

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
NOVEMBER 6, 2019
HERNDON MUNICIPAL CENTER
2nd floor, LARGE CONFERENCE ROOM
777 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.
3. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-41**, to consider an application to install a new wall sign on the commercial office building located at 131 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Carlisle Drive and the intersection of Elden Street and Fairfax County Parkway and further identified as Fairfax County Tax Map 0171-29010201C. The property is zoned O&LI, Office and Light Industrial, and consists of 1,821 square feet of floor area. Owner/Applicant: DRP II, LLC c/o Nicholas A. Muss. Applicant's Representative/Agent: Richard Trimble, KRT Architectural Signage, Inc.

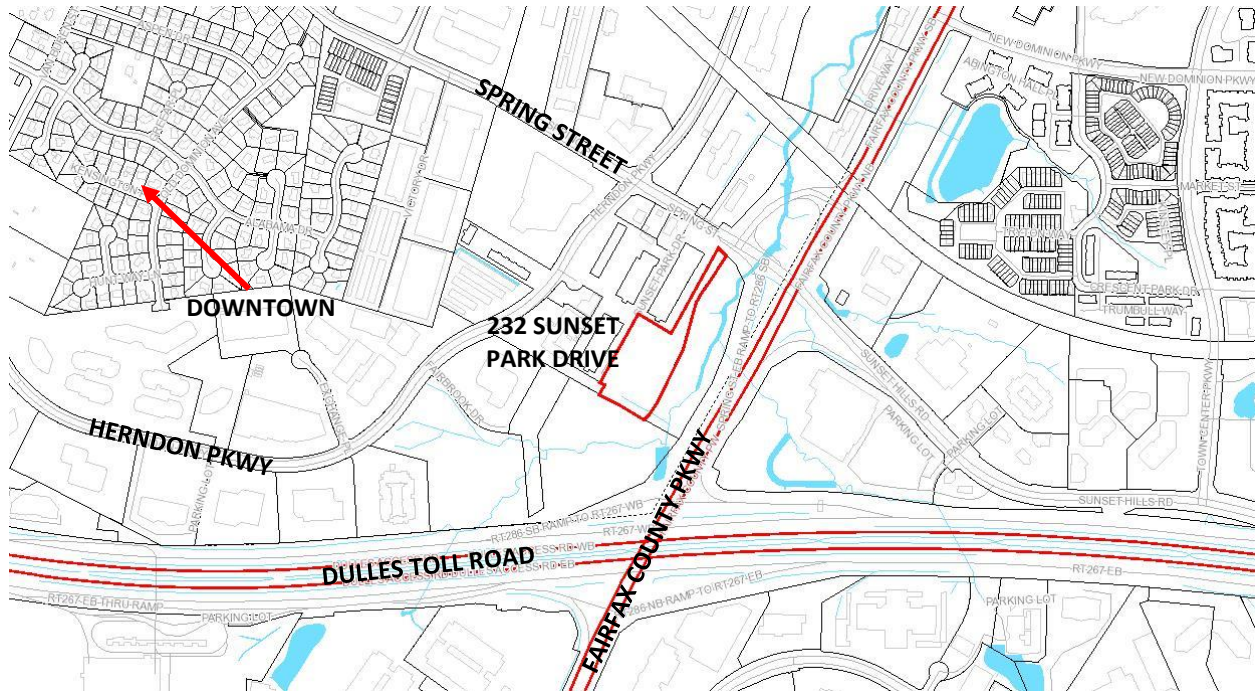
COMMENTS

4. Comments from the Staff Members
5. Comments from the Board Members

ADJOURNMENT

Case Number & Type: ARB #19-38; New construction
Case Summary: Construction of a new multi-story hotel building housing two new hotel brands.
Case Location: 232 Sunset Park Drive, Sunset Business Park

Location Map



Property Information

Owner / Applicant:	Herndon I, LLC c/o Vinay Patel, Shamin Hotels		
Representative:	Michael Sweeney, Shamin Hotels		
Business/Organization:	Hilton Garden Inn / Home 2		
Property Use:	Multi-story commercial hotel		
Zoning District:	PD-B, Planned Development - Business		
Adjacent Zoning:	North: PD-B, Planned Development - Business South: O&LI, Office and Light Industrial East: PD-B, Planned Development - Business West: PD-B, Planned Development - Business		
Associated Cases:	PCA #14-101, PCA #15-101		
Building Type(s):	Multi-story commercial hotel	Date of Construction:	Not built
Architectural Style(s):	Post-modern, typical suburban expression		
Exterior Material(s):	Composite – Split face CMU block, brick, Nichiha® fiber cement panels, various casement windows, storefront entry doors with transom windows, EIFS over weather barrier cornice with aluminum coping system, precast stone trim features		
Neighborhood Design Profile:	Existing commercial, office and light industrial area		

Case Details

Case Description:

This application proposes to construct a new 5-story, 151,000 square foot hotel building housing a new Hilton® Garden Inn and Home 2 on a vacant site within the Sunset Business Park, adjacent to Fairfax County Parkway and adjacent to a future planned road extension of Fairbrook Road. The site will contain the new hotel building, surface parking and landscaping. The overall building features consist of a complex variation of wall planes and roof lines in combination with variation of wall material arrangements organized into bays on the respective elevations. The L-shaped building will have a porte-cochere to announce the main entry and an outdoor patio area along the northwest (front) elevation. Each facade will have a relatively standard rhythm of rectangular window (vertically oriented) and vent grilles for the approximately 250 guest rooms. Other major features include one main storefront entry at the location of the porte-cochere, several secondary entry/exits points on the northwest and southeast elevations, numerous maintenance and tertiary access doors on the northeast and southwest elevations, and a semi-regular pattern of 4-division, 12 division and 16 division storefront type windows on each first-floor elevation.

The northwest elevation contains the main entry point and porte-cochere. The first-floor of this elevation is clad in a split face CMU block in an *Antique White* color and *Prince William Red* brick surrounding the 12-division and 16-division storefront type windows and storefront main / secondary entries. The storefront windows and entry/exit doors are a composite system made of aluminum, steel and vinyl. The first-floor elevation roofline is capped with an EIFS covered trim form and a pre-finished aluminum coping at the top of the parapet wall. The second through fifth floors have alternating bay types that utilize variations of the brick and Nichiha® fiber cement board materials. The first bay type for the second through fifth floor consists of two floors of *Prince William Red* brick with a white precast stone trim cap followed by the tan Nichiha® fiber cement panels with a horizontal orientation pattern and capped with an EIFS covered trim form and a pre-finished aluminum coping at the top of the parapet wall. This pattern is replicated in four bays of varying widths. A second bay type is replicated four times and is clad in the *Dolomite Grey* brick to the top of the fourth floor with the white precast stone trim cap followed by the tan Nichiha® fiber cement board panels with a horizontal orientation through the fifth floor and capped with an EIFS covered trim/cornice form and a pre-finished aluminum coping at the top of the parapet wall. Over the main entry and the western end of the elevation the walls have an irregular variation of wall planes that is clad in the tan, brick red, and dark brown Nichiha® fiber cement boards with accents in gray and yellowish-green fiber cement board. The roofline along the westerly portion of this elevation does not have a cornice design, is flat, and is capped with a pre-finished aluminum coping colored to match the cement fiber board.

The southeast elevation is similar styled as the northwest elevation using the first-floor cladding arrangement and the alternating bays described above. The main differences in the southeast elevation are the use of 4-division window systems in a regular pattern, several gray-colored, and hollow metal doors for exit points and exterior maintenance access. In addition, a bay over the exterior public access point and vertical circulation bay is centrally located on the elevation and clad in the tan and dark brown Nichiha® fiber cement board.

The southwest and northeast elevations generally contain one large bay of the tan, brick red, and gray horizontal accent Nichiha® fiber cement board with the typical guest room window/grille pattern evenly spaced horizontally and vertically. The northeast elevation contains some of the first-floor amenities and thus has a portion of the first-floor elevation that is clad similar to the primary northwest elevation with split face CMU block in an *Antique White* color and *Prince William Red* brick surrounding the 4-division storefront type windows and the gray hollow metal entry/exit doors. The 4-division storefront windows and entry/exit doors are also a composite system made of aluminum, steel and vinyl. The first-floor elevation roofline is capped with an EIFS covered trim/cornice form and a pre-finished aluminum coping at the top of the parapet wall. In addition, the northeast elevation contains one bay with irregular relief of the wall plane that is two floors of *Prince William Red* brick with a white precast stone trim cap followed by the tan Nichiha® fiber cement board panels with a horizontal orientation and capped with a EIFS covered trim form and a pre-finished aluminum coping at the top of the low parapet wall. Other wall plane configurations in this area are clad in the *Dolomite Grey* brick to the fourth floor with the white precast stone trim cap followed by the tan Nichiha® fiber cement with a horizontal orientation and capped with an EIFS covered trim/cornice form and a pre-finished aluminum coping at the top of the low parapet wall. The southwest elevation differs in that a portion of the elevation is clad only in the tan and dark brown Nichiha® fiber cement board with a small yellowish-green accent (Attachments #1, #2, #3 and #4).

Case Background:

This project was the subject on an ARB discussion item in May 2014, in which a different design was discussed. Staff does not have any substantive record of any comments or concerns from this discussion (Attachment #5). In addition, this project was the subject of two proffer condition amendments, PCA #14-101 and PCA #15-101, that refer to modification of several development conditions for this site. In each case the proffer condition amendments refer to a design very similar, if not identical, to the design depicted in Attachment #5. In any case, the Zoning Administrator has opined that the new design presented in ARB #19-38, which was also altered in floor plan and site plan through the administrative approval of the site plan, TP #16-09, is in general conformance with the approved General Development Plan (GDP) referenced in the proffer condition amendments, even though architecturally different.

Applicable Design Guidelines & Standards:

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

Staff Analysis

1. The latest rendition of this design appears to more resemble a multi-family residential building than its intended use, a hotel. Staff is not clear as to the rationale for this design choice and recommends that Board discuss the architectural value of a hotel that looks like a residential development. Staff finds that the new structure should architecturally represent its intended use.

When comparing the previous design discussed by the Board, staff finds that the opportunity for an architecturally interesting design for a hotel has been traded for a more mundane residential-typed expression. One of the major points of visual interest in the original design presented to the Board is the extensive use of glass on the first

floor and the primary entry feature extending vertically above the fifth floor. In the current rendition, the solid to void arrangement on the first floor has changed to favor more solid surfaces (of CMU and brick). On the southeast and northwest elevations, this change has resulted in a relatively flat, uniform architectural expression, even with the added interplay of wall planes. Further, there appears to be less rhythm or a less deliberate pattern in the placement of window openings on the first-floor elevations, in comparison.

This reduced use of glass is also evident in the announcement of entries on both the northwest and southeast elevations. In the previous rendition, the design articulated its entries as visual focal points using a combination of a distinct glass curtain wall extending above the fifth floor, an effective use of the dark contrasting Nichiha® fiber cement panels and a strong storefront entry expression. In this instance, the more visually interesting design has been changed to a more uniform application of Nichiha® fiber cement panels of two contrasting colors and significantly less ‘void’ (windows, glass curtain wall sections, etc.). While some of the changes may have been driven or necessitated by changes in the site plan and floor plan, staff recommends that the Board consider and discuss opportunities to create more visual interest in the current design through a different arrangement of solids and voids, use of contrasting materials (glass and glass curtain walls as an example) to draw attention to key design elements or features, and creating more distinction of key design features, such as building entry/exit points and vertical circulation.

The roofline, roof heights and cornice designs appear to vary noticeably with several different designs on each elevation. Staff suggests discussing reducing the number of cornice variations to achieve a more cohesive roofline while maintaining visual interest and a solid architectural building cap.

2. In addition, staff has a few comments, concerns, and recommendations regarding material choices and application in the current design, and additional information needed to complete a more thorough design review:

Staff finds the 12-division and 16-division storefront windows on the northwest façade to be awkwardly contrasting to the windows on the rest of the building. Staff recommends discussing a selection with fewer divisions on the first floor of this elevation for a more cohesive design.

The southwest and northeast elevations have virtually no cornice feature and have large expanses of Nichiha® fiber cement board, though varied in wall plane relief. Despite the wall plane variation, these elevations appear very plain and uninteresting when compared to the two other elevations.

Staff will be requesting additional design and material information for:

- a. Porte-cochere structure on the northwest elevation;
- b. Dimensions/orientation of the gray accent Nichiha® fiber cement board panels;
- c. Guest room window section / grill design;
- d. Glazing and/or window glass color or tints, if any;
- e. Exterior lighting to be placed on the building or on the site; and
- f. Any site features, such as site furnishings or fencing.

3. The proposed new construction 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 #6). However, staff finds that the overall design intent bears further discussion along with design details and selections noted previously in this report

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 a continuance of ARB #19-38, in accordance with Alternative #4, to address the following: 1. Overall design intent and character of the building; 2. Revision of design details and materials selection noted in the Staff Analysis; and 3. Additional requested information regarding design of features and materials of selected components noted in the Staff Analysis

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Elevations, and Architectural Detail Drawings
4.	Materials and Product Information
5.	ARB Discussion Item Elevations dated May 2014
6.	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

HERNDON
PARKWAY

232 Sunset Park Dr

232 SUNSET PARK
DRIVE

FAIRFAX
COUNTY
PARKWAY



200 ft

Google Earth
©2018 Google

SITE LOCATION – AERIAL PHOTO



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

RECEIVED ON
SEP 03 2019

Project Description

DEPARTMENT OF COMMUNITY DEVELOPMENT

HILTON GARDEN INN & HOME 2 - HERNDON, VA

The project is a 5 story 150,989 SF joint hotel providing 250 rooms between a Hilton Garden Inn and Home 2, located in the sunset business park adjacent to Fairfax County Parkway – RTE 286 and the future Fairbrook Road. The design team evaluated the option of having two separate hotels on site as well as combining the two hotels. In keeping with the developer and the design team's commitment of sustainability, the option of combining the facilities was pursued by the developer. The building is a delicate merge between the two hotels, providing an individual identity for each hotel, while creating a cohesive building design. The hotel footprint is significantly reduced by sharing the following amenities:

1. The entry Porte-Cochere and vestibule
2. Indoor Pool
3. Health Fitness Room
4. Meeting space and Pre-function areas
5. Commercial Laundry and
6. Employee Break room

The shared facilities will also create savings in the energy use of the project, and will reduce the carbon footprint of hotels significantly.

The project will be designed in compliance of sustainable design principles using recycled and local materials to the greatest extent possible. HVAC systems will be designed to recover the energy lost through building exhaust system and will be reused for space heating. Day light harvesting, energy efficient light fixtures, and an energy management system will ensure the conservation of energy to the greatest extent. Low water use plumbing fixtures will be utilized to minimize water consumption by the hotels. Low maintenance landscaping material will minimize the water usage.

The building mass is modulated through a variety of colors and materials. Split face CMU, and Red and Tan brick clad the first four stories of the Hilton garden as well as the first story of the Home 2. A coordinating color pallet of Nichiha fiber cement completes the Home 2 and top story of the Hilton Garden Inn. Transitional design elements pay homage to the past while looking forward to contemporary styles. All 4 facades have been carefully developed to create interest from every side. Special care was given to the elevation facing the sunset business park condominiums to ensure that views from that facade do not appear as though one is looking at the back of the building.

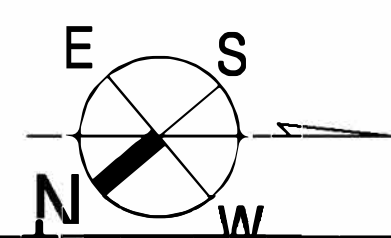
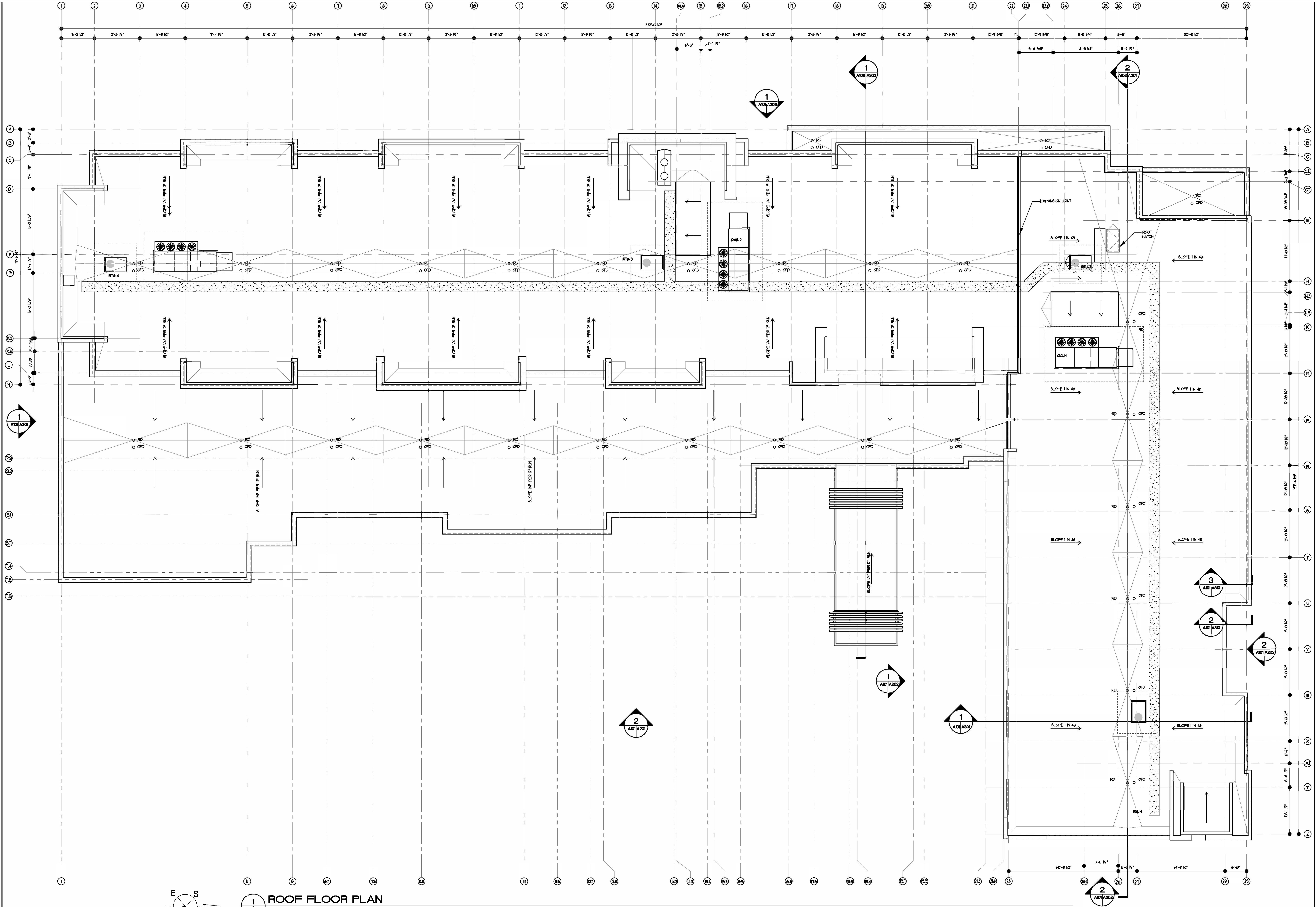
The project will provide much needed accommodates to the business park giving visitors a variety of hospitality options.



1. ALL CONSTRUCTION MEANS, METHODS, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE TOWN OF HERNDON REQUIREMENTS.
2. RESOURCE PROTECTION AREAS AND FLOOD PLAINS ARE KNOWN TO EXIST WITHIN THE LEASEHOLD OR THE LIMITS OF DISTURBANCE.
3. NO WETLANDS ARE KNOWN TO EXIST WITHIN THE LEASEHOLD OR THE LIMITS OF DISTURBANCE.
4. CONTRACTOR TO ESTABLISH BENCHMARK PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR TO SECURE ALL NECESSARY PERMITS.
6. CONTRACTOR TO RESET AND/OR REPLACE ANY INFRASTRUCTURE OR FEATURES SHOWN TO REMAIN THAT ARE LOCATED WITHIN THE LIMITS OF CLEARING AND GRADING. CONTRACTOR TO TAKE CARE TO AVOID DAMAGING ANY EXISTING INFRASTRUCTURE/FEATURES WITHIN OR ADJACENT TO THE LIMITS OF CLEARING AND GRADING SHOWN TO REMAIN.
7. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THESE PLANS VERSUS FINAL ARCHITECTURAL DRAWINGS AND CONTACTING BOHLER ENGINEERING WITH ANY DISCREPANCIES NOTED PRIOR TO COMMENCING CONSTRUCTION.
8. CONTRACTOR SHALL NOTIFY BOHLER ENGINEERING IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND THE ACTUAL FIELD CONDITIONS.
9. MAINTENANCE AND UPKEEP OF THE AMENITIES PROPOSED WITH THIS SITE PLAN SUCH AS LANDSCAPING, SHALL BE THE RESPONSIBILITY OF THE LEASEHOLDER.
10. CONTRACTOR SHALL CONVERT TO EXISTING WATER AND SEWER SERVICES AND UPGRADE AS INDICATED ON PLANS.
11. ALL ON-SITE SIDEWALKS TO BE PRIVATELY MAINTAINED BY THE LEASEHOLDER.
12. ALL PROPOSED TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE TOWN OF HERNDON REQUIREMENTS.

BULK REQUIREMENTS		ALLOWED/ REQUIRED	PROVIDED
A.	MIN. LOT AREA (PD-B) USE: HOTEL	N/A	9.58 AC (417,194 SF)
B.	MIN. BUILDING SETBACK		
	FRONT SETBACK (FUTURE FAIRBROOK RD)	NONE	80'±
	SIDE SETBACK (NORTH PROPERTY LINE)	7.5'	88'±
	SIDE SETBACK (SOUTH PROPERTY LINE)	7.5'	78'±
	REAR SETBACK (WEST PROPERTY LINE)	7.5'	30'±
C.	MIN. PARKING SETBACK		
	FRONT SETBACK (FUTURE FAIRBROOK RD)	10'	10'
	SIDE SETBACK (NORTH PROPERTY LINE)	7.5'	NONE - PROPERTY LINE IS SHARED DRIVE AISLE
	SIDE SETBACK (SOUTH PROPERTY LINE)	7.5'	7.5'
	REAR SETBACK (WEST PROPERTY LINE)	7.5'	NONE - PROPERTY LINE IS SHARED DRIVE AISLE
D.	PARKING REQUIREMENT		
a.	ONE (1) PER GUEST ROOM 248 GUEST ROOMS PROVIDED	248 SPACES	248 SPACES
b.	MIN. PARKING SPACE DIMENSIONS		
	90' SPACES	8' x 18"	8' x 16.5"
c.	ADA ACCESSIBLE PARKING SPACES	7	7 (2 VAN)
E.	FLOOR AREA RATIO (F.A.R.)	0.40	0.36
F.	FLOOR AREA BY USE	N/A	152,846± GSF (HOTEL)
G.	MIN. DRIVE AISLE (TWO-WAY)	23'	23' MINIMUM
H.	MAX. BUILDING HEIGHT	45'	60'***
I.	OPEN SPACE	20%	31.78%**
J.	LOADING	1	1
K.	IMPERVIOUS AREA	N/A	3.04 AC
L.	LOT WIDTH	N/A	501.35'
M.	NUMBER OF FLOORS	5	5

	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET 32)
	HEAVY DUTY ASPHALT (SEE DETAIL SHEET 32)
	PAVERS (SEE DETAIL SHEET 32)



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

ROOF FLOOR PLAN



nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckolls Road
Glen Allen, Virginia 23059

www.nbjarch.com ☎ (804) 273-9811 📠 (804) 273-9843

Owner/Developer:

A DEVELOPEMENT BY:
SHAMIN HOTELS

Project:


SUNSET BUSINESS PARK, HERNDON, VA

Sheet Title:

ROOF PLAN

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Engineers:

Seal:

Date: FEBRUARY 14, 2017

Revisions:

NO.	Addendum/Revision	DATE

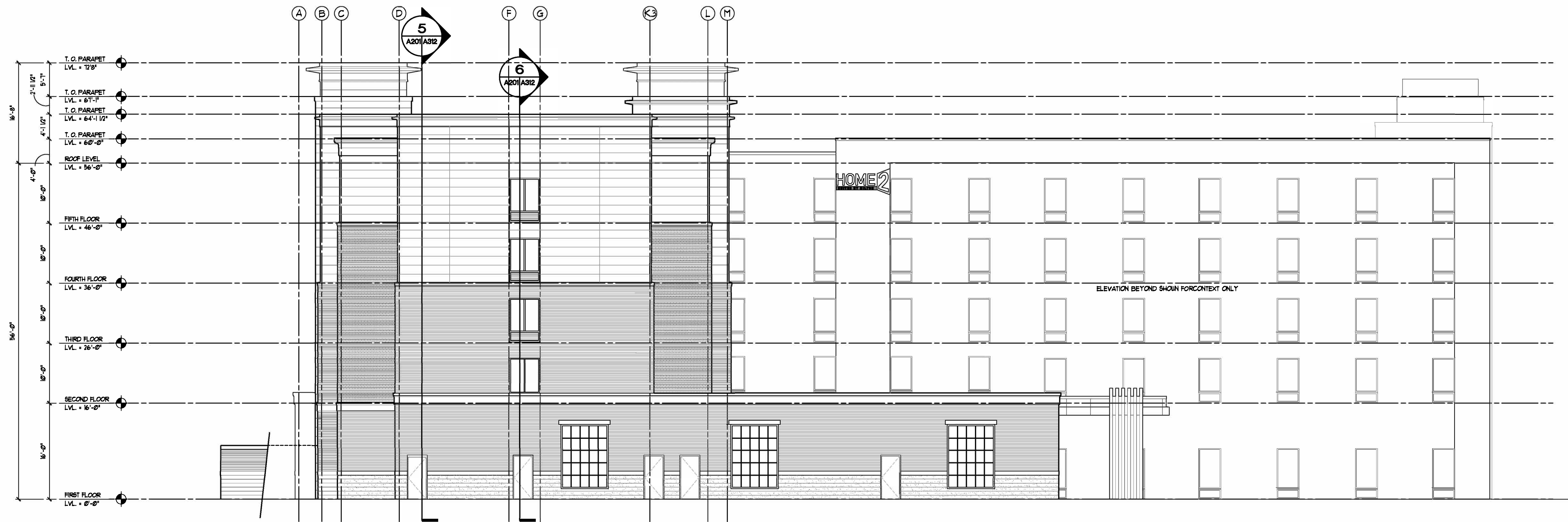
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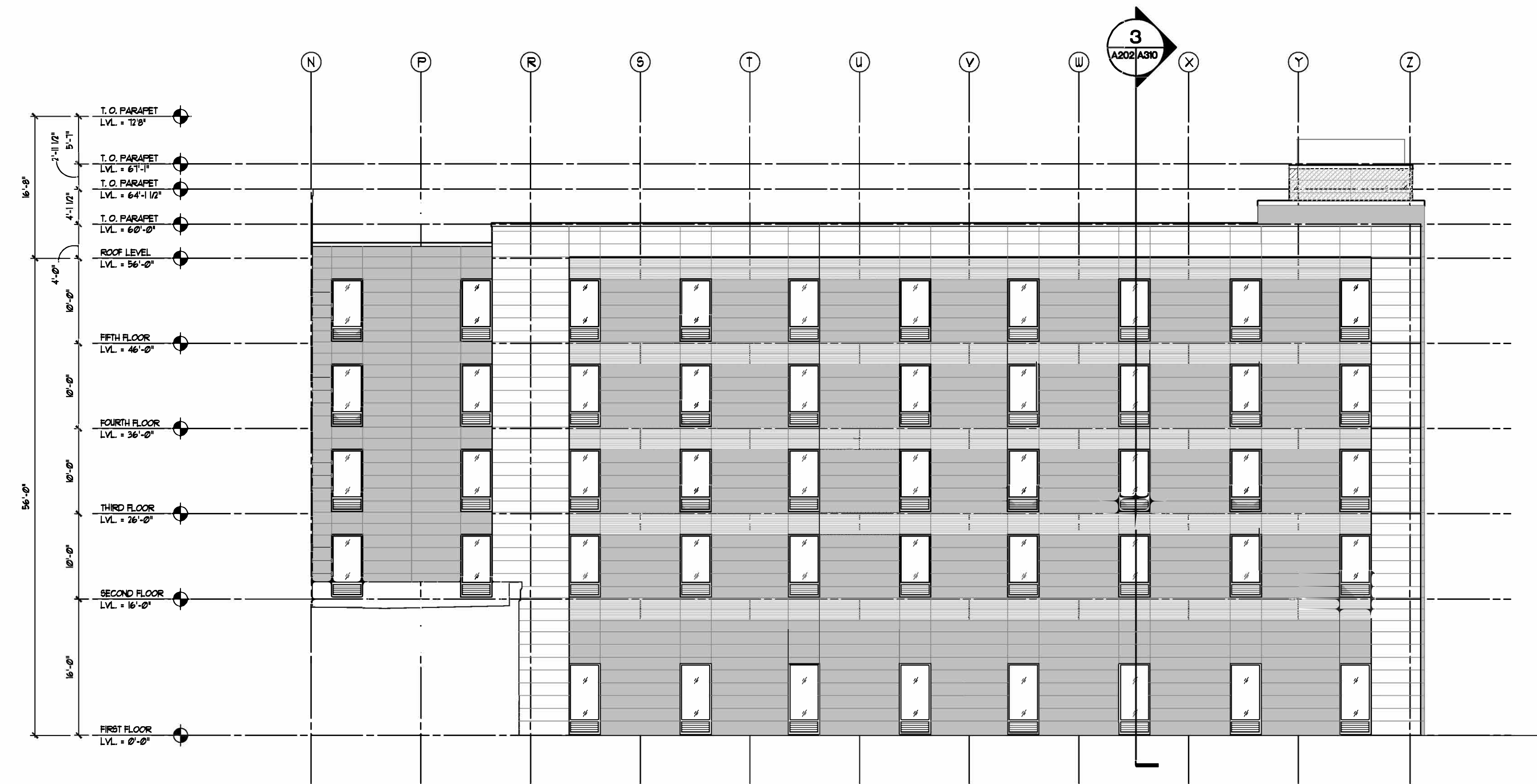


1 WEST ELEVATION - HGI
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND		NOTES:
	ANTIQUE WHITE SPIT FACE CHU 8746	
	BRICK 1 PRINCE WILLIAM RED MODULAR WIRECUT	1. ALL EXTERIOR GLAZING IN DOORS AND WINDOWS TO BE CLEAR TEMPERED GLAZING WITH LOW E COATING ON 2ND SURFACE. EXTERIOR REFLECTIVITY TO LESS THAN 18.
	BRICK 2 DOLOMITE GREY MODULAR WIRECUT	2. PTAC GRILL COLOR TO MATCH ADJACENT FINISH COLORS
	NICHHA FIBER CEMENT 1 COLOR BENJAMIN 234-10 MACHINE APPLIED FINISH	3. FINAL COLORS TO BE APPROVED BY FRANCHISE
	NICHHA FIBER CEMENT 2 COLOR BENJAMIN 1046 MACHINE APPLIED FINISH	
	NICHHA FIBER CEMENT 3 COLOR BENJAMIN 214-10 MACHINE APPLIED FINISH	
	NICHHA FIBER CEMENT 4 COLOR BENJAMIN 234-50 MACHINE APPLIED FINISH	
	NICHHA FIBER CEMENT 5 COLOR BENJAMIN 328 MACHINE APPLIED FINISH	



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

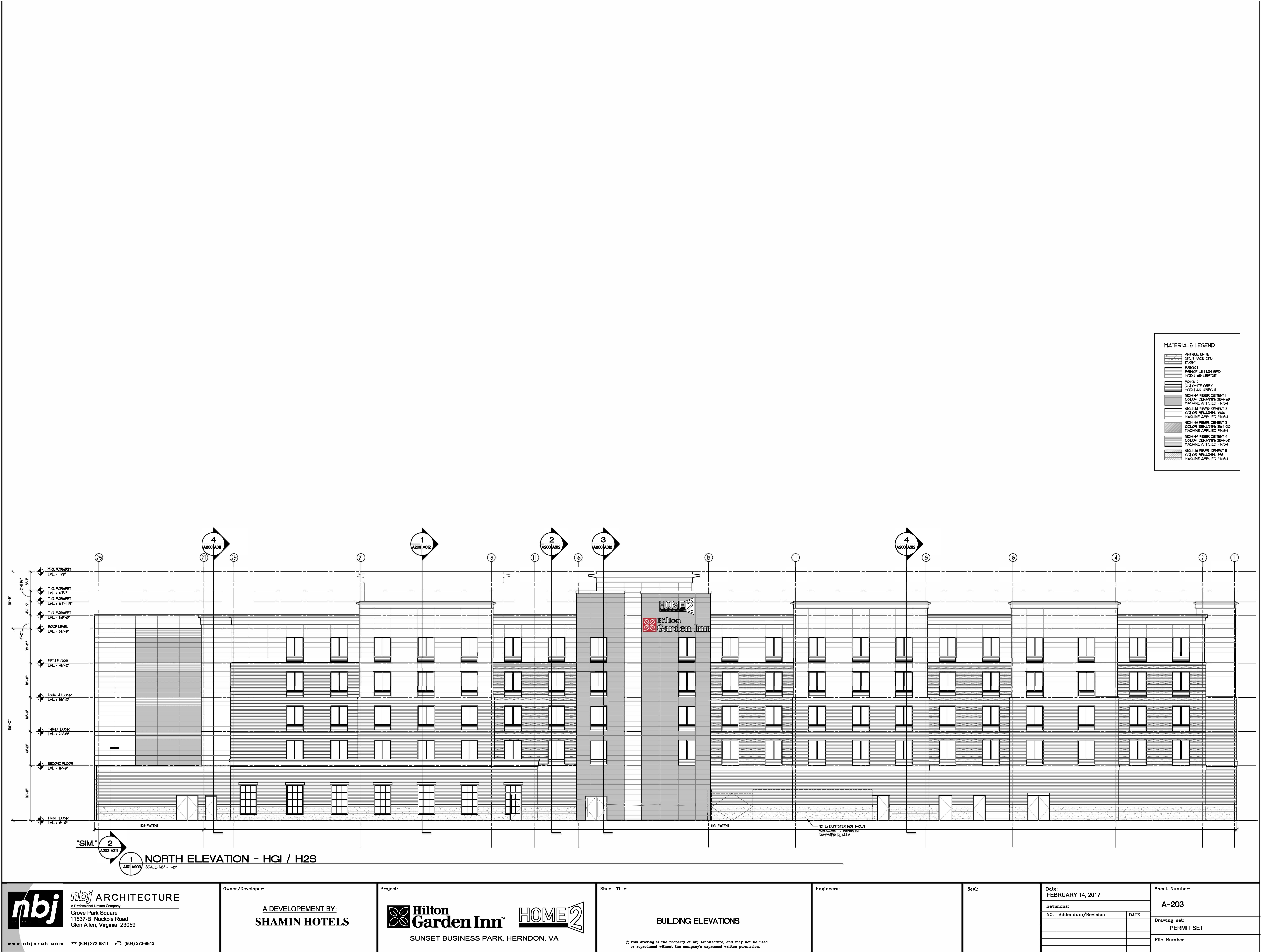


1 WEST ELEVATION - H2S
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - H2S
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND	
	ANTIQUE WHITE SPLIT FACE CMU 8"X8"
	BRICK 1 PRINCE WILLIAM RED MODULAR UNISECT
	BRICK 2 COLOMITE GREY MODULAR UNISECT
	NCHHA FIBER CEMENT 1 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 2 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 3 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 4 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 5 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 6 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 7 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 8 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 9 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH
	NCHHA FIBER CEMENT 10 COLOR BENJAMIN: 104-10 MACHINE APPLIED FINISH





SOUTHWEST ELEVATION

MATERIALS LEGEND	
	ANTIQUE WHITE SPLIT FACE CMU 8"x16"
	BRICK 1 PRINCE WILLIAM RED MODULAR WIRECUT
	BRICK 2 DOLOMITE GREY MODULAR WIRECUT
	NICHIA FIBER CEMENT 1 COLOR BENJAMIN: 2134-20 MACHINE APPLIED FINISH
	NICHIA FIBER CEMENT 2 COLOR BENJAMIN: 1046 MACHINE APPLIED FINISH
	NICHIA FIBER CEMENT 3 COLOR BENJAMIN: 2164-20 MACHINE APPLIED FINISH
	NICHIA FIBER CEMENT 4 COLOR BENJAMIN: 2134-50 MACHINE APPLIED FINISH
	NICHIA FIBER CEMENT 5 COLOR BENJAMIN: 398 MACHINE APPLIED FINISH



SOUTHEAST ELEVATION

HILTON GARDEN INN HOME 2 SUITES

HERNDON, VA





NORTHEAST ELEVATION



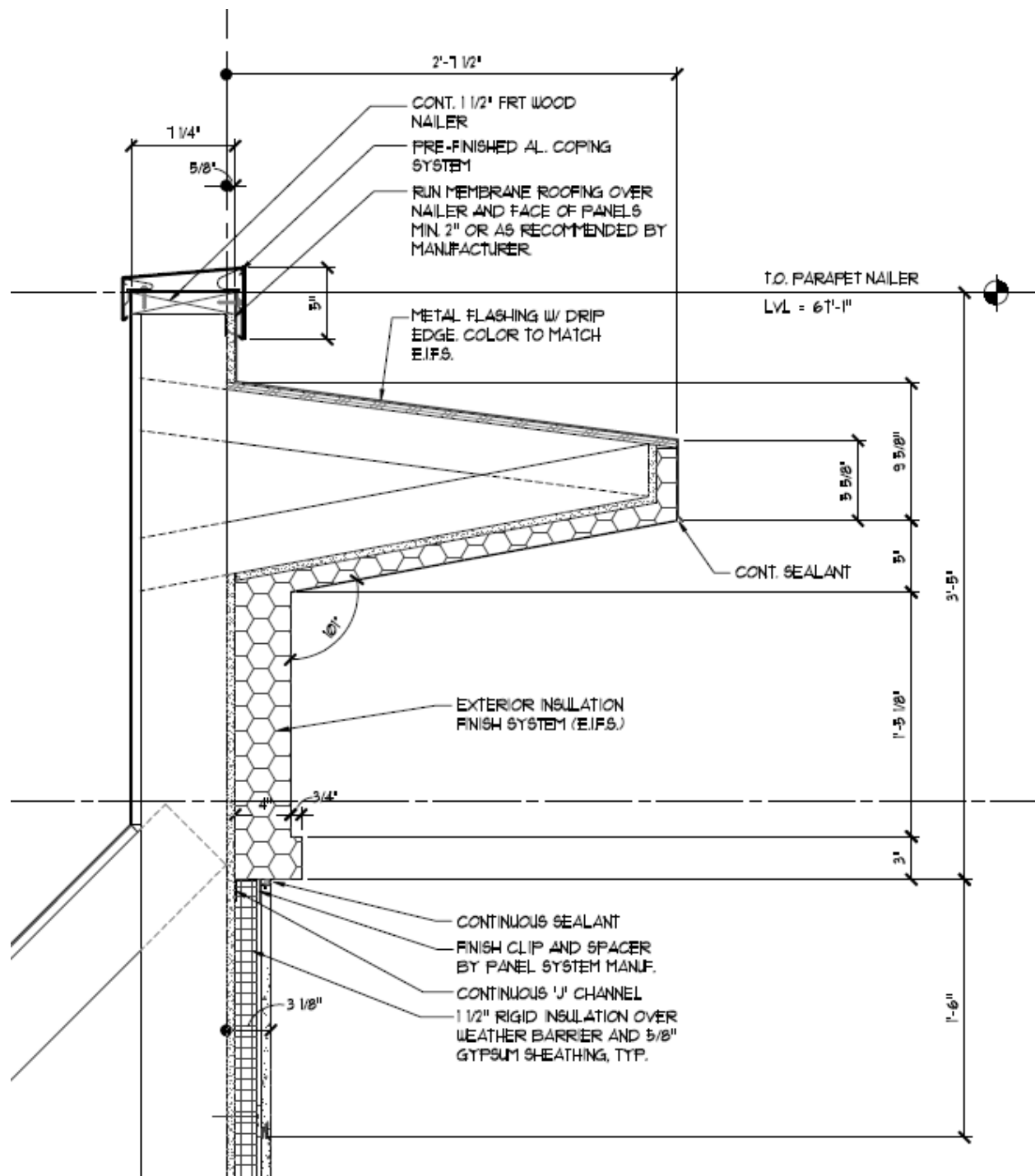
NORTHWEST ELEVATION

HILTON GARDEN INN HOME 2 SUITES

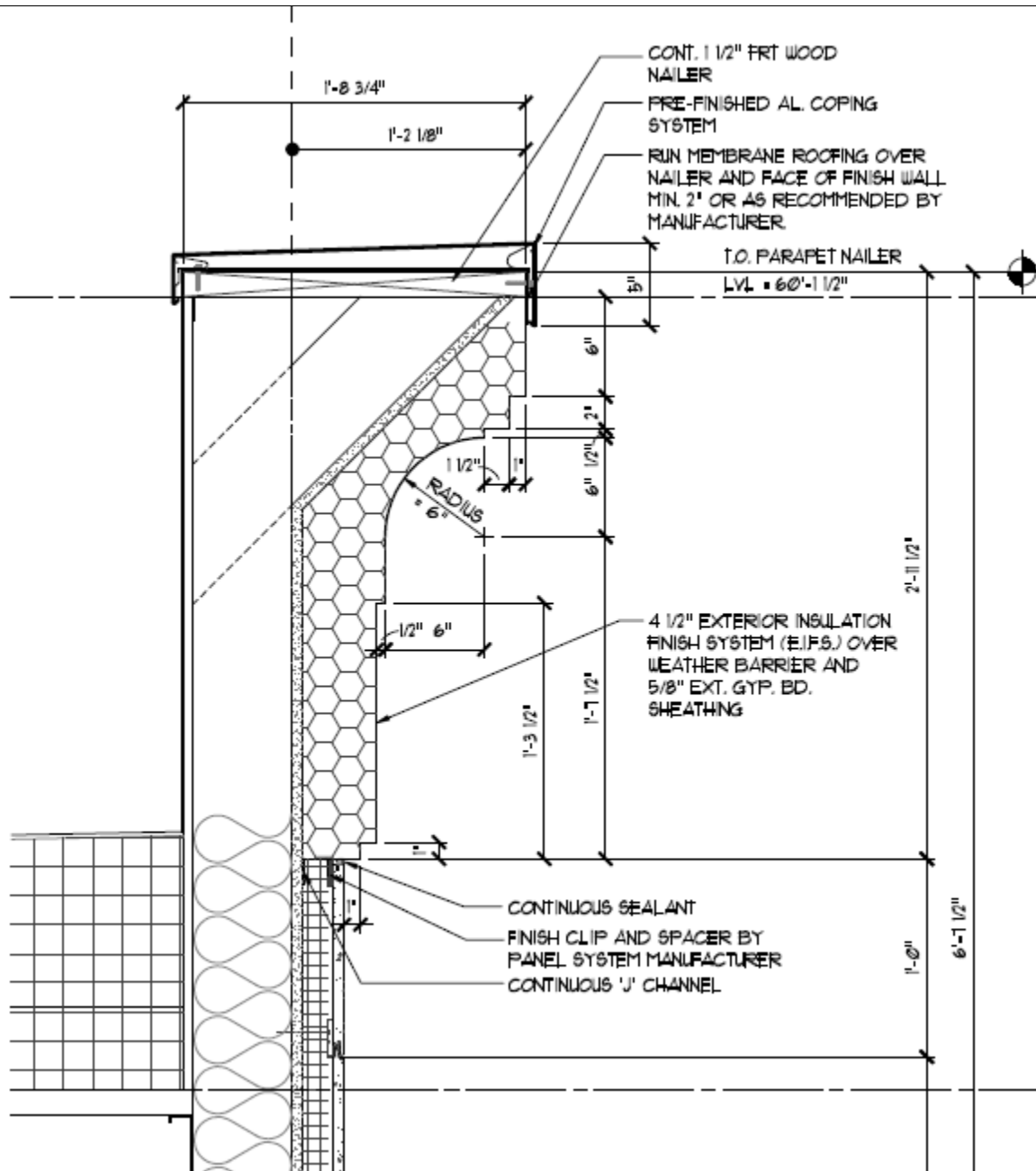
HERNDON, VA



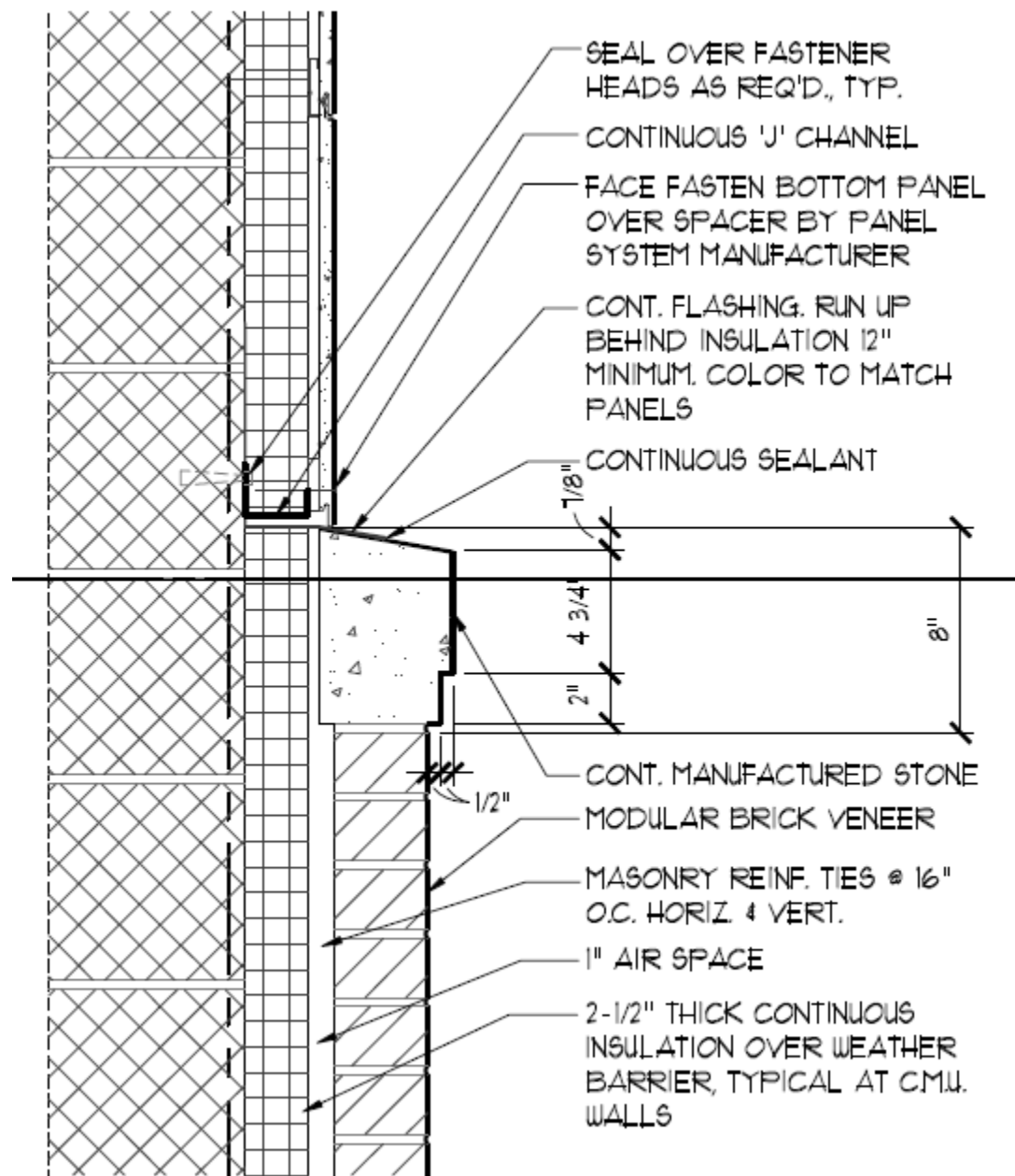
Parapet Detail



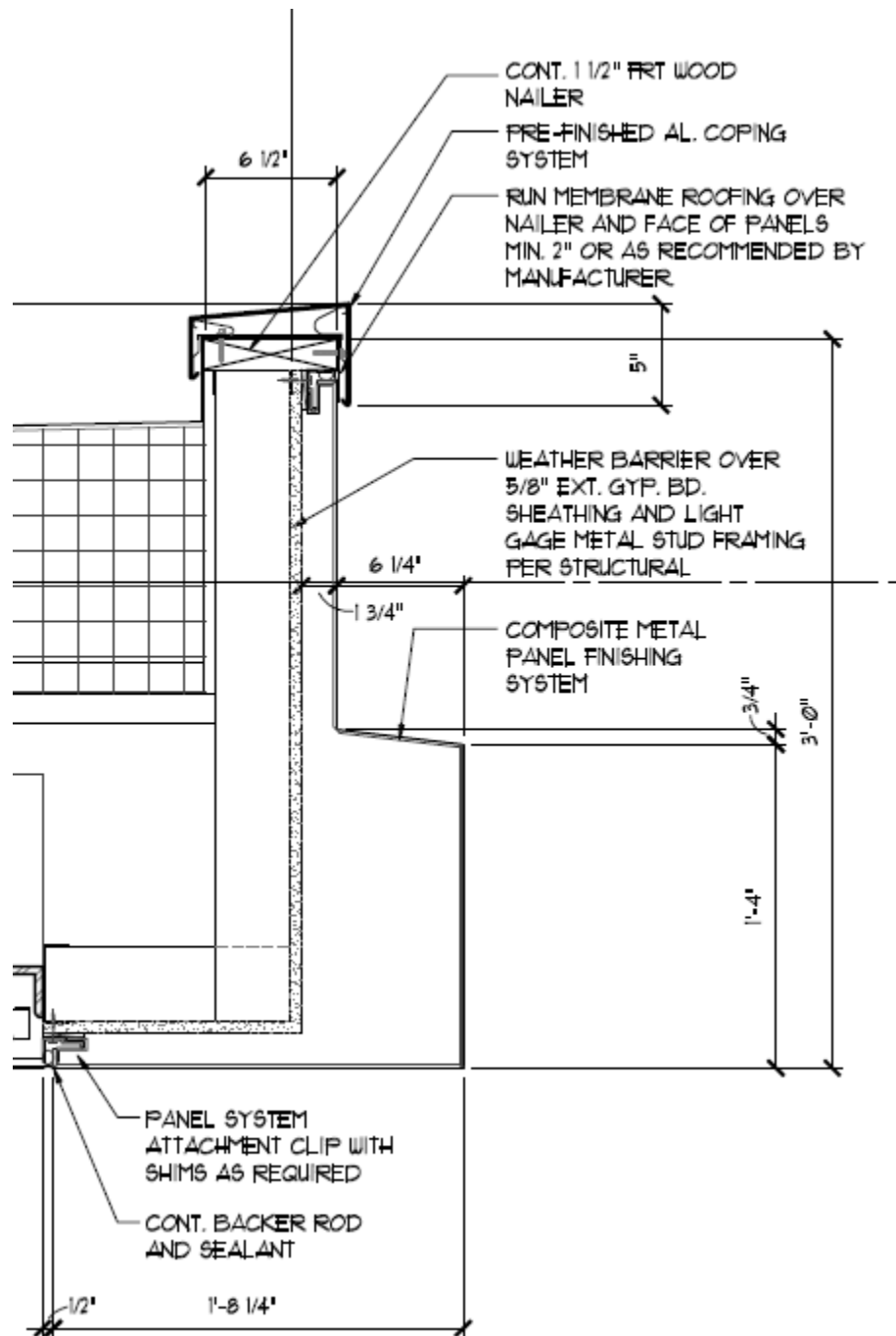
Parapet Detail



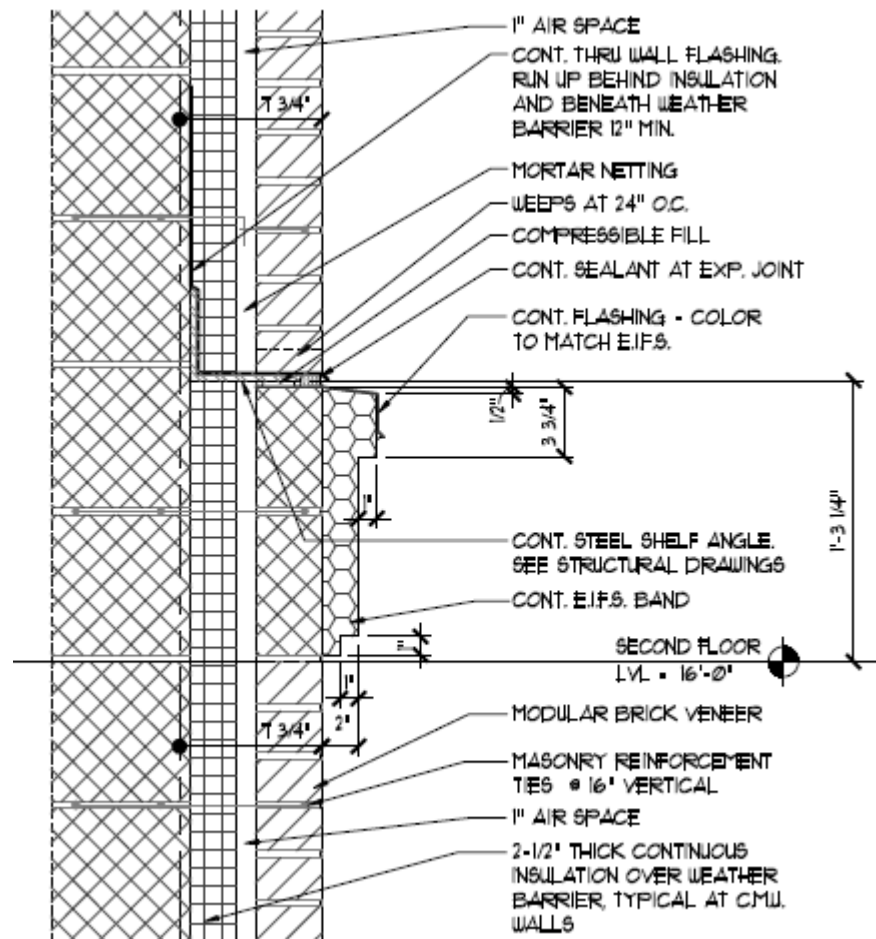
Wall Detail



Porte Cochere profile detail



Wall Detail



CLEAR LAMINATED GLASS
HEADS 60% LIGHT TRANSMITTANCE WHITE
THERMO-CHROMIC TREATED GLASS
MANUFACTURER: VIRACON

GLASS BEASON OUTSIDE GLAZED ALUMINUM HANDRAIL FINISH SYSTEM COLOR TO MATCH SURROUNDING COPING

T.O. CORNERAL CAP
R.L. = 7'-9 3/4"

CONT. 1 1/2" PRT WOOD NAILER

PRE-FINISHED AL COPING SYSTEM

RUN PERIMETER ROOFING OVER NAILER AND FACE OF FINISH WALL MIN. 2" OR AS RECOMMENDED BY MANUFACTURER

T.O. BEASON NAILER
6'-8 3/4"

NICHHA ARCHITECTURAL EXTERIOR FIBER CEMENT WALL PANEL

ATTACHMENT CLIP BY FIBER CEMENT WALL PANEL MANUFACTURER FASTENED OVER "Z" FLASHING INSULATION AND SHEATHING INTO STRUCTURAL STUDS TYP.

WEATHER BARRIER OVER 3/8" GYPSUM SHEATHING

LIGHT FIXTURES

GALV. STEEL ANGLES SECURED TO PARAPET WALLS PROVIDE SLOTTED HOLES IN VERT. LBS FOR LEVELING OF HANDRAIL / GLASS SYSTEM AND HOLES IN HORIZ. LBS FOR DRAINAGE

FACE FASTEN BOTTOM PANEL OVER SPACER BY PANEL SYSTEM MANUFACTURER

CONT. 1 1/2" PRT WOOD BLOCKING

CONT. 1 1/2" PRT WOOD NAILER SLOPED FOR POSITIVE DRAINAGE

PRE-FINISHED AL COPING SYSTEM

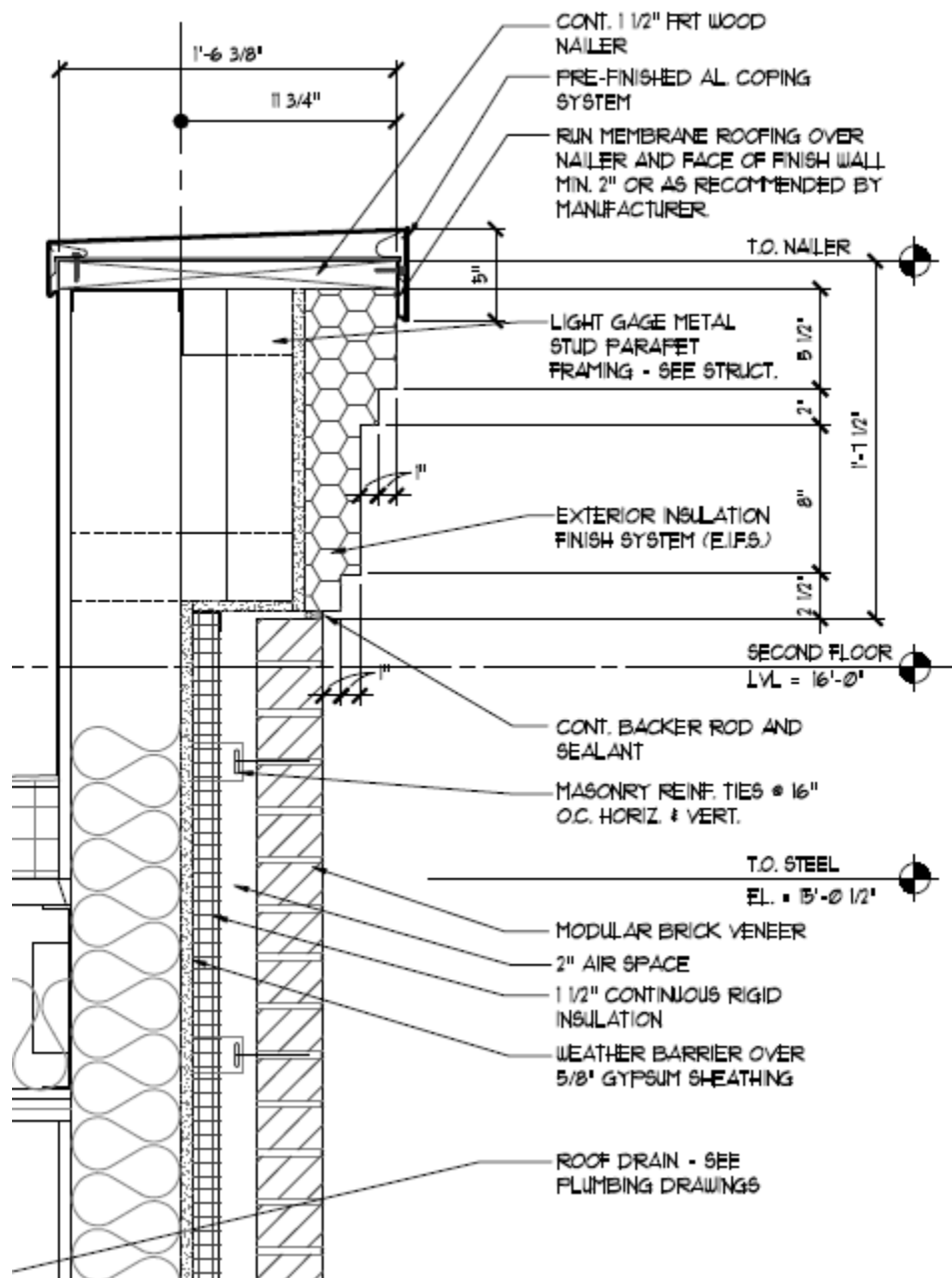
T.O. PARAPET SHEATHING
R.L. = 7'-9 1/2"

FACE FASTEN PANEL AT TOP OVER SPACER BY PANEL SYSTEM MANUFACTURER

CONTINUOUS V CHANNEL

Dimensions:
7'-11 1/2"
4'-1 1/4"
1'-4 1/2"
1'-4 1/2"

Parapet Wall Detail



SITE PICTURES



5



12



6



9



1



4



11



8



7



3



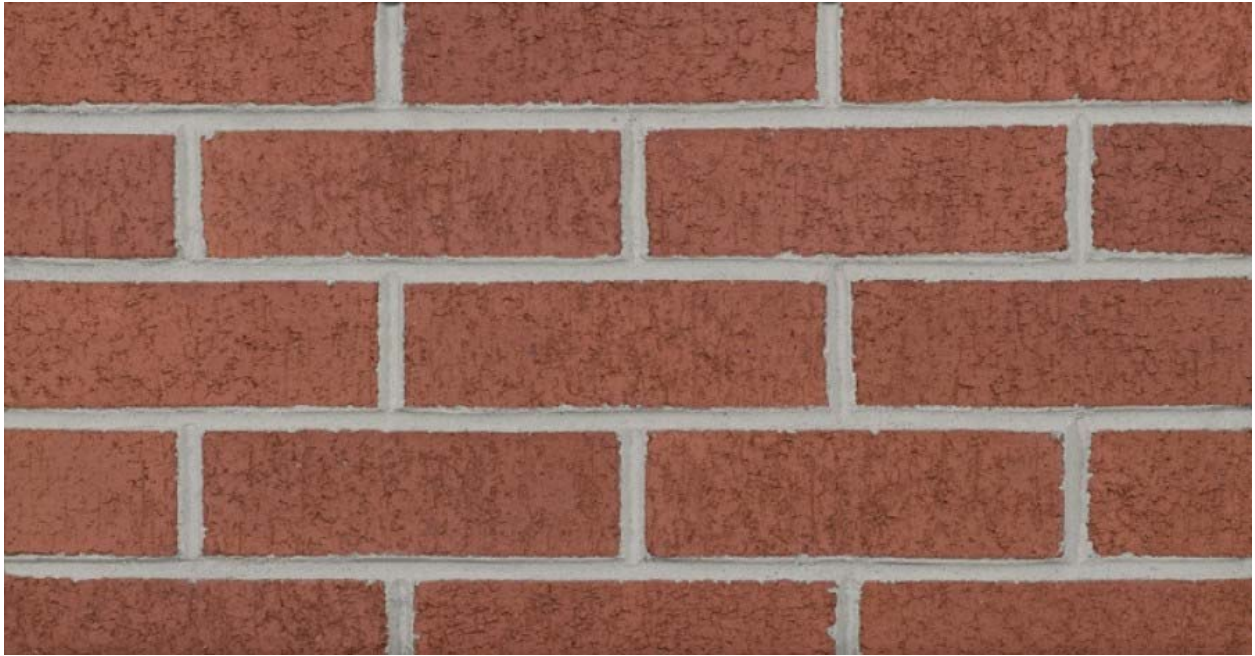
2



10



Prince William Red Modular wire cut brick



Product Information

- **Type:** Face brick
- **Color:** Red
- **Style:** Extruded
- **Texture/Finish:** Matt

Size Modular

Thickness	3-5/8"
Height	2-1/4"
Length	7-5/8"

Dolomite Grey Modular wire cut brick



Product Information

Type:	Face Brick
Color:	Grey
Style:	Extruded
Texture/Finish:	Wirecut

Size Modular

Thickness	3-5/8"
Height	2-1/4"
Length	7-5/8"

Split face CMU (Antique White)



Product Details:

Size

Thickness	4"
Height	8"
Length	16"

Nichiha Fiber Cement Board 1
Color Benjamin: 2134-20
Machine Applied Finish



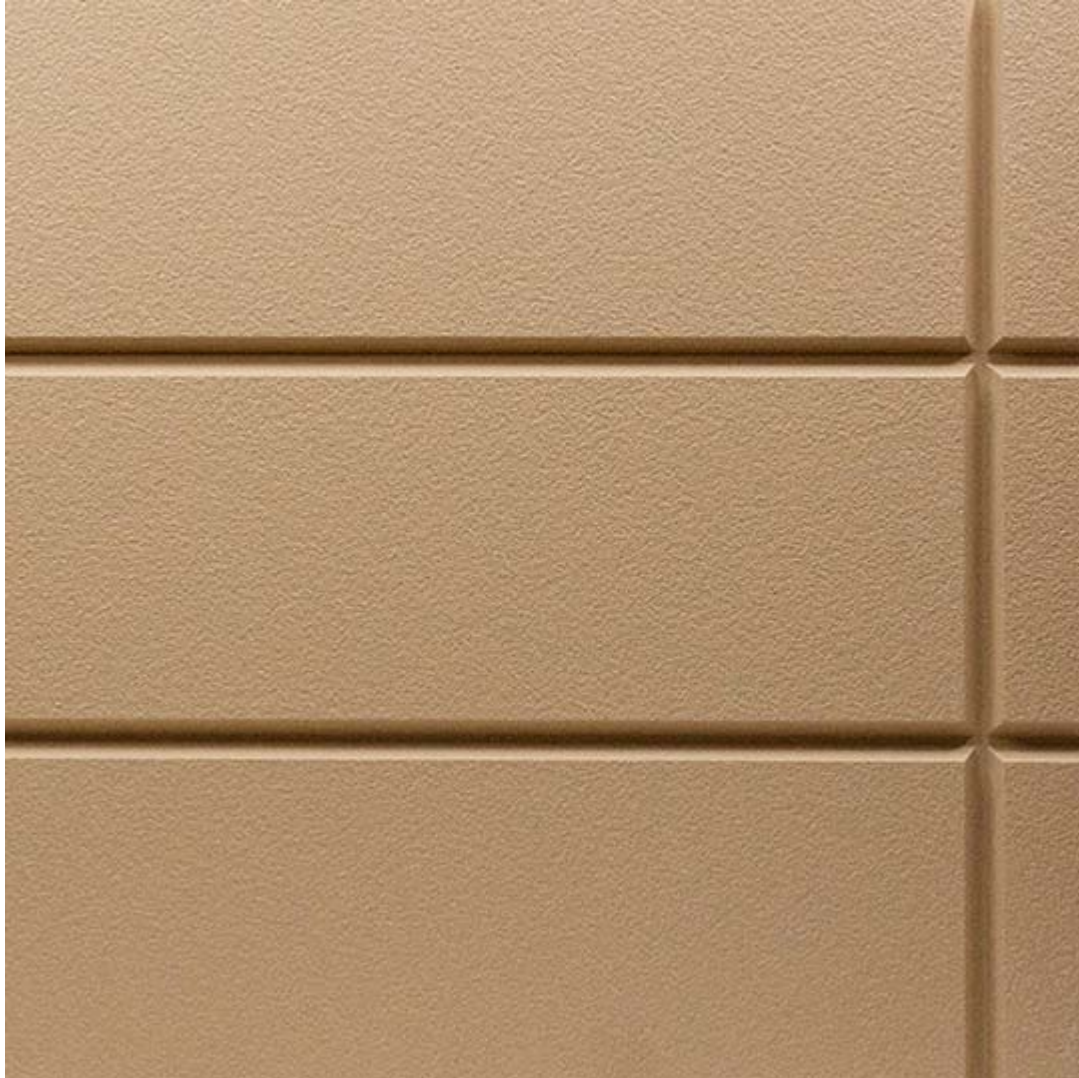
AWP 3030

Dimensions (in.)	17 7/8 H x 119 5/16 L
Thickness (in.)	5/8
Weight (lbs. per panel)	57.2
Weight (lbs. per sq. ft.)	3.8
Exposed Coverage (sq. ft. per panel)	14.81
Panel Orientation	Horizontal

Nichiha Fiber Cement Board 2

Color Benjamin: 1046

Machine Applied Finish



AWP 3030

Dimensions (in.)	17 7/8 H x 119 5/16 L
Thickness (in.)	5/8
Weight (lbs. per panel)	57.2
Weight (lbs. per sq. ft.)	3.8
Exposed Coverage (sq. ft. per panel)	14.81
Panel Orientation	Horizontal

Nichiha Fiber Cement Board 3

Color Benjamin: 2164-20

Machine Applied Finish



AWP 3030

Dimensions (in.)	17 7/8 H x 119 5/16 L
Thickness (in.)	5/8
Weight (lbs. per panel)	57.2
Weight (lbs. per sq. ft.)	3.8
Exposed Coverage (sq. ft. per panel)	14.81
Panel Orientation	Horizontal

Nichiha Fiber Cement Board 4

Color Benjamin: 2134-50

Machine Applied Finish



AWP 3030

Dimensions (in.)	17 7/8 H x 119 5/16 L
Thickness (in.)	5/8
Weight (lbs. per panel)	57.2
Weight (lbs. per sq. ft.)	3.8
Exposed Coverage (sq. ft. per panel)	14.81
Panel Orientation	Horizontal

Nichiha Fiber Cement Board 5

Color Benjamin: 398

Machine Applied Finish



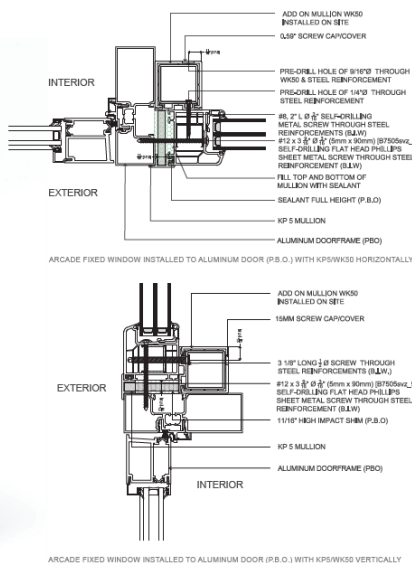
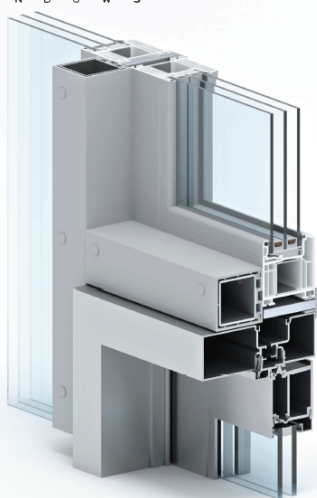
AWP 3030

Dimensions (in.)	17 7/8 H x 119 5/16 L
Thickness (in.)	5/8
Weight (lbs. per panel)	57.2
Weight (lbs. per sq. ft.)	3.8
Exposed Coverage (sq. ft. per panel)	14.81
Panel Orientation	Horizontal

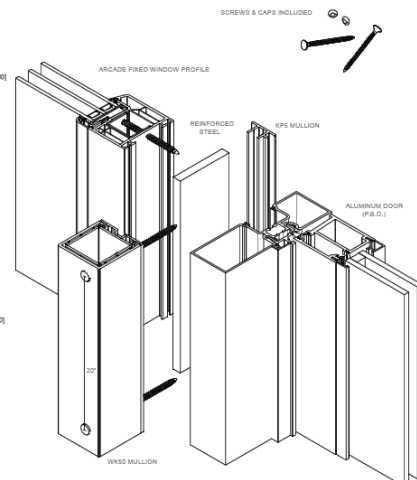
Storefront Windows – INTUS Windows arcade vinyl windows



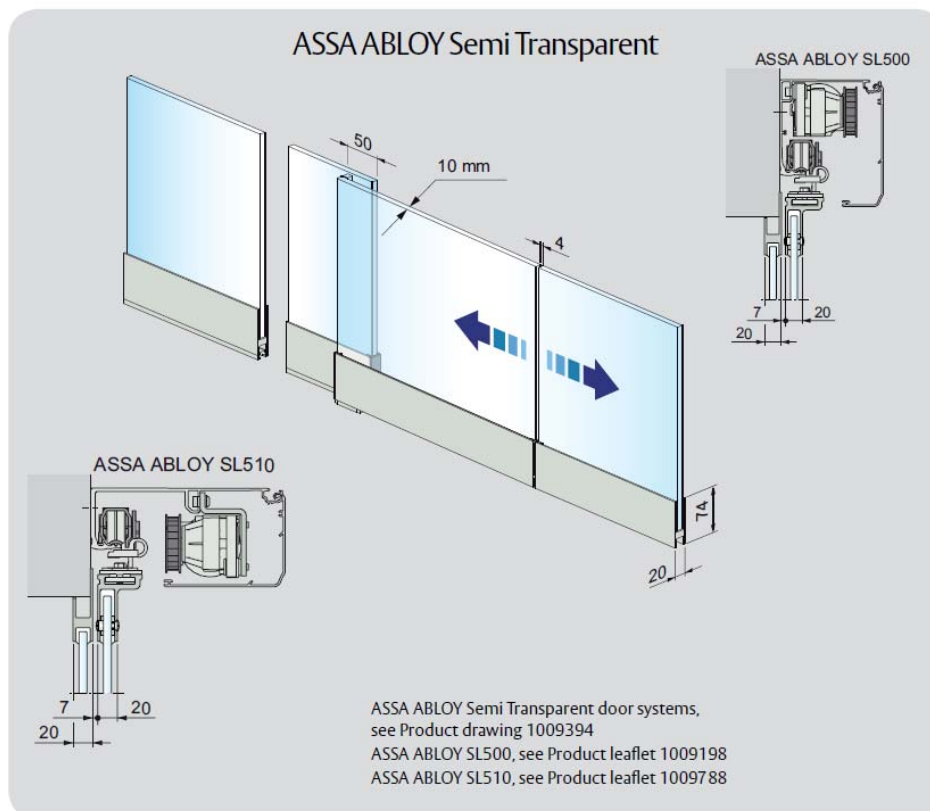
INTUS
W I N D O W S



**STOREFRONT SYSTEM
FOR POLYMER WINDOWS**



Sliding entrance doors: All glass sliding door by ASSA ABLOY



Hollow Metal doors and frames: Ceco Door by ASSA ABLOY



Strong, Energy Efficient Doorways In Any Weather Condition

Approximately 40% of all energy leakage comes from the building envelope* this includes exterior doorways. Trio-E doors installed with Ceco Door Thermal Break frames and Pemko Thermal Barrier Saddles help increase thermal retention and reduce energy leakage.

Trio-E delivers superior insulated values and strength plus, provides aesthetic qualities desired in today's commercial building applications. The "E" is for energy efficiency and Trio-E has the lowest U-Factor (0.36) for a steel stiffened door in the market today. The U-Factor of 0.36 was achieved in an operable condition (ASTM1363) using the Ceco Mercury Thermal Break and Pemko 273x3AFG Thermal Barrier Saddle. The Trio-E will provide years of strength and sustainable energy savings for any building.

End users do not have to sacrifice strength in order to achieve insulating performance. For example, Ceco Trio-E has been certified to a design pressure of +/-100 psf with a hurricane rated opening.

*Tony Woods, Air Tight Buildings, 2005





FRONT ELEVATION



SIDE ELEVATION

MATERIAL KEY

	SPLIT FACE CMU
	RED BRICK
	TAN BRICK
	NICHIHA FIBER CEMENT 1
	NICHIHA FIBER CEMENT 2
	NICHIHA FIBER CEMENT 3
	NICHIHA FIBER CEMENT 4
	PAINTED GLASS
	SYNTHETIC STUCCO

RECEIVED ON

MAY - 2 2014

DEPARTMENT OF
COMMUNITY DEVELOPMENT





REAR ELEVATION



SIDE ELEVATION

MATERIAL KEY

	SPLIT FACE CMU
	RED BRICK
	TAN BRICK
	NICHIHA FIBER CEMENT 1
	NICHIHA FIBER CEMENT 2
	NICHIHA FIBER CEMENT 3
	NICHIHA FIBER CEMENT 4
	PAINTED GLASS
	SYNTHETIC STUCCO

RECEIVED ON

MAY - 2 2014

DEPARTMENT OF
COMMUNITY DEVELOPMENT



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.

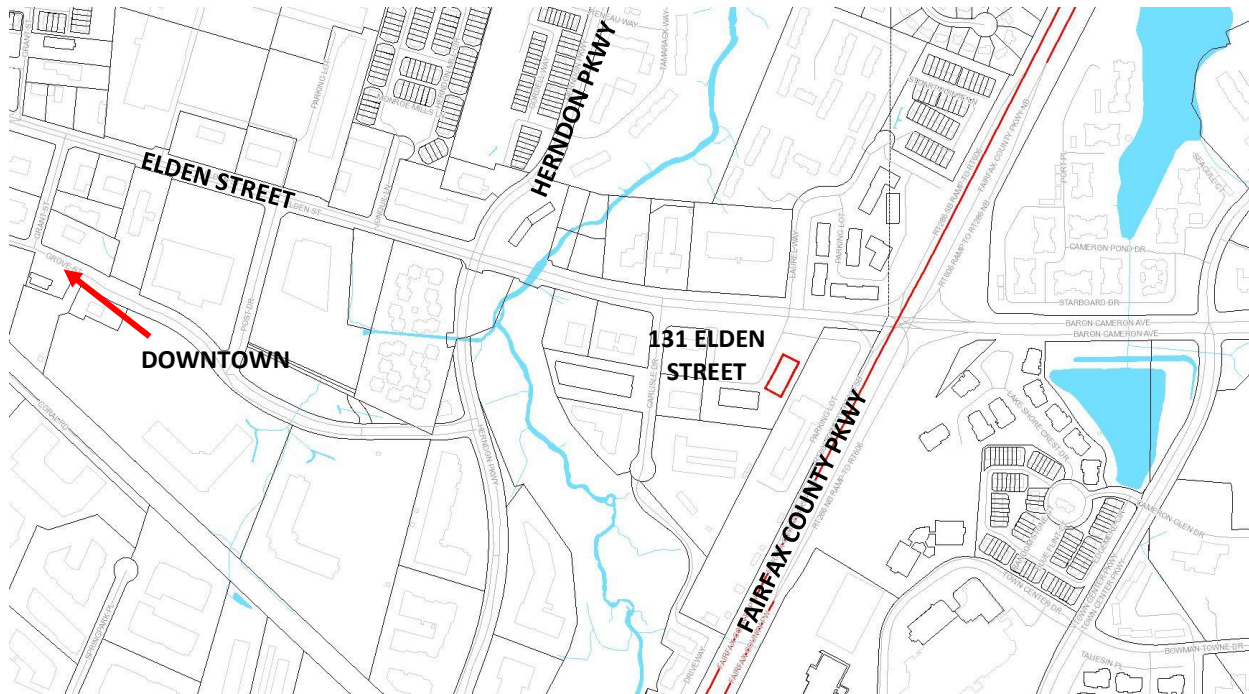
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (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 #19-41; Wall Sign
Case Summary: Install a new wall sign on an existing office building.
Case Location: 131 Elden Street, Reston Herndon Center Condominiums

Location Map



Property Information

Owner / Applicant:	DRP II, LLC, c/o Nicholas A. Muss		
Representative:	Katharine Anderson, KRT Architectural Signage, Inc.		
Business/Organization:	Muss Family Dentistry		
Property Use:	Multi-story commercial office		
Zoning District:	O&LI, Office and Light Industrial		
Adjacent Zoning:	North: CS, Commercial Services; CO-Commercial Office South: O&LI, Office and Light Industrial East: O&LI, Office and Light Industrial West: CS, Commercial Services		
Associated Cases:	ARB #16-04, ARB #17-31		
Building Type(s):	Multi-story office building; multi-tenant occupancy	Date of Construction:	1984
Architectural Style(s):	Post-modern, typical suburban commercial office expression with vague Miesian/International style features		
Exterior Material(s):	Composite – CMU structure, brick exterior, precast concrete panel system, ribbon windows, and small storefront entries		

Neighborhood Design Profile:	Existing commercial, office and light industrial area
-------------------------------------	---

Case Details

Case Description:

This application proposes to install a new wall sign on the office building at the subject address for an existing tenant business, Muss Family Dentistry. The proposed sign will be a 1'-6" wide by 14'-0" long by 7" deep Duradonic Bronze colored, aluminum cabinet with a reverse painted Duradonic Bronze, opaque 3/16" acrylic sign face with white translucent lettering with two lines of text. The first line of text will read: "*Muss Family Dentistry*" with 7 1/2" tall capital letters. The second line of text will read: "*Drs. Muss, Zeineh, Ryu*" in approximately 4 1/2" capital letters. The sign cabinet is to be internally illuminated with white LED lights such that the white letter will illuminate at night. The sign cabinet is to be attached to the façade using concrete/masonry anchors at a height of 20' above grade. The sign is to be placed at a central location above an entry point on the west elevation of the subject building. Using the method for calculation of sign area found in the Town's Zoning Ordinance, the sign will occupy 21 square feet of surface area(Attachments #1, #2, and #3).

Case Background:

This ARB case is part of a series of cases over the years that has installed new and/or replaced sign cabinets as tenants leave and new tenant occupy the building(s) on this site. The subject property is under purview of a Master Sign Plan, MSP #5, Reston-Herndon Center, for which the current application does not comply with the approved sign design standards. This non-compliance is necessitating the current ARB application before the Board. The proposed sign specifically does not comply with the MSP standards for sign location on the first floor and the number of proposed lines of text which is limited to one (1) line of text. ARB #16-04 and ARB #17-31 are the most recent cases that the Board has reviewed and approved for similar cabinet signs that did not meet the MSP standards, mainly for sign placement. The applicant has provided an example sign from ARB #17-31 which was review and approved by the Board.

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 21 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 O&LI zoning district and place no higher than 20' high on the building. This building is permitted to have 180 square feet of wall signs along the west facing facade in accordance with the referenced zoning ordinance section. Currently, the west facing wall contains approximately 126 square feet of sign area. The proposed would bring that total to 147 square feet of sign area and remain compliant with the total permitted sign area for this building. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section, and the additive MSP sign standards.

Staff also notes that Zoning Ordinance Section 78-140.4. - Prohibited signs, specifically prohibits cabinet signs, such as the one proposed. However, the current approved Master Sign Plan standards continue to allow this sign type to exist through its explicit provision and requirement for cabinet signs at this location. For that reason the proposed cabinet sign would be allowed as a legally nonconforming sign type at this location.

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 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 will comply with the review criteria.

Staff Recommendation:

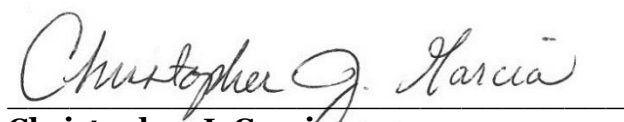
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-41, in accordance with Alternative #3, with the following conditions: 1. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on October 11, 2019.

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



October 10, 2019

Town of Herndon, Virginia
Architectural Review Board
Dept. of Community Development
777 Lynn Street
Herndon, VA 20170

RE: Muss Family Dentistry Sign

Enclosed is an application for ARB approval for an exterior wall sign for Muss Family Dentistry located at 131 Elden Street, Suite 2C2, Herndon, VA 20170. The sign we are proposing follows the current sign criteria as set by the Reston Herndon Center Condo Association, which they have reviewed and approved. The sign will be an illuminated sign cabinet, installed on the front wall of the building between the 1st and second floor, no higher than 20' above finished grade.

Please note, this sign is identical in size, color, construction, and location to a similar sign approved by the ARB two years ago for Children's Heart Institute located at 171 Herndon Parkway (same property).

Sign Materials:

1. Sign Cabinet Frame: An engineered sign cabinet aluminum extrusion designed for this type of sign; SignComp product # 1921 (manufacturer's assembly instructions and detail attached)
2. Sign back: 063" aluminum sheet – bonded to sign cabinet frame with chemical bond and mechanical fasteners (rivets)
3. Sign Face: Duranodic Bronze (opaque) face with White translucent letters. Only the letters will be lighted – Painted acrylic sheet (3/16" thick)
4. Illumination: White LED lighting modules – low volt (12v) Sign shall be UL inspected and approved and carries the UL label

Please accept this application with specifications, drawings and photos into your review. If you should have any questions, please contact me at (540) 428-3801 or kat@krtsignage.net.

Sincerely,

Richard Trimble, KRT Architectural Signage, Inc.



Elden St

606

Elden St

606

Elden St

606

Elden St

Eld

Carlisle Dr

Carlisle Dr

Virginia Tire &
Auto of Herndon

Aditi Spice Depot

Amma's Kitchen

Thai Luang

ORI

Children's Heart Institute

Proposed Sign Location

180'

130'

180'

81'

286

Fairfax County Pkwy



Childrens Heart Institute

Thai Luang

ORI

130

Proposed Sign Location

606

Eaton St

Google

Customer Information

Company:

Children's Heart Institute

Contact:

Vicky

Job Address:

171 Elden Street #200

Herndon, VA

Phone:

703-481-5801

Fax:

Email:

vicky@childrensheartinstitute.org

Project Details

Job Name:

Lincoln-131 171 Elden

Designer:

Tiffany Ferguson

Sign Type 1:

Sign Cabinet

Sign Type 2:

Material 1:

Aluminum / Acrylic

Material 2:

Size 1:

18" x 14'

Size 2:

Colors 1:

Duranodic Bronze

Colors 2:

Illumination 1:

Illumination 2:

of sides:

1

Quantity:

1

Channel Letter Sign

Text 1:

Text 2:

Letter Height 1:

Letter Height 2:

Letter Color 1:

Letter Color 2:

Returns 1:

Returns 2:

Trim Cap 1:

Trim Cap 2:

Raceway 1:

Raceway 2:

Sq Footage 1:

Sq Footage 2:

Date:

1/12/18

KRT

ARCHITECTURAL

SIGNAGE

6799 Kennedy Road - Suite C

Warrenton, VA 20187

T: (540) 428-3801 F: (540) 428-3802

tiffany@krtsignage.net

UL

Underwriters Laboratories Inc.

Install in accordance with the UL & Local Electrical Codes.

This drawing is the property of KRT Architectural Signage, Inc. and may not be reproduced or disclosed without written authorization.

Existing Conditions



NOT TO SCALE

Please change and resubmit: _____

I have verified the accuracy of colors, layouts, quantities, sizes, spelling & wording. I hereby authorize release to production according to this approved submittal.

PRODUCTION WILL NOT BEGIN UNTIL SIGNED APPROVAL IS RECEIVED

APPROVED AS IS: _____

Customer Information

Company:

Muss Family Dentistry

Contact:

Dr. Muss

Job Address:

131 Elden Street #2C2

Herndon, VA

Phone:

703-481-5801

Fax:

Email:

Project Details

Job Name:

Lincoln-131 171 Elden

Designer:

Kat Anderson

Sign Type 1:

Sign Cabinet

Sign Type 2:

Material 1:

Aluminum / Acrylic

Material 2:

Size 1:

18" x 14'

Size 2:

Colors 1:

Duranodic Bronze

Colors 2:

Illumination 1:

Illumination 2:

of sides:

1

Quantity:

1

Channel Letter Sign

Text 1:

Text 2:

Letter Height 1:

Letter Height 2:

Letter Color 1:

Letter Color 2:

Returns 1:

Returns 2:

Trim Cap 1:

Trim Cap 2:

Raceway 1:

Raceway 2:

Sq Footage 1:

Sq Footage 2:

Date:

8/23/19

KRT

ARCHITECTURAL

SIGNAGE

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UL

Underwriters Laboratories Inc.

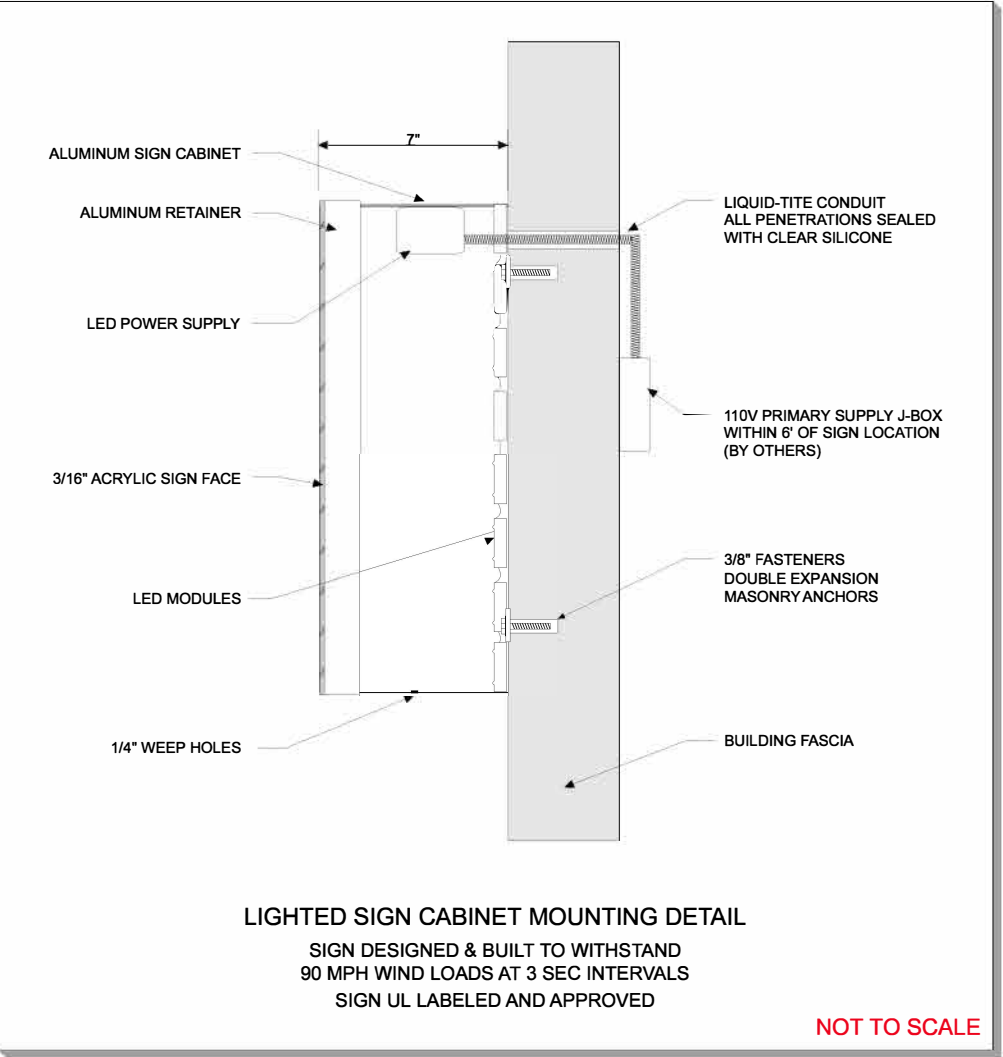
Install in accordance with the UL & Local Electrical Codes.

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Internally illuminated sign cabinet:
18" x 14' x 7" deep aluminum sign cabinet, painted Duranodic Bronze, white acrylic face, reverse painted Duranodic Bronze (background is opaque, only letters light white), white LED internal illumination
Quantity: 1 sign cabinet

Scale: 1 in = 1 ft



Please change and resubmit: _____

I have verified the accuracy of colors, layouts, quantities, sizes, spelling & wording. I hereby authorize release to production according to this approved submittal.
PRODUCTION WILL NOT BEGIN UNTIL SIGNED APPROVAL IS RECEIVED

APPROVED AS IS: _____

Customer Information

Company:

Children's Heart Institute

Contact:

Vicky

Job Address:

171 Elden Street #200

Herndon, VA

Phone:

703-481-5801

Fax:

Email:

vicky@childrensheartinstitute.org

Project Details

Job Name:

Lincoln-131 171 Elden

Designer:

Tiffany Ferguson

Sign Type 1:

Sign Cabinet

Sign Type 2:

Material 1:

Aluminum / Acrylic

Material 2:

Size 1:

18" x 14'

Size 2:

Colors 1:

Duranodic Bronze

Colors 2:

Illumination 1:

Illumination 2:

of sides:

1

Quantity:

1

Channel Letter Sign

Text 1:

Text 2:

Letter Height 1:

Letter Height 2:

Letter Color 1:

Letter Color 2:

Returns 1:

Returns 2:

Trim Cap 1:

Trim Cap 2:

Raceway 1:

Raceway 2:

Sq Footage 1:

Sq Footage 2:

Date:

1/12/18

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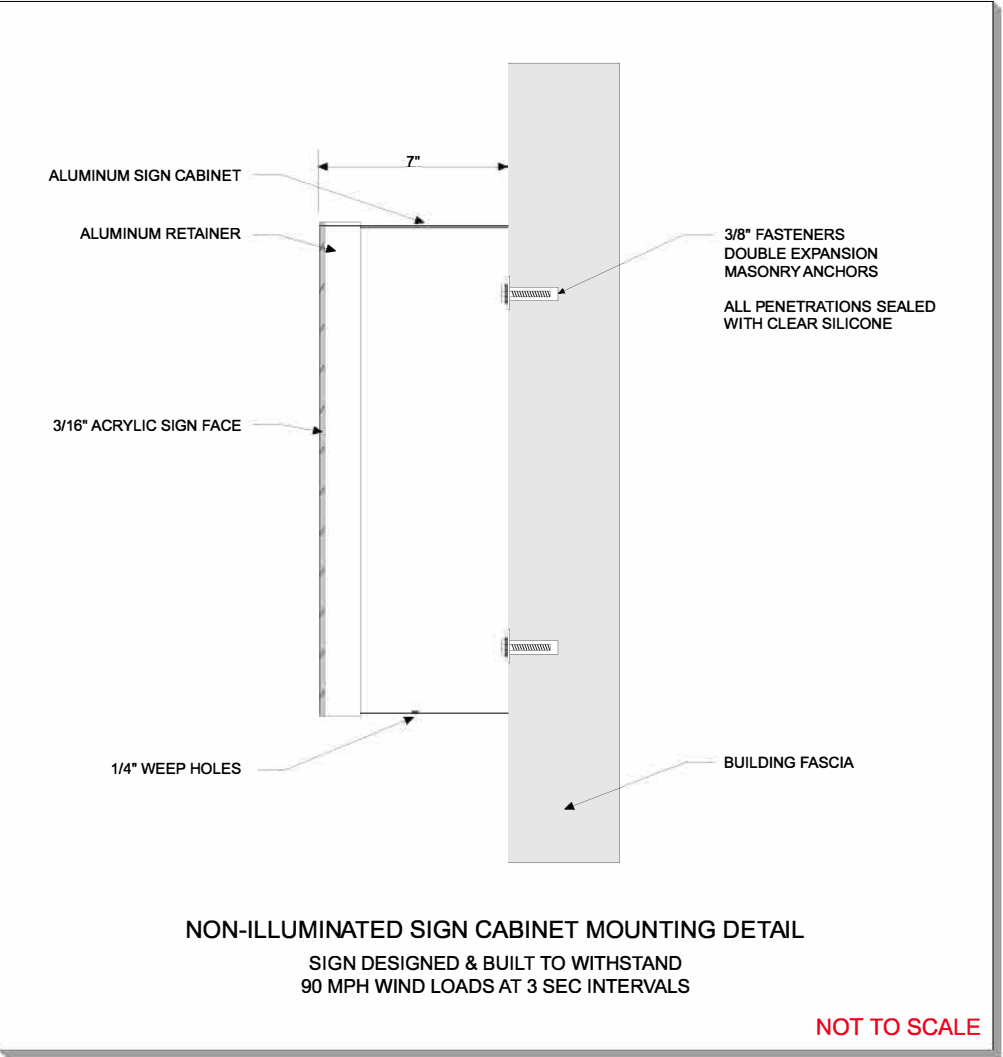
Install in accordance with the UL & Local Electrical Codes.

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NON-illuminated sign cabinet:
18" x 14' x 7" deep aluminum sign cabinet, painted Duranodic Bronze, white acrylic face,
reverse weed Duranodic Bronze applied vinyl (background is opaque, only letters are white)
Quantity: 1 sign box

Scale: 1 in = 1 ft



Please change and resubmit: _____

I have verified the accuracy of colors, layouts, quantities, sizes, spelling & wording. I hereby authorize release to production according to this approved submittal.
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APPROVED AS IS: _____

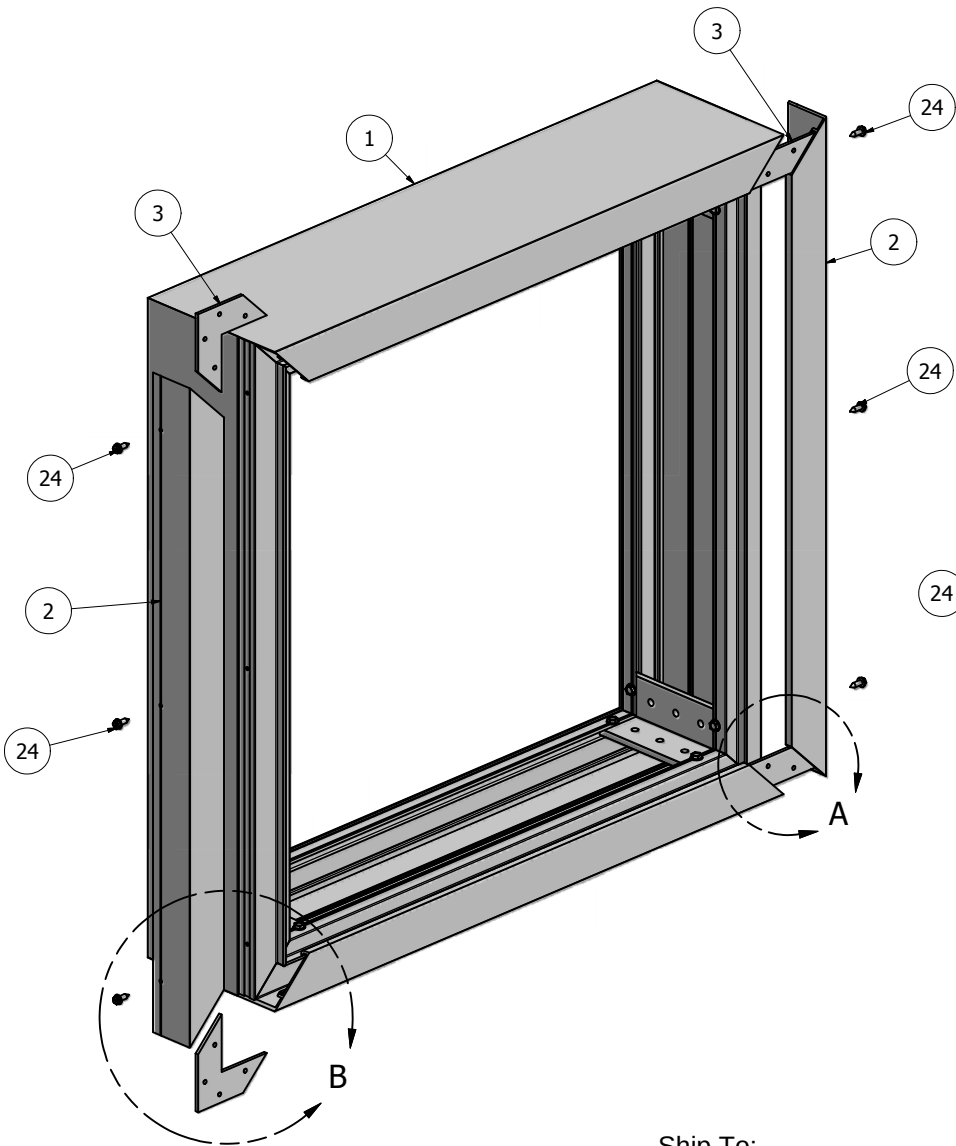
Parts List			
ITEM	PART #	DESCRIPTION	NOTES
1	1921-26BE	1Part 2Part 6" Single Face	Assembly
2	1944	2Part Retainer	
3	5210	Corner Key	
24	5290	2Part Retainer Screw	Drill 1/8" Pilot Hole, 10" - 12" on Center

D

C

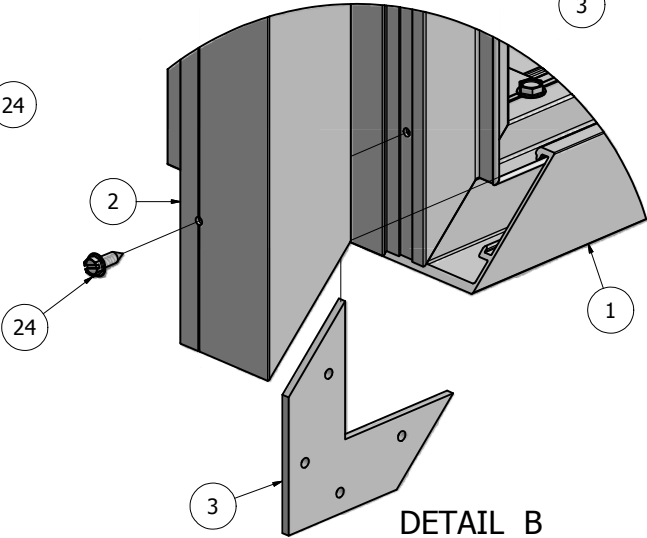
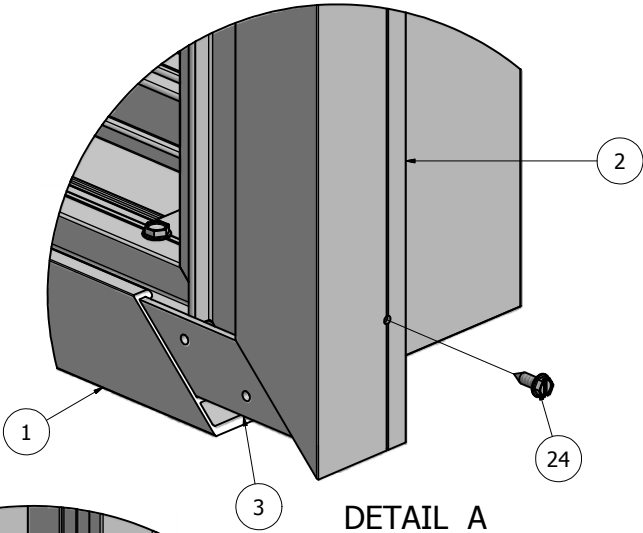
B

A



Ship To:

Order Number:



NOTE: PRE-CUT KITS ARE NOT PRE-DRILLED.
(Holes shown in this drawing are for reference only.
Drilling of pilot holes are to be done by fabricator.)

THIS DRAWING WAS CREATED AT NO CHARGE TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE DRAWING HEREIN IS THE PROPERTY OF SIGNCOMP. PERMISSION TO COPY OR REVISE THIS DRAWING OR TO USE THIS DRAWING FOR PRODUCTION IS STRICTLY PROHIBITED AND CAN ONLY BE COPIED, REVISED OR USED FOR PRODUCTION WITH THE EXPRESSED WRITTEN PERMISSION OF SIGNCOMP.

DRAWN	12/17/2009	SignComp	
Steve			
CHECKED			
QA			
MFG		1Part 2Part 6" Single Face - 2Part Retainer - Assembly	
APPROVED			
SIZE		DWG NO	REV
C		1921-26-44BE	
SCALE		SHEET 1 OF 1	

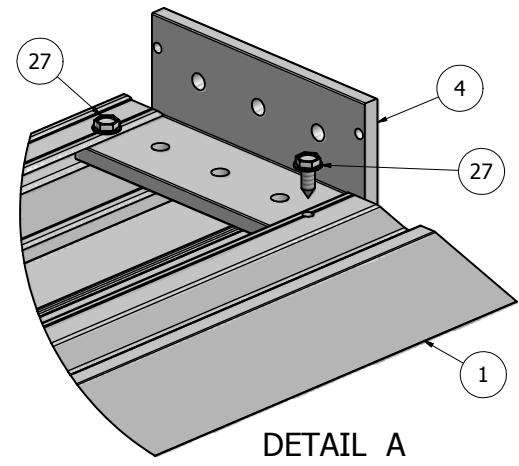
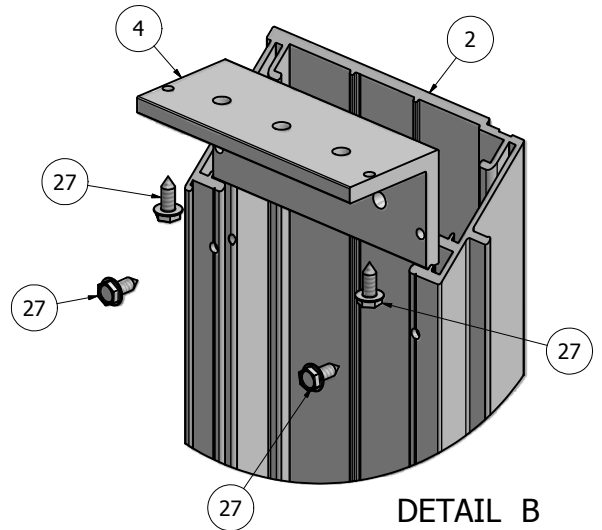
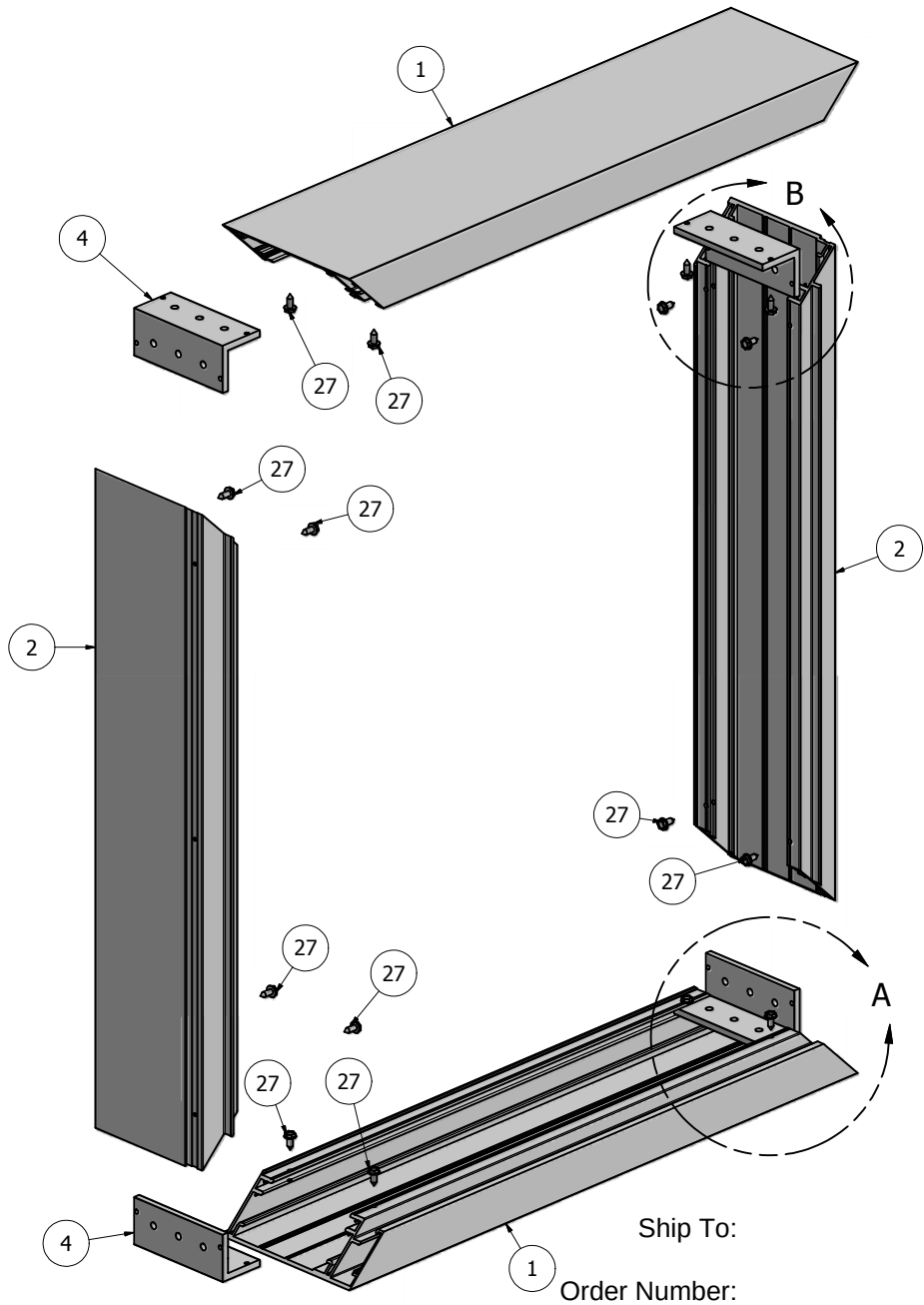
Parts List			
ITEM	PART #	DESCRIPTION	NOTES
1	1921	1Part 6" Single Face Body	Top & Bottom
2	1926	2Part 6" Single Face Body	Sides
4	5981	1Part 2Part 6" Single Face Body Corner Angle	
27	5218	Corner Angle Screw	Drill 2/32" Pilot Hole

D

C

B

A



NOTE: PRE-CUT KITS ARE NOT PRE-DRILLED.
(Holes shown in this drawing are for reference only.
Drilling of pilot holes are to be done by fabricator.)

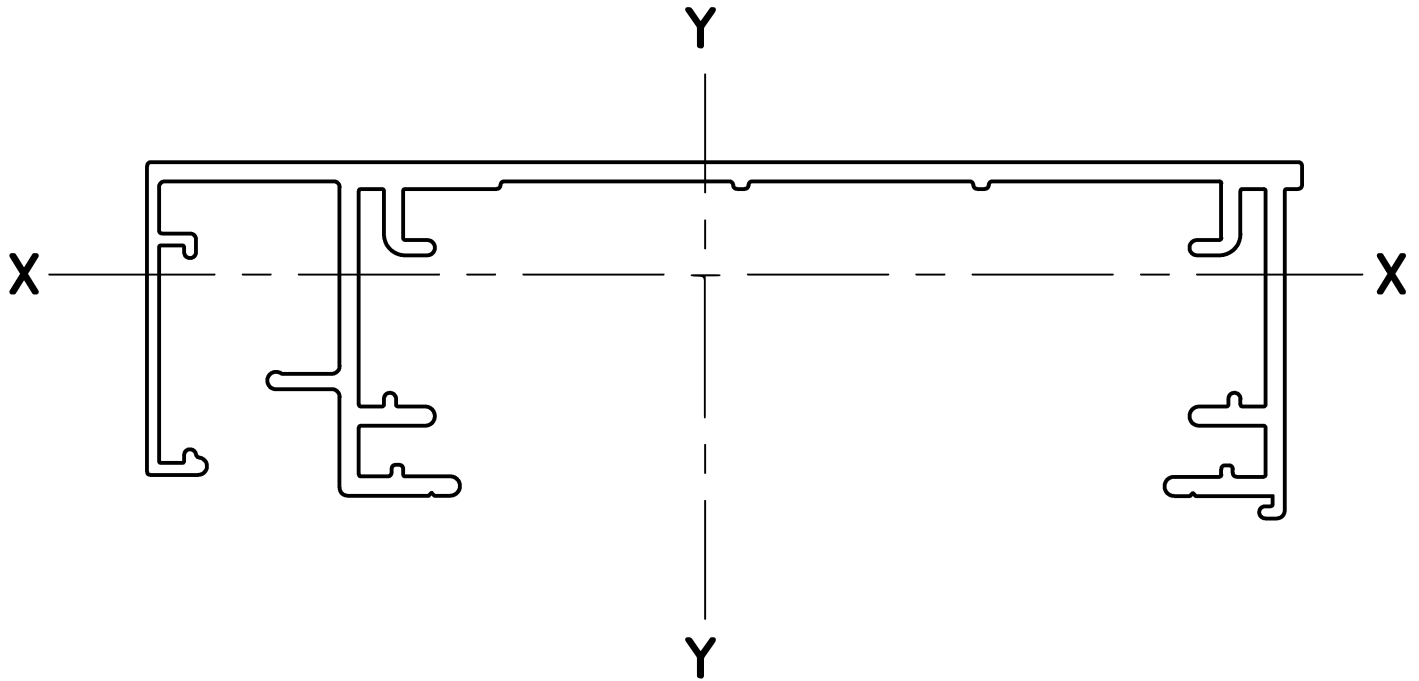
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DRAWN Steve		12/17/2009	
CHECKED			
QA		TITLE	
MFG		1Part 6" Single Face Body - 2Part 6" Single Face Body - Assembly	
APPROVED		REV	
SIZE C	DWG NO 1921-26BE		
SCALE	SHEET 1 OF 1		

D

C

B

A



1Part 6" Single Face Body Part #1921

SCALE : 1"=1"

Area:	1.431		
Perimeter:	29.560		
Bounding box:	X: -2.899	--	3.101
	Y: -1.267	--	0.584
Centroid:	X: 2.899		
	Y: 1.267		
Moments of inertia:	X: 0.545		
	Y: 6.621		
Product of inertia:	XY: -0.001		
Radii of gyration:	X: 0.617		
	Y: 2.151		
Principal moments and X-Y directions about centroid:	I: 0.545 along [1.000 0.000]		
	J: 6.621 along [0.000 1.000]		
Section Modulus:	Sx(B): .430in ³		
	Sx(T): .933in ³		
	Sy(L): 2.284in ³		
	Sy(R): 2.135in ³		

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

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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)