

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
MAY 1, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR NEW CONSTRUCTION, ARB #19-12**, to consider an application to construct a new equipment shelter to screen a proposed emergency backup power generator at a Town-owned water tank site located at 624 Alabama Drive, Herndon, Virginia, located southeast of the intersection of Alabama Drive and Missouri Avenue and northwest of the intersection of Alabama Drive and Van Buren Street, and further identified as Fairfax County Tax Map 0162-02-0148. The property is zoned Residential, R-10 and consists of 42,079 square feet of land. Owner: Town of Herndon, Virginia. Applicant: T-Mobile Northeast, LLC. Applicant's Representative: James Relihan, Agent. ***Continued from March 20, 2019 ARB public hearing.***
3. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-16**, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12901 Worldgate Drive, Herndon, Virginia, located west of the intersection of Worldgate Drive and Van Buren Street, and further identified as Fairfax County Tax Map 0164-02-0028B. The property is zoned Planned Development – Worldgate, PD-W, and consists of 196, 366 square feet of land. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak. ***Continued from April 17, 2019 ARB public hearing.***
4. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-17**, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12825 Worldgate Drive, Herndon, Virginia, located west of the intersection of Worldgate Drive and Van Buren Street, and further identified as Fairfax County Tax Map 0164-02-0024A. The property is zoned Planned Development – Worldgate, PD-W, and consists of 159, 973 square feet of land. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak. ***Continued from April 17, 2019 ARB public hearing.***
5. **APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-20**, to consider an application to add new windows, redesign existing entryways, and apply new exterior finish materials and colors to the commercial office building located at 251 Exchange Place, Herndon, Virginia, located northeast of the intersection of Exchange Place and Herndon Parkway, and further identified as Fairfax County Tax Map 0164-10-0001C. The property is zoned Office & Light Industrial, O & LI, and consists of 158,158 square feet of land. Owner/Applicant: Exeter 251 Exchange Place LLC c/o James Dietz, Exeter Property Group. Applicant's Representative: Paul Fangmeyer, Ultra Company.

- 6. APPLICATION FOR ADDITION TO AN EXISTING STRUCTURE, ARB #19-21,** to consider an application to construct three new refuse container enclosures along the rear of the commercial building located at 1050 – 1094 Elden Street, Herndon, Virginia, located north of the intersection of Alabama Drive and Elden Street, and further identified as Fairfax County Tax Map 0161-02-0026A. The property is zoned Commercial Services, CS, and consists of 351,915 square feet of land. Owner/Applicant: Dulles Park Shopping Center, LLC, Trustee. Applicant's Representative: Emmanuel A. Mdingi, Architect.

COMMENTS

7. Comments from the Staff Members
8. Comments from the Board Members

ADJOURNMENT



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

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

Date: April 26, 2019

Subject: ARB #19-12, 624 Alabama Drive Generator Enclosure – Updates

The applicant for the above referenced case, which was continued by the Architectural Review Board (ARB) on March 20, 2019 at the ARB Public Hearing, has not completed the administrative site plan review process in accordance with the Town's Zoning Ordinance Section 78-155.6. – "Site plans, Subdivision Plans, Single Lot Development Plans and Building Location Surveys".

As of the date of this memo, the Board may not take action until the administrative site plan review process is complete and the approved site plan is submitted with the current ARB application, as specified in Section 58-96 of the Town Code of Ordinances. If the site plan review process can be completed prior to the May 15, 2019 ARB Public Hearing, the Board may act on the case with the current staff recommendation for approval.

Notwithstanding the potential for a completed site plan review and approval before May 15th, staff is recommending a continuance of ARB #19-12 to the June 19, 2019 ARB Public Hearing to allow the applicant and staff additional time to complete the site plan review process as required.

Thank you.



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

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

Date: April 26, 2019

Subject: ARB #19-16, 12901 Worldgate Drive Freestanding Monument Sign – Updates

The applicant for the above referenced case, which was continued by the Architectural Review Board on April 17, 2019 at the ARB Public Hearing, has not provided any updates to the Town's staff in response to the published staff report and Board's discussion and comments from the ARB Work Session on April 3, 2019 and the ARB Public Hearing on April 17, 2019.

Staff does not have any updated comments for the Board or the applicant to consider as of the date of this memorandum. Thus, staff is recommending the continuance of ARB #19-16 to the June 19, 2019 ARB Public Hearing as published by the Town.

Staff will be reaching out to the applicant to seek updates and/or resolution of this case between now and the next deadline for submission of materials for the June 2019 ARB Work Session and Public Hearing.

Thank you.



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

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

Date: April 26, 2019

Subject: ARB #19-17, 12825 Worldgate Drive Freestanding Monument Sign – Updates

The applicant for the above referenced case, which was continued by the Architectural Review Board on April 17, 2019 at the ARB Public Hearing, has not provided any updates to the Town's staff in response to the published staff report and Board's discussion and comments from the ARB Work Session on April 3, 2019 and the ARB Public Hearing on April 17, 2019.

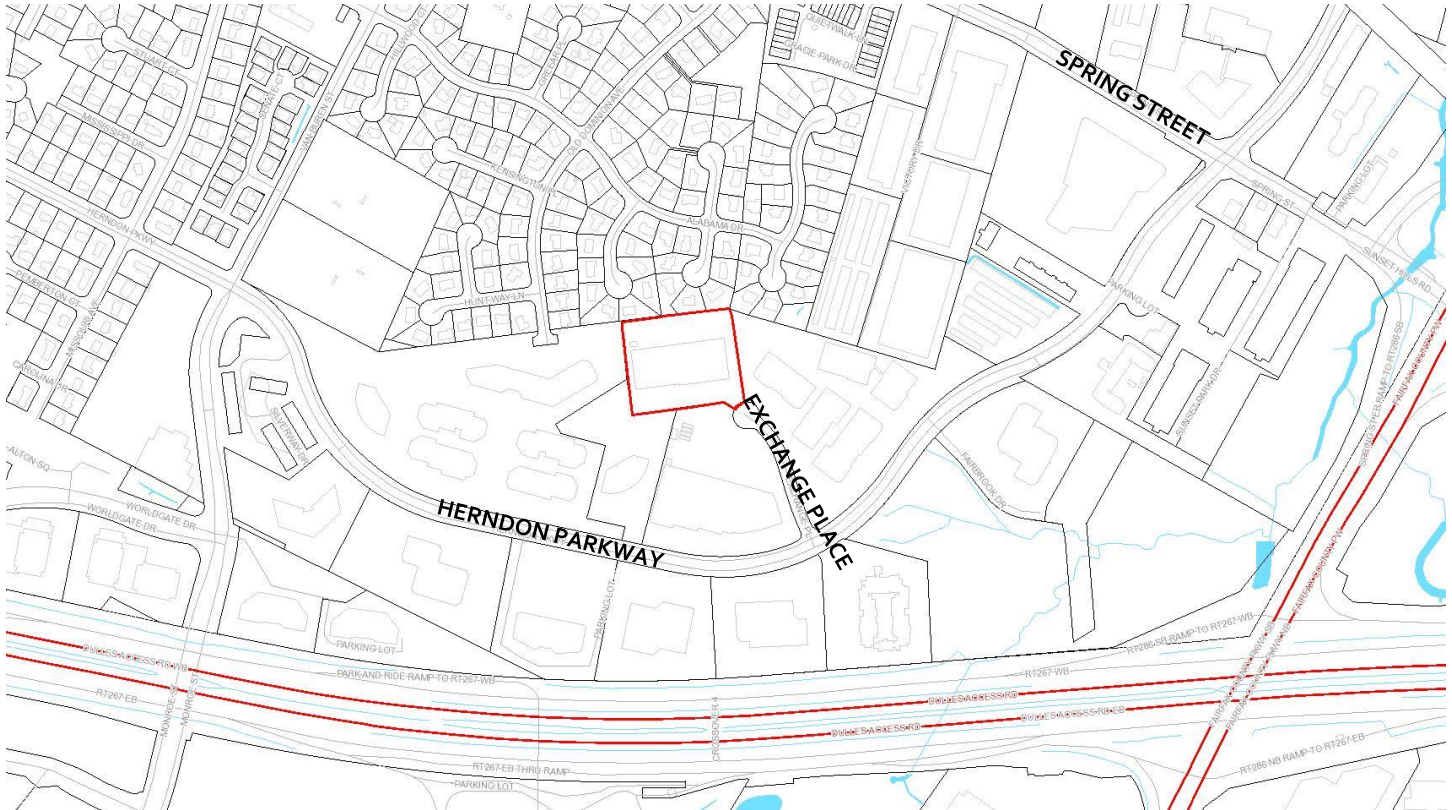
Staff does not have any updated comments for the Board or the applicant to consider as of the date of this memorandum. Thus, staff is recommending the continuance of ARB #19-17 to the June 19, 2019 ARB Public Hearing as published by the Town.

Staff will be reaching out to the applicant to seek updates and/or resolution of this case between now and the next deadline for submission of materials for the June 2019 ARB Work Session and Public Hearing.

Thank you.

Case Number & Type: ARB #19-20; Alterations to an Existing Structure
Case Summary: Create new window / openings, redesign entries with new exterior materials and colors
Case Location: 251 Exchange Place, Parkway Trade Center

Location Map



Property Information

Owner / Applicant:	Exeter 251 Exchange Place LLC c/o James Dietz		
Representative:	Paul Fangmeyer, Ultra Company		
Business/Organization:	N/A		
Property Use:	Commercial office		
Zoning District:	O&LI, Office and Light Industrial		
Adjacent Zoning:	North: R-10, Residential Single-Family South: O&LI, Office and Light Industrial East: O&LI, Office and Light Industrial West: O&LI, Office and Light Industrial		
Associated Cases:	N/A		
Building Type(s):	Two-story commercial	Date of Construction:	1985
Architectural Style(s):	Post-modern, typical suburban commercial expression		
Exterior Material(s):	Composite – Brick, ribbon windows with metal frames, glass storefront and windows		

Neighborhood Design Profile:	Existing office and light industrial use complex with adjacent single-family residential development to the north of the complex
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Case Details

Case Description:

This application proposes to create new window openings on one (south) elevation, redesign the southeast corner entrance from a curved form to a squared corner form with new building materials, specifically new metal panel system in two complementary colors, painting existing brick accent courses, and adding new address numbers on the southeast corner of the building. The project proposes eighteen (18) new square windows and openings to be cut out of previously solid brick sections on the south elevation. The new windows and metal framing are to be designed to match the existing ribbon window and storefront framing and glass with bronze anodized framing and gray tint. The corner entry at the southeast corner of the building, and the entry door near the southwest entry will also consist of a new metal storefront and new metal framed glass doors to match the existing design with the noted materials. New metal paneling colored gray (Sherwin Williams Analytical Grey, SW 7051) will be introduced as partial surrounds of both south facing entries and the southeast corner of the east elevation to announce the architectural entries for the building. At the southeast corner, two new vertical forms protruding vertically above the existing roof line and outward from the existing façade will be constructed and clad with the same metal paneling in terra cotta color (Sherwin Williams Rockwood Terra Cotta, SW 6374). The entire brick façade will be repainted with the main field color of light tan (Sherwin Williams Woolskein, SW 6148) and accent ribbons between the first and second floor and between the top of the second-floor windows and the top of the parapet roof line painted a darker tan (Sherwin Williams Urban Jungle, SW 9117).

The applicant is proposing to add building address numbering to the second story at the southeast corner of the building. However, the applicant has not provided any materials or dimensional information regarding this wall sign and is not to be considered as a part of this application. The applicant will be submitting a separate application for a wall sign at a later date (Attachments #1, #2, #3, #4 and #5).

Case Background:

This building may have been originally designed for the new windows proposed, however, based on discussion with the applicant, the previous major tenant of this facility had security needs that required that building be certified or meet the criteria for a Secure Compartmentalized Information Facility (SCIF) which requires certain building security features such as not having windows for interior spaces in which sensitive information or materials are handled or stored. Since this tenant has vacated, the property owner/applicant has determined that the exterior façade needs upgrades to include new windows and entry features to improve the usability of the building and marketability to potential tenants.

Applicable Design Guidelines & Standards:

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

Staff Analysis

1. The proposed building alterations will improve the visual appeal of this otherwise unadorned commercial building and with create some limited architectural interest around the entrances while achieving the applicant's objectives of improved functionality and marketability of the

tenant space(s). Staff finds the proposed building alterations 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# 6).

Staff Recommendation:

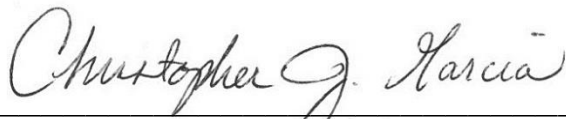
Motion Alternatives:	1. Motion to deny the application; 2. Motion to approve the application as submitted; 3. Motion to approve with condition(s); or 4. Motion to continue the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-20, in accordance with Alternative #3, with the following condition: 1. The proposed alterations shall be constructed /installed in substantial conformance with the application and supporting materials as submitted April 5, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter(s)
3.	Site Photos of Existing Conditions
4.	Alteration Elevations / Renderings
5.	Alteration Details and Product Information
6.	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

Letter of Description

March 22, 2019

**251 Exchange Place
Herndon, VA**

Alteration to an Existing Building

The description of the proposed alteration as follow:

- New punch windows at the existing exterior wall, glass and frames to match existing building.
- Eliminate the existing building curved corner walls by adding a squared corners infill.
- New metal panels area around the building entrance.
- Paint some of the building strip bands to match the new building design look.
- Adding a building number on the building facade.

The list of the material submitted as follow:

- Glass and window frames matching the existing windows.
- (2) colors metal panels.
- Exterior paint color.



FRONT
251 Exchange Place



FRONT-Left
251 Exchange Place



FRONT-Right
251 Exchange Place



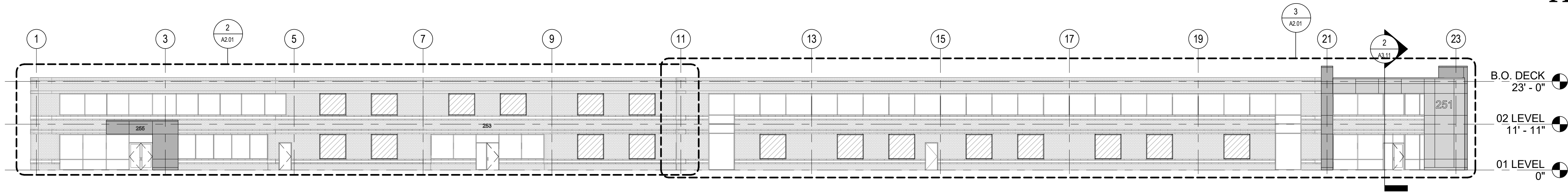
Side A-1
251 Exchange Place



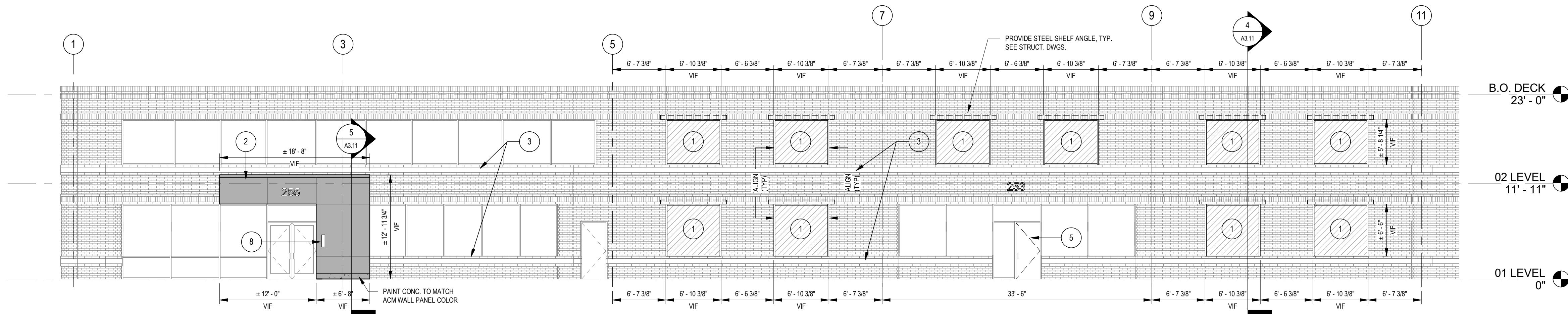
Side B
251 Exchange Place



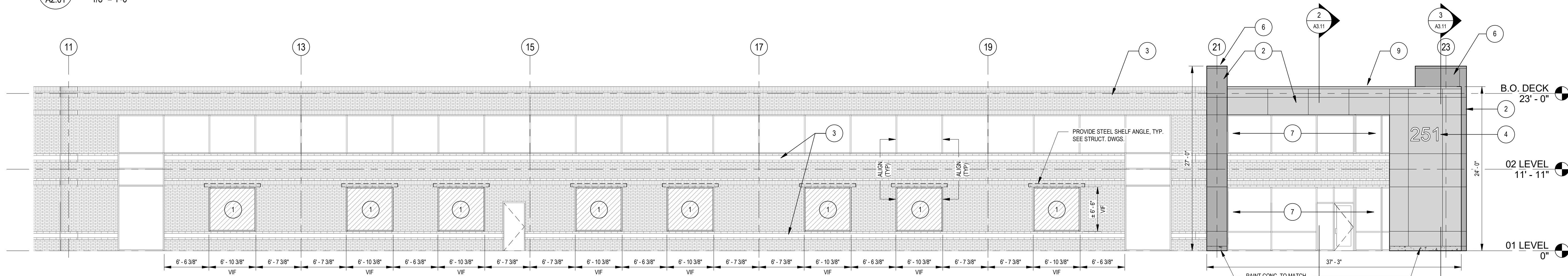
REAR
251 Exchange Place



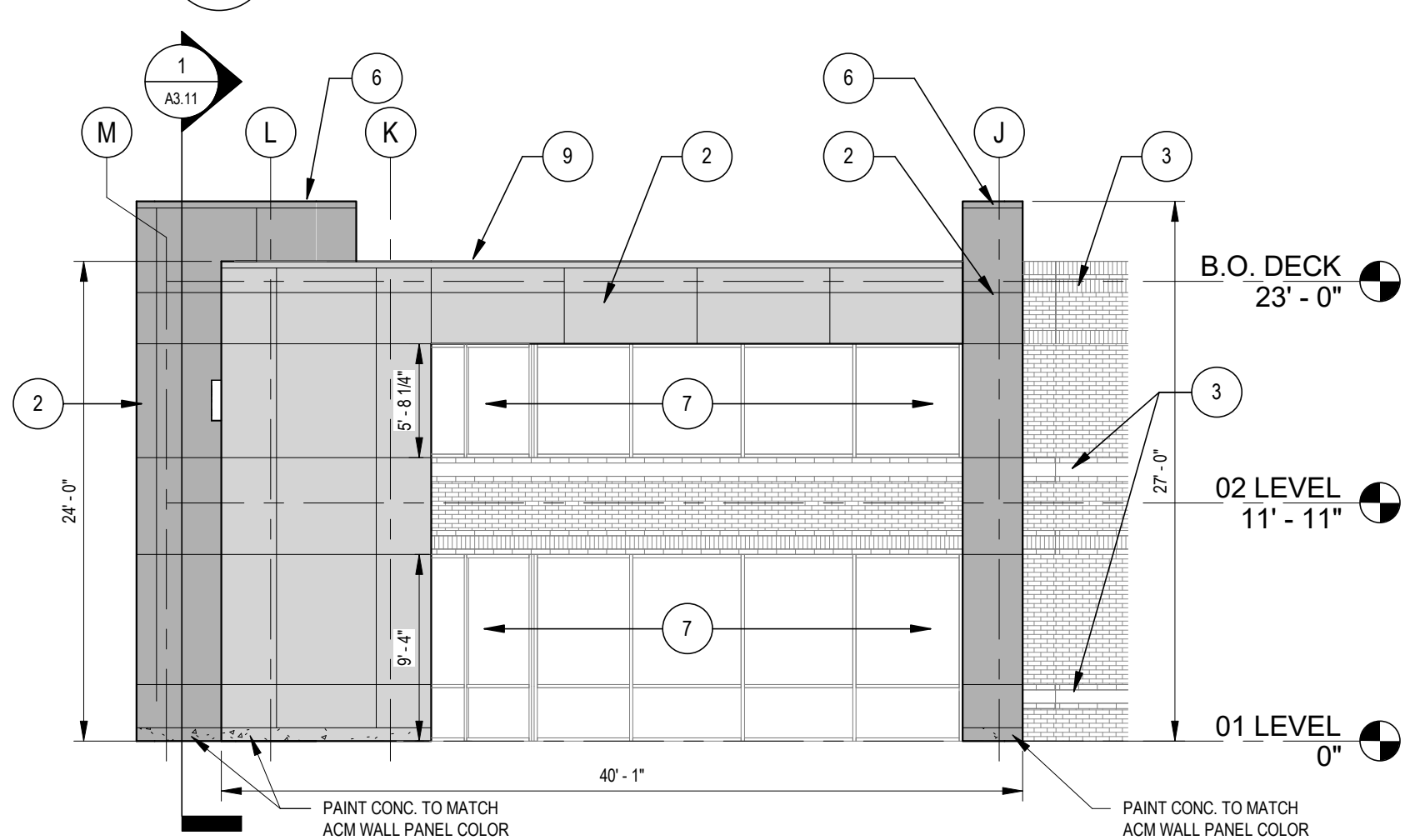
1 OVERALL PROPOSED ELEVATION
1/16" = 1'-0"



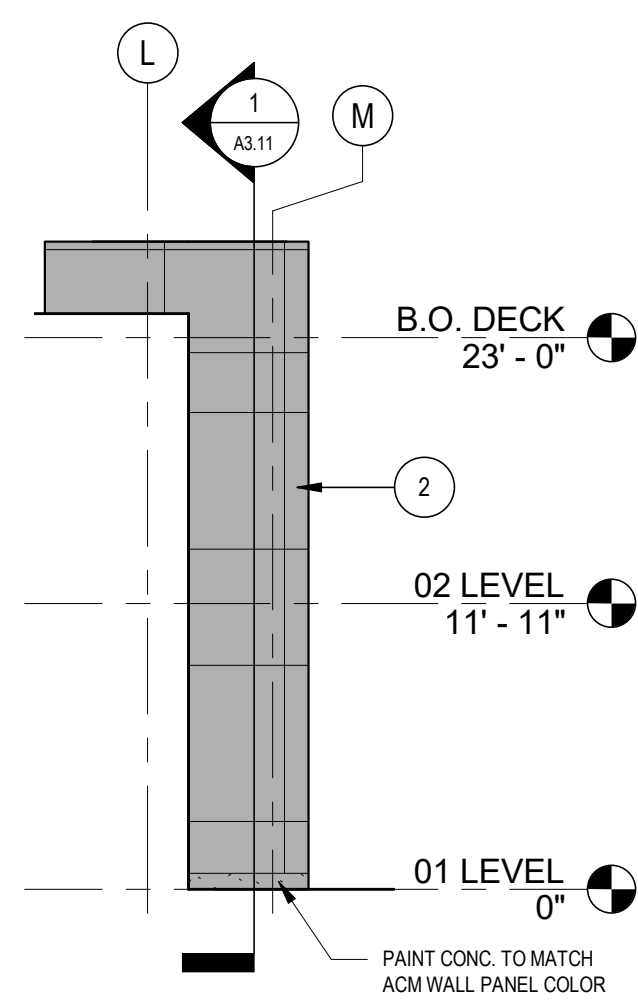
2 PARTIAL PROPOSED ELEVATION
1/8" = 1'-0"



3 PARTIAL PROPOSED ELEVATION
1/8" = 1'-0"



4 PARTIAL PROPOSED ELEVATION
1/8" = 1'-0"



5 PARTIAL PROPOSED ELEVATION
1/8" = 1'-0"

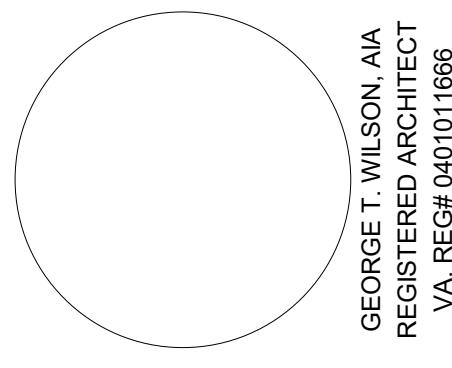
PROJECT SPECIFIC CONSTRUCTION NOTES

- INDICATED ON ELEVATIONS WITH KEYNOTE CIRCLE
- 1 NEW ALUM. STOREFRONT WINDOW SYSTEM TO MATCH EXISTING.
 - 2 NEW ACM WALL PANEL. COLOR TO BE DETERMINED.
 - 3 PAINT EXISTING BRICK BAND ALL AROUND THE BUILDING. COLOR TO BE SELECTED.
 - 4 BUILDING SIGN BY SIGN VENDOR. PROVIDE ELEC. FOR ILLUMINATION.
 - 5 NEW ALUM. AND GLASS DOOR. (PROVIDE AS ALTERNATE PRICING.)
 - 6 NEW ACM INTEGRATED COPING SYSTEM.
 - 7 NEW ALUM. STOREFRONT ENTRANCE & WINDOW SYSTEM. (PROVIDE AS ALTERNATE PRICING.)
 - 8 NEW EXTERIOR WALL SCOSCE.
 - 9 METAL COPING.



MEYER DESIGN, INC. • MEYER ARCHITECTS, INC.
227 E. MAIN ST. SUITE 200 • FARMERSBURG, VA 22434
PHONE: 810.649.8500 • FAX: 810.649.8508
EMAIL: info@meyerdsgninc.com

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GEORGE T. WILSON, AIA
REGISTERED ARCHITECT
VA. REG# 040101666

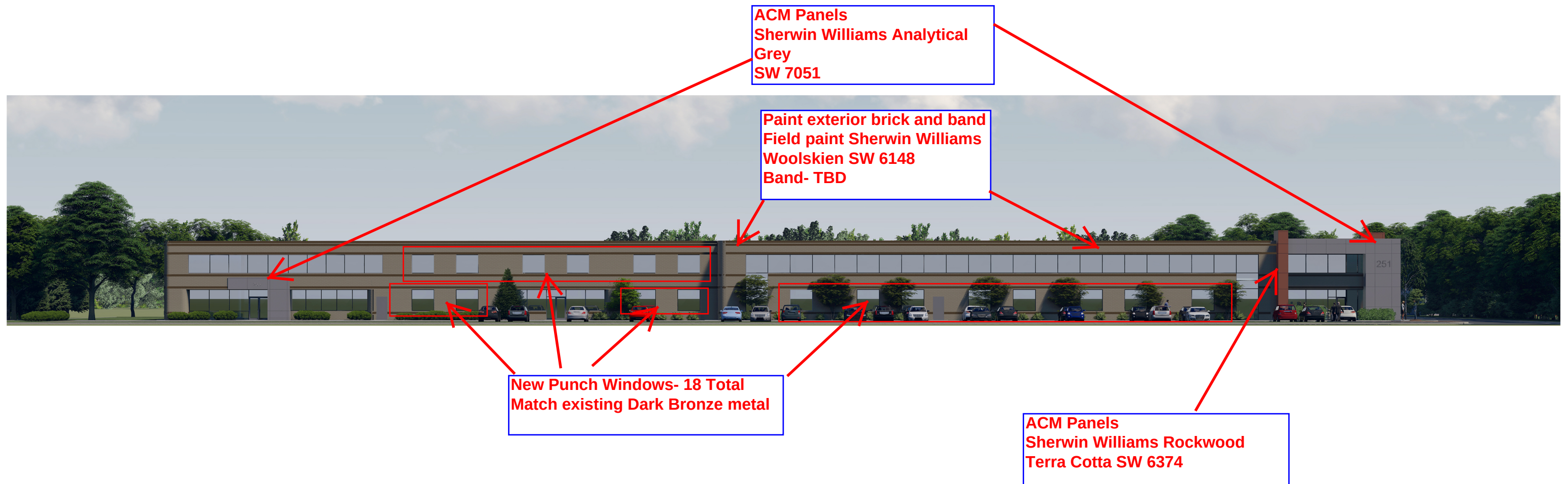
EXETER PROPERTY GROUP
251 EXCHANGE PLACE
HERNDON, VA 20170
FAIRFAX COUNTY

BUILDING ELEVATION

REV. NO.	OPERATION	DATE	BY
1	ISSUE FOR PRICING	09/21/18	JA
2	ISSUE FOR PRICING	11/01/18	JA
3	ISSUE FOR PERMIT	03/30/19	JA

SCALE:	As indicated
JOB. NO.:	18158
PM:	GW
PROJECT NORTH	DRAWING NO.
	A2.01

NOTE: THIS DRAWING IS BASED UPON PLANS RECEIVED BY OUR OFFICE FROM THE BUILDING OWNER AND HAVE NOT BEEN FIELD MEASURED BY MEYER DESIGN INC. ACTUAL FIELD CONDITIONS MAY VARY.



Entrance Renovation Rendered Front Elevation

251 Exchange Place | Herndon, VA

June, 2018 | 610.649.8500 | www.meyerdesigninc.com

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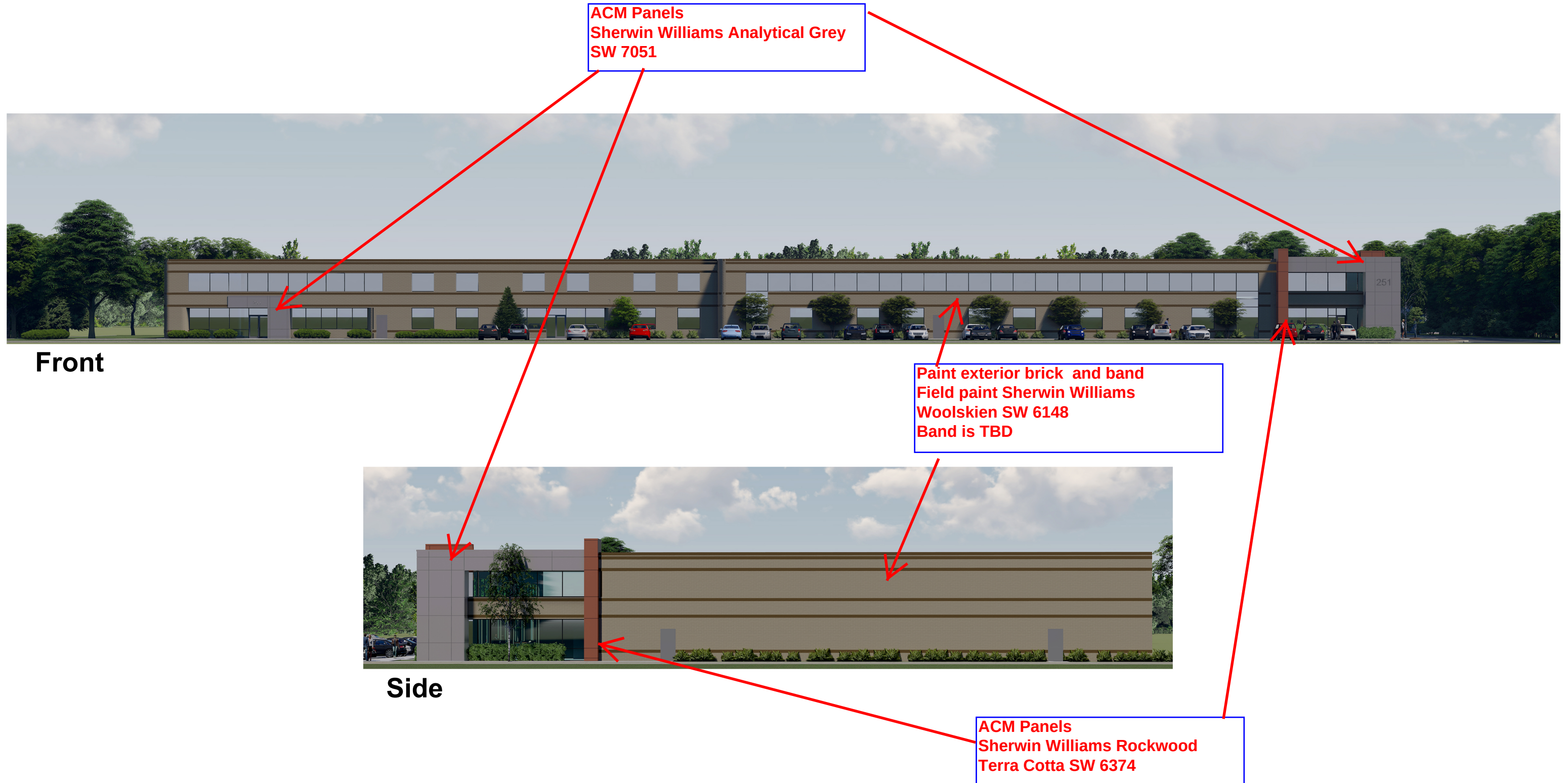
Entrance Renovation Rendered Side Elevation

251 Exchange Place | Herndon, VA

June, 2018 | 610.649.8500 | www.meyerdesigninc.com

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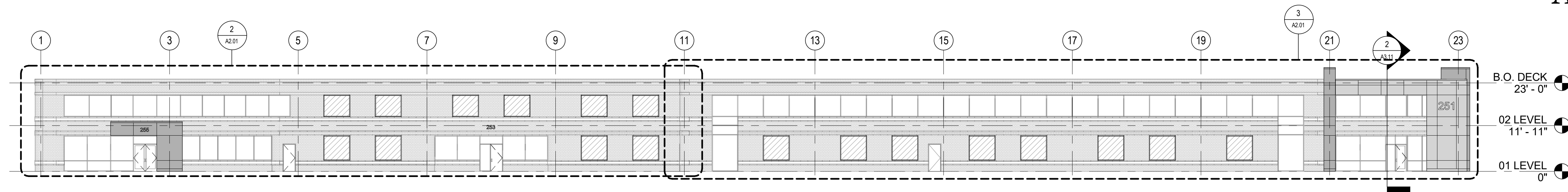


Entrance Renovation Rendered Elevations

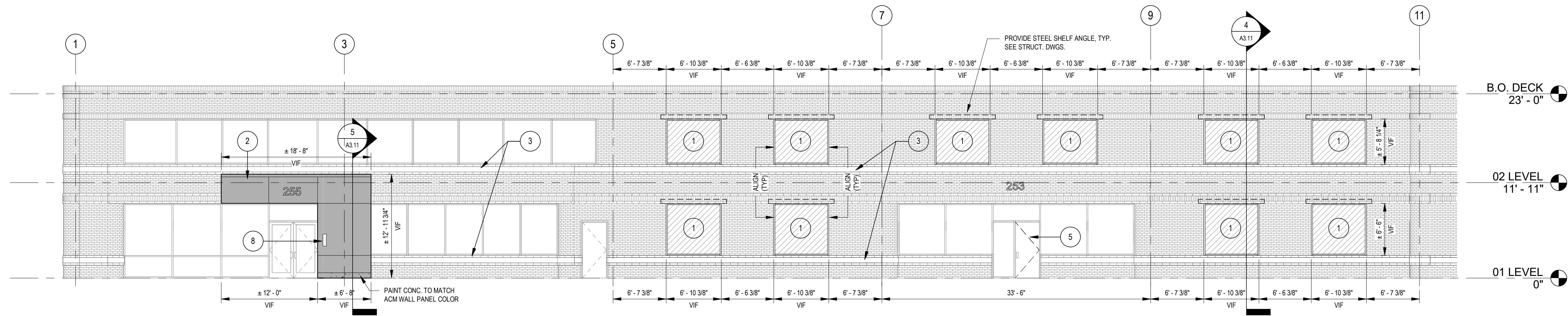
251 Exchange Place | Herndon, VA

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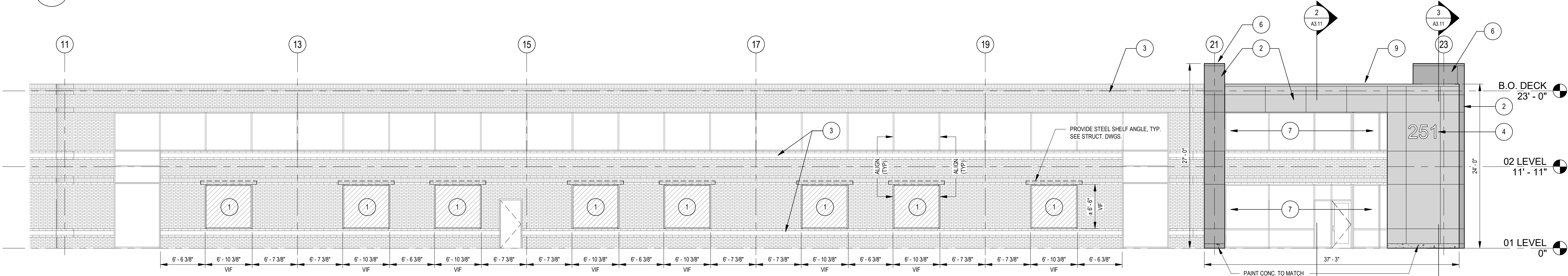
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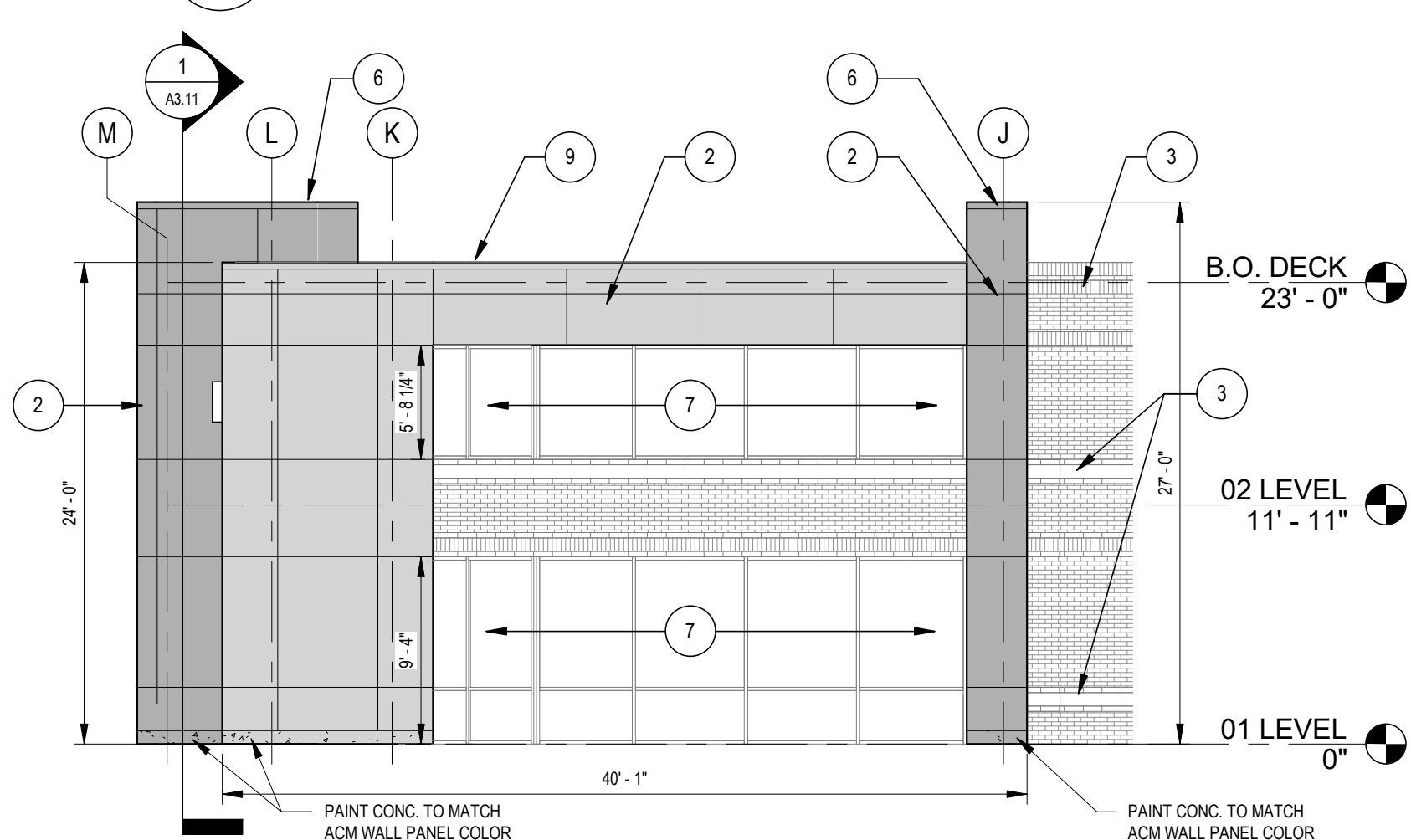
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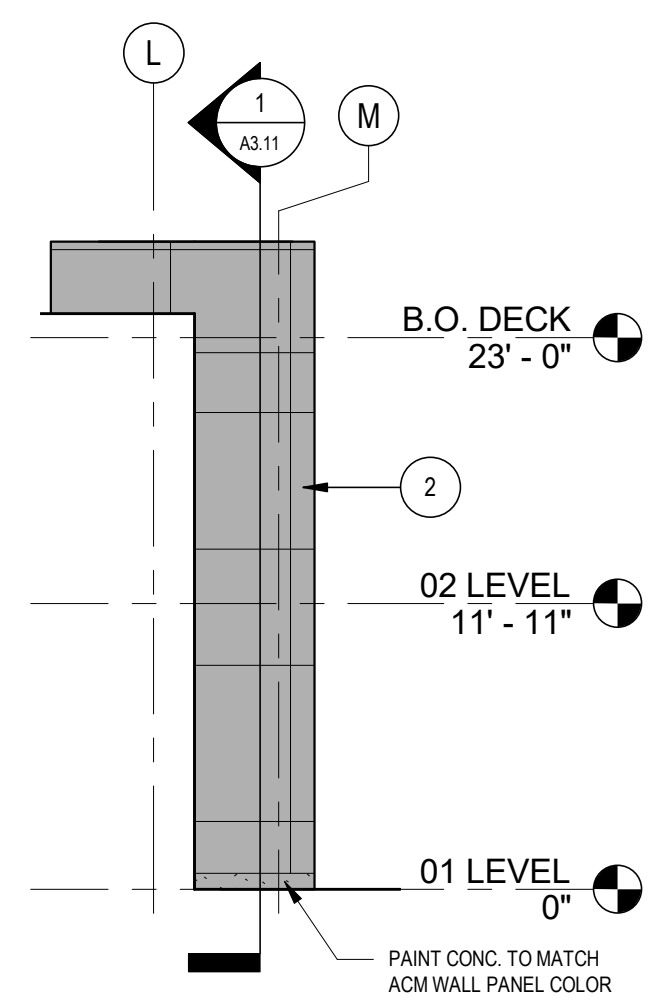
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ARCHITECTURE + INTERIORS

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GEORGE T. WILSON, AIA
REGISTERED ARCHITECT
VA REG# 040101666

EXETER PROPERTY GROUP
251 EXCHANGE PLACE
251 EXCHANGE PLACE
HERNDON, VA 20170
FAIRFAX COUNTY

BUILDING ELEVATION

REV. NO.	OPERATION	DATE	BY
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2	ISSUE FOR PRICING	11/01/18	JA
3	ISSUE FOR PERMIT	03/30/19	JA

SCALE: As indicated
JOB. NO.: 18158
PM: GW
PROJECT NORTH
DRAWING NO. **A2.01**

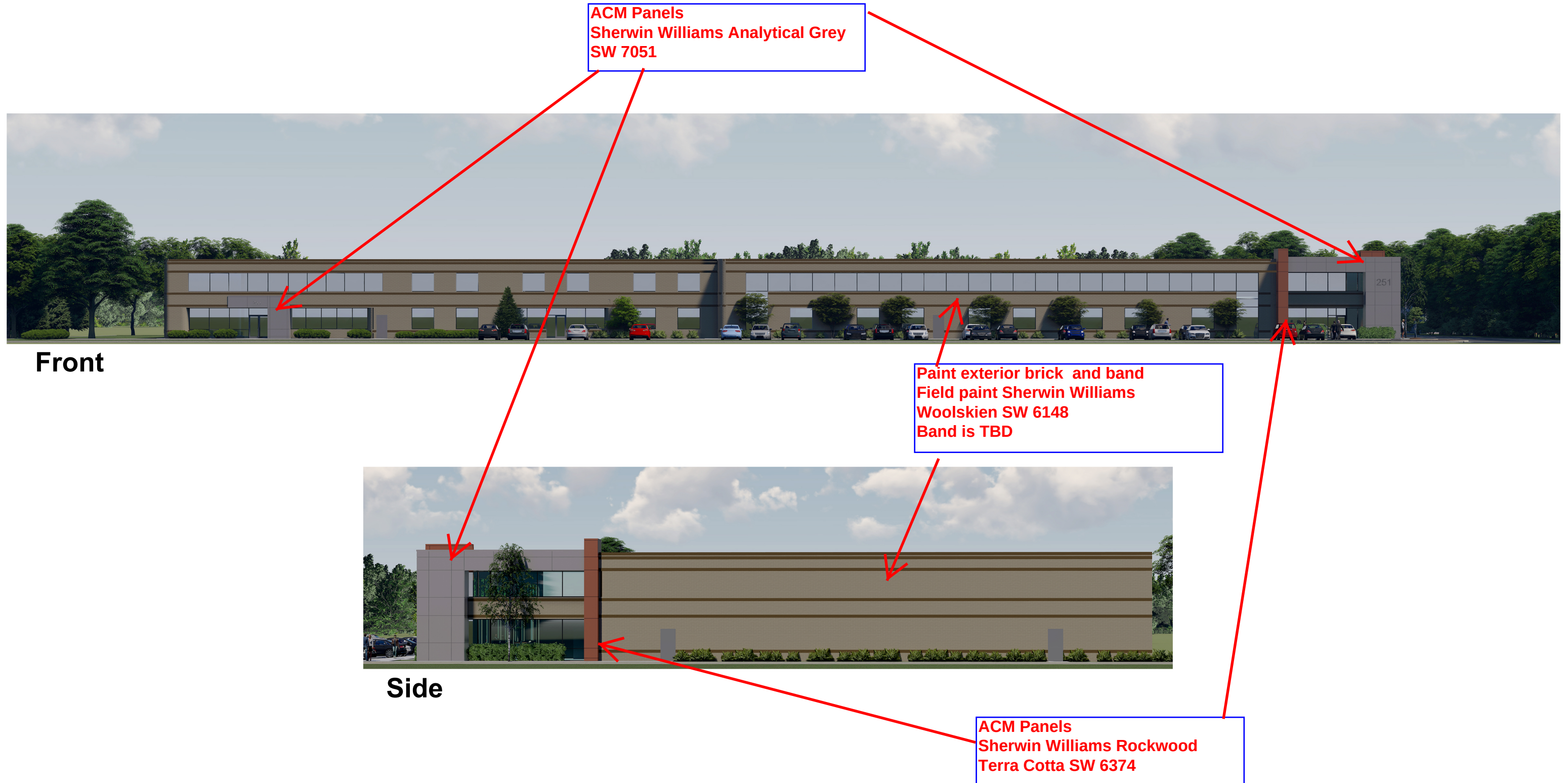


Entrance Renovation Rendering

251 Exchange Place | Herndon, VA

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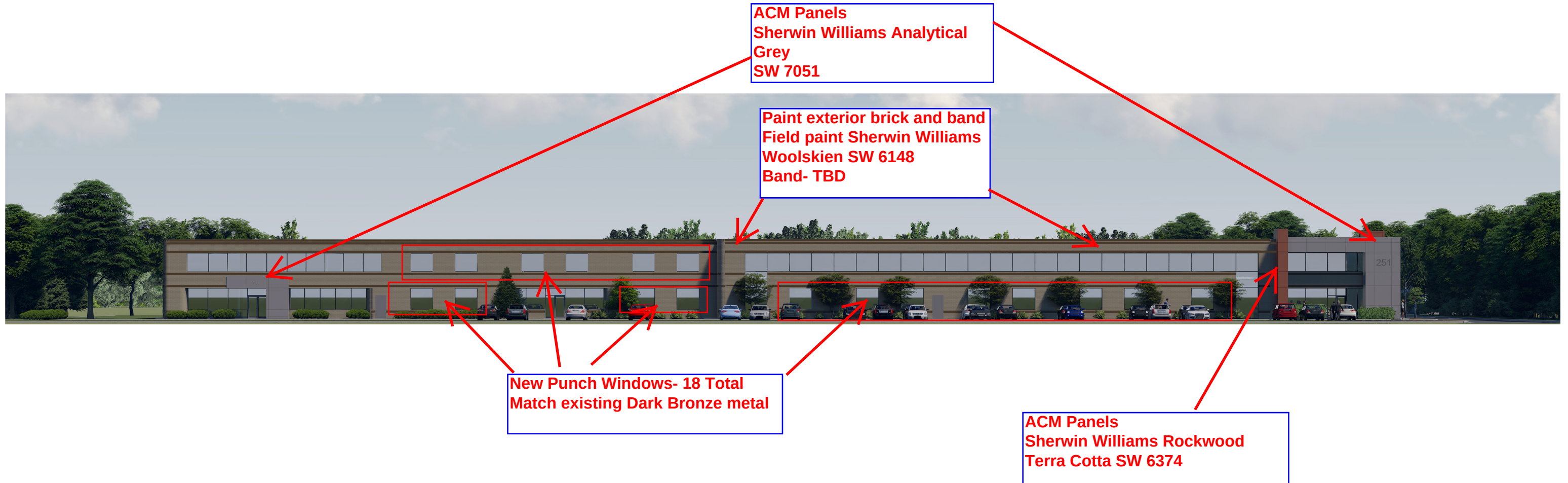


Entrance Renovation Rendered Elevations

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Entrance Renovation Rendered Front Elevation

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Entrance Renovation Rendered Side Elevation

251 Exchange Place | Herndon, VA



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EXECUTIVE GLASS SERVICES, INC.

105 Executive Drive, Suite 210, Sterling Va. 20166
Telephone 703-456-4450 Fax 703-456-4453

TRANSMITTAL

To: Paul Fangmeyer
Ultra Company
14522G Lee Road
Chantilly, VA 20151
pfangmeyer@ultracompany.com

Date: March 11, 2019
Project: 251 Exchange
EGS # 9552

From: Steve Amacio

Transmittal Items: Submittal Rev. 0

Qty	Transmitted Via	Description
1	E-mail	Product Data
1	E-mail	Shop Drawings
1	E-mail	MSDS
1	UPS	Glass Sample: UPG 1" IGU gray with Solarban 70XL
2	UPS	Storefront Finish Sample: Kawneer Dark Bronze Anodized

Transmitted For:

☒ As Requested ☐ Your Use ☒ Review / Comment ☒ Approval
☐ Record Set ☐ Other:

If you do not receive the items as listed above, please contact us ASAP to correct the issue.
Thank You



Steve S. Amacio
Executive Glass Services, Inc.

EXECUTIVE GLASS SERVICES, INC.

105 Executive Drive, Suite 210, Sterling Va. 20166
Telephone 703-456-4450
Fax 703-456-4453

March 11, 2019

DFS Construction Corporation
Attn: Paul Fangmeyer
2200 Wilson Blvd.
Suite 800
Arlington, VA 22201
pfangmeyer@dfsconstruction.com
Re: 251 Exchange; EGS #9552

Please find our 1st submission of requested documents for:
251 Exchange Place Exterior Property
251 Exchange Place
Herndon, VA 20170

Glass Schedule:

1. GL-1: 1" insulated glass units: 1/4" gray tempered + 1/2" air space + 1/4" Solarban 70XL on #3 tempered
2. GL-2: 1" insulated glass units: 1/4" gray annealed + 1/2" air space + 1/4" Solarban 70XL on #3 annealed

Composite Panels:

1. Panels:
 - Alucobond 4mm plus core in SW 2803 "Terra Cotta" and SW7051 "Analytical Gray"
2. Hardware:
 - AMD 1500 "Wet Joint" system

Storefront Side-lites & Framing:

1. Glass:
 - GL-1: 1" insulated glass units: 1/4" gray tempered + 1/2" air space + 1/4" Solarban 70XL on #3 tempered
 - GL-2: 1" insulated glass units: 1/4" gray annealed + 1/2" air space + 1/4" Solarban 70XL on #3 annealed
2. Storefront Framing:
 - Kawneer TriFab 451T Thermal 2" x 4-1/2"
 - i. in dark bronze anodized
 - ii. Screw-Spline applied, center-set, outside glazed
3. Caulking and Sealants:
 - Dymonic FC in Dark Bronze
 - Kawneer black glazing gaskets

EXECUTIVE GLASS SERVICES, INC.

105 Executive Drive, Suite 210, Sterling Va. 20166
Telephone 703-456-4450
Fax 703-456-4453

Storefront Pair of Doors at Entrance:

1. Glass:
 - GL-1: 1" insulated glass units: 1/4" gray tempered + 1/2" air space + 1/4" Solarban 70XL on #3 tempered
 -
2. Door Type:
 - Kawneer 350 medium stile in dark bronze anodized finish
 - i. With 10" bottom rails
3. Hardware:
 - Kawneer top & bottom butt hinges
 - Norton 1601 surface mounted closer
 - i. 105-degree no hold open
 - Kawneer standard CO-9 pulls
 - Kawneer standard CP-II push bars
 - Adams Rite MS-1850 Deadlocks
 - Kawneer standard cylinders with thumbturn
 - Kawneer flush bolt
 - Kawneer threshold
 - Electronic Devices by others
 - i. Finishes to be dark bronze anodized

Respectfully Submitted,



Steve S. Amacio
Executive Glass Services, Inc.



251 Exchange

Glass

UPG Glass Specs

GL-1 to be tempered



108 Grundman Drive • Butler, PA 16001

Ph 724-848-7400 • Toll Free 800-772-7783 • Fx 724-848-4946

United Plate Glass Company

Customer: **Executive Glass Services**

Job Name: **251 Exchange**

Unit Make up: 1" INSULATED UNIT
Outboard Lite: 1/4" Gray
Airspace/ Gas: 1/2" Airspace
Inboard Lite: 1/4" Vitro Solarban 70XL - #3

- Visible Light Transmittance: 32%
- Visible Reflectance Out: 7%
- Solar Transmittance: 13%
- Solar Reflectance Out: 15%
- U-V Light Transmittance: 2%
- Winter Nighttime U-Value: 0.28
- Summer Daytime U-Value: 0.26
- Shading Coefficient: 0.27
- SHGC: 0.24

UPG Insulated Glass Units are third party certified with the Insulated Glass Certification Council (IGCC) to level CBA in accordance with ASTM E 2190

UPG Tempered Glass is certified by the Safety Glazing Certification Council (SGCC) conforming to 16 CFR 1201 & ANSI Z97.1-2009 for safety glazing

Applicable Standards: ASTM C1036-06 Std. Primary Flat Glass, ASTM C1048-04 Std. Flat Glass, Heat Treated & Fully Tempered where applicable.

UPG believes this calculated performance data to be reasonably accurate, but it may not precisely agree with similar performance data calculated using the LBL Window 5.2 program.

UPG's published data is based on the LBL Window 5.2 program, and from performance calculators found on the glass manufacturers websites.

These calculated numbers are for reference only and may vary; UPG is not stating these numbers are 100% accurate for all glass types. United Plate Glass will not be held responsible any inconsistencies or discrepancies

These numbers have been calculated as 1" overall units with 1/2" airspace. Actual performance data may vary with the use of a different airspace and gas. All information has been pulled from the appropriate supplier websites.



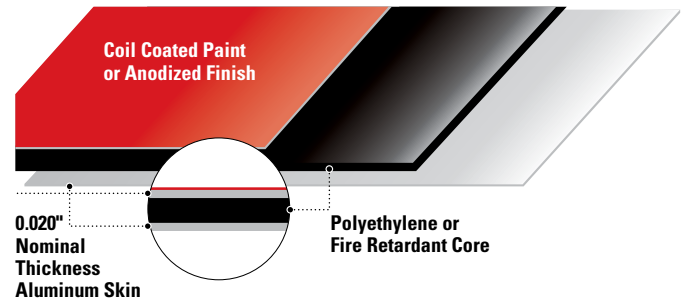
251 Exchange

Composite Panels

ALUCOBOND®

Global Brand Leader

Alucobond® is the original ACM (aluminum composite material) and is the preferred architectural cladding for façade and corporate identity applications. Alucobond® Material is available in a wide range of options and dimensions that can be tailored to your specific project. With its hallmark superior flatness, Alucobond® offers an extensive selection of standard and custom finishes that span the color spectrum.



Physical Properties

Material Composition

- › Aluminum facings in 0.020" nominal thickness (interior and exterior to ensure flatness)
- › Polyethylene core available in 3mm, 4mm and 6mm thicknesses (PE)
- › Proprietary fire-resistant core available in 4mm thickness only (Plus)

Panel Widths

- › Standard widths 50" and 62" (coil coated)
- › Standard widths 50" and 62" (anodized)
- › Custom width 40"

Panel Lengths

- › Standard lengths 122", 146" and 196"
- › Custom lengths up to a maximum of 360"

Minimum Bending Radius

- › The minimum bending radius of Alucobond® and Alucobond® Plus without routing the interior skin is 15 times the thickness of the material.

Available Finishes

- › PVDF, FEVE
- › Polyester
- › Modified Polyester
- › Anodized
- › Monochromatics, Micas and Metallics
- › Natural

**Painted to match
SW2803 & SW 7051**

RIVERVIEW II
Chicago, IL

U.S. Xpress
Chattanooga, TN

UNIVERSITY OF
CALIFORNIA
Riverside, CA



GEORGIA AQUARIUM
Atlanta, GA



Technical Data

	Alucobond			Alucobond Plus
	3mm	4mm	6mm	
Thickness	3mm	4mm	6mm	4mm Plus
Nominal Weight (lbs/sq.ft)	0.92	1.12	1.59	1.52
Coefficient of Expansion $\times 10^{-5}$ (in./in.°F)	1.31	1.18	1.24	1.11
Temperature Resistance	-55° to 175° F (-50° to 80° C)			
Minimum Peel Strength	115 N mm/mm			

Tests and Building Codes

Guided by the most comprehensive technical support team in the industry, Alucobond® maintains constant and rigorous code compliance. From conceptual vision to finished project, the Alucobond® sales and service professionals will guide you through the process.

North American Building Code Acceptance

Alucobond® and Alucobond® Plus are accepted by the following code regulatory bodies:

- › IBC
- › City of New York
- › City of Los Angeles
- › Miami-Dade County Florida
- › National Building Code of Canada (1998)
- › State of Florida

Material Code Tests

Alucobond® has successfully passed the following tests:

- › ASTM E 84 – Surface burning characteristics
- › ASTM D1929 – Ignition properties
- › ASTM D1781 – Peel strength
- › NFPA 285 – Intermediate scale multi-story (Alucobond® Plus only)

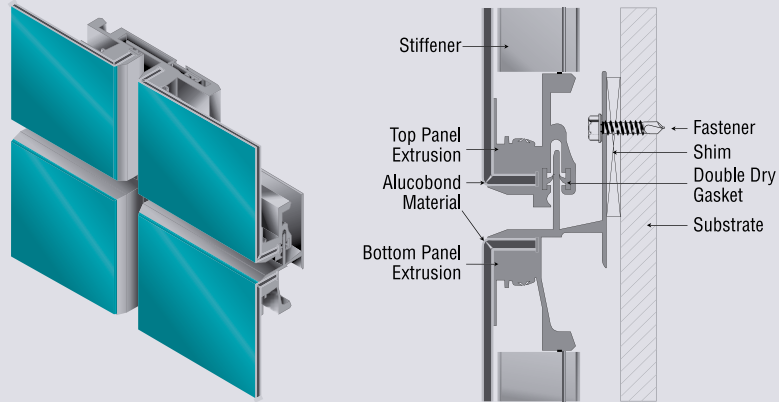


Mamaroneck High School
Mamaroneck, NY

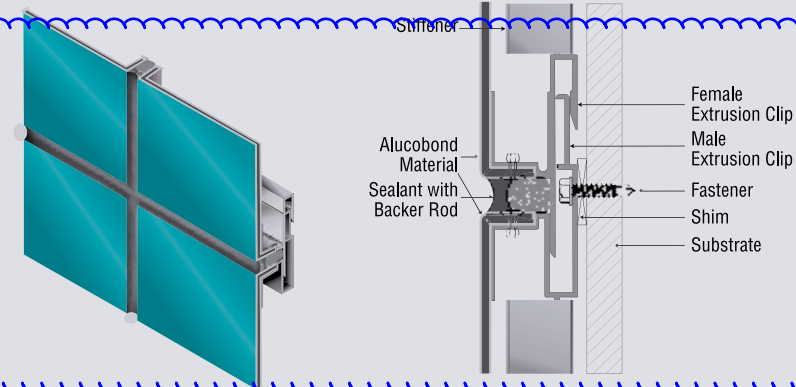
Attachment Methods

3A Composites proudly partners with the most trusted, proven fabricators and installers in the metal wall panel industry. These experts will transform Alucobond® Material into the cladding system best suited for your design and application. The systems illustrated here are representative of typical attachment methods.

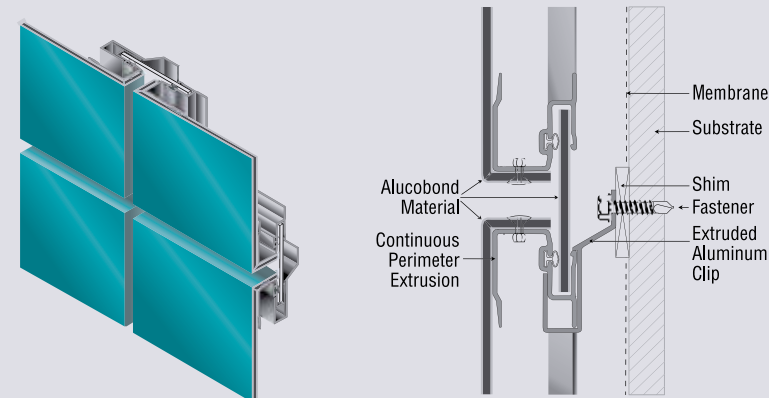
Rout & Return Dry Seal



Rout & Return Wet Seal



Rain Screen



There are three ways to contact a sales representative or get more information including samples, literature and binders:

- 1 Call 800.626.3365**
- 2 Complete the "Contact Us" link at www.AlucobondUSA.com**
- 3 Email info.usa@3AComposites.com**

251 Exchange

**Storefront
Windows &
Side-Lites
Framing**

Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility
with Unmatched
Fabrication Flexibility



Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze) is 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.

Aesthetics

Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sealair® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock

clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

Performance

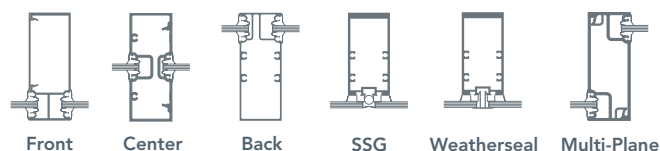
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

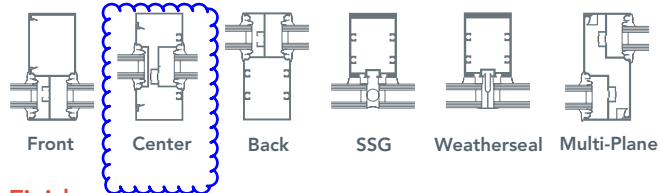
Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab VG 450



Trifab VG 451/451T



Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Dark Bronze to match existing

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555



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

Dark Bronze
Anodized to match
existing

Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated

For specific product applications,
Consult your Kawneer representative.

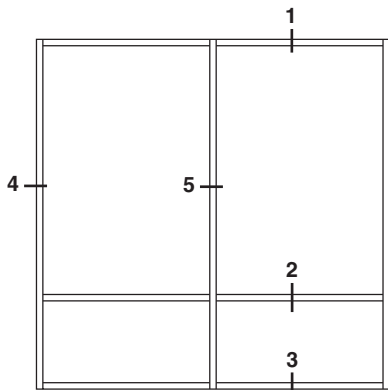
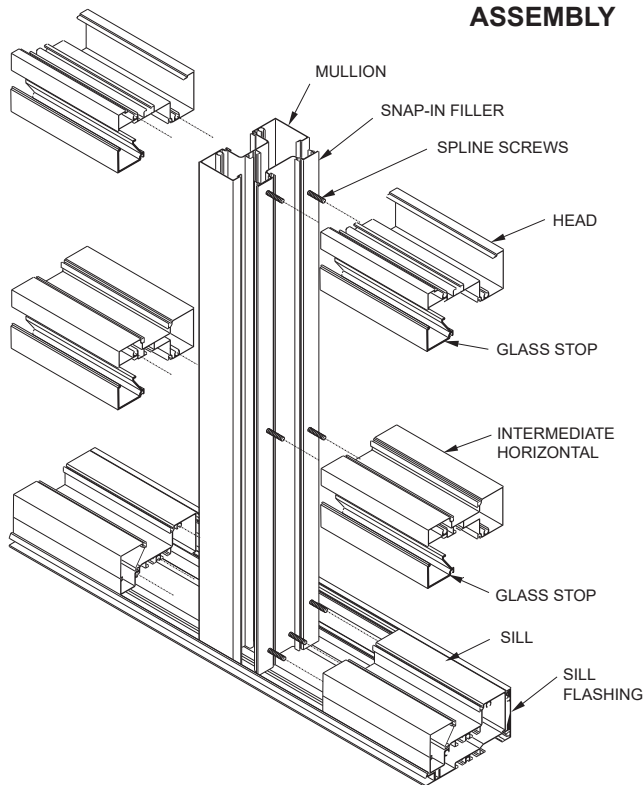
TRIFAB® VG 451/451T

BASIC FRAMING DETAILS (CENTER - Outside Glazed)

SCALE 3" = 1'-0"

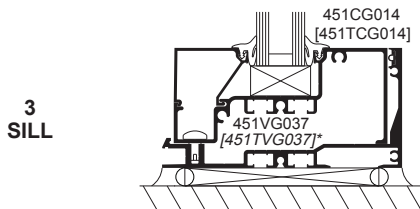
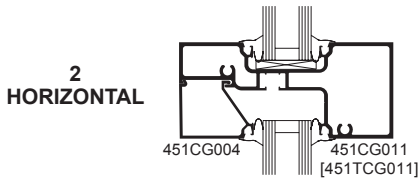
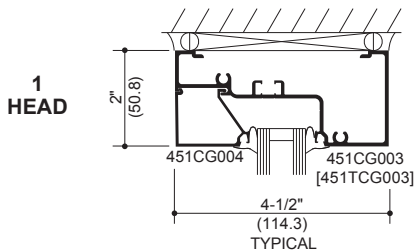
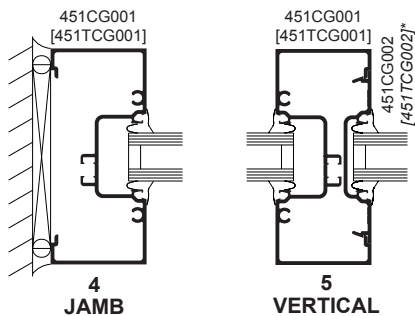
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY



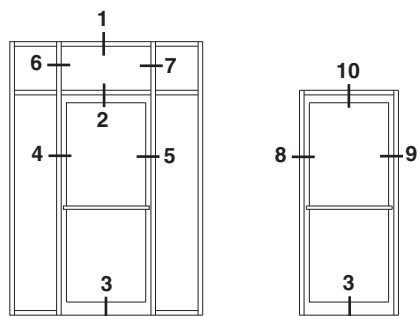
ELEVATION IS NUMBER KEYED TO DETAILS

SCREW SPLINE

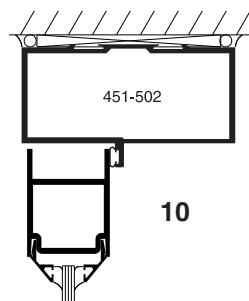


* HP Sill Flashing shown with optional gasket.

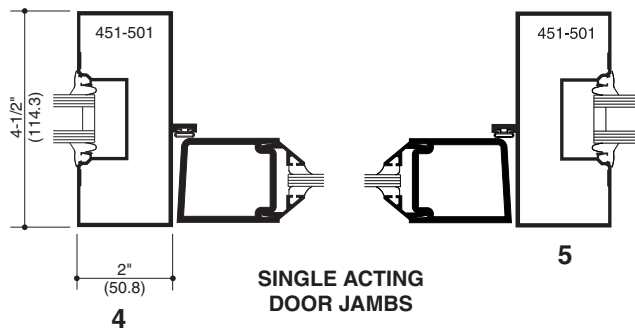
TRIFAB® VG 451 FRAMING INCORPORATING KAWNEER® “190” DOORS.
DOOR FRAMING NON-THERMAL ONLY



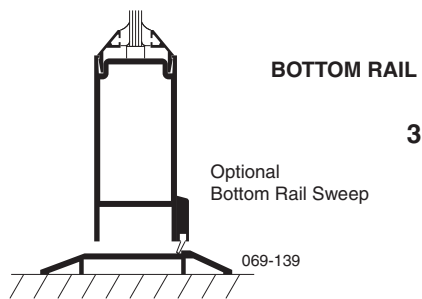
ELEVATIONS ARE NUMBER KEYED TO DETAILS



**SINGLE ACTING
HEADER**

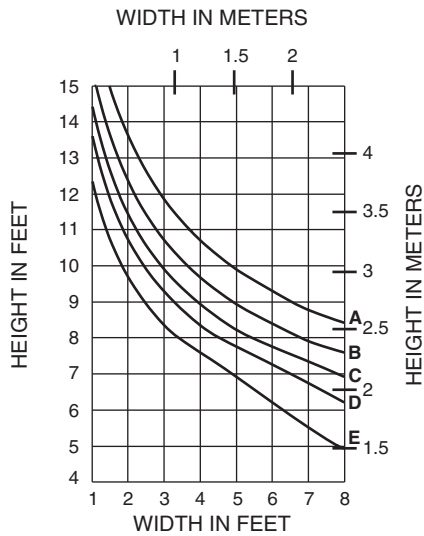


**SINGLE ACTING
DOOR JAMBS**



SINGLE ACTING

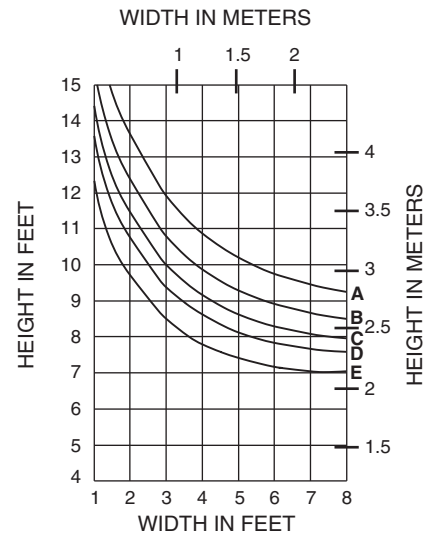
WITH HORIZONTALS



451T-CG-001

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

WITHOUT HORIZONTALS



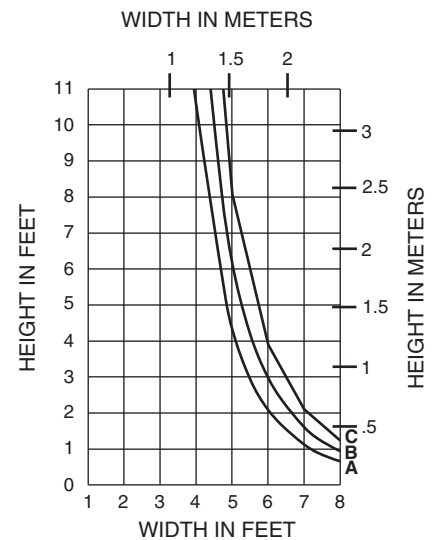
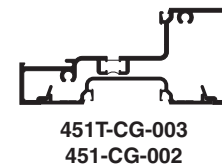
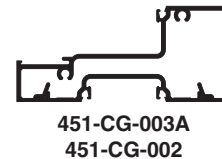
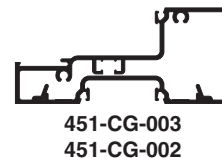
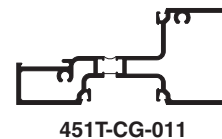
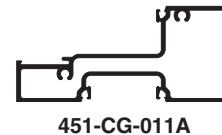
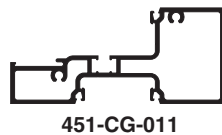
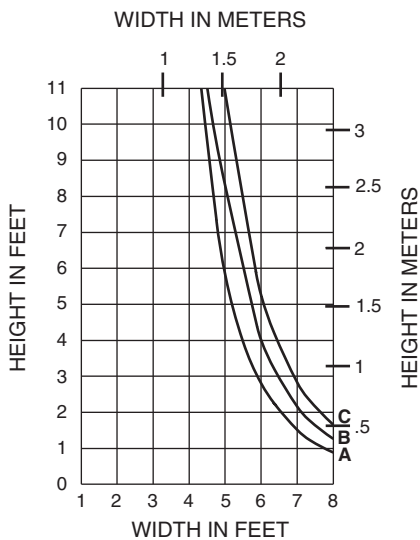
DEADLOAD CHARTS

EC 97911-43

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.

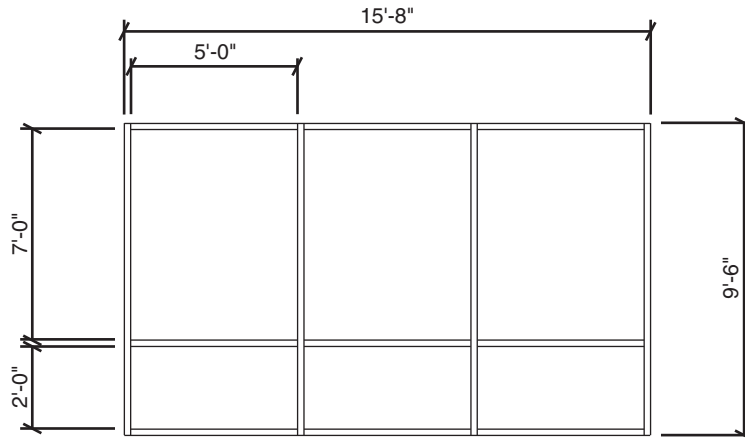
- A = (1/4 POINT LOADING)
B = (1/6 POINT LOADING)
C = (1/8 POINT LOADING)



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.
© Kawneer Company, Inc., 2012

Project Specific U-factor Example Calculation



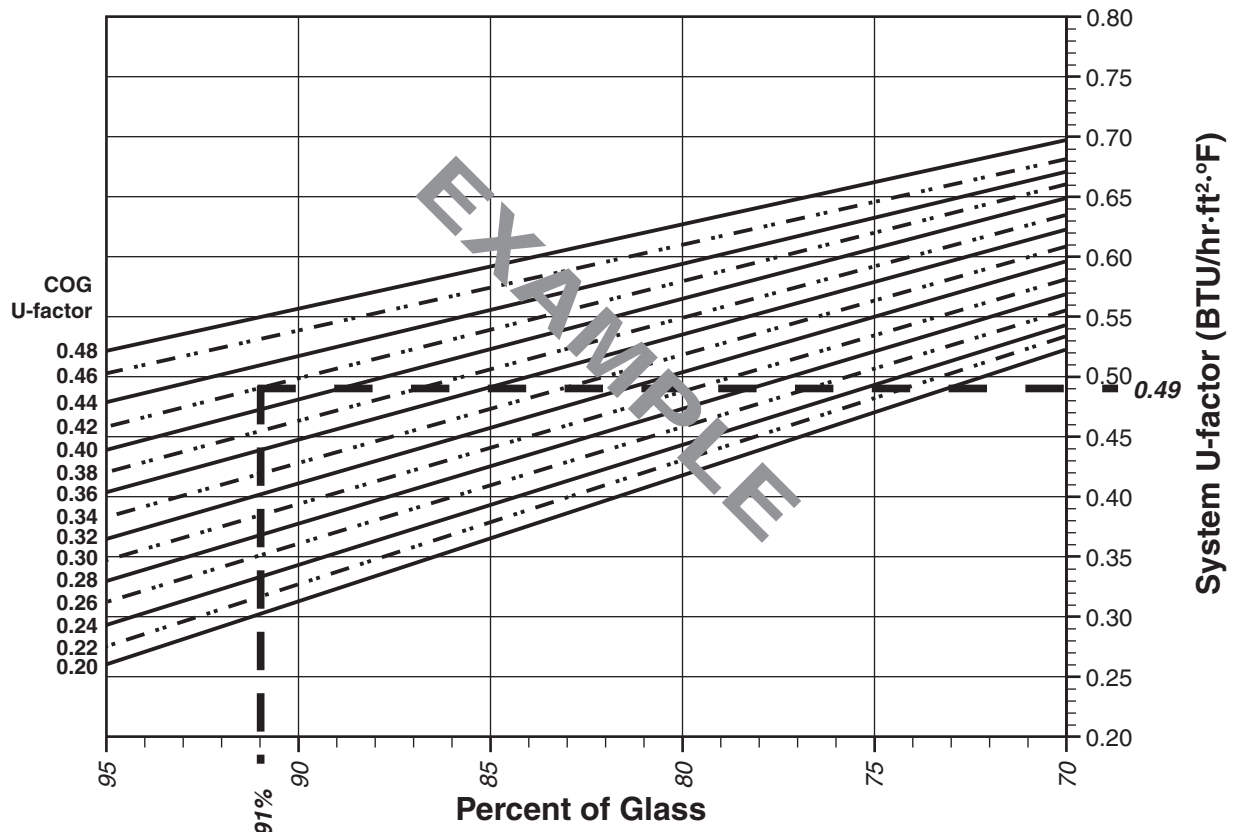
Example Glass U-factor = 0.42 Btu/hr.ft².°F

Total Daylight Opening = 3(5' x 7') + 3(5' x 2') = 135ft²

Total Projected Area = (Total Daylight Opening + Total Area of Framing System)
= 15'-8" x 9'-6" = 148.83ft²

Percent of Glass = (Total Daylight Opening ÷ Total Projected Area)
= (135 ÷ 148.83)100 = 91%

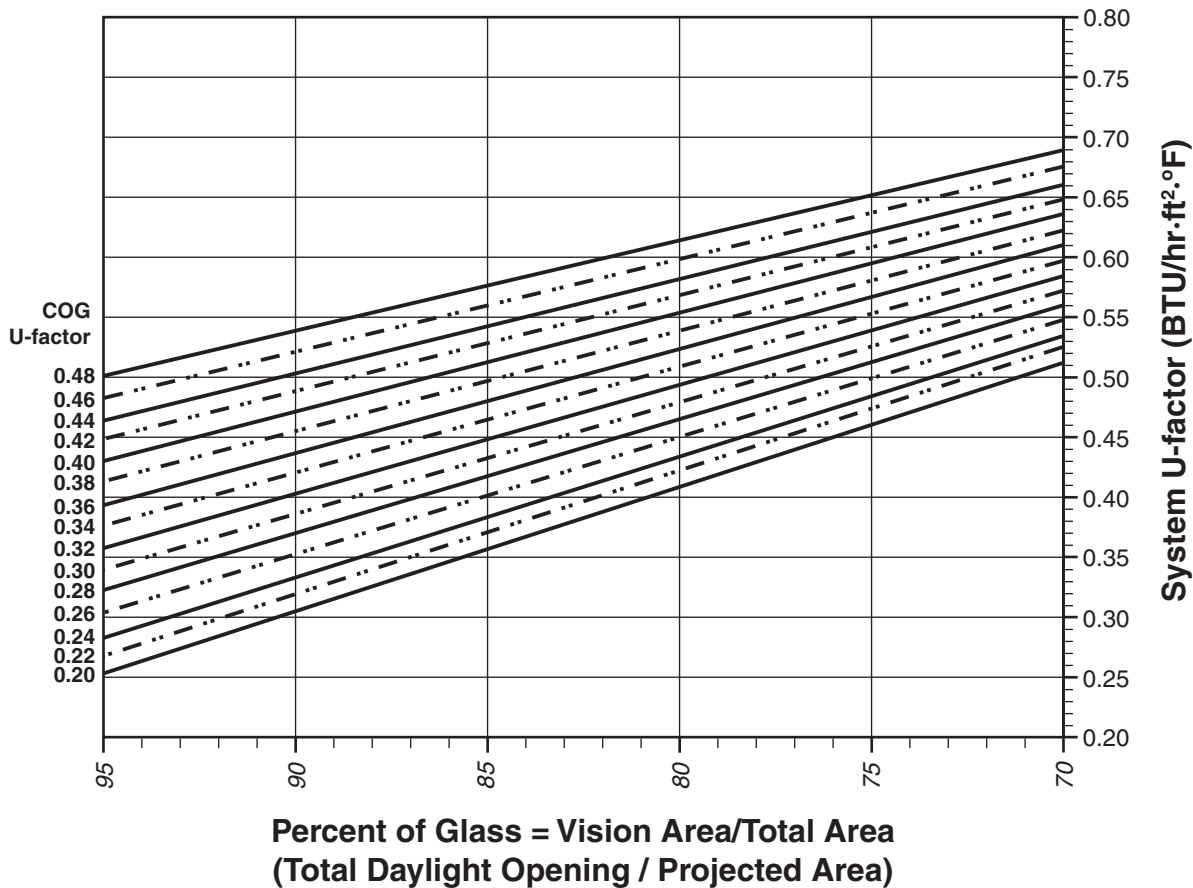
System U-factor vs Percent of Glass Area



**Based on 91% glass and center of glass (COG) U-factor of 0.42
System U-factor is equal to 0.49 Btu/hr x ft² x °F**

TRIFAB® VG 451T (CENTER – 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.

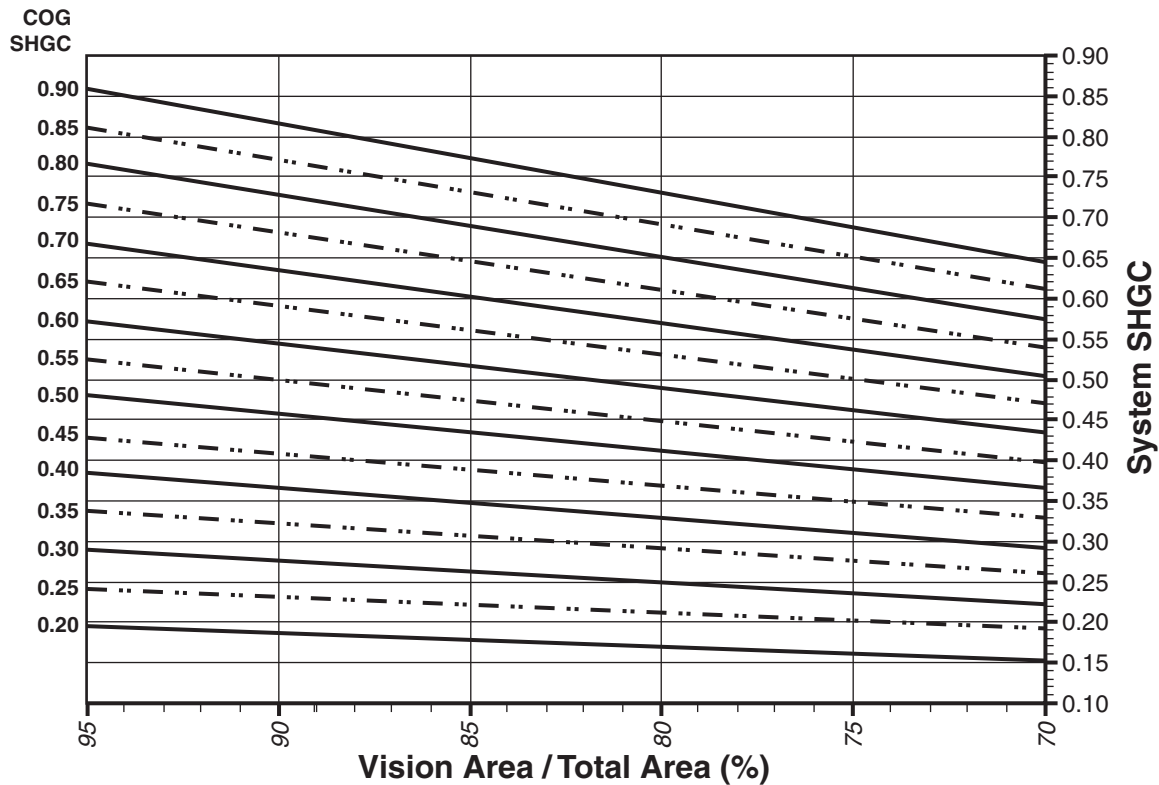
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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

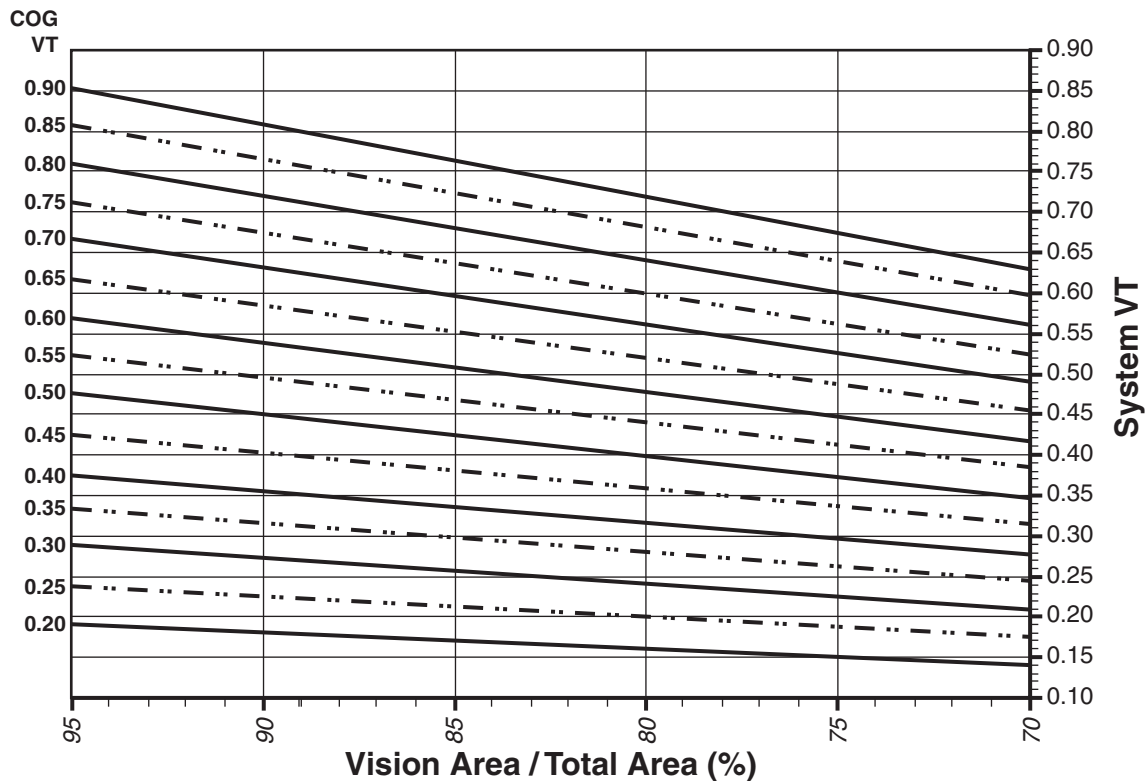
© Kawneer Company, Inc., 2012

TRIFAB® VG 451T (CENTER – Thermal)

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



System Visible Transmittance (VT) vs Percent of Vision Area



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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TRIFAB® VG 451T (CENTER – Thermal)

Thermal Transmittance ¹

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.55
0.46	0.54
0.44	0.52
0.42	0.51
0.40	0.49
0.38	0.47
0.36	0.46
0.34	0.44
0.32	0.43
0.30	0.41
0.28	0.39
0.26	0.38
0.24	0.36
0.22	0.34
0.20	0.33

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.90	0.80
0.85	0.75
0.80	0.71
0.75	0.66
0.70	0.62
0.65	0.58
0.60	0.53
0.55	0.49
0.50	0.44
0.45	0.40
0.40	0.36
0.35	0.31
0.30	0.27
0.25	0.23
0.20	0.18

Visible Transmittance ²

Glass VT ³	Overall VT ⁴
0.90	0.79
0.85	0.75
0.80	0.70
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	0.40
0.40	0.35
0.35	0.31
0.30	0.26
0.25	0.22
0.20	0.18

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 2000mm wide by 2000mm high (78-3/4" by 78-3/4").

Dymonic® FC

Fast-Curing, Low-Modulus, Silane End-Capped, Polyurethane Hybrid Sealant

Product Description

Dymonic® FC is a low-modulus, single-component, moisture-cure, polyurethane hybrid sealant, formulated with proprietary silane end-capped polymer technology. Dymonic FC is a high-performance hybrid that combines the best performance characteristics of polyurethane and silicone sealants.

Basic Uses

Dymonic FC is a durable, flexible, sealant that offers excellent performance in moving joints and exhibits tenacious adhesion once fully cured. Typical applications for Dymonic FC include expansion and control joints, precast concrete panel joints, perimeter caulking (windows, door, panels), EIFS, aluminum, masonry and vinyl siding.

Features and Benefits

Dymonic FC is fast curing with a skin time of 60 min and a tack-free time of 3 to 4 hr to significantly reduce dirt pickup. It will not green crack due to early movement and has an exceptional movement capability of $\pm 35\%$. Dymonic FC is also low-VOC, paintable and will not crack or craze under UV exposure.

Colors

Almond, Beige, Black, Anodized Aluminum, Aluminum Stone, Bronze, Buff, Dark Bronze, Gray, Hartford Green, Ivory, Limestone, Natural Clay, Off White, Precast White, Redwood Tan, Stone and White.

Packaging

10.1-oz (300-mL) cartridges; 20-oz (600-mL) sausages; 2-gal (7.6-L), 3-gal (11.4-L) and 5-gal (19-L) pails

Coverage Rates

308' of joint per gallon for a 1/4" x 1/4" (6 mm x 6 mm) joint. For specific coverage rates that include joint size and usage efficiencies, visit our website usage calculator at www.tremcosealants.com.

Applicable Standards

Dymonic FC meets or exceeds the requirements of the following specifications:

- ASTM C920 Type S, Grade NS, Class 35, Use NT, M, A and O
- ASTM C1248
- U.S. Federal Specification TT-S-00230C Class A, Type II
- CAN/CGSB 19.13-M87

Fire-Rated Systems

FF-D-1063, FW-D-1059, HW-D-1054, WW-D-1054

Joint Design

Dymonic FC may be used in any joint designed in accordance with accepted architectural/engineering practices. Joint width should be 4 times anticipated movement, but not less than 1/4" (6 mm).

Joint Backing

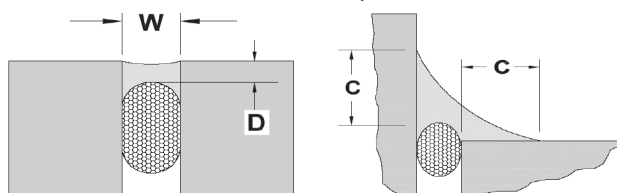
Closed cell or reticulated polyethylene backer rod is recommended as joint backing to control sealant depth and to ensure intimate contact of sealant with joint walls when tooling. Where depth of joint will prevent the use of backer rod, an adhesive backed polyethylene tape (bond breaker tape) should be used to prevent three-sided adhesion. All backing should be dry at time of sealant application.

TYPICAL PHYSICAL PROPERTIES

Property	Test Method	Typical Value
Rheological Properties	ASTM C639	Non-sag (NS), 0" of sag in channel
Extrusion Rate	ASTM C1183	93.1 mL/min
Hardness Properties	ASTM C661	25
Weight Loss	ASTM C1246	Pass
Skin Time		1 hr
Tack Free Time	ASTM C679	3 to 4 hr
Stain & Color Change	ASTM C510	No visible color change/No stain
Adhesion-in-Peel	ASTM C794	Aluminum 20 to 25 pli (89 to 112 N) Concrete 18 to 22 pli (80 to 98 N) No Adhesion Loss
Effects of Accelerated Aging	ASTM C793	Pass
Movement Capability		$\pm 35\%$

Sealant Dimensions

W = Sealant width, D = Sealant depth, C = Contact area.



EXPANSION JOINTS - The minimum width and depth of any sealant application should be 1/4" x 1/4" (6 mm by 6 mm).

The depth (D) of sealant may be equal to the width (W) of joints that are less than 1/2" (13 mm) wide. For joints ranging from 1/2" to 1" (13 mm to 25 mm) wide, the sealant depth should be approximately one-half of the joint width.

The maximum depth (D) of any sealant application should be 1/2" (13 mm). For joints that are wider than 1" (25 mm) contact Tremco Technical Services or your local Sales Representative.

WINDOW PERIMETERS – For fillet beads, or angle beads around windows and doors, the sealant should exhibit a minimum surface contact area (C) of 1/4" (6 mm) onto each substrate. Proper joint backing or bond breaking should be provided to allow for anticipated movement.

Surface Preparations

Surfaces must be sound, clean, and dry. All release agents, existing waterproofing, dust, loose mortar, laitance, paints, or other finishes must be removed. This can be accomplished with a thorough wire brushing, grinding, sandblasting, or solvent washing, depending on the contamination.

Tremco recommends that surface temperatures be 40 °F (4 °C) or above at the time the sealant is applied. If sealant must be applied in temperatures below 40 °F (4 °C), please refer to the Tremco Guide for Applying Sealants in Cold Weather that can be found on our website at www.tremcosealants.com.

Priming

Where deemed necessary, use TREMprime Silicone Porous Primer for porous surfaces and TREMprime Silicone Metal Primer for metals or plastics. Dymonic FC typically adheres to common construction substrates without primers; however, due to the variability of substrate finishes such as Kynar and anodized aluminum, Tremco always recommends that a mock-up or field adhesion test be performed on the actual materials being used on the job to verify the need for a primer. A description of the field adhesion test can be found in appendix X1 of ASTM C1193, Standard Guide for Use of Joint Sealants.

Application

Dymonic FC is easy to apply with conventional caulking equipment. Ensure that the backer rod is friction fitted properly and any primers have been applied. Fill the joint completely with a proper width-to-depth ratio and tool to ensure intimate contact of sealant with joint walls. Dry tooling is always preferred, although xylene can be used in limited amounts to slick the spatula if needed following the initial dry tooling.

For a cleaner finish, mask the sides of the joint with tape prior to filling.

Cure Time

Dymonic FC generally cures at a rate of 3/32" per day at 75 °F (24 °C) and 50% RH. Dymonic FC will skin in 1 hr and be tack-free in 3 to 4 hr. The cure time will increase as temperatures and/or humidity decrease. A good rule of thumb is one additional day for every 10 °F decrease in temperature.

Clean up

Excess sealant and smears adjacent to the joint interface can be carefully removed with xylene or mineral spirits before the sealant cures. Any utensils used for tooling can also be cleaned with xylene or mineral spirits.

Limitations

- Do not apply over damp or contaminated surfaces.
- Use with adequate ventilation.
- Do not use under polyurethane deck coatings unless the sealant is fully cured.
- Always utilize the accompanying MSDS for information on Personal Protective Equipment (PPE) and health Hazards.
- Although Dymonic FC is paintable, this does not imply adhesion to and compatibility with all paints. Please refer to Tremco Technical Bulletin No. S-09-05 for more information.

Warranty

Tremco warrants its Products to be free of defects in materials, but makes no warranty as to appearance or color. Since methods of application and on-site conditions are beyond our control and can affect performance, Tremco makes no other warranty, expressed or implied including warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE, with respect to Tremco Products. Tremco's sole obligation shall be, at its option, to replace or refund the purchase of the quantity of Tremco Products proven to be defective and Tremco shall not be liable for any loss or damage.

Please refer to our website at www.tremcosealants.com for the most up-to-date Product Data Sheets.



Dymonic® FC Standard Colors

MTO/custom colors & alternate packaging available

This guide only offers a general representation of our color offering. Colors viewed on a computer screen and then printed will vary and will never be an exact representation of the actual pigment. When matching is critical, please refer to our color card or sample color strips.



ALMOND



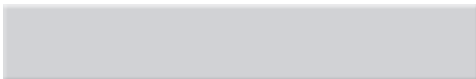
HARTFORD GREEN



ALUMINUM STONE



IVORY



ANODIZED ALUMINUM



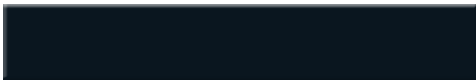
LIMESTONE



BEIGE



NATURAL CLAY



BLACK



OFF WHITE



BRONZE



PRECAST WHITE



BUFF



REDWOOD TAN



DARK BRONZE



STONE



GRAY



WHITE



251 Exchange

Storefront Doors

190, 350 and 500 Standard Entrances

Single Source
Packages
Generate Versatile
First Impressions

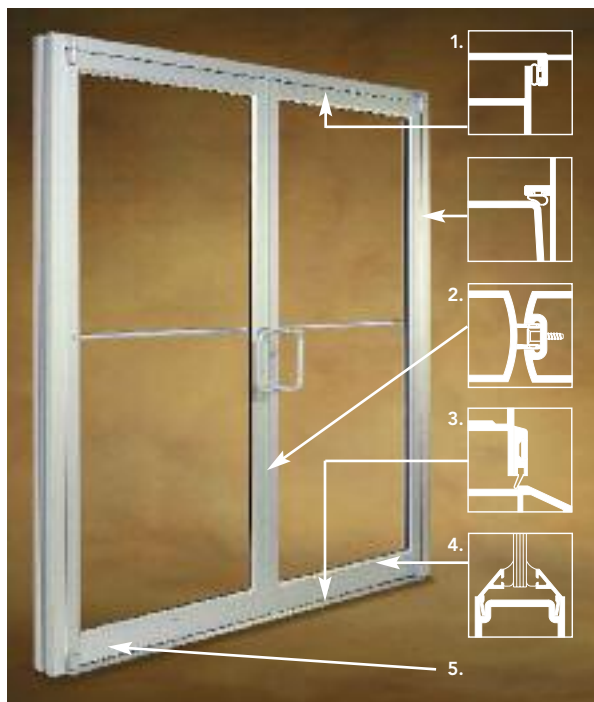


Garland Special Events Center, Garland, TX
Architect: HKS, Inc., Dallas, TX
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair® bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

Permanodic® Anodized finishes are available in Class I and Class II in seven different colors.

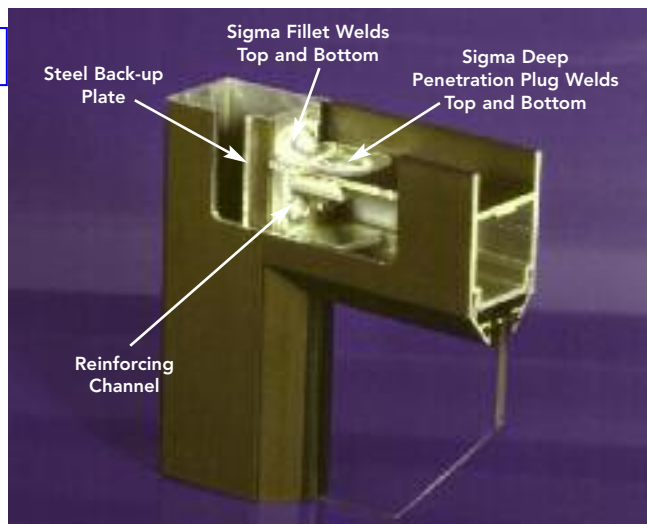
Dark Bronze Anodized

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

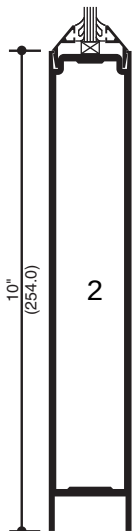
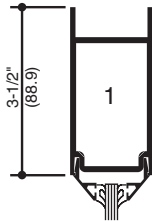
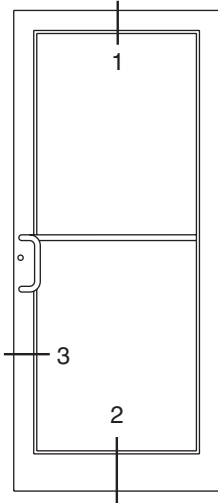
kawneer.com
770 . 449 . 5555

KAWNEER
AN ALCOA COMPANY

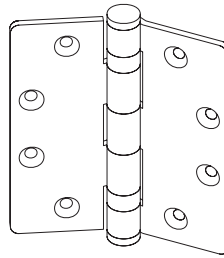
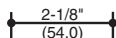


Dark BronzeFinish

350 MEDIUM STILE



SINGLE ACTING



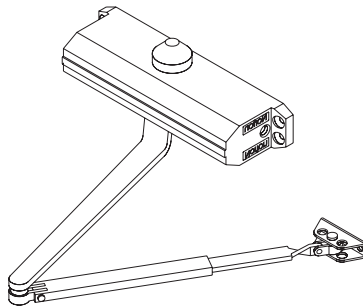
Top & Bottom Butt Hinges

BUTT HINGE

Description: Commercial quality 300 series stainless steel hinge with leafs of five knuckle two ball bearing construction. The hinge barrel is enclosed with button tips and incorporates a non-removable pin. The hinge is a radius corner, standard template butt of 4-1/2" x 4" (114.3 x 101.6). The hinge leaf thickness is 0.134 inches (3.4). It is also available in electric transfer model.

Application: The butt hinge is fully mortised into the door hinge stile and frame hinge jamb. Reinforcing plates are used in both the frame jamb and hinge stile for secure screw anchorage available. The use of an intermediate butt (1-1/2 pair per leaf) is suggested for doors in high traffic areas or for doors over 7'-6" (2286).

Finish: Hinges are powder painted to blend with door finish.



NORTON 1601 and NORTON 1601 BF

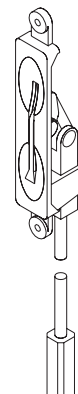
Description: The Norton 1601 and 1601BF are ANSI Grade 1 certified and is the standard offering in Kawneer's entrance package program. The compact closer design blends well with narrow aluminum door and frame sightlines. This versatile and rugged surface closer features hydraulic spring power controlled rack and pinion operation. The Norton 1601 offers adjustable spring sizes 3 - 6 while the Norton 1601BF offers adjustable spring sizes 1 - 4. The Norton 1601BF is ADA compliant for interior doors. The closer is non-handed, with separate adjustment for sweep and latch ranges are standard, an adjustment screw controls the back-check. Drop plates, corner brackets, and hold open arms are optional accessories.

Application: Closer mounting options are: Hinge (Pull) Side Mounting; the closer is mounted to the top door rail with the arm attached to the transom bar/header. Top Jamb (Push Side) Mounting; the closer is mounted to the transom bar/header. Parallel Arm (Push Side) Mounting; the closer is mounted to the top door rail with the arm and soffit plate attached to the transom bar/header. Parallel Arm mounting folds the closer arm parallel to the transom bar/header and minimizes the arm projection. The closer is suitable to areas of medium traffic volume.

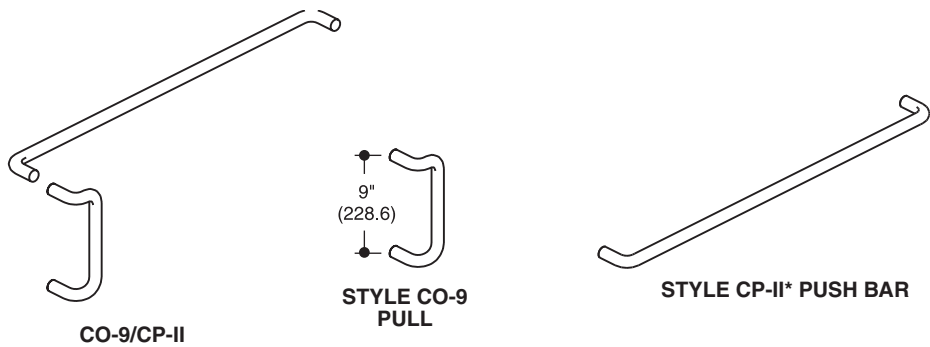
Finish: Painted to match #17 finish and #40 finish.

KAWNEER FLUSH BOLT

Description: A standard pair of doors includes top and bottom flush bolts in the inactive leaf. The flush bolts provide two inactive leaf "lock" points in addition to the active leaf which locks into the inactive leaf. They are flush mounted in the nose of the door stile and are finished to match.



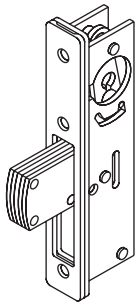
ARCHITECTS CLASSIC (PUSH PULL SETS)



ADAMS RITE MS-1850 DEADLOCK

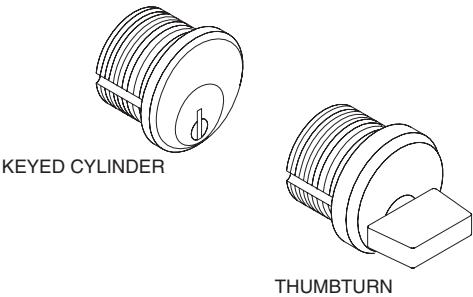
Description: This deadlock incorporates an aluminum faceplate and five ply laminated steel bolt with 1-3/8" (34.9) standard throw. For special conditions, a 13/16" (20.5) throw is available. All vulnerable lock parts are designed to resist sawing attempts. The lock accepts any standard 1-5/32" (29.4) mortised cylinder or thumbturn (with MS cam). Backset (center line of face plate to center line of cylinder) is 1-1/8" (28.6) on all doors.

Application: Standard lock used in the active leaf of a pair of doors or on a single door. It may be converted to two point or three point locking.



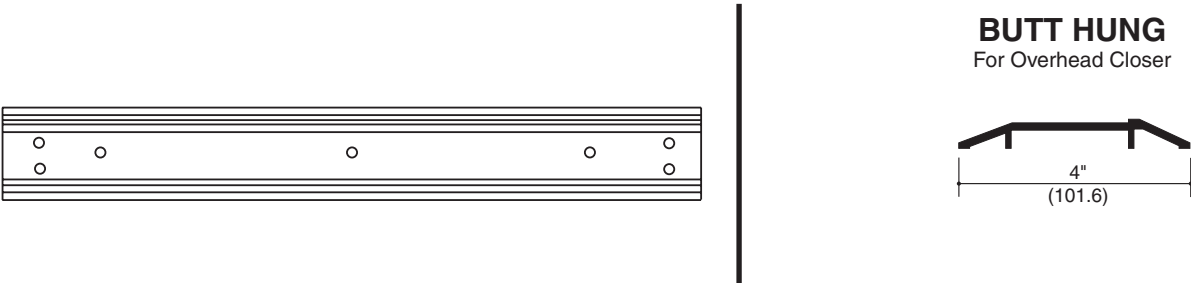
KAWNEER LOCK CYLINDERS

Description: Kawneer standard cylinders are 5 pin-mortised with a diameter of 1-5/32" (29.4). As shown in the illustration, the cylinders are key operated , thumbturn operated or blank. Keyed alike cylinders are available to meet various keying schemes. The cylinder scalps and thumbturns are finished to match the door.



KAWNEER THRESHOLDS

Description/Application: Kawneer thresholds are factory fabricated and prepared for the appropriate hinging and locking hardware. They are extruded-mill finish aluminum and are engineered for maximum strength as an integral part of the door and frame. Threshold height from the finished floor is 1/2" (12.7mm) except as noted.





251 Exchange

Shop Drawings

SYMBOLS			
1 TITLE SCALE QUANTITY ARCHITECTURAL REFERENCE	ELEVATION NAME		
1 VIEW TITLE SCALE	DETAIL NAME		
1	ELEVATION CALLOUT		
1 101	SECTION CALLOUT		
	REVISED ITEM		
1	REVISION NUMBER		

SUB. DIM. = SUBSTRATE DIMENSION
PNL. DIM. = PANEL DIMENSION

INFORMATION AVAILABLE TO PREPARE DRAWINGS

ARCHITECTURAL DRAWINGS DATED - 09/21/2018
EXECUTIVE GLASS SERVICES, INC. - SCOPE OF WORK

NOTES TO ARCHITECT:

GENERAL NOTES

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SHEET LIST

SHEET	DESCRIPTION
100	COVER SHEET
200	FLOOR PLANS
201	EXTERIOR BUILDING ELEVATIONS
202	FRAME ELEVATIONS
203	PANEL ELEVATIONS
204	PANEL ELEVATIONS
205	PANEL ELEVATIONS
206	PANEL ELEVATIONS
207	PANEL ELEVATIONS
208	PANEL WALL SECTIONS
209	FRAME ELEVATIONS
210	FRAME ELEVATIONS
211	FRAME ELEVATIONS
300	DETAILS
301	DETAILS
302	DETAILS
303	DETAILS
304	DETAILS

DOOR SCHEDULE					
DOOR #	DOOR WIDTH	DOOR HEIGHT	ACTIVE LEAF		
101	6'-0"	7'-0"	OUTSWING		
HARDWARE SET #1: KAWNEER BUTT HINGES SURFACE MOUNTED OVERHEAD CLOSER STANDARD PULLS ADA THRESHOLD					

GLASS SCHEDULE			
MARK	GLAZING DESCRIPTION AND MAKEUP		NOTES
GL-1	DESCRIPTION	1" INSULATED UNIT:	
	OUTBOARD:	$\frac{3}{4}$ " GRAY, TEMPERED	
	AIRSPACE:	$\frac{3}{2}$ " AIR SPACER	
	INBOARD:	$\frac{3}{4}$ " VITRO SB 70XL LOW-E ON #3 SURFACE, TEMPERED	

GL-2	DESCRIPTION	1" INSULATED UNIT:	
	OUTBOARD:	$\frac{3}{4}$ " GRAY, ANNEALED	
	AIRSPACE:	$\frac{3}{2}$ " AIR SPACER	
	INBOARD:	$\frac{3}{4}$ " VITRO SB 70XL LOW-E ON #3 SURFACE, TEMPERED	

MATERIAL SCHEDULE

PRODUCT TYPE	MANUFACTURER	SYSTEM	PROFILE DIMENSIONS	DESCRIPTION	FINISH
STOREFRONT DOOR	KAWNEER	MEDIUM STILE	1 $\frac{3}{4}$ " THICK	3 $\frac{1}{2}$ " STILES AND TOP RAIL, 10" BOTTOM RAIL	DARK BRONZE ANODIZED
ACM 4MM	-	COMPOSITE METAL PANELS - WET SEAL SYSTEM	2" SYSTEM DEPTH	$\frac{1}{2}$ " PANEL TO PANEL JOINTS AND $\frac{1}{2}$ " PANEL TERMINATION JOINTS	TERRA COTTA & SW 7051
EXTERIOR SEALANT FOR THE PERIMETER OF THE EXTERIOR ALUMINUM FRAMES AND ACM PANEL JOINTS					

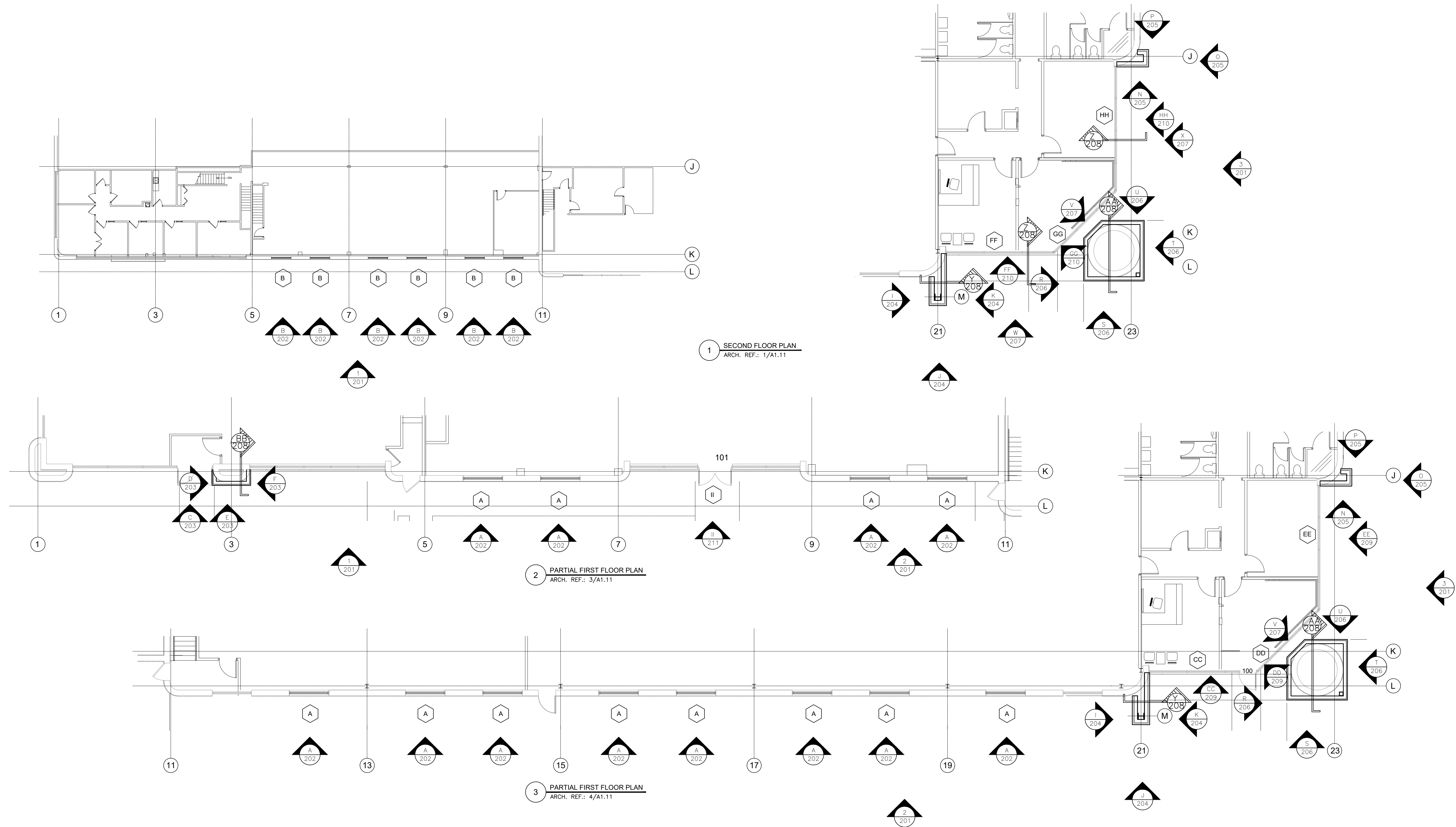
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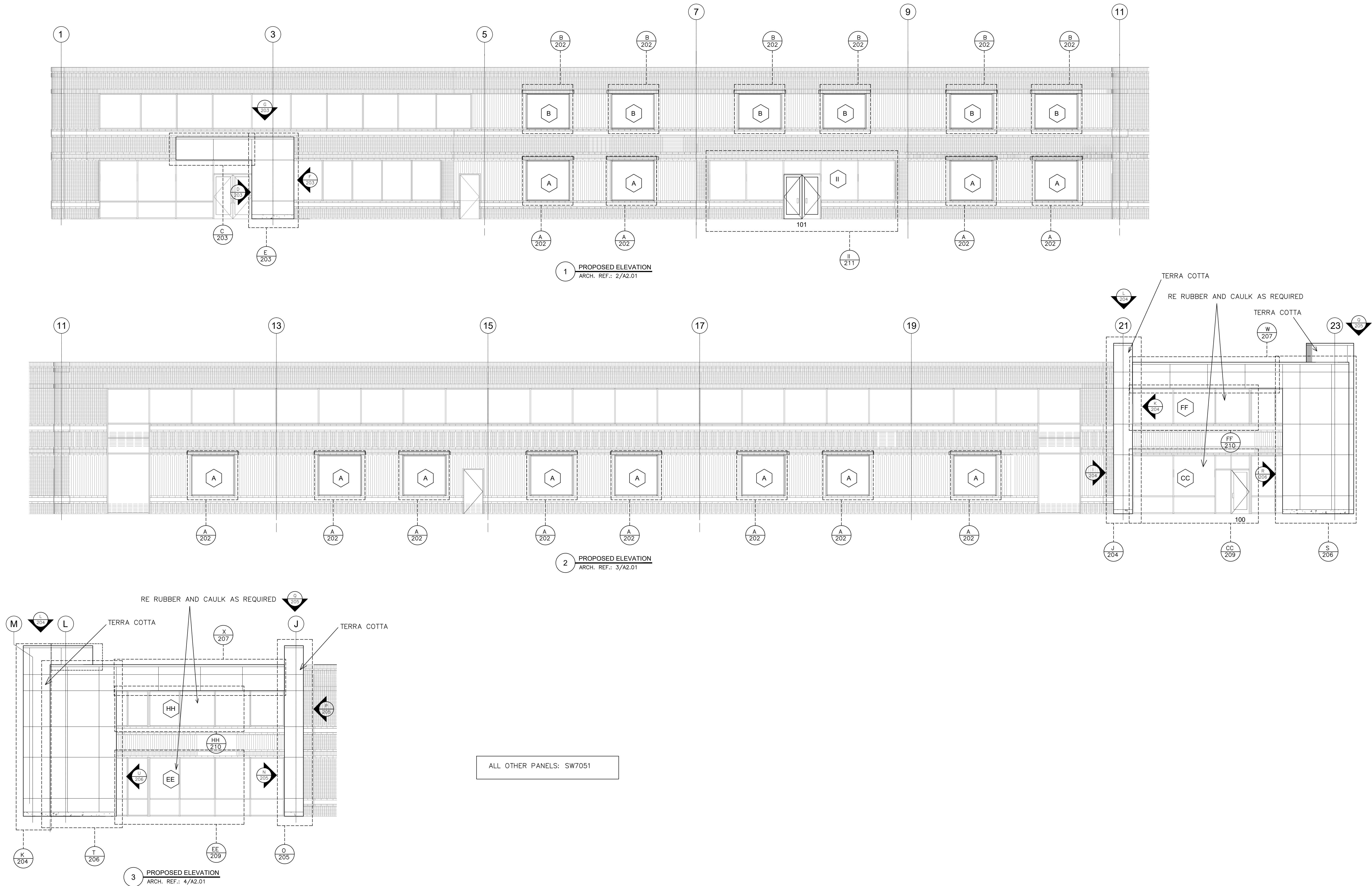
EXETER PROPERTY GROUP
251 EXCHANGE PLACE

LOCATION:

251 EXCHANGE PLACE
HERNDON, VA 20170

03/08/2019		
COVER SHEET		
REVISION		
△		
△		
△		
ARCHITECT:	MEYER	GENERAL CONTRACTOR: ULTRA COMPANY
EXECUTIVE GLASS SERVICES, INC.		
PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY 251 EXCHANGE PLACE HERNDON, VA 20170		
105 EXECUTIVE DRIVE, SUITE 210 STERLING, VIRGINIA 20166 PHONE: 703-456-4450 FAX: 703-456-4453		
DWG BY: KS		
CHK BY: SA		
JOB NO: 9552		
DRAWING NO: 100 1 OF 18		





03/08/2019

ELEVATIONS

REVISION

△
△
△

ARCHITECT: MEYER
GENERAL CONTRACTOR: ULTRA COMPANY

EXECUTIVE
GLASS SERVICES, INC.
105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

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HERNDON, VA 20170

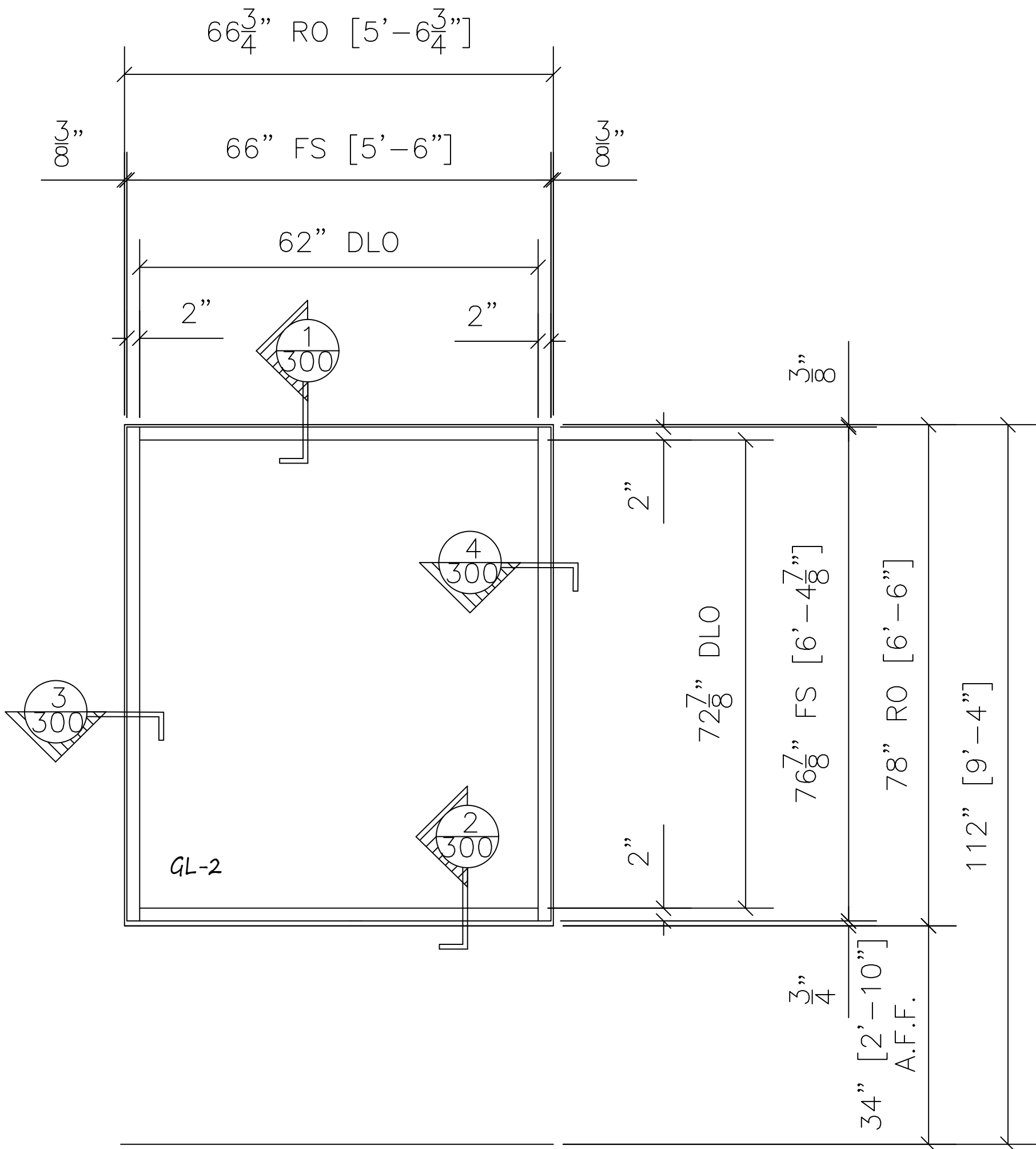
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CHK BY: SA

JOB NO: 9552

DRAWING NO:

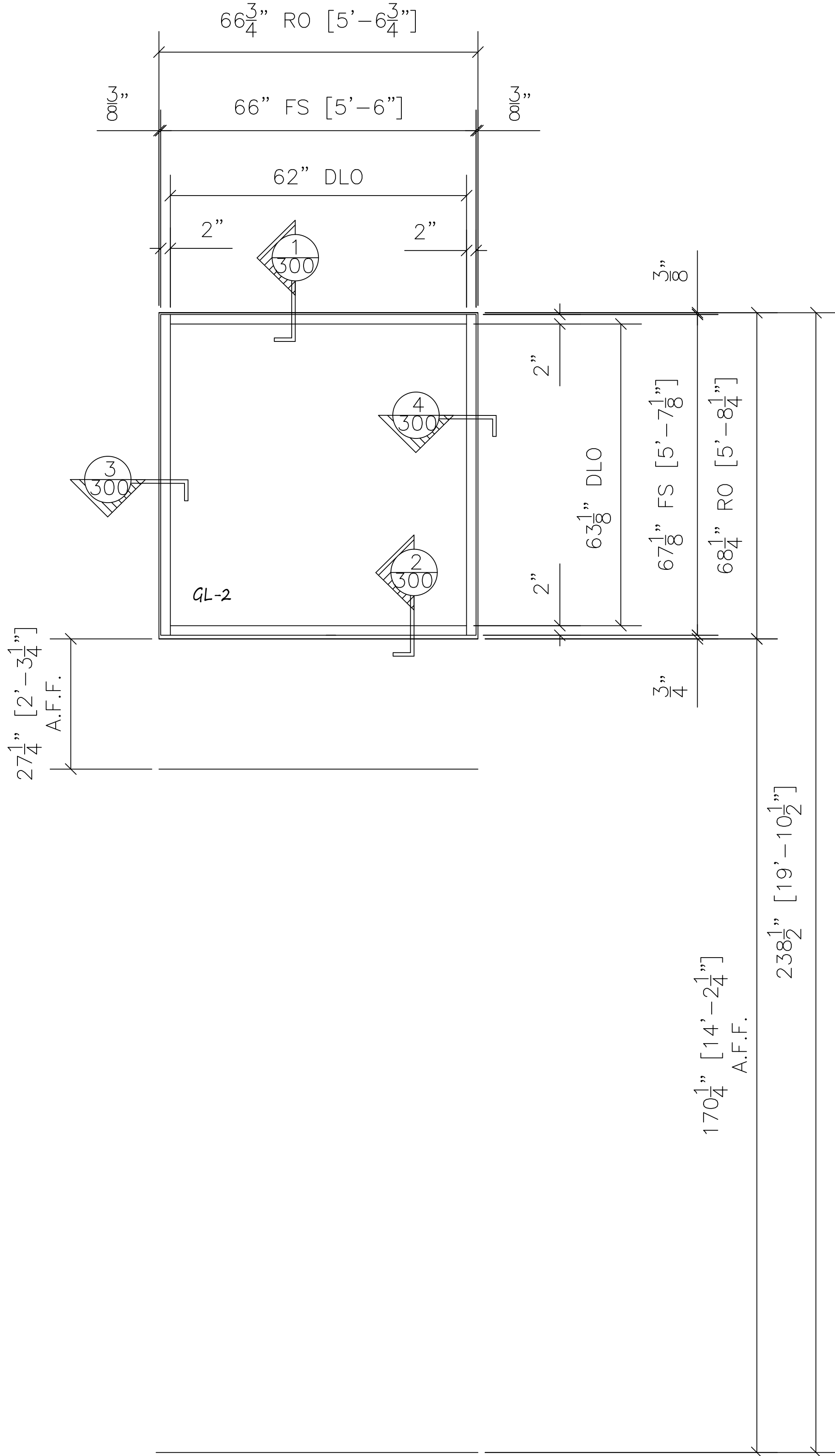
201
3 OF 18



A **STOREFRONT A ELEVATION**
KAWNEER 451T 2" X 4-1/2" EXTERIOR STOREFRONT
ARCH. REF.: A2.01

QTY	LOCATION
12	MAIN ELEVATION - LEVEL 01

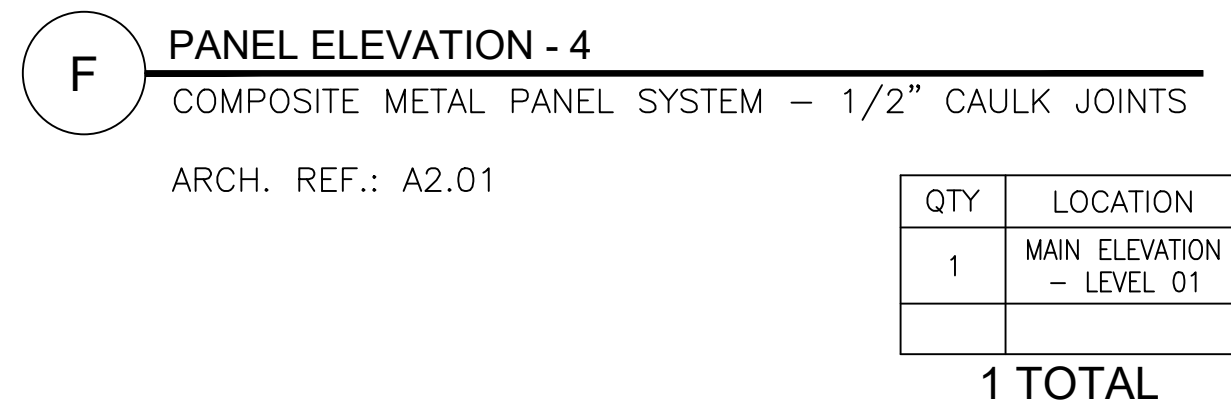
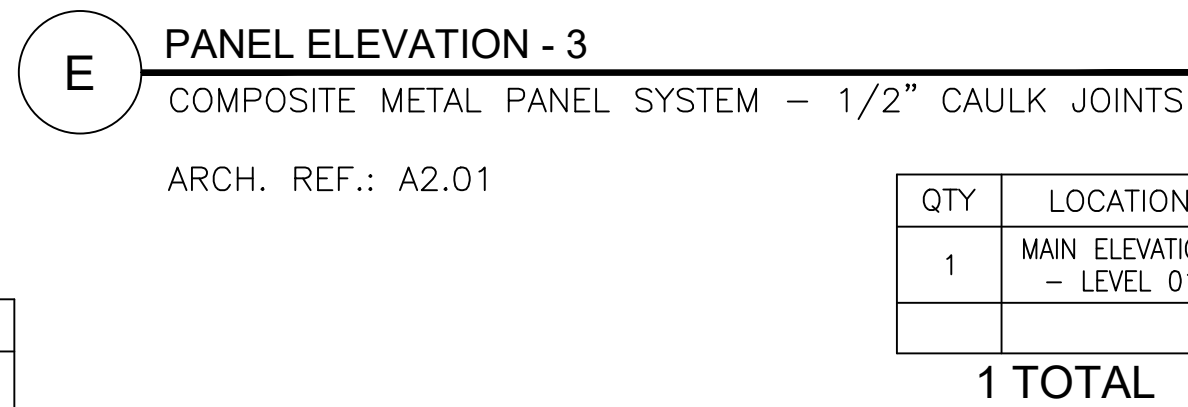
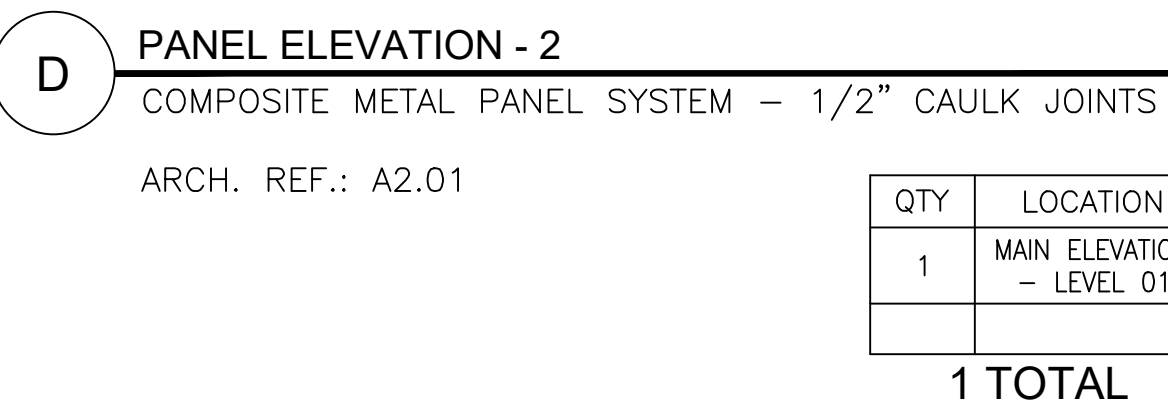
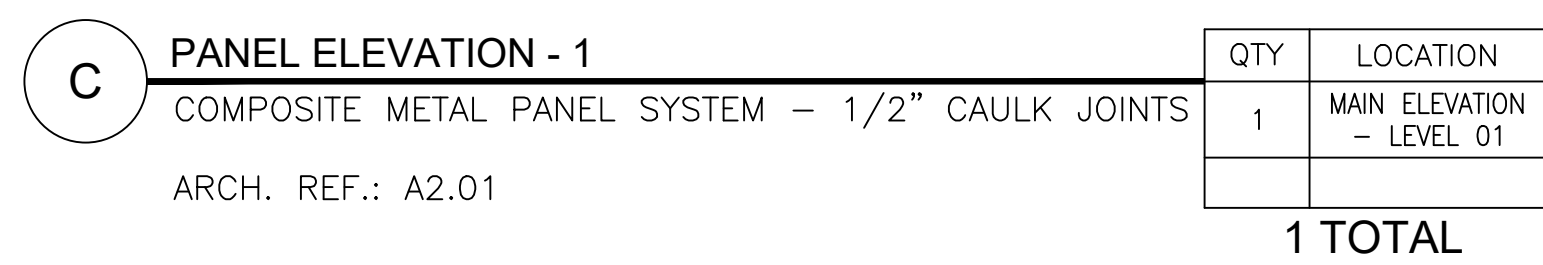
12 TOTAL

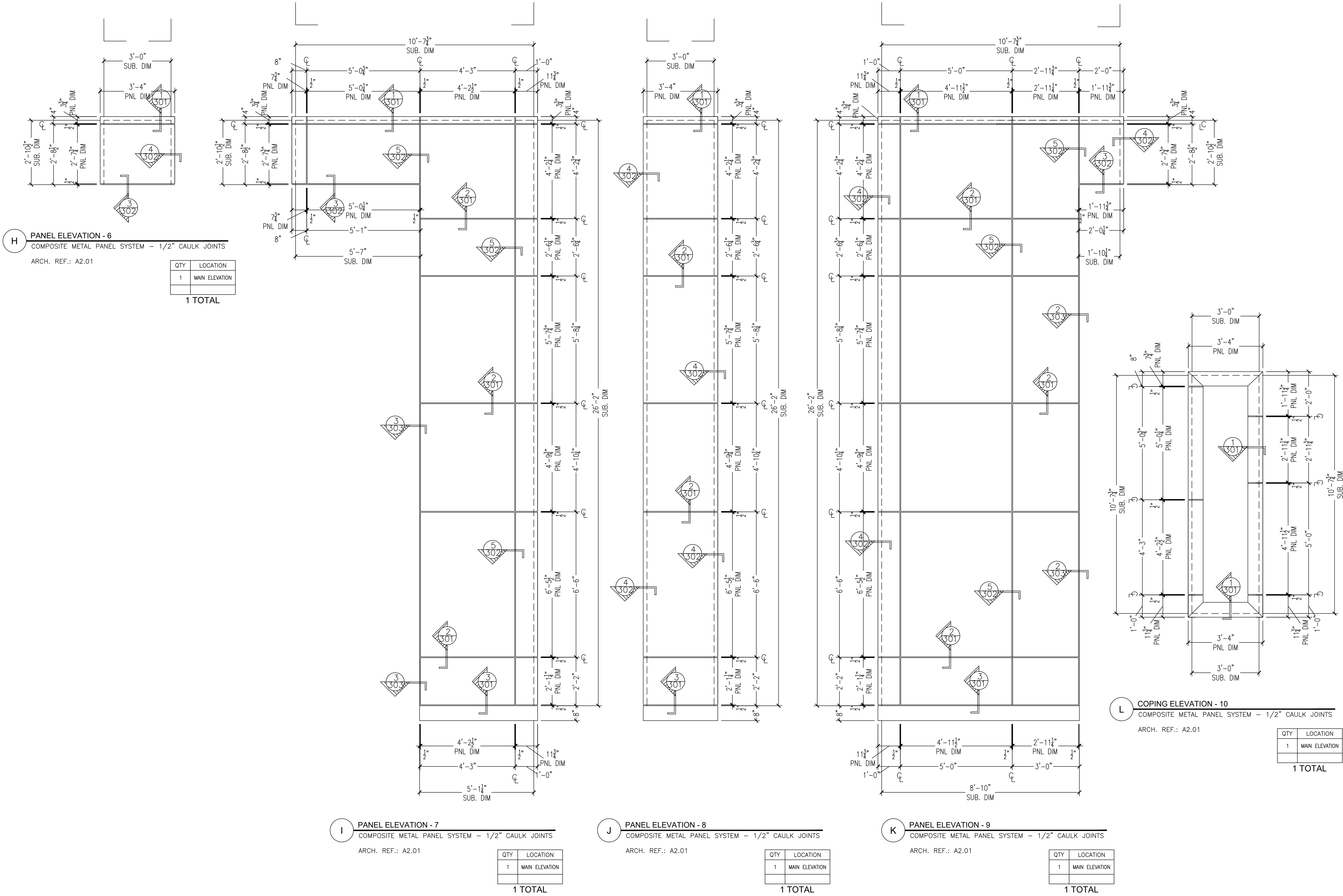


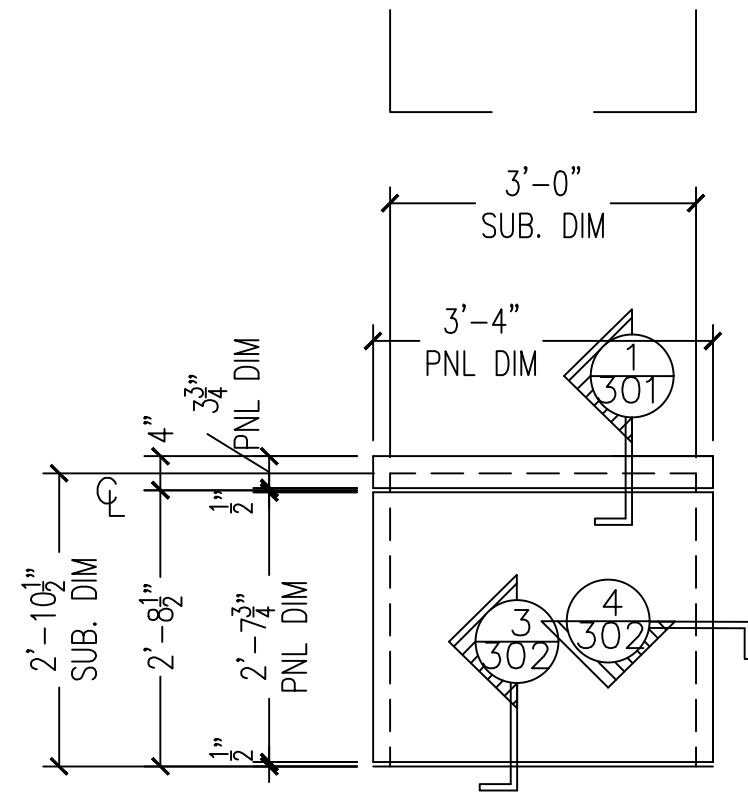
B **STOREFRONT B ELEVATION**
KAWNEER 451T 2" X 4-1/2" EXTERIOR STOREFRONT
ARCH. REF.: A2.01

QTY	LOCATION
6	MAIN ELEVATION - LEVEL 02

6 TOTAL





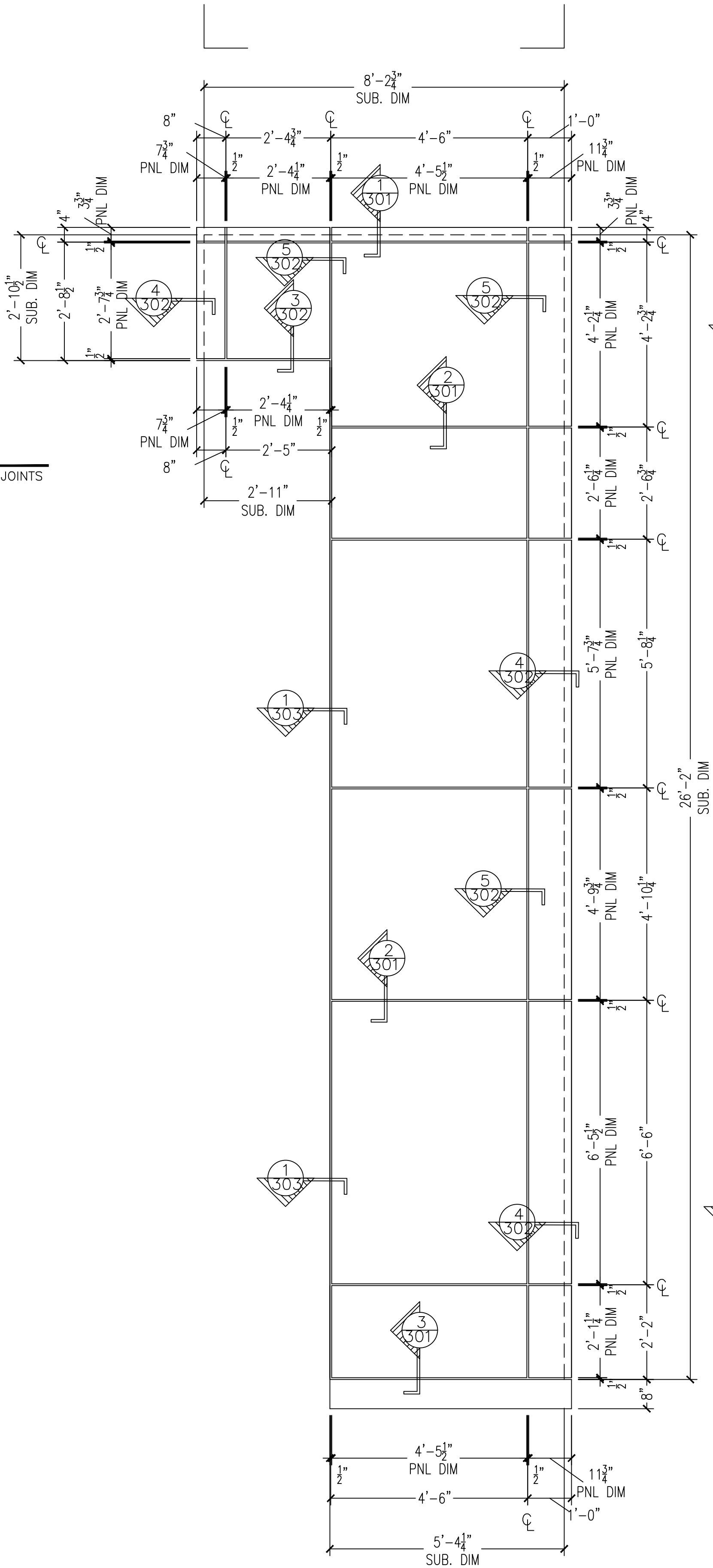


M **PANEL ELEVATION - 11**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

1 TOTAL

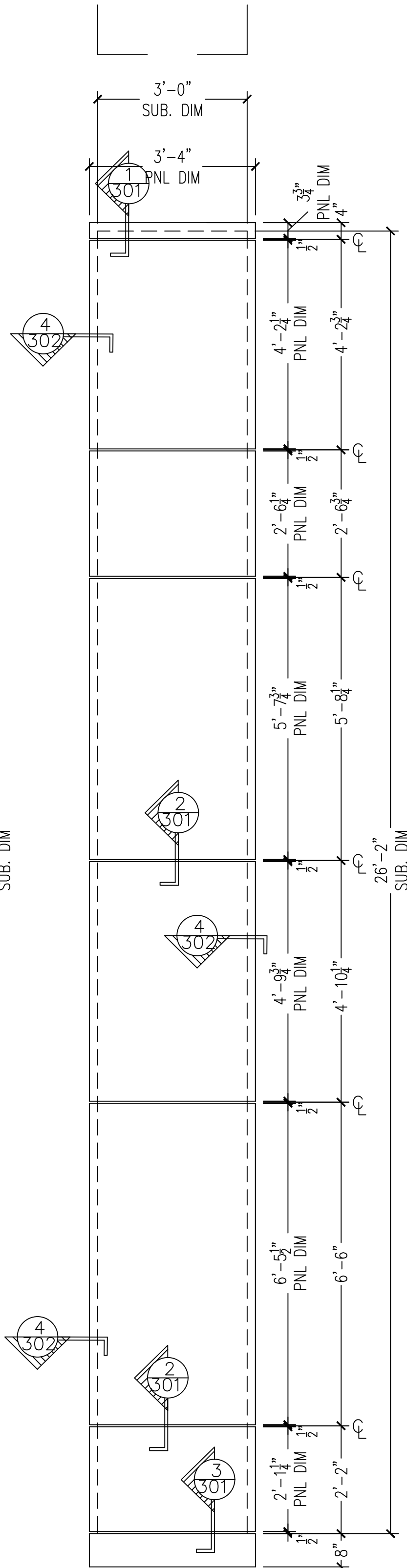


N **PANEL ELEVATION - 12**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

1 TOTAL

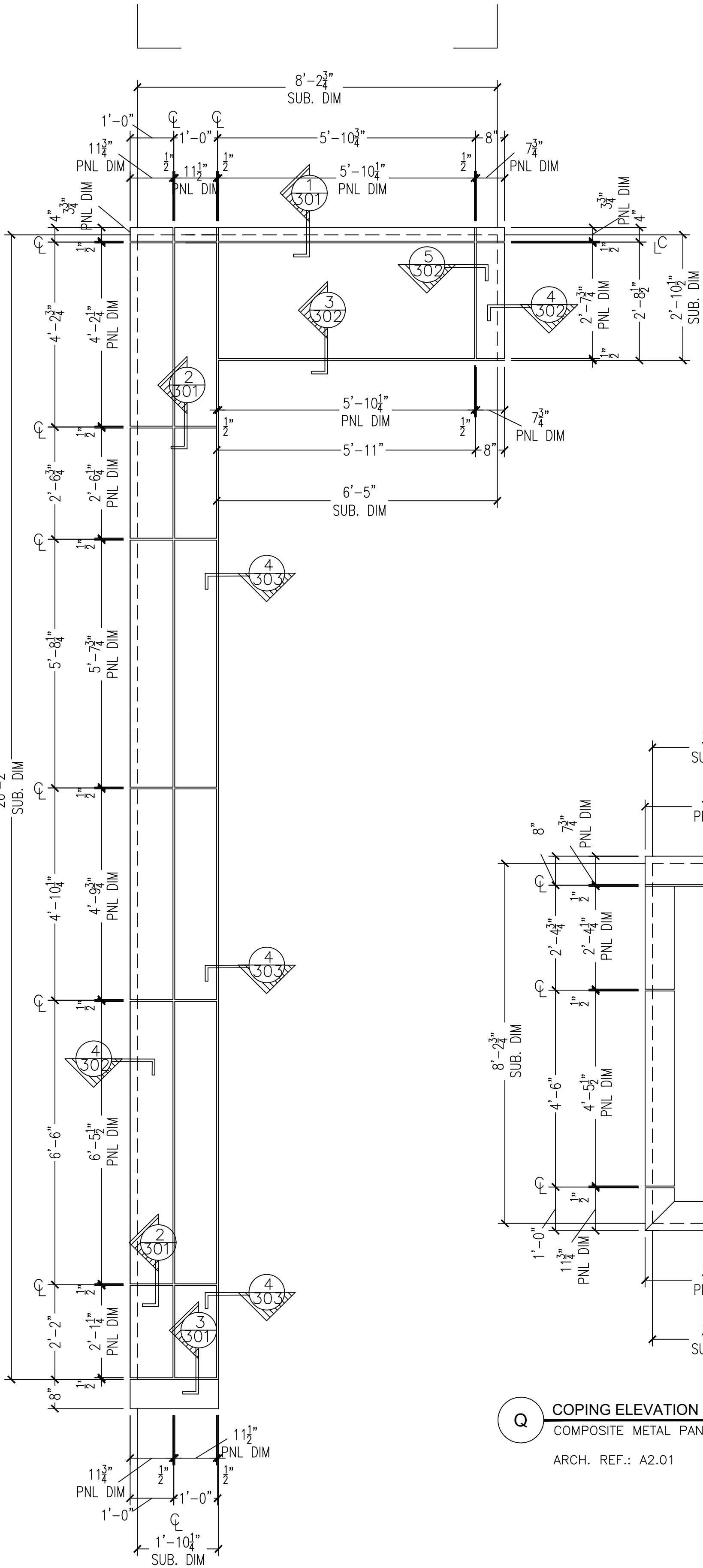


O **PANEL ELEVATION - 13**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

1 TOTAL

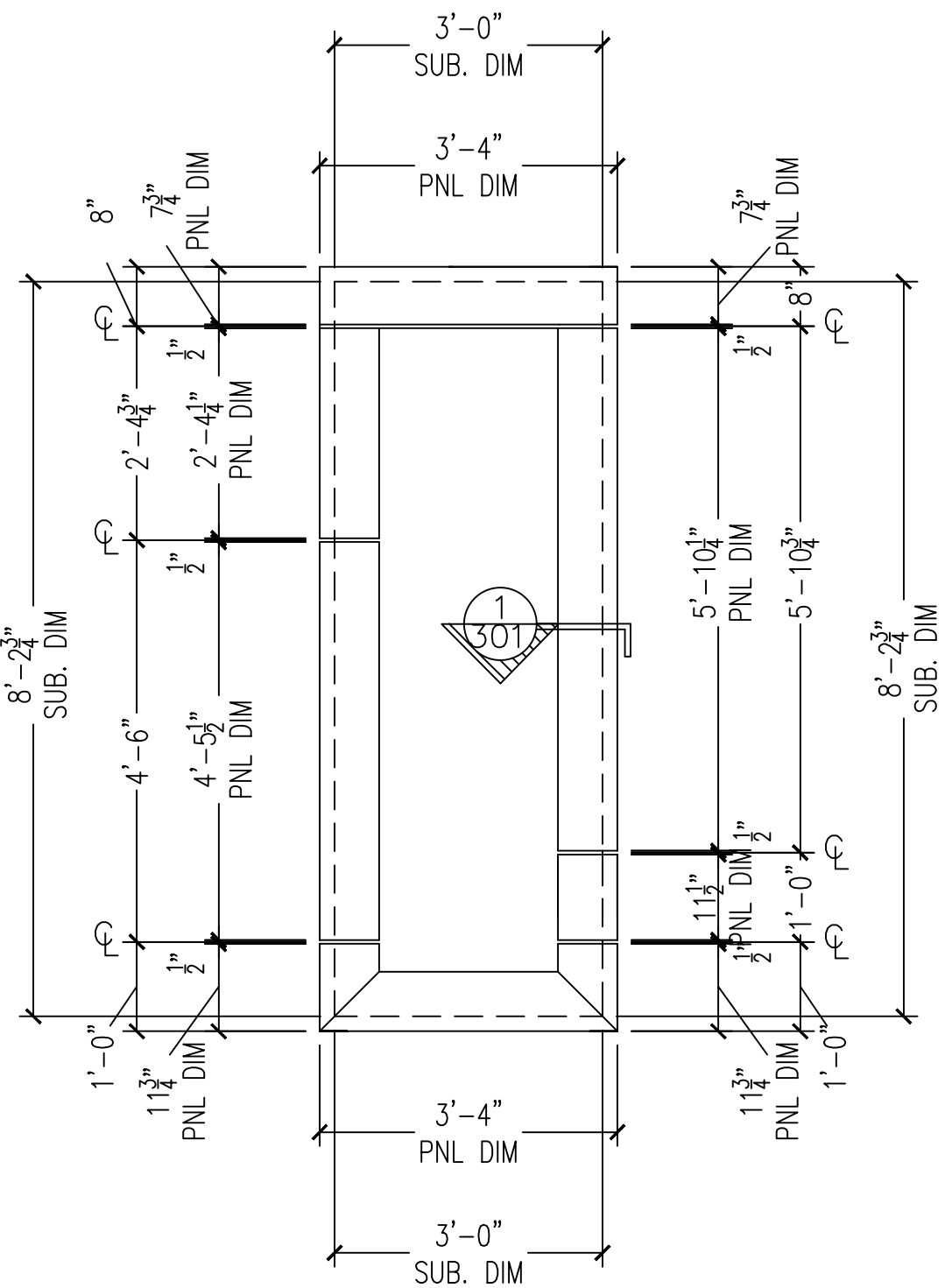


P **PANEL ELEVATION - 14**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

1 TOTAL



Q **COPING ELEVATION - 15**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

1 TOTAL

03/08/2019

ELEVATIONS

REVISION

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△

△

ARCHITECT: MEYER

GENERAL CONTRACTOR: ULTRA COMPANY

EXECUTIVE
GLASS SERVICES, INC.

105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY
251 EXCHANGE PLACE
HERNDON, VA 20170

DWG BY: KS

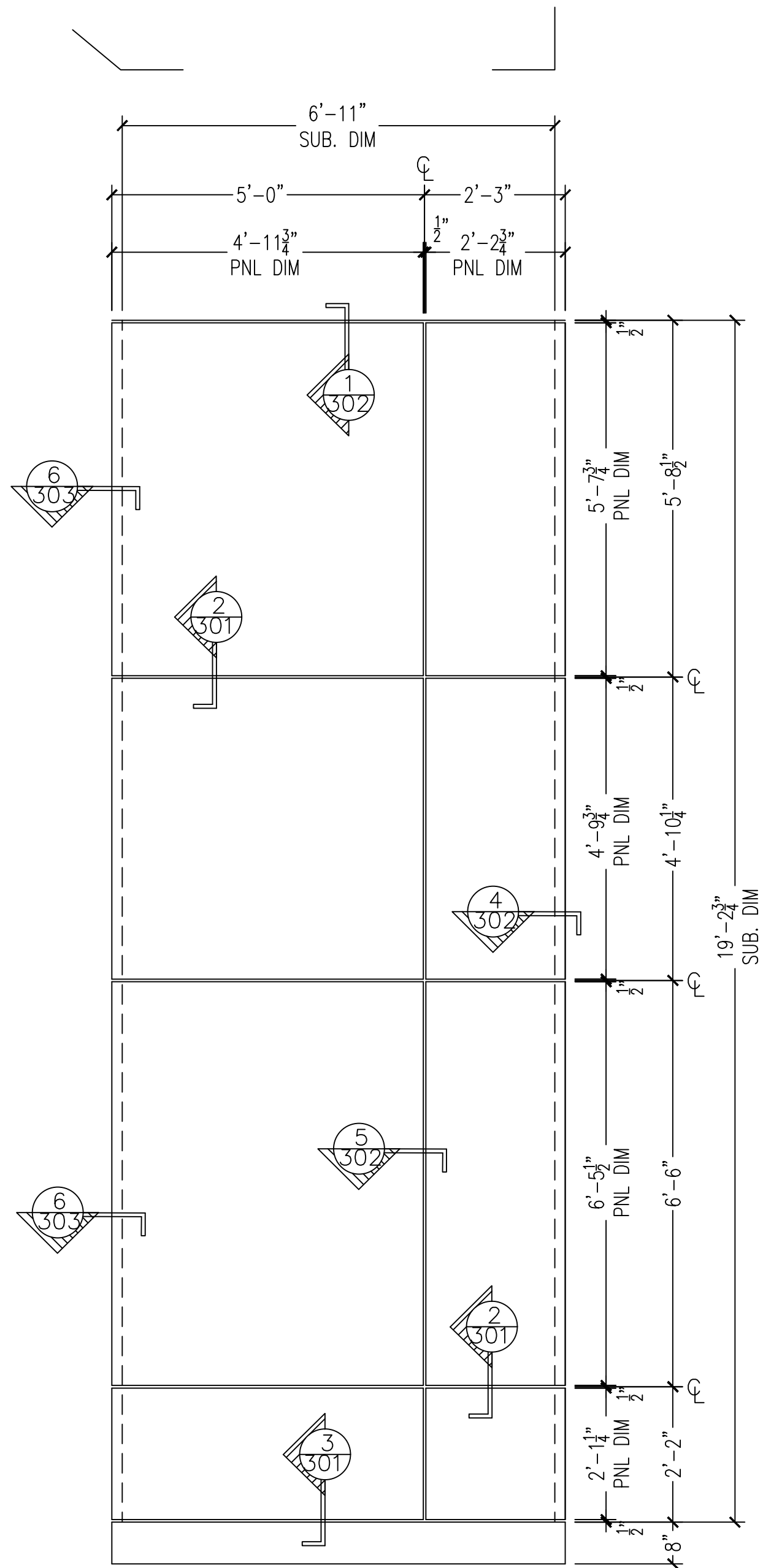
CHK BY: SA

JOB NO: 9552

DRAWING NO:

205

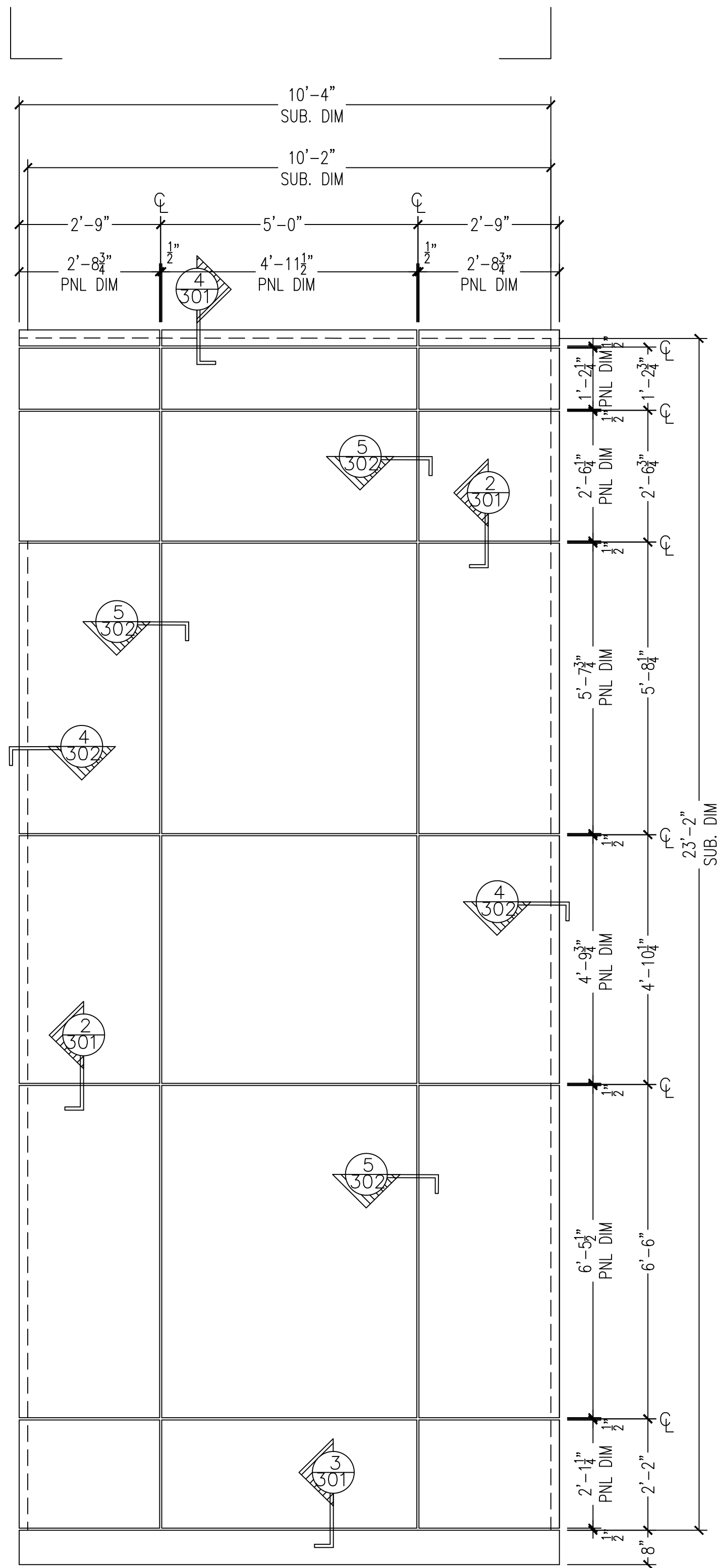
7 OF 18



R **PANEL ELEVATION - 16**
COMPOSITE METAL PANEL SYSTEM - 1/2" CAULK JOINTS
ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

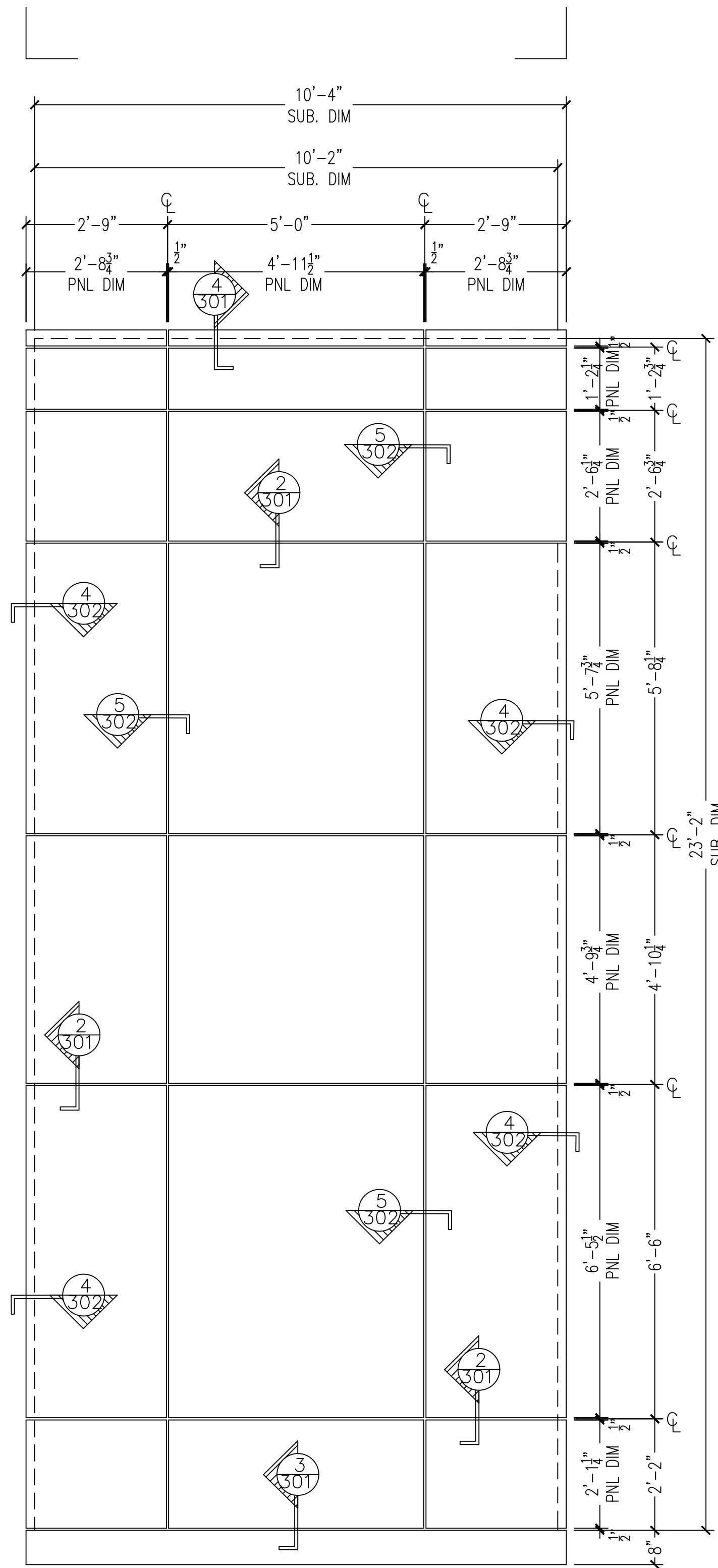
1 TOTAL



S **PANEL ELEVATION - 17**
COMPOSITE METAL PANEL SYSTEM - 1/2" CAULK JOINTS
ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

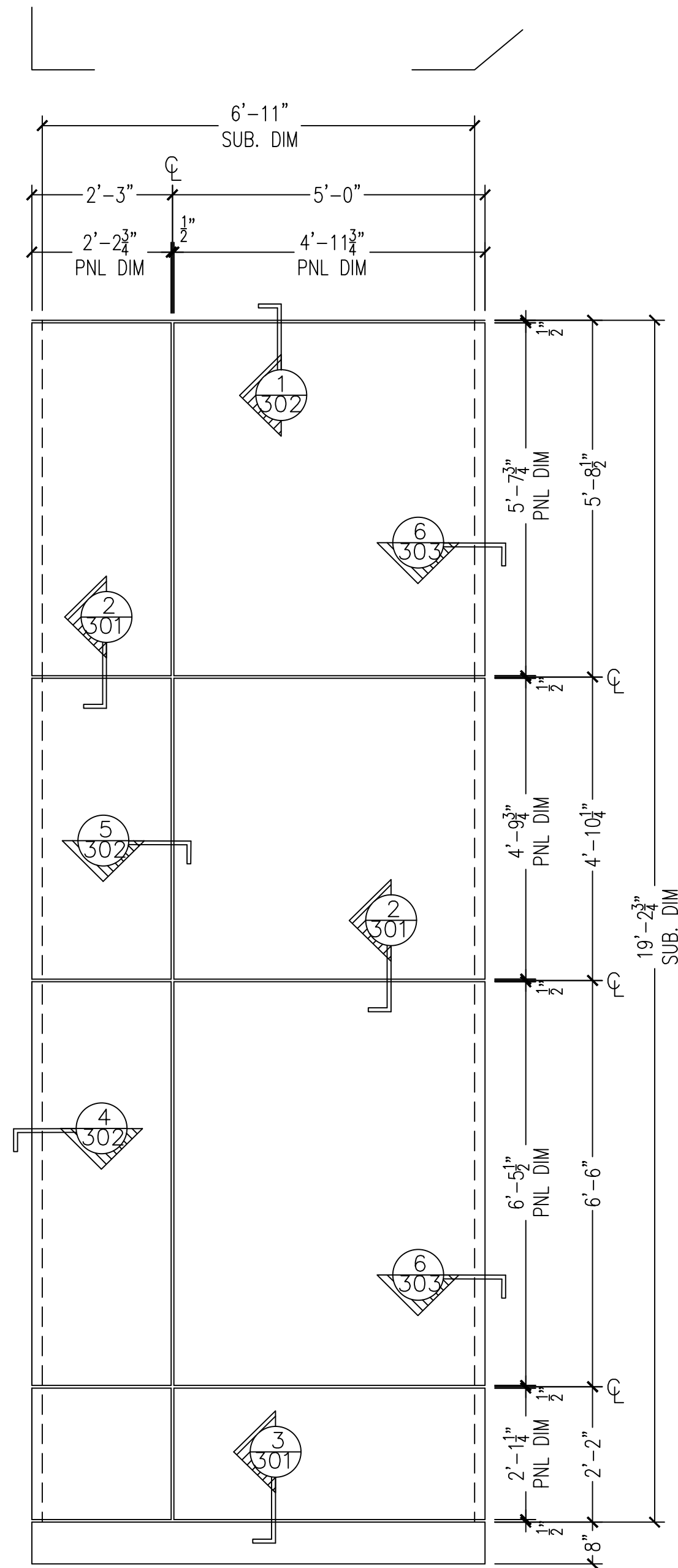
1 TOTAL



T **PANEL ELEVATION - 18**
COMPOSITE METAL PANEL SYSTEM - 1/2" CAULK JOINTS
ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

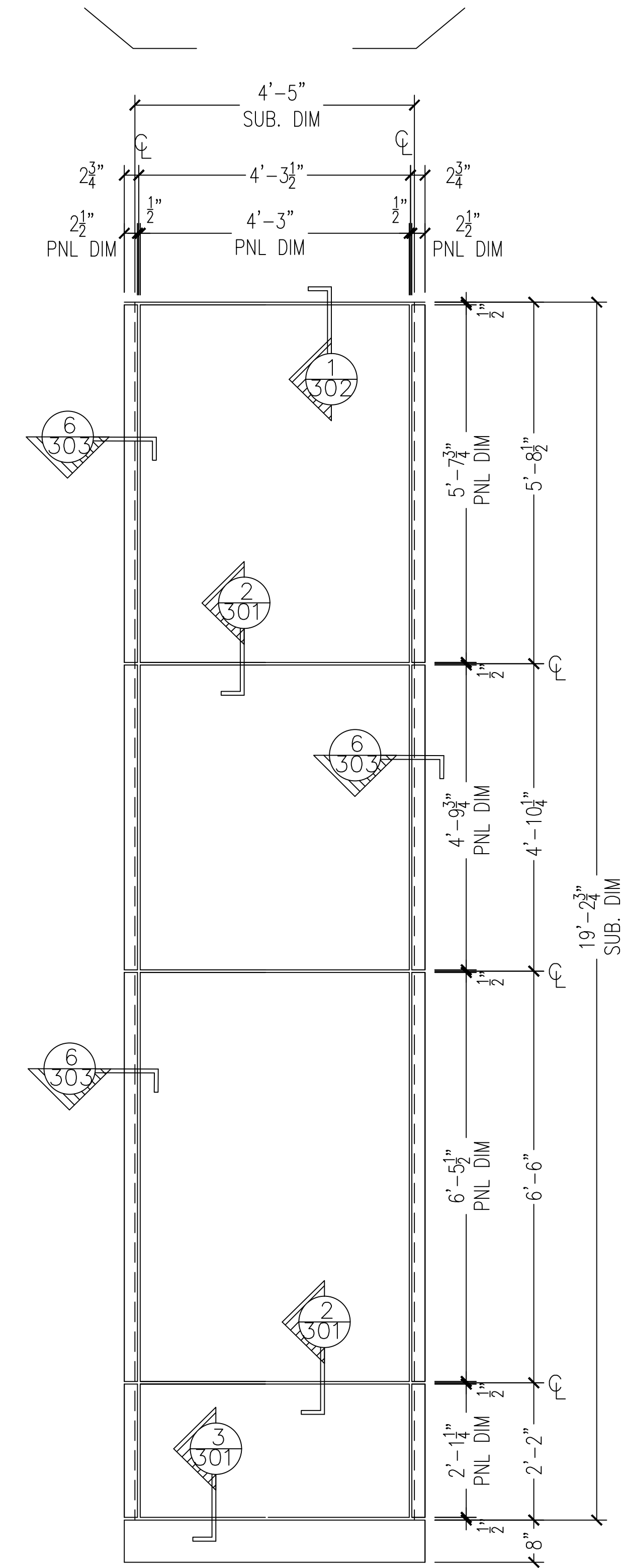
1 TOTAL



U **PANEL ELEVATION - 19**
COMPOSITE METAL PANEL SYSTEM - 1/2" CAULK JOINTS
ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

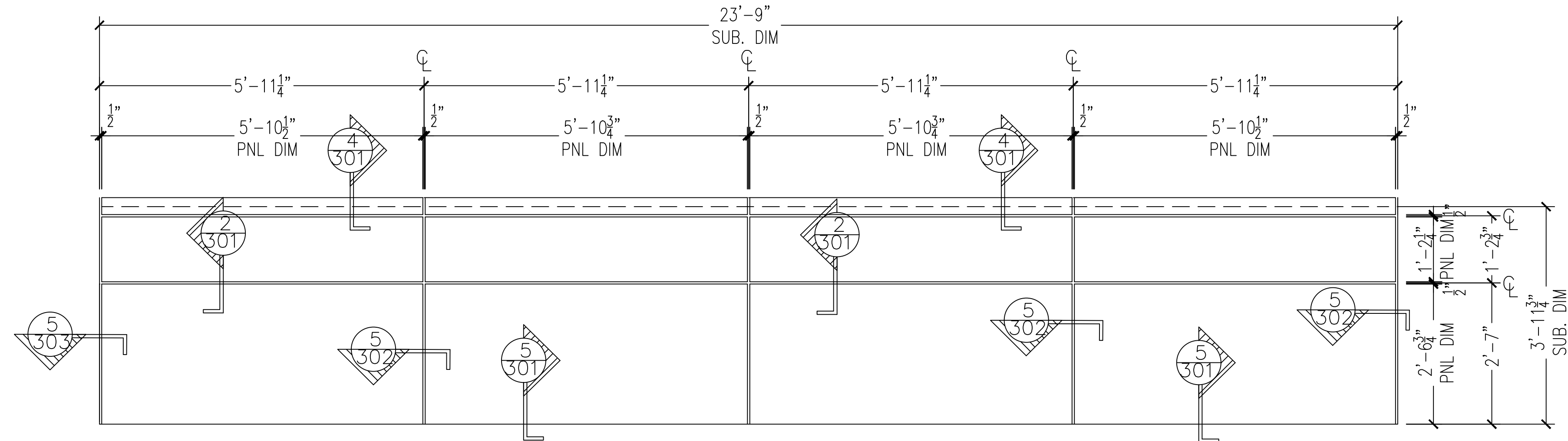
1 TOTAL



V **PANEL ELEVATION - 20**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS
ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

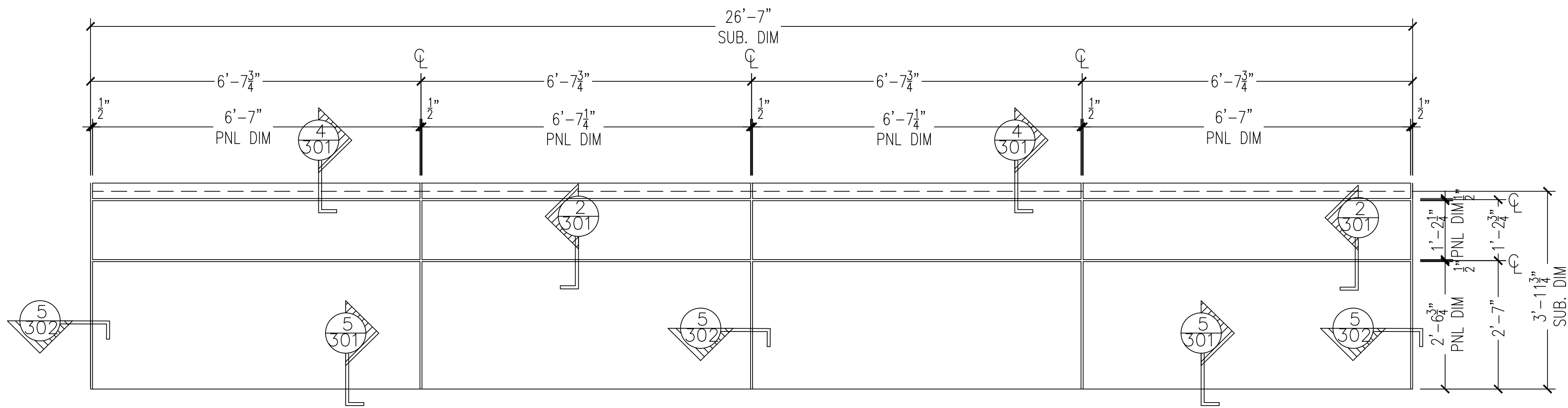
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W **PANEL ELEVATION - 21**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS
ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION

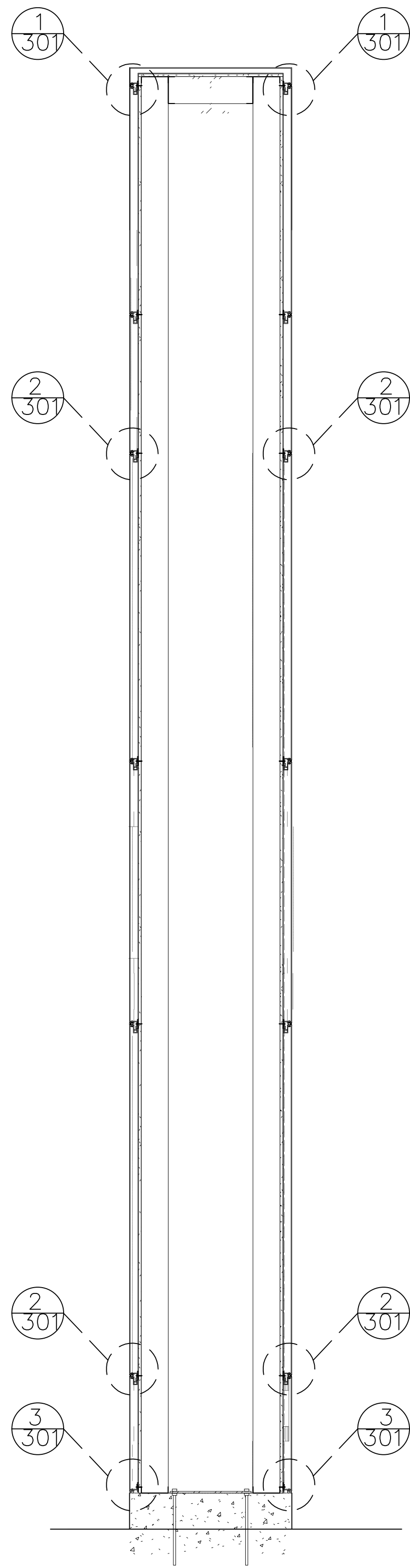
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X **PANEL ELEVATION - 22**
COMPOSITE METAL PANEL SYSTEM – 1/2" CAULK JOINTS
ARCH. REF.: A2.01

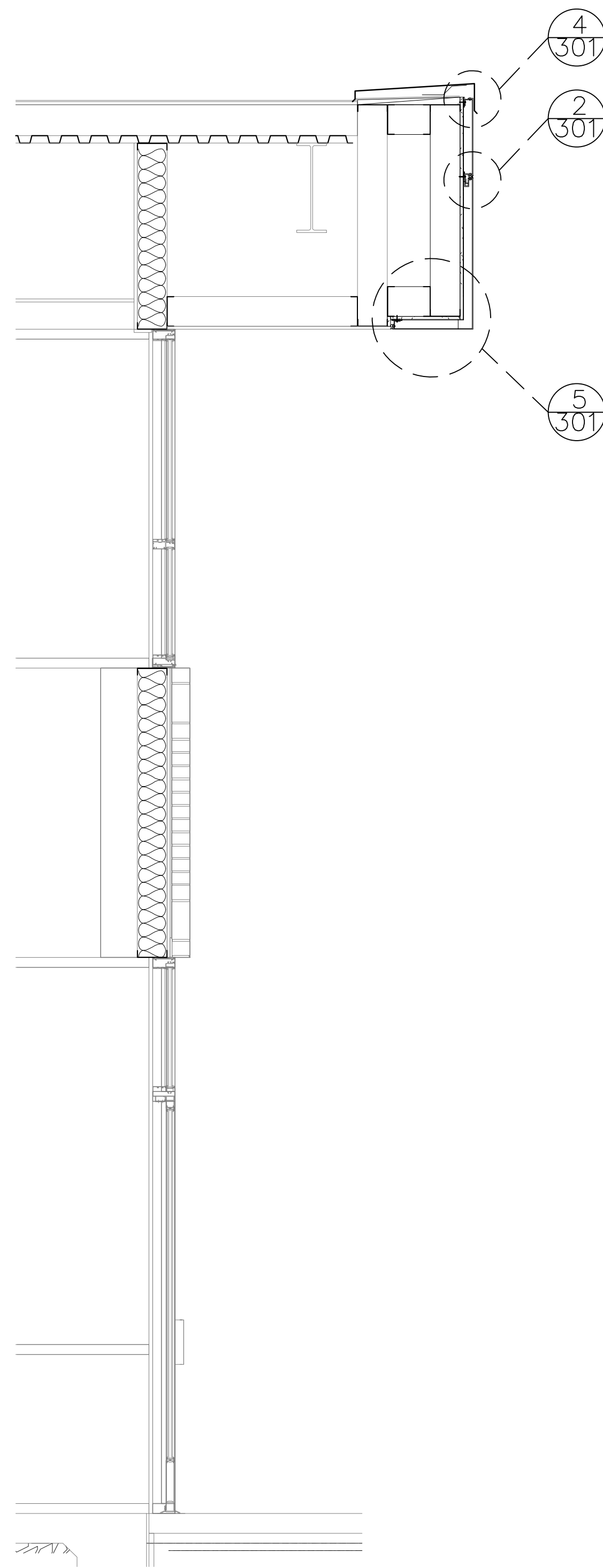
QTY	LOCATION
1	MAIN ELEVATION

1 TOTAL



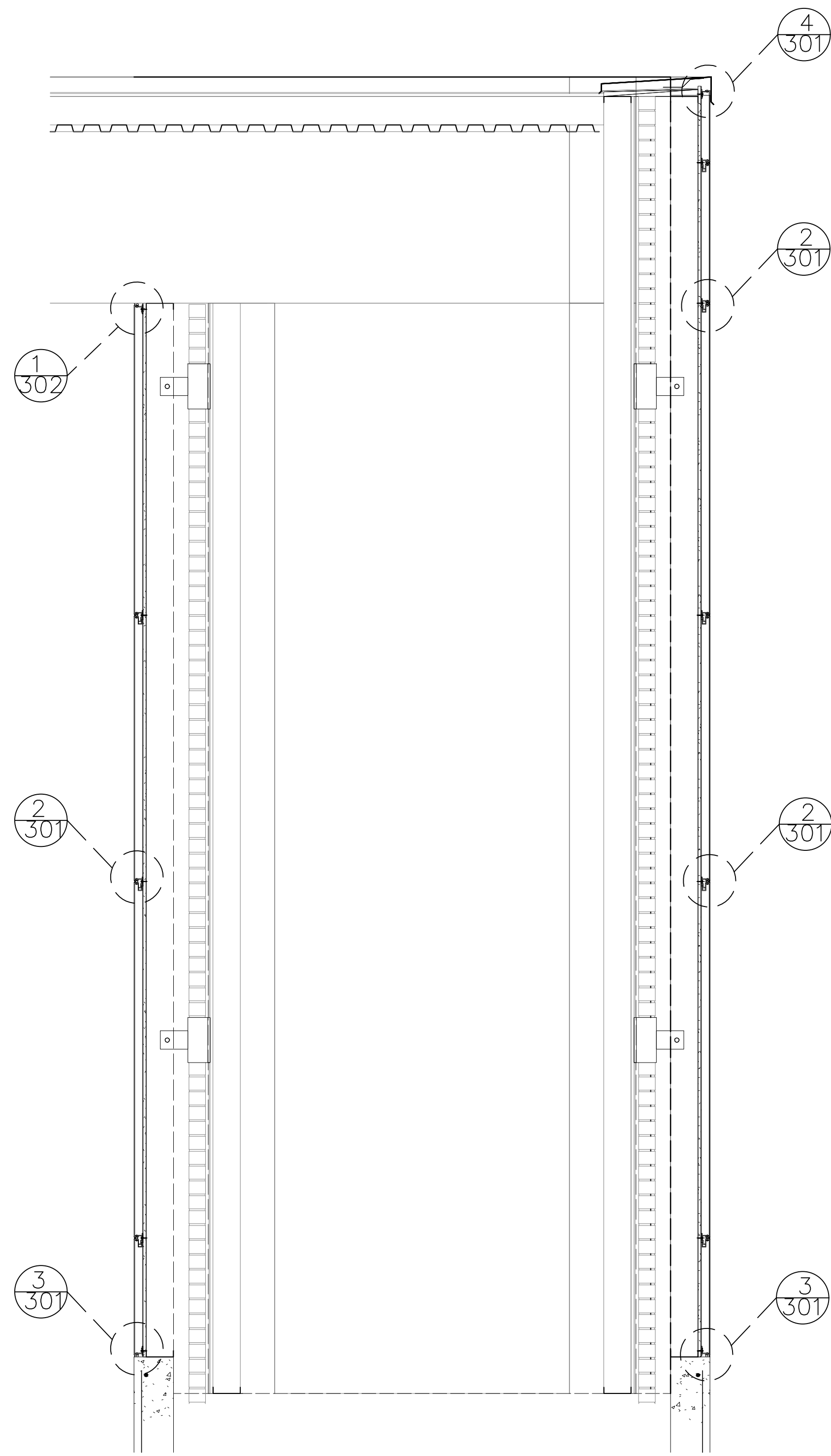
Y **WALL SECTION**
COMPOSITE METAL PANEL SYSTEM — 1/2" CAULK JOINTS
ARCH. REF.: 1/A3.11

QTY	LOCATION
1	MAIN ELEVATION
1 TOTAL	



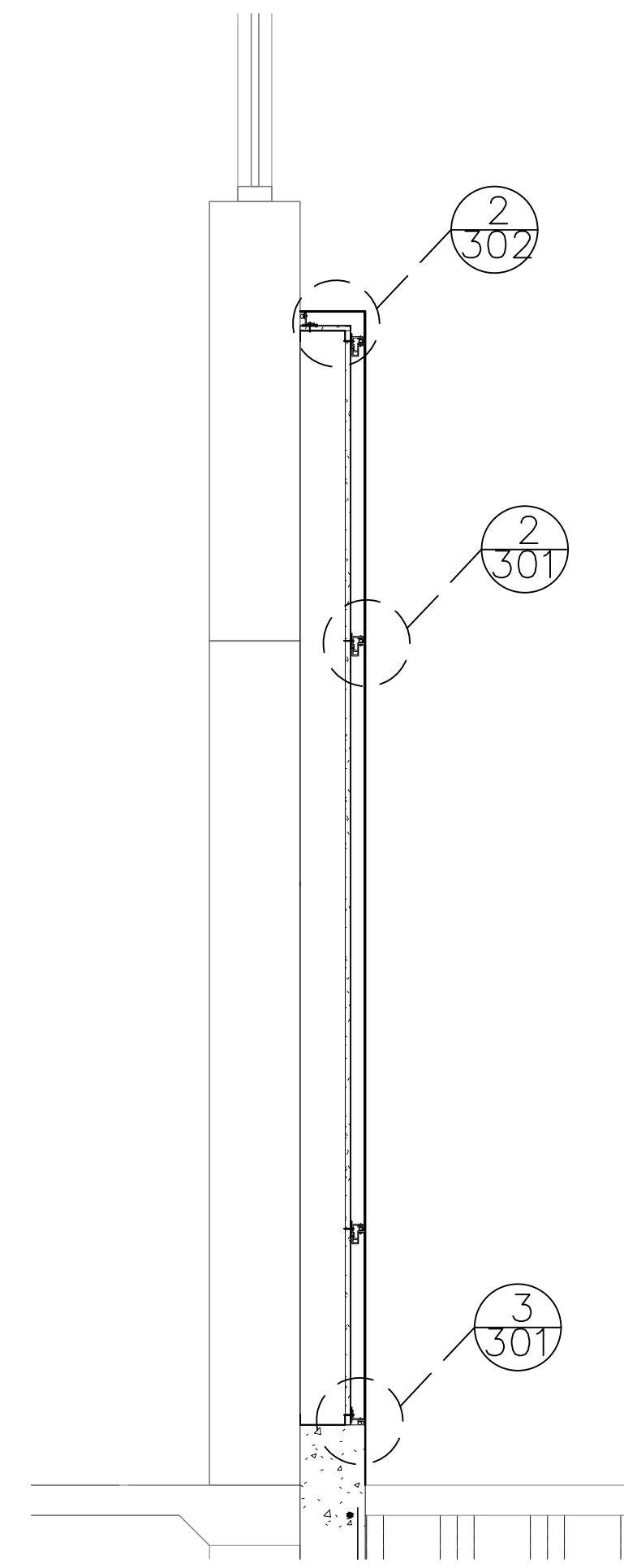
Z **WALL SECTION**
COMPOSITE METAL PANEL SYSTEM — 1/2" CAULK JOINTS
ARCH. REF.: 2/A3.11

QTY	LOCATION
1	MAIN ELEVATION
1 TOTAL	



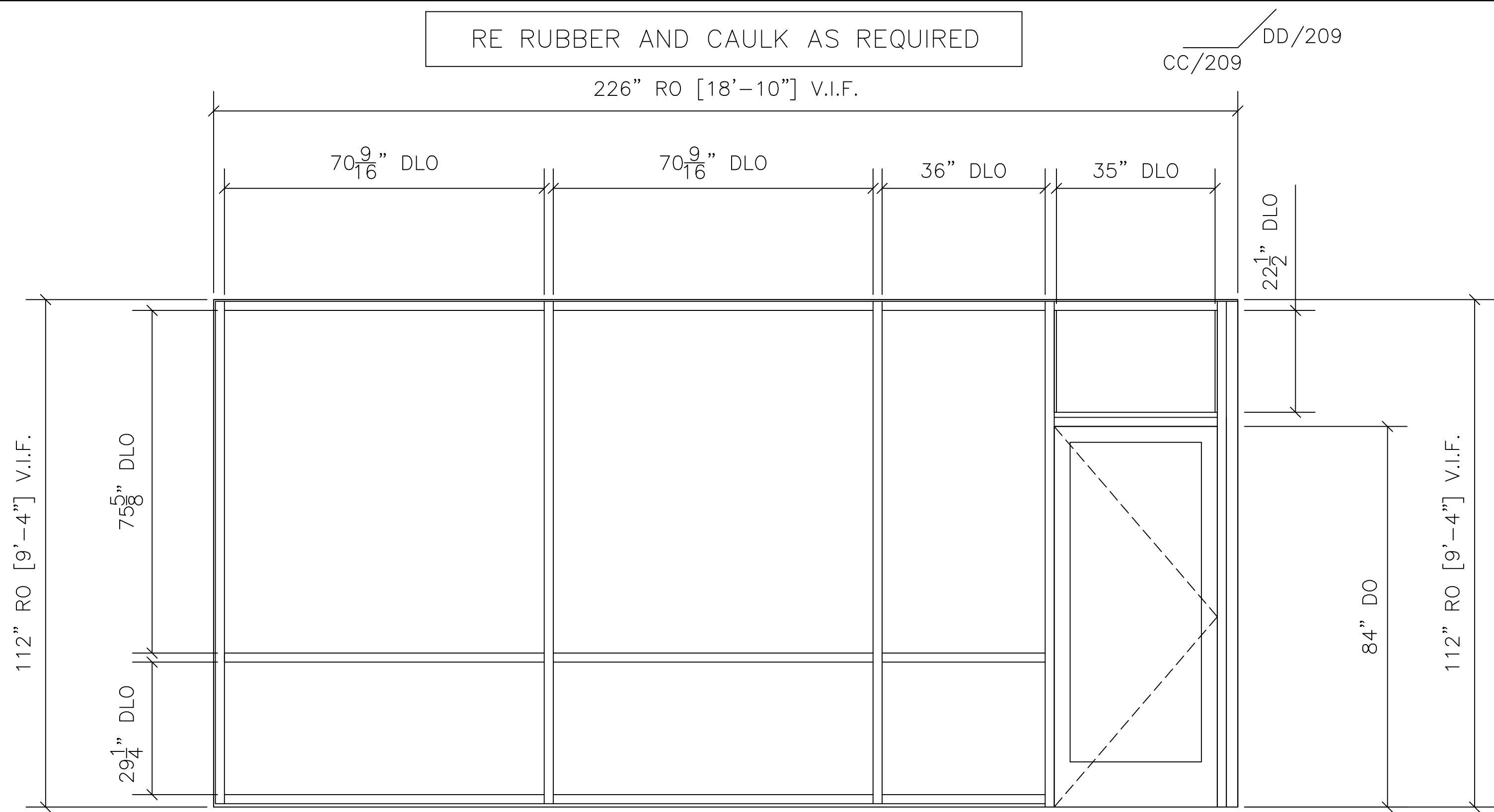
AA **WALL SECTION**
COMPOSITE METAL PANEL SYSTEM — 1/2" CAULK JOINTS
ARCH. REF.: 3/A3.11

QTY	LOCATION
1	MAIN ELEVATION
1 TOTAL	



BB **WALL SECTION**
COMPOSITE METAL PANEL SYSTEM — 1/2" CAULK JOINTS
ARCH. REF.: 5/A3.11

QTY	LOCATION
1	MAIN ELEVATION
1 TOTAL	



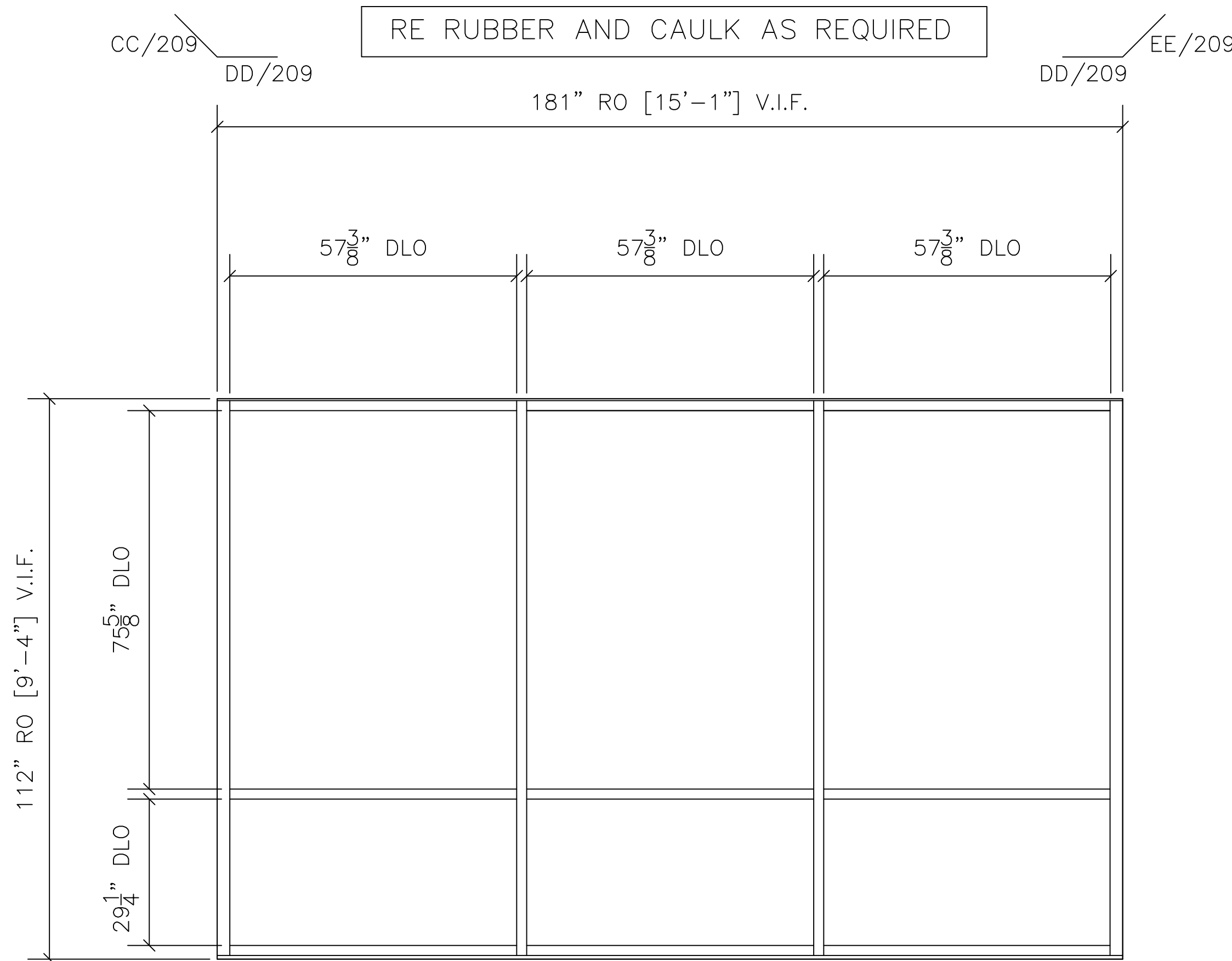
CC

STOREFRONT CC ELEVATION

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION - LEVEL 01

1 TOTAL



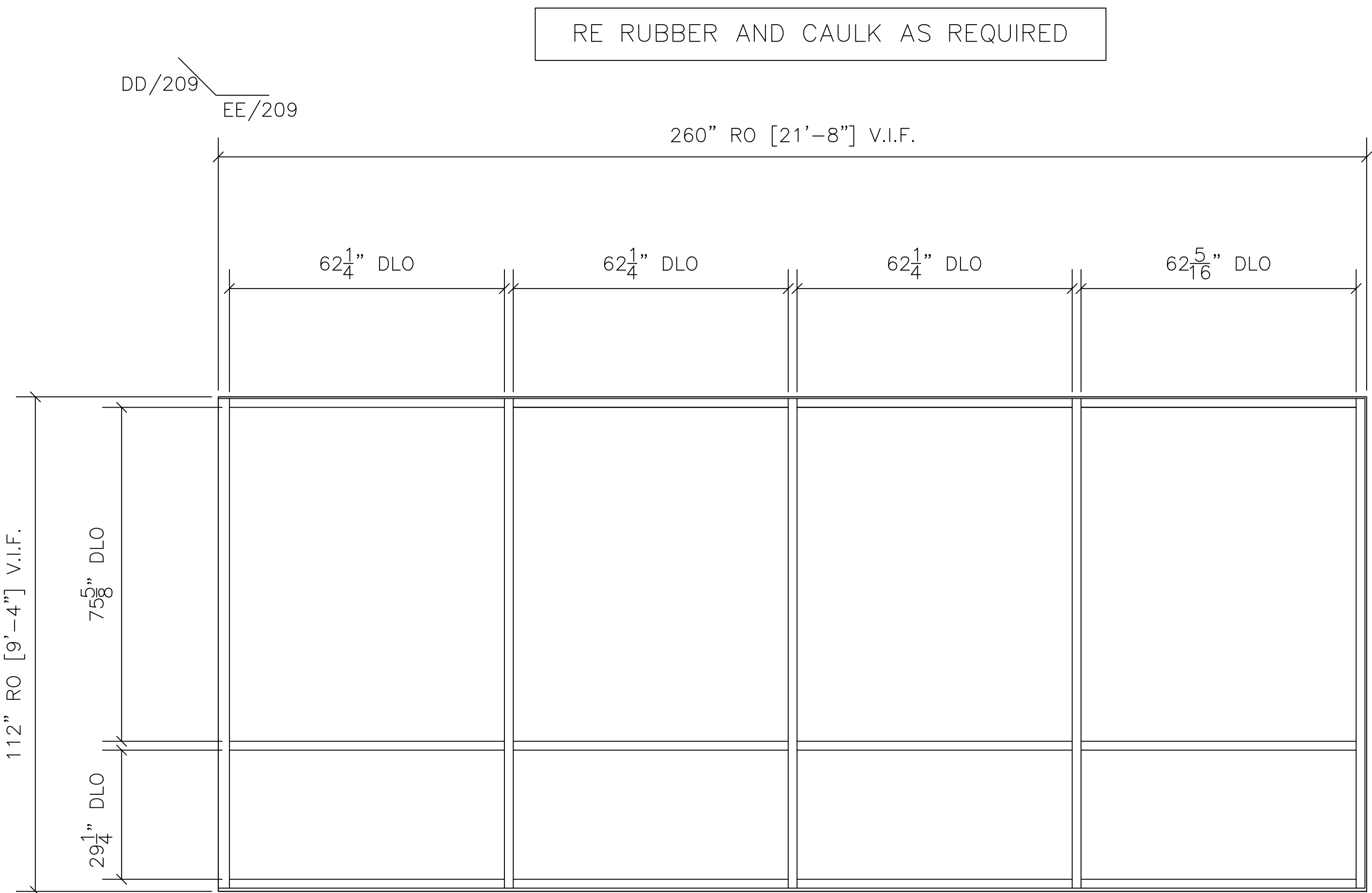
DD

STOREFRONT DD ELEVATION

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION - LEVEL 01

1 TOTAL



EE

STOREFRONT EE ELEVATION

ARCH. REF.: A2.01

QTY	LOCATION
1	MAIN ELEVATION - LEVEL 01

1 TOTAL

03/08/2019

ELEVATIONS

REVISION

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ARCHITECT: MEYER

GENERAL CONTRACTOR: ULTRA COMPANY

EXECUTIVE
CLASS SERVICES, INC.

105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

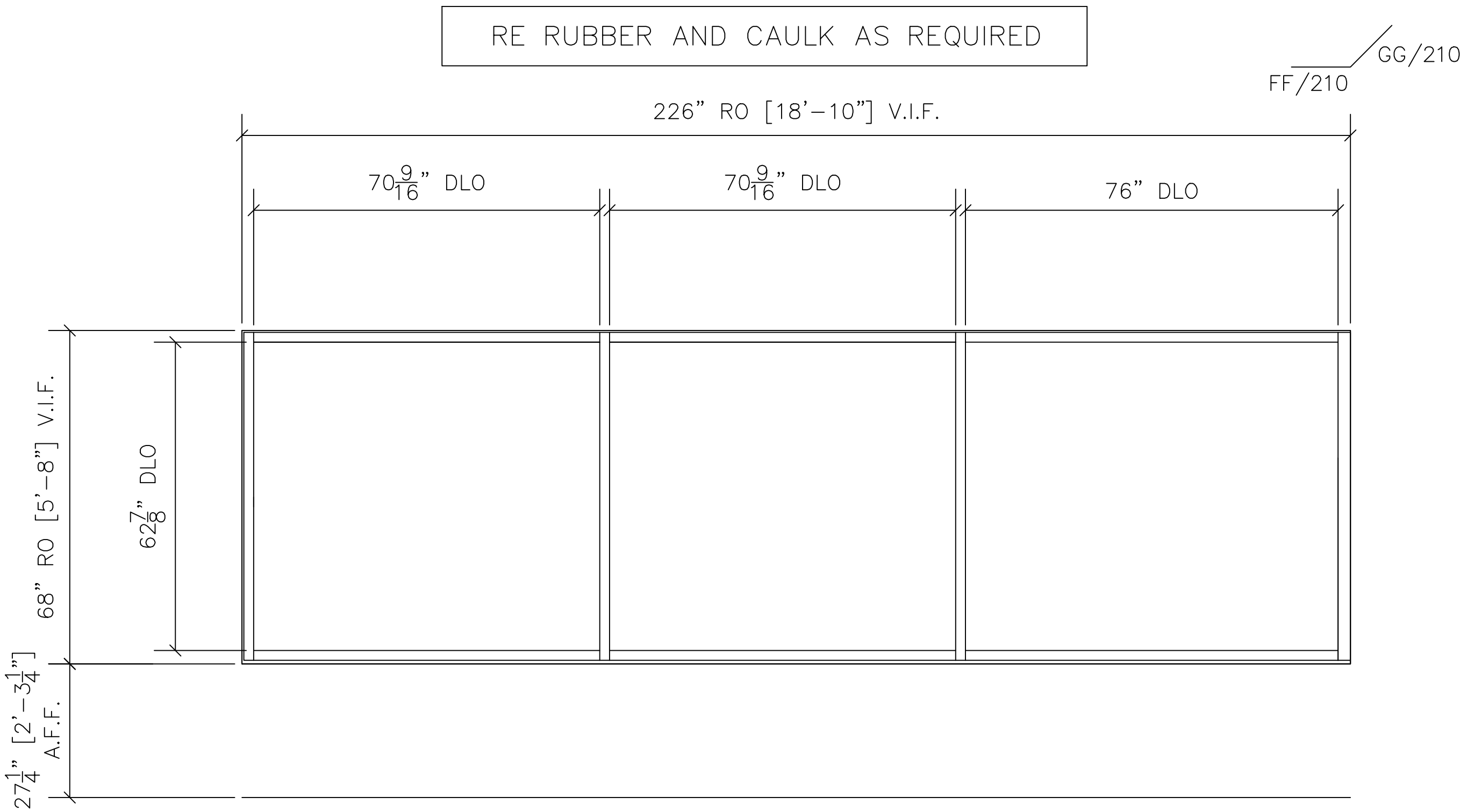
PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY
251 EXCHANGE PLACE
HERNDON, VA 20170

DWG BY: KS

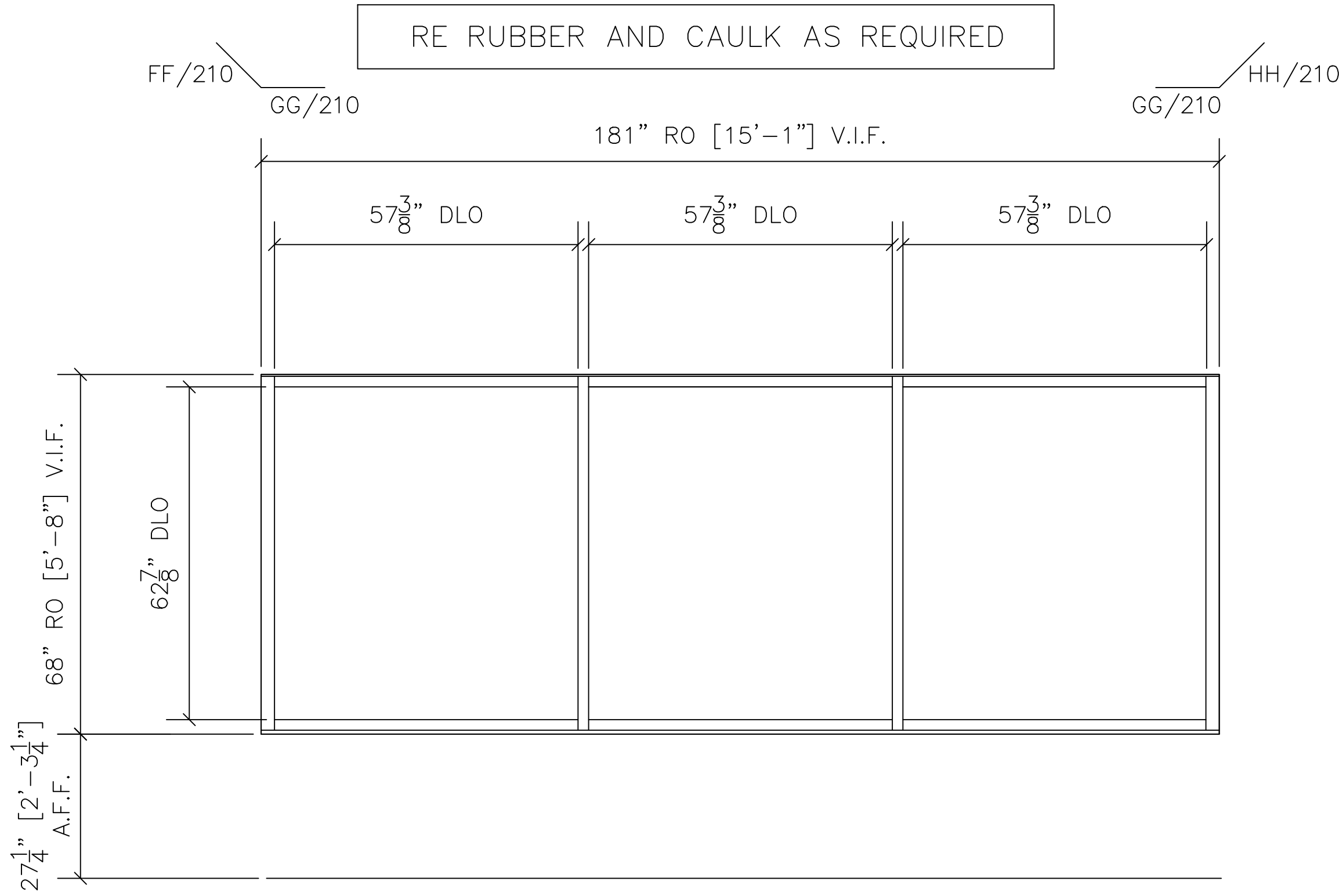
CHK BY: SA

JOB NO: 9552

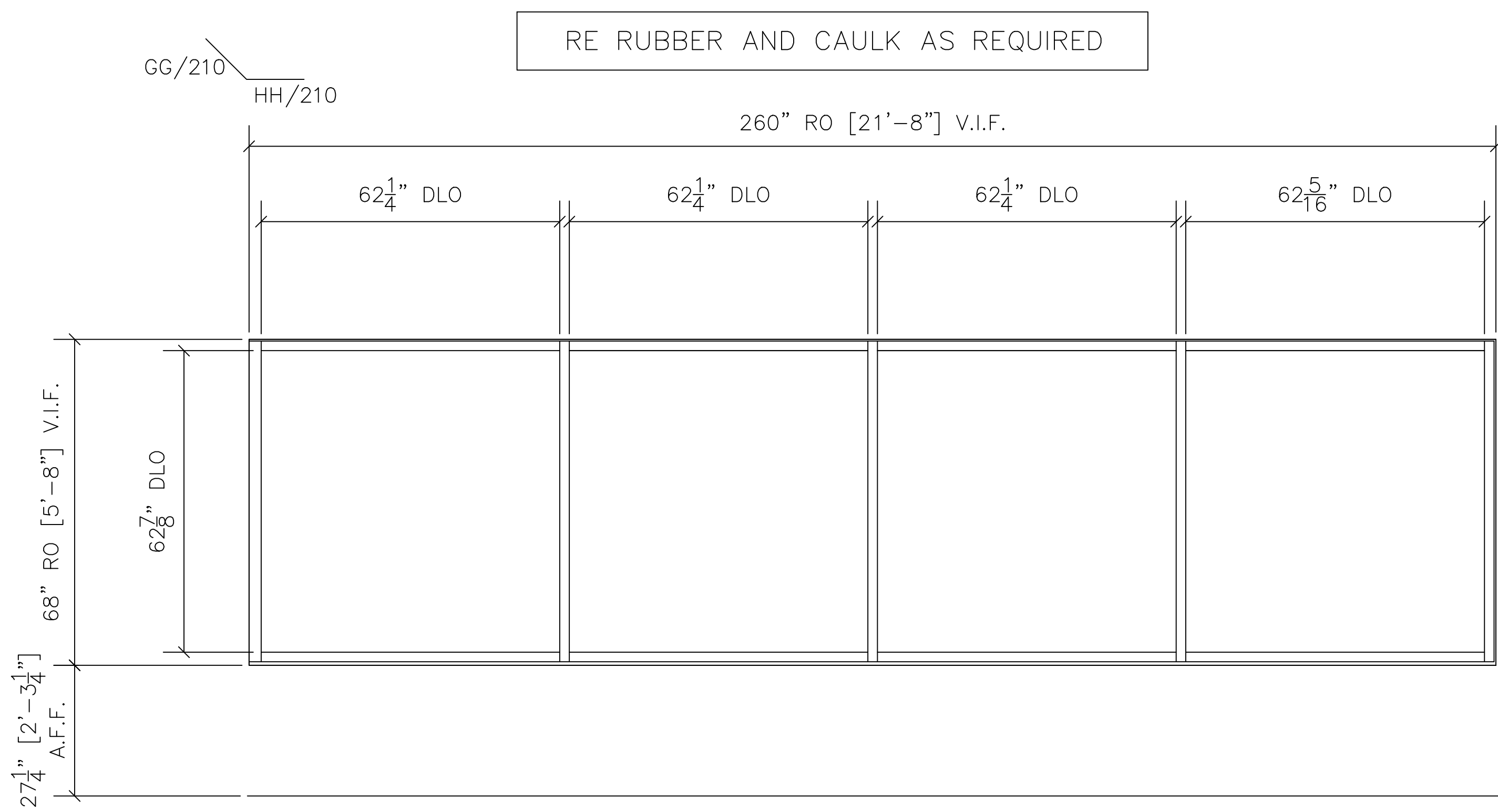
DRAWING NO:
209
11 OF 18



FF	STOREFRONT FF ELEVATION		QTY	LOCATION
	ARCH. REF.: A2.01		1	MAIN ELEVATION - LEVEL 02
			1 TOTAL	



	STOREFRONT GG ELEVATION		QTY	LOCATION
	ARCH. REF.: A2.01		1	MAIN ELEVATION - LEVEL 02
			1 TOTAL	



HH	STOREFRONT HH ELEVATION		QTY	LOCATION
	ARCH. REF.: A2.01		1	MAIN ELEVATION - LEVEL 02
			1 TOTAL	

03/08/2019

ELEVATIONS

REVISION

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ARCHITECT: MEYER

GENERAL CONTRACTOR: ULTRA COMPANY

EXECUTIVE

CLASS SERVICES, INC.

105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

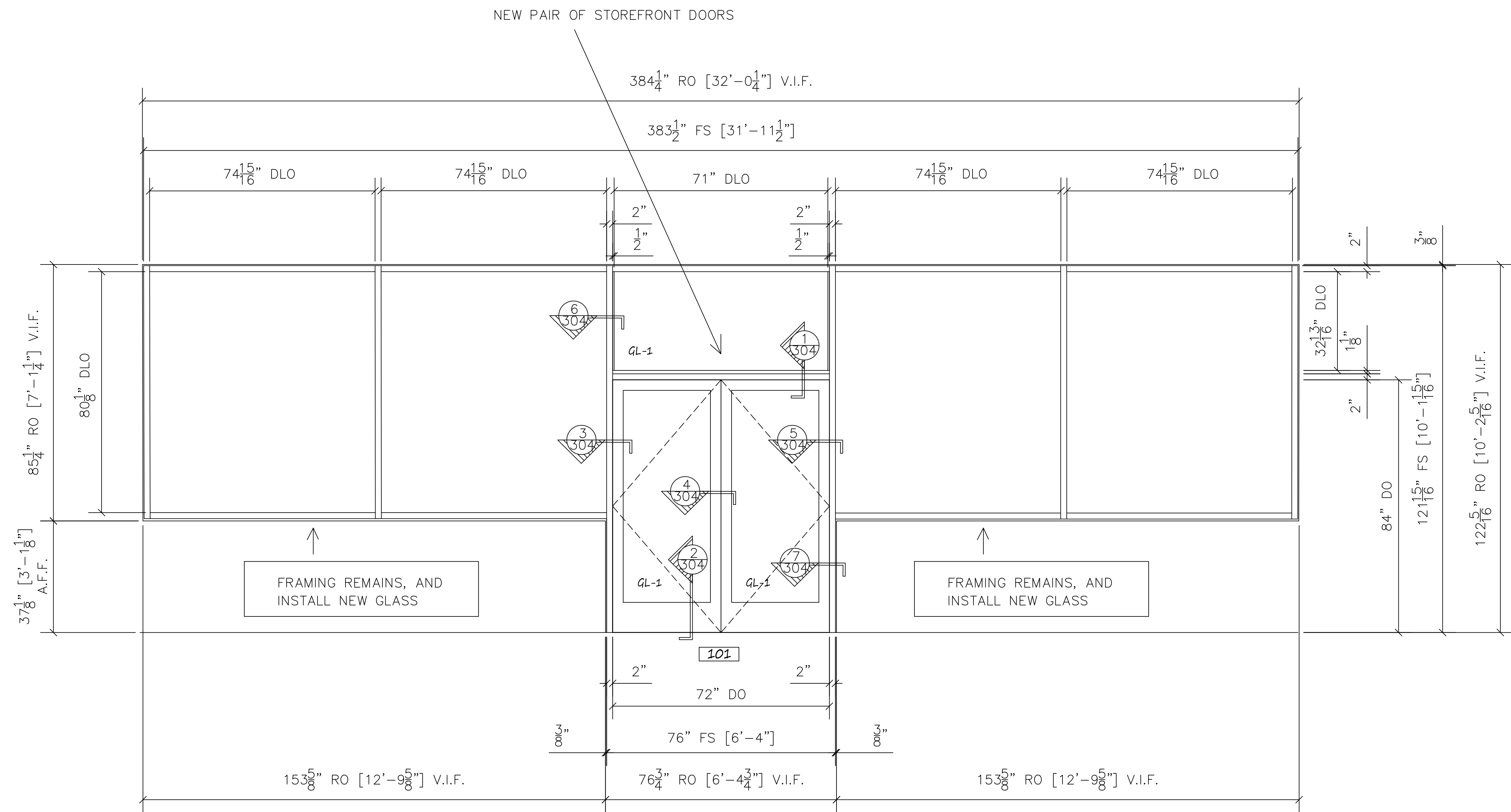
PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY
251 EXCHANGE PLACE
HERNDON, VA 20170

DWG BY: KS

CHK BY: SA

JOB NO: 9552

DRAWING NO:
210
12 OF 18



II STOREFRONT CC ELEVATION	
KAWNEER 451T 2" X 4-1/2" EXTERIOR STOREFRONT	
KAWNEER MEDIUM STILE DOOR	
ARCH. REF.: A2.01	
QTY	LOCATION
1	MAIN ELEVATION - LEVEL 01
1 TOTAL	

03/08/2019

ELEVATIONS

REVISION

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△

ARCHITECT: MEYER

GENERAL CONTRACTOR: ULTRA COMPANY

PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY
251 EXCHANGE PLACE
HERNDON, VA 20170

EXECUTIVE
GLASS SERVICES, INC.

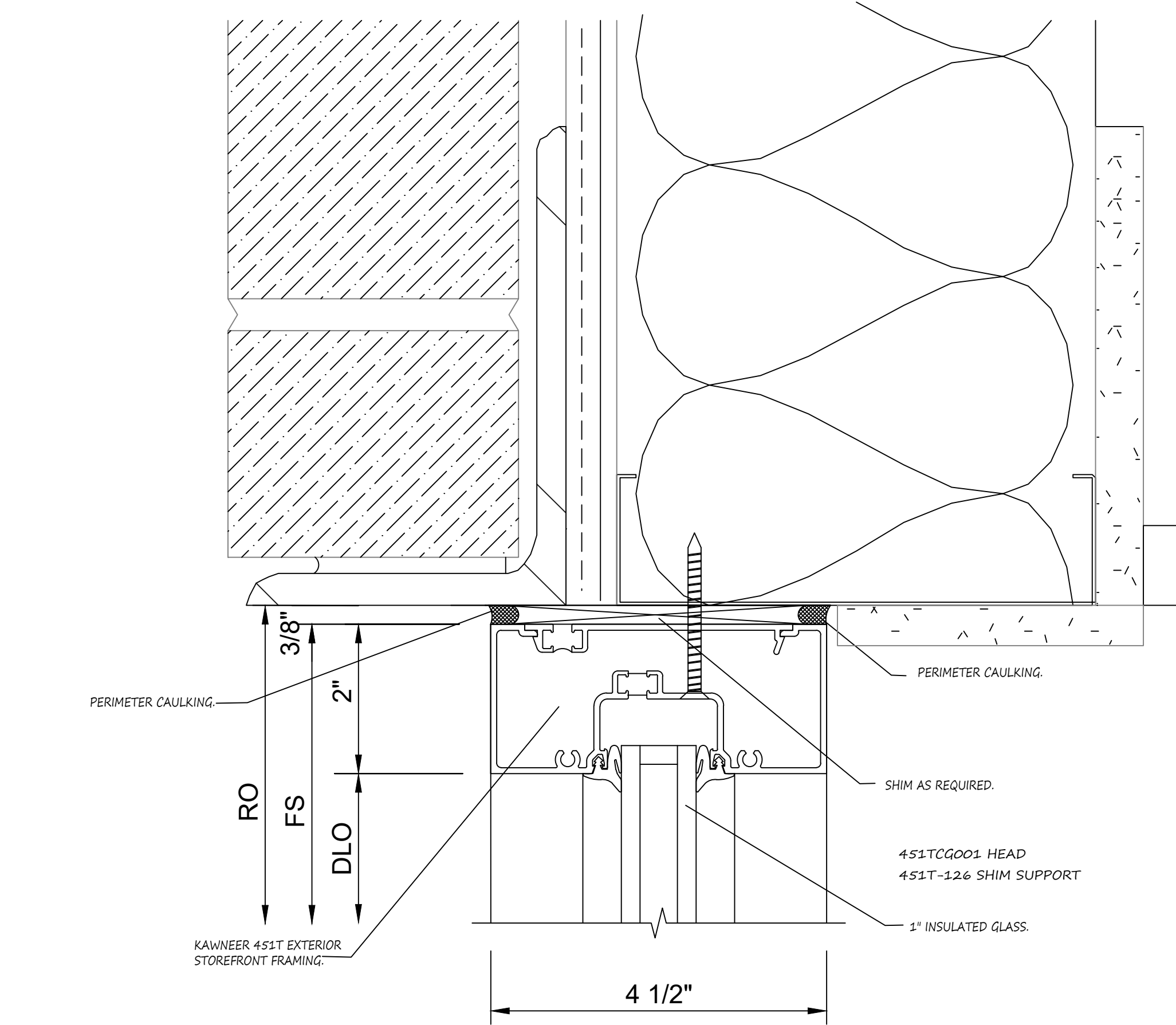
105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

DWG BY: KS

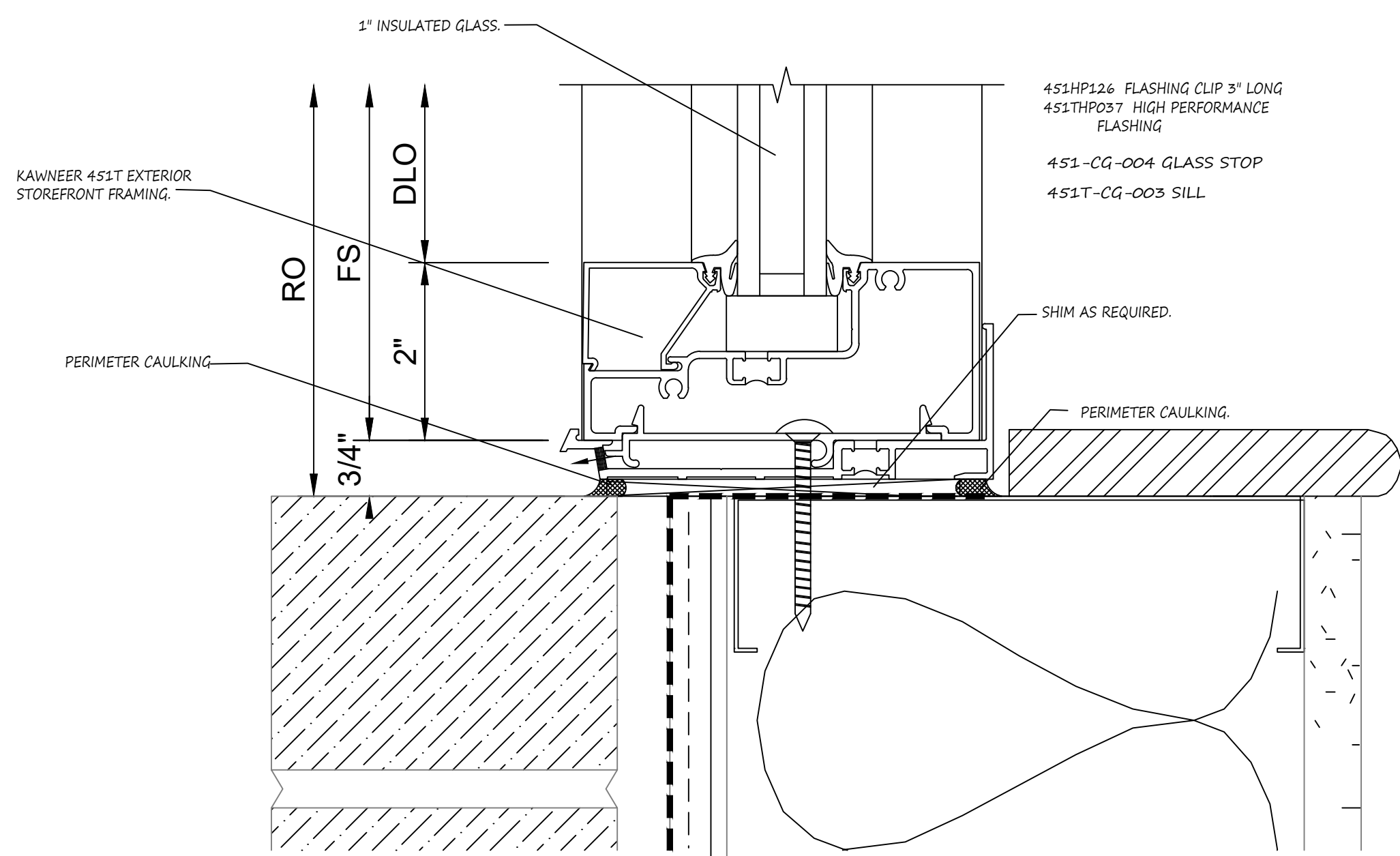
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JOB NO: 9552

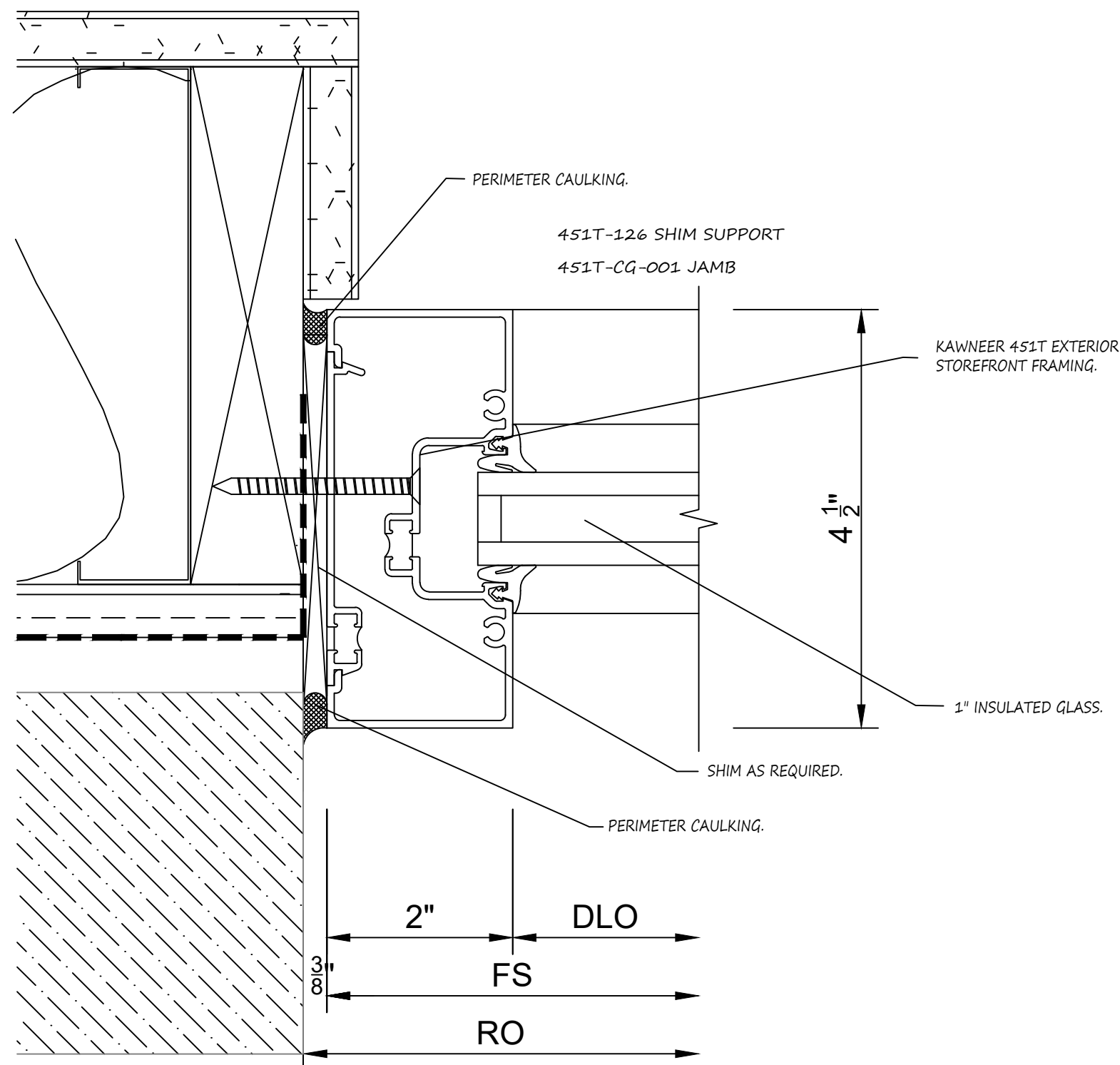
DRAWING NO:
211
13 OF 18



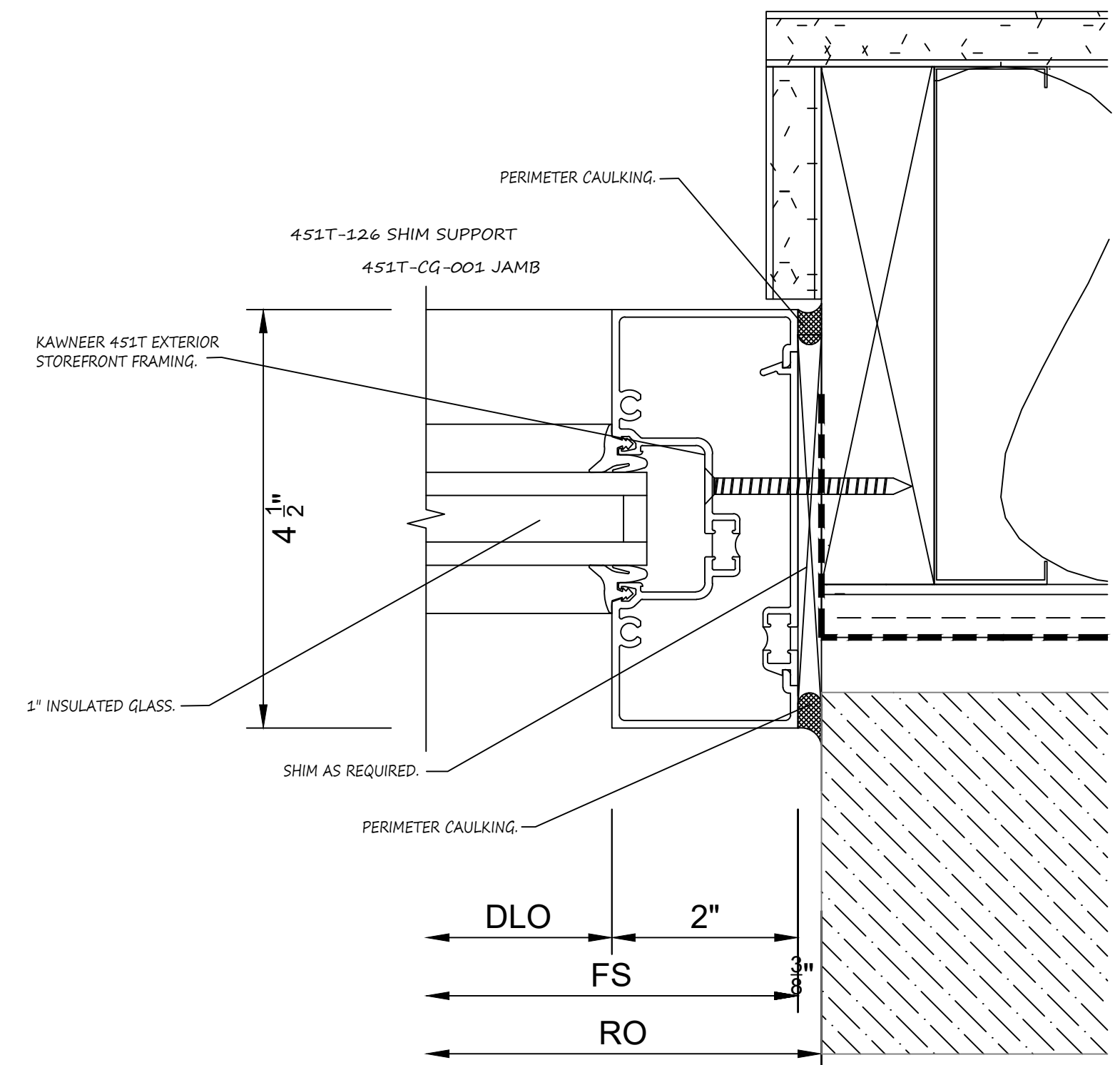
1 SECTION VIEW
@ STOREFRONT HEAD
4/A3.11



2 SECTION VIEW
@ STOREFRONT SILL
4/A3.11



3 PLAN CUT
@ STOREFRONT JAMB



4 PLAN CUT
@ STOREFRONT JAMB

03/08/2019

DETAILS

REVISION



ARCHITECT:

MEYER

GENERAL CONTRACTOR:

ULTRA COMPANY

EXECUTIVE
GLASS SERVICES, INC.

105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

PROJECT:

251 EXCHANGE PLACE EXETER PROPERTY

251 EXCHANGE PLACE

HERNDON, VA 20170

DWG BY: KS

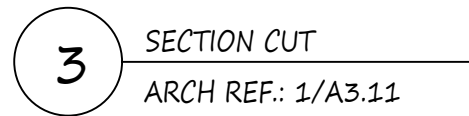
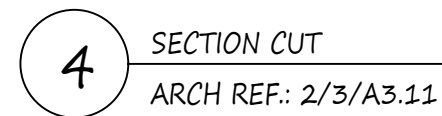
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JOB NO: 9552

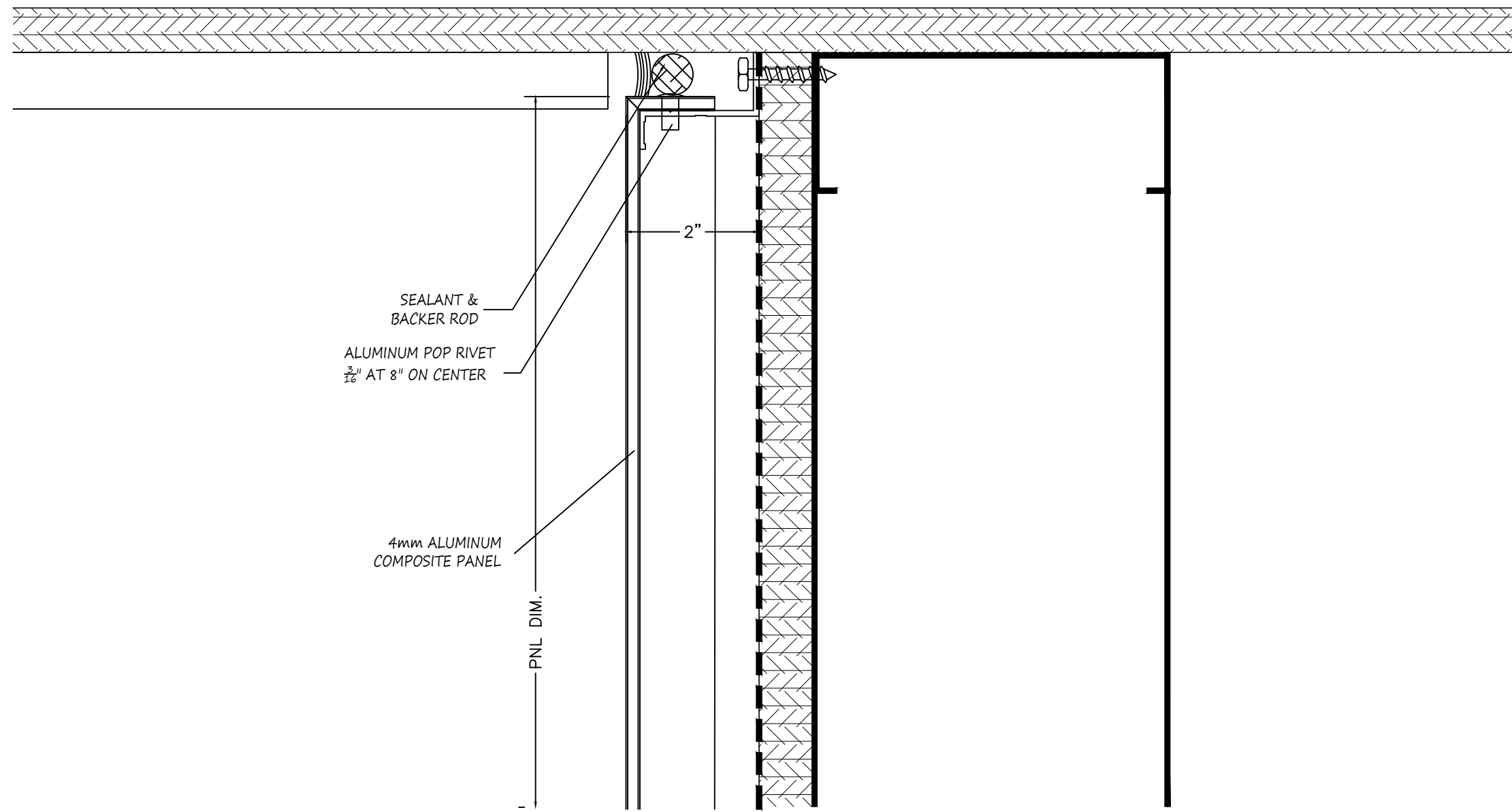
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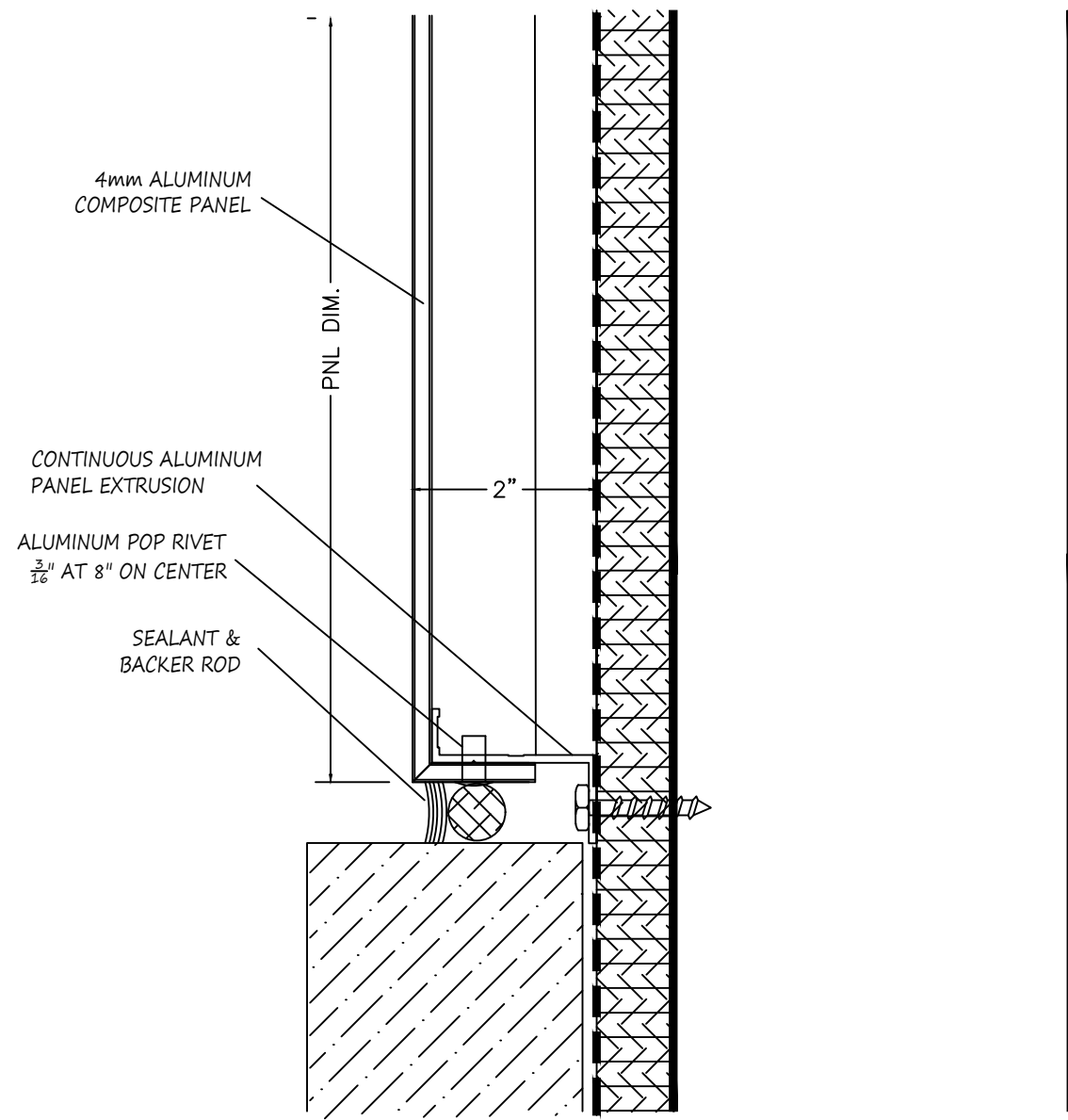
14 OF 18



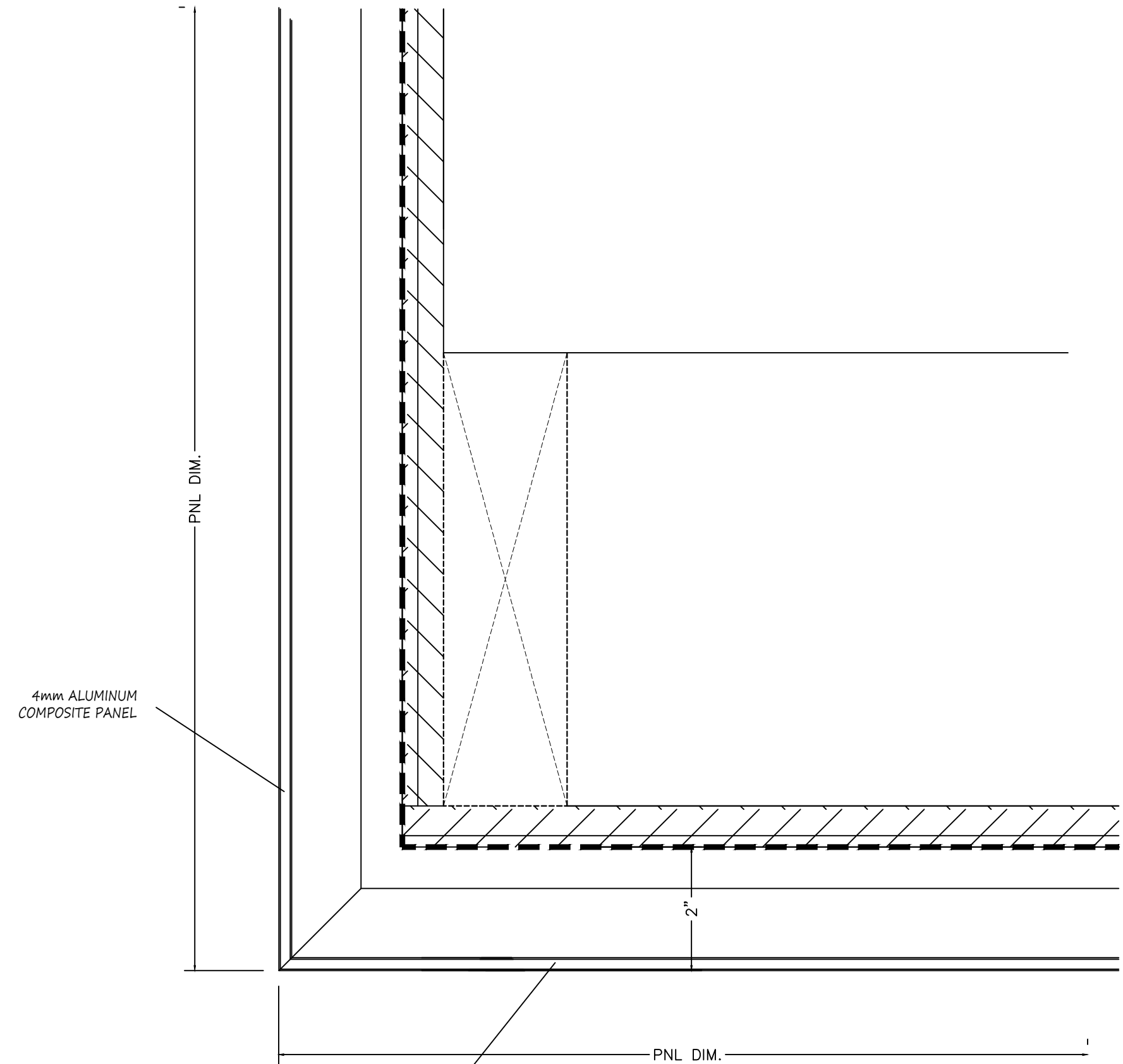
03/08/2019	
DETAILS	
REVISION	
ARCHITECT: MEYER	EXECUTIVE GLASS SERVICES, INC. 105 EXECUTIVE DRIVE, SUITE 210 STERLING, VIRGINIA 20166 PHONE: 703-456-4450 FAX: 703-456-4453
GENERAL CONTRACTOR: ULTRA COMPANY	
PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY 251 EXCHANGE PLACE HERNDON, VA 20170	
DWG BY: KS	
CHK BY: SA	
JOB NO: 9552	
DRAWING NO: 301 15 OF 18	



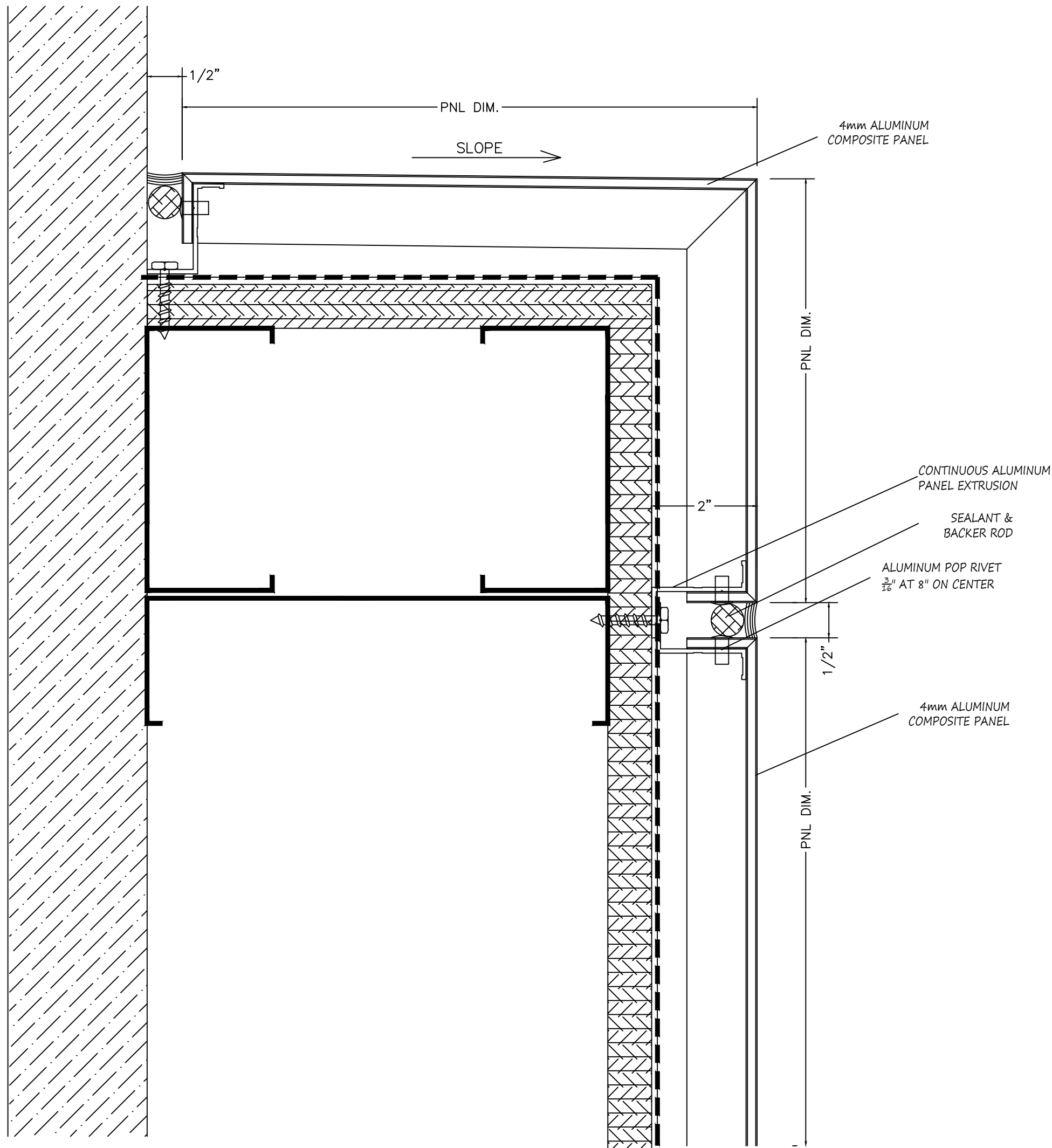
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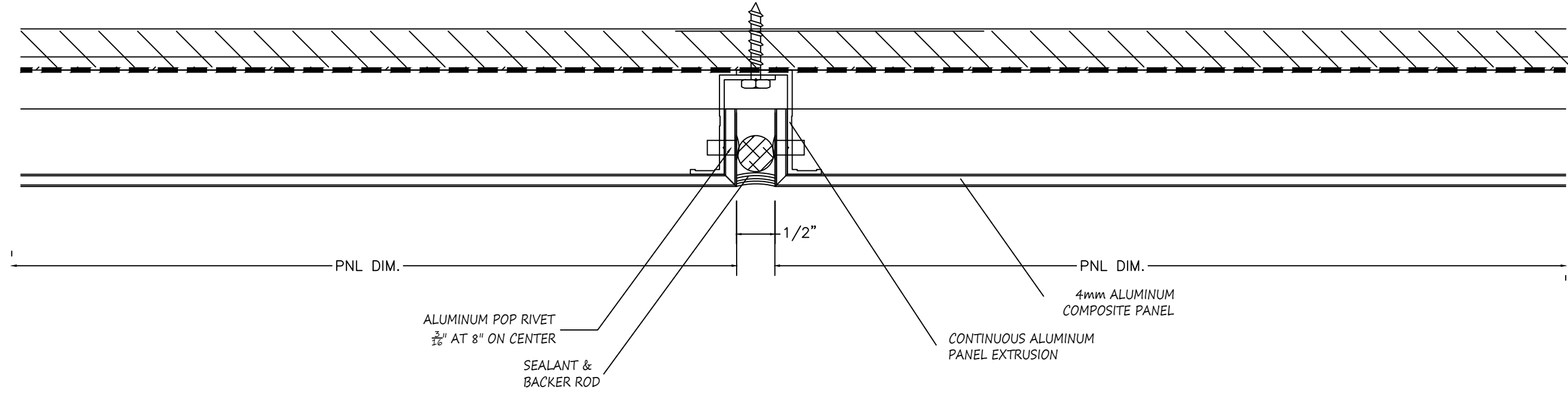
3 SECTION CUT



4 PLAN CUT
ARCH REF.: 2/A1.31



2 SECTION CUT
ARCH REF.: 5/A3.11



5 PLAN CUT
ARCH REF.: 2/A1.31

03/08/2019

DETAILS

REVISION

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ARCHITECT: MEYER

GENERAL CONTRACTOR: ULTRA COMPANY

EXECUTIVE
GLASS SERVICES, INC.

105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

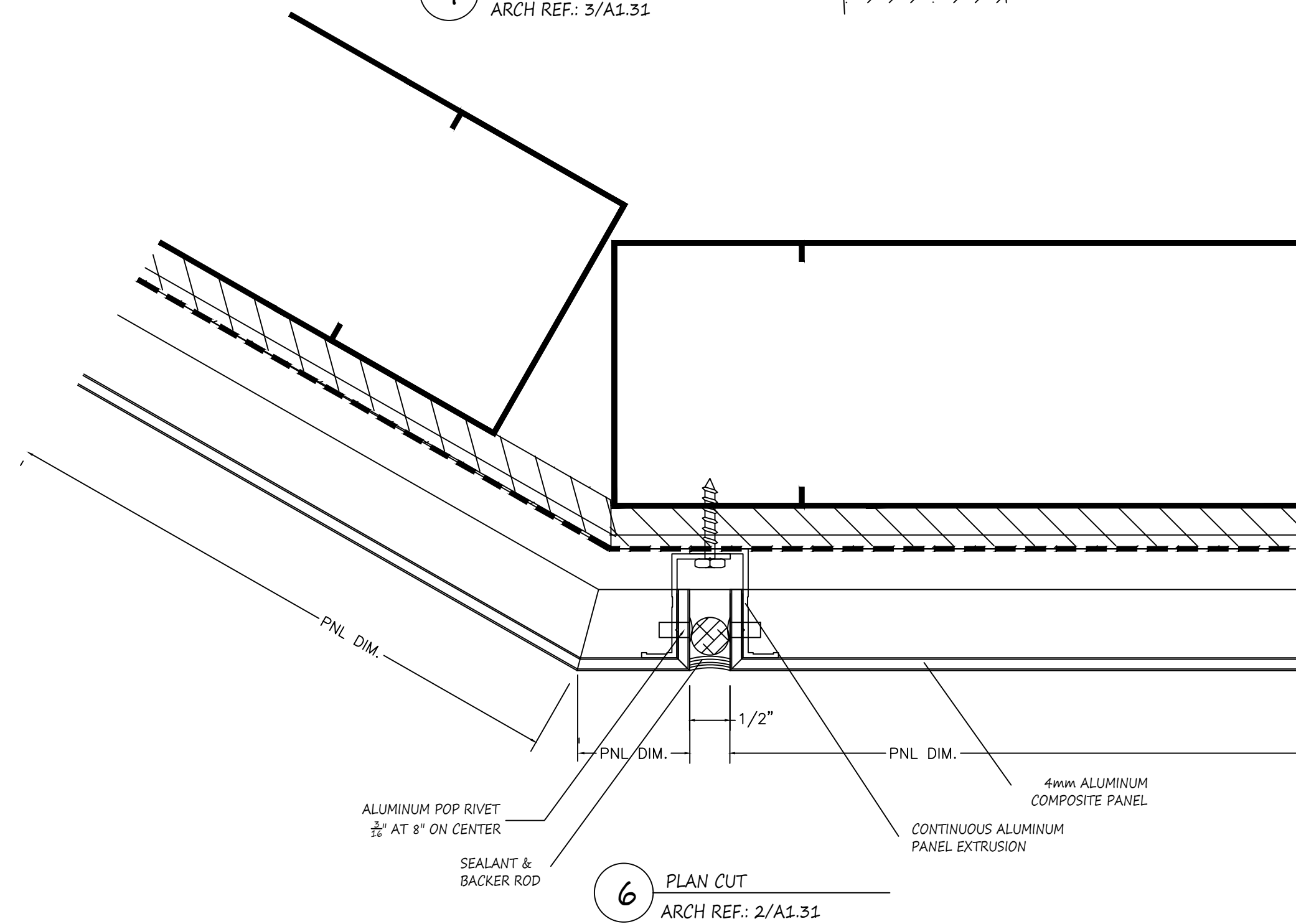
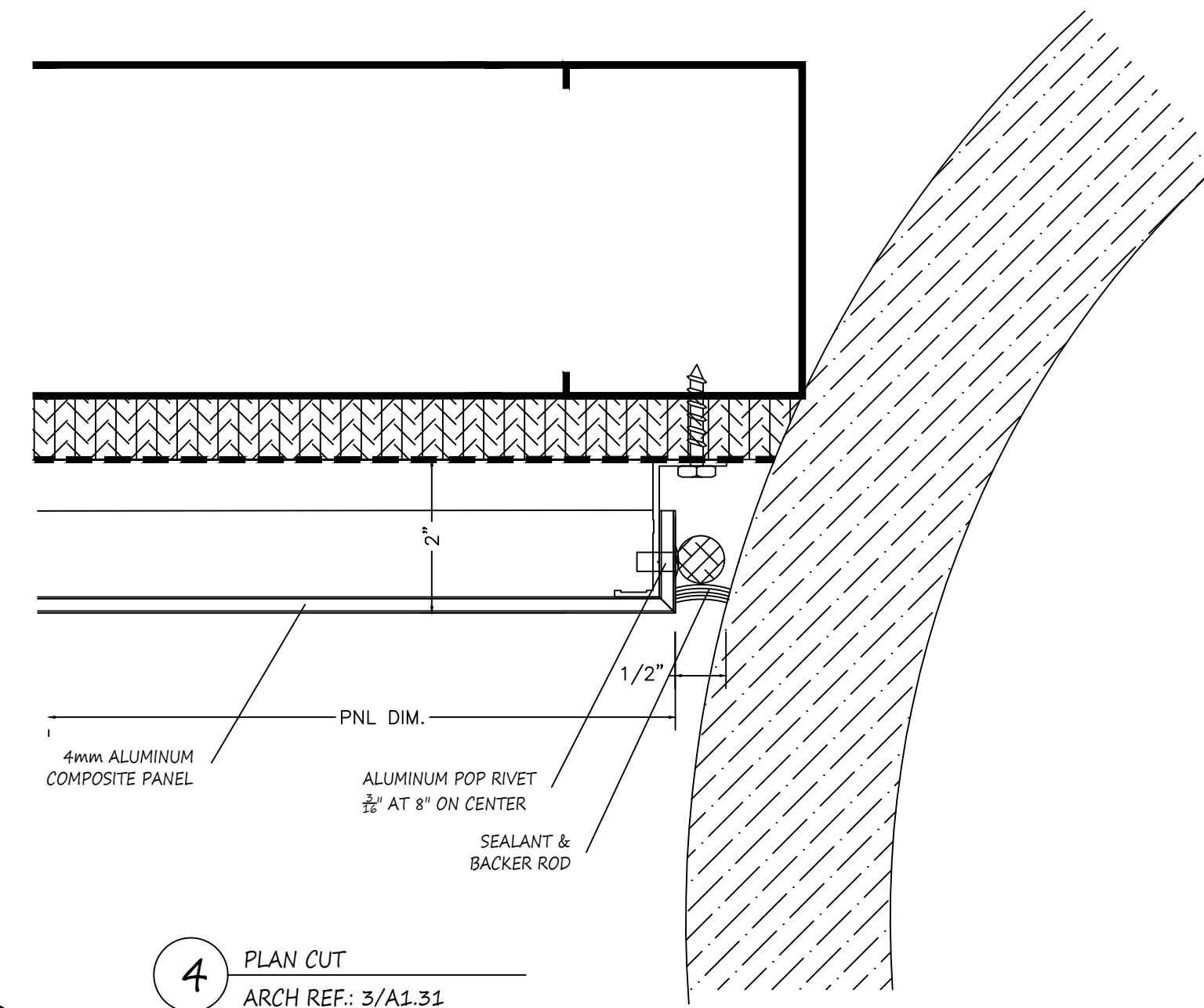
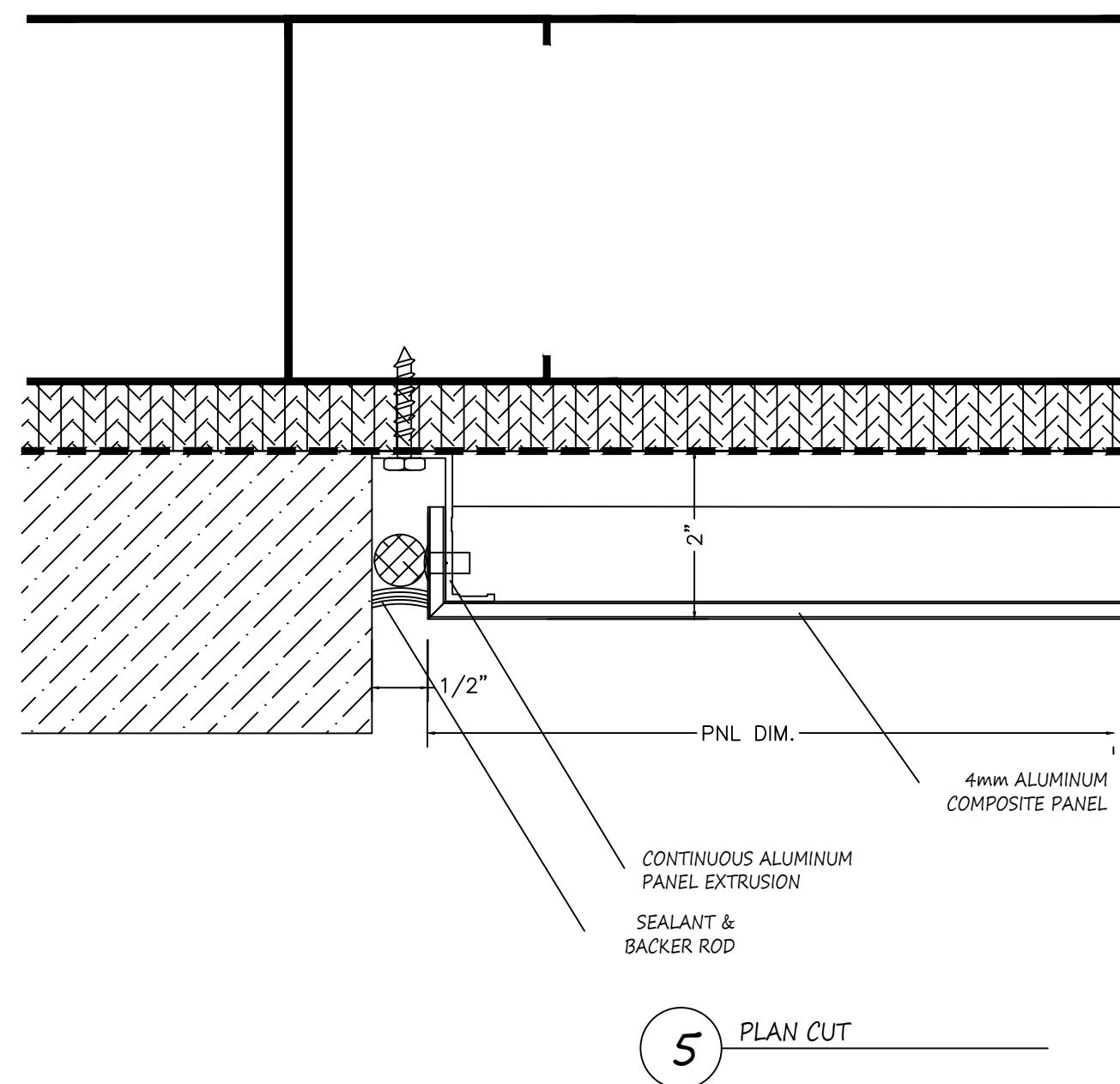
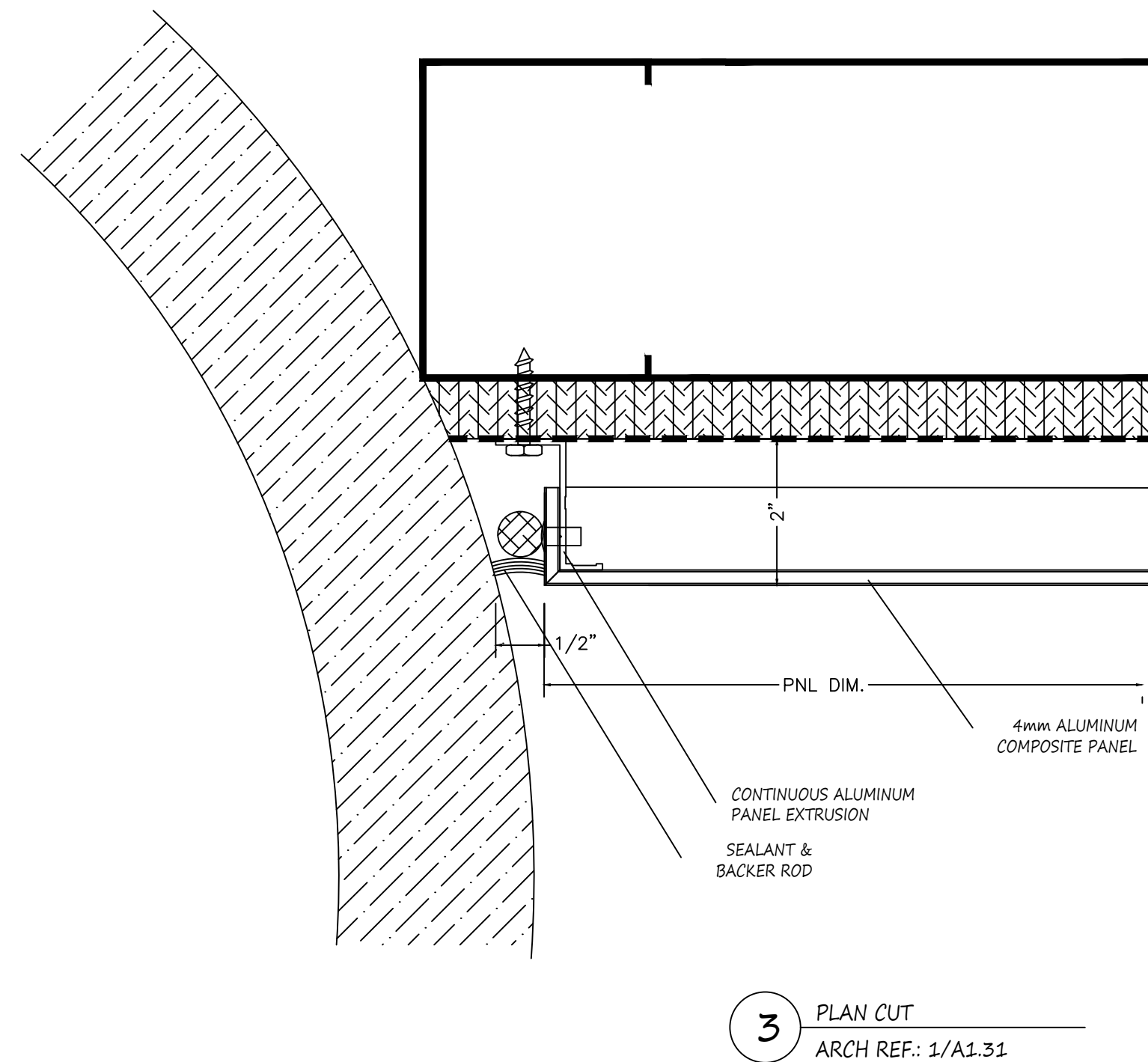
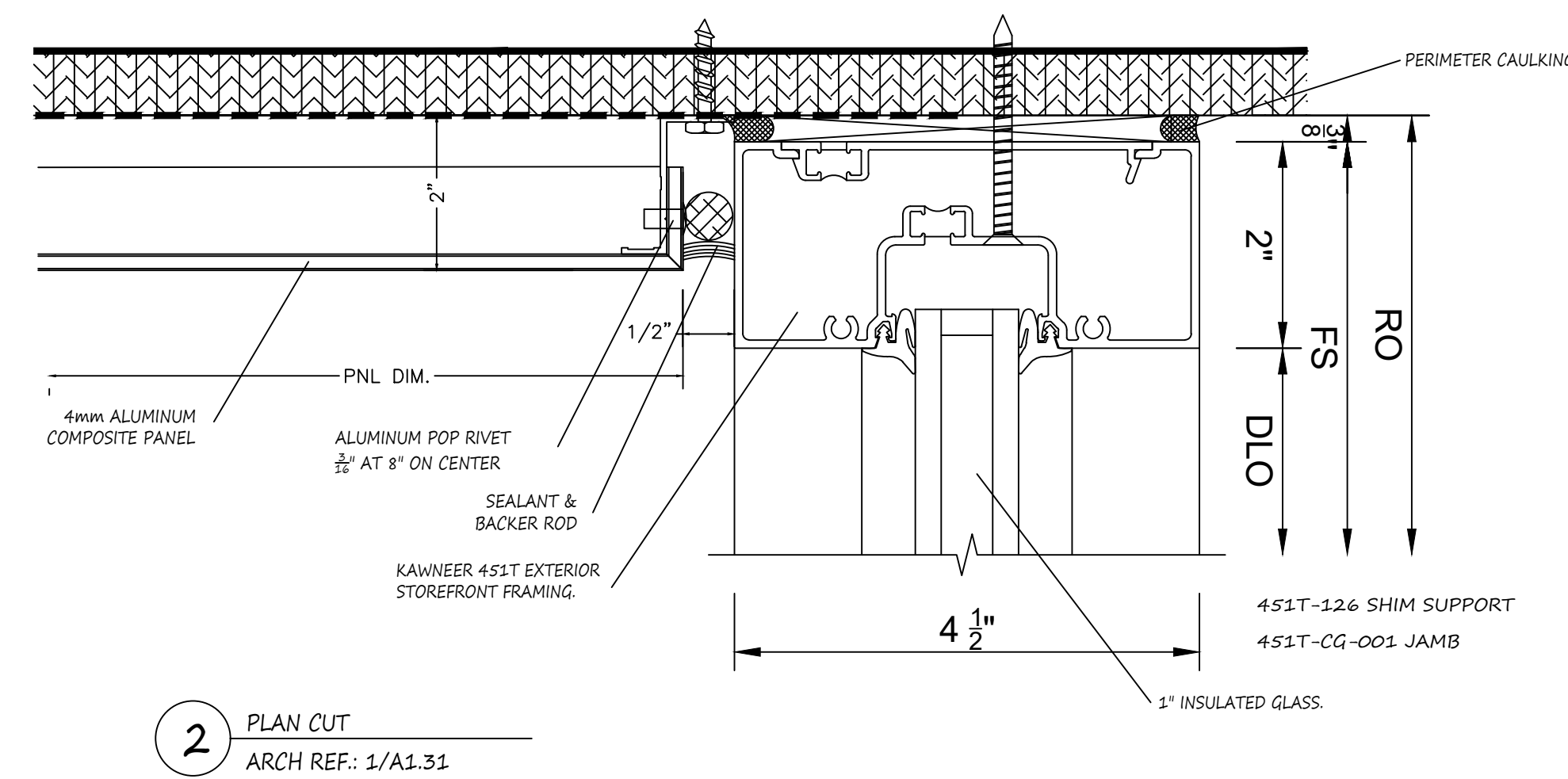
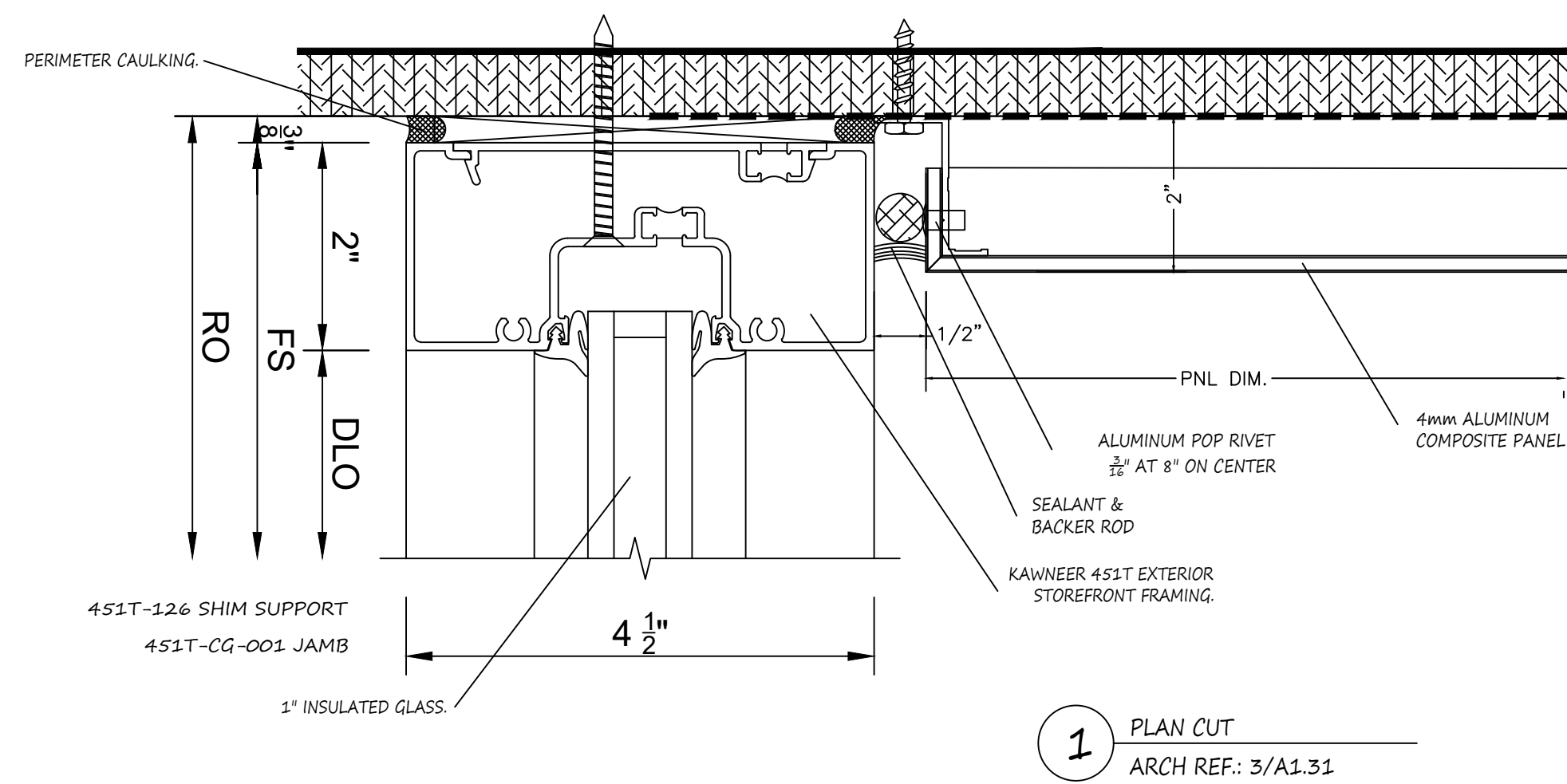
PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY
251 EXCHANGE PLACE
HERNDON, VA 20170

DWG BY: KS

CHK BY: SA

JOB NO: 9552

DRAWING NO:
302
16 OF 18



03/08/2019

DETAILS

REVISION



ARCHITECT: MEYER

GENERAL CONTRACTOR: ULTRA COMPANY

EXECUTIVE
GLASS SERVICES, INC.
105 EXECUTIVE DRIVE, SUITE 210
STERLING, VIRGINIA 20166
PHONE: 703-456-4450 FAX: 703-456-4453

PROJECT: 251 EXCHANGE PLACE EXETER PROPERTY
251 EXCHANGE PLACE
HERNDON, VA 20170

DWG BY: KS

CHK BY: SA

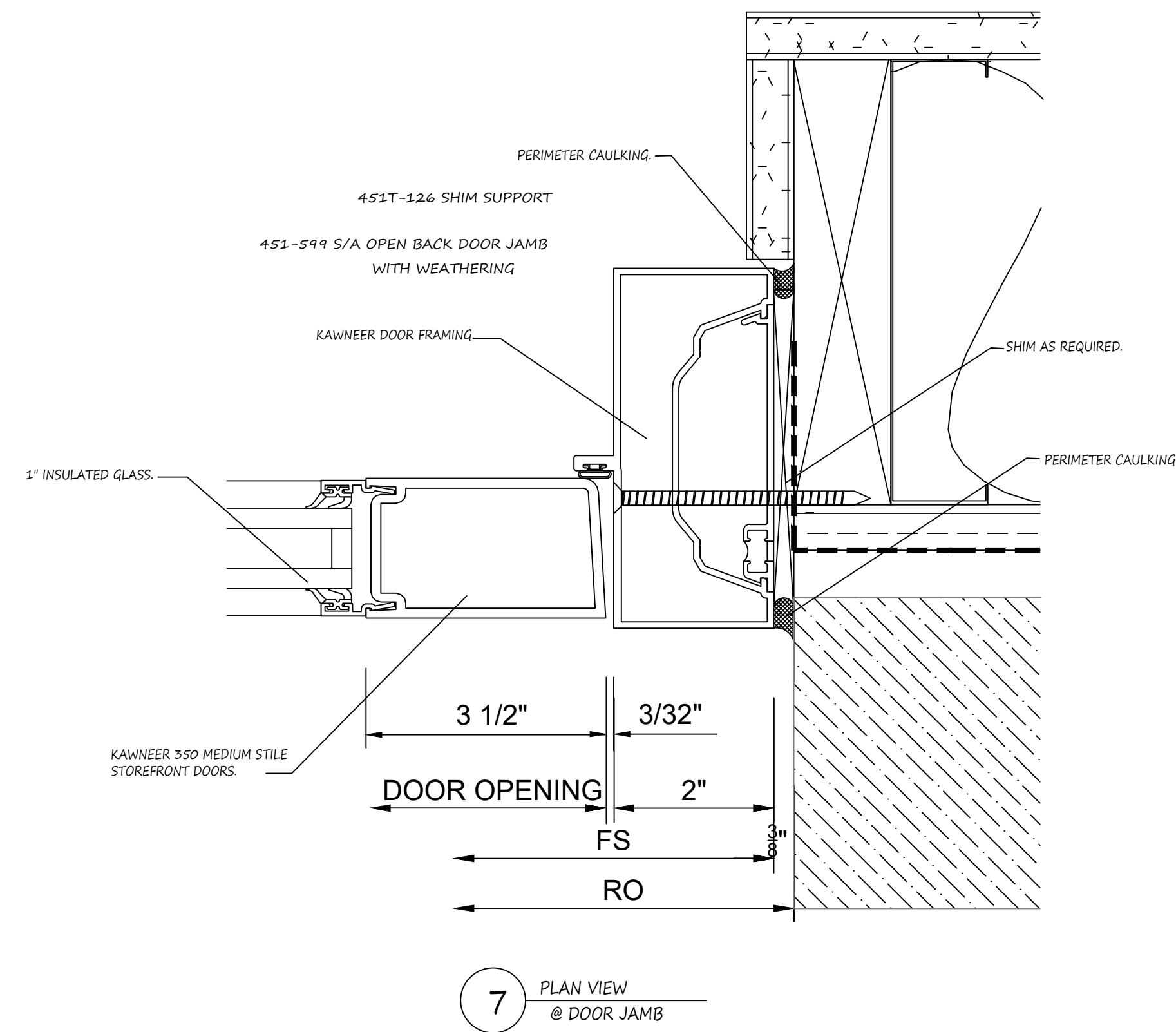
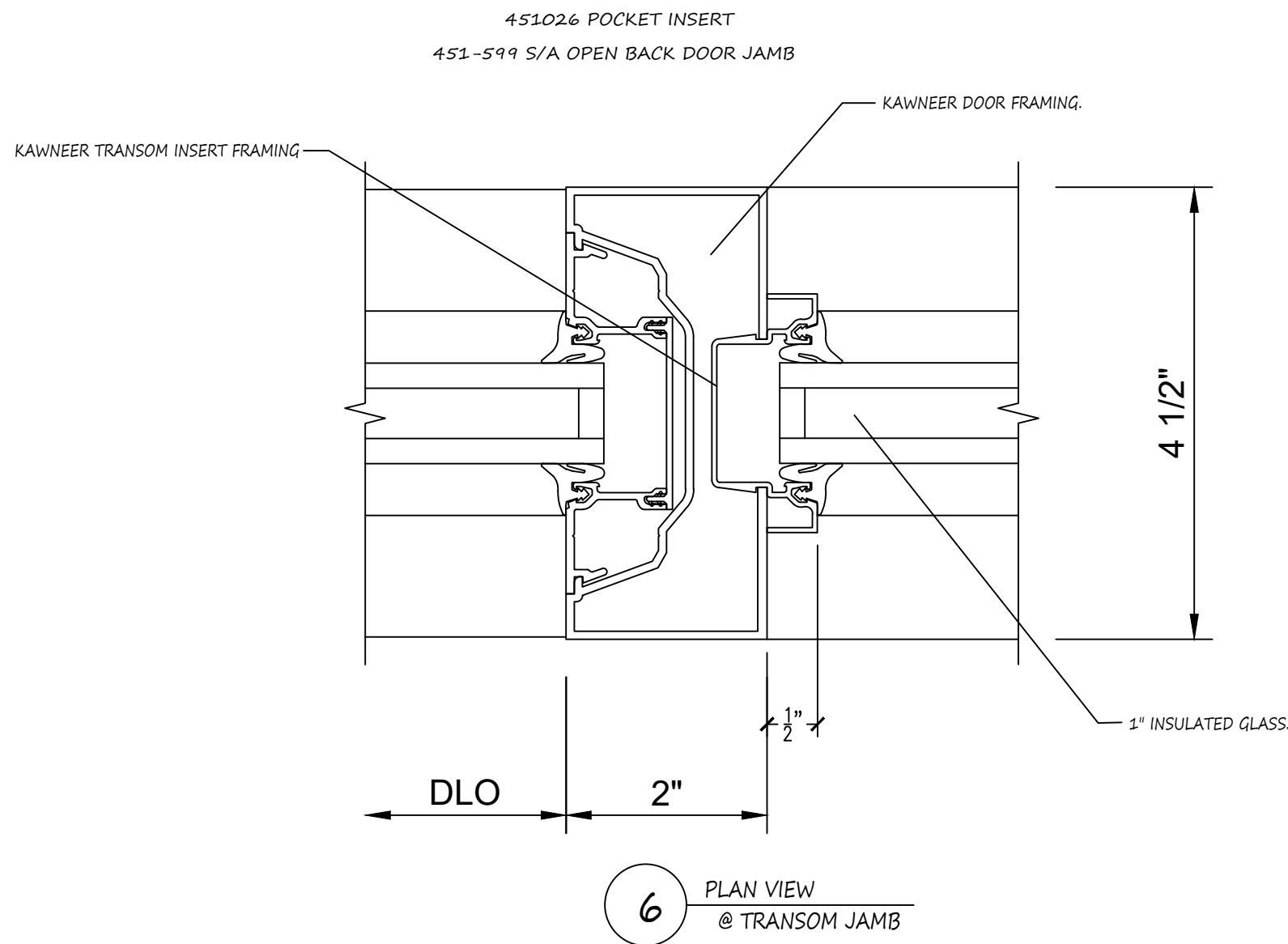
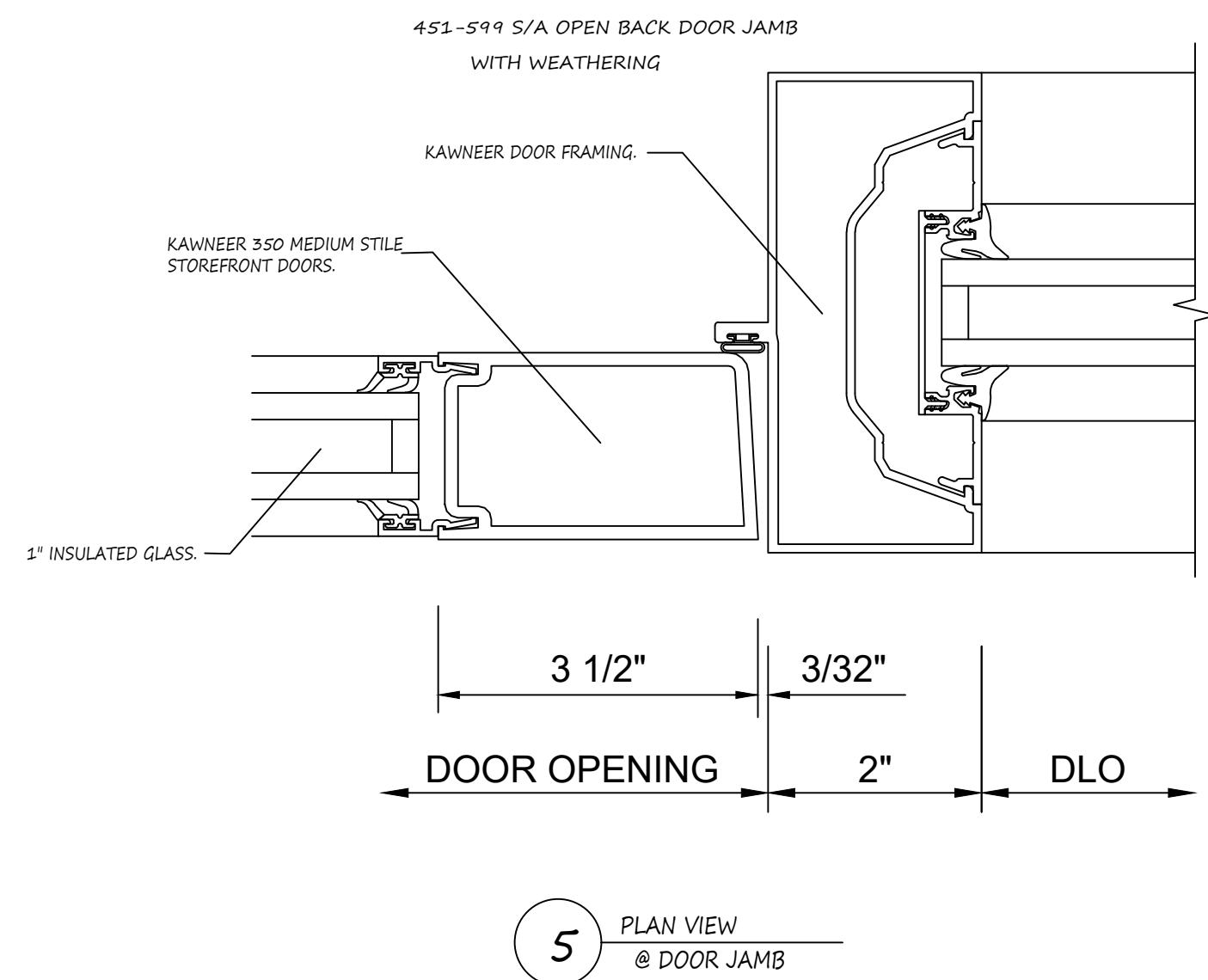
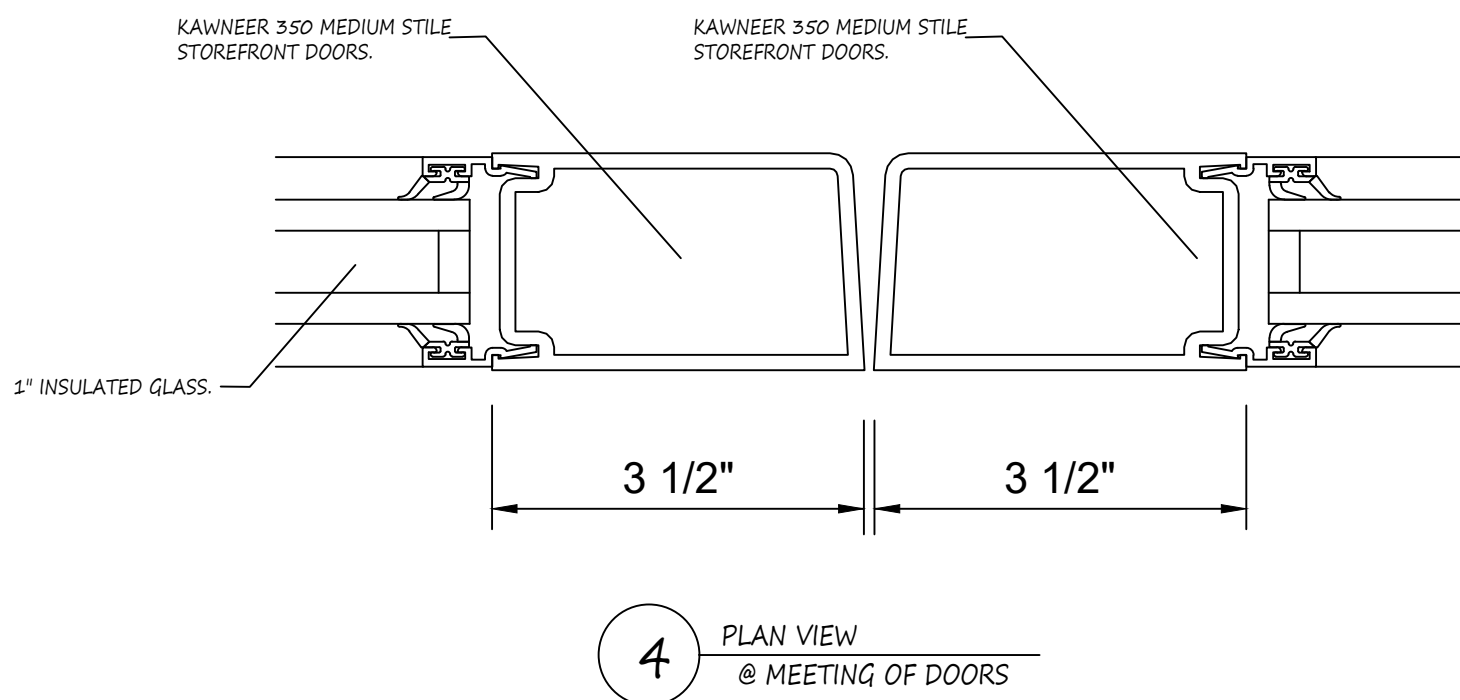
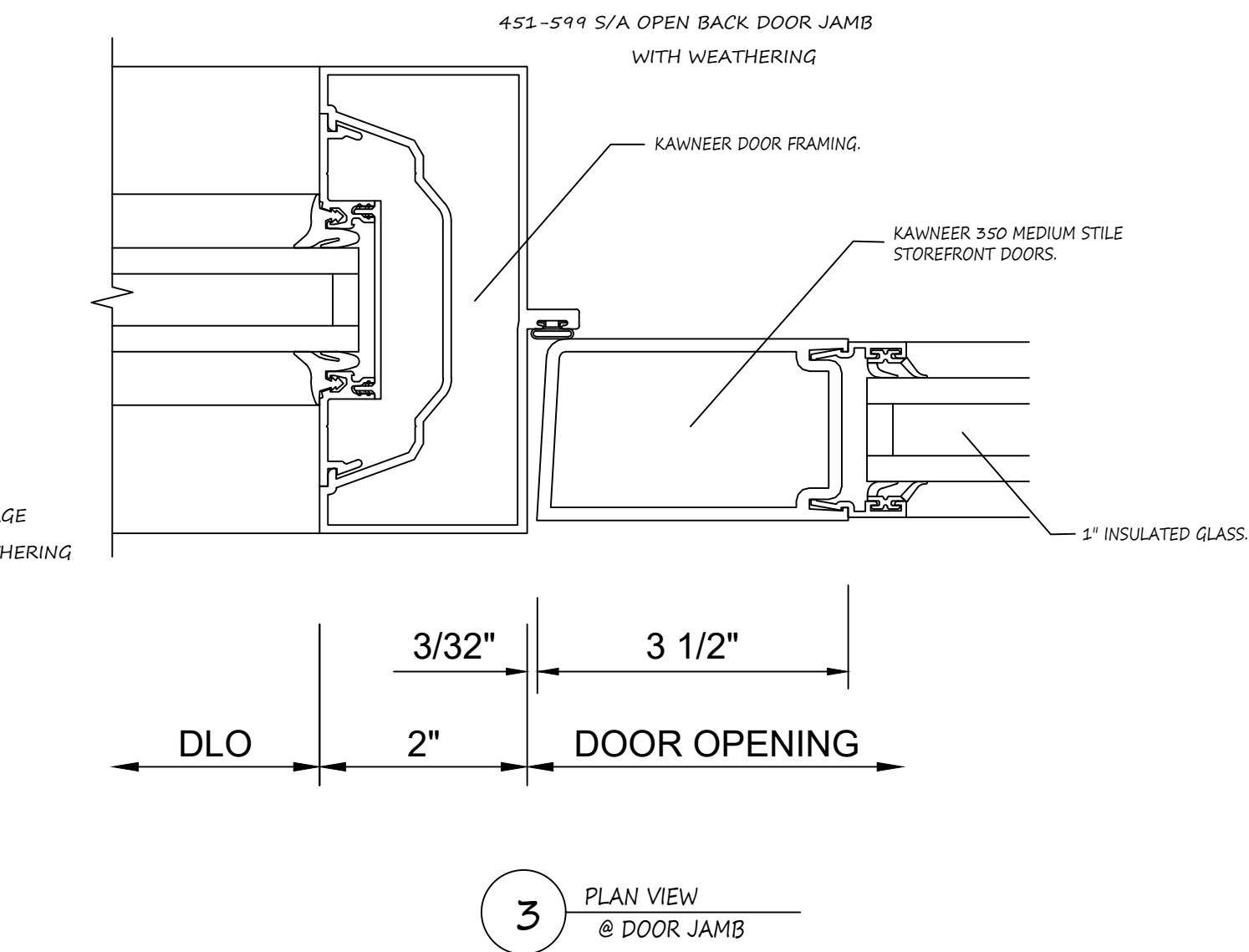
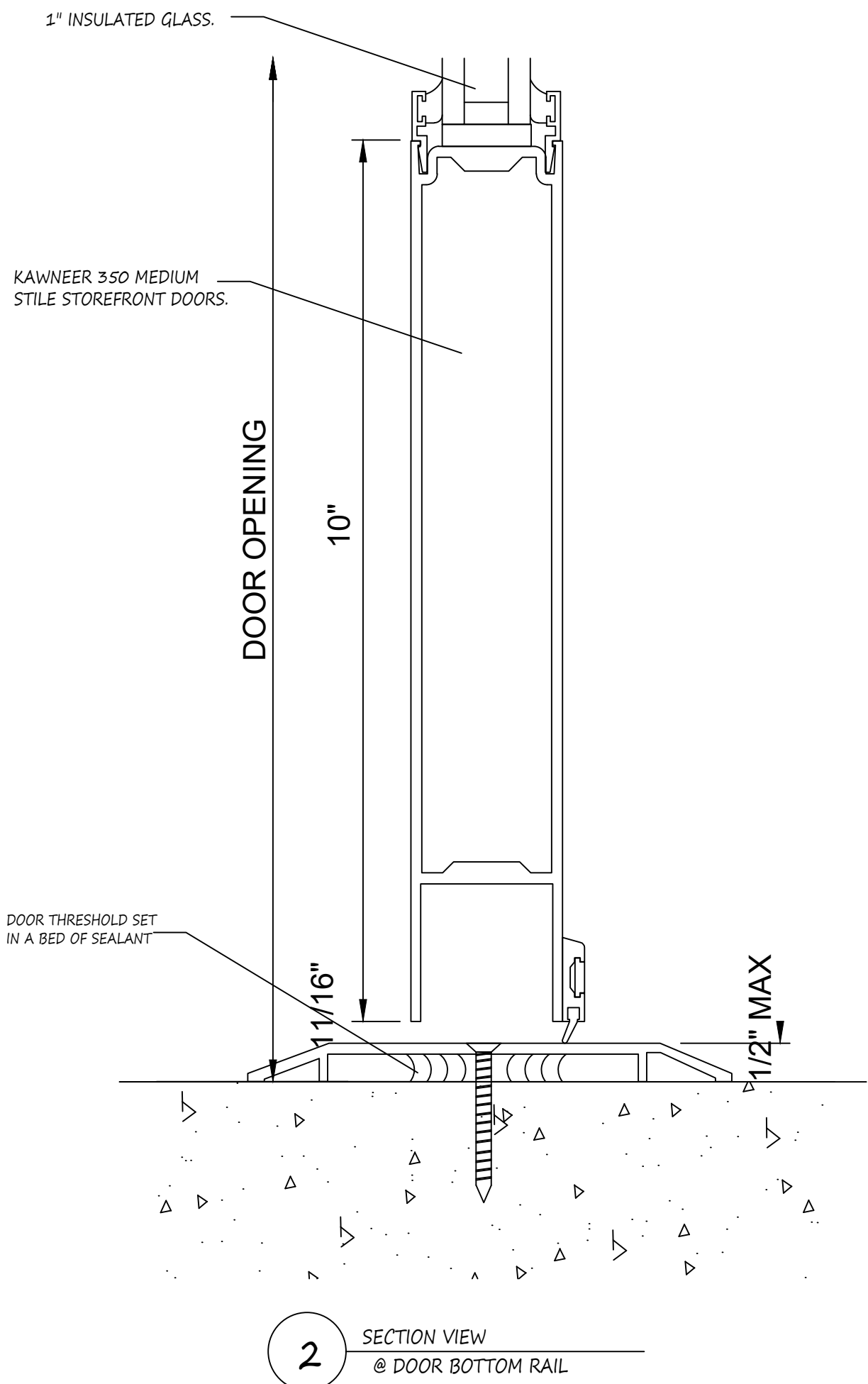
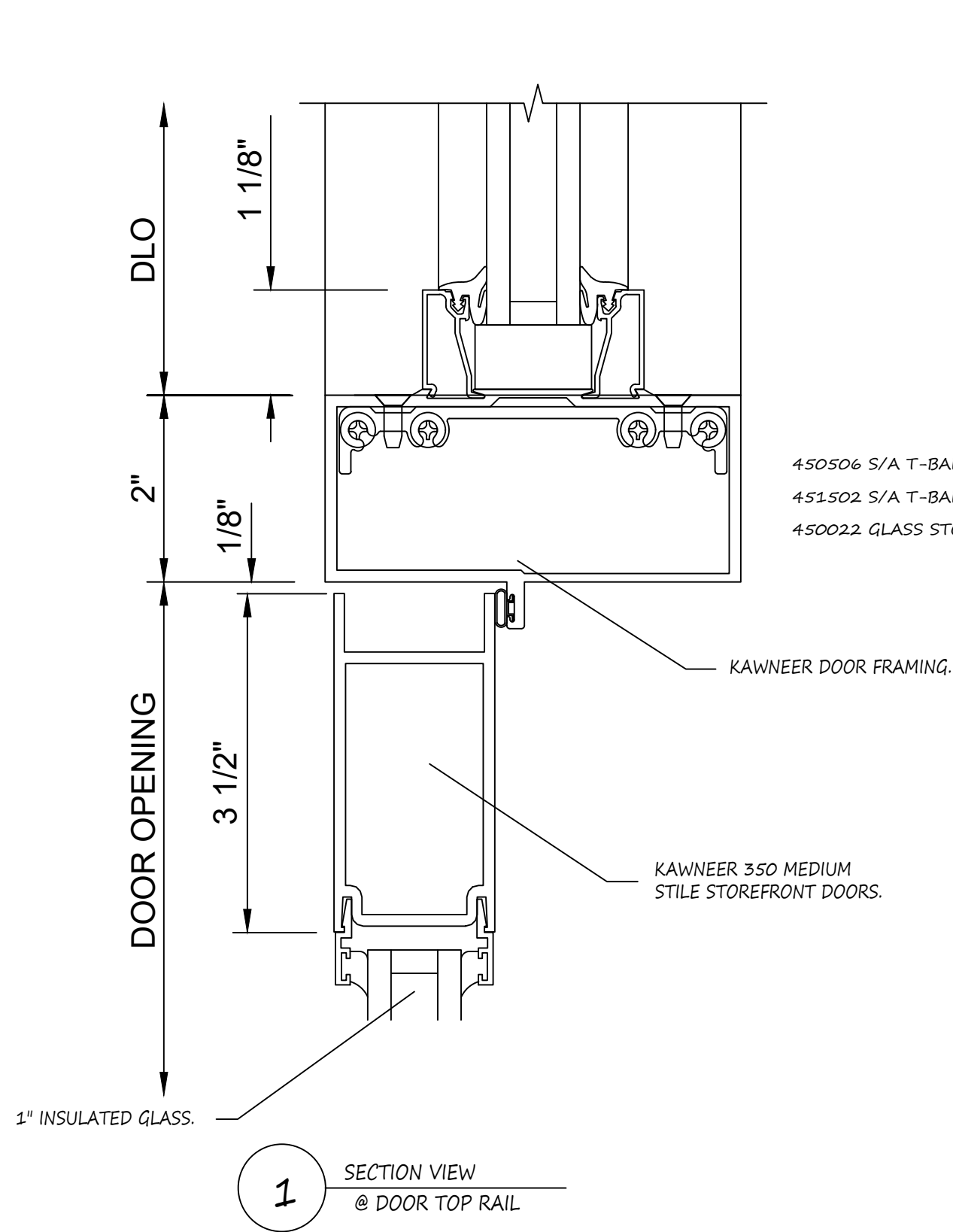
JOB NO: 9552

DRAWING NO:

303

17 OF 18

03/08/2019		
DETAILS		
REVISION		
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△		
△		
ARCHITECT:	MEYER	
	GENERAL CONTRACTOR: ULTRA COMPANY	
EXECUTIVE GLASS SERVICES, INC. 105 EXECUTIVE DRIVE, SUITE 210 STERLING, VIRGINIA 20166 PHONE: 703-456-4450 FAX: 703-456-4453		
PROJECT:	251 EXCHANGE PLACE EXETER PROPERTY 251 EXCHANGE PLACE HERNDON, VA 20170	
DWG BY:	KS	
CHK BY:	SA	
JOB NO:	9552	
DRAWING NO:	304	
	18 OF 18	





251 Exchange

Samples

View/Print Label

1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialogue box that appears. Note: If your browser does not support this function, select Print from the File menu to print the label.
2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
3. **GETTING YOUR SHIPMENT TO UPS**
- Customers with a scheduled Pickup**
- o Your driver will pickup your shipment(s) as usual.
- Customers without a scheduled Pickup**
- o Schedule a Pickup on ups.com to have a UPS driver pickup all of your packages.
 - o Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. To find the location nearest you, please visit the 'Locations' Quick link at ups.com.

UPS Access Point™
ACE VACUUMS - ASHBURN
44190 WAXPOOL RD
ASHBURN VA

UPS Access Point™
THE UPS STORE
2465 CENTREVILLE RD
HERNDON VA

UPS Access Point™
THE UPS STORE
43300 SOUTHERN WALK PLAZA
BROADLANDS VA

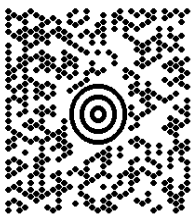
FOLD HERE

STEVE AMACIO/SARA WEISS
703-456-4450
EXECUTIVE GLASS SERVICES, INC.
105 EXECUTIVE DRIVE
STERLING VA 20166

SHIP TO:
PAUL FANGMEYER
(703) 378-5856
ULTRA COMPANY
SUITE G
14522 LEE ROAD
CHANTILLY VA 20151

7 LBS

1 OF 1

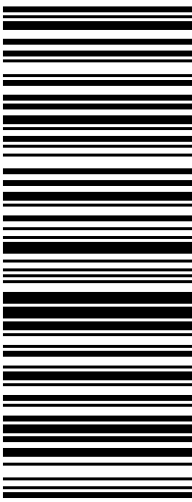


VA 220 9-10



UPS GROUND

TRACKING #: 1Z RE6 282 03 1575 1931



BILLING: P/P

Reference #1: 9552 251 Exchange

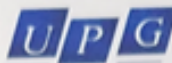


XOL 19 01 26 NV45 09 0A 01/2019

EXECUTIVE
GLASS SERVICES, INC.

Job #: 9552
Job Name: 251 Exchange
Date: 03/07/19

Sample: GL-1/GL-2



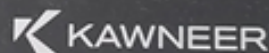
Executive Glass Services
251 Exchange

1" INSULATED GLASS SAMPLE UNIT

1/4" Gray
1/2" Airspace
1/4" Vitro Solarban 70XL - #3

PERFORMANCE SPECIFICATIONS:

Visible Light Transmittance	32%	SHGC:	24
Visible Reflectance (Out):	7%	Shading Coefficient	27
Solar Transmittance:	13%	Winter U-Value:	28
Solar Reflectance (Out):	15%	Summer U-Value	26



Permanodic™ Anodized Finishes
AA-M10C21A44 CLASS 1

DARK BRONZE No. 40

This sample is within the color tolerance range of No. 40 Permanodic Finish and is **for color viewing purposes only**. In production, color deviations from this sample will exist, but will not exceed the established limits for these finishes per AAMA 611.

777100F

E.C. 97908-043

EXECUTIVE
GLASS SERVICES, INC.

Job #: 9552
Job Name: 251 Exchange
Date: 03/07/19

Sample: Storefront Finish

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.

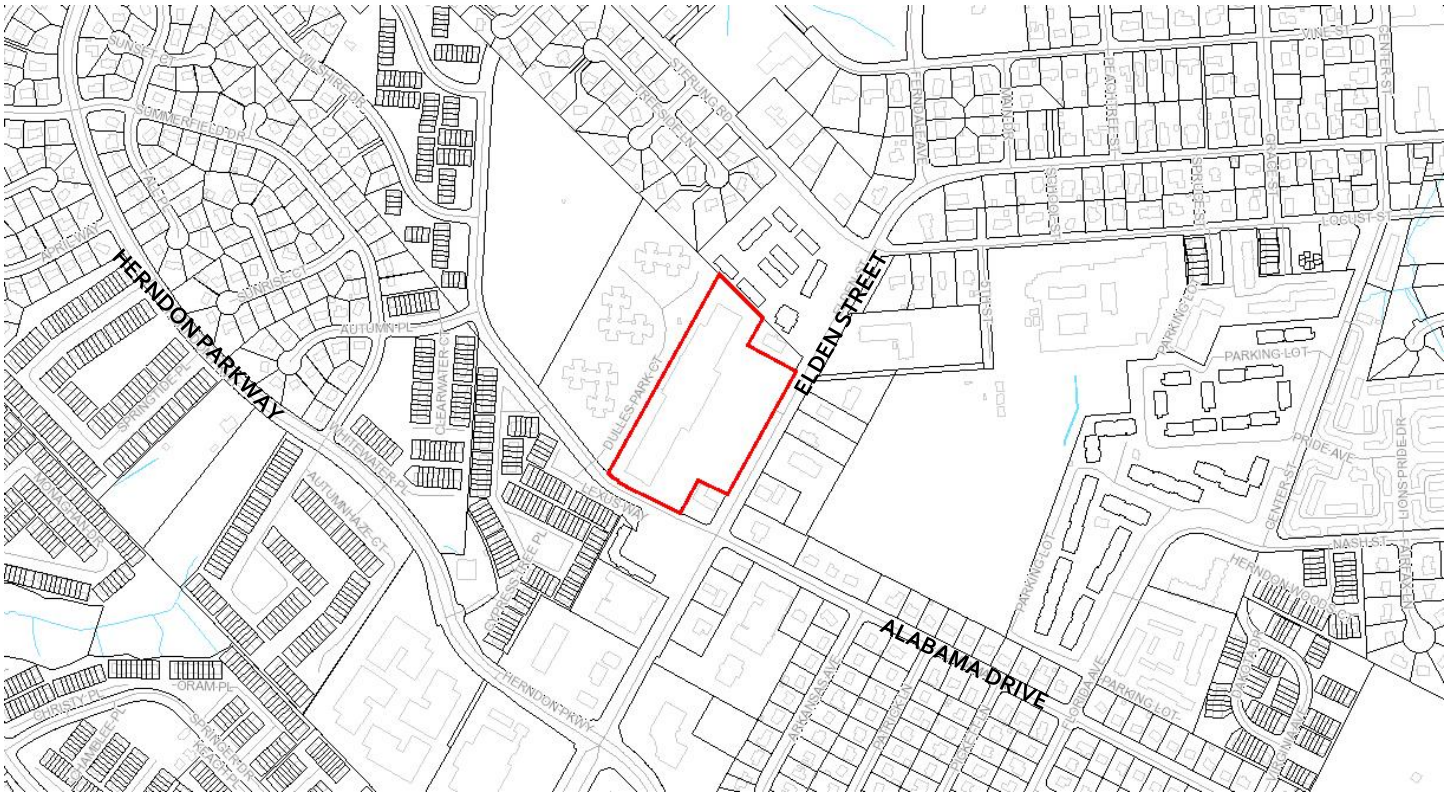
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (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 #19-21; Additions to an Existing Structure
Case Summary: Construct new refuse container enclosures
Case Location: 1050 – 1094 Elden Street, Dulles Park Shopping Center

Location Map



Property Information

Owner / Applicant:	Dulles Park Shopping Center, LLC, Trustee		
Representative:	Emmanuel A. Mdingi, Architect		
Business/Organization:	N/A		
Property Use:	Commercial, retail shopping center		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	North: CO, Commercial Office South: CS, Commercial Services	East: CS, Commercial Services West: RM, Residential Multi-family	
Associated Cases:	N/A		
Building Type(s):	One-story commercial	Date of Construction:	1965
Architectural Style(s):	Post-modern, typical suburban commercial expression		
Exterior Material(s):	Composite – Brick, masonry veneer, metal awnings/arcades, standing seam metal roofs, glass storefront and windows		

Neighborhood Design Profile:	Existing office and light industrial use complex with adjacent single-family residential development to the north of the complex
-------------------------------------	--

Case Details

Case Description:

This application is to construct three new refuse container enclosures located along east elevation (rear area) of the subject property. The dumpsters are proposed to be constructed of 8" CMU blocks with brick veneer painted to match the existing brick color on the rear of the building and wood picket gates mounted to metal posts (painted yellow). In addition, yellow painted metal bollards will be installed within the enclosures to protect the masonry walls from impacts from the dumpsters. (Attachments #1, #2, #3, and #4).

Case Background:

The placement/location of the enclosure was subject of a site plan revision submitted and administratively approved through Town Plan (Revision) #R-18-08 (Attachments #4).

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance Section 78-114.2. - Screening Standards
- Town Code of Ordinances, Section 58-96 Design criteria (Attachment #5)

Staff Analysis

1. One of the proposed refuse container enclosures for a trash compactor (located at the southwest corner of the primary structure) is 10' in height; which exceeds the 8' maximum height for refuse container enclosures, and does not comply with the Town's Zoning Ordinance, Section 78-114.2(c)(2). As such, the Board may not act on this case due to the non-compliance with the Town's Zoning Ordinance. Staff has inquired, with the applicant, as to the necessity of the excessive height of the enclosure. If this enclosure height is a requirement to fully screen the selected trash compactor as required by Zoning Ordinance Section 78-114.2, then a variance will be required and must be resolved by the Board of Zoning Appeals (BZA) prior to ARB action on the case. Conversely, if the applicant does not require the enclosure height proposed, and opts to comply with the referenced Zoning Ordinance Section, then the applicant may revise their design, and/or the Board may act on the case with a submitted revision or condition approval upon submission of a design revision compliant with the Town's Zoning Ordinance.
2. The proposed building additions will improve the visual appeal of this otherwise unadorned rear portion of the commercial building, adjacent to residential uses; while achieving the applicant's objectives of improved functionality of the necessary refuse collection and removal for the businesses occupying this multitenant building. Staff finds the proposed building alterations 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# 5).

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); or
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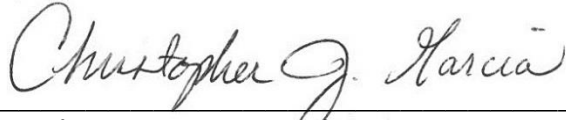
	4. Motion to continue the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for continuance of ARB #19-21, in accordance with Alternative #4, to the July 17, 2019 ARB Public Hearing so that the applicant has the opportunity to seek approval of a variance to Town's Zoning Ordinance, Section 78-114.2.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Photos of Existing Conditions
4.	Addition Site Plan, Elevations, and Details
5.	Addition Product Details and Information
6.	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

ALABAMA DRIVE

1050 Elden St

1050 – 1094 ELDEN STREET

ELDEN STREET

Elden St

228

100 ft

Google Earth

©2018 Google

SITE LOCATION – AERIAL PHOTO



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



Letter of Transmittal

To	Town Of Herndon, VA Department of Community Development 777 Lynn Street Herndon, VA 20170-4602
From	DCI Architects, LLC 30 Courthouse Square #202 Rockville, MD 20874 301-404-0449

Date April 8, 2019
 Via Via Hand
 Project Dulles Park Shopping Center – Dumpster Enclosures – Architectural Review Submission

We are Transmitting

- | | |
|--|---|
| ☐ Shop Drawings | ☐ Under separate cover |
| ☐ Print Copies | ☒ For your disposition |
| ☒ Application Requirements | ☐ Return _____ copies |
| ☐ Specifications | |
| ☐ CD | |

Project Description:

Install New Dumpster/Compactor slabs & masonry enclosures to the rear of an existing shopping center. They are at 3 separate locations as indicated on the documents, the compactor enclosure to the southwest location is replacing an existing dumpster enclosure. The other two locations currently have exterior dumpsters unenclosed.

Per ARB Application requirements, we are submitting the following: -

Item#1 – One (1) Letter describing the proposed addition and a list of all materials submitted **(This transmittal letter)**.

Item#2 - One (1) completed application form with all required signatures, including the signature of the property owner on which the structure is located.

Item#3 – Application Fee

Item#4 - Six (6) sets of labeled color photographs of all sides of the existing structure, site and neighboring properties.

Item#5 - One (1) set of color elevation drawings 24"x36" of the existing structure with the proposed addition. Proposed colors must be used on all elevations. The proposed materials and colors must be listed on the elevation drawings and their location on the building and addition indicated. All materials and colors must include the name of the model/color number, and a general description with information such as gloss, flat, plastic, etc. All elevation drawings must be to scale and scale must be indicated.

Item#6 - Six (6) color copies of the elevation drawings 11"x17" discussed in Item 5 above. All proposed materials and colors and their locations must be shown on each copy.

Item#7 - Samples of all exterior building materials proposed for the addition, including but not limited to brick, mortar, siding, roofing, glass, paint and stain colors. Samples are not to exceed one square foot. **Note: samples provided for Brick, Wood, paint as applicable to this project.**

Item#8 – **Nothing provided - Not applicable.**

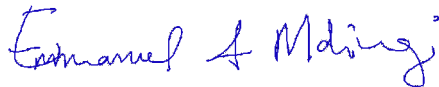
Item#9 – Six (6) copies 11"x17" of the approved Site Plan or Building Location Survey showing the proposed addition.

Item#10 - **Nothing provided - Not applicable.**

Item#11 - One (1) electronic copy of the above information. Thumb drives are not accepted. **Compact Disk provided.**

Please do not hesitate to contact me should you need additional information.

Sincerely,



Emmanuel A. Mdingi, AIA
DCI Architects, LLC

PERFORMANCE BOND ESTIMATE				
ITEM NO.	ITEM	QUANTITY	UNIT	COST
	CLEARING & GRUBBING		ACRES	
	EXCAVATION		CU. YDS.	
	EMBANKMENT		CU. YDS.	
	OVERLOT GRADING		LOTS	
	STRUCTURES			
	CONCRETE PIPE		LN. FT.	
	CONCRETE PIPE		LN. FT.	
	CONCRETE PIPE		LN. FT.	
	CONCRETE PIPE		LN. FT.	
	CONCRETE PIPE		LN. FT.	
	CONCRETE PIPE		LN. FT.	
	PAVED DITCH		LN. FT.	
	RIP RAP		SQ. FT.	
	CONCRETE ENDWALL		EACH	
	CONCRETE ENDWALL		EACH	
	CONCRETE ENDWALL		EACH	
	CONCRETE END SECTION		EACH	
	DRIVEWAY ENTRANCE		EACH	
	SIDEWALK		LN. FT.	
	HEADER CURB		LN. FT.	
	CURB & GUTTER		LN. FT.	
	SURFACE TREATMENT		SQ. YDS.	
	BITUMINOUS CONCRETE SURFACE		SQ. YDS.	
	BASE COURSE		SQ. YDS.	
	SUBBASE MATERIALS		SQ. YDS.	
	STREET SIGNS		EACH	
	STREET LIGHTS		EACH	
	ROADSIDE DELINEATORS		EACH	
	TRAFFIC BARRICADE		EACH	
	PIPES OR MONUMENTS AS SHOWN ON PLAT		EACH	
	WATER LINE		LN. FT.	
	FIRE HYDRANTS		EACH	
	SANITARY SEWER		LN. FT.	
	AS-BUILT PLAN		LUMP SUM	
	PLUS 10% ENGINEERING FEE & MISC.			
	TOTAL			

CASH ESCROW BOND ESTIMATE				
ITEM NO.	ITEM	QUANTITY	UNIT	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)			
2	TREE REPLACEMENT			
3	ARBORIST FEE			
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)		L.S.	
5	LANDSCAPING		L.S.	
	TOTAL			

APPLICATION FEES	
(SEE SECTION 78-201.2 OF THE TOWN CODE FOR FEES)	
TYPE OF APPLICATION: MINOR SITE PLAN	
CALCULATION OF APPLICATION FEE: \$800.00 - \$200 / 1 sheet change	
APPLICATION FEE PAID (Official Use Only): DATE: 11/12/18 AMOUNT: \$400.00	

REVIEW AND INSPECTION FEE SCHEDULE				
(SEE SECTION 78-201.2 AND SECTION 26-535 OF THE TOWN CODE FOR FEES)				
ITEM	QUANTITY	UNIT	PER UNIT	FEE
BITUMINOUS SURFACE		SQ. YDS.	.51	.51
CURB & GUTTER OR HEADER CURB		LN. FT.	.92	.92
SIDEWALK		LN. FT.	1.35	1.35
SANITARY SEWER		LN. FT.	2.34	2.34
T.V. INSPECTION		LN. FT.	2.32	2.32
WATERLINE		LN. FT.	1.75	1.75
STORM DRAINAGE		LN. FT.	4.39	4.39
VSMP STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM		
BIORETENTION FACILITIES (RAIN GARDENS)		EACH	250.00	250.00
STORMWATER DETENTION/BMP MEASURES (other than rain gardens)		EACH	1000.00	1000.00
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed acre, whichever is greater)		LOT/ACRE	200.00	200.00
STREETLIGHTS		PER LIGHT	50.00	50.00
MISCELLANY		ACRE	675.00(min.)	675.00(min.)
SCREENING		LN. FT.	2.34	2.34
LINEAR FEET OF STREET		LN. FT.	1.20	
ESTIMATED FEE - TOTAL				
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE) (RECEIPT #)		DATE		
BALANCE OF FEE (COMPUTED BY TOWN) (RECEIPT #)		DATE		

NOTES

- THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARD SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
- A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
- A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VDOT, FAIRFAX, VIRGINIA, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE HIGHWAY.
- THE DEVELOPER IS REQUIRED TO NOTIFY THE TOWN OF HERNDON, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE DEVELOPER SHALL REQUIRE THAT ALL OF HIS CONTRACTORS SPECIFICALLY REQUEST INSPECTION AT LEAST TWENTY FOUR (24) HOURS BEFORE BEGINNING:
 - CLEARING AND GRUBBING
 - INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - EARTHWORK
 - INSTALLATION OF ANY UNDERGROUND UTILITY
 - INSTALLATION OF ANY FORMS
 - PLACING ANY CONCRETE
 - BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACE
 FAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE DEVELOPER OR HIS ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
- ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT OF WAY AND ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT OF WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
- ALL UTILITIES TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE PURPOSES, MUST BE INSPECTED, TESTED AND APPROVED BY THE TOWN BEFORE BEING ACCEPTED INTO THE TOWN'S SYSTEM.
- CUT SHEETS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF HERNDON PRIOR TO THE START OF CONSTRUCTION OF ANY UNDERGROUND UTILITIES, STREETS, OR CURBS AND GUTTERS.
- SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
- STORM SEWERS:
 - STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT I.A.S.H.T.O. DESIGNATION M 170, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS II PIPE WILL BE PERMITTED BEYOND THE LIMITS OF THE STREET RIGHT OF WAY. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF THE RIGHT OF WAY.
 - UNDERDRAINS AND/OR CROSSLAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
- STREETS:
 - ALL BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A, WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT OF WAY AND ALL TOWNHOUSE STREETS, COMMERCIAL AND INDUSTRIAL PARKING LOTS, PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER, AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEAD SIDEWALKS).
 - SOIL REPORTS AND SUBGRADE SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF HERNDON FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION OF ANY SIDEWALKS, CURB AND GUTTER, STREETS OR PARKING AREAS.
 - ROADWAY DESIGN IS BASED ON A CBR OF 10. CBR TESTS OF SUBGRADE SOILS MUST BE CONDUCTED FOR ACTUAL DETERMINATION OF ROADWAY DESIGN. ROADWAY DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS, AND SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL.
 - STANDARD STREET NAME SIGNS SHALL BE APPROVED BY FAIRFAX COUNTY SIGN SHOP AND SHALL BE INSTALLED AT EACH INTERSECTION BY THE DEVELOPER, AS WELL AS REQUIRED TRAFFIC CONTROL SIGNS IN THE DEVELOPMENT. SIGN FASTENERS SHALL BE 5/16" #18 STAINLESS STEEL HEX BOLTS AND NUTS USS-NO RIVETS PERMITTED.
 - WHERE INSTALLATION OF ROADWAY SIGN IS ANYTHING OTHER THAN IN SOIL AREA, A PVC SLEEVE SHALL BE INSTALLED. SLEEVE SHALL BE MINIMUM 18" DEEP. SIZE OF PVC SLEEVE SHALL BE APPROPRIATE TO SIZE OF POST BEING INSTALLED, AND SHALL ALLOW FOR WEDGING TO STABILIZE SIGN POST.
 - WHERE SIGN IS DESIGNED TO BE INSTALLED IN CONCRETE MEDIAN, A 12" X 12" AREA SHALL BE LEFT VOID OF CONCRETE. PVC SLEEVE SHALL BE INSTALLED AS INDICATED ABOVE.
 - SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED.
 - A MINIMUM OF ONE DRIVEWAY ENTRANCE SHALL BE PROVIDED PER LOT. DRIVEWAY ENTRANCES SHALL BE INSTALLED IN CONFORMITY WITH THE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON.
 - SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
 - PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. A PRE-CONSTRUCTION SURVEY SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS. IF TOWN'S EXISTING PUBLIC INFRASTRUCTURE IS DAMAGED DURING CONSTRUCTION, THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF THE TOWN.
 - ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHTS OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HERNDON STANDARDS AND SPECIFICATIONS. LIMITS OF ASPHALT OVERLAY TO BE DETERMINED BY TOWN INSPECTOR.
 - STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
 - ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
 - DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-6860).
- WATER DISTRIBUTION:
 - ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE REGULATIONS OF THE STANDARD SPECIFICATIONS AND PLANS OF THE TOWN OF HERNDON AND THE CURRENT WATERWORKS REGULATIONS OF THE VIRGINIA STATE BOARD OF HEALTH.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. WATER MAINS SHALL BE INSTALLED EIGHT (8) FEET NORTH OR EAST OF THE CENTERLINE OF THE STREET UNLESS OTHERWISE DESIGNATED ON THE PLANS.
 - WORKING PRESSURE SHALL BE >20.0 PSI.
- LAND CONSERVATION NOTES:
 - MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE TOWN OF HERNDON.
 - NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 CALENDAR DAYS.
 - ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 - ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
 - ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL.
 - ALL TEMPORARY EARTH BERM DIVERSIONS AND SILT DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES FOR ALL STOCKPILES.
 - DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 - ALL DISTURBED AREAS NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED WITHIN 7 DAYS WITH OATS, ABRUZZI RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE.
 - PRIOR TO BEGINNING OF ANY WORK ON THIS SITE, THE CONTRACTOR MUST READ AND ADHERE TO THE "VEGETATION PRESERVATION AND PLANTING" GUIDELINES OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND SECTION 26, ARTICLE II OF THE TOWN CODE.
 - PRIOR TO ANY LAND DISTURBANCE OF THE SITE THAT IS GREATER THAN, OR EQUAL TO 2500 SQ. FT., THE CONTRACTOR MUST SUBMIT GENERAL PERMIT REGISTRATION STATEMENT TO VIRGINIA DEQ AND PROVIDE A COPY TO THE TOWN.
 - IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
- THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR CS ZONING. THIS PLAN CONTAINS 0 DWELLING UNITS.
- ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
- PRIOR TO ANY APPROVED CLEARING AND GRADING ON A SITE, TREE PROTECTION FENCE SHALL BE ERECTED IN ACCORDANCE WITH FENCE DETAIL ON THE APPROVED LANDSCAPE PLAN, AND BE INSPECTED AND APPROVED BY THE URBAN FORESTER.

INDEX

COVER SHEET	1.
NOTES & DETAILS	2.
OVERALL PLAN	3.
SITE PLAN AMENDMENT	4.

VICINITY MAP

SCALE: 1" = 2000'



LOCATION OF BENCHMARKS

B.M. #1 ELEV. = 399.35

(TOP MANHOLE)

B.M. #2 ELEV. = 390.79

(TOP MANHOLE)

APPROVED

FOR SITE CONSTRUCTION UNDER THIS PLAN.
BUILDING PERMITS TO BE ISSUED SEPARATELY.

DATE	FAIRFAX COUNTY FIRE MARSHAL
DATE	DIRECTOR OF PUBLIC WORKS
DATE	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE	ZONING ADMINISTRATOR

SECTION 70-203(2)(1): SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT SUBMITTED WITHIN ONE YEAR OF APPROVAL OF A PRELIMINARY SUBDIVISION PLAN.

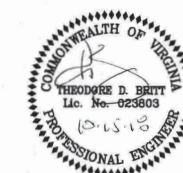
SECTION 78-202.6(h): SITE PLAN AND SINGLE LOT DEVELOPMENT PLAN APPROVAL SHALL AUTOMATICALLY EXPIRE AT THE END OF A FIVE-YEAR PERIOD FOLLOWING THE DATE OF ITS APPROVAL BY THE ZONING ADMINISTRATOR FOR ANY PHASE OR PART OF AN APPROVED SITE PLAN FOR WHICH A BUILDING PERMIT HAS NOT BEEN APPROVED.

BEFORE YOU DIG
CALL "MISS UTILITY" 811
OR 1-800-552-7001
visit online at vo811.com

TOWN PLAN # 18-02 SUBMISSION

TOWN OF HERNDON, VIRGINIA
COVER SHEET

SUBDIVISION OR SITE PLAN NAME	DULLES PARK SHOPPING CENTER
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	DULLES PARK SHOPPING CENTER, LLC, TRUSTEE, C/O JBG ROSENFELD 4445 WILLARD AVENUE, SUITE 700 CHEVY CHASE, MARYLAND 20815 (240) 333-3600
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	DULLES PARK SHOPPING CENTER, LLC, TRUSTEE, C/O JBG ROSENFELD 4445 WILLARD AVENUE, SUITE 700 CHEVY CHASE, MARYLAND 20815 (240) 333-3600
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	TRI-TEK ENGINEERING 690 CENTER STREET, SUITE 300 HERNDON, VIRGINIA 22170 (703) 481-5900
FAIRFAX COUNTY TAX MAP NUMBER	16-1-((2))-26A
TOTAL AREA	8.5838 ACRES
PRESENT ZONING	CS
REVISED: JULY 2014	PAGE 1 OF 4 PAGES



PROFESSIONAL SEAL AND SIGNATURE

PURPOSE OF PLAN:

TO INSTALL NEW ENCLOSED DUMPSTER/COMPACTOR PADS AS DEPICTED ON THE PLAN.

GENERAL NOTES:

1. THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 016-1-(2)-26A.
2. ZONING: CS.
3. TOTAL SITE AREA: 8.5839 AC. (373,912 S.F.)
4. OWNER: DULLES PARK SHOPPING CENTER LLC, TRUSTEES
C/O JBG ROSENFELD
4445 WILLARD AVE.
SUITE 700
CHEVY CHASE, MD. 20815
(O.B. 10210, PG. 1791)
5. APPLICANT/DEVELOPER: DULLES PARK SHOPPING CENTER LLC, TRUSTEES
C/O JBG ROSENFELD
4445 WILLARD AVE.
SUITE 700
CHEVY CHASE, MD. 20815
6. PROPOSED USE: SHOPPING CENTER
7. BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (FEB. 1998) AND PRIOR SITE PLAN.
8. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
9. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
10. ALL UTILITIES AND UTILITY POLES TO BE RELOCATED DUE TO THIS DEVELOPMENT SHALL BE DONE AT THE EXPENSE OF THE DEVELOPER.
11. ANY DAMAGE TO EXISTING STREETS DUE TO THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
12. PARKING LOT AND SERVICE AREA ELEVATIONS SHOWN ARE ON STRAIGHT GRADES. THE CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.
13. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OR ACROSS TRAVELWAY OF PROPOSED ROADS OR PARKING SURFACES TO PROPOSED CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ANY ROAD OR PARKING AREA.
14. ALL CONSTRUCTION DUE TO THIS DEVELOPMENT IS TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET BY THE STATE OF VIRGINIA, AND THE TOWN OF HERNDON.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER/SURVEYOR OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM THE TOWN OF HERNDON, OR ANY OTHER AUTHORITY ISSUING PERMITS.
16. NO KNOWN GRAVES OR BURIAL SITES ARE ON THIS SITE.
17. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE TOWN TO SECURE ACCEPTANCE OF ALL UTILITIES.
18. THE SITE ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF SECTION 78-40.2, COMMERCIAL SERVICES ZONING DISTRICT AND SECTION 78-114.2, SCREENING STANDARDS PER THE TOWN'S ZONING CODE.

PARKING TABULATION:

RETAIL STORES: 1 SPACE PER 200 S.F. GROSS FLOOR AREA
OFFICE: 1 SPACE PER 300 S.F. GROSS FLOOR AREA
EATING ESTABLISHMENT: 1 SPACE PER 4 SEATS & 1 SPACE PER 2 EMPLOYEES
LAUNDROMAT: 1 SPACE PER 250 S.F. GROSS FLOOR AREA

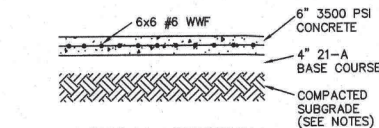
RETAIL: 63,108 S.F. X 1 SPACE/200 S.F. = 315.5 SPACES
OFFICE: 12,249 S.F. X 1 SPACE/300 S.F. = 44.2 SPACES
EATING ESTABLISHMENT: 16,650 S.F. (430 SEATS, 41 EMPLOYEES) = 128.0 SPACES
LAUNDROMAT: 6,004 S.F. X 1 SPACE/250 S.F. = 24.0 SPACES

PARKING REQUIRED: 511.7 OR 512 SPACES
PARKING PROVIDED: 514 SPACES

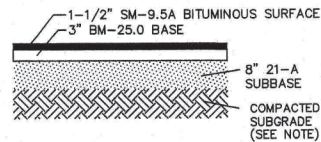
NOTE: TABULATION COVERS ENTIRE SHOPPING CENTER.

STORM WATER MANAGEMENT NARRATIVE:

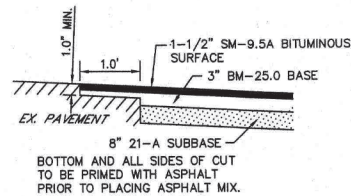
THE PROPOSED WORK DOES NOT EXCEED 2,500 S.F. OF DISTURBANCE (1,511 S.F. DISTURBED) AND DOES NOT CHANGE THE LAND CONDITIONS THEREBY NOT INCREASING THE SITE RUNOFF. AS SUCH, NO STORMWATER MANAGEMENT CONTROLS ARE REQUIRED.



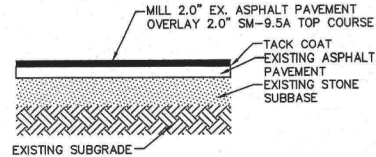
TYPICAL SECTION
CONCRETE/DUMPSTER PAD
(NOT TO SCALE)



TYPICAL SECTION
ONSITE PAVEMENT
(NOT TO SCALE)

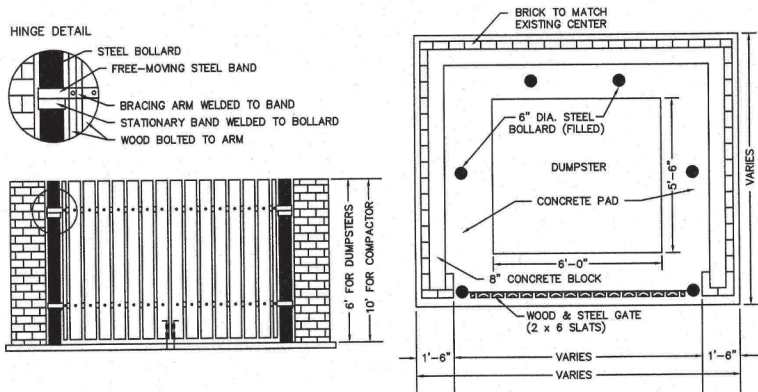


TYPICAL SECTION
WP-2 WEDGING DETAIL
(TO BE USED FOR PAVEMENT ADDITIONS)
(NOT TO SCALE)



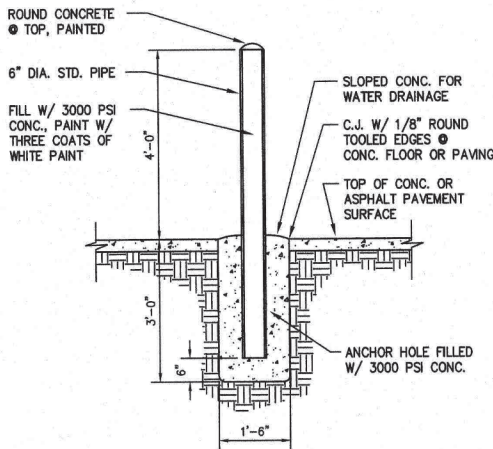
TYPICAL SECTION
PAVEMENT MILL & OVERLAY
(NOT TO SCALE)

COMPACTION NOTE:
SUBGRADE TO BE COMPACTED TO 95%
DRY DENSITY WITHIN 20% OF THE OPTIMUM
MOISTURE CONTENT PER AASHTO T-99.
SUBBASE DEPTH BASED ON A CBR OF 10. SOIL
TESTS ON SUBGRADE WILL BE PERFORMED FOR
ACTUAL DETERMINATION OF REQUIRED THICKNESS
PRIOR TO THE PLACEMENT OF SUBBASE.



DUMPSTER/COMPACTOR PAD & SCREENING DETAIL
(NOT TO SCALE)

NOTE: A SEPARATE BUILDING PERMIT PLAN WILL BE SUBMITTED
WHICH WILL DETAIL THE FOUNDATION AND WALL SECTION FOR
THE DUMPSTER ENCLOSURE.

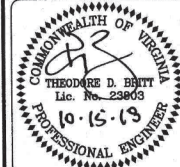


BOLLARD DETAIL
(NOT TO SCALE)



CIVIL
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LAND PLANNING
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F: (703) 481-5901
info@tritekinc.com



DULLES PARK
SHOPPING CENTER

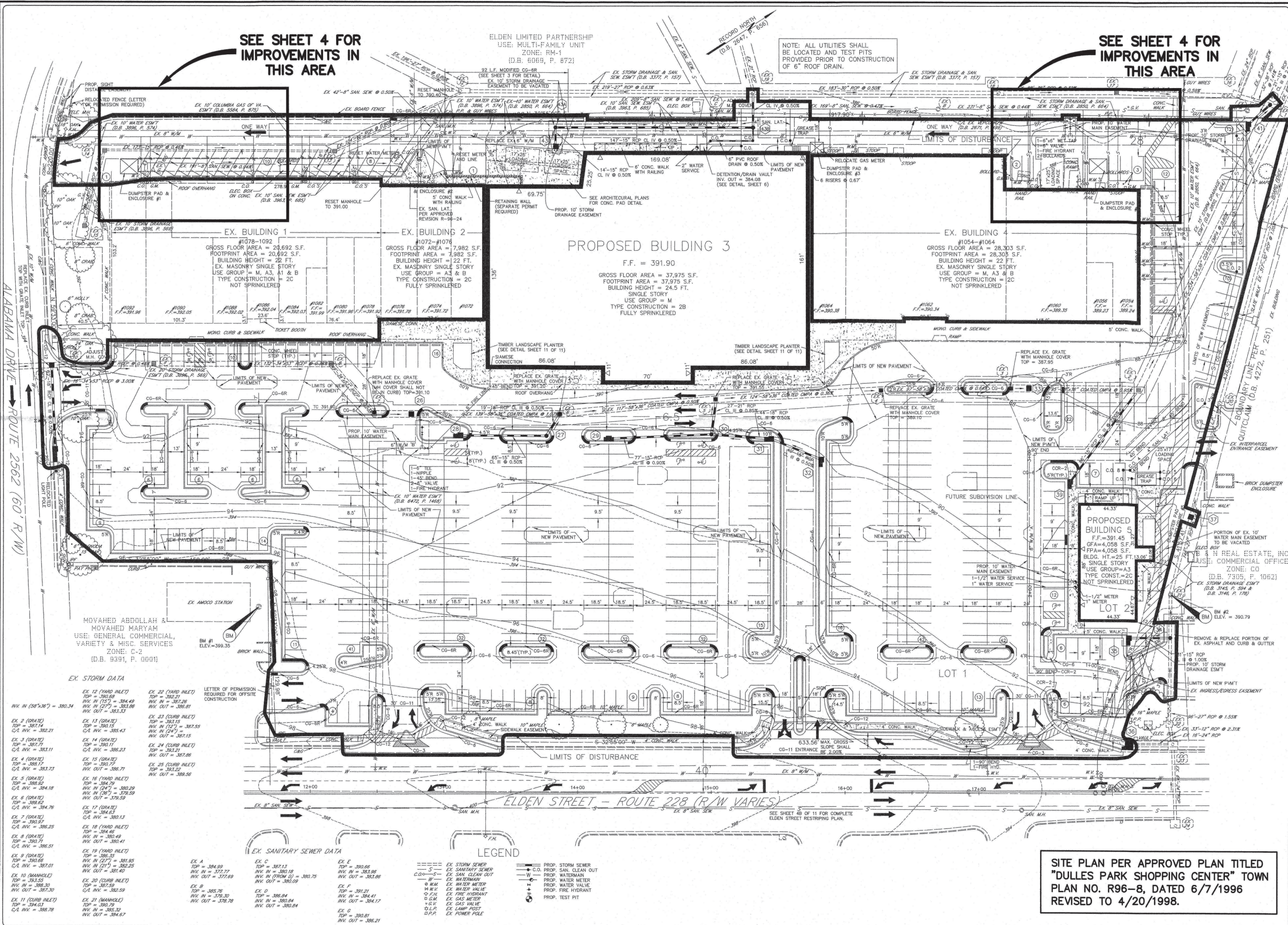
FAIRFAX COUNTY, VIRGINIA

TOWN OF HERNDON

NOTE & DETAILS

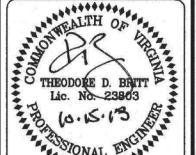
REVISION	PER TOWN COMMENTS
DATE	08.28.18

PM: TDB SCALE: NONE
PE: TDB DATE: 04.02.18
CO: MSO SHEET 2 OF 4



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DULLES PARK
SHOPPING CENTER

FAIRFAX COUNTY, VIRGINIA

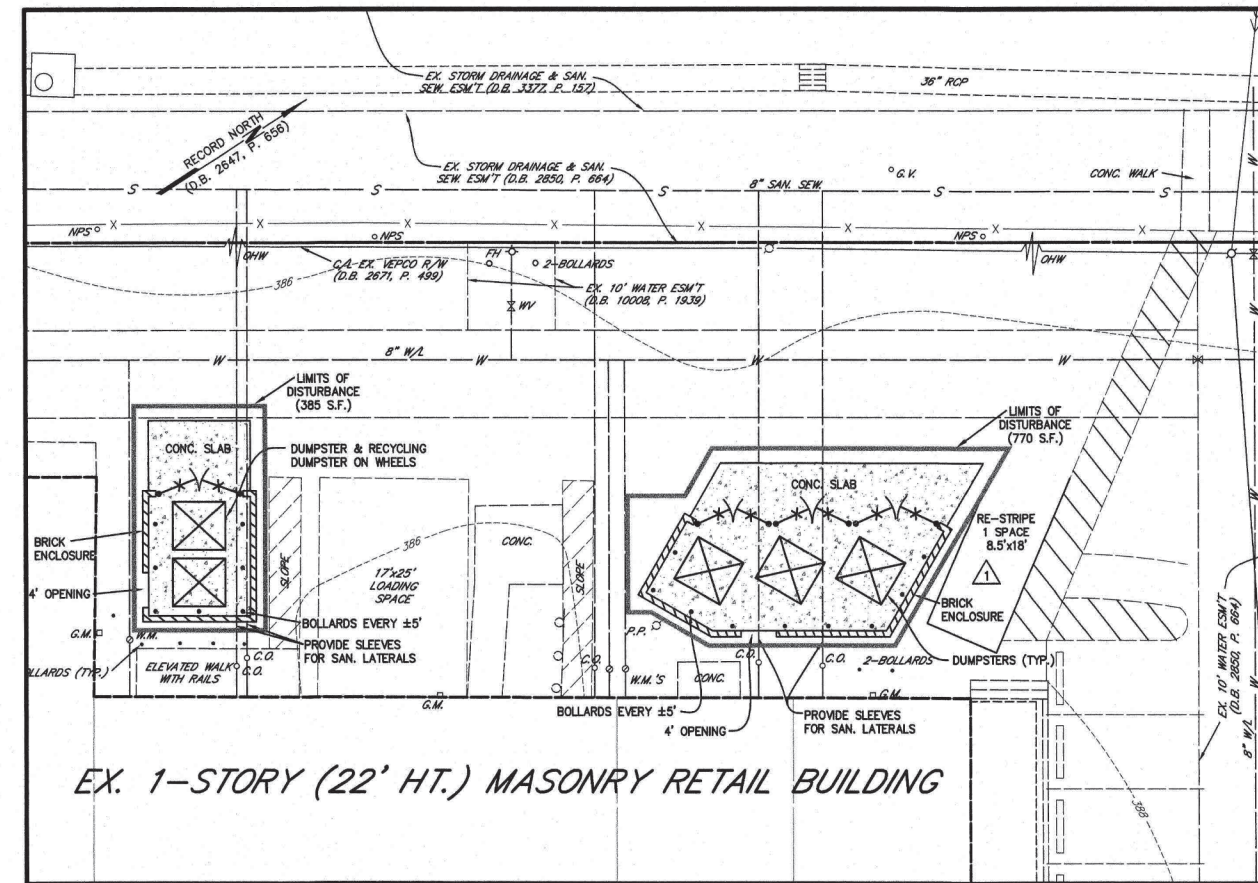
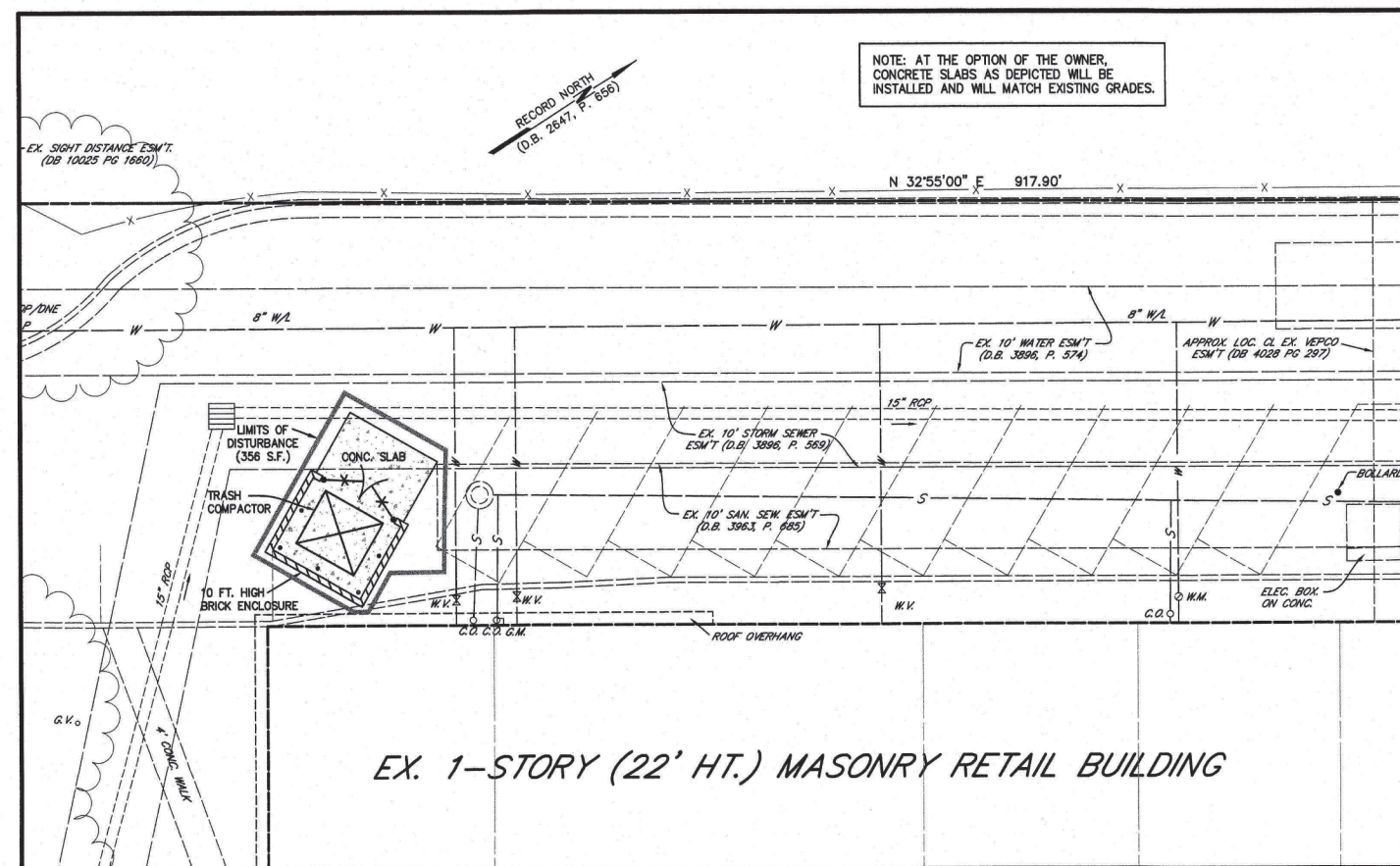
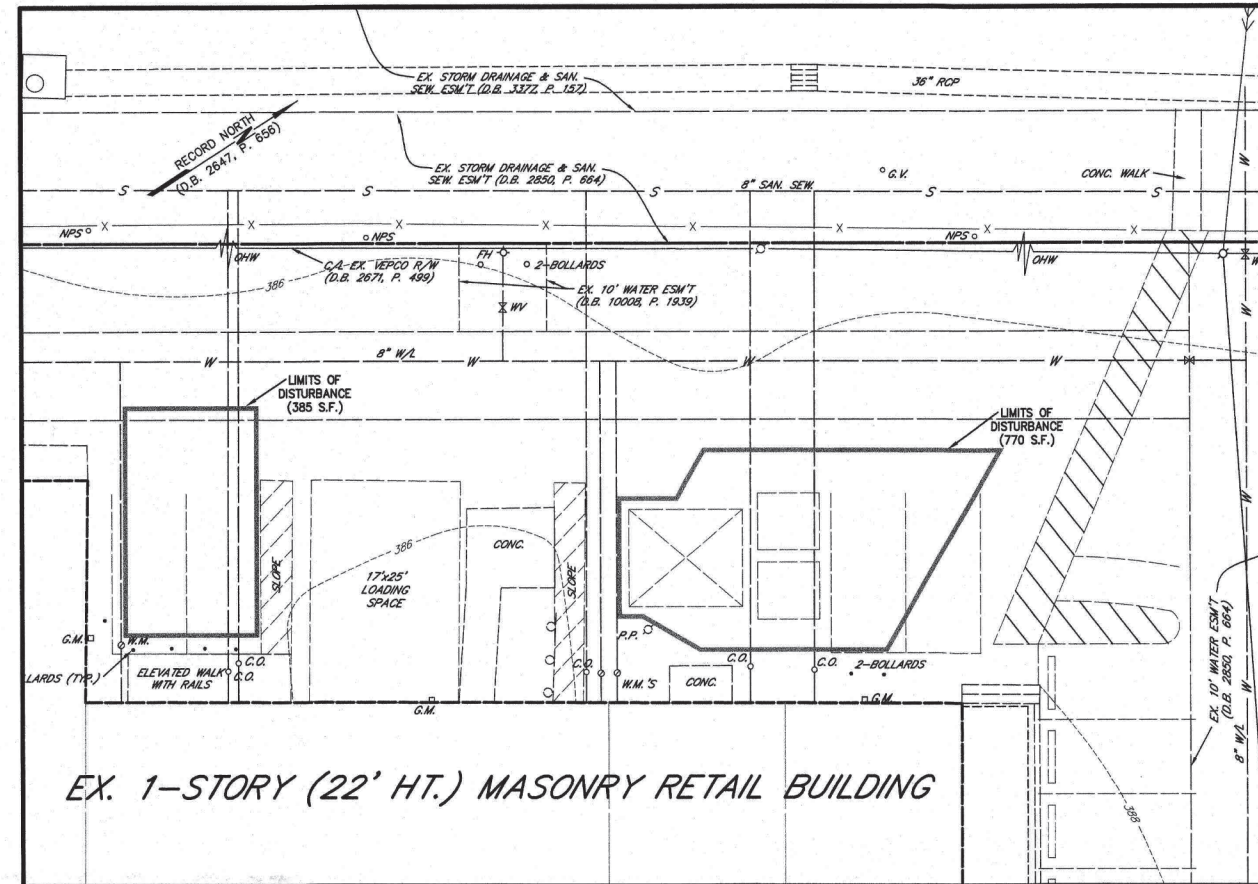
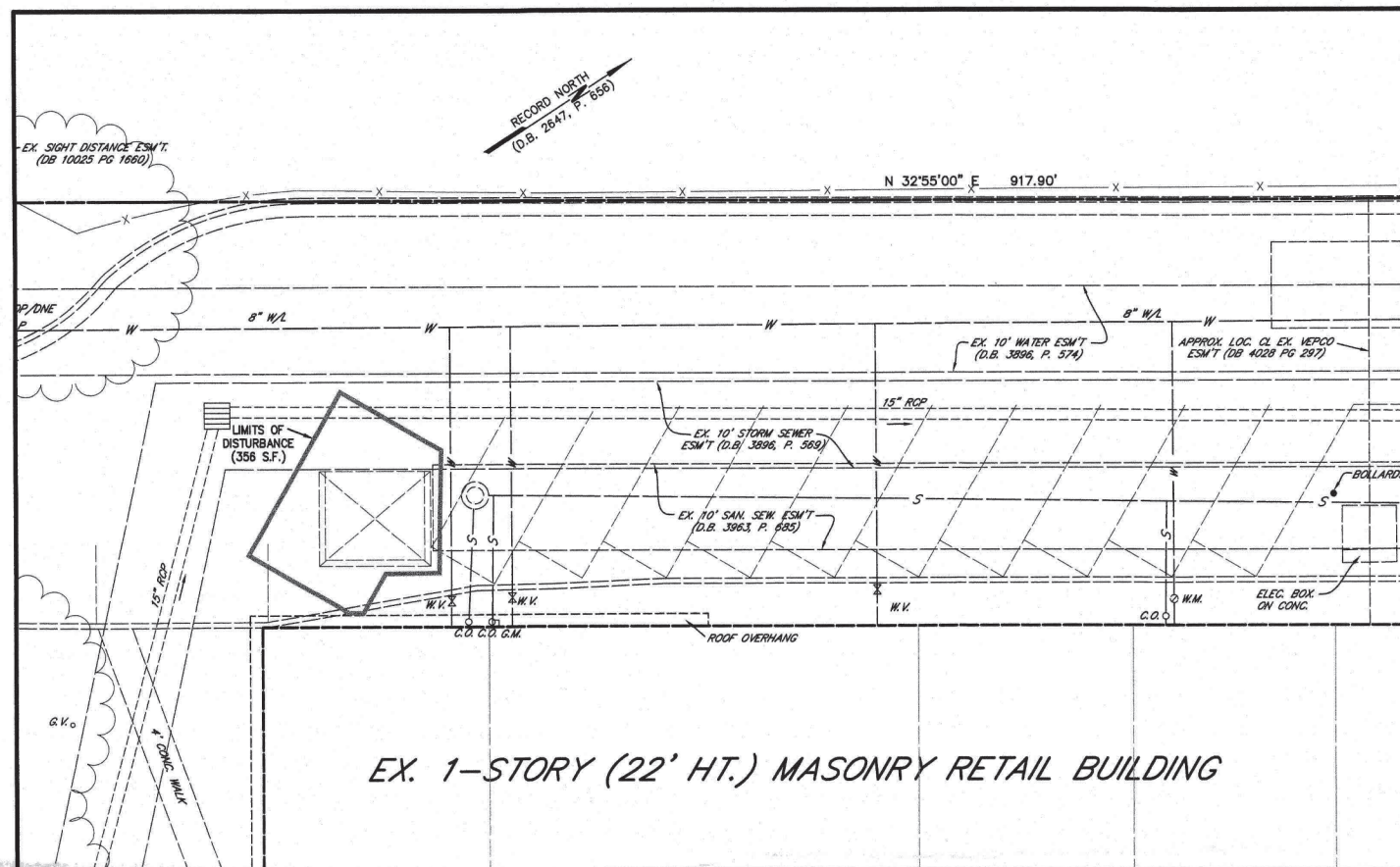
TOWN OF HERNDON

OVERALL PLAN

SITE PLAN PER APPROVED PLAN TITLED
"DULLES PARK SHOPPING CENTER" TOWN
PLAN NO. R96-8, DATED 6/7/1996
REVISED TO 4/20/1998.

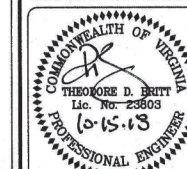
REVISION	PER TOWN COMMENTS
DATE	
08/28/18	
DATE	
08/28/18	
DATE	
08/28/18	
DATE	
08/28/18	

PM: JDB SCALE: 1"=10'
PE: JDB DATE: 04.02.18
CO: MSC SHEET 3 OF 4



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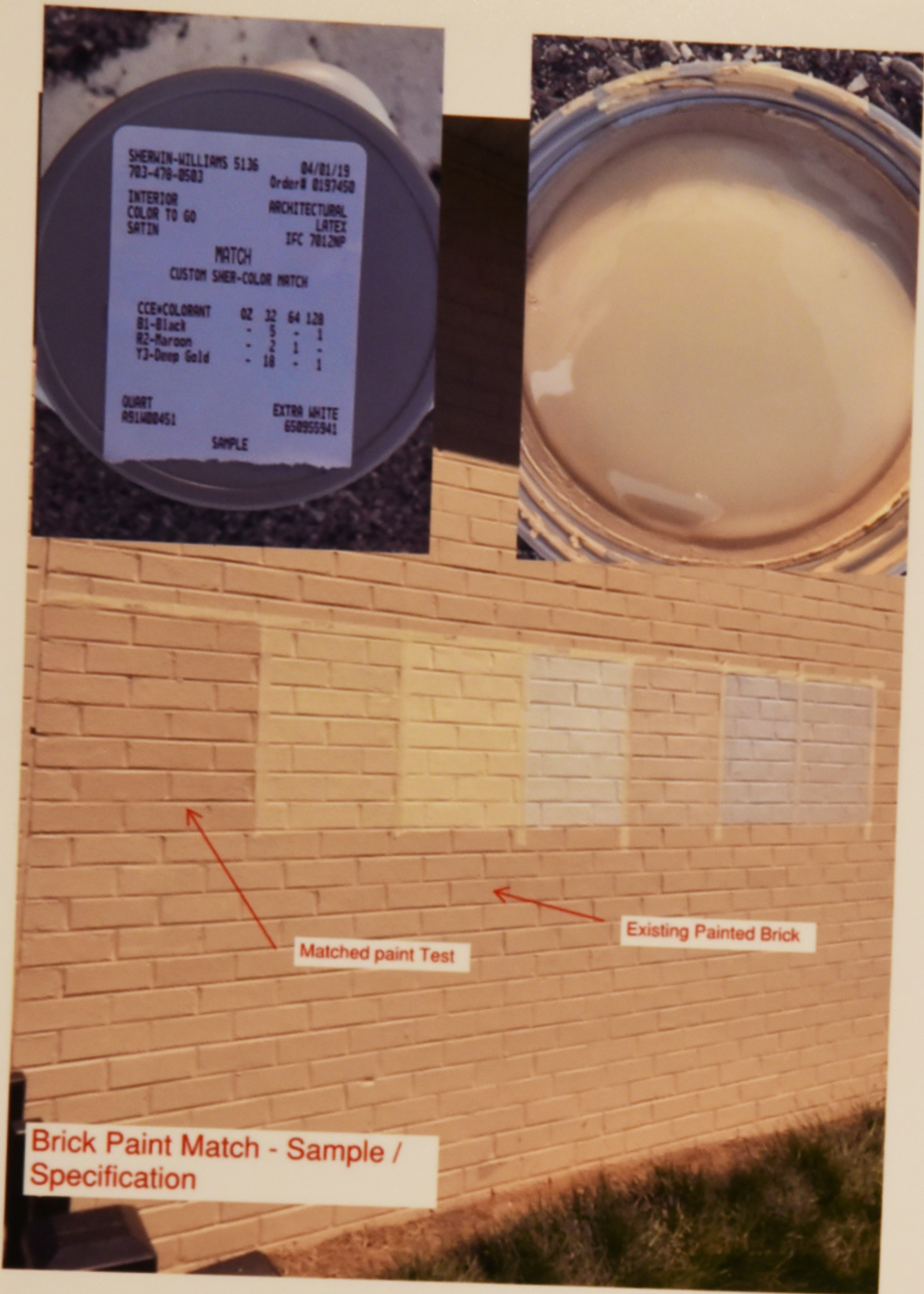


**DULLES PARK
SHOPPING CENTER**

SITE PLAN AMENDMENT

[illegible]

PM: TDB SCALE: 1"=10'
PE: TDB DATE: 04.02.2011
CO: MSO SHEET 4 OF 4



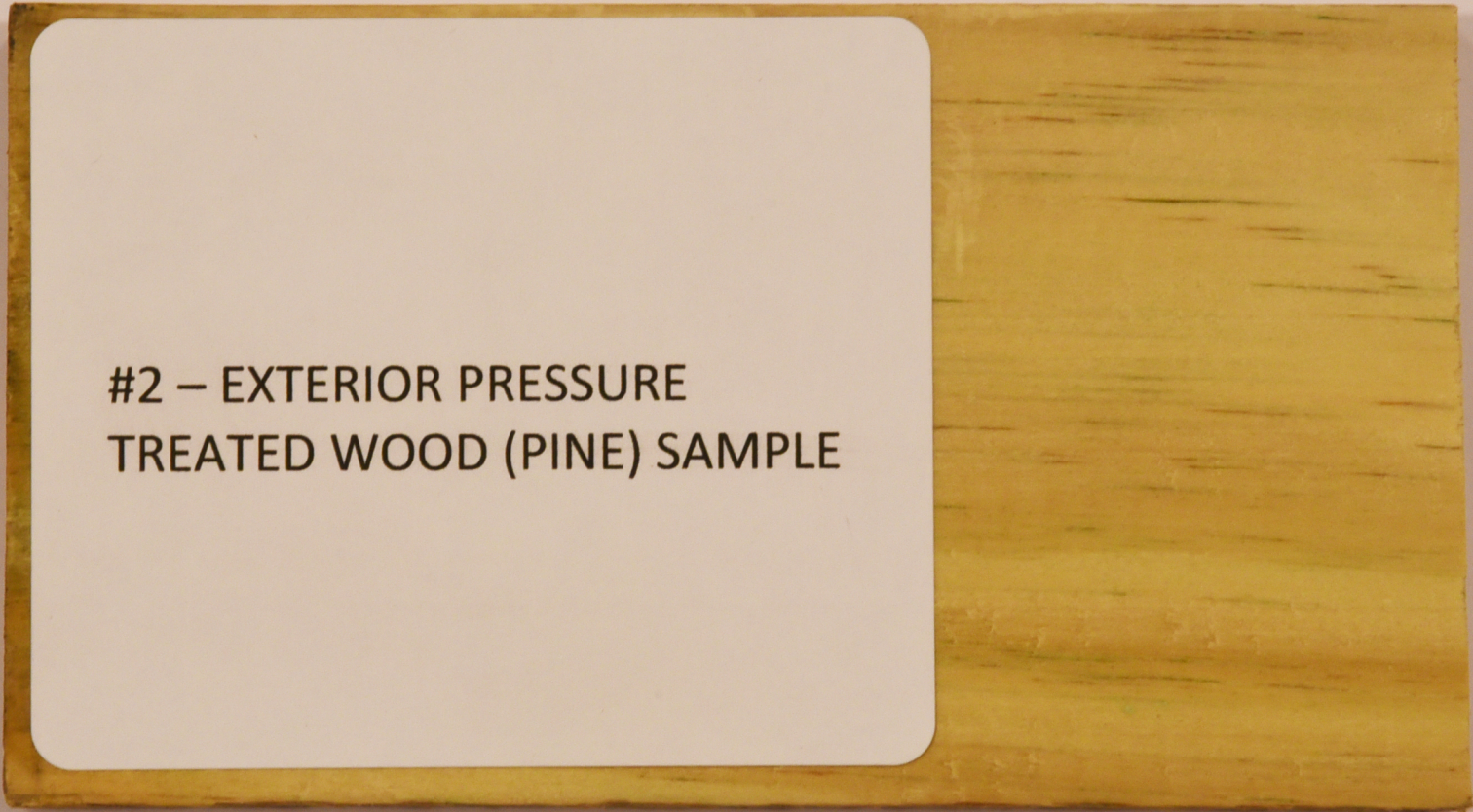
04/01/19
Order# 0197450
ARCHITECTURAL
LATEX
IFC 7012NP

MATCH

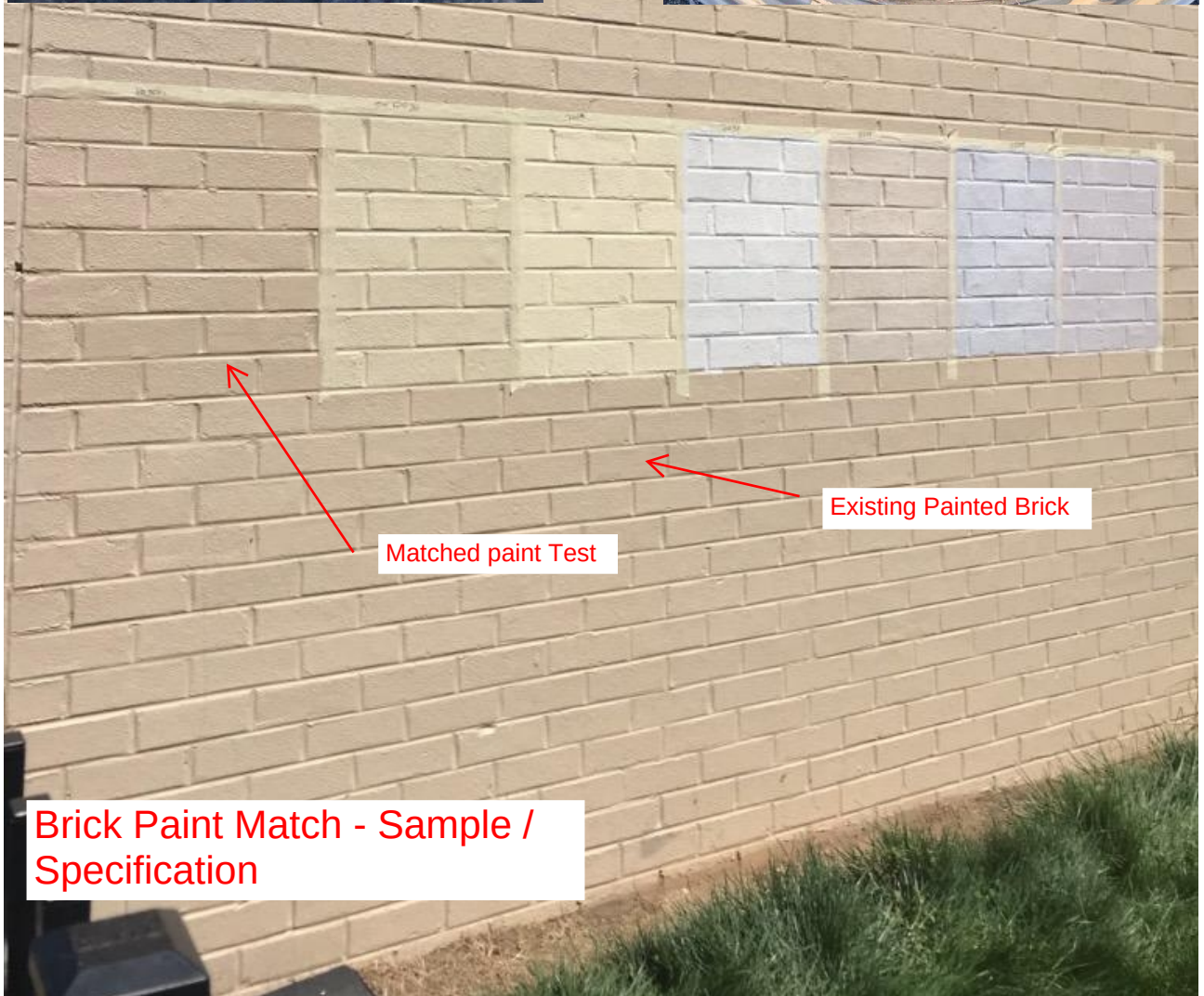
2	64	128
5	-	1
2	1	-
18	-	1

EXTRA WHITE
650955941

#1 – CUSTOM PAINT TO MATCH
EXISTING PAINTED BRICK
SAMPLE

A rectangular piece of wood, likely pine, with a light yellowish-brown hue and visible grain. A white, rounded rectangular label is affixed to the left side of the wood. The label contains two lines of black text. The wood sample is set against a plain, light-colored background.

#2 – EXTERIOR PRESSURE
TREATED WOOD (PINE) SAMPLE



#3 - PAINT SAMPLE (BOLLARDS &
METAL POSTS)- SHERWIN-
WILLIAMS SW6911 "CONFIDENT
YELLOW"

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)