

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
DECEMBER 18, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. November 6, 2019 Work Session Draft Minutes
4. November 20, 2019 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members
7. Comments from the Audience

PUBLIC HEARINGS

8. **APPLICATION FOR NEW CONSTRUCTION, ARB #19-38**, to consider an application to construct new site features and a new five-story hotel building, housing two separate hotel businesses, on the currently vacant property located at 232 Sunset Park Drive, Herndon, Virginia, located east of the intersection of Herndon Parkway and Fairbrook Drive, along a future extension of Fairbrook Drive, and further identified as Fairfax County Tax Map 0173-07-0005A and 0173-02-0004A. The property is zoned PD-B, Planned Development - Business, and consists of 66,698 square feet of land. Owner/Applicant: Herndon 1 LLC c/o Vinay Patel. Applicant's Representative/Agent: Michael Sweeney, Shamin Hotels. ***(Continued from November 20, 2019 ARB public hearing.)***
9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-42**, to consider an application to install a new wall sign panel on an existing sign cabinet on the commercial restaurant building located at 645 Elden Street, Herndon, Virginia, located between the intersection of Monroe Street and Elden Street and the intersection of Van Buren Street and Elden Street, and further identified as Fairfax

County Tax Map 0162-02-0199. The property is zoned CS, Commercial Services, and consists of 20,697 square feet of land. Owner/Applicant: Shub Karaj RE, LLC c/o Manjeth Singh. Applicant's Representative/Agent: Anthony Bashorun, Signarama.

10. **APPLICATION FOR AN ADDITION TO AN EXISTING STRUCTURE, ARB #19-43**, to consider an application to construct a fitness center enclosure around an existing outdoor pool deck on the 3rd floor of an existing hotel located at 13101 Worldgate Drive, Herndon, Virginia, located at the intersection of Elden Street/Centreville Road and Worldgate Drive and further identified as Fairfax County Tax Map 0163-02-0001A. The property is zoned PD-W, Planned Development - Worldgate, and consists of 217,534 square feet of land area. Owner/Applicant: Dulles Suites, LLC c/o Steven J. Fairbanks. Applicant's Representative/Agent: Matt Runyon, Newcomer Associates.
11. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-44**, to consider an application to install a new tenant parapet sign on the commercial office building located at 12901 Worldgate Drive, Herndon, Virginia, located between the intersection of Monroe Street and Worldgate Drive and the intersection of Worldgate Drive and Alton Square and further identified as Fairfax County Tax Map 0164-02-0028B. The property is zoned PD-W, Planned Development - Worldgate, and consists of 159,973 square feet of land. Owner/Applicant: Worldgate Dulles, LLC c/o Todd Anderson, Property Manager, Moore and Associates. Applicant's Representative/Agent: Gary Brent, MG Permits, LLC.

ADJOURNMENT

Future ARB Meetings

January 8, 2020	ARB Work Session	7:30 p.m.
December 15, 2020	ARB Public Hearing	7:30 p.m.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: December 18, 2019

Subject: December 2019 ARB Case Updates, ARB #19-38, 232 Sunset Park Drive

This memo serves as an update for ARB #19-38, 232 Sunset Park Drive which was discussed by the Board on November 6, 2019 and December 4, 2019 at its scheduled work sessions and was continued by the Board at the November 20, 2019 ARB Public Hearing.

As of the date of this memo, staff has received substantive updated submission materials from the applicant in response to the staff report comments and the Board's work session discussion/comments on November 6, 2019, the staff memo encapsulating the Board's work session comments as presented to the Board on November 20, 2019, as well as the Board work session comments on December 4, 2019.

Staff notes that the following updates have been provided:

- 1) Updated single-line, black and white building elevation drawings with materials notes;
- 2) Updated colored elevation drawings;
- 3) Updated colored perspective drawings;
- 4) Updated materials information related to doors and windows, outdoor furnishings and site/building lighting; and
- 5) Additional materials samples of proposed materials (based on previous request(s) and updated design.

Staff review of the updated materials indicate significant revisions to the following design features previously commented on by the Board and Town staff:

- 1) Revision of the first-floor cladding configuration with a dark gray colored stone wainscot that is consistent in height across elevations where applied;
- 2) Revision of the first-floor window design applied, use of a revised storefront window system, and first floor window placement that is more consistent with the original design presented to the Board in 2014, and more unifying in design when compared to the upper floors' guest room and vertical circulation space windows;
- 3) Removal of almost all cornice lines on the first floor and top of building leaving a flat roof line on the respective floors;
- 4) Increase in the use of masonry materials along the long axis of the building wing assigned to the Hilton Garden Inn® brand; and
- 5) Re-emphasizing the entry bay of the building by modifying the Nichiha® fiber cement board composition, using color renditions and additional glass reminiscent of the original, preliminary design presented to the Board is 2014.

Staff finds the updated drawings and renditions to be more appropriate and more in keeping with a visually interesting hotel building that is more indicative, architecturally, of its intended use. Further, the design is more reminiscent of the original (2014) design for which the Board appeared to find appropriate at the time of its first presentation. The applicant appears to have addressed many of the Staff and Board comments previously provided.

However, staff also finds that a few design issues that the Board should consider and discuss prior to acting on the case with an approval (with or without conditions) or a denial, which include:

- 1) Additional design, construction and materials information for the entry porte cochere has been requested previously and needs to be provided for review;
- 2) Staff's previous comment concerning reduction of the cornice line variation has been responded to in the revised design, however staff's intent of the comment was not to have the cornice line removed entirely resulting in a flat roofline along the long axis of the building. In this case, the Board should consider whether or not redesigning the cornice line of some sort is appropriate to this building following a basic architectural principle of a building base, body and cap, though agreeably a very modern design and potentially to be used as a way to differentiate the two wings and hotel brands on the building;
- 3) The revised design has introduced EIFS as a significant exterior material. While the Town has routinely sought to reduce the use of EIFS as an exterior cladding material throughout the Town, this application is more of a secondary or accent material in nature, yet very noticeable. However, the Board should consider whether the current amount of EIFS should be further reduced. Staff does have questions regarding the overall use of EIFS in the composition as the colored renderings and single-line elevation drawings are somewhat inconclusive, especially along the short axis of the building in the portion assigned to the Home 2 Suites ® brand;
- 4) Additional exterior lighting information has been provided in the form of a lighting plan, lighting schedule and manufacturer's information, however staff is still questioning how exterior lighting to be attached to the building (i.e. lighting wall packs) will appear on each elevation. Staff recommends that these features be drawn in the elevations, on the single-line elevations at the very minimum and/or the colored elevations, to illustrate how the design will look with these attachments; and
- 5) Screen walls have been noted on the lighting plan, for which there does not appear to be corresponding to the designs in elevation provided. Staff is recommending that this information be provided for evaluation, recommendation by staff and discussion by the Board.

Staff acknowledges that the applicant/design team has made significant strides in addressing the staff comments and Board discussion comments in the design revisions; and finds that the design has improved from the first submission of ARB #19-38. Staff also finds that the design is a more appropriate to expression of a commercial building and its purpose. Staff also recommends that the applicant ensure all features to be attached or affixed to the building be drawn in elevation and renderings for evaluation, if not already provided. In addition, staff is also reminding that Board and the applicant that any proposed signage, though shown in the present submission materials, is not subject to approval with this case and shall be submitted for in separate ARB applications as previously discussed with the Board and applicant.

Notwithstanding, staff has identified several design features that bear further discussion and/or require additional information for the Board to consider. Staff believes that these issues can be addressed or revised such that staff could re-evaluate the case and provide updated recommendations for the next Board public hearing on January 15, 2020, potentially with a recommendation for approval with conditions.

Thus, staff is recommending a continuance to the January 15, 2020 Architectural Review Board Public Hearing with a corresponding Work Session on January 8, 2020 to address the design issues, concerns and considerations noted in this memorandum.

Attachment:

- 1) ARB #19-38 Revised Elevations, Renderings, and Materials Information



- CULTURED STONE PRO-FIT ALPINE BLACK MOUNTAIN
- TAYLOR #313 TP PINK WIRECUT
- TAYLOR BLEND 70% #343 GRAY, 30% FRENCH GRAY
- NICHIHA CEMENT PANEL, TO MATCH SW6215 ROCKY RIVER
- NICHIHA CEMENT PANEL, TO MATCH SW7648 BIG CHILL
- NICHIHA CEMENT PANEL, TO MATCH SW7019 GAUNTLET GRAY
- NICHIHA CEMENT PANEL, CEDARWOOD
- EIFS 1, TO MATCH SW7648 BIG CHILL
- EIFS 2, TO MATCH SW302 TRAJECTORY PEWTER CAST METAL
- EIFS 3, TO MATCH SW7073 NETWORK GRAY
- EIFS 4, TO MATCH BENJAMIN MOORE 398 FLOWER POWER

NORTH EAST ELEVATION



NORTH WEST ELEVATION



ELEVATIONS





SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



ELEVATIONS





VIEW 1



Hilton

Garden Inn

TM

HOME

2

SUITES BY HILTON

HERNDON, VA



VIEW 2

**Hilton**
Garden Inn[™]

HOME
SUITES BY HILTON
HERNDON, VA

2[®]



VIEW 3



MATERIALS LEGEND	
	STONE: BORAL PROFIT ALPINE LEDGESTONE, BLACK MOUNTAIN
	BRICK 1: TAYLOR CLAY PRODUCTS, 313 TP PINK, MODULAR WIRECUT
	BRICK 2: TAYLOR CLAY PRODUCTS, COMBINATION 10% 343 GRAY, MODULAR WIRECUT 30% FRENCH GRAY, MODULAR WIRECUT
	FIBER CEMENT 1: NICHHA TO MATCH SHERWIN WILLIAMS SW675 ROCKY RIVER
	FIBER CEMENT 2: NICHHA TO MATCH SHERWIN WILLIAMS SW7648 BIG CHILL
	FIBER CEMENT 3: NICHHA TO MATCH SUTONS GAUNTLET GRAY
	FIBER CEMENT 4: NICHHA CEDAR PANEL
	EPS 1: BENJAMIN MOORE 338 FLOUER POWER
	EPS 2: TRAJECTORY SUP 302 PEWTER CAST METALLIC
	EPS 3: SHERMAN WILLIAMS SW7648 BIG CHILL
	EPS 4: SUTONS NETWORK GRAY

2
A101/A201
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



1
A101/A201
NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

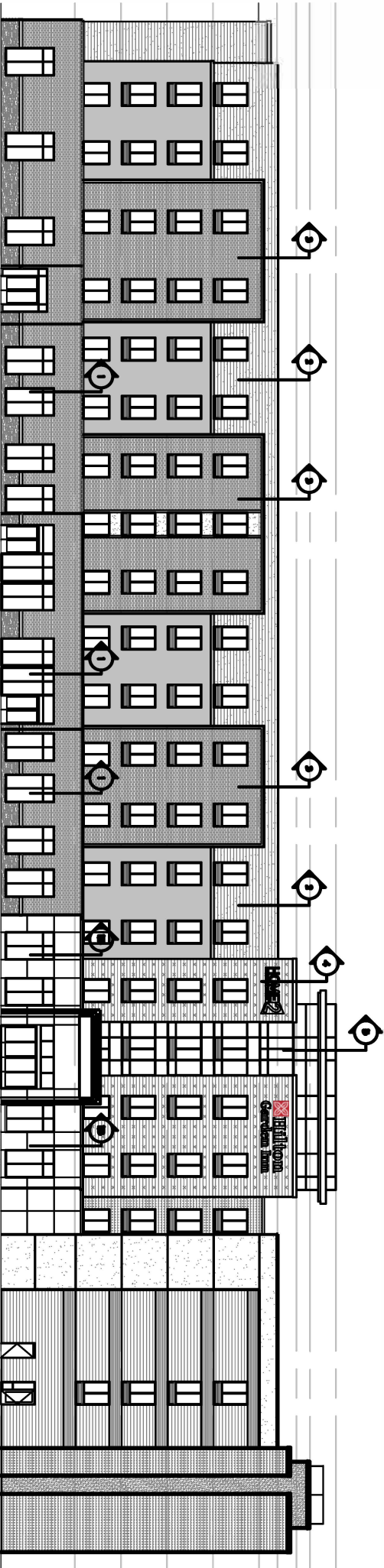
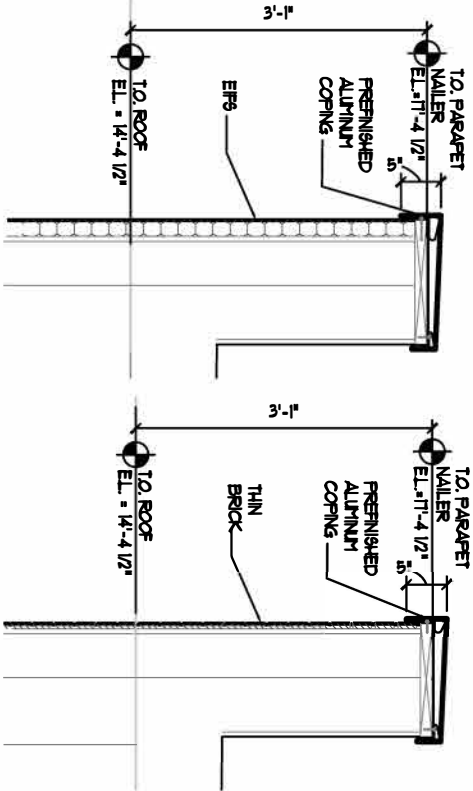
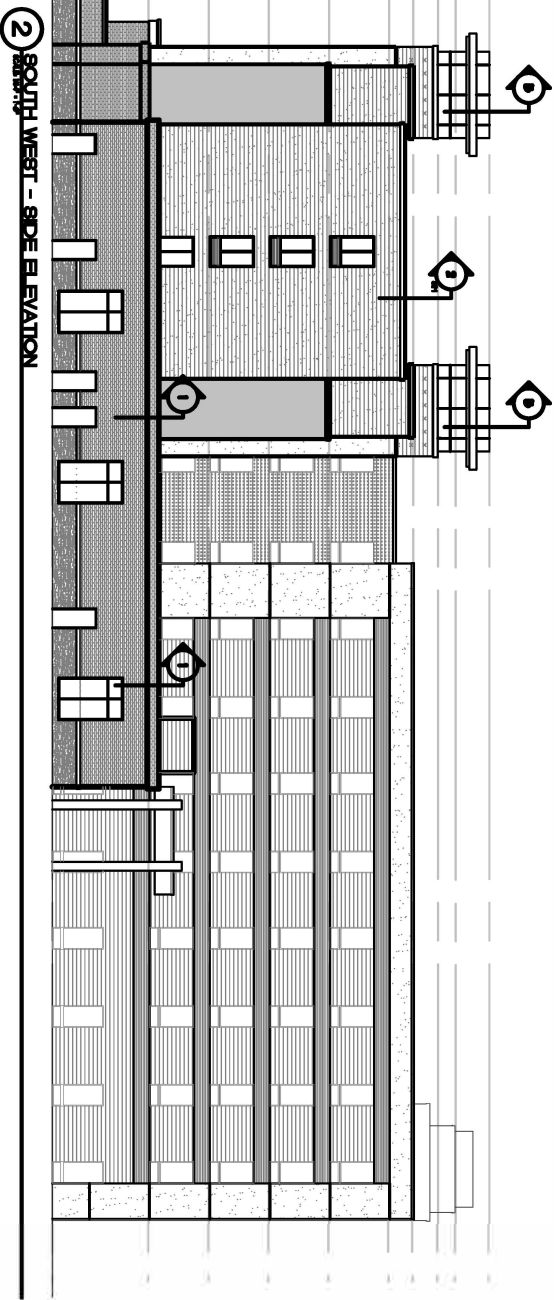
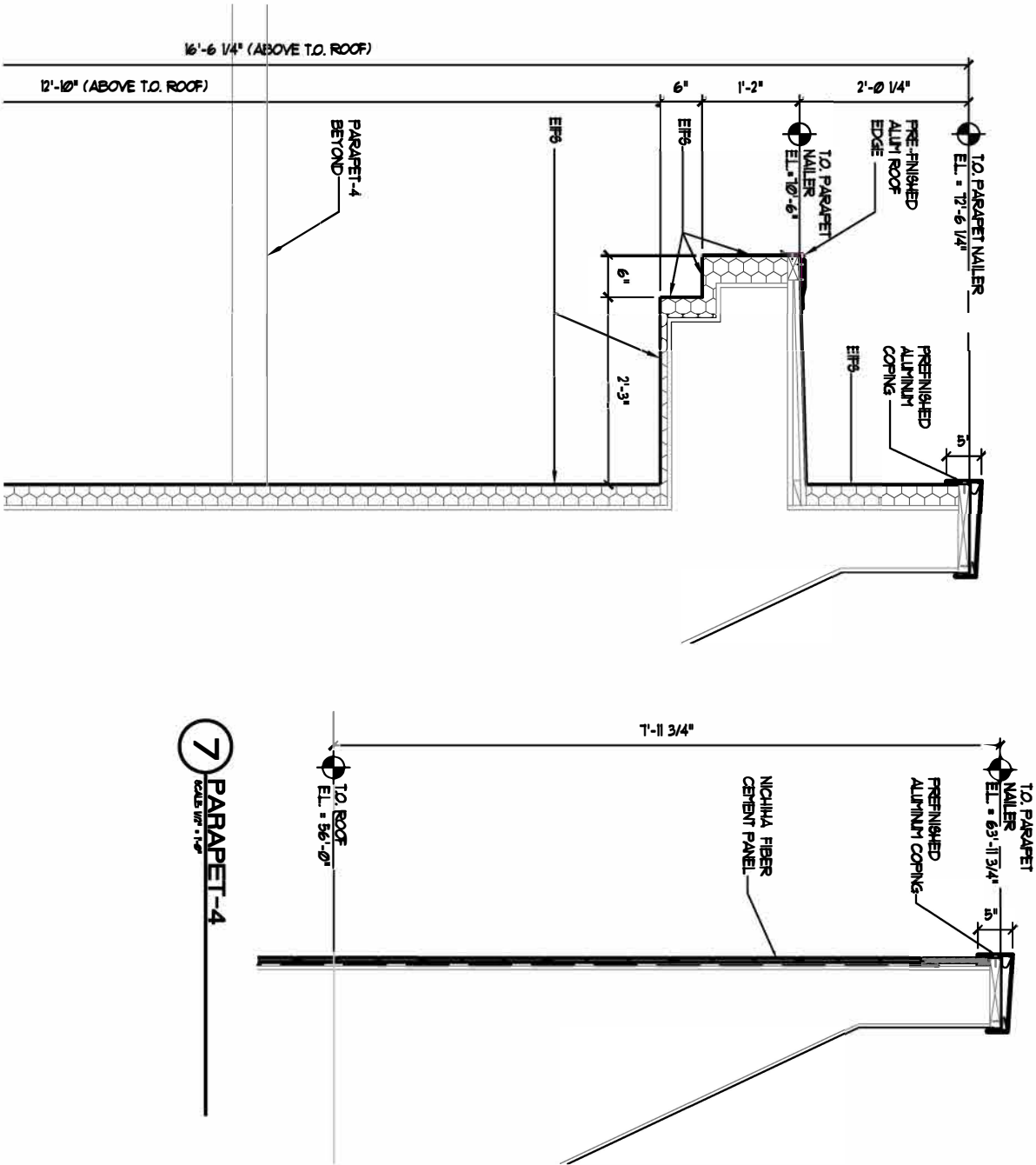


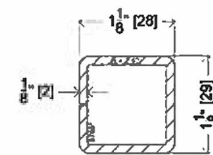
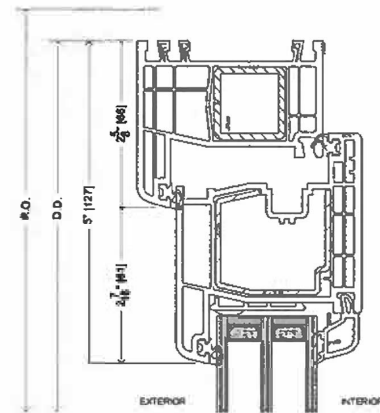
MATERIALS LEGEND	
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	BRICK 1: TAYLOR CLAY PRODUCTS, 313 TP PINK, MODULAR WIRECUT
	BRICK 2: TAYLOR CLAY PRODUCTS, COMBINATION 10% K143 GRAY, MODULAR WIRECUT 30% FRENCH GRAY, MODULAR WIRECUT
	FIBER CEMENT 1: NICHHA TO MATCH SHERWIN WILLIAMS SW675 ROCKY RIVER
	FIBER CEMENT 2: NICHHA TO MATCH SHERWIN WILLIAMS SW748 BIG CHILL
	FIBER CEMENT 3: NICHHA TO MATCH SHERWIN WILLIAMS SW705 GAUNTLET GRAY
	FIBER CEMENT 4: NICHHA CEDAR PANEL
	EFB 1: BENJAMIN MOORE 356 FLOWER POWER
	EFB 2: TRAJECTORY SWF 302 PEWTER CAST METALLIC
	EFB 3: SHERWIN WILLIAMS SW748 BIG CHILL
	EFB 4: SW703 NETWORK GRAY

2
A101/A202
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

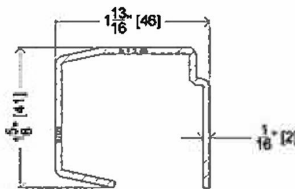


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A101/A202
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"





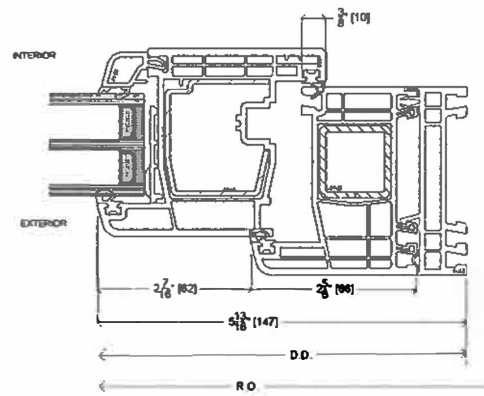
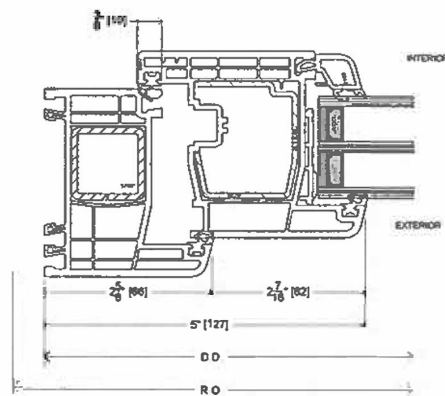
STEEL REINFORCEMENT 5765 @ FRAME



STEEL REINFORCEMENT 8709 @ SASH

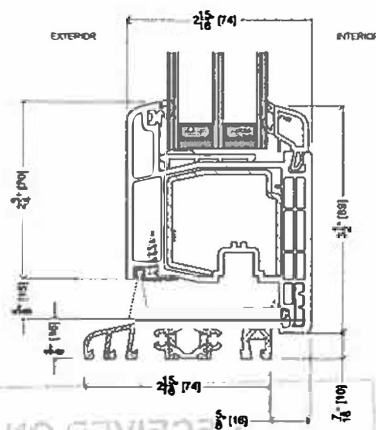
SCALE 1'-0" = 1'-0"

1 IN-SWING BALCONY DOOR SECTION PROFILE @ HEAD
SCALE 9" = 1'-0"

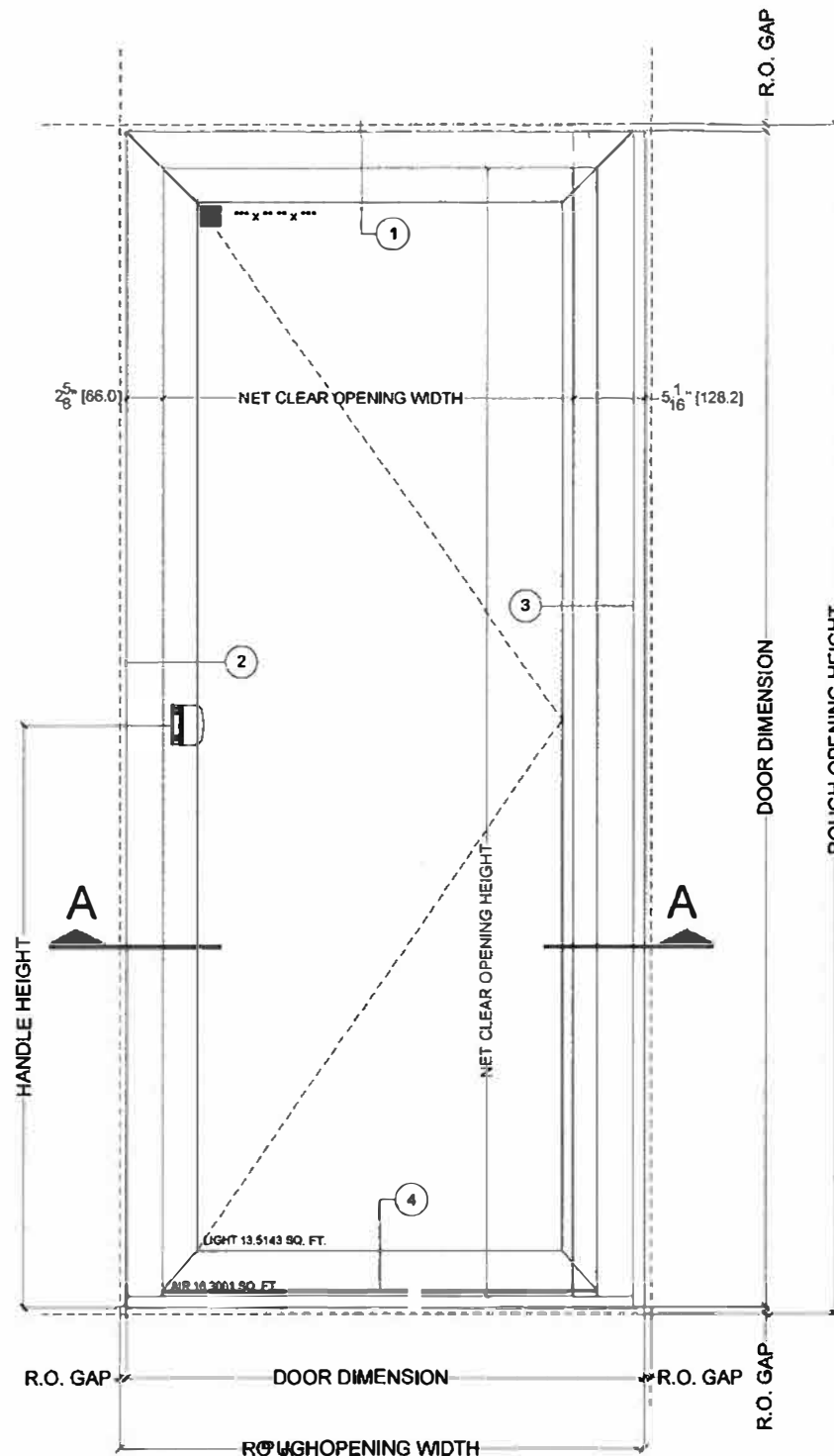


2 IN-SWING BALCONY DOOR SECTION PROFILE @ JAMB
SCALE 9" = 1'-0"

3 IN-SWING BALCONY DOOR SECTION PROFILE @ JAMB
(WITH WIDENING PROFILE- HINGE SIDE) SCALE 9" = 1'-0"

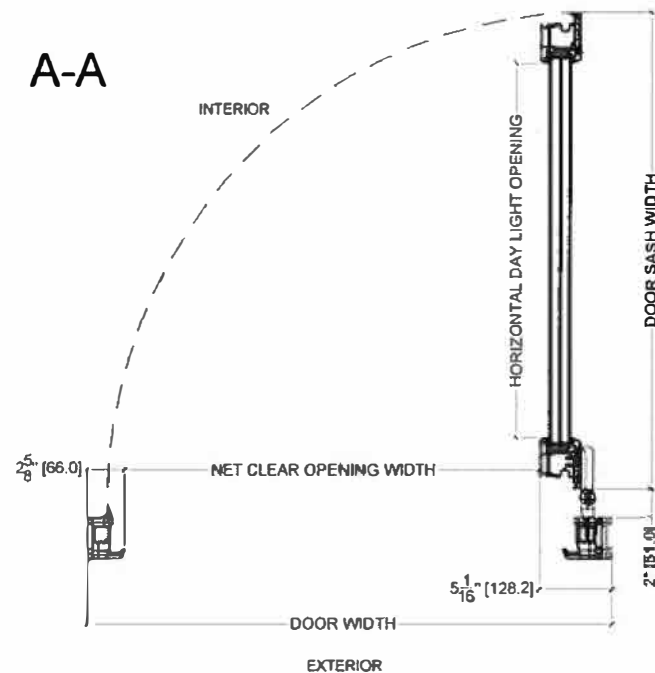


4 IN-SWING BALCONY DOOR SECTION PROFILE @ SILL
(STANDARD LOW THRESHOLD) SCALE 9" = 1'-0"



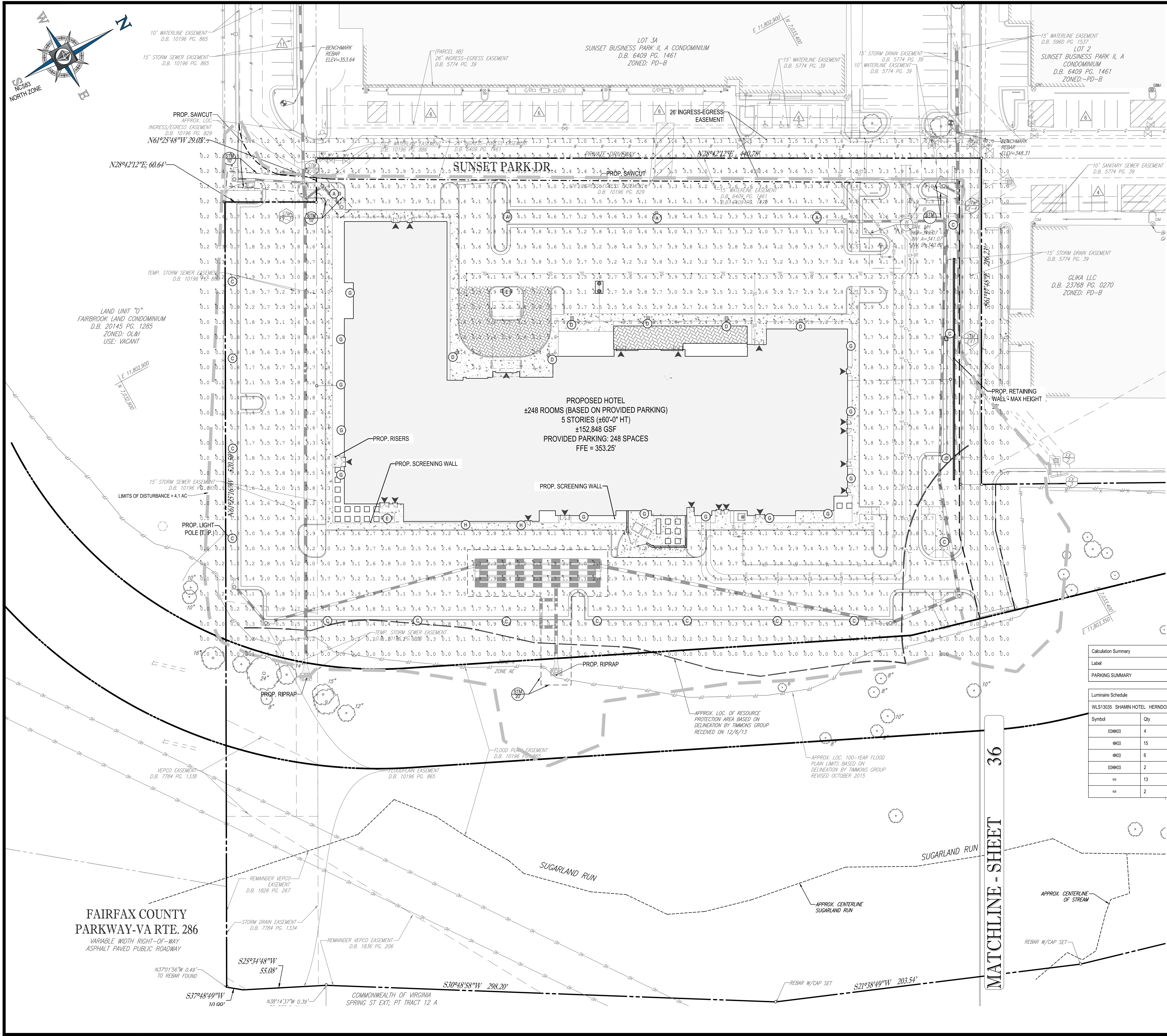
IN-SWING BALCONY DOOR ELEVATION

SCALE 2" = 1'-0"



IN-SWING BALCONY DOOR SECTION CUT

SCALE 2" = 1'-0"



LIGHTING PLAN NOTES:

- PHOTOMETRICS LIGHTING ANALYSIS PROVIDED BY WLS LIGHTING, ENTITLED "WLS13035A" RECEIVED 3-23-16
- SODIUM VAPOR LUMINARIES SHALL NOT BE USED FOR SITE LIGHTING.
- ALL DIRECT LIGHT RAYS FROM SITE LIGHTING FIXTURES SHALL BE CONFINED ENTIRELY WITHIN THE BOUNDARY LINE OF THE SITE.

BOHLER ENGINEERING

SITE PLAN DOCUMENTS

LAND SURVEYING PROGRAM MANAGER LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

PHILADELPHIA, PA
BALTIMORE, MD
NEW YORK, NY
WASHINGTON, DC
ATLANTA, GA
CHARLOTTE, NC
FORT LAUDERDALE, FL
MIAMI, FL
NORFOLK, VA
PORTLAND, ME
SAN FRANCISCO, CA
SEATTLE, WA
SOUTH BEND, IN
TAMPA, FL
TULSA, OK
WICHITA, KS

REVISIONS			
REV	DATE	COMMENT	BY
1	6/3/16	REV. PER TOWN COMMENTS	GRP

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXISTING DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-246-4848) (PA 1-800-242-1779) (DC 1-800-267-7777) (VA 1-800-552-7071) (MD 1-800-251-7777) (DE 1-800-368-6869)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S10210601
DRAWN BY: MOS
CHECKED BY: DBL
DATE: 02/01/2016
SCALE: 1" = 30'
CAD I.D.: LL1

SITE PLAN DOCUMENTS

FOR

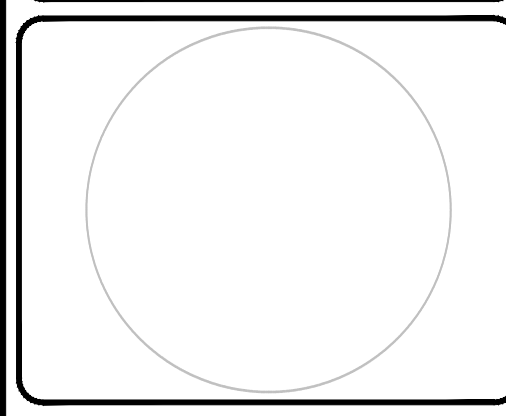
SHAMIN HOTELS

HERNDON I LLC

LOCATION OF SITE
LOT 4 AND 5A
SUNSET BUSINESS PARK
TOWN OF HERNDON, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



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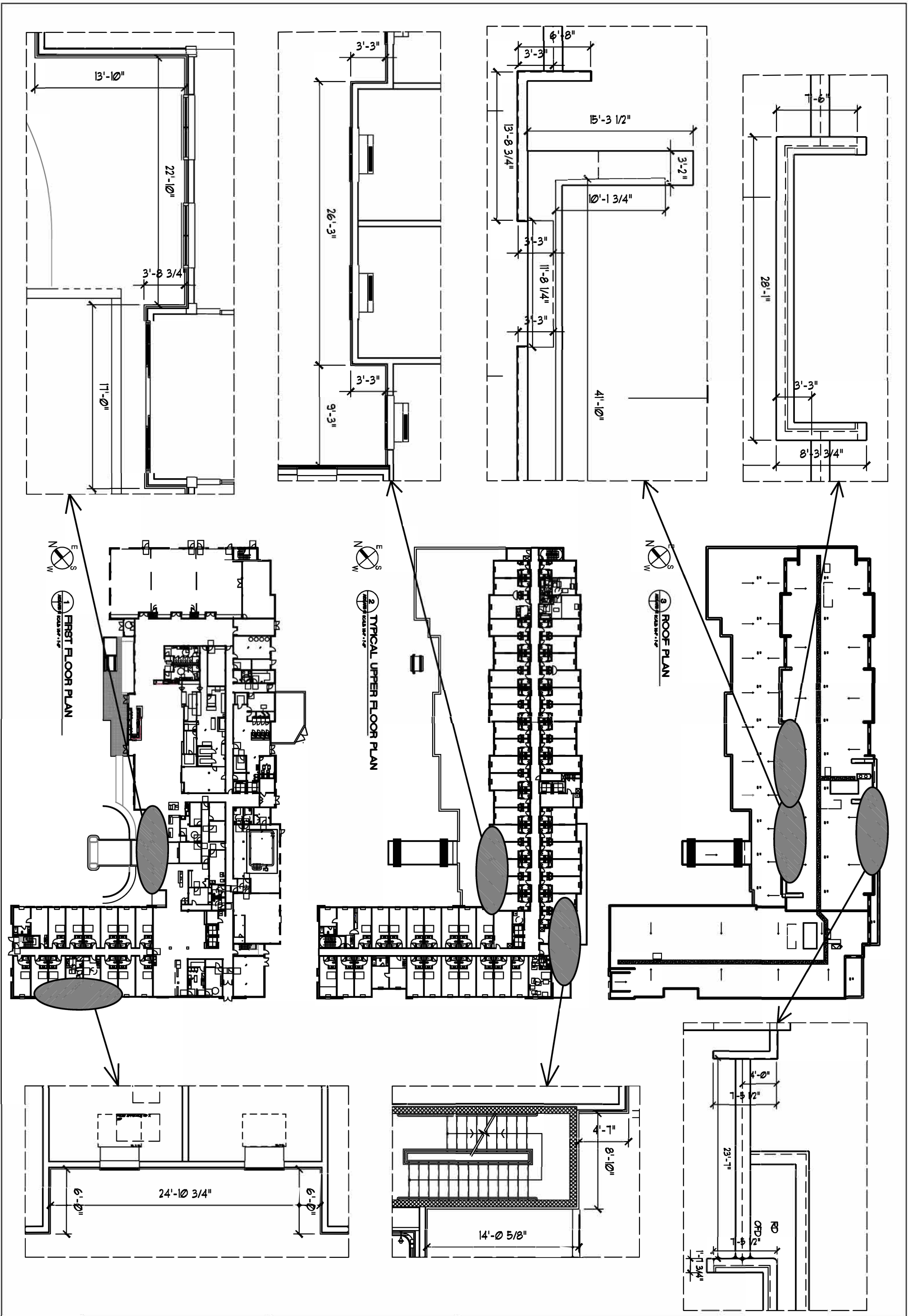
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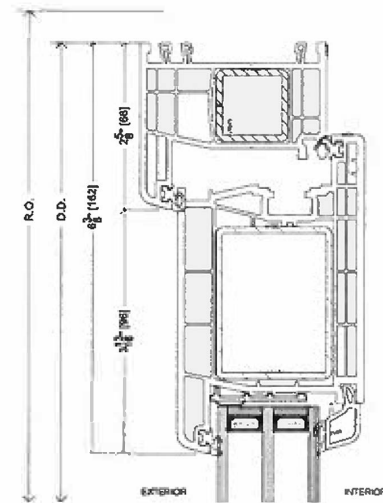
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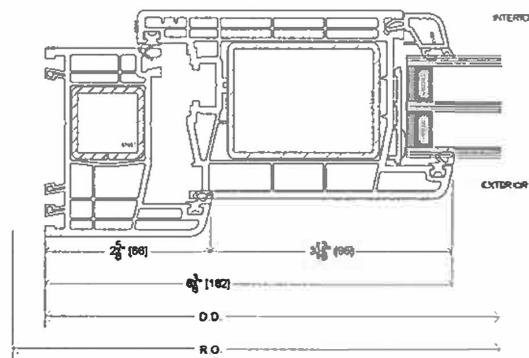
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Luminaire Schedule									
WLS13035 SHAMIN HOTEL HERNDON, VA PM MIGUEL PLEASE EMAIL US FOR PRICING AT WLS@WLSLIGHTING.COM									
Symbol	Qty	Label	Lumens	LLF	Description	Lum. Watts			
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☐	15	(C)	34000	0.800	WLS-FVM-FP-320-PSMH-FG-GS 25' MOUNTING HEIGHT	368			
☐	6	(D)	8500	0.800	WLS-LX-S-100-MH-FG-V-PT 12' MOUNTING HEIGHT	69			
☐	2	(E)	8500	0.750	WLS-LX-S-100-MH-FG-V-PT 12' MOUNTING HEIGHT	69			
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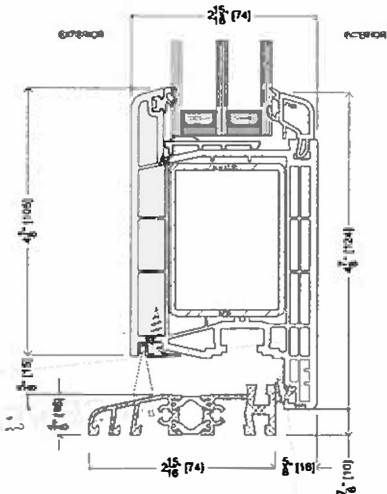




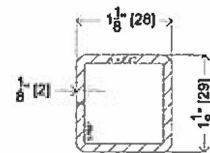
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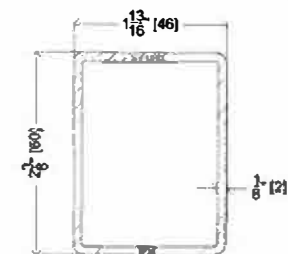
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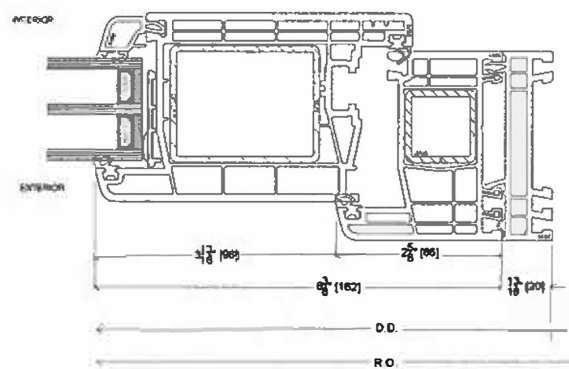
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(STANDARD LOW THRESHOLD)
SCALE 9" = 1'-0"



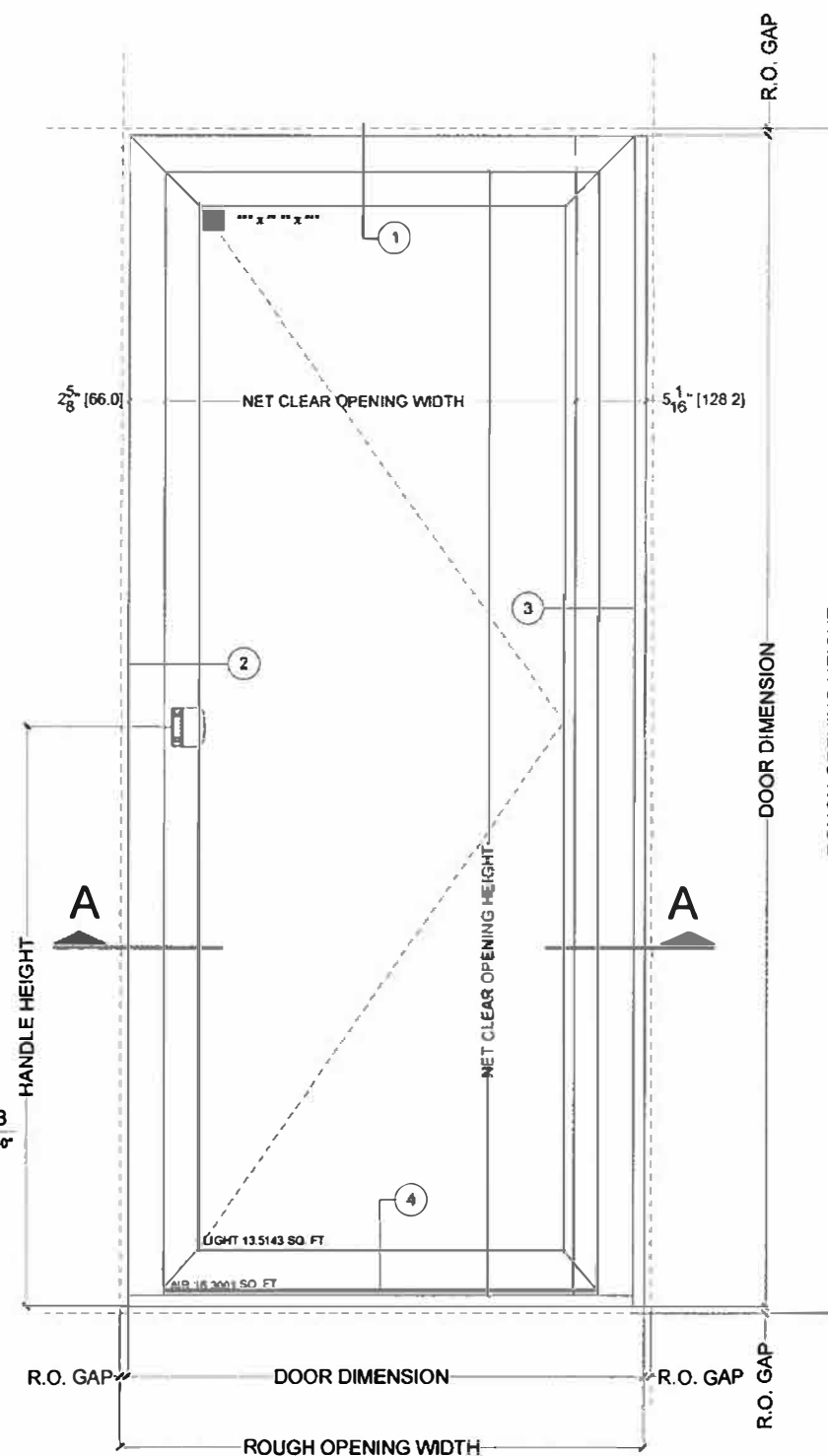
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SCALE 1'-0" = 1'-0"



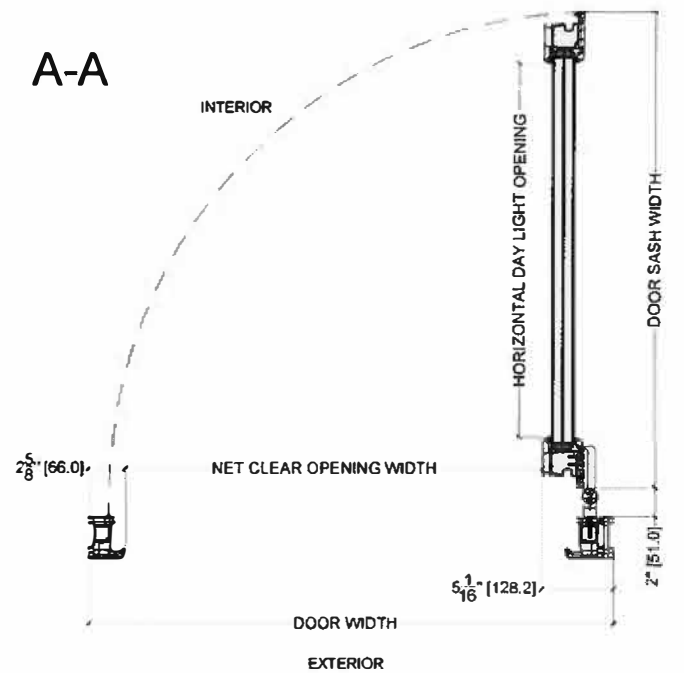
STEEL REINFORCEMENT 8736 @ SASH
SCALE 1'-0" = 1'-0"



3 IN-SWING BALCONY DOOR SECTION PROFILE @ JAMB
(WITH WIDENING PROFILE - HINGE SIDE)
SCALE 9" = 1'-0"



IN-SWING BALCONY DOOR ELEVATION
SCALE 2" = 1'-0"



IN-SWING BALCONY DOOR SECTION CUT
SCALE 2" = 1'-0"

NOTES

- ALL ELEVATIONS REPRESENT OUTSIDE VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION, OTHER GLAZING OPTIONS ALSO AVAILABLE. REFER TO GLAZING SECTION

INTUS
WINDOWS

SUPERA

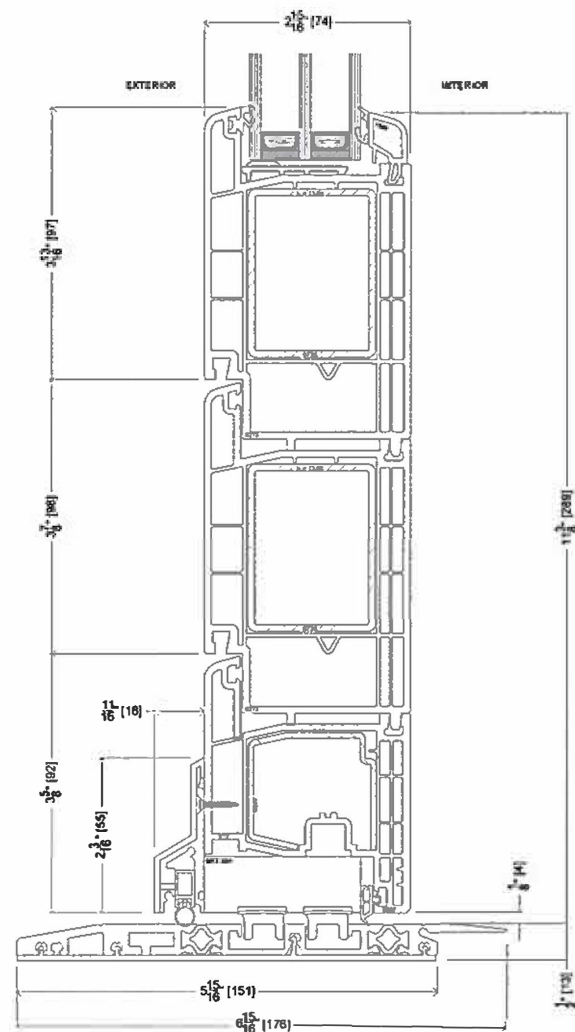
BALCONY DOORS

DRAWING TOPIC

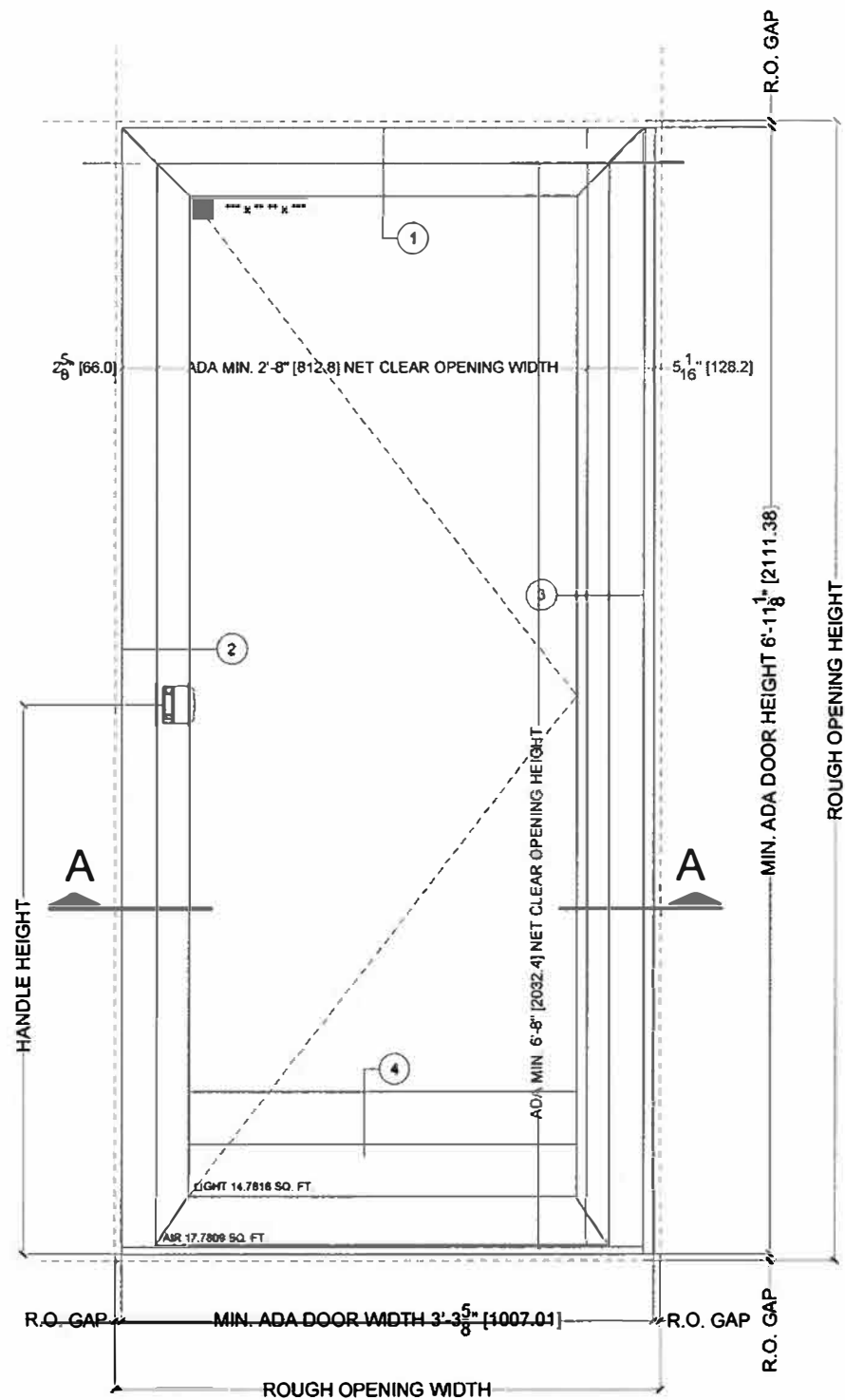
IN-SWING BALCONY DOOR FROM 86" TO 96"

2019 ISSUE
SEPTEMBER

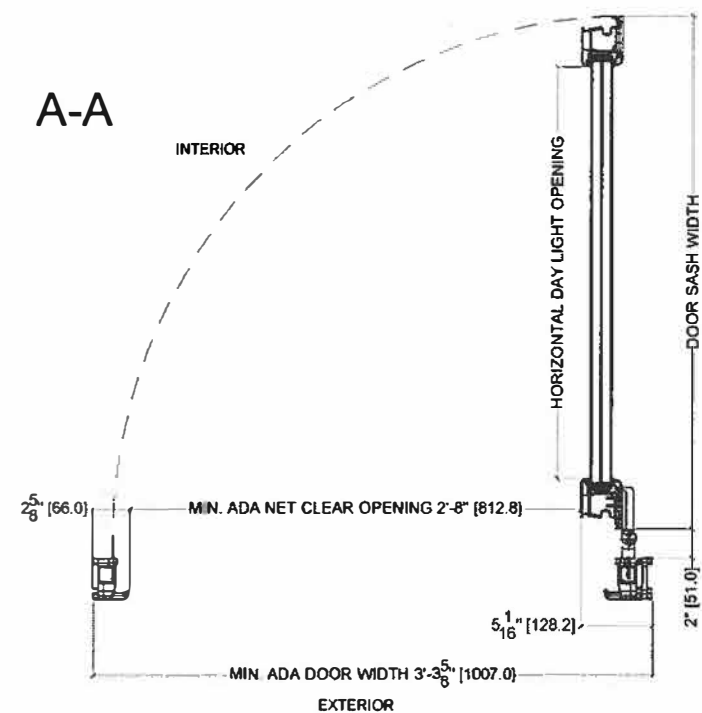
PAGE NO. 2 OF 12



4 IN-SWING BALCONY DOOR SECTION PROFILE @ EXTENDED SILL
ADA COMPLIANT MAGNETIC THRESHOLD
 SCALE 10" = 1'



IN-SWING BALCONY DOOR ELEVATION
 SCALE 2" = 1'-0"



IN-SWING BALCONY DOOR SECTION
 SCALE 2" = 1'-0"

MIN. DOOR SIZE TO COMPLY WITH ADA.
3'-3 5/8" W x 6'-11 1/8" H

RECEIVED ON

INTUS

SUPERA

BALCONY DOORS

DRAWING TOPIC

IN-SWING BALCONY DOOR UP TO 86"
ADA COMPLIANT

NOTES

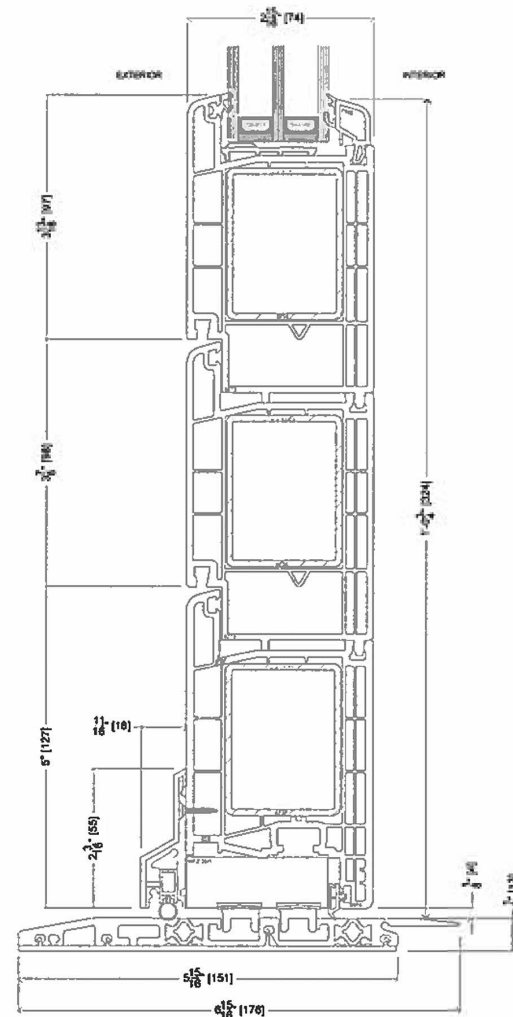
- ALL ELEVATIONS REPRESENT OUTSIDE VIEW
 - SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. OTHER GLAZING OPTIONS ALSO AVAILABLE. REFER TO GLAZING SECTION

2019

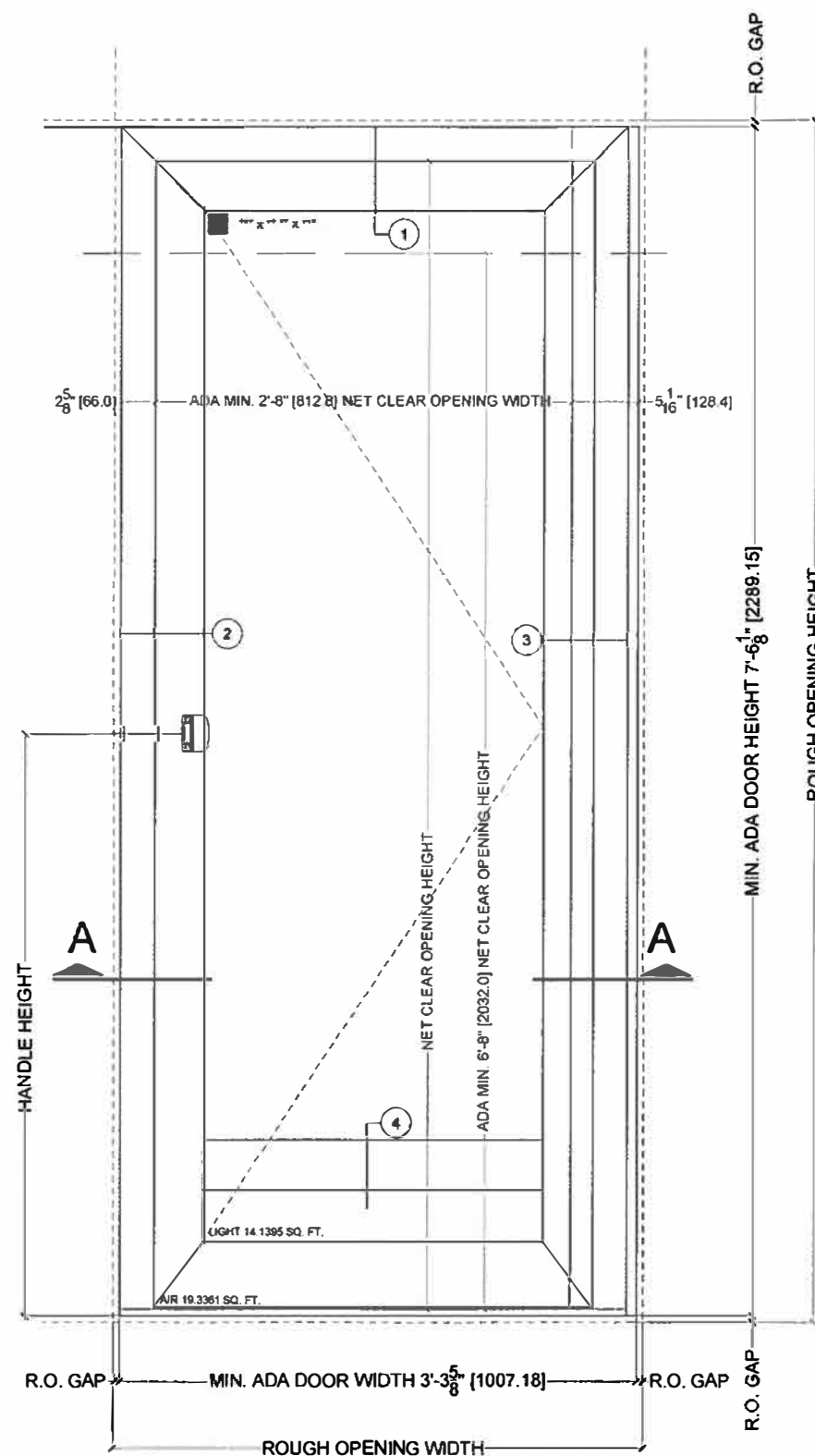
ISSUE

SEPTEMBER

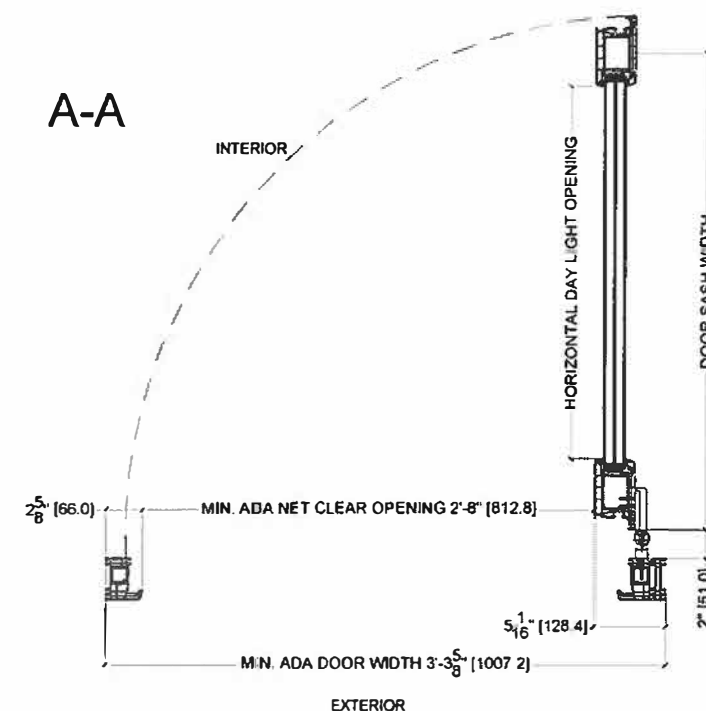
PAGE NO. 3 OF 12



4 IN-SWING BALCONY DOOR SECTION PROFILE @ EXTENDED SILL
ADA COMPLIANT MAGNETIC THRESHOLD
SCALE 10" = 1'-0"



IN-SWING BALCONY DOOR ELEVATION
SCALE 2" = 1'-0"



IN-SWING BALCONY DOOR SECTION
SCALE 2" = 1'-0"

MIN. DOOR SIZE TO COMPLY WITH ADA.
3'-3 5/8" W x 6'-11 1/8" H

NOTES

- ALL ELEVATIONS REPRESENT OUTSIDE VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION, OTHER GLAZING OPTIONS ALSO AVAILABLE. REFER TO GLAZING SECTION

DRAWING TOPIC

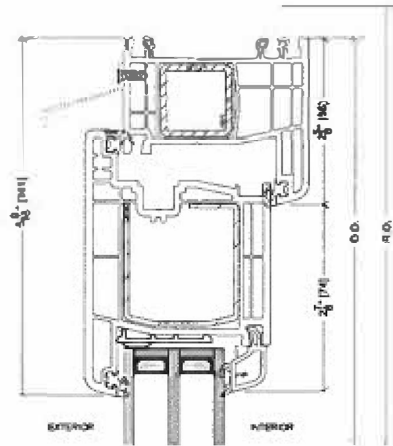
IN-SWING BALCONY DOOR FROM 86" TO 96"
ADA COMPLIANT

INTUS
WINDOWS

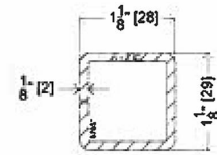
SUPERA
BALCONY
DOORS

2019 ISSUE
SEPTEMBER

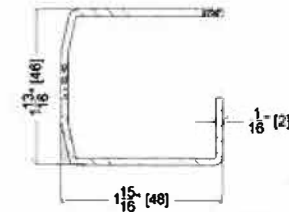
PAGE NO. 4 OF 12



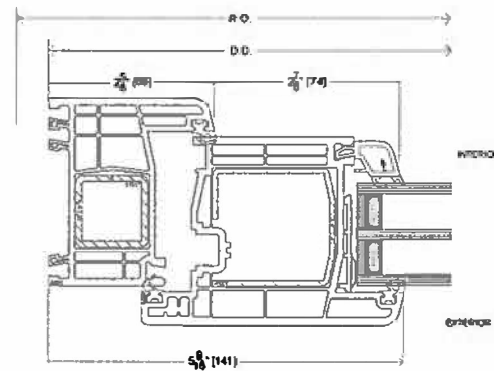
1 OUT-SWING BALCONY DOOR SECTION PROFILE @ HEAD
SCALE 9" = 1'-0"



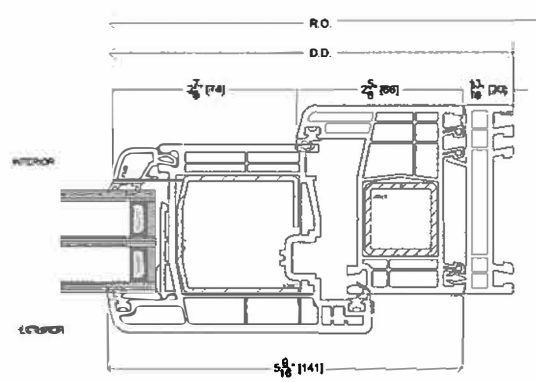
STEEL REINFORCEMENT 5765 @ FRAME
SCALE 1'-0" = 1'-0"



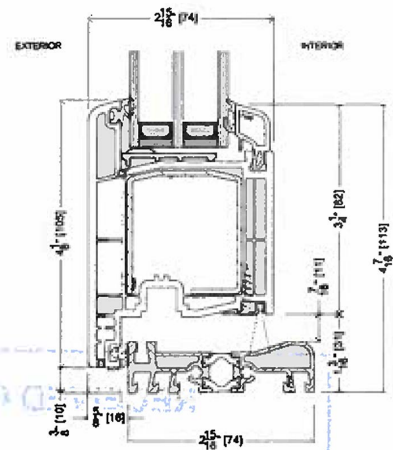
STEEL REINFORCEMENT 8706 @ SASH
SCALE 1'-0" = 1'-0"



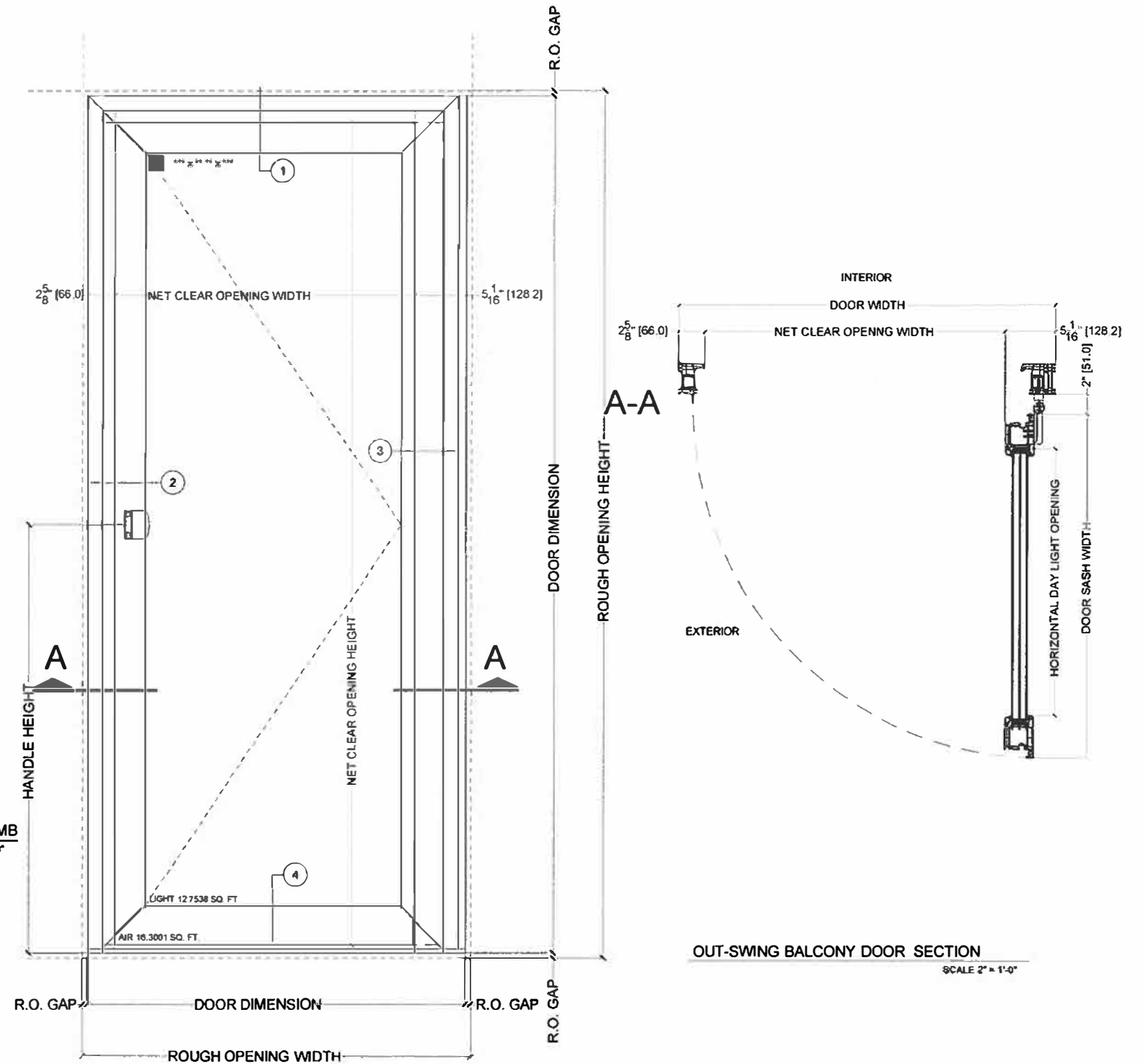
2 OUT-SWING BALCONY DOOR SECTION PROFILE @ JAMB
SCALE 9" = 1'-0"



3 OUT-SWING BALCONY DOOR SECTION PROFILE @ JAMB (WITH WIDENING PROFILE - HINGE SIDE)
SCALE 9" = 1'-0"



4 OUT-SWING BALCONY DOOR SECTION PROFILE @ SILL (STANDARD LOW THRESHOLD)
SCALE 9" = 1'-0"

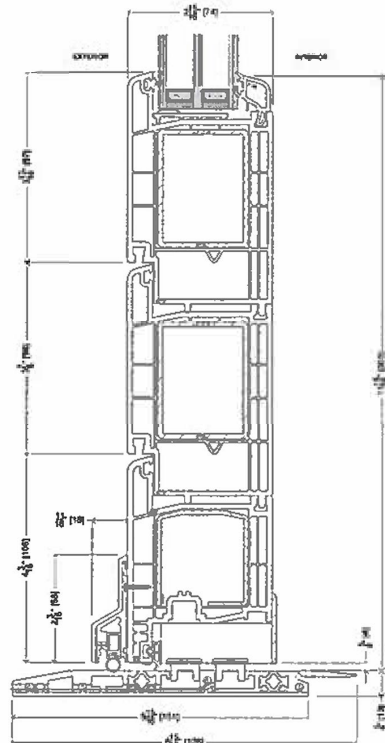


OUT-SWING BALCONY DOOR ELEVATION
SCALE 2" = 1'-0"

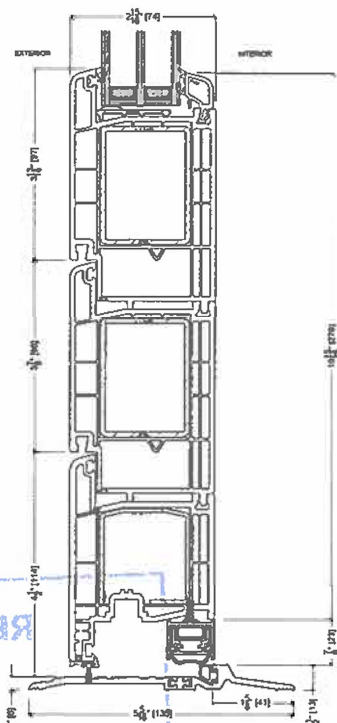
OUT-SWING BALCONY DOOR SECTION
SCALE 2" = 1'-0"

NOTES

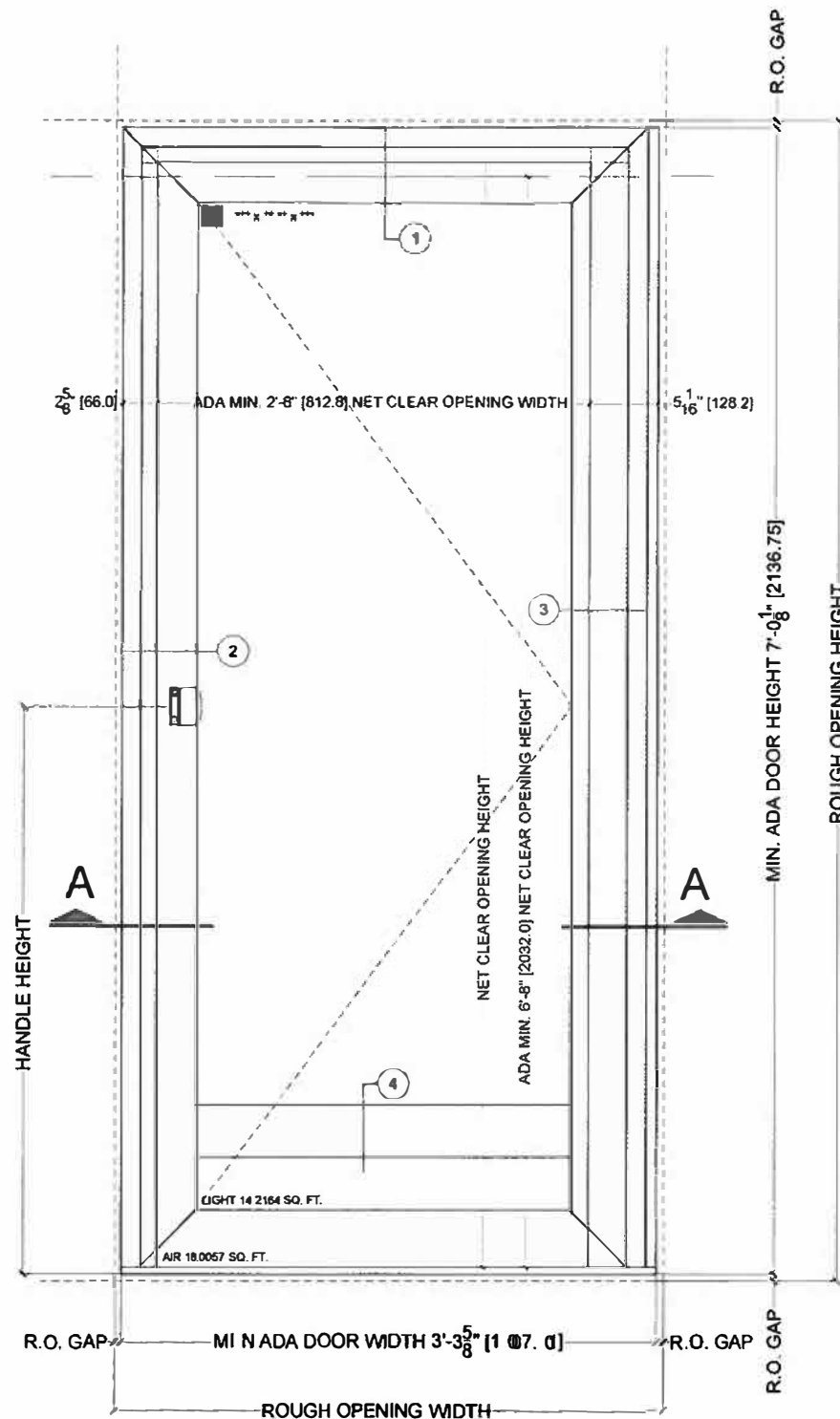
- ALL ELEVATIONS REPRESENT OUTSIDE VIEW
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. OTHER GLAZING OPTIONS ALSO AVAILABLE. REFER TO GLAZING SECTION



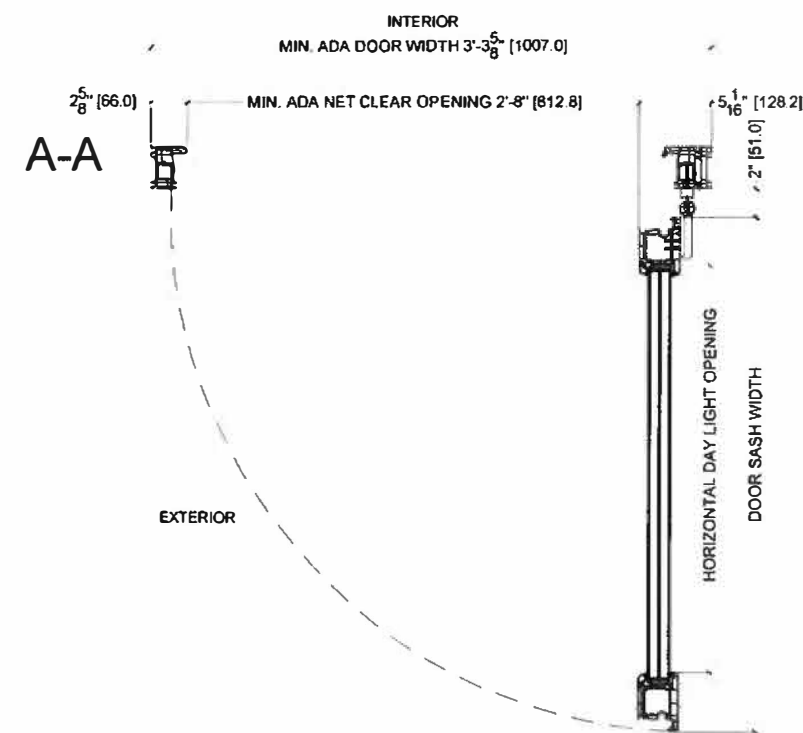
4 OUT-SWING BALCONY DOOR SECTION PROFILE @ EXTENDED SILL
ADA COMPLIANT MAGNETIC THRESHOLD
SCALE 7" = 1'



4 OUT-SWING BALCONY DOOR SECTION PROFILE @ EXTENDED SILL
ADA COMPLIANT PEMKO THRESHOLD
SCALE 7" = 1'



OUT-SWING BALCONY DOOR ELEVATION
SCALE 2" = 1'-0"



IN-SWING BALCONY DOOR SECTION
SCALE 2" = 1'-0"

MIN. DOOR SIZE TO COMPLY WITH ADA.
3'-3 3/4" W x 7'-0 1/8" H

NOTES

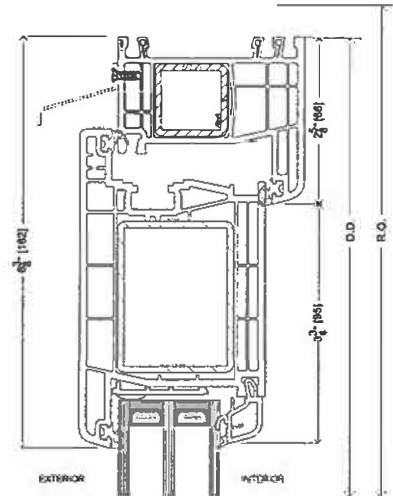
- ALL ELEVATIONS REPRESENT OUTSIDE VIEW
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. OTHER GLAZING OPTIONS ALSO AVAILABLE. REFER TO GLAZING SPECIFICATIONS FOR DETAILS.
- INTUS! PROFILES FOR DOORS UP TO 86"

DRAWING TOPIC

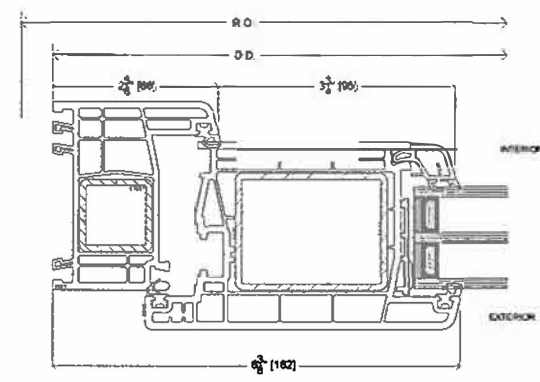
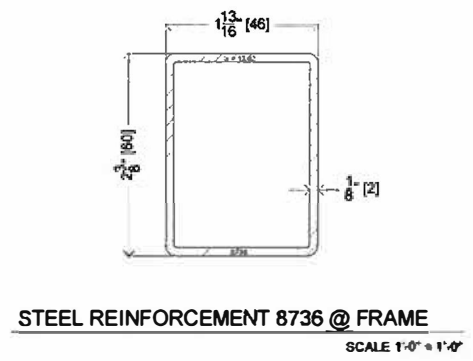
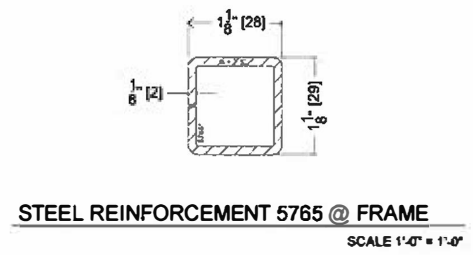
OUT-SWING BALCONY DOOR UP TO 86"
ADA COMPLIANT

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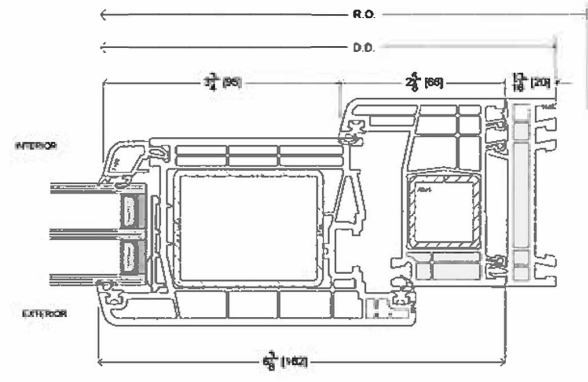
PAGE NO. 6 OF 12



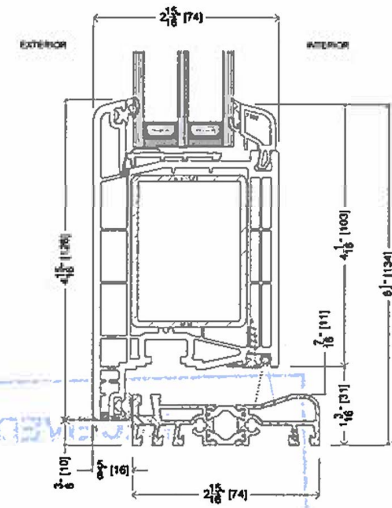
1 OUT-SWING BALCONY DOOR SECTION PROFILE @ HEAD
SCALE 9" = 1'-0"



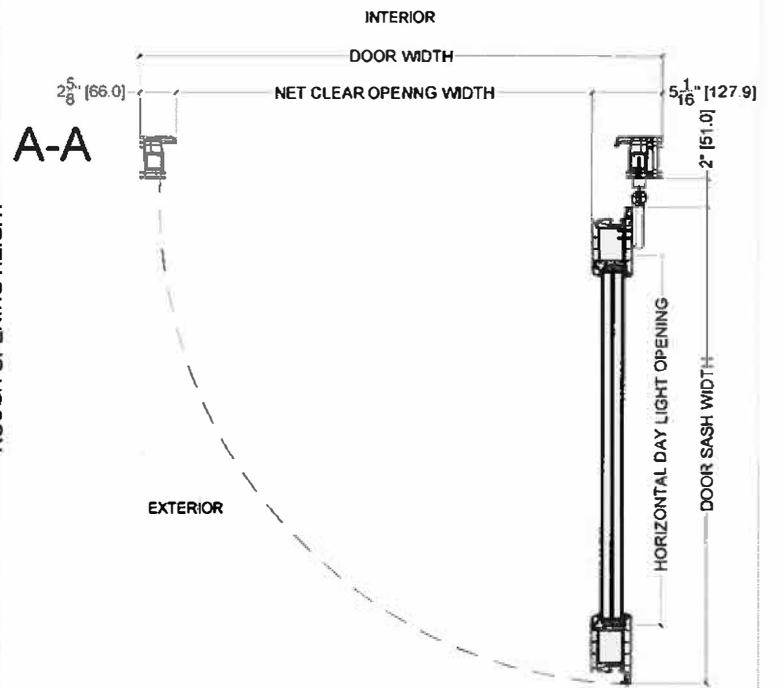
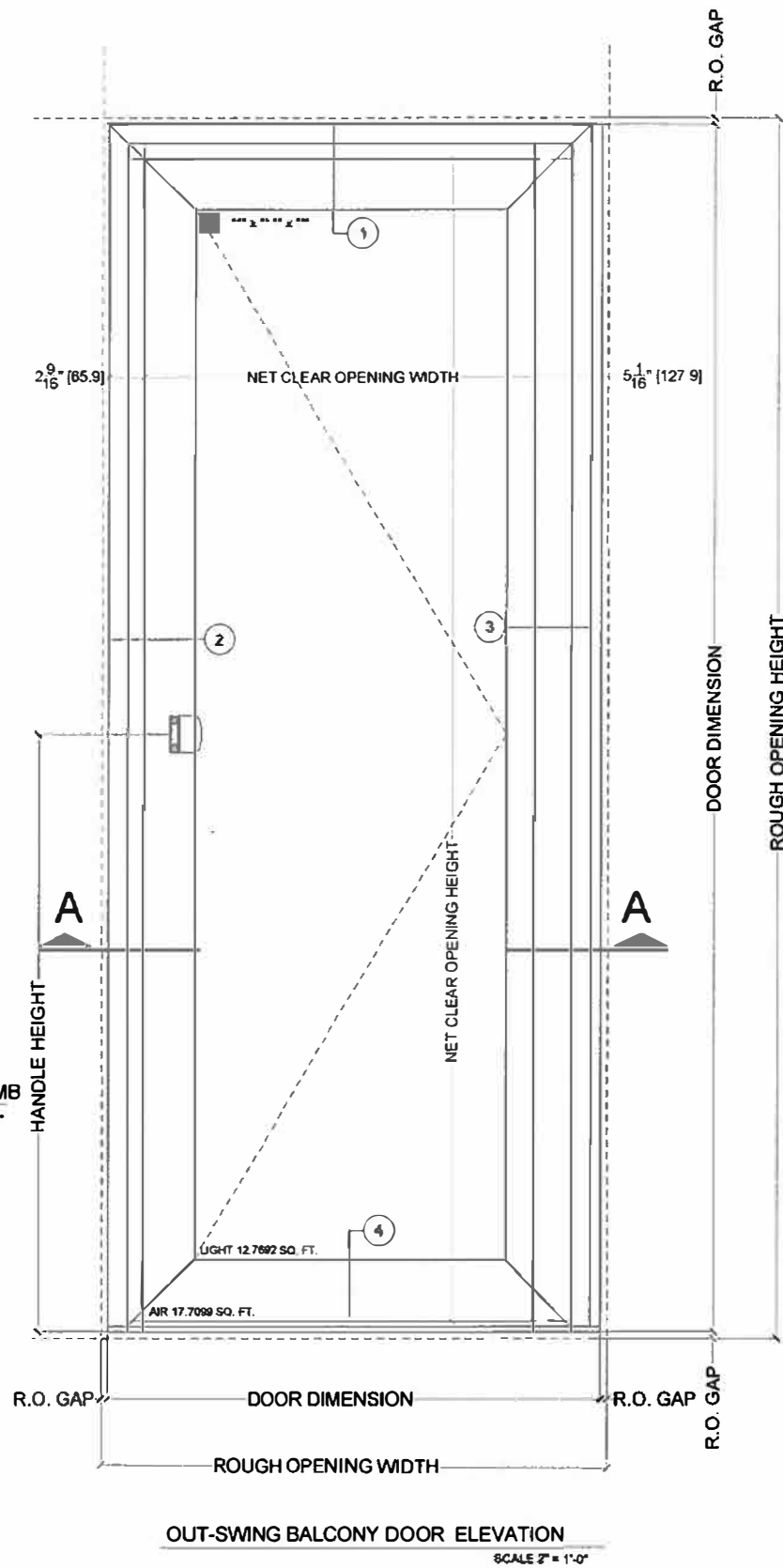
2 OUT-SWING BALCONY DOOR SECTION PROFILE @ JAMB
SCALE 9" = 1'-0"



3 OUT-SWING BALCONY DOOR SECTION PROFILE @ JAMB (WITH WIDENING PROFILE) HINGE SIDE
SCALE 9" = 1'-0"

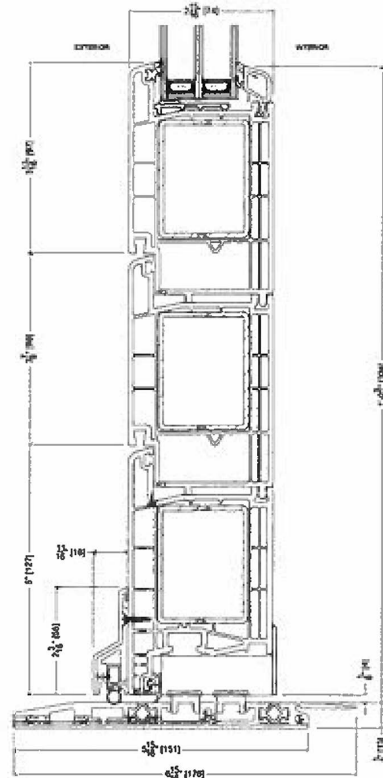


4 OUT-SWING BALCONY DOOR SECTION PROFILE @ SILL (STANDARD LOW THRESHOLD)
SCALE 9" = 1'-0"

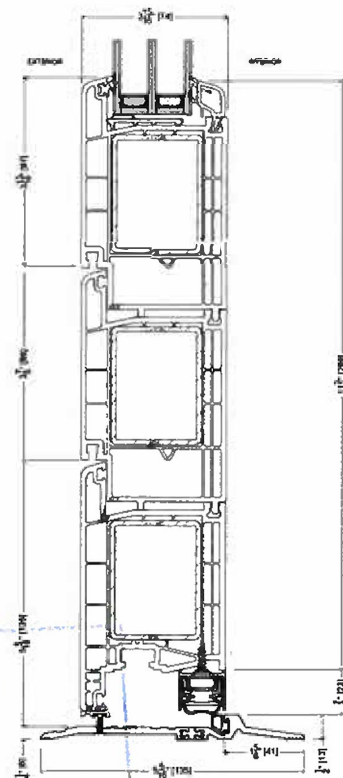


NOTES
- ALL ELEVATIONS REPRESENT OUTSIDE VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. OTHER GLAZING OPTIONS ALSO AVAILABLE. REFER TO GLAZING SECTION

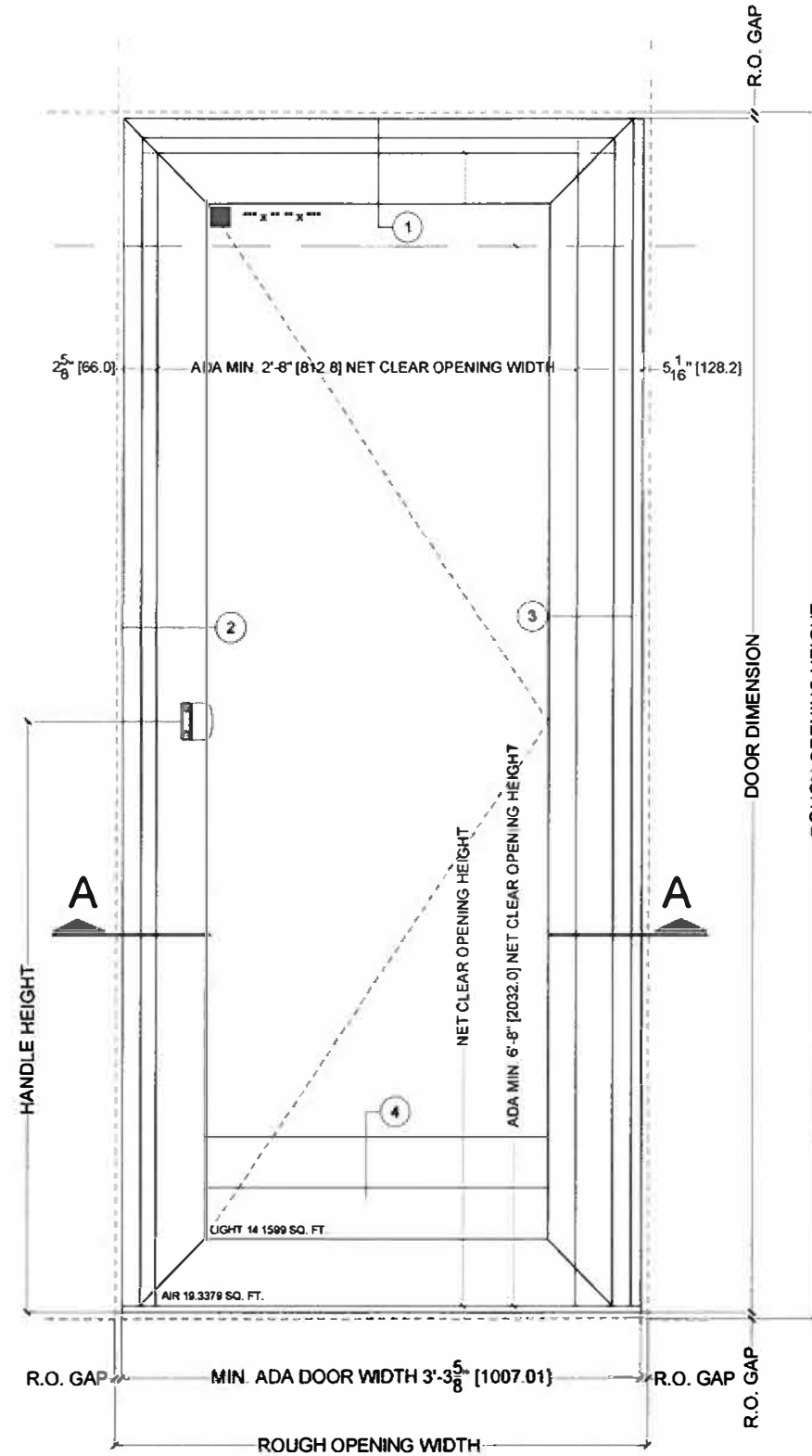
DRAWING TOPIC
OUT-SWING BALCONY DOOR FROM 86" TO 96"



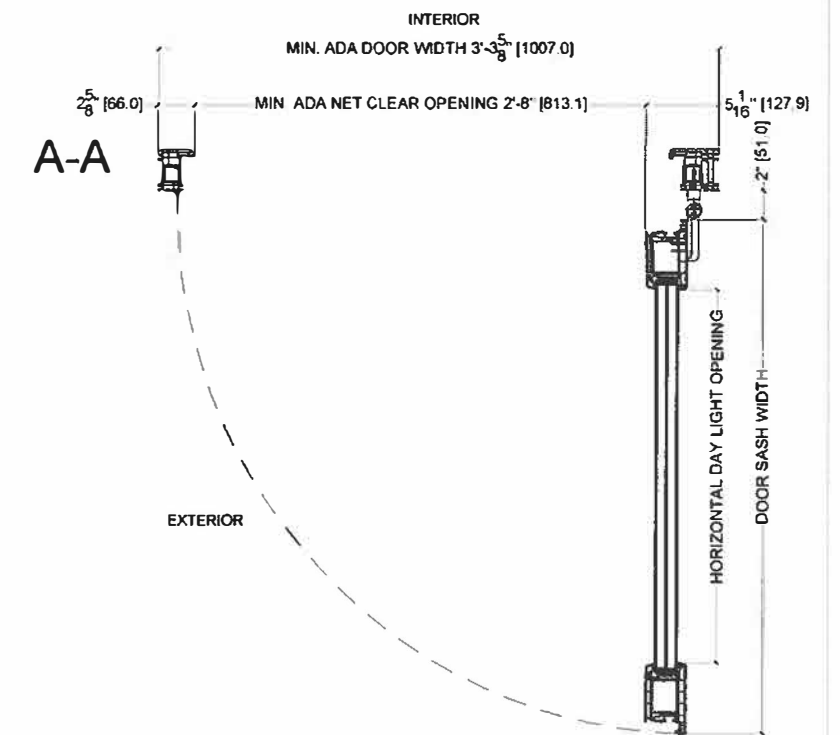
4 OUT-SWING BALCONY DOOR SECTION PROFILE @ EXTENDED SILL
ADA COMPLIANT MAGNETIC THRESHOLD
SCALE 7" = 1"



4 OUT-SWING BALCONY DOOR SECTION PROFILE @ EXTENDED SILL
ADA COMPLIANT PEMKO THRESHOLD
SCALE 7" = 1"



OUT-SWING BALCONY DOOR ELEVATION
SCALE 2" = 1'-0"



IN-SWING BALCONY DOOR SECTION
SCALE 2" = 1'-0"

MIN. DOOR SIZE TO COMPLY WITH ADA.
3'-3 3/4" W x 7'-0 1/8" H

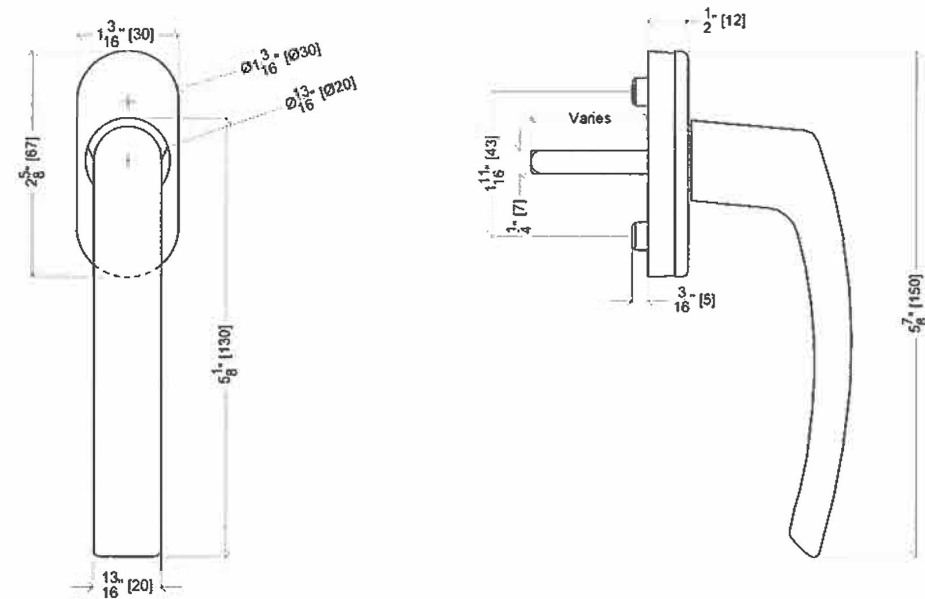
NOTES

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- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION, OTHER GLAZING OPTIONS ALSO AVAILABLE REFER TO GLAZING SECTION

DRAWING TOPIC

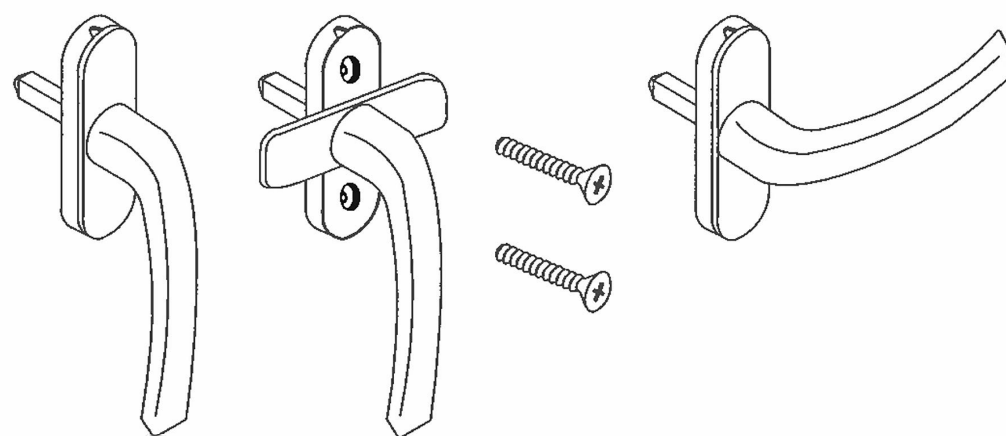
OUT-SWING BALCONY DOOR FROM 86" TO 96"
ADA COMPLIANT

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W I N D O W S
BALCONY
DOORS



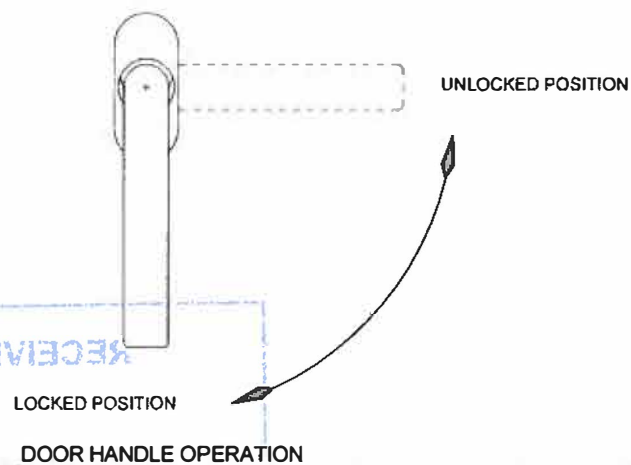
FKS 1006 STANDARD BALCONY DOOR HANDLE

SCALE 1'-0" = 1'-0"

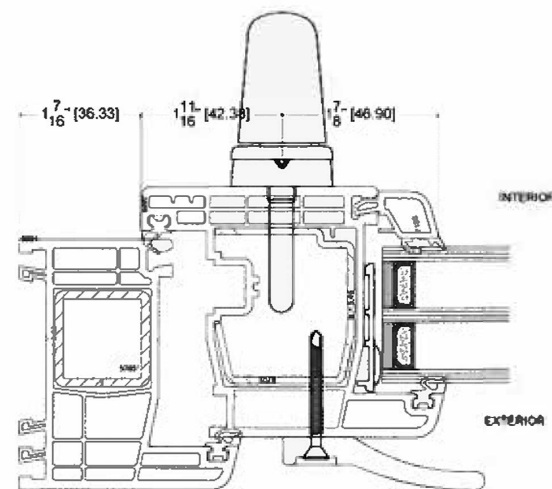


INSTALLATION SEQUENCE

SCALE N.T.S.

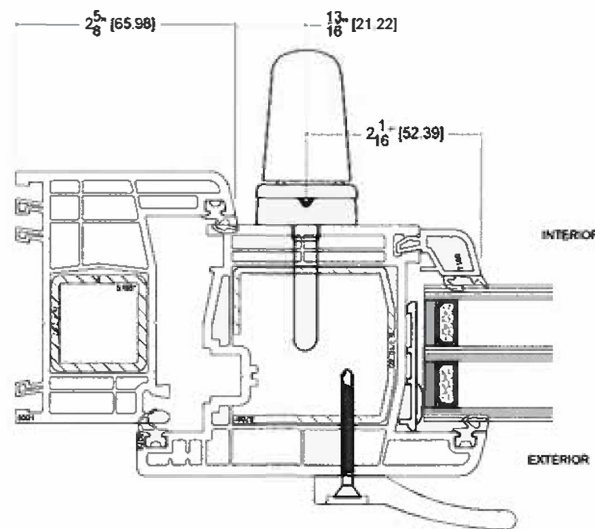


SCALE 1'-0" = 1'-0"



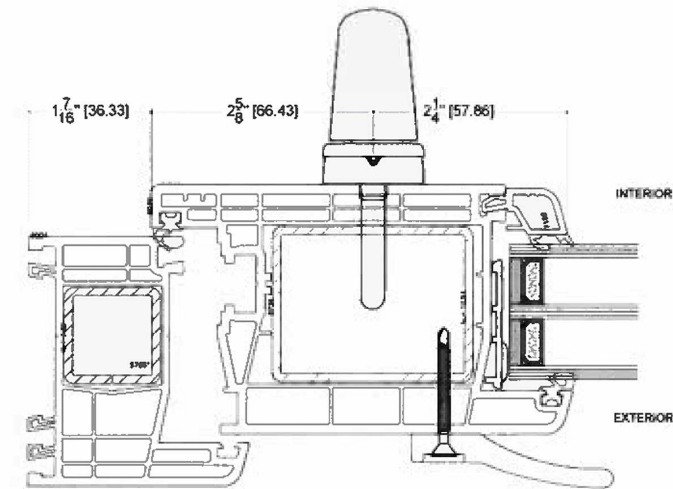
HANDLE @ IN-SWING DOOR JAMB PROFILE UP TO 86"

SCALE 1'-0" = 1'-0"



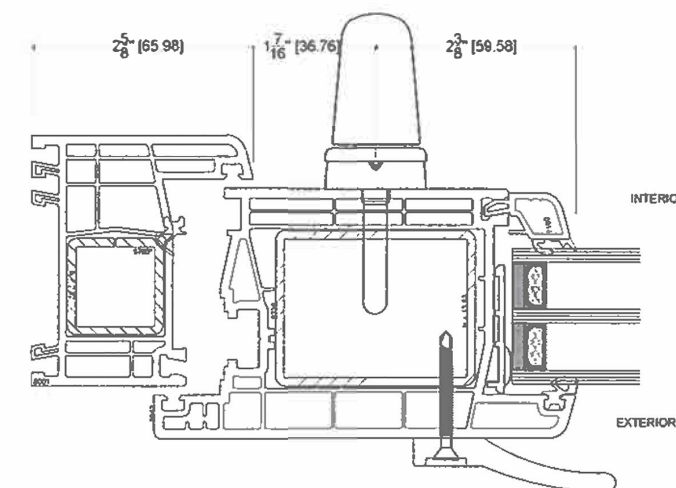
HANDLE @ OUT-SWING DOOR JAMB PROFILE UP TO 86"

SCALE 1'-0" = 1'-0"



HANDLE @ IN-SWING DOOR JAMB PROFILE FROM 86" TO 96"

SCALE 1'-0" = 1'-0"



HANDLE @ OUT-SWING DOOR JAMB PROFILE FROM 86" TO 96"

SCALE 1'-0" = 1'-0"

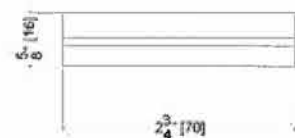
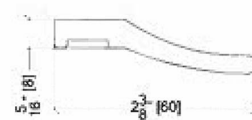
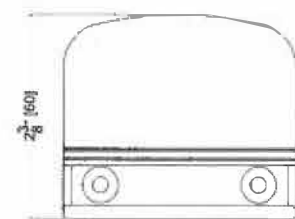
NOTES

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SCALE 1'-0" = 1'-0"

DRAWING TOPIC

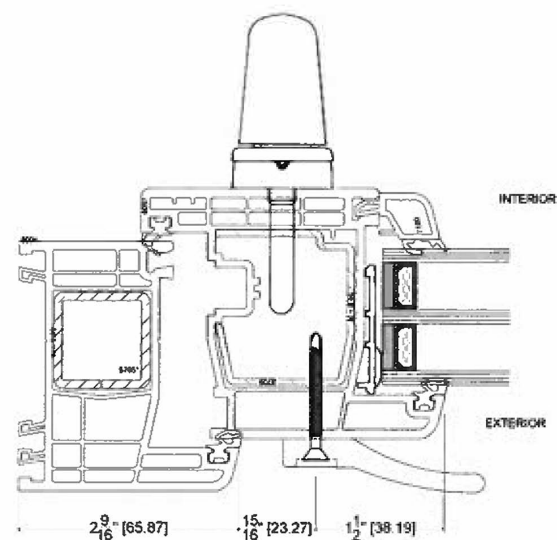
STANDARD BALCONY DOOR HANDLE @ INTERIOR



#8 x 1 3/8" SELF-DRILLING
FLAT HEAD PHILLIPS
(B.I.W)

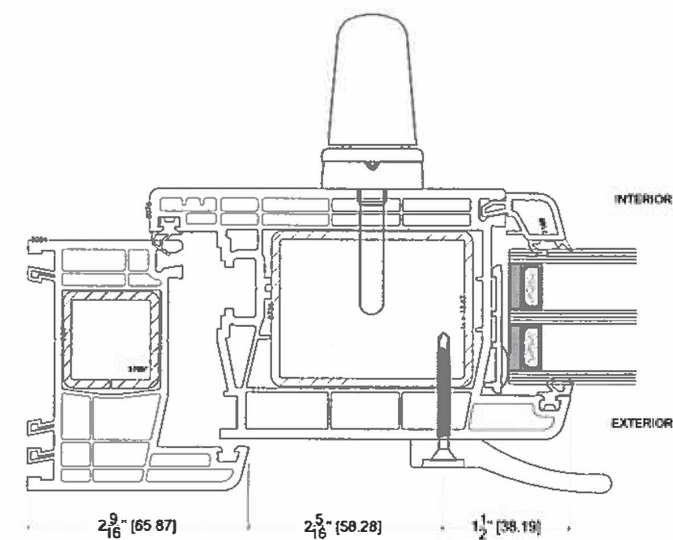
BALCONY DOOR PULLER HANDLE VBH

SCALE 1'-0" = 1'-0"



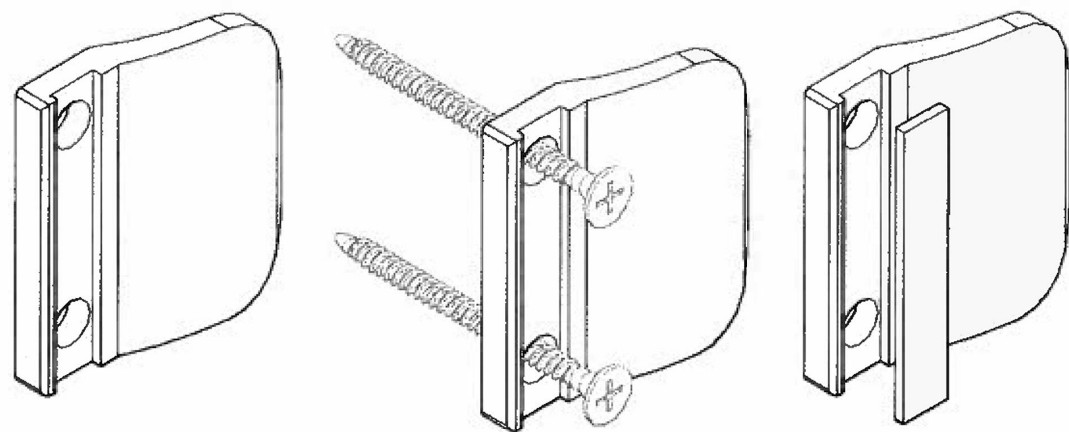
PULLER HANDLE @ IN-SWING DOOR JAMB PROFILE UP TO 86"

SCALE 1'-0" = 1'-0"



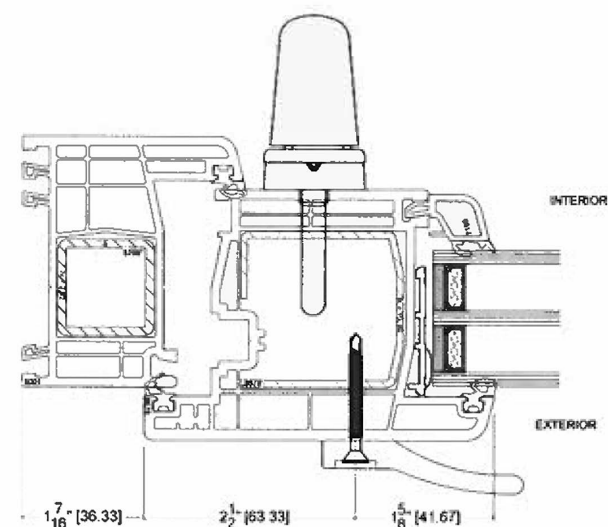
PULLER HANDLE @ IN-SWING DOOR JAMB PROFILE FROM 86" TO 96"

SCALE 1'-0" = 1'-0"



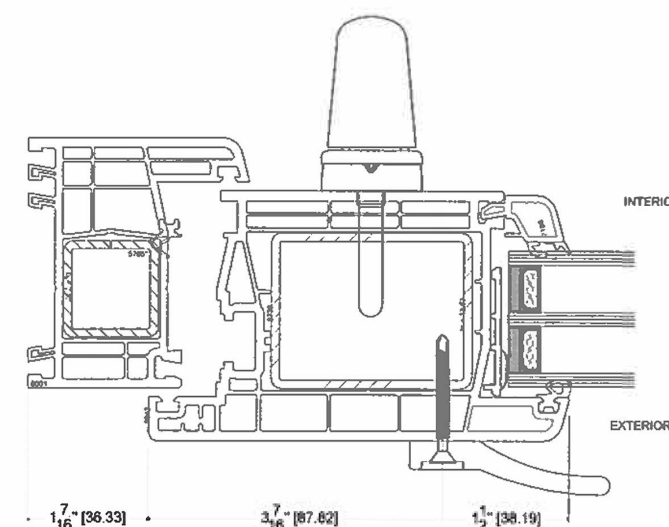
INSTALLATION SEQUENCE

N.T.S.



PULLER HANDLE @ OUT-SWING DOOR JAMB PROFILE UP TO 86"

SCALE 1'-0" = 1'-0"



PULLER HANDLE @ OUT-SWING DOOR JAMB PROFILE FROM 86" TO 96"

SCALE 1'-0" = 1'-0"

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WINDOWS

SUPERA

BALCONY
DOORS

DRAWING TOPIC

BALCONY DOOR PULLER HANDLE @ EXTERIOR

NOTES

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SECTION

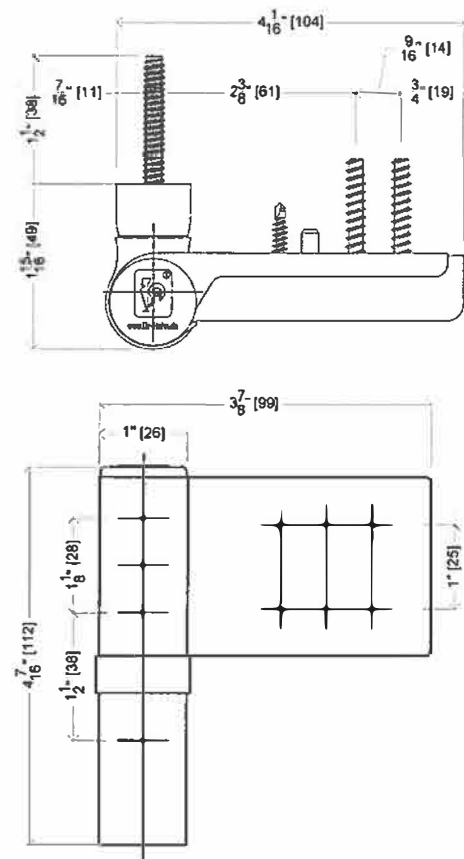
SCALE 1'-0" = 1'-0"

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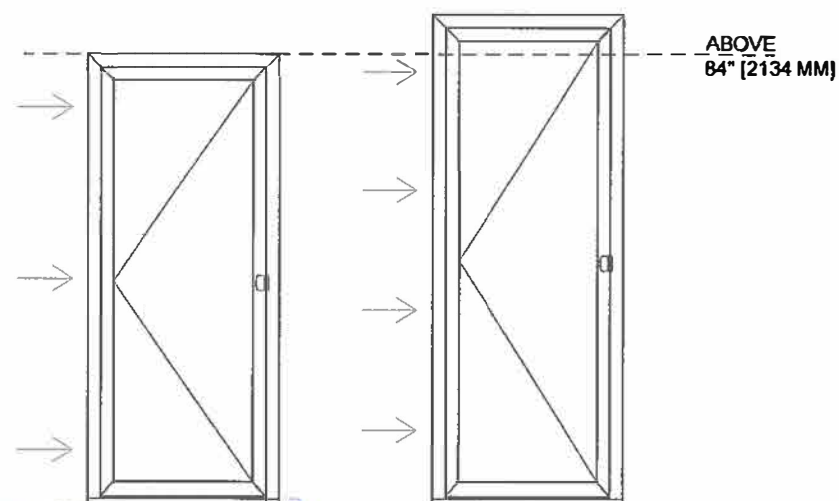
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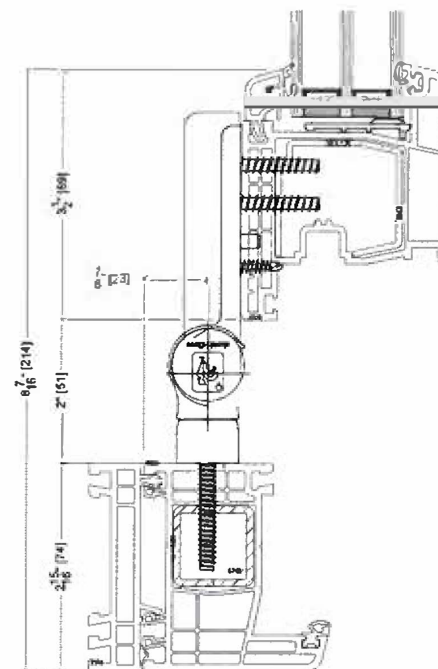
DR HANN HINGES

SCALE 1\"/>



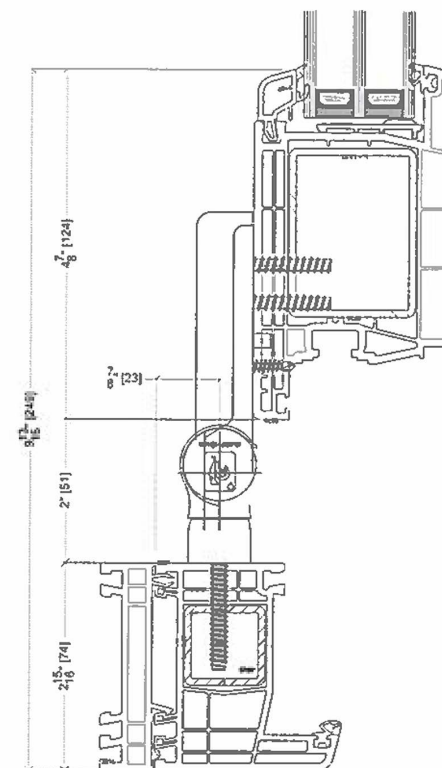
(3) HINGES FOR DOORS
UP TO 84" [2134 MM]

(4) HINGES FOR DOORS
ABOVE 84" [2134 MM]



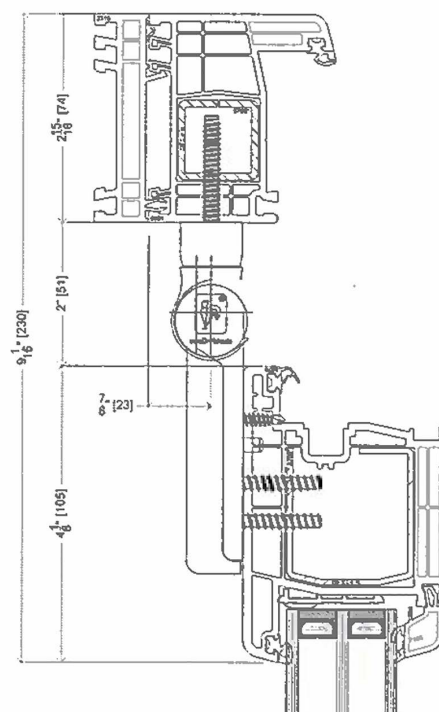
HINGES @ IN-SWING DOOR JAMB PROFILE UP TO 86"

SCALE 10" = 1'



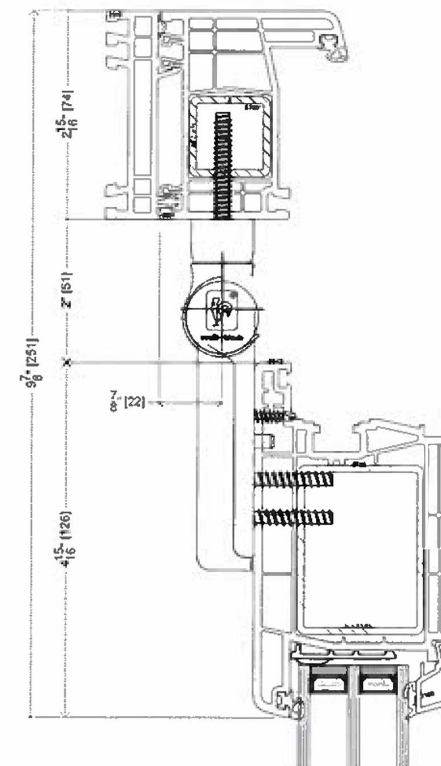
HINGES @ IN-SWING DOOR JAMB PROFILE FROM 86" TO 96"

SCALE 10" = 1'



HINGES @ OUT-SWING DOOR JAMB PROFILE UP TO 86"

SCALE 10" = 1'



HINGES @ OUT-SWING DOOR JAMB PROFILE FROM 86" TO 96"

SCALE 10" = 1'

NOTES

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SCALE 1\"/>

INTUS
WINDOWS

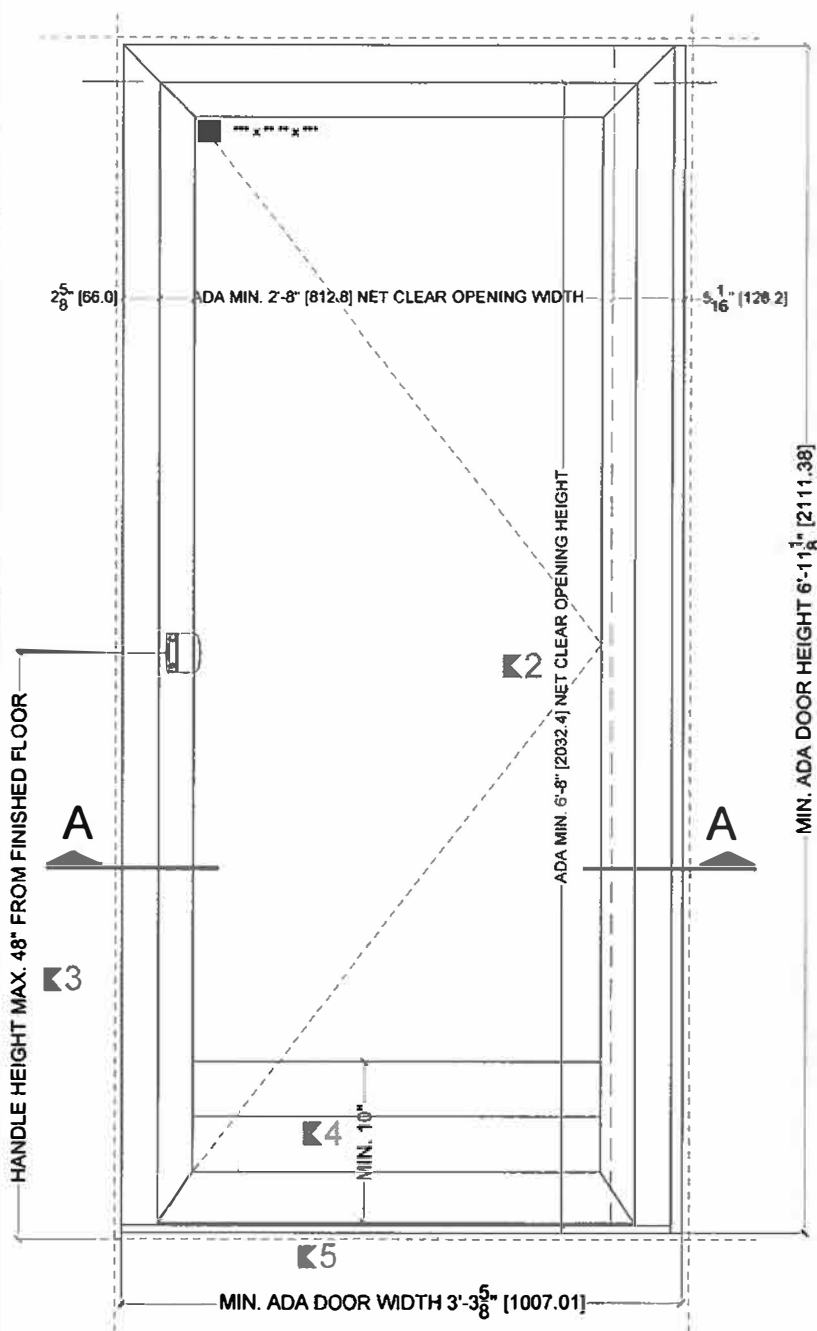
SUPERA
BALCONY
DOORS

DRAWING TOPIC

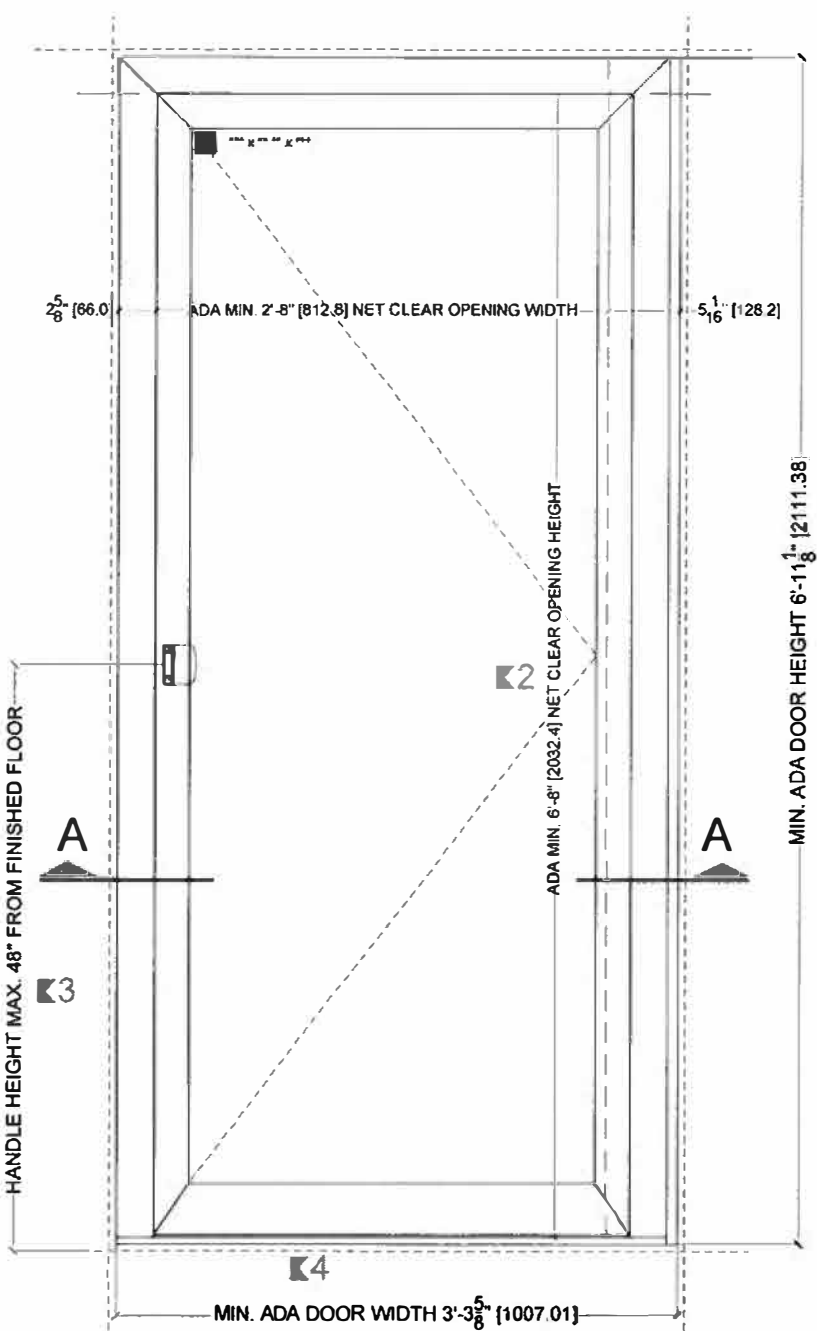
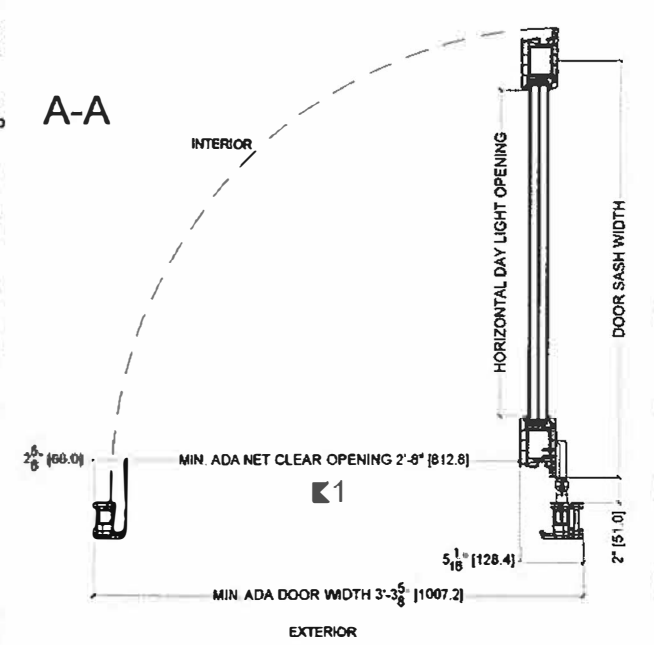
BALCONY DOOR HINGE

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SEPTEMBER

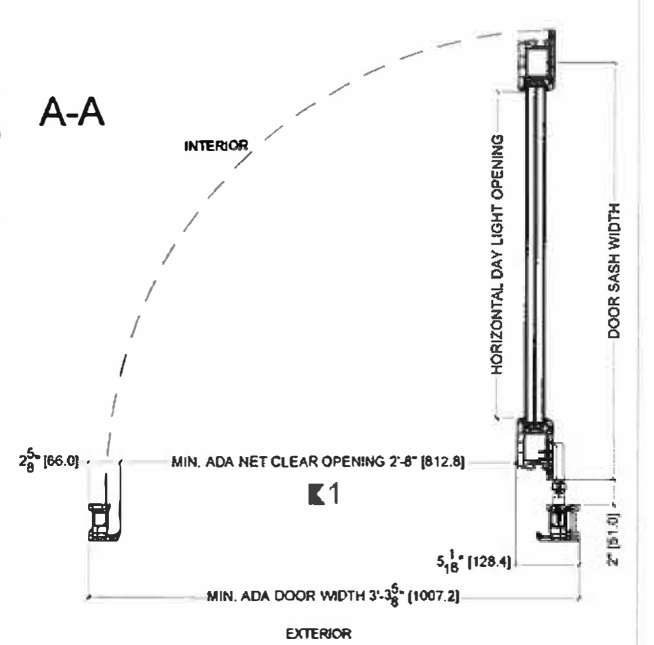
PAGE NO. 11 OF 12



- ADA COMPLIANCE**
- 1 MINIMUM NET CLEAR OPENING WIDTH 32"
 - 2 MINIMUM NET CLEAR OPENING HEIGHT 80"
 - 3 HANDLE MAXIMUM HEIGHT 48" FROM FINISHED FLOOR
 - 4 10" CLEAR SURFACE AREA ON THE BOTTOM
 - 5 ADA THRESHOLD ONLY



- FHA COMPLIANCE**
- 1 MINIMUM NET CLEAR OPENING WIDTH 32"
 - 2 MINIMUM NET CLEAR OPENING HEIGHT 80"
 - 3 HANDLE MAXIMUM HEIGHT 48" FROM FINISHED FLOOR
 - 4 STANDARD OR ADA THRESHOLD ONLY
(A 3/4" THRESHOLD IS PERMITTED AT A BALCONY DOOR ONLY IF ITS BEING BEVELED WITH SLOPE OF NO MORE THAN 1:2)



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BALCONY
DOORS

DRAWING TOPIC

**ADA (AMERICAN DISABILITY ACT) COMPLIANCE &
FHA (FAIR HOUSING ACT) COMPLIANCE**

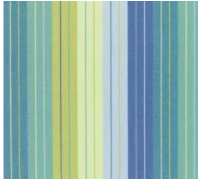
NOTES

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Issue Date: **May 2016** Item Number: **(A) OF-700**
Area Name: **Outdoor Lounge** Item Description: **Bench @ Outdoor Lounge**
Revision Date: **March 2019**

Manufacturer:	Walters Wicker, Inc.	
Address:	120 North Street Teterboro, NJ 07608	
Phone:	201.567.2000	
Contact:	Dee Whetsel	
E-mail:	dee@walterswicker.com	
Web:	www.walterswicker.com	
Description:	Bench @ Outdoor Lounge	
Product Name:	Custom Tribeca - 53 1/2" Width	
Product Code:	C30381-53	
Material/Finish:	Frame: Powder Coated Aluminum Coating: Resin, All weather - Chocolate Legs: Teak	
Dimensions:	Overall: 53 1/2" W x 28 1/2" D x 54 1/2" H Seat Height: 17 1/2" Inc. Cushion	
Cushion Style:	Seat: (1) Loose Boxed Back: (2) Boxed Back Cushions	
Fabric Details:	*All fabric is inclusive. <u>Fabric @ Outdoor Lounge Bench:</u> Manufacturer: Keyston Bro's Pattern: Seville Color: SUF5608 Seaside Finish: Soil & Stain Fire Rating: CAL 117-2013 Content: 100% Sunbrella Acrylic Width: 54" Repeat: Across the Roll 8.87" Durability: 35,000 Double Rubs Backing: N/A Railroad:	  
Notes:	Provide treatment that increases durability/cleanability while maintaining good hand; a fabric with Nano-Tex, Crypton 2.0 or equal meet these requirements.	

Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.



Issue Date: **May 2016**
Area Name: **Outdoor Lounge**
Revision Date: **March 2019**

Item Number: **(A) OF-700**
Item Description: **Bench @ Outdoor Lounge**

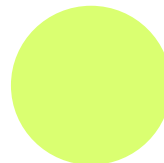
-
- All quantities to be verified by hotel operator prior to purchasing.
 - Manufacturer to clearly mark each carton with item ID and specification number.
 - Must be of contract quality and suitable for commercial use.
 - Entire frame shall be inspected during the manufacturing and again after final assembly.
 - Manufacturer to include all necessary hardware with each item.
 - All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
 - Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doveled, screwed and glued corner reinforcement.
 - Provide nylon carpet glides when applicable.
 - Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-701**
Area Name: **Outdoor Lounge** Item Description: **Lounge Chair @ Outdoor Lounge**

Revision Date: **December 2018**

Manufacturer: Walters Wicker, Inc.
Address: 120 North Street
Teterboro, NJ 07608
Phone: 201.567.2000
Contact: Dee Whetsel
E-mail: dee@walterswicker.com
Web: www.walterswicker.com

Description: Lounge Chair @ Outdoor Lounge
Product Name: Custom Lounge Chair
Product Code: (A) OF-701
Material/Finish: Resin: Modern Weave in Silver Stone 7MM Finish
Metal Frame: Lime Green 750 PE 7005
Dimensions: Overall: 30.75" W x 29" D x 30.5" H
Seat Height: 18.5"



Lime Green

Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

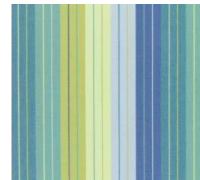
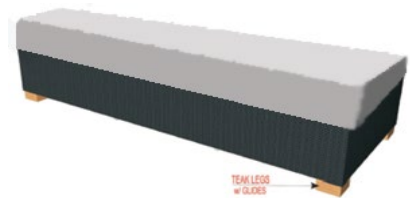
Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-702**
Area Name: **Outdoor Lounge** Item Description: **Bench (Backless) @ Outdoor Lounge**
Revision Date: **March 2019**

Manufacturer: Walters Wicker, Inc.
Address: 120 North Street
Teterboro, NJ 07608
Phone: 201.567.2000
Contact: Dee Whetsel
E-mail: dee@walterswicker.com
Web: www.walterswicker.com

Description: Bench (Backless) @ Outdoor Lounge
Product Name: Custom Tribeca Backless Bench
Product Code: (A) OF-702
Material/Finish: Frame: Powder Coated Aluminum
Coating: Resin, All weather - Chocolate
Legs: Teak
Dimensions: Overall: 72" W x 28" D x 17 1/2" H Inc. Cushion
Seat Height: 17 1/2"
Cushion Style: Seat: (1) Loose Boxed
Fabric Details: *All fabric is inclusive.



Fabric @ Outdoor Lounge Bench (Backless):

Manufacturer: Keystone Bro's
Pattern: Seville
Color: SUF5608 Seaside
Finish: Soil & Stain
Fire Rating: CAL 117-2013
Content: 100% Sunbrella Acrylic
Width: 54"
Repeat: Across the Roll 8.87"
Durability: 35,000 Double Rubs
Backing: N/A
Railroad:

Notes: Provide treatment that increases durability/cleanability while maintaining good hand; a fabric with Nano-Tex, Crypton 2.0 or equal meet these requirements.
Clean With Solvent OR Water Based Cleanser.

Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.



Issue Date:	May 2016	Item Number:	(A) OF-702
Area Name:	Outdoor Lounge	Item Description:	Bench (Backless) @ Outdoor Lounge
Revision Date:	March 2019		

- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-703**
Area Name: **Outdoor Lounge** Item Description: **Ottoman @ Outdoor Lounge**
Revision Date: **March 2019**

Manufacturer: Walters Wicker, Inc.
Address: 120 North Street
Teterboro, NJ 07608
Phone: 201.567.2000
Contact: Dee Whetsel
E-mail: dee@walterswicker.com
Web: www.walterswicker.com

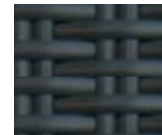
Description: Ottoman @ Outdoor Lounge
Product Name: Piazza Oval Ottoman
Product Code: 81030-C
Material/Finish: Frame/Legs: Teak
Coating: Resin, All weather - Chocolate
Dimensions: 36" W x 21" D x 18" H Inc. Cushion

Fabric Details: *All fabric is inclusive.



Fabric @ Outdoor Lounge Ottoman:

Manufacturer: Valley Forge Fabrics
Pattern: Diamond Stretch
Color: Green Apple AS14-12
Finish: N/A
Fire Rating: Meets or exceeds NPFA 260
Content: 100% Poly-Olefin
Width: 54"
Repeat: V: 3.375" x H: 6.750"
Durability: Exceeds 50,000 Double Rubs
Finish: N/A
Railroad:



Notes: Provide treatment that increases durability/cleanability while maintaining good hand; a fabric with Nano-Tex, Crypton 2.0 or equal meet these requirements.

Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:

Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.



Issue Date:	May 2016	Item Number:	(A) OF-703
Area Name:	Outdoor Lounge	Item Description:	Ottoman @ Outdoor Lounge
Revision Date:	March 2019		

- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-704**
Area Name: **Outdoor Lounge** Item Description: **Cube Table @ Outdoor Lounge**

Revision Date: **December 2018**

Manufacturer: Walters Wicker, Inc.
Address: 120 North Street
Teterboro, NJ 07608
Phone: 201.567.2000
Contact: Dee Whetsel
E-mail: dee@walterswicker.com
Web: www.walterswicker.com

Description: Cube Table @ Outdoor Lounge
Product Name: Soho Large Cube Table
Product Code: 80171-C
Material/Finish: Frame/Legs: Teak
Coating: Resin, All weather - Chocolate
Dimensions: 18" W x 18" D x 18" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-705**
Area Name: **Outdoor Lounge** Item Description: **C-Table @ Outdoor Lounge**

Revision Date: **March 2019**

Manufacturer: Emuamericas LLC
Address: 5579 Kipling St.
Suite 201
Wheat Ridge, CO 80033
Phone: 800.726.0368. x 230
Contact: Brian Suttmiller
E-mail: bsuttmiller@emuamericas.com
Web: www.emuamericas.com

Description: C-Table @ Outdoor Lounge
Style: Holly Low Table #196 Custom
Material/Finish: Aluminum/23 Antique White
Dimensions: 17.5" W x 18" D x 20" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doveled, screwed and glued corner reinforcement.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-706**
Area Name: **Pool Area & Patio** Item Description: **Side Table @ Pool Area & Patio**
Revision Date: **March 2019**

Manufacturer: Emuamericas LLC
Address: 5579 Kipling St.
Suite 201
Wheat Ridge, CO 80033
Phone: 800.726.0368. x 230
Contact: Brian Suttmiller
E-mail: bsuttmiller@emuamericas.com
Web: www.emuamericas.com

Description: Side Table @ Pool Area & Patio
Style: Yard Side Table #509
Material/Finish: Aluminum/61 Antique Blue
Dimensions: 19.5" W x 19.5" D x 20" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-707**
Area Name: **Pool Area & Patio** Item Description: **Side Table @ Pool Area & Patio**

Revision Date: **March 2019**

Manufacturer: Emuamericas LLC
Address: 5579 Kipling St.
Suite 201
Wheat Ridge, CO 80033
Phone: 800.726.0368. x 230
Contact: Brian Suttmiller
E-mail: bsuttmiller@emuamericas.com
Web: www.emuamericas.com

Description: Side Table @ Pool Area & Patio
Style: Yard Side Table #508
Material/Finish: Aluminum/49 Antique Mint
Dimensions: 15.5" W x 15.5" D x 16" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

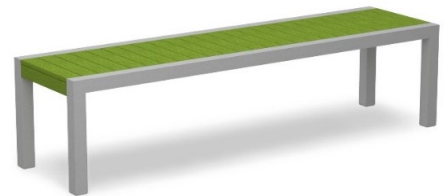
- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-722**
Area Name: **Entry** Item Description: **Bench @ Entry**

Revision Date: **March 2019**

Manufacturer: Zicom Inc.
Address: P.O. Box 1068
Miami, FL 33266
Phone: 877.876.5996
Contact: Pamela Canary
E-mail: pam@zicominc.com
Web: polywood-furniture.com

Description: Bench @ Entry
Style: MOD Bench
Material/Finish: HDPE Plastic Resin
Frame: Textured Silver
Slats: Lime
Dimensions: 68" W x 18" D x 17" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:

Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doveled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date:	May 2016	Item Number:	(A) OF-708
Area Name:	Outdoor Lounge	Item Description:	4-Top Dining Table @ Outdoor Lounge
Revision Date:	March 2019		

Manufacturer:	Emuamericas LLC
Address:	5579 Kipling St. Suite 201 Wheat Ridge, CO 80033
Phone:	800.726.0368. x 230
Contact:	Brian Suttmiller
E-mail:	bsuttmiller@emuamericas.com
Web:	www.emuamericas.com

Description:	4-Top Dining Table @ Outdoor Lounge
Style:	Alf #GA3636/Zeus ADA #1341
Material/Finish:	Top: Laminate/Vintage Oak Base: Tubular Aluminum/00 Polished Aluminum
Dimensions:	Top: 36" W x 36" D x 1" H Base: 35" W x 35" D x 29.5" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date:	May 2016	Item Number:	(A) OF-709
Area Name:	Pool Area & Patio	Item Description:	2-Top Dining Table @ Pool Area & Patio
Revision Date:	March 2019		

Manufacturer:	Emuamericas LLC
Address:	5579 Kipling St. Suite 201 Wheat Ridge, CO 80033
Phone:	800.726.0368. x 230
Contact:	Brian Suttmiller
E-mail:	bsuttmiller@emuamericas.com
Web:	www.emuamericas.com

Description:	2-Top Dining Table @ Pool Area & Patio
Style:	Bistro #900
Material/Finish:	Top: Solid Steel/Aluminum 20 Base: Solid Steel/Aluminum 20
Dimensions:	24" Dia. top x 30" H Base: 16" Dia.



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-710**
Area Name: **Patio** Item Description: **Dining Umbrella Table @ Patio**

Revision Date: **March 2019**

Manufacturer: Emuamericas LLC
Address: 5579 Kipling St.
Suite 201
Wheat Ridge, CO 80033
Phone: 800.726.0368. x 230
Contact: Brian Suttmiller
E-mail: bsuttmiller@emuamericas.com
Web: www.emuamericas.com

Description: Dining Umbrella Table @ Patio
Style: Solid #824
Material/Finish: Top: Solid Steel/Aluminum 20
Base: Solid Steel/Aluminum 20
Dimensions: 36" W x 36" D x 29.5" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:

Finish Sample, Shop Drawings

Instructions:

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- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-711**
Area Name: **Patio** Item Description: **Counter Table @ Patio**

Revision Date: **March 2019**

Manufacturer: Ratana Contract
Address: 4100-800 Fifth Avenue
Seattle, WA 98104
Phone: 703.926.5867
Contact: Joanna Meletis
E-mail: joannameletis@gmail.com
Web: www.ratana.com

Description: Counter Table @ Patio
Style: Limo 30 x 60 Counter Table
ITEM #FN50042TAU
Material/Finish: FN50042 Taupe
Frame: Aluminum with powder
coated finish
Dimensions: 60" W x 30" D x 38" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:

Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date:	May 2016	Item Number:	(A) OF-712
Area Name:	Pool, Patio & Outdoor Lounge	Item Description:	Dining Chair @ Pool, Patio & Outdoor Lounge
Revision Date:	March 2019		

Manufacturer: Emeco
 Address: 805 Elm Ave
 Hanover, PA 17331
 Phone: 646.899.1121
 Contact: Richard Odom
 E-mail: richard@emeco.net
 Web: www.emeco.net

Description: Dining Chair @ Pool, Patio & Outdoor Lounge
 Style: Broom Stacking Chair W/ Drain Hole
 Material/Finish: Reclaimed Wpp/Green
 Dimensions: Overall: 19" W x 19.5" D x 32.5" H
 Seat: 17" H



Notes: Add drain hole per manufacturer

Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date:	May 2016	Item Number:	(A) OF-713/OF-714
Area Name:	Patio	Item Description:	Counter Stool @ Patio
Revision Date:	March 2019		

Manufacturer:	Emeco
Address:	805 Elm Ave Hanover, PA 17331
Phone:	646.899.1121
Contact:	Richard Odom
E-mail:	richard@emeco.net
Web:	www.emeco.net

Description:	Molded Outdoor Counter Stool
Style:	Item # F11124 Beach
Material/Finish:	Beach Finish 65% Recycled PET, 35% Glass Fiber & Color pigment
Dimensions:	Overall: 16.5" W x 18" D x 38" H Seat: 25" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-715**
Area Name: **Pool Area** Item Description: **Dining Chair @ Pool Area**

Revision Date: **March 2019**

Manufacturer: Ratana Contract
Address: 4100-800 Fifth Avenue
Seattle, WA 98104
Phone: 703.926.5867
Contact: Joanna Meletis
E-mail: joannameletis@gmail.com
Web: www.ratana.com

Description: Dining Armchair @ Pool Area
Style: Ciara Stacking Arm Chair
Item #FN54512GRN
Material/Finish: Ciara Green
Dimensions: Overall: 22-1/2" W x 22-1/2" D x 33" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

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- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doveled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-716**
Area Name: **Pool Area** Item Description: **Adirondack Chair @ Pool Area**
Revision Date: **March 2019**

Manufacturer: Zicom Inc.
Address: P.O. Box 1068
Miami, FL 33266
Phone: 877.876.5996
Contact: Pamela Canary
E-mail: pam@zicominc.com
Web: polywood-furniture.com

Description: Adirondack Chair @ Pool Area
Style: Long Island Adirondack #ECA15
Material/Finish: Poly-Wood Slat/Aruba
Dimensions: Overall: 31.25" W x 33.75" D x 38.5" H
Arm: 24"
Seat: 22" W x 20" D
Cushion Style: Seat: (1) Loose Boxed, Cushion 'M'
Dimensions: 22" W x 18" D x 2 1/2" H
Fabric Details: *All fabric is inclusive.



Fabric @ Pool Area Adirondack Chair Seat Cushion:

Manufacturer: Poly-wood, Inc.
Pattern: Astoria
Color: Lagoon #56096
Finish: Soil & Stain Repellent
Fire Rating: Meets CA #117-2013 Sec. E (CS-191-53)
Classification: 1 normal flammability
Content: 100% Sunbrella® Acrylic
Width: 54"
Repeat:
Across the Roll (Warp) : 8.87"
Repeat Up the Roll (Fill) : N/A"
Durability: 45,000 Warp & 34,000 Fill – Wyzenbeek Double
Rub Method
Backing: N/A
Railroad: N/A

Notes: Provide treatment that increases durability/cleanability while maintaining good hand; a fabric with Nano-Tex, Crypton 2.0 or equal meet these requirements.
Cushion includes tie-ons.

Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:



Issue Date: **May 2016**
Area Name: **Pool Area**
Revision Date: **March 2019**

Item Number: **(A) OF-716**
Item Description: **Adirondack Chair @ Pool Area**

-
- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
 - All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
 - All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
 - All quantities to be verified by hotel operator prior to purchasing.
 - Manufacturer to clearly mark each carton with item ID and specification number.
 - Must be of contract quality and suitable for commercial use.
 - Entire frame shall be inspected during the manufacturing and again after final assembly.
 - Manufacturer to include all necessary hardware with each item.
 - All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
 - Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
 - Provide nylon carpet glides when applicable.
 - Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date:	May 2016	Item Number:	(A) OF-717
Area Name:	Pool Area	Item Description:	Adirondack Table @ Pool Area
Revision Date:	March 2019		

Manufacturer:	Zicom Inc.
Address:	P.O. Box 1068 Miami, FL 33266
Phone:	877.876.5996
Contact:	Pamela Canary
E-mail:	pam@zicominc.com
Web:	polywood-furniture.com

Description:	Adirondack Table @ Pool Area
Style:	Conversation Table #RCT38
Material/Finish:	Poly-Wood Slat/Pacific Blue
Dimensions:	38" Dia. x 18" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-718**
Area Name: **Pool Area** Item Description: **Chaise Lounge @ Pool Area**

Revision Date: **March 2019**

Manufacturer: Zicom Inc.
Address: P.O. Box 1068
Miami, FL 33266
Phone: 877.876.5996
Contact: Pamela Canary
E-mail: pam@zicominc.com
Web: polywood-furniture.com

Description: Chaise Lounge @ Pool Area
Style: Euro Chaise - ACI
Material/Finish: Frame: Aluminum/Texture Silver
Seat: Poly-Wood Slat/Aruba
Dimensions: Overall: 23" W x 78.25" D x 38.5" H
Seat: 23" W x 46" D x 12.25" H



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-719**
Area Name: **Pool Area** Item Description: **Towel Rack @ Pool Area**
Revision Date: **December 2018**

Manufacturer: Walters Wicker, Inc.
Address: 120 North Street
Teterboro, NJ 07608
Phone: 201.567.2000
Contact: Dee Whetsel
E-mail: dee@walterswicker.com
Web: www.walterswicker.com

Description: Towel Rack @ Pool Area
Product Name: Pool Towel Rack - Natural
Product Code: HTB-4-N
Material/Finish: Frame: Powder Coated Aluminum
Coating: Resin, All weather - Natural
Dimensions: 30" W x 24" D x 60" H
Hardware: Heavy Duty Outdoor Caster



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

Issue Date: **May 2016** Item Number: **(A) OF-720**
Area Name: **Pool Area** Item Description: **Towel Hamper/Bin @ Pool Area**

Revision Date: **December 2018**

Manufacturer: Walters Wicker, Inc.
Address: 120 North Street
Teterboro, NJ 07608
Phone: 201.567.2000
Contact: Dee Whetsel
E-mail: dee@walterswicker.com
Web: www.walterswicker.com

Description: Towel Hamper/Bin @ Pool Area
Product Name: Towel Bin W/ Casters - Natural
Product Code: HTB-5-N
Material/Finish: Frame: Powder Coated Aluminum
Finish: Resin, All weather - Natural
Dimensions: 24" W x 24" D x 28" H
Hardware: Heavy Duty Casters W/ Locking Wheels (One Side Only)



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
- All quantities to be verified by hotel operator prior to purchasing.
- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.

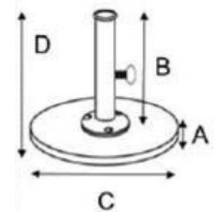
Issue Date: **May 2016** Item Number: **(A) OF-721**
Area Name: **Pool Area** Item Description: **Umbrella @ Pool Area**
Revision Date: **March 2019**

Manufacturer: Tuuci
Address: 2900 NW 35th Street
Miami, FL 33142
Phone: 212.561.5533
Contact: Beachwood Outdoor
E-mail: INFO@BeachwoodOutdoor.com
Web: www.tuuci.com

Description: Umbrella @ Pool Area
Style: Bay Master Classic with Single Wind Vent
Material/Finish: Umbrella: Logo Red #6066
Pole: Satin Anodized Aluminum Armor Wall
Upgraded Mast
Base: See below
Dimensions: Umbrella: 6.5' Square
Pole: 92" H
Base: 24" Dia. x .5" H (A) X 10" H (B)

Hardware: Manual Lift Pin

Notes: Base Options:
BASE-GV24RND (To be used in the center of a table only)
G-plate round anchor 24" diameter
Option 2: BASE-GV30RND (To be used in low wind environments)
G-plate round anchor 30" diameter
Option 3: BASE-GV18+30R (To be used in windy environments)
18" Diameter + 30" Diameter Plates



Option 1:

Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample, Shop Drawings

Instructions:

- Drawings and specifications represent prototypical conditions. It is the responsibility of the owner to interpret these specifications for each property and in compliance to state and local codes.
- All interpretations of the specification MUST be submitted to Hilton Design Review (projecthub.hilton.com) for final approval prior to purchasing or implementation of any material.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Home2 Suites Brand Standards.
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- Manufacturer to clearly mark each carton with item ID and specification number.
- Must be of contract quality and suitable for commercial use.
- Entire frame shall be inspected during the manufacturing and again after final assembly.
- Manufacturer to include all necessary hardware with each item.
- All internal hardware (hinges, screws, bolts, etc.) shall be corrosion proof.
- Solid hardwood frames to be certified sustainable sources. All stress joints to be connected by double doweled, screwed and glued corner reinforcement.
- Provide nylon carpet glides when applicable.
- Insure that upholstered goods will fit in elevators and through doors prior to commencing fabrication.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: December 18, 2019

Subject: December 2019 ARB Case Update, ARB #19-42, 645 Elden Street

This memo serves as an update for the referenced ARB case scheduled for the December 18, 2019 ARB Public Hearing.

As stated in the staff report for ARB #19-42, dated December 4, 2019; and as discussed at the work session, a recommendation of approval with conditions was provided by staff which would require a design revision by the applicant prior to the issuance of a building permit for the proposed sign alteration. In addition, the Board discussed alterations of the background colors and sign logo designs, though the applicant was not present at the work session. Staff has not received any updates from the applicant regarding the staff recommendation and board discussion.

The Board may consider three options:

- 1) Continuance of ARB #19-42 to the January 15, 2020 ARB Public Hearing to allow the applicant additional time to address the staff comments and Board work session comments; or
- 2) Denial of the application due to an inappropriate design related to color of the sign(s) in relation to the design and color the exterior materials and detailing of the commercial building on the subject property; or
- 3) If the applicant is present at the December 18, 2019 ARB Public Hearing and amenable to the staff recommendations and any Board design requests, the Board may approve the proposed sign(s) with following conditions:
 1. The proposed sign shall have a sign background made of a solid, opaque material such as aluminum painted to the exterior background color desired, with routed outlines of the sign lettering and logos for insertion of translucent, push-through lettering and logos to achieve the desired illumination proposed in the application;
 2. Any Board-directed design changes the applicant is amenable to; and
 3. Design revisions shall be submitted to Town staff prior to issuance of a corresponding building permit.

Should the Board elect to act on the case in accordance with Option #3, staff will return the case to the ARB should there not be design revisions that staff feels are in keeping with a sign design that is complimentary to the existing building design and details.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: December 18, 2019

Subject: December 2019 ARB Case Update, ARB #19-43, 13101 Worldgate Drive

This memo serves as an update for the referenced ARB case scheduled for the December 18, 2019 ARB Public Hearing.

As stated in the staff report for ARB #19-43 dated December 4, 2019, and as discussed at the work session, staff requested additional information for clarification of the design of the proposed 3rd floor addition to the subject building. The applicant has provided the requested information and staff finds that the design clarifications have been provided and staff has no additional comments for the Board to consider.

Staff is recommending approval of ARB #19-43 with the following condition:

1. The proposed addition shall be constructed in substantial conformance with the original application materials and the additional design information provided by the applicant on December 9, 2019.

Attachment:

- 1) ARB #19-43 Additional Elevations and Partial Roof Plan

Revisions:	
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:



NEWCOMER ASSOCIATES
architecture + engineering

1105 Shiller Avenue Chambersburg, PA 17201 Tel: 717 263 0001 Fax: 717 263 7380 www.newcomerassociates.com

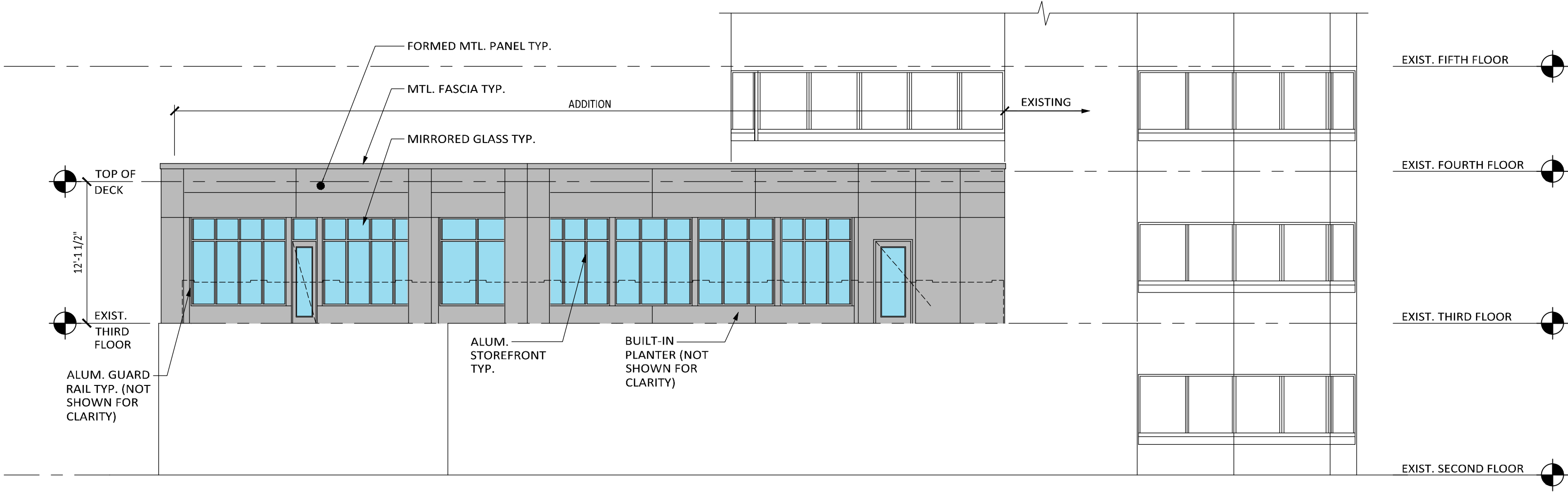
Marriott Suites
Herndon, Virginia

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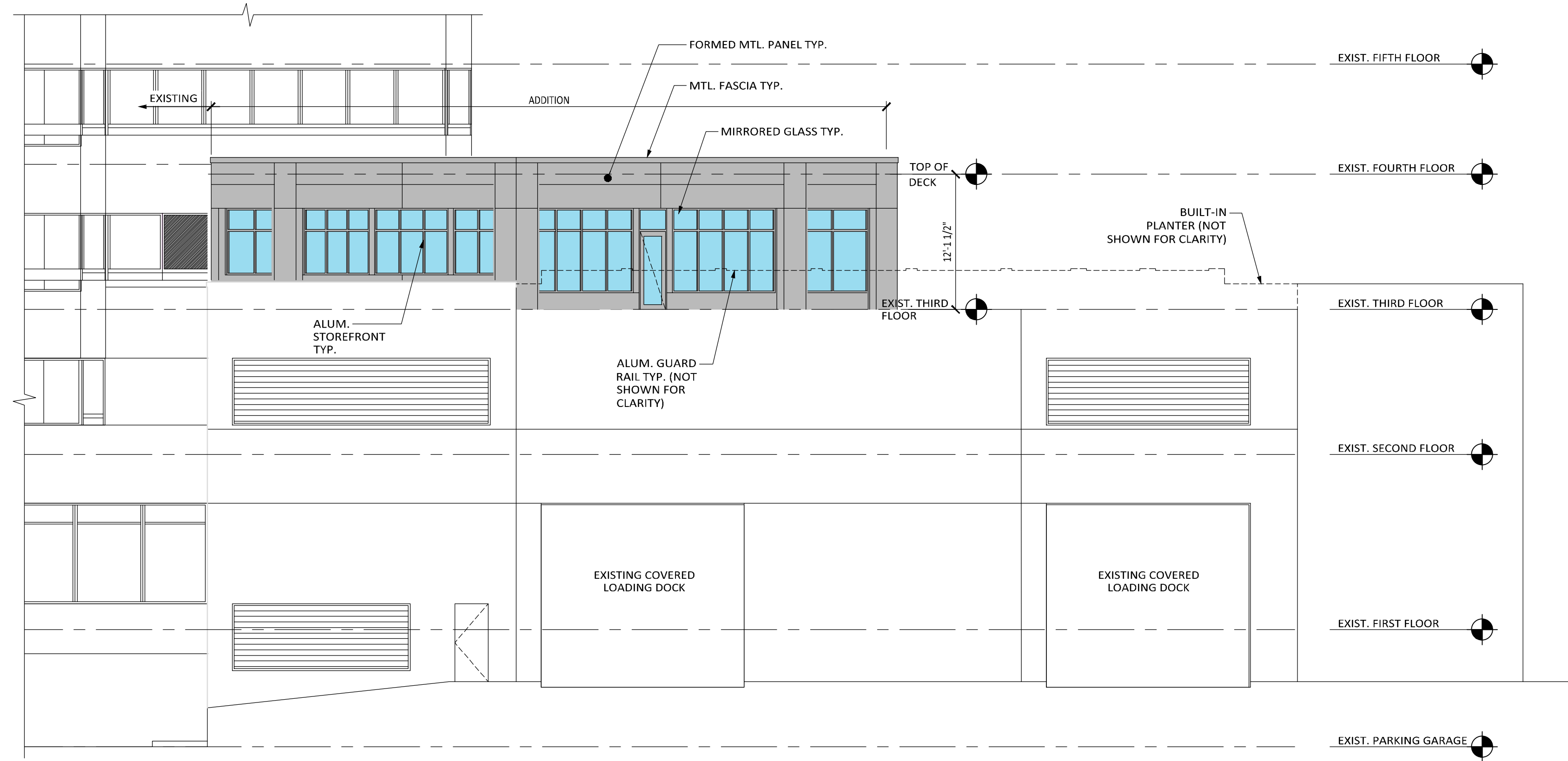
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COLORED
EXTERIOR
ELEVATIONS

Sheet No.
ARB

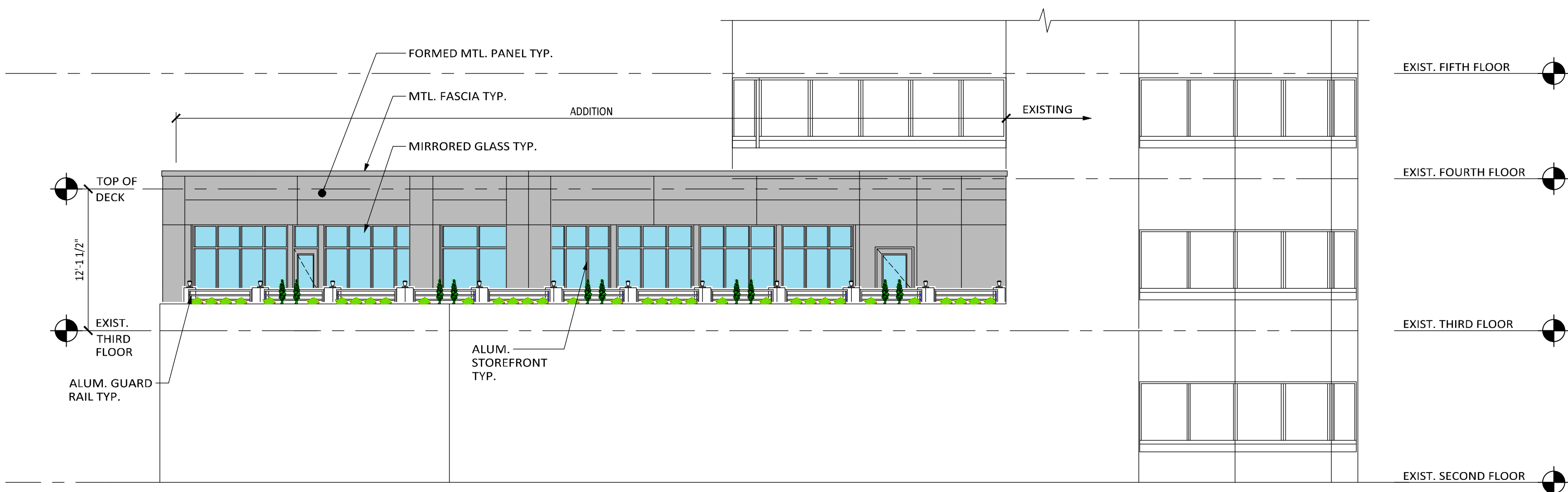
Date: MM/DD/YY



2
A201
1/8" = 1'-0"

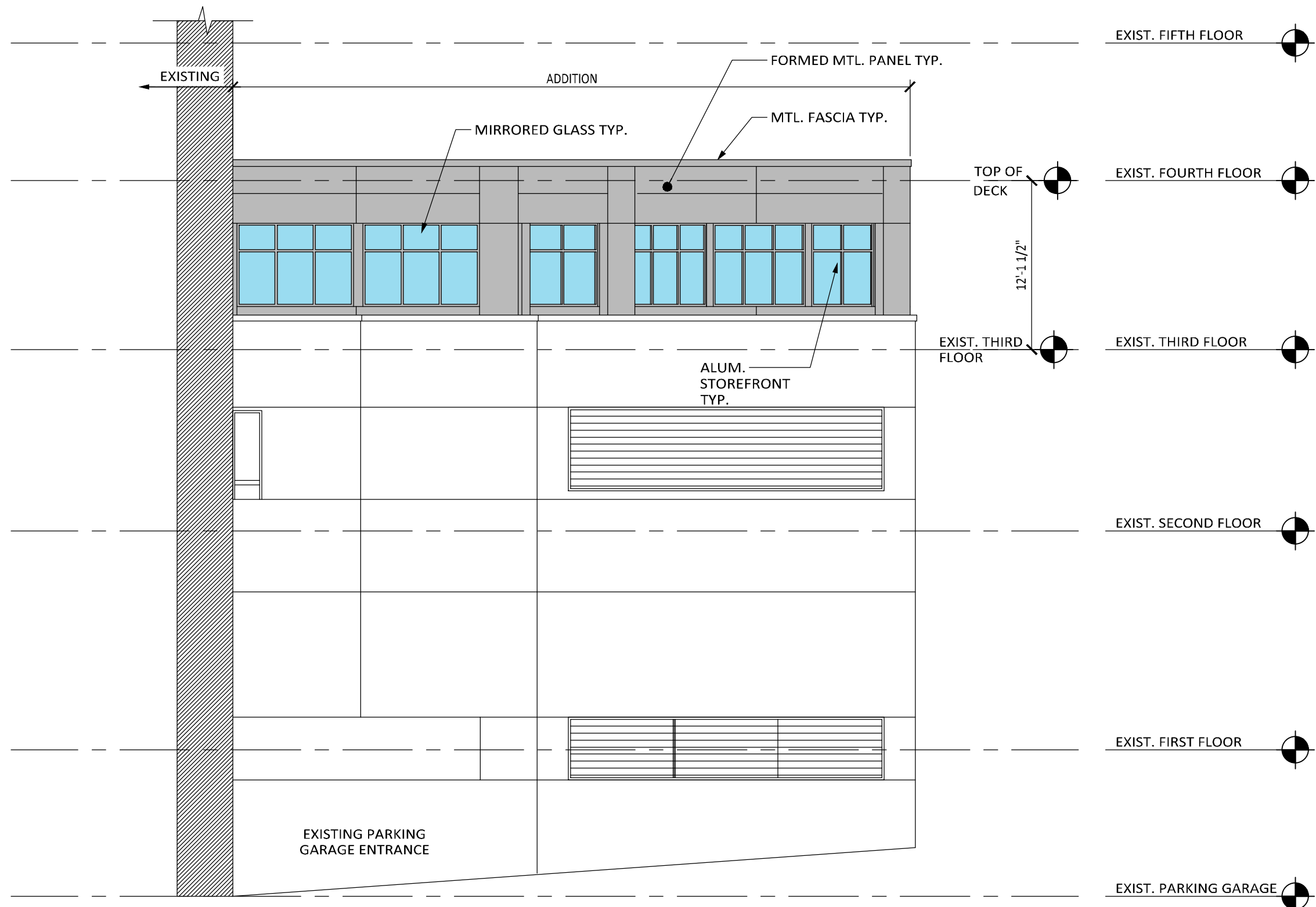


1
A201
1/8" = 1'-0"

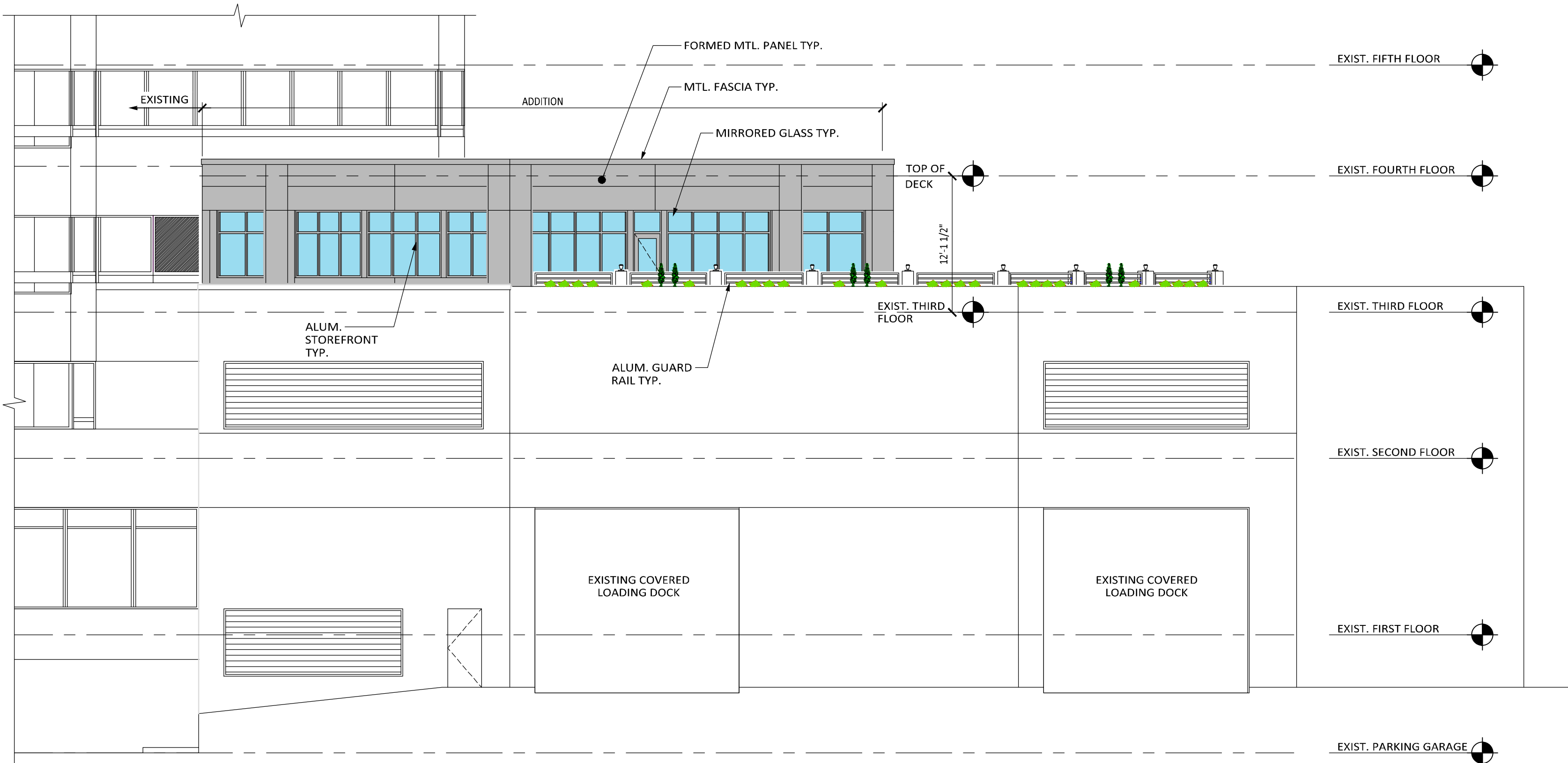


2
A201
1/8" = 1'-0"

W/ PLANTER



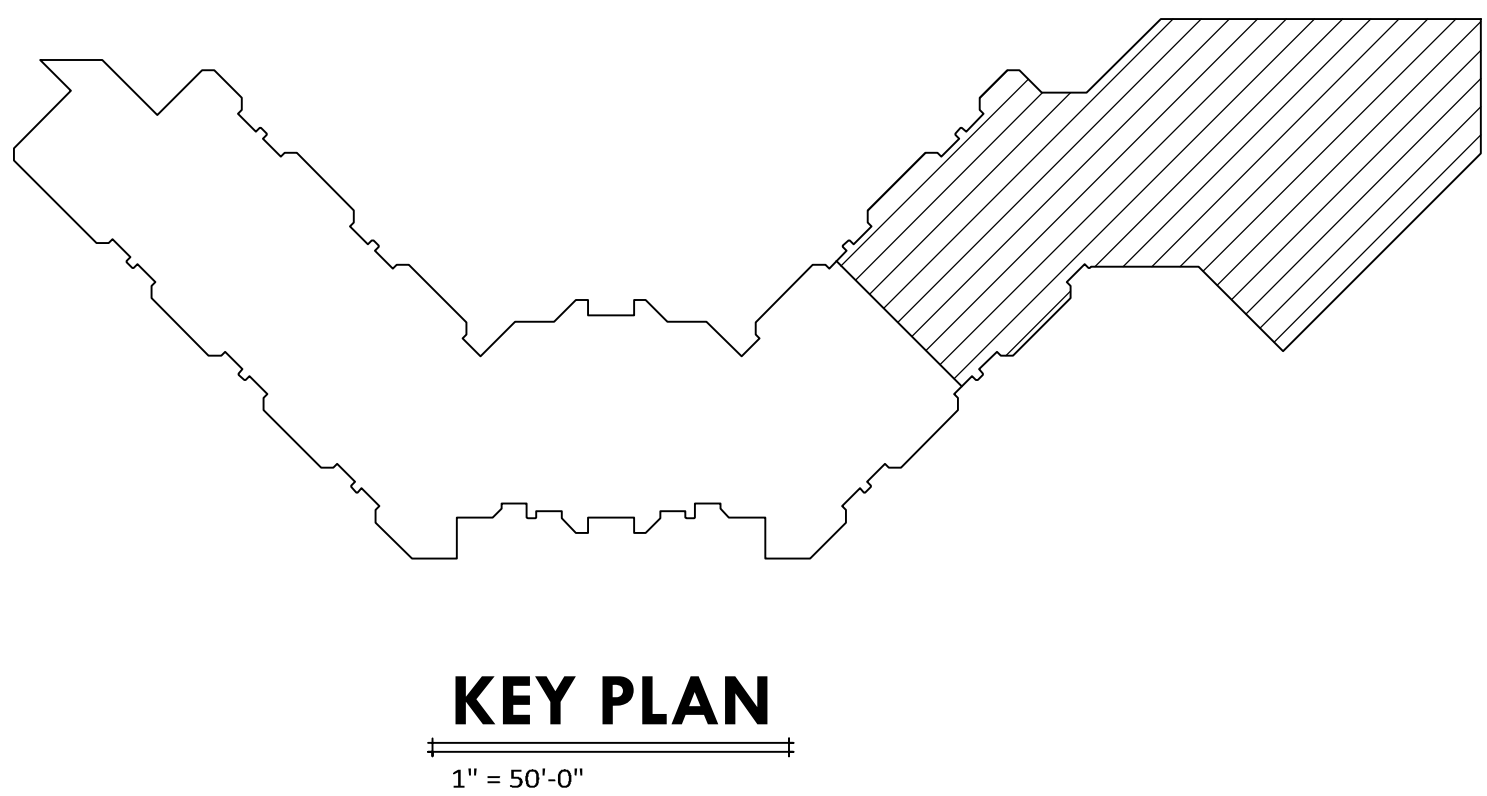
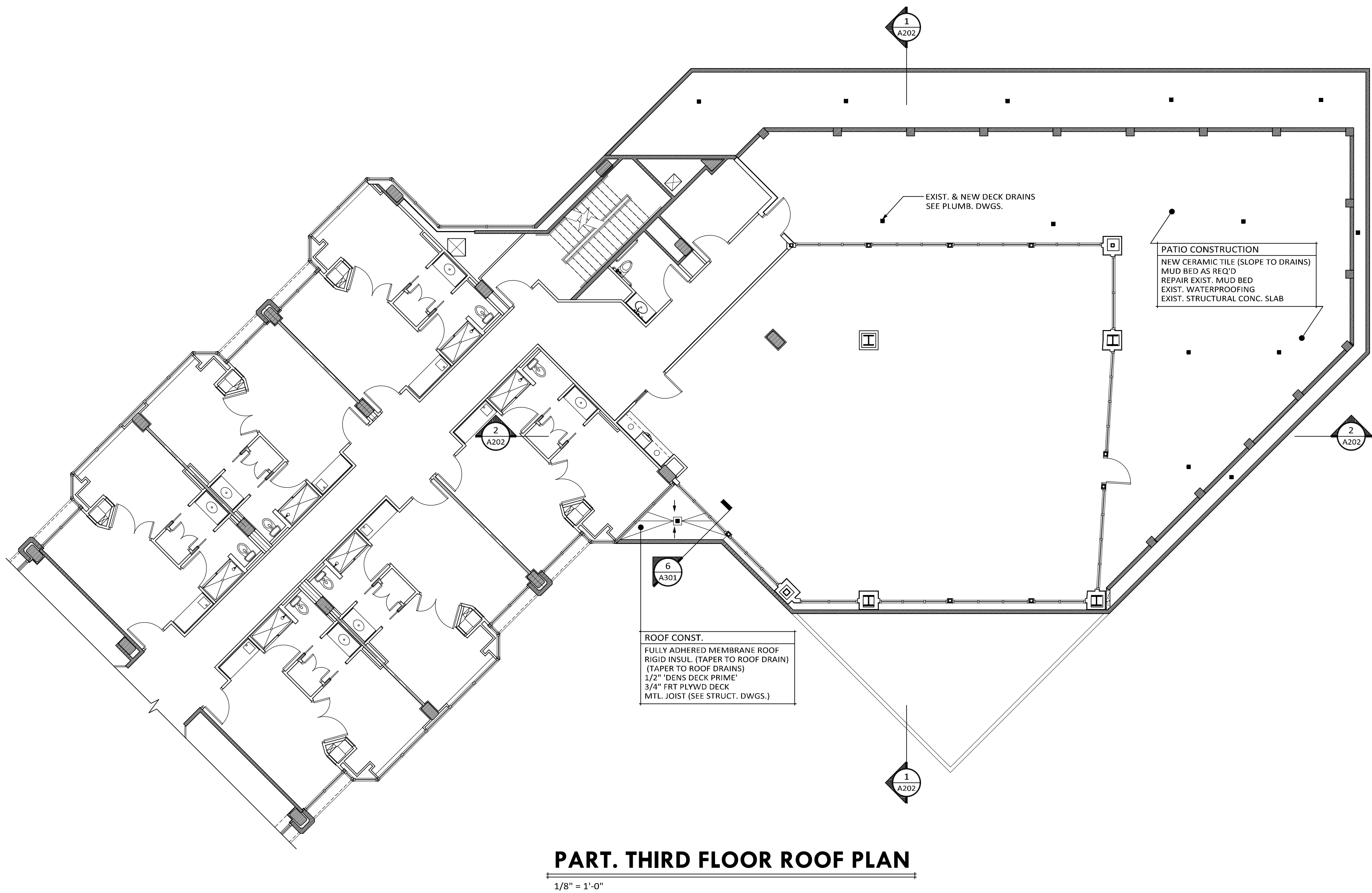
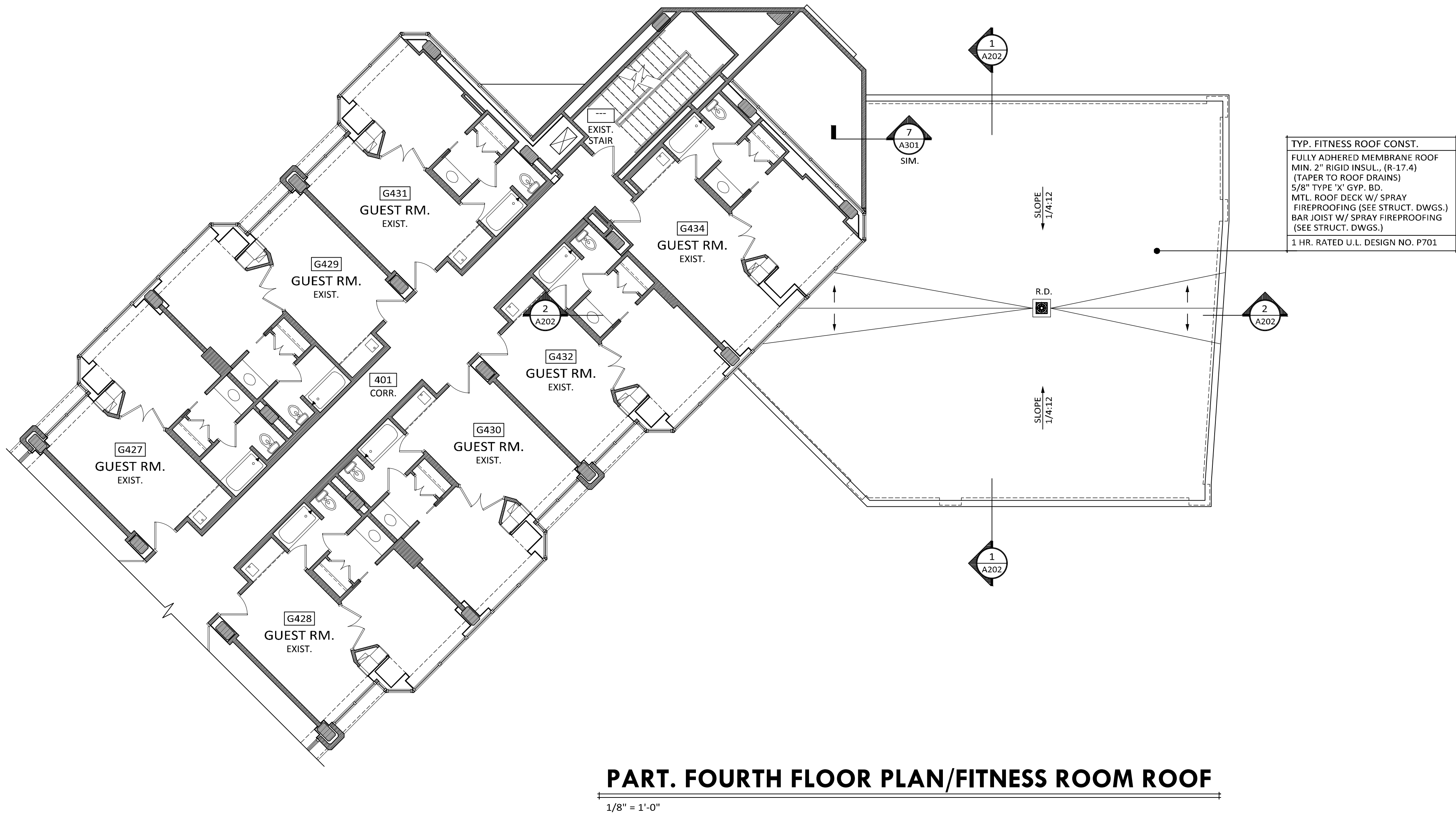
3
A201
1/8" = 1'-0"



1
A201
1/8" = 1'-0"

W/ PLANTER

PROGRESS PRINT NOT FOR CONSTRUCTION (12/4/19)



Job No: 1829
Drawn: R. Kline
Checked:

Revisions:	
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:



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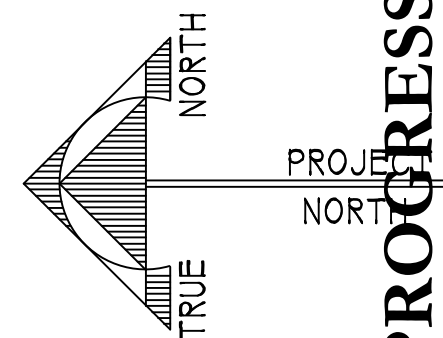
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Drawing Title:
PART THIRD
FLOOR ROOF,
FOURTH FLOOR,
& ROOF PLAN

Sheet No.

A103

Date: MM/DD/YY



PROGRESS PRINT NOT FOR CONSTRUCTION (12/4/19)



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: December 18, 2019

Subject: December 2019 ARB Case Update, ARB #19-44, 12901 Worldgate Drive

This memo serves as an update for the referenced ARB case scheduled for the December 18, 2019 ARB Public Hearing.

As stated in the staff report for ARB #19-44 dated December 4, 2019, and as discussed at the work session, staff requested design revisions of the proposed sign to remove an exposed electrical raceway to which the sign letters were to be attached to, in order to comply with the Town's Zoning Ordinance Section 78-140.4. - *Prohibited signs*. More specifically, the design revision was required due to the prohibition of the use of exposed electrical raceways for wall signs. Staff noted that until this revision was made, and the design resubmitted to staff, the Board could not act on the case as presented at that time.

The applicant has since provided the requested design revision, and staff finds that the design is now compliant with the referenced zoning standard. Thus, the Board may now take action on this case. Staff has no additional comments for the Board to consider.

Staff is recommending approval of ARB #19-44 with the following condition:

1. The proposed sign shall be constructed and installed in substantial conformance with the revised design provided by the applicant on December 2, 2019.

Attachment:

- 1) ARB #19-44 Revised Sign Plan, Elevations and Details

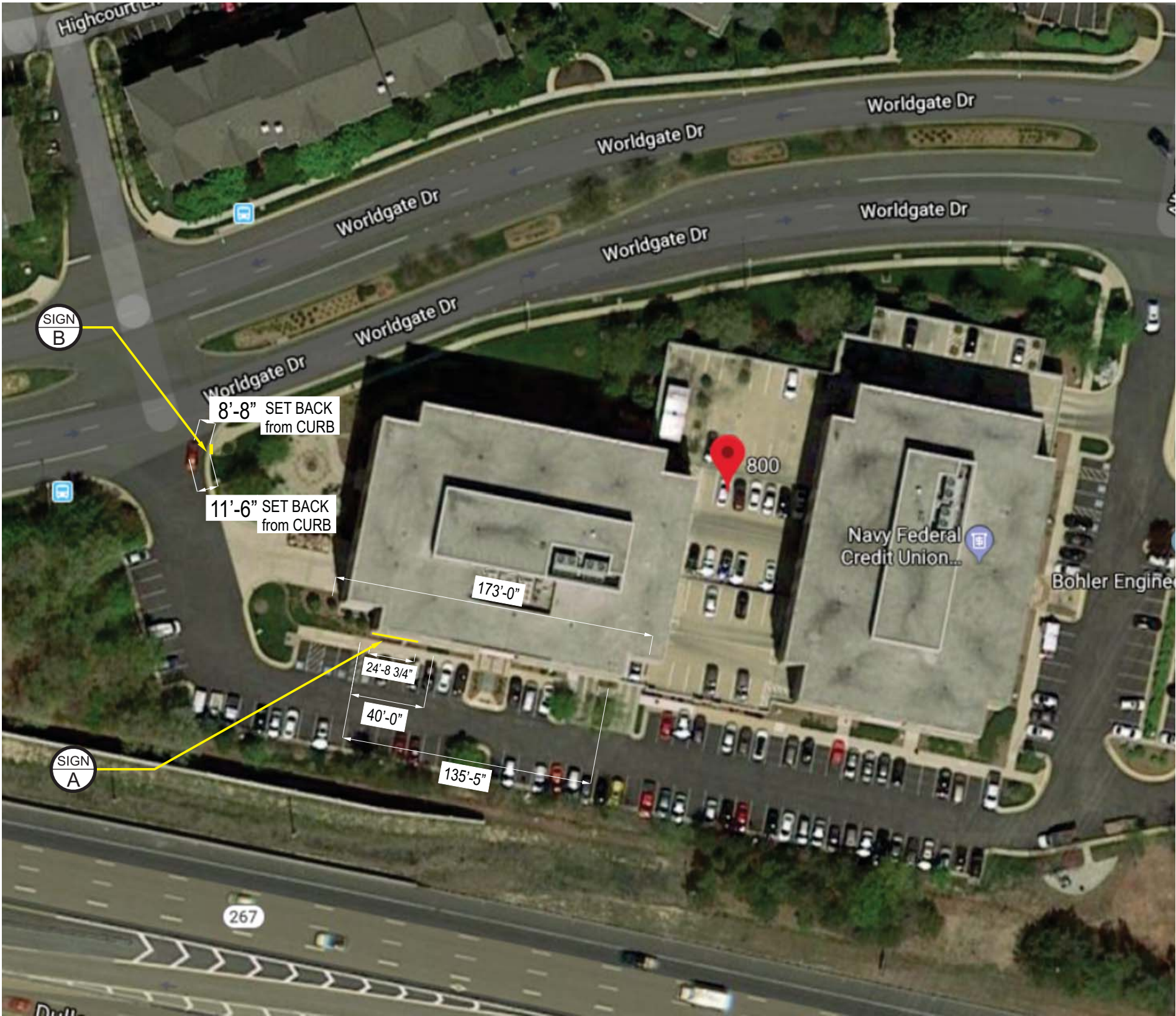
PROJECT:

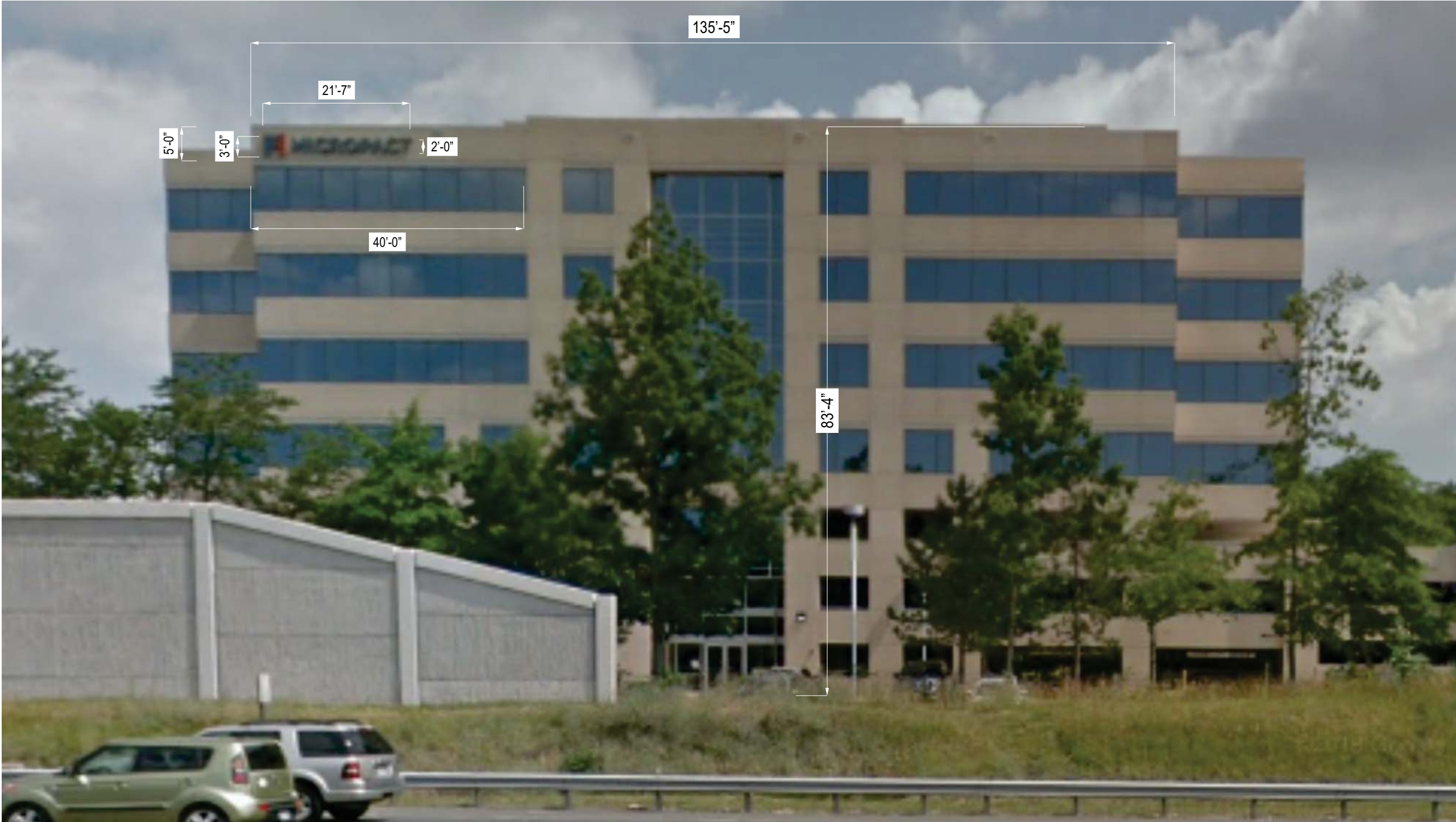


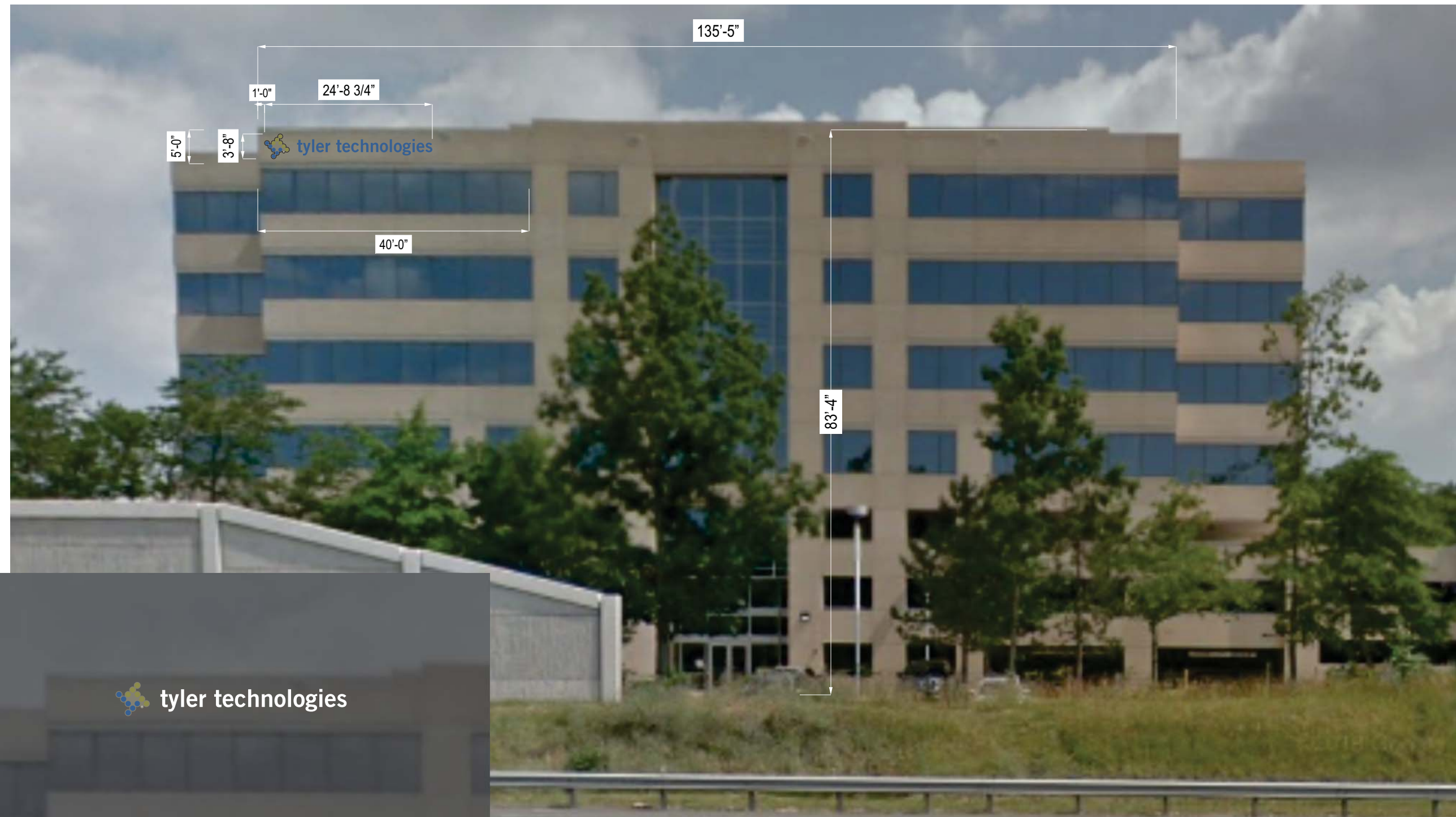
12901 WORLDGATE DRIVE
SUITE 800
HERNDON, VA 20170

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:
A. NON-ILLUM. LOGO PANEL w GRAPHICS & ILLUM. FACE-LIT REMOTE CH LTRS	ONE (1)
B. REPLACEMENT PAN-FORMED PANELS w PUSH-THRUS for (E) DF ILLUM. MONUMENT	TWO (2)







1'-0"

24'-8 3/4"

5'-0"

3'-8"



40'-0"

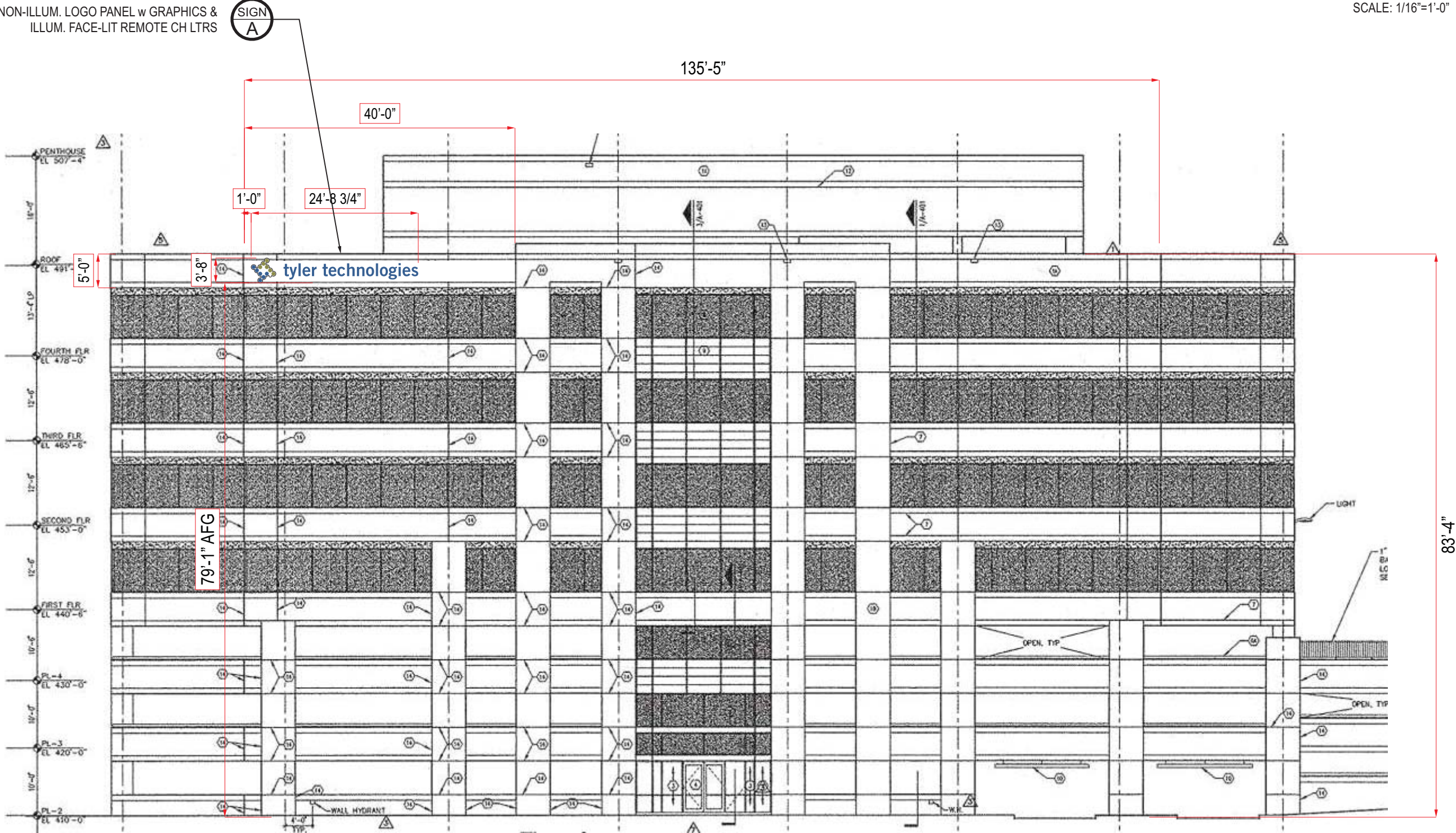
83'-4"



DAYTIME

NIGHTTIME

NON-ILLUM. LOGO PANEL w GRAPHICS &
ILLUM. FACE-LIT REMOTE CH LTRS



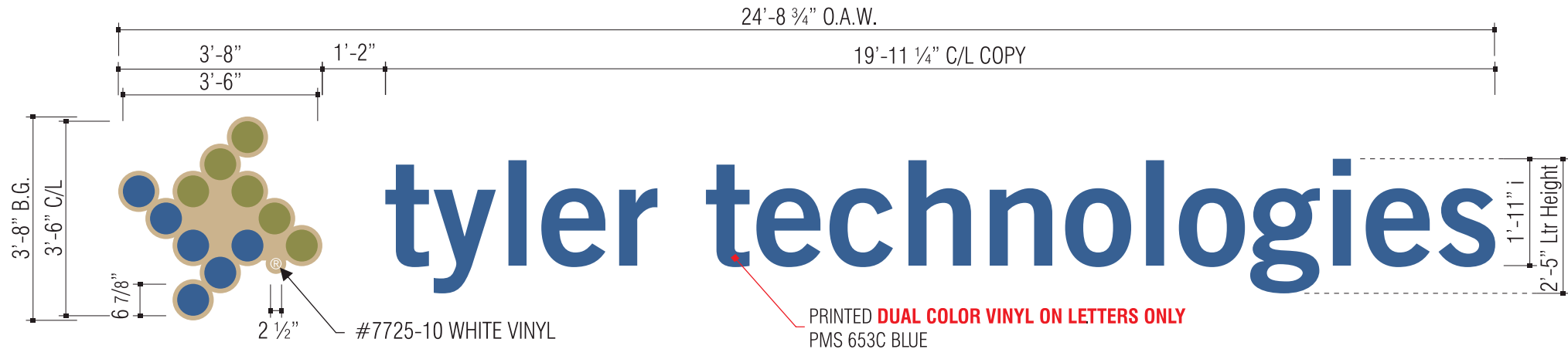
NON-ILLUM. LOGO PANEL w GRAPHICS & ILLUM. FACE-LIT REMOTE CH LTRS

SCALE: 3/8"=1'-0"

A

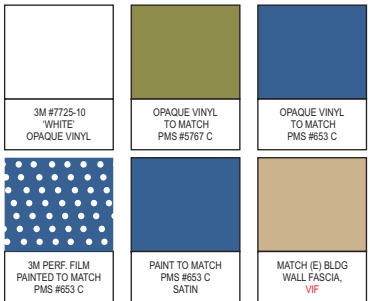
QTY.: ONE (1)

AREA: 44.0" x 296.75" = 90.67' ∇



TYP. FRONT (A.1)

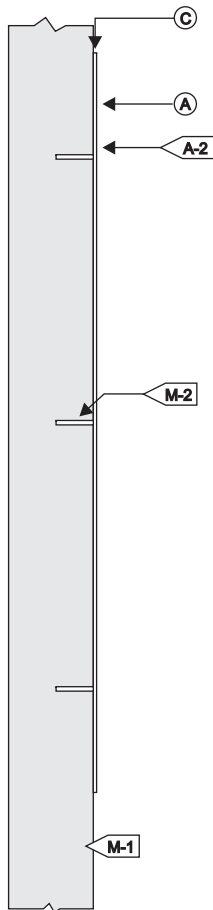
TYP. SIDE (A.2)



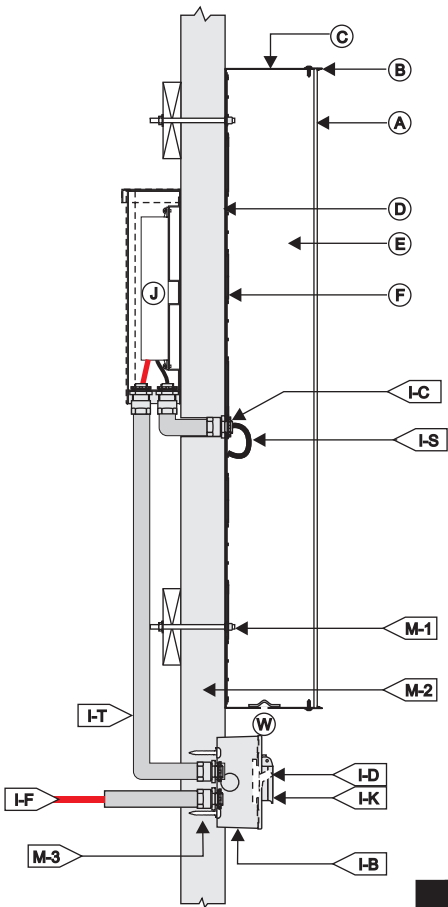
NON-ILLUM. LOGO PANEL w GRAPHICS & ILLUM. FACE-LIT REMOTE CH LTRS - SECTION DETAIL

SCALE: 1 1/2"=1'-0"

A



A FACE	
MATERIAL:	1/8" ALUM.
COLOR:	MATCH BUILDING COLOR, V.I.F. COLOR
A-1	'LOGO' VINYL GRAPHICS
VINYL:	1ST SURFACE 'LOGO' VINYL
COLOR INFO.:	OPAQUE VINYL, MATCH PMS 653 C
	OPAQUE VINYL, MATCH PMS 5767 C
C RETURNS	
DEPTH:	1/8"
MATERIAL:	ALUM.
COLOR:	MATCH BUILDING COLOR, V.I.F. COLOR
M MOUNTING	
SEE MOUNTING NOTE.	
M-1:	EXISTING SIGN BAND FASCIA
M-2:	2" x 10/24 THREADED STUDS
	SPOT WELDED TO BACK of PANEL



A FACE	
MATERIAL:	3/16" WHITE ACRYLIC #2447
VINYL:	1ST SURFACE of FACES
COLOR INFO.:	3M PERF. FILM, PAINTED TO MATCH PMS #653 C
B TRIMCAPS:	
SIZE / FINISH	1" / MATCH RETURNS
C RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	PAINTED TO MATCH PMS #653 C
FINISH:	SATIN
D BACKS:	
MATERIAL:	3MM ACM
COLOR/FINISH:	WHITE SATIN
E INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
F ILLUMINATION:	
	6500K WHITE LEDS
	ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER

I WIRING	
I-C	1/2" LIQUID-TITE & 1/2" CONNECTOR.
I-D	DISCONNECT SWITCH (SIDE OF CABINET)
I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
I-J	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
I-D	DISCONNECT SWITCH
I-K	RED DOT WET LOCATION COVER.
I-T	1/2" LIQUID-TITE & 1/2" CONNECTOR.from
I-B	BELL BOX. (WATERPROOF)
J POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT
	ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE;	120V
M MOUNTING	
M-1:	MOUNTING BARS 2"W. x 1/4" THK. ALUM. WITH
	3/4" DIA. MOUNTING HOLES.
M-2:	EXISTING SIGN BAND FASCIA
M-3:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD
	CONDITIONS FOR TYPE OF FASTENER
W WEEP HOLES:	
	1/4" DIA. WITH COVER

120V INSTALL
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATER TIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE.

ELECTRICAL
1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR
1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION

tyler technologies

12901 WORLDGATE DRIVE
SUITE 800
HERNDON, VA 20170

LEAD NO.
186105T1
SALESMAN/PM
R. RAPKIN / S.M.

DATE
10.29.2019
DRAWN BY
JJH

REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

5 of 6

