

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA
DECEMBER 1, 2021
HERNDON POLICE DEPARTMENT
COMMUNITY ROOM
397 HERNDON PARKWAY
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR BUILDING ALTERATION, ARB #21-024**, to consider an application for the addition of an exterior door at 510 Spring Street, Suite 21, Herndon, Virginia, further identified as Fairfax County Tax Map 0162-02-0156J and located on the west side of the Spring Street and Van Buren Street intersection. The property is zoned as O & LI, Office and Light Industrial, and consists of 196,100 square feet of land. Owner: Nova Realty Holdings Inc. Applicant/Agent: Kayvan Mehrbakhsh.
3. **APPLICATION FOR BUILDING ALTERATION, ARB #21-025**, to consider an application for a modification to an existing structure located at 492 Elden Street, Herndon Virginia, further identified as Fairfax County Tax Map 0162-24-F and located approximately 850' northeast of the Elden Street and Grant Street intersection. This property is part of the Herndon Centre shopping center, is zoned as PD-B, Planned Development-Business, and consists of 227,836 square feet of land. Owner: Stuart II Project, LP, Stuart II/AJD Corp. Applicants/Agents: Roni Robbins & Ted Satterthwaite, A.J. Dwoskin & Associates.
4. **APPLICATION FOR SIGNAGE, ARB #21-026**, to consider an application for an exterior wall sign located at 492 Elden Street, Herndon Virginia, further identified as Fairfax County Tax Map 0162-24-F. and located approximately 850' northeast of the Elden Street and Grant Street intersection. This property is part of the Herndon Centre shopping center, is zoned as PD-B, Planned Development-Business, and consists of 227,836 square feet of land. Owner: Stuart II Project, LP, Stuart II/AJD Corp. Applicants/Agents: Roni Robbins & Ted Satterthwaite, A.J. Dwoskin & Associates.
5. **APPLICATION FOR SIGNAGE, ARB #21-027**, to consider an application for an exterior wall sign located at 12950 Worldgate Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0163-02-0028B and located approximately 950' southeast of the Elden Street and Worldgate Drive intersection. This property is zoned as PD-W, Planned Development-Worldgate, and consists of 170,895 square feet of land. Owner: Jon Cummings, 38 WP2D1 Owner LLC. Applicant/Agent: Anthony Bashorun, Signorama.

COMMENTS

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

ADJOURNMENT

Title: ARB #21-024; Building alteration; 510 Spring Street

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

Summary Information

Applicant Request	Building alteration		
Address	510 Spring Street		
Fairfax County Tax Map Number	0162-02-0156J		
Owner	Nova Realty Holdings INC		
Applicant	Kayvan Mehrbakhsh		
Business/Organization	Nova Realty Holdings INC		
Property Use			
Zoning District	O & LI, Office and Light Industrial		
Adjacent Zoning	North: O&LI; Office and Light Industrial District East: O&LI; Office and Light Industrial District South: O&LI; Office and Light Industrial District West: R-10; Residential Single-Family - 10 District		
Building Type(s)	Metal/Steel Frame	Date of Construction:	1999
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick/insulite exterior, rubber membrane roof		
Neighborhood Design Profile	Primarily office parks, some residential buildings across Van Buren street		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Approval as submitted in accordance with the draft resolution (Attachment #1).
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Case Details

Proposal:

This application is proposing the addition of an exterior door at 510 Spring Street on the north-west façade. Currently, the location where this addition would take place consists of an exterior wall primarily of aluminum frame window with masonry sills, brick pillars and brick upper façade. The proposed door would be installed in the middle of the windows and be constructed of aluminum framing and glass to match existing windows. The new entrance would feature one sidelight to the right, and a transom above the

doorway. This façade faces an existing parking lot. A new walkway through landscaping from the door to the existing sidewalk would be installed to facilitate access to the entrance.

Site Description:

510 Spring Street is one of several similarly designed multi-tenant office and commercial buildings grouped together on the east side of Spring/Van Buren Street. Trees and landscaping provide a screen from the right-of-way so this and adjacent tenant spaces are only minimally visible from the street. Directly in front of the proposed project area is a swath of grass, landscaping and trees, sidewalk leading to the main building entrance, and a parking area. The parking area wraps around the building and is broken up by landscape and hardscape.

Location Map



Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes the proposed exterior alteration 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 addition of an exterior door as proposed is “architecturally harmonious [in] materials, color, texture and treatment” with the existing building and surrounding area. The design uses visual elements and materials that match the existing windows. In addition to this, aluminum frame and glass doors are used in other areas of this same building as can be seen in image depicting the new door.
- b. The size and shape of the proposed door is appropriate for the location within the façade and is not obtrusive. Existing doors on this building display a similar, though not identical transom and side light design.

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:	Approval as submitted in accordance with the draft resolution (Attachment #1).

Report Attachments

1.	Draft Resolution
2.	Drawings and Site Plan
3.	Town Code Section 58-96

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

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

RESOLUTION

December 15, 2021

Resolution- to approve ARB #21-024, building alteration to a commercial building located at 510 Spring Street, Fairfax County Tax Map Number 0162-02-0156J.

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 15, 2021.

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

Approves ARB #21-024, for a building alteration at 510 Spring Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.

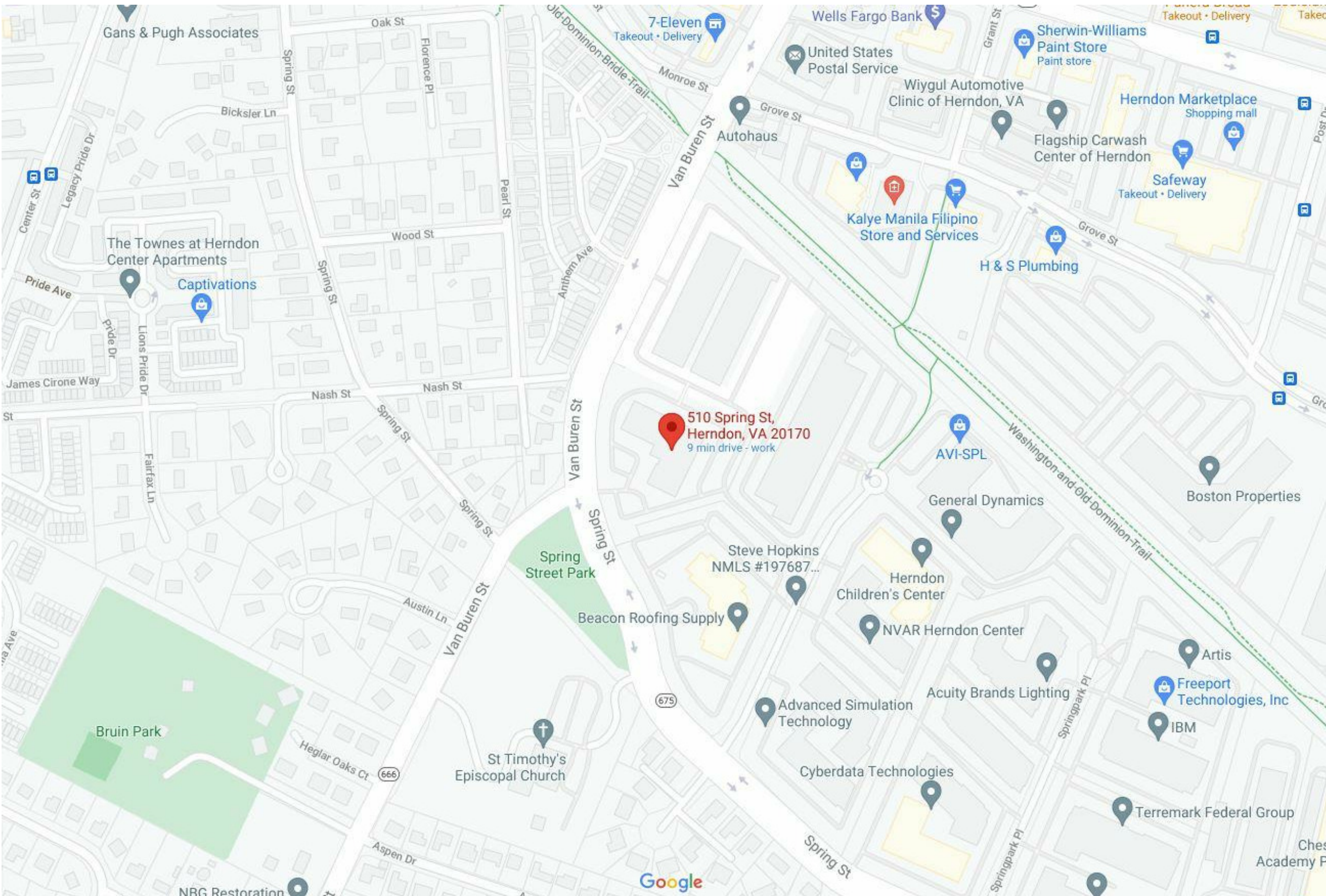
PROJECT: OneMain Financial - Exterior Storefront

Tenant: One Main Financial

ARCHITECT: DBI Architects, Inc.

1984 Isaac Newton Square West
Suite 400
Reston, VA 20190
Phone: 703.787.0882 FAX: 703.787.6886
Attn: Felipe Turriago-Borrero

VICINITY MAP



CONCEPT IMAGE



DESCRIPTION OF WORK

EXTERIOR STOREFRONT ADDITION FOR NEW TENANT IN THE BUILDING.

BUILDING CODE DATA

BUILDING INFORMATION

USE GROUP OF BUILDING: 'B' BUSINESS
TYPE OF CONSTRUCTION: IIB
NUMBER OF STORIES IN BUILDING: 2
GROSS FLOOR AREA ALL FLOORS: 32,050 S.F.
ORIGINAL BUILDING DESIGN - CODE & YEAR: 1999
HIGH-RISE BUILDING: NO

TENANT INFORMATION

PURPOSE OF SPACE: 'B' BUSINESS
FLOOR NUMBER: 1
DESCRIPTION OF WORK: INTERIOR RENOVATION
USE GROUP OF TENANT: BUSINESS
AREA OF TENANT SPACE: 150 S.F.

APPLICABLE CODES & REGULATIONS

BUILDING: 2015 VIRGINIA CONSTRUCTION CODE (2015 IBC)
2015 VIRGINIA EXISTING BUILDING CODE (2015 IEBC) -
ALTERATION - LEVEL 2
ACCESSIBILITY: ICC/ANSI A117.1 - 2009 AS AMENDED BY THE VIRGINIA
UNIFORM STATEWIDE BUILDING CODE (VUSBC) 2012 EDITION
FIRE PROTECTION: STATEWIDE FIRE PREVENTION CODE (SFPC)
PLUMBING: 2015 IPC INTERNATIONAL PLUMBING CODE
MECHANICAL: 2015 IMC INTERNATIONAL MECHANICAL CODE
ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE, NFPA 70
ENERGY: 2015 IGCC INTERNATIONAL ENERGY CONSERVATION CODE

FIRE PROTECTION SYSTEMS

SPRINKLERS: YES - FULL
APPROVED CENTRAL STATION: YES, HSM SECURITY
FIRE ALARM SYSTEM: YES
STANDPIPES: YES

FIRE RESISTANCE

FLOOR / CEILING: 0 HR
EXIT ENCLOSURES: 2HR UL U90S
CORRIDOR SEPARATION: 0 HRS
TENANT SEPARATION: 0 HRS

SHEET TITLE	DRAWING INDEX	06.28.21
Exterior Door		
000A	COVER SHEET	
A001	EXTERIOR STOREFRONT DOOR	

Attachment #2

GOVERNMENT REVIEW

DBI

1984 Isaac Newton Square West
Suite 400
Reston, VA 20190
703.787.0882

Consultant

Stamp



Owner

Owner

Project Manager

FTB

Assistant

KWW

Issue

06.08.2021 MEP Package

06.28.2021 FOR PERMIT/PRICING

Location

510 Spring Street,
Herndon VA 1st
Floor Suite 150
First Floor

Tenant

OneMain
Financial

DBI Project Number

5660.014

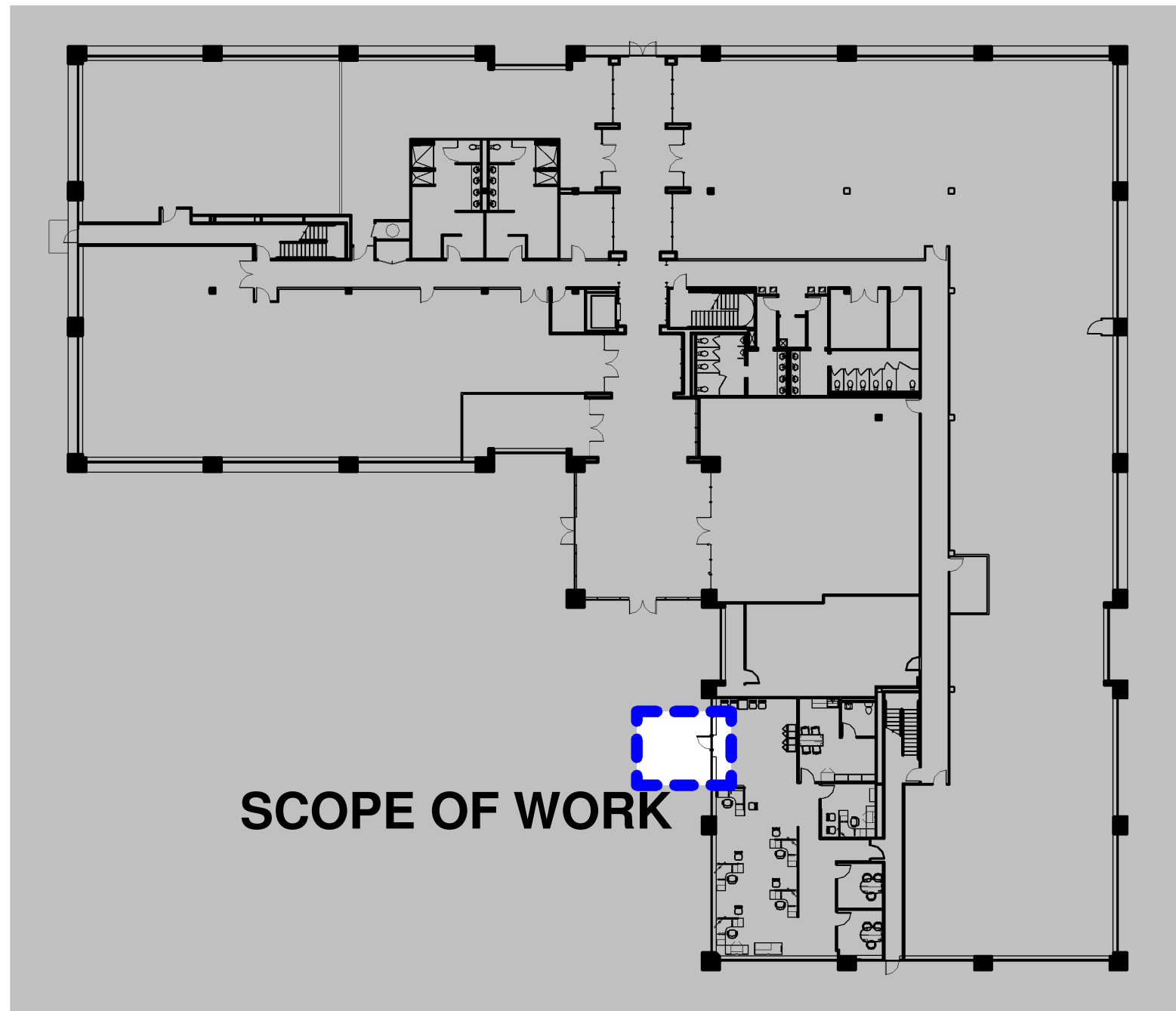
Scale

Title

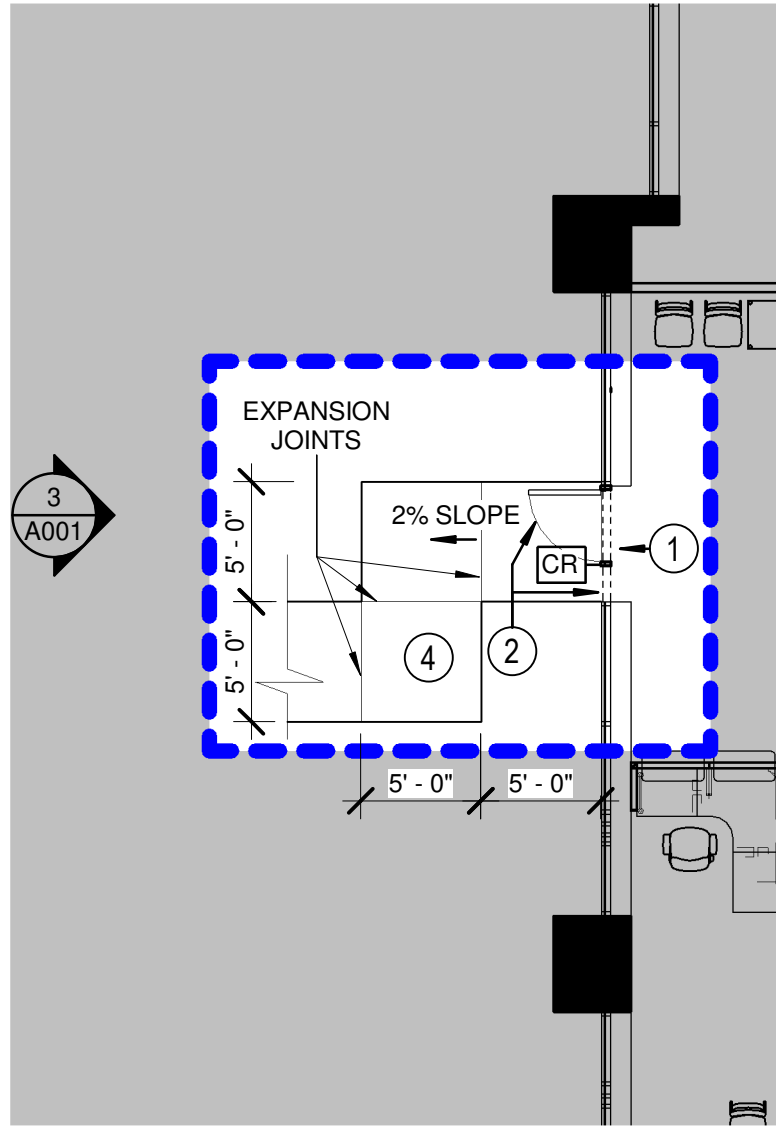
COVER SHEET

Sheet

000A



1 KEY PLAN
A001 1/32" = 1'-0"



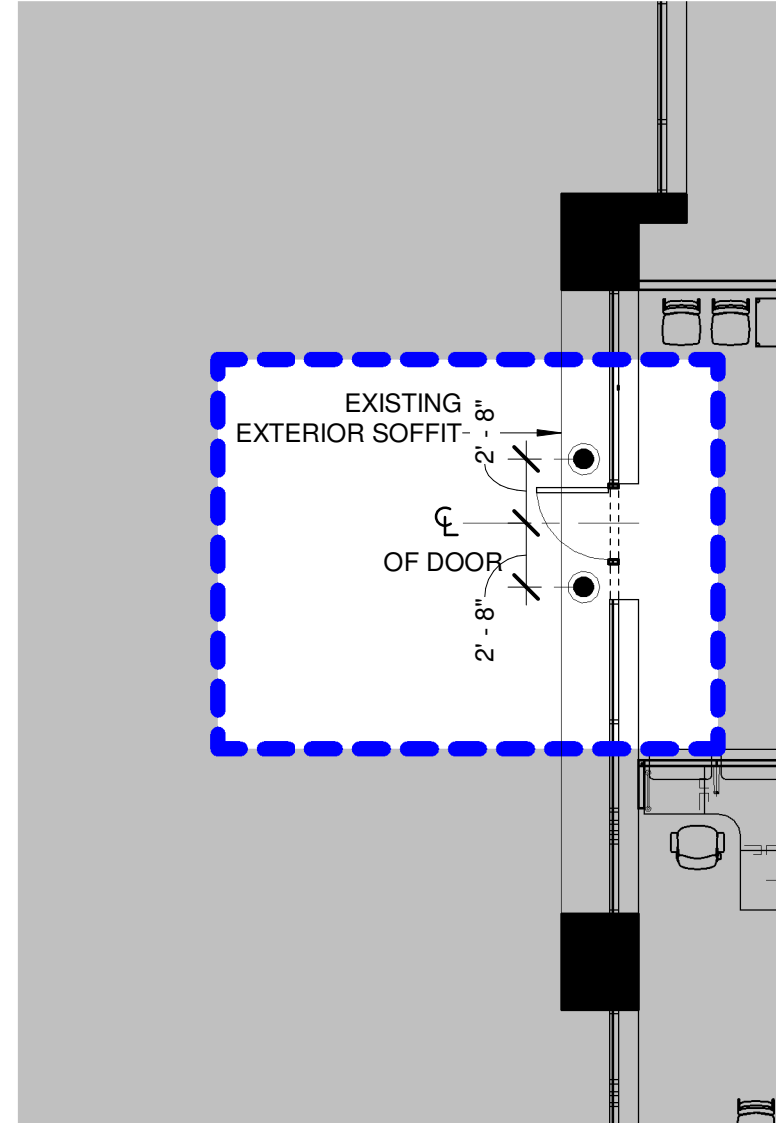
2 ENLARGED SCOPE OF WORK PLAN
A001 1/8" = 1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
NEW DOOR, FRAME, & ADA COMPLIANT HARDWARE
NEW WALL MOUNTED CARD READER LOCATION

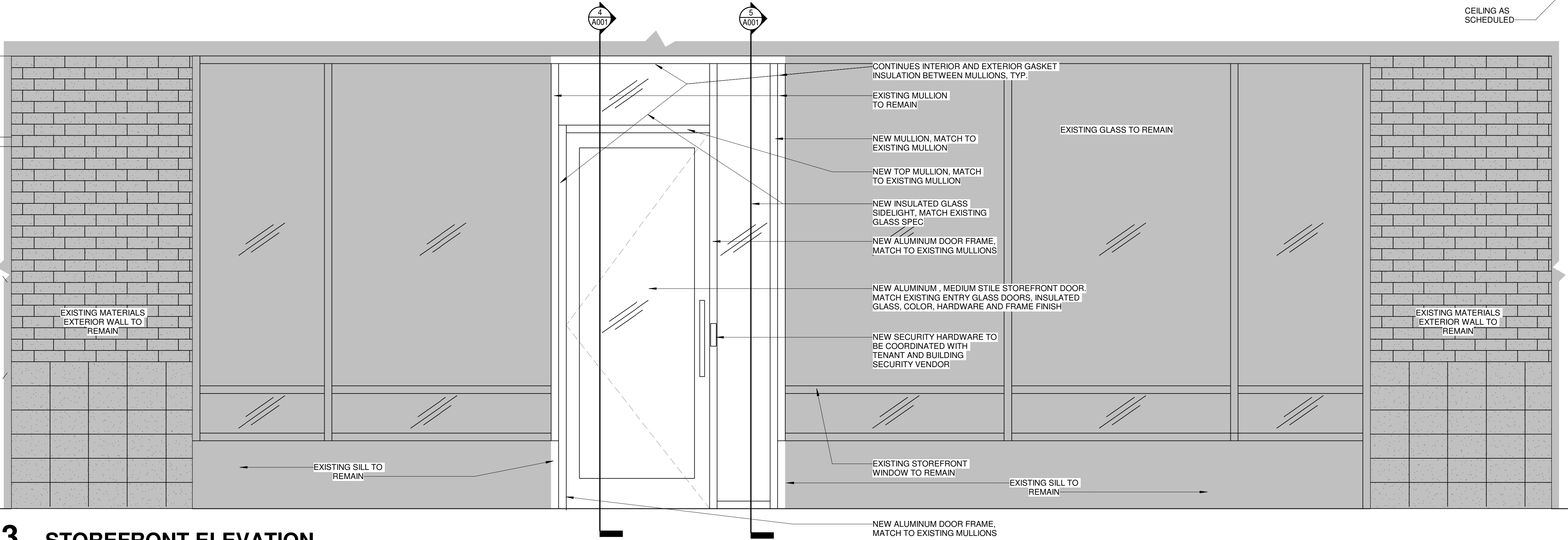
PLAN NOTES:

- REMOVE PORTION OF EXISTING STOREFRONT AND KNEE WALL UP TO THE MULLIONS AS SHOWN WITH DASHED LINES. PREPARE TO RECEIVE NEW STOREFRONT DOOR.
- PROVIDE AND INSTALL STOREFRONT SYSTEM SINGLE DOOR AND SIDELIGHT. VERIFY STOREFRONT SYSTEM, DIMENSIONS, MULLION FINISH AND GLASS TYPE IN FIELD.
- PROVIDE AND INSTALL RING AND STRING FOR CARD READER. CONFIRM WITH BUILDING SECURITY VENDOR.
- PROVIDE AND INSTALL POURED-IN-PLACE CONCRETE SIDEWALK TO MATCH EXISTING.

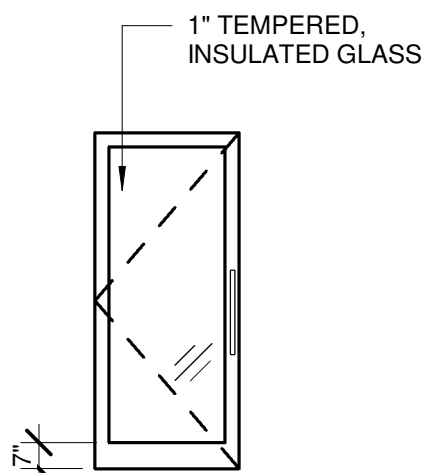


LIGHT FIXTURE SPEC: SPECTRUM LIGHTING - INFINIUM 6" ROUND DOWNLIGHT FX SERIES 4000 LUMENS MAX: SGE6LED FX-10L-XXX-DX-BH27-AR623FX-SG-SOW
contact rep: Susie Dreier at Ambiance Lighting 240.328.4112

7 LIGHTING PLAN
A001 1/8" = 1'-0"



3 STOREFRONT ELEVATION
A001 3/4" = 1'-0"



DOOR
STOREFRONT WITH MEDIUM STILE

DOOR & HARDWARE SCHEDULE NOTES

- IN ACCORDANCE WITH 2015 VCC & IBC 2015 1010.1.9.8 & 1010.1.9.9, SECURITY VENDOR SHALL PROVIDE A SENSOR ON THE EGRESS SIDE ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOOR(S). THE DOOR(S) SHALL BE ARRANGED TO UNLOCK BY A SIGNAL FROM OR LOSS OF POWER TO THE SENSOR, AUTOMATICALLY UNLOCKING THE DOOR(S). SECURITY VENDOR SHALL PROVIDE A "PUSH TO EXIT" BUTTON RELEASE DEVICE LOCATED WITHIN 40" TO 48" VERTICALLY ABOVE THE FINISHED FLOOR & WITHIN 60" OF THE SECURED DOOR. DOOR SHALL REMAIN UNLOCKED FOR A MINIMUM OF 30 SECONDS. ACTIVATION OF THE BUILDING FIRE ALARM OR SPRINKLER SYSTEM SHOULD AUTOMATICALLY UNLOCK THE DOORS & REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM IS RESET. SECURITY VENDOR TO PULL SEPARATE LOW VOLTAGE PERMIT.
- ALL LOW VOLTAGE WIRING, MAGLOCKS & ELECTRIC STRIKES TO BE COORDINATED & PROVIDED BY THE SECURITY VENDOR.
- GLAZING - HAZARDOUS LOCATIONS: GLAZING TO COMPLY WITH IBC/VCC 2015 SECTION 2406.4.

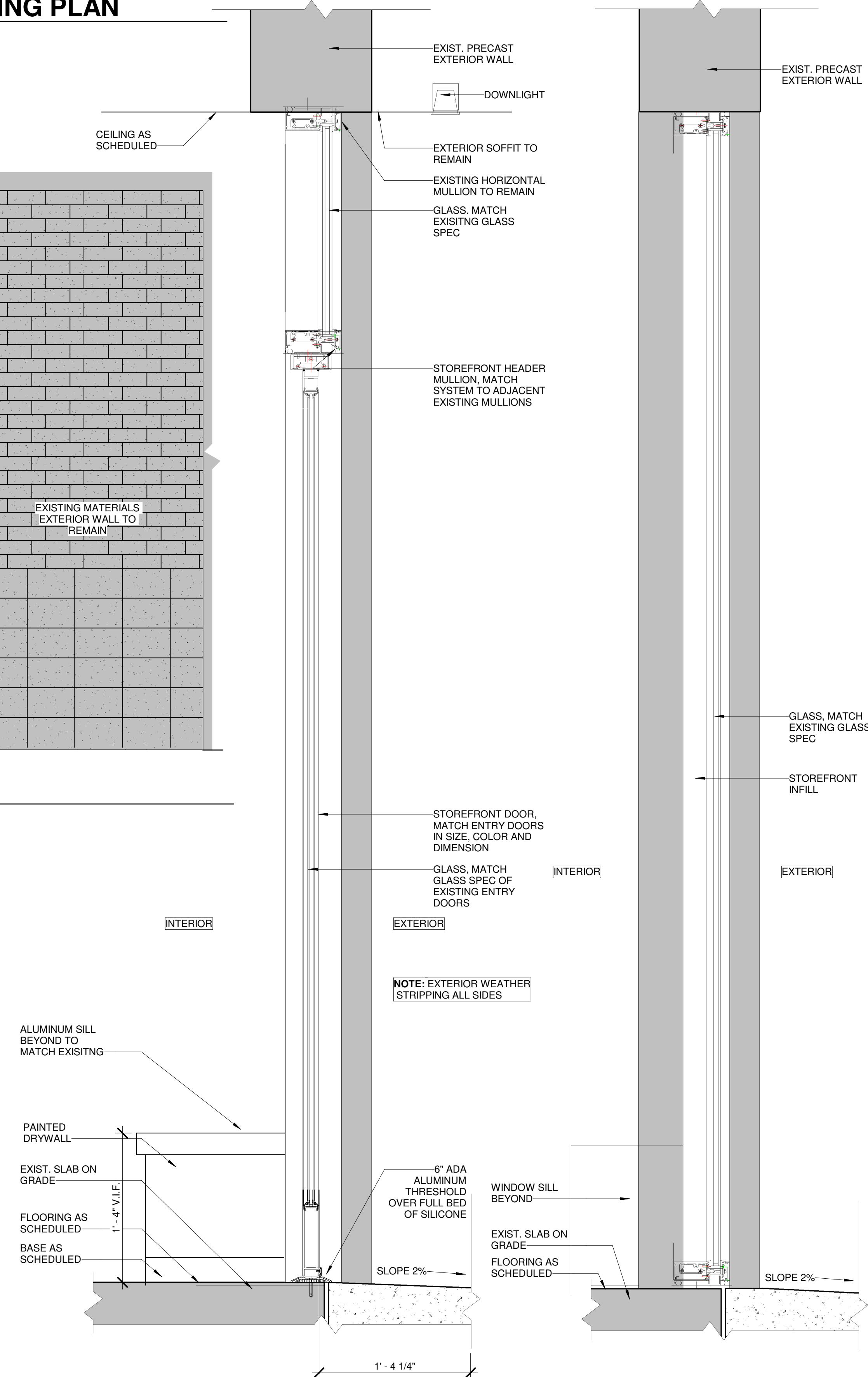
DOOR AND HARDWARE SPECIFICATION

EXTERIOR WIND LOAD
New glass door shall comply with IBC 2015 Sections 1609 and 2404.
Per Virginia Uniform Statewide Building Code (VUSBC)
Exposure Category C
Risk Category of the building is II.

COMMERCIAL CONSTRUCTION DESIGN PARAMETERS

Ground Snow Load	Vult Wind Speed Category I Buildings	Vult Wind Speed Category II Buildings	Vult Wind Speed Category III & IV Buildings	Spectral Response Acceleration		Weathering	Frost Line
				Ss %g	S1 %g		
25 psf	105 mph	115 mph	120 mph	16%	5%	Severe	24"

DOOR TYPE: Single Storefront Basis of Design: Kawneer 350T Thermal Entrance
FUNCTION: Suite Entry w/ Card Reader
LOCK/LATCH/PULL: Adams Rite MS-1850 Deadlock, Mag Lock release fail-safe upon activation of fire alarm Architects Classic Push-Pull
CLOSER: LCN 2030 Concealed Overhead
DOOR STOP: None
SILENCERS: None
HINGES/PIVOTS: Offset Pivots
FINISH: Standard (Chromium Plated, Satin 626)
SECURITY: Card Reader, Motion Sensor, Door Contacts. Coordinate w/ Owner's Security Vendor
ACCESSORIES: Single Acting Weatherstrip
Threshold: 1/2" x4" Alum. Mill Finish
AIR FILTRATION: Weather Stripping All Sides



4 SEC AT DOOR
A001 1 1/2" = 1'-0"

5 SEC AT SIDELIGHT
A001 1 1/2" = 1'-0"

GOVERNMENT REVIEW

D-B-I

1984 Isaac Newton Square West
Suite 400
Reston, VA 20190
703.767.0882

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Owner

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Location

510 Spring Street,
Herndon VA 1st
Floor Suite 150
First Floor

Tenant

OneMain
Financial

DBI Project Number

5660.014

Scale

As indicated

Title

EXTERIOR
STOREFRONT DOOR

Sheet

A001

PERFORMANCE BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
	CLEARING & GRUBBING	N/A	ACRES		
	EXCAVATION	N/A	CU. YDS.		
	EMBANKMENT	N/A	CU. YDS.		
	SITE GRADING	15.2	SQ. YDS.	1	\$15.2
DRAINAGE	STRUCTURES				
	CONCRETE PIPE	N/A	LIN. FT.		
	CONCRETE PIPE	N/A	LIN. FT.		
	CONCRETE PIPE	N/A	LIN. FT.		
	CONCRETE PIPE	N/A	LIN. FT.		
	CONCRETE PIPE	N/A	LIN. FT.		
	CONCRETE PIPE	N/A	LIN. FT.		
	PAVED DITCH	N/A	LIN. FT.		
	RIP RAP	N/A	SQ. FT.		
	CONCRETE ENDWALL	N/A	EACH		
	CONCRETE ENDWALL	N/A	EACH		
	CONCRETE ENDWALL	N/A	EACH		
	CONCRETE END SECTION	N/A	EACH		
	DRIVEWAY ENTRANCE	N/A	EACH		
	SIDEWALK	12.7	SQ. YDS.	\$55	\$698.5
	HEADER CURB	N/A	LIN. FT.		
	CURB & GUTTER	N/A	LIN. FT.		
	SURFACE TREATMENT	N/A	SQ. YDS.		
	BITUMINOUS CONCRETE SURFACE	N/A	SQ. YDS.		
	BASE COURSE	N/A	SQ. YDS.		
	SUBBASE MATERIALS	N/A	SQ. YDS.		
	STREET SIGNS	N/A	EACH		
	STREET LIGHTS	N/A	EACH		
	ROADSIDE DELINEATORS	N/A	EACH		
	TRAFFIC BARRICADE	N/A	EACH		
	PIPES OR MONUMENTS AS SHOWN ON PLAT	N/A	EACH		
	WATER LINE	N/A	LIN. FT.		
	FIRE HYDRANTS	N/A	EACH		
	SANITARY SEWER	N/A	LIN. FT.		
	AS-BUILT PLAN	N/A	LUMP SUM		
PLUS 10% ENGINEERING FEE & MISC.					\$71.37
TOTAL					\$785.07

CASH ESCROW BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)	.0026	AC	300	1000
2	TREE REPLACEMENT	N/A			
3	ARBORIST FEE	N/A			
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPLETED BY THE TOWN OF HERNDON)		L.S.		
5	LANDSCAPING		L.S.		
TOTAL:					1000

APPLICATION FEES	
(SEE SECTION 78-201.2 OF THE TOWN CODE FOR FEES)	
TYPE OF APPLICATION: <u>MINOR SITE PLAN AMENDMENT</u>	
CALCULATION OF APPLICATION FEE: <u>\$200/SHEET X 3 SHEETS = \$600</u>	
APPLICATION FEE PAID (Official Use Only): DATE: _____ AMOUNT: _____	

REVIEW AND INSPECTION FEE SCHEDULE					
(SEE SECTION 78-201.2 AND SECTION 26-335 OF THE TOWN CODE FOR FEES)					
ITEM	QUANTITY	UNIT	FEE PER UNIT		FEE
			FOR SUBS.	FOR SITE PLANS	
BITUMINOUS SURFACE	N/A	SQ. YDS.	.51	.51	
CURB & GUTTER OR HEADER CURB	N/A	LIN. FT.	.92	.92	
SIDEWALK	23	LIN. FT.	1.35	1.35	31.05
SANITARY SEWER	N/A	LIN. FT.	2.34	2.34	
T.V. INSPECTION	N/A	LIN. FT.	2.32	2.32	
WATERLINE	N/A	LIN. FT.	1.75	1.75	
STORM DRAINAGE	N/A	LIN. FT.	4.39	4.39	
VSPM STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)	N/A	LUMP SUM			
BIORETENTION FACILITIES (RAIN GARDENS)	N/A	EACH	250.00	250.00	
STORMWATER DETENTION/BMP MEASURES (other than rain gardens)	N/A	EACH	1000.00	1000.00	
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed acre, whichever is greater)		LOT/ACRE	200.00	200.00	200
STREETLIGHTS	N/A	PER LIGHT	50.00	50.00	
MISCELLANY	N/A	ACRE	675.00(min.)	675.00(min.)	
SCREENING	N/A	LIN. FT.	2.34	2.34	
¢ LINEAR FEET OF STREET	N/A	LIN. FT.	1.20		
ESTIMATED FEE - TOTAL					231.05
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE) (RECEIPT # _____) DATE: _____					
BALANCE OF FEE (COMPUTED BY TOWN) (RECEIPT # _____) DATE: _____					

NOTES	
1.	THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARD SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
2.	A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
3.	A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VDOT, FAIRFAX, VIRGINIA, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE HIGHWAY.
4.	THE DEVELOPER IS REQUIRED TO NOTIFY THE TOWN OF HERNDON, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE DEVELOPER SHALL REQUIRE THAT ALL OF HIS CONTRACTORS SPECIFICALLY REQUEST INSPECTION AT LEAST TWENTY FOUR (24) HOURS BEFORE BEGINNING: (A) CLEARING AND GRUBBING (B) INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES (C) EARTHWORK (D) INSTALLATION OF ANY UNDERGROUND UTILITY (E) INSTALLATION OF ANY FORMS (F) PLACING ANY CONCRETE (G) BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACE FAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
5.	ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE DEVELOPER OR HIS ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
6.	ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
7.	ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT OF WAY AND ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT OF WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
8.	ALL UTILITIES TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE PURPOSES, MUST BE INSPECTED, TESTED AND APPROVED BY THE TOWN BEFORE BEING ACCEPTED INTO THE TOWN'S SYSTEM.
9.	CUT SHEETS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF HERNDON PRIOR TO THE START OF CONSTRUCTION OF ANY UNDERGROUND UTILITIES, STREETS, OR CURBS AND GUTTERS.
10.	SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
11.	STORM SEWERS: (A) STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M 170, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS II PIPE WILL BE PERMITTED BEYOND THE LIMITS OF THE STREET RIGHT OF WAY. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF THE RIGHT OF WAY. (B) UNDERDRAINS AND/OR CROSSDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
12.	STREETS: (A) ALL BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A, WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT OF WAY AND ALL TOWNHOUSE STREETS, COMMERCIAL AND INDUSTRIAL PARKING LOTS, PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER, AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEAD SIDEWALKS). (B) SOIL REPORTS AND SUBGRADE SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF HERNDON FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION OF ANY SIDEWALKS, CURB AND GUTTER, STREETS OR PARKING AREAS. (C) ROADWAY DESIGN IS BASED ON A CBR OF 10. CBR TESTS OF SUBGRADE SOILS MUST BE CONDUCTED FOR ACTUAL DETERMINATION OF ROADWAY DESIGN. ROADWAY DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS, AND SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL. (D) STANDARD STREET NAME SIGNS SHALL BE APPROVED BY FAIRFAX COUNTY SIGN SHOP AND SHALL BE INSTALLED AT EACH INTERSECTION BY THE DEVELOPER, AS WELL AS REQUIRED TRAFFIC CONTROL SIGNS IN THE DEVELOPMENT. SIGN FASTENERS SHALL BE 5/16" #18 STAINLESS STEEL HEX BOLTS AND NUTS USS-NO RIVETS PERMITTED. (E) WHERE INSTALLATION OF ROADWAY SIGN IS ANYTHING OTHER THAN IN SOIL AREA, A PVC SLEEVE SHALL BE INSTALLED. SLEEVE SHALL BE MINIMUM 18" DEEP. SIZE OF PVC SLEEVE SHALL BE APPROPRIATE TO SIZE OF POST BEING INSTALLED, AND SHALL ALLOW FOR MEDGING TO STABILIZE SIGN POST. (F) WHERE SIGN IS DESIGNED TO BE INSTALLED IN CONCRETE MEDIAN, A 12" X 12" AREA SHALL BE LEFT VOID OF CONCRETE. PVC SLEEVE SHALL BE INSTALLED AS INDICATED ABOVE. (G) SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED. (H) A MINIMUM OF ONE DRIVEWAY ENTRANCE SHALL BE PROVIDED PER LOT. DRIVEWAY ENTRANCES SHALL BE INSTALLED IN CONFORMITY WITH THE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON. (I) SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS. (J) PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. A PRE-CONSTRUCTION SURVEY SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS. IF TOWN'S EXISTING PUBLIC INFRASTRUCTURE IS DAMAGED DURING CONSTRUCTION, THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF THE TOWN. (K) ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHTS OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HERNDON STANDARDS AND SPECIFICATIONS. LIMITS OF ASPHALT OVERLAY TO BE DETERMINED BY TOWN INSPECTOR. (L) STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS. (M) ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS. (N) DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES. (O) DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-6860).
13.	WATER DISTRIBUTION: (A) ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE REGULATIONS OF THE STANDARD SPECIFICATIONS AND PLANS OF THE TOWN OF HERNDON AND THE CURRENT WATERWORKS REGULATIONS OF THE VIRGINIA STATE BOARD OF HEALTH. (B) ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. WATER MAINS SHALL BE INSTALLED EIGHT (8) FEET NORTH OR EAST OF THE CENTERLINE OF THE STREET UNLESS OTHERWISE DESIGNATED ON THE PLANS. (C) WORKING PRESSURE SHALL BE >20.0 PSI.
14.	LAND CONSERVATION NOTES: (A) MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE TOWN OF HERNDON. (B) NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 CALENDAR DAYS. (C) ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. (D) ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME. (E) ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL. (F) ALL TEMPORARY EARTH BERM DIVERSIONS AND SILT DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES FOR ALL STOCKPILES. (G) DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS. (H) ALL DISTURBED AREAS NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED WITHIN 7 DAYS WITH OATS, ABRUZZI RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. (I) PRIOR TO BEGINNING OF ANY WORK ON THIS SITE, THE CONTRACTOR MUST READ AND ADHERE TO THE "VEGETATION PRESERVATION AND PLANTING" GUIDELINES OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND SECTION 26, ARTICLE II OF THE TOWN CODE. (J) PRIOR TO ANY LAND DISTURBANCE OF THE SITE THAT IS GREATER THAN, OR EQUAL TO 2500 SQ FT, THE CONTRACTOR MUST SUBMIT GENERAL PERMIT REGISTRATION STATEMENT TO VIRGINIA DEQ AND PROVIDE A COPY TO THE TOWN. (K) IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
15.	THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR <u>O+L</u> ZONING. THIS PLAN CONTAINS <u>0</u> DWELLING UNITS.
16.	ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
17.	PRIOR TO ANY APPROVED CLEARING AND GRADING ON A SITE, TREE PROTECTION FENCE SHALL BE ERECTED IN ACCORDANCE WITH FENCE DETAIL ON THE APPROVED LANDSCAPE PLAN, AND BE INSPECTED AND APPROVED BY THE URBAN FORESTER.

INDEX	PAGE
C-101	EXISTING CONDITIONS
C-102	PROPOSED CONDITIONS + GRADING + DETAILS

WAIVER REQUESTS	
(DESIGNATE EACH SECTION OF THE ZONING ORDINANCE, PUBLIC FACILITIES MANUAL OR SUBDIVISION ORDINANCE FROM WHICH A WAIVER IS REQUESTED. PLEASE NOTE THAT A LETTER OF JUSTIFICATION FOR EACH WAIVER MUST ACCOMPANY THE INITIAL PLAN SUBMISSION)	
FEE = \$200.00 PER REQUEST	
WAIVER FROM SECTION: _____ OF _____	= \$200.00
WAIVER FROM SECTION: _____ OF _____	= \$200.00
NUMBER OF REQUESTS: _____	X \$200.00 = _____
DATE FEE COLLECTED (Official Use Only): _____	

EXISTING CONDITION SURVEY NOTES	
1.	HORIZONTAL DATUM <u>VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH</u> VERTICAL DATUM <u>NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).GEIOD-18</u>
2.	UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY <u>BOWERS + ASSOCIATES</u> , DATED <u>08/14/2000</u> ; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
3.	LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

VICINITY MAP	
SCALE: 1" = 2000'	

LOCATION OF BENCHMARKS	

APPROVED	
FOR SITE CONSTRUCTION UNDER THIS PLAN. BUILDING PERMITS TO BE ISSUED SEPARATELY.	
DATE _____	FAIRFAX COUNTY FIRE MARSHAL _____
DATE _____	DIRECTOR OF PUBLIC WORKS _____
DATE _____	DIRECTOR OF COMMUNITY DEVELOPMENT _____
DATE _____	ZONING ADMINISTRATOR _____
SECTION 70-203(2)(1): SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT SUBMITTED WITHIN ONE YEAR OF APPROVAL OF A PRELIMINARY SUBDIVISION PLAN.	
SECTION 78-202.6(h): SITE PLAN AND SINGLE LOT DEVELOPMENT PLAN APPROVAL SHALL AUTOMATICALLY EXPIRE AT THE END OF A FIVE-YEAR PERIOD FOLLOWING THE DATE OF ITS APPROVAL BY THE ZONING ADMINISTRATOR FOR ANY PHASE OR PART OF AN APPROVED SITE PLAN FOR WHICH A BUILDING PERMIT HAS NOT BEEN APPROVED.	

BEFORE YOU DIG
CALL "MISS UTILITY" 811
OR 1-800-552-7001
visit online at vt811.com

TOWN PLAN #: _____	
TOWN OF HERNDON, VIRGINIA	
COVER SHEET	
SUBDIVISION OR SITE PLAN NAME	HERNDON SQUARE
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	K&M COMMERCIAL REAL ESTATE 703-734-2822 459 HERNDON PARKWAY SUITE 21, HERNDON, VA 20170
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	K&M COMMERCIAL REAL ESTATE 703-734-2822 459 HERNDON PARKWAY SUITE 21, HERNDON, VA 20170
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	RON KING JR 703-273-6820 9900 MAIN ST #400 FAIRFAX, VA 22031
FAIRFAX COUNTY TAX MAP NUMBER	PARCEL 0162 02 0156J
TOTAL AREA <u>4.5</u> ACRES	PRESENT ZONING OFFICE AND LIGHT INDUSTRY
REVISED: JULY 2014	PAGE 1 OF 3 PAGES

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)

Title: ARB #21-025; Building alteration; 492 Elden Street

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

Summary Information

Applicant Request	Building alteration		
Address	492 Elden Street		
Fairfax County Tax Map Number	0162-24-F		
Owner	Stuart II Project, LP, Stuart II/AJD Corp		
Applicants	Roni Robbins & Ted Satterthwaite		
Business/Organization	Stuart II/AJD Corp		
Property Use	Commercial business		
Zoning District	PD-B; Planned Development-Business		
Adjacent Zoning	North: R-10; Residential Single-Family - 10 District East: PD-B; Planned Development-Business South: PD-B; Planned Development-Business West: RTC, Residential Townhouse Cluster		
Building Type(s)	Single story brick and siding strip mall	Date of Construction:	1979
Architectural Style(s)	Post-modern		
Exterior Material(s)	Cinder Block/Textcote over Cinder Block/Cedar		
Neighborhood Design Profile	Shopping center plaza		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is withholding a recommendation until additional information is provided about the proposed materials for this project.
----------------------	---

Case Details

Proposal:

This application proposes to increase the height of the parapet 2'-8" to align with neighboring tenant's 22' long parapet. The renderings submitted with this application indicate the plan to use identical materials and detailing to create a seamless transition from the original parapet to the proposed extension. However, the applicant has not provided a materials schedule for this. Staff has been in contact with the applicant requesting this information.

The alteration will also include installing an imbedded cavity for raceway transformers of future signage. Please note that the sign illustrated on drawings is the subject of ARB #21-026.

This parapet is part of a group of three parapets separated by four gables. The middle parapet is the tallest, while the two on either side are shorter, creating a tiered configuration which helps to break up the uniformity of the shopping center design. The parapet that is the subject of this application is one of the shorter, outer parapets. The majority of the rest of the shopping center has a parapet at the proposed height.

Site Description:

This space is within the Herndon Center shopping center with multiple commercial businesses. The majority of the shopping center, including this storefront consists of a strip mall design, adjoined store fronts with brick and masonry lower façades and covered walkways. Above the lower façade the walkways are covered by steeply graded rooflines topped with parapets and intercepted at regular intervals by gables with arched details. The tenant space that is the subject of this application is located at the end of this design scheme with the adjacent building to the left displaying a wholly different design.

Location Map



Map source: fairfaxcounty.gov

Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed building alteration meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

2. With the findings expressed below, staff believes the proposed building alteration 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 alteration is not obtrusive or distracting from the surrounding area. Size and massing are appropriate for the building and location.
 - b. The alteration is architecturally compatible with existing surrounding and adjoining structures. The parapet extension does not detract from the overall design of this storefront or the surrounding buildings and tenant spaces. Its design, color, and size are architecturally harmonious with the adjoining buildings. Though the proposed project alters the tiered effect of the tenant space grouping, the alteration is slight and well-integrated with the overall design. Staff feels that it will not negatively impact the building area design.

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 withholding a recommendation until additional information is provided about the proposed materials for this project.

Report Attachments

1.	Parapet alteration designs
2.	Herndon Center schematic plan
3.	Herndon Center site plan

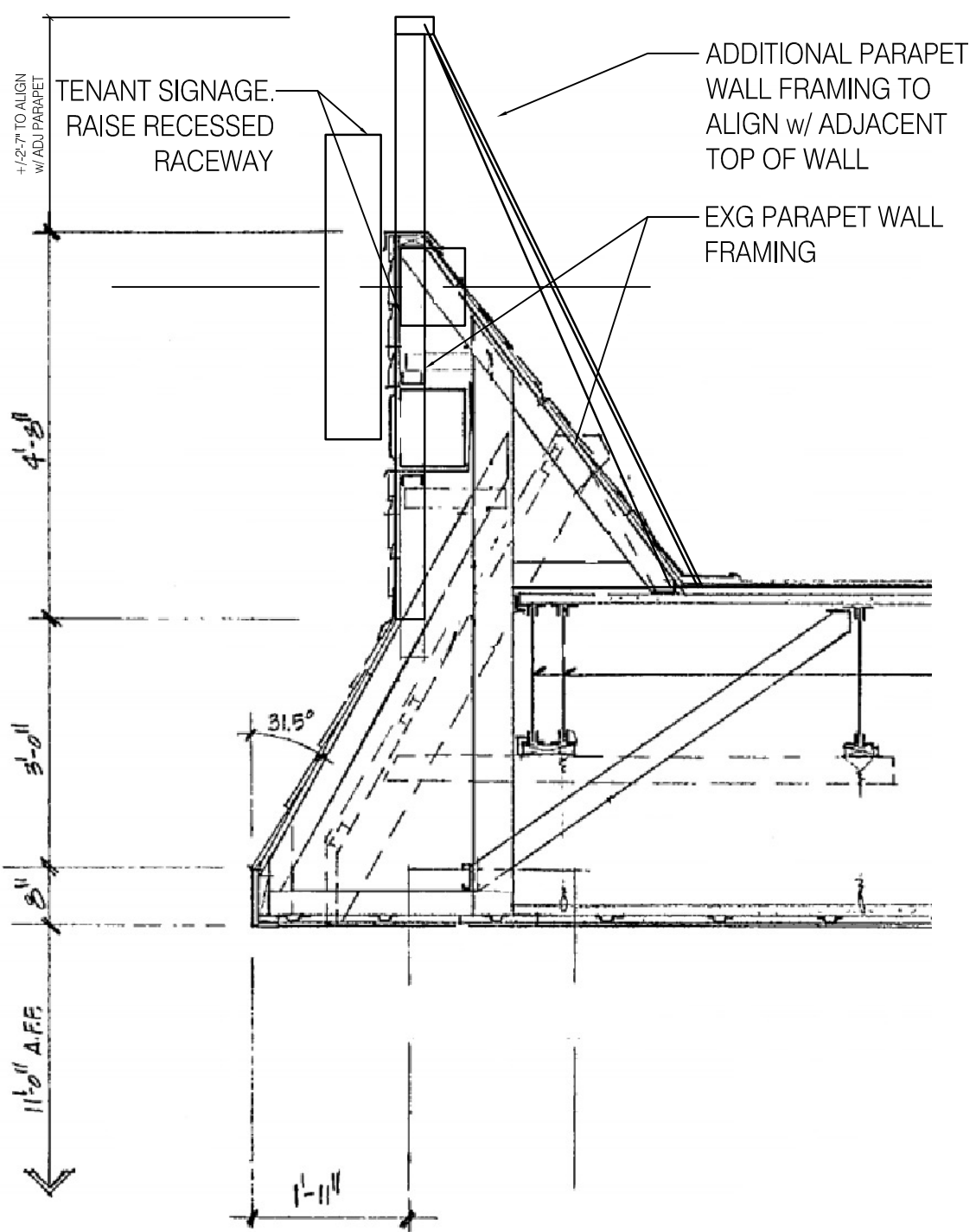
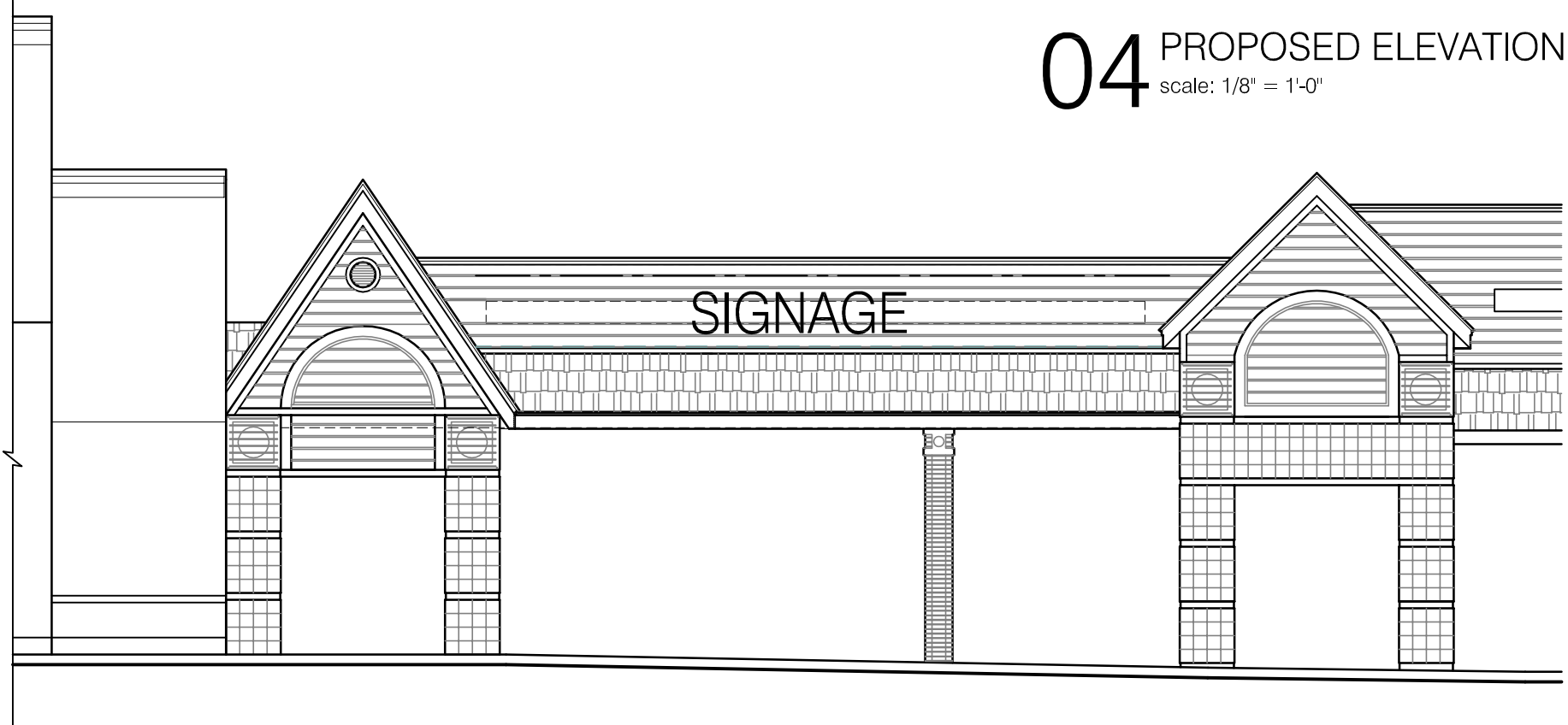
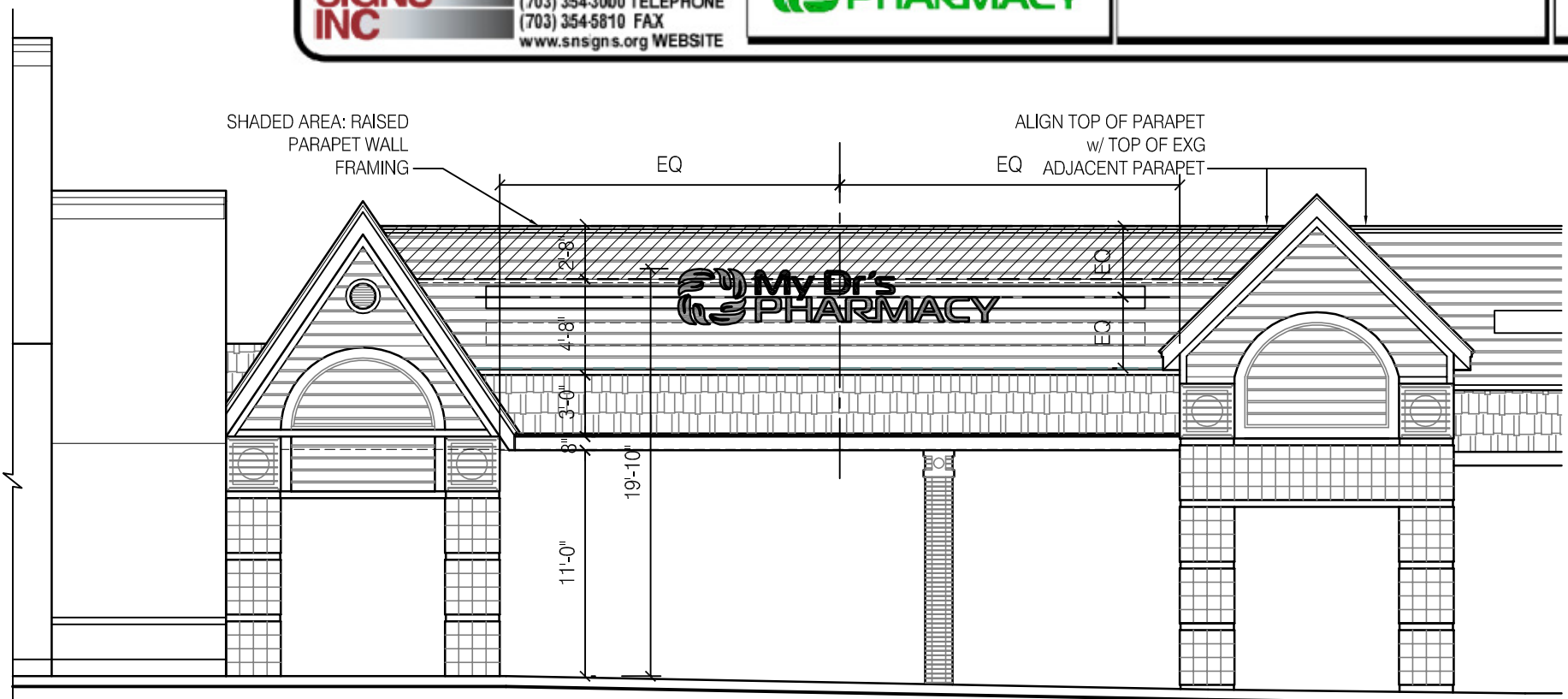
Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



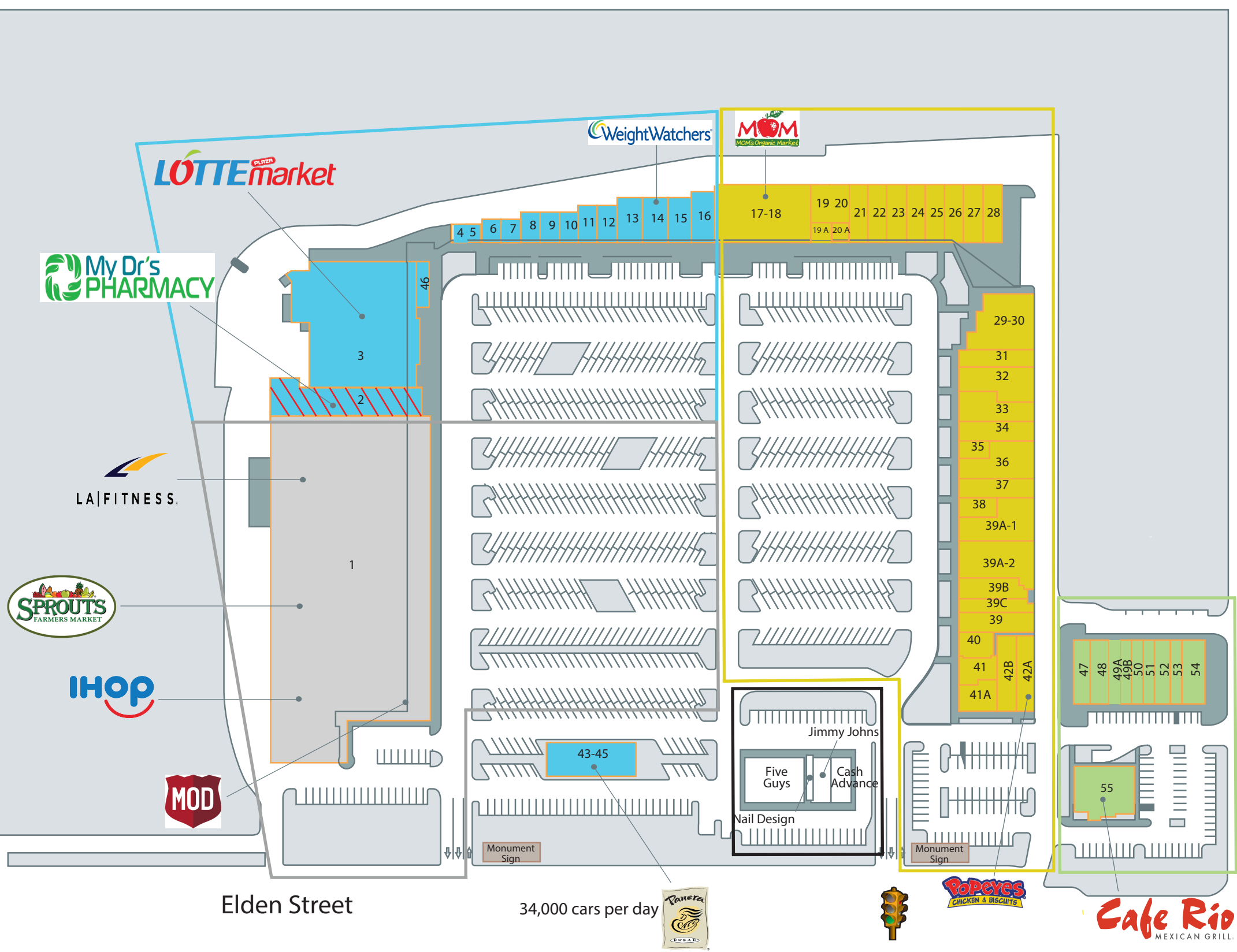
Bryce A. Perry
Deputy Director



Attachment #1

Herndon Centre

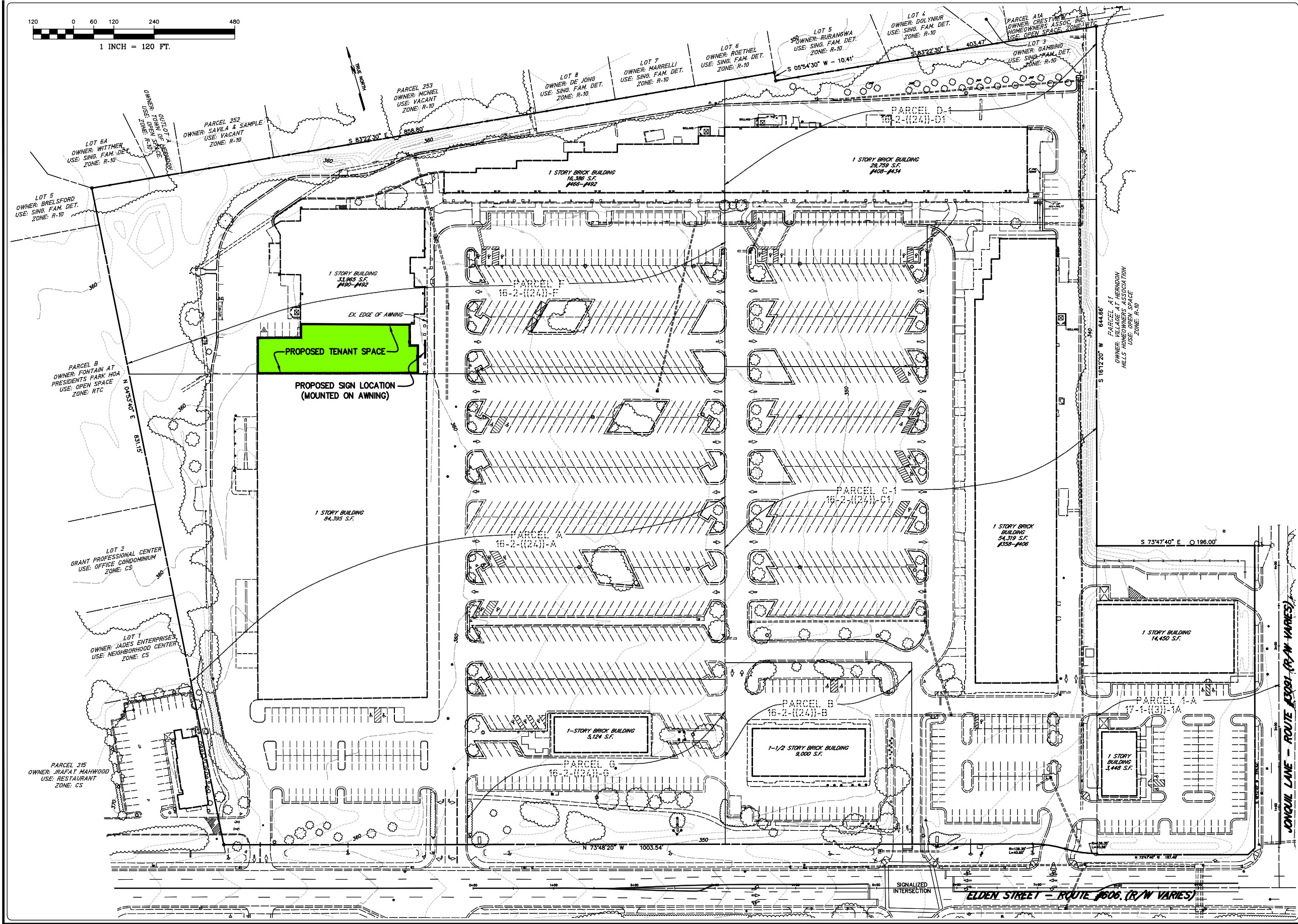
Herndon, Virginia



Key

- Herndon Centre I
(Not part of collateral)
- Herndon Centre II
- Herndon Centre III/IV
- Herndon Centre V

O:\drawings\F-1210C\plots\1210L-SIGN.dwg, 11/4/2021 9:46:58 AM, SOLson, DWG To PDF.pc3, 1:2.4, TRI-TEK Engineering, Inc.



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com



HERNDON CENTRE
MY DR'S PHARMACY

FAIRFAX COUNTY, VIRGINIA
TOWN OF HERNDON

SIGN LOCATION
PLAN

REVISION

PM: JDB SCALE: 1"=120'
PE: JDB DATE: 11.03.21
CO: MSO SHEET 1 OF 1

Title: ARB #21-026; New signage; 492 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	492 Elden Street		
Fairfax County Tax Map Number	0162-24-F		
Owner	Stuart II Project, LP, Stuart II/AJD Corp		
Applicants	Roni Robbins & Ted Satterthwaite		
Business/Organization	Stuart II/AJD Corp		
Property Use	Commercial business		
Zoning District	PD-B; Planned Development-Business		
Adjacent Zoning	North: R-10; Residential Single-Family - 10 District East: PD-B; Planned Development-Business South: PD-B; Planned Development-Business West: RTC, Residential Townhouse Cluster		
Building Type(s)	Single story brick and siding strip mall	Date of Construction:	1979
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick, siding, asphalt shingle		
Neighborhood Design Profile	Shopping center plaza		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Approval as submitted in accordance with the draft resolution (Attachment #1)
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Case Details

Proposal:

This application is proposing a new business identification wall sign to be placed on the parapet of a tenant space in Herndon Center shopping center. The parapet sign is 34.02 square feet, internally lit channel letters, with green and blue translucent faces. This proposal would normally be a staff reviewed application, but the proposed colors (PMS 3145C TEAL and PMS 7482C GREEN) do not meet the Master Sign Plan specifications (Attachment 3). The Master Sign Plan allows for red, black and green as acceptable colors, but the approved green is a different shade (GREEN Plexiglas 2030).

The parapet sign is proposed to be affixed to a raceway on the extended parapet which is the subject of ARB #20-025.

Site Description:

This space is within the Herndon Center shopping center with multiple commercial businesses. The majority of the shopping center, including this space consists of a strip mall design, adjoined store fronts with brick façades and covered walkways. Above the lower façade the walkways are covered by steeply graded rooflines topped with parapets and intercepted at regular intervals by gables with arched details. Tenant signage throughout is located on the parapets above tenant storefronts, as this application is proposing.

Location Map



Map source: fairfaxcounty.gov

Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*
- Herndon Center Master Sign Plan

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
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 is placed within an established sign band and similarly aligned and centered in a manner consistent with the other business identification façade signs within the shopping center.
 - b. The proposed wall sign is scaled appropriately for the surface on which it is attached and the size and design of the building.
 - c. The proposed sign is constructed and designed to conform mostly with the approved master sign plan and does not create an overt or inappropriate visual distraction and utilizes a recessed raceway transformers specifically designed for this intended use.
3. As previously noted, there is an approved master sign plan for this shopping center. The proposed sign meets most the design standards of that sign plan which the exception of the channel letter colors. Staff does not believe this deviation detracts from the overall signage program for the center which is already characterized by business identification wall sign of various colors including both green and blue.

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:	Approval as submitted in accordance with the draft resolution (Attachment #1)

Report Attachments

1.	Draft resolution
2.	Wall sign drawings
3.	Herndon Centre Master Sign Plan

Staff Signatures


Tamsin Himes
 Lead Planner/Design and Development


Bryce A. Perry
 Deputy Director

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

RESOLUTION

December 15, 2021

Resolution- to approve ARB #21-026, installation of signage on a commercial building located at 492 Elden Street, Fairfax County Tax Map Number 0162-24-F.

WHEREAS, the applicant has submitted an application to install signage located 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 15, 2021.

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

Approves ARB #21-026, for a signage located at 492 Elden Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.

35'-0" Front

Attachment #2

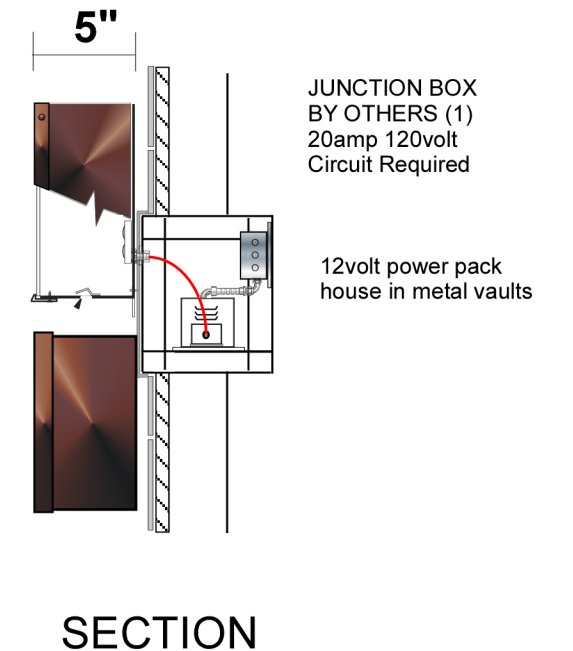
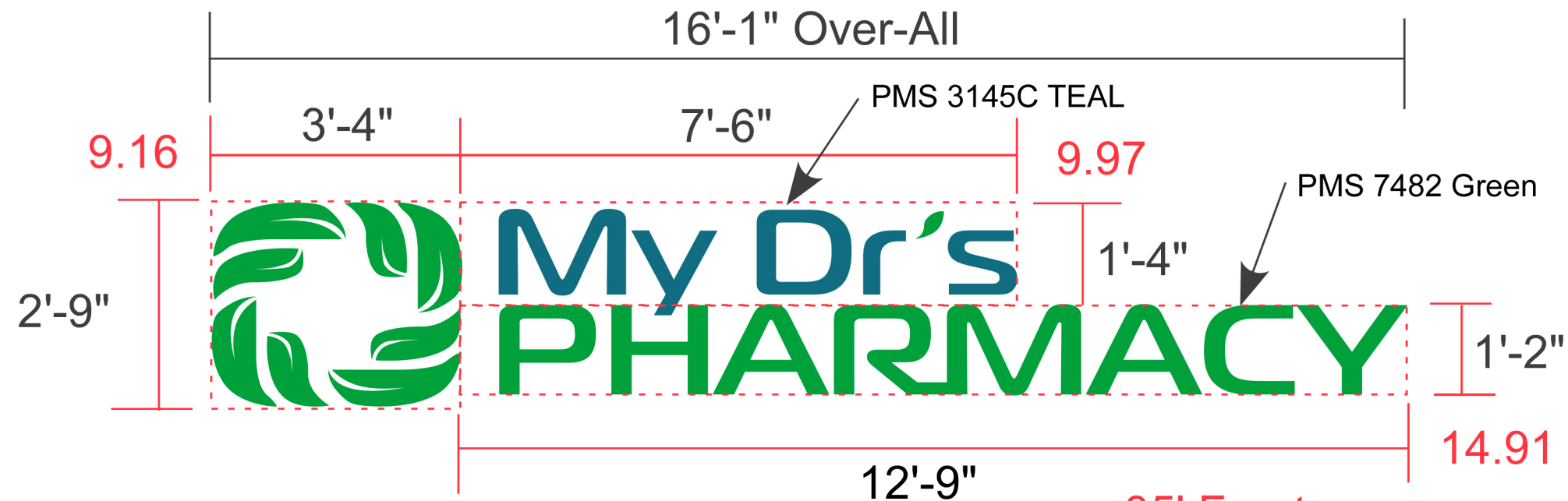
EQ.

16'-1"

EQ.



Photo View of Front Elevation Showing Proposed Sign Scale Scale 1/4"=1'-0"



Sign Layout Scale 1/2" = 1'-0"

DESCRIPTION OF WORK:

REMOVE AND BRING TO SHOP EXISTING WIRING TROUGH FACE PLATES AS REQUIRED.

MANUFACTURE AND INSTALL ONE SET PLASTIC FACED INTERNALLY LIGHTED CHANNEL LOGO AND LETTERS INSTALLED ON ALUMINUM FACE PLATES ON OUR DRAWING

MESSAGE: LOGO / MY DR'S PHARMACY

MATERIALS:

CHANNEL LOGO AND LETTERS - CONSTRUCTED OF PRE-PAINTED BRONZE ALUMINUM FILLERS (5' DEEP) WITH .063 ALUMINUM BACKS. ALL INTERIOR SURFACES WHITE FOR MAXIMUM

LIGHTING - FROM AN INTERNAL SOURCE OF AURORA G2G WHITE MODULES MECHANICALLY FASTENED TO BACK OF LETTERS AND POWERED BY 12VOLT POWER PACKS PLACED IN EXISTING WIRING TROUGH.

NOTE: ALL WIRING AND MATERIALS USED U.L. APPROVED.

FACES: - CONSTRUCTED OF 3/16" #7328 WHITE ACRYLIC WITH APPLIED DIGITALLY PRINTED TRANSLUCENT VINYL. (GREEN TO MATCH PMS 7482C, TEAL TO MATCH PMS 3145C). FACES WILL BE LAMINATED WITH CLEAR ADHESIVE FOR ADDED LIFE SPAN.

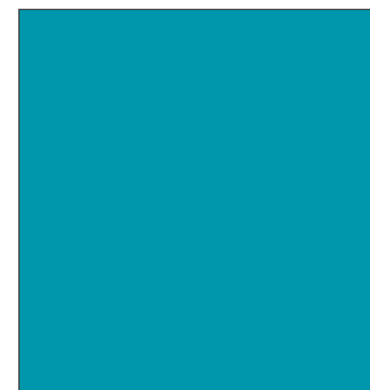
ALL FACES Banded WITH A ONE INCH BRONZE SILVATRIM RETAINER HELD IN PLACE WITH #8 PAN HEAD SCREWS PAINTED BRONZE.

MOUNTING - ALL COMPONENTS MOUNTED FLAT AGAINST EXISTING FACE PLATES WITH CONCEALED NON-CORROSIVE HARDWARE AS REQUIRED.

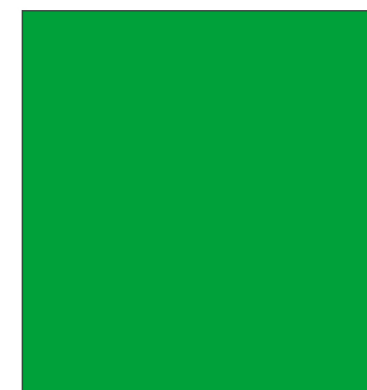
ELECTRICAL - RUN TO SIGN LOCATION BY OTHERS. ONE (1) 20AMP 120VOLT CIRCUIT REQUIRED. SELLER TO INSTALL FLUSH MOUNTED TOGGLE DISCONNECT SWITCH AND PHOTO CELL ON FACEPLATE.

PERMITS - SELLER TO OBTAIN ALL REQUIRED PERMITS FROM THE TOWN OF HERNDON.

NOTE: DWOSKIN WILL OBTAIN BAR APPROVAL FROM THE TOWN OF HERNDON.



PMS 3145C TEAL



PMS 7482C GREEN

Sheet 2 of 3

Master Sign Plan for:

Herndon Centre

330-494 Elden Street, Herndon, VA

The Master Sign Plan, ARB #90-36 was approved by the Architectural Review Board on October 15, 1990 and later amended on February 25, 1991, April 24, 1995 (ARB #95-08), and May 16, 2011 (ARB#11-21). The approved amended standards are as follow:¹

MSP_Number	9	9	9
MSP_Name	Herndon Centre	Herndon Centre	Herndon Centre
MSP_Address	330-494 Elden Street, Herndon, VA	330-494 Elden Street, Herndon, VA	330-494 Elden Street, Herndon, VA
Date_Updated	11/2/2011	11/2/2011	11/2/2011
Historic Preservation Review Board:	NA	NA	NA
Architectural Review Board:	ARB #90-36(10/15/1990), ARB #95-08(04/24/1995), ARB#11-21(05/16/2011)	ARB #90-36(10/15/1990), ARB #95-08(04/24/1995), ARB#11-21(05/16/2011)	ARB #90-36(10/15/1990), ARB #95-08(04/24/1995), ARB#11-21(05/16/2011)
Base Sign Rules:	Commercial signs can measure 1 square foot in area for each linear foot of storefront.	Commercial signs can measure 1 square foot in area for each linear foot of storefront.	Commercial signs can measure 1 square foot in area for each linear foot of storefront.
Application Form:	Administrative Sign Permit	Administrative Sign Permit	Administrative Sign Permit
Sign Type:	Business Identification Wall Sign	Arcade sign	Windows Sign
Sign Location:	All wall signs, other than those on the pad sites, shall be centered vertically on the fascia and, when only one wall sign is used between the façade gables, centered horizontally between the gables.	NA	Window signs shall be centered vertically and horizontally within the window.
Sign Number:	NA	NA	NA
Sign Content:	NA	NA	Multiple

¹ Last updated on 11.02.2011

			window signs shall not have repetitive message content, nor will any window signs have message content similar to that of the wall sign.
Frame Material:	NA	NA	NA
Frame Color:	NA	NA	NA
Frame Dimensions:	NA	NA	NA
Sign Materials:	NA	NA	NA
Sign Dimensions	NA	Arcade signs shall be 8" high by 30" wide (1.65sqft).	NA
Sign/Background Color:	NA	Arcade signs shall have a bronze background.	NA
Text Color:	Wall signs not eligible for the use of corporate branding shall have internally illuminated channel letters with translucent faces of a single color, either RED (Plexiglas 2283), GREEN (Plexiglas 2030), or BLACK (Plexiglas 2447, white, with black perforated overlay to show black during the day and white at night). No more than one wall sign that is green, one that is black, and one that is red shall be permitted in each span between gables.	Arcade sign typeface will be white.	Window signs shall be comprised of red or white painted or vinyl decal letters.
Text Font:	Wall signs not eligible for the use of corporate branding may use any legible typeface.	Arcade sign typeface will be Helvetica.	NA
Text Dimensions:	Wall signs using corporate branding shall have a maximum letter height of 36 inches. Wall signs for businesses with 5,000 to 9,999 square feet of gross floor area may have letter heights up to 30 inches. Wall signs for businesses with less than 5,000 square feet of gross floor area may have letter height up to 24	Arcade sign copy will be 2 inches.	Window sign lettering height shall not exceed 12 inches.

	inches. Wall signs shall not have letters less than 12 inches tall.		
Text Location:	NA	NA	NA
Other Text Notes:	Wall signs may not have more than two lines of text; if two lines, appropriate separation between lines is required and the total height of the sign shall be no more than 6 inches higher than what is required for the height of a single line. Wall signs' entire text may not exceed 42 inches in height.	NA	NA
Logos Permitted:	Permitted	Permitted	Permitted
Logo Color:	Wall signs' non-corporate logos must be the same color as the signs' letters.	NA	Window sign logos may be colors other than red, white, and clear.
Logo Dimensions:	Wall signs using corporate branding shall have a maximum logo height of 42 inches. Wall signs for businesses with 5,000 to 9,999 square feet of gross floor area may have logo height up to 36 inches. Wall signs for businesses with less than 5,000 square feet of gross floor area may have logo height up to 30 inches. Wall signs shall not have a logo less than 18 inches tall.	NA	NA
Other Logo Notes:	Wall signs not eligible for the use of corporate branding are allowed a logo.	NA	NA
Illumination:	Wall signs shall be illuminated with LED lights. Corporate-eligible wall signs shall consist primarily of internally illuminated channel letters and logos; halo-lit letters and logos are allowed as a secondary method of illumination.	NA	NA
Illumination Color:	NA	NA	NA
Other Illumination Notes:	NA	NA	NA
Landscaping:	NA	NA	NA
Margin Dimensions:	NA	NA	NA
Non-Logo	NA	NA	NA

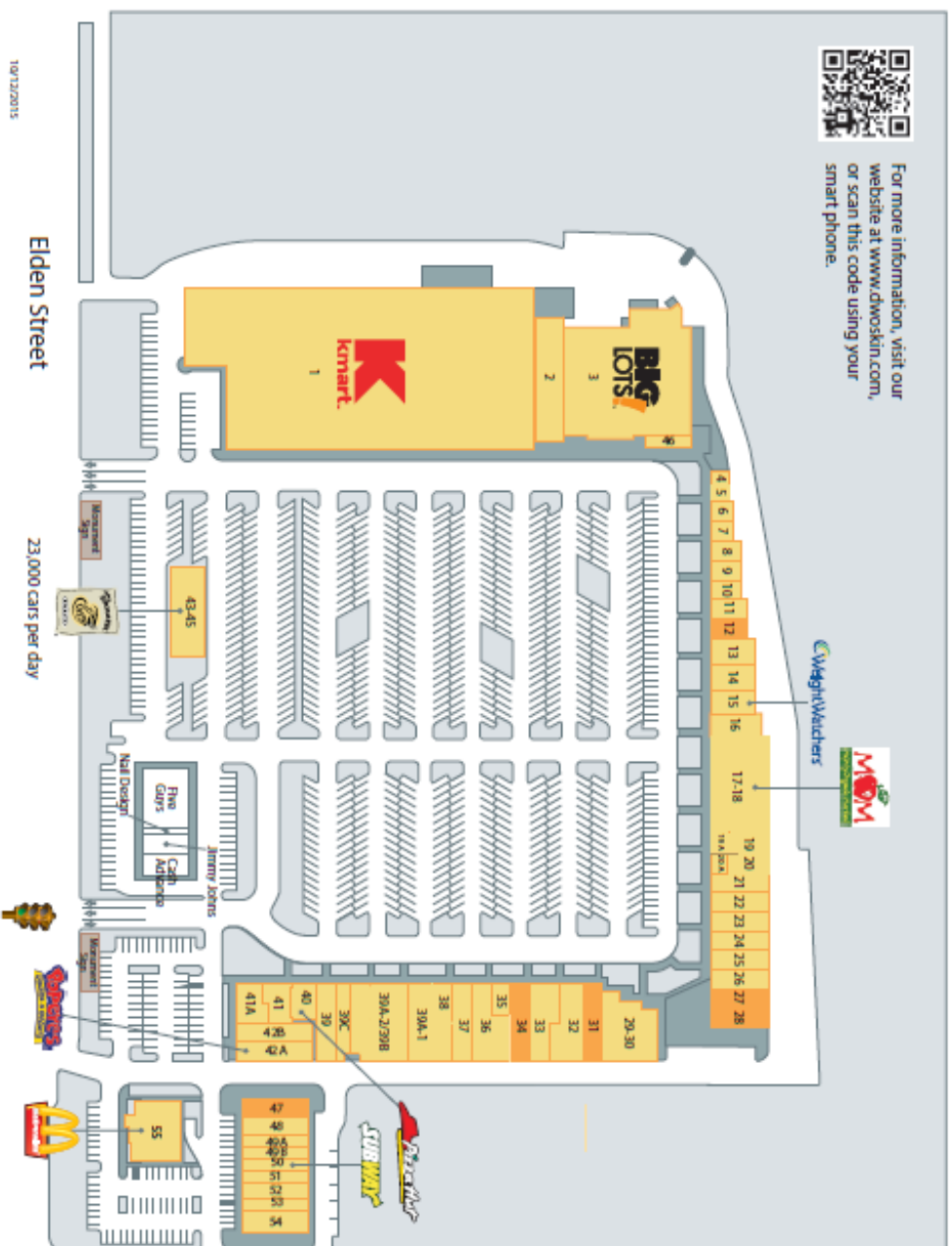
Design:			
Other Design Notes:	All wall signs, other than those on the pad sites, shall be installed on raceway transformer which are recessed into the fascia and painted to match the color of the fascia (see attached section detail). Wall signs not eligible for the use of corporate branding shall have dark bronze (#313) aluminum 5" returns and 1" bronze trimcaps. Window sign letters, logos, and graphics shall have clear backgrounds. Wall signs for tenants with 10,000 square feet or more of gross floor area, single tenants located on a pad site, and tenants part of a national or regional chain that within the following use categories, grocery store, eating establishment, financial institution, telecommunications store, may have corporate branding. Corporate-eligible wall signs' sign color(s), typeface(s), and overall design may adhere to the corporate branding.	NA	Window sign letters, logos, and graphics shall have clear backgrounds.
Disclaimer1:	* To receive administrative sign approval, new signs at this property must adhere to all of the above standards.	* To receive administrative sign approval, new signs at this property must adhere to all of the above standards.	* To receive administrative sign approval, new signs at this property must adhere to all of the above standards.
Disclaimer2:	NA	NA	NA
Disclaimer3:	NA	NA	NA

Herndon Centre Herndon, Virginia

A.J. DWOSKIN
ASSOCIATES, INC.
Mid-Atlantic Development & Management



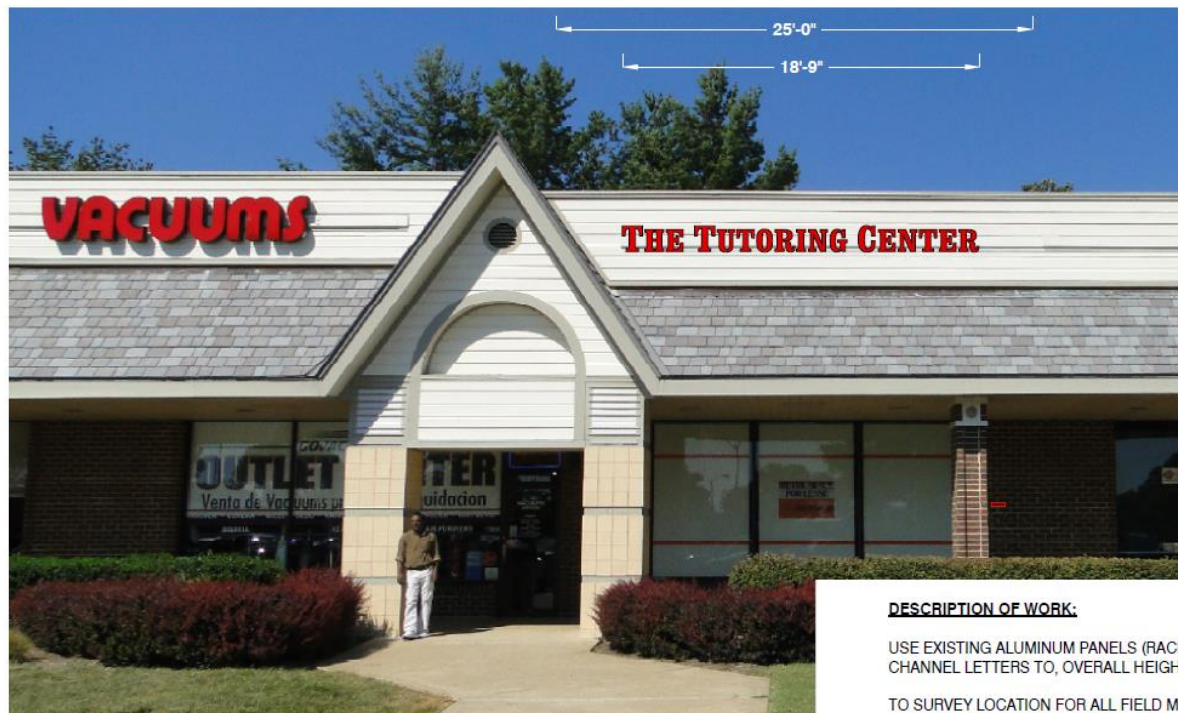
For more information, visit our website at www.dwoskin.com, or scan this code using your smart phone.



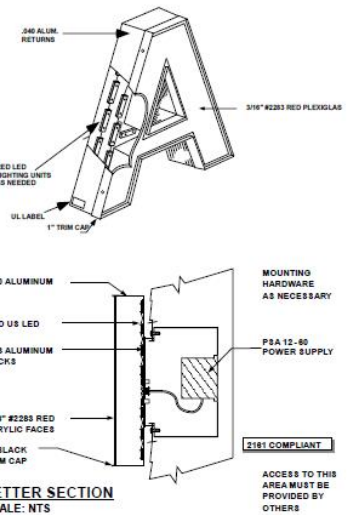
Space	SF	Tenant
1	88,672	K-Mart
2	7,510	Royal B. Lee
3	25,989	Big Lots Stores
4	520	Kee's Warehouse
5	402	Health Plus Massage
6	767	Nat'l Yolo II
7	750	Dons-Glenn T-Store
8	1,007	The D&E
9	1,017	Rural Plus
10	997	Cross-Farmers Yeastery
11	1,250	Vacations Unlimited
12	1,364	Available
13	2,036	Herndon Plaza
14	2,000	Russian Gourmet
15	1,965	Weight Watchers
16	2,020	Green's Bakery
17-20	10,092	Men's Organic Market
19A	1,013	Carson's
20A	1,012	Family Investments
21	2,026	Smith's Laundry & Bldg
22	1,993	Quinn's TND Academy
23	1,923	Quinn's TND Academy
24	2,026	My-Dinner Delivery
25	2,026	The Shogun Restaurant
26	2,065	Greenleaf
27-28	4,078	Available
29-30	6,000	Frederick County School Board
31	3,100	Available
32	3,623	Carroll's Kebab
33	3,164	Hillside
34	2,500	Available
35	1,000	Cruze Salon Studio
36	4,000	Cruze Salon Studio
37	2,500	Photo 73
38	1,250	Herndon Center Indian Market
39A1	4,138	Herndon Center Indian Market
39A2B	7,138	Marlin Market
39C	1,936	Carroll's Restaurant
39D	2,500	Carroll's Restaurant
40	1,460	Carroll's Restaurant
41	1,540	Carroll's Restaurant
41A	2,000	Carroll's Restaurant
42A	2,400	Carroll's Restaurant
42B	2,400	Carroll's Restaurant
43-45	5,124	Carroll's Restaurant
46	1,087	The Baker Shop
47	1,656	Available
48	2,125	Ferry Dental
49A	1,275	Gall Dope
49B	1,275	Wireless Communications
50	1,275	Wireless Communications
51	1,275	Wireless Communications
52	1,275	Wireless Communications
53	1,275	Wireless Communications
54	1,275	Wireless Communications
55	4,800	McDonald's

Total GLA 246,584

10/12/2015



Scale: $\frac{3}{16}" = 1'-0"$



DESCRIPTION OF WORK:

USE EXISTING ALUMINUM PANELS (RACEWAY COVERS) TO MOUNT CHANNEL LETTERS TO, OVERALL HEIGHT TO BE $10\frac{1}{2}"$ x LENGTH (TBD).

TO SURVEY LOCATION FOR ALL FIELD MEASUREMENTS AND PANEL CONSTRUCTION.

INSTALL COMPLETED SIGN AT LOCATION.

CHANNEL LETTERS TO BE $16"$ & $13\frac{3}{4}"$, FACES OF $\frac{3}{16}"$ #2283 RED ACRYLIC WITH $1"$ BRONZE TRIM CAP, RETURNS $5"$ DEEP, .040 BRONZE/WHITE ALUMINUM. TO BE ILLUMINATED WITH RED LED'S.

SIGN CONNECTED TO ONE (1) 20 AMP, 120 VOLT PROVIDED BY OTHERS. THIS CIRCUIT MAY ALREADY BE EXISTING. (VERIFY)

SAMPLES NTS

Construction details
to be verified
before production



Title: ARB #21-027; Signage; 12950 Worldgate Drive

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

Summary Information

Applicant Request	Commercial sign rebrand		
Address	12950 Worldgate Drive		
Fairfax County Tax Map Number	0163-02-0028B		
Owner	Jon Cummings, 38 WP2D2 Owner LLC		
Applicant	Anthony Bashorun, Signorama		
Business/Organization	38 WP2D2 Owner LLC		
Property Use	Office		
Zoning District	PD-W, Planned Development-Worldgate		
Adjacent Zoning	North: PD-W; Planned Development - Worldgate South: PD-W; Planned Development - Worldgate East: PD-W; Planned Development - Worldgate West: PD-W; Planned Development - Worldgate		
Building Type(s)	Multi-story, medium rise commercial building	Date of Construction:	2000
Architectural Style(s)	Post-modern		
Exterior Material(s)	Concrete frame, precast concrete/stone, rubber membrane roof		
Neighborhood Design Profile	Mixed use with shopping centers, office condos, and multi-family residences.		
Comprehensive Plan Land Use Designation	Regional Corridor Mixed Use		

Staff Recommendation	Approval as submitted in accordance with draft resolution (Attachment #1).
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Case Details

Proposal:

This application proposes updating and replacing a commercial wall sign on the mid-rise building at 12950 Worldgate Drive. The sign consists of channel letters reading “Forcepoint” and it is proposed to be installed at the same position as the current wall sign, on the upper left-hand corner of the parapet of the building’s south elevation facing Worldgate Drive and the Dulles Toll Road. The channel letters are to be constructed of white acrylic faces with black perforated vinyl overlay so that during the day the letters

appear black and when lit at night, they appear white. Channel letters have 5” black aluminum returns and a 1” black trimcap and are lit within by LED lighting.

Location Map



Map source: fairfaxcounty.gov

Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed signage and alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
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 sign replaces an existing sign which occupies the same location on the building. The rebrand of this sign updates the design but does not significantly alter the size or visual aspect of the wall sign as seen from the right of way.
 - b. The Town Code of Ordinances requires that the “proposed . . . improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.” (Sec 58-96. – Design Criteria. (2)). Staff feels that the proposed sign is well designed, non-obtrusive in size or design, and compatible both with the building and with the surrounding area.
 - c. The proposed sign’s perforated overlay on white vinyl allows for readability in the day and at night, giving the sign both high visibility and cohesiveness with surrounding building elements, further aligning with the design criteria.

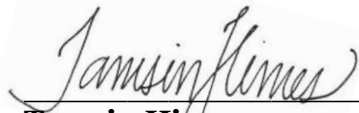
Staff Recommendation:

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:	Approval as submitted in accordance with draft resolution (Attachment #1).

Report Attachments

1.	Draft Resolution
2.	Proposed Sign Drawings and Specs
2.	Town Code Section 58-96

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

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

RESOLUTION

December 15, 2021

Resolution- to approve ARB #21-027, installation of signage on a commercial building located at 12950 Worldgate Drive, Fairfax County Tax Map Number 0163-02-0028B.

WHEREAS, the applicant has submitted an application to install signage located 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

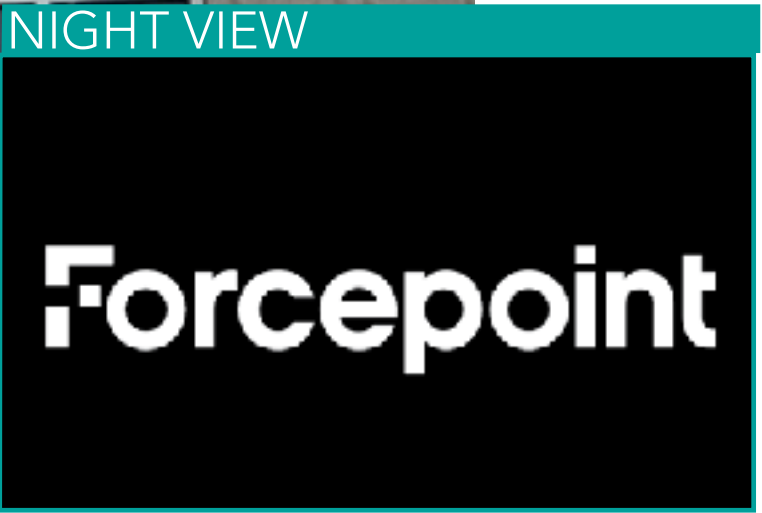
WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 15, 2021.

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

Approves ARB #21-027, for a signage located at 12950 Worldgate Drive, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.

PROPOSED SIGN

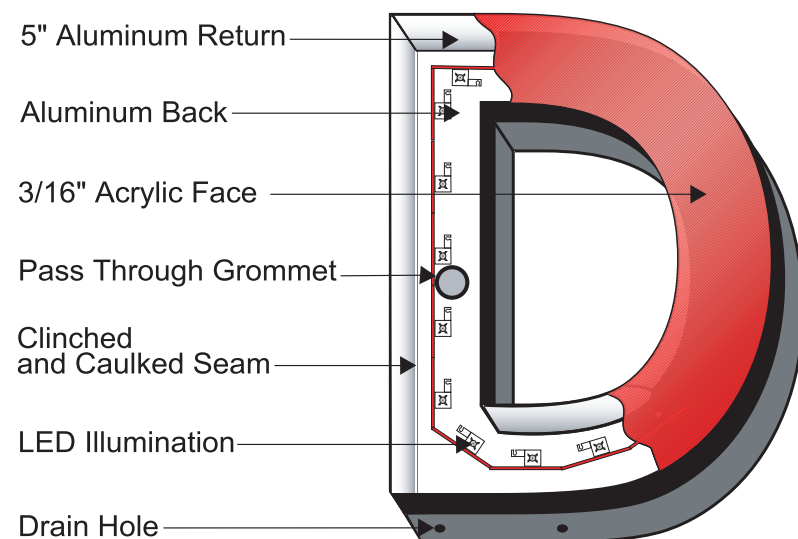


Scale: 1/4" = 1'

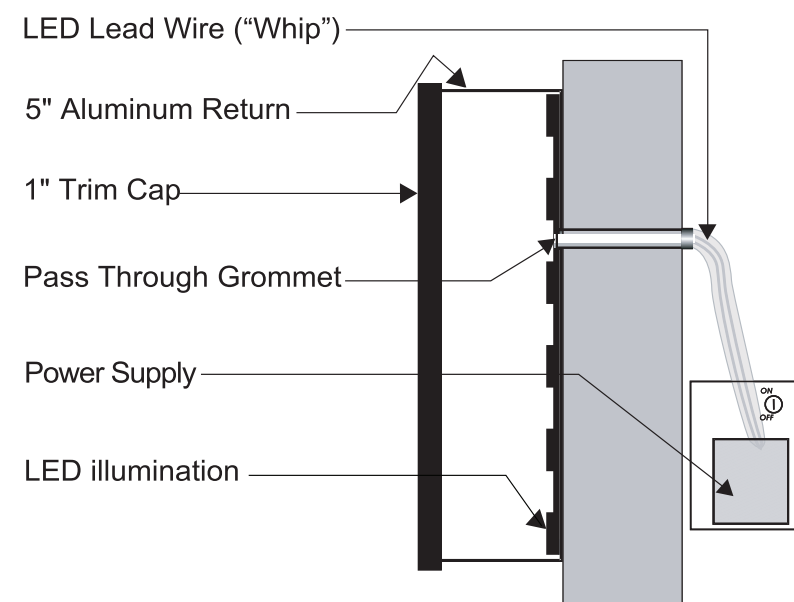
Existing Conditions



Front Lit Channel Letters



FRONT VIEW



SIDE VIEW FLUSH MOUNT

Front lit channel letters
 3/16" translucent white acrylic faces
 with black perforated vinyl
 (will appear black during day and shine white at night)
 1" black trimcap
 5" black aluminum returns
 Mount: Bottom mount raceway

PROJECT ADDRESS:
Forcepoint
 12950 Worldgate Dr #600
 Herndon, VA 20170

Forcepoint

Town of Herndon
 ARB Drawings

Sign Specs

11.08.2021

Signarama
 Sign and Branding Experts

SURVEY PHOTOS



PHOTO 049



PHOTO 050



PHOTO 051



PHOTO 052



PROPOSED SIGN



PROJECT ADDRESS:
Forcepoint
12950 Worldgate Dr #600
Herndon, VA 20170

Forcepoint

Town of Herndon
ARB Drawings

Aerial View

11.08.2021

Signarama
Herndon
Sign and Branding Experts

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 short-term 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)