

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

**CALL TO ORDER**

1. Determination of Quorum

**PUBLIC HEARINGS**

2. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, ARB #19-32**, to consider an application to revise approved façade materials and treatments on the commercial building at 533 Herndon Parkway, Herndon, Virginia, located south of the intersection of Herndon Parkway and Exchange Place, and further identified as Fairfax County Tax Map 0164-10-0004. The property is zoned PD-TOC, Planned Development – Transit-Oriented Core, and consists of 190, 184 square feet of land. Owner/Applicant: CMP I Herndon Owner, LLC. Applicant's Representative: Dan Norwood, Beacon Bay Project Management. *(Continued from the August 21, 2019 public hearing.)*
3. **APPLICATION FOR NEW CONSTRUCTION, ARB #19-33**, to consider an application to install a new gateway clearance bar and an overhead drive-thru canopy for the restaurant business located on the commercial property located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.
4. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-34**, to consider an application to install new walls signs on the commercial building for the restaurant business located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.
5. **APPLICATION FOR A FREESTANDING SIGN, ARB #19-35**, to consider an application to install a new freestanding sign on the commercial property for a restaurant business located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant:

McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.

6. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-36**, to consider an application to install new tenant business signs on the multi-tenant commercial building located at 494 Elden Street, Herndon, Virginia, located southeast of the intersection of Elden Street and Grant Street and northwest of the intersection of Elden Street and Post Drive, and further identified as Fairfax County Tax Map 0162-24-A. The property is zoned PD-B, Planned Development – Business, and consists of 331,041 square feet of land. Owner/Applicant: SVAP II Herndon Centre, LLC. Applicant's Representative: Charles M. Lancto, Titan Sign Corporation.

#### **DISCUSSION ITEM**

7. **ADDITION OF AN OUTDOOR POOL ENCLOSURE AT 13101 WORLDGATE DRIVE, HERNDON, VIRGINIA**, property owner's representative has requested discussion of the design of a new outdoor pool enclosure on the existing multi-story hotel building pending a minor site plan revision.

#### **COMMENTS**

8. Comments from the Staff Members
9. Comments from the Board Members

#### **ADJOURNMENT**





## MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: August 30, 2019

Subject: August 2019 ARB #19-32 Case Updates

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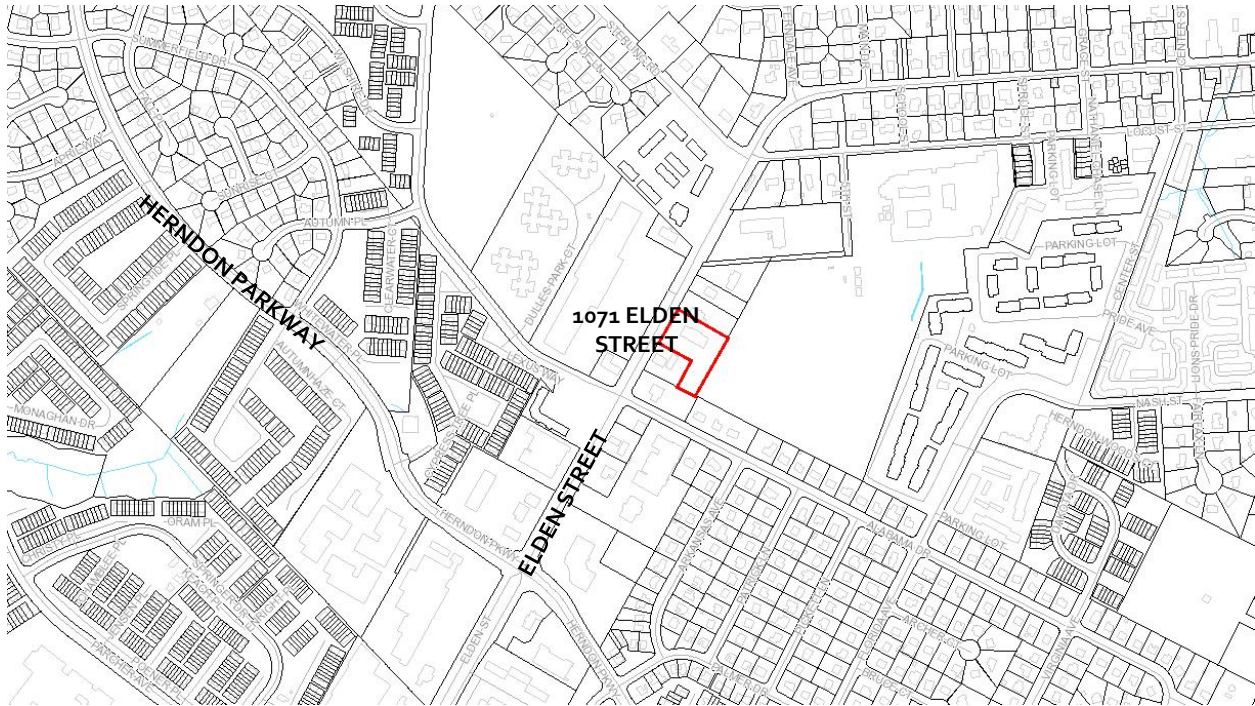
This memo serves as an update for ARB #19-32, 533 Herndon Parkway scheduled to be discussed at the September 4, 2019 Work Session and heard at the September 18, 2019 ARB Public Hearing.

As of the date of this memo, staff has not received any updated submission materials from the applicant in response to the staff recommendations and the Board's work session and public hearing discussions in August 2019.

As such, staff has no updates for the Board on this public hearing item and staff's recommendation for denial remains as presented at the August 21, 2019 ARB Public Hearing.

**Case Number & Type:** ARB #19-33; New Construction  
**Case Summary:** Install new drive-thru clearance bar and order canopy on the commercial property for redesign of a fast food restaurant.  
**Case Location:** 1071 Elden Street, McDonald's

### Location Map



### Property Information

|                                |                                                                                                                                                              |                                                                                        |      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------|
| <b>Owner / Applicant:</b>      | McDonald's Corporation c/o Thomas Hughes                                                                                                                     |                                                                                        |      |
| <b>Representative:</b>         | Ken Padgett, Mid-Atlantic Permitting Services                                                                                                                |                                                                                        |      |
| <b>Business/Organization:</b>  | McDonalds Corporation                                                                                                                                        |                                                                                        |      |
| <b>Property Use:</b>           | Commercial retail                                                                                                                                            |                                                                                        |      |
| <b>Zoning District:</b>        | CS – Commercial Services                                                                                                                                     |                                                                                        |      |
| <b>Adjacent Zoning:</b>        | <b>North:</b> CS – Commercial Services<br><b>South:</b> CS – Commercial Services                                                                             | <b>East:</b> R-10, Residential, Single Family<br><b>West:</b> CS – Commercial Services |      |
| <b>Associated Cases:</b>       | ARB #18-16, ARB #19-34, ARB #19-35                                                                                                                           |                                                                                        |      |
| <b>Building Type(s):</b>       | One-story, single-tenant commercial                                                                                                                          | <b>Date of Construction:</b>                                                           | 1976 |
| <b>Architectural Style(s):</b> | Post-modern, typical suburban commercial / retail design fast food service restaurant with drive-thru                                                        |                                                                                        |      |
| <b>Exterior Material(s):</b>   | Composite – CMU structure, brick veneer, signature inverted double mansard roof with asphalt shingle, typical retail/commercial storefront windows and doors |                                                                                        |      |

|                                     |                                |
|-------------------------------------|--------------------------------|
| <b>Neighborhood Design Profile:</b> | Existing commercial and office |
|-------------------------------------|--------------------------------|

## Case Details

### Case Description:

The applicant is proposing to install a new replacement clearance bar and a new order canopy to be placed adjacent to a menu board ordering station to support the restaurant's drive-thru service. The first structure, the clearance bar, will be constructed of steel structural members and aluminum cladding with outside dimensions of 1'-0" X 9" and 11'-6" above curb grade. The color of the cladding and equipment will consist of charcoal-colored supports and cladding with yellow 8" aluminum channel letters with 3/4" aluminum backs reading "*Drive-Thru*" mounted on a 6" X 6" metal tube clearance bar painted yellow that will cantilever 9' over the drive-thru lane. The 8" aluminum channel "*Drive-Thru*" letters meet the definition of a sign and will have a sign area of approximately 3.1 square feet. An approximately 2" – 3" (diameter) adjustable metal 'bang' bar painted black and yellow will be suspended 1'-0" below the cantilevered clearance bar. Approximately 4" black letters of an unknown material, presumably vinyl, are to be affixed to the cantilevered clearance bar reading "*Clearance 9 Feet*".

The order canopy will be constructed similarly to the clearance bar. The order canopy will be constructed of steel structural members and aluminum cladding with outside dimensions of 1'-2" X 1'-2" and approximately 11'-6" above curb grade. The color of the cladding and equipment will consist of charcoal-colored supports and cladding with a 20" long metal extension piece that will be colored in the corporate yellow matching the color of the clearance bar. The canopy structure will cantilever over the drive-thru lane approximately 9'-4" in total and will be 3'-6" wide and 9 1/2" deep. Reflective white vinyl lettering reading "*Order Here*" will be affixed on the canopy cantilever facing the drive-thru traffic flow. The vertical support and cladding will have two perforated openings for the speaker/microphone assembly to be housed within the cladding. Three to four-inch white vinyl letters reading "*Order Here*" will be affixed below the top speaker/microphone opening. In addition, a flush-mounted LED light will be mounted underneath the canopy to provide illumination at night. (Attachments #1, #2, and #3).

### Case Background:

This property has been the subject of a previous ARB case, ARB #18-16, for which the Board approved the design for a new building form, architectural material treatments and details to update the dated corporate design for the fast food service business, scheduled to remain. ARB #19-33 is coupled with ARB #19-34 and ARB #19-35 for the same property, seeking approval of new wall signage and freestanding signs for the business' drive-thru menu board respectively.

### Applicable Design Guidelines & Standards:

- Town Zoning Ordinance Section 78-140.5. - Sign license required
- Town Code of Ordinances, Section 58-96 - Design criteria

## Staff Analysis

1. The proposed “*Drive-Thru*” lettering to be mounted on the clearance bar on the proposed structures does not meet the Town Zoning Ordinance, Section, 78-140.5. - *Sign license required* (n)(6) regarding minor signs that do not require a sign license and therefore do not require Board review or approval. In this case, a minor sign may be a wall or freestanding sign that has a sign area of two (2) square feet or less. As noted, the “*Drive-Thru*” lettering will have an area of 3.1 square feet. Due to the noncompliant lettering size / area, the Board may not act on this application until this sign meets the zoning ordinance requirement for a minor sign, otherwise this feature becomes a different sign type that is not permitted in the CS zoning district. The applicant may resubmit a revised sign design that complies with the referenced zoning ordinance section and has an area of two (2) square feet or less.

If the applicant can revise the mounted lettering design and resubmit design materials to staff no later than September 11, 2019, staff will have the opportunity to review and update its recommendations potentially enabling the Board to act on the case at the September 18, 2019 ARB Public Hearing.

2. The proposed clearance bar structure and the drive-thru order canopy 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 site features will clearly serve the purpose of identifying internal vehicle circulation, providing patron directions and vehicle limitations for the business’ drive-thru service operation. The design of these feature is found to be in keeping with and previous ARB approvals for the updated, modernized corporate building design and will not detract from the future visual appeal of the commercial building, once the noted design improvements are completed.

## Staff Recommendation:

|                             |                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Motion Alternatives:</b> | <ol style="list-style-type: none"><li>1. Motion to deny the application.</li><li>2. Motion to approve the application as submitted.</li><li>3. Motion to approve with condition(s).</li><li>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.</li></ol> |
| <b>Recommended Motion:</b>  | Motion for continuance of ARB #19-33, in accordance with Alternative #4, to address the following: <ol style="list-style-type: none"><li>1. Revise the ARB #19-33 application, as needed, and the staff recommendations upon resolution of the compliance with the referenced zoning ordinance standards.</li></ol>                                                 |

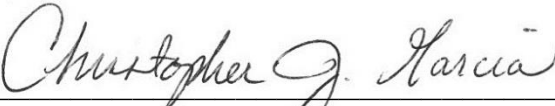
## Report Attachments

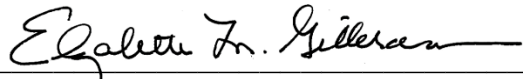
|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| <b>1.</b> | Aerial Image                                                               |
| <b>2.</b> | Applicant Letter                                                           |
| <b>3.</b> | Site Photos, Site Plan, Sign Elevations &, Details and Product Information |

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| <b>4.</b> | Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria |
|-----------|-------------------------------------------------------------------------------------|

**Staff Contact**

|                     |                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Name/Title:</b>  | <b>Christopher J. Garcia, Community Design Planner</b>                                                         |
| <b>Phone/Email:</b> | <b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b> |

  
\_\_\_\_\_  
**Christopher J. Garcia**  
**Community Design Planner**

  
\_\_\_\_\_  
**Elizabeth M. Gilleran**  
**Director of Community Development**





## SITE LOCATION – AERIAL PHOTO



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

# **Mid-Atlantic Permitting Services, LLC**

## ***Permit Process Management***

6 BAFFIN BAY COURT ROCKVILLE, MD 20853  
301-591-4002

August 6, 2019

Town of Herndon  
Architectural Review Board  
777 Lynn Street  
Herndon, VA 20170

Dear Members of the Board,

The enclosed proposal is made on behalf of McDonald's located at 1071 Elden Street for the replacement and installation of (1) Gateway Clearance Bar height detector and (1) Springboard Order Canopy. The proposed replacement Drive-thru Equipment signs are depicted in the enclosed drawings and exhibits.

The proposed equipment described above is constructed of steel supports and aluminum cladding. The color of the signs / equipment consists of Bronze supports and cladding with Yellow aluminum letters reading "Drive-Thru" on the Welcome Point Gateway and White vinyl lettering reading "Order Here" on the Springboard Order Canopy. Samples of these materials and their colors are enclosed with our applications and are represented in the enclosed drawings.

The Proposed equipment are part of an updated image for McDonald's that is being implemented nationally as part of their rebranding program. We are confident that the Town of Herndon will be pleased with the new modernization of the site.

As part of our application package we have enclosed the following:

- One (1) letter outlining the proposal
- One (1) application for ARB review
- One check for the application fee required
- Six (6) sets of photographs of the existing conditions and subject property
- Six (6) Sets of drawings that include sign details, and property site layout.
- Samples of the materials composing the construction of the equipment.
- Electronic copy of the above referenced documents has been emailed to Town Staff.

Thank you for your consideration of our application.

Kind Regards,

Ken Padgett  
Mid-Atlantic Permitting Svcs.



























Google Maps 1071 Elden St



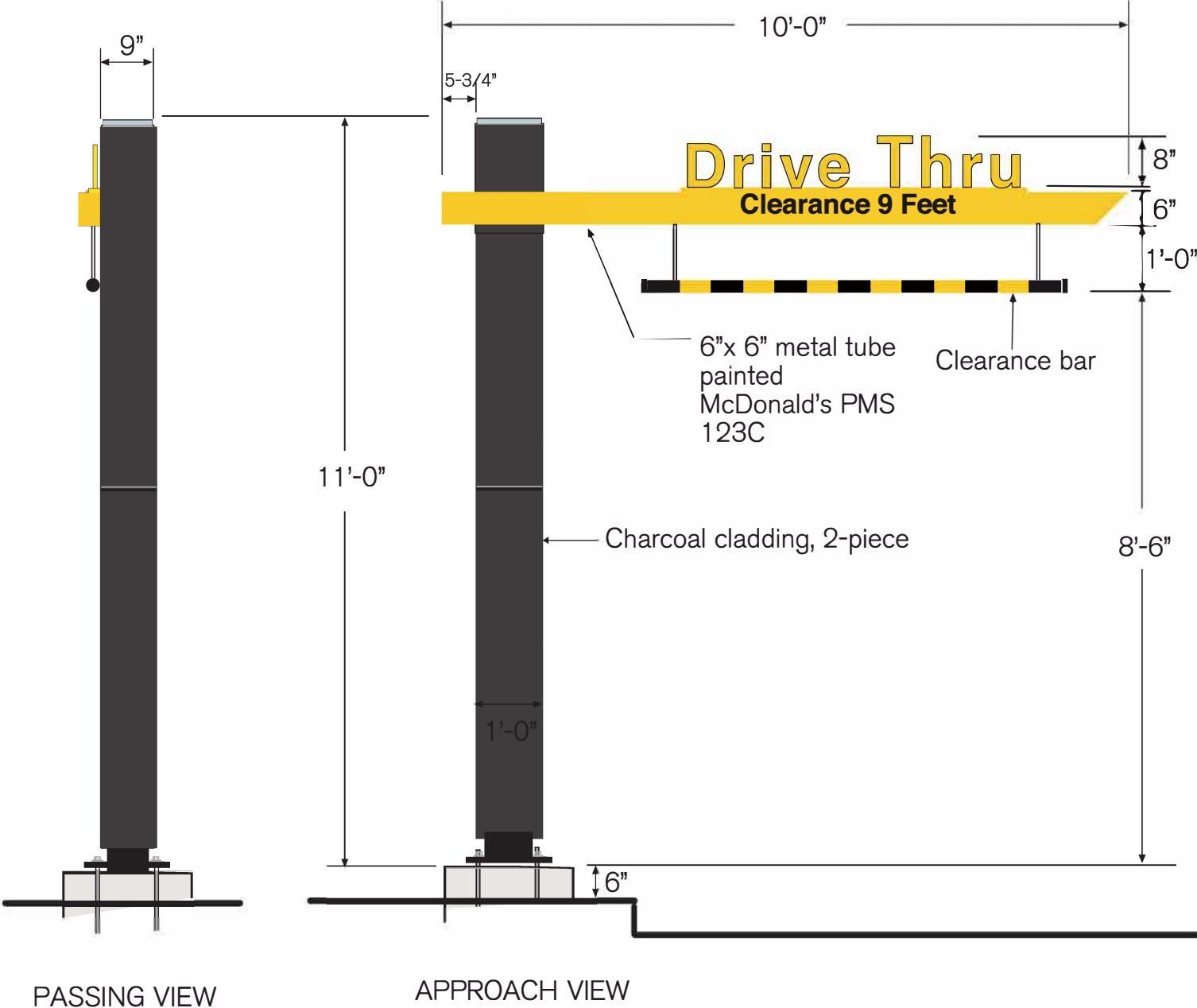
Imagery ©2019 Google, Map data ©2019 20 ft



C-101



Welcome Point Gateway - Charcoal 2PC



**Illumination:** N/A

**Ship Weight:** 790 lbs.

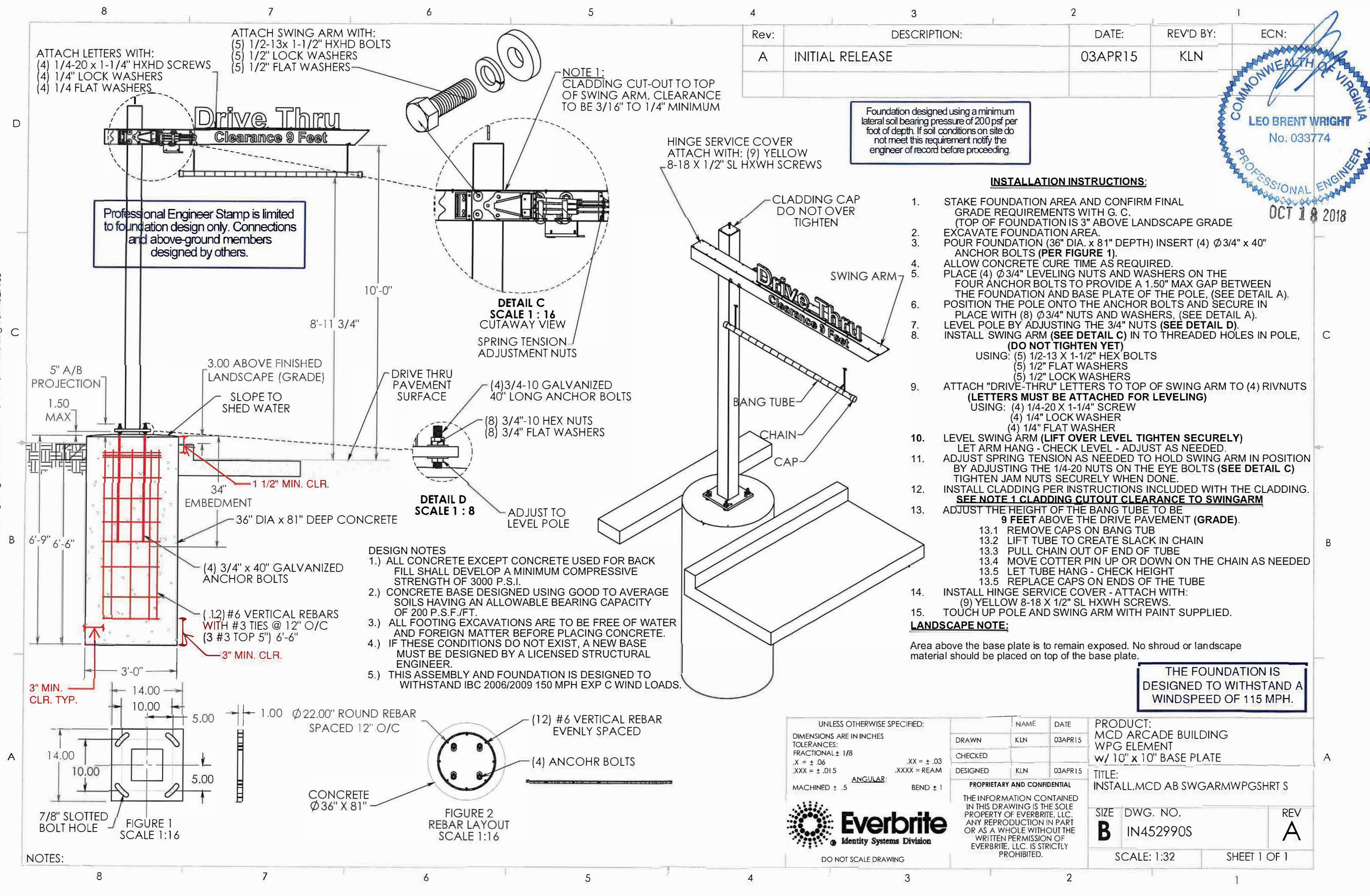
- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
  - Adjustable bang bar.

**Color:** PMS 425 Charcoal; PMS 123 Yellow

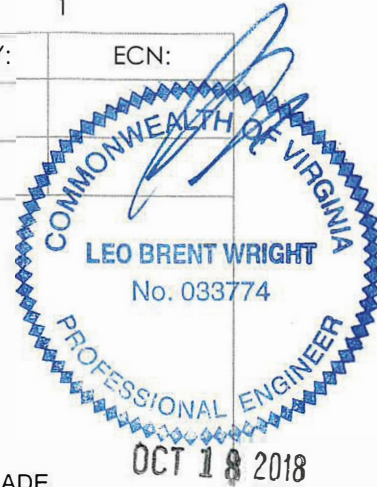
**Material:** Steel structure with aluminum cladding; "Drive Thru" letters are Sintra with 3/4" aluminum backs



5/12/2016 5:00 PM S:\SECURE\SD\Drawings\1 Production Released Drawings\Signature Elements\WPG\Sintra Design\IN452990S



| Rev: | DESCRIPTION:    | DATE:   | REV'D BY: | ECN: |
|------|-----------------|---------|-----------|------|
| A    | INITIAL RELEASE | 03APR15 | KLN       |      |



Foundation designed using a minimum lateral soil bearing pressure of 200 psf per foot of depth. If soil conditions on site do not meet this requirement notify the engineer of record before proceeding.

**INSTALLATION INSTRUCTIONS:**

- STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C. (TOP OF FOUNDATION IS 3" ABOVE LANDSCAPE GRADE)
- EXCAVATE FOUNDATION AREA.
- POUR FOUNDATION (36" DIA. x 81" DEPTH) INSERT (4)  $\phi 3/4"$  x 40" ANCHOR BOLTS (PER FIGURE 1).
- ALLOW CONCRETE CURE TIME AS REQUIRED.
- PLACE (4)  $\phi 3/4"$  LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A 1.50" MAX GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE, (SEE DETAIL A).
- POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8)  $\phi 3/4"$  NUTS AND WASHERS, (SEE DETAIL A).
- LEVEL POLE BY ADJUSTING THE 3/4" NUTS (SEE DETAIL D).
- INSTALL SWING ARM (SEE DETAIL C) IN TO THREADED HOLES IN POLE, (DO NOT TIGHTEN YET) USING: (5) 1/2-13 X 1-1/2" HEX BOLTS (5) 1/2" FLAT WASHERS (5) 1/2" LOCK WASHERS
- ATTACH "DRIVE-THRU" LETTERS TO TOP OF SWING ARM TO (4) RIVNUTS (LETTERS MUST BE ATTACHED FOR LEVELING) USING: (4) 1/4-20 X 1-1/4" SCREW (4) 1/4" LOCK WASHER (4) 1/4" FLAT WASHER
- LEVEL SWING ARM (LIFT OVER LEVEL TIGHTEN SECURELY) LET ARM HANG - CHECK LEVEL - ADJUST AS NEEDED.
- ADJUST SPRING TENSION AS NEEDED TO HOLD SWING ARM IN POSITION BY ADJUSTING THE 1/4-20 NUTS ON THE EYE BOLTS (SEE DETAIL C) TIGHTEN JAM NUTS SECURELY WHEN DONE.
- INSTALL CLADDING PER INSTRUCTIONS INCLUDED WITH THE CLADDING. SEE NOTE 1 CLADDING CUTOUT CLEARANCE TO SWINGARM
- ADJUST THE HEIGHT OF THE BANG TUBE TO BE 9 FEET ABOVE THE DRIVE PAVEMENT (GRADE).
  - REMOVE CAPS ON BANG TUB
  - LIFT TUBE TO CREATE SLACK IN CHAIN
  - PULL CHAIN OUT OF END OF TUBE
  - MOVE COTTER PIN UP OR DOWN ON THE CHAIN AS NEEDED
  - LET TUBE HANG - CHECK HEIGHT
  - REPLACE CAPS ON ENDS OF THE TUBE
- INSTALL HINGE SERVICE COVER - ATTACH WITH: (9) YELLOW 8-18 X 1/2" SL HXWH SCREWS.
- TOUCH UP POLE AND SWING ARM WITH PAINT SUPPLIED.

**LANDSCAPE NOTE:**

Area above the base plate is to remain exposed. No shroud or landscape material should be placed on top of the base plate.

THE FOUNDATION IS DESIGNED TO WITHSTAND A WINDSPEED OF 115 MPH.

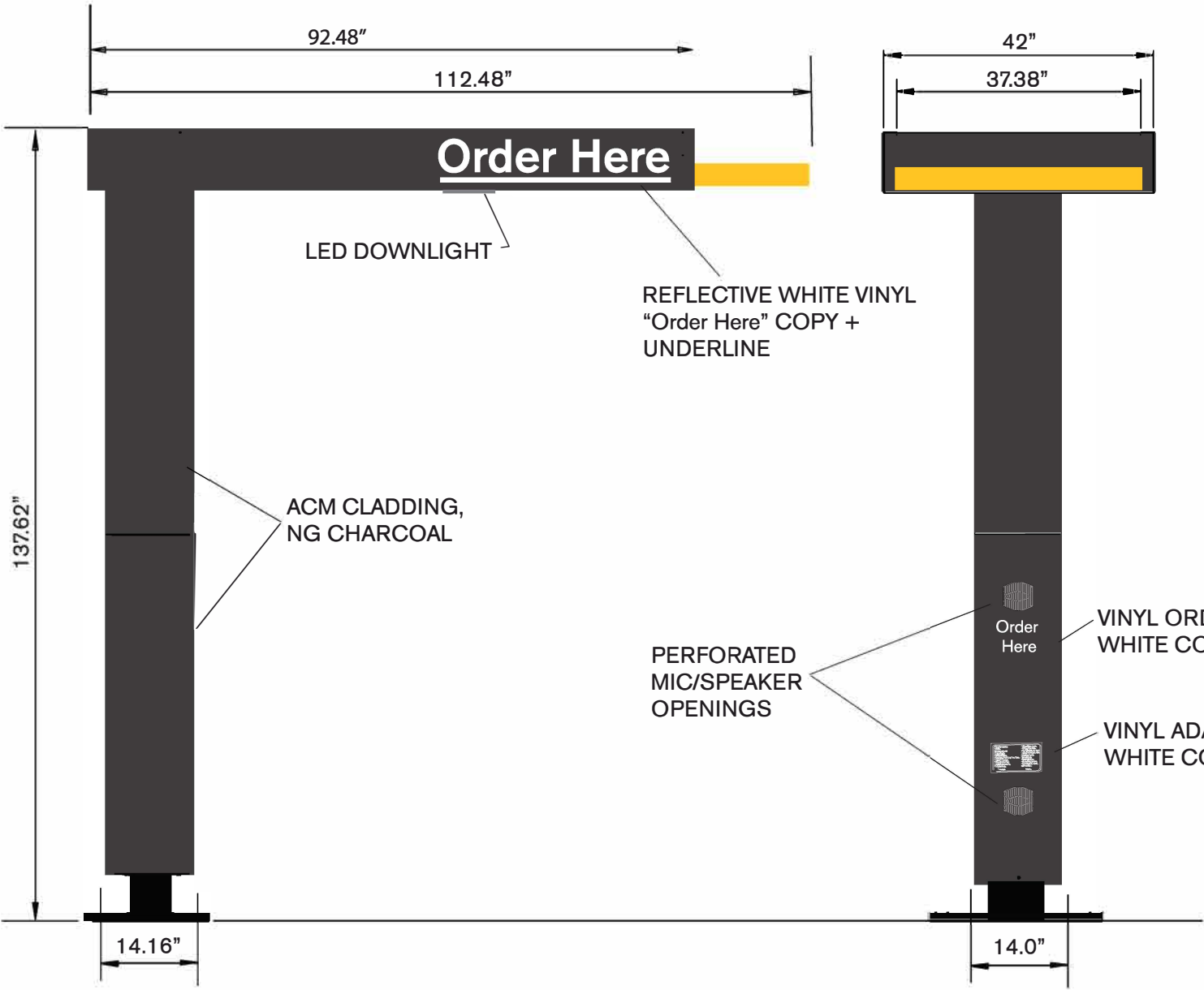
**DESIGN NOTES**

- ALL CONCRETE EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I.
- CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
- ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
- IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
- THIS ASSEMBLY AND FOUNDATION IS DESIGNED TO WITHSTAND IBC 2006/2009 150 MPH EXP C WIND LOADS.

|                             |  |                              |  |             |  |                                |  |
|-----------------------------|--|------------------------------|--|-------------|--|--------------------------------|--|
| UNLESS OTHERWISE SPECIFIED: |  | NAME                         |  | DATE        |  | PRODUCT:                       |  |
| DIMENSIONS ARE IN INCHES    |  | DRAWN                        |  | KLN         |  | MCD ARCADE BUILDING            |  |
| TOLERANCES:                 |  | CHECKED                      |  |             |  | WPG ELEMENT                    |  |
| FRACTIONAL ± 1/8            |  | DESIGNED                     |  | KLN         |  | w/ 10" x 10" BASE PLATE        |  |
| .X = ± .06                  |  |                              |  |             |  | TITLE:                         |  |
| .XXX = ± .015               |  |                              |  | 03APR15     |  | INSTALL.MCD AB SWGARMWPGSHRT S |  |
| MACHINED ± .5               |  | PROPRIETARY AND CONFIDENTIAL |  |             |  |                                |  |
| ANGULAR:                    |  | THE INFORMATION CONTAINED    |  |             |  |                                |  |
| .XX = ± .03                 |  | IN THIS DRAWING IS THE SOLE  |  |             |  |                                |  |
| BEND ± 1                    |  | PROPERTY OF EVERBRITE, LLC.  |  |             |  |                                |  |
|                             |  | ANY REPRODUCTION IN PART     |  |             |  |                                |  |
|                             |  | OR AS A WHOLE WITHOUT THE    |  |             |  |                                |  |
|                             |  | WRITTEN PERMISSION OF        |  |             |  |                                |  |
|                             |  | EVERBRITE, LLC. IS STRICTLY  |  |             |  |                                |  |
|                             |  | PROHIBITED.                  |  |             |  |                                |  |
| DO NOT SCALE DRAWING        |  | SIZE                         |  | DWG. NO.    |  | REV                            |  |
|                             |  | B                            |  | IN452990S   |  | A                              |  |
|                             |  |                              |  | SCALE: 1:32 |  | SHEET 1 OF 1                   |  |



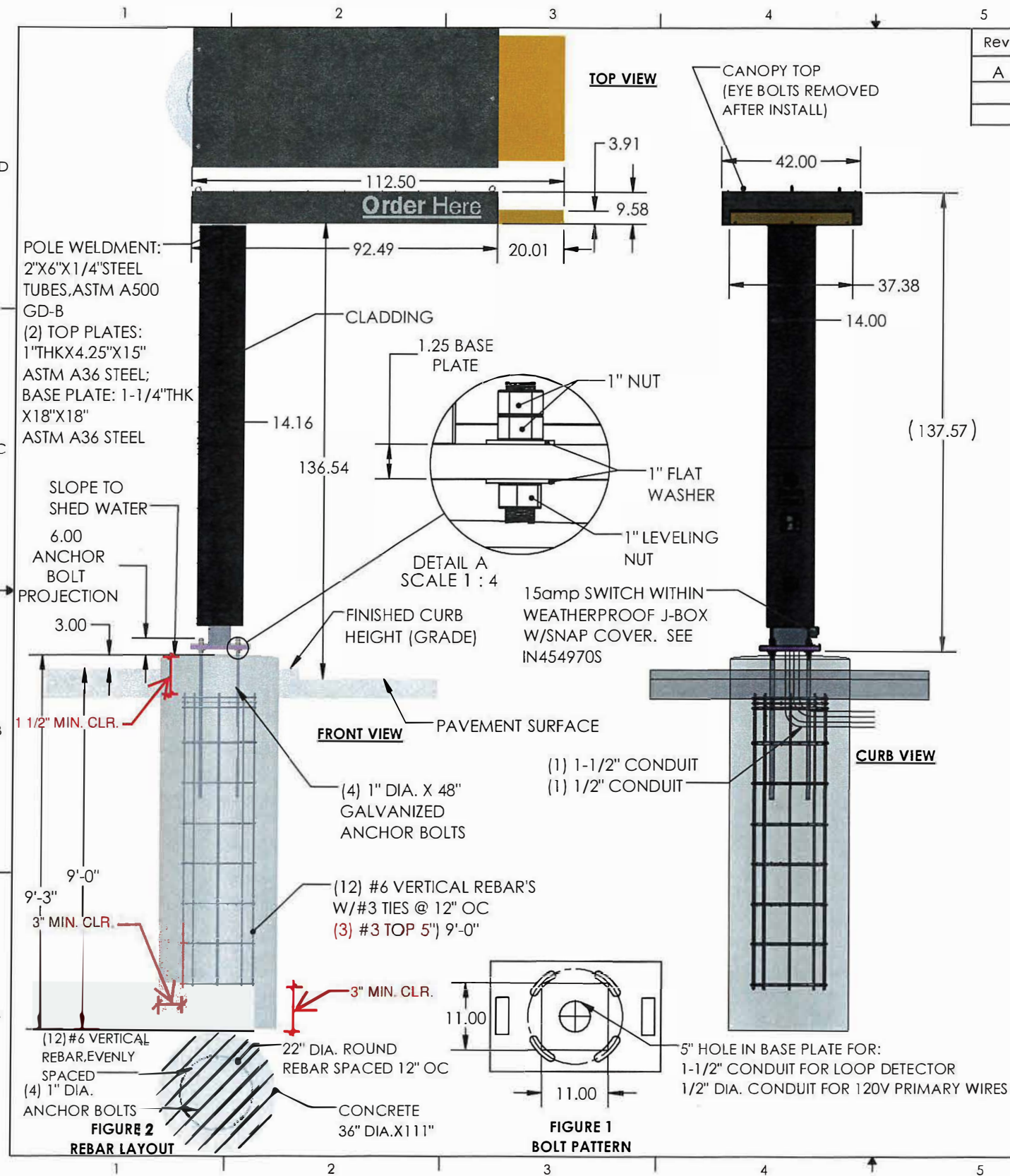
# Slim Springboard Canopy w/Audio Only - Yellow



- Illumination:** LED Downlighting
- Electrical:** 1.5 Amps 120 volt, 60 Hz
- Color:** PMS 425 Charcoal; PMS 123 Yellow
- Material:** Steel structure with aluminum cladding; Reflective vinyl copy



6/30/2017 5:15:00 PM C:\SECURE\ISD\Engineering\Drawings\1 Production Released Drawings\Signature Elements\COD\Twin Pole LCD\SPRING BOARD CANOPY PRODUCTION\IN456470S REV A



| Rev: | DESCRIPTION:    | DATE:   | REV'D BY: | ECN: |
|------|-----------------|---------|-----------|------|
| A    | INITIAL RELEASE | 6/29/17 | LO        | 6095 |
|      |                 |         |           |      |
|      |                 |         |           |      |

#### INSTALLATION INSTRUCTIONS:

1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G.C. (TOP FOUNDATION IS 3" ABOVE CURB (GRADE)).
2. EXCAVATE FOUNDATION AREA.
3. POUR FOUNDATION (36" DIA. X 111" DEPTH, OR SQUARE X 32" DEEP), INSERT (4) 1" DIA. X 48" ANCHOR BOLTS AND (12) #6 VERTICAL REBARS WITH #3 TIES @ 12" O.C. (PER FIGURE 1)
4. ALLOW CONCRETE CURE TIME AS REQUIRED.
5. PLACE (4) 1" LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A MAX. 2" GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE. (SEE DETAIL 'A').
6. POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8) 1" NUTS AND WASHERS. (SEE DETAIL 'A').
7. LEVEL POLE BY ADJUSTING THE 1" NUTS (SEE DETAIL 'A').
8. INSTALL VERTICAL CLADDING PER THE INSTRUCTIONS INCLUDED WITH THE CLADDING (IN456310S).
9. INSTALL COD UNIT PER INSTRUCTIONS INCLUDED WITH THE COD UNIT. (NOTE: COD IS OPTIONAL, AND MAY NOT BE INCLUDED IN THE SYSTEM YOUR SITE REQUIRES).
10. TOUCH UP POLE AND TOP STRUCTURE WITH SUPPLIED PAINT AS REQUIRED.
11. CLEAN SITE OF PACKAGING MATERIAL.

#### ELECTRICAL:

CANOPY: 1.5 AMPS, 120 VOLTS, 60 Hz

#### CIRCUITS:

CIRCUIT 1: (CANOPY) 15 AMP MIN.

THE FOUNDATION IS DESIGNED TO WITHSTAND A WINDSPEED OF 115 MPH.

#### DESIGN NOTES:

1. ALL CONCRETE EXCEPT EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
3. ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5. THIS ASSEMBLY AND FOUNDATION IS DESIGNED TO WITHSTAND IBC 2012 170 MPH RISK CATEGORY II EXPOSURE C WIND LOADS.

#### LANDSCAPE NOTE:

AREA ABOVE THE BASE PLATE IS TO REMAIN EXPOSED. NO SHROUD OR LANDSCAPE MATERIAL SHOULD BE PLACED ON TOP OF THE BASE PLATE.

Professional Engineer Stamp is limited to foundation design only. Connections and above-ground members designed by others.

Foundation designed using a minimum lateral soil bearing pressure of 200 psf per foot of depth. If soil conditions on site do not meet this requirement notify the engineer of record before proceeding.

|                                                                                                                                                                                                   |  |                              |                 |                                                                 |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------|-----------------|-----------------------------------------------------------------|-----------------------|
| UNLESS OTHERWISE SPECIFIED:<br>DIMENSIONS ARE IN INCHES<br>TOLERANCES:<br>FRACTIONAL ± 1/8<br>X ± .06<br>XXX ± .015<br>MACHINED ± .5                                                              |  | NAME<br>LO                   | DATE<br>5/22/17 | PRODUCT:<br>McDONALD'S<br>SPRING BOARD<br>CANOPY, VE, SLIM POLE |                       |
| ANGULAR:<br>BEND ± 1                                                                                                                                                                              |  | CHE CKE D<br>LO              | 5/22/17         | TITLE:<br>INSTALLATION<br>SPRING BOARD CANOPY, SLIM POLE        |                       |
| THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC IS STRICTLY PROHIBITED. |  | PROPRIETARY AND CONFIDENTIAL |                 | SIZE<br>B                                                       | DWG. NO.<br>IN456470S |
| DO NOT SCALE DRAWING                                                                                                                                                                              |  | SCALE: 1:96                  |                 | REV<br>A                                                        |                       |
|                                                                                                                                                                                                   |  |                              |                 | SHEET 1 OF 4                                                    |                       |



## **ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW**

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

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### **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:

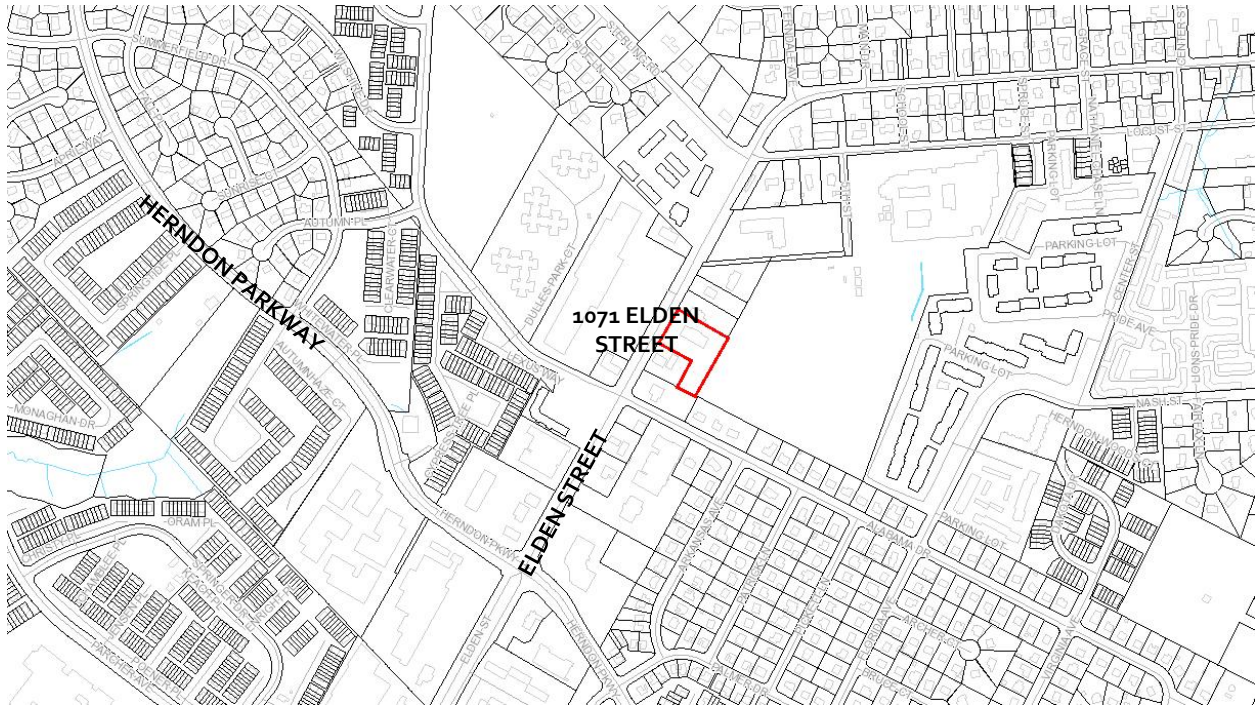
- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the 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 #19-34; Wall Signs  
**Case Summary:** Install three new wall signs and two new canopy signs on the exterior of a commercial building.  
**Case Location:** 1071 Elden Street, McDonald's

### Location Map



### Property Information

|                                |                                                                                                                                                              |                                                                                        |      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------|
| <b>Owner / Applicant:</b>      | McDonald's Corporation c/o Thomas Hughes                                                                                                                     |                                                                                        |      |
| <b>Representative:</b>         | Ken Padgett, Mid-Atlantic Permitting Services                                                                                                                |                                                                                        |      |
| <b>Business/Organization:</b>  | McDonald's Corporation                                                                                                                                       |                                                                                        |      |
| <b>Property Use:</b>           | Commercial retail                                                                                                                                            |                                                                                        |      |
| <b>Zoning District:</b>        | CS – Commercial Services                                                                                                                                     |                                                                                        |      |
| <b>Adjacent Zoning:</b>        | <b>North:</b> CS – Commercial Services<br><b>South:</b> CS – Commercial Services                                                                             | <b>East:</b> R-10, Residential, Single Family<br><b>West:</b> CS – Commercial Services |      |
| <b>Associated Cases:</b>       | ARB #18-16, ARB #19-33, ARB #19-35                                                                                                                           |                                                                                        |      |
| <b>Building Type(s):</b>       | One-story, single-tenant commercial                                                                                                                          | <b>Date of Construction:</b>                                                           | 1976 |
| <b>Architectural Style(s):</b> | Post-modern, typical suburban commercial / retail design fast food service restaurant with drive-thru                                                        |                                                                                        |      |
| <b>Exterior Material(s):</b>   | Composite – CMU structure, brick veneer, signature inverted double mansard roof with asphalt shingle, typical retail/commercial storefront windows and doors |                                                                                        |      |

|                                     |                                |
|-------------------------------------|--------------------------------|
| <b>Neighborhood Design Profile:</b> | Existing commercial and office |
|-------------------------------------|--------------------------------|

## Case Details

### Case Description:

The applicant is proposing to install three new wall signs on the west and south facing elevations and two new canopy signs on the east and south elevation. One wall sign on the west (front elevation) will consist of a 48” wide X 42” tall internally illuminated yellow (PMS 123 Yellow) ‘M’, of the corporate signature ‘golden arches’ logo, constructed of a flat translucent polycarbonate face with 4” silver (PMS 429 Silver) steel returns pin mounted to and centered on the EuroWest® Tile E Wood section of the redesigned facade. The sign will be placed approximately 16’ above ground level. This sign will occupy 14 square feet of surface area on the west façade. The corporate logo will be internally illuminated with white LED lights to illuminate the yellow logo at night. The second sign on the west elevation will be the business name ‘*McDonald’s*’ that will be made of white channel letters with translucent polycarbonate faces and 4” aluminum returns that will be individually pin-mounted to the upper right-hand corner (as the viewer is looking) of the Nichiha® Vintage Wood Fiber Cement Clap Boarding. This sign will occupy 32.8 square feet of surface. When combined, both wall signs will occupy 46.8 square feet of wall surface area on the west elevation.

On the south elevation an identical (to the logo on the west elevation) ‘M’, of the corporate signature ‘golden arches’ logo, will be installed approximately 18’ above ground level. The sign will be centered on the EuroWest Tile E Wood section surround. The tiled surround is designed to emphasize the south facing store entrances and entry vestibule.

Using the method for calculating the wall sign area(s) found in the Town’s Zoning Ordinance, the signs on the west and south elevations will have overall sign areas of 46.8 square feet and 14 square feet, respectively, totaling 60.8 square feet of sign area (Attachments #1, #2, and #3).

In addition, the applicant is proposing two canopy signs on the east and south elevation that will read “*Welcome*” and be constructed of ¾” aluminum cutouts for each letter in a silver (PMS 429 Silver) color on an aluminum mounting bar to sit upright on two awnings. Each “*Welcome*” sign will occupy 2.25 square feet of area (Attachments #1, #2, and #3).

### Case Background:

This property has been the subject of a previous ARB case, ARB #18-16. This previous application, which the Board approved, permits a new building form, architectural materials and details to modernize the existing dated corporate design. The current submission, ARB #19-34, reflects the architecture and materials approved through ARB #18-16. ARB #19-34 is coupled with ARB #19-33 and ARB #19-35 for the same property, seeking approval of new drive-thru service site features and freestanding signs for the business’ drive-thru menu board respectively.



### **Applicable Design Guidelines & Standards:**

- 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 a total of 60.8 square feet of wall signage to be distributed on two elevations to clearly identify the food service business. Section 78-141.4. - Sign standards for commercial districts, Table 141.4(a) specifies that one (1) square foot of sign area for each linear foot of frontage is authorized in the CS, Commercial Services, zoning district with a maximum of 150 square feet per sign. In this case, the building possesses approximately 164 linear feet of frontage along the west façade facing Elden Street and the primary south facing façade where all the walls signage is to be located, and thus the maximum sign area for the two building elevations is 164 square feet. The proposed signage meets the location, sign area, and overall sign dimensions of the referenced zoning ordinance section.

Staff has noted that the two awning signs are not a sign type that is authorized under Section 141.4, Tables 141.4(a) and (b). Thus, the canopy signs are not permitted by Zoning Ordinance and the Board may not act on this case until the application complies with Town's Zoning Ordinance. The applicant may submit revised elevation drawings and details that change the orientation and attachment of the awnings signs to adhere to the wall sign and/or projecting sign definitions and standards, which are permitted in the CS zoning district or remove the awning signs altogether. If the "Welcome" signs attached directly to the wall, they can be permitted as a wall sign. Alternatively, they can be attached beneath the canopy and perpendicular to the wall as a projecting sign, which is also a permitted sign type. If the applicant is amenable to any of these options and can submit revised drawings no later than September 11, 2019, staff may be able provide the Board updated recommendations for the Board's consideration and action, assuming zoning compliance is achieved.

2. The proposed wall signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. The proposed signs generally comply 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 signs will clearly serve the purpose of identifying the food service business and its entry points and will be in keeping the with future building design. Further, staff also finds that, if modified to comply with Town's Zoning Ordinance, the proposed small "Welcome" signs will be in keeping the intent of the applicable design criteria found in in Section 58-96 of the Town Code of Ordinances and do not detract from the architecture of the proposed exterior building design approved through ARB #18-16.

### Staff Recommendation:

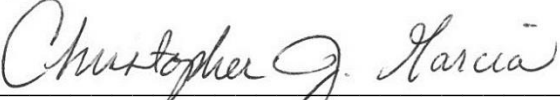
|                             |                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Motion Alternatives:</b> | <ol style="list-style-type: none"><li>1. Motion to deny the application.</li><li>2. Motion to approve the application as submitted.</li><li>3. Motion to approve with condition(s).</li><li>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.</li></ol> |
| <b>Recommended Motion:</b>  | Motion for continuance of ARB #19-34, in accordance with Alternative #4, to allow staff and the applicant to: <ol style="list-style-type: none"><li>1. Revise ARB #19-34 to include only the sign types permitted in the CS zoning district.</li></ol>                                                                                                              |

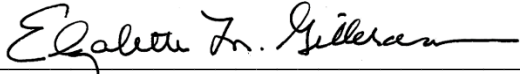
### Report Attachments

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

### Staff Contact

|                     |                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Name/Title:</b>  | <b>Christopher J. Garcia, Community Design Planner</b>                                                         |
| <b>Phone/Email:</b> | <b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b> |

  
\_\_\_\_\_  
**Christopher J. Garcia**  
**Community Design Planner**

  
\_\_\_\_\_  
**Elizabeth M. Gilleran**  
**Director of Community Development**





## SITE LOCATION – AERIAL PHOTO



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

# **Mid-Atlantic Permitting Services, LLC**

## ***Permit Process Management***

6 BAFFIN BAY COURT ROCKVILLE, MD 20853  
301-591-4002

August 6, 2019

Town of Herndon  
Architectural Review Board  
777 Lynn Street  
Herndon, VA 20170

Dear Members of the Board,

The enclosed proposal is made on behalf of McDonald's located at 1071 Elden Street for the replacement of their existing signs. The proposed replacements building mounted signs are depicted in the enclosed drawings and exhibits.

The proposed replacement signs are channel letter style signs that are internally illuminated with LED lighting. The new channel letter signs are constructed of silver aluminum housings with acrylic faces in various colors making up the corporate color scheme for McDonald's. The face colors of the signs consist of White, Yellow and Silver. Samples of these materials and their colors are enclosed with our applications and are represented in the enclosed drawings.

The Proposed signs are part of an updated image for McDonald's that is being implemented nationally as part of their rebranding program. We are confident that the Town of Herndon will be pleased with the new modernization of the site.

As part of our application package we have enclosed the following:

- One (1) letter outlining the proposal
- One (1) application for ARB review
- One check for the application fee required
- Six (6) sets of photographs of the existing conditions and subject property
- Six (6) Sets of drawings that include building elevations, sign details, and property site layout.
- Samples of the materials composing the construction of the signs
- Electronic copy of the above referenced documents have been emailed to Town Staff.

Thank you for your consideration of our application.

Kind Regards,

Ken Padgett  
Mid-Atlantic Permitting Svcs.  
301-370-2126





**FRONT BUILDING ELEVATION**





**RIGHT SIDE OF BUILDING**





**LEFT SIDE OF BUILDING  
DRIVE-THRU SIDE**





**REAR OF BUILDING  
DRIVE-THRU LANE**



**GENERAL NOTE**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.





Non-Drive-Thru Elevation



Front Elevation

Color Legend:

- 1  
EIFS - Benjamin Moore  
#HC-80 "Bleeker Beige"
- 2  
EuroWest Tile  
E Wood "Black"
- 3  
Corrugate Metal Panel  
City Scope Metal - ERA
- 4  
Prefinished Metal -  
White
- 5  
Prefinished Metal -  
Cityscape Grey
- 6  
Prefinished Metal -  
Charcoal
- 7  
Nichiha Vintage Wood - Fiber  
Cement Clap Boarding
- 8  
Existing Brick



**McDonald's 024-0275**  
1071 Elden St.  
Herndon, Va 20170



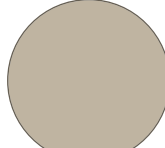
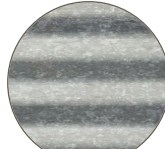
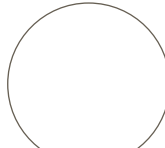
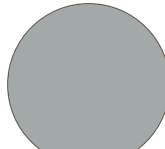
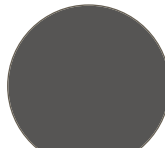


Drive-Thru Elevation



Rear Elevation

Color Legend:

-  1  
EIFS - Benjamin Moore #HC-80 "Bleeker Beige"
-  2  
EuroWest Tile E Wood "Black"
-  3  
Corrugate Metal Panel City Scope Metal - ERA
-  4  
Prefinished Metal - White
-  5  
Prefinished Metal - Cityscape Grey
-  6  
Prefinished Metal - Charcoal
-  7  
Nichiha Vintage Wood - Fiber Cement Clap Boarding
-  8  
Existing Brick

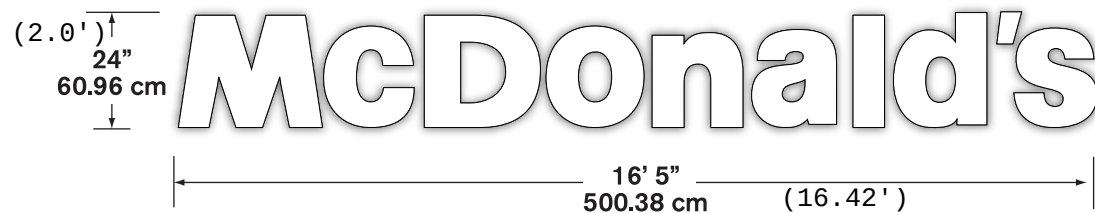


**McDonald's 024-0275**  
1071 Elden St.  
Herndon, Va 20170





# NextGen 24" Individual Letter Set



**Illumination:** LED

**Electrical:** 1.6 AMPS

**Power Supply:** (1) Amperor ANP90-30P1

**Ship Weight:**

4"  
10.16 cm



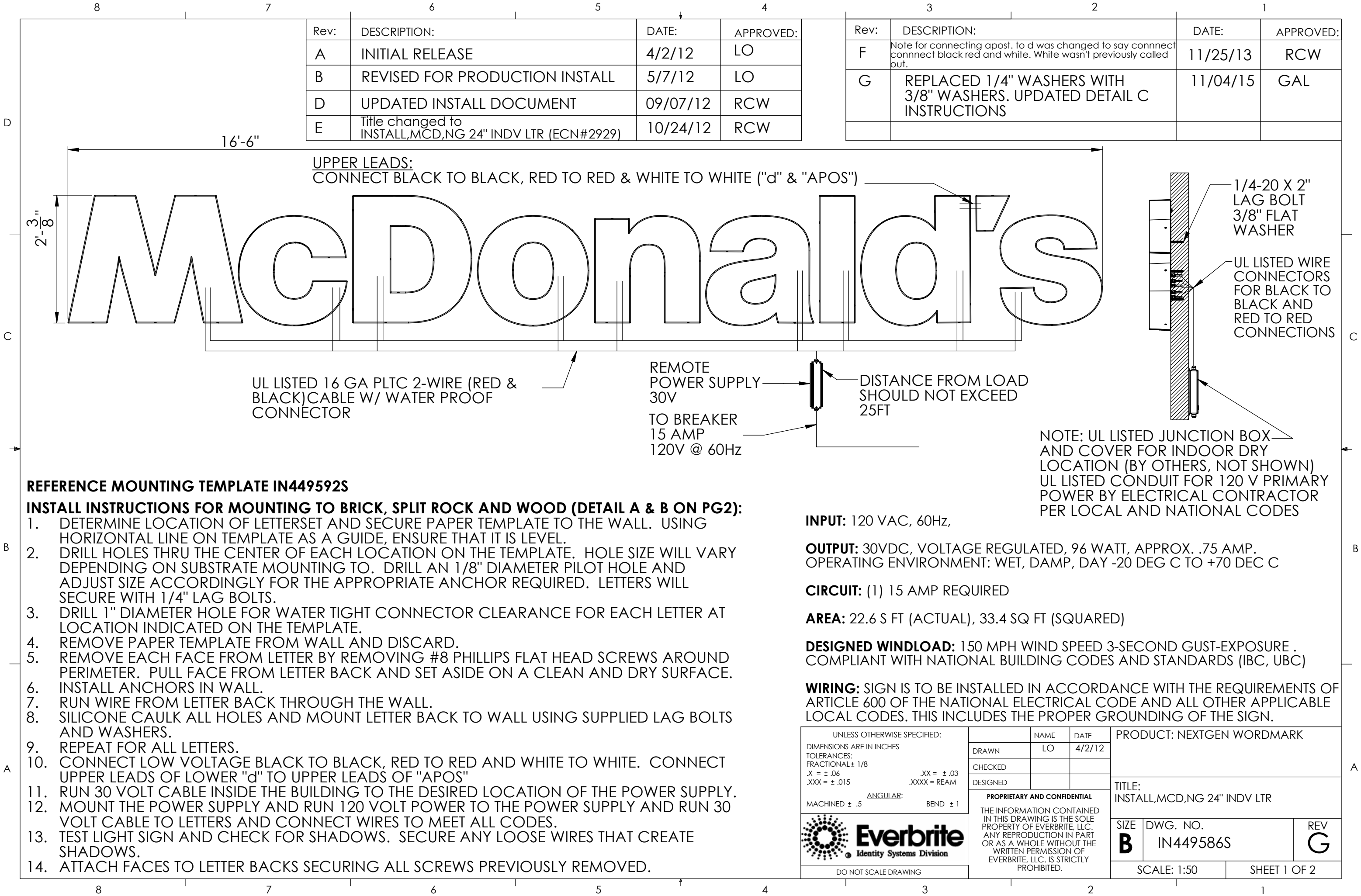
**SIDE VIEW  
NOT TO SCALE**

**QTY. 1**

**2.0' X 16.42' = 32.84 SF**



12/17/2015 5:\SECURE\SD\Engineering\Drawings\1 Production Released Drawings\McDonald's\NEXT GEN 2011\LETTERS\IN449586S REV G



16'-6"

2'-<sup>3</sup>/<sub>8</sub>"

UPPER LEADS:  
CONNECT BLACK TO BLACK, RED TO RED & WHITE TO WHITE ("d" & "APOS")

UL LISTED 16 GA PLTC 2-WIRE (RED & BLACK)CABLE W/ WATER PROOF CONNECTOR

REMOTE POWER SUPPLY  
30V  
TO BREAKER  
15 AMP  
120V @ 60Hz

DISTANCE FROM LOAD  
SHOULD NOT EXCEED  
25FT

1/4-20 X 2"  
LAG BOLT  
3/8" FLAT  
WASHER

UL LISTED WIRE  
CONNECTORS  
FOR BLACK TO  
BLACK AND  
RED TO RED  
CONNECTIONS

NOTE: UL LISTED JUNCTION BOX  
AND COVER FOR INDOOR DRY  
LOCATION (BY OTHERS, NOT SHOWN)  
UL LISTED CONDUIT FOR 120 V PRIMARY  
POWER BY ELECTRICAL CONTRACTOR  
PER LOCAL AND NATIONAL CODES

REFERENCE MOUNTING TEMPLATE IN449592S

INSTALL INSTRUCTIONS FOR MOUNTING TO BRICK, SPLIT ROCK AND WOOD (DETAIL A & B ON PG2):

1. DETERMINE LOCATION OF LETTERSET AND SECURE PAPER TEMPLATE TO THE WALL. USING HORIZONTAL LINE ON TEMPLATE AS A GUIDE, ENSURE THAT IT IS LEVEL.

2. DRILL HOLES THRU THE CENTER OF EACH LOCATION ON THE TEMPLATE. HOLE SIZE WILL VARY DEPENDING ON SUBSTRATE MOUNTING TO. DRILL AN 1/8" DIAMETER PILOT HOLE AND ADJUST SIZE ACCORDINGLY FOR THE APPROPRIATE ANCHOR REQUIRED. LETTERS WILL SECURE WITH 1/4" LAG BOLTS.

3. DRILL 1" DIAMETER HOLE FOR WATER TIGHT CONNECTOR CLEARANCE FOR EACH LETTER AT LOCATION INDICATED ON THE TEMPLATE.

4. REMOVE PAPER TEMPLATE FROM WALL AND DISCARD.

5. REMOVE EACH FACE FROM LETTER BY REMOVING #8 PHILLIPS FLAT HEAD SCREWS AROUND PERIMETER. PULL FACE FROM LETTER BACK AND SET ASIDE ON A CLEAN AND DRY SURFACE.

6. INSTALL ANCHORS IN WALL.

7. RUN WIRE FROM LETTER BACK THROUGH THE WALL.

8. SILICONE CAULK ALL HOLES AND MOUNT LETTER BACK TO WALL USING SUPPLIED LAG BOLTS AND WASHERS.

9. REPEAT FOR ALL LETTERS.

10. CONNECT LOW VOLTAGE BLACK TO BLACK, RED TO RED AND WHITE TO WHITE. CONNECT UPPER LEADS OF LOWER "d" TO UPPER LEADS OF "APOS"

11. RUN 30 VOLT CABLE INSIDE THE BUILDING TO THE DESIRED LOCATION OF THE POWER SUPPLY.

12. MOUNT THE POWER SUPPLY AND RUN 120 VOLT POWER TO THE POWER SUPPLY AND RUN 30 VOLT CABLE TO LETTERS AND CONNECT WIRES TO MEET ALL CODES.

13. TEST LIGHT SIGN AND CHECK FOR SHADOWS. SECURE ANY LOOSE WIRES THAT CREATE SHADOWS.

14. ATTACH FACES TO LETTER BACKS SECURING ALL SCREWS PREVIOUSLY REMOVED.

UNLESS OTHERWISE SPECIFIED:  
DIMENSIONS ARE IN INCHES  
TOLERANCES:  
FRACTIONAL ± 1/8  
.X = ± .06  
.XXX = ± .015

ANGULAR:  
BEND ± 1

MACHINED ± .5

DO NOT SCALE DRAWING

DRAWN

CHECKED

DESIGNED

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED  
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WRITTEN PERMISSION OF  
EVERBRITE, LLC. IS STRICTLY  
PROHIBITED.

NAME

LO

DATE

4/2/12

PRODUCT: NEXTGEN WORDMARK

TITLE:  
INSTALL,MCD,NG 24" INDV LTR

SIZE

DWG. NO.

REV

B

IN449586S

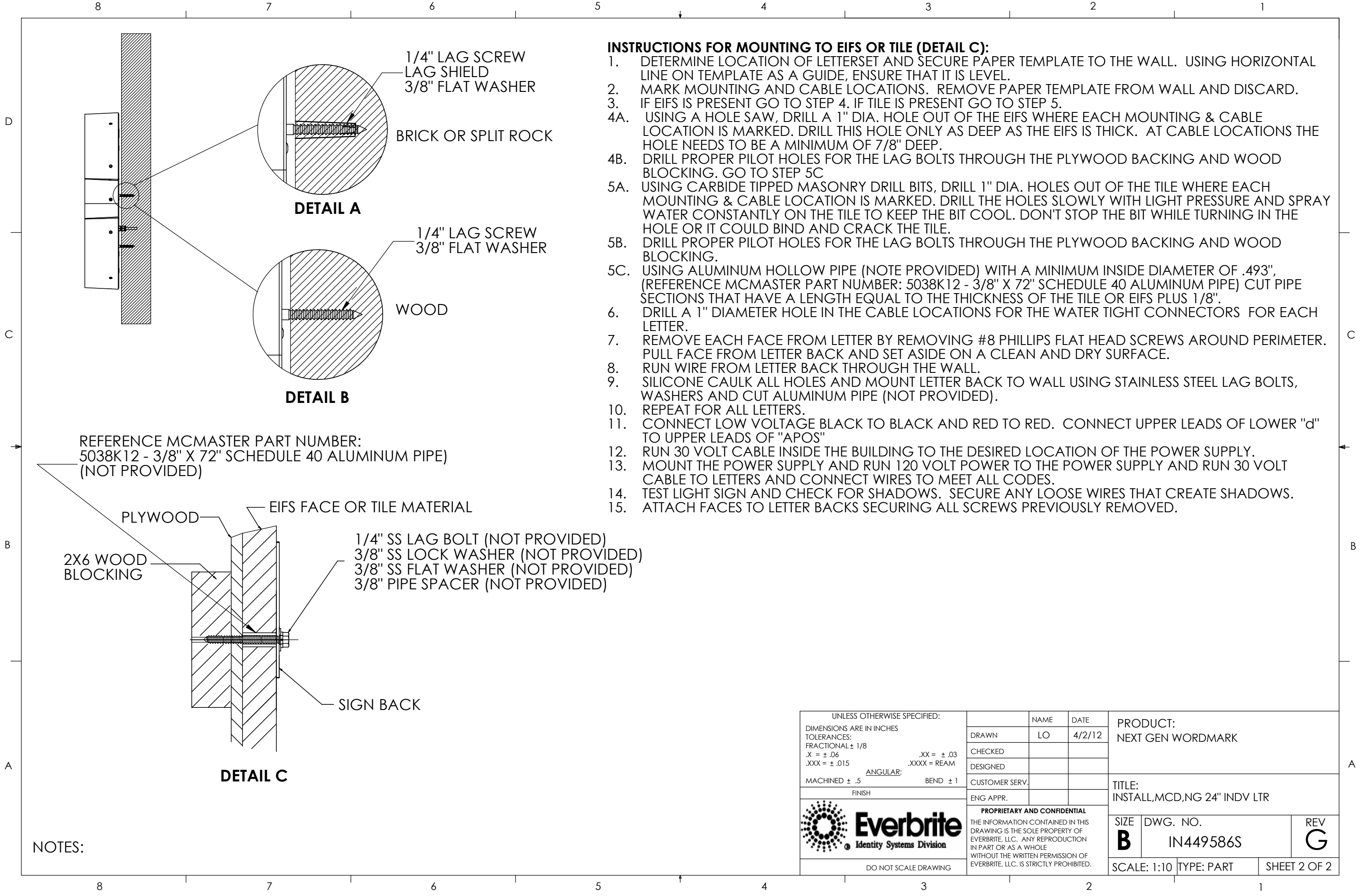
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SCALE: 1:50

SHEET 1 OF 2



12/17/2015 S:\SECURE\SD\Engineering\Drawings\1 Production Released Drawings\McDonald's\NEXT GEN 2011\LETTERS\IN449586S REV G

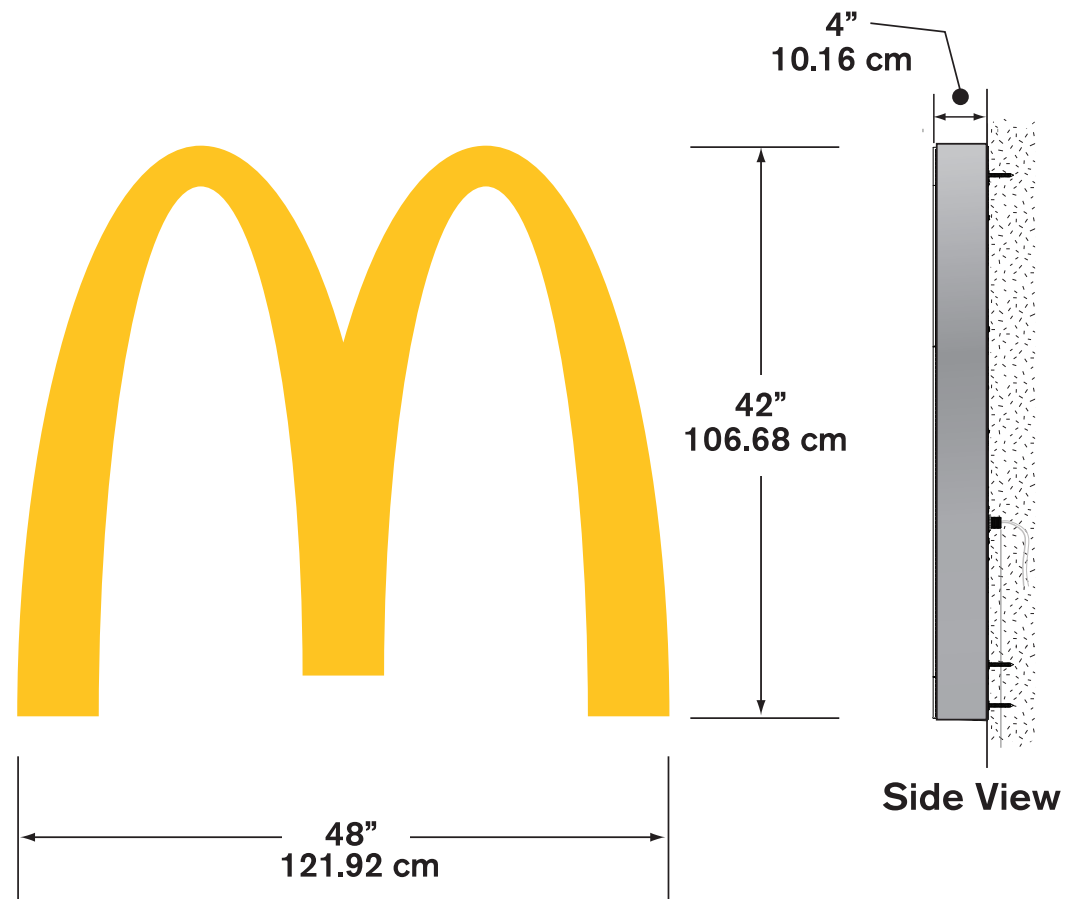


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## 42" NextGen Illuminated Building Arch - LED



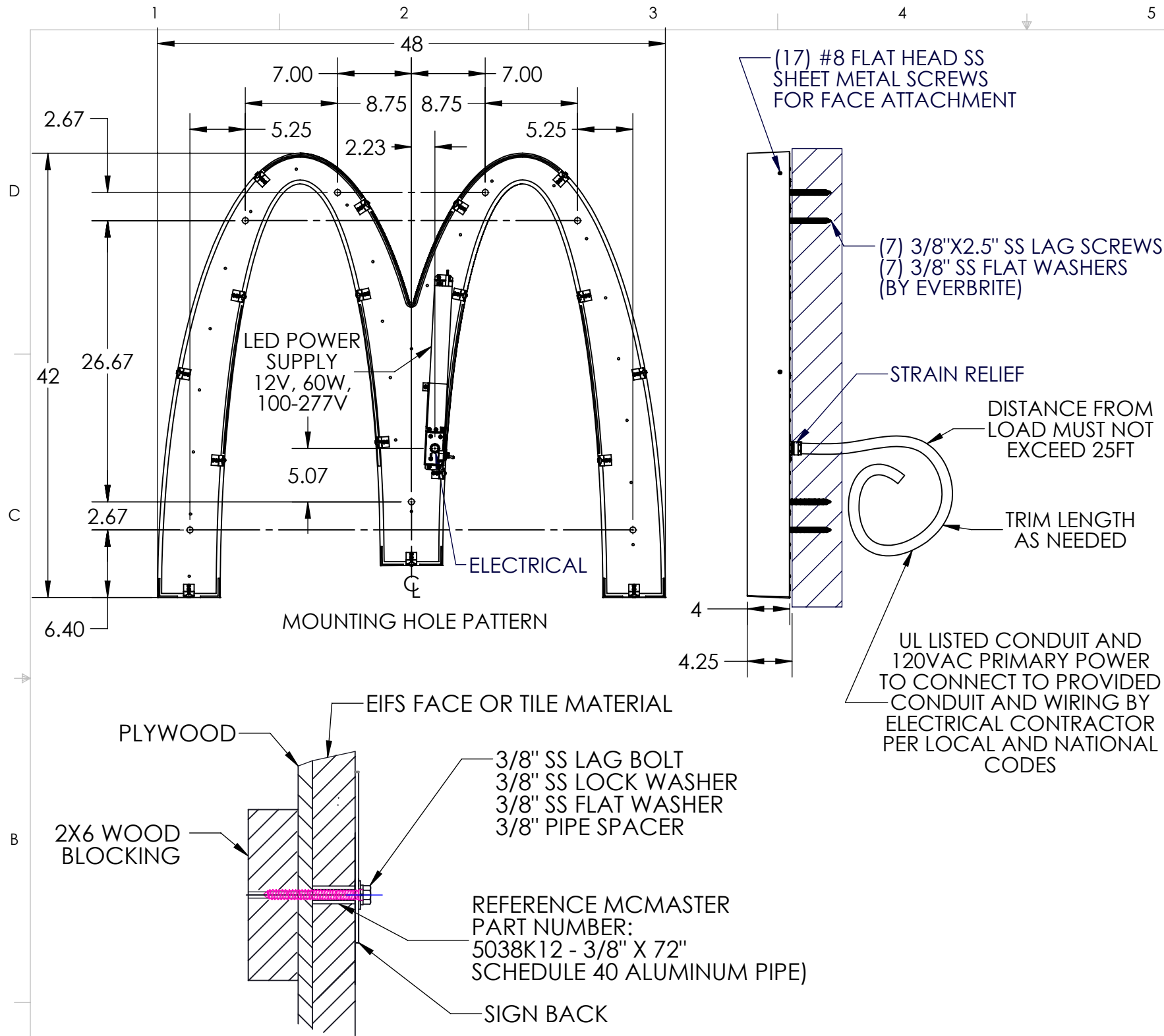
**Illumination:** LED

**Electrical:** .35 AMPS

**Ballast:** (1) OSRAM OT75-120-277-24

**Ship Weight:**

3/15/2017 C:\EVb-EPDM\Items\E\030000-030999\E030926\IN456200S



**INPUT:** 120 VAC, 60Hz, 0.8 AMPS MAX

**OUTPUT:** 12VDC, VOLTAGE REGULATED, 20.5 WATT, APPROX 1.7 AMP.  
**OPERATING ENVIRONMENT:** WET, DAMP, DAY -35 DEG C TO +70 DEC C

**WIRING:** SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.

**SQUARE FOOT AREA:** ACTUAL: 5 SQ FT. BOXED: 14SQ FT.

**DESIGNED WINDLOAD:** 150 MPH WIND SPEED 3-SECOND GUST EXPOSURE. COMPLIANT WITH NATION BUILDING CODES AND STANDARDS (IBC, UBC)

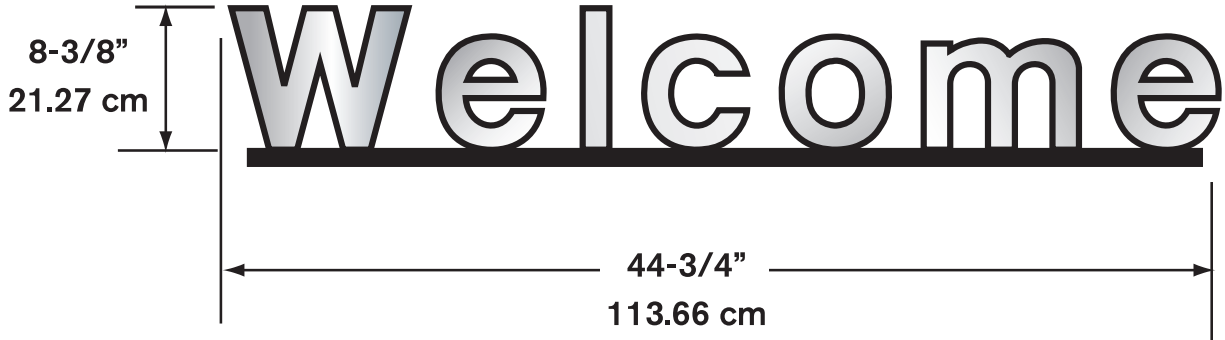
| REVISIONS |                 |          |          |      |
|-----------|-----------------|----------|----------|------|
| REV.      | DESCRIPTION     | DATE     | REV'D BY | ECN  |
| A         | INITIAL RELEASE | 3/1/2017 | JAS      | 5919 |

INSTALL INSTRUCTIONS FOR MOUNTING TO WOOD, EIFS AND TILE:

1. REMOVE FACE BY REMOVING (17) #8 PHILLIPS FLAT HEAD SCREWS AROUND PERIMETER OF FACE. UNSCREW RUBBER SWITCH BOOT. PULL OFF OF BACK BEING CAREFUL OF SWITCH HOLE.
2. DETERMINE LOCATION OF ARCH, ENSURE THAT IT IS LEVEL.
3. IF EIFS IS PRESENT GO TO STEP 4. IF TILE IS PRESENT GO TO STEP 5. IF WOOD IS PRESENT GO TO STEP 6.
- 4A. USING A HOLE SAW, DRILL A 1" DIA. HOLE OUT OF THE EIFS WHERE EACH MOUNTING LOCATION IS MARKED, DRILL THIS HOLE ONLY AS DEEP AS THE EIFS IS THICK.
- 4B. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING. GO TO STEP 5C.
- 5A. USING CARBIDE TIPPED MASONRY DRILL BITS, DRILL 1" DIA. HOLES OUT OF THE TILE WHERE EACH MOUNTING LOCATION IS MARKED. DRILL THE HOLES SLOWLY WITH LIGHT PRESSURE AND SPRAY WATER CONSTANTLY ON THE TILE TO KEEP THE BIT COOL. DON'T STOP THE BIT WHILE TURNING IN THE HOLE OR IT COULD BIND AND CRACK THE TILE.
- 5B. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING.
- 5C. USING ALUMINUM HOLLOW PIPE WITH A MINIMUM INSIDE DIAMETER OF .493" (REFERENCE MCMMASTER PART NUMBER: 5038K12 - 3/8" X 72" SCHEDULE 40 ALUMINUM PIPE) CUT PIPE SECTIONS THAT HAVE A LENGTH EQUAL TO THE THICKNESS OF THE TILE OR EIFS PLUS 1/8".
6. PRE-DRILL HOLES IN WALL FOR THE 3/8" LAG BOLTS.
7. DRILL CLEARANCE HOLE FOR THE CABLE AND FITTING.
8. RUN PROVIDED CONDUIT AND WIRING THROUGH WALL
9. CONNECT WIRING TO PRIMARY POWER TO MEET ALL CODES. BLACK TO BLACK, WHITE TO WHITE, GREEN TO GREEN.
10. TEST LIGHT. TAKE PHOTOS.
11. SILICONE ALL WALL PENETRATIONS AND MOUNT ARCH BACK TO WALL USING SUPPLIED LAG BOLTS AND WASHERS. IF EIFS OR TILE IS PRESENT, INSERT ALUMINUM PIPES IN THE 1" DIA. HOLES BEFORE MOUNTING ARCH BACK.
12. ATTACH FACE TO BACK ((17) LOCATIONS) USING HARDWARE REMOVED FROM STEP 1 AND BEING CAREFUL OF SWITCH HOLE. REPLACE RUBBER SWITCH BOOT.
13. PLEASE ENSURE THAT THE BACKER IS FLAT AGAINST THE WALL AND THAT THERE ISN'T ANY FLEXING IN THE BACKER.
14. ENSURE BACKER AND FACE ARE TIGHTLY SEALED TOGETHER.
15. ENSURE NO LIGHT LEAKS EXIST AROUND THE PERIMETER OF THE SIGN.

|                                                                                                                                            |  |                                                                                                                                                                                                                                                         |     |                                                             |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------|-------------------------------------------------------------------------|
| UNLESS OTHERWISE SPECIFIED:<br>DIMENSIONS ARE IN INCHES<br>TOLERANCES:<br>FRACTIONAL ± 1/8<br>.X = ± .06<br>.XXX = ± .015<br>MACHINED ± .5 |  | NAME<br>DATE                                                                                                                                                                                                                                            |     | PRODUCT:<br>MCDONALD'S NG INTERNAL<br>POWER SUPPLY 42" ARCH |                                                                         |
|                                                                                                                                            |  | DRAWN                                                                                                                                                                                                                                                   | JAS | 3/1/2017                                                    | TITLE:<br>INSTALL,MCD 42"ARCH,INT PS<br>APPROXIMATE SIGN WEIGHT: 26 LBS |
|                                                                                                                                            |  | CHECKED                                                                                                                                                                                                                                                 |     |                                                             |                                                                         |
|                                                                                                                                            |  | DESIGNED                                                                                                                                                                                                                                                | JAS | 3/1/2017                                                    | SIZE<br>DWG. NO.<br>REV                                                 |
|                                                                                                                                            |  | PROPRIETARY AND CONFIDENTIAL<br>THE INFORMATION CONTAINED<br>IN THIS DRAWING IS THE SOLE<br>PROPERTY OF EVERBRITE, LLC.<br>ANY REPRODUCTION IN PART<br>OR AS A WHOLE WITHOUT THE<br>WRITTEN PERMISSION OF<br>EVERBRITE, LLC. IS STRICTLY<br>PROHIBITED. |     |                                                             |                                                                         |
| DO NOT SCALE DRAWING                                                                                                                       |  | SCALE: 1:12                                                                                                                                                                                                                                             |     |                                                             | SHEET 1 OF 3                                                            |

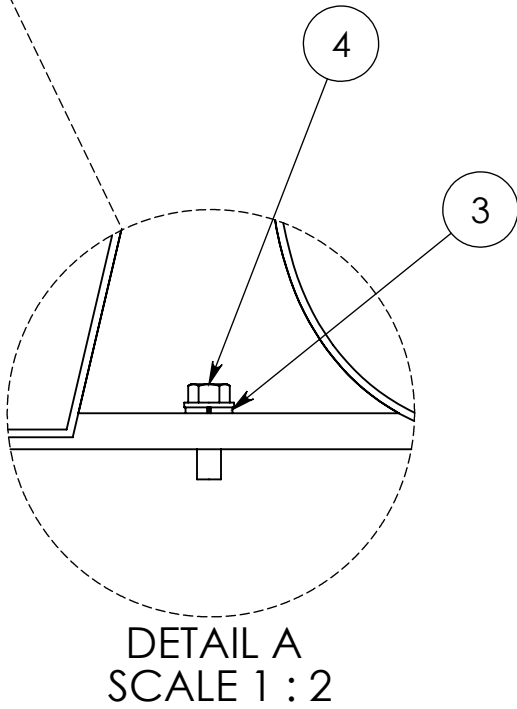
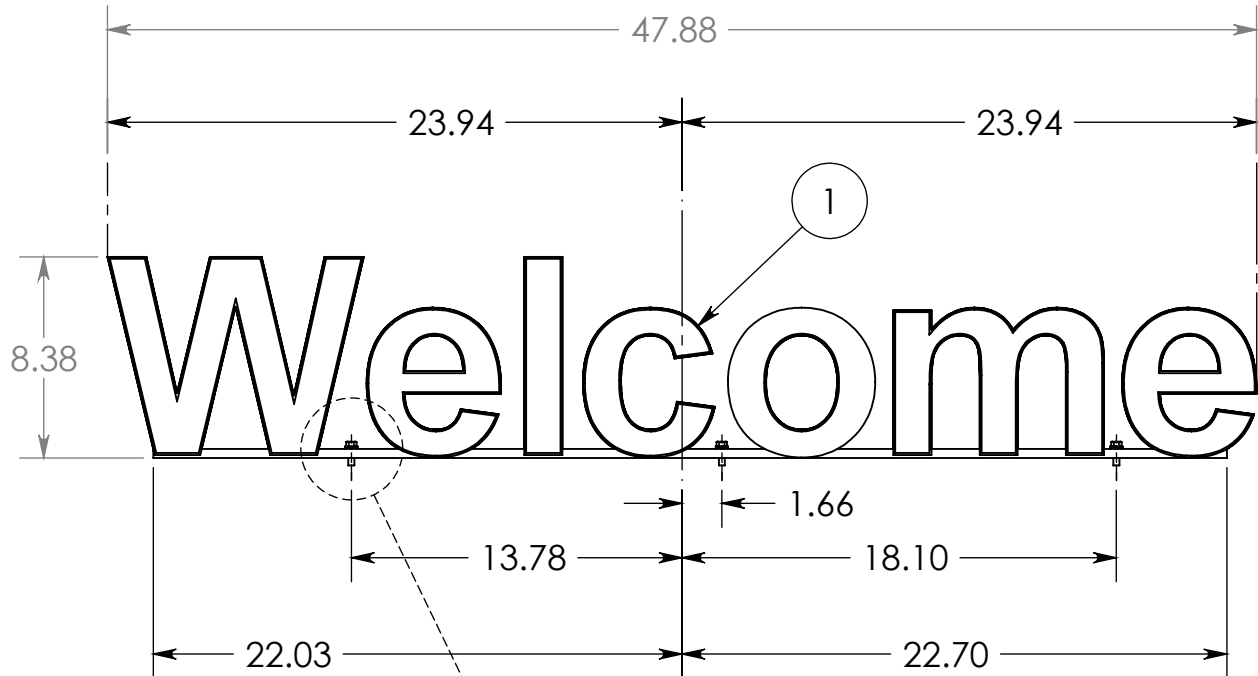




|                      |                                                                 |
|----------------------|-----------------------------------------------------------------|
| <b>Illumination:</b> | N/A                                                             |
| <b>Ship Weight:</b>  | 16 lbs.                                                         |
| <b>Color:</b>        | PMS 429 Silver Mist on letter faces                             |
| <b>Material:</b>     | Sintra on 3/4" cut-out aluminum back with aluminum mounting bar |
| <b>Area:</b>         | 2.6 Sq. Ft.                                                     |

2/14/2011 S:\secure\ISD\Engineering\Drawings\1 Production Released Drawings\Signature Elements\IN449168S-rev C

D  
C  
B  
A

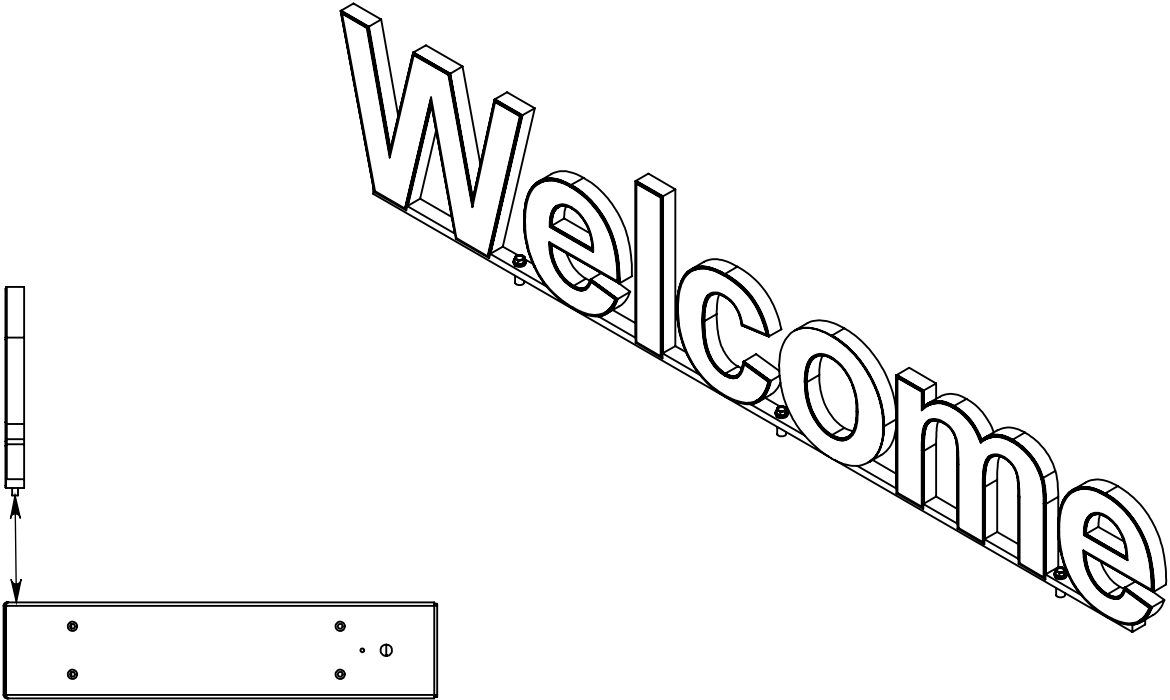


NOTES:

1. INSTALL AWNING AND LIGHT BAR OR TRELLIS
2. SET LETTERS ON TOP OF LIGHT BAR OR TRELLIS
3. LINE UP THE (3) HOLES IN LETTER SET WITH THE (3) RIVNUTS IN THE LIGHT BAR OR CENTER OVER DOOR ON TRELLIS AND MATCH DRILL (#7) AND TAP (3) 1/4-20 HOLES
4. SECURELY FASTEN WITH HARDWARE PROVIDED:  
(3) SC050300 ~ 1/4-20 X 1" IN HXHD MS BLACK  
(3) WA000503 ~ 1/4" LOCK WASHER

|                                                                                                                                                       |  |         |                                                              |                                           |                            |                                                             |                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|--------------------------------------------------------------|-------------------------------------------|----------------------------|-------------------------------------------------------------|-----------------------|
| UNLESS OTHERWISE SPECIFIED:<br>DIMENSIONS ARE IN INCHES<br>TOLERANCES:<br>FRACTIONAL ± 1/8<br>.X = ± .06<br>.XXX = ± .015<br>MACHINED ± .5°<br>FINISH |  |         | .010<br>.XX = ± .03<br>.XXXX = REAM<br>ANGULAR:<br>BEND ± 1° | NAME<br>TR<br>TR<br>CustServ<br>ENG APPR. | DATE<br>4/24/07<br>4/24/07 | PRODUCT: McDONALD'S<br>WELCOME LETTERS                      |                       |
| DRAWN                                                                                                                                                 |  | CHECKED |                                                              | DESIGNED                                  |                            | TITLE: NON-ILLUM WELCOME LETTERS<br>ON LIGHT BAR OR TRELLIS |                       |
| NEXT ASSY                                                                                                                                             |  | USED ON |                                                              | APPLICATION                               |                            | SIZE<br>B                                                   | DWG. NO.<br>IN449168S |
|                                                                                                                                                       |  |         |                                                              |                                           |                            | SCALE: 1:16                                                 | TYPE: INSTALL         |
|                                                                                                                                                       |  |         |                                                              |                                           |                            | SHEET 1 OF 1                                                |                       |

|      |                                      |         |           |
|------|--------------------------------------|---------|-----------|
| Rev: | DESCRIPTION:                         | DATE:   | APPROVED: |
| A    | INITIAL RELEASE                      | 4/24/07 |           |
| B    | ADDED HEIGHT AND WIDTH DIMS          | 10FEB11 | LMR       |
| C    | ADDED INSTRUCTIONS FOR TRELLIS MOUNT | 14FEB11 | LMR       |



C  
B  
A



## **ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW**

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

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### **DIVISION 4. STANDARDS\* \_\_\_\_\_**

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

#### **Sec. 58-96. Design criteria.**

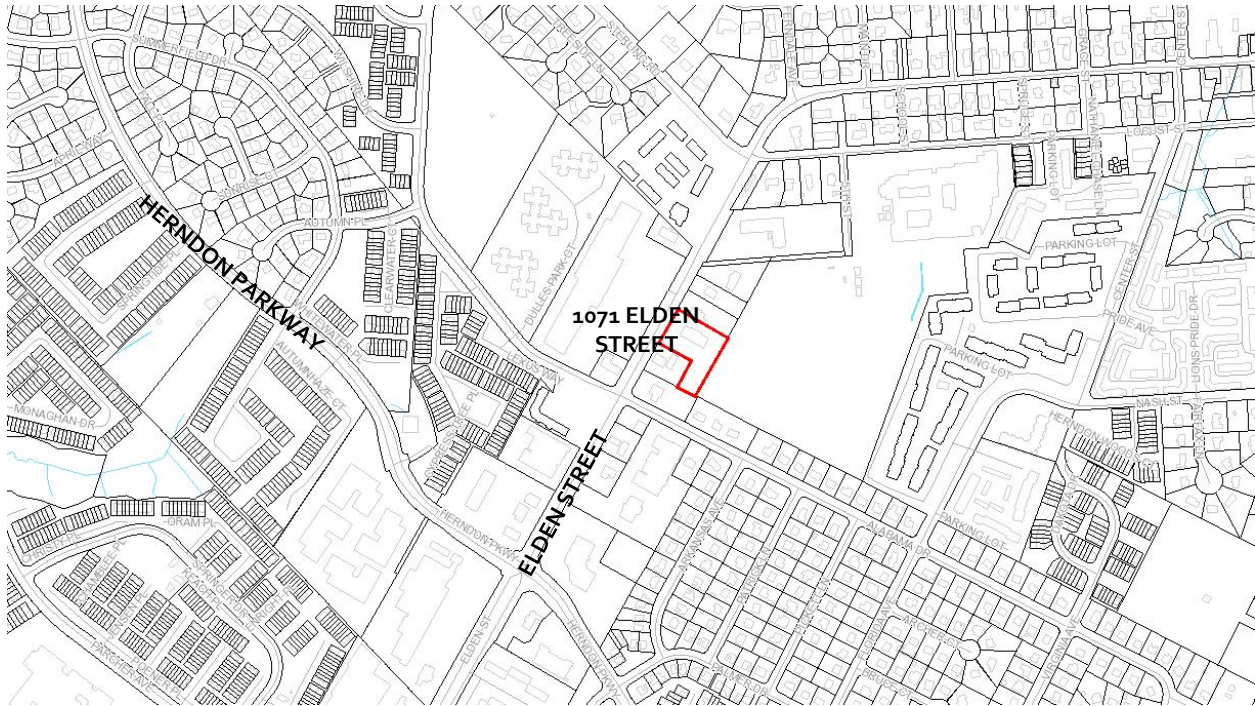
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (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 #19-35; Freestanding Signs  
**Case Summary:** Install two new freestanding signs, menu boards, on the site to support drive-thru food service.  
**Case Location:** 1071 Elden Street, McDonald's

### Location Map



### Property Information

|                                |                                                                                                                                                              |                                                                                        |      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------|
| <b>Owner / Applicant:</b>      | McDonald's Corporation c/o Thomas Hughes                                                                                                                     |                                                                                        |      |
| <b>Representative:</b>         | Ken Padgett, Mid-Atlantic Permitting Services                                                                                                                |                                                                                        |      |
| <b>Business/Organization:</b>  | McDonald's Corporation                                                                                                                                       |                                                                                        |      |
| <b>Property Use:</b>           | Commercial retail                                                                                                                                            |                                                                                        |      |
| <b>Zoning District:</b>        | CS – Commercial Services                                                                                                                                     |                                                                                        |      |
| <b>Adjacent Zoning:</b>        | <b>North:</b> CS – Commercial Services<br><b>South:</b> CS – Commercial Services                                                                             | <b>East:</b> R-10, Residential, Single Family<br><b>West:</b> CS – Commercial Services |      |
| <b>Associated Cases:</b>       | ARB #18-16, ARB #19-33, ARB #19-34                                                                                                                           |                                                                                        |      |
| <b>Building Type(s):</b>       | One-story, single-tenant commercial                                                                                                                          | <b>Date of Construction:</b>                                                           | 1976 |
| <b>Architectural Style(s):</b> | Post-modern, typical suburban commercial / retail design fast food service restaurant with drive-thru                                                        |                                                                                        |      |
| <b>Exterior Material(s):</b>   | Composite – CMU structure, brick veneer, signature inverted double mansard roof with asphalt shingle, typical retail/commercial storefront windows and doors |                                                                                        |      |



|                                     |                                |
|-------------------------------------|--------------------------------|
| <b>Neighborhood Design Profile:</b> | Existing commercial and office |
|-------------------------------------|--------------------------------|

## Case Details

### Case Description:

The applicant is proposing to install two new freestanding signs to serve as menu boards for the business' fast food service drive-thru operation. One menu board will be constructed of two electronic/digital image panels by Samsung enclosed by a 4'-10" wide X 4'-1 5/8" tall X 4" thick bronze-colored aluminum cabinet with a clear acrylic or plastic bezel (face) with an overall sign area of approximately 20 square feet. The sign cabinet will be mounted onto a 9.8" X 3.9" fabricated steel column colored bronze to match the sign cabinet. The overall height of the sign will be 5'-11 1/2" from the base mounting plate near ground level to the top of the sign cabinet. The second menu board will be assembled, constructed and installed in an identical manner as the first menu board, except that the sign will only have one electronic/digital image panel with overall dimensions of 2'-5 1/8" wide X 4'-1 5/8" tall X 4" thick. The sign area for the single panel menu board will be approximately 10 square feet. Both menu board assemblies are proposed along the rear of the property adjacent to the east facing façade next to the vehicle drive-lane, as is typical for this corporation's fast food business operation.

Using the method for calculating the freestanding sign area(s) found in the Town's Zoning Ordinance, the freestanding signs will have overall sign areas of 20 square feet and 10 square feet, respectively, totaling 30 square feet. In addition, there is an existing freestanding sign, which identifies the business with its corporate logo, on the west side of the parcel along Elden Street, the business' primary street frontage. (Attachments #1, #2, and #3).

### Case Background:

This property has been the subject of a previous ARB case, ARB #18-16. This previous application, which the Board approved, permits a new building form, architectural materials and details, to modernize the existing dated corporate design. The current submission, ARB #19-35, reflects the architecture and materials approved through ARB #18-16. ARB #19-35 is coupled with ARB #19-33 and ARB #19-34 for the same property, seeking approval of new drive-thru service site features and walls signs for the planned modernization of this existing commercial food service business.

### 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 a total of 30 square feet of freestanding signage to be distributed along the rear (east) elevation to provide menu information for the business' food service drive-thru operations. Section 78-141.4. - Sign standards for commercial districts, Table 141.4(a) specifies that one (1) freestanding sign per street frontage is authorized in the CS, Commercial Services, zoning district with one (1) square foot of sign area per linear foot of street frontage permitted and maximum of 50 square feet per sign. In this case, the property already retains one freestanding business identification sign along Elden Street, which complies with the referenced zoning ordinance section. In addition, there is a static-image, three-panel menu board that exists on site supporting the current drive-thru food service and is deemed to be legally non-conforming. The proposed signage does not meet the number, sign area, and overall sign dimensions of the referenced zoning ordinance section.

In this case, the non-conforming sign currently serving the business may remain or be replaced with one freestanding sign of equal or lesser sign area. Thus, the applicant may retain the existing identity freestanding sign along the street facing façade and may install one menu board sign to replace the existing menu board sign, but a third freestanding sign is not permitted. The Board may not act on this case until conformance to the zoning standards in the referenced zoning ordinance section is achieved in a revised sign design.

2. The proposed signs do not meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination. In this case freestanding signs may not be mounted on a single pole or post. Thus, a revised mounting design must be submitted to meet the referenced zoning ordinance section or be shown to mount the replacement panel on the existing non-conforming pole base. Staff recommends that the Board and the applicant consider using a proportional solid sign base made of the same materials and color as the proposed menu board enclosure, specifically the bronze aluminum, or use an exterior cladding material around a sign base that matches a material on the redesigned building facades.
3. The proposed signs do not meet the Town Zoning Ordinance, Section, 78-140.4. – Prohibited regarding the prohibition of any electronic sign that is generated by a series of moving images, such as an LED, digital display, or other video technology. Thus, a revised sign design must be submitted ensuring signage is limited to static images in order to meet the referenced zoning ordinance section.
4. The proposed signs generally comply 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), but the inclusion of a digital display does not, if visible along a commercial corridor, not comply with the intent of the district . Staff finds that the proposed sign will clearly serve the purpose of providing information for patrons of the food service business and will be in keeping current proposed building design which is planned to successfully update and modernize the otherwise dated existing exterior design, if a legally nonconforming sign is either retained or replaced



in-kind meeting the Town's Zoning Ordinance. Staff finds that a legally non-conforming sign of this nature that does not expand the non-conformity would not detract from the architecture of the proposed exterior building design approved through ARB #18-16, however application revisions would be required for the Board to act on this case.

If the applicant can revise the sign designs and resubmit design materials to staff no later than September 11, 2019, staff will have the opportunity to review and update its recommendations potentially enabling the Board to act on the case at the September 18, 2019 ARB Public Hearing. This potential for Board action presumes zoning compliance is achieved in the applicant's resubmission(s).

### Staff Recommendation:

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Motion Alternatives:</b> | <ol style="list-style-type: none"><li>1. Motion to deny the application.</li><li>2. Motion to approve the application as submitted.</li><li>3. Motion to approve with condition(s).</li><li>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.</li></ol>                                                                                                               |
| <b>Recommended Motion:</b>  | Motion for continuance of ARB #19-35, in accordance with Alternative #4, to allow staff and the applicant to: <ol style="list-style-type: none"><li>1. Address the Town's Zoning Ordinance sign standards that do not permit the signs proposed in the application, and</li><li>2. Revise the ARB #19-35 application, as needed, and the staff recommendations upon resolution of the referenced zoning ordinance sign standards and the proposed freestanding sign(s).</li></ol> |

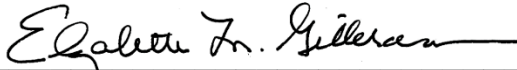
### Report Attachments

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| <b>1.</b> | Aerial Image                                                                        |
| <b>2.</b> | Applicant Letter                                                                    |
| <b>3.</b> | Site Plan, Sign Elevations & Photos, Details and Product Information                |
| <b>4.</b> | Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria |

### Staff Contact

|                     |                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Name/Title:</b>  | <b>Christopher J. Garcia, Community Design Planner</b>                                                         |
| <b>Phone/Email:</b> | <b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b> |

  
\_\_\_\_\_  
**Christopher J. Garcia**  
**Community Design Planner**

  
\_\_\_\_\_  
**Elizabeth M. Gilleran**  
**Director of Community Development**



## SITE LOCATION – AERIAL PHOTO



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



# **Mid-Atlantic Permitting Services, LLC**

## ***Permit Process Management***

6 BAFFIN BAY COURT ROCKVILLE, MD 20853  
301-591-4002

August 6, 2019

Town of Herndon  
Architectural Review Board  
777 Lynn Street  
Herndon, VA 20170

Dear Members of the Board,

The enclosed proposal is made on behalf of McDonald's located at 1071 Elden Street for the replacement and installation of their freestanding Menu Board signs in the drive-thru lane. The proposed replacement Menu Boards signs are depicted in the enclosed drawings and exhibits.

The proposed replacement signs consist of (1) Pre-Browse Menu Board and (1) Menu Board in the drive-thru lane. The new Menu Board signs are constructed of aluminum housings with acrylic faces. The color of the signs consists of Bronze housings and support columns. Samples of these materials and their colors are enclosed with our applications and are represented in the enclosed drawings.

The Proposed signs are part of an updated image for McDonald's that is being implemented nationally as part of their rebranding program. We are confident that the Town of Herndon will be pleased with the new modernization of the site.

As part of our application package we have enclosed the following:

- One (1) letter outlining the proposal
- One (1) application for ARB review
- One check for the application fee required
- Six (6) sets of photographs of the existing conditions and subject property
- Six (6) Sets of drawings that include sign details, and property site layout.
- Samples of the materials composing the construction of the signs
- Electronic copy of the above referenced documents have been emailed to Town Staff.

Thank you for your consideration of our application.

Kind Regards,

Ken Padgett  
Mid-Atlantic Permitting Svcs.























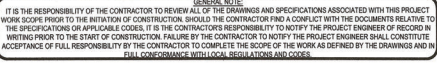


Google Maps 1071 Elden St



Imagery ©2019 Google, Map data ©2019 20 ft







**QTY. 1**



## DOUBLE 55"

Modular Range

Hot-dipped galvanized frame

Aluminum panels

Modular Mounting Structure

Allows for various screen sizes with panel/mount replacement

Option for crane in or manual 2 person assembly

Currently designed for the Samsung OHF panel but mounting hardware can be modified for alternate screen specifications in future

(4.83')

4'-10"

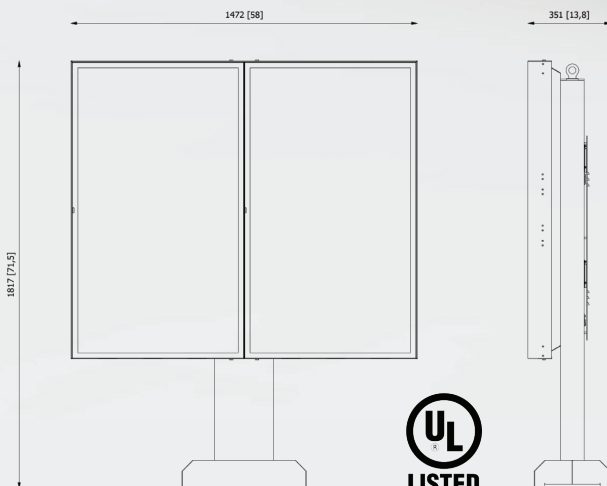
(4.14')

4'-1 5/8"



**4.83' x 4.14' = 19.99 SF**

5'-11 5/8" (5.96')  
OAH





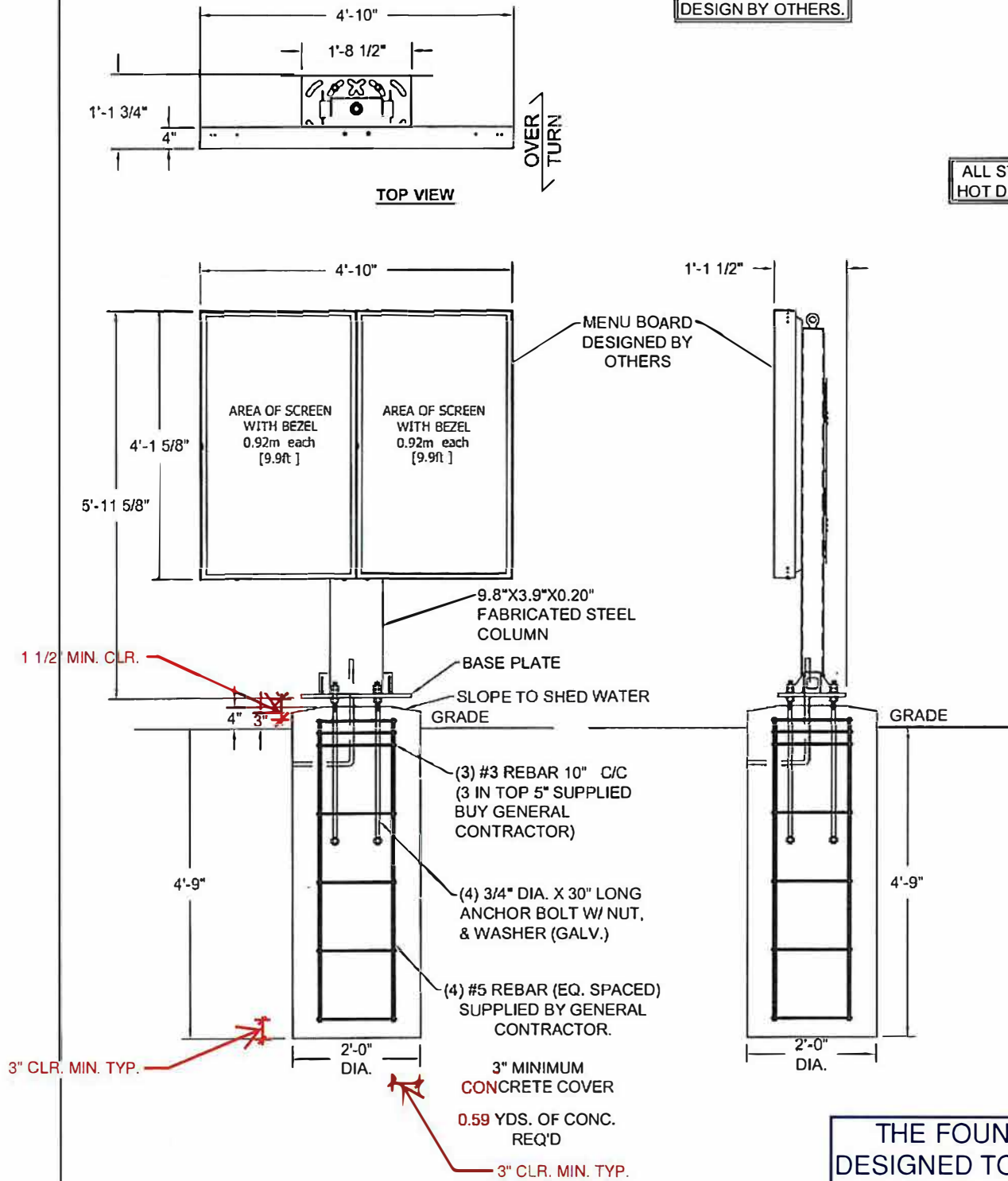
SIGN CABINET  
DESIGN BY OTHERS.

ELECTRICAL/ILLUMINATION  
DESIGN BY OTHERS.

Notes:

1. This is a prototypical design based on the following design criteria:  
Building Code: IBC 2012  
Wind Speed: 115 MPH, Exposure C  
Category II
2. Foundation analysis assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
3. Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
4. Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
5. Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
6. Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
7. Anchor bolts shall meet ASTM F1554 Grade 36 and shall be galvanized to prevent corrosion.
8. All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
9. Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
10. Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
11. This engineer will not be responsible for safety on the jobsite before, during, or after the installation of this structure. It is the responsibility of the owners, contractors, and installers to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
12. Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
13. The design depicted on this drawing is prototypical, and should not be used at a specific site unless deemed suitable for that site by a competent Professional Engineer.

ALL STEEL SHALL BE  
HOT DIP GALVANIZED.



THE FOUNDATION IS  
DESIGNED TO WITHSTAND  
A WINDSPEED OF 115 MPH

Professional Engineer Stamp is limited  
to foundation design only. Connections  
and above-ground members  
designed by others.

Foundation designed using a minimum  
lateral soil bearing pressure of 200 psf per  
foot of depth. If soil conditions on site do  
not meet this requirement notify the  
engineer of record before proceeding.

McDONALD'S DOUBLE FACE MENU BOARD  
PROTOTYPICAL 115 MPH-INSTALL

|       |           |             |
|-------|-----------|-------------|
| SHEET | BY        | PROJECT NO. |
| 1     | GAC       | 17-0140-C   |
| OF    | DATE      | DRAWING NO. |
| 2     | 10/5/2017 | B101019-A   |





## SINGLE 55"

Modular Range

Hot-dipped galvanized frame

Aluminum panels

Modular Mounting Structure

Allows for various screen sizes with panel/mount replacement

Option for crane in or manual 2 person assembly

Currently designed for the Samsung OHF panel but mounting hardware can be modified for alternate screen specifications in future

(4.15')

4'-1 3/4"

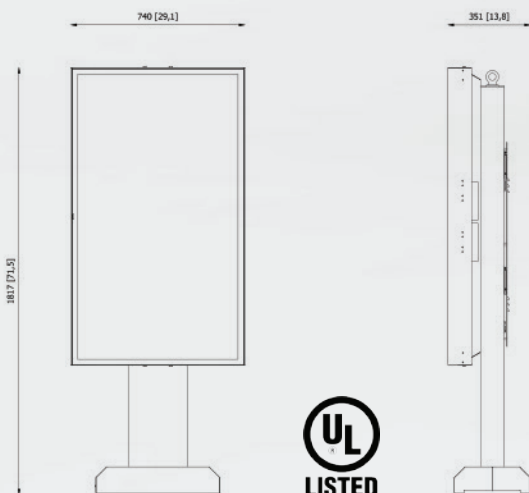
(2.42')

2'-5 1/8"

(5.96')

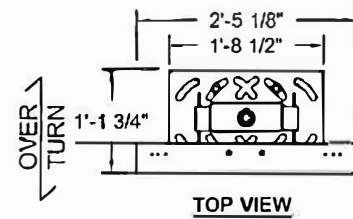
5'-11 1/2"  
OAH

$$2.42' \times 4.15' = 10.04 \text{ SF}$$



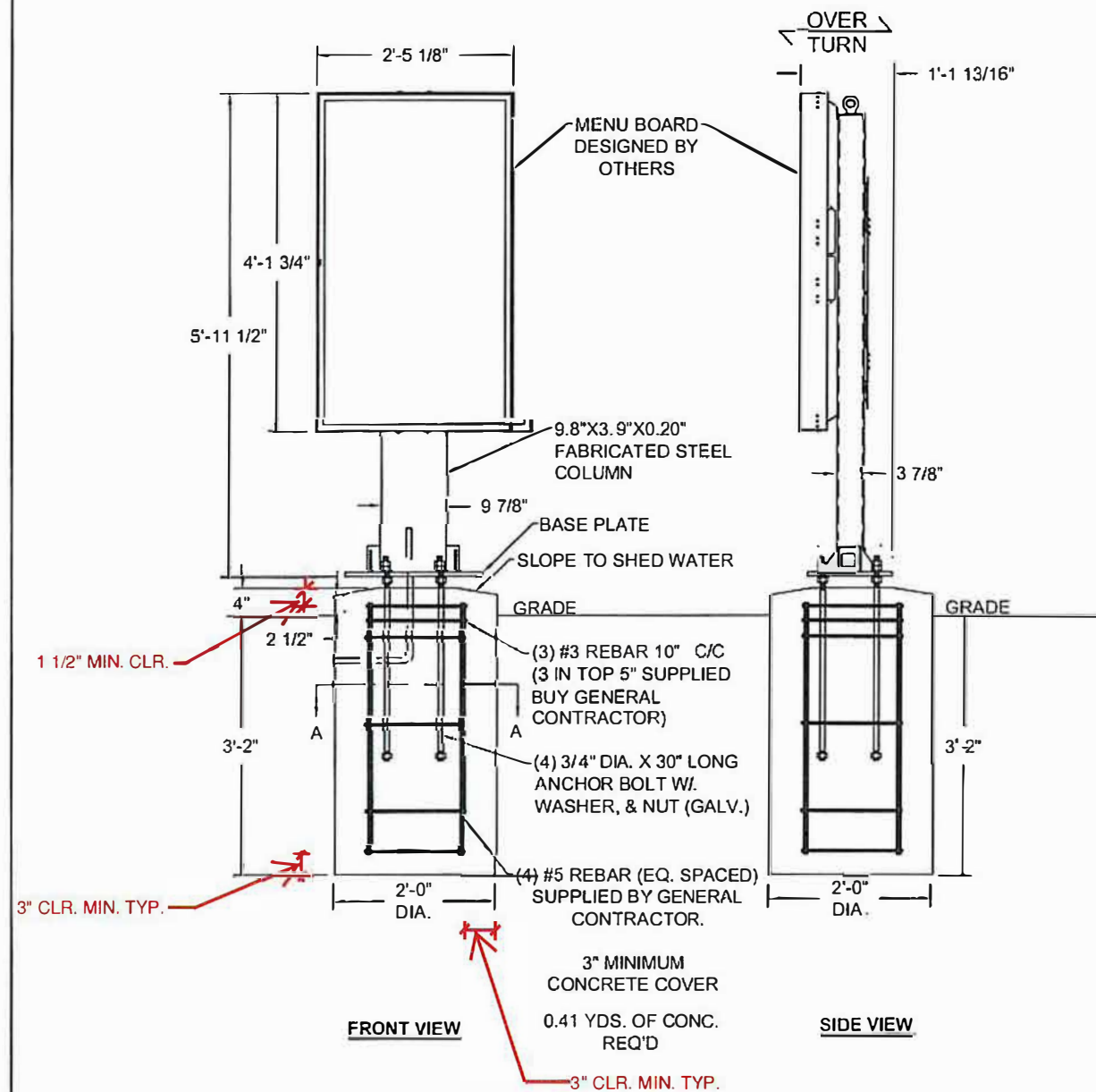


SIGN CABINET  
DESIGN BY OTHERS.



THE FOUNDATION IS  
DESIGNED TO WITHSTAND  
A WINDSPEED OF 115 MPH

ALL STEEL SHALL BE  
HOT DIP GALVANIZED.



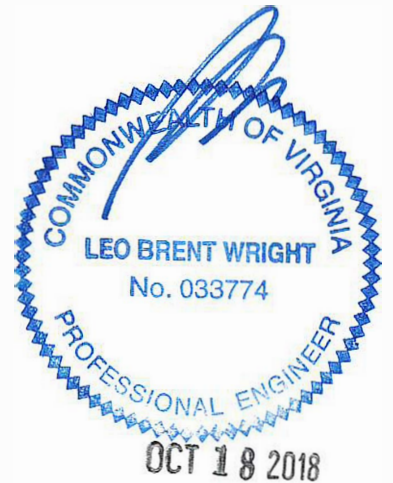
### Notes:

ELECTRICAL/ILLUMINATION  
DESIGN BY OTHERS.

1. This is a prototypical design based on the following design criteria:  
Building Code: IBC 2012  
Wind Speed: 115 MPH, Exposure C  
Category II
2. Foundation analysis assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
3. Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
4. Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
5. Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
6. Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
7. Anchor bolts shall meet ASTM F1554 Grade 36 and shall be galvanized to prevent corrosion.
8. All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
9. Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
10. Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
11. This engineer will not be responsible for safety on the jobsite before, during, or after the installation of this structure. It is the responsibility of the owners, contractors, and installers to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
12. Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
13. The design depicted on this drawing is prototypical, and should not be used at a specific site unless deemed suitable for that site by a competent Professional Engineer.

Professional Engineer Stamp is limited  
to foundation design only. Connections  
and above-ground members  
designed by others.

Foundation designed using a minimum  
lateral soil bearing pressure of 200 psf per  
foot of depth. If soil conditions on site do  
not meet this requirement notify the  
engineer of record before proceeding.



McDONALD'S SINGLE FACE MENU BOARD  
PROTOTYPICAL 115 MPH-INSTALL

|       |           |             |
|-------|-----------|-------------|
| SHEET | BY        | PROJECT NO. |
| 1     | GAC       | 17-0140-C   |
| OF    | DATE      | DRAWING NO. |
| 2     | 10/5/2017 | B101020-A   |

## **ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW**

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

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### **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:

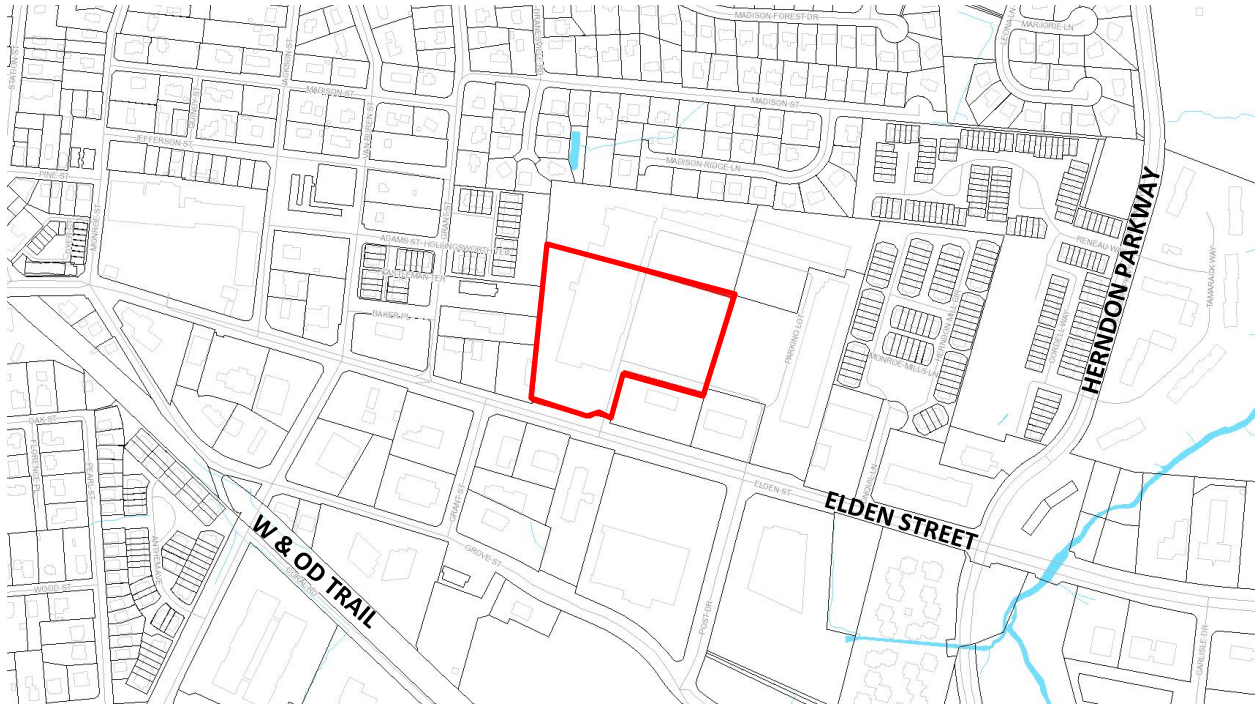
- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the 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 #19-36; Wall Sign  
**Case Summary:** Install a new business identification sign on a primary façade of a multi-tenant commercial building  
**Case Location:** 494 Elden Street, Herndon Centre

### Location Map



### Property Information

|                                |                                                                                             |                                                                                                                                  |           |
|--------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Owner / Applicant:</b>      | SVAP II Herndon Centre, LLC                                                                 |                                                                                                                                  |           |
| <b>Representative:</b>         | Charles M. Lancto, VP, Titan Signs                                                          |                                                                                                                                  |           |
| <b>Business/Organization:</b>  | IHOP Restaurants, LLC                                                                       |                                                                                                                                  |           |
| <b>Property Use:</b>           | Multi-tenant, single story commercial                                                       |                                                                                                                                  |           |
| <b>Zoning District:</b>        | PD-B, Planned Development - Business                                                        |                                                                                                                                  |           |
| <b>Adjacent Zoning:</b>        | <b>North:</b> PD-B, Planned Development - Business<br><b>South:</b> CS, Commercial Services | <b>East:</b> PD-B, Planned Development - Business<br><b>West:</b> CS – Commercial Services / RTC – Residential Townhouse Cluster |           |
| <b>Associated Cases:</b>       | ARB #17-34, ARB #18-12, TP #R-18-07, ARB #19-24                                             |                                                                                                                                  |           |
| <b>Building Type(s):</b>       | Single-story steel framed with composite exterior materials                                 | <b>Date of Construction:</b>                                                                                                     | 1978/2019 |
| <b>Architectural Style(s):</b> | Post-modern, typical suburban commercial /retail expression with new retrofit on-going      |                                                                                                                                  |           |

|                                     |                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Exterior Material(s):</b>        | Composite – brick and stone veneers, EIFS, metal panel systems, typical retail metal/glass storefronts, multi-form parapet roof |
| <b>Neighborhood Design Profile:</b> | Existing commercial uses with medium density residential uses adjacent to the subject property                                  |

## Case Details

### Case Description:

The proposed wall sign would display the business name of the new tenant business, an IHOP restaurant, scheduled to occupy the multi-tenant commercial building under construction on the subject property. The proposed wall sign is to be centered above the tenant space entry, approximate 18'-6" from ground level on the south facing façade.

The proposed sign would have overall dimensions of 4'-7 1/2" in length and 4'-3" in width. The sign will consist of the corporate *IHOP* name and logo, which will be assembled using 19" high channel letters with white plexiglass faces with translucent red and blue vinyl coverings affixed to the plexiglass, 5" aluminum returns and trim caps painted red and blue to match the corresponding color of letters and logo features. The channel letters and logo forms will be internally illuminated with white LED lights and flush-mounted to the exterior wall panel system over the tenant space entry as noted. In addition, a 2'-4" X 2'-4" circular sign reading "*Open 24 Hours*" will be placed underneath the IHOP lettering and assembled with a translucent red acrylic sign pan embossed with white lettering/graphics and 5" aluminum returns painted red to match the sign pan. This sign component will also be internally illuminated with white LED lights and flush mounted to the exterior wall material.

Using the method for calculating wall sign area(s) found in the Town's Zoning Ordinance, the proposed sign on the east elevation will have overall sign area totaling 23.9 square feet (Attachments #1, #2, #3, and #4).

### Case Background:

The façade of this tenant space was the subject of previous ARB cases, ARB #17-34, and ARB #18-12, approving the façade/building design alterations currently under construction. In addition, signage for other individual tenants has been reviewed and approved by the Board. LA Fitness' building signage was the subject of ARB #18-09 and Sprouts' building signage was the subject of ARB #18-10. Both cases were approved for wall and windows signs. A recent ARB case for a new freestanding monument sign on the subject property, ARB #19-24, was reviewed and approved with conditions by the Board in July 2019.

### Applicable Design Guidelines & Standards:

- 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 a total of 23.9 square feet of signage to be placed on the south elevation of the multi-tenant building. Section 78-141.4. - *Sign standards for Commercial Districts*, Table 141.4(a) specifies that one (1) square foot of sign area for each linear foot of tenant space frontage is authorized in the PD-B zoning district with a maximum of 150 square feet per sign. In this case, the tenant space along the south elevation occupies 70 linear feet of building frontage, and thus the sign may have up to 70 square feet of area for wall signs. The proposed signage does not exceed this maximum and meets the location, sign area, and overall sign dimensions of the referenced zoning ordinance section.
2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - *General Standards for All Signs* regarding, the sign types, design, placement, 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 #5). Staff finds that the proposed wall sign will clearly serve the purpose of identifying the tenant business and will be in keeping with current signage design pattern(s) and previous ARB approvals for walls sign on this multi-tenant commercial building/property.

## Staff Recommendation:

|                             |                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Motion Alternatives:</b> | <ol style="list-style-type: none"><li>1. Motion to deny the application.</li><li>2. Motion to approve the application as submitted.</li><li>3. Motion to approve with condition(s).</li><li>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.</li></ol> |
| <b>Recommended Motion:</b>  | Motion for approval of ARB #19-36, in accordance with Alternative #3, with the following conditions: <ol style="list-style-type: none"><li>1. The proposed wall sign shall be constructed/installed in substantial conformance with the application and supporting materials as submitted August 13, 2019, and August 16, 2019.</li></ol>                           |

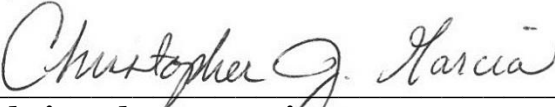
## Report Attachments

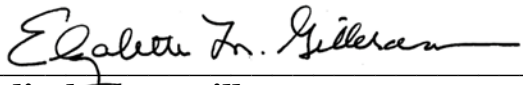
|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| <b>1.</b> | Aerial Image                                                                        |
| <b>2.</b> | Applicant Letter                                                                    |
| <b>3.</b> | Site Aerial and Site Photo of Existing Conditions                                   |
| <b>4.</b> | Site Plan, Sign Elevations, Details and Product Information                         |
| <b>5.</b> | Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria |

## Staff Contact

|                    |                                                        |
|--------------------|--------------------------------------------------------|
| <b>Name/Title:</b> | <b>Christopher J. Garcia, Community Design Planner</b> |
|--------------------|--------------------------------------------------------|

|                     |                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Phone/Email:</b> | <b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b> |
|---------------------|----------------------------------------------------------------------------------------------------------------|

  
\_\_\_\_\_  
**Christopher J. Garcia**  
**Community Design Planner**

  
\_\_\_\_\_  
**Elizabeth M. Gilleran**  
**Director**





## SITE LOCATION – AERIAL PHOTO



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





**11001 Pierson Drive, Suite H  
Fredericksburg, VA 22408**

**540-899-5334 (P)      540-899-5686 (F)**

[titansign@titansigncorp.com](mailto:titansign@titansigncorp.com)  
[www.titansigncorp.com](http://www.titansigncorp.com)

Date: 8/12/2019

**IHOP Herndon  
494 Elden St.  
Herndon, VA 20170**

**Proposed Sign**

19" Uppercase IHOP & 16-7/8" logo Smile

28" Open 24 hours button

**Materials Submitted**

050 Aluminum Returns

050 Aluminum Backs

3/16 white Plexiglas

3M Poppy Red translucent vinyl #3630-143

3M Perforated day/night vinyl

1" Silva trim cap

24 Hours embossed pan face

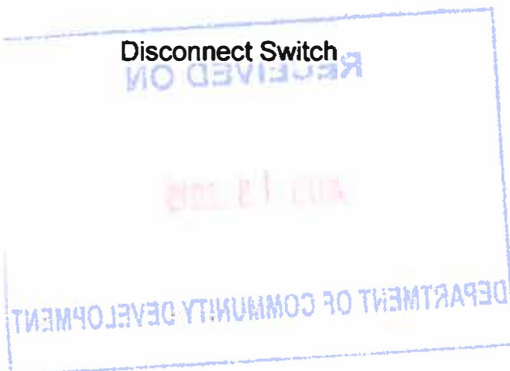
Red # PMS 1795 painted

Acrylic

Aurora LED Modules

#10 Deck Screws

Disconnect Switch







Via Email: [titansign@titansigncorp.com](mailto:titansign@titansigncorp.com)

August 9, 2019

Titan Sign Corporation  
Attn: Charles M. Lancto  
11001 Pierson Drive  
Ste H  
Fredericksburg, VA 22408

**RE: Letter of Authorization for Signage Installation  
I-HOP 494 Elden Street, Suite 240, Herndon, Virginia**

Dear Mr. Lancto,

Please accept this letter of authorization letter from Sterling Retail Services, Inc., as Property Management Company for the property owner, SVAP II Hendon Centre, LLC, for Titan Sign Corporation, signage vendor for the Tenant, I-HOP, located at 494 Elden Street, Suite 240, Herndon, Virginia to install their storefront signage as per the enclosed approved signage rendering.

Please contact the undersigned directly with any questions at 704-847-0225 x2606 or via email at [rgarcia@sterlingorganization.com](mailto:rgarcia@sterlingorganization.com).

By: SVAP II Herndon Centre, LLC

By: Sterling Retail Services, Inc.

Its agent

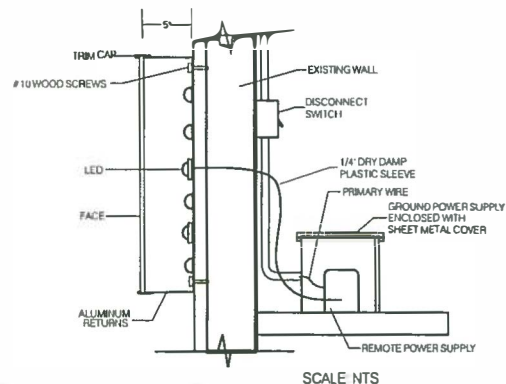
Rachel M. Garcia  
Senior Property Manager

Enclosure



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

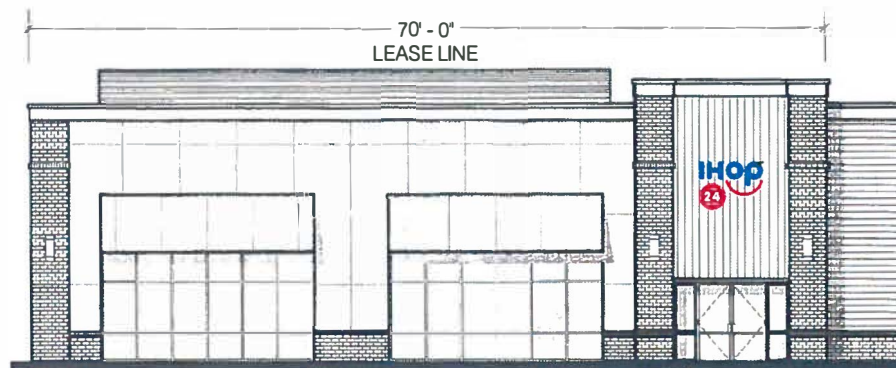
TYPICAL LED DIRECT MOUNTED



SCALE NTS

INTERNALLY ILLUMINATED CHANNEL LETTERS  
 DIRECT MOUNTED  
 5' - 7 1/2" X 4' - 3" O/A  
 IHOP = 5' - 7 1/2" X 19" (NOMINAL) LETTER HEIGHT  
 FACES: WHITE PLEXIGLAS WITH APPLIED  
 DAY/NIGHT BLUE/WHITE  
 TRIM & RETURNS: BLUE  
 ILLUMINATION: WHITE LEDS  
 OPEN 24 HOURS = 28" X 28" O/A  
 EMBOSSED PAN FACE  
 RED TO MATCH PMS 1795 - WHITE GRAPHICS  
 RETURNS: RED  
 ILLUMINATION: WHITE LEDS  
 "SMILE ARC" = 39 3/4" X 16 7/8" O/A  
 FACE: WHITE PLEXIGLAS WITH APPLIED  
 TRANSLUCENT 3M POPPY RED # 3630-143  
 TRIM & RETURNS: RED  
 ILLUMINATION: WHITE LEDS

23.9 SQ FT



SCALE: 1/16" = 1' - 0"

NOTE: DUE TO SCANNED IMAGE  
 SCALE IS APPROXIMATE

DUE TO LIMITATIONS AND RELATIVE INCONSISTENCIES OF VARIOUS  
 DISPLAY MONITORS & PRINTERS THE COLORS YOU SEE MAY NOT BE  
 TOTALLY ACCURATE REPRODUCTIONS OF THE ACTUAL PRODUCT  
 COLORS SHOWN ARE INTENDED AS A GUIDE ONLY  
 AND SHOULD NOT BE REGARDED AS ABSOLUTELY CORRECT

NOTE: ALL DIMENSIONS ARE NOMINAL AND MAY VARY SLIGHTLY IN PRODUCTION



CLIENT IHOP  
 LOCATION 494 ELDEN STREET  
HERNDON VA 20170  
 FILE NAME IHOP HERNDON

SCALE AS DESIGNATED  
 COLORS AS DESIGNATED  
 DRAWN BY JEM

CLIENT APPROVAL \_\_\_\_\_ DATE 3/22/18  
 DATE \_\_\_\_\_  
 PPTY MGMT APPROVAL \_\_\_\_\_  
 DATE \_\_\_\_\_

DATE 3/22/18  
 REVISED 7/23/19

ALL SIGNS CONFORM TO  
 UL SPECIFICATIONS  
 AND BEAR THE MARK  
 120 VOLT ELECTRIC SERVICE  
 TO SIGN PROVIDED BY OTHERS  
 CONNECTION TO SIGN BY  
 TITAN SIGN CORP

ALL CONCEPTS, DESIGNS AND OR REPRESENTED IN THIS DOCUMENT ARE THE PROPERTY OF TITAN SIGN AND AWNING CORP. AND MAY NOT BE REPRODUCED IN ANY WAY



# IHOP

Write a description for your map.

## Legend

Attachment #3

- 📍 494 Elden St
- ✂ Barber Shop
- 🔒 Feature 1
- 📐 Feature 2
- 🚗 Feature 3
- 🍔 Jimmy John's Gourmet Sandwiches
- 🛒 Madina Market
- ☕ Panera Bread
- 🔧 Zaf Auto Repair

494 Elden St

Google Earth

© 2018 Google

200 ft







494 Elden Street, Herndon, Va. 20170-4513  
Logo Signs for  
I-HOP Restaurants LLC



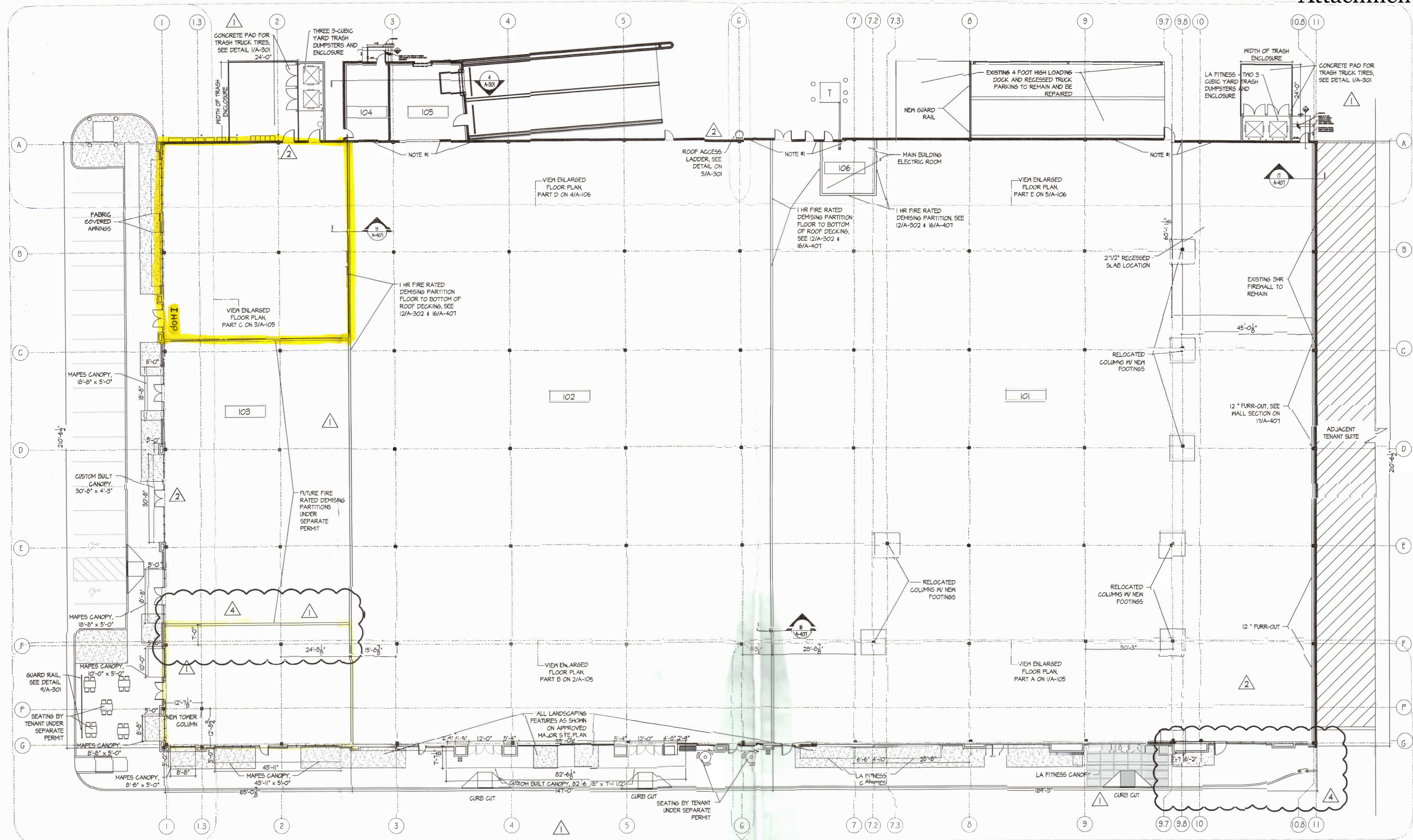


HERNDON CENTRE  
494 ELDEN STREET  
HERNDON, VIRGINIA 20170

4 2019-08-12 LA FITNESS  
STOREFRONT CHANGES

## NEW FLOOR PLAN

A=103



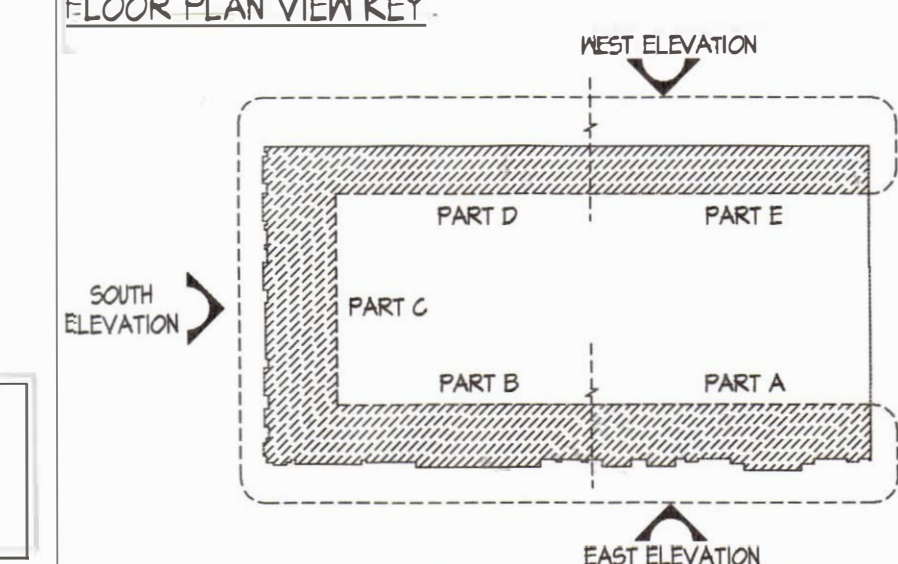
1 NEW FLOOR PLAN  
A-103 SCALE: 1/16"=1'-0"

FLOOR PLAN NOTES:

NOTE: 4.  
EXISTING CMU WALL, FILL SOLID VOIDS IN EXISTING CMU WALLS WHERE MEZZANINE PLANKS WERE BEARING. FILL SOLID AND FLUSH W/ WALL SURFACE W/ GROUT TO ASSURE CONTINUOUS BEARING THROUGH ENTIRE WALL THICKNESS.

1. ALL DIMENSIONS ARE TAKEN FROM FINISHED WALL TO FINISHED WALL, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

FLOOR PLAN VIEW KEY.



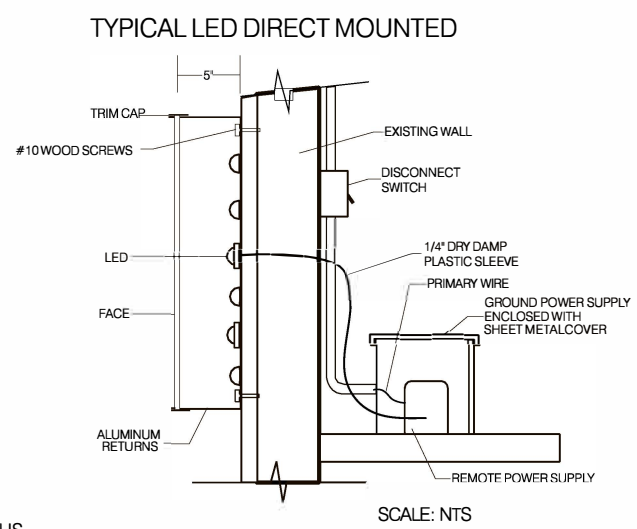




SCALE: 3/4" = 1' - 0"

INTERNALLY ILLUMINATED CHANNEL LETTERS  
 DIRECT MOUNTED  
 5' - 7 1/2" X 4' - 3" O/A  
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SCALE: 3/32" = 1' - 0"

NOTE: DUE TO SCANNED IMAGE SCALE IS APPROXIMATE

NOTE: ALL DIMENSIONS ARE NOMINAL AND MAY VARY SLIGHTLY IN PRODUCTION



CLIENT IHOP

LOCATION 494 ELDEN STREET  
HERNDON VA 20170

FILE NAME IHOP HERNDON

SCALE AS DESIGNATED

COLORS AS DESIGNATED

DRAWN BY JEM

CLIENT APPROVAL \_\_\_\_\_

DATE \_\_\_\_\_

PPTY MGMT APPROVAL \_\_\_\_\_

DATE \_\_\_\_\_

DATE 3/22/18

REVISED 7/23/19

8/15/19

ALL SIGNS CONFORM TO  
 UL SPECIFICATIONS  
 AND BEAR THE MARK

120 VOLT ELECTRIC SERVICE  
 TO SIGN PROVIDED BY OTHERS  
 CONNECTION TO SIGN BY  
 TITAN SIGN CORP

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## **ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW**

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

---

### **DIVISION 4. STANDARDS\* \_\_\_\_\_**

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(Code 1992, § 4-16)



## MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

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

Date: August 30, 2019

Subject: Discussion Item – Marriott Suites, 13101 Worldgate Drive - Outdoor Pool / New Fitness Center Enclosure,

---

Please consider the following memo as a report on the above referenced discussion item.

The Washington Dulles Marriott Suites hotel, located at 13101 Worldgate Drive, has submitted (through a designated representative) a discussion item regarding a new addition to an existing commercial structure. The major site development design features include:

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

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

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

Staff's initial review of this proposal recognizes that the designer has made several design decisions to somewhat differentiate the new addition from the existing architecture but retain complementary forms of the geometric design of this hotel building.

While staff recognizes the designer's attempt to balance and integrate thematic design components across the old and new features, staff would recommend careful



consideration of the addition's floor to ceiling/roof height, storefront window configurations (heights and window divisions), and the cladding panel dimensions in a proportionate comparison to the exterior design features of the modern design of this hotel. In addition, staff has concerns about the architectural and functional need for mirrored glass on the storefront window and door system.

As such, the staff suggests that the Board should focus its discussion on:

- 1) Complementary nature of the architecture proposed;
- 2) Aspects of differentiation of the old and new architecture in the materials selected;
- 3) Volume, proportions, and scale of the proposed addition and its exterior materials compared to the existing structure;
- 4) Visibility of the addition from various avenues of approach, such as from local/adjacent streets and major thoroughfare/highways; and
- 5) Use of mirrored glass in the storefront window/door system and glare/light reflectance from this material.

For the Board's general information, the applicant is proceeding with required site plan revisions through the Town's site plan review process, which must be completed prior to submission of a formal application to the ARB. The Board can expect this case to be brought forward for formal consideration within the next 30 to 90 days (estimated), pending resolution of the site plan review process.

Thank you.

Attachment:

1. Architectural Plan(s), Elevations and Renderings; Site Plan and Materials Information

## North Elevation Looking at Covered Loading Dock





**North Elevation on Pool Patio showing location of new Fitness Center**





## East Elevation Looking at Parking Garage Entrance



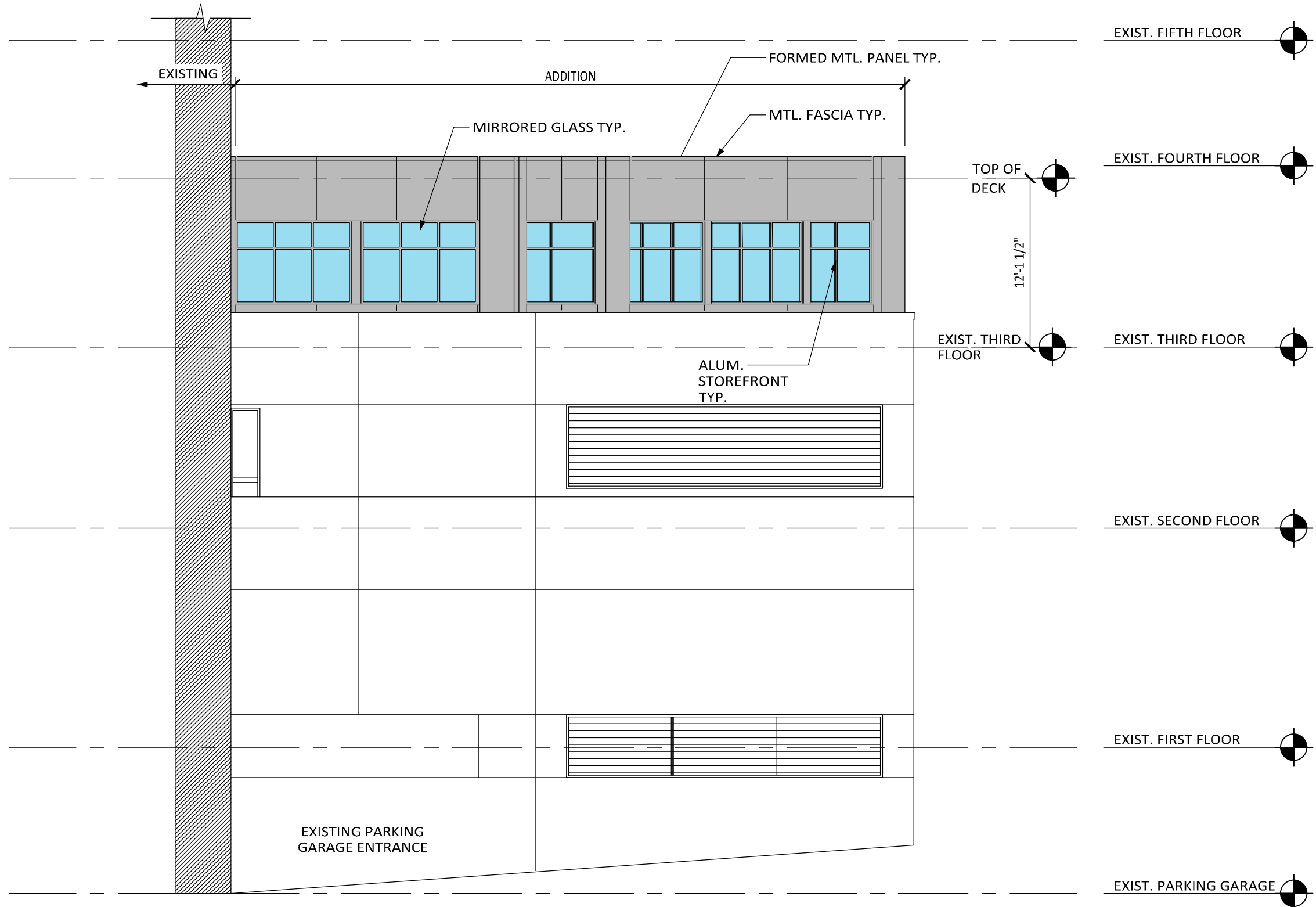


## South Elevation Looking towards Dulles Toll Road

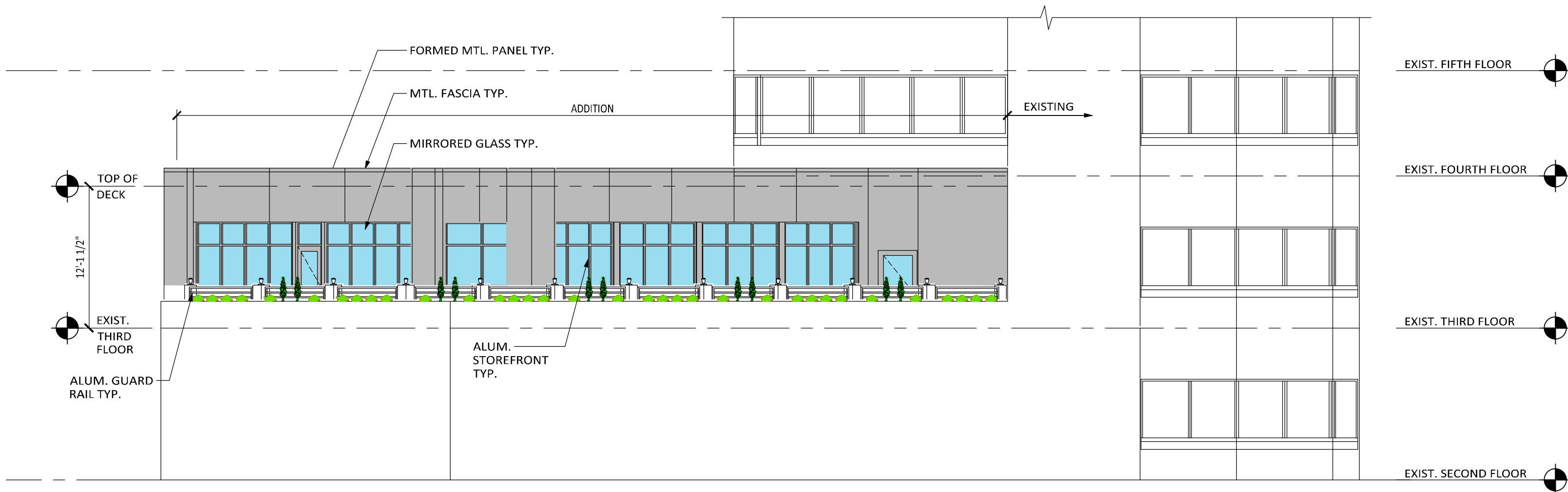




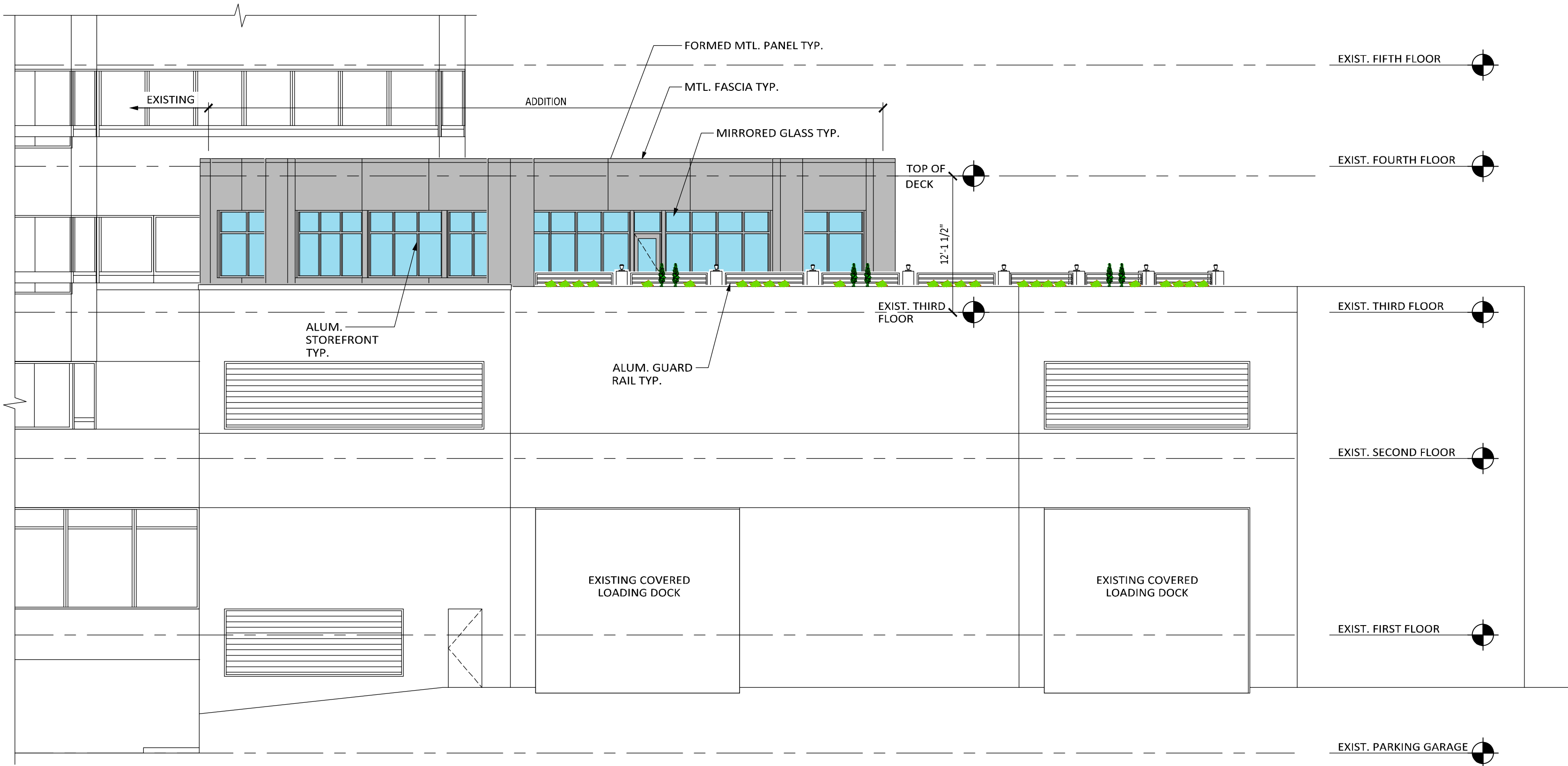
| EXTERIOR FINISH SCHEDULE |              |                    |                               |
|--------------------------|--------------|--------------------|-------------------------------|
| FINISH                   | MANUFACTURER | PRODUCT #          | COLOR                         |
| FORMED MTL.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



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



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



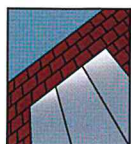
1  
A201  
EXTERIOR ELEVATION  
1/8" = 1'-0"

PROGRESS PRINT NOT FOR CONSTRUCTION (7/10/19)



# YES 45 TU

Thermally Broken, Center Set Storefront System



## STOREFRONT SYSTEM

### Product Description

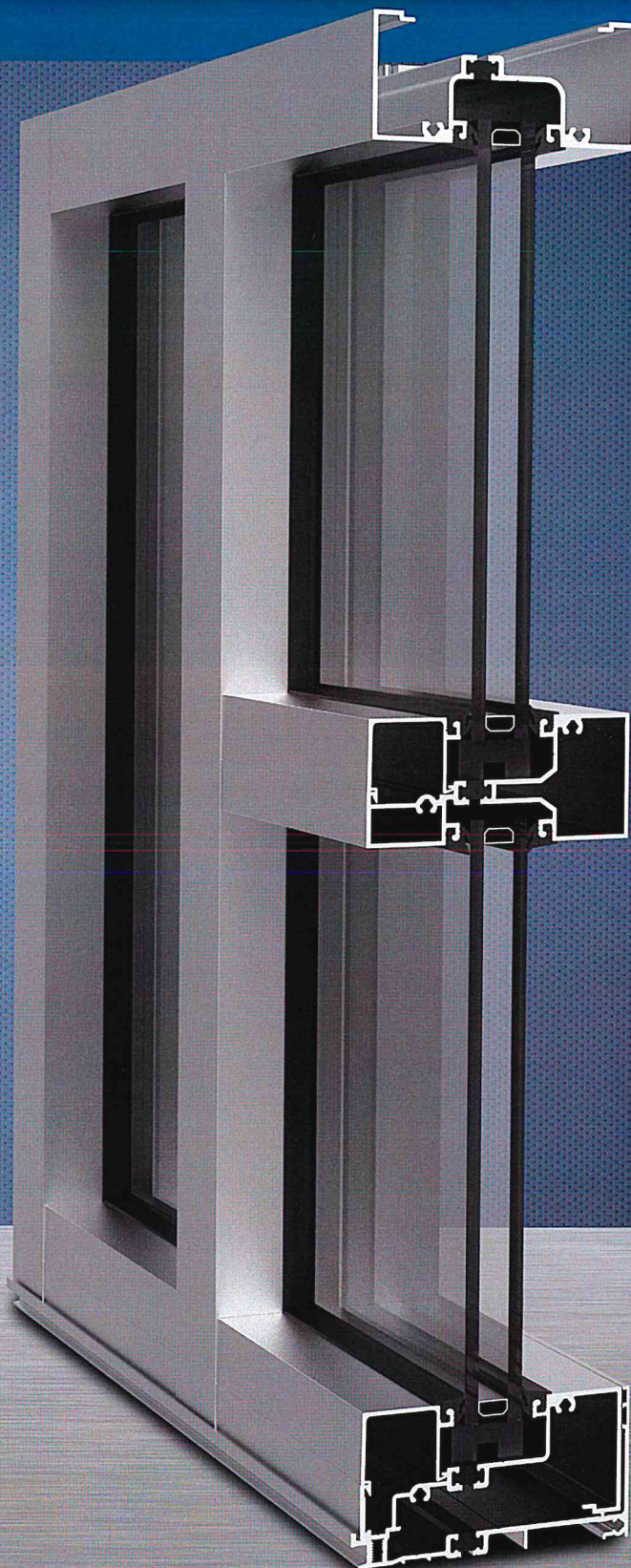
The YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining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

### Product Options & Features

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



Quality  
inspires®







---

**\*\*\*\* PERFORMANCE DATA \*\*\*\***

---

**INSULATING PERFORMANCE DATA**

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

**Transmittance**

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

\* UltraViolet defined as 300 to 380 nanometers(nm)

**Reflectance**

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

**U-Value**

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

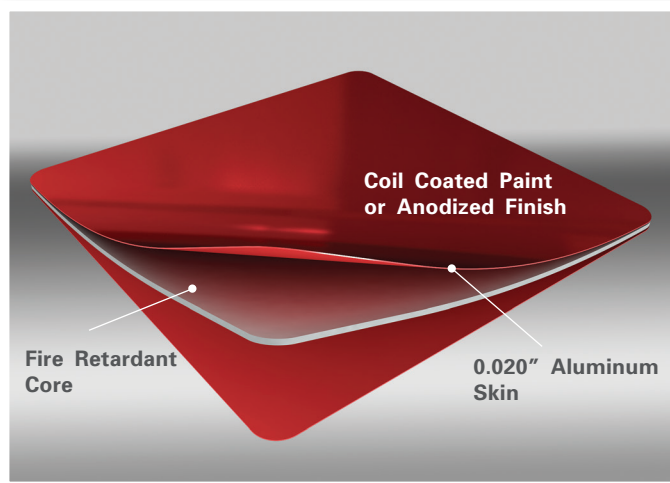
|                           |      |
|---------------------------|------|
| Shading Coefficient: (SC) | 0.25 |
| Solar Factor (SHGC):      | 0.22 |

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

**\*\*\*\* Centerpane Values**

|                                      |
|--------------------------------------|
| <b>****Calculated using Window 7</b> |
|--------------------------------------|





## ALUCOBOND® Plus

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

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

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

## PRODUCT DESCRIPTION

### Material Composition

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

### Sheet Widths

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

### Sheet Lengths

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

### Minimum Bending Radius

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

## FIRE TESTING

### Wall Assembly Fire Performance Tests

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

## TECHNICAL SUMMARY

### Temperature Resistance

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

### Technical Properties

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

### Sustainability Design

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



### Accepted Code Evaluation Reports

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

## MANUFACTURING

### Manufacturing Location

ALUCOBOND Plus is currently manufactured in Benton, Kentucky USA

To download PDF or AutoCAD details and specifications, visit our website at [www.alucobondusa.com](http://www.alucobondusa.com).

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# **Superior** Series 500 Pipe Aluminum Railing

*Meets OSHA, ADA, and ICC Safety Criteria*

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

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

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

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

## **Concealed Fasteners**

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



## **Handrail**

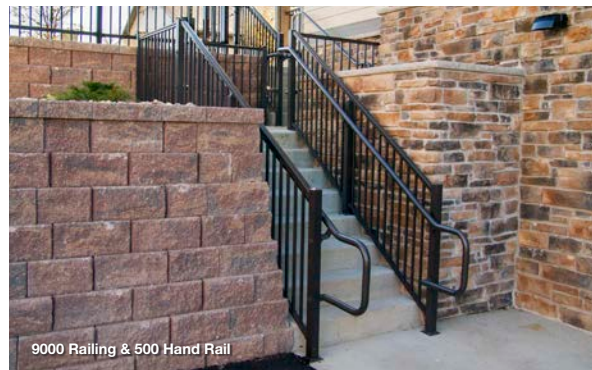
In addition to a guardrail system, Series 500 Pipe Railing can also be used in handrail applications. Pipe handrail can be directly mounted on walls, stairways, or other barriers. Additionally, handrail can be mounted to Superior Pipe Picket, Heavy-Duty, Cable, and Architectural Railing.

## **Series 500 Applications**

A sampling of the numerous applications available



500 Pipe Rail



9000 Railing & 500 Hand Rail



500 Pipe Rail

### **Municipal Settings**

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



### **Athletic Venues**

As handrail, guardrail, or both!



### **Commercial Buildings**

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



### **Multi-Family Buildings**

Apartments, condos, hotels, motels, etc.





# Anchor-Tite

## Standard Fascia

Fully Adhered or Mechanically  
Attached Single-Ply Version

### The Best of the Best

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

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



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

#### High Quality

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

#### Affordable

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

#### Easy Installation

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

#### Versions

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



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

**800-558-2162**  
[www.metalera.com](http://www.metalera.com)



CRI > 90 AULA

3500 K LED 7.1W / 798lm / 350mA ◇

260mm | 10"-1/4 6 318 14 811 950 ◇  
22 ◇ = G-W

600mm | 23"-5/8 6 318 17 811 950  
4.0 ◇ = G-W

3000 K LED 7.1W / 774lm / 350mA ◇

260mm | 10"-1/4 6 318 14 811 930 ◇  
22 ◇ = G-W

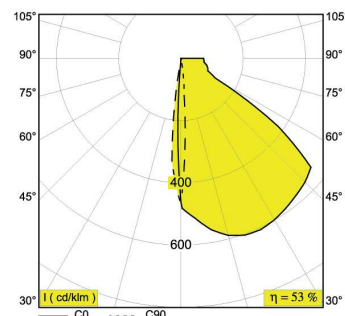
600mm | 23"-5/8 6 318 17 811 930  
4.0 ◇ = G-W

INCL. 1 x CABLE 3 x 18 AWG 6'  
120V / 60Hz

IP55 WET

OPTIONS

JUNCTION BOX  
IP67 CONNECTOR 3P  
PIN 15



<sup>(1)</sup>Values based on 3000K Standard finish

### Application

Floor surface mounted  
For indoor & outdoor use

### Color Finish

G-W - Grey brown - White

### Light Source

One 7,1W LED module included

### Delivered Lumens

412lm at 3000K<sup>(1)</sup>

425lm at 3500K<sup>(1)</sup>

### Power Supply

120V / 60Hz / 350mA constant current power supply included

### Specification features

Powder coated corrosion protected aluminum housing

Provided with a 6' SJ00W cable

Suitable for wet locations

Dust-protected

Protected against water jets IP55

Weight:

**AULA 26 LED**

2,2lbs - 1kg

**AULA 60 LED**

4,0lbs 1,8kg

### Dimensions

**AULA 26 LED**

Height:

260mm = 10"-1/4

Width:

130mm = 5"-1/8

Length:

93mm = 3"-11/16

**AULA 60 LED**

Height:

600mm = 23"-5/8

Width:

130mm = 5"-1/8

Length:

93mm = 3"-11/16

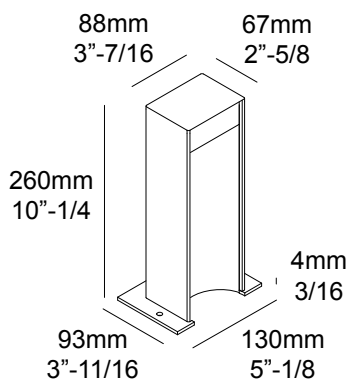
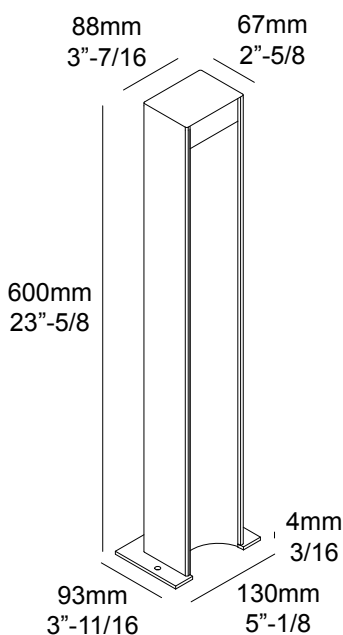
### PROJECT INFO

Date

Client

Project Name

Type/Quantity







# WSQ LED

## Architectural Wall Sconce



Inverted available with  
WLU option only.

### Specifications

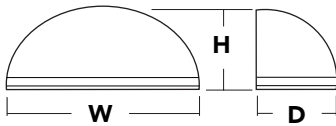
#### Luminaire

**Height:** 9-3/8"  
(23.8 cm)

**Width:** 18"  
(45.7 cm)

**Depth:** 9"  
(22.8 cm)

**Weight:** 17 lbs  
(7.7 kg)

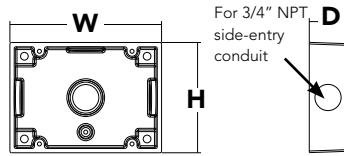


#### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

### Ordering Information

**EXAMPLE:** WSQ LED P2 40K SR3 MVOLT DDBTXD

| WSQ LED |                      |                   |                                            |                                                              |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                |
|---------|----------------------|-------------------|--------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Series  | Performance Package  | Color Temperature | Distribution                               | Voltage                                                      | Mounting                                                                                                                   | Options                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Finish (required)                                                                                                                                                                                                                              |
| WSQ LED | P1<br>P2<br>P3<br>P4 | 30K<br>40K<br>50K | SR2 Type II<br>SR3 Type III<br>SR4 Type IV | MVOLT <sup>1</sup><br>120<br>208<br>240<br>277<br>347<br>480 | <b>Shipped included</b><br>(blank) Surface mount<br><b>Shipped separately</b> <sup>2</sup><br>BBW Surface-mounted back box | <b>Shipped installed</b><br>PE Photoelectric cell, button type <sup>2,3</sup><br>SF Single fuse (120, 277, 347V) <sup>4</sup><br>DF Double fuse (208, 240, 480V) <sup>4</sup><br>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)<br>E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C) <sup>5</sup><br>E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C) <sup>5</sup><br>WLU Wet location door for up orientation <sup>6</sup><br>PIR Motion/ambient light sensor <sup>7</sup><br>DS Dual switching <sup>8</sup><br>SPD Separate Surge Protection <sup>9</sup><br><b>Shipped separately</b><br>VG Vandal guard<br>WG Wire guard | DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White<br>DSSXD Sandstone<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum<br>DWHGXD Textured white<br>DSSTXD Textured sandstone |

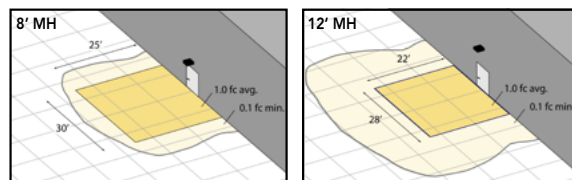
### Emergency Battery Operation

The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC  
10' x 10' Gridlines  
8' and 12' Mounting Height



#### NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Not available with 480V option.
- 3 PE option is voltage specific.
- 4 Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options.
- 5 Not available with 347V or 480V. Not available with WLU.
- 6 WLU not available with PIR, E20WC or E10WH.
- 7 See PIR Table for default settings.
- 8 Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
- 9 See electrical section on page 2 for more details.



Commercial Outdoor

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WSQ-LED  
Rev. 04/22/19

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

| Performance Package | System Watts (MVOLT) | Dist. Type | 30K (3000K, 70CRI) |     | 40K (4000K, 70CRI) |     | 50K (5000K, 70CRI) |     |
|---------------------|----------------------|------------|--------------------|-----|--------------------|-----|--------------------|-----|
|                     |                      |            | Lumens             | LPW | Lumens             | LPW | Lumens             | LPW |
| P1                  | 20W                  | SR2        | 2,111              | 108 | 2,251              | 115 | 2,305              | 118 |
|                     |                      | SR3        | 2,104              | 108 | 2,244              | 115 | 2,298              | 117 |
|                     |                      | SR4        | 2,053              | 105 | 2,189              | 112 | 2,242              | 115 |
| P2                  | 29W                  | SR2        | 2,943              | 101 | 3,139              | 108 | 3,214              | 110 |
|                     |                      | SR3        | 2,934              | 101 | 3,129              | 107 | 3,204              | 110 |
|                     |                      | SR4        | 2,863              | 98  | 3,053              | 105 | 3,126              | 107 |
| P3                  | 40W                  | SR2        | 4,500              | 114 | 4,799              | 122 | 4,913              | 125 |
|                     |                      | SR3        | 4,486              | 114 | 4,784              | 122 | 4,898              | 125 |
|                     |                      | SR4        | 4,377              | 111 | 4,667              | 119 | 4,779              | 122 |
| P4                  | 61W                  | SR2        | 6,159              | 102 | 6,567              | 108 | 6,724              | 111 |
|                     |                      | SR3        | 6,139              | 101 | 6,547              | 108 | 6,703              | 110 |
|                     |                      | SR4        | 5,991              | 99  | 6,388              | 105 | 6,541              | 108 |

### Motion/Ambient Sensor Default Settings

|      | Dimmed State    | High Level (when triggered) | Photocell Operation | Ramp-up Time | Dwell Time | Ramp-down Time |
|------|-----------------|-----------------------------|---------------------|--------------|------------|----------------|
| *PIR | 3V (37%) Output | 10V (100%) Output           | Enabled @ 5FC       | 3 sec        | 5 min      | 5 min          |

\*PIR USES SFOD 7

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient     |             | Normalized Lumen Multiplier |
|-------------|-------------|-----------------------------|
| 0°C         | 32°F        | 1.05                        |
| 10°C        | 50°F        | 1.03                        |
| 20°C        | 68°F        | 1.01                        |
| <b>25°C</b> | <b>77°F</b> | <b>1.00</b>                 |
| 30°C        | 86°F        | 0.99                        |
| 40°C        | 104°F       | 0.97                        |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0 | 25000 | 50000 | 100000 | L90    |
|--------------------------|---|-------|-------|--------|--------|
| Lumen Maintenance Factor | 1 | 0.96  | 0.95  | 0.92   | >60000 |

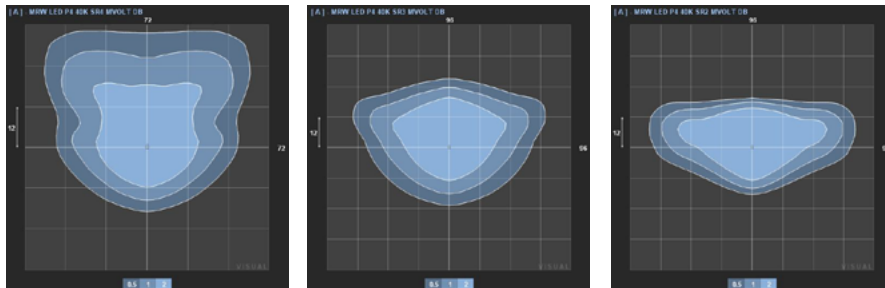
### Electrical Load

| Power Package | System Watts | Current (A) |      |      |      |      |      |
|---------------|--------------|-------------|------|------|------|------|------|
|               |              | 120V        | 208V | 240V | 277V | 347V | 480V |
| P1            | 20W          | 0.17        | 0.10 | 0.09 | 0.08 | 0.06 | 0.05 |
| P2            | 29W          | 0.26        | 0.15 | 0.13 | 0.12 | 0.09 | 0.07 |
| P3            | 40W          | 0.37        | 0.21 | 0.18 | 0.16 | 0.13 | 0.09 |
| P4            | 61W          | 0.59        | 0.33 | 0.18 | 0.25 | 0.19 | 0.14 |

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WSQ LED homepage](#).

Isfootcandle plots for the WSQ LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The classic architectural shape of the WSQ LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSQ LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

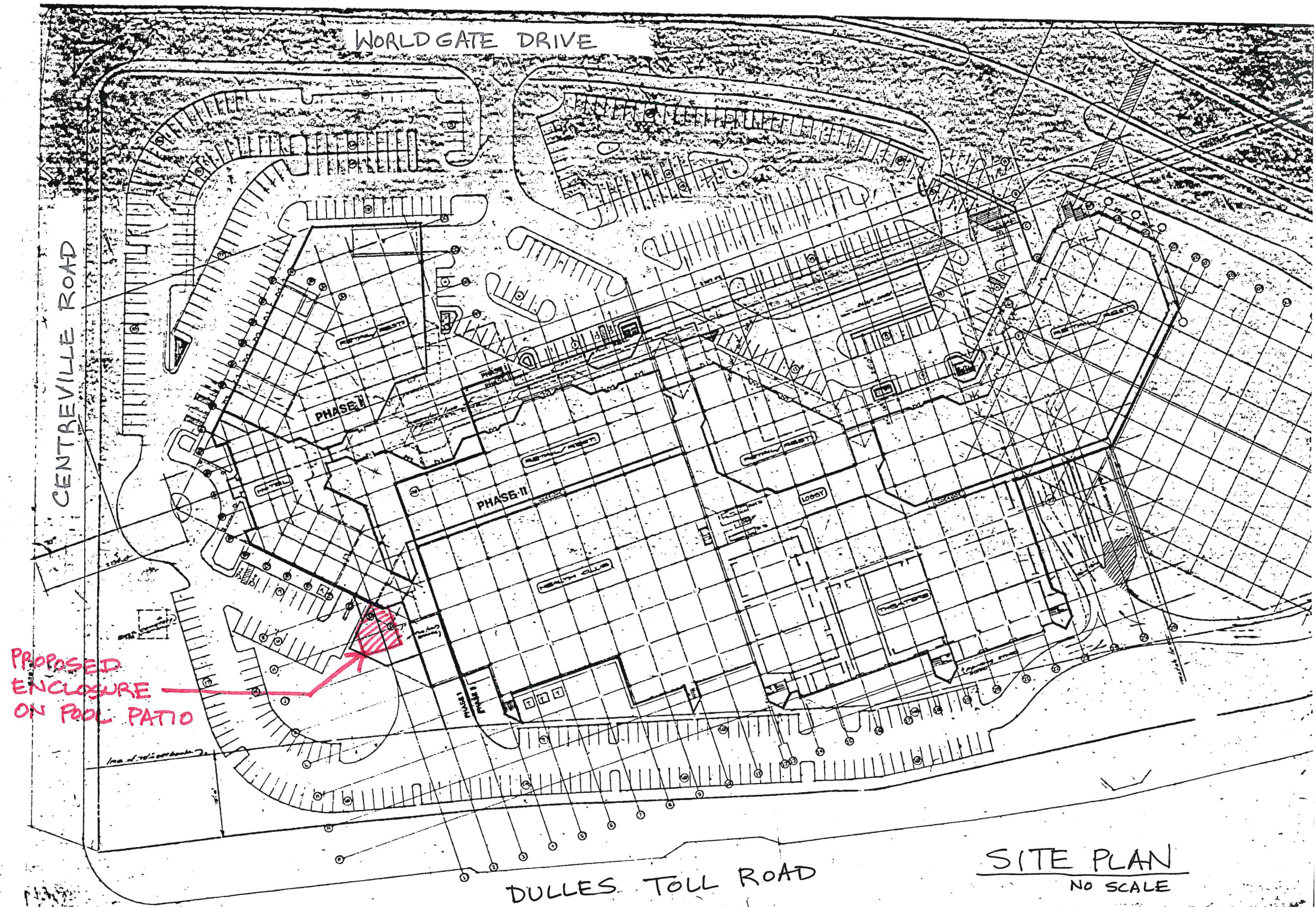


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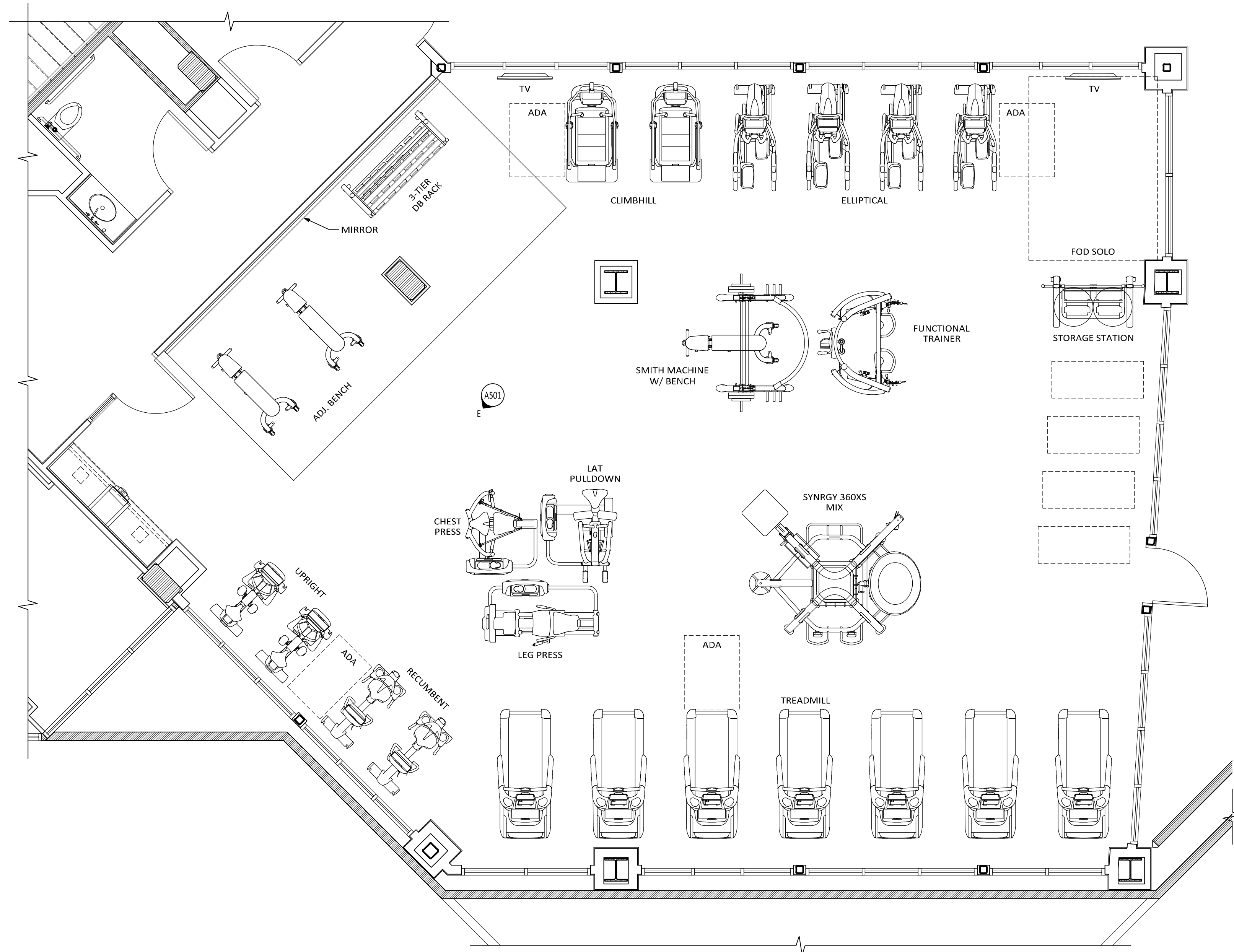
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WSQ-LED  
Rev. 04/22/19



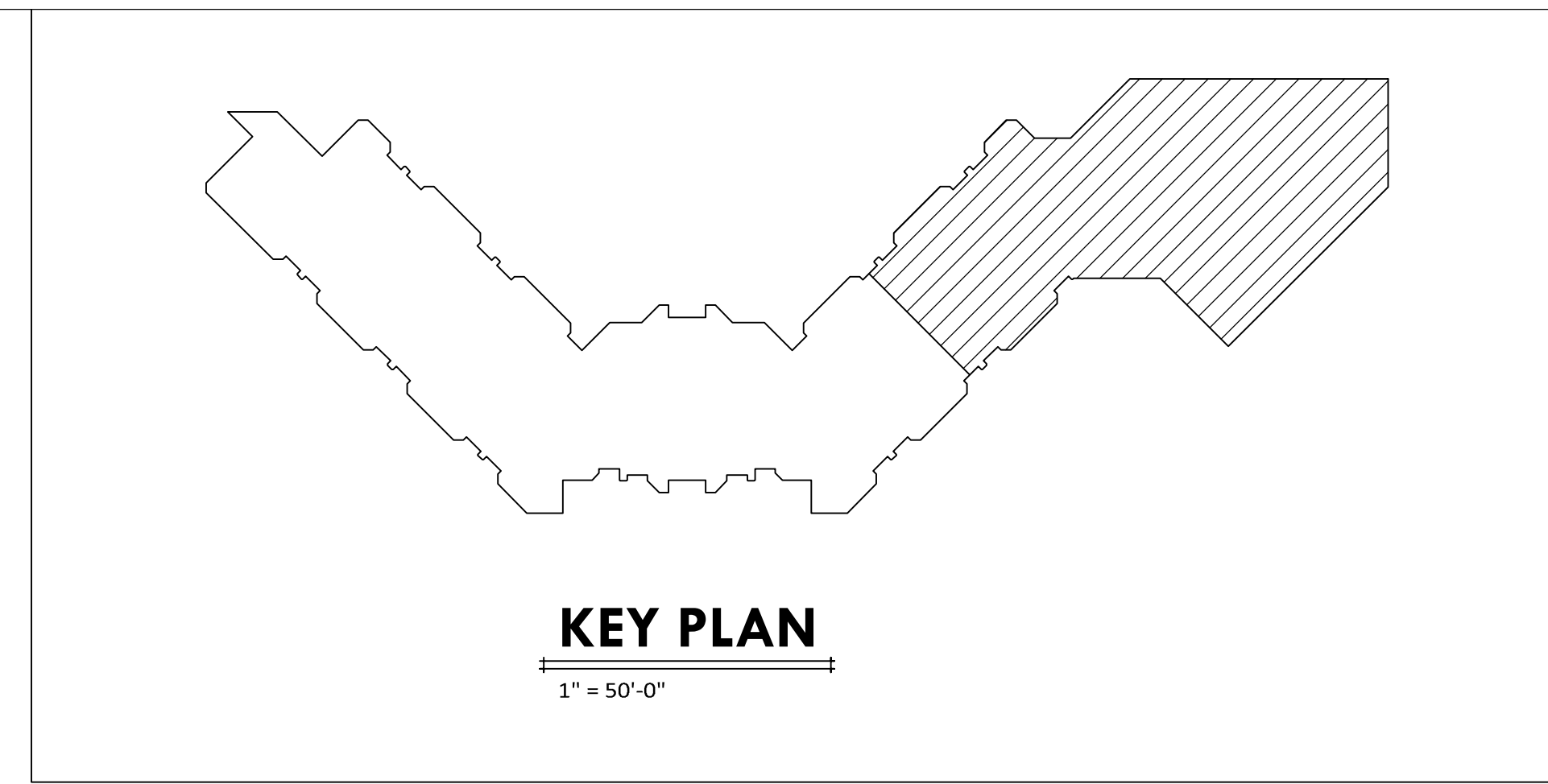






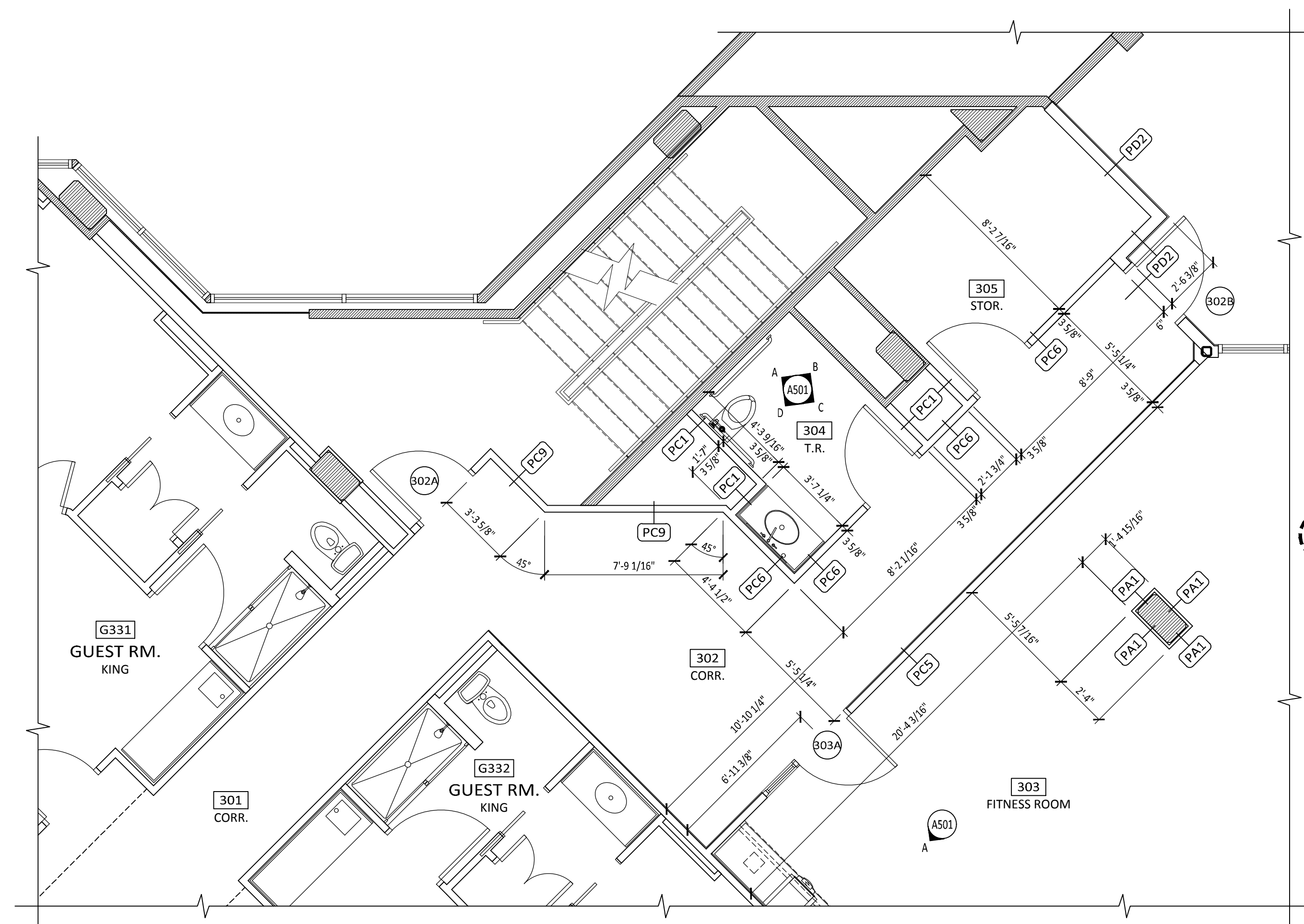
FITNESS ROOM LAYOUT

1/4" = 1'-0"



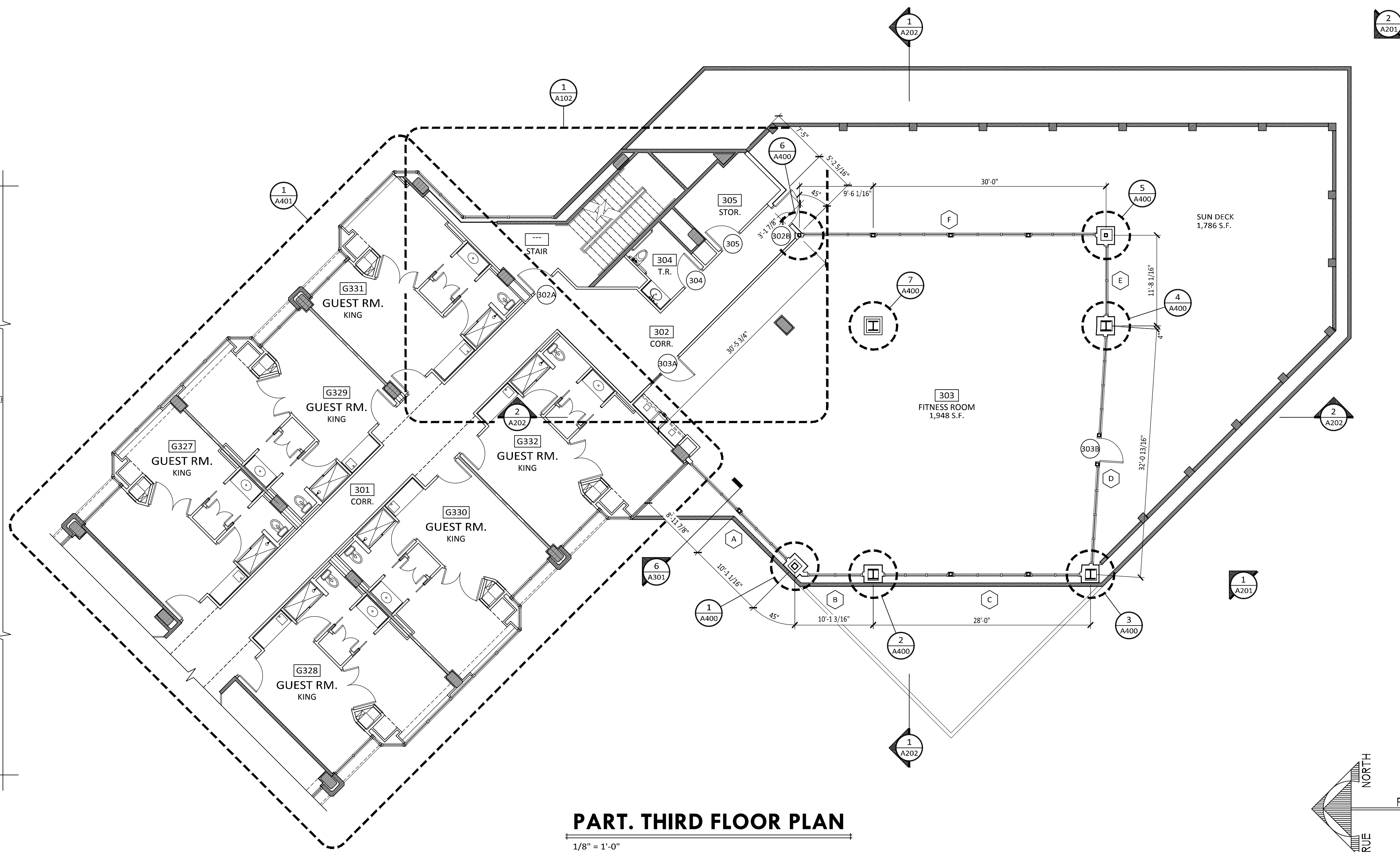
KEY PLAN

1" = 50'-0"



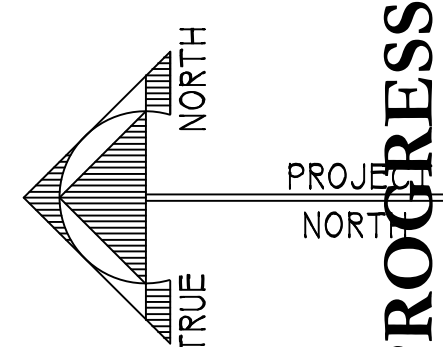
ENLARGED FLOOR PLAN

1/4" = 1'-0"



PART. THIRD FLOOR PLAN

1/8" = 1'-0"



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Drawn: S. Dobbins  
Checked:

Revisions:

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Marriott Suites

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Drawing Title:  
PART. THIRD FLOOR PLAN

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