

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
VIRTUAL WORK SESSION AGENDA
APRIL 7, 2021
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #21-004**, to consider an application to construct a new rooftop screening structure enclosing new mechanical equipment on the multi-tenant commercial building located at 12900 Worldgate Drive, Herndon, Virginia, and located between the intersection of Worldgate Drive and Alton Square and the intersection of Worldgate Drive and Wiltshire Lane, and further identified as Fairfax County Tax Map 0163-02-0028D. The property is zoned PD-W, Planned Development - Worldgate, and consists of 174,727 square feet of land. Owner/Applicant: MIVPO, LLC c/o Nick Sheehan, Jones Lang LaSalle (JLL). Applicant's Representative/Agent: Lynn Maia, Clune Construction Company.
3. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-005**, to consider an application to construct a new tenant wall sign on the multi-tenant commercial building located at 494 Elden Street, more specifically for Suite 220, Herndon, Virginia, located between the intersection of Elden Street and Grant Street and the intersection of Elden Street and Jonquil Lane, and further identified as Fairfax County Tax Maps 0162-24-A. The property is zoned PD-B, Planned Development - Business, and consists of 331,041 square feet of land area and 102,080 of gross building floor area. Owner/Applicant: SVAP II Herndon Centre LLC c/o Greg Moross. Applicant's Representative/Agent: John Martel, Complete Signs, Inc.

COMMENTS

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

ADJOURNMENT

Title: ARB #21-004; Alteration – Rooftop screening, 12900 Worldgate Drive

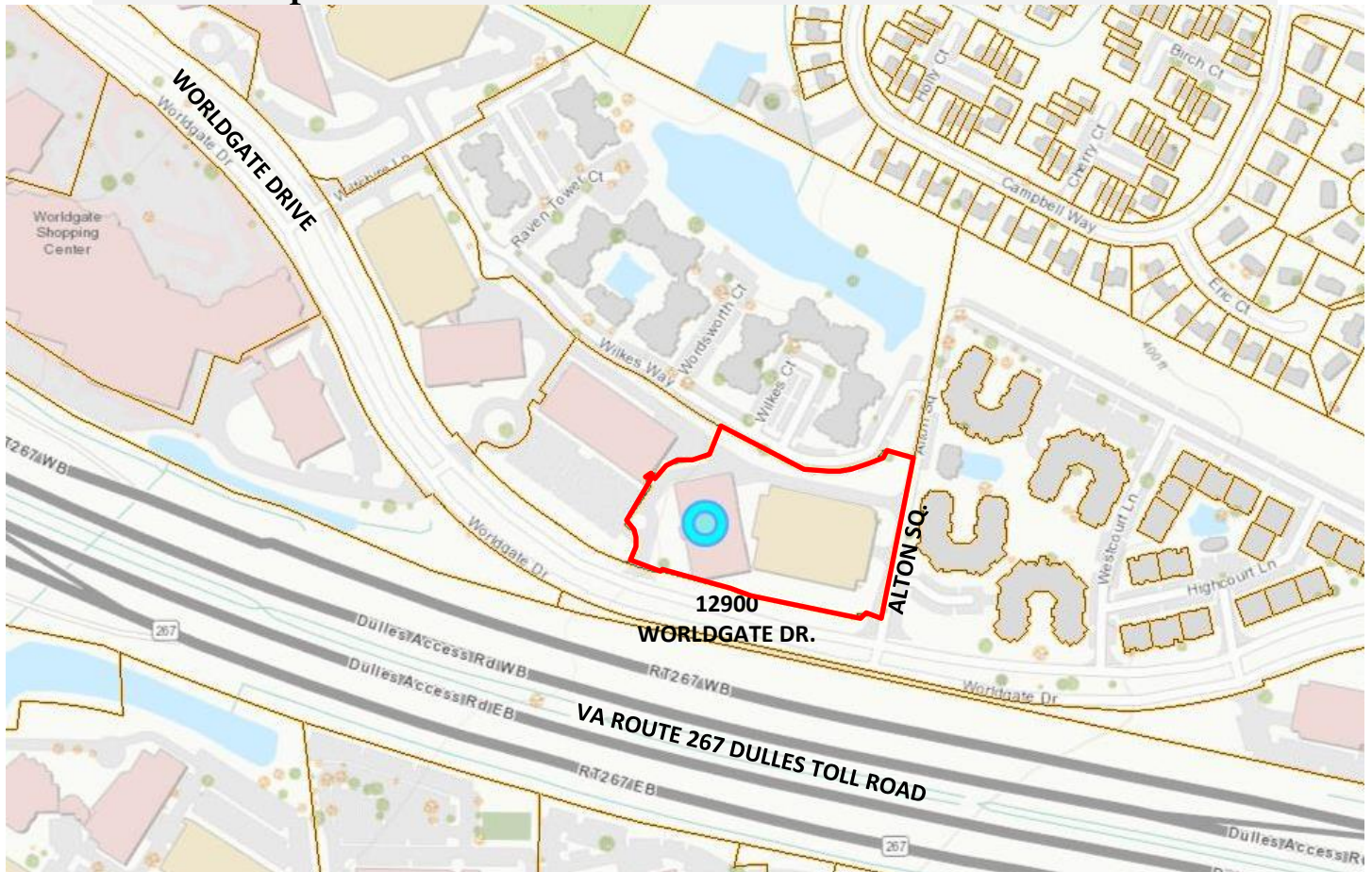
Staff Contact: Christopher J. Garcia, AICP
 Community Design Planner
christopher.garcia@herndon-va.gov
 (703) 787-7380

Summary Information

Applicant Request	Installation of new rooftop screening structure for new mechanical equipment		
Address	12900 Worldgate Drive		
Fairfax County Tax Map Number	0163-02-0028D		
Applicant/Owner	MIVPO, LLC c/o Nick Sheehan, Jones Lang LaSalle (JLL)		
Agent	Lynn Maia, Clune Construction Company		
Business/Organization	N/A		
Property Use	Office		
Zoning District	PD-W, Planned Development - Worldgate		
Unit GFA	174,727 SF		
Adjacent Zoning	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way East: PD-W, Planned Development - Worldgate West: PD-W, Planned Development – Worldgate		
Associated Cases	ARB #20-014		
Building Type(s)	Multi-story steel framed with composite exterior materials	Date of Construction:	2001
Architectural Style(s)	Post-modern, typical suburban mid/high-rise commercial office expression		
Exterior Material(s)	Composite – Glass curtain wall, glass panel system and windows, pre-cast concrete wall panels		
Neighborhood Design Profile	Existing planned mixed-use development area		
Comprehensive Plan Land Use Designation	Regional Corridor, Mixed Use		

Staff Recommendation	Staff is withholding its recommendation pending additional information requested of the applicant
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Location Map



Case Details

Description:

This application proposes to install new air handling mechanical equipment on the subject multi-story office building which will require rooftop screening of the new equipment in order to comply with the Town's Zoning Ordinance. The new mechanical equipment will be a new water chiller component and a new pump house component to be located on the southeast corner of the composite roof and partially visible above the roof parapet wall. Due to the size (height) and location of the new mechanical equipment, a three-sided screening enclosure will be added along the south, north, and east sides of the roof. The east screen wall will be 96'-0" long, the south screen wall will be 36'-0" long and the north screen wall will be 10'-0" long. The south and east facing screen walls will be placed 10'-0" from the respective roof parapet walls. The enclosure system will be 12'-0" in height from the rooftop and extends 9'-0" above the parapet wall and made of a Centria® Versawall V® Insulated Metal Panel system. The interlocking panel system will be finished with a semi-glossed embossing with low reflectivity and a silver/metallic finish to match existing rooftop penthouse cladding system. (Attachment #1, #2, and #3).

Background:

This ARB case is part of a series of recent cases that the property owners in the Worldgate development area have undertaken to improve the aesthetic quality and signage on the site and buildings within this commercial office building complex, spanning several

properties. In this case, the applicant is installing new HVAC related mechanical equipment to support new tenants within the multi-tenant building.

Applicable Zoning Ordinance Regulations and Design Guidance:

- Town Zoning Ordinance Section 78-114 - *Screening*
- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #4)

Staff Analysis

1. The proposed screening enclosure complies with the applicable zoning regulations, particularly the standards for screening of rooftop mechanical equipment found in the Town's Zoning Ordinance Section 78-114 – *Screening*.
2. Staff finds that the proposed alteration complies mostly with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). This is however some concern regarding whether the enclosure design and arrangement is best suited for the building, a consideration included in the first design criteria.

The applicant has taken care to mitigate the visual impact of the enclosure by placing the equipment towards the rear of the roof and has thoughtfully attempted to enhance compatibility by using a cladding material that matches the material of the existing penthouse material. Despite these efforts, the enclosure would have a notable visual impact on the building because it would deviate from an otherwise symmetrical design. It also introduces a seemingly flat mass that does not share the divisions or caps of the façade or penthouse. Not treating the enclosure with any adornment or articulation may be intended to help reduce its visual impact but staff is uncertain how effective that approach is in this instance.

In considering this comment, staff poses the following questions to the applicant and recommends the Board discuss these at the work session.

- Can the units be relocated or rearranged in any manner to move the enclosure wall further away from the parapet?
- Can the units be relocated or rearranged in any manner to allow an enclosure that is centered to ensure continued symmetry of the building design?
- Does the existing penthouse cladding have any vertical or horizontal articulation and can that design be repeated for the proposed enclosure?

In addressing that last question, a close up photo of the existing penthouse design and cladding material showing the articulation and material finish/texture, would be very beneficial in the assessment of this case.

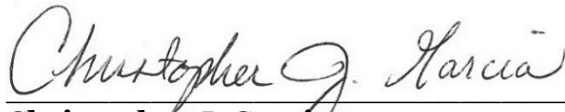
Staff Recommendation:

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
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Staff Recommendation:	Staff is withholding its recommendation in order to address design issues noted in Staff Analysis Comment #2
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Report Attachments

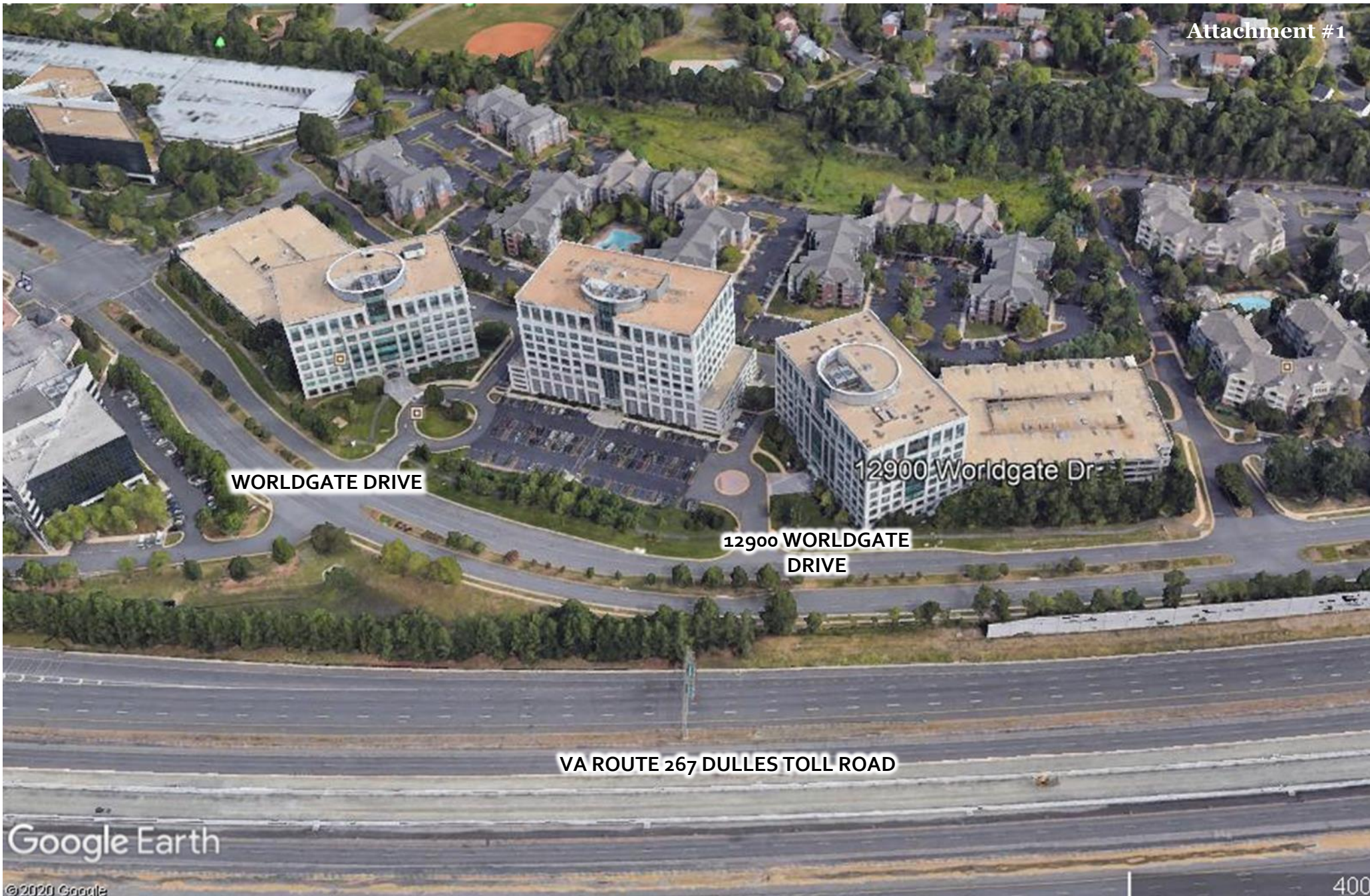
1.	Aerial Photograph
2.	Applicant Letter
3.	Proposed Site Plan, Site Photos, Elevations and Materials Information
4.	Town's Zoning Ordinance, Section 78-60.3.



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020



March 10, 2021

To whom it may concern,

Monument IV seeks to increase the building mechanical capacity for potential tenants based on current mechanical requirements and expected future tenant needs. Additional rooftop equipment will be necessary to meet these requirements.

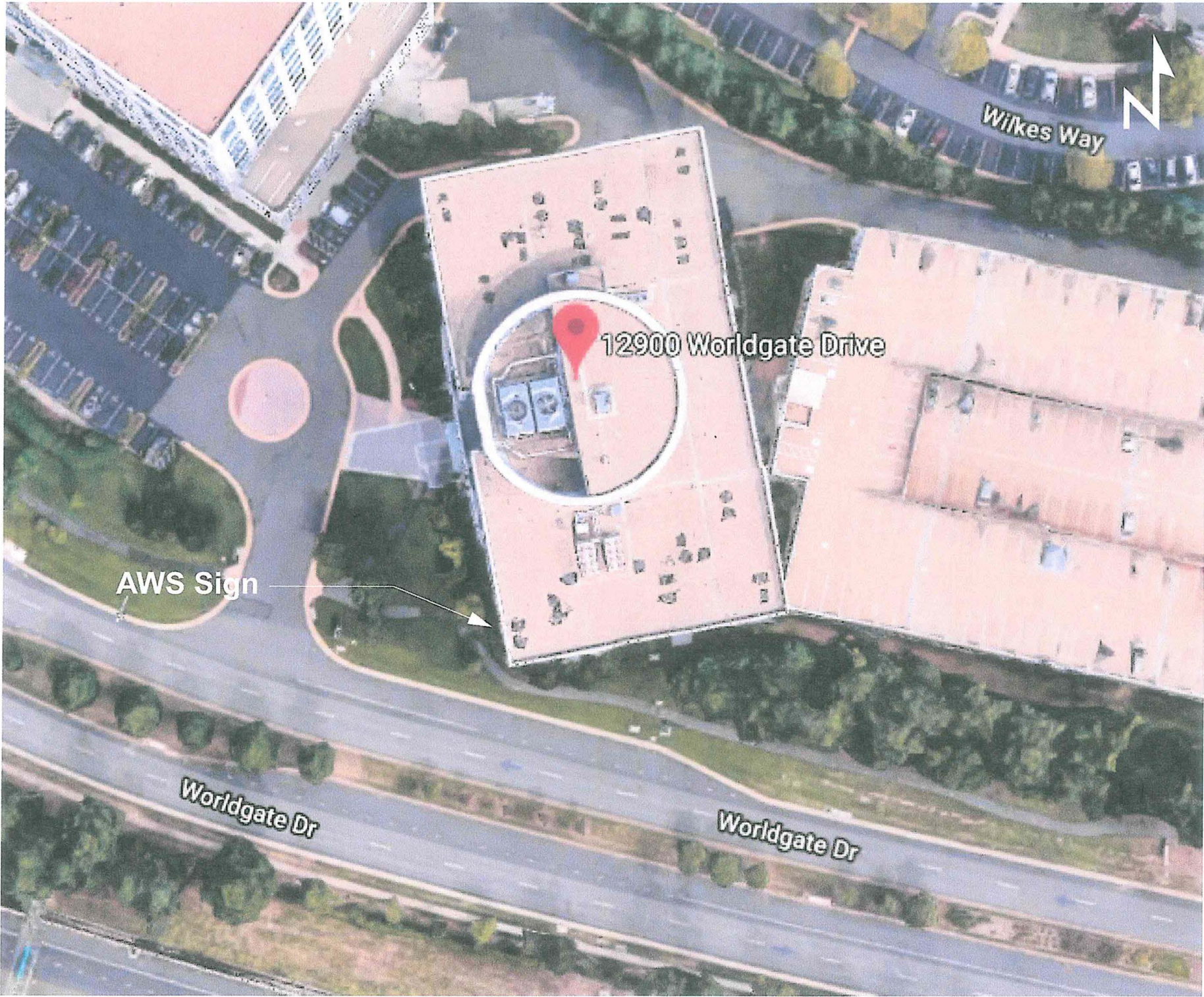
Monument IV is proposing to add the equipment at the roof adjacent to the penthouse. The mechanical equipment will be enclosed with a mechanical screen that will block the view of the equipment from the ground and abate noise generated by the equipment. The screen will be consistent with the current penthouse using the same material in the same widths with matching metal trim as used on the penthouse.

The new screen matching the existing penthouse will be vertical insulated metal panels in a silver finish as manufactured by Centria with matching metal trim and coping, consistent with the current penthouse. The metal panels are semi-gloss with an embossed finish with low reflectivity as is consistent with the existing penthouse. The screen will be the same height as the highest equipment being enclosed. Metal supports and braces will be fully concealed behind the screen. There are no doors or louvers in the mechanical penthouse screen.

Mechanical Screen: Centria Versawall in #VW30-2.00, 22/26 painted Silversmith#5VM52956P

The following information is being submitted showing the building and the mechanical screen.

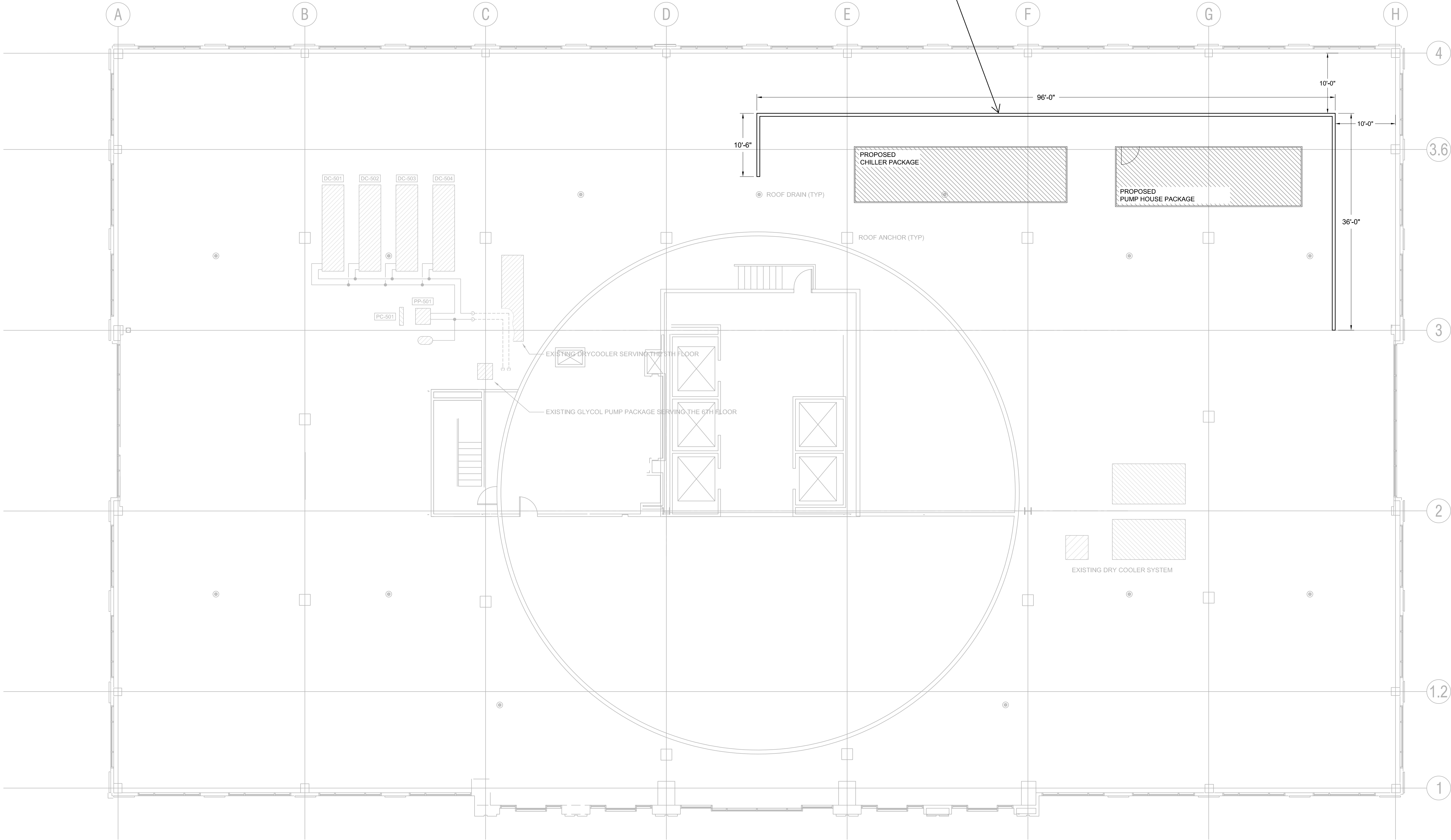
- North Elevation at 1/8"=1'-0"
- East Elevation at 1/8"=1'-0"
- South Elevation at 1/8"=1'-0"
- Roof Plan with Equipment and Screen indicated at 1/8"=1'-0"
- Photo of building with Screen shown to scale



PLAN VIEW – SIGN LOCATIONS NO SCALE

New Mechanical Screen
Metal Panels to match existing penthouse
panels.

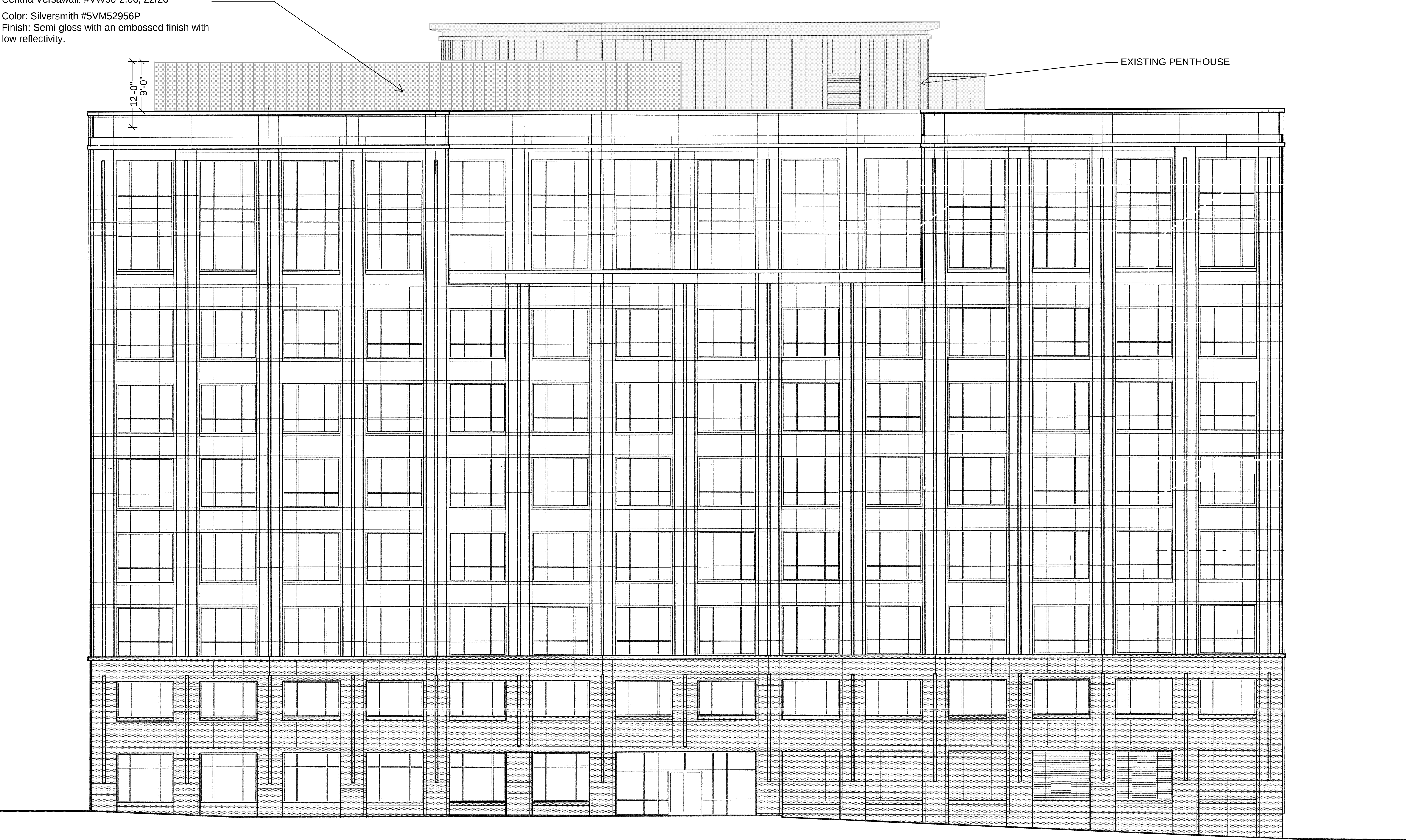
Centria Versawall: #VW30-2.00, 22/26
Color: Silversmith #5VM52956P
Finish: Semi-gloss with an embossed finish with
low reflectivity.

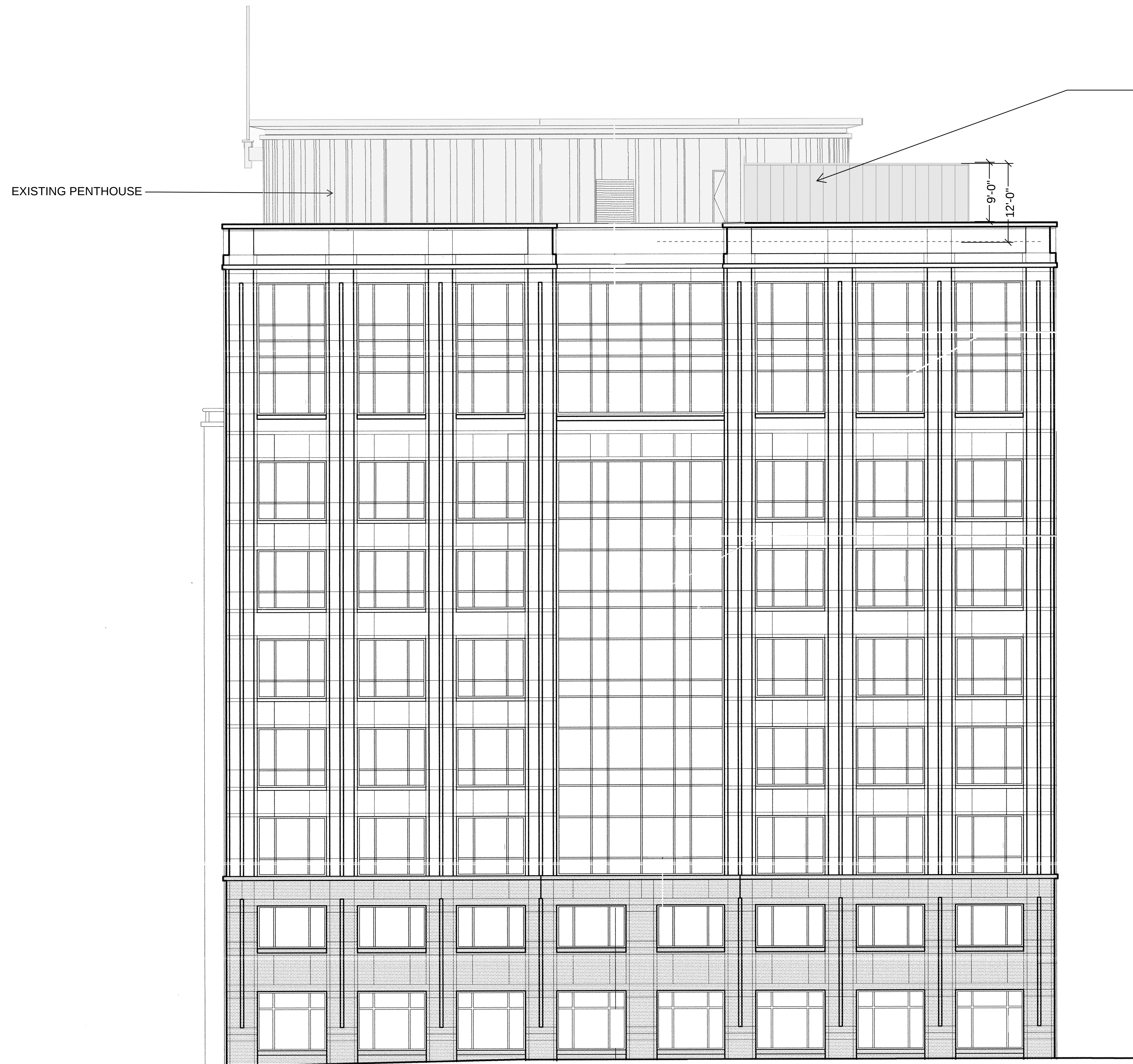


New Mechanical Screen

Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26
Color: Silversmith #5VM52956P
Finish: Semi-gloss with an embossed finish with low reflectivity.





New Mechanical Screen
Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P
Finish: Semi-gloss with an embossed finish with low reflectivity.

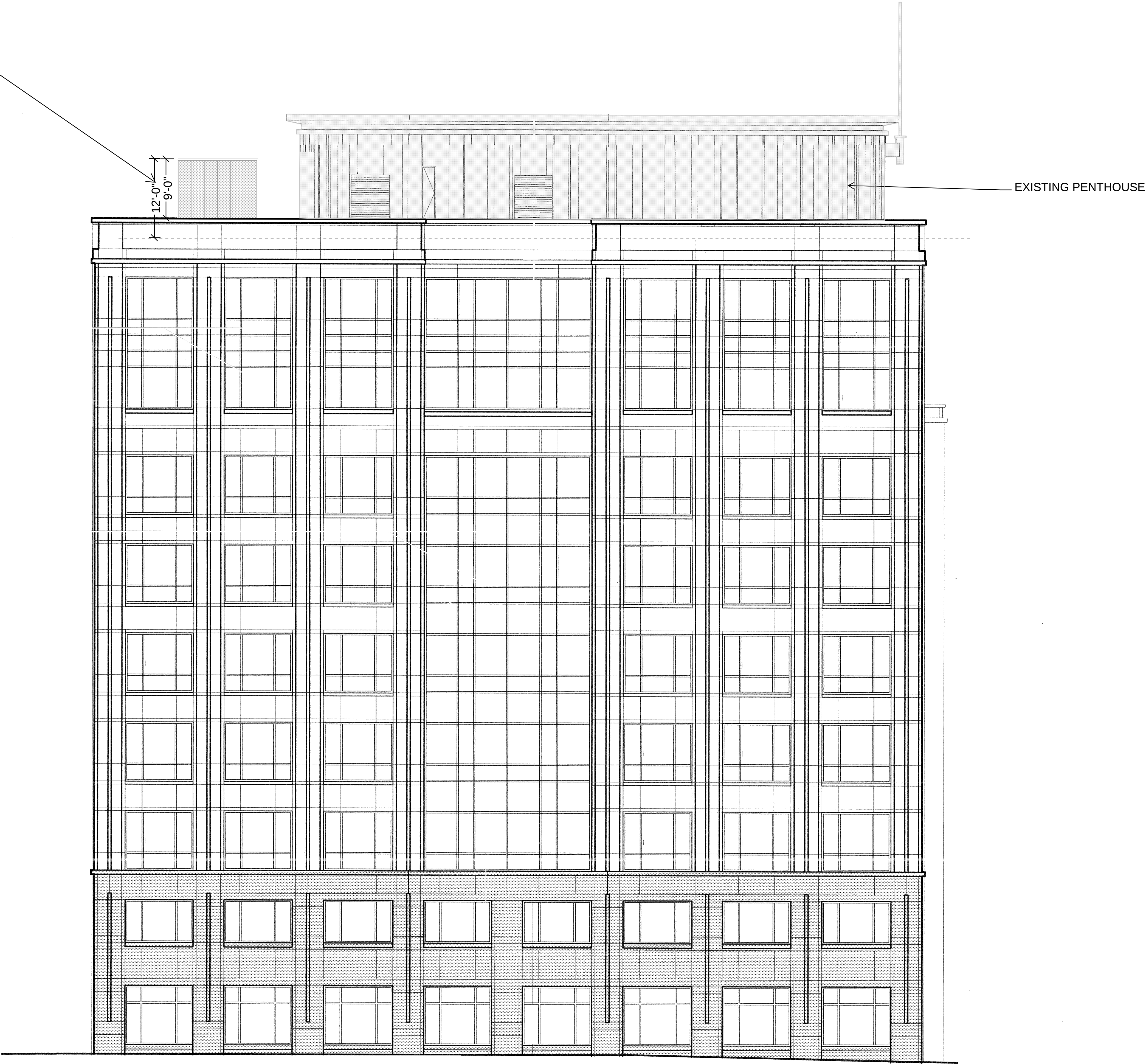
Mechanical Screen

Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.



New Mechanical Screen

Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.



New Mechanical Screen

Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.







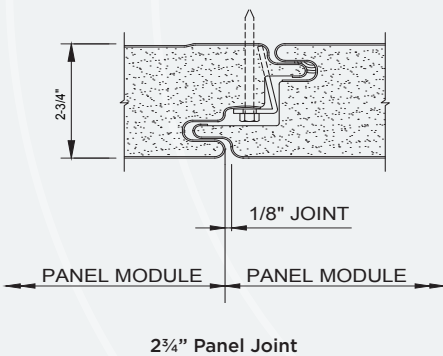
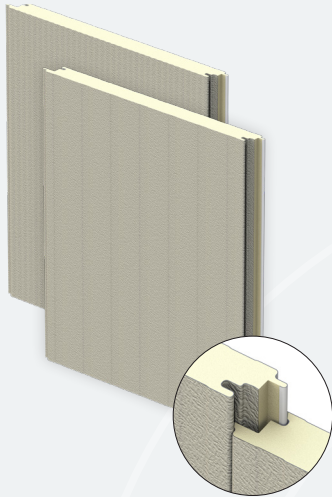






DESCRIPTION

Versawall V Insulated Metal Panels create an attractive and energy efficient vertical wall for commercial and industrial applications. Available in Striated and Planked profiles and in thicknesses up to 4". Versawall V lightweight panels provide flexibility with lengths spanning up to 52'.



GENERAL DESIGN OPTIONS

VERSAWALL V			
PANEL THICKNESS	2" [51mm], 2¾" [70mm], 4" [102mm]		
PANEL MODULE	30" [762mm], 36" [914mm]		
PANEL CORE	Foamed-in-placed polyisocyanurate (PIR)		
THERMAL VALUES *		R Value	U Value
	2"	R- 16.2	0.065
	2¾"	R- 22.3	0.048
	4"	R- 32.5	0.036
END JOINT	Stack Joint		
SIDE LAP	Double tongue and groove		
SIDE LAP REVEAL	1/8"		
STANDARD PANEL LENGTHS	Embossed	Planked - 6' [1.8m] - 52' [15.8m]	
		Striated - 6' [1.8m] - 52' [15.8m]	
STANDARD EXTERIOR FACE & GAUGE	26 ga. Striated, Embossed		
OPTIONAL EXTERIOR FACE & GAUGE	20, 22, 24, 26 ga. Embossed, Striated or Planked		
STANDARD INTERIOR LINER & GAUGE	26 ga. Planked, Embossed		
OPTIONAL INTERIOR LINER & GAUGE	20, 22, 24 ga. Planked, Embossed		
WEIGHTS	2" = 2.12 - 3.81 lbs./sq. ft. 2¾" = 2.30 - 3.93 lbs./sq. ft. 4" = 2.62 - 4.31 lbs./sq. ft.		

Special Approvals

- Florida Product Approval HVHZ (Miami-Dade NOA) (Approval No. FL29083)
- Florida Product Approval non-HVHZ (Approval No. FL3155)
- LA City Research Report (LARR) (LARR Report No. 25578)

DESIGN FEATURES & BENEFITS

- Lightweight vertical panels lower installation costs.
- Increased span capability reduces support steel requirements.
- Thermal break between face and liner saves energy.
- Factory-applied panel joint sealant, together with field-applied sealant, create an air and vapor barrier that provides outstanding weather resistance.
- Versawall can be used for interior partitions.
- Available with factory-formed sheet metal flashing or extruded aluminum trim.



VERSAWALL V TESTING

TEST	TEST METHOD	TEST TITLE	RESULTS
 FIRE US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame Spread <25 Smoke Development <300
	ASTM E119/UL 263	Fire Tests of Building Construction and Materials	See UL Fire Resistance Directory for tested assemblies
	NFPA 259	Standard Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285
	NFPA 285	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Various tested assemblies meet the requirements of the standard
	NFPA 286	Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth	Assembly tested with Versawall wall panels and Versapanel roof panels and meets the requirements of the standard (IBC Section 803)
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	See FM Approval Listings
 FIRE CANADA	CAN/ULC S101	Standard Methods of Fire Endurance Tests of Building Construction and Materials	Meets 10 minute stay-in-place requirements
	CAN/ULC S102	Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies	Flame spread rating- 25 Smoke developed classification- 240
	CAN/ULC S134	Standard Method of Fire Test of Exterior Wall Assemblies	Assembly tested meets the requirements of the standard
 STRUCTURAL	ASTM E72	Standard Test Methods of Conducting Strength Tests of Panels for Building Construction	See Span Tables
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Approval Listings (SH Rating)
 THERMAL PERFORMANCE	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus*	2" R-value- R-16.2 2 3/4" R-value- R-22.3 4" R-value- R-32.5
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	2" U=0.065 2 3/4" U=0.048 4" U=0.036
 AIR INFILTRATION	ASTM E283	Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors	< 0.01 cfm/ft2 air infiltration rate at static pressure differential of 30 psf
 WATER INFILTRATION	ASTM E331	Water Penetration of Exterior Windows, Skylights, Doors and Curtain Walls by Uniform Static Air Pressure Difference	No uncontrolled water penetration at static pressure differential of 6.24 psf for 2 hours (IBC Section 1402) and 30 psf for 15 minutes
	AAMA 501.1	Standard Test Method for Water Penetration of Exterior Walls Using Dynamic Pressure	No leakage at a dynamic pressure of 15 psf for 15 minutes

* R-Value based upon ASTM C518 @ 35 degrees and U-Factor based upon ASTM C1363 at 35 degree

NOTES

- For information on special applications, contact your local CENTRIA Sales Representative.
- Maximum support spacing and panel length may be limited for medium and dark colors due to thermal stress, consult CENTRIA.
- Length limitations may vary based on color. Contact CENTRIA for details.

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)

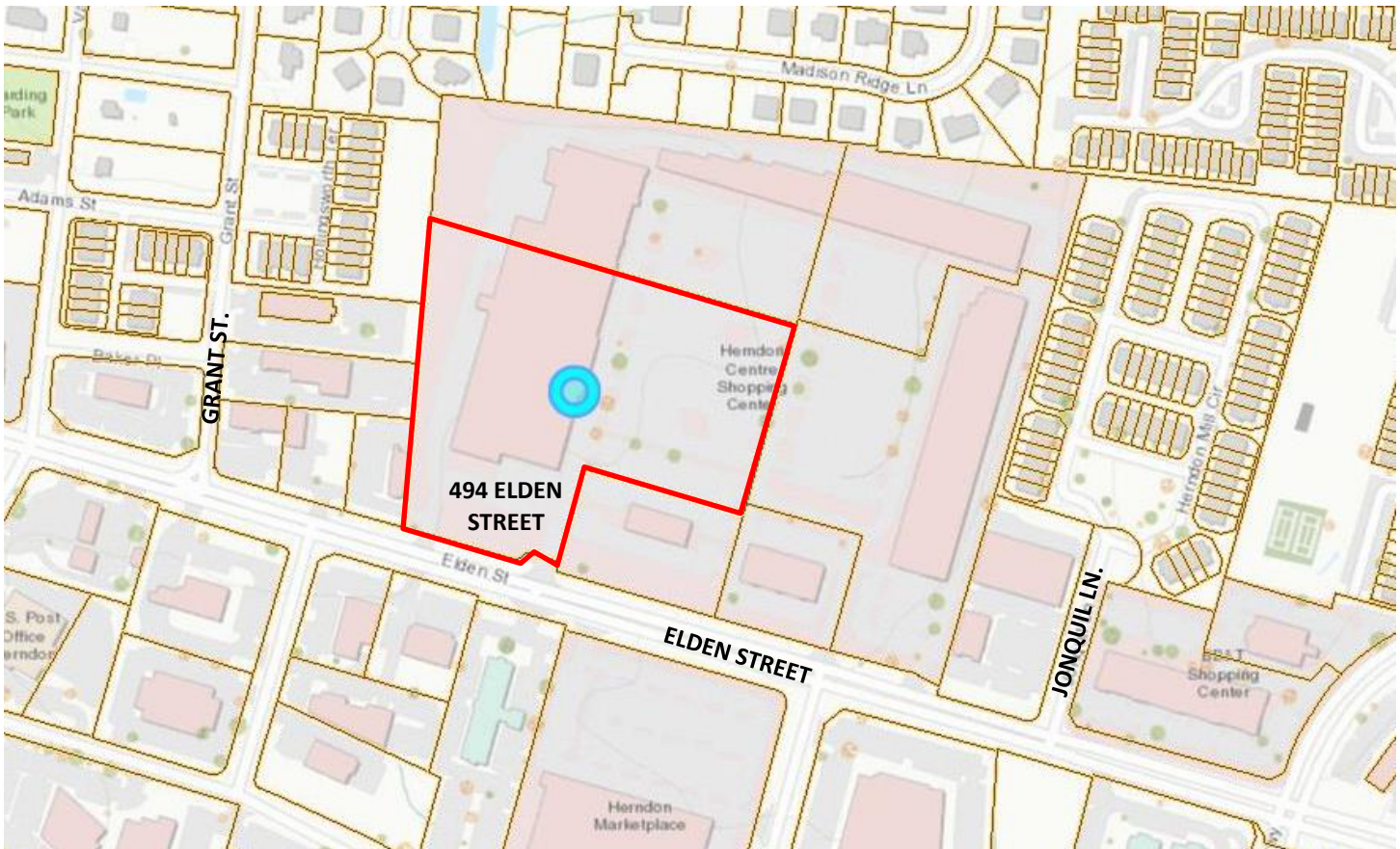
Title: ARB #21-005; Wall Sign, 494 Elden Street, Ste 220, Herndon Centre

Staff Contact: Christopher J. Garcia, AICP
 Community Design Planner
christopher.garcia@herndon-va.gov
 (703) 787-7380

Summary Information			
Applicant Request	Installation of tenant wall sign		
Address	494 Elden Street, Suite 220		
Fairfax County Tax Map Number	0162-24-A		
Applicant/Owner	SVAP II Herndon Centre LLC c/o Greg Moross		
Agent	John Martel, Complete Signs, Inc.		
Business/Organization	Dental Office of Reston		
Property Use	Commercial, retail sales/service		
Zoning District	PD-B, Planned Development - Business		
Land Area / Building GFA	331,041 SF of land area / 102,080 SF GFA (Building)		
Adjacent Zoning	North: PD-B, Planned Development - Business South: CS, Commercial Services East: PD-B, Planned Development - Business West: CS – Commercial Services / RTC – Residential Townhouse Cluster		
Associated Cases	ARB #17-34, ARB #18-12, TP #R-18-07, ARB #19-24, ARB #19-36		
Building Type(s)	Single-story steel framed with composite exterior materials	Date of Construction:	1978/2019
Architectural Style(s)	Post-modern, typical suburban commercial /retail expression with recently completed retrofit		
Exterior Material(s)	Composite – brick and stone veneers, EIFS, metal panel systems, typical retail metal/glass storefronts, multi-form parapet roof		
Neighborhood Design Profile	Existing commercial uses with medium density residential uses adjacent to the subject property		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval as submitted and without conditions.
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Location Map



Case Details

Description:

This application proposes to install a new internally illuminated wall sign on the subject building for the referenced tenant space. The business name lettering will be in one line of text. The first portion of the sign will be the word “*DENTAL*” in all capital, 5” deep aluminum channel letters painted a Heron Blue with 1” trim caps in an Intense Blue color and white acrylic faces internally illuminate with white LED lights. The “*DENTAL*” letters will be mounted to over-sized, 1’-10” tall, .080 aluminum backer panels painted a Heron Blue color and flush-mounted to the wall above the tenant storefront. The remaining lettering, “*Office of Reston*”, will 1’ tall capital and lowercase letters and constructed for the same 5” deep aluminum channel letters painted a Heron Blue with 1” trim caps in an Intense Blue color and white acrylic faces internally illuminate with white LED lights, flush-mounted to the façade. The overall sign area will be approximately 29.7 square feet and centered on the façade above the tenant space storefront at a height of 17’-9” at the sign’s highest point. (Attachment #1, #2, and #3).

Background:

The façade of this tenant space was the subject of previous ARB cases, ARB #17-34, and ARB #18-12, approving the façade/building design alterations recently completed. In addition, signage for other individual tenants has been reviewed and approved by the Board. LA Fitness’ building signage was the subject of ARB #18-09 and Sprouts’ building

signage was the subject of ARB #18-10. Both cases were approved for wall and windows signs. A more recent ARB case for a new freestanding monument sign on the subject property, ARB #19-24, was reviewed and approved with conditions by the Board in July 2019. Lastly, ARB #19-36 approved a new tenant wall on the south façade of the building in September 2019.

Applicable Zoning Ordinance Regulations and Design Guidance:

- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*
- Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts*
- Town Code of Ordinances, Section 58-96 - *Design criteria* (Attachment #4)

Staff Analysis

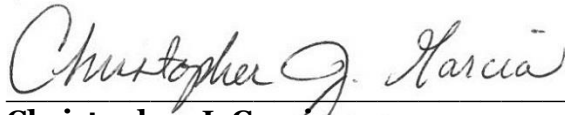
1. The application proposes a total of 29.7 square feet of signage to be placed on the south elevation of the multi-tenant building. Section 78-141.4. - *Sign standards for Commercial Districts*, Table 141.4(a) specifies that one (1) square foot of sign area for each linear foot of tenant space frontage is authorized in the PD-B zoning district with a maximum of 150 square feet per sign. In this case, the tenant space along the south elevation occupies 30 linear feet of building frontage, and thus the sign may have up to 30 square feet of area on the wall. The proposed signage does not exceed this maximum and meets the location, sign area, and overall sign dimensions of the referenced zoning ordinance section.
2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - *General Standards for All Signs* regarding, the sign types, design, placement, and illumination.
3. The proposed sign generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #5). Staff finds that the proposed wall sign will clearly serve the purpose of identifying the tenant business and will be in keeping with current signage design pattern(s) and previous ARB approvals for walls sign on this multi-tenant commercial building/property.

Staff Recommendation:

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 the proposed wall sign as submitted and recommending that the sign shall be installed in substantial conformance with the sign design submitted the original application and supporting materials as submitted March 15, 2021.

Report Attachments

1.	Aerial Photograph
2.	Applicant Letter
3.	Proposed Site Plan, Site Photos, Elevations and Materials Information
4.	Town's Zoning Ordinance, Section 78-60.3.
5.	ARB #21-005 Resolution Draft



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



**SITE LOCATION – AERIAL
PHOTO (PRE-REDEVELOPMENT)**



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020

CompleteSign, Inc.

INSTALLATION • SIGN PROGRAM MANAGEMENT & CONSULTING

12618 Magic Springs Loop, Bristow, VA 20136
(571) 276-8407
john@completesign.net

March 15, 2021

Architectural Review Board
Department of Community Development
Town of Herndon, Virginia
777 Lynn Street
Herndon, VA 20170

**RE: The Dental Office of Reston
494 Elden St, Suite 220**

Dear Architectural Review Board (ARB) Member

Pacific Dental Group dba The Dental Office of Reston proposes to install one set of internally illuminated channel letters at the above listed address. The sign will read: Dental Office of Reston and will consist of individual channel letters with white acrylic faces and Heron Blue aluminum sides. The letters will be mounted flush to the wall and illuminated with white LED modules.

Included with our submission are samples of the white acrylic and blue aluminum. Thank you for your consideration of our project.

Sincerely,

John Martel
President

Enc.

494 Elden Street, Suite 220 | Herndon, VA 20170



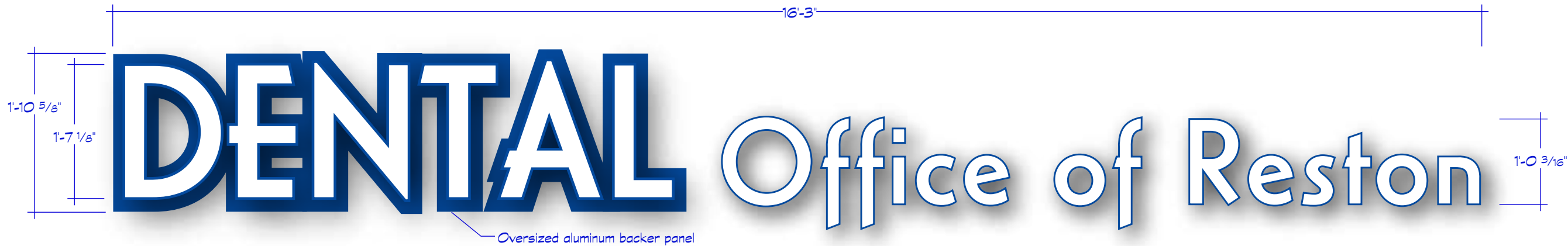
SITE PLAN

NTS



FLOOR PLAN

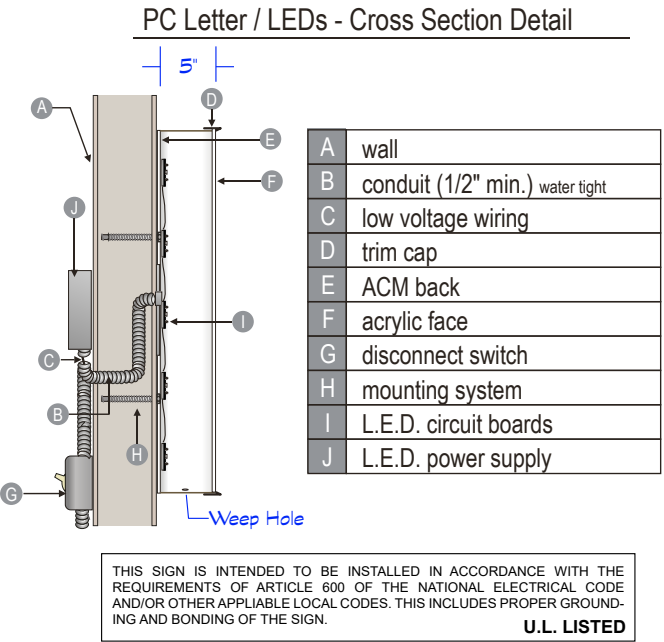
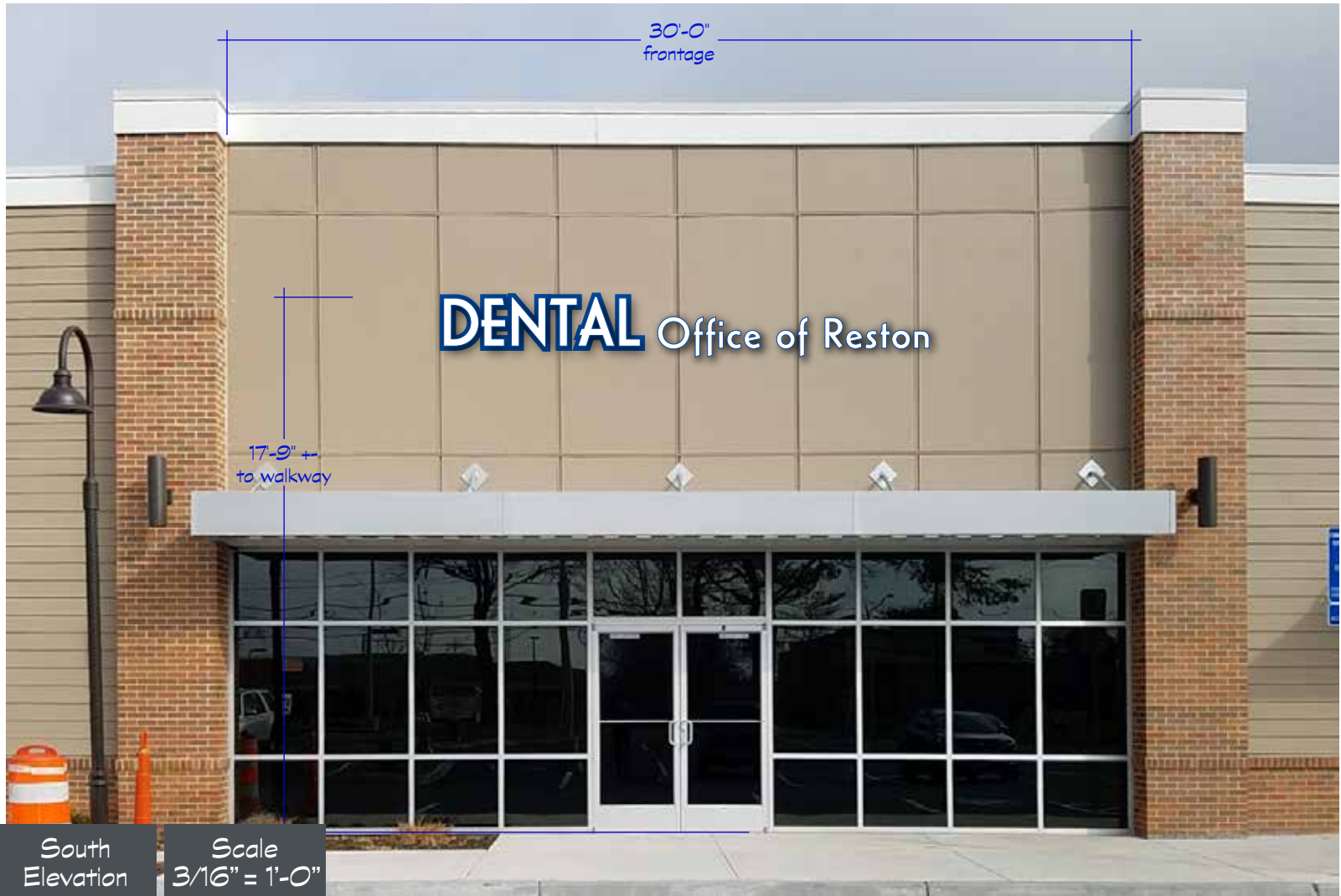
NTS



A	INTERNALLY-ILLUMINATED PAN CHANNEL DISPLAY	Scale:	Perimeter	Sign Area
		1/2" = 1'-0"	110'	29.7 sf

Max Sign Area: 30 sq ft (per CSP)

Fabricate and install one (1) set of int-illuminated letter display.
Returns: 5" deep pre-finished Heron Blue aluminum.
Faces: White acrylic w/ 1" Intense Blue trim cap.
Illuminate using white LEDs to remote power supplies (see detail).
Oversized Backer: Mount "DENTAL" letters on an oversized .080 aluminum backer painted to match Heron Blue.



Client:
The Dental Office
of Reston

Location:
494 Elden Street
Suite 220
Herndon, VA 20170



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
200305

- 1 15 APR 20 RKP
- 2 13 MAY 20
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Raymond Owens
E-Mail:
raymond@royalsign.net

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from ROYAL SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
Exterior

Page Number

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South
Elevation

Scale
NTS

Client:

The Dental Office
of Reston

Location:

494 Elden Street
Suite 220
Herndon, VA 20170



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
200305

1 15 APR 20 RKP

2 13 MAY 20

3 n/a

4 n/a

5 n/a

6 n/a

7 n/a

8 n/a

9 n/a

10 n/a

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Sheet Title

Exterior

Page Number

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ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

DIVISION 4. STANDARDS* _____

***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)

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

DRAFT RESOLUTION

April 21, 2021

Resolution to consider ARB #21-005, for installation of a wall sign located at 494 Elden Street, Suite 220, Fairfax County Tax Map Number 0162-24-A.

WHEREAS, the applicant has submitted an application to install a wall sign located the above referenced address and tenant space; 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 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 reviewed this application and has held a public hearing on April 21, 2021.

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

Approves ARB #21-005, to allow installation of a wall sign located at 494 Elden Street, Suite 220 in Herndon, VA in substantial conformance with sign design submitted with the original application and supporting materials as submitted March 15, 2021.