

**TOWN OF HERNDON
ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA
HERNDON MUNICIPAL CENTER
LARGE CONFERENCE ROOM, 2ND FLOOR
777 LYNN STREET
DECEMBER 7, 2022
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR ALTERATIONS, ARB #22-024**, to consider an application for alterations to an existing structure located at 505 Huntmar Park Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 02 0156D and located in the northwest corner of the intersection of Huntmar Park Drive and Spring Street. The property is zoned O & LI (Office and Light Industrial) and consists of 221,890 square feet of land. Owner: Brit-Beco Park Herndon LLC. Applicant/Agent: Brett Knode, Brit-Beco Park Herndon LLC.
3. **APPLICATION FOR SIGNAGE, ARB #22-027**, to consider an application for signage located at 150 Elden Street, Suite 170, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 04 B and located in the northwest corner of the intersection of Elden Street and Laurel Way. The property is zoned CS (Commercial Service) and consists of 175,315 square feet of land. Owner: HJK LP. Applicant/Agent: Gary Brent, MG Permits.
4. **APPLICATION FOR SIGNAGE, ARB #22-029**, to consider an application for signage located at 1100 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014 and located in the northwest quadrant of the intersection of Herndon Parkway and Elden Street. The property is zoned CS (Commercial Service) and consists of 158,086 square feet of land. Owner: Sovran Limited Co. Applicants/Agents: CP Leopold, SignGraphix.
5. **APPLICATION FOR SIGNAGE, ARB #22-030**, to consider an application for signage located at 450 Springpark Place, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 54 0001 and located in the northeast corner of the intersection of Spring Street and Springpark Place. The property is PD-B (Planned Dev-Business) and consists of 143,890 square feet of land. Owner: Springpark Place, LLC. Applicants/Agents: Bob O'Hern, Image360 Fairfax Va.

COMMENTS

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

ADJOURNMENT



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: December 7, 2022

Subject: ARB #22-024; Building alteration; 505 Huntmar Park Drive

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on November 2nd, 2022. Because of an issue with the legal notice for this application it was continued from the November meetings and was not heard at the public hearing on November 16.

Staff previously withheld a recommendation to the Board for this case and asked that the applicant provide a rendering of the proposed alteration and / or elevation drawings. This would allow staff and the Board to review more completely.

The applicant has provided both a rendering and an elevation drawing for this project which are attached to this this memo. The rendering shows an aluminum framing color and glass color/glare that is different from the rest of the window and door systems throughout the building. This may be merely a feature of the rendering and not the practical intent, but staff is recommending a condition to address it. The condition is that the aluminum framing and glass tint and glare match the window and door systems throughout the rest of the structure.

Staff is recommending approval of this application in with conditions in accordance with the draft resolution

Attachments:

1. Draft Resolution
2. Updated Design Documents

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

December 14, 2022

Resolution- to approve ARB #22-024, alteration to an existing structure located at 505 Huntmar Park Drive, Fairfax County Tax Map Number 0162 02 0156D.

WHEREAS, the applicant has submitted an application for a building alteration located at the above referenced address; and

WHEREAS, the proposed alteration complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed alteration complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 14, 2022.

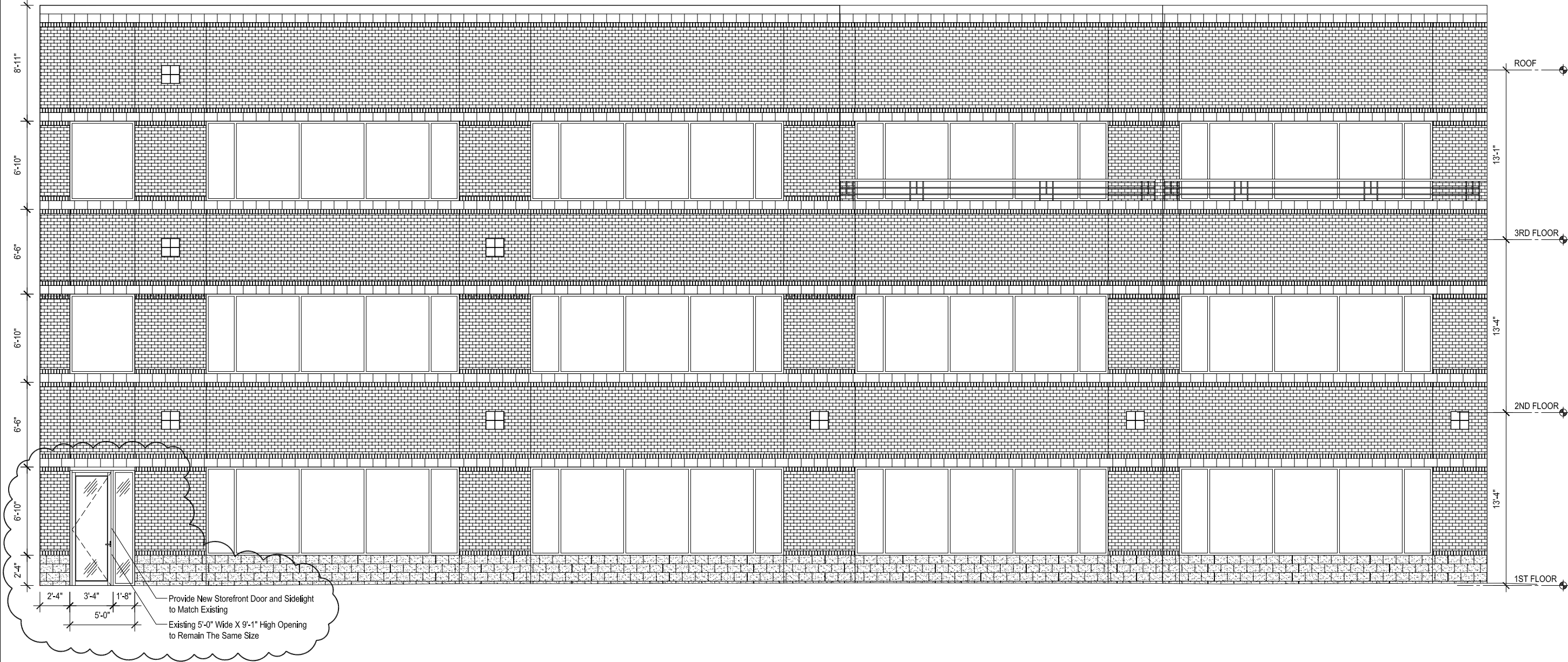
NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-024, for a building alteration at 505 Huntmar Park Drive, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) the aluminum framing and glass tint and glare match the window and door systems throughout the rest of the structure.



Attachment #2



* This drawing has not been field verified and should not be used to order furniture, fixtures or equipment. BECO makes no warranties as to its completeness or accuracy.



Title: ARB #22-027; New signage; 150 Elden Street

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	New wall sign		
Address	150 Elden Street, Suite 170		
Fairfax County Tax Map Number	0171 04 B		
Owner	HJK LP.		
Applicant	Gary Brent, MG Permits		
Business/Organization	Forbright		
Property Use	Commercial business		
Zoning District	CS, Commercial Services District		
Adjacent Zoning	North: Residential Multi-Family South: O & LI, Office and Light Industrial East: CO, Commercial Office West: CS, Commercial Services District		
Building Type(s)	Two story commercial strip mall	Date of Construction:	1989
Architectural Style(s)	Modernist		
Exterior Material(s)	Precast concrete, brick, metal roofing and decorative wood paneling		
Neighborhood Design Profile	The neighborhood is a mix of commercial and multi-family residential		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff recommending approval of this application.
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Case Details

Proposal:

This application is for the installation of a new wall sign at the shopping center at 150 Elden Street. The proposed sign is situated above the storefront on an architectural band where tenant signage throughout the first story of this building is located. The sign is 29.9 Square feet and consists of internally illuminated channel letters with black trimcaps, black aluminum returns and white acrylic faces. One element on the sign is green. The sign letters are pin flush mounted to the façade.

Site Description:

150 Elden Street, suite 170 is part of the Elden Plaza Shopping Center. The proposed sign location faces Elden Street with parking and landscaping between the building / sign location and the public right of way. The shopping center is situated near both commercial buildings and multifamily residential buildings.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. There is a Master Sign Plan for this building, but the proposed sign departs from the MSP requirements. The discrepancy between the proposed sign and the MSP includes the letter height and color. Staff believes these differences do not introduce substantial discrepancy with the existing signs.
3. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
 - b. The proposed wall sign clearly and legibly represents the intended business

- c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
4. Staff is recommending a condition that the applicant provide full page, to scale, high resolution rendering of the proposed sign in its proposed location to staff for Town records.

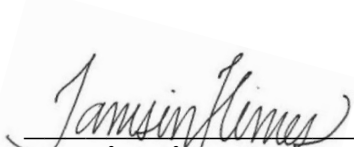
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval with conditions in accordance with the draft resolution

Report Attachments

1.	Draft Resolution
2.	Sign Drawings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

December 14, 2022

Resolution- to approve ARB #22-027, for signage on a building at 150 Elden Street, Suite 170, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 04 B.

WHEREAS, the applicant has submitted an application to install signage at the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 14, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-027, for signage on a building at 150 Elden Street, Suite 170, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

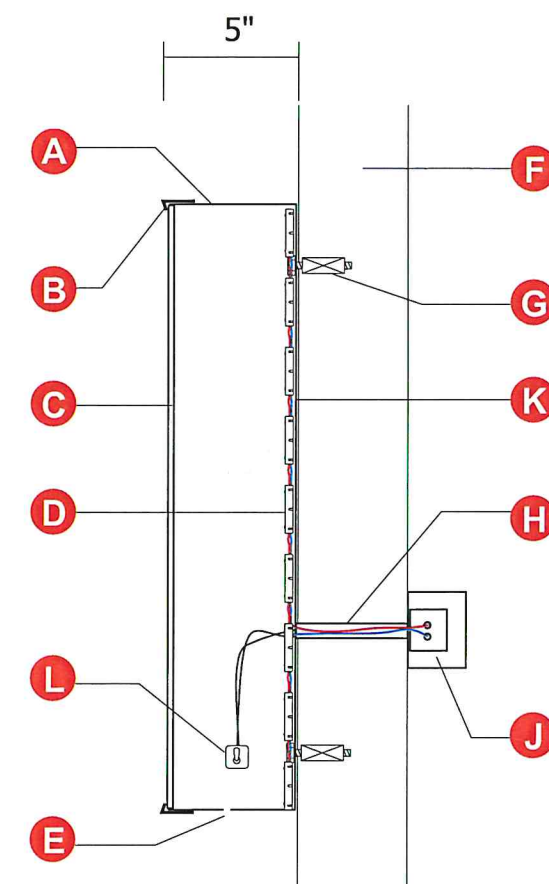
- 1) the applicant provides a full page, to scale rendering of the proposed sign in its proposed location to staff for Town records

Herndon, VA



29.9 SF

- A.** .040 ALUM. RETURNS PRE-FINISHED BLACK
- B.** 1" BLACK TRIMCAP
- C.** 1/8" THK. TRANSLUCENT WHITE ACRYLIC FACES
W/ DIGITALLY PRINTED TRANSLUCENT GREEN
VINYL OVERLAY ON LEAF
- D.** WHITE LX-ECO3S 6500k NC LED'S
- E.** WEEP HOLES AS REQ'D
- F.** PRECAST BUILDING FACADE
- G.** 1/4" BOLTS & DBL. EXP. ANCHORS
- H.** WIRING IN LIQUATITE TO ELEC. CIRCUIT
- J.** REMOTE POWER SOURCE IN METAL BOX
- K.** .063 ALUM. CHANNEL LTR. BACK
- L.** U.L. LISTED DISCONNECT SWITCH



L.E.D. CNL. LTR. SECTION (TYP) - REMOTE NTS

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED



CUSTOMER Forbright Bank @ Elden Plaza
ADDRESS 150 Elden Street, #170
CITY Herndon
STATE VA 20170
FILE NAME Forbright_Herndon (pkg)

DWG. NO. 1106
SCALE Noted
DATE 9/27/22
DESIGNER LL
CONTACT Justin Wyman

REVISIONS

10/18/22 LL rev. to remote

10/6/22 LL correct title blk. addy

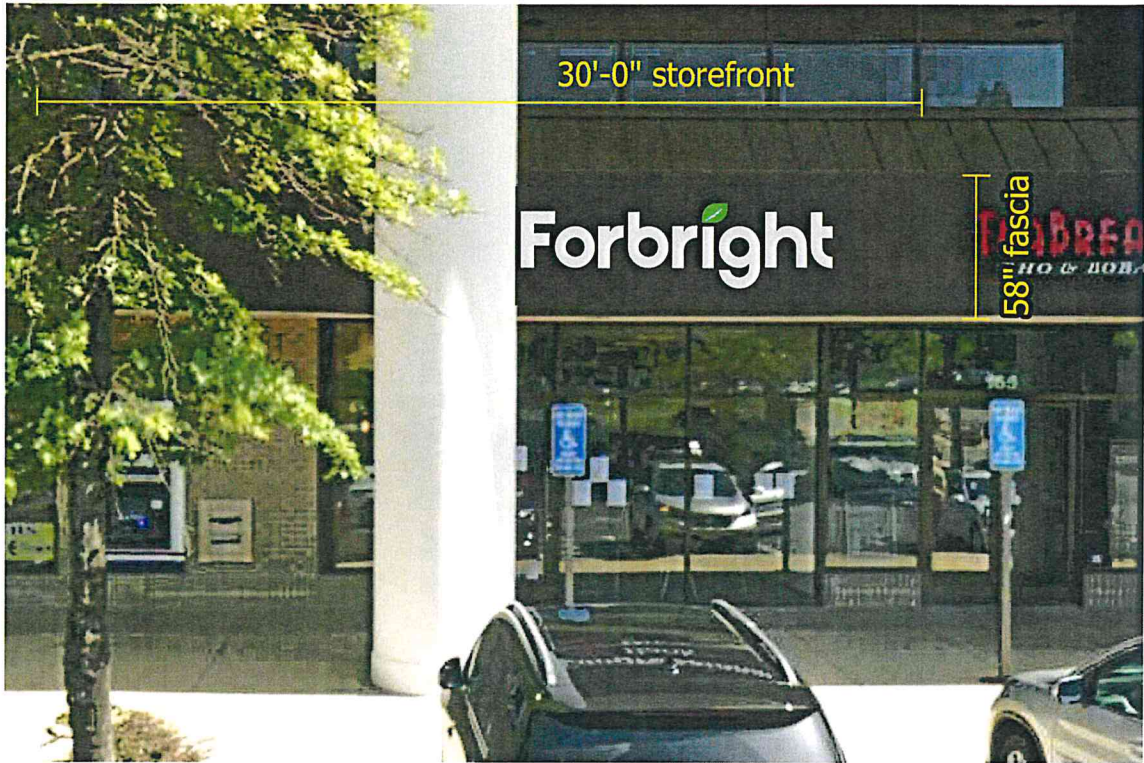
9/29/22 LL rev. to white ltrs.

Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.

REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

RENDERED ELEVATION

Herndon, VA



PROPOSED BANNER

approx. 1/8" = 1'-0"



EXISTING 5" DEEP x 40 1/4" x 142" O.A. CHANNEL LETTERS
MOUNTED ON 5" DEEP RACEWAY

Title: ARB #22-029; New signage; 1100 Herndon Parkway

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	New wall sign		
Address	1100 Herndon Parkway		
Fairfax County Tax Map Number	0161 02 0014		
Owner	Sovran Limited Co.		
Applicant	CP Leopold, SignGraphix.		
Business/Organization	Bank of America		
Property Use	Business		
Zoning District	CS, Commercial Services District		
Adjacent Zoning	North: CS, Commercial Services District South: CS, Commercial Services District East: CO, Commercial Office West: CS, Commercial Services District		
Building Type(s)	Two story commercial building	Date of Construction:	1979
Architectural Style(s)	Modernist office		
Exterior Material(s)	Brick		
Neighborhood Design Profile	The neighborhood is primarily commercial with some multi-family residential buildings		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval of this application.
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Case Details

Proposal:

This application is for two replacement wall signs for Bank of America on two facades of 1100 Herndon Parkway. The proposed signs are located on the southeast and southwest facades of the building facing Elden Street and Herndon Parkway respectively. Both existing and proposed signs are located on an architectural division in the brick façade banded on top and bottom by light precast concrete, contrasting with the dark brick. Both proposed new signs are replacing existing in the same location.

The southeast sign (facing Elden Street) measures approximately 26.6 square feet while the proposed southwest sign (facing Herndon Parkway) measures approximately 40

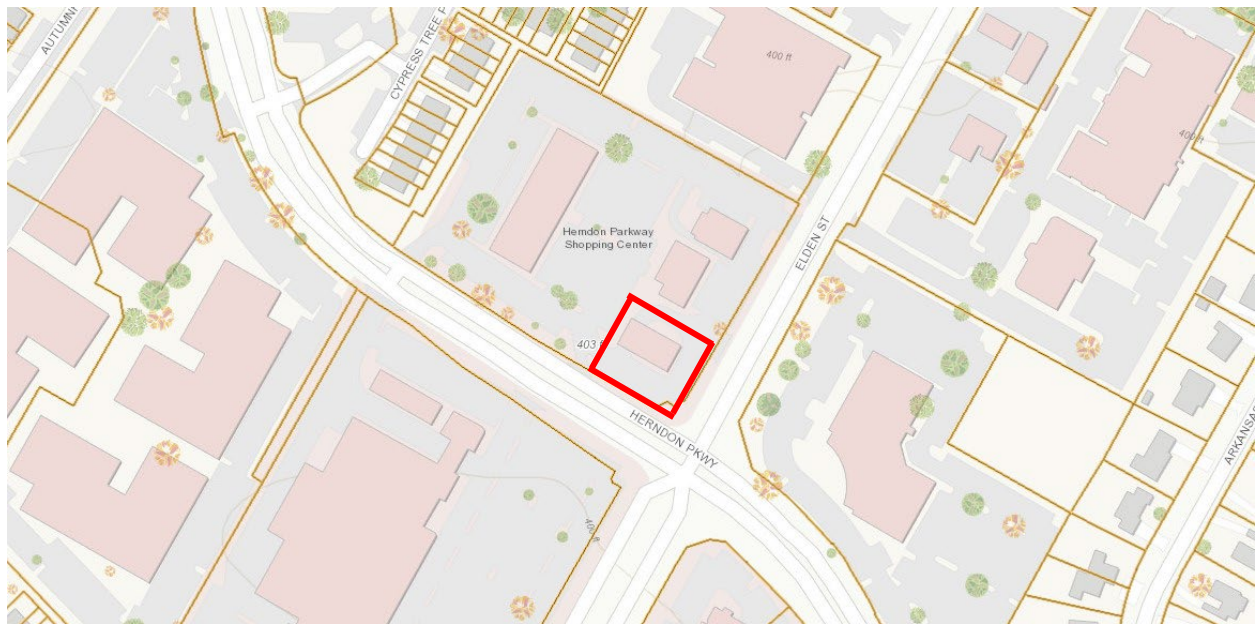
square feet. Aside from size, the two proposed signs have identical designs. They consist of a light gray backer board with a red border, internally illuminated channel letters reading “Bank of America,” and an internally illuminated logo. The letter faces are dark blue, and the logo face is dark blue and red.

The applicant provided designs for additional signage updates throughout the structure. Of the proposed signage submitted, these two signs only require review by the ARB.

Site Description:

1100 Herndon Parkway is a brick modernist building with tinted windows and minimalist precast concrete detailing. It sits at the intersection of Herndon Parkway and Elden Street, a highly trafficked intersection with a high level of visibility. The structure is part of the Herndon Parkway Shopping Center which consists of 1100 Herndon Parkway and three other buildings. 1100 Herndon Parkway is surrounded by parking and other paving with a narrow strip of landscaping between the parking and the right of way. The grade at the building is slightly higher than that of the intersection, giving additional prominence to the structure.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.

2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
 - b. The proposed wall sign clearly and legibly represents the intended business
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. This tenant space features window signs which are non-compliant with the zoning ordinance. The zoning ordinance allows for window signs that cover no more than 25% of the window. Staff is recommending a condition that these signs be removed or altered to meet the zoning requirements prior to a building permit being issued for these two wall signs.

Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this application with conditions in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Wall sign drawings
3.	Photos

Staff Signatures


Famsin Himes
Lead Planner/Design and Development


Bryce A. Perry
Deputy Director

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

December 14, 2022

Resolution- to approve ARB #22-029, for signage on a building at 1100 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014.

WHEREAS, the applicant has submitted an application to install signage at the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 14, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-029, for signage on a building at 1100 Herndon Parkway, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) The existing non-conforming window signs at 1100 Herndon Parkway be taken down or altered prior to issuance of a building permit for these two wall signs.

Recommendation Completed: 09-20-2022
Approved: 09-29-2022
Date Print: 09/30/2022



Existing Photo



Proposed Photo



Existing

Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	EXT-002
Existing Sign Type:	Wall Cabinet
Face Material:	
Graphics Material:	Vinyl
Overall Height:	167" est
Face Height:	24" est
Face Width:	144" est
Illuminated:	Illuminated
Electrical:	
Wall Material:	
Sign Comment:	

Proposed

Asset Type:	Exterior	Overall Height:	2'-1 1/4"
Sign Number:	EXT-002	Overall Width:	12' -8 1/8"
Sign Type:	D4ng	Logo Height:	
Description:	2'-1 1/4" Inline Channel Letters on a Backer Panel - Inline Format	Letter Height:	7 1/4"
Action:	Remove and Replace	Illuminated:	Illuminated
Comments:	Restoration Notes: Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.		

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Attachment #3

1100 Herndon Pkwy



Title: ARB #22-030; New signage; 450 Springpark Place

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	Business Identification Wall Sign		
Address	450 Springpark Place		
Fairfax County Tax Map Number	0162 54 0001		
Owner	Springpark Place, LLC.		
Applicant	Bob O'Hern, Image360 Fairfax Va		
Business/Organization	Fairfax Radiology Centers		
Property Use	Health Organization		
Zoning District	PD-B (Planned Dev-Business)		
Adjacent Zoning	North: PD-B (Planned Dev-Business) East: O & LI, Office and Light Industrial South: PD-B (Planned Dev-Business) West: PD-B (Planned Dev-Business)		
Building Type(s)	Two story office	Date of Construction:	1985
Architectural Style(s)	Modernist office		
Exterior Material(s)	Brick, precast concrete, black aluminum framed tinted glazing		
Neighborhood Design Profile	Office and commercial buildings		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is recommending approval of this application.
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Case Details

Proposal:

This application is for the installation of two new wall signs at 450 Springpark Place. The sign design documents provided feature the two wall signs as well as two window signs. The window signs are exempt and are not addressed in this staff report.

The proposed wall signs are identical and placed above entrances on two facades of the building. Each sign is a square 6mm ACM Brushed Aluminum backer measuring 12 square feet. The sign contains the text "Fairfax Radiology Centers" and smaller subtext "An Inova Partnership" along with a half circle of rays extending from the text. The text

and rays are dark green, light green and black glossy cut vinyl mounted on the backer board. The sign is unlit.

Site Description:

450 Springpark Place is part of a brick office building with accent elements of black aluminum and darkly tinted glass window and door systems. The aluminum and glass systems extend for most of the first floor of this tenant space and comprise the corner of the building at the corner of Spring Street and Spring Park Place. The upper floor is brick and overhangs from the glazed lower portion of the building, supported by light-colored columns. One of the proposed signs faces Spring Street with a parking lot in between. The other proposed sign is located on the building façade facing Springpark Place.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.

- b. The proposed wall sign clearly and legibly represents the intended business
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. As mentioned previously, the window signs that are featured in the sign drawings are exempt from review and not addressed in this report. Staff believes the wall signs are appropriately designed and compatible with the design of the office building. The text is relatively small and may not be easily legible at a distance however the larger window signs are much more visible and establish an identifying overall image that, given the matching design at a smaller scale, improves the function of the wall signs to identify the business. Staff is recommending approval of this application, however clarity should be sought on the reason for the horizontal placement of the signs. One sign seems centered above an entrance while the other does not seem aligned or placed in any specific relationship with any building feature. Often wall signs should be justified to the left or right of corners, or centered between façade features.

Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Wall sign drawings
3.	Images

Staff Signatures



Famsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

December 14, 2022

Resolution- to approve ARB #22-030, for signage on a building at 450 Springpark Place, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 54 0001.

WHEREAS, the applicant has submitted an application to install signage at the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on November 14, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-030, for signage on a building at 450 Springpark Place, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB.

Building Logos

Window Lettering

White Cut Vinyl (cast)

Shown Pink for Visibility

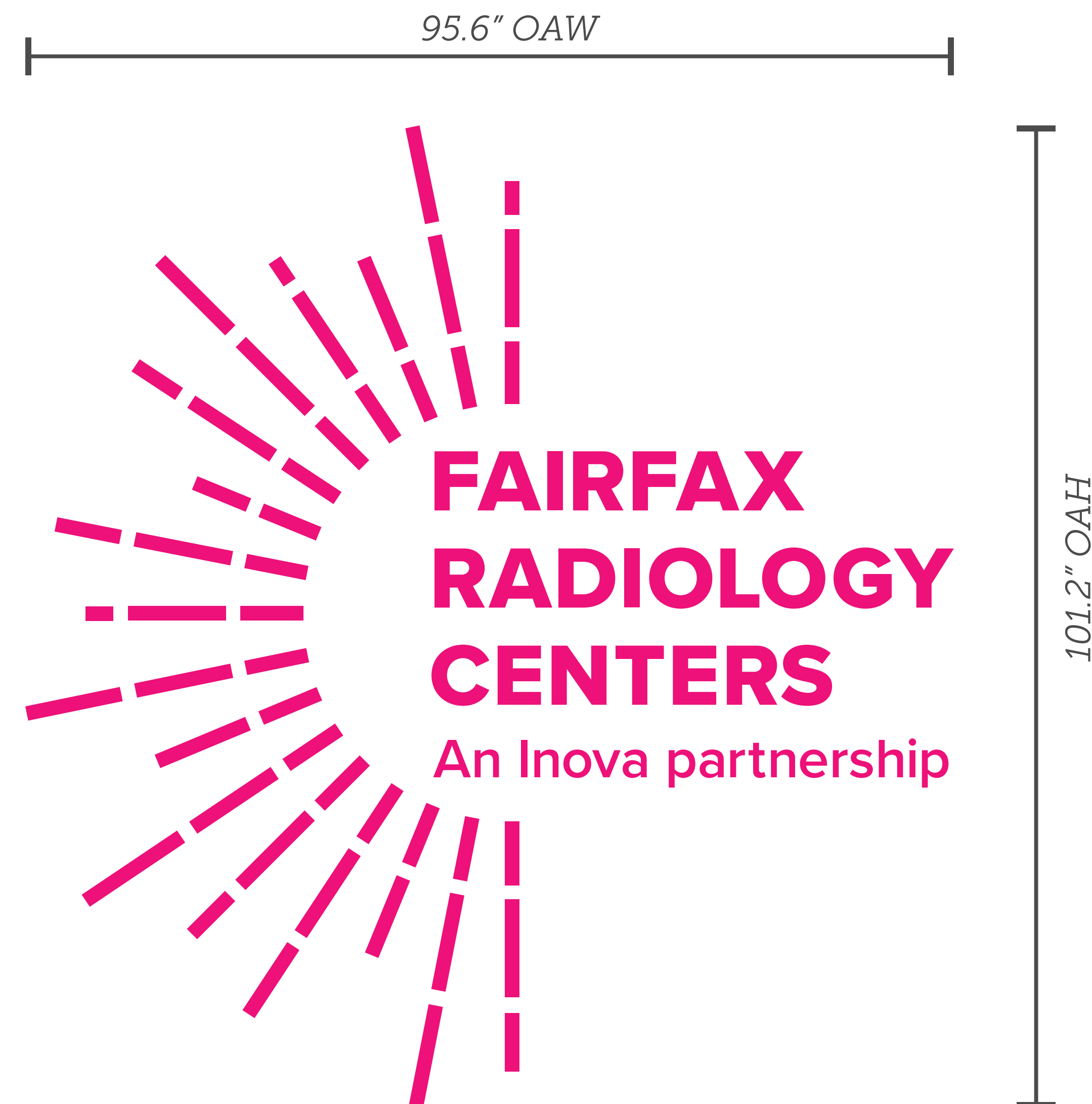
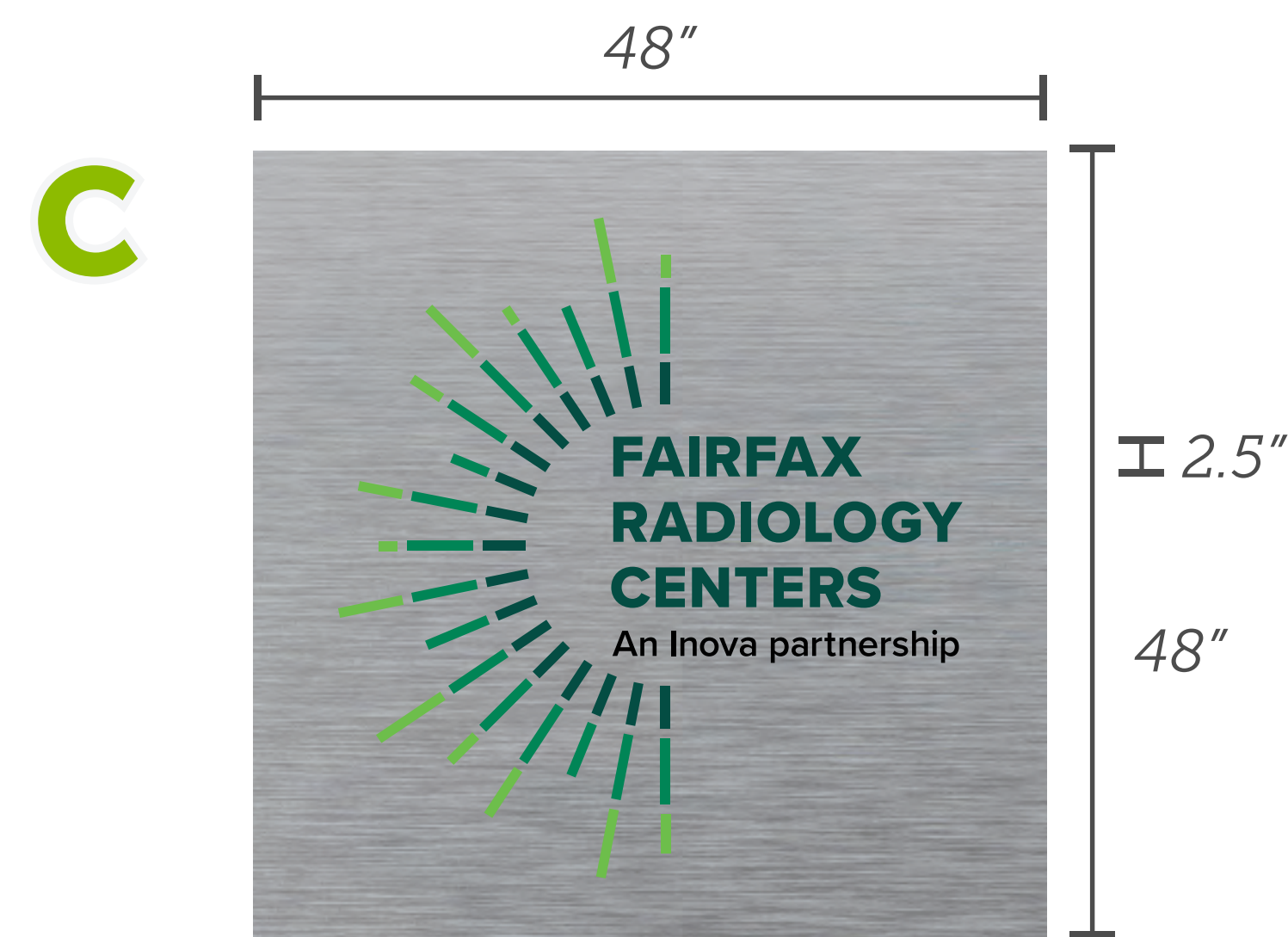
Installed on 7 Exterior Panels

Quantity: 2 Logos, 7 Panels Each

Logo Panels

Cut Vinyl, Glossy
Mounted to 6mm ACM
Brushed Aluminum

Quantity: 2



Fairfax, VA
Image360FairfaxVA.com
(703) 591-2444

- Proof #1 ☒
- #2 ☐
- #3 ☐
- #4 ☐ + \$30
- #5 ☐ + \$30

» Please Proof Carefully! «

It is the customer's responsibility to double check all spelling, grammar, layout and design of any artwork. Your email response and approval will be regarded as written approval on all jobs.

NOTE: If any errors are overlooked and approved, ALL original and reprint costs must be paid for by the customer.

Client: FRC - Herndon
Order #: FFX-14852
Date: 9-23-2022
Designer: Tracy

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Approval Signature: _____

Date: _____

Attachment #2



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#2 ☐
#3 ☐
#4 ☐ + \$30
#5 ☐ + \$30

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Approval Signature: _____

Date: _____

Attachment #2



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#5 ☐ + \$30

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Approval Signature: _____

Date: _____



PUBLIC SCHOOL
matic
Services

450 Springpark Place



Streetview: 450 Springpark Place