entrances.

In this case, the applicant is proposing to eliminate a door that is serving little functional purpose to the use of the house and is replacing it with a decorative window that is not uncommon to the home's architectural style and period of significance, as evidenced in the application materials. Staff finds that proposed alterations are in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the opening towards the rear of the side façade, (2) use of a typical stylistic element of the building's original architecture, and (3) use of very similar, if not identical, materials for the new window compared to that of the approval of HPRB #17-21.

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 residential structure, meeting the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 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
Recommended Motion:	Motion for approval of HPRB #19-15, in accordance with Alternative #3, with the following conditions: 1. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 5, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787-7380; christopher.garcia@herndon-va.gov**

Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

April 5, 2019

805 Monroe Street
Herndon, VA 20170

Heritage Preservation Review Board
Town of Herndon
777 Lynn Street
Herndon, VA 20170

To the members of the Heritage Preservation Review Board:

We have decided to complete an interior renovation of our home, including the kitchen. Right now, on our wrap-around porch, there is a door. This door was, we think, put there during an earlier renovation, most likely decades ago. This door is unused, and prevents an efficient use of space in our kitchen. It is also old, and largely energy inefficient. It also does not match the new windows we had installed in 2017.

The renovation plans on replacing that door with an oval picture window. As you know, Victorian homes are known for their variety of window styles, and it would not be uncommon to find an oval or cameo window in Queen Anne style homes like ours.

Marvin Windows—the same manufacturer as our other windows—is our vendor. The product we chose—the Marvin Integrity Wood-Ultrex—is a cost-effective and wonderful solution that closely maintains the look of wood windows with increased durability and long-term performance.

There are several reasons why the Integrity Wood-Ultrex window is the right fit for our house in the historic district:

- The interiors of the windows are wood. The exterior is Ultrex pultruded fiberglass, which blends with the home's historic design.
- Ultrex fiberglass outperforms and outlasts vinyl, roll-form aluminum and other fiberglass composites. This means that decades from now, the exterior of the window will not show age or wear.
- Like our other windows, the muntins are outside the panes of glass.

We put careful thought and consideration into choosing the right window for our historic home. We believe with this small change, our house will continue fit in beautifully with the surrounding community.

Sincerely,



Lauren Edmondson

Edmondson Residence

805 Monroe Street
Herndon, VA 20170

Lauren & Christopher Edmondson
Historic Review Submission
April 2, 2019

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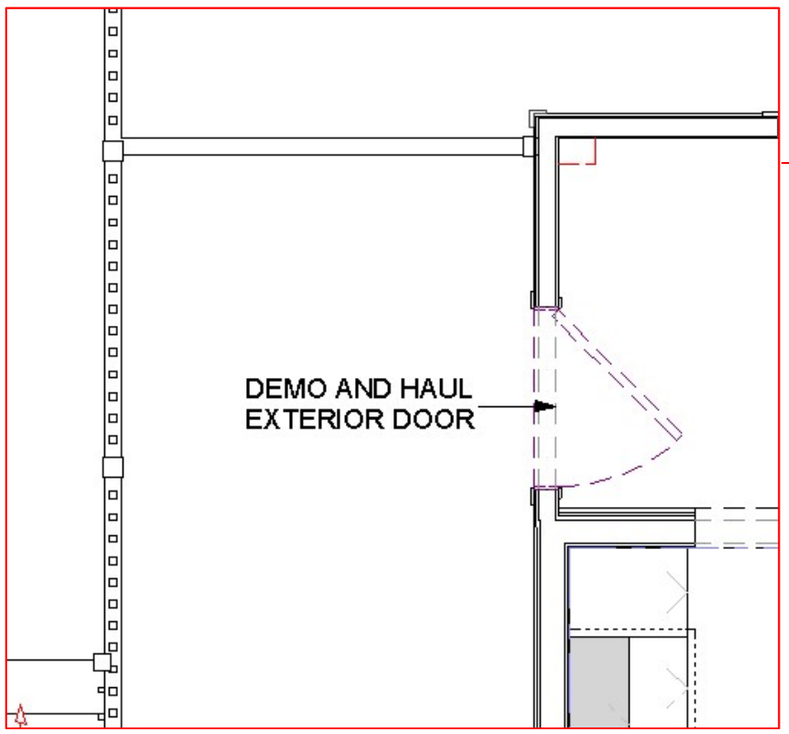
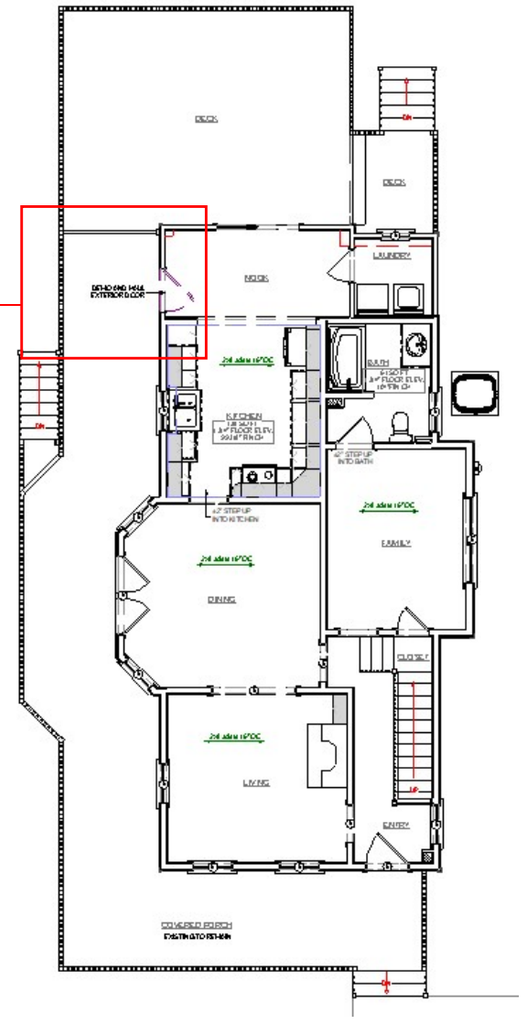
As Built/Demo Plan





PROJECT: EDMONDSON RESIDENCE

DESIGNER: LIZ LEE/MEGAN DOUGHERTY

DATE: APRIL 2, 2019

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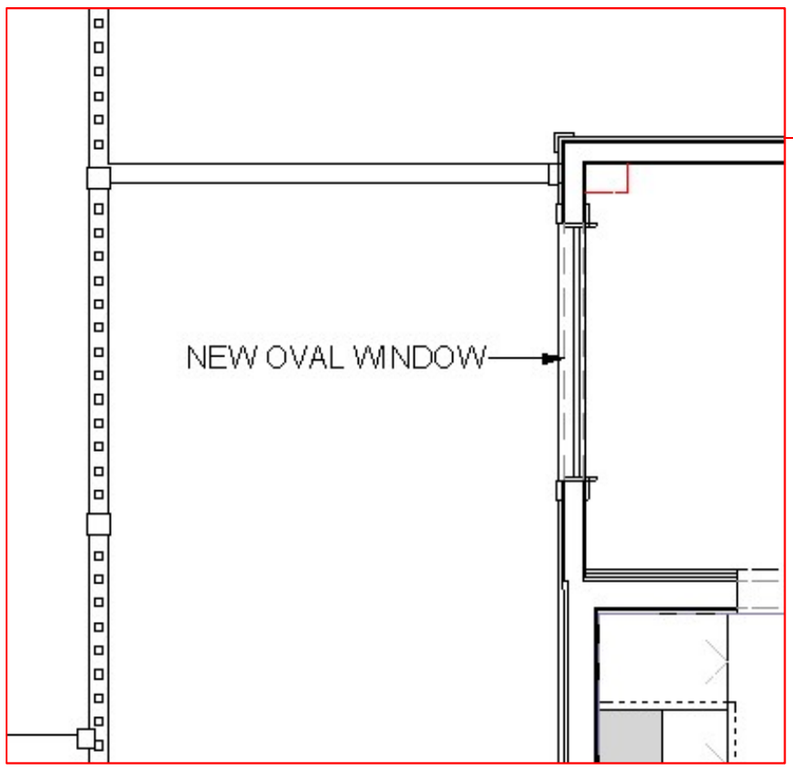
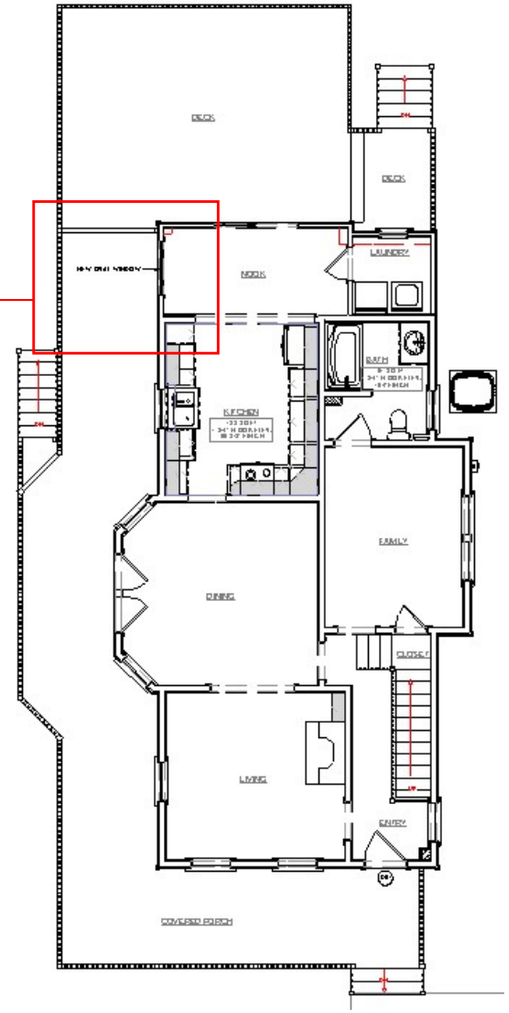
Proposed Floor Plan





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Proposed 3D Render





PROJECT: EDMONDSON RESIDENCE

DESIGNER: LIZ LEE/MEGAN DOUGHERTY

DATE: APRIL 2, 2019

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Proposed 3D Render





PROJECT: EDMONDSON RESIDENCE **DESIGNER: LIZ LEE/MEGAN DOUGHERTY** **DATE: APRIL 2, 2019**	**This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.**	**This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.**	MOSS BUILDING & DESIGN

Proposed 3D Render





PROJECT: EDMONDSON RESIDENCE

DESIGNER: LIZ LEE/MEGAN DOUGHERTY

DATE: APRIL 2, 2019

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Exterior Elevation



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DATE: APRIL 2, 2019

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Colored Exterior Elevation



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Inspiration Pictures











PROJECT: EDMONDSON RESIDENCE

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Integrity from MARVIN

Interior Color Selection





Exterior Color Selection



PROJECT: EDMONDSON RESIDENCE

DESIGNER: LIZ LEE/MEGAN DOUGHERTY

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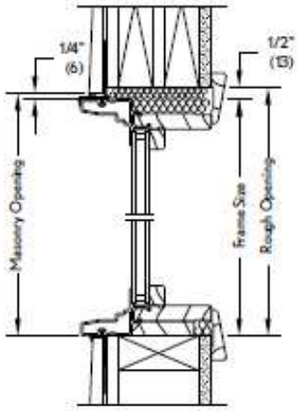
Integrity from MARVIN

Dual Pane Clear Glass



Construction Details



MO (mm)	2-7 1/2 (800)
RO (mm)	2-8 (813)
FS (mm)	2-7 (787)

3-11 1/2 (1207)
4-0 (1219)
3-11 (1194)



IRTM3248 ELLIPSE



Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas filled insulating space between the glass layers.

PROJECT: EDMONDSON RESIDENCE **DESIGNER: LIZ LEE/MEGAN DOUGHERTY** **DATE: APRIL 2, 2019**	**This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.**	**This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.**	MOSS BUILDING & DESIGN



ULTREX FIBERGLASS EXTERIOR TRIM

Integrity from MARVIN Windows and Doors

Built to perform.

ALL ULTREX® SERIES

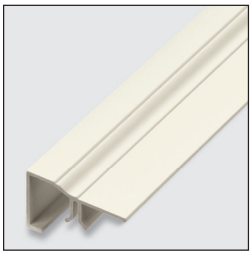
WOOD-ULTREX® SERIES

ULTREX FIBERGLASS EXTERIOR TRIM



Integrity Exterior Trim Solutions are now offered on all rectangular Wood-Ultrex® and All Ultrex® products. Which means the same durability, performance and look you get in your Integrity windows and doors can be extended to your trim. Create a new dynamic look knowing your corners and colors will stay true and enhance your projects finished appearance.

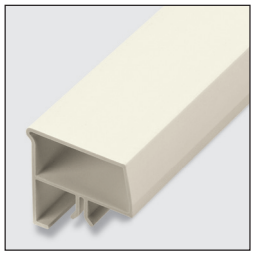
TRIM SOLUTIONS



Brick Mould Casing

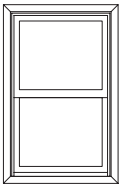


Flat Casing

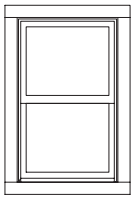


Sill Nosing

ELEVATIONS



Brick Mould Casing



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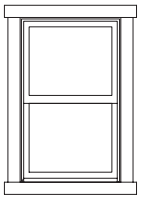
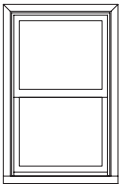
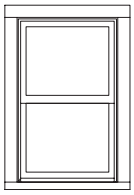


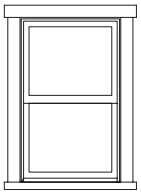
Flat Ranch



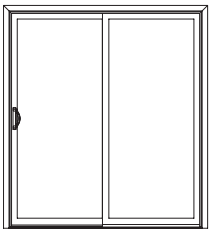
Brick Mould Casing with Sill Nose



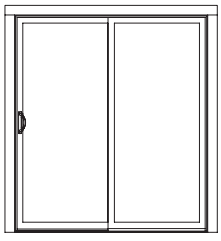
Flat Casing with Sill Nose



Flat Ranch with Sill Nose



Brick Mould Casing



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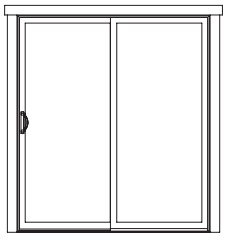

Flat Ranch

STANDARD FEATURES

- Available on Wood-Ultrex and All Ultrex rectangular windows and doors
- BMC, Flat and Sill Nose profiles deliver consistent Ultrex performance
- Available in all six AAMA certified exterior colors – Stone White, Cashmere, Pebble Gray, Bronze, Evergreen and Ebony
- Fast picture frame assembly and simple mounting barb and kerf provide dependable installation
- Available as field-applied factory pre-cut kits or lineal lengths to meet your project's requirements

For more information visit
IntegrityWindows.com

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Marvin® brands are dedicated to producing enduring energy-efficient products in ways that will support a greener future.

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Built to perform.

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VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF SURVEY FORM

File no. 235-121
Negative no(s). 9097/12

City/Town/Village/Hamlet: Herndon
Street address or route number: 805 Monroe St.
Historic name:
County: Fairfax
U.S.G.S. Quad: Herndon
Common name:

Present use: residence
Original use: residence
Building Style: Vernacular, Queen Anne
Building Date(s): late 19th century

1. Construction Materials

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

2. Cladding Material

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



3. Stories (number): 2
- ☑ low basement
- ☐ raised basement

4. Bays (number): front 3 side (church)
- ☐ symmetrical
- ☑ asymmetrical

5. Roof Type
- ☐ shed
  - ☐ parapet?
- ☐ gable
  - ☐ pediment?
  - ☐ parapet?
  - ☐ clipped end?
  - ☐ cross gable?
  - ☐ central front gable?
- ☑ hipped
  - ☐ pyramidal?
- ☐ mansard
- ☐ false mansard
- ☐ gambrel
- ☐ flat
  - ☐ parapet?
- ☐ roof not visible
- ☐ other with front and side gables

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

7. Dormers (number): front ____ side ____
- ☐ gable ☐ pediment?
- ☐ shed
- ☐ hipped

8. Primary Porch
- style: Wrapaound, front and south side
- stories: 1
- levels: 1 bays: 3 front
- materials: wood with metal roof
- description and decorative details: Chamfered posts. Plain balusters. Gable over entrance.

9. General supplementary description and decoration:
2/2 sash, some paired. Corbelled brick flue. Plain cornices and cornerboards. Transom over door. North and south 2 story bays.

10. Major additions and alterations:
1 story rear lean-to is an early addition.

11. Outbuildings:
None

12. Landscape Features:
Mature trees and shrubs

13. Significance:
Good scale and style for the neighborhood. Very original exterior.

Surveyed by: Polhill/Frazier 12/87

HERITAGE PRERVATION 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;

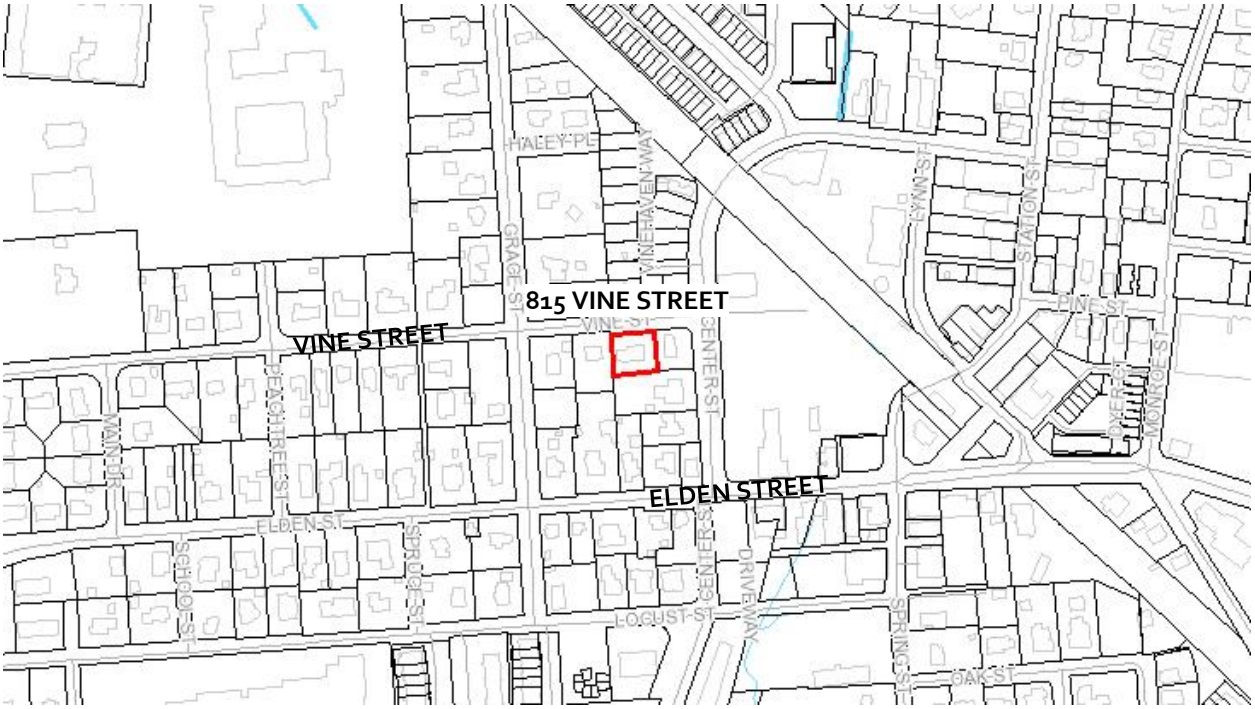
j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

TOWN OF Herndon VIRGINIA

STAFF REPORT
Heritage Preservation Review Board
April 26, 2019

Case Number & Type: HPRB #19-16; Addition
Case Summary: Construct new three-season room on the rear elevation of an existing residential structure
Case Location: 815 Vine Street, Potomac Fairways Subdivision

Location Map



Property Information

Applicant/Owner:	Lisa Goldman and Keith Goldman		
Agent:	Michael Wijdoogen, Architect		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	**HPOD Designation:**	Non-contributing
Adjacent Zoning:	**North:** PD-D, Planned Development- Downtown **South:** R-10, Residential Single Family	**East:** R-10, Residential Single Family **West:** R-10, Residential Single Family	
Adjacent Property HPOD Designation:	**North:** Non-contributing **South:** Contributing	**East:** Non-contributing **West:** Non-contributing	
Associated Cases:	Building Location Survey, BLS #19-014		
Building Type(s):	Single family residential	**Date of Construction:**	1993
Architectural Style(s):	Transitional, Colonial Revival		

Exterior Material(s):	Composite: unknown lap siding/trim, unknown double hung window material, wood porch, asphalt shingled roof
Neighborhood Design Profile:	Semi-urban single family residential

Case Details

Case Description:

This application proposes to construct a new 21' X 14', 13'-10" tall three-season room which will have two 10' X 14' sections of new uncovered deck on either side of the three-season room. The addition will be clad with a wood ship lap siding painted a Sherwin-Williams Roycroft Vellum, light tan, color to match the existing structure. White Versatex® PVC trim will be used at the corners, around windows and doors, and along ground/floor level trim bands and roof structure facia. The new roof will be covered with new moiré black CertainTeed® Landmark Series architectural shingles to complement the existing roof materials. The windows on the addition will be Andersen® 100 Series gliding, and static windows finished in white Fibrex®, a composite plastic polymer and reclaimed wood fiber material. The two doors on either side of the addition will be Larson Premier Classic Elegance Easy Vent® aluminum and glass doors with a white frame color and dark gray handle(s). New white aluminum roof gutters and downspouts will be installed to ensure adequate drainage of water off the new roof structure. The applicant has also proposed to remove a centered window of three existing second floor window on the rear elevation to the accommodate the addition and replace it with an off-center, smaller square Andersen ® 100 Series casement window with framing and trim to match the existing windows to allow light to enter the interior second floor space.

The decks will be constructed of standard pressured treated framing and decking. A 20" high seat wall/knee wall will be constructed around a portion of one of the decks and will be clad in the wood ship lap siding painted to match the addition with a white Versatex ® trim cap (Attachments #1, #2, #3, and #4).

This non-contributing residential structure expresses a few vague references to Colonial Revival architecture common to the New Dominion Transitional styles of residential structures found in Northern Virginia during the period of construction.

Case Background:

Staff has nothing significant to report regarding the background of the subject building/property.

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 7 New Construction Guidelines for Residential Building Construction and Additions (Pages 47-55)

Staff Analysis

1. Within the Heritage Preservation Handbook, Chapter 7 New Construction Guidelines for Residential Building Construction and Additions includes the general guidelines for new residential additions and states:

   "… Limit the size of the addition so that it does not visually overpower the existing building…." and

   "…Attempt to locate the addition on the rear or side elevations that are not visible from the street…" and

   "…The new work should be differentiated from the old and should be compatible with the massing, size, scale and architectural features…." and

   "…The design of new additions can be compatible with and respectful of existing buildings without being mimicry of their original design."

   In this case, the applicant is proposing to enlarge the building footprint, but does so by placing the addition on the rear elevation (generally not visible from the adjacent street), maintains a small scale that does not overpower the existing structure, uses similar materials as the existing structure but is clearly differentiated with a very different solid-t-void (wall-to-window/door openings) proportion. While the referenced guidelines are generally suited for additions to contributing structures, staff finds that proposed addition is in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the addition towards the rear of the structure, (2) use of a typical stylistic elements and materials of the building's original architecture, and (3) differentiated design of the addition's envelope related to the wall-to-fenestration proportions.

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 addition will be in keeping with overall visual appearance and architecture of this non-contributing residential structure, meeting the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s).

	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
Recommended Motion:	Motion for approval of HPRB #19-16, in accordance with Alternative #3, with the following conditions: 1. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 8, 2019.

Report Attachments

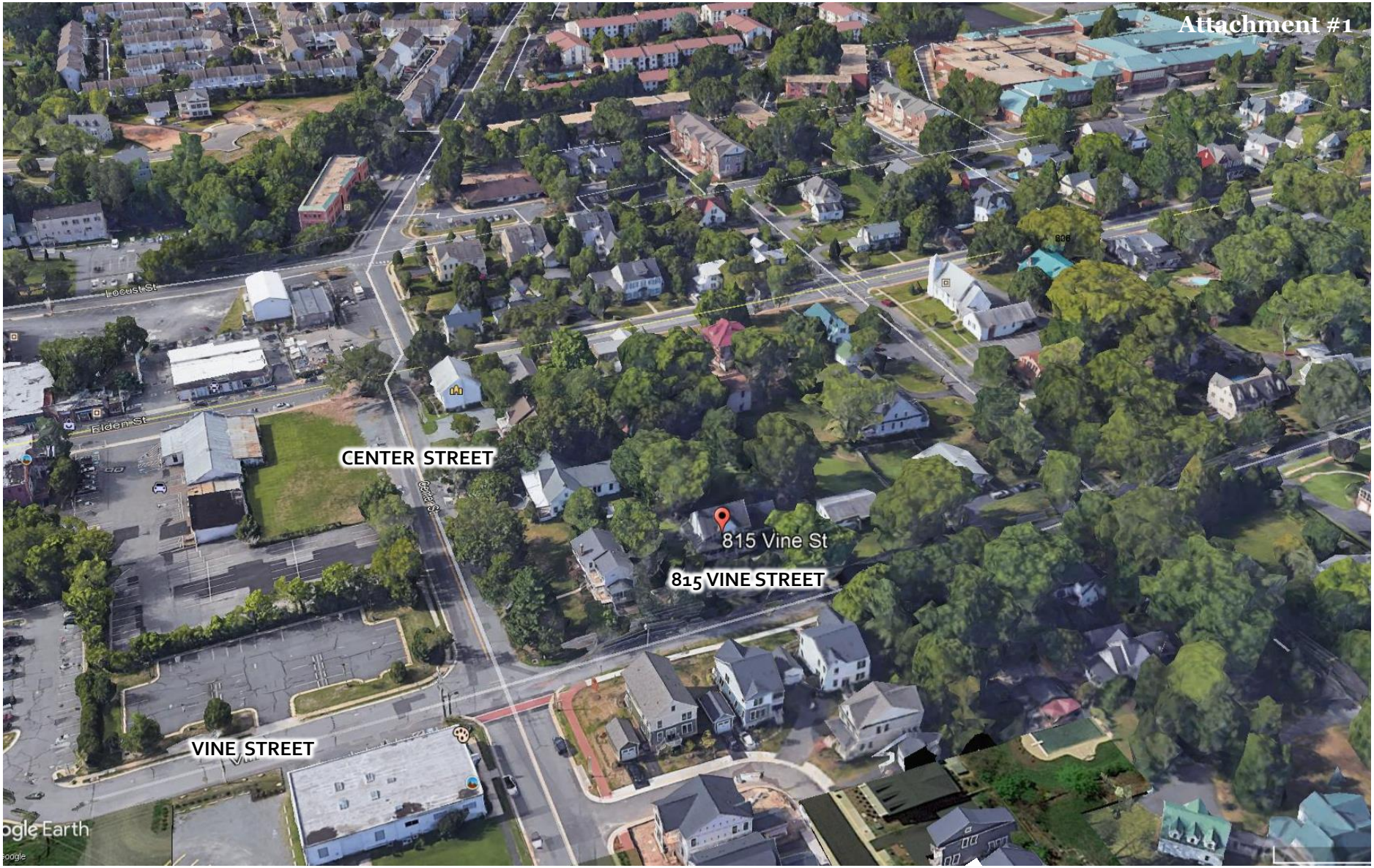
1.	Aerial Image
2.	Applicant Letter
3.	Site photos of Existing Conditions
4.	Proposed Site Plan, Elevations and Materials Information
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787-7380; christopher.garcia@herndon-va.gov**

Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

Town of Herndon
Mr. Christopher Garcia
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 815 Vine Street Application for the Heritage Preservation Review Board

Dear Board Members,

Please accept this letter as part of the formal request to add an attached three-season room to the existing structure to 815 Vine Street. The structure is a roofed single-story structure with two open air decks flanking to the left and to the right. This three-season room addition will be positioned to the rear of the property and set within the current setbacks.

The three-season room is 21'-0" wide x 14'-0" deep, with each flanking deck measuring 10'-0" wide x 14'-0" deep. The addition is limited to 1/3 the length of the overall rear façade length. Therefore, the existing main house measures 42'-0" and the attached garage measures 24'-0" totaling 66'-0". One third of 66'-0" is 22'-0" and the addition being 21'-0" wide and therefore falls under the allowable 22'-0". The three-season room measurement from the existing first floor to peak of the roof is 13'-10" and does not exceed the zoning regulation of no more than 14'-0".

The finish materials on the three-season addition will be of traditional materials currently used within the HPRB district. The roofing will be "Certainteed" Landmark TL Moire Black Architectural shingle. All exterior trim will be 5/4"x4" or 5/4"x6" white "Versatex" PVC trim around doors, windows and corners. The windows will be a "Andersen" gliding Series 100 windows. The single window on the main house will be replaced on the second floor will be a "Andersen" casement Series 100 window. The door to the three-season room will be "Larson" Premier Classic Elegance Easy Vent door. The wood ship lap siding will be painted "Sherwin Williams" Roycroft Vellum. The deck on either side of the three-season room will be standard p.t. deck framing with p.t. 5/4x6 decking.

We are confident that you will find this addition will complement the structure at 815 Vine Street and will add to the current aesthetics and value of the neighborhood. We would like to request that the Heritage Preservation Review Board review this application and approve this addition. 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,

Michael Wijdoogen, AIA, LEED BD+C
Architect

Enclosures:

(1) Application with fee
(8) Plat Plan 11x17
(1) Elevations 24x36 Sheet A2.0
(8) Elevations 11x17 Sheet A2.0
(8) Photographs existing home and neighboring houses
(8) Material cut sheets

Material Cut Sheets

"Anderson" Series 100 window
"Larson" Premier Classic Elegance Easy Vent
"Versatex" white trim
"Certainteed" Landmark TL Moire black Architectural Shingle
"Sherwin Williams" Roycroft Vellum

Samples

"Anderson" Series 100 window
"Versatex" white trim
"Certainteed" Landmark TL Moire black Architectural Shingle
5/4x6 P.T. Decking
Primed shiplap siding

Town of Herndon
Mr. Christopher Garcia
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 815 Vine Street Pictures



Front of house



Left side elevation



Right side elevation



Rear View



Rear View



Rear View



729 Center Street



821 Vine Street



804 Vine Street



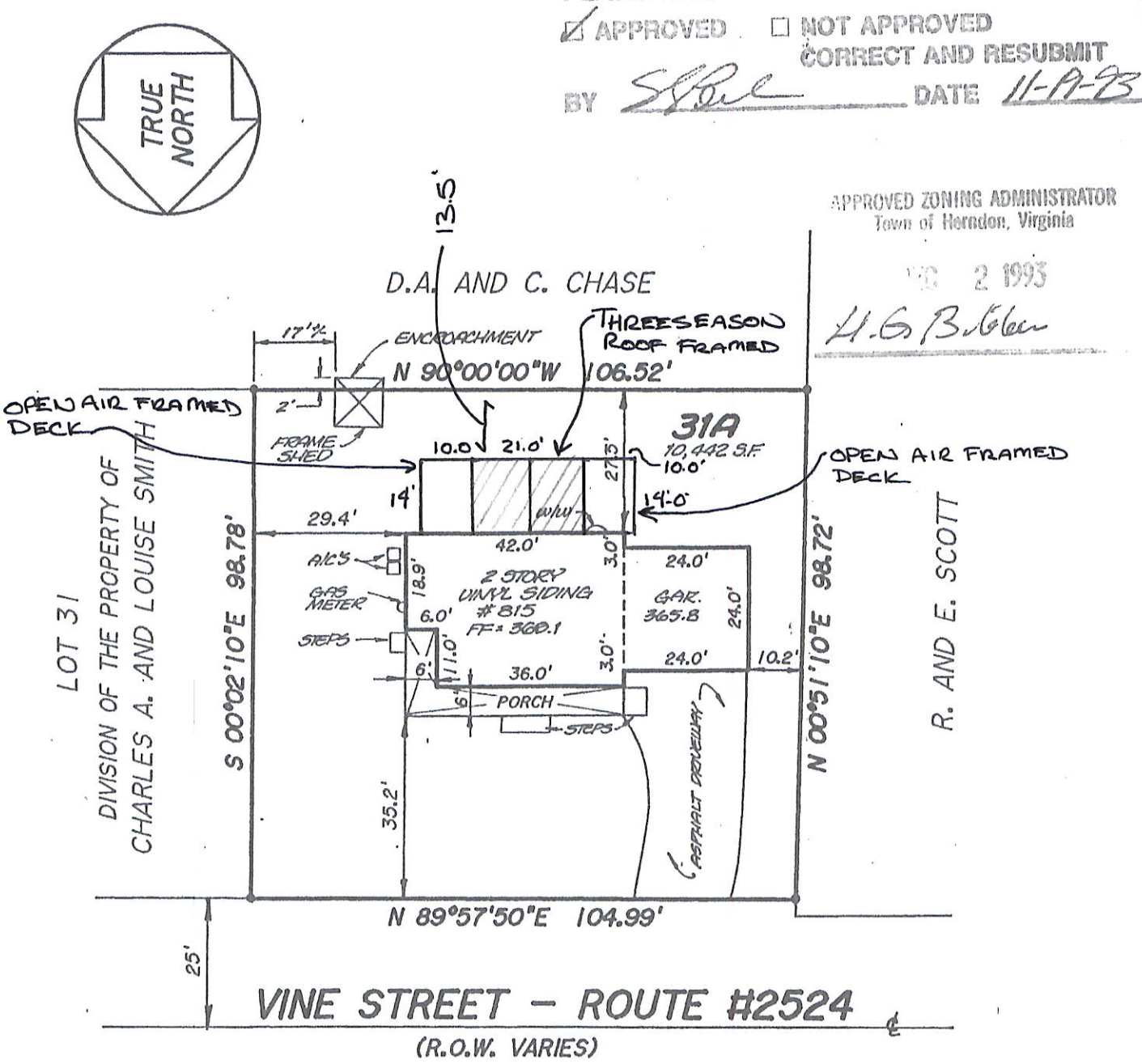
802 Vine Street



800 Vine Street

PLANS REVIEWED BY ENGINEERING
PLANS ARE
☑ APPROVED ☐ NOT APPROVED
CORRECT AND RESUBMIT
BY _____ DATE 11-19-93

APPROVED ZONING ADMINISTRATOR
Town of Herndon, Virginia
DEC 2 1993
H.G. Butler



HOUSE LOCATION SURVEY
LOT 31A
DIVISION OF THE PROPERTY OF
CHARLES A. AND LOUISE SMITH
TOWN OF HERNDON
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE : 1" = 30' DATE : 11/18/93.

F.E.M.A. FLOOD DATA:
COMMUNITY NO: 510052
H&I PANEL NO: 0001 B
FLOOD ZONE: C
EFFECTIVE: 8/1/79.

TAX MAP: 16-2-002-31A

I HEREBY CERTIFY THAT THE LOCATIONS OF THE IMPROVEMENTS ON THE PROPERTY SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT - TAPE SURVEY AND UNLESS SHOWN THERE ARE NO ENCROACHMENTS.

THIS LOCATION SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTUCTION OF FENCES, OR ANY OTHER IMPROVEMENTS. THE LOCATIONS OF FENCES, IF ANY ARE APPROXIMATE AND THIS SURVEY DOES NOT CERTIFY TO OWNERSHIP THEREOF.

THIS LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REPRESENT ALL ENCUMBRANCES ON THE PROPERTY.

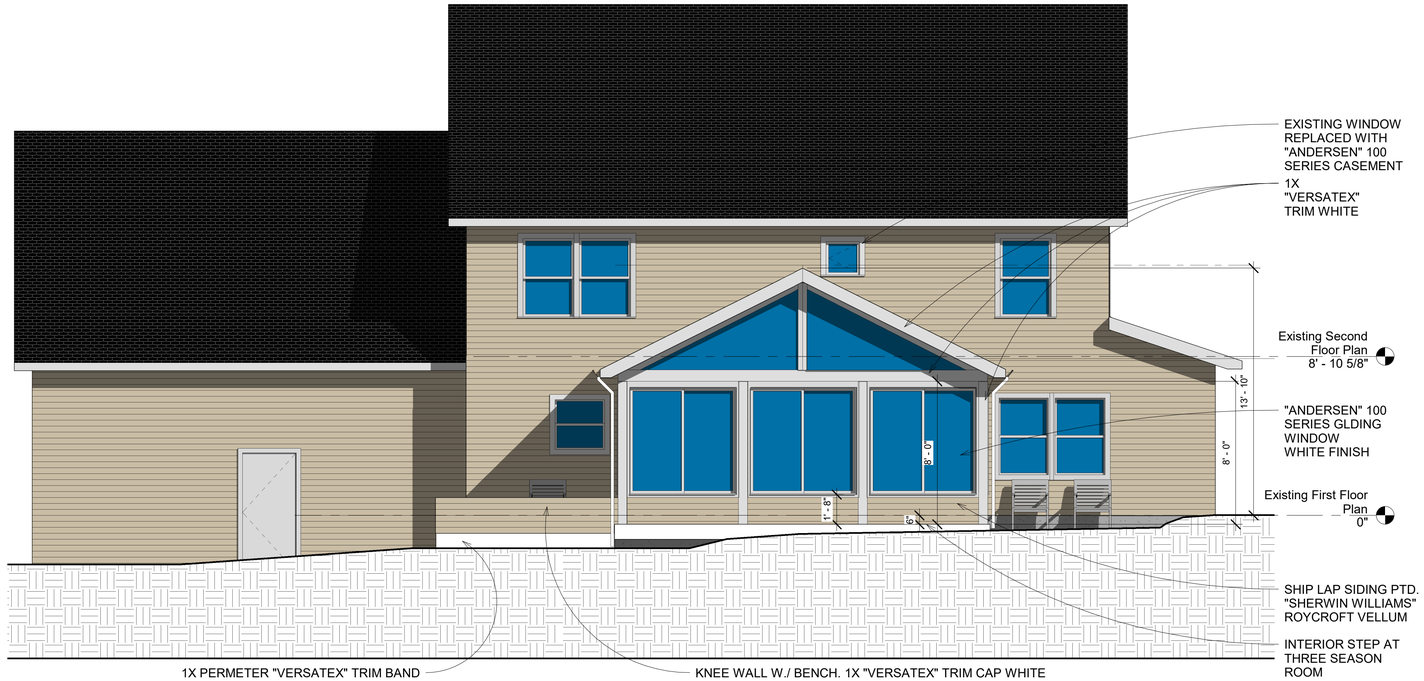
COMMONWEALTH OF VIRGINIA
11/18/93
CHARLES E. RUNYON
CERT. NO.
54-17-3 (a) 856
CERTIFIED LAND SURVEYOR

RUNYON, DUDLEY, ANDERSON, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE 301
FAIRFAX, VIRGINIA. 22030 PHONE: (703) 591-4606.

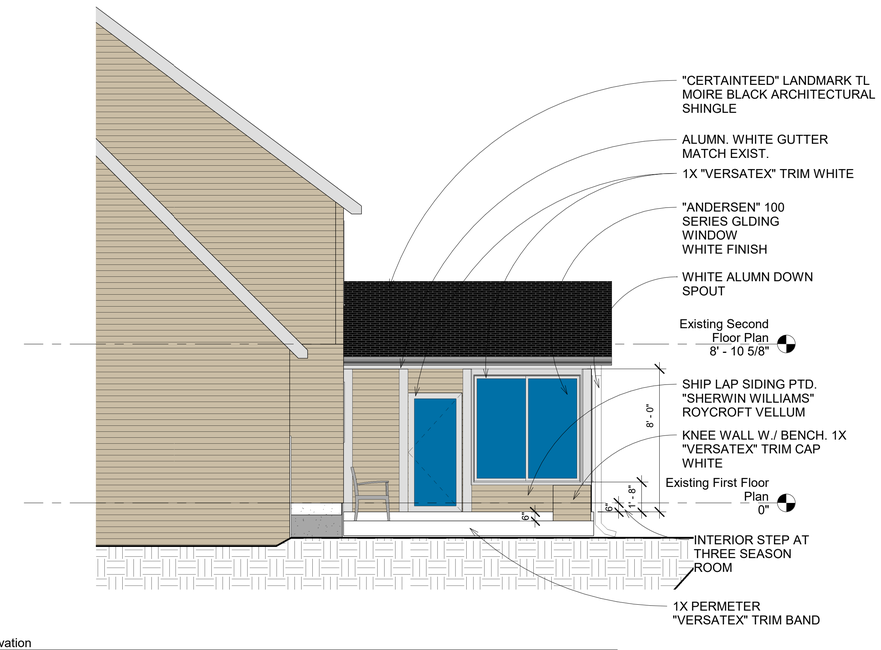
E-14A1



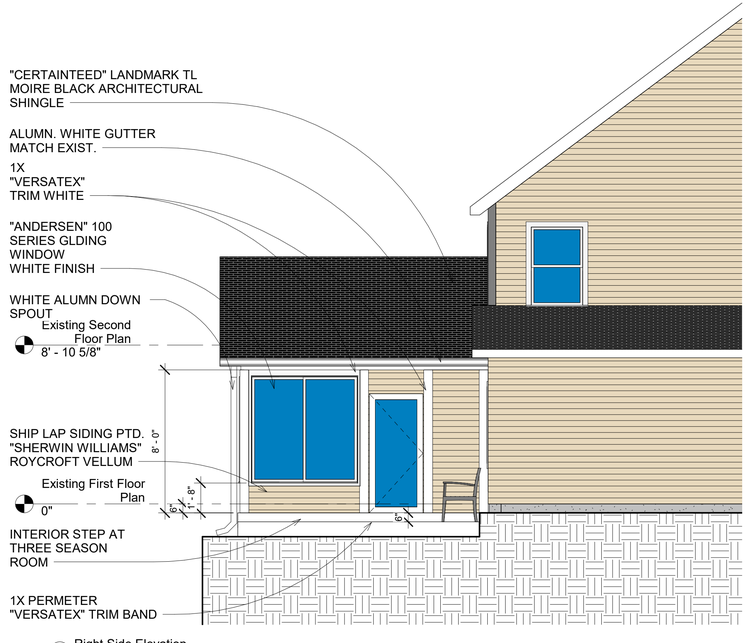
4 Existing Rear Elevation
1/8" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"



2 Left Side Elevation
1/4" = 1'-0"



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

MW
ARCHITECTS
636 Wood Street
Herndon, VA 20170
703.819.9461
michaelw@mwarchitects.biz

815 Vine Street
Herndon, VA 20170

Elevations

Goldman Sunroom

SEAL:

REVISIONS:

Review Set 03.22.2019
HPRB 04.08.2019

Project number	19.126
Date	4.8.2019
Drawn by	MSW
Checked by	MSW

A2.0

Scale As indicated

Andersen WINDOWS • DOORS AW

100 SERIES
WINDOWS & DOORS



A BETTER CHOICE FOR YOUR HOME.

Whether you're replacing, remodeling or building, now you can bring Andersen beauty, craftsmanship and time-tested performance into your home for less than you may expect. Andersen® 100 Series windows and patio doors are made with our revolutionary Fibrex® composite material, which allows us to offer an uncommon value others can't. It's environmentally responsible and energy efficient, and it comes in durable colors that are darker and richer than most vinyl windows.

FIBREX® MATERIAL IS 2X STRONGER THAN VINYL



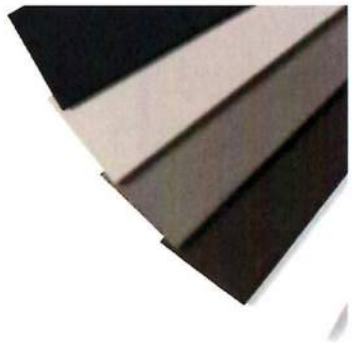
Durable 100 Series products come with factory-finished interiors and exteriors that never need painting and won't fade, flake, blister or peel.*



Andersen® 100 Series windows come in beautiful, rich dark colors, including Dark Bronze and Black, to complement virtually any architectural style and set your home apart.



100 Series products are made with our Fibrex composite material. It's composed of 40% reclaimed wood fiber by weight, most of which is created during the manufacture of Andersen wood windows.



MADE POSSIBLE BY OUR EXCLUSIVE FIBREX® MATERIAL

Fibrex® material is more than just environmentally responsible. It's also durable and beautiful.

Here's what helps make Fibrex material so revolutionary:

- Fibrex material is **twice as strong as vinyl, so weathertight seals stay weathertight.**
- Our unique fabrication process **blends the color with the Fibrex material** for long-lasting beauty.
- It blocks thermal transfer nearly 700 times better than aluminum to help **reduce heating and cooling bills.**
- For **exceptional durability,** Fibrex material retains its stability and rigidity in all climates.



40% reclaimed wood fiber by weight.

Learn more about Fibrex material by watching our video at **andersenwindows.com/fibrex**

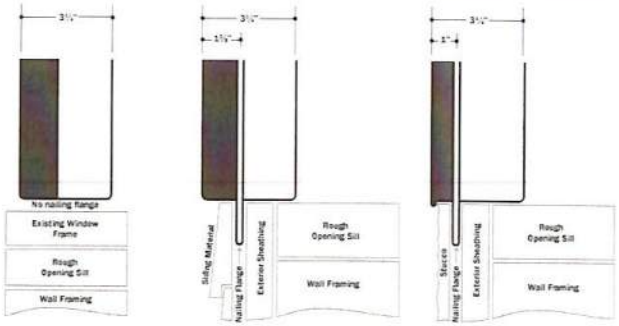
WHY ANDERSEN® 100 SERIES
WINDOWS & DOORS ARE AN EASY CHOICE.

All 100 Series windows and patio doors feature the performance, durability and ease of use you've come to expect from Andersen. Which means they not only provide energy efficiency, beauty and reliability today, but they'll also continue to add value to your home tomorrow and for years* to come. **Plus, they're virtually maintenance free.**



REPLACEMENT

If you're thinking of replacement, think of 100 Series windows and patio doors. You'll find choices for virtually any project, and all feature energy-efficient designs that help keep energy bills to a minimum.



CUSTOM SIZES

Custom sizes for a weathertight fit.

100 Series windows and patio doors are available in custom sizes, which helps provide a more weathertight fit for any replacement project.

Replacement Configuration

This frame allows for fast and easy window replacement. Install the window into your existing window frame without disturbing interior or exterior trim, which saves you time and money.

1⅜" Flange Setback

The integral nailing flange makes it easy to install windows into a new opening and helps make sure the windows and doors are weathertight.

1" Flange Setback with Stucco Key

The integral nailing flange makes it easy to install windows into a new opening and helps make sure the windows and doors are weathertight. The stucco key eliminates gaps that can result from the natural contraction of exterior stucco.

*Visit andersenwindows.com/warranty for details.

ENVIRONMENTALLY SMART

Save money by saving energy.

Andersen® 100 Series products are available with glass options* that make them ENERGY STAR® certified, helping to **lower your heating and cooling bills**. What's more, the Fibrex® material used for 100 Series frames and sash blocks thermal transfer nearly 700 times better than aluminum.

ASK ABOUT ENERGY STAR

It pays to understand performance.

Look for the National Fenestration Rating Council® (NFRC) performance information. It's your assurance you're getting accurate energy performance ratings from a nonpartisan, nonprofit organization. Here's what the numbers mean:

U-Factor measures the window's insulating capability. The lower the value, the less heat is lost through the entire product.

Visible Transmittance refers to how much visible light comes through a product. The higher the number, the better the visibility.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the number, the more it helps reduce air conditioning bills.

Visit **andersenwindows.com/100series** for details.

STRENGTH

Easy operation for years to come.**

All 100 Series products are **tested to the extreme** to deliver years of smooth, reliable operation.*

Take comfort in superior weather resistance.

Our weather-resistant construction **seals out drafts, wind and water** so well, you can relax in comfort whatever the weather. We carefully select weatherstripping to match each style of window and door to make sure you enjoy superior comfort and reliability.



OWNER2OWNER LIMITED WARRANTY

Quality so solid, the warranty is transferable.**

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.** So it can add real value when you decide to sell your home.

Never needs painting.

100 Series windows and doors **won't fade, flake, blister or peel,**** no matter what the climate.

BEAUTY

Attractive corner seams.

100 Series windows and patio doors feature low-visibility corner seams for a cleaner and more contemporary look.

Five exterior colors for beautiful curb appeal.

From White and Sandtone to deep, rich Terratone, Dark Bronze and Black colors, 100 Series windows and patio doors complement any home and any replacement project.

Improve your view with TruScene® insect screens.

With **over 50% more clarity** than conventional insect screens, optional TruScene® insect screens give you beautifully unobstructed views. They let more sunlight and fresh air into your home while keeping some of the smallest insects out.†

*Excludes units with capillary breather tubes. See your dealer for details.
**Visit andersenwindows.com/warranty for details.
†All comparisons made to conventional Andersen® insect screens.

CHOOSE THE WINDOWS, DOORS & OPTIONS THAT ARE RIGHT FOR YOU.

WINDOW & DOOR TYPES

Building an energy-efficient home doesn't mean you have to restrict your dreaming. Andersen® 100 Series windows and doors come in styles, shapes and even custom sizes to create the look you want.



SINGLE-HUNG WINDOWS

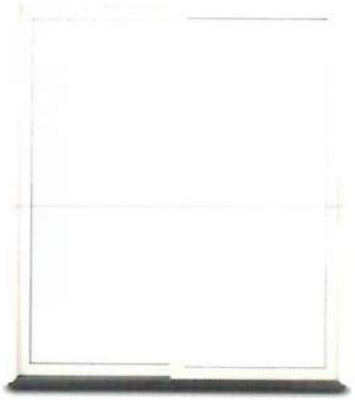
This style features a stationary upper sash that is also available with an arched top to enhance the look of your home.

CASEMENT & AWNING WINDOWS

Both styles open with a simple turn of a handle and can also be ordered as stationary windows.

GLIDING WINDOWS

These windows have one stationary sash and one that opens. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security, and an optional exterior keyed lock for convenience. For more character, consider adding 100 Series sidelight windows on each side of your door and a transom window on top.



PICTURE & SPECIALTY WINDOWS

Arch, Springline,* half circle, quarter circle, full circle, and rectangle shapes are available to complement your home's architecture. Additional shapes include: angled pentagon, peak pentagon, right triangle, isosceles triangle, octagon, trapezoid and unequal leg arch.

CUSTOM SIZES

Available in custom sizes to fit all projects, including replacement.

GLASS

Choose the right glass to maximize performance.

SMARTSUN™ GLASS

Low-E SmartSun™ glass is the most energy-efficient glass we have ever offered. It rejects unwanted solar heat to help reduce cooling costs and blocks 95% of UV rays that can cause your home furnishings to fade — all while providing a clear view.

LOW-E GLASS

Energy-efficient Low-E glass is available on all 100 Series products, and can help reduce energy bills in any climate.

SUN GLASS

It's tinted for maximum protection from the effects of intense sunlight while providing all the benefits of Low-E glass.

HEATLOCK™ TECHNOLOGY

Our HeatLock™ coating can increase the energy efficiency of any 100 Series window or patio door with Low-E or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home and improves U-Factors, which can help the window or door meet ENERGY STAR® requirements.

DUAL-PANE GLASS

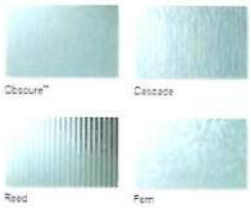
Dual-pane glass is available for projects where codes allow its use.

SOUND-REDUCING GLASS

This glass option helps reduce the volume of outside noise. Available with Low-E, SmartSun and Sun.

PATTERNED GLASS

Our patterned glass is ideal in bathrooms, entryways, offices and other areas where you want to let light into your home while obscuring the vision of people outside. It delivers all the benefits of Low-E glass and can also be ordered with Low-E SmartSun glass.



Obscure** Cascade Reed Fern

GRILLES

Customize the look of your windows and doors with these grille options.



Finelight™ grilles-between-the-glass make glass easy to clear. They have an elegant, sculpted profile, plus they offer a two-sided color scheme, allowing you to have grilles that match not only the interior but also your exterior color choice.



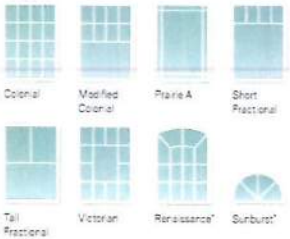
Finelight with Exterior Grilles make interior glass easier to clear, while permanent exterior grilles provide architectural style and detail.



For an authentic look, **Full Divided Lights** feature permanently applied grilles to the interior and exterior of the window with a spacer between the glass.



Simulated Divided Lights offer permanent grilles on the exterior and interior with no spacer between the glass.



Colonial, Modified Colonial, Prairie A, Short Fractional, Tall Fractional, Victorian, Renaissance*, Sunburst*

SPECIFIED EQUAL LIGHT

Any number of same-size rectangles across or down. Some limitations apply.



(2 x 1), (1 x 3), (2 x 2), (2 x 4)

COLOR

Choose the right color to enhance the beauty of your home, inside and out.

EXTERIOR COLORS

Andersen® 100 Series products come in five exterior colors, including Black and Dark Bronze — colors that are darker and richer than most vinyl windows.



Black, Dark Bronze, Terratone, Sandstone, White

INTERIOR COLORS

100 Series products feature an attractive matte finish inside. This gives you the ability to select your favorite exterior color without compromising options for interior decoration.



Black**, Dark Bronze**, Sandstone**, White

HARDWARE

You get attractive hardware that performs reliably for years.

WINDOW HARDWARE

Single-hung and **gliding windows** feature hardware that automatically locks when windows are closed. Hardware color matches the window's interior.

Optional single-hung lift/pull handle matches the window's interior.



Optional metal Slim Line hardware is available in White, Sandstone, Dark Bronze, Black, Satin Nickel and Antique Brass.

Casement and **awning** hardware folds down so it doesn't interfere with window treatments and is available in White, Sandstone, Dark Bronze, Black, Satin Nickel and Antique Brass.



GLIDING PATIO DOOR HARDWARE

Tulsa hardware exterior handles match the door's exterior color, while interior handles match the interior. Afton hardware has the same finish inside and out. Also available, an optional auxiliary foot lock that secures the gliding panel in the track. It provides an extra measure of security when the door is in a locked position.

TULSA HARDWARE (Standard)



Exterior Handle: Black, **Dark Bronze**, Sandstone, Terratone, White

Interior Handle: Black, Dark Bronze, Sandstone, **White**

AFTON HARDWARE (Optional)



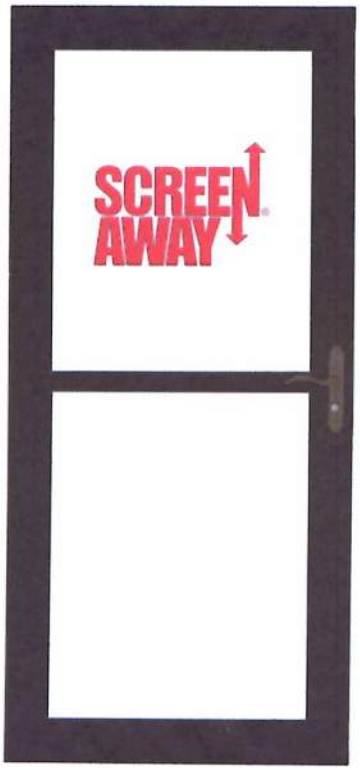
Exterior Handle: Antique Brass, Black, Bright Brass, **Satin Nickel**

Interior Handle

Bold name indicates finish shown.

*See your local code official for building code requirements in your area. **Obscure glass also available with Low-E Sun glass.

*Renaissance and Sunburst patterns are only available with Finelight grilles. **Units with Black, Dark Bronze and Sandstone interiors have matching exteriors. Visit andersenwindows.com/warranty for details. Printing limitations prevent exact color duplication. See your Andersen dealer for actual color samples.



Premier Classic Elegance Easy Vent® with Retractable Screen Away®

Our best full glass doors with retractable Screen Away® design lets in maximum natural light with the easiest ventilation option available.

Where to Buy (/storm-doors/find-a-dealer)

- Add Low-E glass for increased energy efficiency
- Closer features a Hold-Open button that holds the storm door open with a tap of your toe
- Full glass design allows maximum natural light into home
- Maintenance-free aluminum frame and overlapping edge seals out harsh weather
- Double weatherstripping delivers superior weather protection
- Designer screw covers conceal exterior screws for a finished look
- Decorative lever handle includes a built-in keyed deadbolt lock

Features



Overview
Build Yours
Features
Installation & Care



Model(s):
146FV
146FVE

Print Section

Build Your Door

✖Clear Selections

Color:



Not sure what color is right for you? Request a Color Card (/inspiration/order-a-brochure)

Handle Design:



Handle:



Glass:



Door Width: 36

32 34 36

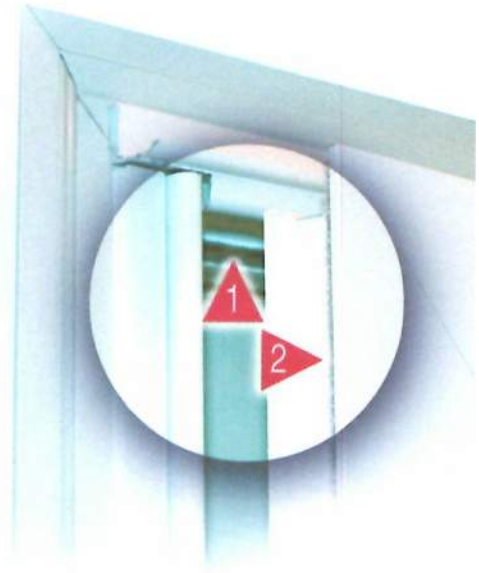
Custom door widths are available in sizes 30 - 40"

Door Height: 80-81
Standard door height fits 80-81
Custom door heights are available in sizes 70 - 97"

Learn how to measure (https://www.larsondoors.com/storm-doors/storm-doors-how-to-measure)

French Door Conversion Kit available

Features



Extreme Weather Protection: Overlapping Edge

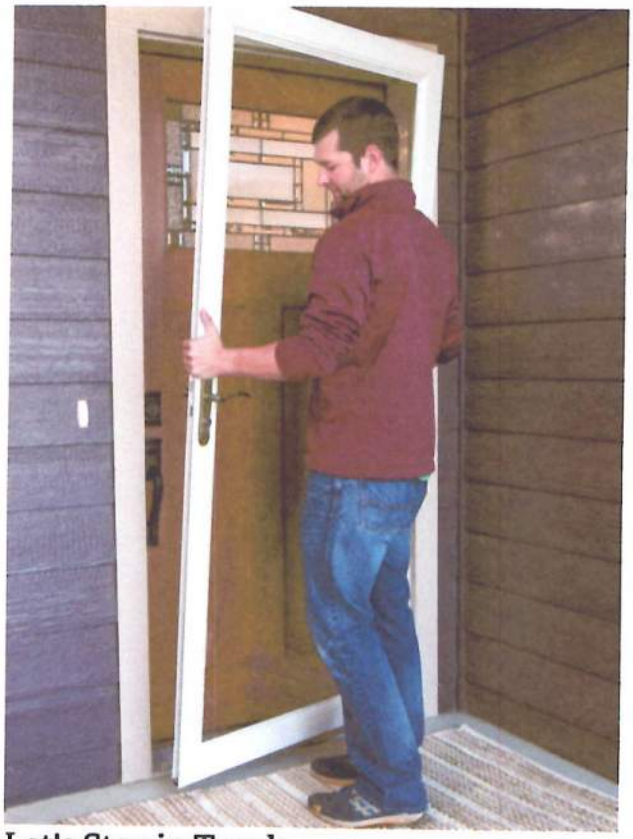
Seal out harsh weather. The overlapping edge seals out weather and provides a tight seal to keep out drafts.

Retractable Screen Away ®

Hold-Open Closer

Energy Efficient: Low-E

Deadbolt Lock



Installation & Care

How-to Install LARSON EasyHang St...

Download Installation Instructions (https://www.larsondoors.com/docs/default-source/instructions/202220838-0415.pdf?sfvrsn=16)

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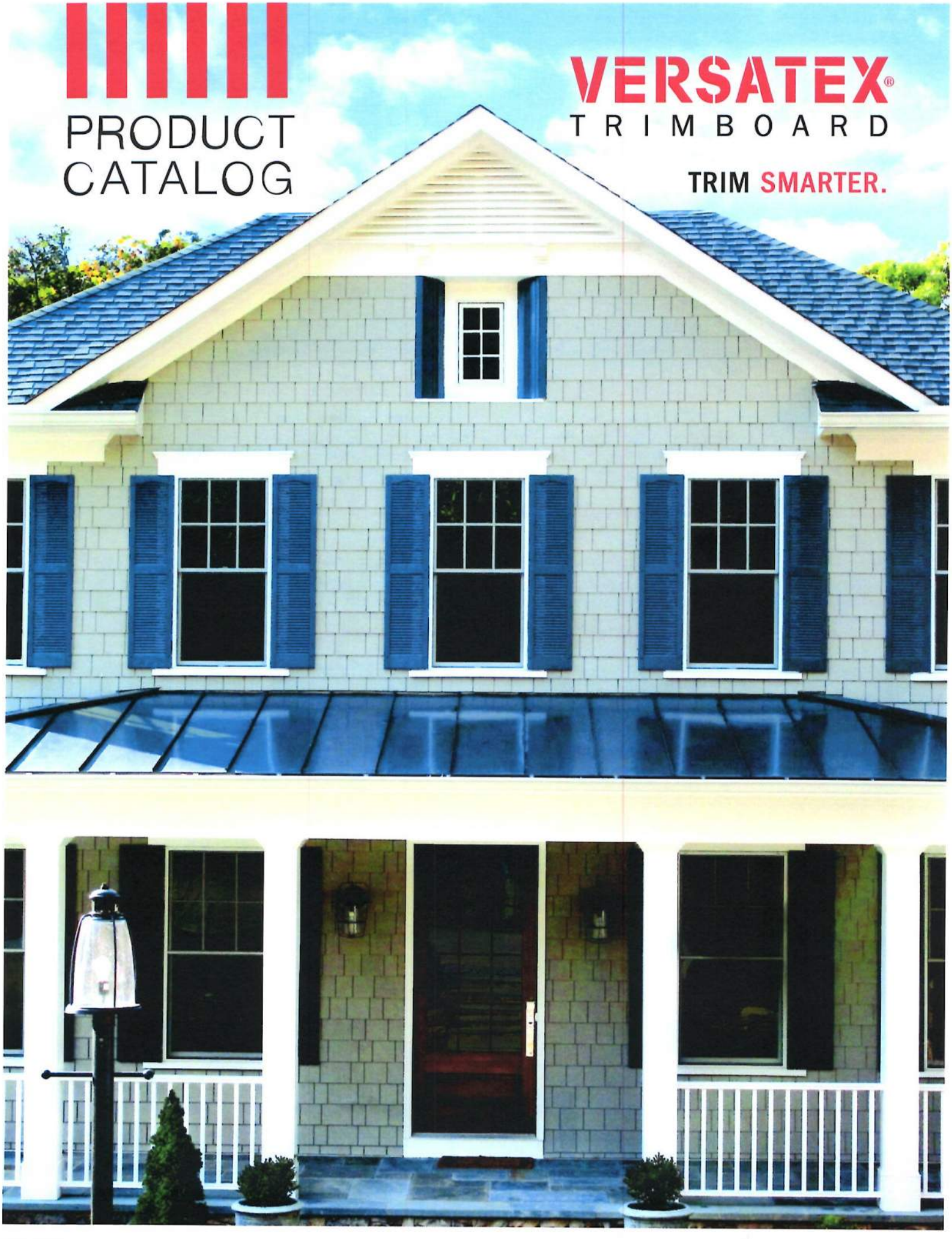
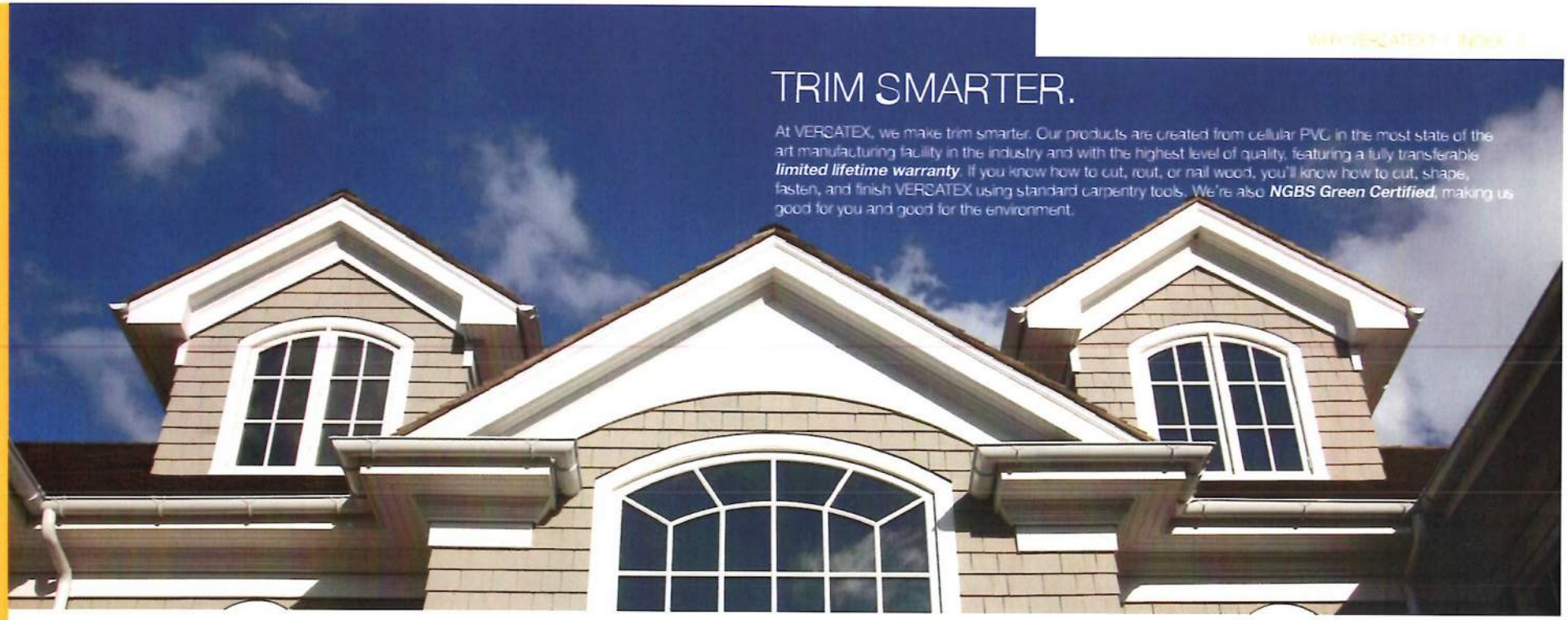
PRODUCT CATALOG

VERSATEX®
TRIMBOARD

TRIM SMARTER.



WHY VERSATEX?



TRIM SMARTER.

At VERSATEX, we make trim smarter. Our products are created from cellular PVC in the most state of the art manufacturing facility in the industry and with the highest level of quality, featuring a fully transferable ***limited lifetime warranty***. If you know how to cut, rout, or nail wood, you'll know how to cut, shape, fasten, and finish VERSATEX using standard carpentry tools. We're also ***NGBS Green Certified***, making us good for you and good for the environment.

WHY VERSATEX?

Because VERSATEX is created from cellular PVC, it is moisture and insect resistant while still featuring the real cedar look and woodworking characteristics a fine builder or craftsman desires. The result is a product limited only by your imagination. VERSATEX is an ideal solution for moisture sensitive areas, including those along coastal zones or regions affected by salt and high humidity. Most of the problems associated with wood trims are eliminated with VERSATEX. No more warping, cupping, or splitting — just a Trimboard with high aesthetic value backed by a lifetime warranty.

- ✓ Can be used in direct contact with masonry
- ✓ Can be used in direct contact with moisture
- ✓ Does not require painting
- ✓ Weather resistant
- ✓ Resists insects
- ✓ Resists rot



OUR COMPANY

VERSATEX is responsive, innovative and proven. Our focus is the cellular PVC trim market. Our strength is innovation and our ability to quickly bring new product solutions to market for our builders, contractors and architects. VERSATEX has a highly experienced management team with over 50 years of expertise in the design, development, production and sale of PVC building products. VERSATEX is a proven leader with an unmatched service platform and best-in-class product quality. We place a high value on listening to our customers and reacting to their needs while remaining extremely approachable.

Home Innovation
NGBS GREEN CERTIFIED™

Architectural Testing Approved®
CCRR-0149

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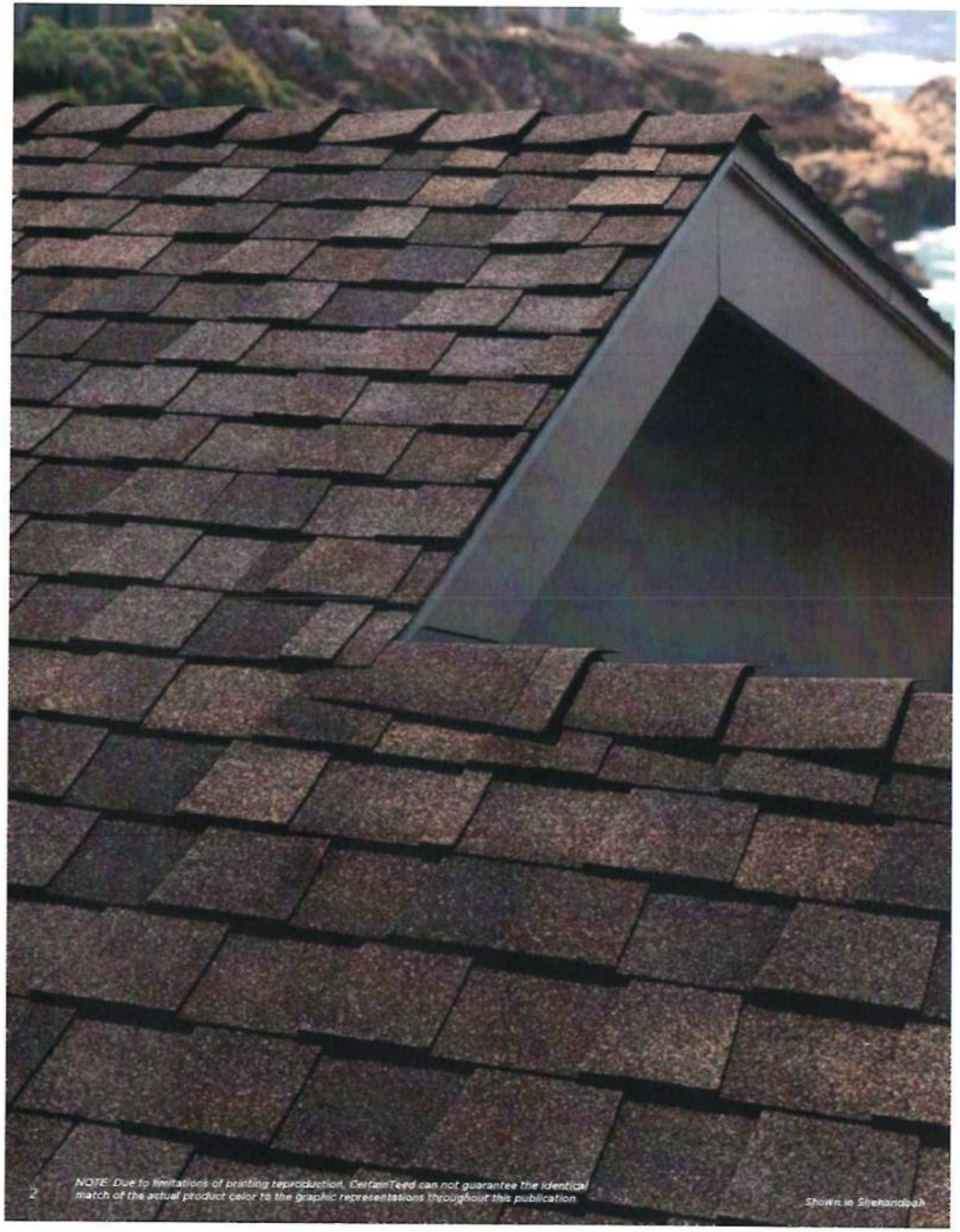
LANDMARK® TL

Triple Laminate
Luxury Roofing
Shingles



Landmark TL, shown in Shenandoah

CertainTeed
SAINT-GOBAIN



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

Shown in Shenandoah

Your Home Deserves the Triple Crown.

Three laminated layers of the industry's most durable materials, providing a dramatically thick roofing product styled with the classic appeal of wood shakes.

Landmark® TL is the triple performance shake that has the hand-split look of cedar and the durable dimension of tri-laminate technology.







The New American Landscape

See it for yourself. The thickness that gives Landmark TL unmatched durability also ensures a stunning natural appearance. Like a real wood shake, it's truly dimensional in shape, with distinct butted edges and long-lasting curb appeal.

Triple-play Construction

TL is triple-layer, the secret behind beauty with performance. Landmark TL features three laminated layers of the industry's strongest materials to produce a thick, dimensional shake that endures, commanding attention wherever it goes.

The Look of Wood (Minus the Worry)

Landmark TL costs a fraction of natural wood shakes, but the benefits don't end there. Unlike wood, it won't rot or decay, and it offers excellent wind and fire resistance. Landmark TL also features the ultimate in stain protection, CertainTeed's StreakFighter® technology, to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

STREAK Fighter

Landmark TL. Don't just choose it for the triple-layer durability, originality, or even the cost advantages. Choose it for the power of its position... high above all the rest.



The Ultimate Power Shake

- Three-piece laminated fiber glass construction
- Rustic appearance of hand-split wood shakes
- 305 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

WARRANTY
- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty (where available)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

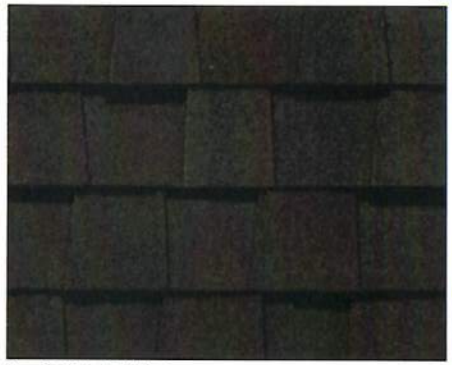
STREAKFighter

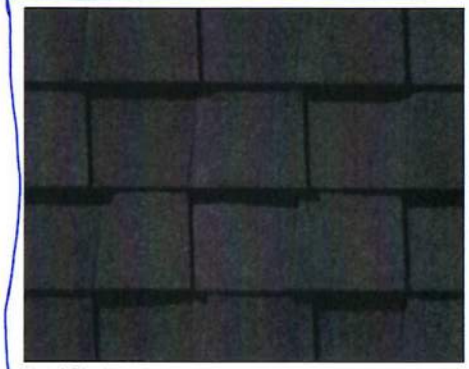
See actual warranty for specific details and limitations.

LANDMARK® TL COLOR PALETTE


Aged Bark

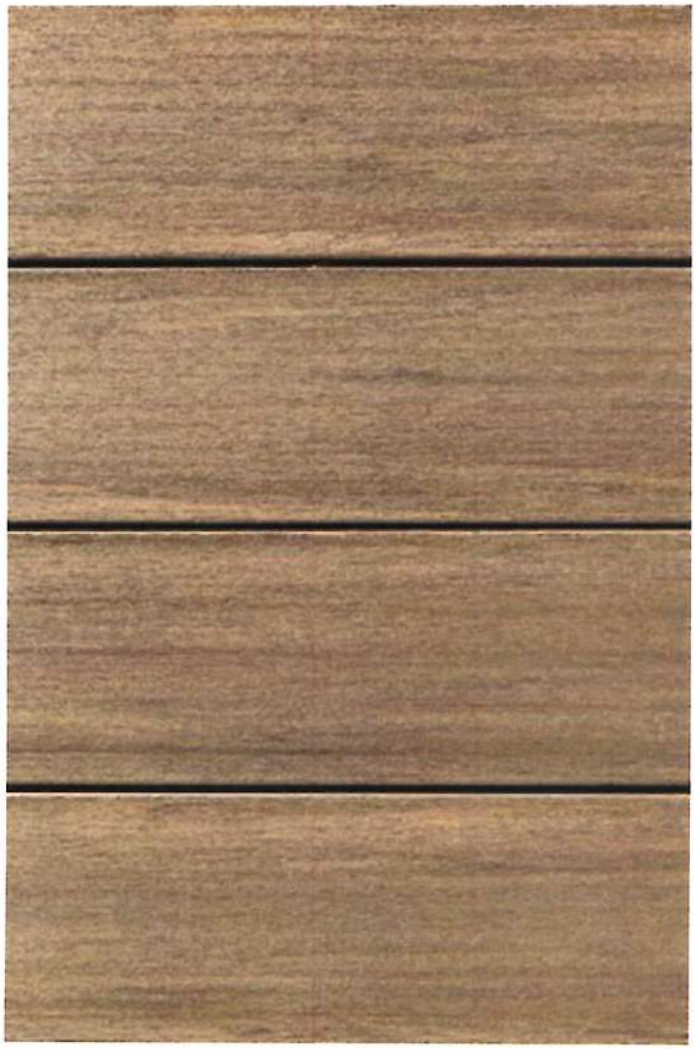

Country Gray


Max Def Black Walnut


Moiré Black


Old Overton


Shenandoah



DECKING

AZEK Vintage Collection

Capped PVC decking designed for unrivaled high-performance and beauty. AZEK is engineered to last longer than other wood alternatives, with the most natural hardwood look.

Available in Narrow, Standard and Wide Widths.

★★★★★ 4.8 (13)
Write a review

WEATHERED TEAK

- 1-ft. Standard Sample - FREE
- 1-ft. Wide-Width - FREE
- 1-ft. Narrow Sample - FREE
- 2-ft. Sample - $5.00

ADD TO CART ♡ SAVE ⇧ SHARE

Details

Dimensions

Installation & Warranty

FAQs

Reviews

Steadfast Color

Engineered to stay true over time, colors are backed by a 50-Year Limited Fade & Stain Warranty. Choose from plentiful hues ranging from rich browns to grays and natural hardwoods like mahogany.

Seamless Design Integration

Available in either standard, narrow or wide-width boards, which allow you to create a variety of sophisticated looks, whether seen up close or from afar.

Wood Character

Natural, hardwood look, but this decking is 100% PVC (both in the core and surface). Diverse grain options — including intricate, wire-brushed looks — offer elegant style.

Better Protection

Proprietary Alloy Armour Technology — a special capping that protects the boards on all four sides — empowers AZEK to stand the test of time by resisting moisture and its corrosive effects.

Be Carefree

Sturdy capping keeps your deck's aesthetic beauty by repelling scratches, dents, and even insects. Relax, knowing your deck can take anything.

HERITAGE PRERVATION 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;

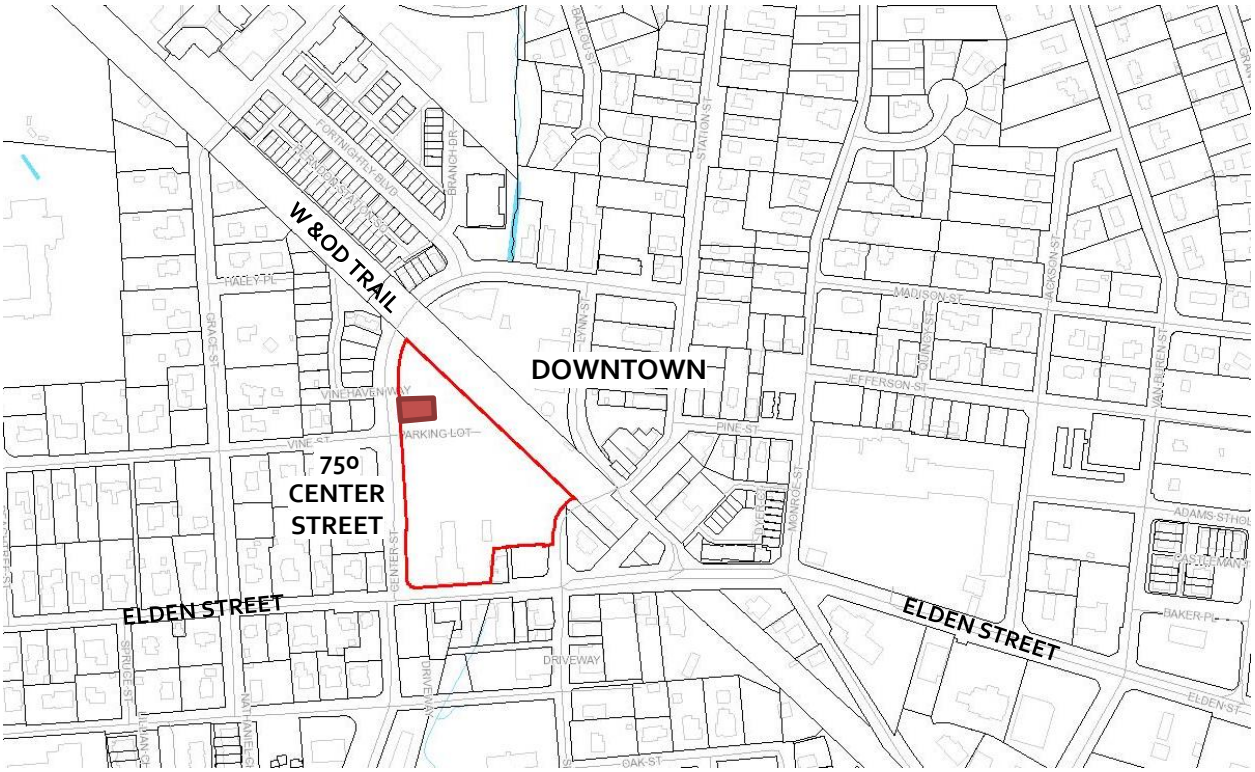
j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

TOWN OF Herndon VIRGINIA

STAFF REPORT
Heritage Preservation Review Board
April 26, 2019

Case Number & Type: HPRB #19-17; Demolition
Case Summary: Demolition of a non-contributing structure
Case Location: 750 Center Street, Downtown Herndon

Location Map



Property Information

Applicant/Owner:	Comstock Herndon Venture, LLC / Town of Herndon		
Agent:	Noah Klein, Esq., Odin, Feldman, and Pittleman, PC		
Business/Organization:	N/A		
Property Use:	Commercial, arts center / storage		
Zoning District:	PD-TD, Planned Development – Traditional Downtown	**HPOD Designation:**	Non-contributing
Adjacent Zoning:	**North:** PD-D, Planned Development Downtown **South:** PD-TD, Planned Development – Traditional Downtown	**East:** PD-D, Planned Development Downtown **West:** PD-D, Planned Development Downtown	
Adjacent Property HPOD Designation:	**North:** Non-contributing **South:** Contributing	**East:** Non-contributing **West:** Non-contributing	
Associated Cases:	ZMA #14-101, ZMA #15-101, TP #18-08, HPRB #19-18, HPRB #19-19		

Building Type(s):	Commercial	**Date of Construction:**	Circa 1940-1950
Architectural Style(s):	New Dominion Vernacular Commercial		
Exterior Material(s):	Composite: concrete masonry unit (CMU) block with stucco veneer, flat roof, corner glass/metal storefront with awning		
Neighborhood Design Profile:	Semi-urban single family residential / urban commercial and retail, diminishing light industrial uses/buildings		

Case Details

Case Description:

The applicant is proposing to demolish a non-contributing commercial building within the Town's Heritage Preservation Overlay District. The building was constructed in the mid-twentieth century in a commercial vernacular form common to northern Virginia during the time period of the building's construction. This application is being submitted in conjunction with two HPRB cases, HPRB #19-18 and HPRB #19-19, currently being brought forward for Board consideration, which are components of a broader effort by the Town of Herndon to realize the community's vision, long-range planning goals, and objectives to further develop a more vibrant mixed-use, mixed-density environment in Downtown Herndon. (Attachments #1, #2, and #3).

Case Background:

The Town of Herndon approved Zoning Map Amendments in 2014 and 2015 to allow mixed use redevelopment on the subject parcel. The economic viability of redevelopment on this property to be include in the new mixed- use project requires the removal of the existing non-contributing structure. The Town's 2010 Comprehensive Plan identifies the core area of the downtown, of which the subject property and structure are a part, as appropriate for redevelopment in accord with the desired character, density and generalized building locations specified in the Downtown Master Plan adopted by the Town on February 22, 2011.

The shape and footprint of the subject structure were common for commercial buildings constructed in the 1940's and 1950's (Attachment #4).

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 25 Guidelines for Demolishing Buildings (Pages 112-113)
- Town of Herndon Downtown Pattern Book: A Guide for Downtown Development, Opportunity Areas and Historic Analysis Summary (Pages 9 and 11)

Staff Analysis

1. 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, proposed demolition will comply with Town Zoning Ordinance, Section 78-60.3(f)(4), specifically in that the building:

a. Is not a historic landmark and does not contribute to the overall character of the Heritage Preservation Overlay District
b. Is not of such interest that it would qualify individually as a landmark building or structure listed in the National Register of Historic Places or the Virginia Landmarks Register
c. Is designed and constructed in a very common way that is frequently replicated today
d. Did not have any significant historic event occur on the site
e. Cannot be feasibly moved elsewhere
f. Will not adversely impact other historic landmarks in the Town's Preservation Overlay District

2. The Heritage Preservation District is defined by an array of mid-nineteenth century to mid-twentieth century mostly (regionally) vernacular buildings, with this structure being included in this design category. As a non-contributing structure, its removal will not affect the character of the Town's historic resources adjacent or near the property nor detract from the integrity of the Heritage Preservation Overlay District. Moreover, there are no other historic resources or buildings on this site that will be impacted by demolition of this building.

   The historic district architectural surveys conducted in 1987 were accurate in identifying the building as non-contributing. It does not contribute to the historic or cultural character of the Heritage Preservation Overlay District and was not constructed with any architectural distinction or architectural purpose that would merit significance. As a very common vernacular building, it does not fit into any academic category of American architectural styles and does not represent nor consist of any elements that would be considered high-style or unique. The building is simple, relatively unadorned and designed in a purely functional manner to meet the commercial/light industrial use of the building with little aesthetic considerations.

   The building was constructed circa 1940-1950 as the Humme and F.W. Robinson Feed and Grain and the International Harvester dealership. The 1987 survey notes that it is a typical example of an early 20th century commercial structure for Herndon. It has a rectangular shape footprint made of concrete block with stucco applied. It has a flat roof with an unarticulated, linear roofline. The front façade has also undergone alteration over time.

   However, the building has been a part of the Town's physical landscape for decades. For that reason, the structure should be documented prior to any demolition work for inclusion in the Town's records. Extensive photographs should be taken of the exterior and interior of the building and accurate measured drawings should also be provided in accordance with HABS/HAER documentation standards as recommended in the Herndon Heritage Preservation Handbook, Chapter 25 Guidelines for Demolishing Buildings (Page 113).

3. Staff analysis consulted the Town of Herndon Downtown Pattern Book: A Guide for Downtown Development, Opportunity Areas and Historic Analysis Summary (Pages 9 and 11). The Downtown Pattern denotes that this location is an opportunity for redevelopment and denotes that the subject building of this case is non-contributing to the Heritage Preservation Overlay District and has no priority for preservation. Thus, this Town-adopted planning resource is supportive of redevelopment of this site to include demolition of the building to allow for redevelopment activity to occur.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 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.
Recommended Motion:	Motion for approval of HPRB #19-17, in accordance with Alternative #3, with the following conditions: 1. The interior and exterior of the building shall be professionally documented by an architectural historian prior to the commencement of demolition, with the documentation provided to town staff before the demolition permit is issued; and 2. Documentation shall include archival quality printed and electronic photographs that follow the Historic American Building Survey photography guidelines; and 3. Photographs shall be in both color and black and white, shall be printed in an 8" by 10" format, and shall show: a. Each exterior elevation; b. Each interior space; c. Close-ups of any character-defining material or detail; d. Close-up of the typical window and of the garage door; e. Perspective views from at least two corners; and f. At least two environment views showing the setting; and 4. The proposed demolition is completed in substantial conformance with the application and supporting materials as submitted April 8, 2019, in addition to Conditions #1, #2 and #3 and any other Board conditions stipulated with approval. Following demolition, until such time as new construction is initiated, the site shall be graded and stabilized.

Report Attachments

1.	Aerial Image
2.	Applicant Letter

3.	Site Photos of Existing Conditions
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3. (f)

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787-7380; christopher.garcia@herndon-va.gov**

Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO

N

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

Odin Feldman Pittleman PC

Noah B. Klein, Esquire
noah.klein@ofplaw.com
Direct: 703-218-2193

April 4, 2019

Re: Application for Certificate of Appropriateness for Demolition Permit for the building located at 750 Center St.

Members of the Heritage Preservation Review Board:

On behalf of the applicant, Comstock Herndon Venture, L.C. ("Comstock"), please find enclosed an application for a Certificate of Appropriateness (COA) for Demolition in connection with the approved Site Plan TP#18-08. Specifically, this application proposes to demolish the building occupied by Art Space, located at 750 Center Street.

Summary Memorandum

This Application follows the previous COA application submitted to the Heritage Preservation Review Board (HPRB) last year, for which a public hearing was held on June 18, 2018 (HPRB #18-15). At that time, the HPRB concluded that a COA was appropriate for this demolition and approved the application. The lack of an approved site plan at that time, however, as required by Section 78-60.3(g)(3)(a) of the Town of Herndon Zoning Ordinance (the "Ordinance"), necessitated the voluntary withdrawal of COA #18-16 upon its appeal to the Town Council. In conjunction with the approved Site Plan, Comstock hereby submits this application in conformance with the Ordinance. In recognition of the considerable work that went into the evaluation and ultimate approval of HPRB#18-15, including staff reports, public presentations and comments by the HPRB, Comstock hereby incorporates by reference into this Application all plans, documents, memos, meeting minutes and related materials produced by Comstock, the Town of Herndon and the HPRB in conjunction with HPRB #18-15. Comstock provides a photo package documenting the condition of the Art Space building, attached hereto as **Exhibit A**.

Along with the dealership located at 770 Elden Street, demolition of the Art Space building was assumed as part of the Request for Proposal (RFP) issued by the Town of Herndon on Nov. 2, 2015. Per the RFP, an historic property survey performed in connection with the Downtown Master Plan listed the Art Space building as "non-contributing". The purpose of the demolition is to clear the site and allow for the revitalization of downtown Herndon through the Herndon Downtown Development. As a non-contributing structure, demolition of the Art Space building will not adversely affect the character of Herndon's historic heritage. As detailed by the project architect, Torti Gallas and Partners, Inc., in a signed memo attached hereto as **Exhibit B**, the façade of the Art Space building does not feature elements of historic significance, does not present an uncommon design, and does not contribute to the character of the Historic Preservation District. The future Herndon Downtown Redevelopment will house the Arts Center use in a new location on site.

This Application satisfies the criteria for consideration for demolition as set forth in both Sec. 78-60.3(f)(4)(a-j) of the Ordinance, as well as Chapter 25 of the Herndon Heritage Preservation Handbook. Comstock, in consultation with Torti Gallas, provides a detailed response to the review criteria for demolition below:

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;
The building is not a historic landmark and is identified as a non-contributing structure within the Heritage Preservation 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;
The building would not qualify for designation as a national or state landmark building 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;
The building does not have uncommon design and is constructed of basic concrete block. The same structure type could be reproduced without difficulty. The building does not fit into any academic category of American architectural styles and does represent any elements that would be considered high-style or unique. It is a simple, relatively unadorned structure designed for its function with little aesthetic consideration.

d. Whether or not historic events occurred in the building or structure;
There are no known historic events that occurred in the building.

e. Whether or not the building or structure is structurally unsound and to what extent;
Based on visual inspection of the building, we did not observe any structural issues that could indicate that the building may be structurally unsound.

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;
As a common structure that is non-contributing to the Heritage Preservation Overlay District, relocation is not a practical or preferable alternative to demolition for the building.

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;
Demolition does not adversely affect the character of the historic district. The building is a stand-alone structure which is not part of a continuous street wall and is surrounded by a surface parking lot.

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;
This is not applicable, as the building has not been damaged by fire.

i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
The reason for the demolition of the building is to clear the site for the construction of a new development contributing to the revitalization of downtown Herndon. It replaces the existing surface parking lot with a mix of retail, residential and arts uses and includes a screened parking structure. The development will be integrated into the existing fabric of the downtown helping to create a comprehensive whole. It is not feasible to retain the building and incorporate it into the development.

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.
The current arts use of the building is being incorporated into 18,000 sf of Arts Center space in the new development. Given this and the reasons outlined in the items above, additional studies have not been performed.

Comstock hereby submits that this Application meets all the criteria for demolition as provided in the Zoning Ordinance and Handbook, and requests the HPRB to grant a COA for demolition of the Art Space building. As part of this request, Comstock commits to the extensive historic documentation efforts detailed in the Main Motion for approval of HPRB#18-15. We look forward to working with staff and presenting this Application to the HPRB at the earliest available public hearing date. Please do not hesitate to contact me with any questions relating to this application.

Sincerely,



Noah B. Klein
Odin, Feldman and Pittleman, PC.

NBK/leh

cc: Comstock Herndon Venture, L.C.

#4198365v1

TORTI GALLAS + PARTNERS

EXHIBIT B

April 2, 2019

Downtown Herndon Redevelopment
Herndon, VA

Comstock Partners, LLC

Reference: Demolition permit for the ArtSpace (Arts Center) building located at Vine Street and Center Street.

In our opinion the reasons for demolishing the building is as follows:

1. The façade of the one story arts center does not feature elements from the period of historic significance and as such we don't believe it contributes to the character of the Preservation District.

2. The building does not have an uncommon design and is constructed of basic concrete block covered with stucco. The same structure type could be reproduced without difficulty.

3. While there is no intent to relocate the structure, the proposed development will rehouse the Arts Center use in a new location on site.

4. Currently the building is located on a surface parking lot; therefore we do not believe the removal of it will have an adverse effect on the character of the preservation district.

5. The reason for the demolition of the building is to clear the site for the construction of a new development in keeping with the Herndon Comprehensive Plan and contributing to the revitalization of downtown Herndon. It replaces the existing surface parking lot with a mix of retail, residential and arts uses and includes a screened parking structure. The development will be integrated into the existing fabric of the downtown helping to create a comprehensive whole.

The above is the opinion of the writer. If you have any questions please don't hesitant to contact me.

Sherief Elfar, NCARB, AIA, CDT
Principle
Torti Gallas and Partners, Inc.

1300 Spring Street, 4th Floor | Silver Spring, Maryland 20910
301.588.4800 x2274 office | 301.650.2255 fax | 202.352.5433 cell

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Micheal D. Rollison

EMERITUS
Tunca Iskir
Sylvia S. Munero

TORTI GALLAS + PARTNERS

April 4, 2019

HERNDON DOWNTOWN REDEVELOPMENT

SITE PHOTOS - ARTS SPACE









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TORTI GALLAS + PARTNERS | COMSTOCK

ArtsSpace - Exterior
HERNDON DOWNTOWN REDEVELOPMENT









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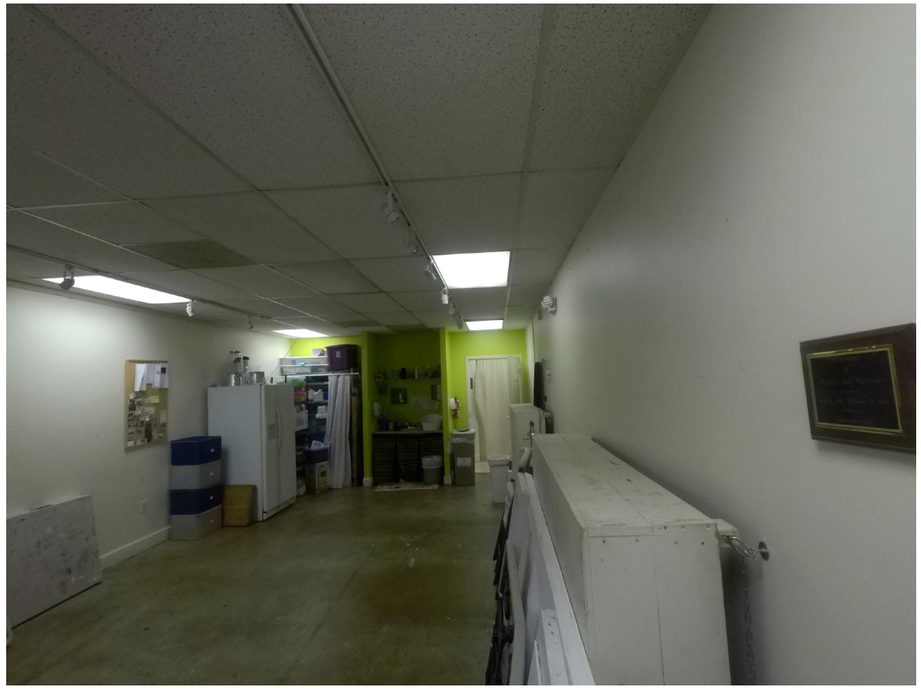
TORTI GALLAS + PARTNERS | COMSTOCK

ArtsSpace - Interior
HERNDON DOWNTOWN REDEVELOPMENT









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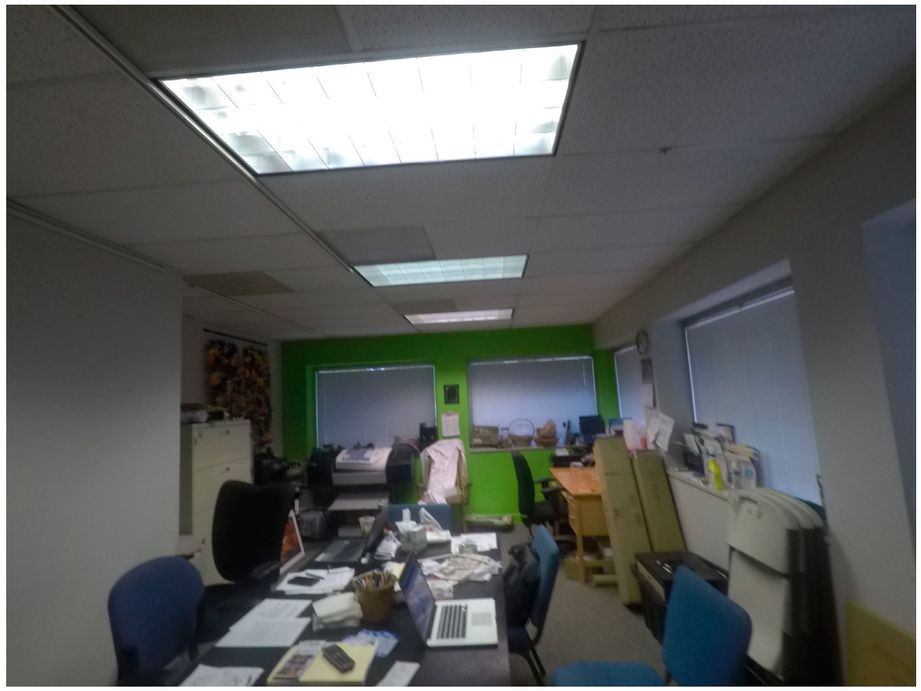
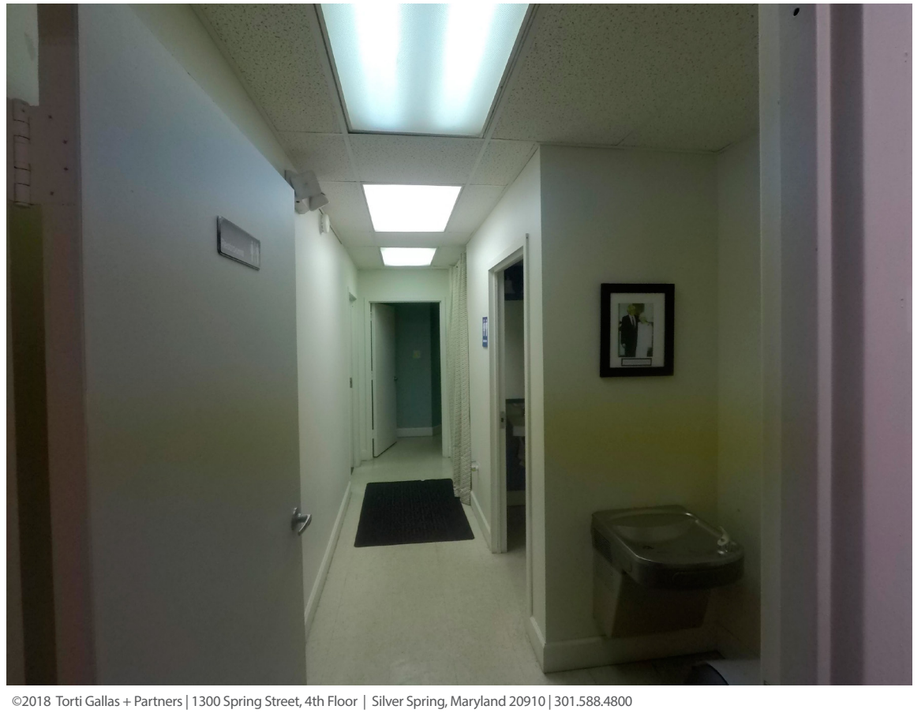
TORTI GALLAS + PARTNERS | COMSTOCK

ArtsSpace - Interior
HERNDON DOWNTOWN REDEVELOPMENT









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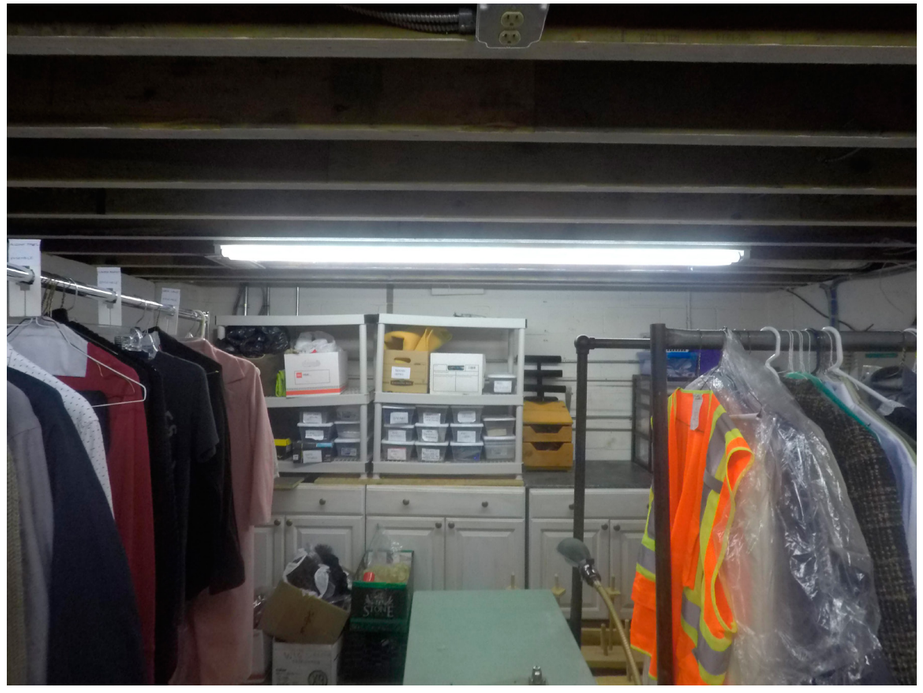
TORTI GALLAS + PARTNERS | COMSTOCK

ArtsSpace - Interior
HERNDON DOWNTOWN REDEVELOPMENT









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TORTI GALLAS + PARTNERS | COMSTOCK

VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF SURVEY FORM

File no. 235-243
Negative no(s). 9101-11

Attachment #4

City/Town/Village/Hamlet: Herndon
Street address or route number: ? Center St.
Historic name:
County: Fairfax
U.S.G.S. Quad: Herndon
Common name: "International Harvester"

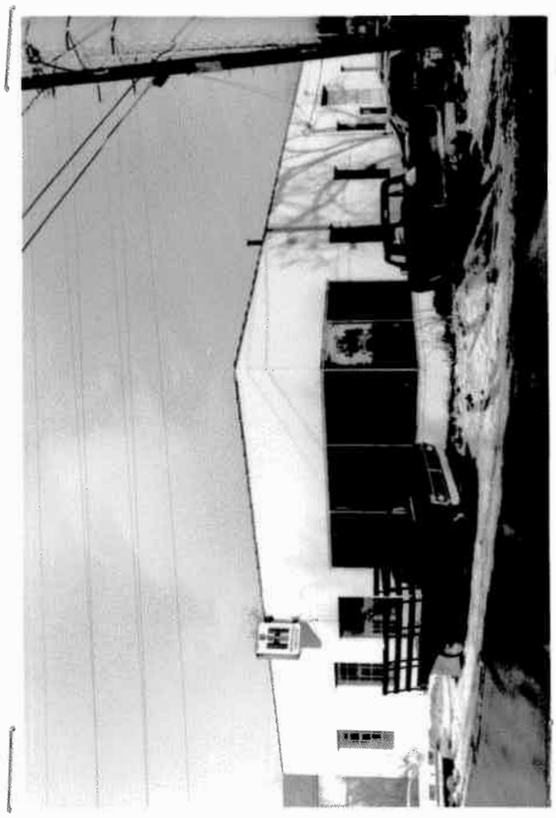
Present use: commercial
Original use: commercial
Building Style: Vernacular Commercial
Building Date(s): ca. 1940-1950

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 ☐ saddle ☐ square ☐ half dovetail ☐ full dovetail ☐ diamond
- ☒ concrete block
- ☐ terra cotta
- ☐ steel frame
- ☒ other stucco

2. Cladding Material

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



3. Stories (number): 1
   ☐ low basement ☐ raised basement

4. Bays (number): front 4 side (church) ____
   ☐ symmetrical ☒ asymmetrical

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

6. Roofing Material
   - ☐ shingle ☐ composition (asphalt, asbestos, etc.) ☐ wood
   - ☐ metal ☐ standing seam ☐ corrugated ☐ pressed tin (simulated shingles)
   - ☐ tile ☐ pantile ☒ flat ☐ glazed
   - ☐ 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:

   Some industrial sash. Some display. 9 light double front doors.

10. Major additions and alterations:

11. Outbuildings:

12. Landscape Features:

    City/commercial lot

13. Significance:

    A typical example of an early 20th century commercial structure for Herndon.

Surveyed by: Polhill/Frazier Date: 12/87

Primary Sources

Interviews
Name
Address

Phone
Date

Name
Address

Phone
Date

Name
Address

Phone
Date

Published Sources

Plan and Massing (Note original features, additions, and alterations)

Drawing of Plan

Sketch of Site Plan

Historical Information

Owned by Humme & F.W. Robinson Feed & Grain and the International Harvester dealership

HERITAGE PRERVATION 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.

TOWN OF Herndon VIRGINIA

STAFF REPORT
Heritage Preservation Review Board
April 26, 2019

Case Number & Type: HPRB #19-18; Demolition
Case Summary: Demolition of a contributing structure and a non-contributing accessory structure
Case Location: 770 Elden Street, Downtown Herndon

Location Map



Property Information

Applicant/Owner:	Comstock Herndon Venture, LLC / Town of Herndon		
Agent:	Noah Klein, Esq., Odin, Feldman, and Pittleman, PC		
Business/Organization:	N/A		
Property Use:	Vacant, Industrial		
Zoning District:	PD-TD, Planned Development – Traditional Downtown	**HPOD Designation:**	Contributing and Non-contributing
Adjacent Zoning:	**North:** PD-D, Planned Development Downtown **South:** CC, Central Commercial	**East:** CC, Central Commercial **West:** R-10, Residential, Single Family	
Adjacent Property HPOD Designation:	**North:** Non-contributing **South:** Non-contributing	**East:** Contributing **West:** Contributing	
Associated Cases:	ZMA #14-101, ZMA #15-101, TP #18-08, HPRB #19-17, HPRB #19-19		

Building Type(s):	Commercial /light industrial	**Date of Construction:**	Circa 1920-1930
Architectural Style(s):	New Dominion Vernacular Commercial		
Exterior Material(s):	Composite: concrete masonry unit (CMU) block, stepped roofline at front façade, storefront windows, standing seam metal roof, CMU block additions, side loaded garage doors		
Neighborhood Design Profile:	Semi-urban single family residential / urban commercial and retail, diminishing light industrial uses/buildings		

Case Details

Case Description:

The applicant is proposing to demolish one (1) contributing commercial / light industrial building and one (1) non-contributing accessory building that are currently dilapidated and vacant in Downtown Herndon. The contributing building was constructed in the 1920's or 1930's with several additions over time in a commercial/industrial vernacular architectural form very common to northern Virginia during the time period of the building's construction. This application is being submitted in conjunction with two HPRB cases, HPRB #19-17 and HPRB #19-19, currently being brought forward for consideration which are components of a broader effort by the Town of Herndon to realize the community's long-range planning goals and objectives to further develop a more vibrant mixed-use, mixed density environment in Downtown Herndon. (Attachments #1, #2, and #3).

Case Background:

The Town of Herndon approved Zoning Map Amendments in 2015 and 2016 to allow mixed use redevelopment on the subject parcel. The economic viability of redevelopment on this property to be include in the new mixed- use project requires the removal of the existing non-contributing structure. The Town's 2010 Comprehensive Plan identifies the core area of the downtown, which the subject structure and parcel are encompassed by, as appropriate for redevelopment in accord with the desired character, density and generalized building locations specified in the Downtown Master Plan adopted by the Town on February 22, 2011.

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 25 Guidelines for Demolishing Buildings (Pages 112-113)
- Town of Herndon Downtown Pattern Book: A Guide for Downtown Development, Opportunity Areas and Historic Analysis Summary (Pages 9 and 11)

Staff Analysis

1. 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, proposed demolition will comply with Town Zoning Ordinance, Section 78-60.3(f)(4), specifically in that the building(s):

a. Is not a historic landmark and does not contribute significantly to the overall character of the Heritage Preservation Overlay District;
b. Is not of such interest that it would qualify individually as a landmark building or structure listed in the National Register of Historic Places or the Virginia Landmarks Register without the context of the existing historic district;
c. Is designed and constructed in a very common way that is frequently replicated over time;
d. Did not have any significant historic event occur on the site;
e. Cannot be feasibly moved elsewhere; and
f. Will not adversely impact other historic landmarks in the Town's Preservation Overlay District if removed;

2. Supporting compliance with the Town's Zoning Ordinance, the applicant has conducted site and building investigations regarding the environmental conditions on the site and the structural condition of the building(s) (Attachment #6). The investigation findings resulted in the identification of several structure issues with the primary structure that would make restoration, relocation and / or adaptive reuse prohibitive. A few of the major structural issues noted included:
    a. General poor structural condition of masonry construction throughout the primary structure such as spalling, cracked and disintegrating masonry unit/cells on all elevations and load bearing walls, most notably on the Elden Street elevation
    b. Cracked or open mortar joints on load bearing masonry walls
    c. Out of plumb exterior wall ('bellying out') along Elden Street
    d. Risk of partial collapse of exterior walls due to continued deterioration of masonry facades (weathering and water intrusion)
    e. Structural distress in interior masonry partitions
    f. Remediation of known site and building environmental contamination (due to its previous auto related uses) would require structurally intrusive repairs to the substructure (at or below grade) and superstructure that could result in failure of structurally compromised exterior walls, particularly along Elden Street.

    The *Structural Condition Assessment* (Attachment #6), revised April 4, 2019, concludes that there is no practical / feasible solution for structural repair or rehabilitation to bring the primary building back to a habitable condition meeting the required standards for occupancy, and that demolition of the building is the only reasonable alternative.

    The *Phase I Environmental Assessment: Herndon Comstock Development*, dated March 2018, also indicated substantive petroleum-based contaminants are present throughout the site and that significant remediation will be required prior to redevelopment. The applicant has also provided a previous environmental assessment of the primary building, *Report of Hazardous Materials Survey* (Attachment #6), dated July 13, 2015, which also finds asbestos containing

materials, lead-based paints and other hazardous materials were observed and surveyed throughout the building. The presence of these contaminants throughout the site (likely under the existing building) as well as throughout the building) further exacerbates significant adverse/excessive constraints (structural, economic, and logistic) to the notion of restoration, relocation and / or adaptive reuse, at any point in the future. Addition soil borings reports and environmental sampling reports are found in Attachment #6 and are supportive of the key findings narrated in this staff report.

3. The Town's historic district architectural survey conducted in 1987 is accurate in identifying both buildings' contribution to the Heritage Preservation Overlay District or lack thereof. While both the primary (contributing) building and the accessory building (non-contributing) do not add any substantive architectural value to the historic or cultural character of the Preservation Overlay District, the accessory structure was constructed without any architectural distinction that would merit any significance. As very common vernacular buildings, neither structure fits into any academic mainstream category of American architectural styles and do not represent nor consist of any elements that would be considered high-style or unique architecture. Both buildings are simple, relatively unadorned structures, designed in a purely functional manner to meet the commercial / light industrial use of the building with little aesthetic considerations.

   The auto dealership building, the primary structure, was constructed circa 1920-1930 according to the 1987 Historic District/Brief Survey Form for this property. It is described as a vernacular commercial building constructed of concrete block in the front, made to simulate stone. It appears to express very vague references to the Moderne architectural style but lacks any true elements of the style. The building has a stepped front roof line with a metal standing seam roof. This building was constructed of two masonry materials, one being concrete masonry units on the sides and rear and capped by the prevailing and only decorative feature of the building; the stepped front parapet. This feature has acted as a screen wall for the south elevation of the building.

   The building is described as having large display windows and doors with transoms. It was noted in 1987 that two front doors and some transoms were now closed.

   The accessory building was an auto repair garage, used in conjunction with the auto dealership, and was built about the same time as the primary structure or a little later. It is a simple rectangular building constructed of concrete masonry units (CMU) designed purely for its function. It includes entry doors, garage door and windows. It is a two-part, one-story building with a flat roof and a low parapet wall capped by a dark accent band. This building is best described as austere, devoid of almost any purely decorative elements. Other than possible replacements to the windows and doors, there is no evidence that would suggest that this building has been modified from its original form (Attachment #4).

The Heritage Preservation Overlay District is defined by an array of mid-nineteenth century to mid-twentieth century mostly (regionally) vernacular buildings, with this structure being included in this design category. Though a contributing structure, its removal will not affect the character of the Town's historic resources adjacent or near the property nor detract from the overall integrity of the Heritage Preservation Overlay District due to its solitary existence along Elden Street. The non-contributing accessory building also has no architectural or historical value to the Heritage Preservation Overlay District. Moreover, there are no other historic resources or buildings on this site that will be impacted by demolition of the buildings.

However, the building has been a part of the Town's physical landscape for decades and was built during the District's period of significance. As a contributing structure, the primary building must be documented prior to any demolition work for inclusion in the Town's records. Extensive photographs should be taken of the exterior and interior of the building and accurate measured drawings should also be provided in accordance with HABS/HAER documentation standards as recommended in the Herndon Heritage Preservation Handbook, Chapter 25 Guidelines for Demolishing Buildings (Page 113).

4. Staff analysis consulted the Town of Herndon Downtown Pattern Book: A Guide for Downtown Development, Opportunity Areas and Historic Analysis Summary (Pages 9 and 11). The Downtown Pattern denotes that this location is an opportunity for redevelopment and denotes that the subject building of this case is contributing to the Heritage Preservation Overlay District and has the lowest priority for preservation, C-3 (Page 11).

   As previously stated, the Herndon Downtown Pattern Book, adopted in 2013, notes that it (the primary structure) is in the lowest preservation category designated as C-3. Buildings in this category may have lost either their context or their character defining elements of their original design or both. While they may have been built during the period of significance with some later alterations or additions, these buildings are of a very common building and construction type, are located outside of the contiguous blocks of the district with similar buildings or site context, and do not have any association with a person, of national, regional or local historical significance. Due to these factors, the sites of these buildings may be considered for redevelopment on a case by case basis.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 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.
Recommended Motion:	Motion for approval of HPRB #19-18, in accordance with Alternative #3, with the following conditions:

	1. The interior and exterior of the buildings shall be professionally documented by an architectural historian prior to the commencement of demolition with the documentation provided to town staff before the demolition permit is issued; and 2. Documentation shall include archival quality printed and electronic photographs that follow the Historic American Building Survey photography guidelines and measured drawings that follow the Historic American Building Survey drawing guidelines; and 3. Photographs shall be in both color and black and white, shall be printed in an 8" by 10" format, and shall show: a. Each exterior elevation; b. Each interior space; c. Close-ups of any character-defining material or detail; d. Perspective views from at least two corners; e. At least two environment views showing the setting and relation to nearby structures, roads, and landscaping; and 4. The measured drawings shall be submitted in both full-size hardcopy and digital formats and shall show: a. Each exterior building elevation; b. The floor plan; c. At least one typical building section; d. Close-up of the typical window and of the garage door; e. Perspective views from at least two corners; and f. At least two environment views showing the setting and relation to nearby properties; and 5. Demolition shall not occur until financing of the project is secured, or filing of a building permit, or the beginning of construction, whichever occurs first; and 6. The use of a stepped parapet, an architectural design reference to the previous building, shall appear on a portion of the Elden Street elevation of the redevelopment project, the subject of HPRB #19-19, HPRB Application for New Construction; and 7. To the extent practical and possible physical elements of the existing building at 770 Elden Street be included in the project; and 8. The proposed demolition in substantial conformance with the application and supporting materials as submitted April 8,

	2019, in addition to Conditions #1, thorough #9 and any other Board conditions stipulated with approval; and 9. The proposed demolition is completed in substantial conformance with the application and supporting materials as submitted April 8, 2019, in addition to the conditions above and any other Board conditions stipulated with approval. Following demolition, until such time as new construction is initiated, the site shall be graded and stabilized.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Photos of Existing Conditions
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3. (f)
6.	Building Structural Assessment, Environmental Materials Survey, and Site Environmental Assessments

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787-7380; christopher.garcia@herndon-va.gov**

Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO

N

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

Odin Feldman Pittleman PC

Noah B. Klein, Esquire
noah.klein@ofplaw.com
Direct: 703-218-2193

April 4, 2019

Re: Application for Certificate of Appropriateness for Demolition Permit for buildings located at 770 Elden Street.

Members of the Heritage Preservation Review Board:

On behalf of the applicant, Comstock Herndon Venture, L.C. ("Comstock"), please find enclosed an application for a Certificate of Appropriateness (COA) for Demolition in connection with the approved Site Plan TP#18-08. Specifically, this application proposes to demolish both the primary and accessory buildings previously occupied by the Stohlman Suburu dealership, alternately referred to as the Ashwell Building, located at 770 Elden Street (the "Dealership").

SUMMARY MEMORANDUM

This Application follows the previous COA application submitted to the Heritage Preservation Review Board (HPRB) last year, for which a public hearing was held on June 18, 2018 (HPRB #18-16). At that time, the HPRB concluded that a COA was appropriate for this demolition and approved the application. The lack of an approved site plan at that time, however, as required by Section 78-60.3(g)(3)(a) of the Town of Herndon Zoning Ordinance (the "Ordinance"), necessitated the voluntary withdrawal of COA #18-16 upon its appeal to the Town Council. In conjunction with the approved Site Plan, Comstock hereby submits this application in conformance with the Ordinance. In recognition of the considerable work that went into the evaluation and ultimate approval of HPRB#18-16, including staff reports, public presentations and comments by the HPRB, Comstock hereby incorporates by reference into this Application all plans, documents, memos, meeting minutes and related materials produced by Comstock, the Town of Herndon and the HPRB in conjunction with HPRB #18-16. A photo package that provides an overview of the interior space and exterior elevations of the Dealership is attached as **Exhibit A**.

Along with the Art Space building located at 750 Elden Street, demolition of the Dealership was assumed as part of the Request for Proposal (RFP) issued by the Town of Herndon on November 2, 2015. Per the RFP, an historic property survey performed in connection with the Downtown Master Plan placed the Dealership in the "lowest preservation priority". As detailed by the project architect, Torti Gallas and Partners, Inc., in a letter attached hereto as **Exhibit B**, the one-story building does not feature elements from the period of historic significance and does not present an uncommon design. The building itself is in a degraded condition and lacks structural integrity. The underlying property of the Dealership, both underneath and around the structure, contains environmentally hazardous by-products of decades of industrial waste. Necessary efforts to remediate the environmental condition of the property, which would require extensive excavation of the contaminated soils underneath the concrete slab foundation, will likely trigger the collapse of the building. Moreover, there are no

reasonable alternatives to demolition, as not only will the building not withstand required remediation, but the front façade will also need to be replaced due to the degraded state of the original building materials. What would be left following any attempted repair of the building would be an artificial recreation of the building itself, which runs contrary to the intent of historic preservation.

SATISFACTION OF DEMOLITION CRITERIA

This Application satisfies the criteria for consideration for demolition as set forth in both Section 78-60.3(f)(4)(a-j) of the Ordinance, as well as Chapter 25 of the Herndon Heritage Preservation Handbook (the "Handbook"). Comstock, in consultation with Torti Gallas, provides a detailed response to the review criteria for demolition below:

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;**

   The building is classified as a contributing structure in the 1987 survey of the town. In the Herndon Downtown Pattern Book, the building is in the lowest preservation category designated as C-3. Buildings in this category may have lost either some of their context or character defining elements of their original design. While they may have been built during the period of significance, they are either of a very common type, are located outside the contiguous blocks of the district, and do not have association with person of national, regional, or local historical significance. The building does appear to have been modified to include several additions of basic concrete block construction. The front façade also appears to have been altered over the years compromising the integrity of the initial design intent.

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;**

   Although located in the historic district, the building individually would not qualify for designation as a national or state landmark building 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;**

   The building does not have uncommon design and is constructed of basic masonry clay and concrete block. The same structure type could be reproduced without difficulty. The building does not fit into any academic category of American architectural styles and does represent any elements that would be considered high-style or unique. It is a simple, relatively unadorned structure designed for its function with little aesthetic consideration.

d. Whether or not historic events occurred in the building or structure;

There are no known historic events that occurred in the building.

e. Whether or not the building or structure is structurally unsound and to what extent;

As outlined and depicted in the Structural Condition Assessment report, dated April 4, 2019 (see below), the overall condition of the structure is poor, and visible defects such as spalling, cracking, and bowing are present in the exterior wall. Given the level of the defects and deterioration, the building would have to be brought up to current construction code, which would not be possible without further damage or potential collapse. In addition, the ECS Phase II environmental report dated September 2, 2015 indicates extensive soil contamination from total petroleum hydrocarbons underneath the building slab and foundation from the underground fuel tanks and other uses. Excavation and remediation of these contaminants could undermine the structural systems and cause the building to collapse. There is also vapor intrusion into the building from subsurface petroleum contaminants. The installation of a vapor intrusion barrier or slab ventilation barrier could cause the building to collapse.

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;

As outlined in the zoning code guidelines for relocating structures in the historic district, moving the building would have a detrimental effect on the building and could cause severe damage or collapse. Given the type of simple block construction and the construction practices of the time, relocation of the building is not a feasible alternative nor would it be a feasible land use in the surrounding area.

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;**

Demolition does not adversely affect the character of the historic district. The building is a standalone structure which is not part of a continuous street wall. It is surrounded by a surface parking lot and other vacant area.

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;

This is not applicable, as the building has not been damaged by fire.

i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;

The reason for the demolition of the building is to clear the site for the construction of a new development contributing to the revitalization of downtown Herndon. It replaces the existing surface parking lots with a mix of retail, residential and arts uses and includes a screened parking structure. The development will be integrated into the existing fabric of the downtown helping to create a comprehensive whole. It is not feasible to retain the building and incorporate it into the development. No reasonable alternatives to demolition exist. As outlined in the structural condition assessment report, the overall condition of the structure is poor, and visible defects such as spalling, cracking, and bowing are present in the exterior wall. Given the level of the defects and deterioration, the building would have to be brought up to current construction code, which would not be possible without further damage or potential collapse. Any rehabilitation of the structure would require the widespread replacement of the original decayed building materials, thereby creating an artificial copy of the building, contrary to the interests and purpose of historic preservation. Furthermore, as outlined in the ECS environmental study, contaminated soils are located under a significant portion of the building. Remediating the contamination underneath would also not be possible without further damage or collapse, given the poor structural condition. As discussed further below, there is no reasonable alternative to demolition.

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.

Additional materials (e.g., Structural Condition Assessment dated 4/4/19 by SK&A Engineers and Environmental Study dated 9/2/15 by ECS Mid-Atlantic, LLC), which support the information provided herein, have been provided.

SUMMARY OF STRUCTURAL DEFICIENCIES

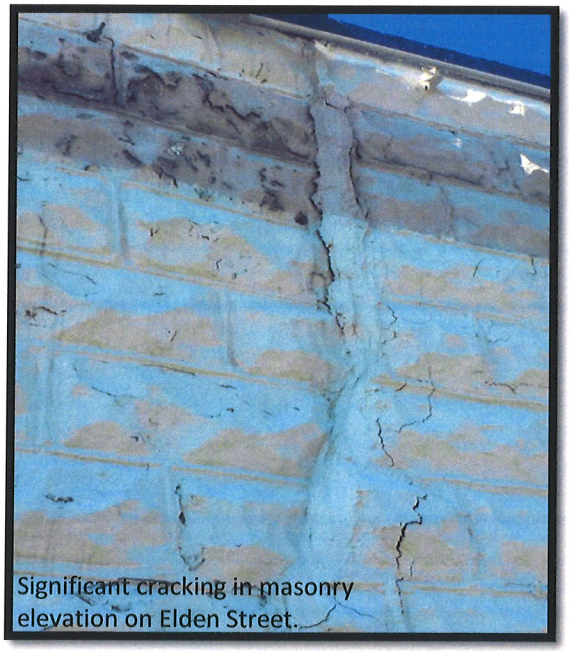
The Dealership is in a state of significant structural decay. As referenced by Comstock at the public hearing dated June 18, 2018, a Structural Condition Assessment report is hereby provided to the HPRB. In response to additional comments by staff, this report contains interior and exterior site photos that depict the degraded condition of the structure. A copy of this report, dated April 4, 2019 produced by SKA Engineers is attached hereto as **Exhibit C**. The report details the condition of the structure, and finds extensive damage to the structural load bearing features, primarily the gravity and load carrying masonry walls (see photo).



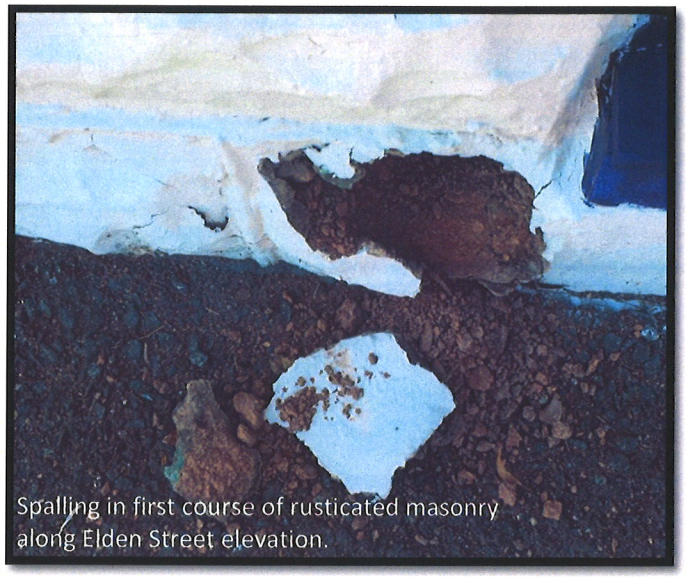
Significant through wall and stepped cracking in load bearing masonry

The damage to the structural load carrying elements would be classified as "substantial" under the provisions of the International Existing Building Code, which is incorporated in the Virginia Rehabilitation Code. Additionally, the report notes the presence of petroleum contamination on site, as a result of spillage from underground fuel and oil storage tanks, and further describes the spread of contamination underneath the foundation and concrete slab, all of which would require excavation and disposal. Consequently, SKA concludes that the current degraded condition of the structure would not withstand the required repairs and will be susceptible to partial or complete collapse during environmental remediation efforts.

Relatedly, the primary architectural focus of the Dealership is the front façade along Elden Street, which features a stepped parapet roof line. The SKA report documents the significant cracking, spalling, water infiltration damage, and bellying out of the masonry wall that constitutes the front façade (see photos).



Significant cracking in masonry elevation on Elden Street.



Spalling in first course of rusticated masonry along Elden Street elevation.

Consequently, bringing the building into compliance with applicable building code standards would necessitate the replacement of the original masonry block cells. In other words, remediating the pervasive structural deficiencies would be tantamount to creating an artificial replica of the original structure, contrary to the spirit and intent of historic preservation. Accordingly, as determined by the Structural Assessment Report, there is no practically feasible structural repair and rehabilitation solution to bring the building into code compliance and the only reasonable alternative is demolition.

SUMMARY OF ENVIRONMENTAL CONTAMINATION

The Dealership operated continuously as an automotive dealership for over 75 years. Consequently, the ground has been contaminated with typical industrial waste, such as petroleum and other solvents, which have infiltrated the property's soils. For instance, in the

1990's, four Underground Storage Tanks were removed from the property. As a part of this process and related clean-up efforts, over 4000 tons of contaminated soil and 9500 gallons of contaminated groundwater were removed from the property.

Additional investigations through the years 2000-2008 indicated the presence of contaminated soils around the building and likely under the building as well. Subsequent soil boring and geotechnical tests conducted by ECS Mid-Atlantic, LLC in 2015 and 2018 have confirmed the existence of petrochemical contamination in the ground. These reports are attached hereto as **Exhibits D and E**. A Phase 1 Environmental Site Assessment, dated March 2018, conducted by JK Environmental Services LLC, also concluded that petroleum-impacted soils are present on the subject site, and recommended that all excavated soils be transported off-site. This report is attached hereto as **Exhibit F**. Within the building itself, asbestos-containing materials have been identified throughout, including roofing materials, floor tiles, and caulking, which remain in poor condition. A Report of Hazardous Materials dated July 23, 2015, and prepared by ECS, is attached hereto as **Exhibit G**. Lead based paint, also in poor condition, has been identified in the building as well.

Importantly, and central to the HPRB's evaluation of this COA application, cleanup of the remaining contamination will require removal of the hydraulic lifts, removal of the oil/water separator, and excavation of the soils underneath the building. Based on the poor structural quality of the building as described above, such environmental mitigation and cleanup of the underground soils will compromise the structural integrity of the building itself. More bluntly, any thorough environmental mitigation of the property will necessitate the demolition of the Dealership. The property has been enrolled in the Virginia Department of Environmental Quality's Voluntary Remediation Program to address the contamination within the exterior grounds and underneath the building. All environmental remediation efforts required by the presence of the impacted soils, including excavation and disposal, will be undertaken by Comstock in the course of site development.

CONCLUSION

Based on the above summary and attached reports, Comstock submits that this application for a COA for Demolition satisfies the criteria of for such demolition in the Ordinance and Handbook, and requests that the HPRB grant a COA for demolition. The Dealership suffers from material structural degradation and the excavation and disposal required to remediate the substantial environmental contamination will require demolition in any event. In recognition of the period architecture of the Dealership, the design for the Herndon Downtown Redevelopment incorporates a stepped parapet roof along the Center Street Elevations, as shown below:



Additionally, Comstock commits to the thorough documentation efforts detailed in the conditions for the approval motion for HPRB #18-16. As indicated therein, this documentation will include, among other items, photographs and drawings that follow the Historic American Building Survey photography and drawing guidelines. Lastly, as stated at that public hearing, Comstock commits to work with the community to release limited amounts of the original building material, subject to any restrictions imposed by regulatory agencies.

We look forward to working with staff and presenting this Application to the HPRB at the earliest available public hearing date. Please do not hesitate to contact me with any questions relating to this application.

Sincerely,

Noah B. Klein
Odin, Feldman and Pittleman, PC.

Enclosures
cc: Comstock Herndon Venture, L.C.

#4243794v1 085436/000003

TORTI GALLAS + PARTNERS

EXHIBIT B

Downtown Herndon Redevelopment
Herndon, VA

Comstock Partners, LLC

Reference: Demolition permit for the 'Ashwell Oldsmobile' (Car Dealership) building located at 770 Elden Street.

The one story structure does not feature elements from the period of historic significance and as such we don't believe it contributes to the character of the Preservation District. It appears to have been modified to include several one story additions of basic concrete block construction. The front façade also appears to have been altered over the years compromising the integrity of the initial design intent. Furthermore the building does not have an uncommon design. It is constructed of textured concrete block at the front façade and basic concrete block at the side and rear facades. The roof is a common gable standing seam metal roof. The same structure type could be reproduced without difficulty. Currently the building is located on a surface parking lot; therefore we do not believe the removal of it will have an adverse effect on the character of the preservation district.

The reason for the demolition of the building is to clear the site for the construction of a new development in keeping with the Herndon Comprehensive Plan and contributing to the revitalization of downtown Herndon. It replaces the existing surface parking lot with a mix of retail, residential and arts uses and includes a screened parking structure. The development will be integrated into the existing fabric of the downtown helping to create a comprehensive whole. While there is no intent to relocate the existing structure, the proposed development will employ one of the building's elements, the stepped parapet, at various locations.

The above is the opinion of the writer. If you have any questions please don't hesitant to contact me.

Sherief Elfar, NCARB, AIA, CDT
Principle
Torti Gallas and Partners, Inc.

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EMERITUS
Tunca Iskir
Sylvia S. Muncro

TORTI GALLAS + PARTNERS

April 4, 2019

HERNDON DOWNTOWN REDEVELOPMENT

SITE PHOTOS - STOHLMAN BUILDING









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April 8, 2019

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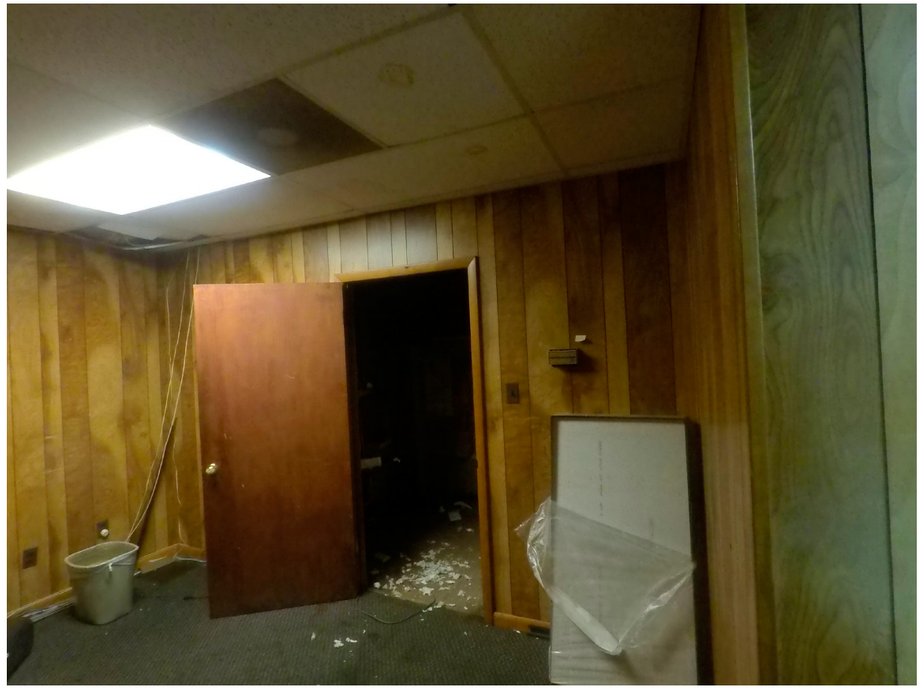
TORTI GALLAS + PARTNERS | COMSTOCK

Car Dealership - Exterior
HERNDON DOWNTOWN REDEVELOPMENT









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Car Dealership - Interior
HERNDON DOWNTOWN REDEVELOPMENT









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Car Dealership - Interior
HERNDON DOWNTOWN REDEVELOPMENT









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Car Dealership - Interior
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VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF SURVEY FORM

Attachment #4
File no. 235-8
Negative no(s). 9091-4-5

City/Town/Village/Hamlet Herndon
Street address or route number 770 Elden St.
Historic name "Horn Motors"
County Fairfax
U.S.G.S. Quad Herndon
Common name "Ashwell Oldsmobile"

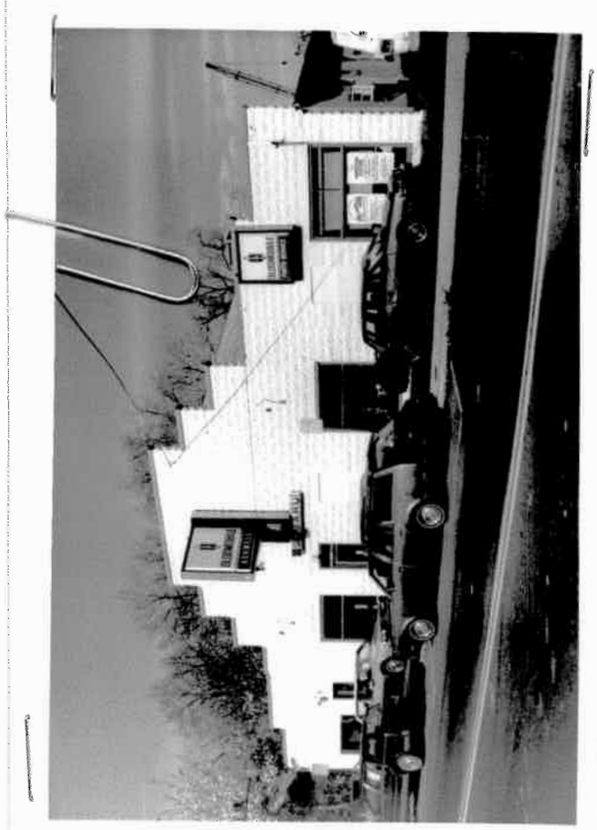
Present use Commercial - "Ashwell Oldsmobile"
Original use Car dealership
Building Style Vernacular, commercial
Building Date(s) ca. 1920-1930

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) 1
- ☐ low basement ☐ raised basement

4. Bays (number): front 8 side (church) ____
- ☐ symmetrical ☑ asymmetrical

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

6. Roofing Material
- ☐ shingle
  - ☐ composition (asphalt, asbestos, etc.)
  - ☐ wood
- ☑ metal
  - ☑ standing seam
  - ☐ corrugated
  - ☐ pressed tin (simulated shingles)
- ☐ tile
  - ☐ pantile ☐ flat ☐ glazed
- ☐ 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:
Large display windows. Doors with transoms. stepped roof line. Rectangular inset marks location of original sign. Concrete block simulates stone.

10. Major additions and alterations:
2 front doors and some transoms are now enclosed. Cinderblock garage wing and hyphen added to rear.

11. Outbuildings:

12. Landscape Features:

13. Significance:
One of the first car dealerships in Herndon.

Surveyed by: Polhill/Frazier Date: 12/87



HERITAGE PRERVATION 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.

SK&A MD

EXHIBIT C

770 ELDEN STREET

THE ASHWELL BUILDING

STRUCTURAL CONDITION ASSESSMENT

June 22, 2018
Revised June 25, 2018
April 4, 2019

Smislova, Kehnemui & Associates, PA

12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854 P 301.881.1441 W skaengineers.com

770 ELDEN STREET, HERNDON, VA
STRUCTURAL CONDITION ASSESSMENT REPORT

General: The building is a one-story historic masonry structure set on Elden Street, just east of the Center St. intersection constructed in the late 1920s. The building is currently vacant but was most recently being used for commercial auto sales and repair services. The exterior walls and some of the partitions consist of load bearing masonry walls. The front (south) elevation along Elden St consists of a rusticated masonry block finish with a stepped parapet of varying height. The roof structure consists of wood joist and truss framed sloped roof that slope to the east and west directions. Some steel beams are incorporated with the lumber roof structure to provide intermediate bearing lines for the wood joists and maintain more open spaces. The roof is clad with a standing seam metal deck.

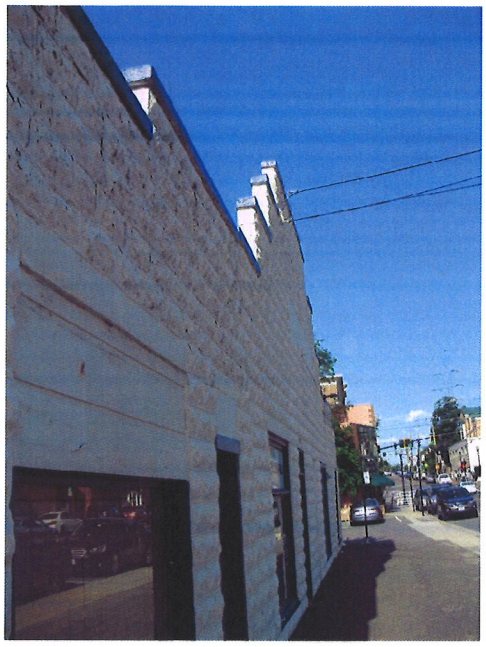


Photo # 1 – Elden Elevation with Rusticated Masonry Block Finish and a Stepped Parapet.

The masonry construction is in overall poor condition. Spalled and cracked masonry cells as well as cracked and open mortar joints are common on all of the elevations and bearing walls, but particularly prevalent on the south Elden elevation. Additionally on this elevation, out of plumb (bellying out) sections of the wall can be observed. Full depth cracking of the masonry assembly was visible in the upper corner as well as water infiltration damage. There remains risk of continued deterioration of the masonry facades due to weather and potential partial or full collapse of the walls.



Photo # 2 – Significant Cracking in Masonry Elevation on Elden St.

For the purpose of this structural condition evaluation, the non-structurally contributing construction elements such as cladding and siding components was not evaluated.

Superstructure: The east and west façade walls are unreinforced and un-grouted masonry bearing walls

that provide vertical support for the roof framing. Additionally, there are some other steel beam support lines running in the north-south direction supplementing the exterior bearing wall lines. These steel beams are supported on columns integrated with interior masonry partitions. Cracking and signs of structural distress were observed in the masonry walls. These walls not only serve as the vertical gravity load carrying elements but the lateral force (wind and seismic) resisting elements as well.

The roof framing consists of sloped 2x dimensional joists set on ledgers in the east and west masonry walls. The joists span the width of the open garage space, supported by the intermediate steel beam support line. An additional timber truss spanning the width of the building could be observed for the soffit creating open space over the former vehicular maintenance bays. The roof joists support 2x timber roof decking that is clad with a standing seam metal roof.

Substructure:

The foundation system of a lightly loaded single story structure from its era is most likely shallow concrete strip foundations for the bearing walls. The ground floor is a concrete floating slab on grade. These foundations likely bear at or below the frost depth and could have been integrated with the slab on grade. The condition of the foundations was not visible to evaluate. No signs of distress in the load bearing masonry walls were observed that could have been a result of foundation settlement.

An environmental study was commissioned by **Reed Smith LLP (on behalf of the Town of Herndon)** and conducted ECS Mid-Atlantic, LLC. A report summarizing its foundations was issued on **September 2, 2015**. Petroleum contamination was found in most of the soil samples taken on site, likely from spills of previous underground ground fuel and oil storage tanks. The contamination



Photo # 3 – Spalling in First Course of Rusticated Masonry Elden St. Elevation

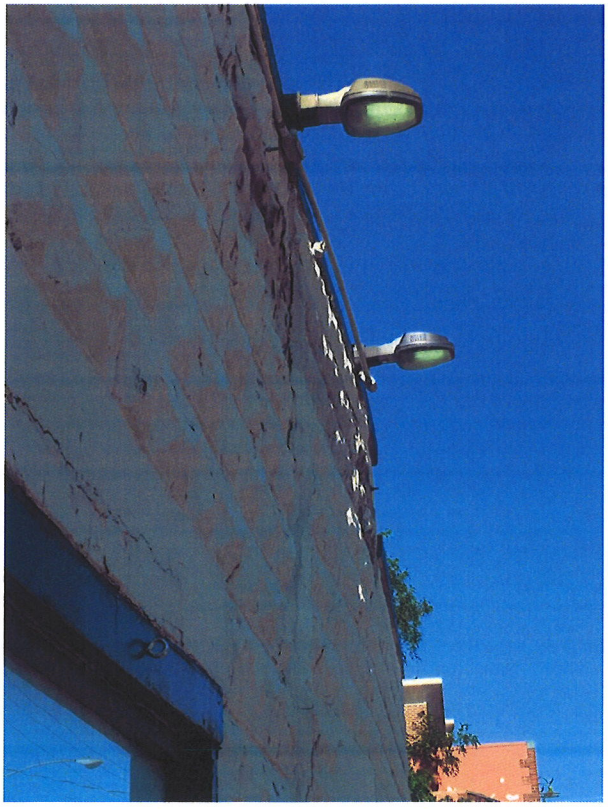


Photo # 4 – Out of Plumb Rusticated Masonry Block (Bellying Out).

spreads underneath the foundations and slab on grade of the Ashwell Building. The extent of the area of contamination that overlaps the Ashwell Building footprint is approximately 3,000 sf and to varying depths up to 5 feet. The contaminated soils would have to be excavated and disposed of appropriately at a treatment/disposal facility.

Conclusions:

Repair of the building's superstructure, if commissioned by the building's ownership, would have to be conducted in accordance to the *Virginia Rehabilitation Code*, which adopts primarily the provisions of the *International Existing Building Code (IEBC)* with some amendments. The damage to the structural load carrying elements, primarily the gravity and lateral load carrying masonry walls, would be classified as substantial as defined by the *IEBC*. As such, per section 606 of the IEBC, the rehabilitation of the damage of the gravity and lateral load carrying elements shall be structurally analyzed, designed and constructed in accordance with the provisions of today's governing building codes; national, state and local. Simple restoration of "like for like" to the element's predamage conditions, essentially getting grandfathered to the building codes of the original construction (likely none) is not permissible for this level of damage. This is only permissible in the *IEBC* for less than substantial damage.

As such, in order to have the masonry gravity and lateral force carrying elements comply with today's governing *Virginia Uniform Statewide Building Code (VUSBC)*, the walls would have to be partially grouted and reinforced. Spalled units and units that have through wall cracking would have to be replaced. Any other face shell cracking would have to be grout injected and sealed. All the mortar joints would have to be repaired if cracked and tuckpointed. This process would require pealing of all existing paint on the walls as well in order to conduct the repairs.



Photo # 5 - Timber Joist and Deck Sloped Roof.



Photo # 6 – Mold and Deterioration of Timber Framing in Roof Structure.

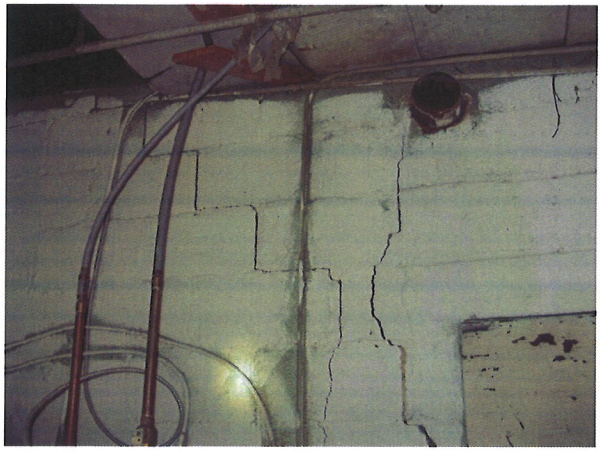


Photo # 7– Significant Through Wall and Stepped Cracking in Load Bearing Masonry Wall.

For the substructure, the process of excavating the contaminated soils underneath and adjacent the Ashwell Building load bearing walls will likely require underpinning of sections of the wall's foundations as the contaminants are within and underneath the zone of influence.

The repairs to the superstructure and substructure that are required and listed above are structurally intrusive in nature. It is SK&A's professional opinion that the structural load carrying masonry walls, based on their observed current condition, would not withstand the required repairs and will be potentially susceptible to partial or complete collapse during the remediation efforts. This risk is highest in the front architectural rusticated block wall of the structure facing Elden Street where significant stepped and through wall cracking, out of plane defection, water infiltration damage and some spalling has occurred over time. This particular wall's repair would end up requiring the replacement and not restoration of most, if not all, of the original rusticated block cells.

It is also SK&A's opinion that there is no practically feasible structural repair and rehabilitation solution to bring the building up to the required applicable codes and standards in order to certify it for occupancy and the only reasonable alternative is the demolition of the structure

Any questions or comments should be addressed to the undersigned.



Photo # 8 – Spalling of Rusticated Masonry Block on the East Elevation of the Building that is Clad with Wood Siding.



Photo # 9 – Cracking on Exterior Load Bearing Masonry Walls.

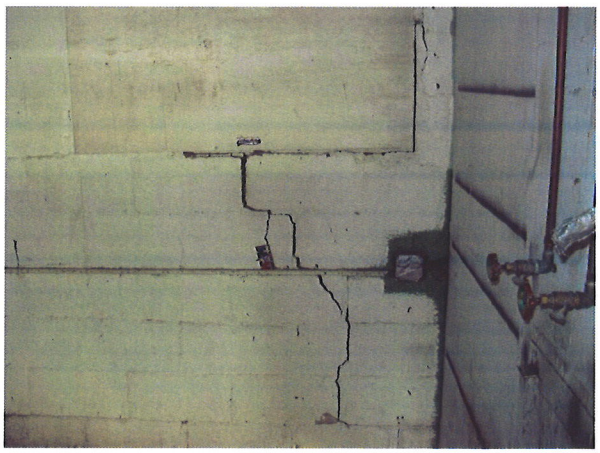


Photo # 10 – Significant Through Wall Cracking in Masonry Interior Wall.

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.

Walid E. Choueiri, PE, SE
Principal

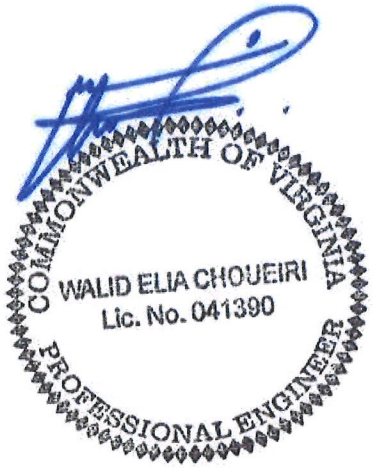


EXHIBIT D

ADDITIONAL ENVIRONMENTAL SOIL BORINGS
ELDEN STREET PARCELS
770, ELDEN STREET
HERNDON, VIRGINIA

ECS PROJECT NO. 01:24770-C

FOR

REED SMITH LLP

AUGUST 19, 2015
REVISED SEPTEMBER 2, 2015

ECS MID-ATLANTIC, LLC "Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

August 19, 2015
Revised August 26, 2015
Revised September 2, 2015

Mr. Quincy Byrd
Reed Smith LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042
VIA EMAIL: qbyrd@reedsmith.com

ECS Project No. 01:24770-C

Reference: Additional Environmental Borings, Elden Street Parcels, 770 Elden Street; Herndon, VA 20170

Dear Mr. Byrd:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide Reed Smith LLP with the results of the referenced Additional Environmental Soil Borings Report. Our services were provided in accordance with ECS Proposal No. 51924-EPR, dated July 24, 2015.

BACKGROUND

ECS recently performed a Phase I Environmental Site Assessment (ESA) and a Phase II ESA of the property (ECS Project Nos. 24770 and 24770-A, respectively). The long term use of the subject site for automotive repair was considered a recognized environmental condition (REC). The presence of an adjoining dry cleaner was also considered a REC. Four underground storage tanks (USTs) were excavated and removed from the southeastern corner of the site in 1990, prior to the Spring Branch storm water project completed by the Town of Herndon. During the excavation activities for this project, approximately 4,250 tons of petroleum impacted soil and 9,500 gallons of petroleum impacted groundwater were removed or recovered during construction. Monitoring at the site was continued at the site until December 2003. The previous Pollution Complaint (PC) case has been closed by the Virginia Department of Environmental Quality (VDEQ).

The Phase II ESA involved the advancement of five 5 borings across the property. The borings were advanced to depths ranging from 4.8 to 6 feet below surface grade at which point auger refusal was encountered. One sample from each boring was submitted to a laboratory for analysis of total petroleum hydrocarbons diesel range organics (TPH DRO), TPH gasoline range organics (TPH GRO), and volatile organic compounds (VOCs).

Obvious evidence of impact (i.e. PID readings, odors, staining, etc.) was detected in B-1, the boring located on the eastern side of the automotive repair garage, and in the vicinity of the former USTs. TPH DRO was detected in B-1 at a concentration of 262 milligrams per kilogram (mg/kg), which exceeds the VDEQ reporting limit of 100 mg/kg for storage tank closure. TPH GRO was detected in B-1 at a concentration of 4.05 mg/kg. VOCs consistent with petroleum contamination were also detected in the sample analyzed from B-1. TPH DRO and TPH GRO were not detected in the soil samples submitted from the other four (4) borings.

SAMPLING METHODOLOGY

In order to delineate the petreoleum contamination in the vicinity of B-1, ECS utilized a track-mounted Geoprobe™ direct push soil sampler to install ten (10) additional borings on the property. The approximate locations are depicted on the attached boring location diagram. Probe refusal was encountered between 4 and 9.5 feet below surface grade in each of the borings

Soil samples were collected at two-foot intervals throughout the depth of each boring. Soil samples were transferred to clean plastic bags, and screened using a photoionization detection (PID) equipped with a 10.6 electron-volt lamp. Based on PID readings and field observations (staining, odors, etc.), one grab soil sample was collected from each boring. Selected soil samples were packed into clean, laboratory-grade glass, packed on ice and submitted under chain of custody to an independent laboratory for analysis. Each of the soil samples was analyzed for TPH DRO, TPH GRO, and VOCs.

ECS placed a temporary piezometer, consisting of screened PVC, in three of the completed borings. After drilling was completed, each of the temporary piezometer was checked with a water/oil interphase probe. No product or water was observed in the three temporary piezometers.

Upon completion of soil sampling, boreholes were backfilled with leftover soil tailings, and patched with cold-mix asphalt.

RESULTS

A total of ten (10) borings were advanced across the property. Obvious evidence of impact (i.e. PID readings, odors, staining, etc.) was detected in six (6) of the ten (10) borings. The PID readings are included in the boring logs in Appendix II. Auger refusal was encountered in each boring at depths ranging between 4.0 and 9.5 feet below ground surface (bgs). The laboratory results are summarized in the table provided in Appendix III. The final laboratory reports are included in Appendix IV.

Petroleum

TPH DRO was detected in six (6) of ten (10) samples analyzed at concentrations ranging from 19.4 mg/kg in EB-5 at a depth of 4 feet bgs, to 1,920 mg/kg in EB-9 at a depth of 2.5

feet bgs. Four (4) of the six (6) detected concentrations exceeded the Virginia Department of Environmental Quality (VDEQ) reporting limit of 100 mg/kg (EB-2 (5'), EB-4 (5'), EB-7 (9.5'), and EB-9 (2.5')).

TPH GRO was identified in seven (7) of the ten (10) samples analyzed at concentrations ranging from 0.36 mg/kg in EB-9 at a depth of 2.5 feet bgs, to 603 mg/kg in EB-2 at a depth of 5 feet bgs. Two (2) of the seven (7) detected concentrations at exceeded the Virginia Department of Environmental Quality (VDEQ) reporting limit of 100 mg/kg (EB-2 (5'), and EB-8 (5')).

Volatile Organic Compounds

A summary of the detected compounds and concentrations is included as Table 1 in Appendix III. For comparison purposes, we have included the VDEQ Tier II Risk Based Concentration (RBC) for unrestricted use, the most conservative screening level.

Several VOCs consistent with petroleum contamination were detected in the sample analyzed. Acetone, sec-butylebenzene, 2-butanone (MEK), N-butylbenzeone, tert-butuylbenzene, isopropylbenzene, n-propylbenzene, naphthalene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, and m- & p- Xylene were identified above their laboratory detection limits. However none of the detected VOCs were detected at concentrations exceeding their respective Virginia Department of Environmental Quality (VDEQ) Tier II RBC.

Quantity Estimation

The approximate areas of petroleum impacted material exceeding the laboratory reporting limit is depicted on Figure 2 (attached). Two (2) separate plumes of petroleum impacted soil were identified on the property. Each plume is assumed to be associated with an area that is believed to have had USTs removed in the past. Plume 1, located in the central portion of the parking lot, is approximately 3,657 square feet in size. Plume 2, located in the southern portion of the parking lot, is approximately 8,136 square feet in size. This area excludes the twelve (12) foot wide culvert installed as part of the Spring Branch storm water project which is calculated to be approximately 2,736 square feet located within the plume area. Based on an anticipated depth to competent rock of between 7 and 9.5 feet below ground surface, ECS assumes that elevated petroleum concentrations will persist to a depth of 9.5 feet below surface grade in areas where petroleum impacted soil is present. Therefore, the estimated volume of Plume 1 is calculated to be approximately 1,286.7 cubic yards and for Plume 2 is calculated to be approximately 2862.6 cubic yards for Plume 2.

The total volume of the two (2) plumes on the property is approximately 4,149.4 cubic yards (not including the area of the storm water culvert). ECS utilized a 1.7 conversion factor for cubic yards to tonnage. Therefore, ECS estimates that approximately 7,054 tons of petroleum impacted soil exceeding laboratory detection limits would be excavated from the identified plume areas. At an estimated disposal and transportation cost of $40 per ton for petroleum-impacted soil, this would represent and estimated cost of approximately

$282,159.20 for disposal of contaminated soil from an excavation as described above, bringing the estimated total cost to $338,591.04 by including a 20% contingency.

Excavation monitoring provided by an environmental field technician will likely be required during excavation activities. ECS can provide a full time environmental technician to monitor and field screen during the excavation process. At this time ECS estimates that the cost of one onsite full time technician, and related field screening, will cost approximately $3,750 to $4,250 per week during full time excavation.

CONCLUSIONS

In order to determine if previous and current activities on the property have adversely impacted subsurface soil, ECS advanced five borings on the property to depths ranging between 4.8 and 6 feet below ground surface at which point probe refusal was encountered on May 25, 2015. Based on field screening results, five soil samples were analyzed for TPH DRO, TPH GRO, and VOCs.

An elevated concentration of TPH DRO was detected in the sample analyzed from B-1 at a depth of 2.5 to 3.5 feet below surface grade. The concentration, 262 mg/kg, exceeded the VDEQ Reporting Limit of 100 mg/kg for storage tank closure. None of the other detected contaminants exceeded their respective VDEQ VRP Tier II Regional Screening Level for Residential Unrestricted use, i.e. the most conservative screening level. Petroleum impacted material was not detected in the soil samples analyzed from the other four (4) borings.

Based on the presence of petroleum-impacted material in B-1, additional soil sampling was conducted on August 3, 2015 in order to delineate the areas of impacted soil detected in the boring. Ten (10) additional soil borings were completed in the parking area located in the southeastern portion of the property. Borings were completed to depths ranging between 4 and 9.5 feet below ground surface at which point auger refusal was encountered.

Elevated concentrations of TPH DRO were detected six (6) of the ten (10) soil samples analyzed at concentrations ranging from 19.4 to 1,920 mg/kg. Four (4) of the six (6) detections exceeded the VDEQ Reporting Limit of 100 mg/kg.

Elevated concentrations of TPH GRO were detected in seven (7) of the ten (10) soil samples analyzed. Two (2) of the seven (7) detection exceeded the VDEQ Reporting Limit of 100 mg/kg.

Based on the sampling results, ECS estimates that a total of 7,054 tons of soil that exceeds laboratory detection limits is present in the identified plume areas. At an estimated disposal cost of $40 per ton for petroleum-impacted soil, this would represent and estimated cost of approximately $282,159.20 for disposal of contaminated soil from an excavation as described above, bringing the estimated total cost to $338,591.04 by including a 20% contingency.

Concentrations of petroleum hydrocarbons detected above method detection limits from samples collected at any time other than a storage tank closure are required to be reported to the VDEQ. Under Virginia Petroleum Storage Tank regulations, it is the responsibility of the site owner/operator to report these results to the VDEQ. The VDEQ may open a pollution complaint case, and may direct additional site investigation or initial abatement measures. ECS recommends that the results of this investigation be provided to the site owner so that appropriate notification of the VDEQ Northern Regional Office, Petroleum Program may be initiated immediately. The phone number for the VDEQ Northern Regional Office is (703) 583-3800. Based on the results, it is possible the VDEQ will re-open the previously closed LUST case on the property. If the LUST case is re-opened, VDEQ may require additional characterization and/or remediation including, but not limited to, the excavation of some areas of the site. If a LUST case is not opened, then no action will be required by VDEQ However, in the event that future site activities involves the excavation of soil, petroleum-impacted soil excavated will need to be disposed of appropriately at a landfill or treatment facility permitted to accept such wastes. The estimated quantity and cost provided above assumes that a LUST case will be re-opened on the property, and the remedial action will be the removal of petroleum-impacted material to achieve levels below the VDEQ reporting limit of 100 mg/kg for storage tank closure to obtain LUST closure. The costs provided do not assume that all petroleum-impacted material detected will need to be removed (i.e. concentrations less than 100 mg/kg).

Construction workers coming into contact with these soils should use caution, and a comprehensive health and safety plan should be developed and implemented for the property prior to redevelopment. Disposal criteria for petroleum-impacted soil depend on the jurisdiction in which it is to be disposed. In Virginia, solid waste management regulations divide petroleum-impacted soils into various classes depending on concentration. Soils containing petroleum concentrations less than 50 mg/kg may be disposed with certain restrictions for placement of the material (see 9VAC20-81-660-D). Soils containing less than 500 mg/kg petroleum may be disposed of in a lined landfill permitted to receive such wastes. Soils containing petroleum concentrations greater than 500 mg/kg may not be disposed of in Virginia landfills, unless the facility permit allows for such disposal.

If soil is disposed of in Maryland, any soil containing petroleum concentrations greater than 10 mg/kg must be considered contaminated and disposed at a licensed petroleum-impacted soil facility. Soils containing less than 10 mg/kg are considered clean fill.

In the District of Columbia, soils containing petroleum concentrations above the Tier 0 limit, 100 mg/kg, cannot be used as clean fill, and must be disposed of at an appropriate disposal or treatment facility.

Although no groundwater was encountered as part of this investigation, it is possible that shallow groundwater will collect on top of competent rock. In the event groundwater is encountered during future excavation activities and will be required to be removed from within the excavation area, it will need to be discharged to the storm sewer system or containerized onsite and disposed of at a treatment facility. A Virginia Petroleum Discharge Elimination System (VPDES) general permit for petroleum contaminated sites will need to

be acquired from the VDEQ prior the discharge of groundwater from the property to the sewer system. The VPDES permit will specify the compounds that will need to be analyzed for on a monthly basis along with their specific discharge limits. If samples from the discharged water indicate that one or more of the compounds exceeds their respective discharge limit, then treatment of the water will be necessary to reduce concentrations below the VPDES limits. Costs for discharge treatment are dependent on the discharge rate and duration of treatment necessary. Water can also be containerized onsite and shipped to an appropriate disposal facility. Non-hazardous water can be disposed of for an estimated cost of $0.50 per gallon (not including shipping/storage) and a gasoline/water mixture can disposed of and recycled for an estimated cost of $0.85 per gallon (not including shipping/storage).

If the identified petroleum impacted area is within the footprint of a future residential and or commercial building ECS recommends that a passive sub-slab ventilation system (SSV) and vapor barrier be installed to mitigate any vapor intrusion pathways that may be present due to underlying petroleum impacted soil. Passive SSV systems consist of slotted PVC pipe placed under the slab and gets vented through a vertical pipe to the building's roof. The SSV utilizes convective flow of air upward to remove air from beneath the slab. A vapor barrier should be used in association with the SSV to prevent migration through the slab and to prevent air movement in areas of utility penetrations. A minimum 15 mil high density polyethylene sheet is recommended for use as a vapor barrier. The sheeting should be placed under the building slab and sealed at any joints or utility penetrations.

ECS recommends that inspections of passive SSV and vapor barrier be completed before the placement of concrete slabs to ensure that no holes or penetrations exist in the vapor barrier and to ensure that the SSV has been installed per the site specific plans.

In the event an open air parking structure is constructed above the petroleum impacted area the concrete slab will serve as a suitable cap.

If you have any questions about this report or other aspects of this project, please contact us at (703) 471-8400.

Respectfully submitted,

ECS Mid-Atlantic, LLC

Kevin M. Cline
Staff Project Manager

David J. Bookbinder, C.P.G.
Senior Project Manager

Appendix I: Boring Location Diagram/ Petroleum Plume Diagram
Appendix II: Boring Logs
Appendix III: Summary of Analytical Results
Appendix IV: Analytical Results Tables

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ATTACHMENTS/ APPENDICES SUBMITTED ELECTRONICALLY

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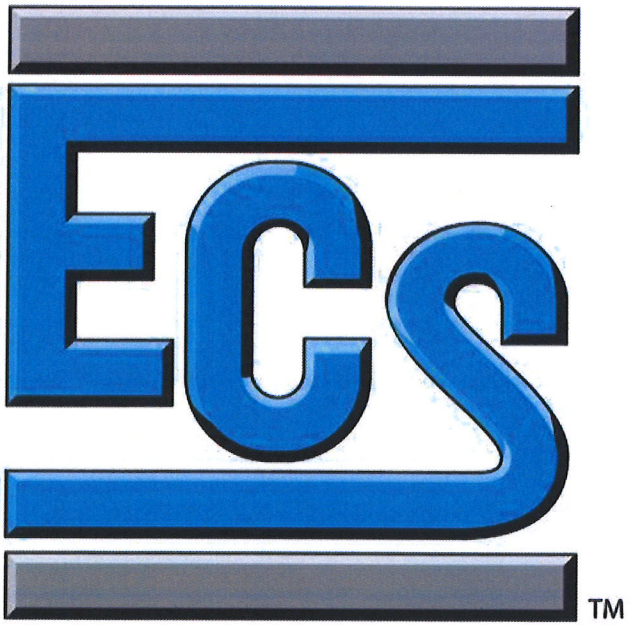
EXHIBIT E



ENVIRONMENTAL SAMPLING
HERNDON COMSTOCK DEVELOPMENT
770 ELDEN STREET
HERNDON, VIRGINIA

ECS PROJECT NO. 47:5348

FOR

COMSTOCK HERNDON VENTURES, LC

JANUARY 30, 2018

January 30, 2018

Mr. Dave A. Bryant
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ECS Project No. 47:5348

Reference: Environmental Sampling, Herndon Comstock Development, 770 Elden Street, Herndon, Virginia.

Dear Mr. Bryant:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of the Environmental Sampling conducted in conjunction with our geotechnical investigation for the above-referenced property. Our services were provided in accordance with ECS Proposal No. 01:55110-GPR dated January 27, 2017 and revised December 13, 2017. If you have any questions or comments regarding this report, or any other aspect of the project, please contact us at (703) 471-8400.

Respectfully submitted,

ECS MID-ATLANTIC, LLC

Christopher M. Elliott
Senior Project Manager

David J. Bookbinder, C.P.G.
Senior Project Manager

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ENVIRONMENTAL SAMPLING
HERNDON COMSTOCK DEVELOPMENT
770 ELDEN STREET
HERNDON, VIRGINIA

ECS PROJECT NO. 47:5348

SITE BACKGROUND

The site is generally located at the physical address of 770 Elden Street in Herndon, Virginia. The site is located to the northeast of the intersection of Elden Street and Center Street, bounded on the south by Elden Street, on the west and northwest by Center Street, on the east by Spring Street, and on the northeast by the W&OD Trail. The northern portion of the property is transected by Vine Street. The property consists of the following Fairfax County Tax Map Parcels:

Tax Map Number	Address	Size
0162-02-0017	750 Center Street	23,579 s.f.
0162-02-0018	No Address	3,714 s.f.
0162-02-0020C	726 Center Street	20,501 s.f.
0162-02-0020F	731 Station Street	53,067 s.f.
0162-02-0026	770 Elden Street	33,010 s.f.
0162-02-0027A	782 Elden Street	18,088 s.f.
0162-02-0029	724 Center Street	21,767 s.f.
TOTAL		**173,726 s.f. (3.99 acre)**

The property is currently developed with several commercial buildings and at-grade parking lots. The project will consist of the design and construction of a new mixed use development in downtown Herndon, Virginia. The development will consist of three blocks. Block A is a 4-story at-grade residential building with a lowest finished floor elevation of approximately EL. 358 feet. Block B will consist of an 8-story parking garage structure with one level below grade with a lowest finished floor elevation of approximately EL. 341 feet. The parking garage will be wrapped on the east, north and west sides with up to 4-stories of residential, and on the south side with ground floor retail space and three levels of residential above. The residential units on the west side of the block will have English basements with finished floor elevations on the order of EL. 356 feet. The remaining structures around the parking garage will be at-grade with finished floor elevations of approximately EL. 358 feet. Block C will be at-grade with a mix of retail and an Art Center on the ground floor with three levels of residential above with a finished floor elevation of EL. 358 feet. Based on a topographic contour map available from Fairfax County, current surface elevations generally range between EL. 350 and EL. 360.

ECS has previously conducted subsurface environmental sampling on the southwestern portion of the property (parcel 0026), ECS Project Nos. 01:24770-A and 01:24770-C, dated July 10, 2015 and September 2, 2015 (final) respectively. Previous subsurface sampling on that parcel identified the presence of petroleum-impacted soils, with detected total petroleum hydrocarbon gasoline range organics (TPH GRO) concentrations ranging from 0.36 milligrams per kilogram (mg/kg) to 603 mg/kg, and detected total petroleum hydrocarbons diesel-range organics (TPH DRO) concentrations ranging from 19.4 mg/kg to 1,920 mg/kg. Various other volatile organic compounds (VOCs) were detected in subsurface soils as well, at concentrations above their respective Virginia Voluntary Remediation Program (VRP) screening levels for unrestricted (i.e. residential) use. Please refer to the original reports for a full list of detected compounds and concentrations. Based on the detected VOC concentrations, ECS recommended that buildings in the vicinity of the impacted soils be equipped with passive sub-slab ventilation systems and vapor barriers.

The purpose of the current environmental sampling was to determine the prevalence of petroleum impacted soils across the site, including areas that were not previously sampled during the 2015 sampling events.

METHODOLOGY

A total of 32 borings were advanced across the property as part of a geotechnical exploration. Two of the locations, B-10 and B-19, were rock cores, and no soil samples were collected from those borings for analysis of petroleum. The boring locations are depicted on the attached Figure 1 in Appendix I. The borings were advanced using a hollow stem auger drill rig. The auger rig uses a two-foot split spoon to collect soil samples. The borings were generally advanced to depths of approximately 15 feet below existing surface grades. The boring logs are included in the geotechnical report (ECS Project No. 01:27349), submitted under separate cover.

The borings were screened in 2.5-foot increments in the top ten feet and 5-foot increments thereafter to the base of the boring. Soil samples were collected into clean, sealable plastic bags. The samples were allowed to volatilize to the headspace within the bag for a period of at least five minutes. The samples were then screened using a photoionization detector (PID) to detect the presence volatile organic vapors emanating from the sample to the headspace within the bag. The PID results are summarized in the tables in Appendix II. Based on the results of the field screening (i.e. PID results, staining, odors, etc.), two soil samples were selected from each boring and placed in laboratory-grade jars, packed on ice and submitted under chain of custody protocol to an independent laboratory for analysis of petroleum hydrocarbons diesel-range and gasoline-range organics (TPH DRO & TPH GRO) by EPA Method 8015C. Soil samples were generally selected for analysis at intervals representing the top five feet below surface, and the interval from five to ten feet below surface, unless PID readings or other field observations indicated a reason to do otherwise.

RESULTS

Soil Results

A total of 60 soil samples were submitted for laboratory analysis, two per borings. The results are summarized in the tables in Appendix II, and the complete laboratory report is included in Appendix III. Each of the soil samples were tested for TPH GRO and TPH DRO.

Petroleum

Overall, detectable petroleum hydrocarbons were identified in 49 of the 60 samples tested (81.7%). While contamination was found at various locations and depths across the property, it appeared to be slightly biased toward the surficial materials. Within the top five feet below surface, 26 of 29 samples (89.7%) contained detectable concentrations of TPH GRO and/or TPH DRO. Within the five to ten foot depth interval, 20 of 27 samples (74.1%) contained detectable TPH GRO and/or TPH DRO. Of the remaining four samples collected at a depth of 15 feet below existing surface grades, three contained detectable TPH GRO and/or TPH DRO.

Detected TPH GRO concentrations ranged from 0.14 mg/kg to 136 mg/kg.

Detected TPH DRO concentrations ranged from 9.5 mg/kg to 1,210 mg/kg.

CONCLUSIONS

In order to determine if previous activities on the property have adversely impacted the subsurface, ECS collected 60 soil samples for analysis concurrently with the geotechnical exploration on the property.

Evidence of petroleum impact was detected in 49 of the 60 samples analyzed. 89.7% of samples within the top five feet were found to contain petroleum contaminants, with somewhat lower percentages in the 5 to 10 foot (74.1%) and 10-15 foot intervals (75%).

The highest detected concentrations were found in the southwestern portion of the site, with concentrations generally consistent with the 2015 studies.

We have provided Figures 2 and 3 in Appendix I to graphically illustrate the distribution of petroleum-impacted soils across the property in the 0 to 5 foot and 5 to 10 foot depth intervals. The circles on the map are color-coded based on petroleum concentrations. The circles shown on the site maps are not intended to show the actual area extent of petroleum-impacted soils; however reasonable assumptions can be made that if adjacent borings contained detectable concentrations of petroleum hydrocarbons, then it is likely that soils between those borings would also be considered to contain contamination.

Given the mixed-use residential nature of the proposed development, it would be prudent to avoid reuse of petroleum-impacted soils as shallow fills at the site. Petroleum-impacted soils that are excavated as part of site development will likely need to be disposed of appropriately at a landfill or treatment/disposal facility permitted to accept such wastes. The disposal criterion for contaminated soil depends on the jurisdiction in which it is to be disposed.

- In Maryland, any soil containing petroleum concentrations less than 230 mg/kg can be used as "Category 1 Residential Unrestricted Use Soil and Fill Material.

- In Virginia, solid waste management regulations divide petroleum-impacted soils into various classes depending on the concentration. Soils containing petroleum concentrations less than 50 mg/kg may be disposed with certain restrictions (see 9VAC20-81-660D). Soils containing petroleum concentrations less than 500 mg/kg may be disposed of in a lined landfill permitted to receive such wastes. Soils containing petroleum concentrations greater than 500 mg/kg may not be disposed of in Virginia landfills unless the permit expressly allows for such disposal.

In practice, it is often difficult for developers and contractors to find a suitable disposal location for the "marginally-impacted" petroleum contaminated soils (i.e. soils containing detectable petroleum concentrations below the regulatory thresholds). This is due to the paucity of net fill construction sites in the area, and the relative abundance of legitimately clean fill materials with no petroleum contamination. Given the option, the developers of most fill sites will prefer clean fill materials over marginally-impacted materials. Consequently, it is common practice in this region to dispose of even low-level contaminated soils at petroleum-impacted soil facilities such as Clean Earth, Inc. of Greater Washington in Upper Marlboro, Maryland, Soil Safe, Inc. in Brandywine, Maryland, or EnviroSolutions, Inc. in Lorton, Virginia. With the exception of one sample in the southwestern portion of the site, maximum petroleum concentrations were all below 500 mg/kg, and the majority of soils from the site could be expected to be suitable for disposal in an appropriate landfill. It should be noted that the 2015 investigations identified other soils in the southwestern portion of the property that were similarly above the 500 mg/kg limit.

ECS did not test the samples collected for this investigation for VOCs. However, as a precaution, and based on the previous 2015 VOC detections and widespread petroleum contamination detected across the site, ECS recommends the installation of passive sub-slab ventilation systems and vapor barriers beneath the proposed buildings to mitigate the potential for vapor intrusion conditions. The VDEQ's VRP does not have a screening level for petroleum hydrocarbons; however, as a precaution against future residential exposure to such soils, ECS recommends the placement of two feet of clean cover (imported clean fill or topsoil), or hardscape (concrete, paving, asphalt, etc.) in areas outside of planned excavations.

QUALIFICATION

The conclusions presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting, and the areas of the site accessible for drilling. The boring locations were selected for the geotechnical exploration.

The findings of this study are not intended to serve as a risk assessment or an audit of health and safety or compliance issues pertaining to improvements or occupant activities on-site. All observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are limited to conditions observed, and or materials reviewed at the time this study was undertaken. No other warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report.

This letter is provided for the exclusive use of Comstock Herndon Ventures, LC, and their prospective partners. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this letter by any undesignated third party or parties would be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. ECS has not completed or used any form of predetermined language to report the conclusions of this work and it is our understanding that we will not be required to do so. Compensation for this investigation is not contingent upon results, and ECS has conducted this Environmental Sampling objectively without reference to any particular outcome desired by the client.

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ATTACHMENTS/ APPENDICES SUBMITTED ELECTRONICALLY

*****

EXHIBIT F

JK Environmental
PROFESSIONAL ENVIRONMENTAL ENGINEERING

PHASE I ENVIRONMENTAL SITE ASSESSMENT

HERNDON COMSTOCK DEVELOPMENT
770 - 782 ELDEN STREET, 724, 726 AND 750 CENTER STREET,
AND 731 STATION STREET
HERNDON, VIRGINIA 20170



Prepared for:

COMSTOCK HERNDON VENTURE, LC

MARCH 2018

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1.0 CERTIFICATION/USER RELIANCE

JK Environmental Services, LLC (JKE) has completed a Phase I Environmental Site Assessment (ESA) of 770 and 782 Elden Street, 724, 726 and 750 Center Street and 731 Station Street Herndon, Virginia 20170 (Property/Site). The assessment was completed in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13 (Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process) and with the requirements of Environmental Protection Agency Standards and Practices for All Appropriate Inquiries at 40 Code of Federal Regulations Section 312 (40 CFR § 312).

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose of the assessment is to evaluate the Site and to qualify for landowner liability protection (LLP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose, without the advance written consent of JKE. The skill and attention exercised herein to formulate opinions are consistent with that which would be ordinarily exercised by a reasonable and prudent environmental professional in light of all relevant facts and circumstances. JKE assumes no responsibility or liability for the accuracy of information and documentation provided by the Client, designated representatives of the Client, other interested third parties, or the public domain which was used and referenced in the preparation of this assessment.

The conclusions in this report represent the professional judgment of JKE based on observations, conditions, information, and documentation available at the time of the assessment. JKE has formulated conclusions based on the definitions of Recognized Environmental Condition (REC), Historical Recognized Environmental Condition (HREC), and Controlled Recognized Environmental Condition (CREC) as established by ASTM Standard Practice E1527-13. Definitions can be found in **Appendix A** of this report. All findings presented herein are based on information provided to JKE that is assumed to be accurate and correct.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR § 312.

I have the specific qualifications based on education, training, and experience to assess a Site of the nature, history, and setting of the subject Site. I have developed and completed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR § 312.

Prepared by: Rachel Dougherty

Rachel Dougherty, G.I.T., Geologist I

Reviewed by: Brian Donoghue

Brian Donoghue, P.E., Senior Environmental Engineer

2.0 EXECUTIVE SUMMARY

JK Environmental Services, LLC (JKE) has completed a Phase I ESA of the site located at 770 and 782 Elden Street, 724, 726 and 750 Center Street and 731 Station Street Herndon, Virginia 20170 (Property/Site). The Property is approximately 4.0 acres in area and currently contains a former car dealership and autobody shop at 770 Elden Street, an art center at 750 Center Street, and parking lots and vacant land at the remaining addresses.

Findings

The Phase I ESA included a site inspection, interviews, historical records review, and regulatory records review. A summary of significant findings is presented below:

User Provided Information (Section 5.0)

- Comstock Herndon Ventures, LC (Comstock) provided JKE with previous environmental investigations that included a recent Phase I and Phase II ESA, an additional soil boring investigation report, and another environmental sampling report completed by ECS Mid-Atlantic, LLC (ECS) for portions of the Site.
- Based on the results of soil sampling conducted in July and August of 2015, ECS concluded that residual soil contamination existed at the 770 Elden Street parcel in the vicinity of the former underground storage tanks (USTs).
- In January 2018, soil samples were collected and analyzed from soil borings completed throughout the entire Site. The highest concentration of total petroleum hydrocarbons (TPH) was detected on southern portion of the Site on the former Subaru property.
- Based on soil sample results from 2015 and 2018, ECS recommended the installation of a passive sub-slab ventilation system and a vapor barrier to mitigate any vapor intrusion pathways that may exist from underlying petroleum impacted soil if the Site is redeveloped for commercial or residential use in the future.

Historical Review (Section 6.0)

- The Site and surrounding area consisted of urban development dating back to at least 1890 and buildings have been present at the Site since at least the early 1930's.
- The building at 750 Center Street was used as a copy and print shop from at least 2003 to 2014. An art center was added to the copy and print shop in 2010, and the building still currently functions as an art center today.
- The currently vacant buildings at 770 Elden Street were utilized as a car dealership and autobody shop since at least the early 1930's.

Regulatory Review (Section 7.0)

- On March 26, 1990, Environmental Consultants and Contractors, Inc. (ECC) supervised the excavation and removal of three 2000-gallon gasoline underground storage tanks and one 550-gallon heating oil UST from the 770 Elden Street property.
- Impacts to soil and groundwater were observed and Pollution Complaint (PC) #1990-1343 was opened for the Site by the Virginia Department of Environmental Quality (VDEQ) who required that site characterization and corrective actions be completed.

- Site characterization and corrective activities were conducted that included monitoring well installation, soil excavation, soil sampling, and groundwater monitoring and sampling. Approximately 4,250 tons of petroleum impacted soil and 9,500 gallons of petroleum impacted groundwater were removed.
- In November of 2004, the VDEQ determined that contamination levels remaining were not a risk to human health or the environment and subsequently closed the case. No further corrective action for PC #1990-1343 was required.

Conclusions

JKE has completed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of 770 and 782 Elden Street, 724, 726 and 750 Center Street and 731 Station Street Herndon, Virginia 20170. This assessment has revealed evidence of the following recognized environmental conditions in connection with the Property:

- Historical use of 770 Elden Street as an autobody shop
- Neighboring dry cleaner

Additionally, the following historical recognized environmental condition (HREC) exists at the Property:

- Historic release of gasoline from former USTs at 770 Elden Street with impacts to soil and groundwater

Recommendations

Based on the information assessed in this Phase I ESA, it is apparent that petroleum-impacted soils are present throughout the Site. It is JKE's understanding that the Site will be redeveloped into a mixed-use commercial/residential Property. Should this redevelopment occur, JKE recommends that all excavated soils be properly transported and disposed of off-Site. Certified clean fill soils should be imported for any development areas requiring fill or backfill. Furthermore, as a conservative measure, JKE recommends that a vapor barrier along with a sub-slab passive venting system be incorporated into the building design and installed during construction to mitigate any potential for vapor intrusion within the commercial or residential spaces. JKE can assist with the design or specification of materials for the vapor barrier/passive venting system.

3.0 INTRODUCTION

3.1 Location and Legal Description of Site

The Site is located at 770 and 782 Elden Street, 724, 726 and 750 Center Street and 731 Station Street in Herndon, Virginia 20170. The Site consists of seven parcels identified as the following Fairfax County parcel ID numbers: 0162020017, 0162020018, 0162020020C, 0162020029, 0162020027A, 0162020026, and 0162020020F.

3.2 Objective

The primary objective of this ESA is to provide the user with information about the general environmental character of the Site and identify any and all recognized environmental conditions (RECs), historical RECs (HRECs), and controlled RECs (CRECs). These terms are defined per ASTM practice E 1527-13 provided in **Appendix A**. A review of historical uses of the Site and surrounding areas was undertaken with the primary objective of assessing key environmental liabilities.

3.3 Scope of Work

JKE completed the following tasks:

- Review of pertinent background information regarding specific Site conditions;
- Review of historical aerial photographs to evaluate past land use;
- Search of federal and state databases and other environmental records to evaluate the environmental status of the Site and surrounding properties;
- Review of readily available environmental files for the Site and surrounding properties;
- Search for environmental liens and/or activity use limitations (AULs);
- Review of historical topographic maps;
- Review of municipal records associated with the Site;
- An inspection to evaluate Site conditions and local land use; and
- An interview with the current Site owner.

These actions were taken to assess the potential for the presence of hazardous substances or petroleum products on the Site or nearby parcels from which those substances might migrate to the Site.

3.4 Special Terms and Conditions

Within the limitations of the agreed-upon Scope of Work, this assessment has been undertaken and completed in a professional manner in accordance with generally accepted practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants in light of all relevant facts and circumstances. Due to physical limitations inherent to this or any environmental assessment, JKE does not warrant that the Site is free of pollutants, or that all pollutants have been identified. No other warranties, expressed or implied, are made.

This report does not constitute legal advice. In addition, JKE makes no determination or recommendations regarding the decision to purchase, sell, or provide financing for this Site.

Events occurring on the Site after February 13, 2018 are beyond the scope of this report. If information becomes available concerning the Site which is not included in this report, it should be made available to JKE so that the conclusions and/or recommendations of this report can be re-examined and modified where applicable.

3.5 Data Gaps

During the Site visit, access inside the buildings on-Site was not obtained which represents a data gap. Considering two buildings at the Site were historically used as a car dealership and autobody shop, this data gap found in the ESA could be pertinent in identifying additional RECs and thus may be considered significant per ASTM standards.

4.0 SITE DESCRIPTION

The Site is approximately 4.0 acres in area and consists of a former car dealership and autobody shop, an art center, parking lots, and vacant land. Comstock plans to develop the Site into three blocks (A, B and C). Block A consists of the two northern parcels (0162020017, 0162020018) and is bounded by Center Street to the west, Vine Street to the South and the Washington and Old Dominion Trail to the Northeast. Block B consists of parcels 0162020020C, 0162020029, 0162020027A, and 0162020026 and Block C consist of parcel 0162020020F.

These two blocks are bounded by Center Street to the West, Vine Street to the North, the Washington and Old Dominion Trail to the Northeast, and Station Street to the southeast. The Site is zoned for commercial use and the surrounding area consists of commercial and residential urban development. A Site location map is attached as **Figure 1**.

4.1 Structures, Roads, and Other Improvements

The Site currently contains three buildings with groundcover consisting of trees, grass, and parking lots. A Site plan is provided as **Figure 2**.

4.2 Environmental Setting

4.2.1 Topography, Drainage, and Soils

The Site is located in the Herndon Virginia United States Geologic Survey Topographic Quadrangle at an approximate elevation of 351 feet (ft) above mean sea level (MSL). The ground surface slopes generally to the north toward an unnamed tributary of Folly Lick Branch, which is located approximately 0.10 miles from the Site (Google Earth, 2018). The underlying soil at the southwest corner of the Site is the Chantilly-Penn complex (25B) with 2 to 7 percent slopes and a high runoff rate, and the rest of the Site soil consists of Urban land (95) (USDA, 2018).

4.2.2 Wetlands

A wetlands map was created using the Radius Map Report provided by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, who obtained the data from the U.S. Fish and Wildlife Service National Wetlands Inventory. One wetland was identified to the north within 0.5 mile of the Site. A wetlands map of the area is provided as **Appendix B** (EDR, 2018).

4.2.3 Floodplain

A flood zone map was created using the Radius Map Report provided by EDR, who obtained the data from the Federal Emergency Management Agency (FEMA). According to the map, the Site is located within a 100-year and 500-year flood zone. A copy of the flood zone map is provided as **Appendix C** (EDR, 2018).

4.2.4 Geology

The Site is located in the Piedmont Province and the geologic unit underlying the Site is the Upper Triassic aged Newark Supergroup which consists of undifferentiated sandstone (DGMR-Webmap, 2018).

4.2.5 Hydrogeology

Typically, groundwater flow patterns will mimic that of the surface topography. It is therefore anticipated that the direction of local groundwater flow at the Site is to the north toward an unnamed tributary of Folly Lick Branch, which is located approximately 0.10 miles from the Site (Google Earth, 2018).

5.0 USER PROVIDED INFORMATION

Site information provided by the User, as defined by ASTM Standard Practice E1527-13, was reviewed for this report in addition to an environmental lien search by EDR.

5.1 Questionnaire

The User Questionnaire was completed by Mr. David A. Bryant, P.E. who is the Director of Engineering for Comstock. A copy of the questionnaire is provided as **Appendix D**.

5.2 Previous Environmental Reports

Comstock provided JKE with past ESAs and environmental sampling reports which were completed for portions of and the entire Site. The most recent ESAs and sampling reports completed are summarized below:

5.2.1 ECS Phase I (July 21, 2015)

ECS completed a Phase I ESA in July 21, 2015 for 770 – 786 Elden Street and 724 Center Street in July 2015. ECS identified the following three RECs at the property:

- The historic use as an automotive repair facility and evidence of below ground hydraulic lifts;

- An adjoining dry cleaner;
- The possible residual contamination from former USTs.

5.2.2 ECS Phase II (July 15, 2015)

ECS completed a Phase II ESA in July 15, 2015 for 770 – 786 Elden Street and 724 Center Street in July 2015 in order to investigate the RECs found in the Phase I. The findings are summarized below:

- A total of five borings were advanced across the property varying from 4.8 to 6 feet below grade (ftbg).
- One soil sample was collected from each boring and submitted to the laboratory for analysis of Total Petroleum Hydrocarbons (TPH), TPH Gasoline Range Organics (GRO), TPH Diesel Range Organics (DRO), and Volatile Organic Compounds (VOC).
- TPH DRO was detected in in one sample at a concentration of 262 mg/kg from B-1 (located at the 770 Elden Street parcel) at a depth of 2.5 to 3.5 ft which exceeds the VDEQ reporting limit of 100 mg/kg.
- ECS concluded that the detected concentrations do not pose an unacceptable risk to human health or the environment for the current use of the property. ECS concluded that in the event future redevelopment involves the excavation of soil, then petroleum impacted soil should be disposed of properly.

5.2.3 ECS Additional Environmental Soil Borings (August 19, 2015)

ECS completed ten additional soil borings in August 2015 at 770 Elden Street in July 2015 in order to delineate extent of contamination. The findings are summarized below:

- In four of the soil samples, TPH DRO was detected at concentrations that exceeded the VDEQ reporting limit of 100 mg/kg. TPH GRO was detected in two soil samples at concentrations that exceeded the VDEQ reporting limit of 100 mg/kg.
- Various VOCs were detected at concentrations below their respective Virginia Voluntary Remediation Program (VRP) screening levels for unrestricted use.

- Two separate areas of soil contamination were delineated: Plume 1 (approximately 3,657 square feet) was located in the central portion of the parking lot and plume 2 (approximately 8,136 square feet) was located in the southern portion of the parking lot.
- ECS then estimated that approximately 7,054 tons of petroleum impacted soil exceeding laboratory detection limits should be excavated from the identified plume areas.
- If the Site is redeveloped for commercial or residential use in the future, ECS recommended the installation of a passive sub-slab ventilation system and vapor barrier in order to mitigate any vapor intrusion pathways that may exist due to underlying petroleum impacted soil.

5.2.4 ECS Environmental Sampling (January 30, 2018)

ECS completed environmental sampling in January 2018 that included completing 32 soil borings across the entire Site as part of a geotechnical investigation. The pertinent findings are summarized below:

- Two soil samples were generally collected from each boring: one from 0 to 5 ft and a second from 5 to 10 ftbg.
- TPH were detected in 49 of the 60 collected samples with the highest concentrations located in the southwestern corner of the Site.
- Based on the 2015 VOC detections and widespread petroleum impacts detected across the Site, ECS recommended the installation of passive sub-slab ventilation systems and vapor barriers beneath the proposed buildings to mitigate the potential for vapor intrusion conditions.

5.3 Environmental Liens and Activity Use Limitations

JKE obtained a search of CERCLA liens and environmental liens as part of EDR's Radius Map Report. This search did not identify any environmental liens or AULs at the Site. The Radius Map Report is attached as **Appendix E.**

6.0 HISTORICAL RECORDS REVIEW

JKE reviewed historical records for the Site and surrounding area to evaluate past land use. The following records were obtained from EDR and reviewed for this report: Sanborn Fire Insurance Maps, Aerial Photographs, Historical Topographic Maps, and City Directory Records.

6.1 Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Map Report indicates that no fire insurance maps covering the target Property were found. A copy of the Sanborn Map Report is provided as **Appendix F**.

6.2 Aerial Photographs

Aerial photographs of the Site and the surrounding area were reviewed for the following years: 1943, 1949, 1950, 1963, 1969, 1974, 1979, 1980, 1988, 1991, 1999, 2000, 2005, 2008, 2011 and 2014. The Site and surrounding area consist of urban development in every photo.

- 1943: Three structures appear present at 770 Elden Street, two appear present at 731 Station Street, and one appears present at the northwestern corner of 750 Center Street; the surrounding area is developed.
- 1949: Another larger structure has been constructed south of the northern building at 750 Center Street.
- 1950-1988: No significant changes identified relative to the 1949 photo.
- 1991: The buildings at 731 Station Street have been demolished and no other significant changes are present.
- 2005-2014: By 2005, the northern building at 750 Center Street has been demolished. All of the current structures, including the parking lots, located at the Site are present in these photos.

Copies of the aerial photographs are provided as **Appendix G**.

6.3 Historic Topographic Maps

Historic topographic maps were reviewed for the Site and surrounding properties for the following years: 1890, 1891, 1894, 1897, 1915, 1944, 1947, 1951, 1956, 1966, 1971, 1977,

1979, 1982, 1994, and 2013. All of the maps reviewed indicate that the Site is in an area of urban development. Copies of the topographic maps are provided as **Appendix H**.

6.4 City Directory Search

City directory records from 1957 to 2014 were available from Hill Directory Co. Inc Publishers, Haines and Co. Inc., The Chesapeake and Potomac Telephone Company, Hills Directory Co, C & P Telephone Directory, and EDR Digital Archive for the surrounding area. JKE reviewed the records and found the following listings for the two of the addresses at the Property from 1993 to 2014:

<u>750 Center Street</u>

- 2014: ARTSPACE HERNDON
  HERNDON FDATION FOR THE CULTUR
  MASTER COPY INC
- 2010: ARTSPACE HERNDON
  MASTER COPY
  MASTER COPY INC
  MINUTEMAN PRESS
- 2005: HANDS INCORPORATED
  KN ENTERPRISES LLC A CORP
  MASTER COPY
  MASTER COPY INC
- 2003: WYZKOSKI Joseph
  HERNDON WHOLESALE COPY
  MINUTEMAN PRESSOF
  CENTER THE

<u>770 Elden Street</u>

- 2014: STOHLMAN SUBARU HERNDON LLC
- 2010: PAUL BROTHERS OF VA LLC
  STOHLMAN SUBARU HERNDON LLC
- 2005: PAUL BROTHERS OF VA LLC
- 2003: PAUL BROTHERS OF

VA PAUL BROTHERS OF

- 1993: Ashwell Olds Subaru Inc

A copy of the city directory search records is provided as **Appendix I.**

6.5 Historical Summary

Based on a review of the historical data, the Site and surrounding area consisted of urban development dating back to at least 1890. Buildings have been present at the Site since at least the 1930's. The building at 750 Center Street was used as a copy and print shop from at least 2003 to 2014 and as a combined copy/print shop and art center since at least 2010. The current building at 770 Elden Street was utilized as a car dealership and auto body shop since at least the 1930's. By 2005, all current developments appear present at the Site.

7.0 REGULATORY REVIEW

JKE reviewed regulatory records for the Site and surrounding area to evaluate the environmental status of the properties. Federal, state, and muncipal environmental records were obtained and reviewed for this report.

7.1 Environmental Record Sources

JKE contracted EDR to conduct a search of available federal and state databases to evaluate the regulatory status of the Site and surrounding properties. A copy of the Radius Map Report is provided as **Appendix J**. The databases searched by EDR include:

- National Priorities List (NPL)
- National Priority List Deletions (Delisted NPL)
- Comprehensive Environmental Response, Compensation, and Liability Act Index System (CERCLIS)
- No Further Remedial Action Planned (NFRAP)
- Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (RCRA CORRACT)
- RCRA Conditionally Exempt Small Quantity Generator (RCRA-CESQG)
- RCRA Small Quantity Generator (RCRA-SQG)

- RCRA Large Quantity Generator (RCRA-LQG)
- RCRA Treatment, Disposal, or Storage (RCRA-TSD)
- RCRA Non-Generator / No Longer Regulated (RCRA NonGen/NLR)
- Emergency Response Notification System (ERNS)
- Environmental Covenants Listing (AUL)
- State/Tribal Sites (HSCA)
- Abandoned Landfill Inventory (HIST LF)
- State Spills 90
- State/Tribal Solid Waste Landfill Database (SWL)
- State/Tribal Underground Storage Tank Release Incidents (LUST)
- State/Tribal Aboveground Storage Tank Release Incidents (LAST)
- State/Tribal Storage Tank Information Database (UST/AST)
- Unregulated Leaking Storage Tanks (UNREG LTANKS)
- State/Tribal Engineering Controls List (EC)
- State/Tribal Institutional Controls List (IC)
- Brownfields (BROWNFIELDS)
- State/Tribal Voluntary Cleanup Sites (VCS)
- Potentially Response Parties (PRP)
- Hazardous Waste Manifests (Manifest)
- Federal Institutional Controls/Engineering Controls List (IC/EC)
- Archive Underground Storage Tank Sites (ARCHIVE UST)
- Recovered Government Archive LUST (RGA LUST)

7.2 Discussion of Listed Sites within 0.5 miles

The Site was listed for the address 770 Elden Street in the following databases searched by EDR: UST, MANIFEST, RGA LUST, LTANKS, LUST, RCRA-CESQG, FINDS and ECHO. The Site was also listed for the address 750 Center Street in the following databases searched by EDR: FINDS, RCRA NONGEN/NLR and ECHO. A total of 32 sites were identified within 0.5 miles of the Property. Details of the surrounding sites were reviewed and further investigated using the Virginia Department of Environmental Quality (VDEQ)

downloadable Pollution Response Program database and petroleum release database and the Virginia Environmental Geographic Information Systems (VEGIS) map.

7.3 State File Review

7.3.1 770 Elden Street (Paul Bros of VA/Ashwell Olds-Subaru)

According to the VDEQ files reviewed by JKE, the parcel was utilized as a car dealership since at least 1956 and the southwest corner of the property was utilized as a retail gasoline station from the 1950s until around 1968.

On March 26, 1990, Environmental Consultants and Contractors, Inc. (ECC) supervised the excavation and removal of three 2000-gallon gasoline USTs and one 550-gallon heating oil UST at the property. Petroleum impacted soil was encountered during the removal of the USTs and approximately 160 tons of soil was initially removed and transported off Site. The VDEQ subsequently issued Pollution Complaint (PC) #1990-1343 for the Site. The Town of Herndon planned on utilizing part of the property as part of a new storm water drainage system and sewer system. Construction for the storm water drainage system at the southeast corner of the parcel began in September 1990, but work stopped when a strong petroleum odor and groundwater with a sheen was encountered during trenching.

Following the removal of the USTs and excavation, site characterization activities were completed that included the installation of 11 monitoring wells and the collection of soil samples and groundwater samples for analysis. TPH was detected at elevated concentrations in soil samples collected from borings in the vicinity of the former UST areas and groundwater samples collected from three monitoring wells exhibited elevated concentrations of benzene, toluene, ethylbenzene and xylenes. Soil and groundwater impacts were localized in the two areas of the former UST locations. An Interim Corrective Action Plan (CAP) was required by the VDEQ so that the installation of the Town of Herndon's new storm water system could move forward. ECC performed additional soil and groundwater sampling and excavation of contaminated soil in the area of the storm water system and subsequently submitted the Interim CAP in September of 1995. During the corrective action activities conducted by ECC, a total of 4,250.07 tons of impacted soil and 9,500 gallons of impacted groundwater was removed from the Site; however, some petroleum impacted soil could not be feasibly removed from the Site.

After ECC submitted a final CAP Monitoring Report that recommended closing the PC in December 2003, the VDEQ determined that contamination levels remaining were not a risk to human health or the environment and closed the case in November of 2004. No further corrective action for PC #1990-1343 was required and the remaining monitoring wells were subsequently abandoned in 2005. A copy of relevant VDEQ files and a table of soil standards for reference are provided as **Appendix J.**

7.3.2 750 Center Street (Harding Automotive Inc.)

According to VDEQ files reviewed by JKE, the Site was identified as a generator under the name of Harding Automotive Inc. in May 1990 and no violations were noted in the files. A copy of relevant VDEQ files are provided as **Appendix J.**

7.3.3 754 Elden Street (Former Citgo/7-Eleven)

A former Citgo/7-Eleven is located 0.009 southeast of the Site. According to the VDEQ release database, a petroleum release from a UST identified as PC#1987-1105 was reported on June 24, 1987 and the case was closed on September 27, 1987. A second release of petroleum was reported on March 1, 2005 identified as PC# 2005-3212 and the case was closed on August 11, 2005. Files from the VDEQ indicate that three 12,000-gallon gasoline USTs existed at the Site and were subsequently removed in July of 1988. Based on the files reviewed, soil, groundwater, and vapors at the Site are not being impacted by this property.

7.3.4 771 Elden Street (Horn Motors, Inc.)

Horn Motors, Inc., located 0.016 miles south of the Site, is listed as a RCRA-Small Quantity Generator. VDEQ files reviewed indicated the property as a generator in 1986 and 1992 and no violations were noted in the files from the VDEQ. Based on the files reviewed, soil, groundwater, and vapors at the Site are not being impacted by this property. A copy of relevant VDEQ files are provided as **Appendix J.**

7.3.5 767 Elden Street (Elden Street Cleaners)

The Elden Street Cleaners, located 0.016 miles south of the Site, was listed in the RCRA-Conditionally Exempt Small Quantity Generator database for EDR and no violations were noted. Based on the files reviewed, soil, groundwater, and vapors at the Site are not being impacted by this property.

7.4 Municipal Records

JKE submitted an Freedom of Information Act (FOIA) to the Town of Herndon for any environmental files associated with the Site and the Town of Herndon responded that the FOIA only applies to residents in Virginia and denied JKE's request. A copy of the file review request is provided as **Appendix K**.

8.0 SITE RECONNAISSANCE

JKE visited the Site to evaluate environmental conditions and local land use. The surrounding area is urban development with a mix of residential and commercial use. Neighboring properties include a nail salon, restaurants, a dry cleaner, a church, residential homes, and other commercial and retail properties.

The Site currently contains a former Subaru dealership and auto body shop with a detached garage located at 770 Elden Street, an art center located at 750 Center Street, parking lots at 724 and 726 Center Street and 731 Station Street, and a vacant lot at 782 Elden Street. Ground cover consists of trees, grass, and asphalt and the exteriors of the buildings were in good condition. At the eastern side of former Subaru dealership, two motor oil aboveground storage tanks (ASTs) with associated piping were observed and at the western side of the building another AST was noted. At the northwestern corner of the building another AST was observed. Evidence of multiple abandoned monitoring wells was noted in the parking lot of the former Subaru dealership, drums were observed at southwest corner of the parking lot located at 726 Center Street, and trash bins were observed at the southeastern corner of the Art Center. At the time of the Site visit JKE was unable to gain access inside the buildings located at the Site; however, based on review of past ESAs supplied by the User and reviewed by JKE it is possible that ASTs and former hydraulic lifts are present inside the former Subaru dealership.

The Property is connected to public water and sewer and gas lines were noted going into the western side of the Subaru dealership from Elden Street. A transformer was noted to the east

of the parking lot located at 731 Station Street and electrical lines were observed above ground. No PCB containing items were noted and no spills, leaks, staining, or distressed vegetation were observed. Photographs are provided as **Appendix L.**

8.1 Key Site Manager Questionnaire

Mr. Dennis Holste (Mr. Holste), the Economic Development Manager, from the Town of Herndon completed the Key Site Manager Questionnaire. Mr. Holste stated that 770 Elden Street and 724 Center Street were used as a Subaru car dealership and car repair facility from early 1920's or 1930's until the end of 2015. The parcels were also utilized as a gas station at one time in the past. Additionally, he stated that 750 Center Street was used for repair and sale of farm equipment from the 1940's until the 1980's while the building was utilized as a print shop from the 1990's to early 2000's and as an art gallery since the early 2000's to the present. Mr. Holste noted that there was a residential home located at 782 Elden Street until at least the 1990's and that the remaining parcels are currently utilized as parking lots and vacant land.

Mr. Holste was aware of ASTs located at the Property, the PC filed with the VDEQ, the subsequent closure of the PC, and the presence of hydraulic lifts in the former car repair facility. A copy of the questionnaire and VDEQ documents attached by Mr. Holste are provided as **Appendix M.**

9.0 CONCLUSIONS

JKE has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at 770 and 782 Elden Street, 724, 726 and 750 Center Street and 731 Station Street Herndon, Virginia 20170. Any exceptions to, or deletions from this practice are described in Section 3.5 of this report. This assessment has revealed evidence of the following recognized environmental conditions in connection with the Property:

- Historical use of 770 Elden Street as an autobody shop
- Neighboring dry cleaner

Additionally, the following historical recognized condition (HREC) exists at the Property:

- Historic release of gasoline from former USTs at 770 Elden Street with impacts to soil and groundwater

10.0 RECOMMENDATIONS

Based on the information assessed in this Phase I ESA, it is apparent that petroleum-impacted soils are present throughout the Site. It is JKE's understanding that the Site will be redeveloped into a mixed-use commercial/residential Property. Should this redevelopment occur, JKE recommends that all excavated soils be properly transported and disposed of off-Site. Certified clean fill soils should be imported for any development areas requiring fill or backfill. Furthermore, as a conservative measure, JKE recommends that a vapor barrier along with a sub-slab passive venting system be incorporated into the building design and installed during construction to mitigate any potential for vapor intrusion within the commercial or residential spaces. JKE can assist with the design or specification of materials for the vapor barrier/passive venting system.

REFERENCES

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Virginia Department of Environmental Quality. (DEQ Mapper) [Online]. Available at: http://www.deq.virginia.gov/mapper_ext/?service=public/wimby, accessed February 12, 2018

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ATTACHMENTS/ APPENDICES SUBMITTED ELECTRONICALLY

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EXHIBIT G

REPORT OF HAZARDOUS MATERIALS SURVEY

770 ELDEN STREET
HERNDON, VIRGINIA 20170

ECS PROJECT NO. 01:24770-B

FOR

REED SMITH, LLP

JULY 23, 2015

ECS MID-ATLANTIC, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

July 23, 2015

Mr. Quincy A. Byrd
Reed Smith, LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042

ECS Project No. 01:24770-B

Reference: Report for Hazardous Material Survey, 770 Elden Street, Herndon, Virginia 20170

Dear Mr. Byrd:

ECS Mid-Atlantic, LLC (ECS), is pleased to provide you with the results of the above referenced non-invasive Hazardous Materials Survey for the above-referenced subject site. This work was performed in general conformance with ECS Proposal No. 01:50866-EPR, dated June 19, 2015. The following is a summary of results of the above referenced work performed on June 25 and 29, 2015.

ECS appreciates this opportunity to provide hazardous materials survey services. If we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,

ECS MID-ATLANTIC, LLC

Diana D. Krass
Environmental Project Manager

Stephen R. Geraci
Environmental Department Manager

I:\Environmental\RPT\24000\24770-B Eden Street Hazmat.doc

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EXECUTIVE SUMMARY

The subject property is currently used as Stohlman Subaru of Herndon, an automotive dealership and repair facility with an at-grade asphalt parking lot. The subject building was developed with a one-story showroom, office and garage building and one detached outbuilding.

It is our understanding that Reed Smith, LLP is representing the Town of Herndon during its due diligence period. ECS concurrently performed a Phase I ESA and a Phase II ESA of the subject site.

The purpose of the survey was to evaluate if asbestos-containing materials, lead-based paint/glaze and other select hazardous materials are present within the subject building. The non-invasive survey was performed within the interior and exterior areas and the roof of the subject building. During the survey, ECS attempted to locate suspect asbestos-containing building materials (ACBMs) in readily accessible areas. However, due to the destructive means required to access some materials, certain areas were deemed inaccessible (i.e. behind solid walls or sub-grade materials) and were not surveyed for suspect ACBMs. Unidentified suspect asbestos-containing materials (ACMs) may be located in these and/or other inaccessible areas.

The asbestos survey was performed by Commonwealth of Virginia licensed asbestos inspector who has received EPA accredited training. Based on the laboratory analysis of the suspect asbestos bulk samples collected during the survey, the following materials were reported to contain asbestos in concentrations exceeding 1%: exterior window, door and roof caulks, linoleum sheet flooring, floor tiles and associated mastics, tar, sealants, and tar felt paper. Please refer to Table 1 for a list of identified and reported asbestos-containing materials and Table 3 for a list of the suspect asbestos bulk samples collected during our surveys.

The lead-based paint survey was performed by a Commonwealth of Virginia licensed Lead Inspector. Painted and/or glazed surfaces were assessed for lead content using a Direct-Read X-Ray Fluorescence (XRF) Spectrometer. Painted surfaces were detected to contain lead above 1.0 milligrams per square centimeter ($\geq$ 1.0 mg/cm^2). Ceramic glazings were also reported to have lead concentrations above 1.0 mg/cm^2. These fixtures and tiles are manufactured with a factory applied glazing (i.e., sinks, toilets, ceramic tiles, etc.) that often contain lead. Lead-containing glazes, while not lead-based paints by the EPA definition, are regulated by OSHA (29 CFR 1926.62), if removed or otherwise disturbed in a manner that will potentially expose contractor employees or other occupants to lead. Painted and glazed surfaces which contain lead in concentrations equal to or greater than 1.0 mg/cm^2 are listed in Table 2. A list of XRF readings collected from the building is included in the Table 4 attached to this report.

Recommendations for the identified asbestos-containing materials and lead-based paints/glazes observed within the subject building are provided further in the report.

SITE DESCRIPTION

The subject site is located at 770 Elden Street in Herndon, Virginia and is improved with a one-story building currently used as Stohlman Subaru of Herndon, an automotive dealership and repair facility with an at-grade asphalt parking lot. The subject building was developed with a one-story showroom, office and garage building and one detached outbuilding.

The non-invasive survey was performed within the interior and exterior areas of the subject building. The surveyed areas are generally similar in finish materials and consist of drywall wallboards and/or wall plaster, drop ceiling tiles and/or ceiling wallboard, and carpeting with linoleum sheet flooring and/or floor tiles and residual mastics. The surveyed exterior areas included the facades and the roof of the subject building.

During the survey, ECS attempted to access suspect ACBMs in readily accessible areas. However, due to the destructive means required to access some materials, certain areas were deemed inaccessible (i.e. behind walls or sub grade materials) and were not surveyed for suspect ACMs. Unidentified suspect asbestos-containing materials may be located in these and/or other inaccessible areas. Inaccessible areas are referenced further in this report.

METHODS AND RESULTS

Asbestos

The asbestos survey was performed by Commonwealth of Virginia licensed asbestos inspector who has received EPA accredited training. Samples of suspect ACMs were collected utilizing hand tools and placed into individual, labeled plastic bags. Unique bulk suspect ACM samples were submitted to Scientific Analytical Institute, Inc. (SAI) in Greensboro, North Carolina for analysis via Polarized Light Microscopy in accordance with current EPA-600 methodology. Materials consisting of additional layers were analyzed separately. SAI is listed as an accredited laboratory by the National Voluntary Laboratory Accreditation Plan (NVLAP) managed by the National Institute of Standards and Technology (NIST) for bulk sample analysis.

Samples were collected in general accordance with EPA Standard 40 CFR 763 Subpart E, Asbestos Hazard Emergency Response Act (AHERA) and OSHA Standard 29 CFR 1926.1101 Inspection Protocol. Multiple samples of each unique material were submitted. Samples were analyzed using "Positive Stop" methodology. If one sample of a homogeneous material is reported to contain asbestos, the remaining samples of that material are not analyzed. EPA regulations stipulate that if one sample contains asbestos the entire quantity of that material contains asbestos, regardless of additional analysis. In

total, 86 bulk representative samples were submitted to the laboratory of which 82 layers were analyzed.

Table 1 below summarizes the materials reported to contain asbestos. A list of the all of the materials sampled during this survey and reported results are located in Table 3 attached to this report. Photographs of collected samples reported as asbestos containing are also attached to this report.

TABLE 1
ASBESTOS-CONTAINING MATERIALS SUMMARY

Sample Location	Material	Friability
Exterior: South Façade	Exterior Black/Gray Floor Caulk	Category II Non-Friable
Showroom	Brown Box Linoleum Sheet Flooring and associated Mastics (under carpet and sheet flooring)	Category I Non-Friable
Showroom	Orange Floor Tile (unknown size) and associated Black Mastic (under brown box linoleum sheet flooring)	Category I Non-Friable
Front (South) Roof	Gray Roof Seam Caulk	Category II Non-Friable
Front (South) Roof	Multiple-Layered Coping Stone Caulk	Category II Non-Friable
Middle Roof	Multiple-Layered Flashing Caulk	Category II Non-Friable
Middle Roof	Black Roof Sealant	Category II Non-Friable
Rear (North) Roof	Tar Felt Paper	Category I Non-Friable
Exterior East Garage	Exterior White Window Caulk	Category II Non-Friable
Exterior East Garage	Exterior White Door Caulk	Category II Non-Friable

Sample Location	Material	Friability
East Garage	9" x 9" Black Floor Tile and associated Black Mastic	Category I Non-Friable
East Garage	9" x 9" Yellow Floor Tile and associated Black Mastic	Category I Non-Friable
East Garage Roof	Black Tar on Vents	Category II Non-Friable
East Garage Roof	Black Caulk on Ducts and Vents	Category II Non-Friable

The asbestos-containing floor tiles and linoleum sheet flooring and associated residual mastics were observed underneath the carpet and other flooring systems. These materials should also be assumed to be present under furniture, shelves, cabinets, partition walls, etc.

Asbestos-containing caulks were observed on the exterior windows, doors, coping stones vents, ducts, and on the roof flashing of the subject building. ECS also observed asbestos-containing roof sealant and tar felt paper associated with the roofing system.

Similar materials referenced above as asbestos containing may be present in other areas of the building.

Suspect/Assumed Asbestos-Containing Materials

Due to the inaccessibility or the destructive means that asbestos sampling requires, additional suspect ACMs may remain within the building hidden behind inaccessible areas that include, but are not limited to, sub-grade walls, structural members, topping slabs, exterior areas, sub-grade sealants, flooring located below underlayments, areas behind walls, pipe chases, vapor barriers, etc. were deemed inaccessible and were not assessed.

These materials could not be reached or sampled at the time of the survey. If these materials are discovered during renovation/demolition activities, they should be presumed to contain asbestos and be treated as asbestos-containing materials ACMs or, otherwise, sampled immediately upon discovery and prior to disturbance for asbestos content by a certified asbestos inspector in accordance with 29 CFR 1926.1101.

The following list of materials assumed to contain asbestos is not comprehensive, but does include materials typically present in similarly constructed buildings:

- **Thermal System Insulation (TSI)** on pipes within chases behind walls and above ceilings;
- **Pipe Flange Gaskets** in heating and plumbing systems;
- **Fire Door and associated Casing Insulation** in locations requiring a rated fire door and door casing;
- **Air Handler Components** in the air handlers (interior components);
- **Concrete Masonry Unit (Blocks/Walls)** with Vermiculite filler;
- **Electrical Panels Asbestos Cement Components** in electrical systems;
- **Water Fountain Components** in water fountains (pipe cloth);
- **Waterproofing Membrane/Mastics** behind interior finishes, exterior veneer and/or subgrade walls;
- **Boilers Components** in boilers (gasket, fire brick, etc.);
- **Light Insulation** in light shields;
- **Ceramic Tile and Mirror Mastics** behind/under ceramic wall and/or floor tiles, and mirrors;
- **Wood Panels and/or Paneling Mastic/Felt Paper** behind panels and/or paneling;
- **Baseboard Heaters/Radiators Components** in and/or behind radiators/baseboards;
- **Felt Paper and Materials within Ceiling Cavity of Decorative Metal Ceiling Tiles** in the garage.

Lead-Based Paint/Glaze

The Lead-Based Paint (LBP) survey was performed by a Commonwealth of Virginia licensed Lead Inspector. Painted and/or glazed surfaces were assessed for lead content using a Direct-Read X-Ray Fluorescence (XRF) Spectrometer manufactured by Innov-X Systems.

The survey was conducted utilizing the EPA and Commonwealth of Virginia definition of lead-based paint. Under this definition, painted surfaces which contain lead in concentrations equal to or greater than 1.0 milligrams per square centimeter ($\geq$ 1.0 mg/cm^2) are classified as coated with LBP. Paints with concentrations of lead detectable by the XRF are considered lead-containing paints. Additionally, fixtures or components that are manufactured with a factory applied glazing (i.e., sinks, toilets, ceramic tiles, etc.) are tested as these factory-applied finishes often contain lead. Lead-containing glazes, while not lead-based paints by the EPA definition, are regulated by OSHA (29 CFR 1926.62), if removed or otherwise disturbed in a manner that will potentially expose contractor employees or other occupants to lead.

The representative survey included taking readings from walls, windows, doors, and miscellaneous components. Walls are listed by letter with wall "A" being the entrance of the subject building, proceeding clockwise to "B, C, D", etc. A total of 96 readings were collected during the survey, including calibration readings. A list of XRF readings collected from the subject building is included in the Table 4 attached to this report.

Of the collected readings, 13 were detected to contain lead in concentrations equal to or greater than 1.0 mg/cm^2. These readings are listed in the table below.

TABLE 2
XRF LEAD BASED PAINT/GLAZE SUMMARY

Reading	Location	Substrate	Color	Component	Pb
20	Service Desk: Office to Garage	Wood	White	Door Casing	1.69
23	Garage	Wood	Gray	Door Jamb	2.16
24	Garage	Wood	Gray	Door Casing	2.35
25	Garage	Concrete Block	Gray	Wall	1.00
26	Garage	Concrete Block	White	Wall	1.00
27	Garage	Drywall	Gray	Wall	1.00
38	Garage	Metal	Gray	Radiator	1.00
42	Garage Hall to Rear Bay	Wood	Gray	Wall	5.00
43	Garage Hall to Rear Bay	Wood	White	Wall	5.00
52	Garage Rear Bays	Wood	Blue	Window Casing	5.00
75	Exterior Rear Bay	Metal	White	Gutter	1.00
77	Exterior Rear Bay	Metal	Blue	Gutter	1.00
93	Bathroom	Ceramic	White	Toilet	1.00

Note: Pb – Lead in milligrams per square centimeter (mg/cm^2)

Lead concentrations, ≥ 1.0 mg/cm^2, were primarily detected in the wood door and window component paints, concrete wall block paints, wood wall panel paints, metal radiator paint, gutter paints, and ceramic toilet glazings. The glazings appeared to be associated with factory finished surfaces. The majority of the remaining collected readings of painted surfaces were reported to be non-detect although a few were reported to be lead containing, less than 1.0 mg/cm^2.

Miscellaneous Materials

In addition to surveys for ACMs and LBPs, ECS surveyed the building for various selected materials which may require special handling or disposal if removed from the building. No sampling or characterization of these materials was included within our scope of services. Materials which may require sampling or characterization prior to disposal are summarized below.

Suspect Polychlorinated Biphenyl (PCB) Containing Lamp Ballasts

Polychlorinated biphenyls (PCBs) are toxic coolants or lubricating oils used in some electrical transformers and capacitors, hydraulically-operated equipment, light ballasts, and other similar equipment.

As part of our survey, ECS surveyed the structure for potential liquid PCB containing materials and equipment. At the time of the Hazardous Material Survey, ECS visually observed several of the fluorescent light ballasts throughout the structure in an attempt to identify labeling indicating the presence/absence of PCB containing fluids.

ECS calculated an approximate total of 185 light ballasts within the building. At the time of the survey, ECS visually observed several of the ballasts for labeling indicating the possible presence of PCB-containing fluids. Labeling was not observed or accessible on the ballasts surveyed. At this is it is recommended that all ballasts be assumed to be suspect PCB containing. During renovation/demolition activities, the environmental contractor should segregate ballasts labeled as "No-PCB's" from ballasts lacking such labeling. At the time of our investigation, no evidence of damage or leaking was observed on or in the vicinity of the inspected fixtures.

Mercury Containing Components

The EPA classifies mercury as both hazardous and toxic. The survey included observations for building components, equipment or other apparatus, which could contain mercury, such as thermostats, fluorescent lamps, and switch-containing devices.

As previously discussed, fluorescent lamps were observed throughout the building. The fluorescent lamps may contain small quantities of mercury. Approximately 1,750 linear feet of lamps were calculated (including spare bulbs), multiple of compact fluorescent bulbs and exterior high-intensity discharge lamps (HIDS). Approximately nine HIDS were observed within the parking lot.

Refrigerants and Extinguishers

ECS performed a survey of the building in an attempt to identify extinguishers and equipment which may contain Freon or other refrigerants. ECS observed air handlers, air conditioners and refrigerators which may contain Freon or other refrigerants as well as multiple fire extinguishers.

Other Potential Hazardous/Regulated Substances and Building Condition Concerns

Lead-acid batteries located in emergency lamps, exit signs, alarm panels and associated with electrical components, etc. were observed. The following materials were also observed which may require special handling and disposal during renovation/demolition activities:

- Cardboard boxes of Anti-freeze engine coolant within rear storage room;
- Air compressors within main middle and front garages;
- Two 275-Gallon above ground oil storage tanks within main rear garage storage room;
- Propane tank in main rear garage;
- Oils, lubricants and unknown chemicals within main rear garage;
- Two storage containers with unknown substances in parking lot;
- Two 275-Gallon above ground oil storage tanks in parking lot;
- Smoke detectors and Fire Extinguishers.

RECOMMENDATIONS

Asbestos

The materials listed in Table 1 consist of non-friable materials which contain greater than one percent (> 1%) asbestos. By definition, these materials are considered ACMs. Friable materials will easily produce airborne asbestos fibers if disturbed. Non-friable materials may also produce airborne asbestos fibers if disturbed.

ECS recommends where a material type has been identified as asbestos containing that all similar type materials throughout the building's interior, exterior and roof be assumed to contain asbestos. Suspect asbestos containing materials not observed due to inaccessibility during the survey may be encountered during renovation/demolition activities and should be tested for asbestos content or assumed as asbestos containing.

Federal and state regulations require asbestos-containing materials be removed prior to disturbance by renovation/demolition operations. If the building is demolished, by regulation, Category I non-friable materials and in some instances Category II materials may remain in place during demolition under the following provisions: the Contractor must have appropriate training; the debris must remain wet during demolition and not become friable; the contractor cannot compact the debris once the building is demolished with Category I/II non-friable materials present. Salvage of materials is also prohibited once the building is demolished and Category I/II non-friable materials are mixed in the debris. The landfill receiving the waste must also be notified in writing that it is receiving Category I/II non-friable materials, and it must acknowledge that it can accept this type of waste. Due to the logistical hurdles in complying with these regulatory requirements it is recommended, and is standard industry practice for an asbestos abatement contractor to remove these materials prior to renovation/demolition.

Prior to removal of Regulated Asbestos Containing Materials (RACMs), notification is required by either by Virginia and/or the EPA. This notification must be filed by a Virginia certified asbestos abatement contractor 20 business days before starting asbestos abatement activities.

During the removal of RACM a Commonwealth of Virginia licensed Project Monitor must be present daily. This involves collecting air samples from within and outside abatement work areas to monitor the abatement contractor's work practices over the course of the project. The Project Monitor should inform the building owner if the asbestos abatement contractor is not performing the work in accordance with project specifications, State of Virginia and local asbestos regulations as well as EPA regulation 40 CFR Part 61-National Emission Standards for Hazardous Air Pollutants Subpart M: National Emission Standard for Asbestos, and U.S. Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 – Asbestos in Construction which, in part, requires the contractor to perform personal exposure monitoring for all workers abating and disposing of asbestos containing materials.

The Project Monitor should assess each work area to monitor the removal of asbestos-containing materials. Only after the monitor has determined the identified ACMs have been removed should final clearance air samples be collected. ECS can provide these services if requested.

At the time of the survey, destructive means were not used to locate or sample suspect ACMs; therefore, additional suspect ACMs may remain within the building hidden behind inaccessible areas that include, but are not limited to, sub-grade walls, structural members, topping slabs, exterior areas, sub-grade sealants, flooring located below underlayments, areas behind walls, pipe chases, vapor barriers, etc. were deemed inaccessible and were not assessed. If additional suspect asbestos-containing materials are uncovered during renovation activities which were not accessible during this survey, it is recommended that these materials be sampled immediately upon discovery for asbestos content by a licensed asbestos inspector in accordance with 29 CFR 1926.1101.

Lead-Based Paint

Lead concentrations ($\geq$ 1.0 mg/cm^2) were primarily detected in the wood door and window component paints, concrete wall block paints, wood wall panel paints, metal radiator paint, gutter paints, and ceramic toilet glazings. The glazings appeared to be associated with factory finished surfaces. The majority of the remaining collected readings of painted surfaces were reported to be non-detect; although a few were reported to be lead-containing less than 1.00 mg/cm^2.

Although the EPA defines lead based paint as any paint containing equal to or greater than 1.0 mg/cm^2, OSHA has no specific action level for lead in paint or glazings. Work activities disturbing painted or glazed surfaces with measurable concentrations of lead should be performed in accordance with 29 CFR 1926.62.

The OSHA standard also gives no guidance on acceptable levels of lead in paint at which no exposure to airborne lead (above the action level) would be expected. Rather, OSHA

defines airborne concentrations, and references specific types of work practices and operations from which a lead hazard may be generated (reference 29 CFR 1926.62, section d). Environmental and personnel monitoring should be conducted during any removal/demolition process (as appropriate) to verify that actual personal exposures are below the Permissible Exposure Limit (PEL). Under OSHA requirements, the contractor performing demolition work will be required to conduct this monitoring and follow applicable requirements under 29 CFR 1926.62 if disturbing paint found to contain lead.

During renovation/demolition activities, ECS recommends a Toxicity Characteristic Leaching Procedure (TCLP) sample to be collected from the demolition debris prior to disposal of the waste stream. Waste tested which results in a lead content in the leachate of greater than or equal to five parts per million (5 ppm) is to be considered hazardous, handled and disposed in accordance with local, city, state and federal regulations

Miscellaneous Materials

Light ballasts manufactured prior to 1979 could contain small quantities of PCBs. However, regardless of "PCB labeling," ballasts produced between 1980 and 1991 may contain di-ethyl hexyl phthalate (DEHP) which is classified as a potential carcinogen by the EPA. Prior to any demolition or major renovations of the building, ECS recommends all ballasts be properly recycled regardless of "PCB" labeling. Ballasts lacking "No PCBs" labeling should be segregated and disposed of as a unique waste stream

Fluorescent lamps and lamp ballasts if removed should be recycled in accordance with EPA and Commonwealth of Virginia regulations. Recycling is the most environmental friendly means of disposal for these materials. Fluorescent lamps may be disposed as universal waste if they remain unbroken during removal. If bulbs are crushed or broken prior to disposal, they are classified as hazardous waste by the EPA.

Lamp ballasts, mercury containing switches, lead-acid batteries and other regulated waste materials must be segregated and disposed of as universal waste as required by the EPA. If any of these materials are observed to be leaking or otherwise damaged prior to disposal they must be disposed of as hazardous waste in accordance with EPA regulations. Handling, packaging, labeling, and disposal of hazardous materials should be performed in accordance with EPA regulations.

GENERAL

The purpose of this investigation was to identify the presence of regulated building materials which during renovation or demolition may require special handling or disposal. This investigation was not intended to quantify or locate every area containing these materials. Therefore, ECS recommends that a project specification to delineate and quantify known and suspect hazardous and regulated materials in the building and to outline proper

procedures for the abatement be performed. This will help protect the owner's liability in better defining the scope of work and contractors' roles and responsibilities in the abatement process and holding the contractor accountable for the performance of the project. The specification typically define the Contractor's scope of work and outline requirements and procedures that must be followed for this project. The intent of the specification is to give performance requirements for the Contractor so that the project can be completed safely and in compliance with applicable federal and state regulations. Typically, the specification document serves as part of the site owner's contract with the contractor.

LIMITATIONS

The conclusions and recommendations presented within this report are based upon a reasonable level of assessment within normal bounds and standards of professional practice for a site in this particular geographic setting. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

The observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and/or materials reviewed at the time this study was undertaken. No warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use of the client. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS and the client.

During this study, suspect asbestos samples were submitted for analysis at an NVLAP-accredited laboratory via polarized light microscopy. As with any similar survey of this nature, actual conditions exist only at the precise locations from which suspect asbestos samples were collected. Certain inferences are based on the results of this sampling and related testing to form a professional opinion of conditions in areas beyond those from which the samples were collected. No other warranty, expressed or implied, is made.

Our recommendations are in part based on federal and local regulations and guidelines. ECS does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the site that may present a potential danger to public health, safety, or the environment. Under this scope of services, ECS assumes no responsibility regarding any response actions initiated as a result of these findings. General compliance with regulations and response actions are the sole responsibility of the Client and should be conducted in accordance with local, state, and/or federal requirements.

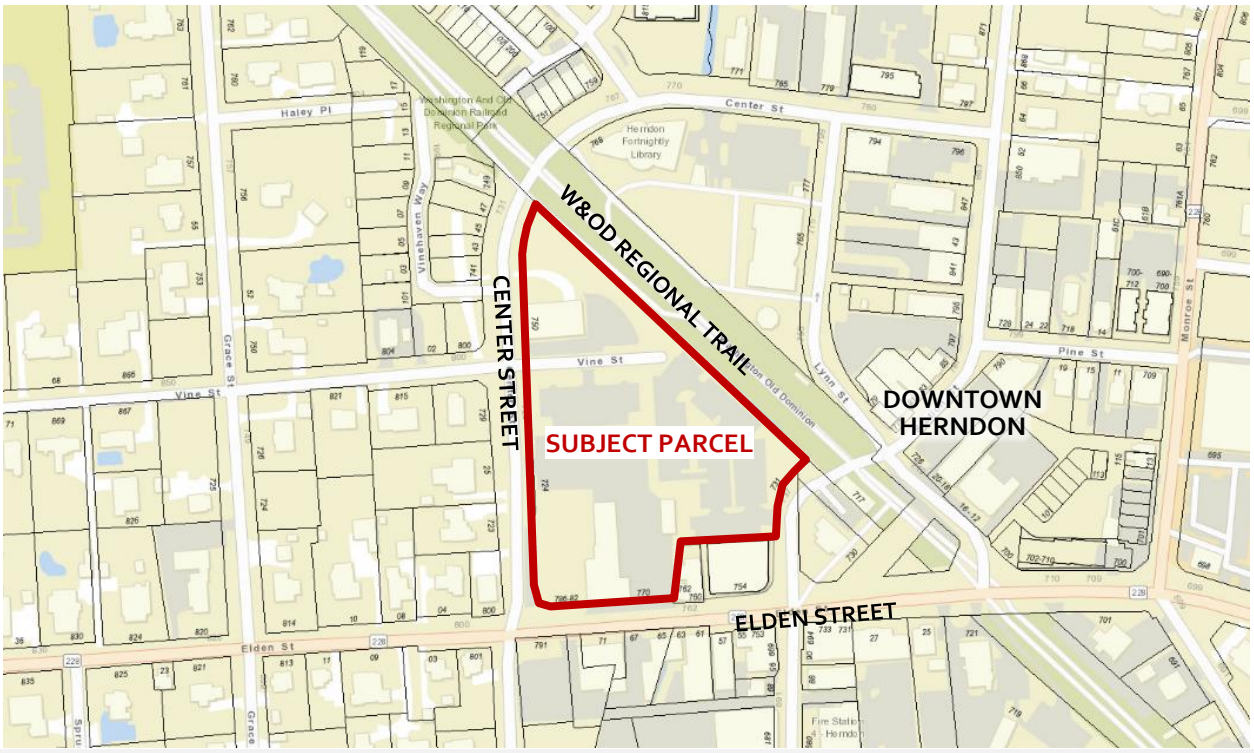
The client agrees to notify the appropriate local, state, or federal public agencies as required by law, or otherwise to disclose, in a timely manner, information that may be necessary to prevent any danger to public health, safety, or the environment.

TOWN OF Herndon VIRGINIA

STAFF REPORT
Heritage Preservation Review Board
April 26, 2019

Case Number & Type: HPRB #19-19; New Construction
Case Summary: Certificate of Appropriateness (COA) application for design of three (3) multi-story, single-use and mixed-use buildings consisting of residential, retail, arts center and parking garage uses; and for design of several open spaces and plazas.
Case Location: Fairfax County Tax Map # 0162 02 0020H (address not yet assigned)

Location Map



Property Information

Applicant/Owner:	Comstock Herndon Venture, LC / Town of Herndon		
Agent:	Noah B. Klein, Esq. Odin, Feldman & Pittleman, P.C.		
Business/Organization:	N/A		
Property Use:	Mixed Use (residential, retail, arts center)		
Zoning District:	PD-TD: Planned Development – Traditional Downtown	**HPOD Designation:**	Partial contributing; Partial non-contributing
Adjacent Zoning:	**North:** PD-D, Planned Development- Downtown	**East:** PD-D, Planned Development- Downtown; CC, Central Commercial	
	South: PD-D, Planned Development-	**West:** PD-D, Planned Development-	

	Downtown; CC, Central Commercial	Downtown; R-10, Residential Single Family	
Adjacent Property HPOD Designation:	**North:** Non-contributing **South:** Contributing & Non-contributing	**East:** Contributing & Non-contributing **West:** Contributing & Non-contributing	
Associated Cases:	ZMA#14-101, ZMA#15-101, TP#18-08, HPRB#19-17, HPRB#19-18		
Building Type(s):	Multi-story residential over commercial & structured parking garage.	**Date of Construction:**	N/A
Architectural Style(s):	Neo-Traditional with varied Colonial, Victorian, classic, mid-modern details.		
Exterior Material(s):	See Material List (Attachment #9)		
Neighborhood Design Profile:	Historic Town Center with adjacent single family detached houses and standalone civic buildings and spaces, and commercial blocks of attached buildings.		

Case Details

Case Description:

This application for a Certificate of Appropriateness (COA) is for the design of a new Downtown development that consists of 273 residential units, 17,000 square feet of retail space, an 18,000 square foot arts center, a public/private parking garage, and several public open space and plaza areas that include open space amenities. The development encompasses almost an entire downtown block and has frontage along public rights-of-way on all four sides.

The development's gross floor area is divided into three (3) buildings. The building on Block A is entirely residential. The building on Block B includes ground floor retail with residential above along Elden Street and residential units wrapping the structured parking garage. The building on Block C consists of a ground floor arts center and retail with residential above. The buildings are connected via three upper floor pedestrian bridges. (Attachments #1, 2# and #3)

Architectural Elevations

Attachments #4 and #5 show the proposed architectural elevation drawings. The buildings are designed at four (4) stories high. To manage the visual scale and break up the mass/building volumes, the façades are divided horizontally to appear as multiple buildings with a variation of architectural styles, colors, materials, details, and sizes. Non-residential ground floor space is provided at greater floor to ceiling heights compared to the upper floors. The non-residential facades reflect period storefront architecture through architectural details and large display windows. The upper floors have regular but varied fenestration that differs between each "building" along the façade, according to architectural style(s) expressed. The roof line is heavily detailed and broken up to reinforce the image of smaller architectural pieces of the elevation composition(s). The elevations facing Elden Street and Station Street have larger compositions along the

façade that are more commercial in form, use, and style. Along Center Street, the façade is broken up to appear more as residential rowhouses with English basements. The two internal facades (east side of the parking garage) facing a pedestrian passage and the Arts Walk maintain a larger form and scale to reflect the design of a historic warehouse or factory.

Exterior Material Palette

Brick is the dominant cladding material however fiber-cement siding is also used in some cases. The windows and much of the architectural detailing is metal and some façade accents use precast stone. The exterior colors vary considerably, though are mostly warmer color tones including reds, browns, and yellows, though there are some compositions that use a cooler off-white field color. Much of the detailing color including the cornice, façade banding, window headers and sills, and the pedestrian bridges are white or off-white. Much of the window framing color is dark brown. Full exterior material information is provided in the Attachment #9 and the colored building elevation drawings label the locations of the various materials (see Attachment #5). Material and color samples will be provided at the work session.

Open Space Design

This project relies on heavily designed and varied outdoor activity spaces and plaza areas with various outdoor amenities and decorative surface materials. There are three main components to the open space design: the public streetscape, the private internal spaces open to the public, and the private spaces open only to on-site residents. Full information on the design and materials of these areas is provided in the site plan sheets (Attachment #7) and the open space concept design (Attachment #8).

Along Elden Street, Center Street, and Station Street, Herndon's Streetscape Manual Downtown Streetscape Design Standards, Specifications and Guidelines are used. This includes appropriate designs for streetscape features such as brick sidewalks, street trees with decorative grates, benches, street lights, trash and recycling receptacles, and bicycle racks. The only open spaces limited to on-site resident use include the pool area behind the 'Block A' building, an internal courtyard in the center of the 'Block C' building, and private patio areas for the units around the 'Block B' building. The private open space areas accessible to the public include Vine Street and Middleton Lane, plazas abutting the Elden Street, Station Street, and the W&OD Regional Trail, and a pedestrian Arts Walk. Each of these spaces are designed around pedestrian use and circulation with landscaping, various benches and café seating, areas for public art, decorative screening panels, trash and recycling receptacles, bicycle racks, and an interaction space pad. Numerous surface treatments using unit/architectural pavers arranged in various patterns are used, including a design to mimic or symbolize railroad tracks. Various exterior lighting features are used including decorative light posts, catenary lights over the Arts Walk, and small lights imbedded in the ground surface pavers in some areas. The applicant worked with a Town designated Arts Committee to establish the design and selection of materials and focal points of public art in the Arts Walk area(s).

Garage

The structure parking garage is both below and above grade and is mostly screened from view by the residential and retail buildings. Where visible, the garage is screened with an architectural façade comprised of brick and fenestration.

Case Background:

The subject parcel for this project was rezoned in 2014 and 2015 to entitle development of the property with certain redevelopment uses and design parameters, which the proposed project was designed to meet. For this project, the applicant attended several HPRB work sessions in 2018 to present various components of the project design to the Board and seek preliminary input from the Board. Those design components included the architectural massing and form, the exterior materials palette, and the conceptual open space design. Based on those informal reviews, the applicant submitted an application for a Certificate of Appropriateness (COA) for New Construction for the proposed project in May 2018. The case was reviewed and approved with conditions at the June 2018 HPRB public hearing. Following approval, appeals were filed by adjacent property owners which subsequently voided that original COA. Since then, the site plan for the project was reviewed and received administrative approval from the Town in April 2019. The approved site plan includes landscaping and hardscaping components. The site plan, landscaping plan, and hardscaping plan are included in Attachment #7.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #10)
- Town of Herndon Heritage Preservation Handbook, New Construction Guidelines (Page 31) and Design Guidelines that apply to New and Existing Buildings (Page 95)
- Town of Herndon Downtown Pattern Book Section C: Lot and Building Guidelines (Page 42) and Section D: Storefronts and Signage (Page 64)

Staff Analysis

1. An innovative design approach of creating a new downtown block that developed over time with various building types, architectural styles, building sizes, and uses seems effectively employed. The commitment to that design concept, creating locally appropriate architectural interest and significant visual appeal, continues from the ground plane to the roof line with detailing, materials, fenestration, lighting, solid to void ratios, and forms of a single architectural style carried across the façade of each architectural composition. This helps to clearly distinguish the break in each building section of the composition and adds visual interest across the façade(s).

The architecture, as proposed, appears appropriate for the HPOD. The various architectural styles employed are meant to reflect the styles prevalent during the District's period of significance in the late 18th and early 19th centuries with a few mid-19th century compositions. Early in the review process the applicant provided precedent photos of structures in Virginia from the HPOD's period of significance as a basis for design. The proposed detailing and styling reflect several of these structures. The notable architectural detailing ensures that high style adoration is

avoided but sensitively/subtly incorporated in each 'building section' which is consistent with the historic character of the district. The factory/warehouse design of the facades along the Arts Walk give a nod to the reminiscent industrial focus of the downtown area, which had mills and warehouses when the railroad was active.

2. As mentioned in the case background, this project was discussed at several HPRB work sessions in 2018. During the informal reviews the Board and staff provided comments on the design. The Applicant revised the design to address those comments with each session. Exhibit A of Attachment #1 includes a summary of the design changes that occurred to address the comments received during those reviews.

3. When the proposed project was first before the HPRB as an official item at its June 2018 work session, following several informal work sessions, the staff report provided several comments regarding the design. Exhibit B Attachment #1 lists those comments with the applicant's response to each item. Staff considers those comments satisfied with the current submission materials.

4. The original COA approval from the June 2018 HPRB public hearing for this project included six conditions. Most of those conditions required the submission of additional materials and required revisions to the design, both of which were addressed with the COA application as now proposed. The applicant's letter (Attachment #1) provides an update on each condition. The final condition refinement of the storefront designs and submission of those refined design prior to permitting. The storefront design were further detailed with the last submission and the architectural elevations line drawings (Attachment #4) include a storefront schedule that shows a refined design. Staff considers that condition satisfied and no longer necessary. It is possible that a retail tenant may want a different storefront design. In that case, a new COA application for alteration would be necessary.

5. A COA for New Construction, as proposed with this application, can only proceed if the two related demolition COAs are first approved. Those applications, HPRB#19-17 and HPRB#19-18 will be reviewed concurrently and placed on the HPRB agenda prior to this item.

6. According to staff's evaluation, the proposed new construction generally meets the applicable design guidelines of the Town of Herndon Downtown Pattern Book.

7. According to staff's evaluation, the proposed new construction generally meets the applicable design guidelines of the Town of Herndon Heritage Preservation Handbook.

8. According to staff's evaluation, the proposed new construction complies with the applicable regulations and design criteria of the Town of Herndon Zoning Ordinance.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s).

	4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for further review.
Recommended Motion:	Motion for approval of HPRB #19-19, in accordance with Alternative #3, with the following conditions: 1. HPRB #19-19 shall be contingent on the approval of demolition of the building at 750 Center Street, the subject of HPRB #19-17; and 2. HPRB #19-19 shall be contingent on the approval of demolition of the building at 770 Elden Street, the subject of HPRB #19-18; and 3. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 8, 2019 and April 16, 2019.

Report Attachments

1.	Applicant Letter (including design changes exhibit), Dated April 4, 2019
2.	Site & Context Photograph Packet
3.	Evolution of Design Packet
4.	Proposed Architectural Elevations – Line Drawings
5.	Proposed Architectural Elevations – Colored Renderings
6.	Proposed Building Lighting Packet
7.	Packet with Approved Site Plan Sheets
8.	Open Space Design Packet
9.	Exterior Material Product Information Booklet
10.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787-7380; christopher.garcia@herndon-va.gov**

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Community Design Planner

Bryce A. Perry
Deputy Director

Odin
Feldman
Pittleman PC

Noah B. Klein, Esquire
noah.klein@ofplaw.com
Direct: 703-218-2193

April 4, 2019

Re: Application for Certificate of Appropriateness for New Construction for the Properties Located at 724 Center Street, 726 Center Street, 750 Center Street, 731 Station Street, 770 Elden Street, 782 Elden Street, and Vine Street at Washington and Old Dominion (Trail). [Parcel 20G/PARID #16-2-((2))-20H]

Members of the Heritage Preservation Review Board:

On behalf of the Applicant, Comstock Herndon Venture, L.C. ("Comstock), please find enclosed an application for a Certificate of Appropriateness (COA) for New Construction in connection with the approved Site Plan #TP18-08. As part of this application, Comstock provides the following:

1. Eight (8) sets of colored photographs of existing structures, site, and neighboring properties.
2. One (1) full sized set of 24" x 36" color elevations.
3. Eight (8) sets of the updated Concept Book dated April 8, 2019 - includes color elevations, materials and site plan.
4. Eight (8) sets of building lighting diagrams.
5. Samples of exterior building materials.
6. Eight (8) color copies of the manufacture's cutsheets for building lighting, windows, and doors.
7. Eight (8) full size copies of the approved site plan sheet for the New Construction COA application.
8. Eight (8) full size copies of the approved landscape/hardscape plan sheet for the COA New Construction Application. Such plan sheet includes the following materials:
    a. Details/specifications on Arts Walk hanging pendant lights, paver lights, and webbed light posts / fixtures
    b. Details/specifications on arts loop railings, benches, curved benches at the Station Street Plaza, and fixed wood bench and tables along the W&OD
    c. Details/specifications on the splash pad design and components such as seat walls, planting structures, etc.
9. Eight (8) reduced (11x17) copies of b/w line elevation drawings to standard scale.
10. Eight (8) copies of the Evolution of Design Concept Book.
11. Additional material samples/product sheets requested by the Town of Herndon as follows:
    a. Storefront glass and framing
    b. Storefront canopies

c. Formed metal details for cornices, railings
d. Canopies / awnings, generally
e. Window and / or side lite details/sections with various window lite division patterns selected
f. Door and side lite details/sections with various glass lite division patterns selected

Memorandum

This application follows the previous COA application submitted to the Heritage Preservation Review Board (HPRB) last year, for which a public hearing was held on June 18, 2018 (HPRB #18-17). At that time, the HPRB concluded that a COA was appropriate for this new construction and approved the application. The lack of an approved site plan at that time, however, as required by Section 78-60.3(g)(3)(a) of the Town of Herndon Zoning Ordinance (the "Ordinance"), necessitated the voluntary withdrawal of HPRB#18-17 upon its appeal to the Town Council. In conjunction with the approved Site Plan, Comstock submits this application in conformance with the Ordinance. In recognition of the considerable work that went into the evaluation and ultimate approval of HPRB#18-17, including staff reports, public presentations and comments by the HPRB, Comstock hereby incorporates by reference into this application all plans, documents, memos, meeting minutes and related materials produced by Comstock, the Town of Herndon and the HPRB in conjunction with HPRB #18-17.

Summary of Design

The Site Plan and final design for the future Herndon Downtown Redevelopment (the "Redevelopment") represents the culmination of the collected series of work sessions, public hearings and comments over the last year between Comstock, the HPRB, the Town of Herndon and the community. The evolution of the design over the course of ten (10) work sessions speaks to Comstock's commitment to achieve a design that brings the life the development envisioned by the Downtown Master Plan, recognizes the goals of the Historic Overlay District and honors the period architecture of downtown Herndon's historic heritage. To better illustrate this evolution of the design through these interactions between Comstock and Herndon, Comstock provides with this application an Evolution of Design Concept Book highlighting the various changes and enhancements to the Redevelopment design from the first work session to the current submission.

The Redevelopment includes 273 residential units and approximately 17,000 sq.ft. of retail, the 18,000 sq. ft. Arts Center shell, and an eight level parking structure. The Redevelopment will consist of three blocks: Block A, located north of Vine Street, is a 4 story, purely residential building. The building features a landscaped ground floor courtyard facing the W&OD Trail, and the building will also complement the residential character of Center Street. The building will connect to the parking garage through a small pedestrian bridge. The area south of Vine Street is divided into two blocks, Block B to the west and Block C to the east, further reducing the scale of the development to compliment the character of the Town. Block B includes the garage structure, which is primarily above grade with one level of below grade

parking, and is wrapped by a residential liner on all sides. The liner along Center Street is 3 stories, with individual unit entries and English basements that are compatible with the homes on the other side of the street. The Elden Street frontage includes ground floor retail with 3 stories of residential above. The liner continues facing the new Pedestrian Street / Arts Walk and the north side along Vine Street, and features ground floor loft type units with high ceilings. Block C includes ground floor retail along Station Street. Around the corner, the Arts Center is located on the extended Vine Street with visibility to the W&OD Trail, as well as a frontage along the Pedestrian Street / Arts Walk. The building above the ground floor has 3 stories of residential, with a small landscaped courtyard and bridges connecting to the garage building to the west. A full description of the Redevelopment is contained within the Concept Book dated April 8, 2019 as prepared by Torti Gallas + Partners, included in this application, which provides details relating to Blocks A, B and C, as well as the elevations, color schemes and materials to be used for the development.

The Redevelopment presents a realization of the vibrant, walkable retail environment envisioned by the Downtown Master Plan and the Downtown Pattern Book. The design of the project follows the regulatory plans of the Downtown Pattern Book in terms of building frontage and building height / number of stories. Furthermore, it adheres to the Downtown Pattern Book's guidelines for both mixed use and apartment buildings in terms of building placement, articulation of massing, scale and rhythm of facades, vertical articulation with windows and bays, horizontal articulation (base , middle, and top) , and treatment of window and door openings. Similarly, the project follows guidelines for new construction for both residential and commercial construction from the Heritage Preservation Handbook. The design addresses the guidelines for the relationship of the building to the street, varying the vertical surfaces and roof lines / forms, width and proportion of facades, as well as proportion and articulation of openings that are recommended for new construction within a historic context.

The Elden Street design in particular advances the mixed use concept recommended in the Master Plan and Pattern Book, and, in response to comments generated by the HPRB in connection with HPRB#18-17, incorporates a stepped parapet roofline in recognition of the Ashwell building. In terms of the overall massing of the Redevelopment, the design features a varied roofline that serves to reduce the visual impact of the Redevelopment, as per the recommendations of the New Construction Guidelines within the Herndon Heritage Preservation Handbook. Building heights for the Redevelopment have been developed consistent with the Downtown Pattern Book, and in particular, the average height for the residential building of Block A is 48.6'---well below the permissible maximum height allowance of 54' as provided in the proffers for ZMA#15-101. The varied roof line, setbacks and lowered height design work together to act as an appropriate transition from the adjacent existing residential neighborhood.

Response to HPRB and Staff Comments

As noted above, the Redevelopment underwent review and comment by the HPRB over the course of the ten work sessions in 2018. With each work session, Comstock carefully and diligently refined the Redevelopment design to address all comments, to ensure that the design

honors Herndon's historic heritage, and faithfully represents the Town's vision for this project. For the benefit of the HPRB, Comstock hereby provides a detailed summary of the design changes produced throughout these work sessions, in a memo attached hereto as **Exhibit A**.

In connection with the review of HPRB#18-17 during the June 13, 2018 HPRB Work Session, as well as staff comments provided in the Staff Report for that item, the HPRB and staff generated a series of comments for further explanation by Comstock. In response, Comstock hereby provides a detailed response to those comments in a memo dated June 18, 2018 and prepared by Torti Gallas, attached hereto as **Exhibit B**.

As part of the approval motion for HPRB#18-17 dated June 18, 2018, the HPRB provided an additional set of comments for follow-up by Comstock. In response to these comments, please see below:

1. That the development will be in substantial conformance with the application and supporting materials dated May 18, 2018 and June 18, 2018

   Comstock response: So confirmed.

2. That the applicant shall provide a comprehensive list of exterior building materials to staff by June 29, 2018 for review and approval.

   Comstock response: Such comprehensive list is provided to staff as part of this application.

3. That the applicant finalize the light fixtures that are more appropriate with the district's period of significance and submit the refined design for staff review and approval prior to submission of the first building permit.

   Comstock response: Light fixture design has been submitted for review and approval.

4. That the applicant shall provide further references to the Ashwell building, including providing a stepped parapet on Elden Street, prior to submission of the first building permit;

   Comstock response: A stepped parapet has been incorporated into the Elden Street design.

5. That the applicant shall refine the block a façade facing the W&OD Trail in the manner as shown on Scheme 2 dated June 18, 2018.

   Comstock response: The Block A façade design has been developed in accordance with Scheme 2.

6. That the applicant shall refine the storefront details and materials of the storefront design prior to submission of the first building permit.

Comstock response: Storefront details and design will be submitted for review and consultation prior to issuance of the first building permit.

Comstock has worked collaboratively and diligently with the HPRB and staff to address comments and ultimately produce a design that is consistent with all applicable County plans, such as the Downtown Pattern Book and the Herndon Heritage Preservation Handbook, as well as the approved proffers, and hereby requests the HPRB to grant a COA for new construction in connection with Site Plan#TP18-08. We look forward to working with staff and presenting this application to the HPRB at the earliest available public hearing date. Please do not hesitate to contact me with any questions relating to this application.

Sincerely,

Noah B. Klein, Esq.
Odin, Feldman and Pittleman, PC.

NBK/leh

cc: Comstock Herndon Venture, L.C.

#4198362v1

TORTI GALLAS + PARTNERS

EXHIBIT A

Summary of Design Changes based on HPRB and Staff Comments

Design Changes after 01/17/18 Work Session:

- Incorporated tower at Elden Plaza into buildings on either side to create one building
- Reduced the use of mansard roofs
- Eliminated round tower at Arts Center
- Less Facade changes at Arts Center Building
- Created 'corner store' façade at Center and Elden Streets
- Incorporated automobile dealership design vernacular into the Arts Center/Building C
- Referenced mid Atlantic vernacular architecture from the period of significance

Design Changes after 02/21-18 Work Session:

- Divided retail building in block C into two different facades to break up massing and give more emphasis to the arts center facade
- Added stepped cornice line to Building B on Vine Street
- Extended 'B' façade of Arts Center on Building C by two bays on W&OD Trail Elevation
- Incorporated siding into select elevations on Center Street
- Studied building height/scale/pedestrian perspective along Center and Elden Streets. Studied other new development in Herndon.

Design Changes after 03/14/18 Work Session:

- Increased Depth of canopies at the Arts Center to - more Marquee-like design
- Revised Arts Walk bridges from a traditional language to a more industrial/ railroad vernacular
- Added Juliette Balconies to Arts Walk elevations on both Buildings B & C
- Revised white brick 'deco' building on Elden Plaza to be less similar to that at Junction Square
- Revised precast garage elevations on Center Street (Added brick cladding, coping/color change, and more residential sized openings with metal mesh, raised the height of the parapet to screen cars).
- Extended facades at the corners of Building A courtyard/reduced length of white brick façade.
- Removed pediment from façade at north elevation of Building A

Design Changes after 04/11/18 Work Session:

- Reduced depth of cornice of several Building A facades

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Robert S. Wallach, AIA
Cheryl A. O'Neill, AICP
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Troy E. McGhee, AICP
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Sarah Alexander, AIA
Scott A. Welch, AIA
Micheal D. Rollison

EMERITUS
Tunca Iskir
Sylvia S. Munero

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- Added light divisions/ detail to storefronts
- Revised proportions/angle of pedimented dormers. Changed shed roofed dormers to pedimented dormers

Design Changes after 05/16/18 Work Session:

- Added cross bracing detail on Vine Street pedestrian bridge
- Created fly through video of the project at the Board's request to provide more enhanced visual "3D" detail and perspective.

Design Changes after 06/15/18 Work Session (before Public Hearing):

- Changed vinyl windows proposed Building A to all aluminum for entire project
- Removed uplighting where located in residential areas
- Revised/removed colonial style residential and retail light fixtures to be more in keeping with period of significance
- Revised white brick façade at Building A courtyard: varied parapet heights, recessed portions for added depth

Design Changes from 06/18/18-10/01/18 (Post Public Hearing):

- Revised white brick façade on Elden Plaza: changed to blonde brick. Recessed portions to create depth
- Revised façade of Building B on Elden Street to reflect the Ashwell building: changed to white brick, added stepped pediment, etc.
- Revised exterior lighting to eliminate uplighting

EXHIBIT B

TORTI GALLAS + PARTNERS

Downtown Herndon Redevelopment
Herndon, VA

Comstock Partners, LLC

Reference: New Construction Application for Certificate of Appropriateness (HPRB #18-17)

Provided below are responses to consolidated comments provided by Town of Herndon staff, summarizing the discussion at the HPRB Work Session on Wednesday, June 13th.

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Brian E. O'Looney, AIA
Sarah Alexander, AIA
Scott A. Welch, AIA
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EMERITUS
Tunca Iskir
Sylvia S. Munero

1. Clarify that the windows and doors will be simulated true divided light with grilles/muntins on the exterior of the glass and a spacer bar between the panes of glass and specify the profile (width, depth, design) of the muntin. Provide specifications sheets clearly indicating the light separation details.
Response: Confirmed. The windows and doors will have a true simulated divided light with muntins on the exterior and interior of the glass with spacer bar between the panes. Details and samples will be provided to staff before issuance of building permit.

2. Prepare an alternative to the proposed vinyl window for the Block A building. Vinyl it is an inappropriate window material in the historic district and should not be used when on any structure that is visible from a public right-of-way. It has been approved for buildings, like the rear buildings at Junction Square, that do not front or face a public street. In this case, the Block A building has two public fronts, one of Center Street and one on the W&OD trail. Given that degree of public visibility, a metal clad or fiberglass window could be appropriate options .
Response: The project will provide metal windows and doors for all 3 buildings. The vinyl windows and fiberglass doors are removed from the project.

3. Provide a schedule of all exterior materials proposed that indicate the material type, extent of use, location of use, color(s), manufacturer, and any other relevant details.
Response: Primary exterior materials boards and information has been provided. A comprehensive list including secondary exterior materials in the requested format organized by building has been provided to staff on 6/29/18.

4. Confirm where the metal full light doors will be used and where the fiberglass full light doors will be used. This can be done using the material schedule.
Response: Only the full light metal doors will be used, the fiberglass doors have been removed.

5. For all already submitted and any to be submitted catalog cut sheets, circle or clearly indicate in some other manner exactly which options are being proposed. The information submitted on the JeldWen doors is a good example of the where the actual specifications are not indicated in the catalog sheets. This needs to be done on all material cut sheets submitted including each light fixture.
Response: More information on the cut sheets has been provided. See revised window, door, and light fixture cut sheets. The referenced Jeld-Wen door has been omitted.

6. Provide an explanation of the use of the specified gooseneck lights as pedestrian bridge uplighting.
Response: The referenced fixture has been deleted per comment #8 below.

7. Confirm your willingness to work with staff to choose a later architectural period for the proposed lighting fixtures that fits more appropriately with the styles of the proposed buildings and the district's period of significance. If so, staff will include this as a condition to the approval of the plans and the staff can work with you at a later date to choose a light that can be approved by staff.
Response: We have made updates to the lighting fixtures per this comment, and are willing to work with staff to finalize light fixtures as needed.

8. Staff concurs that the uplighting is a nice architectural feature for use on the commercial building at the corner of Elden and Center Streets. However, this up lighting illuminating the façade and the pedestrian bridge on Center Street do not comply with the Zoning Ordinance exterior lighting standard that prohibits lighting facades adjacent to residential properties. Staff may seek a Zoning Ordinance Text Amendment in the future that will consider permitting these types of lights.
Response: The uplighting has been removed per the ordinance. We would be supportive of any text amendments that would allow this lighting in the future, to highlight the architecture of the building.

9. Confirm that the signage lighting will be removed from this application and that it will be reviewed with the proposed signage for the building.
Response: Confirmed, it has been removed.

10. Clarify the color of the garage parapet by referencing the material color on the appropriate material board.
Response: The color of the garage parapet coping is to match window Color #5 (PPG Hartford Green) from Material Palette 3. This is the same coping color which is also shown as the Arts Walk elevation of Building B.

12. Supply missing manufacturer material information sheets and samples for the following items as discussed during the work session. Samples may be provided at a later date, but before building permits are applied for.

- Storefront system
- Siding
- Cladding material of penthouses and roof enclosures
- Cornice details
- Sign band details
- Storefront details (pilasters, brackets, paneling, etc.)
- Balconies
- Canopies
- Awnings
- Railings
- Metal roofs
- Cladding material of bridges
- Garage doors
- Gutters and downspouts-if being proposed, include on the elevation plans.
- Utility enclosure gate material
- Garage structure

Response: Material information sheets and samples for the above referenced materials will be provided to staff for review before building permits are issued.

13. Provide additional storefront detail and better exhibits that showcase that detail. Detailed storefront proposals are necessary at this time to permit approval of a complete Certificate of Appropriateness. Additional exhibits should include screen shots of the drive through that highlights the showdown lines and articulation and closeup elevation drawings of just the commercial and arts center ground floors. the material and color of each component of the storefront should be labeled on the elevation drawings. Also include the design of the storefronts behind awnings. The concerns regarding flatness and detailing must be addressed.
Response: Enlarged elevations have been previously provided showing more clearly the detail and design intent of these storefronts.

14. Provide specific architectural reference to the Ashwell building in some fashion on Elden Street. The use of similar rough cut block in some way or a reference to the stepped parapet are options to consider.
Response: The project has provided stepped parapets as a design feature referenced from the Ashwell building in two locations on the project (Center Street and Vine Street). The project has revised one of the façade types on Elden to include a stepped parapet as a reference to the Ashwell building as discussed. Furthermore, Comstock is willing to salvage and provide a limited release of the stamped tin ceiling material from the Ashwell Building to any interested Herndon residents to the extent that it is practical and safe for consumption.

15. Refine the W&OD Trail facing elevation of the Block A building. Provide screen shots of the drive through video with the intent show the articulation and depth of the façade. Evaluate the roof line design of the white brick composition and the yellow siding composition. If detailed a little more distinctively and designed to better align with the intended architectural period each composition is intended to reflect, the overall façade design would fit better with the highly defined façade design on the rest of the project without necessarily creating more compositions around the pool plaza, which staff understands is not preferred.

Response: Enlarged elevations and 3D views have been provided to more clearly show the detail and design of this portion of the project.

16. Provide a sample of the transparent storefront glass. This can be as small as 12" by 12" and can be brought to the public hearing on Monday.
Response: A sample of a proposed transparent glass is available to be provided if needed. The final glass specification will need to be coordinated with the overall building energy model to ensure we are meeting our energy requirements to achieve LEED Silver equivalence, as required by the comprehensive agreement.

The above is the opinion of the writer. If you have any questions please don't hesitant to contact me.

Sherief Elfar, NCARB, AIA, CDT
Principal
Torti Gallas and Partners, Inc.

1300 Spring Street, 4th Floor | Silver Spring, Maryland 20910
301.588.4800 x2274 office | 301.650.2255 fax | 202.352.5433 cell

TORTI GALLAS + PARTNERS

April 11, 2019

HERNDON DOWNTOWN REDEVELOPMENT

SITE AND CONTEXT PHOTOS









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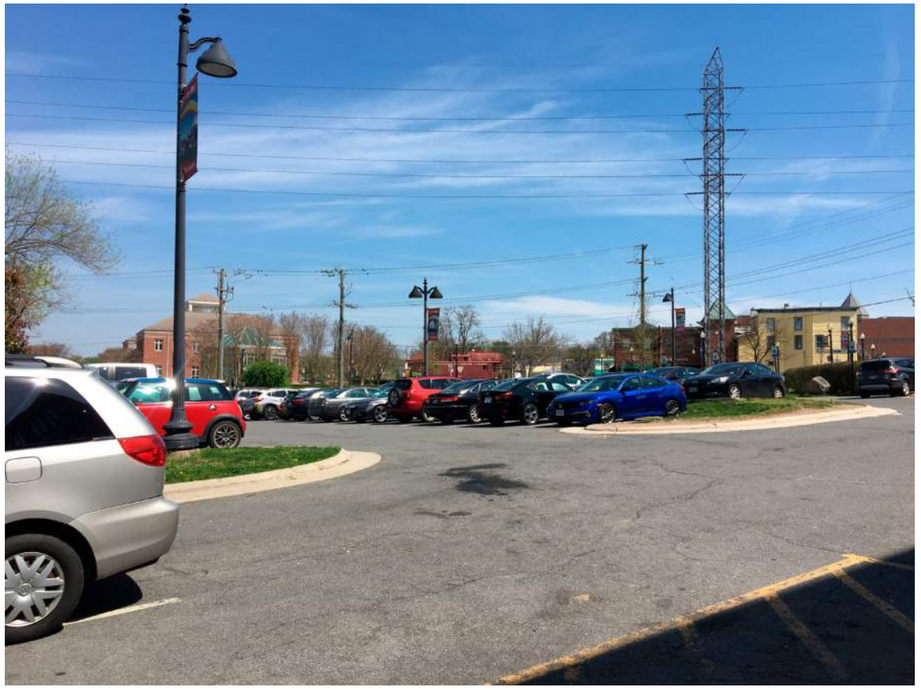

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DOWNTOWN HERNDON REDEVELOPMENT EVOLUTION OF DESIGN



MARCH 14, 2018 HPRB WORK SESSION

Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



CURRENT ELEVATION

March 28, 2019

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East Elevation - Station Street - Building C
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MARCH 14, 2018 HPRB WORK SESSION

Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



CURRENT ELEVATION

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East Elevation - W&OD Trail - Building C
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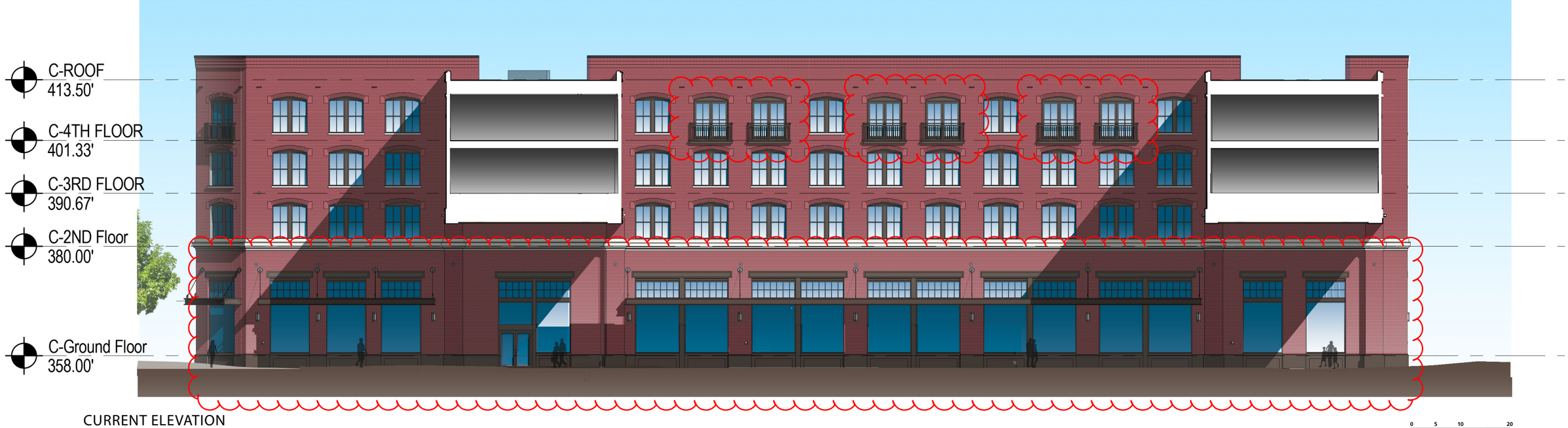
MARCH 14, 2018 HPRB WORK SESSION

Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



CURRENT ELEVATION

March 28, 2019

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West Elevation - Arts Walk Building C
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MARCH 14, 2018 HPRB WORK SESSION

Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



CURRENT ELEVATION

March 28, 2019

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East Elevation - Arts Walk - Building B
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MARCH 14, 2018 HPRB WORK SESSION

Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



CURRENT ELEVATION

0 5 10 20

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South Elevation - Station Street Plaza - Buildings B & C
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Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



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0 5 10 20

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East Elevation - Station Street - Building B
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South Elevation - Elden Street - Building B
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Changes made after 6/18/18 public hearing



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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Center Street - Buildings A & B
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Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



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West Elevation - Center Street - Building B
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Changes made after 6/18/18 public hearing



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West Elevation - Center Street - Building B
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March 28, 2019

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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Center Street - Building A
HERNDON DOWNTOWN REDEVELOPMENT



MARCH 14, 2018 HPRB WORK SESSION

Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



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South Elevation - W&OD Trail - Building A
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East Elevation - W&OD Trail - Building A
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MARCH 14, 2018 HPRB WORK SESSION

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North Elevation - Vine Street - Building A

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MARCH 14, 2018 HPRB WORK SESSION

Changes made prior to 6/18/18 public hearing

Changes made after 6/18/18 public hearing



CURRENT ELEVATION

0 5 10 20

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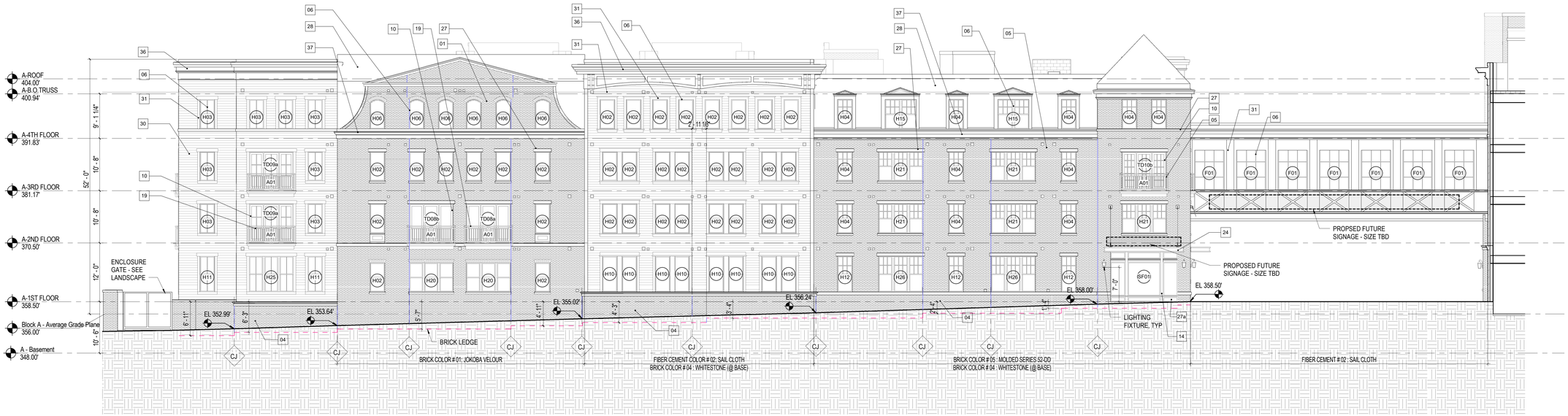
South Elevation - Vine Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT

Attachment #4

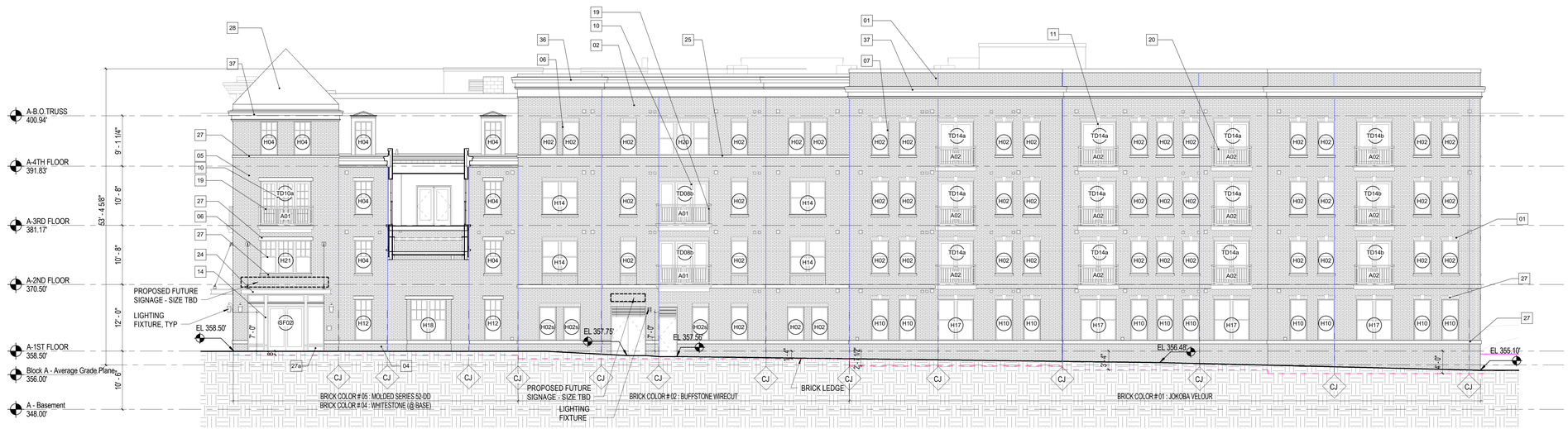
MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



D1 BLDG A - WEST ELEVATION

1/8" = 1'-0"

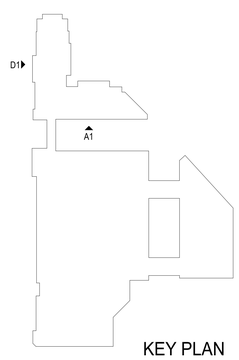


A1 BLDG A - SOUTH ELEVATION

1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

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SILVER SPRING, MD 20910
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www.tortigallas.com

HERNDON TOWN CENTER

ELDEN STREET & STATION STREET
HERNDON, VA 20170

OWNER / DEVELOPER
COMSTOCK HERNDON VENTURES, LC
703.230.1985

STRUCTURAL ENGINEER
SK&A, MD
301.881.1441

MEP ENGINEER
HENRY ADAMS, LLC
410.296.6500

CIVIL ENGINEER
VIKA Virginia
703.442.7800

LANDSCAPE ENGINEER
STUDIO39
703.719.6500

SUSTAINABILITY CONSULTANT
GREENSHAPE
202.544.1400

Key Plan

Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 0084321
4/1/19
ARCHITECT

Bldg A - West & South Elevations - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-A501

PERMIT REVISION SET - 04.01.19

4/1/2019 3:58:54 PM

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
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18	Aluminum Storefront Color #6

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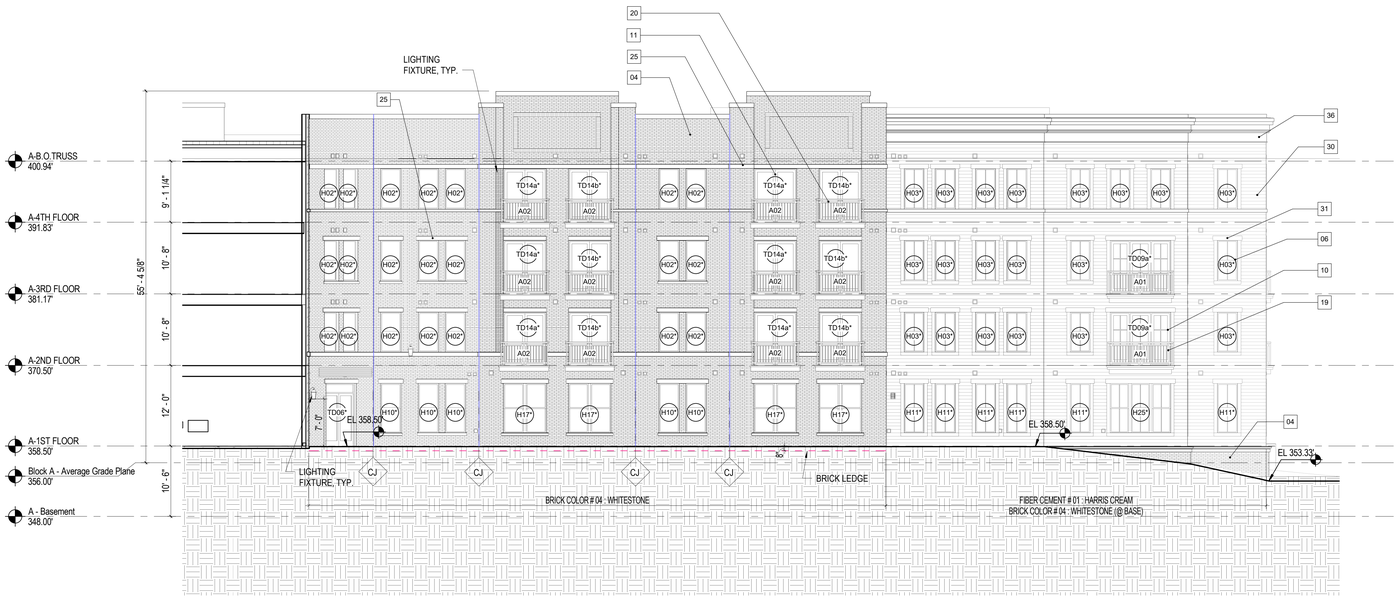
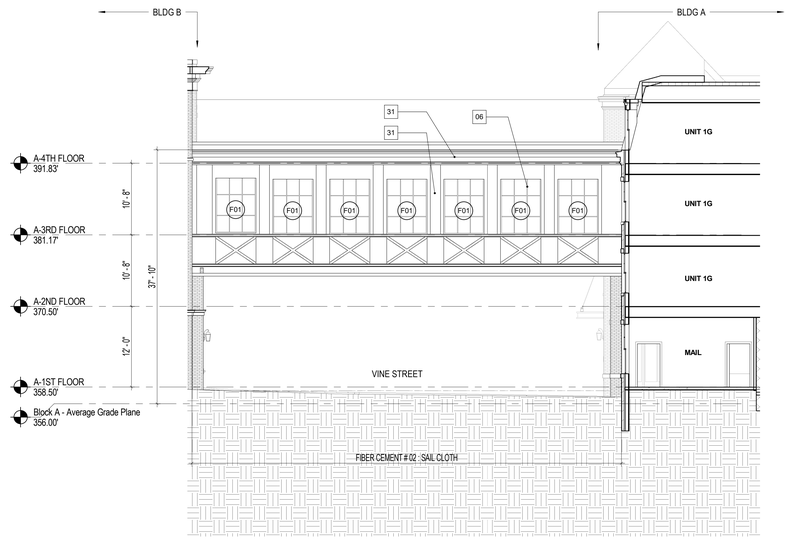
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



D1 BLDG A - EAST ELEVATION

1/8" = 1'-0"

NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC - (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)



D7 BLDG A - BRIDGE EAST ELEVATION

1/8" = 1'-0"



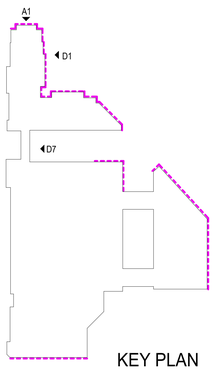
A1 BLDG A - NORTH ELEVATION

1/8" = 1'-0"

NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC - (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

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VIKA Virginia
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LANDSCAPE ENGINEER
STUDIO39
703.719.6500

SUSTAINABILITY CONSULTANT
GREENSHAPE
202.544.1400

Key Plan

Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 0606-021
02/19/18
ARCHITECT

Bldg A - East & North Elevations - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

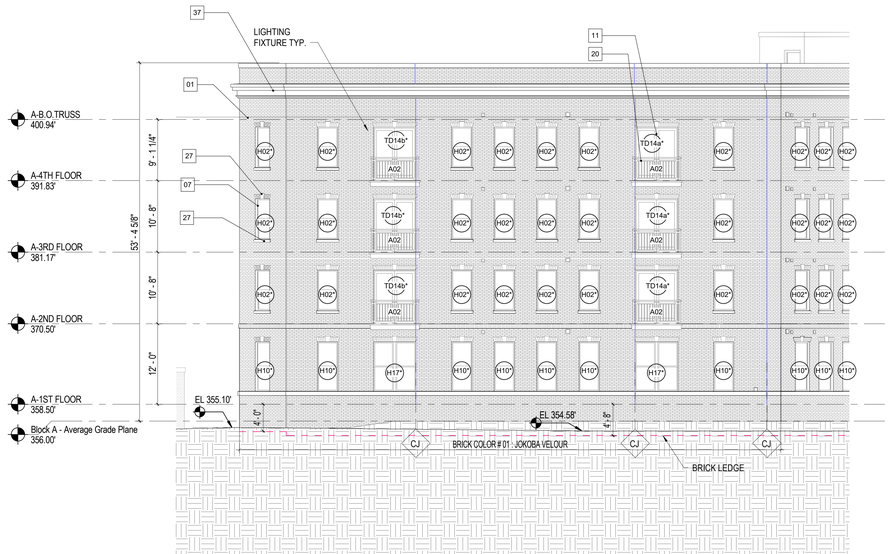
DRAWING NO.
A-A502

PERMIT REVISION SET - 04.01.19

4/1/2019 3:59:06 PM

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

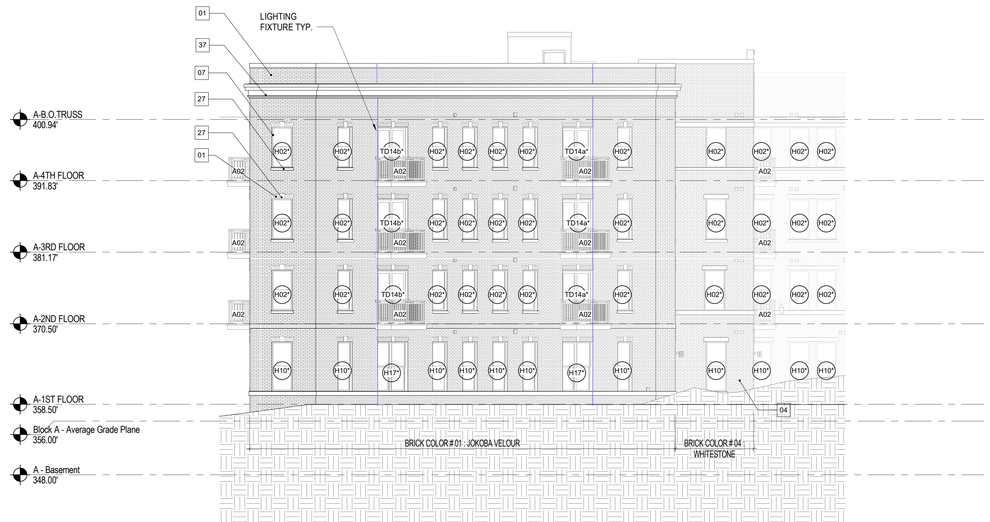
MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



D1 BLDG A - NORTHEAST ELEVATION

1/8" = 1'-0"

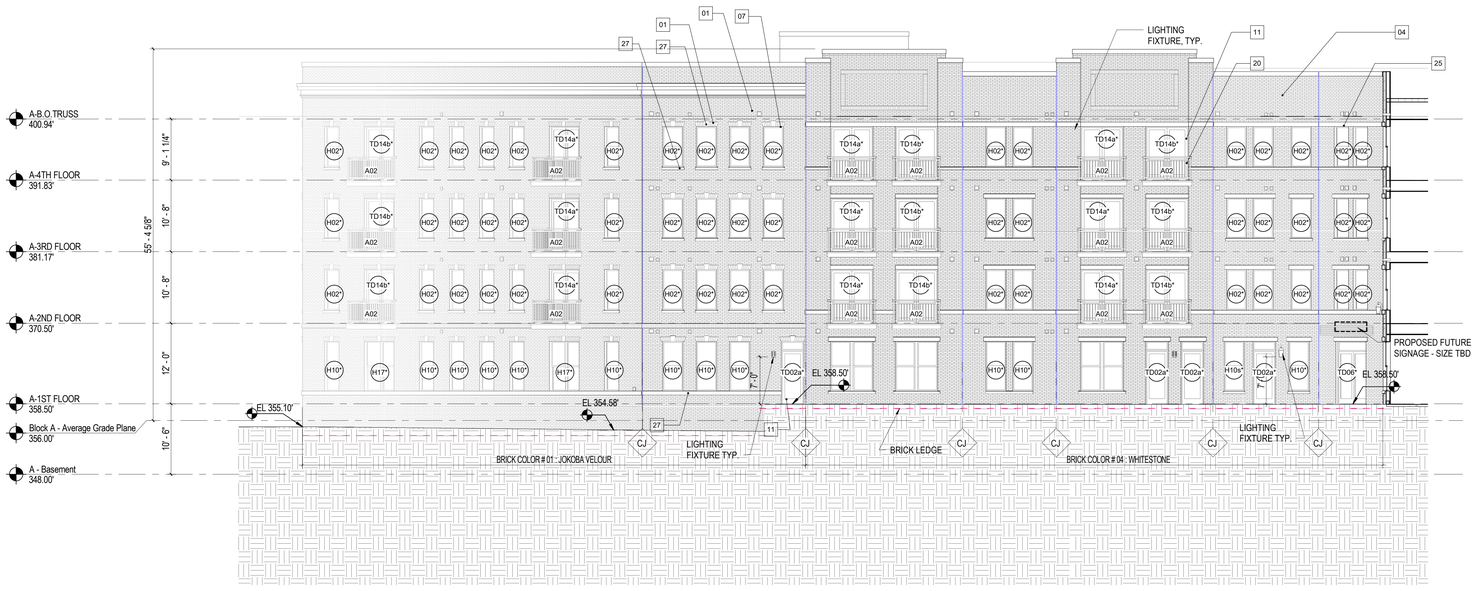
NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)



D7 BLDG A - EAST ELEVATION

1/8" = 1'-0"

NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)



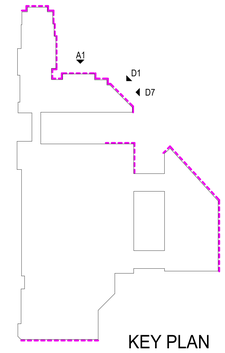
A1 BLDG A - NORTH ELEVATION

1/8" = 1'-0"

NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

PERMIT REVISION SET - 04.01.19

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5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 0606-021
02/01/18
ARCHITECT

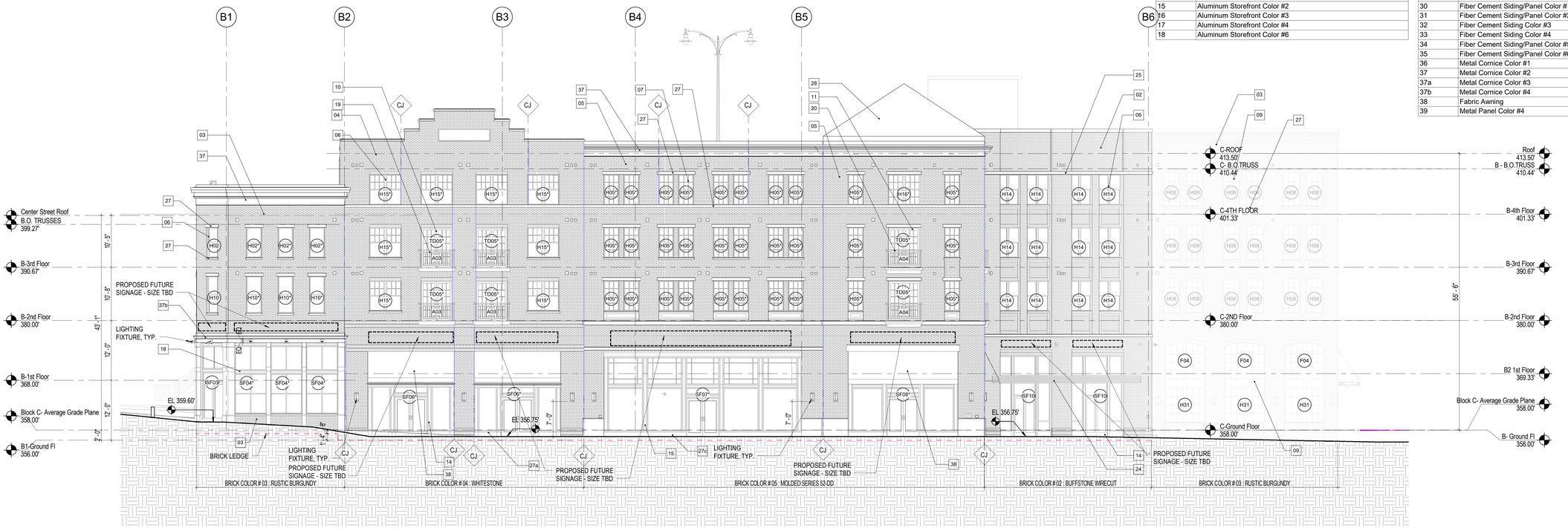
Bldg A - East Elevations - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-A503

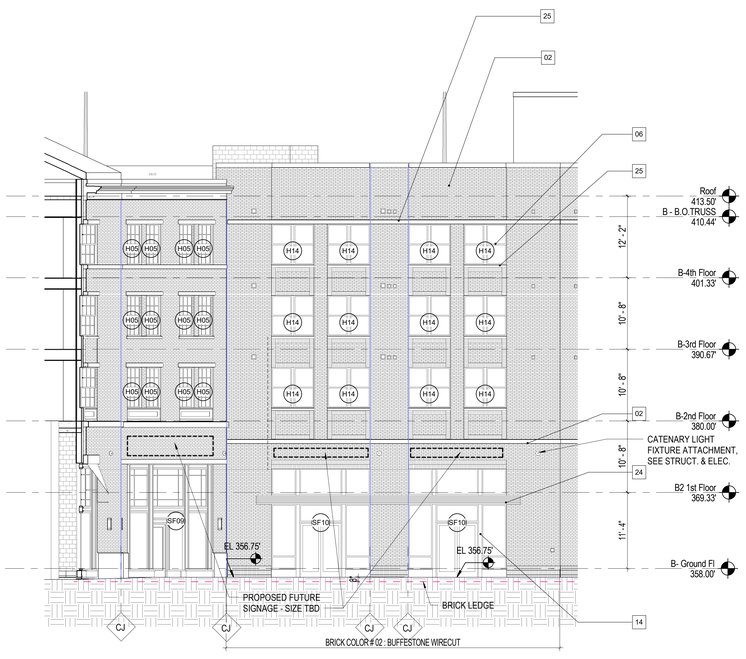
MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4

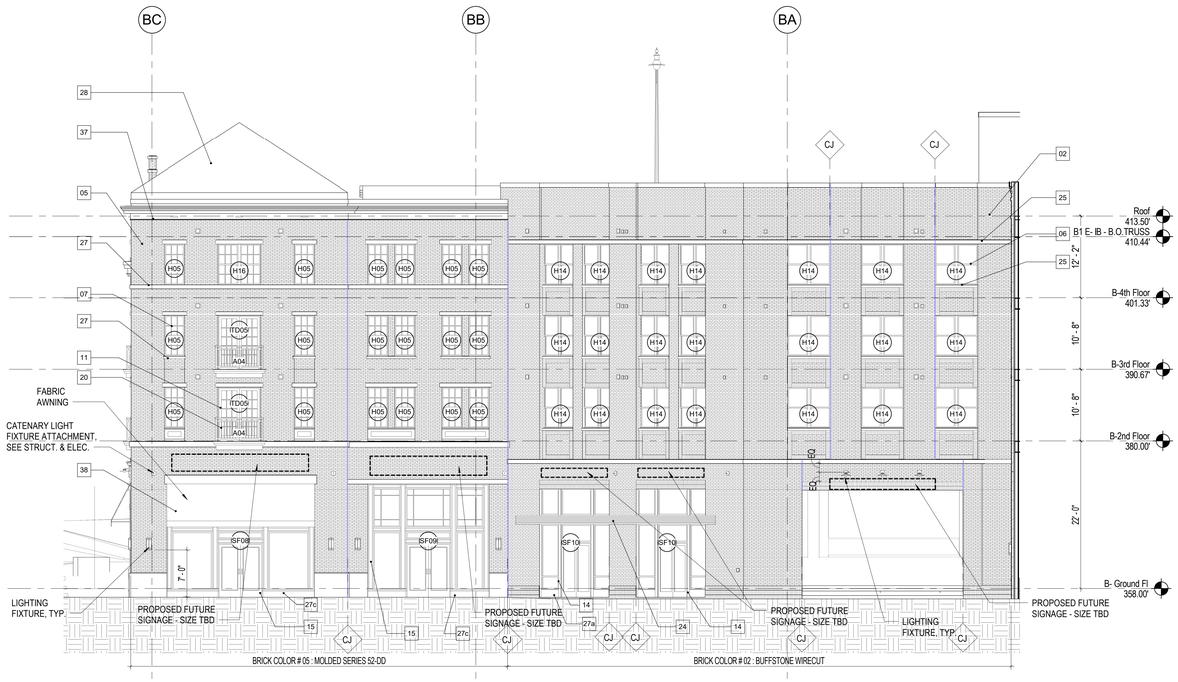


D1 BLDG B - SOUTH ELEVATION
1/8" = 1'-0"

NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC - (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)

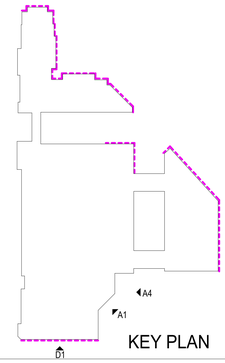


A1 BLDG B - SOUTHEAST ELEVATION
1/8" = 1'-0"



A4 BLDG B - EAST ELEVATION
1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'-0"
0 4' 8' 16' 32'



PERMIT REVISION SET - 04.01.19

4/17/2019 3:39:28 PM

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Key Plan

Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
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4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 0084221
02/9/18
ARCHITECT

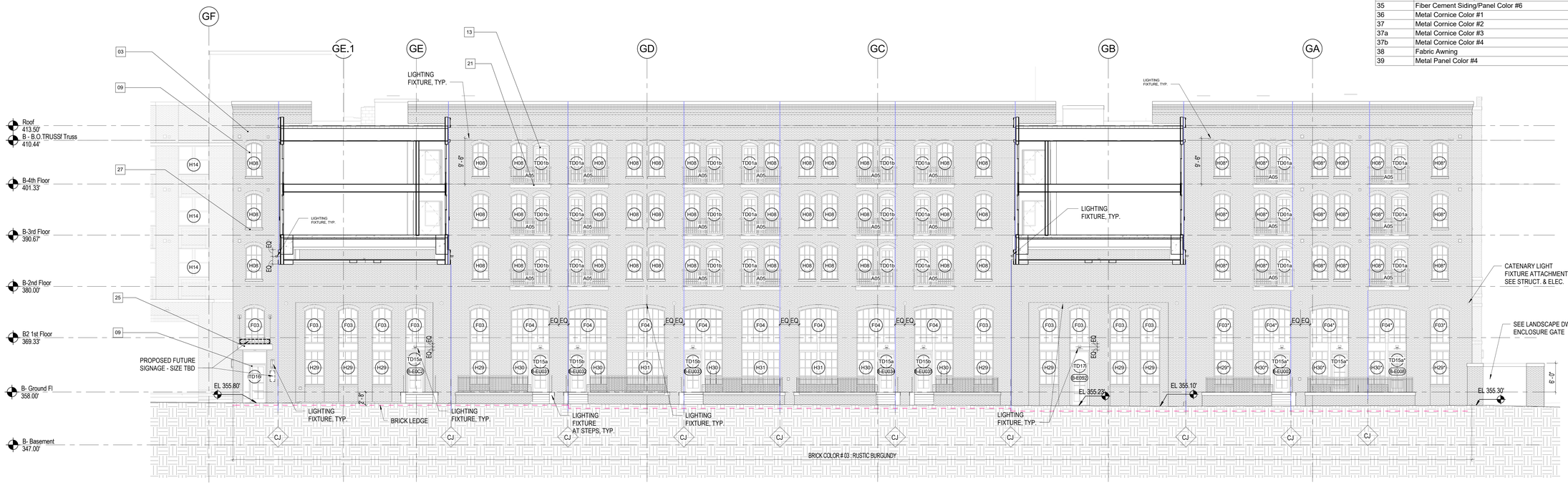
Bldg B - South & East Elevations - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-B501

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

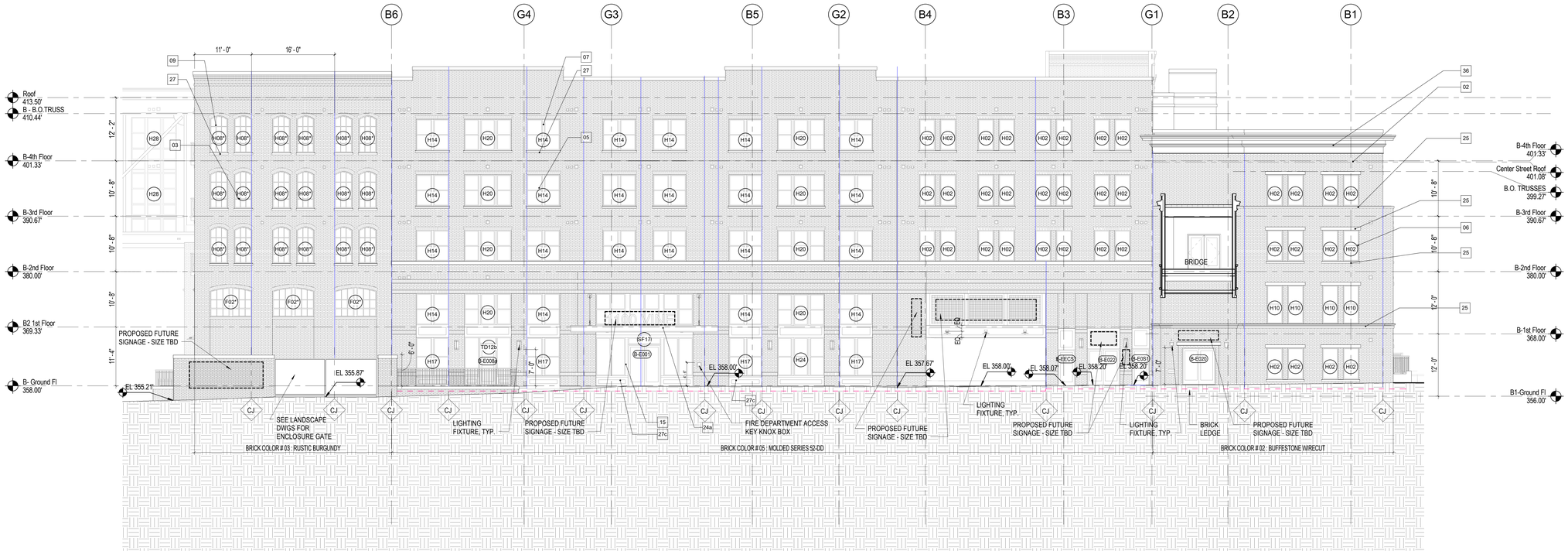
MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



D1 BLDG B - EAST ELEVATION

1/8" = 1'-0"

NOTE: EXTERIOR WALL INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC - (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)



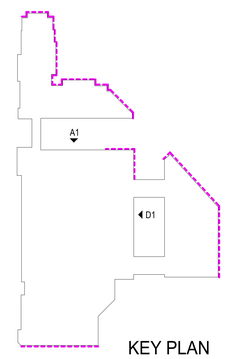
A1 BLDG B - NORTH ELEVATION

1/8" = 1'-0"

NOTE: EXTERIOR WALL INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC - (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

PERMIT REVISION SET - 04.01.19

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Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SIERRA MOHAMED ELFAR
Lic. No. 0084021
04/1/19
ARCHITECT

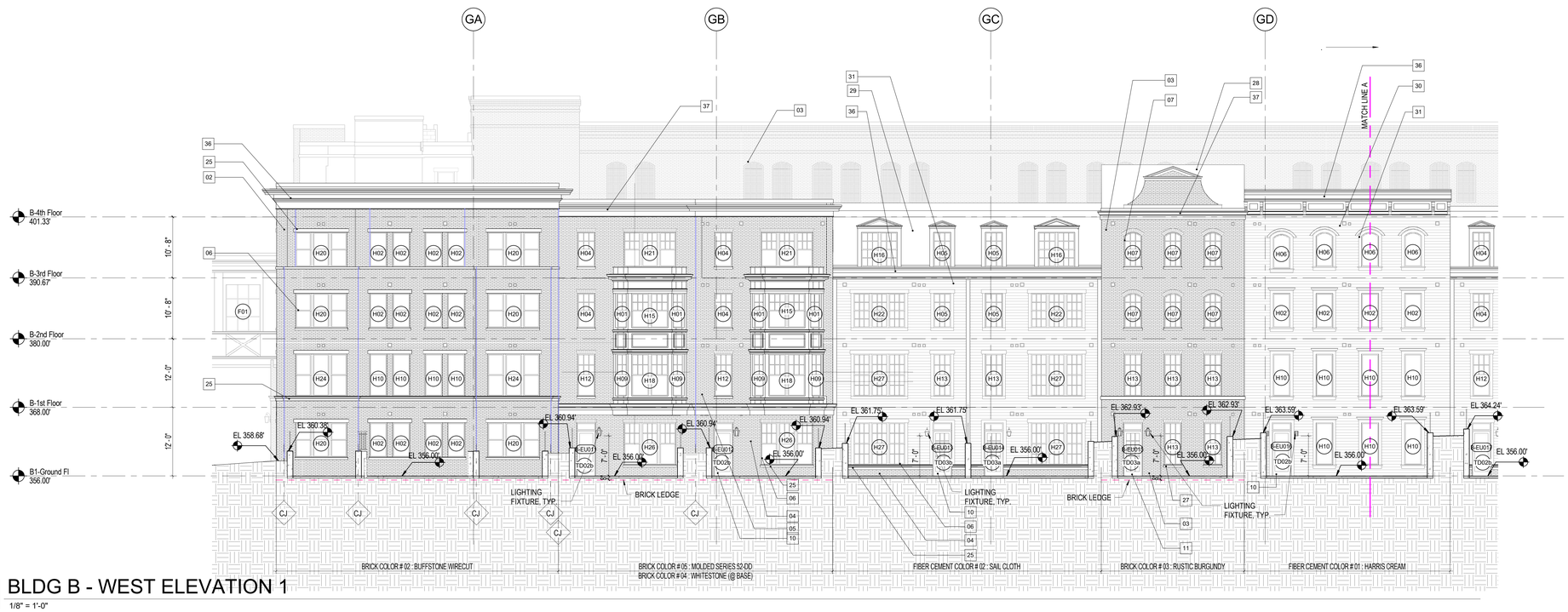
Bldg B - East & North Elevation - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-B502

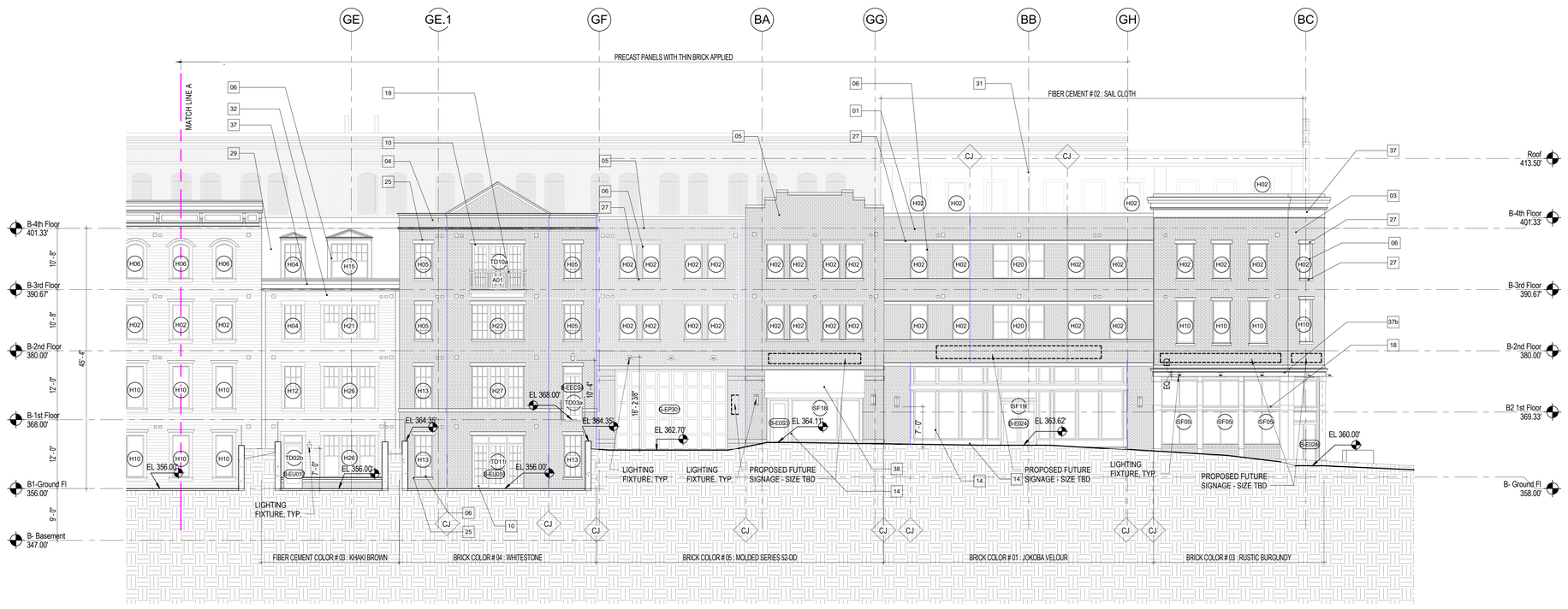
MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



D1 BLDG B - WEST ELEVATION 1

1/8" = 1'-0"

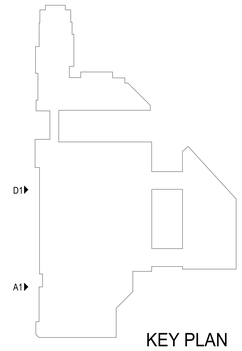


A1 BLDG B - WEST ELEVATION 2

1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



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3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 008421
12/14/18
ARCHITECT

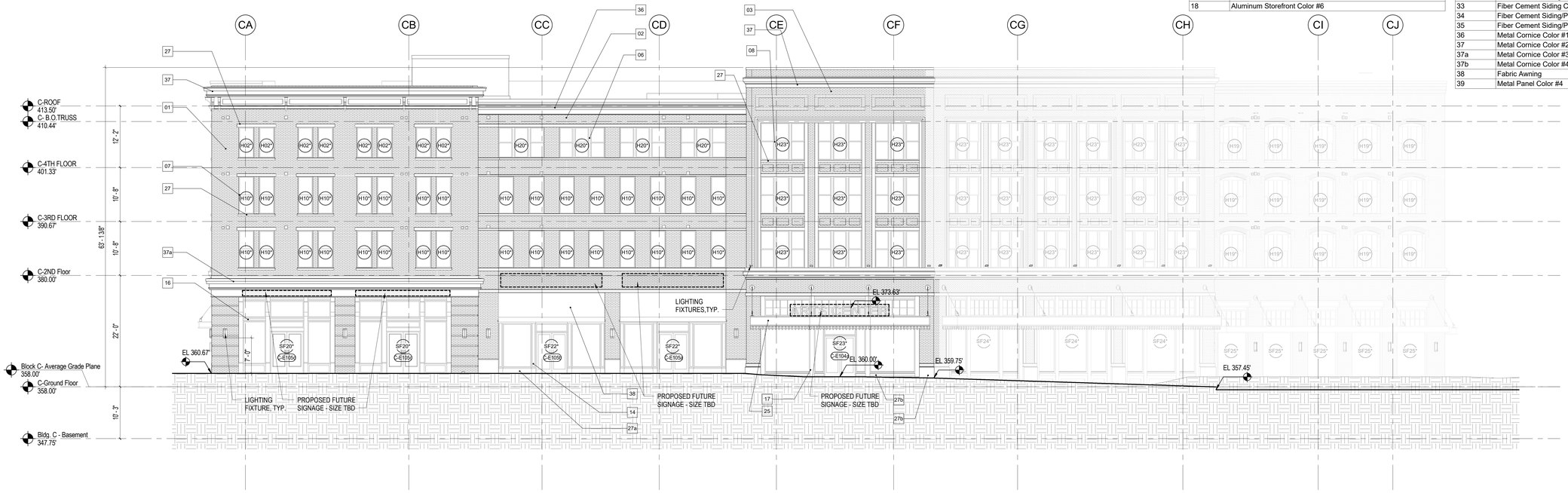
Bldg B - West Elevations - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-B503

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

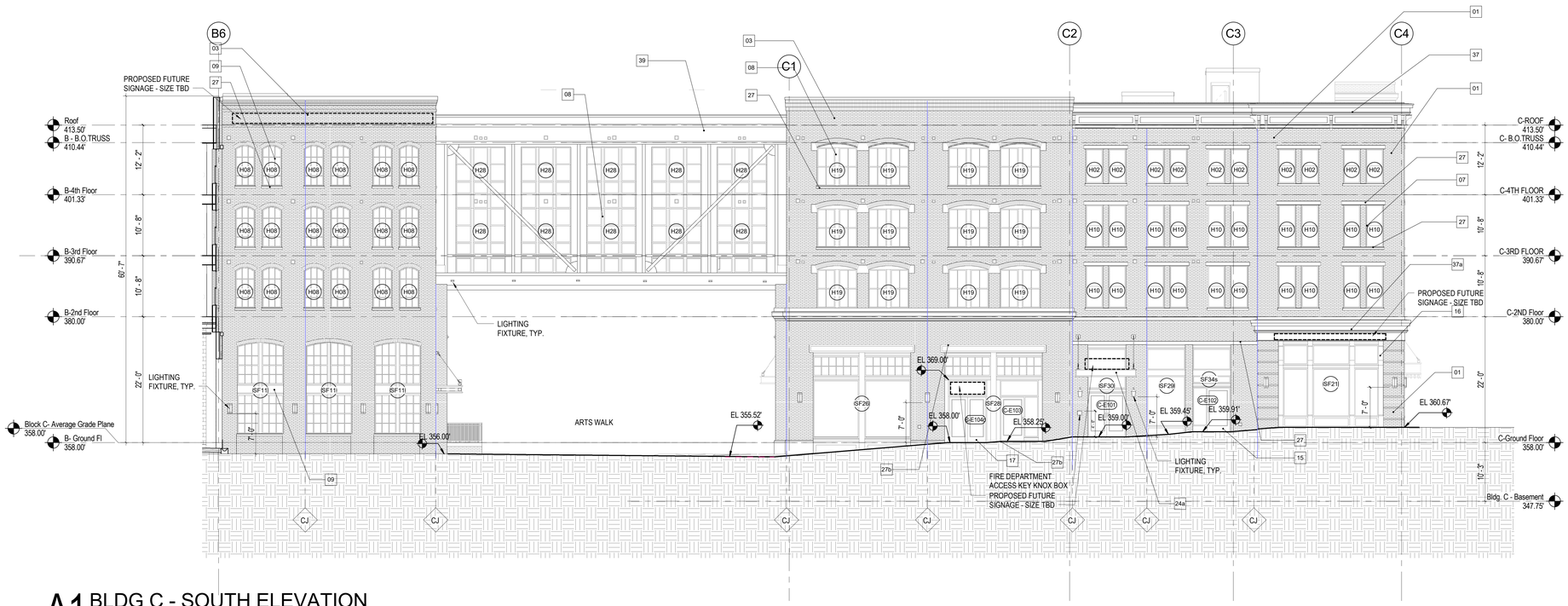
MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



D1 BLDG C - EAST ELEVATION

1/8" = 1'-0"

NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC - (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)

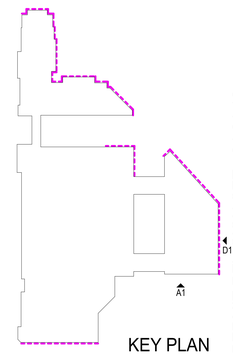


A1 BLDG C - SOUTH ELEVATION

1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

PERMIT REVISION SET - 04.01.19

4/1/2019 4:00:10 PM

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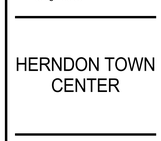
STUDIO39
703.719.6500

SUSTAINABILITY CONSULTANT
GREENSHAPE
202.544.1400

Key Plan



Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERE MOHAMED ELFAR
Lic. No. 0409-021
ARCHITECT

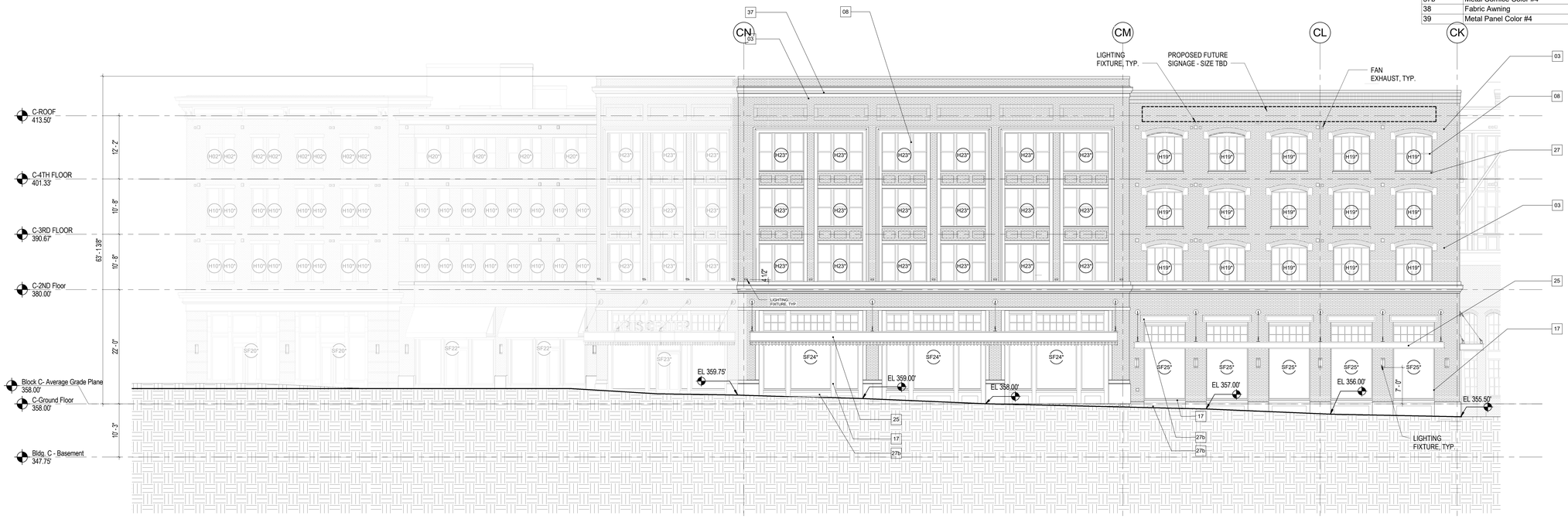
Bldg C - South & East Elevation - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-C501

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

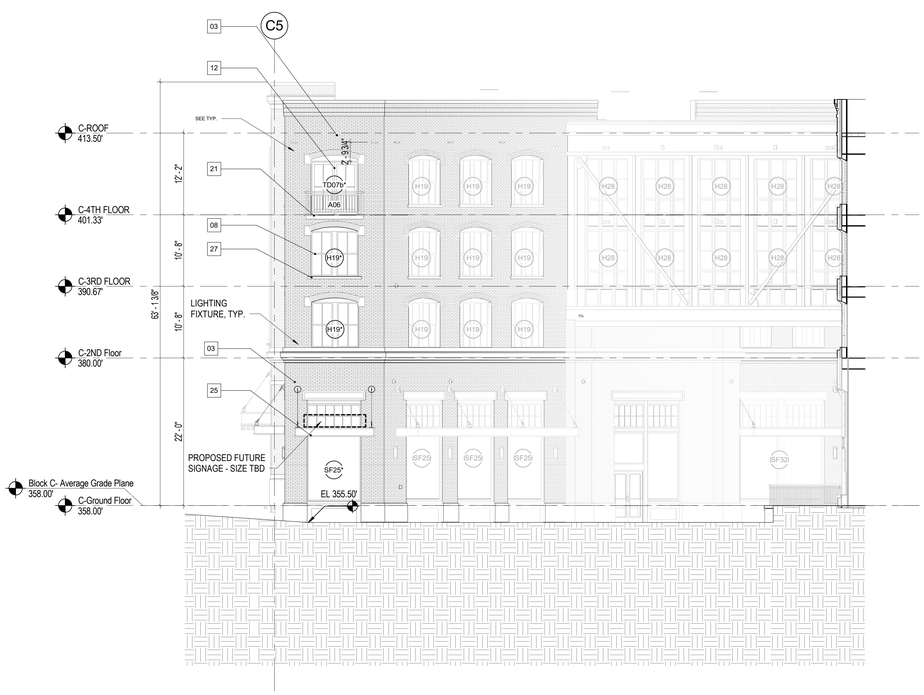
MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



D1 BLDG C - NORTHEAST ELEVATION

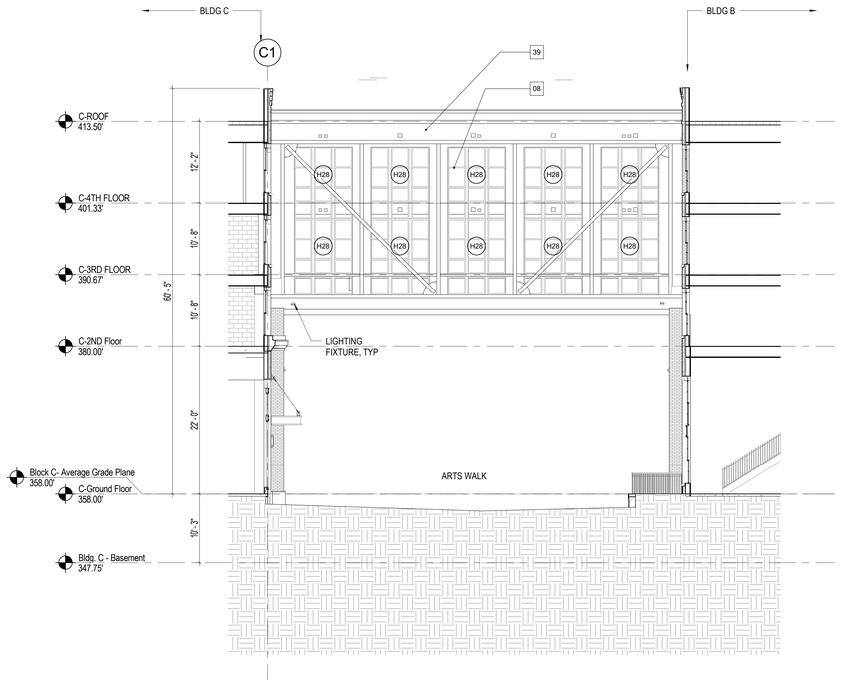
1/8" = 1'-0"

NOTE: EXTERIOR WALLS INDICATED AT THIS ELEVATION SHALL ACHIEVE A MIN 45 STC AND THE WINDOWS A MIN 33 STC - (SEE WALLS SHOWN DASHED ON KEY PLAN THIS SHEET)



A1 BLDG C - NORTH ELEVATION

1/8" = 1'-0"

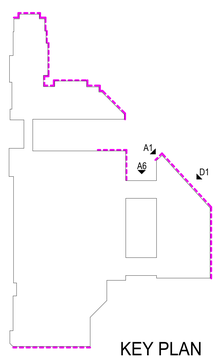


A6 BLDG C - NORTH ELEVATION BRIDGE 1

1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

PERMIT REVISION SET - 04.01.19

4/1/2019 4:00:26 PM

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202.544.1400

Key Plan



Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SIERRA VICENTE ELFAR
Lic. No. 008421
12/14/18
ARCHITECT

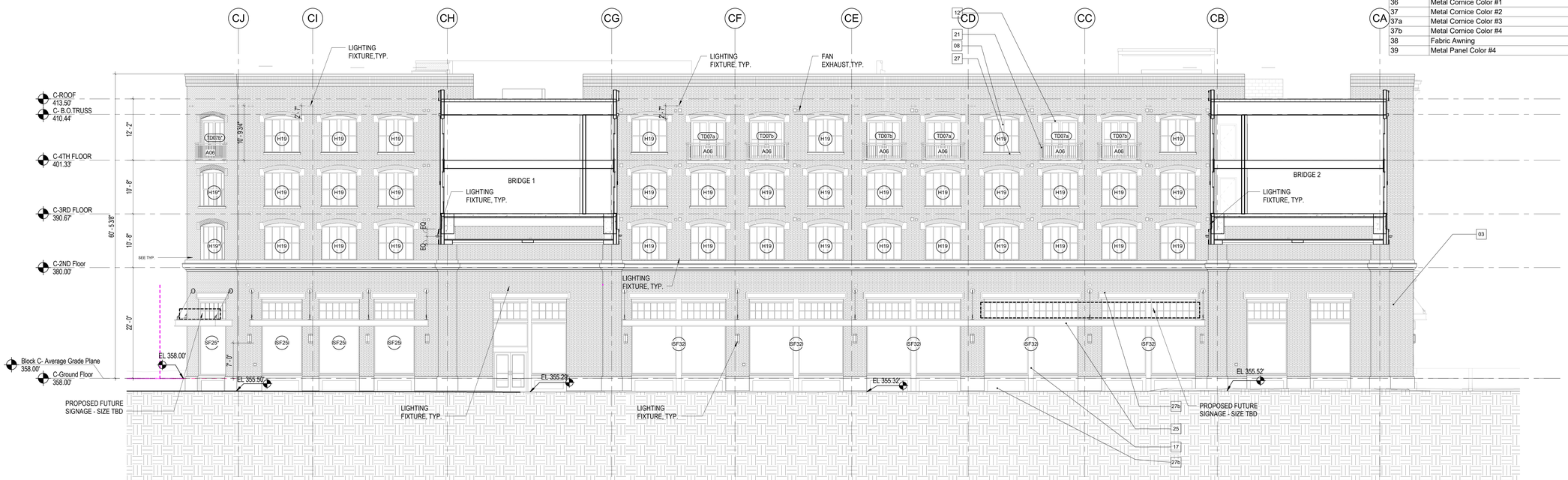
Bldg C - North Elevations - 1/8"

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-C502

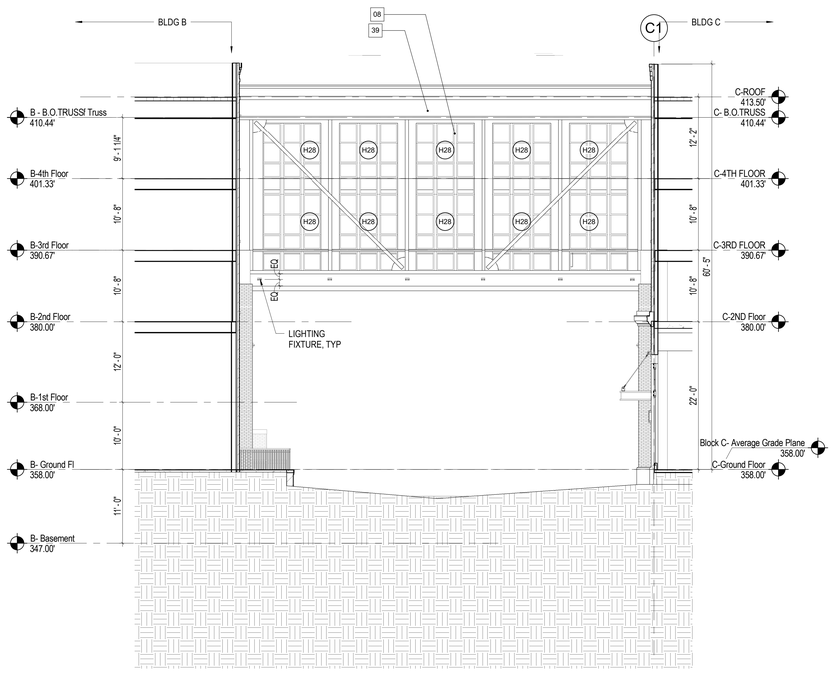
MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
18	Aluminum Storefront Color #6

MATERIAL LEGEND	
NUMBER	MATERIAL
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4



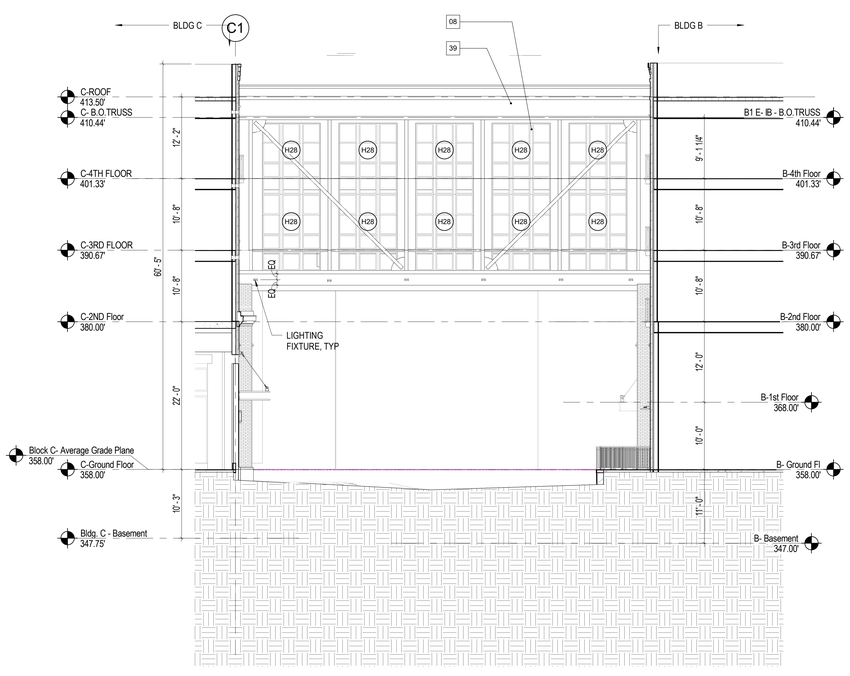
D1 BLDG C - WEST ELEVATION

1/8" = 1'-0"



A1 BLDG C - SOUTH ELEVATION BRIDGE 1

1/8" = 1'-0"

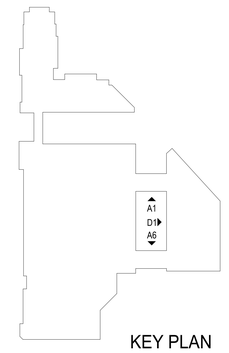


A6 BLDG C - NORTH ELEVATION BRIDGE 2

1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

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Key Plan

Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SIGRID MARIE ELPAS
Lic. No. 0084221
02/19/19
ARCHITECT

Bldg C - West & Bridge Elevations - 1/8"

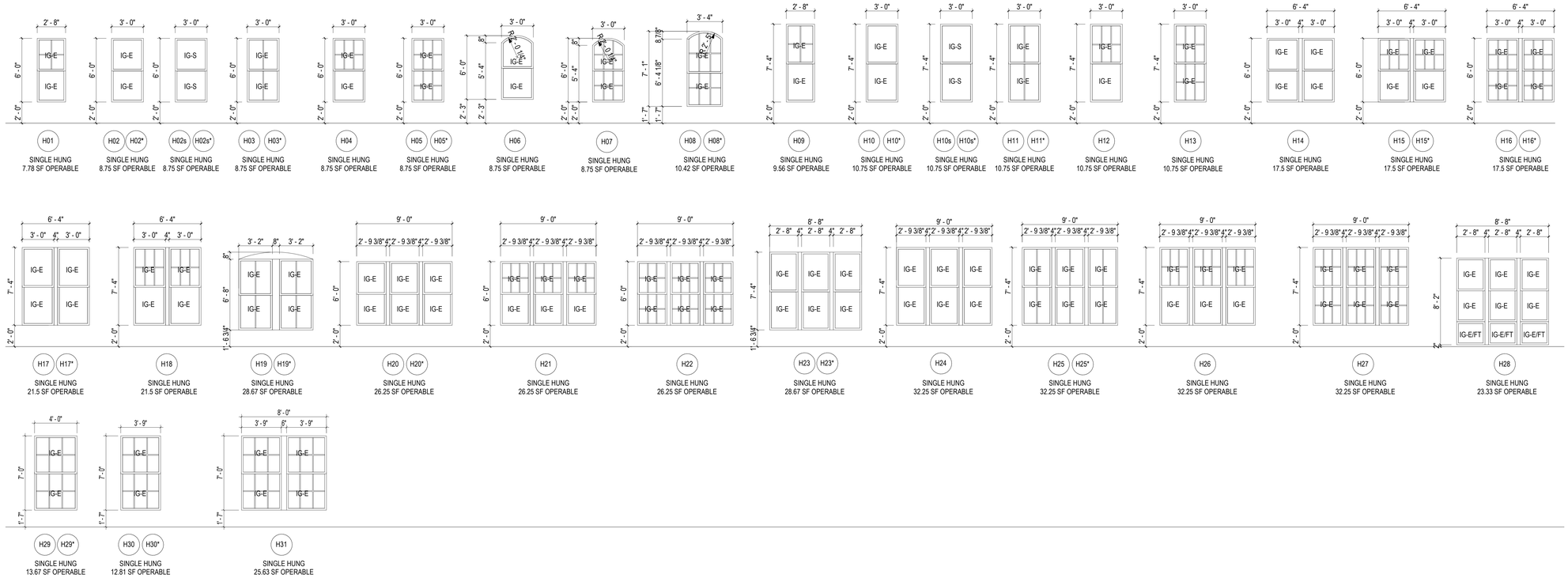
PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-C503

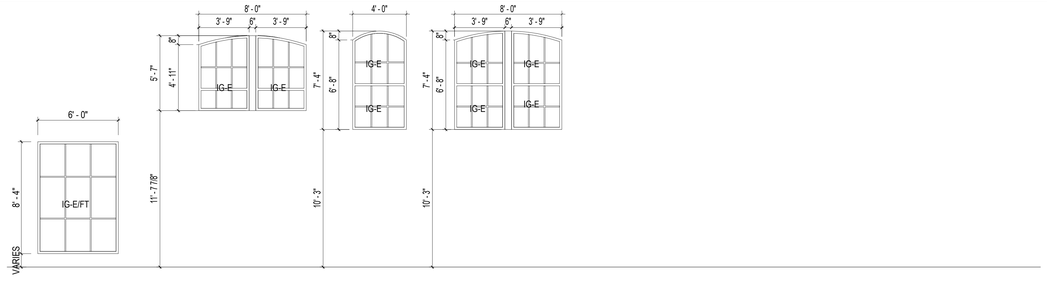
PERMIT REVISION SET - 04.01.19

4/1/2019 4:00:48 PM

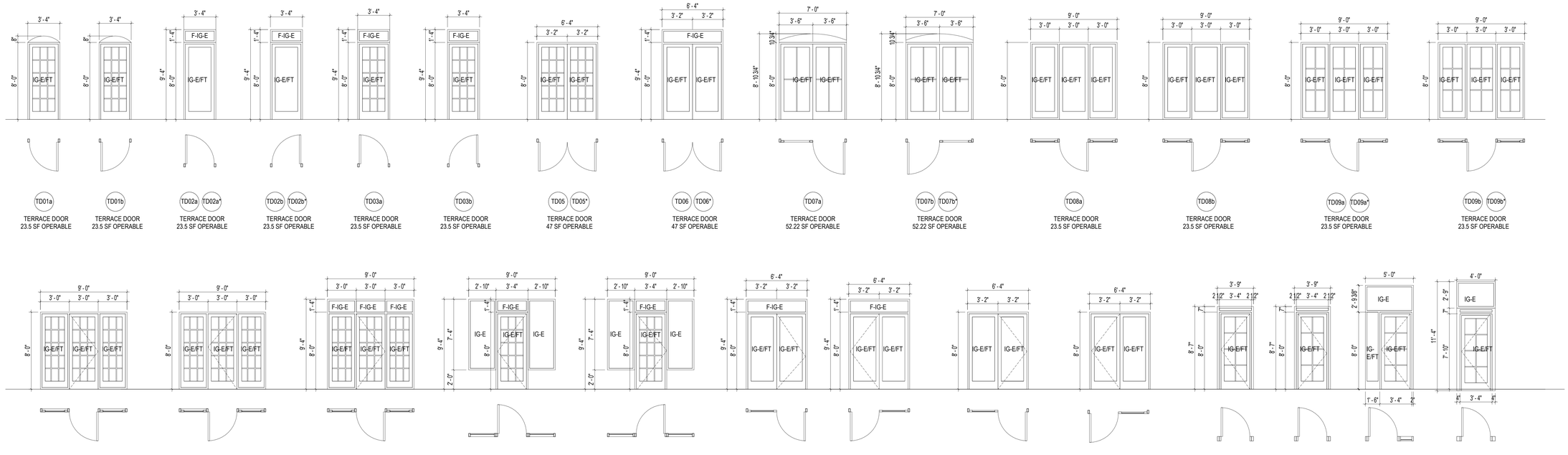
SINGLE HUNG



FIXED



TRERACE DOORS



GENERAL NOTES FOR WINDOWS AND SLIDING GLASS DOORS

1. DIMENSIONS INDICATED ON WINDOW SCHEDULE ARE ACTUAL WINDOW DIMENSIONS, NOT ROUGH OPENING. COORDINATE PRIOR TO FABRICATION.
2. TEMPERED SAFETY GLASS:
   A. PROVIDE TEMPERED GLASS AND TEMPERED INSULATED GLASS IN ACCORDANCE WITH APPLICABLE CODES & REGULATIONS AND AS SHOWN ON DRAWINGS.
3. PROVIDE EGRESS WINDOWS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
   A. EGRESS WINDOW REQUIRES MIN 5.7 SF CLEAR SPACE WITH MIN ALLOWABLE WIDTH OF 20" AND MIN ALLOWABLE HEIGHT OF 24".
4. * SHOW ON WINDOW TAG INDICATES WINDOW TO ACHIEVE A MIN STC 33
5. IN ANSI TYPE A UNITS PLACE LOCK ON JAMB RAIL @ MAX. 48" HT A.F.F. IN ONE OPERABLE WINDOW IN LIVING SPACES AND BEDROOMS.

LEGEND FOR TYPES OF EXTERIOR WINDOWS AND EXTERIOR SLIDING GLASS DOORS.

A	–	AWNING
F	–	FIXED PANEL
H	–	SINGLE HUNG WINDOW
D	–	DOUBLE HUNG WINDOW
C	–	CASEMENT
S	–	SLIDING WINDOW
SF	–	STORE FRONT

LEGEND FOR GLAZING TYPES:

FIRST 2 CHARACTERS:

SG	–	SINGLE FLOAT GLASS
IG	–	INSULATED GLASS

AFTER A HYPHEN A DESCRIPTION OF TRANSPARENCY:

C	–	CLEAR
E	–	LOW E COATED
F	–	FRITTED
P	–	PATTERNED (OBSCURE)
R	–	REFLECTIVE COATED
S	–	SPANDREL

IF DECORATIVE GLASS USE THESE AFTER TRANSPARENCY:

DE	–	DECORATIVE ETCHED
DF	–	FRITTED
DL	–	DECORATIVE LAMINATED
DS	–	DECORATIVE SILK SCREENED

AFTER A SLASH, DESCRIPTION OF SAFETY QUALITIES:

/AR	–	ACOUSTIC RATED
/FR	–	FIRE RATED (CERAMIC)
/FT	–	FULLY TEMPERED (ASTM C 1048 TERM)
/FP	–	FORCE PROTECTION
/HS	–	HIGH STRENGTH
/L	–	LAMINATED
/W	–	WIRED
/HS	–	HEAT STRENGTHENED

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Key Plan



Issue

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5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



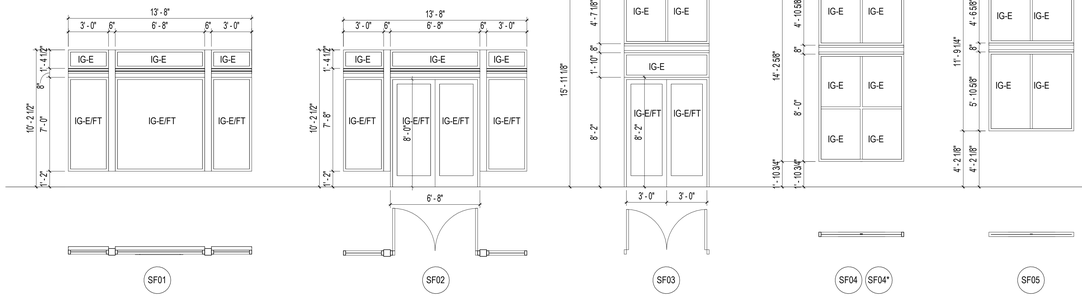
Window Schedule

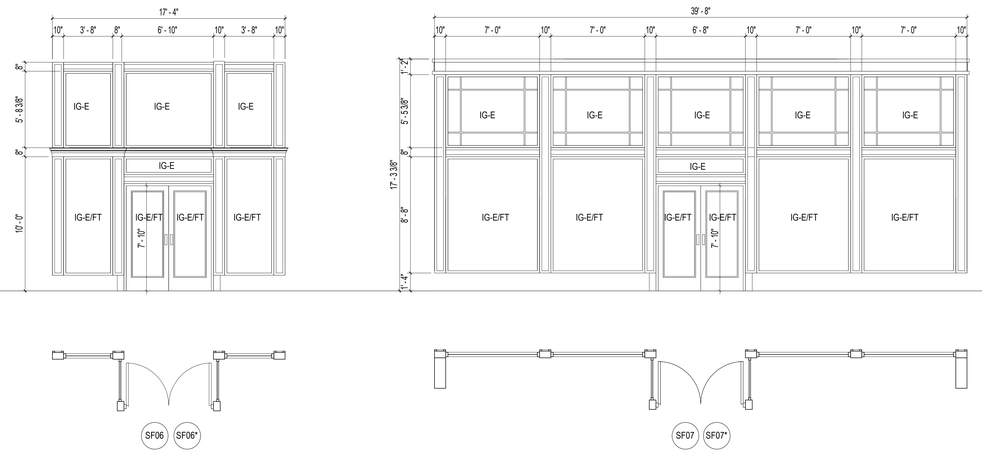
PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/4" = 1'-0"	JOB NO. 15315.00

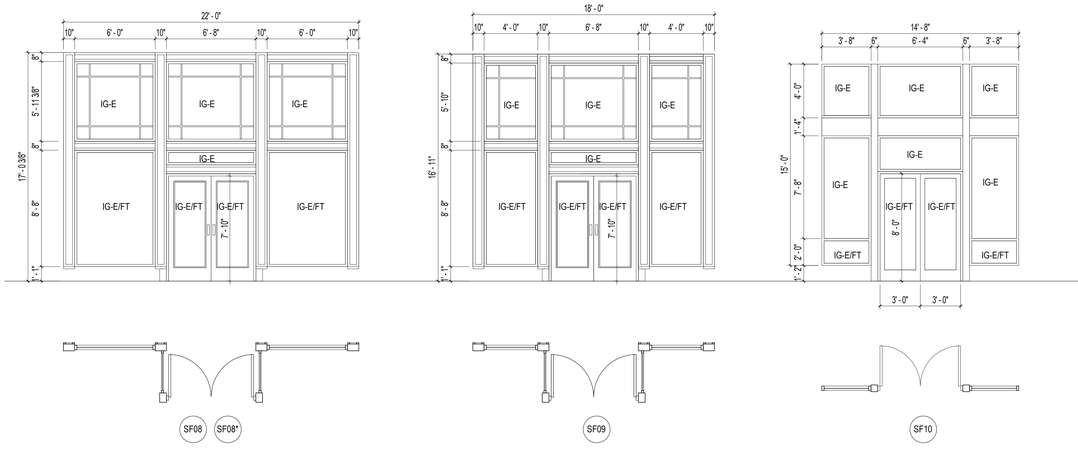
DRAWING NO.
A704

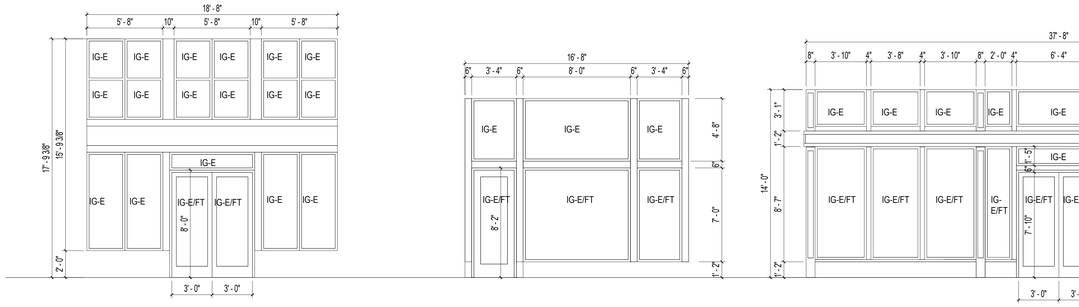
PERMIT REVISION SET - 04.01.19

4/1/2019 3:58:31 PM

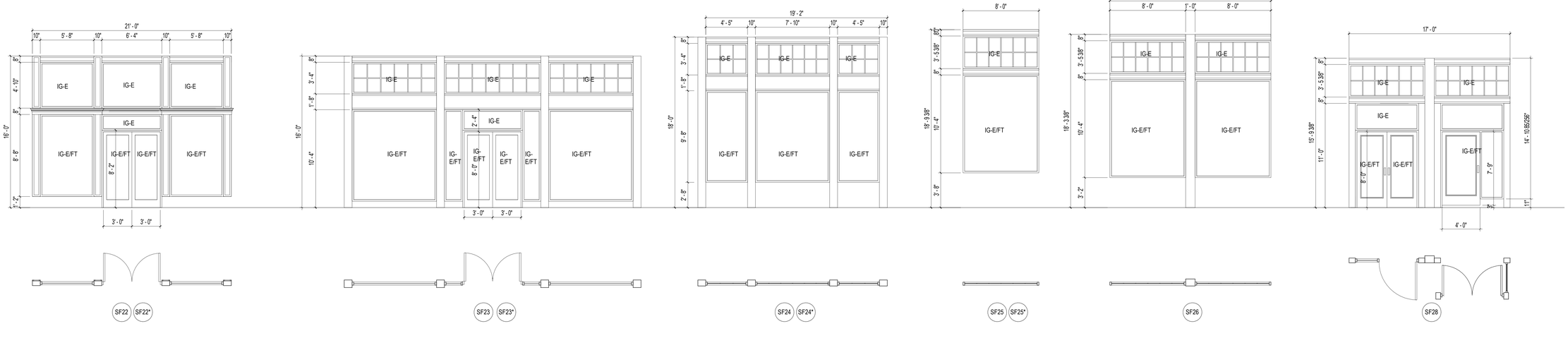












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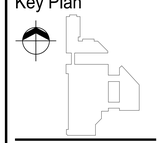
202.544.1400

Key Plan



Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO. DATE



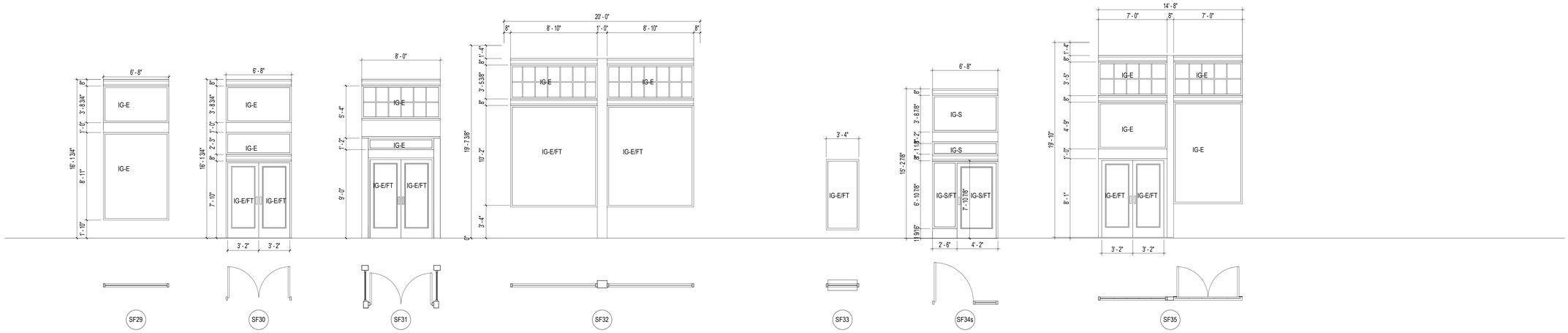
Storefront Schedule

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1/4" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A705

PERMIT REVISION SET - 04.01.19

4/1/2019 3:38:34 PM



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SUSTAINABILITY CONSULTANT
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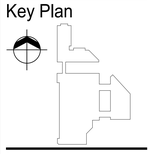
Key Plan



Issue

NO.		DATE
1	SCHEMATIC DESIGN SET	06/01/18
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.		DATE
1	Permit Revision	4/1/2019



Storefront Schedule

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

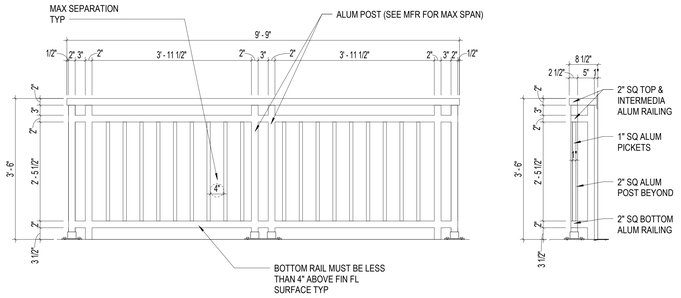
DRAWN
M.V., S.F., A.C.

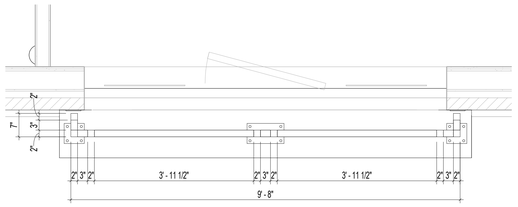
DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 1/4" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A705a

PERMIT REVISION SET - 04.01.19

4/1/2019 3:58:38 PM





E1 BLDG A & B RAILING TYP A01
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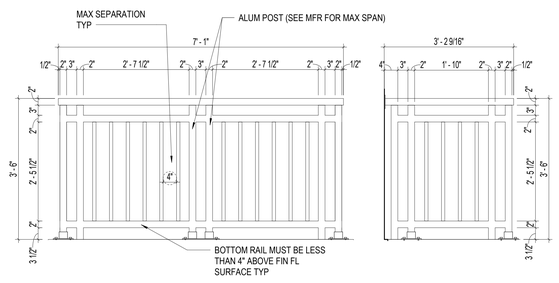

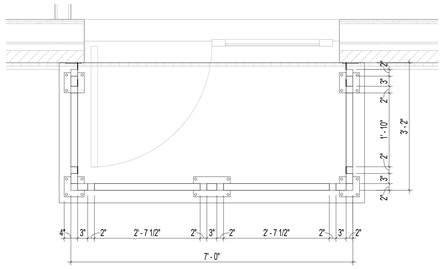

C4 BLDG A RAILING TYP A02
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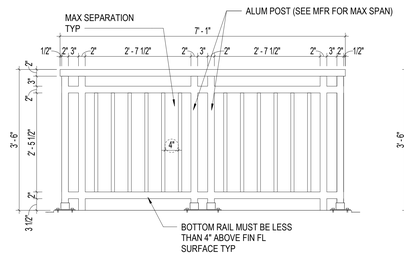

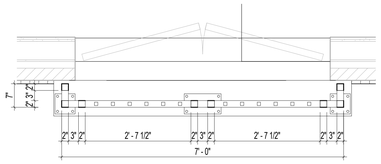

C8 BLDG B RAILING TYP A03
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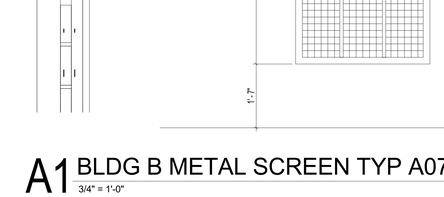

C1 BLDG B RAILING TYP A04
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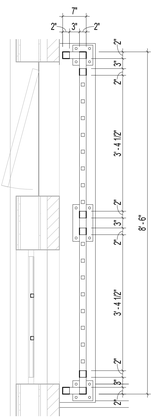
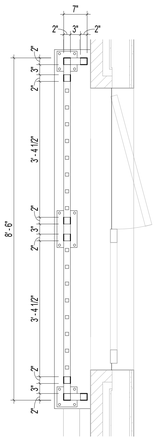


B4 BLDG B RAILING TYP A05
3/4" = 1'-0"



B8 BLDG C RAILING TYP A06
3/4" = 1'-0"

A1 BLDG B METAL SCREEN TYP A07
3/4" = 1'-0"

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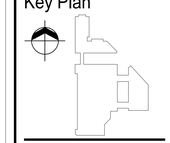
Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 0084121
ARCHITECT

Railing Schedule

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

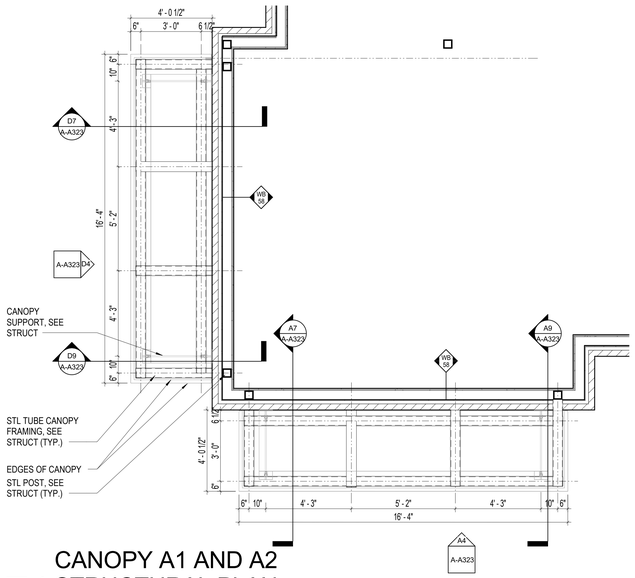
DRAWN
M.V., S.F., A.C.

DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 3/4" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A708

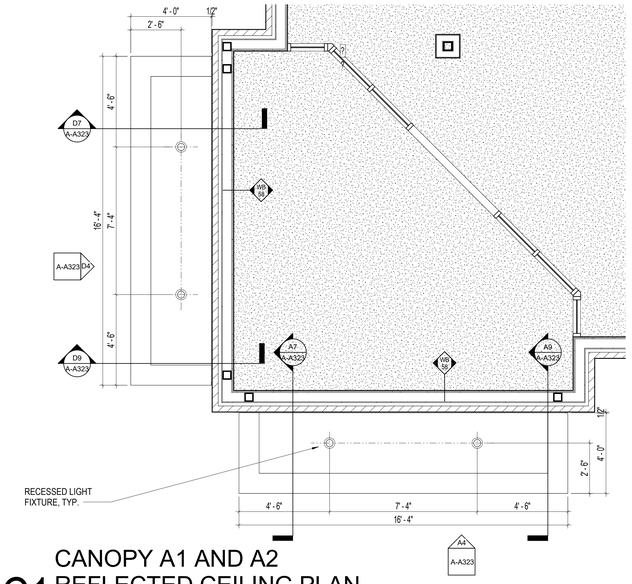
PERMIT REVISION SET - 04.01.19

4/1/2019 3:08:38 PM



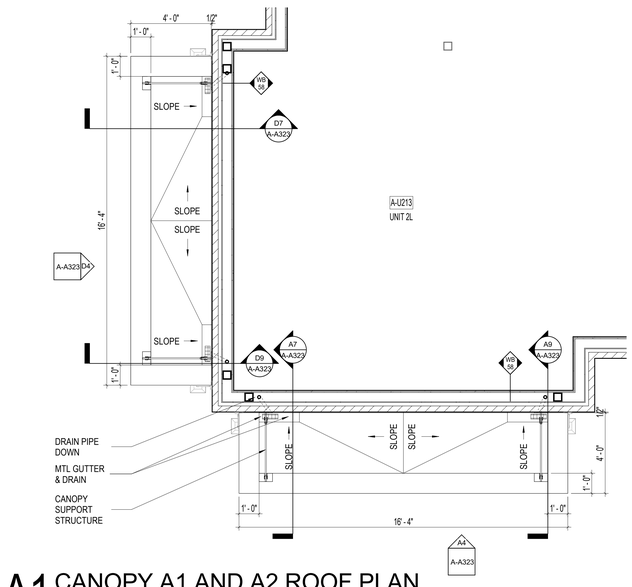
E1 CANOPY A1 AND A2 STRUCTURAL PLAN

3/8" = 1'-0"



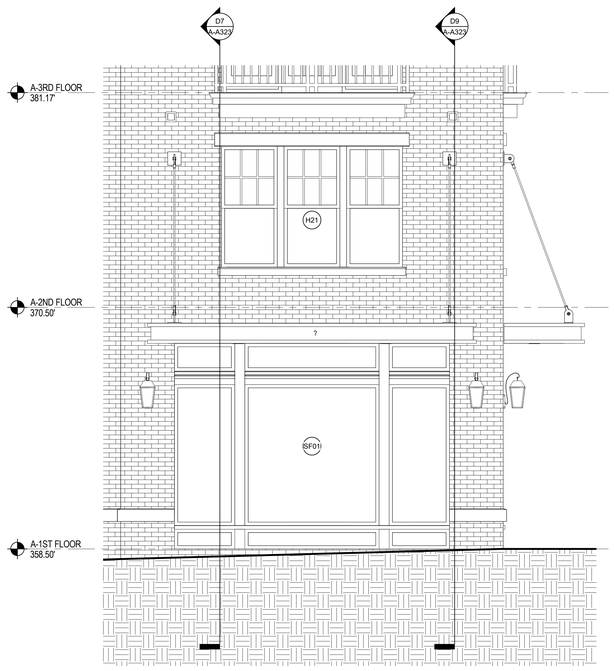
C1 CANOPY A1 AND A2 REFLECTED CEILING PLAN

3/8" = 1'-0"



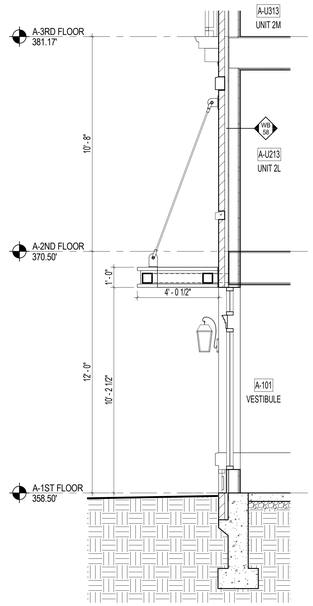
A1 CANOPY A1 AND A2 ROOF PLAN

3/8" = 1'-0"



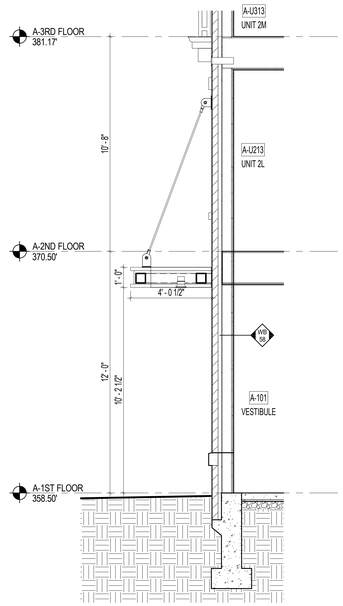
D4 PARTIAL WEST ELEVATION - CANOPY A2

3/8" = 1'-0"



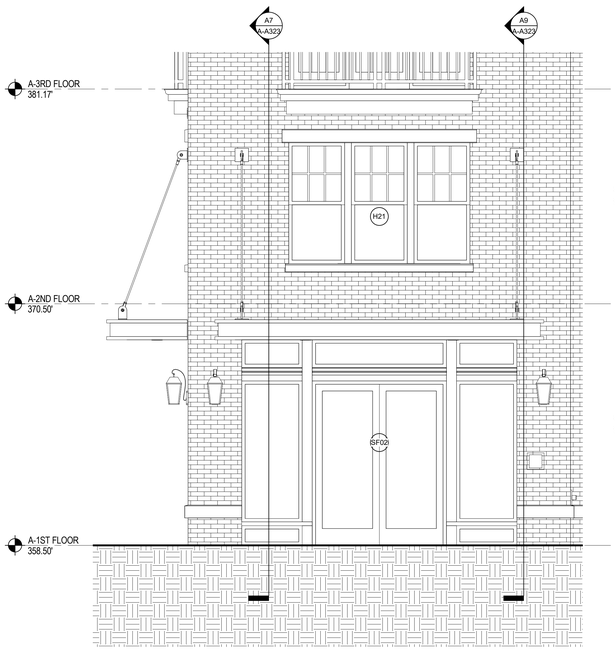
D7 CANOPY A2 SECTION

3/8" = 1'-0"



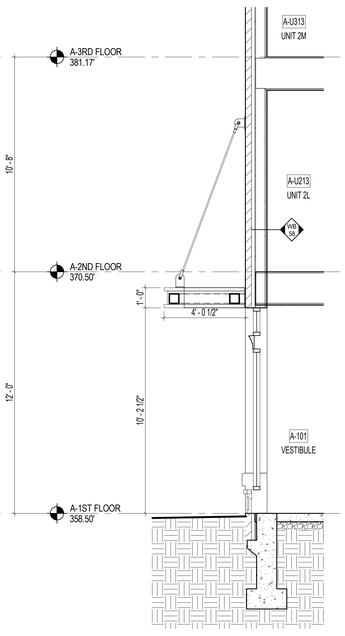
D9 CANOPY A2 SECTION

3/8" = 1'-0"



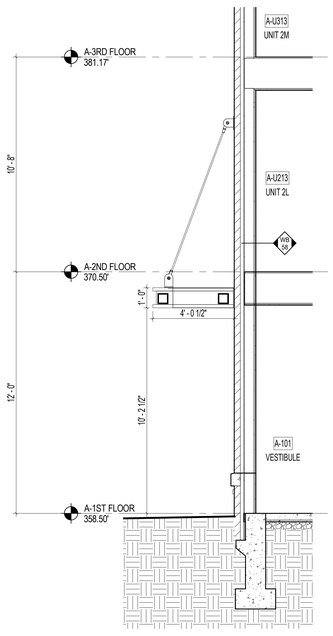
A4 PARTIAL SOUTH ELEVATION - CANOPY A1

3/8" = 1'-0"



A7 CANOPY A1 SECTION

3/8" = 1'-0"



A9 CANOPY A1 SECTION

3/8" = 1'-0"

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Key Plan



Issue

NO.		DATE
1		
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



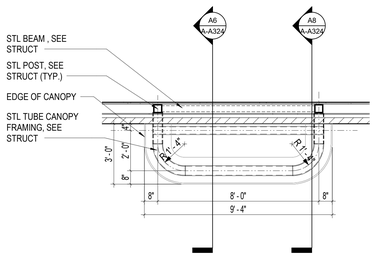
Bldg A - Canopy A1 & A2 Plans and Section

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

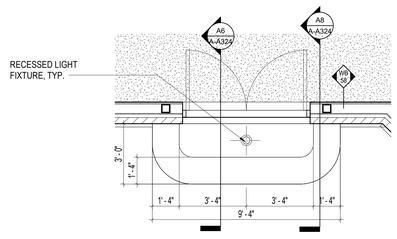
DRAWING NO.
A-A323

PERMIT REVISION SET - 04.01.19

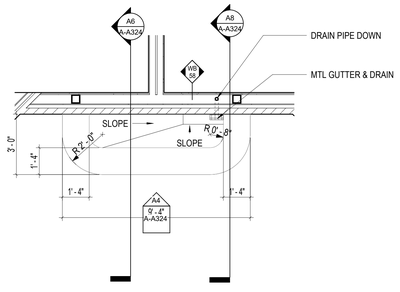
4/2/2019 12:46:09 PM



C1 CANOPY A3 STRUCTURAL PLAN
3/8" = 1'-0"



B1 CANOPY A3 REFLECTED CEILING PLAN
3/8" = 1'-0"



A1 CANOPY A3 ROOF PLAN
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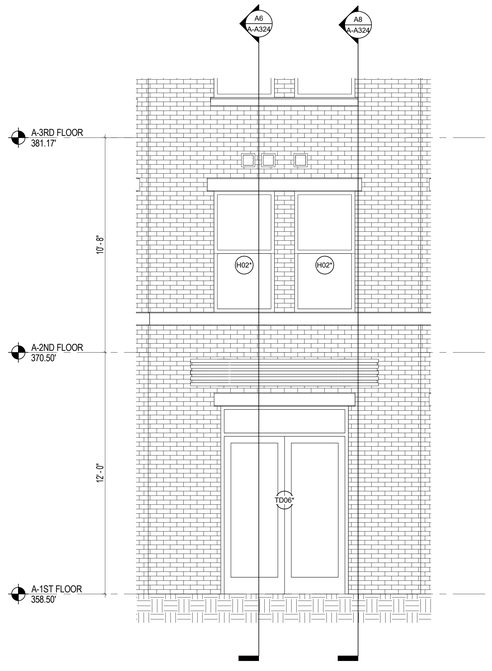

A4 CAOPY A3 ELEVATION
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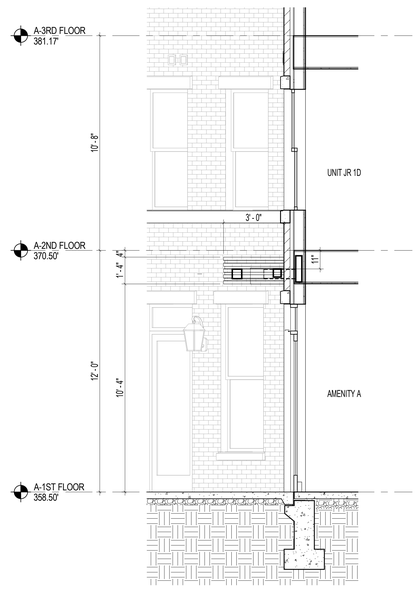
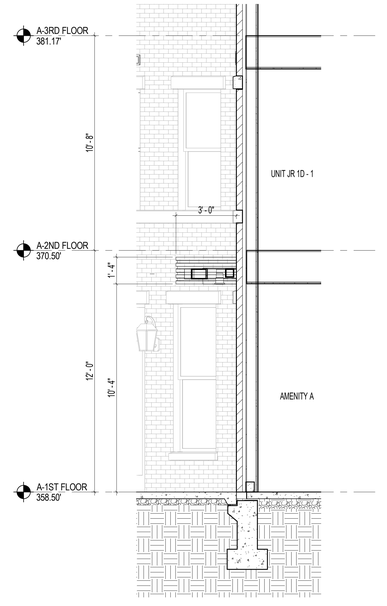


A6 CANOPY A3 SECTION
3/8" = 1'-0"



A8 CANOPY A3 SECTION
3/8" = 1'-0"

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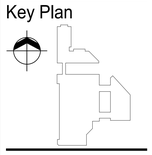
Key Plan



Issue

NO.		DATE
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



Bldg A - Canopy A3 Plans and Section

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

DRAWN
M.V., S.F., A.C.

DATE
August 24, 2017

APPROVED
X.Y.

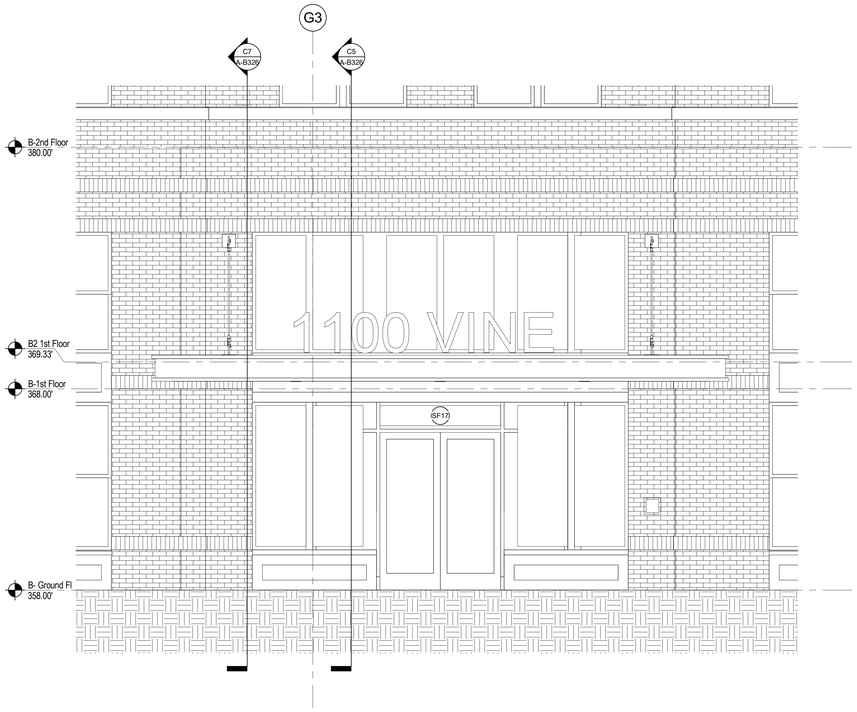
SCALE:
3/8" = 1'-0"

JOB NO.
15315.00

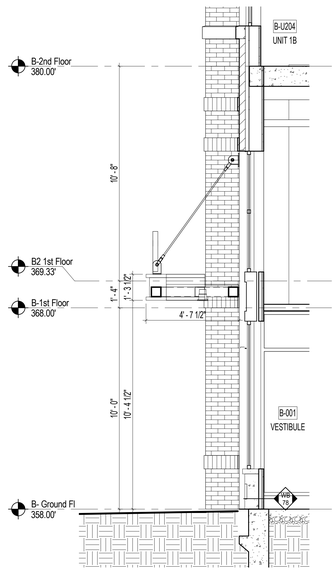
DRAWING NO.
A-A324

PERMIT REVISION SET - 04.01.19

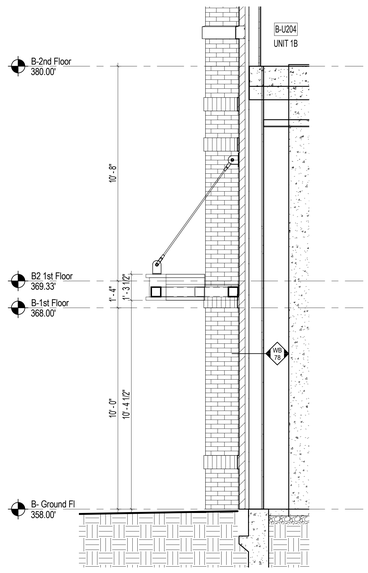
4/2/2019 12:47:00 PM



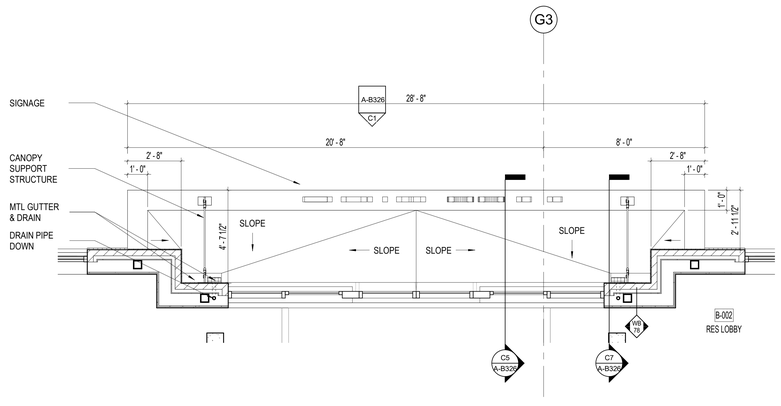
C1 PARTIAL NORTH ELEVATION - CANOPY B1
3/8" = 1'-0"



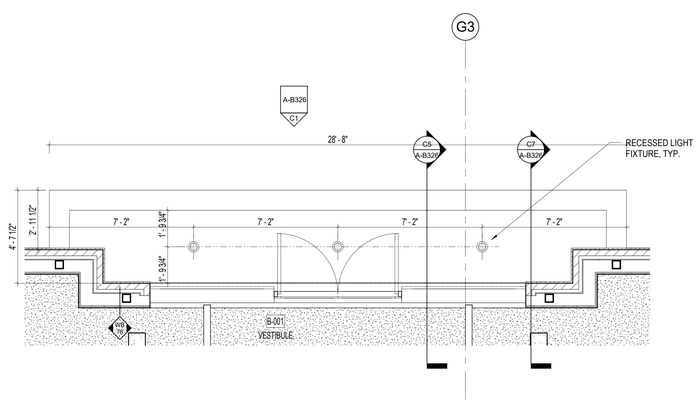
C5 CANOPY B1 SECTION
3/8" = 1'-0"



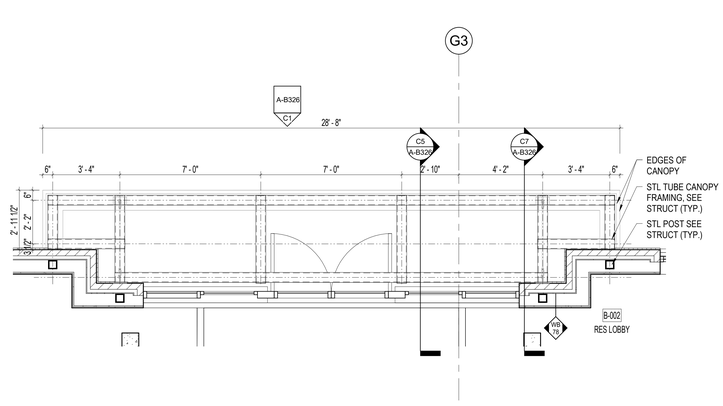
C7 CANOPY B1 SECTION
3/8" = 1'-0"



A1 CANOPY B1 ROOF PLAN
3/8" = 1'-0"



A4 CANOPY B1 REFLECTED CEILING PLAN
3/8" = 1'-0"



A7 CANOPY B1 STRUCTURAL PLAN
3/8" = 1'-0"

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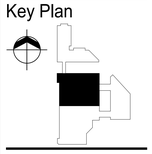
Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



Bldg B - Canopy B1
Plans and Sections

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

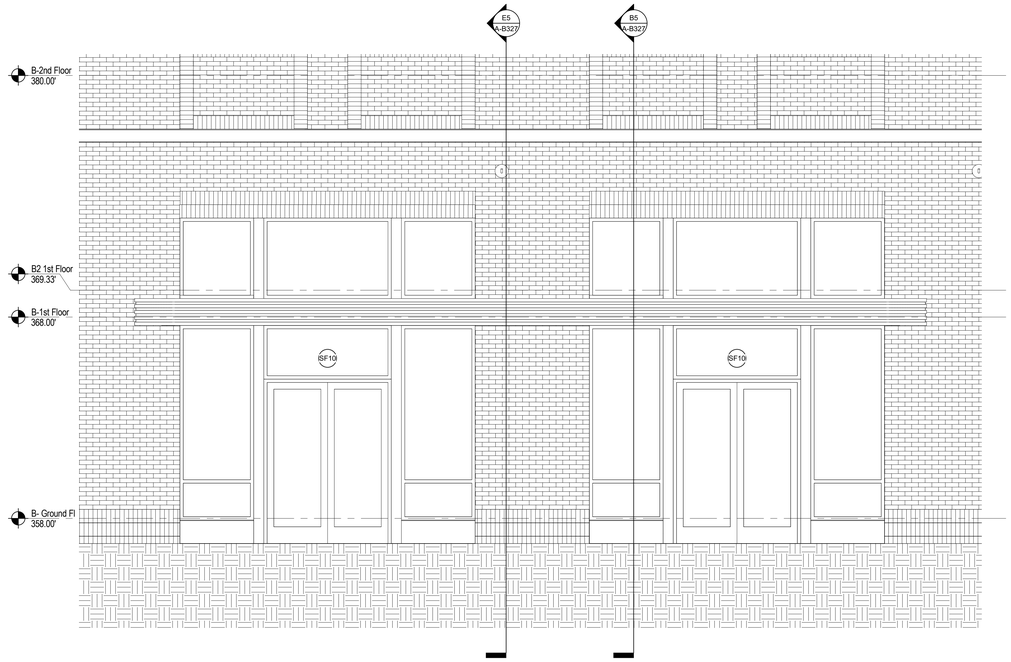
DRAWN
M.V., S.F., A.C.

DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

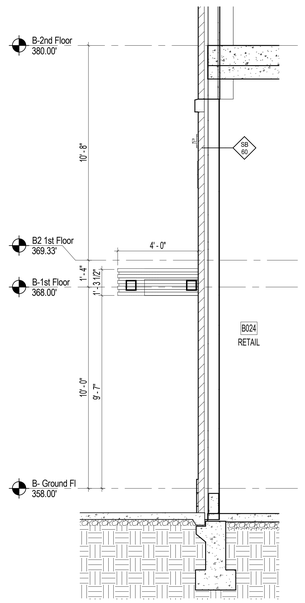
DRAWING NO.
A-B326

PERMIT REVISION SET - 04.01.19

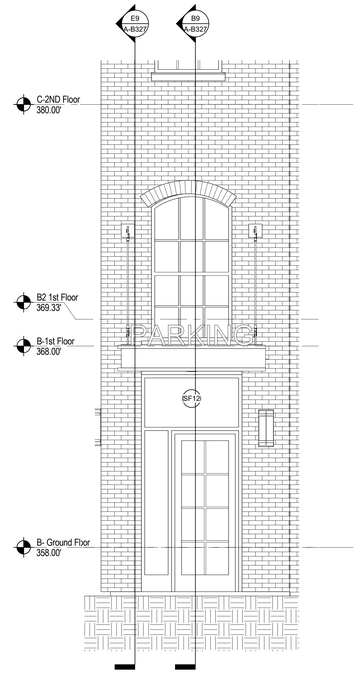
4/2/2019 12:47:01 PM



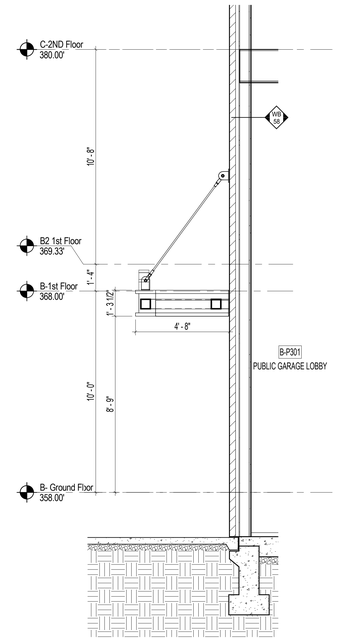
E4 PARTIAL SOUTHEAST ELEVATION - CANOPY B2
3/8" = 1'-0"



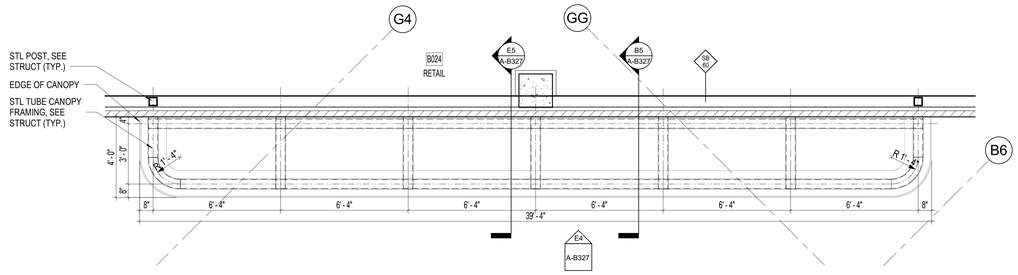
E5 CANOPY B2 SECTION
3/8" = 1'-0"



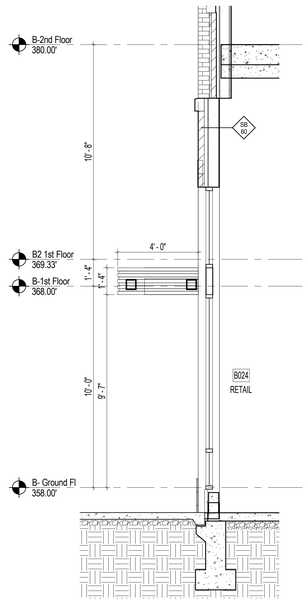
PARTIAL EAST ELEVATION - CANOPY B3
E7
3/8" = 1'-0"



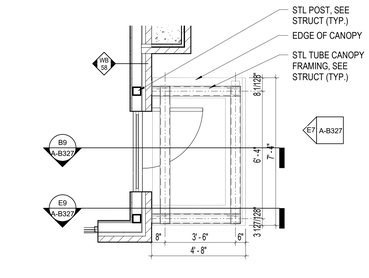
E9 CANOPY B3 SECTION
3/8" = 1'-0"



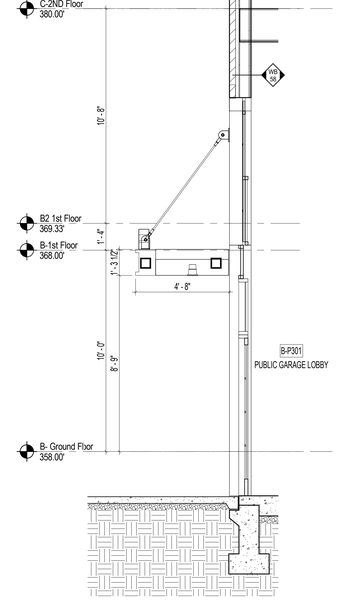
D3 CANOPY B2 STRUCTURAL PLAN
3/8" = 1'-0"



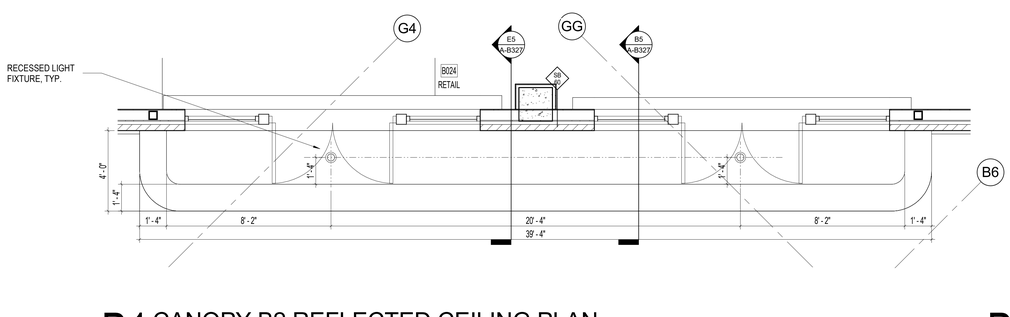
B5 CANOPY B2 SECTION
3/8" = 1'-0"



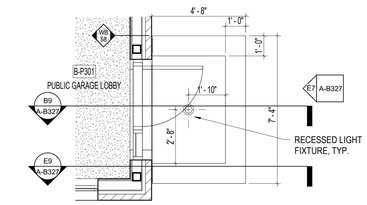
C7 CANOPY B3 STRUCTURAL PLAN
3/8" = 1'-0"



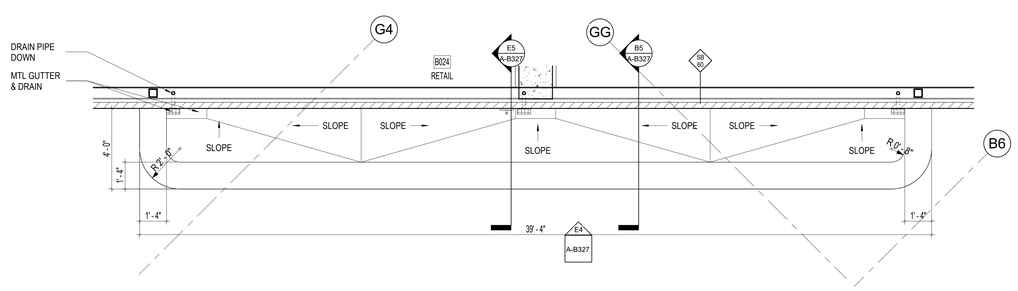
B9 CANOPY B3 SECTION
3/8" = 1'-0"



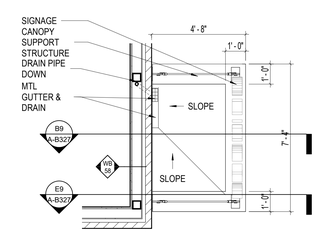
B1 CANOPY B2 REFLECTED CEILING PLAN
3/8" = 1'-0"



B7 CANOPY B3 REFLECTED CEILING PLAN
3/8" = 1'-0"



A1 CANOPY B2 ROOF PLAN
3/8" = 1'-0"



A7 CANOPY B3 ROOF PLAN
3/8" = 1'-0"

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LANDSCAPE ENGINEER
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703.719.6500

SUSTAINABILITY CONSULTANT
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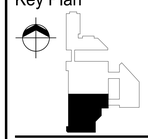
202.544.1400

Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



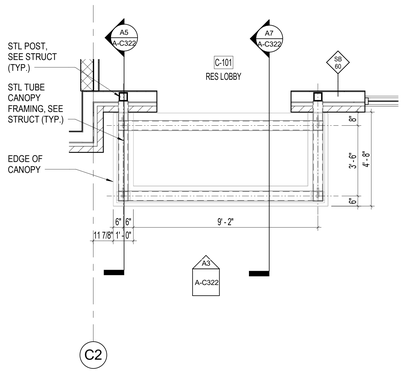
Bldg B - Canopy B2 & B3 Plans and Sections

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-B327

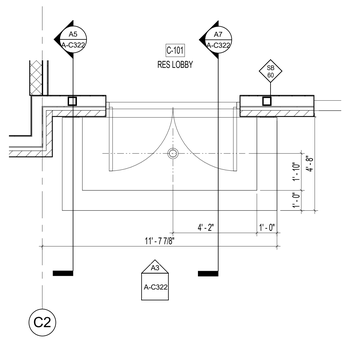
PERMIT REVISION SET - 04.01.19

4/2/2019 12:47:02 PM



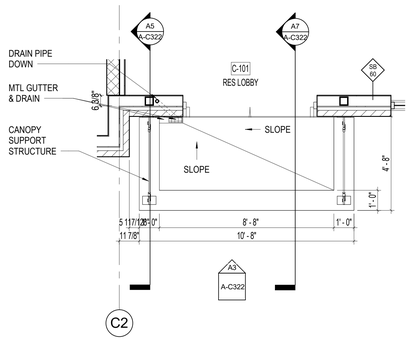
D1 CANOPY C1 STRUCTURAL PLAN

3/8" = 1'-0"



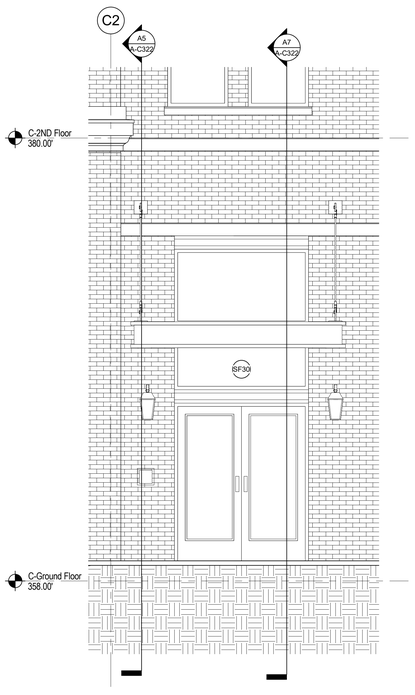
C1 CANOPY C1 REFLECTED CEILING PLAN

3/8" = 1'-0"



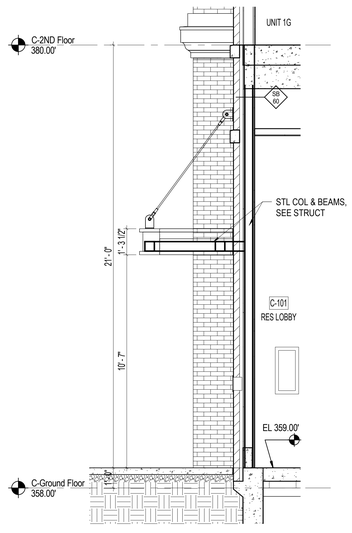
A1 CANOPY C1 ROOF PLAN

3/8" = 1'-0"



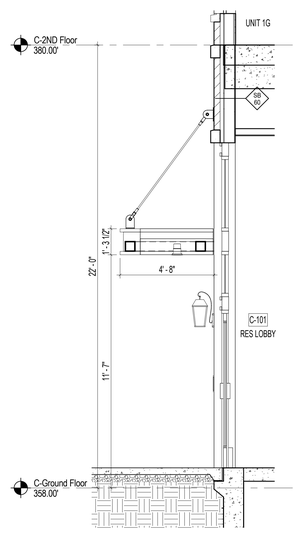
A3 PARTIAL SOUTH ELEVATION - CANOPY C1

3/8" = 1'-0"



A5 CANOPY C1 SECTION

3/8" = 1'-0"



A7 CANOPY C1 SECTION

3/8" = 1'-0"

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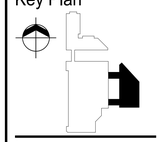
Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 0606021
02/9/18
ARCHITECT

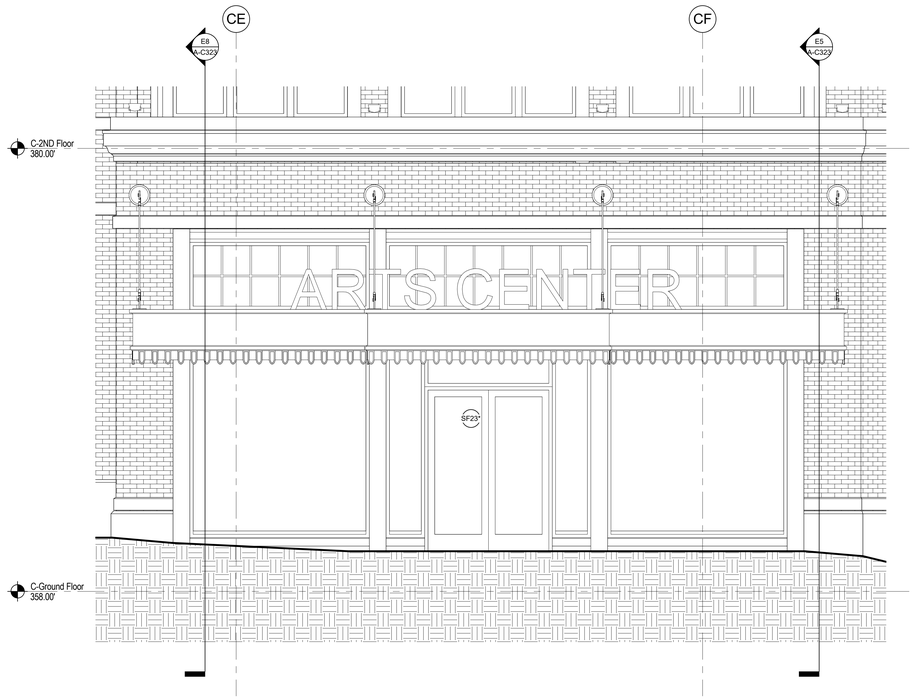
Bldg C - Canopy C1 Plans and Sections

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

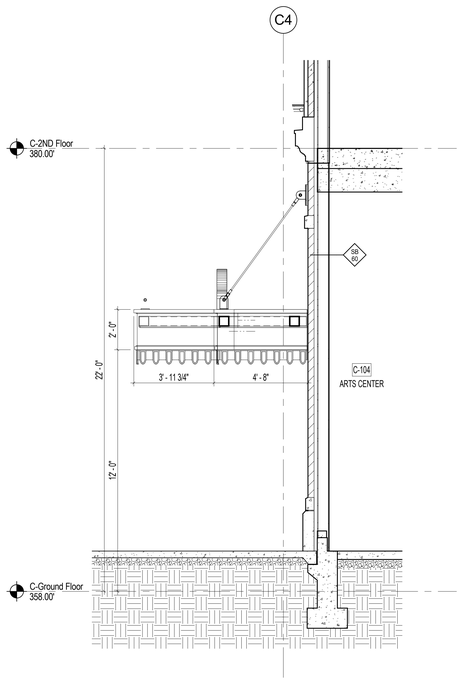
DRAWING NO.
A-C322

PERMIT REVISION SET - 04.01.19

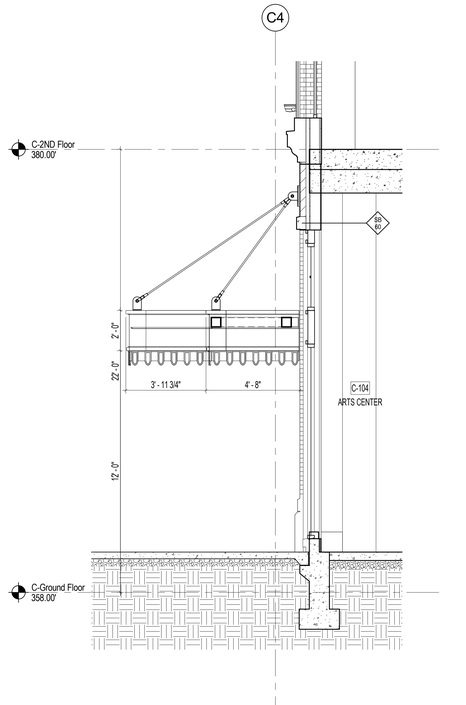
4/2/2019 12:47:02 PM



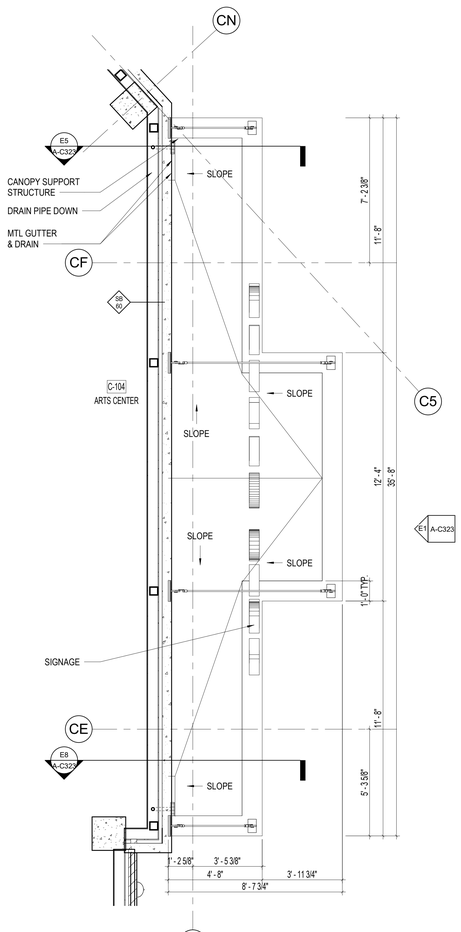
E1 PARTIAL EAST ELEVATION - CANOPY C2
3/8" = 1'-0"



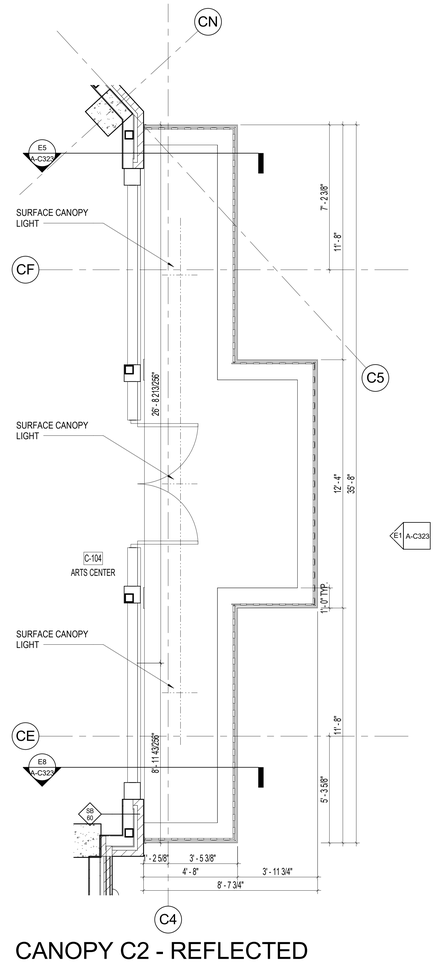
E5 CANOPY C2 SECTION
3/8" = 1'-0"



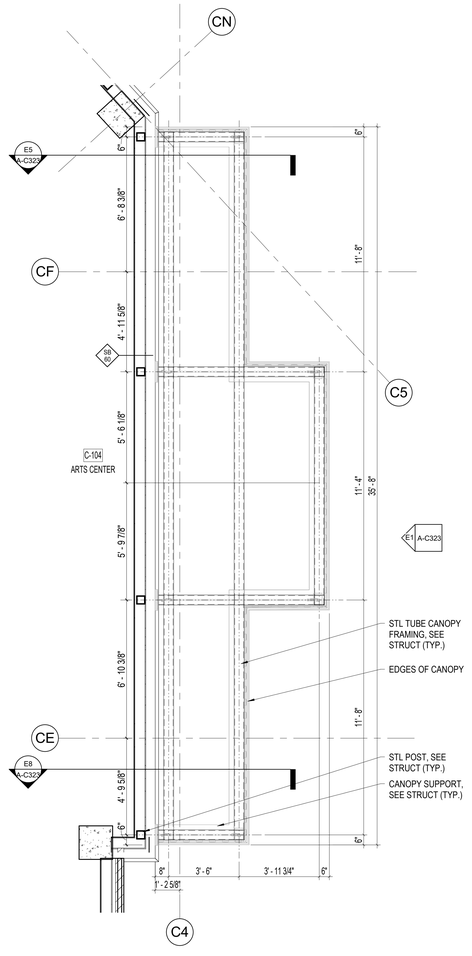
E8 CANOPY C2 SECTION
3/8" = 1'-0"



A1 CANOPY C2 ROOF PLAN
3/8" = 1'-0"



A3 CANOPY C2 - REFLECTED CEILING PLAN
3/8" = 1'-0"



A6 CANOPY C2 STRUCTURAL PLAN
3/8" = 1'-0"

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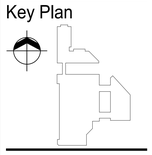
Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



Bldg C - Canopy C2 Plans and Sections

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

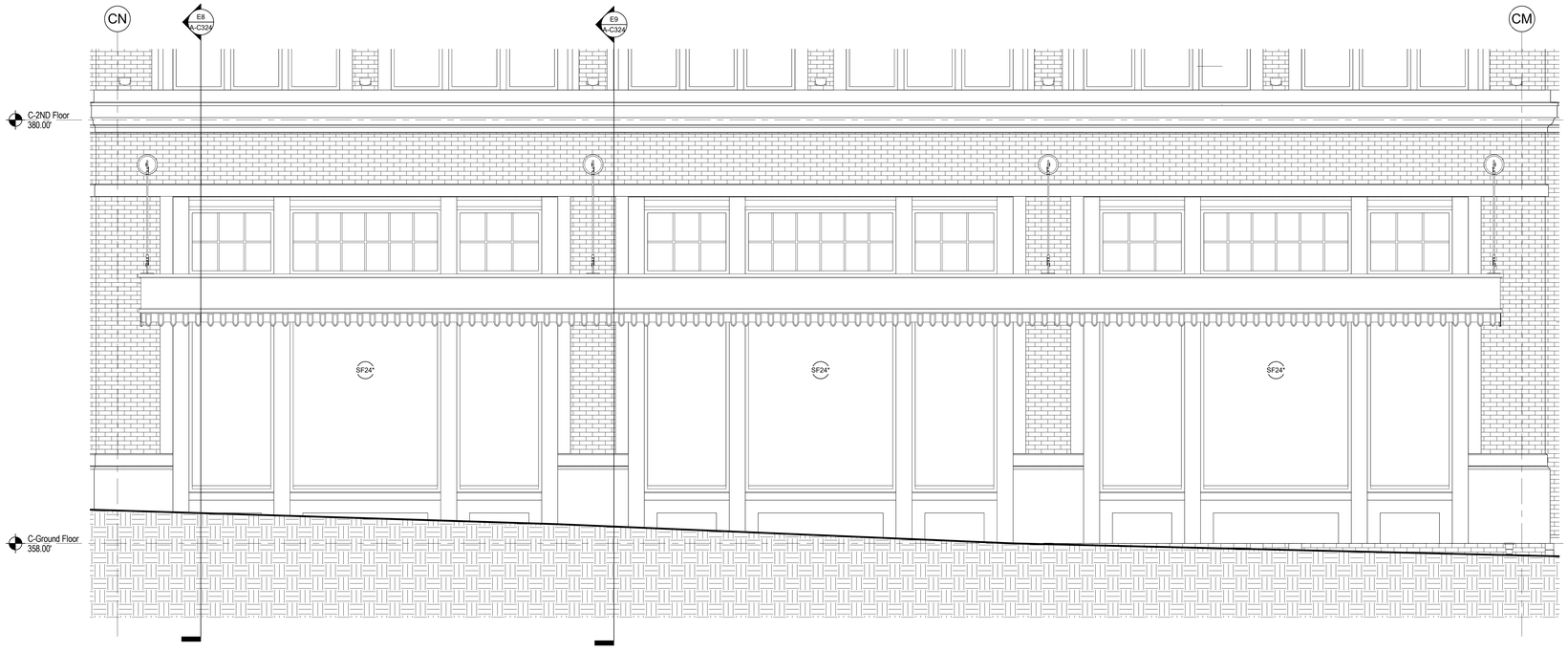
DRAWN
M.V., S.F., A.C.

DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

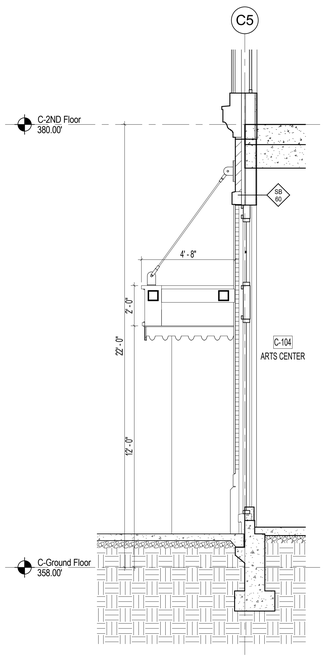
DRAWING NO.
A-C323

PERMIT REVISION SET - 04.01.19

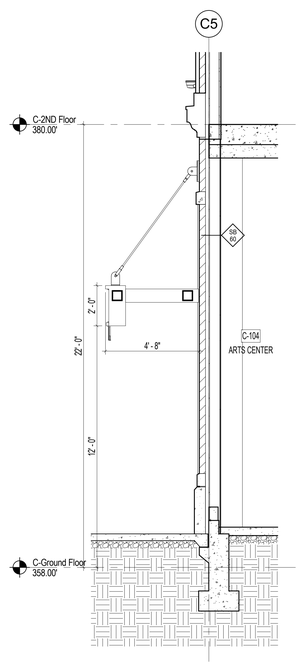
4/2/2019 12:47:04 PM



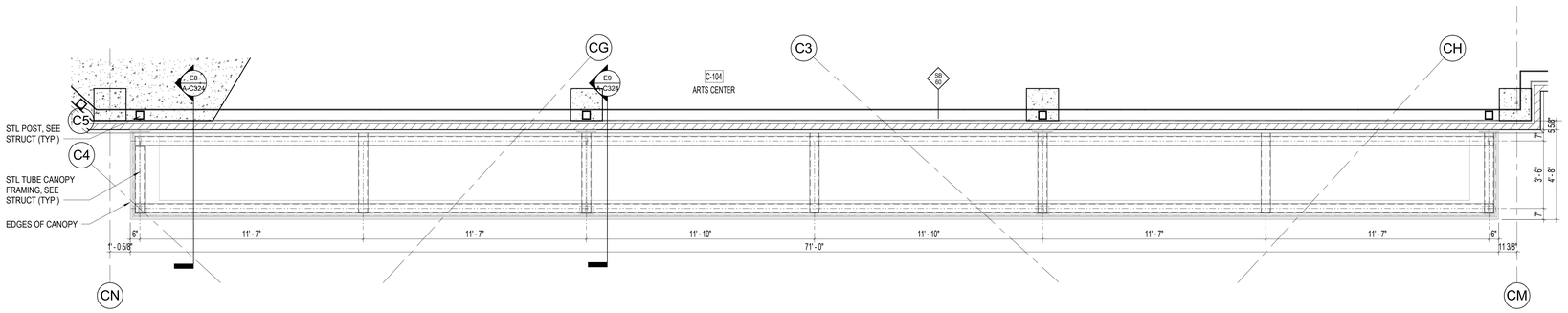
E1 PARTIAL NORTHEAST ELEVATION - CANOPY C3
3/8" = 1'-0"



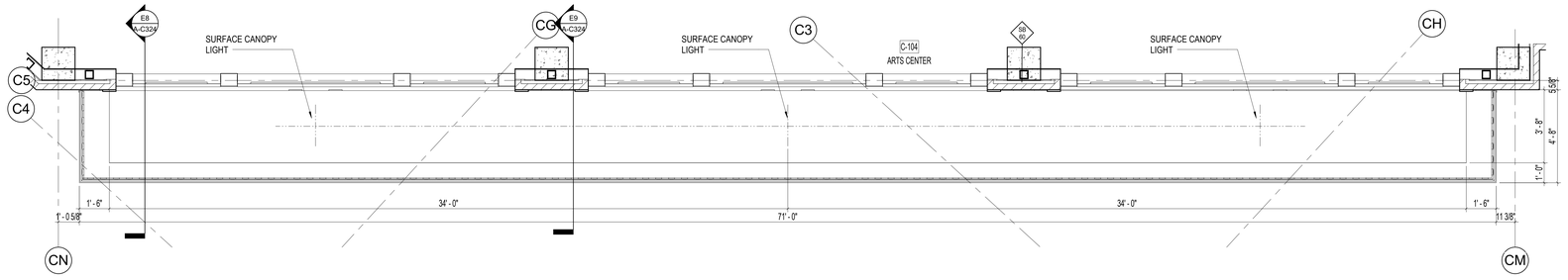
E8 CANOPY C3 SECTION
3/8" = 1'-0"



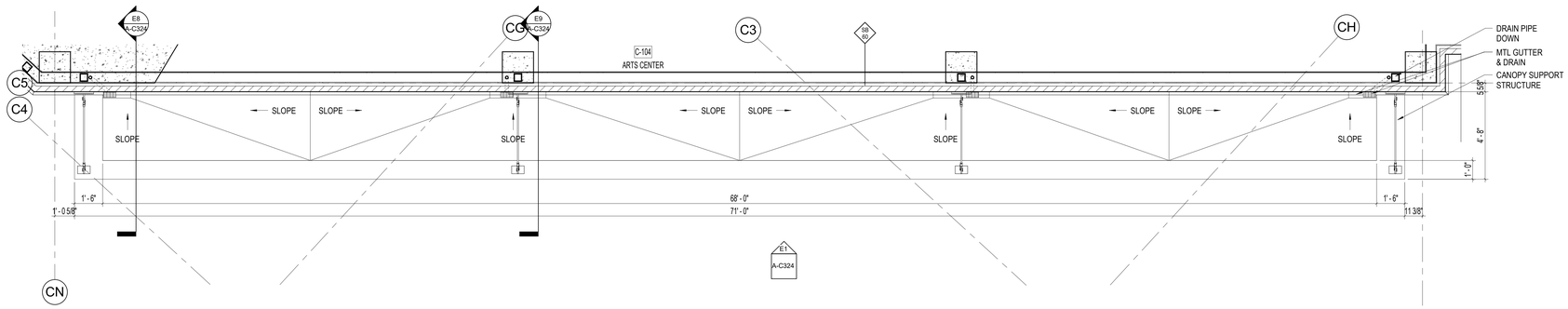
E9 CANOPY C3 SECTION
3/8" = 1'-0"



D1 CANOPY C3 STRUCTURAL PLAN
3/8" = 1'-0"



B1 CANOPY C3 REFLECTED CEILING PLAN
3/8" = 1'-0"



A1 CANOPY C3 ROOF PLAN
3/8" = 1'-0"

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SUSTAINABILITY CONSULTANT
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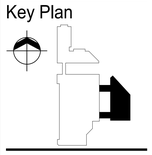
Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



Bldg C - Canopy C3 Plans and Section

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

DRAWN
M.V., S.F., A.C.

DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

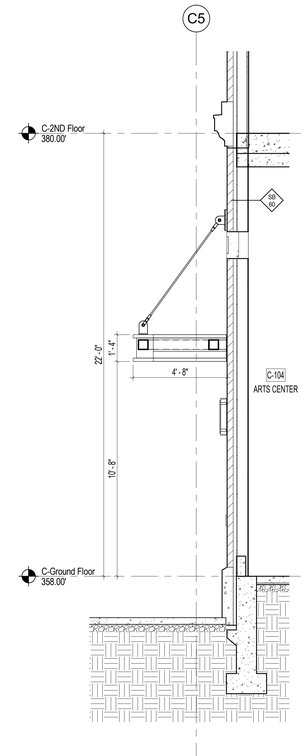
DRAWING NO.
A-C324

PERMIT REVISION SET - 04.01.19

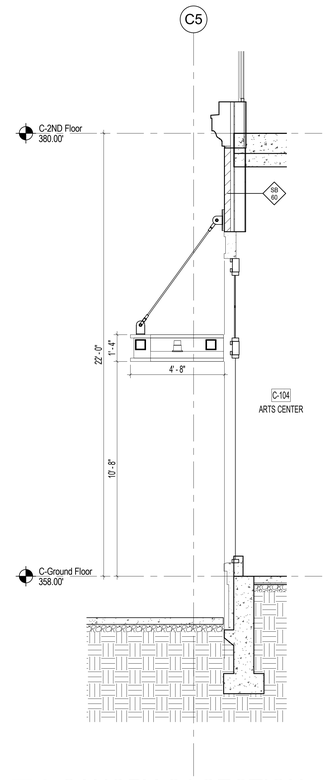
4/2/2019 12:47:05 PM



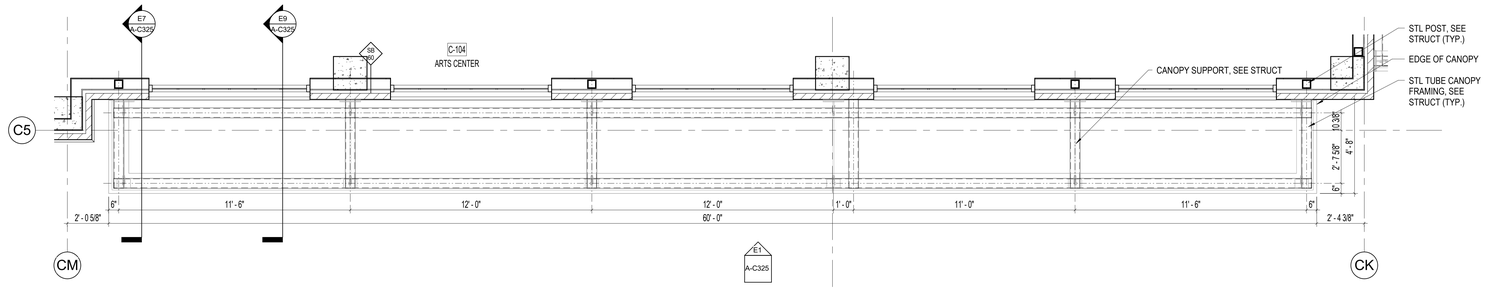
E1 PARTIAL NORTHEAST ELEVATION - CANOPY C4
3/8" = 1'-0"



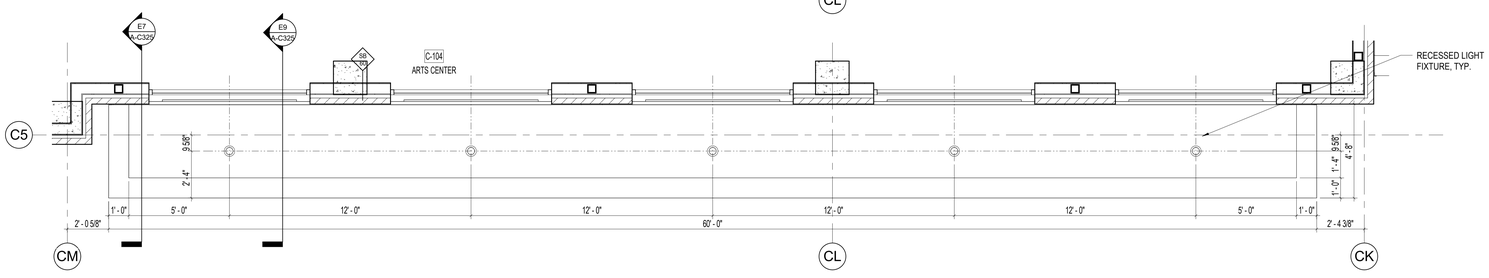
E7 CANOPY C4 SECTION
3/8" = 1'-0"



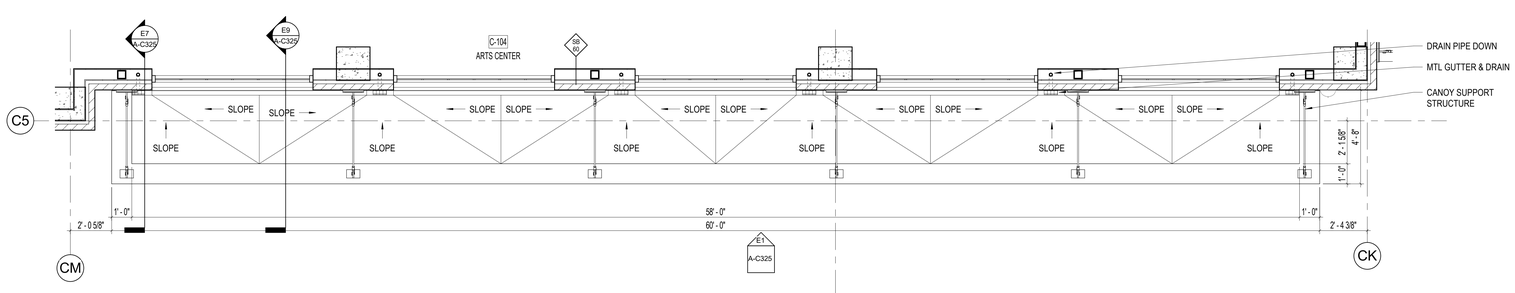
E9 CANOPY C4 SECTION
3/8" = 1'-0"



C1 CANOPY C4 STRUCTURAL PLAN
3/8" = 1'-0"



B1 CANOPY C4 REFLECTED CEILING PLAN
3/8" = 1'-0"



A1 CANOPY C4 ROOF PLAN
3/8" = 1'-0"

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LANDSCAPE ENGINEER
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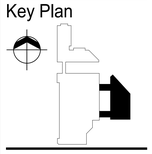
703.719.6500

SUSTAINABILITY CONSULTANT
GREENSHAPE
202.544.1400

Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIFF MOHAMED ELFAR
Lic. No. 008421
12/14/18
ARCHITECT

Bldg C - Canopy C4 Plans and Section

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

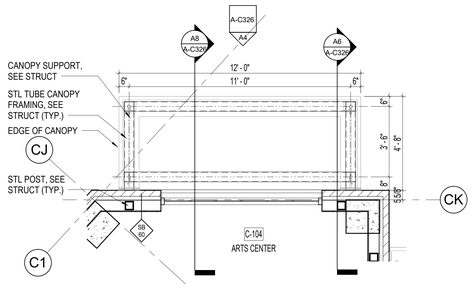
DRAWN
M.V., S.F., A.C.

DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

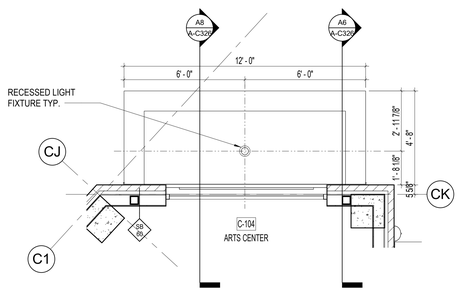
DRAWING NO.
A-C325

PERMIT REVISION SET - 04.01.19

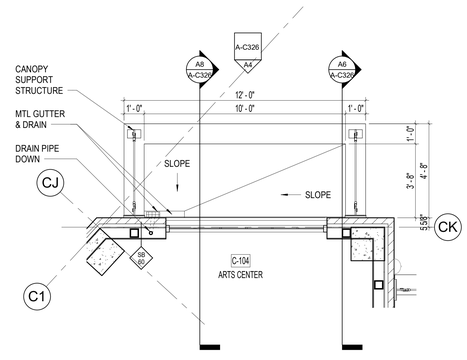
4/2/2019 12:47:06 PM



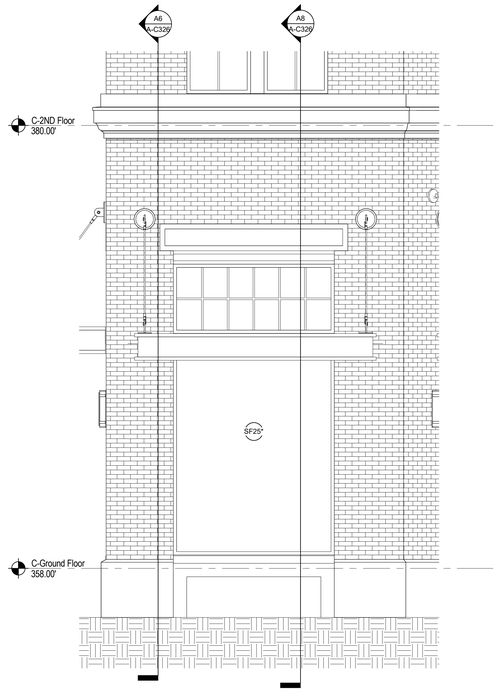
D1 CANOPY C5 STRUCTURAL PLAN
3/8" = 1'-0"



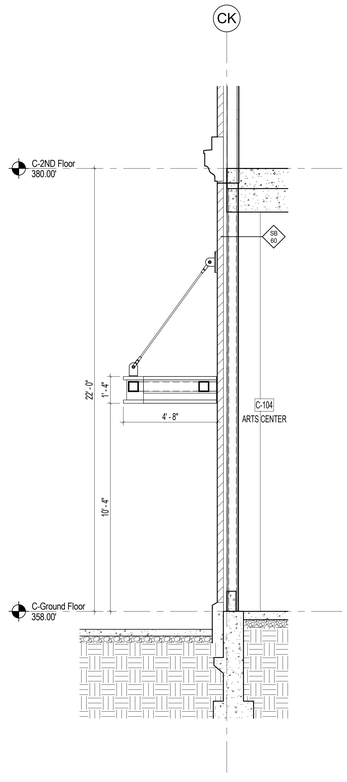
C1 CANOPY C5 REFLECTED CEILING PLAN
3/8" = 1'-0"



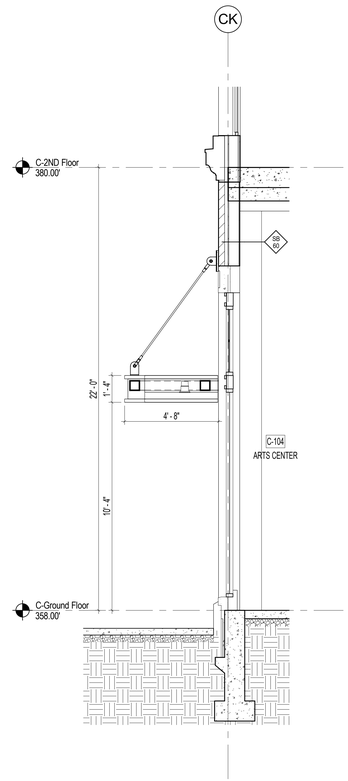
A1 CANOPY C5 ROOF PLAN
3/8" = 1'-0"



A4 PARTIAL NORTH ELEVATION - CANOPY C5
3/8" = 1'-0"



A6 CANOPY C5 SECTION
3/8" = 1'-0"



A8 CANOPY C5 SECTION
3/8" = 1'-0"

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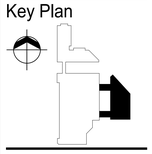
SUSTAINABILITY CONSULTANT
GREENSHAPE
202.544.1400

Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE



Bldg C - Canopy C5 Plans and Section

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

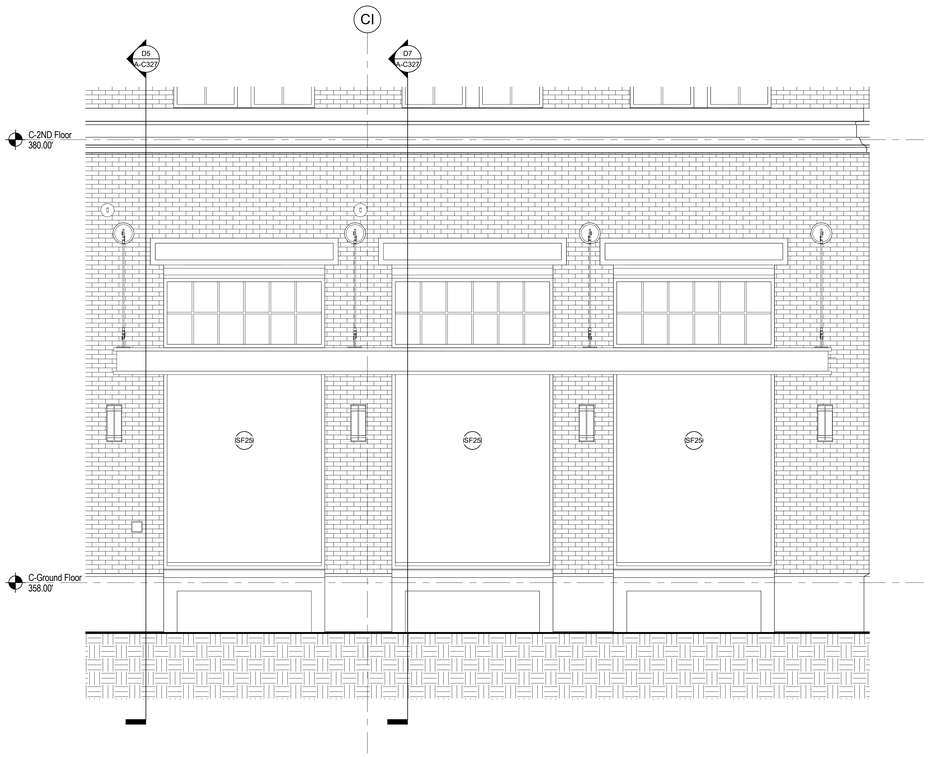
DRAWN
M.V., S.F., A.C.

DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
A-C326

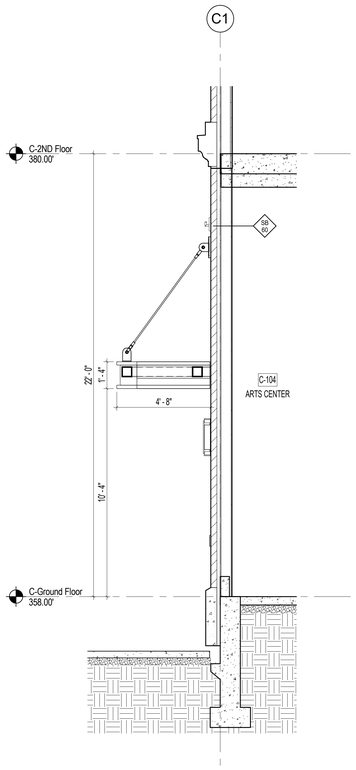
PERMIT REVISION SET - 04.01.19

4/2/2019 12:47:06 PM



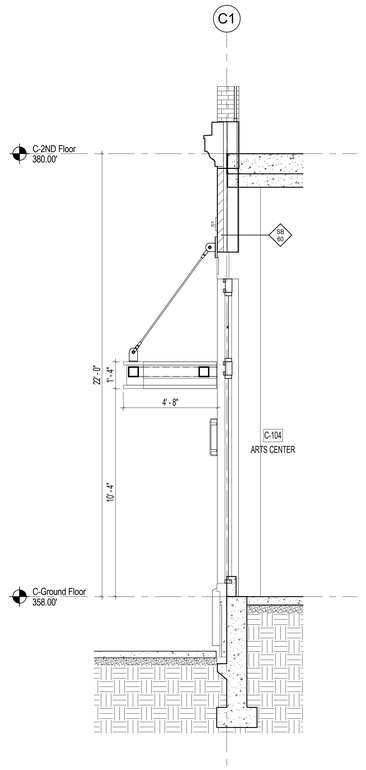
D1 PARTIAL WEST ELEVATION - CANOPY C6

3/8" = 1'-0"



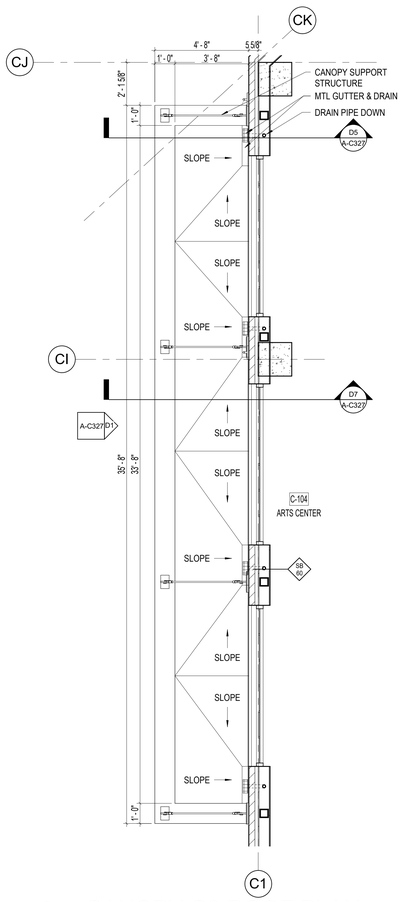
D5 CANOPY C6 SECTION

3/8" = 1'-0"



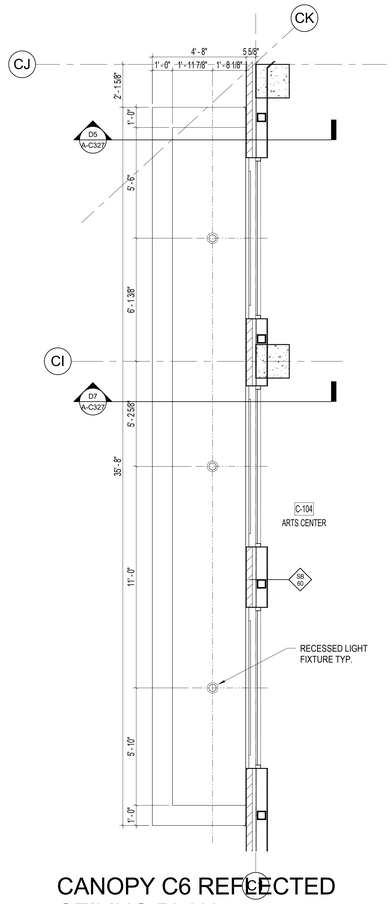
D7 CANOPY C6 SECTION

3/8" = 1'-0"



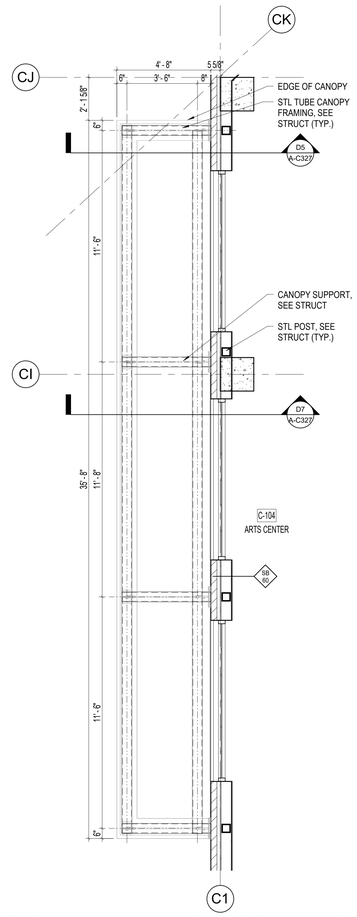
A1 CANOPY C6 ROOF PLAN

3/8" = 1'-0"



CANOPY C6 REFLECTED CEILING PLAN

A3 3/8" = 1'-0"



A5 CANOPY C6 STRUCTURAL PLAN

3/8" = 1'-0"

4/2/2019 12:47:07 PM

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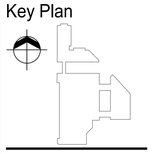
LANDSCAPE ENGINEER
STUDIO39
703.719.6500

SUSTAINABILITY CONSULTANT
GREENSHAPE
202.544.1400

Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

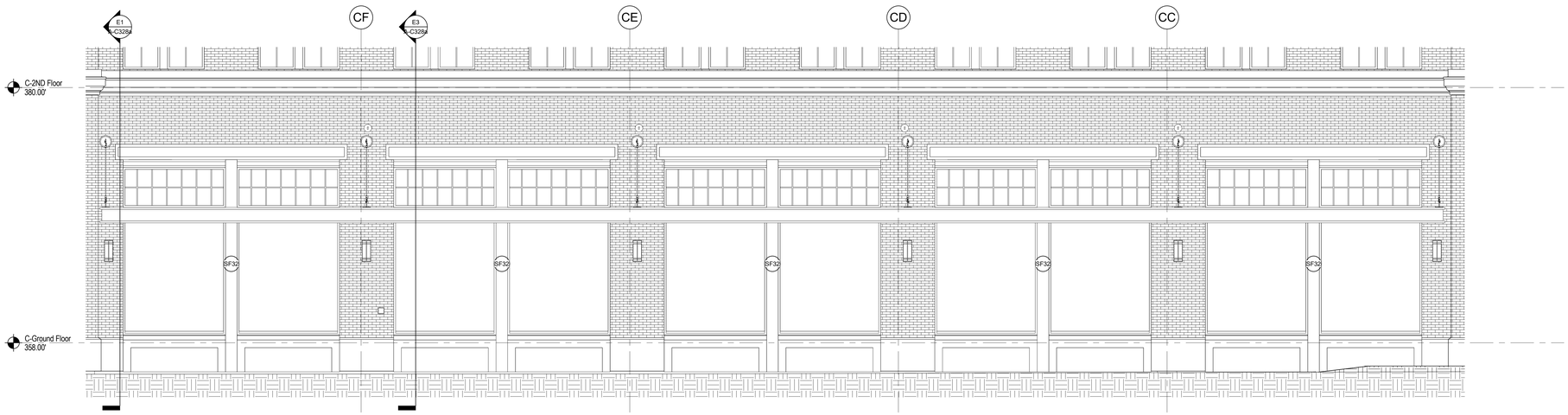
COMMONWEALTH OF VIRGINIA
SHERIF AHMED ELFAR
Lic. No. 008421
12/14/18
ARCHITECT

Bldg C - Canopy C6 Plans and Sections

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

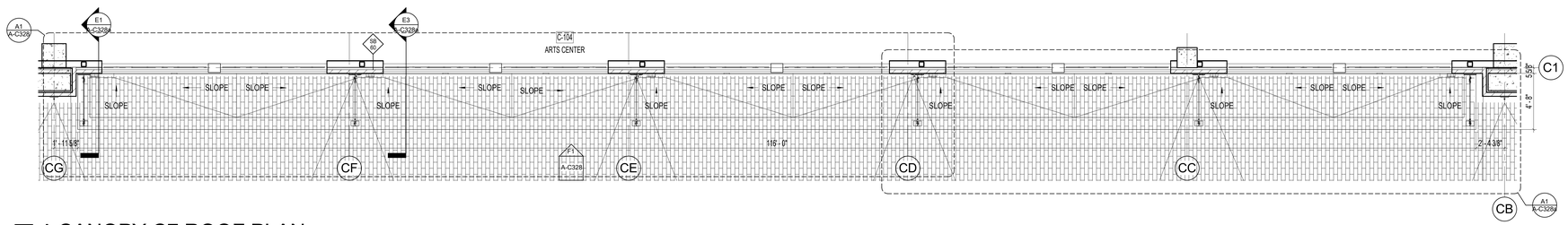
DRAWING NO.
A-C327

PERMIT REVISION SET - 04.01.19



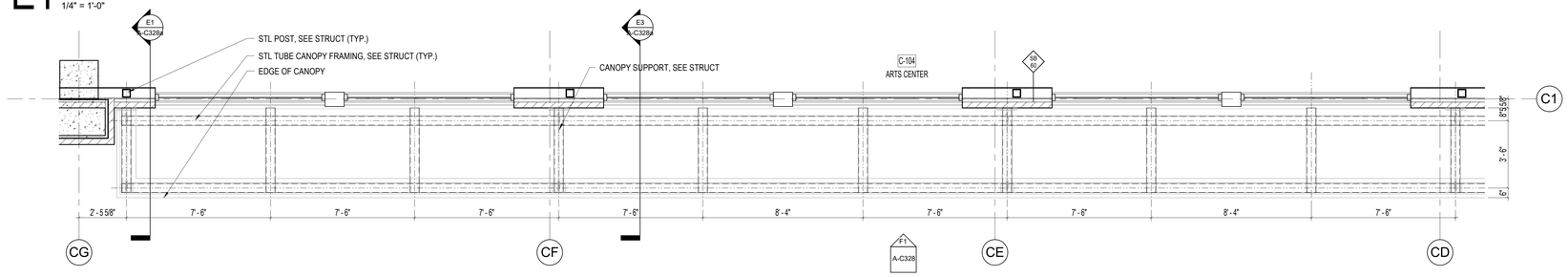
F1 PARTIAL WEST ELEVATION - CANOPY C7

1/4" = 1'-0"



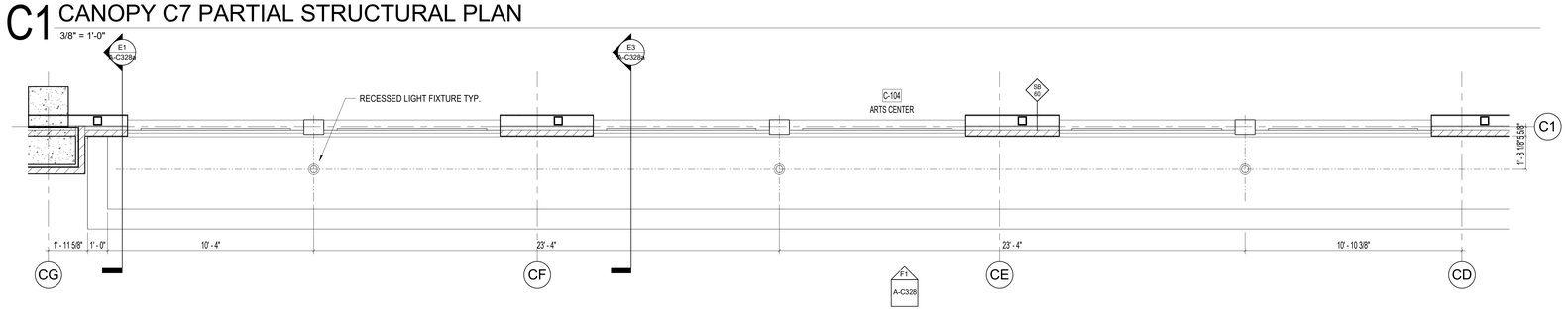
E1 CANOPY C7 ROOF PLAN

1/4" = 1'-0"



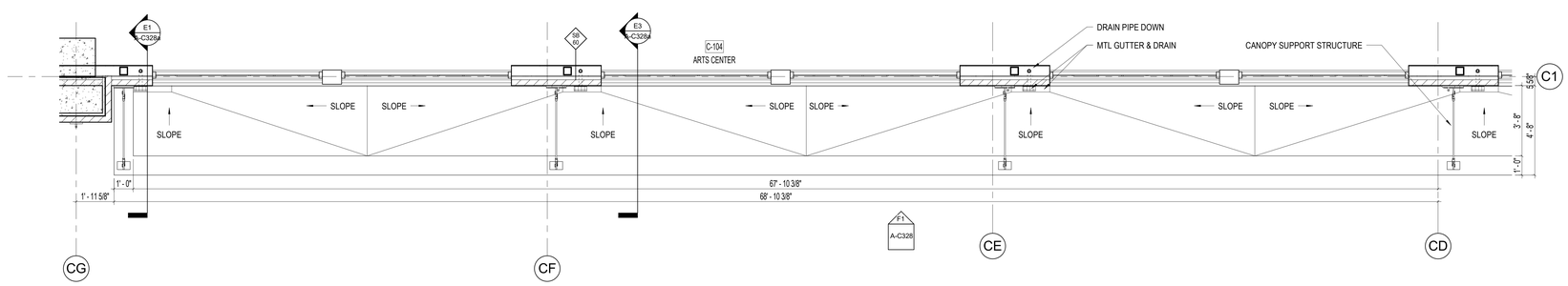
C1 CANOPY C7 PARTIAL STRUCTURAL PLAN

3/8" = 1'-0"



B1 CANOPY C7 PARTIAL REFLECTED CEILING PLAN

3/8" = 1'-0"



A1 CANOPY C7 PARTIAL ROOF PLAN

3/8" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"

0 2' 4' 8' 16'

4/2/2019 12:47:09 PM

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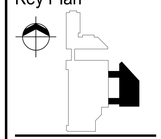
Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

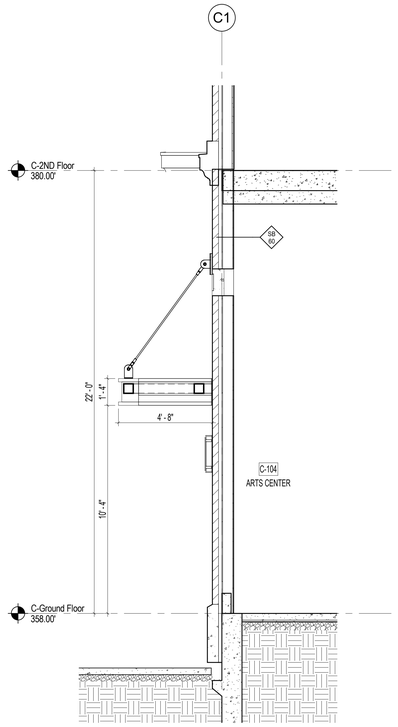
COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 009421
12/14/18
ARCHITECT

Bldg C - Canopy C7 Plans

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: As indicated	JOB NO. 15315.00

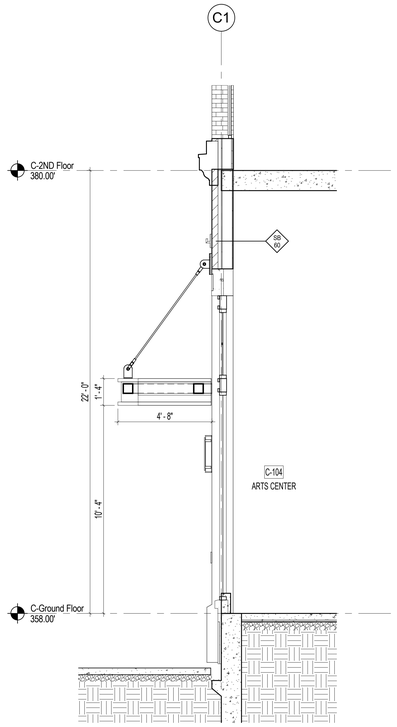
DRAWING NO.
A-C328

PERMIT REVISION SET - 04.01.19



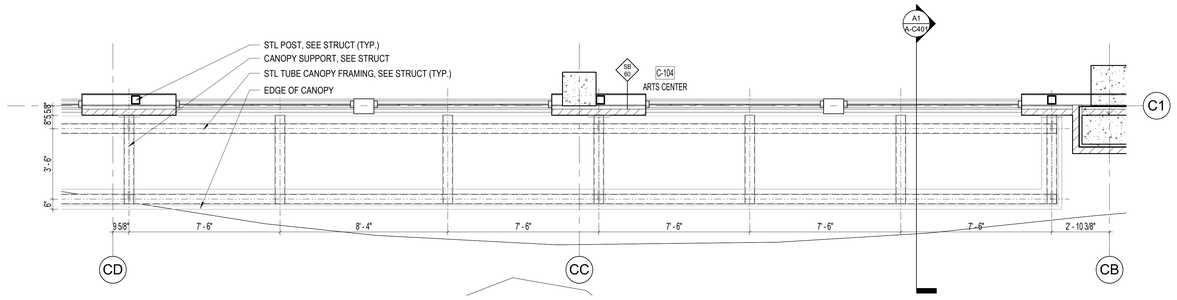
E1 CANOPY C7 SECTION

3/8" = 1'-0"



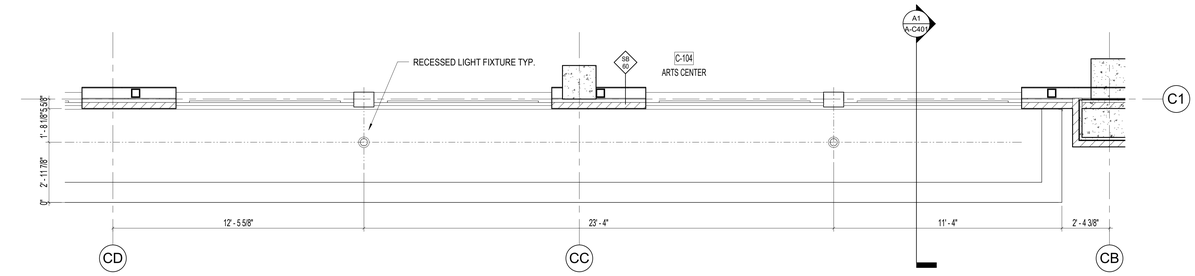
E3 CANOPY C7 SECTION

3/8" = 1'-0"



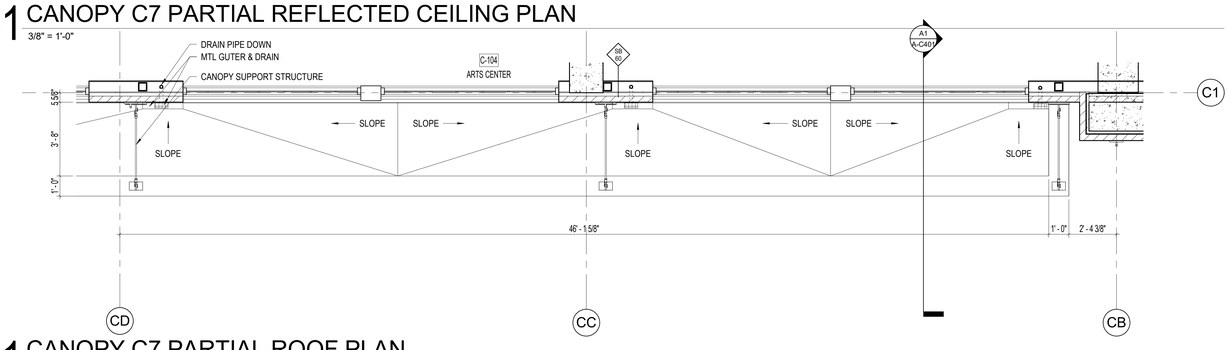
C1 CANOPY C7 PARTIAL STRUCTURAL PLAN

3/8" = 1'-0"



B1 CANOPY C7 PARTIAL REFLECTED CEILING PLAN

3/8" = 1'-0"



A1 CANOPY C7 PARTIAL ROOF PLAN

3/8" = 1'-0"

4/2/2019 12:47:09 PM

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LANDSCAPE ENGINEER
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703.719.6500

SUSTAINABILITY CONSULTANT
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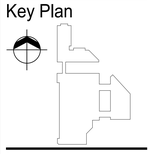
202.544.1400

Key Plan



Issue

NO.		DATE
2	PROGRESS PERMIT SET	09/14/18
3	PROGRESS PERMIT SET	11/30/18
4	PERMIT SET	12/14/18
5	PERMIT REVISION SET	04/01/19

Revisions

NO.	DATE

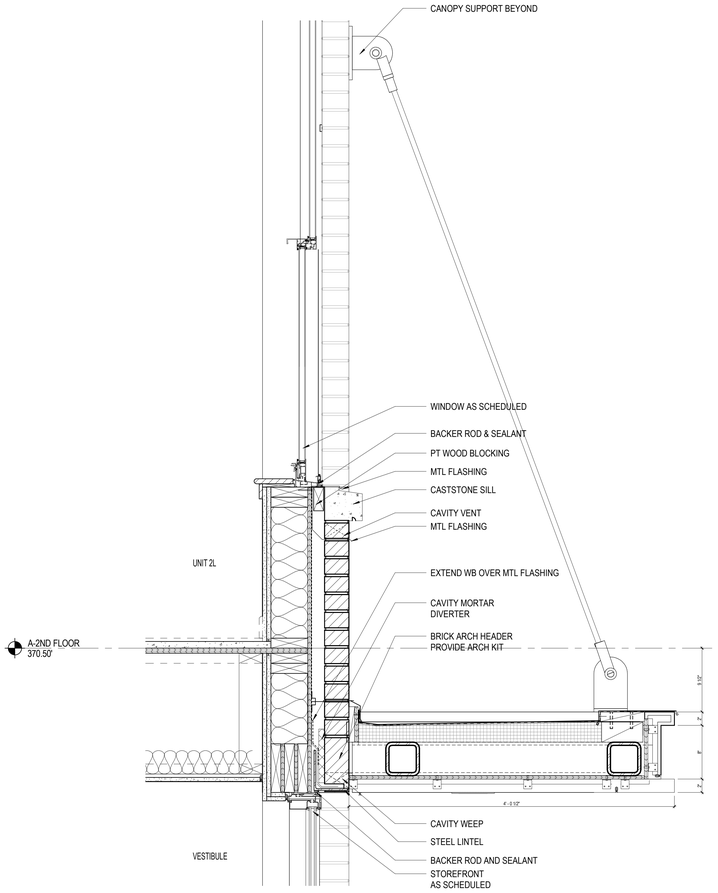


Bldg C - Canopy C7 Plans & Sections

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE: August 24, 2017	APPROVED X.Y.
SCALE: 3/8" = 1'-0"	JOB NO. 15315.00

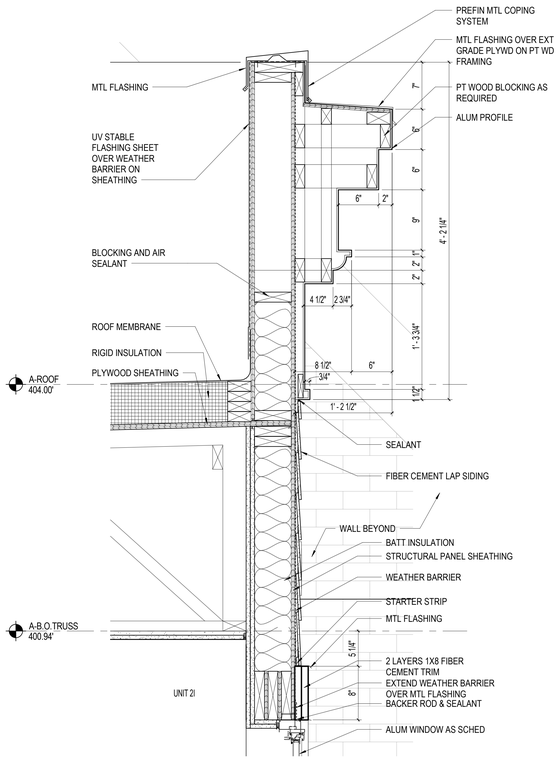
DRAWING NO.
A-C328a

PERMIT REVISION SET - 04.01.19



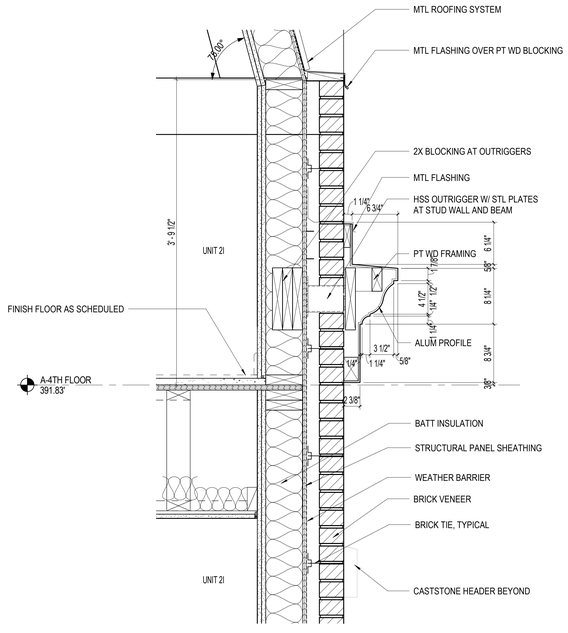
B1 TYPICAL CANOPY DETAIL

1 1/2" = 1'-0"



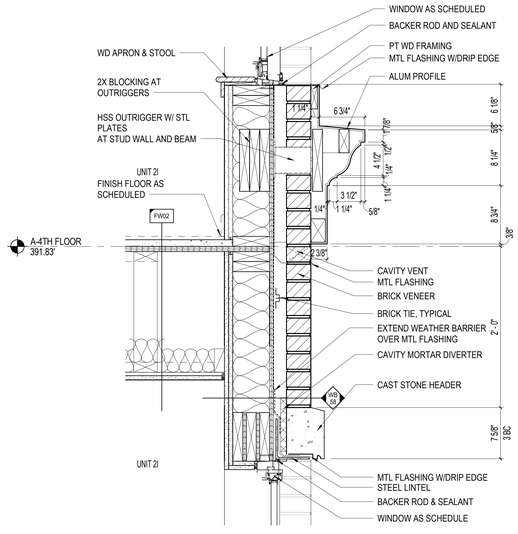
A1 TYPICAL CORNICE DETAIL

1 1/2" = 1'-0"



A2 TYPICAL CORNICE DETAIL

1 1/2" = 1'-0"



A3 TYPICAL CORNICE DETAIL

1 1/2" = 1'-0"

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SUSTAINABILITY CONSULTANT
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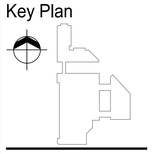
Key Plan



Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SEAN E. HANNEGAN
Lic. No. 0084021
2/14/18
ARCHITECT

TYPICAL CORNICE AND CANOPY DETAILS

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
M.V., S.F.

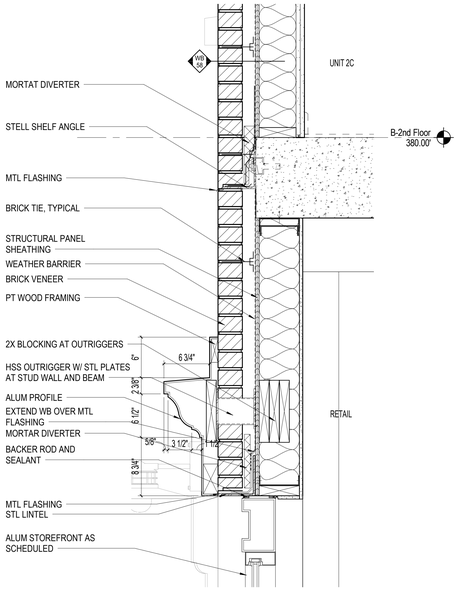
DRAWN
M.V., S.F., A.C.

DATE	APPROVED
August 24, 2017	X.Y.
SCALE: 1 1/2" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
D-001

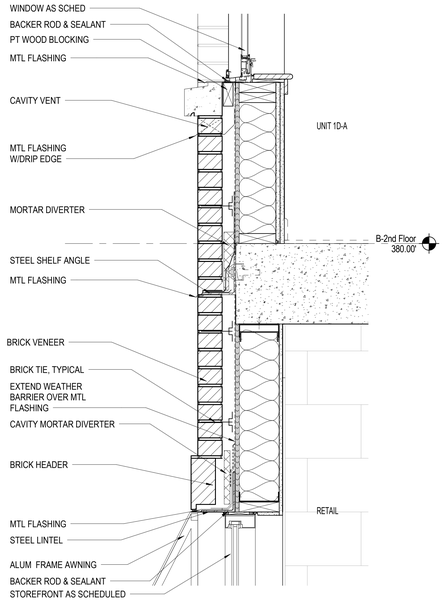
PERMIT REVISION SET - 04.01.19

4/1/2019 4:00:00 PM



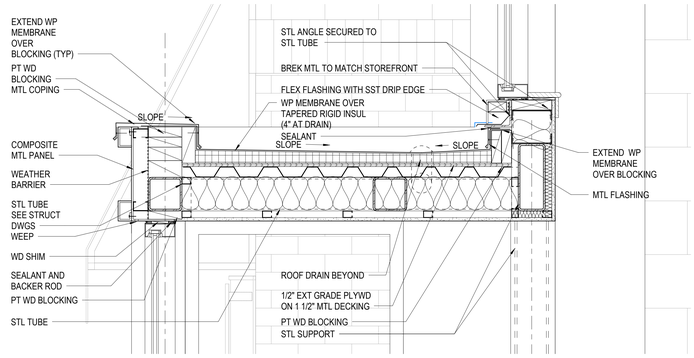
B1 TYPICAL STOREFRONT DETAIL

1 1/2" = 1'-0"



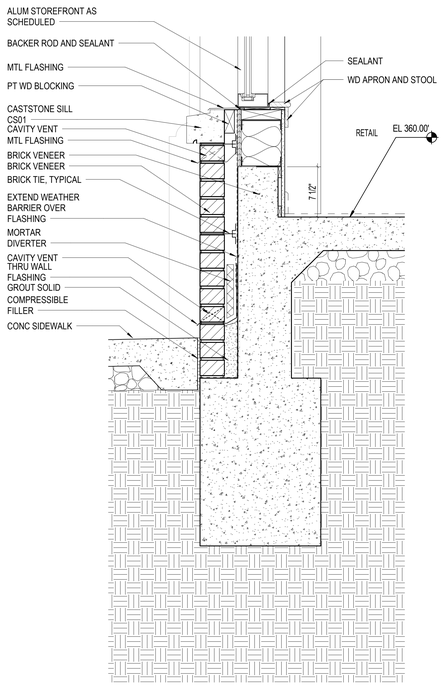
B2 TYPICAL STOREFRONT DETAIL

1 1/2" = 1'-0"



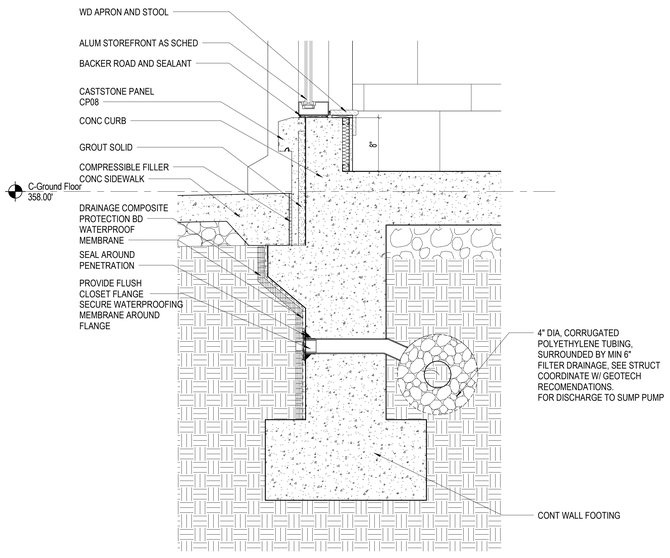
B3 TYPICAL STOREFRONT DETAIL

1 1/2" = 1'-0"



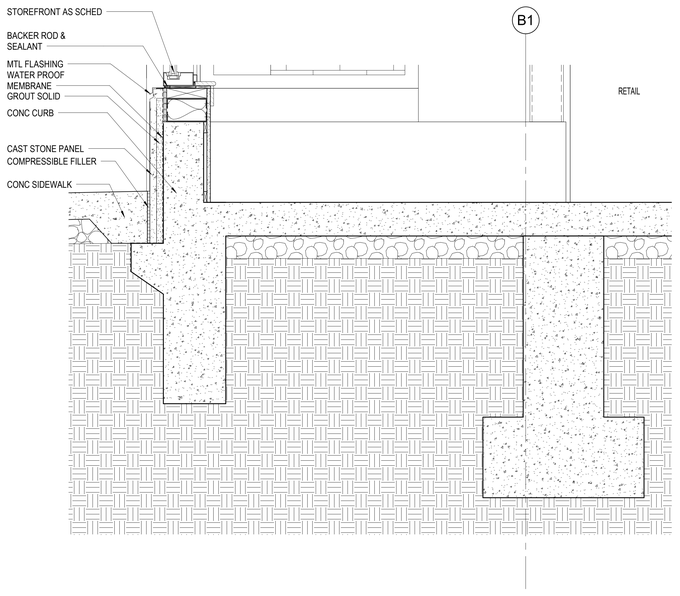
A1 TYPICAL STOREFRONT DETAIL

1 1/2" = 1'-0"



A2 TYPICAL STOREFRONT DETAIL

1 1/2" = 1'-0"



A3 TYPICAL STOREFRONT DETAIL

1 1/2" = 1'-0"

TORTI GALLAS + PARTNERS
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

HERNDON TOWN CENTER

ELDEN STREET & STATION STREET
HERNDON, VA 20170

OWNER / DEVELOPER
COMSTOCK HERNDON VENTURES, LC
703.230.1985

STRUCTURAL ENGINEER
SK&A, MD
301.881.1441

MEP ENGINEER
HENRY ADAMS, LLC
410.296.6500

CIVIL ENGINEER
VIKA Virginia
703.442.7800

LANDSCAPE ENGINEER
STUDIO39
703.719.6500

SUSTAINABILITY CONSULTANT
GREENSHAPE
202.544.1400

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SHERIF MOHAMED ELFAR
Lic. No. 0606-021
02/9/18
ARCHITECT

TYPICAL STOREFRONT DETAILS

PRINCIPAL IN CHARGE S.E.	
PROJECT ARCHITECT M.V., S.F.	
DRAWN M.V., S.F., A.C.	
DATE August 24, 2017	APPROVED X.Y.
SCALE: 1 1/2" = 1'-0"	JOB NO. 15315.00

DRAWING NO.
D-002

PERMIT REVISION SET - 04.01.19

4/1/2019 4:05:57 PM

DOWNTOWN HERNDON REDEVELOPMENT



April 4, 2019

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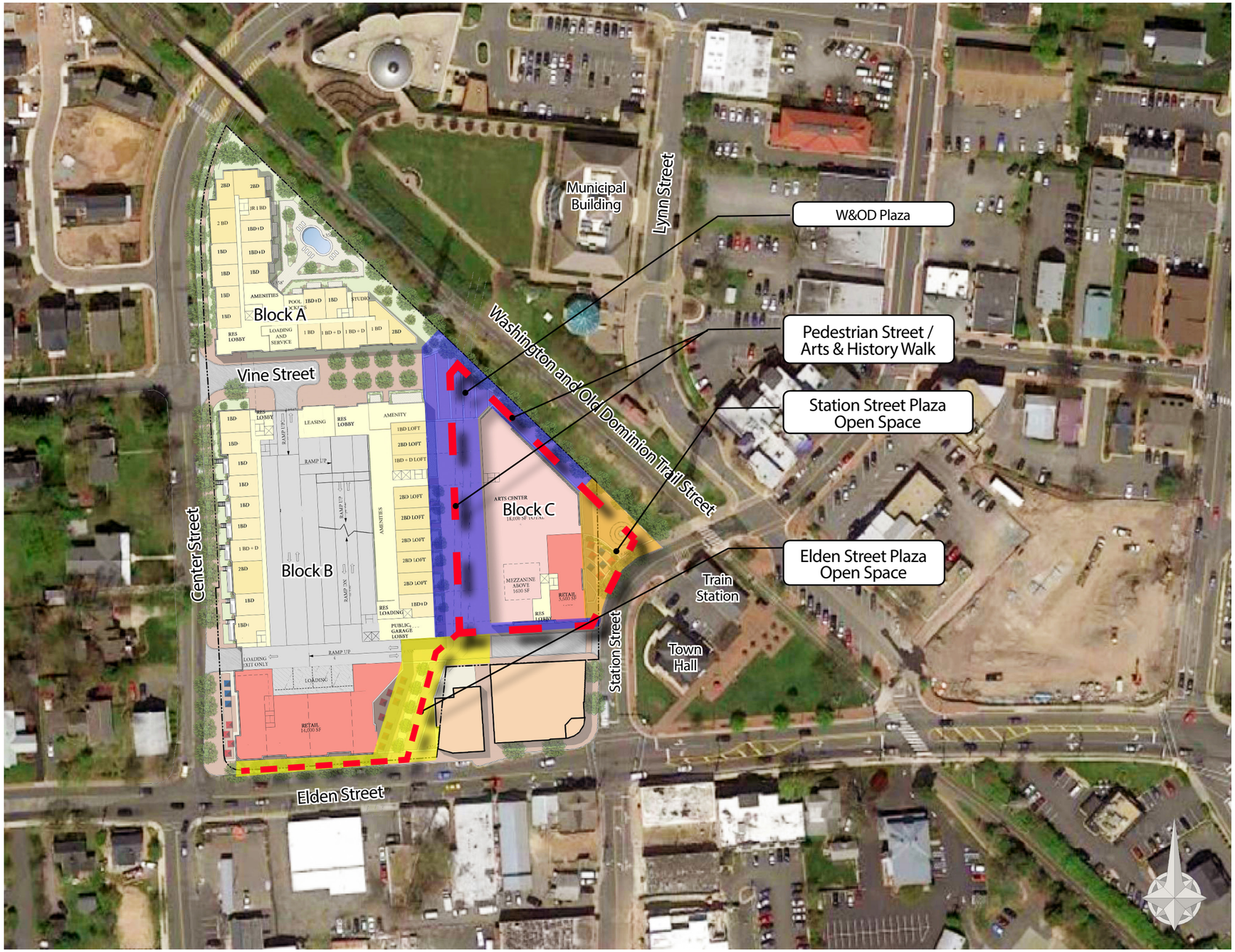
Site Context
HERNDON DOWNTOWN REDEVELOPMENT



PLACE AND CONNECTIVITY

The plan seeks to build on the wonderful place that is the center of Herndon. This proposal seeks to make a building ensemble that is a good neighbor to the surrounding development and helps complete the picture of the Town Center envisioned in the Master Plan.

- PEDESTRIAN STREET / ARTS & HISTORY WALK
- STATION STREET PUBLIC OPEN SPACE
- ELDEN STREET PLAZA AND RETAIL
- ARTS & HISTORY WALK

NOTE: SITE FOR ILLUSTRATIVE PURPOSES ONLY, SEE LANDSCAPE AND CIVIL

0 60 120

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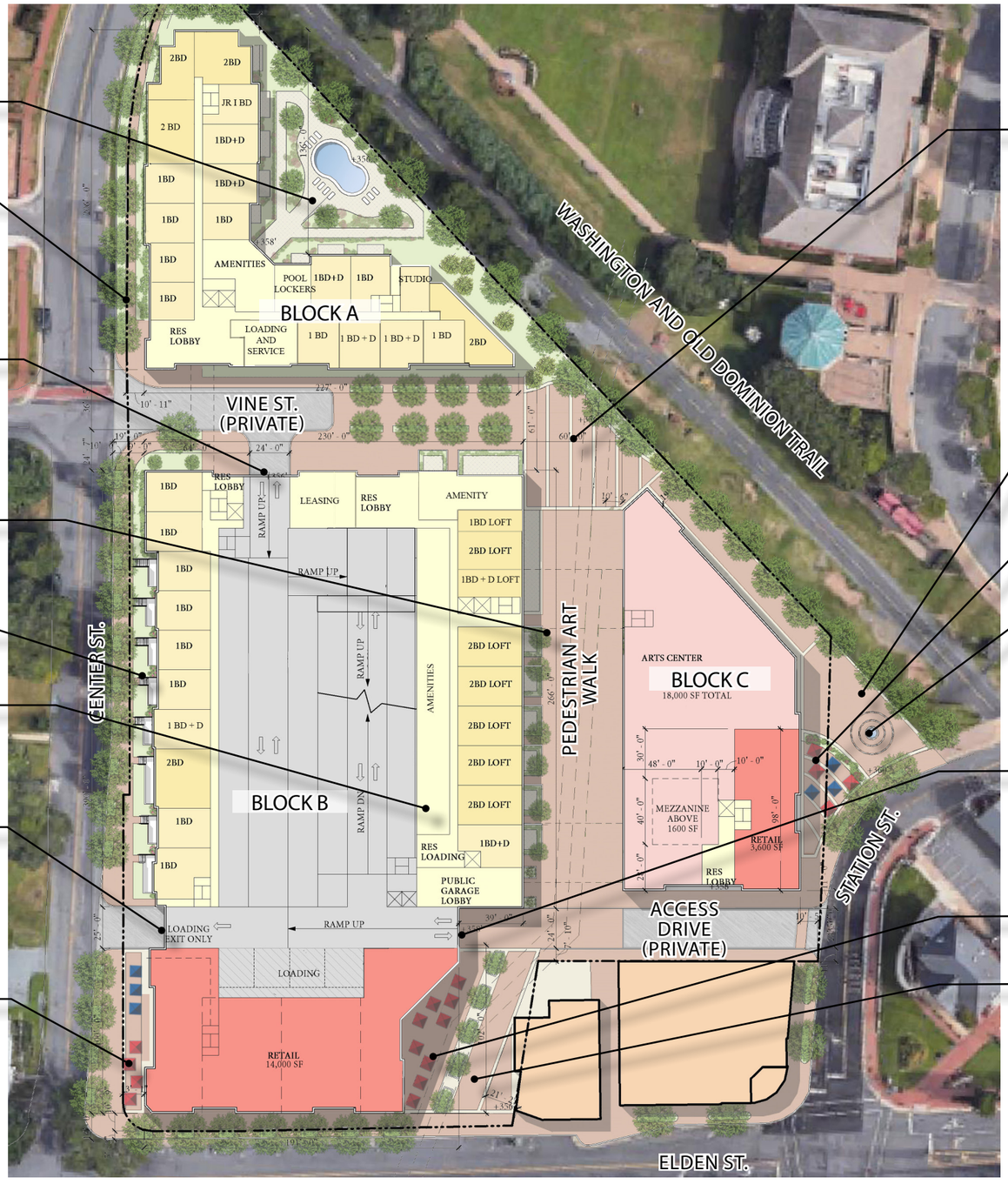
GROUND FLOOR - DETAILED PLAN



NOTE: SITE FOR ILLUSTRATIVE PURPOSES ONLY, SEE LANDSCAPE AND CIVIL

DYNAMIC MIX OF USES

The building fabric creates new blocks and responsibly forms the spaces of the surrounding streets.

- Block A, located north of Vine Street, is a 4 story, purely residential building. The building features a landscaped ground floor courtyard facing the W&OD Trail, and the building will also complement the residential character of Center Street. The building will connect to the parking garage through a small pedestrian bridge.

The area south of Vine Street is divided into two blocks, Block B to the west and Block C to the east, further reducing the scale of the development to complement the character of the Town.

- Block B includes the garage structure, which is primarily above grade with one level of below grade parking and is wrapped by a residential liner on all sides. The liner along Center Street is 3 stories, with individual unit entries and English basements that are compatible with the homes on the other side of the street. The Elden Street frontage includes ground floor retail with 3 stories of residential above. The liner continues facing the new Arts & History Walk and the north side along Vine Street, and features ground floor loft type units with high ceilings.

- Block C includes ground floor retail along Station Street. Around the corner, the Arts Center is located on and visible from the W&OD Trail; it also has frontage along the Pedestrian Street / Arts & History Walk. The building above the ground floor has 3 stories of residential, with a small landscaped courtyard and bridges connecting to the garage building to the west.

0 40 80

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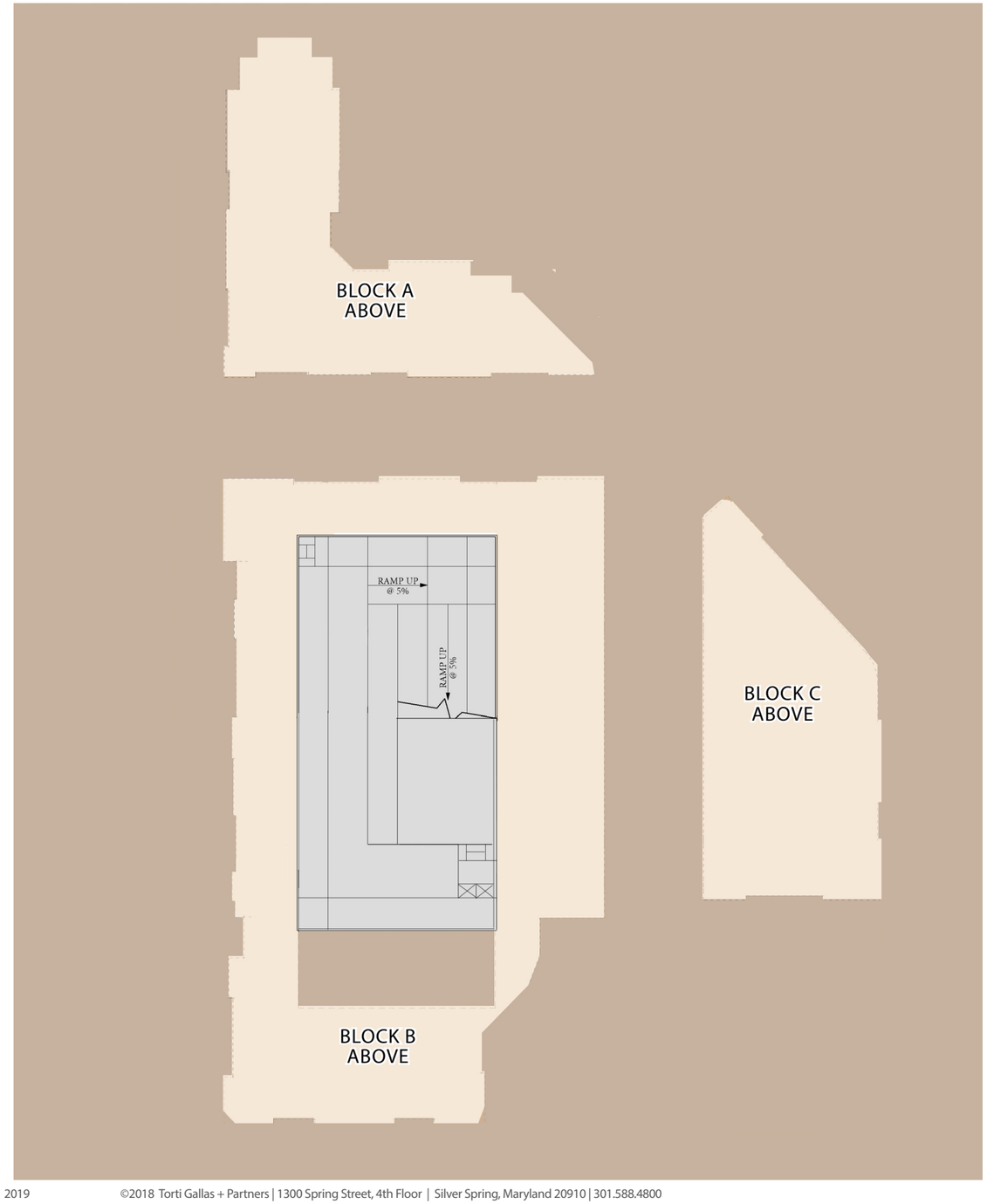
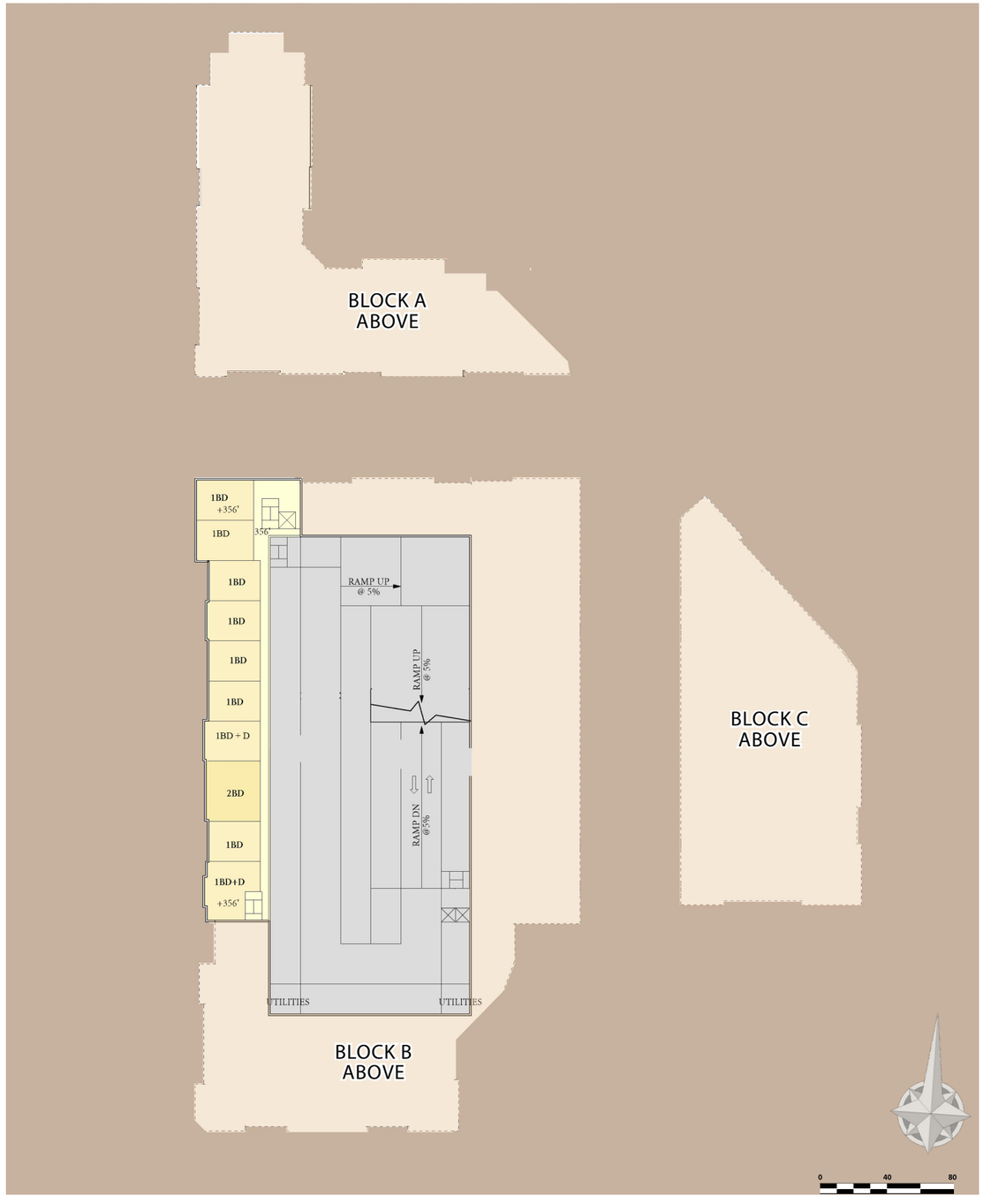
LOWEST GARAGE LEVEL PLAN



BELOW GRADE GARAGE / ENGLISH BASEMENT PLAN



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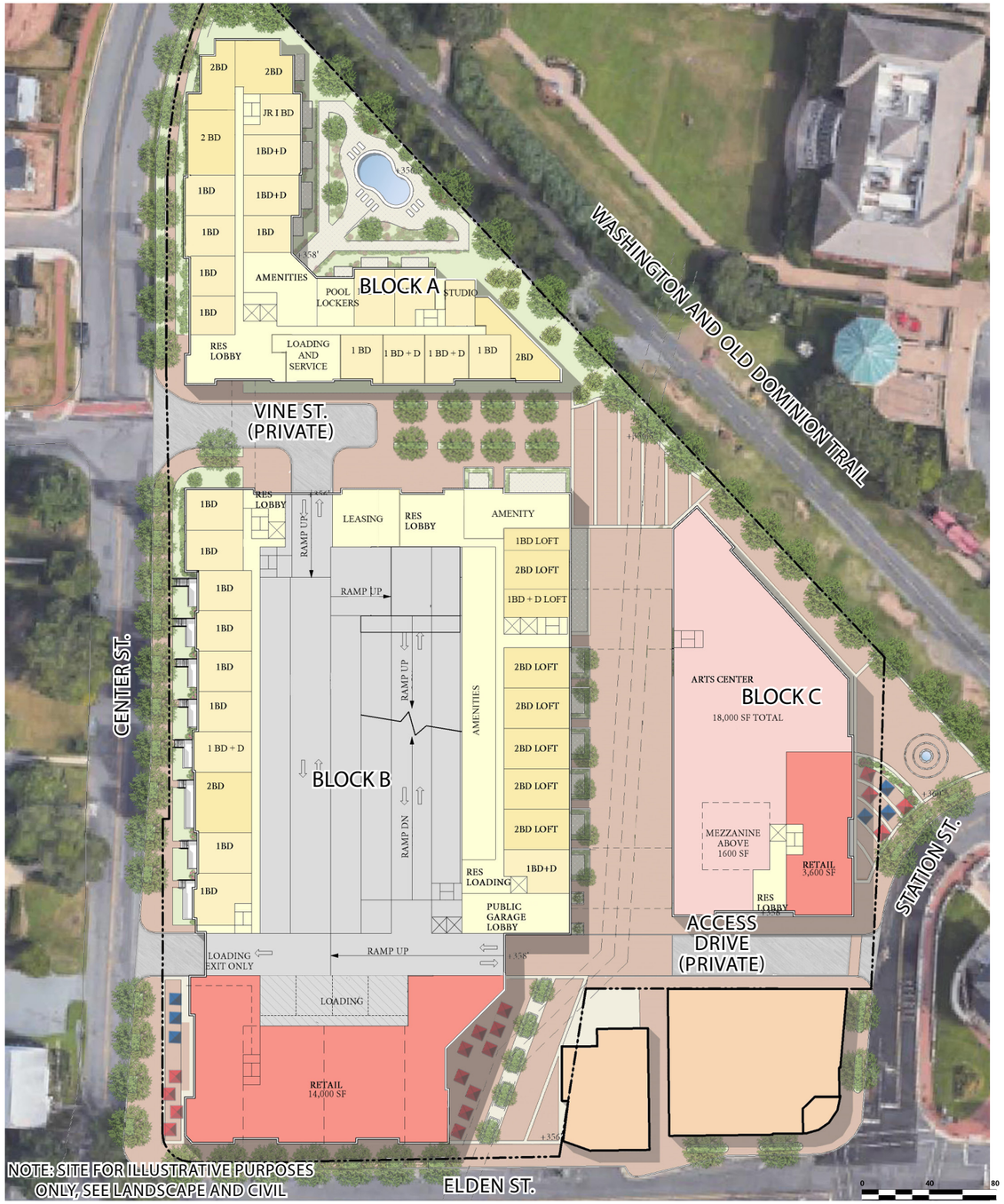
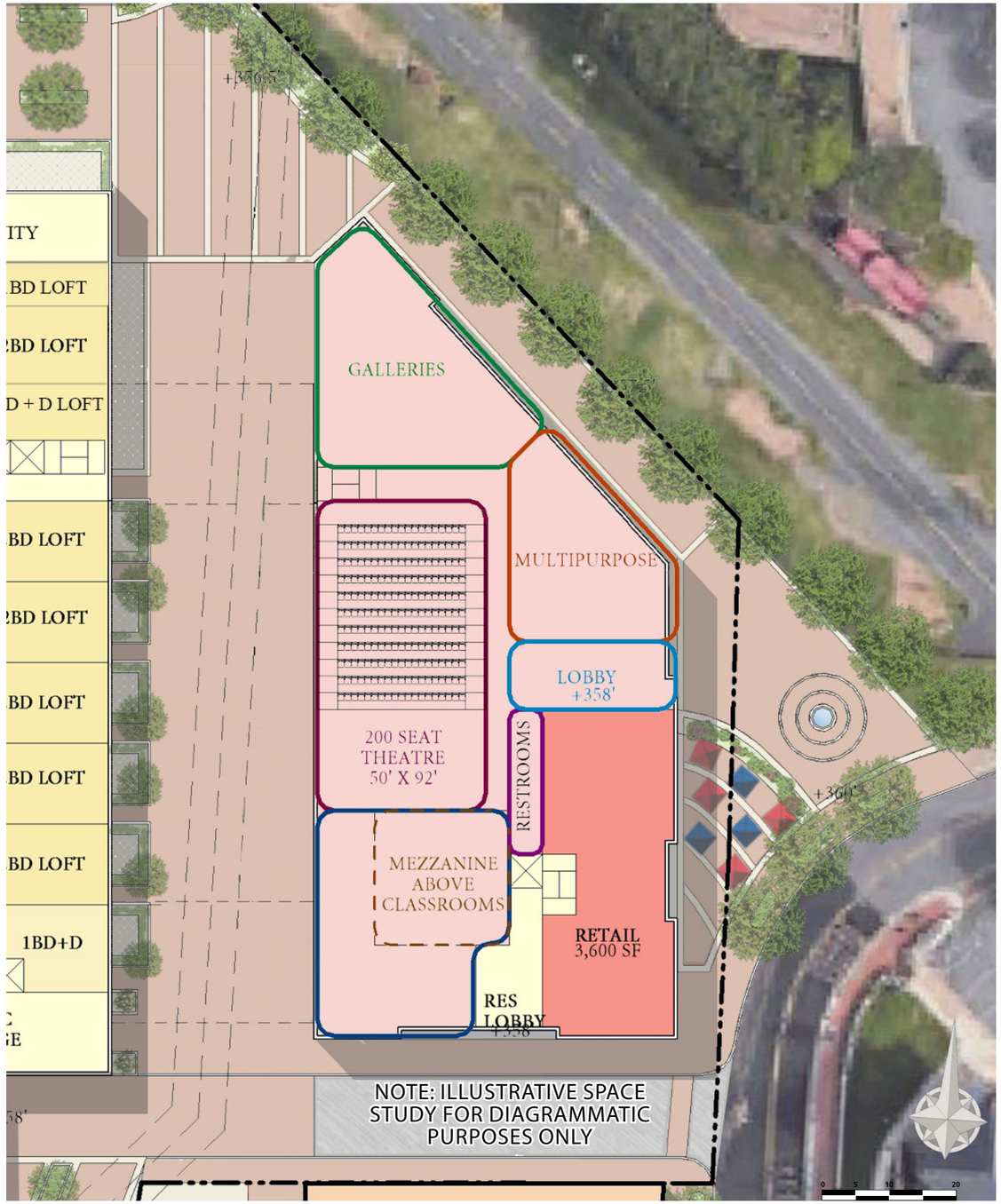
Below Grade Garage / English Basement Plans
HERNDON DOWNTOWN REDEVELOPMENT

GROUND FLOOR PLAN



GROUND FLOOR, ARTS CENTER DIAGRAM



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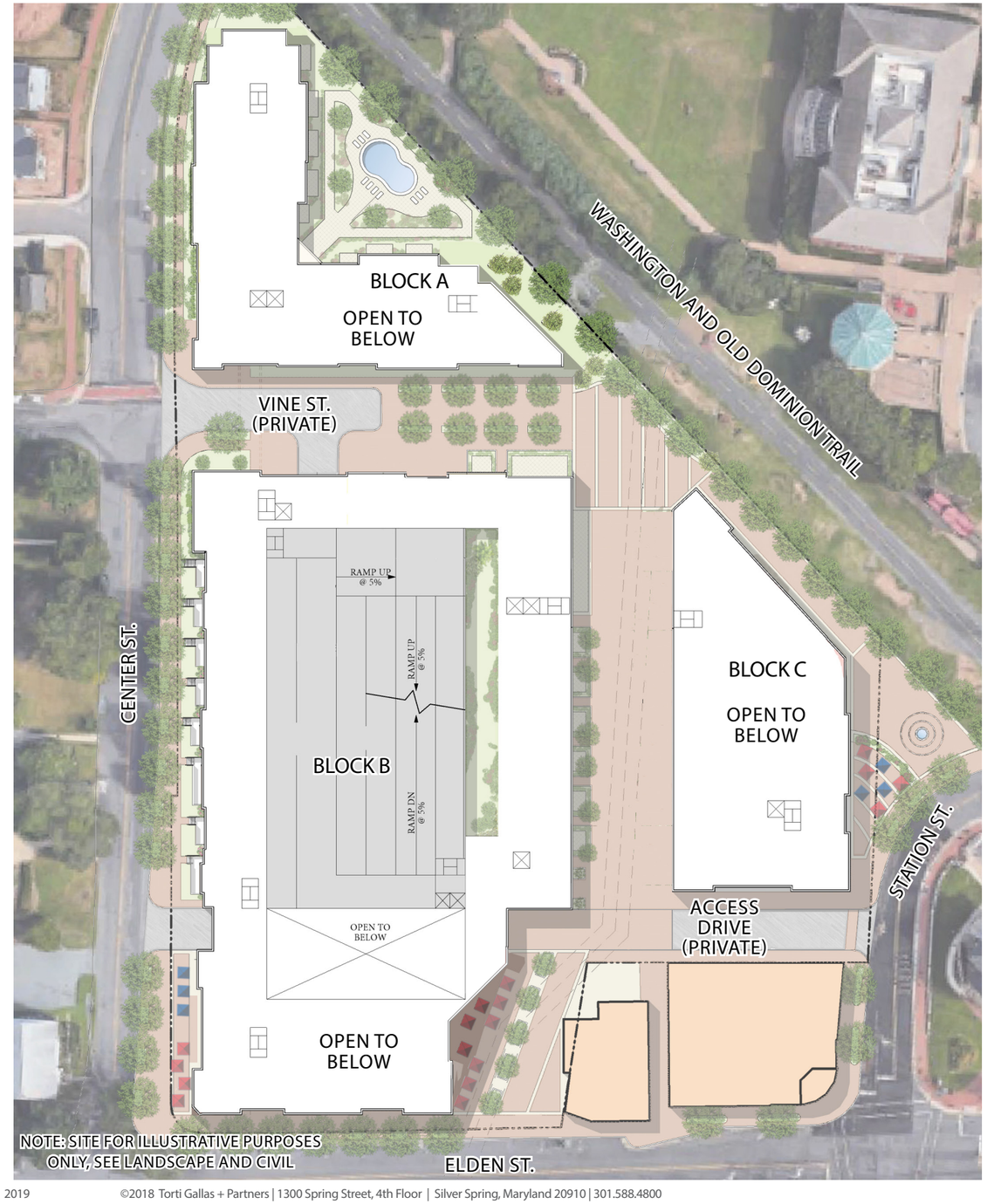
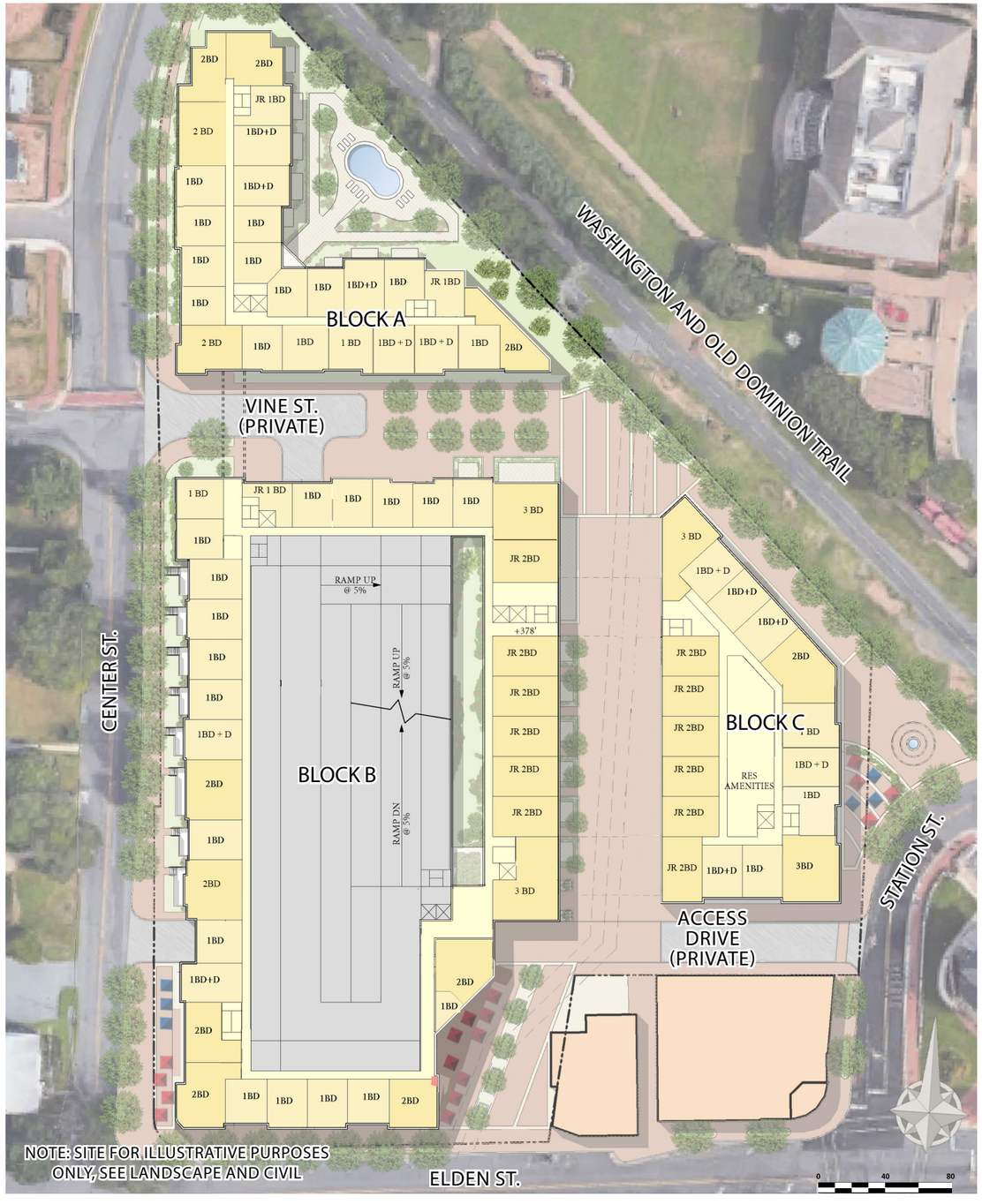
TORTI GALLAS + PARTNERS | COMSTOCK

Ground Floor Plan and Arts Center Diagram
HERNDON DOWNTOWN REDEVELOPMENT

INTERMEDIATE GARAGE LEVEL PLAN



SECOND FLOOR PLAN



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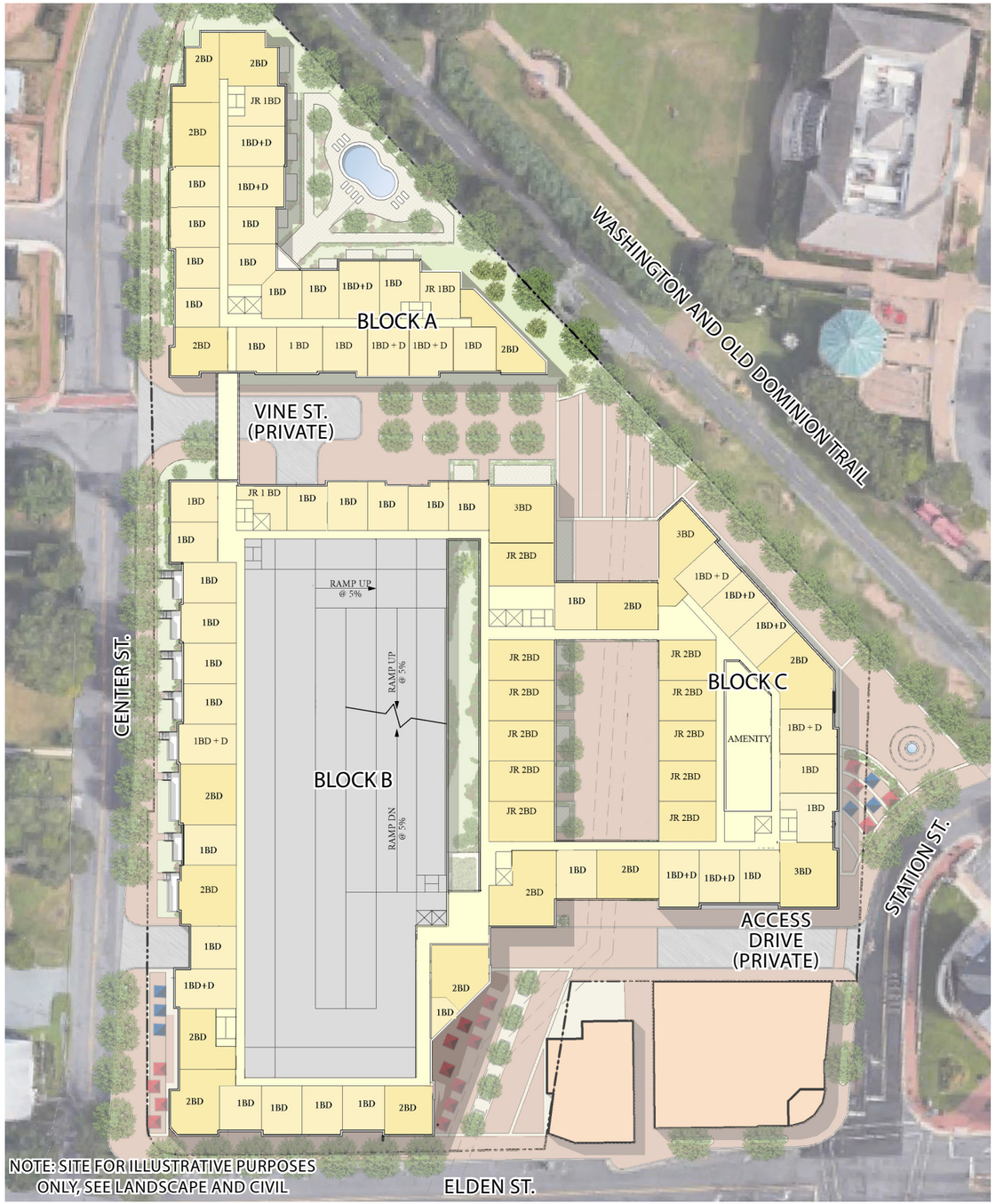
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



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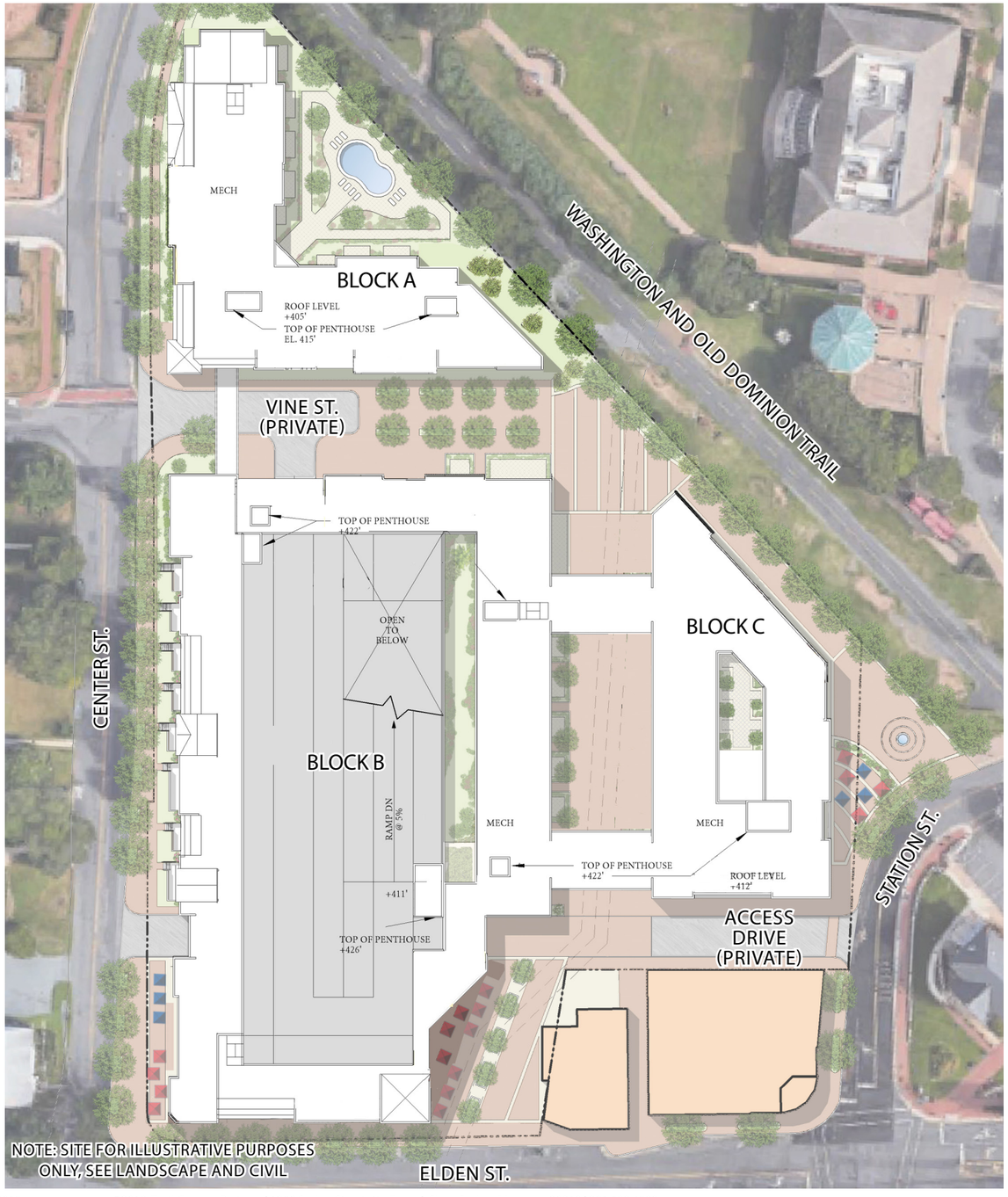
Third and Fourth Floor Plans
HERNDON DOWNTOWN REDEVELOPMENT

ROOF PLAN

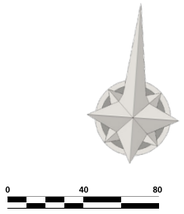


GFA	Retail	Multifamily	Arts Center	Total
Block A		92,500 sf		92,500 sf
Block B	14,000 sf	143,750 sf		157,250 sf
Block C	3,500 sf	69,500 sf	18,000 sf	91,000 sf
Total	17,500 sf	305,750 sf	18,000 sf	340,750 sf

Uses	Retail	Multifamily	Arts Center
Block A		94 DU	
Block B	14k	120 DU	
Block C	3.5k	59 DU	18k
Total	17.5k	273 DU	18k

Parking	#	Multiplier	Spaces Req
Residential	273 DU	1.5 per DU	410
Retail	17.5k	3.3 per 1k	58
Arts Center	18k	3.3 per 1k	60
County Req			220
Total			748

Unit Mix	#	%
Studio	1	0.3%
1 Bedroom	134	49%
1 Bed + Den	44	16%
2 Bedroom	84	30.7%
3 Bedroom	10	4%
Total	273	100%



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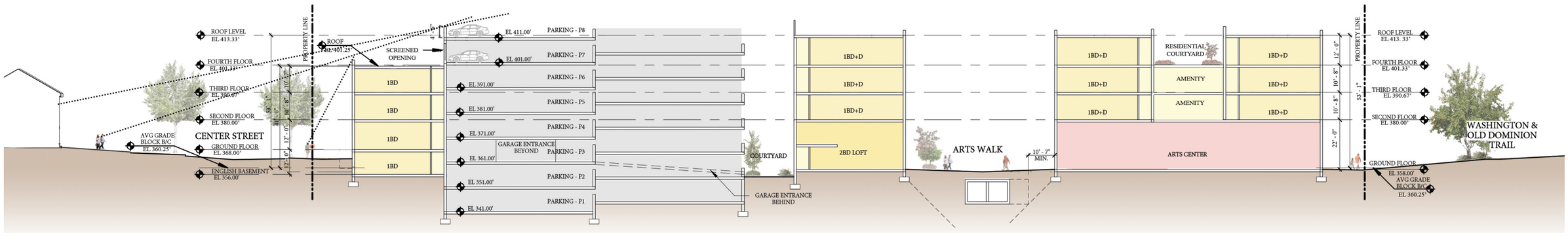
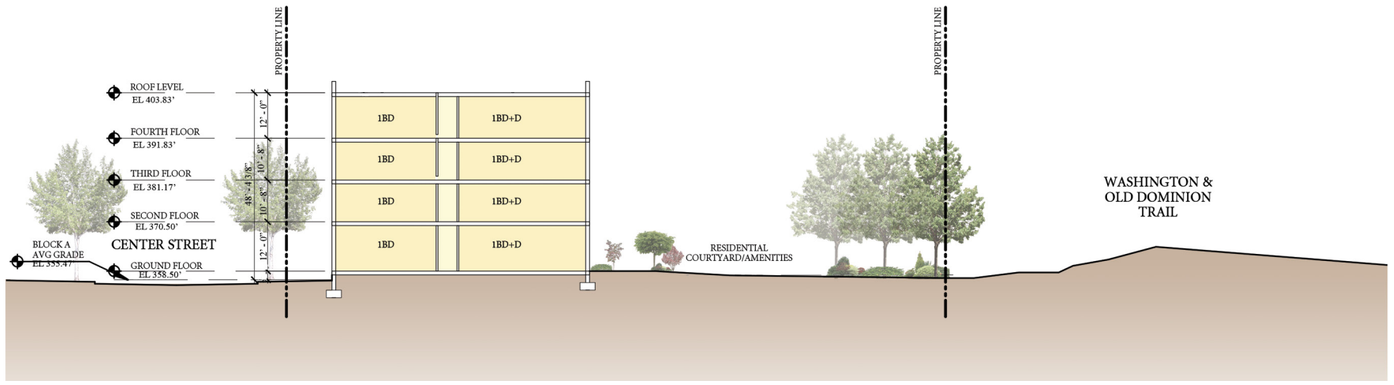
TORTI GALLAS + PARTNERS | COMSTOCK

Roof Plan
HERNDON DOWNTOWN REDEVELOPMENT

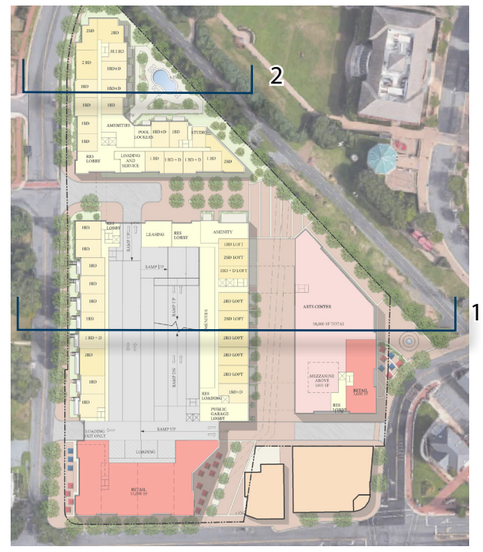
NOTE: TYPICAL PARAPETS TO BE MAXIMUM
42" ABOVE ROOF
ARCHITECTURAL EMBELLISHMENTS SUCH
AS TOWERS OR GABLES TO BE MAXIMUM 64'
ABOVE AVERAGE GRADE



EAST - WEST SECTION 1



EAST - WEST SECTION 2



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TORTI GALLAS + PARTNERS | COMSTOCK

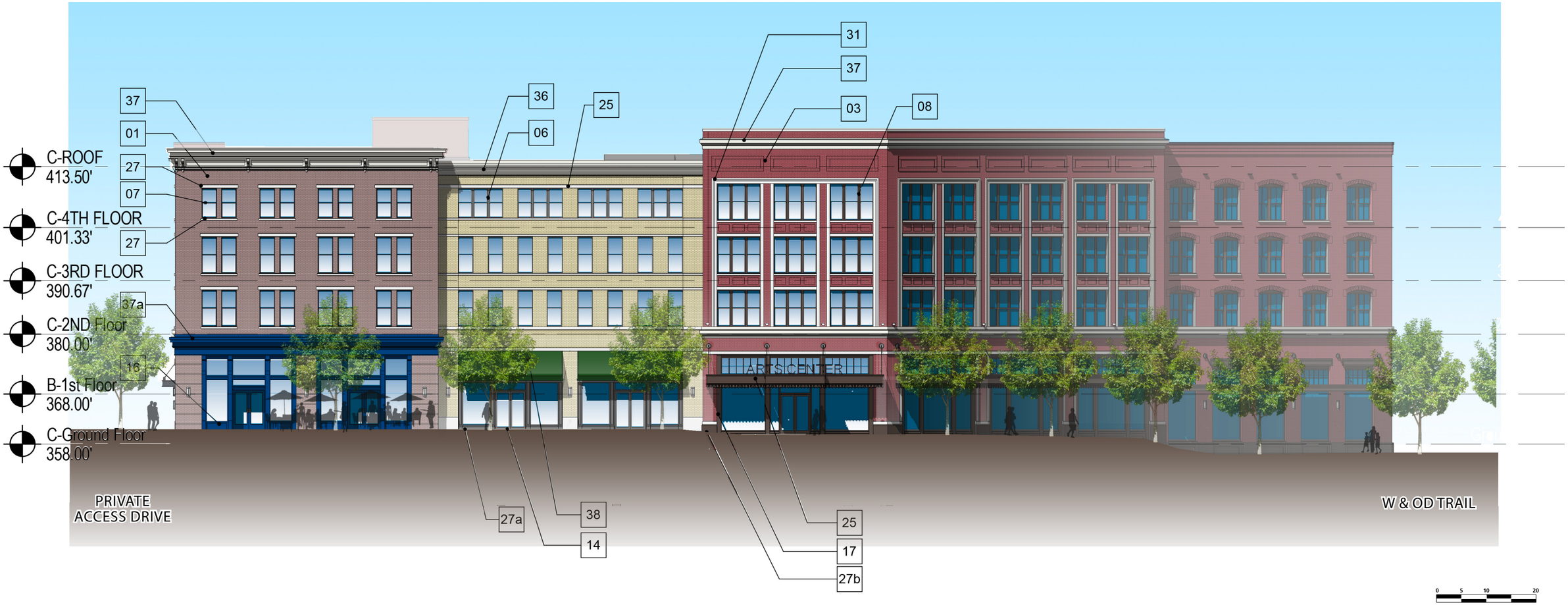
Building Sections
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS





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TORTI GALLAS + PARTNERS | COMSTOCK

East Elevation - Station Street - Building C
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS





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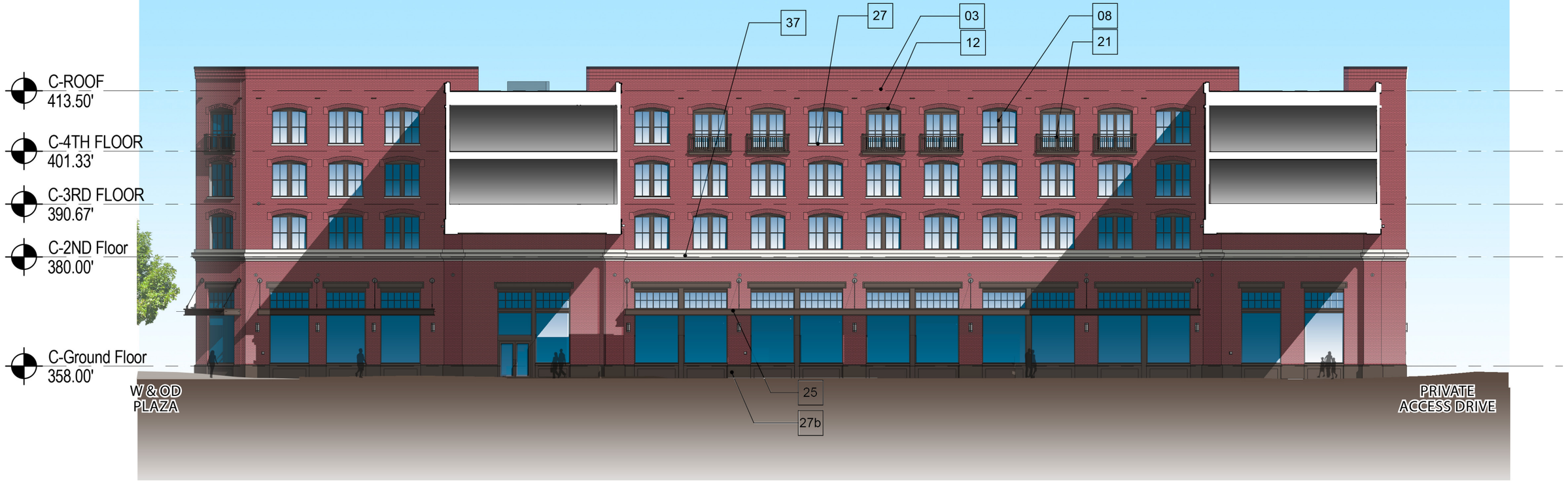
East Elevation - W&OD Trail - Building C
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1



NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS



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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Arts Walk Building C
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1



NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS



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TORTI GALLAS + PARTNERS | COMSTOCK

East Elevation - Arts Walk - Building B
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1



NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS



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TORTI GALLAS + PARTNERS | COMSTOCK

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South Elevation - Station Street Plaza - Buildings B & C
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS





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East Elevation - Station Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT

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MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1



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TORTI GALLAS + PARTNERS | COMSTOCK

South Elevation - Elden Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

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NOTE: REFER TO PAGES 18 - 20 FOR MATERIAL TAGS





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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Center Street - Buildings A & B
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS

NOTE: REFER TO PAGES 18 - 20 FOR MATERIAL TAGS





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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Center Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS

NOTE: REFER TO PAGES 18 - 20 FOR MATERIAL TAGS



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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Center Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1



NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS



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TORTI GALLAS + PARTNERS | COMSTOCK

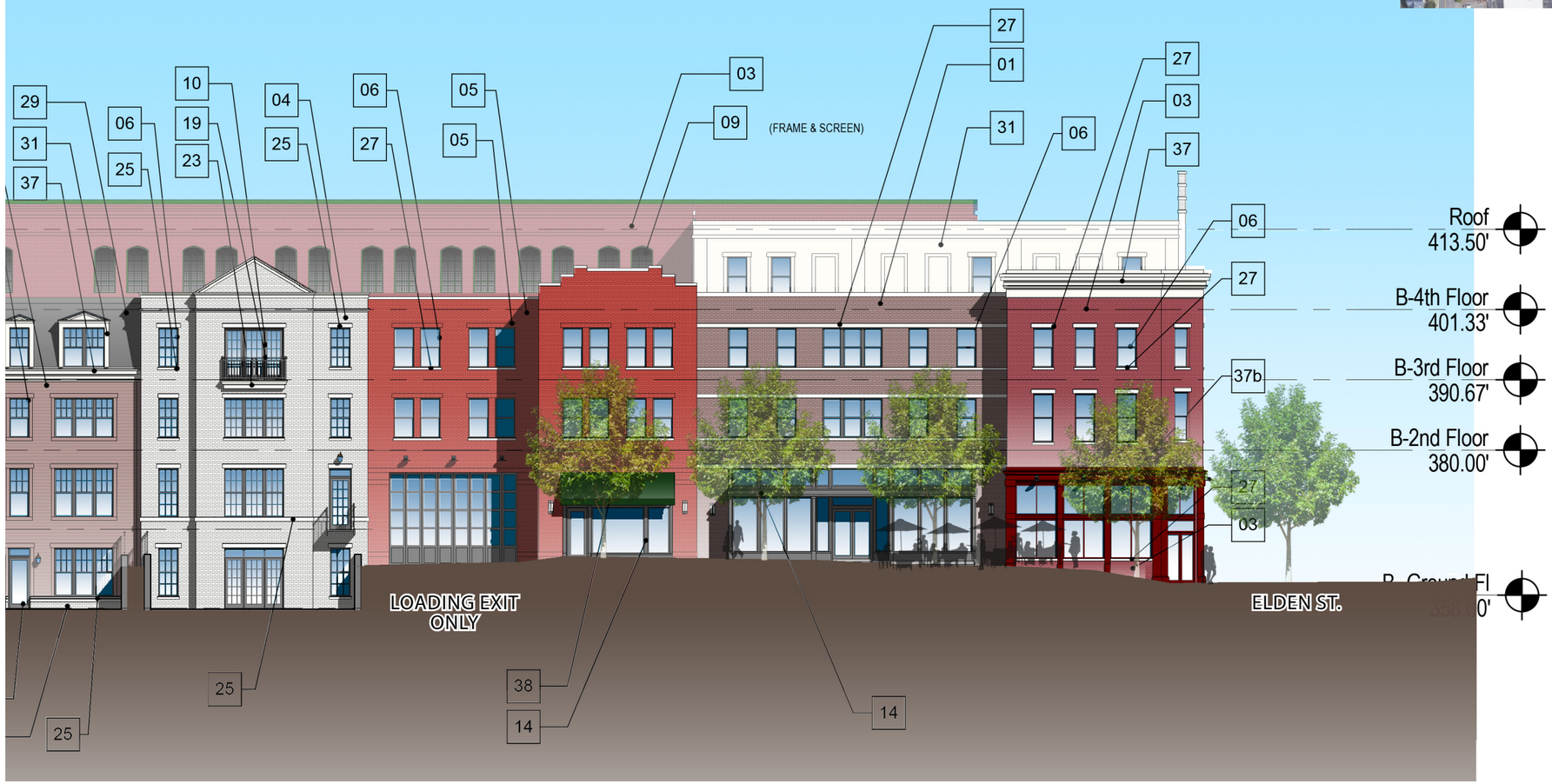
West Elevation - Center Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS





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TORTI GALLAS + PARTNERS | COMSTOCK

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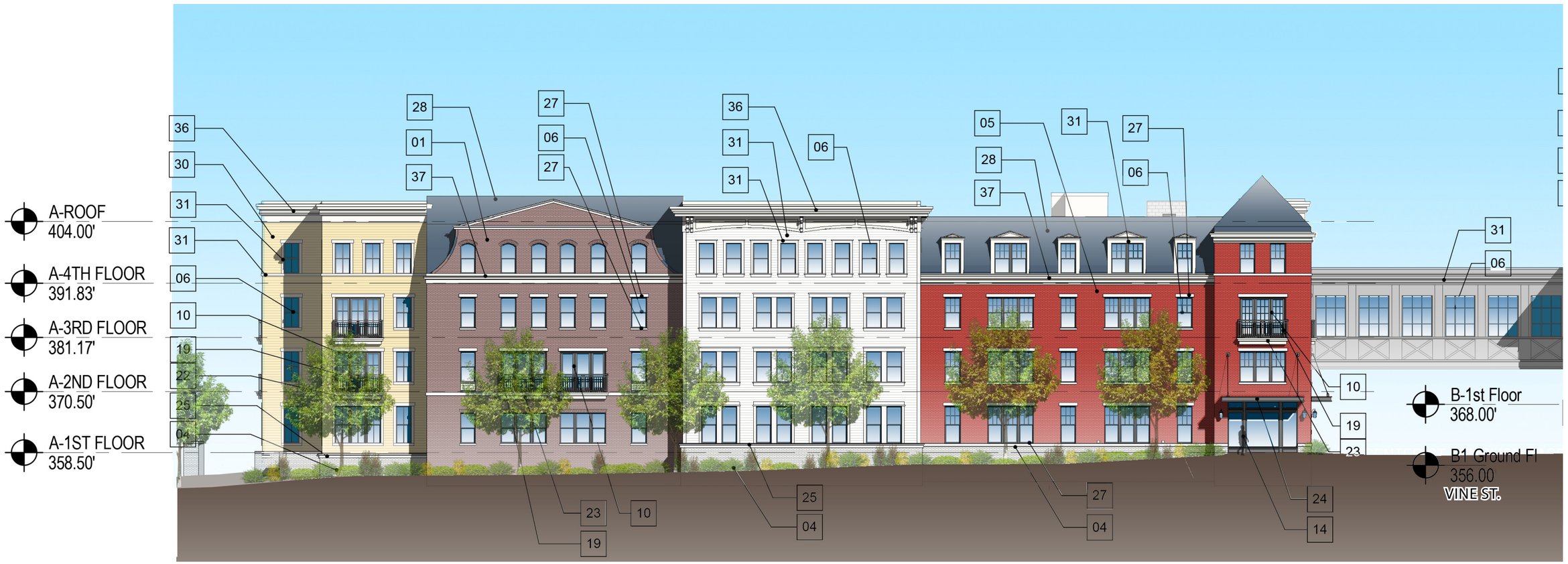
West Elevation - Center Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS





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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Center Street - Building A
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

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TORTI GALLAS + PARTNERS | COMSTOCK

South Elevation - W&OD Trail - Building A
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS





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TORTI GALLAS + PARTNERS | COMSTOCK

East Elevation - W&OD Trail - Building A
HERNDON DOWNTOWN REDEVELOPMENT

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1

NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS





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North Elevation - Vine Street - Building A

HERNDON DOWNTOWN REDEVELOPMENT

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TORTI GALLAS + PARTNERS | COMSTOCK

MATERIAL LEGEND	
NUMBER	MATERIAL
01	Masonry Color #1
02	Masonry Color #2
03	Masonry Color #3
04	Masonry Color #4
05	Masonry Color #5
06	Aluminum Window Color #1
07	Aluminum Window Color #2
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

MATERIAL LEGEND	
NUMBER	MATERIAL
23	Metal Balcony Color #2
24	Metal Canopy Color #1
24a	Metal Canopy Color #2
25	Metal Canopy Color #4
27	Caststone Color #2
27a	Caststone Color #3
27b	Caststone Color #4
27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1



NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS



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South Elevation - Vine Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Station Street Plaza
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Station Street looking North
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - W&OD Trail looking Northwest
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - W&OD Trail looking South
HERNDON DOWNTOWN REDEVELOPMENT





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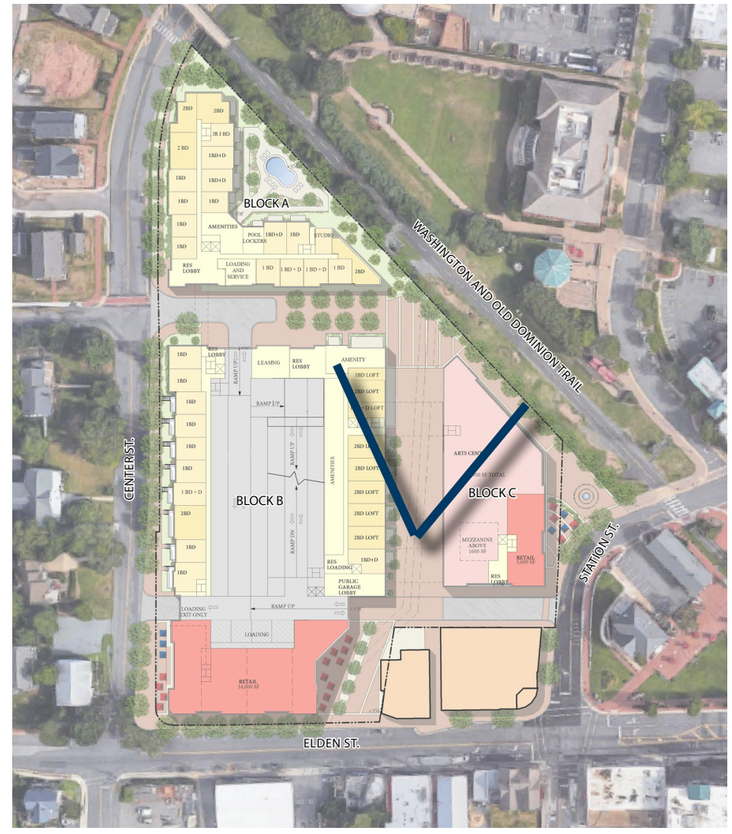
Street Level Perspective - W&OD Trail Plaza
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Pedestrian Street / Arts and History Walk
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective Elden Street looking West
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Elden Street looking North
HERNDON DOWNTOWN REDEVELOPMENT





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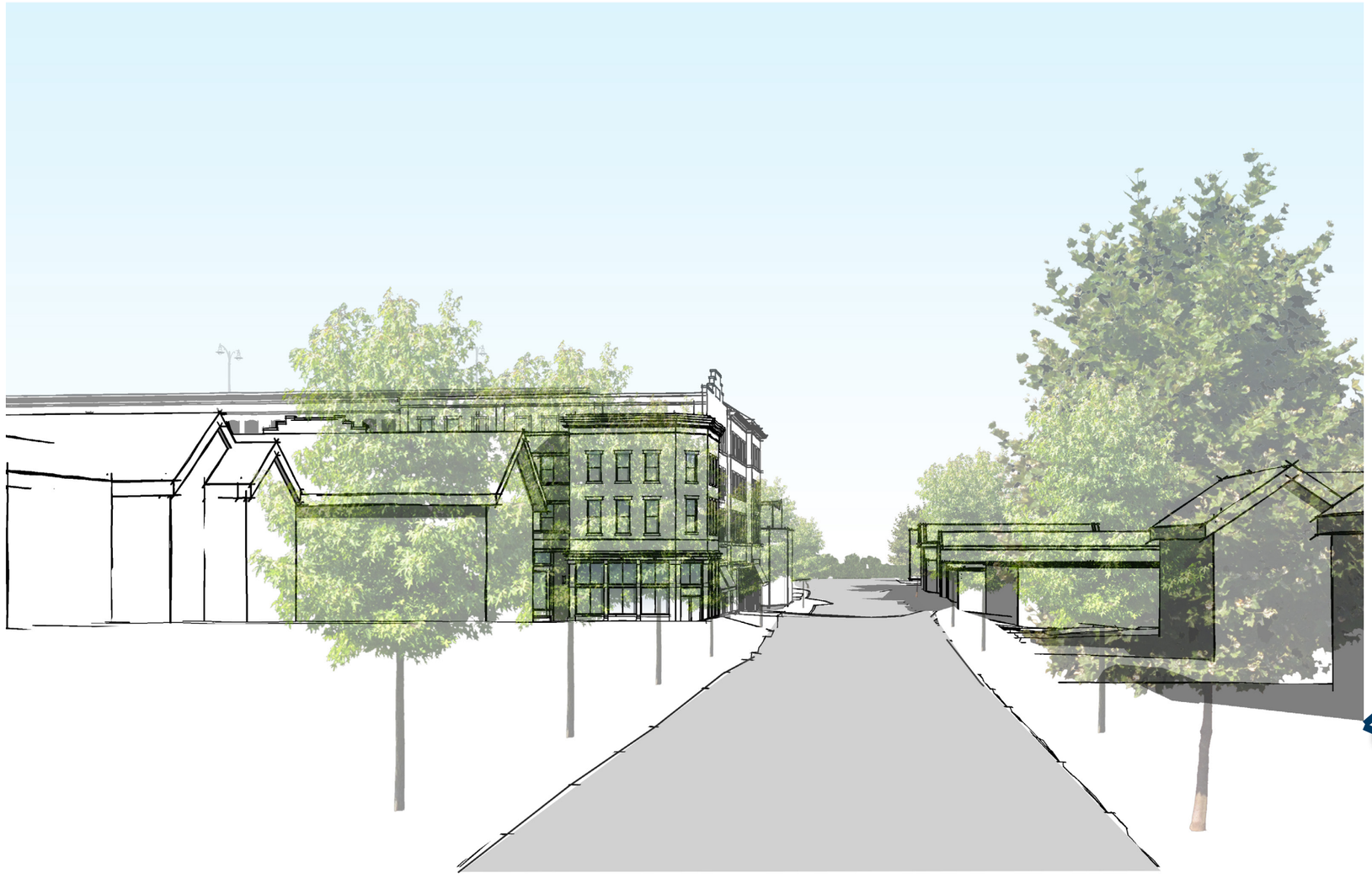
TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Elden Street looking East -
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Elden Street Looking East
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Center Street looking North
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - - Center Street Block B
HERNDON DOWNTOWN REDEVELOPMENT





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TORTI GALLAS + PARTNERS | COMSTOCK





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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Center Street Block A
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TORTI GALLAS + PARTNERS | COMSTOCK

Street Level Perspective - Vine Street Looking East
HERNDON DOWNTOWN REDEVELOPMENT

TORTI GALLAS + PARTNERS

April 4, 2018

HERNDON DOWNTOWN REDEVELOPMENT

BUILDING LIGHTING





TYPE S1

ENTRY WALL SCONCE
SEEDED GLASS
ALUMINUM HOUSING w/ ANTIQUE BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

14.75" TALL x 8" WIDE



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West Elevation - Center Street - Building A
HERNDON DOWNTOWN REDEVELOPMENT





TYPE S2

ENTRY WALL SCONCE
CLEAR SEEDED GLASS
ALUMINUM HOUSING w/ ANTIQUE BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

14.75" TALL x 8" WIDE



TYPE S3

EGRESS SCONCE
CLEAR SEEDED GLASS
OIL RUBBED BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

10 1/2" TALL x 6" WIDE

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TYPE S3

UNIT WALL SCONCE (STYLE 1)
CLEAR SEEDED GLASS
OIL RUBBED BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

10 1/2" TALL x 6" WIDE



TYPE S2

ENTRY WALL SCONCE
CLEAR SEEDED GLASS
ALUMINUM HOUSING w/ ANTIQUE BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

14.75" TALL x 8" WIDE

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East Elevation - W&OD Trail - Building A
HERNDON DOWNTOWN REDEVELOPMENT





TYPE S3

CLEAR SEEDED GLASS
OIL RUBBED BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

10 1/2" TALL x 6" WIDE



TYPE S3

GROUND LEVEL - BUILDING ENTRY SCONCE
CLEAR SEEDED GLASS
OIL RUBBED BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

9 1/4" TALL x 6" WIDE



TYPE S2

ENTRY WALL SCONCE
CLEAR SEEDY GLASS
ALUMINUM HOUSING w/ ANTIQUE BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

14.75" TALL x 8" WIDE

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South Elevation - W&OD Trail - Building A
HERNDON DOWNTOWN REDEVELOPMENT





TYPE S4

UNIT WALL SCONCE
CLEAR SEEDED GLASS
OIL RUBBED BRONZE FINISH
LED LAMP MODULE

10 1/2" TALL x 6.5" WIDE



TYPE S8

UNIT WALL SCONCE
CLEAR GLASS
TANNERY BRONZE FINISH
LED RETROFIT LAMP AND MEDIUM BASE

14.75" TALL x 8" WIDE



TYPE S5

UNIT WALL SCONCE
WHITE FROSTED GLASS
OIL RUBBED BRONZE FINISH
LED RETROFIT LAMP

19.5" TALL x 8" WIDE



TYPE S7

UNIT WALL SCONCE
CLEAR GLASS
OIL RUBBED BRONZE FINISH
LED RETROFIT LAMP AND MEDIUM BASE

10" TALL x 5.75" WIDE

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West Elevation A - Center Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT





TYPE S4

UNIT WALL SCONCE
CLEAR SEEDED GLASS
OIL RUBBED BRONZE FINISH
LED LAMP MODULE

10 1/2" TALL x 6.5" WIDE



TYPE R1

RLM STYLE AREA LIGHT
RLM WAREHOUSE SHADE
BLACK FINISH
LED RETROFIT LAMP

20" EXTENSION x 14" TALL



TYPE S1

BUILDING MOUNTED
RETAIL WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE

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West Elevation B - Center Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT



TYPE D1
RECESSED DOWNLIGHTS
IN CANOPY

TYPE D3
RECESSED DOWNLIGHTS
IN BRIDGE



TYPE R1

RLM STYLE AREA LIGHT
RLM WAREHOUSE SHADE
BLACK FINISH
LED RETROFIT LAMP

20" EXTENSION x 14" TALL



TYPE S1

BUILDING MOUNTED
ENTRY WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE



TYPE S2

ENTRY WALL SCONCE
CLEAR SEEDED GLASS
ALUMINUM HOUSING w/ ANTIQUE BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

14.75" TALL x 8" WIDE

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TYPE S1

BUILDING MOUNTED
ENTRY WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE

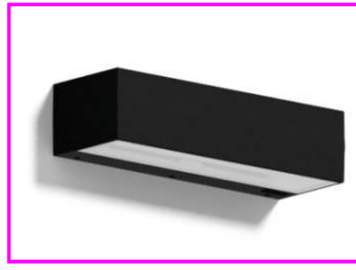
TYPE D1
RECESSED DOWNLIGHTS
TYPICAL AT ALL ENTRIES



TYPE R1

RLM STYLE AREA LIGHT
RLM WAREHOUSE SHADE
BLACK FINISH
LED RETROFIT LAMP

20" EXTENSION x 14" TALL



TYPE U1

BUILDING PARAPET UPLIGHT
BRONZE FINISH
INTEGRAL LED LAMP

4" TALL x 12" WIDE

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South Elevation - Elden Street - Building B

HERNDON DOWNTOWN REDEVELOPMENT





TYPE S1

BUILDING MOUNTED
ENTRY WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE



TYPE R1

RLM STYLE AREA LIGHT
RLM WAREHOUSE SHADE
BLACK FINISH
LED RETROFIT LAMP

20" EXTENSION x 14" TALL



TYPE U1

BUILDING PARAPET UPLIGHT
BRONZE FINISH
INTEGRAL LED LAMP

4" TALL x 12" WIDE

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East Elevation - Station Street - Building B
HERNDON DOWNTOWN REDEVELOPMENT



TYPE D1 REC. DOWNLIGHT AT CANOPY, TYP.

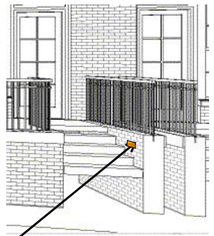
TYPE D2 REC. DOWNLIGHTS UNDER BRIDGE, TYP.



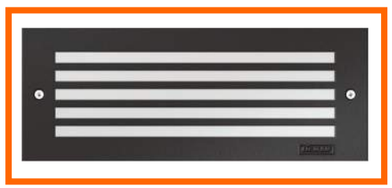
TYPE S1

BUILDING MOUNTED
ENTRY WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE



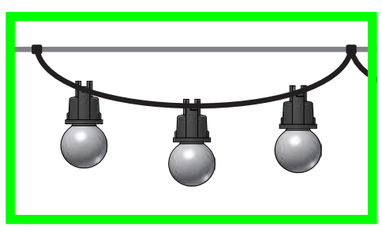
STEPLIGHTS HERE (TYP)



TYPE F1

STEP LIGHT
CAST LOUVER - BRONZE FINISH
LED LAMP MODULE

9" EXTENSION x 4" TALL



TYPE L9

LED FESTOON LIGHTS
SUSPENDED OVER ARTS WALK



TYPE R2

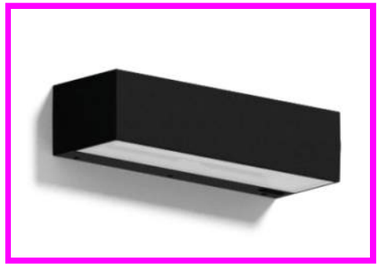
RLM STYLE UNIT LIGHT
RLM WAREHOUSE SHADE
BRONZE FINISH
LED RETROFIT LAMP

12" TALL x 8" WIDE



TYPE U2

BRIDGE MOUNTED
ARCHITECTURAL UPLIGHT
LINEAR SPREAD LENS
BLACK FINISH



TYPE U1

BUILDING PARAPET UPLIGHT
BRONZE FINISH
INTEGRAL LED LAMP

4" TALL x 12" WIDE



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TYPE S1

BUILDING MOUNTED
RETAIL WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE



TYPE S2

ENTRY WALL SCONCE
CLEAR SEEDED GLASS
ALUMINUM HOUSING w/ ANTIQUE BRONZE FINISH
LED FILAMENT LAMP w/ MEDIUM BASE

14.75" TALL x 8" WIDE

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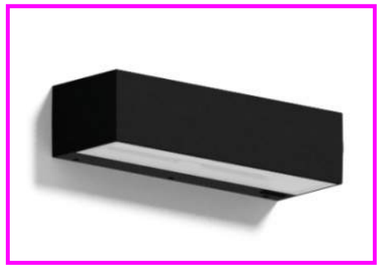
TYPE S1

BUILDING MOUNTED
ENTRY WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE



TYPE U1

BUILDING PARAPET UPLIGHT
BRONZE FINISH
INTEGRAL LED LAMP

4" TALL x 12" WIDE

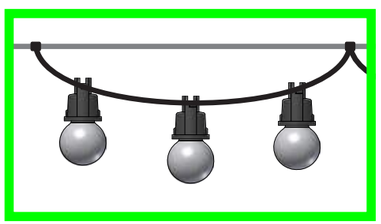
TYPE D1
RECESSED DOWNLIGHTS
IN CANOPY, TYP.

TYPE D2
RECESSED DOWNLIGHTS
UNDER BRIDGE, TYP.



TYPE U2

BRIDGE MOUNTED
ARCHITECTURAL UPLIGHT
LINEAR SPREAD LENS
BLACK FINISH



TYPE L9

LED FESTOON LIGHTS
SUSPENDED OVER ARTS WALK

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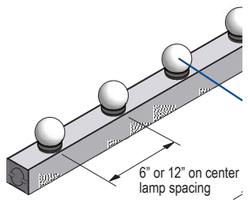
West Elevation - Arts Walk - Building C
HERNDON DOWNTOWN REDEVELOPMENT



TYPE F2

THEATER "MARQUEE" PERIMETER FIXTURE
LED LAMPS







TYPE U1

BUILDING PARAPET UPLIGHT
BRONZE FINISH
INTEGRAL LED LAMP

4" TALL x 12" WIDE



KEPLERO® Mini Zoom with Clear Lens

TYPE G1

IN-GRADE UPLIGHT
BRONZE TRIM
ANTI-SLIP TOP LENS
LED ANTI-GLARE OPTIC

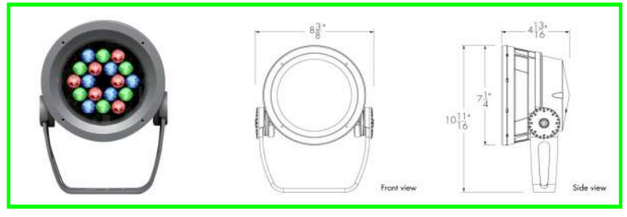
8" DIAMETER

TYPE U3

BUILDING UPLIGHT
INTEGRAL RGBW

10" TALL x 8" WIDE







TYPE S1

BUILDING MOUNTED
ENTRY WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE

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East Elevation - W&OD Trail - Building C
HERNDON DOWNTOWN REDEVELOPMENT





TYPE S1

BUILDING MOUNTED
ENTRY WALL SCONCE
OPAL ACRYLIC LENS
BRONZE FINISH

24" TALL x 7" WIDE



TYPE D2

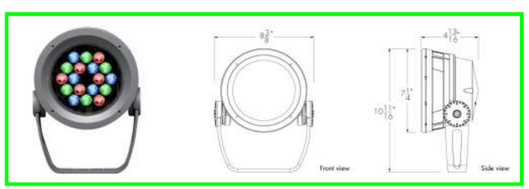
SURFACE CANOPY LIGHT
RUBBED BRONZE HOUSING
AND CAGE
OPAL GLASS LENS

LED REPLACEMENT LAMPS

16" DIAMETER

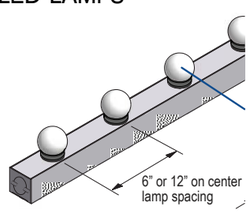
TYPE U3

BUILDING MOUNTED FLOOD
BRONZE FINISH
NARROW RGBW OPTIC



TYPE F2

THEATER "MARQUEE"
PERIMETER FIXTURE
LED LAMPS





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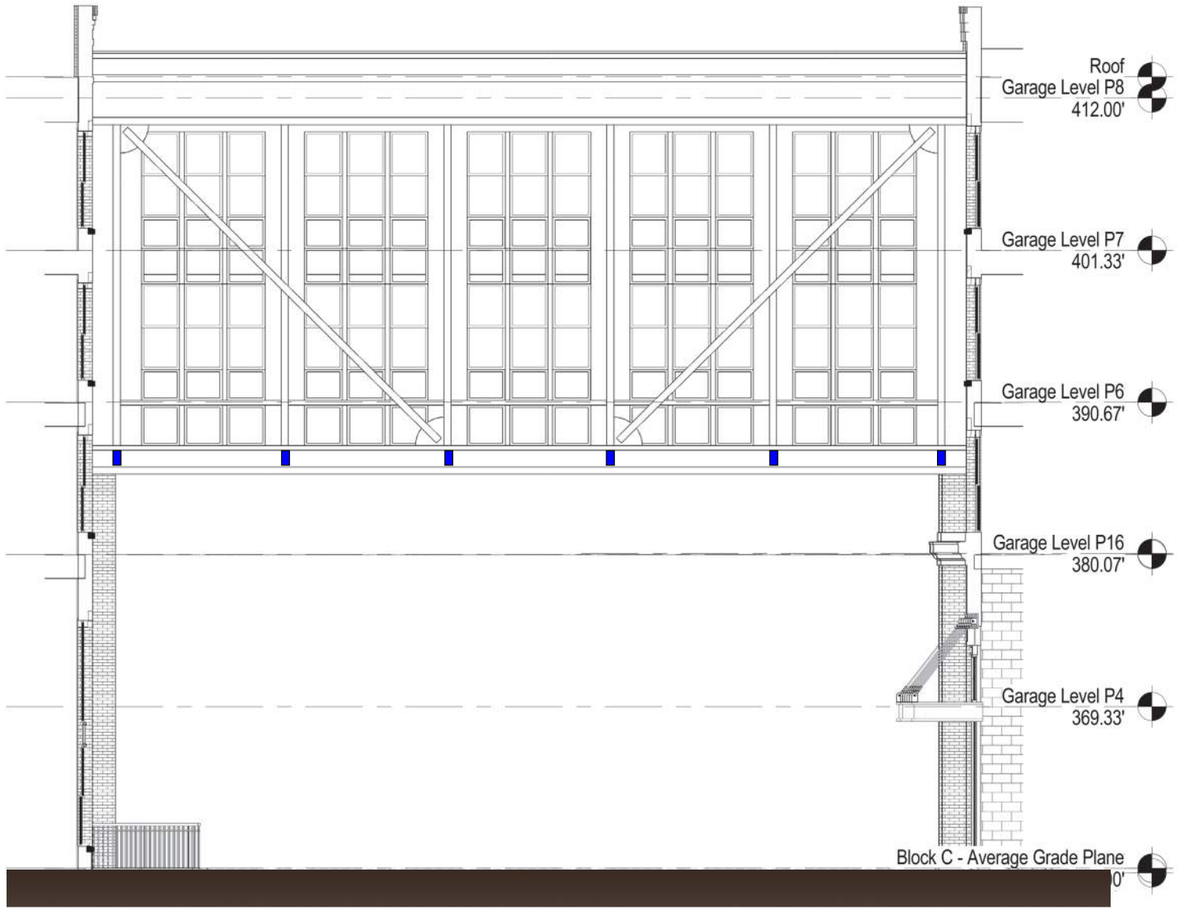
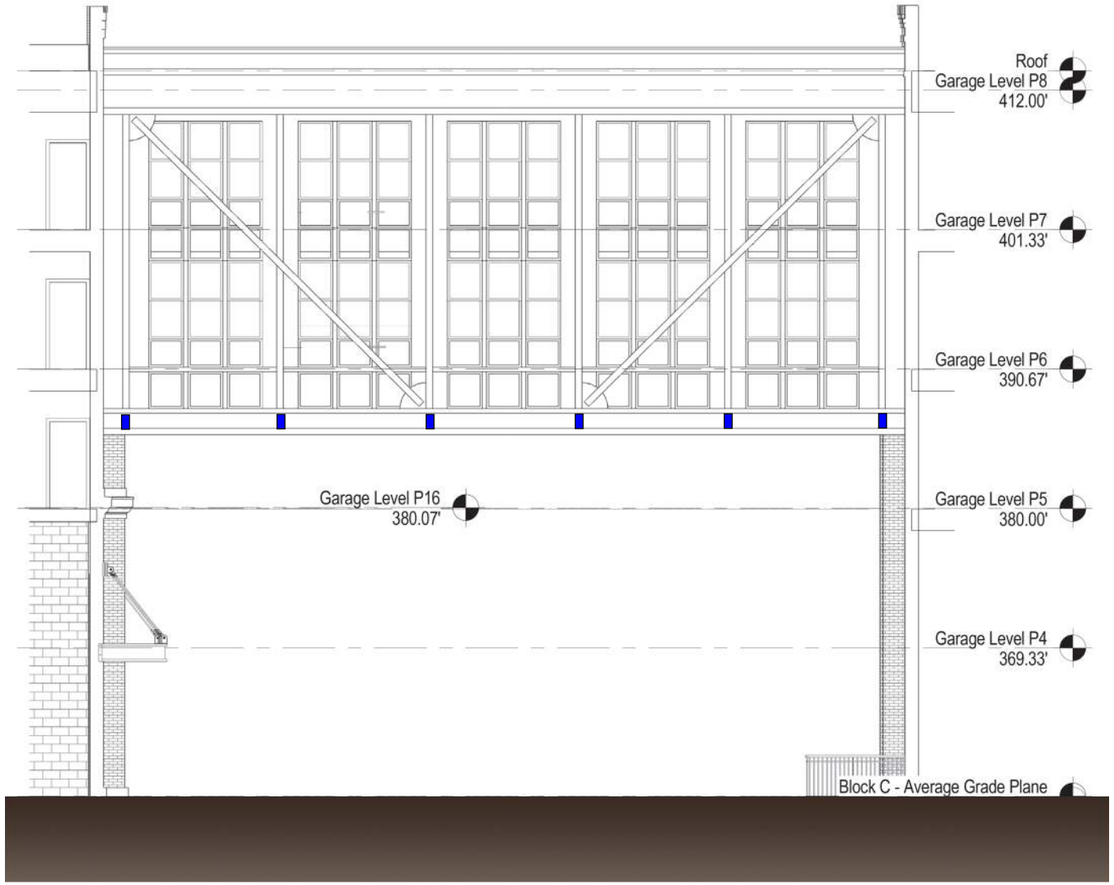
East Elevation -Station Street - Building C

HERNDON DOWNTOWN REDEVELOPMENT

October 15, 2018







TYPE U2

BRIDGE MOUNTED
ARCHITECTURAL UPLIGHT
LINEAR SPREAD LENS
BLACK FINISH

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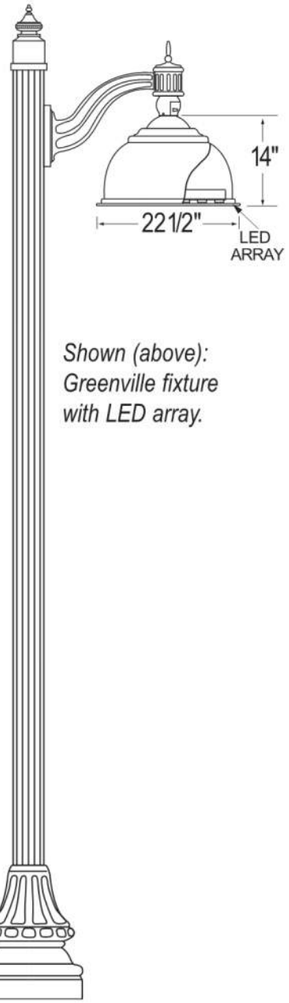
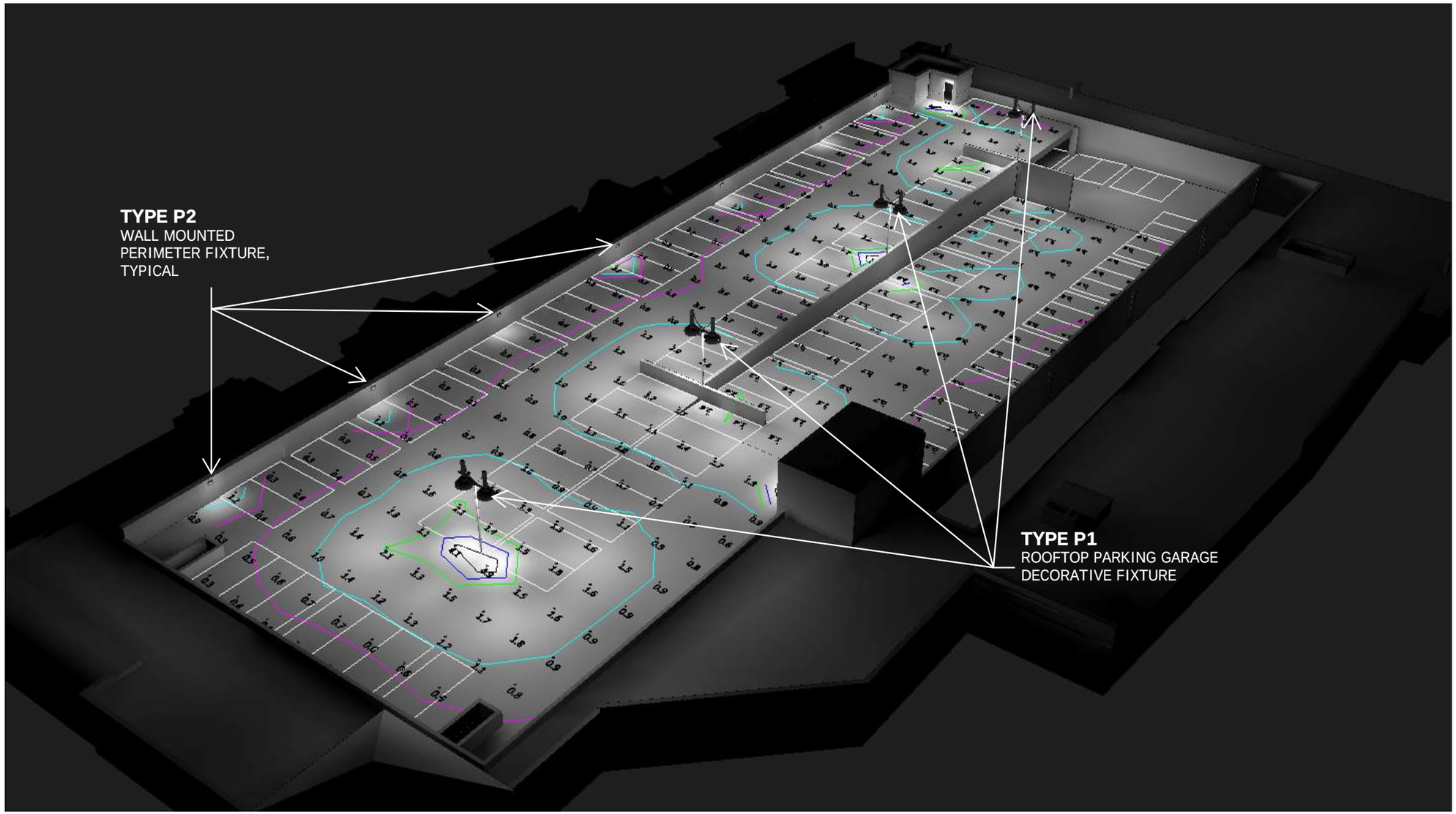
TYPE P1
ROOFTOP PARKING GARAGE
DECORATIVE FIXTURE
TWO HEADS BACK TO BACK



Shown (above):
Greenville fixture
with LED array.



ISOMETRIC VIEW OF ROOFTOP PARKING



TYPE P2
WALL MOUNTED
PERIMETER FIXTURE

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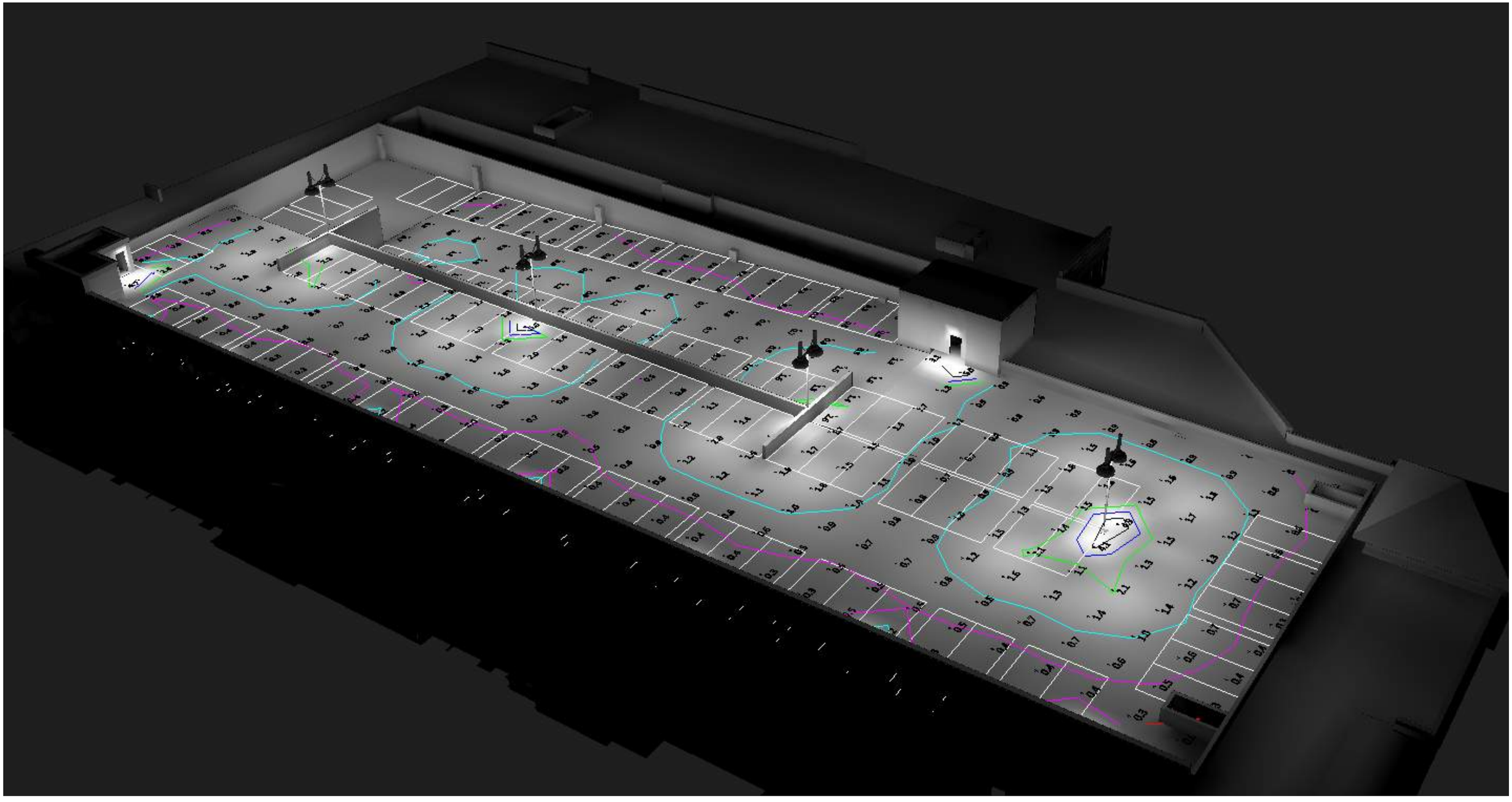

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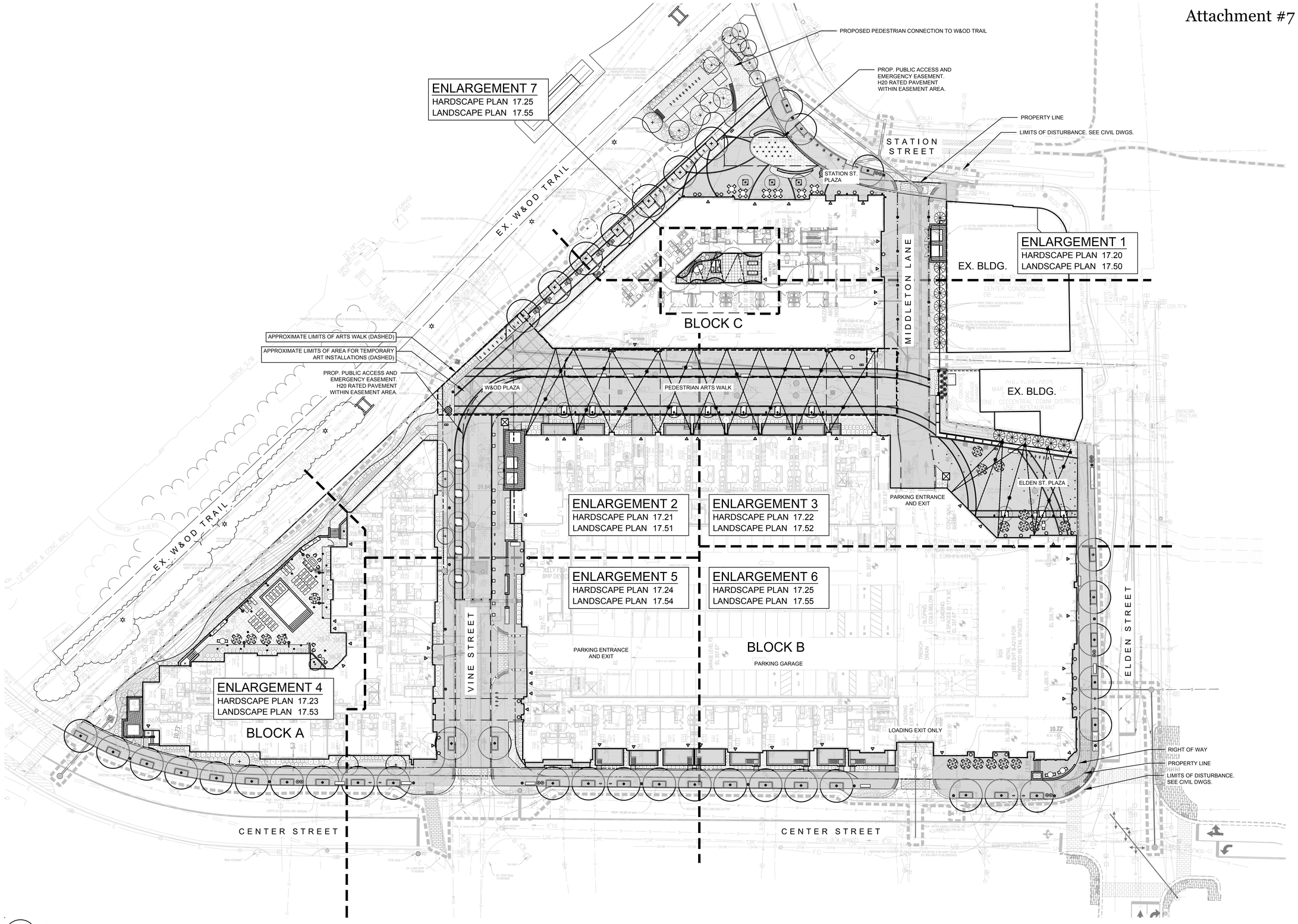
Attachment #7



1 / 17.10 OVERALL
Scale: 1" - 30'-0"

PLAN

STUDIO39
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Alexandria, Virginia 22310
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Email: frontdesk@studio39.com

HERNDON DOWNTOWN CENTER
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REVISIONS:

OVERALL PLAN

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: 1" = 30'-0"
0 15 30 60

PROJECT NO: 18008
DATE: 03.27.2019

17.10

COA

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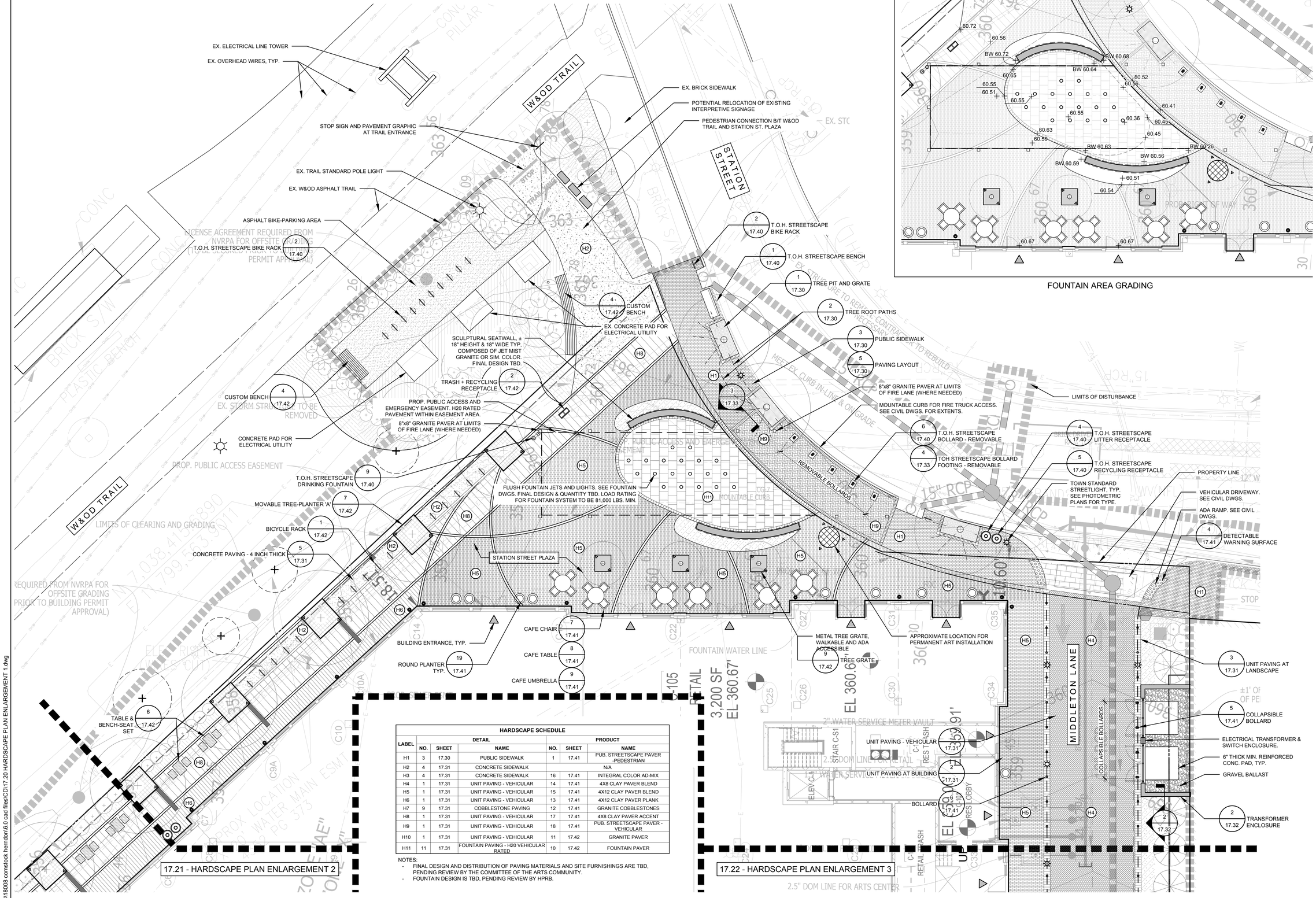

FOUNTAIN AREA GRADING

HARDSCAPE SCHEDULE

LABEL	DETAIL NO.	DETAIL SHEET	DETAIL NAME	PRODUCT NO.	PRODUCT SHEET	PRODUCT NAME
H1	3	17.30	PUBLIC SIDEWALK	1	17.41	PUB. STREETSCAPE PAVER -PEDESTRIAN
H2	4	17.31	CONCRETE SIDEWALK			N/A
H3	4	17.31	CONCRETE SIDEWALK	16	17.41	INTEGRAL COLOR AD-MIX
H4	1	17.31	UNIT PAVING - VEHICULAR	14	17.41	4X8 CLAY PAVER BLEND
H5	1	17.31	UNIT PAVING - VEHICULAR	15	17.41	4X12 CLAY PAVER BLEND
H6	1	17.31	UNIT PAVING - VEHICULAR	13	17.41	4X12 CLAY PAVER PLANK
H7	9	17.31	COBBLESTONE PAVING	12	17.41	GRANITE COBBLESTONES
H8	1	17.31	UNIT PAVING - VEHICULAR	17	17.41	4X8 CLAY PAVER ACCENT
H9	1	17.31	UNIT PAVING - VEHICULAR	18	17.41	PUB. STREETSCAPE PAVER - VEHICULAR
H10	1	17.31	UNIT PAVING - VEHICULAR	11	17.42	GRANITE PAVER
H11	11	17.31	FOUNTAIN PAVING - H20 VEHICULAR RATED	10	17.42	FOUNTAIN PAVER

NOTES:
- FINAL DESIGN AND DISTRIBUTION OF PAVING MATERIALS AND SITE FURNISHINGS ARE TBD, PENDING REVIEW BY THE COMMITTEE OF THE ARTS COMMUNITY.
- FOUNTAIN DESIGN IS TBD, PENDING REVIEW BY HPRB.

17.21 - HARDSCAPE PLAN ENLARGEMENT 2

17.22 - HARDSCAPE PLAN ENLARGEMENT 3

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REVISIONS:

HARDSCAPE PLAN ENLARGEMENT 1

NORTH

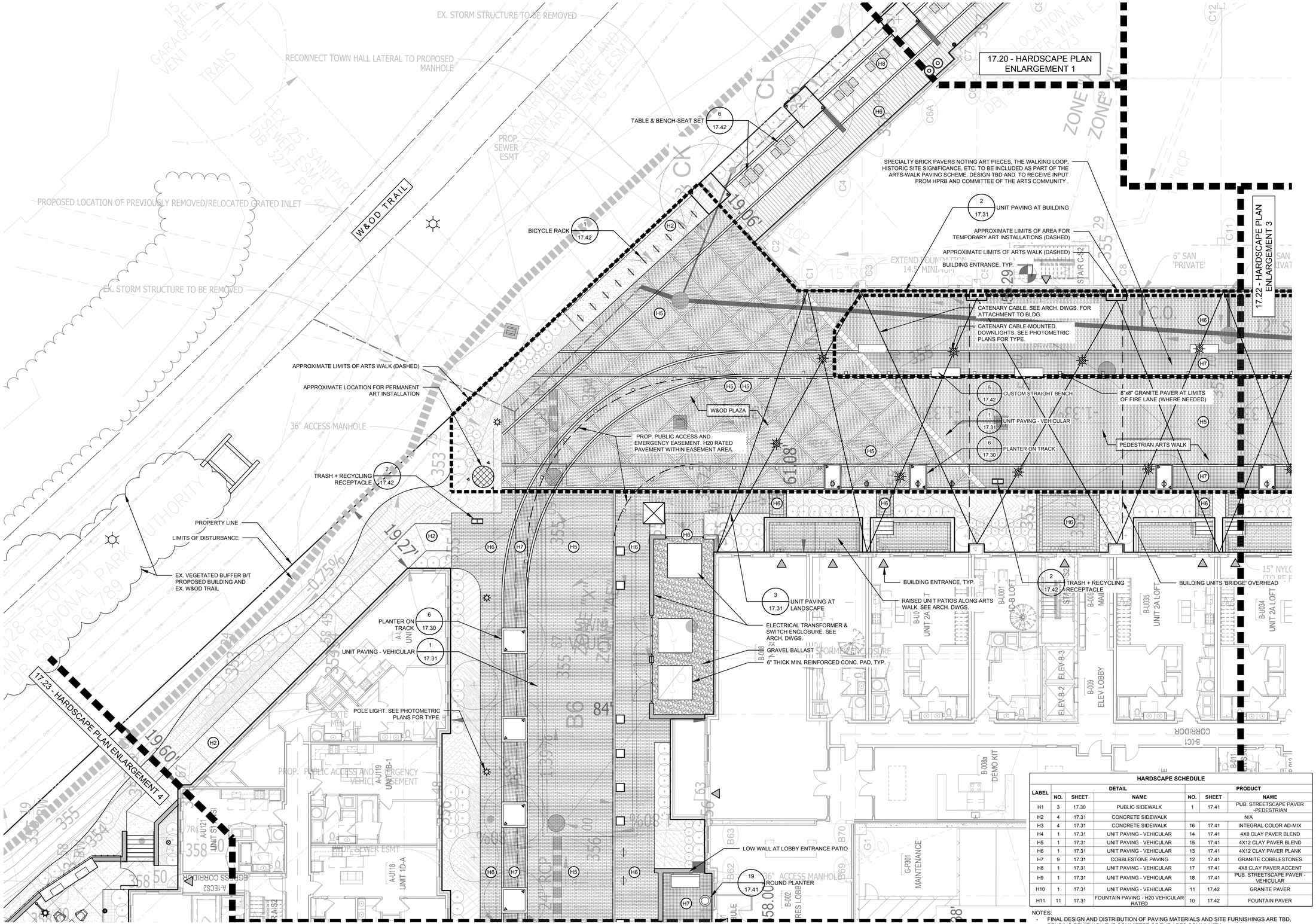
DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
SCALE: 1" = 10'-0"
0 5 10 20
PROJECT NO: 18008
DATE: 03.27.2019

17.20

COA

NOT RELEASED FOR CONSTRUCTION

p:\2018\18008 comstock herndon\6.0 cad files\CD\17.20 HARDSCAPE PLAN ENLARGEMENT 1.dwg



HARDSCAPE SCHEDULE						
LABEL	DETAIL			PRODUCT		
	NO.	SHEET	NAME	NO.	SHEET	NAME
H1	3	17.30	PUBLIC SIDEWALK	1	17.41	PUB. STREETSCAPE PAVER -PEDESTRIAN
H2	4	17.31	CONCRETE SIDEWALK			N/A
H3	4	17.31	CONCRETE SIDEWALK	16	17.41	INTEGRAL COLOR AD-MIX
H4	1	17.31	UNIT PAVING - VEHICULAR	14	17.41	4X8 CLAY PAVER BLEND
H5	1	17.31	UNIT PAVING - VEHICULAR	15	17.41	4X12 CLAY PAVER BLEND
H6	1	17.31	UNIT PAVING - VEHICULAR	13	17.41	4X12 CLAY PAVER PLANK
H7	9	17.31	COBBLESTONE PAVING	12	17.41	GRANITE COBBLESTONES
H8	1	17.31	UNIT PAVING - VEHICULAR	17	17.41	4X8 CLAY PAVER ACCENT
H9	1	17.31	UNIT PAVING - VEHICULAR	18	17.41	PUB. STREETSCAPE PAVER - VEHICULAR
H10	1	17.31	UNIT PAVING - VEHICULAR	11	17.42	GRANITE PAVER
H11	11	17.31	FOUNTAIN PAVING - H20 VEHICULAR RATED	10	17.42	FOUNTAIN PAVER

NOTES:
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REVISIONS:

HARDSCAPE PLAN ENLARGEMENT 2

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.21

COA

NOT RELEASED FOR CONSTRUCTION

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HARDSCAPE SCHEDULE						
LABEL	DETAIL			PRODUCT		
	NO.	SHEET	NAME	NO.	SHEET	NAME
H1	3	17.30	PUBLIC SIDEWALK	1	17.41	PUB. STREETSCAPE PAVER -PEDESTRIAN
H2	4	17.31	CONCRETE SIDEWALK			N/A
H3	4	17.31	CONCRETE SIDEWALK	16	17.41	INTEGRAL COLOR AD-MIX
H4	1	17.31	UNIT PAVING - VEHICULAR	14	17.41	4X8 CLAY PAVER BLEND
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H6	1	17.31	UNIT PAVING - VEHICULAR	13	17.41	4X12 CLAY PAVER PLANK
H7	9	17.31	COBBLESTONE PAVING	12	17.41	GRANITE COBBLESTONES
H8	1	17.31	UNIT PAVING - VEHICULAR	17	17.41	4X8 CLAY PAVER ACCENT
H9	1	17.31	UNIT PAVING - VEHICULAR	18	17.41	PUB. STREETSCAPE PAVER - VEHICULAR
H10	1	17.31	UNIT PAVING - VEHICULAR	11	17.42	GRANITE PAVER
H11	11	17.31	FOUNTAIN PAVING - H20 VEHICULAR RATED	10	17.42	FOUNTAIN PAVER

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- FOUNTAIN DESIGN IS TBD, PENDING REVIEW BY HPRB.

17.20 - HARDSCAPE PLAN ENLARGEMENT 1

17.21 - HARDSCAPE PLAN ENLARGEMENT 2

17.25 - HARDSCAPE PLAN ENLARGEMENTS 6 & 7

SPECIALTY BRICK PAVERS NOTING ART PIECES, THE WALKING LOOP, HISTORIC SITE SIGNIFICANCE, ETC. TO BE INCLUDED AS PART OF THE ARTS-WALK PAVING SCHEME. DESIGN TBD AND TO RECEIVE INPUT FROM HPRB AND COMMITTEE OF THE ARTS COMMUNITY .

APPROXIMATE LIMITS OF AREA FOR TEMPORARY ART INSTALLATIONS (DASHED)

APPROXIMATE LIMITS OF ARTS WALK (DASHED)

CATENARY CABLE. SEE ARCH. DWGS. FOR ATTACHMENT

CATENARY CABLE-MOUNTED DOWNLIGHTS. SEE PHOTOMETRIC PLANS FOR TYPE.

8"x8" GRANITE PAVER AT LIMITS OF FIRE LANE (WHERE NEEDED)

BUILDING ENTRANCE, TYP.

COLUMN LIGHT. SEE PHOTOMETRIC PLANS FOR TYPE.

TRASH + RECYCLING RECEPTACLE (2 / 17.42)

CUSTOM STRAIGHT BENCH (5 / 17.42)

UNIT PAVING - VEHICULAR (1 / 17.31)

PEDESTRIAN ARTS WALK

COLLAPSIBLE BOLLARD (5 / 17.41)

COLLAPSIBLE OR FIXED BOLLARD FOOTING (3 / 17.32)

COLLAPSIBLE BOLLARDS

RAISED UNIT PATIOS ALONG ARTS WALK. SEE ARCH. DWGS.

BUILDING UNITS 'BRIDGE' OVERHEAD

UNIT PAVING AT BUILDING (2 / 17.31)

BOLLARD (6 / 17.41)

IN-GRADE PAVING LIGHTS (SEE LIGHTING PLANS FOR TYPE)

PARKING ENTRANCE AND EXIT

VERTICAL ICONIC ELEMENT. DESIGN TBD.

RAMP UP 1.58'

RAMP DOWN 1.58'

CAFE CHAIR (7 / 17.41)

CAFE TABLE (8 / 17.41)

CAFE UMBRELLA (9 / 17.41)

PLANTER ON TRACK (6 / 17.30)

POLE LIGHT. SEE PHOTOMETRIC PLANS FOR TYPE.

PROPERTY LINE

LIMITS OF DISTURBANCE

PROP. PUBLIC ACCESS AND EMERGENCY VEHICLE EASEMENT

PRIOR TO BUILDING PERMIT APPROVAL A LETTER OF PERMISSION OR TEMPORARY GRADING EASEMENT IS REQUIRED FOR OFFSITE GRADING FROM THE EXISTING BRICK BUILDING

PROP. PUBLIC ACCESS AND EMERGENCY EASEMENT. H20 RATED PAVEMENT WITHIN EASEMENT AREA.

BOLLARD (6 / 17.41)

PROP. 10' STORM & SEWER ESMT

ELDEN STREET

ICE HOUSE SCREEN - COLUMN (5 / 17.32)

ICE HOUSE SCREEN - PANEL (4 / 17.32)

PLANTER BOX (10 / 17.41)

SCREEN PANEL (11 / 17.41)

CATENARY CABLE-MOUNTED DOWNLIGHTS. SEE PHOTOMETRIC PLANS FOR TYPE.

CATENARY CABLE. SEE ARCH. DWGS. FOR ATTACHMENT

PROPERTY LINE

LIMITS OF DISTURBANCE

ICE HOUSE SCREEN - PANEL (4 / 17.32)

ICE HOUSE SCREEN - COLUMN (5 / 17.32)

FIXED BENCH (3 / 17.42)

T.O.H. STREETSCAPE LITTER RECEPTACLE (4 / 17.40)

T.O.H. STREETSCAPE RECYCLING RECEPTACLE (5 / 17.40)

TOWN STANDARD STREETLIGHT. SEE PHOTOMETRIC PLANS FOR TYPE.

ELDEN STREET PLAZA

ELDEN STREET

BOLLARD (6 / 17.41)

PUBLIC SIDEWALK (3 / 17.30)

PAVING LAYOUT (5 / 17.30)

TREE ROOT PATHS (2 / 17.30)

15" NYLOPLAST PEDESTRIAN DRAIN (TYP.) (TO BE FIELD CONNECTED TO CULVERT)

EL 359.00' C-101 RES LOBBY

EL 358.00' C-104 ARTS CENTER

EL 355.80'

EL 357.67'

EL 356.00'

DN 8.3%

UP 4%

ELEV B-4

ELEV MACH. CORRIDOR

B-011 ELEC

B-012 WOMEN'S RM

B-013 ELEC

B-014 JAN

B-015 PACKAGES

B-016 ELEV MACH

B-017 RES LOADING

B-017a DOG WASH

B-019 RES TRASH

B-P301 PUBLIC GARAGE LOBBY

B-0032 UNIT 2A LOFT

B-0034 UNIT 2A LOFT

B-0031 UNIT 2A LOFT

B-0030 UNIT 1D-A LOFT

G-P304 ELEV LOBBY

STAIR G-S2

ELEV G-2

ELEC CTRL

GARAGE INTAKE

MEZZANINE ABOVE 1600 SF

MIDDLETON LANE

ZONE "X"

BELOW GRADE PARKING GARAGE

EXTEND FOUNDATION 6'-0"

016-2-40 101-3 HERNDON COMMERCE CENTER CONDOMINIUM DB PG

016-2-02-0025 MARTIN ALICE FAMILY, LLC DB 2007 PG

ZONE: CC(CENTRAL BUSINESS DISTRICT) USE: RESTAURANT

STUDIO39
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REVISIONS:

HARDSCAPE PLAN ENLARGEMENT 3

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

NORTH

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.22

COA

NOT RELEASED FOR CONSTRUCTION

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HARDSCAPE SCHEDULE						
LABEL	DETAIL			PRODUCT		
	NO.	SHEET	NAME	NO.	SHEET	NAME
H1	3	17.30	PUBLIC SIDEWALK	1	17.41	PUB. STREETSCAPE PAVER -PEDESTRIAN
H2	4	17.31	CONCRETE SIDEWALK			N/A
H3	4	17.31	CONCRETE SIDEWALK	16	17.41	INTEGRAL COLOR AD-MIX
H4	1	17.31	UNIT PAVING - VEHICULAR	14	17.41	4X8 CLAY PAVER BLEND
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H6	1	17.31	UNIT PAVING - VEHICULAR	13	17.41	4X12 CLAY PAVER PLANK
H7	9	17.31	COBBLESTONE PAVING	12	17.41	GRANITE COBBLESTONES
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H9	1	17.31	UNIT PAVING - VEHICULAR	18	17.41	PUB. STREETSCAPE PAVER - VEHICULAR
H10	1	17.31	UNIT PAVING - VEHICULAR	11	17.42	GRANITE PAVER
H11	11	17.31	FOUNTAIN PAVING - H20 VEHICULAR RATED	10	17.42	FOUNTAIN PAVER

NOTES:
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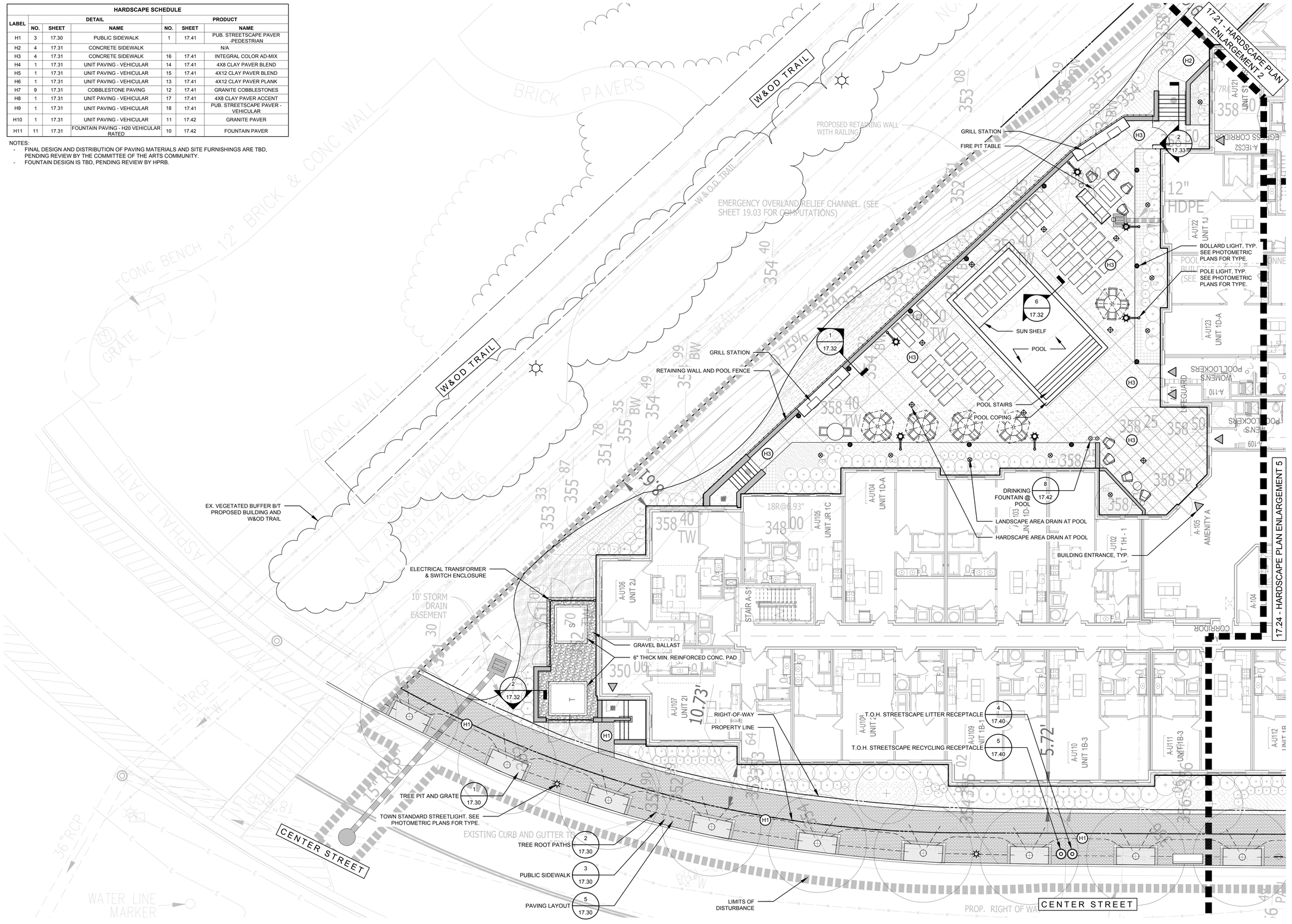

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REVISIONS:

HARDSCAPE PLAN ENLARGEMENT 4

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.23

COA

NOT RELEASED FOR CONSTRUCTION

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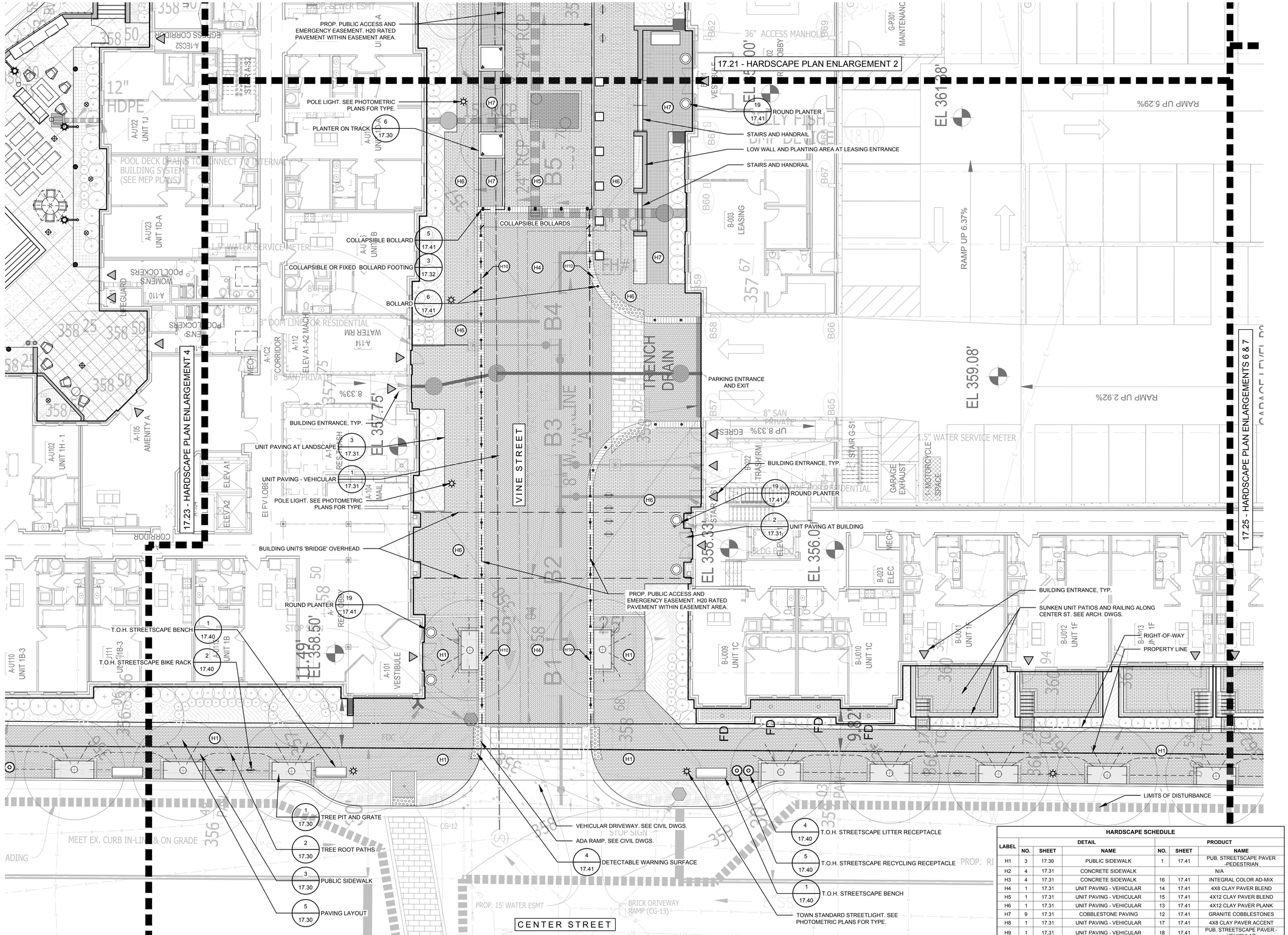

HARDSCAPE SCHEDULE						
LABEL	DETAIL			PRODUCT		
	NO.	SHEET	NAME	NO.	SHEET	NAME
H1	3	17.30	PUBLIC SIDEWALK	1	17.41	PUB. STREETSCAPE PAVER -PEDESTRIAN
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H8	1	17.31	UNIT PAVING - VEHICULAR	17	17.41	4X8 CLAY PAVER ACCENT
H9	1	17.31	UNIT PAVING - VEHICULAR	18	17.41	PUB. STREETSCAPE PAVER - VEHICULAR
H10	1	17.31	UNIT PAVING - VEHICULAR	11	17.42	GRANITE PAVER
H11	11	17.31	FOUNTAIN PAVING - H20 VEHICULAR RATED	10	17.42	FOUNTAIN PAVER

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HERNDON, VA

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REVISIONS:

HARDSCAPE PLAN ENLARGEMENT 5

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.24

COA

NOT RELEASED FOR CONSTRUCTION

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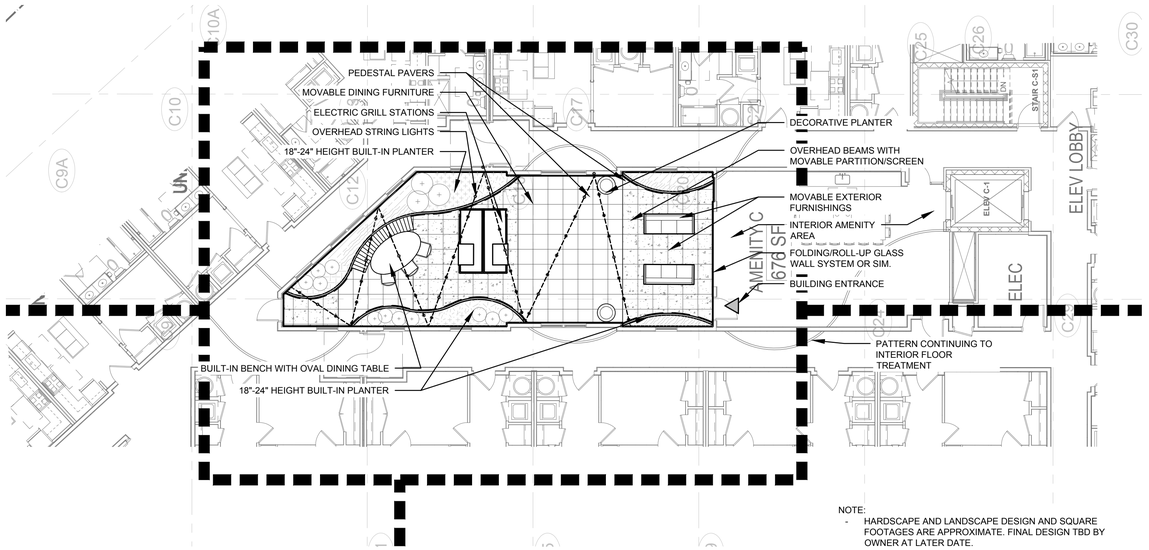

NOTE:
- HARDSCAPE AND LANDSCAPE DESIGN AND SQUARE FOOTAGES ARE APPROXIMATE. FINAL DESIGN TBD BY OWNER AT LATER DATE.

1 / 17.25 HARDSCAPE ENLARGEMENT 7 - 4TH FLOOR COURTYARD PLAN

Scale: 1" = 10'-0"

HARDSCAPE SCHEDULE

LABEL	DETAIL			PRODUCT		
	NO.	SHEET	NAME	NO.	SHEET	NAME
H1	3	17.30	PUBLIC SIDEWALK	1	17.41	PUB. STREETSCAPE PAVER -PEDESTRIAN
H2	4	17.31	CONCRETE SIDEWALK			N/A
H3	4	17.31	CONCRETE SIDEWALK	16	17.41	INTEGRAL COLOR AD-MIX
H4	1	17.31	UNIT PAVING - VEHICULAR	14	17.41	4X8 CLAY PAVER BLEND
H5	1	17.31	UNIT PAVING - VEHICULAR	15	17.41	4X12 CLAY PAVER BLEND
H6	1	17.31	UNIT PAVING - VEHICULAR	13	17.41	4X12 CLAY PAVER PLANK
H7	9	17.31	COBBLESTONE PAVING	12	17.41	GRANITE COBBLESTONES
H8	1	17.31	UNIT PAVING - VEHICULAR	17	17.41	4X8 CLAY PAVER ACCENT
H9	1	17.31	UNIT PAVING - VEHICULAR	18	17.41	PUB. STREETSCAPE PAVER - VEHICULAR
H10	1	17.31	UNIT PAVING - VEHICULAR	11	17.42	GRANITE PAVER
H11	11	17.31	FOUNTAIN PAVING - H20 VEHICULAR RATED	10	17.42	FOUNTAIN PAVER

NOTES:
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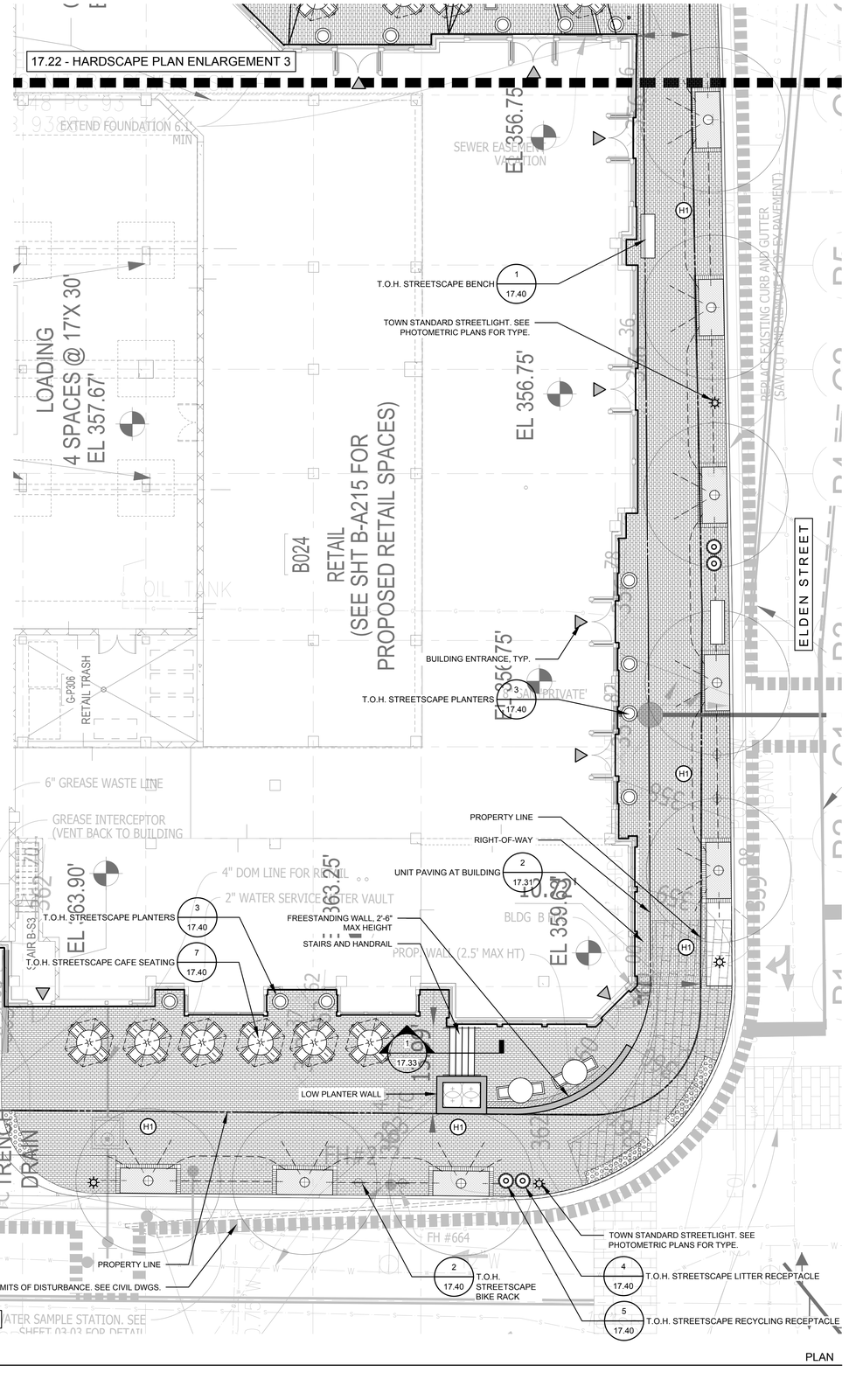
- FOUNTAIN DESIGN IS TBD, PENDING REVIEW BY HPRB.

17.22 - HARDSCAPE PLAN ENLARGEMENT 3

17.24 - HARDSCAPE PLAN ENLARGEMENT 5



2 / 17.25 HARDSCAPE ENLARGEMENT 6

Scale: 1" = 10'-0"

PLAN

p:\2018\18008 comstock herndon\6.0 cad files\CD\17.25 HARDSCAPE PLAN ENLARGEMENT 6.dwg

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REVISIONS:

HARDSCAPE PLAN ENLARGEMENTS 6 & 7

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: 1" = 10'-0"

0 5 10 20

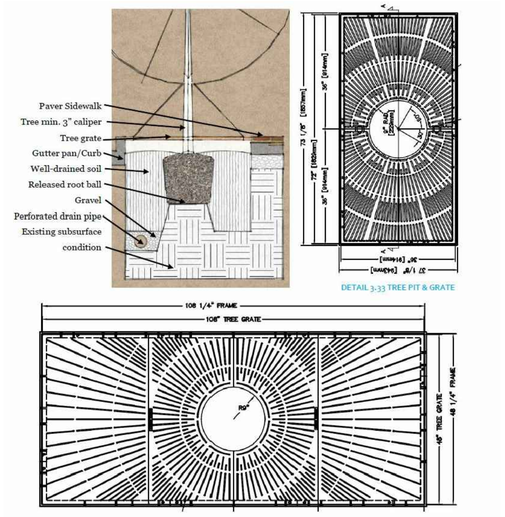
PROJECT NO: 18008

DATE: 03.27.2019

17.25

COA

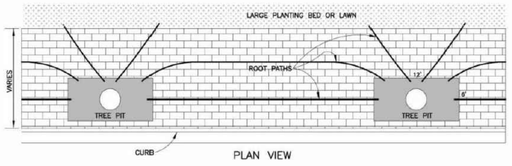
NOT RELEASED FOR CONSTRUCTION



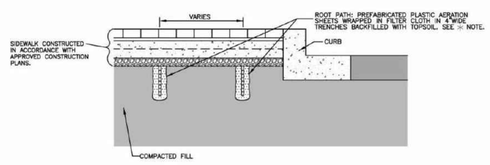
DETAIL 3.33 TREE PIT & GRATE

1 / 17.30 TREE PIT AND GRATE — PROD. INFO.
Scale: NTS

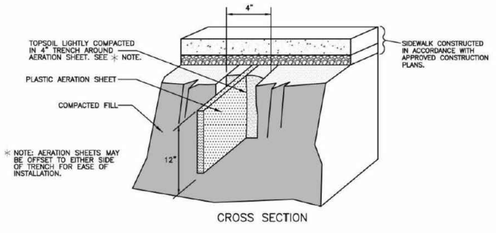
DETAIL 2.30 TREE ROOT PATHS



PLAN VIEW



SECTION PERPENDICULAR TO CURB BETWEEN TREES



CROSS SECTION

2 / 17.30 TREE ROOT PATHS — PROD. INFO.
Scale: NTS

NOTES:
1. ANCHOR EDGE RESTRAINT W/ ⅜"x3 ⅜" SLEEVE ANCHORS W/ WASHERS & NUTS. INSTALL 24" O.C. & MIN. (1) PER CUT SEGMENT.
2. ADJACENT CONDITIONS VARY. PROVIDE ½" EXPANSION JOINT & SEALANT PER 6/L2.1 WHERE PAVERS ABUT STRUCTURES.
3. TYPICAL PAVERS (PEDESTRIAN) ARE 6cm DEPTH. PAVERS INSTALLED IN DRIVEWAY ENTRANCES (VEHICULAR) ARE 8cm LOAD BEARING UNITS.
4. CUT EACH PAVER SYMMETRICALLY FOR RADIAL COURSES.

2"x4"x⅜" GALVANIZED STEEL ANGEL EDGE RESTRAINT. AFFIX TO SLAB W/ ⅜"x3" EXPANSION ANCHORS @ 24" O.C. KERF AS NECESSARY TO PROVIDE UNIFORM CURVES, MIN. (1) ANCHOR PER SEGMENT.

4"x8" (NOM.) CONCRETE UNIT PAVERS. SEE SPECIFICATIONS. HAND TIGHT W/ SWEPT JOINTS

1" SAND SETTING BED

4" CONCRETE CLASS A3 SLAB W/ 6x6 -10/10 WWM

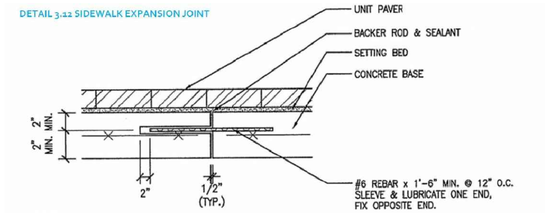
6" COMPACTED AGGREGATE

95% COMPACTED SUBGRADE

DETAIL 3.11 SIDEWALK SECTION

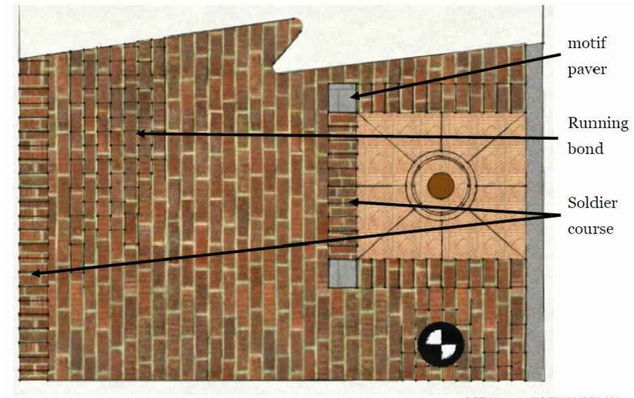
3 / 17.30 PUBLIC SIDEWALK — SECTION
Scale: 1" = 1'-0"

DETAIL 3.22 SIDEWALK EXPANSION JOINT



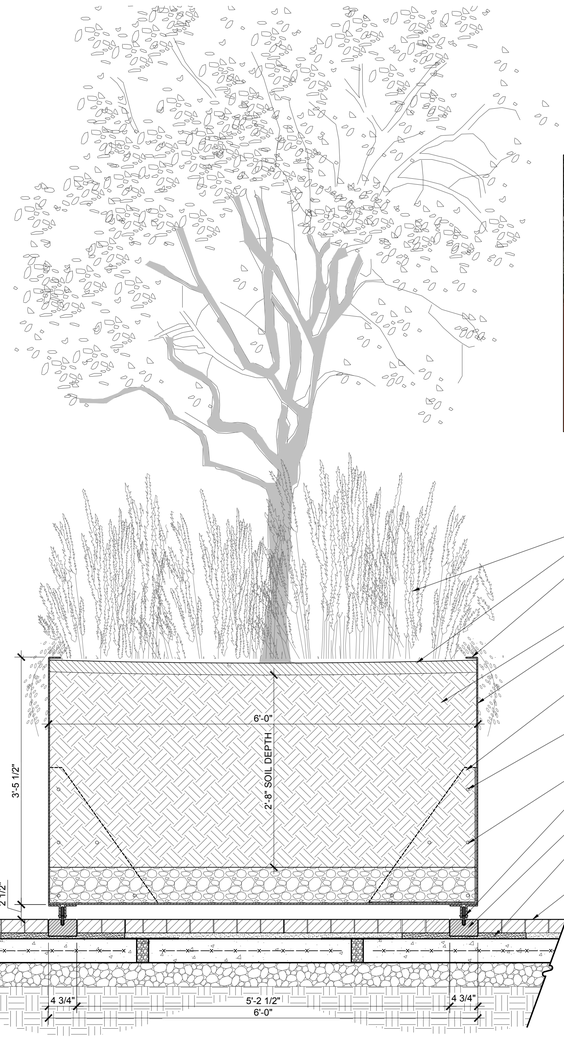
NOTES:
1. INSTALL EXPANSION JOINTS IN PEDESTRIAN PAVEMENTS PARALLEL AND/OR PERPENDICULAR TO ADJACENT CURB & GUTTER. ISOLATE CONCRETE IN MAXIMUM 400 SF SLABS.
2. PROVIDE REBAR DOWEL AS ABOVE BETWEEN ADJACENT CONCRETE BASE SLABS. DELETE DOWEL WHERE CONCRETE BASE ABUTS OTHER STRUCTURES.
3. HOLD JOINTS IN CONCRETE BELOW DRY-SET PAVERS. EXTEND TO SURFACE OF MORTAR-SET PAVERS.

4 / 17.30 SIDEWALK EXPANSION JOINT — SECTION
Scale: NTS

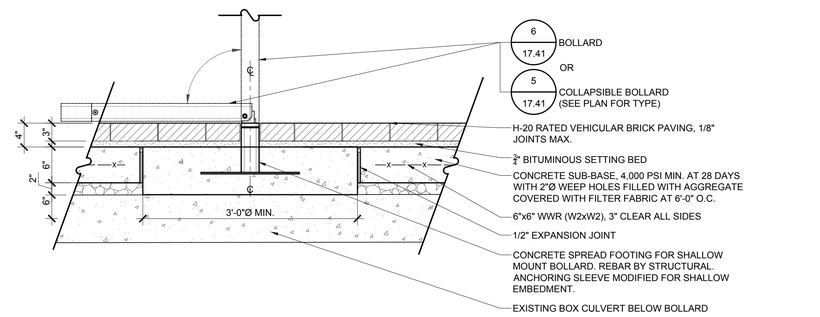


DETAIL 3.10 SIDEWALK PLAN

5 / 17.30 PAVING LAYOUT — PLAN
Scale: NTS



6 / 17.30 PLANTER ON TRACK — SECTION
Scale: 1" = 1'-0"



GENERAL NOTES
- FINAL DESIGN AND OPERATION TO BE APPROVED BY FIRE DEPARTMENT
- PAD LOCKS AND APPLIED DECALS TO BE APPROVED AND PROVIDED BY FIRE DEPARTMENT
-CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MODIFIED ANCHORING SLEEVE PRIOR TO FABRICATION.

7 / 17.30 COLLAPSABLE OR FIXED BOLLARD FOOTING ABOVE BOX CULVERT — SECTION
Scale: 1" = 1'-0"



* PRECEDENT IMAGE, FOR C

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REVISIONS:

HARDSCAPE DETAILS - 01

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

SCALE: AS SHOWN

PROJECT NO: 18008
DATE: 03.27.2019

17.30

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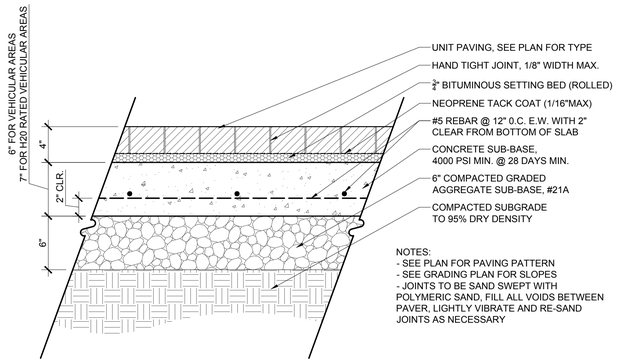
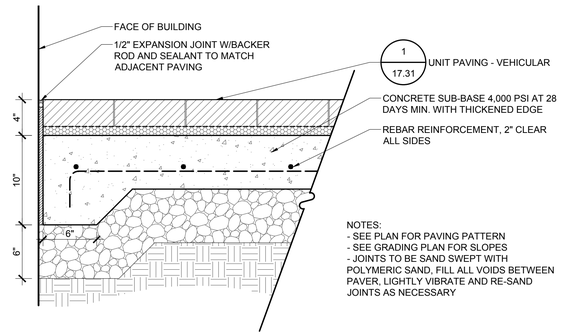
p:\2018\18008 comstock herndon\6.0 cad files\CD\SITE DETAILS-PUBLIC SPACE.dwg



1 / 17.31 UNIT PAVING - VEHICULAR — SECTION
Scale: 1 1/2" = 1'-0"



2 / 17.31 UNIT PAVING AT BUILDING — SECTION
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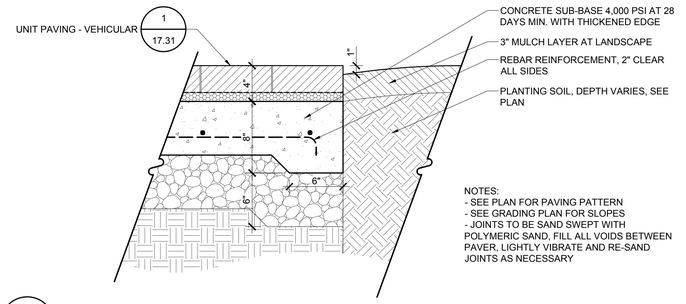
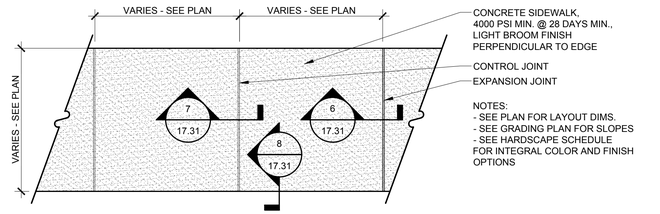
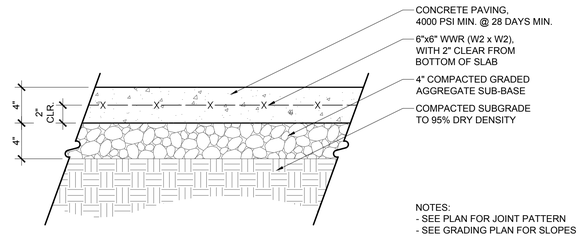


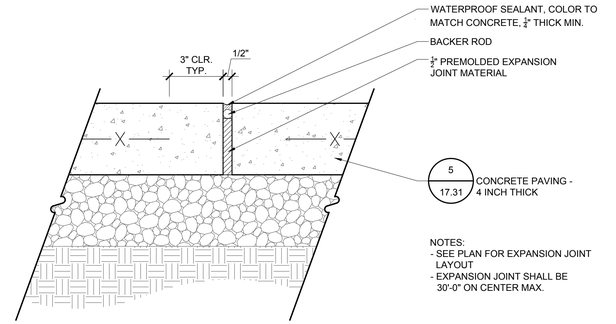
3 / 17.31 UNIT PAVING AT LANDSCAPE — SECTION
Scale: 1 1/2" = 1'-0"



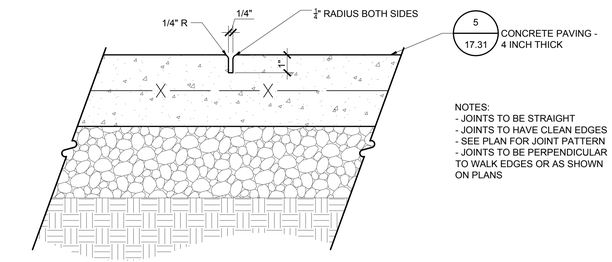
4 / 17.31 CONCRETE SIDEWALK — SECTION PA-CO-001
Scale: 1/2" = 1'-0"



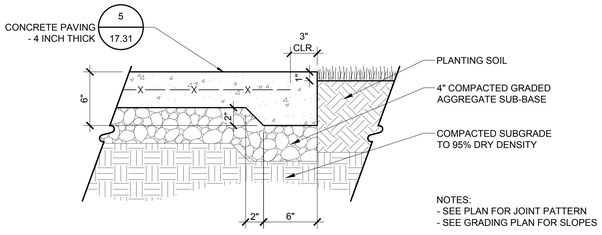
5 / 17.31 CONCRETE PAVING - 4 INCH THICK — SECTION PA-CO-004
Scale: 1 1/2" = 1'-0"



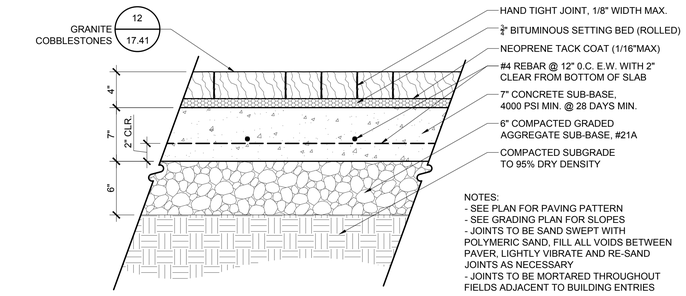
6 / 17.31 CONCRETE PAVING EXPANSION JOINT - TYPICAL — SECTION JT-EJ-001
Scale: 3" = 1'-0"



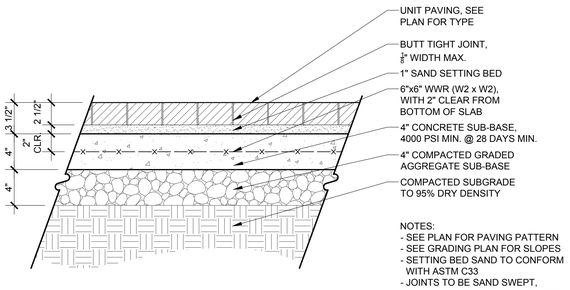
7 / 17.31 CONTROL JOINT — SECTION JT-CL-001
Scale: 3" = 1'-0"



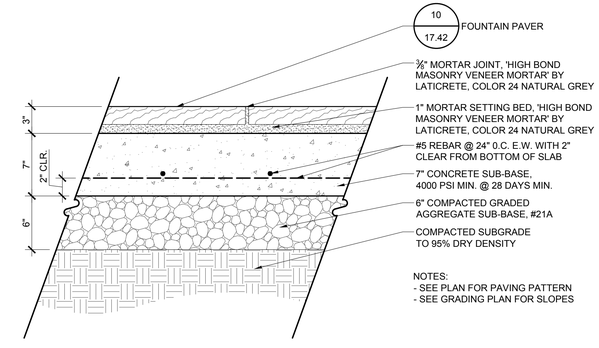
8 / 17.31 CONCRETE SIDEWALK AT LAWN EDGE — SECTION PA-CO-006
Scale: 1 1/2" = 1'-0"



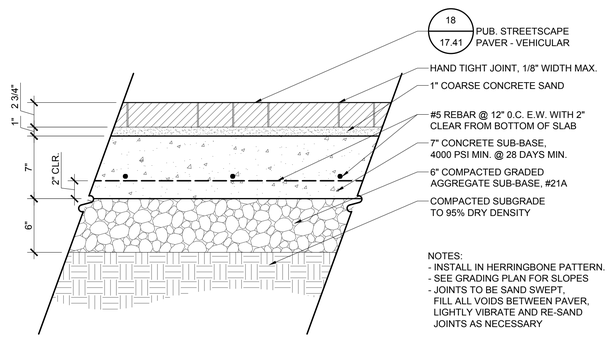
9 / 17.31 COBBLESTONE PAVING — SECTION
Scale: 1 1/2" = 1'-0"



10 / 17.31 UNIT PAVING - PEDESTRIAN — SECTION
Scale: 1 1/2" = 1'-0"



11 / 17.31 FOUNTAIN PAVING - H20 VEHICULAR RATED — SECTION
Scale: 1 1/2" = 1'-0"



12 / 17.31 UNIT PAVING - HEAVY VEHICULAR RATED — SECTION
Scale: 1 1/2" = 1'-0"

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REVISIONS:

HARDSCAPE DETAILS - 02

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH
SCALE: AS SHOWN
PROJECT NO: 18008
DATE: 03.27.2019

17.31

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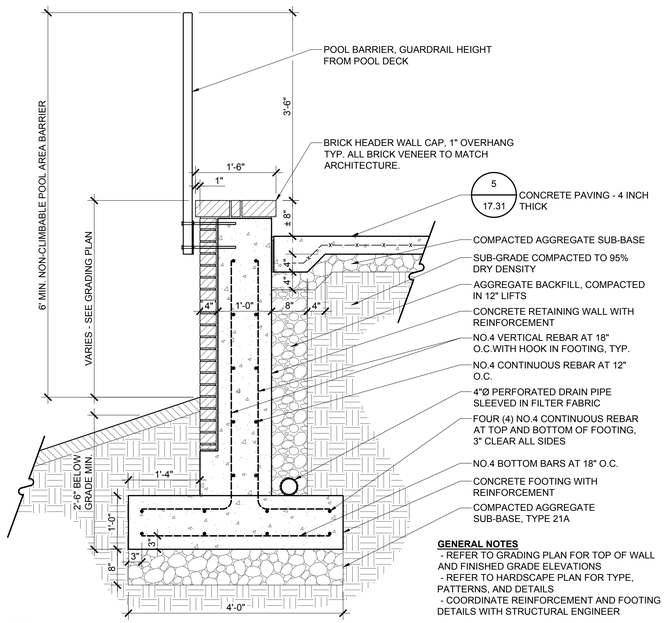
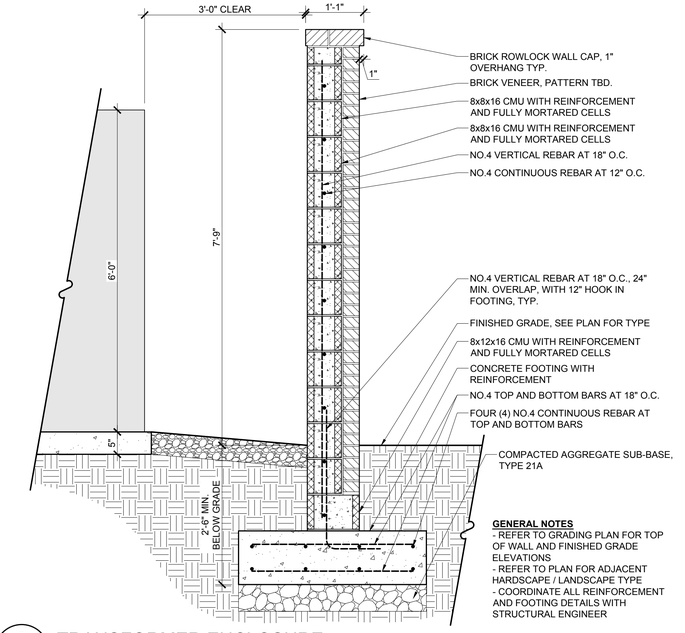
p:\2018\18008 comstock herndon\6.0 cad files\CD\SITE DETAILS-PRIVATE SPACE.dwg



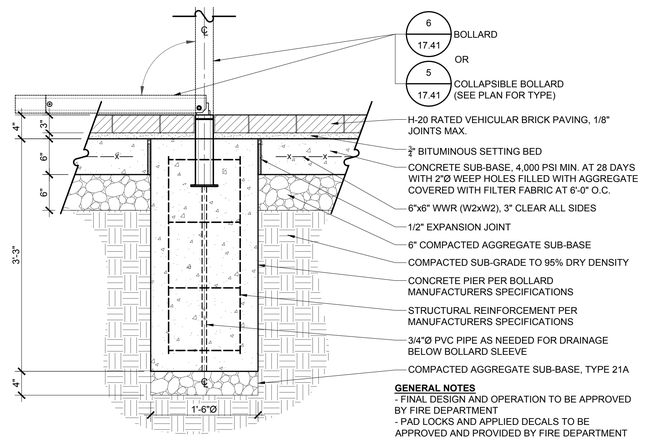
GENERAL NOTES
- REFER TO GRADING PLAN FOR TOP OF WALL AND FINISHED GRADE ELEVATIONS
- REFER TO HARDSCAPE PLAN FOR TYPE, PATTERNS, AND DETAILS
- COORDINATE REINFORCEMENT AND FOOTING DETAILS WITH STRUCTURAL ENGINEER

1 / 17.32 RETAINING WALL & POOL FENCE — SECTION
Scale: 3/4" = 1'-0"



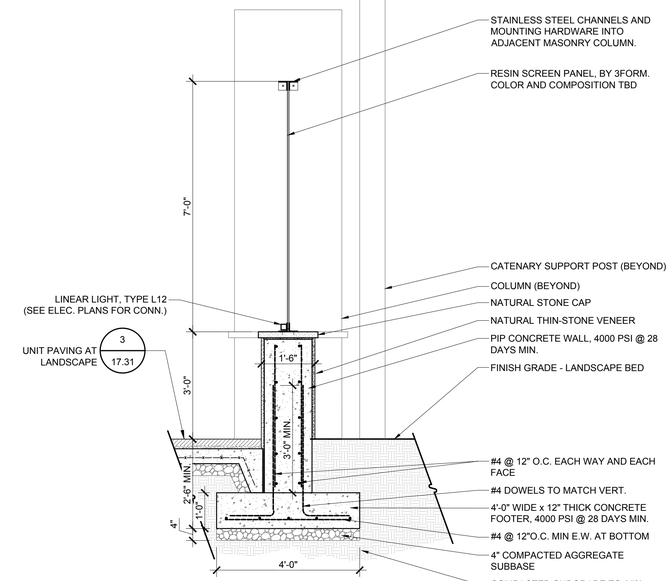
GENERAL NOTES
- REFER TO GRADING PLAN FOR TOP OF WALL AND FINISHED GRADE ELEVATIONS
- REFER TO PLAN FOR ADJACENT HARDSCAPE / LANDSCAPE TYPE
- COORDINATE ALL REINFORCEMENT AND FOOTING DETAILS WITH STRUCTURAL ENGINEER

2 / 17.32 TRANSFORMER ENCLOSURE — SECTION
Scale: 3/4" = 1'-0"

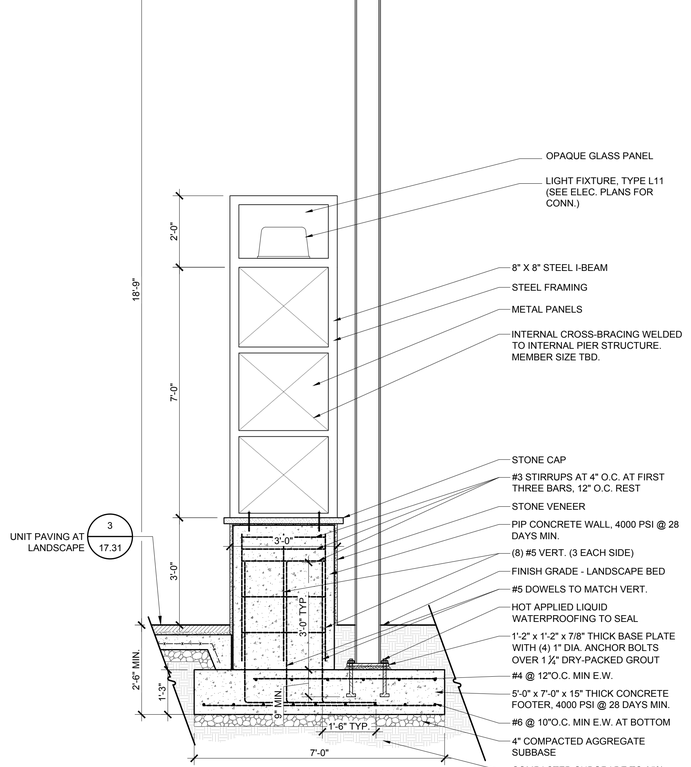


GENERAL NOTES
- FINAL DESIGN AND OPERATION TO BE APPROVED BY FIRE DEPARTMENT
- PAD LOCKS AND APPLIED DECALS TO BE APPROVED AND PROVIDED BY FIRE DEPARTMENT

3 / 17.32 COLLAPSIBLE OR FIXED BOLLARD FOOTING — SECTION
Scale: 1" = 1'-0"



4 / 17.32 ICE HOUSE SCREEN - PANEL — SECTION
Scale: 1/2" = 1'-0"



5 / 17.32 ICE HOUSE SCREEN - COLUMN — SECTION
Scale: 1/2" = 1'-0"

GENERAL NOTES
- CONTRACTOR TO COORDINATE ALL REQUIRED EQUIPMENT, ELECTRICAL, AND PLUMBING CONNECTIONS

6 / 17.32 POOL COPING — SECTION
Scale: 1 1/2" = 1'-0"

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REVISIONS:

HARDSCAPE DETAILS - 03

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: AS SHOWN

PROJECT NO: 18008

DATE: 03.27.2019

17.32

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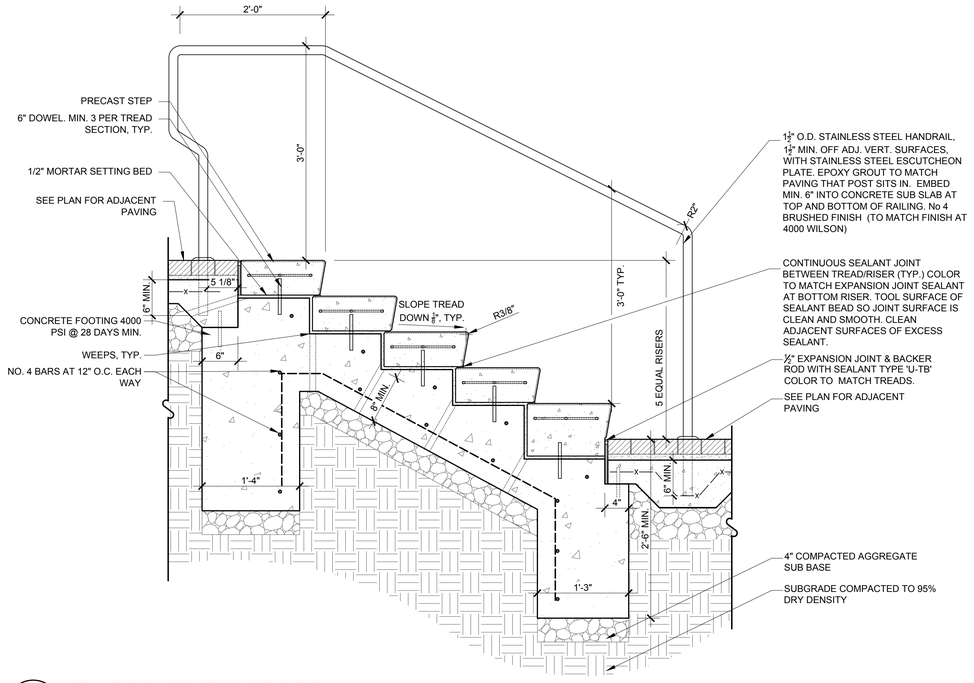
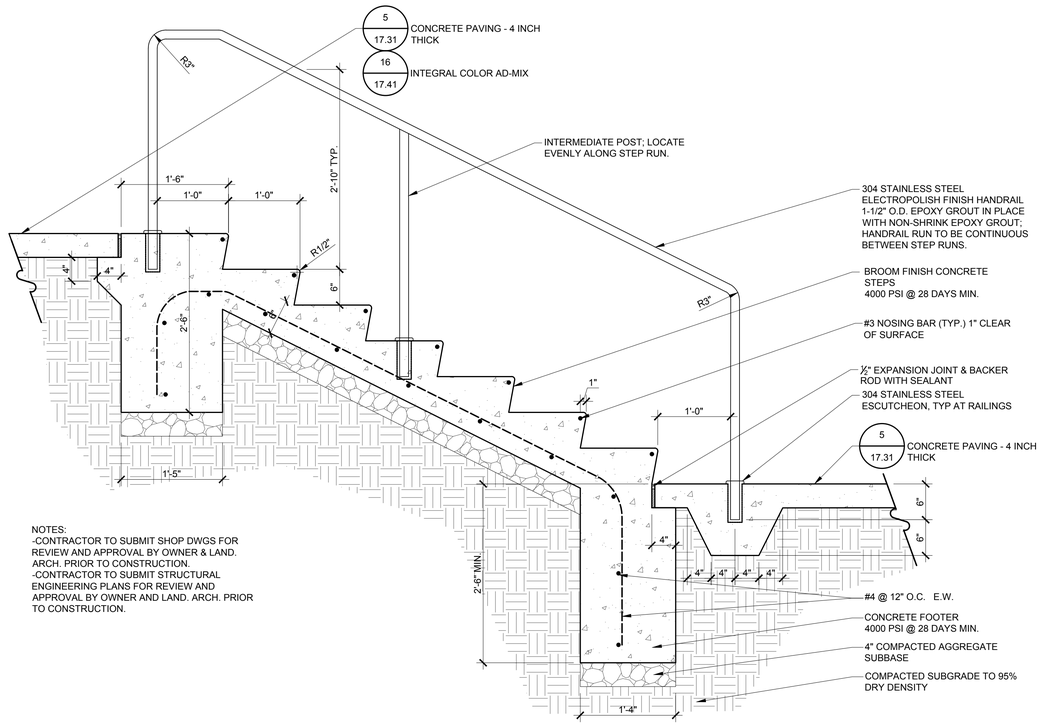


1 / 17.33 STAIRS @ CENTER ST. RETAIL — SECTION

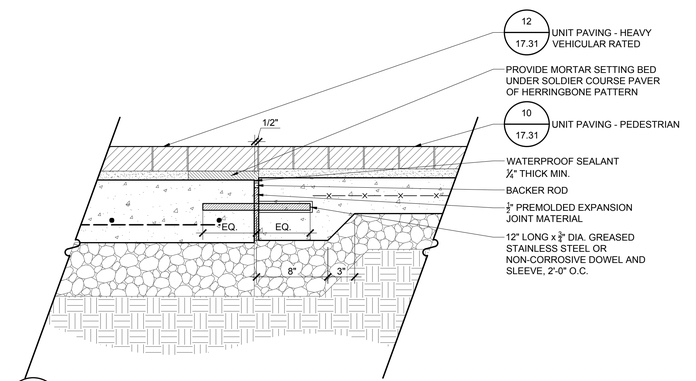
Scale: 1" = 1'-0"



NOTES:
-CONTRACTOR TO SUBMIT SHOP DWGS FOR REVIEW AND APPROVAL BY OWNER & LAND. ARCH. PRIOR TO CONSTRUCTION.
-CONTRACTOR TO SUBMIT STRUCTURAL ENGINEERING PLANS FOR REVIEW AND APPROVAL BY OWNER AND LAND. ARCH. PRIOR TO CONSTRUCTION.

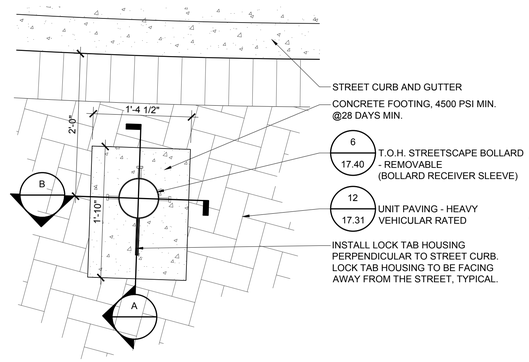
2 / 17.33 STAIRS - CONC. - 7 RISERS — SECTION

Scale: 1" = 1'-0"

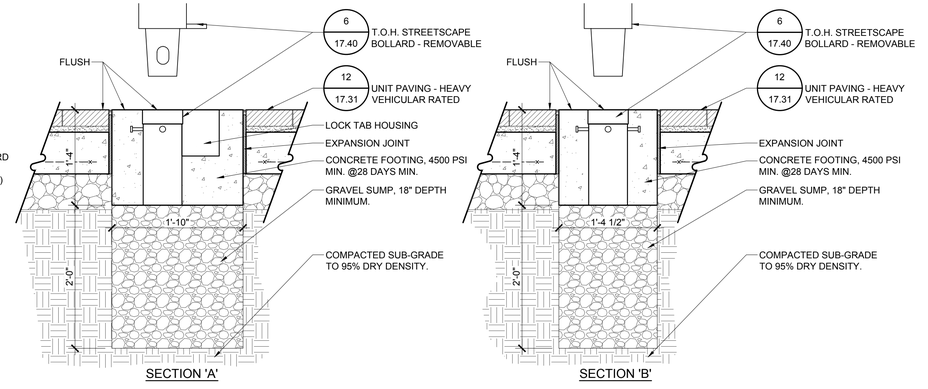


3 / 17.33 UNIT PAVING TRANSITION - PEDESTRIAN TO VEHICULAR — SECTION

Scale: 1 1/2" = 1'-0"



PLAN



SECTION 'A'

SECTION 'B'

4 / 17.33 TOH STREETSCAPE BOLLARD FOOTING - REMOVABLE — PLAN/SECTION

Scale: 1" = 1'-0"

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REVISIONS:

HARDSCAPE DETAILS - 04

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

SCALE: AS SHOWN

PROJECT NO: 18008
DATE: 03.27.2019

17.33

COA

NOT RELEASED FOR CONSTRUCTION

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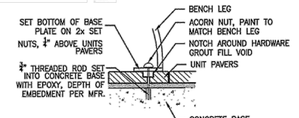
Bench

Manufacturer: Victor Stanley, Inc.
Type: CBF-10, Classic Collection, anchored to concrete
Options: 6' long with no intermediate armrests or 8' long with one intermediate armrest
Color/Finish: Black powdercoat
Use: At least two per block frontage, additional units may be placed at bus stops and at on-street and off-street public and semi-public parks, plazas, and other similar focal and respite areas
Placement: Minimum 10' from any receptacle, under canopy trees where possible; placement of on-street receptacles based on site furniture location plan on page 16



DETAIL 2.21 BENCH DESIGN & INSTALL



1 / 17.40 T.O.H. STREETSCAPE BENCH PROD. INFO.
Scale: NTS

Bicycle Rack

Manufacturer: Creative Pipe, Inc. or equal as approved by TOH
Type: Bike Post – Model BP
Color/Finish: Three color options. For single rack installations, use primary. For two or more rack installations, use accent for one rack. For three use each accent color at least once.
- Black powdercoat (primary)
- Yellow (RAL1032) powdercoat (accent)
- Green (RAL 6001) powdercoat (accent)

Use: At least two per block frontage, additional units placed at all bus stops
Placement: If on-street, aligned parallel to curb, coordinated with building entrances
Spacing: 2' minimum from back or curb, 4' on-center for multiple installations;
Clearance: 2' from edge of hoop; 2' from face of hoop
Install: Flanged surface mount with concrete anchors



2 / 17.40 T.O.H. STREETSCAPE BIKE RACK PROD. INFO.
Scale: NTS

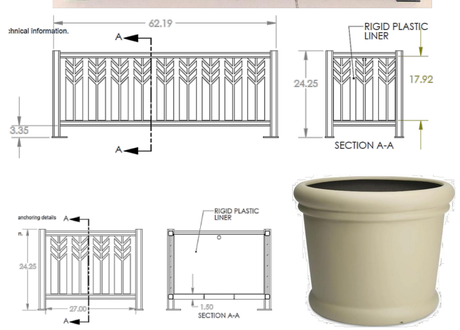
Planters

Standard A: Petersen Manufacturing Company, Inc.; Spencer Series Models # SPCP31 and #SPCP63
Standard B: Victor Stanley, Inc.; Terrace Series; Round Fiberglass; Models # 3526R and # 3025R
Color/Finish: Standard A- Bike Black powdercoat
Standard B- Matte finish in Mushroom
Use: On all public right-of-ways, private drives, and other public and semi-public parks/plazas, and other focal and respite areas

Placement: May be placed along a building or within the tree zone between grates and at-grade planter beds or to outline outdoor café seating areas or other public and semi-public focal and respite areas, *see site furniture detail on Page 44*
Plant Material: Annual, perennials, decorative grasses, and other plants as approved by TOH
Maintenance: If installed or requested by a developer, property owner, or business, that private entity is responsible for the upkeep of the plants

DETAIL 3.34 PLANTER OPTIONS





3 / 17.40 T.O.H. STREETSCAPE PLANTERS PROD. INFO.
Scale: NTS

Litter Receptacle

Manufacturer: Forms & Surfaces
Type: 36g Urban Renaissance, side opening, updrop pattern, dome lid
Color/Finish: Black texture powdercoat
Graphics: Custom Herndon graphics backer
Use: At least one per block frontage, additional units may be placed at bus stops and at on-street and off-street public and semi-public parks, plazas, and other similar focal and respite areas
Placement: Paired with litter receptacles, at least 10' from any seating; placement of on-street receptacles based on site furniture location plan on page 16

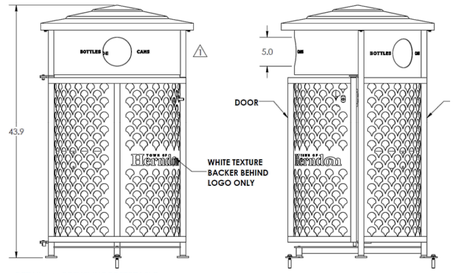


NOTE:
PAIR W/ RECYCLING RECEPTACLE

DETAIL 2.19 LITTER RECEPTACLE







DETAIL 2.20 RECYCLING RECEPTACLE

NOTE:
PAIR W/ LITTER RECEPTACLE

47

4 / 17.40 T.O.H. STREETSCAPE LITTER RECEPTACLE
Scale: NTS

Recycling Receptacle

Manufacturer: Forms & Surfaces
Type: 36g Urban Renaissance, custom recycling side opening, updrop pattern, dome lid
Color/Finish: Azure texture powdercoat
Graphics: Custom recycling graphics backer
Use: At least one per block frontage, additional units may be placed at bus stops and at on-street and off-street public and semi-public parks, plazas, and other similar focal and respite areas
Placement: Paired with recycling receptacles, at least 10' from any seating; placement of on-street receptacles based on site furniture location plan on page 16

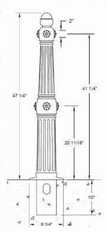
5 / 17.40 T.O.H. STREETSCAPE RECYCLING RECEPTACLE
Scale: NTS

Bollards

Manufacturer: Ironsmith, Inc. or equal as approved by TOH
Type: Model Victorian # M9022; 48" tall; cast aluminum
Color/Finish: Black polyurethane
Use: May be used to block vehicular traffic or demarcate defined spaces
Extra: May be cast with rings to hold chains connecting bollards
Install: Direct embed or equipped with lock tab for removable applications



DETAIL 3.35 BOLLARD



6 / 17.40 T.O.H. STREETSCAPE BOLLARD - REMOVABLE PROD. INFO.
Scale: NTS

Outdoor Seating

Picnic Table: Ultrasite, Inc.; Models #P38-OP and #P38h-OP or equal as approved by the TOH;
46" wide perforated Octagonal Table;
4 seat option or 3 seat option with wheelchair access; black powdercoat;
Umbrella: Umbrella Source, Inc.; Model #USYG65;
7.5' wide Commercial Logo Market Umbrella;
Single canopy fabric, Sunbrella color- Red (4666-0000);
White *Town of Herndon* branding applied on two sides;
Umbrella pole- aluminum, black finish;
Umbrella stand- Model #US-PGENF; 50lb Concrete Umbrella Stand, black finish
Portable Chair: Landscape Forms, Inc.; Parc Centre Chair; armed & armless; 30% accent colors
Primary powdercoat color - Cosmic blue;
Accent powdercoat color - parrot green, flambe orange, bumblebee yellow
Use: Picnic tables and portable chairs are allowed off-street in both public and private areas
Café Seating: May be used along building frontages by ground floor retail and restaurants; chair and table types allowed by TOH on a case-by-case basis



DETAIL 3.43 PICNIC TABLE, UMBRELLA, & PORTABLE CHAIR

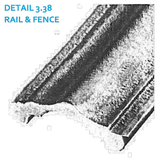
7 / 17.40 T.O.H. STREETSCAPE CAFE SEATING
Scale: NTS

Railings & Fences

Design: Steel; decorative top rail, channel bottom rail, square posts, square pickets; posts 5' on-center, pickets 4.5" on-center; bottom rail 4" above surface
Color/Finish: Black Satin
Sizes: 1.75" wide top rail, 1.25" wide bottom rail, 1.25" wide posts, .5" pickets; height varies
Use: May be used for railings and fences on-street and off-street
Install: Direct embed minimum 8" concrete



DETAIL 3.38
RAIL & FENCE



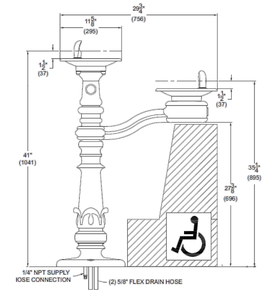
61

8 / 17.40 T.O.H. STREETSCAPE RAILINGS & FENCES
Scale: NTS

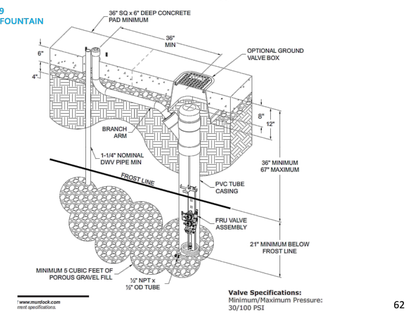
Drinking Fountain

Manufacturer: Murdock Manufacturing, Inc. or equal as approved by TOH
Type: Model # M-C76B Bi-level Bowl Classic Style; cast iron with cast brass bowls
Color/Finish: Gloss black enamel
Extras: self-closing pushbutton activation; freeze-resistant valve (FRUs); Pet fountain (PF)
Placement: In any hardscaped area with high visibility with preferred access from the W&OD





DETAIL 3.39
DRINKING FOUNTAIN



62

9 / 17.40 T.O.H. STREETSCAPE DRINKING FOUNTAIN
Scale: NTS

NOTE: FINAL SITE FURNISHING SELECTIONS TO BE APPROVED BY HPRB

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

HERNDON DOWNTOWN CENTER
HERNDON, VA
COMSTOCK

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REVISIONS:

STREETSCAPE FURNISHINGS

NORTH
DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
SCALE: AS SHOWN
PROJECT NO: 18008
DATE: 03.27.2019

17.40

COA

NOT RELEASED FOR CONSTRUCTION

p:\2018\18008 comstock herndon\6.0 cad files\CD\STREETSCAPE FURNISHINGS .dwg



MODEL: SQUARE EDGE PAVER

SIZE: 2 ¼" x 4" x 8"

COLOR: PATHWAY FULL RANGE
20% FLASHED FULL RANGE WITH STRAIGHT EDGE AND NO SPACER NIBS (PER COUNTY STANDARD)

QUANTITY: PER PLAN

PATTERN: STRETCHER BOND WITH SOLDIER COURSE AROUND TREE GRATES, PLANTER BEDS, AND EDGES

OPTIONS: TO CONFORM TO ASTM C902, PED. AND LIGHT TRAFFIC

COMPANY: PINE HALL BRICK
www.pinehallbrick.com

CONTACT: BRADY REEDER
CAPITAL BRICK
P: (301) 420-8484

NOTES: 1)INSTALL PER TOWN OF HERNDON SPECS.

1 17.41 PUB. STREETSCAPE PAVER -PEDESTRIAN

Scale: NTS

MODEL: SIDEWALK CONCRETE

TYPE: STANDARD BRUSHED CONCRETE

QUANTITY: PER PLAN

PATTERN: HERITAGE DIMPLED

COMPANY: PER CONTRACTOR

NOTES: 1)INSTALL PER TOWN OF HERNDON SPECS.

2 17.41 CONCRETE SIDEWALK

Scale: NTS

PROD. INFO.

MODEL: ETCHED GRANITE MOTIF PAVER

SIZE: 8" x 8"

COLOR: SIERRA WHITE GRANITE, BLACK INFILL, FLAMED FINISH

QUANTITY: PER PLAN

PLACING: IN BRICK CLAY PAVER SIDEWALKS, AT BOTH CORNERS OF SOLDIER COURSE SURROUNDING THE TREE GRATES AND PLANTER BEDS

USE: ONE OF EACH PAIRED AT EVERY OTHER TREE GRATE/PLANTER BED

COMPANY: GIFTBRICK.COM OR EQUAL AS APPROVED BY TOH

NOTES: 1)INSTALL PER TOWN OF HERNDON SPECS.

3 17.41 ETCHED GRANITE PAVER

Scale: NTS

PROD. INFO.



*THIS IMAGE FOR DIMENSIONAL REFERENCE ONLY



COLOR A-100



COLOR A-80

MODEL: DETECTABLE WARNING CONCRETE UNIT-PAVER

SIZE: 24" x 24" x 2", ADA-3 (1.67" DOME SPACING)

COLOR: FOR COMMERCIAL AND DOWNTOWN STREETSCAPES: A-100
FOR RESIDENTIAL DOWNTOWN STREETSCAPE: A-80

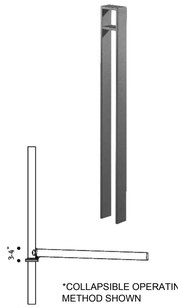
QUANTITY: PER PLAN

COMPANY: TETURA DESIGNS OR TOH APPROVED EQUAL

NOTES: 1)INSTALL PER TOWN OF HERNDON SPECS.

4 17.41 DETECTABLE WARNING SURFACE

Scale: NTS



*COLLAPSIBLE OPERATING METHOD SHOWN

MODEL: REGOR RGA900 - COLLAPSIBLE

COLOR: GRAPHITE GREY

QUANTITY: PER PLAN

COMPANY: HESS AMERICA
www.hessamerica.com
(P) 864.487.3535
(F) 864.487.3175

CONTACT: ONE SOURCE
ATTN: SOLDEDAD PELLEGRINI
(O) 309.309.4900
(M) 703.628.1451

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS

5 17.41 COLLAPSIBLE BOLLARD

Scale: NTS

PROD. INFO.

REGOR 900 Specification

Basic lines and crisp edges define the REGOR barrier bollard. Bollard is available in two heights and is fabricated from cold-rolled steel bar stock. Bollard is hot-dip galvanized prior to being finished in finely textured paint. Mounting variations include direct embed, removable, flange mount, or collapsible models. All hardware is stainless steel.Standard color; graphite grey. Special colors available.

MODEL: RGA900

SIZE: 35.4"

MOUNTING: B - REMOVABLE

FINISH: GG - GRAPHITE GREY

MANUFACTURER: HESS AMERICA
GAFFNEY, SC 29342
INFO@HESSAMERICA.COM
1.864.487.3535



6 17.41 BOLLARD

Scale: NTS

PROD. INFO.



MODEL: CHIPMAN CHAIR

OPTIONS: ARMLESS

SIZE: POWDERCOAT 'FLAMBE'

COMPANY: LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
1.800.430.6209

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

7 17.41 CAFE CHAIR

Scale: NTS

PROD. INFO.



MODEL: CATENA TABLE

SIZE: 42" ROUND

OPTIONS: CATENA BASE AND TOP WITH UMBRELLA OPTION, PERFORATED TOP

COLOR: POWDERCOAT 'SILVER'

COMPANY: LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
1.800.430.6209

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

8 17.41 CAFE TABLE

Scale: NTS

PROD. INFO.



MODEL: TUUCI OCEAN MASTER CLASSIC

SIZE: 89" SQUARE

OPTIONS: SURFACE MOUNT FOR USE WITH TABLE

COLOR: ANODIZED ALUMINUM POST, FABRIC TBD.

COMPANY: TUUCI WORLDWIDE, LLC.
2900 NW 35TH STRET
MIAMI, FL 33142
1.305.634.5116
INFO@TUUCI.COM

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

9 17.41 CAFE UMBRELLA

Scale: NTS

PROD. INFO.



(NOT REPRESENTATIVE OF INTENDED COLOR OR TEXTURE)

MODEL: WILSHIRE PLANTER (WCR-723630)

SIZE: 72"Lx36"Wx30"H

OPTIONS: CUSTOMIZE FOR SCREEN PANEL, PLANTER IRRIGATION (CWM-R1620-3K)

COLOR: GFRC NATURAL SAND FINISH, COLOR TBD.

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

10 17.41 PLANTER BOX

Scale: NTS

PROD. INFO.



(NOT REPRESENTATIVE OF INTENDED COLOR OR PATTERN)

MODEL: SCREEN PANEL (WXS-7272)

SIZE: 72"Wx72"H

OPTIONS: CUSTOM PANEL SIZE AND PATTERN

COLOR: TBD

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

11 17.41 SCREEN PANEL

Scale: NTS

PROD. INFO.



(FOR COLOR AND FINISH ONLY)

MODEL: BELGIAN COBBLES

SIZE: (60%) 4"L x 4"W x 3"H
(25%) 4"L x 8"W x 3"H
(15%) 8"L x 8"W x 3"H

COLOR: INDIAN COBBLE, SAW-TOP FINISH

PATTERN: IRREGULAR

QUANTITY: PER PLAN

COMPANY: THE NC GRANITE CORP.
PO BOX 151
MOUNT AIRY, NC 27030

CONTACT: RICHARD ZINSMEISTER
(P) 336.719.2624
richardz@ncgranite.com

NOTES: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- PATTERN TO BE IRREGULAR AND NON-REPEATING
- RATED FOR VEHICULAR LOADING

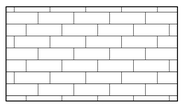
12 17.41 GRANITE COBBLESTONES

Scale: NTS

PROD. INFO.



(FOR COLOR AND FINISH ONLY)



(PATTERN NOT TO SCALE)

MODEL: 4x12 CLAY PLANK PAVER

SIZE: 3 5/8"W x 11 5/8"L x 3"H

COLOR: MANGANESE IRONSPOT, WIRECUT FINISH

PATTERN: 1/3 STAGGERED BOND

QUANTITY: PER PLAN

COMPANY: ENDICOTT CLAY PRODUCTS
ENDICOTT, NE 68350
(P) 402.729.3315

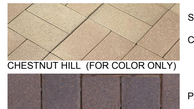
CONTACT: CHRIS MAYER
POTOMAC VALLEY BRICK
(P)703.550.9013
cmayer@pvcbrick.com

NOTE: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- COURSING TO BE PERPENDICULAR TO FACE OF ADJACENT BUILDINGS
- 1/3 STAGGER RUNNING BOND
- RATED FOR VEHICULAR LOADING

13 17.41 4x12 CLAY PAVER PLANK

Scale: NTS

PROD. INFO.



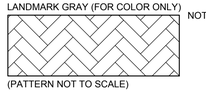
CHESTNUT HILL (FOR COLOR ONLY)



SIENNA (FOR COLOR ONLY)



LANDMARK GRAY (FOR COLOR ONLY)



(PATTERN NOT TO SCALE)

SIZE: 7 5/8"L x 3 5/8"W x 3"H

COLOR: FACTORY BLEND -
(40%) CHESTNUT HILL
(30%) SIENNA
(30%) LANDMARK GRAY

PATTERN: HERRINGBONE

QUANTITY: PER PLAN

COMPANY: BELDEN BRICK COMPANY
CANTON, OH 44701
(P)330.456.0031

CONTACT: CHRIS MAYER
POTOMAC VALLEY BRICK
(P)703.550.9013
cmayer@pvcbrick.com

NOTE: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- RATED FOR VEHICULAR LOADING

14 17.41 4x8 CLAY PAVER BLEND

Scale: NTS

PROD. INFO.



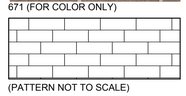
661 (FOR COLOR ONLY)



SEAL BROWN (FOR COLOR ONLY)



671 (FOR COLOR ONLY)



(PATTERN NOT TO SCALE)

SIZE: 11 5/8"L x 3 5/8"W x 3"H

COLOR: FACTORY BLEND -
(40%) 661
(30%) SEAL BROWN
(30%) 671

PATTERN: 1/3 STAGGERED BOND

QUANTITY: PER PLAN

COMPANY: BELDEN BRICK COMPANY
CANTON, OH 44701
(P)330.456.0031

CONTACT: CHRIS MAYER
POTOMAC VALLEY BRICK
(P)703.550.9013
cmayer@pvcbrick.com

NOTE: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- RATED FOR VEHICULAR LOADING

15 17.41 4x12 CLAY PAVER BLEND

Scale: NTS

PROD. INFO.



(FOR COLOR ONLY)

MODEL: INTEGRAL COLOR AD-MIX

FINISH: SAND BLAST FINISH WITH SAW CUT CONTROL JOINTS PER PLAN

SIZE: MESA BUFF

QUANTITY: PER PLAN

SIZE: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES

16 17.41 INTEGRAL COLOR AD-MIX

Scale: NTS

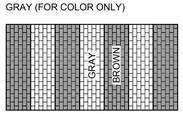
PROD. INFO.



BROWN (FOR COLOR ONLY)



GRAY (FOR COLOR ONLY)



(PATTERN NOT TO SCALE)

MODEL: 4x8 CLAY PAVER ACCENT

SIZE: 7 5/8"L x 3 5/8"W x 3"H

COLOR: FACTORY BLEND -
(50%) BROWN
(50%) GRAY

PATTERN: RUNNING BOND

QUANTITY: PER PLAN

COMPANY: BELDEN BRICK COMPANY
CANTON, OH 44701
(P)330.456.0031

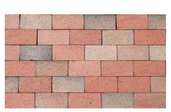
CONTACT: CHRIS MAYER
POTOMAC VALLEY BRICK
(P)703.550.9013
cmayer@pvcbrick.com

NOTE: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- RATED FOR VEHICULAR LOADING

17 17.41 4x8 CLAY PAVER ACCENT

Scale: NTS

PROD. INFO.



MODEL: VEHICULAR RATED PAVER, TYPE 'F' 10,000 PSI MIN. COMPRESSIVE STRENGTH

SIZE: 2 ¼" x 4" x 8"

COLOR: PATHWAY FULL RANGE
20% FLASHED FULL RANGE WITH CHAMFERED EDGE WITH SPACER NIBS (PER COUNTY STANDARD)

QUANTITY: PER PLAN

PATTERN: SEE PLAN

OPTIONS: BEVELED EDGE & SPACE-BARS/LUGS

COMPANY: PINE HALL BRICK
www.pinehallbrick.com

CONTACT: BRADY REEDER
CAPITAL BRICK
P: (301) 420-8484

NOTES: 1)INSTALL PER TOWN OF HERNDON
2) WHERE USED IN VEHICULAR APPLICATION, HERRINGBONE LAY-PATTERN IS REQUIRED.

18 17.41 PUB. STREETSCAPE PAVER - VEHICULAR

Scale: NTS

PROD. INFO.



(NOT REPRESENTATIVE OF INTENDED COLOR OR TEXTURE)

MODEL: DOWNTOWN PLANTER (DCS-3000)

SIZE: 30"Ø x 32"H

COLOR: GFRC NATURAL SAND FINISH, COLOR TBD.

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

19 17.41 ROUND PLANTER

Scale: NTS

PROD. INFO.



(NOT REPRESENTATIVE OF INTENDED COLOR OR TEXTURE)

MODEL: URBAN PLANTER (UCR-3000)

SIZE: 30"W x 30"L x 32"H

COLOR: GFRC NATURAL SAND FINISH, COLOR TBD.

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

20 17.41 SQUARE PLANTER

Scale: NTS

PROD. INFO.

NOTE: FINAL SITE FURNISHING SELECTIONS TO BE APPROVED BY HPRB

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

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REVISIONS:

PRODUCT INFORMATION 1

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

SCALE: NTS

PROJECT NO: 18008

DATE: 03.27.2019

17.41

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MODEL: RING

DESCRIPTION: BICYCLE RACK

OPTIONS: IN-GROUND MOUNT

COLOR: METALLIC POWDERCOAT SILVER

SIZE: 1.5"D x 25"W x 27"H

COMPANY: LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
1.800.430.6209

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

1 / 17.42 BICYCLE RACK — PROD. INFO.
Scale: NTS



MODEL: APEX LITTER + RECYCLING COMBINED RECEPTACLE

DESCRIPTION: LITTER + RECYCLING RECEPTACLE

OPTIONS: LITTER AND RECYCLING DECALS, JATOBA HARDWOOD OR STAINLESS STEEL INSERTS, OPTIONAL RAIN COVER

COLOR: POWDERCOAT SILVER

SIZE: PER MANUFACTURER

COMPANY: FORMS + SURFACES
www.forms-surfaces.com
(P) 800.451.0410

CONTACT: BRYAN TRAINOR
bryan.trainor@forms-surfaces.com
(M) 703.715.7735

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- CONFORM TO TOWN WASTE MANAGEMENT STANDARDS

2 / 17.42 TRASH + RECYCLING RECEPTACLE — PROD. INFO.
Scale: NTS



MODEL: CAMBER BENCH

OPTIONS: SURFACE MOUNT, ARMS AT ENDS

COLOR: POWDERCOAT SILVER

SIZE: PER MANUFACTURER

COMPANY: FORMS+SURFACES
www.forms-surfaces.com
(P) 800.451.0410

CONTACT: BRYAN TRAINOR
bryan.trainor@forms-surfaces.com
(M) 703.715.7735

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
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- SUBJECT TO APPROVAL BY ARTS COMMISSION

3 / 17.42 FIXED BENCH — PROD. INFO.
Scale: NTS



MODEL: OLYMPIC WAVE BENCH SYSTEM

OPTIONS: BACKED AND BACKLESS MODULES

MATERIALS: FSC HARDWOOD SLATS WITH HOT-DIPPED GALVANIZED FRAME

SIZE: 35"L MODULE x 19"H SEAT x 47"H BACK (CUSTOM CONFIGURATION)

COMPANY: STREETLIFE AMERICA
PHILADELPHIA, PA
215.247.0148
STREETLIFE@STREETLIFEAMERICA.COI

CONTACT: MARLIES SWART - MANAGER
215.247.0148
MSWA@STREETLIFEAMERICA.COM

COLOR: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

4 / 17.42 CUSTOM BENCH — PROD. INFO.
Scale: NTS



MODEL: ROUGH & READY BENCH

OPTIONS: MOVABLE, CUSTOM BASE W/WHEELS COMPATIBLE W/PAVING RAILS/TRACKS, SLATS PARALLEL W/LENGTH OF BENCH

MATERIALS: FSC HARDWOOD SLATS WITH POWDERCOAT METAL FRAME, COLOR TO MIMIC CORTEN

SIZE: APPROX. 2'-6" W x 1'-6" H x 6'-8" L

COMPANY: STREETLIFE AMERICA
PHILADELPHIA, PA
215.247.0148
STREETLIFE@STREETLIFEAMERICA.COI

CONTACT: MARLIES SWART - MANAGER
215.247.0148
MSWA@STREETLIFEAMERICA.COM

COLOR: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

5 / 17.42 CUSTOM STRAIGHT BENCH — PROD. INFO.
Scale: NTS



MODEL: CUSTOM TABLE AND SEAT SET

OPTIONS: TBD

COLOR: HARDWOOD SLATS, POWDERCOAT SILVER METAL, GAME-TABLE INSERTS WHERE OCC.

SIZE: TBD

COMPANY: FORMS+SURFACES
www.forms-surfaces.com
(P) 800.451.0410

CONTACT: BRYAN TRAINOR
bryan.trainor@forms-surfaces.com
(M) 703.715.7735

NOTES: - LANDSCAPE ARCH. AND PRODUCT. MANUF. TO WORK COLLECTIVELY ON DESIGN AND FABRICATION.
- MANUFACTURER TO SUBMIT SHOP DRAWINGS PRIOR TO APPROVAL.
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

6 / 17.42 TABLE & BENCH-SEAT SET — PROD. INFO.
Scale: NTS



MODEL: LOVE TUB, 5'x5'

COLOR: TBD

QUANTITY: PER PLAN

CONTACT: STREETLIFE STUDIO AMERICA
THOMAS LUB
(M) 646.583.2937
tlub@streetlife.nl

NOTES: 1) INSTALL PER MANUFACTURER'S RECOMMENDATIONS

7 / 17.42 MOVABLE TREE-PLANTER 'A' — PROD. INFO.
Scale: NTS



MODEL: 3377

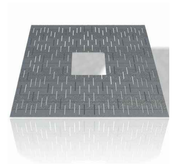
DESCRIPTION: BARRIER-FREE STEEL PEDESTAL FOUNTAIN

COLOR: POWDERCOAT FINISH, SILVER

COMPANY: HAWS COMPANY
1455 KLEPPE LANE
SPARKS, NV 89431
(P) 775.359.4712
www.hawsco.com

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

8 / 17.42 DRINKING FOUNTAIN @ POOL — PROD. INFO.
Scale: NTS



MODEL: 4' SQ. CASCADE

DESCRIPTION: IRON TREE GRATE

SIZE: 48" SQ. x 1 ¼" THICK

FINISH: RAW

QUANTITY: PER PLAN

COMPANY: URBAN ACCESSORIES
TACOMA, WA 98421
(P) 877.487.0488
www.urbanaccessories.com

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS

9 / 17.42 TREE GRATE — PROD. INFO.
Scale: NTS



MODEL: GRANITE PAVER

SIZE: 25 ¼" SQ. x 2"

COLOR: JET MIST

FINISH: THERMAL AND WATER JET

QUANTITY: PER PLAN

PATTERN: SEE PLAN

COMPANY: KUSSER FOUNTAINWORKS USA
TAMPA, FLORIDA 33605
(P) 800.919.0080
www.kusserusa.com

CONTACT: JERRY CLAXTON
(P) 813.248.3428 x29
JClaxton@KusserUSA.com

NOTES: 1)INSTALL PER TOWN OF HERNDON

10 / 17.42 FOUNTAIN PAVER — PROD. INFO.
Scale: NTS



MODEL: GRANITE PAVER

SIZE: 18"L x 8"W x 3"H

COLOR: JET MIST

FINISH: THERMAL AND WATER JET

PATTERN: SOLDIER COURSE AT WOONERF BOLLARDS

QUANTITY: PER PLAN

COMPANY: THE NC GRANITE CORP.
PO BOX 151
MOUNT AIRY, NC 27030

CONTACT: RICHARD ZINSMEISTER
(P) 336.719.2624
richardz@ncgranite.com

NOTES: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- RATED FOR VEHICULAR LOADING

11 / 17.42 GRANITE PAVER — PROD. INFO.
Scale: NTS

NOTE: FINAL SITE FURNISHING SELECTIONS TO BE APPROVED BY HPRB

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REVISIONS:

PRODUCT INFORMATION 2

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: NTS

PROJECT NO: 18008

DATE: 03.27.2019

17.42

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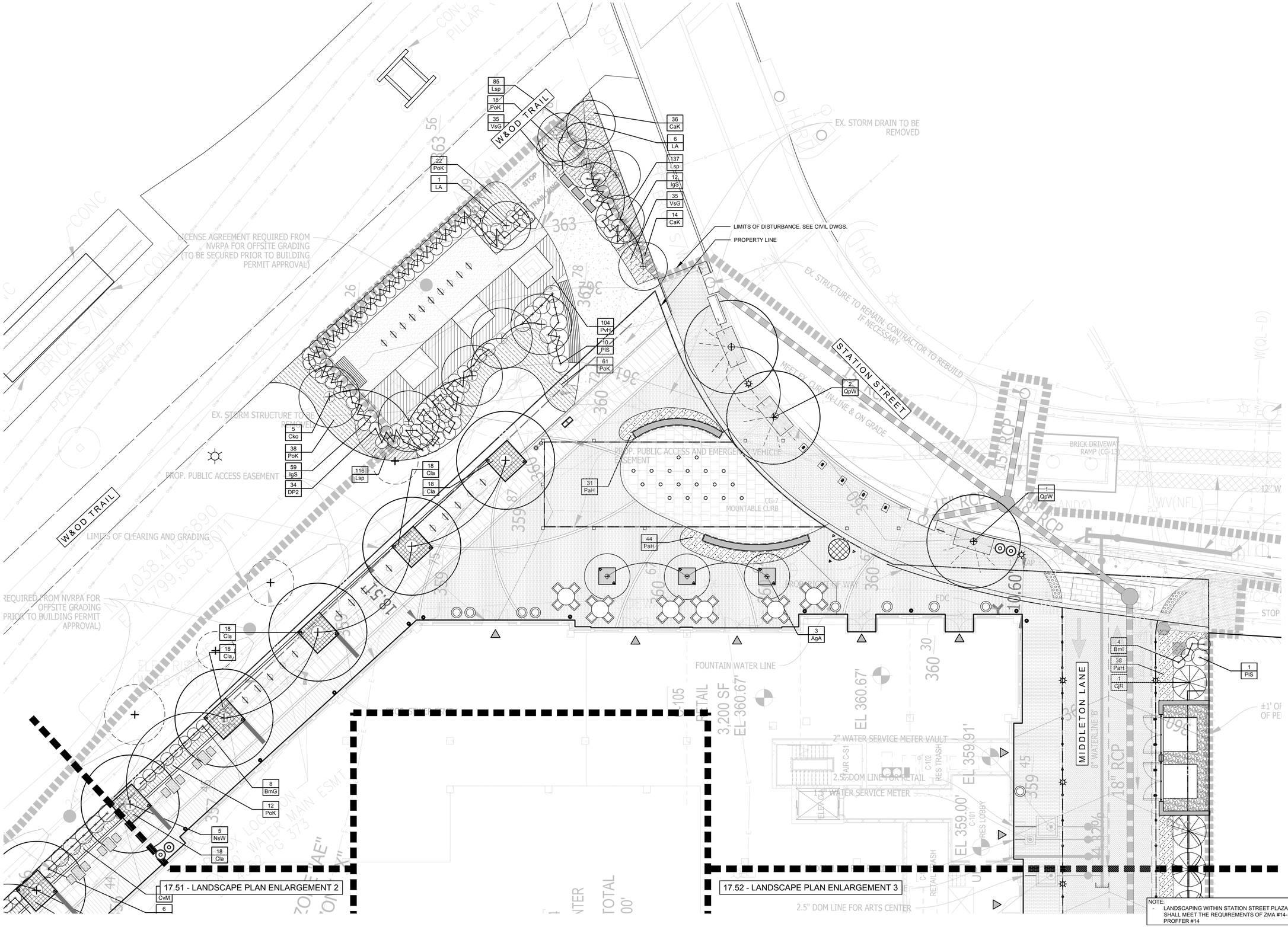

NOTE:
- LANDSCAPING WITHIN STATION STREET PLAZA SHALL MEET THE REQUIREMENTS OF ZMA #14-101 PROFFER #14

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REVISIONS:

LANDSCAPE PLAN ENLARGEMENT 1

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

NORTH

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.50

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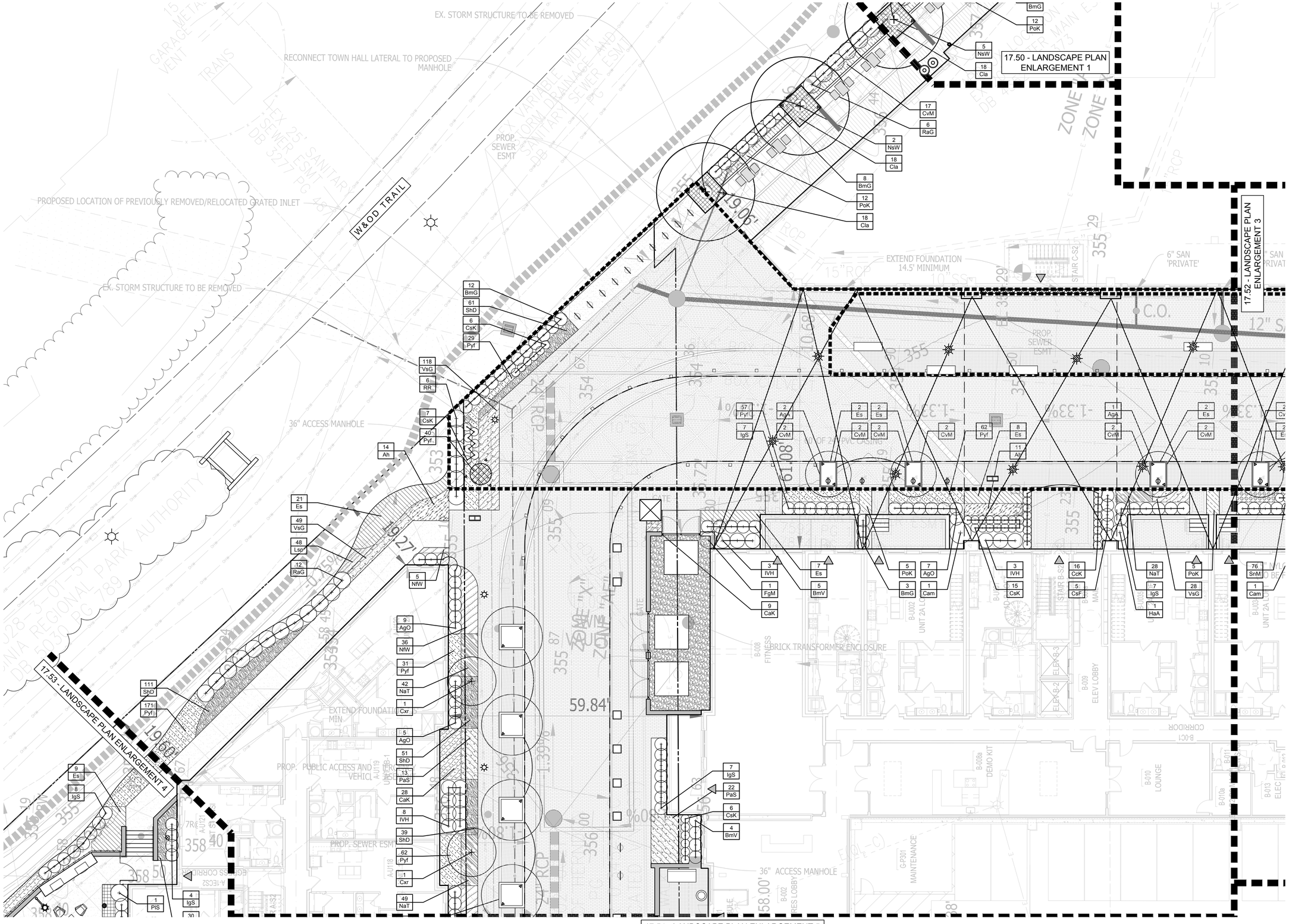
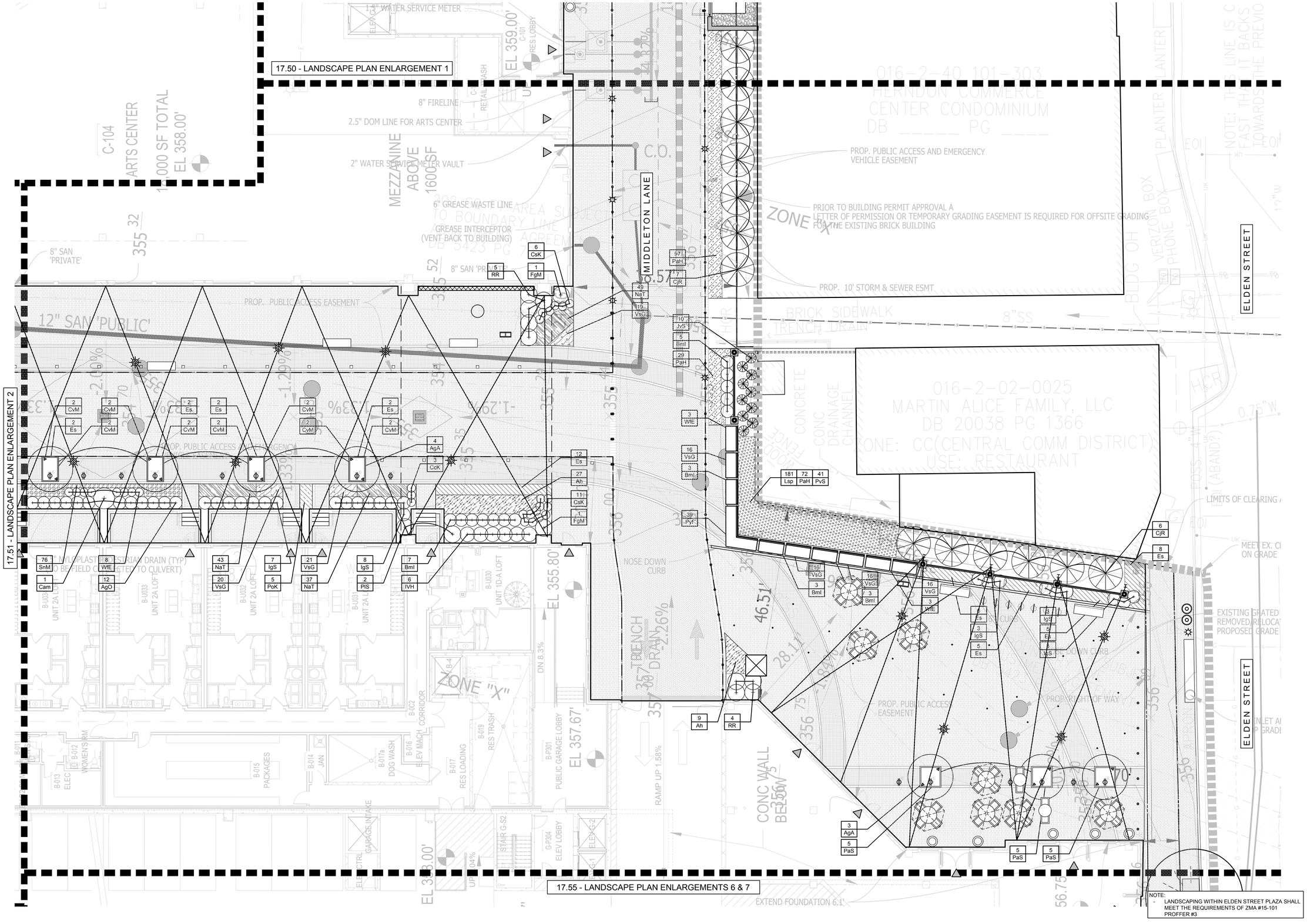

17.50 - LANDSCAPE PLAN ENLARGEMENT 1
17.52 - LANDSCAPE PLAN ENLARGEMENT 3
17.53 - LANDSCAPE PLAN ENLARGEMENT 4
17.54 - LANDSCAPE PLAN ENLARGEMENT 5
EX. STORM STRUCTURE TO BE REMOVED
RECONNECT TOWN HALL LATERAL TO PROPOSED MANHOLE
PROPOSED LOCATION OF PREVIOUSLY REMOVED/RELOCATED GRATED INLET
EX. STORM STRUCTURE TO BE REMOVED
36" ACCESS MANHOLE
W&OD TRAIL
PROP. SEWER ESMT
EXTEND FOUNDATION 14.5' MINIMUM
BRICK TRANSFORMER ENCLOSURE
PROP. PUBLIC ACCESS AND VEHICULAR ACCESS EASEMENT
PROP. SEWER ESMT
36" ACCESS MANHOLE
B-008 FITNESS
B-009 ELEV LOBBY
B-010 LOUNGE
B-008a DEMO KIT
G-P301 MAINTENANCE
B-002 RES LOBBY
B-001 CORRIDOR
B-001 UNIT 2A LOBBY
STAIR B-S2
STAIR C-S2
ELEV B-2
ELEV B-3
ELEV C-2
ELEV C-3
59.84'
119.06'
61.08'
19.27'
19.66'
-1.33%
-1.33%
-1.33%



p:\2018\18008 comstock herndon\6.0 cad files\CD\17.52 LANDSCAPE PLAN ENLARGEMENT 3.dwg

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REVISIONS:

LANDSCAPE PLAN ENLARGEMENT 3

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.52

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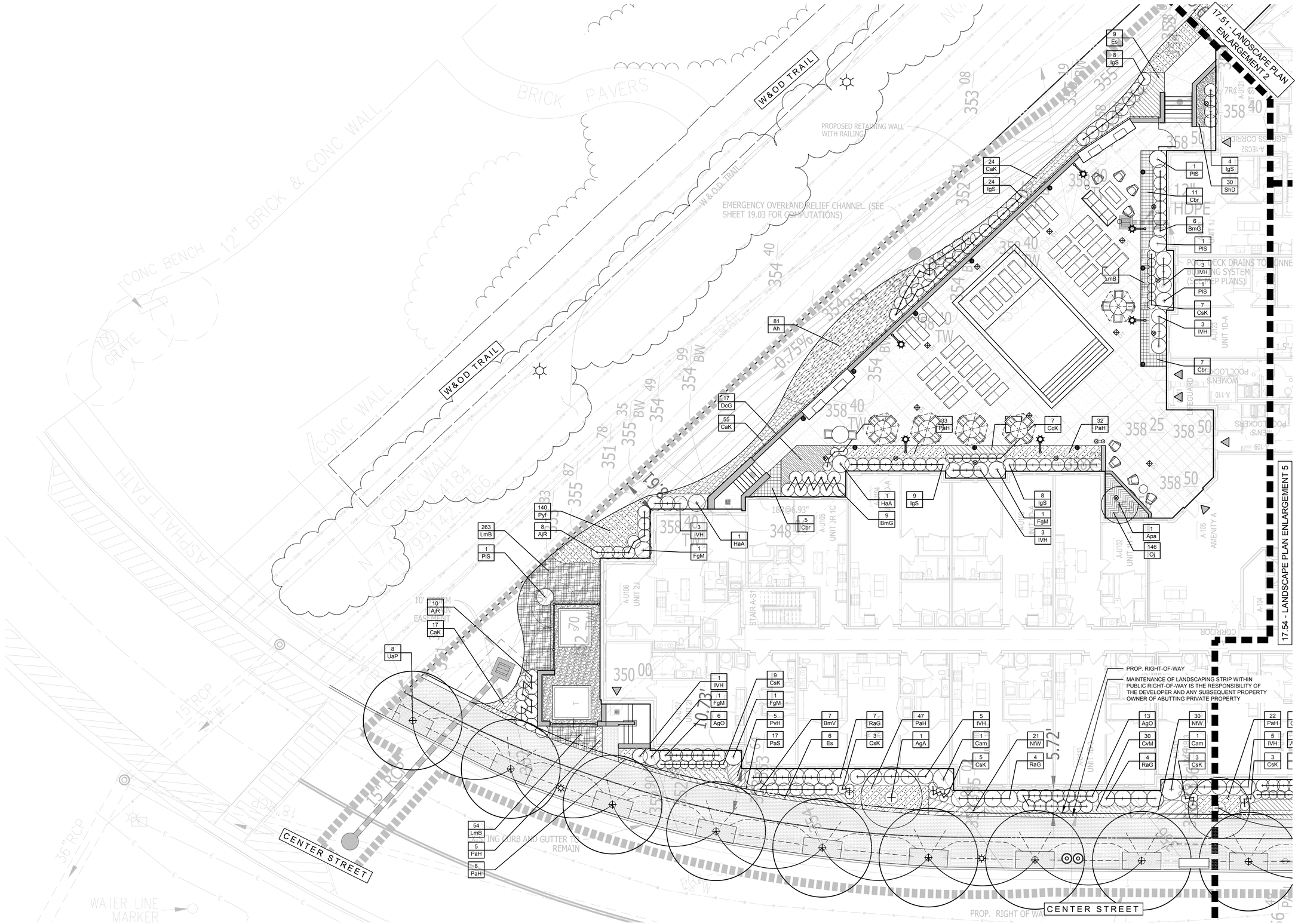

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REVISIONS:

LANDSCAPE PLAN ENLARGEMENT 4

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.53

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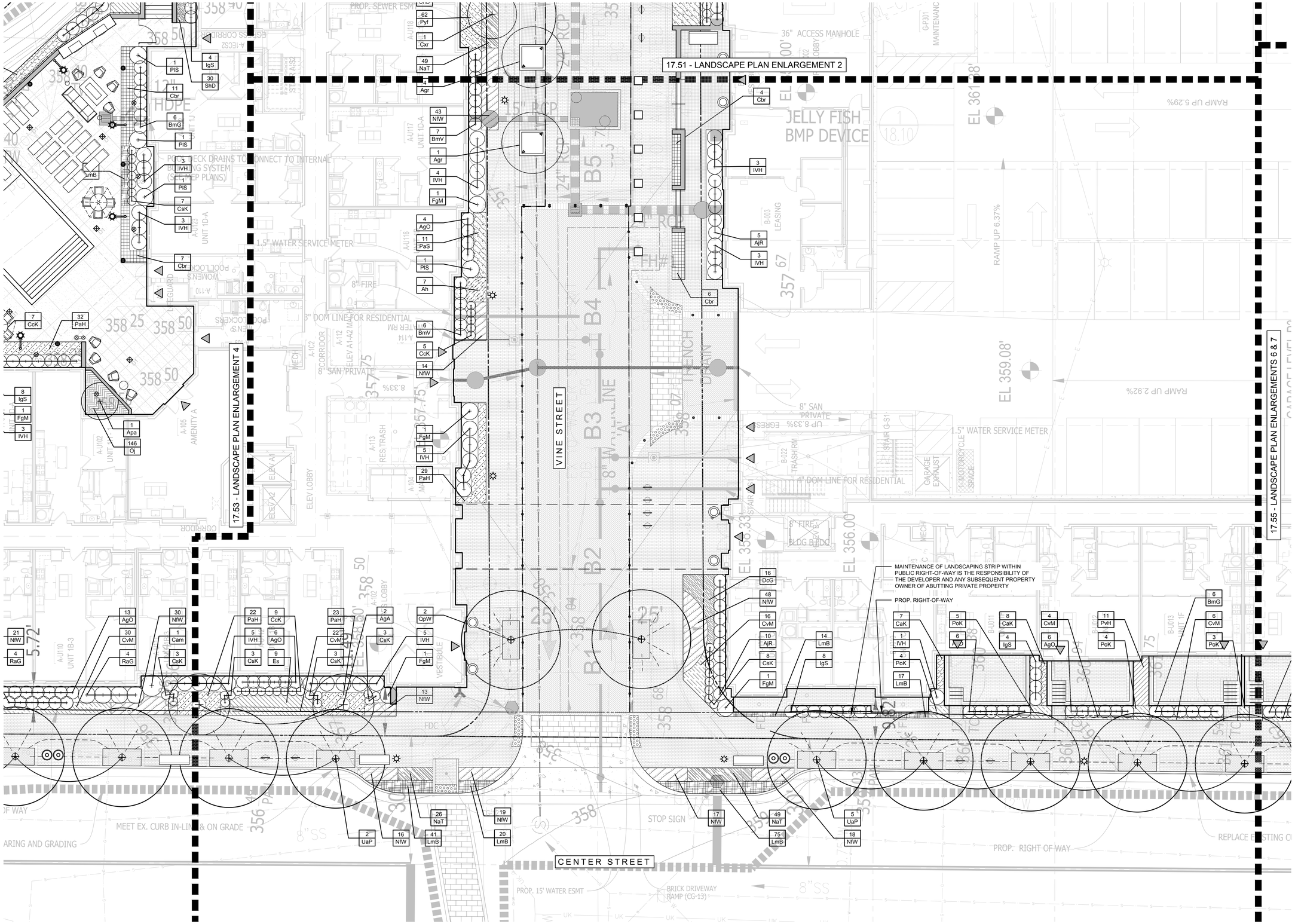

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REVISIONS:

LANDSCAPE PLAN ENLARGEMENT 5

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 18008

DATE: 03.27.2019

17.54

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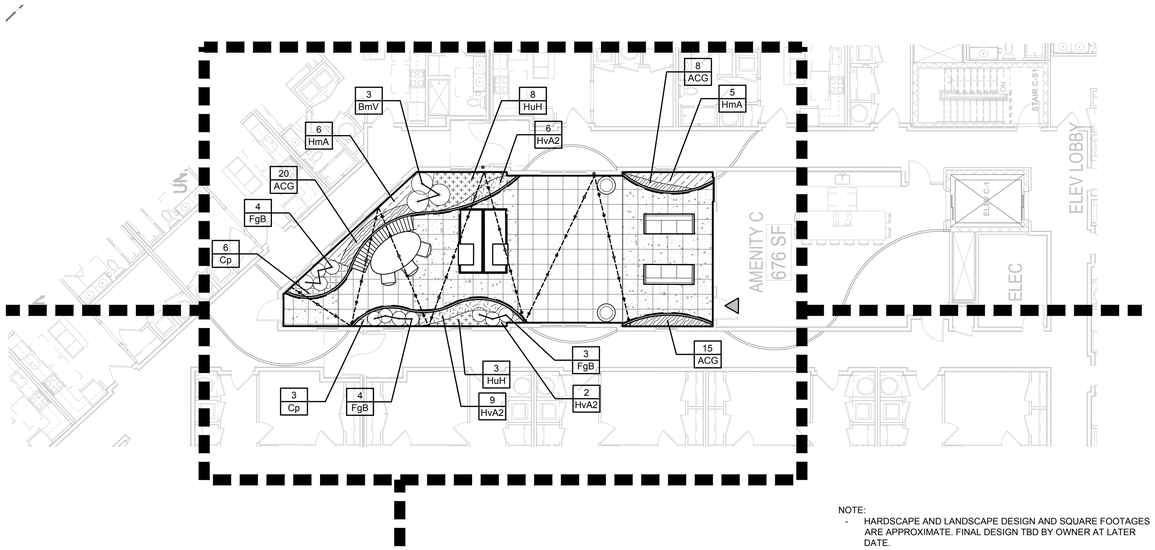

NOTE:
- HARDSCAPE AND LANDSCAPE DESIGN AND SQUARE FOOTAGES ARE APPROXIMATE. FINAL DESIGN TBD BY OWNER AT LATER DATE.

1 / 17.55 LANDSCAPE ENLARGEMENT 7 - 4TH FLOOR COURTYARD — PLAN

Scale: 1" = 10'-0"

2 / 17.55 LANDSCAPE ENLARGEMENT 6 — PLAN

Scale: 1" = 10'-0"

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REVISIONS:

LANDSCAPE PLAN ENLARGEMENTS 6 & 7

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

SCALE: 1" = 10'-0"
0 5 10 20

PROJECT NO: 18008
DATE: 03.27.2019

17.55

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PLANT SCHEDULE COURTYARD

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
BmV	3	Buxus `Green Velvet`	Green Velvet Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
FgB	11	Fothergilla gardenii `Blue Mist`	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	2` o.c.	healthy, vigorous, well-rooted & established in container
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS
HvA2	17	Heuchera villosa `Autumn Bride`	Autumn Bride Heuchera	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS
ACG	43	Ajuga reptans `Catlin`s Giant`	Catlin`s Giant Bugleweed	1 qt.	Blue	12" o.c.		full specimen, healthy, vigorous, well-rooted and established
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS
Cp	9	Carex pensylvanica	Pennsylvania Sedge	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
HmA	11	Hakonechloa macra `Aureola`	Golden Variegated Hakonechloa	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
HuH	11	Hosta undulata `Halcyon`	Variegated Hosta	#2 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS
JvS	10	Juniperus virginiana `Skyrocket`	Skyrocket Juniper	15`-25`		2`-3`		
LA	7	Lagerstroemia x `Apalachee`	Apalachee Crape Myrtle	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS
CjR	14	Cryptomeria japonica `Radicans`	Japanese Cedar	6`-8`		3 1/2 - 5`		B&B, full to ground with good seasonal flush
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS
Agr	5	Acer griseum	Paperbark Maple	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
Apa	1	Acer palmatum	Japanese Maple	8`-10`	2 1/2" min.			B&B, uniform branching, full specimen
AgA	16	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
Cko	5	Cornus kousa	Kousa Dogwood	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
Cxr	2	Cornus x rutgersensis	Rutgers Dogwood	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS
NsW	7	Nyssa sylvatica `Wildfire`	Wildfire Black Gum	14`-16`	4" - 4 1/2"			B&B, full uniform crown, symmetrical branching, full specimen
QpW	5	Quercus phellos `Wynstar`	Willow Oak	18`-20`	4" - 4 1/2"			B&B, full uniform crown, symmetrical branching, full specimen
Qs	5	Quercus shumardii	Shumard Red Oak	14`-16`	4" - 4 1/2"			B&B, full uniform crown, symmetrical branching, full specimen
UaP	22	Ulmus americana `Princeton`	American Elm	14`-16`	4" - 4 1/2"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
AgO	95	Abelia x grandiflora `Rose Creek`	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
AjR	33	Aucuba japonica `Rozannie`	Rozannie Japanese Aucuba	15"-18"	18"-24"	#2 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
BmG	58	Buxus microphylla `Green Mountain`	Green Mountain Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
BmI	29	Buxus microphylla `Wintergreen`	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
BmV	29	Buxus `Green Velvet`	Green Velvet Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
Cam	4	Callicarpa americana	American Beautyberry	24"-30"	24"-30"	#5 cont.	5` o.c.	healthy vigorous, well-rooted & established in container
CcK	40	Caryopteris x clandonensis `Korbalt`	Blue Balloon Bluebeard	12"-15"	12"-15"	#3 cont.	2` o.c.	healthy vigorous, well-rooted & established in container
CsF	13	Cornus sericea `Farrow`	Arctic Fire Red Twig Dogwood	24"-36"	24"-36"	#5 cont.	3` o.c.	healthy, vigorous, well-rooted & established
CsK	99	Cornus sericea `Kelseyi`	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	2` o.c.	full specimen, healthy, vigorous, well-rooted and established
DP2	34	Distylium x PIIDIST-II	Blue Cascade Evergerrn Distylium	24"-36"	24"-36"	#3 cont.	3` o.c.	
FgM	11	Fothergilla gardenii `Mt. Airy`	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established in container
HaA	3	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established in container
IgS	196	Ilex glabra `Shamrock`	Inkberry	24"-30"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
IVH	71	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	3.5` o.c.	healthy vigorous, well-rooted & established in container
PlS	26	Prunus laurocerasus `Schipkaensis`	Schipka Laurel	24"-30"	18"-24"	B&B	4` o.c.	healthy vigorous, well-rooted & established
RaG	40	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	12"-15"	15"-18"	#3 cont.	4` o.c.	4` o.c., full specimen, healthy, vigorous, well-rooted and established
RR	15	Rosa Meidiland series `Red`	Red Meidiland Rose	12"-15"	15"-18"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established in container
WfE	14	Weigela florida `Elvera`	Midnight Wine Weigela	12"-15"	12"-15"	#3 cont.	2` o.c.	healthy, vigorous, well-rooted & established in container
GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS
Oj	146	Ophiopogon japonicus	Mondo Grass	1 qt.		8" o.c.		full specimen, healthy, vigorous, well-rooted and established
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS
Ah	177	Amsonia hubrichtii	Bluestar	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cbr	33	Calamagrostis brachytricha	Reed Grass	#1 cont.		30" o.c.		full specimen, healthy, vigorous, well-rooted and established
CaK	198	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cla	126	Chasmanthium latifolium	Wood Oats	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
CvM	180	Coreopsis verticillata `Moonbeam`	Threadleaf Coreopsis	#1 cont.	pale yellow	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
DcG	33	Deschampsia cespitosa `Goldtau`	Tufted Hair Grass	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
Es	115	Eragrostis spectabilis	Purple Love Grass	#1 cont.		30" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsp	567	Liatris spicata	Spike Gayfeather	#1 cont.	purple	8" o.c.		full specimen, healthy, vigorous, well-rooted and established
LmB	592	Liriope muscari `Big Blue`	Big Blue Lilyturf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
NaT	370	Nassella tenuissima	Mexican Feathergrass	#1 cont.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
NfW	314	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
PvH	149	Panicum virgatum `Heavy Metal`	Blue Switch Grass	#3 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
PvS	41	Panicum virgatum `Shenendoah`	Burgundy Switch Grass	#3 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaH	556	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
PoK	219	Pennisetum orientale `Karley Rose`	Karley Rose Fountain Grass	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaS	78	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 cont.	blue	24" o.c.		full specimen, healthy, vigorous, well-rooted and established
Pyf	631	Pycnanthemum flexuosum	Appalachian Mountainmint	#1 cont.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
SnM	76	Salvia nemorosa `May Night`	May Night Sage	4"pot		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
ShD	292	Solidago hybrida `Dansolitlem`	Little Lemon Goldenrod	#1 cont.	yellow	12" o.c.		full specimen, healthy, vigorous, well-rooted and established
VsG	491	Veronica spicata `Glory`	Royal Candles Speedwell	#1 cont.	purple	12" o.c.		full specimen, healthy, vigorous, well-rooted and established

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HERNDON DOWNTOWN CENTER
HERNDON, VA

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REVISIONS:

PLANT SCHEDULE

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

N O R T H

SCALE: NTS

PROJECT NO: 18008

DATE: 03.27.2019

17.60

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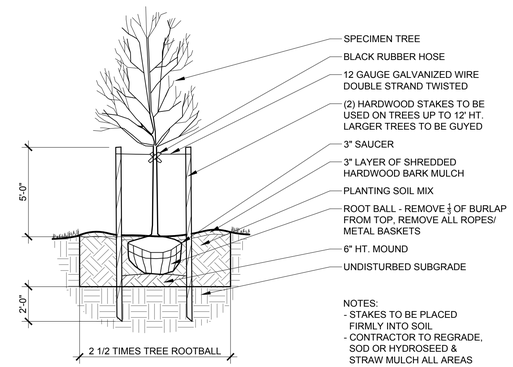
p:\2018\18008 comstock herndon\6.0 cad files\CD\PLANT SCHEDULE.dwg

PLANTING NOTES

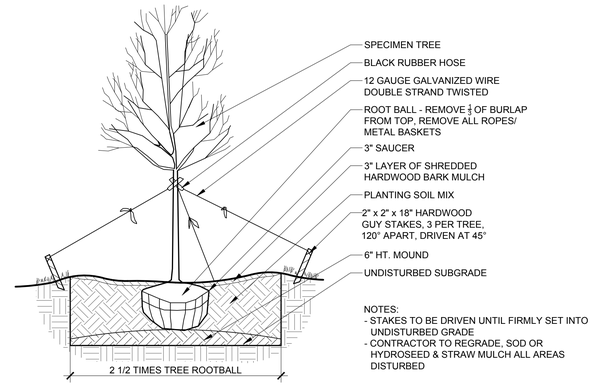
1. THIS PLAN FOR PLANTING LOCATIONS ONLY.
2. Contractor shall be solely responsible for all plant maintenance including shrubs and groundcover, and shall maintain area in a weed and debris free condition throughout the one-year guarantee period, unless otherwise specified.
3. ALL DIMENSIONS to be taken from back of curb.
4. Contractor shall layout and clearly stake all proposed improvements included on this plan.
5. Contractor is responsible for contacting UTILITY company prior to beginning construction for location of all UTILITY lines. Trees shall be located a minimum of 5' from sewer/water connections. Contractor shall be liable for damage to any and all public or private utilities.
6. Contractor to verify plant list totals with quantities shown on plan. Landscape Architect shall be alerted by Contractor of any discrepancies prior to final bid negotiation. Unit prices for all material shall be supplied to the Owner at bidding time.
7. All materials shall be subject to approval by the Landscape Architect. Owner shall receive tag from each plant species and a list of plant suppliers. Where any requirements are omitted from the Plant List, the plants furnished shall meet the normal requirements for the variety per the American Standard for Nursery Stock, latest edition, published by the American Association of Nurserymen (AAN). Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
8. Where trees are planted in rows, they shall be uniform in size and shape.
9. Sizes specified in the plant list are minimum sizes to which the plants are to be judged. Failure to meet minimum size on any plant will result in rejection of that plant.
10. All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.
11. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition.
12. Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within four feet of shrub beds shall share same mulch bed.
13. No existing trees shall be removed without written authorization from the Owner except where noted on plans. No grubbing shall occur within existing tree areas.
14. Trees shall be located a minimum of 3' - 4' from walls and walks within the project. If conflicts arise between actual size of area and plans, Contractor shall contact Landscape Architect for resolution. Failure to make such conflicts known to the Owner or Landscape Architect will result in Contractor's liability to relocate materials.
15. Large growing plants are not to be planted in front of windows, under building overhangs, or in drainage swales. Shrubs planted near H.V.A.C. units to be located so that shrubs at maturity will maintain 1' airspace between unit and plant.
16. Contractor to slightly adjust plant locations in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings.
17. Tree staking and guying shall be done per details. Contractor shall ensure that trees remain vertical and upright for the duration of the guarantee period.
18. All tree pits, shrub beds and prepared planting beds are to be completely excavated in accordance with the planting details.
19. Mulch is to be fine bark type for trees and shrubs. Fine bark mulch is to be used for perennial beds and within the "existing trees to remain." Contractor to submit sample for approval prior to installation.
20. Crown of root ball shall be higher (after settling) than adjacent soil.
21. Tags and twine are to be removed and burlap is to be rolled back one-third on all B&B plant material. Remove burlap if it is non-biodegradable. For street trees tags, twine, cord, burlap and wire basket to be cut 12" down side of rootball and removed from project site.
22. Shrubs, bulbs and groundcovers shall be triangularly spaced at spacing shown on planting plans.
23. Shade Trees: Height shall be measured from the crown of the root ball to the top of mature growth. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation. Shrubs: Height shall be measured from the ground to the average height of the top of the plant. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.
24. Contractor shall inspect all bulbs and bring any damaged material to the attention of the Owner prior to planting.
25. All seasonal color shall be triangularly spaced at spacing shown on planting plans. One year (four rotations) of seasonal color is to be bid. Install the first rotation which is "in season" at time that adjacent plantings are installed.
26. All substitutions of plant material are to be requested in writing to the Landscape Architect and approved by the Owner. If Contractor fails to submit a written request, it will result in liability to the Contractor.
27. All Contractors shall be required to completely remove all trash, debris and excess materials from the work area and the property (especially at all curb, gutters and sidewalks) daily during installation.
28. Dead plants are to be removed from the job by the contractor weekly. Contractor shall maintain an updated, comprehensive list of all dead materials removed from the job site. A copy of the list is to be submitted to the owner at the end of every month during the contract period.
29. Topsoil required for soil mixes and special seeding areas shall be provided by Landscape Contractor. Contractor must load, haul, mix, and spread all topsoil and other soil additives are required.
30. The intent of the project is to have natural drifts of bulbs/perennials in planting. Keep sweeps of similar bulbs/perennials similar bulbs in separate groups.
31. Contractor shall be responsible to regrade, hydro-seed, straw mulch, and tack all lawn areas disturbed as the result of his work.
32. All existing soil to be removed from perennial beds to a depth of 12" and replaced with soil mix per detail.
33. Contractor shall guarantee all landscape improvements, including seeding, for one full year as required by the Specifications. Contractor must contact the Owner at least ten working days in advance to schedule acceptance inspection(s). Contractor must replace all dead or unacceptable plants during the following recommended planting season.
34. The Specifications for all work included in this contract shall be Landscape Specifications Guidelines for Baltimore-Washington Metropolitan Area, current edition, unless otherwise noted on these plans.
35. All planting shall conform to the requirements of the Town Of Herndon.
36. Any planting which is shown adjacent to condenser units shall be planted as required to screen the units. Should the condenser units be installed in locations different from those shown on the plan it will be the Contractor's responsibility to install the materials around the condensers and to adjust other adjacent planting accordingly.
37. All materials' specifications shall be in accordance with the industry standard for grading plant material- The American Standard for Nursery Stock (ANSI Z60.1).
38. Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by th eLandscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.
39. Property owner is responsible for the maintenance landscaping and plant material. Any substitutions of plant material shall be approved by the Town of Herndon Community Forester. All planting shall conform to Town of Herndon requirements.

PLANTING MIX NOTES

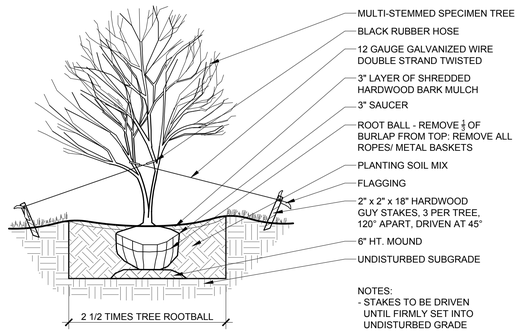
1. The recommended planting medium should contain good top soil that will sustain plant growth.
2. The top soil shall not be lacking in potassium, phosphorus, magnesium or calcium. The top soil shall not contain any materials toxic to plant growth.
3. The top soil shall be a sandy clay loam or a silty clay loam with well aggregated clays and a minimum of 4% (four percent) organic matter.
4. The soils pH range should be within 5.5 to 6.5 and adjusted as necessary for individual plant species requirements.
5. A soil test shall be performed by a full-service testing company and the results shall be provided to the Landscape Architect prior to installation of planting medium.
6. If a local, reputable testing company cannot be employed, A&L Labs is available to conduct the testing. Contact them at:
   A&L Analytical Laboratories, Inc.
   2790 Whitten Road
   Memphis, TN 38133
   1-800-264-4522
7. The lab shall perform an SIA test and submit the results to Studio 39 Landscape Architecture, PC.



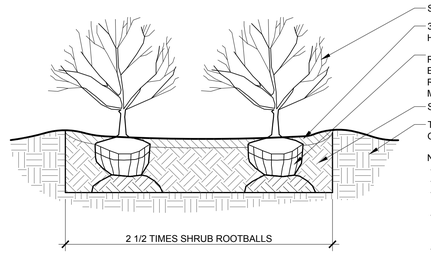
1 / 17.61 — TREE PLANTING — SECTION — LD-002
Scale: NTS



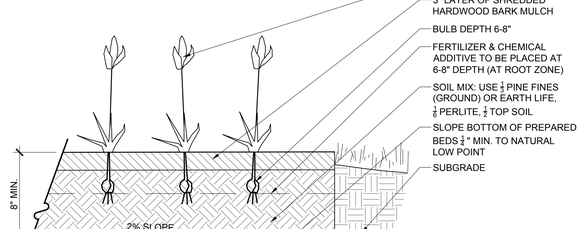
2 / 17.61 — TREE GUYING PLANTING - SPECIMEN TREE — SECTION — LD-001
Scale: NTS



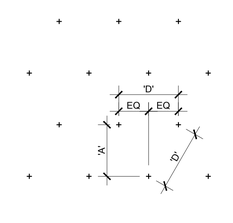
3 / 17.61 — TREE GUYING PLANTING - MULTI-STEMMED — SECTION — LD-003
Scale: NTS



4 / 17.61 — SHRUB PLANTING — SECTION — LD-004
Scale: NTS



5 / 17.61 — ANNUAL & PERENNIAL PLANTING — SECTION — LD-006
Scale: NTS



PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

6 / 17.61 — TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS — SECTION — LD-007
Scale: NTS

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HERNDON, VA
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REVISIONS:

PLANTING DETAILS AND NOTES

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

SCALE: AS SHOWN

PROJECT NO: 18008
DATE: 03.27.2019

17.61

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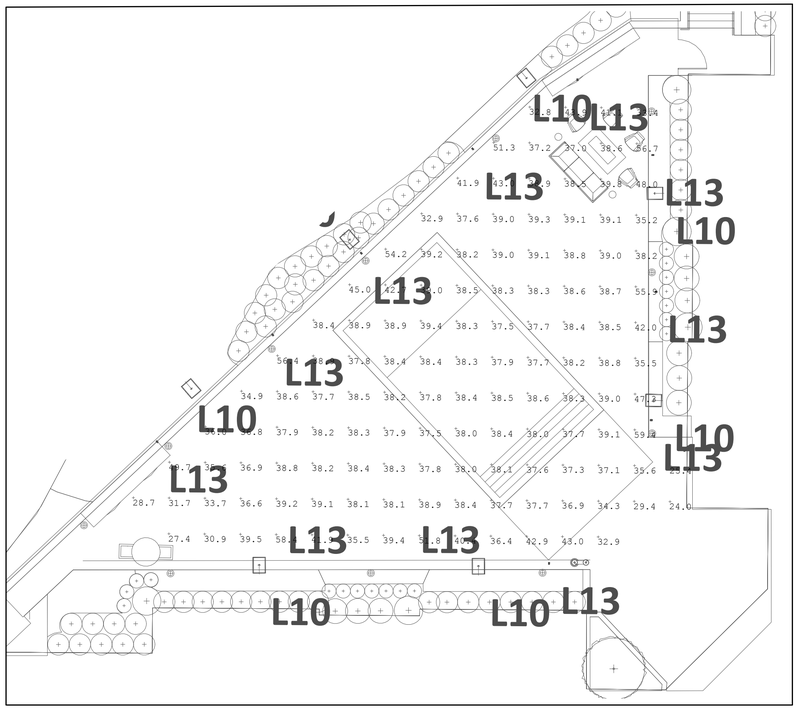
p:\2018\18008 comstock herndon\6.0 cad files\CD\PLANTING DETAILS AND NOTES-PRIVATE SPACE.dwg

GENERAL NOTES

1. SODIUM VAPOR LUMINAIRES SHALL NOT BE USED FOR SITE LIGHTING.
2. ALL DIRECT LIGHT RAYS FROM SITE LIGHTING FIXTURES SHALL BE CONFINED ENTIRELY WITHIN THE BOUNDARY LINE OF THE SITE.
3. ALL CALCULATION POINTS ARE SHOWN AT 3'-0" AFG AND AT 10'-0" ON CENTER.
4. STREETLIGHT ONLY CALCULATIONS ARE SHOWN ON SHEET 17.70A.
5. POOL SURFACE CALCULATIONS REPRESENT THE 30fc LIGHT LEVELS REQUIRED BY A.H.J. WHEN POOL SURFACE IS COVERED A 10fc MIN. IS REQUIRED AND WILL BE ACHIEVED VIA PRE-PROGRAMMED DIMMING CONTROLS THAT WILL DECREASE OUTPUT INTENSITY AS REQUIRED TO MEET 10fc MINIMUM ON COVERED POOL SURFACE.

Calculation Summary						
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**
Art Walk	Illuminance	Fc	3.28	5.4	0.7	7.71
Art Walk Plaza	Illuminance	Fc	1.40	2.3	0.5	4.60
Building B - Center St	Illuminance	Fc	0.87	2.8	0.5	5.60
Building B - Elden St	Illuminance	Fc	0.75	1.1	0.6	1.83
Center St - Beyond Property Line	Illuminance	Fc	0.89	1.9	0.4	4.75
Middleton Lane	Illuminance	Fc	2.56	6.2	0.6	10.33
Property Line	Illuminance	Fc	0.43	3.0	0.0	N.A.
Station Street Plaza	Illuminance	Fc	1.52	4.1	0.6	6.83
Vine Street	Illuminance	Fc	1.32	3.9	0.4	9.75
W&O Trail - Beyond Property Line	Illuminance	Fc	0.07	1.4	0.0	N.A.
Pool Deck	Illuminance	Fc	39.02	59.4	24.0	2.48
Pool Surface	Illuminance	Fc	38.23	39.4	37.4	1.05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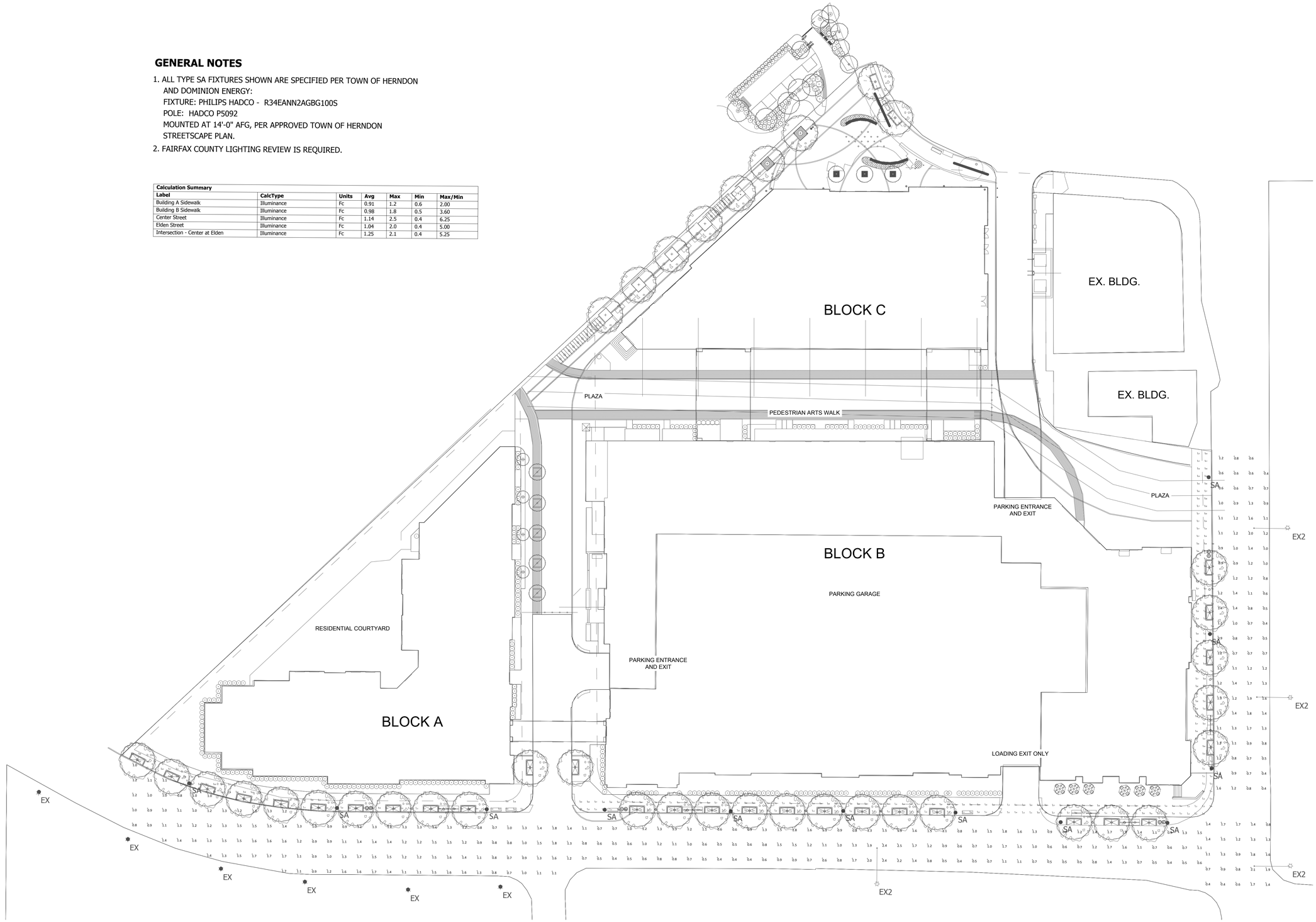
GENERAL NOTES

1. ALL TYPE SA FIXTURES SHOWN ARE SPECIFIED PER TOWN OF HERNDON AND DOMINION ENERGY:
   FIXTURE: PHILIPS HADCO - R34EANN2AGBG100S
   POLE: HADCO P5092
   MOUNTED AT 14'-0" AFG, PER APPROVED TOWN OF HERNDON STREETSCAPE PLAN.
2. FAIRFAX COUNTY LIGHTING REVIEW IS REQUIRED.

Calculation Summary						
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**
Building A Sidewalk	Illuminance	Fc	0.91	1.2	0.6	2.00
Building B Sidewalk	Illuminance	Fc	0.98	1.8	0.5	3.60
Center Street	Illuminance	Fc	1.14	2.5	0.4	6.25
Elden Street	Illuminance	Fc	1.04	2.0	0.4	5.00
Intersection - Center at Elden	Illuminance	Fc	1.25	2.1	0.4	5.25



1 / 17.70A STREETLIGHT PHOTOMETRIC PLAN
Scale: 1" = 30'-0"

PLAN

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
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Email: frontdesk@studio39.com

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HERNDON, VA

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REVISIONS:

STREETLIGHT PHOTOMETRIC PLAN

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: 1" = 30'-0"

0 15 30 60

PROJECT NO: 18008

DATE: 03.27.2019

17.70A

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GARAGE PHOTOMETRIC WAIVER DOCUMENTATION

REQUEST:

TORTI GALLAS + PARTNERS

November 5th, 2018

RECEIVED ON NOV 13 2018 DEPARTMENT OF COMMUNITY DEVELOPMENT

David Stromberg
Zoning Administrator
Town of Herndon
777 Lynn Street
Herndon, VA 20170

PRINCIPALS
John Francis Torti, FAIA
Thomas M. Gallas, CPA
Lawrence V. Antolini, AIA, AICP
Robert S. Wallach, AIA
Cheryl A. O'Neill, AICP
Charles G. Goldman, III, RA
Daniel Asbury, AIA
Bruce D. Kamrin, AIA
Sherief Elfar, AIA
Robert S. Gould, AICP
Neal I. Payton, FAIA
Erik J. Avlenia, AICP
Troy E. McGhee, AICP
Brian E. O'Looney, AIA
Sarah Alexander, AIA
Scott A. Walsh, AIA
Michael D. Rufkess

EMERITUS
Tonya Isbir
Sylvia S. Munsey

RE: Downtown Herndon Redevelopment - Photometric Waiver Request

Mr. Stromberg:

Regarding comment #17 of the Zoning Review for TP#18-08, Herndon Downtown Center (2nd Submission), we respectfully request a waiver to forego adherence to the 3:1 MAX:MIN illuminance uniformity ratio for parking lots as it pertains to the rooftop parking area of our project. The areas directly adjacent to our site on West side are residential and the direct view of pole mounted fixtures was a concern for the design team. Therefore, in response to neighborhood resident comments, we minimized the mounting heights of the poles and fixtures in order to conceal them from view outside of our development.

Our design locates pole fixtures in the center of the deck area with mounting heights low enough to mitigate any views from the neighborhood below. This creates illuminance high illuminance areas directly below these fixtures which thereby increases the MAXIMUM foot-candle values in the calculations. The design team has added wall-mounted fixtures along the perimeter of the upper parking deck to fill in areas not reached by the poles, but mounting these fixtures on the wall created additional high illuminance areas below them as well. The combination of these areas below the fixtures and the limited available locations of the deck itself, results in the uniformity ratios being higher than 3:1 MAX:MIN. However, our design does achieve a 3:1 AVERAGE:MIN uniformity which is closer to an industry standard for this type of structure. Furthermore, the fixtures selected use very precise optics in order to make the best use of these low mounting heights. In order to meet the required MAX:MIN levels, pole heights would have to be raised to a mounting height that would make them visible to the surrounding neighborhoods.

This parking deck is intended to be a private parking deck and we are providing a design that will perform well for the safety and security of the occupants of the buildings without creating light trespass or direct views for the neighborhood directly adjacent to our development. Due to the reasons above, we are unable to meet the proscribed MAX:MIN uniformity ratios as

TORTI GALLAS + PARTNERS

listed in the town standards and request a waiver due to the controlled access to this parking deck and the considerations for the surrounding neighborhoods.

Sincerely,

Sherief Elfar, AIA, NCARB, CDT, Principal
Torti Gallas + Partners, Inc.

PRINCIPALS
John Francis Torti, FAIA
Thomas M. Gallas, CPA
Lawrence V. Antolini, AIA, AICP
Robert S. Wallach, AIA
Cheryl A. O'Neill, AICP
Charles G. Goldman, III, RA
Daniel Asbury, AIA
Bruce D. Kamrin, AIA
Sherief Elfar, AIA
Robert S. Gould, AICP
Neal I. Payton, FAIA
Erik J. Avlenia, AICP
Troy E. McGhee, AICP
Brian E. O'Looney, AIA
Sarah Alexander, AIA
Scott A. Walsh, AIA
Michael D. Rufkess

EMERITUS
Tonya Isbir
Sylvia S. Munsey

Architects of a better world. TortiGallas.com
1300 Spring Street, Suite 400 | Silver Spring, Maryland 20910 | t 301.588.4800
SILVER SPRING LOS ANGELES WASHINGTON DC PHILADELPHIA TAMPA ISTANBUL

RESPONSE:

TOWN OF Herndon VIRGINIA

Elizabeth M. Gilleran, AICP
Director of Community Development
T (703) 787-7380
F (703) 481-5280
community.development@herndon-va.gov

TOWN COUNCIL
Lisa C. Merkel, Mayor
Jennifer K. Baker, Vice Mayor
Grace Wolf Cunningham
Signe Friedrichs
Cesar del Aguila Salinas
Jody Ellis
Bill McKenna
Sheila A. Olem

November 15, 2018

Sherief Elfar, Principal
Torti Gallas + Partners, Inc.
1300 Silver Spring Street, Ste 400
Silver Spring, Maryland 20910

RE: Herndon Downtown Center – Town Plan #18-08
Request for waiver of lighting uniformity ratio

Dear Mr. Elfar,

This letter is in response to your request for a waiver of certain requirements outlined below pursuant to Section 78-155.6(I) of the Town of Herndon Zoning Ordinance. This request and response applies to Town Plan #18-08, Herndon Downtown Center, associated with the following properties located at 724, 726 and 750 Center Street; 731 Station Street; 770 and 782 Elden Street; and Vine Street at Washington and Old Dominion Trail, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-02-0029, 0162-02-0020C, 0162-02-0017, 0162-02-0020F, 0162-02-0025, 0162-02-0027A and 0162-02-0018, respectively; and unaddressed land areas associated with Fairfax County Tax Map(s) 0162-02-0010B, 0162-02-0010E, 0162-02-0020D, 0162-02-0020E, and vacated portions of Vine Street between Center Street and the Washington and Old Dominion Trail property.

You requested a waiver from Section 78-130.9(7) of the Town of Herndon Zoning Ordinance.

The waiver request is hereby approved subject to the one condition listed below.

1. Submission of a photometric plan for the top-level parking deck that meets all other requirements of Section 78-130.9, Exterior Lighting.

In accordance with Section 15.2-2311 of the Code of Virginia (1950), you have the right to appeal this decision to the Board of Zoning Appeals within 30 days after your receipt of this letter. Otherwise the decisions set forth in this letter shall be final and unappealable if not appealed within the 30-day period. If you wish to appeal this decision you may do so by completing the application and submitting the $100.00 fee within the specified time frame.

If you have any questions, please contact me at (703)787-7380.

RECEIVED NOV 19 2018 TOWN ATTORNEY'S OFFICE

Sincerely,

David Stromberg
Zoning Administrator

Cc: Lesa J. Yeatts, Town Attorney
John Irish, Deputy Director of Public Works
Tammy Chastain, Deputy Director of Public Works (Operations)
Doug Day, Town Engineer
Ray Ocel, Development Program Planner
Richard Smith P.E., Senior Civil Engineer
Elizabeth Gilleran, Director of Community Development
Pablo Novelo, Associate Administrative Planner
Joseph D. Amatetti, Project Manager, VIKA Virginia, LLC

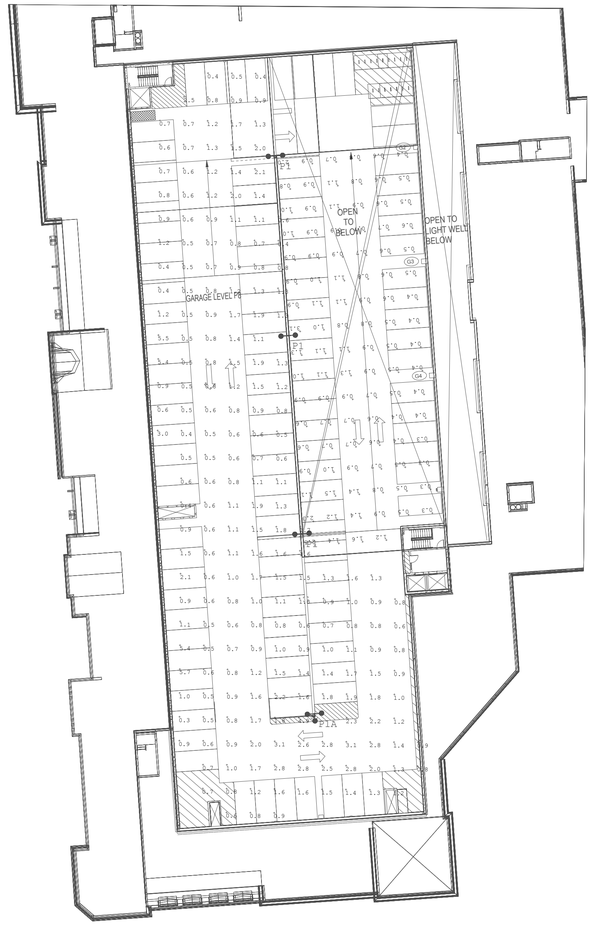
Attachments:
Waiver request submitted by Torti Gallas + Partners, Inc. dated November 5, 2018

777 Lynn Street, Herndon, VA 20170-4602
herndon-va.gov

Calculation Summary						
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**
A-FLOR_3_Surface_6	Illuminance	Fc	1.23	5.7	0.3	19.00
A-FLOR_9_Surface_1	Illuminance	Fc	0.86	3.1	0.3	10.33

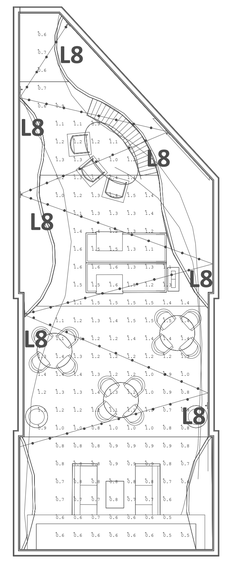
GENERAL NOTES:

1. PHOTOMETRIC CALCULATIONS SUBMITTED BASED ON APPROVAL FROM THE ZONING ADMINISTRATOR, DAVID STROMBERG, OF THE TOWN OF HERNDON. WAIVER OF THE EXTERIOR LIGHTING STANDARDS UNIFORMITY RATIO ORDINANCE REQUIREMENT BY THE ZONING ADMINISTRATOR WAS APPROVED VIA LETTER DATED NOVEMBER 15, 2018 (SEE ATTACHED COPY OF LETTER FOR REFERENCE).



1 / 17.70B — GARAGE PHOTOMETRIC PLAN - TOP-FLOOR @ BLOCK B
Scale: 1" = 30'-0"

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Bldg C - 4th FL Courtyard	Illuminance	Fc	1.08	1.6	0.5	3.20



2 / 17.70B — COURTYARD PHOTOMETRIC PLAN - 4TH FLOOR @ BLOCK C
Scale: 1/8" = 1'-0"

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

HERNDON DOWNTOWN CENTER
HERNDON, VA
COMSTOCK

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REVISIONS:

PARKING DECK & 4TH FLOOR AMENITY PHOTOMETRIC PLANS

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

SCALE: AS SHOWN

PROJECT NO: 18008

DATE: 03.27.2019

17.70B

COA

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p:\2018\18008 comstock herndon\6.0 cad files\CD\PARKING DECK PHOTOMETRIC PLAN.dwg

LIGHTING FIXTURE SCHEDULE - SITE LIGHTING

TYPE	BOD MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMP/CCT/CRI	CONTROL	DELIVERED LUMENS	L70 (HR.)	WATTS	VOLTS
D1	FOCAL POINT	FLC3D-RO-1500L-120-L11-IC-BH/LC3-RO-1500L-930K-DNS-FL-CD-NP	3.5IN APERTURE OPEN LED DOWNLIGHT WITH CLEAR DIFFUSE SELF FLANGED REFLECTOR. DIMMING CONTROL VIA 0-10V SIGNAL. RECESS MOUNTED IN CANOPIES ON SITE. IC/AIR TIGHT HOUSING AND WET LOCATION LISTED.	LED/3000K/80	0-10V	1,500	63,000	19W	120
L1	PHILIPS HADCO	FIXTURE: R34EANN2AGBG100S POLE: HADCO P5092	TOWN OF HERNDON STREET LIGHTING STANDARD. REFRACTIVE POST TOP (R34). TAPERED FLUTED FITTER POD WITH SCALLOPED PETALS. FULL TOP REFLECTOR. CAST ALUMINUM TAPERED, FLUTED POLE WITH 3" TENON AT 14'-0" MOUNTING HEIGHT. CAST ALUMINUM BASE INTEGRATED INTO POLE. DIRECT IMBED INTO CONRETE FOOTER. BLACK POWDERCOAT FINISH.	CLEAR HPS ED17 2200K	NON DIM	9,500	N/A	100W	120
L2	PEMCO	FIXTURE: GREEN-FL-40W35C3K-UNIVERSAL-TYPE IV POLE: REUSE EXISTING POLES FROM RELOCATED FIXTURES BASE: PEMCO A356 ARM: PLA-132-PM-PEND	ARM MOUNTED LED TEAR DROP SERIES LUMINAIRE ATTACHED TO 12' POLE. FULL CUTOFF TYPE IV OPTICAL DISTRIBUTION. FLAT GLASS LENS. BLACK POWDER COAT FINISH. CONFIRM REQUIREMENTS FOR ANY ADDITIONAL BANNERS OR PLANTER ACCESSORIES WITH CITY AND OWNER. POLE TO BE RELOCATED AND REUSED FROM EXISTING PARKING LOT LIGHTING.	LED/3500K/80	NON DIM	3,480	N/A	40W	120
L3	PEMCO	FIXTURE: GREEN-FL-40W35C3K-UNIVERSAL-WM - TYPE IV	ARM MOUNTED LED TEAR DROP LUMINAIRE ATTACHED WALL AT 14'-0" AFG. FULL CUTOFF TYPE IV OPTICAL DISTRIBUTION. FLAT GLASS LENS. DIRECT EMBED INTO CONCRETE FOOTER PER TOH STANDARD. BLACK POWDER COAT FINISH.	LED/3500K/80	NON DIM	3,480	N/A	40W	120
L4	PEMCO	FIXTURE: GREEN-FL-40W35C3K-UNIVERSAL-TYPE II POLE: PEMCO PLB-112-5-20-FLUTED BASE: PEMCO A356 ARM: PLA-132-PM-PEND	ARM MOUNTED LED TEAR DROP SERIES LUMINAIRE ATTACHED TO 12' POLE. FULL CUTOFF TYPE II OPTICAL DISTRIBUTION. FLAT GLASS LENS. DIRECT EMBED INTO CONCRETE FOOTER PER TOH STANDARD. BLACK POWDER COAT FINISH. CONFIRM REQUIREMENTS FOR ANY ADDITIONAL BANNERS OR PLANTER ACCESSORIES WITH CITY AND OWNER. PLOE TO BE 5" DIAMETER STRAIGHT, FLUTED w/ BLACK POWDERCOAT FINISH.	LED/3500K/80	NON DIM	3,480	N/A	40W	120
L5	PROGRESS LIGHTING	P560065-031 LAMP: GREEN CREATIVE 5ST19DIM/824/A	WALL MOUNTED LANTERN FIXTURE LOCATED AT ENTRY DOOR TO RESIDENTIAL UNITS ON INTERIOR COURTYARD AREAS.. CENTER OF FIXTURE TO BE MOUNTED AT 7'-0" AFF. LED FILAMENT REPLACEMENT LAMP FROM GREEN CREATIVE OR SIMILAR (APPROVAL BY LIGHTING DESIGNER REQUIRED). BLACK FINISH WITH SEEDED GLASS SHADE.	LED/2400K/80	NON DIM	380	15,000	5W	120
L6	KICHLER	9708 OZLED	CLASSIC WALL MOUNTED LANTERN FIXTURE LOCATED AT UNIT ENTRANCES ON PUBLIC STREET SIDES OF BUILDING. SOLID BRASS HOUSING w/ OLDE BRONZE FINISH AND ETCHED SEEDY GLASS LENSES. OPTIC IN TOP OF FIXTURE FOR COMPLETELY SHIELDED LIGHT SOURCE.	LED/3000k/80	NON DIM	584	40,000	9W	120
L7	LIGMAN	VA-20051-W30-DI-XX-CUSTOM SCREEN PATTERN	DECORATIVE SQUARE POLE FIXTURE WITH LED MOUNTED WITHIN THE TOP. FULLY SHIELDED AND CUT-OFF. CUSTOM SCREEN PATTERN ON ALL 4 SIDES TO BE COORDINATED WITH DESIGN TEAM AND CLIENT. ARCHITECT TO VERIFY FINISH.	LED/3000K/80	0-10V	1,248	60,000	39W	277
L8	CELESTIAL	HYDRA	FESTOON STRING LIGHTS 24" ON CENTER. STRUCTURAL MOUNTING POINTS TO BE COORDINATED WITH STRUCTURAL CONSULTANT AND ARCHITECT.	LED/3000K/80	NON DIM	105lm/LAMP	50,000	1.5	120
L9	HESS	PEN380-WW-SYM-UNV-X-XX-DIM	CATENARY DOWNLIGHT FIXTURE. WARM WHITE LED. SYMETRIC OPTICAL DISTRBUTION. ARCHITECT TO VERIFY FIXTURE FINISH. STRUCTURAL MOUNTING POINTS AND ALLOWABLE FIXTURE QUANTITY TO BE COORDINATED WITH STRUCTURAL CONSULTANT AND ARCHITECT.	LED/3000K/80	0-10V	3,645	50,000	43	277
L10	BEACON	MA/A-96L-555-3K8-4-UNV-ASQ-BL	POOL AREA LIGHT REQUIRED BY CODE FOR LIGHT LEVEL COMPLIANCE. MOUNTED ON 30' SQUARE STRAIGHT STEEL POLE.	LED/3000K/80	0-10V	61,710	145,00	555W	120
L13	BEGA	99056+K3	22" TALL FULL CUT OFF BOLLARD FOR PERIMETER LIGHT ALONG POOL DECK. AMMENITY LIGHT LEVELS.	LED/3000K/80	0-10V	1,361	164,000	14w	120
P1	BEACON	URB-CAP-21-24NB-55-3K-UNV-T4-XXXX-XXX-DOUBLE HEAD	DECORATIVE ARM MOUNTED AREA LIGHT FIXTURE. DOUBLE HEAD BACK TO BACK ORIENTATION ON SINGLE POLE. FULL-CUTOFF TYPE IV DISTRIBUTION OPTICS. FINISH AND STYLE TO BE DETERMINED BY ARCHITECT.	LED/3000k/80	0-10V	5,245	>150,000	110W	277
P1A	BEACON	URB-CAP-21-24NB-55-3K-UNV-T4-XXXX-XXX-TRIPLE HEAD	DECORATIVE ARM MOUNTED AREA LIGHT FIXTURE. DOUBLE HEAD BACK TO BACK ORIENTATION ON SINGLE POLE. FULL-CUTOFF TYPE IV DISTRIBUTION OPTICS. FINISH AND STYLE TO BE DETERMINED BY ARCHITECT.	LED/3000k/80	0-10V	5,245	>150,000	110W	277
P2	PERFORMANCE IN LIGHTING	MIMIK 20 M TYPE III	LOW PROFILE WALL PACK. DIECAST ALUMINUM HOUSING IP66 RATING. FULL CUTOFF FORWARD THROW OPTICS.	LED/3000k/80	NON DIM	1,396	60,000	15	277
P3	PERFORMANCE IN LIGHTING	QUASAR 20 TECH - 070168	WALL PACK FOR PERIMETER WALL OF PARKING STRUCTURE. DIECAST ALUMINIUM HOUSING. FULL CUTOFF TYPE I OPTICAL DISTRIBUTION. SILICONE GASKETING WITH IP65 RATING.	LED/3000k/80	NON DIM	695	60,000	11W	120

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Email: frontdesk@studio39.com

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REVISIONS:

LIGHTING FIXTURE SCHEDULE

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

PROJECT NO: 18008
DATE: 03.27.2019

17.71

COA

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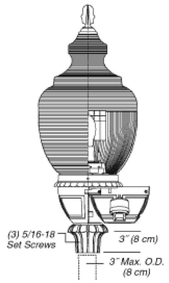
TYPE L1

Refractive (R34) Specification Sheet

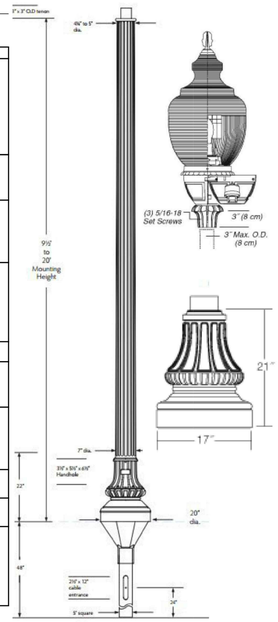
Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: R34 A A B A 1 A D N D 70H E

Product Code	R34	Refractive	
Fitter/Pod	A	Octagonal Style	
	B	Round fitter w/ scalloped petals	
	C	Fluted tapered hourglass	
	D	Smooth tapered hourglass	
	E	Tapered fluted w/ scalloped petals	
	F	Short round fluted	
	G	Tall round fluted	
	H	Round contemporary	
	J	Tapered Fluted w/ round stepped fitter	
	L	Round fluted long	
	T	Decorative Leaf w/ scalloped petals	
Roof	A	Victorian	
	B	Acorn	
	C	Tall	
	D	Short	
	G	Adams	
Cage / Band	B	Cage for Wide Body Globe	*1
	E	Band for Wide Body Globe	
	F	Band for Wide Body Globe	
	G	Cage for Wide Body Globe	*1
	I	Cage for Wide Body Globe	*1
	J	Cage for Wide Body Globe	*1
	N	None	
Finial	A	A Finial	
	B	B Finial	
	C	C Finial	*2
	D	D Finial	*2
	E	E Finial	*2
	F	F Finial	
	G	G Finial	
	H	H Finial	
	N	None	
Fasteners	1	Hex Head	
	2	Allen Head	
Finish	A	Black	
	B	White	
	G	Verde	
	H	Bronze	
	J	Green	
Reflector	D	Small Top Reflector	
	F	Small top reflector w/House-side shield	
	G	Full Top Reflector w/House-side shield	
	H	House Side Shield	
	L	Internal Louver Assembly	*3
	T	Full Top Reflector	
	N	None	
Photo Control	N	None	
	B	Button Eye Photo Control	
	R	Twist-lock Receptacle	*4
Socket	D	Medium	*5
	G	Mogul	*5
	R	Induction	*6
Wattage	70H	70W MH	
	100H	100W MH	
	150H	150W PMH	
	250H	250W PMH	
	320H	320W PMH	
	50S	50W HPS	
	70S	70W HPS	
	100S	100W HPS	
	150S	150W HPS	



PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips
HW2

TYPE L5

PROGRESS LIGHTING

DATE: TYPE:

NAME:

PROJECT:

Incandescent

P560065-031

Holcombe

A nautical-inspired collection ideal for a variety of exteriors, including Coastal, Transitional and Urban Industrial settings. Black lanterns with clear seeded glass feature a hint of brushed nickel on the interior. Geometric details offer a finishing touch for wall, hanging and post lantern options.

- A nautical-inspired collection
- Ideal for a variety of exteriors, including Coastal, Transitional and Urban Industrial settings
- Textured Black finish with clear seeded glass feature a hint of brushed nickel on the interior
- Wall lantern uses one 100 watt max. medium base lamp, (sold separately)
- Geometric details offer a finishing touch to enhance outdoor architecture
- Outdoor lanterns add illumination to walkways and pathways to enhance safety and security
- Frame front or back door with post lanterns on either side to enhance curb appeal



Width: 6-3/8"
Height: 10-5/8"
Depth: 8"
H/CTR: 3-7/8"

Glass
Width: 4-3/4"
Height: 6-11/16"

Category: Outdoor
Finish: Black (painted)
Construction: Aluminum
Glass/Shade: Clear Seeded Glass shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.625" W., 7.75" ht., 1" depth	6" of wire supplied 120 V	Quantity: One 100w max. medium E26 base	cCSAus Wet location listed 1 year limited warranty

TYPE L2, L3, L4

Vintage LIGHTING COLLECTION — Solid State Lighting

GREENVILLE RADIANT™ Dark Skies Compliant

PEMCO LIGHTING PRODUCTS A GE/EI COMPANY



The housing is made of spun aluminum. The dome houses the ballast assembly and the lower portion of the housing is designed to hold the reflector and lamp assembly.

The enclosure is available with a flat glass lens. These types of light distribution, IES Type II, III, IV and V, are available to meet varying conditions and design requirements and are 'full cut-off'. The direction of distribution is controlled by a simple field adjustment (rotation) of the entire fixture.

The armature is made of heavy-duty cast aluminum to form a rigid, strong base for supporting the fixture (as seen in the Decorative Aluminum Arms and Accessories section.) All aluminum alloys comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards. The luminaire is held in place with a 1 1/2" aluminum coupling.

The shaft is an extruded tapered or straight smooth aluminum body, made of 6061-T6 alloy, and welded to a cast aluminum anchoring base. Four galvanized steel anchor bolts are provided. All fasteners are stainless steel and vandal resistant. A servicing handhole, grounding lug and removable cover are standard.

The finish is a polyester powder coating, electrostatically applied and thermocured over a sandblasted surface with a five-stage chemical wash and pre-treatment process. All RAL colors are available to match poles or fixtures. Refer to ordering chart for color selection or contact the factory for customizing. Separate surge protectors in addition to all drivers, are installed in the circuitry as a company standard.

EPA: .90 Weight: 32 lbs
5 Year Limited Warranty on LED System
ETL Listed To UL1598 Standards For Wet Locations

LED LIGHT ENGINE SPECIFICATIONS:

INITIAL LUMENS BASED ON 219B CHIPS

MODEL#	WATTAGE	INITIAL LUMENS	SYSTEM EFFICACY	CCT	CRI	IES DISTRIBUTIONS
40W35C5K	40	4720	118	5K	65	Type II, III, IV, V
45W35C5K	46	5290	115	5K	65	Type II, III, IV, V
70W60C5K	70	8260	118	5K	65	Type II, III, IV, V
80W60C5K	80	9200	115	5K	65	Type II, III, IV, V
100W90C5K	103	11,900	118	5K	65	Type II, III, IV, V
120W90C5K	120	13,920	115	5K	65	Type II, III, IV, V
145W90C5K	145	16,965	117	5K	65	Type II, III, IV, V
40W35C4K	42	4480	112	4K	65	Type II, III, IV, V
45W35C4K	47	5014	109	4K	65	Type II, III, IV, V
70W60C4K	70	7840	112	4K	65	Type II, III, IV, V
80W60C4K	80	8720	109	4K	65	Type II, III, IV, V
100W90C4K	103	11,536	112	4K	65	Type II, III, IV, V
120W90C4K	120	13,080	109	4K	65	Type II, III, IV, V
145W90C4K	145	16,965	117	4K	65	Type II, III, IV, V
40W35C3K	40	3480	87	3.5K	80	Type II, III, IV, V
45W35C3K	46	3910	85	3.5K	80	Type II, III, IV, V
70W60C3K	70	6090	87	3.5K	80	Type II, III, IV, V
80W60C3K	80	6800	85	3.5K	80	Type II, III, IV, V
100W90C3K	103	8961	87	3.5K	80	Type II, III, IV, V
120W90C3K	120	10,200	85	3.5K	80	Type II, III, IV, V
145W90C3K	145	14,065	97	3.5K	80	Type II, III, IV, V
45W35C2K	46	3680	80	2.7K	80	Type II, III, IV, V
80W60C2K	80	6400	80	2.7K	80	Type II, III, IV, V
120W90C2K	120	9600	80	2.7K	80	Type II, III, IV, V
145W90C2K	145	12,615	87	2.7K	80	Type II, III, IV, V



Shown (above): Greenville fixture with LED array.

ORDERING FORMAT — SURGE PROTECTION DEVICE MEETS IEEE C62.41 2002 C HIGH 10kA. See spec sheet on page J12.

MODEL #	LENS	LED MODEL #	VOLTAGE	IES DIST.	OPTIONS	FINISH
GREEN	CL-ACR	40W35C3K	UNIVERSAL	TYPE III	PC	BK

OPTIONS

Lens	Optical	Electrical	Mounting	Arm
FL=Flat Glass Lens DR=Dropped Glass CL-ACR=Clear Acrylic	II, III, IV, V FL=Flat Clear Glass DR=Dropped Glass	PC=Photo Control Button FS=Fuse, single FD=Fuse, double Auto Sensing to 277V AC	SF=Slip Fitter (3") WM=Wall Mount TM=Top Mount Leveling Knuckle	See section "D" for complete arm collection

FINISH

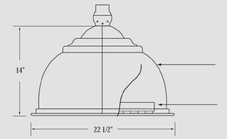
Standard Colors	Premium Colors
BK=Black BZ=Medium Bronze DBZ=Dark Bronze WH=White GR=Green SM=Silver Metallic	VP=Verde Patina PP=Pewter Patina SS=Silver Sparkle CC=Custom color HG= Hartford Green TBK=Textured Black

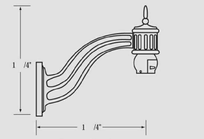
All arrays are "Full Cut-off" IP Rating: IP65 LED Engine by SANS

Vintage LIGHTING COLLECTION — Solid State Lighting

PEMCO LIGHTING PRODUCTS A GE/EI COMPANY

TYPICAL COMPONENTS

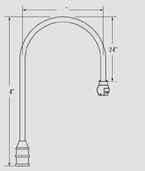




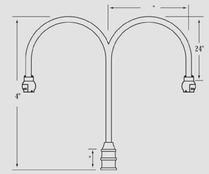
Pendant Wall Mount
Model Number: PLA-132-WM-PEND

Mounting Options

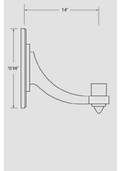
Single Pole Mount
Model Number: PSC-12
EPA of bracket: 0.9
Weight load: 65 lbs



Double Pole Mount
Model Number: PSC-25
EPA of bracket: 1.2
Arm weight load: 65 lbs.



Inverted Top Wall Mount
Model Number:
PLA-121-WM-TM-INV



TYPE L6

MOUNT VERNON LED

OLDE BRONZE® FINISH OVER SOLID BRASS WITH ETCHED SEEDY GLASS



Mount Vernon is also available in Incandescent and Energy Efficient versions. See pages 692-696

LED OUTPUT

9707 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9708 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9709 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9809 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9909 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life

MOUNT VERNON LED

	LED ITEM #	FINISH	LIGHT SOURCE	W	H	OVRLL H	EXTRA WIRE	CHAIN/ STEM	EXT.	HCWO	NOTES
A	9708 OZLED	OZ	9W	7.5	16.75	---	---	---	8.25	6.75	
B	9709 OZLED	OZ	9W	9.5	19.5	---	---	---	10.25	7.25	
C	9707 OZLED	OZ	9W	5.75	12.5	---	---	---	6.25	5.25	
D	9809 OZ LED	OZ	9W	9.5	18.5	93	28	72	---	---	Additional chain 2996 OZ.
E	9909 OZLED	OZ	9W	9.5	20.75	---	---	---	---	---	

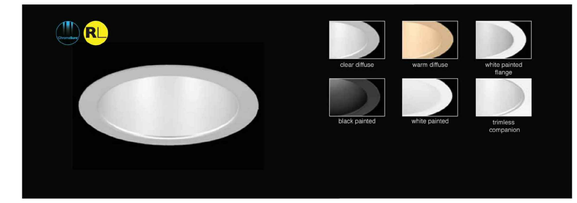
Measurements shown in inches

TYPE D1

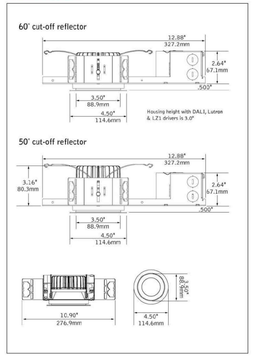
ID+ 3.5"

LED DOWNLINK

FOCAL POINT



DIMENSIONAL DATA



FEATURES

Less than 2.64" low profile housing available.

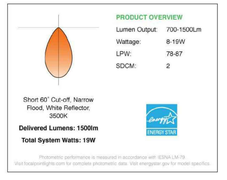
ChromaSure: Color consistency resulting in a 2-step MacAdam ellipse across the entire ID+ product line.

Field adjustability of ceiling thickness from 0.5" - 1.5".

50° cut-off and 60° cut-off reflector options available.

Selection of dimming drivers available.

PERFORMANCE



STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

HERNDON DOWNTOWN CENTER
HERNDON, VA
COMSTOCK

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REVISIONS:

LIGHTING CUT SHEETS 1

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

PROJECT NO: 18008
DATE: 03.27.2019

17.72

COA

NOT RELEASED FOR CONSTRUCTION

p:\2018\18008 comstock herndon\6.0 cad files\CD\LIGHTING CUT SHEETS 1.dwg

TYPE L7

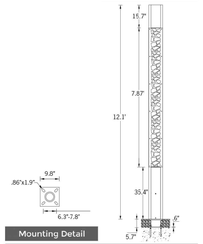
UVA-20051
Vancouver 8 Light Column

7144 NE Progress Ct | T:503.645.0500
Hillsboro,Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA

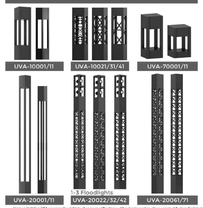


Length - 9.4'
Height - 12.1'
Different height may be specified
Weight 121.2 lbs
IP65
Suitable for wet locations
IK08
Impact Resistant [Vandal Resistant]



Mounting Detail

Vancouver Product Family



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U2 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /WTO at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Total urban realm lighting solution.
Optional heights, accent spotlights, accessories and decorative lattice panels.

A stylish Dark Sky Compliant square high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Column comes standard with a unique water-proof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components.

This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.
The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing light columns. This ensures that the anchor bolts are not seen and therefore eliminates the necessity for an anchor bolt cover. (review installation instructions before installing the anchor bolts.)

Custom column heights are available, please specify.
Provided with anchor bolts (the root mount kit is an option and is an adder)

Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture)
Designed to complement the Vancouver bollard UVA-10001. This product is provided complete with anchor bolts and laser cut steel bolt template.

• NOTE: For the round version of the Vancouver, please see the Benton Light Column and Bollard

Additional Options (Consult Factory For Pricing)



Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /WTO at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

TYPE L8

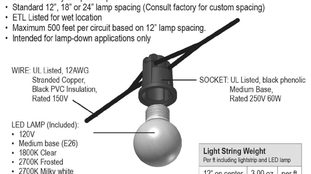
CELESTIAL LIGHTING

120V Exterior LED Light String HYDRA STL SERIES

HYA-STL_V2.2

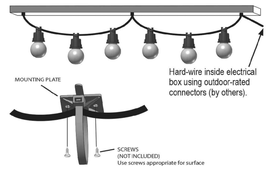
HYDRA STL Series
120V Exterior LED Light String

Features
- Ideal for decorative lighting above patios, walkways and plazas
- Includes replaceable 120V medium-base LED lamps
- Available with 1800K clear lamps, 2700K frosted lamps or 2700K milky white lamps
- Consumes only 2W per lamp
- Standard 12', 18' or 24' lamp spacing (Consult factory for custom spacing)
- ETL Listed for wet location
- Maximum 500 feet per circuit based on 12' lamp spacing.
- Intended for lamp-down applications only

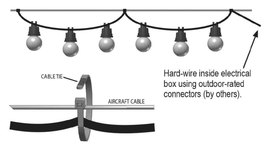


Light String Weight Per ft including lightstrip and LED lamp		
12" on center	3.00 oz	per ft
18" on center	2.33 oz	per ft
24" on center	2.00 oz	per ft

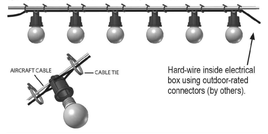
HYDRA STL shown mounted with drop, to flat secure surface such as beam or truss. Specify mounting plates with cable ties. Fasten at least every 6 feet.



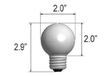
HYDRA STL shown mounted with drop, to aircraft cable (by others). Ensure that aircraft cable is taut and secured. Specify cable ties. Use at least one cable tie every 6 feet.



HYDRA STL shown mounted with no drop, to aircraft cable (by others). Ensure that aircraft cable is taut and secured. Specify cables ties. Use two cable ties per socket; one on each side.



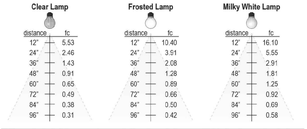
LED Lamp Detail



Socket Detail



Footcandle Summary (Based on one Gamma LED medium base lamp)



Clear Lamp

distance	fc
12"	5.53
24"	2.46
36"	1.43
48"	0.91
60"	0.65
72"	0.49
84"	0.38
96"	0.31

Frosted Lamp

distance	fc
12"	10.40
24"	3.51
36"	2.08
48"	1.28
60"	0.89
72"	0.66
84"	0.50
96"	0.42

Milky White Lamp

distance	fc
12"	16.10
24"	5.55
36"	2.91
48"	1.81
60"	1.25
72"	0.92
84"	0.69
96"	0.58

How to Specify HYDRA STL Series

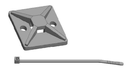
HYA - STL - [ ] - [ ]

LED Lamp	
GC	1800K LED clear globe
GF	2700K LED frosted globe
GM	2700K LED milky white globe

Socket Spacing	
12	12" on center
18	18" on center
24	24" on center
	Consult factory for custom spacing

Example
HYA - STL - GC - 24

Mounting Plate with Cable Tie
(STL-MC)
Order at least one set per 6ft of HYDRA STL when mounting to flat surface.



Cable Ties
(STL-CT)
Order at least one per 6ft of HYDRA STL if mounting with drop to aircraft cable.
Order at least two per socket if mounting with no drop to aircraft cable.

Specifications subject to change without notice
© Celestial Lighting

www.celestiallighting.com
Phone: 562-802-8811

TYPE L9

PENDO LED SYMMETRIC Specification

PENDO presents a traditional European design in a simple yet functional catenary suspended luminaire. The housing with integral shade is fabricated from cast and spun aluminum components. An articulating cable hanger allows the fixture to be leveled when installed. Underside of shade is painted in high-reflectance white paint for increased efficiency. Clear acrylic lens twists and locks for tool-less relamping. Structural design, stainless steel catenary cable, and fittings for mounting to support structure provided by others. All hardware is stainless steel. Standard colors; matte silver grey metallic, dark grey, graphite grey, or black. Special colors available.



PENDO LED SYMMETRIC Specification

HOUSING
Luminaire housing with integral shade is spun aluminum. Clear acrylic cylindrical drop lens assembly twists onto the housing allowing tool-less access. Underside of the shade is painted white. Lens is sealed with single piece felt gasket to provide a weather tight seal. Power cable is sealed with weather-tight bushing at top of the luminaire. All hardware is stainless steel.

OPTICS
Self contained LED module with dome matte lens is positioned within the luminaire shade, producing a Type V distribution. CRI is 95.

ELECTRICAL
LED driver with universal input voltage capability of 120v through 277v consumes 43 watts at a drive current of 940mA. Driver efficiency is 87% with a power factor greater than 0.95.

DELIVERED LUMENS / BUG RATING
Standard Model
3000K: 3645 lumens / B1-U1-G1
4000K: 3645 lumens / B1-U1-G1

NOTE: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

MOUNTING
Articulating cable hanger assembly is machined aluminum and is adjustable to level the luminaire. Cable hanger assembly will accommodate 1/4" - 1/2" diameter stainless steel cable. Structural design, stainless steel catenary and stabilization cables, and fittings for mounting to support structure provided by others. Contact factory for fitting suppliers.

WEIGHT: 22 lbs
EPA: 1.1 sq ft

FINISH
Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

CERTIFICATION
CSA Certified for Wet Locations

WARRANTY
Limited product warranty period including the LEDs is five years. LED driver shall carry the respective manufacturer's limited warranty.

Model	Lamp	Color Temperature	Distribution	Volt	Mounting	Finish	Option
PEN380	LED	WW -3000K	SYM - Symmetric	UNV - 120-277V	X - Catenary	SG - Silver Grey	DIM - 0-10VDC Dimming
		NW - 4000K				DG - Dark Grey	TW - Through Wire
						GG - Graphite Grey	XC - Additional Power Cable
						BLK - Matte Black	N - None
						BRZ - Dark Bronze	
						CC - Custom Color	

Ordering Information

Specifications are subject to change without notification
HessAmerica › Products › Lighting Products › Catenary Suspended Luminaires › PENDO
https://www.hessamerica.com/Products/Lighting/Catenary_Suspended_Luminaires/PENDO/

TYPE P1, P1A

URBAN SERIES
URBAN LUMINAIRE

Cat.#
Job
Type
Approvals

BEACON

SPECIFICATIONS

Intended Use:
The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:
- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
- The lower shade shall be made from a one-piece aluminum spinning.
- The housing and optical LED thermal management without the use of metallic screws, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:
- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥0.90 at full load.
- Dimming drivers are standard with connections for external dimming equipment (where applicable).
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components.
- Button photocell available.
- Ambient operating temperature -40°C to 40°C.
- Surge protection - 20KA.
- Lifesaver™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and continuous. Visible flicker in the light output is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit: www.beaconproducts.com/products/energeni
- Urban can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbelllighting.com/products/sitesync/ for more details

Finish:
- #18 polyester powder-coat electrostatically applied and thermoured.
- Finish shall be applied to a 5-stage pretreatment regimen with a polymer primer sealer and top-coated with a thermoset suzer TGIC polyester powcoar coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

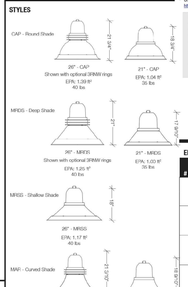
Certifications:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- NRTL Certified, UL8750, UL 1598 and CSA22.2#250. 13- 14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at http://www.beaconproducts.com/products/urban

Warranty:
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)



STYLES



CERTIFICATIONS/LISTINGS

"3000K and warmer CCTs only

ORDERING INFORMATION ORDERING EXAMPLE: URBCAP21/36NB-80/5K/UNV/T4/SWP/NRW/BBT

URB [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

MODEL	SERIES	LED COLOR†	VOLTAGE	ELECTRICAL OPTIONS	STYLE	FINISH
URB Urban	CAP-21 21" Capital	3K 3000K	UNV 120-277V	PEC-120 bultbe, 120V	NRNW No rings	BBT basic black textured
	MRDS-21 21" Mirramar deep shade	4K 4000K	347V 347V	PEC-208 bultbe, 208V	3RNW Three rings	BMT black matte textured
	MAR-21 21" Martias	5K 5000K	480V 480V	PEC-240 bultbe, 240V		WHT white textured
	CAP-26 26" Capital			PEC-277 bultbe, 277V	SENSOR OPTION	MBT metallic bronze textured
	MRSS-26 26" Mirramar shallow shade	ENGINE-WATTS	OPTICS*		MOS*** Motion sensor 33% or 50% dimming	BZT bronze textured
	MRDS-26 26" Mirramar deep shade	24NB-27 27W, LED array	T1 type I	CONTROL OPTIONS		DBT dark bronze textured
	MAR-26 26" Martias	24NB-55 55W, LED array	T2 type II	GENI-XX* energeni		GYS gray smooth
		36NB-80 80W, LED array	T3 type III	SWP** SiteSync Wireless Pro Commission		DPS dark platinum smooth
		40NB-110* 110W, LED array	T4 type IV			GNT green textured
		60NB-130* 130W, LED array	T4BLC type IV, backlight control			MST metallic silver textured
			T5R type V, rectangular			MTT metallic titanium textured
			T5QM type V, square medium			OWI old world iron
			T5W type V, round wide			FAL _____

* 26" only
† To relate optics Left or Right 90 degrees, specify L or R after the optical distribution example T4L
‡ Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details.
** Must be ordered with SiteSync control
*** When ordering Energeni, specify the routine setting code (Example EDR-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
**** Not available in 347V, 480V or with sensor options.
This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at
Only available on 24NB and 36NB configurations
http://cdn.beaconproducts.com/content/products/specs/specs_files/Urban_LED_spec_sheet_turtle.pdf

RECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: URBCAP-26/60NB-136/5K/UNV/T5W/SWP/NRW/BBT SiteSync only
URBCAP-26/60NB-136/5K/UNV/T5QM/SWPM-SHF/NRW/BBT SiteSync with Motion Control



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Accessories and Services (Ordered Separately):

Catalog Number	Description
SWSBB^^	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB^^	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWRNC	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

^^When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (W)	CURRENT (Amps)
24	1	350mA	120	27	0.2
			277		0.1
			480		0.1
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP	0	25,000	50,000	60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>470,000

* Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the base mode in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0°C	32°F 1.02
10°C	50°F 1.01
20°C	68°F 1.00
25°C	77°F 1.00
30°C	86°F 0.99
40°C	104°F 0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0–40°C (32–104°F).

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TYPE P2

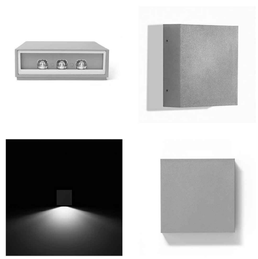
PERFORMANCE IN LIGHTING

PRODUCT CODE 071626
PROJECT
TYPE

MIMIK 20 M TYPE III

IP 65 | ADAL | cULus LISTED | WET | 0-10V | PRONTO

Part number	071626
Lampholder:	LED
Wattage:	15 W
Finish:	GR-94 / ALUMINUM METALLIC / TEXTURED
Degree of protection:	IP 65
CRI:	70
Kelvin:	3000
Luminaire lumen output:	1396 lm
L:	L80
B:	B10
Lifetime:	60000 h
cULus:	
Voltage:	120/277V
Ta MIN luminaire:	0°
Ta MAX luminaire:	0°

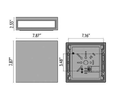


Description

Indoor and outdoor wall mounted fixtures,featuring:
- Die-cast painted aluminum housing
- Flat, tempered glass diffuser, machined and screen-printed on the inner surface to provide a prismatic frosted effect for MIMIK FLAT series
- Silicon gasket
- LED versions include 120/277V safety transformer
- Aluminium heat dissipation system
- 3000 K and 4000K, LEDs boards and standard for the MIMIK FLAT series
- Available in single (M) and dual (B) emission versions
- Integral EM Battery option within the standard housing

PHOTOMETRIC DATA

TECHNICAL DRAWINGS



TYPE P3

PERFORMANCE IN LIGHTING

PRODUCT CODE 071168
PROJECT
TYPE

QUASAR 20 TECH

IP 65 | ADAL | cULus LISTED | WET | 0-10V | PRONTO

Part number	070168
Lampholder:	LED
Wattage:	11 W
Finish:	WH-87 / WHITE / TEXTURED
Degree of protection:	IP 65
CRI:	80
Kelvin:	3000
Luminaire lumen output:	695 lm
L:	L80
B:	B10
Lifetime:	60000 h
cULus:	
Voltage:	120/277V





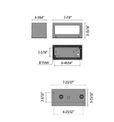
Description

Indoor and outdoor wall mounted fixtures, featuring:
- 13 step Polyester powder painting process to protect against UV rays for long term finish durability
- Flat glass diffuserwith internal screen-printing for increased performance
- Reflector in satin finished pure aluminum (Al 99.98)
- Silicone gasket
- 4000 K and 3000 K LED Array color temperature options
- Aluminum heat dissipation system
- IP 65
- 80 CRI

PHOTOMETRIC DATA



TECHNICAL DRAWINGS



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REVISIONS:

LIGHTING CUT SHEETS 2

NORTH

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP

PROJECT NO: 18008
DATE: 03.27.2019

17.73

COA

NOT RELEASED FOR CONSTRUCTION

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TYPE L10

MATRIX | Cat.# | Job | Type | AREA/POST TOP | Approvals

SPECIFICATIONS

Intended Use:
The Beacon Matrix luminaire is available in three configurations with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge can be field replaced as a one piece optical system.
- Silicone gasket ensures a weather-proof seal around each individual optic.

Electrical:
- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Fixture electrical compartment shall contain all LED driver components and optional push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA. ANSI/IEEE category C high

Controls/Options:
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Matrix can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.
- Adjustable knuckle and post top mount designed to slip fit a 2" tenon that is 2 3/8" OD by 4" in length.
- Knuckle mount luminaire can adjust in 5° increments. Limited to 30° tilt.

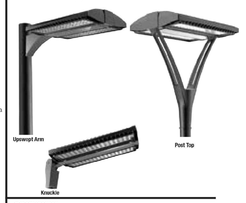
Finish:
- IFS polyester powder-coat electrostatically applied and thermoured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and results cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598, UL 8750, and CSA C22.2 No. 250.0
- IP65 optical assembly
- IDA approved

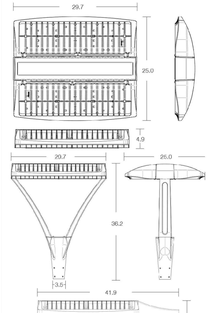
Warranty:
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

CERTIFICATIONS/LISTINGS
IP65 c UL us DLC PREMIUM

PRODUCT IMAGE(S)



DIMENSIONS



Sensors, photocells and wireless controls should not be tilted above horizontal.

Model	Mount	Weight lbs.	Weight kgs.	EPA, Sq. ft.
Area	ARM	86.0	39.4	1.7
	Post-Top	89.5	40.7	2.5
	Knuckle, 0°	86.0	39.1	1.7
	Knuckle, 30°			3.6

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ORDERING EXAMPLE: MAA/96L-555/5K7/2/UNV/ASQ/DBT/7PR-TL/BC

MA/A

SERIES	ENGINE	CCT/CRI[1]
MA/A Matrix	80L-260 260W, 33,000 lm	5K7 5000K, 70 CRI
	96L-315 315W, 40,000 lm	4K7 4000K, 70 CRI
	64L-325 325W, 37,000 lm	3K7 3000K, 70 CRI
	64L-370 370W, 40,000 lm	5K8 5000K, 80 CRI
	80L-405 405W, 45,000 lm	4K8 4000K, 80 CRI
	80L-465 465W, 50,000 lm	3K8 3000K, 80 CRI
	96L-490 490W, 55,000 lm	5K9 5000K, 90 CRI
	96L-555 555W, 60,000 lm	4K9 4000K, 90 CRI
		3K9 3000K, 90 CRI

ROTATION
Leave blank for no rotation
L[1] Optic rotation left
R[1] Optic rotation right

DISTRIBUTION	
FR	Type 1/Front Row
2	Type 2
3	Type 3
4	Type 4
SR	Type 5 Rectangular
5QM	Type 5 Square Med
5QW	Type 5 Square Wide

OTHER DISTRIBUTION	
5QN[1]	Type 5 Square Narrow
TC	Tennis Court

*See Matrix Flood (MAVI) spec sheet for ordering information

COLOR	
DB	Dark Bronze Textured
BL	Black Textured
WH	White Textured
PS	Plat. Silver Smooth
GYS	Light Gray Smooth
GT	Graphite Textured
TT	Titanium Textured
CC	Custom Color

MOUNTING	
ASQ	Arm Square
A2	Arm mount for 2.4"- 3.0" OD round pole
A3	Arm mount for 3.1"- 4.0" OD round pole
A4	Arm mount for 4.1"- 5.0" OD round pole
A5	Arm mount for 5.1"- 6.0" OD round pole
K[4]	Knuckle (5° adjustable fitter, limited to 30° tilt)
PTZ	Post top mounts to 2.3/8" OD tenon 4" tall

VOLTAGE	
UNV	120-277V
347	347V
480	480V

CONTROL OPTIONS	
7PR[11]	7-PIN Receptacle only
7PR-TL[7]	7 pin PCR w/ Twist Lock photo control
7PR-SC	7 pin PCR w/ shorting cap
2PF	2 power feed with 2 drivers
GEM[2,3]	Emergeni
SCL/40F	Low voltage sensor for 7PR-SC and wiSCAPE external control accessory
SCP/40F[2,4,5]	Programmable Line Voltage sensor
SWP[2,4]	SiteSync Pre-Commission
SWPM/40F[2,4]	SiteSync Pre-Commission w/Sensor

OPTIONS	
BC	Backlight Control
SF120	120V Fuse
SF277	277V Fuse
SF347	347V Fuse
DF208	208V Fuse
DF240	240V Fuse
DF480	480V Fuse
TB[9]	Terminal Block
BS	Bird Spikes

Accessories and Services (Ordered Separately)

[1] Not available with 5SM or 5QM distribution.
[2] Not available with other sensor or wireless control options.
[3] Specify routine setting code (example EEM-04). See EM78S2M brochure and instructions for setting table options.
[4] Protocol included with sensor, additional photocontrol not recommended.
[5] Order at least one SCP/EM78S per project location to program and control the occupancy sensor and/or wireless control accessories. See www.hubbell-automation.com/products/sitesync/ for more details. Order at least one SiteSync Interface Accessory SWEB3 or SWEB5. Each option contains SiteSync License, GUI, and Bridge Node.
[7] 7PR-TL shipped with shorting cap installed. Twist-lock photocell shipped with fixture. Installer must remove shorting cap and install photocell at time of installation.
[9] Limited to applications requiring 30" fill or less. If higher angle fill is required use flood version with glass cover
[11] Not available on K or PTZ mountings.
** Replaces 7PR-SC photocell receptacle. Include SCL/40F if occupancy sensing is required
*** Shorting cap, photocontrol, or wireless control provided by others

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SMPM) require the mounting height of the fixture for selection of the lens.

Examples: MAA/96L-555/4K7/UNV/K/GT/SWP — SiteSync only
MAA/96L-555/4K7/UNV/K/GT/SWPM/40F — SiteSync with Motion Control

SiteSync 7-Pin Module



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors

DB7PR

Hubbell Control Solutions – Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

Control Accessories	
NXOFM-1R1D-UNV	On-fixtre (7-pin), On / Off / Dim, Day-light sensor with HubbNET Radio and Bluetooth Radio, 120-480VAC
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG*	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCPREMOTE	Order at least one per project location to program and control
SW7PR*	SiteSync 7 Pin on fixture module On/Off/ Dim, Daylight Sensor 120-480VAC
WIR-RME-L**	wiSCAPE external control node

Accessories	
MAA-BC	Backlight Control accessory kit

*When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.
++ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

MOUNTING OPTIONS & ACCESSORIES

Catalog Number	Description
	RPA Round Pole adapters are available for 2, 3, 4.5, 5, and 6 inch diameter round poles
RPA2-ARA3-XX[1]	Round Pole adapters for 2-1/2" – 3" diameter mounting surface
RPA3-ARA3-XX[1]	Round Pole adapters for 3" – 3-3/4" diameter mounting surface
RPA4-ARA3-XX[1]	Round Pole adapters for 3-7/8" – 4-1/2" diameter mounting surface
RPA5-ARA3-XX[1]	Round Pole adapters for 5" – 6" diameter mounting surface
RPA6-ARA3-XX[1]	Round Pole adapters for 6" diameter mounting surface
SETA2-XX[1]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
RETA2-XX[1]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires RPM-ARA3-XX for each luminaire
TETA2-XX[1]	Hexagonal pole tenon adapter (3 at 120 degrees) (2 3/8" OD tenon)
WB-AREA-XX[1]	Wall Bracket

[1] Replace XX with color choice, eg.: DB for Dark Bronze

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TYPE L13

Shielded LED bollard - asymmetric

BEGA

Application
An LED bollard with shielded asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces from low mounting heights. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Mounting plate constructed of heavy cast aluminum

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 10.8 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	11.6W
System wattage	14.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1361 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 55° C	164,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:





Shielded LED bollard - asymmetric

	LED	A	B	Anchorage
99056	11.6W	7⅞	21⅝	**79817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com

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Updated 07/19/18

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Type:
BEGA Product:
Project:
Modified:

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REVISIONS:

LIGHTING CUT SHEETS 3

DESIGN: SC/ET
DRAWN: ET
CHECKED: JP
NORTH

PROJECT NO: 18008
DATE: 03.27.2019

17.74

COA

NOT RELEASED FOR CONSTRUCTION

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GENERAL NOTES

1. The contractor is to ensure that the installation drawings comply with all applicable codes and is to field verify all dimensions and elevations. Verify system is in accordance with the project specifications and architectural drawings. Any changes after drawings have been approved are the sole responsibility of installing contractor and shall be corrected as may be required by owner representative.
2. The owner shall, at request of the contractor, provide plans or field staking locating existing lines and underground utilities. Before excavating the contractor shall verify the location of cables, conduits, pipes, sewers and other underground utilities and shall take proper precautions to avoid damage to such utilities. In the event of a conflict or discrepancy the contractor shall promptly notify the owner and request relocation. Failure to follow this procedure shall place upon the contractor the responsibility of making all repairs at contractor's expense.
3. The contractor shall coordinate all work with other trades to avoid conflicts and unnecessary delays. Review and coordinate plans and specifications developed by all other trades in regard to finish grades, elevations, deck drainage, architectural finishes and all utility connections for fountain.
4. Contractor shall coordinate all staging, storage areas, stockpiling, etc. with owner prior to construction.
5. All information on these drawings relating to architectural structures has been provided for reference only. Refer to owner's architectural and structural plans for determination of actual conditions.
6. Piping is drawn for clarity and does not necessarily show exact routing. Contractor is to install pipes with as few changes in direction as jobsite permits without any upward loops in the piping. Piping shall be installed in a sloping manner to allow winterization drainage toward the equipment room. If adequate drainage slope cannot be achieved the contractor shall install drain valves at all low points in the system and provide winterization instructions with owner's manual. In the case of piping which is buried below frost line or insulated with heat trace, these pipes can be installed without slope if site conditions do not allow for a slope.
7. All pipe penetrations must be stainless steel or brass materials to resist corrosion and breakage.
8. An approved backflow preventer shall be provided and installed by the site plumber and must include a pressure regulating valve to reduce pressure to 50PSI unless the design allows the fountain refill manifold to connect directly to a reservoir tank. Fountain filters, pumps and chemical feeders are rated for a maximum 50PSI.
9. All exposed pipe runs must be pressure tested at maximum 50PSI for 15 minutes with no pressure drop. Test with water. Do not use air as this can cause physical injury if the pipe or fittings fail.
10. All pumps are designed for flooded end suction conditions.
11. Column lines, elevations and center lines are for reference only. Installer to determine and verify actual center lines, column lines, elevations and locations before commencing work.
12. Waterproofing of the building structure shall be by General Contractor. Fountain waterproofing, if required and in fountain scope shall be by fountain contractor. Granite modular systems have integral waterproofing from the factory and do not require additional site applied waterproofing.
13. Written dimensions shall take precedent over scaled measurements.
14. Water feature system maintenance shall be sole responsibility of the owner after fountain contractor provides instruction to owner's representative and provides operation and maintenance manuals.
15. The water feature is designed for decorative purposes only. Any changes to the equipment or designed use of the water feature shall be the sole responsibility of the owner.
16. Kusser shall not be liable for any incidental equipment, component or operational failure as a result of foreign objects or debris entering the fountain system. Fountain must be maintained in strict accordance of operational manuals and instructions to avoid damage. Failure to do so can result in loss of warranty.
17. All specified items to be considered or approved equal .

KUSSER CONTACT INFORMATION

Contact Jerry Claxton at Kusser Fountainworks for equipment and installation pricing. jclaxton@kusserusa.com 813-248-3428 x.29.

CONSTRUCTION NOTES

1. All equipment including pumps, filters, chemical systems, UV sterilizers, etc. shall be NSF-50 listed when used on interactive splash pad features.
2. Contractor shall verify electrical feed voltage and phase before ordering any electrical equipment.
3. Pumps equipped with VFD drives shall be premium, efficient, inverter duty rated and suitable for VFD operation.
4. All electrical equipment shall be grounded per NEC code.
5. Bonding is required on all water features with #8 bare copper bond wire and approved connectors. All metallic equipment, piping and steel reinforcement systems shall be bonded.
6. Piping shall be installed without air entrapping high points, reverse slopes or inverted U shape configurations. All piping shall be installed with a slight slope back to equipment room for winterization and draining purposes.
7. Major pipe re-alignments require approval of fountain engineer. Minor pipe alignments per field conditions are allowed.
8. Pipe trenches shall be excavated to full width and depth required for proper installation. Trench bottom shall provide uniform bearing and support for the entire length of pipe.
9. Horizontal and vertical separation between pipes shall be adequate to perform repairs to installed piping.
10. Provide 12 cover over all piping and compact soils per project specifications.
11. All equipment room and vault piping shall be SCH80 PVC pipe and fittings.
12. All buried discharge piping shall be SCH40 pipe with SCH80 fittings except when directly penetrating foundation walls and footer which shall be SCH80 PVC pipe.
13. All accessible discharge piping shall be SCH40 pipe and fittings.
14. All drainage pipes shall be SCH40.
15. All plastic pipes subject to temperatures over 95 deg. F shall be CPVC.
16. Install drain valves on piping systems located in areas of freezing conditions.
17. Provide thrust blocks at all directional transitions on underground piping.
18. All piping shall be properly supported to eliminate movement during normal operation.
19. Contractor shall be responsible for all excavations and proper shoring of trenches and notifu owner immediately of any hazardous material uncovered.
20. Contractor shall receive written authorization from structural engineer prior to penetrating any existing structural wall.
21. Waterstops shall be used at all concrete penetrations and sleeves.
22. All stainless steel used in contact with water feature water shall be type 316 unless noted otherwise.
23. Pipe sizes within the drawing are in nominal inches. All connections with pumps, valves, fittings, nozzles, and other equipment shall be verified for a proper fit prior to final lock down.
24. All pipe to have straight cut ends, beveled and deburred.
25. All pipe glue connections shall be free of concrete, grease and oils. Clean if necessary with PVC cleaner or replace part.
26. Use primer on PVC pipe before glue. Apply glue evenly and heavy to both surfaces and press both parts together so that the pipe makes contact to the internal stop in fitting.
27. Wipe glue connection clean with cloth and clean up all spills.

PLUMBING UTILITIES

P1 WATER SERVICE - Interactive Play Deck Fountain

1 Domestic water service with RPZ backflow preventer connected to fountain contractor supplied refill manifold. BY SITE PLUMBER

P2 DRAIN - Water Weir w/ bench Fountain

1 Domestic water service with RPZ backflow preventer connected to fountain contractor supplied refill manifold. BY SITE PLUMBER

PUMP ROOM BUILDOUT

GENERAL CONTRACTOR is responsible for complete buildout of equipment room space including partition walls, concrete housekeeping pads, access doors, adequate overhead lighting, convenience outlets, ventilation, stairs, railings, insulation, sprinklers and sump pumps in addition to plumbing and electrical services outlined above.

NOTE: ALL PIPING & CONDUIT LINES ARE SHOWN FOR CLARITY & ARE TO BE USED AS REFERENCE ONLY. ACTUAL PIPING LAYOUT MAY DIFFER FROM DRAWINGS.

ELECTRICAL NOTES

1. Underwater electrical equipment can cause fatal electrical shock if not properly installed. The installation must be completed in accordance with the National Electrical Code, sec680, Local electrical codes and in accordance with OSHA regulations.
2. Installation shall be done by a qualified electrical contractor familiar with fountain and swimming pool construction practices.
3. Fountain control panels shall bear the UL508 listed assembly marking and be purpose built for each fountain application including disconnects and ground fault interrupters where required.
4. A clear space of 36 in front of the panel must be maintained for NEC clearance to service the panel.
5. All fountain electrical equipment shall be installed per NEC code article 680.
6. Submersible junction boxes must be mounted on NPT threaded connections. An approved potting compound provided by Kusser must be used to fill the junction box after wire connections are made and tested to prevent moisture entry into the conduit or affecting operation of the lights.
7. All conduits exposed to moisture must be of non-corrosive PVC type.
8. All electrical equipment and components shall be UL listed or equivalent agency listing.

ELECTRICAL UTILITIES

E1 MAIN POWER SUPPLY- Splash Pad Fountain

75 Amp, 120/208 volt, 3 phase to fountain control panel. Fountain panel includes a disconnect and 75 amp main 3 pole breaker. Main power to panel is a single point connection. BY SITE ELECTRICIAN

EQUIPMENT LIST

ITEM NO.	QTY	DESCRIPTION
1A	19	**NICHED SEQUENCE NOZZLES w/ RGB LED Light** Kusser Custom Flush mounted sequencing nozzle, includes waterjet stainless deck plate and integral RGBW LED light and custom niche. Includes 1" inlet and 3" drain connection. To be custom fabricated with a granite deck plate by Kusser.
1B	19	**NOZZLE - EFFECT JET** Designed for simple vertical column of clear water. Ideal as a focal point.
1C	19	**DISPLAY NOZZLE FRAME SUPPORT SYSTEM**
2A	1	**COLLECTOR TANK (by site GC)** 84" x 84" x 78" Fiberglass Collector Tank with Lid. 1400 Gallon.
2B	1	**COLLECTOR TANK ITEMS & FILTRATION FITTINGS**
3A	1	**CHEMICAL CONTAINER** 15 Gallon Gemini Double Wall Containment Tanks - HD
3B	1	**CHEMICAL TANK ASSEMBLY & FITTINGS**
3C	1	**CHEMICAL SYSTEM (CAT 4000)** Automatic Chemical Controller with Flow Cell and sensign that electronically senses and controls pH and sanitizer balance. Automatic chemical controller shall contain ORP electrode, pH electrode, flow cell, and the ability to control a solenoid valve and chemical feed pump (120V components) to release chemicals as needed to balance water. Automatic chemical controller shall have digital readout of the ORP and pH and also ORP and pH level adjustment capabilities
3D	2	**CHEMICAL PUMPS (Stenner)** Chemical Pump with 15 gallon chemical solution tank
4A	3	**FEATURE PUMP** KGE-030XF Feature Pump. High performance full rated energy efficient model with glass reinforced housing and integral basket strainer with cam and ramp lid. Construction shall be glass filled thermoplastic with 2.5" & 3" connections. Pump shall be self priming and UL and NSF listed. 3 HP, 3450 RPM, 208/230 volt, single phase rated. 180gpm @ 42ft.
4B	3	**INLINE "Y" STRAINERS**
4C	3	**FEATURE PUMP MANIFOLDS**
4D	3	**PUMP SKIDS**
5A	1	**FILTER PUMP** KGE-030 Filter Pump. High performance full rated energy efficient model with glass reinforced housing and integral basket strainer with cam and ramp lid. Construction shall be glass filled thermoplastic with 2" NPT connections. Pump shall be self priming and UL and NSF listed. 125 GPM @ 75' TDH, 3 HP, 208V, 3 Phase.
5B	1	**MANIFOLD**
5C	1	**FILTRATION CARTRIDGE FILTER** PENTAIR / CCP-420 CCP-420 Cleon & Clear Plus Cartridge gee Filter 420 SQFT - chemical resistant tank, careless cartridge, 2" union inlet and outlet and 1" drain connection. NSF certified. Maximum flow rate: 150 GPM.
5D	1	**FILTRATION PUMP MANIFOLD**
5E	1	**UV SANITATION SYSTEM DELTA / ELP38 HO** 50 psi PVC vessel with 3" flanged connections, (3) 87 watt, 16,000-hour, low- pressure lamps de liver 60mJ at 116 GPM. NSF 50 certified.
5F	1	**UV MANIFOLD**
5G	1	**PUMP SKIDS**
7A	1	**FOUNTAIN CONTROL PANEL** CUSTOM FABRICATED UL LISTED. EQUAL TO THAT WHICH IS SPECIFIED.
7B	1	**FOUNTAIN CONTOL PANEL PROGRAMMING & STARTUP**
7C	1	**WINDCONTROL PANEL - 1 ANEMOMETER**
8A	1	**WATER LEVEL CONTROL** KLC-100 Deck Mounted Level Sensor with 3 probe for Quick Fill, Safe off and Maximum Levels. Top access facilities final float adjustment. Low voltage for safety. Made of cast bronze, brass, copper and stainless steel.
8B	1	**REFILL MANIFOLD ASSEMBLY** KRM-100 Manifold Assembly. This assembly includes; 1" 120 volt solenoid valve, 1" refill bypass valve, 1" Watts backflow preventer, air relief valve, 1 pressure gauge, a 1" pressure reducing valve, isolation valves at entry & return of unit, and a 3/4" hose bib. Unit is fabricated from type "K" copper construction with bronze valves and stainless steel hardware. also includes a 1/2" drain valves for winterizing.

SPLASH PAD LIGHT SCHEDULE

ITEM	QTY	PART	DESCRIPTION
1	19	LED187	CRYSTAL NICHED COMBINATION NOZZLE/LIGHT ASSEMBLY, RGB, 12 VDC

SPLASH PAD PUMP SCHEDULE

ITEM	QTY	PART	DESCRIPTION
1	1	DISPLAY PUMP DP-1	Pentair Whisperflo XFK-12, 125 GPM @ 75' TDH 3 HP, 208V, 3 Phase
2	1	DISPLAY PUMP DP-2	Pentair Whisperflo XFK-12, 125 GPM @ 75' TDH 3 HP, 208V, 3 Phase
3	1	DISPLAY PUMP DP-3	Pentair Whisperflo XFK-12, 125 GPM @ 75' TDH 3 HP, 208V, 3 Phase
4	1	FILTER PUMP FP-1	Pentair Whisperflo WFE-3, 75 GPM @ 60' TDH 1 HP, 208V, Single Phase

GRANITE SCHEDULE

ITEM	WEIGHT	PART	DESCRIPTION
1	X,XXX	INTERACTIVE	Kusser Graniteworks Furstensteiner Granite Pavers. Flamed top.



KUSSER Fountainworks

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
04.02.2019
LANDSCAPE ARCHITECT

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SITE PLAN 3RD SUBM.	11.02.18
SITE PLAN 4TH SUBM.	02.04.19
SITE PLAN 5TH SUBM.	04.02.19

GENERAL NOTES

NORTH

SCALE: AS NOTED

0 0 0 0

PROJECT NO: #3983

DATE: 04.02.2019

17.80

SITE PLAN

NOTE: THRUST BLOCKS REQ'C AT ALL ELBOWS & TEES FOR PRESSURE PIPING

NOTE: THRUST BLOCKS REQ'C AT ALL ELBOWS & TEES FOR PRESSURE PIPING

NICHED FLOOR JETS

ZONE 1 | ZONE 2 | ZONE 3 | ZONE 4 | ZONE 5 | ZONE 6 | ZONE 7 | ZONE 8 | ZONE 9 | ZONE 10 | ZONE 11 | ZONE 12

3/4"CONDUITS TYPICAL

SLOPE AT 1% TO COLLECTOR TANK

SUPPLY PIPE TO NOZZLES

DRAINAGE PIPE FROM NOZZLES

NOTE: SITE CONTRACTOR TO PROVIDE FLOOR DRAINS, LIGHTING AND VENTILATION IN FOUNTAIN MECHANICAL ROOM WITHIN BUILDING.

TO FOUNTAIN CONTROL SYSTEM
LOCATED IN MECHANICAL ROOM

TOTAL FLOW 304 GPM @ 45TDH

(2)CHEMICAL STORAGE TANKS

FOUNTAIN EQUIPMENT ROOM

COLLECTOR TANK

1" BYPASS

TO AUTOFILL

REFILL MANIFOLD

FILL

1"SLEEVE

1"SLEEVE

OVERFLOW STANDPIPE

SENSOR

INCOMING 1" FRESH WATER REFILL WITH APPROVED PRESSURE REDUCING BACKFLOW PREVENTER 50PSI MAX. (BY OTHERS)

ELECTRICAL PANEL

112@45

96@45

96@45

ZONE 13 | ZONE 14 | ZONE 15 | ZONE 16 | ZONE 17 | ZONE 18 | ZONE 19

NICHED FLOOR JETS

NOTE:
FINAL CONNECTION BY OTHERS
G
H
J
L
F
INCOMING POWER

NOTE: ALL PIPING AND FITTINGS TO BE SCHD 40 PVC. ALL LINES TO HAVE WINTERIZATION VALVES.

NOTE: SITE CONTRACTOR MUST PROVIDE AIR GAP IN MANHOLE FOR PRESSURE PIPES DRAIN

INCOMING POWER (BY OTHERS) 208 VOLT, 3 PH, 75 AMPS (to be verified)

NOTE:
SITE ELECTRICIAN TO PROVIDE REQUIRED CONDUIT CONNECTION SIZE TO KUSSER @ MECH. RM TO FEED PANEL.

DRAINAGE PIPES TO BE STUBBED OUT 5' FROM EQUIPMENT AREA BY FOUNTAIN CONTRACTOR; PLUMBING CONTRACTOR TO CONNECT TO WASTE

Hydraulic Schematic

NOTE: ALL PIPING & CONDUIT LINES ARE SHOWN FOR CLARITY & ARE TO BE USED AS REFERENCE ONLY. ACTUAL PIPING LAYOUT MAY DIFFER FROM DRAWINGS.

KUSSER Fountainworks

SYMBOL LEGEND

- ACTUATOR VALVE - AV
- BUTTERFLY VALVE - BFV
- GATE VALVE
- BALL VALVE - BV
- CHECK VALVE
- SOLENOID VALVE
- WATER FLOW DIRECTION
- FILTRATION PUMP
- SUMP PUMP
- SUBMERSIBLE LIGHT
- JUNCTION BOX
- JUNCTION BOX
- VACUUM
- SKIMMER
- SUCTION SUMP
- EYEBALL RETURN
- FLOOR DRAIN
- OVERFLOW STANDPIPE
- Exhaust Blower
- Utility Outlet
- Utility Light
- Vent line & cap
- DIVERTER PLATE
- CENTRIFUGAL PUMP HORIZONTAL INTAKE

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HYDRAULIC SCHEMATIC

NORTH

SCALE: AS NOTED

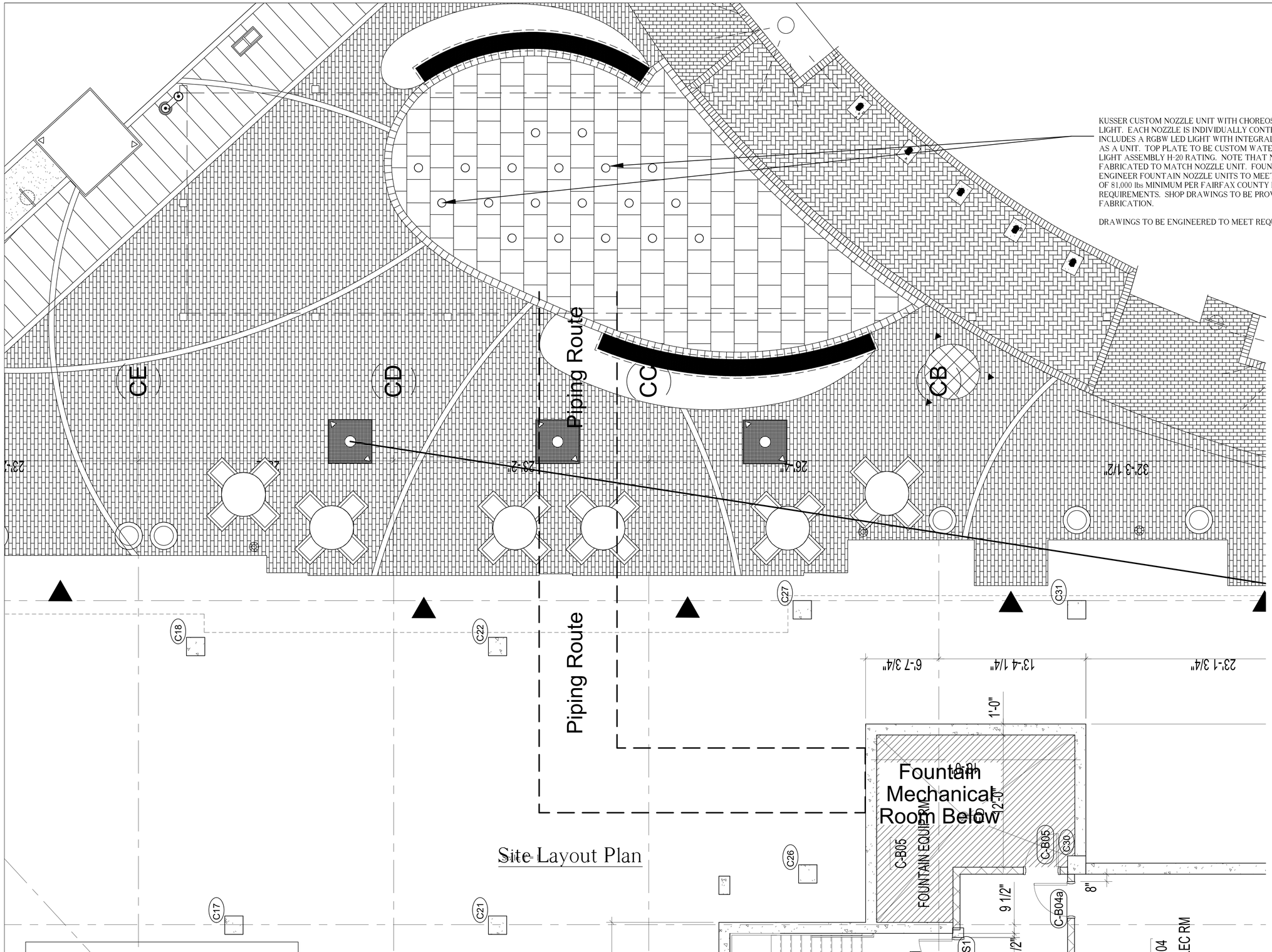
0 0 0 0

PROJECT NO: #3983

DATE: 04.02.2019

17.81

SITE PLAN



Site Layout Plan

KUSSER CUSTOM NOZZLE UNIT WITH CHOREOSWITCH AND RGBW LIGHT. EACH NOZZLE IS INDIVIDUALLY CONTROLLED AND INCLUDES A RGBW LED LIGHT WITH INTEGRAL DRAIN / GRANITE AS A UNIT. TOP PLATE TO BE CUSTOM WATER JET FOR NOZZLE & LIGHT ASSEMBLY H-20 RATING. NOTE THAT NICHE IS CUSTOM FABRICATED TO MATCH NOZZLE UNIT. FOUNTAIN INSTALLER TO ENGINEER FOUNTAIN NOZZLE UNITS TO MEET A LOAD RATING OF 81,000 lbs MINIMUM PER FAIRFAX COUNTY FIRE DEPARTMENT REQUIREMENTS. SHOP DRAWINGS TO BE PROVIDED PRIOR TO FABRICATION.

DRAWINGS TO BE ENGINEERED TO MEET REQUIREMENTS.

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KUSSER Fountainworks

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FOUNTAIN LAYOUT PLAN

NORTH

SCALE: AS NOTED

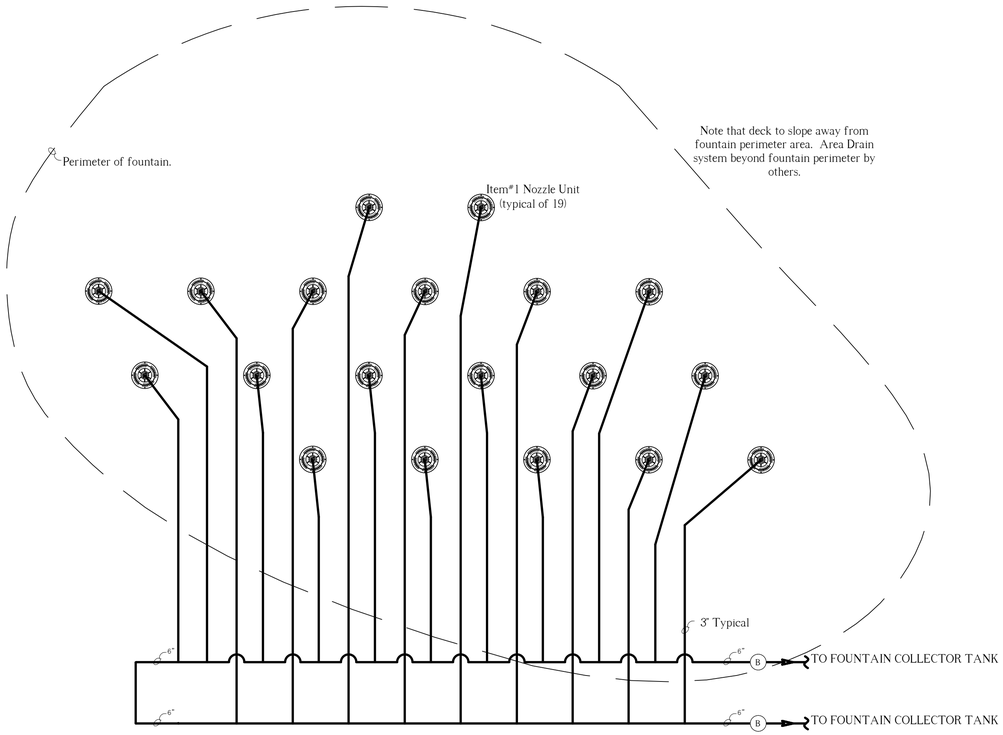
0 0 0 0

PROJECT NO: #3983

DATE: 04.02.2019

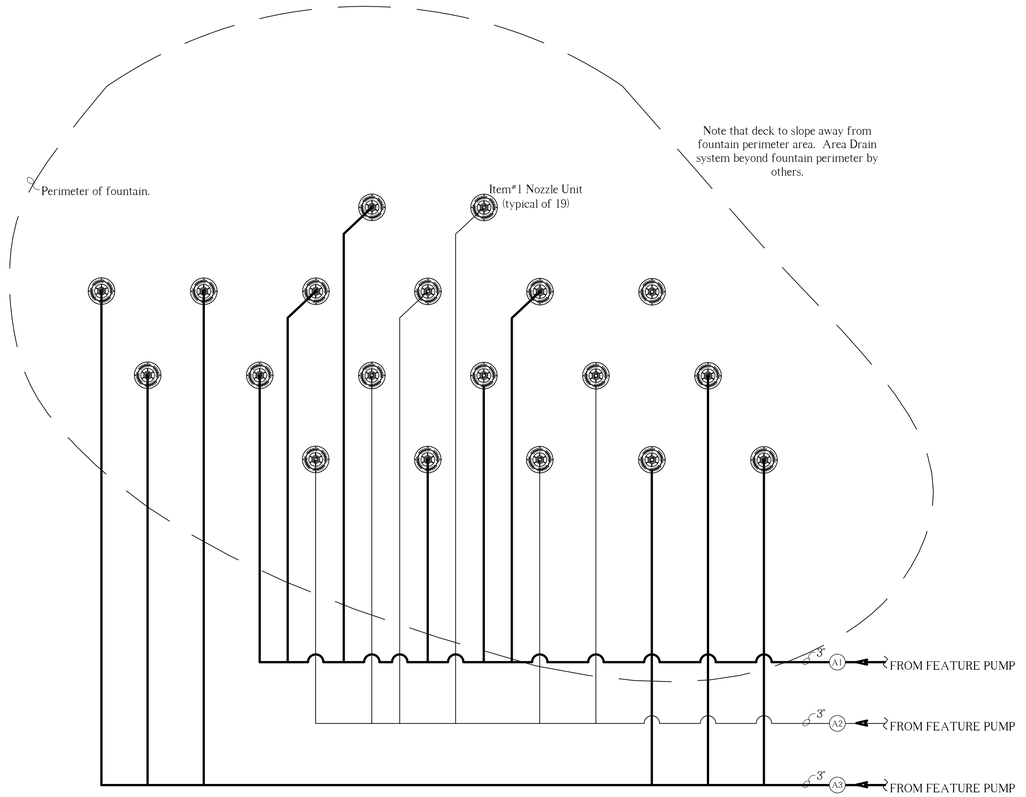
17.82

SITE PLAN



Gravity Drain Piping Plan

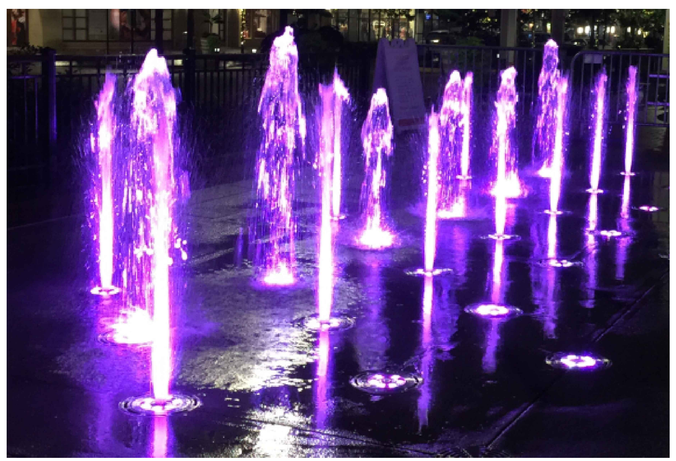
Scale: 3/8" = 1'



Nozzle Supply Piping Plan

Scale: 3/8" = 1'





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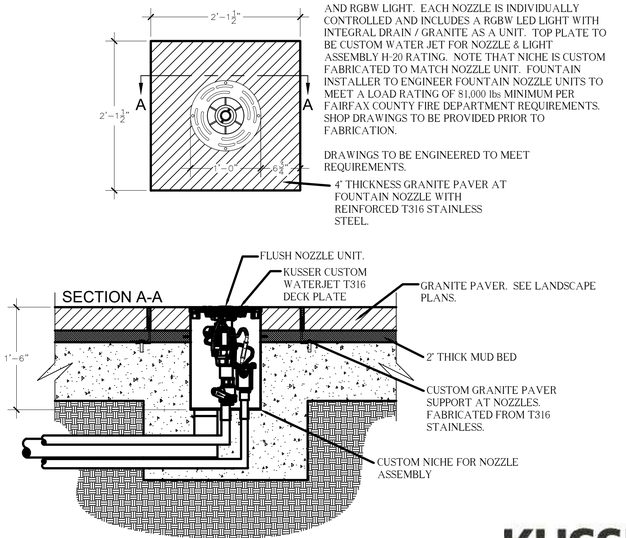

Typical Nozzle / Light Detail

Scale: 1" = 1'

KUSSER Fountainworks

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PIPING LAYOUT PLANS

NORTH

SCALE: AS NOTED

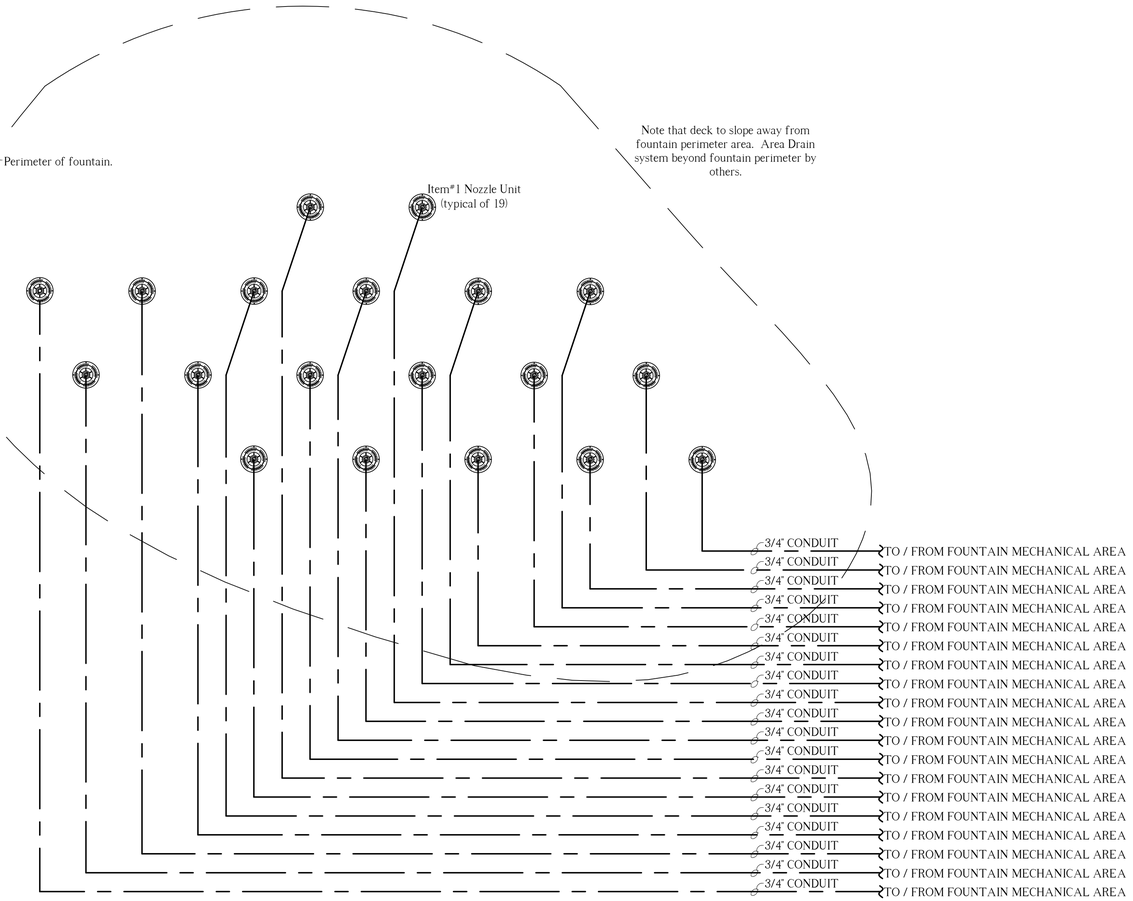
0 0 0 0

PROJECT NO: #3983

DATE: 04.02.2019

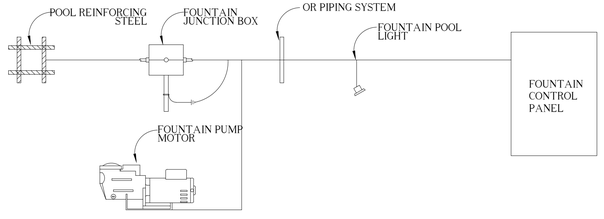
17.83

SITE PLAN



Conduit Layout Plan

Scale: 3/8" = 1'

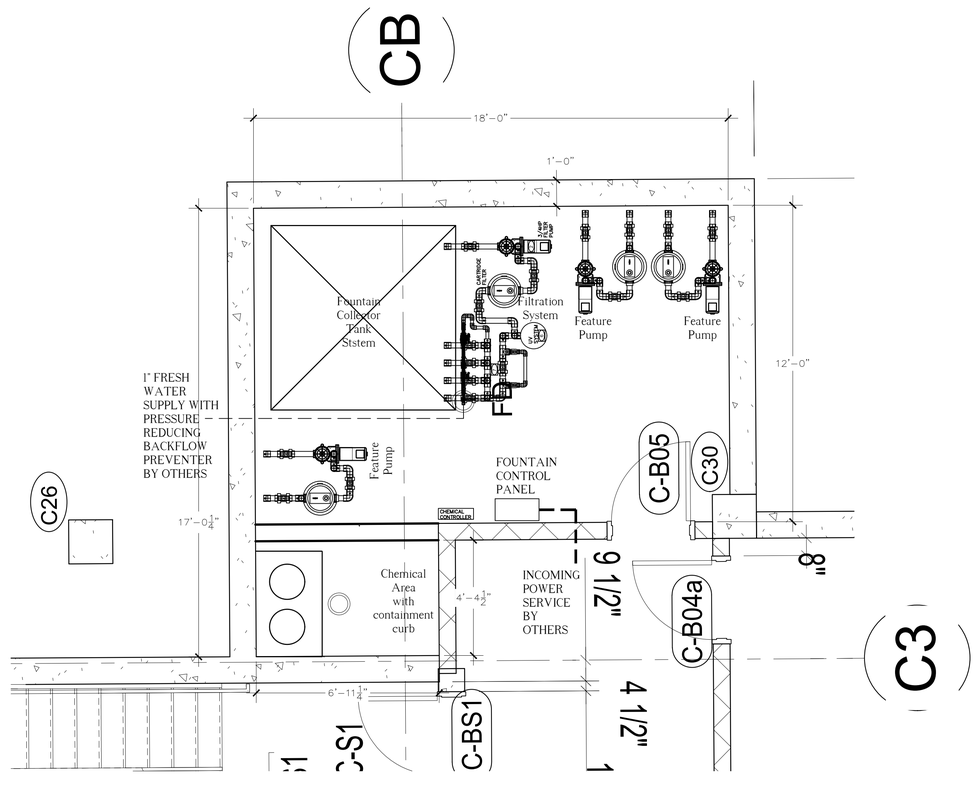


1. ALL METAL PARTS WITHIN 5 FEET OF THE INSIDE WALLS OF FOUNTAIN AND ALL METAL PARTS OF ASSOCIATED ELECTRICAL EQUIPMENT MUST BE BONDED TOGETHER PER NEC 680.

2. ALL BONDING CONDUCTORS SHALL BE #8 SOILD COPPER.

3. ALL BONDING SHALL BE CONTINUOUS WITHOUT SPLICES ALL CONNECTIONS SHALL BE MADE BY EXOTHERMIC WELD OR FITTING APPROVED FOR SUCH USE IN FOUNTAINS AND POOLS.

NOTE: ALL PIPING & CONDUIT LINES ARE SHOWN FOR CLARITY & ARE TO BE USED AS REFERENCE ONLY. ACTUAL PIPING LAYOUT MAY DIFFER FROM DRAWINGS.



Mechanical Room Layout Plan

Scale: 3/8" = 1'

GENERAL ELECTRICAL NOTES:

1. THE INSTALLATION OF ELECTRICAL EQUIPMENT AND WIRING IN WATER CAN EXTREME HAZARDS. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTACTOR TO CONSULT & COMPLY WITH ALL ELECTRICAL CODES AND SAFETY REGULATIONS PRIOR TO INSTALLATION OF ELECTRICAL EQUIPMENT. (SEE BONDING SCHEMATIC BELOW).

2. IT IS THE INSTALLING CONTRACTORS RESPONSIBILITY TO VERIFY ALL FIELD DIMENSIONS CRITICAL TO FOUNTAIN EQUIPMENT INSTALLATION AND PERFORMANCE AND REPORT AND DISCREPANCIES IN WRITING TO LANDSCAPE ARCHITECT.

3. IT IS INSTALLING CONTRACTORS RESPONSIBILITY TO INSURED THAT ALL ELECTRICAL IS INSTALLED AND WIRED BY A QUALIFIED LICENSED ELECTRICIAN IN ACCORDANCE WITH ALL PROVISIONS OF NEC ARTICLE 680, AND LOCAL SAFETY CODES AND REGULATIONS.

4.SUBMERSIBLE LIGHTING FIXTURES MUST BE INSTALLED WITH THE TOP OF THE FIXTURE LENS BELOW THE NORMAL WATER LEVEL AND MUST HAVE THE LENS ADEQUATELY GUARDED TO PREVENT CONTACT BY ANY PERSON.

5. MAXIMUN LENGTH OF EXPOSED CORD IN FOUNTAIN IS LIMITED TO 10'. NO ADDITIONAL CORD OR SPLICES OTHER THAT THOSE MADE IN A WATER-TIGHT JUNCTION BOX, ARE TO BE MADE IN THE POOL.

6. UNDERWATER JUNCTION BOXES MUST BE FILLED WITH AN APPROVED POTTING COMPOUND PRIOR TO FILLING POOL AND AFTER ALL CIRCUITS HAVE BEEN CHECKED TO PREVENT THE ENTRY OF MOISTURE, AND BE FIRMLY ATTACHED TO SUPPORTS OR DIRECTLY TO THE FOUNTAIN SURFACE AND BONDED AS REQUIRED.

7. ALL ELECTRICAL EQUIPMENT MUST BE PROPERLY BONDED AND GROUNDED.

8. PULL CORRECT QUANTITY AND SIZE WIRES WITH SEPARATE GROUND INTO JUNCTION BOX, MAKE ALL SPLICES AND CONNECTIONS TIGHT AND WELL INSULATED. CONNECT GROUND WIRE TO GROUND LUG ON JUNCTION BOX.

9. INSERT EACH SUBMERSIBLE CORD THROUGH THE CORD SEALS PROVIDED ON THE JUNCTION BOX, AND TIGHTEN COMPLETELY.

10. DO NOT OPERATE LIGHTS OR PUMPS MORE THAN 10 SECONDS UNLESS COMPLETELY SUBMERGED OR DAMAGE WILL RESULT AND WARRANTIES WILL BE VOIDED.

11. ALL CONDUCTORS FOR FEEDERS WHICH EXCEED 200 FEET IN LENGTH SHALL BE INCREASED 1 TRADE SIZE AND INCREASED AN ADDITIONAL 1 TRADE SIZE FOR EACH ADDITIONAL 100 FEET OF FEEDER CABLE LENGTH.

KUSSER Fountainworks

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SITE PLAN 3RD SUBM.	11.02.18
SITE PLAN 4TH SUBM.	02.04.19
SITE PLAN 5TH SUBM.	04.02.19

CONDUIT & MECHANICAL RM LAYOUT PLANS

NORTH

SCALE: AS NOTED

0 0 0 0

PROJECT NO: #3983

DATE: 04.02.2019

17.84

SITE PLAN

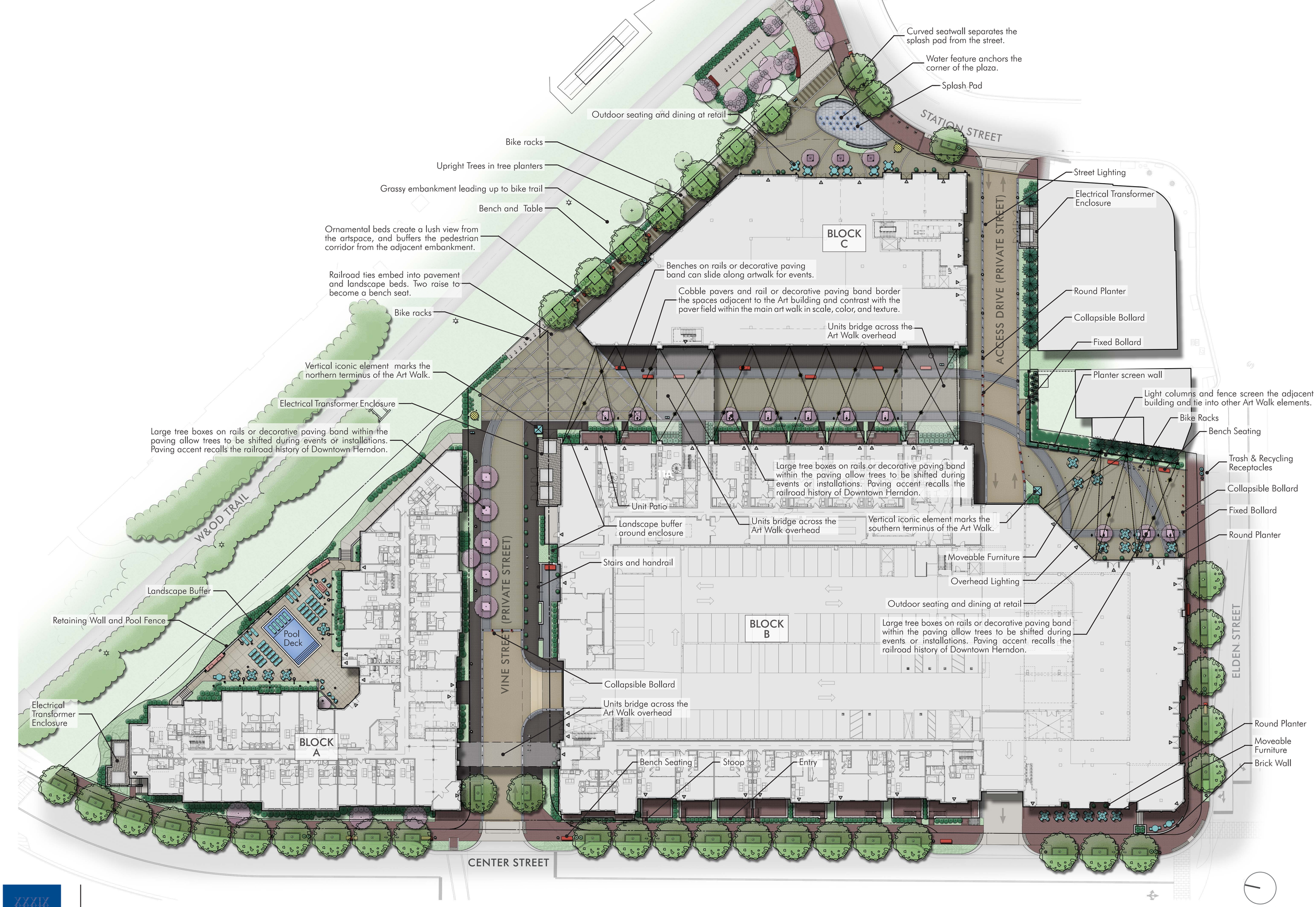
CONCEPT PLAN

Historic Preservation Review Board

DOWNTOWN HERNDON REDEVELOPMENT | Herndon, Virginia

STUDIO39

COMSTOCK



HERNDON DOWNTOWN REDEVELOPMENT, Herndon, Virginia | OVERALL CONCEPT PLAN | HPRB

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HPRB REVIEW AREAS

ARTS COMMITTEE REVIEW AREAS

STATION STREET

BLOCK C

ACCESS DRIVE (PRIVATE STREET)

W&OD TRAIL

VINE STREET (PRIVATE STREET)

BLOCK B

ELDEN STREET

BLOCK A

CENTER STREET

NORTH

scale: 1"=20'-0"

0 10 20 40

HERNDON DOWNTOWN REDEVELOPMENT, Herndon, Virginia | AREAS OF REVIEW | HPRB

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PLAN ENLARGEMENTS

Historic Preservation Review Board

DOWNTOWN HERNDON REDEVELOPMENT | Herndon, Virginia

STUDIO39

COMSTOCK

A



STREET LIGHTING

B



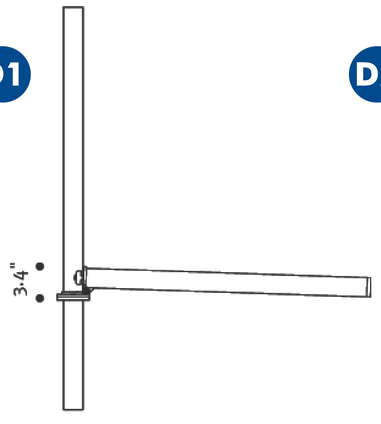
TRANSFORMER ENCLOSURE

C



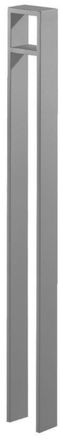
ROUND PLANTERS

D1

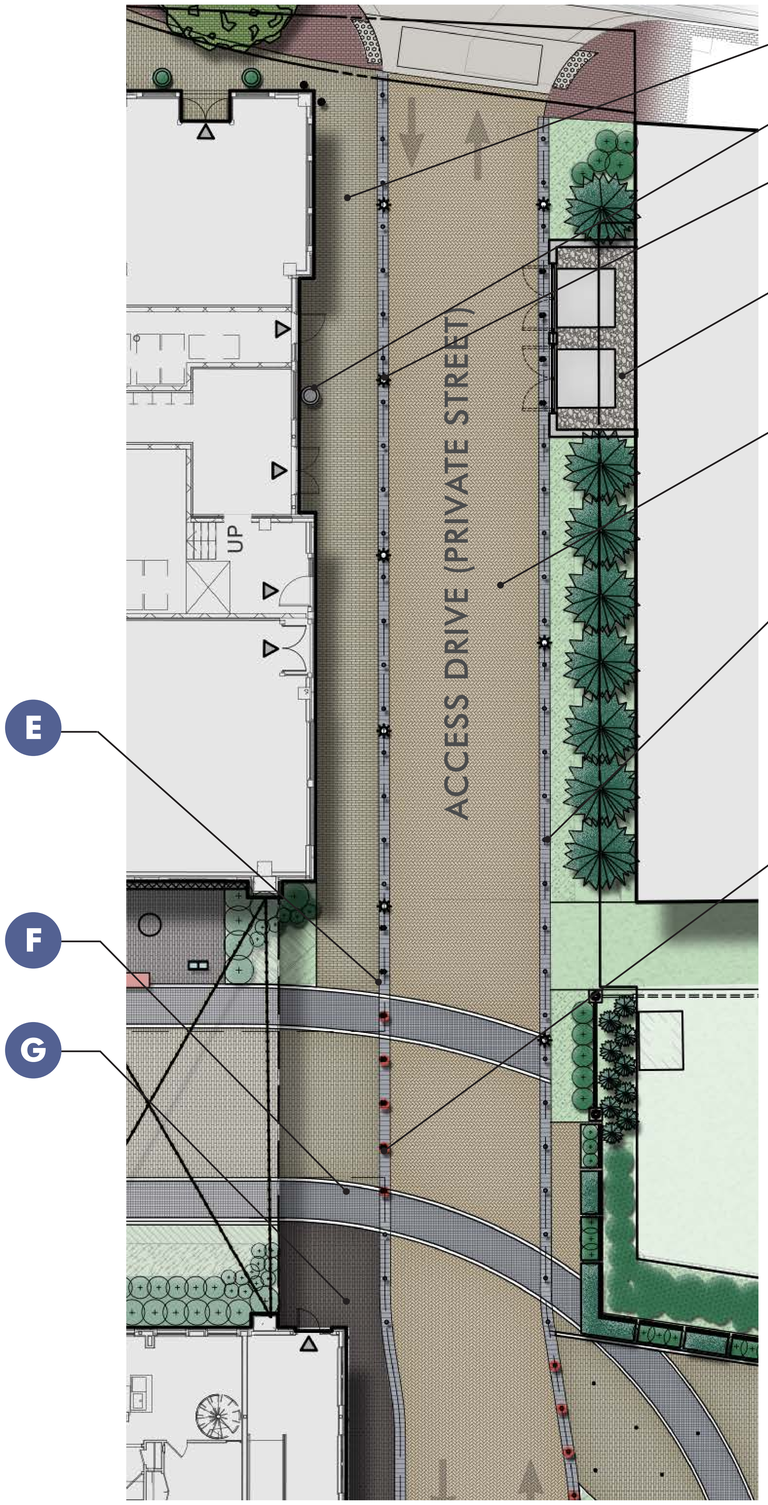


COLLAPSIBLE BOLLARD

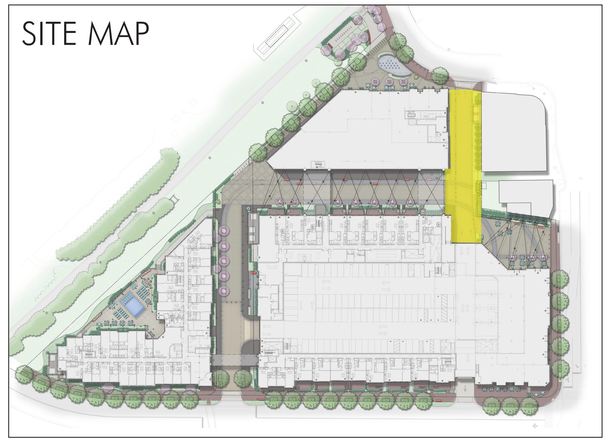
D2



FIXED BOLLARD



SITE MAP



E



F



G



H



I





A

TYPICAL BENCH



B

PLANTER SCREEN WALL



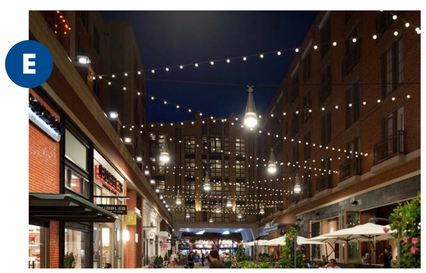
C

LIGHTED SCREEN WALL



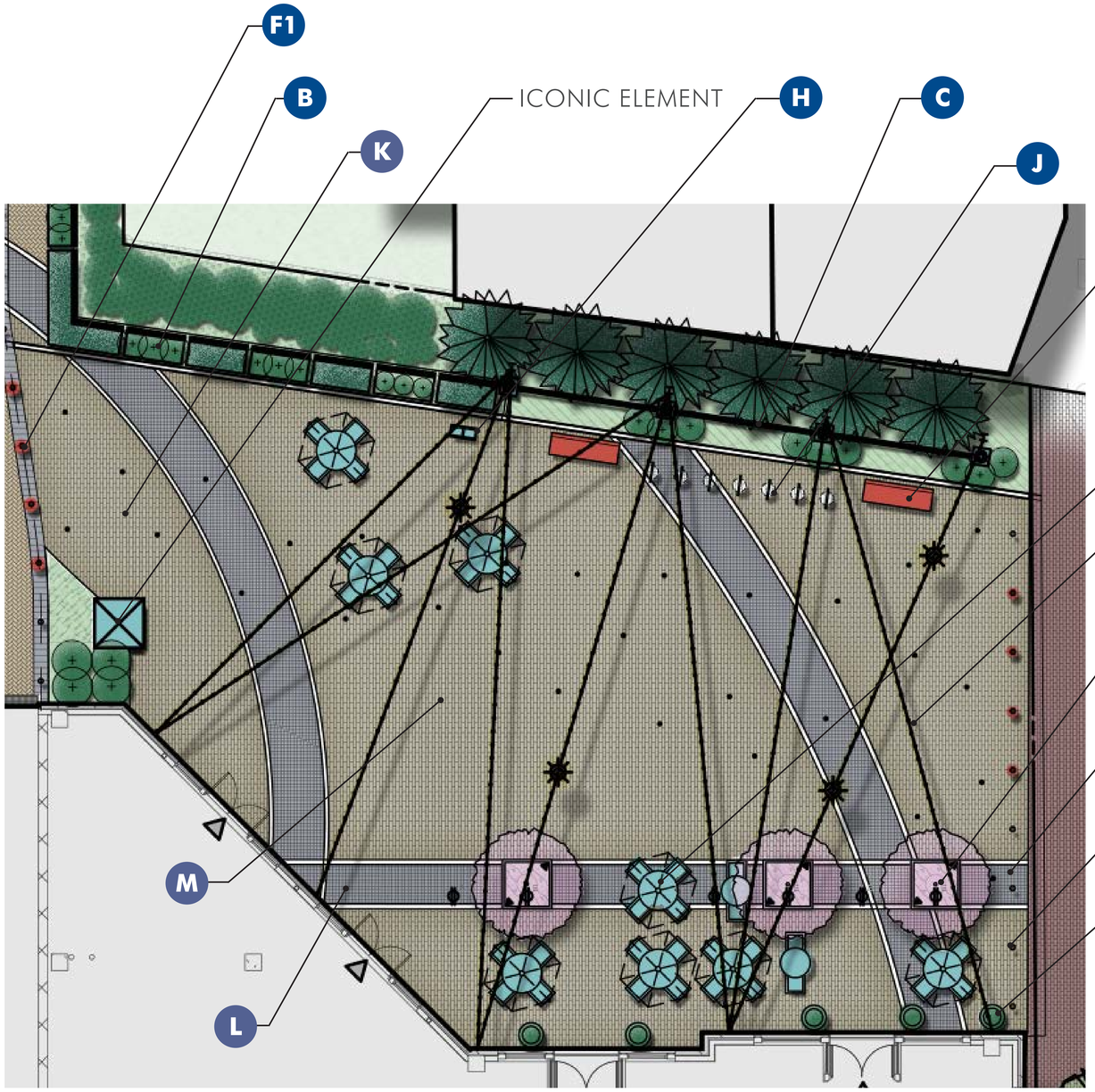
D

MOVABLE PLANTER

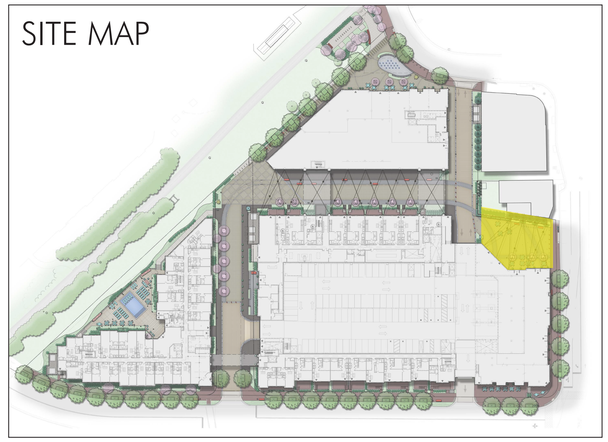


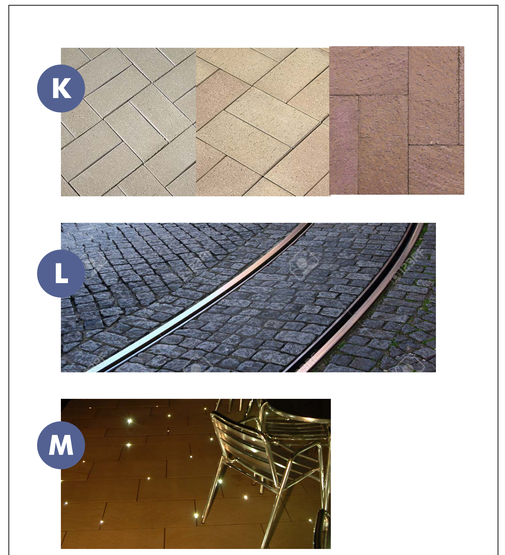
E

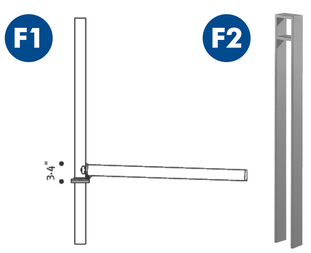
OVERHEAD LIGHTING



SITE MAP







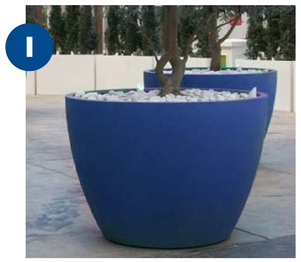
COLLAPSIBLE FIXED



TABLE ENSEMBLE



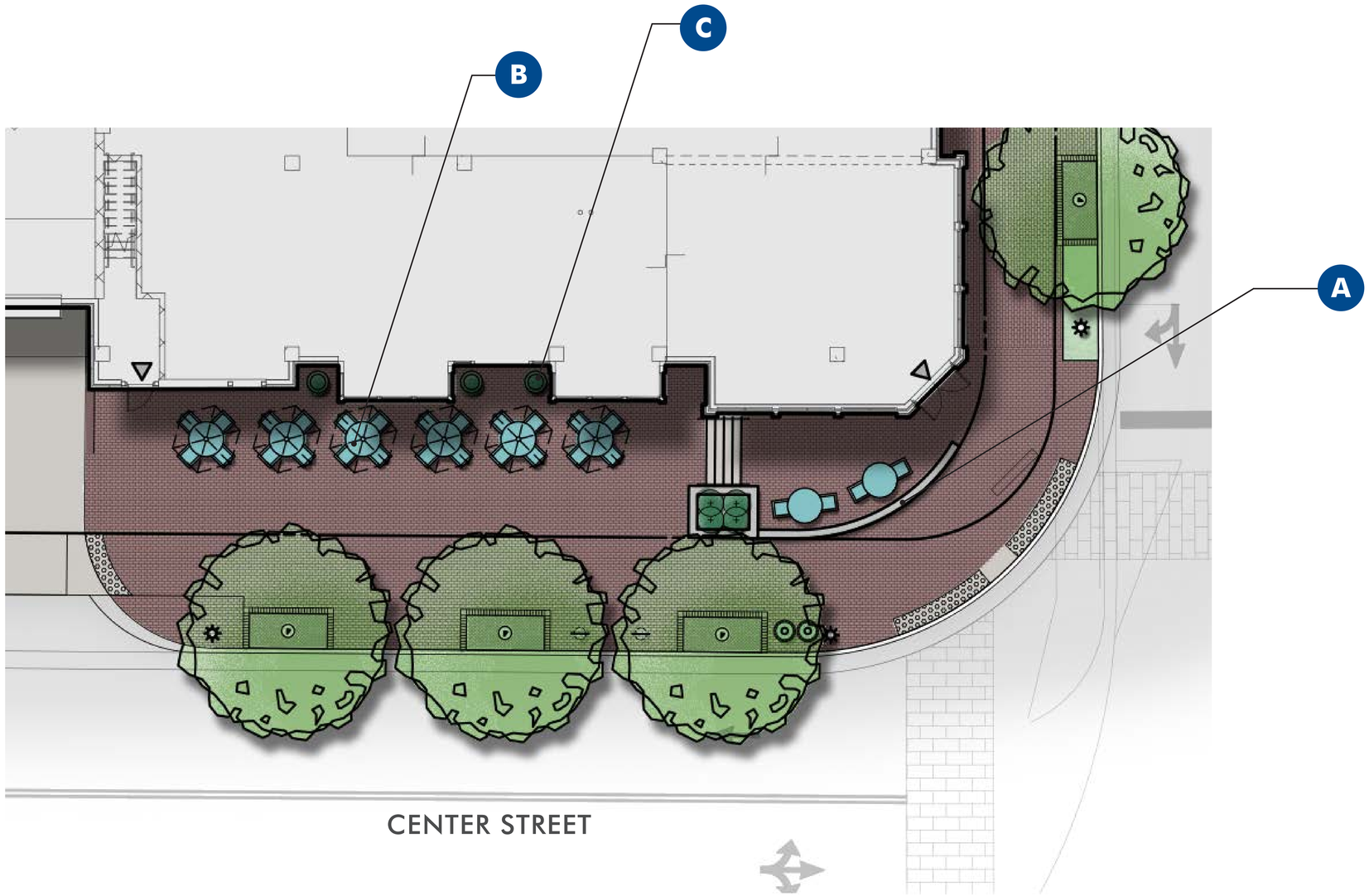
TRASH & RECYCLING RECEPTACLE



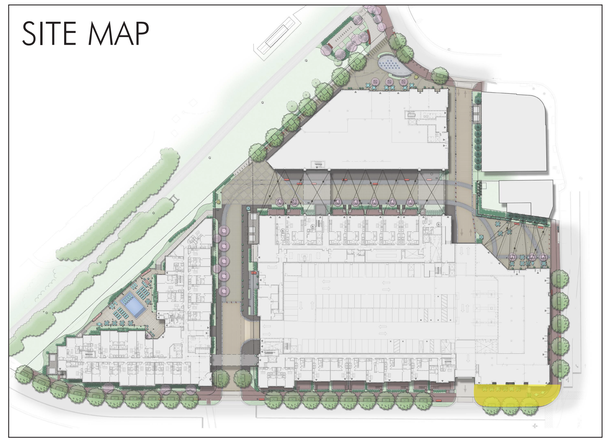
ROUND PLANTERS



BIKE RACKS



SITE MAP



A



WALL

B



TABLE ENSEMBLE

C



ROUND PLANTERS

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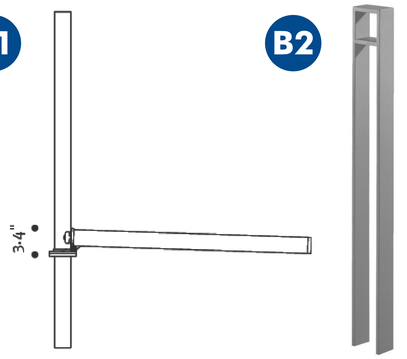
MOVABLE PLANTER



COLLAPSIBLE

FIXED



STREET LIGHTING



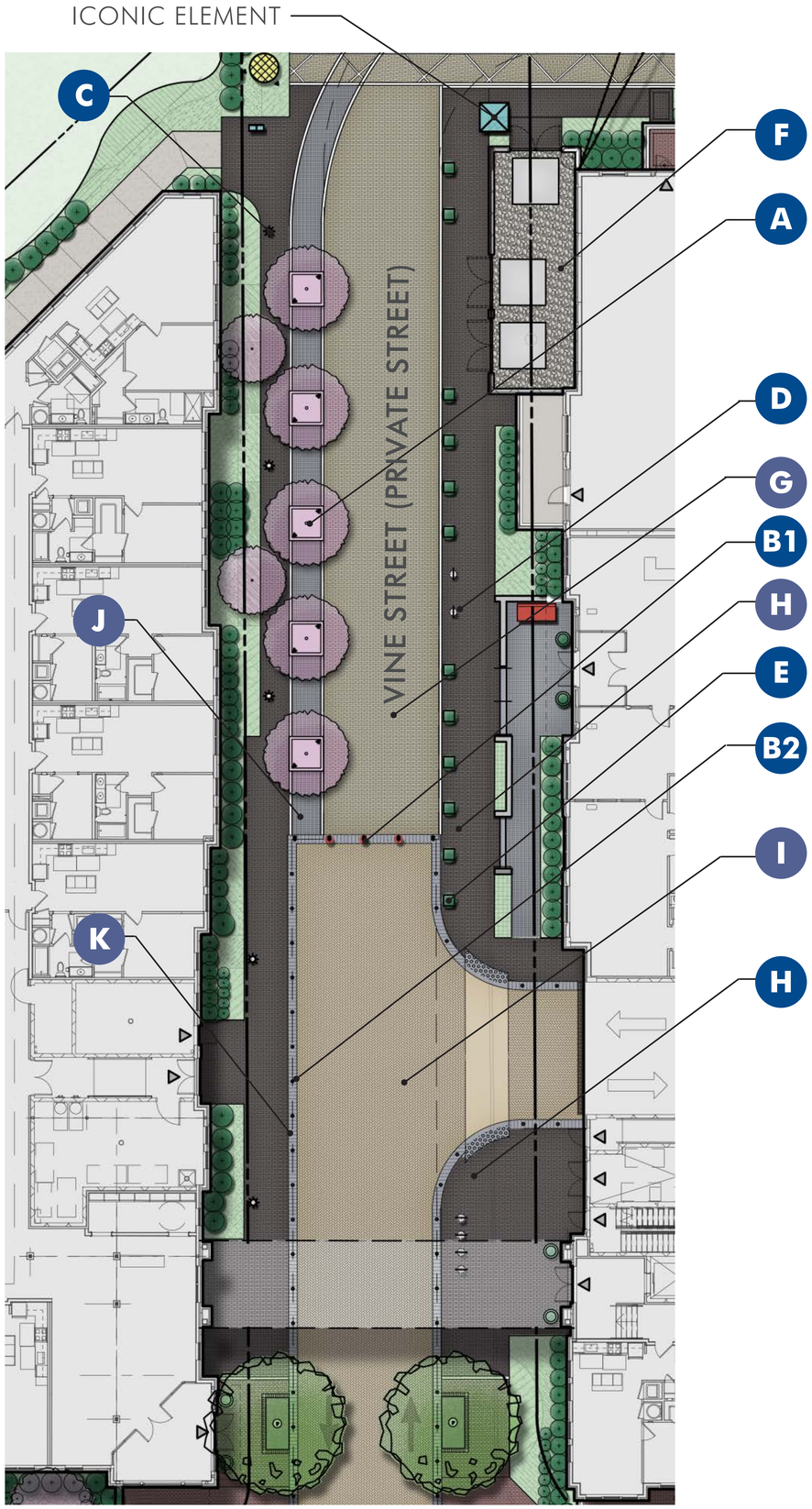
BIKE RACKS



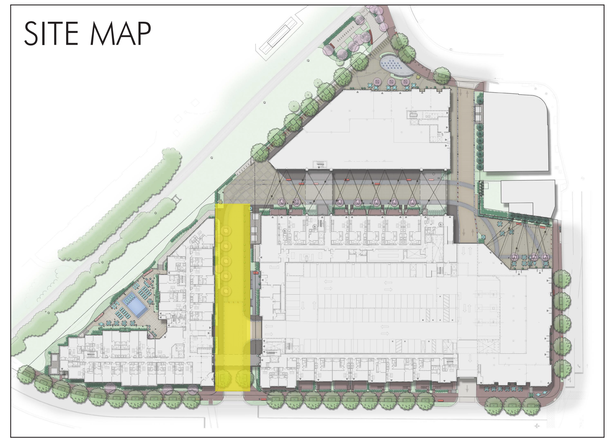
SQUARE PLANTERS

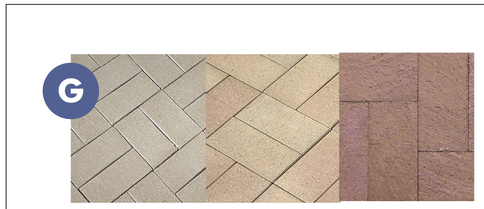


TRANSFORMER ENCLOSURE



SITE MAP





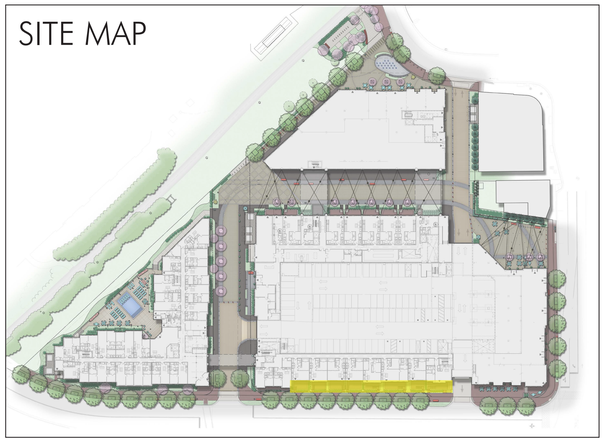
H

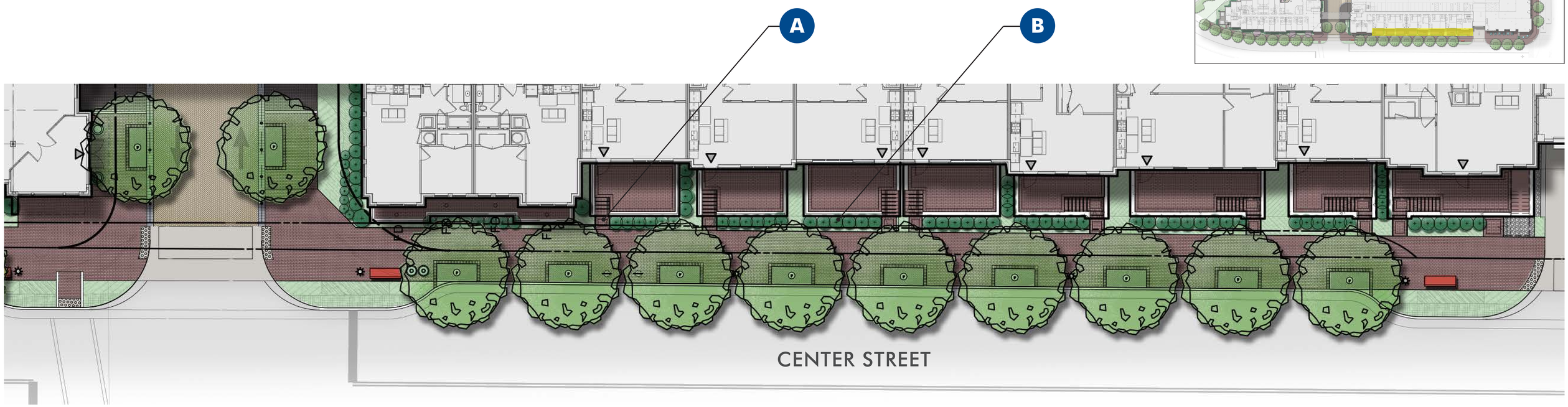


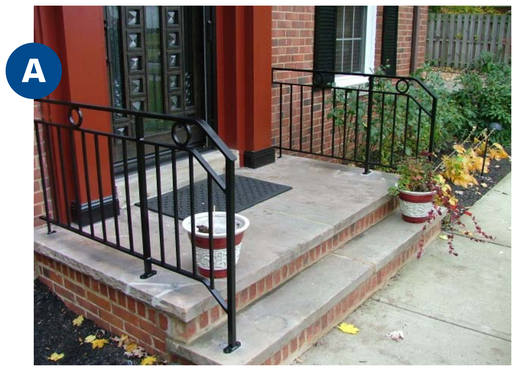




HERNDON DOWNTOWN REDEVELOPMENT, Herndon, Virginia | VINE STREET | HPRB







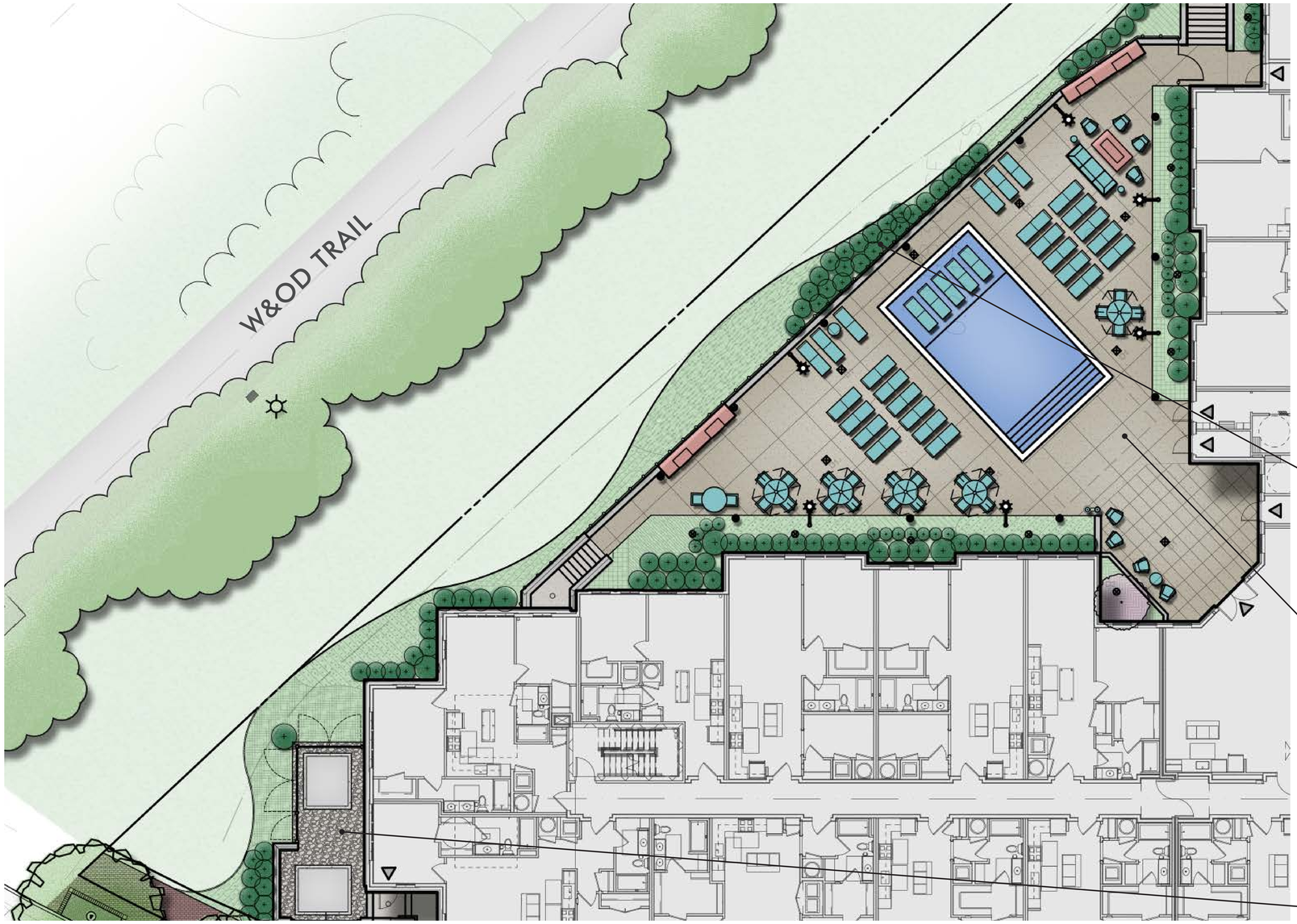
STOOP DESIGN

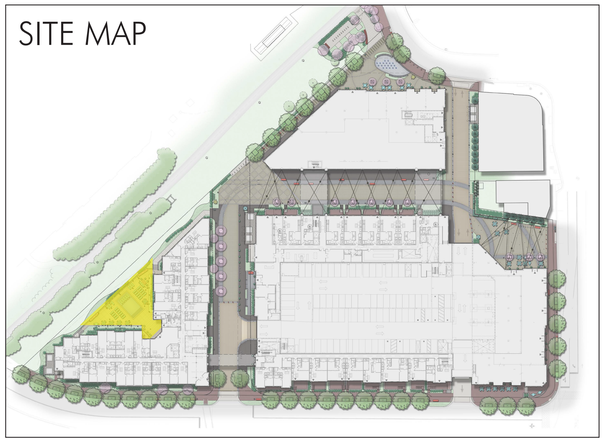


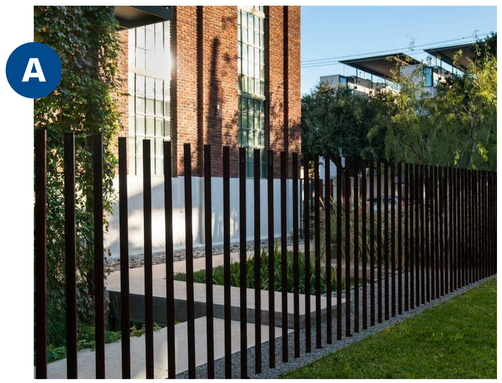
RAILING DESIGN



ENTRY



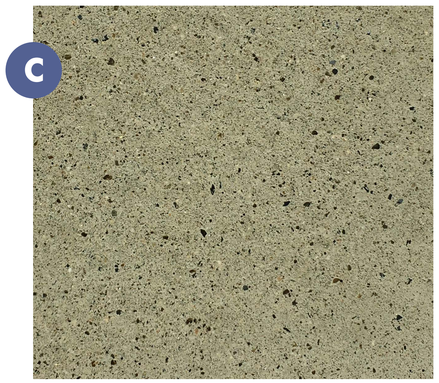




POOL FENCING



TRANSFORMER ENCLOSURE



POOL PAVING

SITE FURNISHINGS & PAVING

Historic Preservation Review Board

DOWNTOWN HERNDON REDEVELOPMENT | Herndon, Virginia

STUDIO39

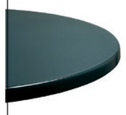
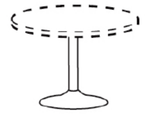
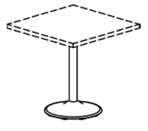
COMSTOCK

CAFE TABLE (PRIVATE)

CATENA TABLE

- LANDSCAPE FORMS
- 42" ROUND
- POWDERCOAT SILVER
- PERFORATED TOP
- UMBRELLA HOLE



CATENA	SUPPORTS	SUPPORTS
Powdercoat	catena surface mount or freestanding	catena surface mount or freestanding
		

CHAIR (PRIVATE)

CHIPMAN CHAIR

- LANDSCAPE FORMS
- COLOR: FLAMBE



	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	arms	22"	24"	33"	20 lb

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PLANTER (ROUND)

DOWNTOWN PLANTER

- TORNESOL SITEWORKS, LLC
- SMALL & MEDIUM
- SAND FINISH



Part. No.	Material	Exterior Size (top x bottom x ht)	Interior Size (top x bottom x ht)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
DCS-3000	GFRC	30" x 18.5" x 32"	26" x 16.5" x 31"	185	6.7	CWC-2100/CWM-1714-2k

PLANTER (SQUARE)

URBAN PLANTER

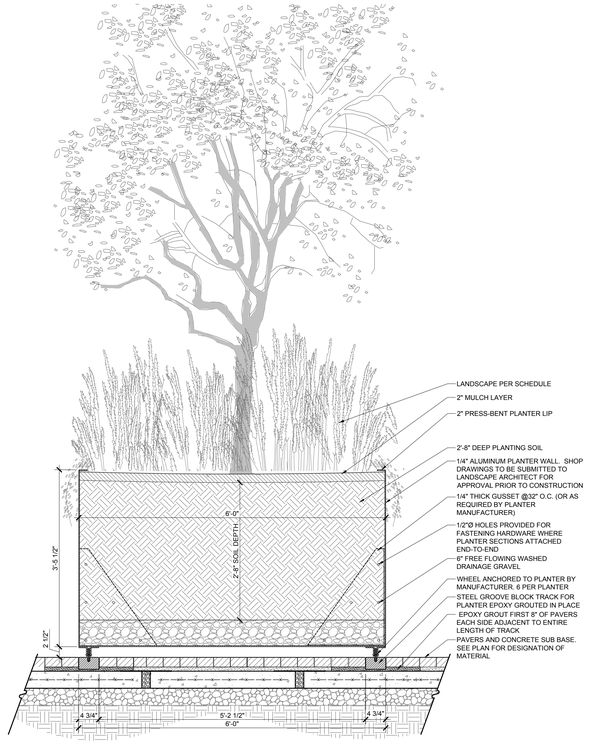
- TOURNESOL SITEWORKS, LLC
- SMALL & MEDIUM
- SAND FINISH



Part. No.	**Material**	**Exterior Size (top x bottom x ht)**	**Interior Size (top x bottom x ht)**	**Weight** (lbs.)	**Soil Volume** (cubic ft.)	**Matching Irrigation**
UCR-3000	GFRC	30" x 24.5" x 32"	26" x 22.5" x 31"	260	12	CWM-R2020-MS

MOVEABLE TREE PLANTER

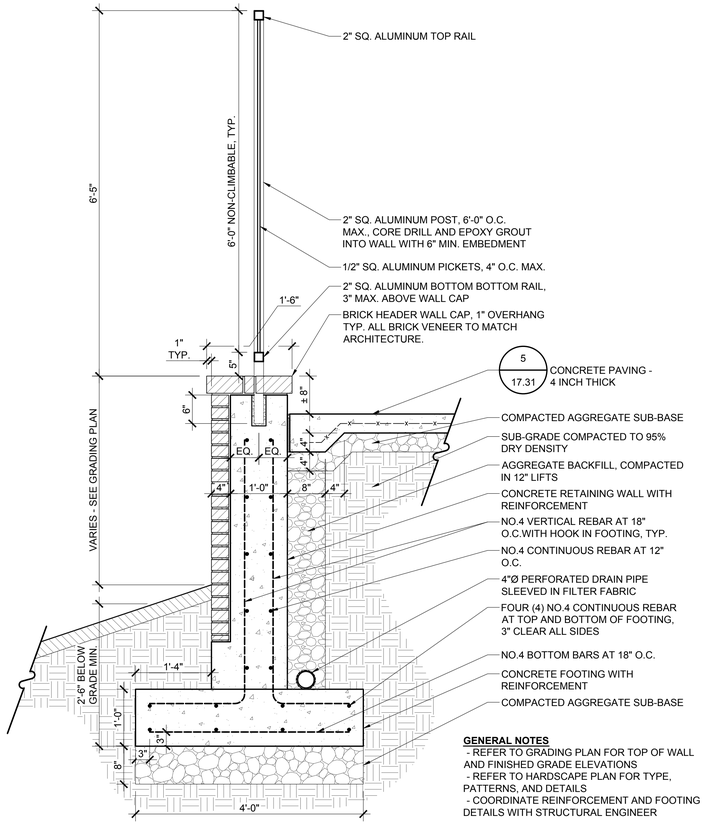




ELECTRICAL TRANSFORMER ENCLOSERS



POOL RETAINING WALL & FENCE



GENERAL NOTES
- REFER TO GRADING PLAN FOR TOP OF WALL AND FINISHED GRADE ELEVATIONS
- REFER TO HARDSCAPE PLAN FOR TYPE, PATTERNS, AND DETAILS
- COORDINATE REINFORCEMENT AND FOOTING DETAILS WITH STRUCTURAL ENGINEER

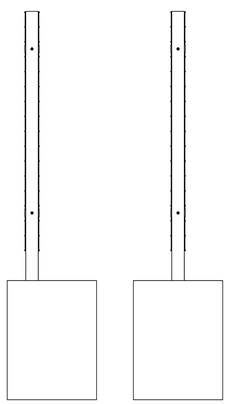


ICE HOUSE SCREEN: MOVEABLE PLANTER BOX & SCREEN PANEL

WILSHIRE PLANTER

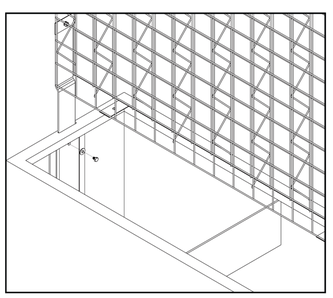
- TOURNESOL SITEWORKS, LLC
- SAND FINISH





Typical offset bracket position

Typical centered bracket position



Wilshire Screen brackets insert through a slot in the planter, and are attached from the inside using stainless steel fasteners (included).

FIXED PIERS & FENCE

SCREEN PANEL

- TOURNESOL SITEWORKS, LLC
- CUSTOM PANEL SIZE AND PATTERN



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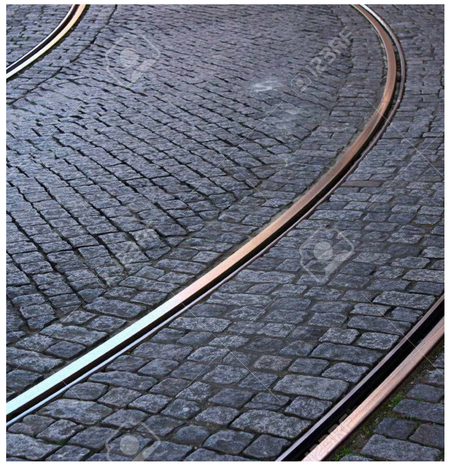
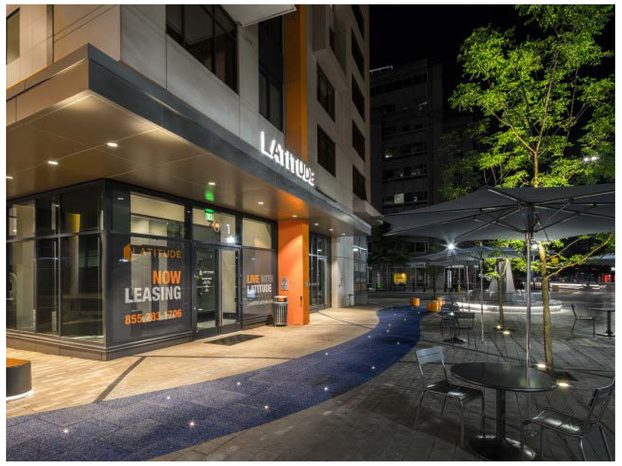
PAVING & TRACKS





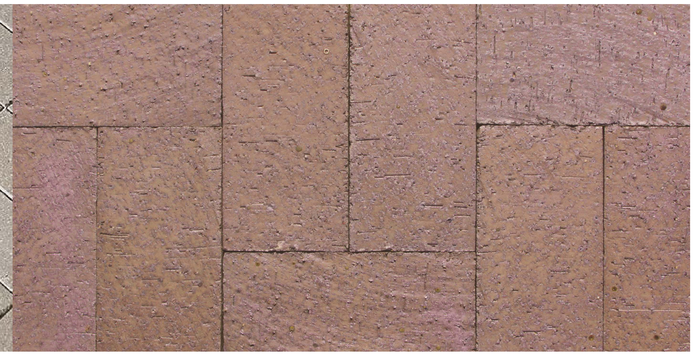
ACCENT LIGHTS FOR ELDEN STREET PLAZA



















WALLS, STEPS & RAILINGS AT RETAIL



WALLS & RAILING AT MULTIFAMILY BUILDING ENTRANCE



WALLS & RAILING AT RESIDENTIAL STOOPS



STOOP DESIGN



RAILING DESIGN

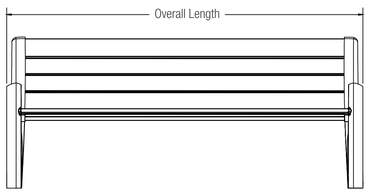
BENCH (FIXED)

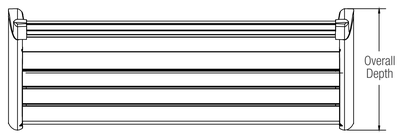
CAMBER BENCH

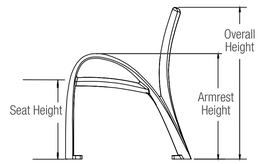
- FORMS + SURFACES
- POWDERCOAT SILVER











BIKE RACK

RING

- LANDSCAPE FORMS
- METALLIC POWDERCOAT SILVER





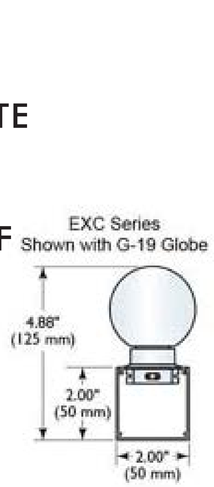


	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	Ring	1.5"	25"	27"	13 lb

STRAND LIGHTS

EXHIBTOR™

- TOKISTAR LIGHTING
- LED LAMPS
- POLYCARBONATE GLOBE
- WEATHERPROOF SEAL

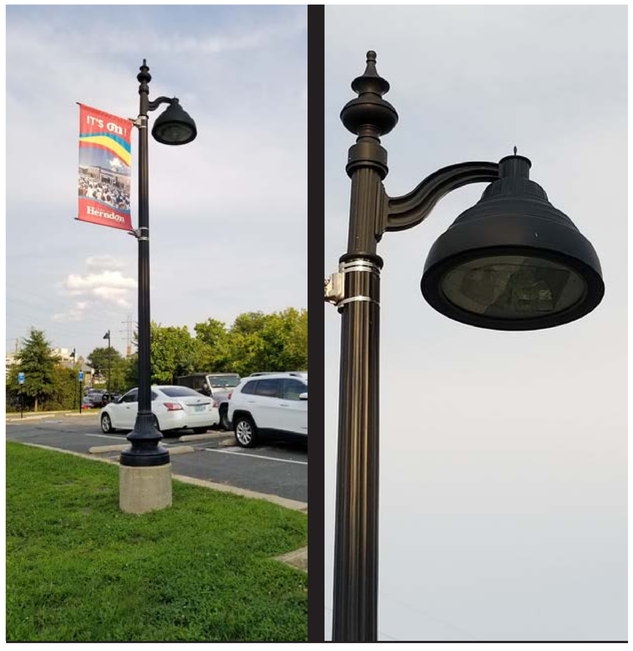






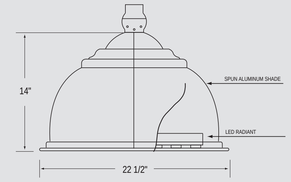
POLE LIGHTING

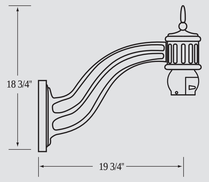




PEMCO LIGHTING PRODUCTS
A QSSI COMPANY

TYPICAL COMPONENTS

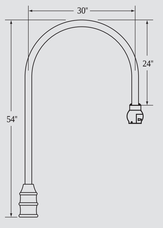




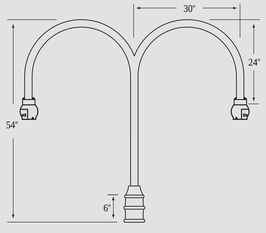
Pendant Wall Mount
Model Number: PLA-132-WM-PEND

Mounting Options

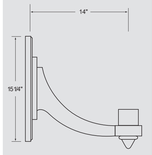
Single Pole Mount
Model Number: PSC-12
EPA of bracket: 0.9
Weight load: 65 lbs



Double Pole Mount
Model Number: PSC-25
EPA of bracket: 1.2
Arm weight load: 65 lbs.



Inverted Top Wall Mount
Model Number:
PLA-121-WM-TM-INV

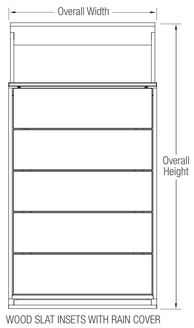


TRASH AND RECYCLING RECEPTACLES

APEX LITTER & RECYCLING RECEPTACLES

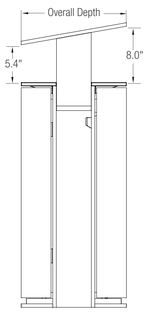
- FORMS + SURFACES
- POWDERCOAT SILVER
- JATOBA HARDWOOD OR STAINLESS STEEL INSETS
- SINGLE OR SPLIT SCREEN CONFIGURATIONS
- OPTIONAL RAIN COVER

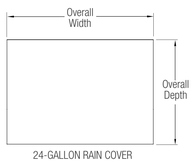




WOOD SLAT INSETS WITH RAIN COVER


STAINLESS STEEL INSET WITH RAIN COVER





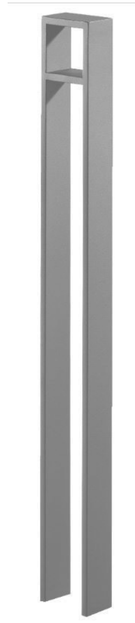
24-GALLON RAIN COVER



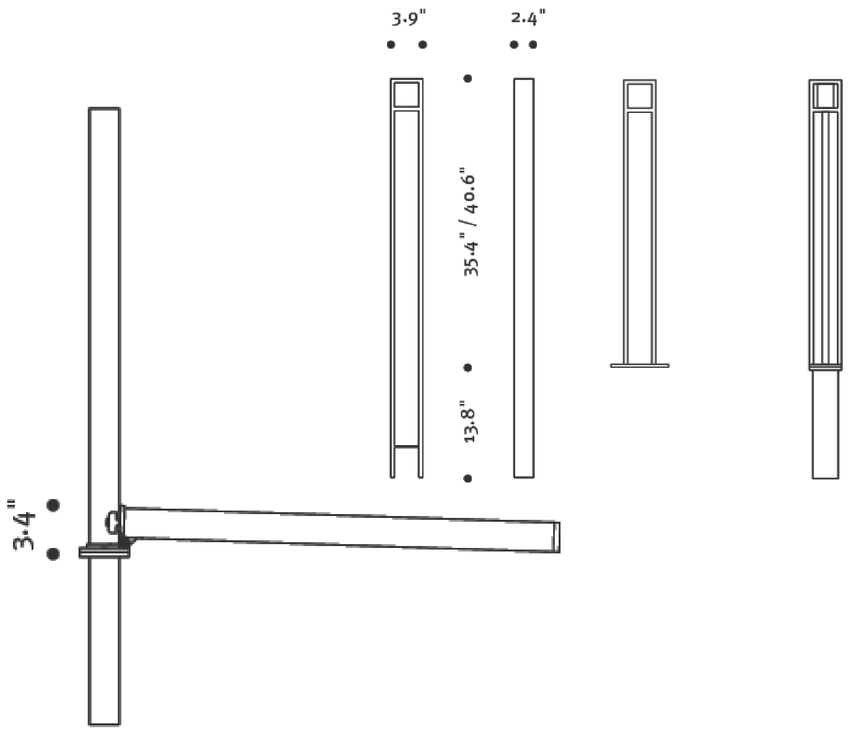
BOLLARD (FIXED)

REGOR 900

- HESS AMERICA
- MOUNTING VARIATIONS INCLUDE DIRECT EMBED, REMOVABLE, FLANGE MOUNT OR COLLAPSIBLE
- GRAPHITE GREY



BOLLARD (COLLAPSIBLE)



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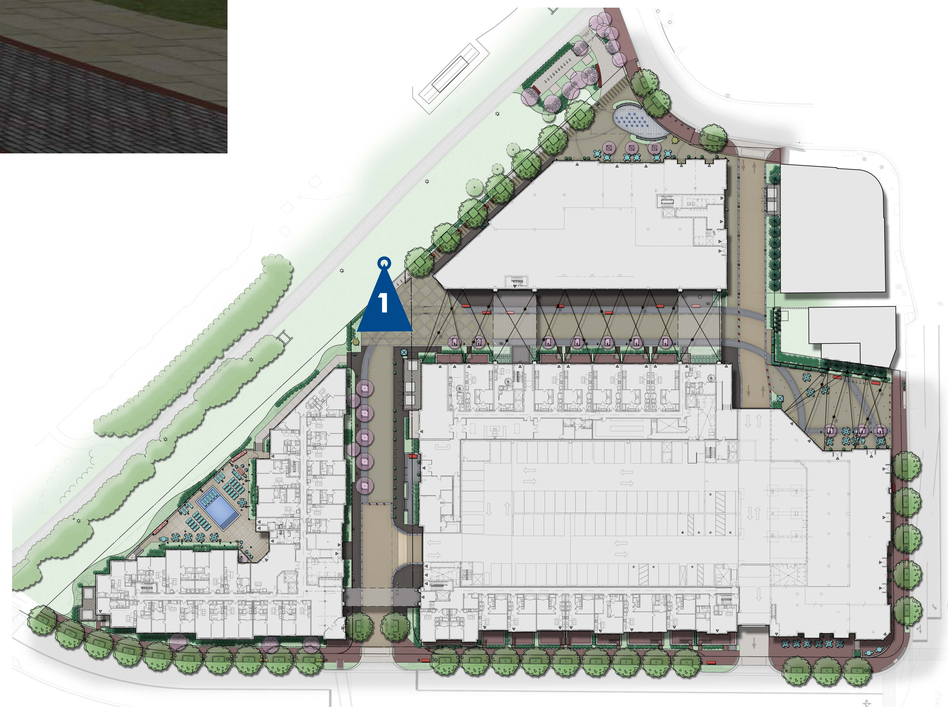
1
1100 WINE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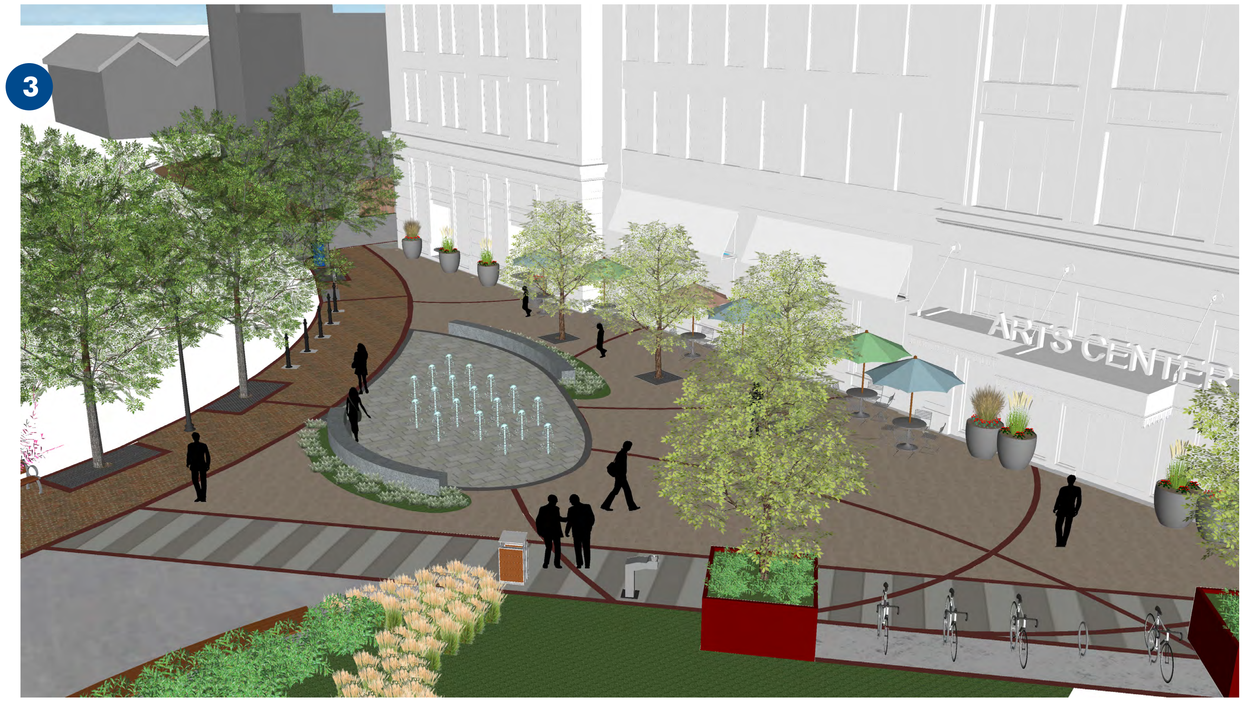
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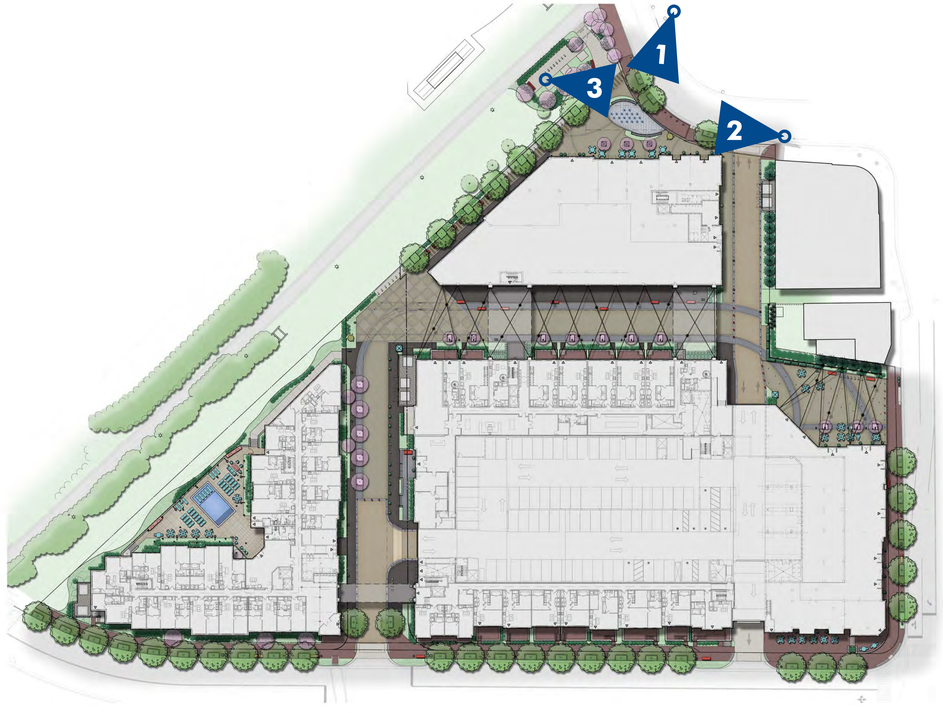
ARTS CENTER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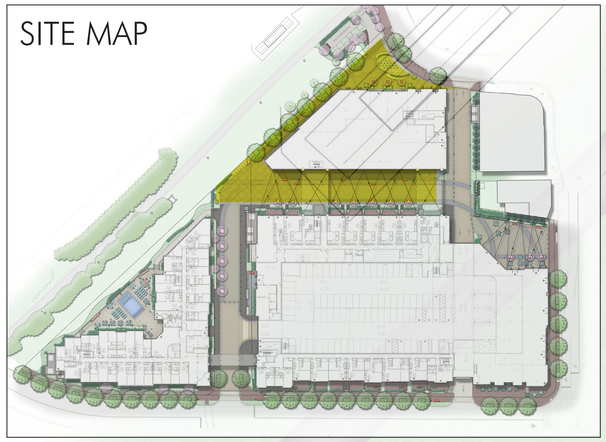
ARTS WALK

Arts Walk Design Committee

DOWNTOWN HERNDON REDEVELOPMENT | Herndon, Virginia

STUDIO39

COMSTOCK



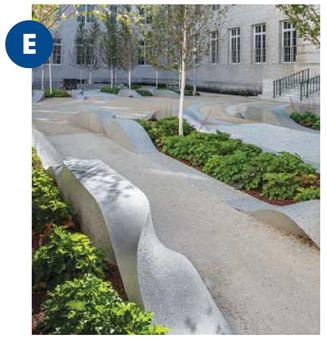






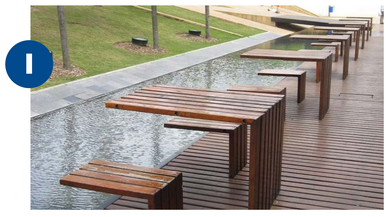
TABLE ENSEMBLE



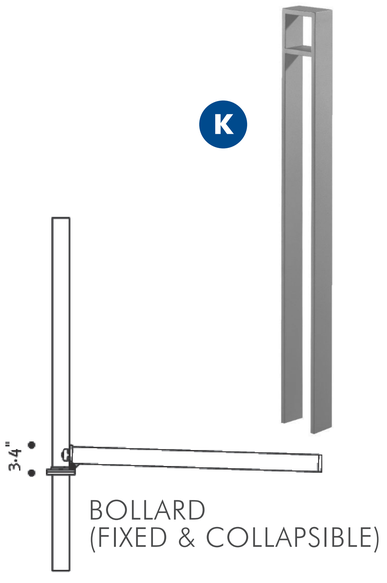
TRASH & RECYCLING



BIKE RACK







BOLLARD
(FIXED & COLLAPSIBLE)



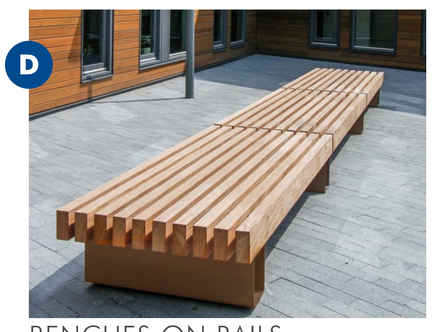
MOVABLE PLANTER



ROUND PLANTER



SQUARE PLANTER



BENCHES ON RAILS

STUDIO39

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PAVER COLORS









RAILS OR DECORATIVE PAVING BAND



ACCENT LIGHTS ON ELDEN STREET PLAZA





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ART LOCATIONS

Arts Walk Design Committee

DOWNTOWN HERNDON REDEVELOPMENT | Herndon, Virginia

STUDIO39

COMSTOCK

LEGEND

- WATER MAIN EASEMENT
- STORM AND SANITARY EASEMENT
- SEWER EASEMENT
- POWER/ELECTRICAL EASEMENT
- FIRE LANE
- PERMANENT ART LOCATIONS

EXHIBIT SPACE FOR TEMPORARY ART INSTALLATIONS

#1

#2

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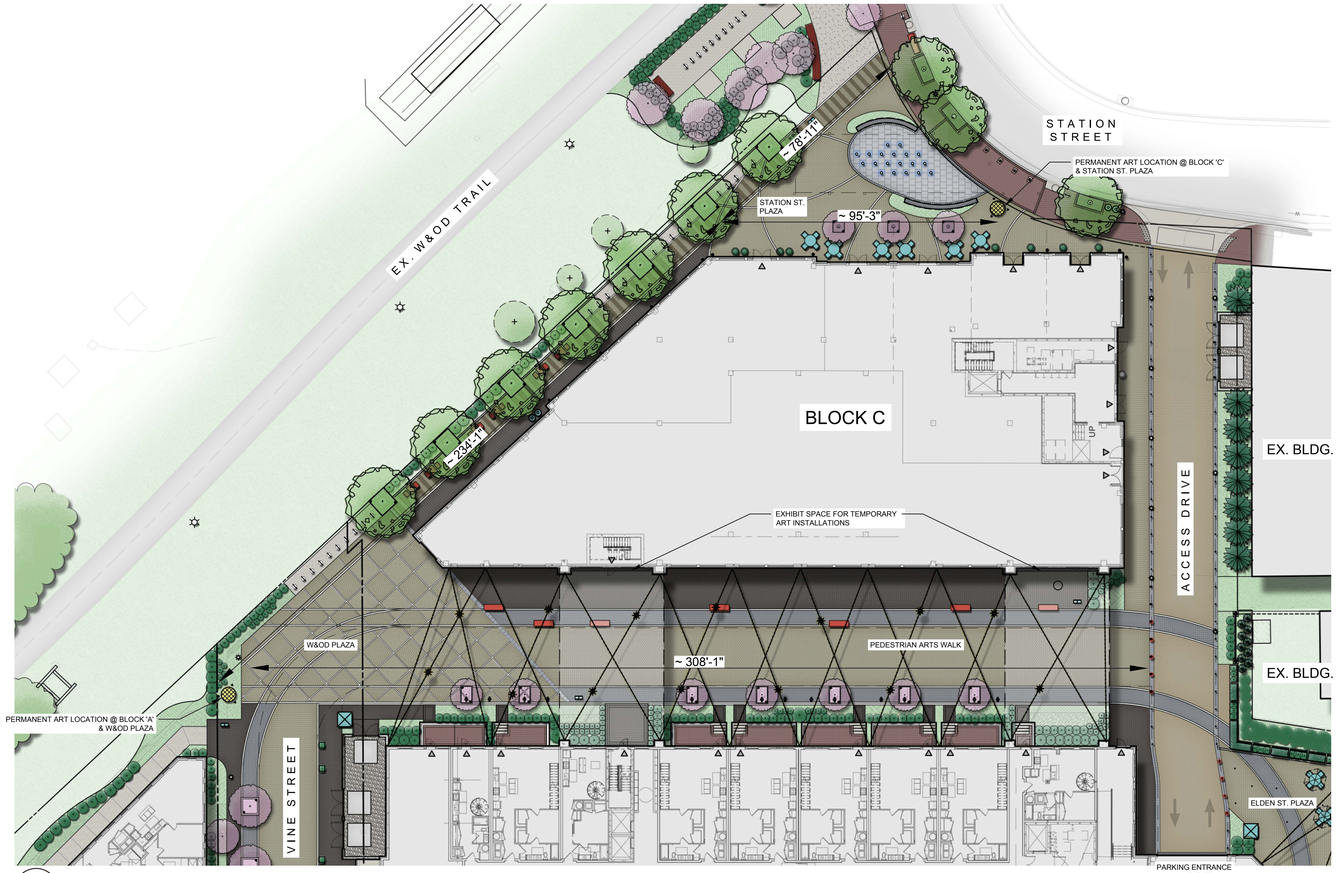
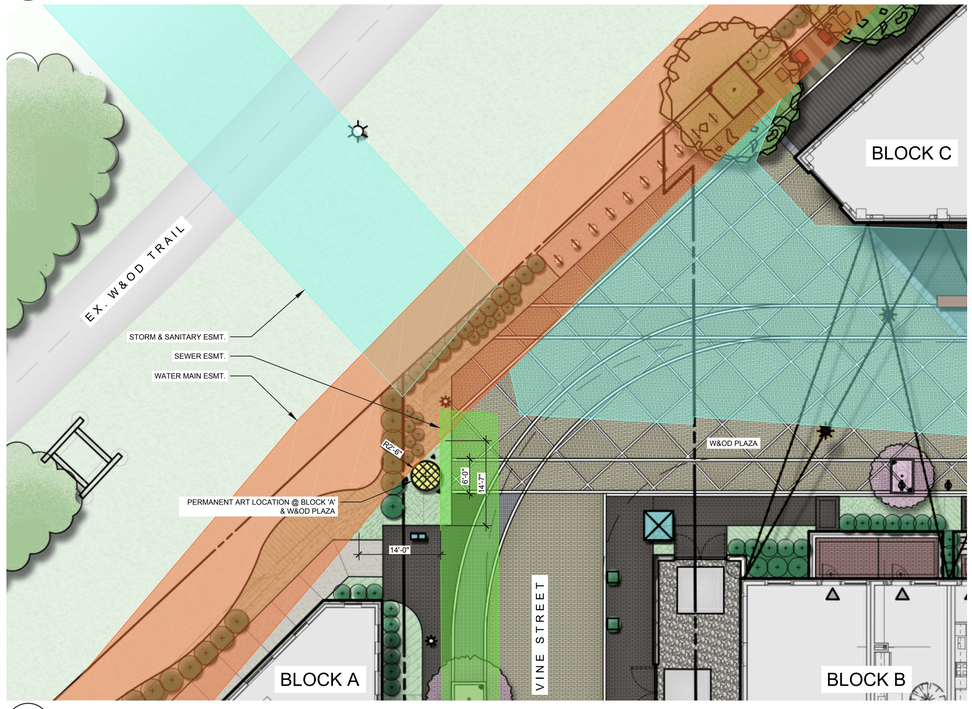
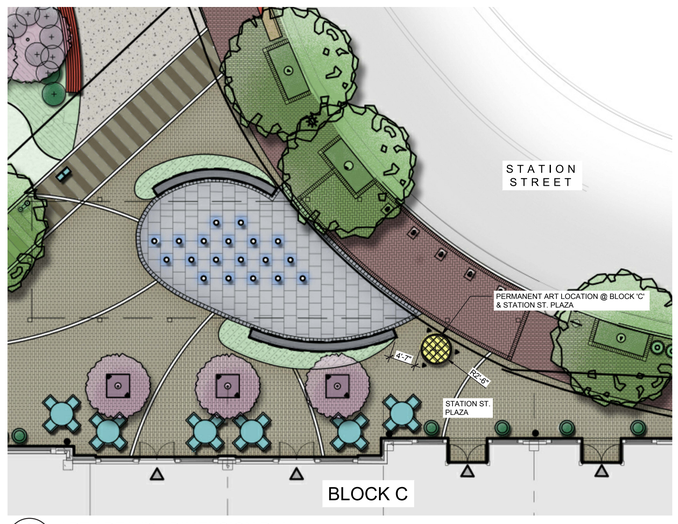


1 ART WALK - DIMENSION PLAN
Scale: 1" = 20'-0"
PLAN



2 ART AREA #1 - DIMENSION PLAN
Scale: 1" = 10'-0"
PLAN



3 ART AREA #2 - DIMENSION PLAN
Scale: 1" = 10'-0"
PLAN

HERNDON DOWNTOWN REDEVELOPMENT, Herndon, Virginia | ART LOCATION LAYOUT PLAN | ARTS WALK DESIGN COMMITTEE

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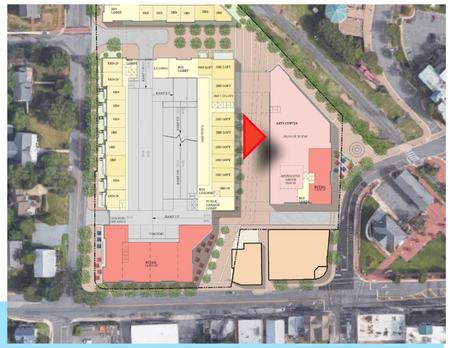
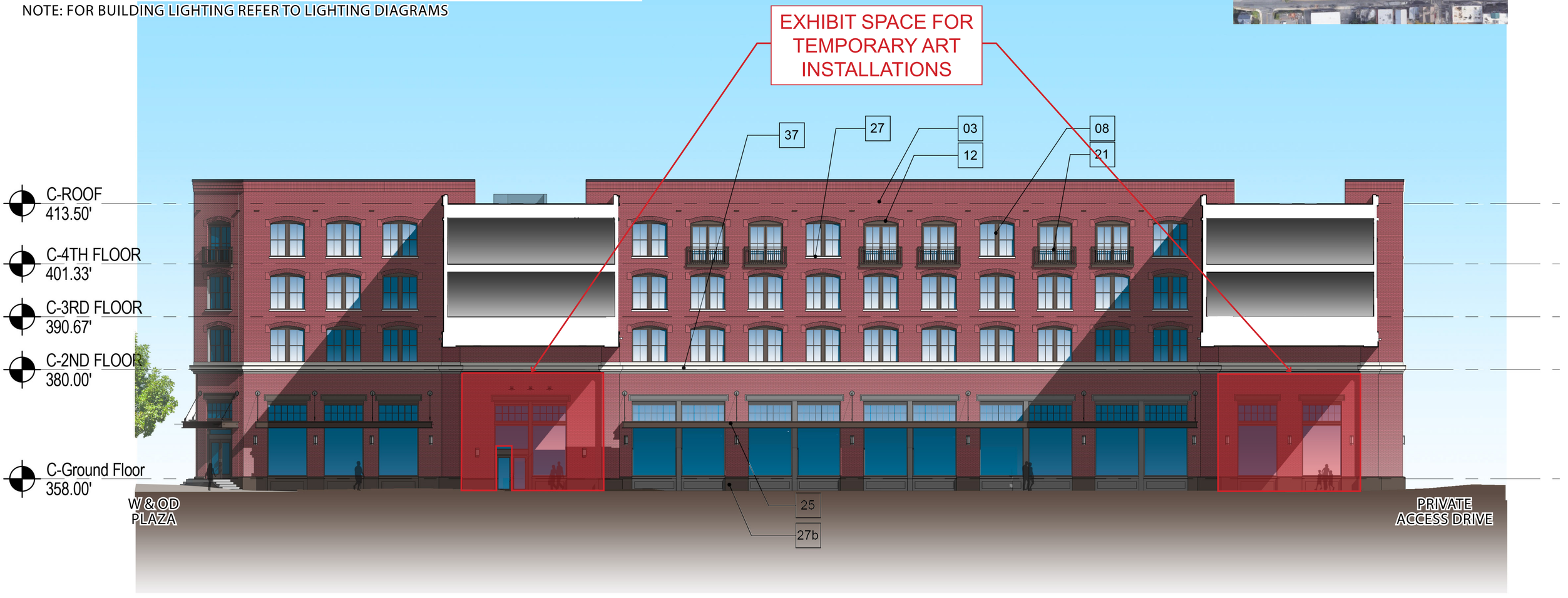
08	Aluminum Window Color #4
09	Aluminum Window Color #5
10	Aluminum Terrace Door Color #1
11	Aluminum Terrace Door Color #2
12	Aluminum Terrace Door Color #4
13	Aluminum Terrace Door Color #5
14	Aluminum Storefront Color #1
15	Aluminum Storefront Color #2
16	Aluminum Storefront Color #3
17	Aluminum Storefront Color #4
17a	Aluminum Storefront Color #5
18	Aluminum Storefront Color #6
19	Prefin Aluminum Railing Color #1
20	Prefin Aluminum Railing Color #2
21	Prefin Aluminum Railing Color #4
22	Metal Balcony Color #1

27c	Caststone Color #5
28	Metal Roof Color #1
29	Metal Roof Color #2
30	Fiber Cement Siding/Panel Color #1
31	Fiber Cement Siding/Panel Color #2
32	Fiber Cement Siding Color #3
33	Fiber Cement Siding Color #4
34	Fiber Cement Siding/Panel Color #5
35	Fiber Cement Siding/Panel Color #6
36	Metal Cornice Color #1
37	Metal Cornice Color #2
37a	Metal Cornice Color #3
37b	Metal Cornice Color #4
38	Fabric Awning
39	Metal Panel Color #4
40	Aluminum Sunshade Color #1



NOTE: FOR BUILDING LIGHTING REFER TO LIGHTING DIAGRAMS



0 5 10 20

September 28, 2018

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TORTI GALLAS + PARTNERS | COMSTOCK

West Elevation - Arts Walk Building C
HERNDON DOWNTOWN REDEVELOPMENT

ICE HOUSE SCREEN CONCEPTS

DOWNTOWN HERNDON REDEVELOPMENT | Herndon, Virginia

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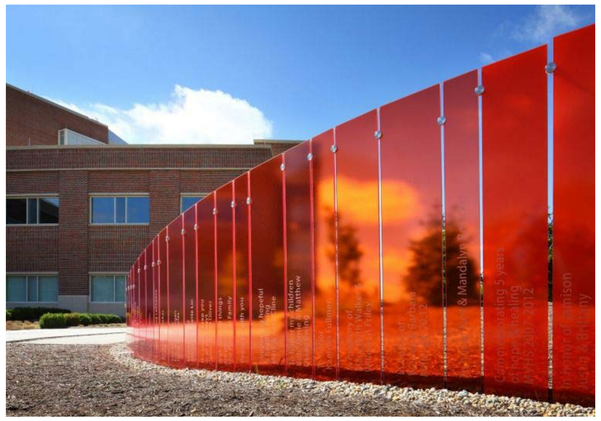
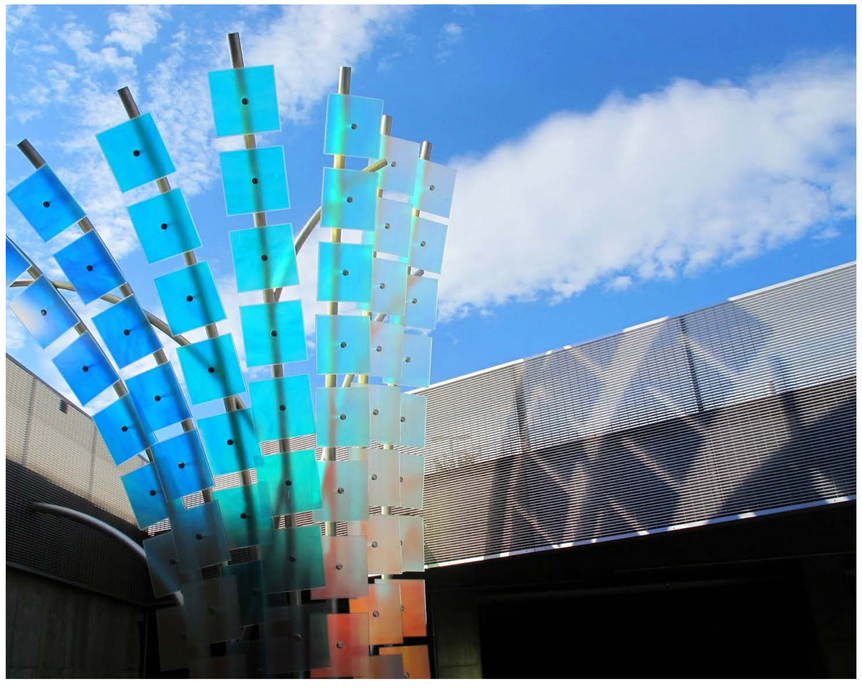
COMSTOCK















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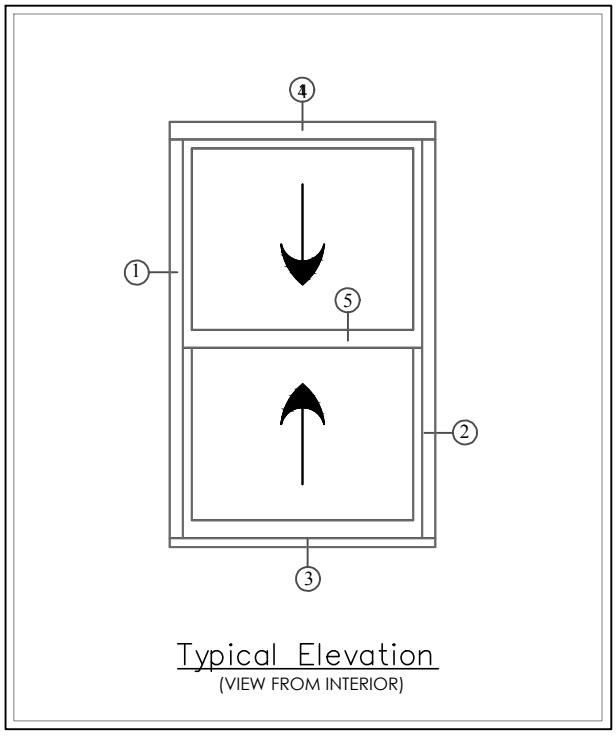
HERNDON DOWNTOWN REDEVELOPMENT

PRODUCT INFORMATION

April 4, 2019

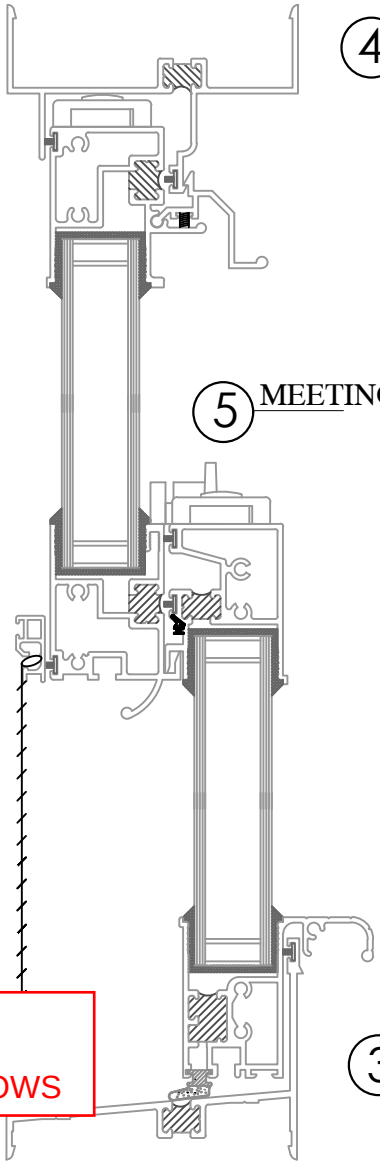


Typical Elevation
(VIEW FROM INTERIOR)

Series 7000C Double Hung Aluminum Prime Window Thermal Master Seal Equal Leg Frame Commerical

H-C50 (4'6" x 7'6")
H-C60 (4'0" x 6'0")
3 1/4"Frame Depth

FOR USE AT REFERENCE SIZED WINDOWS

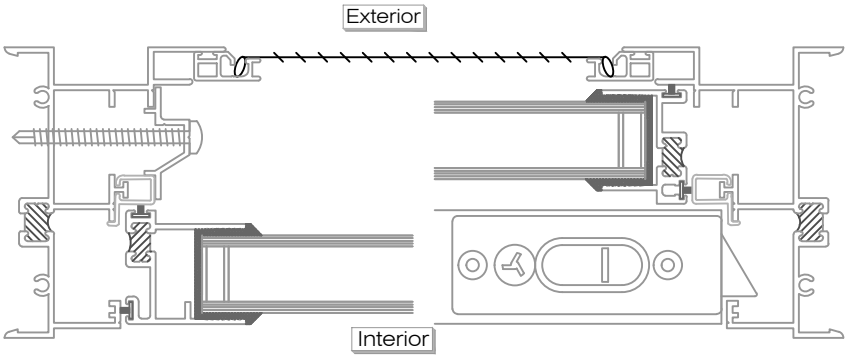


4 HEAD

5 MEETING RAIL

3 SILL

Typical Vert. Sectional Details



1 JAMB

2 JAMB

Typical Horiz. Sectional Details

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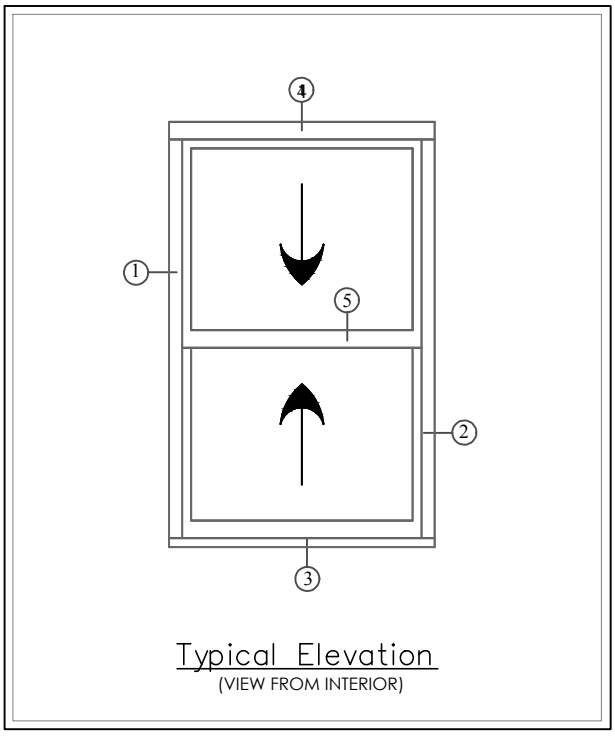
	Checked by:		No.	Date	Description
	Date:	Project :			
	Scale: 1/2 Scale				

WINDOW TECH SYSTEMS
15 OLD STONEBREAK ROAD
MALTA, NY 12020
800-999-9855 FAX: 518-899-4104
info@windowtechsystems.net

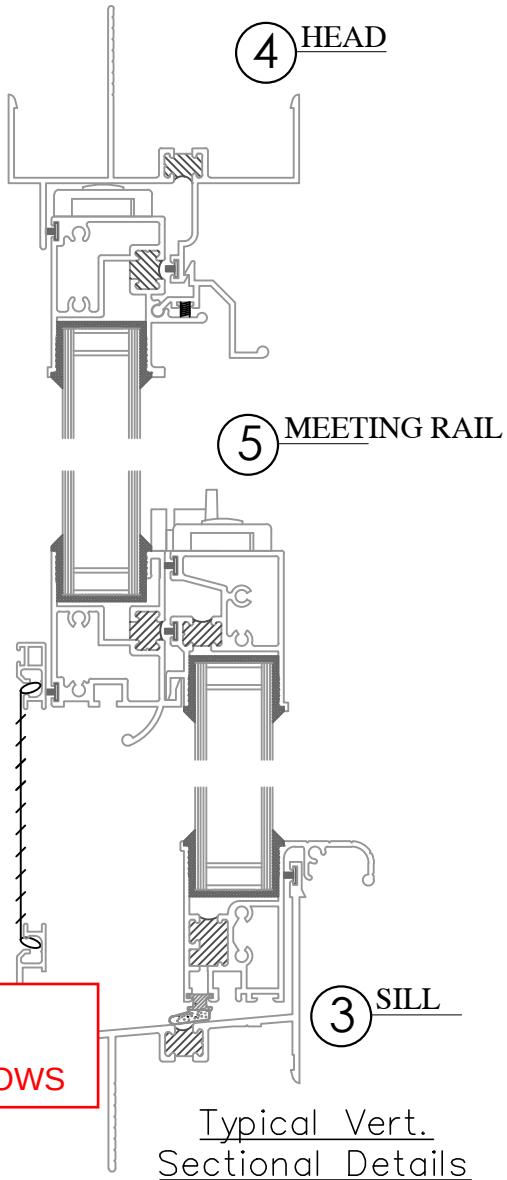


Typical Elevation
(VIEW FROM INTERIOR)

Series 7002C Double Hung Aluminum Prime Window Thermal Master Seal New Construction Frame with 1" Flange Commerical

H-C50 (4'6" x 7'6")
H-C60 (4'0" x 6'0")
3 1/4" Frame Depth

FOR USE AT REFERENCE SIZED WINDOWS



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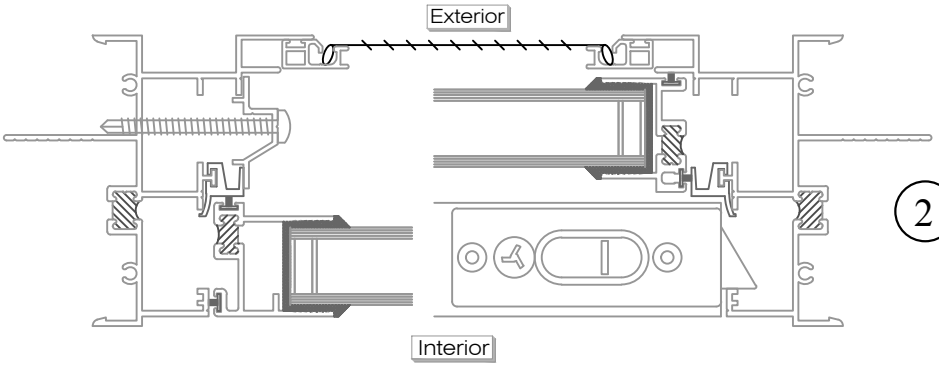

1 JAMB

2 JAMB

Typical Horiz. Sectional Details

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15 OLD STONEBREAK ROAD
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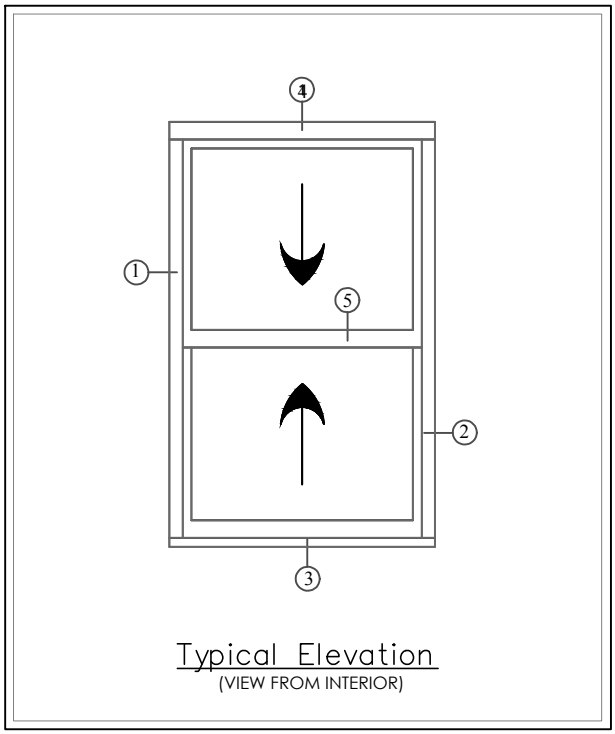
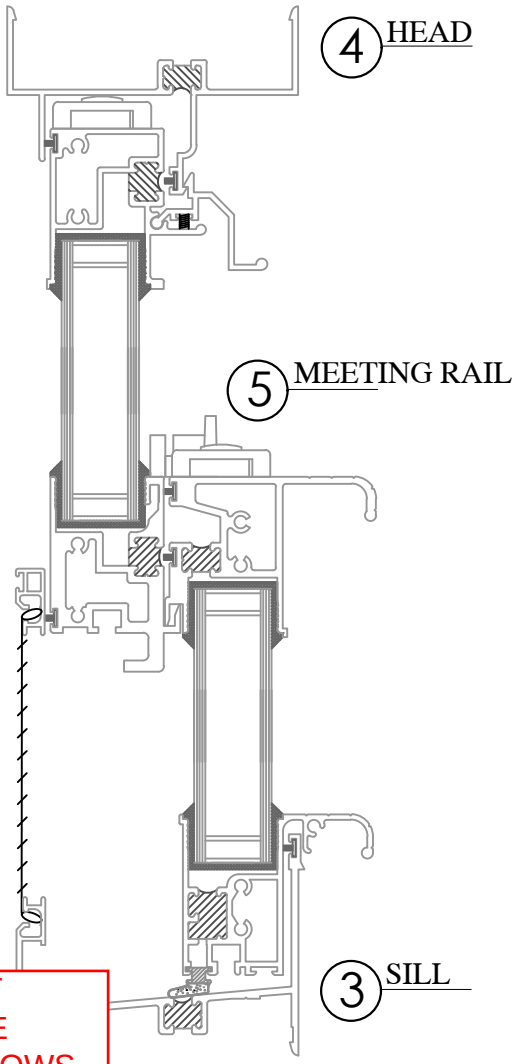
800-999-9855 FAX: 518-899-4104
info@windowtechsystems.net



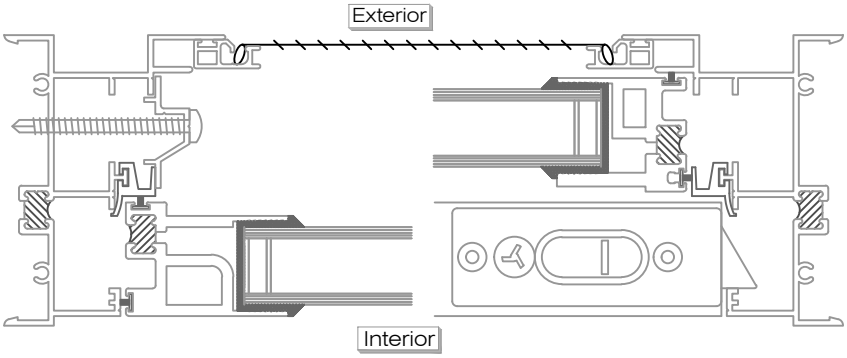
Typical Elevation
(VIEW FROM INTERIOR)



cal Vert.
Sectional Details

Series 8000HC Double Hung
Aluminum Prime Window
Thermal Master Seal
Equal Leg Frame
Heavy Commerical
H–HC45 (5'0" x 8'0")
H–HC60 (4'6" x 7'0")
3 1/4"Frame Depth

FOR USE AT REFERENCE SIZED WINDOWS



1 JAMB

2 JAMB

Typical Horiz. Sectional Details

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	Date:	Project :			
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WINDOW TECH SYSTEMS
15 OLD STONEBREAK ROAD
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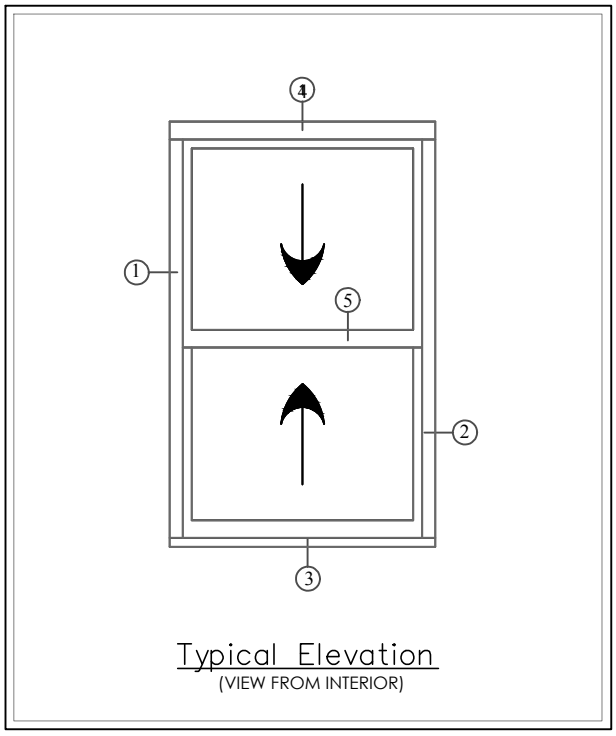
info@windowtechsystems.net



Typical Elevation
(VIEW FROM INTERIOR)

Series 8002HC Double Hung Aluminum Prime Window Thermal Master Seal

1"Flange

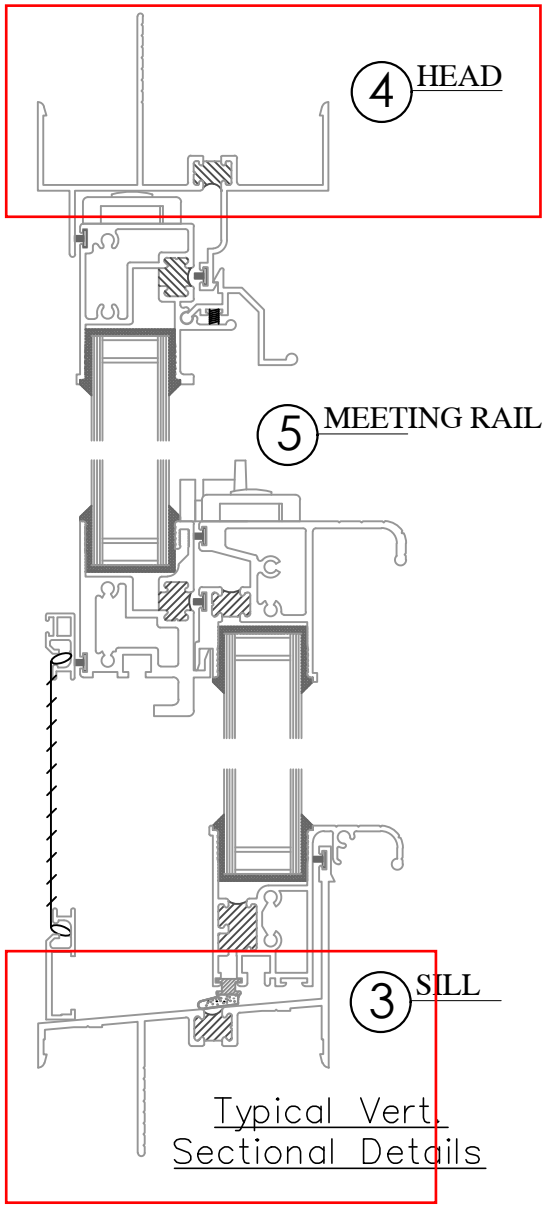
Heavy Commerical

H–HC45 (5'0"

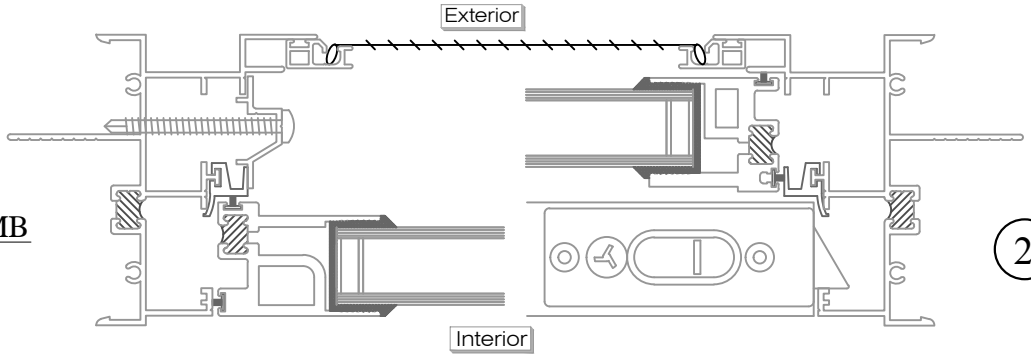
H–HC60 (4'6"

3 1/4"Frame Depth

NAILING FIN INSTALLATION



Typical Vert. Sectional Details



Typical Horiz. Sectional Details

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	Checked by:		No.	Date	Description
	Date:	Project :			
	Scale: 1/2 Scale				

WINDOW TECH SYSTEMS
15 OLD STONEBREAK ROAD
MALTA, NY 12020
800-999-9855 FAX: 518-899-4104
info@windowtechsystems.net

NC-82 Thermal 3 1/4" Terrace Door
Product Details - Outswing Single

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information

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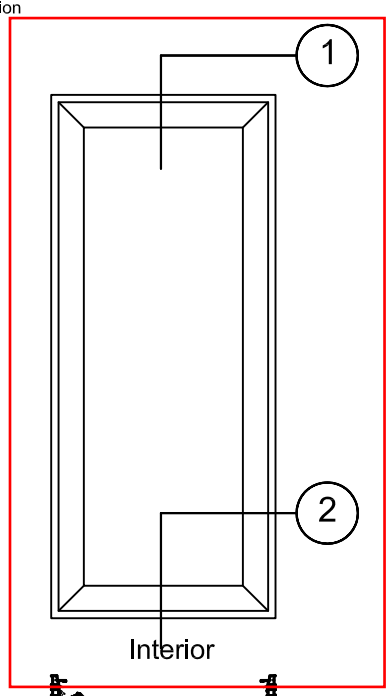
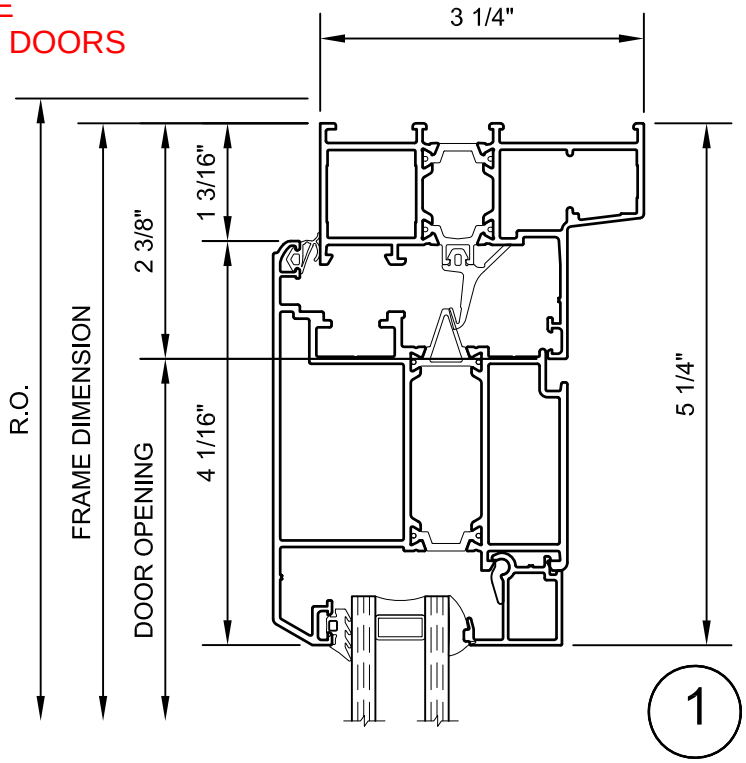
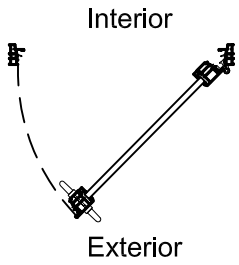
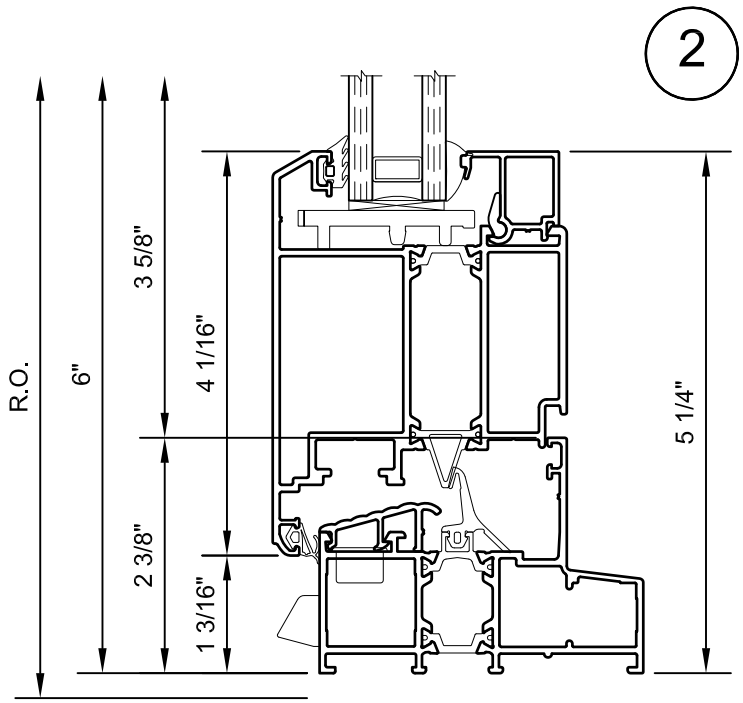


AT SINGLE
TERRACE DOORS







Outswing Single Door
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2448 Thumbturn / lock cylinder
MA2435 Multi point lock (clear)
Standard Frame Threshold

SCALE 6"=1'-0"

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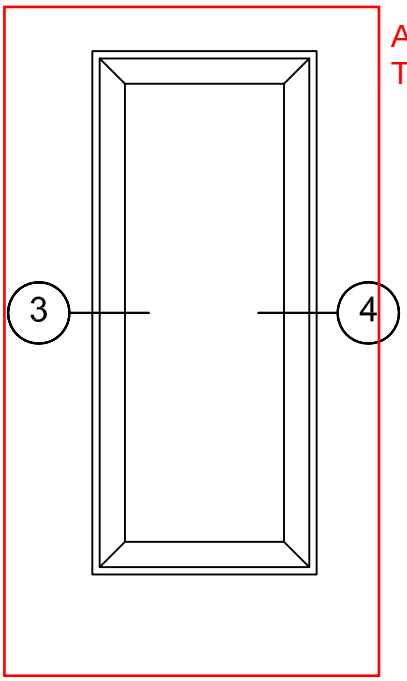
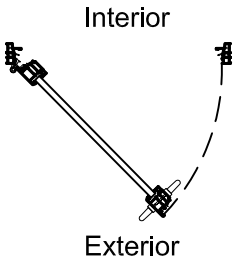
NC-82 Thermal 3 1/4" Terrace Door
Product Details - Outswing Single

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information

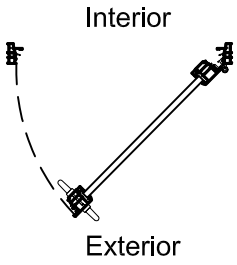


AT SINGLE TERRACE DOORS

Outswing Single Door
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2448 Thumbturn / lock cylinder
MA2435 Multi point lock (clear)
Standard Frame Threshold



HLSO / RH Door



HRSO / LH Door

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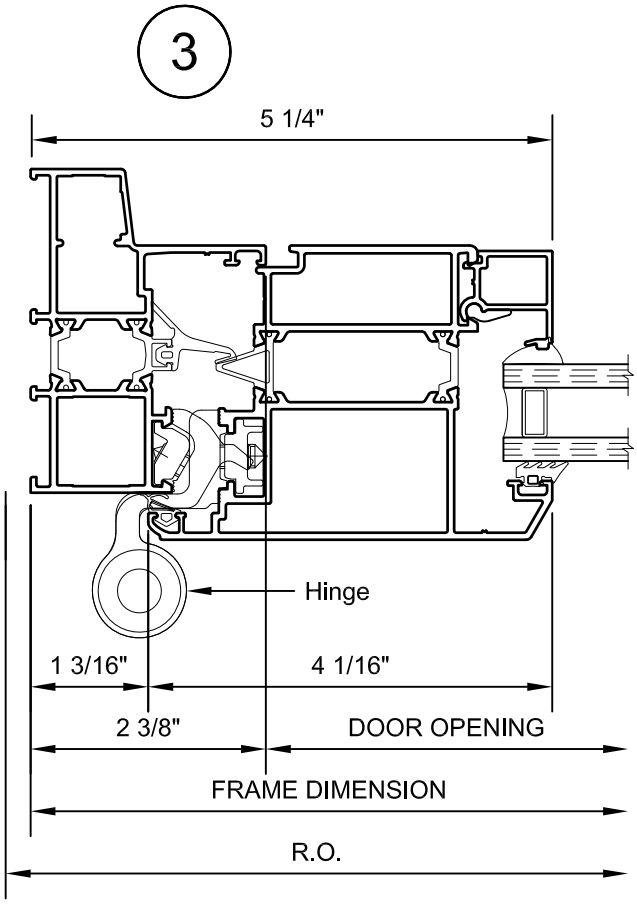

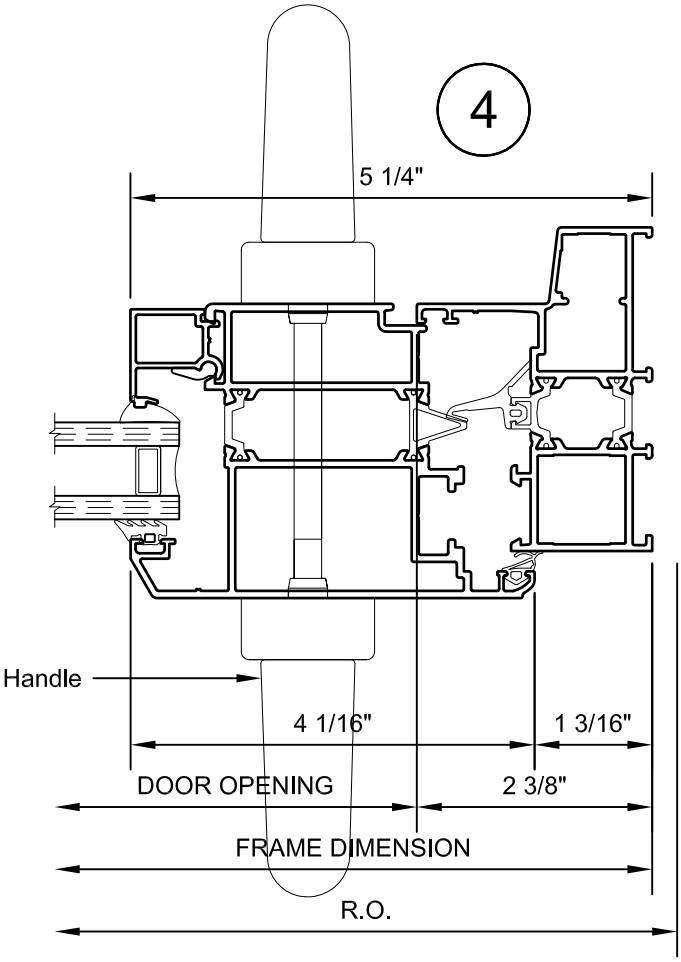

SCALE 6"=1'-0"

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NC-82 Thermal 3 1/4" Terrace Door
Product Details - Inswing Single

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information.

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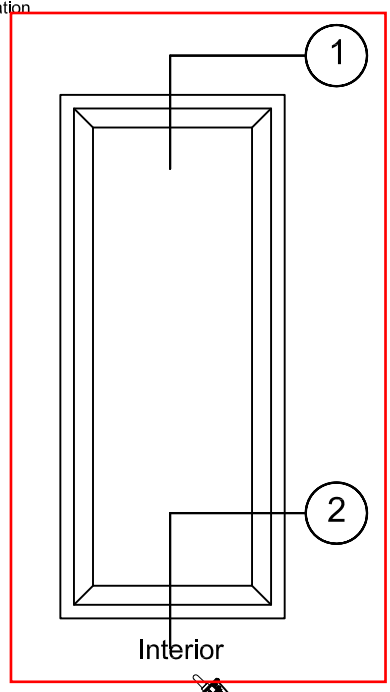
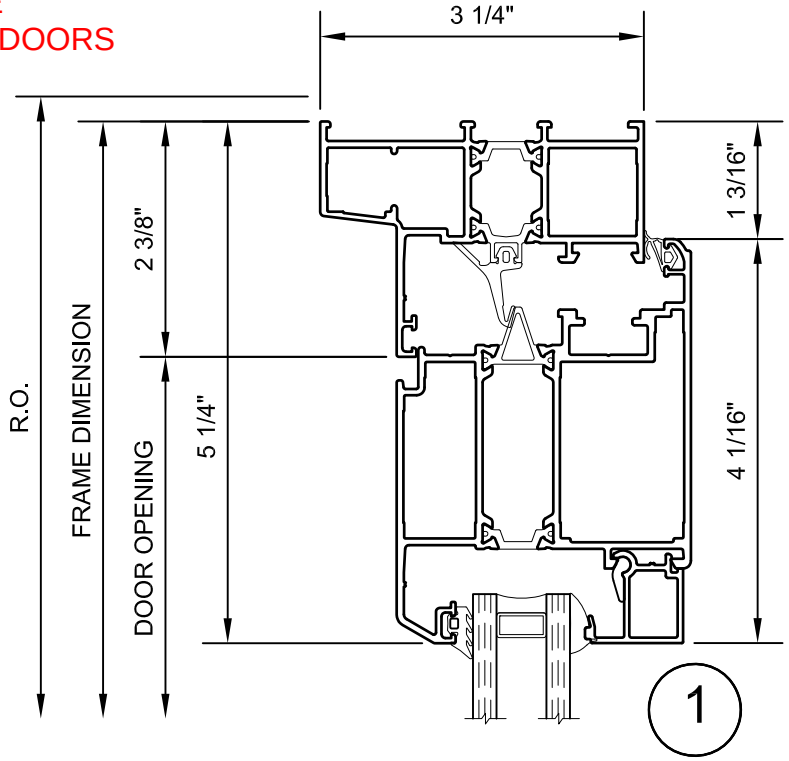
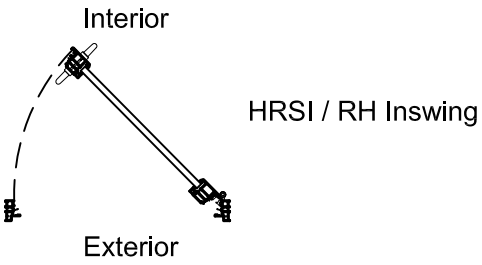
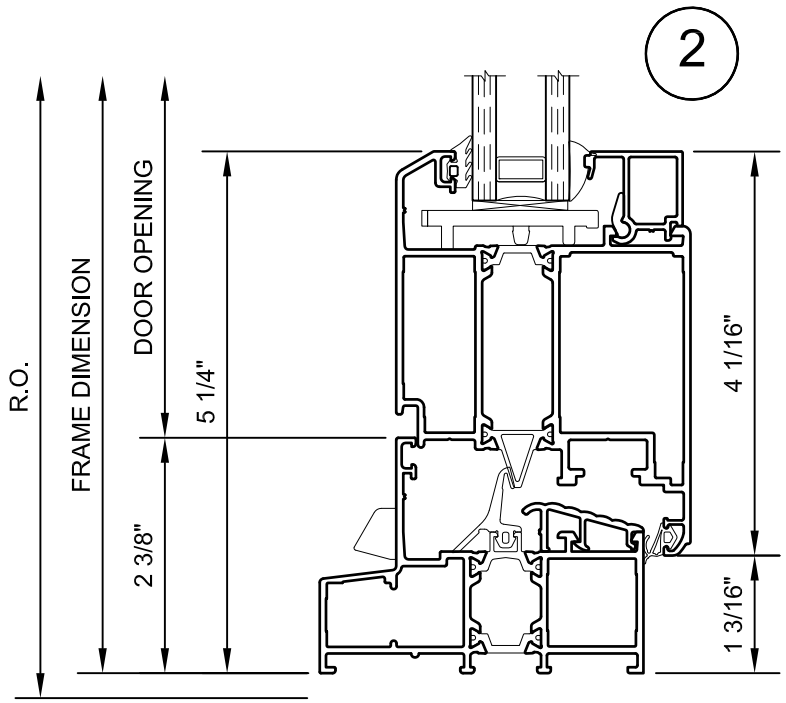


AT SINGLE TERRACE DOORS







Inswing Single Door
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2447 Thumbturn / lock cylinder
MA2435 Multi point lock (clear)
Standard Frame Threshold

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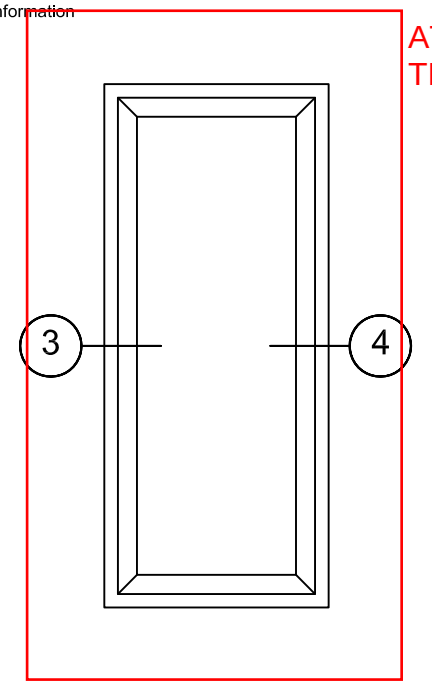
SCALE 6"=1'-0"

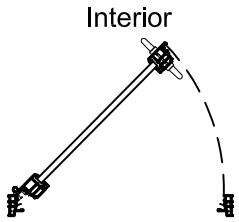
NC-82 Thermal 3 1/4" Terrace Door
Product Details - Inswing Single

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information

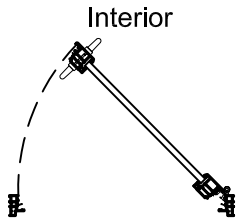


AT SINGLE
TERRACE DOORS

Outswing Single Door
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2447 Thumbturn / lock cylinder
MA2435 Multi point lock (clear)
Standard Frame Threshold



HLSI / LH Inswing



HRSI / RH Inswing

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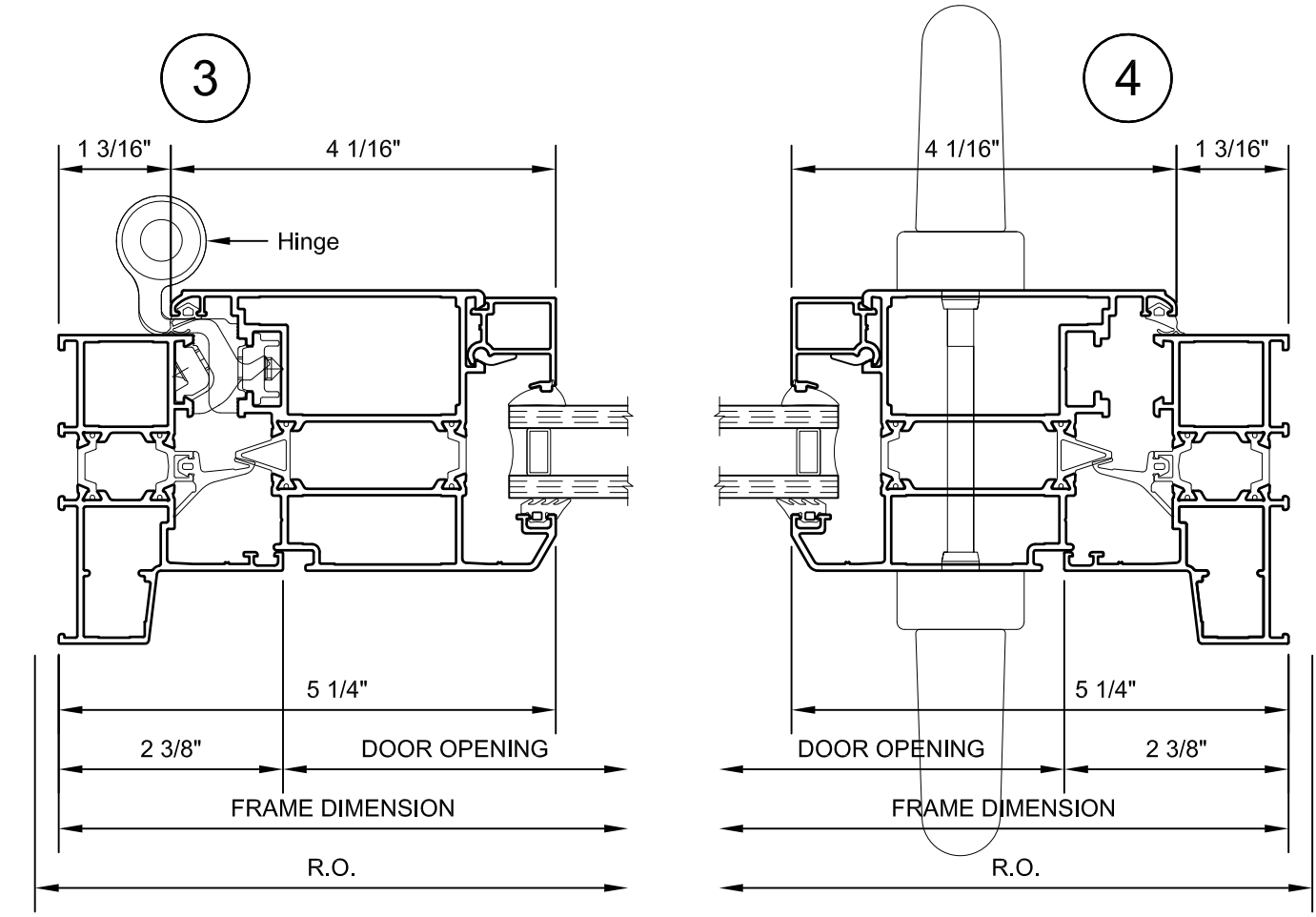

SCALE 6"=1'-0"

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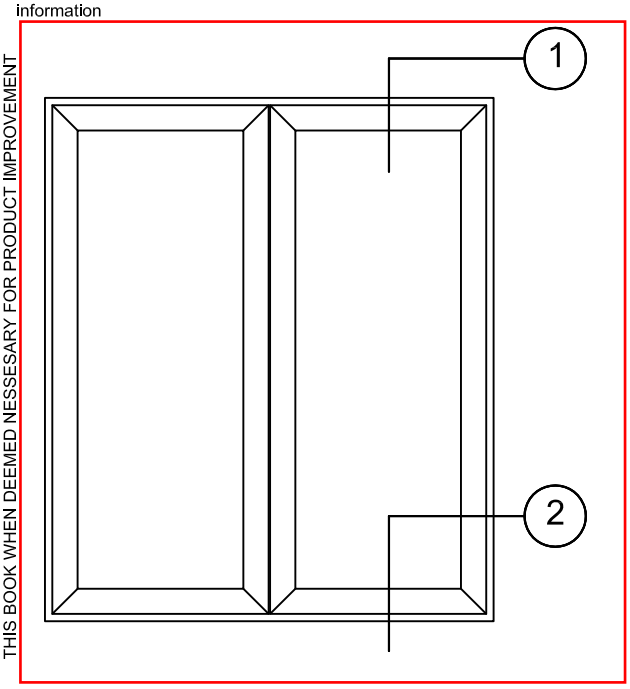
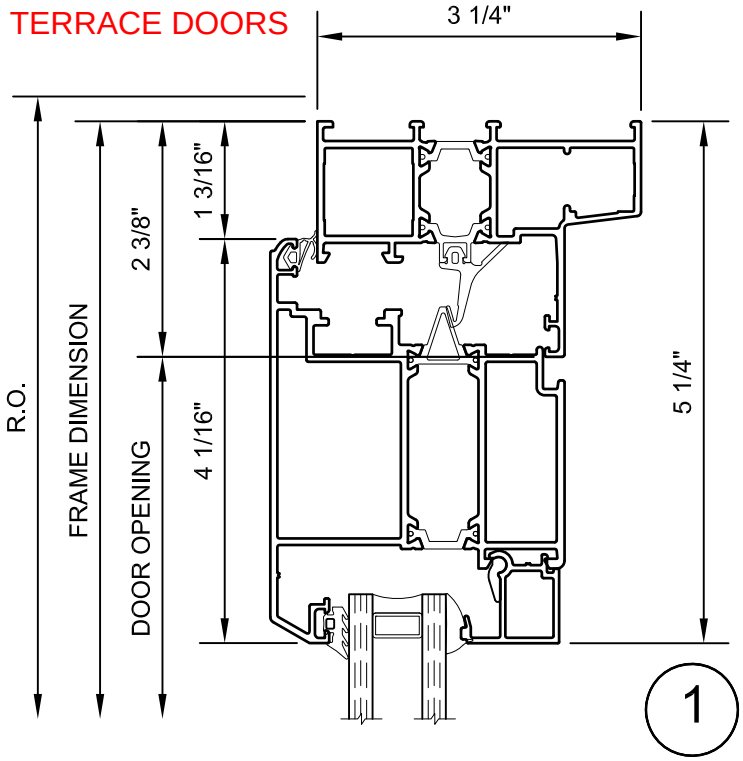
NC-82 Thermal 3 1/4" Terrace Door
Product Details - Outswing Pair

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information

WINCO RESERVES THE RIGHT TO MODIFY OR CHANGE INFORMATION WITHIN THIS BOOK WHEN DEEMED NESSESARY FOR PRODUCT IMPROVEMENT



AT DOUBLE
TERRACE DOORS



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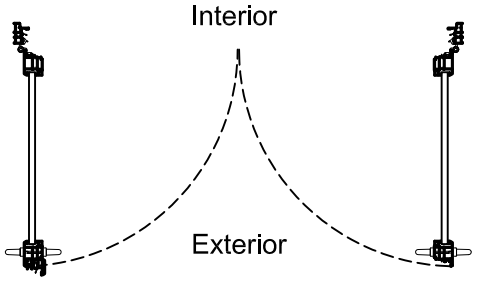

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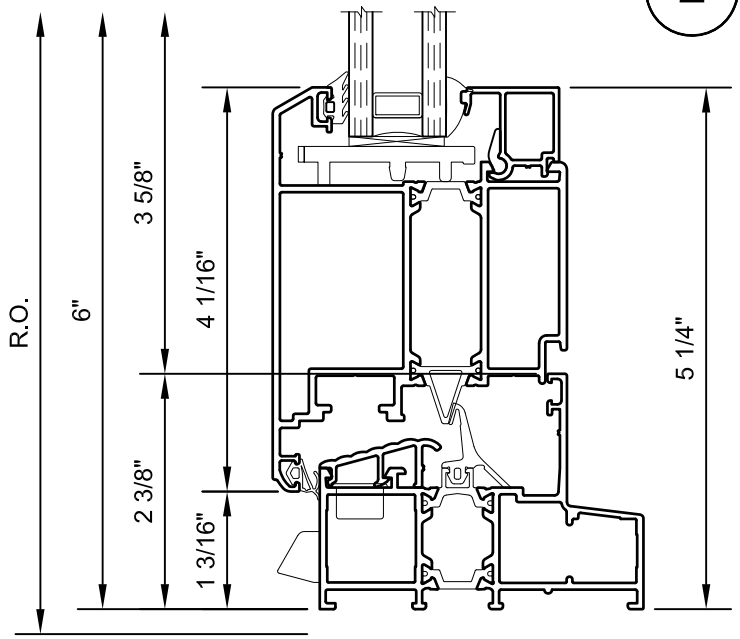

Outswing Single Door
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2448 Thumbturn / lock cylinder
MA2435 Multi point lock active (clear)
MA2340 Multi Point Lock Inactive (clear)
Standard Frame Threshold

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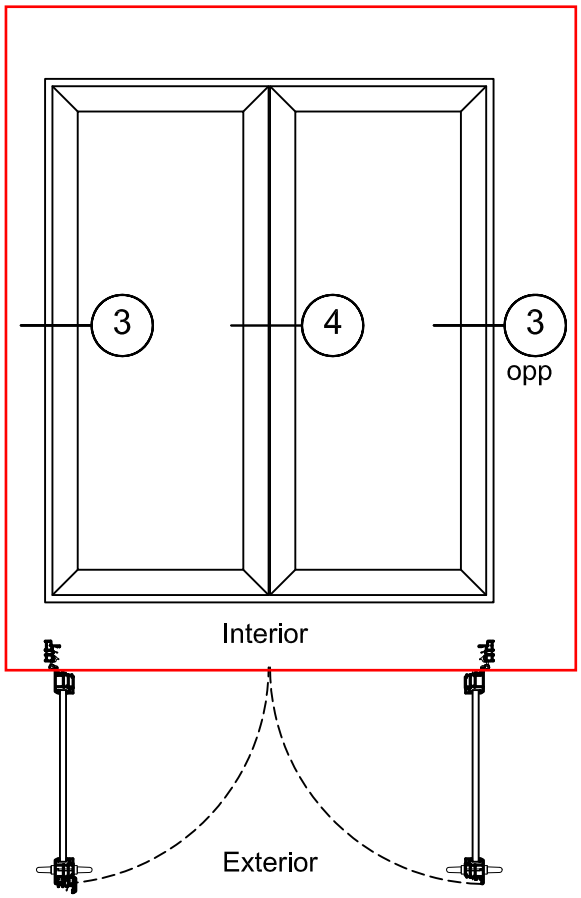
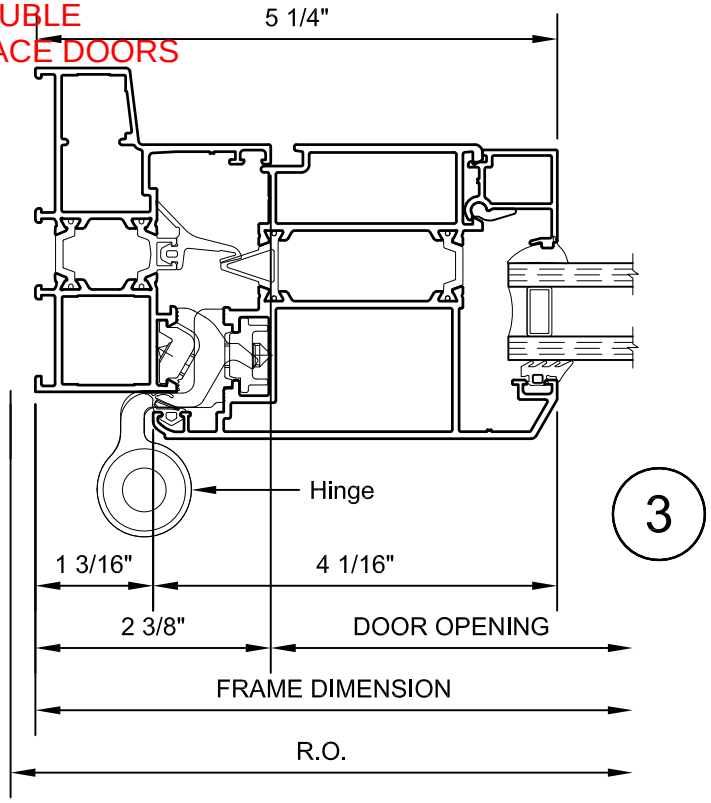
SCALE 6"=1'-0"

NC-82 Thermal 3 1/4" Terrace Door
Product Details - Outswing Pair

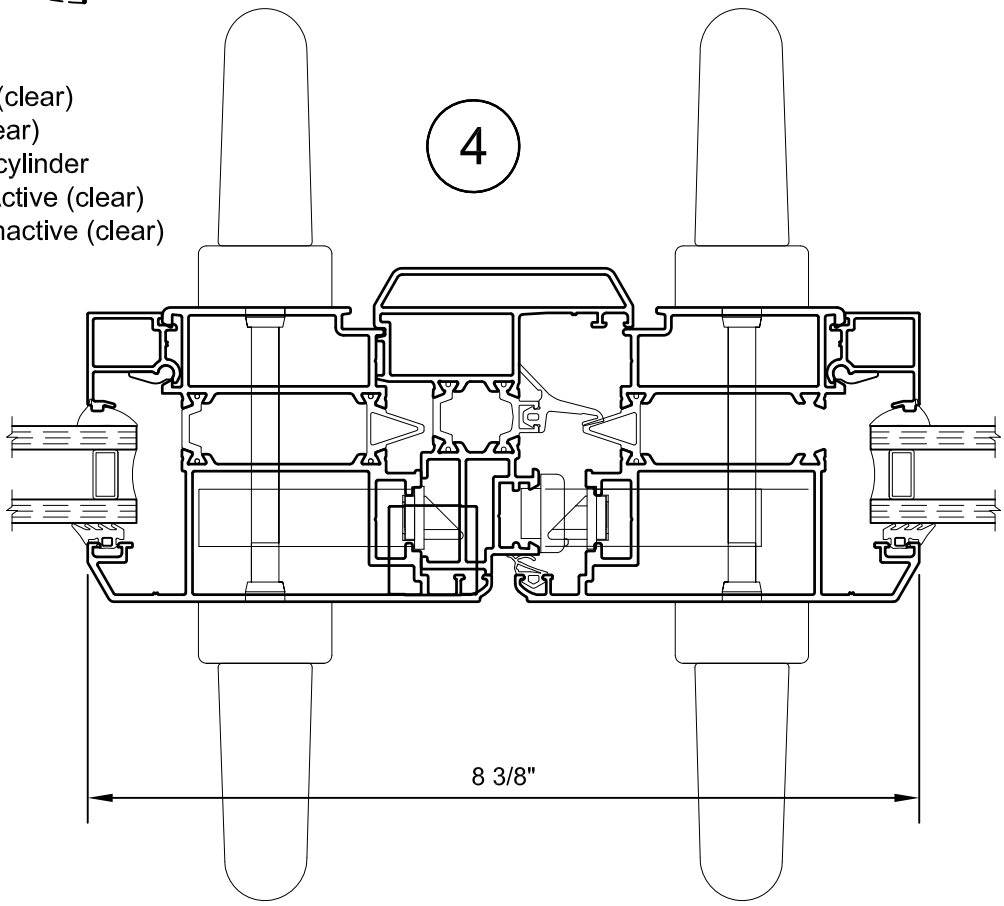
Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information



AT DOUBLE TERRACE DOORS



Outswing Pair Doors
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2448 Thumbturn / lock cylinder
MA2435 Multi Point Lock Active (clear)
MA2340 Multi Point Lock Inactive (clear)
Standard Frame Threshold



SCALE 6"=1'-0"

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NC-82 Thermal 3 1/4" Terrace Door
Product Details - Inswing Pair

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information

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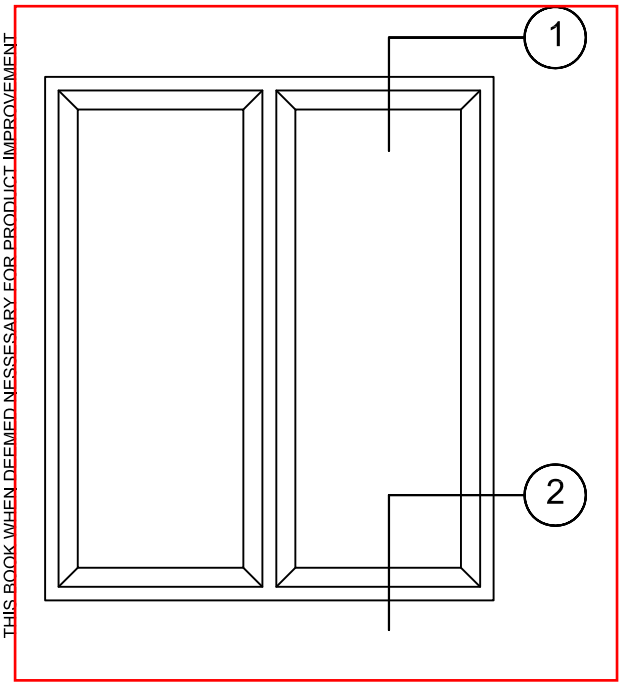
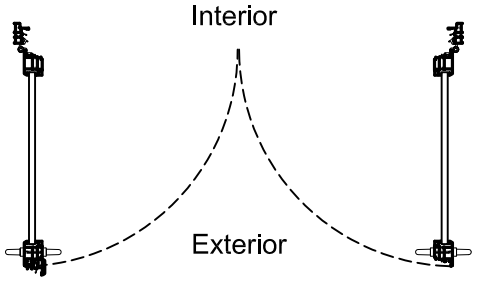
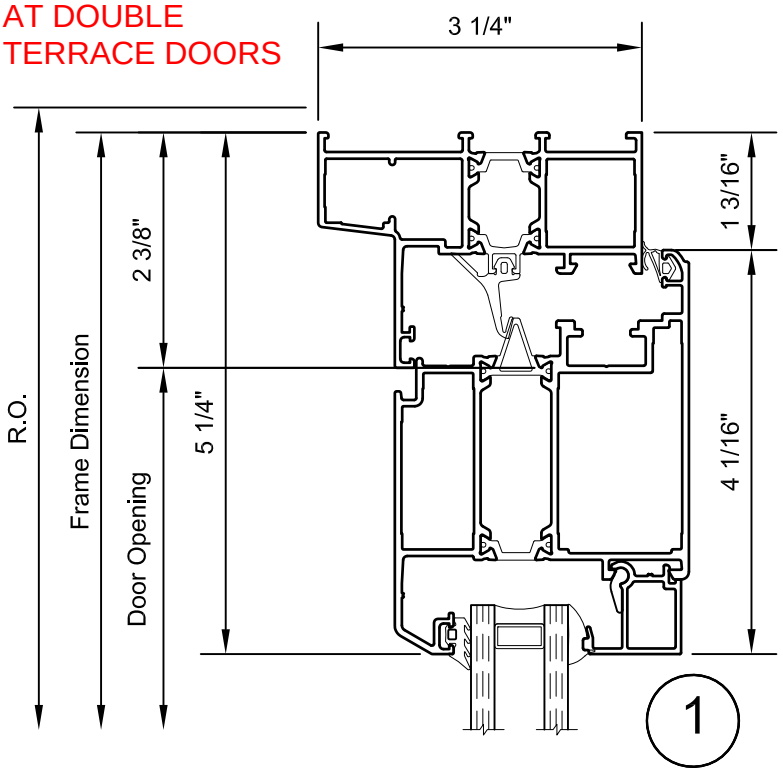
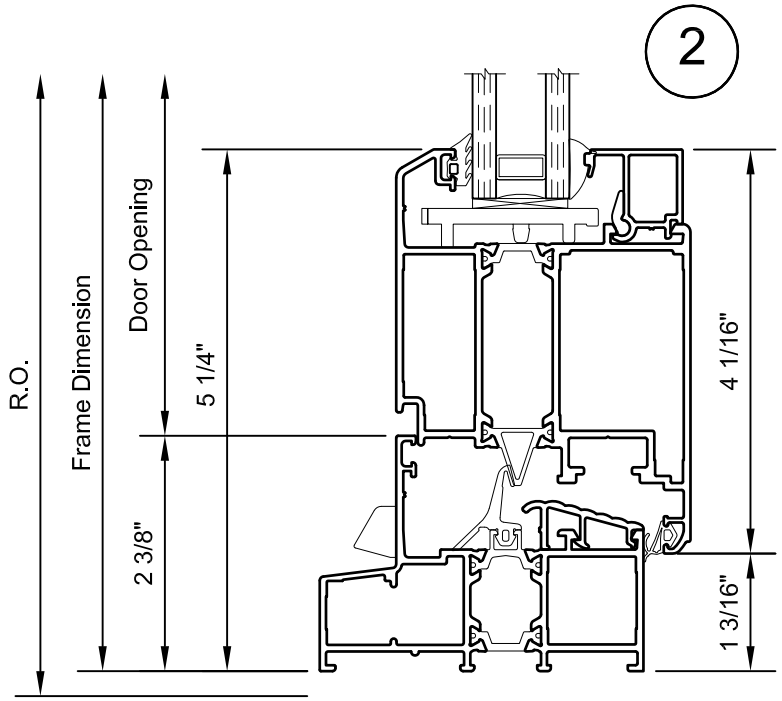




AT DOUBLE
TERRACE DOORS



Outswing Single Door
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2448 Thumbturn / lock cylinder
MA2435 Multi point lock active (clear)
MA2340 Multi Point Lock Inactive (clear)
Standard Frame Threshold



SCALE 6"=1'-0"

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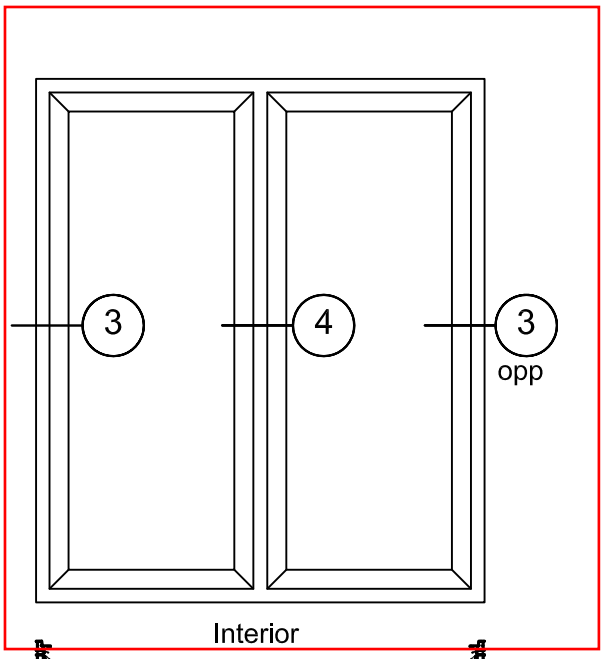
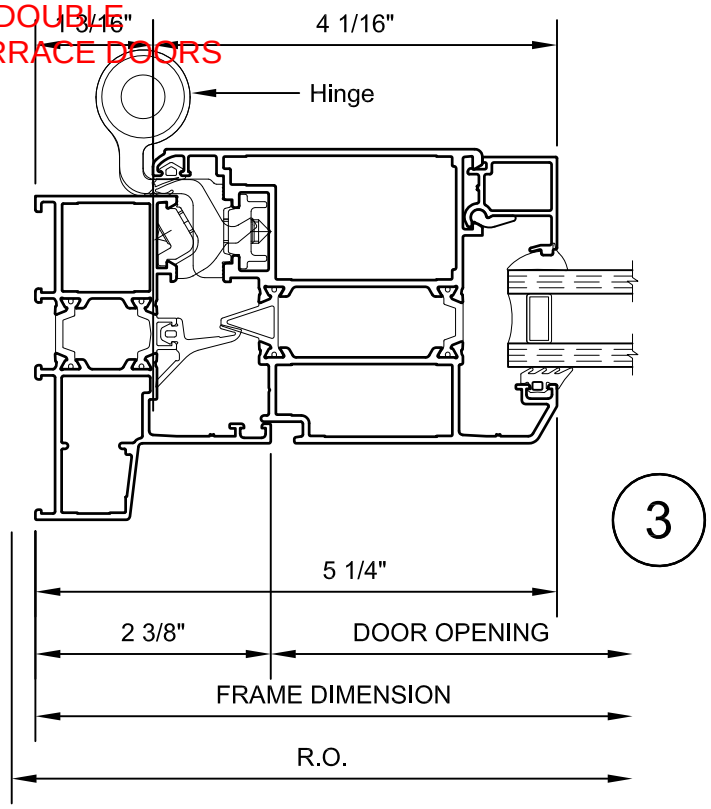
NC-82 Thermal 3 1/4" Terrace Door
Product Details - Inswing Pair

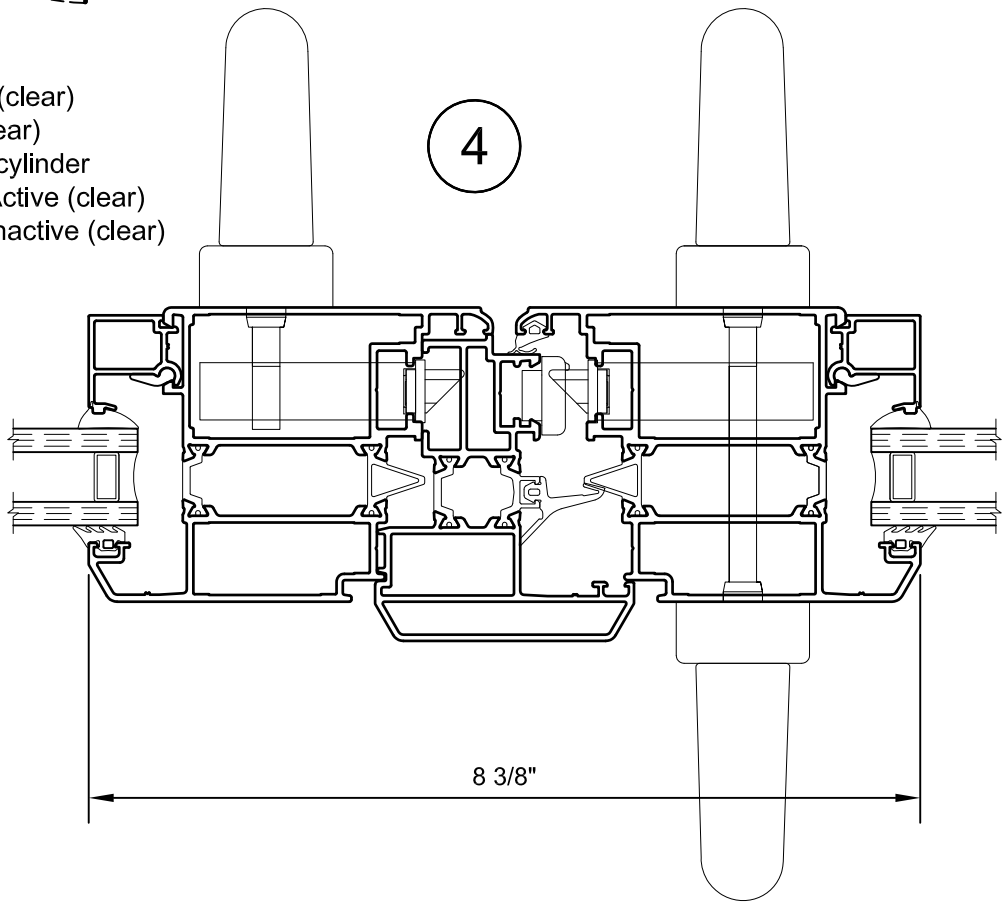
Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information



AT DOUBLE TERRACE DOORS



Outswing Pair Doors
MA2421 Pair Butt Hinges (clear)
MA938A Tokyo Handle (clear)
MA2448 Thumbturn / lock cylinder
MA2435 Multi Point Lock Active (clear)
MA2340 Multi Point Lock Inactive (clear)
Standard Frame Threshold



SCALE 6"=1'-0"

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NC-82 Thermal 3 1/4" Terrace Door
Product Details - Outswing Transom Frame

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information

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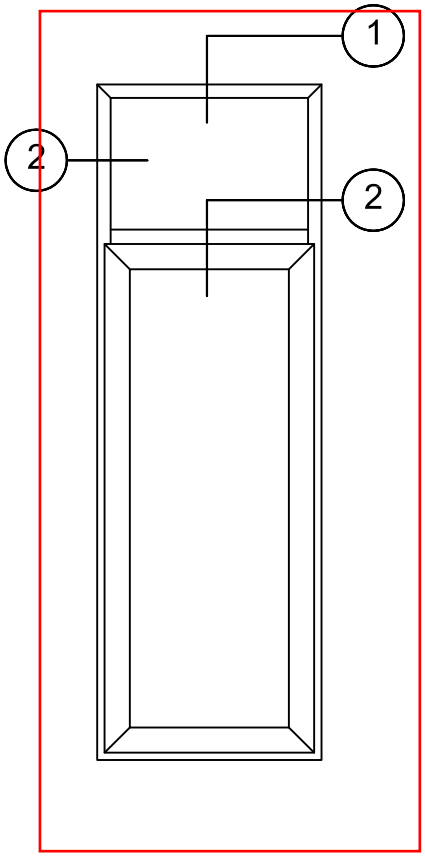
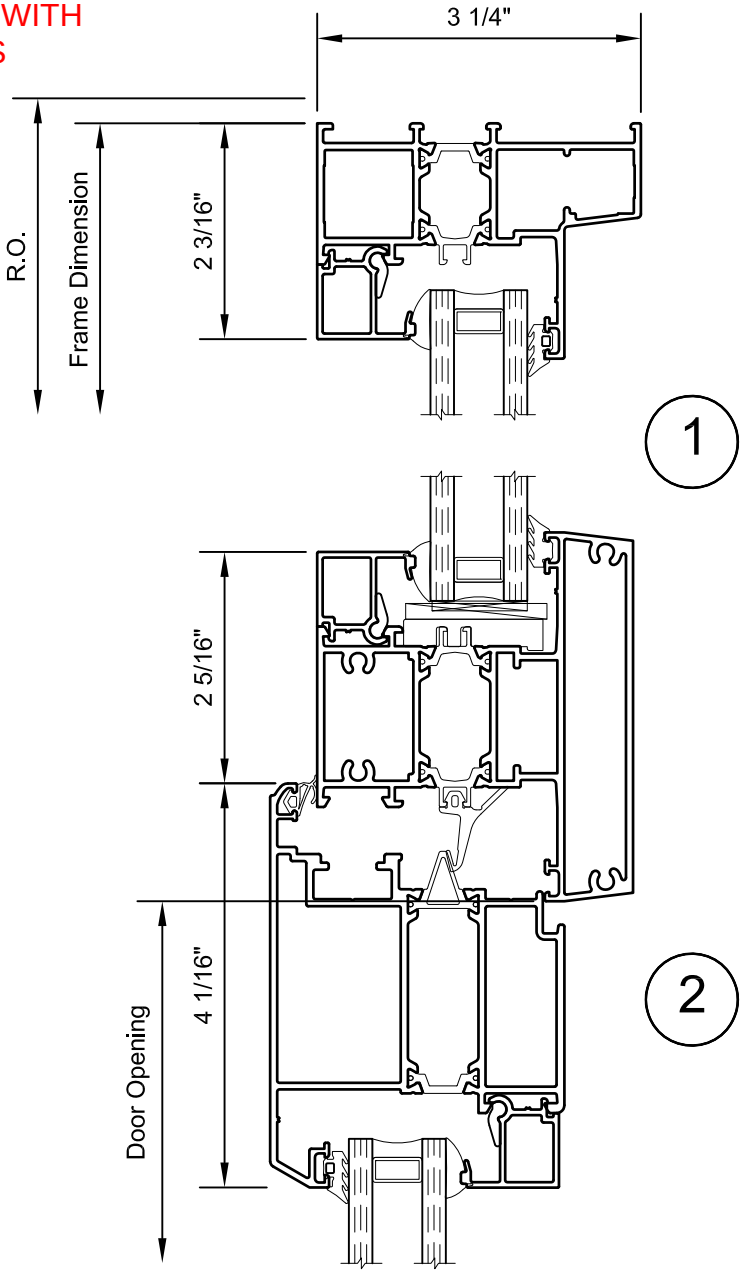
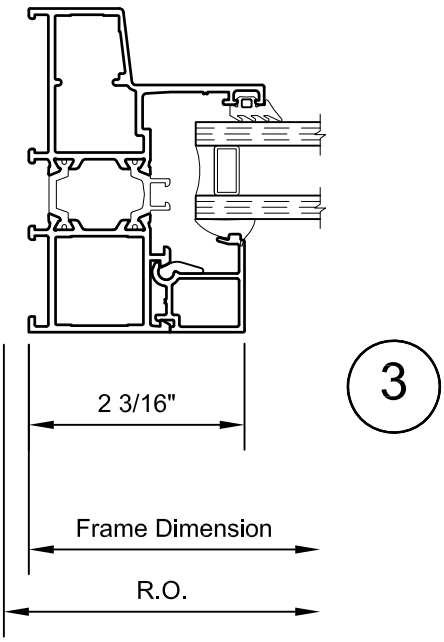


AT DOORS WITH TRANSOMS





SCALE 6"=1'-0"

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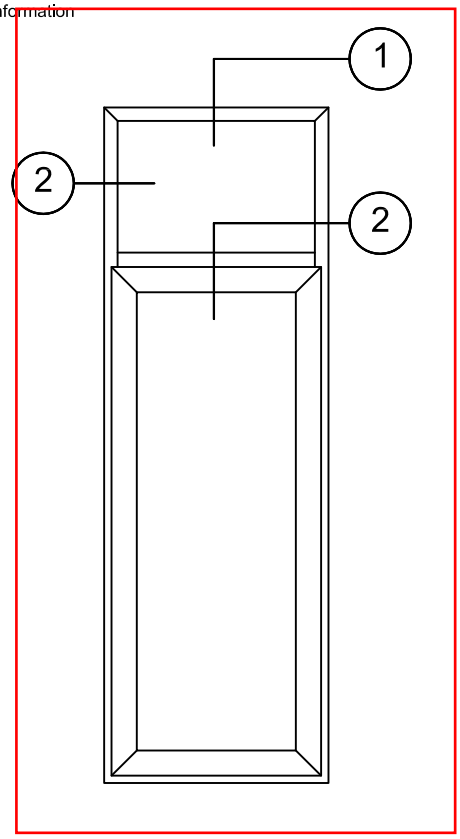
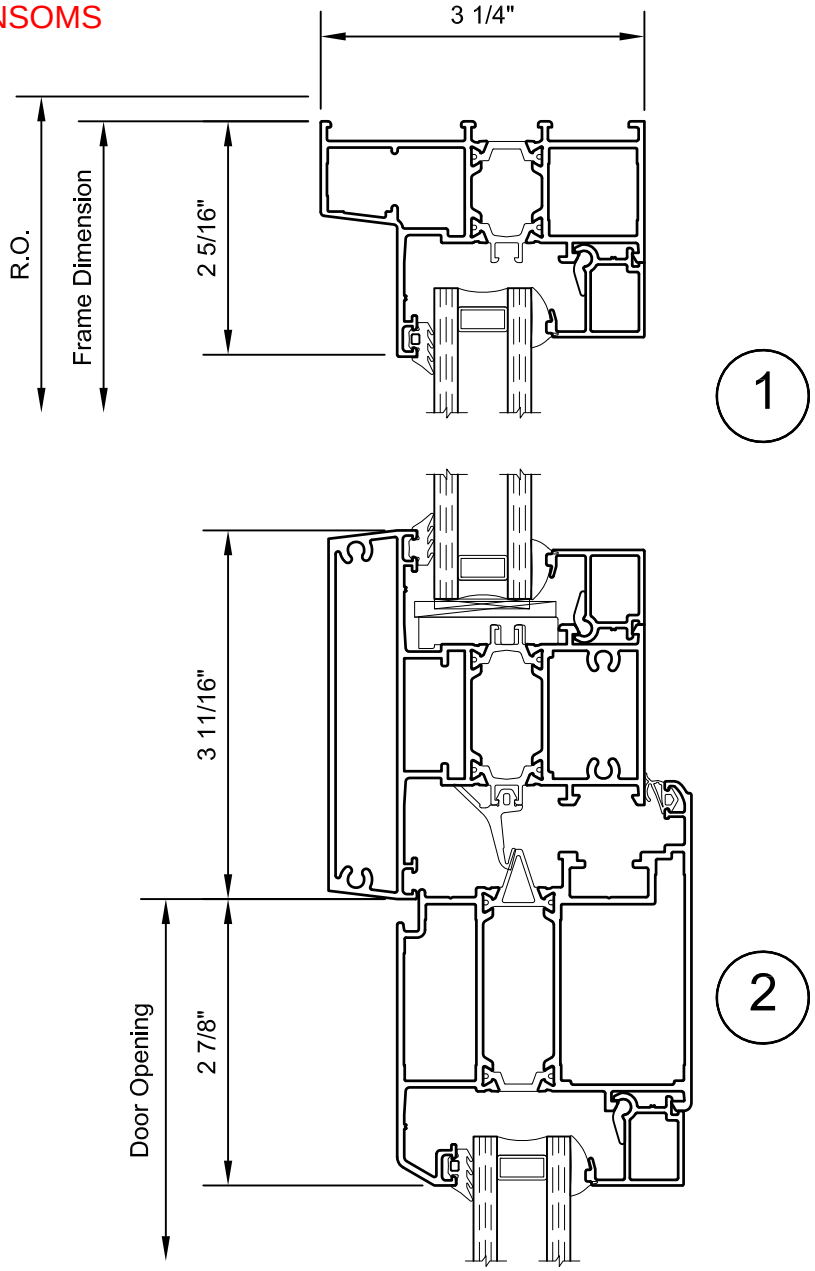
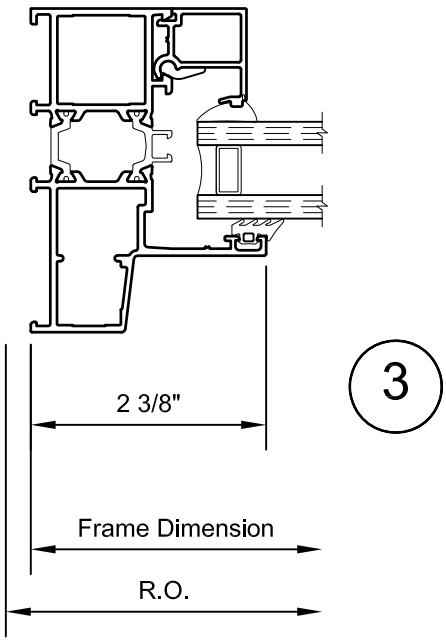
NC-82 Thermal 3 1/4" Terrace Door
Product Details - Inswing Transom Frame

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information



AT DOORS WITH TRANSOMS





SCALE 6"=1'-0"

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NC-82 Thermal 3 1/4" Terrace Door
Product Details - ADA Threshold and Rails

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information

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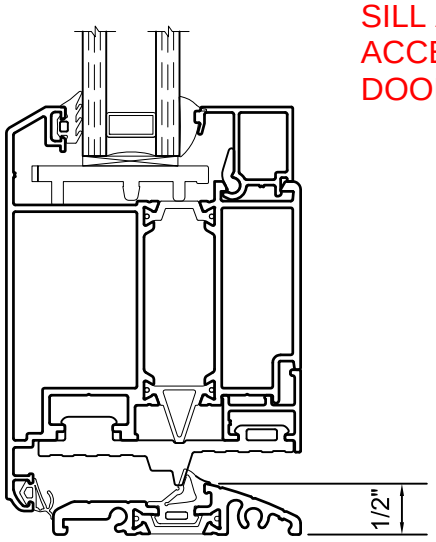
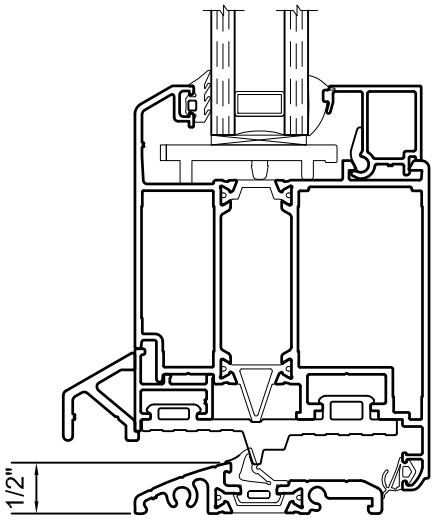
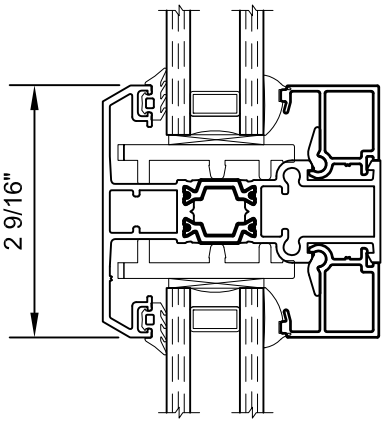
SILL AT ACCESSIBLE DOORS



ADA Threshold Outswing Door



ADA Threshold Inswing Door



Sash Rail Inswing or Outswing Door

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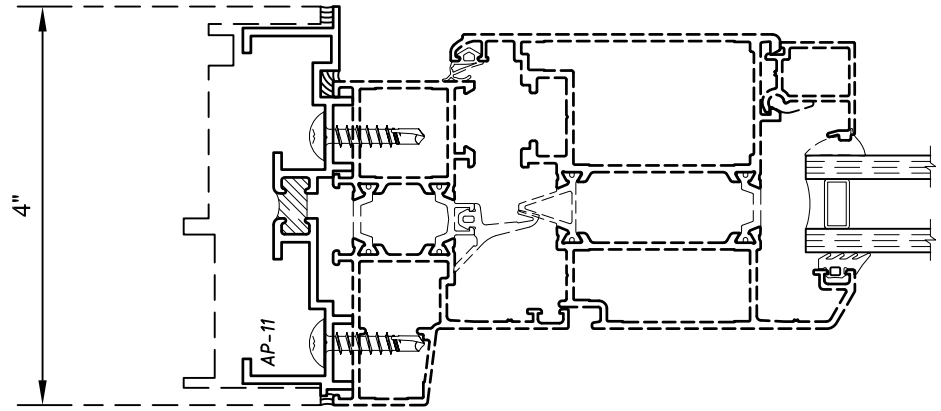
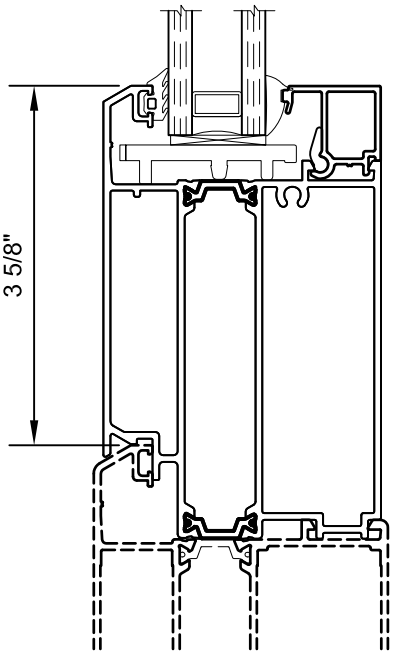
SCALE 6"=1'-0"

NC-82 Thermal 3 1/4" Terrace Door
Product Details - Adapters

Note: Multiple configurations of this window system are available. Refer to Detail-CD in front of catalog for additional options or contact your local Winco Sales Representative for information



AP-11
4" Window Adapter
Note: Adapter cannot be used horizontally and vertically in the same opening



Bottom Rail Adapter

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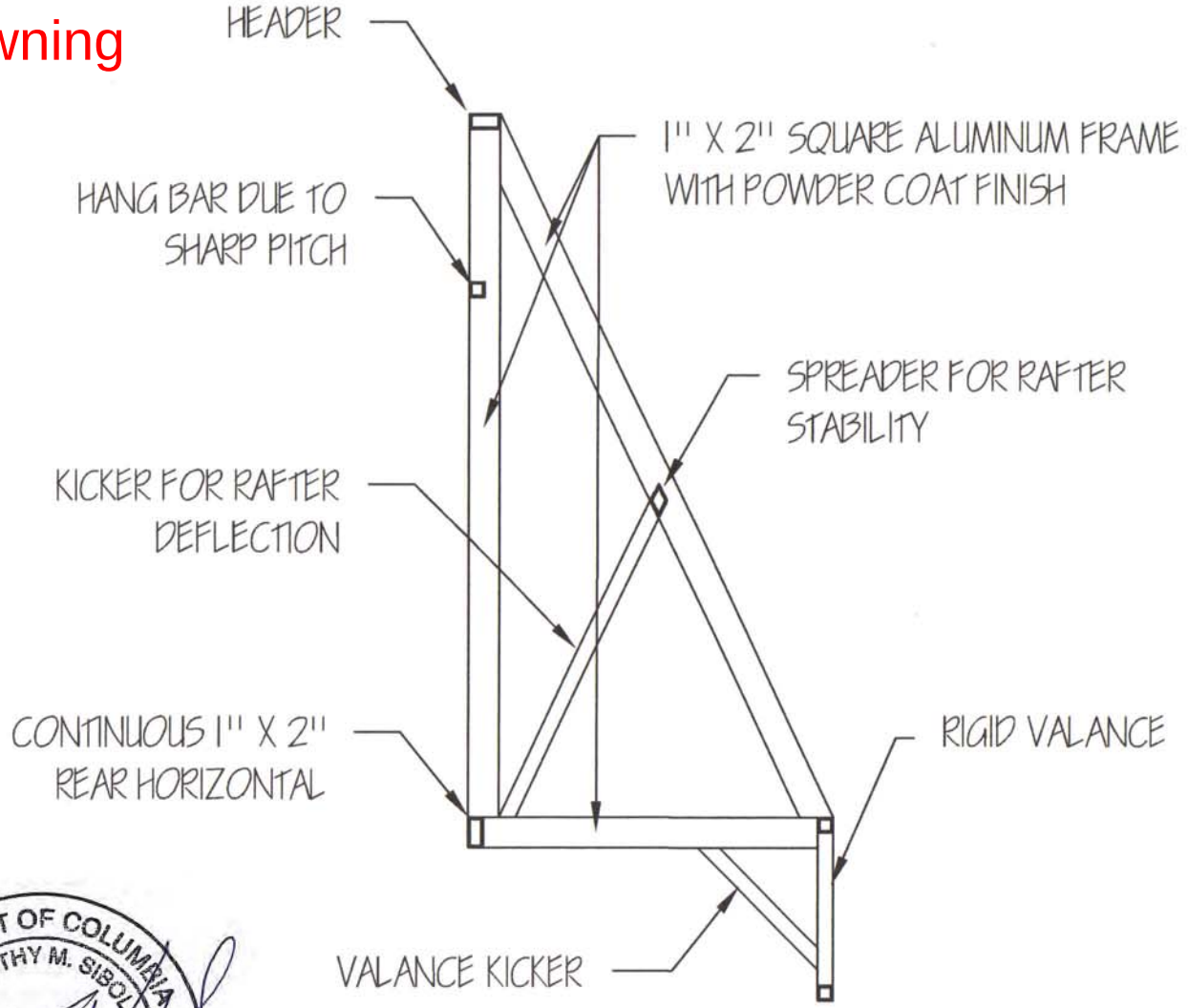
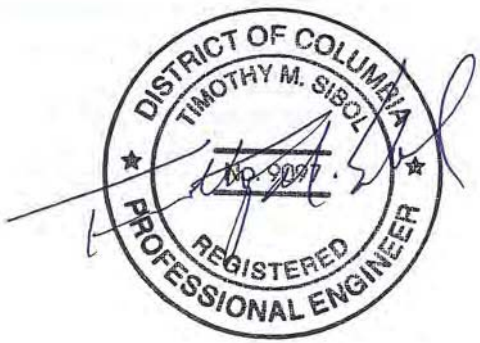
SCALE 6"=1'-0"

Typical Awning Detail





AWNINGS TO BE OPEN ENDED WITH NO FABRIC ON ENDS

A1 AWNING FRAME DETAIL

THE NANNIE HELEN AT 4800

1"= 1'-0"

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ATLANTIC AWNING
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MIDLOTHIAN, VIRGINIA 23112

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1603 EAST OAK LAKE BLVD.
MIDLOTHIAN, VIRGINIA 23112
804-765-4007
FAX 804-765-4008
WWW.ATLANTICAWNING.COM

3/27/2013

TITLE: NANNIE HELEN AWNING
JOB NO.: 13117
DATE: 2013.04.18
BY: KZM
DWG. NO.: SSK-002

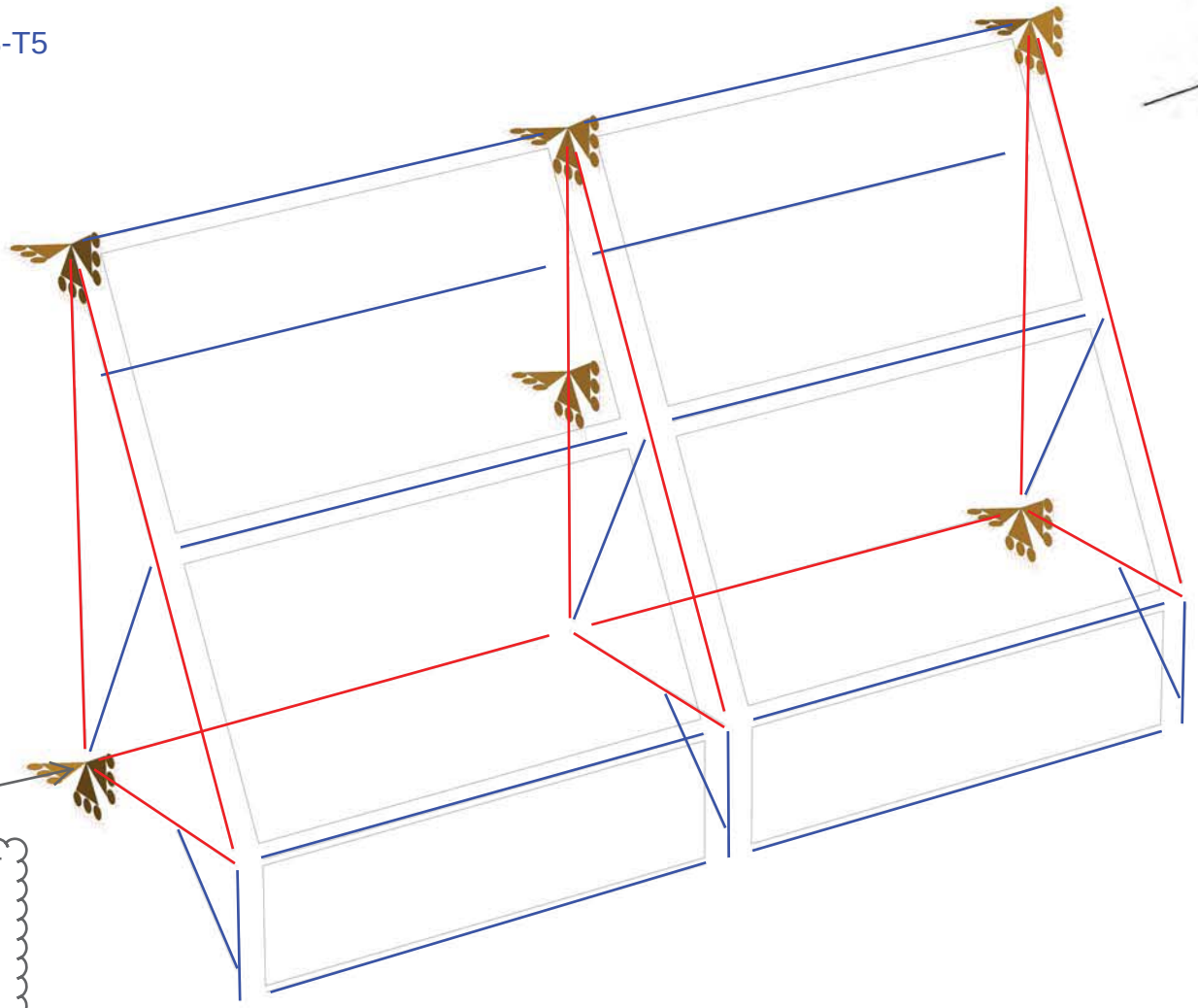
Skarda & Associates, Inc.

Current Date: 3/28/2013 11:00 AM
Units system: English
File name: P:\2013\13117- Nannie Helen Awning\Ram\13117- Alum Awning REV.etz\

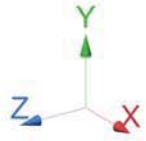
2" x 1" x 1/8" TUBE, LONG EDGE PERPENDICULAR TO WALL, 6063-T5 ALUMINUM ALLOY

1" x 1" x 1/8" TUBE, 6063-T5 ALUMINUM ALLOY

DISTRICT OF COLUMBIA
TIMOTHY M. SIBOL
No. 9027
REGISTERED
PROFESSIONAL ENGINEER



CONNECTION POINT TO CMU (TYP) W/ 3/8" DIA. HILTI HLC ANCHOR BOLT (1/2" DIA. SLEEVE) W/ 1 1/2" MIN EMBED.



sunbrella

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2640-0000

Sunbrella Acrylic, HDPE
120" / 305 cm width
Selvedge is Left / Right

COLLECTIONS

Sunbrella Contour

APEX FOREST



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WARRANTY −

10 YEAR

We stand behind our fabrics with a guarantee that's best in the industry: a 10-year limited warranty for shade and marine fabrics.

AVAILABLE IN THESE COLORS



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sunbrella

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4987-0000

3.8" | 9.65 cm repeat
100% Sunbrella Acrylic
46" / 117 cm width
Selvedge is Left / Right

COLLECTIONS

2017-2018 Sunbrella Shade Collection

COOPER NAVY



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CERTIFICATIONS −

GREENGUARD

RECOMMENDED SKIN CANCER FOUNDATION

WARRANTY +

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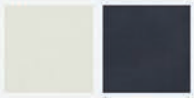
COORDINATING FABRICS

Upholstery and Drapery



Shade



TYPE D1 & D3

ID+ 4.5"

LED DOWNLIGHT

FOCAL POINT®




clear diffuse


warm diffuse


white painted flange

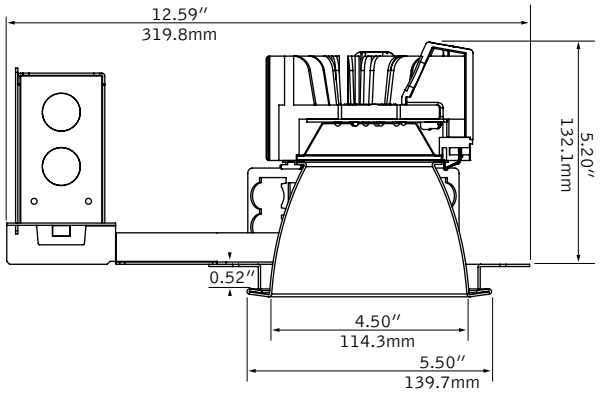

black reflector


white reflector

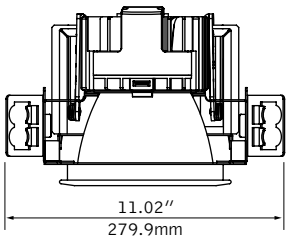

trimless companion

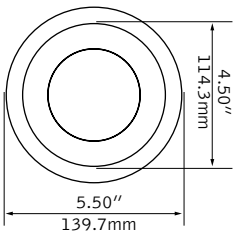
DIMENSIONAL DATA

Downlight



Trim





FEATURES

ChromaSure: Color consistency resulting in a 2-step MacAdam ellipse across the entire ID+ product line.

Field adjustability of ceiling thickness from 0.5" - 2.5".

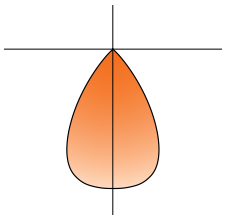
Shallow housing.

50° cutoff to light source and its image.

Selection of dimming drivers available.

Right Light: Standard delivered lumen outputs 1000, 1500, 2000, 2500, and 3000.

PERFORMANCE



Clear Diffuse Reflector
3500k

Delivered Lumens: 2000lm

Total System Watts: 26W

PRODUCT OVERVIEW

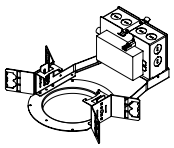
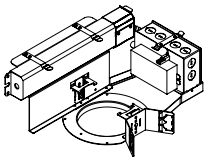
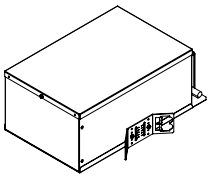
Lumen Output:	1000-3000lm
Wattage:	12-45W
LPW:	66-81
Spacing Criteria:	1.01-1.02
SDCM:	2

ENERGY STAR

Photometric performance is measured in accordance with IESNA LM-79.
Visit focalpointlights.com for complete photometric data. Visit energystar.gov for model specifics.

fixture: project:

HOUSING DETAILS

Standard	Emergency Battery	Chicago Plenum
		
L x W x H 12.59" x 11.02" x 5.20"	L x W x H 16.21" x 11.21" x 6.02"	Standard L x W x H 16.85" x 11.45" x 6.13" Emergency L x W x H 16.85" x 12.95" x 6.13"

HOUSING SPECIFICATIONS

Construction

Thermally protected housing for new construction applications. Insulation to be kept 3" away from housing. Butterfly brackets allow mounting to ½ emt. Order bar hangers as an accessory. Die-cast aluminum heat sink designed for maximum thermal dissipation. Die-formed housing and integral junction box with (7) 1/2" pry outs. UL & cUL listed for (6) #14 AWG (3 in, 3 out) 90°C conductors and feed through–branch wiring. Accommodates ceiling thicknesses up to 0.5" standard, field adjustable up to 2.5" thickness. For thicker ceiling consult factory. Order TZB option for TechZone compatible housing brackets. Fixture will not exceed 5 lb.

Electrical

Choice of constant current dimming drivers. Power factor > .9 typical.

Emergency

Emergency Battery Pack: Bodine BSL17C–C2. Emergency output —7W for 90 minutes. Maximum mounting height: 23.3ft. (Black reflector color: 18.1ft.)

Labels

UL and cUL listed. Suitable for Dry or Damp Locations, indoor use only. Specify wet listed (WL) for recessed ceiling applications in indoor and outdoor locations. Lutron Drivers not recommended for outdoor environments below 0˚C.

Lumen Maintenance

Reported: L70 at >63,000 hours

Derived from EPA TM-21 calculator. Based on typical conditions, consult factory for additional data.

Reliability

At Focal Point, our products are designed to stand the test of time. Each luminaire is engineered using superior components, manufactured with the utmost care and rigorously tested. Contact us for reliability data.

Warranty

LED System rated for operation in ambient environments up to 25°C. 5-year limited warranty.

TRIM & LED SPECIFICATIONS

LED System

Proprietary array incorporates premium LEDs on a robust platform. May be specified in 2700K, 3000K, 3500K or 4000K, CRI>80. Color accuracy within 2 SDCM. Aluminum heat sink provides appropriate thermal management.

Aesthetics

Parabolic reflector cone ensures glare free optics. Reflector is .050 spun aluminum. Torsion springs pull trim tight to the ceiling with no visible fasteners within the trim. Trims are self-flanged. Non-painted trim matches reflector finish. White painted flange may also be specified.

Optics

50-degree cut–off to light source and its image.

PERFORMANCE CHART

Delivered Lumens	System Watts	LPW
1000	12	81
1500**	19	78
2000**	26	76
2500	36	70
3000	45	66

Based on 3000/3500K. Clear Diffuse reflector cone. 80CRI Multipliers: 2700K: 0.94, 4000K: 0.1.06. 90CRI Multipliers: 2700K: 0.71, 3000/3500K: 0.83, 4000K: 0.89. Black Multiplier: 0.56. White Multiplier: 1.13. Lumen output may vary +/- 5%. Actual wattage may vary +/- 5%. **LU5 output: 1500L=1250lm, 2000L=1800lm.

Focal Point LLC reserves the right to change specifications for product improvement without notification.

HOUSING ORDERING

Housing Series		**FLC4D**
ID+ 4.5" Round Downlight	FLC4D	
Trim Type		**RO**
Round Overlap (Click to view trimless cutsheet)	RO	
Lumen Output		
1000 Lumens	1000L	
1500 Lumens	1500L	
2000 Lumens	2000L	
2500 Lumens	2500L	
3000 Lumens	3000L	
Voltage		
120V	120	
277V**	277	
Control System & Dimming Level		
0-10V - 1% Dimming	L11	
0-10V - 10% Dimming	LD1	
Lutron Hi-Lume EcoSystem (LDE1) - 1% Dimming	LH1	
Lutron 5-Series EcoSystem (LDE5) - 5% Dimming (Not available with 1000L & 3000L)	LU5	
DALI - 1% Dimming	D11	
DMX - 3-Channel, 0% Dimming	MZ3	
Housing Type		**T**
Thermally Protected, Non-IC	T	
Factory Options		
Bar Hangers	BH	
Chicago Plenum / National Plenum	CP	
Emergency Battery (Must order LC4EM trim)	EM	
6" TechZone Brackets	TZB	

TRIM & LED MODULE

Aperture		
4.5" Round Reflector	LC4	
4.5" Round Reflector - Emergency (Required for "EM" option)	LC4EM	
Trim Type		**RD**
Round	RD	
Lumen Output (Trim & Housing output must match)		
1000 Lumens	1000L	
1500 Lumens	1500L	
2000 Lumens	2000L	
2500 Lumens	2500L	
3000 Lumens	3000L	
Color Temperature		
2700K	27K	
2700K, 90CRI	927K	
3000K	30K	
3000K, 90CRI	930K	
3500K	35K	
3500K, 90CRI	935K	
4000K	40K	
4000K, 90CRI	940K	
Optic		**DN**
Downlight	DN	
Color		
Clear Diffuse	CD	
Warm Diffuse	WD	
Black (Black Painted flange only)	BK	
White (White Painted flange only)	WH	
Flange Finish		
Non-Painted (Clear and warm diffuse only)	NP	
Black Painted	BP	
White Painted	WP	
Factory Options		
Wet Listed (Not available with 90CRI)	WL	

A complete unit consists of two line items, housing and trim
Example: FLC4D-RO-1500L-120-LD1-T | LC4-RD-1500L-35K-DN-CD-NP

QS 5 DAY* Options in orange qualify for the Quickship program. 5-day up to 100 pieces. Refer to Quickship Guide for complete details.

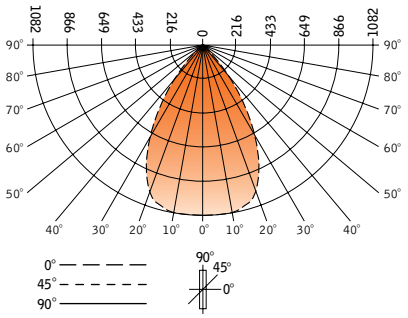
ID+ 4.5"

LED DOWNLIGHT

FLC4D-RO-1000L-120-L11-T / LC4-RO-1000L-35K / 40K-DN-CD-NP

Filename: FLC4DRO1000L_35K_40K_DNCD.IES
Test #: 1100914
Lumens: 1082lm
System Watts: 13W
LPW: 83

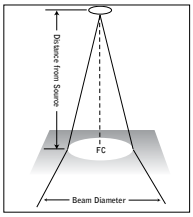
CANDLEPOWER DISTRIBUTION



Vertical Angle	Horizontal Angle 0°
0°	1082
5°	1080
15°	1046
25°	826
35°	398
45°	69
55°	6
65°	0
75°	0
85°	0
90°	0

LUMEN SUMMARY

	Zone	Lumens	% Fixture
	0-30°	768	71.0
	0-40°	1014	93.7
	0-60°	1081	99.9
	0-90°	1082	100.0
Total Luminaire	0-180°	1082	100.0



FOOTCANDLE VALUES

0° aiming angle - horizontal surface

Distance from source	Beam Diameter	Center Beam (FC)
4'	5.0'	68
6'	7.5'	30
8'	10.0'	17
10'	12.5'	11

Footcandle results based on AGI32; Reflectances=0/0/0; LLF=1

Go to www.focalpointlights.com for additional photometric data.

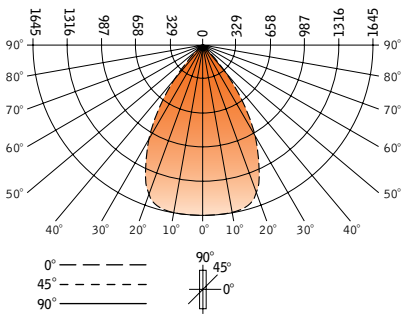
ID+ 4.5"

LED DOWNLIGHT

FLC4D-RO-1500L-120-L11-T / LC4-RO-1500L-35K / 40K-DN-CD-NP

Filename: FLC4DRO1500L_35K_40K_DNCD.IES
Test #: 1100916
Lumens: 1676lm
System Watts: 21W
LPW: 80

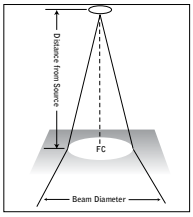
CANDLEPOWER DISTRIBUTION



Vertical Angle	Horizontal Angle 0°
0°	1645
5°	1645
15°	1599
25°	1272
35°	616
45°	111
55°	14
65°	4
75°	0
85°	0
90°	0

LUMEN SUMMARY

	Zone	Lumens	% Fixture
	0-30°	1178	70.3
	0-40°	1559	93.0
	0-60°	1671	99.7
	0-90°	1676	100.0
Total Luminaire	0-180°	1676	100.0



FOOTCANDLE VALUES

0° aiming angle - horizontal surface

Distance from source	Beam Diameter	Center Beam (FC)
4'	5.0'	103
6'	7.5'	46
8'	10.0'	26
10'	12.5'	16

Footcandle results based on AGI32; Reflectances=0/0/0; LLF=1

Go to www.focalpointlights.com for additional photometric data.

ID+ 4.5"

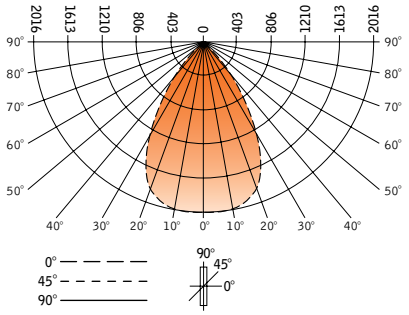
LED DOWNLIGHT

FLC4D-RO-2000L-120-L11-T / LC4-RO-2000L-35K / 40K-DN-CD-NP

Filename: FLC4DRO2000L_35K_40K_DNCD.IES
Test #: 1117165

Lumens: 2050lm
System Watts: 27W
LPW: 76

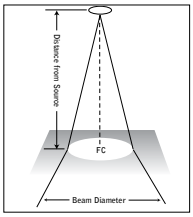
CANDLEPOWER DISTRIBUTION



Vertical Angle	Horizontal Angle 0°
0°	2016
5°	2013
15°	1938
25°	1555
35°	760
45°	136
55°	16
65°	5
75°	2
85°	1
90°	0

LUMEN SUMMARY

	Zone	Lumens	% Fixture
	0-30°	1436	70.1
	0-40°	1907	93.0
	0-60°	2042	99.6
	0-90°	2050	100.0
Total Luminaire	0-180°	2050	100.0



FOOTCANDLE VALUES

0° aiming angle - horizontal surface

Distance from source	Beam Diameter	Center Beam (FC)
4'	5.0'	126
6'	7.5'	56
8'	10.0'	31
10'	12.5'	20

Footcandle results based on AGI32; Reflectances=0/0/0; LLF=1

Go to www.focalpointlights.com for additional photometric data.

ID+ 4.5"

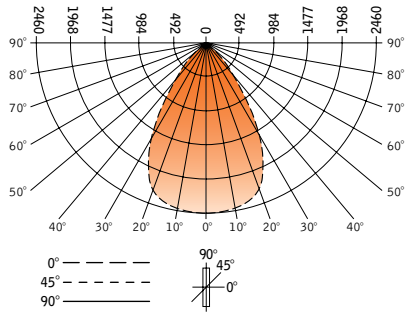
LED DOWNLIGHT

FLC4D-RO-2500L-120-L11-T / LC4-RO-2500L-35K / 40K-DN-CD-NP

Filename: FLC4DRO2500L_35K_40K_DNCD.IES
Test #: 1117163

Lumens: 2502lm
System Watts: 36W
LPW: 70

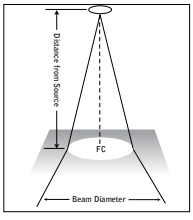
CANDLEPOWER DISTRIBUTION



Vertical Angle	Horizontal Angle 0°
0°	2460
5°	2457
15°	2365
25°	1897
35°	927
45°	166
55°	20
65°	6
75°	2
85°	1
90°	0

LUMEN SUMMARY

	Zone	Lumens	% Fixture
	0-30°	1753	70.1
	0-40°	2326	93.0
	0-60°	2492	99.6
	0-90°	2502	100.0
Total Luminaire	0-180°	2502	100.0



FOOTCANDLE VALUES

0° aiming angle - horizontal surface

Distance from source	Beam Diameter	Center Beam (FC)
4'	5.0'	154
6'	7.5'	68
8'	10.0'	38
10'	12.5'	25

Footcandle results based on AGI32; Reflectances=0/0/0; LLF=1

Go to www.focalpointlights.com for additional photometric data.

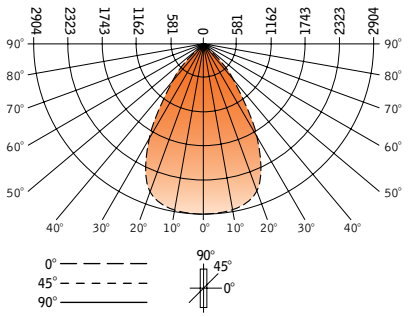
ID+ 4.5"

LED DOWNLIGHT

FLC4D-RO-3000L-120-L11-T / LC4-RO-3000L-35K / 40K-DN-CD-NP

Filename:	FLC4RDO3000L_35K_40K_DNCD.IES	Lumens:	2953lm
Test #:	1117164	System Watts:	45W
		LPW:	66

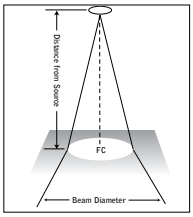
CANDLEPOWER DISTRIBUTION



Vertical Angle	Horizontal Angle 0°
0°	2904
5°	2900
15°	2792
25°	2241
35°	1093
45°	196
55°	23
65°	7
75°	2
85°	1
90°	0

LUMEN SUMMARY

	Zone	Lumens	% Fixture
	0-30°	2070	70.1
	0-40°	2746	93.0
	0-60°	2942	99.6
	0-90°	2953	100.0
Total Luminaire	0-180°	2953	100.0



FOOTCANDLE VALUES

0° aiming angle - horizontal surface

Distance from source	Beam Diameter	Center Beam (FC)
4'	5.0'	182
6'	7.5'	81
8'	10.0'	45
10'	12.5'	29

Footcandle results based on AGI32; Reflectances=0/0/0; LLF=1

Go to www.focalpointlights.com for additional photometric data.

thegreatoutdoors® by MINKA-LAVERY®

Item #
9928-66-PL
Product Family Name:
Contractor
Category:
FLUSH MOUNT
Certification
3195126
Patents:

Notes:

UPC Code:
747396054001
Finish:
Black
Category Type:
Flush Mount



TYPE D2

Image File Name: **9928-66-PL.jpg**



MEASUREMENTS

Width:	Length:	Height:	Extension:
11.25		5	
Height Adjustable:	Min Overall Height:	Max Overall Height:	Slope:
No			No
Wire Length:	Chain Length:	Safety Cable Included:	Net Weight:
7		No	3.31
Canopy Width:	Canopy Height:	Canopy Length:	Center to Bottom:
Backplate Width:	Backplate Height:	Center to Top:	

LAMPING

No. of Bulbs:	Light Type:			
1	SEMISPIRAL13W,SELF-BALLASTGU24			
Max Bulb Wattage:	Socket:			
13	GU24			
Dimmable:	Ballast:	Rated Life Hours:	Photocell Included:	Bulb/LED Included:
No			No	Y
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:
Yes	2700			

SHADE / GLASS

Description:		Material:
Etched White		Glass
Part No.:		Quantity:
G9928		1
Width:	Height:	Length:
8.63	3.38	8.63



SHIPPING

Carton Width:	Carton Height:	Carton Length:		
13.0	7.5	13.0		
Carton Weight:	Carton Cubic Feet:	Small Package Shippable:		
4.62	0.734	Yes		
Master Pack Width:	Master Pack Height:	Master Pack Length:		
13.57	16.0	26.75		
Master Pack Weight:	Master Cubic Feet:		Multi-Pack:	Master Pack:
20.46	3.361		1	4



Damp Location

ETL Intertek

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 04.27.2018 11:00 AM

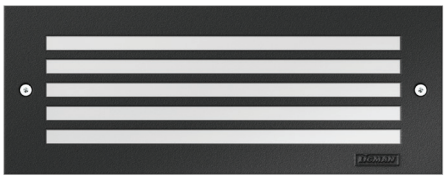
Recessed

ULE-40611

Legend 3 Recessed

TYPE F1

LIGMAN LIGHTING USA



A range of vandal resistant rectangular wall recessed luminaires. Suitable for indoor or outdoor applications in residential, shopping and pedestrian areas as a decorative guide light. Available in a variety of frame and LED light source options, including turtle friendly amber LED.
The Legend 1 and 2 is available with powdercoated aluminum or stainless steel frames. This luminaire is provided with a powdercoated high pressure die-cast aluminum back box and can be pre shipped to the jobsite for concrete pour or masonry applications.
As an option, this luminaire can be provided with a special wall clamp bracket that provides a clamping option when installing in drywall or wood panel walls.

Available in amber and white 2700K, 3000K and 4000K. Consult factory for additional colors. The Legend steplight range can be provided with colored lenses to provide a decorative architectural touch to the building, please see options.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

Physical Data

Length • 10.2″

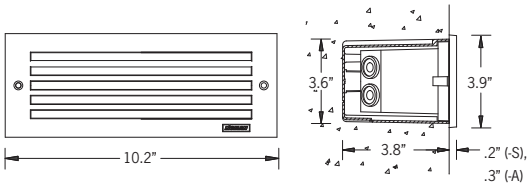
Height • 3.9″

Weight • (S) 4.1 lbs • (A) 3.5 lbs

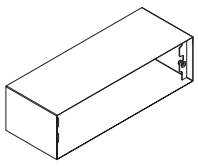
IP65 • Suitable For Wet Locations

IK04 • Impact Resistant (Vandal Resistant)

Suitable for Concrete Pour Applications



Optional [Contact Factory]



SMB • Surface Mount Box



Legend 1 Mounted in Surface Mount Box



Legend 1
ULE-40591



Legend 2
ULE-40601



Legend 4
ULE-40621



Legend 9
ULE-40671

Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets**. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens.
Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp
11w LED
126 Lumens

Frame
A • Aluminum [Choose Finish Color]
S • Stainless Steel [Natural Stainless Steel Finish Only]

LED Color
W27 • 2700K
W30 • 3000K
W40 • 4000K

Finish Color
01 - Black - RAL 9011
02 - Dark Grey - RAL 7043
03 - White - RAL 9003
04 - Metallic Silver - RAL 9006
05 - Matte Silver - RAL 9006
06 - Bronze - RAL 6014
07 - Custom RAL

Options (Consult Factory for Pricing)
AMB • Amber LED [Turtle Friendly]
SMB • Surface Mount Box [Conduit Entry Position to be Specified]
NAT • Natatorium & High Salt Environments
DIM • 0-10v Dimming

Colored Transparent Lens
RD - Red Lens
BL - Blue Lens
GR - Green Lens
AM - Amber Lens
Specify Other Color_____
C - Clear Lens



DWC • Dry Wall Clamps

Ordering Example : ULE - 40611 - 11w - A - W30 - 02 - 120/277v - Options

ULE	40611	Lamp: 11w LED	Frame	LED Color	Color	Voltage	Options		
			A Aluminum S Stainless Steel	W27 2700K W30 3000K W40 4000K	01 Black 02 Dark Grey 03 White 04 Metallic Silver 05 Matte Silver 06 Bronze 07 Custom RAL	120/277v Other (Specify)	DWC Dry Wall Clamps AMB Amber LED SMB Surface Mount Box NAT Natatorium Rated DIM 0-10v Dimming	RD Red Lens BL Blue Lens GR Green Lens AM Amber Lens C Clear Lens	

PROJECT: DATE: QUANTITY:

TYPE: NOTE:

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

Intertek

TARGETTI

TYPE G1

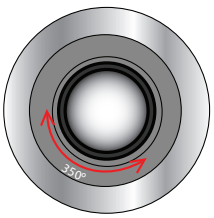
KEPLERO MINI ZOOM Flexibility

Professional Inground LED Fixture

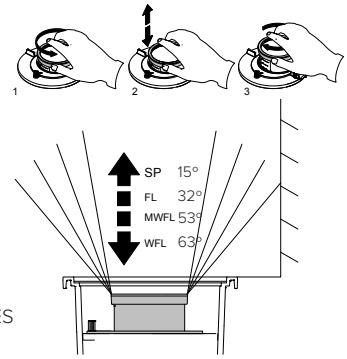
Concept: Professional single LED COB fully adjustable landscape inground fixture. As landscaping matures and changes, shape and size zoom optics can be adjusted in beam spread and direction to adjust with the changing landscape.
Housing: 8" tall x 6.625" diameter die-cast aluminum housing.
Materials: Anodized and powder coated black die'cast aluminum heat sink body, PVC installation sleeve and stainless steel (AISI316L) trim ring with extra clear glass.
Trim: Ultra flat round or square decorative ring with beveled edge in brushed, natural or bronze finishes. Features tamper-proof Torx screws.
Optic: Zoom optical system which slides and locks on vertical axis according to four different positions to provide four different beam apertures; 15°, 32°, 53° and 63° beam spreads. Light beam can be tilted 20° on the vertical plane and rotated 350° on the horizontal plane with integral locking system.
Mounting: Flush and semi-flush installation sleeves or optional raised installation tube for landscape. Fixture includes screw down holes and stainless steel screws for attachment to installation sleeve. Includes optional stainless steel L brackets for mounting support. Installation sleeve required for flush or semi-flush mounting.
Driver: Integrated universal voltage IP68 electronic driver complete with watertight IP68 connector cable (0-10V dimming available)
Installation: Fixture flush mount installation includes 8" tall x 6.625" diameter sleeve, extension pipe for wire slack and accessibility. Fixture is provided with 6ft IP68 connector cable, direct burial brass ingrade jbox (required, sold separately).
Wattage: 15W
Color Temperature: 3000ºK / 4000ºK
CRI: 84 CRI
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with with IES LM-80.
Voltage: Universal Voltage 120-277V AC 50/60Hz
IP: IP68**
Load Rating: Resistant to static loads up to 20KN in flush mounted cement and pavement installations.
Certifications: cULus listed Wet Location
Tested in accordance with LM-79-08
Warranty: 5 year limited warranty
* Up to 1 METER DEPTH of water for up to a maximum of 30 MINUTES
** Not suitable for submersible installations



KEPLERO® Mini Zoom with Clear Lens







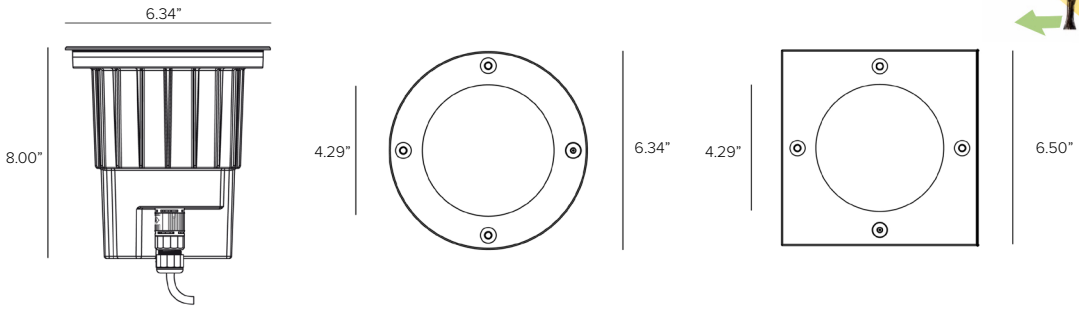
Lumens:

	3000K	4000K
Spot 15° =	576Lm	628Lm
Flood 32° =	750Lm	776Lm
Medium Wide Flood 53° =	1001Lm	968Lm
Wide Flood 63° =	1042Lm	1138Lm



PRODUCT CODE	DRIVER	TYPE	WATTAGE	COLOR TEMP	+	TRIM & INSTALLATION
KPLM – KEPLERO Mini	**ND** — Non-dimming driver **10** — 0-10V Dimming	**ZM** — Zoom	**L2** — 15W	**30** — 3000K **40** — 4000K		Required (See Pg 2)

Views



TARGETTI

KEPLERO MINI ZOOM

TRIM RING (REQUIRED) - CHOOSE 1	
1E2525	Round decorative brushed stainless steel ring. (Stainless steel AISI316L)
1DU2525B	Round decorative ring bronze (Stainless steel AISI316L)
1E2526	Square decorative brushed stainless steel ring. (Stainless steel AISI316L)
1DU2526B	Square decorative ring bronze (Stainless steel AISI316L)

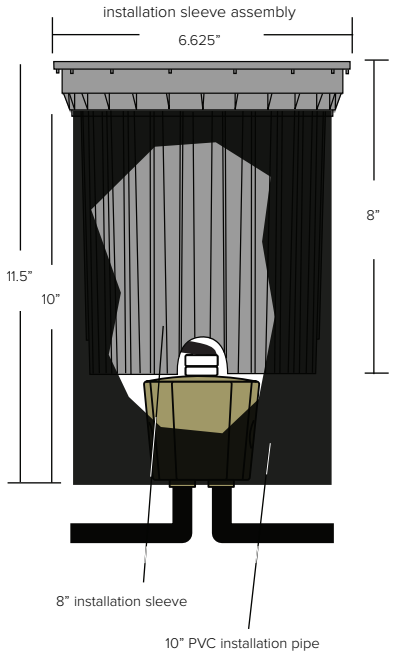
INSTALLATION SLEEVE (REQUIRED) - CHOOSE 1	
1DU2521	Round 8” Installation sleeve for flushed finish with 10” installation outer pipe
1DU2522	Squared 8” installation sleeve for flush finish with 10” PVC installation outer pipe
1DU4344	Stainless steel raised installation sleeve 36” - Black (Field cuttable to 23” above ground) includes 8” inner sleeve

INSTALLATION ACCESSORIES	
1DU2530	Direct burial brass ingrade jbox **(REQUIRED one per fixture)**
1E2495	Anti-vandal torx key: Suggested one per 5 fixture
1E2524	Fixture maintenance removal handle: Helpful one per 10 fixtures
1E0388	Glass removal tool: Helpful one per 20 fixtures

ACCESSORIES	
1T1712	Chromatic Filter - Red
1T1713	Chromatic Filter - Green
1T1714	Chromatic Filter - Blue
1T1715	Chromatic Filter - Yellow
1T1716	Chromatic Filter - Magenta
1T1777	Cold Tone Filter
1T1786	Gold Tone Filter
1T1759	Peach Tone Filter
1T1708	Blade of Light Filter
1T1711	Honeycomb Louver
1E2523	Anti-glare shutter

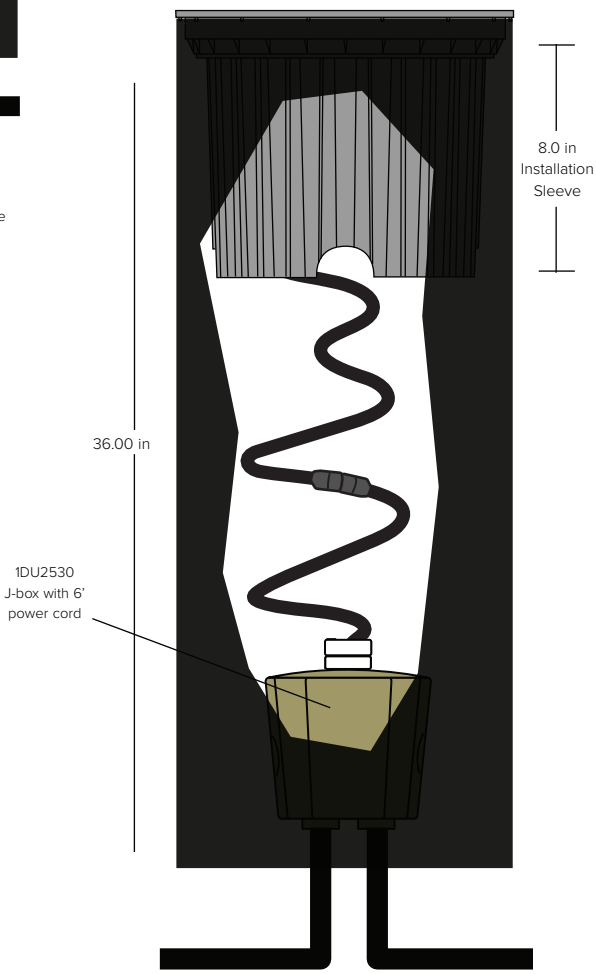
IDU2521

installation sleeve assembly



IDU4344

Raised Installation Tube



Brass junction box features (2) 3/4” bottom holes and (2) side 3/4” side holes.



1E2495



1E2524



Chromatic Filters



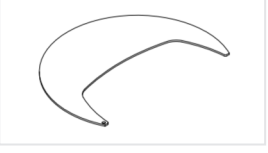
Tonal Filters



1T1708



1T1711



1E2523

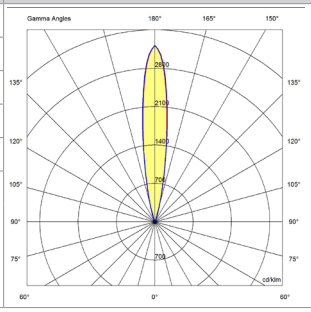
TARGETTI

KEPLERO MINI ZOOM

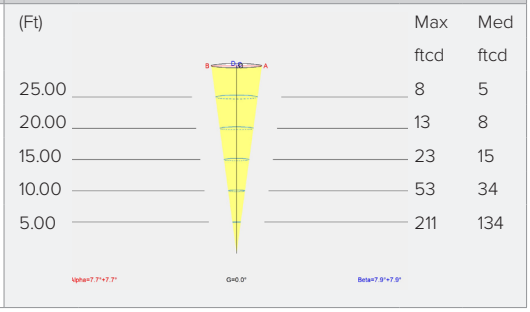
Photometrics

SPOT		
Fixture Power	15W	
Fixture Output	576Lm	628Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	SP 15°	SP 15°
IMax	3219cd/klm	3219cd/klm
Efficacy	38 Lm/W	29 Lm/W

POLAR GRAPH

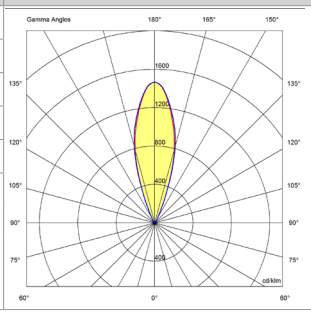


CONE OF LIGHT

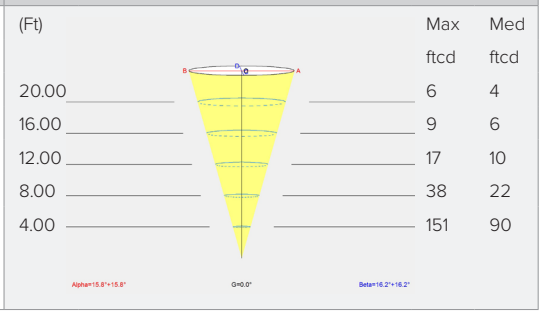


FLOOD		
Fixture Power	15W	
Fixture Output	750Lm	776Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	FL 32°	FL 32°
IMax	1469cd/klm	1469cd/klm
Efficacy	50 Lm/W	52 Lm/W

POLAR GRAPH

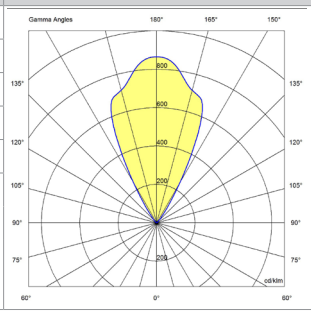


CONE OF LIGHT



MEDIUM WIDE FLOOD		
Fixture Power	15W	
Fixture Output	1001Lm	968Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	MFL 53°	MFL 53°
IMax	865cd/klm	865cd/klm
Efficacy	67 Lm/W	65 Lm/W

POLAR GRAPH



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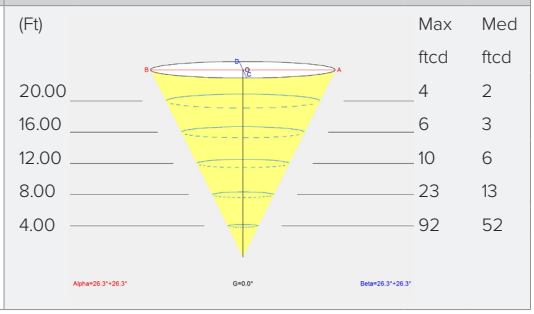
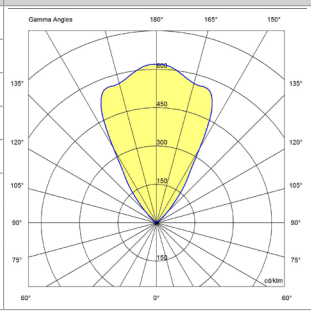
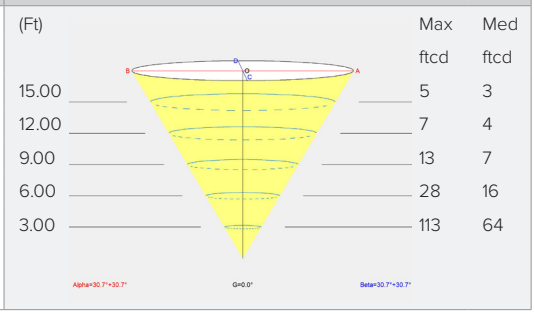


WIDE FLOOD		
Fixture Power	15W	
Fixture Output	1042Lm	1138Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	WFL 63°	WFL 63°
IMax	620cd/klm	620cd/klm
Efficacy	70 Lm/W	53 Lm/W

POLAR GRAPH



CONE OF LIGHT



URBAN SERIES

URBAN LUMINAIRE

Cat.#

Job

TYPE P1

BEACON design . performance . technology

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
- The lower shade shall be made from a one-piece aluminum spinning.
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥0.90 at full load.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components.
- Button photocell available.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit: www.beaconproducts.com/products/energeni
- Urban can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbelllighting.com/products/sitesync/ for more details

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- NRTL Certified, UL8750, UL 1598 and CSA22.2#250. 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at http://www.beaconproducts.com/products/urban

Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

CERTIFICATIONS/LISTINGS

C SP US

ida

*3000K and warmer CCTs only

PRODUCT IMAGE(S)



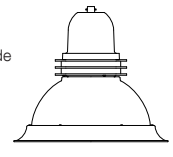
Shown with arm



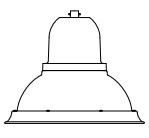
Shown with SiteSync™

STYLES

CAP - Round Shade

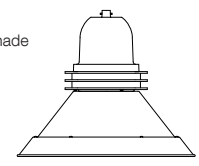


26" - CAP
Shown with optional 3RNW rings
EPA: 1.39 ft²
40 lbs

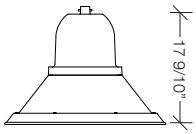


21" - CAP
EPA: 1.04 ft²
35 lbs

MRDS - Deep Shade

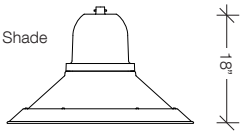


26" - MRDS
Shown with optional 3RNW rings
EPA: 1.25 ft²
40 lbs



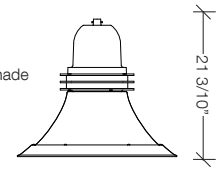
21" - MRDS
EPA: 1.00 ft²
35 lbs

MRSS - Shallow Shade

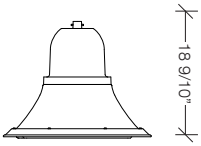


26" - MRSS
EPA: 1.17 ft²
40 lbs

MAR - Curved Shade



26" - MAR
Shown with optional 3RNW rings
EPA: 1.25 ft²
40 lbs



21" - MAR
EPA: 1.00 ft²
35 lbs

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HUBBELL Lighting

ORDERING INFORMATION

ORDERING EXAMPLE: URBCAP21/36NB-80/5K/UNV/T4/SWP/NRNW/BBT

URB | | | | | | | | | | | |

MODEL
- **URB** Urban

SERIES
- **CAP-21** 21" Capitol
- **MRDS-21** 21" Miramar deep shade
- **MAR-21** 21" Maritas
- **CAP-26** 26" Capitol
- **MRSS-26** 26" Miramar shallow shade
- **MRDS-26** 26" Miramar deep shade
- **MAR-26** 26" Maritas

LED COLOR[7]
- **3K** 3000K
- **4K** 4000K
- **5K** 5000K

VOLTAGE
- **UNV** 120-277V
- **347V** 347V
- **480V** 480V

ENGINE-WATTS
- **24NB-27** 27W, LED array
- **24NB-55** 55W, LED array
- **36NB-80** 80W, LED array
- **48NB-110**[1] 110W, LED array
- **60NB-136**[1] 136W, LED array

OPTICS[2]
- **T1** type I
- **T2** type II
- **T3** type III
- **T4** type IV
- **T4BLC** type IV, backlight control
- **T5R** type V, rectangular
- **T5QM** type V, square medium
- **T5W** type V, round wide

ELECTRICAL OPTIONS
- **PEC-120** button, 120V
- **PEC-208** button, 208V
- **PEC-240** button, 240V
- **PEC-277** button, 277V

STYLE
- **NRNW** No rings
- **3RNW** Three rings

SENSOR OPTION
- **MOB**[4,6,8] Motion sensor 33% or 50% dimming

CONTROL OPTIONS
- **GENI-XX**[5] energeni
- **SWP**[3,4] SiteSync Wireless Pre-Commission

FINISH
- **BBT** basic black textured
- **BMT** black matte textured
- **WHT** white textured
- **MBT** metallic bronze textured
- **BZT** bronze textured
- **DBT** dark bronze textured
- **GYS** gray smooth
- **DPS** dark platinum smooth
- **GNT** green textured
- **MST** metallic silver textured
- **MTT** metallic titanium textured
- **OWI** old world iron
- **RAL** _____

1 26" only
2 To rotate optics Left or Right 90 degrees, specify L or R after the optical distribution example:T4L
3 Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details.
4 Not available with other control or sensor options.
5 When ordering Energeni, specify the routine setting code (Example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
6 Specify time delay; dimming level and mounting height.
7 This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at
8 Only available on 24NB and 36NB configurations
http://cdn.beaconproducts.com/content/products/specs/specs_files/Urban_LED_spec_sheet_turtle.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: URB/CAP-26/60NB-136/3K/UNV/T5QM/SWP/NRNW/BBT — SiteSync only
URB/CAP-26/60NB-136/3K/UNV/T5QM/SWPM-20F/NRNW/BBT — SiteSync with Motion Control



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*^	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*^	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

*When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	1	350mA	120	27	0.2
			277		0.1
			347		0.1
			480		0.1
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>470,000

[1] Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

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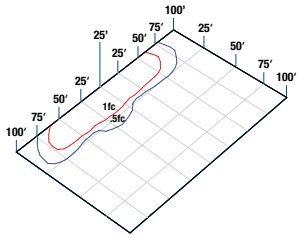
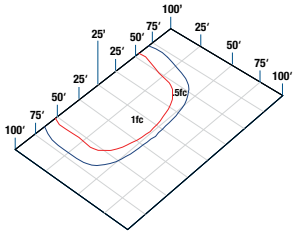
PHOTOMETRICS

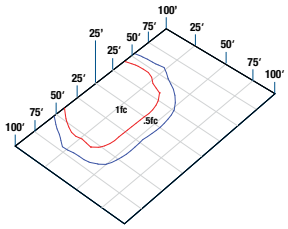
Type II
URB-60NB-136-5K-T2



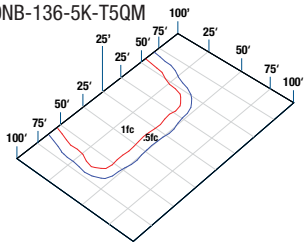
Type III
URB-60NB-136-5K-T3



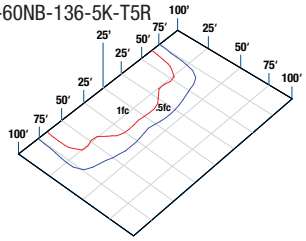
Type IV
URB-60NB-136-5K-T4



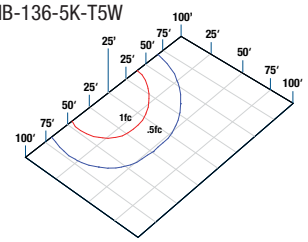
Type V Square Medium
URB-60NB-136-5K-T5QM



Type V Rectangular
URB-60NB-136-5K-T5R



Type V Round Wide
URB-60NB-136-5K-T5W



PERFORMANCE DATA

				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS (120-277V)	DISTRIBUTION TYPE	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G
24	350 mA	27 W	T2	2833	105	1	0	1	2805	104	1	0	1	2408	89	1	0	1
			T3	2805	104	1	0	1	2777	103	1	0	1	2392	89	1	0	1
			T4	3086	114	1	0	1	3055	113	1	0	1	2623	97	1	0	1
			T5QM	3085	114	2	0	0	3055	113	2	0	0	2623	97	1	0	0
			T5R	3142	115	2	0	2	3111	115	2	0	2	2670	99	2	0	2
			T5W	3044	113	2	0	1	3014	112	2	0	1	2600	96	2	0	1
24	700 mA	55 W	T2	5666	102	2	0	2	5610	101	2	0	2	4816	86	1	0	2
			T3	5610	101	1	0	2	5554	100	1	0	2	4784	86	1	0	2
			T4	6171	111	1	0	2	6110	109	1	0	2	5245	94	1	0	2
			T5QM	6171	111	3	0	1	6110	109	3	0	1	5245	94	2	0	1
			T5R	6283	113	3	0	3	6221	111	3	0	3	5341	96	3	0	3
			T5W	6087	109	3	0	1	6027	108	3	0	1	5201	93	3	0	1
36	700 mA	80 W	T2	8505	101	2	0	3	8415	100	2	0	3	7224	87	2	0	2
			T3	8415	100	2	0	2	8331	99	2	0	2	7175	86	2	0	2
			T4	9256	110	1	0	3	9164	109	1	0	3	7868	94	1	0	3
			T5QM	9257	110	3	0	1	9164	109	3	0	1	7868	94	3	0	1
			T5R	9425	112	3	0	3	9331	111	3	0	3	8011	96	3	0	3
			T5W	9131	109	3	0	2	9040	108	3	0	2	7801	93	3	0	2
48*	700 mA	110 W	T2	11332	102	3	0	3	11220	101	3	0	3	9633	87	2	0	3
			T3	11220	101	2	0	3	11108	100	2	0	3	9567	86	2	0	3
			T4	12342	111	2	0	3	12219	110	2	0	3	10491	95	2	0	3
			T5QM	12342	111	3	0	2	12219	111	3	0	2	10491	95	3	0	2
			T5R	12567	113	4	0	4	12441	112	4	0	4	10682	96	3	0	3
			T5W	12175	110	4	0	2	12053	109	4	0	2	10402	94	4	0	2
60*	700 mA	136 W	T2	14165	103	3	0	3	14025	102	3	0	3	12041	88	3	0	3
			T3	14025	102	3	0	3	13885	101	3	0	3	11959	87	3	0	3
			T4	15427	113	2	0	3	15274	111	2	0	3	13114	96	2	0	3
			T5QM	15427	113	4	0	2	15274	111	4	0	2	13314	96	3	0	2
			T5R	15708	115	4	0	4	15259	111	4	0	4	13352	97	4	0	4
			T5W	15218	111	4	0	2	15551	114	4	0	2	13002	95	4	0	2

[1]Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

*AVAILABLE IN THE 26" URBAN ONLY

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ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	1	350mA	120	27	0.2
			277		0.1
			347		0.1
			480		0.1
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>470,000

[1] Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

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WPLED5Y



LED 5W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 2.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	5W
120V:	0.18A	Color Temp:	3000K (Warm)
208V:	0.18A	Color Accuracy:	88 CRI
240V:	0.18A	L70 Lifespan:	100000
277V:	N/A	Lumens:	128
Input Watts:	5W	Efficacy:	24 LPW
Efficiency:	94%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations in downlight position only. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

5W, high-output, long-life LED

Color Temperature (Nominal CCT):

3000K

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

SuitableFor use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Precision die cast aluminum housing and mounting plate. 1 1/2" backbox with three 1/2" conduit entry points.

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Other

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Equivalency:

Equivalent to 13W CFL or 60W incandescent

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Drivers:

Constant current, Class 2, 100 - 240VAC, 50 - 60 Hz, 0.18 Amps.

Surge Protection:

1 KV

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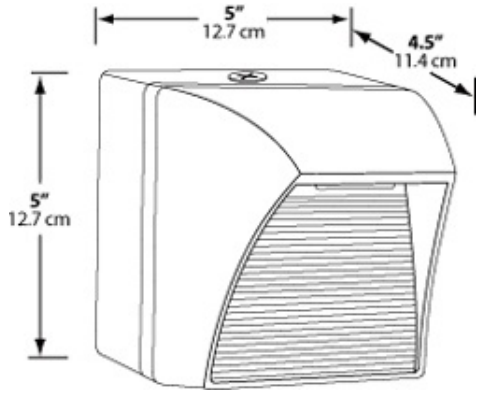
WPLED5Y

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 13W CFL or 60W Incandescent
- 100 up to 240 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Shape	Wattage	Color Temp	Finish	Photocell	Other Options
WPLED	**Blank** = Square **R** = Round	**5** = 5W	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White	**Blank** = No Photocell **/PCS** = 120V Swivel	**USA** = BAA Compliant **Blank** = Standard

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Allenbury Collection
Allenbury 1 Light 14" Outdoor Wall Light BKT
49981BKT (Textured Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

TYPE R1



Ordering Information

Product ID	49981BKT
Finish	Textured Black
Collection	Allenbury Collection

Dimensions

Extension	20.00"
Height from center of Wall opening	4.25"
Base Backplate	5.25 DIA
Weight	1.00 LBS

Specifications

Material	Epmm

Electrical

Voltage	120 V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Dimensions

Height	9.00"
Width	14.00"

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Socket Wire	150
Socket Type	Medium
Lamp Type	A21

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	150W		

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

thegreatoutdoors® by MINKA-LAVERY®

Item #	UPC Code:
8131-173-L	
Product Family Name:	Finish:
Crest Ridge	Forged Silver
Category:	Category Type:
Certification	
Patents:	
Notes:	

TYPE R2



Image File Name: **8131-173-L.jpg**



MEASUREMENTS

Width:	Length:	Height:	Extension:
8	0.00	10	8.75
Height Adjustable:	Min Overall Height:	Max Overall Height:	Slope:
No	0.00	0.00	No
Wire Length:	Chain Length:	Safety Cable Included:	Net Weight:
7		No	3.53
Canopy Width:	Canopy Height:	Canopy Length:	Center to Bottom:
5.00	7.00	0.00	3.50
Backplate Width:	Backplate Height:	Center to Top:	
0.00	0.00	6.50	

LAMPING

No. of Bulbs:	Light Type:			
1	L-Ac14-Md950			
Max Bulb Wattage:	Socket:			
14	LED			
Dimmable:	Ballast:	Rated Life Hours:	Photocell Included:	Bulb/LED Included:
No			No	
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:
	2700		980	600.2

SHADE / GLASS

Description:		Material:
Part No.:		Quantity: 1
Width:	Height:	Length:
7.25	2.75	0.00



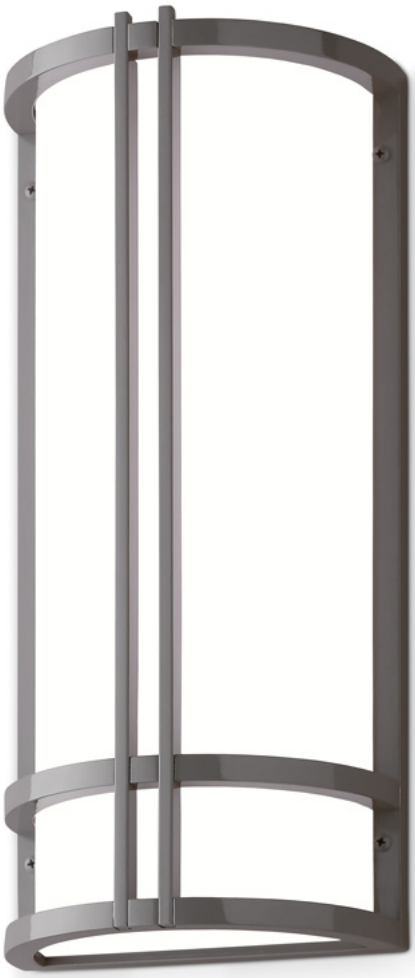
SHIPPING

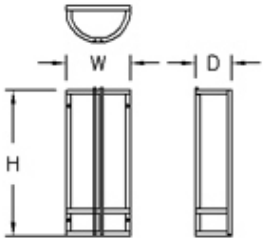
Carton Width:	Carton Height:	Carton Length:	
9.75	14.25	10.75	
Carton Weight:	Carton Cubic Feet:	Small Package Shippable:	
4.40	0.86	Yes	
Master Pack Width:	Master Pack Height:	Master Pack Length:	
0.00	0.00	0.00	
Master Pack Weight:	Master Cubic Feet:	Multi-Pack:	Master Pack:
0.00	0.00	0	1

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 02.28.2018 05:00 PM

TYPE S1





Order as a Complete Unit:

Model No. + Lamp Code + Finish Code + Option Code + Voltage

BASE MODEL NO.

S9130, S9131, S9132

DIMENSIONS

W	H	D	MC	BASE MODEL NO.	ADD LAMP CODE	ADD FINISH CODE
9″	26″	5-1/2″	13″	S9132	3N60 1CF40 L34-30K L34-35K	BA, PT

SPECIFICATIONS

Ballast: High Power Factor, Electronic, 120/277
Mounting: Wall Sconces Mounts to a 4" Octagonal Electrical Box (by others) with a Universal Strap and Hardware Provided. Fixture Mounting Center (MC) Dimension is Measured from Top of Fixture to Center of Electrical Box.

FINISHES

BA Brushed Aluminum
PT Painted Finishes
(Specify Color Code from Our Standard Finish Chart)

OPTIONS

EM Emergency Battery Pack with Fluorescent Lighting (Remote)
EML Emergency Battery Pack with LED Lighting (Remote)

LAMPING

N60 = 60 Watt A19 Incandescent
CF40 = 40 Watt Biax Compact Fluorescent,Electronic 2G11 Base
L34-30K = 34 Watt LED 3000 Kelvin, 4100 Lumens
L34-35K = 34 Watt LED 3500 Kelvin, 4100 Lumens

FEATURES

- Opal Acrylic Lens
- Solid Bar Stock Material
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

www.scottarchlighting.com
Tel (707) 864-2172 | Fax (707) 864-2182
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Forestdale Collection
Forestdale 1 Light Outdoor Wall OZ
49735OZ (Olde Bronze)

TYPE S2

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	49735OZ
Finish	Olde Bronze
Collection	Forestdale Collection

Dimensions

Extension	6.50"
Height from center of Wall opening	8.00"
Base Backplate	4.50 X 8.25
Weight	3.50 LBS

Specifications

Material	Aluminum
Diffuser Description	Clear Seeded

Electrical

Voltage	120V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Dimensions

Height	14.75"
Width	7.00"

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W	4071CLR	

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.





PRINT EMAIL CHAT VIEW IN YOUR ROOM

Set of 2 Benedict 10 1/2"H Charcoal Outdoor Wall Lights - Style # 9K893

CLEARANCE

$49.98

~~$129.99~~ | Save $80.00

FREE SHIPPING & **FREE RETURNS*** | Low Price Guarantee

1 ADD TO CART ADD TO WISH LIST

In Stock - Ships in 1 to 2 Days

2 Reviews | 5 Questions, 20 Answers

This dark painted textured charcoal outdoor wall light design comes in a set of two so that you can easily set the design on either side of a garage or entryway.

MORE DETAILS >

MORE YOU MAY LIKE


$129.99



$129.99



$99.95


$29.98



$59.99

PRODUCT DETAILS

The Benedict collection of outdoor lighting fixtures is a handsome lantern-inspired line with rich painted textured charcoal finish. This updated Mission style outdoor wall light set of two has a handsome hexagonal shape, adding interest and decorative appeal to your home's exterior. Each light comes with clear seedy glass that helps to add ambience.

- Set of 2 outdoor wall lights: each is 10 1/2" high x 7" wide. Extends 8 1/4" from the wall. Backplates are 6 1/4" high x 4 1/2" wide. Weighs 6.16 lbs.

JOHN TIMBERLAND LIGHTING

Shop all John Timberland

- Each light takes one maximum 60 watt or equivalent bulb (incandescent, LED, or CFL). Bulb not included, > 80 CRI.
- Benedict lantern-style outdoor wall light set from the John Timberland brand. Wet location outdoor rated.
- Painted textured charcoal finish with clear seedy glass.
- Made of durable, non-corrosive and UV resistant composite material safe for extreme weather conditions.

RELATED VIDEOS



Outdoor Buying Guide



Outdoor Lighting Types



Outdoor Lighting Size Guide



Security Lighting



Wet vs Damp Location

RELATED ITEMS



$79.99

More Like This



$24.51

More Like This



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More Like This



$59.91

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Q & A

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QUESTION: **Why did you choose this?**

Lamps Plus Store

thegreatoutdoors® by MINKA-LAVERY®

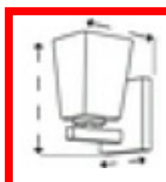
Item #
72171-189-L
UPC Code:
747396100982
Product Family Name:
Irvington Manor
Finish:
Chelesa Bronze
Category:
OUTDOOR WALL MOUNT
Category Type:
Certification
4006752
Patents:

Notes:

TYPE S4



Image File Name: **72171-189-L.jpg**



MEASUREMENTS

Width: 6.5	Length:	Height: 12	Extension: 7.5
Height Adjustable: No	Min Overall Height:	Max Overall Height:	Slope: No
Wire Length: 7"	Chain Length:	Safety Cable Included: No	Net Weight: 5.51
Canopy Width:	Canopy Height:	Canopy Length:	Center to Bottom: 8.0
Backplate Width: 4.5	Backplate Height: 5.88	Center to Top: 4.0	

LAMPING

No. of Bulbs: 1	Light Type: LED			
Max Bulb Wattage: 13	Socket: LED			
Dimmable: No	Ballast:	Rated Life Hours: 30000	Photocell Included: No	Bulb/LED Included: Y
Bulb/LED Included: Yes	Color Temp.: 3000	CRI: 92	Initial Lumens: 695.0	Delivered Lumens: 541.0

SHADE / GLASS

Description: Clear Seeded		Material: GLASS
Part No.: G72171		Quantity: 4
Width: 5.25	Height: 7.13	Length:



SHIPPING

Carton Width:	Carton Height:	Carton Length:	
Carton Weight:	Carton Cubic Feet:	Small Package Shippable: Yes	
Master Pack Width: 11.5	Master Pack Height: 14.75	Master Pack Length: 20.25	
Master Pack Weight: 9.658	Master Cubic Feet: 1.988	Multi-Pack: 1	Master Pack: 2

LED

LED

Wet Location

ETL Intertek

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 05.11.2018 07:00 PM

Salisbury Collection
Salisbury 1 Light Fluorescent Outdoor Wall Light-R

11002RZ (Rubbed Bronze)

TYPE S5



Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	11002RZ
Finish	Rubbed Bronze
Collection	Salisbury Collection

Dimensions

Extension	10.75"
Height from center of Wall opening	6.75"
Base Backplate	5.75 X 9.50
Weight	5.70 LBS

Photometrics

Kelvin Temperature	2700K

Specifications

Material	Aluminum
Diffuser Description	White Linen

Electrical

Voltage	120V

Qualifications

Safety Rated	Wet
Title 24	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Compact Fluorescent
Lamp Included	Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	18W
Socket Wire	105
Socket Type	GU24
Lamp Type	GU24
Bulb Product ID	4044

Dimensions

Height	19.50"
Width	8.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

New Street 1 Light Outdoor Wall Light OZ

9618OZ (Olde Bronze)

TYPE S7

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	9618OZ
Finish	Olde Bronze
Available Finishes	OZ, SS

Dimensions

Extension	6.25"
Height from center of Wall opening	3.25"
Base Backplate	4.50 DIA

Specifications

Material	Brass
Diffuser Description	Clear Beveled

Electrical

Voltage	120 V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	100W
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Dimensions

Height	10.00"
Width	5.75"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W	4071CLR	

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
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2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Madison Collection
1 Light Outdoor Wall Lantern BK
9650BK (Black (Painted))

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	9650BK
Finish	Black (Painted)
Available Finishes	WHT, BK, TZ
Collection	Madison Collection

Dimensions

Extension	8.50"
Height from center of Wall opening	4.25"
Base Backplate	4.50 X 5.75
Weight	4.00 LBS

Specifications

Material	Aluminum
Diffuser Description	Clear Beveled

Electrical

Voltage	120 V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	100W
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Dimensions

Height	14.75"
Width	8.00"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W	4071CLR	

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Surface

UGN-30021

Gini 1 Down Light

TYPE U1

LIGMAN LIGHTING USA



A range of modular top quality decorative linear surface mount luminaires. This small profile decorative wall sconce with upward, downward or up/down light distributions is available in 4 sizes, namely 12", 23" 35" and 47" standard lengths. (Contact factory for longer runs)
This luminaire has a unique feature where the extruded aluminum mounting bracket is secured onto the wall and the luminaire are then attached to the mounting bracket.
This modular feature allows for extended lengths of extruded mounting bracket to be installed onto the wall and then multiple luminaires can be attached end-on-end to provide a continu ous row of luminaires with even light distribution.
The Gini has been designed with integral drivers and lightly frosted low glare tempered glass lenses. A single gang in wall junction box, horizontally mounted is to be provided by contractor to facilitate ease of installation.
This IP65 luminaire can be used for indoor, as well as outdoor applications. Ideally suited to illuminate wall surfaces and light accents.

Physical Data

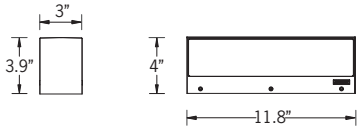
Length • 11.8"

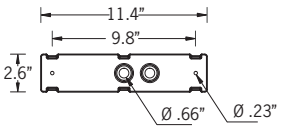
Height • 4"

Weight • 6.6 lbs

IP65 • Suitable For Wet Locations

IK04 • Impact Resistant (Vandal Resistant)





Mounting Detail



For 23.4" Gini, See
UGN-30041 - Down Only
UGN-30051- Up/Down



For 35" Gini, See
UGN-30061 - Down Only
UGN-30071- Up/Down



For 47" Gini, See
UGN-30081 - Down Only
UGN-30091- Up/Down

Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp
18w LED 1246lm

LED Color
W27 • 2700K
W30 • 3000K
W40 • 4000K

Finish Color
01 - Black - RAL 9011
02 - Dark Grey - RAL 7043
03 - White - RAL 9003
04 - Metallic Silver - RAL 9006
05 - Matte Silver - RAL 9006
06 - Bronze - RAL 6014
07 - Custom RAL

Options (Consult factory for pricing)

NAT - Natatorium & High Salt Environments

Ordering Example : UGN - 30021 - 18w - W30 - 02 - 120/277v - Options

		Lamp	LED Color	Color	Voltage	Options
UGN	30021	18w LED				
			W27 2700K W30 3000K W40 4000K	01 Black 02 Dark Grey 03 White 04 Metallic Silver 05 Matte Silver 06 Bronze 07 Custom RAL	120/277v Other (Specify)	NAT Natatorium Rated

PROJECT: DATE: QUANTITY:

TYPE: NOTE:

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

Intertek

TYPE U2

DART Medium

Adjustable Professional Projector Flood Light

Concept: Small footprint adjustable LED projector.
Housing: Die-cast aluminum body and joints for maximum heat dissapation.
Materials: Die-cast aluminum housing powder coated in Ferrite Grey Color.
Optics: NSP use high efficiency LED Emitter. SP, FL, MWFL, WFL, ASYM use high efficiency LED Chip on Board. Different optical systems depending on beam angles: Equipped with lenticular lenses for the NSP version, with a hybrid optic system for the SP and FL versions or convex faceted precision optics in high specularity anodised aluminium for the MWFL and WFL versions. ASYM version with high luminous efficiency pure aluminium reflector.
Mounting: Adjustable up to ±45° on the horizontal pane and +90°/-45° on the vertical plane with aim locking set screw. Can be installed directly to mounting surface.
Installation: Pre-cabled with 10' SJOOW 18-3 cable (second 18-2 direct burial cable for 0-10V dimmable version).
Finish: Ferrite Grey
Driver: Non-Dimmable or 0-10V Dimmable
Wattage: 19W (NSP), 38W (SP, FL, MWF, WFL, or ASYM)
Color Temperature: 3000°K / 4000°K
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with with IES LM-80.
CRI: 84
Voltage: Universal Voltage 120-277V AC 50/60Hz
IP: IP66
Certifications: cULus Wet Location Listed E488257
Tested in accordance with LM-79-08
Warranty: 5 year limited warranty





Spot Optic Shown

IP66

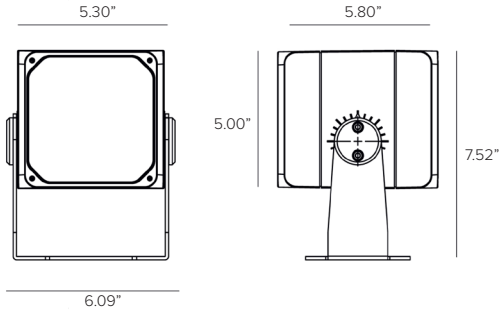
Lumens:		**3000°K**	**4000°K**
Narrow Spot 10°	=	1034 Lm	1101Lm
Spot 13°	=	2344Lm	2423Lm
Flood 33°	=	2158Lm	2230Lm
Medium Wide Flood 48°	=	3396Lm	3508Lm
Wide Flood 62°	=	3412Lm	3524Lm
Asymmetric	=	2882Lm	2977Lm

PRODUCT CODE	DRIVER	OPTICS[1]	WATTAGE	COLOR TEMP
DAM — Dart Medium	**ND** – Non–dimmable electronic	**NS** — Narrow Spot 10°	**L1** – 19W	**30** — 3000K
	10 – 0-10V Dimming	**SP** — Spot 13°	**L2** – 38W	**40** — 4000K
		FL — Flood 33°		
		MF — Medium Wide Flood 48°		
		WF — Wide Flood 62°		
		AS — Asymmetric		

[1]Narrow Spot 4° optic available upon request



Views



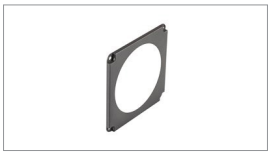
TARGETTI

DART MEDIUM

OPTICAL ACCESSORIES:	
Maximum of two optical accessories per fixture	
1E3022	Holder ring. CNC machined anodised and powder coated aluminium. Dimension 4.75in x 4.75in. **Required for use of all filters.**
1E3017	Chromatic filter Red. Glass made, with dichroic treatment. **Not suitable for Asymmetric optic**. To be completed with dedicated holder ring. Diameter 4in.
1E3018	Chromatic filter Green. Glass made, with dichroic treatment. **Not suitable for Asymmetric optic**. To be completed with dedicated holder ring. Diameter 4in.
1E3019	Chromatic filter Blue. Glass made, with dichroic treatment. **Not suitable for Asymmetric optic**. To be completed with dedicated holder ring. Diameter 4in.
1E3020	Chromatic filter Yellow. Glass made, with dichroic treatment. **Not suitable for Asymmetric optic**. To be completed with dedicated holder ring. Diameter 4in.
1E3021	Chromatic filter Magenta. Glass made, with dichroic treatment. **Not suitable for Asymmetric optic**. To be completed with dedicated holder ring. Diameter 4in.
1E3023	Blade light filter. PMMA holographic filter for a blade of light effect. **Not suitable for Asymmetric optic**. To be completed with dedicated holder ring. Diameter 4in.
1E3024	Asymmetric screen. Powder coated stainless steel. **Not suitable with 1E3025**.
1E3025	Anti-glare grid. The central elements may be removed to obtain two different levels of glare control. Powder coated stainless steel. **Not suitable with 1E3024**.

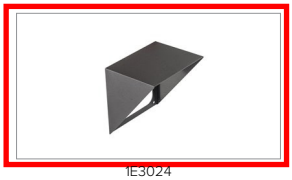
INSTALLATION ACCESSORIES:	
Maximum of two installation accessories per fixture	
1E3026	Plate for fitting rotation. Powder coated stainless steel.
1E2825	Pole bracket for straight pole diameter 60mm (+/- 2mm). Anodised and powder coated die-cast aluminium.
1E3027	Pole multiple mounting system. Powder coated stainless steel. **To be completed with 1E2825. Max 4 fixtures.**
1E3028	Earthspike. Powder coated stainless steel.
1E3029	Laser pointing system. To be installed by friction on the projector's body. Powder coated stainless steel. Provided with laser.
1DU3026	Back Plate for Wall Mount Mount Installation. Powder coated stainless steel with Neoprene closed cells EPDM black foam. Included with 1E3015. Dimensions 5"W x 6"H X 0.875"D.




1E3022


Chromatic filters


1E3023


1E3024


1E3025

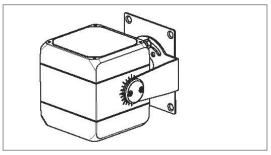

1E3026


1E2825


1E3027


1E3028


1E3029


Back Plate

TARGETTI

DART MEDIUM

OPTICAL SYSTEM

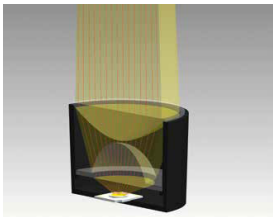
The optical system is the heart of every lighting fixture and its role is to adapt to the lamp, control emission and create the light beam. Every optical system is different, calibrated by a specific lamp to maximise performance and designed to interpret a lighting task to the full. Following rapid developments in LED lamps and new technology associated with them it is now more important than ever to look for new solutions, geometry and materials. Given the importance and specificity of this function Targetti has an internal design department dedicated to constantly creating and evolving its optical systems. Extremely innovative proprietary systems that are very different to each other, often protected by patents are developed with careful attention to the precision of the light beams and the best efficiency possible.

Reflector Optics:

LENTICULAR

“Designed” Light. In general they are used to create more precise beams where both performance and precision are essential requirements. Optics made with different lens geometries and materials depending on the type of LED lamp, whether a single or linear module, range from plano-convex optical glass from the best Italian tradition, to Fresnel lenses printed in noble plastic materials or innovative transparent cylindrical rods.





HYBRID

Performance and control. Based on the combined use of reflectors and lenses to combine the advantages of two light control methods. High efficiency and clean beams for well collimated beams that are completely free from fall-off halos, which is a normal effect of light that is not controlled in optics with a simple reflector. Inside a classic faceted reflector a frame is inserted which positions one or more optical glass lens in front of the lamp: while the reflector controls the periphery of the beam, the lenses manage its central part separately, the part that normally escapes out of control. Cancelling “spurious” light is combined with flux recovery and an increase in intensity inside the beam.

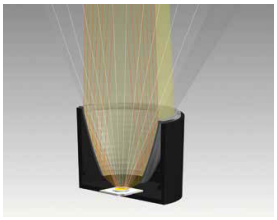




FACETED

Maximum Efficiency of soft light. Made from high vacuum metallised plastic protected with a Scratch Proof Formula or from polished anodised pure aluminium, their high reflectance always ensures high optical efficiency. Profiles designed with the best simulation software and the ellipsoidal convex facets overlaid on them are calibrated to generate various beam angles with an optimal light mix to create precise, soft, clean beams.

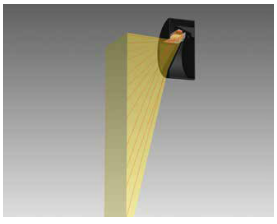




ASYMMETRICAL

Uniform light for vertical serfaces. These are optics which make it possible to obtain an uniform effect on vertical surfaces for the entire height while at the same time widen the beam for increased longitudinal uniformity and better installation distance. Typically they use reflectors with very complex and innovative geometry that can be made of metallised plastic or reflective aluminium or use extruded lenses as in the case of linear lamps. What makes them unique is their ability to direct beams right from the surface nearest the fixture, making the light “attachment” imperceptible.





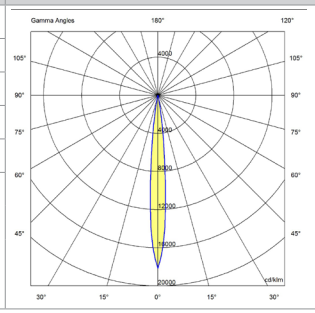
TARGETTI

DART MEDIUM

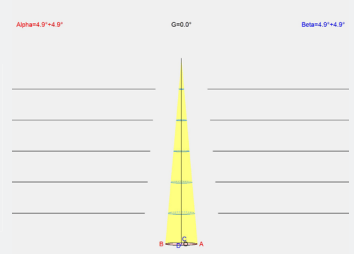
Photometry

Narrow Spot		
Fixture Power	19W	
Fixture Output	1039Lm	1101Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	NSP 10°	NSP 10°
IMax	18153cd/klm	18153cd/klm
Efficacy	54 Lm/W	58 Lm/W

Polar Graph



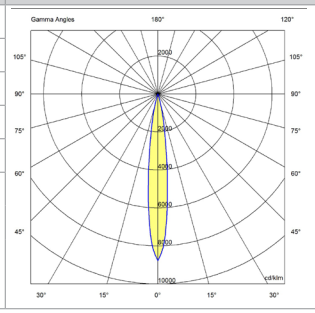
Cone of Light



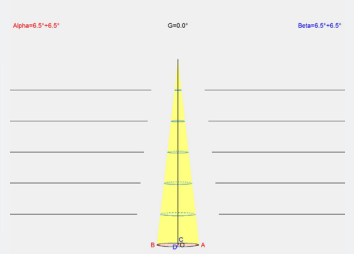
(Ft)	Max ftcd	Med ftcd
6.00	672	431
12.00	168	108
18.00	75	48
24.00	42	27
30.00	27	17

Spot		
Fixture Power	38W	
Fixture Output	2344Lm	2423Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Spot 13°	Spot 13°
IMax	8774cd/klm	8774cd/klm
Efficacy	62 Lm/W	64 Lm/W

Polar Graph



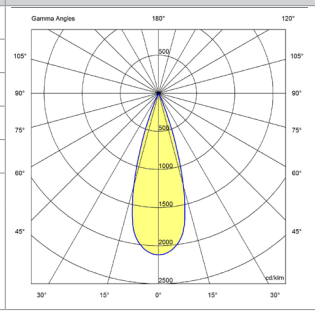
Cone of Light



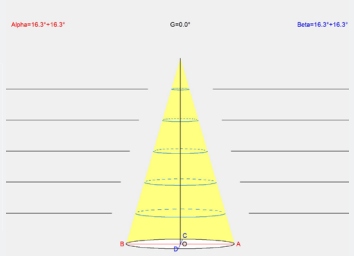
(Ft)	Max ftcd	Med ftcd
6.00	902	573
12.00	225	143
18.00	100	64
24.00	56	36
30.00	36	23

Flood		
Fixture Power	38W	
Fixture Output	2158Lm	2230Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Flood 33°	Flood 33°
IMax	2119cd/klm	2119cd/klm
Efficacy	57 Lm/W	59 Lm/W

Polar Graph



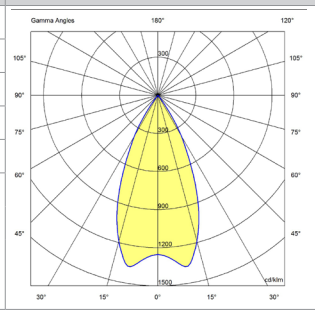
Cone of Light



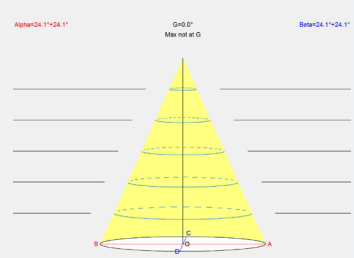
(Ft)	Max ftcd	Med ftcd
6.00	218	140
12.00	54	35
18.00	24	16
24.00	14	9
30.00	9	6

Medium Wide Flood		
Fixture Power	38W	
Fixture Output	3396Lm	3508Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	MWF 48°	MWF 48°
IMax	1366cd/klm	1366cd/klm
Efficacy	89 Lm/W	92Lm/W

Polar Graph



Cone of Light



(Ft)	Max ftcd	Med ftcd
6.00	148	23
12.00	37	23
18.00	16	10
24.00	9	6
30.00	6	4

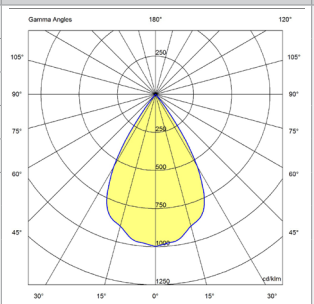
TARGETTI

DART MEDIUM

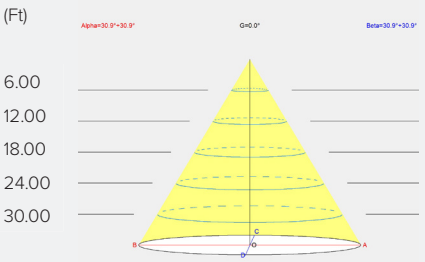
Photometry (Continued)

Wide Flood		
Fixture Power	38W	
Fixture Output	3412Lm	3524Lm
Kelvin Temp	3000ºK	4000ºK
Beam Spread	WF 62º	WF 62º
IMax	997cd/klm	997cd/klm
Efficacy	90 Lm/W	93 Lm/W

Polar Graph



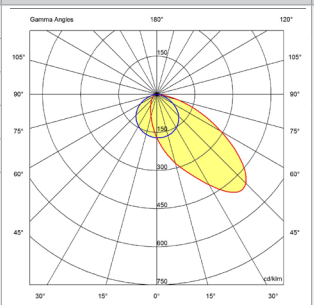
Cone of Light



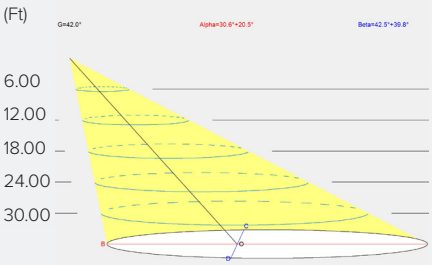
(Ft)	Max ftcd	Med ftcd
6.00	112	59
12.00	28	15
18.00	12	7
24.00	7	4
30.00	4	2

Asymm.		
Fixture Power	38W	
Fixture Output	2882Lm	2978Lm
Kelvin Temp	3000ºK	4000ºK
Beam Spread	Asymm	Asymm
IMax	503cd/klm	503cd/klm
Efficacy	76 Lm/W	78 Lm/W

Polar Graph



Cone of Light



(Ft)	Max ftcd	Med ftcd
6.00	30	11
12.00	8	3
18.00	3	1
24.00	2	1
30.00	1	0

Specification Sheet

TYPE U3

lumenbeam

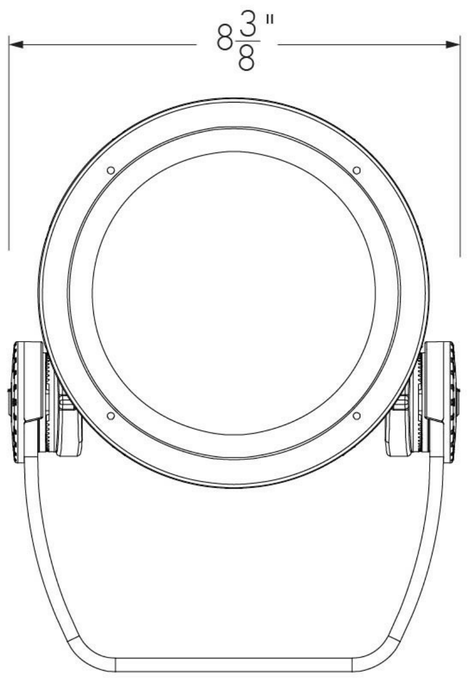
Medium

COLOR CHANGING

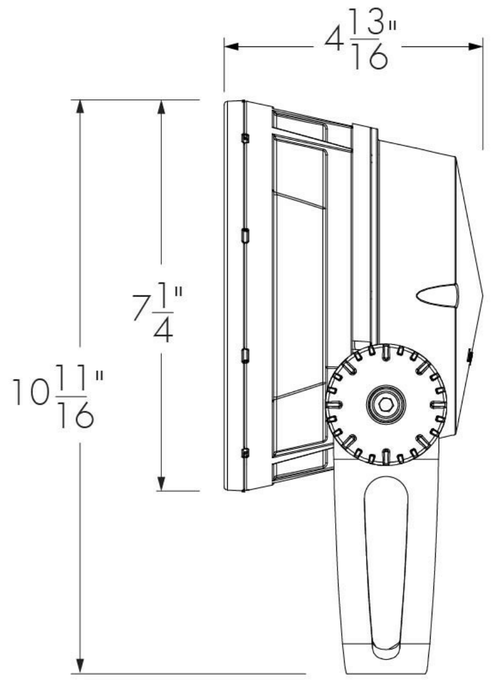
Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____





Front view



Side view

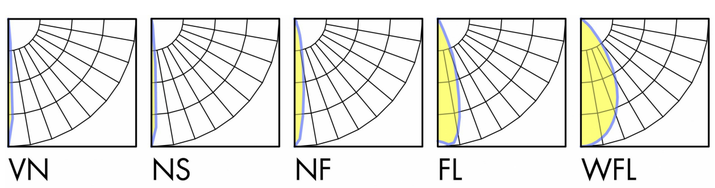
Photometric Summary

Based on RGBW color mix, full output

	Delivered output (lm)	Intensity (peak cd)
VN	1,024	43,534
NS	947*	34,718*
NF	905*	6,636*
FL	871*	2,442*
WFL	836*	800*

Photometric performance is measured in compliance with IESNA LM-79-08.
*Estimated. Consult website for the latest IES and LDT files.

Optics



VN NS NF FL WFL

Control

DMXrdm

Rating

Description

The Lumenbeam Medium Color Changing is a high-performance, 28W luminaire for applying dynamic color to facades, columns, trees and other landscape features. It provides great flexibility offering a choice of optics for flood or accent lighting; RGB, RGBW or RGBA color mixing; various mounting options, accessories, spread lenses and controls.

Features

Color and Color Temperature	Additive RGB, Additive RGB + white 4000K, Additive RGB + amber
Optics (nominal distribution)	6°, 10°, 20°, 40°, 60°
Optical Option	Linear spread lens horizontal distribution, Linear spread lens vertical distribution
Options	Short Yoke, 3G ANSI C136.31 Vibration Rating for bridge applications, Corrosion-resistant coating for hostile environments
Power Consumption	28 W
Warranty	5-year limited warranty

Performance

Delivered Output	887 lm (RGB full white, VN optic), 1,024 lm (RGBW full output, VN optic), 855 lm (RGBA full output, VN optic)
Delivered Intensity	36,162 cd at nadir (RGB full output, VN optic), 43,534 cd at nadir (RGBW full output, VN optic), 33,350 cd at nadir (RGBA full output, VN optic)
Color Consistency	2 SDCM
Lumen Maintenance	L70 120,000 hrs (Ta 25 °C)

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Physical

Housing Material	Low copper content high pressure die-cast aluminum
Yoke Material	Heavy aluminum (standard yoke included)
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	6.7 lbs
EPA	Front = 0.46 sq ft, Side = 0.37 sq ft

Electrical and control

Voltage	100 to 277 volts
Fixture Cable	Power and data in 1 cable, 3 ft cord standard (#16-5), other lengths available
Inrush Current (peak)	21A @230VAC (RGB), 75A @230VAC (RGBW, RGBA)
Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit, 3 channels (RGB) or 4 channels (RGBW, RGBA)
Control	DMX/RDM enabled, Lumentalk system is enabled with LDB accessory - see typical wiring diagrams for details

Environmental

Operating Temperature	-13 °F to 122 °F
IP Rating	IP66
IK Rating	IK09

Accessories (order separately)

Control Boxes	Power and control box - daisy chain configuration, Power and control box - star configuration, Lumentalk Data Bridge
Control Systems	Lumentouch 2.0™, Lumencue, Lumentone
Diagnostic and Addressing Tools	LumenID, LumentalkID

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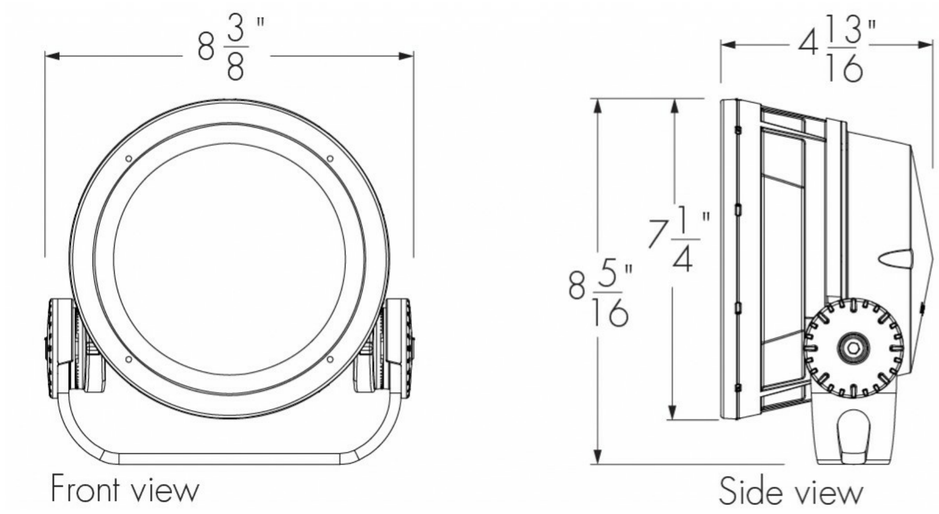
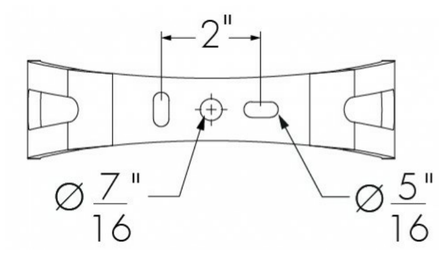
Mounting options

SY - Short yoke

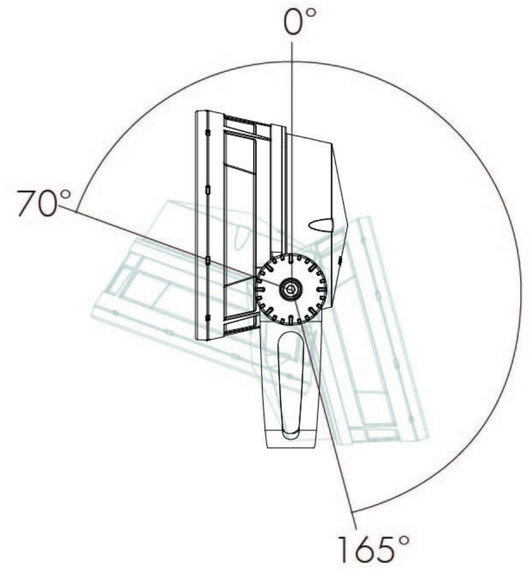


Mounting details

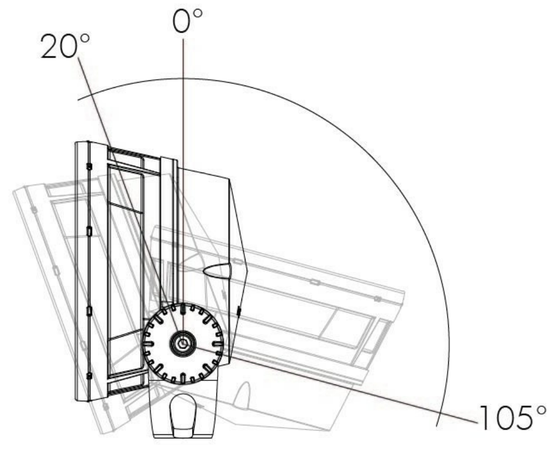
Mounting hole pattern - standard and short yoke



Adjustable pivot limits



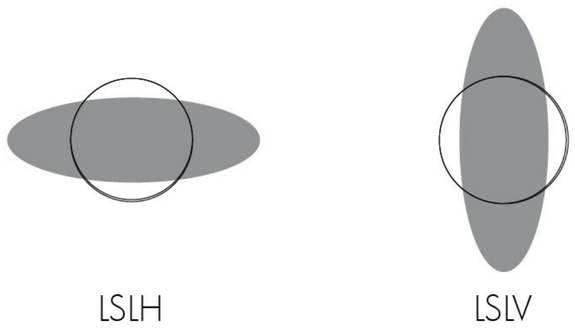
Standard yoke



Short yoke

Optical options

LSLH - Linear spread lens horizontal distribution
LSLV - Linear spread lens vertical distribution



LSLH

LSLV

	Beam angle with LSLH/LSLV
VN	8° x 60°
NS	9° x 60°
NF	18° x 65°
FL	32° x 72°

Factory installed, not adjustable on site. Not available for WFL optic.
See 'Optical Accessories' section for field adjustable spread lens (LSLA).

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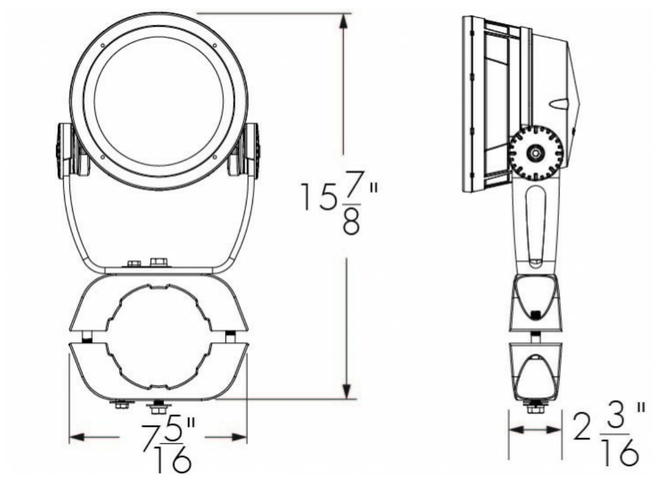
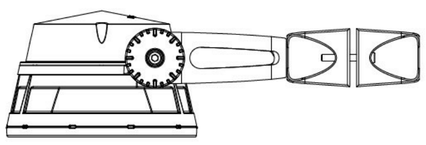
Mounting accessories (order separately)

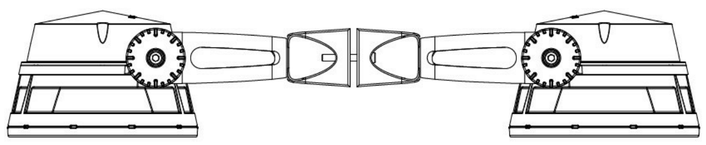
Round pole mounting accessory



PM4 model shown.
Consult factory for square pole section.



PM4-1, PM4.5-1, PM5-1 - Round pole mounting accessory - single fixture

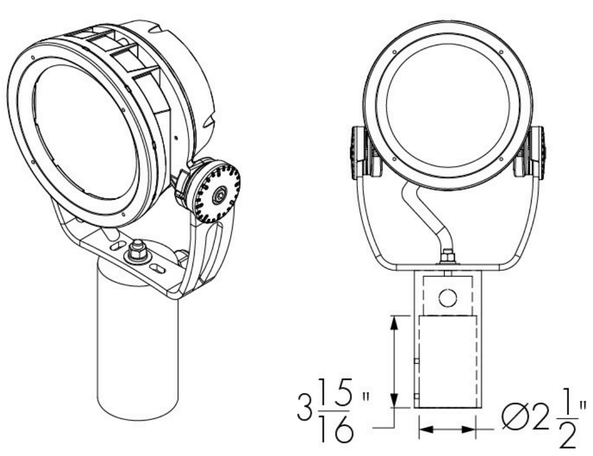


PM4-2, PM4.5-2, PM5-2 - Round pole mounting accessory - twin fixures
*One bracket assembly is supplied per 2 fixtures unless otherwise specified.

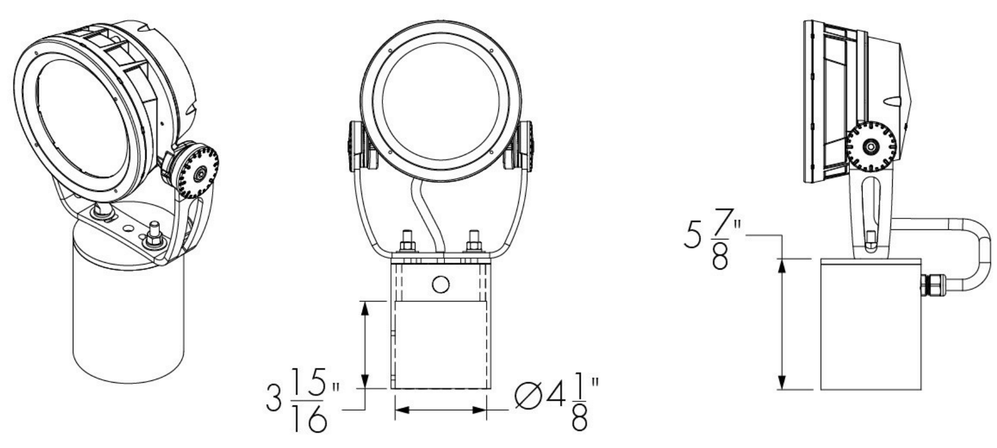
	PM4	PM4.5	PM5
For pole Ø	4" ± 1/16"	4.5" ± 1/16"	5" ± 1/16"

Consult factory for other pole diameters.

Tenon adapter

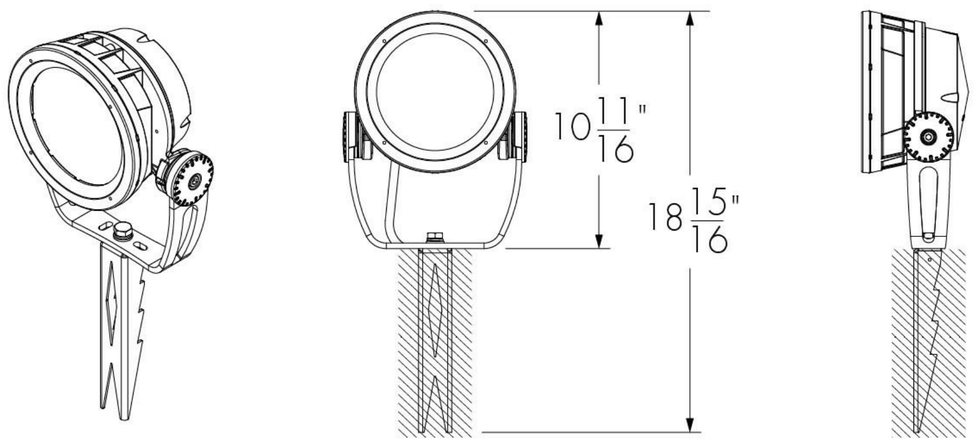


TN2 - Tenon adapter to fit on 2 3/8 in O.D. tenon



TN4 - Tenon adpater to fit on 4 in O.D. tenon

SK - Stake mounting



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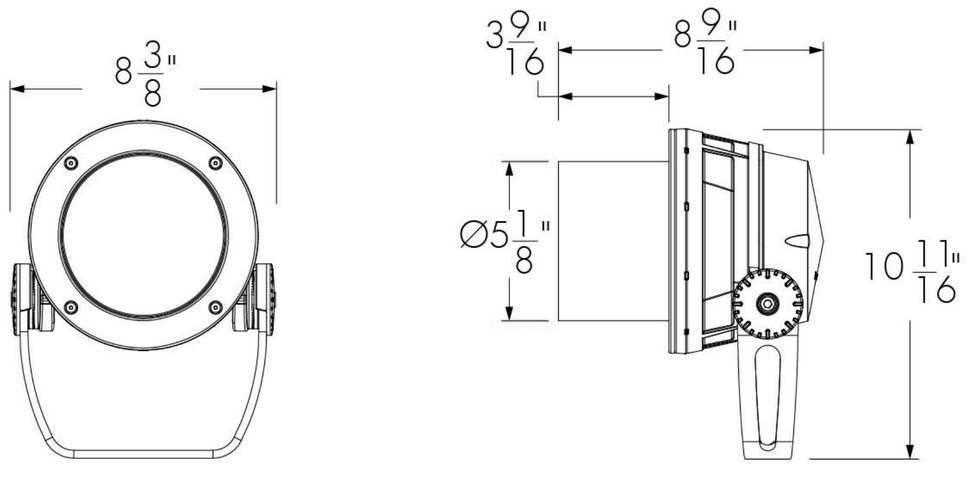
Optical accessories (order separately)

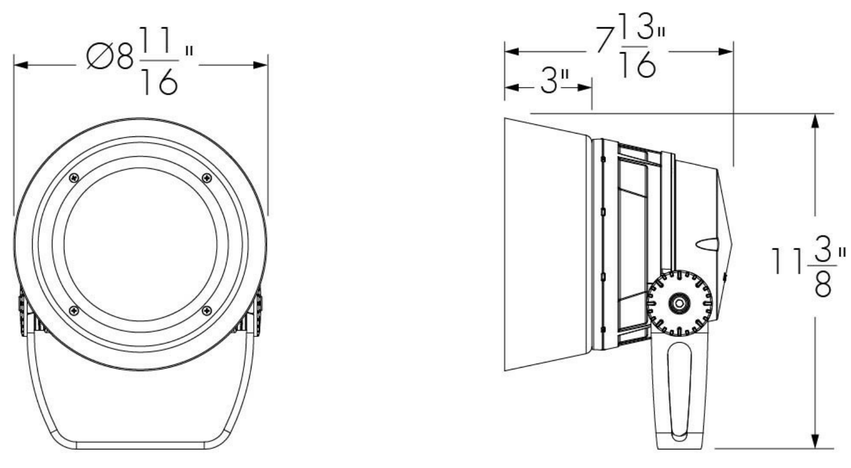
Installed optical accessories will affect the maximum pivot limits for each mounting option, consult factory for details.

SN - Snoot



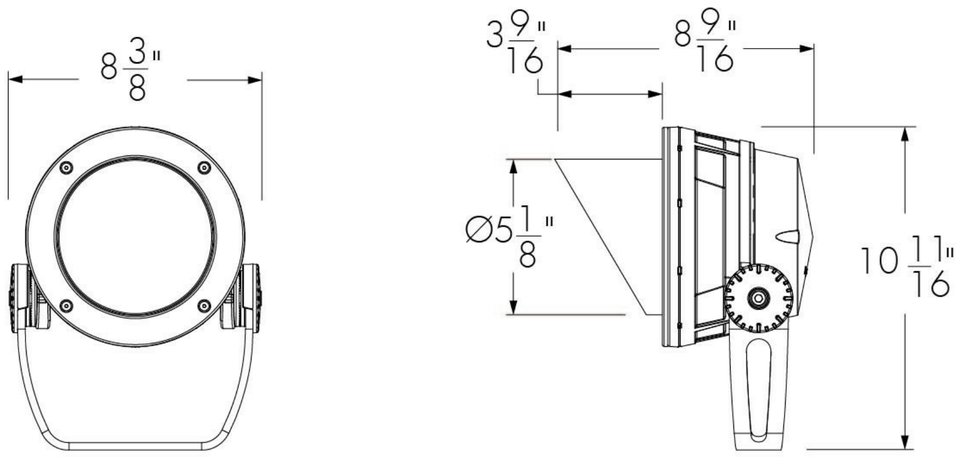
LBMSN-FINISH-BK
Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

SNW - Snoot wide



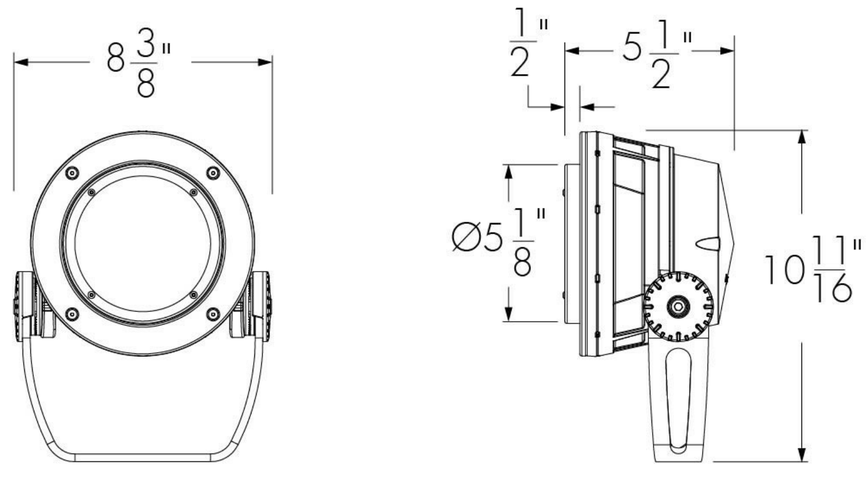
LBMSNW-FINISH-BK
Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

VS - Visor



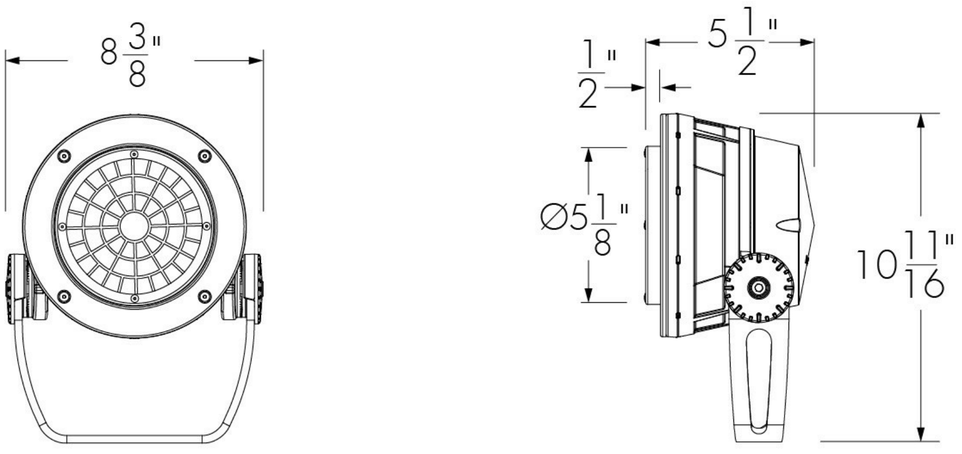
LBMVS-FINISH-BK
Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

LSLA - Linear spread lens adjustable



LBMLSLA-FINISH
Please specify desired exterior FINISH from list of available finishes.

WG - Wire guard



LBMWG-FINISH
Please specify desired exterior FINISH from list of available finishes.

Accessory combinations

+	Snoot	Snoot wide	Visor
Linear spread lens adjustable	YES	NO*	YES
Wire guard	YES	NO	YES

Accessory combinations must be ordered together on a single line.
Ex: A snoot + wire guard combination order code is LBMSNWG-BK-BK.
*Consult factory for a linear spread lens adjustable + snoot wide combination.

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Available exterior finishes for optical accessories

BK - Black Sandtex®
BRZ - Bronze Sandtex®
SI - Silver Sandtex®
WH - Smooth white
BKTX - Textured black
BRZTX - Textured bronze, non-metallic
GRATX - Textured medium gray
GRNTX - Textured green
WHTX - Textured white
CC - Custom color and finish (please specify RAL color)*

*Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

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Specification Sheet

lumenbeam

Medium

COLOR CHANGING

How to order

1	2	3	4	5	6	7	8
LBM							

9	10

1 . Housing

LBM	Lumenbeam™ Medium

2 . Voltage

100	100 volts
120	120 volts
208	208 volts
220	220 volts
240	240 volts
277	277 volts

3 . Color and Color Temperature (1)

RGB	Additive RGB
RGBW	Additive RGB + white 4000K
RGBA	Additive RGB + amber

4 . Optics

VN	Very Narrow 6°
NS	Narrow Spot 10°
NF	Narrow Flood 20°
FL	Flood 40°
WFL	Wide Flood 60°

5 . Optical Option

LSLH	Linear spread lens horizontal distribution (2)
LSLV	Linear spread lens vertical distribution (2)

6 . Finish

BK	Black Sandtex®
BRZ	Bronze Sandtex®
SI	Silver Sandtex®
WH	Smooth white
BKTX	Textured black
BRZTX	Textured bronze non-metallic
GRATX	Textured medium gray
GRNTX	Textured green
WHTX	Textured white
CC	Custom color and finish (please specify RAL color) (3)

7 . Control (4) (5)

DMX/RDM	DMX/RDM enabled

8 . Options

SY	Short Yoke
3GV	3G ANSI C136.31 Vibration Rating for bridge applications
CRC	Corrosion-resistant coating for hostile environments (6)

9 . Certification

UL	UL compliant
CE	CE compliant

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10 . Cable Length [7]

3FT	3 ft [7] [8]
10FT	10 ft
20FT	20 ft
30FT	30 ft
50FT	50 ft
70FT	70 ft
100FT	100 ft

Notes:

[1] Consult factory for color mix with Royal Blue, 3000K or other white color temperature LEDs.

[2] Factory installed, not available for 60° optic. Field adjustable spread lens optical accessory available, order separately.

[3] Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

[4] Lumentalk system is enabled with LDB-DMX accessory, DMX/RDM must be specified in the order code. See the typical wiring diagrams in the specification sheet for details.

[5] A Lumentranslator and LumentalkID (LIDLT) must be specified for Lumentalk applications. Consult Lumentranslator and Lumentalk pages and specification sheets for details.

[6] Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.

[7] 3 ft cable length is standard unless otherwise specified.

[8] Maximum of 3 ft cable length for daisy chain DMX applications with CBX-DS.

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MATERIAL PALLETTE MATRIX

EXTERIOR MATERIALS & FINISH SELECTIONS - BUILDING A

TYPE	BRAND	COLOR	FINISH/STYLE	SIZE	COMMENTS
MASONRY					
BRICK COLOR #1	CAROLINA CERAMICS	JOKOBA VELOUR		STANDARD	
GROUT COLOR #1	FLAMINGO-BRIXMENT	RW - 5			
BRICK COLOR #2	PALMETTO BRICK COMPANY	BUFFSTONE WIRECUT			
GROUT COLOR #2	FLAMINGO-BRIXMENT	C-207			
BRICK COLOR #4	PALMETTO BRICK COMPANY	WHITESTONE			
GROUT COLOR #4	FLAMINGO-BRIXMENT	C-443			
BRICK COLOR #5	GLEN-GARY BRICK	MOLDED SERIES 52-DD		MODULAR	
GROUT COLOR #5	FLAMINGO-BRIXMENT	C-243			
SIDING					
SIDING COLOR #1	JAMES HARDIE	HARRIS CREAM	SMOOTH		
SIDING COLOR #2	JAMES HARDIE	SAIL CLOTH	SMOOTH		
ARCHITECTURAL CAST STONE MASONRY					
CASTSTONE COLOR #1	ROCKCAST	CHAROLETTE TAN			
CASTSTONE COLOR #2	ROCKCAST	CREME BUFF			
CASTSTONE COLOR #3	ROCKCAST	STARBUCK			
PREFINISHED ALUMINUM WINDOWS / TERRACE DOORS / STOREFRONTS					
WINDOW COLOR #1	WINDOW TECH SYSTEMS	PPG UC105741 DURANAR FAIRVIEW TAUPE			
WINDOW COLOR #2	WINDOW TECH SYSTEMS	PPG UC43347 DURANAR STATUARY BRONZE			
TERRACE DOOR COLOR #1	WINCO	PPG UC105741 DURANAR FAIRVIEW TAUPE			
TERRACE DOOR COLOR #2	WINCO	PPG UC43347 DURANAR STATUARY BRONZE			
STOREFRONT COLOR #1	YKK 750OG	PPG UC105741 DURANAR FAIRVIEW TAUPE			
GLAZING					
STOREFRONT GLAZING	CARDINAL GLASS INDUSTRIES	1/4" LO-E 270 TEMP #2			
WINDOW/TERRACE DOOR	CARDINAL GLASS INDUSTRIES	1/4" LO-E 270 TEMP #2			
PREFINISHED ALUMINUM ENTRANCE CANOPIES					
CANOPY COLOR #1	CUSTOM	PPG UC105741 DURANAR FAIRVIEW TAUPE			
PREFINISHED ALUMINUM CORNICES					
METAL CORNICE COLOR #1	CUSTOM	PPG UC105747 DURANAR NATURAL WICKER			
METAL CORNICE COLOR #2	CUSTOM	PPG UC43350 DURANAR BONE WHITE			
PREFINISHED ALUMINUM RAILINGS					
RAILING COLOR #1	CUSTOM	PPG UC105741 DURANAR FAIRVIEW TAUPE			
RAILING COLOR #2	CUSTOM	PPG UC43347 DURANAR STATUARY BRONZE			
BALCONIES					
BALCONY COLOR #2	CUSTOM	PPG UC43347 DURANAR STATUARY BRONZE			
METAL ROOFS					
ROOF COLOR #1	PAC-CLAD	CHARCOAL STEEL			

EXTERIOR MATERIALS & FINISH SELECTIONS - BUILDING B

TYPE	BRAND	COLOR	FINISH/STYLE	SIZE	COMMENTS
MASONRY					
BRICK COLOR #1	CAROLINA CERAMICS	JOKOBA VELOUR		STANDARD	
GROUT COLOR #1	FLAMINGO-BRIXMENT	RW - 5			
BRICK COLOR #2	PALMETTO BRICK COMPANY	BUFFSTONE WIRECUT			
GROUT COLOR #2	FLAMINGO-BRIXMENT	C-207			
BRICK COLOR #3	GLEN-GARY BRICK	RUSTIC BURGUNDY		MODULAR	
GROUT COLOR #3a	FLAMINGO-BRIXMENT	B-500			
GROUT COLOR #3b	FLAMINGO-BRIXMENT	C-492			
BRICK COLOR #4	PALMETTO BRICK COMPANY	WHITESTONE			
GROUT COLOR #4	FLAMINGO-BRIXMENT	C-443			
BRICK COLOR #5	GLEN-GARY BRICK	MOLDED SERIES 52-DD		MODULAR	
GROUT COLOR #5	FLAMINGO-BRIXMENT	C-243			
SIDING					
SIDING COLOR #1	JAMES HARDIE	HARRIS CREAM	SMOOTH		
SIDING COLOR #2	JAMES HARDIE	SAIL CLOTH	SMOOTH		
SIDING COLOR #3	JAMES HARDIE	KHAKI BROWN	SMOOTH		
ARCHITECTURAL CAST STONE MASONRY					
CASTSTONE COLOR #1	ROCKCAST	CHAROLETTE TAN			
CASTSTONE COLOR #2	ROCKCAST	CREME BUFF			
CASTSTONE COLOR #3	ROCKCAST	STARBUCK			
CASTSTONE COLOR #5	ROCKCAST	CUSTOM COLOR			
PREFINISHED ALUMINUM WINDOWS / TERRACE DOORS / STOREFRONTS					
WINDOW COLOR #1	WINDOW TECH SYSTEMS	PPG UC105741 DURANAR FAIRVIEW TAUPE			
WINDOW COLOR #2	WINDOW TECH SYSTEMS	PPG UC43347 DURANAR STATUARY BRONZE			
WINDOW COLOR #5	WINDOW TECH SYSTEMS	PPG UCFX10021 ACRYNAR FX HARTFORD GREEN			
TERRACE DOOR COLOR #1	WINCO	PPG UC105741 DURANAR FAIRVIEW TAUPE			
TERRACE DOOR COLOR #2	WINCO	PPG UC43347 DURANAR STATUARY BRONZE			
TERRACE DOOR COLOR #5	WINCO	PPG UCFX10021 ACRYNAR FX HARTFORD GREEN			
STOREFRONT COLOR #1	YKK 750OG	PPG UC105741 DURANAR FAIRVIEW TAUPE			
STOREFRONT COLOR #2	YKK 750OG	PPG UC43347 DURANAR STATUARY BRONZE			
STOREFRONT COLOR #5	YKK 750OG	PPG UCFX10021 ACRYNAR FX HARTFORD GREEN			
GLAZING					
STOREFRONT GLAZING	CARDINAL GLASS INDUSTRIES	1/4" LO-E 270 TEMP #2			
WINDOW/TERRACE DOOR	CARDINAL GLASS INDUSTRIES	1/4" LO-E 270 TEMP #2			
PREFINISHED ALUMINUM ENTRANCE CANOPIES					
CANOPY COLOR #1	CUSTOM	PPG UC105741 DURANAR FAIRVIEW TAUPE			
CANOPY COLOR #2	CUSTOM	PPG UC43347 DURANAR STATUARY BRONZE			
PREFINISHED ALUMINUM CORNICES					
METAL CORNICE COLOR #1	CUSTOM	PPG UC105747 DURANAR NATURAL WICKER			
METAL CORNICE COLOR #2	CUSTOM	PPG UC43350 DURANAR BONE WHITE			
PREFINISHED ALUMINUM RAILINGS					
RAILING COLOR #1	CUSTOM	PPG UC105741 DURANAR FAIRVIEW TAUPE			
RAILING COLOR #2	CUSTOM	PPG UC43347 DURANAR STATUARY BRONZE			
RAILING COLOR #4	CUSTOM	PPG UC109862 DURANAR MEDIUM BRONZE			
BALCONIES					
BALCONY COLOR #1	CUSTOM	PPG UC105741 DURANAR FAIRVIEW TAUPE			
BALCONY COLOR #4	CUSTOM	PPG UC109862 DURANAR MEDIUM BRONZE			
METAL ROOFS					
ROOF COLOR #1	PAC-CLAD	CHARCOAL STEEL			
ROOF COLOR #2	PAC-CLAD	MUSKET GRAY STEEL			
AWNINGS					
FRAME	ATLANTIC AWNING				
AWNING COLOR #1	SUNBRELLA	APEX FOREST			
AWNING COLOR #2	SUNBRELLA	COOPER NAVY			
GARAGE DOORS					
GARAGE DOOR #1	ARM-R-LITE	BUCKSKIN 393B3718	TITAN H/D MODEL		

EXTERIOR MATERIALS & FINISH SELECTIONS - BUILDING C

TYPE	BRAND	COLOR	FINISH/STYLE	SIZE	COMMENTS
MASONRY					
BRICK COLOR #1	CAROLINA CERAMICS	JOKOBA VELOUR		STANDARD	
GROUT COLOR #1	FLAMINGO-BRIXMENT	RW - 5			
BRICK COLOR #2	PALMETTO BRICK COMPANY	BUFFSTONE WIRECUT			
GROUT COLOR #2	FLAMINGO-BRIXMENT	C-207			
BRICK COLOR #3	GLEN-GARY BRICK	RUSTIC BURGUNDY		MODULAR	
GROUT COLOR #3b	FLAMINGO-BRIXMENT	C-492			
ARCHITECTURAL CAST STONE MASONRY					
CASTSTONE COLOR #1	ROCKCAST	CHAROLETTE TAN			
CASTSTONE COLOR #2	ROCKCAST	CREME BUFF			
CASTSTONE COLOR #3	ROCKCAST	STARBUCK			
CASTSTONE COLOR #4	ROCKCAST	BROWNSTONE			
CASTSTONE COLOR #5	ROCKCAST	CUSTOM COLOR			
PREFINISHED ALUMINUM WINDOWS / TERRACE DOORS / STOREFRONTS					
WINDOW COLOR #1	WINDOW TECH SYSTEMS	PPG UC105741 DURANAR FAIRVIEW TAUPE			
WINDOW COLOR #2	WINDOW TECH SYSTEMS	PPG UC43347 DURANAR STATUARY BRONZE			
WINDOW COLOR #4	WINDOW TECH SYSTEMS	PPG UC109862 DURANAR MEDIUM BRONZE			
TERRACE DOOR COLOR #1	WINCO	PPG UC105741 DURANAR FAIRVIEW TAUPE			
TERRACE DOOR COLOR #4	WINCO	PPG UC109862 DURANAR MEDIUM BRONZE			
STOREFRONT COLOR #1	YKK 750OG	PPG UC105741 DURANAR FAIRVIEW TAUPE			
STOREFRONT COLOR #2	YKK 750OG	PPG UC43347 DURANAR STATUARY BRONZE			
STOREFRONT COLOR #3	YKK 750OG	PPG UC51704 DURANAR EXOCTIC NIGHT HORIZON BLUE			
STOREFRONT COLOR #4	YKK 750OG	PPG UC109862 DURANAR MEDIUM BRONZE			
GLAZING					
STOREFRONT GLAZING	CARDINAL GLASS INDUSTRIES	1/4" LO-E 270 TEMP #2			
WINDOW/TERRACE DOOR	CARDINAL GLASS INDUSTRIES	1/4" LO-E 270 TEMP #2			
PREFINISHED ALUMINUM ENTRANCE CANOPIES					
CANOPY COLOR #2	CUSTOM	PPG UC43347 DURANAR STATUARY BRONZE			
CANOPY COLOR #4	CUSTOM	PPG UC109862 DURANAR MEDIUM BRONZE			
PREFINISHED ALUMINUM CORNICES					
METAL CORNICE COLOR #1	CUSTOM	PPG UC105747 DURANAR NATURAL WICKER			
METAL CORNICE COLOR #2	CUSTOM	PPG UC43350 DURANAR BONE WHITE			
PREFINISHED ALUMINUM RAILINGS					
RAILING COLOR #4	CUSTOM	PPG UC109862 DURANAR MEDIUM BRONZE			
BALCONIES					
BALCONY COLOR #4	CUSTOM	PPG UC109862 DURANAR MEDIUM BRONZE			
AWNINGS					
FRAME	ATLANTIC AWNING				
AWNING COLOR #1	SUNBRELLA	APEX FOREST			
METAL BRIDGE CLADDING					
BRDGE CLADING COLOR #1	ALUCABOND	CLASSIC SERIES - STATUARY BRONZE			

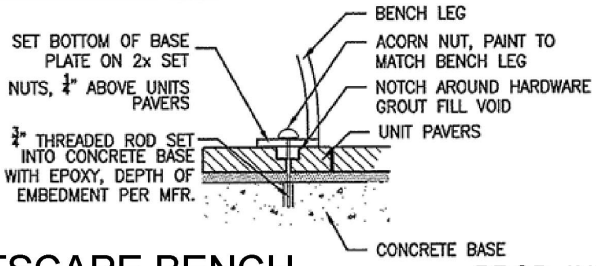
LANDSCAPE

Bench

Manufacturer:	Victor Stanley, Inc.
Type:	CBF-10, Classic Collection, anchored to concrete
Options:	6′ long with no intermediate armrests or 8′ long with one intermediate armrest
Color/Finish:	Black powdercoat
Use:	At least two per block frontage, additional units may be placed at bus stops and at on-street and off-street public and semi-public parks, plazas, and other similar focal and respite areas
Placement:	Minimum 10′ from any receptacle, under canopy trees where possible; placement of on-street receptacles based on site furniture location plan on page 16



DETAIL 2.21 BENCH DESIGN & INSTALL



1 / 17.40 T.O.H. STREETSCAPE BENCH PROD. INFO.

Scale: NTS

Bicycle Rack

Manufacturer:	Creative Pipe, Inc. or equal as approved by TOH
Type:	Bike Post – Model BP
Color/Finish:	Three color options. For single rack installations, use primary. For two or more rack installations, use accent for one rack. For three use each accent color at least once. - Black powdercoat (primary) - Yellow (RAL1032) powdercoat (accent) - Green (RAL 6001) powdercoat (accent)
Use:	At least two per block frontage, additional units placed at all bus stops
Placement:	If on-street, aligned parallel to curb, coordinated with building entrances
Spacing:	2′ minimum from back or curb, 4′ on-center for multiple installations;
Clearance:	2′ from edge of hoop; 2′ from face of hoop
Install:	Flanged surface mount with concrete anchors



2 / 17.40 T.O.H. STREETSCAPE BIKE RACK PROD. INFO.

Scale: NTS

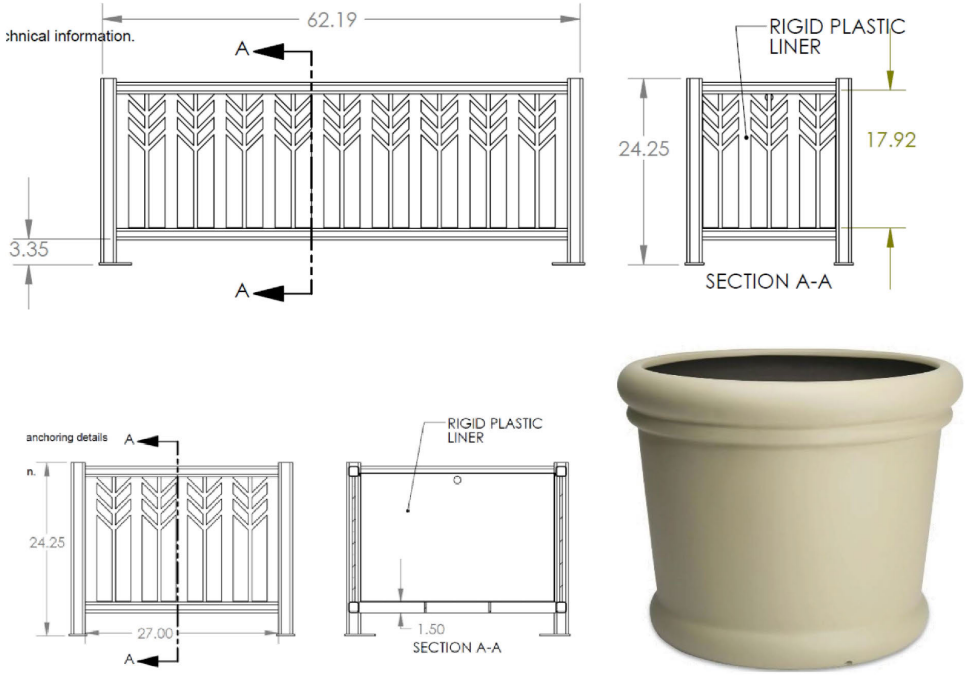
Planters

Standard A:	Petersen Manufacturing Company, Inc.; Spencer Series Models # SPCP31 and #SPCP63
Standard B:	Victor Stanley, Inc.; Terrace Series; Round Fiberglass; Models # 3526R and # 3025R
Color/Finish:	Standard A- Bike Black powdercoat Standard B- Matte finish in Mushroom
Use:	On all public right-of-ways, private drives, and other public and semi-public parks/plazas, and other focal and respite areas

Placement:	May be placed along a building or within the tree zone between grates and at-grade planter beds or to outline outdoor café seating areas or other public and semi-public focal and respite areas, *see site furniture detail on Page 44*
Plant Material:	Annual, perennials, decorative grasses, and other plants as approved by TOH
Maintenance:	If installed or requested by a developer, property owner, or business, that private entity is responsible for the upkeep of the plants

DETAIL 3.34 PLANTER OPTIONS





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17.40

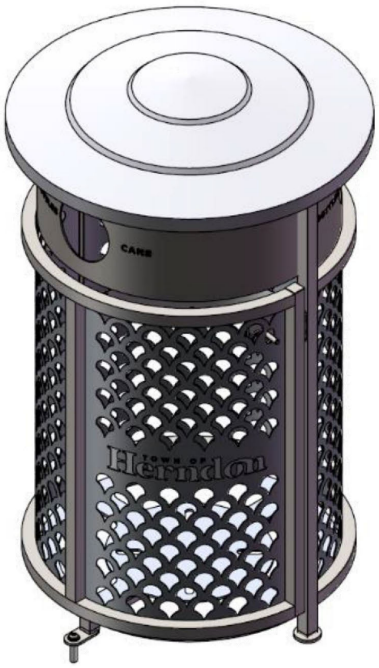
T.O.H. STREETSCAPE PLANTERS

PROD. INFO.

Scale: NTS

Litter Receptacle

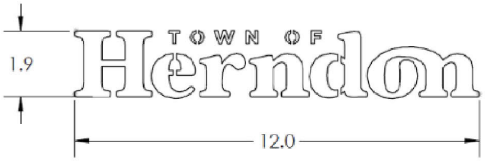
Manufacturer:	Forms & Surfaces
Type:	36g Urban Renaissance, side opening, updrop pattern, dome lid
Color/Finish:	Black texture powdercoat
Graphics:	Custom Herndon graphics backer
Use:	At least one per block frontage, additional units may be placed at bus stops and at on-street and off-street public and semi-public parks, plazas, and other similar focal and respite areas
Placement:	Paired with litter receptacles, at least 10' from any seating; placement of on-street receptacles based on site furniture location plan on page 16

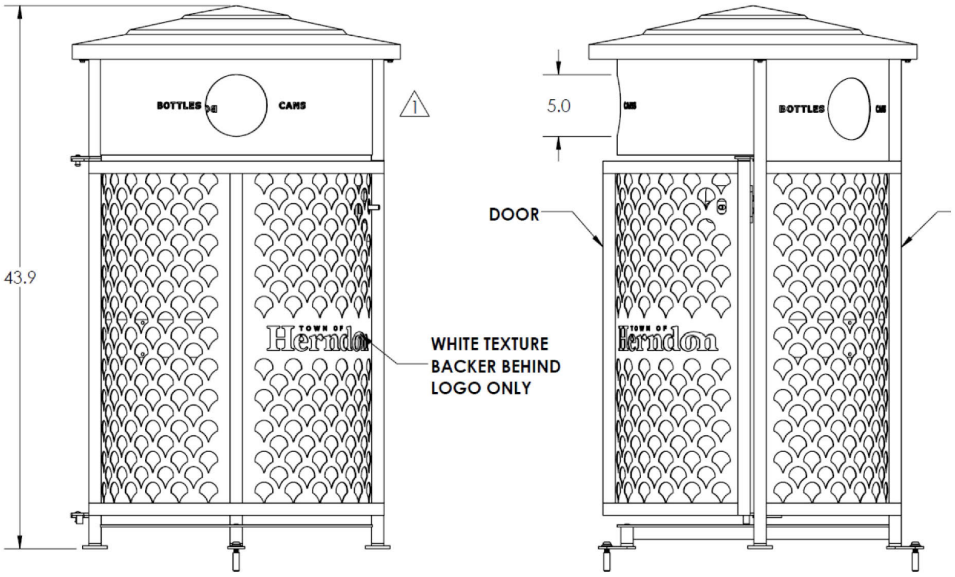


NOTE:
PAIR W/ RECYCLING RECEPTACLE

DETAIL 2.19 LITTER RECEPTACLE







DETAIL 2.20 RECYCLING RECEPTACLE

NOTE:
PAIR W/ LITTER RECEPTACLE

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17.40

T.O.H. STREETSCAPE LITTER RECEPTACLE

Scale: NTS

Recycling Receptacle

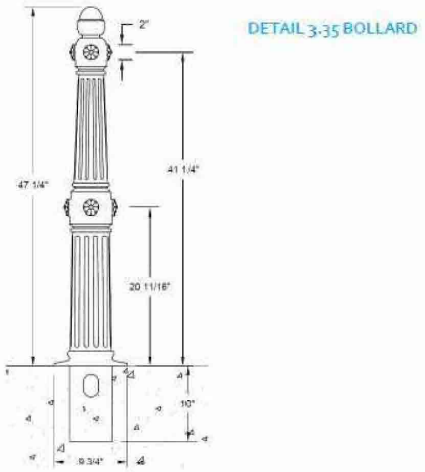
Manufacturer:	Forms & Surfaces
Type:	36g Urban Renaissance, custom recycling side opening, updrop pattern, dome lid
Color/Finish:	Azure texture powdercoat
Graphics:	Custom recycling graphics backer
Use:	At least one per block frontage, additional units may be placed at bus stops and at on-street and off-street public and semi-public parks, plazas, and other similar focal and respite areas
Placement:	Paired with recycling receptacles, at least 10' from any seating; placement of on-street receptacles based on site furniture location plan on page 16

5
17.40
T.O.H. STREETSCAPE RECYCLING RECEPTACLE
Scale: NTS

Bollards

Manufacturer:	Ironsmith, Inc. or equal as approved by TOH
Type:	Model Victorian # M9022; 48" tall; cast aluminum
Color/Finish:	Black polyurethane
Use:	May be used to block vehicular traffic or demarcate defined spaces
Extra:	May be cast with rings to hold chains connecting bollards
Install:	Direct embed or equipped with lock tab for removable applications





DETAIL 3.35 BOLLARD

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17.40
T.O.H. STREETSCAPE BOLLARD
PROD. INFO.
Scale: NTS

Outdoor Seating

Picnic Table:	Ultrasite, Inc.; Models #P358-OP and #P358h-OP or equal as approved by the TOH; 46" wide perforated Octagonal Table; 4 seat option or 3 seat option with wheelchair access; black powdercoat;
Umbrella:	Umbrella Source, Inc.; Model #USYG6S3; 7.5' wide Commercial Logo Market Umbrella; Single canopy fabric, Sunbrella color- Red (4666-0000); White *Town of Herndon* branding applied on two sides; Umbrella pole- aluminum, black finish; Umbrella stand- Model #US-PGENF; 50lb Concrete Umbrella Stand, black finish
Portable Chair:	Landscape Forms, Inc.; Parc Centre Chair; armed & armless; 30% accent colors Primary powdercoat color - Cosmic blue; Accent powdercoat color - parrot green, flambe orange, bumblebee yellow
Use:	Picnic tables and portable chairs are allowed off-street in both public and private areas
Café Seating:	May be used along building frontages by ground floor retail and restaurants; chair and table types allowed by TOH on a case-by-case basis



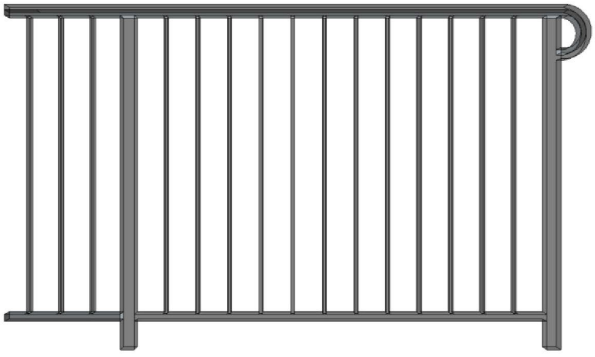
DETAIL 3.42 PICNIC TABLE, UMBRELLA, & PORTABLE CHAIR

7 / 17.40 T.O.H. STREETSCAPE CAFE SEATING

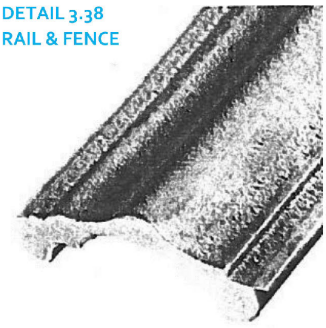
Scale: NTS

Railings & Fences

Design:	Steel; decorative top rail, channel bottom rail, square posts, square pickets; posts 5' on-center, pickets 4.5" on-center; bottom rail 4" above surface
Color/Finish:	Black Satin
Sizes:	1.75" wide top rail, 1.25" wide bottom rail, 1.25" wide posts, .5" pickets; height varies
Use:	May be used for railings and fences on-street and off-street
Install:	Direct embed minimum 8" concrete



DETAIL 3.38
RAIL & FENCE



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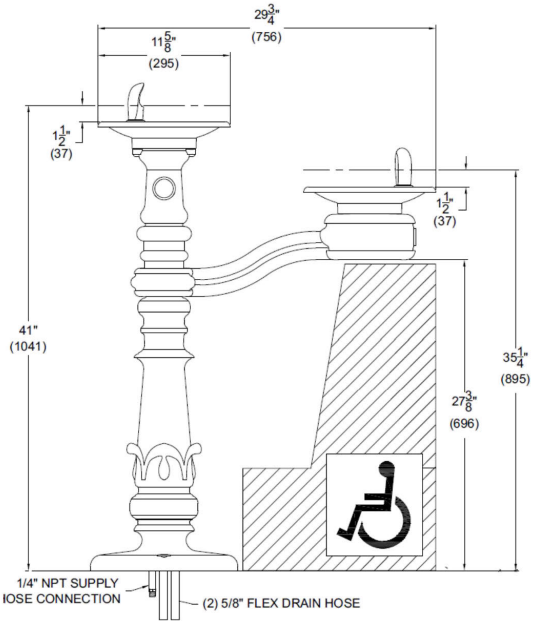
8 / 17.40 T.O.H. STREETSCAPE RAILINGS & FENCES

Scale: NTS

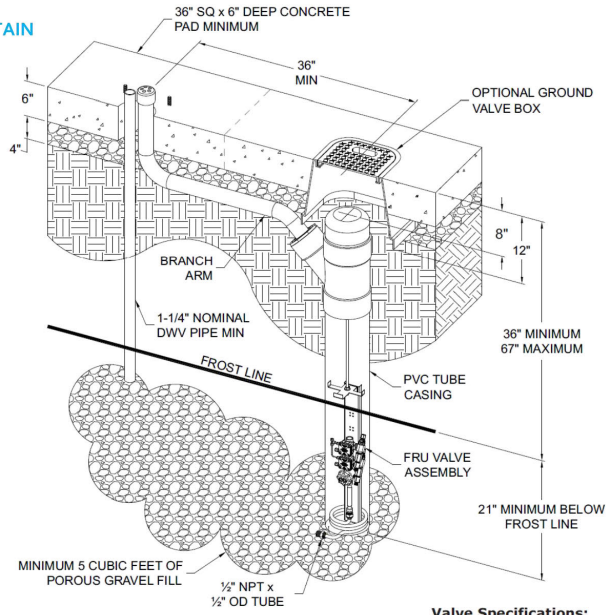
Drinking Fountain

Manufacturer:	Murdock Manufacturing, Inc. or equal as approved by TOH
Type:	Model # M-C76B Bi-level Bowl Classic Style; cast iron with cast brass bowls
Color/Finish:	Gloss black enamel
Extras:	self-closing pushbutton activation; freeze-resistant valve (FRU2); Pet fountain (PF)
Placement:	In any hardscaped area with high visibility with preferred access from the W&OD





DETAIL 3.39
DRINKING FOUNTAIN



www.murdock.com
rrent specifications.

Valve Specifications:
Minimum/Maximum Pressure:
30/100 PSI

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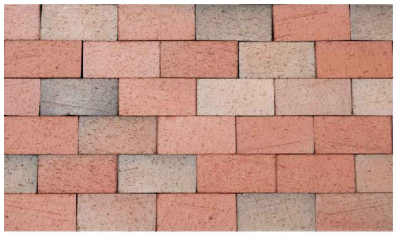
17.40

T.O.H. STREETSCAPE DRINKING FOUNTAIN

Scale: NTS



MODEL:	SQUARE EDGE PAVER
SIZE:	2 ¼" x 4" x 8"
COLOR:	PATHWAY FULL RANGE 20% FLASHED FULL RANGE WITH STRAIGHT EDGE AND NO SPACER NIBS (PER COUNTY STANDARD)
QUANTITY:	PER PLAN
PATTERN:	STRETCHER BOND WITH SOLDIER COURSE AROUND TREE GRATES, PLANTER BEDS, AND EDGES
OPTIONS:	TO CONFORM TO ASTM C902, PED. AND LIGHT TRAFFIC
COMPANY:	PINE HALL BRICK www.pinehallbrick.com
CONTACT:	BRADY REEDER CAPITAL BRICK P: (301) 420-8484
NOTES:	1)INSTALL PER TOWN OF HERNDON SPECS.

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17.41

PUB. STREETSCAPE PAVER -PEDESTRIAN

Scale: NTS

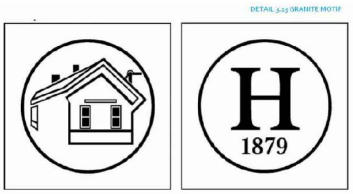
MODEL:	SIDEWALK CONCRETE
TYPE:	STANDARD BRUSHED CONCRETE
QUANTITY:	PER PLAN
PATTERN:	HERITAGE DIMPLED
COMPANY:	PER CONTRACTOR
NOTES:	1)INSTALL PER TOWN OF HERNDON SPECS.

2
17.41

CONCRETE SIDEWALK

PROD. INFO.

Scale: NTS



MODEL:	ETCHED GRANITE MOTIF PAVER
SIZE:	8" x 8"
COLOR:	SIERRA WHITE GRANITE, BLACK INFILL, FLAMED FINISH
QUANTITY:	PER PLAN
PLACING:	IN BRICK CLAY PAVER SIDEWALKS, AT BOTH CORNERS OF SOLDIER COURSE SURROUNDING THE TREE GRATES AND PLANTER BEDS
USE:	ONE OF EACH PAIRED AT EVERY OTHER TREE GRATE/PLANTER BED
COMPANY:	GIFTBRICK.COM OR EQUAL AS APPROVED BY TOH
NOTES:	1)INSTALL PER TOWN OF HERNDON SPECS.

3 / 17.41 ETCHED GRANITE PAVER PROD. INFO.

Scale: NTS



*THIS IMAGE FOR DIMENSIONAL REFERENCE ONLY

MODEL:	DETECTABLE WARNING CONCRETE UNIT-PAVER
SIZE:	24" x 24" x 2", ADA-3 (1.67" DOME SPACING)
COLOR:	FOR COMMERCIAL AND DOWNTOWN STREETSCAPES: A-100 FOR RESIDENTIAL DOWNTOWN STREETSCAPE: A-80
QUANTITY:	PER PLAN
COMPANY:	TETURA DESIGNS OR TOH APPROVED EQUAL
NOTES:	1)INSTALL PER TOWN OF HERNDON SPECS.



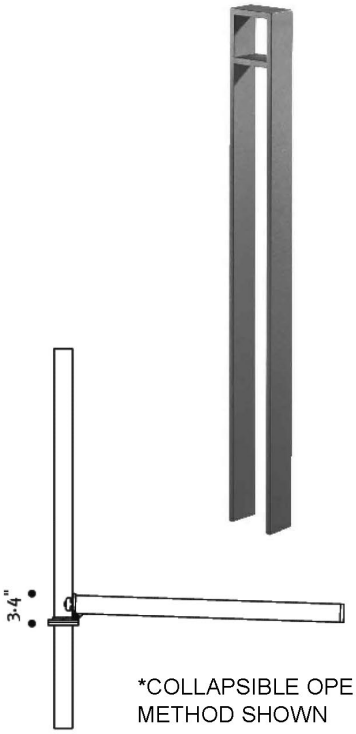
COLOR A-100



COLOR A-80

4 / 17.41 DETECTABLE WARNING SURFACE

Scale: NTS



*COLLAPSIBLE OPERATING METHOD SHOWN

MODEL:	REGOR RGA900 - COLLAPSIBLE
COLOR:	GRAPHITE GREY
QUANTITY:	PER PLAN
COMPANY:	HESS AMERICA www.hessamerica.com (P) 864.487.3535 (F) 864.487.3175
CONTACT:	ONE SOURCE ATTN: SOLDEDAD PELLEGRINI (O) 309.309.4900 (M) 703.628.1451
NOTES:	1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS

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COLLAPSIBLE BOLLARD

Scale: NTS

PROD. INFO.

REGOR 900 Specification

Basic lines and crisp edges define the REGOR barrier bollard. Bollard is available in two heights and is fabricated from cold-rolled steel bar stock. Bollard is hot-dip galvanized prior to being finished in finely textured paint. Mounting variations include direct embed, removable, flange mount, or collapsible models. All hardware is stainless steel.Standard color; graphite grey. Special colors available.

MODEL:	RGA900
SIZE:	35.4"
MOUNTING:	B - REMOVABLE
FINISH:	GG - GRAPHITE GREY
MANUFACTURER:	HESS AMERICA GAFFNEY, SC 29342 INFO@HESSAMERICA.COM 1.864.487.3535



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BOLLARD

Scale: NTS

PROD. INFO.



MODEL: CHIPMAN CHAIR

OPTIONS: ARMLESS

SIZE: POWDERCOAT 'FLAMBE'

COMPANY: LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
1.800.430.6209

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

7 / 17.41 CAFE CHAIR

Scale: NTS

PROD. INFO.



MODEL: CATENA TABLE

SIZE: 42" ROUND

OPTIONS: CATENA BASE AND TOP WITH UMBRELLA OPTION, PERFORATED TOP

COLOR: POWDERCOAT 'SILVER'

COMPANY: LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
1.800.430.6209

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

8 / 17.41 CAFE TABLE

Scale: NTS

PROD. INFO.



MODEL: TUUCI OCEAN MASTER CLASSIC

SIZE: 89" SQUARE

OPTIONS: SURFACE MOUNT FOR USE WITH TABLE

COLOR: ANODIZED ALUMINUM POST, FABRIC TBD.

COMPANY: TUUCI WORLDWIDE, LLC.
2900 NW 35TH STRET
MIAMI, FL 33142
1.305.634.5116
INFO@TUUCI.COM

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES:
- INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

9 / 17.41 CAFE UMBRELLA

PROD. INFO.

Scale: NTS



(NOT REPRESENTATIVE OF INTENDED COLOR OR TEXTURE)

MODEL: WILSHIRE PLANTER (WCR-723630)

SIZE: 72"Lx36"Wx30"H

OPTIONS: CUSTOMIZE FOR SCREEN PANEL, PLANTER IRRIGATION (CWM-R1620-3K)

COLOR: GFRC NATURAL SAND FINISH, COLOR TBD.

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES:
- INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

10 / 17.41 PLANTER BOX

PROD. INFO.

Scale: NTS



(NOT REPRESENTATIVE OF INTENDED COLOR OR PATTERN)

MODEL: SCREEN PANEL (WXS-7272)

SIZE: 72"Wx72"H

OPTIONS: CUSTOM PANEL SIZE AND PATTERN

COLOR: TBD

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

11 / 17.41

SCREEN PANEL

PROD. INFO.

Scale: NTS



(FOR COLOR AND FINISH ONLY)

MODEL: BELGIAN COBBLES

SIZE: (60%) 4"L x 4"W x 3"H
(25%) 4"L x 8"W x 3"H
(15%) 8"L x 8"W x 3"H

COLOR: INDIAN COBBLE, SAW-TOP FINISH

PATTERN: IRREGULAR

QUANTITY: PER PLAN

COMPANY: THE NC GRANITE CORP.
PO BOX 151
MOUNT AIRY, NC 27030

CONTACT: BRIAN DYER
ARCHITECTURAL STONE PRODUCTS
FREDERICKSBURG, VA 22401
(P): 540.371.4921
archstn@erols.com

NOTES: - OR APPROVED EQUAL
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- PATTERN TO BE IRREGULAR AND NON-REPEATING
- RATED FOR VEHICULAR LOADING

12 / 17.41

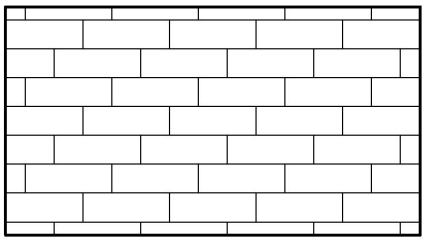
GRANITE COBBLESTONES

PROD. INFO.

Scale: NTS



(FOR COLOR AND FINISH ONLY)



(PATTERN NOT TO SCALE)

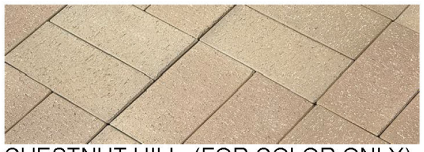
MODEL:	4x12 CLAY PLANK PAVER
SIZE:	3 5/8"W x 11 5/8"L x 3"H
COLOR:	MANGANESE IRONSPOT, WIRECUT FINISH
PATTERN:	1/3 STAGGERED BOND
QUANTITY:	PER PLAN
COMPANY:	ENDICOTT CLAY PRODUCTS ENDICOTT, NE 68350 (P) 402.729.3315
CONTACT:	CHRIS MAYER POTOMAC VALLEY BRICK (P)703.550.9013 cmayer@pvcbrick.com
NOTE:	- OR APPROVED EQUAL - SEE PLAN FOR PAVING PATTERN - SEE GRADING PLAN FOR SLOPES - COURSING TO BE PERPENDICULAR TO FACE OF ADJACENT BUILDINGS - 1/3 STAGGER RUNNING BOND - RATED FOR VEHICULAR LOADING

13
17.41

4x12 CLAY PAVER PLANK

PROD. INFO.

Scale: NTS



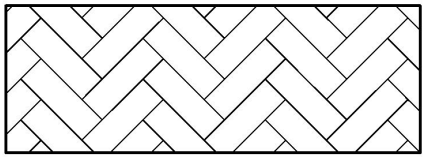
CHESTNUT HILL (FOR COLOR ONLY)



SIENNA (FOR COLOR ONLY)



LANDMARK GRAY (FOR COLOR ONLY)



(PATTERN NOT TO SCALE)

SIZE:	7 5/8"L x 3 5/8"W x 3"H
COLOR:	FACTORY BLEND - (40%) CHESTNUT HILL (30%) SIENNA (30%) LANDMARK GRAY
PATTERN:	HERRINGBONE
QUANTITY:	PER PLAN
COMPANY:	BELDEN BRICK COMPANY CANTON, OH 44701 (P)330.456.0031
CONTACT:	CHRIS MAYER POTOMAC VALLEY BRICK (P)703.550.9013 cmayer@pvcbrick.com
NOTE:	- OR APPROVED EQUAL - SEE PLAN FOR PAVING PATTERN - SEE GRADING PLAN FOR SLOPES - RATED FOR VEHICULAR LOADING

14
17.41

4x8 CLAY PAVER BLEND

PROD. INFO.

Scale: NTS



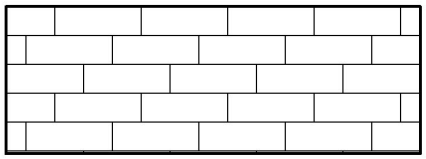
661 (FOR COLOR ONLY)



SEAL BROWN (FOR COLOR ONLY)



671 (FOR COLOR ONLY)



(PATTERN NOT TO SCALE)

SIZE:	11 5/8"L x 3 5/8"W x 3"H
COLOR:	FACTORY BLEND - (40%) 661 (30%) SEAL BROWN (30%) 671
PATTERN:	1/3 STAGGERED BOND
QUANTITY:	PER PLAN
COMPANY:	BELDEN BRICK COMPANY CANTON, OH 44701 (P)330.456.0031
CONTACT:	CHRIS MAYER POTOMAC VALLEY BRICK (P)703.550.9013 cmayer@pvcbrick.com
NOTE:	- OR APPROVED EQUAL - SEE PLAN FOR PAVING PATTERN - SEE GRADING PLAN FOR SLOPES - RATED FOR VEHICULAR LOADING

15 / 17.41

4x12 CLAY PAVER BLEND

PROD. INFO.

Scale: NTS



(FOR COLOR ONLY)

MODEL:	INTEGRAL COLOR AD-MIX
FINISH:	SAND BLAST FINISH WITH SAW CUT CONTROL JOINTS PER PLAN
SIZE:	MESA BUFF
QUANTITY:	PER PLAN
SIZE:	- OR APPROVED EQUAL - SEE PLAN FOR PAVING PATTERN - SEE GRADING PLAN FOR SLOPES

16 / 17.41

INTEGRAL COLOR AD-MIX

PROD. INFO.

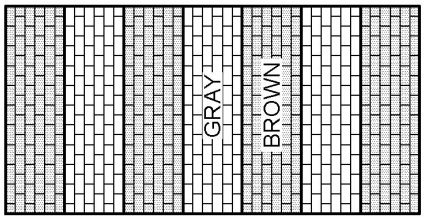
Scale: NTS



BROWN (FOR COLOR ONLY)



GRAY (FOR COLOR ONLY)

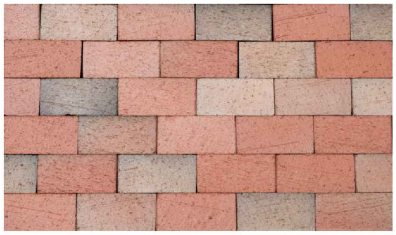


(PATTERN NOT TO SCALE)

MODEL:	4x8 CLAY PAVER ACCENT
SIZE:	7 5/8"L x 3 5/8"W x 3"H
COLOR:	FACTORY BLEND - (50%) BROWN (50%) GRAY
PATTERN:	RUNNING BOND
QUANTITY:	PER PLAN
COMPANY:	BELDEN BRICK COMPANY CANTON, OH 44701 (P)330.456.0031
CONTACT:	CHRIS MAYER POTOMAC VALLEY BRICK (P)703.550.9013 cmayer@pvcbrick.com
NOTE:	- OR APPROVED EQUAL - SEE PLAN FOR PAVING PATTERN - SEE GRADING PLAN FOR SLOPES - RATED FOR VEHICULAR LOADING

17 / 17.41 **4x8 CLAY PAVER ACCENT** PROD. INFO.

Scale: NTS



MODEL:	VEHICULAR RATED PAVER
SIZE:	2 3/4" x 4" x 8"
COLOR:	PATHWAY FULL RANGE 20% FLASHED FULL RANGE WITH STRAIGHT EDGE AND NO SPACER NIBS (PER COUNTY STANDARD)
QUANTITY:	PER PLAN
PATTERN:	SEE PLAN
OPTIONS:	BEVELED EDGE & SPACE-BARS/LUGS
COMPANY:	PINE HALL BRICK www.pinehallbrick.com
CONTACT:	BRADY REEDER CAPITAL BRICK P: (301) 420-8484
NOTES:	1)INSTALL PER TOWN OF HERNDON SPECS.

18 / 17.41 **PUB. STREETSCAPE PAVER - VEHICULAR**

Scale: NTS



(NOT REPRESENTATIVE OF INTENDED COLOR OR TEXTURE)

MODEL: DOWNTOWN PLANTER (DCS-3000)

SIZE: 30"Ø x 32"H

COLOR: GFRC NATURAL SAND FINISH, COLOR TBD.

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

19
17.41

ROUND PLANTER

Scale: NTS

PROD. INFO.



(NOT REPRESENTATIVE OF INTENDED COLOR OR TEXTURE)

MODEL: URBAN PLANTER (UCR-3000)

SIZE: 30"W x 30"L x 32"H

COLOR: GFRC NATURAL SAND FINISH, COLOR TBD.

COMPANY: TOURNESOL SITEWORKS, LLC
2930 FABER STREET
UNION CITY, CA 94587
510.471.6269

CONTACT: BRIAN MITALO
847.867.9290
BMITALO@TOURNESOLSITEWORKS.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

20
17.41

SQUARE PLANTER

Scale: NTS

PROD. INFO.



MODEL: RING

DESCRIPTION: BICYCLE RACK

OPTIONS: IN-GROUND MOUNT

COLOR: METALLIC POWDERCOAT SILVER

SIZE: 1.5"D x 25"W x 27"H

COMPANY: LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
1.800.430.6209

CONTACT: MARIE DAVIS
BARBARA NOLAN, INC.
703.648.0848
MARIE@BARBARANOLANINC.COM

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

1 / 17.42

BICYCLE RACK

PROD. INFO.

Scale: NTS



MODEL: APEX LITTER + RECYCLING COMBINED RECEPTACLE

DESCRIPTION: LITTER + RECYCLING RECEPTACLE

OPTIONS: LITTER AND RECYCLING DECALS, JATOBA HARDWOOD OR STAINLESS STEEL INSERTS, OPTIONAL RAIN COVER

COLOR: POWDERCOAT SILVER

SIZE: PER MANUFACTURER

COMPANY: FORMS + SURFACES
www.forms-surfaces.com
(P) 800.451.0410

CONTACT: BRYAN TRAINOR
bryan.trainor@forms-surfaces.com
(M) 703.715.7735

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- CONFORM TO TOWN WASTE MANAGEMENT STANDARDS

2 / 17.42

TRASH + RECYCLING RECEPTACLE

Scale: NTS



MODEL: CAMBER BENCH

OPTIONS: SURFACE MOUNT, ARMS AT ENDS

COLOR: POWDERCOAT SILVER

SIZE: PER MANUFACTURER

COMPANY: FORMS+SURFACES
www.forms-surfaces.com
(P) 800.451.0410

CONTACT: BRYAN TRAINOR
bryan.trainor@forms-surfaces.com
(M) 703.715.7735

NOTES: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

3 / 17.42 **FIXED BENCH** PROD. INFO.

Scale: NTS



MODEL: OLYMPIC WAVE BENCH SYSTEM

OPTIONS: BACKED AND BACKLESS MODULES

MATERIALS: FSC HARDWOOD SLATS WITH HOT-DIPPED GALVANIZED FRAME

SIZE: 35"L MODULE x 19"H SEAT x 47"H BACK (CUSTOM CONFIGURATION)

COMPANY: STREETLIFE AMERICA
PHILADELPHIA, PA
215.247.0148
STREETLIFE@STREETLIFEAMERICA.COI

CONTACT: MARLIES SWART - MANAGER
215.247.0148
MSWA@STREETLIFEAMERICA.COM

COLOR: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

4 / 17.42 **CUSTOM BENCH** PROD. INFO.

Scale: NTS



MODEL: ROUGH & READY BENCH

OPTIONS: MOVABLE, CUSTOM BASE W/WHEELS COMPATIBLE W/PAVING RAILS/TRACKS, SLATS PARALLEL W/LENGTH OF BENCH

MATERIALS: FSC HARDWOOD SLATS WITH POWDERCOAT METAL FRAME, COLOR TO MIMIC CORTEN

SIZE: APPROX. 2'-6" W x 1'-6" H x 6'-8" L

COMPANY: STREETLIFE AMERICA
PHILADELPHIA, PA
215.247.0148
STREETLIFE@STREETLIFEAMERICA.COI

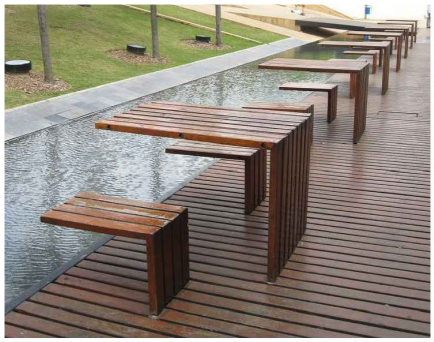
CONTACT: MARLIES SWART - MANAGER
215.247.0148
MSWA@STREETLIFEAMERICA.COM

COLOR: - INSTALL PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

5 / 17.42

CUSTOM STRAIGHT BENCH PROD. INFO.

Scale: NTS



MODEL: CUSTOM TABLE AND SEAT SET

OPTIONS: TBD

COLOR: HARDWOOD SLATS, POWDERCOAT SILVER METAL, GAME-TABLE INSERTS WHERE OCC.

SIZE: TBD

COMPANY: FORMS+SURFACES
www.forms-surfaces.com
(P) 800.451.0410

CONTACT: BRYAN TRAINOR
bryan.trainor@forms-surfaces.com
(M) 703.715.7735

NOTES: - LANDSCAPE ARCH. AND PRODUCT. MANUF. TO WORK COLLECTIVELY ON DESIGN AND FABRICATION.
- MANUFACTURER TO SUBMIT SHOP DRAWINGS PRIOR TO APPROVAL.
- CONTRACTOR TO VERIFY QUANTITIES
- SUBJECT TO APPROVAL BY ARTS COMMISSION

6 / 17.42

TABLE & BENCH-SEAT SET PROD. INFO.

Scale: NTS



MODEL:	LOVE TUB, 5'x5'
COLOR:	TBD
QUANTITY:	PER PLAN
CONTACT:	STREETLIFE STUDIO AMERICA THOMAS LUB (M) 646.583.2937 tlub@streetlife.nl
NOTES:	1) INSTALL PER MANUFACTURER'S RECOMMENDATIONS

7
17.42

MOVABLE TREE-PLANTER 'A' PROD. INFO.

Scale: NTS

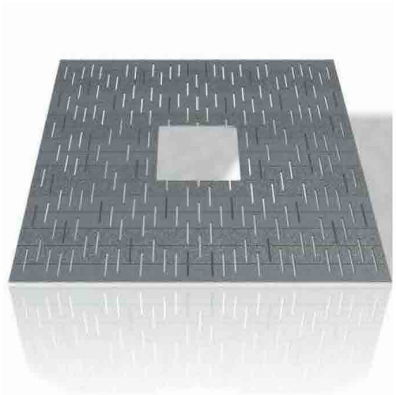


MODEL:	3377
DESCRIPTION:	BARRIER-FREE STEEL PEDESTAL FOUNTAIN
COLOR:	POWDERCOAT FINISH, SILVER
COMPANY:	HAWS COMPANY 1455 KLEPPE LANE SPARKS, NV 89431 (P) 775.359.4712 www.hawsco.com
NOTES:	- INSTALL PER MANUFACTURERS RECOMMENDATIONS - CONTRACTOR TO VERIFY QUANTITIES - SUBJECT TO APPROVAL BY ARTS COMMISSION

8
17.42

DRINKING FOUNTAIN @ POOL PROD. INFO.

Scale: NTS



MODEL:	4' SQ. CASCADE
DESCRIPTION:	IRON TREE GRATE
SIZE:	48" SQ. x 1 1/4" THICK
FINISH:	RAW
QUANTITY:	PER PLAN
COMPANY:	URBAN ACCESSORIES TACOMA, WA 98421 (P) 877.487.0488 www.urbanaccessories.com

9 / 17.42 **TREE GRATE** PROD. INFO.

Scale: NTS



MODEL:	GRANITE PAVER
SIZE:	25 1/8" SQ. x 2"
COLOR:	JET MIST
FINISH:	THERMAL AND WATER JET
QUANTITY:	PER PLAN
PATTERN:	SEE PLAN
COMPANY:	KUSSER FOUNTAINWORKS USA TAMPA, FLORIDA 33605 (P) 800.919.0080 www.kusserusa.com
CONTACT:	JERRY CLAXTON (P) 813.248.3428 x29

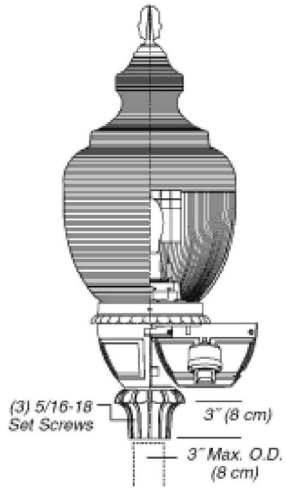
10 / 17.42 **FOUNTAIN PAVER** PROD. INFO.

Scale: NTS

TYPE L1

Refractive (R34) Specification Sheet

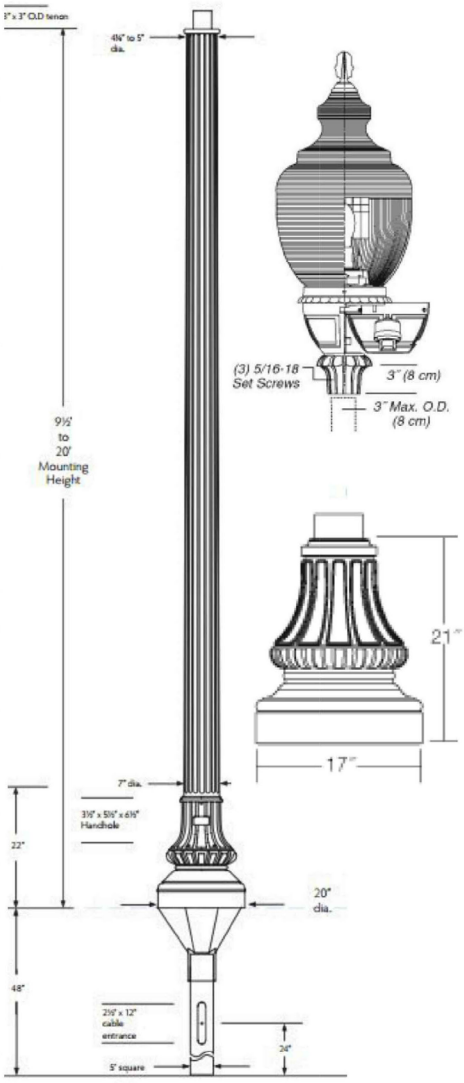
Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: R34 A A B A 1 A D N D 70H E

Product Code	R34	Refractive	
Fitter/Pod	A	Octagonal Style	
	B	Round fitter w/ scalloped petals	
	C	Fluted tapered hourglass	
	D	Smooth tapered hourglass	
	E	Tapered fluted w/ scalloped petals	
	F	Short round fluted	
	G	Tall round fluted	
	H	Round contemporary	
	J	Tapered Fluted w/ round stepped fitter	
	L	Round fluted long	
	T	Decorative Leaf w/ scalloped petals	
Roof	A	Victorian	
	B	Acorn	
	C	Tall	
	D	Short	
	G	Adams	
Cage / Band	B	Cage for Wide Body Globe	*1
	E	Band for Wide Body Globe	
	F	Band for Wide Body Globe	
	G	Cage for Wide Body Globe	*1
	I	Cage for Wide Body Globe	*1
	J	Cage for Wide Body Globe	*1
	N	None	
Finial	A	A Finial	
	B	B Finial	
	C	C Finial	*2
	D	D Finial	*2
	E	E Finial	*2
	F	F Finial	
	G	G Finial	
	H	H Finial	
	N	None	
Fasteners	1	Hex Head	
	2	Allen Head	
Finish	A	Black	
	B	White	
	G	Verde	
	H	Bronze	
	J	Green	
Reflector	D	Small Top Reflector	
	F	Small top reflector w/House-side shield	
	G	Full Top Reflector w/House-side shield	
	H	House Side Shield	
	L	Internal Louver Assembly	*3
	T	Full Top Reflector	
	N	None	
Photo Control	N	None	
	B	Button Eye Photo Control	
	R	Twist-lock Receptacle	*4
Socket	D	Medium	*5
	G	Mogul	*5
	R	Induction	*6
Wattage	70H	70W MH	
	100H	100W MH	
	150H	150W PMH	
	250H	250W PMH	*7
	320H	320W PMH	
	50S	50W HPS	
	70S	70W HPS	
	100S	100W HPS	
	150S	150W HPS	



ISO 9001:2008 Registered

Page 1 of 4

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips
HW2

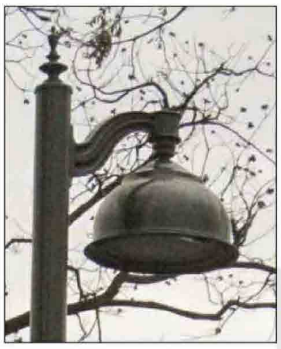
TYPE L2, L3, L4

Vintage LIGHTING COLLECTION

Solid State Lighting

GREENVILLE RADIANT™ Dark Skies Compliant

PEMCO Est. 1962 LIGHTING PRODUCTS A QSSI COMPANY



The housing is made of spun aluminum. The dome houses the ballast assembly and the lower portion of the housing is designed to hold the reflector and lamp assembly.

The enclosure is available with a flat glass lens. These types of light distribution, IES Type II, III, IV and V, are available to meet varying conditions and design requirements and are "full cut-off". The direction of distribution is controlled by a simple field adjustment (rotation) of the entire fixture.

The armature is made of heavy-duty cast aluminum to form a rigid, strong base for supporting the fixture (as seen in the Decorative Aluminum Arms and Accessories section.) All aluminum alloys comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards. The luminaire is held in place with a 1 1/2" aluminum coupling.

The shaft is an extruded tapered or straight smooth aluminum body, made of 6061-T6 alloy, and welded to a cast aluminum anchoring base. Four galvanized steel anchor bolts are provided. All fasteners are stainless steel and vandal resistant. A servicing handhole, grounding lug and removable cover are standard.

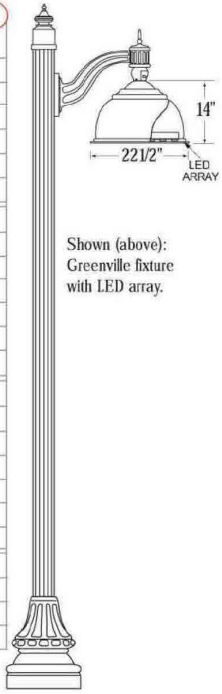
The finish is a polyester powder coating, electrostatically applied and thermocured over a sandblasted surface with a five-stage chemical wash and pre-treatment process. All RAL colors are available to match poles or fixtures. Refer to ordering chart for color selection or contact the factory for customizing. Separate surge protectors in addition to all drivers, are installed in the circuitry as a company standard.

EPA: .90 Weight: 32 lbs
5 Year Limited Warranty on LED System
ETL Listed To UL1598 Standards For Wet Locations

LED LIGHT ENGINE SPECIFICATIONS:

INITIAL LUMENS BASED ON 219B CHIPS

MODEL#	WATTAGE	INITIAL LUMENS	SYSTEM EFFICACY	CCT	CRI	IES DISTRIBUTIONS
40W35C5K	40	4720	118	5K	65	Type II, III, IV, V
45W35C5K	46	5290	115	5K	65	Type II, III, IV, V
70W60C5K	70	8260	118	5K	65	Type II, III, IV, V
80W60C5K	80	9200	115	5K	65	Type II, III, IV, V
100W90C5K	103	11,900	118	5K	65	Type II, III, IV, V
120W90C5K	120	13,920	115	5K	65	Type II, III, IV, V
145W90C5K	145	16,965	117	5K	65	Type II, III, IV, V
40W35C4K	42	4480	112	4K	65	Type II, III, IV, V
45W35C4K	47	5014	109	4K	65	Type II, III, IV, V
70W60C4K	70	7840	112	4K	65	Type II, III, IV, V
80W60C4K	80	8720	109	4K	65	Type II, III, IV, V
100W90C4K	103	11,536	112	4K	65	Type II, III, IV, V
120W90C4K	120	13,080	109	4K	65	Type II, III, IV, V
145W90C4K	145	16,965	117	4K	65	Type II, III, IV, V
40W35C3K	40	3480	87	3.5K	80	Type II, III, IV, V
45W35C3K	46	3910	85	3.5K	80	Type II, III, IV, V
70W60C3K	70	6090	87	3.5K	80	Type II, III, IV, V
80W60C3K	80	6800	85	3.5K	80	Type II, III, IV, V
100W90C3K	103	8961	87	3.5K	80	Type II, III, IV, V
120W90C3K	120	10,200	85	3.5K	80	Type II, III, IV, V
145W90C3K	145	14,065	97	3.5K	80	Type II, III, IV, V
45W35C2K	46	3680	80	2.7K	80	Type II, III, IV, V
80W60C2K	80	6400	80	2.7K	80	Type II, III, IV, V
120W90C2K	120	9600	80	2.7K	80	Type II, III, IV, V
145W90C2K	145	12,615	87	2.7K	80	Type II, III, IV, V



Shown (above): Greenville fixture with LED array.

ORDERING FORMAT

SURGE PROTECTION DEVICE MEETS IEEE C62.41 2002 C HIGH 10kA. See spec sheet on page J12.

MODEL #	LENS	LED MODEL #	VOLTAGE	IES DIST.	OPTIONS	FINISH
GREEN	CL-ACR	40W35C3K	UNIVERSAL	TYPE III	PC	BK

OPTIONS

Lens	Optical	Electrical	Mounting	Arm
FL=Flat Glass Lens DR=Dropped Glass CL-ACR=Clear Acrylic	II, III, IV, V FL=Flat Clear Glass DR=Dropped Glass	PC=Photo Control Button FS=Fuse, single FD=Fuse, double Auto Sensing to 277V AC	SF=Slip Fitter (3") WM=Wall Mount TM=Top Mount Leveling Knuckle	See section "D" for complete arm collection

FINISH

Standard Colors	Premium Colors
BK=Black BZ=Medium Bronze DBZ=Dark Bronze WH=White GR=Green SM=Silver Metallic	VP=Verde Patina PP=Pewter Patina SS=Silver Sparkle CC=Custom color HG= Hartford Green TBK=Textured Black

All arrays are "Full Cut-off"

IP Rating: IP65

LED Engine by SANSI

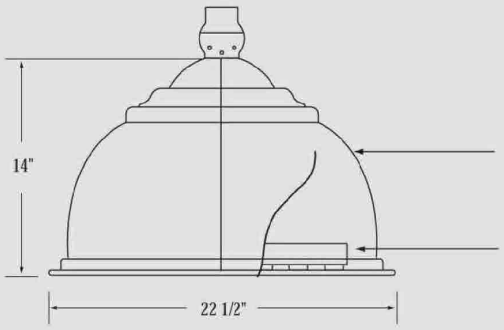
PEMCO Lighting Products 150 Pemco Way-Wilmington, DE 19804 Phone 302.892.9000 Fax 302.892.9005 www.pemcolighting.com pemco@ix.netcom.com I-SS-D-29(2017)

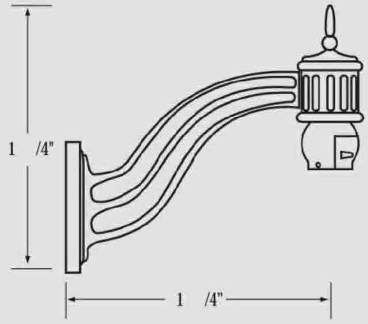
Vintage LIGHTING COLLECTION

Solid State Lighting

PEMCO Est. 1882
LIGHTING PRODUCTS
A QSSI COMPANY

TYPICAL COMPONENTS

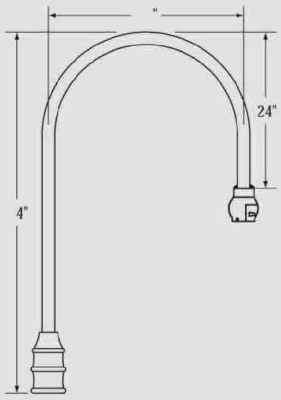




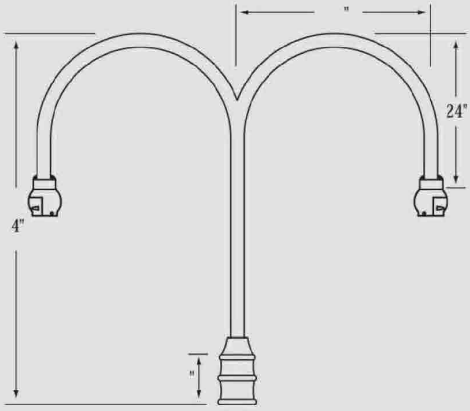
Pendant Wall Mount
Model Number: PLA-132-WM-PEND

Mounting Options

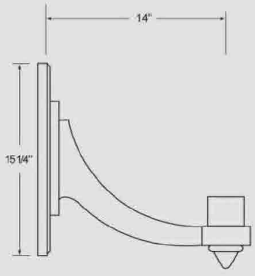
Single Pole Mount
Model Number: PSC-12
EPA of bracket: 0.9
Weight load: 65 lbs



Double Pole Mount
Model Number: PSC-25
EPA of bracket: 1.2
Arm weight load: 65 lbs.



Inverted Top Wall Mount
Model Number:
PLA-121-WM-TM-INV



I-SS-D-30(2017) PEMCO Lighting Products 150 Pemco Way-Wilmington, DE 19804 Phone 302.892.9000 Fax 302.892.9005 www.pemcolighting.com pemco@ix.netcom.com

TYPE L5

PROGRESS LIGHTING™

DATE: TYPE:

NAME:

PROJECT:



Incandescent

P560065-031

Holcombe

A nautical-inspired collection ideal for a variety of exteriors, including Coastal, Transitional and Urban Industrial settings. Black lanterns with clear seeded glass feature a hint of brushed nickel on the interior. Geometric details offer a finishing touch for wall, hanging and post lantern options.

- A nautical-inspired collection
- Ideal for a variety of exteriors, including Coastal, Transitional and Urban Industrial settings
- Textured Black finish with clear seeded glass feature a hint of brushed nickel on the interior
- Wall lantern uses one 100 watt max. medium base lamp, (sold separately)
- Geometric details offer a finishing touch to enhance outdoor architecture
- Outdoor lanterns add illumination to walkways and pathways to enhance safety and security
- Frame front or back door with post lanterns on either side to enhance curb appeal

Width: 6-3/8"
Height: 10-5/8"
Depth: 8"
H/CTR: 3-7/8"

Glass
Width: 4-3/4"
Height: 6-11/16"

Category: Outdoor
Finish: Black (painted)
Construction: Aluminum
Glass/Shade: Clear Seeded Glass shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.625" W., 7.75" ht., 1" depth	6" of wire supplied 120 V	Quantity: One 100w max. medium E26 base	cCSAus Wet location listed 1 year limited warranty

TYPE L6

MOUNT VERNON LED

OLDE BRONZE® FINISH OVER SOLID BRASS
WITH ETCHED SEEDY GLASS



A | 9707 OZLED



B | 9708 OZLED



C | 9809 OZLED
Outdoor Pendant

Mount Vernon is also available in Incandescent and Energy Efficient versions. See pages 692-696



D | 9709 OZLED



E | 9909 OZLED
Post Lantern

LED OUTPUT

9707 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9708 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9709 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9809 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9909 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life

MOUNT VERNON LED

	LED ITEM #	FINISH	LIGHT SOURCE	W	H	OVRLL H	EXTRA WIRE	CHAIN/ STEM	EXT.	HCWO	NOTES
A	9708 OZLED	OZ	9W	7.5	16.75	---	---	---	8.25	6.75	W
B	9709 OZLED	OZ	9W	9.5	19.5	---	---	---	10.25	7.25	W
C	9707 OZLED	OZ	9W	5.75	12.5	---	---	---	6.25	5.25	W
D	9809 OZ LED	OZ	9W	9.5	18.5	93	28	72	---	---	W Additional chain 2996 OZ.
E	9909 OZLED	OZ	9W	9.5	20.75	---	---	---	---	---	W

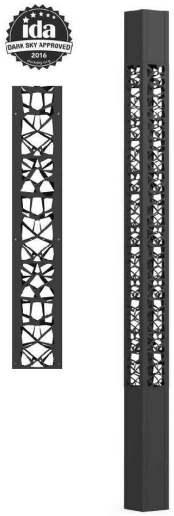
Measurements shown in inches.

TYPE L7

UVA-20051
Vancouver 8 Light Column

7144 NE Progress Ct | T:503.645.0500
Hillsboro.Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA



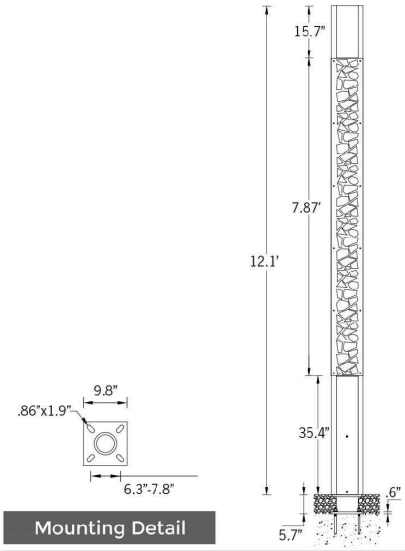
Length - 9.4"

Height - 12.1'
Different height may be specified

Weight 121.2 lbs

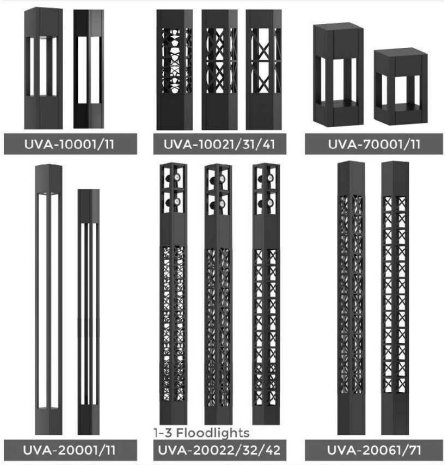
IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]



Mounting Detail

Vancouver Product Family



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U2 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Total urban realm lighting solution.
Optional heights, accent spotlights, accessories and decorative lattice panels.

A stylish Dark Sky Compliant square high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components.

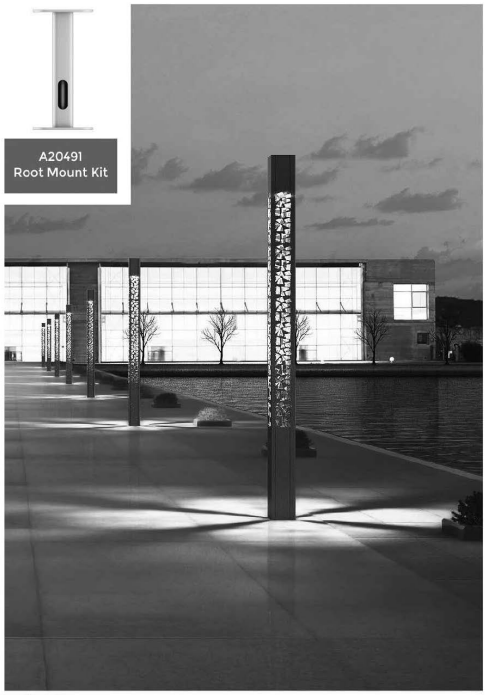
This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.
The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing light columns. This ensures that the anchor bolts are not seen and therefore eliminates the necessity for an anchor bolt cover. (review installation instructions before installing the anchor bolts.)

Custom column heights are available, please specify.
Provided with anchor bolts (the root mount kit is an option and is an adder)

Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture)
Designed to complement the Vancouver bollard UVA-10001. This product is provided complete with anchor bolts and laser cut steel bolt template.

• NOTE: For the round version of the Vancouver, please see the Benton Light Column and Bollard

Additional Options (Consult Factory For Pricing)



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

TYPE L8

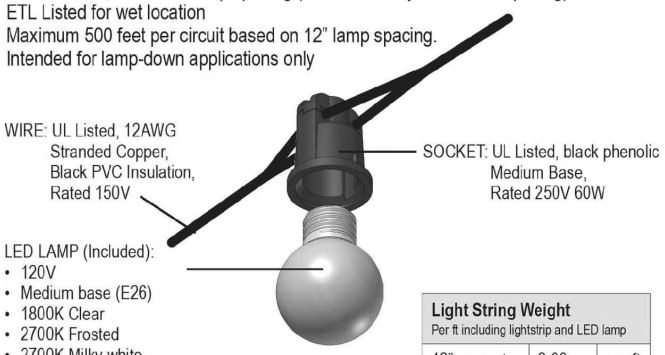
CELESTIAL LIGHTING

120V Exterior LED Light String **HYDRA STL** SERIES

HYA-STL_V2.2

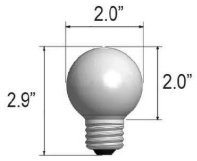
HYDRA STL Series
120V Exterior LED Light String

Features
- Ideal for decorative lighting above patios, walkways and plazas
- Includes replaceable 120V medium-base LED lamps
- Available with 1800K clear lamps, 2700K frosted lamps or 2700K milky white lamps
- Consumes only 2W per lamp
- Standard 12", 18" or 24" lamp spacing (Consult factory for custom spacing)
- ETL Listed for wet location
- Maximum 500 feet per circuit based on 12" lamp spacing.
- Intended for lamp-down applications only

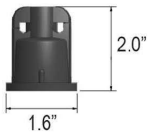


Light String Weight Per ft including lightstrip and LED lamp		
12" on center	3.00 oz	per ft
18" on center	2.33 oz	per ft
24" on center	2.00 oz	per ft

LED Lamp Detail



Socket Detail



Footcandle Summary (Based on one Gamma LED medium base lamp)

Clear Lamp		Frosted Lamp		Milky White Lamp	
distance	fc	distance	fc	distance	fc
12"	5.53	12"	10.40	12"	16.10
24"	2.46	24"	3.91	24"	5.55
36"	1.43	36"	2.08	36"	2.91
48"	0.91	48"	1.28	48"	1.81
60"	0.65	60"	0.89	60"	1.25
72"	0.49	72"	0.66	72"	0.92
84"	0.38	84"	0.50	84"	0.69
96"	0.31	96"	0.42	96"	0.58

How to Specify HYDRA STL Series

HYA - STL - [ ] - [ ]

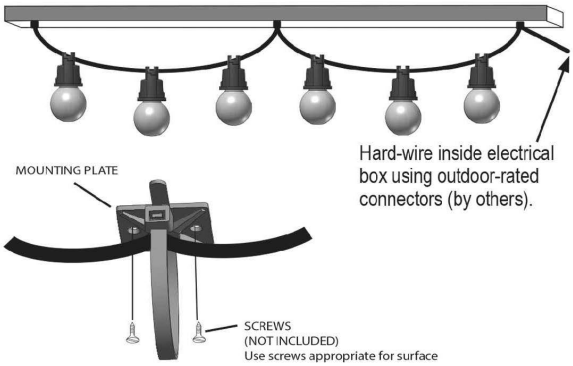
LED Lamp	
GC	1800K LED clear globe
GF	2700K LED frosted globe
GM	2700K LED milky white globe

Socket Spacing	
12	12" on center
18	18" on center
24	24" on center
	Consult factory for custom spacing

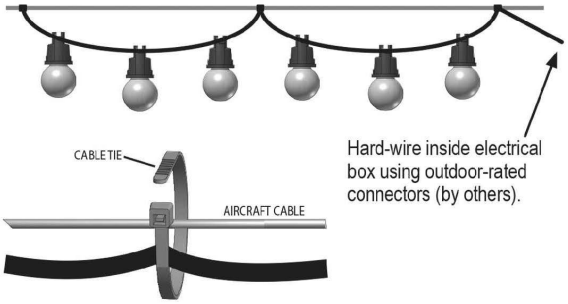
Example

HYA - STL - **GC** - **24**

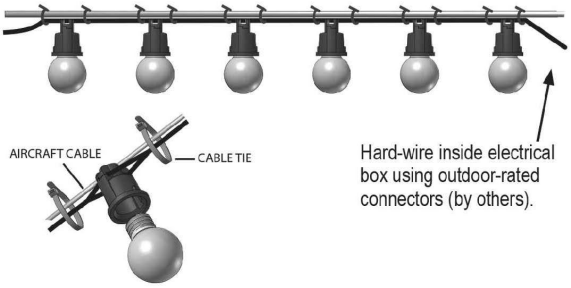
HYDRA STL shown mounted with drop, to flat secure surface such as beam or truss. Specify mounting plates with cable ties. Fasten at least every 6 feet.



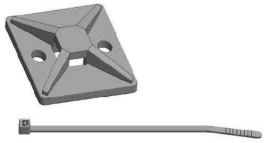
HYDRA STL shown mounted with drop, to aircraft cable (by others).
Ensure that aircraft cable is taut and secured.
Specify cable ties. Use at least one cable tie every 6 feet.



HYDRA STL shown mounted with no drop, to aircraft cable (by others).
Ensure that aircraft cable is taut and secured.
Specify cables ties. Use two cable ties per socket; one on each side.



Mounting Plate with Cable Tie
(STL-MC)
Order at least one set per 6ft of HYDRA STL when mounting to flat surface.



Cable Ties
(STL-CT)
Order at least one per 6ft of HYDRA STL if mounting with drop to aircraft cable.
Order at least two per socket if mounting with no drop to aircraft cable.



Specifications subject to change without notice
© Celestial Lighting

www.celestiallighting.com

Phone: 562-802-8811

TYPE L9

PENDO LED SYMMETRIC Specification

PENDO presents a traditional European design in a simple yet functional catenary suspended luminaire. The housing with integral shade is fabricated from cast and spun aluminum components. An articulating cable hanger allows the fixture to be leveled when installed. Underside of shade is painted in high-reflectance white paint for increased efficiency. Clear acrylic lens twists and locks for tool-less relamping. Structural design, stainless steel catenary cable, and fittings for mounting to support structure provided by others. All hardware is stainless steel. Standard colors; matte silver grey metallic, dark grey, graphite grey, or black. Special colors available.



PENDO LED SYMMETRIC Specification

HOUSING
Luminaire housing with integral shade is spun aluminum. Clear acrylic cylindrical drop lens assembly twists onto the housing allowing tool-less access. Underside of the shade is painted white. Lens is sealed with single piece felt gasket to provide a weather tight seal. Power cable is sealed with weather-tight bushing at top of the luminaire. All hardware is stainless steel.

OPTICS
Self contained LED module with dome matte lens is positioned within the luminaire shade, producing a Type V distribution. CRI is 95.

ELECTRICAL
LED driver with universal input voltage capability of 120v through 277v consumes 43 watts at a drive current of 940mA. Driver efficiency is 87% with a power factor greater than 0.95.

DELIVERED LUMENS / BUG RATING
Standard Model
3000K: 3645 lumens / B1-U1-G1
4000K: 3645 lumens / B1-U1-G1

NOTE: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

MOUNTING
Articulating cable hanger assembly is machined aluminum and is adjustable to level the luminaire. Cable hanger assembly will accommodate 1/4" - 1/2" diameter stainless steel cable. Structural design, stainless steel catenary and stabilization cables, and fittings for mounting to support structure provided by others. Contact factory for fitting suppliers.

WEIGHT: 22 lbs
EPA: 1.1 sq ft

FINISH
Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

CERTIFICATION
CSA Certified for Wet Locations

WARRANTY
Limited product warranty period including the LEDs is five years. LED driver shall carry the respective manufacturer's limited warranty.

Model	Lamp	Color Temperature	Distribution	Volt	Mounting	Finish	Option
PEN380	LED	WW -3000K	SYM - Symmetric	UNV - 120-277V	X - Catenary	SG - Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K				DG - Dark Grey	TW - Through Wire
						GG - Graphite Grey	XC - Additional Power Cable
						BLK - Matte Black	N - None
						BRZ - Dark Bronze	
						CC - Custom Color	

Ordering Information

Specifications are subject to change without notification
HessAmerica › Products › Lighting Products › Catenary Suspended Luminaires › PENDO
https://www.hessamerica.com/Products/Lighting/Catenary_Suspended_Luminaires/PENDO/

URBAN SERIES

URBAN LUMINAIRE

Cat.#

Job

Type

Approvals

SPECIFICATIONS

Intended Use:
The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:
- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
- The lower shade shall be made from a one-piece aluminum spinning.
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:
- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥0.90 at full load.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components.
- Button photocell available.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55ºC (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit: www.beaconproducts.com/products/energeni
- Urban can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbelllighting.com/products/sitesync/ for more details

Finish:
- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- NRTL Certified, ULB750, UL 1598 and CSA22.2#250. 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at http://www.beaconproducts.com/products/urban

Warranty:
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

CERTIFICATIONS/LISTINGS

C SP US

IDA *3000K and warmer CCTs only

PRODUCT IMAGE(S)

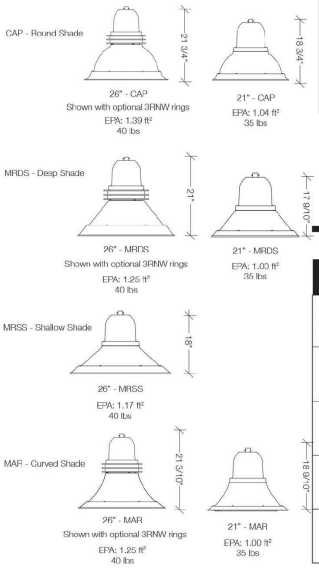


Shown with arm



Shown with SiteSync™

STYLES



ORDERING INFORMATION

ORDERING EXAMPLE: URBCAP21/36NB-80/5K/UNV/T4/SWP/NRNW/BBT

URB [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

MODEL
- URB Urban

SERIES
- CAP-21 21" Capitol
- MRDS-21 21" Miramar deep shade
- MAR-21 21" Maritas
- CAP-26 26" Capitol
- MRSS-26 26" Miramar shallow shade
- MRDS-26 26" Miramar deep shade
- MAR-26 26" Maritas

LED COLOR[7]
- 3K 3000K
- 4K 4000K
- 5K 5000K

VOLTAGE
- UNV 120-277V
- 347V 347V
- 480V 480V

ELECTRICAL OPTIONS
- PEC-120 button, 120V
- PEC-208 button, 208V
- PEC-240 button, 240V
- PEC-277 button, 277V

STYLE
- NRNW No rings
- 3RNW Three rings

SENSOR OPTION
- MOB[4,6,8] Motion sensor 33% or 50% dimming

FINISH
- BBT basic black textured
- BMT black matte textured
- WHT white textured
- MBT metallic bronze textured
- BZT bronze textured
- DBT dark bronze textured
- GYS gray smooth
- DPS dark platinum smooth
- GNT green textured
- MST metallic silver textured
- MTT metallic titanium textured
- OWI old world iron
- RAL _____

ENGINE-WATTS
- 24NB-27 27W, LED array
- 24NB-55 55W, LED array
- 36NB-80 80W, LED array
- 48NB-110[1] 110W, LED array
- 60NB-136[1] 136W, LED array

OPTICS[2]
- T1 type I
- T2 type II
- T3 type III
- T4 type IV
- T4BLC type IV, backlight control
- T5R type V, rectangular
- T5QM type V, square medium
- T5W type V, round wide

CONTROL OPTIONS
- GENI-XX[5] energeni
- SWP[5,4] SiteSync Wireless Pre-Commission

1 26" only
2 To rotate optics Left or Right 90 degrees, specify L or R after the optical distribution example:T4L
3 Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details.
4 Not available with other control or sensor options.
5 When ordering Energeni, specify the routine setting code (Example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
6 Specify time delay, dimming level and mounting height.
7 This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at
8 Only available on 24NB and 36NB configurations
http://cdn.beaconproducts.com/content/products/specs/specs_files/Urban_LED_spec_sheet_turtle.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: URB/CAP-26/6)NB-136/3K/UNV/T50M/SWP/NRNW/BBT — SiteSync only
URB/CAP-26/6)NB-136/3K/UNV/T50M/SWPM-20F/NRNW/BBT — SiteSync with Motion Control



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*^	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*^	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

*When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	1	350mA	120	27	0.2
			277		0.1
			347		0.1
			480		0.1
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>470,000

[1] Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

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HUBBELL Lighting

TYPE P2

PERFORMANCE iN LIGHTING

PRODUCT CODE 071626

PROJECT

TYPE

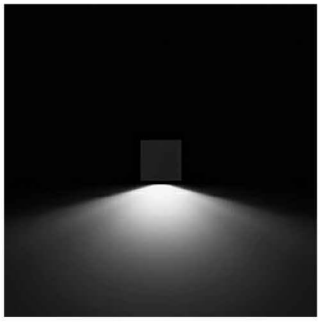
MIMIK 20 M TYPE III

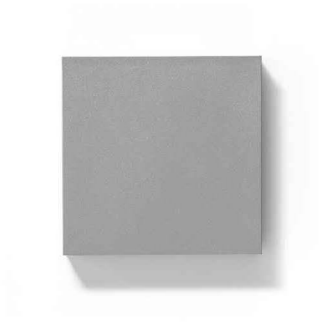
IP 65 | ADA COMPLIANT | cULus LISTED | WET | 0-10V | PRONTO

Part number	071626
Lampholder:	LED
Wattage:	15 W
Finish:	GR-94 / ALUMINUM METALLIC / TEXTURED
Degree of protection:	IP 65
CRI:	70
Kelvin:	3000
Luminaire lumen output:	1396 lm
L:	L80
B:	B10
Lifetime:	60000 h
cULus:	
Voltage:	120/277V
Ta MIN luminaire:	0°
Ta MAX luminaire:	0°







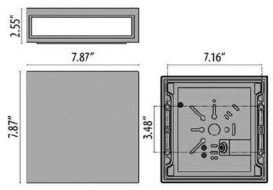


Description

Indoor and outdoor wall mounted fixtures,featuring:
- Die-cast painted aluminum housing
- Flat, tempered glass diffuser, machined and screen-printed on the inner surface to provide a prismatic frosted effect for MIMIK FLAT series
- Silicon gasket
- LED versions include 120/277V safety transformer
- Aluminium heat dissipation system
- 3000 K and 4000 K, LEDs boards ared standard for the MIMIK FLAT series
- Available in single (M) and dual (B) emission versions
- Integral EM Battery option within the standard housing

PHOTOMETRIC DATA

TECHNICAL DRAWINGS



TYPE P3

PERFORMANCE iN LIGHTING

PRODUCT CODE 070168

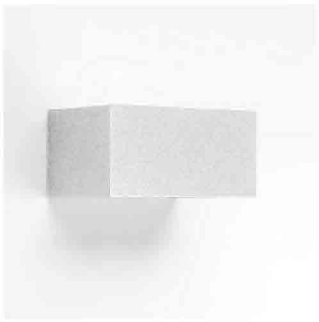
PROJECT

TYPE

QUASAR 20 TECH

IP 65 | ADA COMPLIANT | c UL us LISTED | WET | 0-10V | PRONTO

Part number	070168
Lampholder:	LED
Wattage:	11 W
Finish:	WH-87 / WHITE / TEXTURED
Degree of protection:	IP 65
CRI:	80
Kelvin:	3000
Luminaire lumen output:	695 lm
L:	L80
B:	B10
Lifetime:	60000 h
cULus:	
Voltage:	120/277V

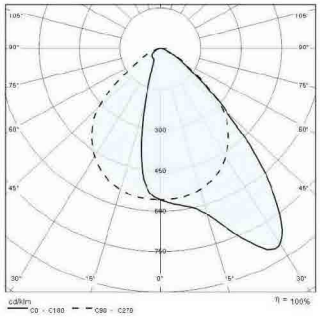




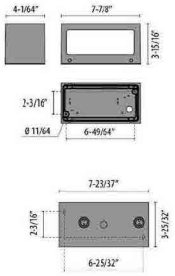
Description

Indoor and outdoor wall mounted fixtures, featuring:
- Die-cast painted aluminum housing
- 13 step Polyester powder painting process to protect against UV rays for long term finish durability
- Flat glass diffuserwith internal screen-printing for increased performance
- Reflector in satin finished pure aluminum (Al 99.98)
- Silicone gasket
- 4000 K and 3000 K LED Array color temperature options
- Aluminum heat dissipation system
- IP 65
- 80 CRI

PHOTOMETRIC DATA



TECHNICAL DRAWINGS



TYPE L10

MATRIX	Cat.#	
AREA/POST TOP	Job	Type
		Approvals

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SPECIFICATIONS

Intended Use:

The Beacon Matrix luminaire is available in three configurations with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge can be field replaced as a one piece optical system.
- Silicone gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Fixture electrical compartment shall contain all LED driver components and optional push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA. ANSI/IEEE category C high

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Matrix can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.
- Adjustable knuckle and post top mount designed to slip fit a 2" tenon that is 2 3/8" OD by 4" in length.
- Knuckle mount luminaire can adjust in 5° increments. Limted to 30° tilt.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598, UL 8750, and CSA C22.2 No. 250.0
- IP65 optical assembly
- IDA approved

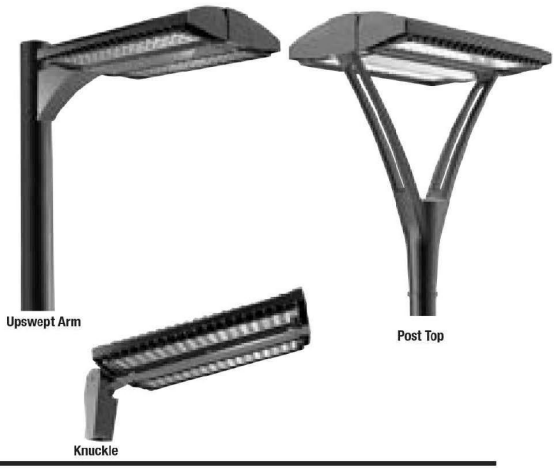
Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

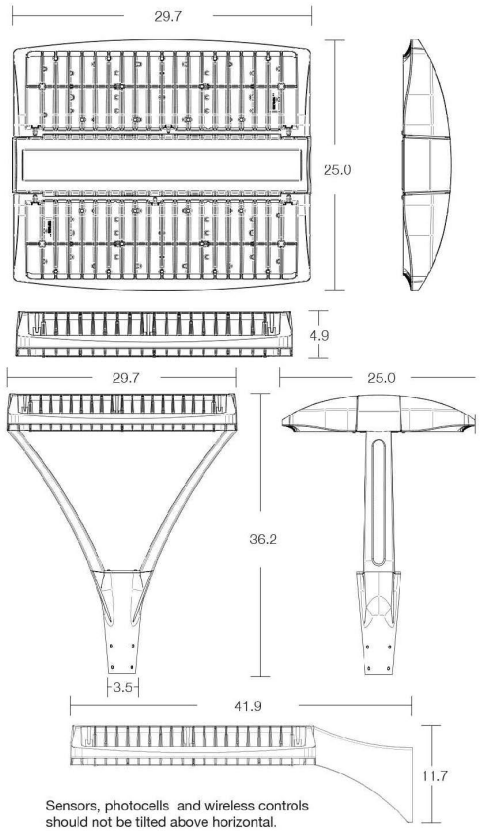
CERTIFICATIONS/LISTINGS

IP65 c UL us DLC QPL LISTED

PRODUCT IMAGE(S)



DIMENSIONS



Sensors, photocells and wireless controls should not be tilted above horizontal.

Model	Mount	Weight lbs.	Weight kgs.	EPA, Sq. ft.
Area	ARM	80.0	36.4	1.7
	Post-Top	89.5	40.7	2.5
	Knuckle, 0°	86.0	39.1	1.7
	Knuckle, 30°			3.8

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HUBBELL Lighting

ORDERING EXAMPLE: MAA/96L-555/5K7/2/UNV/ASQ/DBT/7PR-TL/BC

MA/A [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

SERIES	ENGINE	CCT/CRI[7]
MA/A Matrix	80L-260 260W, 33,000 lm	5K7 5000K, 70 CRI
	96L-315 315W, 40,000 lm	4K7 4000K, 70 CRI
	64L-325 325W, 37,000 lm	3K7 3000K, 70 CRI
	64L-370 370W, 40,000 lm	5K8 5000K, 80 CRI
	80L-405 405W, 45,000 lm	4K8 4000K, 80 CRI
	80L-465 465W, 50,000 lm	3K8 3000K, 80 CRI
	96L-490 490W, 55,000 lm	5K9 5000K, 90 CRI
	96L-555 555W 60,000 lm	4K9 4000K, 90 CRI
		3K9 3000K, 90 CRI

ROTATION
Leave blank for no rotation
L[1] Optic rotation left
R[1] Optic rotation right

DISTRIBUTION
FR Type 1/Front Row
2 Type 2
3 Type 3
4 Type 4
5R Type 5 Rectangular
5QM Type 5 Square Med
5QW Type 5 Square Wide

OTHER DISTRIBUTION
5QN* Type 5 Square Narrow
TC* Tennis Court

*See Matrix Flood (MA/F) spec sheet for ordering information

COLOR
DB Dark Bronze Textured
BL Black Textured
WH White Textured
PS Plat. Silver Smooth
GYS Light Gray Smooth
GT Graphite Textured
TT Titanium Textured
CC Custom Color

MOUNTING
ASQ Arm Square
A2 Arm mount for 2.4"-3.0" OD round pole
A3 Arm mount for 3.1"-4.0" OD round pole
A4 Arm mount for 4.1"-5.0" OD round pole
A5 Arm mount for 5.1"-6.0" OD round pole
K[8] Knuckle (5° adjustable fitter, limited to 30° tilt)
PT2 Post top mounts to 2 3/8" OD tenon 4" tall

VOLTAGE
UNV 120-277V
347 347V
480 480V

CONTROL OPTIONS	
7PR[11]	7-PIN Receptacle only
7PR-TL[7]	7 pin PCR w/ Twist Lock photo control
7PR-SC	7 pin PCR w/ shorting cap
2PF	2 power feed with 2 drivers
GENI[2,3]	Energeni
SCL/40F	Low voltage sensor for 7PR-SC and wiSCAPE external control accessory
SCP/40F[2,4,5]	Programmable Line Voltage sensor
SWP[2,6]	SiteSync Pre-Commission
SWPM/40F[2,6]	SiteSync Pre-Commission w/Sensor

OPTIONS	
BC	Backlight Control
SF120	120V Fuse
SF277	277V Fuse
SF347	347V Fuse
DF208	208V Fuse
DF240	240V Fuse
DF480	480V Fuse
TB[9]	Terminal Block
BS	Bird Spikes

[1] Not available with 5QM or 5QW distribution.
[2] Not available with other sensor or wireless control options.
[3] Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table options.
[4] Photocell included with sensor, additional photocontrol not recommended.
[5] Order at least one SCPREMOTE per project location to program and control the occupancy sensor
[6] Specify group and zone at time of order. See www.hubbell-automation.com/products/sitesync/ for more details. Order at leaset one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
[7] 7PR-TL shipped with shorting cap installed. Twist-lock photocell shipped with fixture. Installer must remove shorting cap and install photocell at time of installation.
[8] Limited to applications requiring 30° tilt or less. If higher angle tilt is required use flood version with glass cover
[9] Not available on K or PT2 mountings
[10] Requires 7PR-SC photocell receptacle. Include SCL/40F if occupancy sensing is required
[11] Shorting cap, phot control, or wireless control provided by others

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: MAA/96L-555/4K7/3/UNV/K/GT/SWP SiteSync only
MAA/96L-555/4K7/3/UNV/K/GT/SWPM/40F SiteSync with Motion Control

SiteSync 7-Pin Module


SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors

SiteSync LIGHTING CONTROL

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

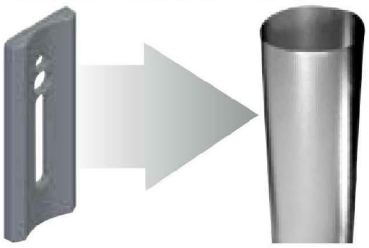
Accessories and Services (Ordered Separately)

Control Accessories	
NXOFM-1R1D-UNV	On-fixtre (7-pin), On / Off / Dim, Day-light sensor with HubbNET Radio and Bluetooth Radio, 120-480VAC
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCPREMOTE	Order at least one per project location to program and control
SW7PR+	SiteSync 7 Pin on fixture module On/Off/ Dim, Daylight Sensor 120-480VAC
WIR-RME-L[10]	wiSCAPE external control node

Accessories	
MAA-BC	Backlight Control accessory kit

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.
++ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

MOUNTING OPTIONS & ACCESSORIES



Catalog Number	Description
	RPA Round Pole adapters are available for 2, 3, 4.5, 5, and 6 inch diameter round poles
RPA2-ARA3-XX[1]	Round Pole adapters for 2-1/2" – 3" diameter mounting surface
RPA3-ARA3-XX[1]	Round Pole adapters for 3" – 3-3/4" diameter mounting surface
RPA4-ARA3-XX[1]	Round Pole adapters for 3-7/8" – 4-1/2" diameter mounting surface
RPA5-ARA3-XX[1]	Round Pole adapters for 5" – 6" diameter mounting surface
RPA6-ARA3-XX[1]	Round Pole adapters for 6" diameter mounting surface
SETA2-XX[1]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
RETA2-XX[1]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires RPA4-ARA3-XX for each luminaire
TETA2-XX[1]	Hexagonal pole tenon adapter (3 at 120 degrees) (2 3/8" OD tenon)
WB-AREA-XX[1]	Wall Bracket

1 Replace XX with color choice, eg.: DB for Dark Bronze

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HUBBELL Lighting

TYPE L13

Shielded LED bollard - asymmetric

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
An LED bollard with shielded asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces from low mounting heights. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Mounting plate constructed of heavy cast aluminum

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 10.8 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	11.6 W
System wattage	14.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1361 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 55° C	164,000 h (L70)

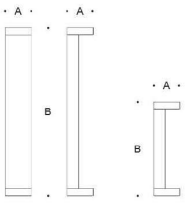
LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:





Shielded LED bollard · asymmetric

	LED	A	B	Anchorage
99 056	11.6 W	7 5/8	21 5/8	**79 817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 07/19/18

HERITAGE PRERVATION 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.