

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD PUBLIC HEARING AGENDA
JUNE 15, 2022
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. May 4, 2022, Work Session Draft Minutes
4. May 18, 2022, Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARING

8. **APPLICATION FOR NEW SITE FEATURE, ARB #22-008**, to consider an application for an equipment screening fence on the site of an existing structure located at 231 Spring Street, Herndon Virginia, further identified as Fairfax County Tax Map 0162 02 0177C and located in the southwest quadrant of the Spring Street and Herndon Parkway intersection. This property is zoned O & LI (Office & Light Industrial) and consists of 432,166 square feet of land. Owner: 460 Herndon Parkway LLC. Owner Agent: Cushman & Wakefield. Applicant: Nelson Gault, FM Studios. **(Continued from the May 18, 2022, ARB public hearing.)**
9. **APPLICATION FOR SIGNAGE, ARB #22-009**, to consider an application for a business identification wall sign located at 1100 Herndon Parkway, Herndon, Virginia, and further identified as Fairfax County Tax Map 0161-02-0014 and located on the northwest quadrant of the Herndon Parkway and Elden Street intersection. The property is zoned CS, Commercial Services District, and consists of 158,086 square feet of land. Owner: Sovran Limited Co. Applicant/Agent: Jason Alexander, Vision Sign.
10. **APPLICATION FOR SIGNAGE, ARB #22-010**, to consider an application for three exterior wall signs located at 1062 Elden Street, Herndon, Virginia, and further identified as Fairfax County Tax Map 0161-02-0026A. The site is located within the Dulles Park Shopping Center on the west side of Elden Street and the north side of Alabama Drive near the intersection of Elden Street and Alabama Drive. This property is zoned CS, Commercial

Services District, and consists of 351,915 square feet of land. Owner: Dulles Park Shopping Center LLC TR. Applicant/Agent: Betsy Marino, Service Neon Signs.

11. **APPLICATION FOR SIGNAGE, ARB #22-011**, to consider an application for a business identification wall sign located at 950 Herndon Parkway, Herndon, Virginia, and further identified as Fairfax County Tax Map 0161-02-0018A and located on the northeast quadrant of the Herndon Parkway and Elden Street intersection. The property is zoned as CO, Commercial Office, and consists of 162,550 square feet of land. Owner: CPH 950 LLC. Applicant/Agent: Mohamed Omari, Catchy Signs.

ADJOURNMENT



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: June 10, 2022

Subject: ARB #22-008, 231 Spring Street, Building Alteration

This memo serves as an update to the materials provided for ARB #22-008, a fencing project at 231 Spring Street, Herndon Virginia. This case was continued from the previous month.

As stated in the memo provided to the Board prior to the June 1st work session, this case requires an Administrative Adjustment to be approved prior to the Board making a determination. The Administrative Adjustment has now been reviewed and approved. Staff is recommending approval of this application in accordance with the Draft Resolution.

Attachments:

- 1) Draft Resolution
- 2) Administrative Adjustment approval

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

DRAFT RESOLUTION

June 15, 2022

Resolution- to approve ARB #22-008, installation of fencing on a commercial building located at 231 Spring Street, Fairfax County Tax Map Number 0162 02 0177C.

WHEREAS, the applicant has submitted an application to fencing at the above referenced address; and

WHEREAS, the proposed fencing complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

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

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on June 15, 2022.

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

Approves ARB #22-008, for fencing at 231 Spring Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB



Elizabeth M. Gilleran, AICP

Director of Community Development

T (703) 787-7380

F (703) 481-5280

community.development@herndon-va.gov

TOWN COUNCIL

Sheila A. Olem, Mayor

Cesar del Aguila, Vice Mayor

Naila Alam

Pradip Dhakal

Signe Friedrichs

Sean M. Regan

Jasbinder Singh

June 6, 2022

FM Studios

Attn: Mr. Nelson Gault, Partner/Senior Project Manager

4114 Legato Road, #830

Fairfax, VA 22030

Re: Administrative Adjustment AAZ #22-004, 231 Spring Street

Dear Mr. Gault:

This letter is in response to your request for an Administrative Adjustment pursuant to Section 78-155.5 of the Town of Herndon Zoning Ordinance. This request applies to 231 Spring Street, further identified as Fairfax County Tax Map # 0162 02 0177C.

A summary of the requirements of Section 78-115.2(h)(3) are below:

Code Requirement	Proposal	Meets/Does not meet
(a): The condition, location, or use of the property, or the history of activity in the area, indicates the property or any materials stored or used on the property are in significantly greater danger of theft or damage than the surrounding properties.	The property contains unique, high-tech equipment that is currently visible from the public right-of-way. The proposed fence will fully screen the equipment from the right-of-way.	Meets
(b): The additional height of fences or walls indicated in the site security plan will not have a significant adverse effect on the security, functioning, appearance, or value of adjacent properties or the surrounding area as a whole.	The proposed fence will screen equipment and must be approved by the Architectural Review Board prior to installation.	Meets
(C): Security fences in commercial and industrial zoning districts shall not exceed nine feet in height.	The proposed fence is 8.5' on a 6" curb.	Meets

Your proposed application complies with the requirements of 78-115.2(h)(3) and is hereby ***granted.***

In accordance with Section 15.2-2311 of the Code of Virginia (1950), as amended, you have the right to appeal this decision to the Board of Zoning Appeals within thirty (30) days after receipt

Administrative Adjustment AA #22-004
231 Spring Street
Nelson Gault, FM Studios
Page 2

of this letter. The decision(s) set forth in this letter shall be final and not appealable if not appealed within the thirty-day period.

If you wish to appeal this decision you must do so in the specified time by submitting a completed application and \$100.00 fee to the Community Development Department at 777 Lynn Street, Herndon, Virginia 20170.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Stromberg", is written over a light blue rectangular background.

David Stromberg, AICP
Zoning Administrator

Title: ARB #22-009; New signage; 1100 Herndon Parkway

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

Summary Information

Applicant Request	New wall sign		
Address	1100 Herndon Parkway		
Fairfax County Tax Map Number	0161 02 0014		
Owner	Sovran Limited Co.		
Applicant	Jason Alexander		
Business/Organization	Drive Safe Academy		
Property Use	Commercial business		
Zoning District	CS, Commercial Services District		
Adjacent Zoning	North: R-10, Residential Multi-Family South: CS, Commercial Services District East: CO, Commercial Office District West: CS, Commercial Services District		
Building Type(s)	Low-rise office building	Date of Construction:	1979
Architectural Style(s)	Modern office building		
Exterior Material(s)	Primarily brick with precast concrete elements		
Neighborhood Design Profile	Commercial, office and industrial buildings		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval of this application with conditions in accordance with the draft resolution.
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Case Details

Proposal:

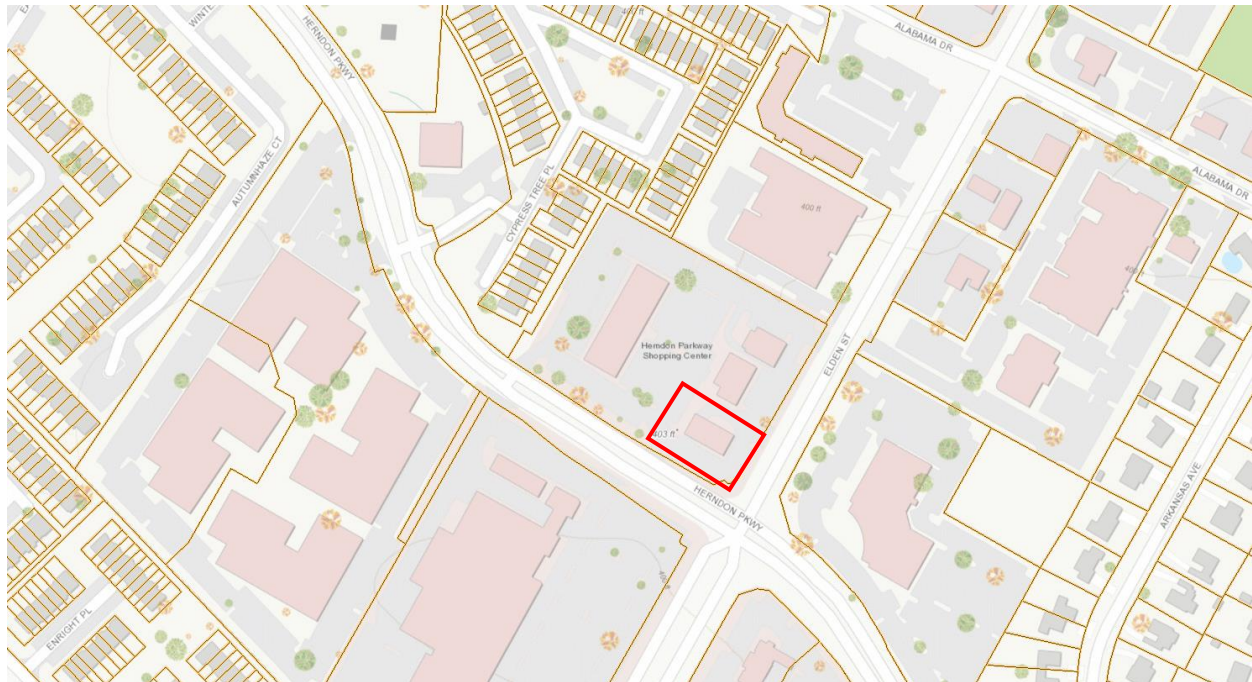
This application is for the installation of a new business identification wall sign at 1100 Herndon Parkway. The proposed sign is 36.6 square feet and is comprised of four parts: two internally illuminated logos, red internally illuminated channel letters reading “Safe”, and an unlit portion with the words “Driving Academy” in white raised acrylic letters on a blue backer board. The elements are individually pin mounted to the façade.

The proposed sign is placed above the second story windows and situated between the metal coping and a light, precast concrete stringcourse. The elevation where the proposed sign is to be installed faces Herndon Parkway.

Site Description:

1100 Herndon Parkway sits in the north quadrant of the intersection between Herndon Parkway and Elden Street. This is a highly trafficked area and any signage on this façade will be very visible to traffic along Herndon Parkway and the intersection. The proposed sign sits above the second story windows which also increases visibility. The low-rise building houses multiple businesses and features other business identification wall signs.

Location Map



Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. There is a master sign plan for this building, but it is limited to wall signs for a different building in this complex and does not address signs on this building.

3. With the findings expressed below, staff believes the proposed signage generally complies with many of the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign clearly and legibly represents the intended business
 - b. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
 - c. The proposed sign is intended to "augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity" (Town Code, Sec. 58-96.)
4. The Design Standards also require the board and staff to consider "Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures." While there are other wall signs on this building, the proposed sign is both higher on the building and visually busier than other signs. The board has in similar past cases required signs located on buildings like this to be more professionally articulated and understated. The board may wish to discuss with the applicant ways in which this might be accomplished while still fulfilling the needs of the tenant and business. One option for this could be to eliminate the logo portion on the left side of the sign so that the sign appears more visually concise.

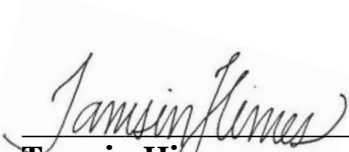
Staff Recommendation:

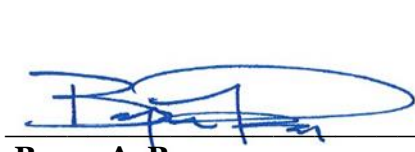
ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this application with conditions in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Sign Drawings

Staff Signatures


Tamsin Himes
Lead Planner/Design and Development


Bryce A. Perry
Deputy Director

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

DRAFT RESOLUTION

June 15, 2022

Resolution- to approve ARB #22-009, installation of signage on a commercial building located at 1100 Herndon Parkway Fairfax County Tax Map Number 0161 02 0014.

WHEREAS, the applicant has submitted an application to install signage located the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

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

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on June 15, 2022.

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

Approves ARB #22-009, for signage located at 1100 Herndon Parkway, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) The proposed sign design shall be changed to eliminate the logo portion to the left of the sign text which is one of two logo portions. The applicant shall produce updated design documents prior to the issuance of a building permit.



45945 Trefoil Lane #184 Sterling, VA 20166
E:Accounting@visionsign.net • www.visionsign.net
P: 703.707.0858

Prepared by: Jason Alexander
P: (703) 707-0858
F: (866) 838-0286
jason@visionsign.net



INTERNALLY ILLUMINATED SIGN PLAN

Cover page

Installation Address:

1100 Herndon Pkwy Unit 203
Herndon, VA 20170

Zoning: CS

tax map:

Pin #:

Occupancy Permit #:

Building Permit #: N/A

Frontage: 44 Ln. Ft

Allowable: 44 sq ft

Sq ft of Signs: 36 sq ft

PROJECT DESCRIPTION:

Safe driving proposes to install (1) set front lit channel letters, with non-lit acrylic letters on aluminum panel to the parapet of 1100 Herndon pkwy. Existing address on south elevation will be removed. Signs will be fastened to facade using 1/4" TAPCON anchors flush to bldg no raceway. LED signs powered by 60 watt/12V transformers/drivers, timed via photocell. Electrical to location by others.

Sign overview:



1

CHANNEL LETTER SIGN
w/ non lit driving school
36 Sq Ft

NO SCALE

1

Sign **1**

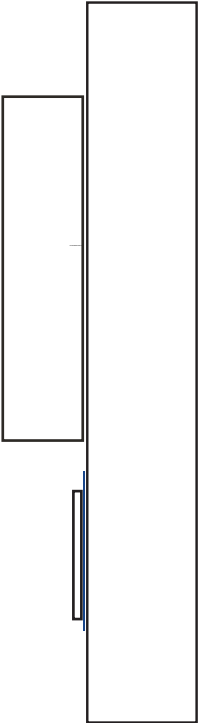
36"



21.5"

10"

profile



118"

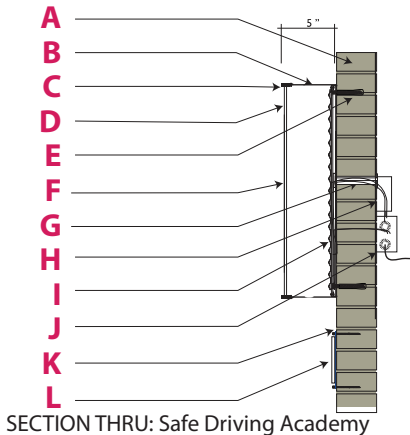
146.5"

36.625 sq ft

DETAILS

- A FACADE-BRICK
- B 5" DEEP ALUMI. RETURNS - BLACK
- C 1" TRIMCAP RETAINER - MR. SAFE/WHITE, SAFE/WHITE, CAR SHAPE/BLUE, TEXT BOX BLUE
- D ACRYLIC-3/16" WHITE
- E HARDWARE-3/8" x 6" EXPANSION ANCHORS
- F VINYL - MR. SAFE/4CP, SAFE/33 RED, CAR SHAPE/167 BRIGHTBLUE, TEXT BOX 167 BRIGHTBLUE
- G LOW VOLTAGE LED LEADS, THROUGH PROTECTIVE SLEEVE
- H LOW VOLTAGE POWER SUPPLY
- I WHITE LED MODULES
- J MAIN POWER SUPPLY - (OTHERS)
- K .125 ALUM BACKER PANEL PTD PMS 285c BLUE
- L 1/2" WHITE ACRYLIC LETTERS

SIDE VIEW (RACEWAY)



SECTION THRU: Safe Driving Academy

COLORS

- ACRYLIC: WHITE
- RETURN 1: BLACK
- VINYL 1: 3630-33 RED
- VINYL 2: 3630-167 BRIGHT BLUE
- VINYL 3: 4CP GRAPHIC IMAGE

scale 1" = 1'



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jason@visionsign.net



WALL MOUNT RENDERING

Before After page

BEFORE



scale: NTS

Address parapet sign to be removed
LIGHTBOX IN WINDOW REMOVE

AFTER

B-2

Requires address removal or move to below 20' height AFF



Unit fontage 44'

Building fontage 80'

scale 1/8" = 1'

3

Title: ARB #22-010; New signage; 1062 Elden Street

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

Summary Information

Applicant Request	New wall sign		
Address	1062 Elden Street		
Fairfax County Tax Map Number	0161 02 0026A		
Owner	Dulles Park Shopping Center LLC TR		
Applicant	Betsy Marino, Service Neon Signs		
Business/Organization	CVS Pharmacy		
Property Use	Commercial business		
Zoning District	CS, Commercial Services District		
Adjacent Zoning	North: CS, Commercial Services District South: CS, Commercial Services District East: CS, Commercial Services District West: Residential Multi-Family		
Building Type(s)	Strip mall shopping center primary tenant	Date of Construction:	1965
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick, block, and EIFS (Exterior Insulation and Finish System)		
Neighborhood Design Profile	Shopping center plaza		
Comprehensive Plan Land Use Designation	Adaptive Area - Residential		

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

Proposal:

This application is proposing three new business identification wall signs to be placed on the upper facade of a tenant space in the Dulles Park Shopping Center. The signs are 1) internally illuminated red channel letters, flush mounted, with red aluminum trim caps and returns, 18.82 square feet, text reading “minute clinic”, 2) internally illuminated channel letters, flush mounted, with red aluminum trim caps and returns, 52.18 square feet, text reading CVS pharmacy”, 3) internally illuminated blue dark and light blue channel letters, flush mounted, with matching blue aluminum returns and trim caps, 9.5

square feet, text reading “healthHUB”. All signs have plexiglass and vinyl face and are flush mounted using non-corrosive fixtures.

Site Description:

This space is within the Dulles Park Shopping Center which contains multiple commercial businesses. CVS is a primary tenant in this shopping center. The design of the building features square brick pillars, beige and tan faux plaster, large aluminum framed storefront windows, a hipped roofline with standing seam green metal roofing, and a cupula in the center. The upper portion of the façade is divided into three bays.

Location Map



Map source: fairfaxcounty.gov



Map source: googlemaps.com

Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall signs are placed well within the portion of the façade that is designed for signage.
 - b. The proposed wall signs are scaled appropriately for the surface onto which they are attached and for the size and design of the building. The placement and scale give priority to the main business branding which is placed in the center bay.
 - c. The proposed sign is constructed and designed to conform with the Master Sign Plan except for the color of the sign returns.
3. There is an approved Master Sign Plan for this shopping center. This application would be a staff reviewed application except that the sign does not conform to the Master Sign Plan in one respect. The Master Sign Plan requires that the aluminum sign returns and trimcaps be olive green. The proposed trimcaps and returns are red and two shades of blue to match the color of the sign faces. This is the only departure from the Master Sign Plan. Staff does not believe this deviation detracts from the overall signage program for the center.

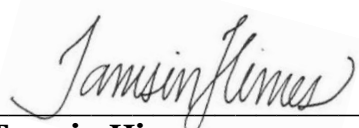
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Approval as submitted in accordance with the draft resolution (Attachment #1)

Report Attachments

1.	Draft resolution
2.	CVS sign drawings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development

Bryce A. Perry
Deputy Director

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

DRAFT RESOLUTION

June 15, 2022

Resolution- to approve ARB #22-010, installation of signage on a commercial building located at 1062 Elden Street, Fairfax County Tax Map Number 0161 02 0026A.

WHEREAS, the applicant has submitted an application to install signage located the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

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

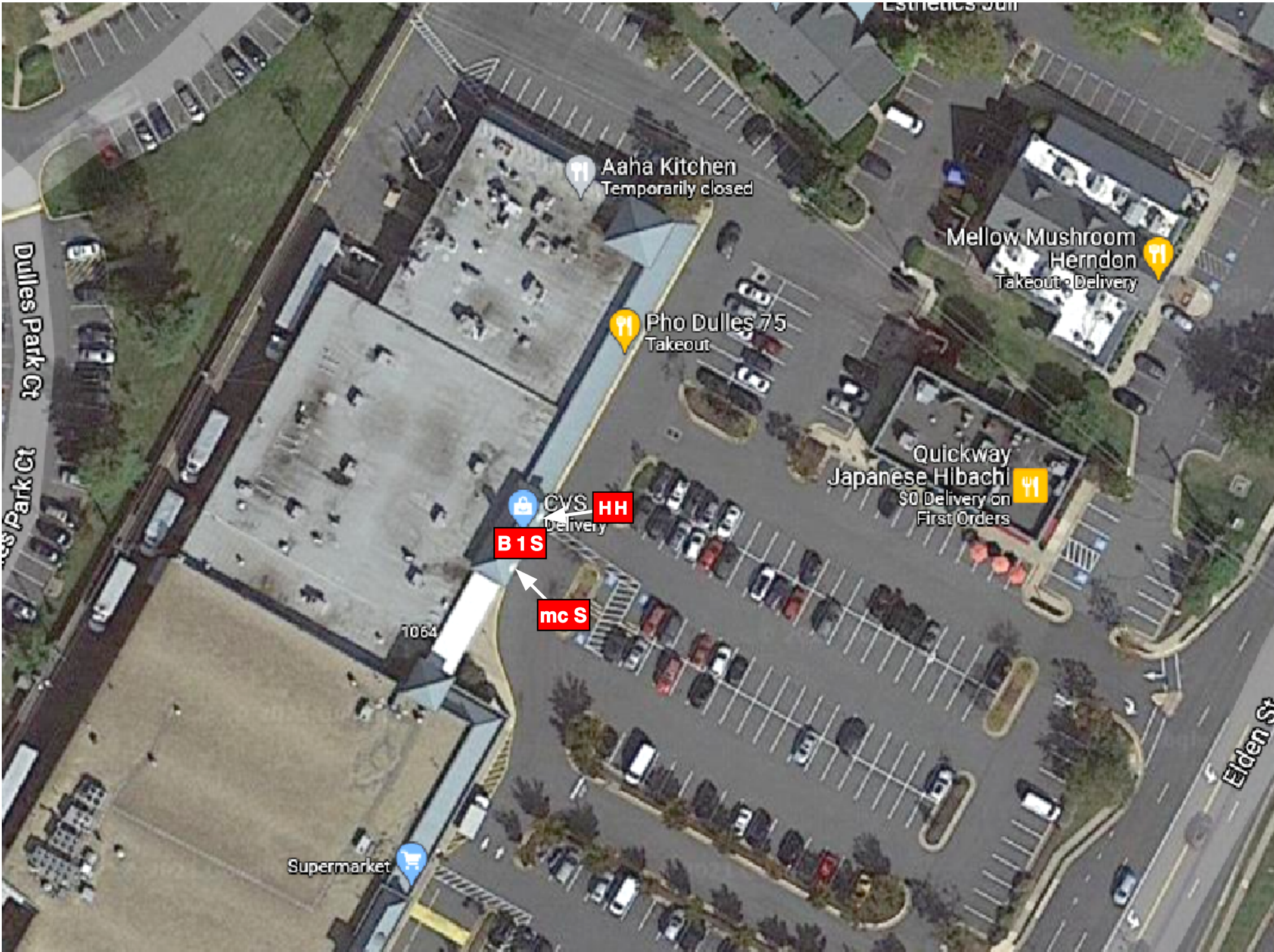
WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on June 15, 2022.

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

Approves ARB #22-010, for signage located at 1062 Elden Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.

Site Overview

Attachment #2



- B1S** — ♥CVSpharmacy - 30" - Qty 1
Stacked Layout
- mc S** — ♥minute clinic - 14" - Qty 1
Stacked Layout
- HH** — HealthHUB -14" - Qty 1

**SERVICE
NEON
SIGNS
INC**

6611 IRON PLACE
SPRINGFIELD, VA.
22151
PHONE: (703) 354-3000
FAX: (703) 354-5810

CUSTOMERS NAME
#01402
♥CVS pharmacy®

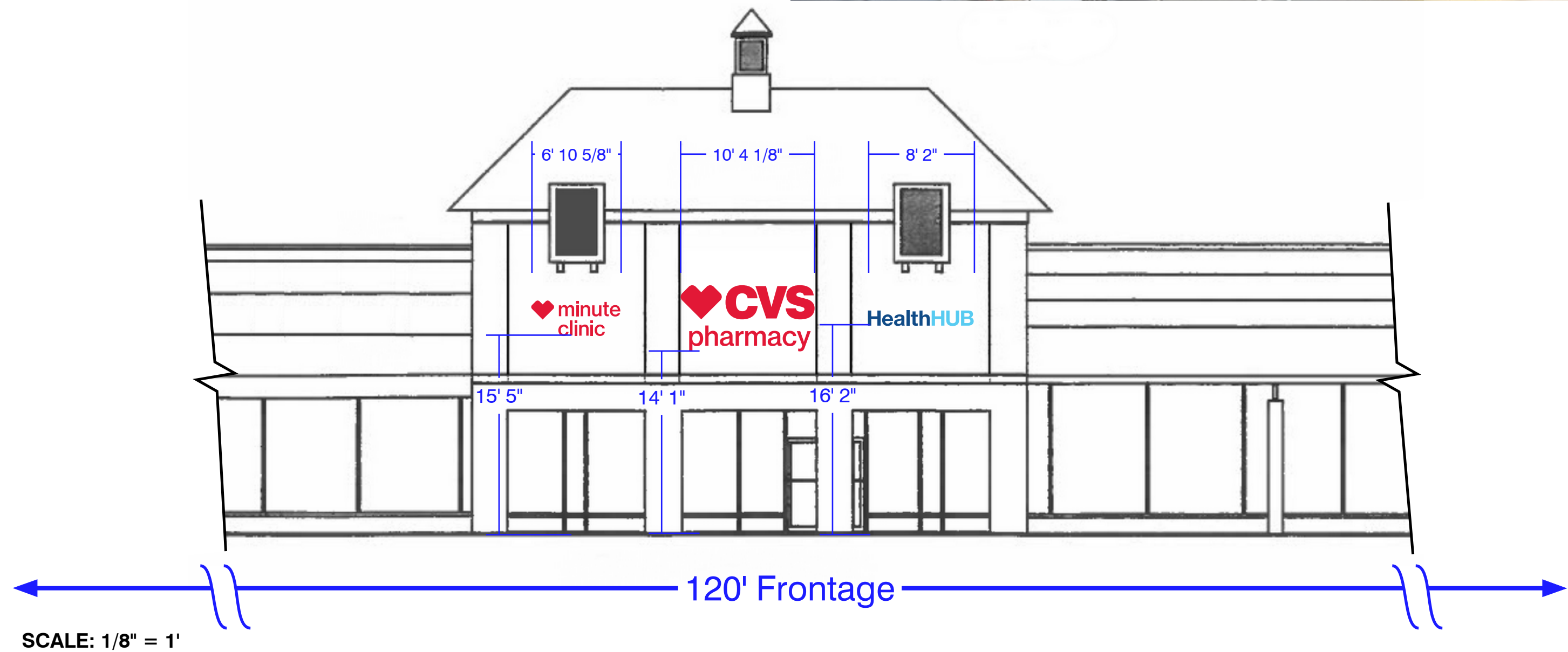
LOCATION
**1062 Elden Street
Herndon, VA 20170**

DRAWING #
49627
DATE
05/03/22
SALESPERSON
Rick Pepper

This design is the property of Service Neon Signs. Unauthorized use in whole or in part is prohibited, violators will be prosecuted in the fullest extent of the law.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

APPROVALS
CUSTOMER _____
SALES _____
PRODUCTION _____
INSTALLATION _____

Front Elevation



**SERVICE
NEON
SIGNS
INC**

6611 IRON PLACE
SPRINGFIELD, VA. 22151
PHONE: (703) 354-3000
FAX: (703) 354-5810

CUSTOMERS NAME **#01402**
CVS pharmacy

LOCATION
**1062 Elden Street
Herndon, VA 20170**

DRAWING # **49627** DATE **05/03/22**
SALESPERSON **Rick Pepper**

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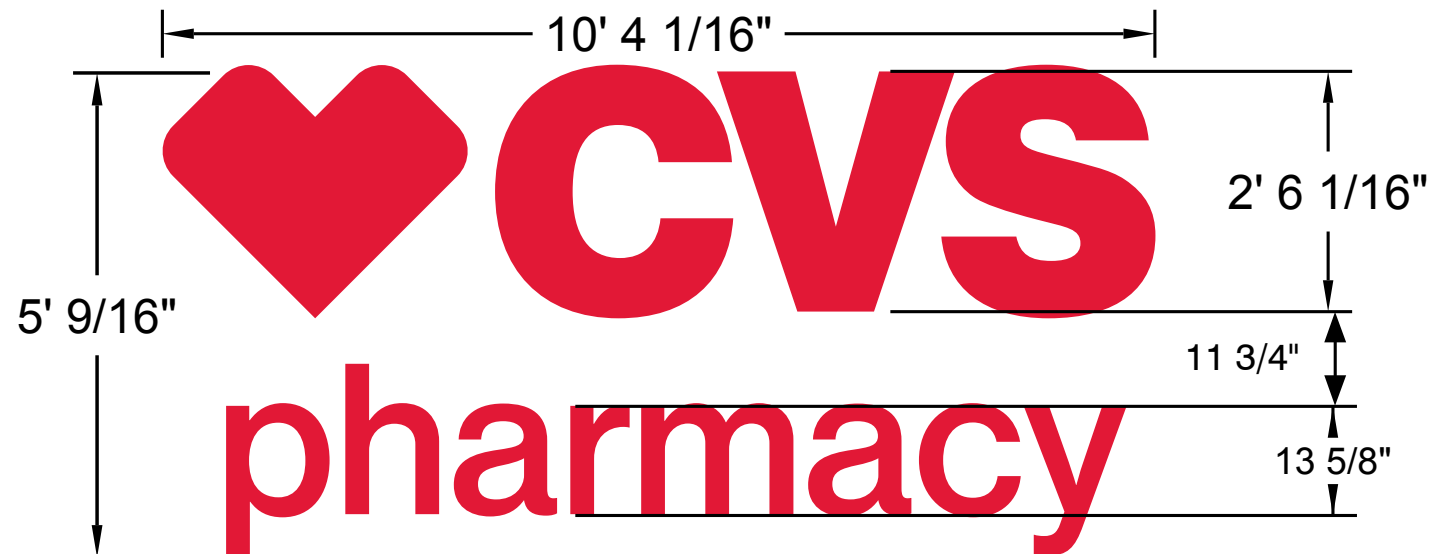
APPROVALS
CUSTOMER _____
SALES _____
PRODUCTION _____
INSTALLATION _____

B1S 30" Stacked ID Sign

Qty: 1
52.18 ft²

WINDLOAD: 115 mph
IBC 2018

LAYOUT



30" set of self-contained channel letters (LEDs)

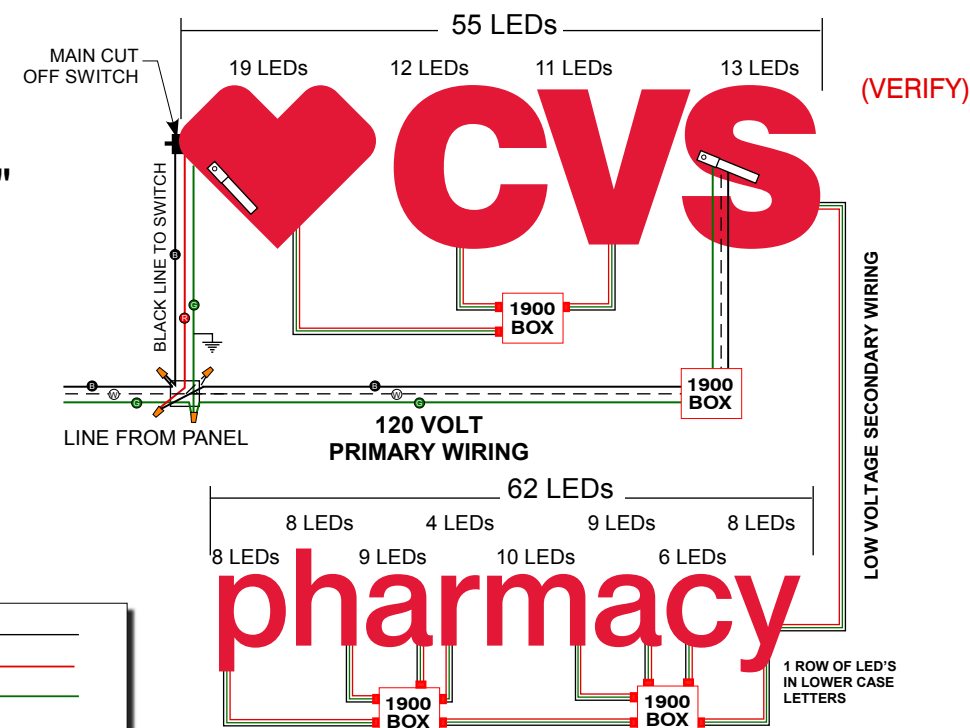
SCALE: 1/2" = 1'

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

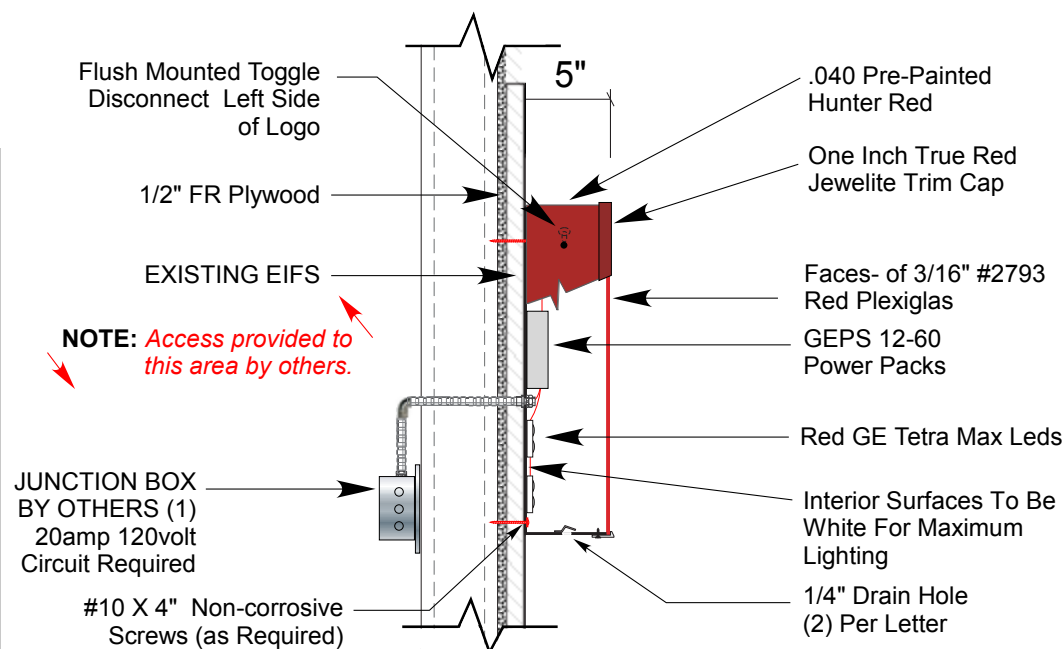
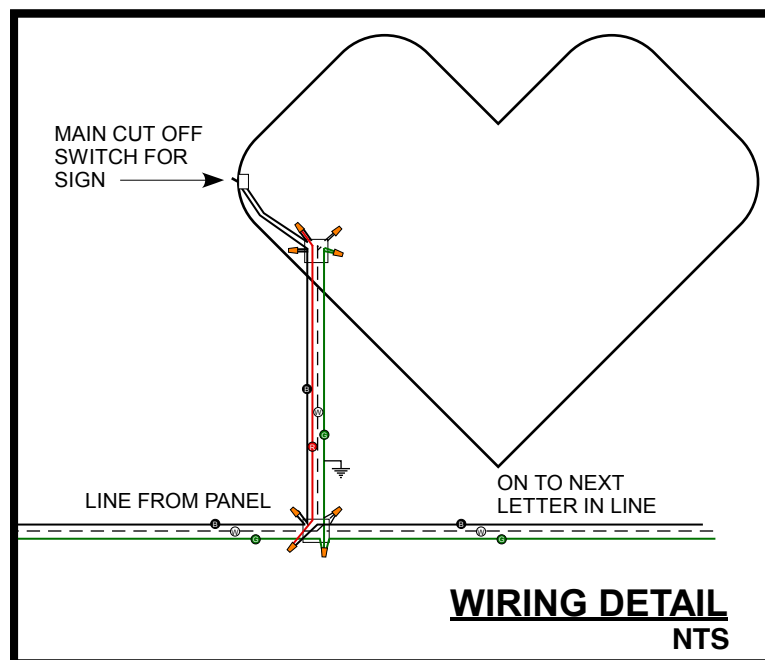
2) GEPS12-60U-NA power supplies
117 total red tetra max (GEMXRD-1) LEDs
1.2 amps (Primary)
1) 20 amp 120 volts circuit required
per set of letters

B = BLACK IS SWITCH FEED
R = RED IS SWITCH LOAD TO ALL LETTERS
G = GREEN IS GROUND
W = WHITE IS NEUTRAL

WIRING SCHEMATIC



Electrical Cable Installed: E67179 2/C 18 AWG 105c (UL) PLTC



SIGN B-1-S

MANUFACTURE & INSTALL OF ONE (1) SET OF 30" CHANNEL LETTERS WITH RED LED INTERNAL LIGHTING AS SHOWN.

MESSAGE: ♥ CVS
pharmacy

MATERIALS:

CHANNELS CONSTRUCTED OF PRECOATED WHITE/ HUNTER RED ALUMINUM WITH 5" DEEP .040 CHANNEL RETURNS & WHITE/ BRONZE .063 BACKS

FACES OF 3/16" RED #2793 ACRYLIC BANDED WITH ONE INCH WIDE TRUE RED TRIM-CAP MOLDING.

LIGHTING FROM AN INTERNAL SOURCE OF RED GE TETRA MAX LED MODULES #GEMXRD-1, POWERED BY GE POWER SUPPLIES #GEPS12-60U-NA (12VDC/60W) @ .7 AMP PER UNIT - 120 VOLT PRIMARY
NOTE: ALL WIRING & MATERIALS USED WILL U.L. APPROVED WITH EACH LETTER LABELED

ELECTRICAL TO BE BROUGHT TO SIGN LOCATION BY OTHERS. ONE 20 AMP 120 VOLT CIRCUIT REQUIRED FOR EACH SIGN. TOTAL LOAD 1.2 AMPS (PRIMARY)

MOUNTING OF LETTERS WITH PROVIDED #10 X 4" NON-CORROSIVE BUGLE-HEAD SCREWS (4 PER LOGO/LETTER) THROUGH EIFS AND FASTENING TO PLYWOOD SHEATHING OF EXISTING WALL STRUCTURE AS SHOWN IN TYPICAL SECTION. ALL PENETRATIONS SEALED WITH MASTERSEAL SEALANT.

SERVICE
NEON
SIGNS
INC

6611 IRON PLACE
SPRINGFIELD, VA. 22151
PHONE: (703) 354-3000
FAX: (703) 354-5810

CUSTOMERS NAME
#01402
♥ CVS pharmacy

LOCATION
1062 Elden Street
Herndon, VA 20170

DRAWING #
49627
DATE
05/03/22
SALESPERSON
Rick Pepper

This design is the property of Service Neon Signs. Unauthorized use in whole or in part is prohibited, violators will be prosecuted in the fullest extent of the law.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

APPROVALS
CUSTOMER
SALES
PRODUCTION
INSTALLATION

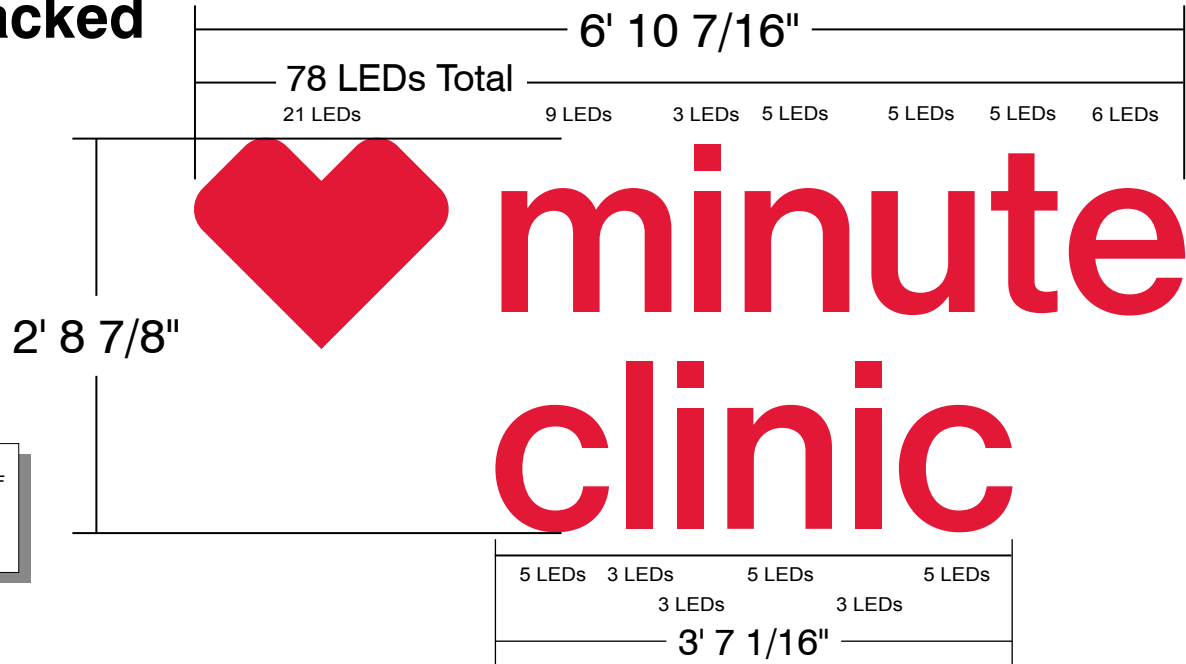
MC minute clinic
Sign Stacked

Qty: 1
18.82 ft²

WINDLOAD: 115 mph
IBC 2018

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

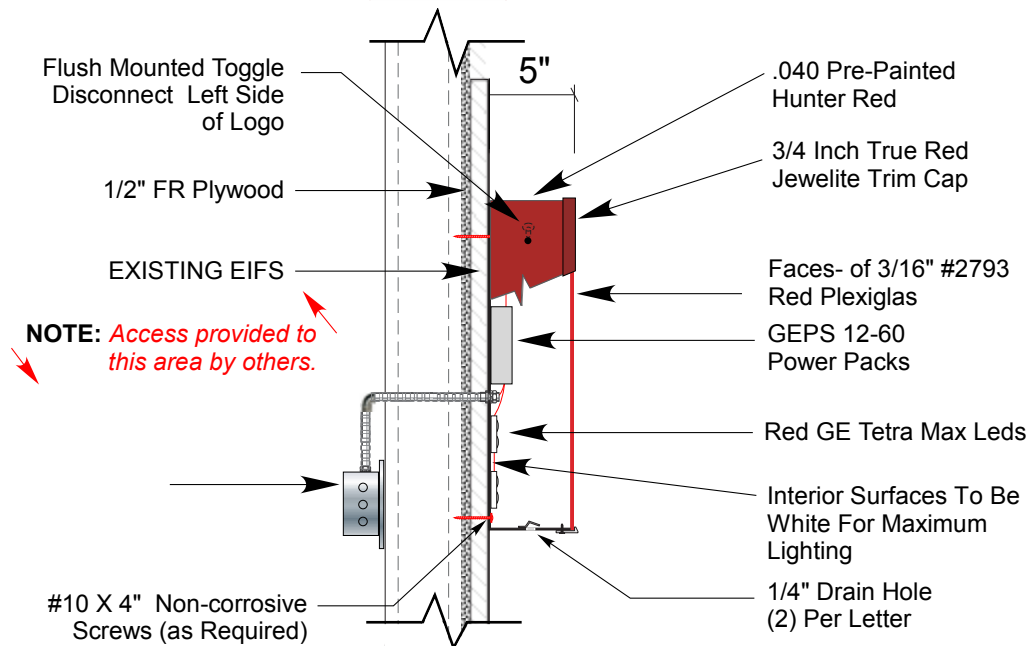
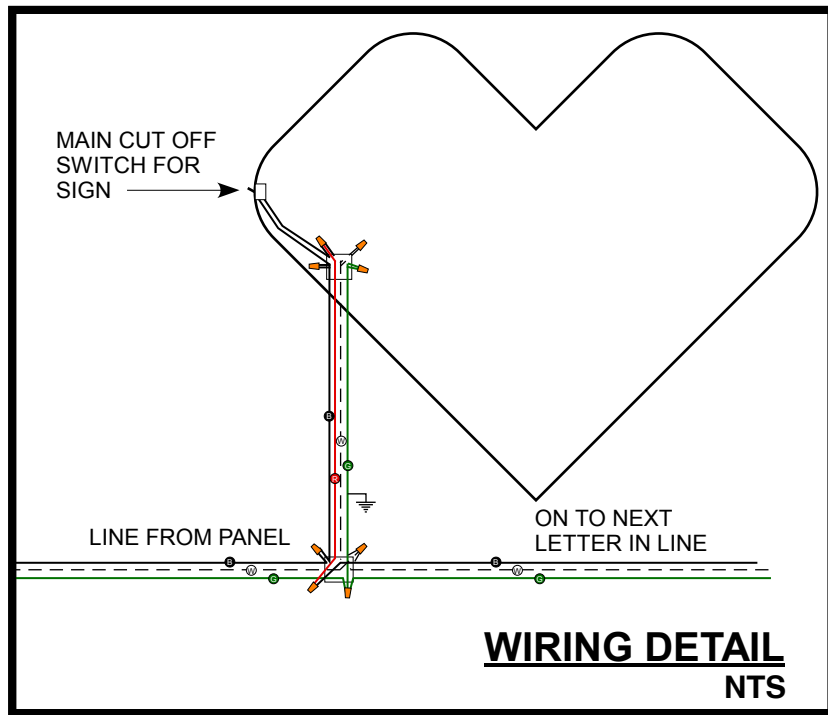
LAYOUT



14" set of self-contained stacked channel letters (LEDs)
SCALE 3/4" = 1'- 0"

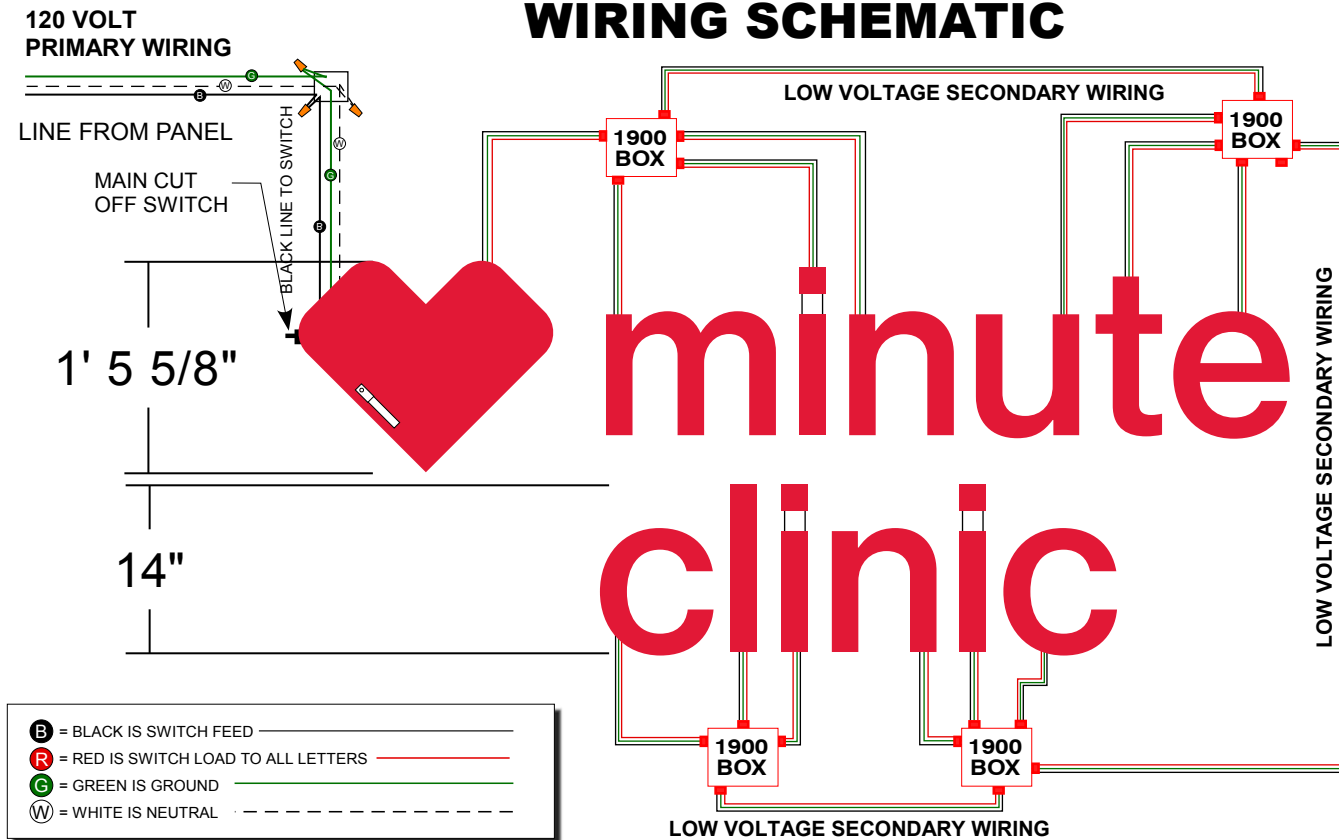
Electrical Cable Installed: E67179 2/C 18 AWG 105c (UL) PLTC

1) GEPS12-60U-NA power supply
78 total red mini max (GEMMRD-W1) LEDs
.7 amps (Primary)
1) 20 amp 120 volts circuit required
per set of letters



TYPICAL LETTER SECTION
NTS

WIRING SCHEMATIC



SIGN mc - Stacked
MANUFACTURE & INSTALL ONE (1) SET OF 14" STACKED CHANNEL LETTERS WITH RED LED INTERNAL LIGHTING AS SHOWN

MESSAGE: ♥ minute clinic

MATERIALS:
CHANNELS CONSTRUCTED OF PRECOATED WHITE/ HUNTER RED ALUMINUM WITH 5" DEEP .040 CHANNEL RETURNS & WHITE/ BRONZE .063 BACKS

FACES OF 3/16" RED #2793 ACRYLIC BANDED WITH 3/4 INCH WIDE TRUE RED TRIM-CAP MOLDING.

LIGHTING FROM AN INTERNAL SOURCE OF RED GE MINI MAX LED MODULES #GEMMRD-W1, POWERED BY GE POWER SUPPLIES #GEPS12-60U-NA (12VDC/60W) @ .7 AMP PER UNIT - 120 VOLT PRIMARY
NOTE: ALL WIRING & MATERIALS USED WILL U.L. APPROVED WITH EACH LETTER LABELED

ELECTRICAL TO BE BROUGHT TO SIGN LOCATION BY OTHERS. ONE 20 AMP 120 VOLT CIRCUIT REQUIRED FOR EACH SIGN. TOTAL LOAD FOR EACH SET OF 14" LETTERS - 0.6 AMPS (PRIMARY)

MOUNTING OF LETTERS WITH PROVIDED #10 X 4" NON-CORROSIVE BUGLE-HEAD SCREWS (4 PER LOGO/LETTER) THROUGH EIFS AND FASTENING TO PLYWOOD SHEATHING OF EXISTING WALL STRUCTURE AS SHOWN IN TYPICAL SECTION. ALL PENETRATIONS SEALED WITH MASTERSEAL SEALANT.

**SERVICE
NEON
SIGNS
INC**

6611 IRON PLACE
SPRINGFIELD, VA. 22151
PHONE: (703) 354-3000
FAX: (703) 354-5810

CUSTOMERS NAME

#01402

♥ **CVS pharmacy**

LOCATION

1062 Elden Street
Herndon, VA 20170

DRAWING #

49627

DATE

05/03/22

SALESPERSON

Rick Pepper

This design is the property of Service Neon Signs. Unauthorized use in whole or in part is prohibited, violators will be prosecuted in the fullest extent of the law.

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

APPROVALS

CUSTOMER

SALES

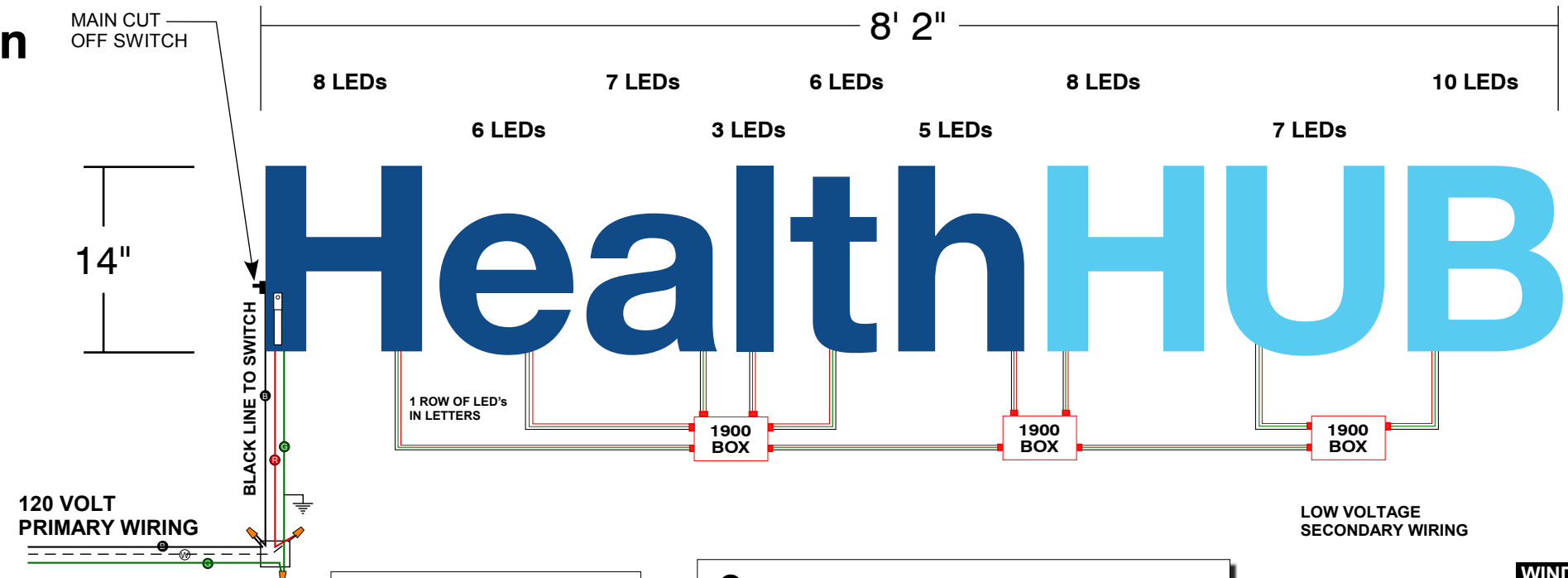
PRODUCTION

INSTALLATION

HH HealthHUB Sign

Qty: 1
9.5 ft²

- 1) GEPS12-60U-NA power supply
 - 58 white mini max (GEMX71-W1) LEDs
 - .7 amps (Primary)
 - 1) 20 amp 120 volts circuit required
- per set of letters



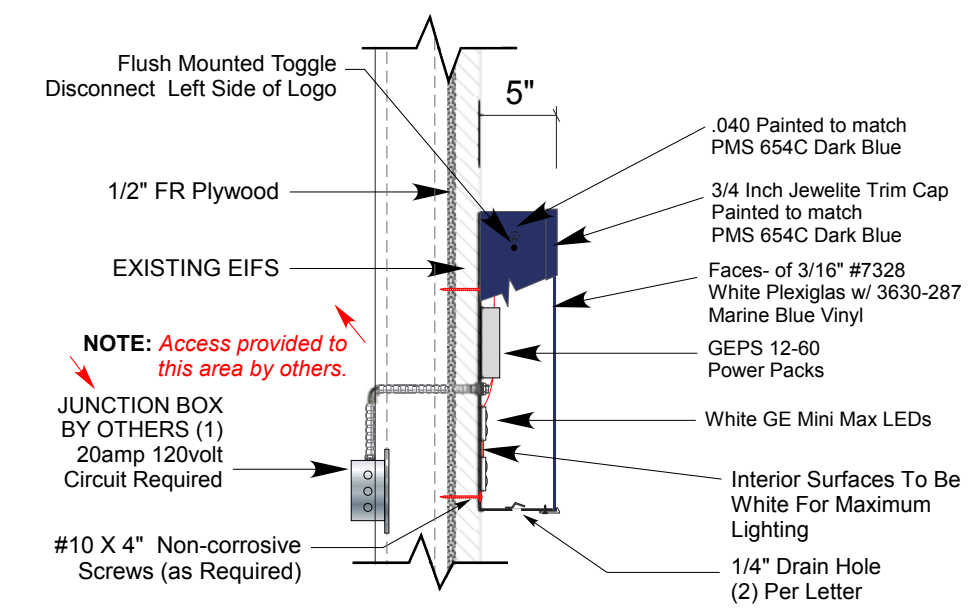
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- B = BLACK IS SWITCH FEED
- R = RED IS SWITCH LOAD TO ALL LETTERS
- G = GREEN IS GROUND
- W = WHITE IS NEUTRAL

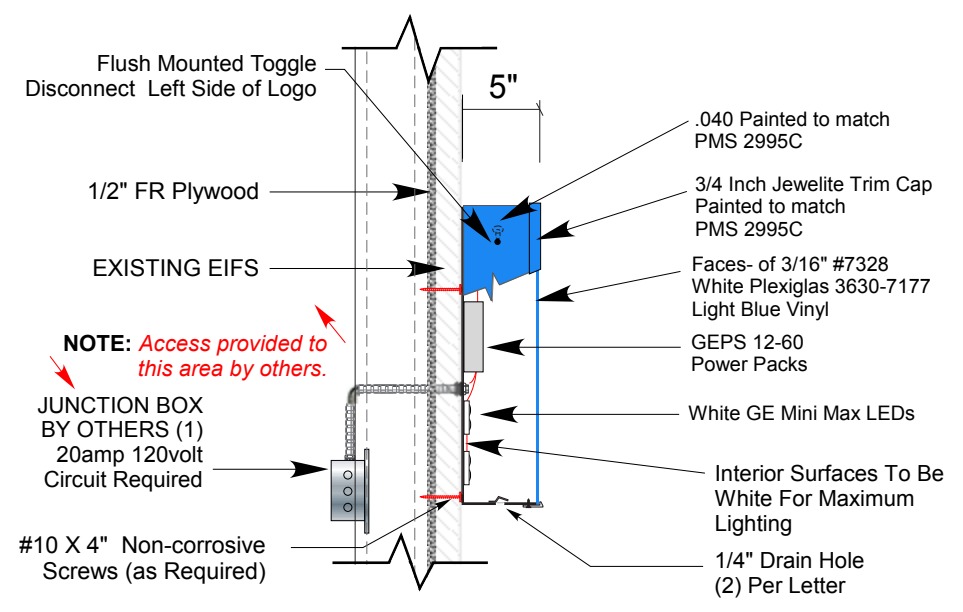
WINDLOAD: 115 mph
IBC 2018

14" set of self-contained channel letters (LEDs)
SCALE 1" = 1'- 0"

Electrical Cable Installed: E67179 2/C 18 AWG 105c (UL) PLTC



" Health" TYPICAL LETTER SECTION
NTS



" HUB" TYPICAL LETTER SECTION
NTS

SIGN HH
MANUFACTURE & INSTALL ONE (1) SET OF 14" CHANNEL LETTERS WITH WHITE LED INTERNAL LIGHTING AS SHOWN.

MESSAGE: HealthHUB

MATERIALS:
LETTER CHANNELS CONSTRUCTED OF ALUMINUM WITH 5" DEEP .040 CHANNEL RETURNS AND .063 BACKS.
"HEALTH" SPRAYED TO MATCH PMS 654C - DARK BLUE
"HUB" SPRAYED TO MATCH PMS 2995C - LIGHT BLUE

FACES OF 3/16" WHITE #2447 ACRYLIC w/ TRANSLUCENT VINYL APPLIED FIRST SURFACE ON LETTERS - "Health" w/ 3M 3630-287 & "HUB" w/ 3M 3630-7717. EACH LETTER BANDED WITH 3/4 INCH WIDE TRIM-CAP MOLDING PAINTED TO MATCH FACE COLOR.

LIGHTING FROM AN INTERNAL SOURCE OF WHITE GE MINI MAX LED MODULES #GEMM71-W1 POWERED BY GE POWER SUPPLIES #GEPS12-60U-NA (12VDC/60W) @ .7 AMP PER UNIT - 120 VOLT PRIMARY
NOTE: ALL WIRING & MATERIALS USED WILL U.L. APPROVED WITH EACH LETTER LABELED

ELECTRICAL TO BE BROUGHT TO SIGN LOCATION BY OTHERS. ONE 20 AMP 120 VOLT CIRCUIT REQUIRED FOR EACH SIGN. TOTAL LOAD FOR EACH SET OF 14" LETTERS - 0.7 AMPS (PRIMARY)

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**SERVICE
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SPRINGFIELD, VA. 22151
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CUSTOMERS NAME
#01402
CVS pharmacy

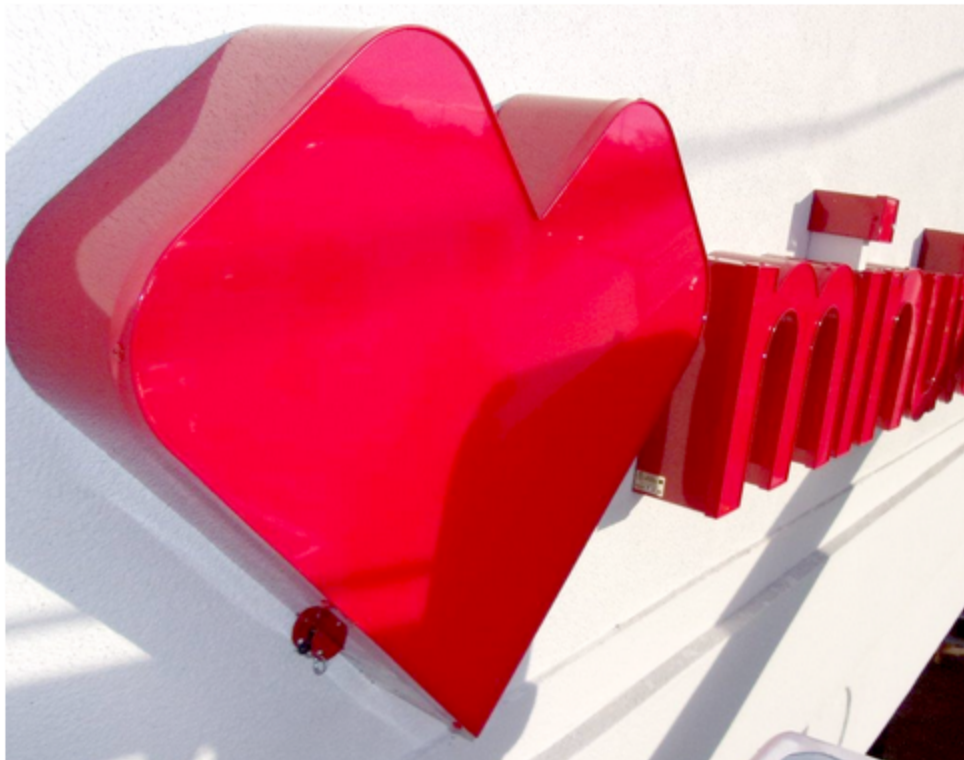
LOCATION
**1062 Elden Street
Herndon, VA 20170**

DRAWING #
49627
DATE
05/03/22
SALESPERSON
Rick Pepper

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

APPROVALS
CUSTOMER _____
SALES _____
PRODUCTION _____
INSTALLATION _____

Return Colors



Proposed Red Returns



Proposed Blue Returns



Existing Olive Returns

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CUSTOMERS NAME **#01402**


LOCATION
**1062 Elden Street
Herndon, VA 20170**

DRAWING # 49627	DATE 05/03/22
SALESPERSON Rick Pepper	

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APPROVALS	
CUSTOMER	_____
SALES	_____
PRODUCTION	_____
INSTALLATION	_____

Other Signs in the Center Without Olive Returns



**SERVICE
NEON
SIGNS
INC**

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SPRINGFIELD, VA. 22151
PHONE: (703) 354-3000
FAX: (703) 354-5810

CUSTOMERS NAME **#01402**
CVS pharmacy

LOCATION
**1062 Elden Street
Herndon, VA 20170**

DRAWING # **49627** DATE **05/03/22**
SALESPERSON **Rick Pepper**

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APPROVALS
CUSTOMER _____
SALES _____
PRODUCTION _____
INSTALLATION _____

Title: ARB #22-011; New signage; 950 Herndon Parkway

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

Summary Information

Applicant Request	New wall sign		
Address	950 Herndon Parkway		
Fairfax County Tax Map Number	0161 02 0018A		
Owner	CPH 950 LLC		
Applicant	Mohammed Omari		
Business/Organization	Top Dental		
Property Use	Commercial		
Zoning District	CO, Commercial Office		
Adjacent Zoning	North: CS, Commercial Services District South: CS, Commercial Services District East: CO, Commercial Office West: CS, Commercial Services District		
Building Type(s)	Mid-rise office building	Date of Construction:	1987
Architectural Style(s)	Modern office building		
Exterior Material(s)	Precast concrete and glass		
Neighborhood Design Profile	1987 Retail, business, and office		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval of this application.
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Case Details

Proposal:

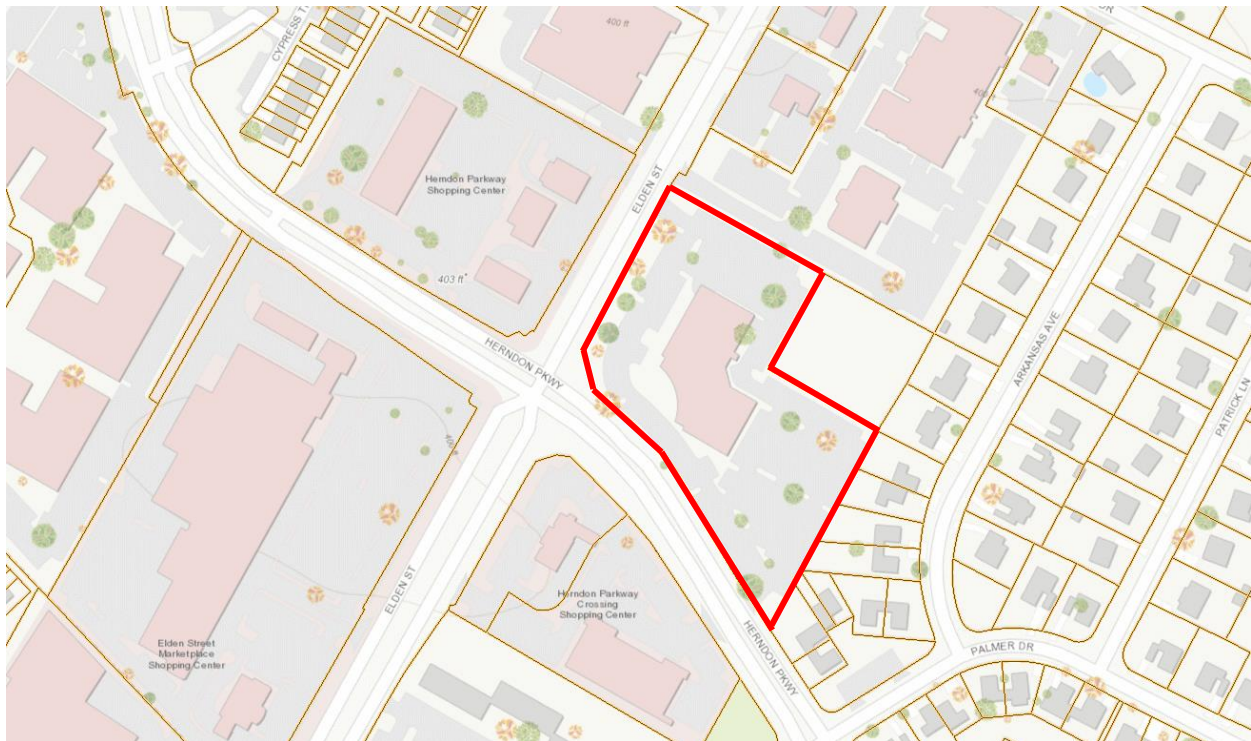
This application is for the installation of a new wall sign on a mid-rise office building at 950 Herndon Parkway. The sign is 19.86 square feet and consists of a logo and lettering reading “Top Dental”. The proposed sign is unlit, and the text portion is constructed of 1-inch white PVC material. The logo portion is constructed of the same 1-inch white PVC with additional ½-inch colored PVC to articulate the logo.

Site Description:

The entrance to the tenant space occupied by Top Dental and where the proposed sign is situated is on the southwest façade of the building and faces Herndon Parkway. Between

the entrance and the public right of way there is a narrow strip of parking and minimal landscaping. The building design consists of wide horizontal strips of concrete paneling alternating with horizontal strips of dark glazing. The proposed sign is located on the concrete paneling above the first story.

Location Map



Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
 - b. The proposed wall sign clearly and legibly represents the intended business
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
 - d. The sign is compatible with the building design and is located in a logical area above the tenant entrance.

3. Staff would normally require more detailed renderings of the sign on the façade and section drawings of the sign. However, the sign is un-lit, has fewer components, and is easier to assess with limited information. Staff believes that the drawings are adequate under these circumstances.

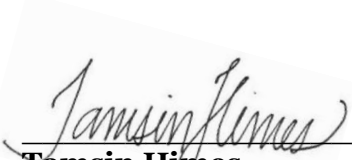
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this application in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Wall sign drawings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director of Community Development

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

DRAFT RESOLUTION

June 15, 2022

Resolution- to approve ARB #22-011, installation of signage on a commercial building located at 950 Herndon Parkway, Fairfax County Tax Map Number 0161 02 0018A.

WHEREAS, the applicant has submitted an application to install signage located the above referenced address; and

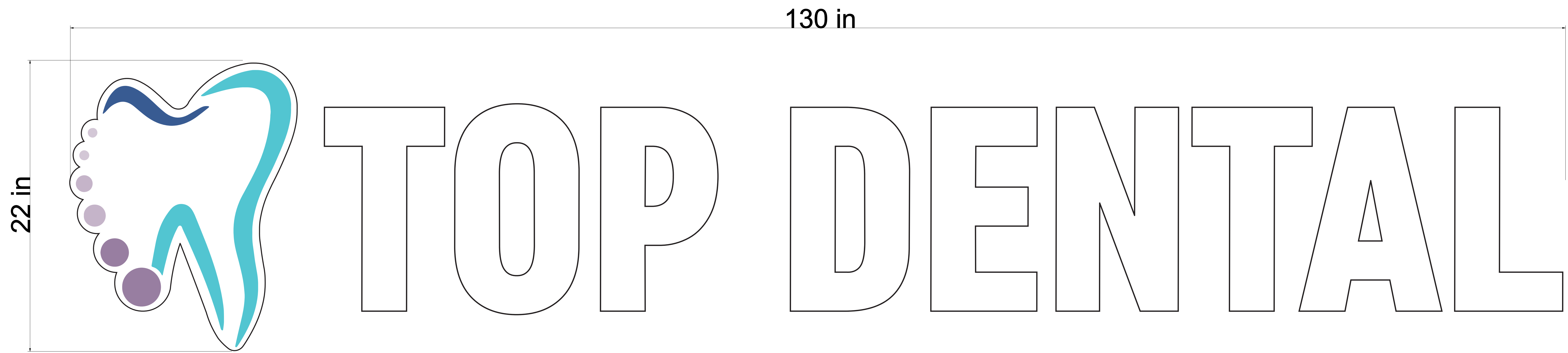
WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

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

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on June 15, 2022.

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

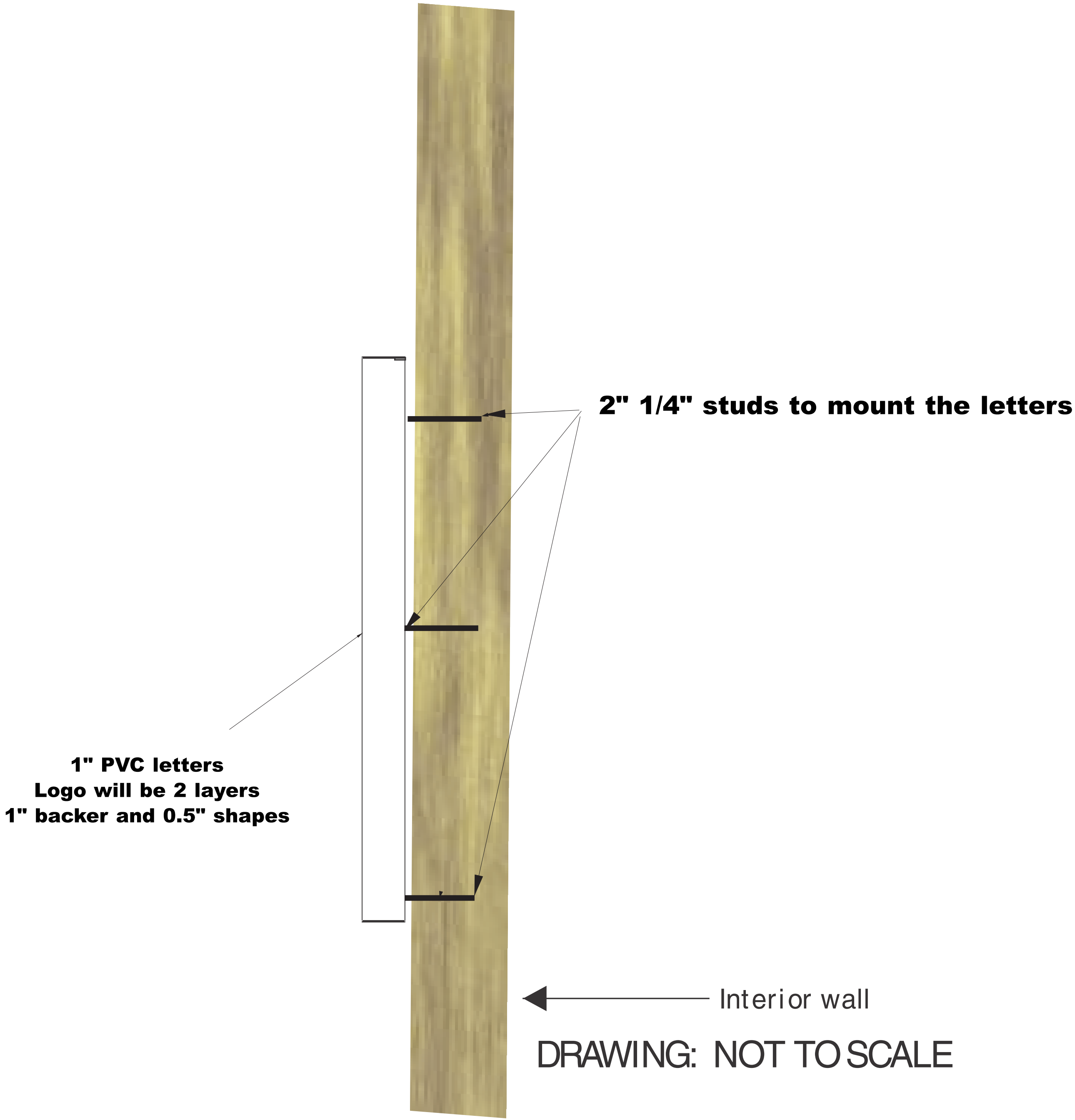
Approves ARB #22-011, for signage located at 950 Herndon Parkway, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.



Elevation Detail : 19.86 SF



Existing



Interior wall
DRAWING: NOT TO SCALE

SIDE VIEW

proposed Sign



This Design concept is the property of Catchysigns , LLC and cannot be copied, duplicated or manufactured in part or whole without written consent of CATCHYSIGNS , LLC.

Client:

TOP DENTAL

Project:

3D letters

Submittal Date: 3/16/2022

Revision 1:- -

Revision 2:- -

Revision 3:- -

Revision 4:- -

Designer: Med OMARI

Sales Rep.: F. ELRHARBI -

Project Manager: Med OMARI-

Project No.: 117/2022

Page:

Sign Type:

No illuminated 3D letters

All Components  Listed

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

Electric To Site "By Others"

CONCEPT

Date:

Client's signature required for approval prior to fabrication.