

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
JUNE 2, 2021
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 #21-006**, to consider an application to install a tenant wall sign on the multi-tenant commercial office building located at 550 Van Buren Street, Herndon, Virginia, approximately 400' south of the intersection of Van Buren Street and Grove Street, and further identified as Fairfax County Tax Map 0162-02-0156G. The property is zoned O&LI, Office and Light Industrial, and consists of 234,328 square feet of land. Owner: Level 3 Communications, LLC. Applicant: Jayne Hebrank, Lumen Technologies. Agent: Gary Brent, MG Permits.
3. **APPLICATION FOR NEW CONSTRUCTION, ARB #21-007**, to consider an application to construct a refuse enclosure adjacent to the commercial building located at 500 Elden Street, Herndon, Virginia, approximately 150' east of the intersection of Elden Street and Grant Street, and further identified as Fairfax County Tax Map 0162-02-0216. The property is zoned CS, Commercial Services, and consists of 22,903 square feet of land. Owner: 500 Elden St., LLC. Applicant: Lewis Michael. Agent: C. Adela M. Firoozfar, Light + Form Architecture, PLLC.

COMMENTS

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

ADJOURNMENT

Title: ARB #21-006; Wall Sign; 550 Van Buren Street

Staff Contact: Bryce A. Perry
Deputy Director of Community Development
bryce.perry@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	Installation of a new tenant identification wall sign		
Address	550 Van Buren Street		
Fairfax County Tax Map Number	0162-02-0156G		
Owner	Level 3 Communications, LLC		
Applicant	Jayne Hebrank, Lumen Technologies		
Agent	Gary Brent, MG Permits		
Business/Organization	Lumen Technologies (tenant)		
Property Use	Office		
Zoning District	O&LI; Office & Light Industrial		
Adjacent Zoning	North: CS; Commercial Service South: O&LI; Office & Light Industrial East: O&LI; Office & Light Industrial West: PD-D; Planned Development-Downtown		
Building Type(s)	Multi-story steel framed with composite exterior materials	Date of Construction:	2001
Architectural Style(s)	Post-modern, typical suburban low-rise commercial office expression, Miesian influences		
Exterior Material(s)	Brick with framed glass		
Neighborhood Design Profile	Mixed use developed neighborhood, with low-rise office and single-family residential		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is recommending approval in accordance with the draft resolution (Attachment #1)
----------------------	--

Case Details

Proposal:

This application proposes to replace an existing wall sign with a new wall sign at the same location. The sign is located on the east façade facing Van Buren street, and centered above the building entrance at the façade mid-point. The new sign would be constructed of non-illuminated, individually stud and flush mounted, 2" deep, formed aluminum letters. It would be a single line sized at 2' high and 14'-2 5/8" long. The letters would be

painted white and blue. Attachment #3 shows the location detail provided by the applicant. Attachment #4 shows the sign design provided by the applicant.

Site Description:

This parcel is part of a multi-building office complex with coordinated building and landscape architecture. The building is wrapped by surface parking. The W&OD Regional Trail immediately abuts the north boundary line and the building is oriented parallel to the immediately abutting Van Buren Street. To the west, south and north of the site are similar uses. However, across Van Buren Street is a single-family residential neighborhood. The proposed sign would be visible from certain viewsheds within that neighborhood. The location of the site is shown in the map below.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #5)

Staff Analysis

1. Staff has found that the proposed sign meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes the proposed sign generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #5).

- a. Though larger in scale than the existing sign, staff believes the proposed sign with its narrow lettering remains an appropriate size for the space on which it would be placed. The use of metal instead of plastic is compatible with the façade materials and the alignment of the sign is suitably centered horizontally between the façade piers and vertically within the brick spandrel.
- b. Though facing a residential neighborhood, the proposed sign is not illuminated and is set back from the road with a parking lot and mature landscape buffer between the building and the road. These conditions limit the visibility of the sign from across the street.

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 in accordance with Alternative #2 and the draft resolution (Attachment #1)

Report Attachments

1.	ARB #21-006 Draft Resolution
2.	Streetview Images
3.	Proposed Sign Location Detail
4.	Proposed Sign Drawings & Details
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

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

DRAFT RESOLUTION

June 16, 2021

Resolution- to approve ARB #21-006, installation of a wall sign located at 550 Van Buren Street, Fairfax County Tax Map Number 0162-02-0156G.

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

WHEREAS, the proposed wall sign 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 reviewed this application and has found that the proposed wall sign 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 16, 2021.

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

Approves ARB #21-006, for a wall sign located at 550 Van Buren Street in Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.



Streetview Images – 550 Van Buren Street – ARB#21-006

LOCATION MAP



PROGRAM CenturyLink to Lumen

SITE ID CL300255/258

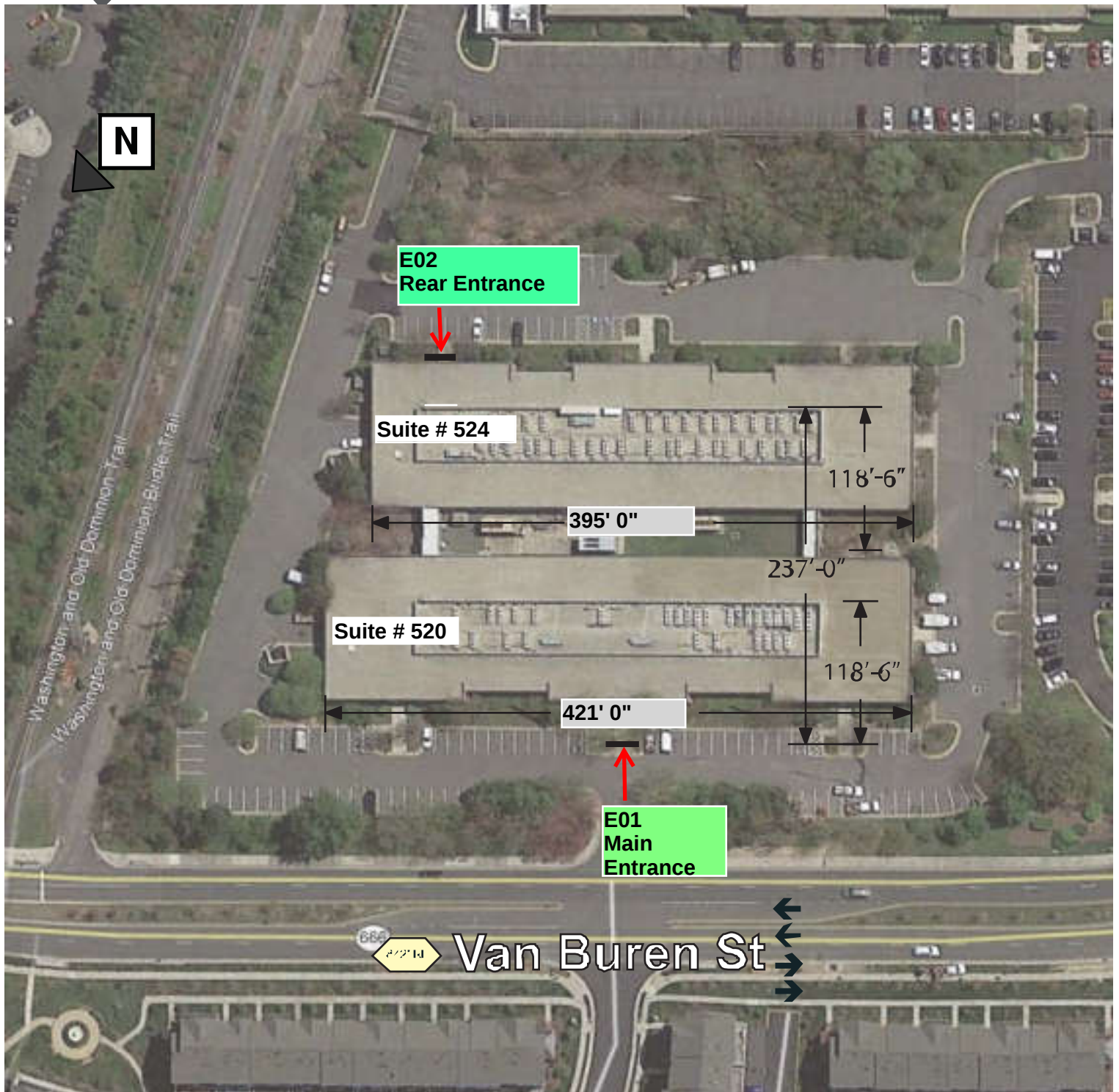
LOCATION Herndon, VA

DATE 04/22/2021

ADDRESS

520 & 524 Van Buren St
Herndon, VA 20170-5106

SITE PLAN



PROGRAM CenturyLink to Lumen

SITE ID CL300255/258

LOCATION Herndon, VA

DATE 04/22/2021

ADDRESS

520 & 524 Van Buren St
Herndon, VA 20170-5106

Linear White Dimensional Letterset

E01

Tenant Space "524"

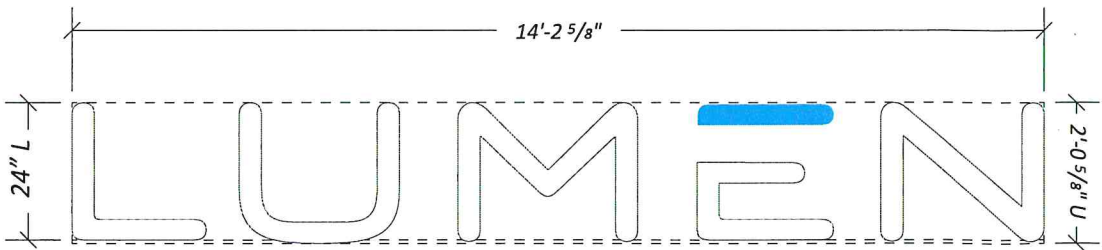


EXISTING



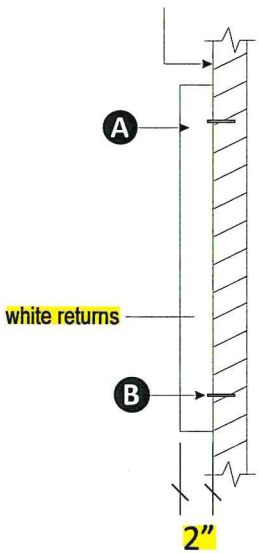
PROPOSED

E01 - 24" Dimensional Letters



Scale: 3/8"=1'
Sq. Ft. Total: 29.17

EXISTING BACKGROUND



GENERAL NOTES

A - DIMENSIONAL ALUMINUM LETTERS

B - 3in MOUNTING PINS

METAL TREADED POSTS WILL BE MOUNTED TO BACK OF LETTER DRILL INTO BRICK BUILDING EMBEDMENT DEPTH TO BE 2 1/2IN AT A MINIMUM HOLES TO BE FILLED WITH SILICONE

Specifications

"LUMEN" TO BE ALUMINUM. THICKNESS PER TABLE. WELD TO ALUMINUM RETURNS AS SHOWN. PAINT FINISH WHITE SEMI-GLOSS FINISH.

Colors

Matthews MP77101 R196943 N Satin V1.2 to match PANTONE 299C
MATTHEWS MP6425SP SATIN HIGH HIDE WHITE

Project ID

RH2-35891-R2

Date: 12-02-2020
Scale: as noted
Sales: E. Mackle
Designer: M. Holman

Rev. #: R2 M. Holman

Date: 03-09-2021

Revision Note:

Please remove RW letters and replace with 24in dimensional letters

Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

CL300255
LUMEN
550 Van Buren St
Herndon, VA 20170

Sign Item

E01

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

DIVISION 4. STANDARDS* _____

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

Sec. 58-96. Design criteria.

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

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

(Code 1992, § 4-16)

Title: ARB #21-007; Dumpster Enclosure; 500 Elden Street

Staff Contact: Bryce A. Perry
Deputy Director of Community Development
bryce.perry@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	Construction of a masonry dumpster enclosure		
Address	500 Elden Street		
Fairfax County Tax Map Number	0162-02-0216		
Owner	500 Elden St., LLC.		
Applicant	Lewis Michael		
Agent	C. Adela M. Firoozfar, Light + Form Architecture, PLLC.		
Business/Organization	VCA Herndon-Reston Animal Hospital		
Property Use	Veterinarian		
Zoning District	CS; Commercial Service		
Adjacent Zoning	North: CS; Commercial Service South: CS; Commercial Service East: CS; Commercial Service West: CS; Commercial Service		
Building Type(s)	Single-story masonry	Date of Construction:	1975
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick with metal arcade roof		
Neighborhood Design Profile	Mixed use developed neighborhood, with low-rise office and single-family detached residential		
Comprehensive Plan Land Use Designation	Business Corridor		
Associated Cases	Site Plan TP#20-05		

Staff Recommendation	Staff is recommending approval in accordance with the draft resolution (Attachment #1)
----------------------	--

Case Details

Proposal:

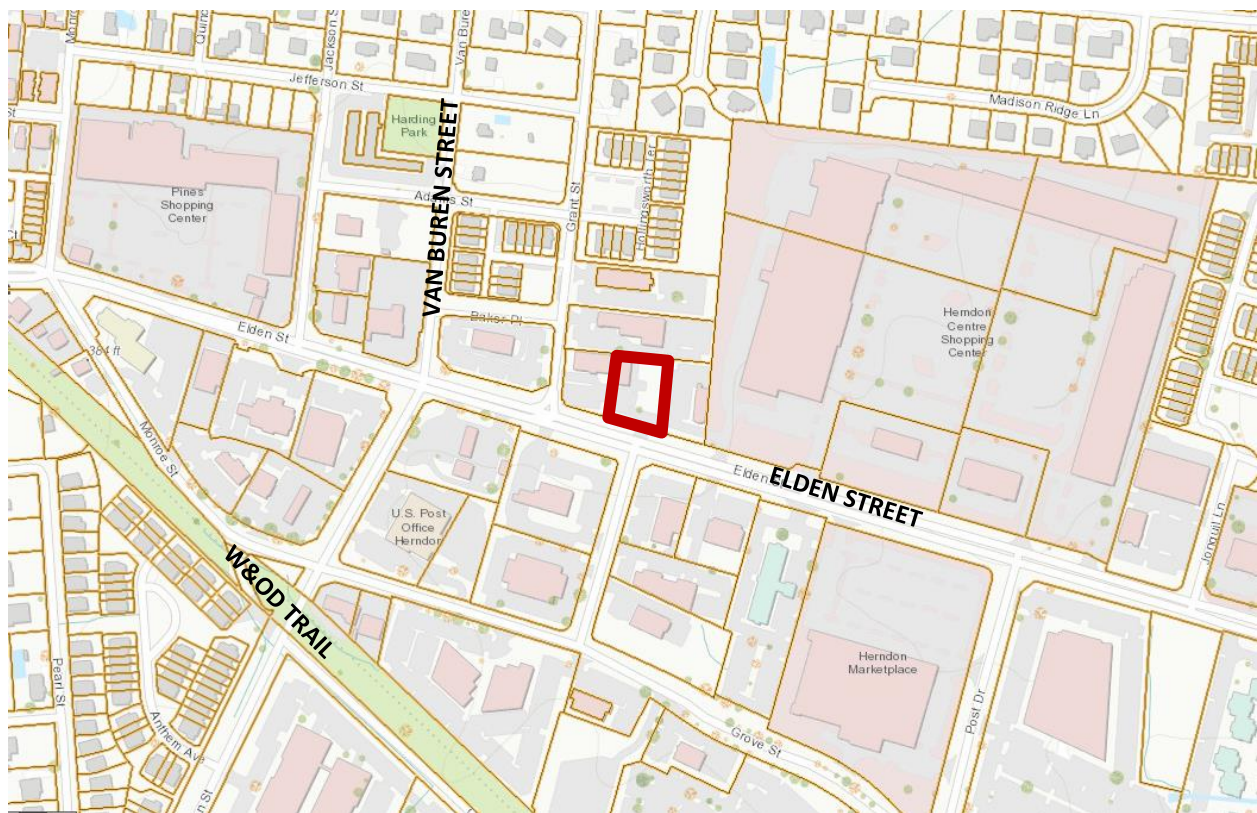
This application proposes to construct an approximately 23' long by 11' wide dumpster enclosure immediately abutting the west façade of the existing building. The enclosure would be constructed of a masonry wall on three sides faced with brick to match the brick used on the building and capped with precast wall cap. The fourth side would be the gate which is designed with a steel frame and composite vertical boards. The gate components will be a dark bronze color to match the framing of the existing building's windows and

the boards will abut each other to create an opaque surface and obstruct visibility into the enclosure. The design of the dumpster is shown in applicant-provided drawings (Attachment #4).

Site Description:

This enclosure would be built on a relatively small commercial lot fronting Elden Street. The associated building, which it would abut, is flanked by other similarly scaled and aged office buildings. Other than the existing building the site is improved with a parking lot and some mature landscaping. The enclosure would be visible from Elden Street but tucked towards the far rear of the property abutting the rear property line. The map below provides context to the site location. The applicant also provided the site plan which is included as Attachment #3).

Location Map



Background:

The enclosure proposed is part of a broader improvement project that also includes parking lot improvements. The enclosure brings the property into compliance with the zoning ordinance by providing required screening for existing dumpsters. This project received an approved site plan from the Town of Herndon, which includes the dumpster enclosure as proposed.

Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #6)

Staff Analysis

1. Staff has found that the proposed dumpster enclosure meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance. This compliance was also assessed during the review of the now approved site plan.
2. With the findings expressed below, staff believes the proposed dumpster enclosure generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #5).
 - a. The enclosure was pushed as far away as possible from the front façade of the primary building and in that location, has little impact on the overall appearance of the building.
 - b. The simple enclosure design and materials seem purposefully chosen to resemble, as closely as possible, the materials used on the building from the window framing to the brick walls, to the parapet cap. Staff believes this approach has helped to tie the enclosure and building together visually and further reduce its visual impact.
3. Staff has some concern that the brick and mortar may clash with the existing brick and mortar if the colors are not an exact match, and suggests a field verification between staff and the applicant to review the proposed brick and mortar against the existing building.

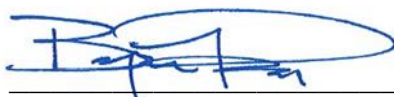
Staff Recommendation:

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 in accordance with Alternative #3 and the draft resolution (Attachment #1)

Report Attachments

1.	ARB #21-007 Draft Resolution
2.	Street view Images
3.	Approved Site Plan
4.	Proposed Sign Drawings & Details
5.	Site Photos
6.	Town's Zoning Ordinance, Section 78-60.3.

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

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

DRAFT RESOLUTION

June 16, 2021

Resolution- to approve ARB #21-007, for construction of a dumpster enclosure located at 500 Elden Street, Fairfax County Tax Map Number 0162-02-0216.

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

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

WHEREAS, the Town of Herndon Architectural Review Board has determined that the proposed dumpster enclosure 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 reviewed this application and has held a duly advertised public hearing on June 16, 2021.

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

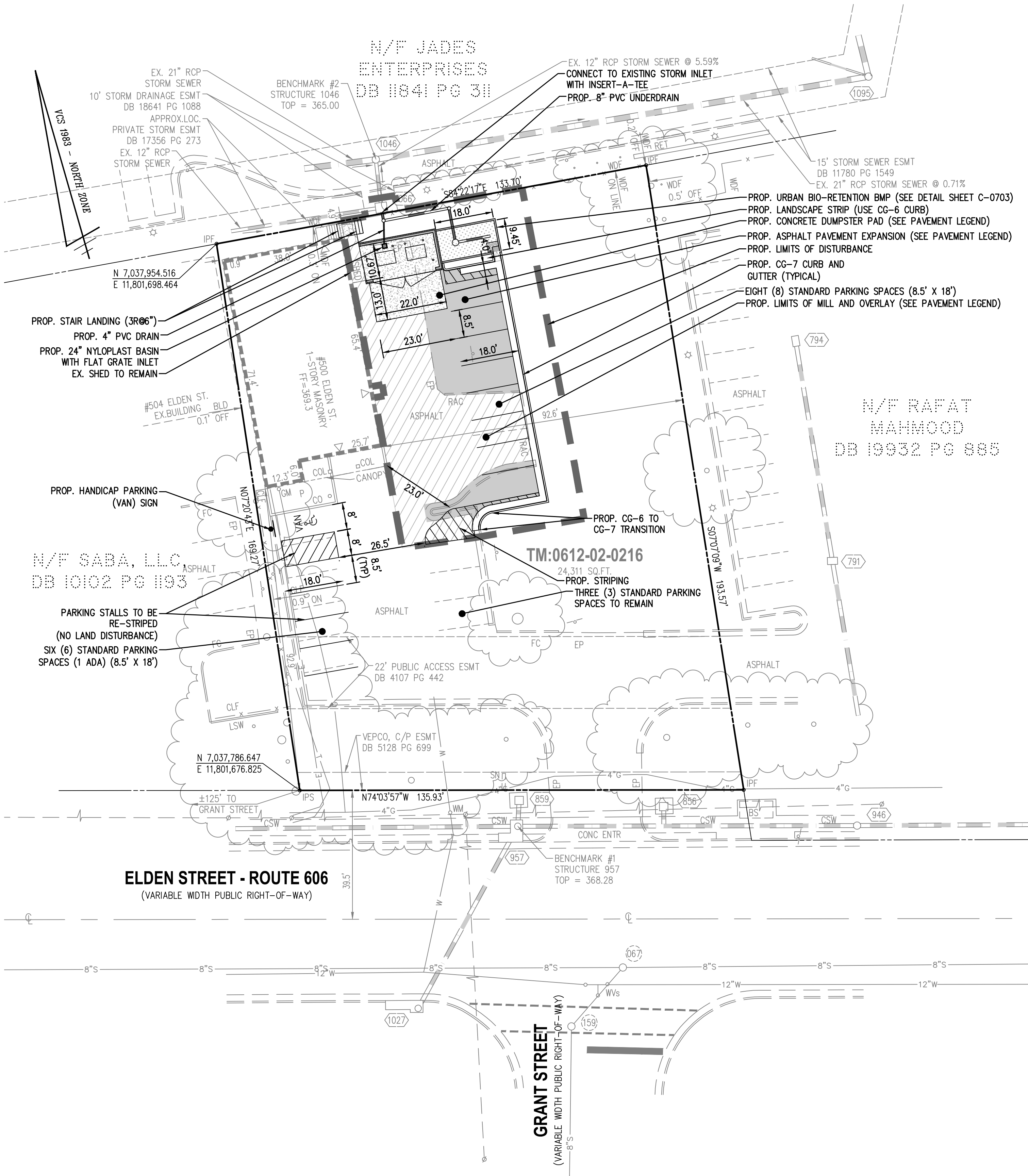
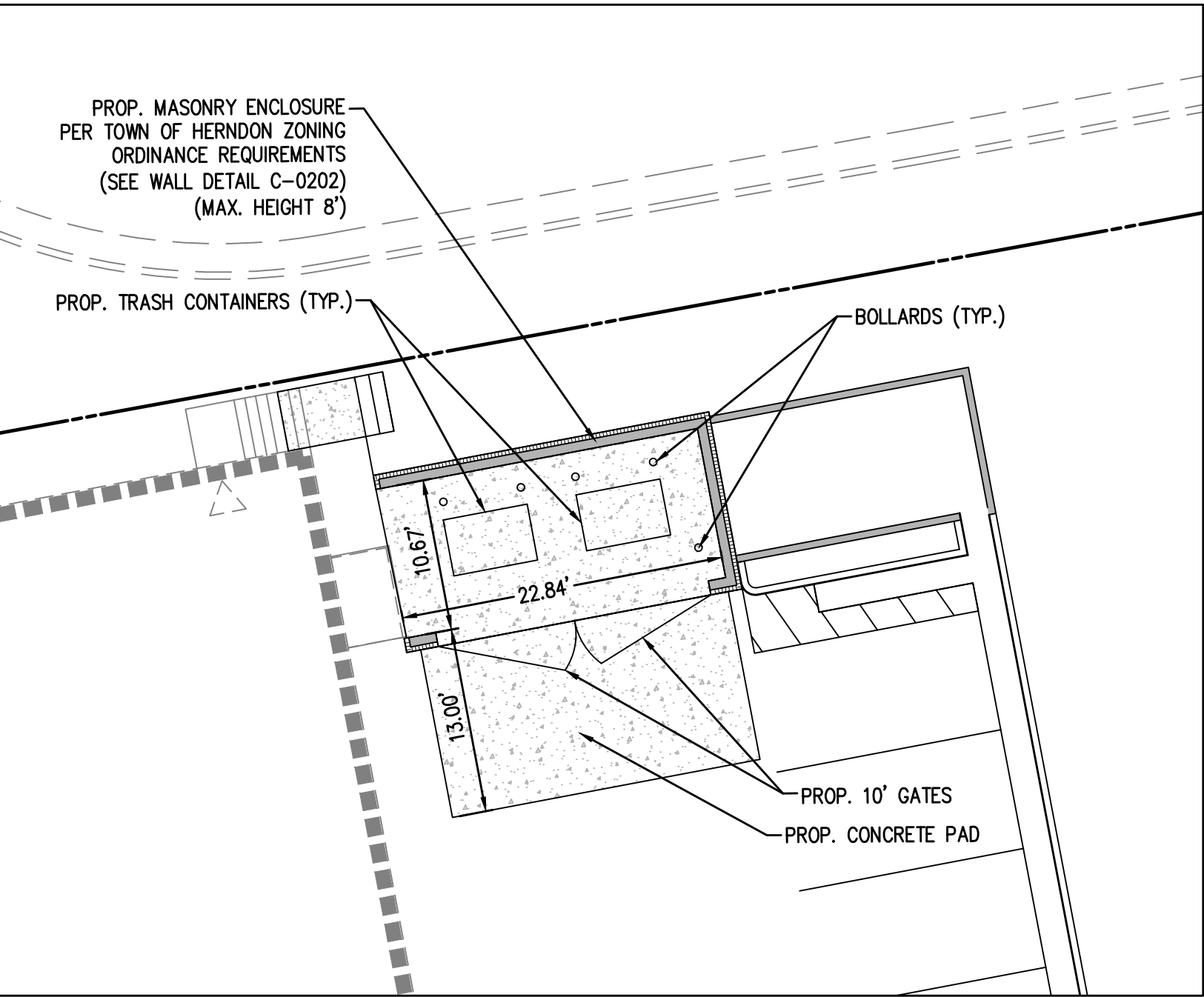
Approves ARB #21-007, for a dumpster enclosure located at 500 Elden Street in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the ARB and according to the following condition:

1. The applicant shall schedule and coordinate with town staff a field verification to evaluate the proposed brick and mortar colors against the existing building's brick and mortar and, upon a determination by staff, if the proposed materials are not a match the applicant can work with staff to find a better match or return to the board for review and approval of an appropriately contrasting enclosure veneer material.



DUMPSTER PAD ENLARGEMENT

SCALE: 1" = 10' SEE SCHEMATIC WALL DETAIL ON C-0202

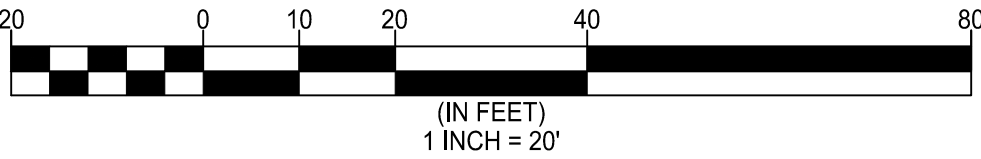


LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
F	FIRE HYDRANT	F
UE	OVERHEAD WIRES	UE
UE	UTILITY POLE	UE
T	UNDERGROUND ELECTRIC	T
G	TELEPHONE	G
E	GAS MAIN	E
E	ELECTRICAL	E
TRANS	TRANSFORMER	TRANS
RAMP	HANDICAP RAMP (CG-12)	RAMP
GUARDRAIL	GUARDRAIL FENCE	GUARDRAIL
TRF	TRAFFIC FLOW	TRF
DOOR	DOOR	DOOR
TREES	TREES	TREES
TP	TEST PIT	TP
CL	LIMITS OF CLEARING AND GRADING	CL

NOTES

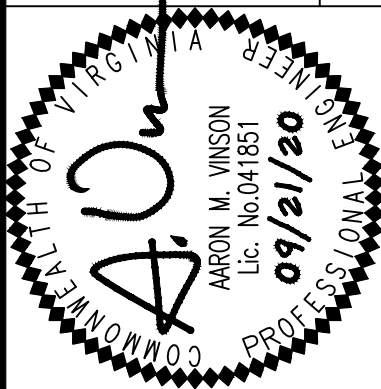
- SEE SHEET C-0501 FOR GRADING PLAN.
- SEE SHEETS C-0101, C-0201 - C-0202 FOR CONSTRUCTION NOTES AND DETAILS.
- NO BUILDING ALTERATIONS ARE PROPOSED WITH THIS PLAN.
- EXISTING SITE FEATURES DEPICTED ON THIS PLAN ARE FROM A FIELD RUN SURVEY PERFORMED BY THIS FIRM AND DATED 02/17/2020.
- CONTRACTOR RESPONSIBLE FOR ENSURING EXISTING UTILITIES TO REMAIN AND/OR BE RE-USED ARE PROTECTED THROUGHOUT CONSTRUCTION.
- GAS, ELECTRIC, AND TELECOMMUNICATIONS UTILITIES TO BE DESIGNED AND SPECIFIED BY OTHERS. DRY UTILITIES ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY.
- THE PROPOSED HANDICAP SPACE IS TO BE USED FOR TRASH TRUCK TURNAROUND. SEE TURNING MOVEMENTS ON C-0401A.



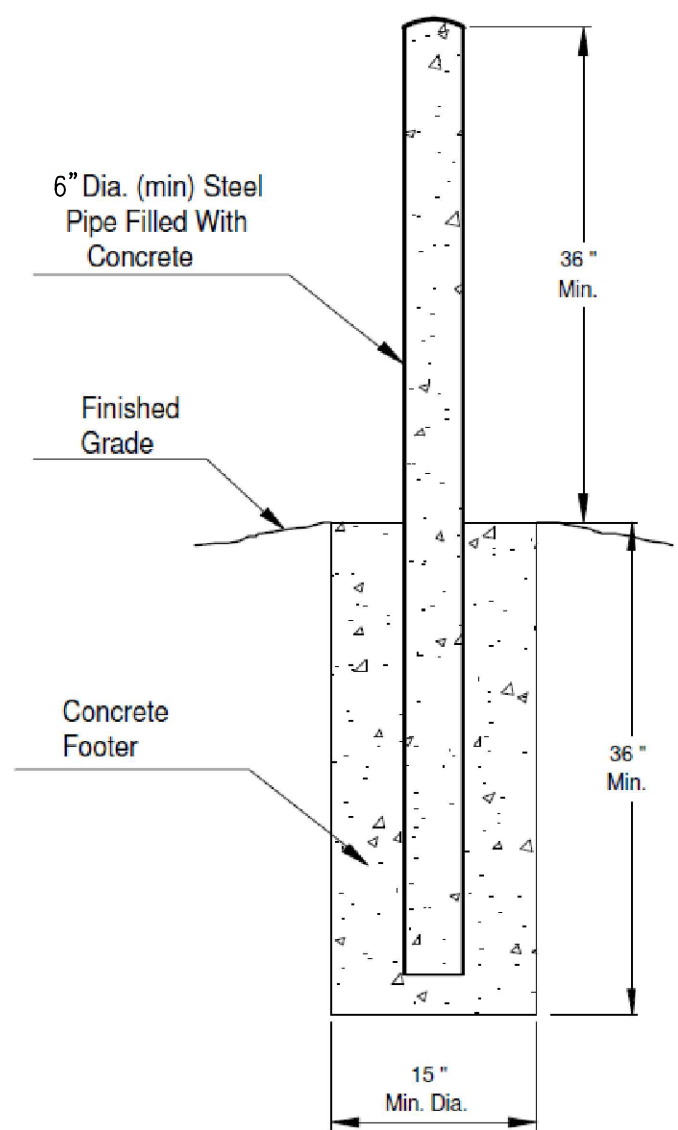
LAYOUT PLAN

500 ELDEN STREET
TOWN OF HERNDON, VIRGINIA

WALTER L. PHILLIPS
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



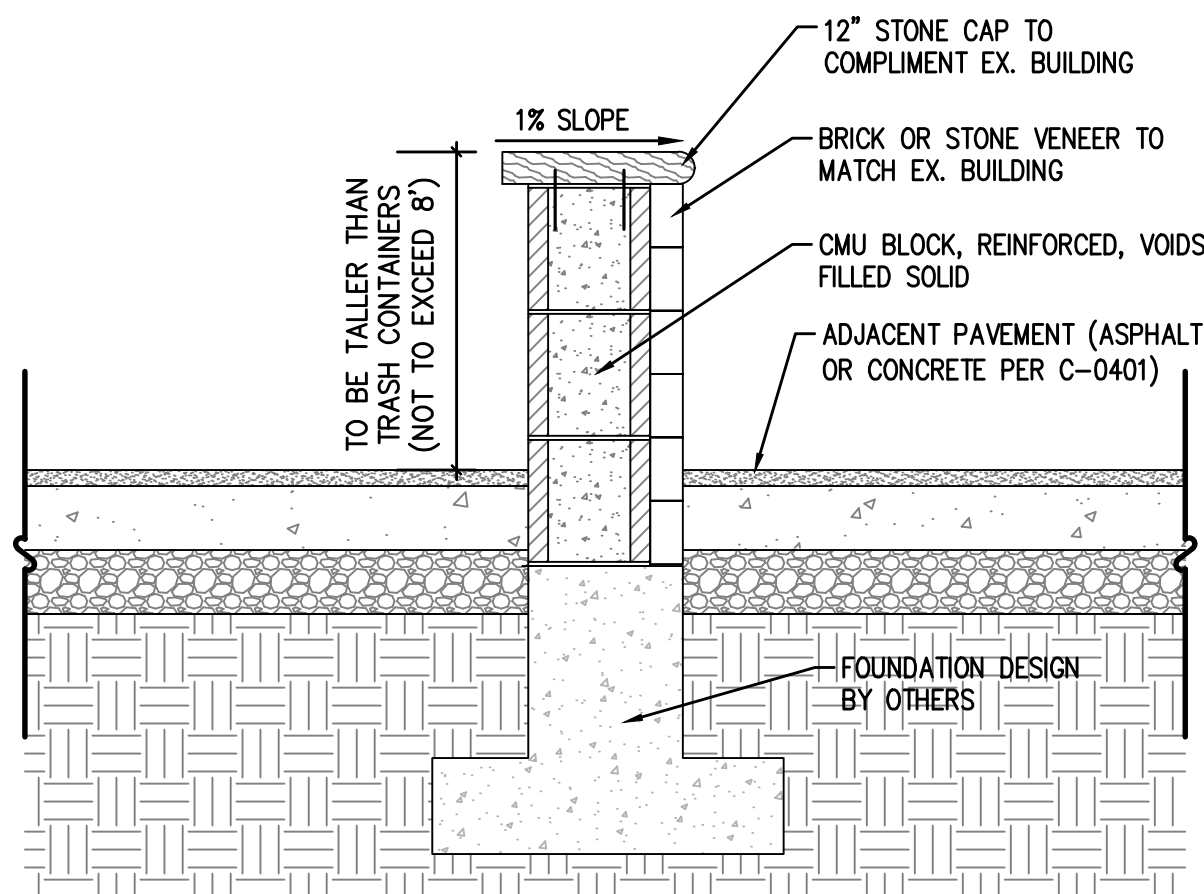
REVISION APPROVED BY	DATE	APPROVED	DATE
DESCRIPTION	REV. BY		
NO.			



TYPICAL BOLLARD DETAIL

NOT TO SCALE

OR APPROVED EQUAL AS APPROVED BY THE TOWN OF HERNDON



- NOTES:
1. SUBJECT TO APPROVAL BY ARCHITECTURAL REVIEW BOARD.
 2. STRUCTURAL DESIGN BY OTHERS, THIS SECTION IS FOR SCHEMATIC DESIGN PURPOSES ONLY.
 3. TRASH ENCLOSURE TO BE CONSTRUCTED PER TOWN OF HERNDON ZONING ORDINANCE REQUIREMENTS.

TRASH ENCLOSURE WALL DETAIL

NOT TO SCALE

INSERTA TEE® PRODUCT SPECIFICATION

SCOPE

This specification describes 2- through 30-inch (51 to 750 mm) INSERTA TEE service connections for use in gravity-flow sewer and drainage applications.

PRODUCT REQUIREMENTS

INSERTA TEE service connections shall consist of a PVC hub, rubber sleeve and stainless steel band. Connection shall be a compression fit into the cored wall of a mainline pipe. Hub shall be made from heavy-duty PVC material. Stainless steel clamping assembly shall be made from minimum 301 grade steel. Rubber sleeve and gasket, when applicable, shall meet the requirements of ASTM F477. Gaskets shall be installed by the manufacturer. The water-based solution provided by the manufacturer shall be used during assembly. *Do not use pipe lube.*

The INSERTA TEE can be installed into any mainline pipe or structure. Connection hubs are available to connect to: corrugated polyethylene, corrugated polypropylene, PVC C900, SDR 26 HWS, SDR 35 (gasketed bell, SWR spigot & solvent weld bell), IPS/Sch 40 (gasketed bell & solvent weld bell) and corrugated PVC. Custom pipe types available.

JOINT PERFORMANCE

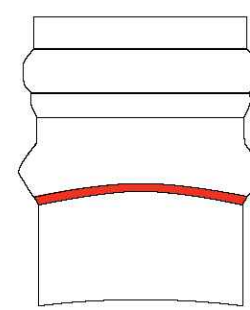
INSERTA TEE product includes a watertight bell connection meeting the requirements of ASTM D3212.

FIELD PIPE AND JOINT PERFORMANCE

To assure watertightness, field performance verification may be accomplished by testing in accordance with ASTM F2487, ASTM C969 or ASTM F1477. Appropriate safety precautions must be used when field-testing any pipe material. Contact the manufacturer for recommended leakage rates.

INSTALLATION

Installation shall be in accordance with manufacturer's recommended installation guidelines. The use of installation methods or hole saws not purchased from Inserta Fittings will void the performance warranty of the product. Backfill around the INSERTA TEE service connection shall be of the same material type and compaction level as specified for the mainline pipe installation. Contact your local representative or visit the website at www.insertatee.com for a copy of the latest installation guidelines.



Product configuration & availability subject to change without notice. Product detail may differ slightly from actual product appearance.

The Fatboy design creates a 360° stop around the fitting to prevent protrusion into the mainline.

Available in 4" and 6" SDR35, SDR28, SDR26 and IPS Sch40 products only

Visit our website at www.InsertaTee.com for specifications(CAD or PDF), application details and our installation video.

*Contact your local sales representative for acceptable watertight applications. Not all applications are standard and some may require additional technical assistance.

FITS ANY MAINLINE OR STRUCTURE



SPECIFICATIONS

Rubber Sleeve ASTM F477
Band 301 SS
Screw 305 SS
Housing 301 SS
Gasket ASTM F477



ANY MAINLINE OR STRUCTURE

Allow longer lead times for custom fittings such as cast iron or ductile iron.

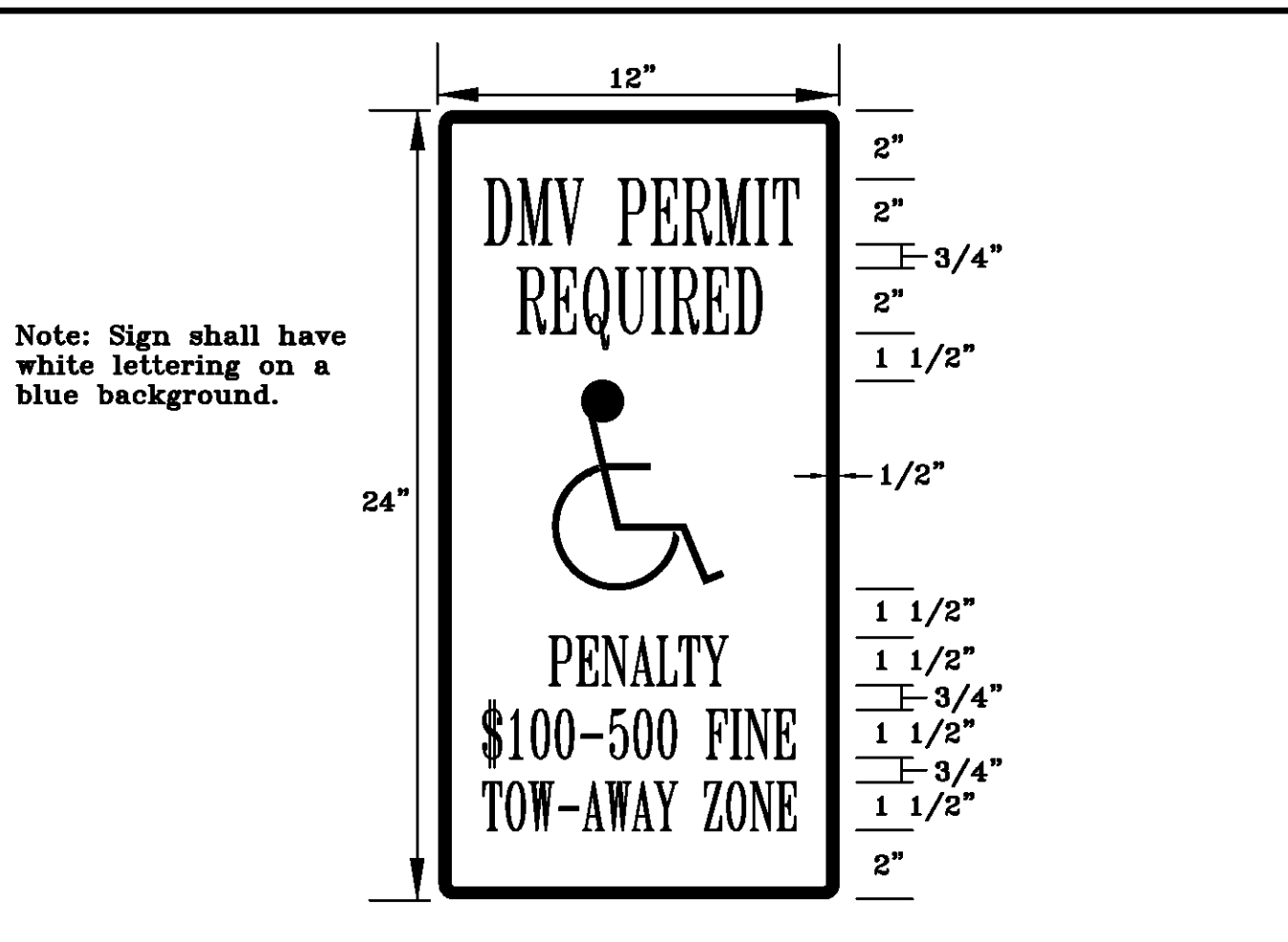
INSERTA TEE FITTINGS FOR ALL GRAVITY FLOW PIPE AND MANHOLES

Ductile Iron Spirolite
Fiberglass Hi Q®/Sure-Lok®
PVC Vylon®
Ultra Corr™ N-12®
GOLDFO® Kor-Flo™
Wehollite® Asbestos Cement
DuroMaxx® N-12® HP

INSERTA TEE construction varies with pipe type and size. For pipe not listed, contact our engineering department.

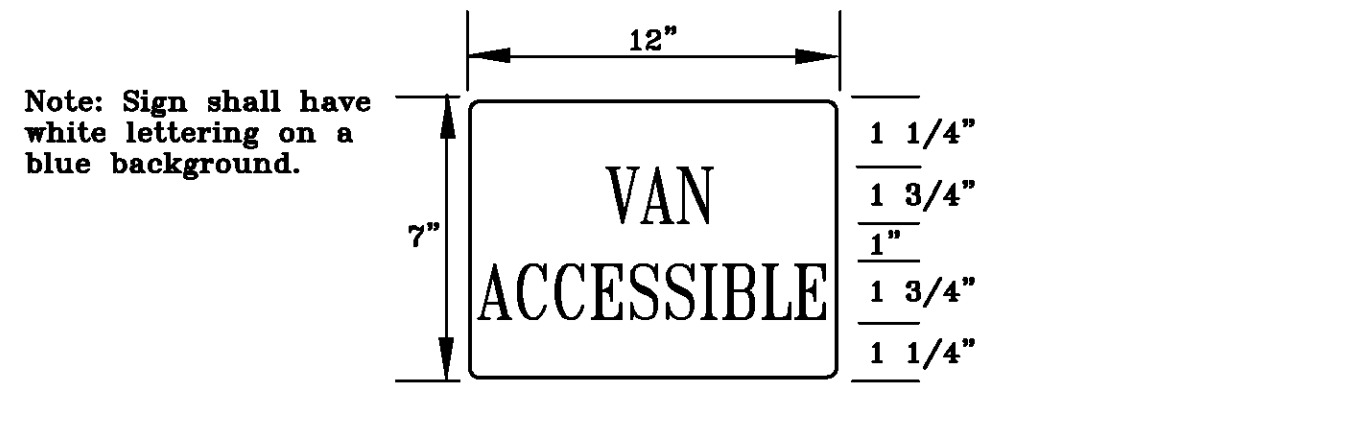
THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™

2



ACCESSIBLE PARKING SIGNS

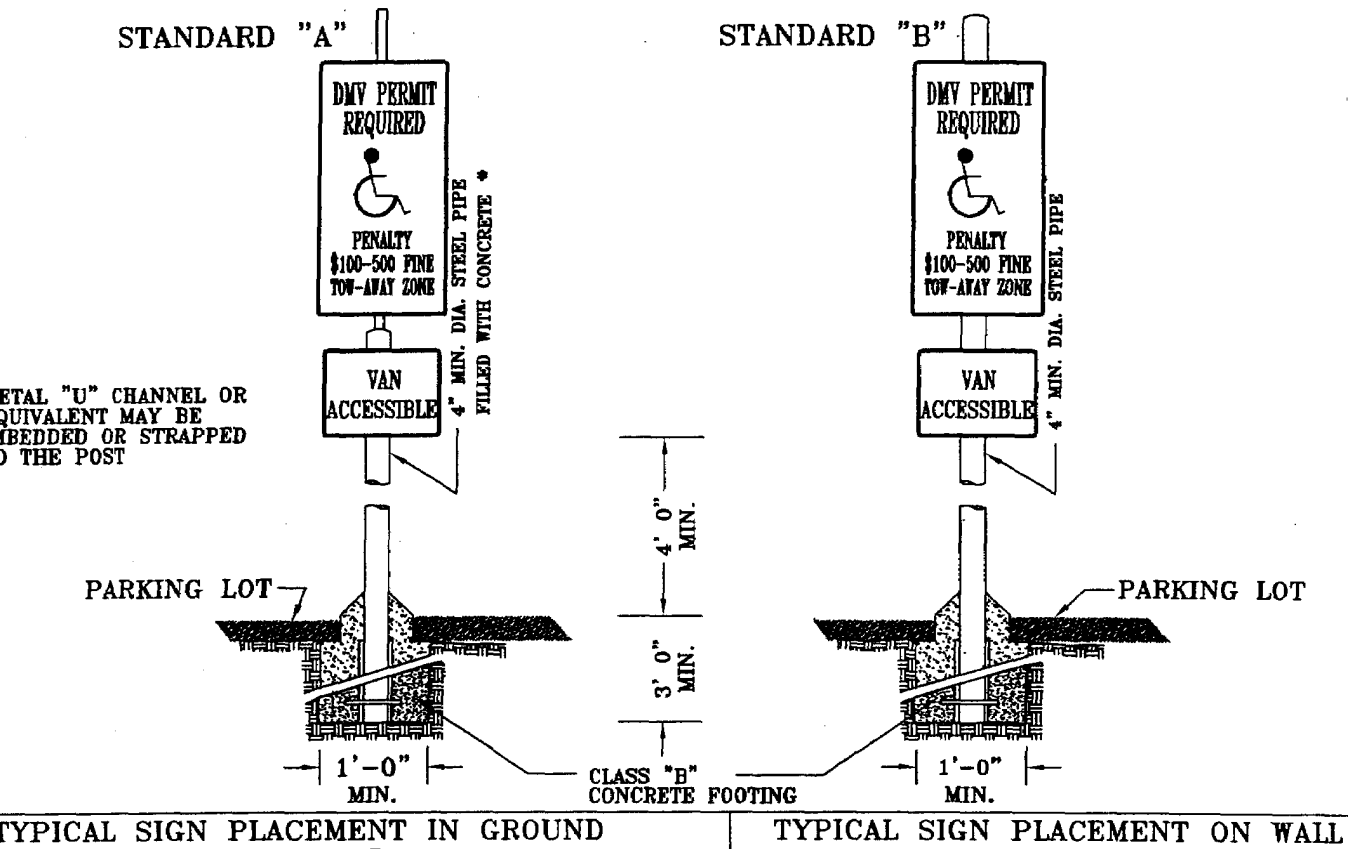
PLATE NO. 32A-7
STD. NO.



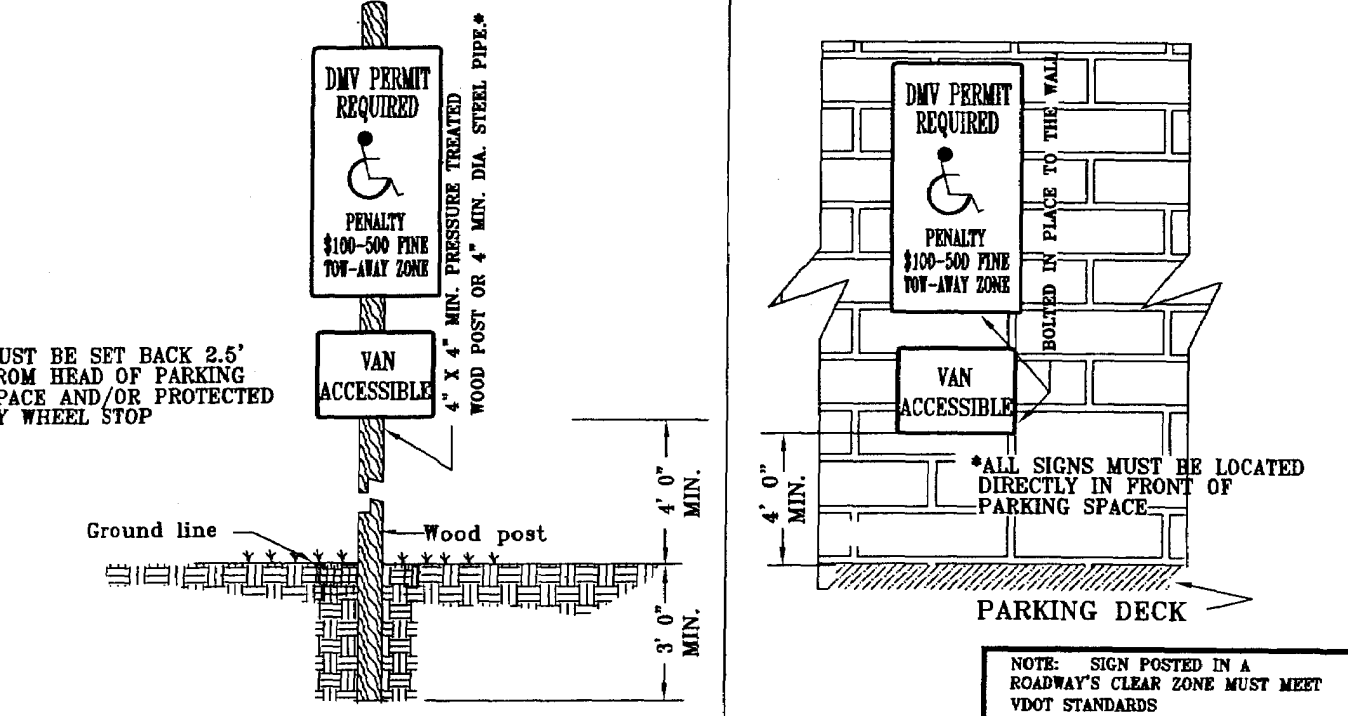
VAN ACCESSIBLE PARKING SIGNS

PLATE NO. 32B-7
STD. NO.

TYPICAL SIGN POST PLACEMENT IN PAVEMENT



TYPICAL SIGN PLACEMENT IN GROUND

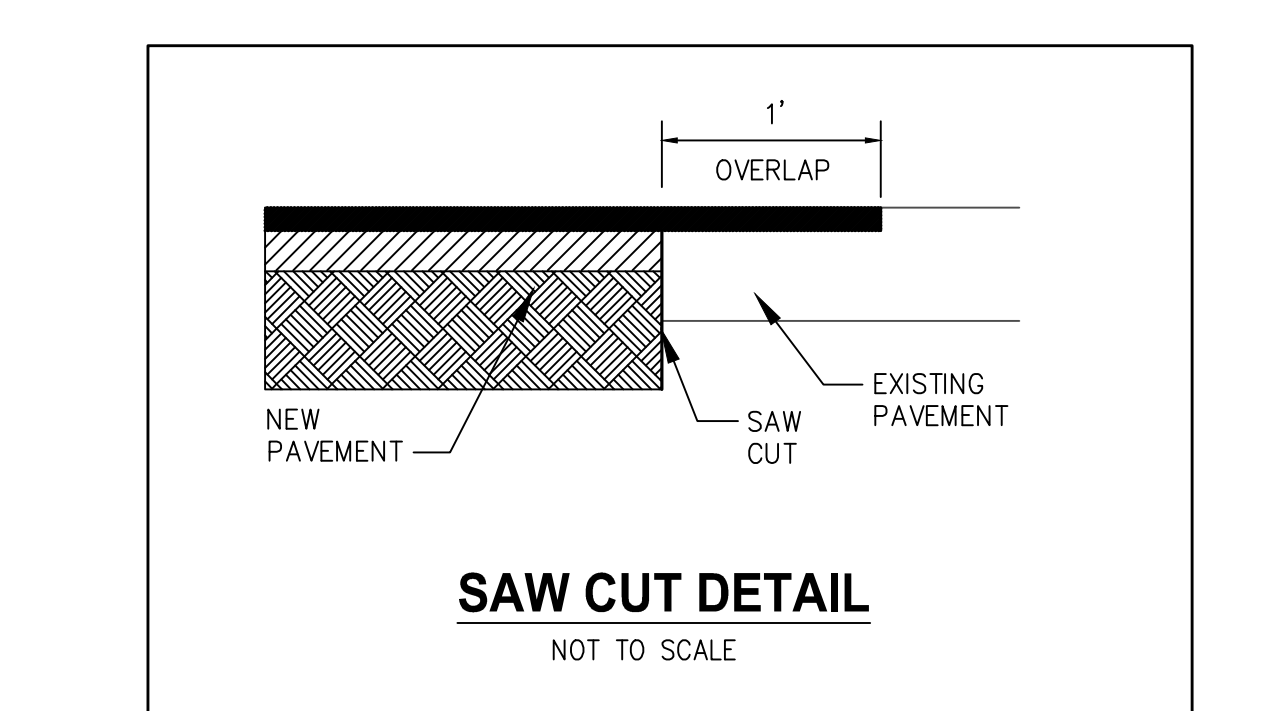
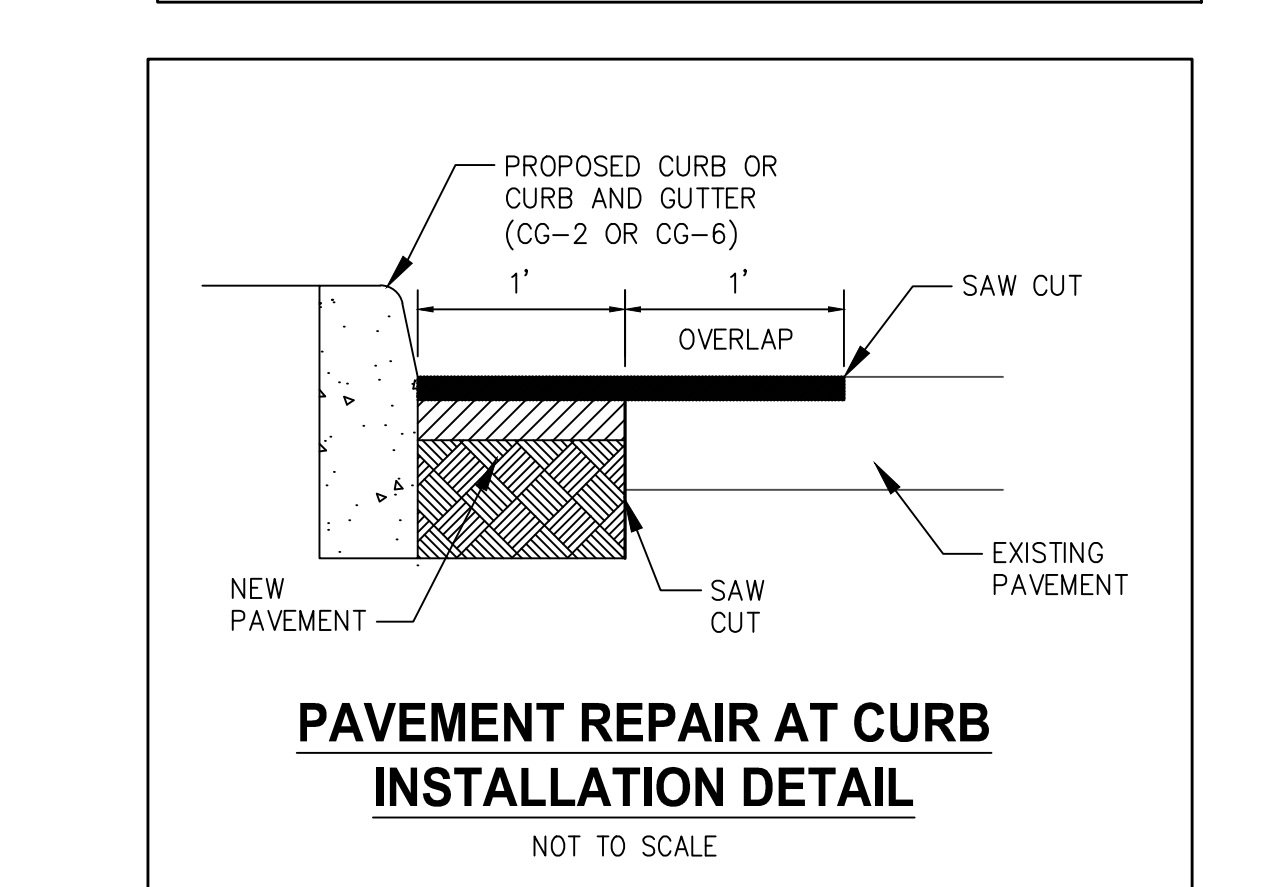
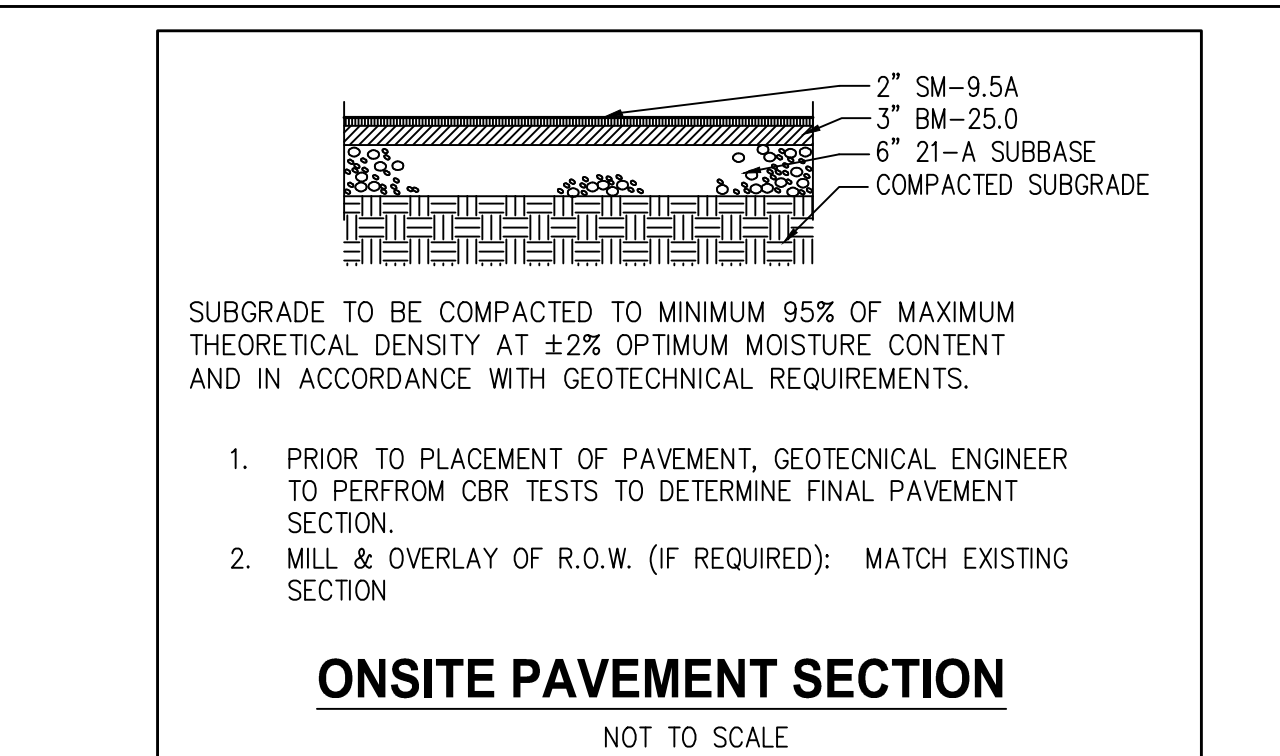
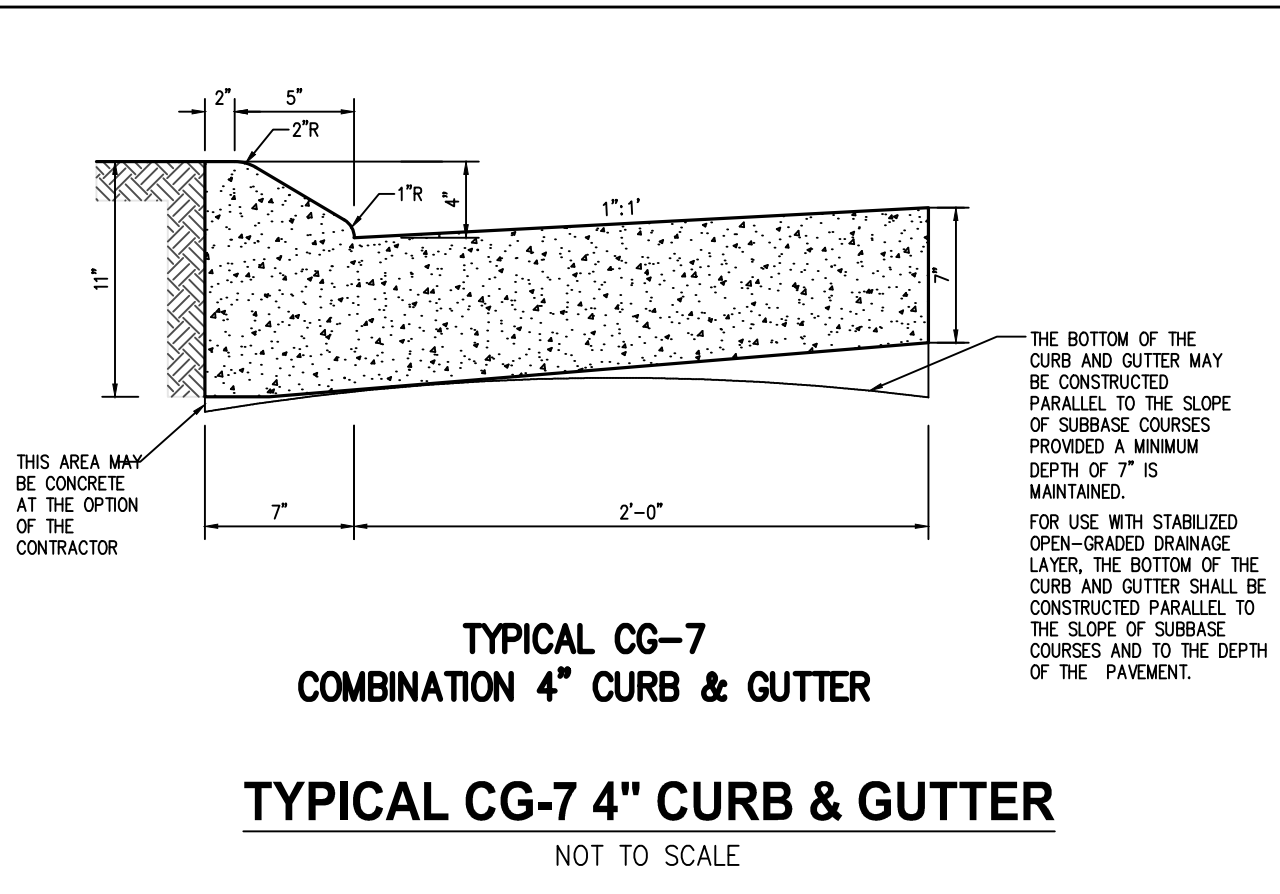
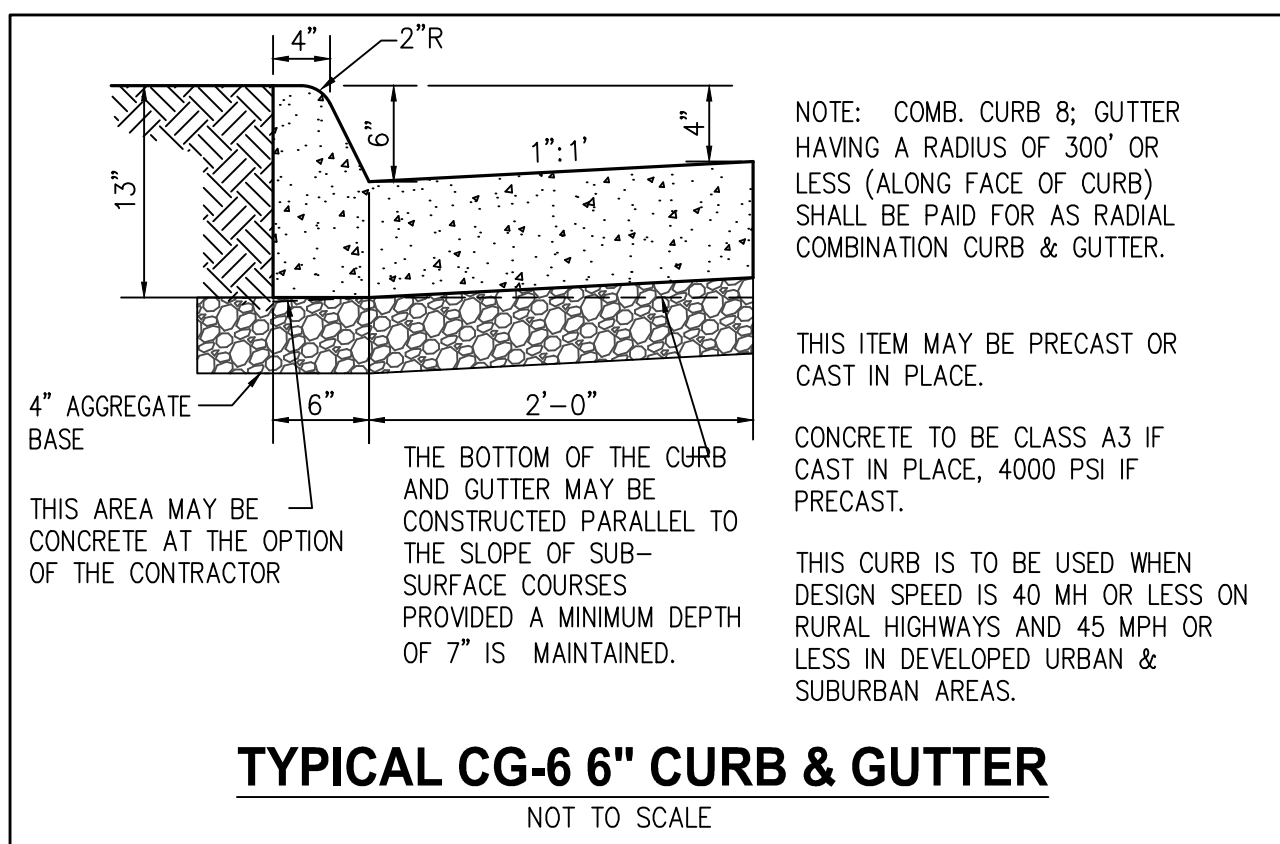
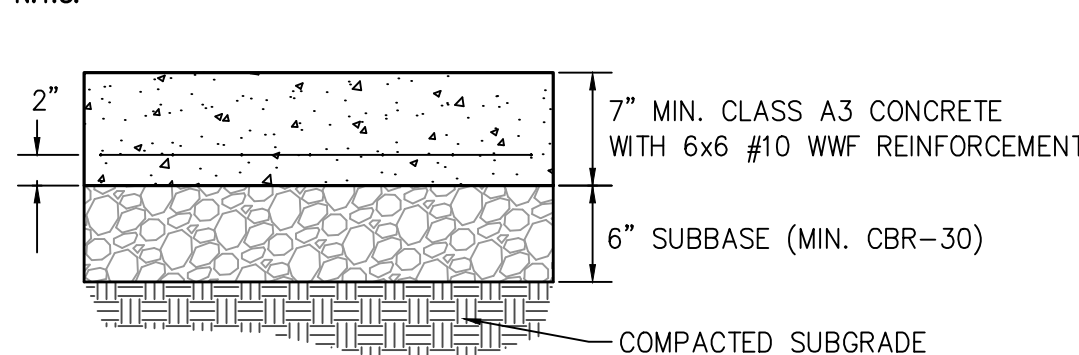


POSTING SIGNAGE FOR ACCESSIBLE PARKING

PLATE NO. 32C-7
STD. NO.

DUPSTER PAD CONCRETE SECTION

N.T.S.



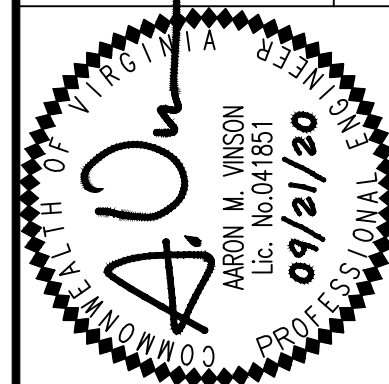
NOTE: ALL DETAILS PROVIDED ON THIS SHEET ARE CURRENT AT TIME OF PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE FOR USING CURRENT DETAILS AT TIME OF CONSTRUCTION.

SITE DETAILS

500 ELDEN STREET

TOWN OF HERNDON, VIRGINIA

WALTER L. PHILLIPS
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



NO.	DESCRIPTION	DATE	REVISION	APPROVED BY	DATE



PROPOSED PERSPECTIVE - REAR CORNER



PROPOSED PERSPECTIVE - SITE ENTRANCE



PROPOSED FRONT ELEVATION - FULL



PROPOSED SIDE ELEVATION - FULL



PROPOSED TRASH ENCLOSURE FRONT ELEVATION



PROPOSED TRASH ENCLOSURE SIDE ELEVATION

ELEVATION NOTES

- 1 ENCLOSURE WALL
CONTINENTAL BRICK COMPANY
STD. 488 MOD.
POTOMAC VALLEY BRICK AND SUPPLY CO.
- 2 ENCLOSURE PRECAST WALL CAP
ARBAN PRECAST STONE LTD.
COLOR 2324P
- 3 ENCLOSURE GATES
PAINTED STEEL FRAME AND VINYL COMPOSITE
(AZEK) 1x6 BOARDS - COLOR SW 7048



***Proposed Application for Dumpster Enclosure Construction
VCA Herndon – Reston Animal Hospital
500 Elden Street***



Front Entrance



Front Facade



Lateral Facade



View from Street Entrance



Rear Neighbor



Side Neighbor



Side Neighbor