

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
AUGUST 5, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-017**, to consider an application to install one new tenant business wall sign on the multi-tenant commercial building located at 1106 Herndon Parkway, Herndon, Virginia, located at the northwest corner of the intersection of Herndon Parkway and Elden Street and further identified as Fairfax County Tax Map 0161-02-0014. The property is zoned CS, Commercial Services, and consists of 158,086 square feet of land. Owner/Applicant: Sovran Limited Company, c/o Kim Helter, SugarOak Management Services, LLC. Applicant's Representative/Agent: Anthony Bashorun, Signarama. ***Continued from the July 15, 2020 ARB Public Hearing.***
3. **APPLICATION FOR A FREESTANDING SIGN, ARB #20-019**, to consider an application to install a new freestanding sign on the commercial property located at 1051 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Alabama Drive and the intersection of Elden Street and Sterling Road/Locust Street, and further identified as Fairfax County Tax Map 0161-02-0023. The property is zoned CS, Commercial Services, and consists of 33,408 square feet of land. Owner/Applicant: Amed Investment LLC c/o Yusuf Mehmetoglu. Applicant's Representative/Agent: Anthony Bashorun, Signarama.

DISCUSSIONS

4. **Fairbrook Mixed Use Development – Building and Landscape Architecture Review:** Board discussion item regarding the design of a future mixed-use development near the Herndon Transit-Oriented Core (HTOC), which is the subject of a formal Special Exception application currently under review.
5. **Spring Park Place – Building and Site Design Review:** Board discussion item regarding the design of various site and building improvements and additions being contemplated to revitalize the entire site.

COMMENTS

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

ADJOURNMENT



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: July 31, 2020

Subject: August 2020 ARB Work Session Case Update, ARB #20-017 1106 Herndon Parkway

This memo serves as an update for the referenced ARB case scheduled for the August 5, 2020 Work Session and the August 19, 2020 ARB Public Hearing.

As stated in the last staff memo for ARB #20-017 published on July 10, 2020 and as discussed at the public hearing on July 15, 2020, staff found that the sign did not meet the requirements of the sign ordinance and the Board found the design of the lettering to be confusing. The issues were as follows:

1. Design, materials and assembly of the "& Sushi" sign text;
 - a. The updated design information appears to create a cabinet sign that does not comply with Zoning Ordinance Section 78-140.4. - *Prohibited signs*
2. Design, materials and assembly of the logo/symbol feature(s).
 - a. The updated logo design information appears to create a cabinet sign that does not comply with Zoning Ordinance Section 78-140.4. - *Prohibited signs*;
 - b. The updated design has a written description of what the logo is to represent, 'fork and knife' but the design does not appear to represent the description.
3. Design and specification for internal illumination of all sign components.
 - a. The updated design has a written description of internal illumination but does not specify in drawing or design detail how the internal illumination is assembled within the channel letters.
4. Board comments on the "E" in sign design that appeared to be confused with an "F" were not addressed in the updated design submission materials.

Due to the non-compliant cabinet sign components identified in the revised submission materials in July 2020, the Board could not act upon this case until zoning compliance was achieved. The case was subsequently continued to the August 19, 2020 public hearing to address the noted design issues.

Since the work session, the applicant has submitted a revised design that addresses the zoning compliance issue by removing the cabinet sign features, specifically the logo and "& Sushi" cabinets, as well as removing all exposed raceway transformers. All letters are now proposed to be flush mounted to the exterior fascia of the sign panel and internally illuminated. The "& Sushi" is now proposed to be 9" tall, 5" deep channel letters with 1" trim caps and a translucent faces with translucent vinyl coverings so that this sign component illuminates red at night and appears red during the day as the rest of the sign.

However, staff finds that the revisions do not address the previous design issue raised by the Board, namely the design of the “E”. Staff has also determined that if the “E” design is a corporate or business identity component, then it is recommended that the Board be aware of a pre-existing corporate identity already established by the business.

Staff is recommending approval of ARB #20-017 with the following condition:

- 1) The sign design and installation will be in substantial conformance with the revised submission materials, including revised elevations and sign details, submitted by the applicant on or about July 31, 2020.**

Attachment:

1. E-Saan Thai and Sushi Revised Sign Design

Proposed Sign

F-SAAN THAI
& SUSHI

Dance Shop



257 in

106.85 in

E-SAAN THAI
& SUSHI

14.5 in

9 in

26.82 in

168 in

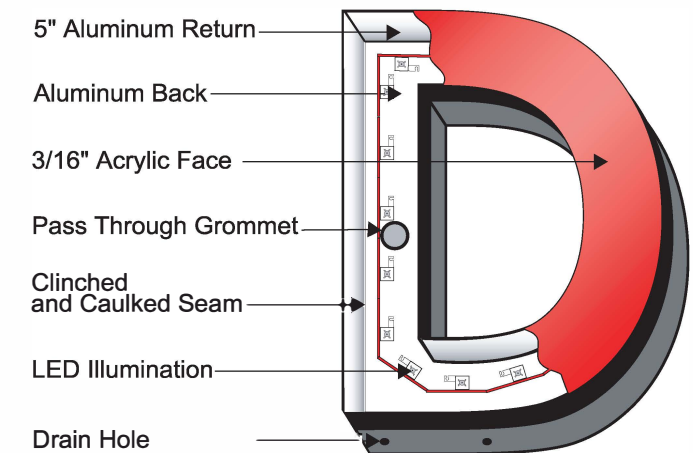
140 in

Scale 1/2" = 1'

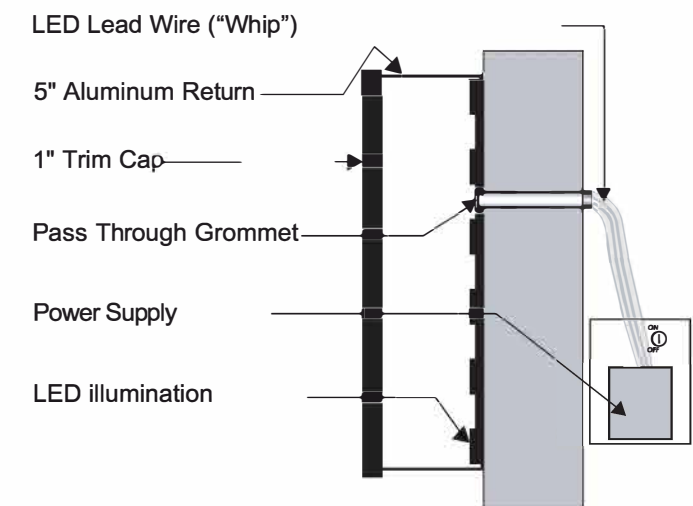


Front Lit Channel Letters
 Face: 3/16" Translucent Red Acrylic
 Internal red LED illumination
 .040 aluminum returns, 5" depth-painted black
 1" Black trimcap
 Mount: Flush to facade

Front Lit Channel Letters



FRONT VIEW



SIDE VIEW FLUSH MOUNT

Case Number & Type: ARB #20-019; Freestanding sign
Case Summary: Install new freestanding sign for an existing business
Case Location: 1051 Elden Street

Location Map



Property Information

Owner / Applicant:	Amed Investment, LLC c/o Yusuf Mehmetoglu		
Representative:	Anthony Bashorun, Signarama		
Business/Organization:	District Floor Depot		
Property Use:	Commercial		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	North: CS, Commercial Services South: CS, Commercial Services	East: R-10, Residential, Single Family West: CS, Commercial Services	
Associated Cases:	TP #R-18-13; ARB #20-09		
Building Type(s):	Multi-story commercial	Date of Construction:	1959
Architectural Style(s):	Miesian, atypical suburban commercial / office expression		

Exterior Material(s):	Composite – Central glass curtain wall on entry, brick exterior wings with ribbon windows
Neighborhood Design Profile:	Existing commercial and office uses

Case Details

Case Description:

The applicant is proposing to install a new freestanding, monument sign on the subject property to identify the existing business, District Floor Depot. The sign is to be located on the southwest corner of the site, presumably on the footprint of a previous freestanding sign base in that location. The overall dimension of the sign and base are to be 5' tall by 8'-4" long by 1' – 2" wide at the base. The sign base will be 1'-3" tall and will consist of a molded polystyrene core structure attached to two steel pipes mounted in subgrade footing. The attachment method of the molded polystyrene core is not specified in the application, but the molded polystyrene core will have a Polyarmor® Impact Resistant Hard Coat Finish. On top of this coating, an aggregated acrylic finish with a hand-painted *faux* brick pattern is proposed. However, a separate design drawing sheet in the submission specifies a synthetic stucco faux brick finish.

The overall dimensions of the sign panel on top of the sign base will be 3'-8" tall by 8'-0" long by 8" wide and constructed of a 0.063" thick aluminum form. The sign will have three field colors, white, brown (PMC 1545C brown) and blue (PMS 286C blue) using the corporate color scheme on the aluminum sign face. It is not clear as to how these colors will be applied to the sign panel(s). In the white field, three equidistant stars will be routed out of the aluminum sign panel with a translucent white acrylic backer panel and a translucent red (PMS 185C red) vinyl covering so that the stars will illuminate red at night and appear red during the day. On the brown field, the '*District Floor Depot*' letters will be routed out of the aluminum panel in two lines of text in all capital letters with a translucent white acrylic backer panel so that the letters illuminate white at night and appear white during the day. The bottom blue field will have the '*Quality Hardwood Discounters*' letters routed out of the aluminum panel in a single line of capital and lower-case letters with a translucent white acrylic backer panel so that the letters illuminate white at night and appear white during the day. The sign will be internally illuminated using an internal array of white LED lights with power supplied through an exterior mounted electrical conduit attached to the sign base.

Using the method for calculating the freestanding sign area as found in the Town's Zoning Ordinance, the sign will have overall sign area of 29.6 square feet (Attachments #1, #2, and #3).

Resource Background:

This building had been vacant for several years and without signage for some time, though the building has housed several different commercial uses, such as a bank, medical office, accountant's office and insurance office. The last recorded ARB case heard by the Board was in 2001. The recent (minor) site plan approval for TP #R-18-13 permitted minor site improvements to include resurfacing the existing asphalt parking, minor parking signage,

parking striping, and re-aligning parking wheel stops. In addition, the property owner also undertook some minor in-kind replacements of windows and exterior lights that were deemed minor in nature and did not alter the architecture of the building. As noted, this building is an atypical commercial building with uncommon Miesian architectural features, making it one of Herndon's few Mid-Century Modern structures.

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 29.6 square feet of signage on two sign panels to clearly identify the tenant 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 Commercial Services zoning district with a maximum of 50 square feet per sign. In this case, the parcel occupies approximately 43 linear feet of frontage along Elden Street, and thus the maximum sign area for this tenant space is roughly 43 square feet. The proposed signage meets the 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. However, the site plan does not clearly specify the distance from the adjacent right-of-way (ROW). Section 78-140.6 and Section 78-141.4 specify a minimum of 5' from adjacent ROW. This needs to be verified with an updated site plan noting the distance from existing ROW along Elden Street. In addition, Section 78-140.6 specifies a landscaped area 4' around the sign in all directions, which is not specified in the submission and may not be feasible based on the currently proposed sign location, at 2' away from an adjacent property line. Staff finds that this design submission is not compliant with the referenced zoning ordinance section and staff's review is partially inconclusive due to missing information. While the Board may wish to discuss other aspects of this sign design at the work session, the Board may not consider action on this case until these zoning compliance issues are resolved.
3. Staff has several concerns and questions related to the materials, assembly and compatibility of this new proposed sign, which include:
 - a. The submission materials show two different internal structural configurations which needs to be clarified, specifically the two internal structural poles which support the sign base and sign face form(s).
 - b. The Polystyrene structural core and exterior coating is atypical of freestanding sign bases previously considered by the Board. Staff has substantial concerns about the stability and durability of this system. Typically, staff and this Board have reviewed

signs bases with concrete or solid masonry bases with either a solid brick, stone exterior or masonry veneer applied when appropriate to the site and existing architecture.

- c. The painted *faux* brick finish does not appear to attempt to match the design, texture, materials and colors of the commercial structure on the site. One note in the submission also states that a synthetic stucco finish will be applied to the sign base. In either case, staff does not find this compatible with the commercial structure's architecture and brick exterior.
- d. The method of how the color fields of the aluminum sign panels will be applied is not clear in any details or notes in the submission materials. This needs to be clarified in updated submission materials.
- e. The submission details indicate that the power supply is through a rudimentary exposed electrical conduit that is to be somehow attached to the exterior sign base. Staff has questions as to why this exposed electrical conduit cannot be run underneath the sign base and upwards through the internal cavity of the sign to power the internal LED light array. The exposed conduit may appear unsightly to the finished product.
- f. The submission materials do not detail how the sign panel will be attached to either the ambiguous internal structure or the sign base.

While staff finds that the overall design concept uses the existing corporate sign design previously approved for the wall sign through ARB #20-09, the internal structure is ambiguous, the sign base assembly and materials appear inappropriate. In addition, missing detailed information related to the sign color, component attachments and electrical power supply does not allow for a complete staff review.

4. The proposed sign generally does not 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 sign will clearly serve the purpose of identifying the tenant business and clearly uses the corporate design of a previously approved wall sign. Staff also finds that the exterior materials of the sign base appear to be less durable than the prototypical masonry sign bases found throughout town and will appear as a *faux* attempt to be complimentary to the existing architecture of the adjacent commercial building while not achieving the desired end state.

In light of the zoning compliance concerns related to the sign location and required landscaping, staff recommends that the Board, staff and applicant discuss the following alternatives, but not limited to:

- Resubmission of application materials that clarify or provide missing sign design details, and
- Revision of the sign base design, materials and assembly to be more complimentary/compatible to the existing buildings architecture.

Staff Recommendation:

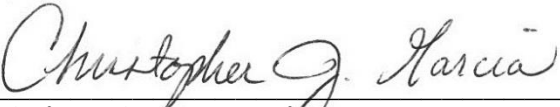
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff is recommending a continuance, in accordance with Alternative #4, to continue to work with the applicant to resolve zoning ordinance compliance issues identified in the staff report, clarify or revise several sign details that are missing or unclear, and find alternative sign design solutions that are complimentary to the buildings unique architectural influences and achieves the business owner's signage needs.

Report Attachments

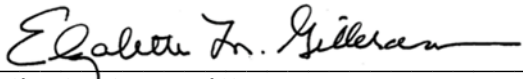
1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Site Plan, Sign Elevations, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

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



Christopher J. Garcia
Community Design Planner



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 © 2018/2019



Town of Herndon
777 Lynn Street
Herndon, VA 20170

Re: District Floor Depot
1051 Elden Street
Herndon, VA 20170

To Whom it May Concern,

We are proposing to install a double-sided illuminated sign cabinet with a faux brick base. The faces of the cabinet will be .063 aluminum and painted the following colors: Blue PMS 286C, Brown PMS 1545C, and Red PMS 185C. The star shapes and all text will be routed out of the aluminum so they will illuminate at night. There will be a 3/16" translucent white acrylic sheet behind the aluminum panel to give the letters their color and allow for illumination. There will be red translucent vinyl on the acrylic backer for the stars. This sign will be internally illuminated with white LEDs. The base is a synthetic stucco with a custom faux brick finish. The sign is to be installed on the right side of the parking lot where an existing post and panel sign stands.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Bashorun'.

Anthony Bashorun
Signarama Herndon

Proposed sign location



Proposed sign location



Proposed sign location





District Floor Depot
1051 Elden Street
Herndon, VA 20170

Proposed Sign Location

1051 Elden Street

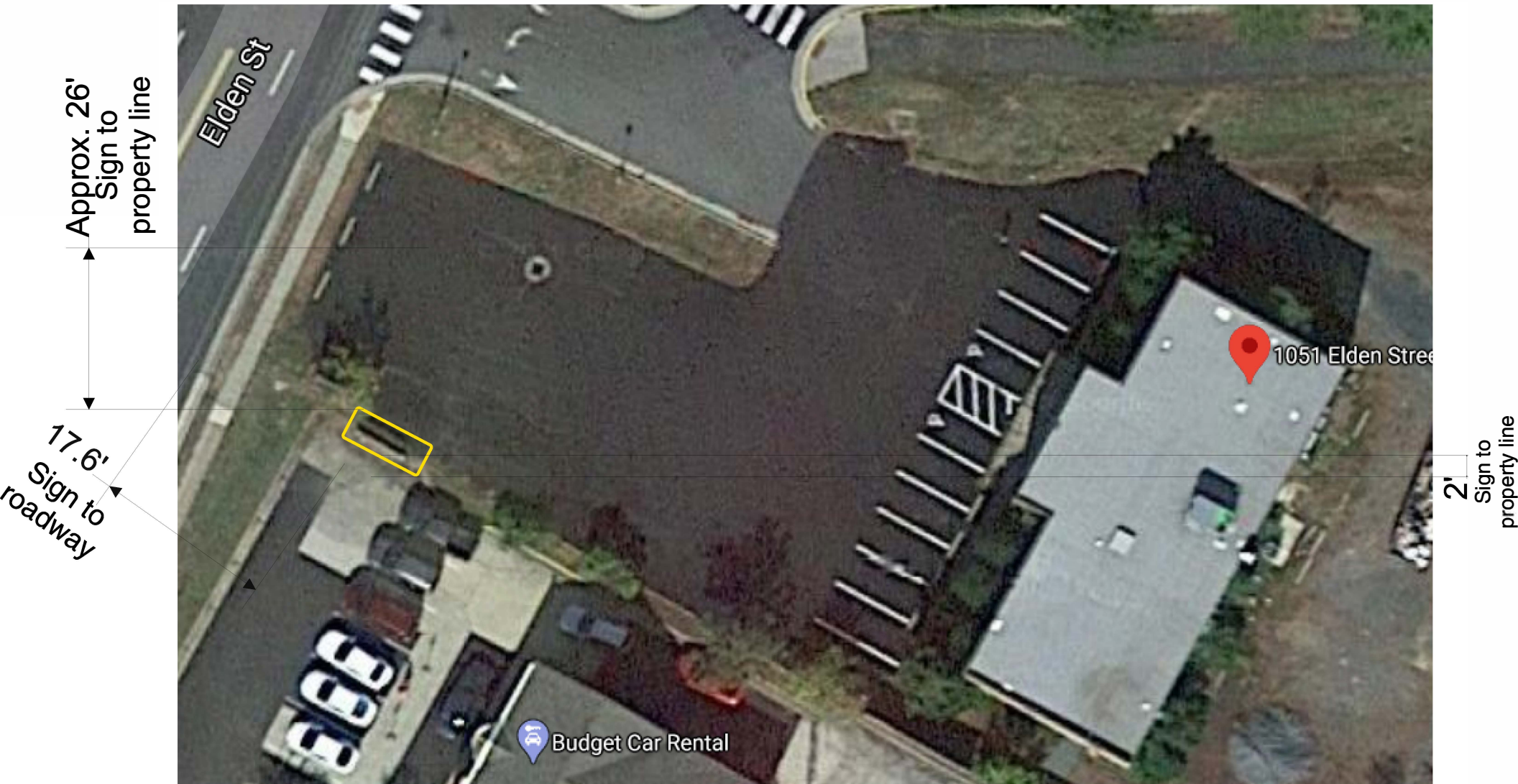
Budget Car Rental

Avis Car Rental

Scale: 1" = 20'

Google

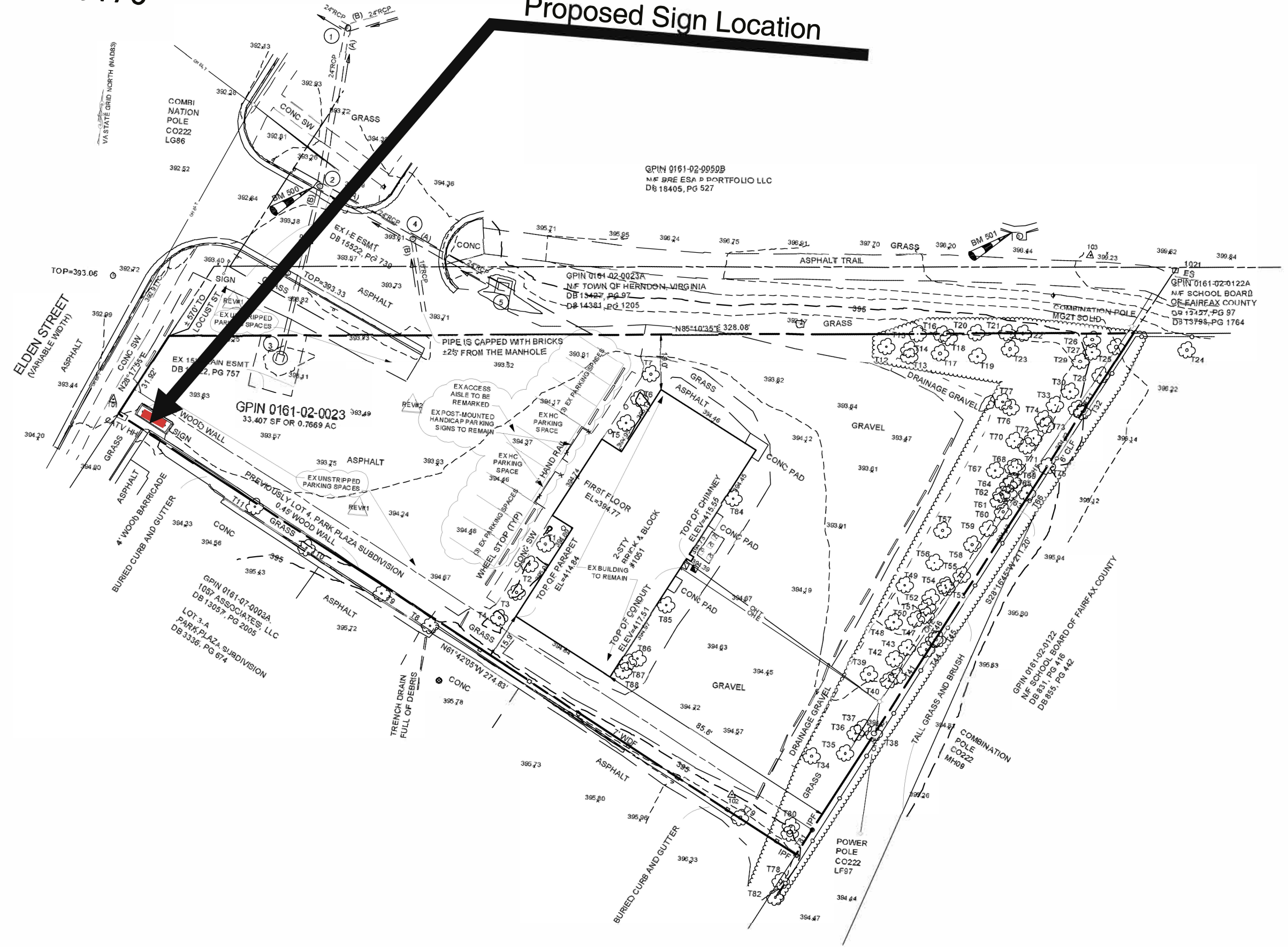
District Floor Depot
1051 Elden Street
Herndon, VA 20170



Scale 1" = 20'

1051 Elden Street
Herndon, VA 20170

Proposed Sign Location



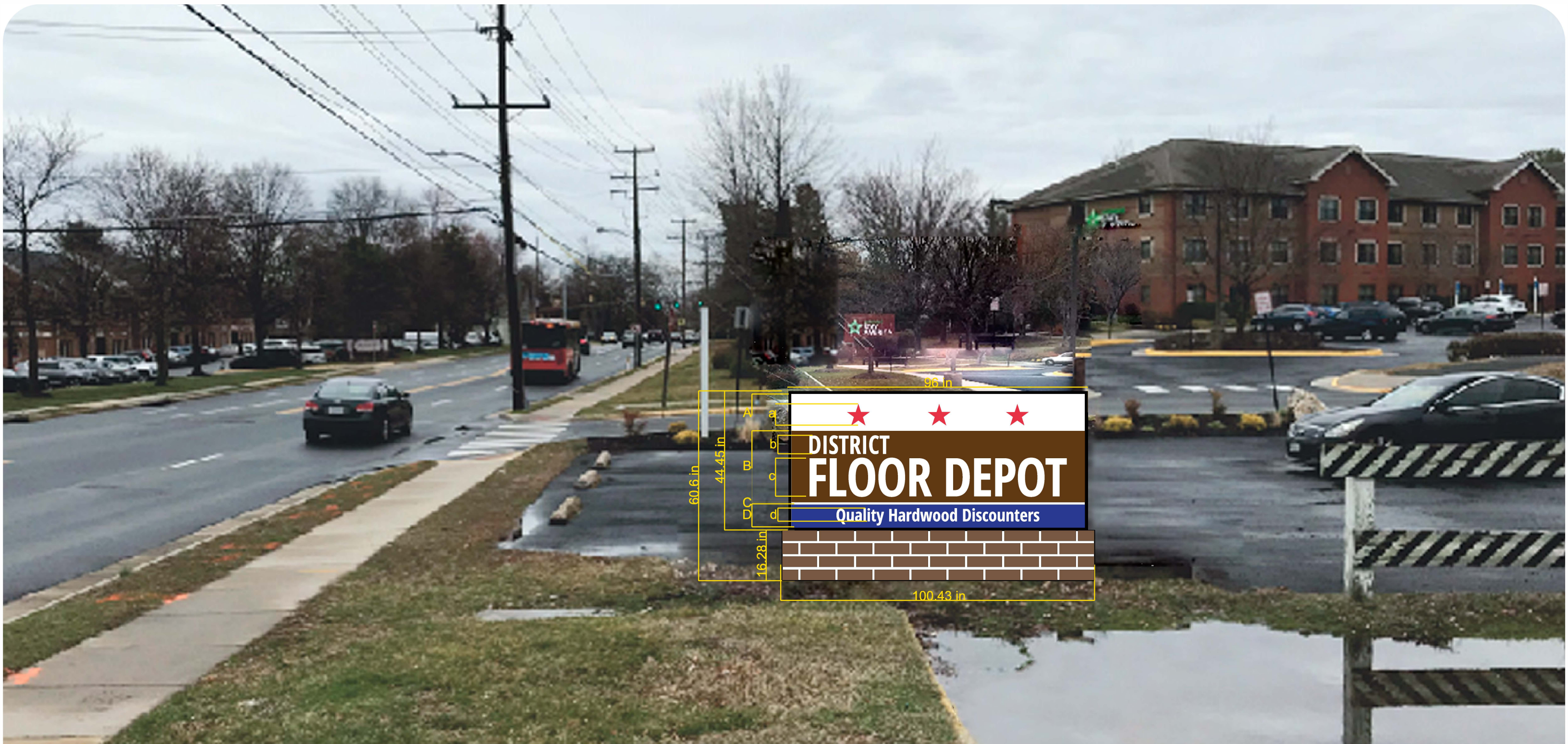
District Floor Depot
1051 Elden Street
Herndon, VA 20170

Proposed Sign



Scale: 2" = 5'

District Floor Depot
1051 Elden Street
Herndon, VA 20170



Area	A	B	C	D
Size	11.725"	22.847"	0.555"	7.354"

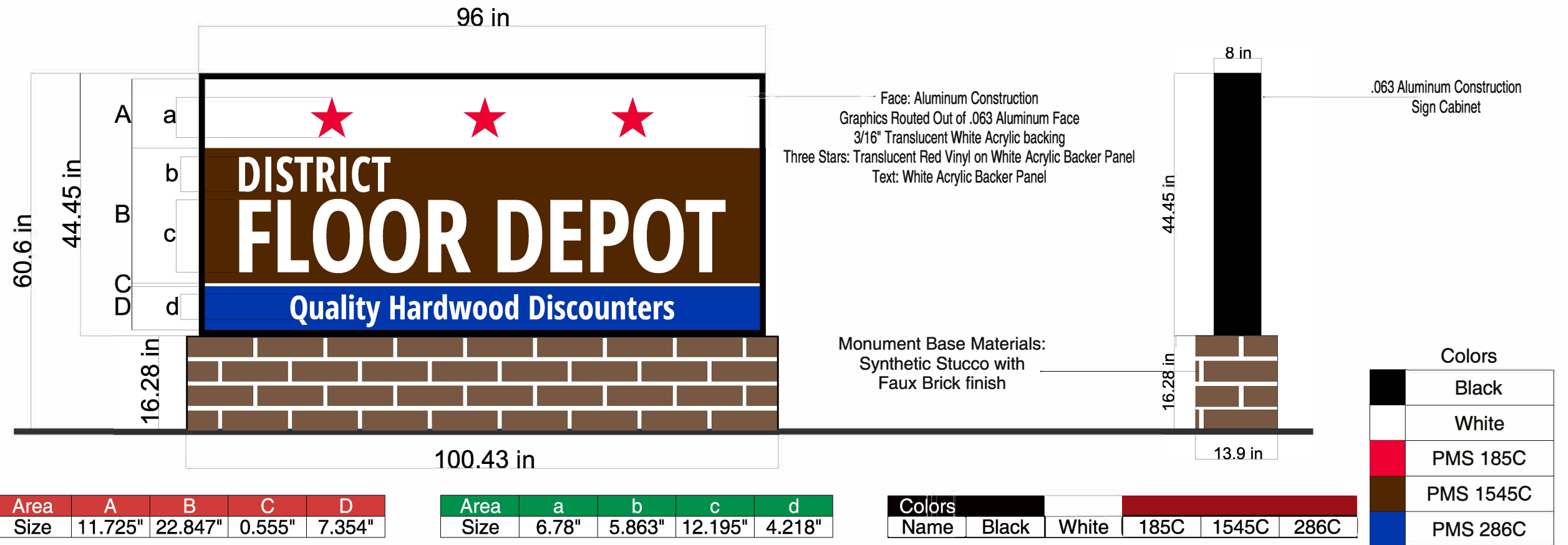
Area	a	b	c	d
Size	6.78"	5.863"	12.195"	4.218"

Scale: 2" = 5'

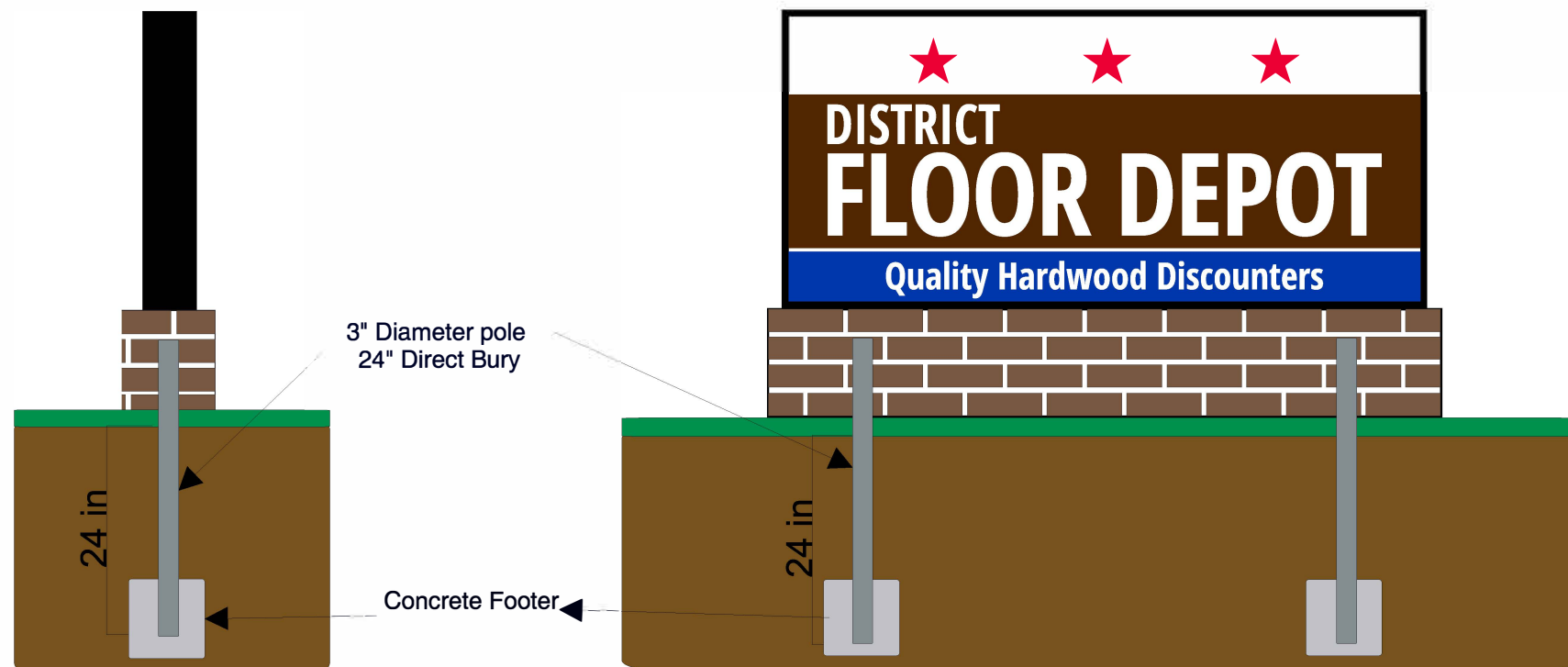
District Floor Depot
1051 Elden Street
Herndon, VA 20170

Front and Back View

Side View

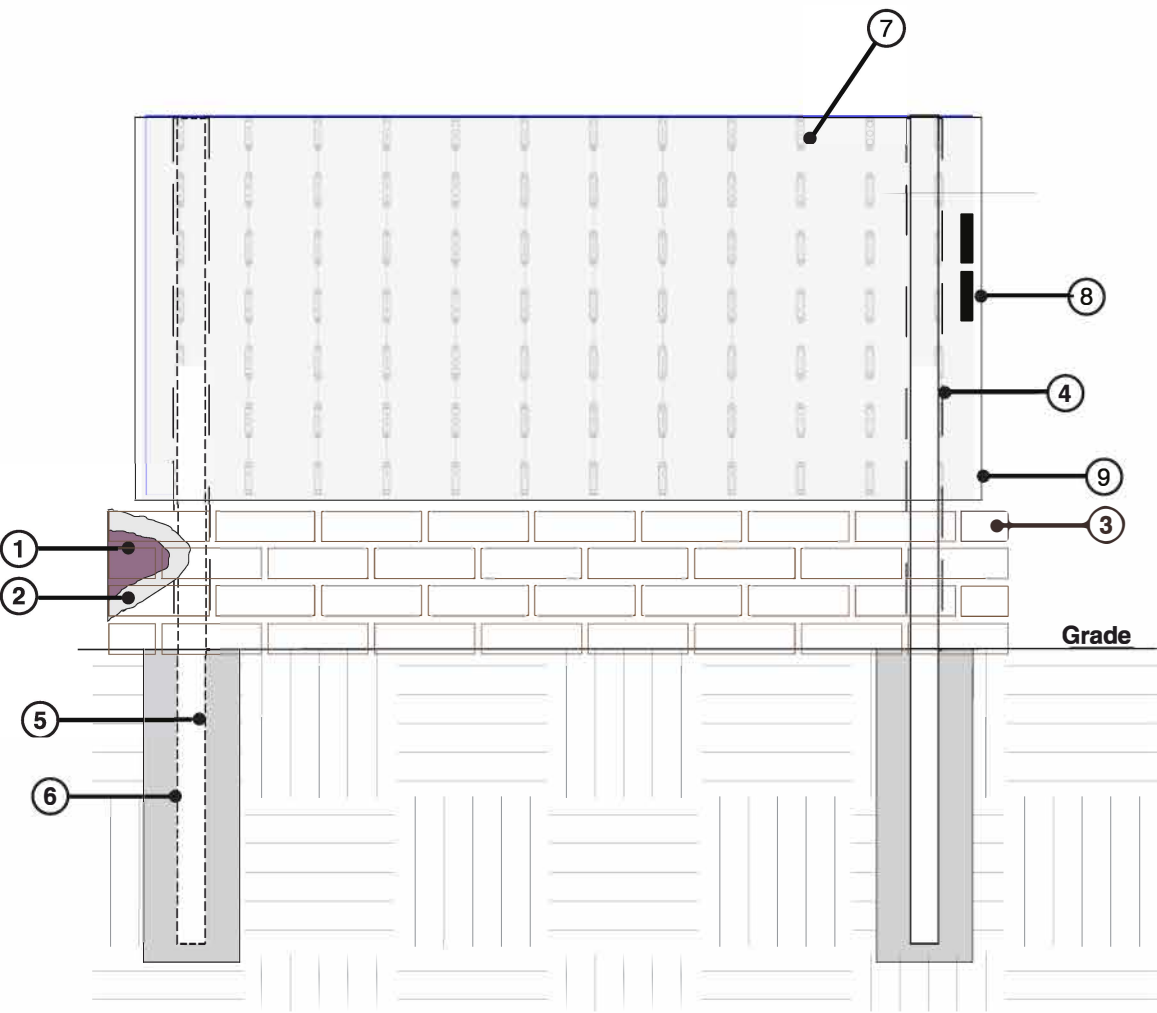


Section View For Mounting Poles

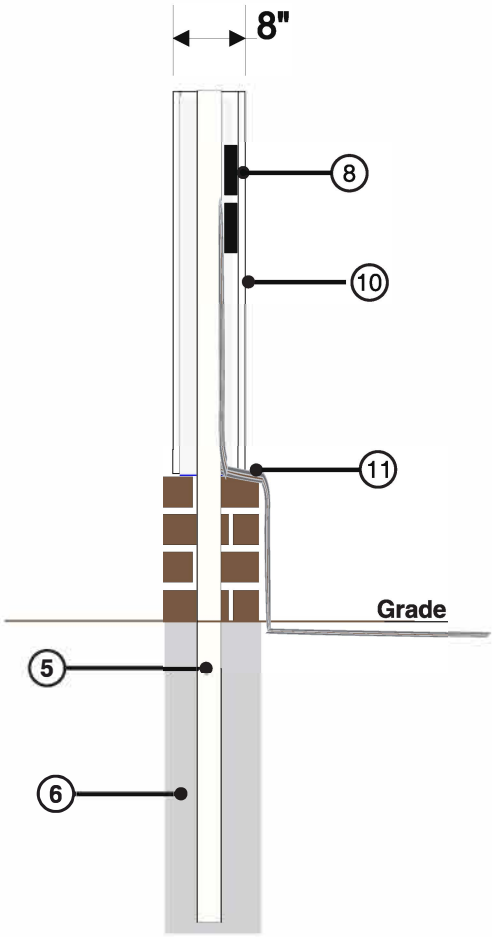


Nightview

District Floor Depot
1051 Elden Street
Herndon, VA 20170



Side View



- ① Core of Structure is Molded Expanded Polystyrene.1# C. F.
- ② Aromatic Fast Cure Poly-Armor Impact Resistant Hard Coat Finish.
- ③ Finished Surface is 100% Aggregated Acrylic. Hand painted faux brick finish
- ④ 3" or 4" Schedule 40 PVC Pipe is Bonded Into Center of Structure.
- ⑤ Steel Pipe is Inserted Upon Installation of Structure on Site with Expanding Polymeric Resin Foam.
- ⑥ Concrete Footing as Required by Local Code. Post Must Typically Extend 2' to 4' Into Concrete.
- ⑦ White LED modules
- ⑧ 12/60 Power supply
- ⑨ Power outlet
- ⑩ .063 Aluminium cabinet with 3/16" White acrylic backer
- ⑪ 1/2" dia. electrical conduit feed by owner's EC

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

DIVISION 4. STANDARDS* _____

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

Sec. 58-96. Design criteria.

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

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

(Code 1992, § 4-16)



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner 
Bryce A. Perry, Deputy Director of Community Development 

Date: August 5, 2020

Subject: Discussion Item – Fairbrook Development Plan Building and Landscape Architecture Review

The following memo offers an initial staff evaluation of the conceptual building and landscape architecture for the above referenced plan. Fairbrook Business Park Associates II, LP and Fairbrook Business Park Associates II, LP have requested a special exception under the Landmark Business Park Overlay – Alternate within the Town's zoning ordinance to allow a mixed use development with office, residential and retail uses on properties roughly bounded by Herndon Parkway, Dulles Toll Road and Fairfax County Parkway and adjacent to the Herndon Transit Oriented Core (HTOC). The existing office building adjacent to the Herndon Parkway will be removed.

The new mixed-use development will include four buildings, totaling 1.5 million square feet of floor area. Structured parking and various site and landscape improvements, to include a stream valley park, are proposed throughout the site. Two of the buildings, *Buildings 1 and 2* are to be high-rise contemporary office buildings located east of Herndon Parkway, north of the Dulles Toll Road, and south of Fairbrook Drive. *Building 3* abuts Herndon Parkway north of Fairbrook Drive. This mixed-use building with residential, retail and service uses will also be adjacent to a public gateway plaza, located at the intersection on Fairview Drive and Herndon Parkway. Surrounded by *Building 3*, but with public pedestrian access off Fairbrook Drive, a large courtyard offers a public landscaped open space as well as private residential amenities, outdoor play space for a potential daycare use, and outdoor seating for future restaurant tenants. An attached parking structure sits at the north east corner of *Building 3* with 2 fully exposed facades and one partially exposed façade. *Building 4* is to be primarily residential and located east of *Buildings 3* with a parking structure on the northwest portion. *Building 4* provides two private at grade courtyards for residential amenities. The courtyards are visible from the extended Fairbrook Drive, south of which is the proposed, naturally wooded, stream valley park. A new private street separating *Building 3* and *Building 4* will be constructed to provide access to residential parking and loading areas. (Attachments #1 and #2)

Review Process

Following review by the ARB, staff and the ARB will draft a report based on the comments expressed by the Board members during the work session. The report from the ARB

conveying comments on the plan's architecture and open space design, will be provided to the Planning Commission for consideration during the Commission's review of the special exception application.

The ARB, though not required, may consider evaluating the proposal's architecture and open space design for compliance with the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core (the Guidelines). While this development is outside the HTOC, the applicant has elected to design the site with these guidelines in mind. As is customary, the Board is also reviewing for adherence to Sec.58-96 of the Herndon Town Code of Ordinances. Staff has not completed a full evaluation of the design and the HTOC design guidelines due to the conceptual nature of this design and missing information discussed later in this memorandum.

Following ARB review and forwarding of formal ARB comments on the architecture and open space components, the Planning Commission will consider the plan, followed by Town Council consideration of the special exception. If approved, the plan would then require (administrative) site plan review proceeded by formal ARB review and action prior to approval of any building permits. At the formal ARB case review, the Board will again evaluate the design based on the applicable design guidelines and sections of the Town Code of Ordinances. While the architecture is still conceptual in form at the Special Exception level, it should be remembered that the concepts proposed will be the core template for the final design and will be instrumental in setting the bar for the future development. Of course, extensive detailed information will be required for the formal ARB review, as is customary for all ARB case reviews.

Staff Comments

Staff offers the following comments related to the submission:

- 1) The office tower garage forms a platform for the towers and rises from the natural environment at its base. A very large presence in the landscape, it will have a powerful visual impact above the stream valley park and from the Fairfax County Parkway. It will amount to a multistory solid wall and close attention must be paid to its surface treatment and exterior materials. The applicant, in their proposed Development Conditions, states: "... The parking structure for Buildings 1 and 2 will be cast-in-place concrete with landscape planters on the top deck, and a mix of stone and precast panels to match the building on exposed exterior vertical surfaces, to represent a balanced mix of natural and man-made materials." Given that this structure is surrounded by natural areas and will be highly visible, staff suggests that the emphasis should be on natural materials versus man-made materials. Rather than a balanced mix of natural and man-made materials, the staff recommends that most of this vast structure should be a stone veneer or possibly a high-quality *faux* stone veneer. The submitted architectural drawings do not provide an image of this garage. It should be noted that images of the garage, and all of the buildings, from all directions will be required at the time of formal ARB review.

- 2) The applicant appears to be utilizing some variation of building and ground surface treatments, varying materials, textures and unit sizes to offset the large forms and building masses and open spaces. Finding ways to break up wall planes and roof lines are also important to manage the large masses of contemporary forms. The perspective drawing on sheet 15 showing the front corner of *Building 3* successfully illustrates building mass that is articulated and more visually appealing due to variations of wall planes and materials and the provision of pedestrian scaled exterior amenities. This concept is less clear, particularly at street level and along streets throughout rest of the proposed development.
- 3) The residential building exteriors appear monotonous. Consideration of different material palettes or design motifs for each building might be a method to add architectural interest to the buildings, which if they function as depicted will be important to the pedestrian experience. It should be noted that this development is highly visible from Dulles Toll Road, Fairfax County Parkway and along the Herndon Parkway. As such it will be a representative symbol or icon of Herndon to regional traffic and a gateway to the HTOC for local traffic. While regional traffic will view it as a composition of up to four visually impactful structures, local traffic and the pedestrian will experience it at a very different level. Roofline variation and sculpting of the elevations of the mixed-use buildings take on a profound importance when this development's diverse impacts are considered.
- 4) In the ARB exhibit (Attachment #2) the applicant has supplied substantive building and landscape architectural drawings that help provide a sense of scale and the sense of contemporary architecture integrated with outdoor amenities and a park-like surrounding landscape. However, there are a few omissions listed below that should be addressed as the project moves forward in its review and which will certainly be vital pieces of information when the project returns to the ARB for its formal review.
 - Building elevation drawings with exterior materials labeled. The provided renderings/drawings are not drawn in elevation and do not label building materials. Several features, such as garages and internal storefronts, are not drawn or depicted. North elevations of *Buildings 1 and 2*, as well as the parking structures, are not contained within the submission.
 - Plan views of landscape features such as plazas and outdoor amenity spaces with materials labeled.
 - Information conveying the appearance of the proposed materials. The drawings, given their scale, cannot effectively portray the actual material color, texture, pattern, and scale. A sheet in the design development package with close-up images of the proposed exterior materials would be a useful supplement to fill this gap in information.
 - Information about the garage podium design including elevations and perspectives.

Given that the drawings are all very illustrative at this stage of design and show only limited viewsheds and snapshots of certain parts of buildings, the types of missing information listed above will be the basis for a thorough formal review by the Architectural Review Board. Staff review typically places an emphasis on variety of exterior materials and textures, ground floor design and pedestrian experience, and articulation of building walls and masses in ways that create pedestrian-friendly places. Further, staff frequently recommends that applicants consider other design concepts such as breaking the large or austere building forms or masses, the use of traditional materials, human scale features, and glass translucency in the designs for new construction and development.

Staff recommends that the ARB consider staff comments carefully in its review commentary and its report to the Planning Commission, while accounting for the current conceptual stage of design for this project.

Thank you.

Attachments:

- 1) Fairbrook Development Plan Applicant Letter
- 2) Fairbrook Development Plan Building and Landscape Design



**WALSH COLUCCI
LUBELEY & WALSH PC**

Elizabeth D. Baker
Senior Land Use Planner
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July 13, 2020

Email and Hand Delivery

Christopher J. Garcia, AICP
Community Design Planner/Deputy Zoning Administrator
Town of Herndon
777 Lynn Street, 2nd Floor
Herndon, Virginia 20172-1427

Re: Fairbrook Park
Architectural Review Board Discussion Item
Tax Map 16-4 ((10)) 5A; 16-4 ((25)) H and O

Dear Mr. Garcia:

Please accept this letter as a request to be placed on the Architectural Review Board's work session agenda on August 5th. Fairbrook Business Park Associates II, L.P. and Fairbrook Business Park Associates, L.P. (the "Applicants") have requested a special exception under the Landmark Business Overlay- Alternate provisions to allow a mixed use development including office, residential, and retail uses on property identified as Tax Map 16-4 ((10)) 5A, 16-4 ((25)) H, and 16-4 ((25)) O (the "Subject Property").

The Subject Property is comprised of approximately 27.56 acres and is located on the south side of Herndon Parkway at its intersection with Fairbrook Drive. The Subject Property is bounded by the industrially-zoned Sunset Business Park and Hyatt House hotel to the north, the Fairfax County Parkway to the east, the Dulles Toll Road to the south, and a (The Marriott Courtyard) hotel use to the west. The planned Herndon Metro Station is under construction to the west. The Subject Property is located less than ½ mile from the metro station and is just outside the Herndon Transit-Oriented Core ("HTOC").

The Subject Property is currently approved for approximately 606,136 square feet of gross floor area ("GSF") including four (4) commercial office buildings and one (1) hotel building. Parcel 5A of the Fairbrook Park is currently developed with a two story office building. The remaining two parcels, H and O, are undeveloped.

ATTORNEYS AT LAW

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2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

The vision for the site is to offer both employment and residential opportunities at a moderate intensity to complement the higher density transit oriented area to the west. The Subject Property is well located to offer visibility of office uses from the Dulles Toll Road, but large enough to create an attractive residential environment buffered from the Dulles Toll Road by an extensive RPA. The application also proposes to construct an extension of Fairbrook Drive, from its current terminus, east and north to connect with Spring Street. This will greatly improve the street network serving the Subject Property and surrounding community.

The Landmark Business Alternate provisions provide for an increase in the height and FAR for developments in the O&LI District located within 1,100 feet of the northern boundary of the Dulles Toll Road with approval of a special exception. The provisions also allow for multi-family dwellings as part of a larger mixed-use project with the approval of a special exception, provided that such use does not comprise more than 60 percent of the gross floor area of the overall project. The Applicant requests this special exception to modify the current approvals on the Subject Property, permitting an increase in building height, FAR and a mix of uses including multi-family dwellings. Overall, the Applicant proposes 1,500,000 GSF of development with a maximum of 60 percent multi-family residential use, and a maximum building height of 275 feet. The proposed development program includes four (4) buildings as generally described below.

- Buildings 1 and 2 are located east of Herndon Parkway, north of the Dulles Toll Road, and south of Fairbrook Drive. These two contemporary towers are planned for office use and sit atop a parking podium. Building 1 is shown as a 275 foot tall building with 360,000 GSF of office space and Building 2 is shown as 180 feet in height and includes 240,000 GSF of office.
- Building 3 is located adjacent to Herndon Parkway and immediately north of Fairbrook Drive. It is planned as a mixed use building with residential, retail and daycare uses. It is shown with a height of 85 feet and 490,000 GSF. Parking is provided in a garage at the northeast portion of the building, which will not be visible from any public streets. A public plaza is located at the intersection on Fairview Drive and Herndon Parkway and a large courtyard offers residential amenities, outdoor play space for the daycare use, and outdoor seating for potential restaurant tenants.
- Building 4 is located east of Buildings 3 and is shown as a 410,000 square foot residential building, 85 feet in height. A parking structure is integrated into the northwest portion of Building 4. A new private street separates Building 3 from Building 4 and provides access to residential parking and loading areas. Two exterior residential amenity areas are provided at the ground level of Building 4 along Fairbrook Drive. These amenity areas open onto the natural wooded area south of Fairbrook Drive.

The Applicants have provided for streetscapes in general keeping with the HTOC Design Guidelines. Great care has been given to enhancing the RPA area south of Fairbrook Drive. The Applicant envisions this area to be retained in its natural state but has added a trail network with

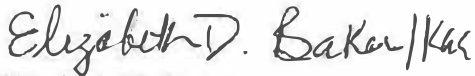
potential fitness and art installations to make it a more accessible and usable for passive recreational use. This provides a much needed natural park to complement the more urban elements in the adjacent HTOC area, and provides a cohesive park-like setting for the office and residential uses.

The Applicants recently their special exception materials. We would appreciate the opportunity to present the proposal to the ARB and discuss the project's architectural and landscape concepts.

Should you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

A handwritten signature in cursive script that reads "Elizabeth D. Baker/KK".

Elizabeth D. Baker
Senior Land Use Planner

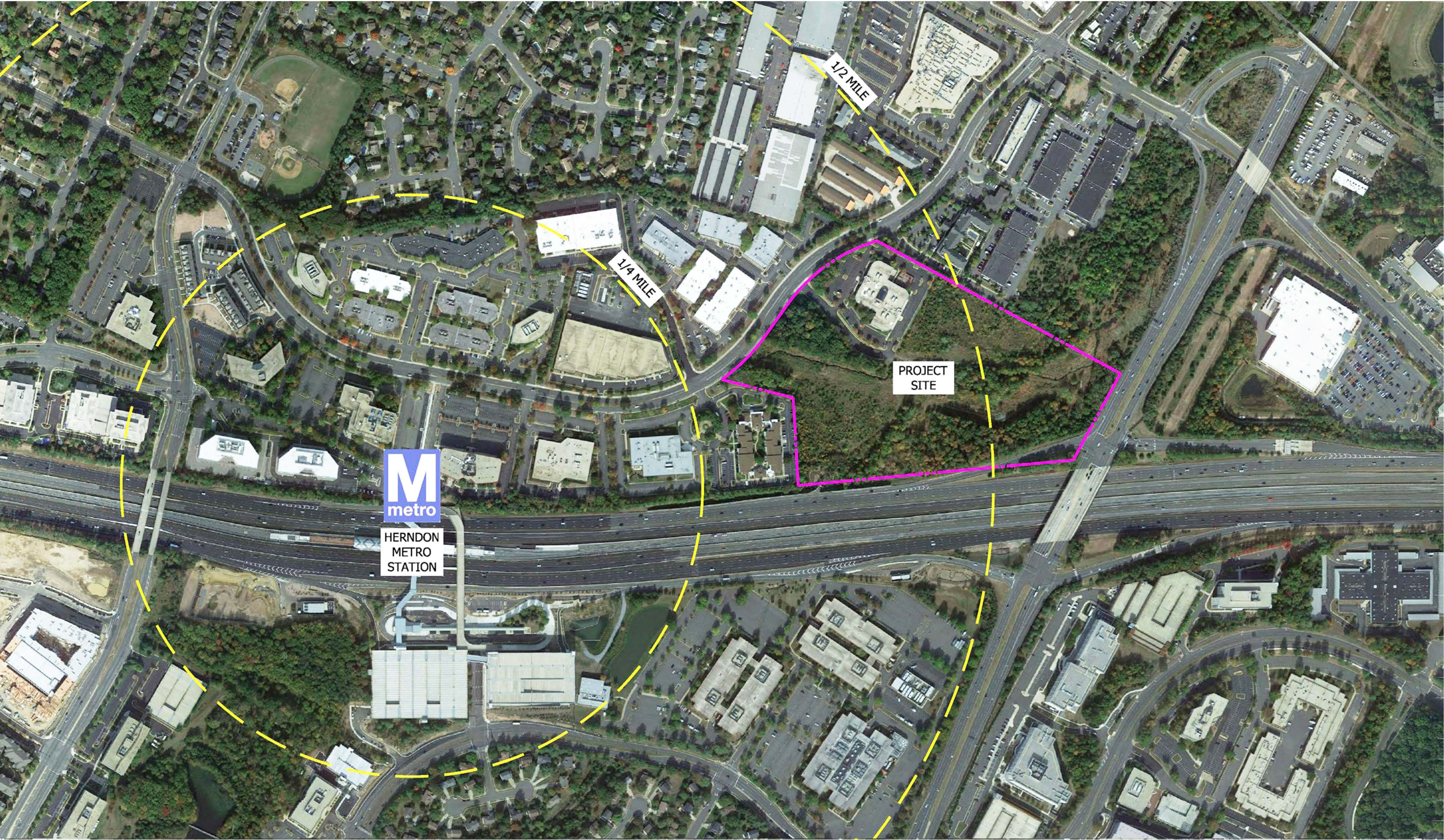
cc: Robert J. Knopf
Bob Knopf
Jasna Bijelic
Stephanie Pankiewicz
Bernard Suchicital

FAIRBROOK PARK

ARCHITECTURAL REVIEW BOARD MATERIALS FOR PRELIMINARY DISCUSSION

AUGUST 5, 2020







SITE PLAN
FAIRBROOK PARK, HERNDON, VIRGINIA
AUGUST, 2020



BUILDING TABULATIONS

BUILDING	BUILDING HEIGHT (FEET)			NUMBER OF FLOORS	USE	GFA
	MIN.	MAX.	SHOWN	SHOWN		SHOWN
1	160	275	275	19	OFFICE	360,000
2	160	275	180	10	OFFICE	240,000
3	65	105	85	8	RESIDENTIAL	470,000
					DAY CARE	10,000
					RETAIL	10,000
4	65	105	85	8	RESIDENTIAL	410,000
TOTAL						1,500,000

OVERALL TABULATION

USE	MAXIMUM GFA
OFFICE	600,000
RESIDENTIAL	up to 895,000
DAY CARE	up to 10,000
RETAIL	up to 10,000
MAXIMUM TOTAL	1,500,000
SITE AREA	27.8 AC
FAR	1.25



1 VIEW FROM WEST



2 VIEW FROM EAST



3 VIEW FROM SOUTH



4 VIEW FROM NORTH



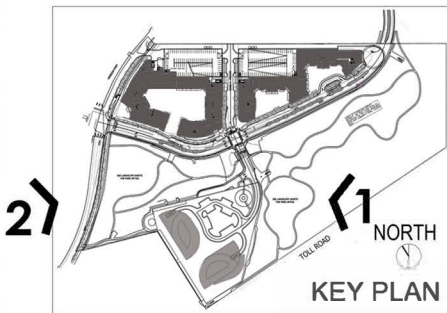
1 VIEW FROM TOLL ROAD



EXISTING SITE



2 VIEW FROM HERNDON PARKWAY





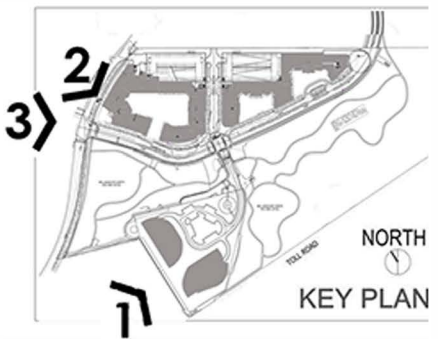
1 OFFICE TOWERS



2 GATEWAY PLAZA



3 VIEW FROM HERNDON PARKWAY



ARCHITECTURAL RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



ARCHITECTURAL RENDERINGS
FAIRBROOK PARK, HERNDON, VIRGINIA
AUGUST, 2020



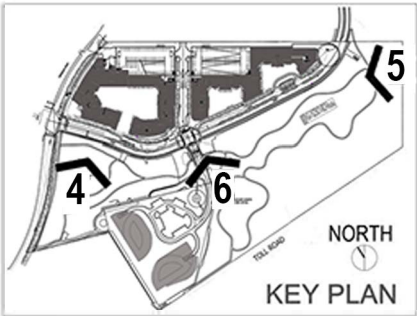
4 VIEW FROM THE PARK



5 VIEW FROM FAIRFAX PARKWAY



6 BUILDINGS 3 & 4 VIEW FROM FAIRBROOK DRIVE



ARCHITECTURAL RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



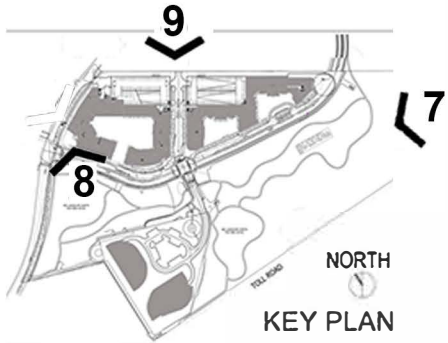
7 FAIRBROOK DRIVE



8 GATEWAY PLAZA



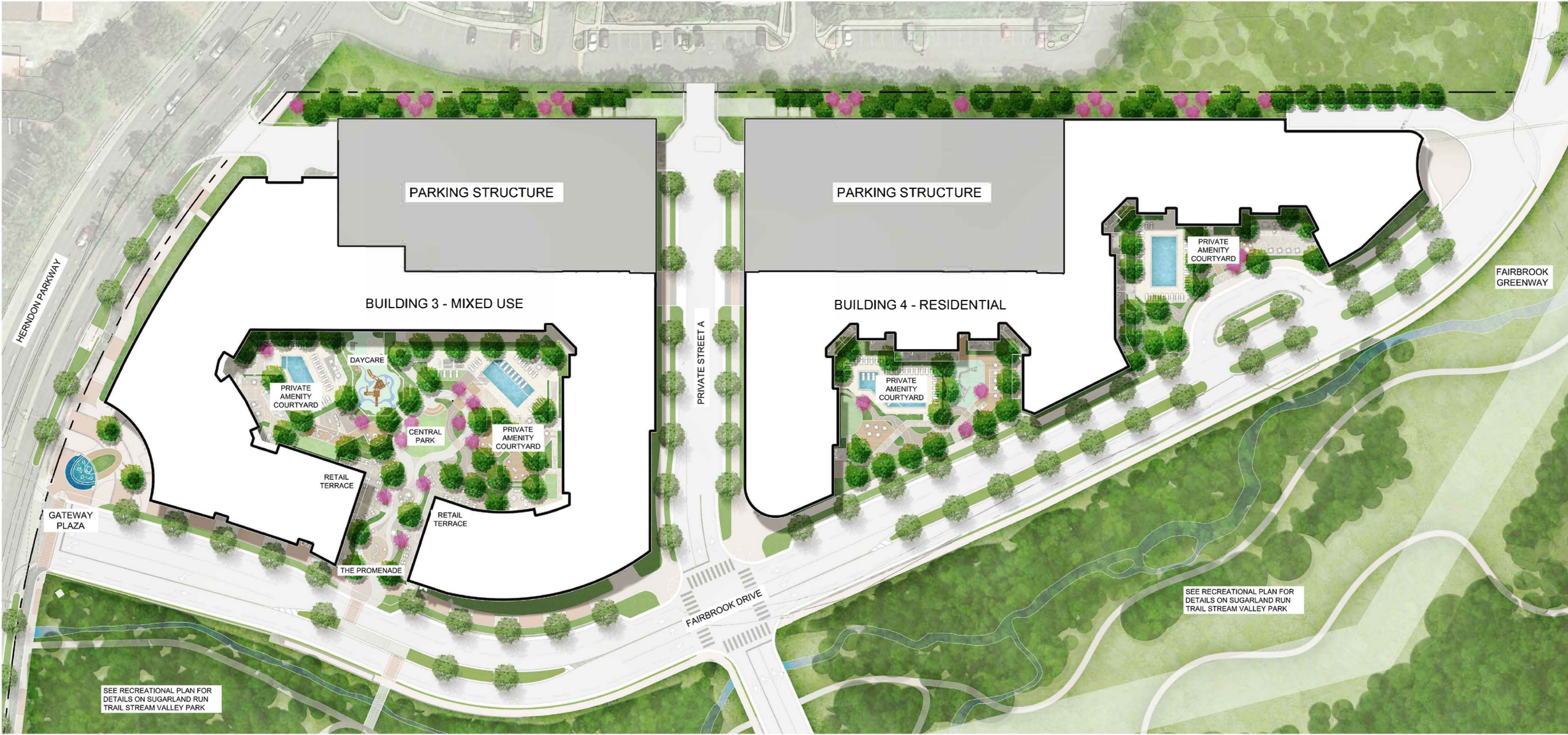
9 PRIVATE STREET



ARCHITECTURAL RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



GATEWAY PLAZA



THE PROMENADE AND CENTRAL PARK
PUBLIC SPACE



STREETSCAPE - RETAIL / FAIRBROOK
DRIVE WEST



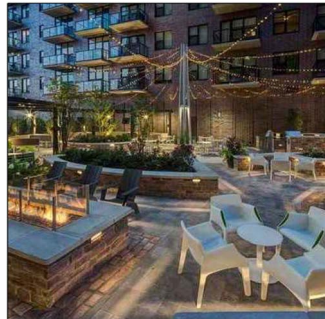
STREETSCAPE - RESIDENTIAL /
FAIRBROOK DRIVE EAST / PRIVATE



RETAIL - DINING TERRACE

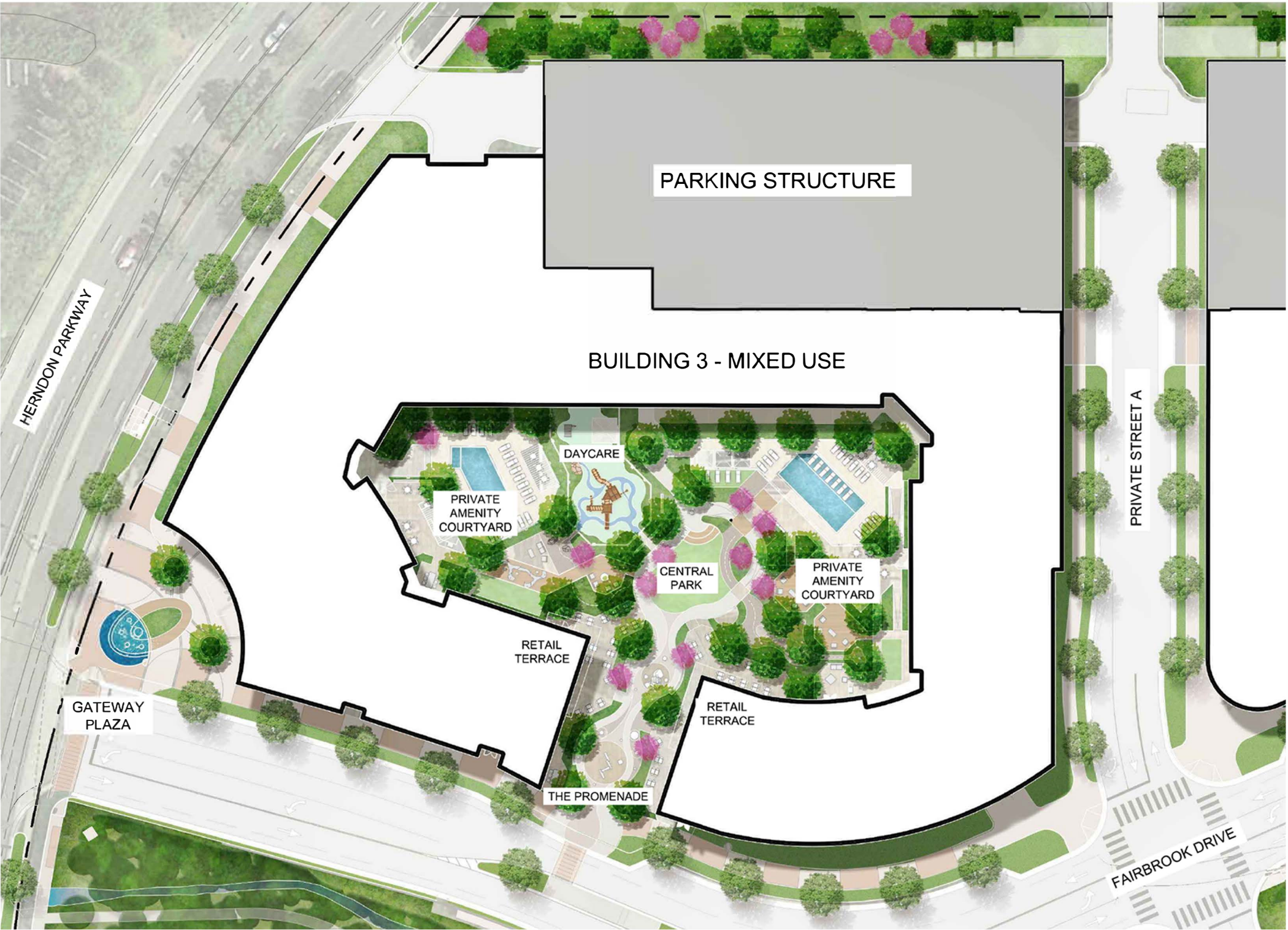


DAYCARE - OUTDOOR PLAY AREA



RESIDENTIAL - PRIVATE AMENITY
SPACES

LANDSCAPE PLAN - RESIDENTIAL BUILDINGS
FAIRBROOK PARK, HERNDON, VIRGINIA
AUGUST, 2020



DAYCARE - OUTDOOR PLAY AREA

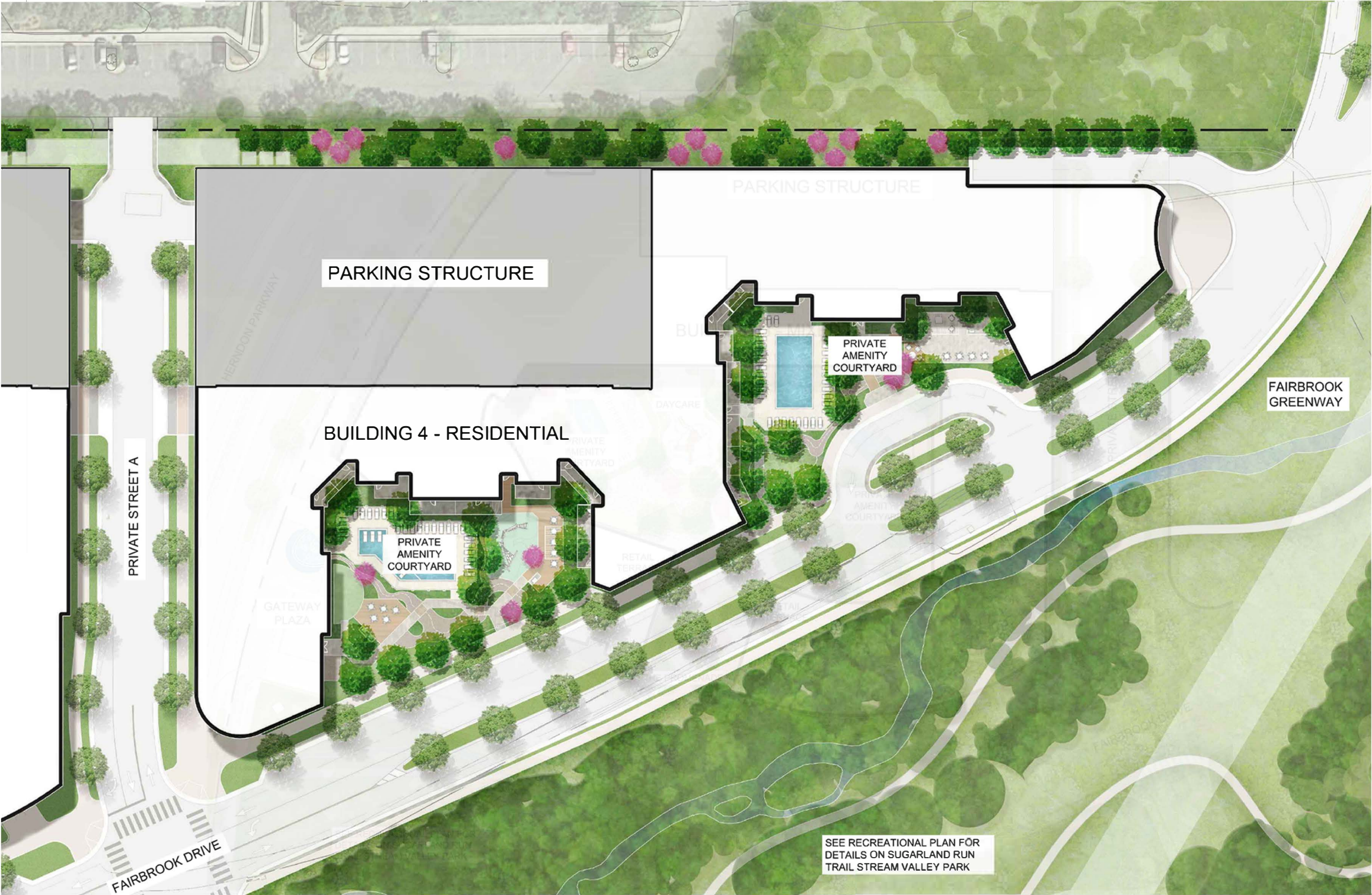


THE PROMENADE AND CENTRAL PARK PUBLIC SPACE

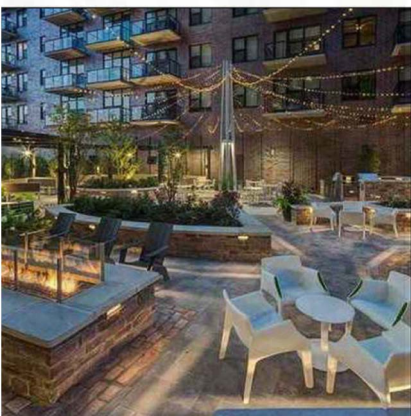


GATEWAY PLAZA

LANDSCAPE PLAN - RESIDENTIAL BUILDINGS
FAIRBROOK PARK, HERNDON, VIRGINIA
AUGUST, 2020



STREETSCAPE - RETAIL / FAIRBROOK DRIVE WEST



RESIDENTIAL - PRIVATE AMENITY SPACES



RETAIL - DINING TERRACE

LANDSCAPE PLAN - RESIDENTIAL BUILDINGS
FAIRBROOK PARK, HERNDON, VIRGINIA
AUGUST, 2020



1 PEDESTRIAN EXPERIENCE - GATEWAY PLAZA

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



2 PEDSETRIAN EXPERIENCE - EXPERIENTIAL CORRIDOR



3 PEDESTRIAN EXPERIENCE - THE PROMENADE



4 PEDESTRIAN EXPERIENCE - CENTRAL PARK



5 PEDESTRIAN EXPERIENCE - RESIDENTIAL STREETSCAPE

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



6 PEDESTRIAN EXPERIENCE - RESIDENTIAL PRIVATE AMENITY

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



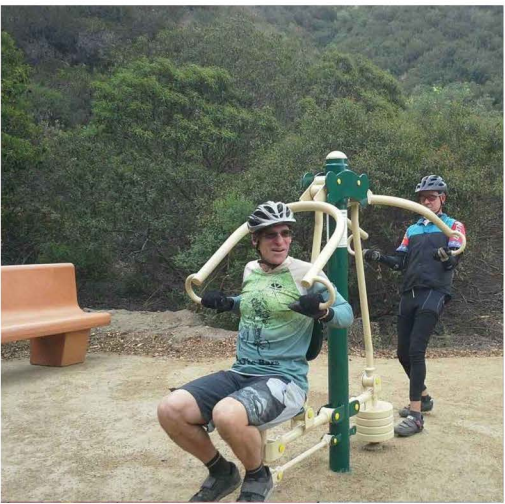
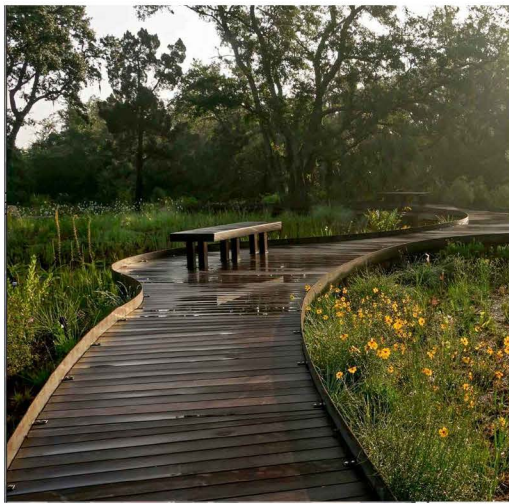
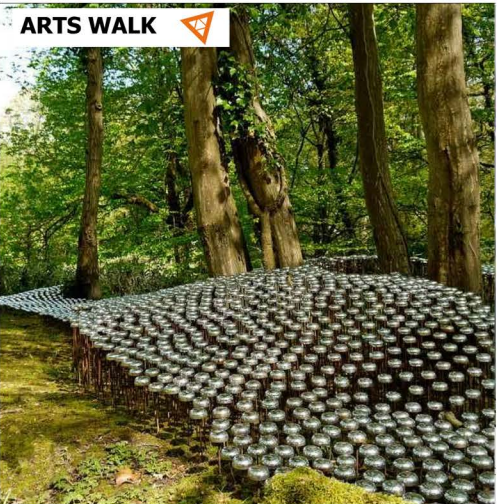
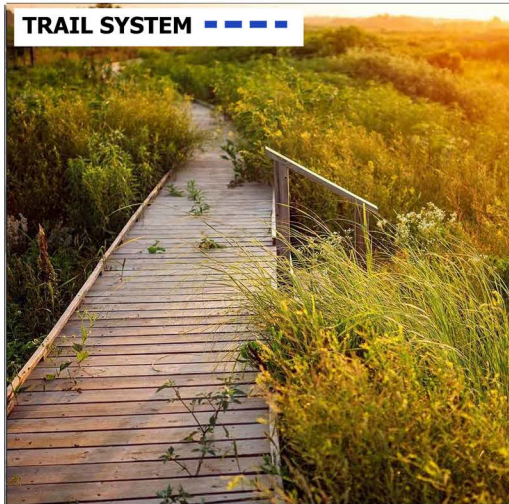
7 PEDESTRIAN EXPERIENCE - TRAIL BRIDGE CONNECTION

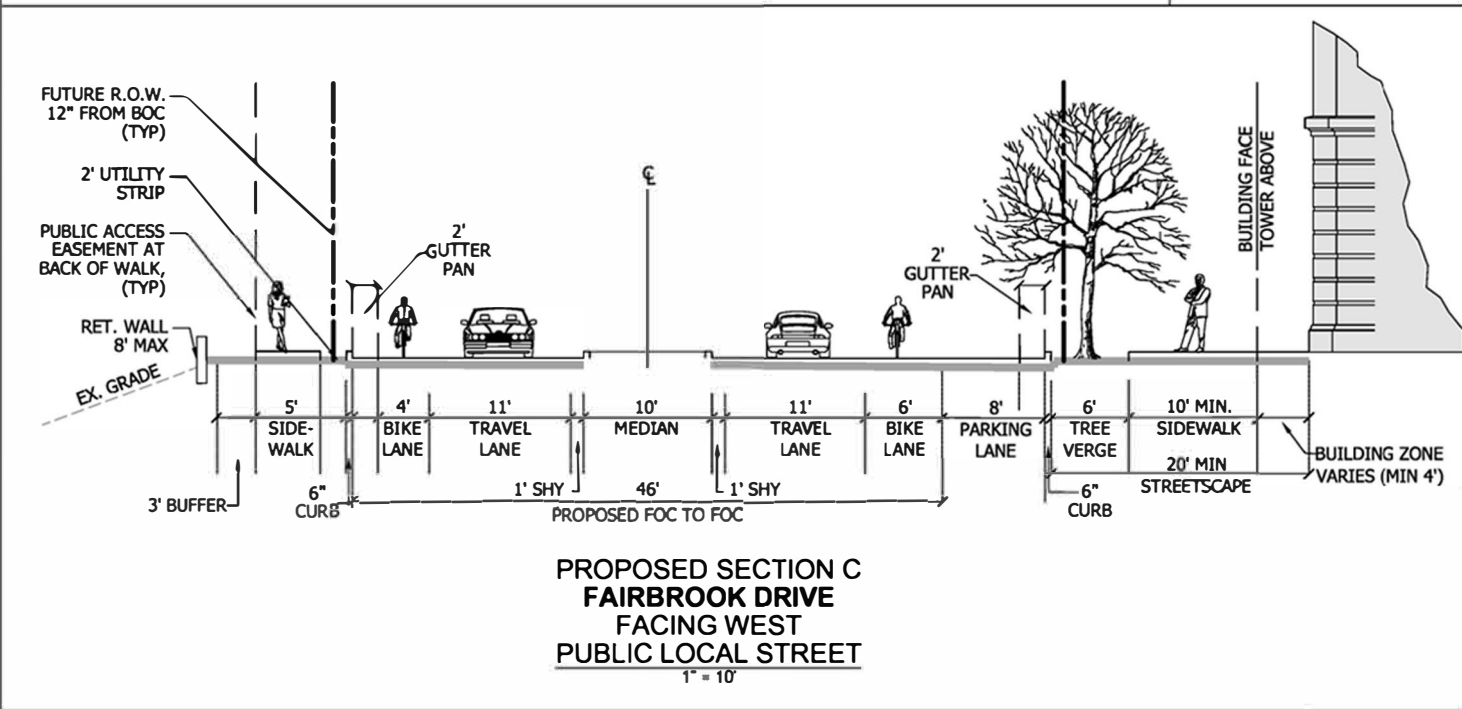
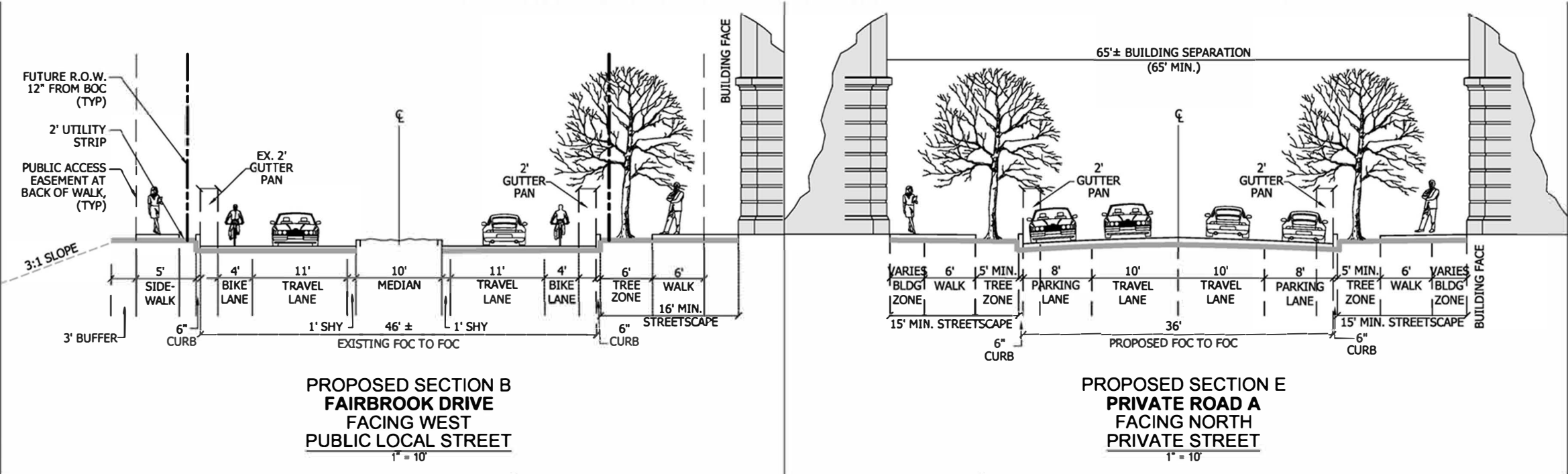


8 PEDESTRIAN EXPERIENCE - TRAIL AND OFFICE



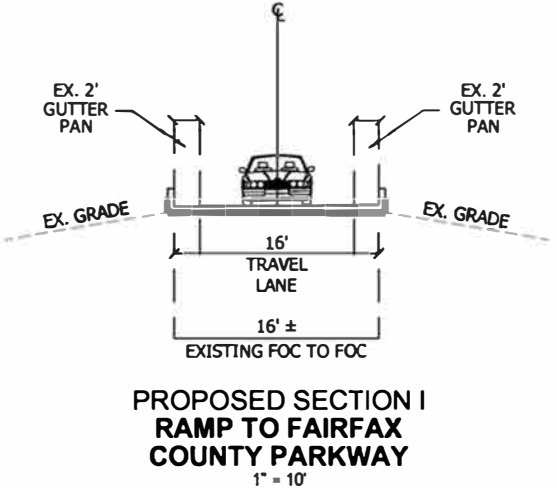
STREAM VALLEY PARK PLAN
FAIRBROOK PARK, HERNDON, VIRGINIA
AUGUST, 2020





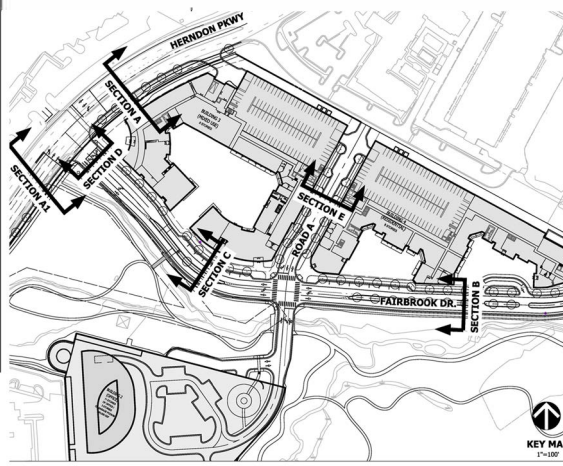
NOTES:

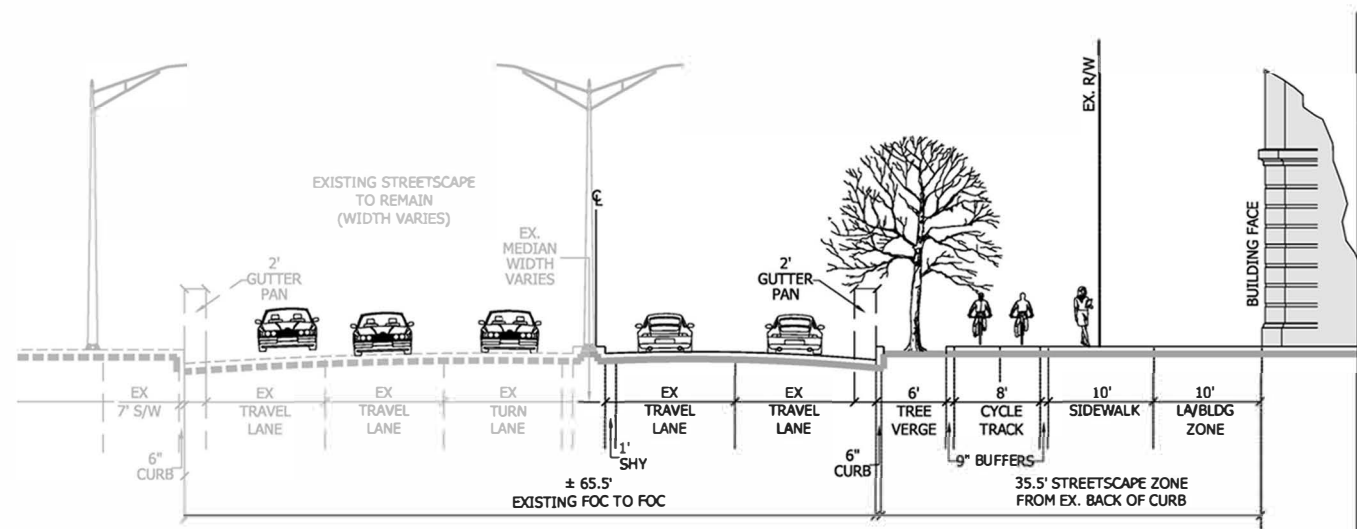
1. TIE CURBS TO EXISTING RAMP CURBS IN-LINE AND ON-GRADE.
2. WIDTH OF PROPOSED ASPHALT TO MATCH EXISTING.



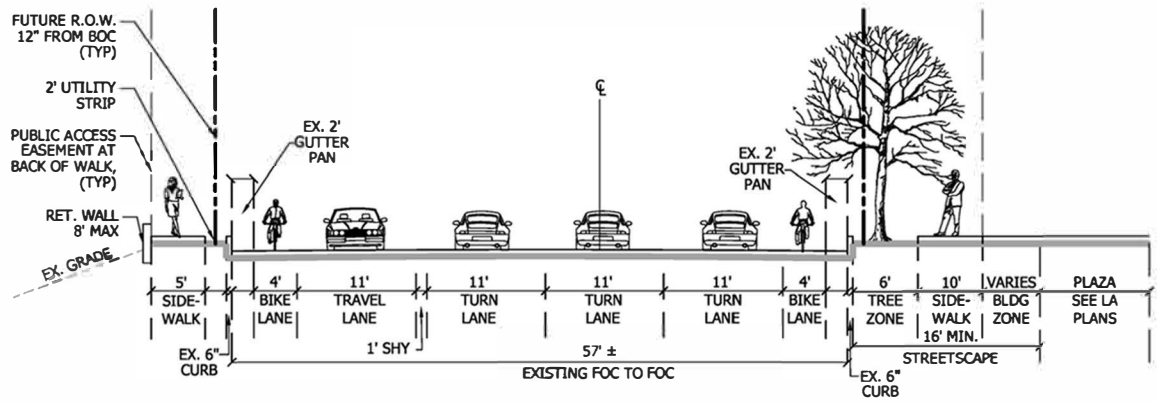
PROPOSED SECTION A-1
PS-2 HERNDON PARKWAY(SOUTH OF FAIRBROOK)
FACING NORTHEAST
PUBLIC COLLECTOR STREET
1" = 10'

PROPOSED SECTION H
FAIRBROOK DRIVE EXTENSION
(ON TOWN / COUNTY - OWNED LAND)
PUBLIC LOCAL STREET
1" = 10'

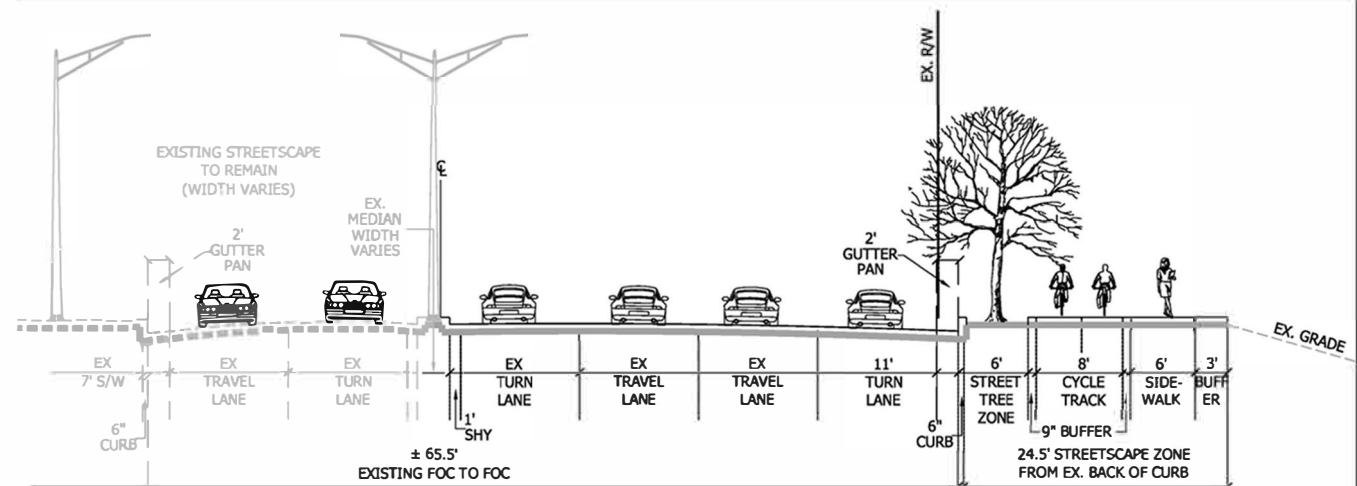




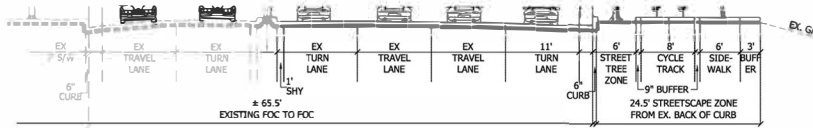
PROPOSED SECTION A
PS-2 HERNDON PARKWAY(NORTH OF FAIRBROOK)
FACING NORTHEAST
PUBLIC COLLECTOR STREET
1" = 10'



PROPOSED SECTION D
FAIRBROOK DRIVE
FACING WEST
PUBLIC LOCAL STREET
1" = 10'

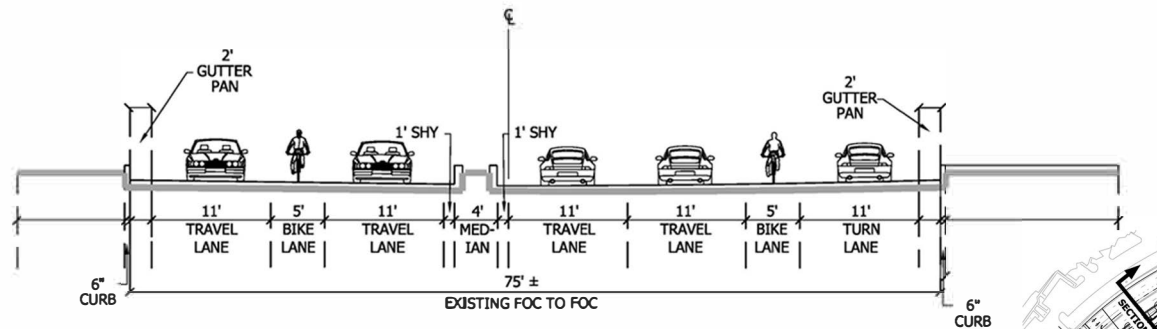


PROPOSED SECTION A-1
PS-2 HERNDON PARKWAY(SOUTH OF FAIRBROOK)
FACING NORTHEAST
PUBLIC COLLECTOR STREET
1" = 10'

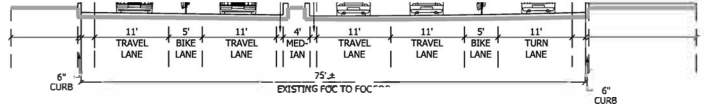


PROPOSED SECTION A-1
PS-2 HERNDON PARKWAY(SOUTH OF FAIRBROOK)
FACING NORTHEAST
PUBLIC COLLECTOR STREET
1" = 10'

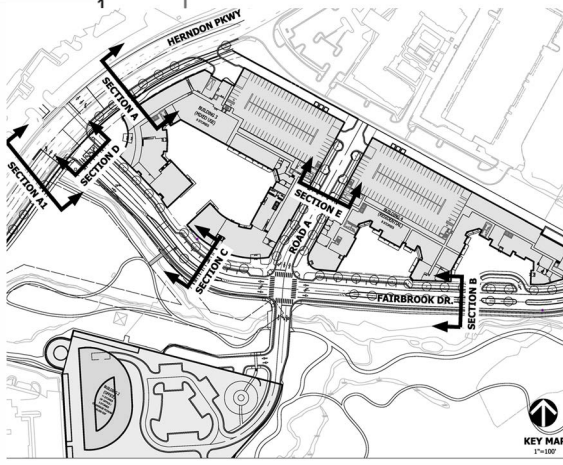
- NOTES:
1. SEE FAIRBROOK DRIVE EXTENSION DETAIL ON SHEET C-08.
 2. ROADWAY SECTION SHOWN IS PRELIMINARY - FINAL DESIGN IS SUBJECT TO TOWN OF HERNDON AND VDOT APPROVAL.



PROPOSED SECTION H
FAIRBROOK DRIVE EXTENSION
(ON TOWN / COUNTY - OWNED LAND)
PUBLIC LOCAL STREET
1" = 10'



PROPOSED SECTION H
FAIRBROOK DRIVE EXTENSION
(ON TOWN / COUNTY - OWNED LAND)
PUBLIC LOCAL STREET
1" = 10'





MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner 

Date: July 31, 2020

Subject: Discussion Item – Springpark Place Architecture and Site Improvements Review

The following memo offers an initial staff evaluation of the conceptual building and site improvements proposed at an existing commercial office park located at 450 – 485 Spring Park Place. Consisting of eight buildings, generally distributed in closely sited pairs, this existing commercial development is zoned Planned Development – Business (PD-B) and supports multiple commercial tenants. Recently acquired by Penzance, a development company, the site is being planned for revitalization by improving the exterior architecture at key building corners and adding new outdoor patio spaces usable for outdoor dining and seating for office employees as well as a potential restaurant/brewery use. Architectural modifications to the existing building exteriors will consist of adding awnings and new corrugated metal panel cladding over selected exterior brick at building corners and at two side entrance areas on one building. The most expansive façade alterations and raised patios are proposed for 450 Springpark Place and 485 Springpark Place, while more modest façade alterations and raised patios are proposed for 455, 465 and 470 Springpark Place.

The new outdoor patio spaces will consist of elevated decks with stone veneers wrapping the base, treated and stained wood decking edges and Trex ® floor decking. New metal and cable railings are to be installed along the patio edges. While a new steel trellis supported by steel columns will be installed to string lights overhead and frame the outdoor space on Building 450 and a “sunshade” is proposed for Building 485, no overhead trellis or canopy structures are proposed for the remaining buildings. On Buildings 450 and 485, proposed corrugated metal panel systems cover portions of the existing façade. On all five buildings, the applicant proposes to paint portions of the existing brick facades and supporting columns black.

Other building alterations will include new bi-fold access doors adjacent to select patio spaces, new business signage (wall signs) mounted to the building façade, new exterior gooseneck lighting over the new signage and vertical wire rope trellis along selected deck areas for new vertical plant growth creating natural vegetative walls. Site improvements will include two new freestanding development signs renaming the site as “*Marker 20*” referencing Mile Marker 20 of the adjacent Washington and Old Dominion (W&OD) Trail. New wayfinding signage will be also be provided throughout the complex (Attachments #1).

Review Process

As noted, the applicant has submitted a major site plan for administrative review and approval by Town staff through Site Plan TP #20-07. In this case, the applicant, though not required, has elected to submit their design concept and information for preliminary review and comment from the Board through a work session discussion item. The ARB's initial review does not require any further action by the applicant within the administrative site plan review / approval process. However, this review serves as an early opportunity for the applicant to receive design review comments as the architectural and site design process continues. After completion of the site plan review and approval process, the applicant will be required to submit formal application(s) to the Board for consideration. For this particular project, as currently presented, an application for alterations to an existing structure, an application for wall or window sign(s), and an application for freestanding sign(s) will be required.

Staff Comments

Staff offers the following comments related to the submission:

- 1) In some configurations, the exterior building materials are being replaced or altered with new metal corrugate metal panel systems while others have the existing brick materials simply painted. Staff questions the architectural and aesthetic effect of painting existing brick. Adding material variety at the key corners and side entries appears to be one of the more visually interesting design features of the planned improvements.
- 2) In the same context, some of the exterior patios have overhead awning and trellis features that would appear to create a pleasing outdoor experience while those without these vertical and overhead architectural features appear less appealing. Staff suggests that the applicant consider adding a vertical and overhead element to the remaining patios.
- 3) In review of new window/door openings within existing storefront systems, staff has questions about the new windows and door designs and their integration into the existing storefront and glass curtain wall systems currently in place.
- 4) In the ARB exhibit (Attachment #1) the applicant has provided substantive building and landscape architectural drawings that help provide a sense of scale and the sense of how the new architectural features may integrate with existing. Listed below are additional items that should be addressed as the project moves forward in its review and will certainly be vital pieces of information when the project returns to the ARB for its formal review.
 - The provided renderings and elevations, in some cases, are not specific regarding the location of new window and doors. For examples, building 450 elevations and rendering do not show the new vertical bi-fold door in its shut

- position, thus its unclear how new system will integrate with the other fixed window features at that location.
- The drawings and material examples, given their scale on the plan sheets, cannot effectively portray the actual material color, texture, pattern, and scale. A sheet in the development plan with close-up images of the materials and details to be used would be a useful supplement to fill this gap in information. At the time of formal application submission actual samples of the materials will be required.
 - Buildings alterations / improvements and signage locations are not adequately depicted on a site plan to help orient where the modifications are located in relation to adjacent buildings, properties and streets.
 - Selected perspective renderings help convey the intended design at some locations but are not present in other parts of the submission. In the case of less complex alterations, rendered elevations may also be useful to convey the intended design.

Given that the drawings are all very illustrative at this stage of design and show only limited viewsheds and snapshots of certain parts of buildings, staff can recommend that the applicant be prepared to submit additional design information and details to help convey the architecture features and qualities. Items such as accurate site plan(s), manufacturers product information sheets, architectural details such as trellis connections and wall sign attachments details, and corrugated metal panels details are information items that should be provided, as examples, with the formal ARB application(s).

With a few exceptions, staff finds that the proposed site and building improvements are positive steps to revitalizing this common 1980's commercial office park. In some cases, the materials variety and textures combined with patio spaces and vertical / overhead architectural features at key corners adds visual and architectural interest to a rather mundane and all too common suburban commercial / business park.

Staff recommends that the ARB consider staff comments carefully in its review commentary for the applicant, while accounting for the current conceptual stage of design for this project.

Thank you.

Attachment:

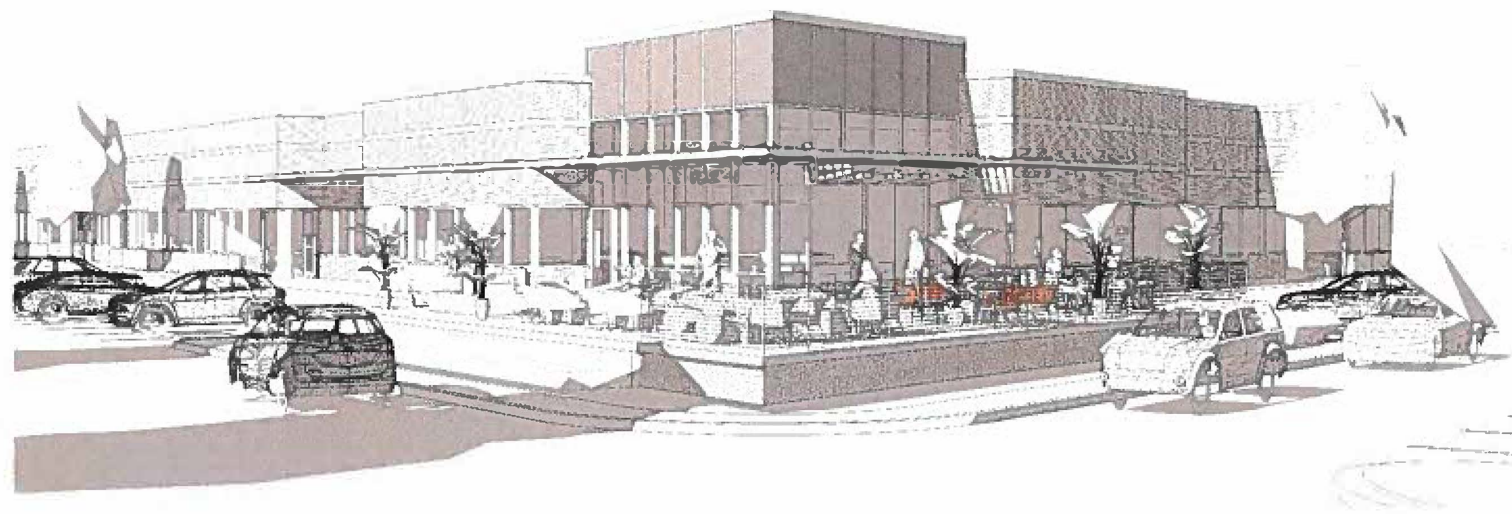
- 1) Springpark Place Architecture and Site Improvements

SPRINGPARK

HERNDON, VIRGINIA



ARCHITECTURAL REVIEW BOARD PRESENTATION



AUGUST 5, 2020



ARCHITECT: MGMA
CIVIL ENGINEER: VIKI VIRGINIA, LLC

PROJECT NARRATIVE

Penzance recently procured this office park and is looking into revitalizing the whole site and enhancing its connection to the W&OD Trail. Five buildings would receive some form of modification at this time, those would be building 450, 455, 465, 470, and 485. In all cases the materials used and level of finish would be the same to maintain uniformity across the park. The terraces would have synthetic wood flooring and trimming, rails would be metal with cable infill, retaining walls would be finished in a buff cultured stone, and columns and brick at the entrances would receive a dark paint to match the window mullion color. The whole park would receive new signage and wayfinding as well as the park's monument sign at the main entrance.

BUILDING 450: Both corners visible from Spring Street would be enhanced. The SW corner would receive a new terrace, as well as new metal cladding at the corner over the windows and would have a vertical bifold garage door to allow better flow between the inside and out. The terrace would have a cultured stone retaining wall where the grade drops off and a metal pergola above with catenary lights. The SE corner would have a more subtle intervention. It would receive a new terrace, paint at the recessed brick base and columns as well as the corner brick.

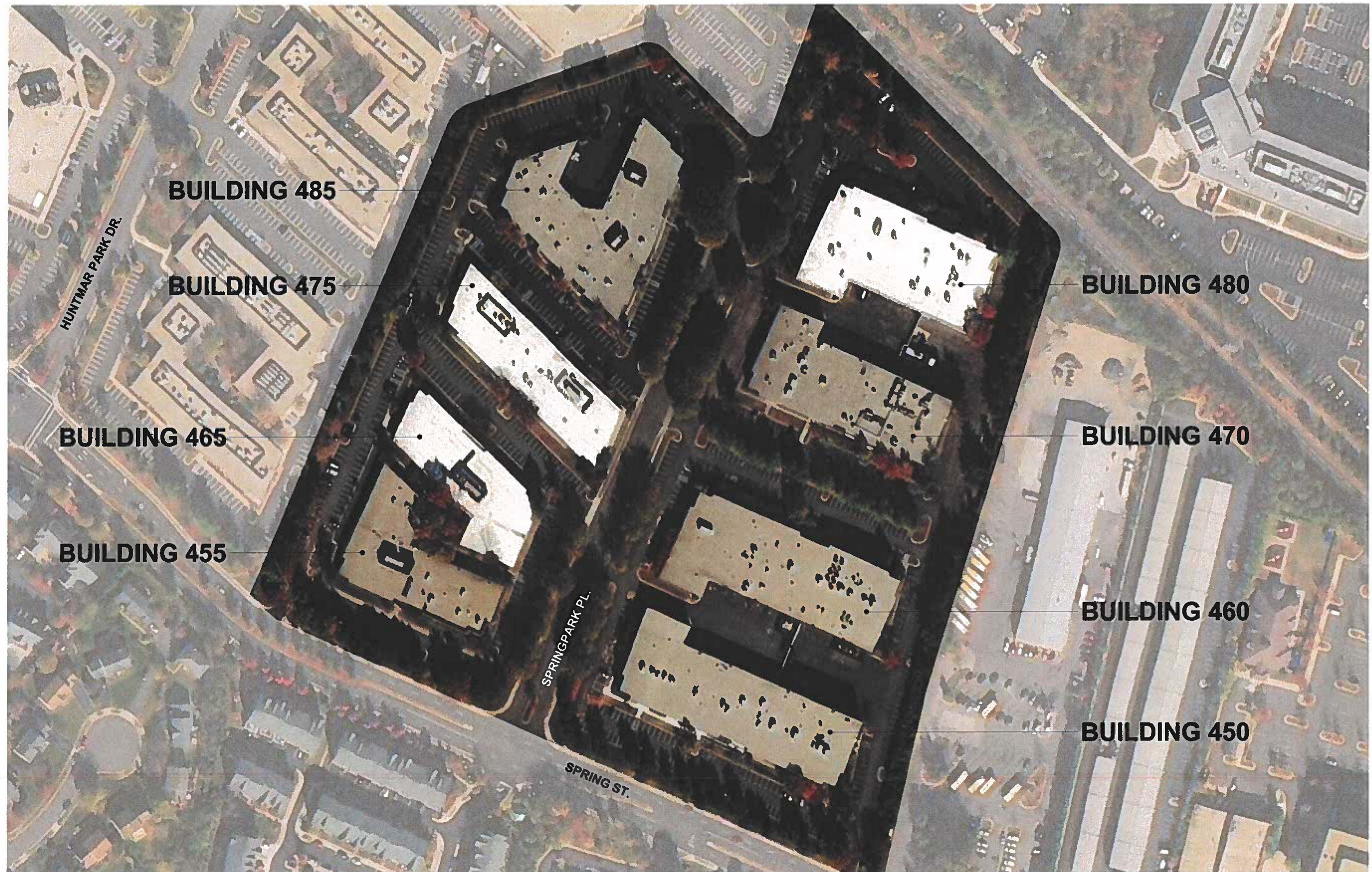
BUILDING 455: The main entrance will receive a modest upgrade. A new terrace as well as paint at the recessed brick base, columns, and brick over the entrance.

BUILDING 465: Changes will be similar to building 455 but because of grade differences the terrace will have a railing and cultured stone retaining wall.

BUILDING 470: Like on the SE corner of building 450, here we will add a terrace and paint at the recessed brick base, columns, and corner brick.

BUILDING 485: Work on this building will be concentrated on the SE corner. A new amenity will be created in this space that will serve all the park. All the glass and frame at the corner would be removed and replaced with new vertical bifold door, floor to ceiling glass and metal cladding at the top. The corner will open up to a large terrace of synthetic wood framed by cultured stone retaining walls. The lower and recessed brick would be painted dark to match the window frames as well as the columns. A metal awning at the corner enhances the presence of this amenity as well as providing some sun screening. The entrance a little to the West of the corner would receive the same awning and the brick in that recessed area would also receive paint. From this building there would be a good access to the W&OD trail.

The current sign at the park entrance on the curved brick walls would be removed and replaced with its new name Marker 20, in reference to the mile marker at that point on the W&OD trail. New wayfinding signs and building signs would be installed replacing the existing ones in the park.





ENTRANCE TO THE CAMPUS





MATERIAL LEGEND



1 TREX DECKING



8 STONE VENEER ELDORADO STONE, BLUFFSTONE
COLOR TBD



2 WOOD DECKING EDGE, TREATED WOOD,
COLOR TBD



7 CUSTOM WIRE ROPE PLANT TRELLIS SYSTEM, JAKOB
ROPE SYSTEM, TO BE FIXED DIRECTLY TO STEEL FRAME
PER MANUFACTURER'S INSTRUCTION, COLOR TBD



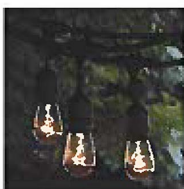
3 METAL GUARD RAIL, C.R. LAURENCE CO., INC.
ARS 200 SERIES SURFACE MOUNT CABLE
RAILING, COLOR TBD



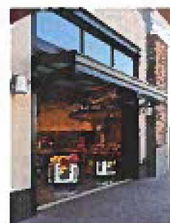
6 WALL MOUNTED GOOSE NECK LIGHT FIXTURE,
HI-LITE MFG. CO., COLOR TBD



4 CORRUGATED METAL PANEL SYSTEM
CORRA-LOK, MFG. TBD, COLOR TBD



9 COMMERCIAL GRADE OUTDOOR SUSPENDED
LIGHT STRING, NOVELTY LIGHTS INC



10 VERTICAL BI-FOLDING DOOR, RENUTA,
A-750 NUFOLD, 17'-0" W x 13'-0" H, COLOR TBD

10 STEEL TRELLIS, COLOR TBD

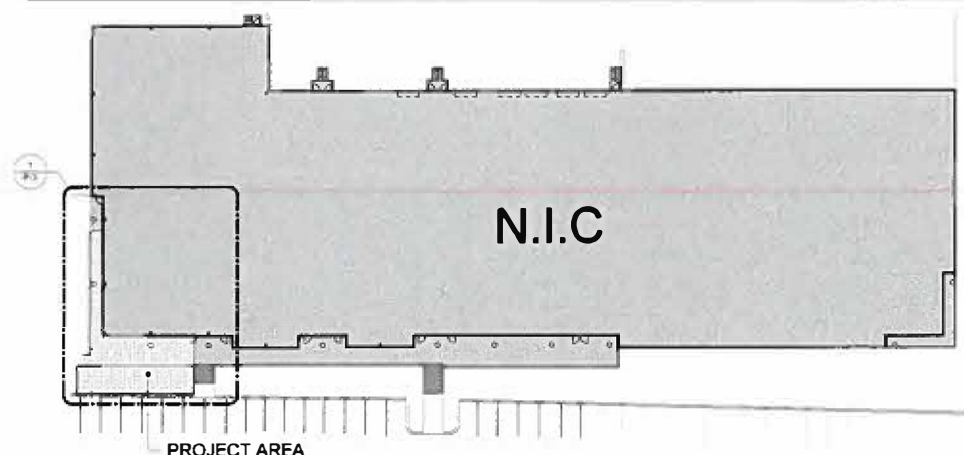
11 CONCRETE STAIR, COLOR TBD

12 CAST STONE WALL CAP, COLOR TBD

13 BUILDING SIGNAGE DESIGNED BY
SIGNAGE DESIGNER

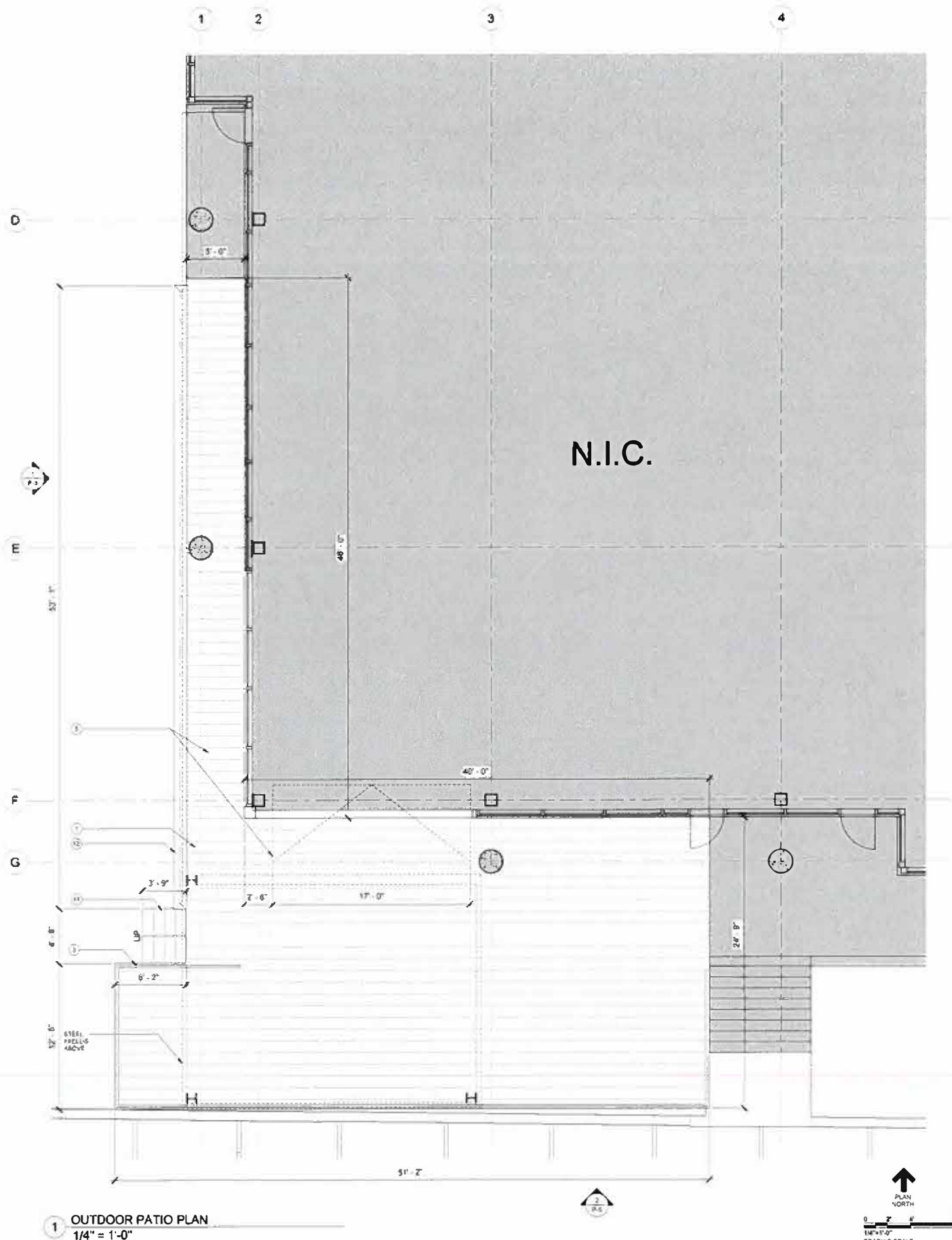


14 EXISTING BRICK WATER TABLE PAINTED
SW 7020 BLACK FOX

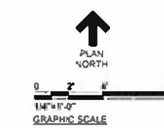


PROJECT AREA

KEY PLAN



1 OUTDOOR PATIO PLAN
1/4" = 1'-0"



SPRINGPARK - BUILDING 450
CONSTRUCTION PLAN

MATERIAL LEGEND



1 TREX DECKING



2 WOOD DECKING EDGE TREATED WOOD
COLOR TBD



3 METAL GUARD RAIL C.R. LAURENCE CO. INC.
ARS 200 SERIES SURFACE MOUNT CABLE
RAILING COLOR TBD



4 CORRUGATED METAL PANEL SYSTEM
CORRA-LOK MFC160 COLOR TBD



5 VERTICAL BI-FOLDING DOOR RENLITA
A-750 MUFOLD 17'-0" W x 13'-0" H COLOR TBD



6 STONE VENEER ELDORADO STONE BLUFFSTONE
COLOR TBD



7 CUSTOM WIRE ROPE PLANT TRELLIS SYSTEM JAKOB
ROPE SYSTEM TO BE FIXED DIRECTLY TO STEEL FRAME
PER MANUFACTURER'S INSTRUCTION COLOR TBD



8 WALK MOUNTED GOOSE NECK LIGHT FIXTURE
WHITE MFG CO COLOR TBD



9 COMMERCIAL GRADE OUTDOOR SUSPENDED
LIGHT STRING NOVELTY LIGHTS INC

10 STEEL TRELLIS COLOR TBD

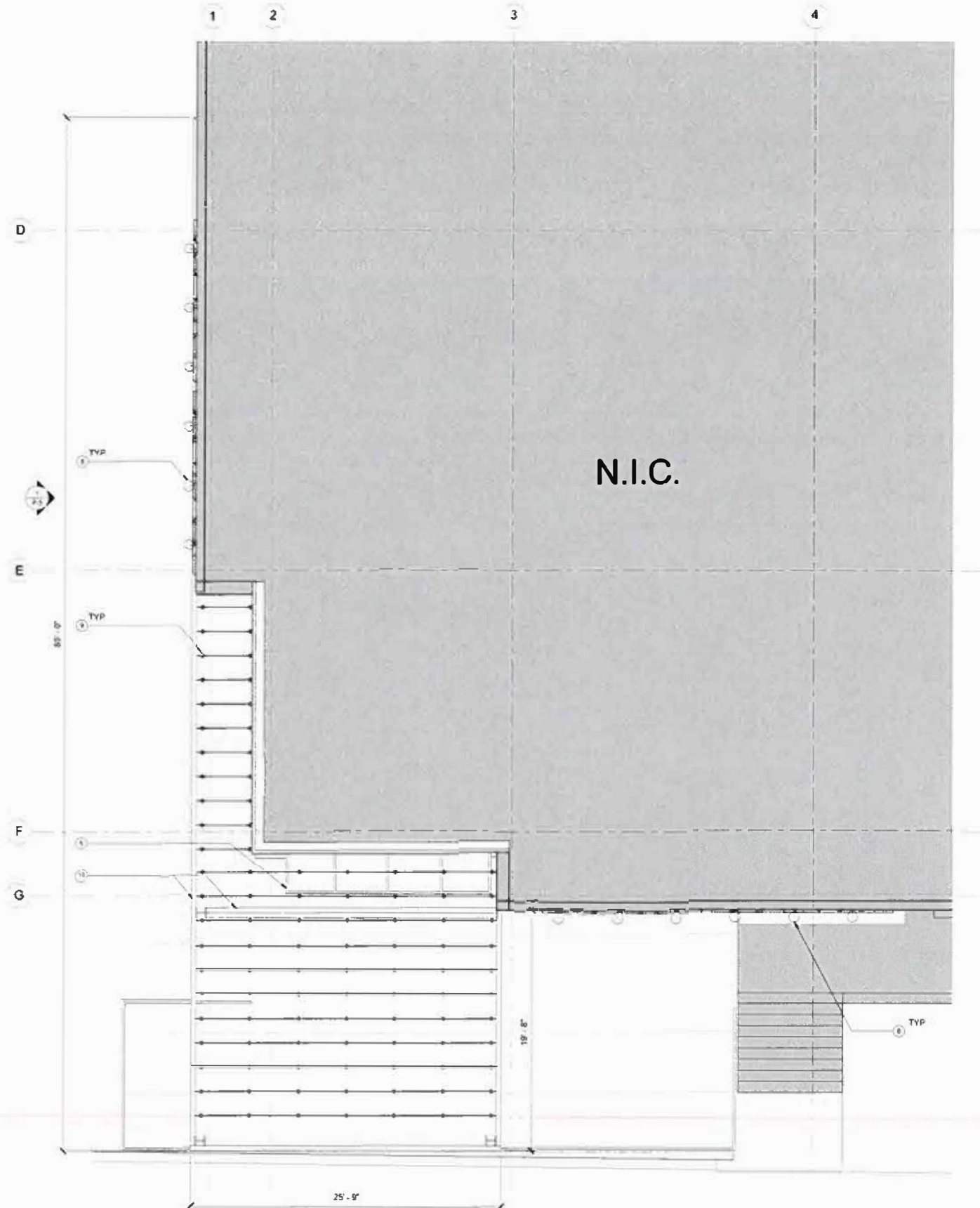
11 CONCRETE STAIR COLOR TBD

12 CAST STONE WALL CAP COLOR TBD

13 BUILDING SIGNAGE DESIGNED BY
SIGNAGE DESIGNER



14 EXISTING BRICK WATER TABLE PAINTED
SW 7020 BLACK PCX



1 OUTDOOR PATIO ROOF PLAN
1/4" = 1'-0"



SPRINGPARK - BUILDING 450
ROOF PLAN

MATERIAL LEGEND



1 TREX DECKING



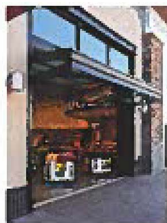
2 WOOD DECKING EDGE. TREATED WOOD. COLOR TBD



3 METAL GUARD RAIL. C.R. LAURENCE CO. INC. ARS 200 SERIES SURFACE MOUNT CABLE RAILING. COLOR TBD



4 CORRUGATED METAL PANEL SYSTEM. CORRA-LOK, MFC160. COLOR TBD



5 VERTICAL BI-FOLDING DOOR. RENLITA. A-750 NUFOLD. 17'-0" W x 13'-0" H. COLOR TBD



6 STONE VENEER. ELDORADO STONE, BLUFFSTONE. COLOR TBD



7 CUSTOM WIRE ROPE PLANT TRELLIS SYSTEM. JAKOB ROPE SYSTEM. TO BE FIXED DIRECTLY TO STEEL FRAME PER MANUFACTURER'S INSTRUCTION. COLOR TBD



8 WALL MOUNTED GOOSE NECK LIGHT FIXTURE. M-LITE MFG CO. COLOR TBD



9 COMMERCIAL GRADE OUTDOOR SUSPENDED LIGHT STRING. NOVELTY LIGHTS INC

10 STEEL TRELLIS. COLOR TBD

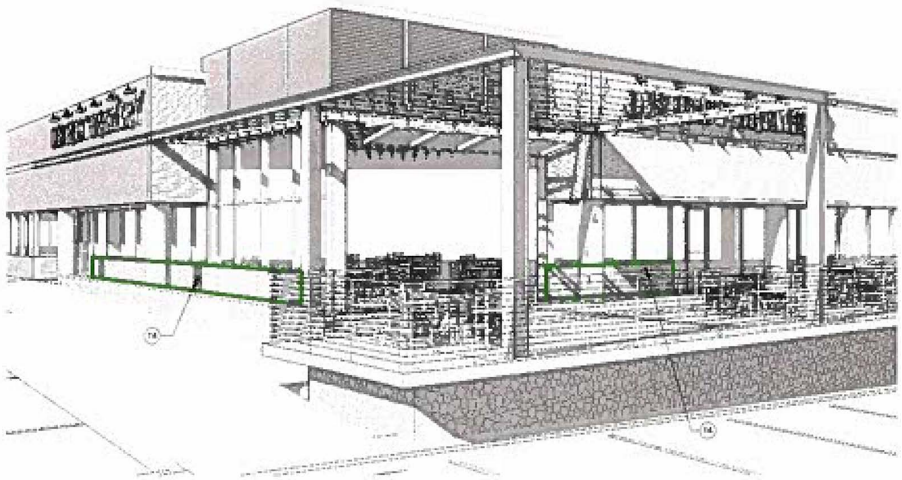
11 CONCRETE STAIR. COLOR TBD

12 CAST STONE WALL CAP. COLOR TBD

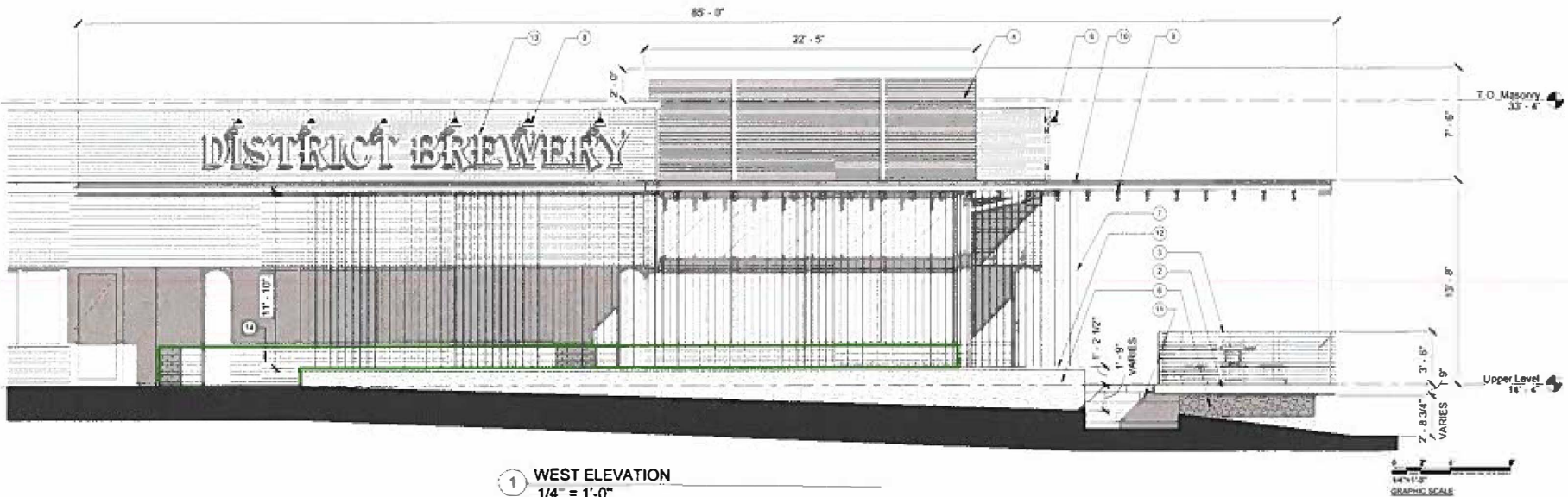
13 BUILDING SIGNAGE DESIGNED BY SIGNAGE DESIGNER



14 EXISTING BRICK WATER TABLE PAINTED SW 7020 BLACK FOX

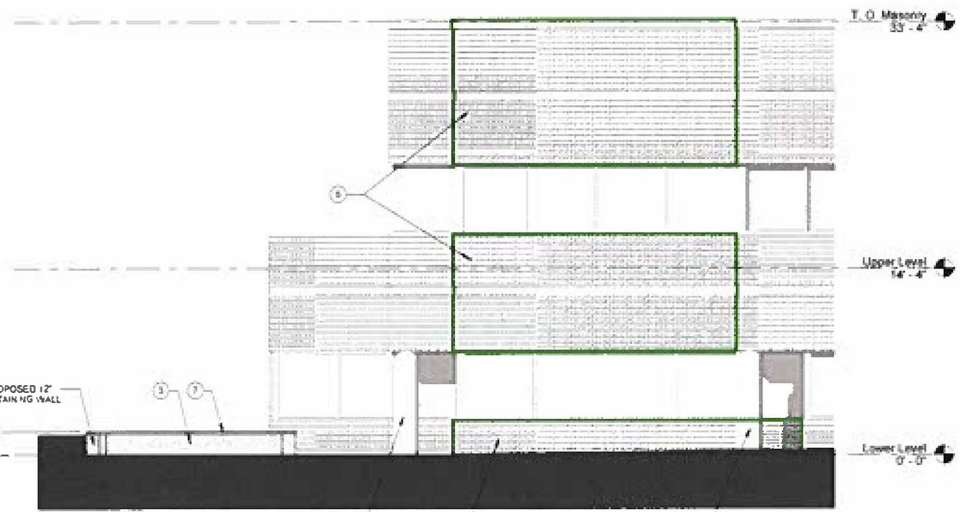
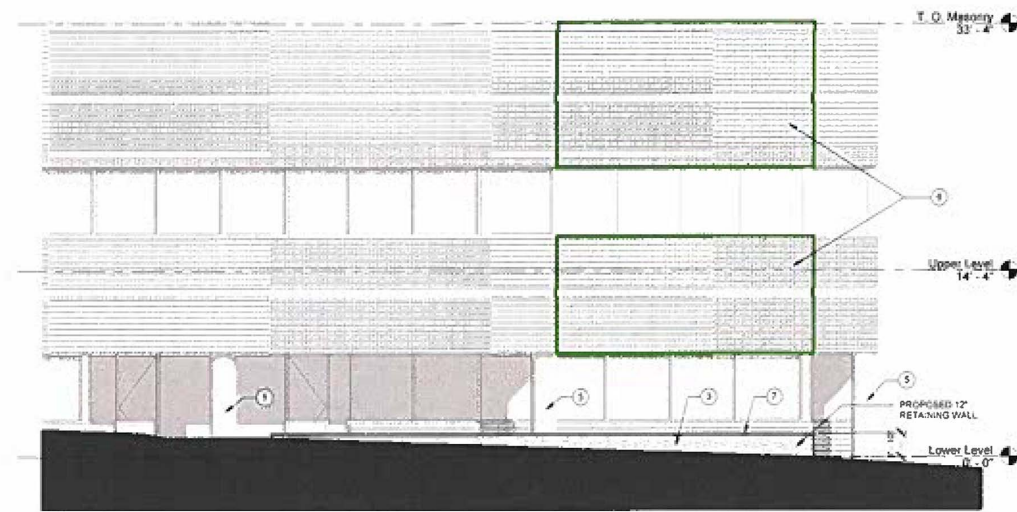
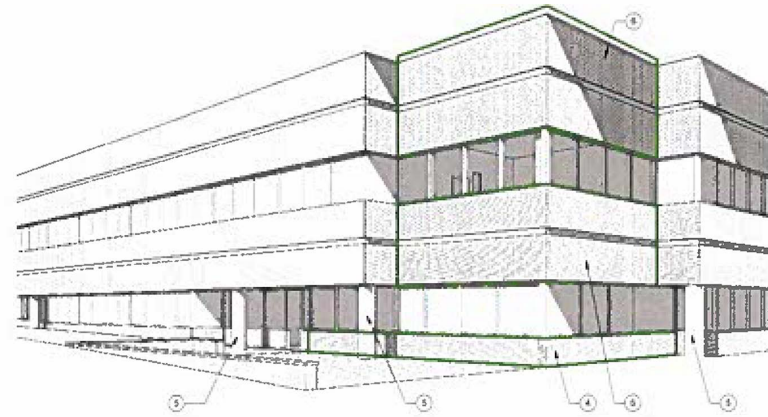


2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

GRAPHIC SCALE



MATERIAL LEGEND



1 TREX DECKING



2 WOOD DECKING EDGE, TREATED WOOD, COLOR TBD



3 STONE VENEER, ELDORADO STONE, BLUFFSTONE, COLOR TBD



4 EXISTING BRICK WATER TABLE, PAINTED SW 7020 BLACK FOX



5 EXISTING COLUMNS, PAINTED SW 7020 BLACK FOX



6 EXISTING BRICK WALL, PAINTED SW 7020 BLACK FOX

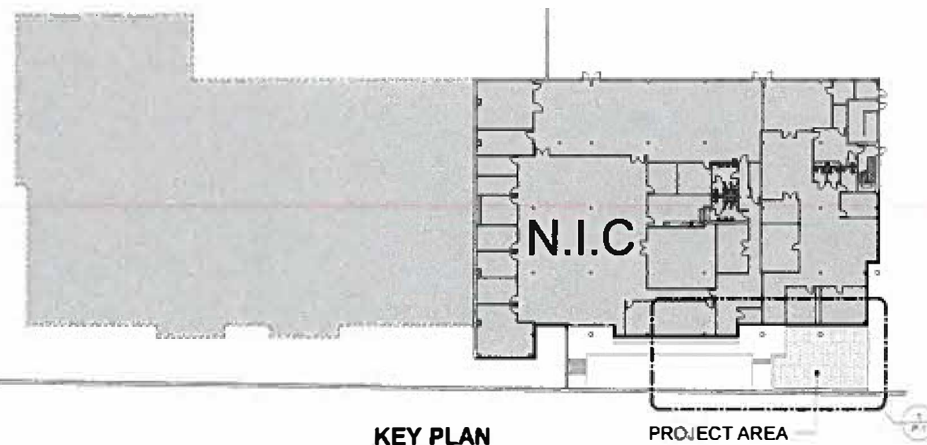


7 CAST STONE WALL CAP, COLOR TBD



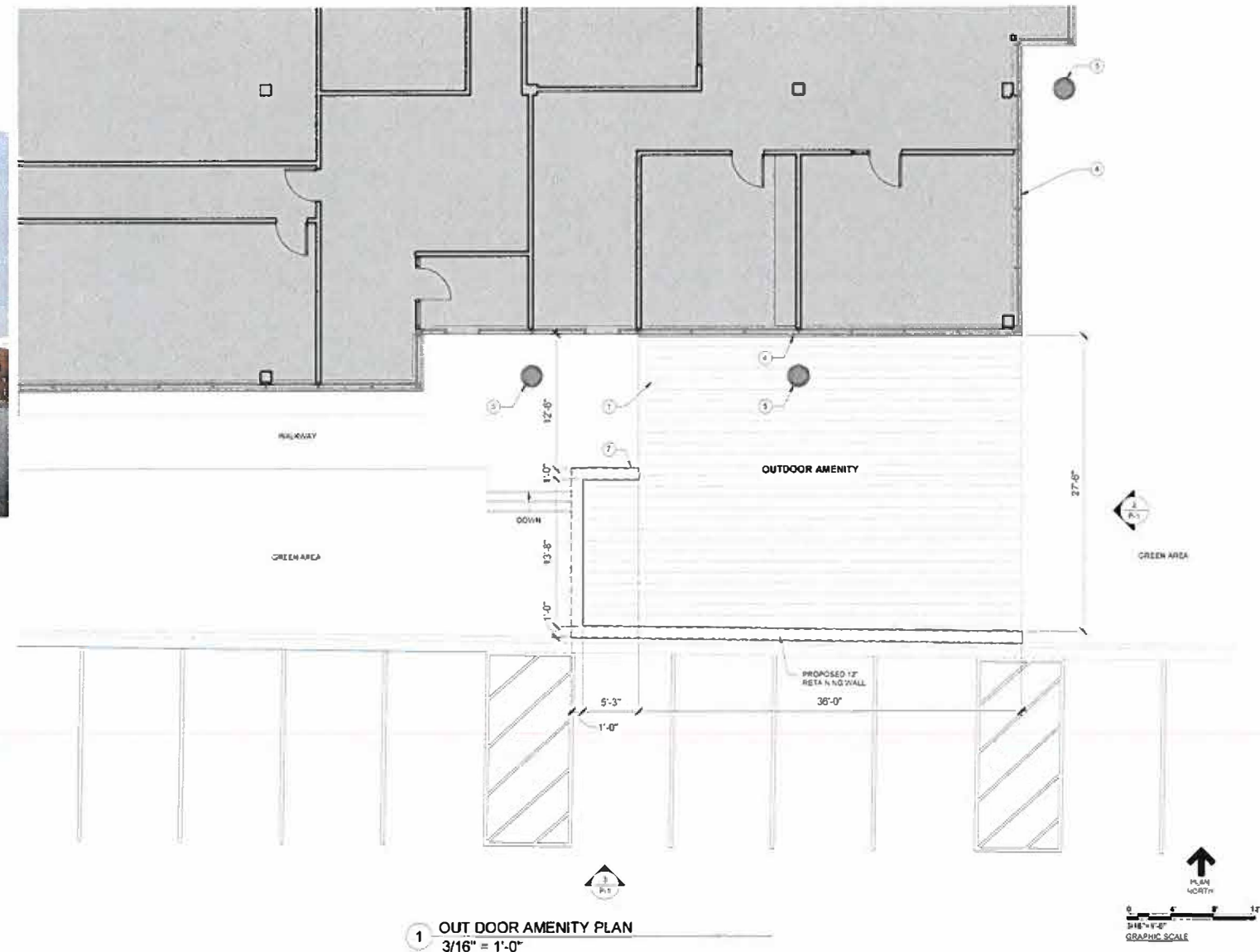
3 SOUTH ELEVATION
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"

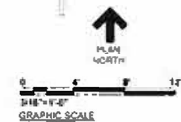


KEY PLAN

PROJECT AREA



1 OUT DOOR AMENITY PLAN
3/16" = 1'-0"





SPRINGPARK - BUILDING 455
EXISTING SITE IMAGES

MATERIAL LEGEND



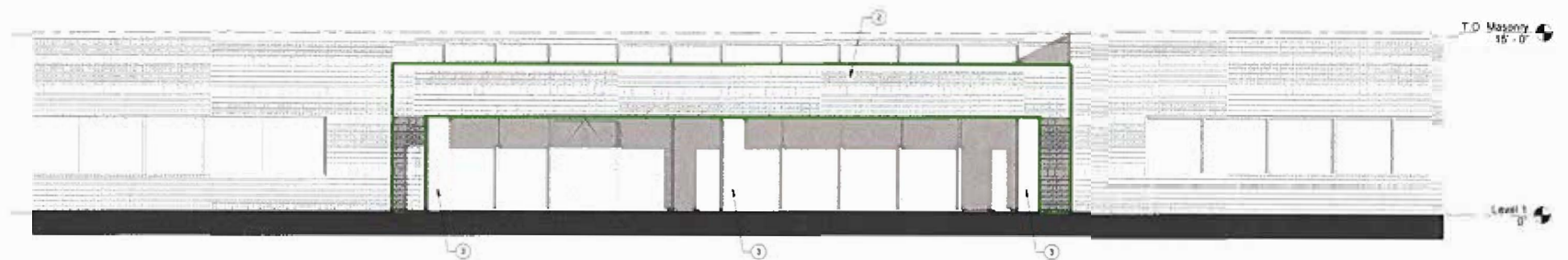
1 TREX DECKING



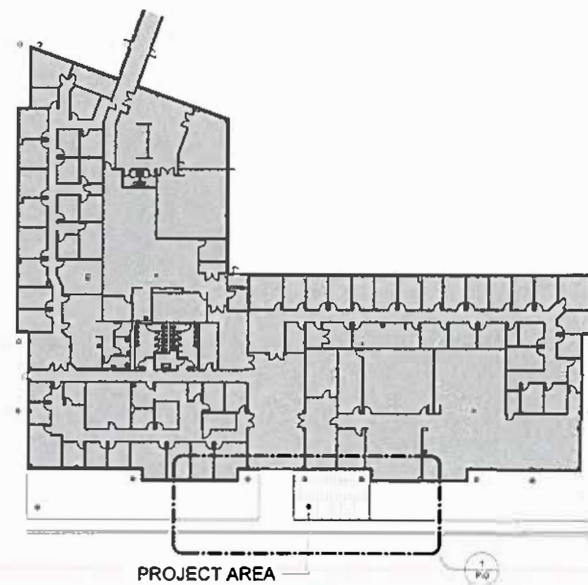
2 EXISTING BRICK WALL PAINTED SW 7020 BLACK FOX



1 EXISTING COLUMN PAINTED SW 7020 BLACK FOX

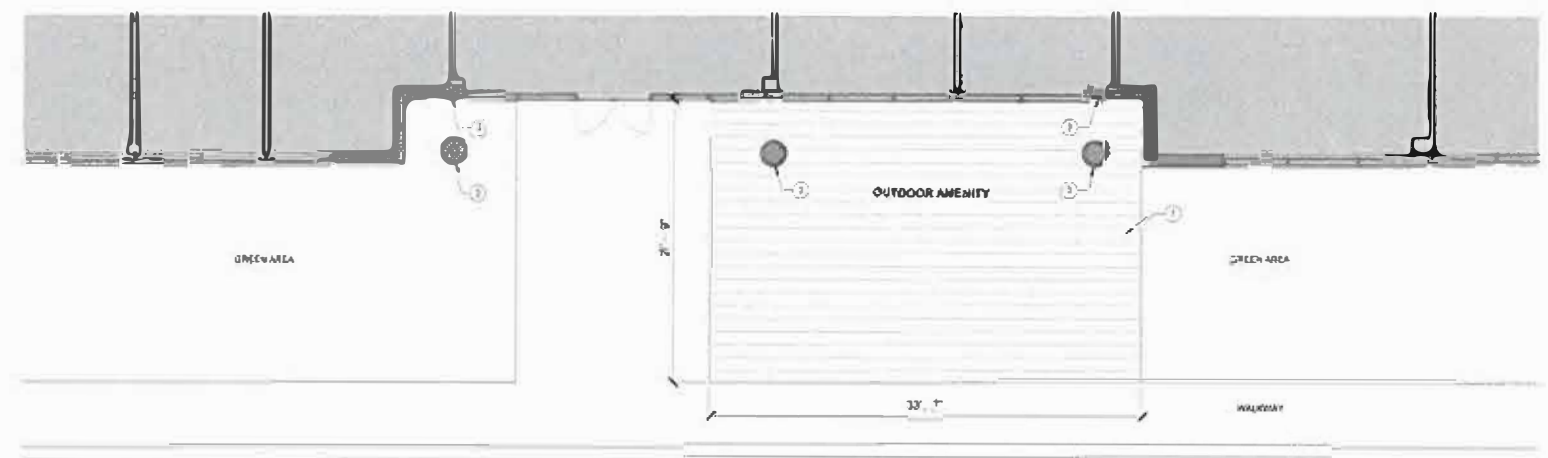


2 SOUTH ELEVATION
3/16" = 1'-0"



PROJECT AREA

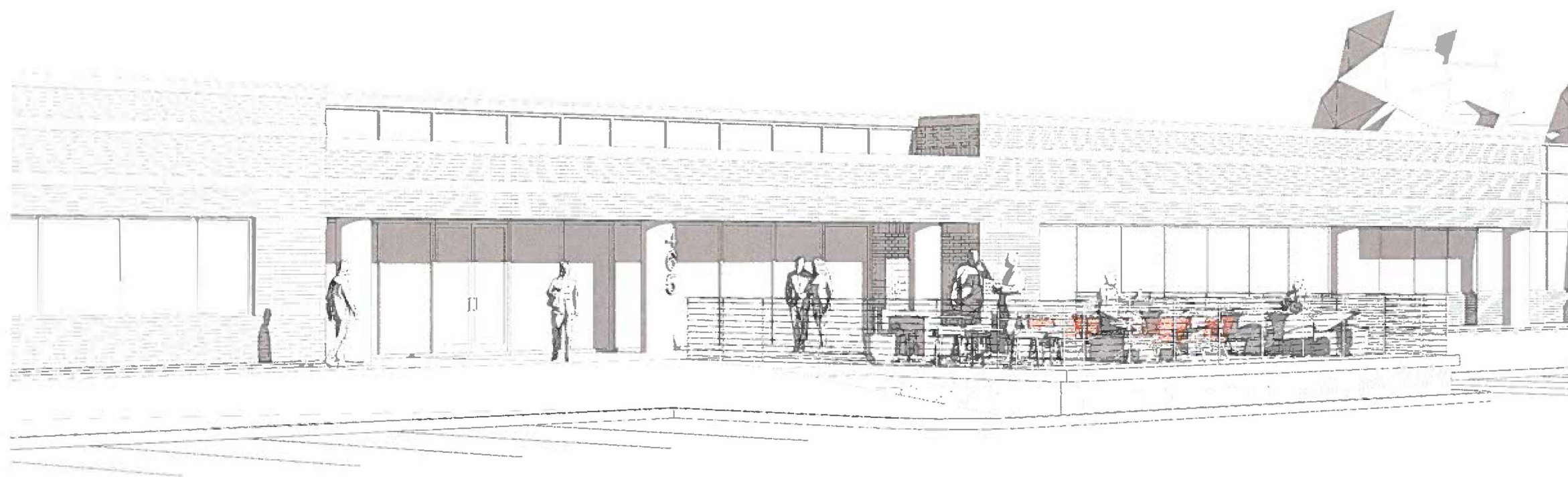
KEY PLAN



1 OUTDOOR AMENITY PLAN
3/16" = 1'-0"







MATERIAL LEGEND



1 TREX DECKING



2 WOOD DECKING EDGE TREATED WOOD, COLOR TBD



3 STONE VENEER ELDORADO STONE BLUFFSTONE, COLOR TBD



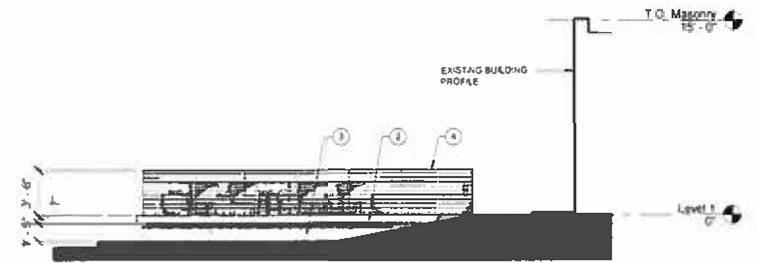
4 METAL GUARD RAIL C.R. LAURENCE CO., INC. ARS 200 SERIES SURFACE MOUNT CABLE RAILING, COLOR TBD



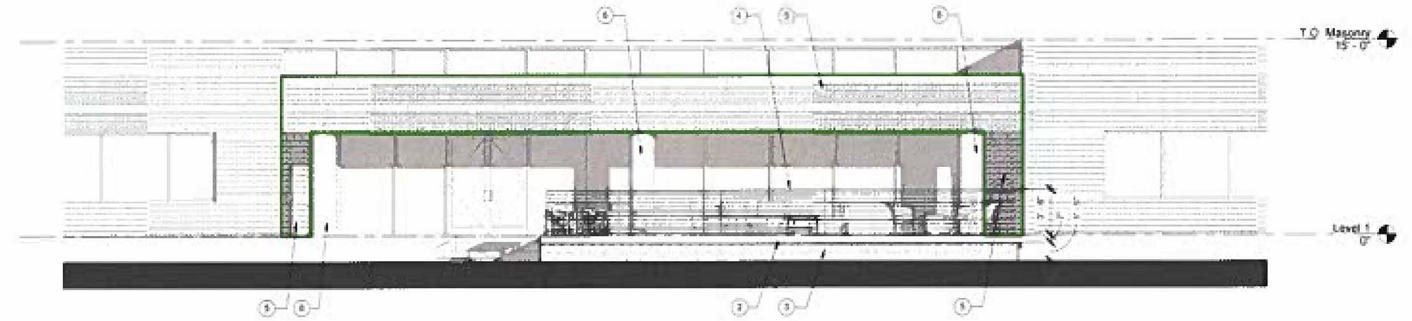
5 EXISTING BRICK WALL PAINTED SW 7020 BLACK FOX



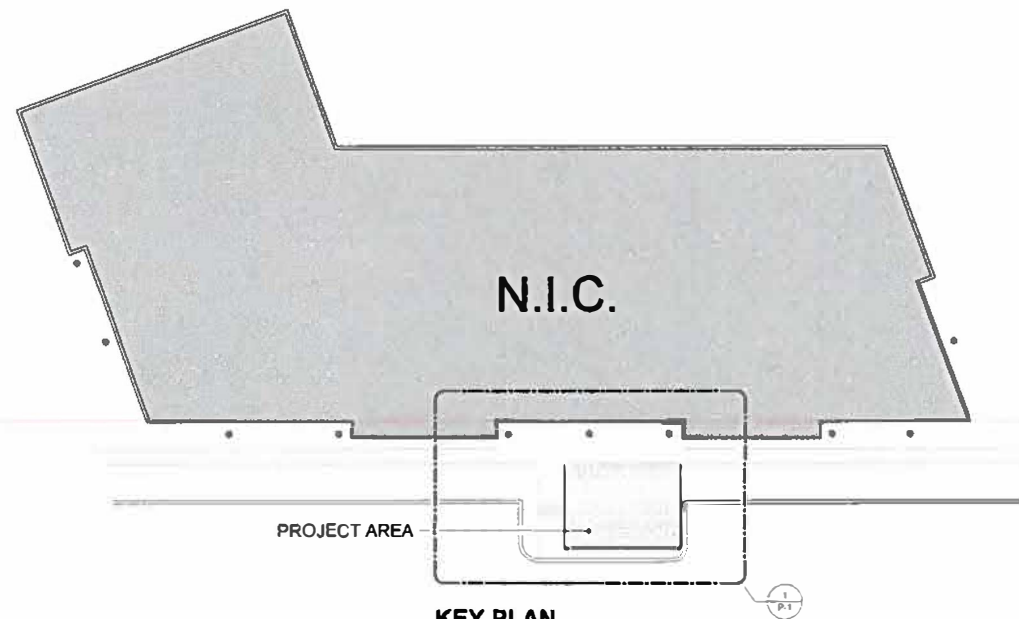
6 EXISTING COLMN PAINTED SW 7020 BLACK FOX



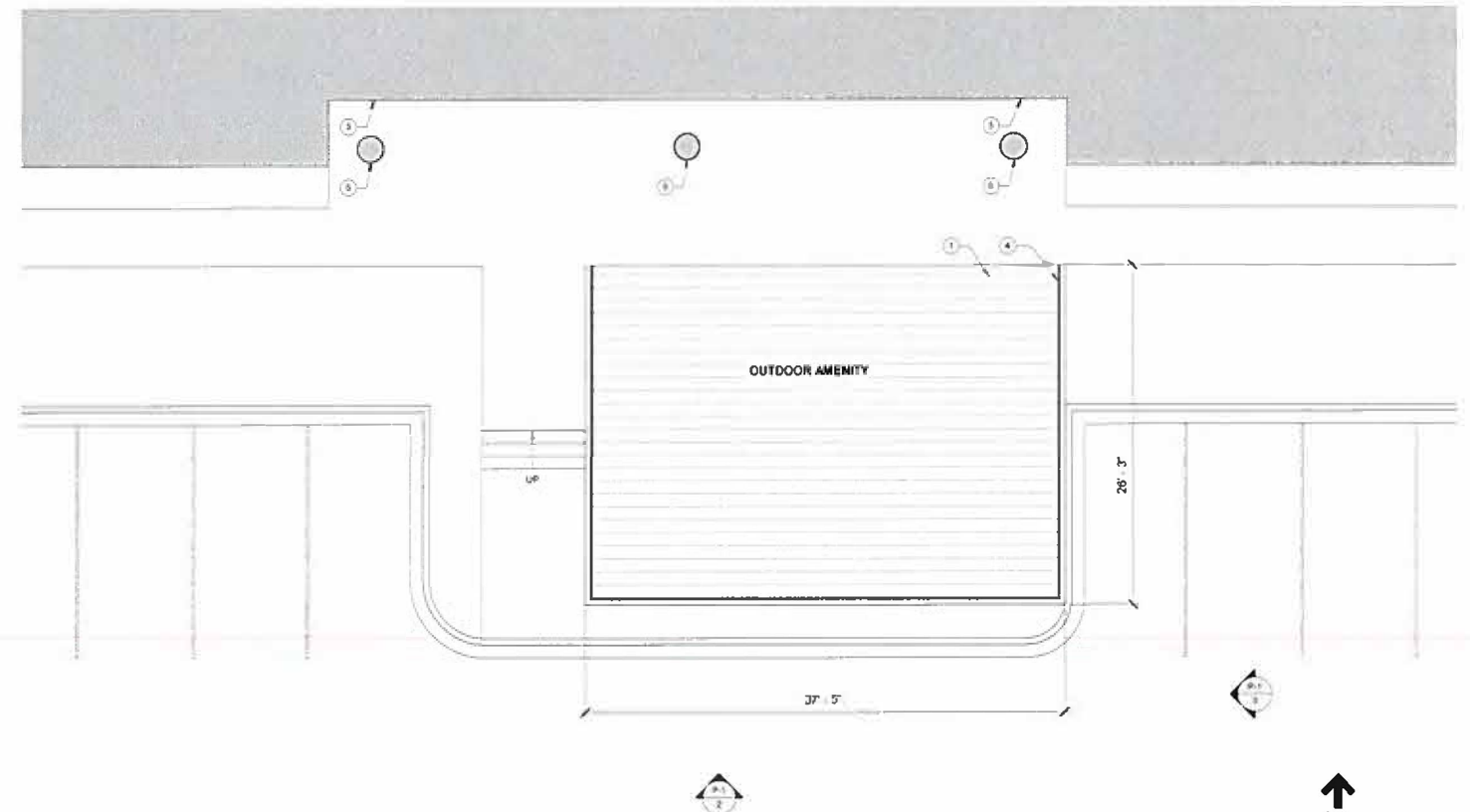
3 EAST ELEVATION
3/16" = 1'-0"



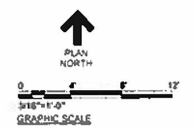
2 SOUTH ELEVATION
3/16" = 1'-0"

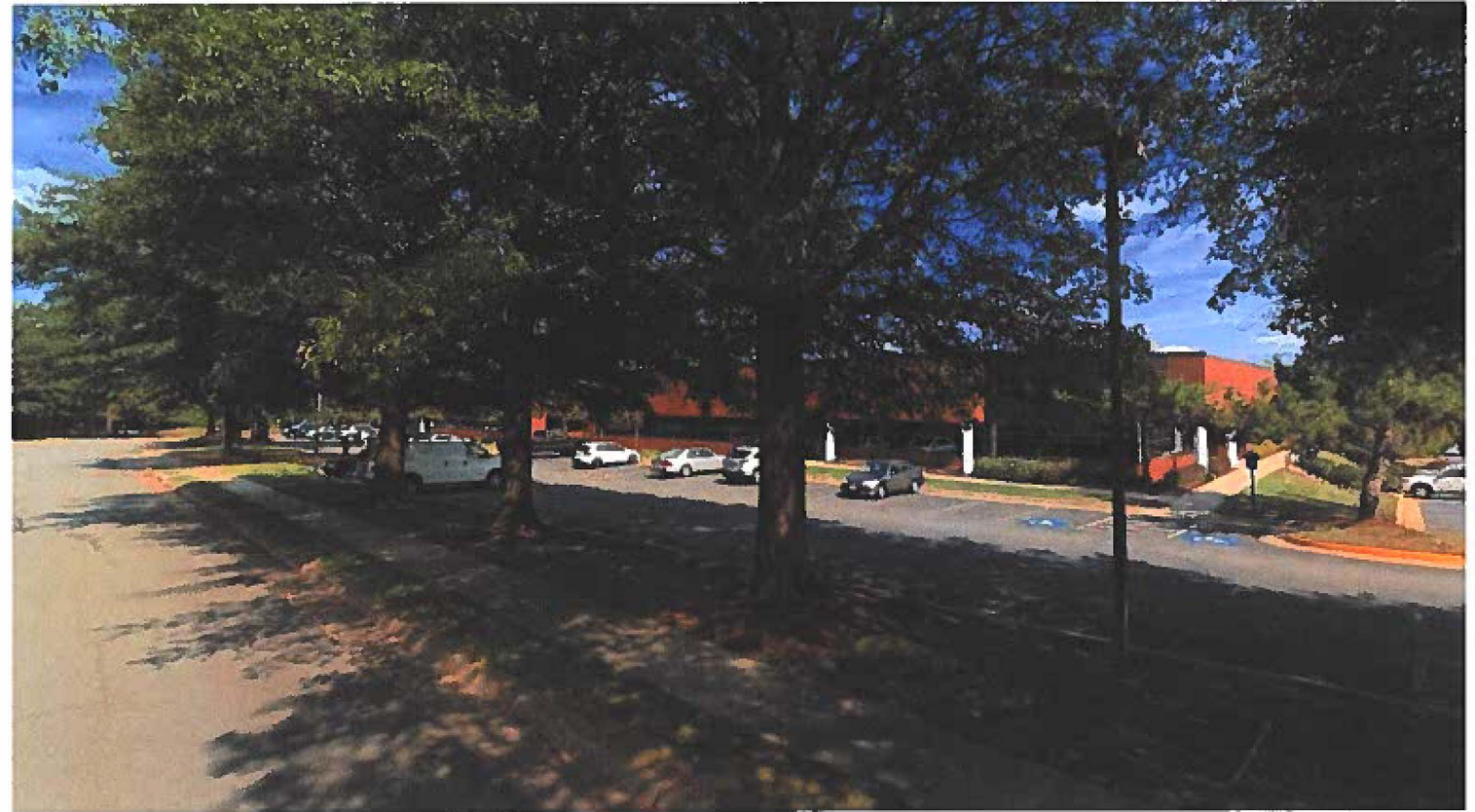


KEY PLAN



1 OUTDOOR AMENITY PLAN
3/16" = 1'-0"





MATERIAL LEGEND



1 TREX DECKING



2 STONE VENEER, ELDORADO STONE BLUFFSTONE, COLOR TBD



4 EXISTING BRICK WATER TABLE PAINTED SW 7020 BLACK FGX



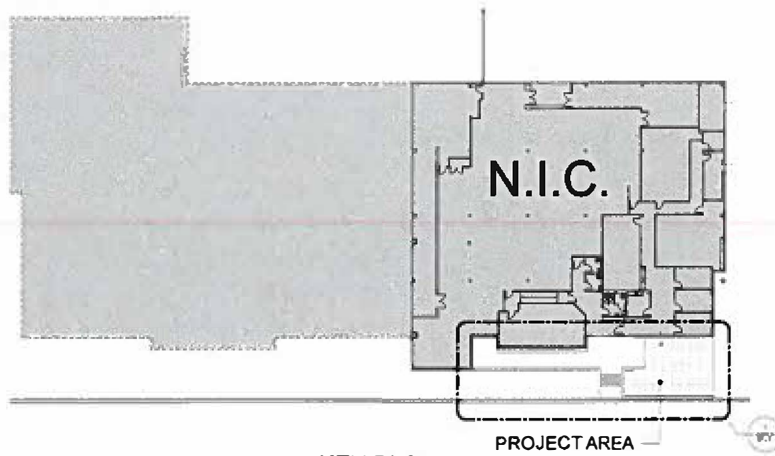
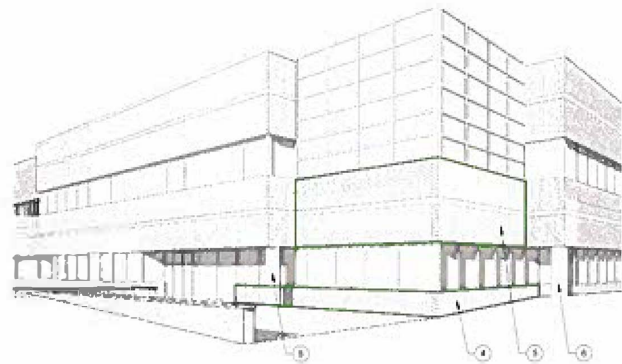
3 EXISTING BRICK WALL PAINTED SW 7020 BLACK FGX



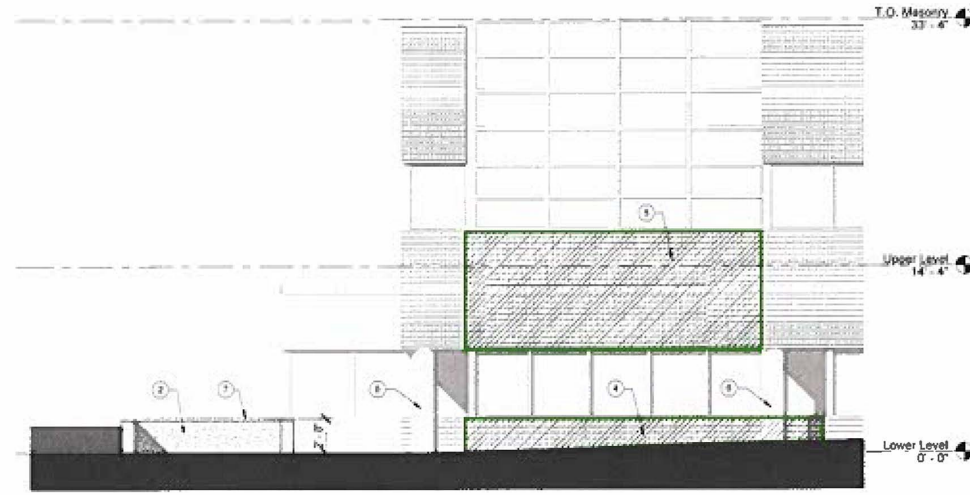
6 EXISTING COLUMN PAINTED SW 7020 BLACK FGX



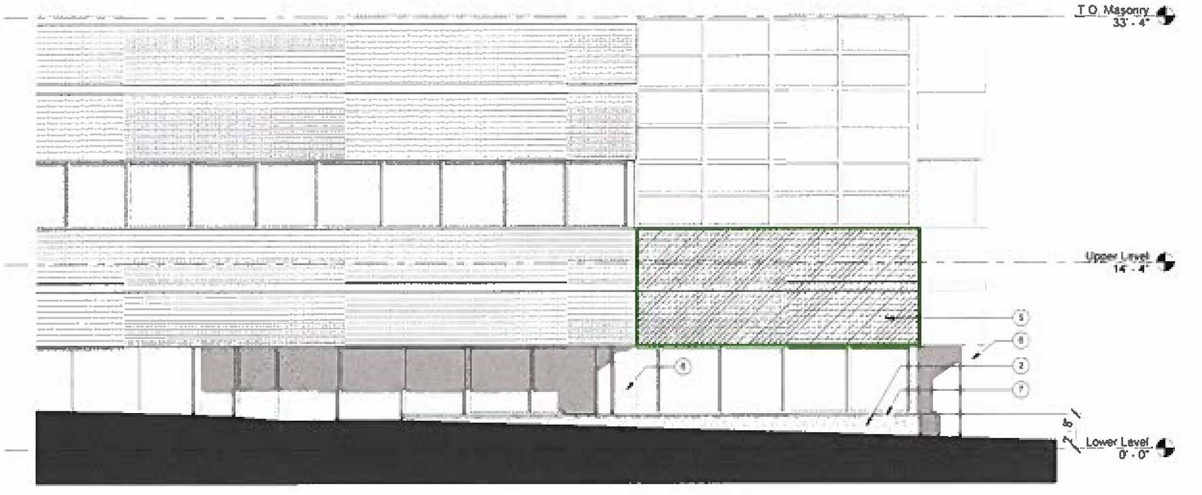
7 CAST STONE WALL CAP, COLOR TBD



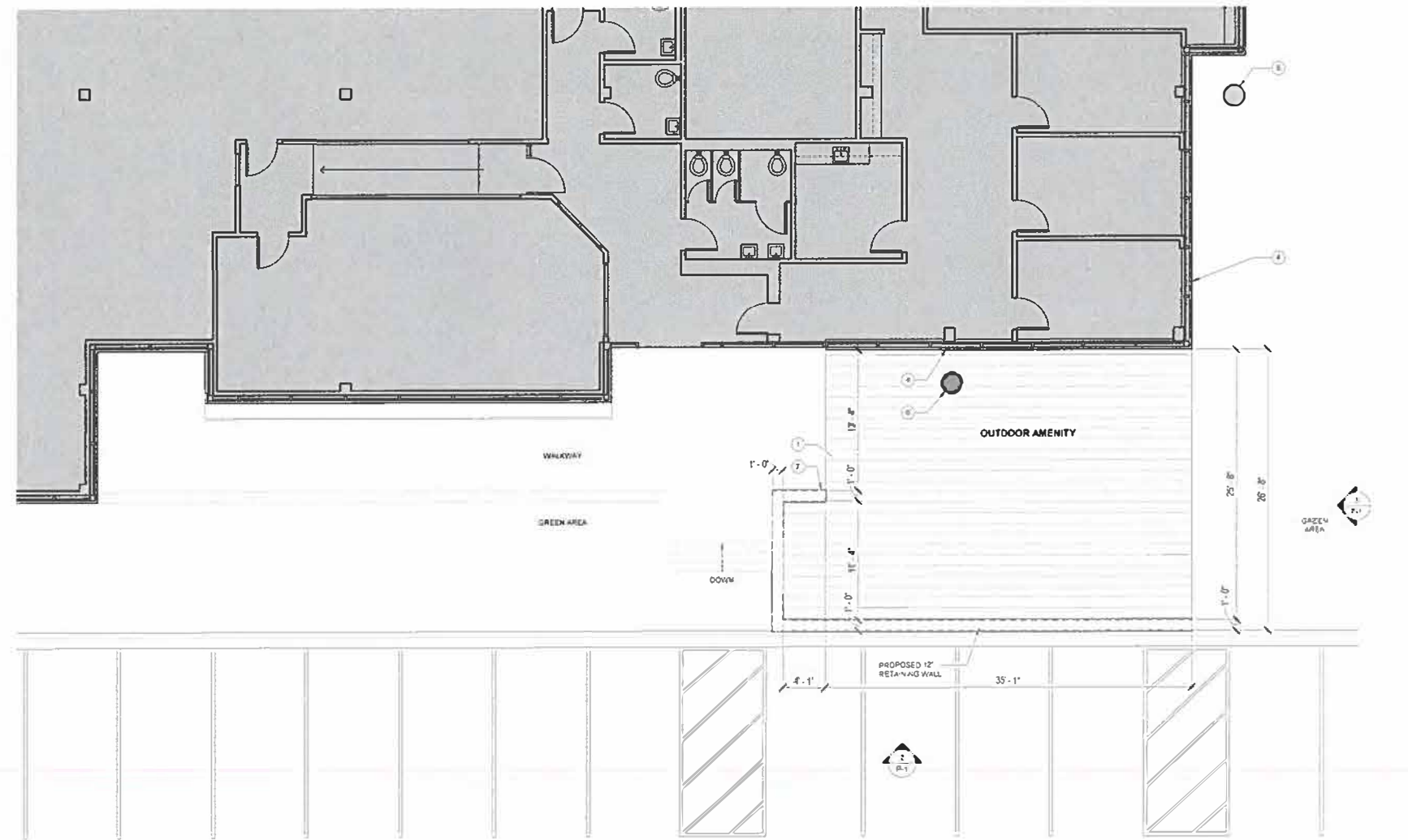
KEY PLAN



3 EAST ELEVATION
3/16" = 1'-0"



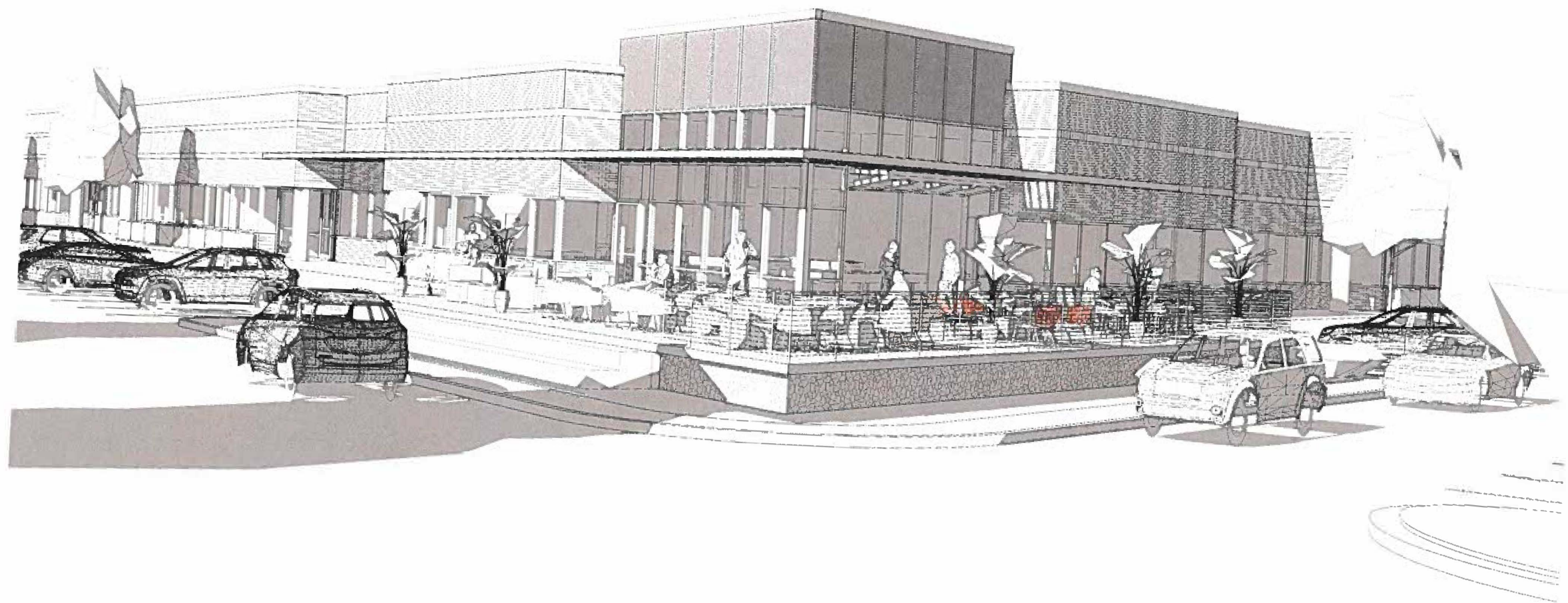
2 SOUTH ELEVATION
3/16" = 1'-0"



1 OUTDOOR AMENITY PLAN
3/16" = 1'-0"









4 DEMOLITION ELEVATION

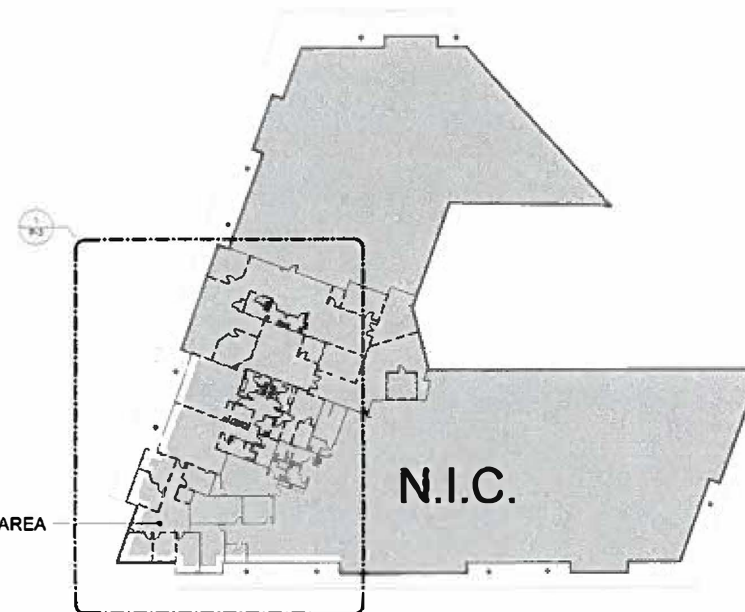


3 DEMOLITION ELEVATION

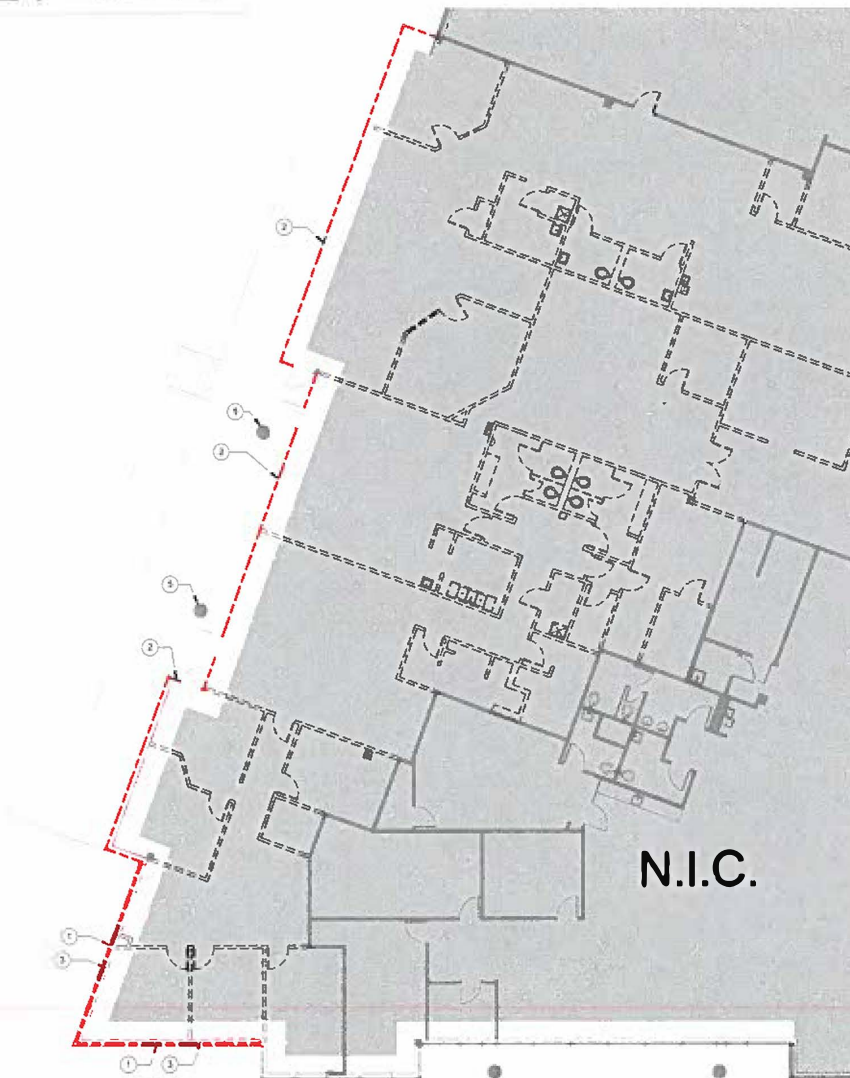


2 DEMOLITION ELEVATION

PROJECT AREA



KEY PLAN



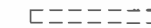
1 1ST FLOOR DEMOLITION PLAN
1" = 10'-0"

DEMOLITION NOTES

1	CONTRACTOR TO DEMOLISH EXISTING CURTAIN WALL SYSTEM
2	CONTRACTOR TO REPLACE EXISTING GLASS SYSTEM
3	CONTRACTOR TO DEMOLISH EXISTING BRICK WATER TABLE
4	CONTRACTOR TO PREPARE EXISTING BRICK WATER TABLE TO RECEIVE NEW PAINT
5	CONTRACTOR TO PREPARE EXISTING BRICK WATER TABLE TO RECEIVE NEW PAINT
6	CONTRACTOR TO PREPARE EXISTING COLUMN SURFACE TO RECEIVE NEW PAINT



ITEMS TO BE DEMOLISHED WITHIN SCOPE



ITEMS TO BE DEMOLISHED UNDER SEPARATED SCOPE



SPRINGPARK - BUILDING 485 DEMOLITION PLAN & ELEVATIONS

MATERIAL LEGEND



1 TREX DECKING



2 WOOD DECKING EDGE, TREATED WOOD, COLOR TBD



3 CORRUGATED METAL PANEL SYSTEM, CORRA-LOK, MFC160, COLOR TBD



4 STONE VENEER, ELDORADO STONE, BLUFFSTONE, COLOR TBD



5 METAL GUARD RAIL, C.R. LAURENCE CO., INC., ARS 200 SERIES SURFACE MOUNT CABLE RAILING, COLOR TBD



6 VERTICAL BI-FOLDING DOOR, RENLITA, A-750 NUFOLD, 17'-0" W x 11'-0" H, COLOR TBD

7 NEW GLAZING

8 SUN SHADE, COLOR TBD

9 DECK AND STAIR WITH TREX, COLOR TBD

10 CONCRETE BLEACHER, COLOR TBD



11 EXISTING BRICK WATER TABLE PAINTED SW 7020 BLACK FOX

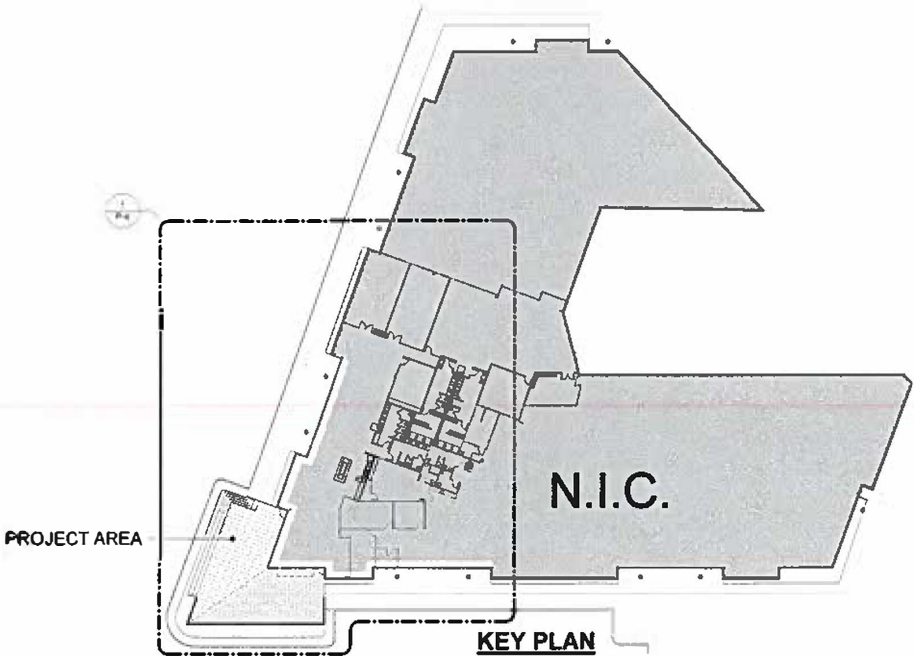


12 EXISTING COLUMNS PAINTED SW 7020 BLACK FOX

13 NEW GLAZING TO EXISTING STOREFRONT WINDOWS



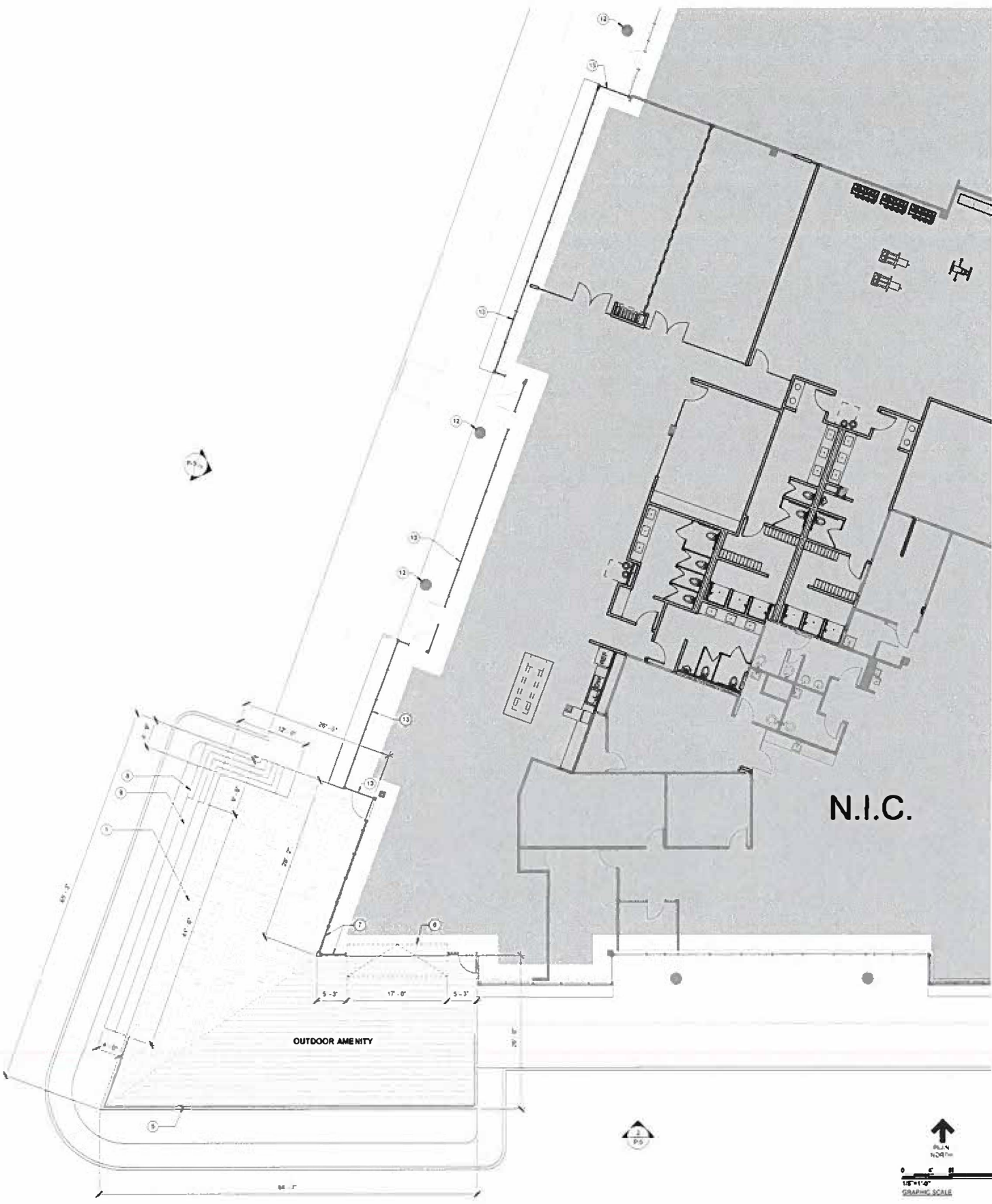
14 EXISTING BRICK WALL PAINTED SW 7020 BLACK FOX



PROJECT AREA

N.I.C.

KEY PLAN



N.I.C.

OUTDOOR AMENITY

1 OUTDOOR AMENITY PLAN
1/8" = 1'-0"



MATERIAL LEGEND



1 TREX DECKING



2 WOOD DECKING EDGE, TREATED WOOD, COLOR TBD



3 CORRUGATED METAL PANEL SYSTEM, CORRA-LOK, MFC160, COLOR TBD



4 STONE VENEER, ELDORADO STONE, BLUFFSTONE, COLOR TBD



5 METAL GUARD RAIL, C.R. LAURENCE CO., INC., ARS 200 SERIES SURFACE MOUNT CABLE RAILING, COLOR TBD



6 VERTICAL BI-FOLDING DOOR, R&LITA, A-750 NUFOLD, 17'-0" W x 11'-0" H, COLOR TBD

7 NEW GLAZING

8 SUN SHADE, COLOR TBD

9 DECK AND STAIR WITH TREX, COLOR TBD

10 CONCRETE BLEACHER, COLOR TBD



11 EXISTING BRICK WATER TABLE PAINTED SW 7020 BLACK FOX

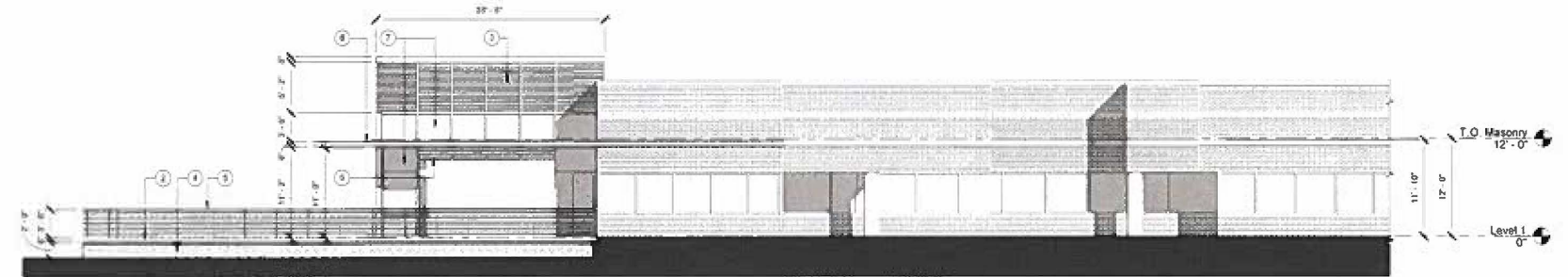


12 EXISTING COLUMNS PAINTED SW 7020 BLACK FOX

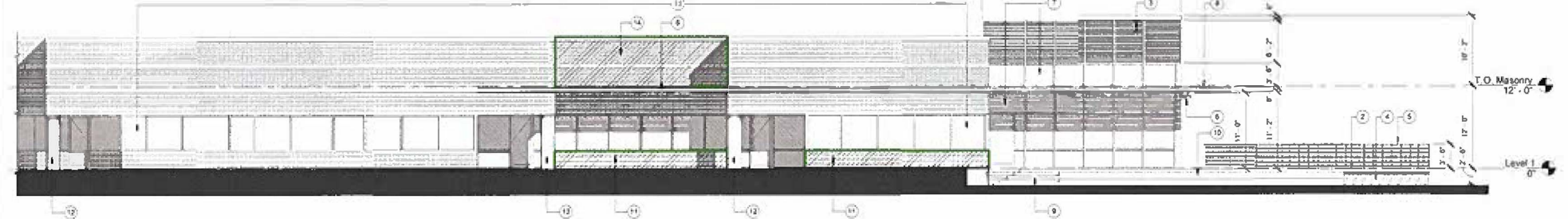
13 NEW GLAZING TO EXISTING STOREFRONT WINDOWS



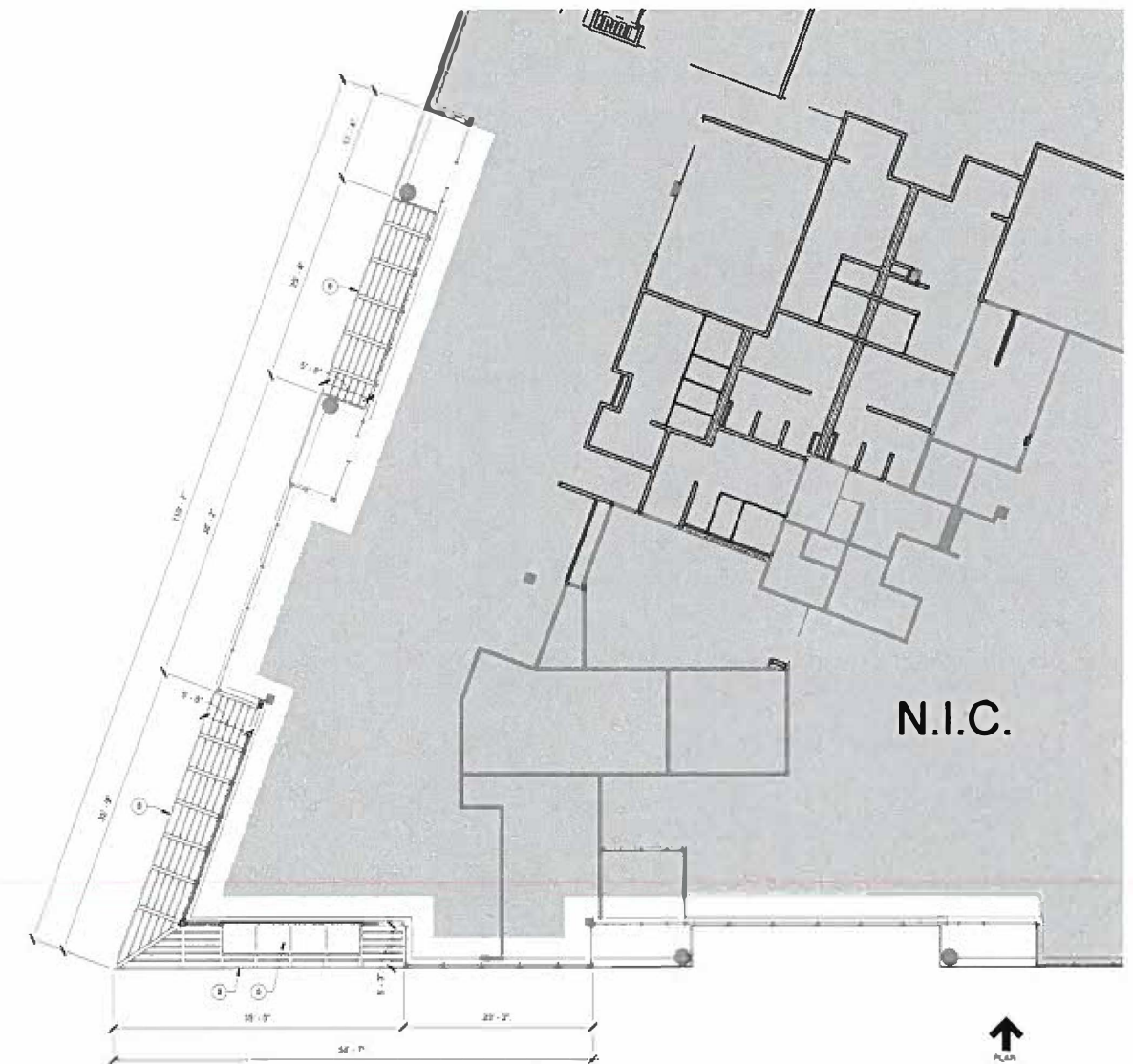
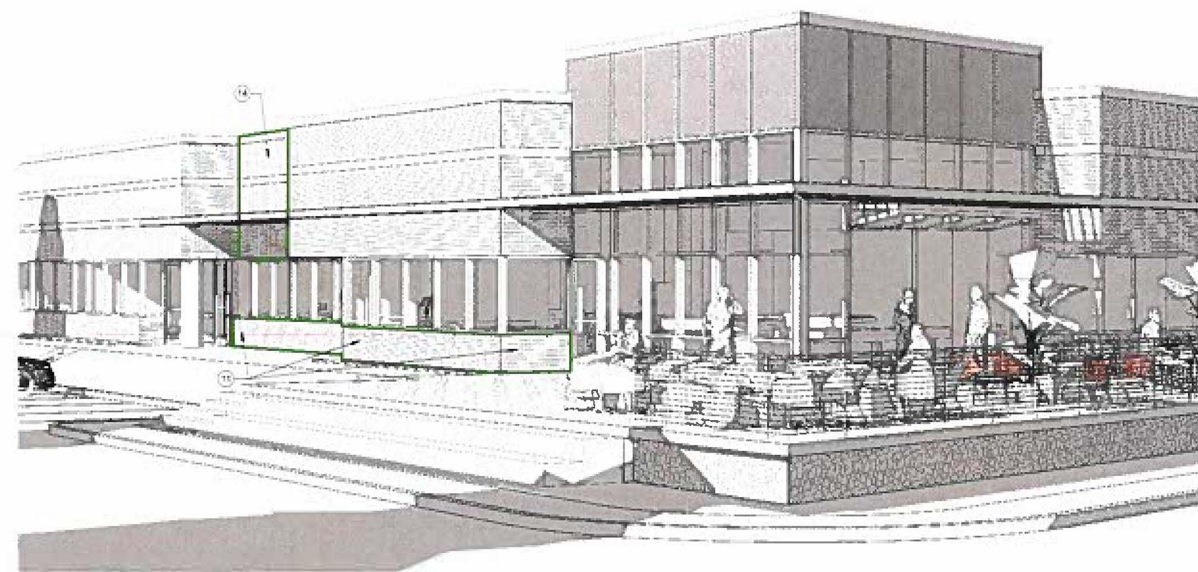
14 EXISTING BRICK WALL PAINTED SW 7020 BLACK FOX



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



3 SOUTH WEST ELEVATION
1/8" = 1'-0"



1 OUTDOOR AMENITY REFLECTED CEILING
PLAN
1/8" = 1'-0"

N.I.C.



Option 1: Entrance, Left Wall

2'- 0" tall, illuminated channel letters



PHOTO RENDERING NO SCALE

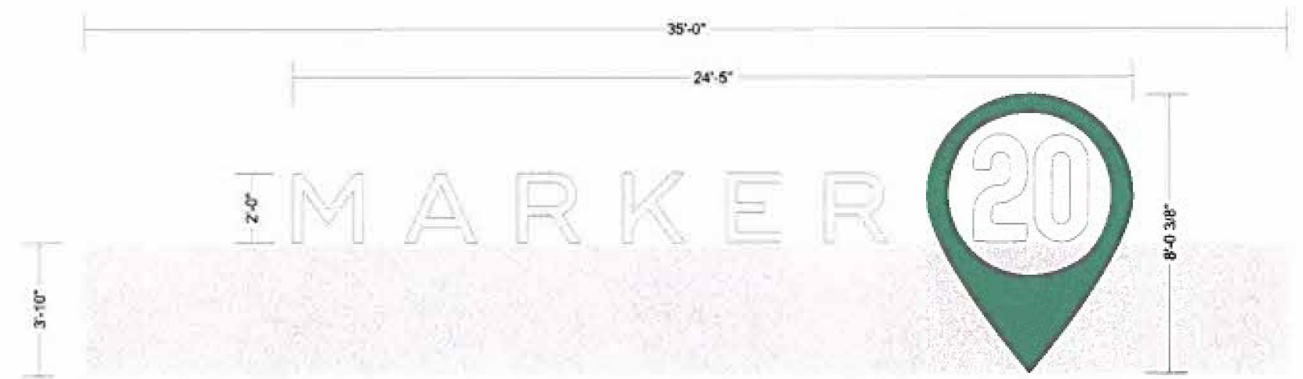
Option 1: Entrance, Right Wall

2'- 0" tall, illuminated channel letters



PHOTO RENDERING NO SCALE

Option 1:



Radius brick wall - existing letters to be removed

Quantity: 2
Trim-less, face-lit LED letters & logo.
Returns painted per customer colors.
Customer will need to select PMS or paint chip

LOGO GREEN - CMYK 66.0.24.35
No Pantone specified in brand book

WHITE

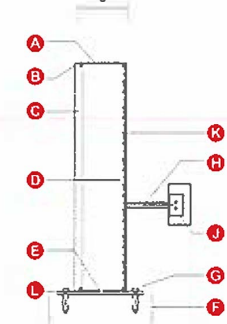
New letters to be mounted to top of brick wall.
Fabricate letters w/ baseplate for anchoring into top of wall.
Logo portion to mount into top and face of brick wall.

SCALE 1/4" = 1'-0"

- A. .063 ALUM. RETURNS PTD. WHITE
- B. C/S SCREWS PTD. TO MATCH RETURNS
- C. 1/2" THK. TRANS. WHITE ACRYLIC FACE
W/ STEP-ROUTED EDGES TO
ACCOMMODATE ALUM. RETURNS
- D. ILLUM. BY WHITE LX-ECO3S 6500K NC LED'S
- E. WEEP HOLES AS REQ'D
- F. BRICK MONUMENT WALL
- G. 1/4" BOLTS & DBL. EXP. ANCHORS: 3" EMBEDDED
(as as T.B.D. by field conditions)
- H. WIRING IN LIQUITITE TO ELEC. CIRCUIT
- J. REMOTE POWER SOURCE IN METAL BOX
- K. ALUM. CHANNEL LTR. BACK
- L. ALUMINUM MOUNTING PLATE WELDED
TO LETTER BOTTOMS

POWER SUPPLY SPECIFICATIONS
Mean Well LPU-60-12
1.2A 5050mA Class 2 Power Supply
INPUT 100-240V
OUTPUT +12V 5.0A
SIZE 9.5" x 1.7" x 1.2"
WEIGHT 1.5 lbs

LED SPECIFICATIONS
Bridgelux
Model: B13-6035-168 1W 168 LED Module
Type: B1025800
Module: SLED
Power Dissipation: 0.72W/module
Luminous Density: 16lm
Waterproof: IP68



TRIMLESS LED FACE-LIT CHANNEL LETTER SECTION
REMOTE

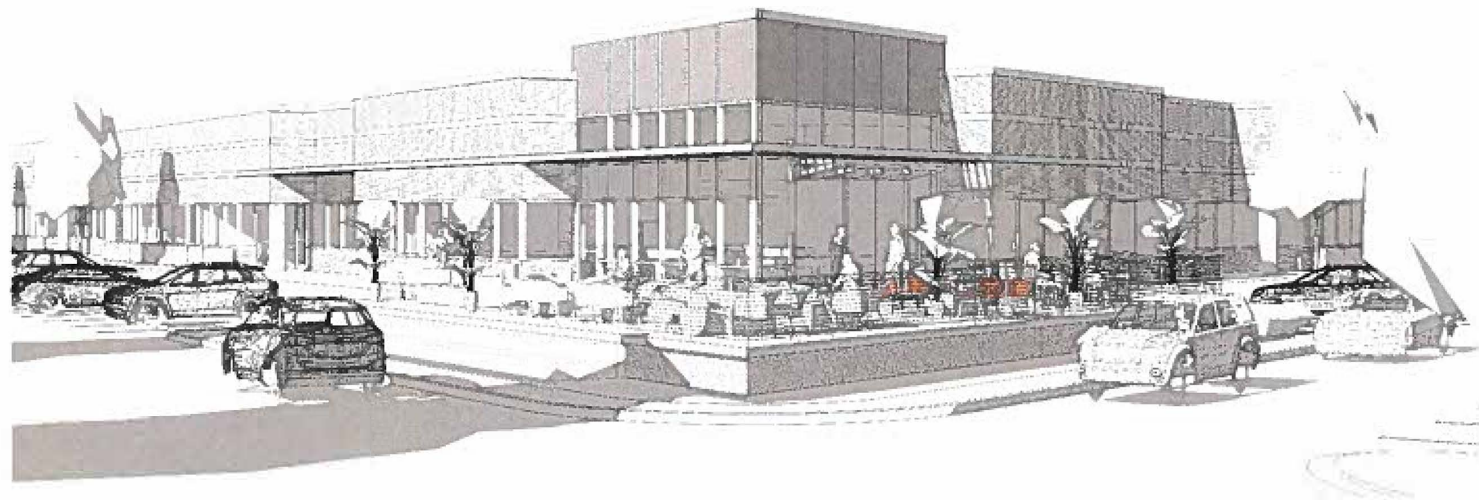
* ALL ELECTRICAL COMPONENTS UL LISTED

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

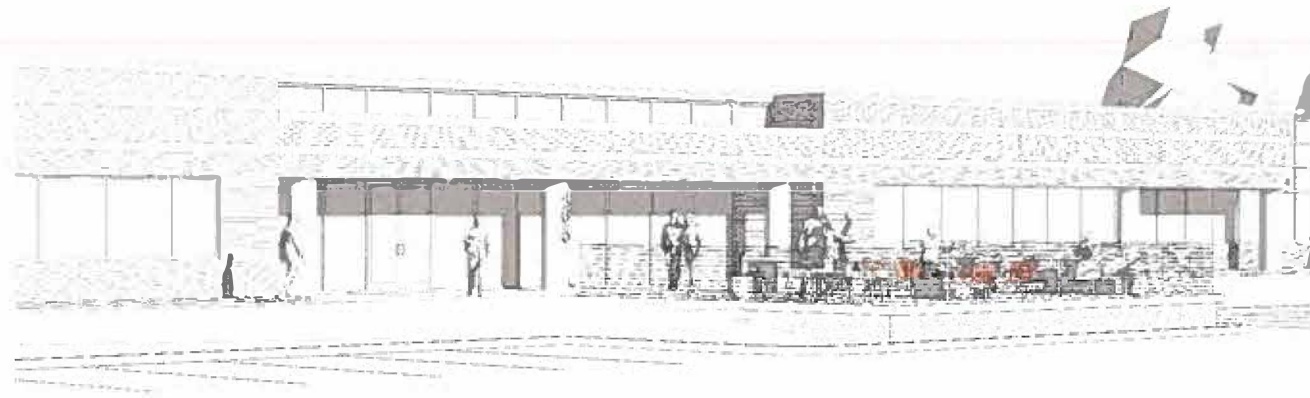


SPRINGPARK

HERNDON, VIRGINIA



THANK YOU



ARCHITECT: MGMA
CIVIL ENGINEER: VIKI VIRGINIA, LLC