



ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

Herndon Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, April 1, 2026 | 7:00 PM

- 1. Call to Order**
- 2. New Business**
 - a. Architectural Review for DP#25-01, 535 Herndon Parkway
 - b. Discussion Item, proposed Special Exception (SE#25-02), 250 Spring Street
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

Agenda Item: Architectural Review for DP#25-01, 535 Herndon Parkway

Meeting Date: April 1, 2026

Category: New Business

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:

This discussion item relates to the proposed redevelopment of the property at 535 Herndon Parkway, located southwest of the parkway's intersection with Exchange Place within the Herndon Transit-Oriented Core (HTOC). This site is bordered by Herndon's Transit-Related Growth Area (TRG) to the north. The proposed project will be sited on a property formerly occupied by a mid-rise office building that has already been demolished. The applicant proposes to build a seven-story building on the property. The building would feature multi-family residential units with a small amount of retail on the ground floor at the northeast corner of the building. For additional information, please see the attached staff memo.

Background/Timing Impact:

This project is currently under review for rezoning (DP#25-01) and the materials submitted for this ARB discussion item incorporate feedback provided by staff on the applicant's first submission as part of this process. The board's review of this item is part of the rezoning application process. Following ARB review at one or more work sessions, the chair of the ARB will issue a report on the ARB's findings to the chair of the Planning Commission for consideration when the commission is reviewing the rezoning application. The ARB would again review the architecture sometime after the rezoning as part of the formal ARB application process. For additional information, please see the attached staff memo.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

The Board's review of this item is part of the rezoning application process. There is no formal action to be taken by the ARB at this time, as this is a discussion item.

Attachments:

1. Staff Memo
2. Materials

MEMORANDUM

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

From: Angelina R. Jones, Lead Planner / Design & Development

Date: April 1, 2026

Subject: Architectural Review for DP #25-01, 535 Herndon Parkway

Description:

This staff memo relates to the proposed redevelopment of the property at 535 Herndon Parkway, located southwest of the parkway's intersection with Exchange Place within the Herndon Transit-Oriented Core (HTOC). This site is bordered by Herndon's Transit-Related Growth Area (TRG) to the north. The proposed project will be sited on a property formerly occupied by a mid-rise office building that has already been demolished. The applicant proposes to build a seven-story building on the property. The building would feature multi-family residential units with a small amount of retail on the ground floor at the northeast corner of the building (*Figure 1*).



Figure 1: Northeast corner of building with retail space on ground floor.

Background:

This project is currently under review for rezoning (DP#25-01) and the materials submitted for this architectural review incorporate feedback provided by staff on the applicant's first submission as part of this process. The board's review of this item is part of the rezoning application process. Following ARB review at one or more work sessions, the chair of the ARB will issue a report on the ARB's findings to the chair of the Planning Commission for consideration when the commission is reviewing the rezoning application. The ARB would again review the architecture sometime after the rezoning as part of the formal ARB application process.

For this review, the applicant has provided the exhibit included with the April 1, 2026, work session materials introducing the project design. Below, staff has provided some initial high-level comments for the board to consider in its review. With a conceptual design, the board is not expected to get into every detail of the design but instead provide feedback and direction to the applicant pertaining to any broad issues that should be addressed as the architecture is further developed.

The [*HTOC Architectural & Urban Design Guidelines*](#) include information that the ARB will use as the basis for its review in addition to the *Architectural Control District (ACD) Design Criteria (Town Code of Ordinances Sec. 58-96)*. The following staff comments are provided for discussion by the ARB.

Staff Analysis:

Additional Information Needed for an Informed Review: The submitted materials include floor plans, precedent images for the garage screening, and oblique renderings for each corner of the proposed building. While the board can begin to discuss massing and some elements of the overall design hierarchy, a full evaluation of the appropriateness of the design will require additional submission materials. The following information should be provided for a follow-up ARB preliminary review.

- Conceptual elevation drawings with exterior materials called out and key plans indicating direction of the view.
- Perspective rendering from the streetscape showing more details along the ground floor.

This project is intended to include a number of Herndon-specific character reinforcing elements as an important aspect of the design. It is appropriate for the ARB to have the chance to provide input on these features. The applicant should provide information on artwork, specific urban design elements, public open space amenities, and wayfinding signage for the board's consideration.

Massing and Scale: The HTOC guidelines support variable building heights, facade compositions, and materials (p. 36) in an effort to create an overall composition

comprised of individual architectural expressions that give the impression of a collection of smaller buildings across the block. Bays can be better articulated by stepping back the facade to create shadow lines across the elevation. This is achieved somewhat along the west elevation, with the use of plane changes both vertically and horizontally across the façade, however, this technique should be employed more extensively throughout the design.

The current building has both massing and scale issues that can be resolved by using this design approach. For example, the southwest corner of the building should be pulled back to create open area to accommodate possible amenity space or a focal feature. This might be achieved by chamfering the concrete podium and cantilevering the upper floors, though other architectural solutions may work to create a better pedestrian environment at this corner. Furthermore, ground level retail, such as that found on the northeast corner, should use the full podium height.

Building Cladding and Façade Articulation: Although the submission package does not include material callouts for the building cladding, the renderings give the appearance of an over-reliance on fiber-cement paneling and lap siding. This has a flattening effect and diminishes the ability of the design to read as a cluster of smaller buildings vertically across each elevation as recommended by the HTOC Design Guidelines (p. 32). Using a more varied material palette with a larger selection of textures will help to better articulate individual bays along each elevation.

The current design relies primarily on variation in color, especially around doors and windows, to create a sense of rhythm across the building. However, the current articulation of fenestration lacks depth and has a flattening effect. The design should employ texture through variation in plane depth and cladding material, in addition to colors.

More brick and other masonry veneer should be employed to improve the design and material quality. This aligns with ACD Criterion 5, which states that designs should “exhibit external characteristics of demonstrated architecture and aesthetic durability.” Including additional masonry elements with the design will alleviate the potential for the fiber-cement paneling to appear dated in future. It will also be better suited to the context of similar sized developments throughout the Town of Herndon, which aligns with ACD Criterion 2.

Varied Roofline and Cornice Detailing: The roofline of the north and south elevations is monotonous and creates a monolithic feeling from the street. Roofline heights and designs should be varied in these areas to obviate this effect, in accordance with the HTOC Design Guidelines (p. 34).

The HTOC Design Guidelines state that mid-rise buildings should have a well-defined base, middle, and top (pp. 32, 34). Currently, much of the building reads as a base and a top and is missing differentiation of a middle section horizontally. This can be

mitigated through varying design elements such as cladding, fenestration, and cornice details. There is currently a thick cornice on the northeast and southwest corners of the building and similar detailing should be employed in other areas of the design. The applicant should provide a rendering or section that illustrates the depth and overall appearance of the cornice feature. Staff have included an example of a well-articulated cornice below (*Figure 2*).



Figure 2: Example of a building (located at 1111 Belle Pre Way, Alexandria, VA 22314) with a deep cornice that visually delineates the top of the building. It also demonstrates the use of a variety of material colors, details, and plane changes to break up the building mass along the street.

Garage Screening on the South Elevation: The south elevation currently reads as the back of the building and does not provide a comfortable pedestrian experience. This is an important pedestrian connection to the metro and other nearby developments and will need elements to activate the space for pedestrian use. Blank unadorned walls, utility enclosures opening to the sidewalk, open garages along the streetscape, and the use of fine mesh to screen the garage are all inappropriate measures that will need to be addressed. The garage should be lined with active uses or have an architectural screen that obstructs it from view (*Figure 3*). The proposed screening precedents only partially obstruct the view of the structure and are fairly transparent. Unadorned walls are good opportunities for artwork. The utility equipment enclosure at the southeast

corner should be better incorporated into the building design with regards to placement and materials.



Figure 3: Example of a garage screen that obstructs view of the parking structure (located at 11444 N Shore Dr, Reston, VA 20190).

Alignment with the Landscape Architecture and GDP: As the building architecture evolves, it will be important for those changes to align with and incorporate the comments issued by staff regarding the building footprint, layout, use, and the design of the open spaces. There are notable outstanding GDP comments that may have significant impacts on the building design.

535 HERNDON

ARB SUBMISSION

MARCH 11, 2026



the
NRP
group

- 01 RENDERINGS
- 02 GARAGE PRECEDENTS
- 03 FLOOR PLANS



01 RENDERINGS

NE CORNER



SE CORNER



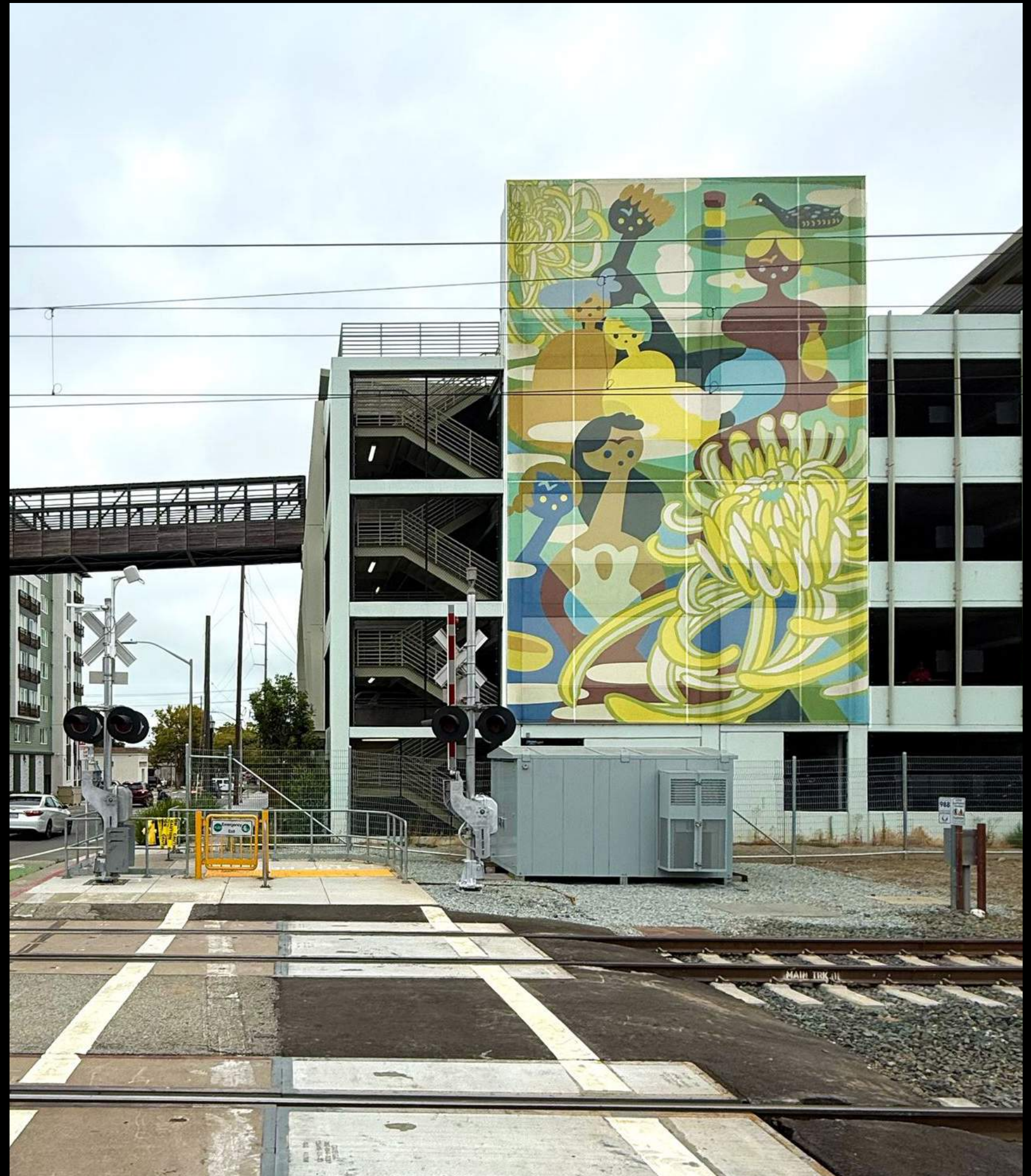
SW CORNER



NW CORNER



02 GARAGE SCREEN PRECEDENTS

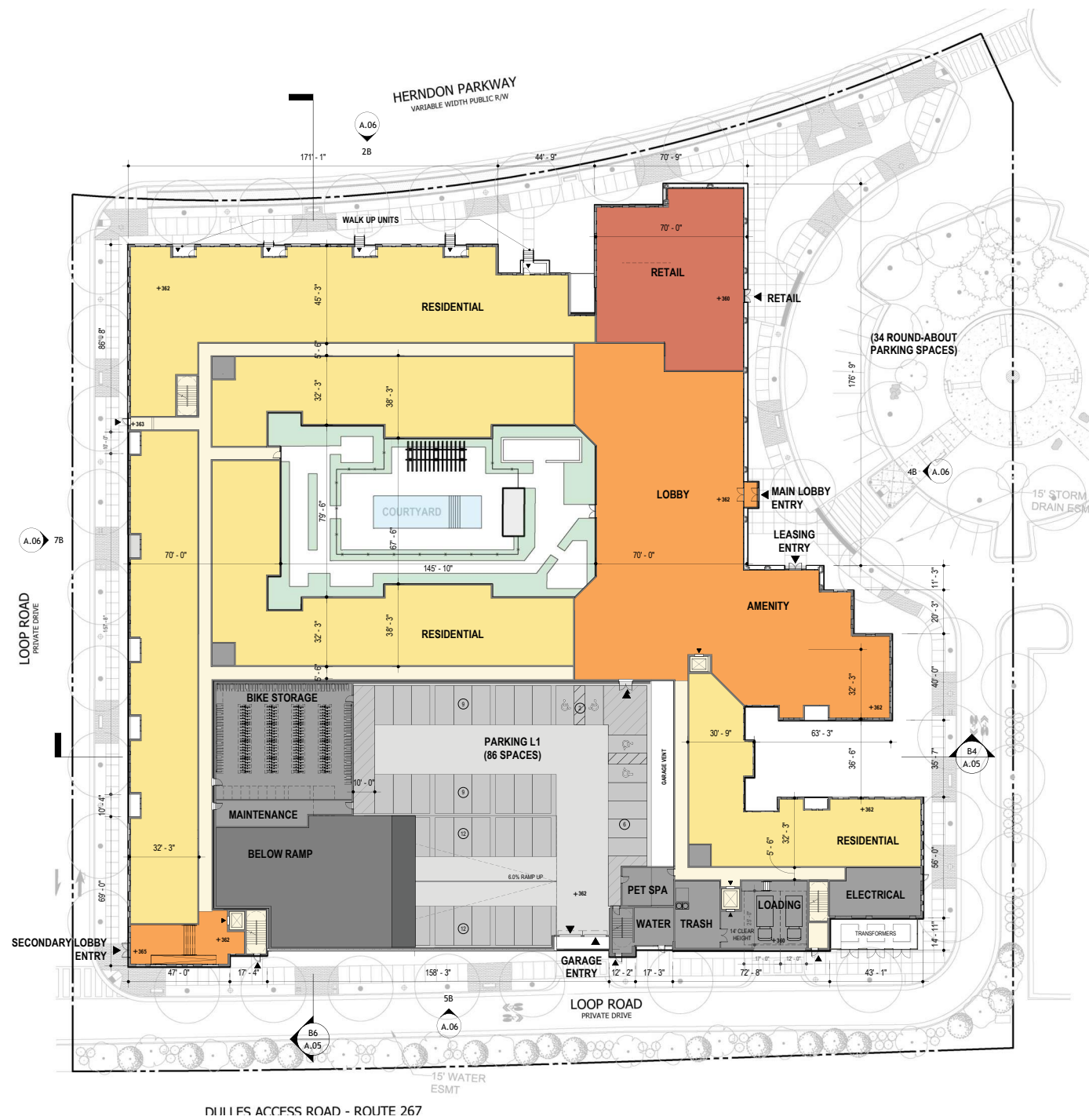


02 GARAGE SCREEN PRECEDENTS

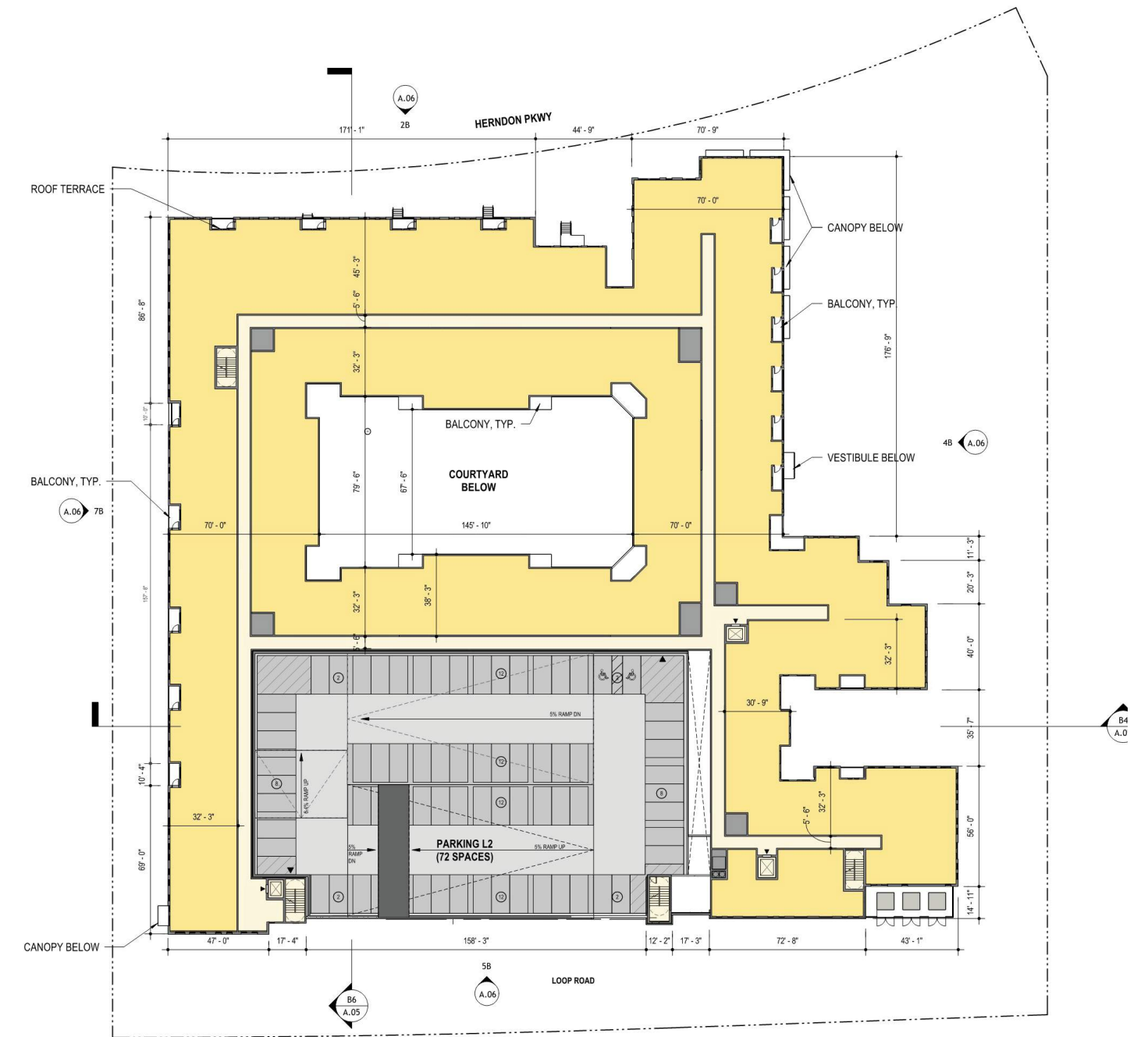


03 FLOOR PLANS

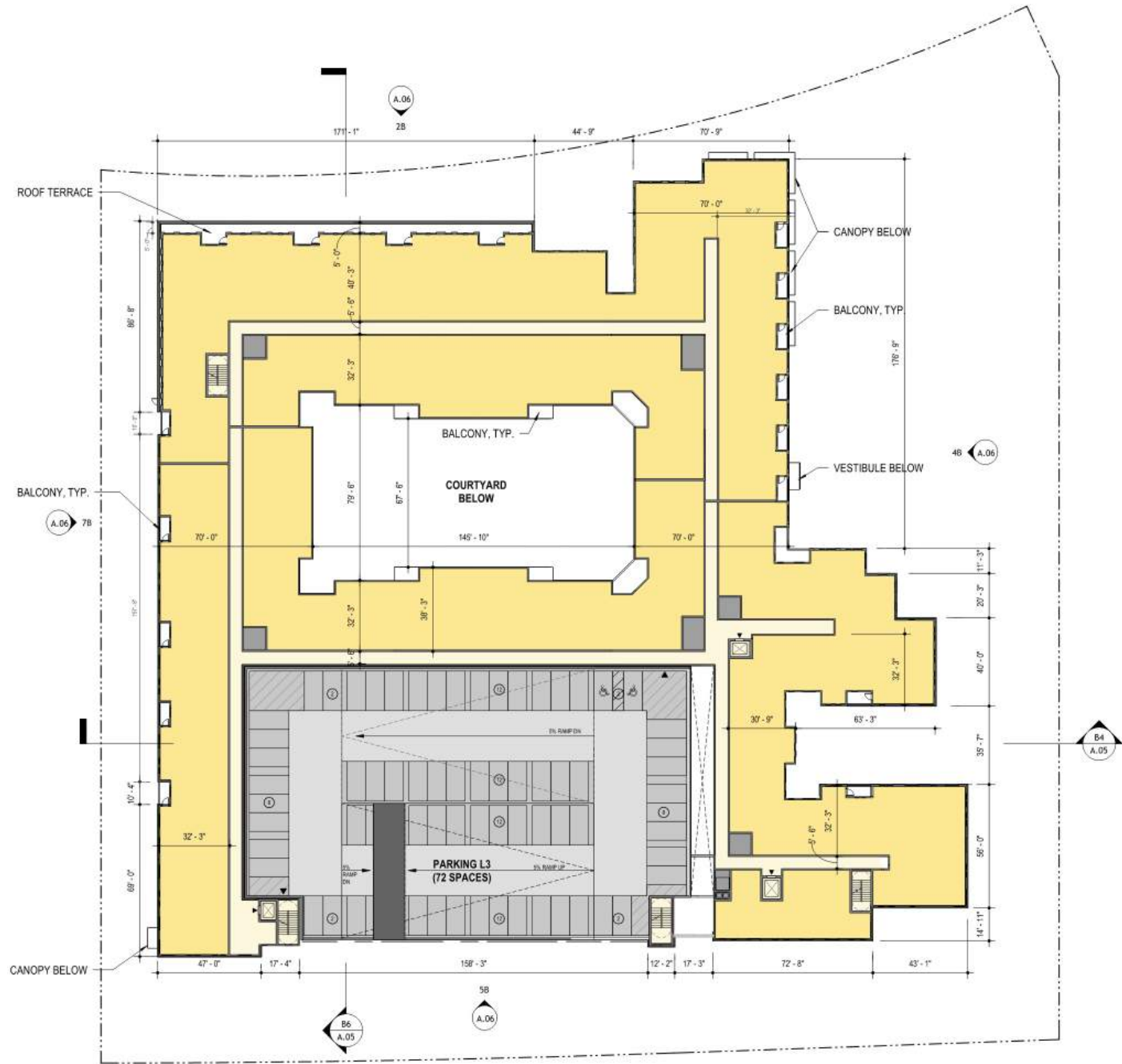
LEVEL 01



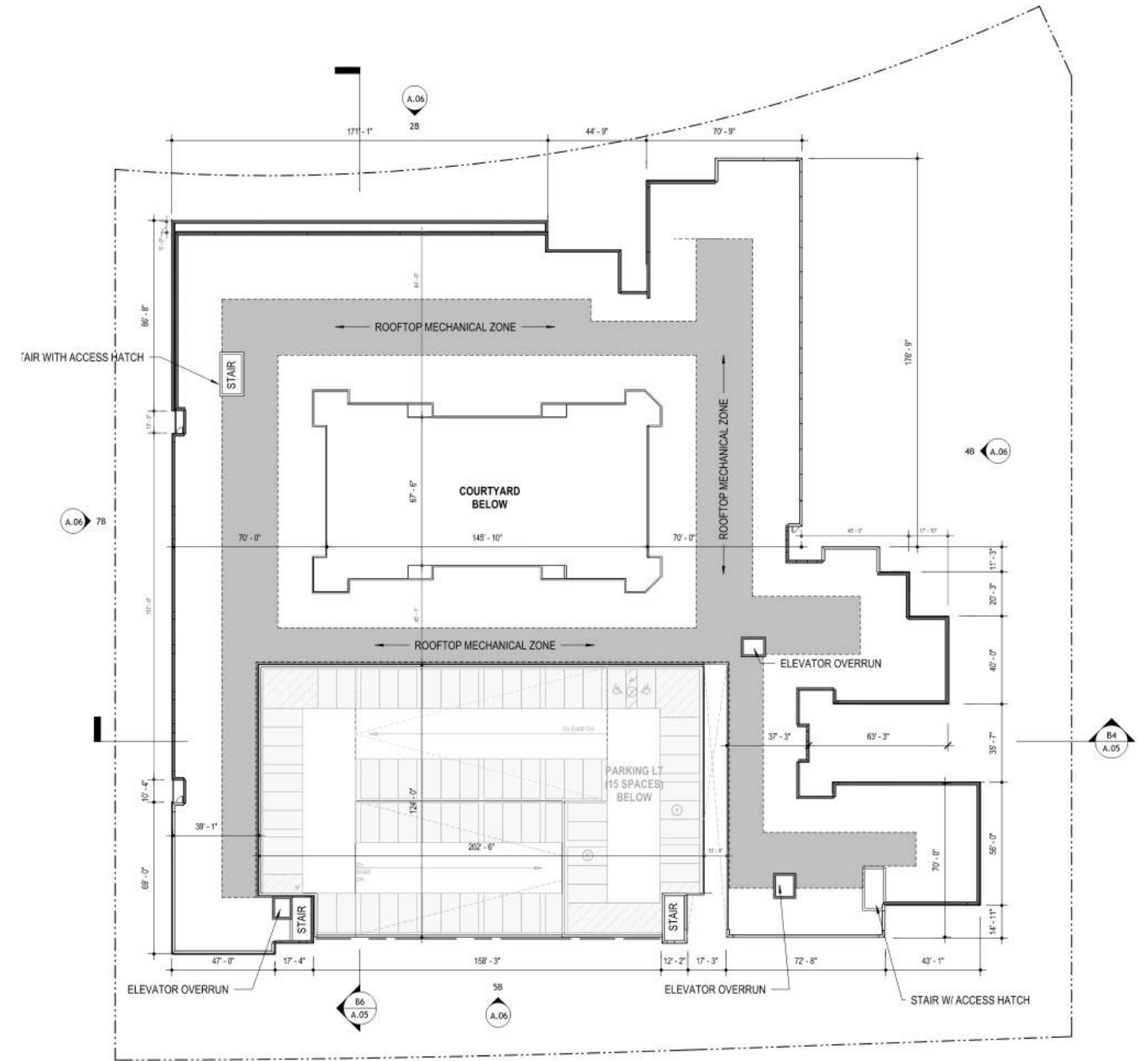
LEVEL 02



LEVEL 03-07



ROOF LEVEL



THANK YOU

Agenda Item: Discussion Item, proposed Special Exception (SE#25-02), 250 Spring Street

Meeting Date: April 1, 2026

Category: New Business

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:

This discussion item relates to the proposed Special Exception (SE#25-02) at the property at 250 Spring Street, located north of Spring Street between its intersections with Springpark Place and Herndon Parkway. The site is approximately 4.17 acres in area and features an 87,130 square foot self-storage facility. The proposed design expands the self-storage space to a total of 126,775 square feet, with 60,175 square feet of new construction. About 66,600 square feet of the existing self-storage buildings will remain. The site is in the Office and Light Industrial (O&LI) zoning district. For additional information, please see the attached staff memo.

Background/Timing Impact:

This project is currently under review as a Special Exception (SE#25-02) and the materials submitted for this ARB discussion item incorporate feedback provided by staff on the applicant's first submission as part of this process. The board's review of this item is part of the Special Exception application process. Following ARB review at one or more work sessions, the chair of the ARB will issue a report on the ARB's findings to the chair of the Planning Commission for consideration when the commission is reviewing the Special Exception. The ARB would again review the architecture sometime after the Special Exception process is complete as part of the formal ARB application process. For additional information, please see the attached staff memo.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

The Board's review of this item is part of the Special Exception application process. There is no formal action to be taken by the ARB at this time, as this is a discussion item.

Attachments:

1. Staff Memo
2. Materials

MEMORANDUM

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

From: Angelina R. Jones, Lead Planner / Design & Development

Date: April 1, 2026

Subject: Discussion Item, proposed Special Exception (SE#25-02), 250 Spring Street

Description:

This staff memo relates to the proposed Special Exception (SE#25-02) at the property at 250 Spring Street, located north of Spring Street between its intersections with Springpark Place and Herndon Parkway. The site is approximately 4.17 acres in area and features an 87,130 square foot self-storage facility (*Figure 1*). The proposed design expands the self-storage space to a total of 126,775 square feet, with 60,175 square feet of new construction. About 66,600 square feet of the existing self-storage buildings will remain. The site is in the Office and Light Industrial (O&LI) zoning district.

Background:

This project is currently under review as a Special Exception (SE#25-02) and the materials submitted for this ARB discussion item incorporate feedback provided by staff on the applicant's first submission as part of this process. The board's review of this item is part of the Special Exception application process. Following ARB review at one or more work sessions, the chair of the ARB will issue a report on the ARB's findings to the chair of the Planning Commission for consideration when the commission is reviewing the Special Exception. The ARB would again review the architecture sometime after the Special Exception process is complete as part of the formal ARB application process. Please note that all site signage will be considered under a Permanent Sign License application, rather than as part of the formal ARB case.

The current storage facility on the property was constructed between 1998 and 2000. This board considered the initial design as part of ARB#98-14. The primary cladding type for this design was brick. Comments from the ARB and staff to the design team at that time centered on ensuring consistency with the surrounding context, which was characterized by office buildings.

Below, staff has provided some initial high-level comments for the board to consider in its review based on the *Architectural Control District (ACD) Design Criteria* ([Town Code of Ordinances Sec. 58-96](#)). With a conceptual design, the board is not expected to get into every detail of the design but instead provide feedback and direction to the

applicant pertaining to any broad issues that should be addressed as the architecture is further developed.

Staff Analysis:

Suitability of the Overall Design (ACD Criterion 1): The current design features a mix of metal siding and masonry cladding. The south and west elevations are the most visible from the public right-of-way, and the applicant has included a higher concentration of masonry cladding on these elevations compared to the east and north portions of the building, which primarily feature metal siding boarded by red brick detailing primarily at the corners. The base of the building is faced with charcoal-gray Concrete Masonry Unit (CMU) blocks on all sides, but is of varying height on each elevation, partially in response to grade changes on the site.

The division of bays on the façade (south elevation) and the west elevation, each the most visible from the right-of-way, establishes a hierarchy between bays and presents a mostly cohesive design. Additional details will be needed to fully understand the articulation of the fenestration on the storefront at the southwest corner, as well as the bay of windows on the façade. Currently, the view of the façade rendered from the southeast corner appears to lack dimensionality in its articulation, but this may be due to the rendering itself rather than the intended design (*Figure 2*). The board should discuss if the notable difference in the overall detailing on the north and east elevations is appropriate given the limited visibility from the right-of-way. Furthermore, the materials provided do not contain information on the size or arrangement of the accompanying self-storage buildings behind the main office. The applicant should provide the board with a plan that shows their arrangement, as well as elevations for a typical building unit's design.



Figure 1: Present-day design of self-storage office viewed from the right-of-way.



Figure 2: Proposed view of the façade (south elevation) from the southeast corner.

Compatibility with Surrounding Context (ACD Criterion 2): The design as submitted for the ARB’s consideration uses a mix of masonry, CMUs, storefront systems, and metal siding. The brick and storefront systems are consistent with other designs in the vicinity and blend well with the surrounding context (Figures 3 & 4). The ARB should discuss the use of metal siding as a primary cladding material in relation to the overall context along Spring Street and in the Town as a whole.



Figure 3: Storage facility at 385 Spring Street to the west of the subject property. Note the use of masonry on the façade.



Figure 4: Office building at 450 Springpark Place to the west of the subject property that employs a mix of glazing, masonry, and storefront systems along the façade.

Architectural Harmony (Criterion 4): As discussed above, the two most public facing elevations (south and west) are extensively clad in masonry and the articulation and hierarchy of the massing along each elevation is highly resolved. In contrast, the east and north elevations feature large expanses of metal siding and do not have much articulation or hierarchy to break up the wall plane. These elevations have limited visibility from the right-of-way. The ARB should discuss whether this conforms to Criterion 4, which looks to ensure that the treatments for exterior walls of freestanding buildings are harmonious.

Conformance to Accepted Architectural Principles (Criterion 5): The proposed design is largely consistent with the massing and overall façade articulation and hierarchy of other ExtraSpace Storage designs that employ brick on the façade (*Figure 5*). However, the articulation of the fenestration appears to be better resolved in the finished examples from elsewhere than it is depicted in the renderings for the proposed design at 250 Spring Street, particularly as seen on the façade (south elevation). The ARB should discuss expectations for appropriate detailing and overall articulation for the fenestration of the proposed design.

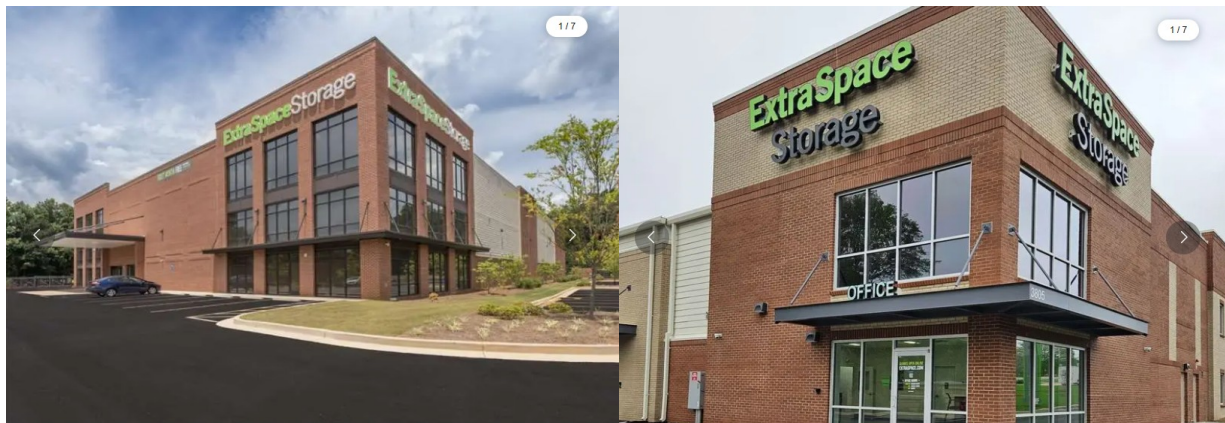


Figure 5: Examples of other ExtraSpace Storage facility designs with masonry cladding and detailing. Left: 1046 Richard D Sailors Pkwy, Powder Springs, GA; Right: 3805 Powder Springs Rd, Powder Springs, GA.

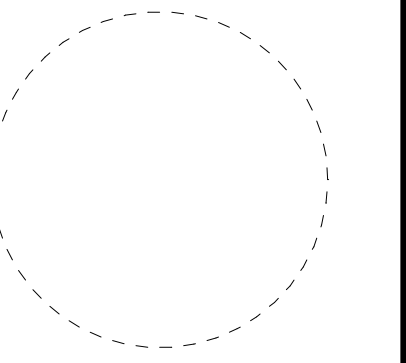
Architectural and Aesthetic Acceptability (Criterion 6): ACD Criterion 6 is partly concerned with whether or not a proposed design for a commercial building could be construed as an advertisement or a commercial display. The design as proposed refrains from using a color palette that is associated with the brand identity of ExtraSpace Storage, although gray is included in some of the masonry and metal siding detailing and the green of the interior will be partially visible from outside the building. Staff is of the opinion that these details are balanced with the prominent use of red brick and off-white siding on all elevations. The previous design proposal for this property submitted as part of the associated Special Exception employed the branded identity of ExtraSpace Storage to a greater extent than the current design (*Figure 6*; sheets A401-A404 of the April 1 meeting materials). The ARB should discuss whether the updated

design sufficiently balances harmony with the architectural character of the surrounding area with elements related to the use of property by a specific corporate entity. Additionally, the use of large swaths of unadorned walls, though largely reflective of the building function, should be assessed for appropriateness and whether additional fenestration or decorative treatments should be employed to add visual interest, manage the scale, and more consistently carry through lines and patterns across the various divergent designs bay-to-bay.



Figure 6: Previous iteration of the proposed design for 250 Spring Street that incorporated the corporate identity of ExtraSpace Storage.

Remaining ACD Criteria: Staff is comfortable with the level of conformity of the current design to ACD Criterion 3 with no further comment.



The information, design, and content of the plan are prepared and shall not be copied or used for any purpose without prior written authorization from TAO. Only approved, signed and sealed plans shall be used for construction purposes. Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

CLIENT
EXTRA SPACE STORAGE
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SALT LAKE CITY, UTAH 84121
T: (480) 295-5263

ARCHITECT
TAO
63 NORTH LAKEVIEW DRIVE | SUITE 201
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CIVIL ENGINEER
BOHLER
12825 WORLDGATE DRIVE | SUITE 700
HERNDON, VA 20170
T: (703) 709-9500

STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ELECTRICAL ENGINEER

KEY PLAN N.T.S.

PROJECT NORTH

PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:
EXTRA SPACE STORAGE
250 SPRING STREET (ESS SITE #0723)
HERNDON, VA 20170

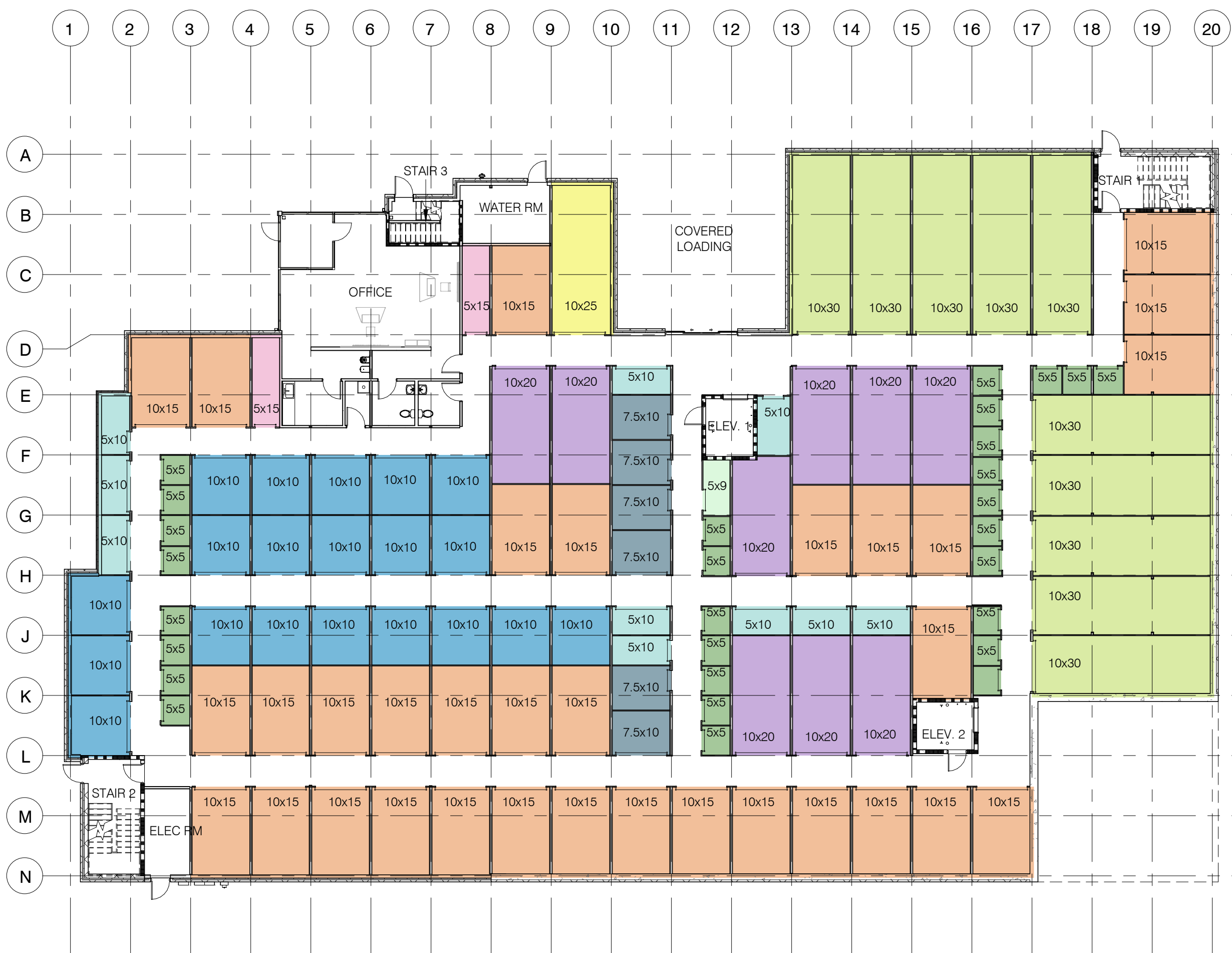
ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
03/03/23	REV.1	
03/05/23	REV.2	

PROJECT #: 24019
DATE: 03/05/2026
DRAWN BY: MC
CHECKED BY: RB

DRAWING TITLE
UNIT MIX PLANS

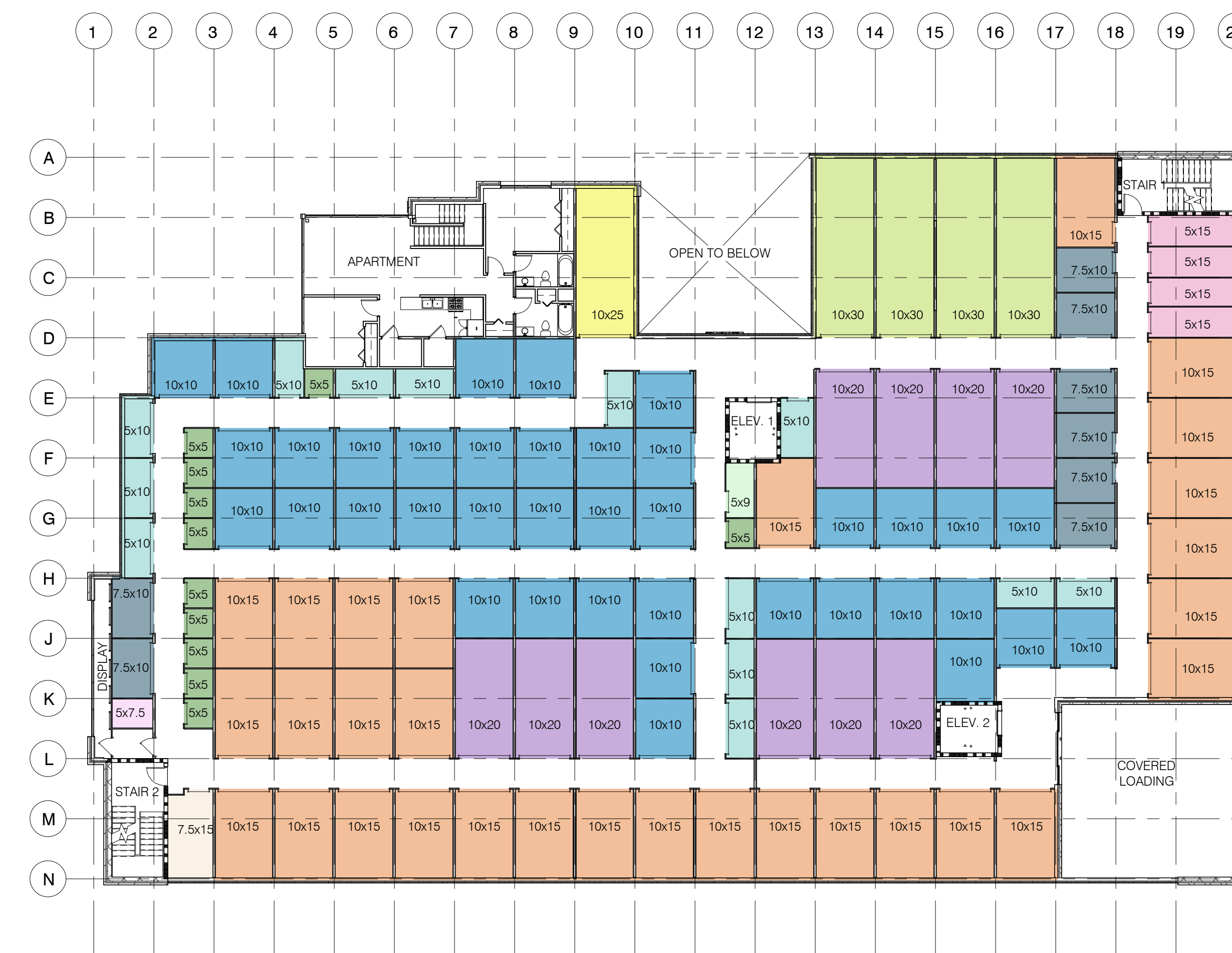
SHEET NO.



UNIT MIX

- 5x5
- 5x9
- 5x10
- 5x15
- 7.5x10
- 10x10
- 10x15
- 10x20
- 10x25
- 10x30

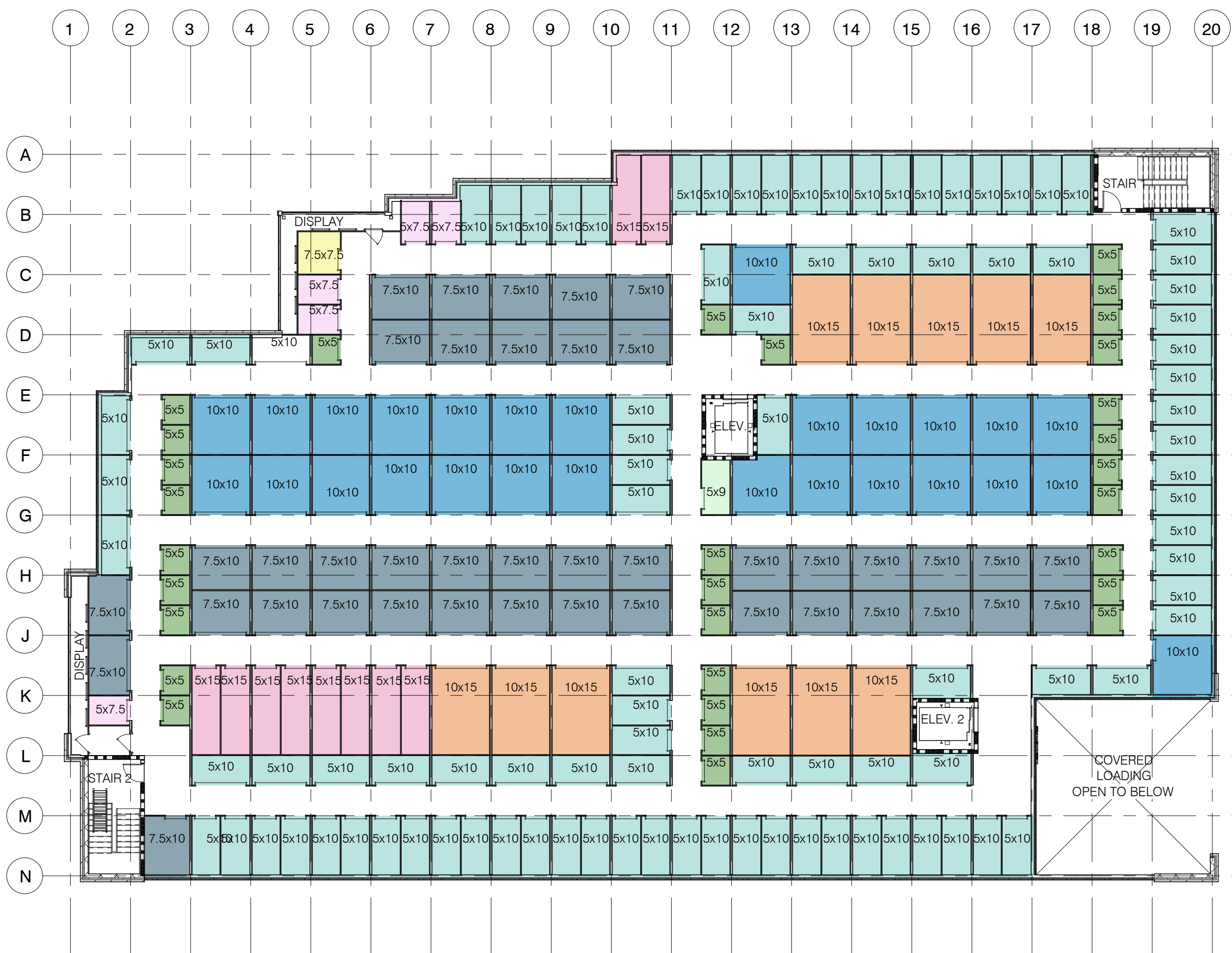
1 FIRST FLOOR UNIT MIX PLAN
SCALE: 1/16" = 1'-0"



UNIT MIX

- 5x5
- 5x7.5
- 5x9
- 5x10
- 5x15
- 7.5x10
- 10x10
- 10x15
- 10x20
- 10x25
- 10x30

2 SECOND FLOOR UNIT MIX PLAN
SCALE: 1/16" = 1'-0"



UNIT MIX

- 5x5
- 5x7.5
- 5x9
- 5x10
- 5x15
- 7.5x7.5
- 7.5x10
- 10x10
- 10x15

3 THIRD FLOOR UNIT MIX PLAN
SCALE: 1/16" = 1'-0"

UNIT MIX ALL FLOORS				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	72	1,800	4.3%	15.4%
5x7.5	6	225	0.5%	1.3%
5x9	3	135	0.3%	0.6%
5x10	121	6,050	14.5%	25.8%
5x15	16	1,200	2.9%	3.4%
7.5x7.5	1	56	0.1%	0.2%
7.5x10	55	4,100	9.8%	11.7%
7.5x15	11	1,500	0.4%	0.2%
10x10	85	8,500	20.3%	18.1%
10x15	74	11,100	26.5%	15.8%
10x20	19	3,800	9.1%	4.1%
10x25	2	500	1.2%	0.4%
10x30	14	4,200	10.0%	3.0%
Grand total:	469	41,816	100.0%	100.0%

UNIT MIX TOTAL				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	72	1,800	4.3%	15.4%
5x7.5	6	225	0.5%	1.3%
5x9	3	135	0.3%	0.6%
5x10	121	6,050	14.5%	25.8%
5x15	16	1,200	2.9%	3.4%
7.5x7.5	1	56	0.1%	0.2%
7.5x10	55	4,100	9.8%	11.7%
7.5x15	11	1,500	0.4%	0.2%
10x10	85	8,500	20.3%	18.1%
10x15	74	11,100	26.5%	15.8%
10x20	19	3,800	9.1%	4.1%
10x25	2	500	1.2%	0.4%
10x30	14	4,200	10.0%	3.0%
Grand total:	469	41,816	100.0%	100.0%

UNIT MIX FIRST FLOOR				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	28	700	5.1%	23.3%
5x9	1	45	0.3%	0.8%
5x10	10	500	3.6%	8.3%
5x15	2	150	1.1%	1.7%
7.5x10	6	450	3.3%	5.0%
10x10	20	2,000	14.4%	16.7%
10x15	33	4,950	35.8%	27.5%
10x20	9	1,800	13.0%	7.5%
10x25	1	250	1.8%	0.8%
10x30	10	3,000	21.7%	8.3%
Grand total:	120	13,845	100.0%	100.0%

UNIT MIX EFFICIENCY		
GROSS FLOOR AREA	TOTAL NRSF	EFFICIENCY
60,331 SF	41,816 SF	69.31%

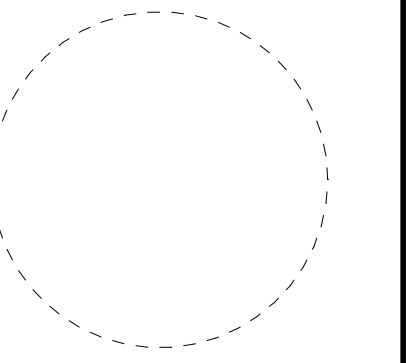
AVERAGE UNIT SIZE		
TOTAL UNITS	NET RENTABLE	AVG UNIT SIZE
469	41,816	89.16

UNIT MIX SECOND FLOOR				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	11	275	2.0%	9.0%
5x7.5	1	38	0.3%	0.8%
5x9	1	45	0.3%	0.8%
5x10	13	650	4.7%	10.7%
5x15	4	300	2.2%	3.3%
7.5x10	8	600	4.3%	6.6%
7.5x15	1	150	1.1%	0.8%
10x10	38	3,800	27.5%	31.1%
10x15	30	4,500	32.6%	24.6%
10x20	10	2,000	14.5%	8.2%
10x25	1	250	1.8%	0.8%
10x30	4	1,200	8.7%	3.3%
Grand total:	122	13,808	100.0%	100.0%

BUILDING AREA		
USE GROUP	FLOOR	AREA (SF)
S1-STORAGE	1ST FLOOR	18,770
B-BUSINESS (ACCESSORY)	1ST FLOOR	1,118
S1-STORAGE	2ND FLOOR	18,629
RESIDENTIAL (ACCESSORY)	2ND FLOOR	1,171
S1-STORAGE	3RD FLOOR	20,643
TOTAL AREA		60,331

- INCLUDED IN FIRST FLOOR AREA IS 18,770 SF STORAGE (S-1) + 1,118 SF BUSINESS (B) USE (ACCESSORY TO STORAGE), 710 SF LOADING AREA IS NOT INCLUDED IN FLOOR AREA.
- INCLUDED IN SECOND FLOOR AREA IS 18,629 SF STORAGE (S-1) + 1,171 SF RESIDENTIAL USE (ACCESSORY TO STORAGE), 806 SF LOADING AREA IS NOT INCLUDED IN FLOOR AREA.

UNIT MIX THIRD FLOOR				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	30	750	5.3%	13.5%
5x7.5	5	188	1.3%	2.2%
5x9	1	45	0.3%	0.4%
5x10	97	4,850	34.5%	43.5%
5x15	10	750	5.3%	4.5%
7.5x10	11	56	0.4%	0.4%
7.5x15	41	3,050	21.7%	18.4%
10x10	27	2,700	19.2%	12.1%
10x15	11	1,650	11.8%	4.9%
Grand total:	223	14,039	100.0%	100.0%



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EXTRA SPACE STORAGE
2765 E COTTONWOOD PARKWAY
SUITE 400
SALT LAKE CITY, UTAH 84121
T: (801) 266-5263

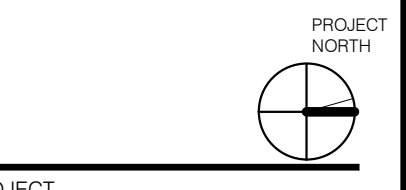
ARCHITECT
TAO
63 NORTH LAKEVIEW DRIVE | SUITE 201
GIBBSTOWN, NJ 08028
T: (856) 778-2500

CIVIL ENGINEER
BOHLER
12825 WORLDGATE DRIVE | SUITE 700
HERNDON, VA 20170
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STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ ELECTRICAL
ENGINEER

KEY PLAN N.T.S.



PROJECT
**EXPANSION OF SELF STORAGE FACILITY FOR:
EXTRA SPACE STORAGE**
250 SPRING STREET (ESS SITE #0723)
HERNDON, VA 20170

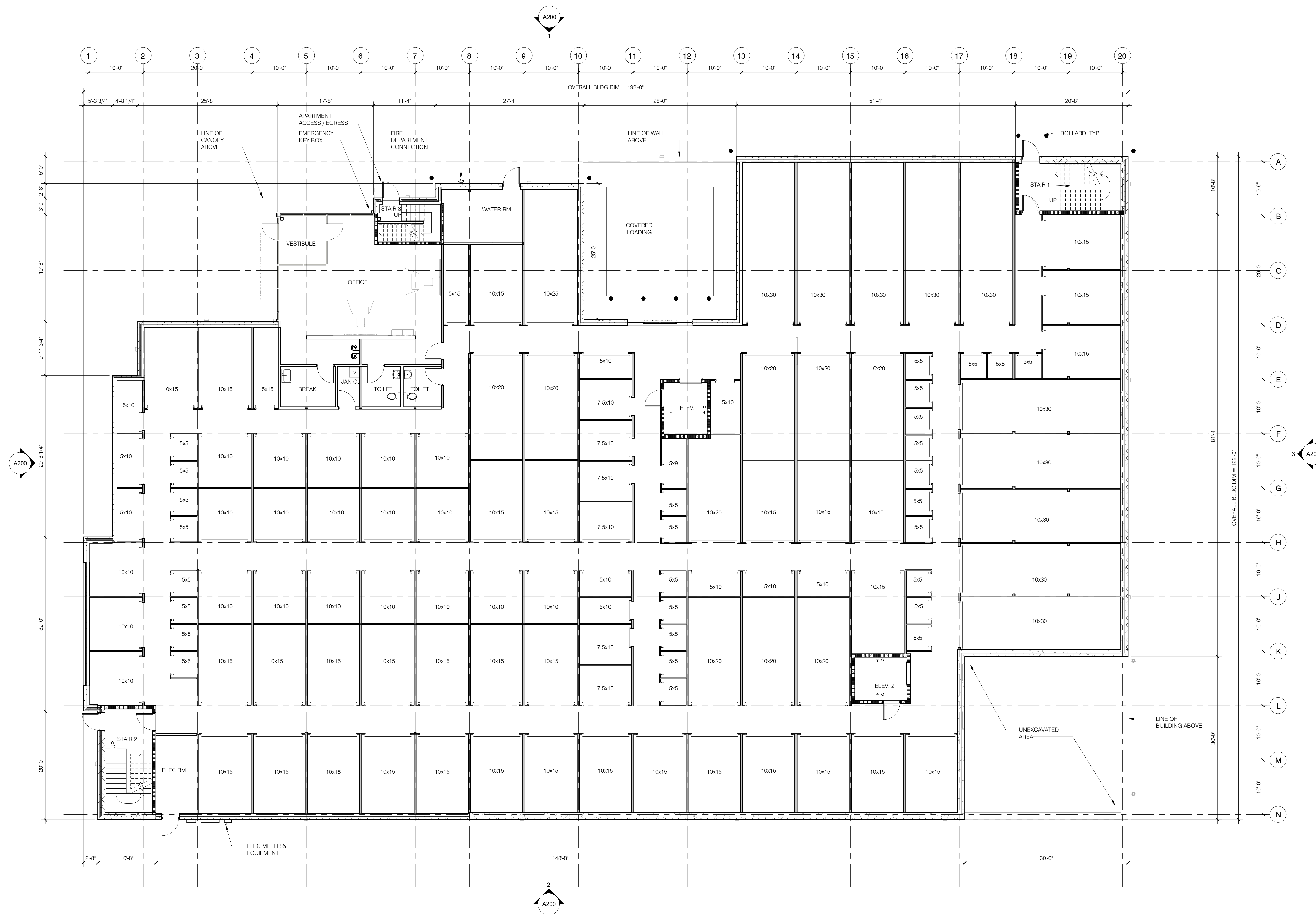
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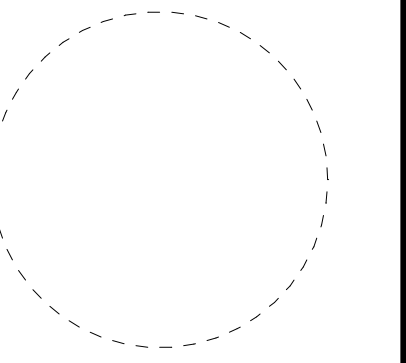
PROJECT #: 24019
DATE: 03/05/2026
DRAWN BY: MC
CHECKED BY: RB

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.

A101





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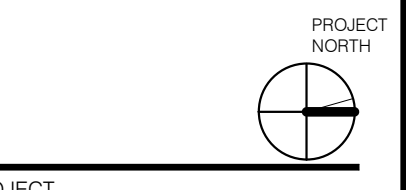
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STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ELECTRICAL ENGINEER

KEY PLAN N.T.S.



PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:
EXTRA SPACE STORAGE
250 SPRING STREET (ESS SITE #0723)
HERNDON, VA 20170

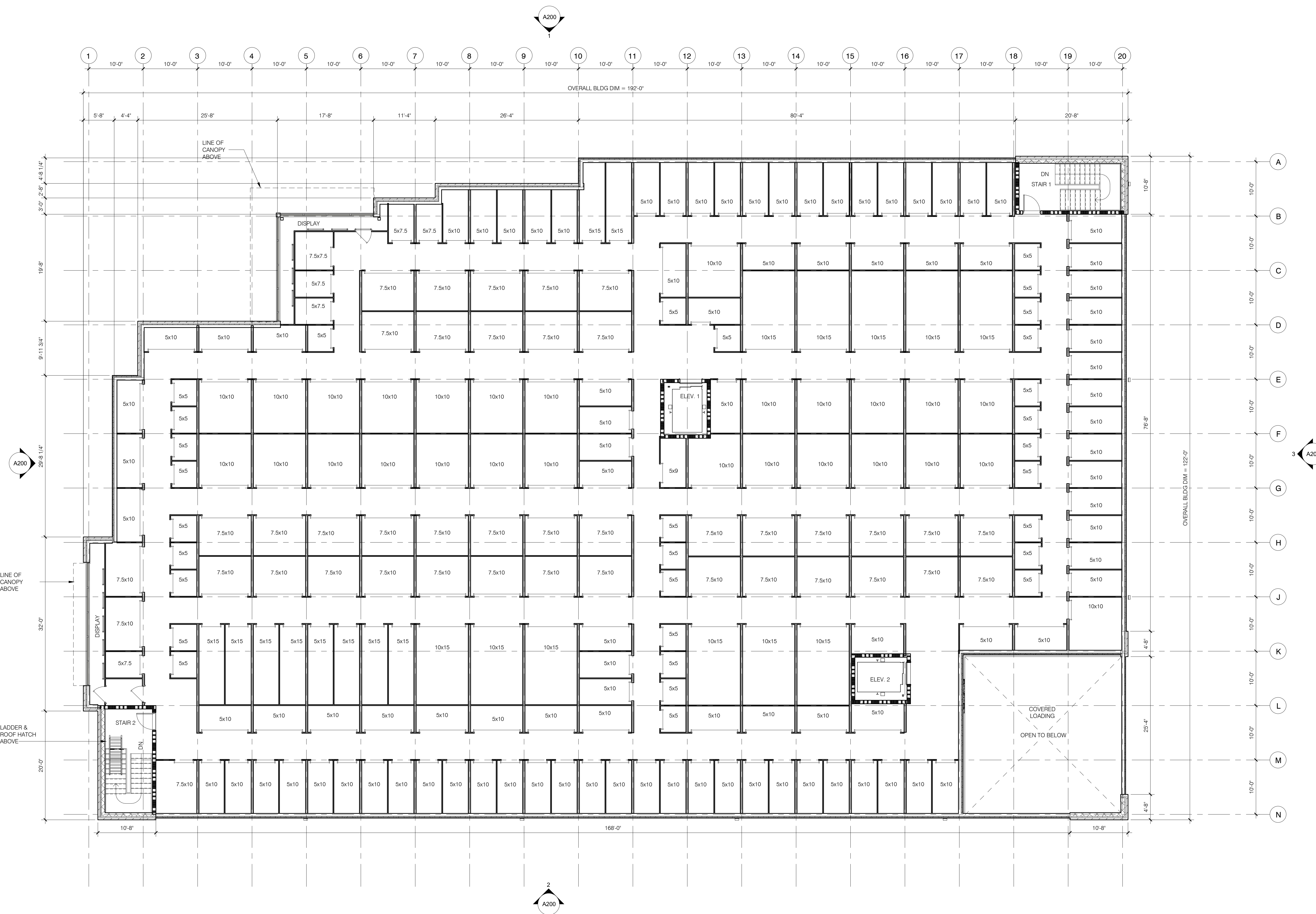
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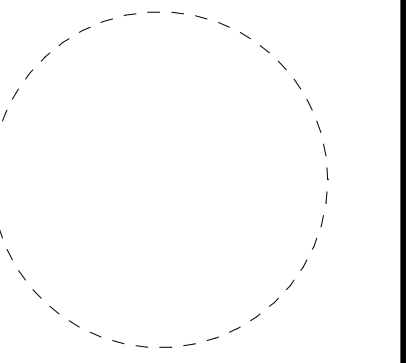
PROJECT #: 24019
DATE: 03/05/2026
DRAWN BY: MC
CHECKED BY: RB

DRAWING TITLE
THIRD FLOOR PLAN

SHEET NO.

A103





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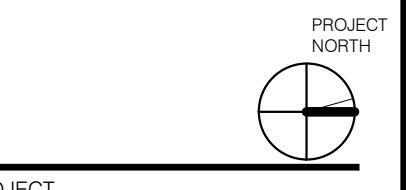
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STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ ELECTRICAL ENGINEER

KEY PLAN N.T.S.



PROJECT

**EXPANSION OF SELF STORAGE FACILITY FOR:
EXTRA SPACE STORAGE**
250 SPRING STREET (ESS SITE #0723)
HERNDON, VA 20170

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
000329	REV 1	
000326	REV 2	

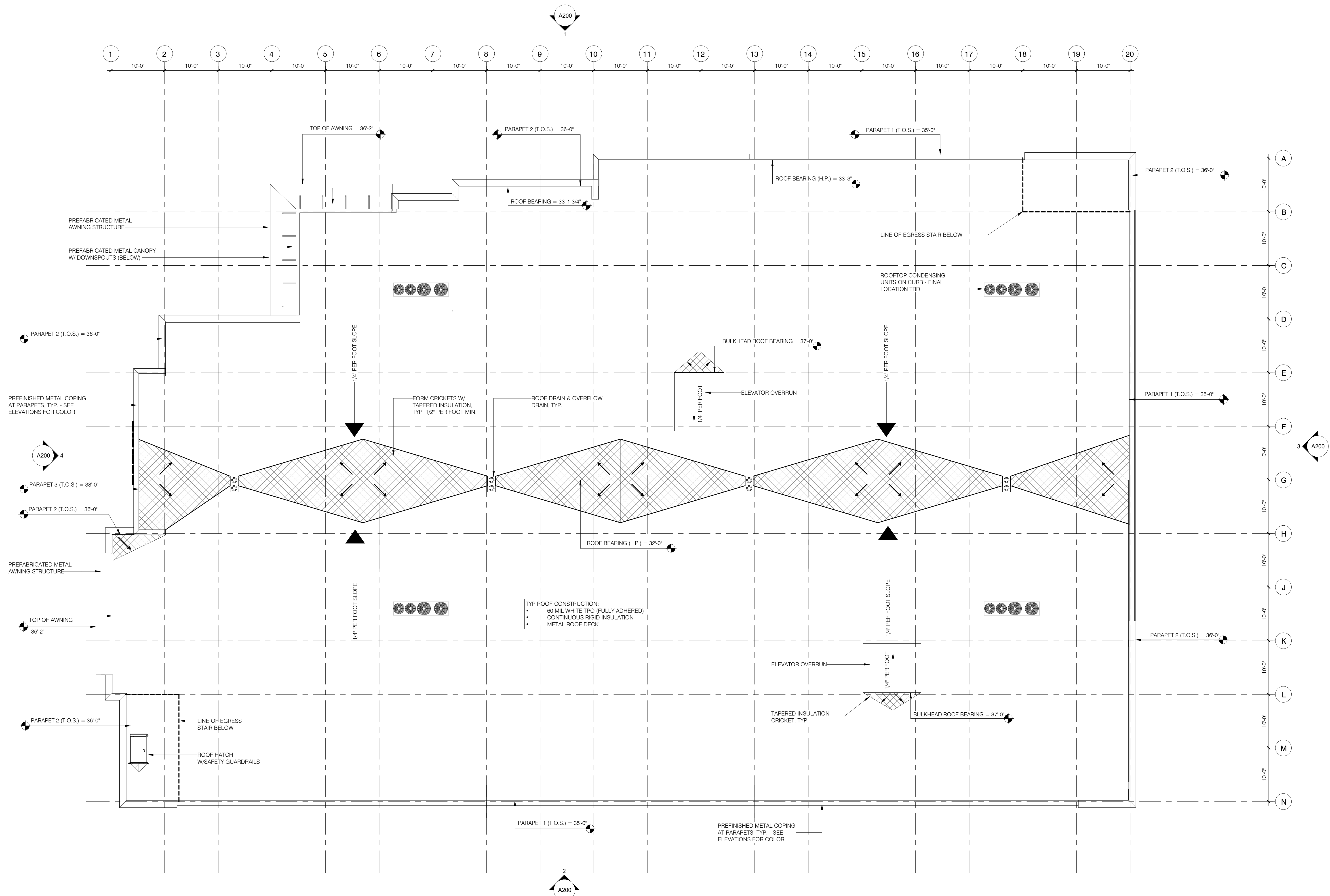
PROJECT #: 24019
DATE: 03/05/2026
DRAWN BY: MC
CHECKED BY: RB

DRAWING TITLE
ROOF PLAN

SHEET NO.

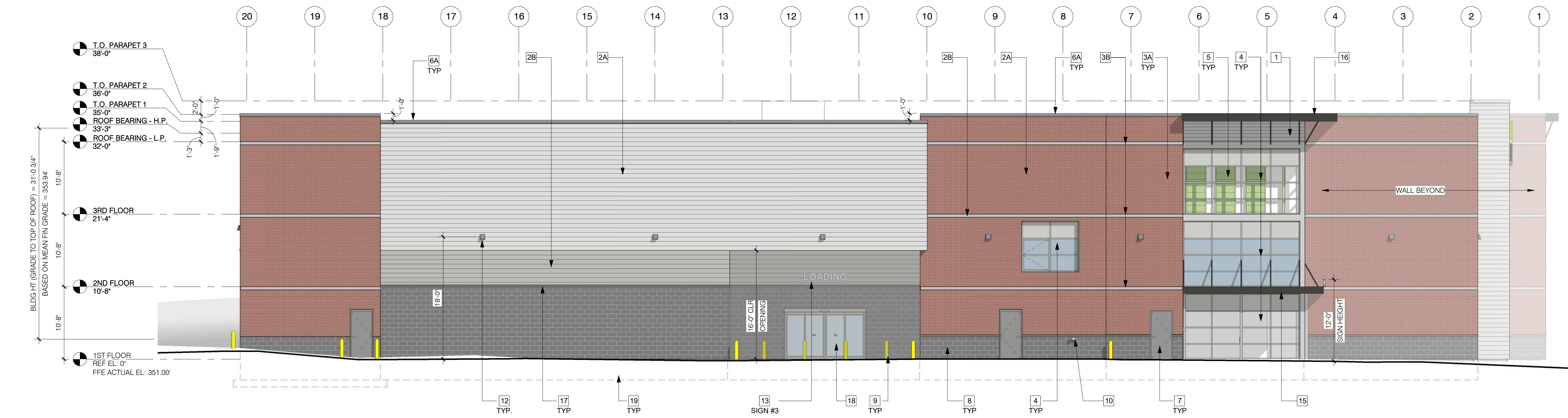
A104

RAINFALL INTENSITY: 9.5
ROOF AREA TOTAL: 21,361 SF
GUTTER LENGTH: 85 FT
DEPTH RATIO: .75
MIN GUTTER WIDTH: 11
MIN GUTTER DEPTH: 8.5
OF DOWN SPOUTS: 4
MIN DS SIZE: 8"

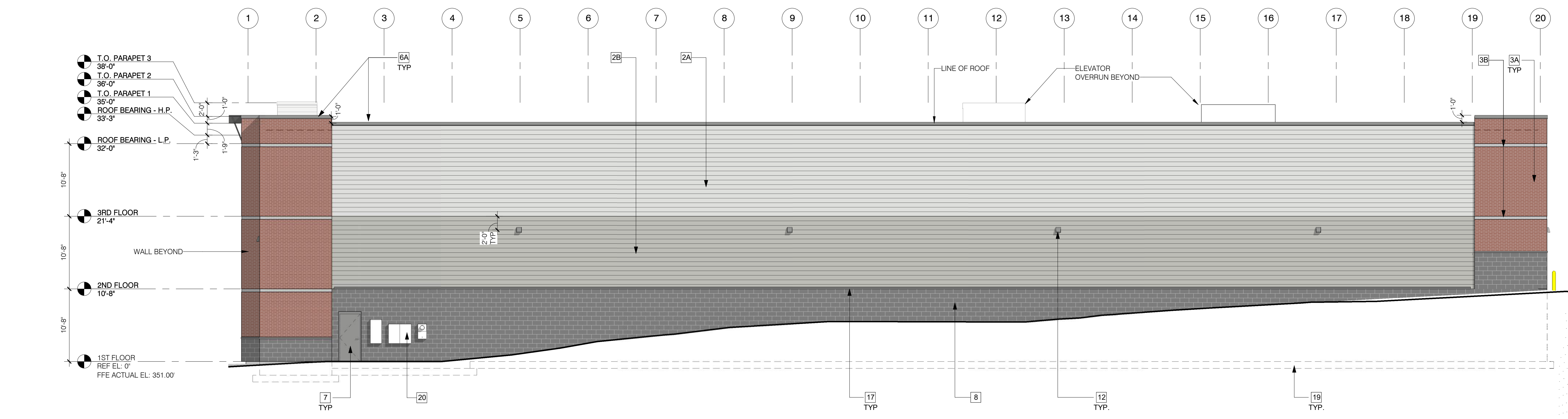


EXTERIOR BUILDING MATERIAL KEYNOTES

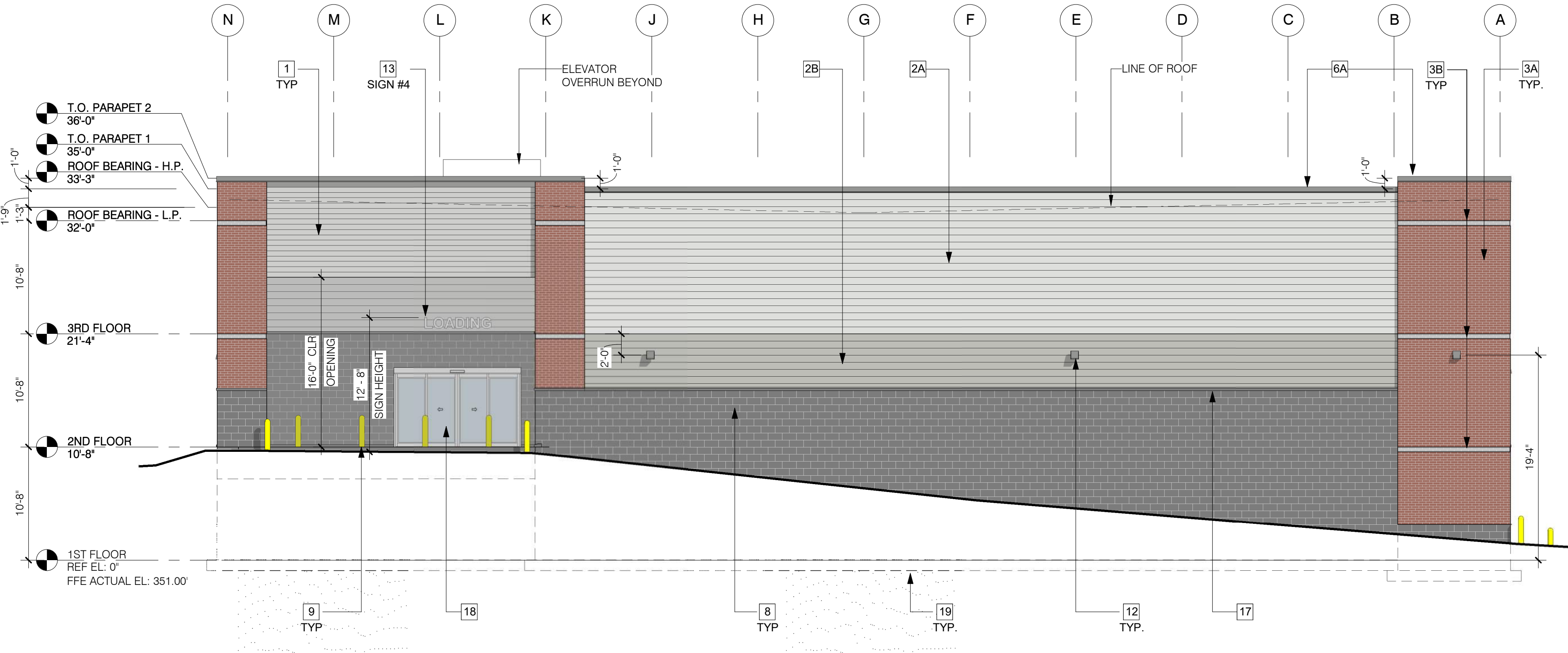
ITEM #	MATERIAL DESCRIPTION	COLOR
1	METAL WALL PANEL - 4" BOX RIB	SILVERSMITH
2A	METAL WALL PANEL - 8" BOX RIB	NEBULOUS WHITE (SW 7063)
2B	METAL WALL PANEL - 8" BOX RIB	ARGOS (SW 7065)
3A	BRICK	RED (FIELD)
3B	BRICK	LIGHT GRAY (ACCENT)
4	STOREFRONT SYSTEM WITH CLEAR AND SPANDREL GLASS & METAL INFILLS	CLEAR ANODIZED ALUMINUM
5	FALX DISPLAY DOOR	WASABI GREEN (CUSTOM)
6A	PREFINISHED METAL COPING	CITY SCAPE GRAY
6B	PREFINISHED METAL COPING	WHITE
7	HOLLOW METAL DOOR	CITY SCAPE (SW 7067)
8	GROUND FACE CONCRETE MASONRY UNITS (CMU)	CHARCOAL GRAY
9	BOLLARD	SAFETY YELLOW
10	FIRE DEPARTMENT CONNECTION	--
11	EMERGENCY KEY BOX (RINOX BOX)	--
12	WALL MOUNTED LIGHT FIXTURE	BRONZE
13	WALL SIGN - INTERNALLY ILLUMINATED CHANNEL LETTERS	--
14	CANOPY SIGN - INTERNALLY ILLUMINATED CHANNEL LETTERS	--
15	PREFABRICATED CANOPY	IRON ORE (SW 7069)
16	PREFABRICATED AWNING	IRON ORE (SW 7069)
17	CAST STONE CAP	CHARCOAL GRAY
18	AUTOMATIC SLIDING DOOR	CLEAR ANODIZED ALUMINUM
19	LINE OF FOUNDATION	--
20	ELECTRIC METER & EQUIPMENT	--
21	LIVING WALL TRELLIS SYSTEM	--



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



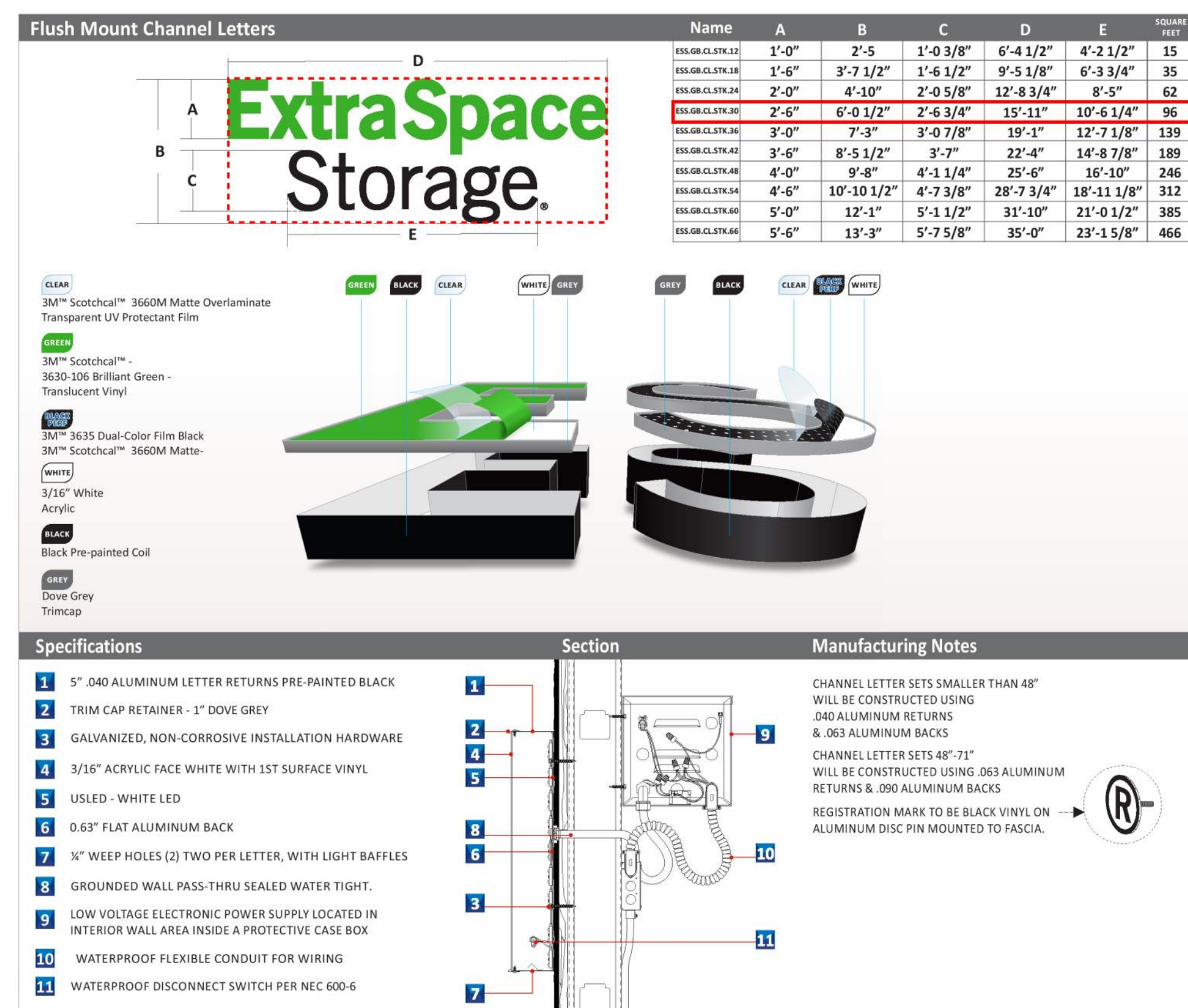
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



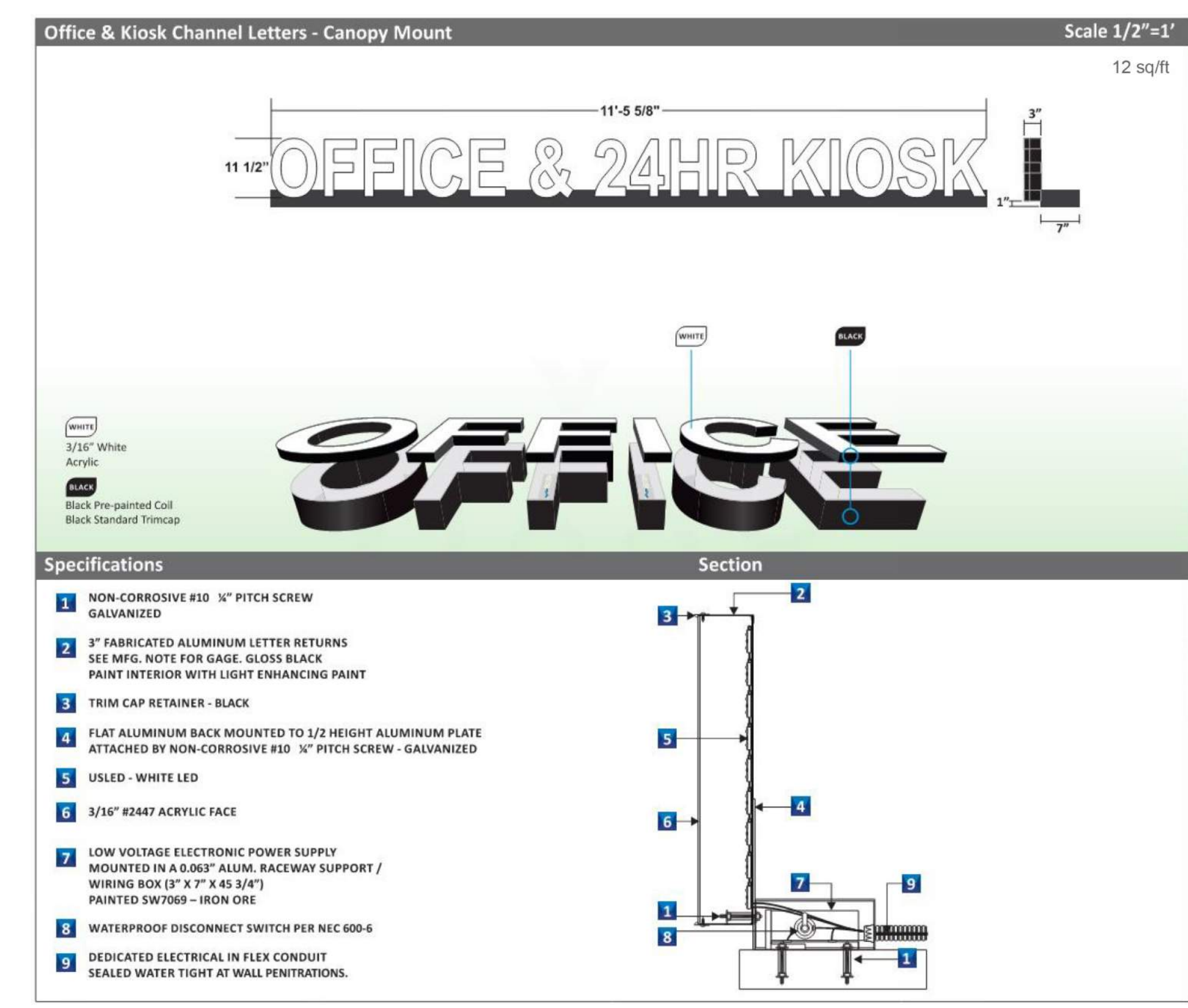
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



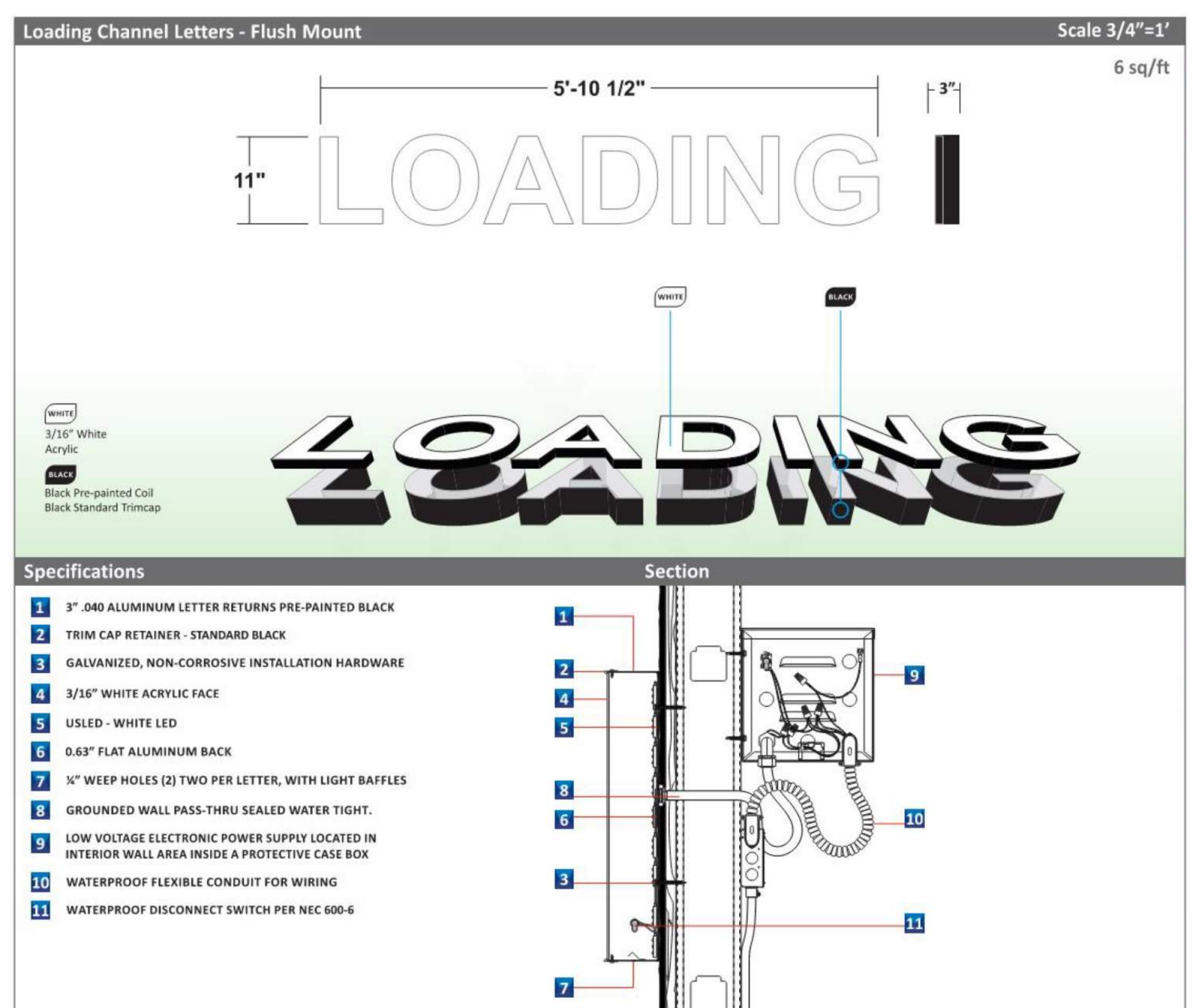
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



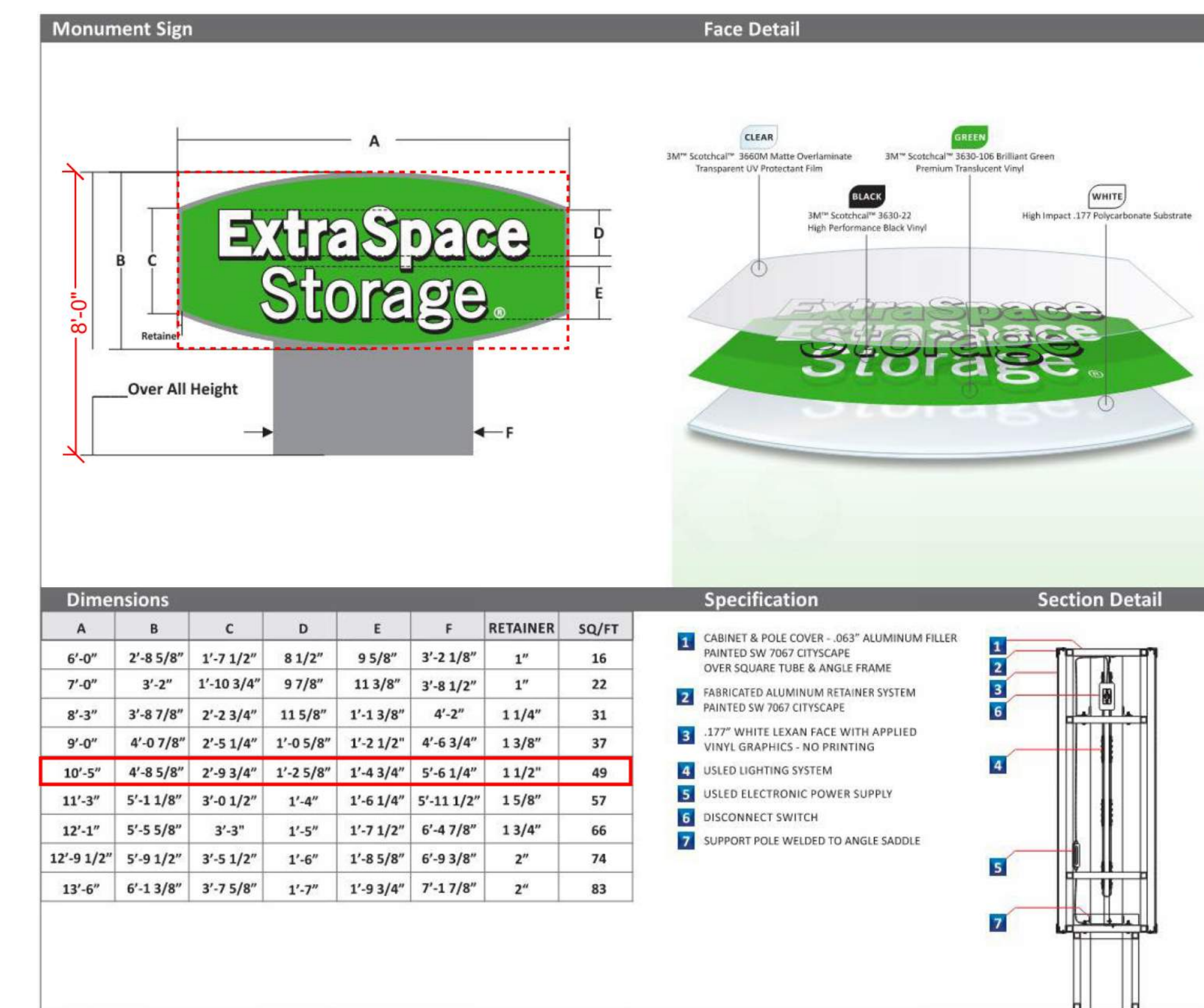
1 DETAIL - SIGN #1
SCALE: 12" = 1'-0"



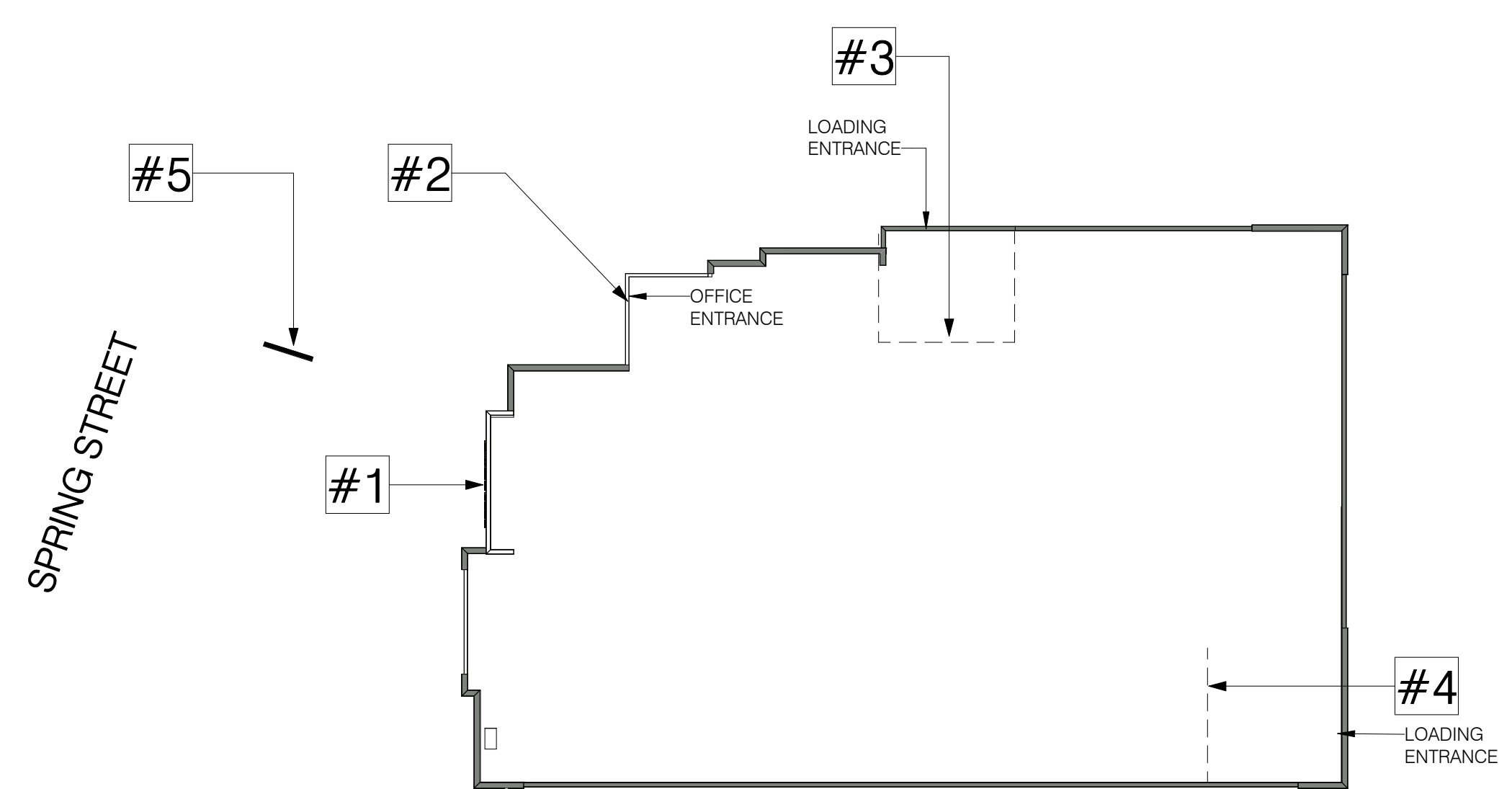
2 DETAIL - SIGN #2
SCALE: 12" = 1'-0"



3 DETAIL - SIGN #3 & SIGN #4
SCALE: 12" = 1'-0"



4 DETAIL - SIGN #5
SCALE: 12" = 1'-0"



5 SIGNAGE KEY PLAN
SCALE: 1" = 30'-0"

SIGN REGULATIONS PER HERNDON, VA ZONING CODE - ARTICLE XIV

PERMITTED FOR COMMERCIAL DISTRICTS (INCLUDES O & LI ZONE)

- WALL SIGNS**
- NUMBER: UNLIMITED
 - SIZE: 1 SF OF SIGN AREA FOR EACH LINEAR FOOT OF FRONTAGE. 150 SF MAX PER SIGN
 - LOCATION: NO MORE THAN 20 HIGH ON BUILDING FACADE
 - ILLUMINATION: INTERNALLY LIT, HALO-LIT OR INDIRECT LIT
 - DURATION: UNLIMITED

WALL SIGNS SHALL BE LOCATED ON BUILDING ELEVATIONS PER THE FOLLOWING CRITERIA:

- FACING PUBLIC OR PRIVATE STREET. WALL SIGNS MAY BE INSTALLED ON ANY BUILDING ELEVATION THAT FACES AN ADJACENT PUBLIC OR PRIVATE STREET.
 - SIDE ELEVATION. WALL SIGNS MAY BE INSTALLED ON THE FRONT HALF OF ANY SIDE ELEVATION THAT IS VISIBLE FROM THE ADJACENT PUBLIC OR PRIVATE STREET.
 - PUBLIC ENTRANCES. WALL SIGNS MAY BE INSTALLED ON A BUILDING ELEVATION THAT CONTAINS A PUBLIC ENTRANCE.
 - LIMITATIONS ON INTERNALLY ILLUMINATED WALL SIGN. INTERNALLY ILLUMINATED WALL SIGNS SHALL NOT BE PLACED ON ANY BUILDING ELEVATION THAT FACES ADJACENT PROPERTIES ZONED RESIDENTIAL.
- FOR WALL SIGNS, SIGN AREA IS CALCULATED BASED ON THE LINEAR FOOTAGE OF THE BUILDING ELEVATION ON WHICH THE SIGN IS LOCATED.

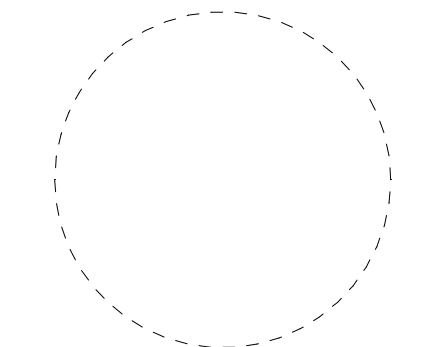
FREESTANDING SIGNS

- NUMBER: 1 PER STREET FRONTAGE
- SIZE: 1 SF OF SIGN AREA FOR EACH LINEAR FOOT OF FRONTAGE. 50 SF MAX PER SIGN
- HEIGHT: 8 MAX / 6' MIN LETTER HEIGHT
- LOCATION: 5 MIN FROM ROW
- ILLUMINATION: INTERNALLY LIT, HALO-LIT OR INDIRECT LIT
- DURATION: UNLIMITED

FOR FREESTANDING SIGNS, SIGN AREA IS CALCULATED BASED ON LINEAR FOOTAGE OF THE BUILDING ELEVATION WHICH FACES THE PUBLIC RIGHT-OF-WAY ON WHICH THE SIGN IS LOCATED.

BUILDING FRONTAGE (SOUTH) =	122 LF
BUILDING FRONTAGE (WEST) =	192 LF
BUILDING FRONTAGE (NORTH) =	122 LF

PROPOSED	VARIANCE
<p>SIGN #1 'EXTRASPACE STORAGE' WALL MOUNTED ON SOUTH FACADE (STREET-FACING)</p> <ul style="list-style-type: none"> SIGN AREA: 96 SF SIGN HEIGHT: 35'-0" ILLUMINATION: INTERNAL 	<p>REQUIRED</p> <ul style="list-style-type: none"> EXCEEDS PERMITTED HEIGHT ON FACADE
<p>SIGN #2 'OFFICE & 24 HR KIOSK' CANOPY-MOUNTED SOUTH FACADE (STREET-FACING / OFFICE ENTRANCE)</p> <ul style="list-style-type: none"> SIGN AREA: 12 SF SIGN HEIGHT: 12'-0" ILLUMINATION: INTERNAL 	<p>NOT REQUIRED</p>
<p>SIGN #3 'LOADING' WALL-MOUNTED ON WEST FACADE (LOADING ENTRANCE)</p> <ul style="list-style-type: none"> SIGN AREA: 6 SF SIGN HEIGHT: 12'-8" ILLUMINATION: INTERNAL 	<p>NOT REQUIRED</p>
<p>SIGN #4 'LOADING' WALL-MOUNTED ON NORTH FACADE (LOADING ENTRANCE)</p> <ul style="list-style-type: none"> SIGN AREA: 6 SF SIGN HEIGHT: 12'-8" ILLUMINATION: INTERNAL 	<p>NOT REQUIRED</p>
<p>SIGN #5 'EXTRASPACE STORAGE' FREESTANDING (SOUTH / STREET-FACING)</p> <ul style="list-style-type: none"> SIGN AREA: 49 SF SIGN HEIGHT: 9'-0" ILLUMINATION: INTERNAL 	<p>NOT REQUIRED</p>



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KEY PLAN N.T.S.



PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:
EXTRA SPACE STORAGE
250 SPRING STREET (ESS SITE #0723)
HERNDON, VA 20170

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
03/03/20	REV.1	
03/05/20	REV.2	

PROJECT #: 24019
DATE: 03/05/2026
DRAWN BY: Author
CHECKED BY: Checker

DRAWING TITLE
SIGNAGE DETAILS

SHEET NO.



UPPER LOADING BAY VIEW



SITE ACCESS



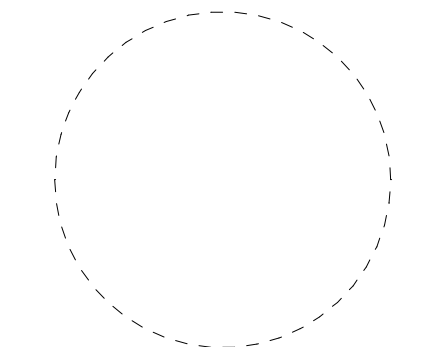
NORTHWEST CORNER VIEW



SOUTH EAST CORNER

E.S.S. MATERIAL COLOR PALETTE

1 NEBULOUS WHITE - METAL WALL PANEL	7 BRICK
2 ARGOS - METAL WALL PANEL	8 GRAY - BRICK
3 CITYSCAPE - PREFINISHED METAL COPING	9 STERLING GRAY - STOREFRONT SYSTEM
4 CHARCOAL GRAY - CMU BLOCK	10 IRON ORE - PREFABRICATED AWNING
5 IRON ORE - CAST STONE CAP	
6 SILVERSMITH - METAL WALL PANEL	



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PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:
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250 SPRING STREET (ESS SITE #0723)
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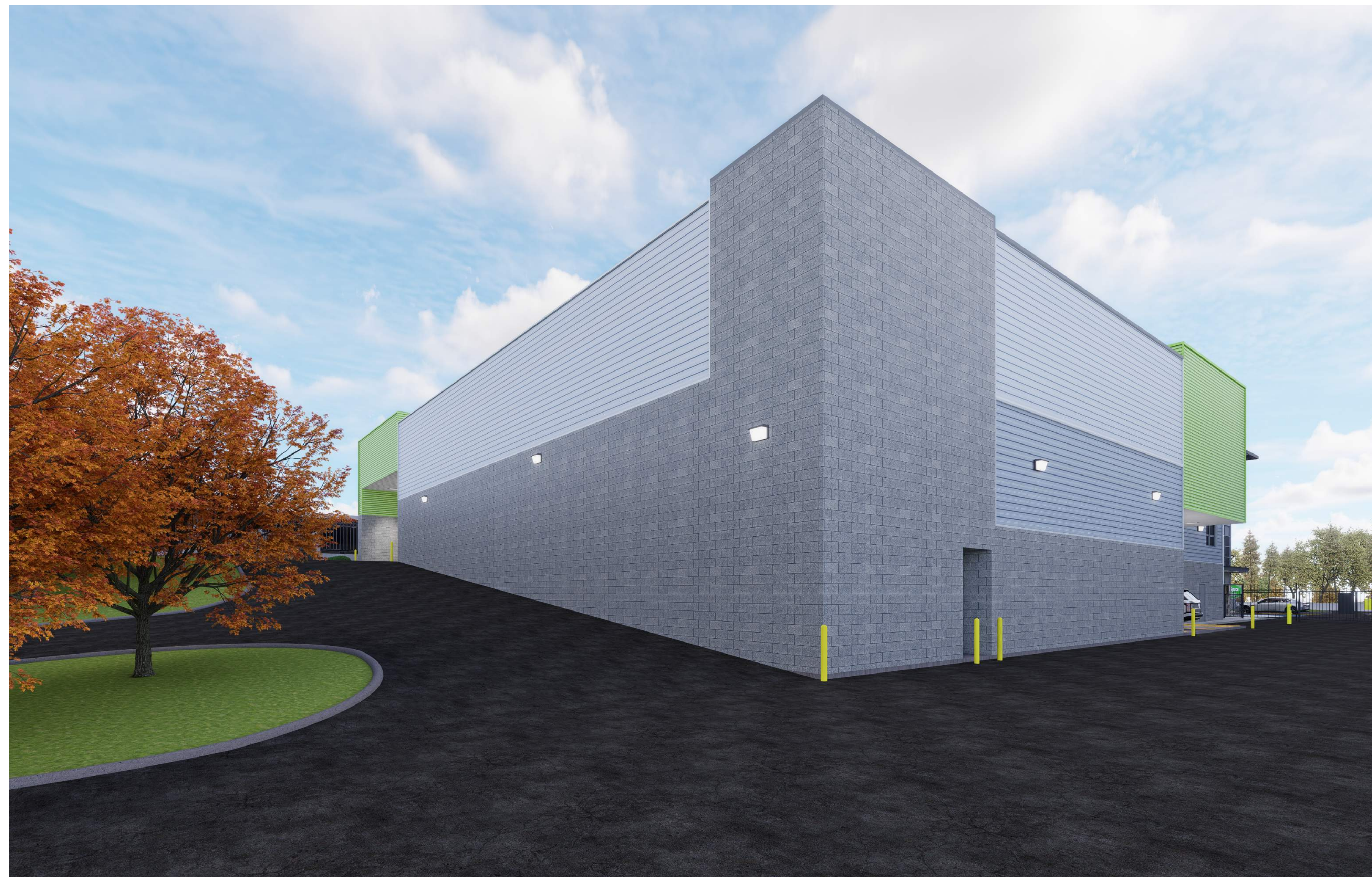
ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
000326	REV 1	
000526	REV 2	

PROJECT #: 24019
DATE: 03/05/2026
DRAWN BY: MA
CHECKED BY: RB/MC

DRAWING TITLE
RENDERINGS

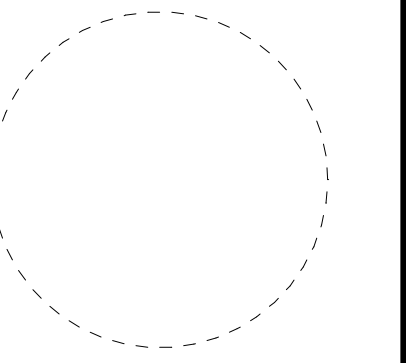
SHEET NO.



NORTHWEST CORNER VIEW - ORIGINAL DESIGN



NORTHWEST CORNER VIEW - UPDATED DESIGN



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KEY PLAN

N.T.S.

PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:
EXTRA SPACE STORAGE
250 SPRING STREET (ESS SITE #0723)
HERNDON, VA 20170

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
000528	REV. 2	

PROJECT #:

24019

DATE:

03/05/2026

DRAWN BY:

MC

CHECKED BY:

RB

DRAWING TITLE

RENDERINGS - SIDE BY SIDE COMPARISON

SHEET NO.

A403

