



ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, April 19, 2023 | 7:30 p.m.

1. Call to Order

2. Approval of Minutes

- a. March 1, 2023, Architectural Review Board Work Session Minutes
- b. March 15, 2023, Architectural Review Board Regular Meeting Minutes

3. Comments

- a. Comments from the Board Members
- b. Comments from the Staff Members
- c. Comments from Citizens

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. **APPLICATION FOR MASTER SIGN PLAN, ARB #23-005**, to consider an application for updates to an existing Master Sign Plan for the Worldgate Centre, which consists of two parcels located at 13001 and 13101 Worldgate Drive, Herndon, Virginia. The property is further identified as Fairfax County Tax Map 0163 02 0001A and 0163 02 0001B and is located in the southwestern quadrant of the Centerville Road and Worldgate Drive intersection. The property is zoned PD-W (Planned Development-Worldgate) and the parcels consist of 217,534 and 314,756 square feet of land respectively. Owners: Worldgate Centre Owner LLC (13001) and Dulles Suites LLC (13101). Applicant: Kathryn R. Taylor, Walsh, Colucci, Lubeley & Walsh, PC. **(Continued from the March 15, 2023 ARB Public Hearing)**
- b. **APPLICATION FOR SIGNAGE, ARB #23-006**, to consider an application for signage located at 632 Grant Street, Herndon, Virginia, located on the east side of Grant Street between the intersections with Elden Street and Grove Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0212C, is zoned CS (Commercial Services District) and consists of 36,397 square feet of land. Owner: Herndon Propco LLC. Applicant/Agent: John Martel, Complete Sign.
- c. **APPLICATION FOR ALTERATION, ARB #23-007**, to consider an application for alteration to existing structures located at 315 Elden Street, Herndon, Virginia, located in the southwest corner of the Elden Street and Herndon Parkway intersection. The subject property is further identified as Fairfax County Tax Map 0171 02 0007, is zoned CS (Commercial Services District) and consists of 281,243 square feet of land. Owner: 315 Elden Street Owner LLC. Applicant/Agent: Ethan Frey, Blue Ocean.

5. Adjournment



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: April 5, 2023

**Subject: ARB #23-005; Master Sign Plan Update; 13001 and 13101
Worldgate Drive**

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on March 1st, 2023 and the staff memo provided prior to the March 15th public hearing.

The applicant's agent has provided this statement to staff:

"On behalf of the Applicant, I would like to request a one-month deferral of the above-reference application to the ARB May agenda. This brief deferral will allow the Applicant to continue its evaluation of certain outstanding signage issues and the overall need for a Master Sign Plan at Worldgate Centre."

In accordance with the request by the applicant, staff is recommending the ARB continue this case to the May 17, 2023, public hearing.

Title: ARB #23-006; Signage; 632 Grant Street

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

Summary Information

Applicant Request	Wall signs		
Address	632 Grant Street		
Fairfax County Tax Map Number	0162 02 0212C		
Owner	Herndon Propco LLC		
Applicant	John Martel, Complete Sign		
Business/Organization	Flagship Carwash		
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: CS, Commercial Services District		
Building Type(s)	Industrial commercial	Date of Construction:	2009
Architectural Style(s)	Contemporary industrial		
Exterior Material(s)	Brick, CMU, precast concrete, glass and aluminum		
Neighborhood Design Profile	Commercial 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:

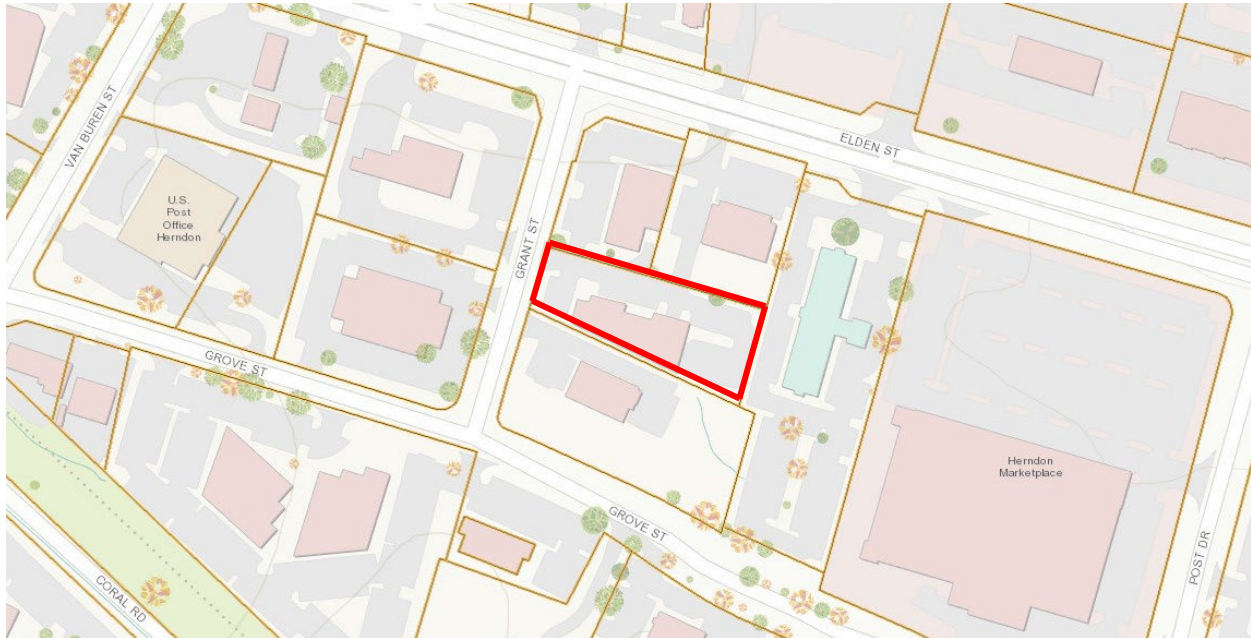
This application is for the installation of two wall signs at the business located at 632 Grant Street. Sign C on the sign documents does not require review and is not addressed in this report. Sign A and sign B would replace existing wall signs in the same location. Both signs are comprised of internally illuminated channel letter wall signs.

Proposed sign A is located above the carwash exit and faces Grant Street. It consists of 64.3 square feet of signage and is 24 feet above grade. Sign B Also is placed above a secondary entrance to the car wash building and faces the alleyway north of the building. It consists of 75.65 square feet of sign and is 25.9 feet above grade.

Site Description:

The property at 632 Grant Street is an elongated lot with the narrow end of the lot facing Grant Street. A grade change from Grant Street to the building, the narrowness of the lot, and landscaping partially limit visibility from Grant Street. The carwash building is uniquely shaped to fill the lot with a narrower façade facing Grant Street and a long façade facing the alleyway on the north of the lot which has partially visibility from Elden Street.

Location Map



Applicable Design Guidance:

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

Staff Analysis

1. The proposed signage does not meet the applicable standards and requirements of the Town of Herndon Zoning Ordinances. However, this business was granted a zoning variance in 2010 allowing for the height of the signs to exceed the 20 feet permitted in the Zoning Ordinance. A condition of this approval was that the signs be reviewed by the Architectural Review Board. This being the case, these signs are not eligible to be reviewed administratively under the newly adopted Uniform Sign Standards.
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 in their design and construction are suitable for a good suburban community and promote the use and improvement of the surrounding buildings.
 - b. The proposed wall signs clearly and legibly represent the intended business.

- c. The proposed wall signs are constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. This project should include specifications that masonry brick or mortar joints damaged as a result of removal of the existing signage should be repaired prior to installation of new signs.
4. Existing temporary signage on the building is not in compliance with the Zoning Ordinance. Staff has added a condition that the existing temporary signage be removed prior to application for a building permit.
5. Staff is supportive of this project and believes that the updated signs will enhance the business and the area.

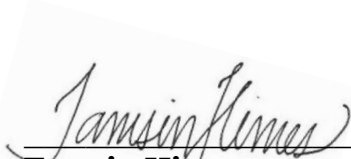
Staff Recommendation:

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.	Wall 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

April 19, 2023

Resolution- to approve ARB #23-006, for signage on a building at 632 Grant Street, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 02 0212C.

WHEREAS, the applicant has submitted an application to install signage at 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 April 19, 2023.

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

Approves ARB #23-006, for signage on a building at 632 Grant Street, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following standard condition:

- 1) The applicant shall provide to staff a physical copy of all application materials prior to applying for a building permit.
- 2) Any damage to façade, brick or mortar joints shall be repaired prior to the installation of new signs.
- 3) Existing temporary signage on the building facades shall be removed prior to applying for a building permit.



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:
Site Plan

Color Key:

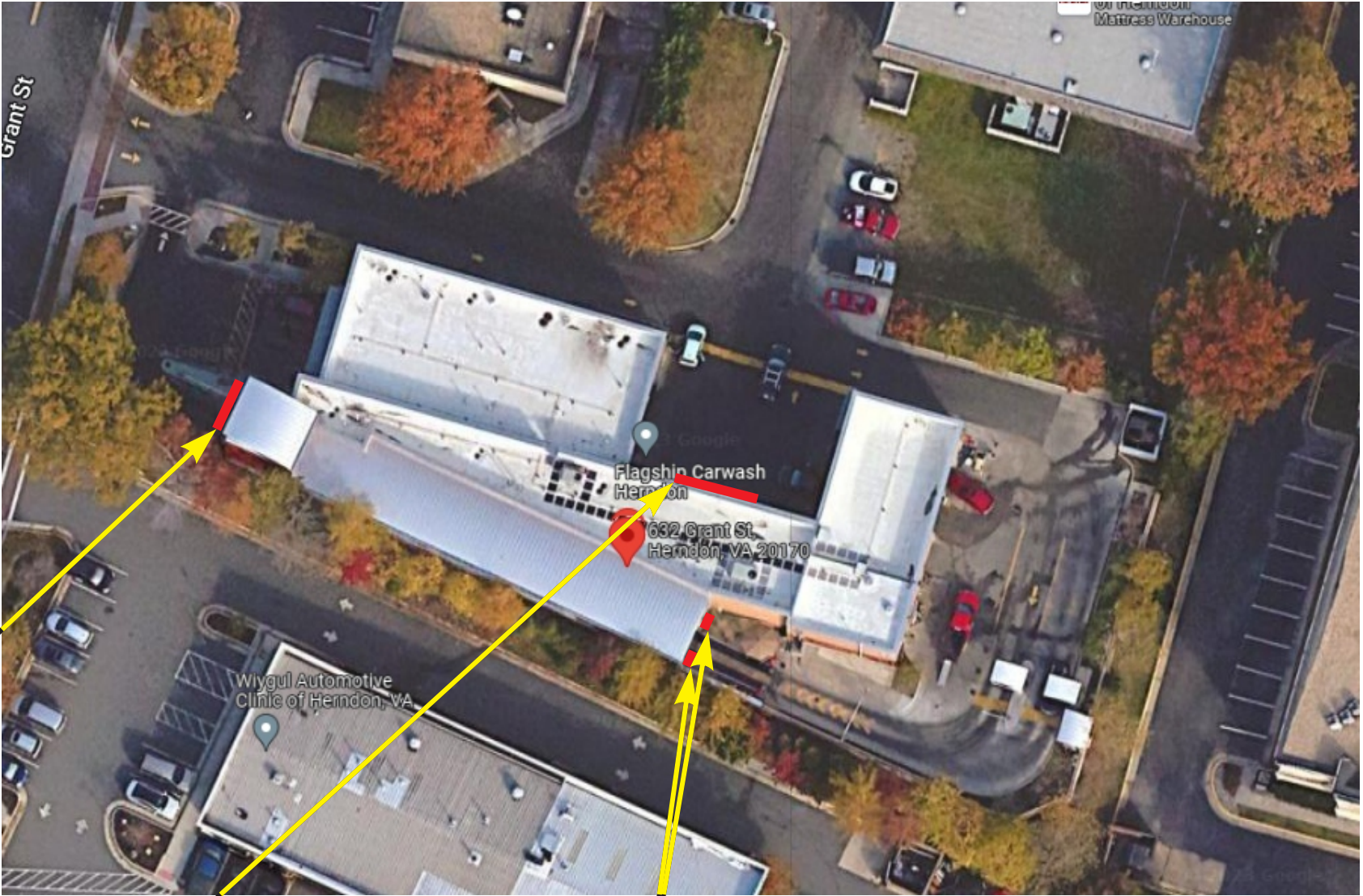
Layout Date:
01/04/2023 - RS/AR

Revision Date:
01/10/2023 - AR

File Name:
30307_Herndon.pdf
Project Number: 30307



VICINITY MAP:

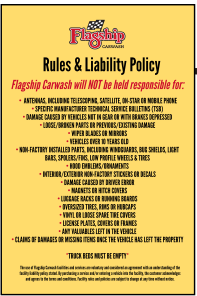


A



B

C



SP Site & Sign Location Plan



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This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:
Sign Code Information

Color Key:

Layout Date:
01/04/2023 - RS/AR

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PRE-PERMIT SIGN INFO		Property ID:	Flagship Carwash
A.) Project Name:	Flagship Carwash	Date Completed:	1/4/23
B.) Street Address:	632 Grant Street		
C.) City, State Zip:	Herndon, VA 20170		
D.) Municipal Contact:	Tamsin Himes		
E.) Contact Phone:	703-435-6800	Email:	tamsin.himes@herndon-va.gov
F.) Address, City, ST Zip:	777 Lynn Street, Herndon, VA 20170		
G.) Jurisdiction:	City/Town of: Herndon	Fax:	Not available
H.) Zone/Category/Class:	CS / Commercial Services		
I.) Overlay/ MSP?:	No		
J.) Permit app fee:	\$75		
K.) Permit Process time:	30 days		
L.) How long are Permits Valid?	6 months		
M.) Permit required if only refacing?	Yes		
N.) Property Owner approval required?	Yes		
O.) Temp./coming-soon Banners allowed?	24 sf		
P.) Temporary freestanding Signs allowed?	24 sf, If freestanding: 6' max.		
Q.) Permit required for Temp Signs? Time allowed:	Short term: 60 Days, per calendar years Long term: 6 months, per cal		
R.) If UL Label & Disconnect must be specifically placed, where?	Not stipulated - submit for review.		
Note:			
WALL SIGNS			
1.) Formula(Max- Main ID & Secondary):	1 SF of sign area for each linear foot of frontage. 150 SF Max. per sign. See Note 1		
2.) Bldg sides/rear:	Formula		
3.) Transferrable?	No		
4.) # allowed:	Unlimited		
5.) Max. Overall Ht.:	No more than 20' high on building façade... see note 1		
6.) Calculation Method:	Box Cabinet/Entire letter set; including Backer Panel		
7.) Sign Projection Limit	Not stipulated - submit for review.		
8.) Special Wall sign codes:	None		
9.) Storefront Bldg colors:	Not to be confused with traffic signals		
Note:			

ROOF & CANOPY	
1.) Is permit required to paint the roof and Canopy structure?	Roof signs not stipulated. Canopy signs are prohibited in this zone.
2.) Is the branded blue, PMS 287 C restricted in any way?	
3.) Is wording & Logo on Canopy included in Wall Signs?	
4.) Formula, if separate:	
5.) # allowed:	Illumination:
Note:	
FREESTANDING SIGNS	
1.) Formula(Max- Main ID & Secondary):	1 SF of sign area for each linear foot of frontage. 50 sf max per sign
2.) # allowed:	1 per street frontage, 2 max.; or,... see note
3.) Height Max:	8' Max. 6" Min. letter height
4.) Set-back	5' Min. from ROW
Note:	
Sign criteria is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.	

PRE-PERMIT SIGN INFO - Page 2		Property ID:	Flagship Carwash
DIRECTIONAL SIGNS			
1.) # Allowed:	Not stipulated - submit for review.	Illumination:	Not stipulated - submit for review.
2.) Max. SqFt:	Not stipulated - submit for review.	Max. Height:	Not stipulated - submit for review.
3.) Permit:	Not stipulated - submit for review.	Custom Logo:	Not stipulated - submit for review.



Sign Code Information



1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

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Sign Management Made Simple



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:

Color Key:

Layout Date:
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READERBOARD / EMU

1.) Readerboards allowed for: ☐ Wall mount ☐ Pole/Pylons ☐ Monument signs ☒ None **Not specifically allowed - submit for review**

2.) Readerboard types allowed: ☐ Manual ☐ LED ☐ Both ☐ Other: _____

3.) Size Allowed: _____

4.) Is size determined as separate allowance, or as percentage of entire sign face? _____

IF LED's are allowed:

A. Colors **NOT** allowed: ☐ Amber/Yellow ☐ Red ☐ Green ☐ No Color Restriction
Other: _____

B. If certain colors, ie. red, green, yellow are restricted is a full-color unit prohibited? _____

C. Operating Restrictions: ☐ No Restrictions ☐ No Scrolling ☐ No Graphics ☐ Time-Temp Required
☐ No Animations/Moving Pictures ☐ No Flashing ☐ No Logos ☐ Community Message Required

Other (Explain) _____

D. Interval: _____ times per _____ ☐ Seconds ☐ Minutes ☐ Hours ☐ Day ☐ Static Msg. ☐ Interval Not Stipulated ☐ See Notes

E. Is 24-hour operation of LED readerboard allowed? ☐ Yes ☐ No ☐ With Restrictions, explain _____

F. If special-use permit or review board required, explain: _____

CONSTRUCTION SIGNS

1.) # allowed: One Custom Logo Allowed: ☒ Yes ☐ No

2.) Sq Ft Formula: 24 sf

3.) Max. Sq Ft: 24 sf Max. Height: 6'

4.) Grade-to-sign Clearance: Not stipulated - submit for review. Setback: Out of ROW and behind property lines

5.) Time Allowed: Short term: 60 Days, per calendar years Long term: 6 months, per calendar year

6.) Mount restrictions: None
Note: _____

VARIANCE

1.) Variance Meeting: fourth Thursday of every month App. Deadline: 30 days

2.) Processing Time: 2-3 months Est. Fees: \$100 min

3.) Attorney or expeditor required? ☐ Yes ☒ No ☒ Sign Details ☐ Engineering Seal ☐ UL Number

4.) Documents Required- # Sets: As advised ☒ Building Elevations ☒ Owner Authorization Ltr. ☐ Property ID#

5.) Probability of Variance? Depends on hardship ☒ Site Plan ☐ Legal Description ☐ Addtl Prof Seals

Note: _____

PRE-PERMIT SIGN INFO - NOTES, Page 3

Property ID: Flagship Carwash

Note 1

TABLE 78-141.4(a):

SIGN STANDARDS FOR FREESTANDING, WALL AND TEMPORARY SIGNS IN COMMERCIAL DISTRICTS

Type	Freestanding	Wall	Temporary
Number	1 per street frontage, 2 max.; or, 2 max. per street frontage with more than one primary entrance and more than 300' of frontage	Unlimited	Up to 1 per street frontage
Size	1 SF of sign area for each linear foot of frontage. 50 SF Max. per sign	1 SF of sign area for each linear foot of frontage. 150 SF Max. per sign	24 SF Max.
Height	8' Max. 6" Min. letter height		If freestanding: 6' max.
Location	5' Min. from ROW	No more than 20' high on building facade; except on properties zoned CS or PD-B, where wall signage may be located an additional 1' higher on the building's façade than otherwise permitted, for every 5' of distance greater than 100 feet from the façade to the ROW, but shall not exceed 30'	If freestanding: 5' from ROW; if wall: No more than 20' high on building
Illumination	Internally Lit, Halo-lit or Indirect Lit	Internally Lit, Halo-lit or Indirect Lit	None
Duration	Unlimited	Unlimited	Short term: 60 Days, per calendar years Long term: 6 months, per calendar year



Sign Code Information

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Sign Management Made Simple



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:
FCW-ISCLF-70
Illuminated Channel Letters
(64.3 Sq Ft)

Qty: 1

Remove existing channel letters.
Patch a fill holes with paintable
caulk.

Color Key:

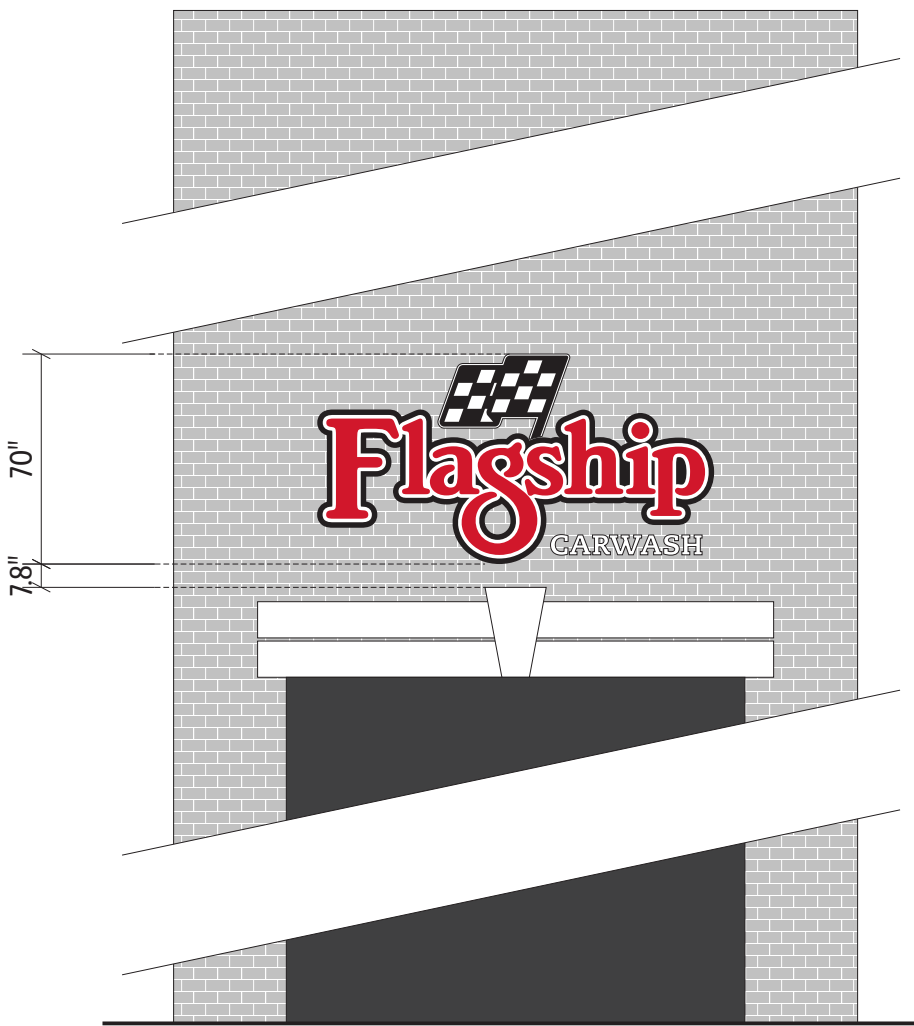
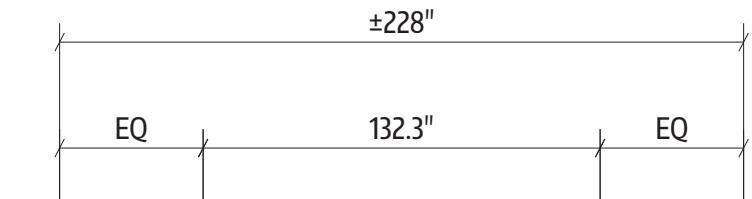
Layout Date:
01/04/2023 - RS/AR

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Square Footage Calculation:

Code: 1 SF of sign area for each linear
foot of frontage. 150 SF Max. per sign.
Calculation: 1* 66 lf = 66 sft
Allowed: 66 sft.
Used: 64.3 sft.
Existing: ±76 sft.



Proposed 50



Existing

A Illuminated Channel Letters
Scale: 3/16" = 1' 0"



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:
FCW-ISCLF-70
Illuminated Channel Letters
(64.3 Sq Ft)

Qty: 1

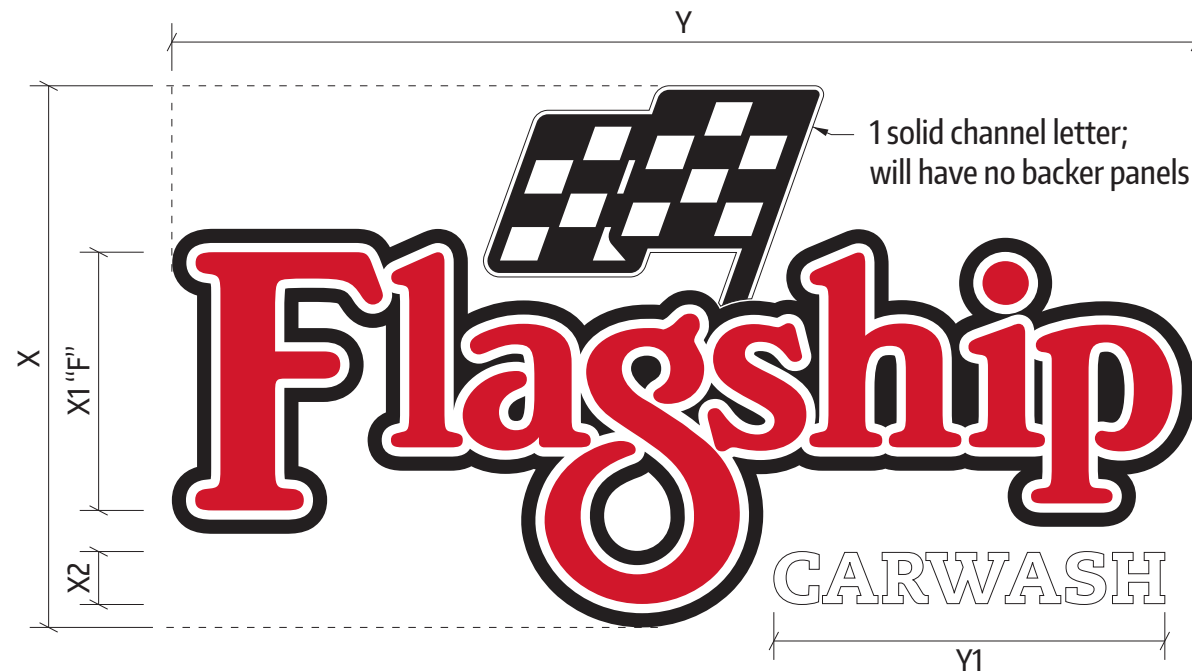
Provide LED illuminated channel letters per detail; mounted flush to facade.

Color Key:
■ 3M 3730-33L Red (PMS 186 C)
■ Black
□ White

Layout Date:
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NIGHT RENDERING

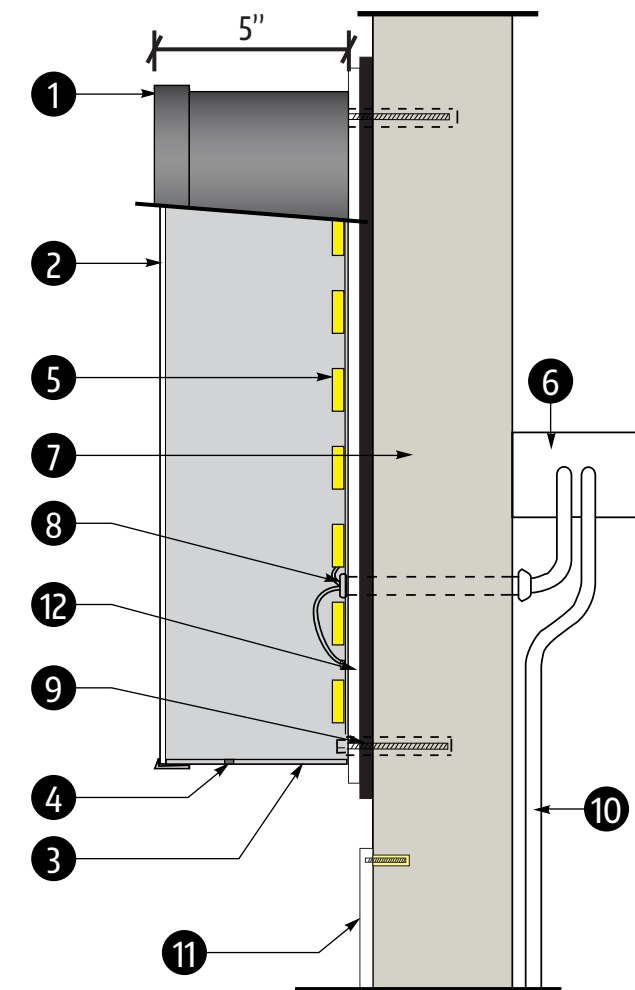


CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS

- (1) 1" PLASTIC TRIM CAP PAINTED BLACK
- (2) 3/16 PLEXIGLAS FACE W/ SURFACE APPLIED TRANSLUCENT VINYL
- (3) .040 ALUMINUM RETURN PAINTED BLACK (.063 BACK)
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (3/8"x5" Bolts)
- (10) EXISTING 120 VOLT SERVICE
- (11) 3/8" (thk) ACRYLIC FCOS; STUD MOUNTED TO WALL
- (12) 3MM (THK) ACM PANELS MOUNTED FLUSH TO FACADE (2 LAYERS)

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.



Illum. Channel Letters	X	X1	X2	Y	Y1	Total Square Feet:
FCW-ISCLF-50	50	23.8	4.9	94.5	36	32.8
FCW-ISCLF-54	54	25.75	5.3	102.1	39	38.3
FCW-ISCLF-58	58	27.7	5.7	109.6	41.9	44.1
FCW-ISCLF-62	62	29.6	6.1	117.2	44.8	50.5
FCW-ISCLF-66	66	31.5	6.5	124.8	47.6	57.2
FCW-ISCLF-70	70	33.4	6.8	132.3	50.5	64.3
FCW-ISCLF-74	74	35.3	7.2	139.9	53.4	71.9
FCW-ISCLF-78	78	37.2	7.6	147.5	56.3	79.9
FCW-ISCLF-82	82	39	8	155	59.2	88.3

A

Illuminated Channel Letters

Scale: NTS

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Sign Management Made Simple



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:
FCW-ILCLR-CUSTOM
Illuminated Channel Letters
(75.6 Sq Ft)

Note:
Remove existing letterset; patch
wall as needed

Color Key:

Layout Date:
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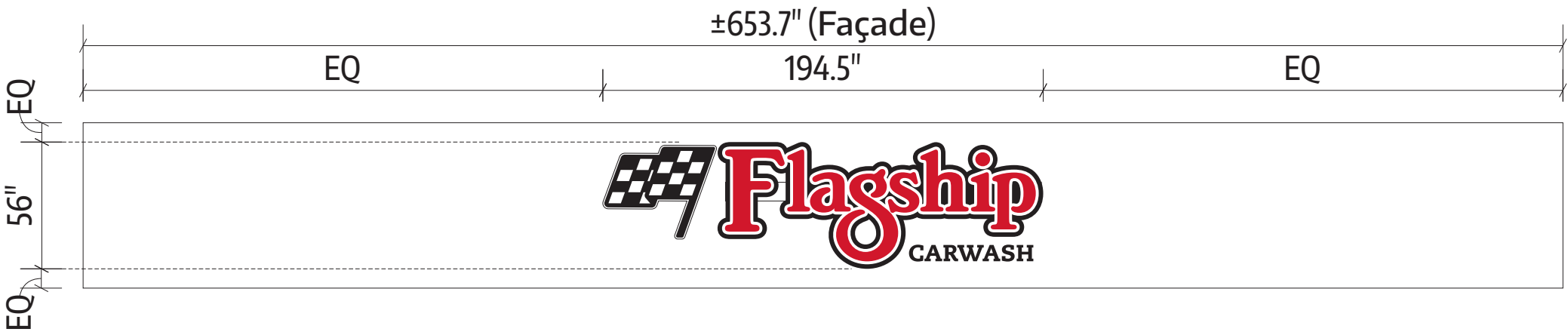
Proposed 95



Existing

Square Footage Calculation:
Code: 1 SF of sign area for each linear
foot of frontage. 150 SF Max. per sign.
Allowed: 150 sft. (Frontage is 177 LF)
Used: 75.65 sft.
Existing: ±61 sft.

Note: Facade to row is ±47 ft.
Code states no more than 20 ft
height on building facade if less
than 100 ft from row.
Zone CS allows 1' higher.



B Illuminated Channel Letters

Scale: 3/16" = 1' - 0"



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:
FCW-ILCLR-CUSTOM
Illuminated Channel Letters
(75.6 Sq Ft)

Qty: 1

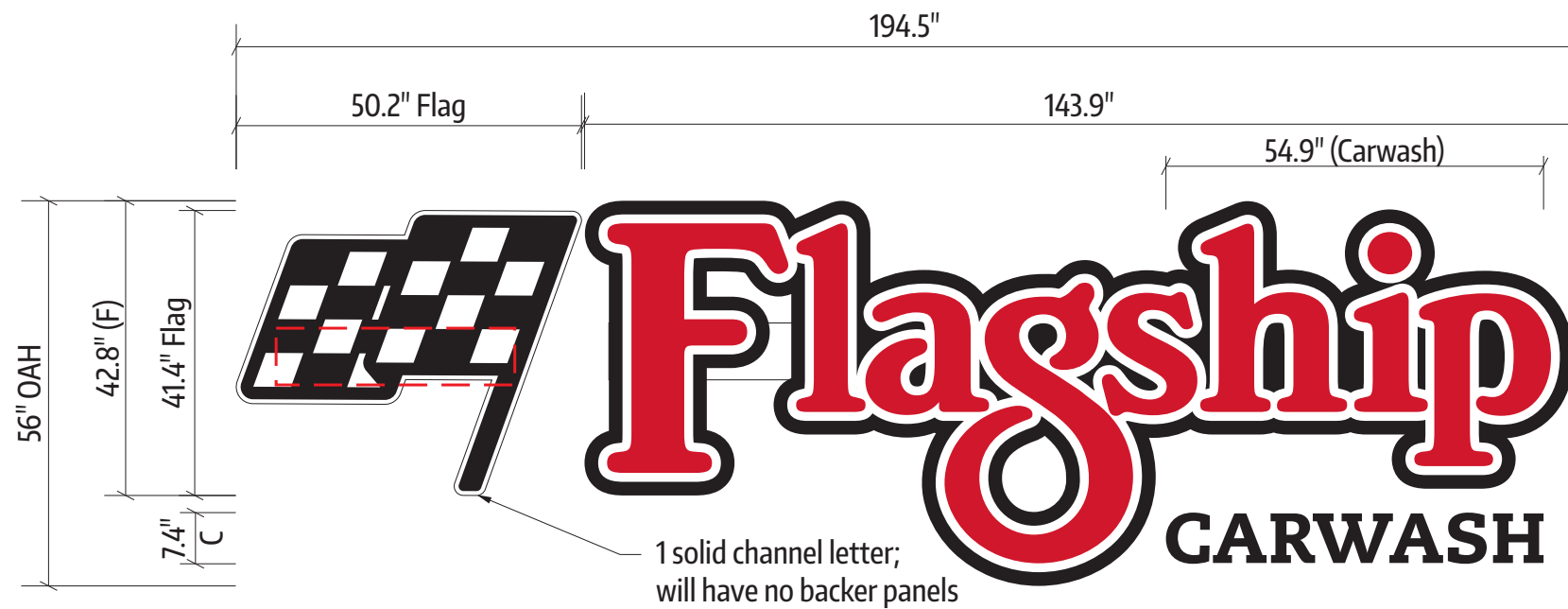
Provide LED illuminated channel letters per detail; mounted flush to raceway painted to match facade.

Color Key:
■ 3M 3730-33L Red (PMS 186 C)
■ Black
□ White
■ Wall Color TBD

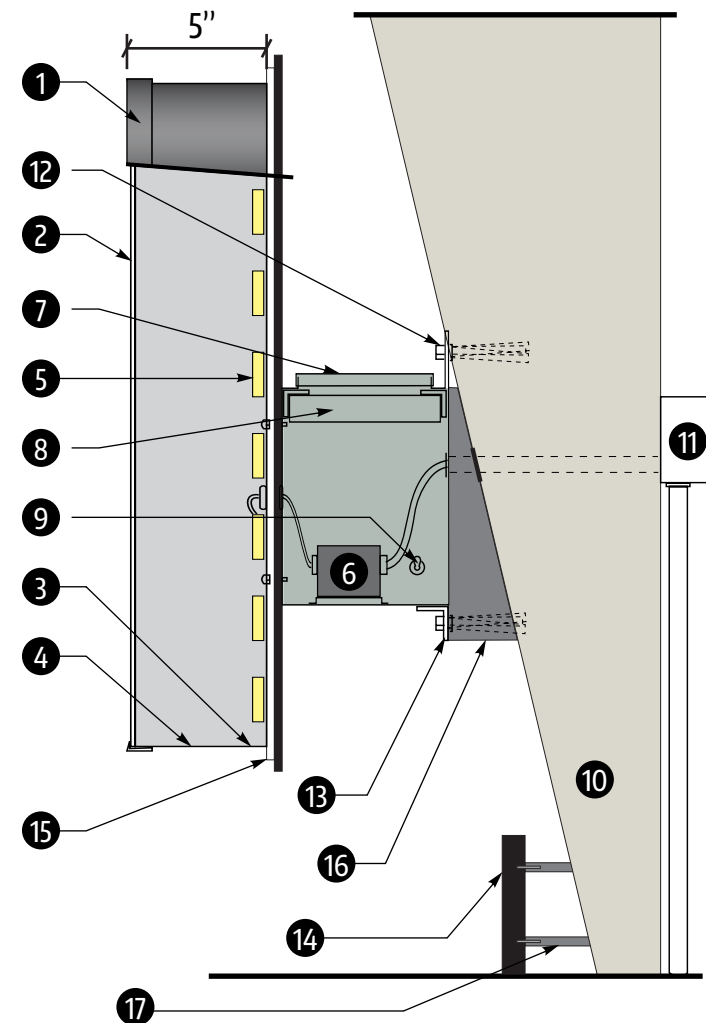
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NIGHT RENDERING



CROSS SECTION OF UL LISTED RACEWAY CHANNEL LETTERS w/ LED ILLUMINATION

- ❶ 1" BLACK PLASTIC TRIM CAP
- ❷ 3/16 PLEXIGLAS FACE W/ TRANSLUCENT VINYL TO MATCH COLOR KEY
- ❸ .040 ALUMINUM RETURN PAINTED BLACK(.063 BACK)
- ❹ 1/4" DRAIN HOLES (Min. 2 per letter)
Raceway also has drainholes as needed
- ❺ LED ILLUMINATION
- ❻ LED POWER SUPPLY
- ❼ 8"x5"x.040 ALUMINUM RACEWAY (Length varies)
Raceway has 2 lip at the top for hanging;
paint to match wall background
(raceway formed from one piece of aluminum)
- ❽ 1"x1" INTERNAL WELDED ALUMINUM ANGLE
continuous along the length of top (front & back)
w/ angle cross supports spaced along length
- ❾ TOGGLE DISCONNECT SWITCH
- ❿ FACADE - WALL STRUCTURE (TBV)
- ⓫ EXISTING 120 VOLT SERVICE
- ⓬ MOUNTING HARDWARE (TBD" Bolts)
- ⓭ ANGLE SHOE FOR ATTACHMENT AT BOTTOM
- ⓮ 3/8" (THK) ACRYLIC FCOS STUD MOUNTED
TO FACADE PAINTED BLACK
- ⓯ 3MM (THK) ACM PANELS MOUNTED TO RACEWAY
(2 LAYERS)
- ⓰ ANGLED SUPPORT TO MOUNT RACEWAY.
- ⓱ SPACERS TO MOUNT FCO'S 90°

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.

B

Illuminated Channel Letters

Scale: NTS

EGAN
SIGN

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This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple



Client:
Flagship Car Wash
950 Herndon Parkway #400
Herndon, VA 20170

Location Address:
Flagship Carwash
632 Grant St,
Herndon, VA 20170

Description:
Non-illuminated Pan Face Sign
(13.5 Sq Ft)

QTY: 2

Provide new 1" deep aluminum pan face sign painted to match PMS 609 C w/ digitally printed graphics to match color key.

Color Key:

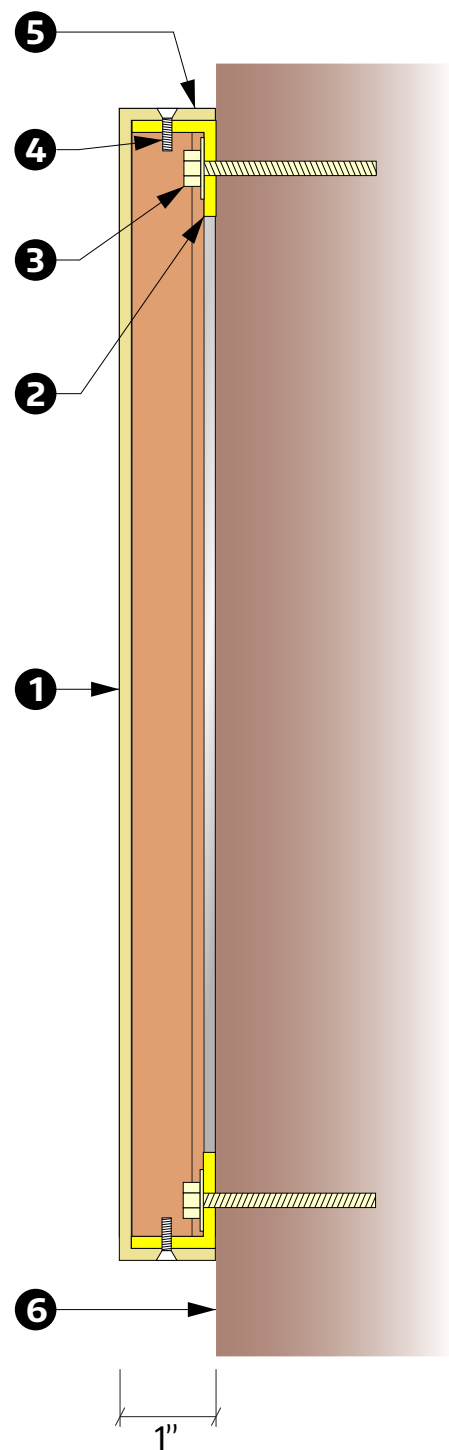
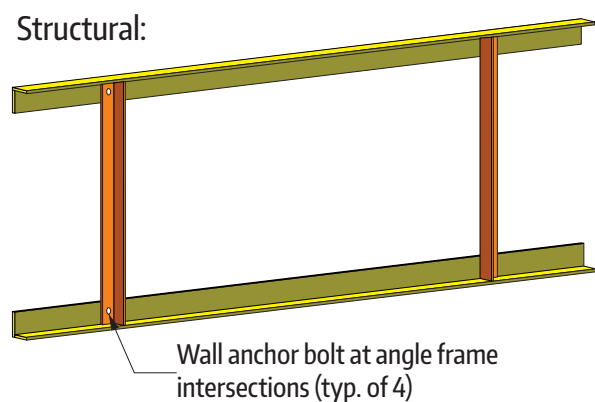
- PMS 121 C
- PMS 186 C
- Black
- White

Layout Date:
01/04/2023 - RS/AR

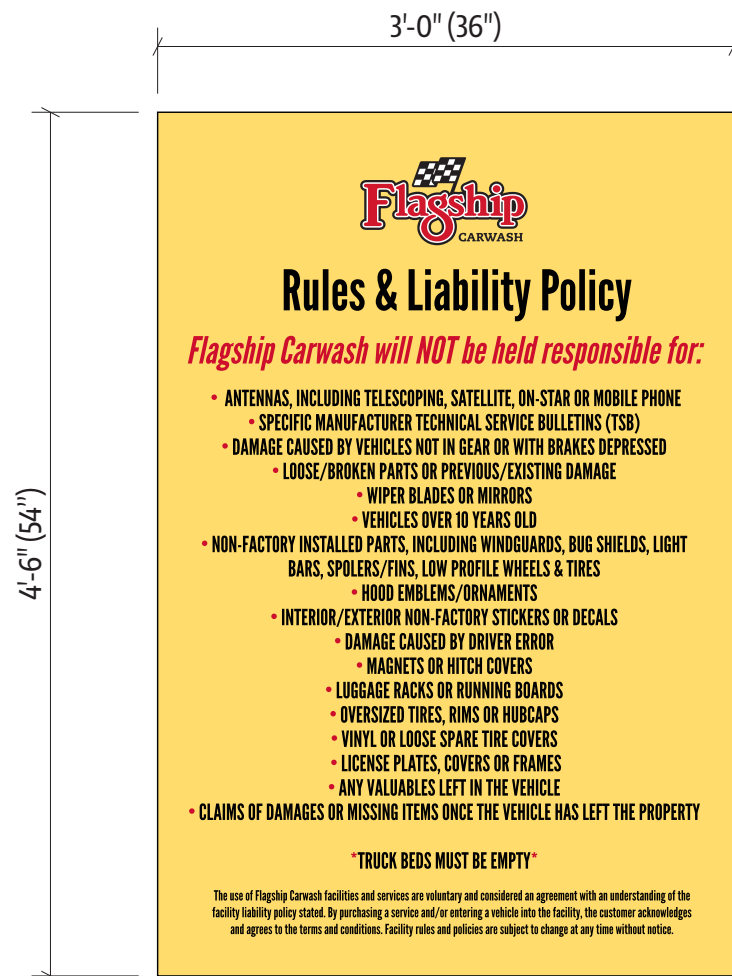
Revision Date:
01/10/2023 - AR

File Name:
30307_Herndon.pdf
Project Number: 30307

- SECTION DETAILS:**
- 1 0.090" Alum non-illuminated pan face sign panel w/ digitally printed graphics & edge to match
 - 2 1" x 1" (1/4"t) Fabricated alum. angle framing fastened to exterior wall
 - 3 Stainless steel attachment fastener per existing wall structure and site conditions
 - 4 S.S. countersink machine screws painted to match sign (min of 3 per clip angle)
 - 5 Paint to match PMS 609C
 - 6 Existing wall (no change)



Attachment Detail - Section View:
SCALE: NTS



C Non-Illuminated Pan Face Sign

Scale: 1"=1'-0"



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: April 19, 2023

Subject: ARB #23-007, 315 Elden Street, Building Alteration

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on April 5, 2023.

Staff requested that the applicant provide further information regarding the type of paint proposed to be used on the different exterior surfaces and clarification regarding the lack of other alterations such as the bicycle enclosure which were a part of this project when it was presented to the Board as a discussion item in February 2022.

Bicycle enclosure. At the work session the applicant clarified that the site plan was still under review for alterations such as the bicycle enclosure and dumpster enclosures. Rather than wait for the site plan to be approved, the applicant decided to apply to the ARB for approval of these exterior alterations that did not depend on the site plan approval. The applicant indicated that those alterations still under site plan review would be submitted to the ARB for review following site plan approval.

Paint. The applicant has provided specifications for the specific type of paint to be used in this project. The paint is SuperPaint Exterior Latex Flat A80-Series. The specification sheet says that this paint “provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal.” Staff has confirmed that this paint can effectively be used on EIFS, a faux stucco material, in addition to traditional stucco.

Staff is recommending approval of this application in accordance with the draft resolution.

Attachments;

- 1) Draft Resolution
- 2) Paint Specifications Sheet

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

DRAFT RESOLUTION

April 19th, 2023

Resolution- to approve ARB #23-007, building alterations at 315 Elden Street, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 02 0007.

WHEREAS, the applicant has submitted an application for alterations at the above referenced address; and

WHEREAS, the proposed alteration 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 alteration 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 April 19, 2023.

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

Approves ARB #23-007, for building alterations at 315 Elden Street, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB.

102.01A

SuperPaint®

Exterior Latex Flat

A80-Series


**SHERWIN
WILLIAMS®**

CHARACTERISTICS

SuperPaint Exterior Latex, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet; 1.5 mils dry

Drying Time, @ 50% RH:

	@ 35-45°F	@ 45°F +
Touch:	2 hours	2 hours
Recoat:	24-48 hours	4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz. per gallon	Strength:
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	2-12	SherColor

Extra White A80W02151

(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	37 ± 2%
Weight Solids:	53 ± 2%
Weight per Gallon:	11.28 lbs
Flash Point:	N/A
Vehicle Type:	100% Acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	27.48 grains/(hr ft² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 08/31/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N.A.
LEED® v4 & v4.1 VOC	Yes
EPD-NSF® Certified	N.A.
MIR-Manufacturer Inventory	N.A.
MPI®	Yes

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush:

Use a nylon-polyester brush.

Roller:

Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray—Airless

Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection.

SPECIFICATIONS

SuperPaint Exterior Latex can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding¹,

Galvanized Steel¹

2 coats SuperPaint Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfer

2 coats SuperPaint Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³ or

Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³ or

Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats SuperPaint Exterior Latex

*Vinyl Siding

2 coats SuperPaint Exterior Latex

Wood (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats SuperPaint Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

⁴ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

SuperPaint®

Exterior Latex Flat

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding-Panels:

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood, Plywood, Composition Board:

Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

Steel:

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

CAUTIONS

For Exterior use only
Protect from freezing.
Non-photochemically reactive.

Not for use on floors.

Before using, carefully read **CAUTIONS on label**

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 08/31/2020 A80Y00156 29 36

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.