

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
JANUARY 8, 2020
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 #19-46**, to consider an application to install a new tenant parapet sign on the commercial office building located at 12825 Worldgate Drive, Herndon, Virginia, located between the intersection of Monroe Street and Worldgate Drive and the intersection of Worldgate Drive and Alton Square and further identified as Fairfax County Tax Map 0164-02-0024A. The property is zoned PD-W, Planned Development - Worldgate, and consists of 159,973 square feet of land. Owner/Applicant: Worldgate Dulles, LLC c/o Todd Anderson, Property Manager, Moore and Associates. Applicant's Representative/Agent: Bryan James, Bohler Engineering, Inc.
3. **APPLICATION FOR AN ADDITION TO AN EXISTING STRUCTURE, ARB #19-47**, to consider an application to construct a refuse container and mechanical equipment enclosure attached to the commercial building located at 698 Elden Street, Herndon, Virginia, located at the intersection of Elden Street and Monroe Street, and further identified as Fairfax County Tax Map 0162-02-0225A. The property is zoned CS, Commercial Services, and consists of 275,267 square feet of land area with the subject building having 1,600 square feet of gross floor area. Owner/Applicant: The Richmond Corporation. Applicant's Representative/Agent: Michael Wood, Spandrel PM, LLC.

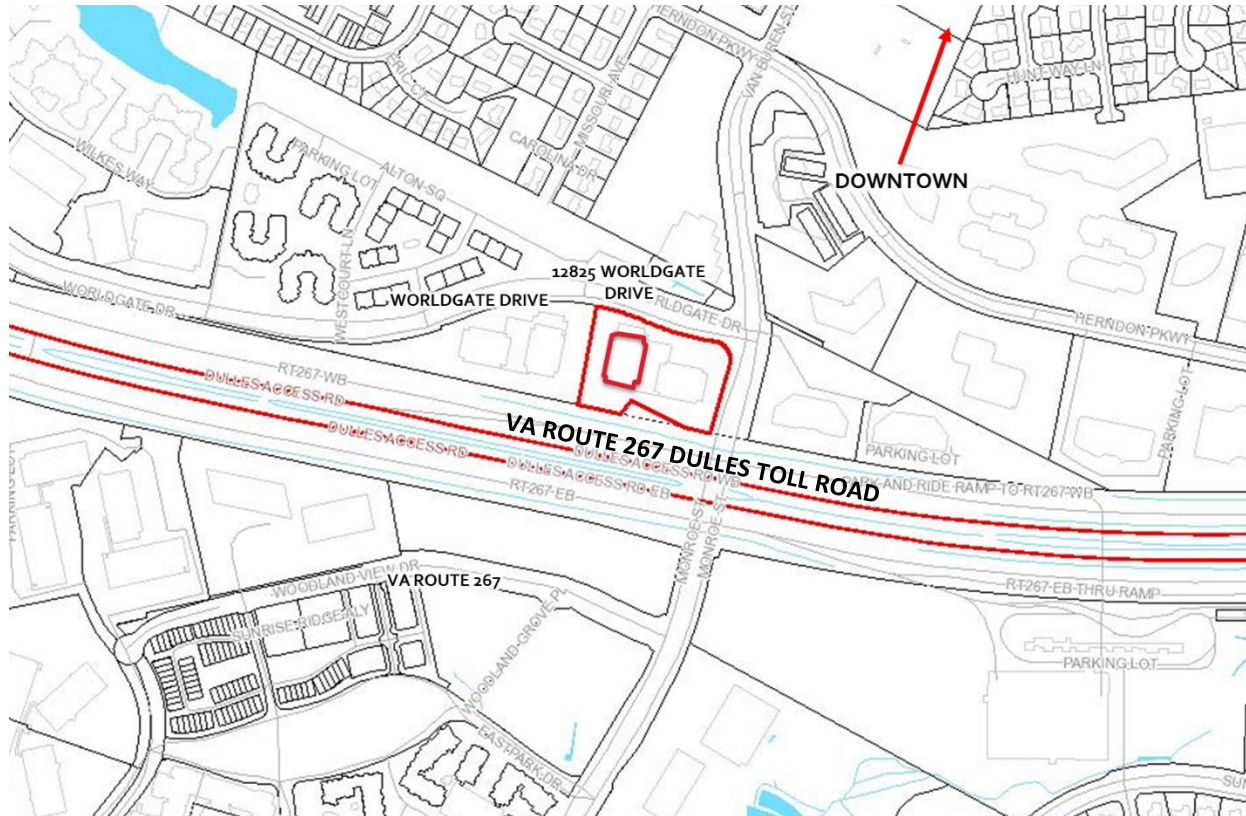
COMMENTS

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

ADJOURNMENT

Case Number & Type: ARB #19-46; Wall Sign
Case Summary: Install a new wall sign on the parapet of an existing commercial office building.
Case Location: 12825 Worldgate Drive, Worldgate Metro Plaza

Location Map



Property Information

Owner / Applicant:	Worldgate Dulles, LLC	
Representative:	Bryan James, Bohler Engineering	
Business/Organization:	Bohler Engineering	
Property Use:	Multi-story commercial office	
Zoning District:	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
Associated Cases:	ARB #18-17, ARB #18-25, ARB #19-03, ARB #19-04, ARB #19-05, ARB #19-06, ARB #19-16, ARB #19-17; ARB #19-39	

Building Type(s):	Multi-story steel framed with composite exterior materials	Date of Construction:	2001
Architectural Style(s):	Post-modern, typical suburban commercial office expression		
Exterior Material(s):	Composite – Glass curtain wall, glass storefront and windows, pre-cast concrete wall panels		
Neighborhood Design Profile:	Existing planned mixed-use development area		

Case Details

Case Description:

This application proposes to install a new parapet wall sign on the commercial office building at the subject address for an existing tenant business, Bohler Engineering. The site plan indicates that the sign will be placed on the south elevation of the building facing VA Route 267, Dulles Toll Road. The overall parapet sign dimensions would be 3'-8" tall by 23'-6" long totaling approximately 86.6 square feet of sign area, using the method for calculating sign area found in the Town's Zoning Ordinance. The sign will consist of individually mounted channel letters in one line of text with the business name, "Bohler" in blue and two orange diagonal logo stripes. The text will consist of approximately 3'-8" tall capital channel letters constructed of white acrylic faces with *Heron* blue vinyl, perforated coverings, 5" deep aluminum returns and 1" trim caps to be painted blue to match the blue vinyl face coverings and internally illuminated with white LED lights so that the lettering will illuminate as white at night. The business stripes logo will be constructed of the same materials as the channel letters but in an orange color using translucent vinyl on the acrylic faces so that the diagonal forms illuminate in an orange color at night (Attachments #1, 2, and 3).

Case Background:

This ARB case is part of a series of recent cases that the property owner has undertaken to improve the aesthetic quality and signage on the site and buildings within this commercial office building complex. The projects have included new complementary refuse container enclosures on the site, entrance improvements, site signage and building tenant signage.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*
- Town Zoning Ordinance Section 78-141.5. - *Sign standards for properties in the Worldgate District (PD-W)*
- Town Code of Ordinances, Section 58-96 - *Design criteria*

Staff Analysis

1. The application proposes 86.6 square feet of signage to be placed on a parapet along either Worldgate Drive or the Dulles Toll Road. Section 78-141.5. - Sign standards for properties in the Worldgate District (PD-W), Table 141.5(c) specifies that two parapet

signs per building are permitted with a maximum sign area 150 square feet per sign are authorized in the PD-W zoning district. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section. The subject building at this address has one other parapet sign for another tenant business, as approved by the Board through ARB #19-39. Should this case be approved by the Board and the proposed sign installed, the subject building will not be permitted to have additional parapet signs installed in the future, in accordance with the referenced zoning ordinance section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. The proposed sign generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed parapet wall sign will be consistent with previous sign approvals for the commercial office complex and will not detract from the architecture of the building or that of the adjacent buildings. Thus, staff believes that the proposed sign will comply with the review criteria specified in the Town Code of Ordinances.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-46, in accordance with Alternative #3, with the following conditions: 1. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on December 6, 2019.

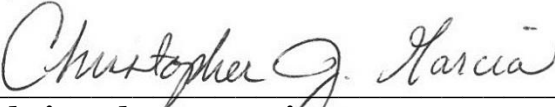
Report Attachments

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

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
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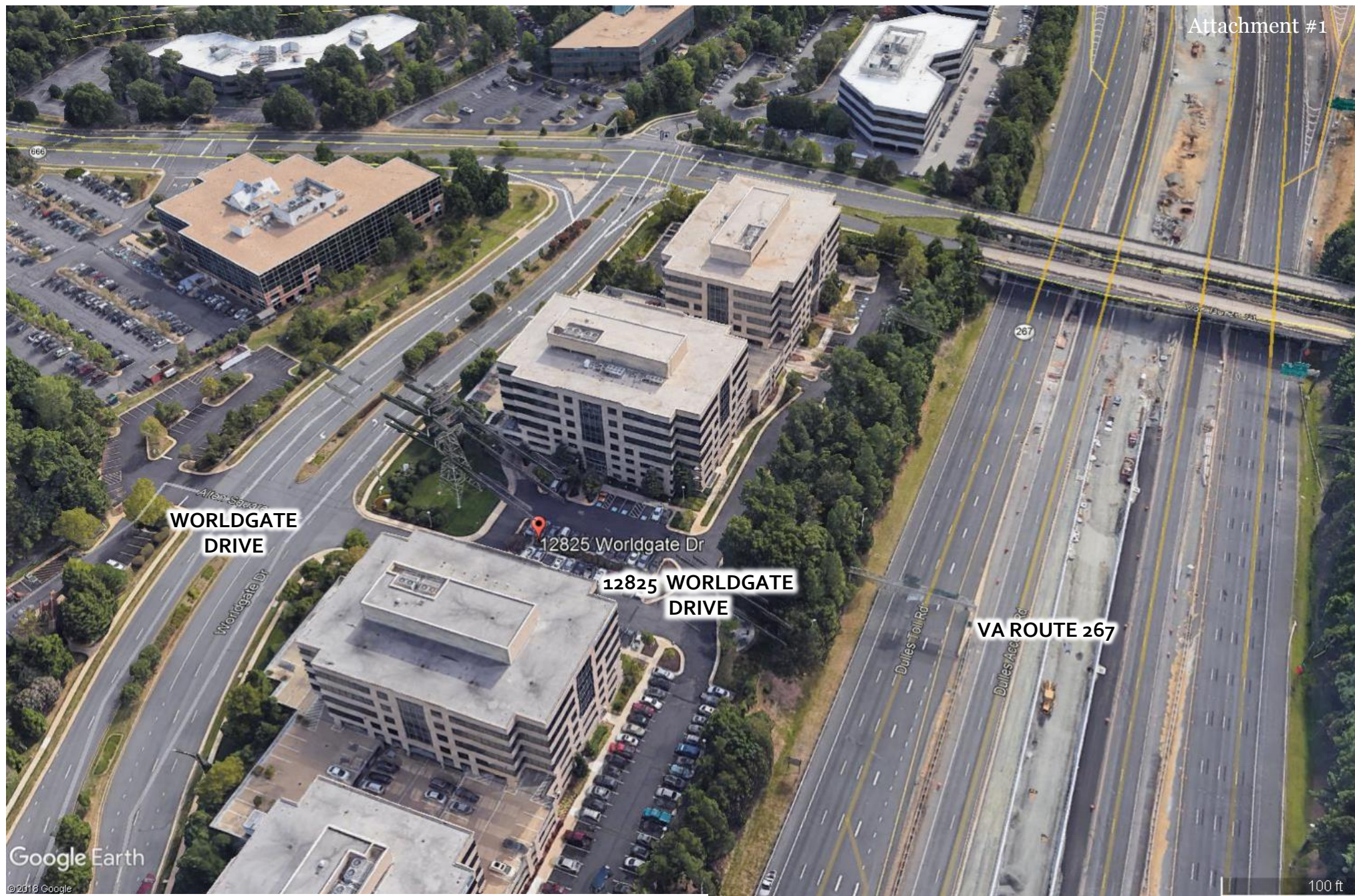
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov
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Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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



12825 Worldgate Drive, Suite 700
Herndon, VA 20170
PHONE 703.709.9500

December 6, 2019
Via Hand Delivery

TO: Chris Garcia
Town of Herndon
Dept. of Community Development
777 Lynn Street
Herndon, VA 20170

RE: Sign Permit Submission
Bohler Engineering
12825 Worldgate Drive
Suite 700
Herndon, Virginia 20170

Dear Chris Garcia,

Bohler (Engineering) proposes to erect a logo sign on the west tower facade facing Route 267. Bohler is currently undergoing an update to our service offerings and the most effective form of communication for traveling clientele is through signage visibility on the heavily traversed Route 267. The requested sign proposal will not produce an undesirable change in the character of the surrounding area or neighborhood or be a detriment to nearby properties. The proposed request is consistent with neighboring business' signage and the surrounding area or neighborhood is that of other commercial businesses.

The proposed sign is to read BOHLER // in illuminated channel letters, sign is to be flush mounted to the building wall. Overall sign dimensions are to be approx 44" tall x 24 Ft wide x 5" Deep.

BOHLER Construction

These letters are to be constructed of weather resistant aluminum and plastic composites. Face of letters are to be impact modified white acrylic with an applied perforated blue film. This will create letters that are blue during the day and turn white when illuminated at night. (See blue film sample.) The sides of the letters will be painted to coordinate with the blue faces. (See blue aluminum sample). Illumination to be done by white LEDs.

// Logo Construction

These logo elements are to be constructed of weather resistant aluminum and plastic composites. Face of letters are to be impact modified white acrylic with an applied orange translucent film. This will create logo elements that are orange during the day and when illuminated at night. (See orange film sample.) The sides of the letters will be painted to coordinate with the orange faces. (See orange aluminum sample). Illumination to be done by white LEDs.

Installation

Letters and logo to be connected to building by 1/4" Threaded Rod & Riv Nuts. All penetrations to be sealed and water tight. Power supplied to be mounted above drop ceiling inside of building. All electrical components are UL Certified. Installation to be done by local, licensed crane operator / install team.

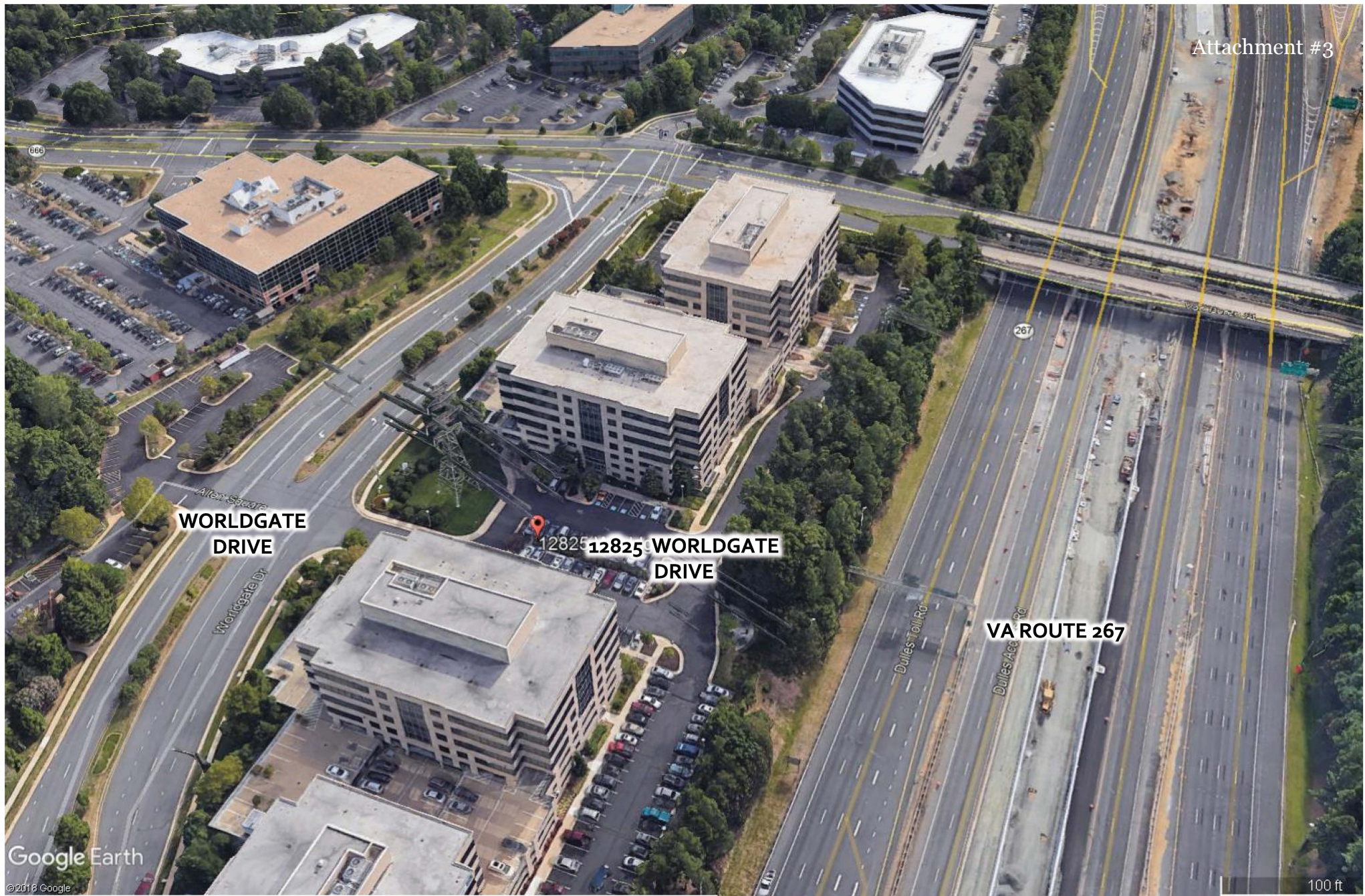
Should you have any questions or require additional information, please do not hesitate to contact this office at (703) 709-9500. Thank you.

Sincerely,

Bohler Engineering VA, LLC

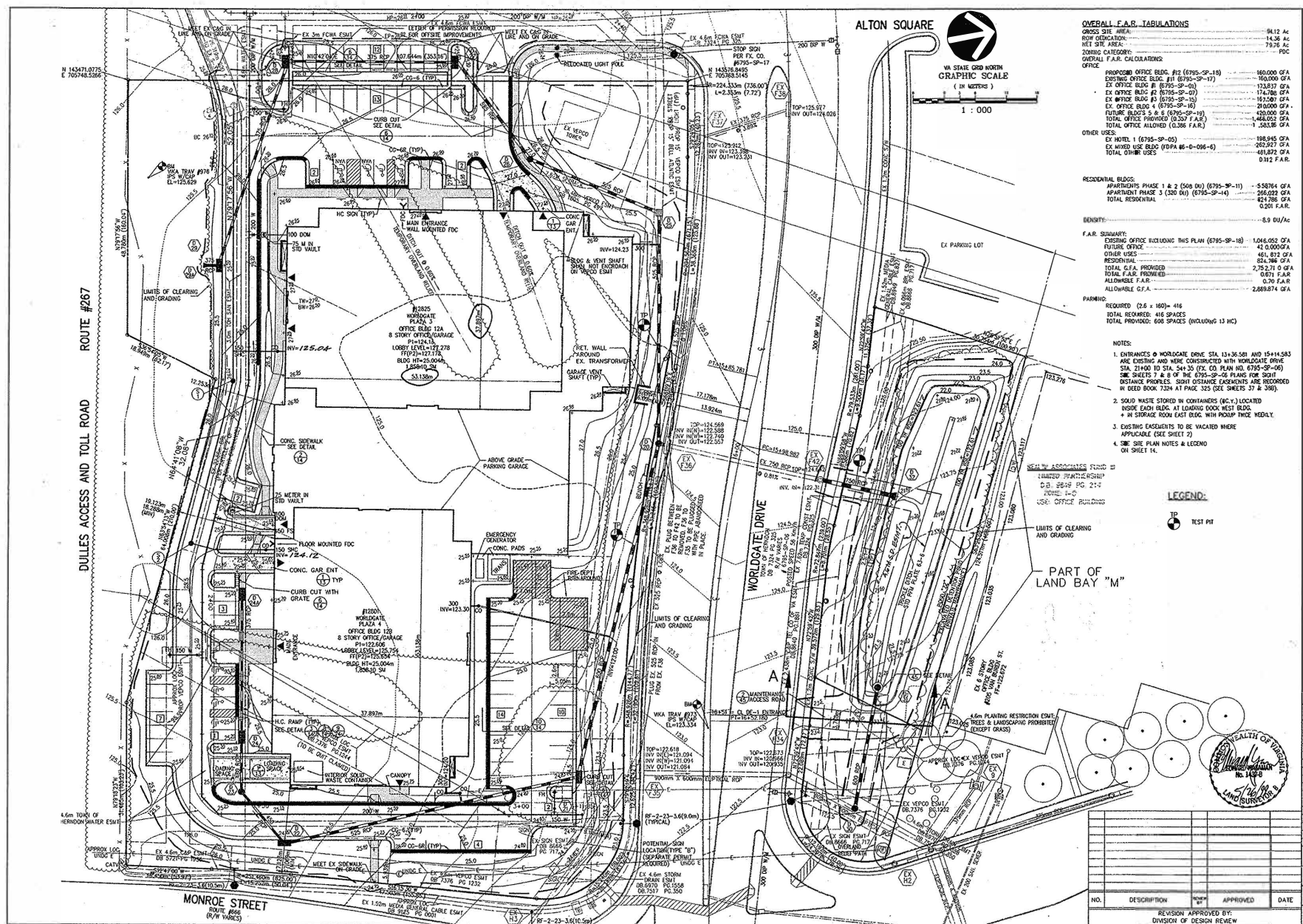
A handwritten signature in blue ink, appearing to read 'Bryan James', with a stylized flourish extending to the right.

Bryan James, Manager

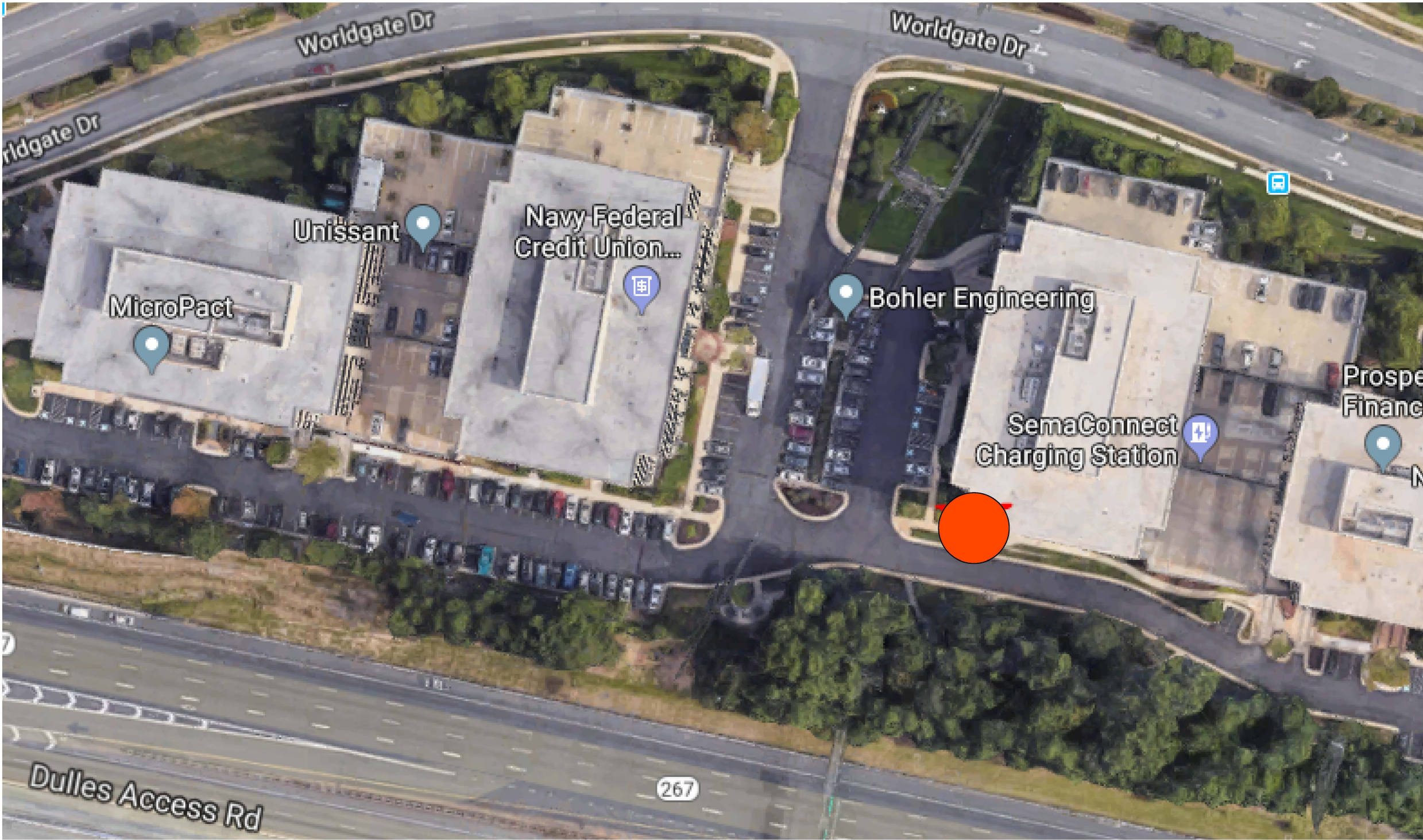


SITE LOCATION – AERIAL PHOTO





BOHLER//EXTERIOR | Visual Renderings



LOCATION
NORTH VIRGINIA

ADDRESS
12825 Worldgate Drive, Suite 700
Herndon, VA 20170

CONTACT
Mike Birkland, PE
mbirkland@bohlereng.com
703-709-9500

PROJECT
E27328

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE (IF APPLICABLE)

ORIGINAL DRAWING
10/9/19

REVISIONS

BOHLER// EXTERIOR | Visual Renderings



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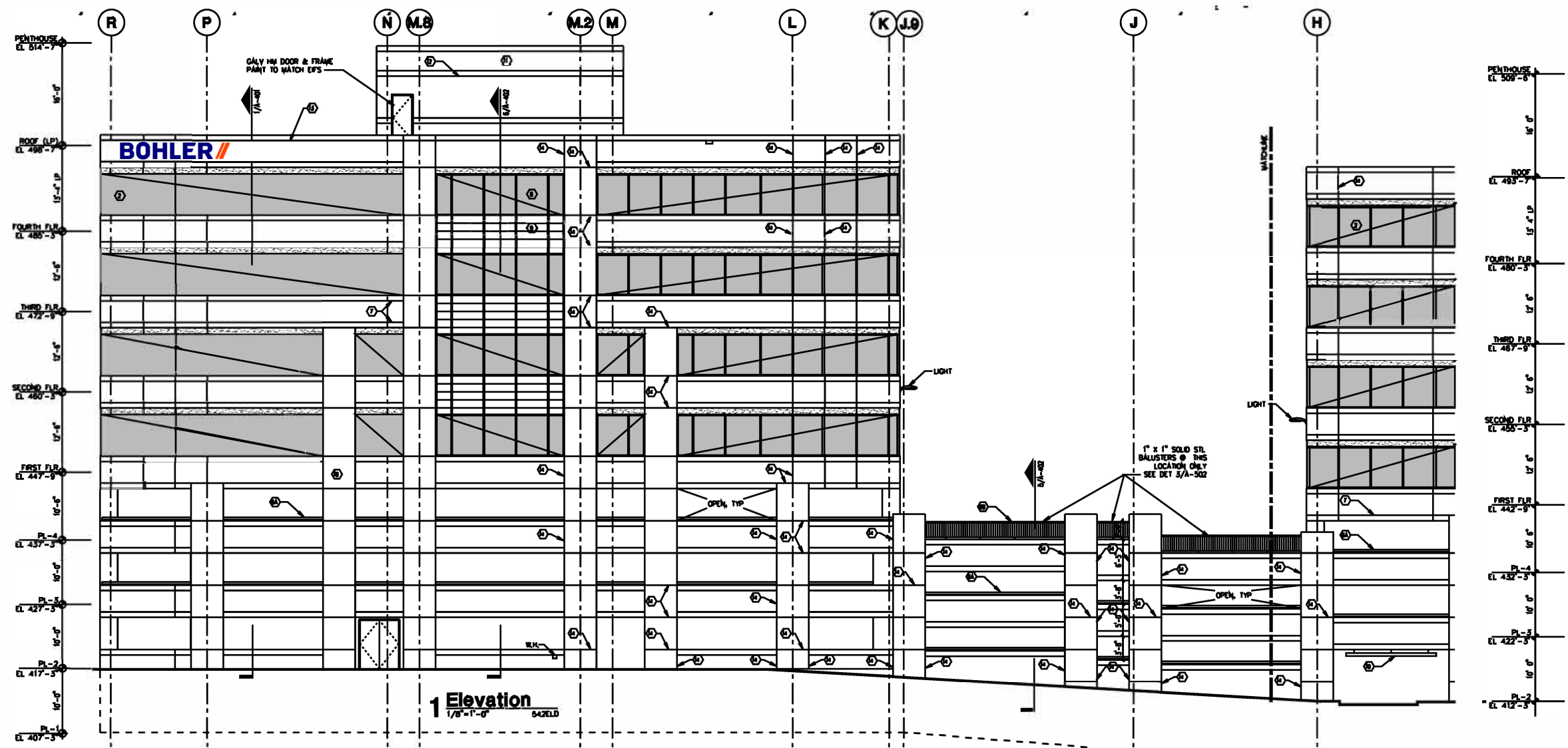
PROJECT
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REVISIONS



BOHLER // EXTERIOR | Visual Renderings



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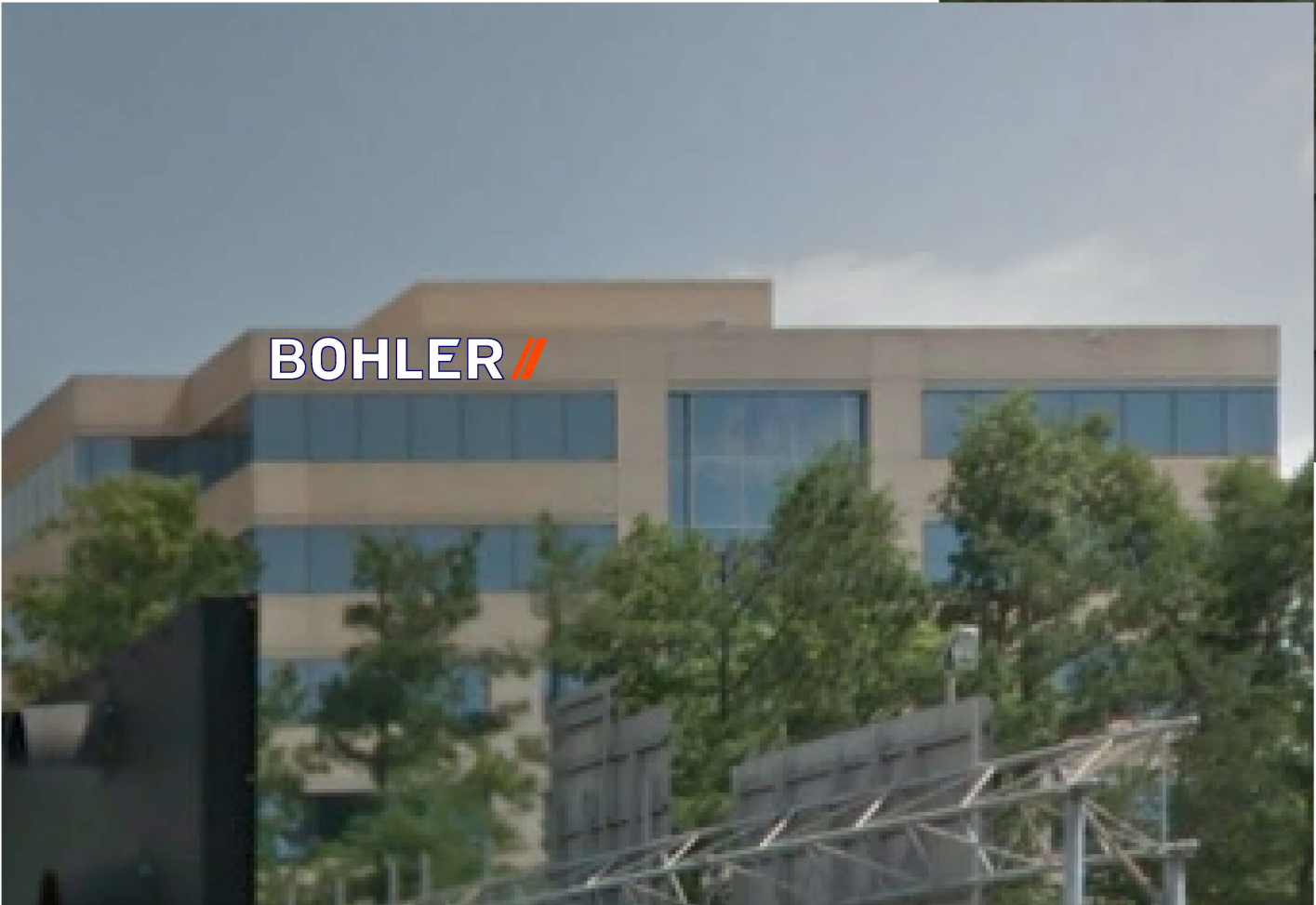
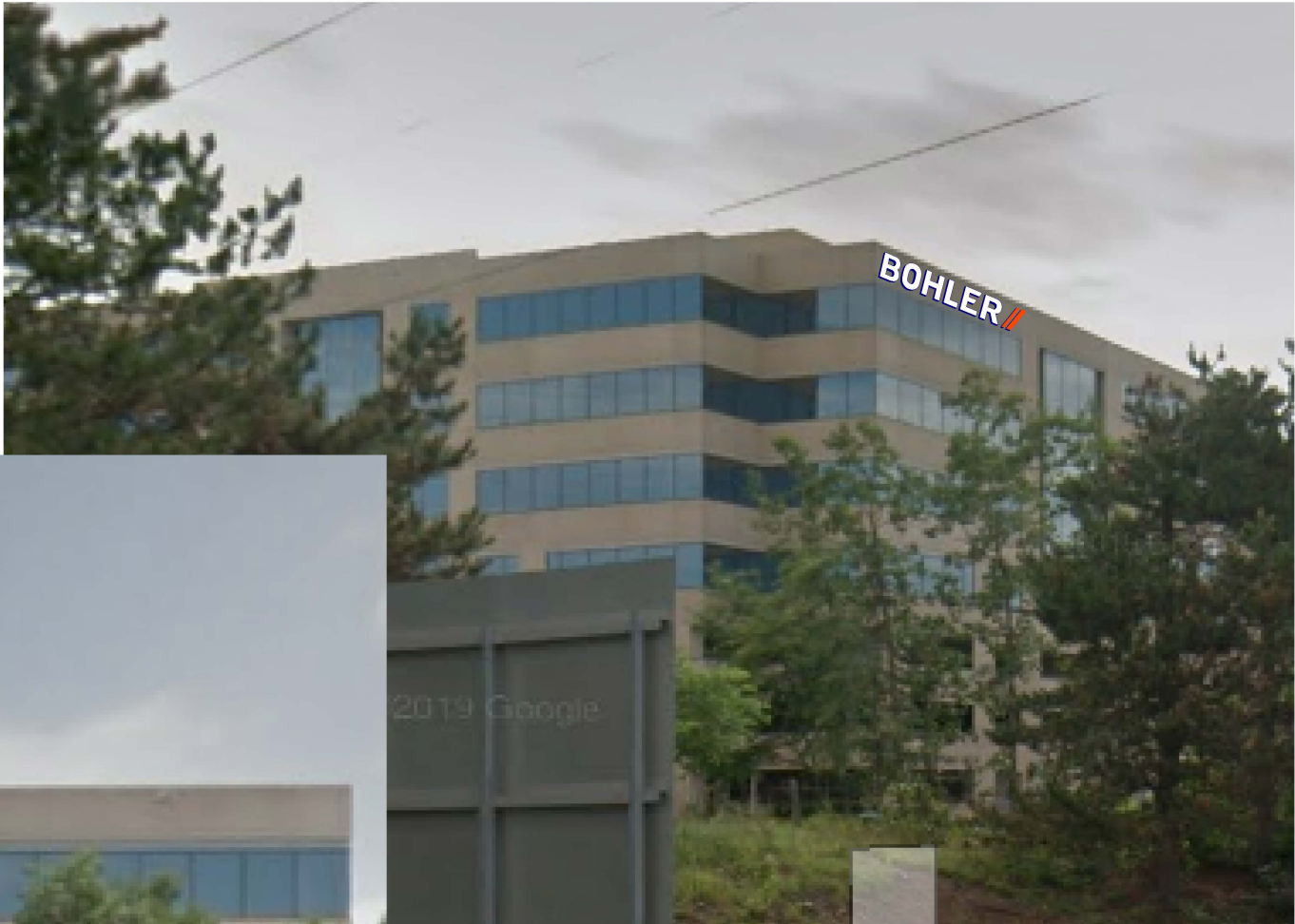
PROJECT
E27328

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE (IF APPLICABLE)

ORIGINAL DRAWING
10/9/19

REVISIONS



BOHLER// EXTERIOR | Construction Detail



LOCATION
NORTH VIRGINIA

ADDRESS
12825 Worldgate Drive, Suite 700
Herndon, VA 20170

CONTACT
Mike Birkland, PE
mbirkland@bohlereng.com
703-709-9500

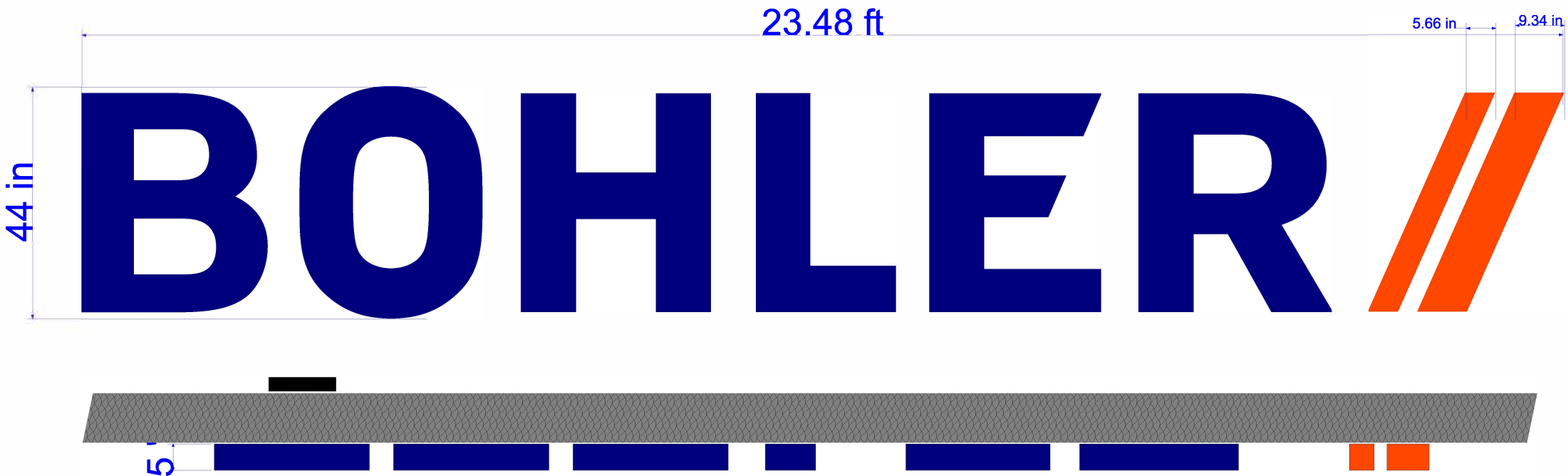
PROJECT
E27328

CUSTOMER APPROVAL / DATE

**LANDLORD APPROVAL / DATE
(IF APPLICABLE)**

ORIGINAL DRAWING
10/9/19

REVISIONS
(1) 10/22/19
(2) 11/7/19
(3) 11/13/19



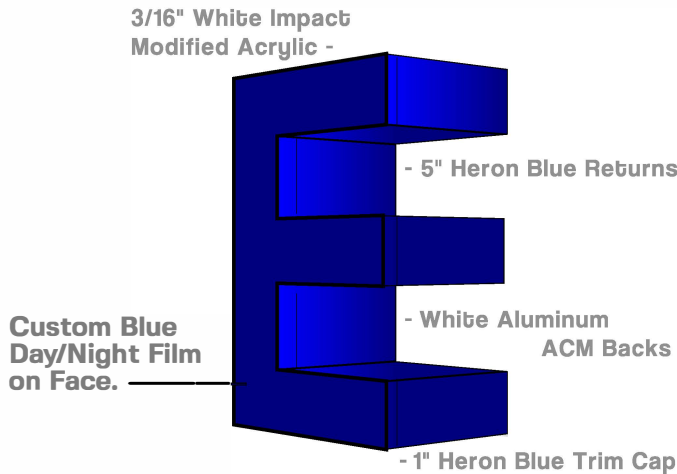
QUANTITY (1) FRONT-LIT CHANNEL LETTER / LOGO SET
SET TO BE CONSTRUCTED OF 5" DEEP .040 ALUMINUM
RETURNS WITH 1" TRIM CAP. FACES TO BE 3/16" IMPACT
MODIFIED WITH APPLIED VINYL PER COLOR
SPECIFICATIONS. SET TO BE FLUSH MOUNTED TO
BUILDING VIA 1/4" THREADED ROD AND RIV NUTS.
POWER SUPPLIES TO BE REMOTELY INSTALLED ABOVE
CEILING GRID. UL CERTIFIED LABELED COMPONENTS.

NIGHT VIEW

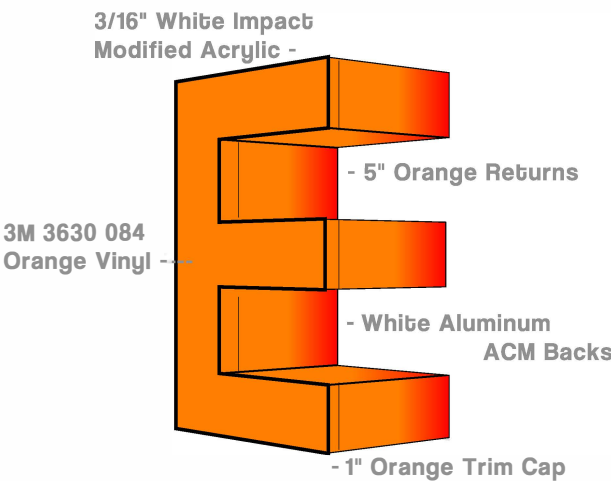


Original drawings and designs are the property of AJ Sign Co. and may not be duplicated or reproduced in whole or part as a drawing or sign without written permission from AJ Sign Co. Drawing value is included in project pricing. If drawings (i.e. Designer's Rendering) do not result in a subsequent project you will then be financially responsible for the value of drawings. Designer's Renderings are available for purchase for use in competitive bid processes upon request.

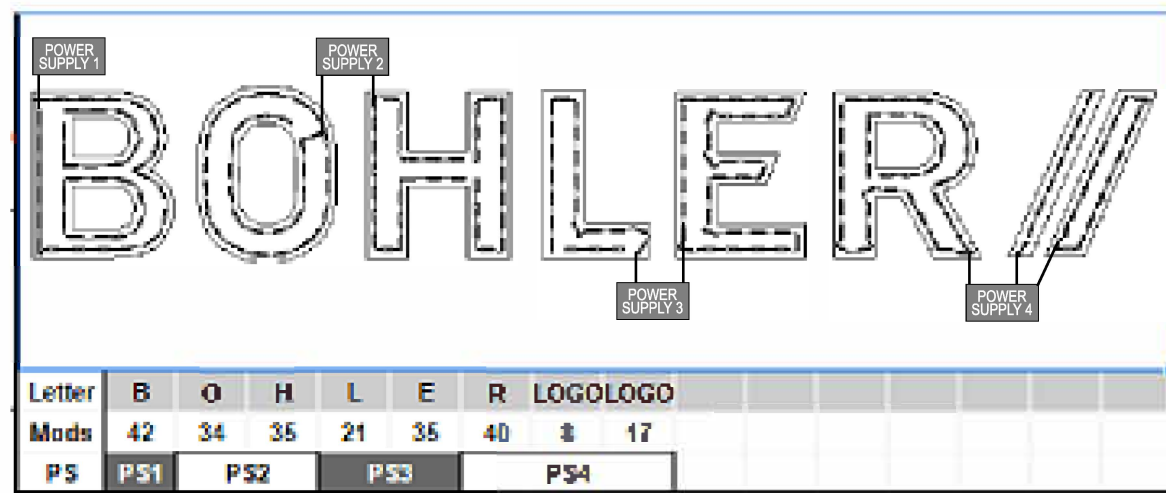
FRONT LIT LETTER CONSTRUCTION



FRONT LIT STRIPES CONSTRUCTION



AJ
Sign Co.



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Diagram illustrating the internal structure of a 3D illuminated letter 'B'. The components labeled are:

- Trimcap Acrylic Face with Low Profile Trim Screws
- Nutsert with Aluminum Threaded Rod
- LED Lighting
- 5" Depth Aluminum Return
- Drain Hole (Outdoor Signs)

Architectural section drawing of a curtain wall system. The drawing shows a vertical section of a wall assembly. Key components and labels include:

- Col**: Column, indicated by a dashed line at the top.
- 4/A-403**: Reference to a specific detail or section.
- PC COND PANEL**: Precast concrete panel, shown as a hatched area.
- 5/2**: Section line or detail reference.
- ROOF HP**: Roof hanger, indicated by a diamond symbol.
- EL 498'-10" ♦ WEST TOWER** and **EL 493'-10" ♦ EAST TOWER**: Elevation markers for the towers.
- EDGE OF PRECAST CONCRETE PANEL TO FOLLOW PROFILE OF WINDOW MULLION. SEE 1/A-404**: Note indicating the panel edge follows the mullion profile.
- 13'-7" HP**: Height of the precast concrete panel.
- LINE OF WINDOW MULLION BEYOND. SEE 1/A-404**: Note indicating the mullion line extends beyond the panel.
- WATER DRIP, TYP**: Typical water drip detail.
- CURTAINWALL SYSTEM W/ 1" INSUL VISION GLASS**: Description of the curtain wall system with 1-inch insulation and vision glass.
- 17/A-403**: Reference to a specific detail or section.

Dimensions and offsets are indicated on the left side of the drawing:

- 10"**: Vertical dimension from the top of the panel to the roof hanger.
- 6'-0"**: Total height of the precast concrete panel.
- 4'-2"**: Vertical dimension from the top of the panel to the roof hanger.
- 1'-0"**: Vertical dimension from the bottom of the panel to the roof hanger.
- 6'-6"**: Vertical dimension from the bottom of the panel to the roof hanger.

- (1) 10/22/19
- (2) 11/7/19
- (3) 11/13/19

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)

Case Number & Type: ARB #19-47; Additions
Case Summary: Construct an enclosure for refuse containers and an enclosure for ground mounted mechanical equipment.
Case Location: 698 Elden Street, The Pines Shopping Center

Location Map



Property Information

Owner / Applicant:	The Richmond Corporation		
Representative:	Michael Wood, Spandrel PM, LLC		
Business/Organization:	Domino's Pizza		
Property Use:	Single-story commercial restaurant		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	North: CS, Commercial Services South: CS, Commercial Services	East: CS, Commercial Services West: PD-TD, Planned Development-Traditional Downtown	
Associated Cases:	ARB#18-18, ARB #18-23, TP #R-19-02		
Building Type(s):	Single story, single tenant commercial building	Date of Construction:	1966
Architectural Style(s):	Post-modern, typical suburban commercial retail expression		
Exterior Material(s):	Composite – CMU structural walls, brick veneer, faux Colonial windows and detailing, composite asphalt shingle roof.		

Neighborhood Design Profile:	Existing retail development area adjacent to mixed use in the Downtown.
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Case Details

Case Description:

This application proposes the addition of two new screening enclosures to be attached to the single-story commercial building on the subject property. The small brick Neo-Colonial building on which the additions will be attached would be located at the northwest corner of the west elevation and the northeast corner of the north elevation. On the west elevation, the mechanical equipment enclosure will be 5'-0" deep, 14'-0" wide and 5'-0" tall to screen existing HVAC units and a walk-in cooler. The enclosure(s) are being required for installation to meet the Town's zoning ordinance, Zoning Ordinance Section 78-114. – *Screening* related to screening of ground mounted mechanical equipment visible from public right-of-way. The mechanical equipment enclosure will be constructed of CMU structural sidewalls with a red brick masonry veneer to match the brick cladding of the existing commercial building. The enclosure gates will be approximately 6'-0" in length and approximately 5'-0" tall, each, and will be a pre-engineered/designed wood-plastic composite panel kit in a *Woodland Brown* color and attached to 4" metal pipe bollards painted to match the building trim. The refuse container enclosure will be constructed on a new concrete dumpster pad and will have 10'-8" deep sidewalls to a height of 6'-0" and two 8'-0" wide by 6'-0" tall access gates attached to 4" metal bollards. The refuse container enclosure and its gates will be constructed of materials and colors identical to the mechanical equipment enclosure previously described and designed to match the materials and colors of the existing commercial structure (Attachments #1, #2, and #3).

Case Background:

The commercial building was the subject of previous ARB approvals for exterior alterations and signage in 2018 through ARB #18-18 and ARB #18-23, which have been completed and/or installed. In review of the completed project, staff discovered site features, the existing HVAC equipment, that had been installed which were not compliant with the Town's Zoning Ordinance. The newly installed mechanical equipment and the need for refuse containers to support the restaurant use required a site plan (revision), TP #R-19-02, which has been approved. The case before the Board is the culmination of meeting the business's functional needs and compliance with the Town's zoning ordinance related to site development requirements and site features being enclosed/screened.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance Section 78-114. – *Screening*
- Town Code of Ordinances, Section 58-96 *Design criteria*

Staff Analysis

1. Staff's review of this proposal recognizes that the designer has designed the two enclosures to be complimentary to the existing building architecture that will not detract from the architecture and meet the Town's zoning ordinance requirements related to screen of refuse containers and ground-mounted mechanical equipment.

Staff finds the enclosures to be complaint with Town Zoning Ordinance Section 78-114. – *Screening*.

Staff still has some questions related to design of the gates for the mechanical equipment enclosure as the gate product sheet contained in the submission materials specifies 6'-0" high gate but requires a 5'-0" gate height. In addition, staff has noted a 3'-0" side access door for the refuse container enclosure for which there is no design information as to the materials of the door. Staff suggests the Board discuss this detail with the applicant to clarify the gate size for the mechanical equipment enclosure and the refuse container side access door.

Staff also has concerns regarding matching the new enclosure brick veneer to the existing building veneer and is recommending field verification with staff prior to issuance of a building permit. With these exceptions of missing design information, staff otherwise finds the proposed enclosures to be appropriate in design and application.

2. The proposed additions generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed additions will be consistent in form and material with the architecture of the existing commercial building. Thus, staff believes that the proposed additions, will comply with the review criteria specified in the Town Code of Ordinances.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-47, in accordance with Alternative #3, with the following conditions: 1. The applicant shall submit additional design information related to the materials and design of the mechanical equipment enclosure gates and the side access door for the refuse container enclosure for staff review and approval; 2. The applicant shall provide a field sample of the new brick veneer to be verified, in the field, to match the existing brick veneer on the commercial building; and 3. The additions shall be constructed in substantial conformance with the original application and submission materials and the required design updates meeting Conditions #1 and #2.

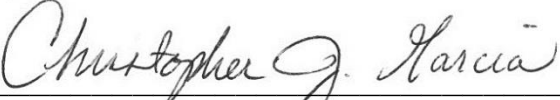
Report Attachments

1.	Aerial Image
2.	Applicant Letter

3.	Site Plan, Elevations, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

December 13, 2019
Chris Garcia
Community Design Planner
Town of Herndon
777 Lynn Street
Herndon, VA 20170

Mr. Garcia and ARB members,

The proposed project at 698 Elden Street includes a dumpster enclosure and an HVAC equipment enclosure designed per the Town of Herndon zoning standards. The dumpster enclosure will be built out of a 6 foot tall concrete masonry structure with a brick veneer to match the existing building veneer. The enclosure will have a double gate entrance with a board on board gate utilizing a Trex board for longevity. The gate will be mounted to a steel bollard painted to match the trim of the existing building and is located within the enclosure walls. The enclosure will have a concrete apron extending out to be integrated into the curb and gutter system, more detail on the site plan submitted. The dumpster enclosure will have a side entrance door built out of the same Trex board on board material. The HVAC equipment enclosure will mimic the same construction design and materials for the 5 foot tall masonry with veneer walls and gates. The new enclosures will alter the existing site plan and new mulch beds with plantings are apart of the minor site plan submission.

Please let me know if there are any questions or concerns about the proposed design.

Kind regards,

Michael Wood, AIA
President
Spandrel PM

RIGHT VIEW



REAR VIEW



LEFT VIEW



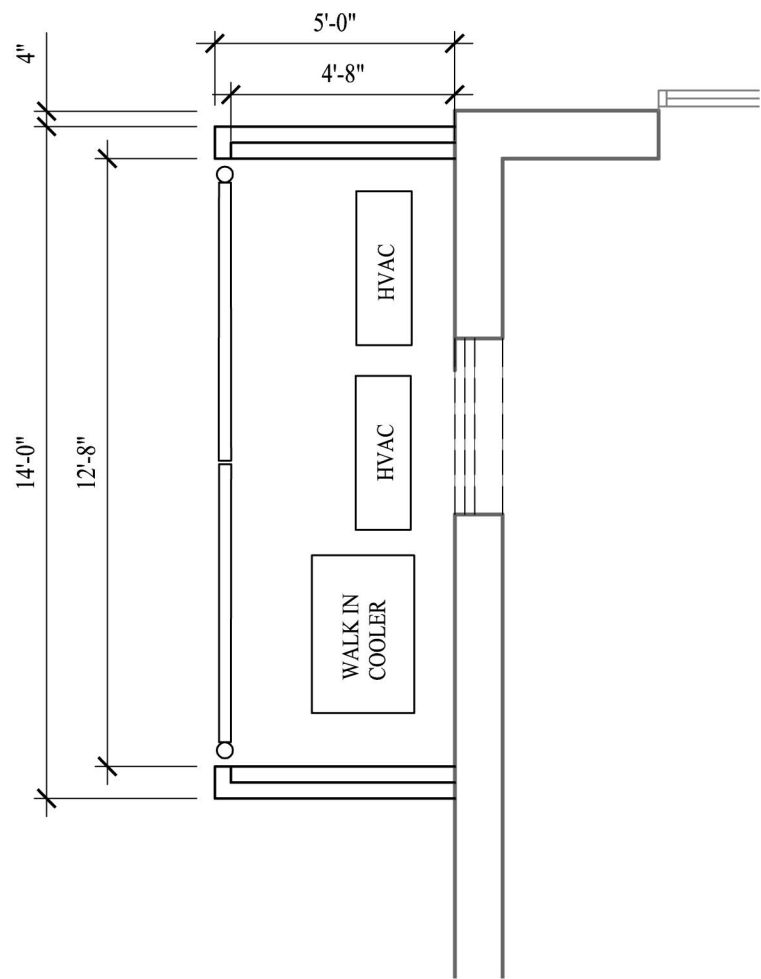
FRONT VIEW

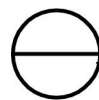


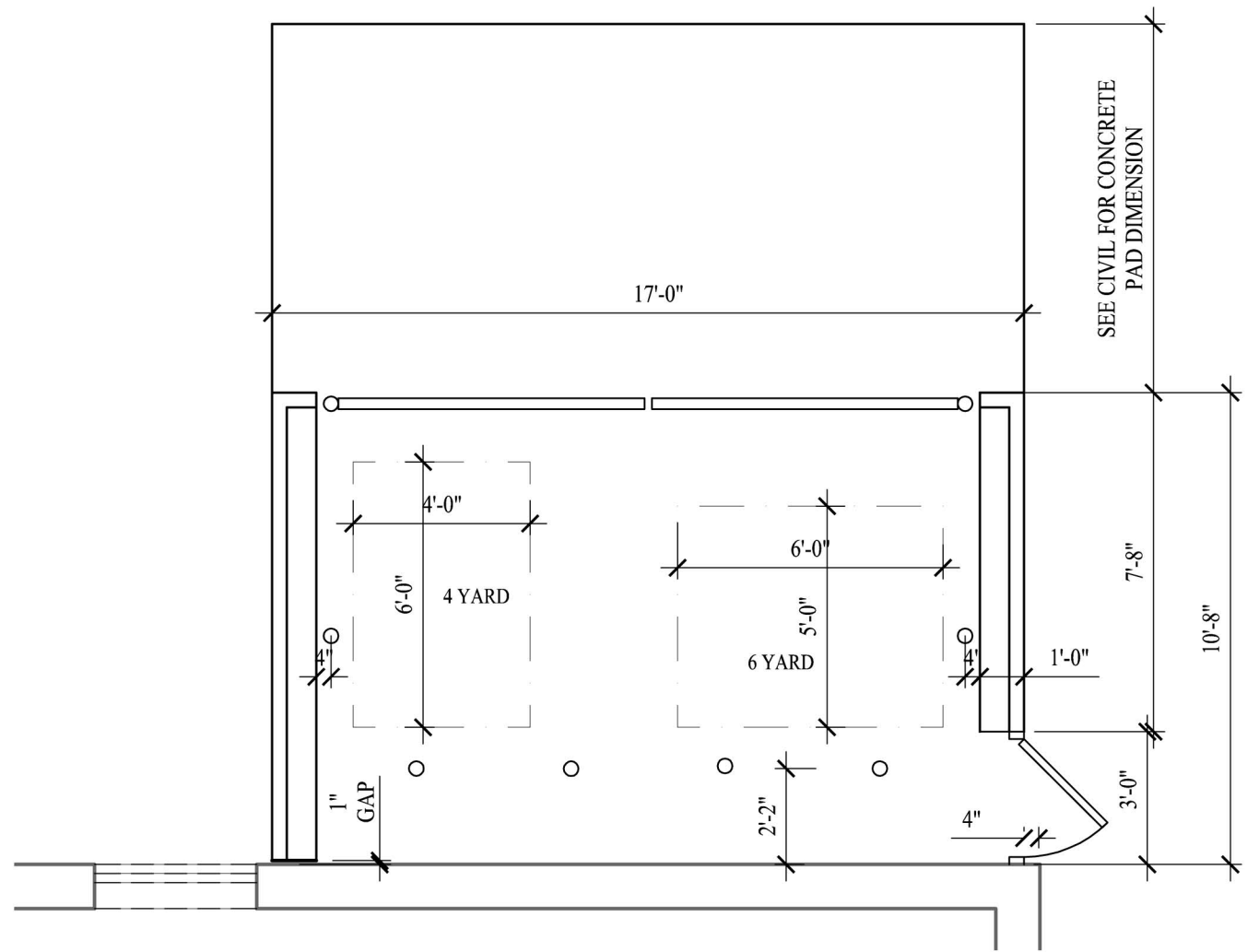
FRONT AND RIGHT VIEW

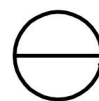






 HVAC ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



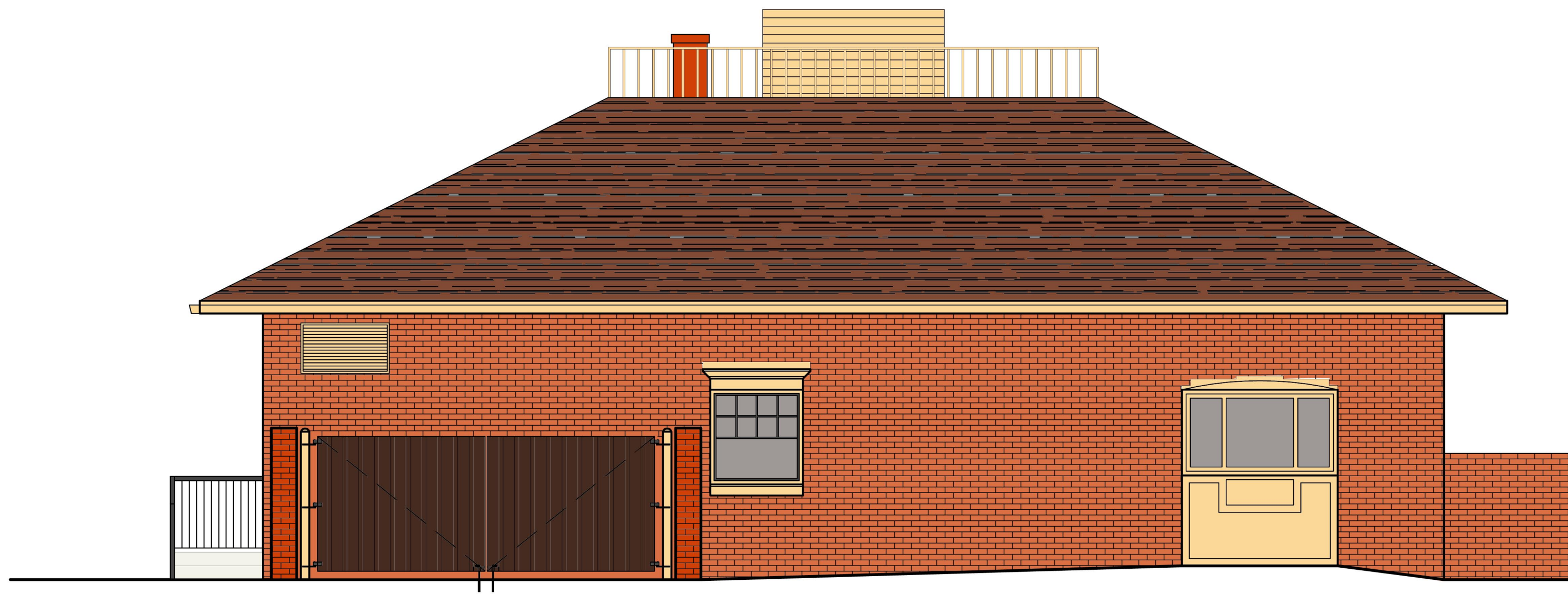
 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



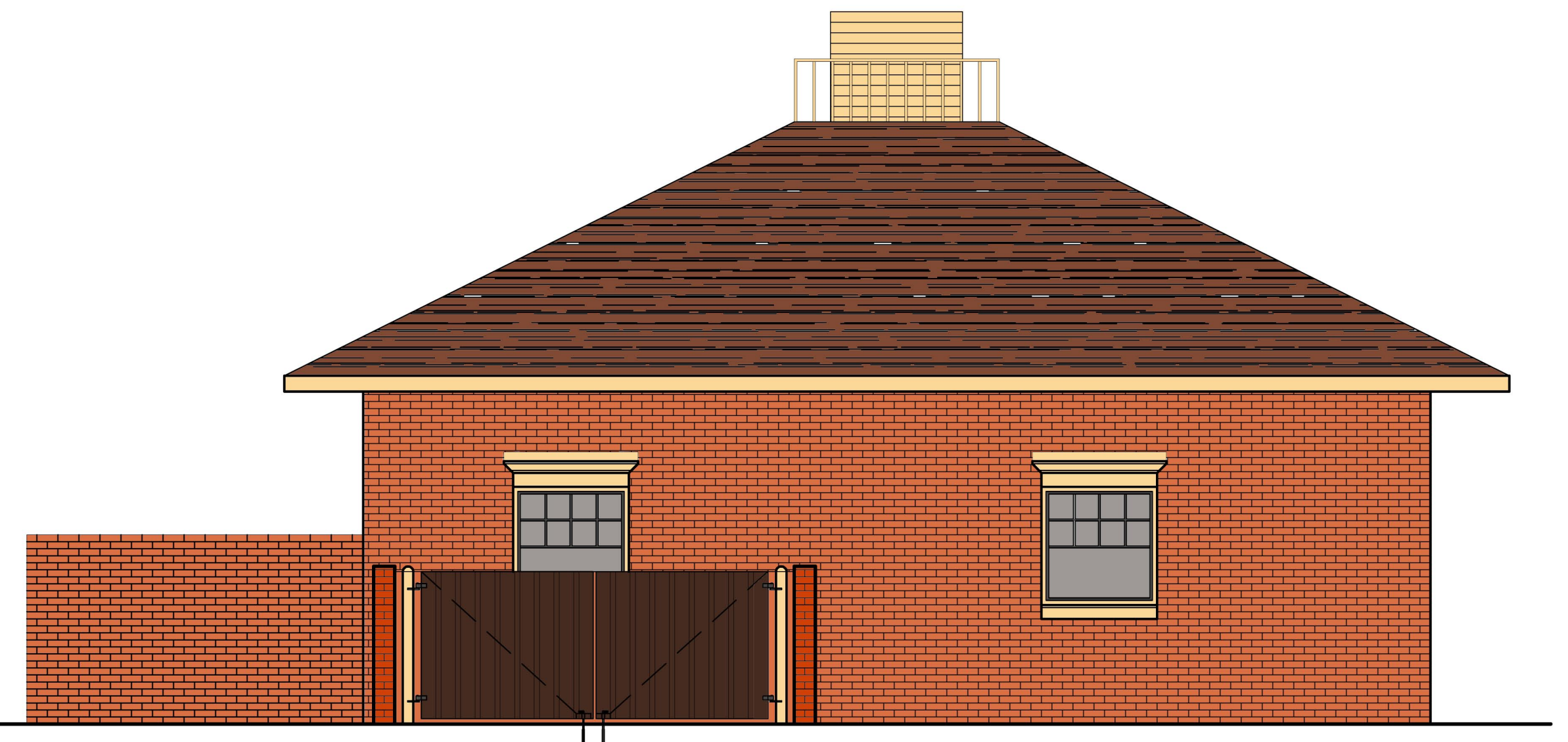
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



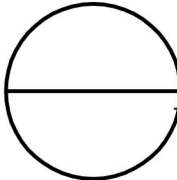
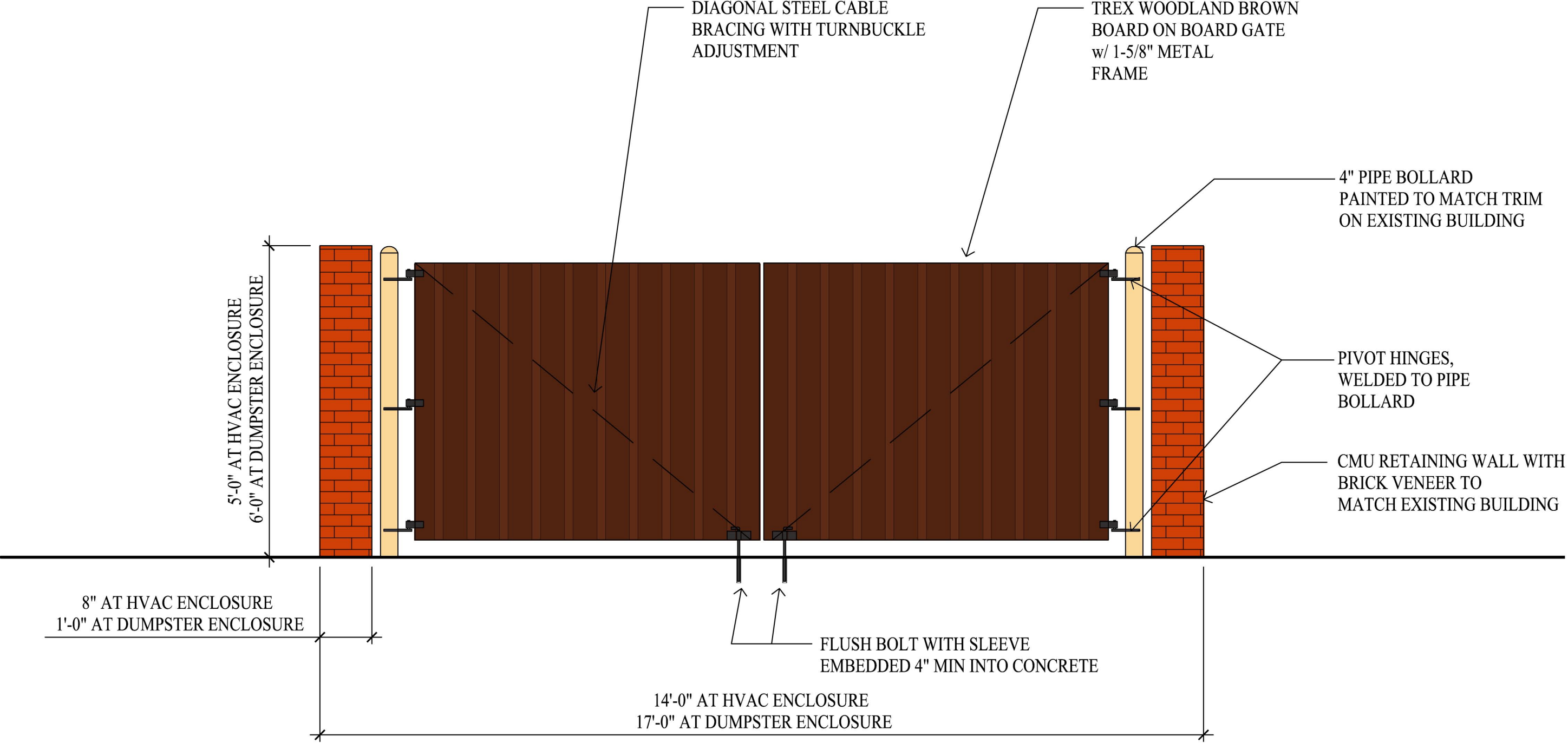
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

Model # TFBPFK68

Internet #203999228



Trex >

Seclusions 6 ft. x 8 ft. Woodland Brown Wood-Plastic Composite Board-On-Board Privacy Fence Panel Kit

★★★★★ (19) ▼

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[Questions & Answers \(49\)](#)

\$284⁰⁹ /each

Choose Your Options

Dark Brown



Top Shape

Flat

Nominal Panel Height x Width (ft.)

6 ft x 8 ft

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ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

DIVISION 4. STANDARDS* _____

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

Sec. 58-96. Design criteria.

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

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

(Code 1992, § 4-16)