

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
FEBRUARY 6, 2019
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 #19-02**, to consider an application to install new illuminated business signage on an exterior wall of the office building located at 510 Spring Street, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-02-156J. Owner: Crilley Warehouse, LLC. Applicant: Anthony Bashorun, Agent.
3. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-03**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the existing front entrance to the office building located at 12801 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0024A. Owner: Worldgate Dulles, LLC. Applicant: William H. Wilmer, Moore & Associates, Agent.
4. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-04**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the front entrance to the office building located at 12825 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0024A. Owner: Worldgate Dulles, LLC. Applicant: William H. Wilmer, Moore & Associates, Agent.
5. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-05**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the front entrance to the office building located at 12901 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0028B. Owner: Worldgate Dulles, LLC. Applicant: William H. Wilmer, Moore & Associates, Agent.
6. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-06**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the front entrance to the office

building located at 12851 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0028B. Owner: Worldgate Dulles, LLC. Applicant: William H. Wilmer, Moore & Associates, Agent.

7. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-07**, to consider an application to remove an existing business sign and install a new illuminated business sign on an exterior wall of the commercial building located at 533 Herndon Parkway, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-10-0004. Owner: CMP I Herndon Owner, LLC. Applicant: Dan Norwood, Agent.
8. **APPLICATION FOR A FREESTANDING SIGN, ARB #19-08**, to consider an application to install a new illuminated monument sign on the commercial property located at 533 Herndon Parkway, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-10-0004. Owner: CMP I Herndon Owner, LLC. Applicant: Dan Norwood, Agent.
9. **APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-09**, to consider an application to remove an existing porte cochere and building a new entry storefront façade, install new exterior materials, install new exterior doors and repaint the commercial building located at 533 Herndon Parkway, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-10-0004. Owner: CMP I Herndon Owner, LLC. Applicant: Dan Norwood, Agent.
10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-10**, to consider an application to install a new illuminated business signs on an exterior wall of the commercial building located at 1228 Elden Street, Herndon, Virginia, and further identified as Fairfax County Tax Map 0161-02-0015E. Owner: Elden, LLC, c/o David Germakian. Applicant: Justin Yoon, Agent.

DISCUSSION ITEMS

11. Outback Steakhouse, 150 Elden Street. Applicant-requested Board discussion item regarding the proposed design of a future commercial development on the subject property within the Town's Architectural Control District.
12. Penzance Development at 555 Herndon Parkway. Board discussion item regarding the design of future mixed use, transit-oriented development in the Herndon Transit-Oriented Core (HTOC).

COMMENTS

13. Comments from the Staff Members
14. Comments from the Board Members

ADJOURNMENT



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-02.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider installation of new illuminated business signage on an exterior wall of the office building located at 510 Spring Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Anthony Bashorun, Agent
Owners:	Crilley Warehouse, LLC
Use:	Commercial Office
Location:	510 Spring Street, Suite 200
Tax Map Reference:	0162-02-156J
Zoning of Site:	O & LI, Office and Light Industrial
Adjacent Zoning:	North: O & LI, Office and Light Industrial South: O & LI, Office and Light Industrial East: O & LI, Office and Light Industrial West: R-10, Residential Single Family - 10

Description:

This application proposes replacement of an existing sign, previously approved through ARB #07-30, with new tenant signage for *Tyto Athene* (formerly *Blackbox Network Services*) using the tenant's business name, lettering, logo, and colors. The sign will be constructed of 3/16" thick internally (LED) illuminated acrylic faced channel letters, 1" black trim caps, and 5" deep black aluminum returns flush-mounted to the brick masonry façade. The business name will be colored in blue with a green tint (PMS 548C) that will illuminate in white light at night, and

the business logo will be colored in a light blue (PMS 801C). The overall wall sign size will be roughly 14.6' X 4.9'. Using appropriate sign area calculations found in the Town's Zoning Ordinance, the wall sign will encompass 56.2 square feet on the facade (Attachment #2, #3, #4, and #5).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-02 with the following conditions:

1. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted December 19, 2018.

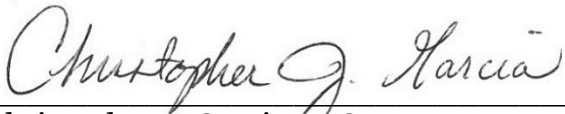
Staff Analysis:

1. The proposed sign complies with the Town's Zoning Ordinance Section 78-141.4 - Sign standards for Commercial Districts, Table 78-141(a). Based on this ordinance section, the tenant would be authorized 1 square foot of sign area for each linear foot of frontage, 58.6 square feet in this case. As noted in the project description, the applicant is proposing approximately 56.2 square feet of sign area for its wall sign and thus meets the referenced section of the zoning ordinance, as well as the general sign standards applicable to all zoning districts.
2. The proposed sign 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 #6).
3. Staff concludes that the proposed project will not detract from the exterior features of the building and will maintain the visual appeal of this commercial property with updated corporate signage on the building.

Attachments:

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

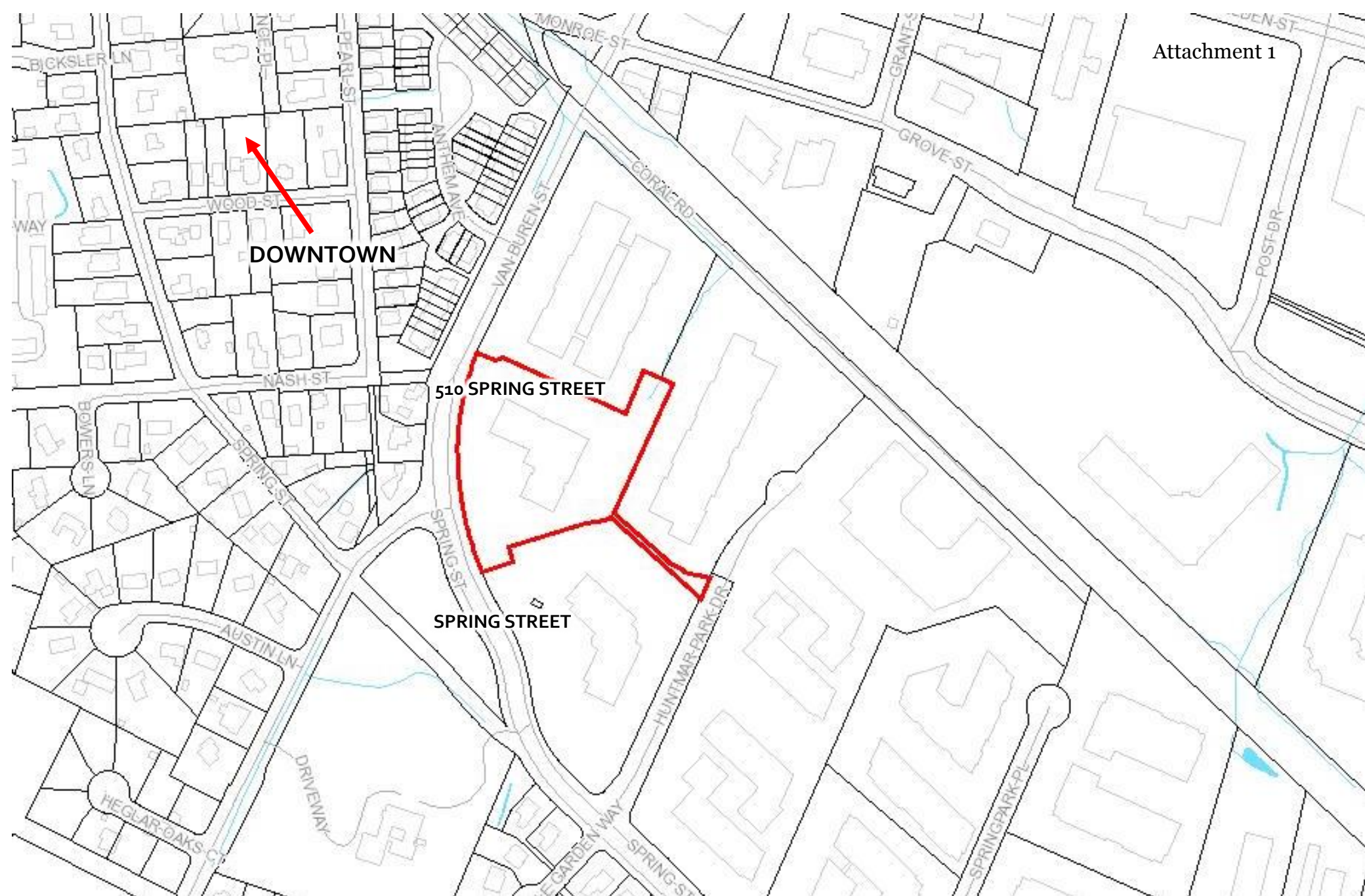
Staff:

A handwritten signature in black ink that reads "Christopher J. Garcia". The signature is written in a cursive style with a large, looping "C" and a distinct "G".

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

A handwritten signature in blue ink that reads "Bryce A. Perry". The signature is written in a cursive style with a large, looping "B" and a distinct "P".

Bryce A. Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



SITE LOCATION – AERIAL PHOTO

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



**Tyto Athene
510 Spring Street
Herndon, VA 20170**

Proposed sign:

**Exterior channel letters with LED illumination
Text to match PMS 548C during day and illuminate white at night
Logo (spear & owl) to match PMS 801C day and night
Flush mount to facade**

Materials for exterior channel letter sign:

**Aluminum letters
3/16" Acrylic face
3M Vinyl for faces, PMS 548C and 801C
LED illumination
LED lead wire ("Whip")
Black 1" Trimcap**

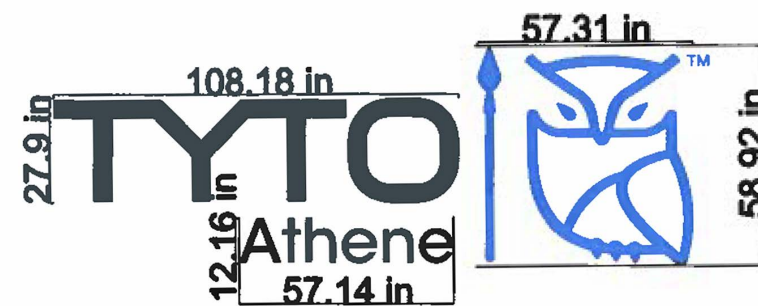






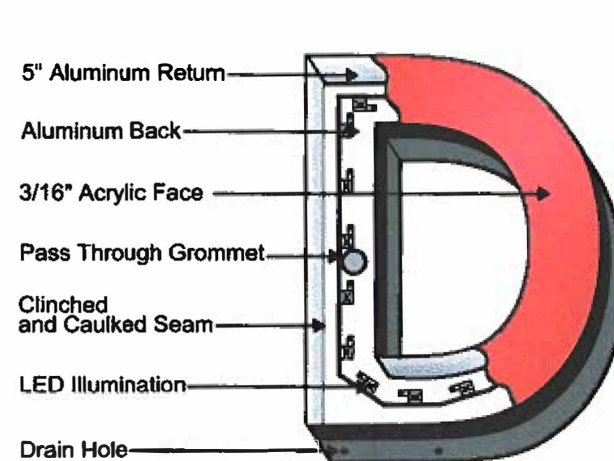


Tyto Athene
510 Spring Street Suite 200
Herndon, VA 20170

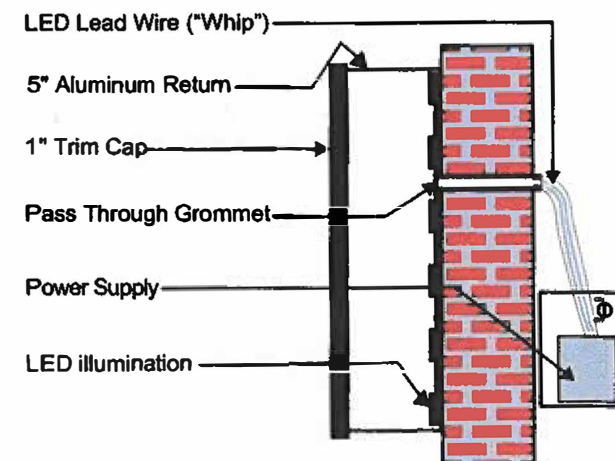


Front lit channel letters
flush mount to building facade
black trim and returns
"Tyto Athene" PMS 548, perforated vinyl face
(will appear true to color during the day and shine white at night)
Owl and spear: PMS 801C

Front Lit Channel Letters



FRONT VIEW



SIDE VIEW FLUSH MOUNT

Scale 1:5

Tyto Athene
510 Spring Street Suite 200
Herndon, VA 20170

Proposed sign



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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-03.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider the addition of a new canopy on an existing office building. The proposed metal canopy is located at the front entrance of 12801 Worldgate Drive, Herndon (Attachment #1). The building's numerical address would be incorporated into the design of the canopy.

Location Factors:

Applicant:	William H. Wilmer, Moore & Associates, Agent
Owners:	Worldgate Dulles, LLC
Use:	Commercial Office
Location:	12801 Worldgate Drive
Tax Map Reference:	0164-02-0024A
Zoning of Site:	PD-W, Planned Development - Worldgate
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way East: PD-TOC, Planned Development – Transit Oriented Core West: PD-W, Planned Development – Worldgate

Description:

This application proposes to attach a new overhead canopy structure at the entrance to one of the buildings within the Worldgate Metro Plaza development.

The proposed addition consists of a canopy that extends approximately 6'-7" from the recessed entry and spans 23'-6" across the facade at a height of approximately 12'-11" above the first-floor finish grade. The canopy will be approximately 13" deep and be constructed of aluminum with a polyurethane finish color to match the existing storefront framing and curtain wall that extends vertically to the 8th floor of the office building. In addition, the applicant proposes to remove existing building address numbers and add new building address numbers made of 12" tall black painted aluminum numbers pin-mounted to the fascia of the canopy. The address is considered signage and will cover an area of approximately 2.92 square feet (Attachment #2, #3, #4, and #5).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-03 with the following conditions:

1. The proposed building canopy and address numbering shall be installed in substantial conformance with the application and supporting materials as submitted December 17, 2018.

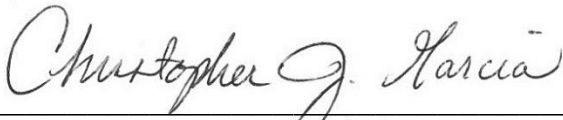
Staff Analysis:

1. The canopy is being proposed to add an architectural element that more clearly announces the entrance to the building for pedestrians and vehicular traffic on and near the site. The numerical address will replace existing numbers and is designed to make the building address more visible to the passerby. The new address will occupy only 2.92 square feet of the total amount of allowable wall sign area permitted on the ground floor of buildings in this zoning district. Staff finds that the proposed alterations are in keeping with the Town's Zoning Ordinance, Section 78-141.5 - Sign standards for properties in the Worldgate District (PD-W).
2. The proposed alteration complies with all the applicable design criteria for this commercial office property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #6).
3. The proposed materials and color scheme will be in keeping with the building's existing architectural features while achieving the visual effect intended by the applicant. Staff concludes that the proposed project will improve the visual appeal of this commercial property by more clearly emphasizing the main entrance to this building in a manner that is compatible with the existing architectural design.

Attachments:

1. Location Map
2. Aerial Image
3. Applicant Letter
4. Site Plan and Site Photos of Existing Conditions
5. Proposed Canopy Plan, Elevation, Details and Product Information
6. Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

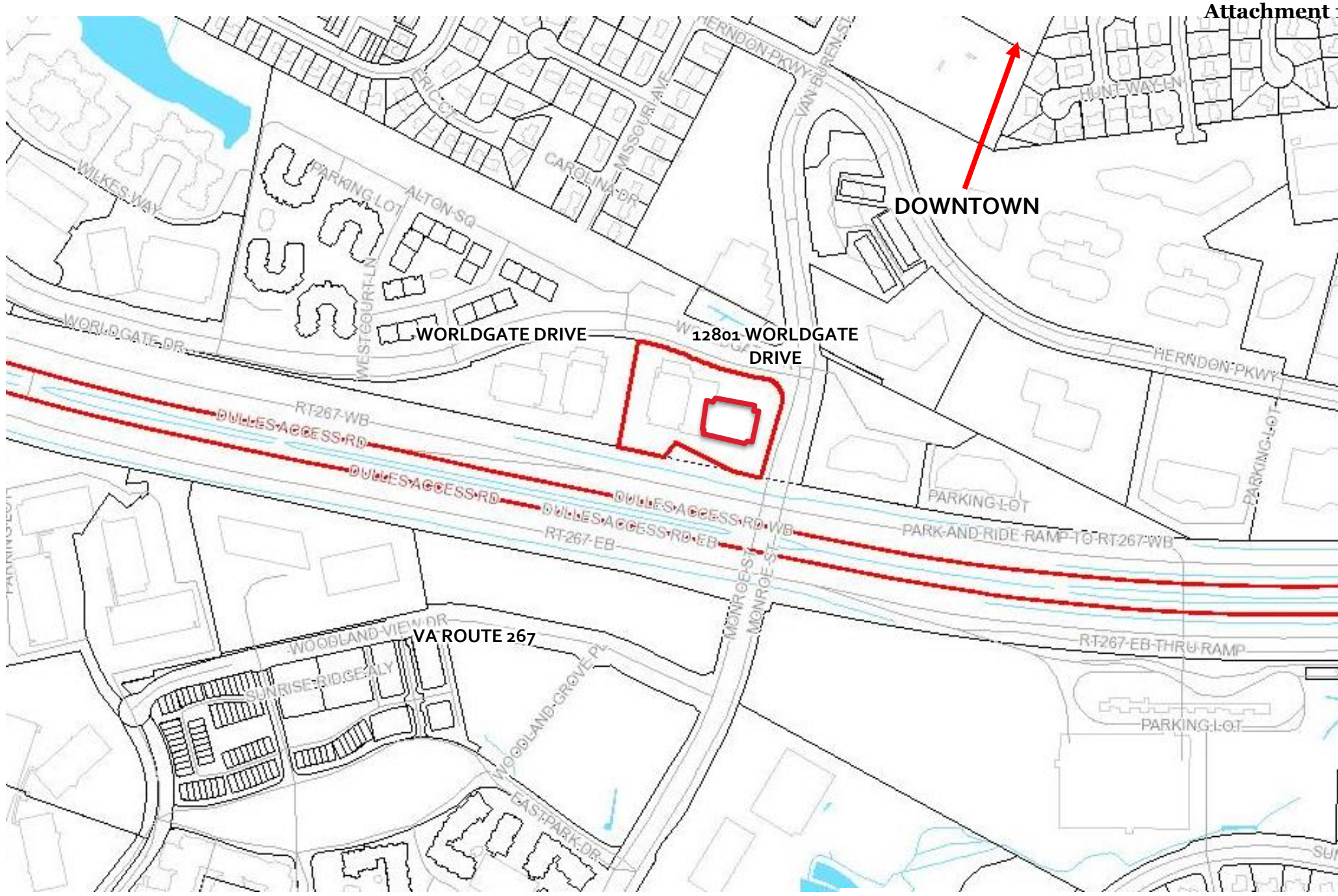
Staff:



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



Elizabeth M. Gilleran, AICP
Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of Community Development
Image source: Fairfax County Property Tax Map Viewer

WORLDGATE
DRIVE

12801 Worldgate Dr

12801 WORLDGATE
DRIVE

VA ROUTE 267

Google Earth

©2018 Google

100 ft

SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



Moore & Associates
12901 Worldgate Drive
Suite 550
Herndon, VA 20170

12/17/2018

Town of Herndon
Architectural Review Board
Attn. Christopher J. Garcia
777 Lynn Street
Herndon, VA 20170

Dear Mr. Garcia,

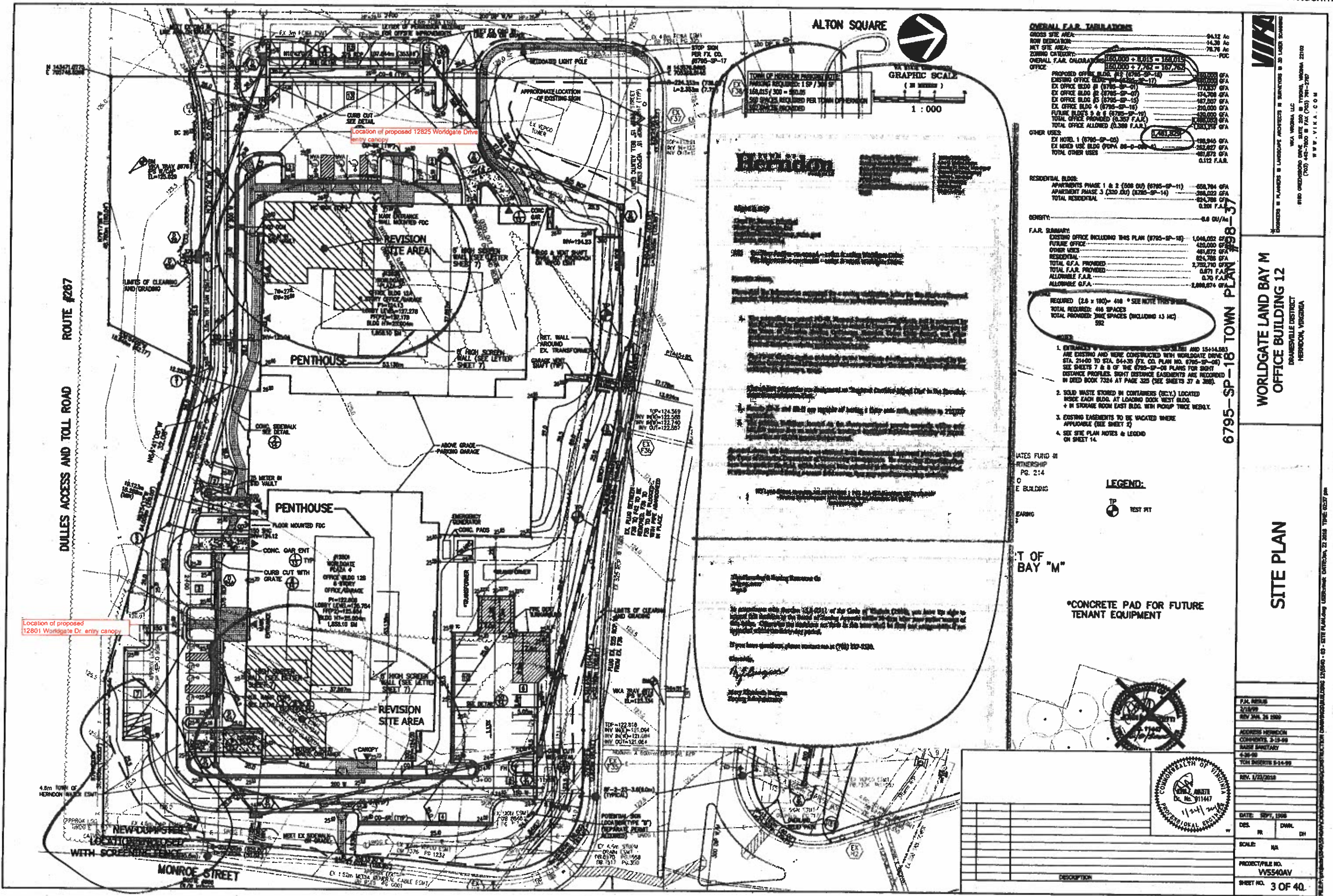
Please accept our ARB submission for the addition of a canopy at the entry to our building at 12801 Worldgate Drive in Herndon, VA. As you know we are in the process of making a number of improvements to the four buildings at 12901, 12851, 12825 and 12801 Worldgate Drive, collectively known as Worldgate Metro Plaza. As we have owned the property over the last year, one of the issues that has become apparent is that the recessed building entries are not as obvious as they should be to visitors. This is especially apparent in the two entries (12901 and 12801) which face the Toll Road. As we have toured other buildings in Herndon, we have found that a majority of them have canopies over the entrances making it very obvious how the buildings are accessed. We are proposing to add simple entrance canopies that protrude three feet proud of the building façades. The material will be grey aluminum to match the existing storefront/curtain wall that extends from the sidewalk up through the building to the 8th floor. The details have been kept to a minimum to match the simple details of the existing building. The address of each building will be installed on the face of the canopy in black to contrast with the façade and make it easily identifiable.

Thank you for your consideration. I can be reached by phone or email, at the number and address listed below, should you have any questions or require any clarification.

Sincerely,
William H. Wilmer

Senior Vice President
Moore & Associates, Inc.
443-994-9565

WilmerW@MooreAssociates.com



OVERALL F.A.R. TABULATIONS

GROSS SITE AREA:	84.12 AC
NET SITE AREA:	78.78 AC
ZONING CATEGORY:	OFFICE
OVERALL F.A.R. CALCULATION:	$160,000 \div 84.12 = 1,900$
OFFICE:	$160,000 \div 7.75 = 20,645$

OTHER USES

EX HOTEL 1 (6795-SP-05)	138,940 GFA
EX MIXED USE BLDG (FORMER 88-5-000-1)	232,827 GFA
TOTAL OTHER USES	401,872 GFA
ALLOWABLE F.A.R.	0.112 F.A.R.

RESIDENTIAL BLDG:

APARTMENTS PHASE 1 & 2 (508 DU) (6795-SP-11)	558,784 GFA
APARTMENT PHASE 3 (320 DU) (6795-SP-14)	384,022 GFA
TOTAL RESIDENTIAL	942,806 GFA
DENSITY:	0.301 F.A.R.

F.A.R. SUMMARY:

EXISTING OFFICE INCLUDING THIS PLAN (6795-SP-18)	1,044,002 GFA
FUTURE OFFICE	430,000 GFA
OTHER USES	401,872 GFA
RESIDENTIAL	942,806 GFA
TOTAL G.F.A. PROVIDED	2,818,680 GFA
TOTAL F.A.R. PROVIDED	0.671 F.A.R.
ALLOWABLE F.A.R.	0.70 F.A.R.
ALLOWABLE G.F.A.	1,000,874 GFA

REQUIRED (2.6 x 100) = 410 * SEE NOTE THIS SHEET
TOTAL REQUIRED: 410 SPACES
TOTAL PROVIDED: 300 SPACES (INCLUDING 13 AC) 502

- ENTRANCES TO BUILDING 12801 AND 12825 ARE EXISTING AND WERE CONSTRUCTED WITH WORLDGATE DRIVE STA. 214+00 TO STA. 244+35 (F.L. CO. PLAN NO. 6795-SP-08) SEE SHEETS 7 & 8 OF THE 6795-SP-08 PLANS FOR SIGHT DISTANCE PROFILES. SIGHT DISTANCE EASEMENTS ARE RECORDED IN DEED BOOK 7324 AT PAGE 325 (SEE SHEETS 37 & 38).
- SOLID WASTE STORED IN CONTAINERS (B.C.Y.) LOCATED INSIDE EACH BLDG. AT LOADING DOCK WEST BLDG. + IN STORAGE ROOM EAST BLDG. WITH PUMP TRUCK WEIPLY.
- EXISTING EASEMENTS TO BE VACATED WHERE APPLICABLE (SEE SHEET 2)
- SEE SITE PLAN NOTES & LEGEND ON SHEET 14.

DATES FURNISH:
RATIFICATION
PG. 214
E BUILDING

LEGEND:
TP TEST PIT

EARNING
T OF BAY "M"

*CONCRETE PAD FOR FUTURE TENANT EQUIPMENT

12801 WORLDGATE DRIVE
OFFICE BLDG 128
6 STORY
OFFICE/RETAIL
P1-122,808
LOBBY LEVEL = 26.754
F.P.P. = 125.854
BLDG. HT = 25.004m
LOBBY 10.0m

12825 WORLDGATE DRIVE
OFFICE BLDG 128
6 STORY
OFFICE/RETAIL
P1-122,808
LOBBY LEVEL = 26.754
F.P.P. = 125.854
BLDG. HT = 25.004m
LOBBY 10.0m

12801 WORLDGATE DRIVE
OFFICE BLDG 128
6 STORY
OFFICE/RETAIL
P1-122,808
LOBBY LEVEL = 26.754
F.P.P. = 125.854
BLDG. HT = 25.004m
LOBBY 10.0m

12825 WORLDGATE DRIVE
OFFICE BLDG 128
6 STORY
OFFICE/RETAIL
P1-122,808
LOBBY LEVEL = 26.754
F.P.P. = 125.854
BLDG. HT = 25.004m
LOBBY 10.0m

12801 WORLDGATE DRIVE
OFFICE BLDG 128
6 STORY
OFFICE/RETAIL
P1-122,808
LOBBY LEVEL = 26.754
F.P.P. = 125.854
BLDG. HT = 25.004m
LOBBY 10.0m

12825 WORLDGATE DRIVE
OFFICE BLDG 128
6 STORY
OFFICE/RETAIL
P1-122,808
LOBBY LEVEL = 26.754
F.P.P. = 125.854
BLDG. HT = 25.004m
LOBBY 10.0m

WORLDGATE LAND BAY M OFFICE BUILDING 12

SITE PLAN

6795-SP-18 TOWN PLAN #98-137

COMMONWEALTH OF VIRGINIA
STATE ENGINEER
1/24/2018

DATE: 09/11/2008
DES: MR. DMR. DH
SCALE: NA
PROJECT/FILE NO.: V5540AV
SHEET NO.: 3 OF 40



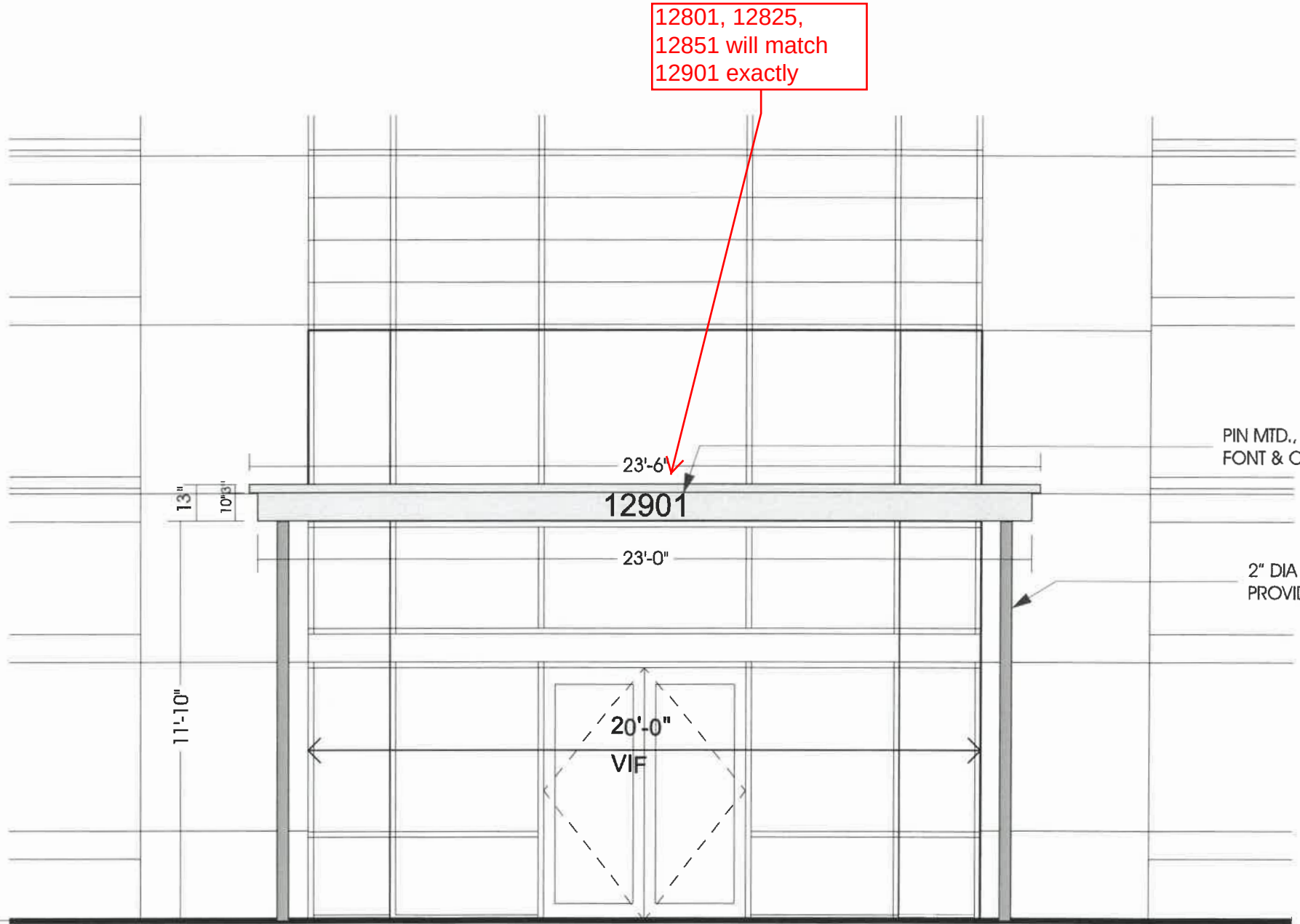
Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH)
Wind Importance Factor $I_w = 1$
Wind Exposure C
Gust Factor 0.85

Snow Loads

Ground Snow Load $P_g = 25$ psf
Snow Exposure Factor $C_e = 1.0$
Snow Load Importance $I_s = 1.1$
Thermal Factor $C_t = 1.0$
Exterior components designed in accordance with
applicable provisions of the ASCE 7-10



ENTRANCE ELEVATION 1/4"=1'

QTY (1) CANOPY

13" TALL X 23' WIDE X 8' DEEP
ALUMINUM CANOPY W/ INTERNAL ALUM. FRAME
PTD. W/ POLYURETHANE (COLOR TBD)

TOP OF CANOPY SLOPED FOR DRAINAGE
TO 2" DIA OPENINGS FOR FUTURE DOWNSPOUTS

PIN MTD., PTD. ALUM. NUMBERS,
FONT & COLOR TBD

2" DIA DOWNSPOUTS,
PROVIDED BY OTHERS

Font shall match
existing, color shall
be black, letters will
be approx 1/2" deep

Canopy color (facia
and soffit) shall
match existing grey
storefront/curtain
wall - color sample
provided



**MURDOCH
ENGINEERING**
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 578-8215

Jere Murdoch 11/6/2018

Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH*)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg= 25 psf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10

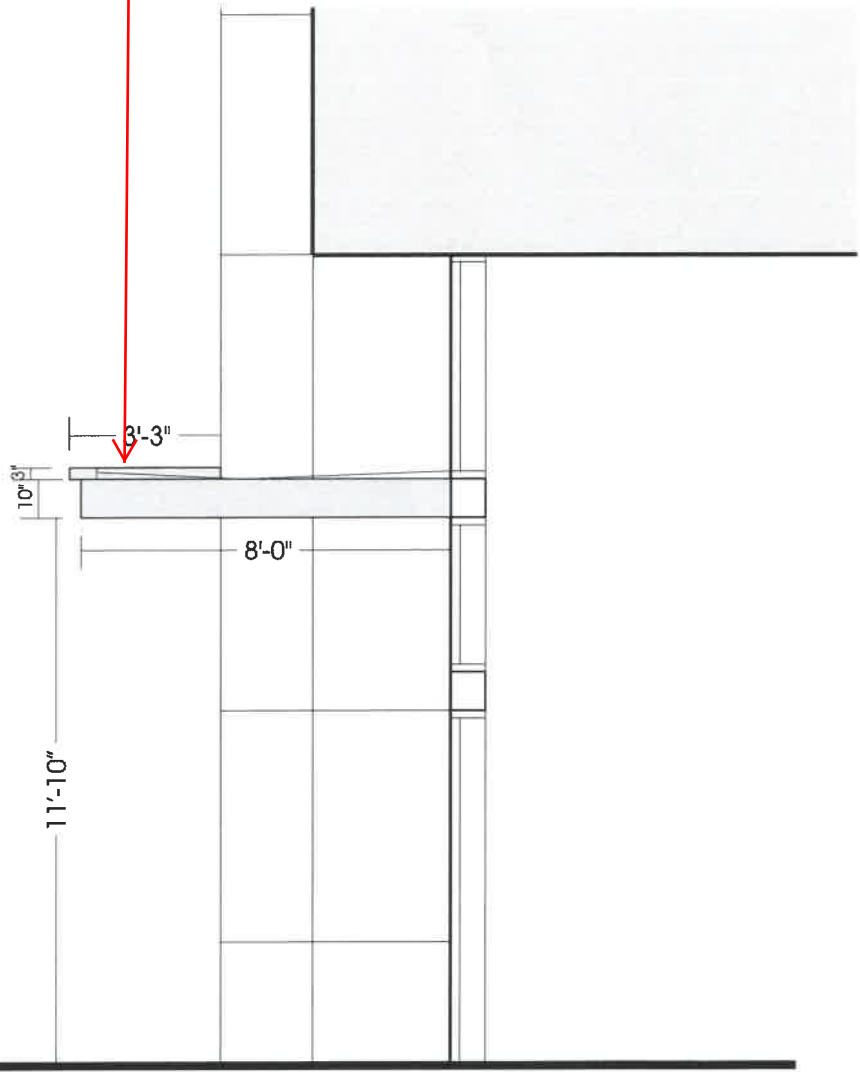
CANOPY

Roof shall be aluminum - cannot be seen from the ground

Roof shall be aluminum - cannot be seen from the office space above due to set-back window sills at curtain wall.

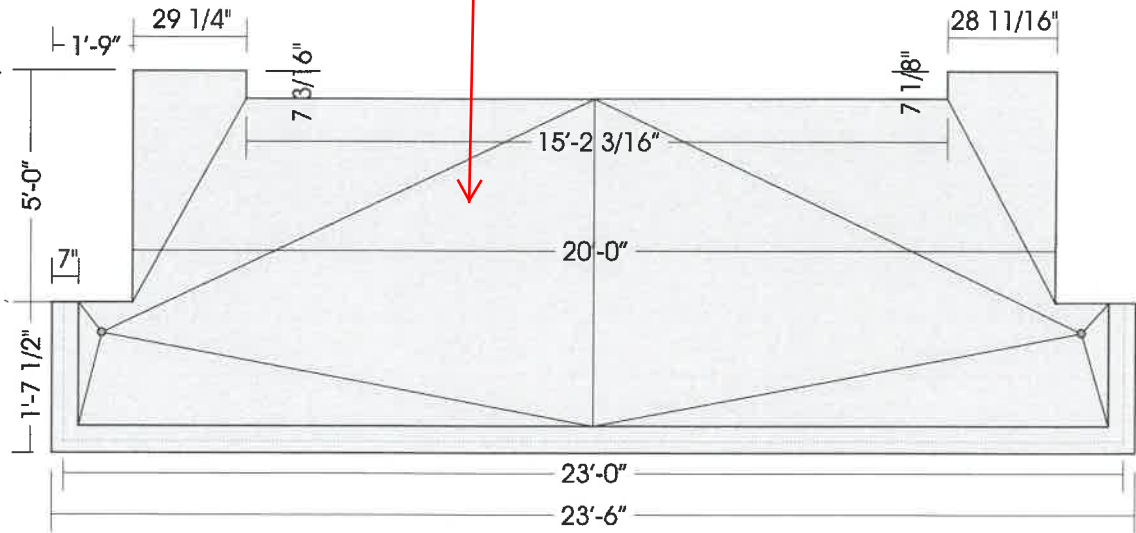


MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215
Jere Murdoch 11/6/2018
Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020

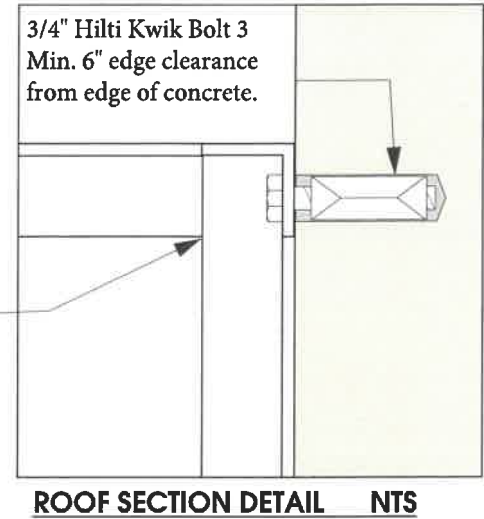
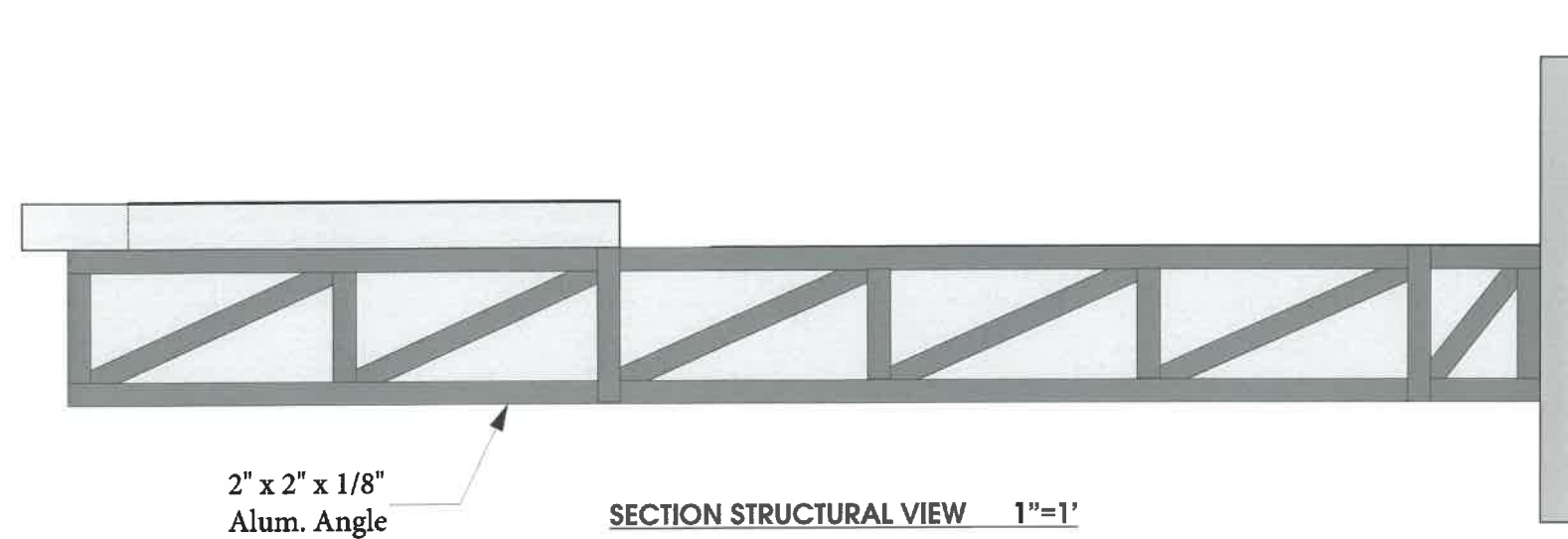


EXTERIOR — BUILDING LOBBY
ENTRANCE SECTION 1/4"=1'

EXTERIOR — BUILDING LOBBY

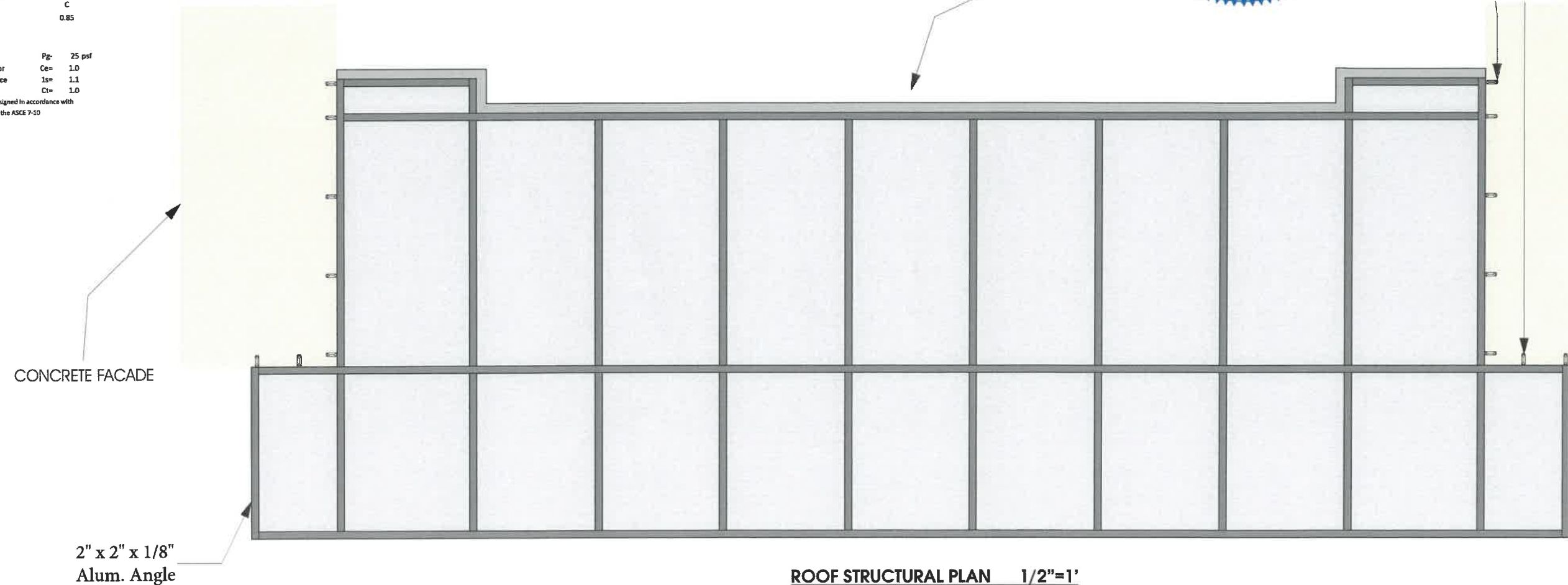


ENTRANCE ROOF PLAN 1/4"=1'



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215
Jere Murdoch
JERE K. MURDOCH, P.E.
Professional Engineer
VA P.E. Lic. #402050214
Exp. 4/30/2020
11/6/2018
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
Lic. No. 50214

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments
Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH*)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor 0.85
Snow Loads
Ground Snow Load Pg= 25 psf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



3/4" Hilti Kwik Bolt 3 Min. 6" edge clearance from edge of concrete. Fasteners to be in top and bottom frame section. Frame section at connection point to be 2 x 2 x 1/4" alum angle. (10) Ten top (10) ten bottom (20) twenty per side.

CONCRETE FACADE
Verify Columns are solid concrete before install. If field conditions vary call Murdoch Engineering for Fastener Change

GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=46 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
2. BOLTS SHALL CONFORM TO ASTM A307 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F444.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
 - a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 - c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
 - d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=15 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/8"
8. FILLET WELDS SHALL NOT EXCEED THINNESS MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.

SCOPE OF WORK

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

SHEET INDEX

S.1 NOTES & ELEVATION

Designed Per IBC 2012 VA Edition

With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	I _s = 1.1
Thermal Factor	C _t = 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

murdochengineering.com

(973) 810-4202

73 Paterson St. 2nd Floor
New Brunswick, NJ 08901

PREPARED FOR:

Jack Stone Signs

Isometric View
Awning Frame

12901 Worldgate Dr.
Herndon, VA

PROJECT TITLE:

PROJECT #:

No:	Issue/Revision:	Date:
—	Initial Submittal	11-6-18
1		
2		
3		
4		

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215

Jere Murdoch 11/6/2018

Jere Murdoch, PE
Professional Engineer
NJ PE Lic. #402050214
Exp. 4/30/2020

DATE SIGNED:

ENGINEER:

DWG TITLE:

NOTES & ELEVATION

SHEET:

I.1

SIZE:

B

Engineers Frame Note:

-Entire frame made of 2" x 2" x 1/8"
Aluminum Angle. Frame sections
where fasteners will be installed
need to be 2" x 2" x 1/4" Aluminum
Angle.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Murdoch Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Murdoch Engineering.

Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

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Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

CANOPY

12801, 12825,
12851 and 21901
will match exactly

Canopy fascia and
soffit color shall
match existing grey
storefront/curtain
wall - see provided
material sample



ENTRANCE RENDER NTS

COMMONWEALTH OF VIRGINIA

JERE K. MURDOCH

Lic. No. 50214

PROFESSIONAL ENGINEER

MURDOCH

ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.

HOWELL, NJ 07731

(973) 576-8215

11/6/2018

Jere Murdoch, PE

Professional Engineer

VA PE Lic. #402050214

Exp. 4/30/2020

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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-04.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider the addition of a new canopy on an existing office building. The proposed metal canopy is located at the front entrance of 12825 Worldgate Drive, Herndon (Attachment #1). The building's numerical address would be incorporated into the design of the canopy.

Location Factors:

Applicant:	William H. Wilmer, Moore & Associates, Agent
Owners:	Worldgate Dulles, LLC
Use:	Commercial Office
Location:	12825 Worldgate Drive
Tax Map Reference:	0164-02-0024A
Zoning of Site:	PD-W, Planned Development - Worldgate
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way East: PD-TOC, Planned Development – Transit Oriented Core West: PD-W, Planned Development – Worldgate

Description:

This application proposes to attach a new overhead canopy structure at the entrance to one of the buildings within the Worldgate Metro Plaza development.

The proposed addition consists of a canopy that extends approximately 6'-7" from the recessed entry and spans 23'-6" across the facade at a height of approximately 12'-11" above the first-floor finish grade. The canopy will be approximately 13" deep and be constructed of aluminum with a polyurethane finish color to match the existing storefront framing and curtain wall that extends vertically to the 8th floor of the office building. In addition, the applicant proposes to remove existing building address numbers and add new building address numbers made of 12" tall black painted aluminum numbers pin-mounted to the fascia of the canopy. The address is considered signage and will cover an area of approximately 2.92 square feet (Attachment #2, #3, #4, and #5).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-04 with the following conditions:

1. The proposed building canopy and address numbering shall be installed in substantial conformance with the application and supporting materials as submitted December 17, 2018.

Staff Analysis:

1. The canopy is being proposed to add an architectural element that more clearly announces the entrance to the building for pedestrians and vehicular traffic on and near the site. The numerical address will replace existing numbers and is designed to make the building address more visible to the passerby. The new address will occupy only 2.92 square feet of the total amount of allowable wall sign area permitted on the ground floor of buildings in this zoning district. Staff finds that the proposed alterations are in keeping with the Town's Zoning Ordinance, Section 78-141.5 - Sign standards for properties in the Worldgate District (PD-W).
2. The proposed alteration complies with all the applicable design criteria for this commercial office property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #6).
3. The proposed materials and color scheme will be in keeping with the building's existing architectural features while achieving the visual effect intended by the applicant. Staff concludes that the proposed project will improve the visual appeal of this commercial property by more clearly emphasizing the main entrance to this building in a manner that is compatible with the existing architectural design.

Attachments:

1. Location Map
2. Aerial Image
3. Applicant Letter
4. Site Plan and Site Photos of Existing Conditions
5. Proposed Canopy Plan, Elevation, Details and Product Information
6. Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

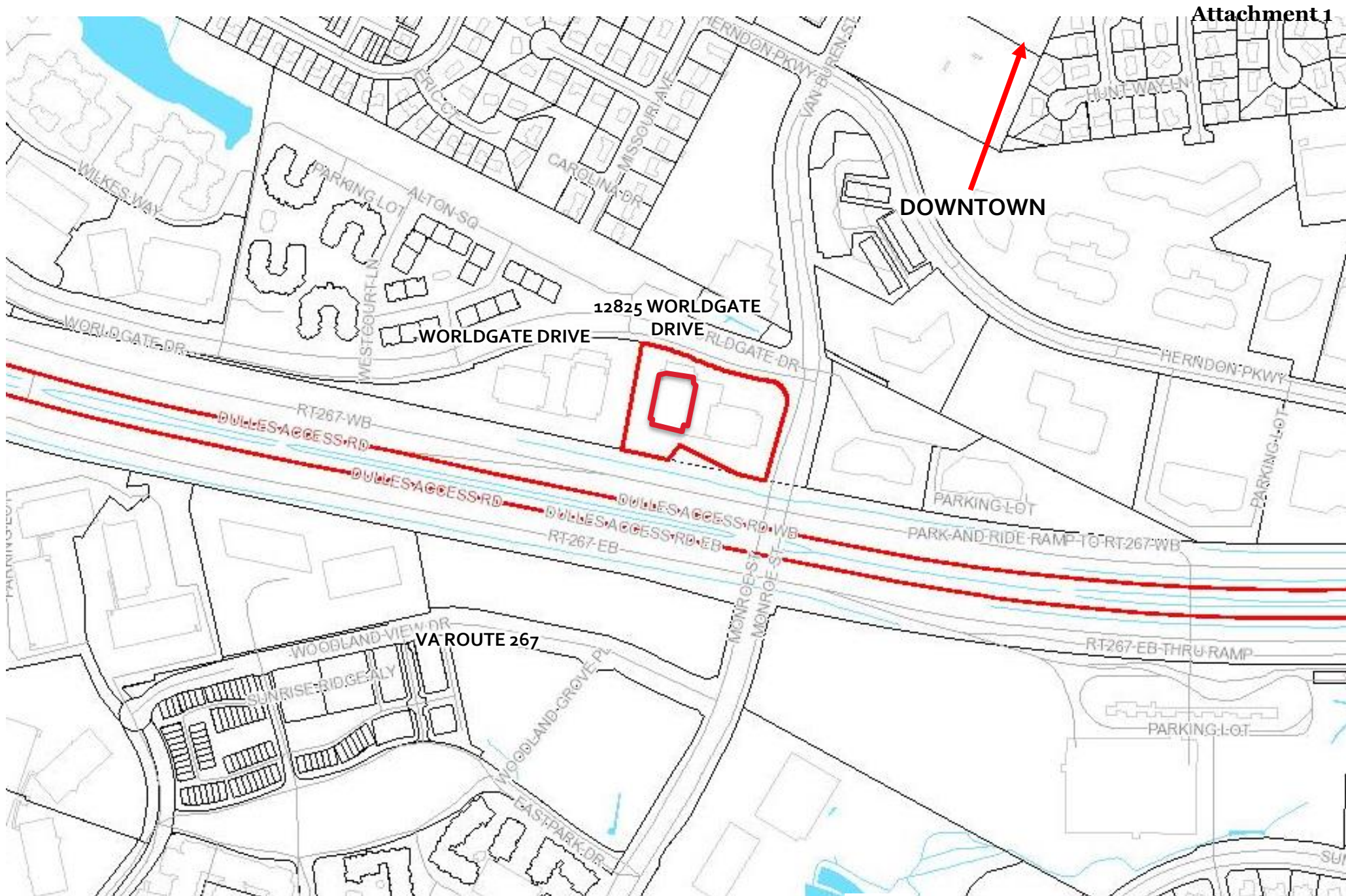
Staff:



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



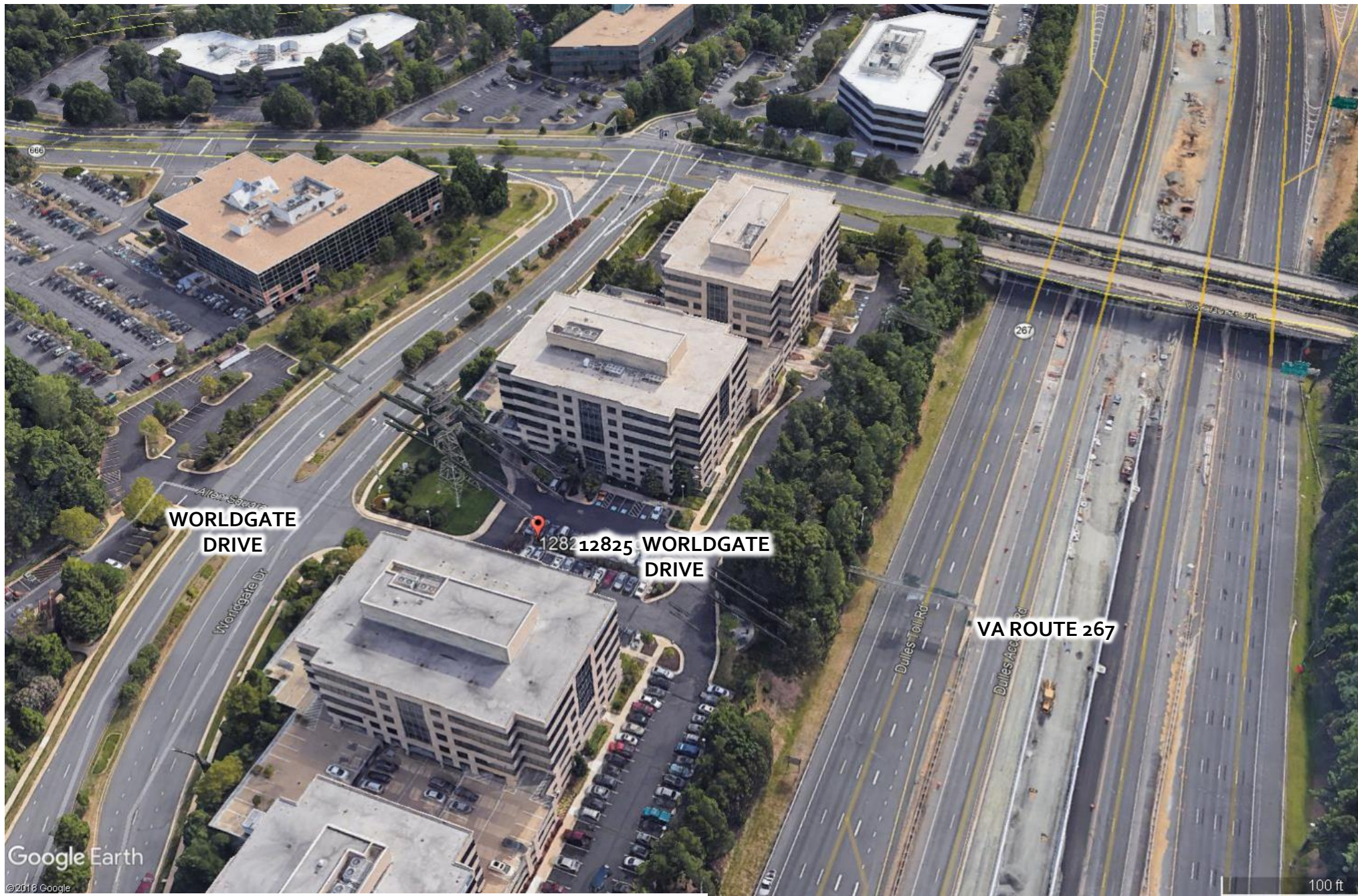
Elizabeth M. Gilleran, AICP
Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



Moore & Associates
12901 Worldgate Drive
Suite 550
Herndon, VA 20170

12/17/2018

Town of Herndon
Architectural Review Board
Attn. Christopher J. Garcia
777 Lynn Street
Herndon, VA 20170

Dear Mr. Garcia,

Please accept our ARB submission for the addition of a canopy at the entry to our building at 12825 Worldgate Drive in Herndon, VA. As you know we are in the process of making a number of improvements to the four buildings at 12901, 12851, 12825 and 12801 Worldgate Drive, collectively known as Worldgate Metro Plaza. As we have owned the property over the last year, one of the issues that has become apparent is that the recessed building entries are not as obvious as they should be to visitors. This is especially apparent in the two entries (12901 and 12801) which face the Toll Road. As we have toured other buildings in Herndon, we have found that a majority of them have canopies over the entrances making it very obvious how the buildings are accessed. We are proposing to add simple entrance canopies that protrude three feet proud of the building façades. The material will be grey aluminum to match the existing storefront/curtain wall that extends from the sidewalk up through the building to the 8th floor. The details have been kept to a minimum to match the simple details of the existing building. The address of each building will be installed on the face of the canopy in black to contrast with the façade and make it easily identifiable.

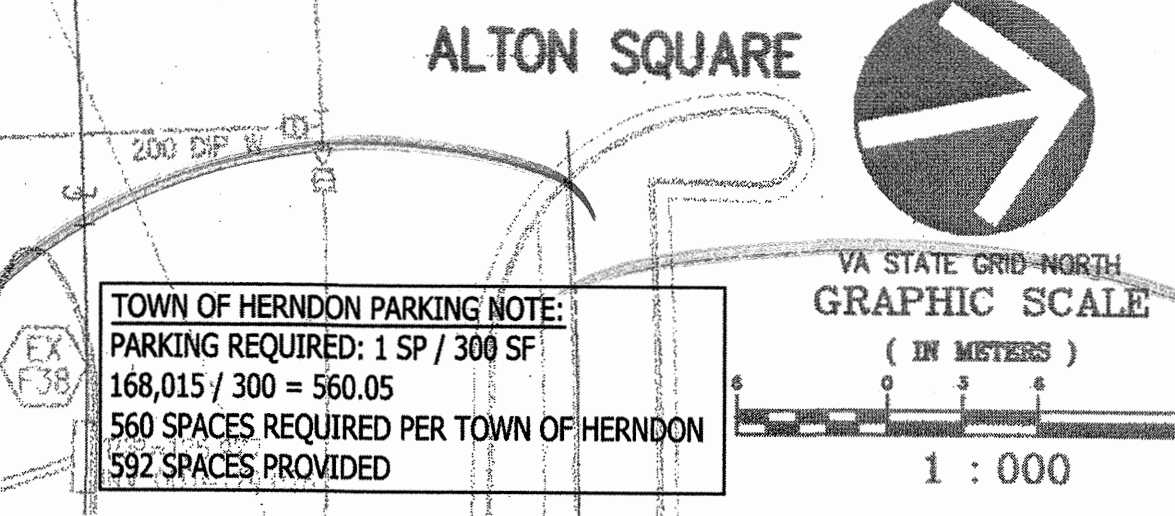
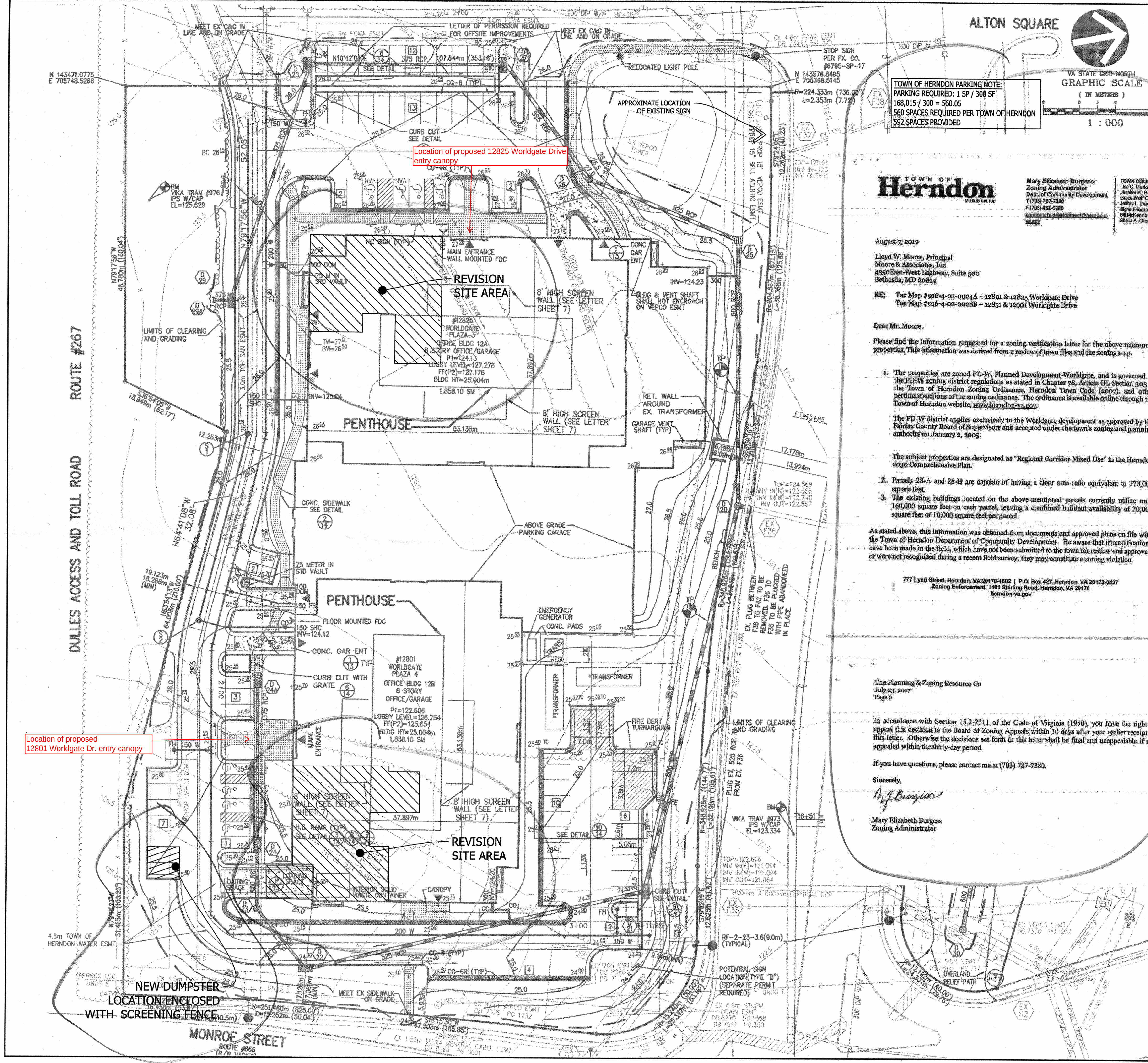
Thank you for your consideration. I can be reached by phone or email, at the number and address listed below, should you have any questions or require any clarification.

Sincerely,
William H. Wilmer

Senior Vice President
Moore & Associates, Inc.
443-994-9565

WilmerW@MooreAssociates.com





TOWN OF Herndon
VIRGINIA

Mary Elizabeth Burgess
Zoning Administrator
Dept. of Community Development
777 Lynn Street, Herndon, VA 20170-4602
F: (703) 787-7380
E: mgburgess@herndonva.gov

TOWN COUNCIL
Lisa C. Merkel, Mayor
Jennifer K. Baker, Vice Mayor
Gabe Wolf, Councilmember
Jill L. Davidson
Steve Friedrichs
Bill McNamee
Shale A. Olen

August 7, 2017

Lloyd W. Moore, Principal
Moore & Associates, Inc.
4950 East-West Highway, Suite 300
Bethesda, MD 20814

RE: Tax Map #016-4-02-0024A - 12801 & 12825 Worldgate Drive
Tax Map #016-4-02-0028B - 12851 & 12901 Worldgate Drive

Dear Mr. Moore,

Please find the information requested for a zoning verification letter for the above referenced properties. This information was derived from a review of town files and the zoning map.

- The properties are zoned PD-W, Planned Development-Worldgate, and is governed by the PD-W zoning district regulations as stated in Chapter 78, Article III, Section 303 of the Town of Herndon Zoning Ordinance, Herndon Town Code (2007), and other pertinent sections of the zoning ordinance. The ordinance is available online through the Town of Herndon website, www.herndonva.gov.
- The PD-W district applies exclusively to the Worldgate development as approved by the Fairfax County Board of Supervisors and accepted under the town's zoning and planning authority on January 2, 2005.
- The subject properties are designated as "Regional Corridor Mixed Use" in the Herndon 2030 Comprehensive Plan.
- Parcels 28-A and 28-B are capable of having a floor area ratio equivalent to 170,000 square feet.
- The existing buildings located on the above-mentioned parcels currently utilize only 160,000 square feet on each parcel, leaving a combined buildout availability of 20,000 square feet or 10,000 square feet per parcel.

As stated above, this information was obtained from documents and approved plans on file with the Town of Herndon Department of Community Development. Be aware that if modifications have been made in the field, which have not been submitted to the town for review and approval, or were not recognized during a recent field survey, they may constitute a zoning violation.

777 Lynn Street, Herndon, VA 20170-4602 | P.O. Box 427, Herndon, VA 20172-0427
Zoning Enforcement: 1481 Sterling Road, Herndon, VA 20170
herndonva.gov

The Planning & Zoning Resource Co
July 23, 2017
Page 2

In accordance with Section 15.2-2311 of the Code of Virginia (1950), you have the right to appeal this decision to the Board of Zoning Appeals within 30 days after your earlier receipt of this letter. Otherwise the decisions set forth in this letter shall be final and unappealable if not appealed within the thirty-day period.

If you have questions, please contact me at (703) 787-7380.

Sincerely,
Mary Elizabeth Burgess
Mary Elizabeth Burgess
Zoning Administrator

OVERALL F.A.R. TABULATIONS

GROSS SITE AREA:	94.12 Ac
ROW DEDICATION:	14.38 Ac
NET SITE AREA:	79.76 Ac
ZONING CATEGORY:	PDC
OVERALL F.A.R. CALCULATIONS:	$160,000 + 8,015 = 168,015$
OFFICE:	$160,000 + 7,762 = 167,762$
PROPOSED OFFICE BLDG. #12 (6795-SP-18)	160,000 GFA
EXISTING OFFICE BLDG. #11 (6795-SP-17)	180,000 GFA
EX OFFICE BLDG. #1 (6795-SP-01)	173,837 GFA
EX OFFICE BLDG. #2 (6795-SP-07)	174,708 GFA
EX OFFICE BLDG. #3 (6795-SP-15)	167,507 GFA
EX OFFICE BLDG. #4 (6795-SP-16)	210,000 GFA
FUTURE BLDG'S 5 & 6 (6795-SP-19)	420,000 GFA
TOTAL OFFICE PROVIDED (0.357 F.A.R.)	1,468,052 GFA
TOTAL OFFICE ALLOWED (0.388 F.A.R.)	1,583,216 GFA

OTHER USES:

EX HOTEL 1 (6795-SP-05)	198,945 GFA
EX MIXED USE BLDG (FDPA 88-D-006-6)	262,927 GFA
TOTAL OTHER USES	461,872 GFA
	0.112 F.A.R.

RESIDENTIAL BLDGS:

APARTMENTS PHASE 1 & 2 (508 DU) (6795-SP-11)	558,764 GFA
APARTMENT PHASE 3 (320 DU) (6795-SP-14)	266,022 GFA
TOTAL RESIDENTIAL	824,786 GFA
	0.201 F.A.R.

DENSITY: 8.9 DU/Ac

F.A.R. SUMMARY:

EXISTING OFFICE INCLUDING THIS PLAN (6795-SP-18)	1,046,052 GFA
FUTURE OFFICE	420,000 GFA
OTHER USES	461,872 GFA
RESIDENTIAL	824,786 GFA
TOTAL G.F.A. PROVIDED	2,752,710 GFA
TOTAL F.A.R. PROVIDED	0.671 F.A.R.
ALLOWABLE F.A.R.	0.70 F.A.R.
ALLOWABLE G.F.A.	2,869,674 GFA

PARKING:

REQUIRED (2.6 x 160) =	416
*SEE NOTE THIS SHEET	
TOTAL REQUIRED: 416 SPACES	
TOTAL PROVIDED: 592 SPACES (INCLUDING 13 HC)	
	592

- NOTES:**
- ENTRANCES OF WORLDGATE DRIVE STA. 13+36.581 AND 15+14.583 ARE EXISTING AND WERE CONSTRUCTED WITH WORLDGATE DRIVE STA. 21+00 TO STA. 54+35 (FX. CO. PLAN NO. 6795-SP-06). SEE SHEETS 7 & 8 OF THE 6795-SP-06 PLANS FOR SIGHT DISTANCE PROFILES. SIGHT DISTANCE EASEMENTS ARE RECORDED IN DEED BOOK 7324 AT PAGE 325 (SEE SHEETS 37 & 38B).
 - SOLID WASTE STORED IN CONTAINERS (8CY) LOCATED INSIDE EACH BLDG. AT LOADING DOCK WEST BLDG. + IN STORAGE ROOM EAST BLDG. WITH PICKUP TWICE WEEKLY.
 - EXISTING EASEMENTS TO BE VACATED WHERE APPLICABLE (SEE SHEET 2)
 - SEE SITE PLAN NOTES & LEGEND ON SHEET 14.

LEGEND:

TP TEST PIT

***CONCRETE PAD FOR FUTURE TENANT EQUIPMENT**

F.M. RESUB	
2/18/99	
REV JAN. 26 1999	
ADDRESS HERNDON	
COMMENTS: 2-19-99	
RAISE SANITARY	
4-26-99	
TOH INSERTS 5-14-99	
REV. 1/22/2018	
DATE: SEPT, 1998	
DES. PR	DWN. DH
SCALE: N/A	
PROJECT/FILE NO. WV5540AV	
SHEET NO. 3 OF 40	

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 781-2787
WWW.VIKA.COM

WORLDGATE LAND BAY M

OFFICE BUILDING 12

DRANESVILLE DISTRICT
HERNDON, VIRGINIA

SITE PLAN

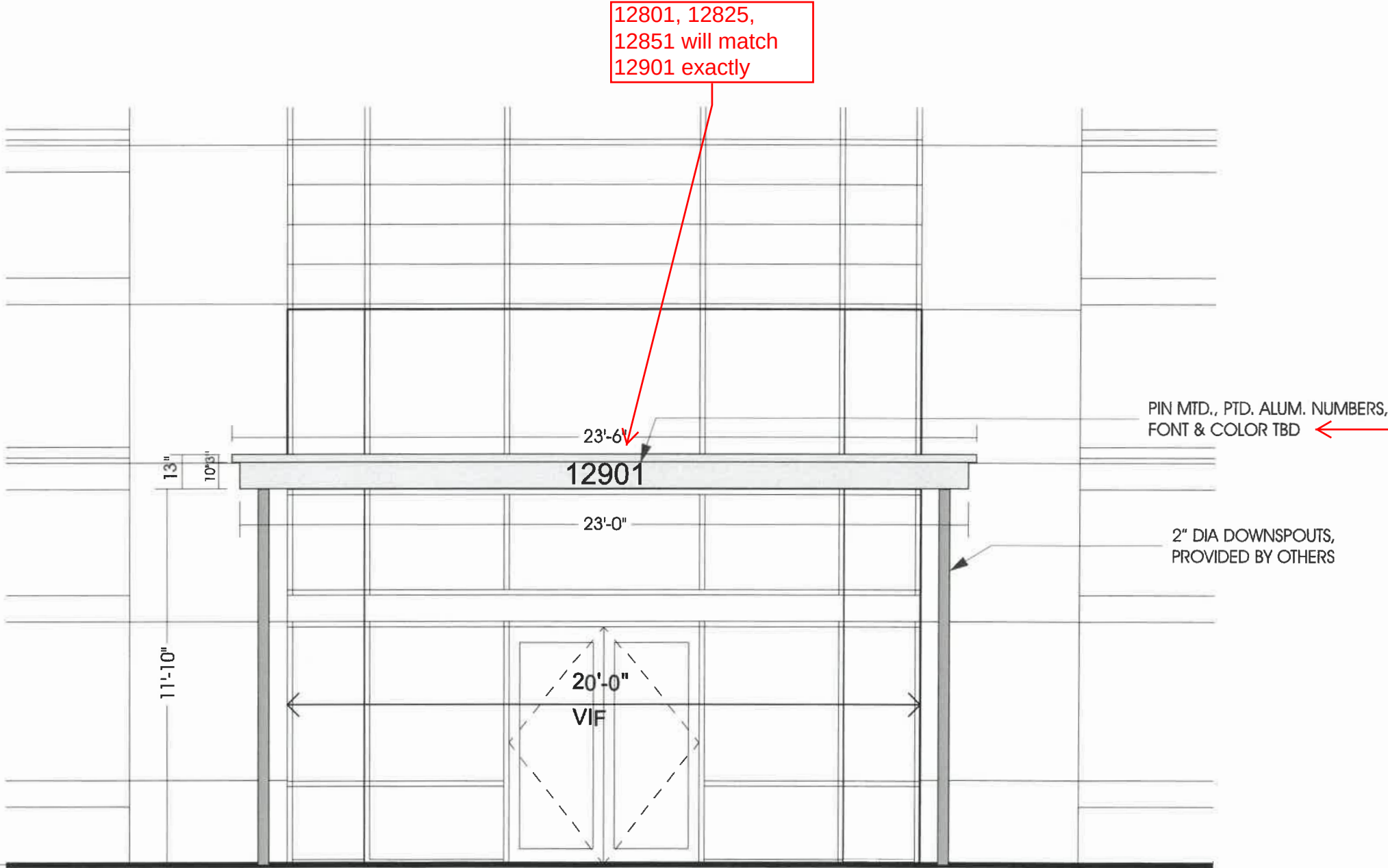
6795-SP-18 TOWN PLAN #98-57

F.M. RESUB
2/18/99
REV JAN. 26 1999
ADDRESS HERNDON
COMMENTS: 2-19-99
RAISE SANITARY
4-26-99
TOH INSERTS 5-14-99
REV. 1/22/2018
DATE: SEPT, 1998
DES. PR DWN. DH
SCALE: N/A
PROJECT/FILE NO. WV5540AV
SHEET NO. 3 OF 40

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg= 25 psf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



ENTRANCE ELEVATION 1/4"=1'

QTY (1) CANOPY

13" TALL X 23' WIDE X 8' DEEP
ALUMINUM CANOPY W/ INTERNAL ALUM. FRAME
PTD. W/ POLYURETHANE (COLOR TBD)

TOP OF CANOPY SLOPED FOR DRAINAGE
TO 2" DIA OPENINGS FOR FUTURE DOWNSPOUTS



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 578-8215

Jere Murdoch 11/6/2018
Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	I _s = 1.1
Thermal Factor	C _t = 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

CANOPY

Roof shall be
aluminum - cannot
bee seen from the
ground

Roof shall be
aluminum - cannot
be seen from the
office space above
due to set-back
window sills at
curtain wall.



**MURDOCH
ENGINEERING**
SIGN STRUCTURE PROFESSIONALS

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EXTERIOR

BUILDING LOBBY

ENTRANCE SECTION 1/4"=1'

EXTERIOR — BUILDING LOBBY

ENTRANCE ROOF PLAN 1/4"=1'

JackStoneSigns JACKSTONESIGNS.COM
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER Worldgate
ADDRESS 12901 Worldgate Dr.
CITY Herndon
STATE VA
FILE NAME Worldgate_VA (Canopy)

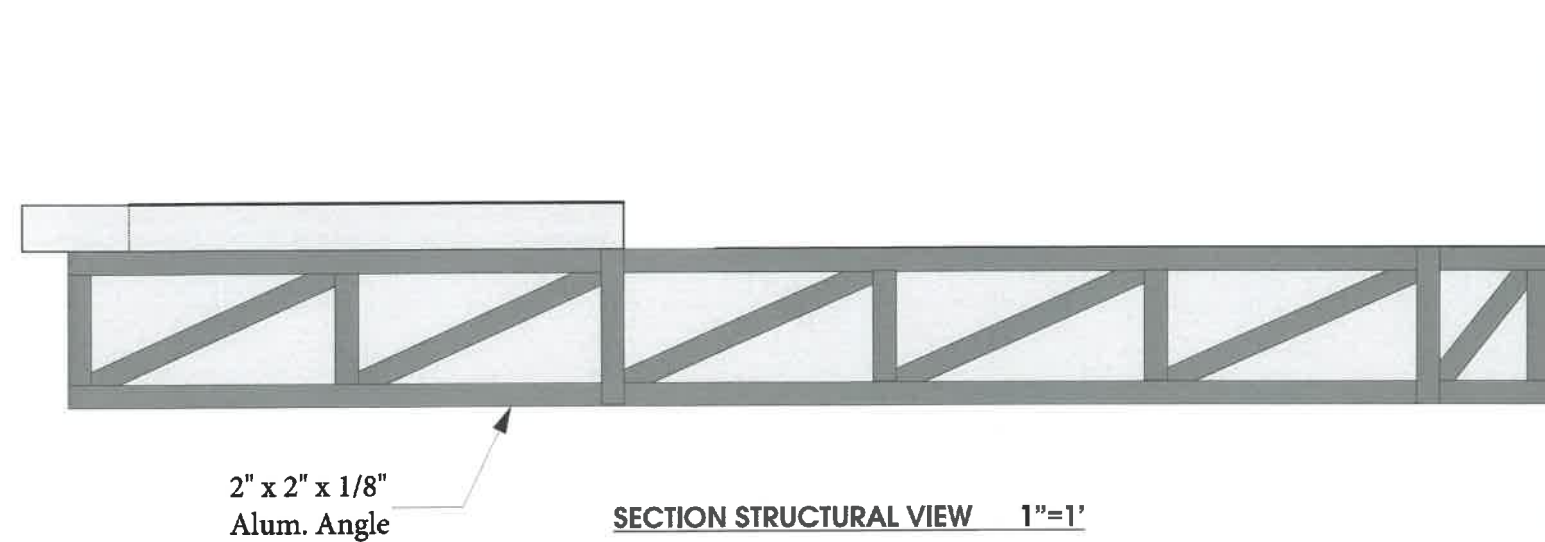
DWG. NO. 7651
SCALE Noted
DATE 10/03/18
DESIGNER KK
CONTACT Todd Stone

REVISIONS

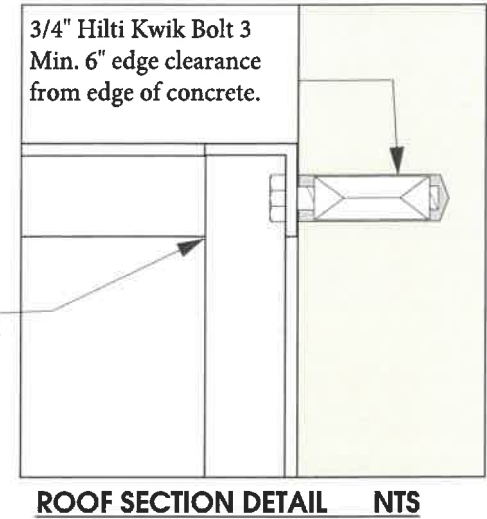
Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.
REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

CUSTOMER APPROVAL (PLEASE PRINT FULL NAME)

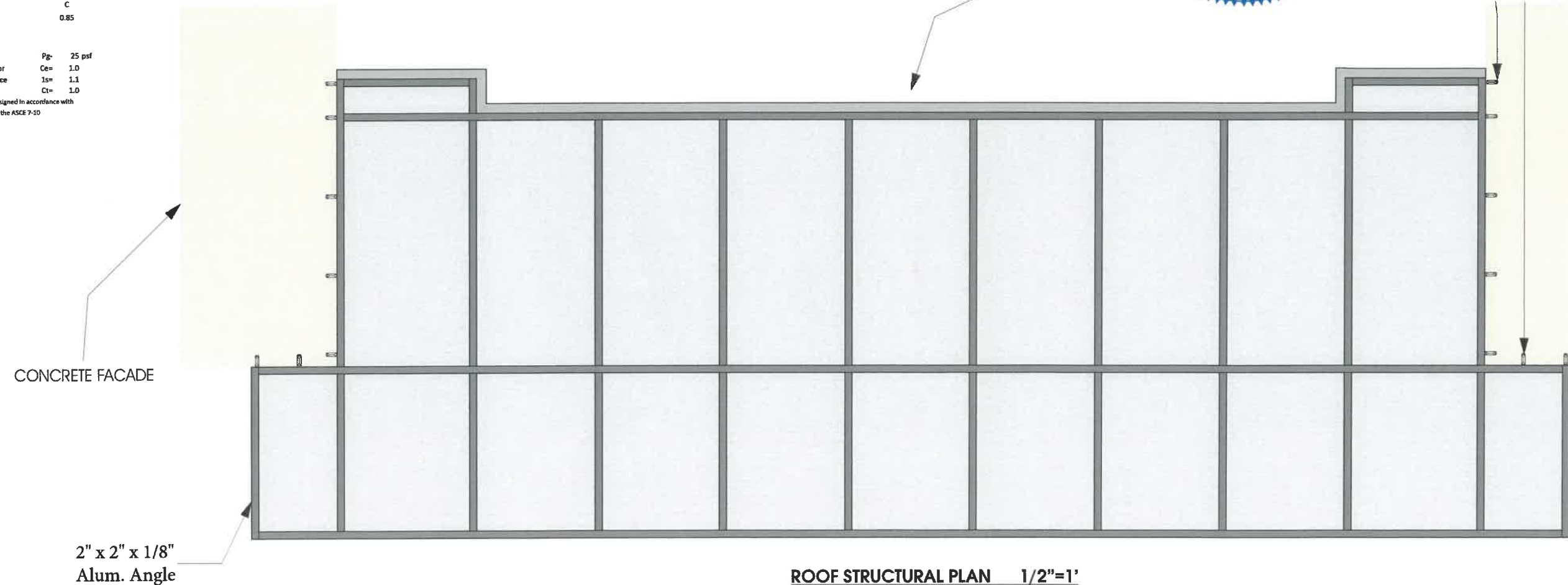
SIGNATURE AND DATE



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215
Jere Murdoch
Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020
COMMONWEALTH OF VIRGINIA
11/6/2018
JERE K. MURDOCH
Lic. No. 50214
PROFESSIONAL ENGINEER



Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments
Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH*)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor 0.85
Snow Loads
Ground Snow Load Pg= 25 psf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=46 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
2. BOLTS SHALL CONFORM TO ASTM A307 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F444.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
 - a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 - c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
 - d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=15 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/8"
8. FILLET WELDS SHALL NOT EXCEED THINNESS MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.

SCOPE OF WORK

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

SHEET INDEX

S.1 NOTES & ELEVATION

Designed Per IBC 2012 VA Edition

With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	I _s = 1.1
Thermal Factor	C _t = 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

murdochengineering.com
(973) 810-4202
73 Paterson St. 2nd Floor
New Brunswick, NJ 08901

PREPARED FOR:

Jack Stone Signs

Isometric View
Awning Frame

12901 Worldgate Dr.
Herndon, VA

PROJECT TITLE:

PROJECT #:

No:	Issue/Revision:	Date:
—	Initial Submittal	11-6-18
1		
2		
3		
4		

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215

Jere Murdoch 11/6/2018

Jere Murdoch, PE
Professional Engineer
NJ PE Lic. #402050214
Exp. 4/30/2020

DATE SIGNED:

ENGINEER:

DWG TITLE:

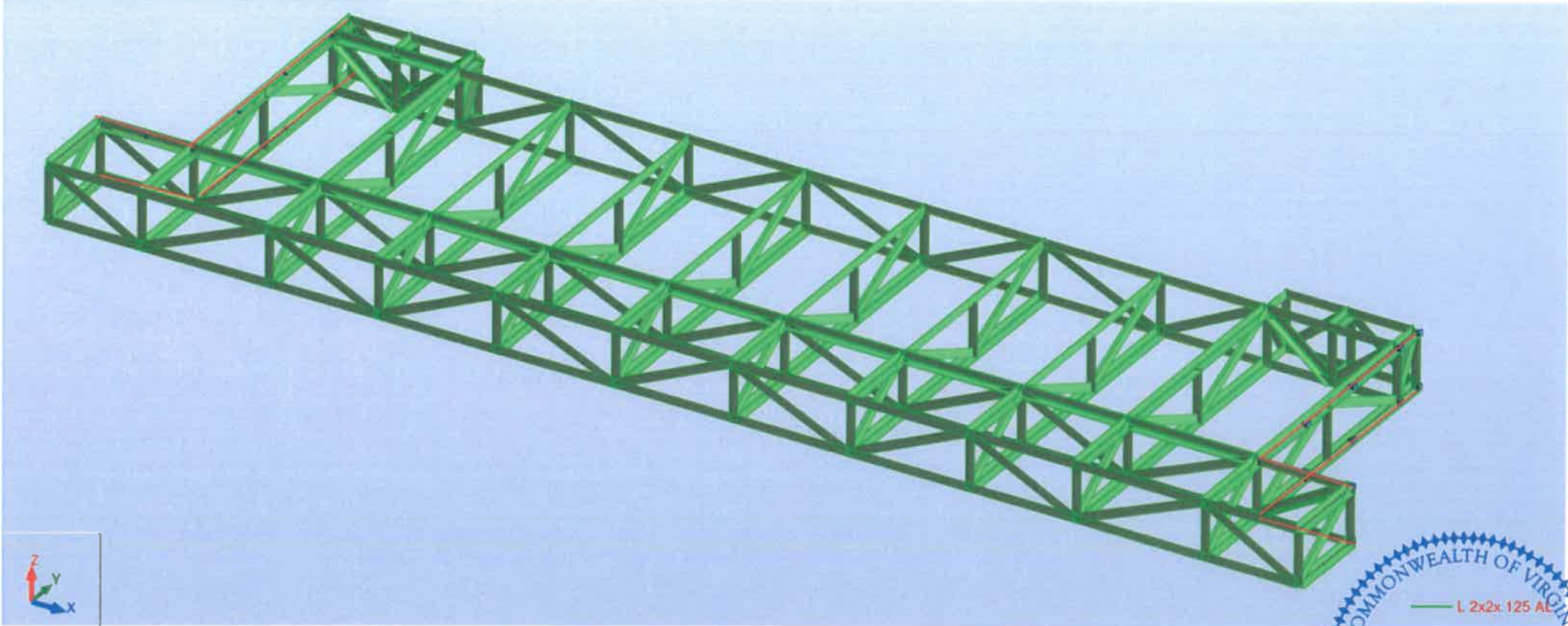
NOTES & ELEVATION

SHEET:

I.1

SIZE:

B



Engineers Frame Note:
-Entire frame made of 2" x 2" x 1/8"
Aluminum Angle. Frame sections
where fasteners will be installed
need to be 2" x 2" x 1/4" Aluminum
Angle.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Murdoch Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Murdoch Engineering.

Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

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Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

CANOPY

12801, 12825,
12851 and 21901
will match exactly

Canopy fascia and
soffit color shall
match existing grey
storefront/curtain
wall - see provided
material sample



ENTRANCE RENDER NTS

COMMONWEALTH OF VIRGINIA

JERE K. MURDOCH

Lic. No. 50214

PROFESSIONAL ENGINEER

MURDOCH

ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.

HOWELL, NJ 07731

(973) 576-8215

11/6/2018

Jere Murdoch, PE

Professional Engineer

VA PE Lic. #402050214

Exp. 4/30/2020

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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-05.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider the addition of a new canopy on an existing office building. The proposed metal canopy is located at the front entrance of 12901 Worldgate Drive, Herndon (Attachment #1). The building's numerical address would be incorporated into the design of the canopy.

Location Factors:

Applicant:	William H. Wilmer, Moore & Associates, Agent
Owners:	Worldgate Dulles, LLC
Use:	Commercial Office
Location:	12901 Worldgate Drive
Tax Map Reference:	0164-02-0028B
Zoning of Site:	PD-W, Planned Development - Worldgate
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way East: PD-TOC, Planned Development – Transit Oriented Core West: PD-W, Planned Development – Worldgate

Description:

This application proposes to attach a new overhead canopy structure at the entrance to one of the buildings within the Worldgate Metro Plaza development.

The proposed addition consists of a canopy that extends approximately 6'-7" from the recessed entry and spans 23'-6" across the facade at a height of approximately 12'-11" above the first-floor finish grade. The canopy will be approximately 13" deep and be constructed of aluminum with a polyurethane finish color to match the existing storefront framing and curtain wall that extends vertically to the 8th floor of the office building. In addition, the applicant proposes to remove existing building address numbers and add new building address numbers made of 12" tall black painted aluminum numbers pin-mounted to the fascia of the canopy. The address is considered signage and will cover an area of approximately 2.92 square feet (Attachment #2, #3, #4, and #5).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-05 with the following conditions:

1. The proposed building canopy and address numbering shall be installed in substantial conformance with the application and supporting materials as submitted December 17, 2018.

Staff Analysis:

1. The canopy is being proposed to add an architectural element that more clearly announces the entrance to the building for pedestrians and vehicular traffic on and near the site. The numerical address will replace existing numbers and is designed to make the building address more visible to the passerby. The new address will occupy only 2.92 square feet of the total amount of allowable wall sign area permitted on the ground floor of buildings in this zoning district. Staff finds that the proposed alterations are in keeping with the Town's Zoning Ordinance, Section 78-141.5 - Sign standards for properties in the Worldgate District (PD-W).
2. The proposed alteration complies with all the applicable design criteria for this commercial office property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #6).
3. The proposed materials and color scheme will be in keeping with the building's existing architectural features while achieving the visual effect intended by the applicant. Staff concludes that the proposed project will improve the visual appeal of this commercial property by more clearly emphasizing the main entrance to this building in a manner that is compatible with the existing architectural design.

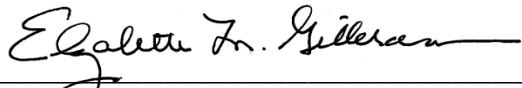
Attachments:

1. Location Map
2. Aerial Image
3. Applicant Letter
4. Site Plan and Site Photos of Existing Conditions
5. Proposed Canopy Plan, Elevation, Details and Product Information
6. Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

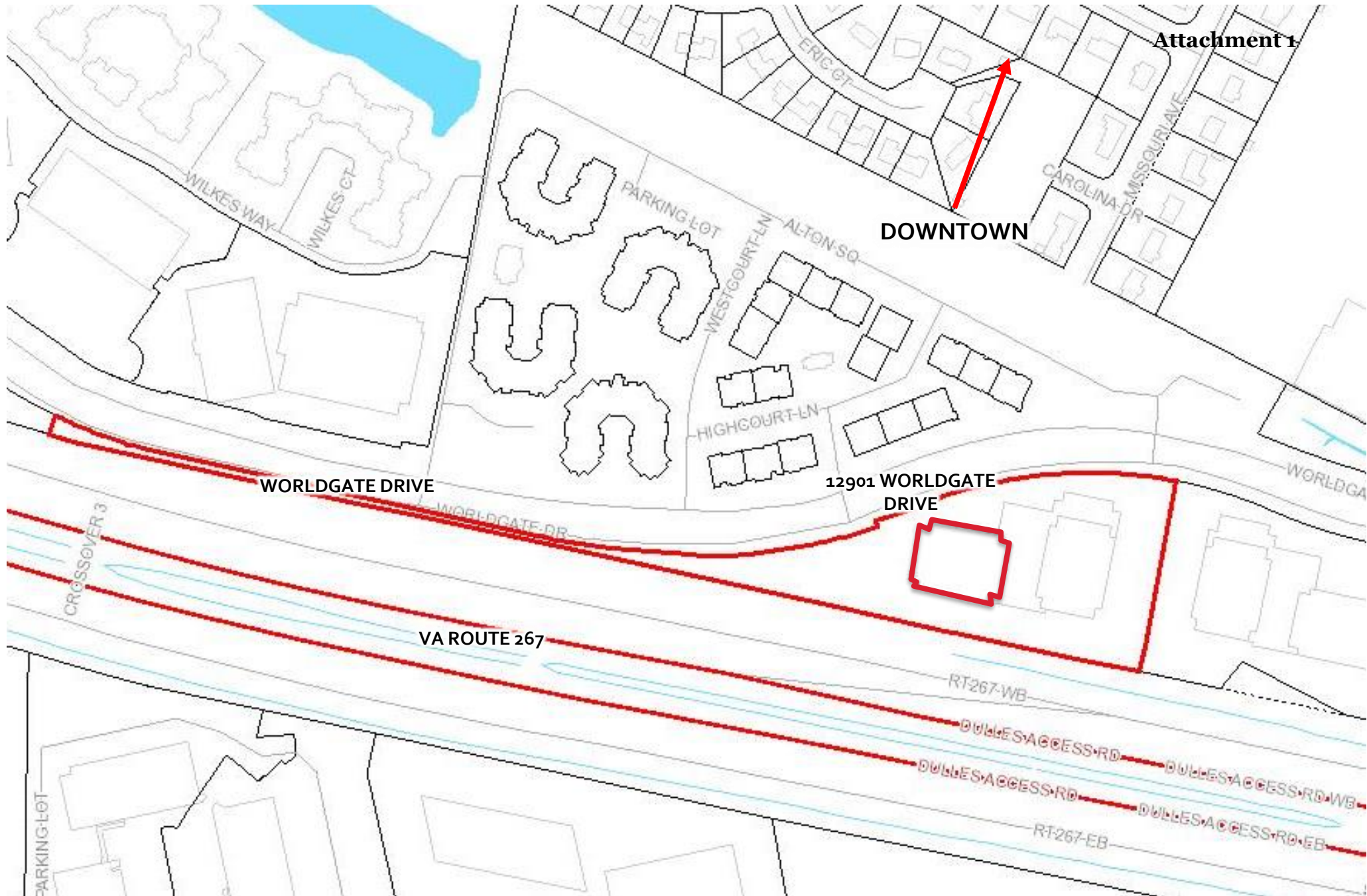
Staff:



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



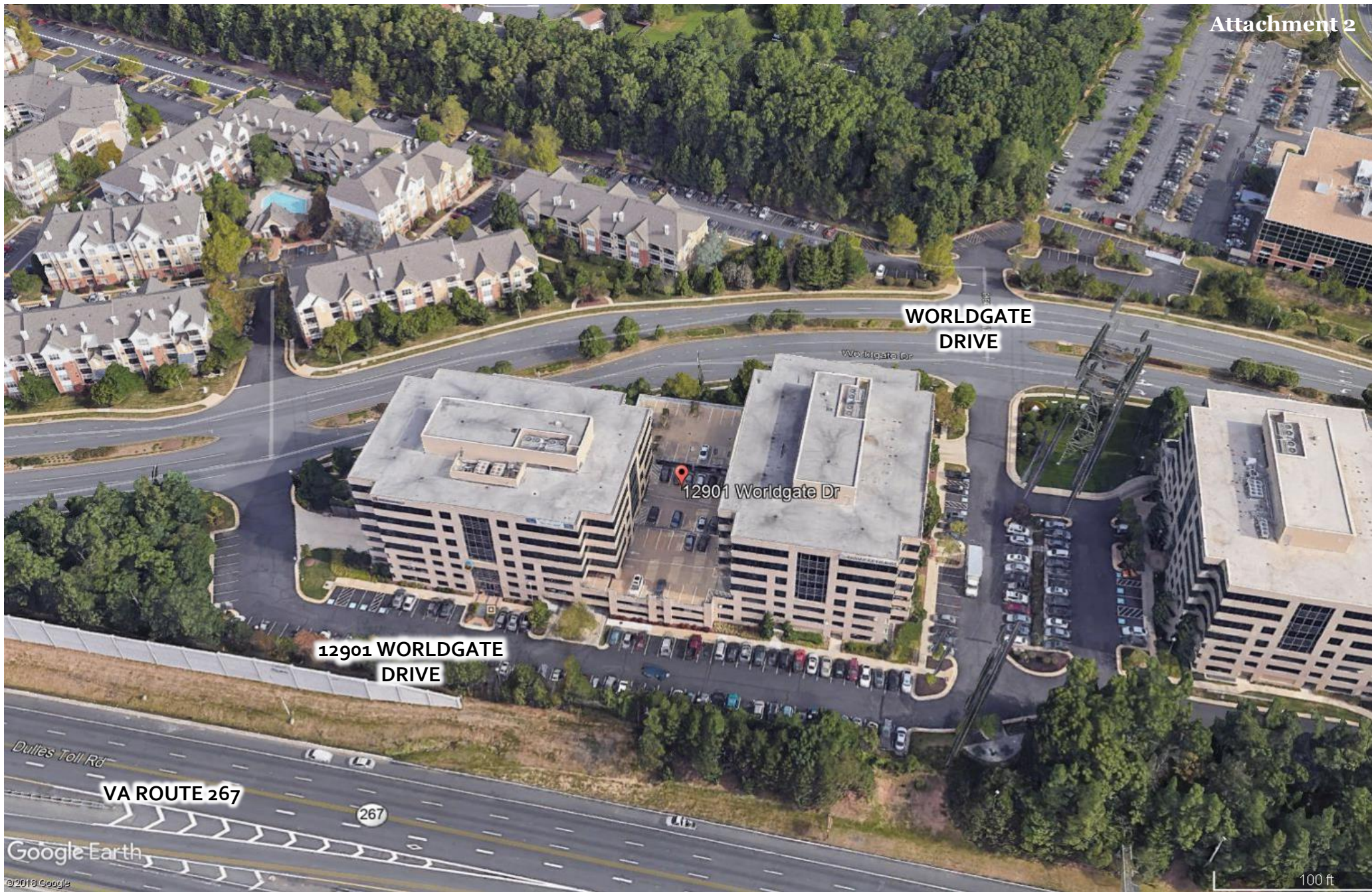
Elizabeth M. Gilleran, AICP
Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



Moore & Associates
12901 Worldgate Drive
Suite 550
Herndon, VA 20170

12/17/2018

Town of Herndon
Architectural Review Board
Attn. Christopher J. Garcia
777 Lynn Street
Herndon, VA 20170

Dear Mr. Garcia,

Please accept our ARB submission for the addition of a canopy at the entry to our building at 12901 Worldgate Drive in Herndon, VA. As you know we are in the process of making a number of improvements to the four buildings at 12901, 12851, 12825 and 12801 Worldgate Drive, collectively known as Worldgate Metro Plaza. As we have owned the property over the last year, one of the issues that has become apparent is that the recessed building entries are not as obvious as they should be to visitors. This is especially apparent in the two entries (12901 and 12801) which face the Toll Road. As we have toured other buildings in Herndon, we have found that a majority of them have canopies over the entrances making it very obvious how the buildings are accessed. We are proposing to add simple entrance canopies that protrude three feet proud of the building façades. The material will be grey aluminum to match the existing storefront/curtain wall that extends from the sidewalk up through the building to the 8th floor. The details have been kept to a minimum to match the simple details of the existing building. The address of each building will be installed on the face of the canopy in black to contrast with the façade and make it easily identifiable.

Thank you for your consideration. I can be reached by phone or email, at the number and address listed below, should you have any questions or require any clarification.

Sincerely,
William H. Wilmer

Senior Vice President
Moore & Associates, Inc.
443-994-9565

WilmerW@MooreAssociates.com

OVERALL F.A.R. TABULATIONS

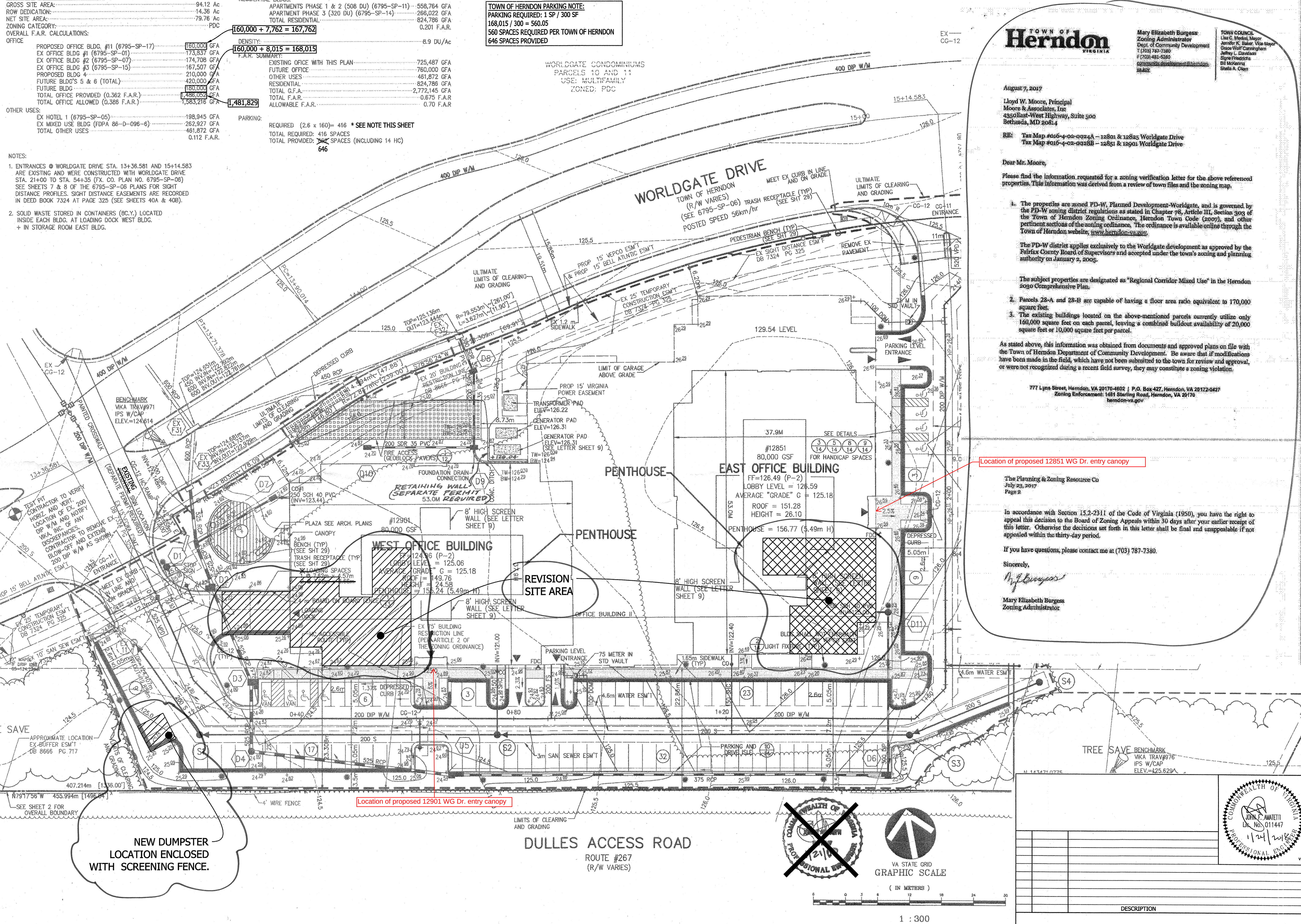
GROSS SITE AREA:	94.12 Ac
ROW DEDICATION:	14.36 Ac
NET SITE AREA:	79.76 Ac
ZONING CATEGORY:	PDC
OVERALL F.A.R. CALCULATIONS:	
OFFICE	
PROPOSED OFFICE BLDG. #11 (6795-SP-17)	160,000 GFA
EX OFFICE BLDG. #1 (6795-SP-01)	173,537 GFA
EX OFFICE BLDG. #2 (6795-SP-07)	174,708 GFA
EX OFFICE BLDG. #3 (6795-SP-15)	167,507 GFA
PROPOSED BLDG. 4	210,000 GFA
FUTURE BLDG'S 5 & 6 (TOTAL)	420,000 GFA
FUTURE BLDG.	160,000 GFA
TOTAL OFFICE PROVIDED (0.362 F.A.R.)	1,488,052 GFA
TOTAL OFFICE ALLOWED (0.386 F.A.R.)	1,583,216 GFA
OTHER USES:	
EX HOTEL 1 (6795-SP-05)	198,945 GFA
EX MIXED USE BLDG (FDPA 86-D-096-6)	262,927 GFA
TOTAL OTHER USES	461,872 GFA
	0.112 F.A.R.

RESIDENTIAL BLDGS:	
APARTMENTS PHASE 1 & 2 (508 DU) (6795-SP-11)	558,764 GFA
APARTMENT PHASE 3 (320 DU) (6795-SP-14)	288,022 GFA
TOTAL RESIDENTIAL	824,786 GFA
	0.201 F.A.R.
DENSITY:	8.9 DU/AC
F.A.R. SUMMARY:	
EXISTING OFFICE WITH THIS PLAN	725,487 GFA
FUTURE OFFICE	760,000 GFA
OTHER USES	461,872 GFA
RESIDENTIAL	824,786 GFA
TOTAL G.F.A.	2,772,145 GFA
TOTAL F.A.R.	0.875 F.A.R.
ALLOWABLE F.A.R.	0.70 F.A.R.

TOWN OF HERNDON PARKING NOTE:
PARKING REQUIRED: 1 SP / 300 SF
168,015 / 300 = 560.05
560 SPACES REQUIRED PER TOWN OF HERNDON
646 SPACES PROVIDED

NOTES:

- ENTRANCES @ WORLDGATE DRIVE STA. 13+36.581 AND 15+14.583 ARE EXISTING AND WERE CONSTRUCTED WITH WORLDGATE DRIVE STA. 21+00 TO STA. 54+35 (EX. CO. PLAN NO. 6795-SP-06) SEE SHEETS 7 & 8 OF THE 6795-SP-06 PLANS FOR SIGHT DISTANCE PROFILES. SIGHT DISTANCE EASEMENTS ARE RECORDED IN DEED BOOK 7324 AT PAGE 325 (SEE SHEETS 40A & 40B).
- SOLID WASTE STORED IN CONTAINERS (B.C.Y.) LOCATED INSIDE EACH BLDG. AT LOADING DOCK WEST BLDG. + IN STORAGE ROOM EAST BLDG.



TOWN OF
Herndon
VIRGINIA

Mary Elizabeth Burgess
Zoning Administrator
Dept. of Community Development
1 (703) 787-7380
F (703) 481-5280
communitydevelopment@herndon-va.gov

TOWN COUNCIL
Lisa C. Menkel, Mayor
Jennifer K. Baker, Vice Mayor
Grace Wolf Cunningham
Jeffrey L. Davidson
Sara Riedinger
Bill McGinnis
Shelia A. Olen

August 7, 2017

Lloyd W. Moore, Principal
Moore & Associates, Inc.
4350 East-West Highway, Suite 500
Bethesda, MD 20814

RE: Tax Map #016-4-02-0024A - 12801 and 12805 Worldgate Drive
Tax Map #016-4-02-0024B - 12851 and 12901 Worldgate Drive

Dear Mr. Moore,

Please find the information requested for a zoning verification letter for the above referenced properties. This information was derived from a review of town files and the zoning map.

- The properties are zoned PD-W, Planned Development-Worldgate, and is governed by the PD-W zoning district regulations as stated in Chapter 78, Article III, Section 303 of the Town of Herndon Zoning Ordinance, Herndon Town Code (2007), and other pertinent sections of the zoning ordinance. The ordinance is available online through the Town of Herndon website, www.herndon-va.gov.

The PD-W district applies exclusively to the Worldgate development as approved by the Fairfax County Board of Supervisors and accepted under the town's zoning and planning authority on January 2, 2005.

The subject properties are designated as "Regional Corridor Mixed Use" in the Herndon 2030 Comprehensive Plan.

- Parcels 28-A and 28-B are capable of having a floor area ratio equivalent to 170,000 square feet.
- The existing buildings located on the above-mentioned parcels currently utilize only 160,000 square feet on each parcel, leaving a combined buildout availability of 20,000 square feet or 10,000 square feet per parcel.

As stated above, this information was obtained from documents and approved plans on file with the Town of Herndon Department of Community Development. Be aware that if modifications have been made in the field, which have not been submitted to the town for review and approval, or were not recognized during a recent field survey, they may constitute a zoning violation.

777 Lynx Street, Herndon, VA 20170-4602 | P.O. Box 427, Herndon, VA 20172-0427
Zoning Enforcement: 1481 Sterling Road, Herndon, VA 20170
herndon-va.gov

The Planning & Zoning Resource Co
July 23, 2017
Page 2

In accordance with Section 15.2-2311 of the Code of Virginia (1950), you have the right to appeal this decision to the Board of Zoning Appeals within 30 days after your earlier receipt of this letter. Otherwise the decisions set forth in this letter shall be final and unappealable if not appealed within the thirty-day period.

If you have questions, please contact me at (703) 787-7380.

Sincerely,

M. Burgess

Mary Elizabeth Burgess
Zoning Administrator

WORLDGATE LAND BAY L
OFFICE BUILDING 11 (E & W)
DRAVESVILLE DISTRICT
HERNDON, VIRGINIA

SITE PLAN

1ST SUB 3-24-98
RESUBMIT F.M.
7-21-98
ARCH/FDPA
COORD. 7-31-98
ADD CI 9-3-98
1/21/2000 REVISE
CROSSWALKS, ADD
GEN. PAD, ADD SCREEN
WALLS TO ROOF
1/22/2018 - UPDATE PARKING

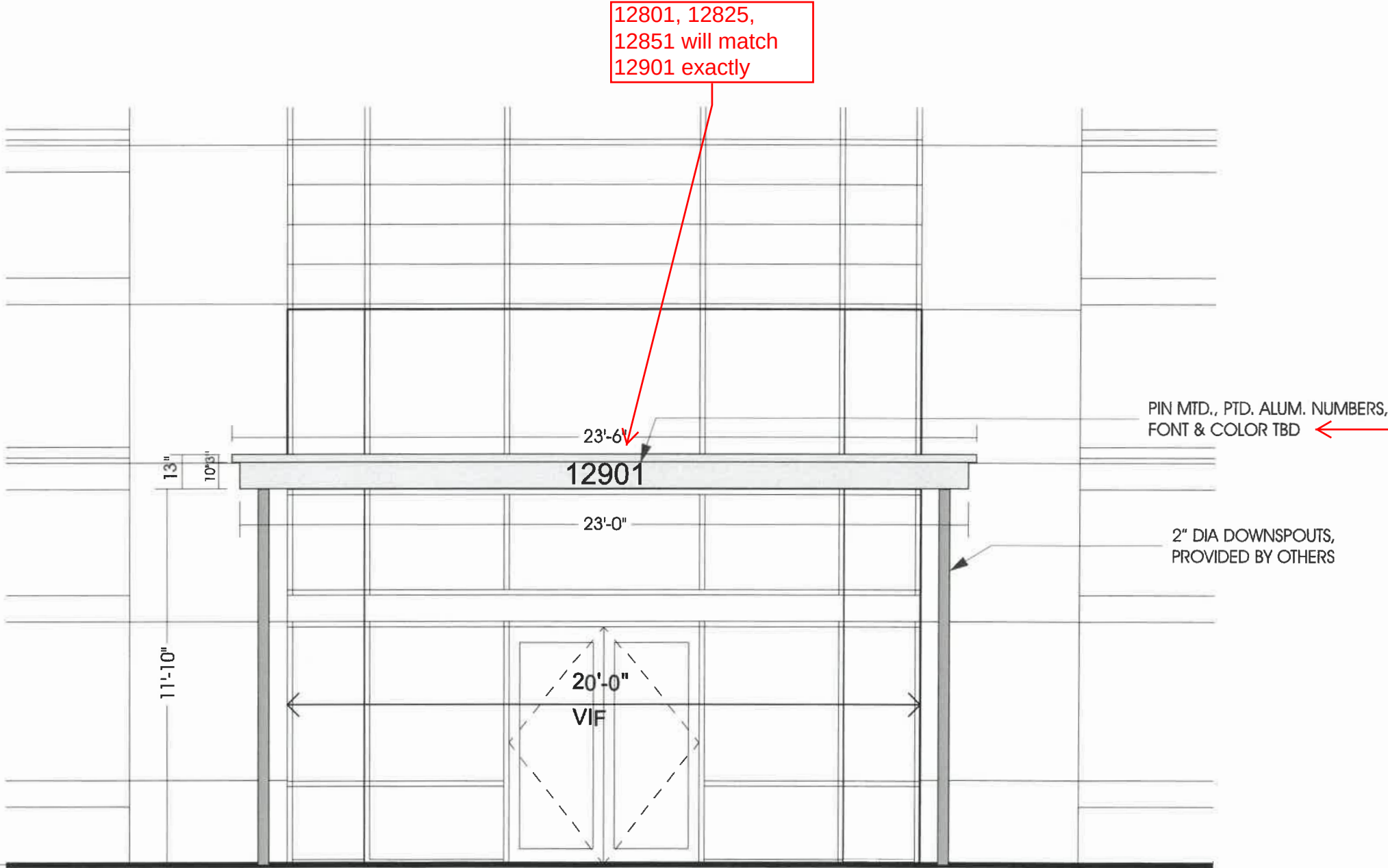
DATE:	AUGUST, 1998
DES.	PR DWN. DH
SCALE:	N/A
PROJECT/FILE NO.	VV5540AV
SHEET NO.	3 OF 40



Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH*)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg= 25 psf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



ENTRANCE ELEVATION 1/4"=1'

QTY (1) CANOPY

13" TALL X 23' WIDE X 8' DEEP
ALUMINUM CANOPY W/ INTERNAL ALUM. FRAME
PTD. W/ POLYURETHANE (COLOR TBD)

TOP OF CANOPY SLOPED FOR DRAINAGE
TO 2" DIA OPENINGS FOR FUTURE DOWNSPOUTS



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 578-8215

Jere Murdoch 11/6/2018
Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020

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With Applicable Herndon Amendments

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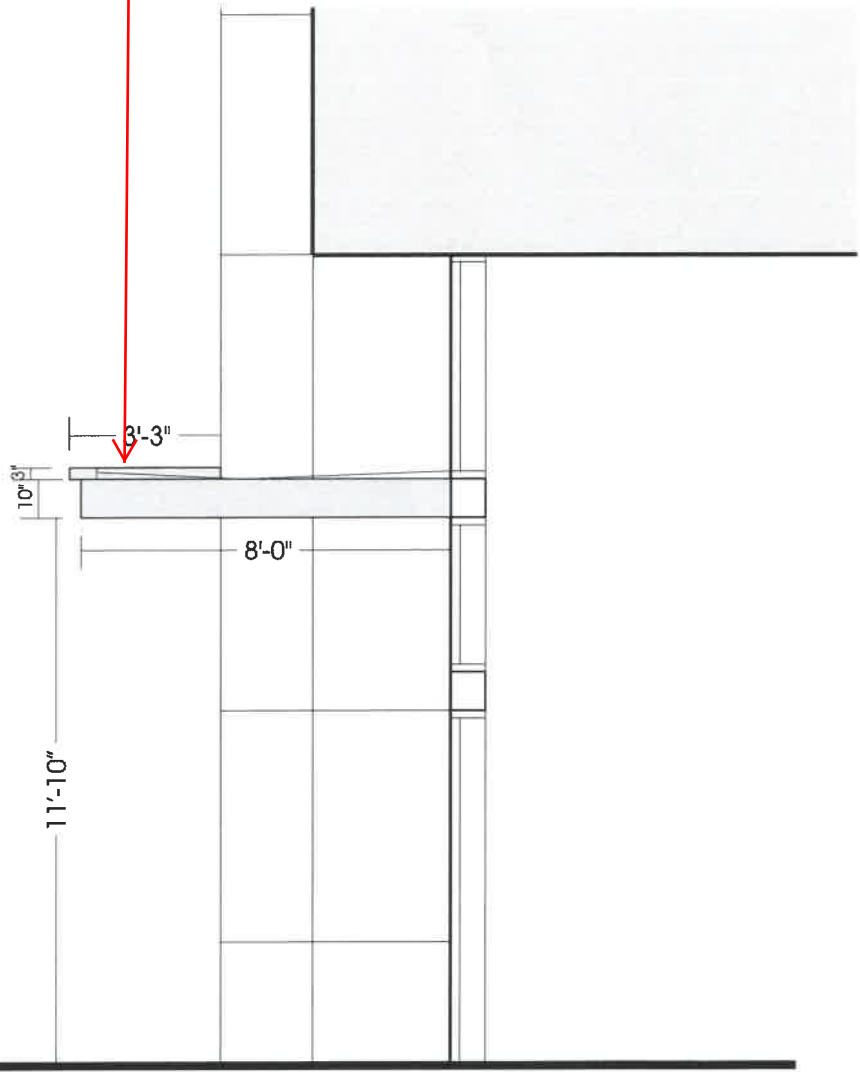
CANOPY

Roof shall be aluminum - cannot be seen from the ground

Roof shall be aluminum - cannot be seen from the office space above due to set-back window sills at curtain wall.



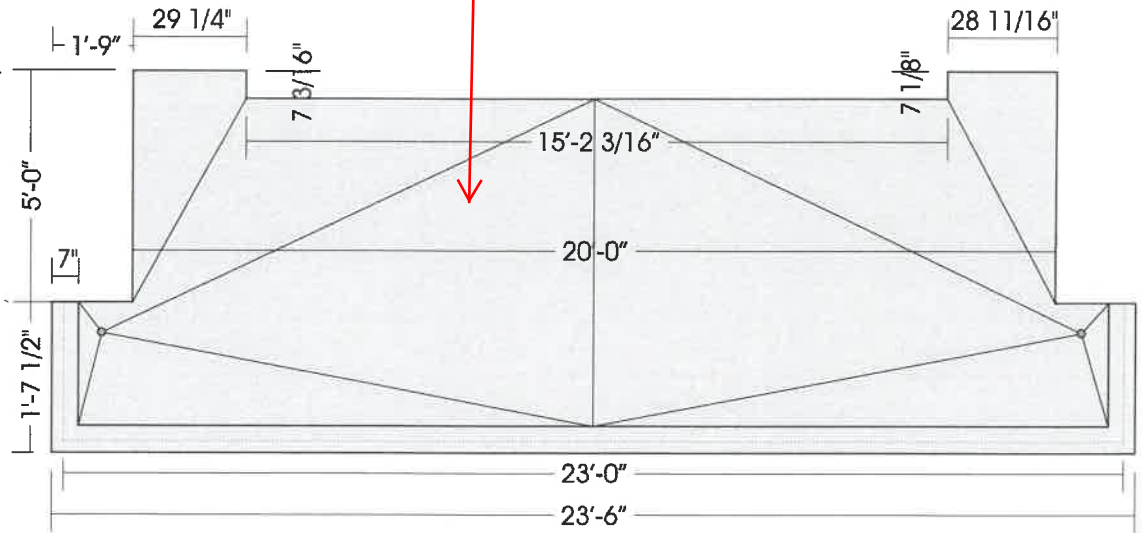
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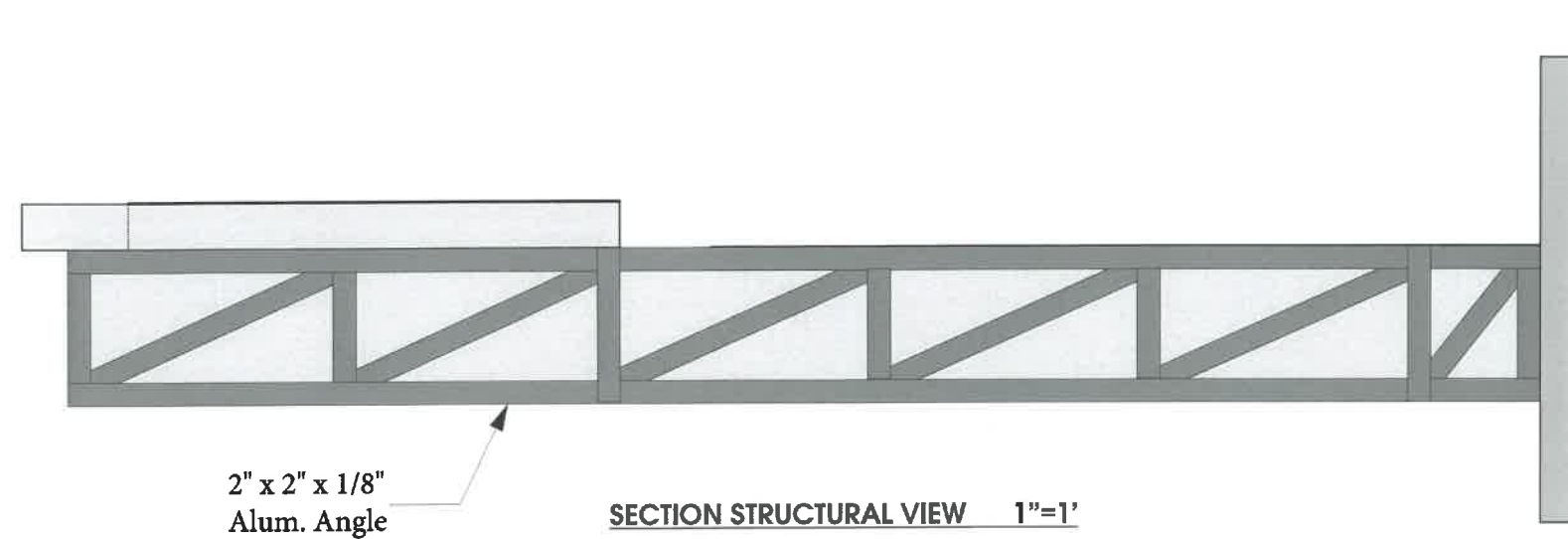
EXTERIOR — BUILDING LOBBY

ENTRANCE SECTION 1/4"=1'

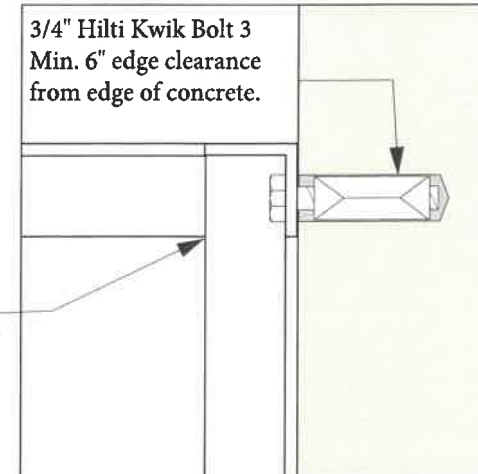
EXTERIOR — BUILDING LOBBY



ENTRANCE ROOF PLAN 1/4"=1'



MULLION/ ALUM. STOREFRONT SYSTEM

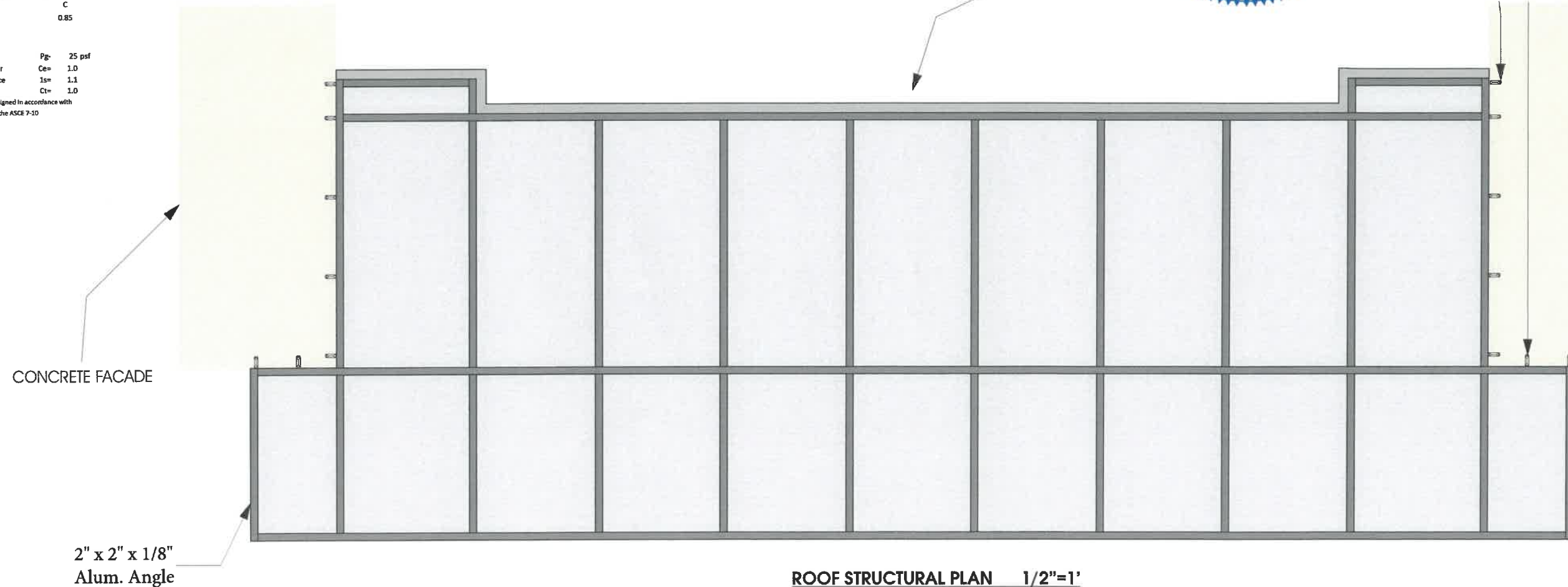


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3/4" Hilti Kwik Bolt 3 Min. 6" edge clearance from edge of concrete. Fasteners to be in top and bottom frame section. Frame section at connection point to be 2 x 2 x 1/4" alum angle. (10) Ten top (10) ten bottom (20) twenty per side.

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments
Wind Loads
Ultimate Design Wind Speed 115 mph
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Risk Cat. II
(3-Sec Peak Gust MPH*)
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Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



CONCRETE FACADE
Verify Columns are solid concrete before install. If field conditions vary call Murdoch Engineering for Fastener Change

GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=46 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
2. BOLTS SHALL CONFORM TO ASTM A307 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F444.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
 - a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 - c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
 - d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=15 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/8"
8. FILLET WELDS SHALL NOT EXCEED THINNESS MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.

SCOPE OF WORK

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

SHEET INDEX

S.1 NOTES & ELEVATION

Designed Per IBC 2012 VA Edition

With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	I _s = 1.1
Thermal Factor	C _t = 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

murdochengineering.com
(973) 810-4202
73 Paterson St. 2nd Floor
New Brunswick, NJ 08901

PREPARED FOR:

Jack Stone Signs

Isometric View
Awning Frame

12901 Worldgate Dr.
Herndon, VA

PROJECT TITLE:

PROJECT #:

No:	Issue/Revision:	Date:
—	Initial Submittal	11-6-18
1		
2		
3		
4		

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215

Jere Murdoch 11/6/2018

Jere Murdoch, PE
Professional Engineer
NJ PE Lic. #402050214
Exp. 4/30/2020

DATE SIGNED:

ENGINEER:

DWG TITLE:

NOTES & ELEVATION

SHEET:

I.1

SIZE:

B

Engineers Frame Note:

-Entire frame made of 2" x 2" x 1/8"
Aluminum Angle. Frame sections
where fasteners will be installed
need to be 2" x 2" x 1/4" Aluminum
Angle.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Murdoch Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Murdoch Engineering.

Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

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Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

CANOPY

12801, 12825,
12851 and 21901
will match exactly

Canopy fascia and
soffit color shall
match existing grey
storefront/curtain
wall - see provided
material sample



ENTRANCE RENDER NTS

COMMONWEALTH OF VIRGINIA

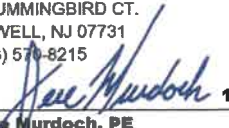
JERE K. MURDOCH
Lic. No. 50214

PROFESSIONAL ENGINEER

MURDOCH
ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 576-8215

 11/6/2018

Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020

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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-06.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider the addition of a new canopy on an existing office building. The proposed metal canopy is located at the front entrance of 12851 Worldgate Drive, Herndon (Attachment #1). The building's numerical address would be incorporated into the design of the canopy.

Location Factors:

Applicant:	William H. Wilmer, Moore & Associates, Agent
Owners:	Worldgate Dulles, LLC
Use:	Commercial Office
Location:	12851 Worldgate Drive
Tax Map Reference:	0164-02-0028B
Zoning of Site:	PD-W, Planned Development - Worldgate
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way East: PD-TOC, Planned Development – Transit Oriented Core West: PD-W, Planned Development – Worldgate

Description:

This application proposes to attach a new overhead canopy structure at the entrance to one of the buildings within the Worldgate Metro Plaza development.

The proposed addition consists of a canopy that extends approximately 6'-7" from the recessed entry and spans 23'-6" across the facade at a height of approximately 12'-11" above the first-floor finish grade. The canopy will be approximately 13" deep and be constructed of aluminum with a polyurethane finish color to match the existing storefront framing and curtain wall that extends vertically to the 8th floor of the office building. In addition, the applicant proposes to remove existing building address numbers and add new building address numbers made of 12" tall black painted aluminum numbers pin-mounted to the fascia of the canopy. The address is considered signage and will cover an area of approximately 2.92 square feet (Attachment #2, #3, #4, and #5).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-06 with the following conditions:

1. The proposed building canopy and address numbering shall be installed in substantial conformance with the application and supporting materials as submitted January 14, 2019.

Staff Analysis:

1. The canopy is being proposed to add an architectural element that more clearly announces the entrance to the building for pedestrians and vehicular traffic on and near the site. The numerical address will replace existing numbers and is designed to make the building address more visible to the passerby. The new address will occupy only 2.92 square feet of the total amount of allowable wall sign area permitted on the ground floor of buildings in this zoning district. Staff finds that the proposed alterations are in keeping with the Town's Zoning Ordinance, Section 78-141.5 - Sign standards for properties in the Worldgate District (PD-W).
2. The proposed alteration complies with all the applicable design criteria for this commercial office property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #6).
3. The proposed materials and color scheme will be in keeping with the building's existing architectural features while achieving the visual effect intended by the applicant. Staff concludes that the proposed project will improve the visual appeal of this commercial property by more clearly emphasizing the main entrance to this building in a manner that is compatible with the existing architectural design.

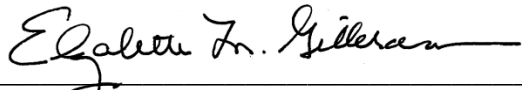
Attachments:

1. Location Map
2. Aerial Image
3. Applicant Letter
4. Site Plan and Site Photos of Existing Conditions
5. Proposed Canopy Plan, Elevation, Details and Product Information
6. Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

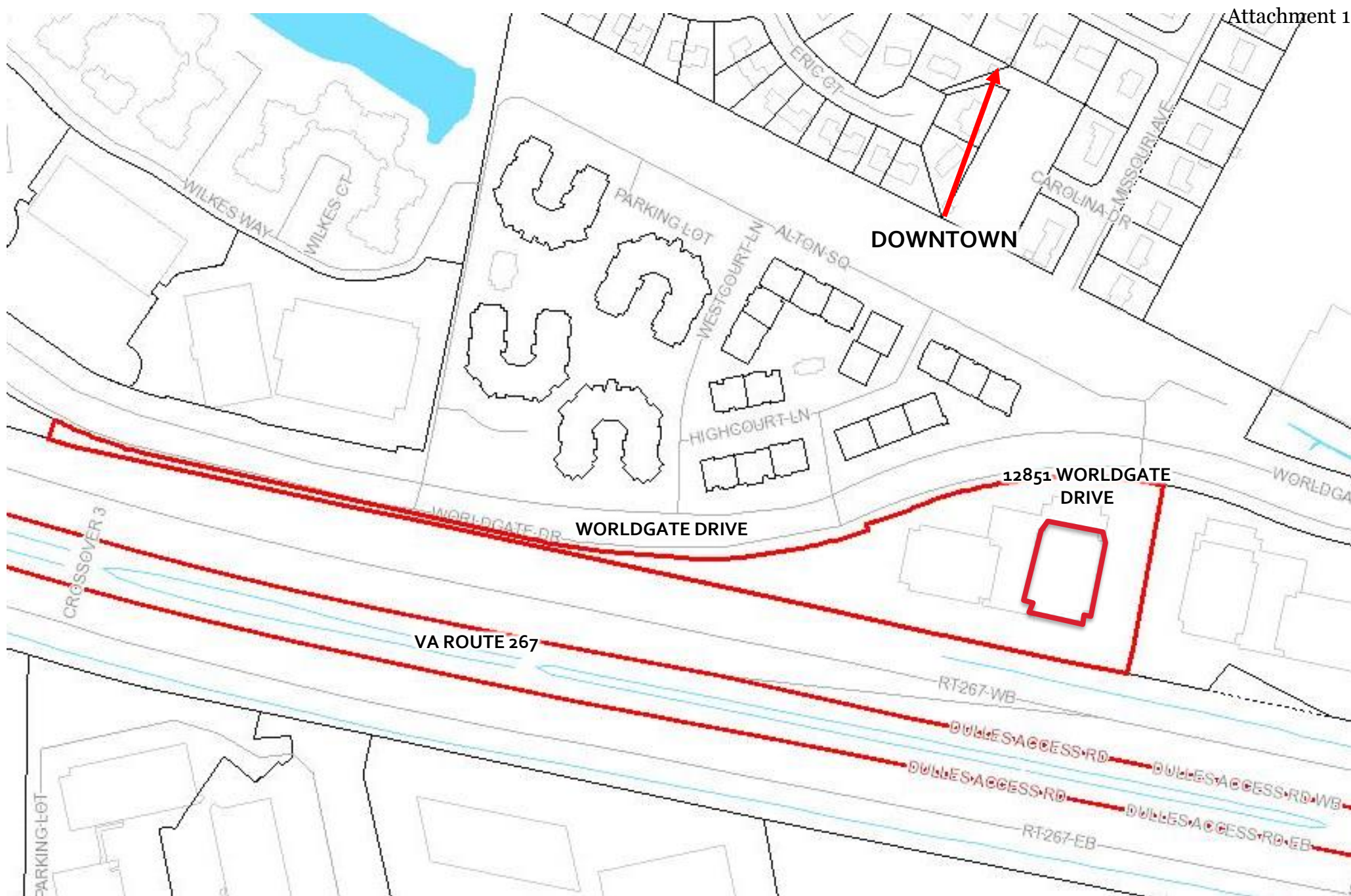
Staff:



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



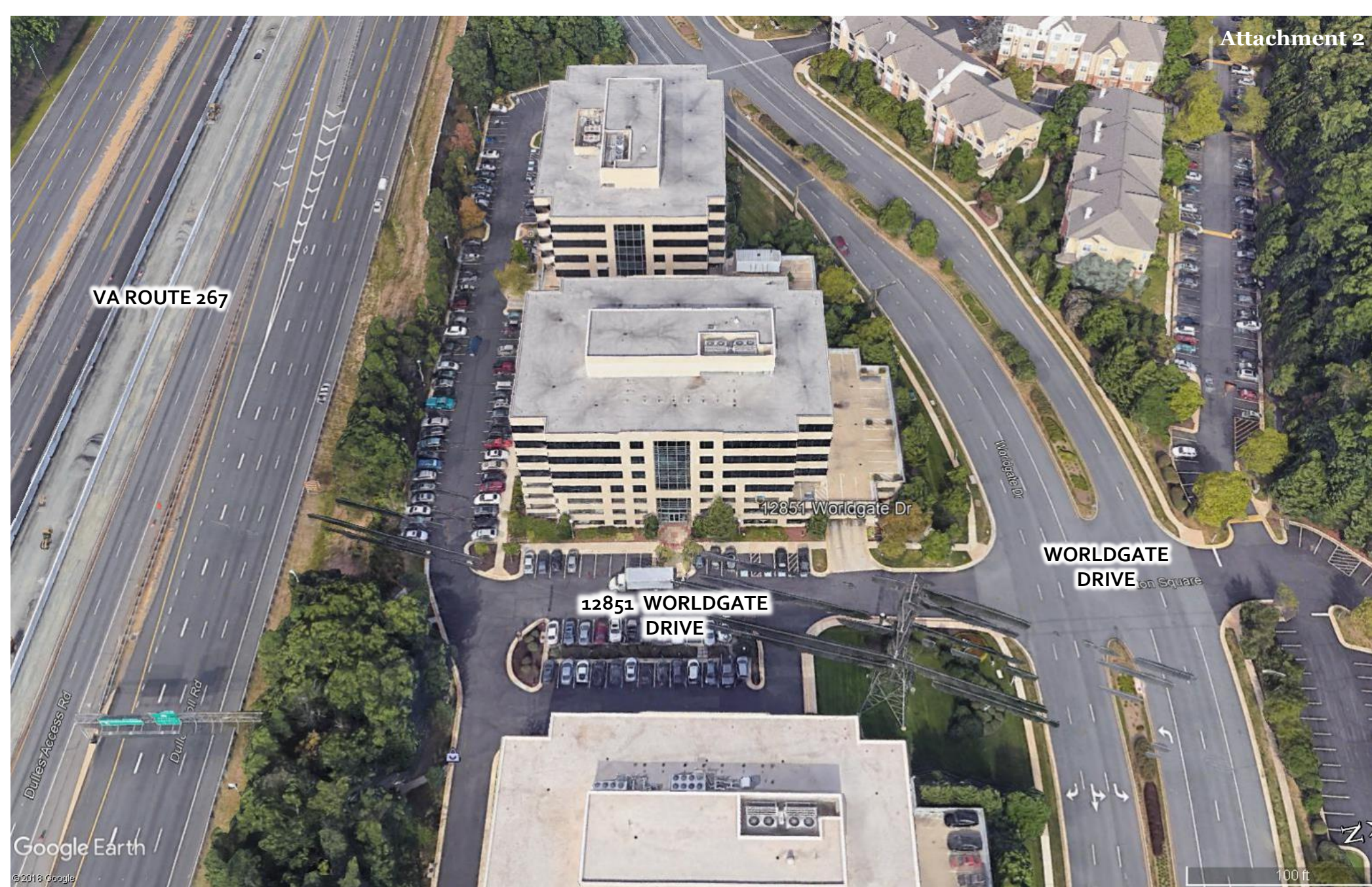
Elizabeth M. Gilleran, AICP
Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



Moore & Associates
12901 Worldgate Drive
Suite 550
Herndon, VA 20170

01/14/2019

Town of Herndon
Architectural Review Board
Attn. Christopher J. Garcia
777 Lynn Street
Herndon, VA 20170

Dear Mr. Garcia,

Please accept our ARB submission for the addition of a canopy at the entry to our building at 12851 Worldgate Drive in Herndon, VA. As you know we are in the process of making a number of improvements to the four buildings at 12901, 12851, 12825 and 12801 Worldgate Drive, collectively known as Worldgate Metro Plaza. As we have owned the property over the last year, one of the issues that has become apparent is that the recessed building entries are not as obvious as they should be to visitors. This is especially apparent in the two entries (12901 and 12801) which face the Toll Road. As we have toured other buildings in Herndon, we have found that a majority of them have canopies over the entrances making it very obvious how the buildings are accessed. We are proposing to add simple entrance canopies that protrude three feet proud of the building façades. The material will be grey aluminum to match the existing storefront/curtain wall that extends from the sidewalk up through the building to the 8th floor. The details have been kept to a minimum to match the simple details of the existing building. The address of each building will be installed on the face of the canopy in black to contrast with the façade and make it easily identifiable.

Thank you for your consideration. I can be reached by phone or email, at the number and address listed below, should you have any questions or require any clarification.

Sincerely,
William H. Wilmer

Senior Vice President
Moore & Associates, Inc.
443-994-9565

WilmerW@MooreAssociates.com

OVERALL F.A.R. TABULATIONS

GROSS SITE AREA:	94.12 Ac
ROW DEDICATION:	14.36 Ac
NET SITE AREA:	79.76 Ac
ZONING CATEGORY:	PDC
OVERALL F.A.R. CALCULATIONS:	
OFFICE	

PROPOSED OFFICE BLDG. #11 (6795-SP-17)	160,000 GFA
EX OFFICE BLDG. #1 (6795-SP-01)	173,537 GFA
EX OFFICE BLDG. #2 (6795-SP-07)	174,708 GFA
EX OFFICE BLDG. #3 (6795-SP-15)	167,507 GFA
PROPOSED BLDG. 4	210,000 GFA
FUTURE BLDG'S 5 & 6 (TOTAL)	420,000 GFA
FUTURE BLDG.	160,000 GFA
TOTAL OFFICE PROVIDED (0.362 F.A.R.)	1,488,052 GFA
TOTAL OFFICE ALLOWED (0.386 F.A.R.)	1,583,216 GFA

OTHER USES:	
EX HOTEL 1 (6795-SP-05)	198,945 GFA
EX MIXED USE BLDG (FDPA 86-D-096-6)	262,927 GFA
TOTAL OTHER USES	461,872 GFA
	0.112 F.A.R.

NOTES:

- ENTRANCES @ WORLDGATE DRIVE STA. 13+36.581 AND 15+14.583 ARE EXISTING AND WERE CONSTRUCTED WITH WORLDGATE DRIVE STA. 21+00 TO STA. 54+35 (EX. CO. PLAN NO. 6795-SP-06) SEE SHEETS 7 & 8 OF THE 6795-SP-06 PLANS FOR SIGHT DISTANCE PROFILES. SIGHT DISTANCE EASEMENTS ARE RECORDED IN DEED BOOK 7324 AT PAGE 325 (SEE SHEETS 40A & 40B).
- SOLID WASTE STORED IN CONTAINERS (B.C.Y.) LOCATED INSIDE EACH BLDG. AT LOADING DOCK WEST BLDG. + IN STORAGE ROOM EAST BLDG.

RESIDENTIAL BLDGS:

APARTMENTS PHASE 1 & 2 (508 DU) (6795-SP-11)	558,764 GFA
APARTMENT PHASE 3 (320 DU) (6795-SP-14)	288,022 GFA
TOTAL RESIDENTIAL	824,786 GFA
	0.201 F.A.R.

$$160,000 + 7,762 = 167,762$$

DENSITY:

$$160,000 + 8,015 = 168,015$$

F.A.R. SUMMARY:

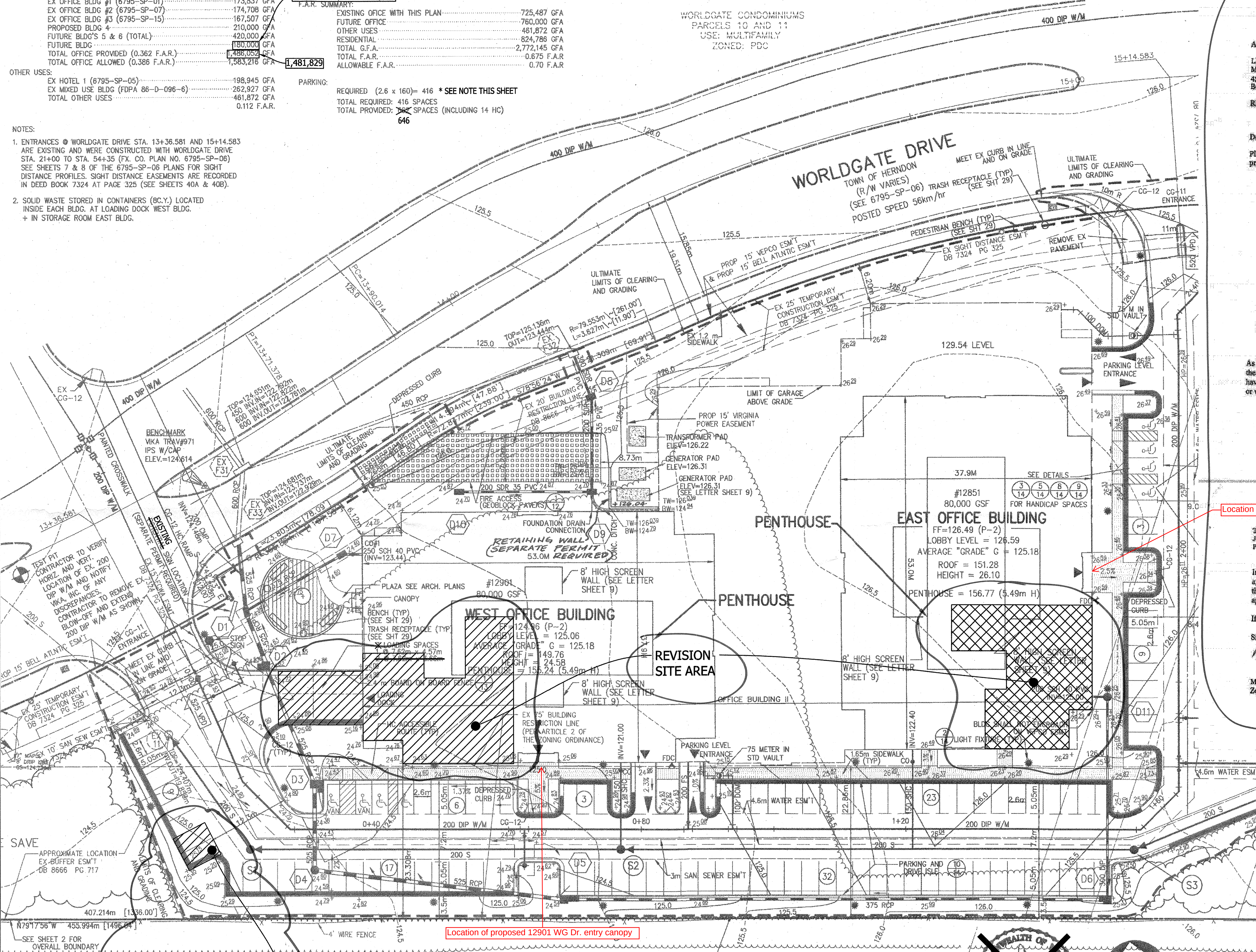
EXISTING OFFICE WITH THIS PLAN	725,487 GFA
FUTURE OFFICE	760,000 GFA
OTHER USES	461,872 GFA
RESIDENTIAL	824,786 GFA
TOTAL G.F.A.	2,772,145 GFA
TOTAL F.A.R.	0.675 F.A.R.
ALLOWABLE F.A.R.	0.70 F.A.R.

PARKING:

REQUIRED (2.6 x 160) = 416 * SEE NOTE THIS SHEET	
TOTAL REQUIRED: 416 SPACES	
TOTAL PROVIDED: 646 SPACES (INCLUDING 14 HC)	
	646

TOWN OF HERNDON PARKING NOTE:

PARKING REQUIRED: 1 SP / 300 SF
168,015 / 300 = 560.05
560 SPACES REQUIRED PER TOWN OF HERNDON
646 SPACES PROVIDED



TOWN OF
Herndon
VIRGINIA

Mary Elizabeth Burgess
Zoning Administrator
Dept. of Community Development
1 (703) 787-7380
F (703) 481-5280
communitydevelopment@herndon-va.gov

TOWN COUNCIL
Lisa C. Menkel, Mayor
Jennifer K. Baker, Vice Mayor
Grace Wolf Cunningham
Jeffrey L. Davidson
Sara Riedinger
Bill McGinnis
Shelia A. Olen

August 7, 2017

Lloyd W. Moore, Principal
Moore & Associates, Inc.
4350 East-West Highway, Suite 500
Bethesda, MD 20814

RE: Tax Map #016-4-02-0024A - 12851 and 12855 Worldgate Drive
Tax Map #016-4-02-0024B - 12851 and 12901 Worldgate Drive

Dear Mr. Moore,

Please find the information requested for a zoning verification letter for the above referenced properties. This information was derived from a review of town files and the zoning map.

- The properties are zoned PD-W, Planned Development-Worldgate, and is governed by the PD-W zoning district regulations as stated in Chapter 78, Article III, Section 303 of the Town of Herndon Zoning Ordinance, Herndon Town Code (2007), and other pertinent sections of the zoning ordinance. The ordinance is available online through the Town of Herndon website, www.herndon-va.gov.

The PD-W district applies exclusively to the Worldgate development as approved by the Fairfax County Board of Supervisors and accepted under the town's zoning and planning authority on January 2, 2005.

The subject properties are designated as "Regional Corridor Mixed Use" in the Herndon 2030 Comprehensive Plan.

- Parcels 28-A and 28-B are capable of having a floor area ratio equivalent to 170,000 square feet.
- The existing buildings located on the above-mentioned parcels currently utilize only 160,000 square feet on each parcel, leaving a combined buildout availability of 20,000 square feet or 10,000 square feet per parcel.

As stated above, this information was obtained from documents and approved plans on file with the Town of Herndon Department of Community Development. Be aware that if modifications have been made in the field, which have not been submitted to the town for review and approval, or were not recognized during a recent field survey, they may constitute a zoning violation.

777 Lynx Street, Herndon, VA 20170-4602 | P.O. Box 427, Herndon, VA 20172-0427
Zoning Enforcement: 1481 Sterling Road, Herndon, VA 20170
herndon-va.gov

The Planning & Zoning Resource Co
July 23, 2017
Page 2

In accordance with Section 15.2-2311 of the Code of Virginia (1950), you have the right to appeal this decision to the Board of Zoning Appeals within 30 days after your earlier receipt of this letter. Otherwise the decisions set forth in this letter shall be final and unappealable if not appealed within the thirty-day period.

If you have questions, please contact me at (703) 787-7380.

Sincerely,

M. Burgess

Mary Elizabeth Burgess
Zoning Administrator

WORLDGATE LAND BAY L
OFFICE BUILDING 11 (E & W)
DRAVESVILLE DISTRICT
HERNDON, VIRGINIA

SITE PLAN

1ST SUB 3-24-98
RESUBMIT F.M
7-21-98
ARCH/FDPA
COORD. 7-31-98
ADD CI 9-3-98
1/21/2000 REVISE
CROSSWALKS, ADD
GEN. PAD, ADD SCREEN
WALLS TO ROOF
1/22/2018 - UPDATE PARKING

DATE:	AUGUST, 1998
DES.	PR DWN. DH
SCALE:	N/A
PROJECT/FILE NO.	VV5540AV
SHEET NO.	3 OF 40

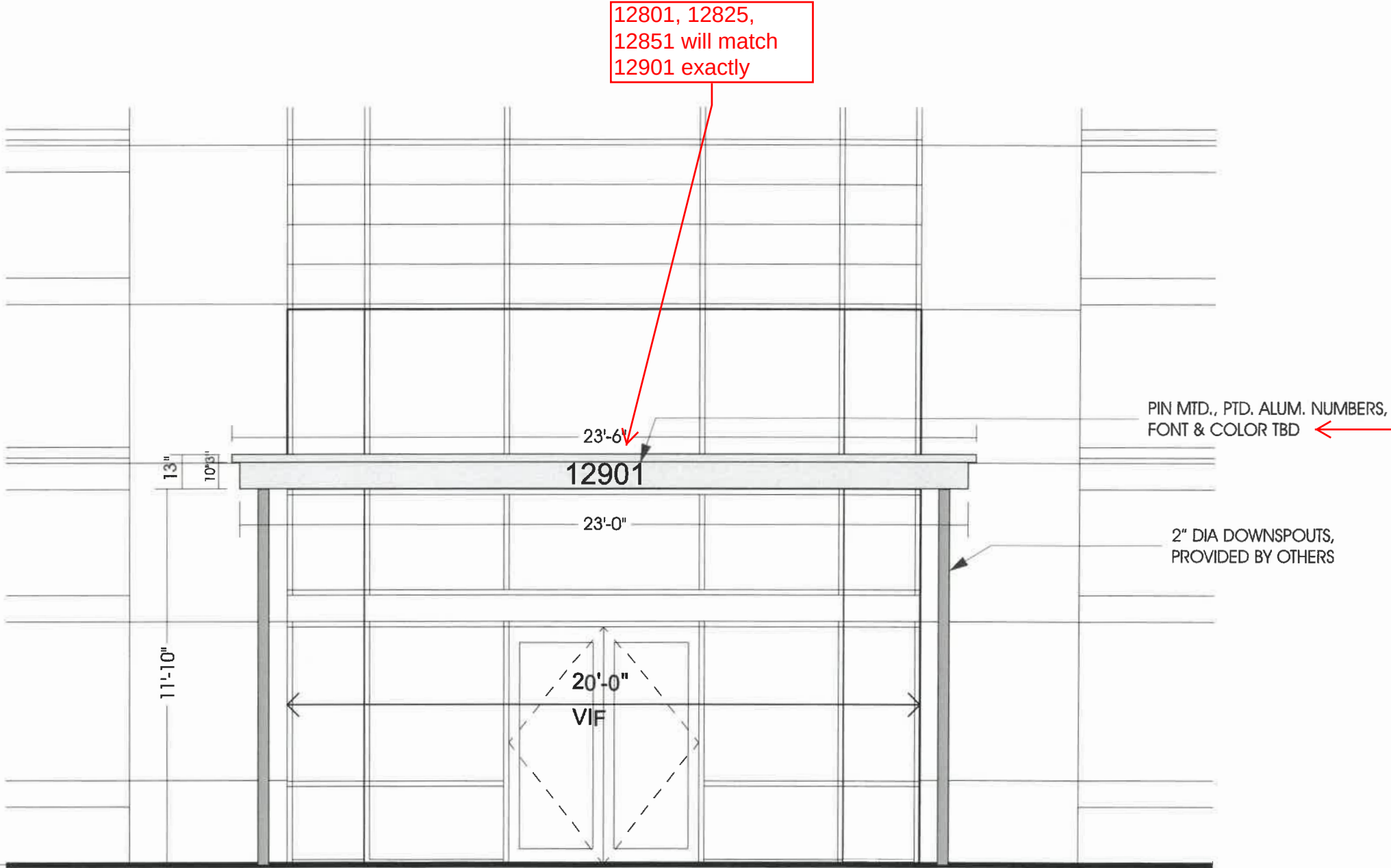


CANOPY

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg= 25 psf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



ENTRANCE ELEVATION 1/4"=1'

QTY (1) CANOPY

13" TALL X 23' WIDE X 8' DEEP
ALUMINUM CANOPY W/ INTERNAL ALUM. FRAME
PTD. W/ POLYURETHANE (COLOR TBD)

TOP OF CANOPY SLOPED FOR DRAINAGE
TO 2" DIA OPENINGS FOR FUTURE DOWNSPOUTS



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 578-8215

Jere Murdoch 11/6/2018
Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	I _s = 1.1
Thermal Factor	C _t = 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

CANOPY

Roof shall be aluminum - cannot be seen from the ground

Roof shall be aluminum - cannot be seen from the office space above due to set-back window sills at curtain wall.



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Exp. 4/30/2020

EXTERIOR

BUILDING LOBBY

ENTRANCE SECTION 1/4"=1'

EXTERIOR — BUILDING LOBBY

ENTRANCE ROOF PLAN 1/4"=1'

JackStoneSigns JACKSTONESIGNS.COM
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER Worldgate
ADDRESS 12901 Worldgate Dr.
CITY Herndon
STATE VA
FILE NAME Worldgate_VA (Canopy)

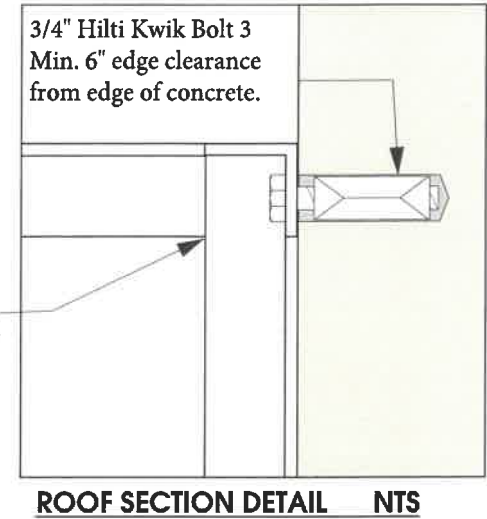
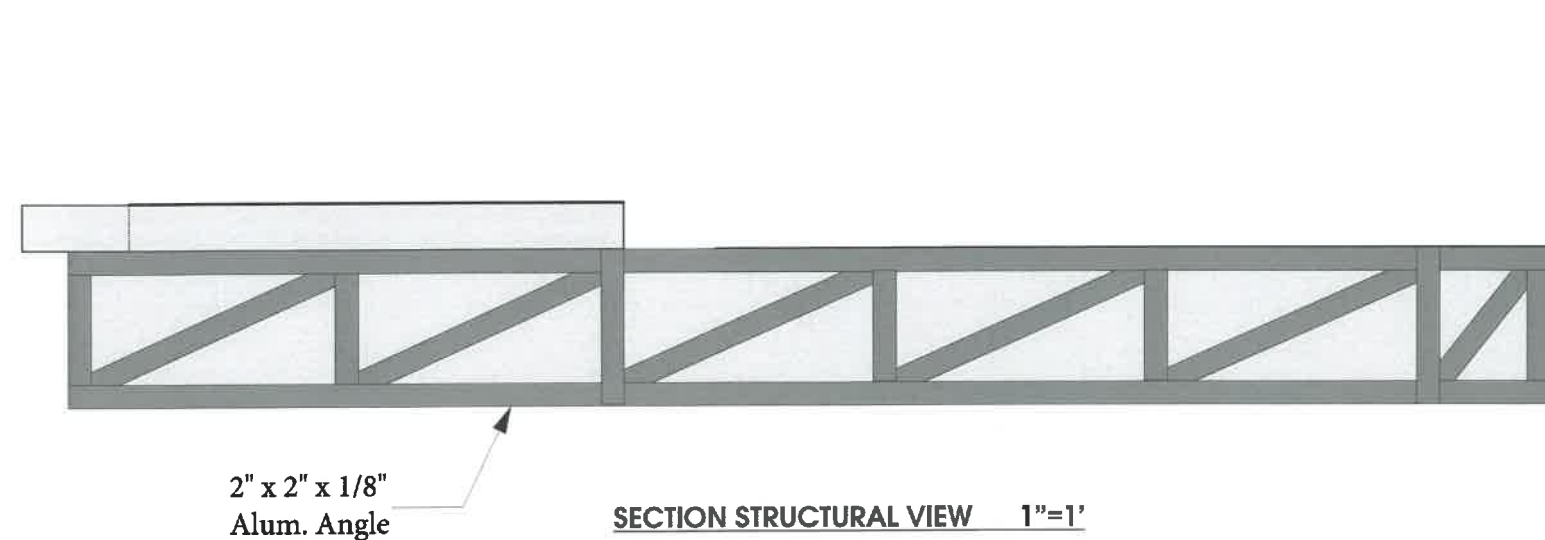
DWG. NO. 7651
SCALE Noted
DATE 10/03/18
DESIGNER KK
CONTACT Todd Stone

REVISIONS

Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.
REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

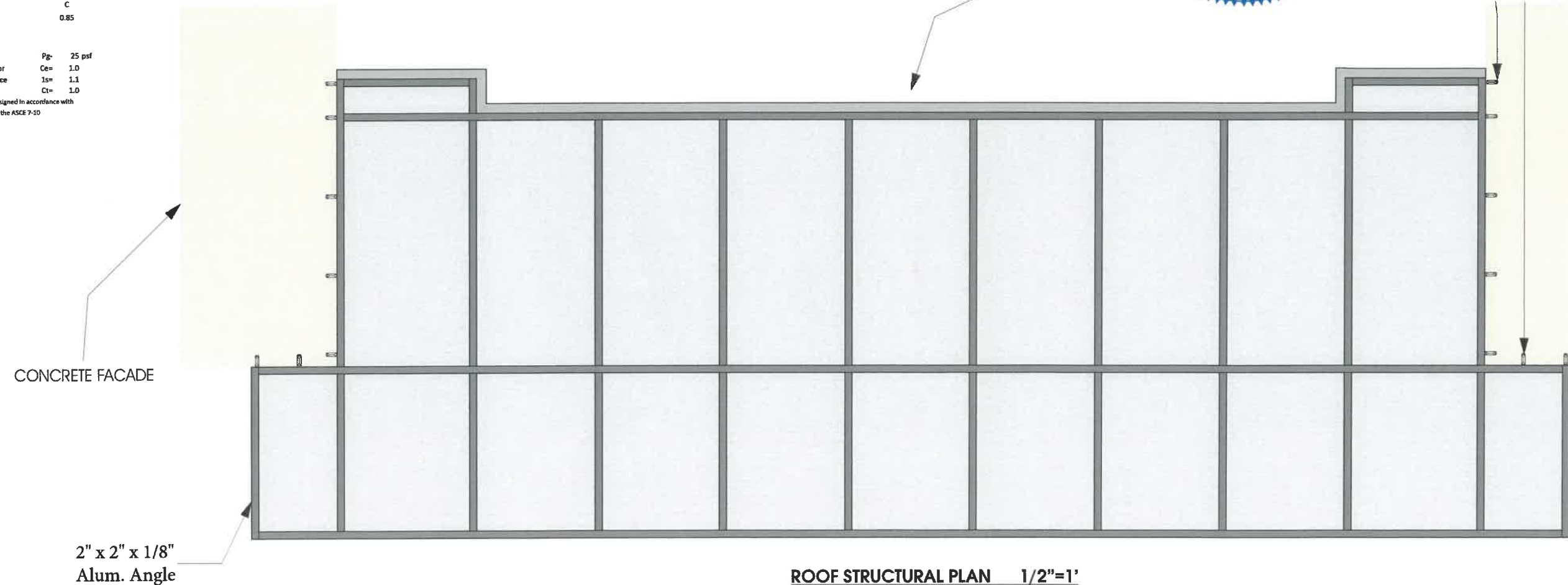
CUSTOMER APPROVAL (PLEASE PRINT FULL NAME)

SIGNATURE AND DATE



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215
Jere Murdoch
JERE K. MURDOCH
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020
11/6/2018
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
Lic. No. 50214

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments
Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
(3-Sec Peak Gust MPH*)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor 0.85
Snow Loads
Ground Snow Load Pg= 25 psf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Is= 1.1
Thermal Factor Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=46 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
2. BOLTS SHALL CONFORM TO ASTM A307 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F444.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
 - a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 - c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
 - d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=15 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/8"
8. FILLET WELDS SHALL NOT EXCEED THINNESS MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.

SCOPE OF WORK

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

SHEET INDEX

S.1 NOTES & ELEVATION

Designed Per IBC 2012 VA Edition

With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	I _s = 1.1
Thermal Factor	C _t = 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

murdochengineering.com
(973) 810-4202
73 Paterson St. 2nd Floor
New Brunswick, NJ 08901

PREPARED FOR:

Jack Stone Signs

Isometric View
Awning Frame

12901 Worldgate Dr.
Herndon, VA

PROJECT TITLE:

PROJECT #:

No:	Issue/Revision:	Date:
—	Initial Submittal	11-6-18
1		
2		
3		
4		

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 970-8215

Jere Murdoch 11/6/2018
Jere Murdoch, PE
Professional Engineer
NJ PE Lic. #402050214
Exp. 4/30/2020

DATE SIGNED:

ENGINEER:

DWG TITLE:

NOTES & ELEVATION

SHEET:

I.1

SIZE:

B

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Murdoch Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Murdoch Engineering.

Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

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All rights reserved.

Engineers Frame Note:

-Entire frame made of 2" x 2" x 1/8" Aluminum Angle. Frame sections where fasteners will be installed need to be 2" x 2" x 1/4" Aluminum Angle.

= 2" x 2" x 1/4" Aluminum angle

JERE K. MURDOCH
Lic. No. 50214

Designed Per IBC 2012 VA Edition
With Applicable Herndon Amendments

Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

CANOPY

12801, 12825,
12851 and 21901
will match exactly

Canopy fascia and
soffit color shall
match existing grey
storefront/curtain
wall - see provided
material sample



ENTRANCE RENDER NTS

COMMONWEALTH OF VIRGINIA

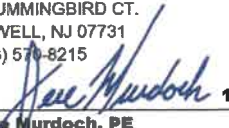
JERE K. MURDOCH
Lic. No. 50214

PROFESSIONAL ENGINEER

MURDOCH
ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 576-8215

 11/6/2018

Jere Murdoch, PE
Professional Engineer
VA PE Lic. #402050214
Exp. 4/30/2020

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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-07.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider removal of an existing business sign and installation of a new illuminated business sign on an exterior wall of the commercial building located at 533 Herndon Parkway, Herndon (Attachment #1).

Location Factors:

Applicant:	Dan Norwood, Agent
Owner:	CMP I Herndon Owner, LLC
Use:	Commercial
Location:	533 Herndon Parkway
Tax Map Reference:	0164-10-0004
Zoning of Site:	PD-TOC, Planned Development – Transit Oriented Core
Adjacent Zoning:	North: O & LI, Office and Light Industrial South: VA Route 267 Right-of-Way East: O & LI, Office and Light Industrial West: PD-TOC, Planned Development – Transit Oriented Core

Description:

This application proposes to remove existing business signage and install new business signage for the *Courtyard By Marriott* hotel using the corporate business name, lettering, and colors. The main sign letters (COURTYARD) will be 24" tall and constructed of 3/16" thick internally (LED) illuminated white acrylic faced channel letters, 1" dark gray (Pantone ® 426 gray) trim caps, and 4" - 5" deep dark

gray painted aluminum returns flush-mounted to a new painted wood substrate beneath a new faux wood metal panel cladding on this portion of the north façade near the main building entrance. The new faux wood panel is not a component of the wall sign but is a component of exterior alteration being proposed through ARB #19-09. The white acrylic faces will be covered by a dark gray (Pantone ® 426 gray) perforated film so the sign letters will appear dark gray during the day and illuminate white at night. The business name (*By Marriott*) letters will be 8 11/16" tall and will also be constructed of 3/16" thick internally (LED) illuminated white acrylic faced channel letters, 1" dark gray (Pantone ® 426 gray) trim caps, and 4" - 5" deep dark gray painted aluminum returns flush-mounted to the new faux wood metal panel cladding. These letters will appear white during the day and illuminate white at night. The overall wall sign area for all sign components will be 52.08 square feet, using the appropriate sign area calculations found in the Town's Zoning Ordinance, (Attachment #2, #3, #4, and #5).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-07 with the following conditions:

1. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted January 14, 2019.

Staff Analysis:

1. The proposed sign complies with the Town's Zoning Ordinance Section 78-141.4 - Sign standards for Commercial Districts, Table 78-141(a). Based on this ordinance section, the business would be authorized 1 square foot of sign area for each linear foot of frontage, approximately 129.3 square feet in this case. As noted in the project description, the applicant is proposing approximately 52.08 square feet of sign area for its wall sign and thus meets the referenced dimensional standards of this section of the zoning ordinance, as well as the general sign standards applicable to all zoning districts.
2. The proposed signage complies with all the applicable design criteria for this commercial office property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #6).
3. Staff concludes that the proposed project will improve the visual appeal of this commercial structure with updated corporate signage on the building to coincide with proposed exterior alterations at the subject property, modernizing the exterior design of the building.

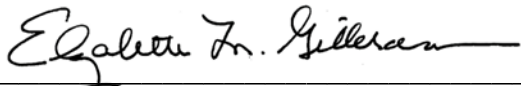
Attachments:

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

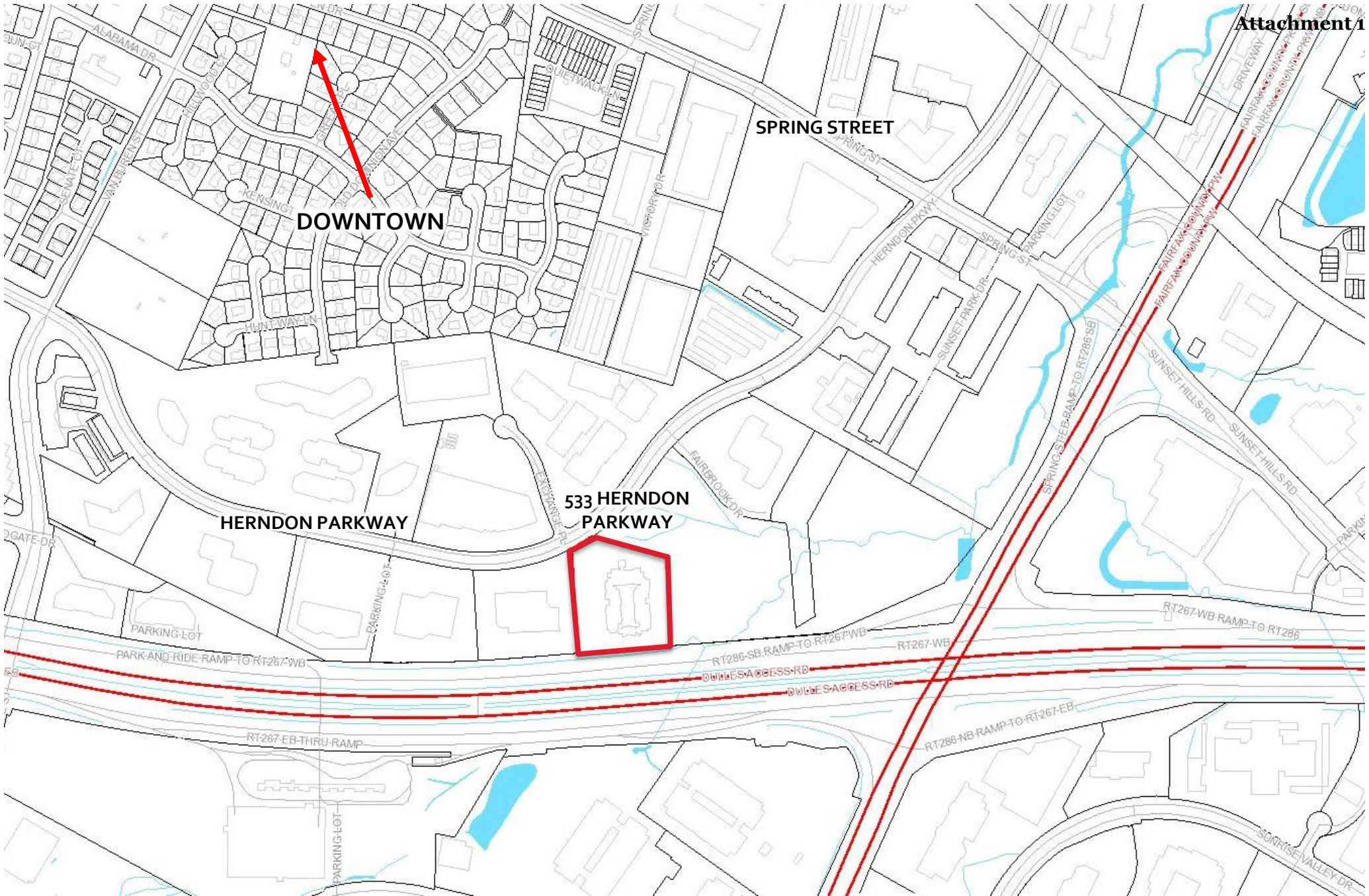
Staff:



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



Lisa M. Gilleran
Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



JEFFREY A. WILLIAMS ARCHITECT

January 11, 2019

Town of Herndon
Department of Community Development
777 Lynn Street
Herndon, VA 20170

**RE: COURTYARD HERNDON
EXTERIOR ALTERATION AND SIGNAGE REVIEW**

Dear Architectural Review Board:

The Courtyard at Herndon is an existing hotel in which we are proposing to do an exterior reimagining at the front entry. This includes removing the existing port cochere and building a new façade that has minimal impact to the existing building. The new façade finishes include EIFS, metal panels with a wood look and new storefront windows. We are also installing a new sign and painting the existing stucco building.

The façade at the two stair towers at the front of the building and the two side entries in the middle section of both the east and west elevations, are receiving the same metal panel cladding and EIFS surrounds as the front of the building. The two rear entry doors at the south of the building are receiving a smaller version of the metal panel and EIFS surrounds just at the entryways. The entire building is getting repainted, both on the exterior façade and the interior courtyard façades.

The existing monument sign located at the entry drive aisle at Herndon Parkway is being replaced as well.

The new building sign and the new monument sign are both internally lit. The building sign is 81SF and the monument sign is 30SF.

Please see the enclosed documents and the material list below for more information.

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
Phone 206.766.8300

List of Materials Submitted:

LB1 – Longboard Metal Panel	Finish: Light National Walnut
EF1 – EIFS/Paint	Finish: Paint to Match Sherwin Williams SW7004 Snowbound Texture: Fine
EF2 – EIFS/Paint	Finish: Paint to Match Benjamin Moore 1601 Hearthstone Texture: Fine
EF3 – EIFS/Paint	Finish: Paint to Match Benjamin Moore 1603 Graphite Texture: Fine
PN1 – Paint for existing doors	Finish: SW6095 Toasty
MT4 – New Aluminum Storefront to match Existing	Finish: Kawneer Dark Bronze
MT5 – Paint for Misc. Metals	Finish: SW6069 French Toast

Sincerely,

JEFFREY A. WILLIAMS, ARCHITECT



Jeffrey A. Williams, AIA

Attachments:

- (6) P200 Exterior Elevations
- (6) P201 Exterior Elevations – Courtyard
- (6) P202 Exterior Photos – Existing
- (6) P203 Exterior Photos – Existing Courtyard
- (6) P204 Signage Location Map
- (6) P205 Signage Elevation
- (1) Exterior Finish Samples Binder
- (6) Cut Sheets (light fixtures, aluminum storefront, Longboard metal panels)
- (1) Full Size P200 Exterior Elevations
- (1) Full Size P201 Exterior Elevations – Courtyard
- (1) CD with all information in electronic version

ARB #19-07 EXTERIOR PHOTOGRAPHS OF FRONT ENTRY TO 533 HERNDON PARKWAY

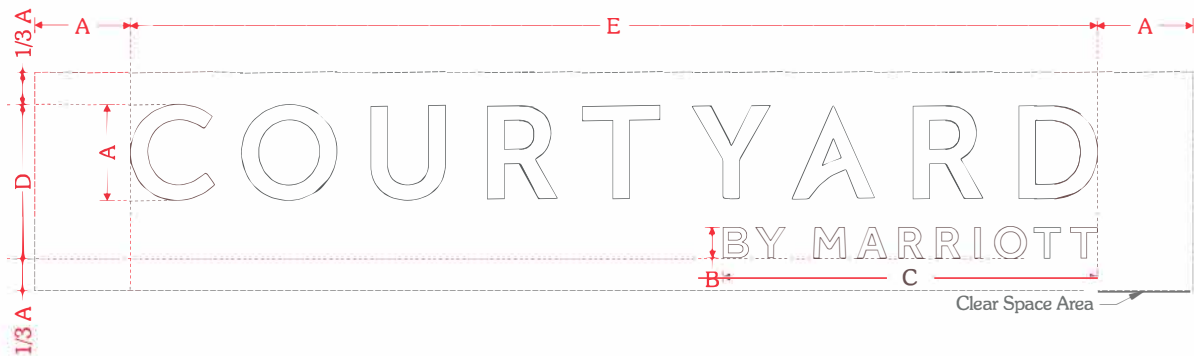


2 channel letters

CHANNEL LETTER SPECIFICATIONS

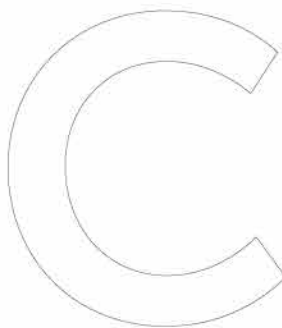
Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 7328 white acrylic
Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish
Illumination: GE White LED's as required
Exterior Finish: Paint to match Pantone® 426 C gray, satin finish
Interior Finish: Paint reflective white

Channel Letter Face Specifications:
Face Material: 3/16" 7328 white acrylic

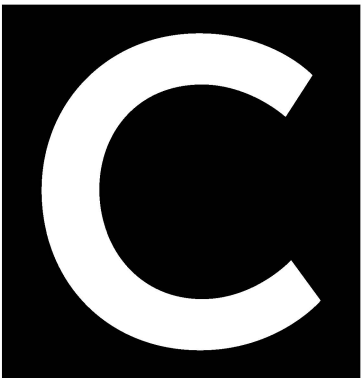


Model #	A	B	C	D	E
C-24-CL	24"	8 11/16"	8'-10 9/16"	3'-3 11/16"	20'-2 9/16"
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

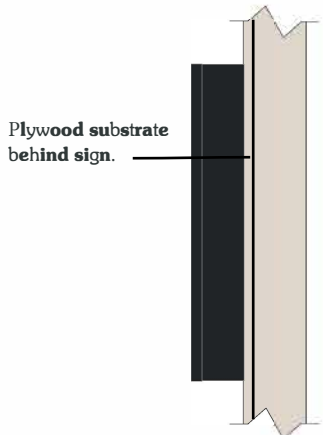
* Letter height determined by the height of the letter "C".



Daytime Appearance



Nighttime Appearance



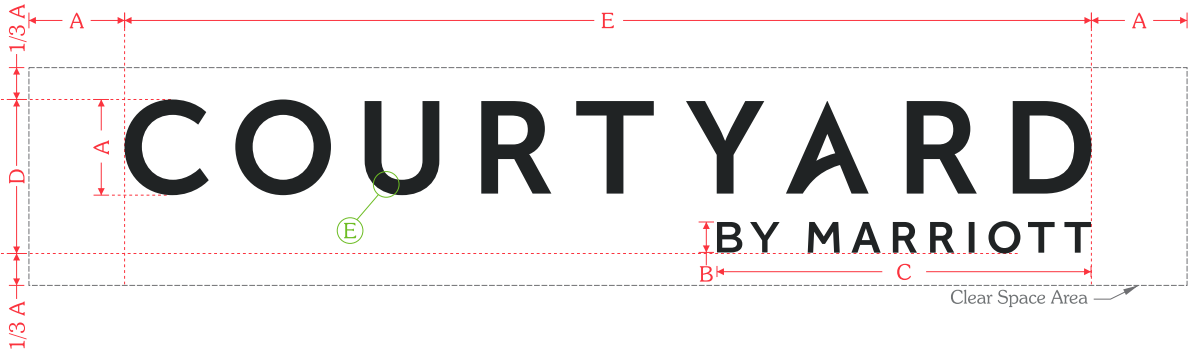
Side Profile

For Dark Tone Building Backgrounds | Letters to appear white during the day and illuminate white at night.

CHANNEL LETTER SPECIFICATIONS

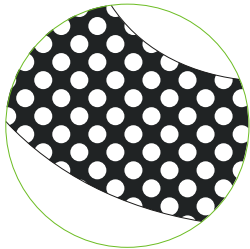
Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 2447 white acrylic
Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish
Illumination: GE White LED's as required
Exterior Finish: Paint Pantone® 426 C gray satin finish
Interior Finish: Paint reflective white

Channel Letter Face Specifications:
Face Material: 3/16" 2447 white acrylic
Decoration: Digitally printed dual-color film to match Pantone® 426 C gray, applied to 1st surface



Model #	A	B	C	D	E
C-24-CL	24"	8 11/16"	8'-10 9/16"	3'-3 11/16"	20'-2 9/16"
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

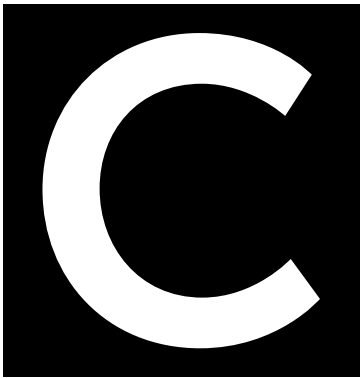
* Letter height determined by the height of the letter "C".



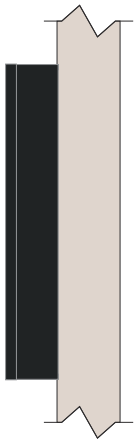
Detail E



Daytime Appearance



Nighttime Appearance



Side Profile

For Light Tone Building Backgrounds | Letters to appear gray during the day and illuminate white at night.

MONUMENT SPECIFICATIONS

Monument Specifications:

Construction: Aluminum angle frame with .125" aluminum shoe-box style faces

Face Construction: Routed aluminum with backer panel

Retainer: Bleed face

Illumination: GE White LED's

Exterior Finish: Paint Pantone® 426 C gray, satin finish, and Pantone® 877 C Silver, satin finish

Interior Finish: Paint reflective white

Monument Face Specifications:

Face Construction: Routed aluminum with backer panel

Face Decoration: Paint Pantone® 426 C gray, satin finish

Backer Panel: .118" white solar grade polycarbonate

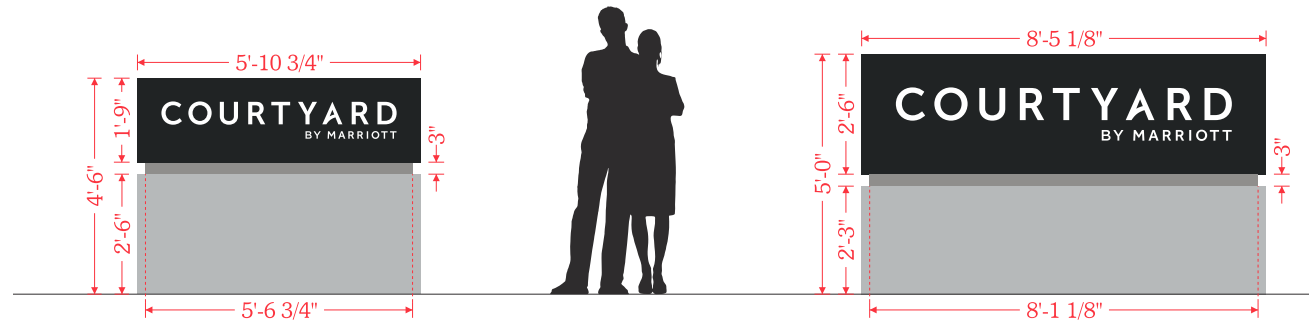
* "Courtyard" and "Marriott" to appear white during the day and illuminate white at nighttime.

Pole Cover Specifications:

* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)

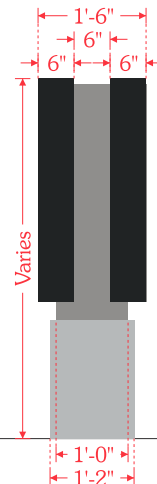
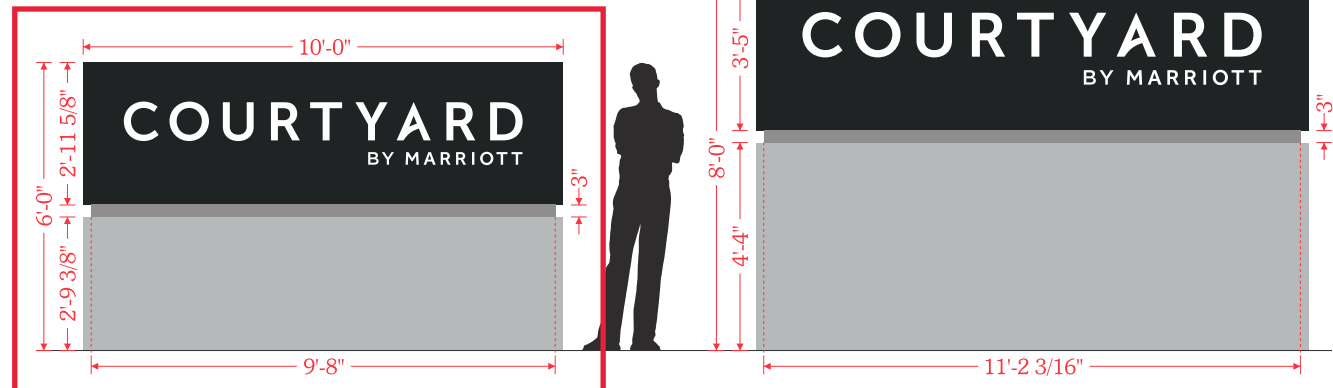
Construction: Aluminum angle frame with .080" aluminum skins

Exterior Finish: Paint Matthews 41342SP Brushed Aluminum, satin finish



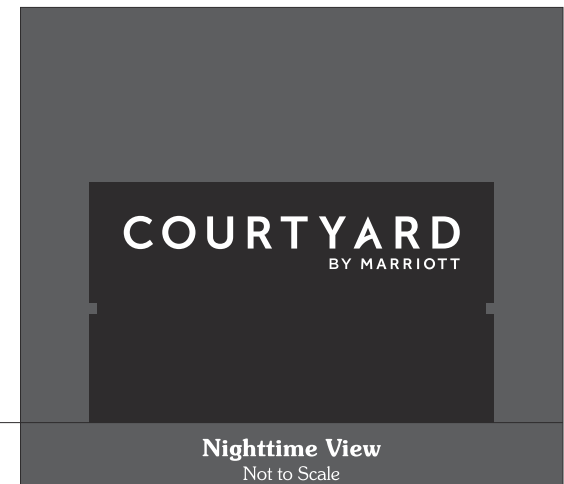
Monument Elevations

Scale: 1/4" = 1'-0"

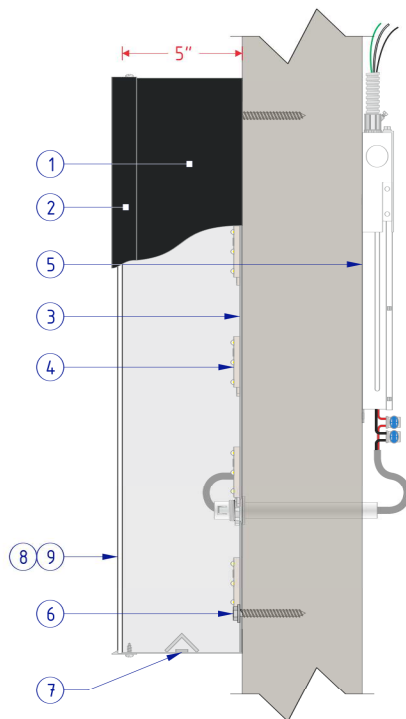


Monument End Detail

Scale: 3/8" = 1'-0"



Nighttime View
Not to Scale



LETTER PROFILE
NOT TO SCALE

COURTYARD REMOTE CHANNEL LETTERS WITH GRAY FACES SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.050" X 5" PAINTED TO MATCH PMS 426 C GRAY ALUMINUM RETURNS
2	1" TRIM CAP PAINTED TO MATCH PMS 426 C GRAY
3	.063" ALUMINUM BACK
4	GE 7100K WHITE LED'S AS REQUIRED
5	REMOTE POWER SUPPLIES AS REQUIRED
6	MOUNTING HARDWARE AS DETERMINED BY SITE CONDITIONS
7	DRAIN HOLES WITH LIGHT BAFFLES AS REQUIRED
8	3/16" 2447 WHITE ACRYLIC FACE
9	DIGITALLY PRINTED PERFERATED FILM TO MATCH PMS 426 C GRAY

NOTES:

- CHANNEL LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE
- U.L. LISTED
- FOR USE ON LIGHT COLORED BUILDINGS
- ELECTRICAL: 1.10 AMPS / 120 VOLTS
- SQUARE FOOTAGE:
BOXED: 66.38
ACTUAL: 15.19

Customer:
COURTYARD

Item Number: COU-24RT2LGRYCL17-S

Date:
11/20/17

Prepared By:
AP

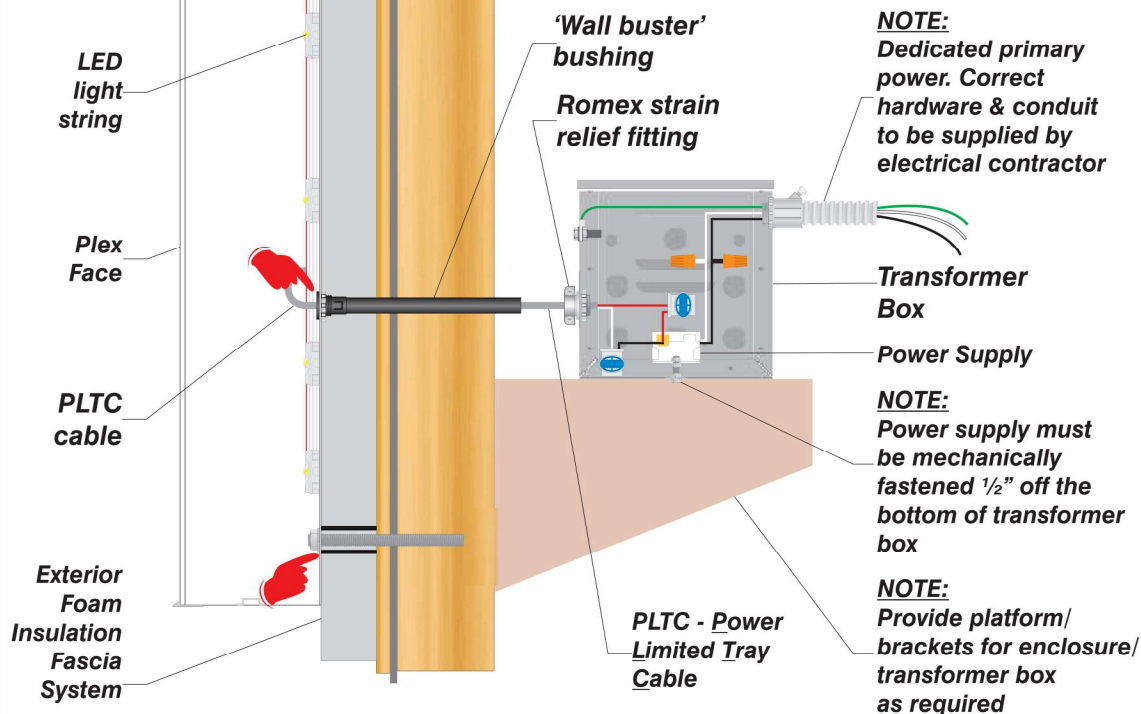
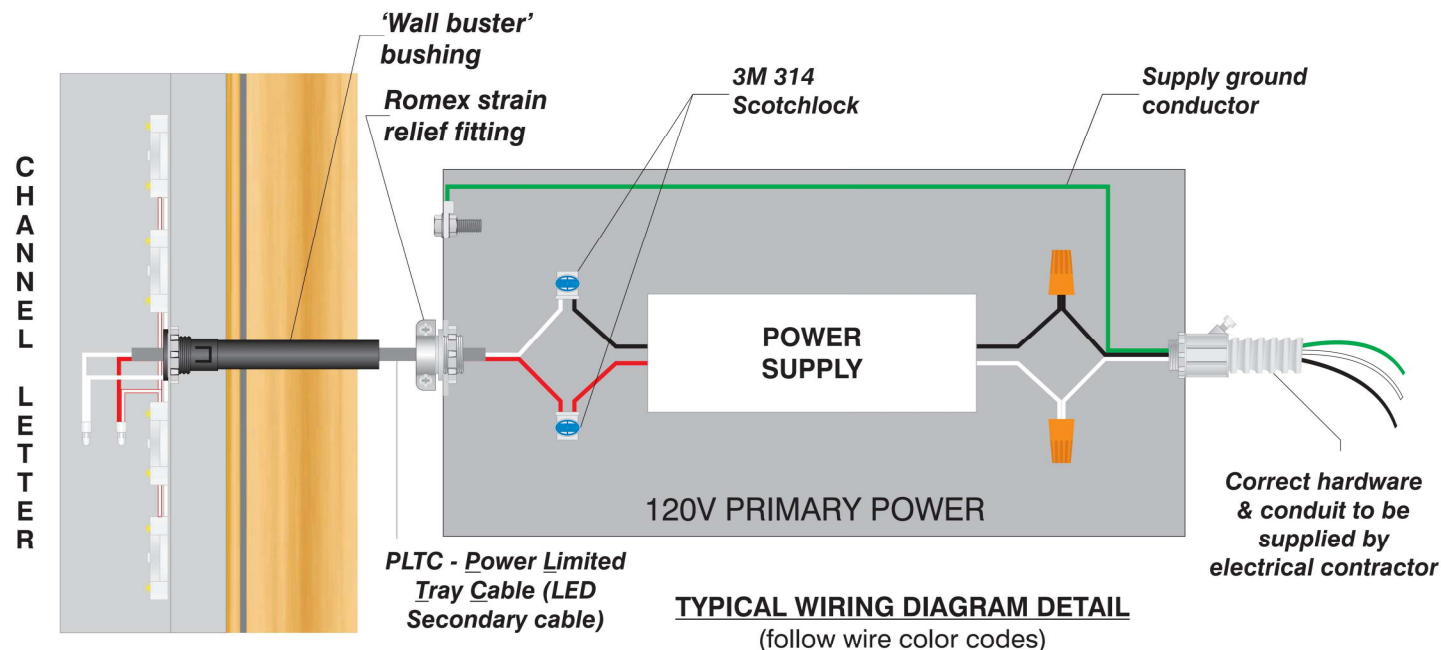
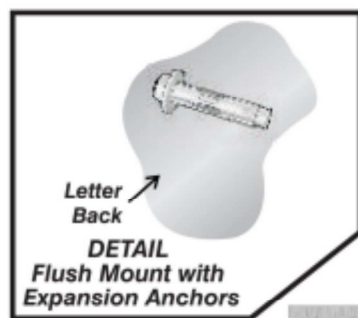
Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

File Name:
COU REMOTE LED CHANNEL LETTERS - 24" GRAY OPTION

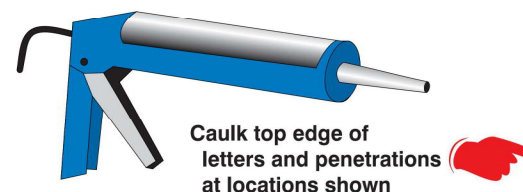
Revision:
-

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



NOTE:
Dedicated primary power. Correct hardware & conduit to be supplied by electrical contractor



INSTALLER NOTE:
Provide as required-

- Bolts-Nuts
- Allthread-Lags
- Spacers-washers
- Silicone Sealant
- Mounting fasteners for site specific wall construction
- Materials required for mounting transformer to backside of wall behind display

INSTALL DIAGRAM
Remote/LED
Flush/EIFS Wall
DRY/DAMP

PERSONA

SIGN MAKERS / IMAGE BUILDERS
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1 (800) 843-9888 • www.personasigns.com

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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR A FREESTANDING SIGN, ARB #19-08.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider installation of a new illuminated monument sign on the commercial property located at 533 Herndon Parkway, Herndon (Attachment #1).

Location Factors:

Applicant:	Dan Norwood, Agent
Owner:	CMP I Herndon Owner, LLC
Use:	Commercial
Location:	533 Herndon Parkway
Tax Map Reference:	0164-10-0004
Zoning of Site:	PD-TOC, Planned Development – Transit Oriented Core
Adjacent Zoning:	North: O & LI, Office and Light Industrial South: VA Route 267 Right-of-Way East: O & LI, Office and Light Industrial West: PD-TOC, Planned Development – Transit Oriented Core

Description:

This application proposes to remove an existing monument sign and, in its place, install a new monument sign for the *Courtyard By Marriott* hotel using the corporate business name, lettering, and colors. The monument sign will have an overall length of 10', an overall height of 6' and will be 1'-6" wide. The base will be constructed of an aluminum angle frame faced with a brushed finished aluminum panels in a satin aluminum finish color. The upper shoebox style sign faces will be

constructed of aluminum frames clad with aluminum panels with routed sign letters. All the aluminum sign faces and components, including 5" returns and 1" trim caps, will be finished in a dark gray (Pantone ® 426 gray). The sign lettering (*Courtyard By Marriott*) will appear white during the day and at night using internal LED lights with 3/16" thick translucent white polycarbonate panels attached to the interior of the aluminum exterior faces. The overall wall sign area for each sign face will be 30 square feet, using the appropriate sign area calculations found in the Town's Zoning Ordinance, (Attachment #2, #3, #4, and #5).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-08 with the following conditions:

1. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted January 14, 2019.

Staff Analysis:

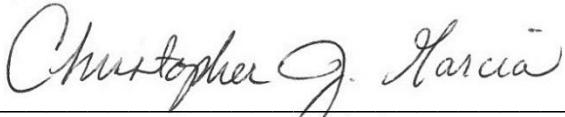
1. The proposed sign complies with the Town's Zoning Ordinance Section 78-141.4. - Sign standards for Commercial Districts, Table 78-141(a). Based on this ordinance section, the business would be authorized 1 square foot of sign area for each linear foot of frontage, approximately 129.3 square feet in this case. The applicant is proposing approximately 30 square feet of sign area for its monument sign and thus meets the referenced dimensional standards of this section of the zoning ordinance, as well as the general sign standards applicable to all zoning districts.
2. The proposed sign complies with the applicable design criteria for this commercial office property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #6).
3. Staff concludes that the proposed project will improve the visual appeal of this commercial property with an updated corporate freestanding sign to complement the proposed exterior building alterations and a wall sign being considered through ARB #19-07 and ARB #19-09.

Attachments:

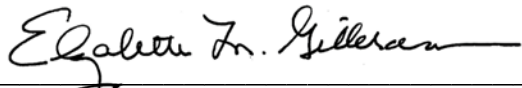
1. Location Map
2. Aerial Image
3. Applicant Letter
4. Site Photos of Existing Conditions
5. Sign Elevation, Details and Product Information

6. Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

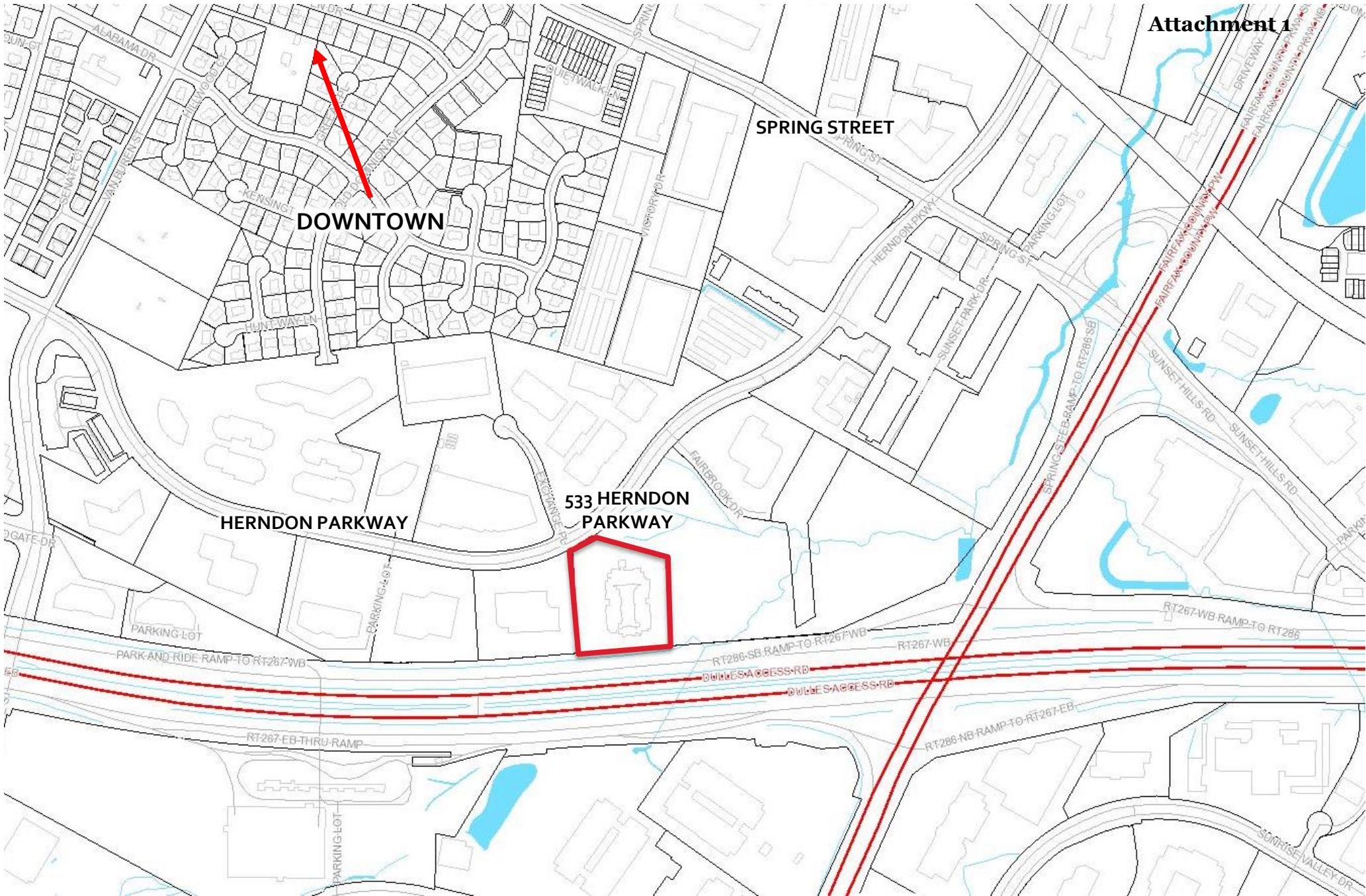
Staff:



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



Lisa M. Gilleran
Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



JEFFREY A. WILLIAMS ARCHITECT

January 11, 2019

Town of Herndon
Department of Community Development
777 Lynn Street
Herndon, VA 20170

**RE: COURTYARD HERNDON
EXTERIOR ALTERATION AND SIGNAGE REVIEW**

Dear Architectural Review Board:

The Courtyard at Herndon is an existing hotel in which we are proposing to do an exterior reimagining at the front entry. This includes removing the existing port cochere and building a new façade that has minimal impact to the existing building. The new façade finishes include EIFS, metal panels with a wood look and new storefront windows. We are also installing a new sign and painting the existing stucco building.

The façade at the two stair towers at the front of the building and the two side entries in the middle section of both the east and west elevations, are receiving the same metal panel cladding and EIFS surrounds as the front of the building. The two rear entry doors at the south of the building are receiving a smaller version of the metal panel and EIFS surrounds just at the entryways. The entire building is getting repainted, both on the exterior façade and the interior courtyard façades.

The existing monument sign located at the entry drive aisle at Herndon Parkway is being replaced as well.

The new building sign and the new monument sign are both internally lit. The building sign is 81SF and the monument sign is 30SF.

Please see the enclosed documents and the material list below for more information.

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
Phone 206.766.8300

List of Materials Submitted:

LB1 – Longboard Metal Panel	Finish: Light National Walnut
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EF2 – EIFS/Paint	Finish: Paint to Match Benjamin Moore 1601 Hearthstone Texture: Fine
EF3 – EIFS/Paint	Finish: Paint to Match Benjamin Moore 1603 Graphite Texture: Fine
PN1 – Paint for existing doors	Finish: SW6095 Toasty
MT4 – New Aluminum Storefront to match Existing	Finish: Kawneer Dark Bronze
MT5 – Paint for Misc. Metals	Finish: SW6069 French Toast

Sincerely,

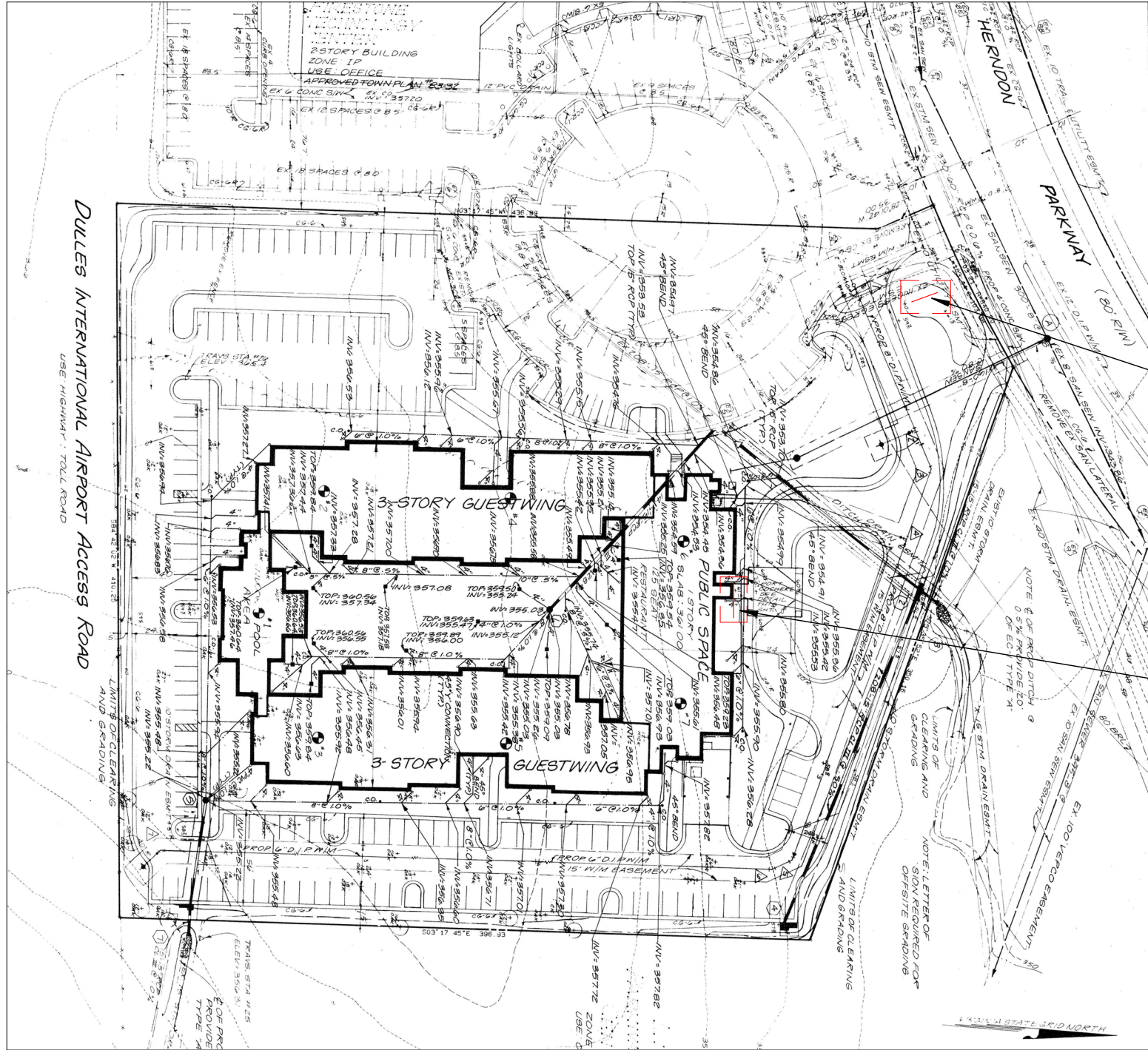
JEFFREY A. WILLIAMS, ARCHITECT



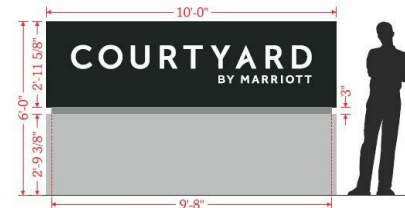
Jeffrey A. Williams, AIA

Attachments:

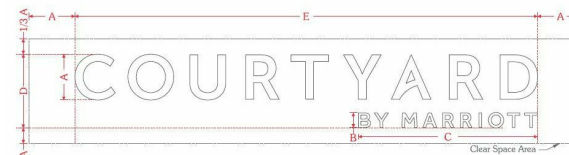
- (6) P200 Exterior Elevations
- (6) P201 Exterior Elevations – Courtyard
- (6) P202 Exterior Photos – Existing
- (6) P203 Exterior Photos – Existing Courtyard
- (6) P204 Signage Location Map
- (6) P205 Signage Elevation
- (1) Exterior Finish Samples Binder
- (6) Cut Sheets (light fixtures, aluminum storefront, Longboard metal panels)
- (1) Full Size P200 Exterior Elevations
- (1) Full Size P201 Exterior Elevations – Courtyard
- (1) CD with all information in electronic version



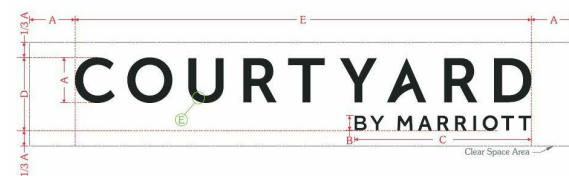
NEW MONUMENT SIGN (30 SF)



NEW BUILDING SIGN (81 SF)



DAYTIME APPEARANCE



NIGHTTIME APPEARANCE



LOCATION OF
NEW MONUMENT
SIGN

BASE TO BE EIFS TO
MATCH BUILDING -
FINISH BENJAMIN
MOORE 1601
HEARTHSTONE

EXISTING MONUMENT SIGN

2 channel letters

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish

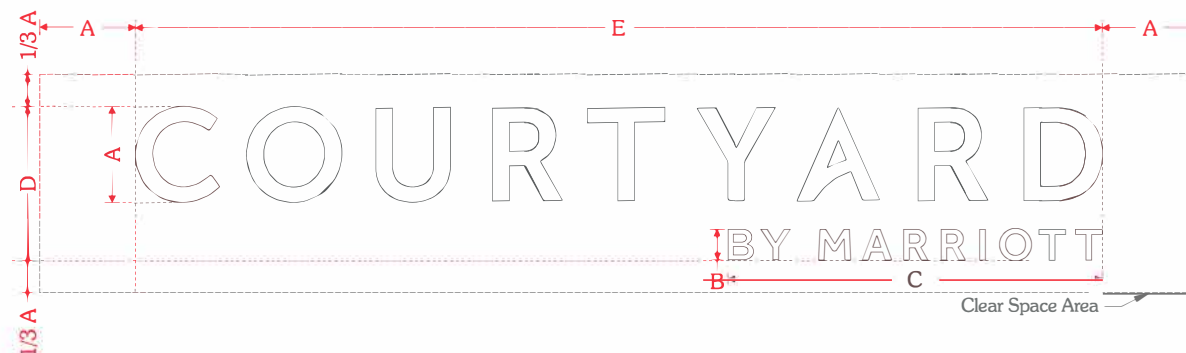
Illumination: GE White LED's as required

Exterior Finish: Paint to match Pantone® 426 C gray, satin finish

Interior Finish: Paint reflective white

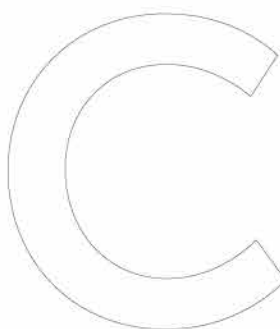
Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic

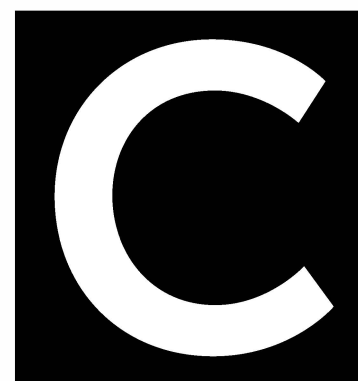


Model #	A	B	C	D	E
C-24-CL	24"	8 11/16"	8'-10 9/16"	3'-3 11/16"	20'-2 9/16"
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

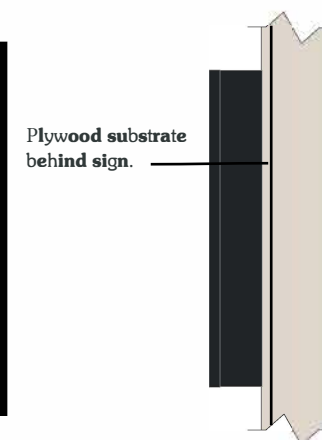
* Letter height determined by the height of the letter "C".



Daytime Appearance



Nighttime Appearance



Side Profile

For Dark Tone Building Backgrounds | Letters to appear white during the day and illuminate white at night.

COURTYARD

MONUMENT SPECIFICATIONS

Monument Specifications:

Construction: Aluminum angle frame with .125" aluminum shoe-box style faces

Face Construction: Routed aluminum with backer panel

Retainer: Bleed face

Illumination: GE White LED's

Exterior Finish: Paint Pantone® 426 C gray, satin finish, and Pantone® 877 C Silver, satin finish

Interior Finish: Paint reflective white

Monument Face Specifications:

Face Construction: Routed aluminum with backer panel

Face Decoration: Paint Pantone® 426 C gray, satin finish

Backer Panel: .118" white solar grade polycarbonate

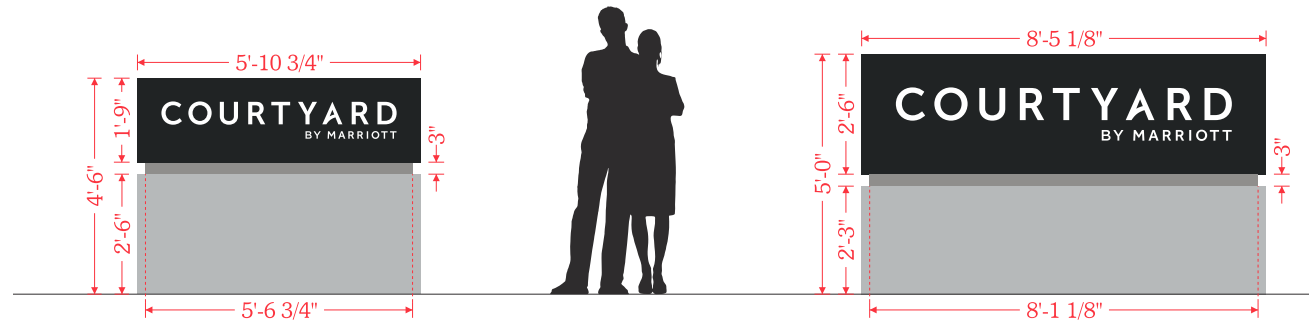
* "Courtyard" and "Marriott" to appear white during the day and illuminate white at nighttime.

Pole Cover Specifications:

* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)

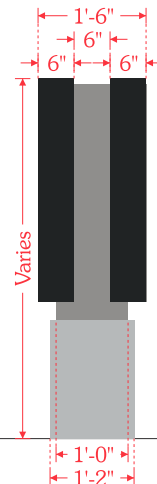
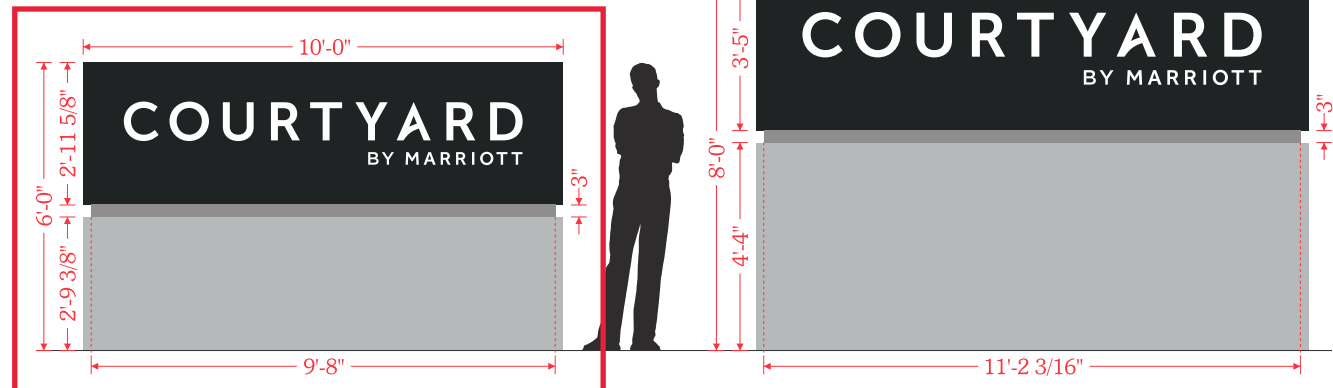
Construction: Aluminum angle frame with .080" aluminum skins

Exterior Finish: Paint Matthews 41342SP Brushed Aluminum, satin finish



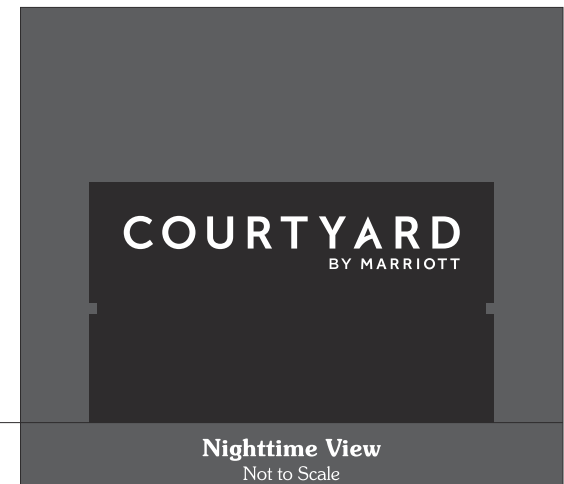
Monument Elevations

Scale: 1/4" = 1'-0"

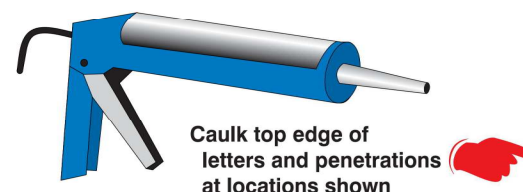
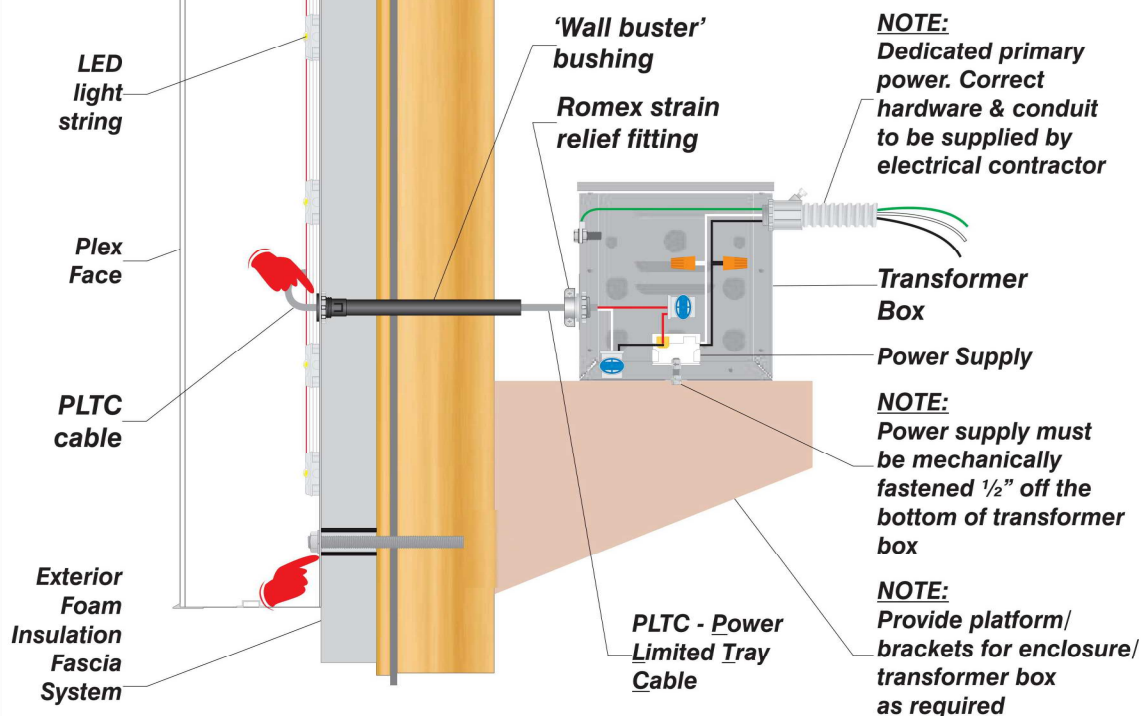
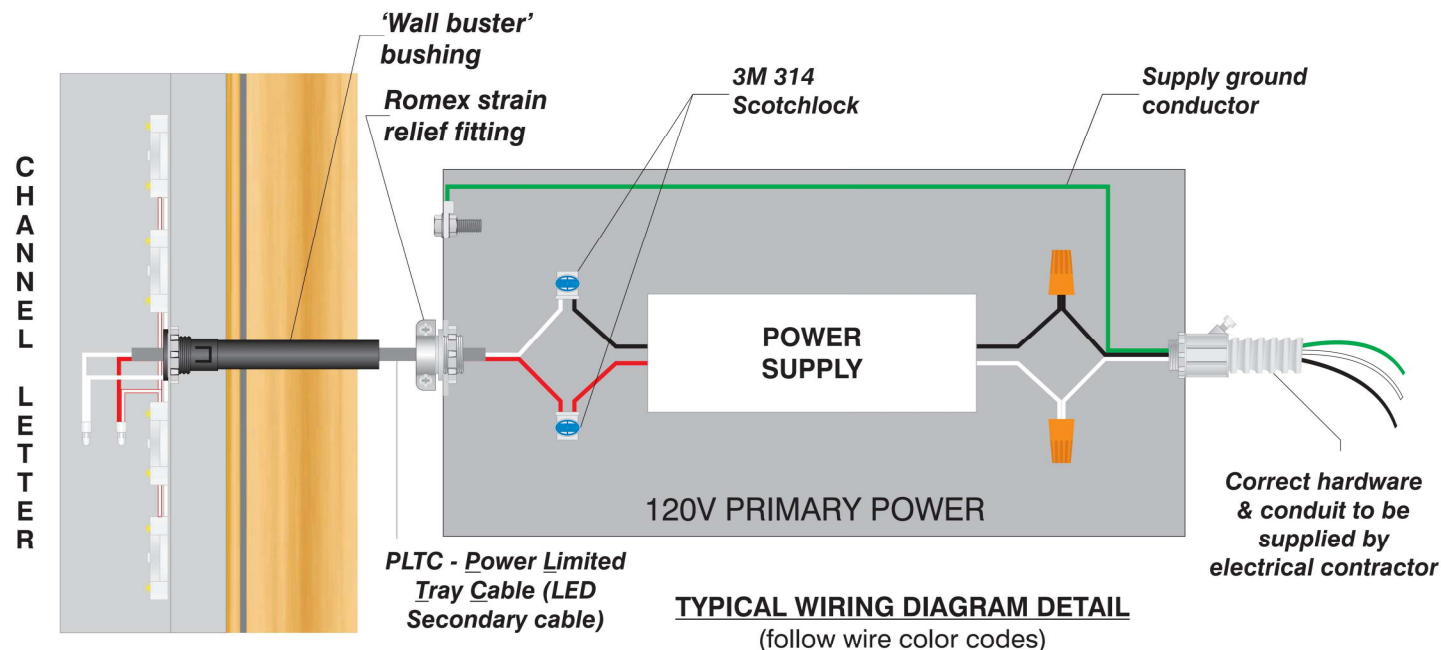
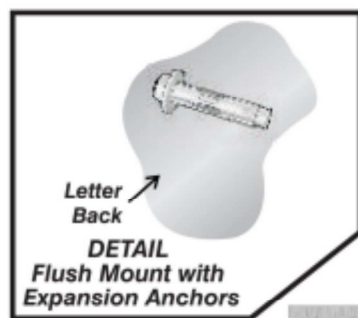


Monument End Detail

Scale: 3/8" = 1'-0"



Nighttime View
Not to Scale



INSTALLER NOTE:
Provide as required-

- Bolts-Nuts
- Allthread-Lags
- Spacers-washers
- Silicone Sealant
- Mounting fasteners for site specific wall construction
- Materials required for mounting transformer to backside of wall behind display

INSTALL DIAGRAM
Remote/LED
Flush/EIFS Wall
DRY/DAMP

PERSONA
SIGN MAKERS / IMAGE BUILDERS
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1 (800) 843-9888 • www.personasigns.com

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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR EXTERIOR ALTERATIONS TO AN EXISTING STRUCTURE,
ARB #19-09.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning
Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider removal of an existing porte cochere, construction of a new entry storefront façade, installation of new exterior materials, installation of new exterior doors, and repainting of the commercial building located at 533 Herndon Parkway (Attachment #1).

Location Factors:

Applicant:	Dan Norwood, Agent
Owner:	CMP I Herndon Owner, LLC
Use:	Commercial
Location:	533 Herndon Parkway
Tax Map Reference:	0164-10-0004
Zoning of Site:	PD-TOC, Planned Development – Transit Oriented Core
Adjacent Zoning:	North: O & LI, Office and Light Industrial South: VA Route 267 Right-of-Way East: O & LI, Office and Light Industrial West: PD-TOC, Planned Development – Transit Oriented Core

Description:

This application proposes several modifications throughout the commercial structure, an existing hotel, to modernize the building and improve its visual appeal.

On the primary street-facing elevation, the north elevation, an existing porte cochere is to be removed and replaced with a new storefront design that will have aluminum framing and new glazing, which has not been specified in the application, and a new metal canopy over the storefront and the main entrance. Around the entrance storefront, a Longboard® metal panel system will be installed in a horizontal orientation with a faux wood finish. This same metal panel system will be used on exterior walls around stairwells enclosures to three stories and around selected exterior entry/exit doors on all four exterior primary elevations. In addition, the roof forms around the stairwells and the main entry will be altered from hipped and shallow gabled roof forms to parapet roof forms. A new steel framed wall will form the parapets and will be finished with EIFS with accents of the Longboard® metal panel walls and dark gray EIFS surrounds on the north, east and west elevations. The vast majority of the roof forms and roof materials are to remain in their current form.

The project proposal illustrates a change in the entire color scheme from neutral beiges and browns to shades grays and dark browns. As noted the new metal panel system around stairs and entries/exits will be finished in a *Light National Walnut* color, with EIFS areas around the metal a paneling colored in Benjamin Moore ® *Graphite* (very dark gray or charcoal color)) flat acrylic paint. The majority of the exterior EIFS to remain on the exterior and interior courtyard elevations is to be painted in alternating sections of a Benjamin Moore® *Hearthstone* (dark gray color) and a Sherwin Williams® *Snowbound* (off-white color) in flat acrylic paints.

The application materials indicate that new exterior lighting is intended to be replaced however there is no specific location information provided. In addition, the application notes that exterior bollards are also to be replaced, however no design information was noted in the application submission materials. (Attachment #2, #3, #4, #5 and #6).

Recommendation:

Staff recommends a continuance of ARB #19-09 until the missing information and materials as outlined by the Staff Analysis are provided to staff and ARB for review.

If the missing information is provided to staff by close of business on February 12, staff would evaluate and provide a report addendum to be provided to the ARB as part of a public hearing dispatch on Friday, February 15. Staff may amend its recommendation based on any new or additional information provided.

Staff Analysis:

1. As noted, the application materials indicate that new exterior lighting is intended to be replaced however there is no specific location information provided or detailing of where lighting fixtures / features will be replaced on the building or on the site. While architectural drawings note that existing exterior can lights and egress lights are to remain, the submission materials contain exterior lighting fixtures that are wall and/or ceiling mounted with no

information as to where these fixtures are to be installed. Further, the exterior pole lights and LED bollard lights have no location information provided. A site plan with this information should be provided. Staff will require review of this additional information related to site and exterior building lighting to ensure compliance with the Town's Zoning Ordinance Section 78-130.9. - Exterior Lighting prior to Board action.

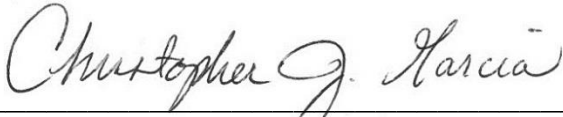
2. The applicant materials have specified a storefront and glazing system for the main entrance on the north elevation, however staff has questions regarding the glass color, tint or clarity in relation to existing glass on doors and windows scheduled to remain.
3. The architectural rendering of the north elevation on sheet P200 of the submission (Attachment #5) shows what appears to be some sort of mechanical feature on the roof. Staff will require clarification of this drawing feature. Should the object in the drawing be a mechanical system component, this feature will be subject to the Town's Zoning Ordinance Section Sec. 78-114. – Screening.
4. The site photos show several other site features, such as a dumpster enclosure and mechanical enclosure, not shown in the architectural drawings. Staff will require more information as to how these features, and any others not pictured in the submission, will be modified to complement the proposed exterior alterations to the primary structure.
5. The proposed exterior alterations generally comply with the applicable design criteria for this commercial office property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #6).
6. Staff concludes that the proposed project will improve the visual appeal of this commercial property and will be complemented with updated corporate signage on site and the building through ARB #19-07 and ARB #19-08. Staff believes the proposed building and site improvements will effectively update and modernize, to a limited extent, a now dated and bland exterior design. However, prior to Board action, the items related to potential zoning requirements and design questions need to be addressed by the applicant. In addition, Staff is recommending that additional information related to site features noted in this report be provided for the Board's consideration.

Attachments:

1. Location Map
2. Aerial Image
3. Applicant Letter
4. Site Photos of Existing Conditions
5. Architectural Plans, Elevations, Sections and Details
6. Selected Materials and Product Information

7. Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

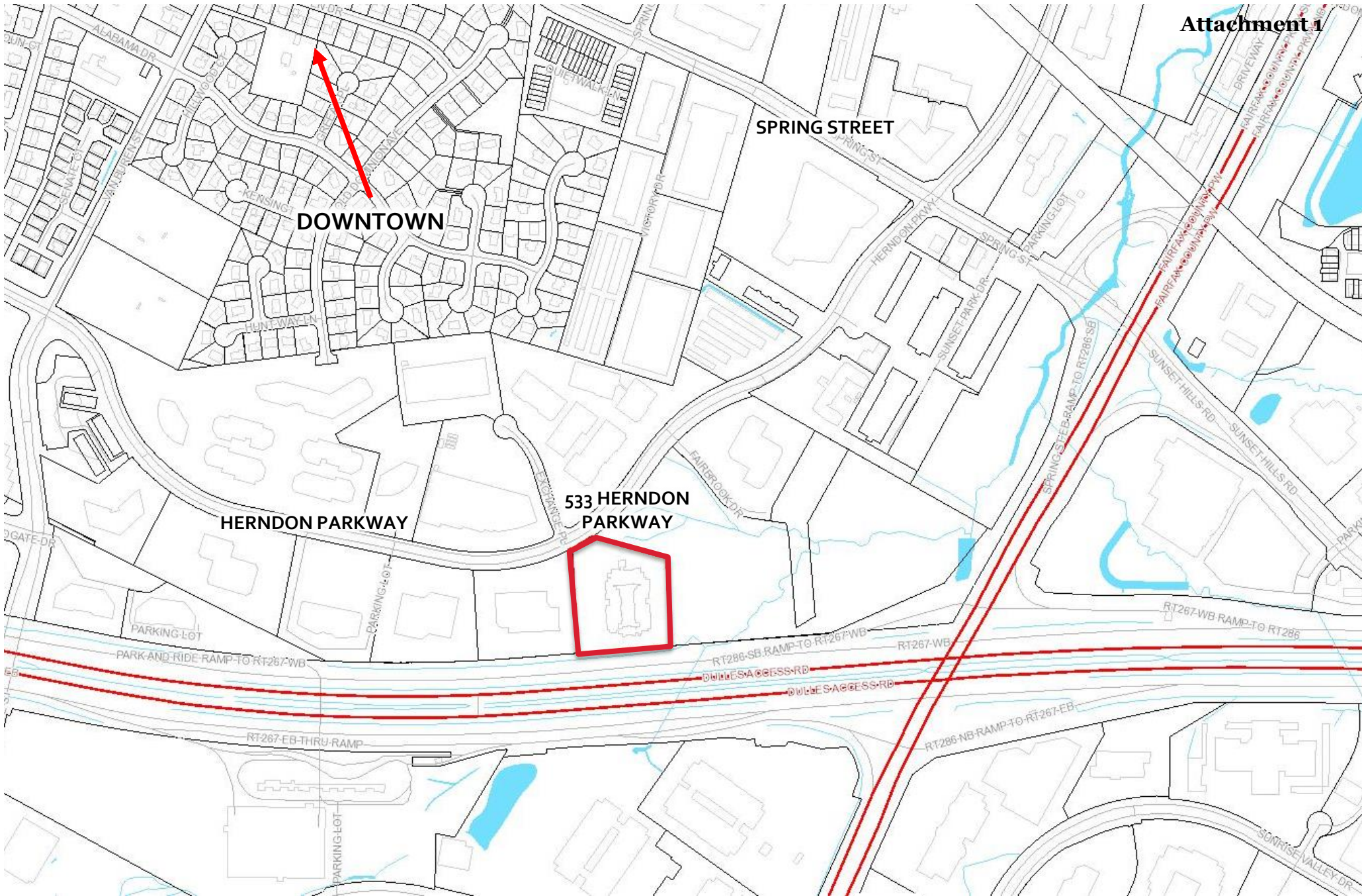
Staff:



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



Bryce A. Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



JEFFREY A. WILLIAMS ARCHITECT

January 11, 2019

Town of Herndon
Department of Community Development
777 Lynn Street
Herndon, VA 20170

**RE: COURTYARD HERNDON
EXTERIOR ALTERATION AND SIGNAGE REVIEW**

Dear Architectural Review Board:

The Courtyard at Herndon is an existing hotel in which we are proposing to do an exterior reimagining at the front entry. This includes removing the existing port cochere and building a new façade that has minimal impact to the existing building. The new façade finishes include EIFS, metal panels with a wood look and new storefront windows. We are also installing a new sign and painting the existing stucco building.

The façade at the two stair towers at the front of the building and the two side entries in the middle section of both the east and west elevations, are receiving the same metal panel cladding and EIFS surrounds as the front of the building. The two rear entry doors at the south of the building are receiving a smaller version of the metal panel and EIFS surrounds just at the entryways. The entire building is getting repainted, both on the exterior façade and the interior courtyard façades.

The existing monument sign located at the entry drive aisle at Herndon Parkway is being replaced as well.

The new building sign and the new monument sign are both internally lit. The building sign is 81SF and the monument sign is 30SF.

Please see the enclosed documents and the material list below for more information.

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
Phone 206.766.8300

List of Materials Submitted:

LB1 – Longboard Metal Panel	Finish: Light National Walnut
EF1 – EIFS/Paint	Finish: Paint to Match Sherwin Williams SW7004 Snowbound Texture: Fine
EF2 – EIFS/Paint	Finish: Paint to Match Benjamin Moore 1601 Hearthstone Texture: Fine
EF3 – EIFS/Paint	Finish: Paint to Match Benjamin Moore 1603 Graphite Texture: Fine
PN1 – Paint for existing doors	Finish: SW6095 Toasty
MT4 – New Aluminum Storefront to match Existing	Finish: Kawneer Dark Bronze
MT5 – Paint for Misc. Metals	Finish: SW6069 French Toast

Sincerely,

JEFFREY A. WILLIAMS, ARCHITECT



Jeffrey A. Williams, AIA

Attachments:

- (6) P200 Exterior Elevations
- (6) P201 Exterior Elevations – Courtyard
- (6) P202 Exterior Photos – Existing
- (6) P203 Exterior Photos – Existing Courtyard
- (6) P204 Signage Location Map
- (6) P205 Signage Elevation
- (1) Exterior Finish Samples Binder
- (6) Cut Sheets (light fixtures, aluminum storefront, Longboard metal panels)
- (1) Full Size P200 Exterior Elevations
- (1) Full Size P201 Exterior Elevations – Courtyard
- (1) CD with all information in electronic version





4 EXTERIOR PHOTOS - WEST COURTYARD
3/32" = 1'-0"



3 EXTERIOR PHOTOS - SOUTH COURTYARD
3/32" = 1'-0"



1 **EXTERIOR PHOTOS - EAST COURTYARD**
3/32" = 1'-0"



2 EXTERIOR PHOTOS - NORTH COURTYARD
3/32" = 1'-0"

[illegible]

ISSUE DATE: 01/10/2019

COURTYARD BY MARRIOTT
RENOVATION HERNDON, VA
COLONY CAPITAL

533 HERNDON PKWY
HERNDON, VA 20170
(703) 478-9400

COURTYARD
BY MARRIOTT

PROJECT #:	1736.09
DRAWN BY:	JG/AB
CHECKED BY:	EHT

EXTERIOR PHOTOS -
EXISTING COURTYARD

P203

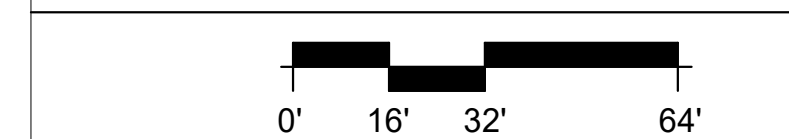
PERMIT SEI



1. NEW EIFS COLORS ARE INTEGRAL TO THE FINISH.
2. EXISTING EIFS COLORS ARE A PAINTED FINISH.
3. ALL LOUVERS, VENTS, GRILLES AND FLASHINGS ARE TO BE PAINTED TO MATCH EXISTING WALL COLOR U.O.N.
4. PAINT ALL ROOFTOP-MOUNTED PAINTABLE DEVICES TO MATCH BUILDING FIELD PAINT. DO NOT PAINT THE ROOFING MATERIAL.
5. RE-FACTURE CONCRETE, STONE VENEER AND BRICK TO REMAIN ASIS U.O.N. PROTECT DURING PAINTING AND CONSTRUCTION.
6. ALL EXISTING DOOR AND WINDOW TRIM TO REMAIN U.O.N.
7. ALL EXTERIOR CAN LIGHTS AND EGRESS LIGHTING TO REMAIN U.O.N.
8. ALL EXTERIOR DECORATIVE BOLLARDS AND HUMAN SCALE LIGHT POSTS TO BE REPLACED. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
9. ALL EXTERIOR OUTLETS AND HOSE BIBS TO REMAIN U.O.N. PROTECT DURING PAINTING AND CONSTRUCTION.
10. ALL SURFACES OF ACCESS DOORS TO MATCH ADJACENT SURFACES. ENSURE DOOR OPERATION IS MAINTAINED.
11. RE-INSTALL BUILDING ADDRESS NUMBERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. PROVIDE CONTROL JOINTS IN NEW EIFS PER MANUFACTURER'S INSTRUCTIONS.

[illegible]

	DOOR TAG
	WINDOW TAG
	FINISH TAG
	ACCESSORY TAG
	WALL TAG
	KEYNOTE TAG
	ALTERNATE BID KEYNOTE TAG
	REVISION TAG
	DEMOLISHED AREA/ITEM
	EXISTING AREA/ITEM
	NEW CONSTRUCTION
	ELEVATION



COLONY CAPITAL
533 HERNDON PKWY
HERNDON, VA 20170
(703) 478-9400

P200



	DESCRIPTION
EF1	PAINT/EIFS SW - 7004 "SNOWBOUND" - ACRYLIC FLAT
EF2	PAINT/EIFS BENJAMIN MOORE 1601 "HEARTHSTONE" - ACRYLIC FLAT
EF3	PAINT/EIFS BENJAMIN MOORE 1603 "GRAPHITE" - ACRYLIC FLAT
LB1	LONGBOARD METAL PANEL 102600/101555 "LIGHT NATIONAL WALNUT"
MT1	METAL MATCH EF1
MT2	METAL MATCH EF2
MT3	METAL MATCH EF3
MT4	METAL MATCH EXISTING STOREFRONT FINISH (DARK BRONZE)
MT5	METAL MATCH LB1
PN1	PAINT SW - 6095 "TOASTY"
PN2	PAINT, METALLIC MATCH MT4
PN3	PAINT, INTUMESCENT MATCH MT4
PN4	PAINT MATCH EF3

1. NEW EIFS COLORS ARE INTEGRAL TO THE FINISH.
2. EXISTING EIFS COLORS ARE A PAINTED FINISH.
3. ALL LOUVERS, VENTS, GRILLES AND FLASHINGS ARE TO BE PAINTED TO MATCH EXISTING WALL COLOR U.O.N.
4. PAINT ALL ROOFTOP-MOUNTED PAINTABLE DEVICES TO MATCH BUILDING FIELD PAINT. DO NOT PAINT THE ROOFING MATERIAL.
5. MANUFACTURED MASONRY, STONE VENEER AND BRICK TO REMAIN AS-IS U.O.N., PROTECT DURING PAINTING AND CONSTRUCTION.
6. ALL EXISTING DOOR AND WINDOW TRIM TO REMAIN U.O.N.
7. ALL EXTERIOR CAN LIGHTS AND EGRESS LIGHTING TO REMAIN U.O.N.
8. ALL EXTERIOR DECORATIVE BOLLARDS AND HUMAN SCALE LIGHT POSTS TO BE REPLACED, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
9. ALL EXTERIOR OUTLETS AND HOSE BIBS TO REMAIN U.O.N., PROTECT DURING PAINTING AND CONSTRUCTION.
10. PAINT SURFACES OF ACCESS DOORS TO MATCH ADJACENT SURFACES, ENSURE DOOR OPERATION IS MAINTAINED.
11. RE-INSTALL BUILDING ADDRESS NUMBERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
12. PROVIDE CONTROL JOINTS IN NEW EIFS PER MANUFACTURER'S INSTRUCTIONS.



WOD 32 PAINT EXISTING STUCCO WALL PER ELEVATIONS.
REPAIR, CLEAN AND PREP FOR NEW PAINT.

	DOOR TAG
	WINDOW TAG
	FINISH TAG
	ACCESSORY TAG
	WALL TAG
	KEYNOTE TAG
	ALTERNATE BID KEYNOTE TAG
	REVISION TAG
	DEMOLISHED AREA/ITEM
	EXISTING AREA/ITEM
	NEW CONSTRUCTION
	ELEVATION

533 HERNDON PKWY
HERNDON, VA 20170
(703) 478-9400

PROJECT #:	1736.09
DRAWN BY:	JG/AB
CHECKED BY:	EHT

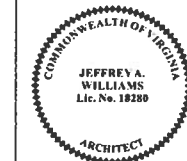
PERMIT SET

P201

COURTYARD
BY MARRIOTT

COURTYARD - LOBBY RENOVATION
HERNDON, VIRGINIA

JEFFREY A. WILLIAMS, ARCHITECT
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206 766 8300



PROJECT TEAM

OWNER	COLONY CAPITAL BEACON BAY PROJECT MANAGEMENT
ARCHITECT	JEFFREY A. WILLIAMS, ARCHITECT 15200 52ND AVE SOUTH SEATTLE, WA 98188 206.766.8300
PROJECT DIRECTOR	BEACON BAY PROJECT MANAGEMENT DAN NORWOOD RICHMOND, VA PHONE: 804.349.4846 DAN@BBPM.COM
MEP ENGINEER	JON ROBISON, PE 20300 19TH AVE NE SHORELINE, WA 98156 206.364.3343
STRUCTURAL ENGINEER	COFFMAN ENGINEERS, INC. ARVIND HERURKAR 1101 2ND AVE, SUITE 400 SEATTLE, WA 98101 206.623.0717
CIVIL / SURVEY	N/A

CODE INFORMATION

JURISDICTION	TOWN OF HERNDON COMMERCIAL DEPARTMENT OF PUBLIC WORKS BUILDING INSPECTION SECTION 777 LYNN STREET 2ND FLOOR HERNDON, VA 20170 TEL: 703-435-6850
HEALTH DEPT.	FAIRFAX COUNTY HEALTH DEPARTMENT HERNDON-RESTON DISTRICT OFFICE AND HEALTH CLINIC 1850 CAMERON GLEN DR #100 RESTON, VA 20190 TEL: 703-481-4242
BUILDING INFORMATION	Total Square Footage of Building: 91,759 SQ FT Building code: 2017 FBC, Building Plumbing code: 2017 FBC, Plumbing Mechanical code: 2017 FBC, Mechanical Electrical code: 2017 FBC, Electrical Accessibility Code: 2017 FBC, Accessibility
ORIGINAL BUILDING CODE	SBC 1985 with 1986 Amendments & P.C.C.L.B. Amendments
ORIGINAL BUILDING CONST. TYPE	TYPE VA, 1 hour, sprinklered per NFPA 13
CURRENT BLDG. CONST. TYPE	TYPE VA
USE GROUP	A-3/R-1
RENOVATED AREA (A3)	7,500 SQ FT
MEANS OF EGRESS	UNMODIFIED BY CONSTRUCTION OCCUPANT LOADS, DIRECTION OF TRAVEL, NUMBER OF EXITS, SEPARATION OF EXITS IS UNCHANGED

PROJECT RENDERING

DECOR: CYNERGY - PLUM



SHEET INDEX

Sheet #	Sheet Name	Current Rev
A - Architectural Drawings Cover		
G000	COVER SHEET	
G001	SITE PLAN - FOR REFERENCE ONLY	
B - Architectural Drawings		
A100	EXTERIOR DEMOLITION PLANS & ELEVATIONS	
A120	ROOF PLAN	
A200	EXTERIOR ELEVATIONS	
A311	WALL SECTIONS	
A312	WALL SECTIONS	
A313	WALL SECTIONS	
A314	WALL SECTIONS	
A401	ENLARGED ENTRY PLAN & ELEVATIONS	
A402	ENLARGED STAIR TOWER PLANS & ELEVATIONS	
A403	ENLARGED SIDE ENTRY PLAN & ELEVATIONS	
A500	EXTERIOR DETAILS	
A501	EXTERIOR DETAILS	
A510	INTERIOR DETAILS	
A610	WALL TYPES, WINDOW SCHEDULE & DETAILS	

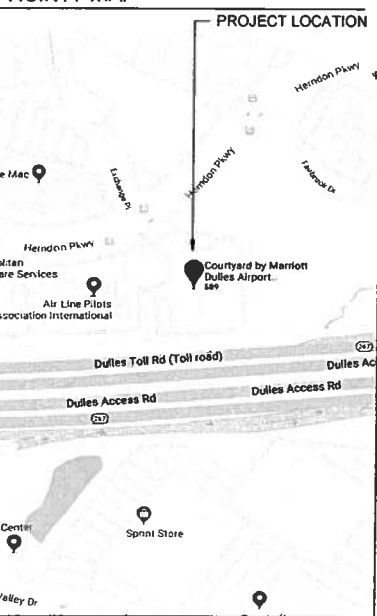
PROJECT AGENCIES

BUILDING DEPARTMENT	TOWN OF HERNDON COMMERCIAL DEPARTMENT OF PUBLIC WORKS BUILDING INSPECTION SECTION 777 LYNN STREET 2ND FLOOR HERNDON, VA 20170 TEL: 703-435-6850
FIRE DEPARTMENT	HERNDON FIRE STATION 880 SPRING ST HERNDON, VA 20170 TEL: 703-437-1233
HEALTH DEPARTMENT	FAIRFAX COUNTY HEALTH DEPARTMENT HERNDON-RESTON DISTRICT OFFICE AND HEALTH CLINIC 1850 CAMERON GLEN DR #100 RESTON, VA 20190 TEL: 703-481-4242

TYPICAL MATERIAL LEGEND

[Pattern]	BATT INSULATION
[Pattern]	WOOD
[Pattern]	RIGID INSULATION
[Pattern]	CONCRETE
[Pattern]	STEEL
[Pattern]	EARTH
[Pattern]	MASONRY
[Pattern]	DIMENSIONAL LUMBER
[Pattern]	WOOD BLOCKING
[Pattern]	SAND
[Pattern]	PLYWOOD
[Pattern]	FOAM IN PLACE INSULATION
[Pattern]	SPRAY ON FIRE PROOFING

VICINITY MAP



SUMMARY OF WORK

SITEWORK This building is existing. Exterior entry area is getting a new port cochere, metal panel and EIFS entry feature and new storefront windows.
LOBBY Work included under separate permit.
ELECTRICAL Minor electrical modification to provide new lighting and power in area of renovation at front entry. Electrical load of the building remains substantially unchanged.
PLUMBING Minor modifications as part of the renovation, including relocating existing plumbing and roof drains in areas of work.

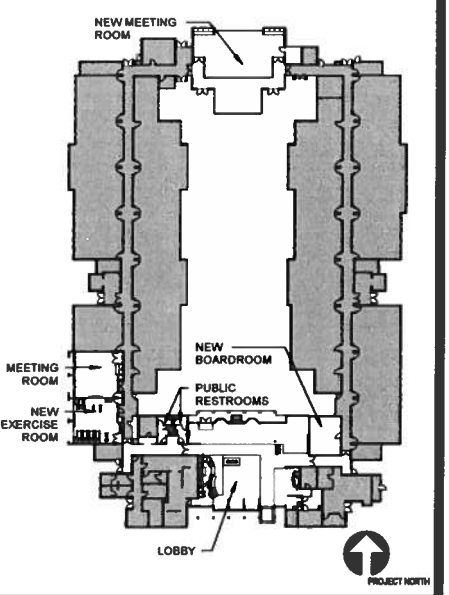
GENERAL NOTES

- ALL WORK TO BE DONE IN AN APPROVED WORKMANLIKE MANNER AND SHALL BE IN ACCORDANCE WITH GOVERNING CODES & REGULATORY AGENCIES.
 - OWNER TO OBTAIN ALL PERMITS & COMPLY WITH ALL REQUIREMENTS OF LICENSING AGENCIES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 - AREA AND DIMENSIONS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL AREA TAKEOFFS AND DIMENSIONS BY MAKING HIS OWN FIELD MEASUREMENTS BEFORE STARTING WORK OR ORDERING MATERIALS. THE REMOVAL AND INSTALLATION OF MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL ITEMS MAY REQUIRE THE PENETRATION OR REMOVAL OF FLOORS, CEILINGS AND WALLS OF ADJACENT ROOMS AND FLOORS. PATCH AND FINISH ALL EXISTING SURFACES THAT ARE DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. TAKE PRECAUTIONS AS NECESSARY TO PROTECT THEM. REPAIR ALL UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - ALL FINISHES AS SELECTED BY OWNER, AND SIMILAR TO THE MARRIOTT COURTYARD RENOVATION PROTOTYPE FINISH SCHEDULE.
 - EXTEND CIRCUITS TO EXISTING FIXTURES TO REMAIN WHERE EXISTING WHERE EXISTING CIRCUITS ARE INTERRUPTED BY REMODEL WORK.
- | | | | |
|------|--------------------------------------|----------------------|-------------------------------|
| ACT | ACOUSTICAL CEILING TILE | OFCI | OWNER FURNISHED, |
| ALUM | ALUMINUM | CONTRACTOR INSTALLED | |
| CFCI | CONTRACTOR FURNISHED, | PD | PROJECT DIRECTOR |
| CLR | CLEAR, CLEARANCE | PLAM | PLASTIC LAMINATE |
| CPT | CARPET | PLWD | PLYWOOD |
| ELEC | ELECTRIC(AL) | PNT | PAINT |
| EQ | EQUAL | PT | PORCELAIN TILE |
| FD | FLOOR DRAIN | RCP | REFLECTED CEILING PLAN |
| FEC | FIRE EXTINGUISHER CABINET | RE | REFERENCE |
| GALV | GALVANIZED | REF | REFERENCE |
| GC | GENERAL CONTRACTOR | REQD | REQUIRED |
| GWB | GYPSPUM WALLBOARD | SC | SOLID CORE |
| GYP | GYPSPUM | SIM | SIMILAR |
| HVAC | HEATING/VENTILATION/AIR CONDITIONING | SPEC | SPECIFICATION |
| MAX | MAXIMUM | SS | STAINLESS STEEL |
| MEP | MECHANICAL/ELECTRICAL/PLUMBING | TOP | TOP OF PARAPET |
| MI | MARRIOTT INTERNATIONAL | TYP | TYPICAL |
| MIN | MINIMUM / MINUTE | UNO | UNLESS NOTED OTHERWISE |
| MTL | METAL | UNO | UNLESS OTHERWISE NOTED |
| NTS | NOT TO SCALE | VIF | VERIFY IN FIELD |
| OC | ON CENTER(S) | VWC | VINYL WALLCOVERING |
| OPP | OPPOSITE HAND | WD | WOOD |
| | | WPT | SIMULATED WOOD PORCELAIN TILE |

SYMBOLS LEGEND

Room name	101	ROOM TAG	Name Elevation	DATUM ELEVATION
KEYNOTE / CRITERIA	?	KEYNOTE / CRITERIA	Reference Elevation	REFERENCE ELEVATION
WALL TAG	11	WALL TAG	CEILING ELEVATION	CEILING ELEVATION
DOOR TAG	10	DOOR TAG	REVISION TAG	REVISION TAG
WINDOW TAG	10	WINDOW TAG	FURNISHING REFERENCE TAG	FURNISHING REFERENCE TAG
FINISH / MATERIAL TAG	?	FINISH / MATERIAL TAG	FLOOR FINISH TRANSITION	FLOOR FINISH TRANSITION
EQUIPMENT TAG		EQUIPMENT TAG	ACCESSIBLE	ACCESSIBLE
BUILDING ELEVATION		BUILDING ELEVATION	DIMENSION TO CORE FACE	DIMENSION TO CORE FACE
INTERIOR ELEVATION		INTERIOR ELEVATION	DIMENSION TO FINISHED FACE	DIMENSION TO FINISHED FACE
BUILDING SECTION		BUILDING SECTION	DIMENSION TO CENTERLINE	DIMENSION TO CENTERLINE
WALL SECTION		WALL SECTION	VIEW REFERENCE	VIEW REFERENCE
DETAIL REFERENCE		DETAIL REFERENCE	ACCESSIBLE UNIT	ACCESSIBLE UNIT

KEY PLAN



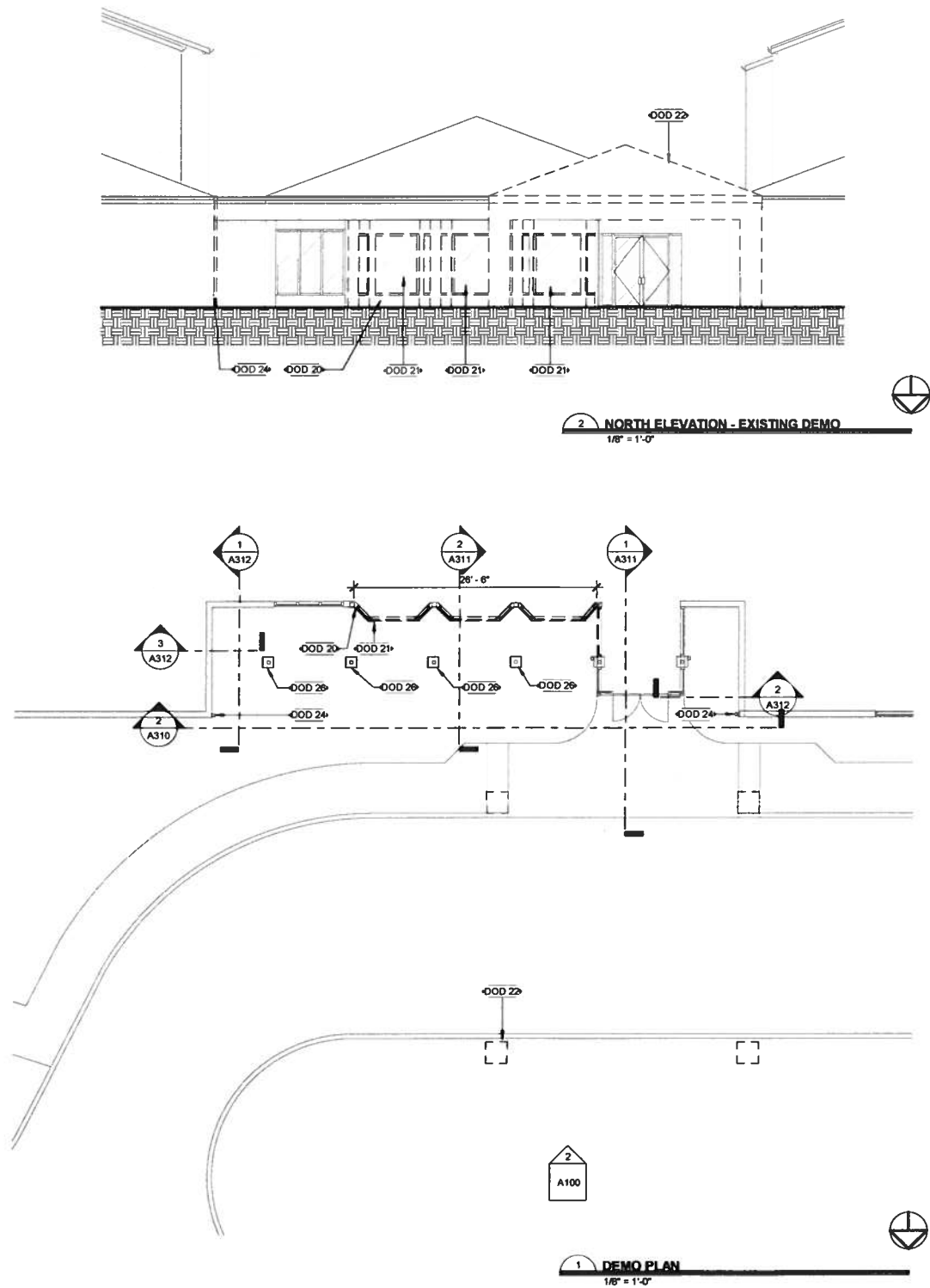
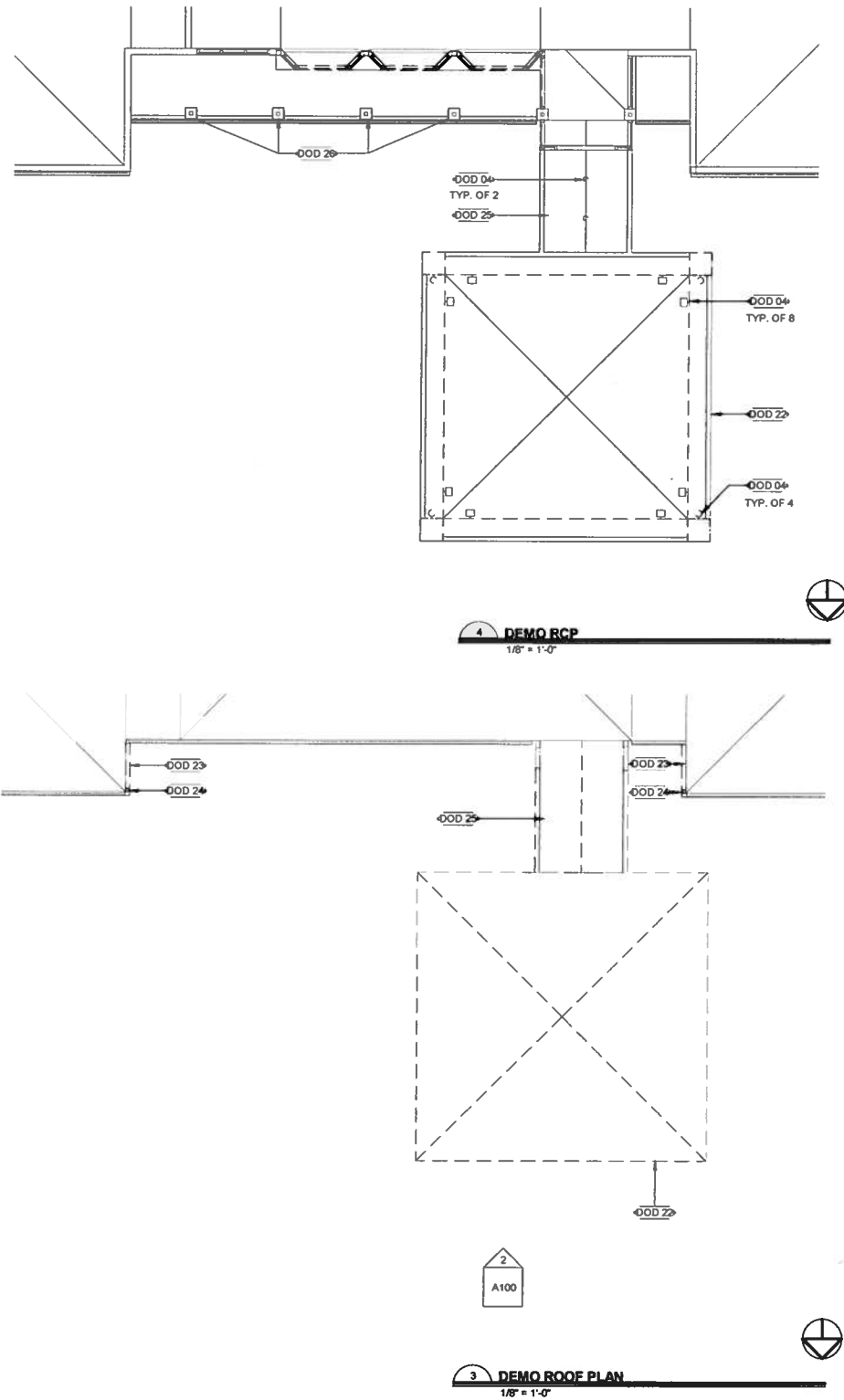
COURTYARD BY MARRIOTT
HERNDON, VA

COURTYARD
BY MARRIOTT

PROJECT #: 1736.09
DRAWN BY: SW
CHECKED BY: AB

COVER SHEET

G000



II EXTERIOR ENTRY PHOTO II
A100 NOT TO SCALE



I EXTERIOR ENTRY PHOTO I
A100 NOT TO SCALE

REMOVE EXISTING PORT COCHERE, INCLUDING ROOF, SUPPORT STRUCTURE, COLUMNS AND FOOTINGS, GUTTERS, DOWNSPOUTS, LIGHTING AND FIRE SPRINKLERS. CUT BACK AND CAP EXISTING PLUMBING AND ELECTRICAL.

REMOVE PORTION OF EXISTING VESTIBULE CANOPY FOR NEW ENTRY STRUCTURE. CUT BACK AND CAP EXISTING PLUMBING AND ELECTRICAL.

REMOVE EXISTING PORT COCHERE, INCLUDING ROOF, SUPPORT STRUCTURE, COLUMNS AND FOOTINGS, GUTTERS, DOWNSPOUTS, LIGHTING AND FIRE SPRINKLERS. CUT BACK AND CAP EXISTING PLUMBING AND ELECTRICAL.

AT EXISTING COLUMNS, REMOVE FINISH. EXISTING STEEL COLUMNS TO REMAIN (TYP. OF 4). REMOVE PORTION OF EXISTING WALL AND THREE EXISTING WINDOWS AND FRAMES. PATCH AND REPAIR ADJACENT SURFACES FOR NEW CONSTRUCTION.

PROJECT / KEYNOTE

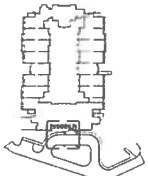
DEMO KEYNOTES

- DOD 20 REMOVE EXISTING EXTERIOR WALL, PATCH AND REPAIR ADJACENT SURFACES FOR NEW CONSTRUCTION
- DOD 21 REMOVE EXISTING WINDOW AND FRAME
- DOD 22 REMOVE EXISTING PORT COCHERE, INCLUDING ROOF, SUPPORT STRUCTURE, COLUMNS AND FOOTINGS, GUTTERS, DOWNSPOUTS, LIGHTING AND FIRE SPRINKLERS. CUT BACK AND CAP EXISTING PLUMBING AND ELECTRICAL. REPAIR DRIVEWAY AND LANDSCAPING. PREPARE FOR NEW CONSTRUCTION
- DOD 23 REMOVE EXISTING GUTTER AND DOWNSPOUTS
- DOD 24 RELOCATE EXISTING DOWNSPOUT PER PLANS AND ELEVATIONS. PAINT TO MATCH ADJACENT SURFACE
- DOD 25 REMOVE PORTION OF EXISTING VESTIBULE ROOF
- DOD 26 REMOVE EXISTING COLUMN WRAP. EXISTING STEEL COLUMN TO REMAIN

GENERAL NOTES

- DASHED LINES INDICATE CONSTRUCTION TO BE DEMOLISHED
- FLOOR AND CEILING PLANS ARE BASED ON EXISTING BUILDING PLANS AND SITE SURVEY. THEY ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. GC TO VISIT SITE PRIOR TO CONSTRUCTION FOR VERIFICATION
- GC TO FIELD VERIFY WALLS, COLUMNS AND ALL ELEMENTS TO BE DEMOLISHED ARE NON-STRUCTURAL PRIOR TO DEMOLITION. IF WALLS, COLUMNS OR OTHER STRUCTURAL ELEMENTS ARE FOUND WITHIN THE PROPOSED DEMOLITION AREA, OR EXISTING CONDITIONS VARY FROM PLANS, NOTIFY THE PROJECT DIRECTOR BEFORE PROCEEDING
- PROTECT EXISTING FINISHES TO REMAIN. DIMENSIONS TO EXISTING MATERIALS SHOWN ARE TO FACE OF FINISH U.O.N.
- PATCH EXISTING FLOOR, WALL AND CEILING SURFACES IN AREA OF DEMOLITION AS NEEDED TO RECEIVE NEW FINISHES
- AFTER REMOVAL OF PLUMBING LINES ETC. FILL ALL OPENINGS IN CONCRETE FLOOR WITH CONCRETE PATCHES. MAINTAIN REQUIRED FIRE RATING
- EXISTING FIRE ALARM DEVICES AND SPRINKLERS CONFLICTING WITH NEW CONSTRUCTION TO BE RELOCATED BY GC ACCORDING TO GOVERNING LOCAL CODES
- FIRE PROTECTION SYSTEM TO REMAIN OPERATIONAL DURING CONSTRUCTION. ALL LOBBY SERVICES TO REMAIN OPERATIONAL DURING CONSTRUCTION. GC TO COORDINATE WITH PROJECT DIRECTOR AND HOTEL OPERATIONS TEMPORARY LOBBY AREAS OF SERVICE PRIOR TO CONSTRUCTION START
- EXISTING CAT, DATA, VOICE AND OTHER HOTEL OPERATION SYSTEM CABLES TO REMAIN INTACT DURING CONSTRUCTION. GC TO COORDINATE RELOCATION OF BOXES AND DATA PORTS WITH OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION START
- DEMOLITION OF PARTITIONS WITH ELECTRICAL DEVICES TO BE COORDINATED WITH ELECTRICAL CONTRACTOR. ELECTRICAL TERMINATIONS TO BE PERFORMED BY ELECTRICAL CONTRACTOR
- WHERE EXISTING ELECTRICAL IS PERMANENTLY REMOVED, ALL ASSOCIATED BOXES, DEVICES AND WIRING TO BE REMOVED BACK TO SOURCE. EXISTING CONDUIT THAT IS NOT ACCESSIBLE TO BE ABANDONED AFTER IT IS STRIPPED OF ALL WIRING
- REMOVE & RELOCATE EXISTING THERMOSTATS AS NEEDED
- ALL PHOTOS ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY REPRESENT THE DRAWINGS FOR THIS PROPERTY

KEYPLAN



SYMBOL LEGEND

- DOOR TAG
- WINDOW TAG
- FINISH TAG
- ACCESSORY TAG
- WALL TAG
- KEYNOTE TAG
- ALTERNATE BID KEYNOTE TAG
- REVISION TAG
- DEMOLISHED AREATEM
- EXISTING AREATEM

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Description	Permit Set	Date	Rev
		12/13/2018	
ISSUE DATE		12/13/2018	

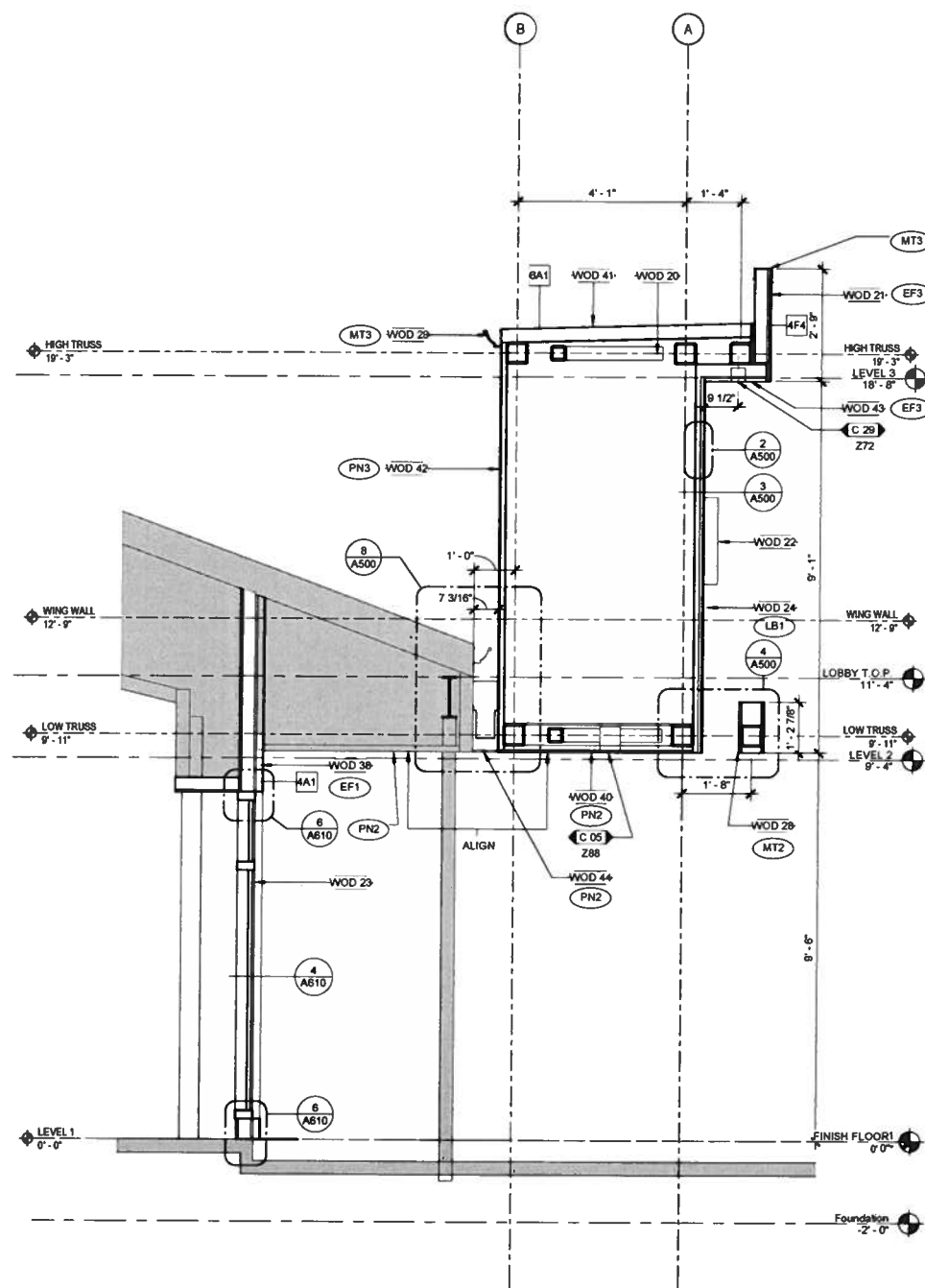
COURTYARD BY MARRIOTT
RENOVATION HERNDON, VA
COLONY CAPITAL
551 HERNDON PKWY
HERNDON, VA 20170
(703) 478-8400

COURTYARD
BY MARRIOTT

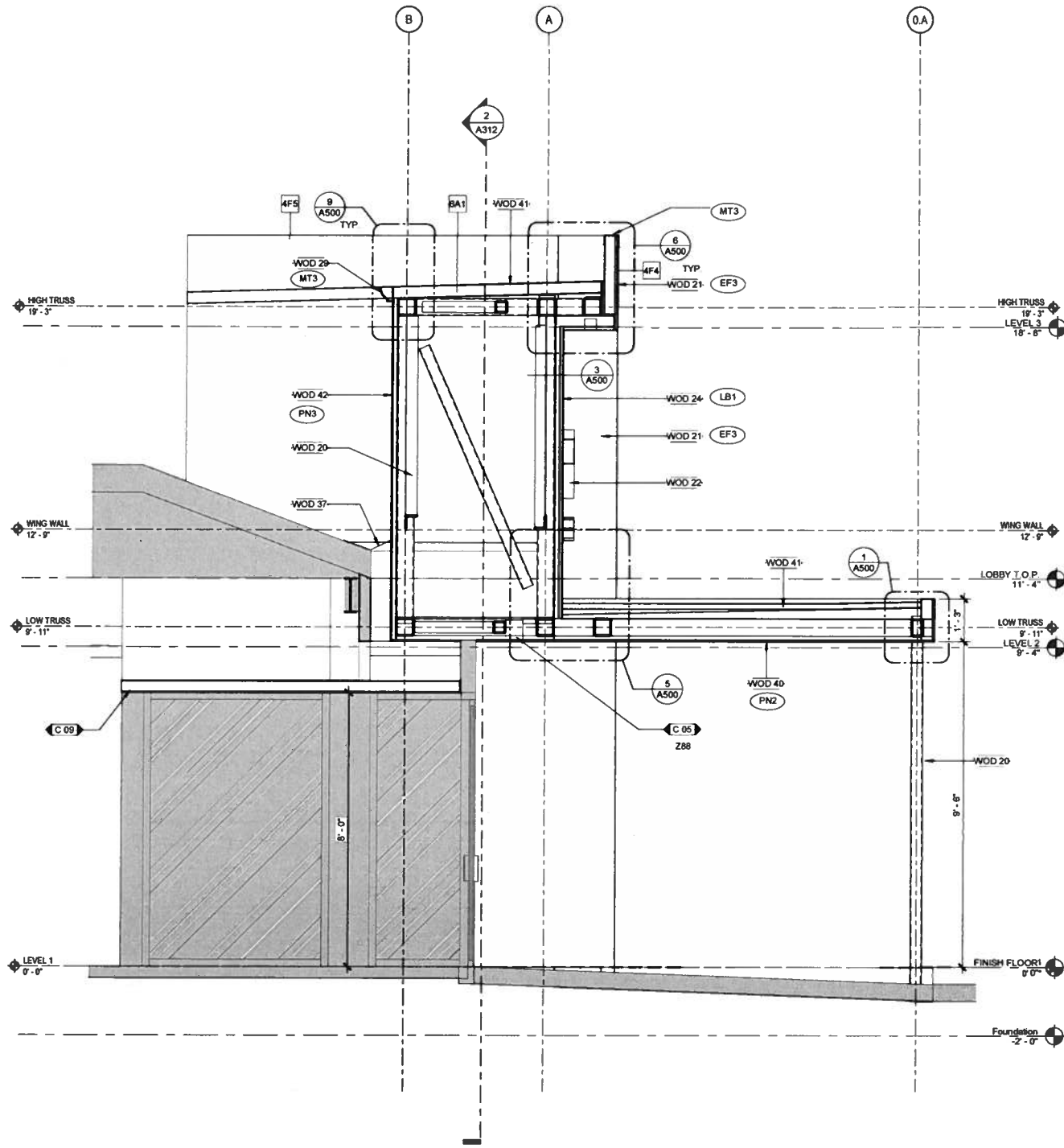
PROJECT # 1736 09
DRAWN BY: AB
CHECKED BY: EHT

EXTERIOR DEMOLITION
PLANS & ELEVATIONS

A100



2 ENTRY SECTION AT NEW WINDOWS
1/2" = 1'-0"



1 ENTRY SECTION AT VESTIBULE AND CANOPY
1/2" = 1'-0"

PROJECT / KEYNOTE

EXTERIOR KEYNOTES

- WOD 20 NEW ENTRY FRAME STRUCTURE. SEE STRUCTURAL DRAWINGS. ALL EXPOSED STEEL TO BE GALVANIZED.
- WOD 21 NEW EIFS WALL AND PARAPET OVER METAL STUDS. REVEALS AS SHOWN.
- WOD 22 INSTALL NEW BRAND SIGN AT NEW ENTRY STRUCTURE. SIGN PER SIGN VENDOR. PROVIDE POWER AND PLYWOOD BLOCKING AS REQUIRED.
- WOD 23 INSTALL NEW WINDOW AND FRAME. SEE WINDOW TYPES.
- WOD 24 INSTALL METAL PANEL SYSTEM PER PLANS AND ELEVATIONS. REFER TO DETAILS FOR MORE INFORMATION.
- WOD 28 NEW ENTRY CANOPY WITH BREAK METAL FASCIA. ROOF INSULATION TO SLOPE TO DRAIN.
- WOD 29 INSTALL NEW GUTTER TO MATCH EXISTING.
- WOD 37 INSTALL CRICKET ABOVE EXISTING VESTIBULE BETWEEN EXISTING ROOF AND NEW HARDIE PANEL FINISH. REMOVE EXISTING SHINGLES. INSTALL CRICKET AND REINSTALL SHINGLES AT EDGES.
- WOD 38 NEW FULL HEIGHT METAL STUD EXTERIOR WALL. EIFS FINISH PER ELEVATIONS.
- WOD 40 INSTALL HARDIE PANEL CEILING OVER METAL DECK AT ENTRY CANOPY.
- WOD 41 INSTALL NEW ROOF INSULATION, DENS DECK AND ROOF MEMBRANE. SLOPE TO DRAIN PER PLANS.
- WOD 42 INSTALL HARDIE PANEL OVER METAL DECK.
- WOD 43 INSTALL EIFS SOFFIT WITH LINEAR LIGHT FIXTURE.
- WOD 44 INSTALL REMOVABLE ALUMINUM ACCESS PANEL BETWEEN EXISTING FASCIA AND NEW CEILING. PAINT TO MATCH CEILING.

CEILING KEYNOTES

- C 05 PROVIDE ELECTRICAL J-BOX, SWITCH AND INSTALL NEW CAN LIGHT FIXTURE PER PLANS.
- C 06 INSTALL NEW GYM CEILING PER PLANS.
- C 29 PROVIDE ELECTRICAL J-BOX, SWITCH AND INSTALL NEW LINEAR LIGHT FIXTURE PER PLANS.

GENERAL NOTES

- NEW EIFS COLORS ARE INTEGRAL TO THE FINISH.
- EXISTING EIFS COLORS ARE A PAINTED FINISH.
- ALL LOUVERS, VENTS, GRILLES AND FLASHINGS ARE TO BE PAINTED TO MATCH EXISTING WALL COLOR U.O.N.
- PAINT ALL ROOFTOP-MOUNTED PAINTABLE DEVICES TO MATCH BUILDING FIELD PAINT. DO NOT PAINT THE ROOFING MATERIAL.
- MANUFACTURED MASONRY, STONE VENEER AND BRICK TO REMAIN AS-IS U.O.N. PROTECT DURING PAINTING AND CONSTRUCTION.
- ALL EXISTING DOOR AND WINDOW TRIM TO REMAIN U.O.N.
- ALL EXTERIOR CAN LIGHTS AND EGRESS LIGHTING TO REMAIN U.O.N.
- ALL EXTERIOR OUTLETS AND HOSE BIBS TO REMAIN U.O.N. PROTECT DURING PAINTING AND CONSTRUCTION.
- PAINT SURFACES OF ACCESS DOORS TO MATCH ADJACENT SURFACES. ENSURE DOOR OPERATION IS MAINTAINED.
- RE-INSTALL BUILDING ADDRESS NUMBERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
- PROVIDE CONTROL JOINTS IN NEW EIFS PER MANUFACTURER'S INSTRUCTIONS.
- SEE A200 FOR EXTERIOR FINISH LEGEND.

SYMBOL LEGEND

- DOOR TAG
- WINDOW TAG
- FINISH TAG
- ACCESSORY TAG
- WALL TAG
- KEYNOTE TAG
- ALTERNATE BID KEYNOTE TAG
- REVISION TAG
- DEMOLISHED AREA ITEM
- EXISTING CONSTRUCTION
- ELEVATION

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Rev#	Date	Description
1	12/13/2018	ISSUE DATE

COURTYARD BY MARRIOTT
RENOVATION HERNDON, VA

COURTYARD
BY MARRIOTT

PROJECT # 1736.09
DRAWN BY: AB
CHECKED BY: EHT

WALL SECTIONS

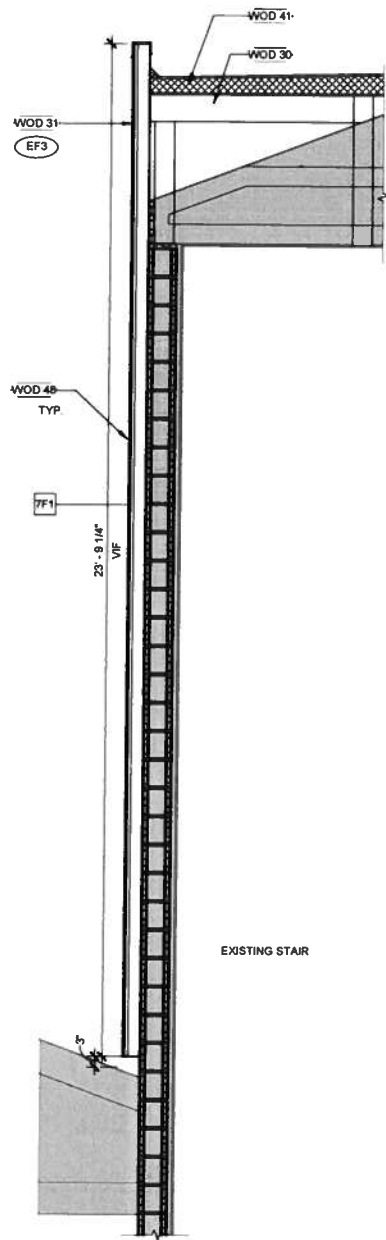
A311



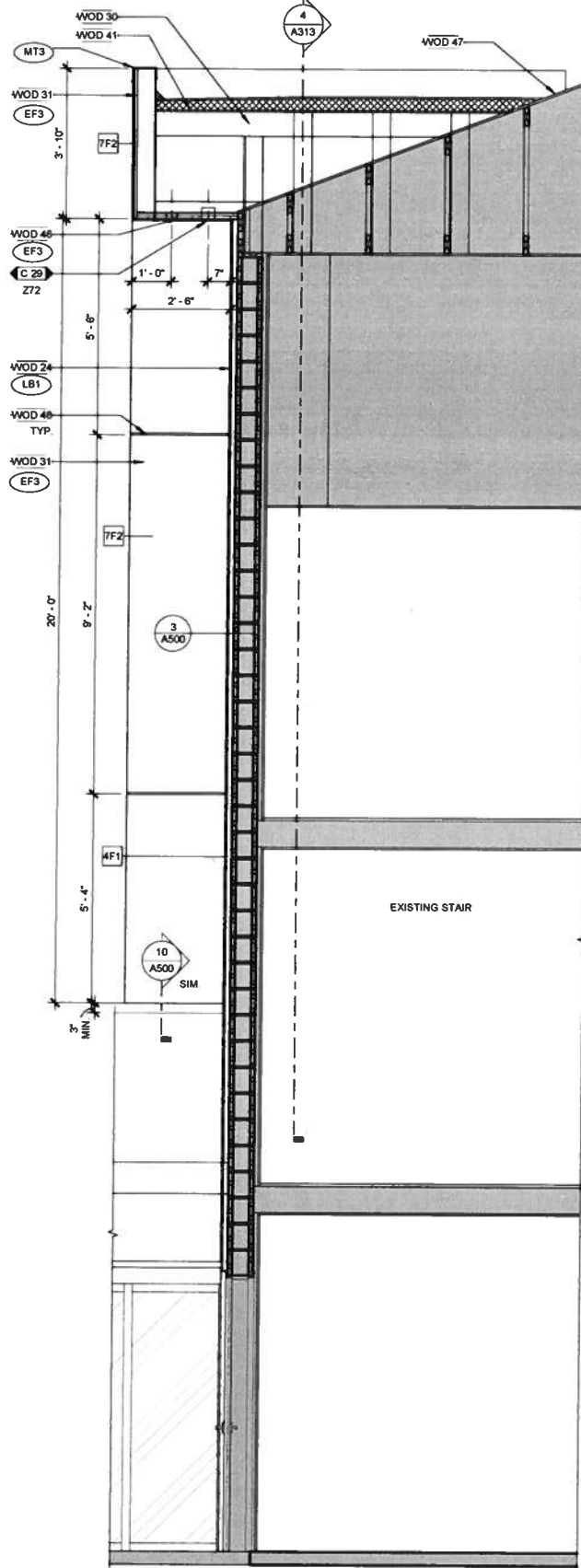
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A312

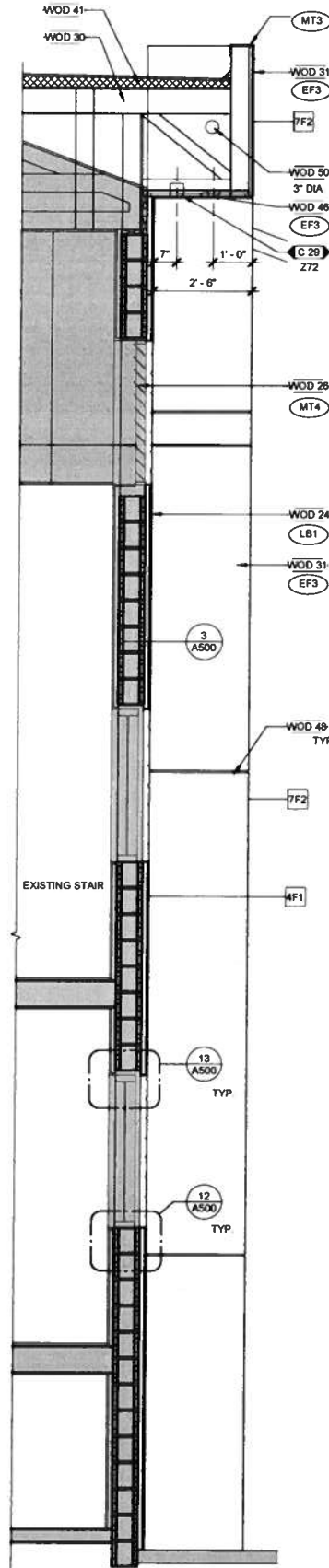
4 STAIR TOWER EIFS AT REAR
1/2" = 1'-0"



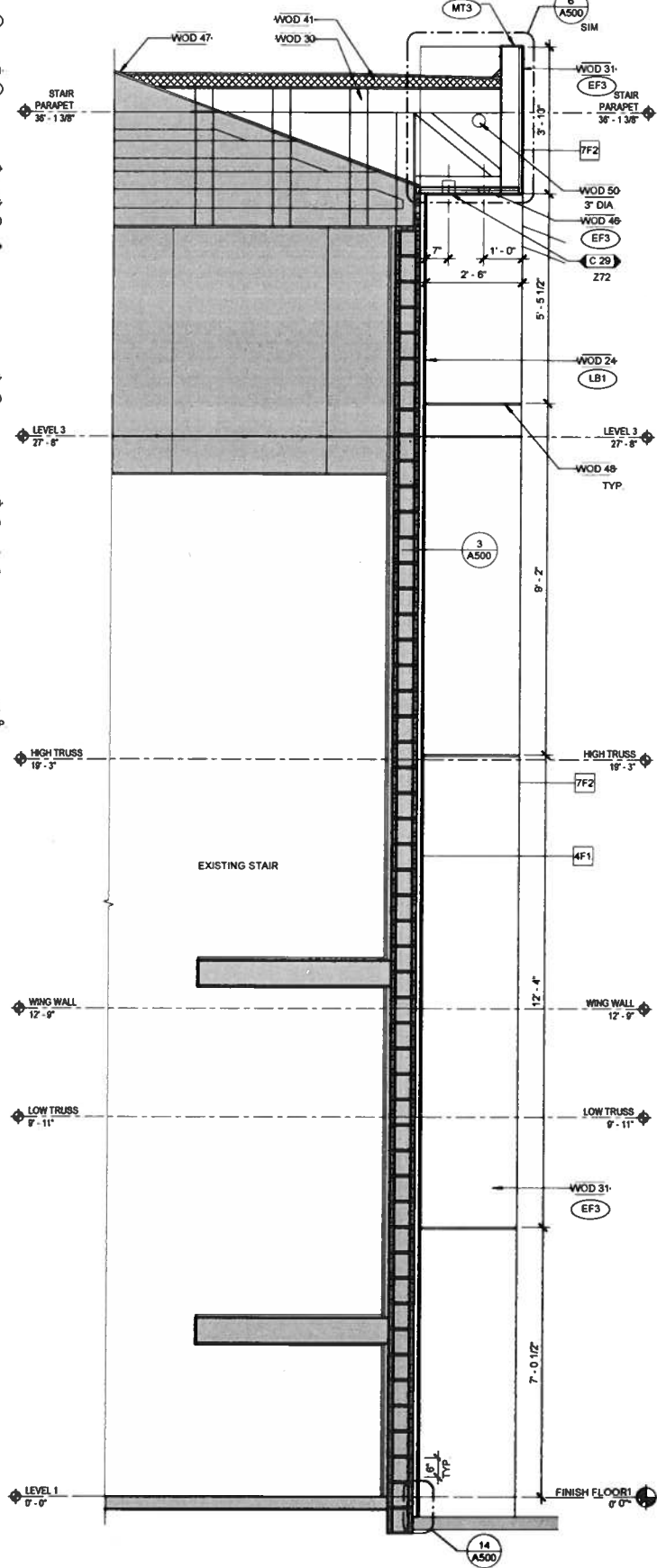
3 STAIR TOWER SECTION AT SIDE
1/2" = 1'-0"



2 STAIR TOWER SECTION AT WINDOWS
1/2" = 1'-0"



1 STAIR TOWER SECTION AT FRONT
1/2" = 1'-0"



PROJECT / KEYNOTE

EXTERIOR KEYNOTES

- WOD 24 INSTALL METAL PANEL SYSTEM PER PLANS AND ELEVATIONS. REFER TO DETAILS FOR MORE INFORMATION.
- WOD 26 AT EXISTING LOUVERED VENT, PAINT TO MATCH ADJACENT METAL PANEL.
- WOD 30 AT EXISTING STAIR, INSTALL NEW PARAPET AND OVERFRAMING. REMOVE EXISTING ROOFING AND SHEATHING. INSTALL OVERFRAMING, ROOF INSULATION TO SLOPE TO DRAIN. SEE STRUCTURAL FOR MORE INFORMATION.
- WOD 31 NEW FULL HEIGHT WOOD STUD EXTERIOR WALL. EIFS FINISH PER ELEVATIONS.
- WOD 41 INSTALL NEW ROOF INSULATION, DENS DECK AND ROOF MEMBRANE, SLOPE TO DRAIN PER PLANS.
- WOD 46 INSTALL EIFS SOFFIT AND VENT.
- WOD 47 NEW ROOF SHEATHING AS REQUIRED. PATCH AND REPAIR EXISTING ROOFING TO MATCH EXISTING.
- WOD 48 1/2\" EIFS REVEAL, REFER TO DETAILS.
- WOD 50 NEW ROOF DRAIN, TIE TO EXISTING STORM DRAIN SYSTEM.

CEILING KEYNOTES

- C 29 PROVIDE ELECTRICAL, J-BOX, SWITCH AND INSTALL NEW LINEAR LIGHT FIXTURE PER PLANS.

GENERAL NOTES

- NEW EIFS COLORS ARE INTEGRAL TO THE FINISH.
- EXISTING EIFS COLORS ARE A PAINTED FINISH.
- ALL LOUVERS, VENTS, GRILLES AND FLASHINGS ARE TO BE PAINTED TO MATCH EXISTING WALL COLOR U.O.N.
- PAINT ALL ROOFTOP-MOUNTED PAINTABLE DEVICES TO MATCH BUILDING FIELD PAINT. DO NOT PAINT THE ROOFING MATERIAL.
- MANUFACTURED MASONRY, STONE VENEER AND BRICK TO REMAIN AS-IS U.O.N. PROTECT DURING PAINTING AND CONSTRUCTION.
- ALL EXISTING DOOR AND WINDOW TRIM TO REMAIN U.O.N.
- ALL EXTERIOR CAN LIGHTS AND EGRESS LIGHTING TO REMAIN U.O.N.
- ALL EXTERIOR OUTLETS AND HOSE BIBS TO REMAIN U.O.N. PROTECT DURING PAINTING AND CONSTRUCTION.
- PAINT SURFACES OF ACCESS DOORS TO MATCH ADJACENT SURFACES. ENSURE DOOR OPERATION IS MAINTAINED.
- RE-INSTALL BUILDING ADDRESS NUMBERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
- PROVIDE CONTROL JOINTS IN NEW EIFS PER MANUFACTURER'S INSTRUCTIONS.
- SEE A200 FOR EXTERIOR FINISH LEGEND.

SYMBOL LEGEND

- DOOR TAG
- WINDOW TAG
- FINISH TAG
- ACCESSORY TAG
- WALL TAG
- KEYNOTE TAG
- ALTERNATE BID KEYNOTE TAG
- REVISION TAG
- DEMOLISHED AREA/ITEM
- EXISTING CONSTRUCTION
- ELEVATION

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Description	Permit Set	Date	Issue Date
		12/13/2018	12/13/2018

COURTYARD BY MARRIOTT
RENOVATION HERNDON, VA

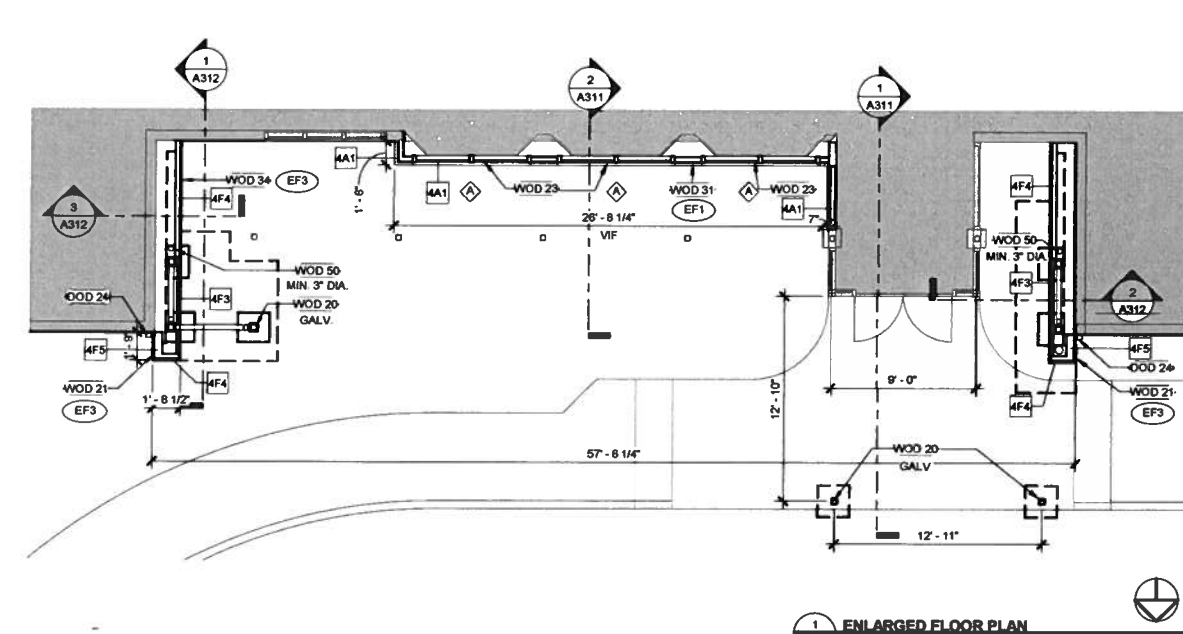
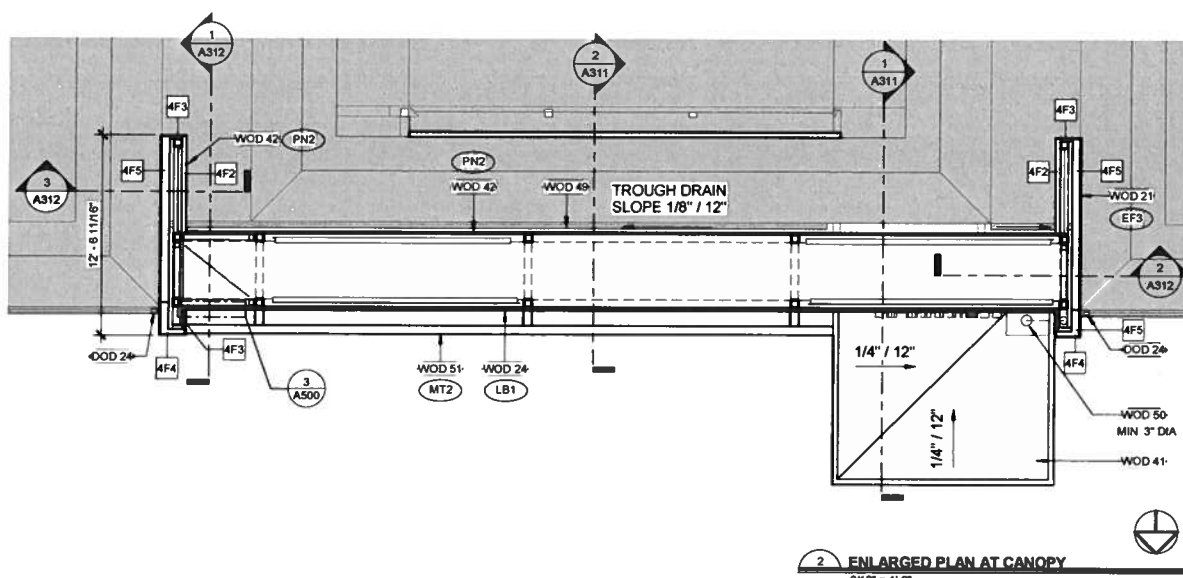
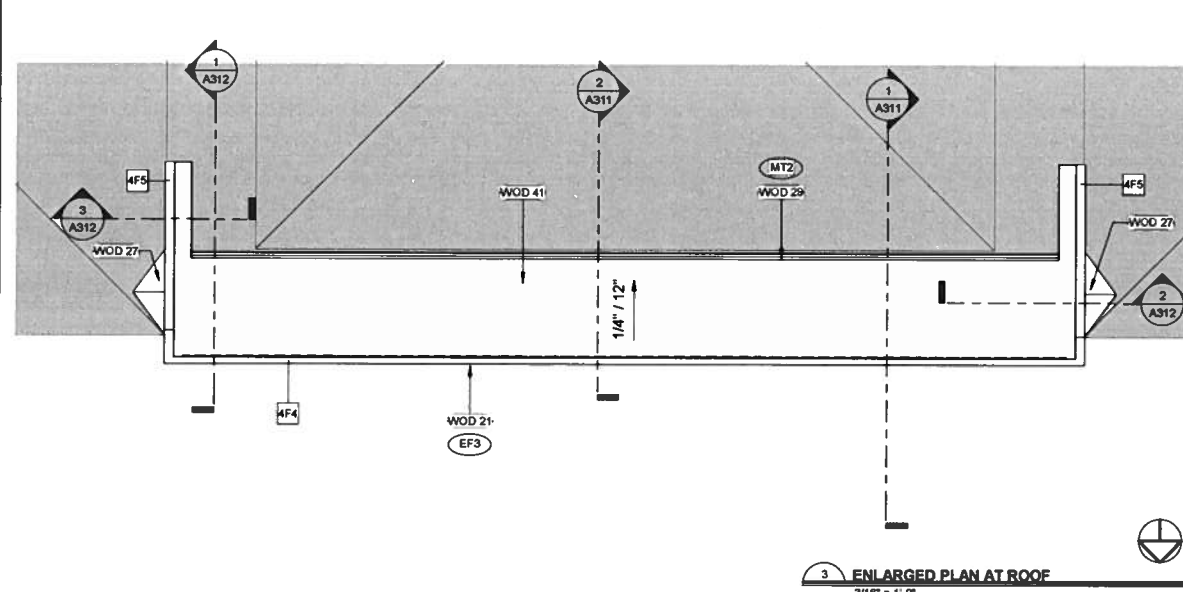
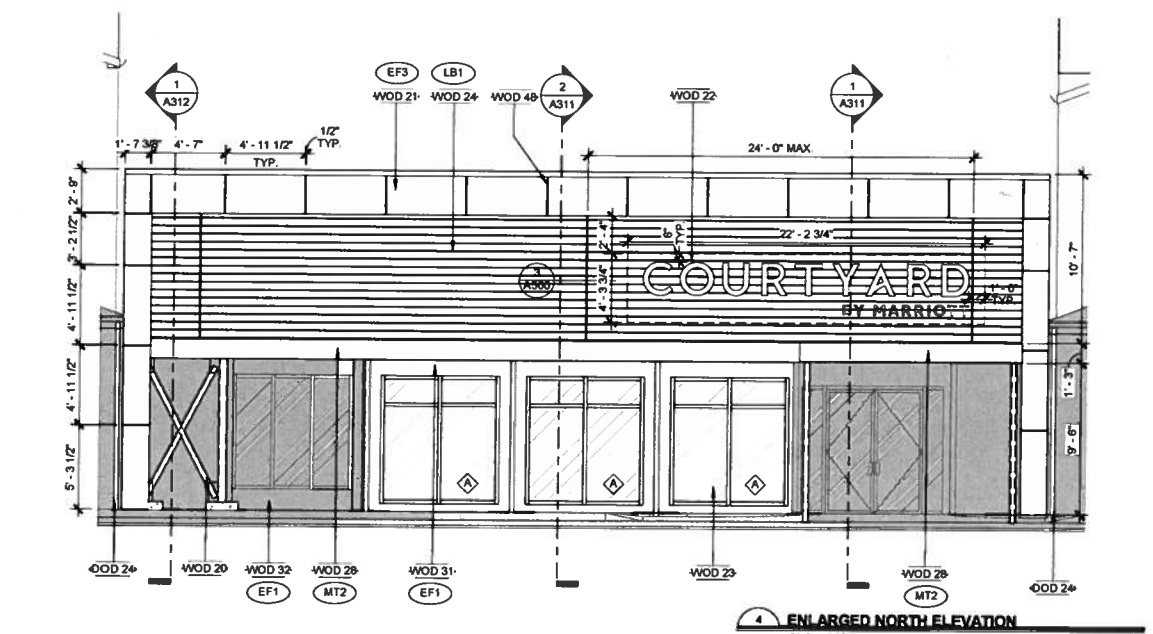
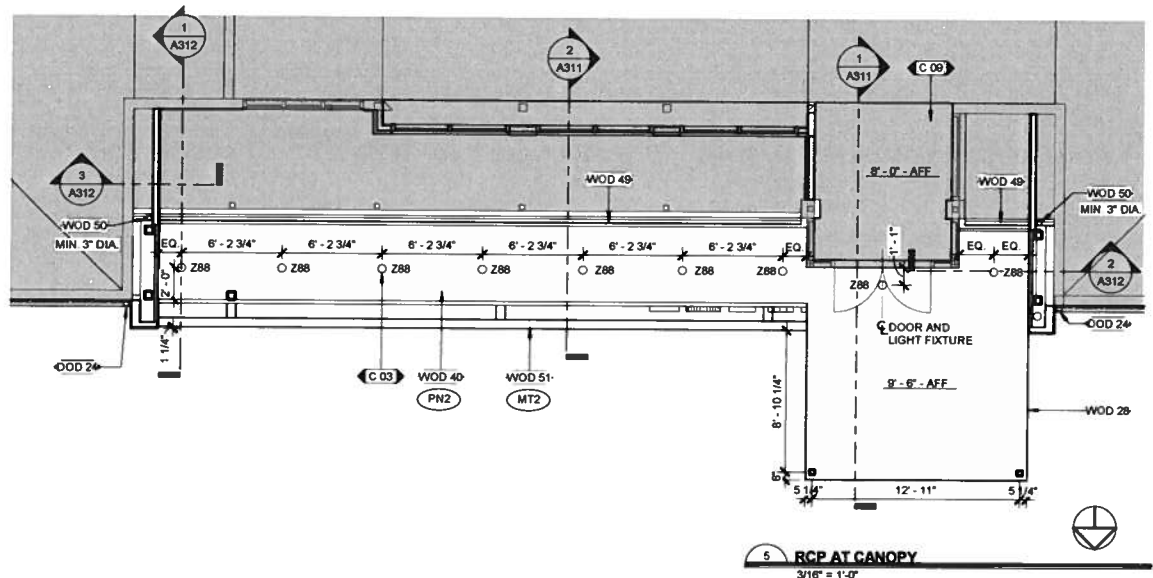
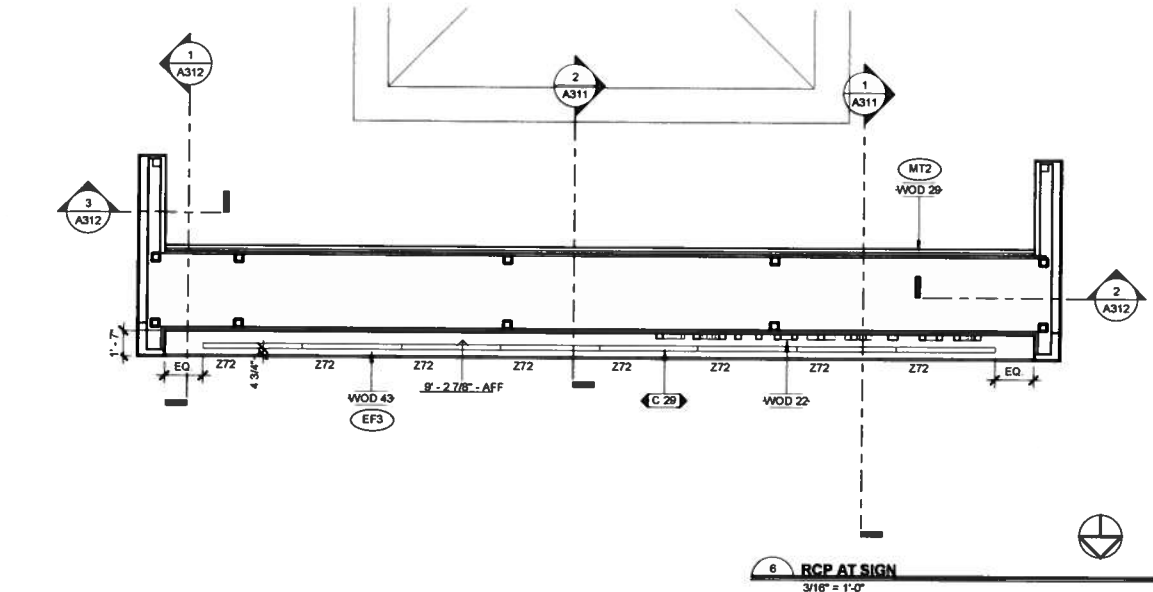
COLONY CAPITAL
555 HERNDON PARKY
HERNDON, VA 20170
(703) 478-9400

COURTYARD
BY MARRIOTT

PROJECT # 1736.08
DRAWN BY: AB
CHECKED BY: EHT

WALL SECTIONS

A313



PROJECT / KEYNOTE

DEMO KEYNOTES

DOD 24 RELOCATE EXISTING DOWNSPOUT PER PLANS AND ELEVATIONS. PAINT TO MATCH ADJACENT SURFACE

EXTERIOR KEYNOTES

WOD 20 NEW ENTRY FRAME STRUCTURE, SEE STRUCTURAL DRAWINGS. ALL EXPOSED STEEL TO BE GALVANIZED
WOD 21 NEW EIFS WALL AND PARAPET OVER METAL STUDS, REVEALS AS SHOWN
WOD 22 INSTALL NEW BRAND SIGN AT NEW ENTRY STRUCTURE. SIGN PER SIGN VENDOR. PROVIDE POWER AND PLYWOOD BLOCKING AS REQUIRED
WOD 23 INSTALL NEW WINDOW AND FRAME. SEE WINDOW TYPES
WOD 24 INSTALL METAL PANEL SYSTEM PER PLANS AND ELEVATIONS. REFER TO DETAILS FOR MORE INFORMATION
WOD 27 INSTALL ROOF CRICKET AT NEW EIFS OVER PORTION OF ROOF BETWEEN EXISTING GUTTER AND ROOF EDGE. REMOVE EXISTING SHINGLES. INSTALL CRICKET AND REINSTALL SHINGLES AT EDGES.
WOD 28 NEW ENTRY CANOPY WITH BREAK METAL FASCIA. ROOF INSULATION TO SLOPE TO DRAIN
WOD 29 INSTALL NEW GUTTER TO MATCH EXISTING
WOD 31 NEW FULL HEIGHT WOOD STUD EXTERIOR WALL. EIFS FINISH PER ELEVATIONS
WOD 32 PAINT EXISTING STUCCO WALL PER ELEVATIONS. REPAIR. CLEAN AND PREP FOR NEW PAINT
WOD 34 NEW EIFS OVER METAL CHANNEL, REVEALS AS SHOWN
WOD 41 INSTALL NEW ROOF INSULATION. DENS DECK AND ROOF MEMBRANE. SLOPE TO DRAIN PER PLANS
WOD 42 INSTALL HARDIPANEL OVER METAL DECK
WOD 43 INSTALL EIFS SOFFIT WITH LINEAR LIGHT FIXTURE
WOD 48 1/2\" EIFS REVEAL. REFER TO DETAILS
WOD 49 INSTALL TROUGH DRAIN BETWEEN EXISTING FASCIA AND NEW ENTRY FINISH. SLOPE TO DRAIN PER PLANS
WOD 50 NEW ROOF DRAIN. TIE TO EXISTING STORM DRAIN SYSTEM
WOD 51 ALUMINUM BREAK METAL WRAP AROUND TUBE STEEL

CEILING KEYNOTES

C 09 INSTALL NEW GWB CEILING PER PLANS
C 29 PROVIDE ELECTRICAL J-BOX, SWITCH AND INSTALL NEW LINEAR LIGHT FIXTURE PER PLANS

GENERAL NOTES

- FLOOR AND CEILING PLANS ARE BASED ON EXISTING BUILDING PLANS AND SITE SURVEY. THEY ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. GC TO VISIT SITE PRIOR TO CONSTRUCTION FOR VERIFICATION.
- PROTECT EXISTING FINISHES TO REMAIN. DIMENSIONS SHOWN ARE TO FACE OF FINISH U.O.N.
- PATCH EXISTING FLOOR, WALL AND CEILING SURFACES IN AREA OF DEMOLITION AS NEEDED TO RECEIVE NEW FINISHES.
- AFTER REMOVAL OF PLUMBING LINES ETC. FILL ALL OPENINGS IN CONCRETE FLOOR WITH CONCRETE PATCHES. MAINTAIN REQUIRED FIRE RATING.
- EXISTING FIRE ALARM DEVICES AND SPRINKLERS CONFLICTING WITH NEW CONSTRUCTION TO BE RELOCATED BY GC ACCORDING TO GOVERNING LOCAL CODES.
- FIRE PROTECTION SYSTEM TO REMAIN OPERATIONAL DURING CONSTRUCTION. ALL LOBBY SERVICES TO REMAIN OPERATIONAL DURING CONSTRUCTION. GC TO COORDINATE WITH PROJECT DIRECTOR AND HOTEL OPERATIONS TEMPORARY LOBBY AREAS OF SERVICE PRIOR TO CONSTRUCTION START.
- EXISTING CAT. DATA AND VOICE CABLES TO REMAIN INTACT DURING CONSTRUCTION. GC TO COORDINATE RELOCATION OF BOXES AND DATA PORTS WITH OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION START.
- ALL MULTIPLE SWITCH OR RECEPTACLE LOCATIONS TO BE GANGED AND PROVIDED WITH SINGLE COVER PLATE. COVER PLATES TO MATCH COLOR OF DEVICE. EXISTING RECEPTACLES AND SWITCHES TO RECEIVE NEW COVER PLATES.
- EXISTING AND NEW METAL DOOR FRAMES AND ACCESS PANELS TO BE PAINTED. RE-INTERIOR FINISH INDEX FOR PAINT INFORMATION.
- RELOCATE OR MOVE/EXTEND EXISTING HVAC GRILLS, DUCTWORK AND SPRINKLERS AS REQUIRED.
- ALL GWB USED IN THIS PROJECT TO BE 5/8\" TYPE X GWB. BRING EXISTING GWB PARTITIONS IN LOBBY AREA TO A LEVEL 5 FINISH. SEE A200 FOR EXTERIOR FINISH LEGEND.

SYMBOL LEGEND

- ① DOOR TAG
- ② WINDOW TAG
- ③ FINISH TAG
- ④ ACCESSORY TAG
- ⑤ WALL TAG
- ⑥ KEYNOTE TAG
- ⑦ ALTERNATE BID KEYNOTE TAG
- ⑧ REVISION TAG
- ⑨ DEMOLISHED AREA/ITEM
- ⑩ EXISTING CONSTRUCTION
- ⑪ ELEVATION

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Description	Permit Set	Date	Rev
		12/13/2018	

ISS. E. DATE 12/13/2018

COURTYARD BY MARRIOTT
RENOVATION HERNDON, VA

COLONY CAPITAL
533 HERNDON PARKWAY
HERNDON, VA 20170
(703) 478-8400

COURTYARD
BY MARRIOTT

PROJECT # 1736.09
DRAWN BY AB
CHECKED BY EHT

ENLARGED ENTRY
PLAN & ELEVATIONS

A401

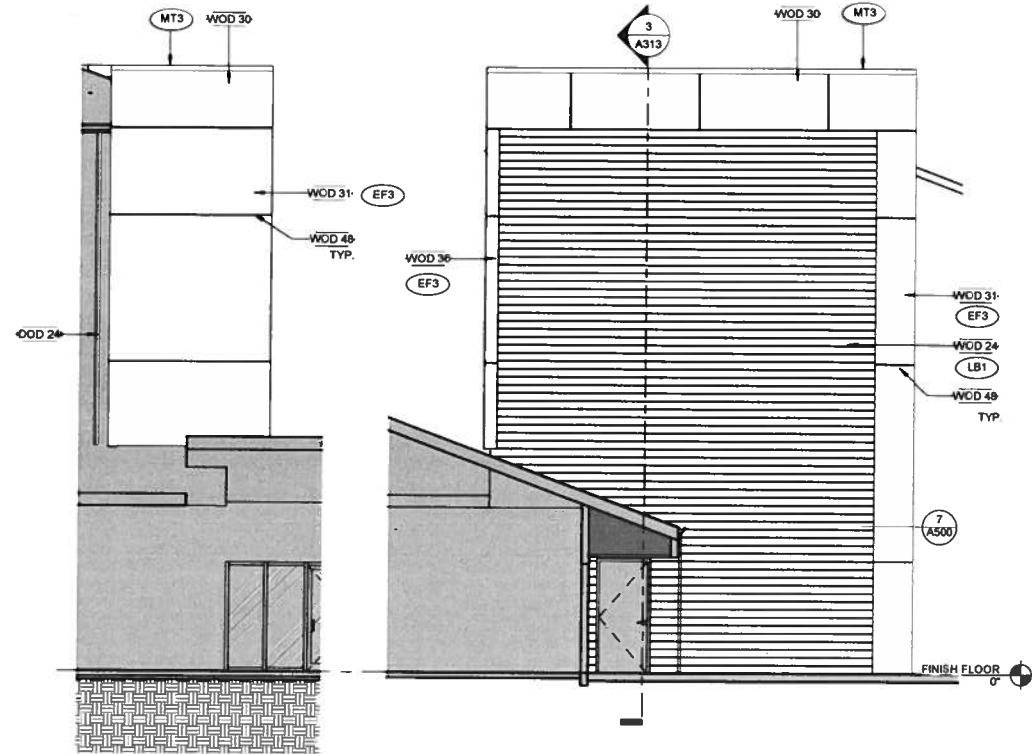
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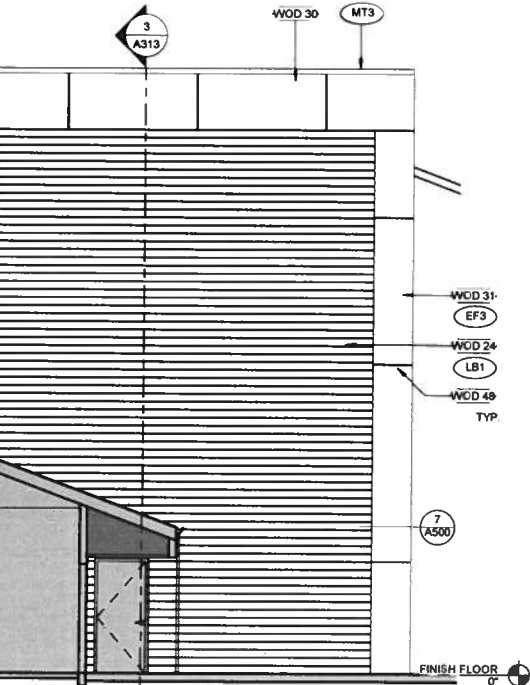
REMOVE EXISTING DOWNSPOUT AND GUTTER AT STAIR TOWER. NEW ROOF DRAIN AND DOWNSPOUT TO TIE INTO EXISTING STORM SEWER.

RELOCATE DOWNSPOUT AT EXISTING ROOF GUTTER. TIE INTO EXISTING STORM DRAIN.

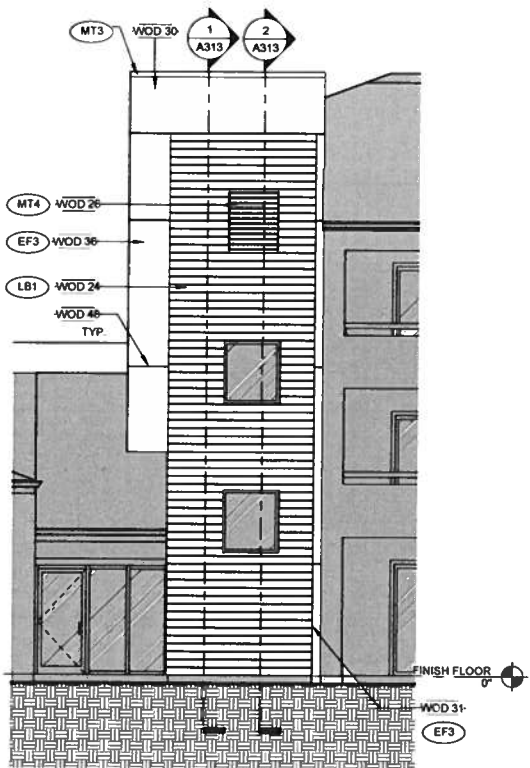
1 STAIR TOWER PHOTO
A402 | NOT TO SCALE



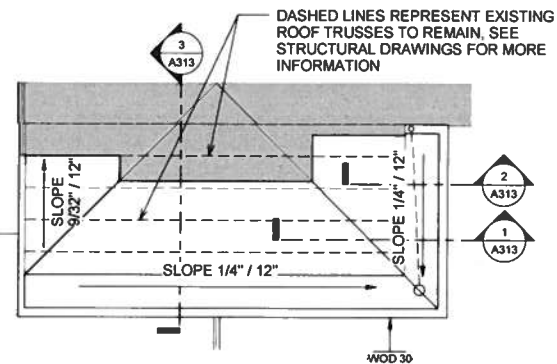
9 STAIR TOWER ELEVATION REAR
3/16" = 1'-0"



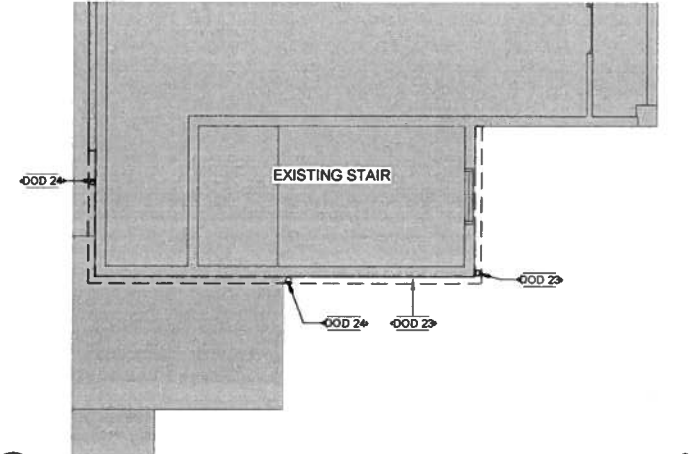
8 STAIR TOWER ELEVATION SIDE
3/16" = 1'-0"



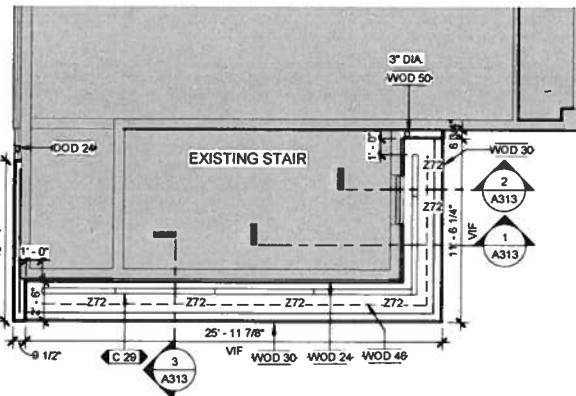
7 STAIR TOWER ELEVATION FRONT
3/16" = 1'-0"



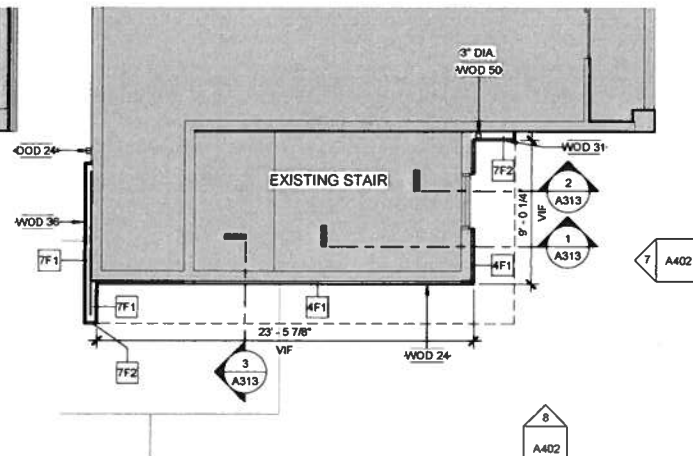
6 ENLARGED STAIR ROOF PLAN
3/16" = 1'-0"



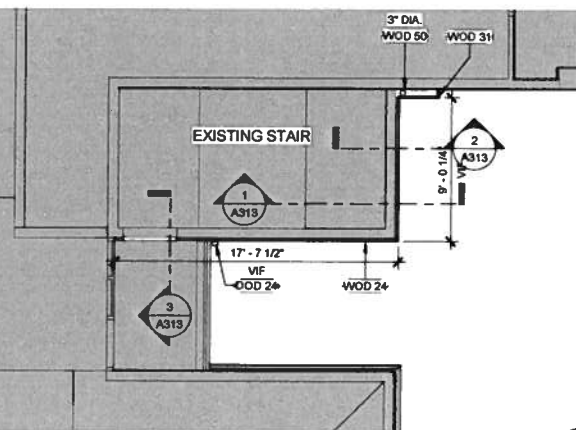
3 ENLARGED DEMO PLAN AT STAIRS
3/16" = 1'-0"



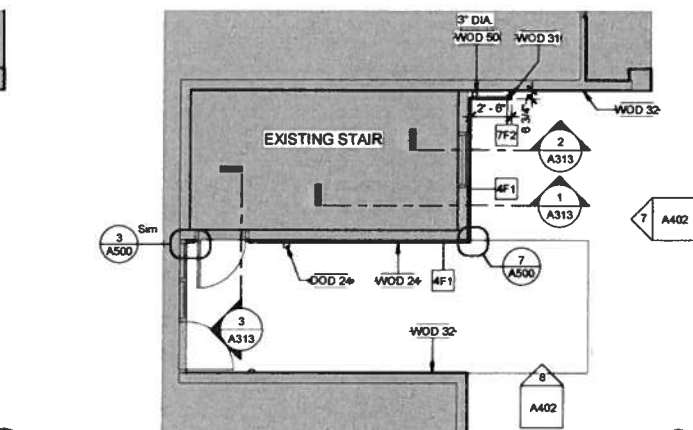
5 RCP AT STAIRS - UPPER LEVEL
3/16" = 1'-0"



2 ENLARGED PLAN AT STAIRS - UPPER LEVEL
3/16" = 1'-0"



4 RCP AT STAIRS - CANOPY
3/16" = 1'-0"



1 ENLARGED PLAN AT STAIRS - LEVEL 1
3/16" = 1'-0"

PROJECT / KEYNOTE

DEMO KEYNOTES

- DOD 23 REMOVE EXISTING GUTTER AND DOWNSPOUTS
- DOD 24 RELOCATE EXISTING DOWNSPOUT PER PLANS AND ELEVATIONS. PAINT TO MATCH ADJACENT SURFACE

EXTERIOR KEYNOTES

- WOD 24 INSTALL METAL PANEL SYSTEM PER PLANS AND ELEVATIONS. REFER TO DETAILS FOR MORE INFORMATION
- WOD 26 AT EXISTING LOUVERED VENT, PAINT TO MATCH ADJACENT METAL PANEL
- WOD 30 AT EXISTING STAIR, INSTALL NEW PARAPET AND OVERFRAMING. REMOVE EXISTING ROOFING AND SHEATHING. INSTALL OVERFRAMING ROOF INSULATION TO SLOPE TO DRAIN. SEE STRUCTURAL FOR MORE INFORMATION
- WOD 31 NEW FULL HEIGHT WOOD STUD EXTERIOR WALL. EIFS FINISH PER ELEVATIONS
- WOD 32 PAINT EXISTING STUCCO WALL PER ELEVATIONS. REPAIR, CLEAN AND PREP FOR NEW PAINT
- WOD 36 NEW PARTIAL HEIGHT WOOD STUD EXTERIOR FURRED WALL. EIFS FINISH PER ELEVATIONS
- WOD 46 INSTALL EIFS SOFFIT AND VENT
- WOD 48 1/2" EIFS REVEAL. REFER TO DETAILS
- WOD 50 NEW ROOF DRAIN. TIE TO EXISTING STORM DRAIN SYSTEM

CEILING KEYNOTES

- C 29 PROVIDE ELECTRICAL, J-BOX, SWITCH AND INSTALL NEW LINEAR LIGHT FIXTURE PER PLANS

GENERAL NOTES

1. FLOOR AND CEILING PLANS ARE BASED ON EXISTING BUILDING PLANS AND SITE SURVEY. THEY ARE INTENDED TO BE REASONABLY REPRESENTATIVE OF EXISTING CONDITIONS. GC TO VISIT SITE PRIOR TO CONSTRUCTION FOR VERIFICATION
2. PROTECT EXISTING FINISHES TO REMAIN. DIMENSIONS SHOWN ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE
3. PATCH EXISTING FLOOR, WALL AND CEILING SURFACES IN AREA OF DEMOLITION AS NEEDED TO RECEIVE NEW FINISHES
4. AFTER REMOVAL OF PLUMBING LINES ETC. FILL ALL OPENINGS IN CONCRETE FLOOR WITH CONCRETE PATCHES. MAINTAIN REQUIRED FIRE RATING
5. EXISTING FIRE ALARM DEVICES AND SPRINKLERS CONFLICTING WITH NEW CONSTRUCTION TO BE RELOCATED BY GC ACCORDING TO GOVERNING LOCAL CODES
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7. EXISTING CAT, DATA AND VOICE CABLES TO REMAIN INTACT DURING CONSTRUCTION. GC TO COORDINATE RELOCATION OF BOXES AND DATA PORTS WITH OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION START
8. ALL MULTIPLE SWITCH OR RECEPTACLE LOCATIONS TO BE GANGED AND PROVIDED WITH SINGLE COVER PLATE. COVER PLATES TO MATCH COLOR OF DEVICE. EXISTING RECEPTACLES AND SWITCHES TO RECEIVE NEW COVER PLATES
9. EXISTING AND NEW METAL DOOR FRAMES AND ACCESS PANELS TO BE PAINTED. RE INTERIOR FINISH WOOD FOR PAINT INFORMATION
10. RELOCATE OR MOVE/EXTEND EXISTING HVAC GRILLS, DUCTWORK AND SPRINKLERS AS REQUIRED
11. ALL GWB USED IN THIS PROJECT TO BE 5/8" TYPE X GWB. BRING EXISTING GWB PARTITIONS IN LOBBY AREA TO A LEVEL 5 FINISH. SEE A200 FOR EXTERIOR FINISH LEGEND
- 12.
- 13.
- 14.

SYMBOL LEGEND

- DOOR TAG
- WINDOW TAG
- FINISH TAG
- ACCESSORY TAG
- WALL TAG
- KEYNOTE TAG
- ALTERNATE BID KEYNOTE TAG
- REVISION TAG
- DEMOLISHED AREA/ITEM
- EXISTING CONSTRUCTION
- ELEVATION

COURTYARD BY MARRIOTT
RENOVATION HERNDON, VA

COURTYARD
BY MARRIOTT

PROJECT #: 1736.09
DRAWN BY: AB
CHECKED BY: EHT

ENLARGED STAIR
TOWER PLANS &
ELEVATIONS

A402

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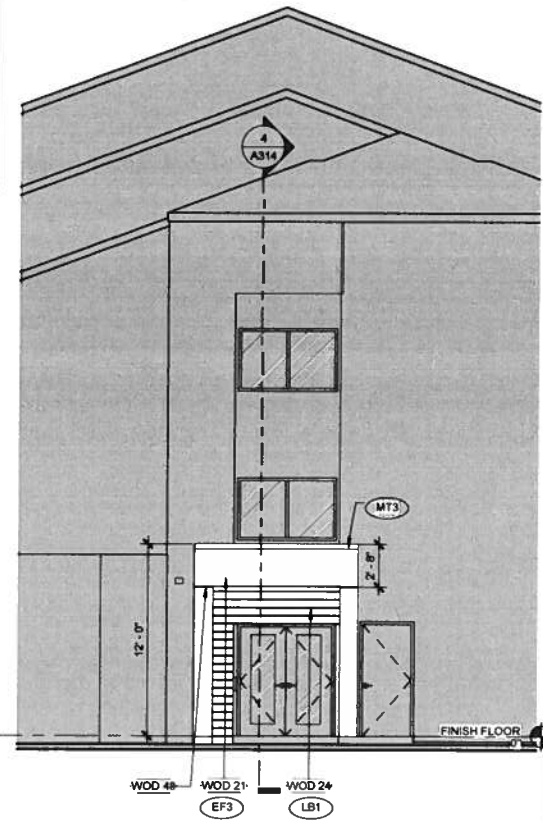


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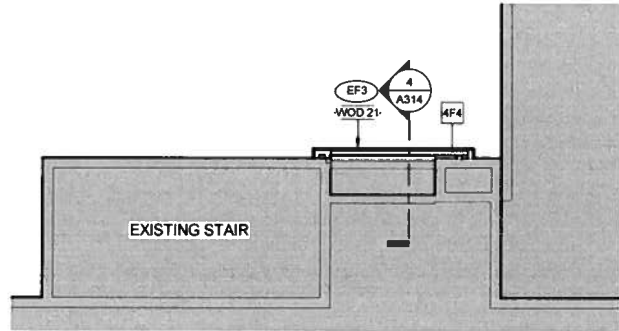
ISSUE DATE: 12/13/2018

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533 HERNDON PKWY
HERNDON, VA 20170
(703) 478-8400

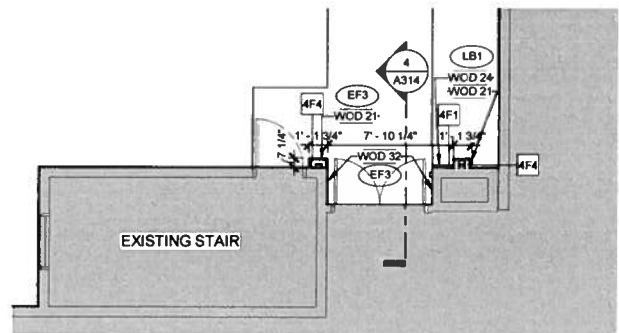
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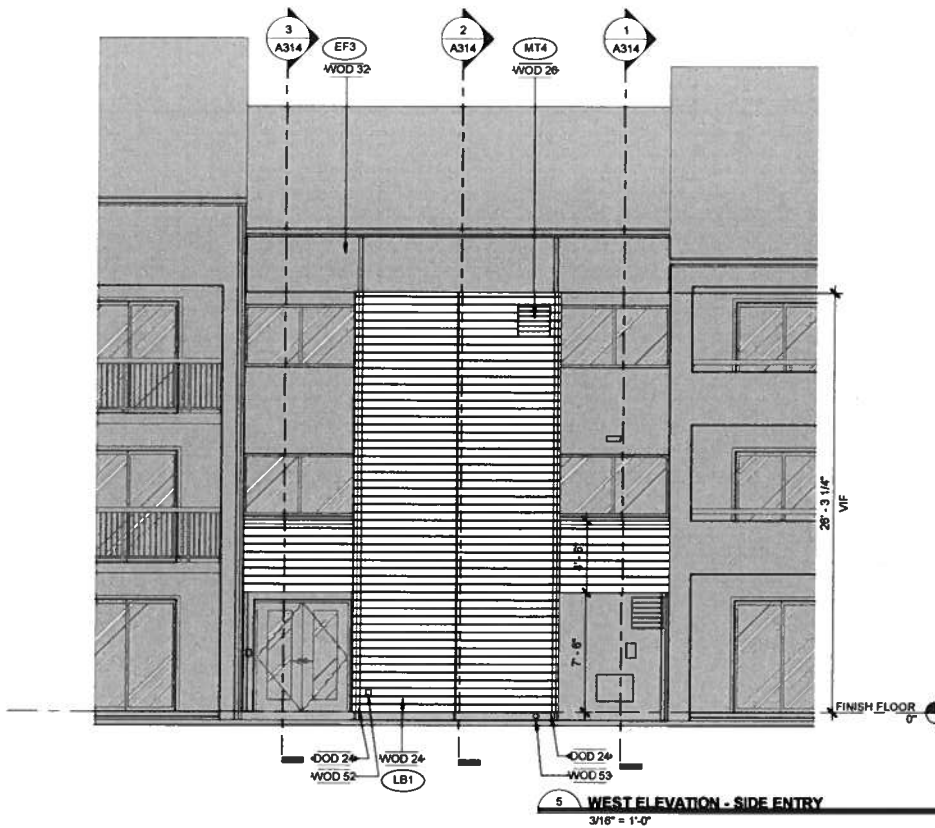
8 SOUTH ELEVATION - REAR ENTRY
3/16" = 1'-0"



7 RCP AT REAR ENTRY
3/16" = 1'-0"



6 ENLARGED PLAN AT REAR ENTRY - LEVEL 1
3/16" = 1'-0"



5 WEST ELEVATION - SIDE ENTRY
3/16" = 1'-0"



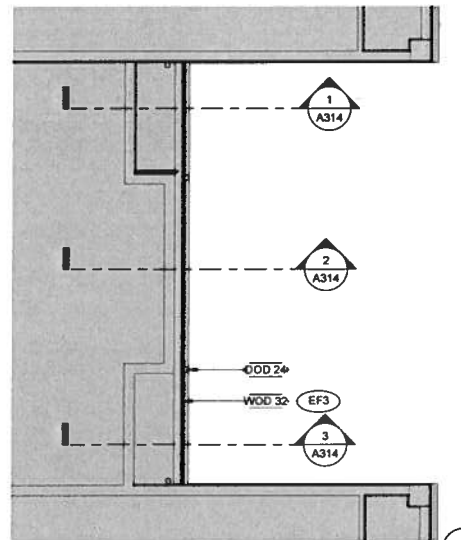
EXISTING GUTTER AND DOWNSPOUT TO BE REMOVED
EXISTING LIGHTING TO REMAIN
NEW EIFS SURROUND PER PLANS. KEEP CLEAR OF EXIT DOOR. REMOVE LANDSCAPING AS REQUIRED.
HATCHED AREA INDICATES NEW METAL PANEL SYSTEM

8 REAR ENTRY PHOTO 1
A403 NOT TO SCALE

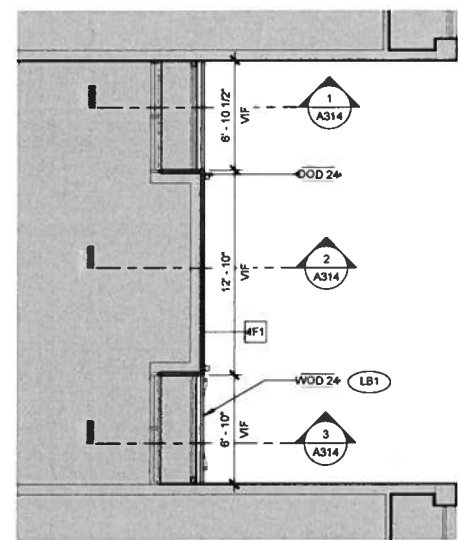


PAINT EXISTING LOUVER TO MATCH METAL PANEL
EXISTING GUTTER TO REMAIN
RELOCATE DOWNSPOUT AT WALL. TIE INTO EXISTING STORM DRAIN
HATCHED AREA INDICATES NEW METAL PANEL SYSTEM
EXISTING DOWNSPOUT AND GUTTER TO REMAIN
EXISTING CARD READER AND LIGHTING TO REMAIN

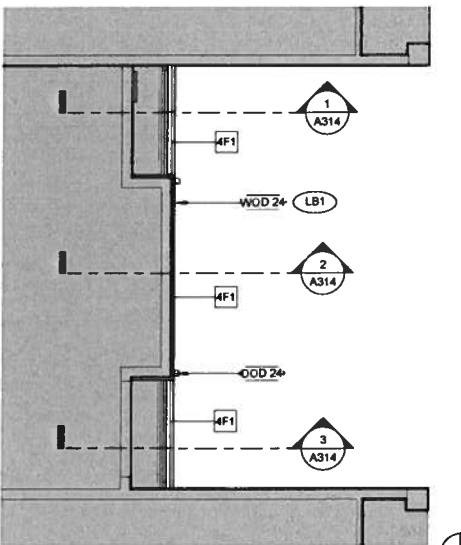
1 SIDE ENTRY PHOTO 1
A403 NOT TO SCALE



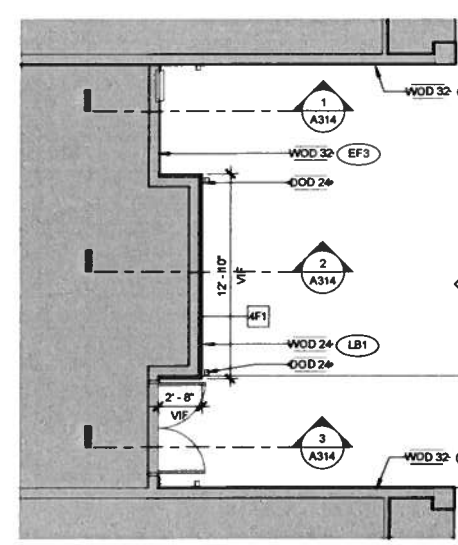
4 RCP AT SIDE ENTRY - UPPER LEVEL
3/16" = 1'-0"



2 ENLARGED PLAN AT SIDE ENTRY - LEVEL 2
3/16" = 1'-0"



3 RCP AT SIDE ENTRY - CANOPY
3/16" = 1'-0"



1 ENLARGED PLAN AT SIDE ENTRY - LEVEL 1
3/16" = 1'-0"

PROJECT / KEYNOTE

DEMO KEYNOTES

DOD 24 RELOCATE EXISTING DOWNSPOUT PER PLANS AND ELEVATIONS. PAINT TO MATCH ADJACENT SURFACE.

EXTERIOR KEYNOTES

WOD 21 NEW EIFS WALL AND PARAPET OVER METAL STUDS. REVEALS AS SHOWN
WOD 24 INSTALL METAL PANEL SYSTEM PER PLANS AND ELEVATIONS. REFER TO DETAILS FOR MORE INFORMATION
WOD 26 AT EXISTING LOUVERED VENT, PAINT TO MATCH ADJACENT METAL PANEL
WOD 32 PAINT EXISTING STUCCO WALL PER ELEVATIONS. REPAIR, CLEAN AND PREP FOR NEW PAINT
WOD 48 1/2" EIFS REVEAL. REFER TO DETAILS
WOD 52 AT EXISTING HOSE BIBB, EXTEND PLUMBING AND REINSTALL FROST PROOF HOSE BIBB IN METAL PANEL SYSTEM. COORDINATE SIZE OF OPENING IN METAL PANEL IN FIELD. ALL EXPOSED EDGES TO HAVE J-TRIM AND SEALANT PER DETAILS.
WOD 53 AT EXISTING CONDENSATE LINE, EXTEND LINE AS REQUIRED TO BE PROUD OF METAL PANEL SYSTEM. COORDINATE EXACT LOCATION IN FIELD.

GENERAL NOTES

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- PROTECT EXISTING FINISHES TO REMAIN. DIMENSIONS SHOWN ARE TO FACE OF FINISH U.O.N.
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- EXISTING AND NEW METAL DOOR FRAMES AND ACCESS PANELS TO BE PAINTED. RE. INTERIOR FINISH INDEX FOR PAINT INFORMATION.
- RELOCATE OR MOVE/EXTEND EXISTING HVAC GRILLS, DUCTWORK AND SPRINKLERS AS REQUIRED.
- ALL GWS USED IN THIS PROJECT TO BE 50" TYPE X GWS. BRING EXISTING GWS PARTITIONS IN LOBBY AREA TO A LEVEL 5 FINISH. SEE A200 FOR EXTERIOR FINISH LEGEND.

SYMBOL LEGEND

- DOOR TAG
- WINDOW TAG
- FINISH TAG
- ACCESSORY TAG
- WALL TAG
- KEYNOTE TAG
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- EXISTING CONSTRUCTION
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ARCHITECT

Rev	Date	Description
1	12/13/2018	PERMIT SET

ISSUE DATE 12/13/2018

COURTYARD BY MARRIOTT
RENOVATION HERNDON, VA
COLONY CAPITAL

533 HERNDON PKWY
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(703) 478-9400

COURTYARD
BY MARRIOTT

PROJECT #: 1736.09
DRAWN BY: AB
CHECKED BY: EHT

ENLARGED SIDE
ENTRY PLAN &
ELEVATIONS

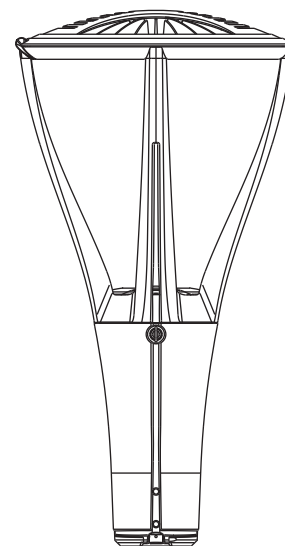
A403

PERMIT SET

Modern styling meets advanced lighting technology

URBANSCAPE LED POST-TOP URBAN LUMINAIRE

Z65



PHILIPS LUMEC URBANSCAPE LED POST-TOP URBAN LUMINAIRE

The Philips Lumec UrbanScape LED post-top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post-top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment.

Project: _____
Location: _____
Catalog No: _____
Fixture Type: _____
Mfg: _____ Lamps: _____ Qty: _____
Notes: _____

Ordering guide

example: MPTC-42W32LED4K-T-LE3-120-CDMGM25-PH8-BKTX

Luminaire	LED Module	Optical System	Voltage	Driver Options	Luminaire Options	Mounting	Pole	Accessories	Finish
MPTC						—	—		
MPTC : UrbanScape Post-Top LED Luminaire	16W16LED4K-T² 24W16LED4K-T² 30W16LED4K-T² 48W16LED4K-T² 35W32LED4K-T² 55W32LED4K-T² 72W32LED4K-T² 97W32LED4K-T² 55W48LED4K-T² 80W48LED4K-T² 108W48LED4K-T² 140W48LED4K-T² 70W64LED4K-T² 110W64LED4K-T² 90W80LED4K-T² 135W80LED4K-T²	LE2 : Type II (ASYM) flat lens	120 : 120V	HS : House Side Shield				Consult the Philips web site for details and the complete line of Poles	BE2TX
		LE3 : Type III (ASYM) flat lens	208 : 208V	OVR : Dynadimmer override function					BE6TX
		LE3W ³ : Type III (ASYM) wide flat lens	240 : 240V	PH8 : Photoelectric cell					BE8TX
		LE4 : Type IV (ASYM) flat lens	277 : 277V	PH8XL ² : Photoelectric cell, extended life					BG2TX
		LE5 : Type V (SYMM) flat lens	347 : 347V ⁴	PH9 : Shorting Cap					BKTX
			480 : 480V ⁴	RCD ⁵ : 5-Pin receptacle for dimming photoelectric cell				SPC ^{7,8} : Starsense Photo-cell Control Node On-Off	BRTX
				TN3 ⁶ : Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) long tenon				SPCD ^{7,8} : Starsense Photo-cell Control Node Dimming	GN4TX
				TN3.5 ⁶ : Fitter to fit over a 3 1/2" (89 mm) O.D. by 4" (102 mm) long tenon					GN6TX
						Consult the Philips web site for details and the complete line of Mountings			GN8TX
									GNTX
									GR
									GY3TX
									NP
									RD2TX
									RD4TX
									TG
									TS
									WHTX
									(Consult pg 4 for code descriptions)

1. Luminaire is always shipped with a dimmable 0-10V driver (except for 35W32LED4K).
2. 347V and 480V not available.
3. Not available with HS option.
4. Not available with driver options.
5. Use of photoelectric cell or shorting cap is required to ensure proper illumination.

6. Not available with Motion Response.
7. Luminaire option RCD is required with this accessory.
8. CDMG, CDMGP and DALI are not available with SPC and SPCD.



PHILIPS
LUMEC

Ordering Guide (Accessories) - Motion Response*

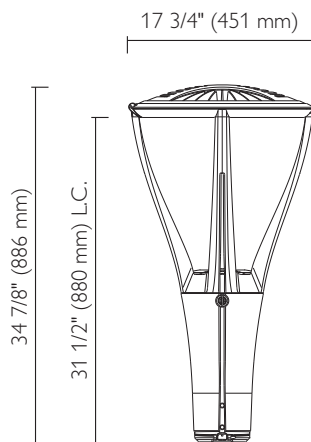
Must be ordered as a separate line item

example: ACC-120-MR4PGI-BKTX

Accessory	Voltage	Motion Response Module*	Finish
ACC	120: 120V 277: 277V	MR4PG1: Single Grey MR4PG2: Double Grey MR4PW1: Single White MR4PW2: Double White	(Consult pg 4 for Color codes and descriptions)

*OVR option is required for Motion Response Accessory

Dimensions - UrbanScape Post-Top LED (MPTC) Luminaire



EPA:
1.7 sq ft

Luminaire Weight:
32.2 lbs (14.6 kg)

Specifications (continued)

Finial:

Decorative cast 356 aluminum, mechanically assembled.

Hood:

Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum heat sink.

Access-Mechanism:

A die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness technical ring with latch and hinge.

Light Engine:

LED engine is composed of 4 main components:
LED lamp / Optical System / Heat Sink / Driver
Electrical components are RoHS compliant.

LEx Lens

Flat Lens: Made of soda lime clear tempered glass, mechanically assembled and sealed onto the ring of the access mechanism.

LED Module

LED type Philips Lumileds LUXEON T. Composed of high performance white LEDs. Color temperature of 4000 Kelvin nominal, 70 CRI. Operating lifespan of 100,000 hours (see chart for specific lifetime based on mA) based on TM 21 extrapolation to get results after which 50% of LEDs still emits over 70% (L70) of its original lumen output. Use of metal core board ensures greater heat transfer and longer lifespan of the light engine.

Optical System:

Composed of high performance optical polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

Heat Sink:

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Driver:

High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 and 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40F (40C) to 130F (55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. Dimmable driver 0-10V.

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protector:

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Specifications

Cage:

In a round shape with 4 arms and a built-in mechanical ring, this cage is a one piece die cast A360 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the fitter.

Fitter:

Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, the fitter is complete with a watertight access door giving access to the driver rated IP66, and a terminal block that accepts (#2 max.) wires from the primary circuit. Comes with an easy self adjusting system with two (2) set screws 3/8 16 UNC for ease of maintenance and installation. Fits on a 4" (102mm) outside diameter by 4" (102mm) long tenon.

Specifications (continued)

Driver Options

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Scenario	Dimming Time	Dimming Level	Ordering Code
Safety	4 hours	25% power dimming	CDMG S25
Safety	4 hours	50% power dimming	CDMG S50
Safety	4 hours	75% power dimming	CDMG S75
Median	6 hours	25% power dimming	CDMG M25
Median	6 hours	50% power dimming	CDMG M50
Median	6 hours	75% power dimming	CDMG M75
Economy	8 hours	25% power dimming	CDMG E25
Economy	8 hours	50% power dimming	CDMG E50
Economy	8 hours	75% power dimming	CDMG E75
Programmable	Determined by user	Determined by user	CDMG P

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

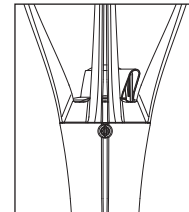
DALI: Pre-set driver compatible with the DALI control system.

Luminaire Options

HS: House Side Shield



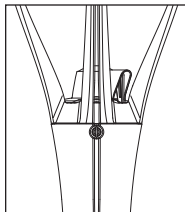
PH9: Shorting cap, Twist-lock Type complete with receptacle.



PH9 installed
on luminaire

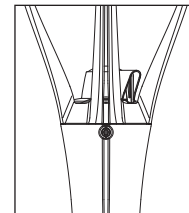
OVR: Dynadimmer override function

PH8: Photoelectric cell, Twist-lock Type complete with receptacle and a decorative cap made of polycarbonate with a plastic lens. Allows a 90 degree rotation. Color of cap is grey.



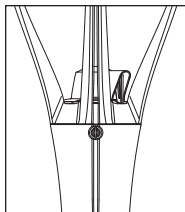
PH8 installed
on luminaire

RCD: Receptacle with 5 pins allowing dimming, can be used with a twist-lock Starsense, photoelectric cell or a shorting cap.



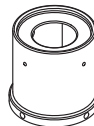
RCD installed
on luminaire

PH8XL: Extended life photoelectric cell, Twist-lock Type complete with receptacle and a decorative cap made of polycarbonate with a plastic lens. Allows a 90 degree rotation. Color of cap is grey.



PH8XL installed
on luminaire

TN3: Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) long tenon



TN3.5: Fitter to fit over a 3 1/2" (89 mm) O.D. by 4" (102 mm) long tenon

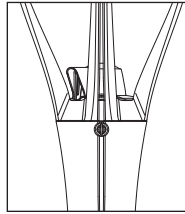


Specifications (continued)

Luminaire Accessories:

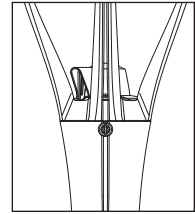
Connected Lighting

SPC: Starsense telemanagement system for monitoring, controlling, metering and diagnosing outdoor lighting networks. Starsense is based on two-way wireless communication using the latest in mesh network technology. This option gives ON/OFF control of the luminaires but does not support dimming. Complete with a decorative cap made of polycarbonate with a plastic lens. Allows a 90 degree rotation. Color of cap is grey.



SPC installed
on luminaire

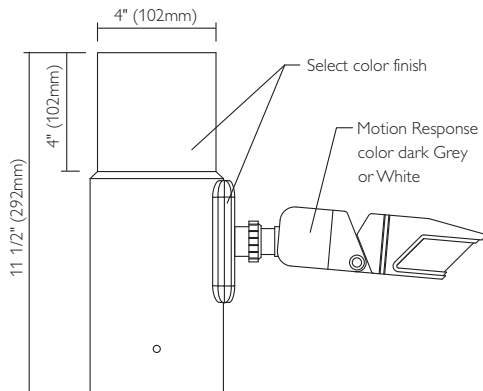
SPCD: Starsense telemanagement system for monitoring, controlling, metering and diagnosing outdoor lighting networks. Starsense is based on two-way wireless communication using the latest in mesh network technology. This option gives ON/OFF and full dimming control of the luminaires. Complete with a decorative cap made of polycarbonate with a plastic lens. Allows a 90 degree rotation. Color of cap is grey.



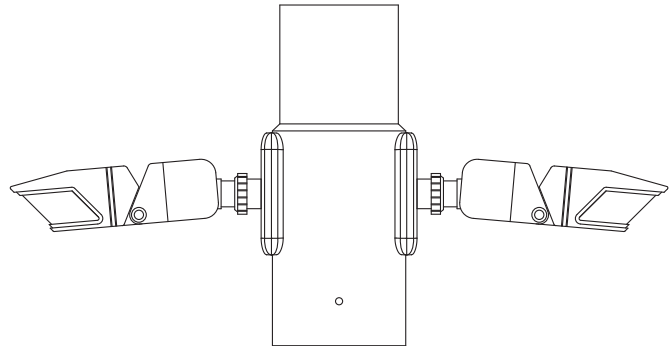
SPCD installed
on luminaire

Motion Response

Tenon mount motion response provides 270° coverage on an adjustable knuckle. The coverage equals to up to 6 times the sensor height. It is an option offered jointly with the Dynadimmer OVR option, that can bring the light up to 100% when the motion response is triggered. It is available in a single or double mounting option. Finish options for the motion response device are white or dark gray. Finish options for the tenon must be specified to match the luminaire and pole. The tenon mount is fully rotatable 360°. This option is available for a 4" OD x 4" long tenon. See instruction sheet for time setting functionality (12 second to 16 minute turn off options) and for mounting instructions.



MR4PG1 or MR4PW1



MR4PG2 or MR4PW2

Specifications (continued)

Finish:

Color to be in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Available options:

BE2TX:	Textured Midnight Blue
BE6TX:	Textured Ocean Blue
BE8TX:	Textured Royal Blue
BG2TX:	Textured Sandstone
BKTX:	Textured Black
BRTX:	Textured Bronze
GN4TX:	Textured Blue Green
GN6TX:	Textured Forest Green
GN8TX:	Textured Dark Forest Green
GNTX:	Textured Green
GR:	Gray Sandtex
GY3TX:	Textured Medium Grey
NP:	Natural Aluminum
RD2TX:	Textured Burgundy
RD4TX:	Textured Scarlet
TG:	Hammertone Gold
TS:	Hammertone Silver
WHTX:	Textured White

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control:

Manufactured to ISO 9001 2008 and ISO 14001 2004 International Quality Standards Certification.

Vibration Resistance:

Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100 000 cycles by an independent lab)

Certifications and Compliance:

CSA, cULus Listed for Canada and USA.
UrbanScape is on the DesignLights Consortium (DLC) Qualified Products List (QPL).



LED Wattage and Lumen Values - UrbanScape Post Top MPTC Luminaire

LED = Philips Lumileds LUXEON T, CRI = 70, CCT = 4000K (+/- 350K)

System (LED + driver) rated life = 100,000 hrs⁹/ 90,000 hrs¹⁰

LED Module	Typical delivered lumens	Typical system wattage (W) ¹¹	Typical System Current (A) @				LED current (mA)	HID ¹² equivalent	Luminaire Efficacy Rating (lm/W)	BUG rating
			120V	208V	240V	277V				
16W16LED4K-T-LE3	1691	20	0.170	0.105	0.096	0.090	350	50-70	84.6	B0-U0-G0
16W16LED4K-T-LE2	1704	20	0.170	0.105	0.096	0.090	350	50-70	85.2	B1-U0-G0
16W16LED4K-T-LE3W	1704	20	0.170	0.105	0.096	0.090	350	50-70	85.2	B0-U0-G1
16W16LED4K-T-LE4	1704	20	0.170	0.105	0.096	0.090	350	50-70	85.2	B0-U0-G0
16W16LED4K-T-LE5	1704	20	0.170	0.105	0.096	0.090	350	50-70	85.2	B1-U0-G0
24W16LED4K-T-LE2	2363	29	0.247	0.147	0.131	0.120	530	70-100	81.5	B1-U0-G1
24W16LED4K-T-LE3	2363	29	0.247	0.147	0.131	0.120	530	70-100	81.5	B1-U0-G1
24W16LED4K-T-LE3W	2363	29	0.247	0.147	0.131	0.120	530	70-100	81.5	B1-U0-G1
24W16LED4K-T-LE4	2363	29	0.247	0.147	0.131	0.120	530	70-100	81.5	B1-U0-G1
24W16LED4K-T-LE5	2363	29	0.247	0.147	0.131	0.120	530	70-100	81.5	B2-U0-G1
30W16LED4K-T-LE3	2979	38	0.324	0.189	0.167	0.148	700	70-100	78.4	B1-U0-G1
30W16LED4K-T-LE2	3000	38	0.324	0.189	0.167	0.148	700	70-100	78.9	B1-U0-G1
30W16LED4K-T-LE3W	3000	38	0.324	0.189	0.167	0.148	700	70-100	78.9	B1-U0-G1
30W16LED4K-T-LE4	3000	38	0.324	0.189	0.167	0.148	700	70-100	78.9	B1-U0-G1
30W16LED4K-T-LE5	3000	38	0.324	0.189	0.167	0.148	700	70-100	78.9	B2-U0-G1
35W32LED4K-T-LE2	3318	37	0.312	0.190	0.173	0.162	350	70-100	89.7	B1-U0-G1

9. L₇₀ = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)

10. L₇₀ = 90,000 hrs (at ambient temperature = 25°C and forward current = 1050 mA)

11. System wattage includes the lamp and the LED driver.

12. Equivalence should always be confirmed by a photometric layout.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

LED Wattage and Lumen Values - UrbanScape Post Top MPTC Luminaire (continued)

LED = Philips Lumileds LUXEON T, CRI = 70, CCT = 4000K (+/- 350K)

System (LED + driver) rated life = 100,000 hrs⁹ / 90,000 hrs¹⁰

LED Module	Typical delivered lumens	Typical system wattage (W) ¹¹	Typical System Current (A) @				LED current (mA)	HID ¹² equivalent	Luminaire Efficacy Rating (lm/W)	BUG rating
			120V	208V	240V	277V				
35W32LED4K-T-LE3W	3318	37	0.312	0.190	0.173	0.162	350	70-100	89.7	B1-U0-G1
35W32LED4K-T-LE4	3318	37	0.312	0.190	0.173	0.162	350	70-100	89.7	B1-U0-G1
35W32LED4K-T-LE5	3318	37	0.312	0.190	0.173	0.162	350	70-100	89.7	B2-U0-G1
35W32LED4K-T-LE3	3318	37	0.312	0.190	0.173	0.162	350	70-100	89.7	B1-U0-G1
48W16LED4K-T-LE3	4036	55	0.465	0.263	0.228	0.198	1050	70-100	73.4	B1-U0-G1
48W16LED4K-T-LE2	4068	55	0.465	0.263	0.228	0.198	1050	70-100	74.0	B1-U0-G1
48W16LED4K-T-LE3W	4068	55	0.465	0.263	0.228	0.198	1050	70-100	74.0	B1-U0-G1
48W16LED4K-T-LE4	4068	55	0.465	0.263	0.228	0.198	1050	70-100	74.0	B1-U0-G1
48W16LED4K-T-LE5	4068	55	0.465	0.263	0.228	0.198	1050	70-100	74.0	B3-U0-G1
55W32LED4K-T-LE2	4602	55	0.465	0.274	0.244	0.220	530	100-150	83.7	B1-U0-G1
55W32LED4K-T-LE3	4602	55	0.465	0.274	0.244	0.220	530	100-150	83.7	B1-U0-G1
55W32LED4K-T-LE3W	4602	55	0.465	0.274	0.244	0.220	530	100-150	83.7	B1-U0-G1
55W32LED4K-T-LE4	4602	55	0.465	0.274	0.244	0.220	530	100-150	83.7	B1-U0-G1
55W32LED4K-T-LE5	4602	55	0.465	0.274	0.244	0.220	530	100-150	83.7	B3-U0-G1
55W48LED4K-T-LE3	4946	55	0.463	0.282	0.255	0.236	350	100-150	89.9	B1-U0-G1
55W48LED4K-T-LE2	4954	55	0.463	0.282	0.255	0.236	350	100-150	90.1	B1-U0-G1
55W48LED4K-T-LE3W	4954	55	0.463	0.282	0.255	0.236	350	100-150	90.1	B1-U0-G1
55W48LED4K-T-LE4	4954	55	0.463	0.282	0.255	0.236	350	100-150	90.1	B1-U0-G1
55W48LED4K-T-LE5	4954	55	0.463	0.282	0.255	0.236	350	100-150	90.1	B3-U0-G1
72W32LED4K-T-LE2	5840	73	0.616	0.356	0.313	0.280	700	100-150	80.0	B1-U0-G1
72W32LED4K-T-LE3W	5840	73	0.616	0.356	0.313	0.280	700	100-150	80.0	B1-U0-G2
72W32LED4K-T-LE4	5840	73	0.616	0.356	0.313	0.280	700	100-150	80.0	B1-U0-G1
72W32LED4K-T-LE5	5840	73	0.616	0.356	0.313	0.280	700	100-150	80.0	B3-U0-G1
72W32LED4K-T-LE3	5844	73	0.616	0.356	0.313	0.280	700	100-150	80.1	B1-U0-G1
70W64LED4K-T-LE2	6624	73	0.609	0.362	0.322	0.292	350	100-150	90.7	B1-U0-G1
70W64LED4K-T-LE3	6624	73	0.609	0.362	0.322	0.292	350	100-150	90.7	B1-U0-G2
70W64LED4K-T-LE3W	6624	73	0.609	0.362	0.322	0.292	350	100-150	90.7	B1-U0-G2
70W64LED4K-T-LE4	6624	73	0.609	0.362	0.322	0.292	350	100-150	90.7	B1-U0-G2
70W64LED4K-T-LE5	6624	73	0.609	0.362	0.322	0.292	350	100-150	90.7	B3-U0-G2
80W48LED4K-T-LE3	6859	81	0.675	0.399	0.353	0.319	530	150-200	84.7	B1-U0-G2
80W48LED4K-T-LE2	6863	81	0.675	0.399	0.353	0.319	530	150-200	84.7	B1-U0-G1
80W48LED4K-T-LE3W	6863	81	0.675	0.399	0.353	0.319	530	150-200	84.7	B1-U0-G2
80W48LED4K-T-LE4	6863	81	0.675	0.399	0.353	0.319	530	150-200	84.7	B1-U0-G2
80W48LED4K-T-LE5	6863	81	0.675	0.399	0.353	0.319	530	150-200	84.7	B3-U0-G2
97W32LED4K-T-LE3	7919	110	0.920	0.533	0.468	0.414	1050	150-200	72.0	B1-U0-G2
97W32LED4K-T-LE2	7920	110	0.920	0.533	0.468	0.414	1050	150-200	72.0	B2-U0-G1
97W32LED4K-T-LE3W	7920	110	0.920	0.533	0.468	0.414	1050	150-200	72.0	B1-U0-G2
97W32LED4K-T-LE4	7920	110	0.920	0.533	0.468	0.414	1050	150-200	72.0	B1-U0-G2
97W32LED4K-T-LE5	7920	110	0.920	0.533	0.468	0.414	1050	150-200	72.0	B3-U0-G2
90W80LED4K-T-LE2	8204	86	0.726	0.429	0.382	0.347	350	150-200	95.4	B2-U0-G1
90W80LED4K-T-LE3	8204	86	0.726	0.429	0.382	0.347	350	150-200	95.4	B1-U0-G2
90W80LED4K-T-LE3W	8204	86	0.726	0.429	0.382	0.347	350	150-200	95.4	B2-U0-G2
90W80LED4K-T-LE4	8204	86	0.726	0.429	0.382	0.347	350	150-200	95.4	B1-U0-G2
90W80LED4K-T-LE5	8204	86	0.726	0.429	0.382	0.347	350	150-200	95.4	B3-U0-G2
108W48LED4K-T-LE2	8715	107	0.896	0.519	0.457	0.407	700	200-250	81.4	B2-U0-G2
108W48LED4K-T-LE3W	8715	107	0.896	0.519	0.457	0.407	700	200-250	81.4	B2-U0-G2
108W48LED4K-T-LE4	8715	107	0.896	0.519	0.457	0.407	700	200-250	81.4	B1-U0-G2

9. L₇₀ = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)

10. L₇₀ = 90,000 hrs (at ambient temperature = 25°C and forward current = 1050 mA)

11. System wattage includes the lamp and the LED driver.

12. Equivalence should always be confirmed by a photometric layout.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

LED Wattage and Lumen Values - UrbanScape Post Top MPTC Luminaire (continued)

LED = Philips Lumileds LUXEON T, CRI = 70, CCT = 4000K (+/- 350K)

System (LED + driver) rated life = 100,000 hrs⁹ / 90,000 hrs¹⁰

LED Module	Typical delivered lumens	Typical system wattage (W) ¹¹	Typical System Current (A) @				LED current (mA)	HID ¹² equivalent	Luminaire Efficacy Rating (Lm/W)	BUG rating
			120V	208V	240V	277V				
108W48LED4K-T-LE5	8715	107	0.896	0.519	0.457	0.407	700	200-250	81.4	B3-U0-G2
108W48LED4K-T-LE3	8719	107	0.896	0.519	0.457	0.407	700	200-250	81.5	B1-U0-G2
110W64LED4K-T-LE3	9167	105	0.879	0.512	0.449	0.400	530	200-250	87.3	B2-U0-G2
110W64LED4K-T-LE2	9169	105	0.879	0.512	0.449	0.400	530	200-250	87.3	B2-U0-G2
110W64LED4K-T-LE3W	9169	105	0.879	0.512	0.449	0.400	530	200-250	87.3	B2-U0-G2
110W64LED4K-T-LE4	9169	105	0.879	0.512	0.449	0.400	530	200-250	87.3	B2-U0-G2
110W64LED4K-T-LE5	9169	105	0.879	0.512	0.449	0.400	530	200-250	87.3	B3-U0-G2
135W80LED4K-T-LE2	11313	132	1.105	0.639	0.561	0.498	530	250-320	85.7	B2-U0-G2
135W80LED4K-T-LE3	11362	132	1.105	0.639	0.561	0.498	530	250-320	86.1	B2-U0-G2
135W80LED4K-T-LE4	11362	132	1.105	0.639	0.561	0.498	530	250-320	86.1	B2-U0-G2
135W80LED4K-T-LE3W	11769	132	1.105	0.639	0.561	0.498	530	250-320	89.2	B2-U0-G2
140W48LED4K-T-LE3	11803	162	1.355	0.772	0.672	0.589	1050	250-320	72.9	B2-U0-G2
140W48LED4K-T-LE2	11806	162	1.355	0.772	0.672	0.589	1050	250-320	72.9	B2-U0-G2
140W48LED4K-T-LE3W	11806	162	1.355	0.772	0.672	0.589	1050	250-320	72.9	B2-U0-G2
140W48LED4K-T-LE4	11806	162	1.355	0.772	0.672	0.589	1050	250-320	72.9	B2-U0-G2
140W48LED4K-T-LE5	11806	162	1.355	0.772	0.672	0.589	1050	250-320	72.9	B4-U0-G2
135W80LED4K-T-LE5	11817	132	1.105	0.639	0.561	0.498	530	250-320	89.5	B4-U0-G2

9. L₇₀ = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)

10. L₇₀ = 90,000 hrs (at ambient temperature = 25°C and forward current = 1050 mA)

11. System wattage includes the lamp and the LED driver.

12. Equivalence should always be confirmed by a photometric layout.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

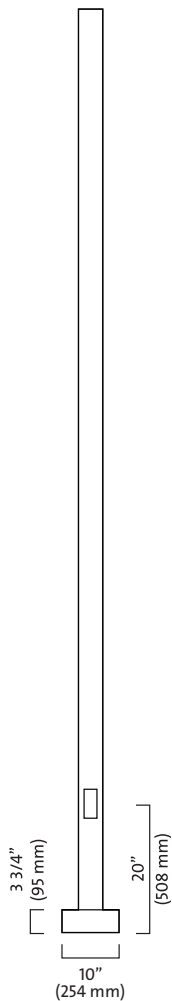


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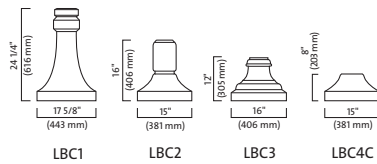
UrbanScape MPTC Spec 06/14 page 7 of 7

Philips Lighting
North America Corporation
200 Franklin Square Drive
Somerset, NJ 08873
Phone: 855-486-2216

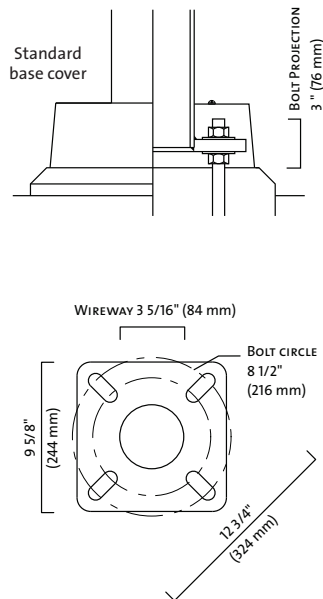
Imported by: Philips Lighting,
a division of Philips Electronics Ltd.
281 Hillmount Rd,
Markham, ON Canada L6C 2S3
Tel. 800-668-9008



Optional base covers



Base details



Comes with 4 anchor bolts,
8 nuts and 8 washers.
B.C. from: 6 3/4" to 10" (171 to 254 mm)

Specifications:

Pole: made from a one-piece, seamless 4" round (102 mm) tube of extruded aluminum welded to both the top and bottom of a cast-aluminum anchor plate.

A 2" by 4 1/2" (51 by 114 mm) maintenance opening is complete with cover and copper ground lug.

Base cover: square base cover made from two pieces of formed aluminum mechanically fastened to the base with stainless steel hardware.

Finish: See page 142 for Finish details.

Options:

- DE:** Pole buried 5' (1524 mm) in the ground (see page 133)
- LS:** Provision for loudspeaker outlet (see page 132)
- PH7:** Button-type photoelectric cell (specify operating voltage)
- PH8:** Quarter-turn type photoelectric cell (specify operating voltage)
- DR:** Duplex receptacle (120V line voltage only)
- GFI:** DR with common ground fault interrupter (120V line voltage only)
- HB:** Hinged base (16.0 ft./4.8 m max.)
- BA:** Banner arm (see page 136)
- PS:** Plant support (see page 137)
- MPL:** Mid-pole luminaire
- Two-piece round decorative base covers:**
 - LBC1:** Cast-aluminum
 - LBC2:** Cast-aluminum
 - LBC3:** Cast-aluminum
 - LBC4C:** Cast-aluminum

Note: The recommended method for calculating EPA (Effective Projected Area) is in accordance with AASHTO 2001 standards: for three seconds, the pole is tested in wind gusts equivalent to the strongest winds on record over the past 50 years, and with a 50 pound load (22.7 kg) placed at 1 foot (305 mm) above its center.

CATALOG NUMBER	NOMINAL HEIGHT		TENON SECTION		WALL THICKNESS		WEIGHT		EPA RATING				ANCHOR BOLTS	
	ft	m	in	mm	in	mm	lbs	kg	90 MPH	110 MPH	120 MPH	150 MPH	in	mm
APR4F-8	8	2.44	4	102	0.125	3.2	21	10	10.18	6.55	5.38	3.34	3/4-20	19-508
APR4U-8	8	2.44	4	102	0.226	5.7	32	14	18.64	12.35	10.28	6.53	3/4-20	19-508
APR4F-10	10	3.05	4	102	0.125	3.2	24	11	7.7	4.73	3.79	2.27	3/4-20	19-508
APR4U-10	10	3.05	4	102	0.226	5.7	38	17	14.58	9.44	7.78	4.87	3/4-20	19-508
APR4F-12	12	3.66	4	102	0.125	3.2	28	13	5.86	3.36	2.58	1.45	3/4-20	19-508
APR4U-12	12	3.66	4	102	0.226	5.7	44	20	11.65	7.31	5.94	3.64	3/4-20	19-508
APR4W-12	12	3.66	4	102	0.318	8.1	58	26	16.27	10.5	8.64	5.4	3/4-20	19-508
APR4F-14	14	4.27	4	102	0.125	3.2	31	14	4.44	2.27	1.63	-	3/4-20	19-508
APR4U-14	14	4.27	4	102	0.226	5.7	51	23	9.38	5.67	4.5	2.68	3/4-20	19-508
APR4W-14	14	4.27	4	102	0.318	8.1	67	30	13.34	8.4	6.82	4.18	3/4-20	19-508
APR4F-15	15	4.57	4	102	0.125	3.2	33	15	3.81	1.8	1.19	-	3/4-20	19-508
APR4U-15	15	4.57	4	102	0.226	5.7	54	24	8.42	4.97	3.88	2.25	3/4-20	19-508
APR4W-15	15	4.57	4	102	0.318	8.1	71	32	11.84	7.25	5.82	3.5	3/4-20	19-508
APR4F-16	16	4.88	4	102	0.125	3.2	35	16	3.27	1.36	-	-	3/4-20	19-508
APR4U-16	16	4.88	4	102	0.226	5.7	57	26	7.15	4.05	3.13	1.77	3/4-20	19-508
APR4W-16	16	4.88	4	102	0.318	8.1	75	34	10.06	6	4.76	2.82	3/4-20	19-508
APR4U-18	18	5.49	4	102	0.226	5.7	63	29	5.55	3.15	2.27	1.16	3/4-27	19-686
APR4W-18	18	5.49	4	102	0.318	8.1	84	38	7.78	4.67	3.7	2.19	3/4-27	19-686
APR4W-20	20	6.10	4	102	0.318	8.1	93	42	6.31	3.83	2.92	1.57	3/4-27	19-686

DESCRIPTION

Eon 303-B1-LEDB2 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B1-LEDB2 has a single head on one side of the luminaire. The bollard comes standard with universal input LED drivers (120-277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. The patented LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #	EON-B1-LED-B2-4000-UNV-T4-DIM ELV-BK-42-EDGE	Type	Z105
Project		Date	04/27/18
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

The head of the 303-B1-LEDB2 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option -LAB and order the anchor bolt/template kit separately (Catalog: 7581-01PK).

Optical

LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K,

4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical

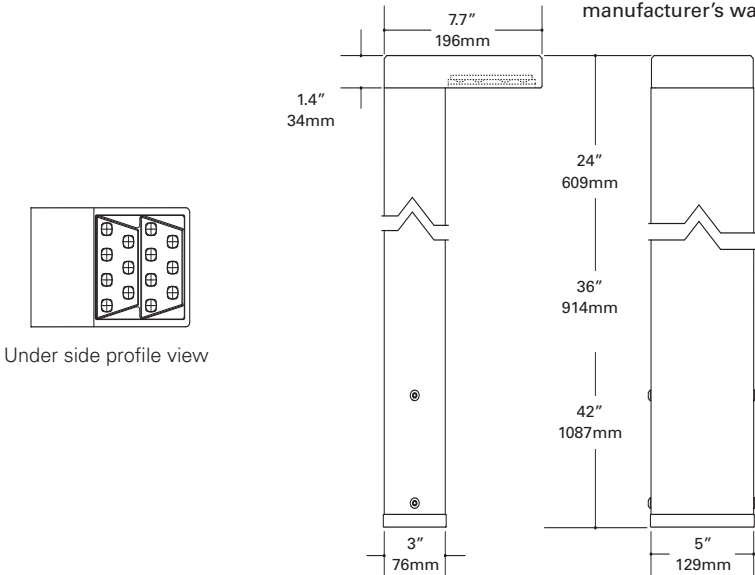
The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). The standard driver is ELV trailing edge phase dimmable. An optional 0-10V dimming driver is also available. Both driver options incorporate surge protection. The receptacle option incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish

Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish. The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as Invue. See the Finish section in the ordering detail for more detail. The LightBAR™ cover plates are standard white.

Warranty

Lumière warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



Under side profile view

303-B1-LEDB2 EON LED

APPLICATIONS: BOLLARD

CERTIFICATION DATA

UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingress Protection Rated

TECHNICAL DATA

50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



ORDERING INFORMATION

Sample Number: 303-B1-LEDB2-2700-120-T2-DIM10-BK-42-EDGE-PC1-RFL-LAB

Series *	Color Temperature	Input Voltage	Optics	Dimming	Finish ³	Height ⁴	Options ⁵
303-B1-LEDB2 Head contains two (2) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000=4000K TSAM=Turtle Safe Amber (585-595nm)	UNV=120-277V ¹ 120=120V 277=277V ²	T2 = Type II, Lateral Throw T4 = Type IV, Forward Throw T5X = Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase Dimming Driver DIM10=0-10V Dimming Driver	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Paint AP=Grey DP=Dark Platinum GM=Graphite Metallic	24=24" 36=36" 42=42"	EDGE=Edge lit glass lens PC1=Photocontrol 120V ⁶ PC2=Photocontrol 208-277V ⁶ RIU=Receptacle - In Use (120V Only) ⁶ RFL=Receptacle - Flip-Lid (120V Only) ⁶ LAB=Less Anchor Bolts & Template ⁷

NOTES: 1 Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (RIU or RFL - 120V) options. 2 Specify for PC2 option only. 3 Custom and RAL color matching available upon request. Consult factory for further information. 4 Bollard heights are nominal (shown in inches). 5 Add suffix in the order shown. 6 Must specify voltage when ordering. 7 When specifying LAB option the anchor bolts and template need to be ordered separately 7581-01PK. 8 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-B1-LEDB2 product as not all configurations are DLC classified.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

CURRENT DRAW

Model	Line Voltage	Current Draw
303-B1-LEDB2	120-277V, 50/60Hz	0.13A

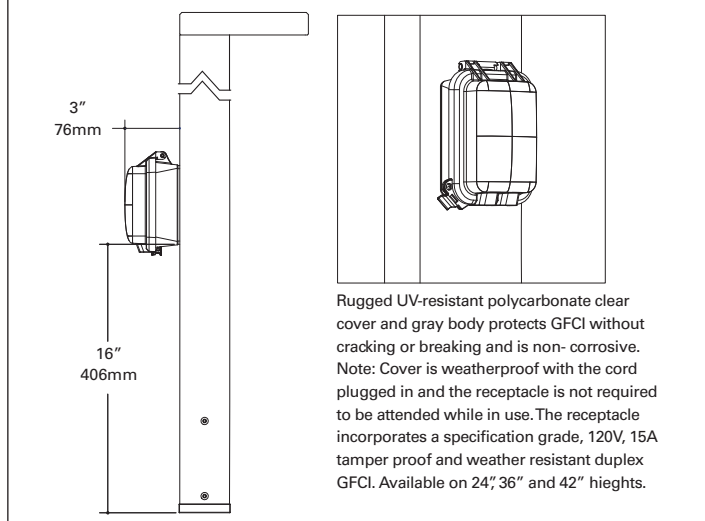
MAX LOAD RATING

Options	Line Voltage	Max Load Rating
PC1	120V, 50/60Hz	1000VA, 8.3A
PC2	208-277V, 50/60Hz	
RIU or RFL	120V, 50/60Hz	1800VA, 15A

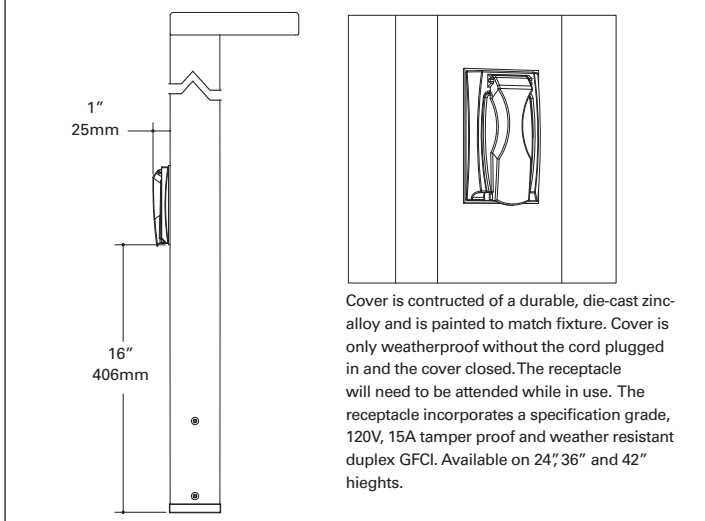
OPTIONS

Receptacle Options (120V Only)

RIU - Receptacle In-Use

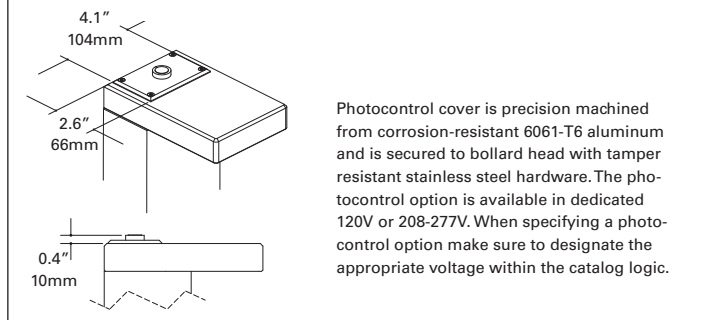


RFL - Receptacle Flip Lid

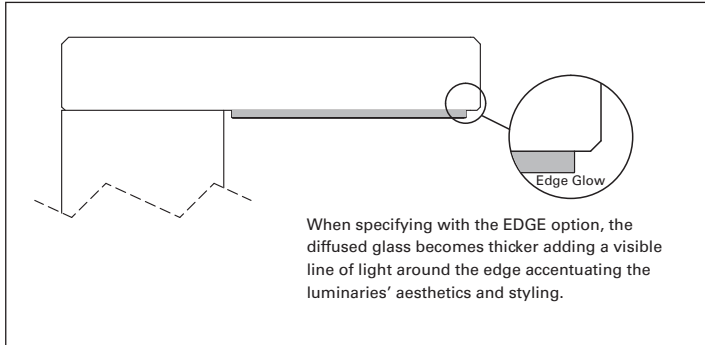


Photocontrol

PC1 (120V) or PC2 (277V)



Edge



TECHNICAL NOTES:

- Adjustable mounting base - Cast aluminum mounting base is equipped with the patented LumaLevel™ leveling system that includes mounting base, 70 shore neoprene base, stainless steel hardware and a slot to accommodate two inbound and outbound 3/4" conduits. It provides quick installation, easy adjustment, secure mounting and protection from vibration.

LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom. / Wavelength	B-U-G Rating
T2 (Lateral Throw)		15.5	783	51	2700	95	B1-U0-G1
			1300	84	3000	75	
			909	59	3500	85	
			1433	93	4000	75	
		12.1	398	31	TSAM (Amber)	585-595nm	B0-U0-G0
T4 (Forward Throw)		15.5	747	48	2700	95	
			1241	80	3000	75	
			868	56	3500	85	
			1368	88	4000	75	
		12.1	380	29	TSAM (Amber)	585-595nm	B1-U0-G0
T5X (Extra Wide Flood)		15.5	682	44	2700	95	
			1132	73	3000	75	
			792	51	3500	85	
			1248	81	4000	75	
		12.1	347	27	TSAM (Amber)	585-595nm	

Z105

DESCRIPTION

Eon 303-B2-LEDB4 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B2-LEDB4 has two integrated heads; one on either side of the luminaire. The bollard comes standard with universal input LED drivers (120-277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. The patented LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #	EON-B2-LED-B4-4000-UNV-T4-DIMELV-BK-42-EDGE	Type	Z106
Project		Date	04/27/18
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

The head of the 303-B2-LEDB4 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option -LAB and order the anchor bolt/template kit separately (Catalog: 7581-01PK).

Optical

LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K,

4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical

The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). The standard driver is ELV trailing edge phase dimmable. An optional 0-10V dimming driver is also available. Both driver options incorporate surge protection. The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish

Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester

powdercoat paint finish.

The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as Invue. See the Finish section in the ordering detail for more detail. The LightBAR™ cover plates are standard white.

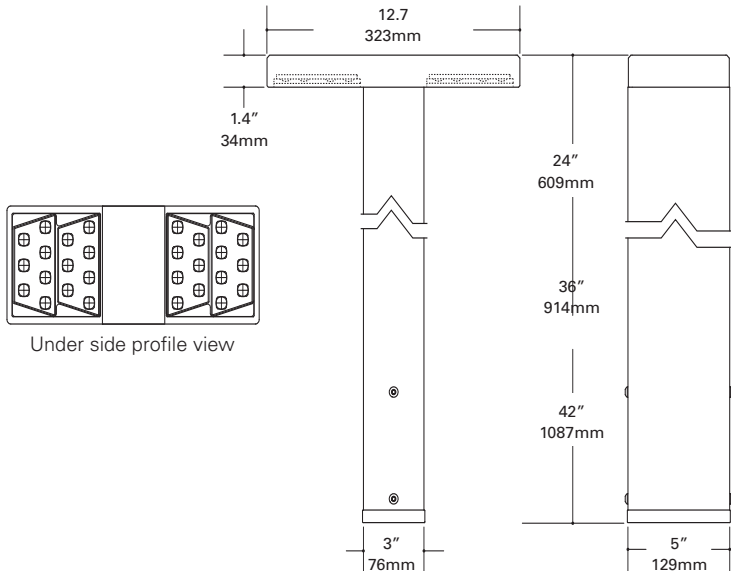
Warranty

Lumière warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



303-B2-LEDB4 EON LED

APPLICATIONS: BOLLARD



CERTIFICATION DATA

UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA

50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



ORDERING INFORMATION

Sample Number: 303-B2-LEDB4-2700-120-T2-DIM10-BK-42-EDGE-PC1-LAB

Series ¹	Color Temperature	Input Voltage	Optics	Dimming	Finish ³	Height ⁴	Options ⁵
303-B2-LEDB4 Head contains four (4) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000=4000K TSAM=Turtle Safe Amber (585-595nm)	UNV=120-277V ¹ 120=120V 277=277V ²	T2 = Type II, Lateral Throw T4 = Type IV, Forward Throw T5X = Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase Dimming Driver DIM10=0-10V Dimming Driver	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Paint AP=Grey DP=Dark Platinum GM=Graphite Metallic	24=24" 36=36" 42=42"	EDGE=Edge lit glass lens PC1=Photocontrol 120V ⁶ PC2=Photocontrol 208-277V ⁶ LAB=Less Anchor Bolts & Template ⁷

NOTES: 1 Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (RIU or RFL - 120V) options. 2 Specify for PC2 option only. 3 Custom and RAL color matching available upon request. Consult factory for further information. 4 Bollard heights are nominal (shown in inches). 5 Add suffix in the order shown. 6 Must specify voltage when ordering. 7 When specifying LAB option the anchor bolts and template need to be ordered separately 7581-01PK. 8 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-B2-LEDB4 product as not all configurations are DLC classified.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

CURRENT DRAW

Model	Line Voltage	Current Draw
303-B2-LEDB4	120-277V, 50/60Hz	0.26A

MAX LOAD RATING

Options	Line Voltage	Max Load Rating
PC1	120V, 50/60Hz	1000VA, 8.3A
PC2	208-277V, 50/60Hz	

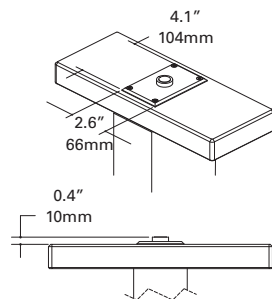
LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI / Wavelength	B-U-G Rating
T2 (Lateral Throw)		30.6	1537	50	2700	95	B1-U0-G1
			2553	83	3000	70	
			1784	58	3500	80	
			2813	92	4000	65	
		24	781	33	TSAM (Amber)	585-595nm	
T4 (Forward Throw)		30.6	1430	49	2700	95	B2-U0-G1
			1502	81	3000	70	
			2495	57	3500	80	
			1744	90	4000	65	
		24	764	32	TSAM (Amber)	585-595nm	
T5X (Extra Wide Flood)		30.6	1354	44	2700	95	B1-U0-G0
			2250	74	3000	70	
			1572	51	3500	80	
			2479	81	4000	65	
		24	689	29	TSAM (Amber)	585-595nm	

OPTIONS

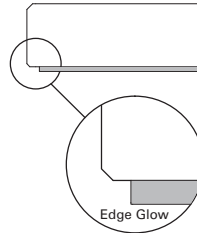
Photocontrol

PC1 (120V) or PC2 (277V)



Photocontrol cover is precision machined from corrosion-resistant 6061-T6 aluminum and is secured to bollard head with tamper resistant stainless steel hardware. The photocontrol option is available in dedicated 120V or 208-277V. When specifying a photocontrol option make sure to designate the appropriate voltage within the catalog logic.

Edge



When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaires' aesthetics and styling.

Z106

TECHNICAL NOTES:

- Adjustable mounting base - Cast aluminum mounting base is equipped with the patented LumaLevel™ leveling system that includes mounting base, 70 shore neoprene base, stainless steel hardware and a slot to accommodate two inbound and outbound 3/4" conduits. It provides quick installation, easy adjustment, secure mounting and protection from vibration.

DESCRIPTION

The Lumière Eon LED 303-W1-LEDB1 is a compact, low profile, dimmable LED direct/indirect luminaire. The luminaire features full vertical adjustment (180°) for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB1 may be used indoors or outdoors and carries an IP66 rating.

EON-W1-LED-B1-4K-UNV-T4-DIMELV

Catalog -BK-EDGE

Project

Comments

Prepared by

Type

Z107

Date

04/27/18

SPECIFICATION FEATURES

Construction

Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaption to junction box or surface. Stainless steel hardware is included.

Mounting

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

Optical

LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral

throw), T4 (forward throw) and T5X (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical

The 8.5W 303-W1-LEDB1 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C [-40°F to 122°F]. The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

Finish

The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester

powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCF).

Warranty

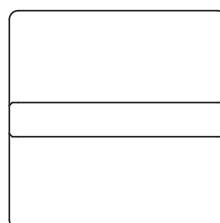
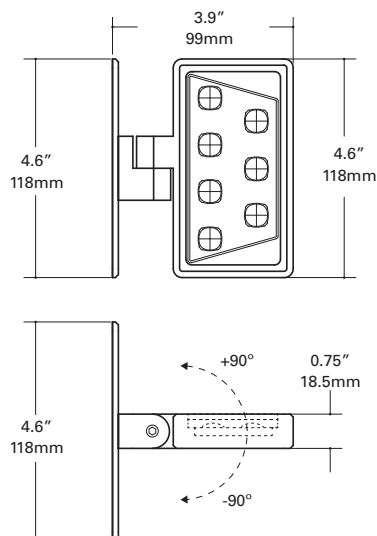
Lumière warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



303-W1-LEDB1

EON LED

APPLICATIONS:
CEILING / WALL MOUNT
DIRECT
INDIRECT



CERTIFICATION DATA

UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA

50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



ORDERING INFORMATION

Sample Number: 303-W1-LEDB1-2700-UNV-T2-DIM10-BK-EDGE

Series ⁴	Color Temperature	Input Voltage	Optics	Dimming	Finish ¹	Options ^{2,3}
303-W1-LEDB1 Head contains one (1) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000=4000K TSAM =Turtle Safe Amber (585-595nm)	UNV=Universal 120-277, 50/60Hz	T2=Type II, Lateral Throw T4=Type IV, Forward Throw T5X=Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase DIM10=0-10V Dimming	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Finish BA=Brushed NSS=Solid Stainless Steel	EDGE=Edge lit glass lens LCF=LightBAR cover plate matches housing finish

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. 2 Add suffix in the order shown. 3 LCF option not available when WT (white) finish is selected. 4 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-W1-LEDB1 product as not all configurations are DLC classified.

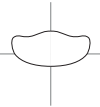
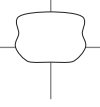
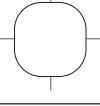
LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

CURRENT DRAW

Model	Line Voltage	Current Draw
303-W1-LEDB1	120-277V, 50/60Hz	0.068A

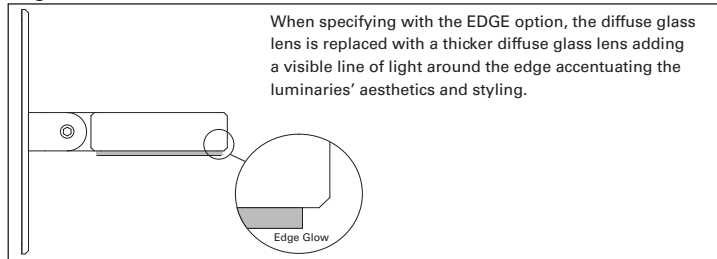
LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom./ Wavelength
T2 (Lateral Throw)		8.5	354	42	2700	95
			588	71	3000	75
			411	50	3500	85
			648	77	4000	75
		6.5	180	28	TSAM (Amber)	585-595nm
T4 (Forward Throw)		8.5	310	37	2700	95
			541	65	3000	75
			360	43	3500	85
			568	67	4000	75
		6.5	158	24	TSAM (Amber)	585-595nm
T5X (Extra Wide Flood)		8.5	381	46	2700	95
			663	80	3000	75
			443	53	3500	85
			698	83	4000	75
		6.5	194	30	TSAM (Amber)	585-595nm

NOTES: 1 When the LCF option is selected use a lumen multiplier of .85

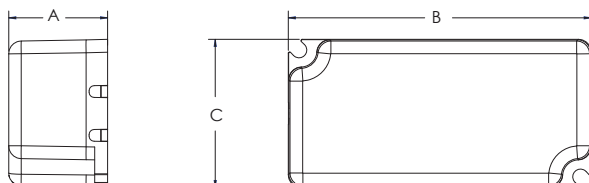
OPTIONS

Edge



TECHNICAL NOTES

1. Junction box size and depth is important when specifying product. Recommended junction boxes include 2-1/8" deep, 4" square weld/drawn Crouse Hinds part numbers TP403, TP434, TP494, TP196, TP395 or equivalent. Use with included universal mounting plate or with Crouse-Hinds part number TP480 or equivalent cover with similar fixture mounting locations.
2. The universal wall plate provided with all EON wall mount fixtures can be used with an outdoor rated two gang 30.5 cubic inch capacity outlet box. Cooper Crouse-Hinds part numbers TP7086 – TP7122 or equivalent. The universal mounting plate will attach with four (4) 6-32 pan head/flat stainless steel screws (not provided).
3. Driver can be remote mounted in a junction box a max distance of 25 feet (voltage drop needs to be considered) or placed in the junction box behind the luminaire.
4. When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaires' aesthetics and styling.
5. If Luminaire will not be dimmed, the Luminaire must be ordered with DIMELV option, but does not have to be dimmed.
6. Driver Dimensions:



Luminaire Type	Dimming Type	Driver Dimensions in [mm]		
		A	B	C
303-W1-LEDB1	DIMELV	.98 [25.0]	2.78 [70.5]	1.14 [28.9]
	DIM10	.98 [25.0]	3.36 [85.3]	1.49 [37.9]

EDGE EV3 WET Z72

LED Recessed Linear with
Satine Wet Lens



Project Name _____

Date _____

Catalog Number _____

Type _____

CONSTRUCTION 6063-T5 extruded aluminum housing with welded ends. Internal lens gaskets seal housing to prevent moisture and debris from entering the fixture. Pressure equalizing vent allows fixture to "breathe" preventing condensation. Fixtures can be installed individually or connected for a continuous run appearance.

LENS Solid acrylic diffuse snap-in lens with matte finish with an EPDM gasket for complete wet seal.

ELECTRICAL Electronic, 120 to 277 volt input and 36V output. 0-10 volt dimming standard. Must specify 1D in circuiting for dimming.

LED All luminaire configurations tested in accordance with IES LM-79. Diodes tested in accordance with IES LM-80. R9≥20, 27K is CRI≥90, 30K, 35K, and 40K is CRI≥82.

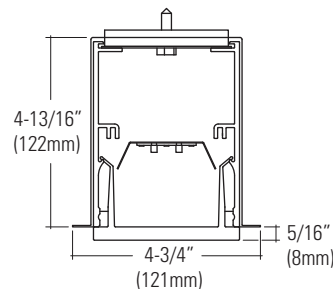
MOUNTING 1/2" flange mount available. Refer to installation instructions for appropriate ceiling detail.

FINISH Standard powder-coat textured white, metallic silver, textured black, graphite or bronze painted finish, consult factory for chip of standard paint finishes. Contact factory for additional custom color and finish options.

WARRANTY Edge LED offered with a 5-year limited warranty. Covers LED, driver and fixture.

LABELS UL and cUL Listed, approved for wet location unless otherwise noted. IP65 rated.

TEMP RATING Edge Wet is rated for temperatures from -30°C to 40°C



LUMINAIRE SPECIFICATION

Sample Catalog #: EV3-WET-35HO-8-IND-FL-120-1C-W

EV3-	WET-	-----	---	-----	FL-	-----	---	---	---
HOUSING	DIRECT	COLOR/ LUMENS	LENGTH	POSITION	MOUNTING	VOLTAGE	CIRCUITING	FINISH	OPTIONS
EV3- Edge Evolution 3	WET- Satine Wet Lens			IND- Individual Unit ⁵ BOR- Beginning of Row ^{1,4} MOR- Middle of Row ^{2,4} EOR- End of Row ^{3,4}		120- 120 V 277- 277 V 347- 347 V ⁷ UNV- UNV (120-277)		W- Matte White S- Metallic Silver BL- Textured Black GR- Graphite BR- Bronze CC- Custom Color	
27K Color Temperature Lumen Options 27- 27K, 252 lumens/ft, 4.7 watts/ft 27HO- 27K, 469 lumens/ft, 8.7 watts/ft 30K Color Temperature Lumen Options 30- 30K, 319 lumens/ft, 4.7 watts/ft 30HO- 30K, 593 lumens/ft, 8.7 watts/ft 35K Color Temperature Lumen Options 35- 35K, 328 lumens/ft, 4.7 watts/ft 35HO- 35K, 610 lumens/ft, 8.7 watts/ft 40K Color Temperature Lumen Options 40- 40K, 335 lumens/ft, 4.7 watts/ft 40HO- 40K, 622 lumens/ft, 8.7 watts/ft				Recessed FL- Flanged Mounting (Not available for in-wall applications - see Surface mount for in-wall)		1C- Single Circuit 1B- Single Circuit with Battery Pack ^{6,7} 1D- Single Circuit Dimming ⁷ 1E- Single Circuit with Emergency Circuit ⁷		GLR- Internal Fast Blow Fuse AM- Antimicrobial Paint EPF- End Power Feed	
Custom Output CL----- - Specify color temp. and lumens/ft. (i.e. CL35600) CW----- - Specify color temp. and wattage/ft. (i.e. CW407.5) (Specify lumens/watts between standard offering listed above. Lumens are specified per color temp.)			Individual Units 2- 27-1/8" actual (689mm) 3- 39" actual (991mm) 4- 50-3/4" actual (1,289mm) 5- 62-5/8" actual (1,591mm) 6- 74-5/8" actual (1,895mm) 7- 86-1/2" actual (2,197mm) 8- 98-3/8" actual (2,499mm)						

¹BOR fixtures are used for beginning of row and have joining holes on non-power end of fixture. ²MOR fixtures are used for middle of row and have joining holes on both ends of fixture. ³EOR fixtures are used for the end of a row and have no joining holes on power end of fixture. ⁴Factory submittal drawing approval required. ⁵IND fixtures are individual fixtures and have no joining holes. IND fixtures cannot be joined. ⁶Integral battery pack with integral test switch provided with 1B option. ⁷Some Edge Wet configurations will not accommodate all electrical options. Consult factory.

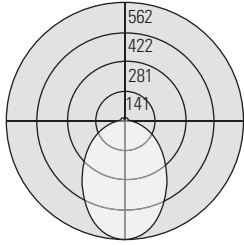


Pinnacle Architectural Lighting 12655 East 42nd Avenue, Suite 50 Denver, CO 80239
Phone 303.322.5570 Fax 303.322.5568 www.pinnacle-ltg.com

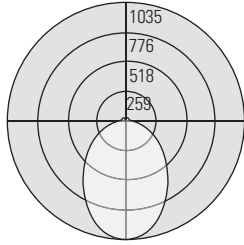
© 2016 Pinnacle Architectural Lighting®

March 2016

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.



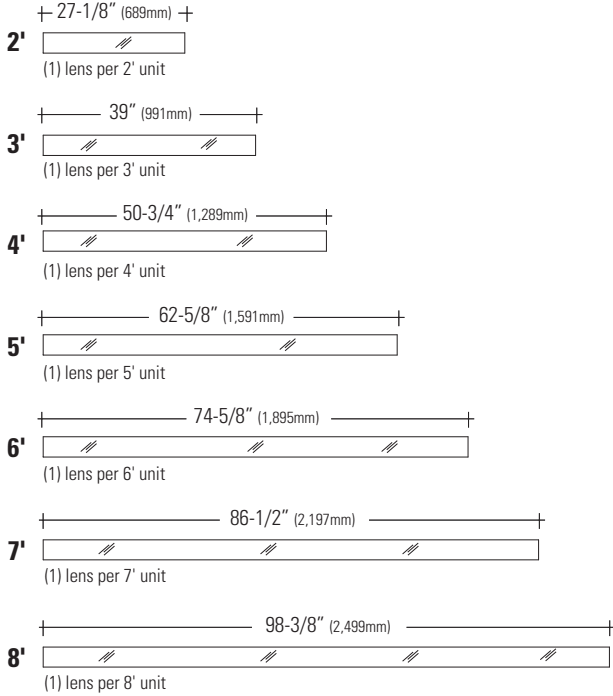
Test #: ILT86499
Part #: EV3-WET-40-4'
Lumens per watt: 71
Total Delivered Lumens: 1338



Test #: ILT86450
Part #: EV3-WET-40HO-4'
Lumens per watt: 72
Total Delivered Lumens: 2487

Z72

• INDIVIDUAL MODULES



• GET CONNECTED

When making rows with Edge Wet, the rows must be ordered as individual units with a position specified. Positions can either be "BOR" - Beginning of Row, "MOR" - Middle of Row, or "EOR" - End of Row. This will signify to the factory how to set up the fixture and where it will attach to other fixtures. The connection between fixtures is less than 1/8". For single, non-connected units, specify as "IND" for individual.



• WATER RESISTANT

Gore® Protective Vent allows the fixture to breathe, preventing condensation from building up inside the fixture that could cause damage to the internal components. Vent allows moisture to escape fixture without allowing moisture in.



• COMPACT COMPONENTS

All-inclusive module houses all LED system components in one compact unit. Unit easily releases from the housing for room-side maintenance.



APPLICATION

These high lumen fixtures are ideally suited for lobbies, auditoriums and many other applications with high ceilings, where superior light output is needed. Multiple beam distributions are ideal substitutes for par lamps, allow flexibility for the designer and eliminate glare and cut off issues.

PRODUCT DATA

REFLECTOR: Dual-optic system includes upper cone which determines the beam distribution and lower reflector to finish the ceiling without glare. Standard finish is soft clear Alzak with matching polished flange. Optional finishes available.

HOUSING: Heavy gauge galvanized steel housing provides a secure mounting platform for the electrical components and protects the optical assembly. Standard plaster flange allows up to one inch ceiling thickness. LED module is accessible from below.

MOUNTING: Universal Mounting brackets adjust vertically 1.5" and accepts C-channel or rigid bars (see optional accessories).

ELECTRICAL: 120 to 277 VAC, 50-60 Hz.

JUNCTION BOX: Heavy gauge galvanized junction box pre-wired with grounding pigtail. Easy access covers. Multiple conduit knockouts listed for through branch circuit wiring.

LED MODULE & DRIVER: Bridgelux Vero 29 LED module and driver. CRI = 80. Available in 90 CRI.

HEAT MANAGEMENT: Engineered heat sink provides passive cooling for optimum heat management of the LED engine.

DIMMING: Standard product is compatible with 0-10 volt dimming controls. Additional options available.

- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 45°C. Lower ambient temperatures yield longer lamp life.

Fixture: 4SQLBV703KN

Trim: 4SQLBVHAZPF



For Damp Location

Catalog #:

4SQLBV

Example: 4SQLBV404KM

Fixture Series	Delivered Lumens (Range)	Color Temp.	Beam Dist.	Dimming
4SQLBV	70 (7714L-7914L, 82W) 60 (6559L-6774L, 72W) 40 (4309L-4437L, 41W) C9 = 90 CRI <i>See next page for details on delivered lumens.</i>	5K = 5000K 4K = 4000K 35K = 3500K 3K = 3000K 27K = 2700K	N = 48° M = 67° W = 71°	See Next Page

Optional Accessories

Hanger Bars (set of 2)

- | | |
|--|---|
| ☐ 101782 = #520 Caddy Bars | ☐ 9152 = 52" C-Channel |
| ☐ 9127 = 27" C-Channel | ☐ 27BH = 27" Solid Bar |
| ☐ 24CBH = 24" one-piece B-Line C-Channel hanger bar | |
| ☐ 26UBH = interlocking hanger bars expand to 26" | |

Fixture:	Type: Type No.
Project:	

PATHWAY
the Lighting Source

Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

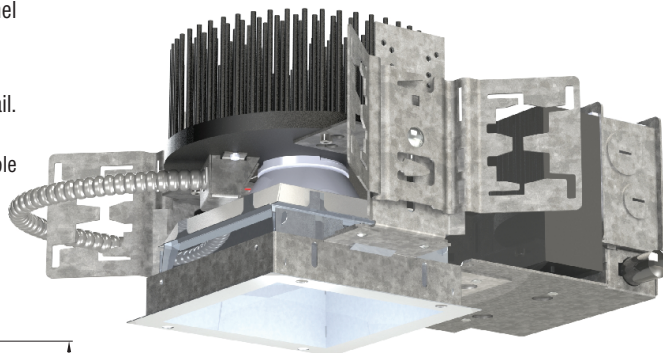
Coventry
Architectural Series

Z88

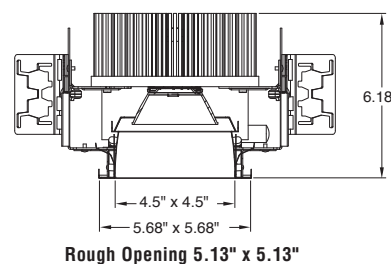
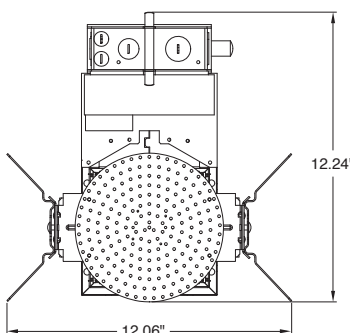
SERIES 4SQLBV

4309-7914 Lumen Bridgelux LED – Recessed Downlight

CALIBER
LIGHTING



5 Year
Warranty



4SQLBV

Example: 4SQLBVHAZPF

Trim	Trim Finish w/polished flange
4SQLBV	Open Downlight Reflector L3 – C73 Prismatic Glass Lens L5 – Frosted Glass Lens L6 – Frosted Acrylic Lens Option L7 – Solite Micro-Prismatic Glass Lens L8 – Clear Poly Carbonate Lens Option L9 – Clear Tempered Glass Lens Option SCLPF – Soft Specular Clear Alzak HAZPF – Haze Alzak
For white painted flange, drop "PF" from Catalog #. For other finishes, consult reflector section.	

Options

- ☐ EM^= Emergency Power Pack

Manufactured and tested to UL#1598 and CSA standards.
Note: Suitable for damp location.
Fixtures are not designed for direct contact with insulation.

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice. Alzak® is a registered trademark of Alcoa.

Series 4SQLBV – 4309-7914 Lumen Bridgelux LED – Recessed Downlight

LDBV1.0
UMUNUR

Dimming

blank = 0-10V 10%

D8 = 0-10V 1%

ELD1 = EldoLED 1%[§]

ELD = EldoLED 0%[§]

DE4 = Lutron EcoSys 4 wire, 1%[§]

D7 = Lutron 3 wire, 1%[§]

DT1 = 120V Lutron 2 wire, 1%[§]

PWV = PathWave Wireless 10%*[^]

PWV8 = PathWave Wireless 1%*[^]

PWVELD1 = PathWave Wireless EldoLED 1%*[^][§]

PWVELD = PathWave Wireless EldoLED 0%*[^][§]

DMX = DMX 10%*[^]

DMX8 = DMX 1%*[^]

DMXELD1 = DMX EldoLED 1%*[^][§]

DMXELD = DMX EldoLED 0%*[^][§]

*interfaced through 0-10V driver

[^] Pathwave and DMX options are not compatible with Emergency Battery options

[§] EldoLED and Lutron dimming are only available on 4000 lumen model

Delivered Lumen Data (3500K Color Temperature)

FIXTURE	TRIM	WATTAGE	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SQLBV4035KN	4SQLBVSCLPF	41	4437	N (48°)	108.22
4SQLBV4035KM	4SQLBVSCLPF	41	4309	M (67°)	105.10
4SQLBV4035KW	4SQLBVSCLPF	41	4362	W (71°)	106.39
4SQLBV6035KN	4SQLBVSCLPF	72	6774	N (48°)	94.08
4SQLBV6035KM	4SQLBVSCLPF	72	6559	M (67°)	91.10
4SQLBV6035KW	4SQLBVSCLPF	72	6643	W (71°)	92.26
4SQLBV7035KN	4SQLBVSCLPF	82	7914	N (48°)	96.51
4SQLBV7035KM	4SQLBVSCLPF	82	7728	M (67°)	94.24
4SQLBV7035KW	4SQLBVSCLPF	82	7714	W (71°)	94.07

Catalog No. – 4SQLBV7035KW/4SQLBVSCLPF

Spacing Criteria – 1.18

ZONAL LUMENS SUMMARY

ZONE	LUMENS	% OF LUMINAIRE
0-30	4504.8	58.30
0-40	6781.21	87.80
0-60	7679.59	99.50
0-80	7720.58	100.00
0-90	7720.58	100.00
90-180	0.00	0.00
0-180	7720.58	100.00

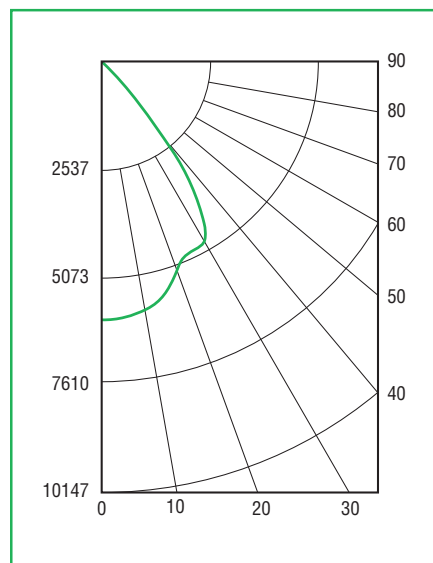
AVERAGE LUMINANCE

ANGLE	CD/M ²
45	62177
55	20625
65	6041
75	1366
85	0

CANDELA

VERTICAL ANGLE	0
0	6054.9
5	6039.2
15	5670.9
25	5131.5
35	3340.4
45	559.7
55	150.6
65	32.5
75	4.5
85	0
90	0

CANDELA DISTRIBUTION



Catalog No. - 4SQLBV7035KM/4SQLBVSCLPF
Spacing Criteria - 1.02

ZONAL LUMENS SUMMARY

ZONE	LUMENS	% OF LUMINAIRE
0-30	4751.82	61.40
0-40	6903.94	89.20
0-60	7699.8	99.50
0-80	7737.23	100.00
0-90	7737.23	100.00
90-180	0.00	0.00
0-180	7737.23	100.00

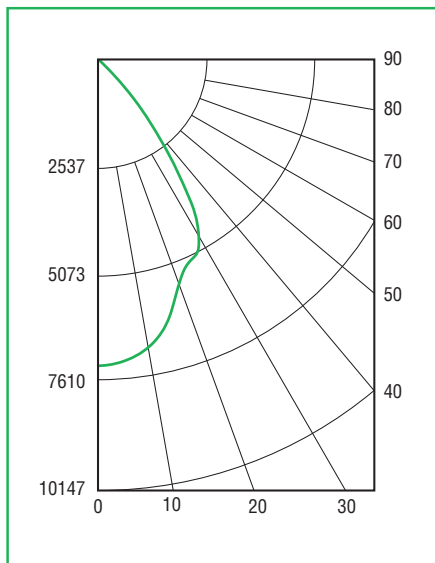
AVERAGE LUMINANCE

ANGLE	CD/M ²
45	49768
55	16708
65	5167
75	819
85	0

CANDELA

VERTICAL ANGLE	0
0	7208.2
5	7125.8
15	6337.3
25	5123.1
35	3188.5
45	448
55	122
65	27.8
75	2.7
85	0
90	0

CANDELA DISTRIBUTION



Catalog No. - 4SQLBV7035KN /4SQLBVSCLPF
Spacing Criteria - 0.72

ZONAL LUMENS SUMMARY

ZONE	LUMENS	% OF LUMINAIRE
0-30	5237.35	66.10
0-40	7243.54	91.40
0-60	7905.75	99.70
0-80	7927.45	100.00
0-90	7927.45	100.00
90-180	0.00	0.00
0-180	7927.45	100.00

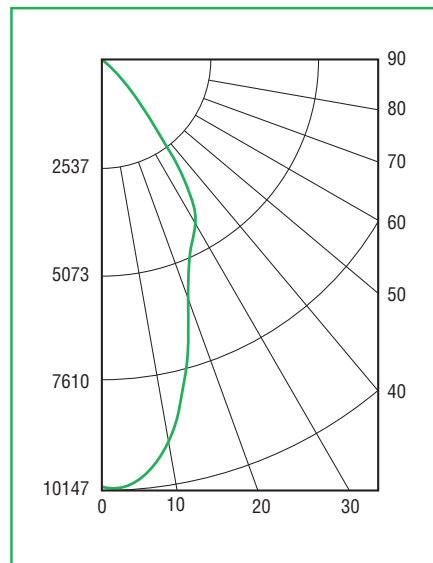
AVERAGE LUMINANCE

ANGLE	CD/M ²
45	40115
55	13093
65	3792
75	61
85	0

CANDELA

VERTICAL ANGLE	0
0	10080.3
5	9815.4
15	7533.4
25	4880.7
35	2925.1
45	361.1
55	95.6
65	20.4
75	.2
85	0
90	0

CANDELA DISTRIBUTION





Trifab™ VersaGlaze™ 451/451T Framing System

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation (451T), hurricane resistance
- Structural silicone glazed (SSG) options



Product Features

Trifab™ VG (VersaGlaze™) Framing systems are built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab™ VG improves upon it.

There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills.

Select from four glazing applications, four fabrication methods and multiple infill choices.

Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Key Features Include:

- Hurricane Impact tested on Shutter Application Only
- Trifab™ VG 451/451T Framing is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- SSG / Weatherseal option
- Isolock™ lanced and debridged thermal break option with Trifab™ VG 451T Framing
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic™ anodized finishes in 7 choices
- Painted finishes in standard and custom choices

Optional Features:

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Profit\$Maker™ plus die sets available

Product Applications:

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows including GLASSvent™ Windows for Storefront Framing are easily incorporated

© Copyright 2019 Kawneer

Laws and building and safety codes governing the design and use of glazed entrance, window and curtain wall products vary widely. Seller does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility therefore.

Features

- Trifab™ VG 451/451T is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- SSG / Weatherseal option
- IsoLock™ lanced and debridged thermal break option with Trifab™ VG 451T
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil™ SunShade Outrigger System and Horizontal Single Blade System
- Profit\$Maker™ plus die sets available

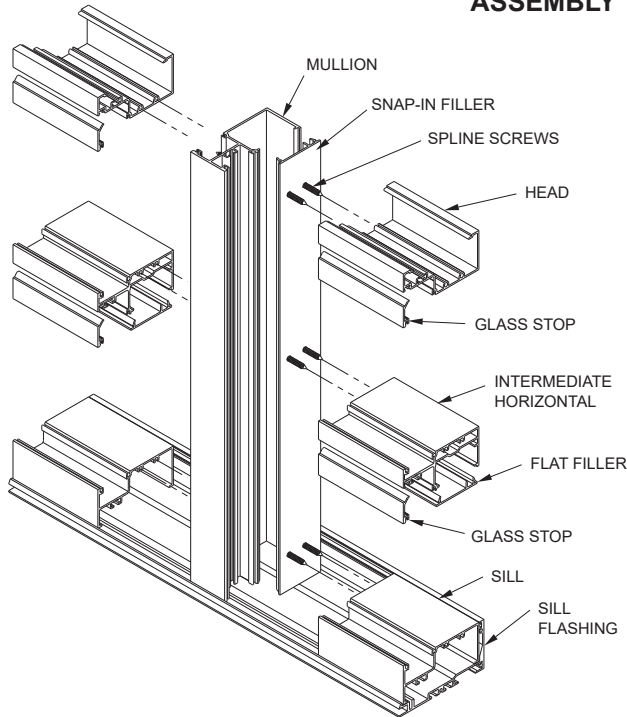
Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent™ Windows for Storefront Framing are easily incorporated

For specific product applications,
Consult your Kawneer representative.

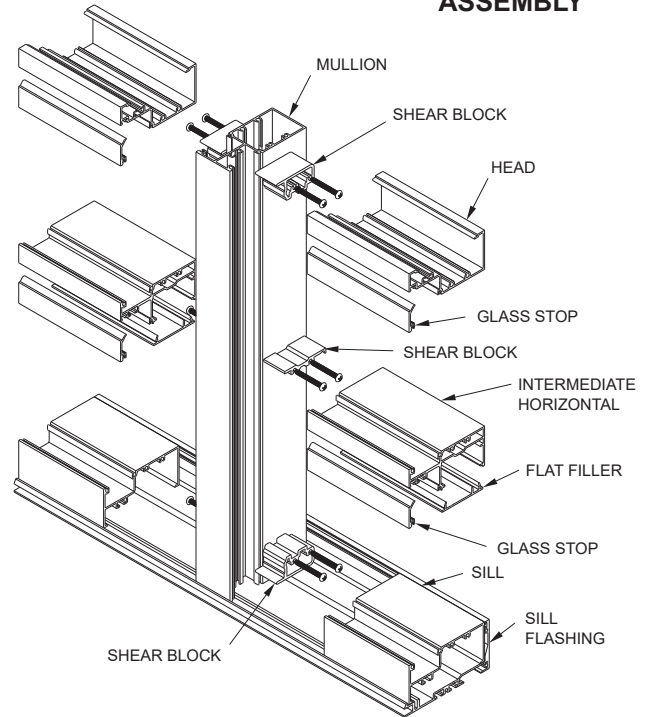
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

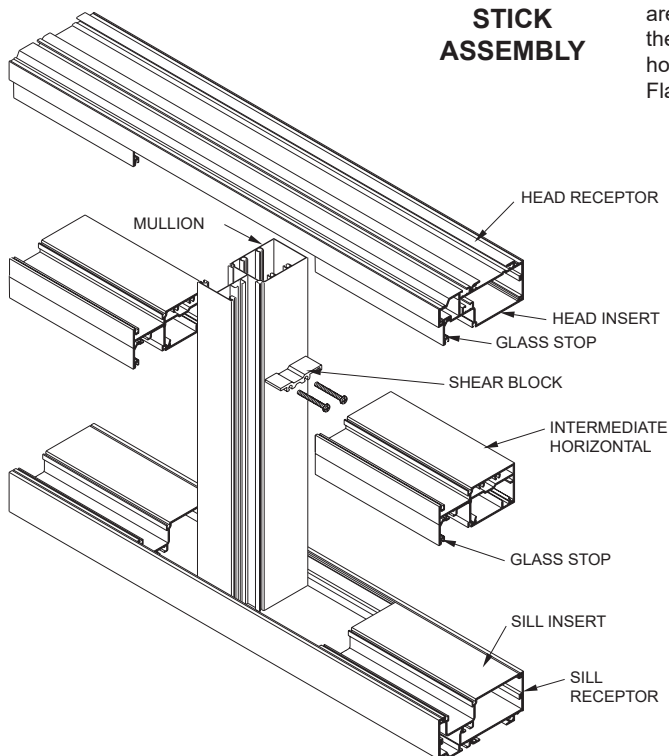


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:

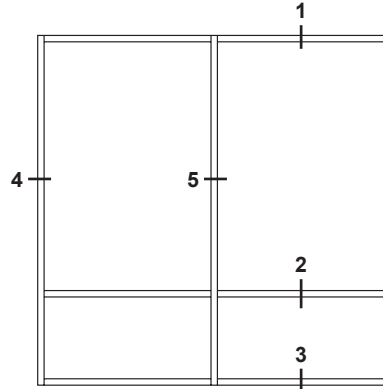
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 34)

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

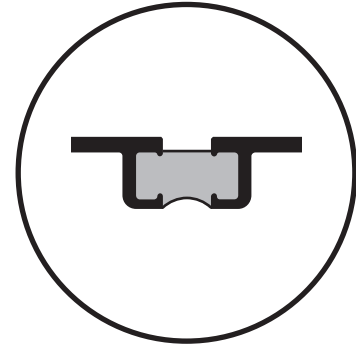
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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Additional information and CAD details are available at www.kawneer.com



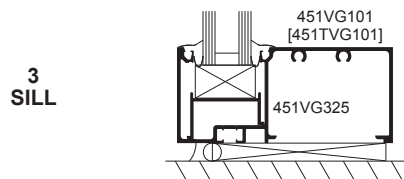
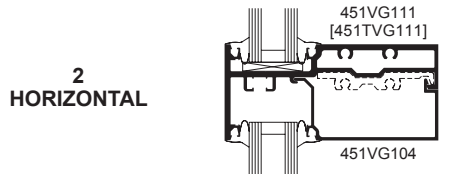
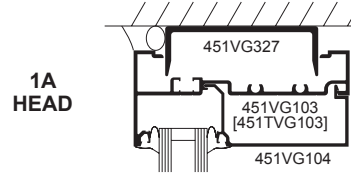
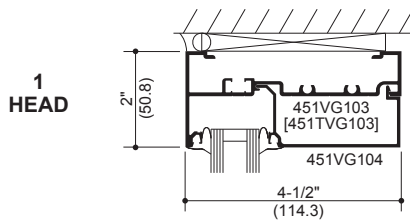
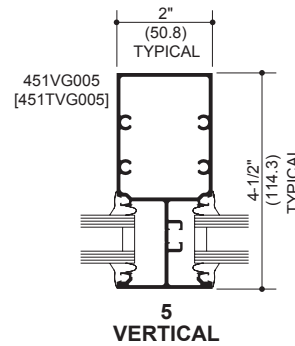
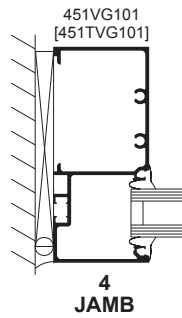
ELEVATION IS NUMBER KEYED TO DETAILS



NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

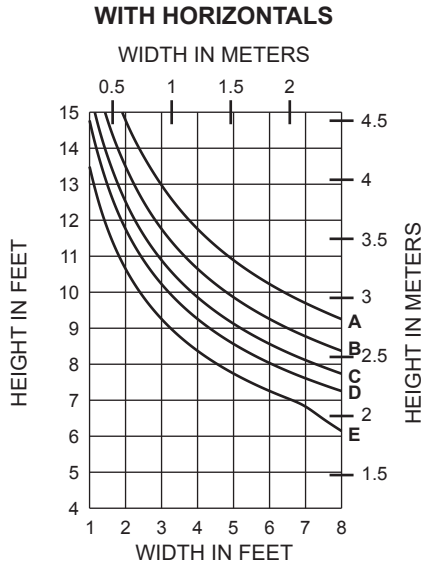
TYPE-B (INSIDE GLAZED)

PUNCHED OPENING

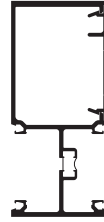


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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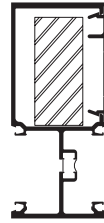
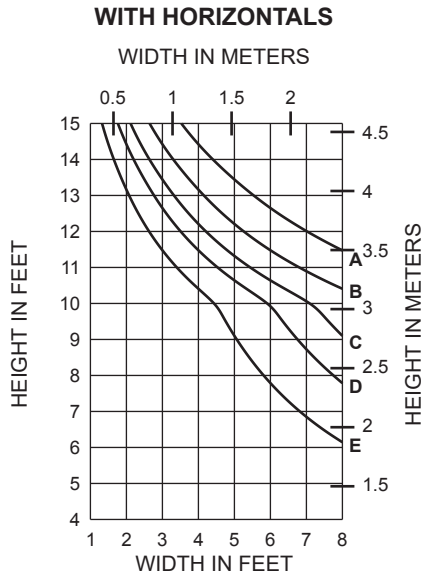


	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	15 PSF (720)	25 PSF (1200)
B =	20 PSF (960)	33 PSF (1580)
C =	25 PSF (1200)	42 PSF (2000)
D =	30 PSF (1440)	50 PSF (2400)
E =	40 PSF (1920)	67 PSF (3200)



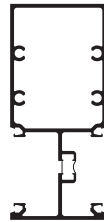
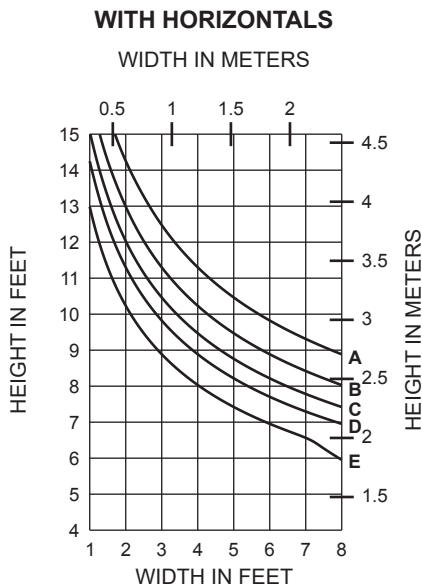
451TVG012
451VG026

WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505



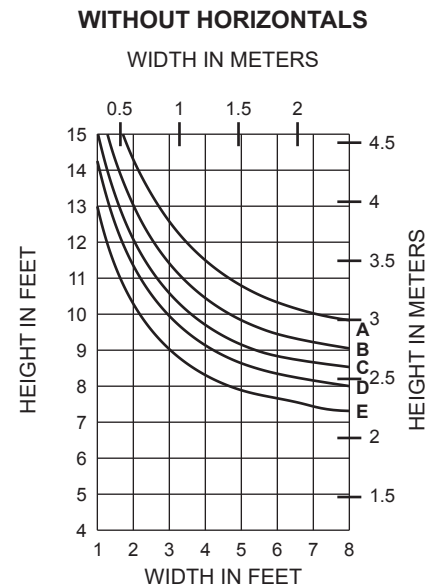
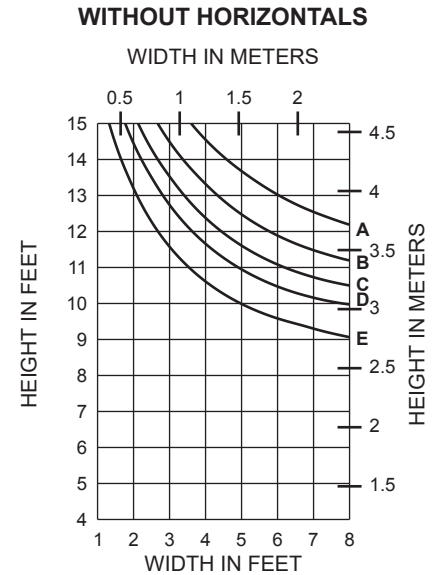
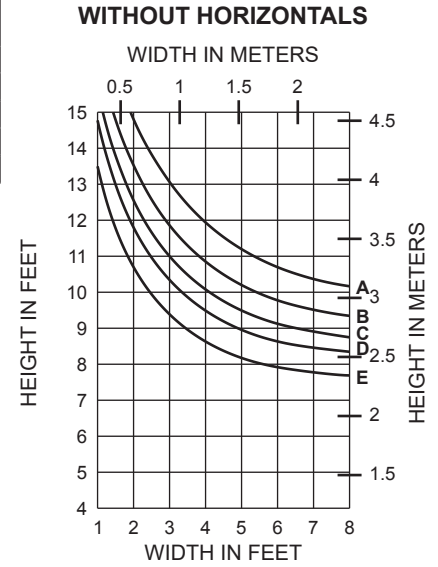
451TVG012
451VG026
with 1" x 2-1/4" STEEL BAR

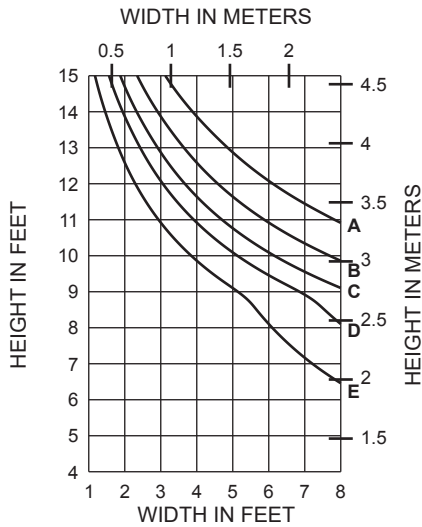
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505



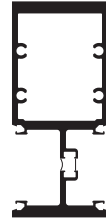
451TVG005

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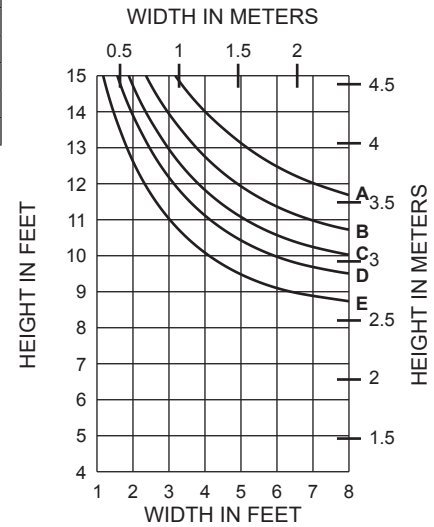
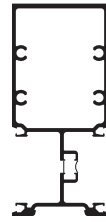
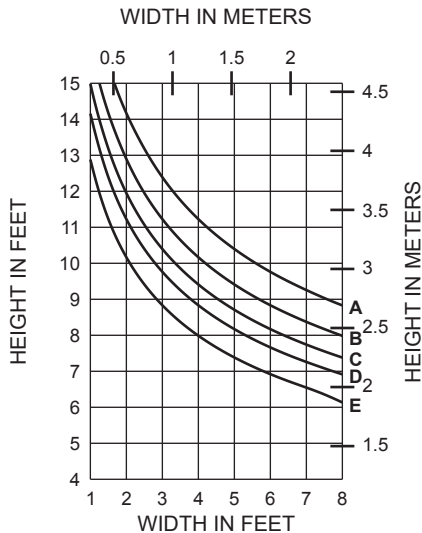


WITH HORIZONTALS

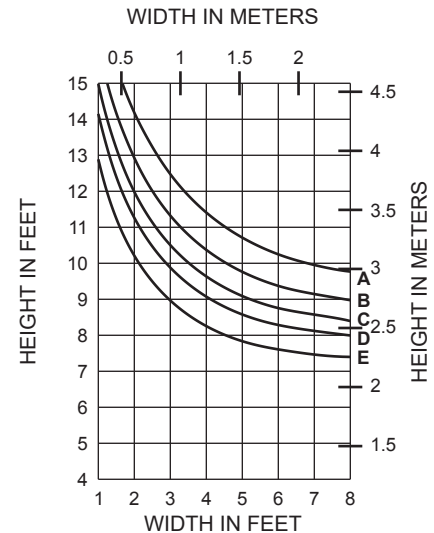
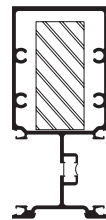
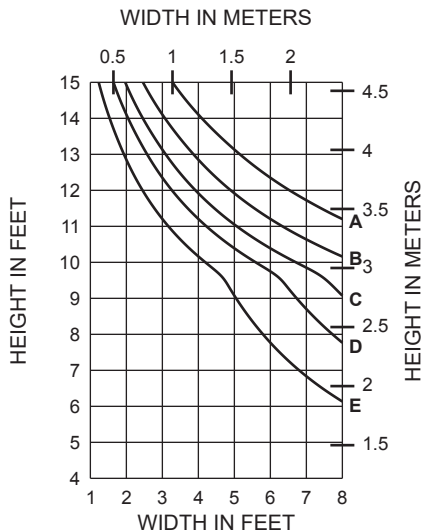
	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	15 PSF (720)	25 PSF (1200)
B =	20 PSF (960)	33 PSF (1580)
C =	25 PSF (1200)	42 PSF (2000)
D =	30 PSF (1440)	50 PSF (2400)
E =	40 PSF (1920)	67 PSF (3200)

**451TVG014**

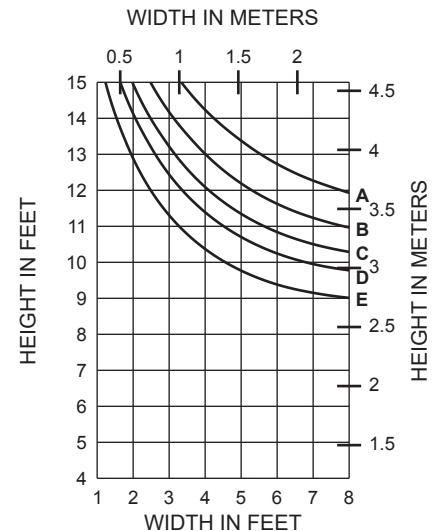
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS**WITH HORIZONTALS****451TVG134**

WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

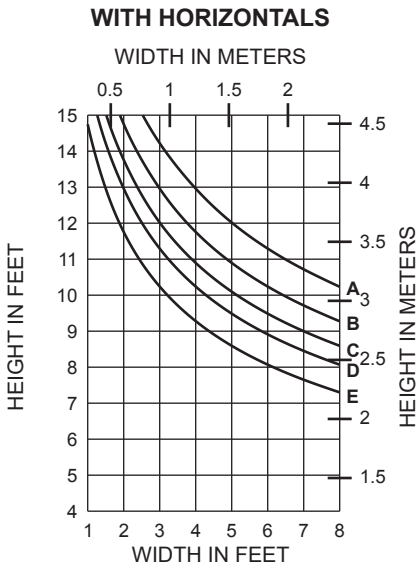
WITHOUT HORIZONTALS**WITH HORIZONTALS****451TVG134
with 1" x 2-1/4" STEEL BAR**

WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

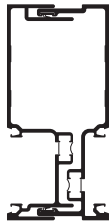
WITHOUT HORIZONTALS

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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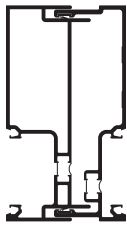
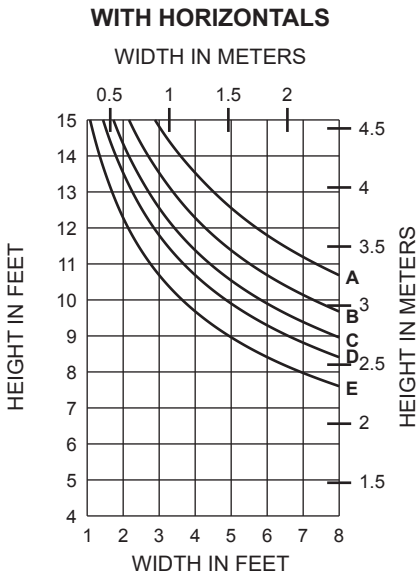


	Allowable Stress Design Load	LRFD Ultimate Design Load
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B =	20 PSF (960)	33 PSF (1580)
C =	25 PSF (1200)	42 PSF (2000)
D =	30 PSF (1440)	50 PSF (2400)
E =	40 PSF (1920)	67 PSF (3200)



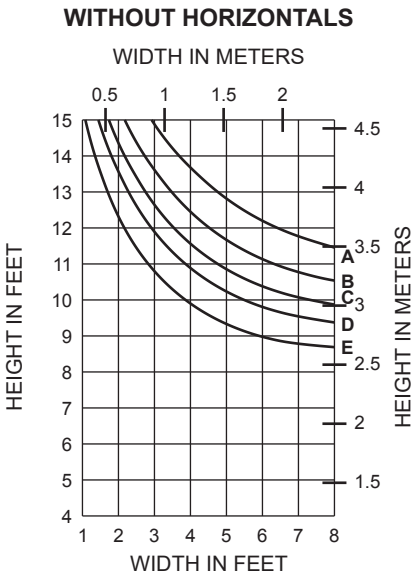
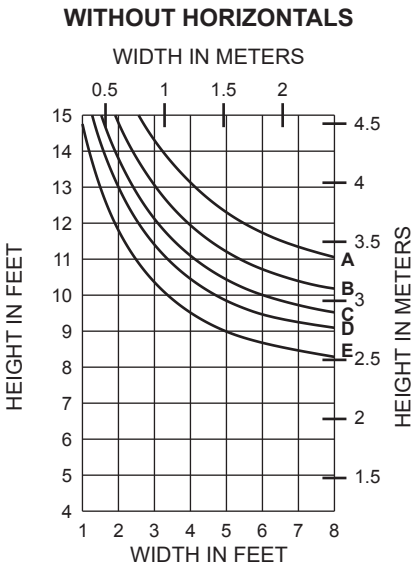
451TVG540
451TVG010

WIND LOAD CHARTS ARE BASED ON
COMPOSITE PROPERTIES WHICH ARE
CALCULATED IN ACCORDANCE WITH
AAMA TIR-A8 AND AAMA 505



451TVG540
451TVG010A

WIND LOAD CHARTS ARE BASED ON
COMPOSITE PROPERTIES WHICH ARE
CALCULATED IN ACCORDANCE WITH
AAMA TIR-A8 AND AAMA 505



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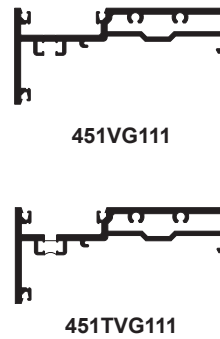
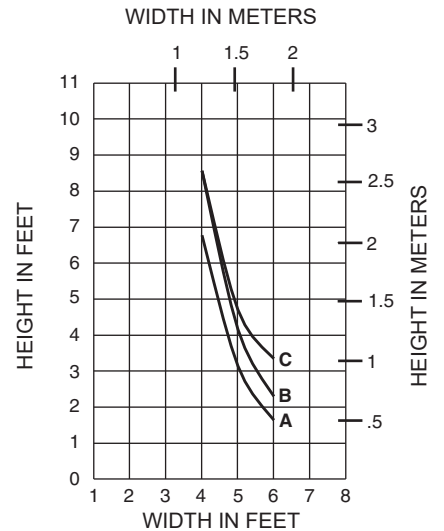
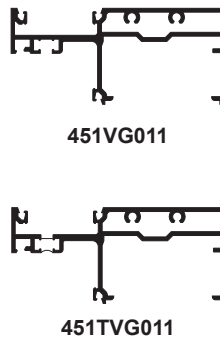
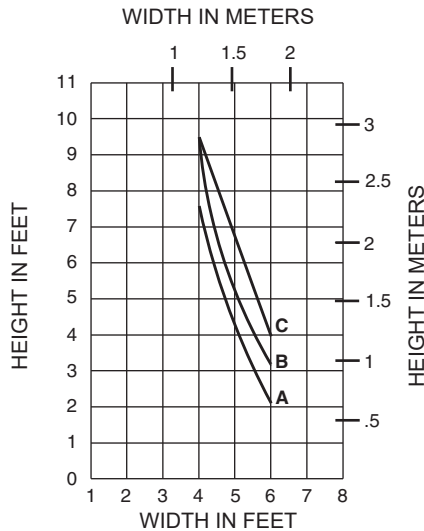
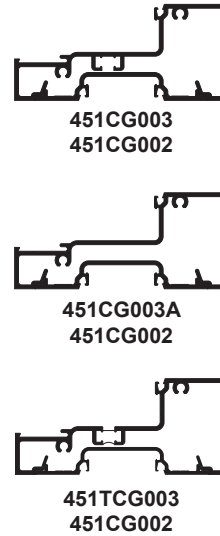
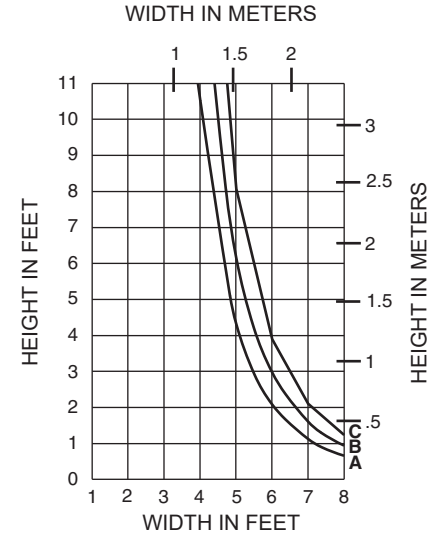
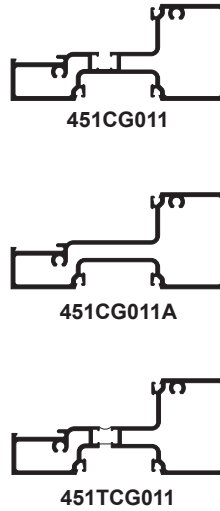
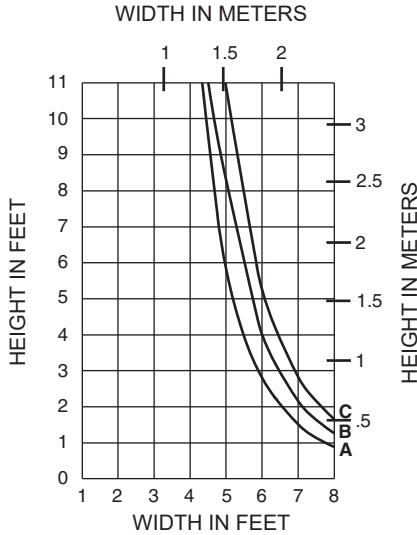
Horizontal or deadload limitations are based upon 1/8" (3.2) maximum allowable deflection at the center of an intermediate horizontal member. The accompanying charts are calculated for 1" (25.4) thick insulating glass supported on two setting blocks at the loading points shown.

NOTE: Charts are for THERMAL and NON-THERMAL members.

A = (1/4 POINT LOADING)

B = (1/6 POINT LOADING)

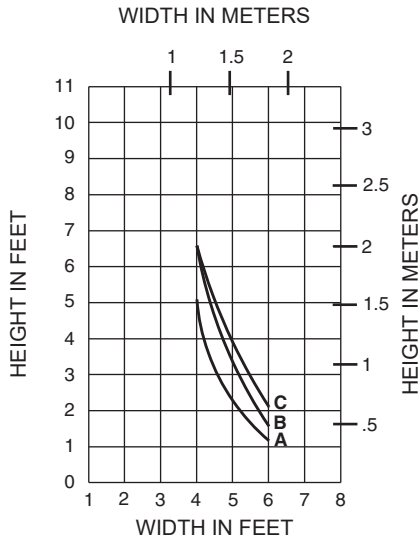
C = (1/8 POINT LOADING)



Horizontal or deadload limitations are based upon 1/8" (3.2) maximum allowable deflection at the center of an intermediate horizontal member. The accompanying charts are calculated for 1" (25.4) thick insulating glass supported on two setting blocks at the loading points shown.

NOTE: Charts are for THERMAL and NON-THERMAL members.

A = (1/4 POINT LOADING)
B = (1/6 POINT LOADING)
C = (1/8 POINT LOADING)



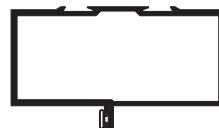
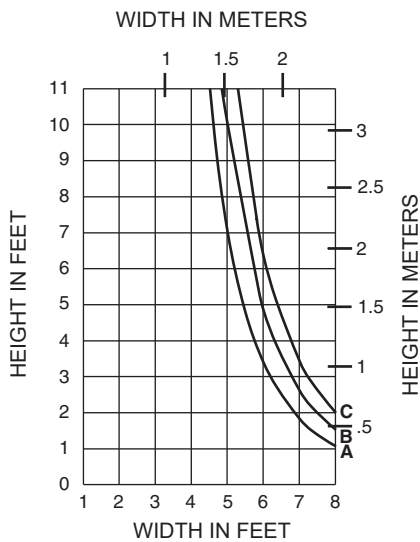
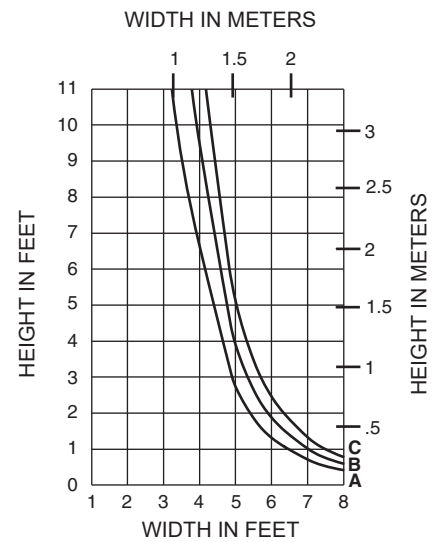
451SSG111



451TSSG111

Height limitations for transom glass over a doorway are based upon a 1/16" (1.6) maximum allowable deflection at the center of a transom bar. The accompanying charts are calculated for 1" (25.4) thick insulating glass supported on two setting blocks placed at the loading points shown.

A = (1/4 POINT LOADING)
B = (1/6 POINT LOADING)
C = (1/8 POINT LOADING)

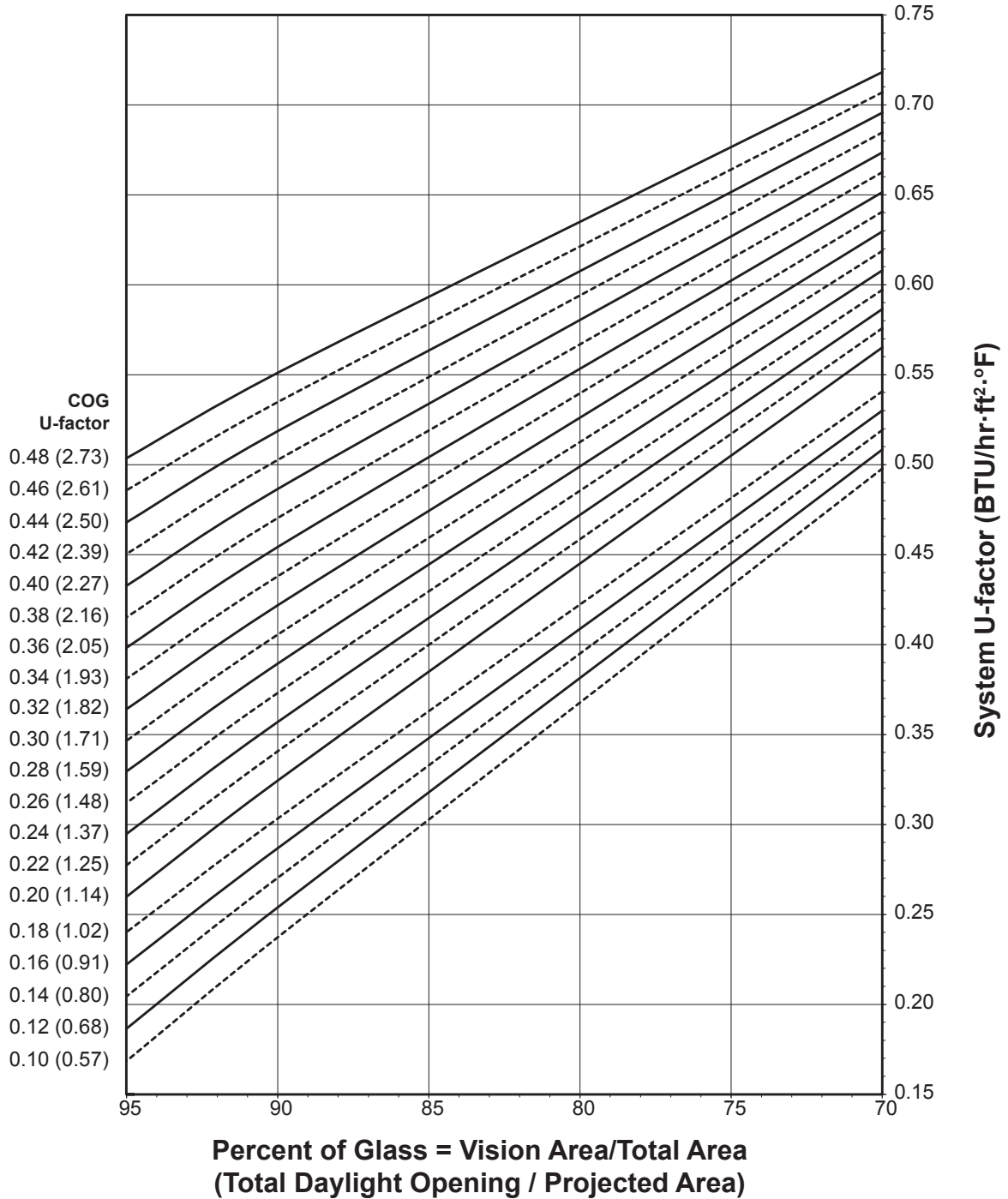
451502
SINGLE ACTING
T-BAR451081
DOUBLE ACTING
T-BAR

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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Trifab™ VG 451T (FRONT – Thermal)

System U-factor vs Percent of Glass Area



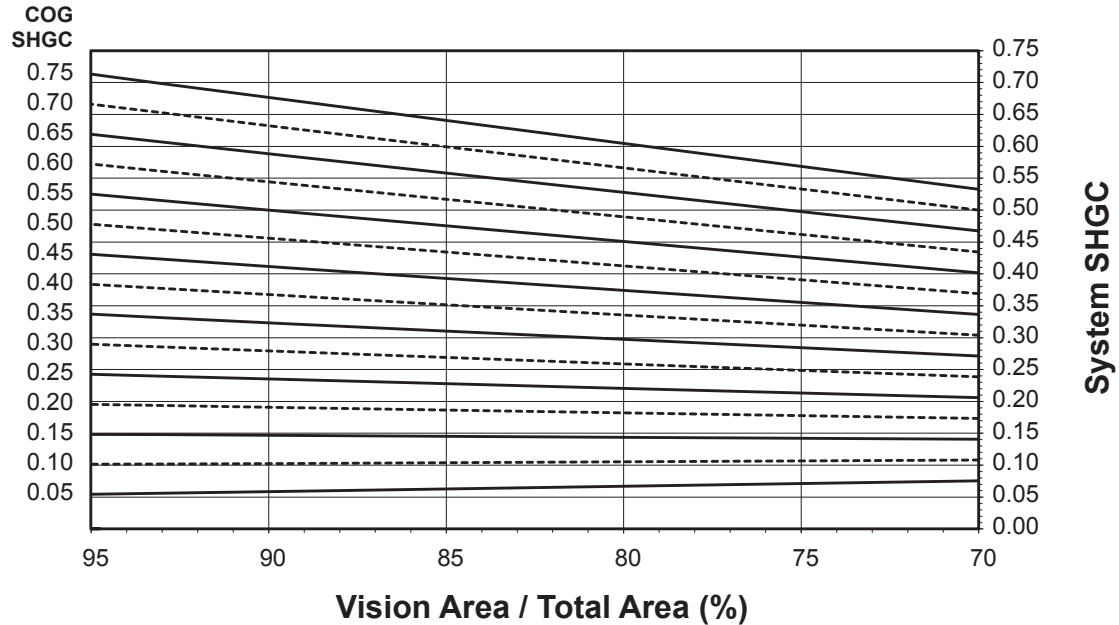
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

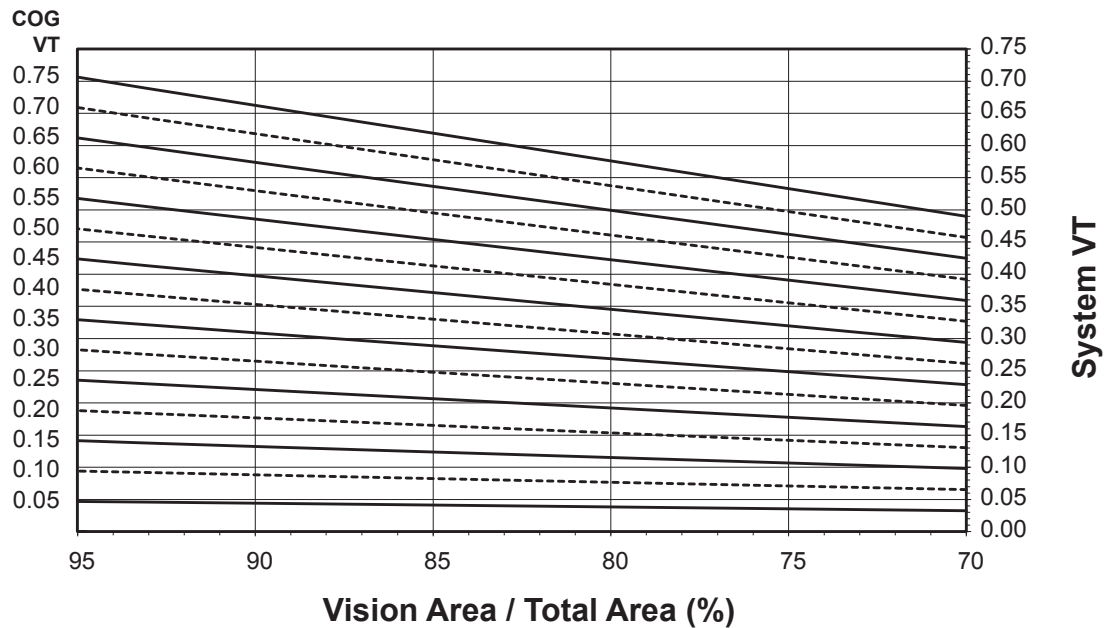
Glass properties are based on center of glass values and are obtained from your glass supplier.

Trifab™ VG 451T (FRONT – Thermal)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.56
0.46	0.54
0.44	0.52
0.42	0.51
0.40	0.49
0.38	0.48
0.36	0.46
0.34	0.44
0.32	0.43
0.30	0.41
0.28	0.40
0.26	0.38
0.24	0.36
0.22	0.35
0.20	0.33
0.18	0.31
0.16	0.29
0.14	0.28
0.12	0.26
0.10	0.24

Trifab™ VG 451T
(FRONT – Thermal)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matrices are based on the standard NFRC specimen size of 2,000 mm wide by 2,000 mm high (78-3/4" by 78-3/4").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.67
0.70	0.63
0.65	0.59
0.60	0.54
0.55	0.50
0.50	0.45
0.45	0.41
0.40	0.37
0.35	0.32
0.30	0.28
0.25	0.23
0.20	0.19
0.15	0.15
0.10	0.10
0.05	0.06

Visible Transmittance ²

Glass VT ³	Overall VT ⁴
0.75	0.66
0.70	0.61
0.65	0.57
0.60	0.53
0.55	0.48
0.50	0.44
0.45	0.39
0.40	0.35
0.35	0.31
0.30	0.26
0.25	0.22
0.20	0.18
0.15	0.13
0.10	0.09
0.05	0.04

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1.800.604.0343

Siding and Soffit Installation Guidelines

07 46 16 Longboard® Siding & Soffit

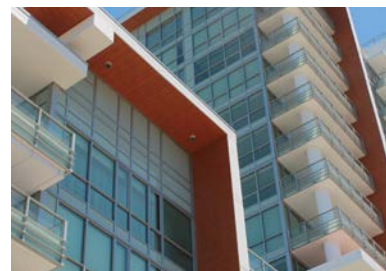
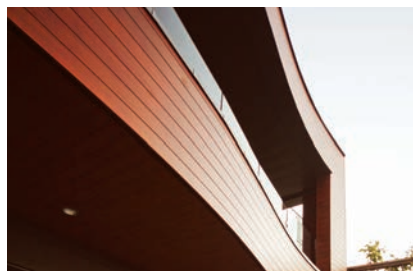
Product Specification Information:

07 46 16 Longboard® Siding & Soffit

32 35 13 Longboard® Extruded Aluminum Privacy Screens

09 54 23 Longboard® Beam and Baffle Ceiling System

07 00 00 Longboard® Thermally Broken Sub-structure



INTRODUCTION

INSTALLATION GUIDELINES

NOTE: These instructions are prepared for persons experienced in the field of soffit and siding installation and assume a foundational working knowledge of the tools and application process. Longboard is a rear ventilated rain screen (RVRS) cladding system which meets the requirements of Part 9 of the building code, when installed according to these instructions. Typically Longboard® does not require traditional rainscreen, please check with the Authority Having Jurisdiction to verify local rainscreen requirements. It is highly recommended that Longboard be installed by an experienced professional.

This manual must be read in conjunction with project drawings and specifications, applicable building codes, and relevant compliance documents. The details in this manual provide guidance on how to comply with Longboard®'s installation requirements and need to be reviewed by all parties who are responsible for installing Longboard® products on a project. This manual is subject to periodic re-examination and revision. For information on the current status of these documents please check the Longboard® website, www.longboardproducts.com. The reader is responsible for ensuring that they are using the most up-to-date information.

BEST PRACTICES:

- Use appropriate PPE (personal protective equipment). The cutting of metal increases the risk of eye injury and hearing loss. **USE EYE AND HEARING PROTECTION.**
- Plan your install for best yield/finish appearance.
- With Longboard® woodgrains, understand the repeating pattern to ensure a satisfactory install.
- Do not install over pressure treated material without adequate barrier protection.
- Keep courses straight and level, and in line with adjacent walls. Throughout installation, check the panels' horizontal alignment every few rows to ensure the siding is installed straight and level on the wall and for panel alignment around corners and above doors and windows.
- Siding is only as straight and stable as its substrate. In re-siding: strapping or removal of original cladding may be necessary. Only install over a flat substrate or a suitable cladding sub-structure.
- A proper amount of care, as with any prefinished product, will result in a premium quality installation and a lifetime of maintenance free enjoyment.

KEEPING IT STRAIGHT AND LEVEL

- Keep in mind, siding is only as straight and stable as what lies under it.
- Throughout installation, check the panels' horizontal alignment every few rows to make sure the siding is hanging straight and level on the wall. Also check for panel alignment around corner posts and above doors and windows.



ATTENTION

UPON DELIVERY:

Check the delivery is complete and all materials have arrived in good condition. Inspect product prior to installation. Longboard® is not responsible for the installation of blemished or damaged product.

WATER-RESISTIVE BARRIER

WATER-RESISTIVE BARRIER

Prior to siding, make sure the water-resistive barrier is properly installed according to the manufacturers' instructions.

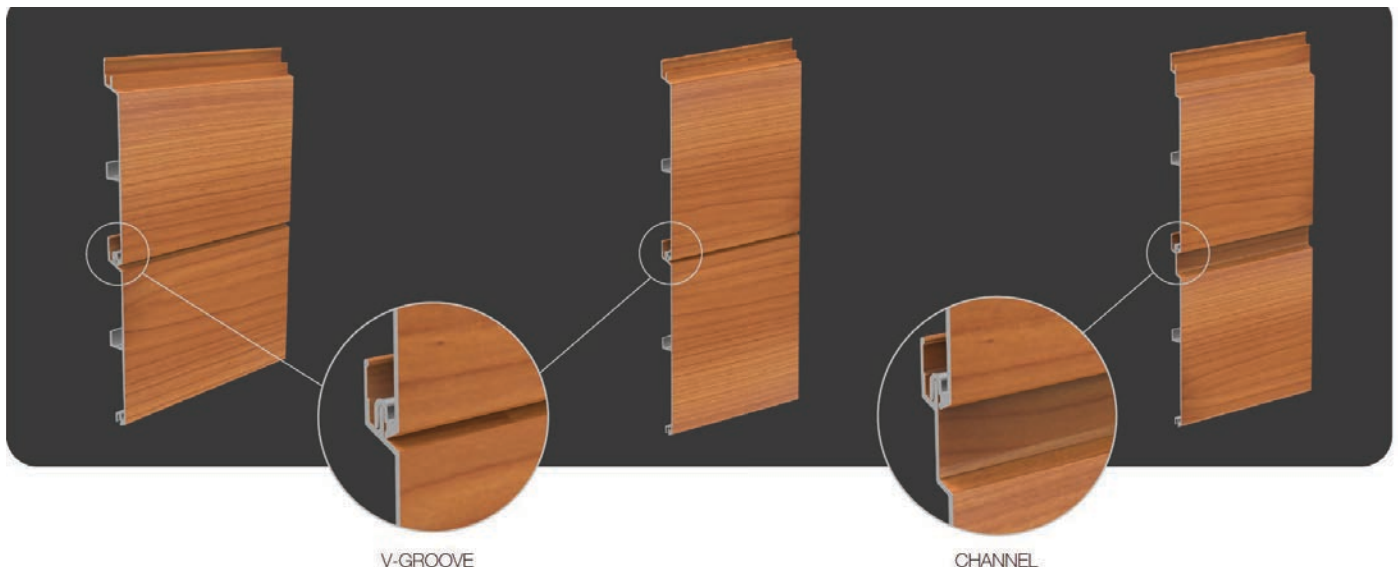
IBC Code Reference: "1403.2 Weather protection. Exterior walls shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1405.3. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with the International Energy Conservation Code.

Exceptions:

1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapters 19 and 21, respectively.
2. Compliance with the requirements for a means of drainage, and the requirements of Sections 1404.2 and 1405.3, shall not be required for an exterior wall envelope that has been demonstrated through testing to resist wind-driven rain, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions..."

FLASHING

IBC Code Reference: "1405.3 Flashing. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim."

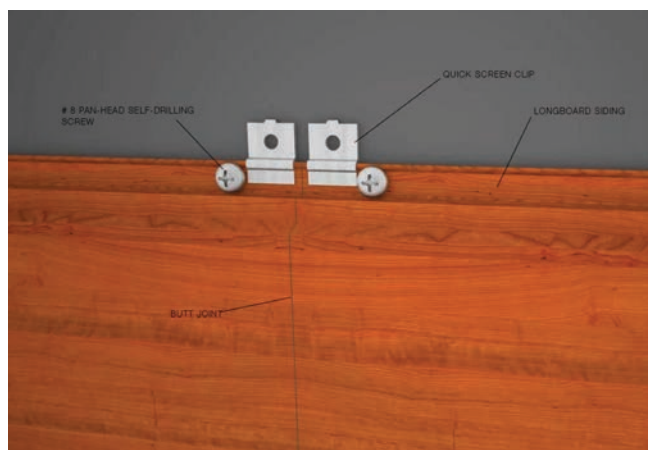
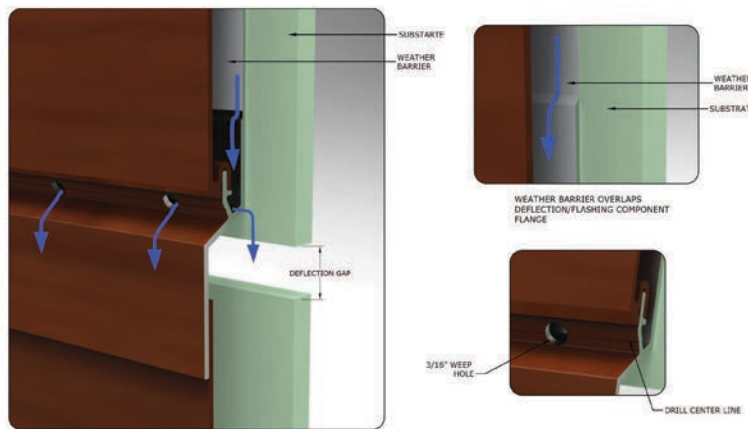


EXPANSION & CONTRACTION

EXPANSION/CONTRACTION & TRIMS:

- Longboard® is aluminum, and will expand and contract $\frac{1}{4}$ " every 24' in all directions when exposed to a temperature change of 30 degrees C (54 F).
- Lengthwise, each panel MUST terminate into a minimum of one trim.
- Typical trims used are: Starter Strip, J-Track around windows & doors, Corners, Finishing Cap/Finishing Base at the top of walls & underside of windows and Flat Cap/Base or U Cap/Base for expansion trims in the field.
- Install Longboard® 2 $\frac{1}{2}$ " Perforated Vent Strip where soffit venting is required, as per local code requirements.
- Longboard® perforated vent provides 84 inches of Net Vent Area per 12' stock length. 21 lineal ft. = 1 sq. ft. of NVA.
- It is imperative that Longboard® panels are cut to fit to the midpoint coverage of trim pieces. This will allow for both expansion and contraction without bottoming out or contracting out. Do not fasten Longboard panels and trims together as this will not allow for free movement.
- Perpendicular to the panels, Longboard® Siding & Soffit must be broken up using an expansion trim (Finishing Cap/Finishing Base or Flat Cap/Base or U Cap/Base) or through-wall flashing at every floor elevation or a maximum of 24' to accommodate expansion/contraction and floor compression.
- Horizontal/Compression Joints are required for multi-story installations locate joints at floor lines. Joints are flashed minimum $\frac{1}{2}$ " (12.7 mm) breaks. Do not caulk.
- Wood framed buildings of three or more floors require a compression joint or through-wall flashing at each floor.
- Steel framed buildings (including reinforced concrete core with LGMF exterior walls) of more than three floors (or 45 feet/14 m) require a compression joint every 25 feet (7.62) m at a floor line.
- Staggered butt-joints are acceptable, with only one butt-joint per row between two trims. Hard fasten each panel through the flange, with a self-tapping screw each side of the butt-joint. This will keep the butt-joint tight while allowing free movement of expansion/contraction via the Quick-Screen™ clips and into the pocket of the trims. Use touch-up pens (light & dark) to paint cut ends of exposed aluminum.

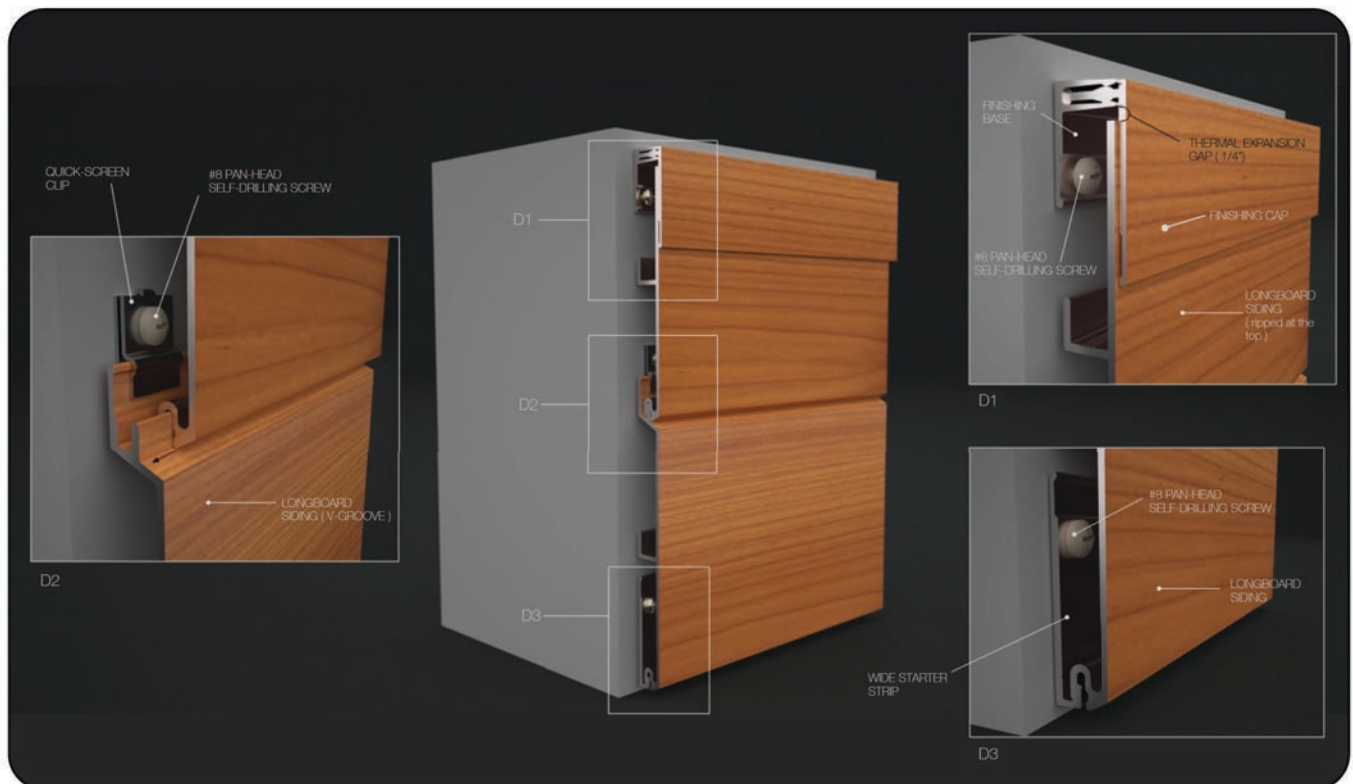
DEFLECTION/FLASHING COMPONENT - FLASHING FUNCTION

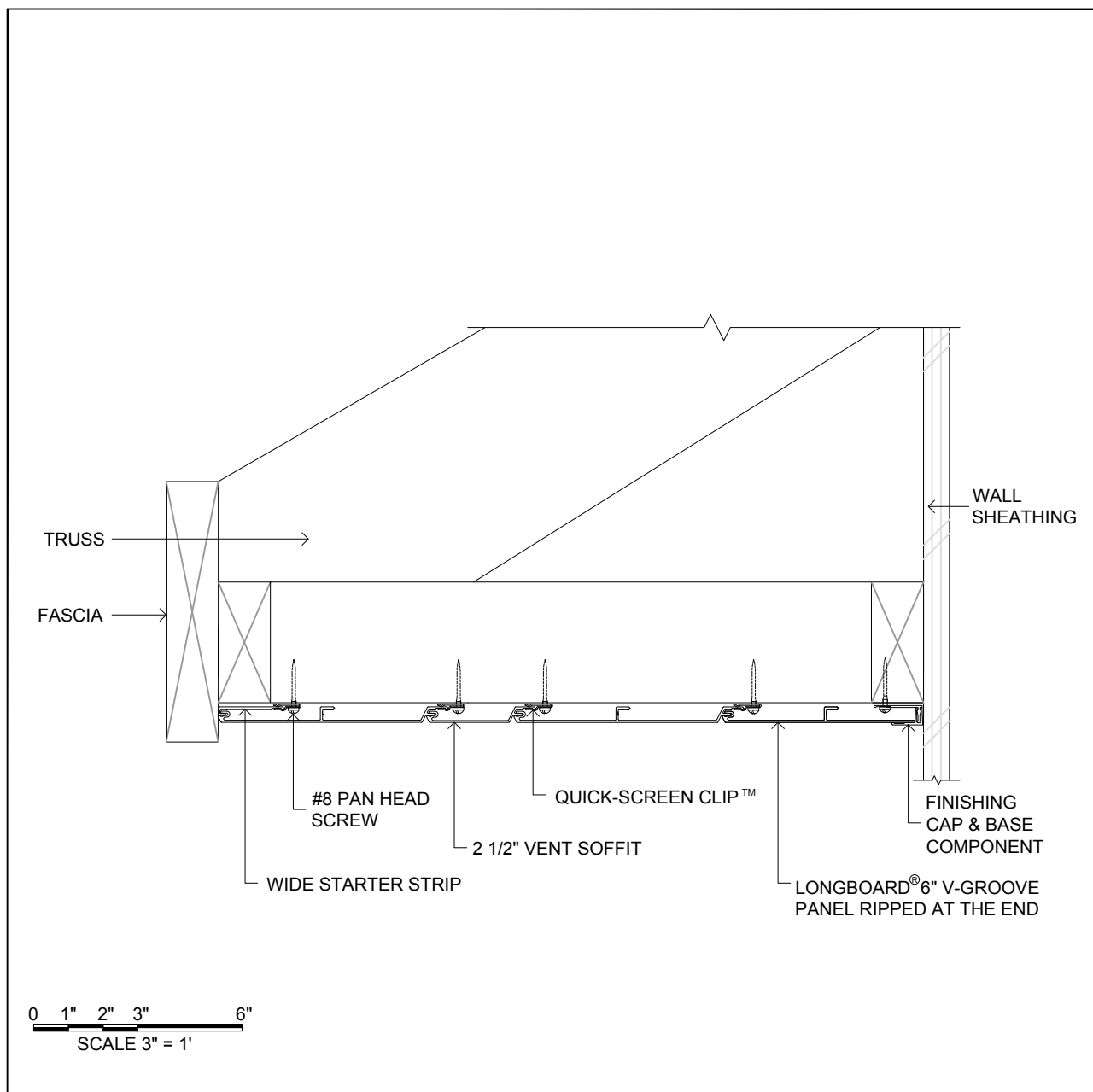


CUTTING

CUTTING & REPEAT PATTERNS:

- Cut Longboard® using standard wood cutting tools such as a miter saw & table saw with a carbide blade for non-ferrous metals. 60-80 tooth blades are recommended.
- Cut face up whenever possible: Longboard® is a prefinished material. A reasonable amount of care is critical to obtain the desired results and to prevent marring and scratching.
- All Longboard® Siding and Soffit panels & trims are produced a minimum of 1" longer than the spec'd length, allowing the trimming of taped ends on woodgrain colour installations. **Always cut off taped ends as trims will not cover the unfinished ends.**
- Use touch-up pens (light & dark) to paint cut ends of any visible aluminum.
- Longboard® woodgrains have a repeat pattern every 2'-4', depending on the species. Longboard® is delivered in boxes of 8 pcs of 6" profile or 12 pcs of 4" profile with sets of two pieces taped together at each end, for a total of 4 or 6 sets. Each set has a "piece A" and a "piece B" (from a wood pattern perspective) where these pieces are created from a different area of the pattern and are distinct from each other, however each will have the same repeat distance. To eliminate grain mirroring it is recommended to install a "piece A" then a "piece B" then an offset "piece A" then an offset "piece B" and continue mixing the pieces up the wall.





These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer, they do not contain the full detail required for construction and must be read in conjunction with the installation instructions on www.longboardproducts.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project.

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For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

DRAWING #:

DRAWING TITLE:

SECTION DETAIL - 2 1/2" VENT SOFFIT - PARALLEL

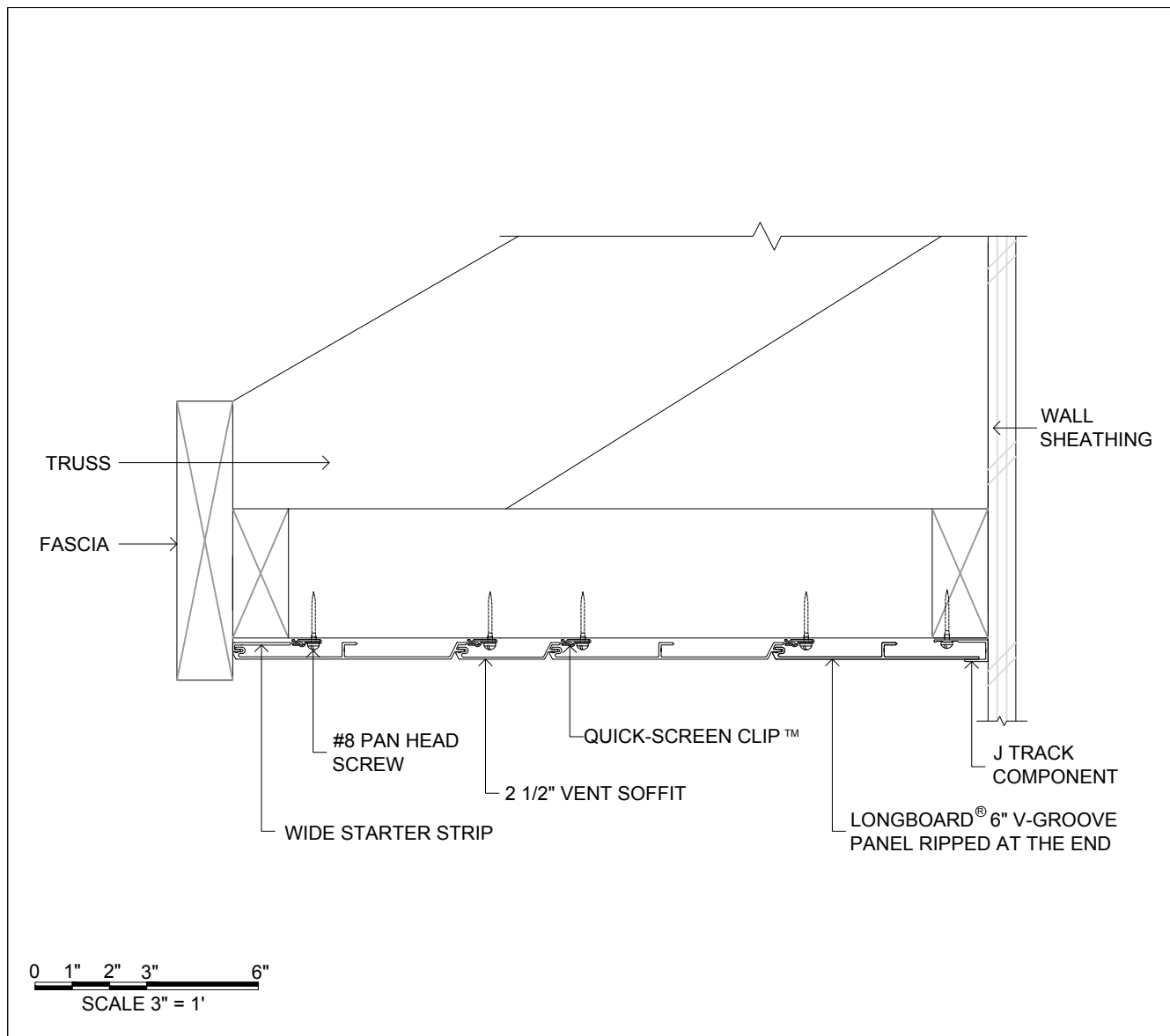
SCALE:

DRAWN BY:

REVISED BY:

- Longboard 6" V-Groove Siding Panel
- Wood Framing
- OSB or Plywood Sheathing
- Shown with #8 Pan-Head Screws of Appropriate Length

LONGBOARD®
INSPIRING FACADES



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DRAWING #:

DRAWING TITLE:

SECTION DETAIL - 2 1/2" VENT SOFFIT - PARALLEL

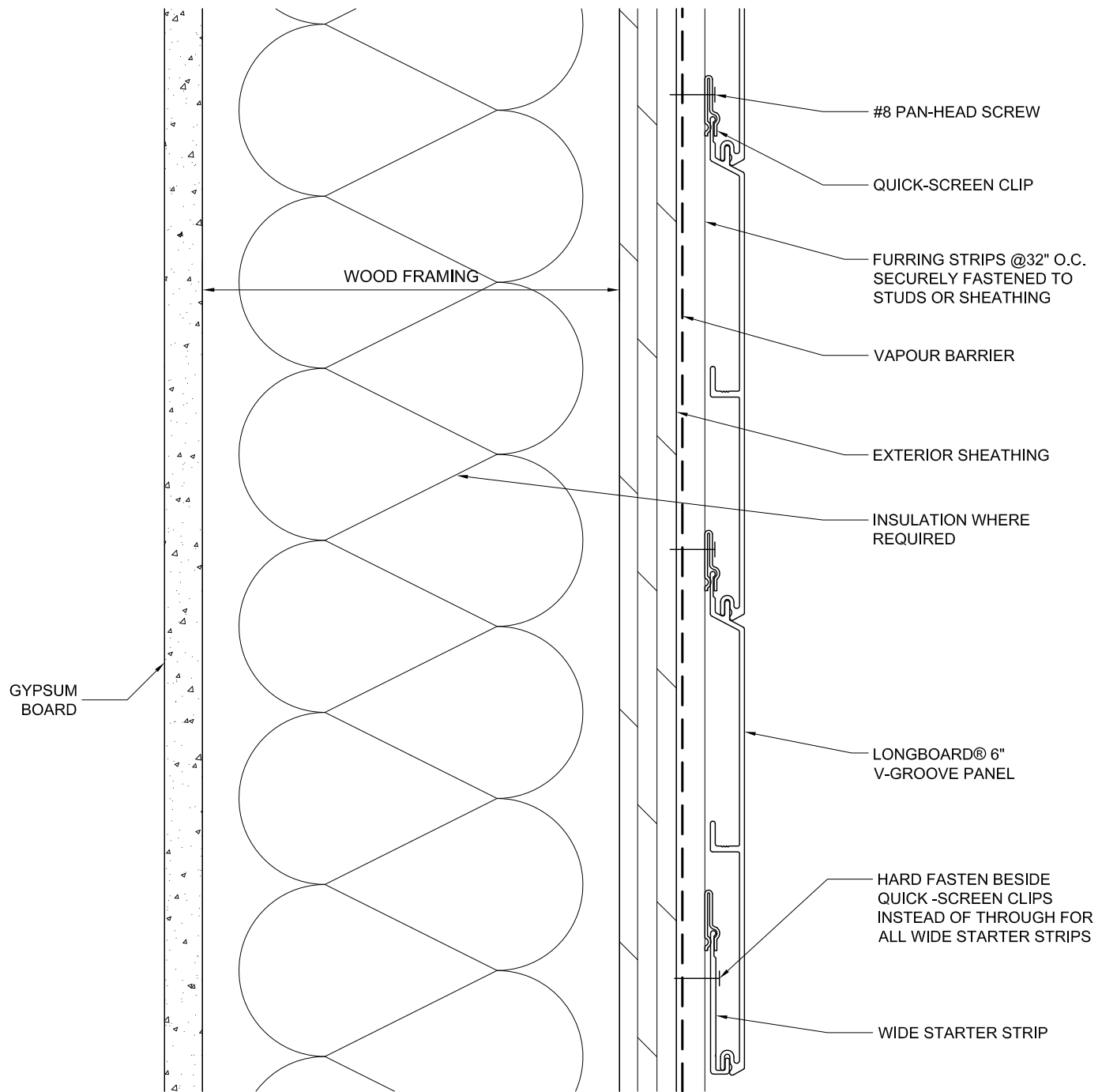
- Longboard 6" V-Groove Siding Panel
- OSB or Plywood Sheathing
- Wood Framing
- Shown with #8 Pan-Head Screws of Appropriate Length

SCALE:

DRAWN BY:

REVISED BY: CS

LONGBOARD®
INSPIRING FACADES



SECTION

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For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

DRAWING #:

D-051

DRAWING TITLE:

**6" V-GROOVE PANEL
HORIZONTAL APPLICATION**

SCALE:

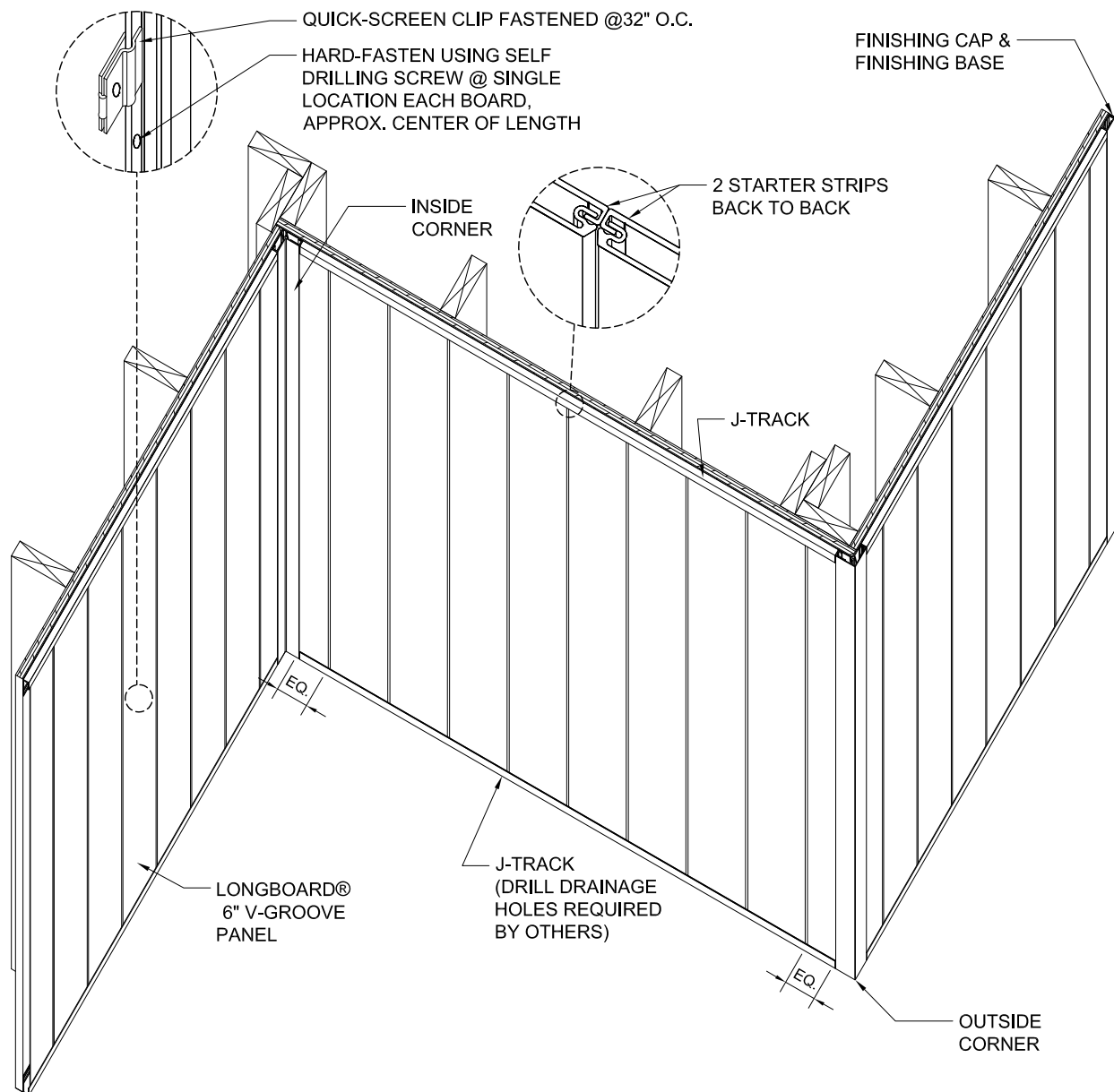
2:1

DRAWN BY:

AS

REVISED BY:

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3D

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For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

DRAWING #:

D-055

SCALE:

15:1

DRAWN BY:

AS

REVISED BY:

DRAWING TITLE:

V - GROOVE PANEL VERTICAL INSTALLATION



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WIND LOADS

The structural analysis reviewed the strength and stiffness of the Fastening Clip, wood screw and Longboard Siding and Starter Strip using a combination of codified equations and rational engineering analysis. Calculations were performed in accordance with the Florida Building Code 2010 (FBC), including all relevant standards referenced therein. An unfactored dead load of 1.5 pounds per square foot was assumed for the cladding weight, and the cladding was subjected to factored wind loads ranging from 20 pounds per square foot to 70 pounds per square foot. The wind loads listed in this report refer to the three second gust basic wind speed at an elevation of 10 m above ground level for Exposure C.

Wind loads are factored and assume that all height, directionality, exposure, topographic, pressure and gust effect coefficients have been applied in accordance with ASCE 7-10 Minimum Design Loads for Buildings and Other Structures as referenced in the FBC. Calculations included seismic loads, but these did not govern the clip spacing due to the low cladding mass. Table 1 presents the results of the structural analysis, organized into a table of maximum allowable Fastener Clip spacing for various factored wind loads.

Quick-Screen Clip Spacing

Table 1: Maximum Tributary Area and Clip Spacing for Longboard Fastening Clip

Maximum Factored Wind Load ¹ (psf)	4 in. Wide Longboard Siding			6 in. Wide Longboard Siding		
	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)
Sheathed Wood Frame Wall w/ 1.5 in. Lg. #8 Pan Washer Head Wood Screws						
+/- 20	245	61	4	313	52	6
+/- 30	214	53	4	274	46	6
+/- 40	194	49	4	222	37	6
+/- 50	179	45	4	179	30	6
+/- 60	149	37	4	149	25	6
+/- 70	128	32	4	128	21	6
Sheathed Wood Frame Wall w/ 2.0 in. Lg. #8 Pan Washer Head Wood Screws						
+/- 20	245	61	4	313	52	6
+/- 30	214	53	4	274	46	6
+/- 40	194	49	4	246	41	6
+/- 50	180	45	4	197	33	6
+/- 60	164	41	4	164	27	6
+/- 70	141	35	4	141	23	6

Table 1 Cont'd: Maximum Tributary Area and Clip Spacing for Longboard Fastening Clip

Maximum Factored Wind Load ¹ (psf)	4 in. Wide Longboard Siding			6 in. Wide Longboard Siding		
	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)
Sheathed 18ga, 33 ksi Steel Stud Wall w/ #8 Pan Head Self-Drilling Screws						
+/- 20	245	61	4	314	52	6
+/- 30	214	53	4	220	37	6
+/- 40	165	41	4	165	27	6
+/- 50	132	33	4	132	22	6
+/- 60	110	27	4	110	18	6
+/- 70	94	24	4	94	16	6
Sheathed 16ga, 50 ksi Steel Stud Wall w/ #8 Pan Head Self-Drilling Screws						
+/- 20	245	61	4	313	52	6
+/- 30	214	53	4	274	46	6
+/- 40	194	49	4	217	36	6
+/- 50	174	44	4	174	29	6
+/- 60	145	36	4	145	24	6
+/- 70	124	31	4	124	21	6

¹ - Wind loads are three second gust basic wind speed based, and assume all height, directionality, exposure, topographic, pressure and gust effect coefficients have been applied.

² - Spacing is from clip center to center.

³ - Maximum vertical spacing limited by siding vertical dimension.

⁴ - An unfactored dead load of 1.5 psf was assumed for the cladding.

⁵ - If fastening to every second stud, the attachment stud shall be staggered between adjacent runs of siding.

⁶ - The Starter Hook shall be fastened at 16 in. O.C. with #8 self-drilling screws into 18 ga, 33 ksi steel studs or 1.5 in. long #8 wood screws into wood studs (min. S-P-F grade). The Starter Hook shall be fastened at 32 in. O.C. with #8 self-drilling screws into 16 ga, 50 ksi steel studs or 2.0 in. long #8 wood screws into wood studs (min. S-P-F grade).

WIND LOADS

Table 2 presents the maximum horizontal fastener spacing for the Starter Strip for various wind loads, siding widths and substrate wall and fastener combinations. In this table, the "Screw Location in Strip" column refers to whether the screw shall be fastened through the thin section at the edge of the strip ("end") or through the middle of the strip, 24 mm from its end ("middle").

Table 2: Fastening Requirements Longboard Starter Strip

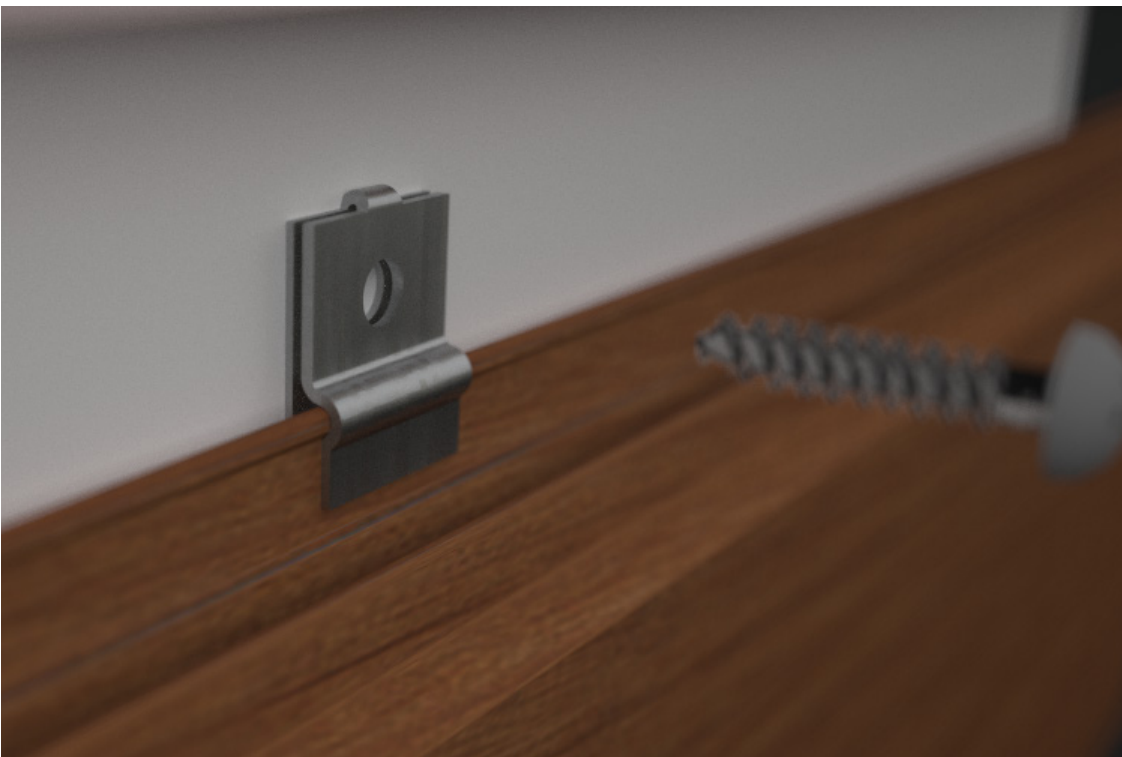
Backing Wall / Fastener	Max Factored Wind Load (psf)	Siding Width (in)	Max. Horiz. Screw Spacing (in)	Screw Location in Strip	Siding Width (in)	Max. Horiz. Screw Spacing (in)	Screw Location in Strip
Wood Stud w/ #8 - 1.5in lg. screws	20	4	16	End	6	16	End
	30		16	End		16	End
	40		16	End		16	Middle
	50		16	End		16	Middle
	60		16	Middle		16	Middle
	70		16	Middle		16	Middle
Wood Stud w/ #8 - 2.0in lg. screws	20	4	32	End	6	32	End
	30		32	End		16	End
	40		32	End		16	End
	50		16	End		16	Middle
	60		16	End		16	Middle
	70		16	End		16	Middle
18ga 33ksi steel studs w/ #8 screws	20	4	16	End	6	16	End
	30		16	End		16	Middle
	40		16	Middle		16	Middle
	50		16	Middle		16	Middle
	60		16	Middle		16	Middle
	70		16	Middle		16	Middle
16ga 50ksi steel studs w/ #8 screws	20	4	32	End	6	32	End
	30		32	End		16	End
	40		16	End		16	End
	50		16	End		16	Middle
	60		16	End		16	Middle
	70		16	End		16	Middle

FASTENING

INSTALLING & FASTENING

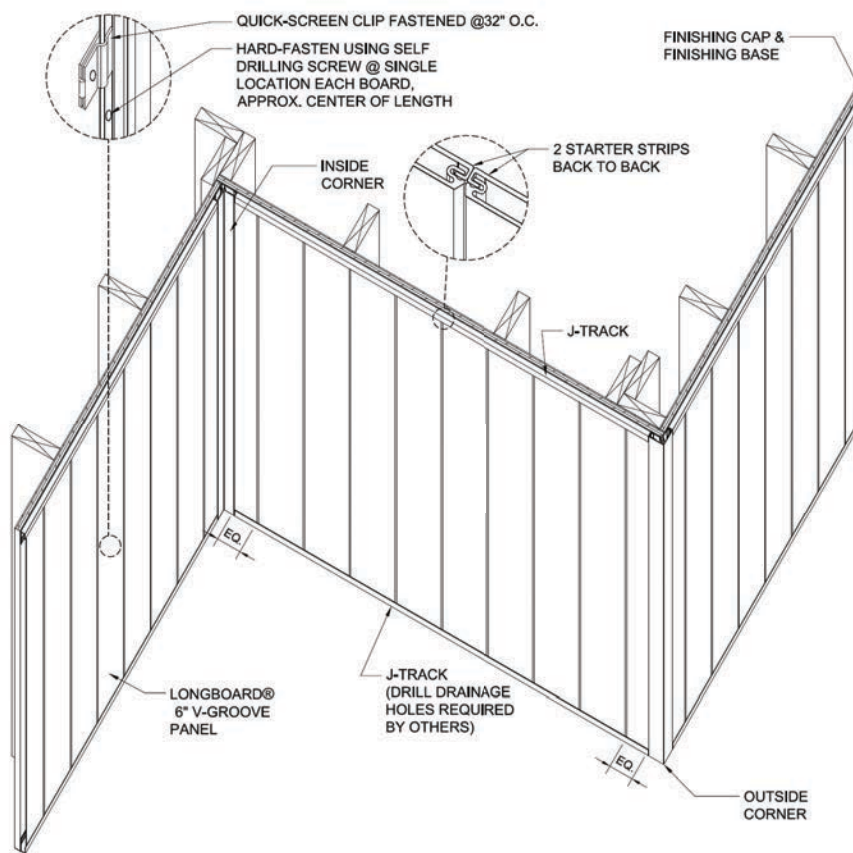
INSTALLING & FASTENING:

- Install trims first, hard fastening with #8 self-drilling corrosion resistant exterior screws (supplied by others) directly through the flange. Use included Quick-Screen™ clips for Starter Strip and Finishing Base or any horizontal trim, to maintain the rear ventilation plane, but still hard fasten for attachment.
- Longboard® panels are installed using Quick-Screen™ clips @ 32" o.c. (standard requirement), included with each siding/soffit order. The clips create the rear ventilation plane and allow for thermal expansion/contraction. Secure tight using appropriate length, #8 corrosion resistant exterior screws (supplied by others) suitable for the application and climate. Screws allow the installer to "back off" the screw and shim tight to address any substrate discrepancies. It is good practice to install one hard fastener at the midpoint of each panel, through the flange, to prevent migration of the cladding.
- 1 Box of 4" V Groove Includes: 135 Clips
- 1 box of 6" V Groove or Channel Includes: 90 Clips
- Each 12' length of Vent Strip Includes: 5 Clips
- If less than 32" spacing is required, additional clips can be purchased through your dealer.
- Hard fasten any butt-joints (see expansion/contraction).
- Snap in any Finishing Cap, Flat Cap and/or U Cap to complete installation.

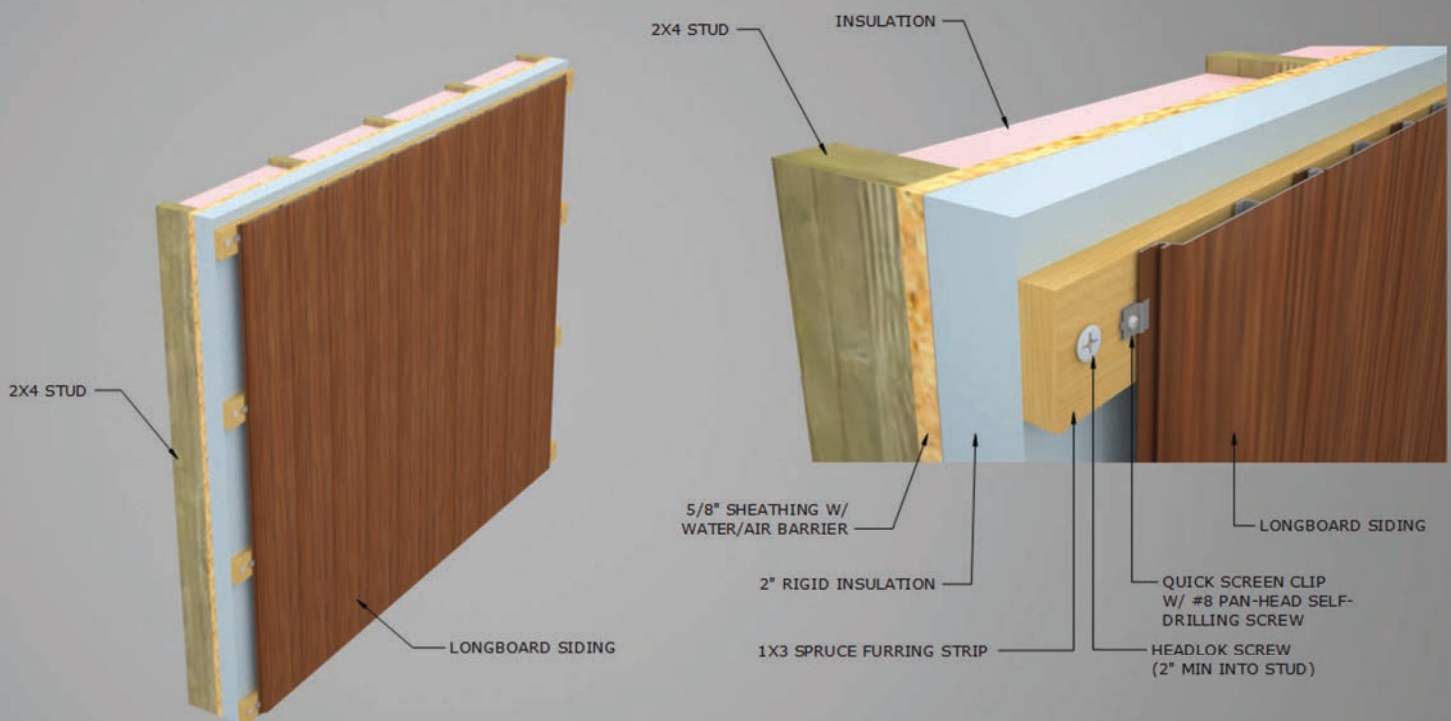


VERTICAL INSTALLATION

VERTICAL SIDING ORIENTATION



VERTICAL LONGBOARD SIDING INSTALLATION OVER RIGID INSULATION USING FURRING STRIPS





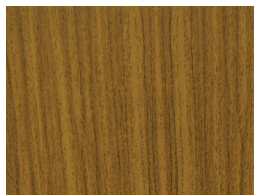
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WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

CONSISTENT



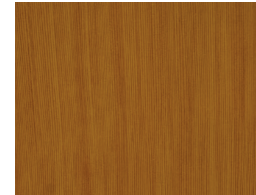
DARK ACACIA



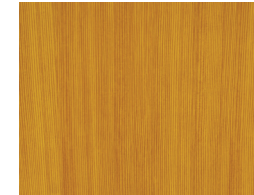
DARK BAMBOO



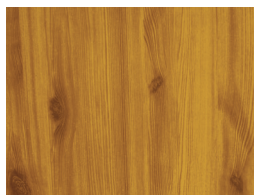
LIGHT BAMBOO



DARK FIR



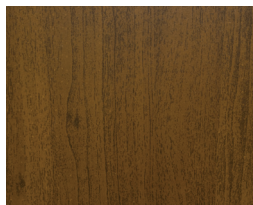
LIGHT FIR



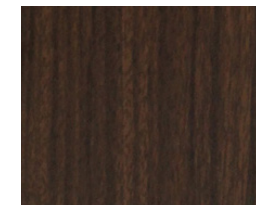
DARK KNOTTY PINE



LIGHT OAK



DARK WALNUT



ITALIAN ROSEWOOD



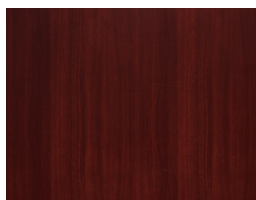
WHITE OAK



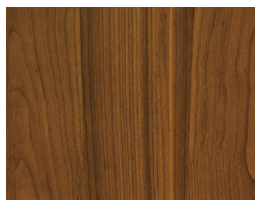
WOODGRAIN OPTIONS

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MODERATE



NATIONAL
MAHOGANY



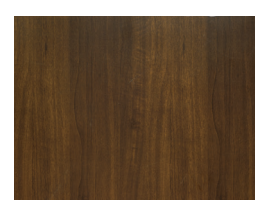
DARK CHERRY



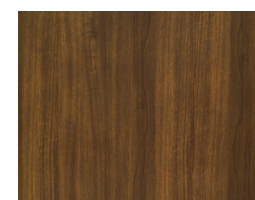
LIGHT CHERRY



WESTERN CEDAR



DARK NATIONAL
WALNUT



LIGHT NATIONAL
WALNUT

CONSIDERABLE



TABLE WALNUT

INTERIOR



WEATHERED GREY

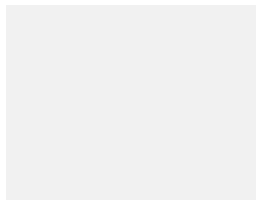


SAND DRIFT

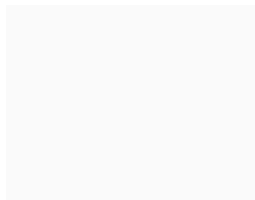
COLOR OPTIONS

These are our standard colors. They are available with our standard lead time and are can be ordered as samples.

SOLID COLOR



ULTRA WHITE



BONE WHITE



COMMON CHARCOAL



SLATE GREY



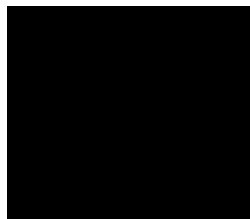
CHARCOAL



CLASSIC BRONZE



DARK BROWN



BLACK



MEDIUM BLUE



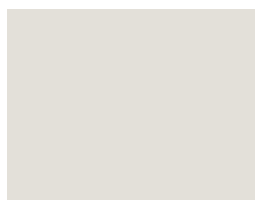
BRICK RED



COLOR OPTIONS

These are our standard colors. They are available with our standard lead time and are can be ordered as samples.

SHIMMER



PLATINUM ICE



ANODIC ICE



VENUS



MOONSTONE

CUSTOM COLOR

With our Alluminate process we are able to color match any color to fit perfectly with your design. Email us today to inquire about our Alluminate process.

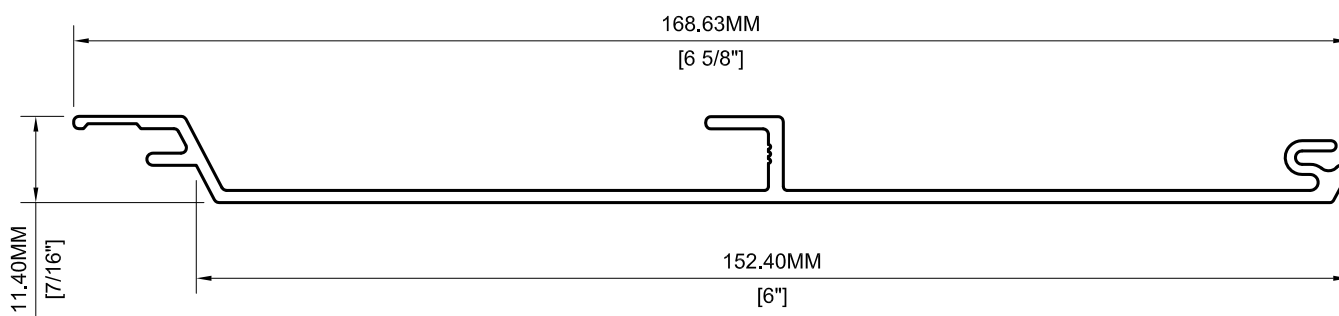






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DRAWING #:

013

DRAWING TITLE:

6in V-GROOVE
SIDING & SOFFIT PANEL

SCALE:

1:1

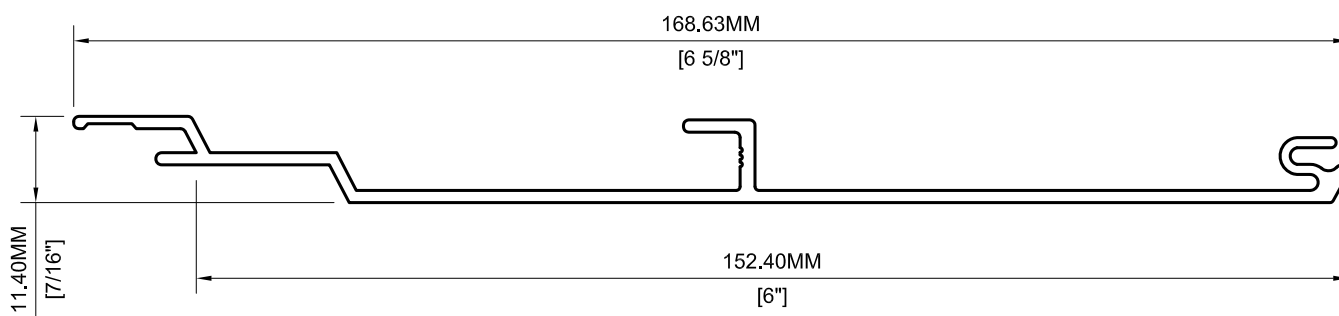
DRAWN BY:

AS

REVISED BY:



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DRAWING #:

014

DRAWING TITLE:

6in CHANNEL
SIDING & SOFFIT PANEL

SCALE:

1:1

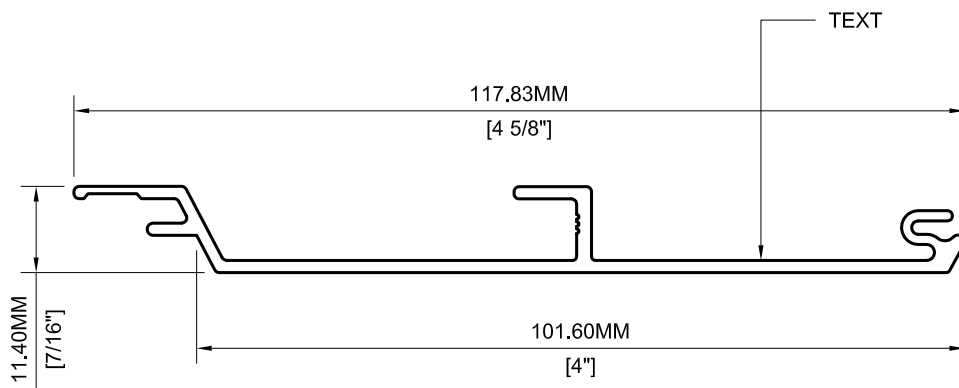
DRAWN BY:

AS

REVISED BY:



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DRAWING #:

015

SCALE:

1:1

DRAWN BY:

AS

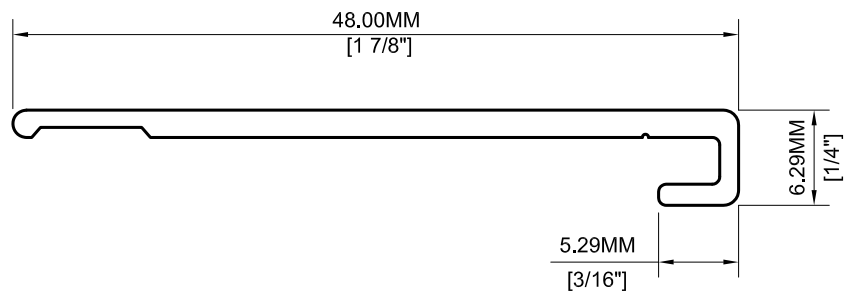
REVISED BY:

DRAWING TITLE:

**4in V-GROOVE
SIDING & SOFFIT PANEL**



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DRAWING #:

007

SCALE:

2:1

DRAWN BY:

AS

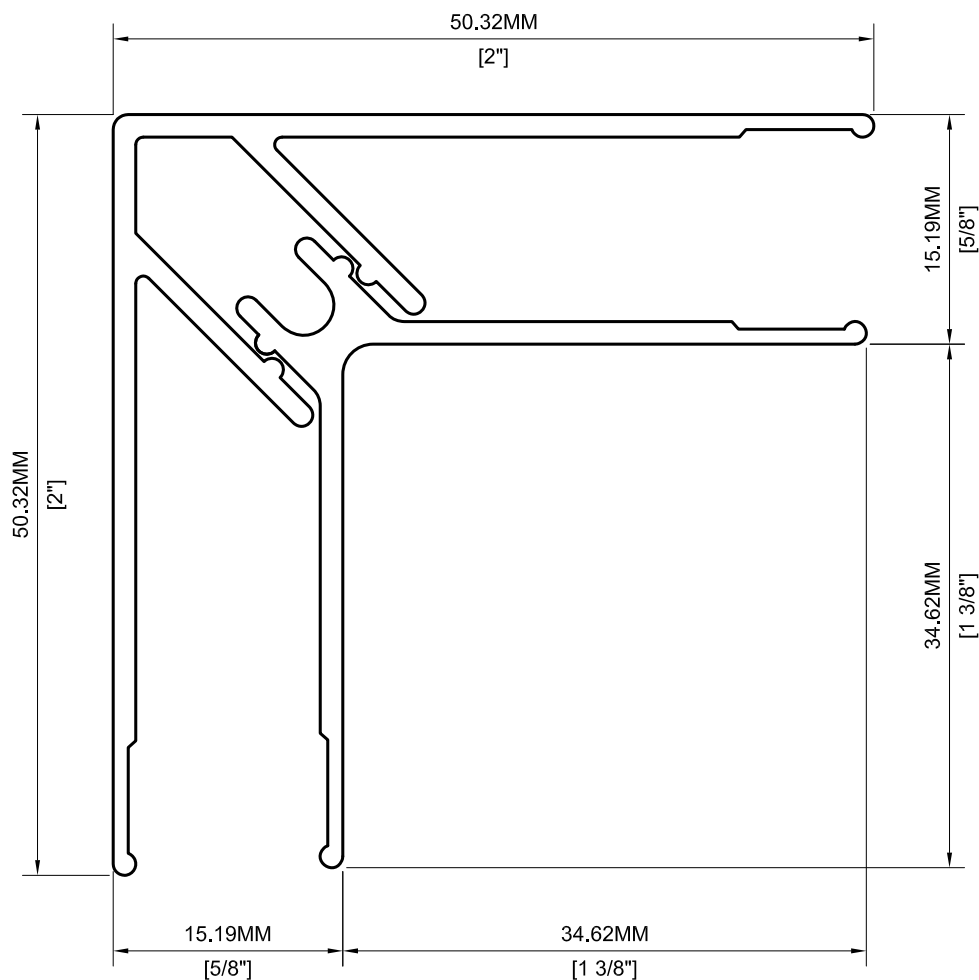
REVISED BY:

DRAWING TITLE:

WIDE STARTER STRIP



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PROFILE DETAIL

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DRAWING #:

008

SCALE:

2:1

DRAWN BY:

AS

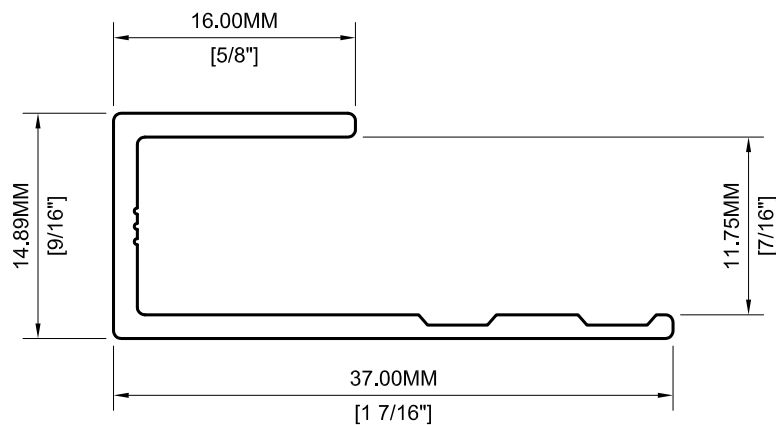
REVISED BY:

DRAWING TITLE:

INSIDE & OUTSIDE CORNER



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DRAWING #:

009

DRAWING TITLE:

J TRACK

SCALE:

2:1

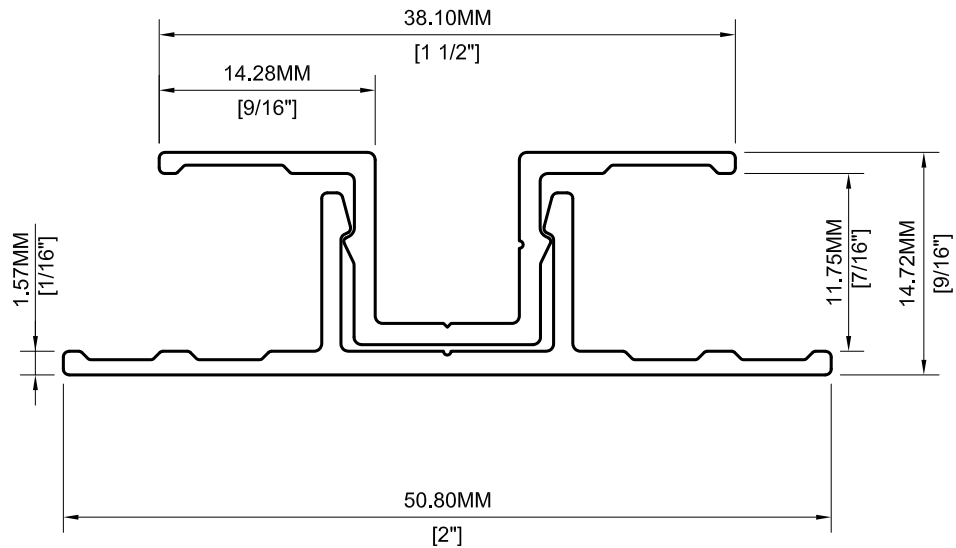
DRAWN BY:

AS

REVISED BY:



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DRAWING #:

016

DRAWING TITLE:

U-CAP & BASE

SCALE:

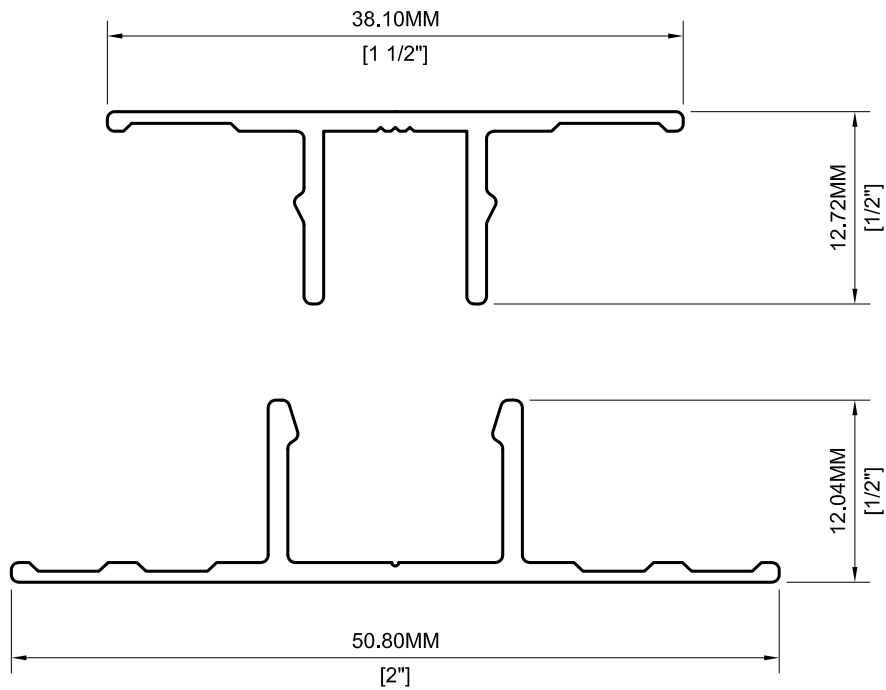
2:1

DRAWN BY:

AS

REVISED BY:

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DRAWING #:

010

DRAWING TITLE:

FLAT CAP & BASE

SCALE:

2:1

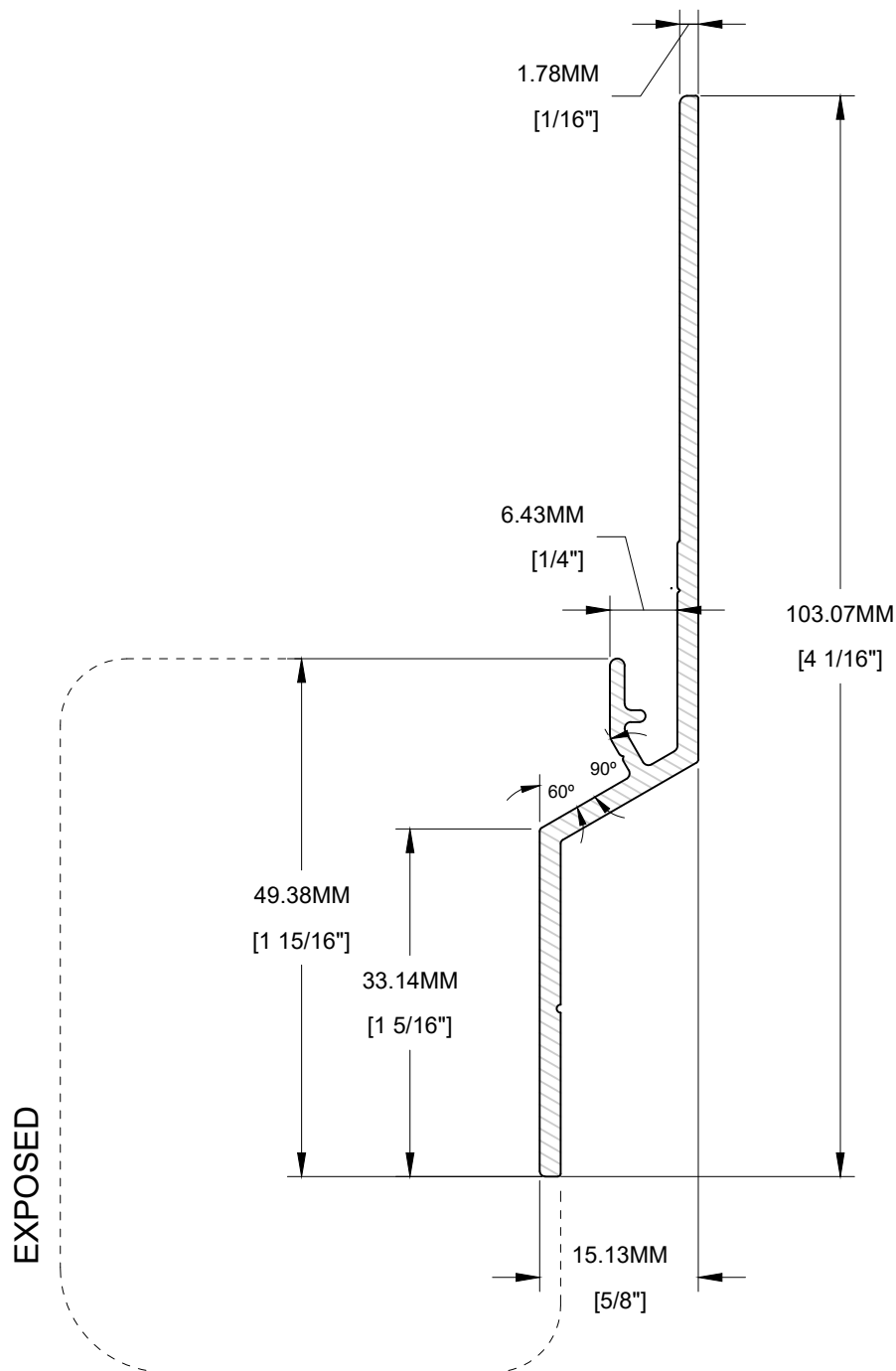
DRAWN BY:

AS

REVISED BY:



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For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

DRAWING #:

DRAWING TITLE:

SCALE:

1.5:1

DRAWN BY:

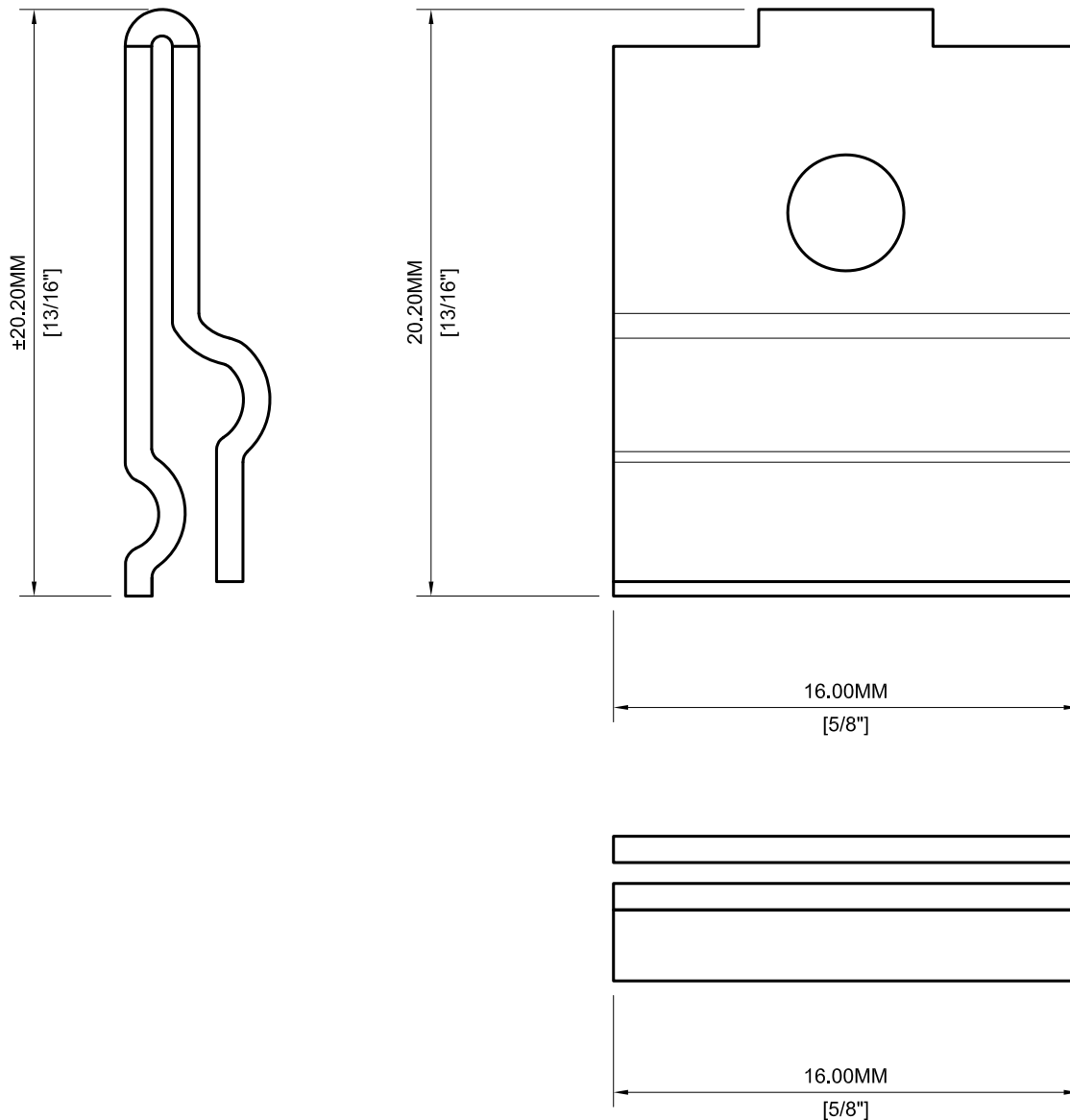
CS

REVISED BY:

CD

SECTION DETAIL- COMPRESSION JOINT

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PROFILE DETAIL

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For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

DRAWING #:

011

DRAWING TITLE:

QUICK SCREEN CLIP

SCALE:

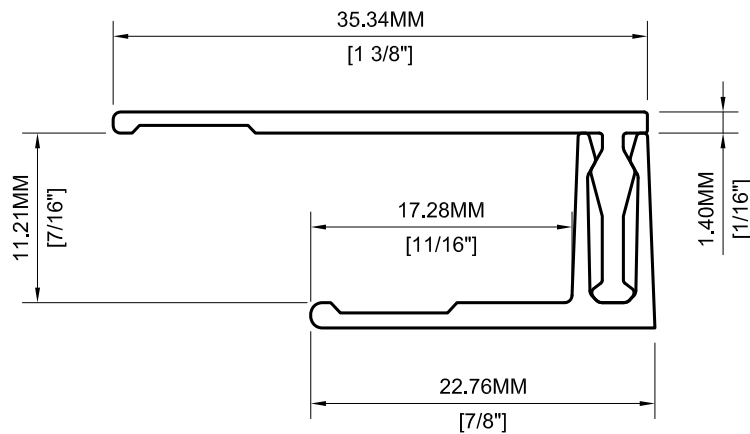
4:1

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AS

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DRAWING #:

012

DRAWING TITLE:

FINISHING CAP & FINISHING BASE

SCALE:

2:1

DRAWN BY:

AS

REVISED BY:

LONGBOARD®
INSPIRING FACADES

Technical support



LONGBOARD®
INSPIRING FACADES

email

info@longboardproducts.com

web

longboardproducts.com

phone

1.800.604.0343

Product Specification Information:

07 46 16 Longboard® Siding & Soffit

32 35 13 Longboard® Extruded Aluminum Privacy Screens

09 54 23 Longboard® Beam and Baffle Ceiling System

07 00 00 Longboard® Thermally Broken Sub-structure

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)



STAFF REPORT

Architectural Review Board

February 6, 2019

Title:

APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-10.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider the installation of new illuminated business signs on an exterior wall of the commercial building located at 1228 Elden Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Justin Yoon, Agent
Owner:	Elden, LLC, c/o David Germakian
Use:	Retail
Location:	1228 Elden Street
Tax Map Reference:	0161-02-0015E
Zoning of Site:	CS, Commercial Services
Adjacent Zoning:	North: CS, Commercial Services / RM, Residential Multi-family South: CO, Commercial Office East: CS, Commercial Services West: CO, Commercial Office

Description:

This application proposes to install new tenant signage for *H Mart* (formerly a *Giant* grocery store) using the tenant's business name, logo, lettering, and colors. The main sign letters (MART) will be constructed of 3/16" thick internally (LED) illuminated red acrylic faced channel letters, 1/2" clear trim caps, and 5" deep black painted aluminum returns flush-mounted to the brick masonry façade using steel rods passing through front façade wall. The business logo ('H') will also be



SITE LOCATION – AERIAL PHOTO

➤ Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

constructed of 3/16" thick internally (LED) illuminated red acrylic faced background, a 1/2" thick white push through 'H', 1/2" clear trim caps, and 5" deep black painted aluminum returns flush-mounted to the brick masonry façade using steel rods passing through front façade wall. The two remaining signs' letters will be constructed of 3/16" thick halo lit red acrylic faced channel letters, 1/2" clear trim caps, and 5" deep black painted aluminum returns mounted to the brick masonry façade using steel rods passing through front façade wall with 1" spacers. The overall wall sign area for all sign components will be roughly 178.8 square feet, using the appropriate sign area calculations found in the Town's Zoning Ordinance, (Attachment #2, #3, #4, and #5).

The new business is subject to a Master Sign Plan (MSP), MSP #18 Elden Street Market Place, for which the proposed sign components do not comply with the lettering height and sign placement standards.

There is a freestanding sign alteration submitted within this application, however a separate application is required for this sign. The Board will not be reviewing this sign as a part of this case.

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-10 with the following conditions:

1. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted January 14, 2019 and updates received January 17, 2019.

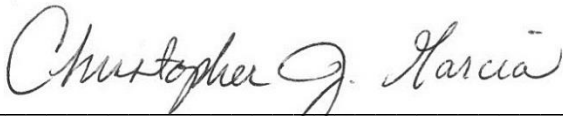
Staff Analysis:

1. The proposed sign complies with the Town's Zoning Ordinance Section 78-141.4 - Sign standards for Commercial Districts, Table 78-141(a). Based on this ordinance section, the tenant would be authorized 1 square foot of sign area for each linear foot of frontage, approximately 293.7 square feet in this case. As noted in the project description, the applicant is proposing approximately 178.8 square feet of sign area for its wall sign and thus meets the referenced section of the zoning ordinance, as well as the general sign standards applicable to all zoning districts.
2. The proposed signage 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 #6).
3. Staff concludes that the proposed signs will not detract from the building's exterior features and will maintain the visual appeal of this commercial property with updated corporate signage on the building for the new business.

Attachments:

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

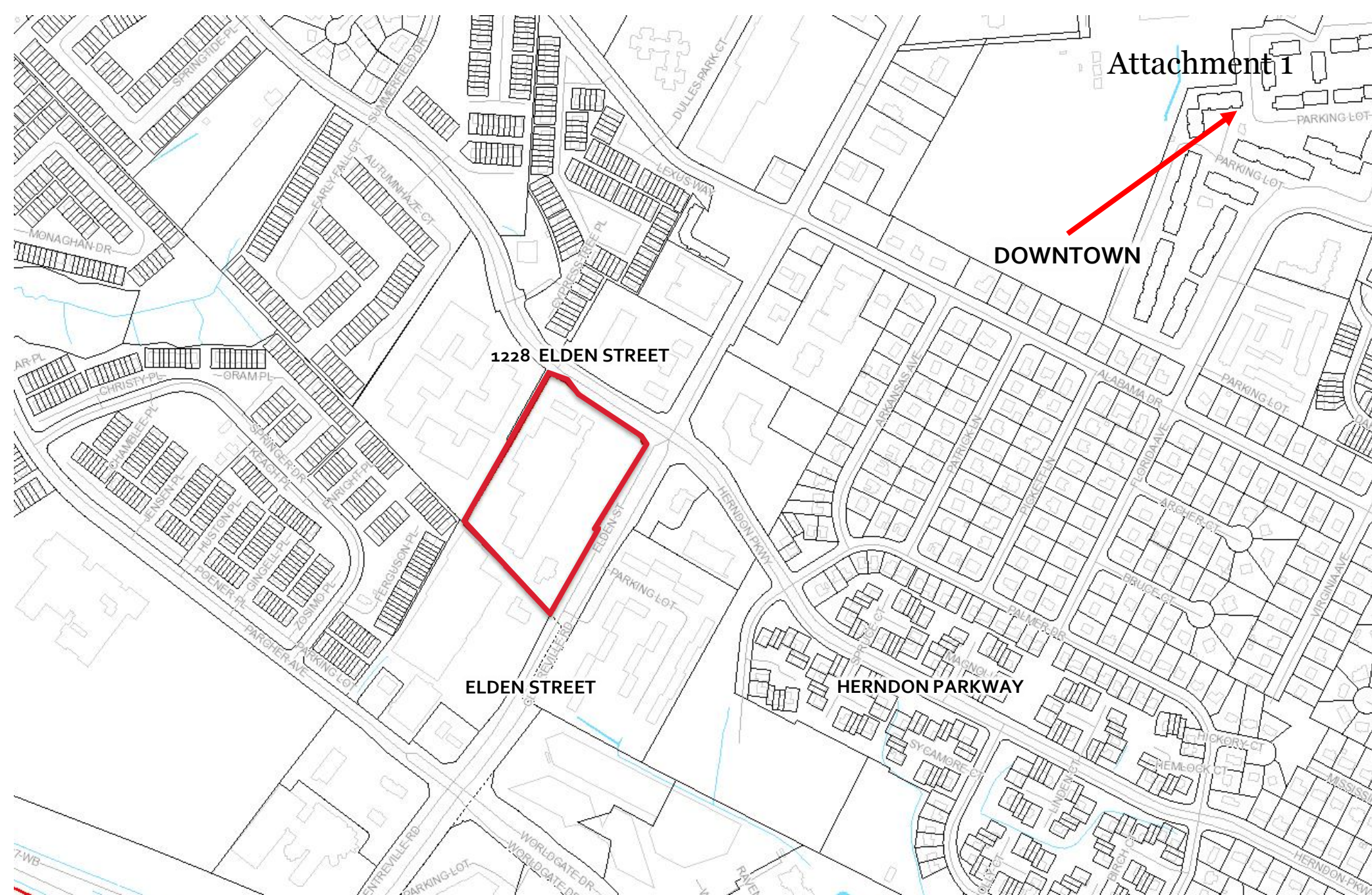
Staff:



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



Bryce A. Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map Viewer



Re: Exterior Signage

Date: 01/14/2019

The letter is hereby made for a permit according to the following detail statement of the specifications herewith submitted for the erection of signs.

Type of sign: Channel letters on exterior facade

1. Wall sign:

- Material: acrylic face, aluminum returns
- Size: 4'-6"(H) x 20'-1"(W)
- How illuminated: LED illuminate

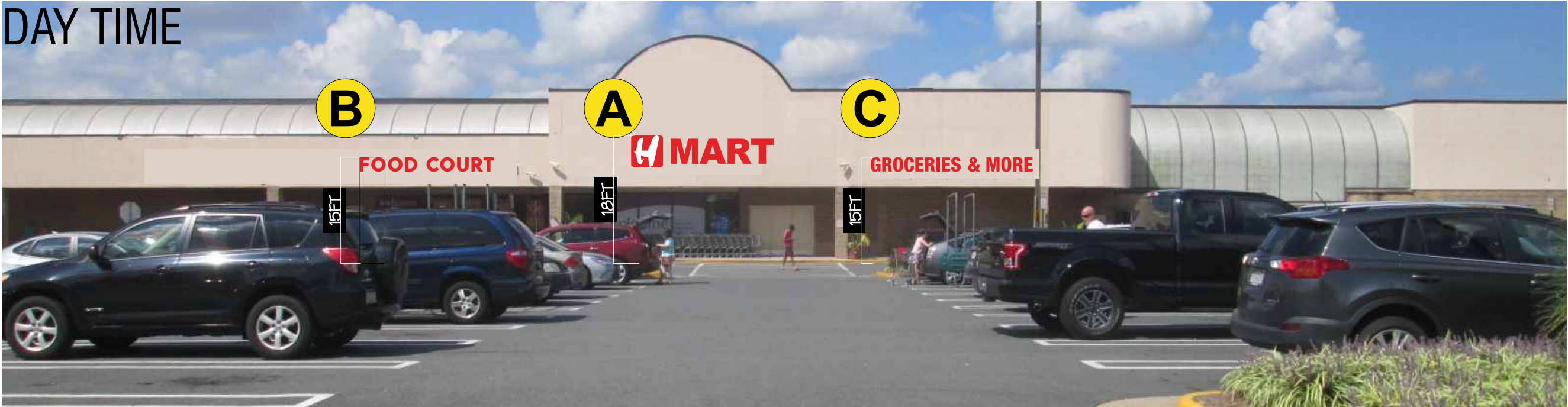
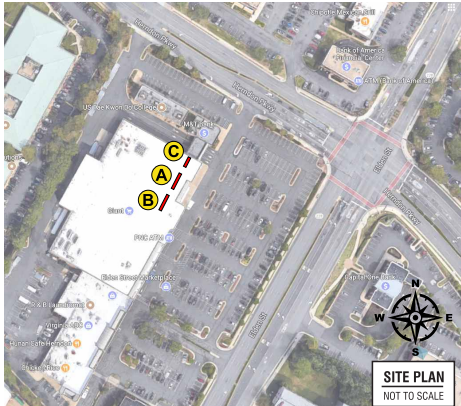
2. Wall sign:

- Material: acrylic face, aluminum returns
- Size: 2'-0"(H) x 18'-7"(W)
- How illuminated: LED illuminate

3. Wall sign:

- Material: acrylic face, aluminum returns
- Size: 2'-0"(H) x 22'-8"(W)
- How illuminated: LED illuminate

All signs will be mounted using stainless steel rods penetrating wall to be fastened with washers and nuts.



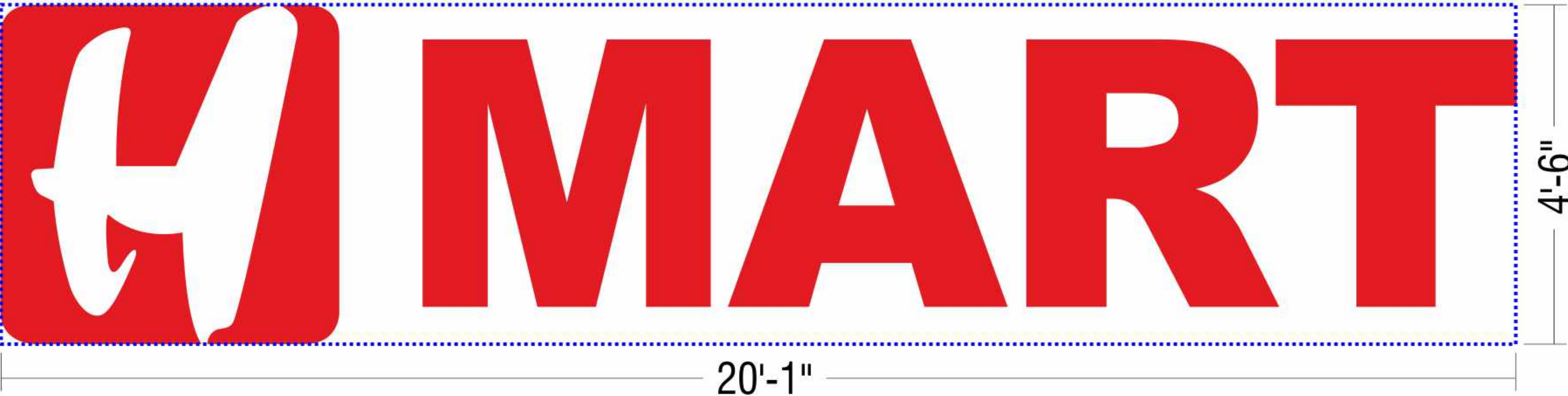
Scale: 1/16" = 1'-0"



EXISTING PREMISES

 Underwriters Laboratories Inc. LISTED	DATE	PROJECT NAME / APPLICANT	OWNER(S) OF PREMISES	NO.	DATE	REVISION	BY	 Best Sign Plan for Best Future SIGN & AWNING	Drawn By: Chris Kim 270 North Street, Teterboro, NJ 07608 TEL: 201.440.1400 / FAX: 201.440.8803 E-mail: fesign@yahoo.com
	12/24/18	H MART							
	BLOCK#	ADDRESS	BOROUGH OFFICIALS' SIGNATURES						
	LOT#	CITY / STATE							
		1228 ELDEN ST.							
		HERNDON, VA 20170							

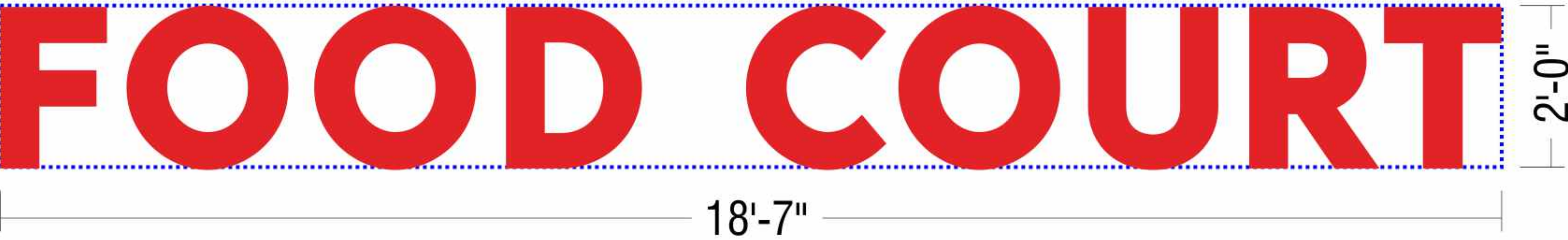
A CHANNEL LETTERS: 90.4 SQ.FT.



D FREE STANDING SIGN FACE CHANGE
(DOUBLE SIDED)



B CHANNEL LETTERS: 37.2 SQ.FT.



C CHANNEL LETTERS: 45.3 SQ.FT.



 Underwriters Laboratories Inc. LISTED	DATE 12/24/18	PROJECT NAME / APPLICANT H MART	OWNER(S) OF PREMISES	NO.	DATE	REVISION	BY
	BLOCK#	ADDRESS 1228 ELDEN ST.	BOROUGH OFFICIALS' SIGNATURES				
	LOT#	CITY / STATE HERNDON, VA 20170					



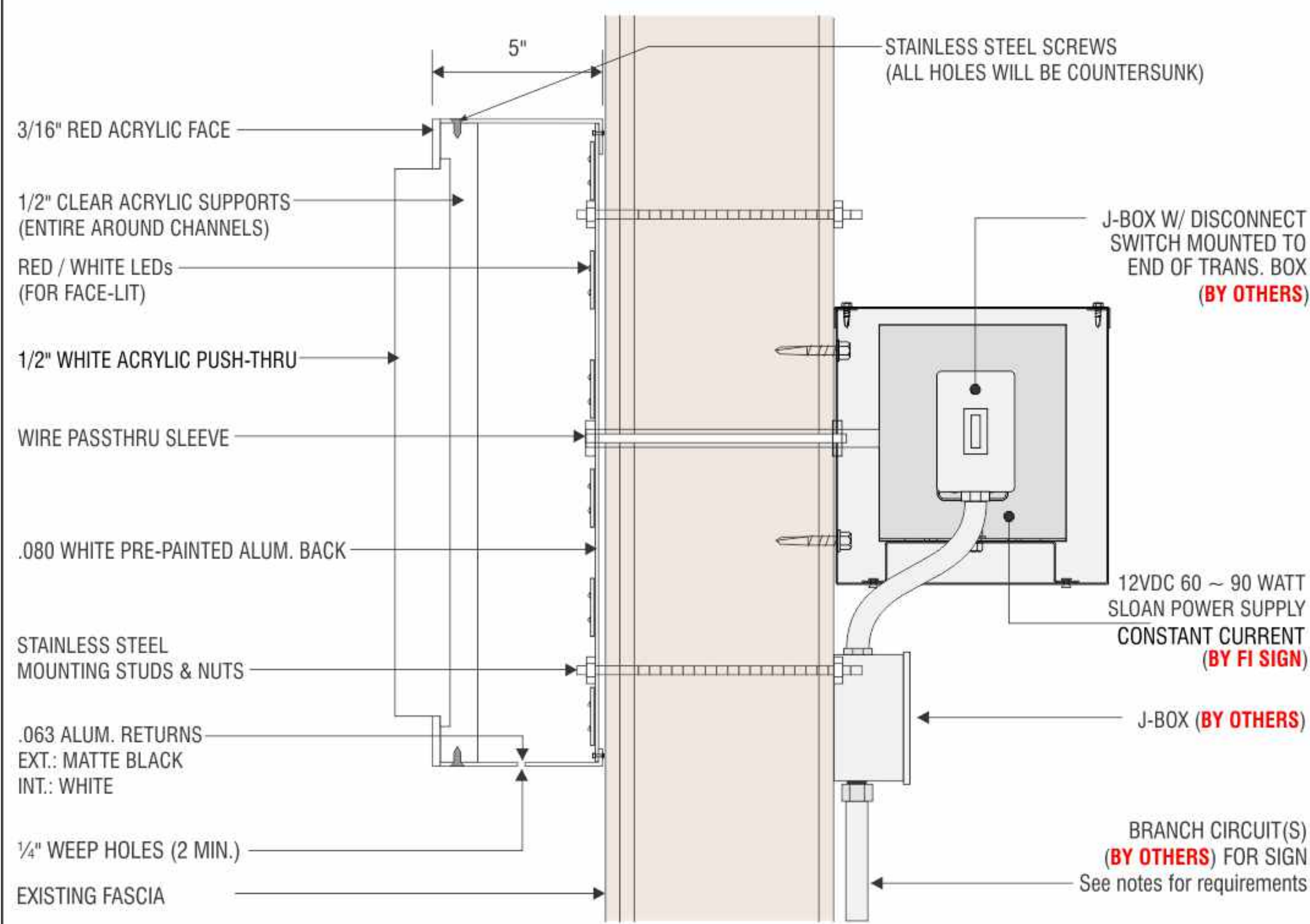
Best Sign Plan for Best Future
SIGN & AWNING

Drawn By: Chris Kim

270 North Street, Teterboro, NJ 07608
TEL: 201.440.1400 / FAX: 201.440.8803
E-mail: fesign@yahoo.com

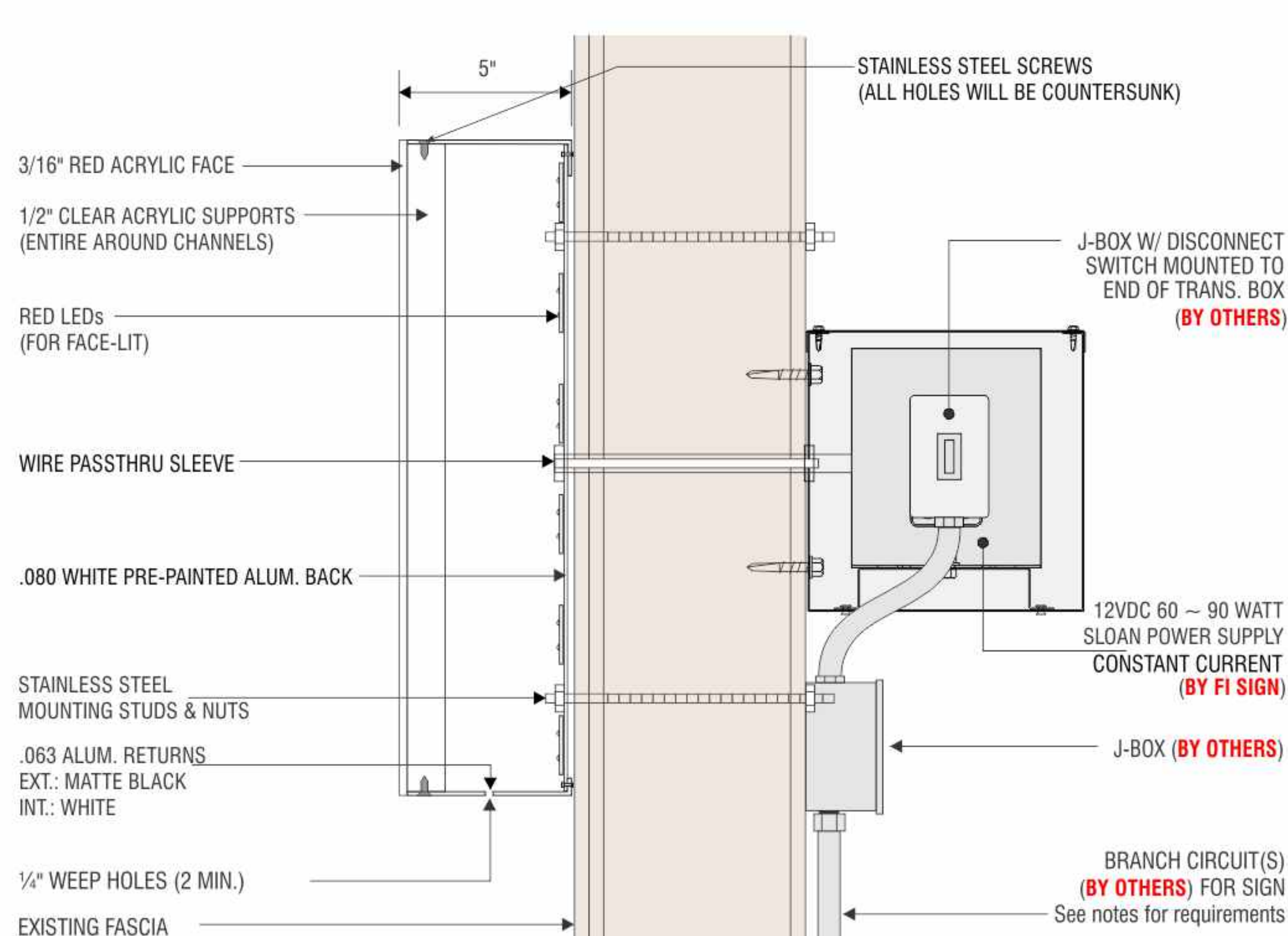
A LOGO

*FRONT-LIT



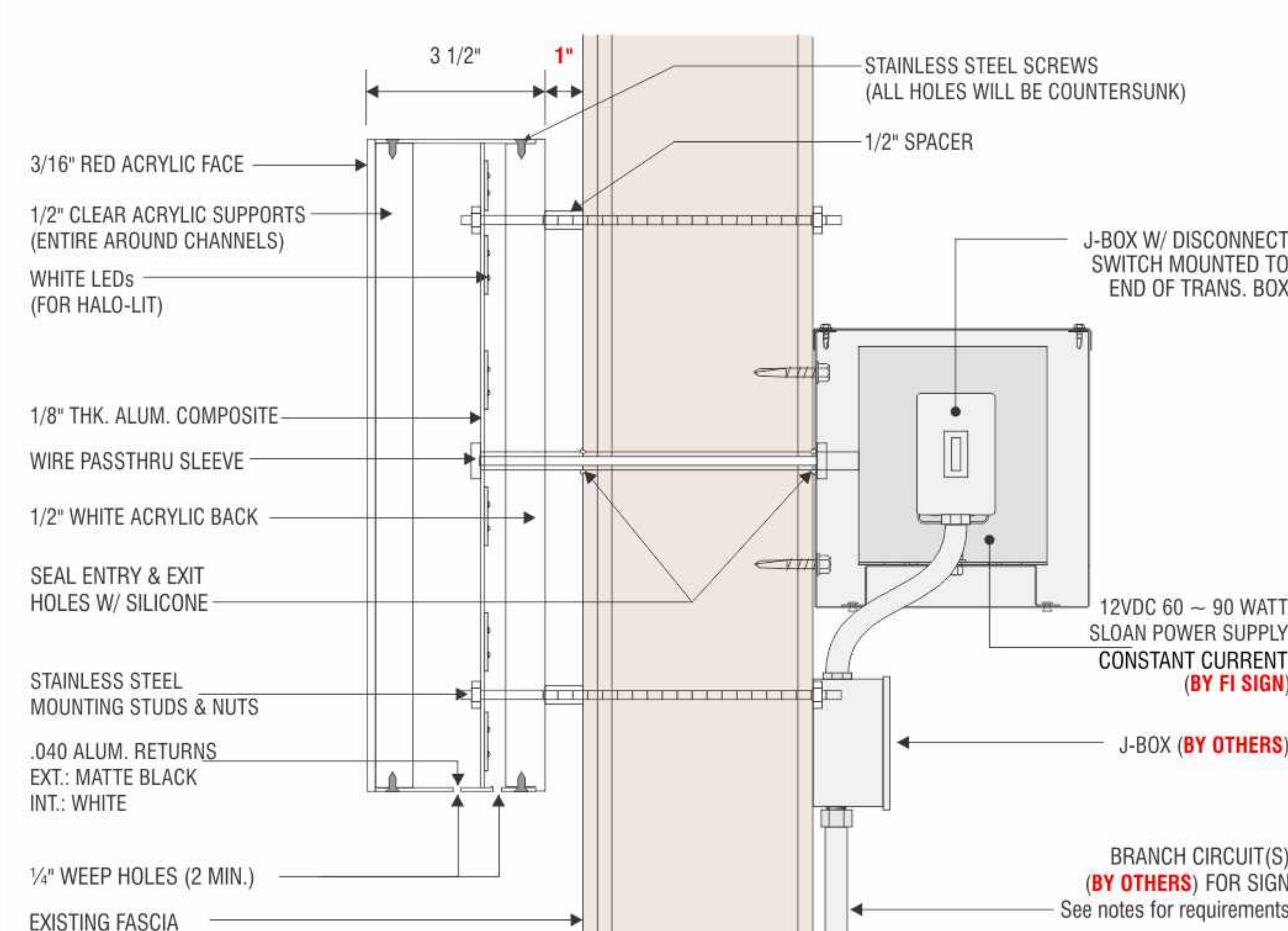
A LETTERS

*FRONT-LIT



B C LETTERS

*HALO-LIT



 Underwriters Laboratories Inc. LISTED	DATE 12/24/18	PROJECT NAME / APPLICANT H MART	OWNER(S) OF PREMISES	NO.	DATE	REVISION	BY
	BLOCK#	ADDRESS 1228 ELDEN ST.	BOROUGH OFFICIALS' SIGNATURES				
	LOT#	CITY / STATE HERNDON, VA 20170					



Best Sign Plan for Best Future
SIGN & AWNING

Drawn By: Chris Kim

270 North Street, Teterboro, NJ 07608
TEL: 201.440.1400 / FAX: 201.440.8803
E-mail: fesign@yahoo.com

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)