

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
DECEMBER 4, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **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.)**
3. **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 Manjeet Singh. Applicant's Representative/Agent: Anthony Bashorun, Signarama.
4. **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.
5. **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.

COMMENTS

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

ADJOURNMENT



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: December 4, 2019

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

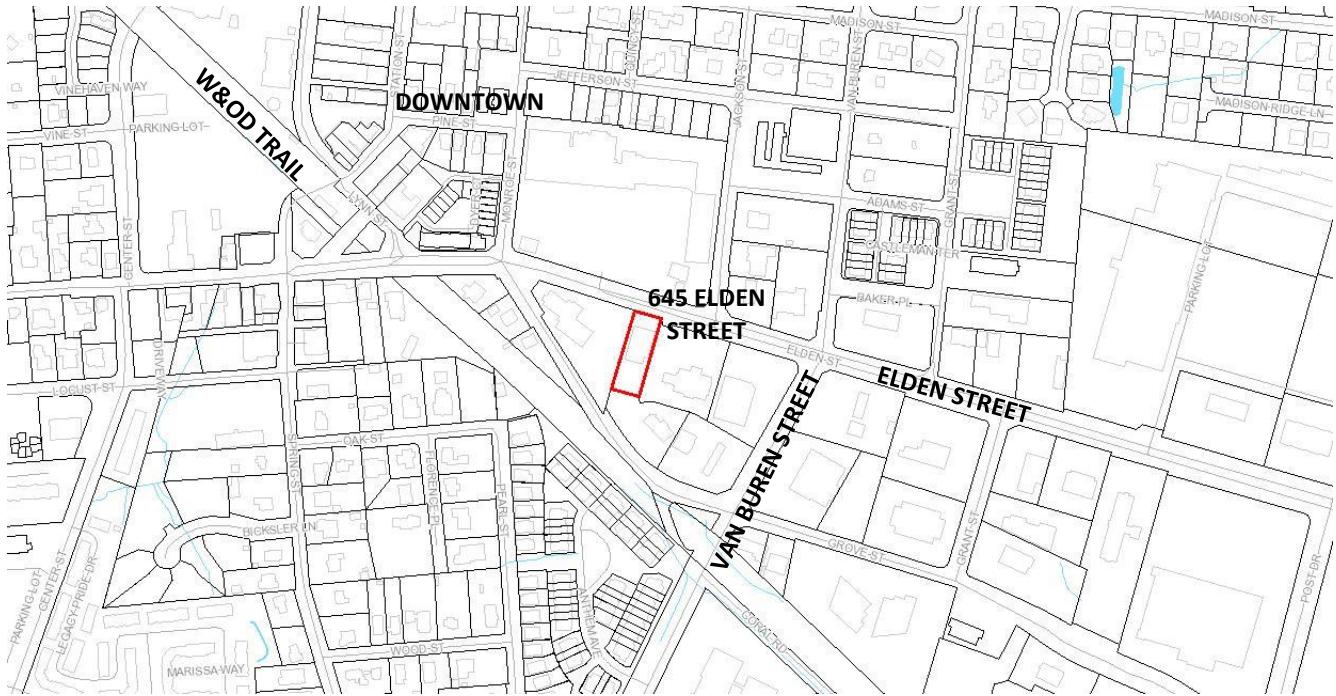
This memo serves as an update for ARB #19-38, 232 Sunset Park Drive which was discussed by the Board on November 6, 2019 at its scheduled Work Session and was continued by the Board at the November 20, 2019 ARB Public Hearing.

As of the date of this memo, staff has not received any 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 and the staff memo encapsulating the Board's work session comments presented as presented to the Board on November 20, 2019. Staff is in communication with the applicant and their representatives to determine a path forward for this case.

Since staff has no updates for the Board on this public hearing item, staff will recommend a continuance to the January 2020 ARB Public Hearing, to allow the applicant additional time to address the design issues noted by the Board and staff.

Case Number & Type: ARB #19-42; Wall Sign
Case Summary: Install a new wall sign panel in an existing sign cabinet on an existing commercial building.
Case Location: 645 Elden Street, East of Downtown Herndon

Location Map



Property Information

Owner / Applicant:	Shub Karaj, LLC c/o Manject Singh		
Representative:	Anthony Bashorun, Signarama		
Business/Organization:	Adyar Ananda Bhavan Restaurant		
Property Use:	Single story commercial, restaurant		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	North: CS, Commercial Services South: PD-B, Planned Development - Business	East: PD-B, Planned Development - Business West: CS, Commercial Services	
Associated Cases:	ARB #06-47		
Building Type(s):	Single story commercial; single occupant restaurant	Date of Construction:	circa 1961
Architectural Style(s):	Post-modern, atypical exaggerated surface ornamentation and detailing		
Exterior Material(s):	Composite – CMU structure, brick clad exterior, unusual stylistic storefront expression and details in metal, wood and glass		
Neighborhood Design Profile:	Existing commercial, near downtown urban commercial and mixed use		

Case Details

Case Description:

This application proposes to install a new wall sign panel on the commercial restaurant building at the subject address for a new tenant business, *Adyar Ananda Bhavan Indian Restaurant*. The proposed panel sign will be a 3'-9" wide by 15'-0" long by 7" deep place in an existing white colored, aluminum cabinet with a painted, opaque 3/16" acrylic sign face with white and blue translucent lettering with two lines of text "*Adyar*" and "*Ananda Bhavan*" of varying heights which have not been specified in the application. In addition, two oval shaped logos are to be placed above the lower line of text and to either side of the first line of text with a translucent white background and multi-colored logo designs with accompanying text within each. The sign cabinet is to be internally illuminated with white LED lights such that the white / blue letters will illuminate at night. Using the method for calculation of sign area found in the Town's Zoning Ordinance, the sign will occupy 56.25 square feet of surface area (Attachments #1, #2, and #3).

Case Background:

This ARB case is part of a few cases over the years that has installed new and/or replaced sign cabinets as restaurant tenants leave and new tenant occupy the building(s) on this site. ARB #06-47 was the latest approved case, in which the Board approved the existing cabinet sign and sign panel to be replaced with a new sign panel as described in the case description.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance Section 78-140.4. - *Prohibited signs*
- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*
- Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts*
- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. The application proposes 56.25 square feet of signage to be placed on a west-facing wall above an entry into the subject building. Section 78-141.4. - *Sign standards for commercial districts*. Table 141.4(a) specifies that an unlimited number of wall signs per building are permitted with a maximum sign area 150 square feet per sign are authorized in the CS, Commercial Services, zoning district and placed no higher than 20' high on the building. This building is permitted to have 65 square feet of wall signs along the north facing facade in accordance with the referenced zoning ordinance section. Since sign cabinet is existing and the applicant is only replacing the sign panel with a different design for a different tenant business, the non-conforming sign (in sign height) may remain in its current location. However, though the applicant is proposing to use an opaque covering or paint, staff has found that that this does not make the sign background completely opaque, thus non-compliant with the Town's Zoning Ordinance. Staff is recommending that the sign background be 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.

Staff also notes that Zoning Ordinance Section 78-140.4. - *Prohibited signs*, specifically prohibits cabinet signs, such as the one proposed. However, as noted above, the sign cabinet is existing is not being moved, enlarged, redesigned or otherwise increasing the non-

conformity; and thus, is a legally non-conforming sign as determined by the Town Zoning Administrator.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding design, location and illumination.
3. The proposed sign 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 (Attachment #4). Staff finds that the proposed wall sign will be consistent with previous sign approvals for the building and will not detract from the architecture of the building or that of the adjacent buildings, with the recommended material changes above. Thus, staff believes that the proposed sign will comply with the review criteria.

Staff Recommendation:

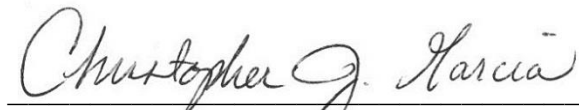
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-42, in accordance with Alternative #3, with the 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. Design revisions shall be submitted to Town staff prior to issuance of a corresponding building permit.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

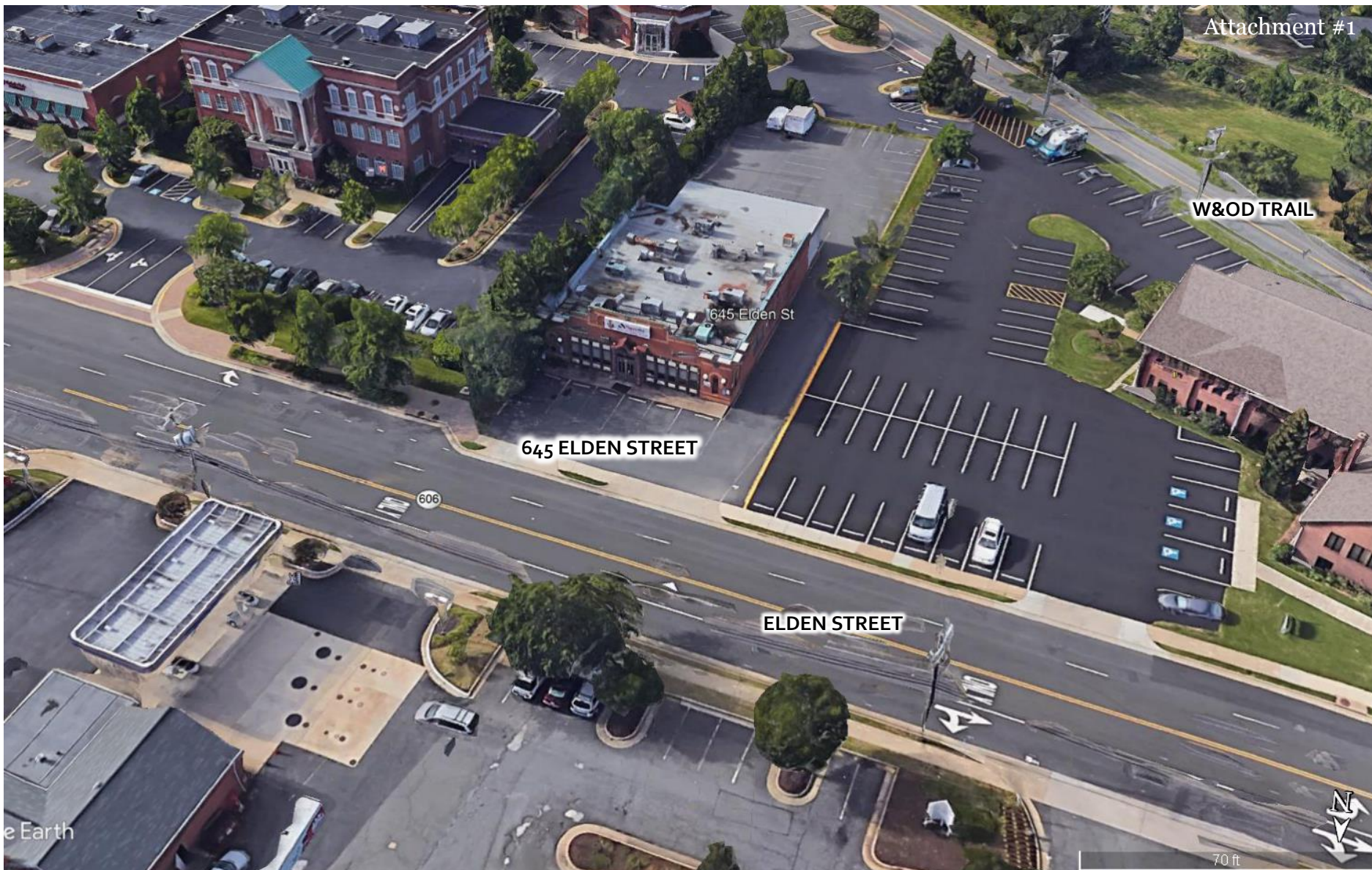
Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

Signarama of Herndon

316 Victory Drive

Herndon, VA 20170

Signarama of Herndon would like to apply for a permit to place a 3/16" acrylic panel on the face of a 45" x 180" existing lightbox. We will cut the sheet to size and do two vinyl prints that will be adhered to the surface of the acrylic panel. The purple background will be printed on an opaque vinyl that will not allow light to shine through at night. The text and logos will be printed on translucent vinyl to allow light to shine through them at night. The acrylic panel will slide into the existing light box.

Location: 645 Elden Street Herndon, VA 20170



Building and Adjacent parking

Proposed Location of Sign

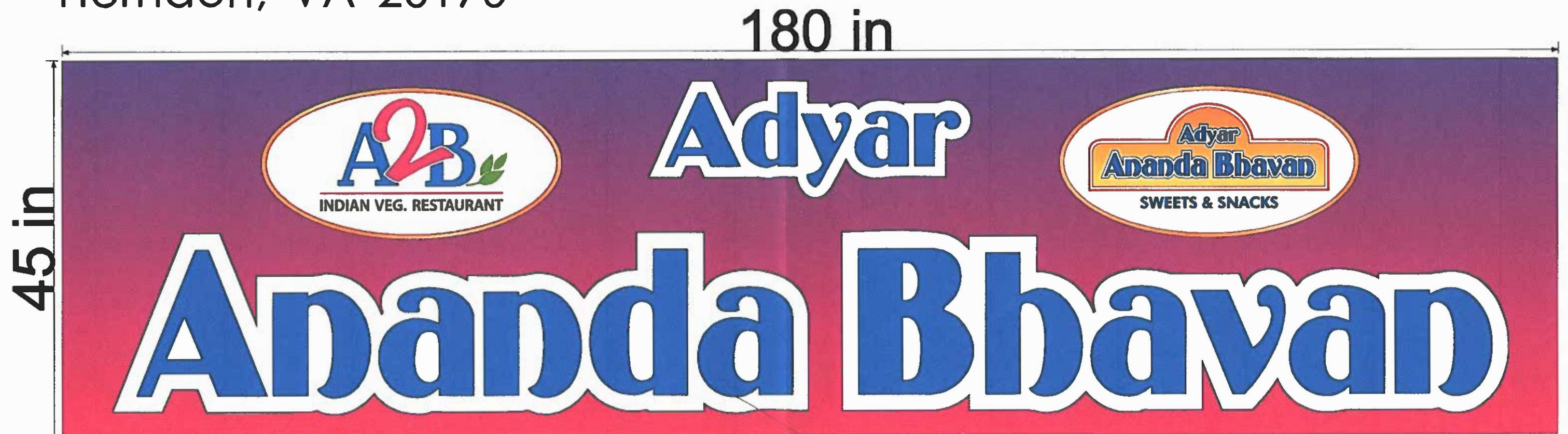
Nearby Vehicle Entrances
and public/private Sidewalks

QTY: 1
3/16" Acrylic Face
w/ Premium
Vinyl Graphics
On Existing Lightbox

RECEIVED ON

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Location:
645 Elden Street
Herndon, VA 20170

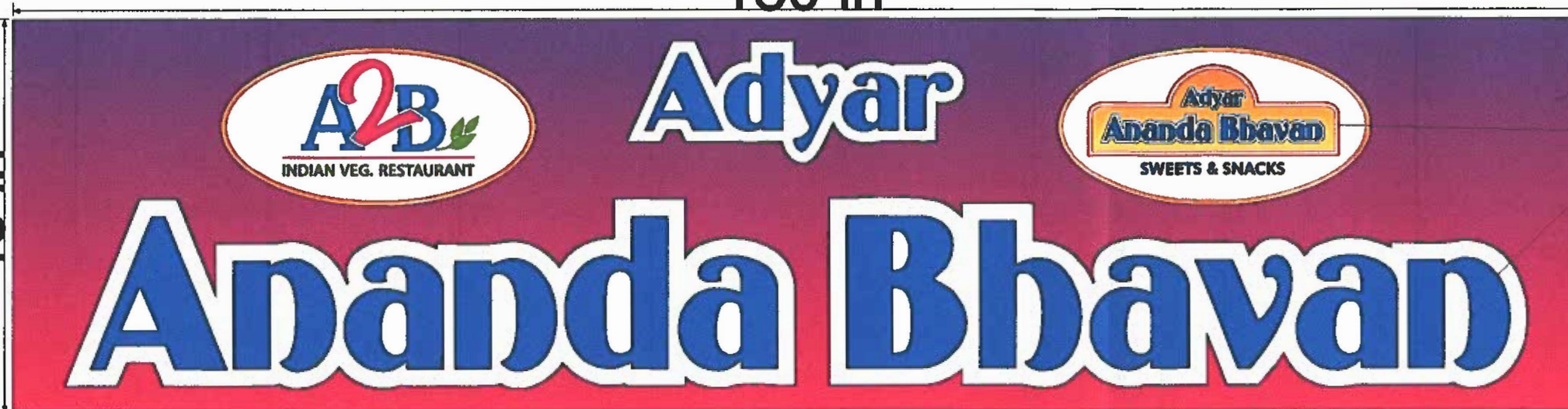


QTY: 1
3/16" Acrylic Face
w/ Premium
Vinyl Graphics
On Existing Lightbox

Purple to be Opaque
Text and Logos Translucent

180 in

45 in



Purple to be Opaque
Text and Logos Translucent

65 ft



Location:
645 Elden Street
Herndon, VA 20170

QTY: 1
3/16" Acrylic Face
w/ Premium
Vinyl Graphics
On Existing Lightbox

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

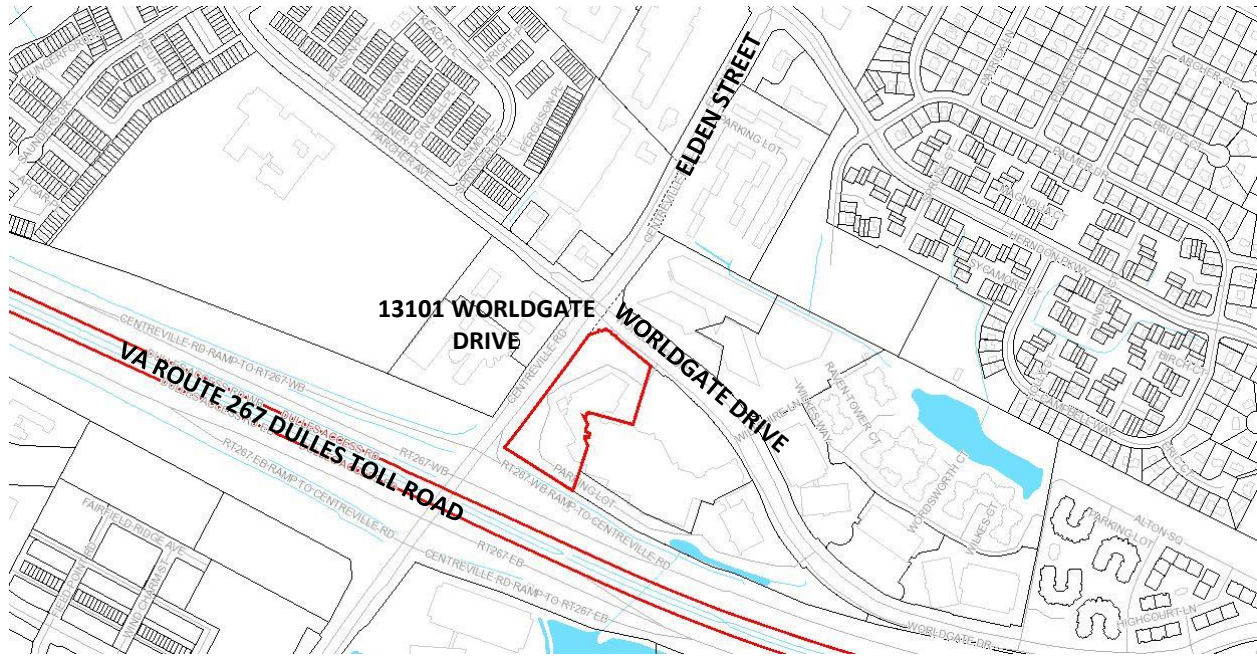
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #19-43; Addition
Case Summary: Construct a fitness center enclosure around an existing outdoor pool deck on the 3rd floor of an existing hotel.
Case Location: 13101 Worldgate Drive, Worldgate Shopping Center

Location Map



Property Information

Owner / Applicant:	Dulles Suites, LLC c/o Steven J. Fairbanks		
Representative:	Matt Runyon, Newcomer Associates		
Business/Organization:	Marriott Suites – Washington Dulles		
Property Use:	Multi-story commercial hotel		
Zoning District:	PD-W, Planned Development - Worldgate		
Adjacent Zoning:	North: Outside town corporate boundary South: VA Route 267 Right-of-Way	East: PD-W, Planned Development - Worldgate West: Outside town corporate boundary	
Associated Cases:	N/A		
Building Type(s):	Multi-story steel framed with composite exterior materials	Date of Construction:	2001
Architectural Style(s):	Post-modern, typical suburban commercial retail expression		
Exterior Material(s):	Composite – Steel framed structure, pre-cast concrete wall panels glass curtain wall and glass ribbon windows on a two-story concrete podium		
Neighborhood Design Profile:	Existing planned mixed-use and retail development area		

Case Details

Case Description:

This application proposes a new addition to an existing commercial structure, a multi-story hotel. The major site development design features include:

1. A single-story addition on the third floor, enclosing an existing outdoor swimming pool and roof deck, to be modified for use as a fitness room;
2. Removal of the existing outdoor pool and replacement with an indoor fitness space and exercise equipment; and
3. Access from the new enclosure to a smaller outdoor roof deck on the third floor.

The applicant intends to close existing indoor and outdoor pool areas as well as an existing internal fitness center. The spaces for the existing indoor pool and internal fitness center are planned to be reconfigured for six additional guest rooms, with the outdoor pool area being enclosed and redesigned for the proposed fitness area as noted. In addition, the property owners are proposing the following materials and features for this enclosure:

1. Gray metal panel system, Alucobond ® Plus, for the addition's exterior cladding with a gray metal fascia on the top edge of the, presumably, flat roof with a parapet perimeter wall;
2. Metal and mirrored glass storefront system on all primary elevations; and
3. New aluminum guard railing along the perimeter of the residual outdoor roof deck area to remain (Attachments #1, 2, and 3).

Case Background:

This ARB case is the formal application for consideration which was before the Board as an ARB discussion item on the September 19, 2019 ARB work session agenda.

Applicable Design Guidelines & Standards:

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

Staff Analysis

1. Staff's review of this proposal recognizes that the designer has made several design decisions to somewhat differentiate the new addition from the existing architecture but retain complementary forms of the geometric design of the hotel building. Further, the addition uses a storefront window/door system that is similar in proportion to the extensive ribbon/panel windows horizontally oriented across the hotel's facades on each floor.

While staff recognizes the designer's attempt to balance and integrate thematic design components across the old and new features, staff also recognizes the use of the Alucobond ® metal panel system which appears to relate to the Sport & Health facility, which appears to use a similar panel system, immediately adjacent to the addition and the hotel. Staff also recognizes that at street level and from the adjacent roadways, only a small portion of the 3rd floor addition will be visible.

Staff still has some questions related to seeing the entire elevation (from floor-to-roof) and a roof plan to better understand the full design of the addition. Presuming the architecture behind the parapet walls in the attached elevations are not significantly different and there are no roof features, such as mechanical equipment requiring screening, that would require further Board review, staff finds the design to be complimentary and integrated in form, materials, and details when compared to the design of the hotel and adjacent structures as noted in this report. However, staff would recommend provision of additional design information to show the full floor-to-roof elevations and a roof plan as a condition of approval.

2. The proposed addition 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 (Attachment #4). Staff finds that the proposed addition will be consistent in form and differentiated in material from the architecture of the existing hotel building. In addition, the addition's proposed cladding materials somewhat relates to the "*Sports & Health*" building immediately adjacent the hotel building, which appears to use a similar exterior panel system. Thus, staff believes that the proposed addition, will comply with the review criteria specified in the Town Code of Ordinances.

Staff Recommendation:

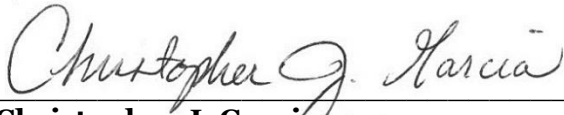
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-43, in accordance with Alternative #3, with the following conditions: 1. Applicant shall provide updated elevations showing the floor-to-roof elevation of the exterior walls and a roof plan with any roof-mounted features drawn as will be constructed. 2. Updated materials shall be provided to staff for final review meeting Condition #1 prior to issuance of a building permit for the project. 3. Should staff find any significant design issues in any updated materials, staff may require the applicant to return to the Board for further discussion and/or action, if needed.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

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



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

NEWCOMER ASSOCIATES

architecture + engineering



November 8, 2019

Department of Community Development
Attn: Chris Garcia
777 Lynn Street
Herndon, VA 20170

Re: Marriott Suites Washington Dulles
Architectural Review Board Application

Dear Mr. Garcia:

Please find enclosed our completed application for this project. The owner is building a 1,946 s.f. Fitness Center on the existing outdoor pool deck. The outdoor pool, indoor pool, and existing fitness center will be closed. Inside the building the existing fitness center and pool area will be converted into six future guestrooms.

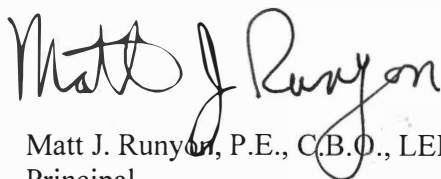
The addition will be constructed from structural steel with a flat bar joist roof. The exterior walls will primarily be metal stud and aluminum storefront covered with a formed aluminum panel.

I have included the following materials in the package:

1. \$150.00 check.
2. Completed application.
3. Labeled color photographs.
4. Full size colored elevations.
5. 11x17 colored elevations.
6. Alucobond aluminum panel sample.
7. Viracon glass sample.
8. Cut sheets for Alucobond, Viracon glass, aluminum storefront, aluminum railing, fascia, and patio light fixtures.
9. 11x17 schematic site plan.
10. 11x17 floor plan.

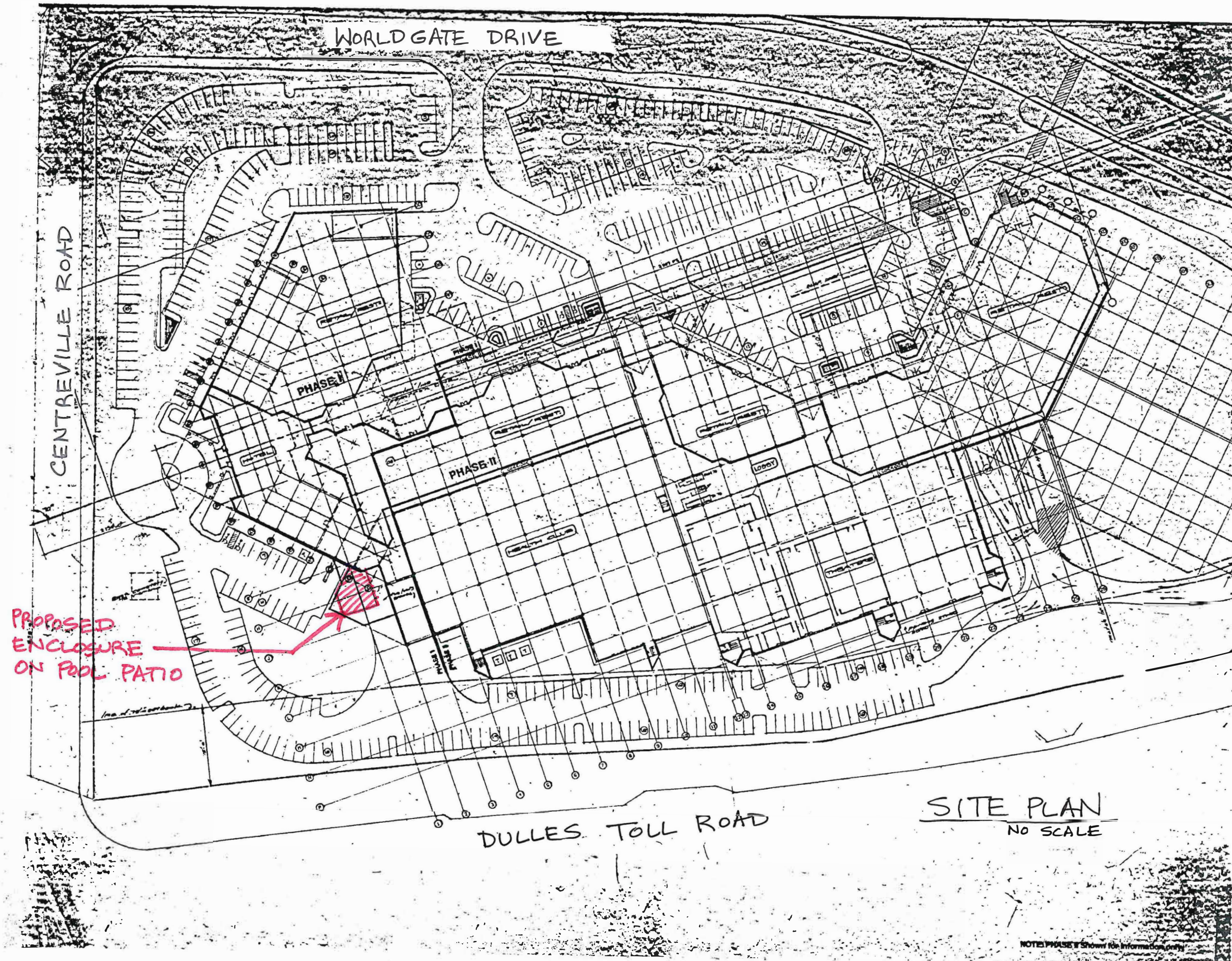
Please let me know if you need additional information. Thank you.

Sincerely,



Matt J. Runyon, P.E., C.B.O., LEED Green Associate
Principal

MJR/dh

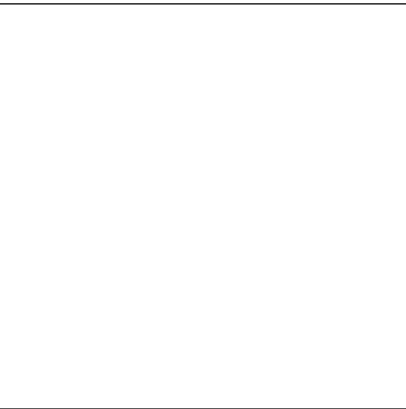
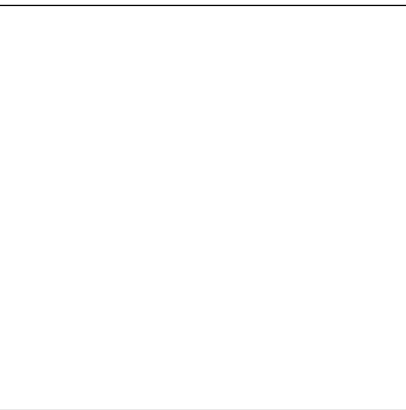


SITE PLAN

NO SCALE

NOTE: PLEASE IF SHOWN FOR INFORMATION ONLY

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



NEWCOMER ASSOCIATES
architecture + engineering

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Chambersburg, PA 17201
Tel: 717 263 7380
Fax: 717 263 7380
www.newcomerassociates.com

Marriott Suites

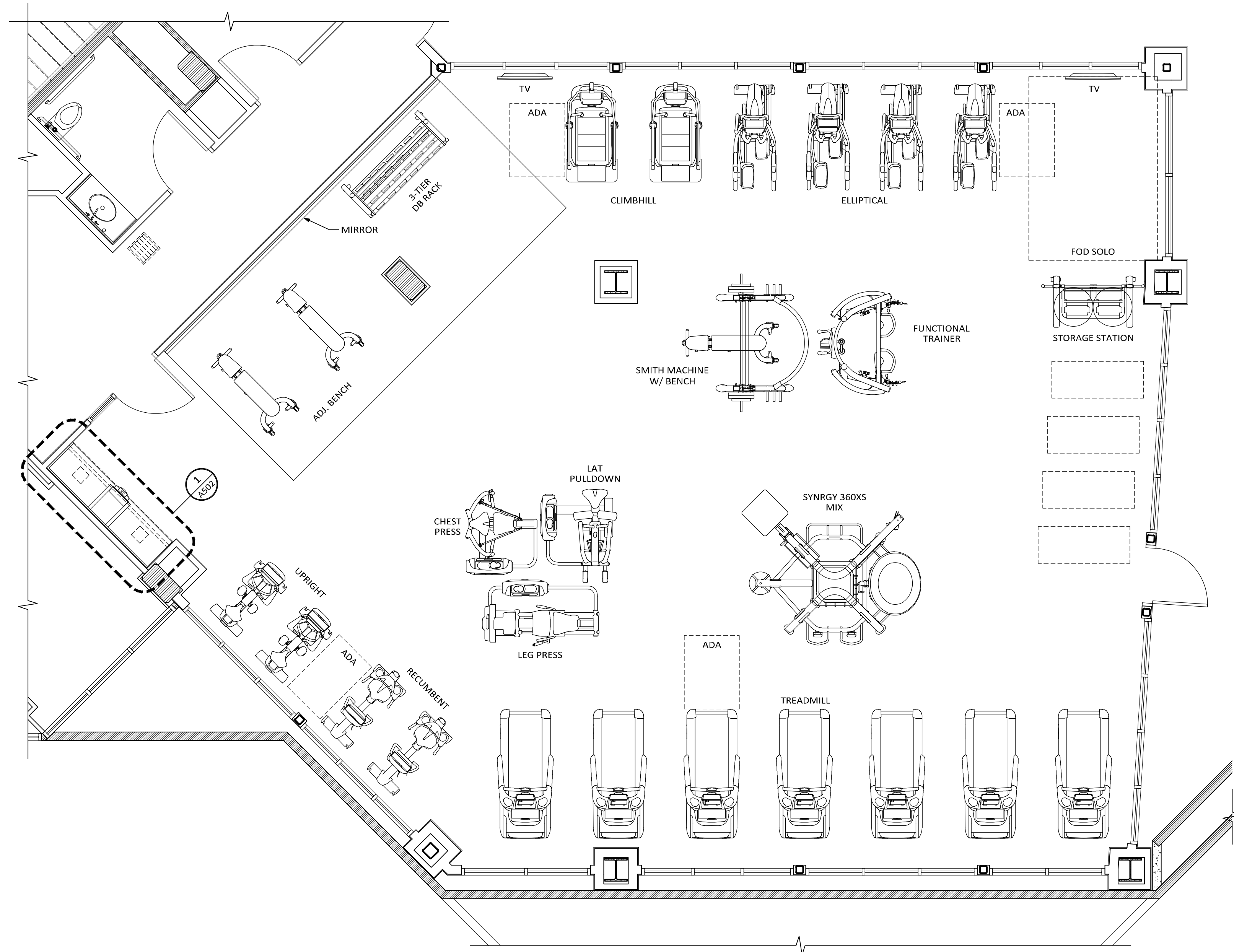
© 2019
Newcomer Associates, Inc.

Drawing Title:
PART. THIRD
FLOOR PLAN

Sheet No.
A102

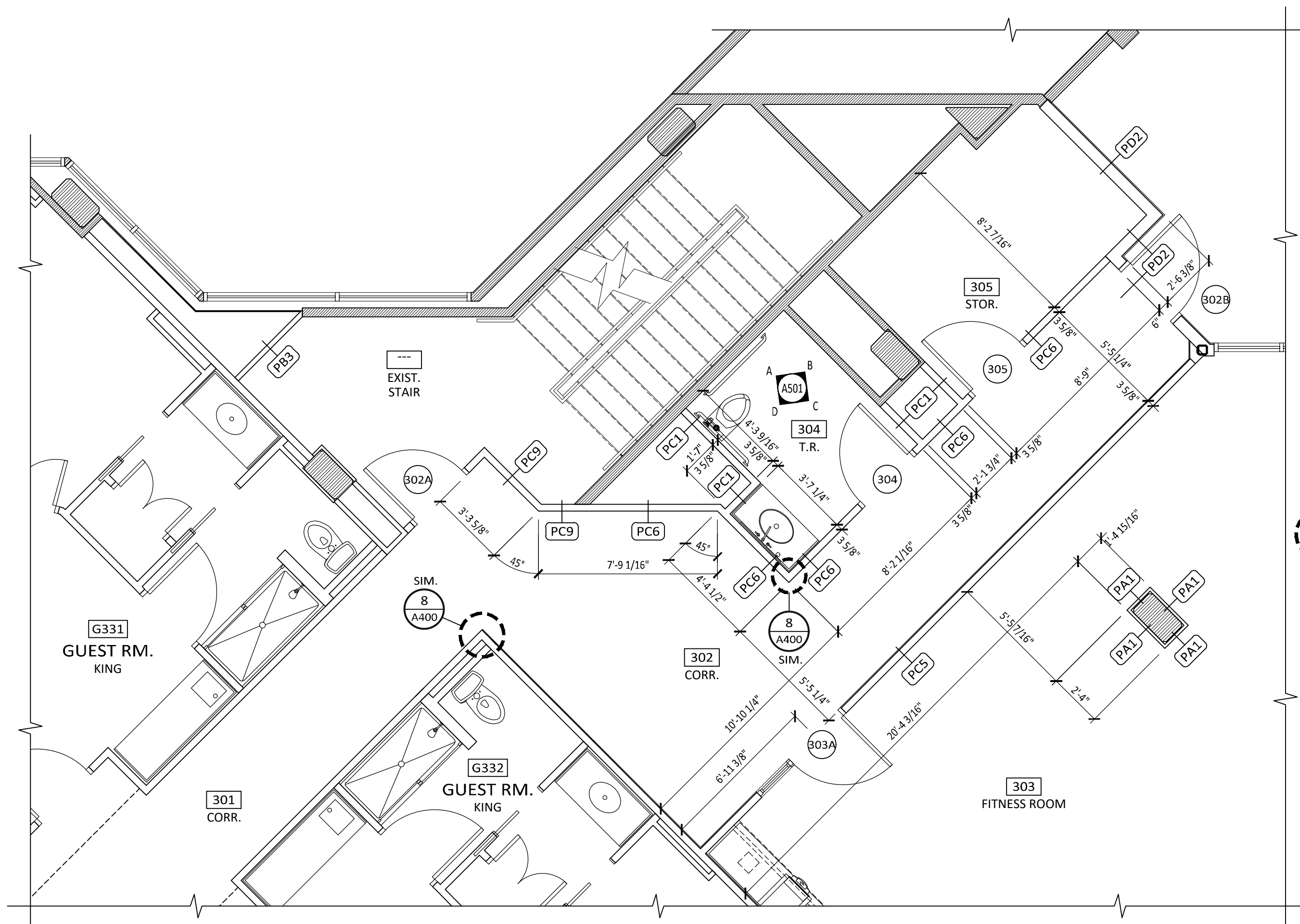
Date: MM/DD/YY

PROGRESS PRINT NOT FOR CONSTRUCTION (10/11/19)



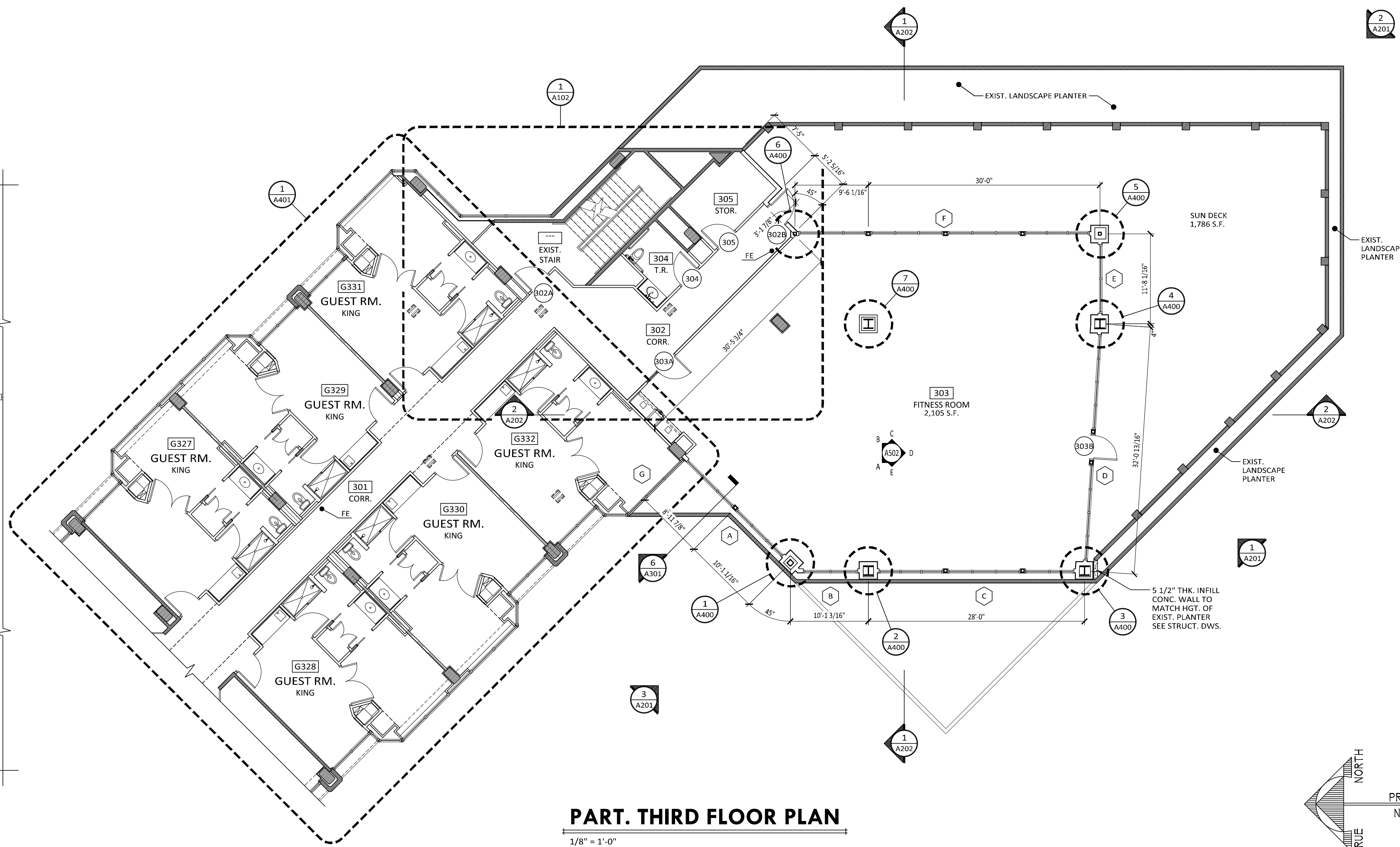
FITNESS ROOM LAYOUT

1/4" = 1'-0"



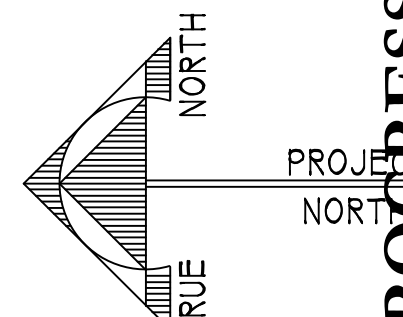
ENLARGED FLOOR PLAN

1/4" = 1'-0"



PART. THIRD FLOOR PLAN

1/8" = 1'-0"



Revisions:

No: Date:

No: Date:

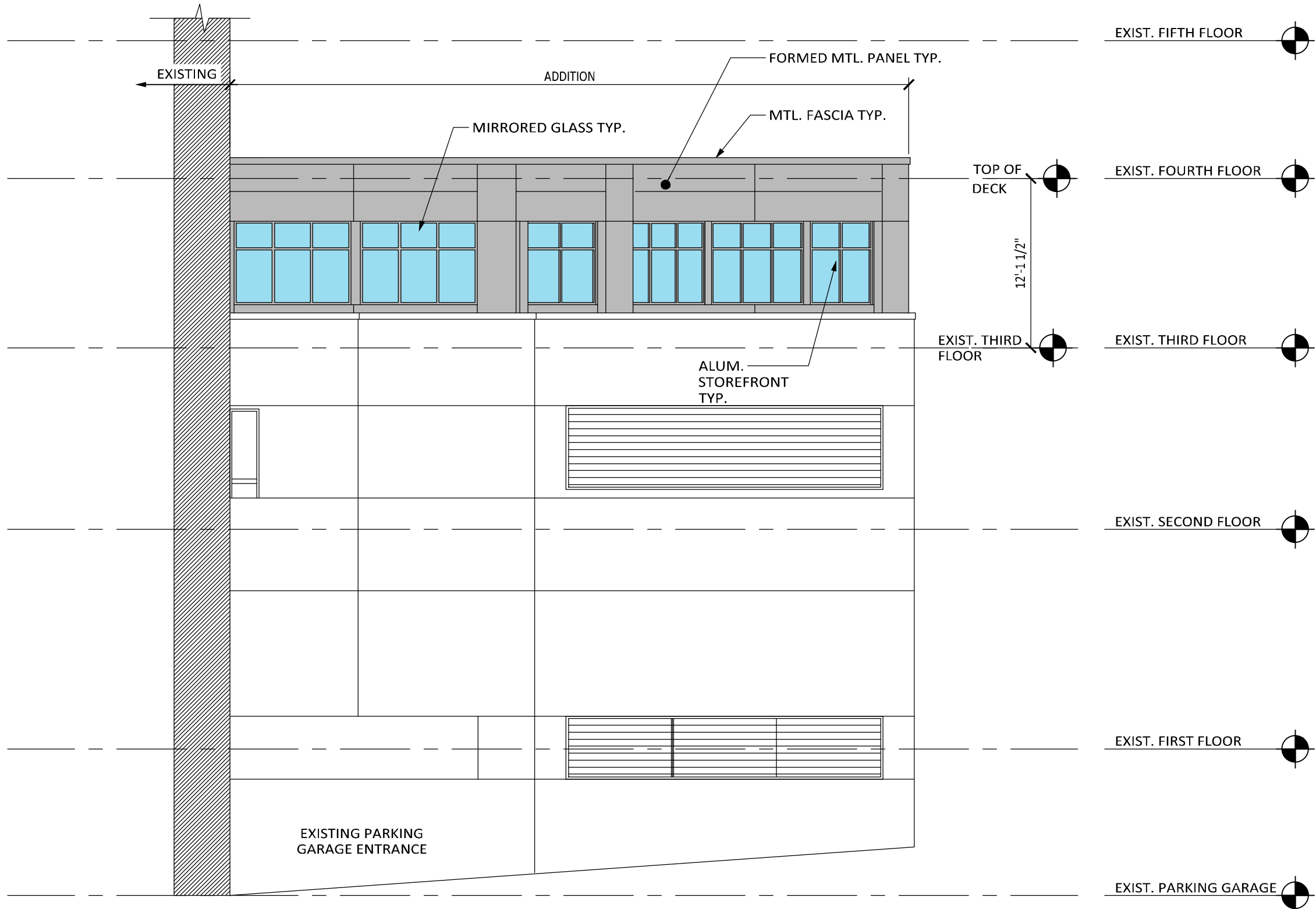
No: Date:

No: Date:

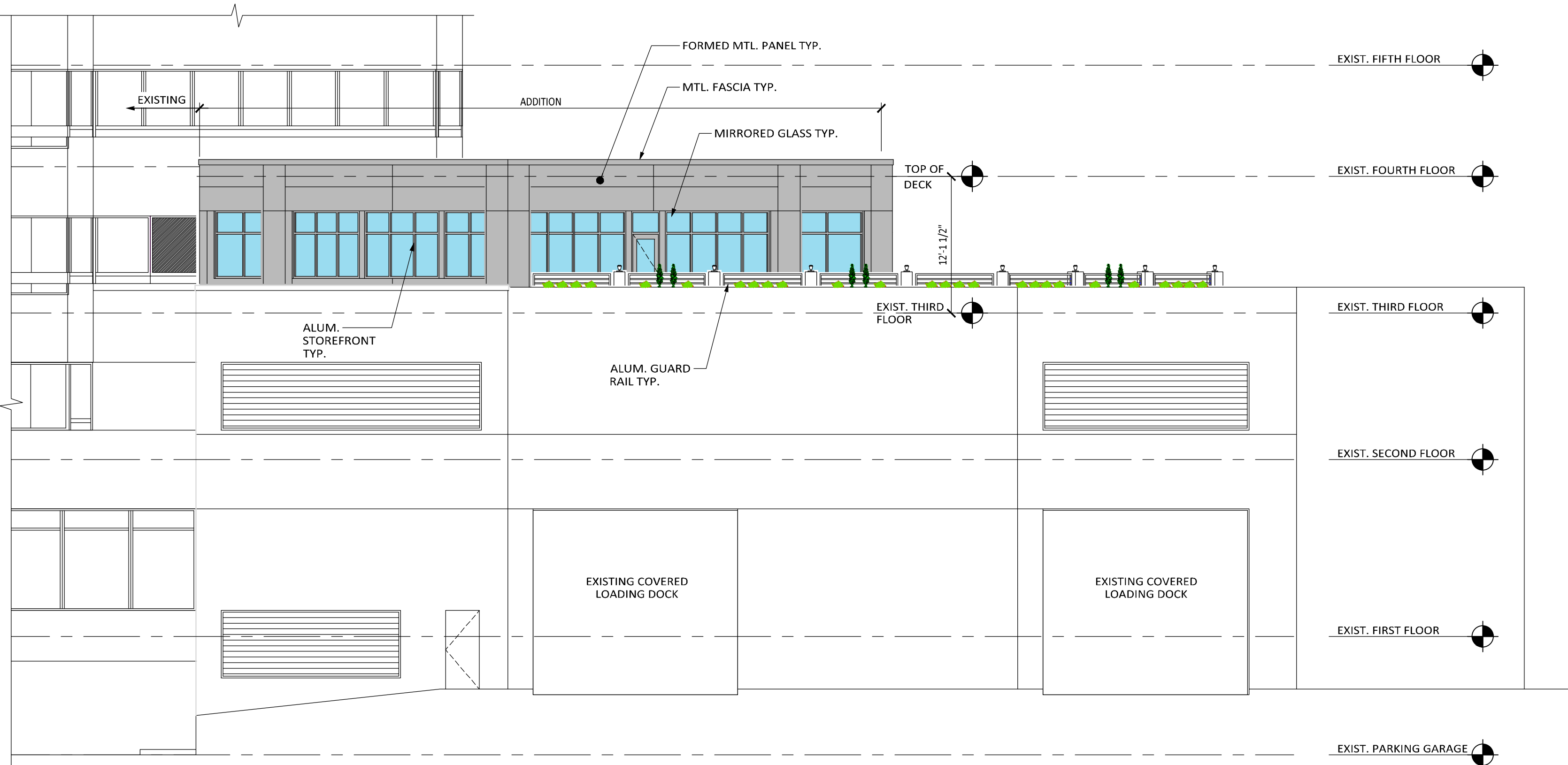
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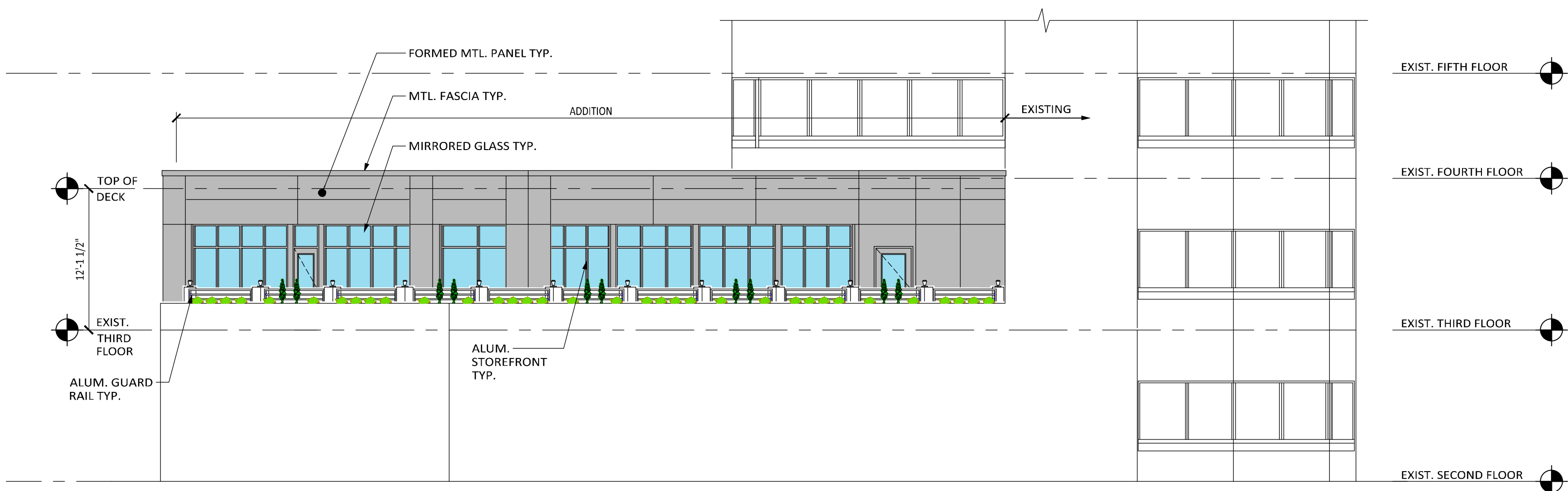
EXTERIOR FINISH SCHEDULE			
FINISH	MANUFACTURER	PRODUCT #	COLOR
FORMED MTL. PANEL	ALUCOBOND	ALUCOBOND PLUS	ARCADIA SILVER MICA 11568 (D)
METAL FASCIA	METAL ERA	ANCHOR TITE FASCIA	ARCADIA SILVER MICA 11568 (D)
STOREFRONT	YKK	YES-45-TU	ARCADIA SILVER MICA 11568 (D)
GLASS	VIRACON	VT7-30	AZURIA
ALUM. GUARDRAIL	SUPERIOR	SERIES 500 PIPE	ARCADIA SILVER MICA 11568 (D)



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



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



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

PROGRESS PRINT NOT FOR CONSTRUCTION (11/5/19)

North Elevation Looking at Covered Loading Dock



North Elevation on Pool Patio showing location of new Fitness Center



North Elevation Looking at Worldgate Retail and Sport & Health



Northeast Elevation Looking at Marriott Suites



East Elevation Looking at Parking Garage Entrance



South Elevation Looking towards Dulles Toll Road



South Elevation Looking at Marriott Suites



South Elevation Worldgate Retail & Marriott Suites

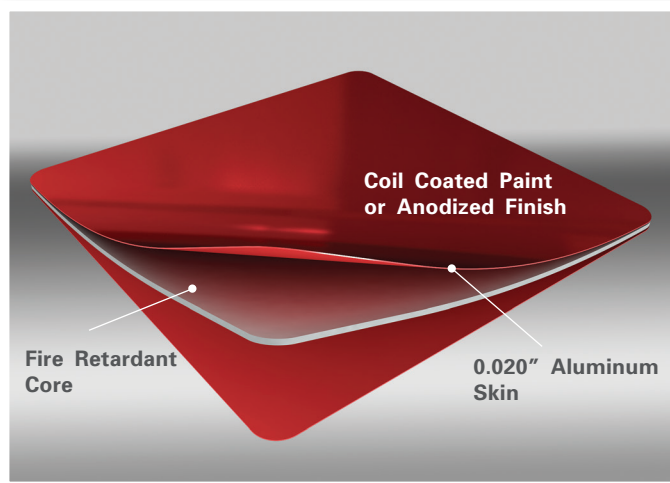


South Elevation Looking at Worldgate Retail



East Elevation Looking at Marriott Suites





ALUCOBOND® Plus

As the original “aluminum composite material,” ALUCOBOND® Plus has been developed exclusively to allow architects and designers to meet the fire performance requirements of today’s building standards while using ACM as the material of choice. Consisting of two sheets of smooth .020” aluminum thermobonded to a solid, fire retardant core, ALUCOBOND Plus is one component of the assembly that meets the requirements of fire classifications while offering the proven product properties such as flatness, form-ability, durability and ease of fabrication.

The versatile characteristics of ALUCOBOND® Plus provide for a plethora of applications such as exterior and interior cladding, column covers, canopies, soffits and even signage, allowing architects to offer inspiring, creative, and innovative designs while meeting the standards of sustainable planning.

ALUCOBOND® Plus is available in all of our current finishes and custom colors.

PRODUCT DESCRIPTION

Material Composition

- › Aluminum interior and exterior facings in 0.020” nominal thickness to ensure flatness
- › Proprietary fire-resistant core available in 4mm nominal thickness only

Sheet Widths

- › Standard coil coated widths include 50” and 62”
- › Standard anodized widths include 62”
- › Custom width 40”

Sheet Lengths

- › Standard lengths include 146” and 196”
- › Custom lengths for coil coating up to a maximum of 360”
- › Custom lengths for anodized up to a maximum of 216”

Minimum Bending Radius

- › The minimum bending radius of Alucobond Plus without routing the interior skin is 15 times the thickness of the material

FIRE TESTING

Wall Assembly Fire Performance Tests

- › NFPA 285: Passed
- › CAN/ULC-S134: Passed

TECHNICAL SUMMARY

Temperature Resistance

- › Withstands environmental temperature changes from -55°F to +175°F
- › Coefficient of linear expansion is governed by the aluminum sheet

Technical Properties

› Nominal Thickness:	4mm
› Nominal Weight:	1.56 lb/ft ²
› Moment of Inertia:	.000212 in ⁴ /in
› Section Modulus:	.00275 in ³ /in
› Rigidity:	2143 lb-in ² /in

Sustainability Design

- › LEED 3
- › LEED v4
 - LCA Industry Standard
 - EPD Industry Standard



Accepted Code Evaluation Reports

- › 1. ICC-ES
- › 2. Florida Product Approval
- › 3. City of Los Angeles
- › 4. Miami-Dade County NOA

MANUFACTURING

Manufacturing Location

ALUCOBOND Plus is currently manufactured in Benton, Kentucky USA

To download PDF or AutoCAD details and specifications, visit our website at www.alucobondusa.com.

Information contained herein, or related to, is intended for use at one’s own discretion. Such information is believed to be reliable, but 3A Composites shall have no responsibility or liability for results obtained or damages resulting from such use. 3A Composites USA, Inc. does not make any warranties, expressed or implied.

Anchor-Tite

Standard Fascia

Fully Adhered or Mechanically
Attached Single-Ply Version

The Best of the Best

Anchor-Tite Standard Fascia combines custom engineering and superior performance with an attractive appearance. The patented design of our extruded aluminum anchor bar securely terminates the membrane, providing protection superior to any other manufactured or shop-fabricated roof edge.

This top-line fascia provides the maximum protection against wind uplift damage that is available in today's roofing market. It also comes with the industry's best warranty – a Lifetime, 215 mph Wind Warranty. Rigorously tested, Anchor-Tite Standard Fascia is proven to be compliant with all relevant building codes. All that and it is easy to install, reducing time and labor and saving costs.



► Try the superior strength of Anchor-Tite Standard Fascia and see how Metal-Era can help to protect your project, while keeping it **ON TIME AND ON BUDGET.**

High Quality

- Carefully designed and ANSI/SPRI/FM 4435/ES-1 Tested to comply with the International Building Code
- Factory Mutual approved for wind uplift protection
- Full snap-on design with extruded aluminum bar
- Compliant with all relevant building codes, including the High Velocity Hurricane Zone of the Florida Building Code
- Backed by a Lifetime, 215 mph Wind Warranty

Affordable

- Decreased labor costs due to easy installation
- Available in standard finishes and convenient sizes

Easy Installation

- No need for stripping-in or heat welding that are typical with other systems
- Prefabricated miters and accessories ensure a proper fit and prevent the need for any field fabrication
- Full snap-on design facilitates easy installation

Versions

- Built-Up or Modified
- Fully Adhered or Mechanically Attached Single-Ply

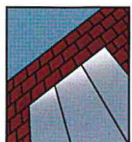


With Metal-Era's SPEQ promise of speed, protection, expertise and quality, you are assured that Anchor-Tite is backed with quality and service guarantees.

800-558-2162
www.metalera.com

YES 45 TU

Thermally Broken, Center Set Storefront System



STOREFRONT SYSTEM

Product Description

The YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus® resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

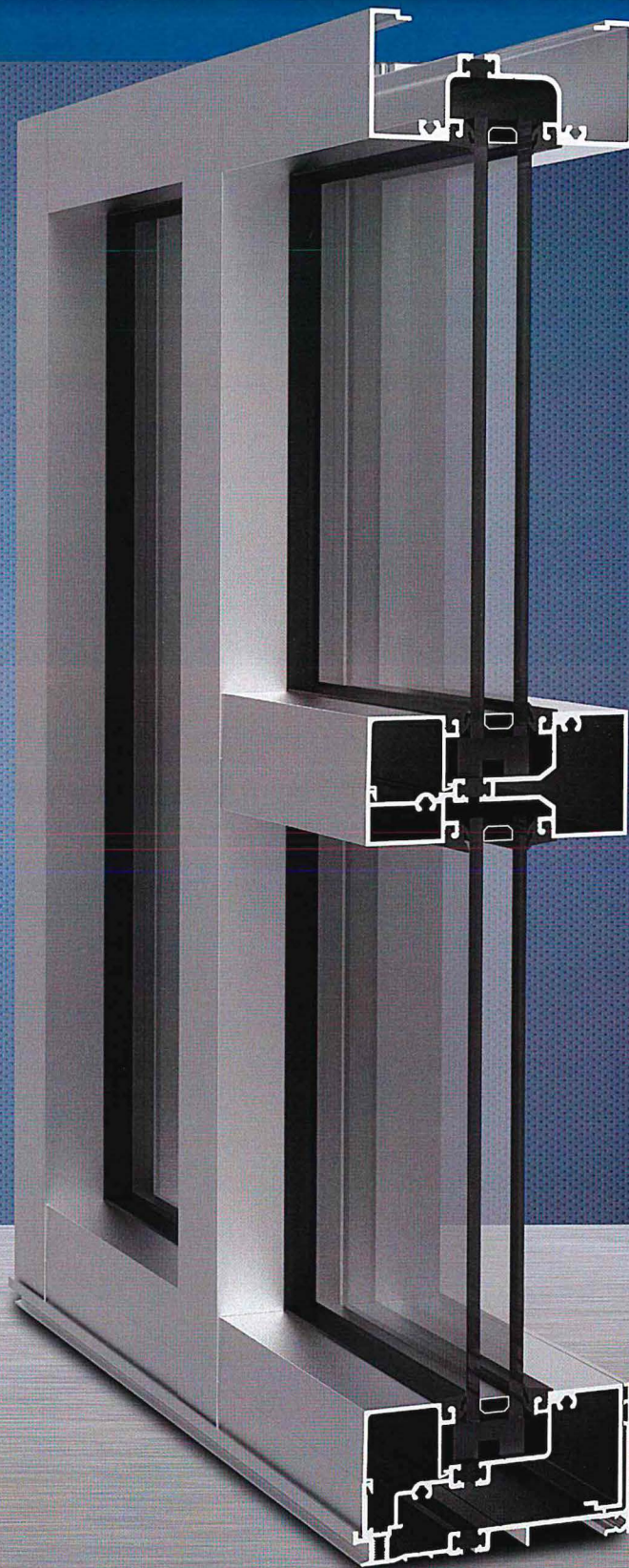
Product Options & Features

- Excellent thermal performance utilizing standard 1" insulating glass
- Structural Silicone Glazed (SSG) Option
- Patented ThermaBond Plus® thermal break
- High Performance Sill Flashing
 - ◆ No Blind Seals
 - ◆ Tall back leg for enhanced water resistance
 - ◆ Patented 3-point attachment of end dam
- Assembled with either our Screw Spline or Shear Block Technology
- Integrates with our Model 20D/35D/50D Doors



YKK
ap

Quality
inspires®





****** PERFORMANCE DATA ******

INSULATING PERFORMANCE DATA

Makeup: 1/4" (6mm) Azuria VT7-30 #2
 1/2" (13.2mm) airspace
 1/4" (6mm) Clear

Transmittance

Visible Light:	22%
Solar Energy:	9%
Ultra-Violet:	5%

* UltraViolet defined as 300 to 380 nanometers(nm)

Reflectance

Visible Light-Exterior:	13%
Visible Light-Interior:	31%
Solar Energy:	8%

U-Value

NFRC Winter Conditions:	0.43 Btu/(hr x sqft x °F)
NFRC Summer Conditions:	0.44 Btu/(hr x sqft x °F)

Shading Coefficient: (SC)	0.25
Solar Factor (SHGC):	0.22

Relative Heat Gain:	56 Btu/hr x sqft
---------------------	------------------

****** Centerpane Values**

****Calculated using Window 7

Superior Series 500 Pipe Aluminum Railing

Meets OSHA, ADA, and ICC Safety Criteria

Superior Series 500 Pipe Railing is designed to utilize all the advantages of aluminum, where strength, durability and no-paint maintenance are key.

Components are easily assembled without welding by using mechanical fasteners at intersections, and epoxy structural adhesive at splice joints.

Superior Pipe Railing is factory assembled and made to your exact specifications. Special curves or pipe radii can easily be fabricated to fit your needs. This results in further on-site fabrication savings, and makes a practical, sound investment for the budget-minded buyer.

Pipe Railing is available in standard heights of 32", 36", 42", and 48", as well as custom heights.

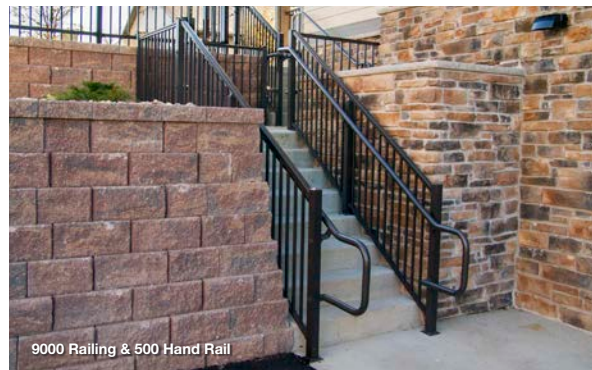
Concealed Fasteners

Posts and top rails for Pipe Railing are assembled to run in continuous lengths via concealed fasteners. Not only is this system stronger than one with cast tee and cross connections, but it also provides a contemporary design.



Handrail

In addition to a guardrail system, Series 500 Pipe Railing can also be used in handrail applications. Pipe handrail can be directly mounted on walls, stairways, or other barriers. Additionally, handrail can be mounted to Superior Pipe Picket, Heavy-Duty, Cable, and Architectural Railing.



Series 500 Applications

A sampling of the numerous applications available

Municipal Settings

Water treatment plants, city parks, village offices, etc.



Athletic Venues

As handrail, guardrail, or both!



Commercial Buildings

Breweries, churches, stores, restaurants, hospitals, etc.



Multi-Family Buildings

Apartments, condos, hotels, motels, etc.



ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

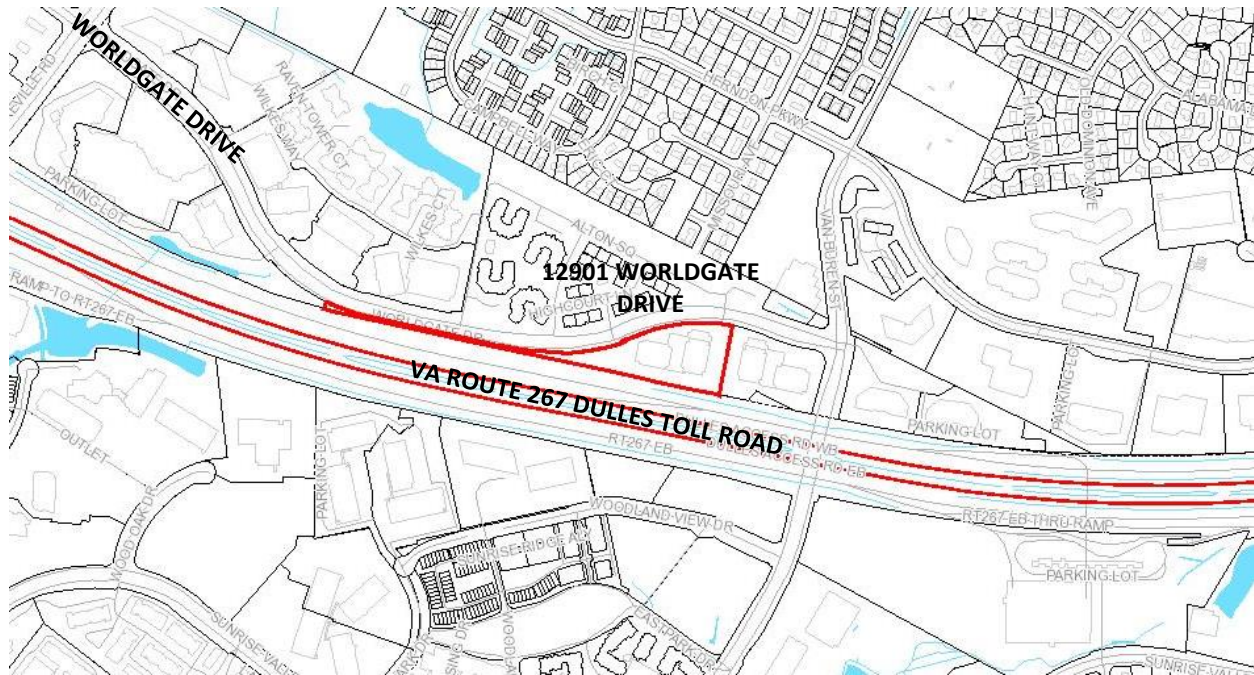
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #19-44; Wall Sign
Case Summary: Replace an existing wall sign with a new tenant wall sign on the parapet of an existing commercial office building.
Case Location: 12901 Worldgate Drive, Worldgate Metro Plaza

Location Map



Property Information

Owner / Applicant:	Worldgate Dulles, LLC		
Representative:	Gary Brent, MG Permits, LLC		
Business/Organization:	Tyler Technologies, Inc.		
Property Use:	Multi-story commercial office		
Zoning District:	PD-W, Planned Development - Worldgate		
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way East: PD-W, Planned Development - Worldgate West: PD-W, Planned Development – Worldgate		
Associated Cases:	ARB #18-17, ARB #18-25, ARB #19-03, ARB #19-04, ARB #19-05, ARB #19-06, ARB #19-16, ARB #19-17		
Building Type(s):	Multi-story steel framed with composite exterior materials	Date of Construction:	2001
Architectural Style(s):	Post-modern, typical suburban commercial office expression		
Exterior Material(s):	Composite – Glass curtain wall, glass storefront and windows, pre-cast concrete wall panels		

Neighborhood Design Profile:	Existing planned mixed-use development area
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Case Details

Case Description:

This application proposes to install a new parapet wall sign on the commercial office building at the subject address for a new tenant business, Tyler Technologies. The site plan indicates that the sign will be placed on the south elevation facing VA Route 267, Dulles Toll Road. The overall parapet sign dimensions would be 3'-8" tall by 24'-8" long totaling approximately 61.9 square feet of sign area, using the method for calculating sign area found in the Town's Zoning Ordinance. The sign will consist of individually mounted channel letters in one line of text with the business name, "*Tyler Technologies*" and a logo on an exposed electrical raceway. The text will consist of approximately 1'-11" tall lower case channel letters constructed of white acrylic faces with 3M® blue (Blue PMS #653) perforated vinyl coverings, 5" deep aluminum returns and 1" trim caps to be painted blue to match the vinyl face coverings and internally illuminated with white LED lights. The business logo will be non-illuminated and constructed of the same materials as the channel letters but colored with a beige background to match the existing façade color and using opaque vinyl circles to form the logo to be colored an olive drab (PMS #5767) and in the same blue as the channel letters (Attachments #1, 2, and 3).

Case Background:

This ARB case is part of a series of recent cases that the property owner has undertaken to improve the aesthetic quality and signage on the site and buildings within this commercial office building complex. The projects have included new complementary refuse container enclosures on the site, entrance improvements, site signage and building tenant signage.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance Section 78-141.5. - *Sign standards for properties in the Worldgate District (PD-W)*
- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*
- Town Zoning Ordinance Section 78-140.4. - *Prohibited signs*
- Town Code of Ordinances, Section 58-96 *Design criteria*

Staff Analysis

1. The application proposes 61.9 square feet of signage to be placed on a parapet along the Dulles Toll Road. Section 78-141.5. - *Sign standards for properties in the Worldgate District (PD-W)*, Table 141.5(c) specifies that two parapet signs per building are permitted with a maximum sign area 150 square feet per sign are authorized in the PD-W zoning district. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign types, design, placement, and illumination. It does not however meet the standards Section 78-140.4. - *Prohibited signs*, as signs mounted on exposed electrical raceways are not permitted as currently designed. In this case the Board may not act on this case which does not comply with the Town's Zoning Ordinance. If the applicant can revise the sign design to be compliant with the Town's zoning ordinance, as cited, no later than Wednesday, December 11, 2019, then staff will have an opportunity to review the updated design for zoning compliance and potentially present an updated recommendation for the Board's consideration.

3. The proposed sign 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 (Attachment #4). Staff finds that the proposed parapet wall sign will be consistent with previous sign approvals for the commercial office complex and will not detract from the architecture of the building or that of the adjacent buildings. Thus, staff believes that the proposed sign, once a revised sign design, meeting zoning ordinance standards is submitted, will comply with the review criteria specified in the Town Code of Ordinances.

Staff Recommendation:

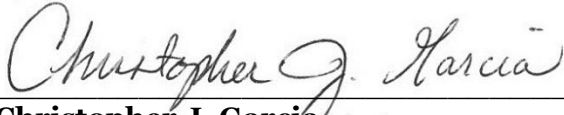
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff withholds a recommendation based on the sign's noncompliance with the zoning ordinance as explained in the staff analysis. 1. Denial of the sign will be necessary if the sign remains in nonconformance with the zoning ordinance. Approval may be possible if changes are made to bring the proposed sign into conformance. A continuation is also possible if the applicant or board requires more time to review a potential change to the sign.

Report Attachments

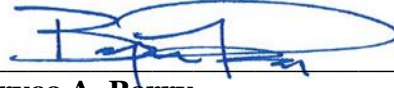
1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

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



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

M G P E R M I T S L L C
1 9 1 8 7 F O G G Y B O T T O M R O A D
B L U E M O N T , V A 2 0 1 3 5
O F F I C E 4 1 0 5 0 7 0 0 5 3

Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Tyler Technologies – 12901 Worldgate Dr., Suite 800

Please accept this letter describing the proposed Tyler Technologies sign project and a list of materials.

Installation of Proposed Sign:

ONE (1) internally illuminated 90.67 square foot, replacement wall sign, attached to façade above top floor windows.

Sign dimensions are 24'-8.75" x 3'-8". 5" deep aluminum returns painted Pantone 653C blue and painted trimcap to match returns; 3M perforated blue vinyl covering 3/16" white acrylic letter faces.

Non-illuminated logo with opaque blue and gold vinyl covering. 1/8" aluminum returns painted to match façade.

Sincerely,

Gary Brent
MG Permit Services
M – 410-507-0053

PROJECT:

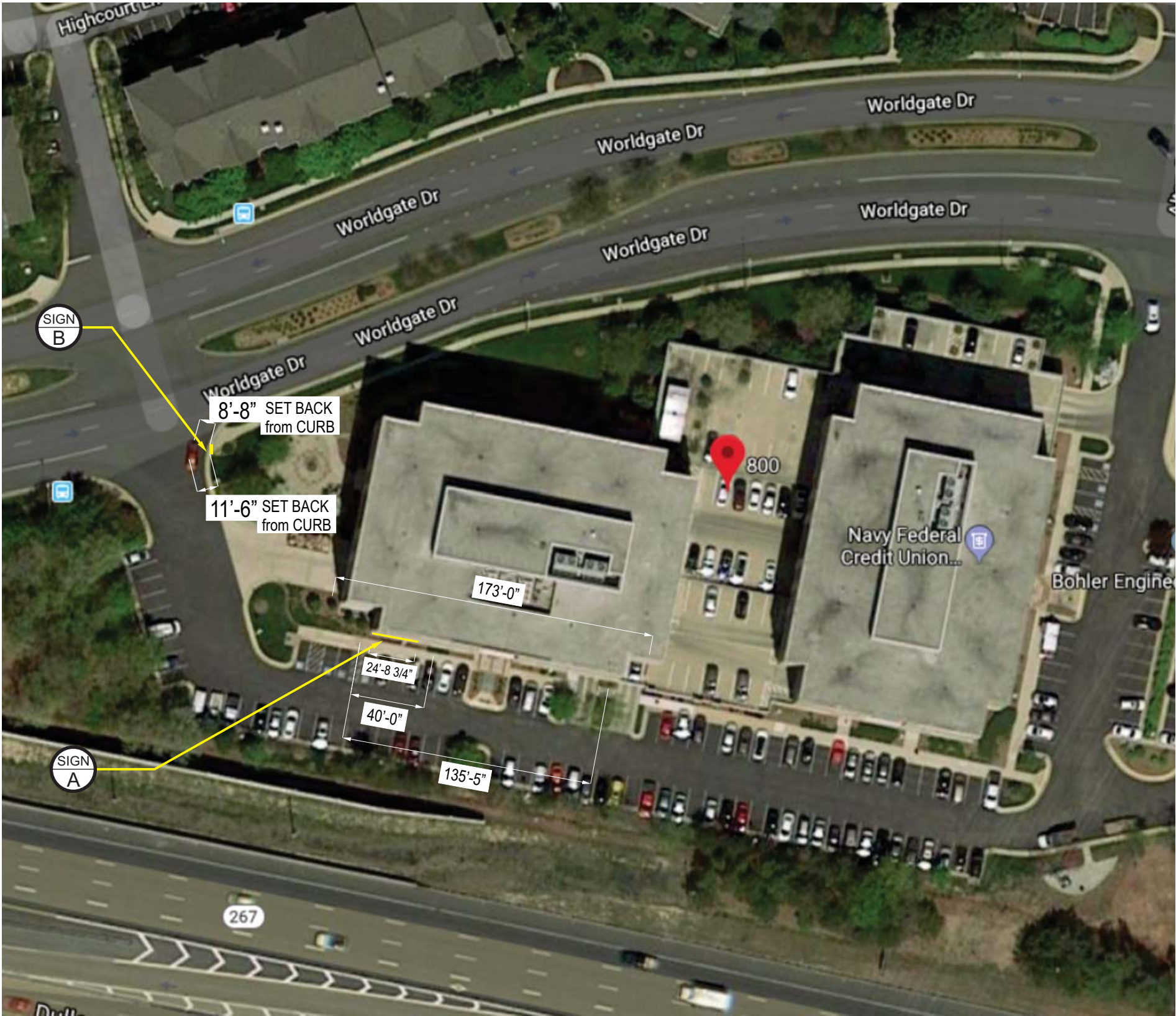


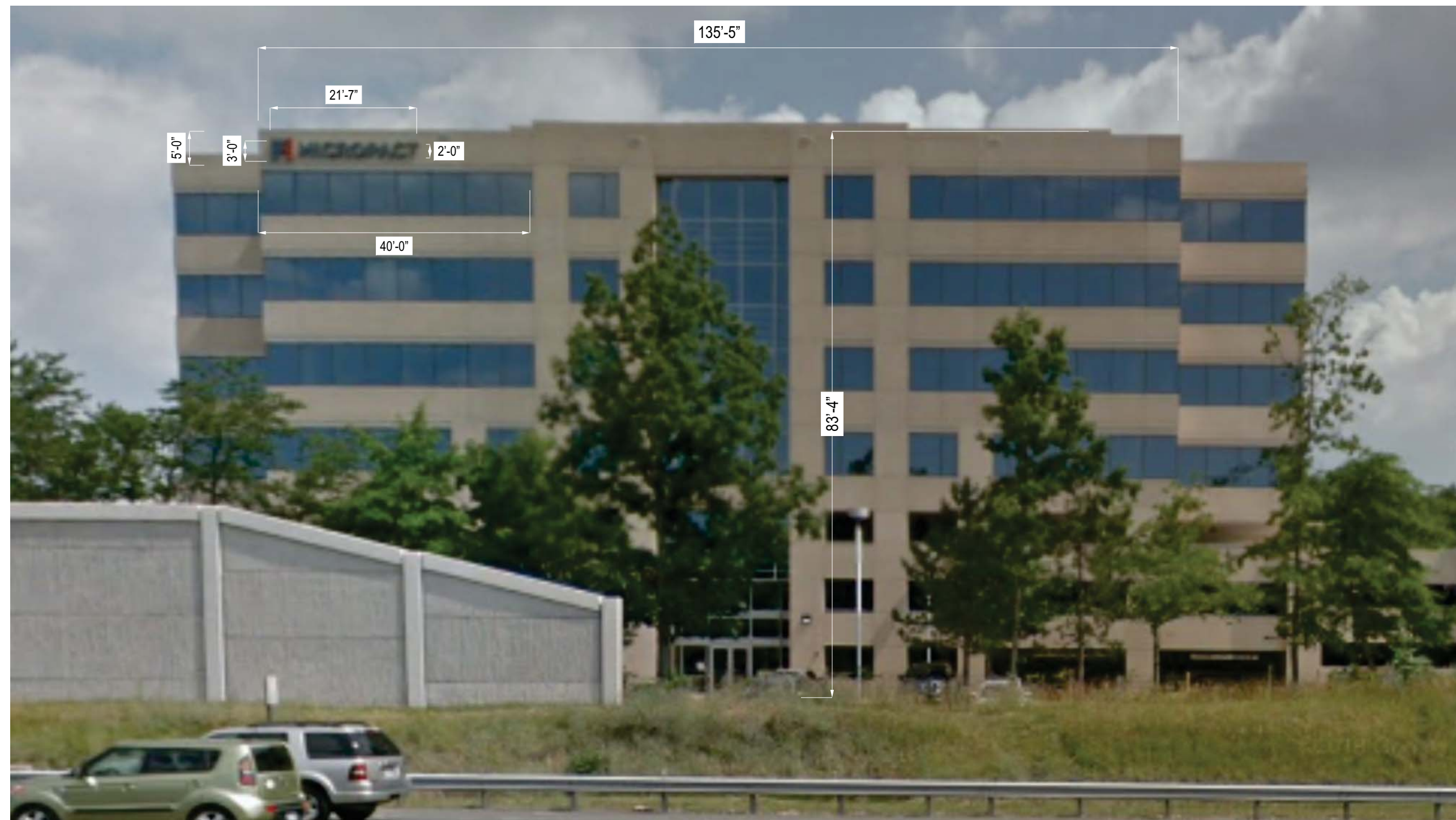
tyler technologies

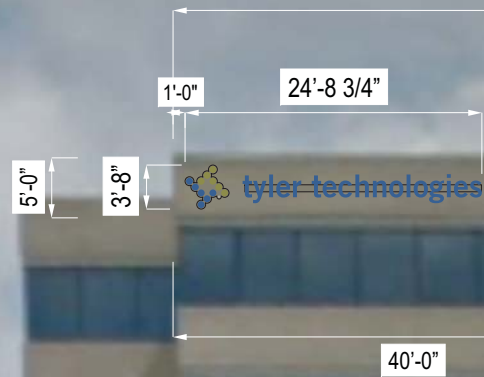
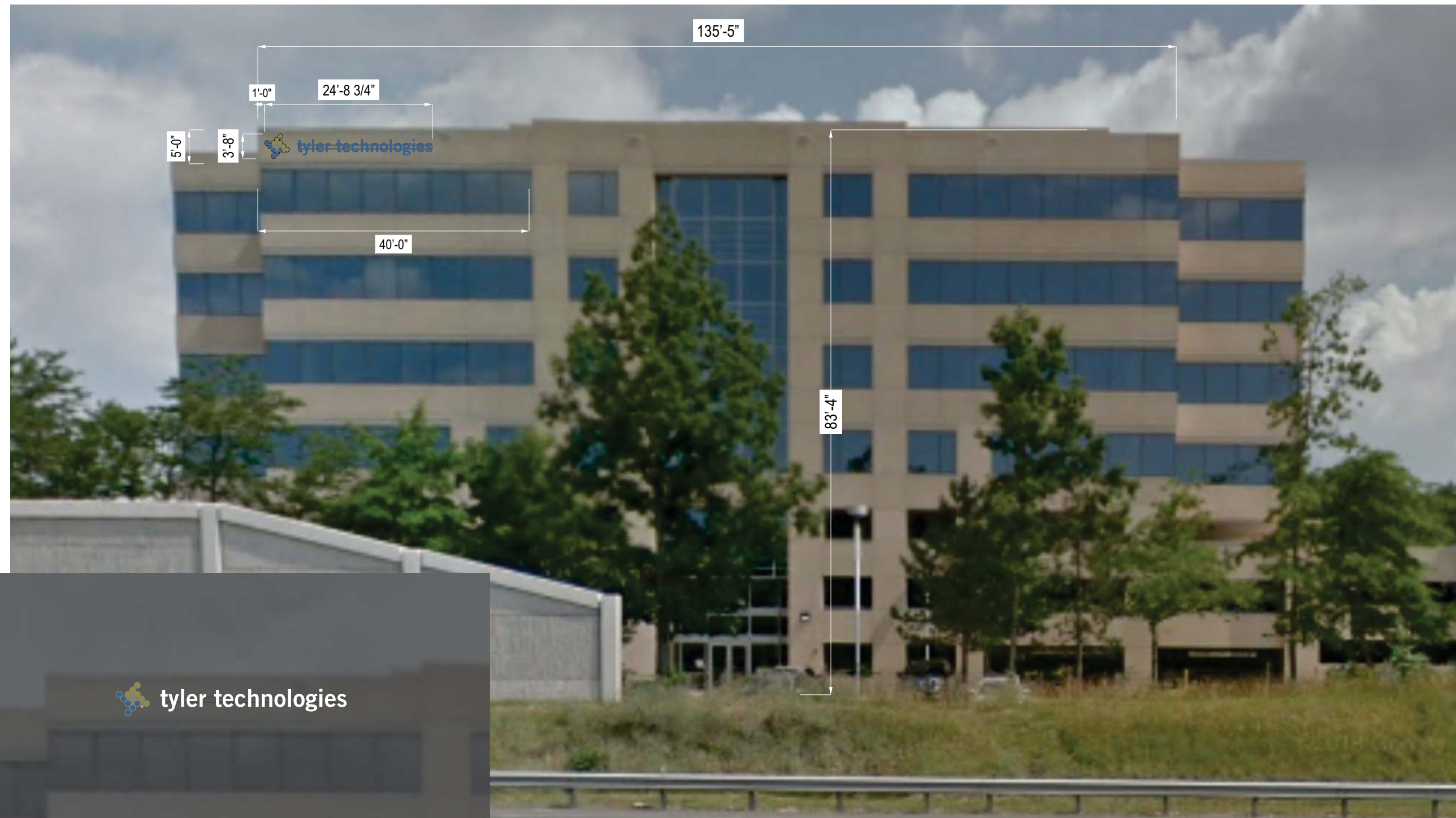
12901 WORLDGATE DRIVE
SUITE 800
HERNDON, VA 20170

PROJECT SCHEDULE

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







24'-8 3/4"

5'-0"

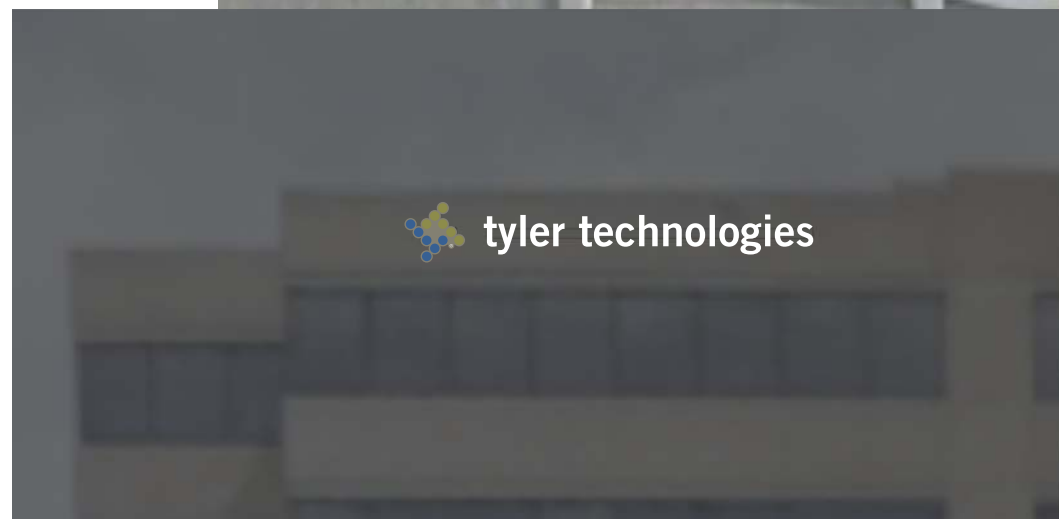
3'-8"



tyler technologies

40'-0"

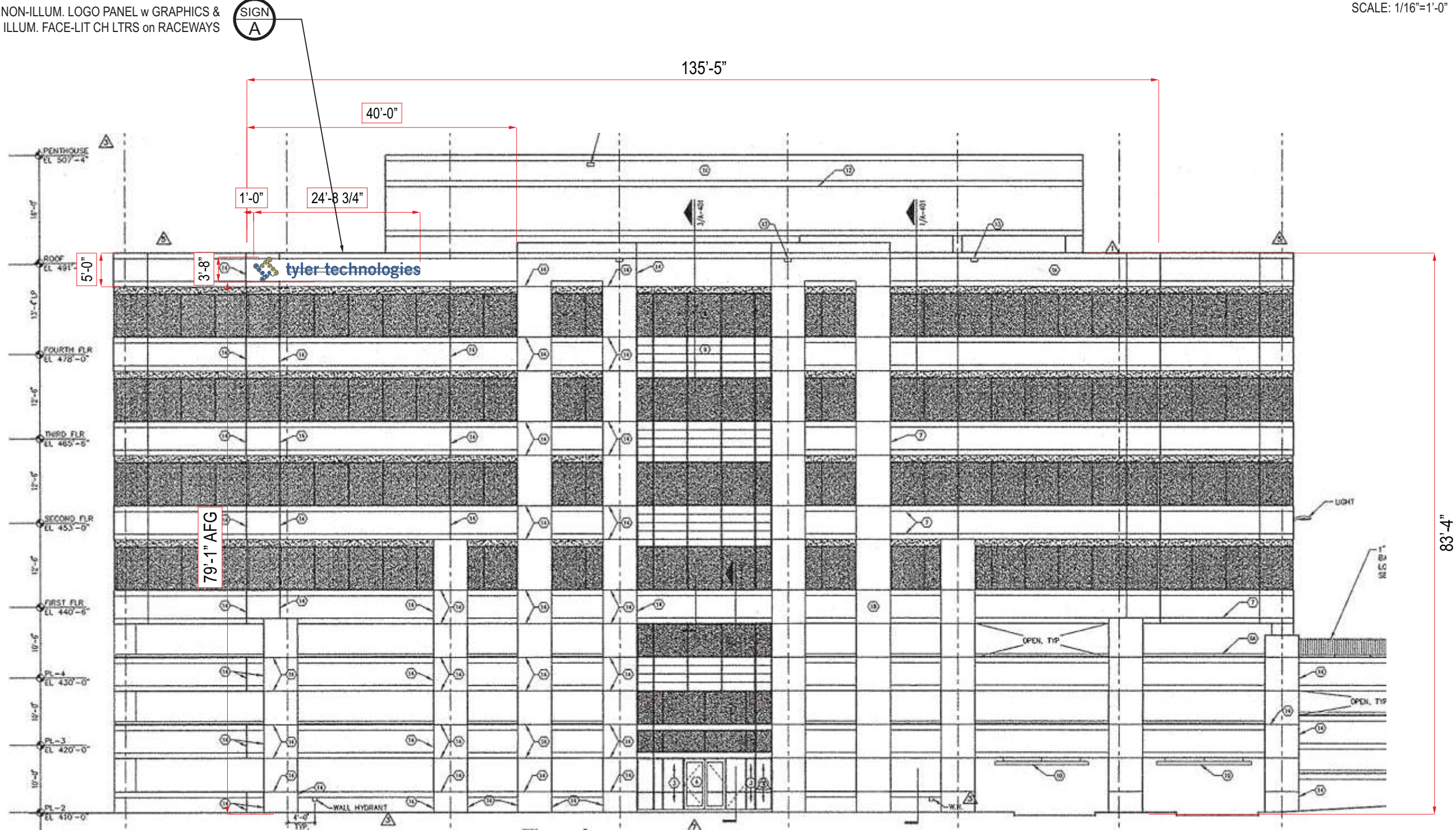
83'-4"



DAYTIME

NIGHTTIME

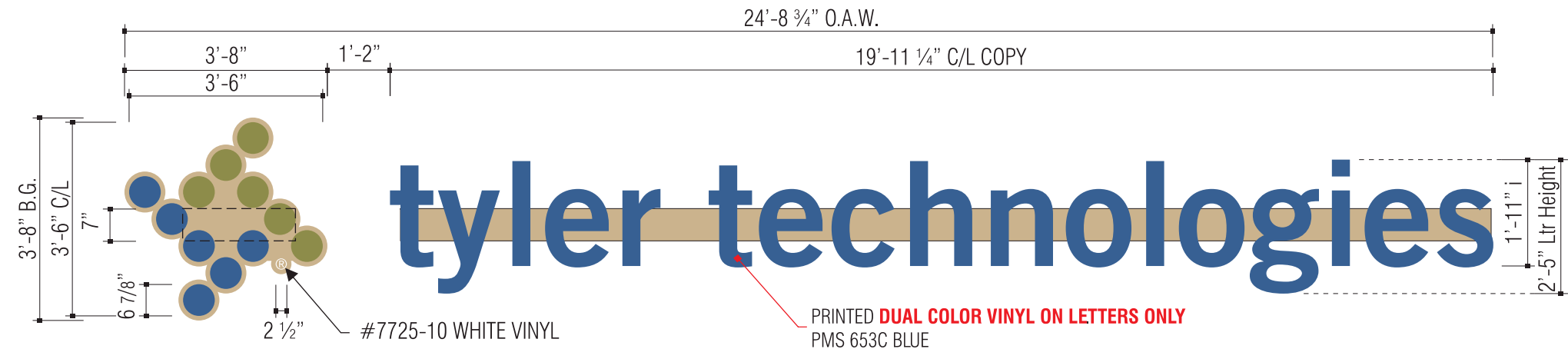
NON-ILLUM. LOGO PANEL w GRAPHICS &
ILLUM. FACE-LIT CH LTRS on RACEWAYS



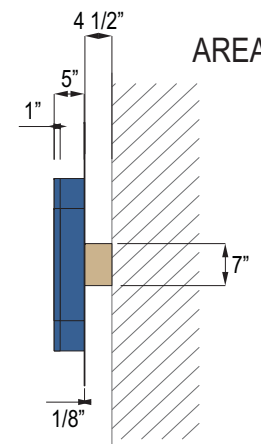
NON-ILLUM. LOGO PANEL w GRAPHICS & ILLUM. FACE-LIT CH LTRS on RACEWAYS

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

A

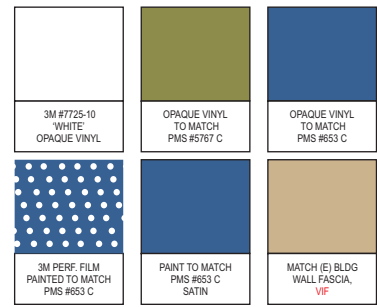


TYP. FRONT (A.1)



TYP. SIDE (A.2)

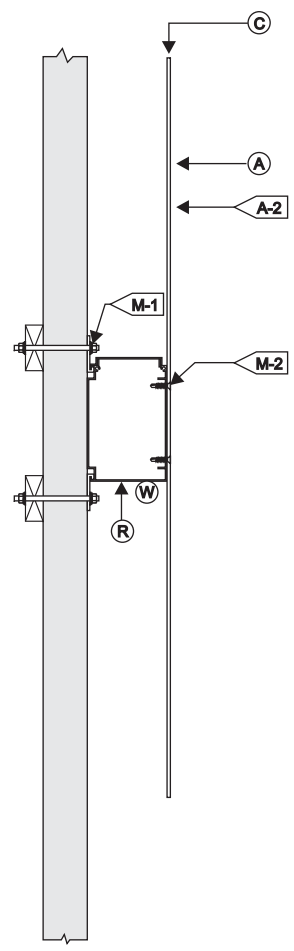
QTY.: ONE (1)
AREA: 44.0" x 296.75" = 90.67' ±



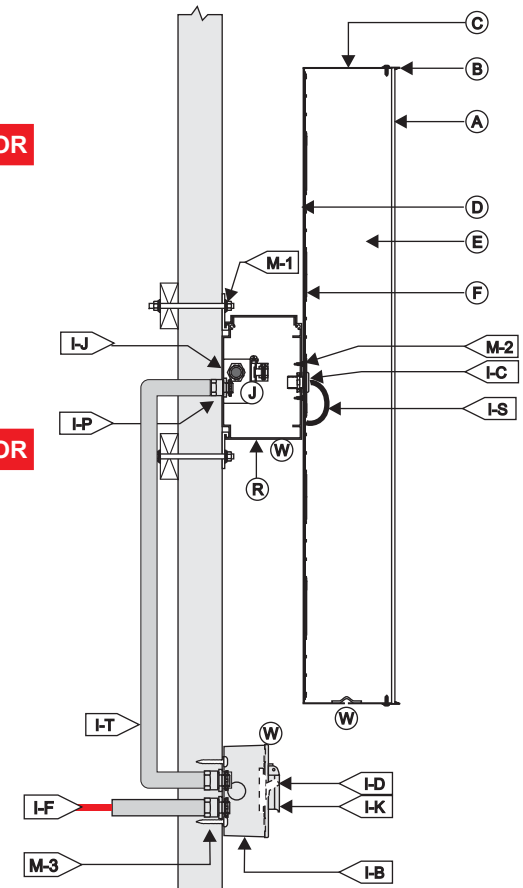
NON-ILLUM. LOGO PANEL w GRAPHICS & ILLUM. FACE-LIT CH LTRS on RACEWAYS SIGN - SECTION DETAIL

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:	MOUNTING BARS 2"W. x 1/4" THK. ALUM. WITH 3/4" DIA. MOUNTING HOLES.
M-2:	COUNTER-SUNK SELF TAPPING SCREWS.



(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	
(W) WEEP HOLES: 1/4" DIA. WITH COVER	

(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-G	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:	LED POWER SUPPLY HOUSE IN RACEWAY
VOLTAGE;	120V
(R) RACEWAY	
MATERIAL:	4 1/2" X 7" ALUM. EXTRUSION, TOP ACCESS
FINISH:	MATCH BUILDING COLOR V.I.F. COLOR
(M) MOUNTING SEE MOUNTING NOTE.	
M-1:	MOUNTING BARS 2"W. x 1/4" THK. ALUM. WITH 3/4" DIA. MOUNTING HOLES.
M-2:	SELF TAPPING SCREWS.
M-3:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD CONDITIONS FOR TYPE OF FASTENER

120V INSTALL

- CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
- INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
- ALL EXTERIOR FACADE PENETRATIONS TO BE WATER TIGHT.
- INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 800.5(A) (1) OF THE NATIONAL ELECTRICAL CODE.

ELECTRICAL

- ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
- CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
- THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

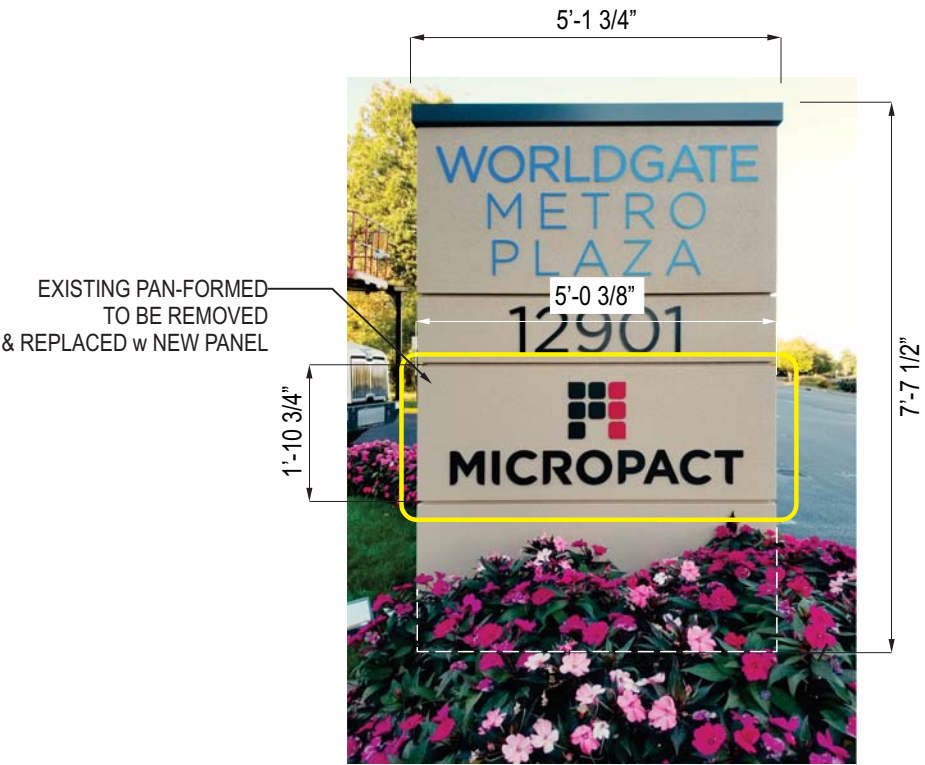
- PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
- MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/PREESTANDING SIGN

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

DF MONUMENT - PHOTO RENDERING

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

3



EXISTING

REPLACEMENT
PAN-FORMED PANELS
w PUSH-THRUS
for (E) ILLUMINATED
DF MONUMENT

SIGN
B

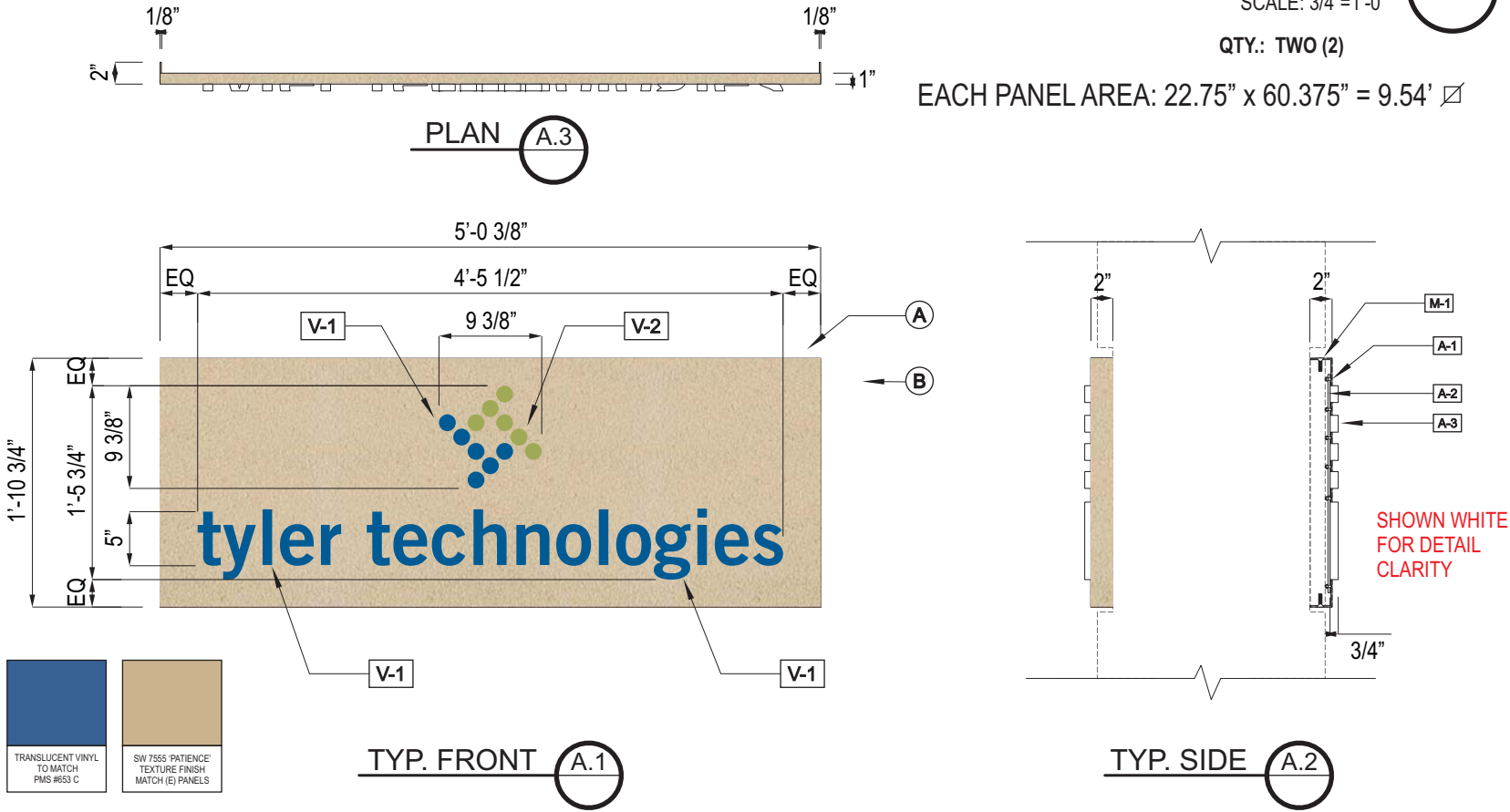


PROPOSED

REPLACEMENT PAN-FORMED PANELS w PUSH-THRUS for (E) DF ILLUM. MONUMENT

SCALE: 3/4"=1'-0"

B



REPLACEMENT PAN-FORMED PANELS w PUSH-THRUS for (E) DF ILLUM. MONUMENT - DETAILS

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

B-1

NEW VINYL GRAPHICS / NEW TENANT PANELS	
(A) FACE	NEW
MATERIAL:	1/8" ALUM. w BRAKE-FORMED 2" RETURNS
COLOR/ FINISH:	SW 7555 'PATIENCE' / TEXTURED (MATCH (E))
A-1:	BACKUP MOUNTS WITH 10/24 STUDS & NUTS.
A-2 BACKUP:	3/16" WHITE ACRYLIC #2447
A-3 PUSH THRU:	3/4" CLEAR ACRYLIC
FINISH:	POLISHED EDGES
VINYL:	1ST SURFACE of PUSH-THRUS
(M) MOUNTING	
M-1:	COUNTER-SUNK MECHANICAL FASTENERS

VINYL MATRIX	
(V-1) VINYL	MATCH PMS 653 C
FINISH	TRANSLUCENT
APPLIED	1ST SURFACE
(V-2) VINYL	MATCH PMS 5767 C
FINISH	TRANSLUCENT
APPLIED	1ST SURFACE

MECHANICAL INSTALLATION NOTE: INSTALLER IS
REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS &
PROVIDE NECESSARY MOUNTING HARDWARE & METHOD
OF ATTACHMENT TO ENSURE SAFE INSTALLATION.
INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

TRIANGLE
SIGN SERVICES

CLIENT & LOCATION
tyler technologies

12901 WORLDGATE DRIVE
SUITE 800
HERNDON, VA 20170

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

DATE
10.29.2019
DRAWN BY
JJH

REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

6 of 6

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

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***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)