ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA

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

Wednesday, June 3, 2026 | 7:30 PM

1. **Call to Order**

2. **Public Hearings**

   a. APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #26-006, 259 Sunset Park Drive, Herndon, Virginia, to consider an application for the installation of a new storefront and other minor site improvements, located on the south side of Spring Street west of the intersection with Sunset Park Drive and consists of an undetermined area of land

   b. APPLICATION FOR SIGNAGE, ARB #26-007, 621 Alabama Drive, Herndon, Virginia, to consider an application for freestanding signage, located on the south side of Alabama Drive west of the intersection with Van Buren Street and consists of 1.9425 acres of land

3. **Old Business**

   a. Architectural Review for DP #25-01, 535 Herndon Parkway

4. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Board Members

5. **Adjournment**

Architectural Review Board Work Session
Agenda Item 2.a.

Agenda Item: **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #26-006, 259 Sunset Park Drive, Herndon, Virginia, to consider an application for the installation of a new storefront and other minor site improvements, located on the south side of Spring Street west of the intersection with Sunset Park Drive and consists of an undetermined area of land**

Meeting Date: June 3, 2026

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development , Bryce Perry, Deputy Director of Community Development

Description:
This application proposes modifying the existing roll-up garage door to install a static aluminum storefront system with a clear anodized finish. A portion of the exterior will be parged as part of this design to accommodate the installation of the new storefront system. The primary entrance door will also be replaced with an anodized aluminum door. The application includes new rooftop mechanical units (RTUs) and an exterior accessibility ramp with an aluminum railing. For additional information, please refer to the attached staff report.

Background/Timing Impact:
The property at 259 Sunset Park Drive is part of a one-story commercial building faced with rusticated CMUs and features garage doors adjacent to loading zones, metal standing seam parapet cladding, and maroon awnings over individual establishment entrances. This is part of Sunset Business Park, which consists of multiple buildings and approximately seven acres of land.

Community Development staff first received this project proposal as part of a building permit application (BIC26-0025) in February 2026 and alerted the business owner that the project would need to be reviewed by the ARB prior to issuance of the building permit. After this initial review, the applicant added an exterior accessibility ramp to the design, which requires a site plan. Therefore, the applicant is concurrently initiating the site plan process for this project. However, as the site plan process is unlikely to result in a substantial change in the overall proposed exterior modifications, staff recommend that it is appropriate for the ARB to waive the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code.

Staff used the Town Code of Ordinances, Section 58-96 – Design criteria to provide an analysis in the accompanying staff report.

Fiscal Impact:
N/A

Legal Impact:
N/A

Staff Recommendation/Next Steps:
Staff recommend approval in accordance with the conditioned proposed resolution at the ARB regular meeting.

Attachments:
1. Staff Report
2. Resolution (Proposed)
3. Materials
4. Presentation

TOWN OF Herndon VIRGINIA

Architectural Review Board Work Session

STAFF REPORT

Agenda Item: **ARB #26-006; Alteration to an Existing Structure; Fairfax County Tax Map 0164 21 0259, 259 Sunset Park Drive**

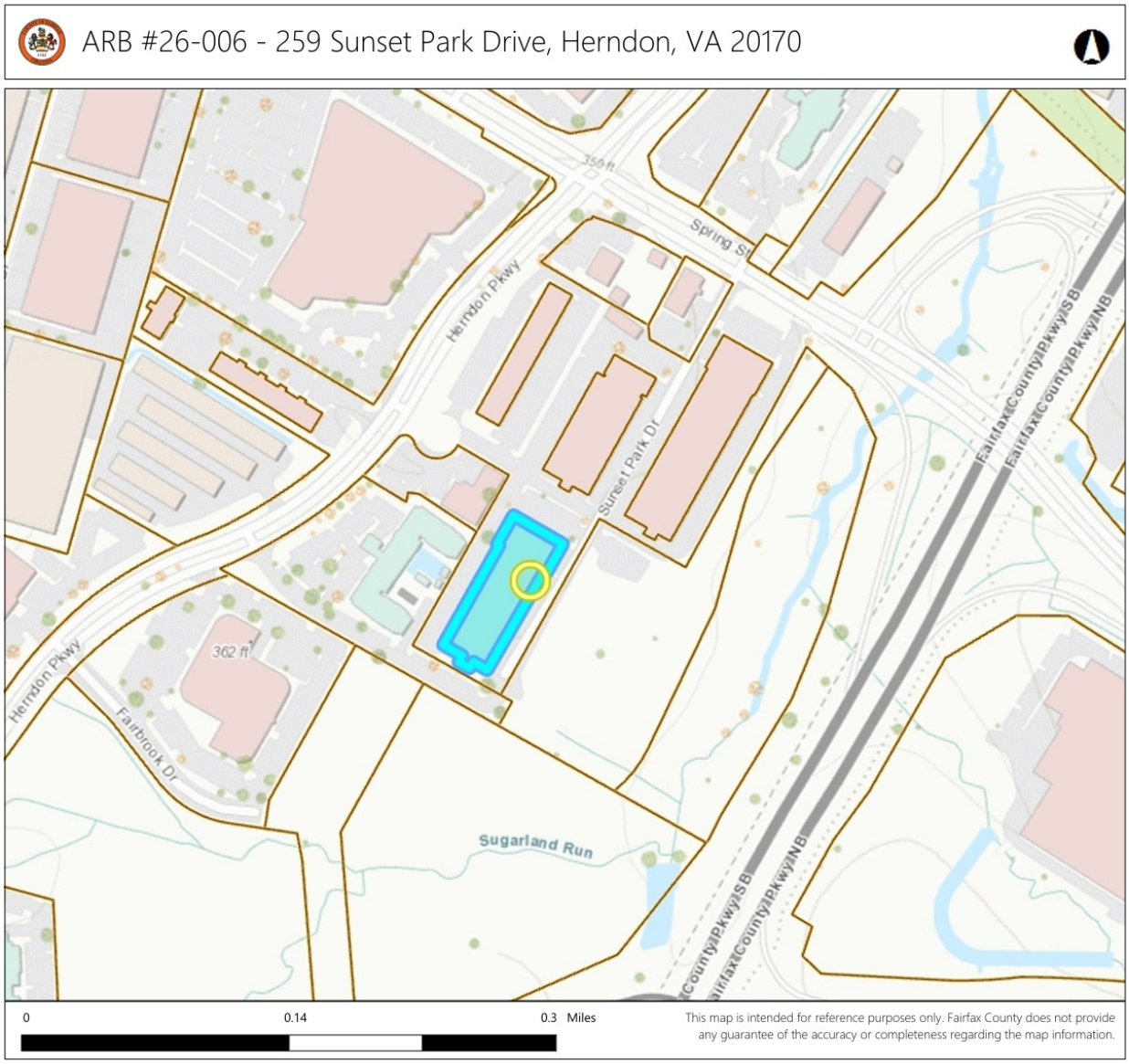
Meeting Date: **June 3, 2026**

Staff Contact: Angelina R. Jones, Lead Planner – Development & Design

Summary Information:

Proposed Modification	Alteration to an existing structure – New storefront design and other minor site improvements		
Address	259 Sunset Park Drive, Herndon, VA 20170		
Fairfax County Tax Map Number	0164 21 0259		
Owners	GAMPA LLC		
Applicant	Lily Menzin, Dunning Group Architects		
Business/Organization	Jayasri Sweets		
Property Use	Commercial - Bakery		
Zoning District	PD-B, Planned Development - Business		
Adjacent Zoning	**North:** O & LI - Office & Light Industrial District **South:** O & LI - Office & Light Industrial District	**East:** PD-B, Planned Development - Business **West:** O & LI - Office & Light Industrial District	
Building Type(s)	Commercial Business Park	**Date of Construction:**	c. 1983
Architectural Style(s)	International style		
Exterior Material(s)	Mix of brick and masonry block detailing around doors and windows		
Neighborhood Design Profile	Existing commercial and office uses		
Comprehensive Plan Land Use Designation	Regional Corridor Mixed Use/TRG Small Area Plan		

Location Map:



Background Information:

Property Description

The property at 259 Sunset Park Drive is part of a one-story commercial building faced with rusticated CMUs and features garage doors adjacent to loading zones, metal standing seam parapet cladding, and maroon awnings over individual establishment entrances. This is part of the Sunset Business Park, which consists of multiple buildings and approximately 7 acres of land. Sunset Business Park was built around 1983 in the International style (ca. 1925-present). This style is characterized by unornamented

surfaces, large window groupings, expanses of linear wall surface, and flat roof lines. Its utilitarian design presents an austere industrial character with regularity in rhythm in its openings and awning treatments.

Applicable Land Use and Case History

Community Development staff first received this project proposal as part of a building permit application (BIC26-0025) in February 2026 and alerted the business owner that the project would need to be reviewed by the ARB prior to issuance of the building permit. After this initial review, the applicant added an exterior accessibility ramp to the design, which will also require a site plan. Therefore, the applicant is concurrently initiating the site plan process for this project. However, as the site plan process is unlikely to result in a substantial change in the overall proposed exterior modifications, staff recommend that it is appropriate for the ARB to waive the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code.

Sunset Business Park is within the Transit-Related Growth (TRG) Area with guidance provided by the Small Area Plan. This plan's vision for the area is to "expand and celebrate Sunset Business Park by capitalizing on its unique mix of uses and making a great place out of its public realm" (p. 39). The plan points to the opportunities the existing business park affords to create a destination with a distinct character at a prominent gateway into Herndon, which includes stylistic diversity in its storefront treatments:

> *Buildings within the Sunset District should embrace and reinforce the eclectic atmosphere of Sunset Business Park with creative and innovative architectural expressions… The use of artwork and colors in the building and close integration of the building with equally eclectic and very robust streetscape should be employed within this area…* (p. 77).

While no two properties within the Architectural Control District are alike and therefore previous cases at other properties do not set precedent, knowledge of similar types of projects previously heard by the ARB provide useful context for evaluation. Related cases include the following:

ARB #19-09 – On March 20, 2019, the ARB voted to approve an application for alterations at the commercial property, a hotel, at 533 Herndon Parkway including alterations to the materials of the exterior storefront. These modifications included a new metal canopy covering an aluminum storefront system clad in metal paneling and faux wood.

Case Details & Proposal:
This application proposes modifying the existing roll-up garage door to install a static aluminum storefront system with a clear anodized finish (*Figures 1 - 3*). A portion of the

exterior will be parged as part of this design to accommodate the installation of the new storefront system. The primary entrance door will also be replaced with an anodized aluminum door. The application specifies Kawneer 350 medium stiles for both features. The application also includes new rooftop mechanical units (RTUs) and an exterior accessibility ramp with an aluminum railing.

Figure 1: Photograph showing existing conditions at 259 Sunset Park Drive.

Figure 2: Photograph showing existing conditions at 259 Sunset Park Drive and adjacent property 257 Sunset Park Drive.

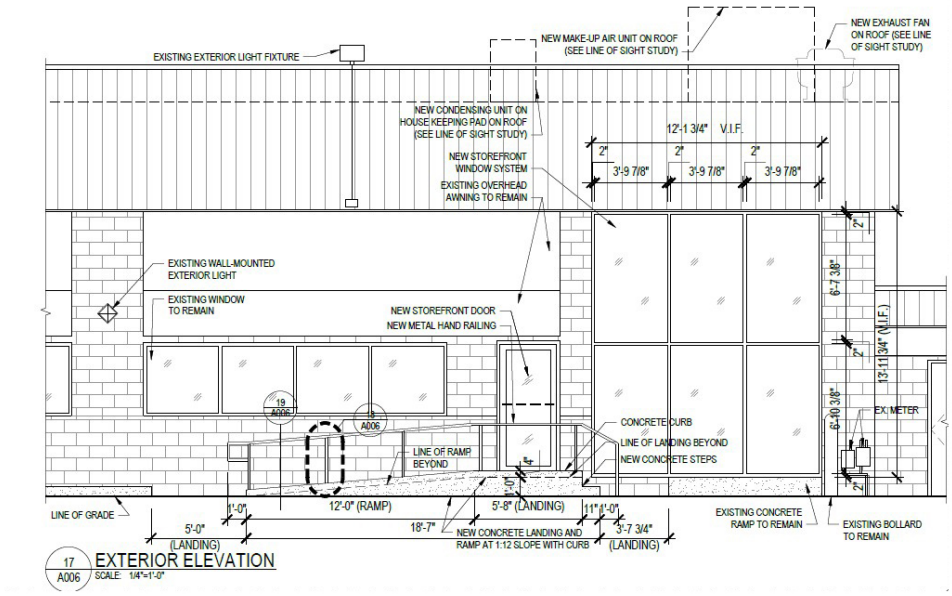


Figure 3: Elevation of proposed modifications to 259 Sunset Park Drive, including a new storefront system, door, accessibility ramp, and roof mounted mechanical units (detail from sheet A006).

Staff Analysis:

Town Code of Ordinances/Zoning Ordinance Compliance

1. Summary of Compliance with the Town Code of Ordinances, Section 58-96 – Design criteria:
    - *Suitability of the Overall Design (ACD Criterion 1):*
        - The proposed modification is generally suitable for good suburban design. It aligns with guidance in the TRG plan to promote eclectic design elements within Sunset Business Park (see above). Furthermore, the proposed design is consistent with the storefront of the adjacent property, 257 Sunset Park Drive (*Figure 2*).
        - The proposed RTUs will be taller than the existing parapet and should either be reduced in size in order to not be visible or additional screening should be added to cover the new RTUs (*Figure 3*). A sightline diagram is included in the associated materials; however, the ARB has generally required additional screening for RTUs if they extend above a building's parapet, regardless of sightline analyses (see drawing 11, sheet A007 in the attached materials). The ARB should discuss appropriate screening for the RTUs as specified in the application during the work session.
    - *Compatibility with Surrounding Context (ACD Criterion 2):*
        - As noted above, the proposed design will add to the eclectic environment of Sunset Business Park and also coordinate with the adjacent property.
    - *Conformance to Accepted Architectural Principles (Criterion 5):*
        - The submitted storefront specifications are consistent with similar systems used throughout the Town of Herndon and are of an acceptable level of demonstrated architecture and aesthetic durability.
    - *Remaining ACD Criteria:*
        - Staff is comfortable with the level of conformity of the current design to ACD Criteria 3, 4, and 6 with no further comment.

ARB Alternatives:
The following alternatives are available to the ARB for its decision on #26-006.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

Staff Recommendation:

Staff recommend approval in accordance with the attached proposed resolution.

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD

RESOLUTION

JUNE 17, 2026

Resolution- **to approve the installation of a new storefront and other minor site improvements on the property located at 259 Sunset Park Drive, Herndon, Virginia, located on the south side of Spring Street west of the intersection with Sunset Park Drive and further identified as Fairfax County Tax Map 0164 21 0259.**

BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia that:

The Architectural Review Board (ARB) approves ARB #26-006, to permit the installation of a new storefront and other minor site improvements to the property located at 259 Sunset Park Drive, Herndon, Virginia, located on the south side of Spring Street west of the intersection with Sunset Park Drive in substantial conformance with the information originally reviewed by the ARB at the June 3, 2026, work session and modified by the materials reviewed by the ARB at the June 17, 2026, public hearing and with the following findings and conditions:

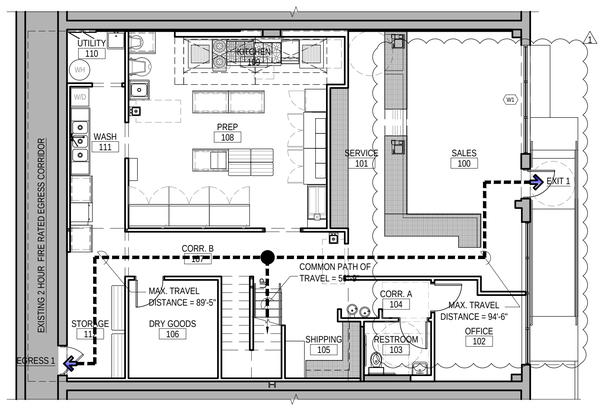
1. The Architectural Review Board waives the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code upon the determination that the site plan review process is unlikely to result in substantial changes to the proposed exterior modifications as proposed in this application.

2. The applicant shall coordinate with staff to address outstanding design concerns expressed in the staff report dated June 3, 2026, related to screening proposed rooftop mechanical equipment prior to submission of building permits.

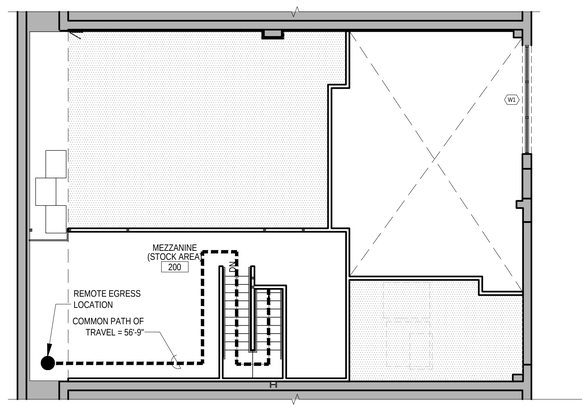
3. The glass of the storefront system and door shall be transparent to ensure visibility into the interior space, without tinting or other glazing that creates opaqueness during the day or night.

PROJECT

Note: Staff have excluded submitted sheets that do not relate to exterior modifications.



1 001 EGRESS PLAN - MAIN LEVEL
SCALE: 1/8= 1'-0"



2 001 EGRESS PLAN - MEZZANINE LEVEL
SCALE: 1/8= 1'-0"

*MAX. COMMON PATH OF TRAVEL PER VCC 2021, TABLE 1006.2.1 (OCCUPANCY: B, SPRINKLERED) = 100'
**MAX. TRAVEL DISTANCE PER VCC 2021, TABLE 1017.2 (OCCUPANCY: B, SPRINKLERED) = 300'

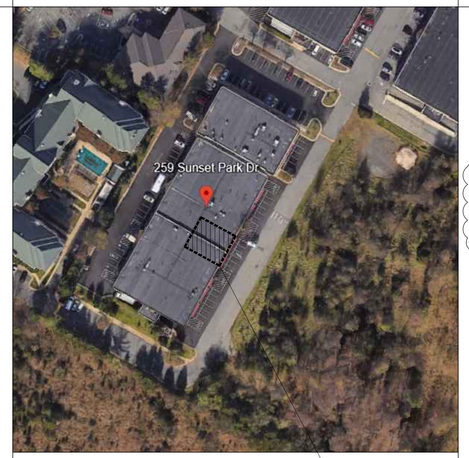
PLAN NORTH TRUE NORTH

INTERIOR SUITE BUILD-OUT FOR:

JAYASRI SWEETS

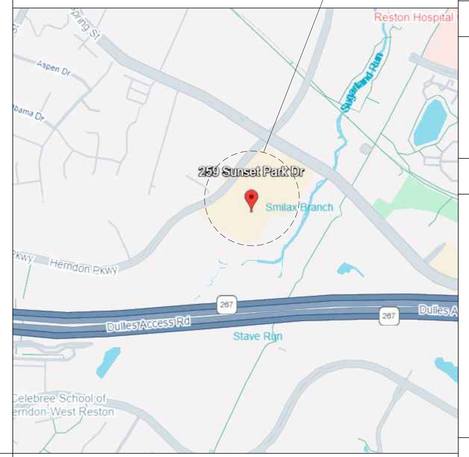
259 Sunset Park Dr.
Herndon, VA 20170

AERIAL VIEW



VICINITY MAP

LOCATION OF PROJECT



INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS:

001	COVER SHEET & CODE DATA
A001	FLOOR & REFLECTED CEILING PLANS - DEMO
A002	PARTITION PLANS - NEW
A003	FURNITURE & EQUIPMENT PLAN
A004	REFLECTED CEILING PLAN - NEW
A005	INTERIOR ELEVATIONS & DETAILS
A006	INTERIOR ELEVATIONS & DETAILS
A007	INTERIOR ELEVATIONS & DETAILS
A008	PARTITION TYPES
A009	DOOR, WINDOW, & FINISH SCHEDULE

STRUCTURAL DRAWINGS:

S.1	FOUNDATION PLAN & MEZZANINE FRAMING PLAN
S.2	EXISTING ROOF FRAMING PLAN
S.3	GENERAL NOTES & TYPICAL DETAILS
S.4	SECTIONS

MECHANICAL DRAWINGS:

M001	MECHANICAL NOTES
M002	MECHANICAL SCHEDULES
M003	MECHANICAL PLAN - DEMOLITION
M004	MECHANICAL PLAN - NEW
M005	MECHANICAL DETAILS

CAPTIVEAIRE DRAWINGS:

SHEET NO. 1
SHEET NO. 2
SHEET NO. 3
SHEET NO. 4
SHEET NO. 5
SHEET NO. 6

ELECTRICAL DRAWINGS:

E001	ELECTRICAL COVER SHEET
E002	ELECTRICAL POWER PLANS - DEMOLITION
E003	ELECTRICAL POWER PLANS - NEW
E004	ELECTRICAL LIGHTING PLAN - DEMOLITION
E005	ELECTRICAL LIGHTING PLAN - NEW
E006	ELECTRICAL SCHEDULES AND RISER

PLUMBING DRAWINGS:

P001	PLUMBING COVER SHEET
P002	PLUMBING PLANS
P003	PLUMBING RISER DIAGRAMS

SCOPE OF WORK

THE SCOPE OF WORK INCLUDED IN THIS PERMIT INCLUDES A NEW INTERIOR LAYOUT FOR A NEW BAKERY TENANT. EXISTING FIRE SUPPRESSION TO BE MODIFIED AS REQUIRED TO ACCOMMODATE GROUND LEVEL AND NEW MEZZANINE.

DEFERRED TECHNICAL SUBMITTALS: FIRE SPRINKLER SYSTEM, KITCHEN HOOD SUPPRESSION SYSTEM. KITCHEN HOOD FIRE SUPPRESSION INDEPENDENT FROM BUILDING SYSTEM.

INTERIOR FINISHES

FOR (B) OCCUPANCY IN A SPRINKLERED BUILDING:
- ALL WALL AND CEILING FINISHES IN ROOMS AND ENCLOSED SPACES TO BE CLASS C (FLAME SPREAD INDEX: 76-200; SMOKE DEVELOPED INDEX: 0-450).
- ALL WALL AND CEILING FINISHES IN CORRIDORS TO BE CLASS B (FLAME SPREAD INDEX: 76-200; SMOKE DEVELOPED INDEX: 0-450).
- ALL WALL AND CEILING FINISHES IN EXIT PASSAGEWAYS TO BE CLASS B (FLAME SPREAD INDEX: 26-75; SMOKE DEVELOPED INDEX: 0-450).

COMPLY WITH VCC 2021, SECTION 803 REQUIREMENTS AND TABLE 803.13.

ALL FLOOR FINISHES SHALL BE MIN. CLASS II, AND COMPLY WITH VCC 2021, SECTION 804 REQUIREMENTS.

ALL INTERIOR FINISH MATERIALS APPLIED TO NONCOMBUSTIBLE BUILDING ELEMENTS SHALL BE FURRED OUT IN COMPLIANCE WITH VCC 2021, SECTION 803.15.

SEE ALSO DRAWING A009 FOR ADDITIONAL FINISHES INFORMATION.

PLUMBING FIXTURE TABULATIONS (PER VPC, TABLE 403.1)

USE DESIGNATION - (B) BAKERY
TABULATED OCCUPANT LOAD = 15

OCC. LOAD	DESIGNATION	REQ'D. WATER CLOSETS		REQ'D. LAVS.		REQ'D. DRINKING FOUNTAINS*		REQ'D. SERVICE SINK
15	UNISEX	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	0.60 WC	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	0.38	1 PER 100	0.15	1 SERVICE SINK
UNISEX (TOTAL REQUIRED)			1 WC		1		1	1
UNISEX (TOTAL PROVIDED)			1 WC		1		1	1

* PER VPC 2021, SECTION 403.2 SEPARTE FACILITIES: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR FEWER.

OCCUPANCY LOAD TABULATIONS

AREA NAME	AREA	OCCUPANT LOAD PER VCC 1004.5	SPECIFIC SEATING / OCCUPANCY	TABULATED LOAD
SALES	300 GSF	# GSF / 60		5.00
KITCHEN	754 GSF	# GSF / 200		4.00
WORK AREA	362 GSF	# GSF / 150		3.00
STORAGE	779 GSF	# GSF / 300		3.00
TOTAL				**15.00**
				OCCUPANTS

CODE ANALYSIS

APPLICABLE AND MODEL CODES

2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE (ALTERATIONS LEVEL II)
2021 VA STATEWIDE FIRE PREVENTION CODE (VSFPC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 VIRGINIA MECHANICAL CODE (VMC)
2021 VIRGINIA PLUMBING CODE (VPC)
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
2021 VIRGINIA ENERGY CONSERVATION CODE (VECC)
2017 ICC/ANSI A117.1 ACCESSIBILITY CODE

BASE BUILDING	EXISTING	PROPOSED
BUILDING ADDRESS:	259 SUNSET PARK DR.	NO CHANGE
GOVERNING BUILDING CODE FOR NEW WORK:	2021 VCC	NO CHANGE
CONSTRUCTION TYPE:	IIB	NO CHANGE
USE GROUP:	(B) BUSINESS, S-1 (STORAGE)	NO CHANGE
BUILDING FOOTPRINT:	EXISTING BASE BUILDING	NO CHANGE
HEIGHT/STORIES:	1 STORY W/ MEZZANINE	1 STORY W/ MEZZANINE
SUPPRESSION:	SPRINKLERED	NO CHANGE
ROOF/COLUMN/FLOOR CEILING RATING:	EXISTING 0 HOUR	NO CHANGE
FIRE ALARM	NONE	NO CHANGE

AREA ANALYSIS (SUITE A-B)	EXISTING	PROPOSED
TENANT AREA:	2,000 S.F.	1,999 S.F. (GROUND LEVEL) 582 S.F. (MEZZANINE LEVEL) 2,581 S.F. (TOTAL)
USE GROUP:	VACANT	(B) BAKERY
TENANT SEPARATION WALL RATING:	EXISTING 2 HOUR (U.L. #U906)	EXISTING 2 HOUR (U.L. #U906)
CORRIDOR WALL RATING:	N/A	N/A
TABULAR OCCUPANT LOAD:	N/A	15
REQ'D NUMBER OF EXITS:	2	2
PROVIDED NUMBER OF EXITS	2	2

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14420 Albemarle Point Place, Suite 230
Chantilly, Virginia 20151
703.378.7991 703.378.7994 (fax)
www.dunningarchitects.com

PROJECT:

Jayasri Sweets — Share the Taste of India

AT
259 SUNSET PARK DR,
HERNDON, VA 20170

DEVELOPER:

CONSULTANTS:

COMMONWEALTH OF VIRGINIA
2026-03-24
ROBERT P. DUNNING
No. 009170
ARCHITECT

ISSUED:	*DATE:*
PERMIT	OCTOBER 28, 2025

NO. REVISION:	*DATE:*
1 PERMIT REVISION 01	MARCH 24, 2025

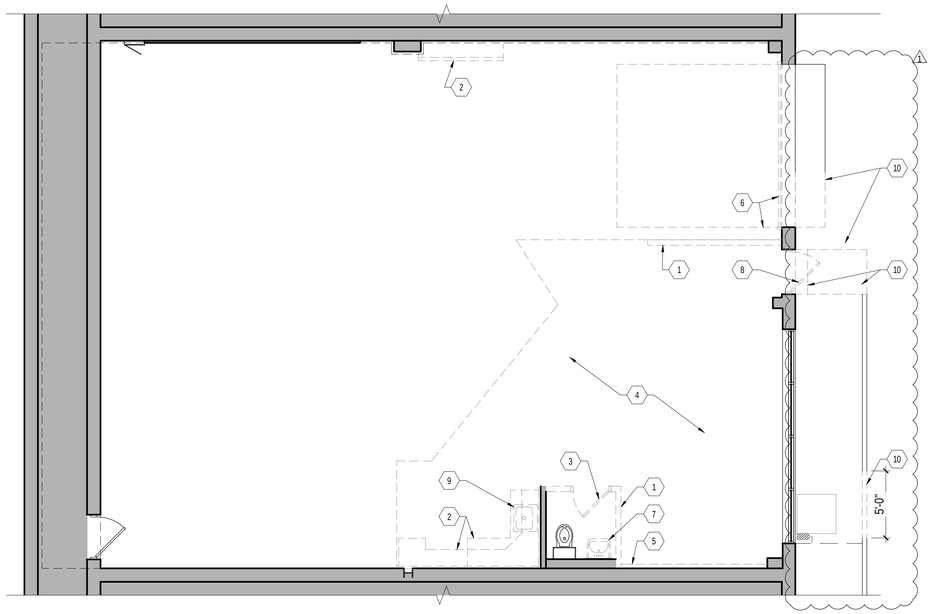
DESIGNED/DRAWN BY: -
REVIEWED/APPROVED BY: RPD
PROJECT NO: 2025-063
SCALE: AS NOTED

SHEET TITLE:

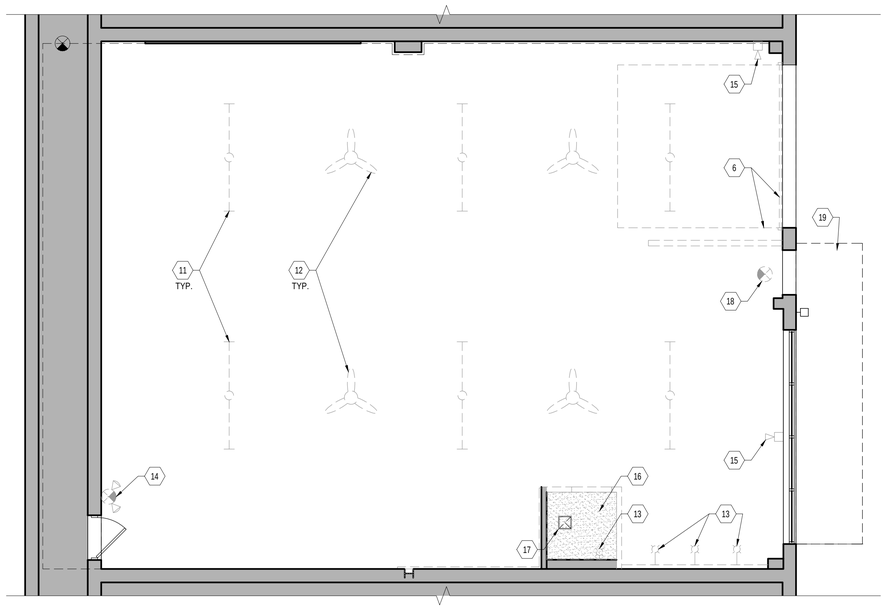
COVER SHEET & CODE DATA

SHEET NUMBER:

001



1 A001 DEMOLITION FLOOR PLAN
SCALE: 3/16"=1'-0"



1 A001 DEMOLITION REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

KEYED DEMOLITION NOTES

1. REMOVE EXISTING PARTITION (REPAIR AS SCHEDULED).
2. REMOVE EXISTING MILLWORK.
3. REMOVE EXISTING DOOR, FRAME, AND HARDWARE.
4. REMOVE EXISTING FLOOR TILE IN THIS AREA
5. REMOVE EXISTING STONE VENEER IN THIS AREA.
6. REMOVE EXISTING OVERHEAD DOOR AND OVERHEAD DOOR SYSTEM.
7. REMOVE EXISTING SINK - SINK TO BE SALVAGED AND RELOCATED.
8. REMOVE EXISTING DOOR, FRAME, AND HARDWARE - DOOR TO BE SALVAGED AND RELOCATED.
9. REMOVE EXISTING SINK FIXTURE.
10. REMOVE EXISTING EXTERIOR CONCRETE STEP AND SLOPED CONCRETE AT SUITE ENTRY - EXTENTS OF REMOVAL TO BE COORDINATED IN FIELD. (1)
11. REMOVE EXISTING LINEAR LIGHT FIXTURE.
12. REMOVE EXISTING CEILING FAN FIXTURE.
13. REMOVE EXISTING WALL SCONCE.
14. REMOVE EXIT SIGN - TO BE SALVAGED AND RELOCATED.
15. REMOVE EXISTING SECURITY CAMERA.
16. REMOVE EXISTING GYPSUM BOARD CEILING.
17. REMOVE EXISTING HVAC FIXTURE.
18. REMOVE EXISTING EXIT SIGN.
19. EXISTING AWNING TO REMAIN.

GENERAL PROJECT NOTES

ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE PROCEEDING.

WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO PROVIDE FOR A COMPLETE INSTALLATION.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ACCEPTED FIRST-CLASS CONSTRUCTION PRACTICES. THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.

REFER ANY QUESTIONS TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR A PROPER COMPLETION OF ALL WORK REQUIRED BY THESE DOCUMENTS. ALL (SUB)CONTRACTORS MUST VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION, OTHERWISE THE BID WILL SUBJECT TO FORFEITURE AFTER BIDS ARE RECEIVED.

THE G.C. IS TO VERIFY EXISTING CONDITIONS AND REPORT DIFFERENCES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT FOR RESOLUTION.

THE DRAWINGS ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS OR SIZES. VERIFY ALL DIMENSIONS IN THE FIELD FOR COORDINATION OF TRADES.

THE GC IS TO CONTACT THE TENANT AND THE BUILDING MANAGER PRIOR TO STARTING WORK TO OBTAIN ALL RULES AND REGULATIONS FOR USE OF, AND CONSTRUCTION IN, THE PROPERTY.

THE CONTRACTOR SHALL SCHEDULE ALL WORK TO AVOID INTERRUPTIONS TO NORMAL OPERATIONS OF OTHER BUILDING TENANTS. ALL DISRUPTIVE WORK SHALL BE SCHEDULED AND COORDINATED WITH THE BUILDING MANAGEMENT.

THE CONTRACTOR SHALL USE AND PROTECT THE EXISTING BUILDING AND EXISTING FINISHES SCHEDULED TO REMAIN IN A MANNER WHICH WILL NOT SOIL, DEFACE OR DAMAGE THE EXISTING FACILITIES, FINISHES OR FIXTURES IN ANY FASHION. PROVIDE PROTECTIVE MATERIALS AS NECESSARY. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF AND AT NO COST TO THE OWNER. AFTER ANY WORK HAS BEEN COMPLETED WITHIN ANY OCCUPIED SPACE(S), THE CONTRACTOR SHALL CLEAN THE SPACE OF ALL CONSTRUCTION DUST, TOOLS, STAINS AND DEBRIS.

REMOVE ALL CONSTRUCTION DEBRIS AS REQUIRED TO MAINTAIN A CLEAN ENVIRONMENT AND TO PREVENT THE POSSIBILITY OF ACCIDENT OR FIRE.

CONTRACTOR TO REPAIR EXISTING WALL SURFACES, EXISTING CEILING SURFACES, AND EXISTING FLOOR SLAB AS REQUIRED TO PROVIDE A DAMAGE-FREE FINISHD SURFACES TO MATCH ADJACENT.

PROVIDE A FINAL PROFESSIONAL CLEANING OF THE ENTIRE SPACE AFTER CONSTRUCTION AND PUNCH LIST ITEMS ARE COMPLETE AND PRIOR TO TENANT OCCUPANCY. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE ORIGINAL COPIES OF ALL NEW EQUIPMENT AND MATERIALS WARRANTIES AND OPERATIONAL INFORMATION AND DELIVER TO THE TENANT OR BUILDING MANAGER (AS APPROPRIATE) IN A NEATLY INDEXED AND LABELED 3-RING BINDER.

DRAWING LEGEND

- EXISTING PARTITION/CONSTRUCTION TO REMAIN
- EXISTING PARTITION/CONSTRUCTION TO BE DEMOLISHED
- KEYED NOTES TO PLAN - SEE EACH SHEET FOR NOTES OR SPECIFICATION
- DOOR - EXISTING TO REMAIN
- ROOM NAME AND NUMBER
- LINEAR LIGHT FIXTURE
- CEILING FAN FIXTURE
- WALL SCONCE
- WALL SCONCE
- SECURITY CAMERA
- HVAC FIXTURE
- EXIT SIGN
- GYP. BD. CEILING OR BULKHEAD

DunningGroup
architects
a professional limited liability company

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Chantilly, Virginia 20151

703.378.7991 703.378.7994 (fax)

www.dunningarchitects.com

PROJECT:

Jagasri Sweets
SHARE THE TASTE OF INDIA

AT
259 SUNSET PARK DR,
HERNDON, VA 20170

DEVELOPER:

CONSULTANTS:

COMMONWEALTH OF VIRGINIA
2026-03-24
ROBERT P. DUNNING
No. 009170
ARCHITECT

ISSUED:	*DATE:*
PERMIT	OCTOBER 28, 2025

NO. REVISION:	*DATE:*
1 PERMIT REVISION 01	MARCH 24, 2025

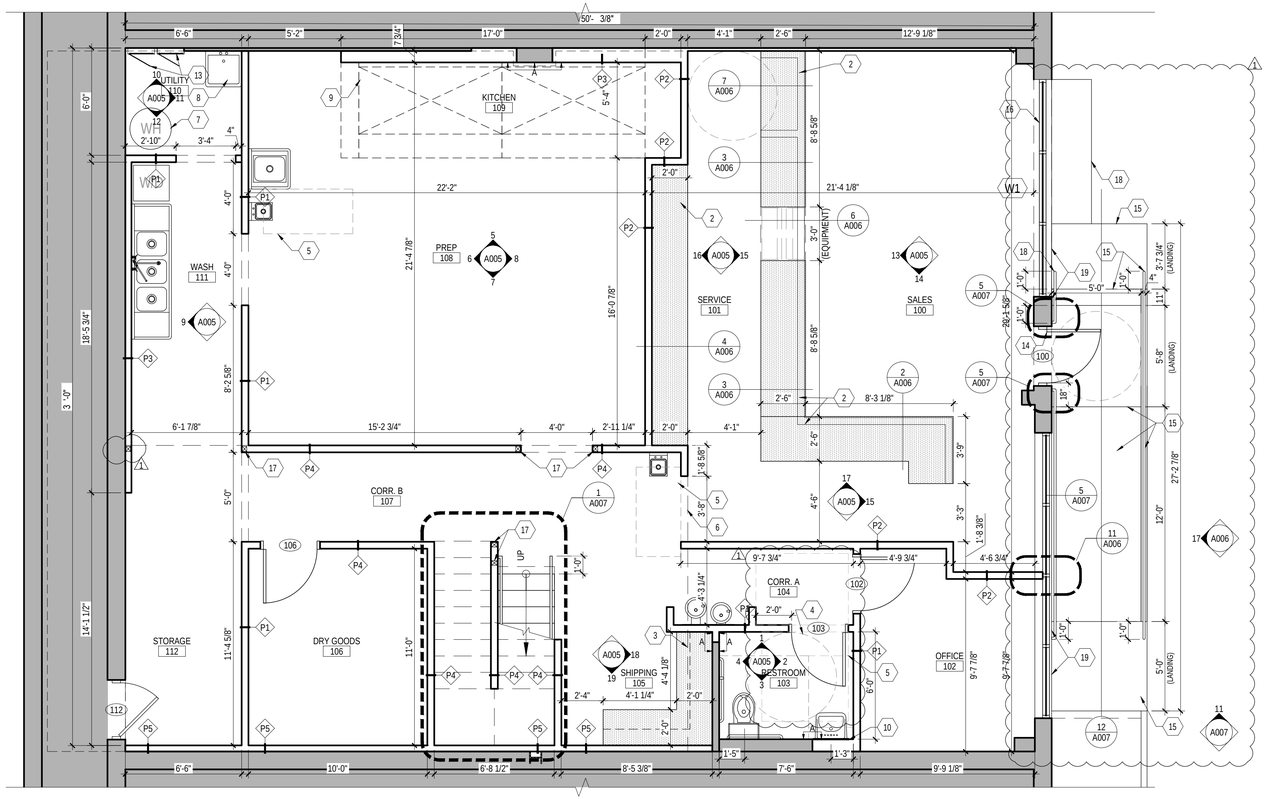
DESIGNED/DRAWN BY:	-
REVIEWED/APPROVED BY:	RPD
PROJECT NO:	2025-063
SCALE:	AS NOTED

SHEET TITLE:

DEMOLITION PLANS

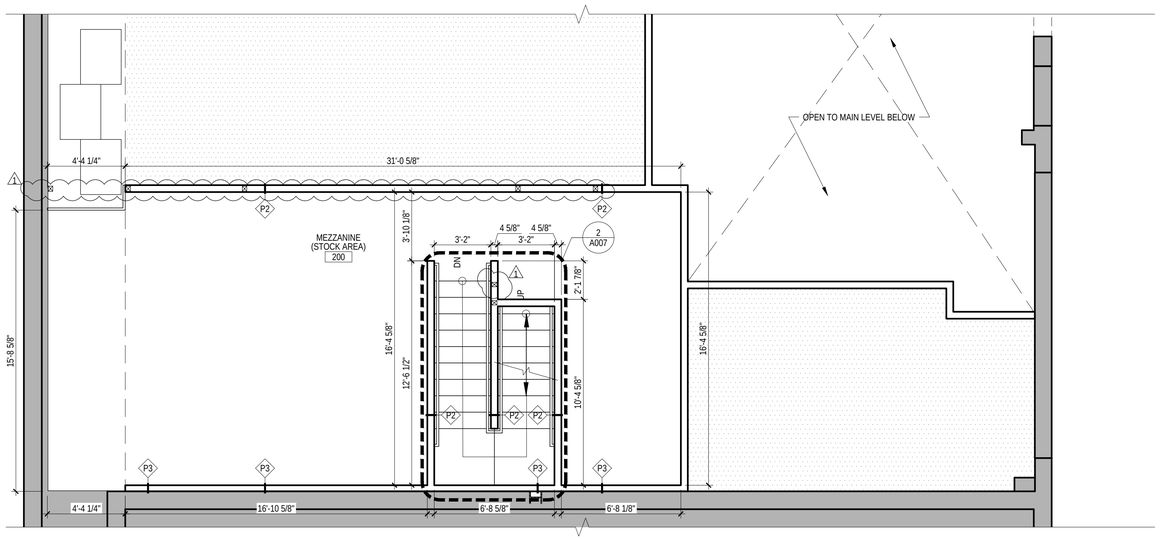
SHEET NUMBER:

A001



1 A002 PARTITION PLAN @ MAIN LEVEL - NEW

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



2 A002 PARTITION PLAN @ MEZZANINE LEVEL - NEW

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

KEYED NOTES

1. ALL NEW PARTITIONS SHALL BE TYPE P1, FLOOR SLAB TO UNDERSIDE OF SLAB UNLESS OTHERWISE NOTED.
2. SERVICE COUNTER.
3. P-LAM FINISHED WALL & BASE CABINETS W/ COUNTER.
4. ANSI A117.1, 5'-0" DIAMETER ACCESSIBLE TURN-AROUND SPACE.
5. ANSI A117.1, 30"x48" ACCESSIBLE SIDE APPROACH.
6. OUTLINE OF MEZZANINE ABOVE.
7. NEW WATER HEATER LOCATION. SEE ENGINEERING DRAWINGS.
8. NEW SERVICE SINK LOCATION.
9. OUTLINE OF TYPE I EXHAUST HOOD ABOVE.
10. INFILL OPENING W/ SIM. ASSEMBLY AND ENSURE FINISH FACE OF NEW WALL ALIGNS W/ ADJACENT SURFACES.
11. EXISTING PLUMBING FIXTURE AND CONNECTION TO REMAIN.
12. NEW HIGH-LOW DRINKING FOUNTAIN LOCATION.
13. EXISTING ELECTRICAL PANEL LOCATION.
14. NEW STOREFRONT DOOR.
15. NEW CONCRETE RAMP, LANDINGS, AND STEP WITH NEW METAL HANDRAIL; MODIFY EXISTING CURB AS REQUIRED.
16. NEW ALUMINUM STOREFRONT TO REPLACE EXISTING OVERHEAD SECTIONAL DOOR.
17. MEZZANINE SUPPORT POST (LOCATE WITHIN WALL) - SEE STRUCTURAL.
18. EXISTING SLOPED CONCRETE.
19. PARGE EX. BUILDING FACE AS REQUIRED.

GENERAL PROJECT NOTES

ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE PROCEEDING.

WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO PROVIDE FOR A COMPLETE INSTALLATION.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ACCEPTED FIRST-CLASS CONSTRUCTION PRACTICES. THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.

REFER ANY QUESTIONS TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR A PROPER COMPLETION OF ALL WORK REQUIRED BY THESE DOCUMENTS. ALL (SUB)CONTRACTORS MUST VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION, OTHERWISE THE BID WILL SUBJECT TO FORFEITURE AFTER BIDS ARE RECEIVED.

THE G.C. IS TO VERIFY EXISTING CONDITIONS AND REPORT DIFFERENCES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT FOR RESOLUTION.

THE DRAWINGS ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS OR SIZES. VERIFY ALL DIMENSIONS IN THE FIELD FOR COORDINATION OF TRADES.

THE GC IS TO CONTACT THE TENANT AND THE BUILDING MANAGER PRIOR TO STARTING WORK TO OBTAIN ALL RULES AND REGULATIONS FOR USE OF, AND CONSTRUCTION IN, THE PROPERTY.

THE CONTRACTOR SHALL SCHEDULE ALL WORK TO AVOID INTERRUPTIONS TO NORMAL OPERATIONS OF OTHER BUILDING TENANTS. ALL DISRUPTIVE WORK SHALL BE SCHEDULED AND COORDINATED WITH THE BUILDING MANAGEMENT.

THE CONTRACTOR SHALL USE AND PROTECT THE EXISTING BUILDING AND EXISTING FINISHES SCHEDULED TO REMAIN IN A MANNER WHICH WILL NOT SOIL, DEFACE OR DAMAGE THE EXISTING FACILITIES, FINISHES OR FIXTURES IN ANY FASHION. PROVIDE PROTECTIVE MATERIALS AS NECESSARY. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF AND AT NO COST TO THE OWNER. AFTER ANY WORK HAS BEEN COMPLETED WITHIN ANY OCCUPIED SPACE(S), THE CONTRACTOR SHALL CLEAN THE SPACE OF ALL CONSTRUCTION DUST, TOOLS, STAINS AND DEBRIS.

REMOVE ALL CONSTRUCTION DEBRIS AS REQUIRED TO MAINTAIN A CLEAN ENVIRONMENT AND TO PREVENT THE POSSIBILITY OF ACCIDENT OR FIRE.

CONTRACTOR TO REPAIR EXISTING WALL SURFACES, EXISTING CEILING SURFACES, AND EXISTING FLOOR SLAB AS REQUIRED TO PROVIDE A DAMAGE-FREE FINISHD SURFACES TO MATCH ADJACENT.

PROVIDE A FINAL PROFESSIONAL CLEANING OF THE ENTIRE SPACE AFTER CONSTRUCTION AND PUNCH LIST ITEMS ARE COMPLETE AND PRIOR TO TENANT OCCUPANCY. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE ORIGINAL COPIES OF ALL NEW EQUIPMENT AND MATERIALS WARRANTIES AND OPERATIONAL INFORMATION AND DELIVER TO THE TENANT OR BUILDING MANAGER (AS APPROPRIATE) IN A NEATLY INDEXED AND LABELED 3-RING BINDER.

DRAWING LEGEND

- EXISTING PARTITION/CONSTRUCTION TO REMAIN
- NEW PARTITION/CONSTRUCTION
- KEYED NOTES TO PLAN - SEE EACH SHEET FOR NOTES OR SPECIFICATION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW
- ROOM NAME AND NUMBER
- WALL PARTITION TYPE TAG - SEE PARTITION SCHEDULE FOR INFORMATION
- DOOR TYPE TAG - SEE DOOR SCHEDULE FOR INFORMATION
- ALIGN
- CENTER LINE
- WINDOW TYPE TAG - SEE WINDOW SCHEDULE FOR INFORMATION
- ELEVATION DETAIL
- SECTION DETAIL

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PARTITION PLANS - NEW

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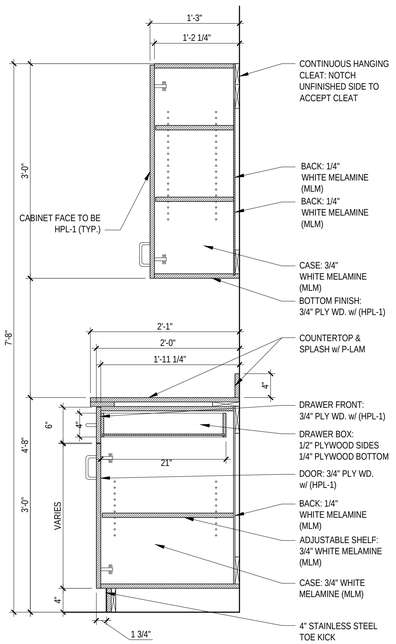
A002



1 A006 MILLWORK SECTION @ SHIPPING: 105
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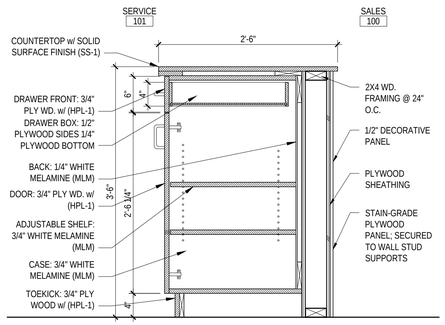

2 A006 MILLWORK DETAIL @ SERVICE: 101
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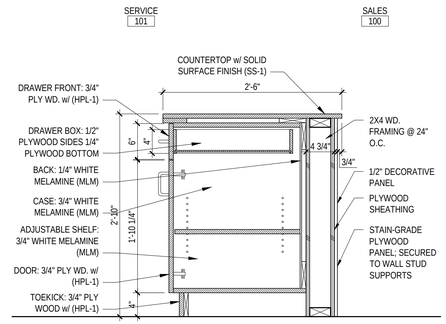

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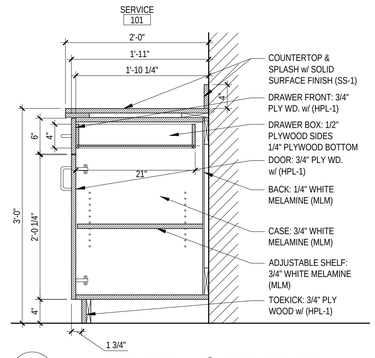

4 A006 MILLWORK DETAIL @ SERVICE: 101
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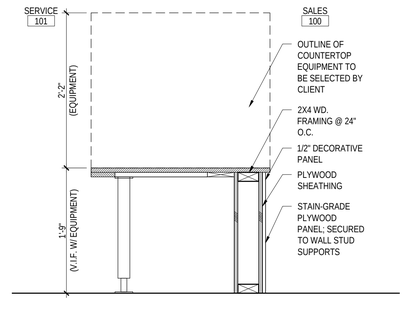
5 A006 NOT USED
SCALE: 1"=1'-0"



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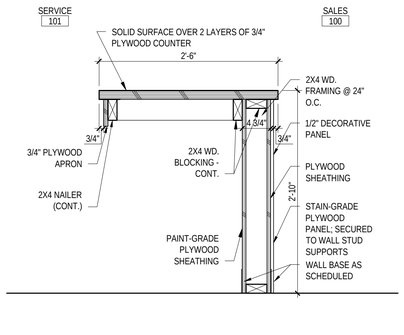

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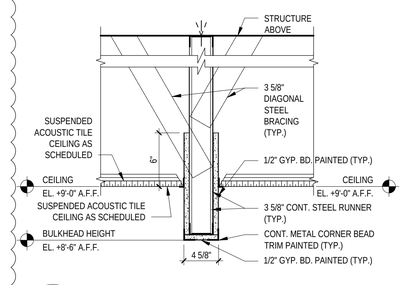
SCALE: 1"=1'-0"

8 A006 NOT USED
SCALE: 3/4"=1'-0"



9 A005 BULKHEAD DETAIL
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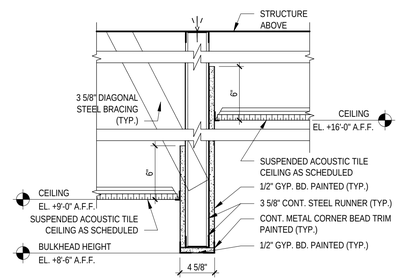

10 A005 BULKHEAD DETAIL
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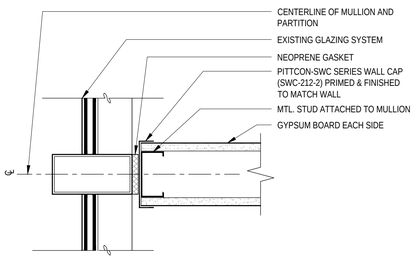
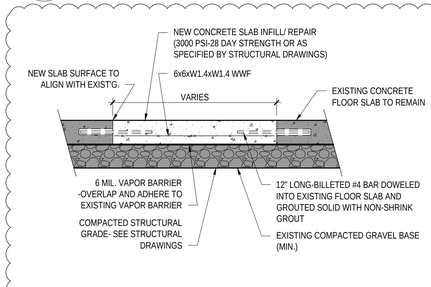


11 A006 TYPICAL WINDOW MULLION DETAIL
SCALE: 3"=1'-0" (VERIFY SILL CONDITIONS IN FIELD)



12 A006 TYPICAL SLAB REPAIR DETAIL
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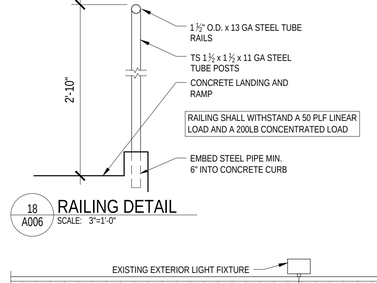

18 A006 RAILING DETAIL
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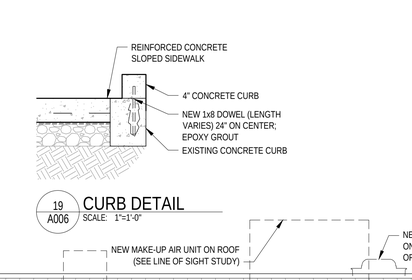

19 A006 CURB DETAIL
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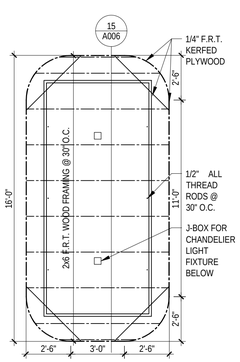
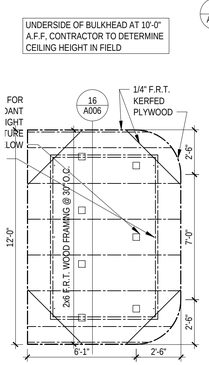


13 A006 BULKHEAD FRAMING
SCALE: 3/4"=1'-0"



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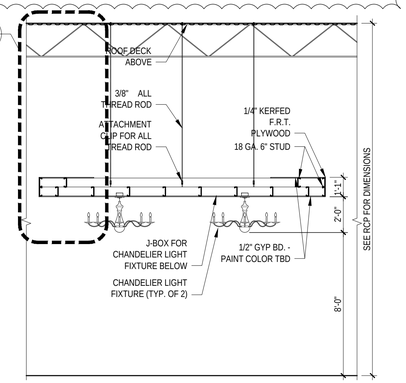

15 A006 BULKHEAD FRAMING
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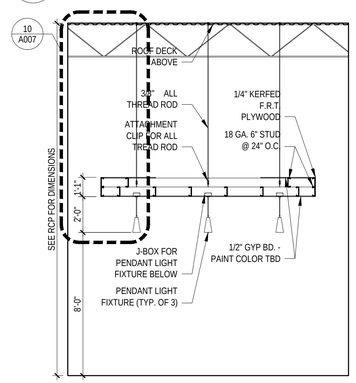

16 A006 BULKHEAD FRAMING
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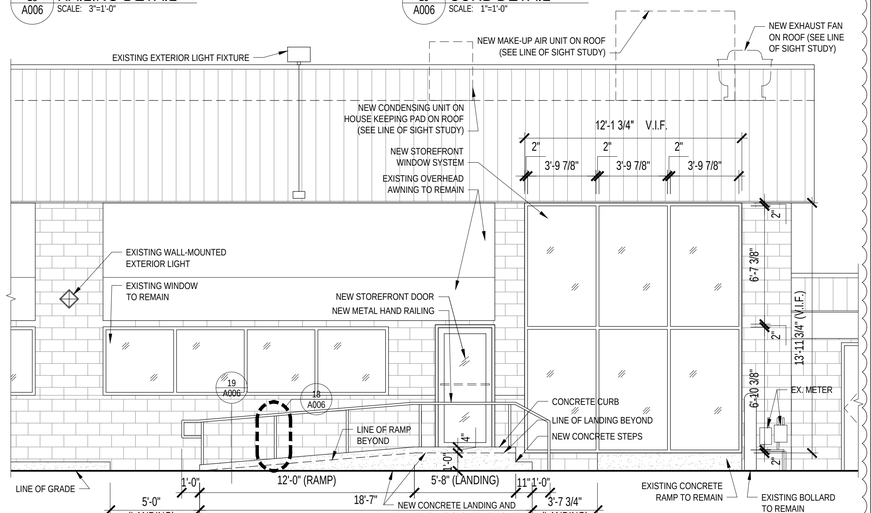

17 A006 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

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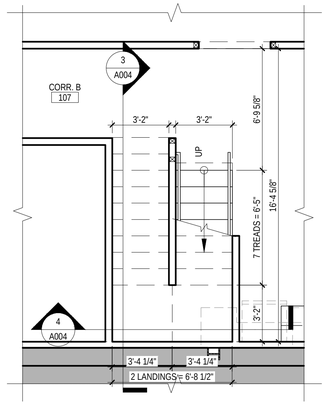
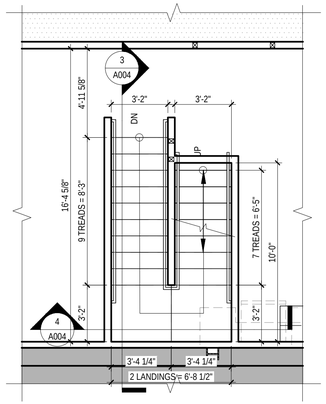
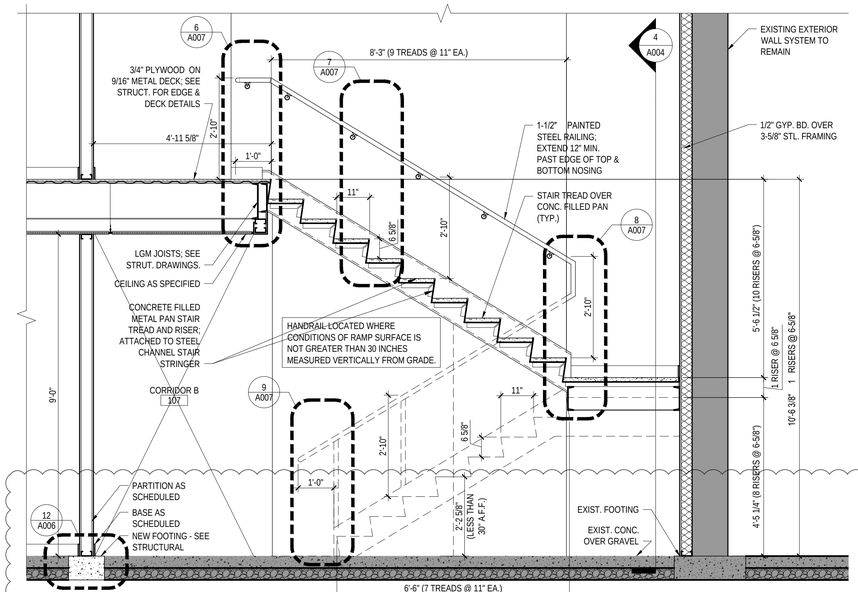
A006



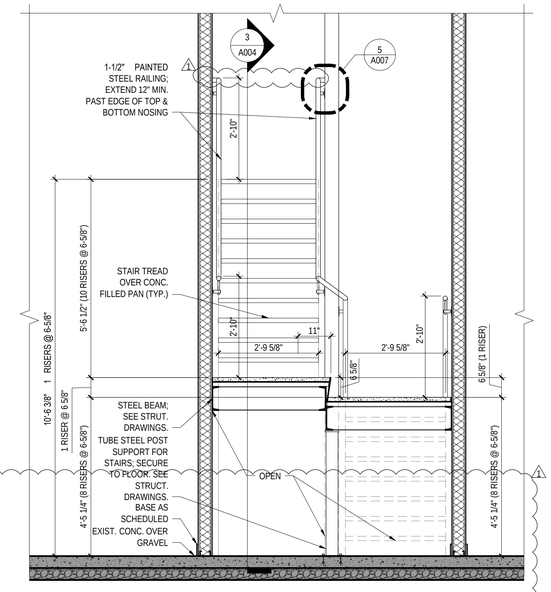
1 A007 STAIR @ MAIN LEVEL
SCALE: 1/4"=1'-0"



2 A007 STAIR @ MEZZANINE LEVEL
SCALE: 1/4"=1'-0"



3 A007 STAIR SECTION
SCALE: 1/2"=1'-0"



4 A007 STAIR SECTION
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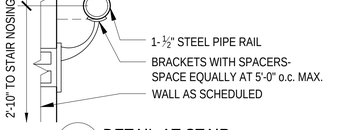
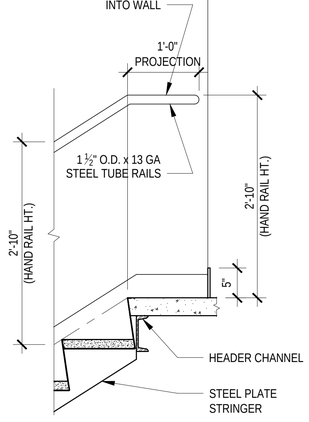


5 A007 DETAIL AT STAIR
SCALE: 3"=1'-0"



6 A007 DETAIL AT STAIR
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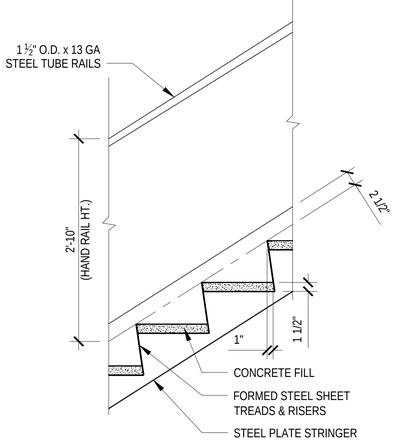

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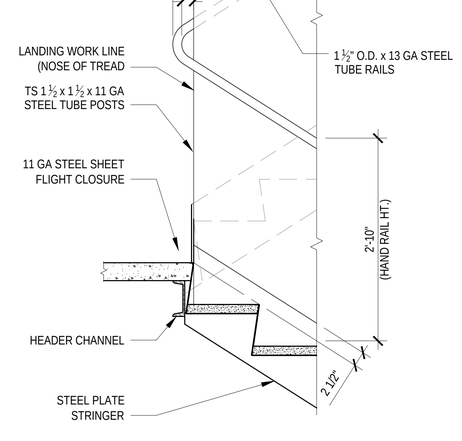

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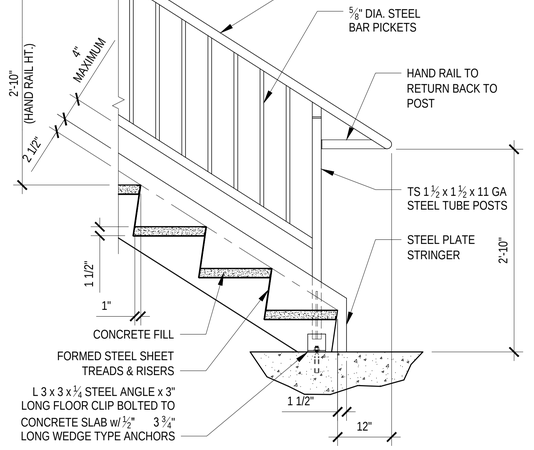

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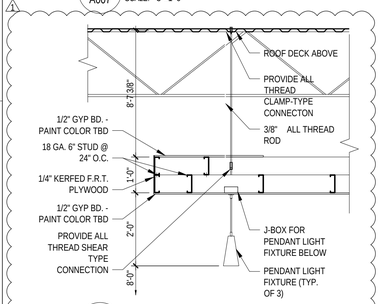

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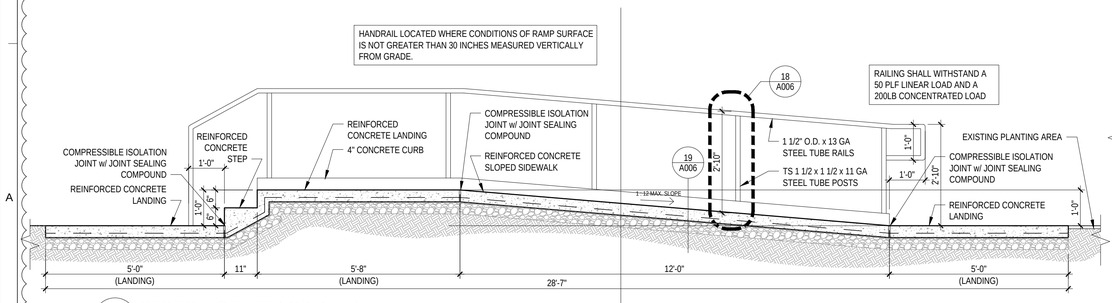

12 A007 SECTION @ EXTERIOR RAMP
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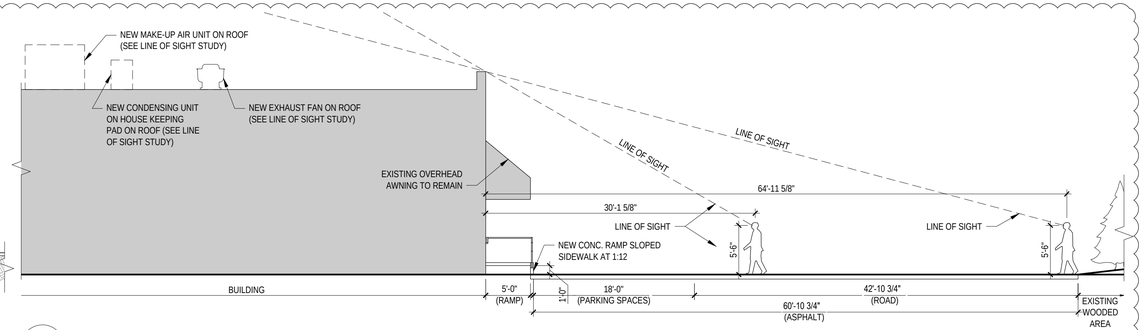

11 A007 LINE OF SIGHT
SCALE: 1/8"=1'-0"

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INTERIOR ELEVATIONS & DETAILS

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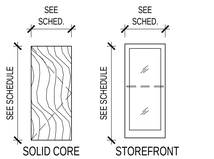
A007

DOOR SCHEDULE

DOOR DESCRIPTION											FRAME DESCRIPTION			DOOR NOTES	GRAPHIC NOTES
NO.	QUA.	SIZE	TYPE	THK.	CORE	MATERIAL	FINISH	LABEL	THRES.	HDWRE	TYPE	ELEV.	COND.		
100	SINGLE	3'-0" x 7'-0"	DT-2	1-3/4"	-	ALUMINUM	ANOD.	-	YES	HW-1	FT-2	FE-2	FC-2	A	
102	SINGLE	3'-0" x 7'-0"	DT-1	1-3/4"	SOLID	WOOD VENEER	PAINT	-	NONE	HW-3	FT-1	FE-1	FC-1	B	
103	SINGLE	3'-0" x 7'-0"	DT-1	1-3/4"	SOLID	WOOD VENEER	PAINT	-	NONE	HW-2	FT-1	FE-1	FC-1	B	
106	SINGLE	3'-0" x 7'-0"	DT-1	1-3/4"	SOLID	WOOD VENEER	PAINT	-	NONE	HW-4	FT-1	FE-1	FC-1	B	
112	SINGLE	EX. 3'-0" x 7'-0"	EX. DT-1	EX.	EX.	EX.	EX. PAINT	-	NONE	HW-5	EX.	EX.	EX.	C	

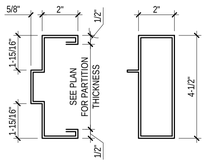
DOOR TYPES (DT-#)



SOLID CORE WOOD PAINT GRADE — DT—1

STOREFRONT ALUMINUM — DT—2

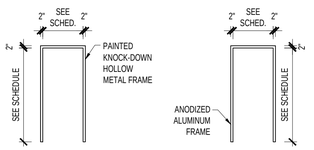
FRAME TYPES (FT-#)



FT-1 — HOLLOW METAL PRIME PAINT

FT-2 — ALUMINUM STOREFRONT ANODIZED

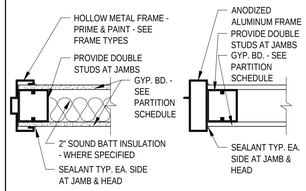
FRAME ELEVATIONS (FE-#)



HOLLOW METAL PRIME & PAINT — FE—1

ANODIZED ALUMINUM FRAME — FE—2

FRAME CONDITION (FC-#)



FC-1

FC-2

DOOR HARDWARE SCHEDULE

HW-1 - (LOCKING) STOREFRONT ENTRANCE

HINGES:	*PIVOT HINGES*
PUSH/PULL:	PROVIDE MFR. ALUM. PULL @ ENTRANCE & PUSH BAR @ INTERIOR
PANIC DEVICE:	ADAMS RITE PADDLE 4590-04-00-628
DOOR CLOSERS:	MFR. INTEGRAL CLOSER
THRESHOLD:	ALUM. W/ THERMAL BREAK
DOOR SWEEP:	BY DOOR MFR.
WEATHERSTRIPPING:	AT HEAD AND JAMBS BY MFR.

HW-2 - (LOCKING) PRIVACY

HINGES:	HAGER (OR EQUAL), 1-1/2PR, FULL MORTISE, 4-1/2" x 4-1/2" PER DOOR
DR SILENCER:	IVES #SR64 (OR EQUAL); 3 PER DOOR LEAF
PRIVACY SET:	SCHLAGE SPARTA #ND40S (626 - SATIN CHROME)
FLOOR STOP:	IVES #436 (OR EQUAL)
DOOR CLOSER:	YALE 2700 SERIES (OR EQUAL) WITH COVER (689 - ALUMINUM)

HW-3 - (LOCKING) OFFICE

HINGES:	HAGER (OR EQUAL), 1-1/2 PR, FULL MORTISE, 4-1/2" x 4-1/2" PER DOOR LEAF
DR SILENCER:	IVES #SR64 (OR EQUAL); 3 PER DOOR LEAF
LOCKSET:	SCHLAGE SPARTA #ND50PD (626 - SATIN CHROME)- LEVER TYPE
FLOOR STOP:	IVES #436 (OR EQUAL)

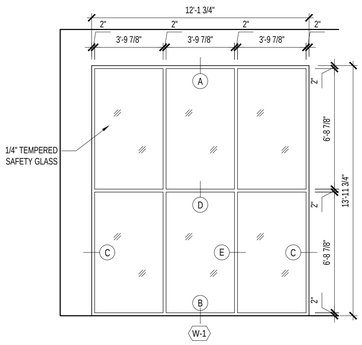
HW-4 - (LOCKING) STORAGE

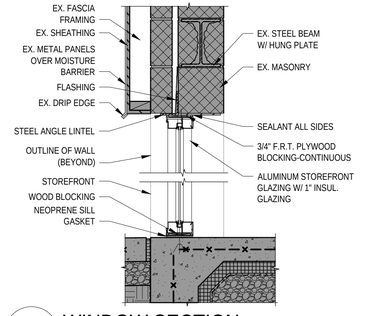
HINGES:	*HAGER* (OR EQUAL) 1-1/2 PR, FULL MORTISE, 4-1/2" x 4-1/2" PER DOOR LEAF
DR SILENCER:	*IVES* #SR64, 4 PER DOOR LEAF
LOCKSET:	*SCHLAGE* #ND80PD w/ "SPARTA" LEVER HANDLES, US26D / 626 (SATIN CHROME)
FLOOR STOP:	*IVES* #436
DOOR CLOSER:	YALE 2700 SERIES (OR EQUAL) WITH COVER (689 - ALUMINUM)

HW-5 - (LOCKING) EXIT DOOR

HINGES:	EXISTING
DR SILENCER:	EXISTING
EXIT DEVICE:	NEW VON DUPRIN 22 SERIES (OR EQUAL, UL RATED)
DOOR PULL:	NEW *SCHLAGE* #ND80PD w/ "SPARTA" LEVER HANDLES, US26D / 626 (SATIN CHROME)
FLOOR STOP:	EXISTING

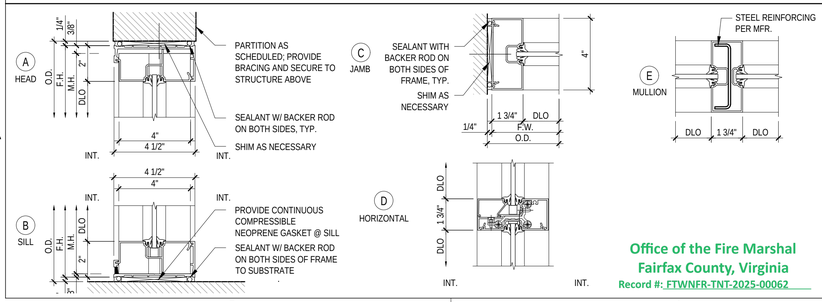
WINDOW SCHEDULE





1 / A009 WINDOW SECTION
SCALE: 1"=1'-0"

WINDOW DETAILS



Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-TNT-2025-00062

DOOR NOTES:

A. NEW STOREFRONT DOOR, FRAME, & HARDWARE.
B. NEW DOOR, FRAME, & HARDWARE.
C. EXISTING EGRESS DOOR, FRAME, & HARDWARE TO REMAIN.

GENERAL DOOR NOTES:

1. ALL DOORS TO BE FAIL SAFE PER IBC 2021 & LOCAL REQUIREMENTS.
2. ALL HARDWARE SETS BE LEVER STYLE & TO MATCH BUILDING STANDARD, UNLESS NOTED OTHERWISE IN SCHEDULE.
3. PROVIDE DOME FLOOR STOP BY IVES AT ALL NEW DOORS, & VERIFY EXISTENCE OF STOPS AT EXISTING DOORS. ZOOM E
4. PROVIDE COMPREHENSIVE DOOR SUBMITTAL PACKAGE TO ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT OF DOORS.
5. ALL LOCK-SETS SHALL BE INDIVIDUALLY KEYED, THEN TO A BUILDING MASTER KEYING.
6. ALL DOORS NOT LABELED ARE EXISTING TO REMAIN.
7. ALL DOOR FRAMES TO BE KNOCK DOWN HOLLOW METAL U.N.O.. CAULK ALL DOOR FRAMES WITH PAINTABLE SILICON SEALANT PRIOR TO PAINTING FRAMES AND/OR WALLS. PROVIDE (4) RUBBER MUTES PER FRAME MIN. - VERIFY AND/OR REPLACE IN EXISTING FRAME. FRAMES SHALL HAVE NO EXPOSED METAL FASTENERS.
8. PAINT ALL DOOR FRAMES WITH SEMI-GLOSS PAINT (ALKYD BASE) - SEE FINISH SCHEDULE. DO NOT OVERPAINT FRAMES & PAINT LATEX ON TOP OF DOOR FRAME PAINT AT ADJACENT PARTITION.
9. EXISTING TO REMAIN & ALL SALVAGED DOORS TO BE REMOVED FROM FRAME, HARDWARE REMOVED, FINISH REMOVED, THEN SANDED SMOOTH TO REMOVE IMPERFECTIONS THEN REFINISHED WITH LANDLORD APPROVED PAINT, REINSTALL HARDWARE & RESET DOOR IN HOLLOW METAL FRAME.
10. THRESHOLDS WHERE THEY OCCUR TO BE PER FLOORING MANUFACTURERS RECOMMENDED SYSTEM.
11. ALL DOORS & FRAMES (NEW & EXISTING), WHERE PAINTED, SHALL RECEIVE NEW PAINT.

EXISTING DOORS TO BE SALVAGED (IF APPLICABLE)

1. DOOR TO BE REMOVED FROM FRAME, HARDWARE REMOVED, FINISH REMOVED, THEN SANDED SMOOTH TO REMOVE IMPERFECTIONS THEN REFINISHED WITH LANDLORD APPROVED PAINT OR STAIN, REINSTALL HARDWARE, & RESET DOOR IN HOLLOW METAL FRAME.
2. CONTRACTOR TO FIELD VERIFY THE THROAT DEPTHS ON SALVAGED DOOR FRAMES & COORDINATE WITH NEW WALL TYPES.
3. ALL NEW & RELOCATED LOCK-SETS SHALL BE INDIVIDUALLY KEYED, THEN TO A MASTER SUITE KEY THEN TO BUILDING GRAND-MASTER KEYING. CONFIRM PRIOR TO INSTALLATION.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING DOORS, DOOR HARDWARE, & FRAMES.

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE FINISH				WALL FINISH				CEILING TYPE	CEILING HEIGHT	NOTES
			NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST			
100	SALES	LVT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1	P-1	C-1	16'-0"	-
101	SERVICE	LVT-1	B-1	-	B-1	B-1	P-1	-	P-1	P-1	C-2	16'-0"	-
102	OFFICE	LVT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1	P-1	C-1	16'-0"	-
103	RESTROOM	LVT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1	P-1	C-1	9'-0"	-
104	CORRIDOR A	LVT-1	B-1	B-1	B-1	-	P-1	P-1	P-1	-	C-1	9'-0"	-
105	SHIPPING	VCT-1	-	B-1	B-1	B-1	-	P-1	P-1	P-1	C-1	9'-0"	-
106	DRYGOODS	VCT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1	P-1	C-1	9'-0"	-
107	CORRIDOR B	VCT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1	P-1	C-1	9'-0"	-
108	PREP	VCT-1	B-1	B-1	B-1	B-1	P-1 / FRP-1	P-1 / FRT-1	P-1 / FRP-1	P-1 / FRP-1	C-2	9'-0"	-
109	KITCHEN	VCT-1	B-1	B-1	B-1	B-1	P-1 / FRP-1	P-1 / FRT-1	P-1 / FRP-1	P-1 / FRP-1	C-2	9'-0"	-
110	UTILITY	VCT-1	B-1	B-1	B-1	B-1	P-1 / FRP-1	P-1 / FRT-1	P-1 / FRP-1	P-1 / FRP-1	C-1	9'-0"	-
111	WASH	VCT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1 / FRP-1	P-1	C-2	9'-0"	-
112	STORAGE	VCT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1	P-1	C-2	9'-0"	-
200	MEZZANINE (STOCK AREA)	VCT-1	B-1	B-1	B-1	B-1	P-1	P-1	P-1	P-1	C-3	-	-

DESCRIPTION OF FINISHES

MARK	DESCRIPTION	NOTES
FLOOR FINISHES:		
LVT-1	LUXURY VINYL TILE MANUF. / COLLECTION : TO BE SELECTED BY TENANT COLOR : TO BE SELECTED BY TENANT	COLOR TO BE VERIFIED BY TENANT. GLUE DOWN, PREPARE SUB-FLOOR TO RECEIVE CARPET, FOLLOW ALL MANUFACTURER INSTALLATION GUIDELINES.
VCT-1	VINYL COMPOSITION TILE MANUF. / COLLECTION : TO BE SELECTED BY TENANT COLOR : TO BE SELECTED BY TENANT	COLOR TO BE VERIFIED BY TENANT. GLUE DOWN, PREPARE SUB-FLOOR TO RECEIVE CARPET, FOLLOW ALL MANUFACTURER INSTALLATION GUIDELINES.
BASE FINISHES:		
B-1	4" VINYL COVE WALL BASE MANUF. / STYLE : TO BE SELECTED BY TENANT FINISH / COLOR : TO BE SELECTED BY TENANT	INSTALL PER MANUFACTURER RECOMMENDATIONS.
WALL FINISHES:		
P-1	WALL PAINT : TO BE SELECTED BY TENANT COLOR : TO BE SELECTED BY TENANT FINISH : EGG-SHELL	PRIOR TO PAINTING WALLS CONTRACTOR SHALL SPACKLE SMOOTH IMPERFECTIONS IN WALL, SAND SMOOTH & THEN APPLY TWO (2) COATS OF FINISH PAINT. PAINT STOPS @ EXISTING CEILING HEIGHT.
P-2	DOOR & FRAME PAINT : TO BE SELECTED BY TENANT COLOR : TO BE SELECTED BY TENANT FINISH : SEMI-GLOSS	PRIOR TO PAINTING DOORS & FRAMES, SAND SMOOTH & THEN APPLY (2) COATS OF FINISH PAINT.
P-3	WALL PAINT : TO BE SELECTED BY TENANT (ACCENT) COLOR : TO BE SELECTED BY TENANT FINISH : EGG-SHELL	LOCATION OF ACCENT WALLS TO BE DECIDED. PRIOR TO PAINTING WALLS CONTRACTOR SHALL SPACKLE SMOOTH IMPERFECTIONS IN WALL, SAND SMOOTH & THEN APPLY TWO (2) COATS OF FINISH PAINT. PAINT STOPS @ EXISTING CEILING HEIGHT.
FRP-1	FIBERGLASS REINFORCED PLASTIC WAINSCOT MANUF. : MARLITE COLOR/FINISH : WHITE / SMOOTH	FRP PANEL WAINSCOT TO BE 48" H WHERE SHOWN. PROVIDE MATCHING TRIM AT ALL OPEN EDGES, CORNERS, AND IN BETWEEN PANELS - START PANEL @ TOP EDGE OF WALL BASE.
CEILING FINISHES:		
C-1	2'x4' ACOUSTIC CEILING TILE & GRID: *ARMSTRONG* GRID MODEL/COLOR : 15/16" PRELUDE XL (WHITE) TILE MODEL/COLOR : 2'x4'x5/8" "KITCHENZONE", SQUARE LAY-IN #672 (WHITE)	CEILING GRID TILES AND TEES ARE NEW.
C-1	2'x4' ACOUSTIC CEILING TILE & GRID: *ARMSTRONG* GRID MODEL/COLOR : 15/16" PRELUDE XL (WHITE) TILE MODEL/COLOR : 2'x4'x5/8" (WHITE)	(OCCURS @ FOOD PREP AREAS) CEILING GRID TILES AND TEES ARE NEW.
C-3	OPEN TO EX. DECK ABOVE (UNFINISHED)	2 COATS OF DIRECT TO METAL INTERIOR LATEX APPLIED TO EXPOSED ROOF STRUCTURE.

MILLWORK FINISHES:		
PL-1	PRESSURE LAMINATE : TBD COLOR : TBD	BASE CABINETS
PL-2	PRESSURE LAMINATE : TBD COLOR : TBD	WALL AND BASE CABINETS
MLM-1	WHITE MELAMINE FINISH	CABINET / DRAWER INTERIORS

MILLWORK HARDWARE

CABINET HANDLES: *SUGATSUNE OR EQUAL*
MODEL: H42 SERIES
FINISH: TBD
PULL LENGTH: 4"

DRAWER PULLS: *SUGATSUNE OR EQUAL*
MODEL: H42 SERIES
FINISH: TBD
PULL LENGTH: 4"

SOFT CLOSE, CONCEALED CABINET HINGES
MODEL: *GRASS OR BLUM*
FINISH: SATIN STAINLESS STEEL

SOFT CLOSE DRAWER SLIDES
MODEL: *ACCURIDE*
FINISH: STAINLESS STEEL

INTERIOR FINISHES NOTES

1. GENERAL NOTES PROVIDED ON SHEET CS2 AS PART OF THE CONSTRUCTION DOCUMENTS. WORK PERFORMED BY CONTRACTOR & ALL SUBCONTRACTORS ARE TO CONFORM TO BOTH DRAWINGS & THE GENERAL NOTES.
2. ALL DOORS & FRAMES, WHERE PAINTED, SHALL RECEIVE (2) COATS OF OWNER SELECTED SEMI-GLOSS PAINT. PRIOR TO PAINTING DOORS, CONTRACTOR SHALL SPACKLE SMOOTH IMPERFECTIONS & SAND SMOOTH.
3. ALL DISTURBED WALL SURFACES SHALL BE PAINTED TO NEAREST UNDISTURBED WALL CORNER.
4. INTERIOR WINDOW FRAMES & SILLS, WHERE PAINTED, WILL RECEIVE (2) COATS OF SELECTED SEMI-GLOSS PAINT UNLESS OTHERWISE NOTED.
5. VINYL REDUCING STRIP TO BE INSTALLED AT ALL THRESHOLDS WHERE FLOORING TRANSITIONS OCCUR, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PREPARE FLOOR SLAB TO RECEIVE NEW FLOORING ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ADHESIVES SHALL COMPLY WITH MANUFACTURER GUIDELINES.
7. ALL PROPOSED MATERIALS & FINISHES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL.
8. CONTRACTOR SHALL HAVE PRE-INSTALLATION CONFERENCE WITH ARCHITECT TO CONFIRM TILE & BBT LAYOUT & PATTERN PRIOR TO INSTALLATION OF STONE/ TILE MATERIALS.
9. ALL MILLWORK & CASEWORK SHALL BE "CUSTOM GRADE", & REQUIRED TO ADHERE TO *AWI/AWMAC/WI (AWS) AMERICAN WOODWORK STANDARDS.*
10. FURNISHINGS & EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY, NOT IN CONTRACT.
11. PRIOR TO ORDERING PAINT, VERIFY WITH ARCHITECT / TENANT FOR PAINTED ACCENT WALL LOCATIONS.
12. GYPSUM WALLBOARD CEILING TO BE PAINTED: *SHERWIN WILLIAMS* "CEILING WHITE" LATEX PAINT
13. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION OF SUBSTRATE PRIOR TO INSTALLING FLOORING.

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PROJECT:

Jagasri Sweets
SHARE THE TASTE OF INDIA

AT
259 SUNSET PARK DR,
HERNDON, VA 20170

DEVELOPER:

CONSULTANTS:

COMMONWEALTH OF VIRGINIA
2026-01-12
ROBERT P. DUNNING
No. 009170
ARCHITECT

ISSUED:	*DATE:*
PERMIT	OCTOBER 28, 2025

NO. REVISION:	*DATE:*

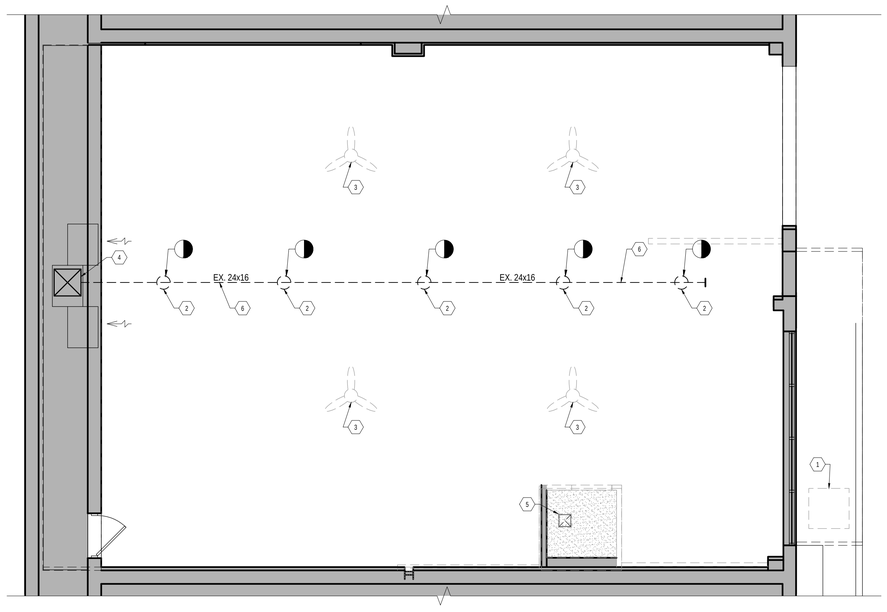
DESIGNED/DRAWN BY:	-
REVIEWED/APPROVED BY:	RPD
PROJECT NO:	2025-063
SCALE:	AS NOTED

SHEET TITLE:

DOOR, HARDWARE, WINDOW, & FINISH SCHEDULES

SHEET NUMBER:

A009



1 M003 MECHANICAL PLAN @ MAIN LEVEL - DEMOLITION
SCALE: 3/16"=1'-0"

KEYED NOTES

1. REMOVE AND RELOCATE EXISTING OUTDOOR CONDENSING UNIT (SALVAGE FOR REUSE).
2. REMOVE EXISTING DUCT MOUNTED SUPPLY-AIR DIFFUSER.
3. REMOVE EXISTING PADDLE FAN AND CONTROLS.
4. EXISTING AIR HANDLER TO REMAIN.
5. EXISTING TOILET EXHAUST FAN AND DUCT TO ROOF TO REMAIN.
6. EXISTING DUCTWORK TO REMAIN.

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2025-10-28
ROBERT P. DUNNING
No. 009170
ARCHITECT

ISSUED:	*DATE:*
PERMIT	OCTOBER 28, 2025

NO. REVISION:	*DATE:*

DESIGNED/DRAWN BY: -
REVIEWED/APPROVED BY: RPD
PROJECT NO: 2025-063
SCALE: AS NOTED

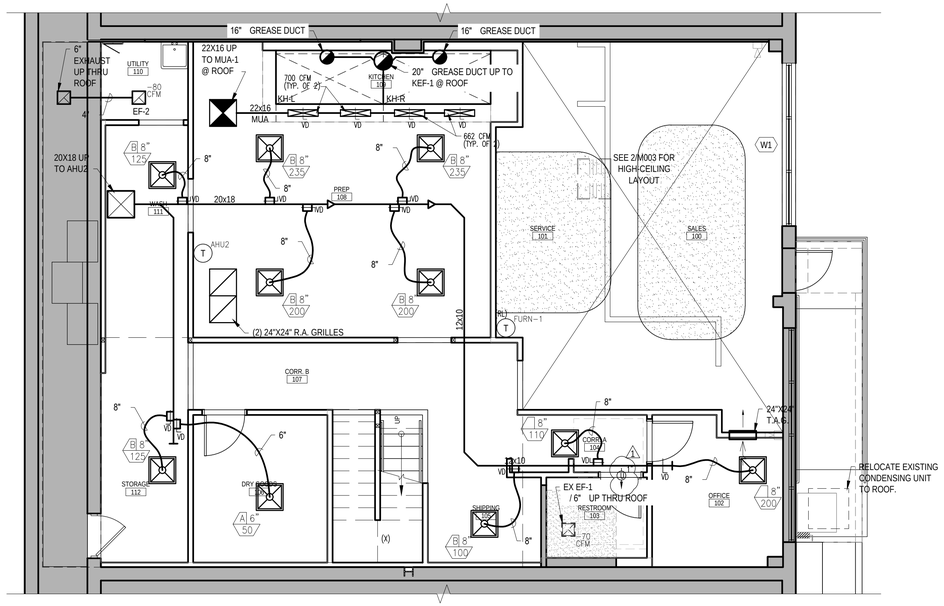
SHEET TITLE:

MECHANICAL PLAN - DEMOLITION

SHEET NUMBER:

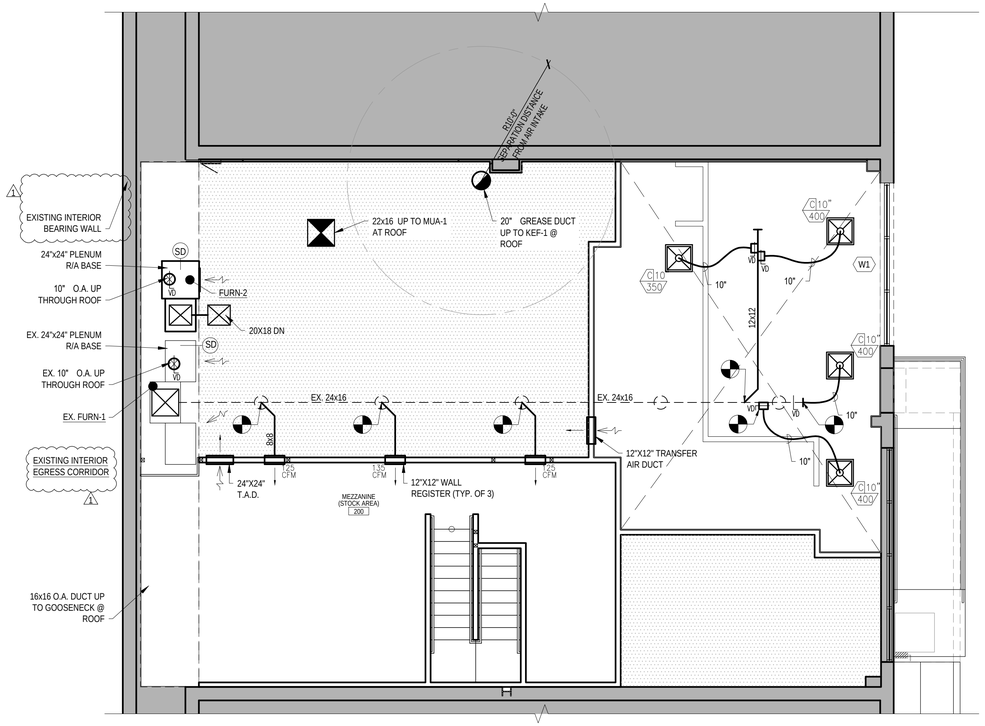
M003

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-TNT-2025-00062



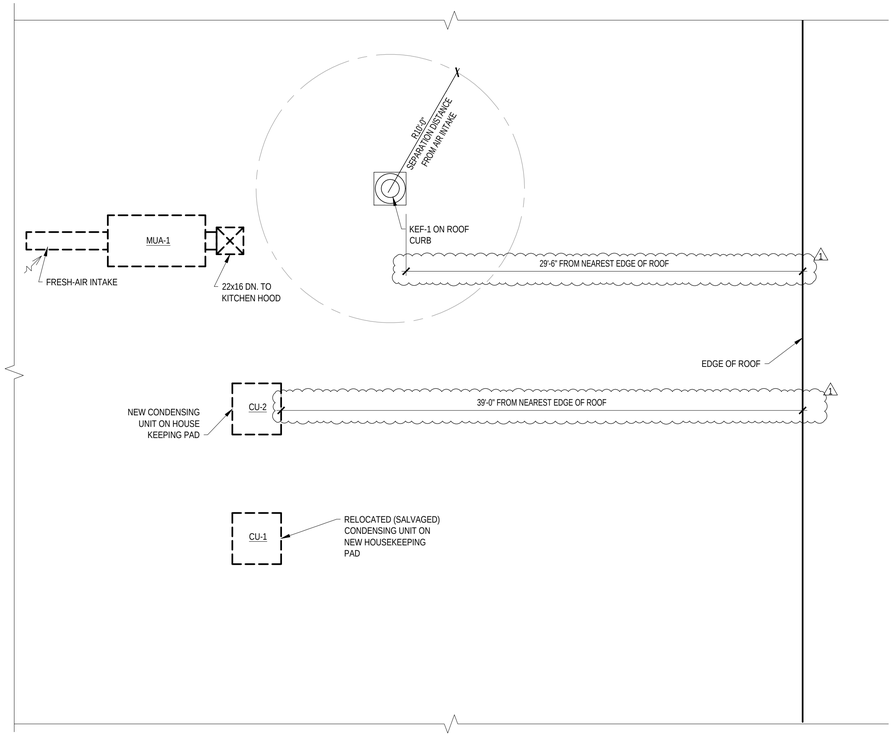
1 M004 MECHANICAL PLAN @ MAIN LEVEL - NEW

SCALE: 3/16"=1'-0"



2 M004 MECHANICAL PLAN @ MEZZANINE LEVEL - NEW

SCALE: 3/16"=1'-0"



3 M004 MECHANICAL ROOF PLAN - NEW

SCALE: 3/16"=1'-0"

KEYED NOTES

1. DISCONNECT SWITCH FOR WALK-IN CONDENSER UNIT
2. DISCONNECT SWITCH FOR ROOFTOP HVAC UNIT
3. DISCONNECT SWITCH FOR MAKE UP AIR UNIT

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PROJECT:

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2026-03-24
ROBERT P. DUNNING
No. 009170
ARCHITECT

ISSUED:	*DATE:*
PERMIT	OCTOBER 28, 2025

NO. REVISION:	*DATE:*
1 PERMIT REVISION 01	MARCH 24, 2025

DESIGNED/DRAWN BY:	-
REVIEWED/APPROVED BY:	RPD
PROJECT NO:	2025-063
SCALE:	AS NOTED

SHEET TITLE:

MECHANICAL PLANS - NEW

SHEET NUMBER:

M004

EXHAUST FAN INFORMATION – JOB#8326512

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF-1	1	DU180HFA	CAPTIVEAIRE	3406	1.500	1383	ODP,PREMIUM	3.000	1.8800	3	208	9.5	787 FPM	186	22.4

DOAS/RTU FAN SCHEDULE – JOB#8326512

FAN INFORMATION										ELECTRICAL INFORMATION					COOLING INFORMATION											GAS HEAT INFORMATION					A2L MINIMUM ROOM VOLUME			
FAN UNIT NO	TAG	QTY	DOAS/RTU MODEL #	MANUFACTURER	BLOWER	TOTAL CFM	MAX OUTSIDE AIR CFM	RETURN AIR CFM	WEIGHT (LBS)	ESP	HP	PHASE	VOLT	MCA	MOCP	OUTSIDE AIR		MIXED AIR		LEAVING AIR		CAPACITY		IEER	ISMRE2	GAS TYPE	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	ROOM AREA (FT2)	AIRFLOW (CFM)	HEIGHT (FT)	NOTES
																DB	WB	DB	WB	DB	WB	DP	TOTAL	SENS.									
2	MAU-1	1	CAS-HVAC2-1.250-18-8T-MPU	CAPTIVEAIRE	18P-2	2725	2725	0	1917	0.500	2.00	3	208	40.4A	45A	89.5°F	79.3°F	89.5°F	79.3°F	73.6°F	70.3°F	68.9°F	98.9 MBH	45.4 MBH	20.2	7.3	NATURAL	218172	176719	55°F	7 IN. W.C. – 14 IN. W.C.	323.1	582	7.2	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17

NOTES:

1. INVERTER SCROLL COMPRESSOR WITH INTEGRATED OIL SENSOR. DIGITAL OR STAGED SCROLL NOT AN APPROVED EQUAL
2. DIRECT DRIVE PLENUM BLOWER. BELT DRIVEN BLOWERS ARE NOT ACCEPTABLE
3. INTEGRATED MONITORING VIA CELLULAR CONNECTION BY MANUFACTURER
4. REFRIGERATION PRESSURE MONITORING ON HIGH AND LOW PRESSURE SIDE OF SYSTEM INCLUDED THROUGH DIGITAL INTERFACE
5. EC MOTOR CONDENSING FANS
6. ELECTRONIC EXPANSION VALVE. TXV NOT ACCEPTABLE
7. SUCTION LINE ACCUMULATOR
8. FACTORY COMMISSIONING WITH 5 YEAR PARTS WARRANTY, 25 YEAR WARRANTY ON STAINLESS STEEL HEAT EXCHANGER
9. AVERAGING INTAKE, EVAP AND DISCHARGE TEMPERATURE SENSORS (DISCHARGE SENSOR TO BE FACTORY MOUNTED WITHIN UNIT)
10. 2" EXTERIOR DUAL-WALL CONSTRUCTION W/ R-13 INSULATION-MINIMUM 20GA EXTERIOR W/ 14GA BASE
11. 81% EFFICIENT FURNACE, WITH MODULATING INDUCER TO MAINTAIN CONSTANT COMBUSTION EFFICIENCY ACROSS FIRING RANGE. 6:1 TURNDOWN WITH NG AND 5:1 TURNDOWN WITH LP
12. SUPPLY CFM MONITORING INTEGRAL TO UNIT WITH CFM MEASUREMENT INCLUDED THROUGH DIGITAL INTERFACE
13. 15 DEGREE LOW AMBIENT OPERATION
14. FACTORY INSTALLED COMPRESSOR SOUND BLANKET
15. DOWN DISCHARGE/NO RETURN
16. MINIMUM ROOM AREA ASSUMED 7.2' SUPPLY DIFFUSER HEIGHT AND IS CALCULATED PER UL60335-2-40 4TH ED. VALUES BASED ON FACTORY CHARGE. ACTUAL SITE CHARGE MAY DIFFER.
17. SCCR RATING OF 10kAMP

CURB ASSEMBLIES

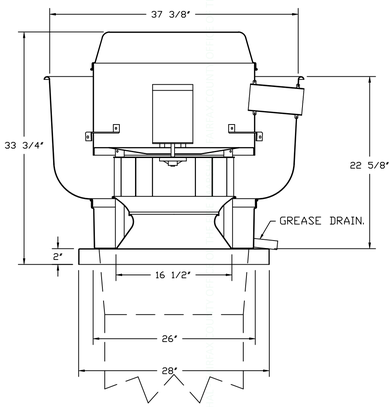
NO	ON FAN	TAG	R-VALUE	WEIGHT	ITEM	SIZE
1	# 1	KEF-1		43 LBS	CURB	26.500"W X 26.500"L X 20.000"H VENTED HINGED.
2	# 2	MAU-1	4.3	111 LBS	CURB	49.500"W X 75.000"L X 20.000"H INSULATED.

1" R4.3 FOIL FACED FIBERGLASS INSULATION. COMPLIES WITH UL/ULC,ASTM, & ASHRAE STANDARDS.

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF-1	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	EXHAUST FAN HEAT BAFFLE
		1	2 YEAR PARTS WARRANTY
2	MAU-1	1	INLET PRESSURE GAUGE, 0-35"
		1	MANIFOLD PRESSURE GAUGE, 0 TO 10" WC, 1 FURNACE
		1	COOLING OVERRIDE
		1	SINGLE POINT ELECTRICAL CONNECTION FOR RTU. 750VA TRANSFORMER USED. IF A NON-DCV PREWIRE CONTROLS THIS UNIT, THE #28, #47, "MA", OR "E2" PREWIRE OPTION MUST BE SELECTED. DOES NOT PROVIDE SUPPLY STARTER IN PREWIRE
		1	RTU BLOWER DOOR SWITCH
		1	RTU2 DOWN DISCHARGE
		1	2" MERV 8 FILTERS FOR RTU2 (QTY. 4)
		1	TOTAL CFM MONITORING
		1	BLOWER STOP DELAY. ALLOWS RESIDUAL HEAT TO BE TRANSFERRED INTO THE SUPPLY AIR AFTER HEATING HAS STOPPED. FACTORY SET AT: 90 SECS FOR IBT, 30 SECS FOR DF
		1	VFD FACTORY MOUNTED AND WIRED IN RTU COMMERCIAL CONTROL VESTIBULE
		1	8 TON MODULATING COOLING OPTION, 208/230V. R454B REFRIGERANT, VARIABLE SPEED COMPRESSOR, ECM CONDENSING FANS
		1	LOW AMBIENT COOLING OPERATION - DOWN TO 0F AMBIENT
		1	R454B LEAK DETECTOR OPTION FOR RTU5
		1	RTU FIXED 100% OA INTAKE CONTROL
		1	DISCHARGE FIRESTAT SET TO 240°F
		1	INTAKE FIRESTAT SET TO 135°F
		1	RTU2 NO RETURN - 100% OA - MPU
		1	2" METAL MESH FILTERS FOR RTU2 OUTDOOR INTAKE
		1	CASLINK BUILDING MONITORING SYSTEM - INTERNET OR CELLULAR CONNECTION REQUIRED
		1	RTU2 CURB DUCT HANGER
		1	120V FIRE INPUT
		1	NO REHEAT
		1	RTUVZH044 COMPRESSOR SOUND BLANKET 230/460/575V - FACTORY INSTALLED
		1	VAV PACKAGE W/ 0-10VDC INPUT CONTROL (571 VFD INCLUDED)
		1	5 YEAR ENTIRE UNIT PARTS WARRANTY, 10 YEAR ENTIRE UNIT PARTS WARRANTY WITH REMOTE MONITORING AND CAPTIVEAIRE SERVICE CONTRACT, 25 YEAR STAINLESS STEEL FURNACE PARTS WARRANTY (SEE ADDITIONAL DETAILS)
		1	EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET

FAN #1 EADU180H - EXHAUST FAN (KEF-1)



FEATURES:

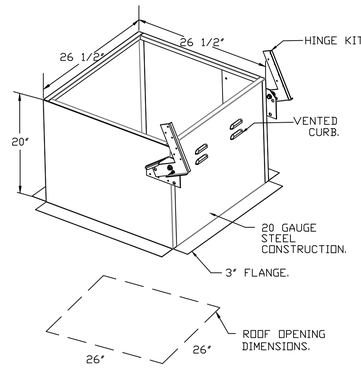
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

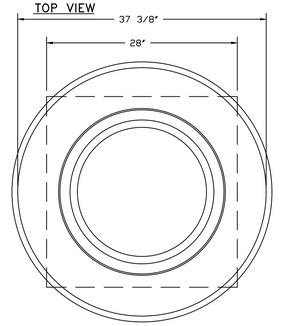
ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS.
- EXHAUST FAN HEAT BAFFLE.
- 2 YEAR PARTS WARRANTY.



TOP VIEW



Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-TNT-2025-00062

FOR QUESTIONS, CALL THE
Northern Virginia Mechanical
Bryan Yates
PHONE: (703) 214-2101
EMAIL: reg121@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
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CAPTIVEAIRE

www.captiveaire.com

Northern Virginia Mechanical

1346 Old Bridge Rd, Suite 201-3, Woodbridge, VA, 22192 PHONE: (703) 214 - 2101 FAX: 7032149770 EMAIL: reg121@econair.com

JAYASRI SWEETS - HERNDON, VA_R1
259 Sunset Park Drive,
Herndon, VA, 20170

DATE: 11/5/2025

DWG.#: 8326512

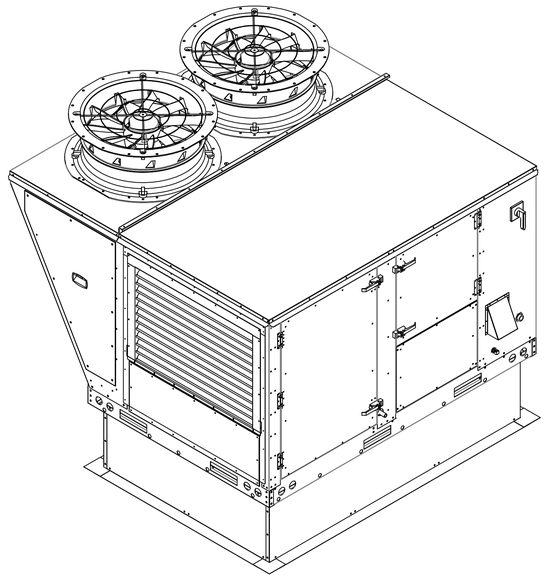
DRAWN BY: BY-121

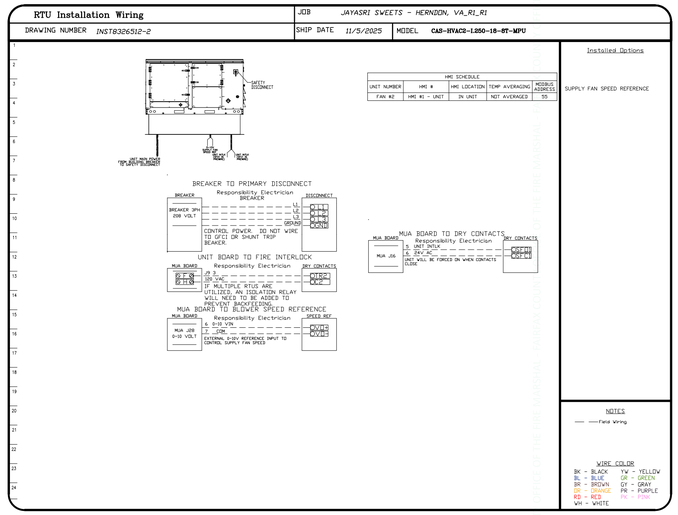
SCALE: NTS

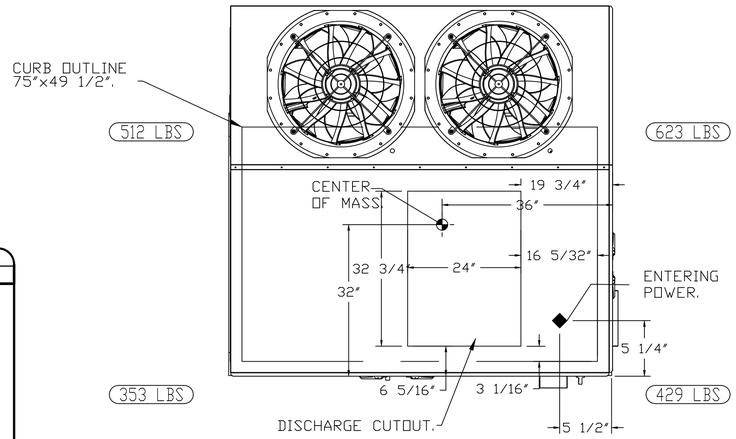
SHEET NO. 3

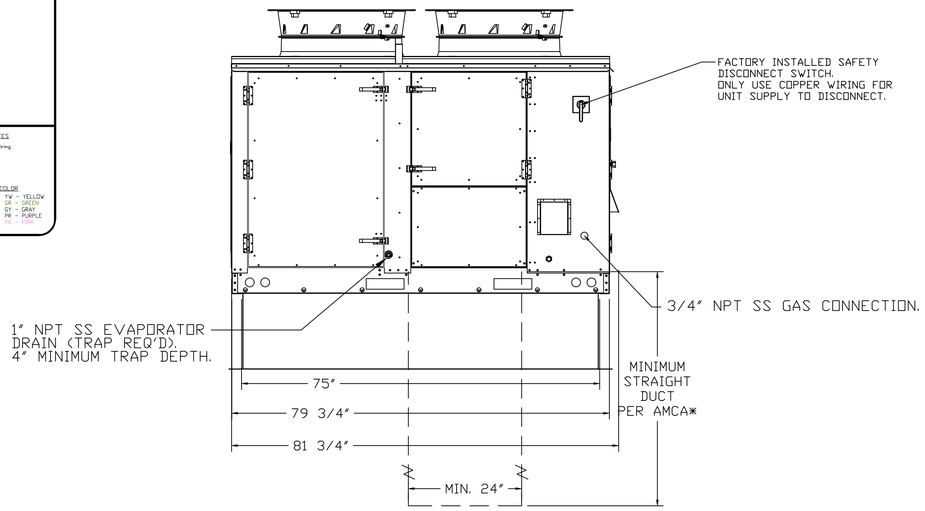
FAN #2 CAS-HVAC2-I.250-18-8T-MPU - HEATER (MAU-1)

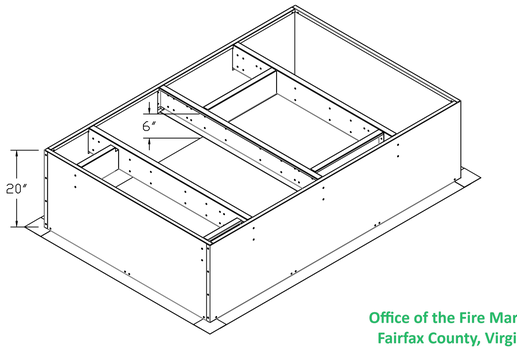
NOTES:
1. DO NOT OBSTRUCT OUTSIDE AIR INLET, OUTSIDE AIR COIL OR OUTSIDE AIR FAN.
2. ( ) DENOTES CORNER WEIGHT.
3. ROOF OPENING MUST BE 2" SMALLER THAN CURB DIMENSIONS IN BOTH DIRECTIONS.
4. CONNECTION FROM BREAKER TO UNITS SAFETY DISCONNECT SWITCH TO BE COPPER WIRE ONLY.
5. EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET.

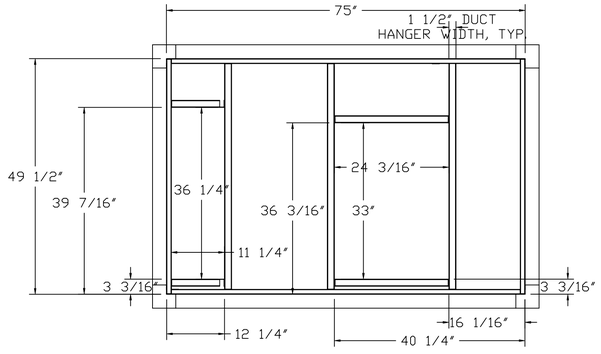


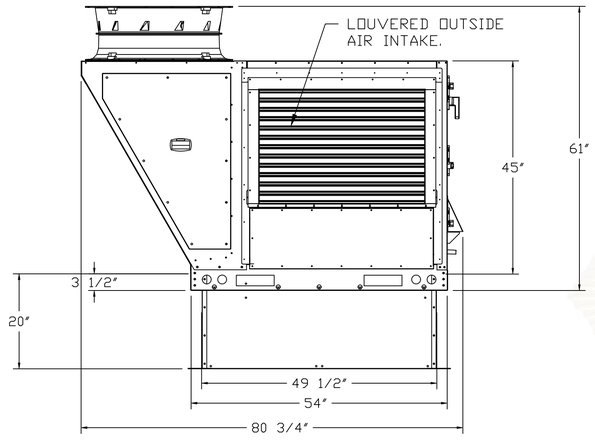












Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-TNT-2025-00062

*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED SUPPLY STRAIGHT DUCT SIZE IS 24" x 30-1/4".

REVISIONS

	DESCRIPTION	DATE:
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CAPTIVEAIRE
Northern Virginia Mechanical
1346 Old Bridge Rd. Suite 201-3, Woodbridge, VA. 22192 PHONE: (703) 214 - 2101 FAX: 7032149770 EMAIL: reg121@econair.com
www.captiveaire.com

JAYASRI SWEETS - HERNDON, VA_R1
259 Sunset Park Drive,
Herndon, VA, 20170

DATE: 11/5/2025

DWG.#: 8326512

DRAWN BY: BY-121

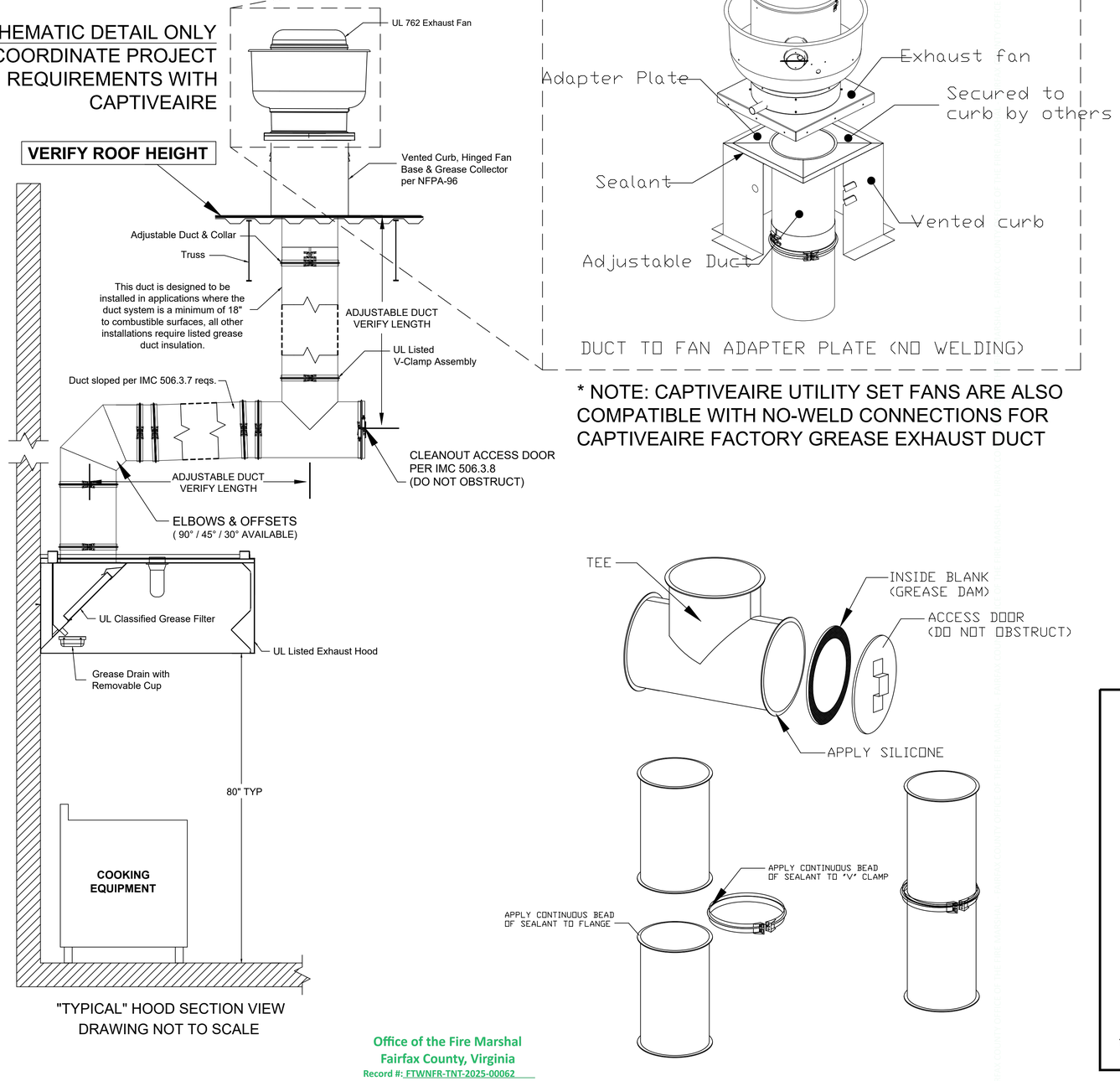
SCALE: NTS

SHEET NO. 4

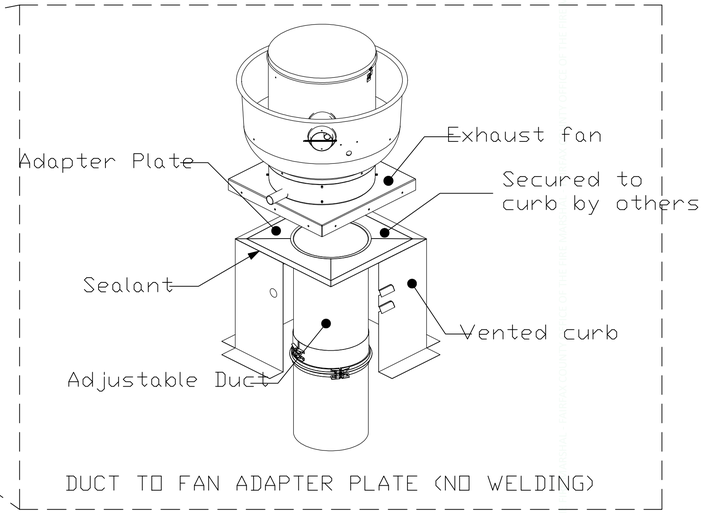
GREASE EXHAUST DUCT DETAILS

> CaptiveAire Grease Exhaust Duct is UL Listed and requires no field welding
> Complies with IMC and NFPA96 requirements
> Double-wall pre-insulated ductwork is also available

SCHEMATIC DETAIL ONLY
COORDINATE PROJECT REQUIREMENTS WITH CAPTIVEAIRE



"TYPICAL" HOOD SECTION VIEW
DRAWING NOT TO SCALE



* NOTE: CAPTIVEAIRE UTILITY SET FANS ARE ALSO COMPATIBLE WITH NO-WELD CONNECTIONS FOR CAPTIVEAIRE FACTORY GREASE EXHAUST DUCT

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-TNT-2025-00062

GREASE DUCT SPECIFICATION

Furnish single-wall, factory built, grease duct for use with Type I kitchen hoods, which conforms to the requirements of NFPA-96.
Products shall be ETL listed to UL-1978 for venting air and grease vapors from commercial cooking operations as described in NFPA-96.

The duct wall shall be constructed of .036 thick type 430 stainless steel and be available in diameters 8" through 24".
All supports, fan adapters, hood connections, fittings and expansion joints required to install grease duct shall be included.

Roof penetrations shall comply with listed clearance to combustibles, see *"Clearance to Combustibles"* guide for details.
The grease duct will terminate at the fan adapter plate, will be fully welded to the fan adapter plate and the fan adapter plate will be fastened to the curb using a suitably sized fastener provided by others; see page 12 of the *"Installation, Operation and Maintenance Manual"* for details.

Grease duct joints shall be held together by means of formed vee clamps and sealed with *3M Fire Barrier 2000+*. Screws used to secure the vee clamps shall be of the hex-head type with flanged stops and tapered "lead in" threads for easy starting. Nuts shall be retained by means of a free-floating cage to allow easy alignment.

Single-Wall Grease Duct shall be installed in accordance with the manufacturer's *"Installation, Operation and Maintenance Manual"*, ETL listing and state and local codes.
Grease duct installed outside of the building shall be protected against accidental damage or vandalism.
Support vertically installed grease duct from the building structure using rigid structural supports. Anchor supports to the structure by welding or bolting steel expansion anchors or concrete inserts. Support horizontally installed grease duct from the building structure using above method or use *Duct Mate, Wire Rope & Clutchers*, part numbers WR20 & CL20. 1/2" Threaded rod and saddles may also be used for the support of horizontal grease duct.
Fans shall be supported independently from the grease duct sections. Protect grease duct from twisting or movement caused by fan torque or vibration.

CLEARANCE TO COMBUSTIBLES			
DIAMETER	COMBUSTIBLES	LIMITED COMBUSTIBLES	NON COMBUSTIBLES
8" - 24"	18"	3"	0"

HORIZONTAL CLEANOUT MAXIMUM SPACING	
DUCT DIAMETER	MAXIMUM SPACING
8" - 24"	12'

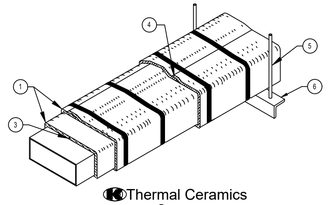
HORIZONTAL SUPPORT MAXIMUM SPACING (FT)	
DUCT DIAMETER	MAXIMUM SPACING (FT)
8" - 24"	10'

VERTICAL CLEANOUT MAXIMUM SPACING	
DUCT DIAMETER	MAXIMUM SPACING
8" - 24"	ONE PER FLOOR

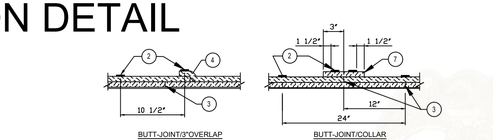
VERTICAL SUPPORT MAXIMUM SPACING (FT)	
DUCT DIAMETER	MAXIMUM SPACING (FT)
8" - 24"	10'

CONTACT CAPTIVEAIRE FOR A CUSTOMIZED DUCT SUBMITTAL
EMAIL: reg121@captiveaire.com
PHONE: (703) 214-2101

DUCT INSULATION DETAIL (IF REQUIRED)



Thermal Ceramics
Pyroscat® Duct Wrap XL
Commercial Kitchen Grease Duct Enclosure System
Air Ventilation Duct Enclosure System
1 or 2 Hour Shaft Alternative / Zero Clearance to Combustibles



LEGEND	
1	Two Layers of Pyroscat Duct Wrap XL Blanket for Grease Duct Enclosures One Layer of Pyroscat Duct Wrap XL Blanket for Air Ventilation Duct Enclosures
2	Steel banding minimum 1/2" wide by 0.015" thick.
3	Tight butt joints on inner layer
4	Min. 3" overlap on perimeter and between adjacent blanket on outside layer
5	Min. 3/8" diameter hanger rod
6	Min. 2" x 2" x 1/8" angle for Grease Duct Enclosures Min. 1-1/2" x 1-1/2" x 1/8" angle or SMACNA Equivalent for Air Ventilation Duct Enclosures
7	Optional 6" FireMaster Pyroscat Duct Wrap XL collar

The integrity of Pyroscat duct systems is limited to the quality of the installation.

REVISIONS

	DESCRIPTION	DATE:
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CAPTIVEAIRE
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JAYASRI SWEETS - HERNDON, VA_R1
259 Sunset Park Drive,
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DATE: 11/5/2025
DWG.#: 8326512
DRAWN BY: BY-121
SCALE: NTS
SHEET NO. 6

STEEL TUBE HANDRAIL SYSTEM

1 1/2" O.D. x 13 GA STEEL TUBE RAILS
WITH TS 1 1/2 x 1 1/2 x 11 GA STEEL
TUBE POSTS

IMAGE BELOW FOR REPRESENTATIONAL USE ONLY.

Single-Source Packages Generate Versatile First Impressions

Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, 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 as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression 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. 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 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 continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

ECONOMY

Kawneer's 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 weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

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

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

500 WIDE STILE ENTRANCE

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

GENERAL

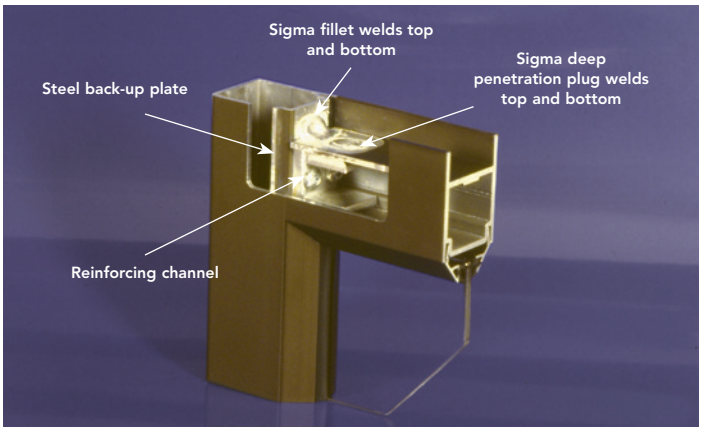
- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet 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.



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

770.449.5555 TEL

www.kawneer.com

Features

- 190 narrow stile has 2-1/8" (54) vertical stile, 2-1/4" (57.2) top and 3-7/8" (98.4) bottom rail
- 350 medium stile has 3-1/2" (88.9) vertical stile, 3-1/2" (88.9) top and 6-1/2" (165.1) bottom rail
- 500 wide stile has 5" (127) vertical stile, 5" (127) top and 6-1/2" (165.1) bottom rail
- Door is 1-3/4" (44.5) deep
- Dual moment welded corner construction
- Single or double acting
- Infills range from 1/4" (6.4) to 1" (25.4)
- Offset pivots, butt hinges, continuous geared hinge or center pivots
- MS locks or panic hardware
- Surface mounted or concealed closers
- Architects Classic push/pulls
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Polymeric bulb weatherstripping in door frames
- Permanodic® anodized finishes option
- Painted finishes in standard and custom choices

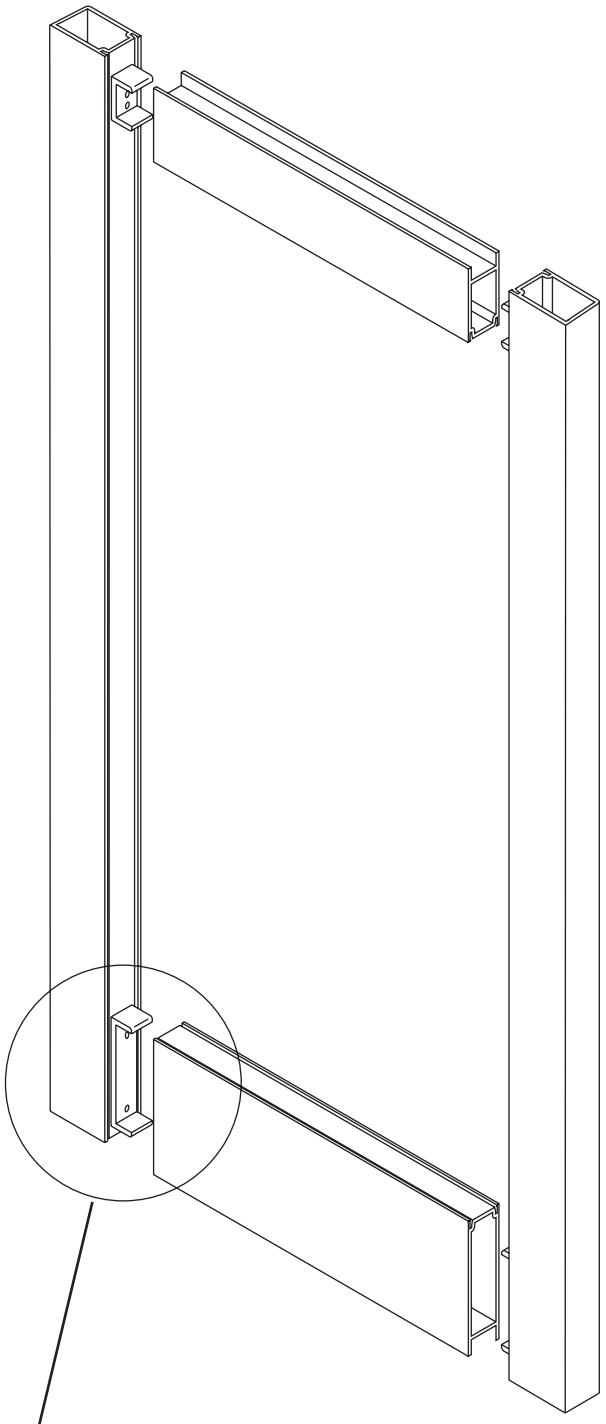
Optional Features

- Paneline® exit device or Paneline® MEL exit device
- Wide variety of bottom rail and cross rail

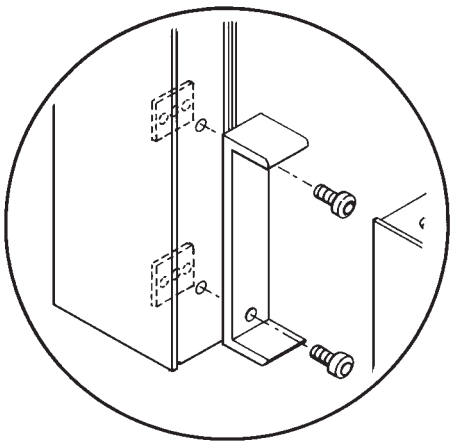
Product Applications

- 190 narrow stile - engineered for moderate traffic in applications such as offices and stores
- 350 medium stile - provides extra strength for schools, institutions and other high traffic applications
- 500 wide stile - creates a monumental visual statement for banks, libraries or buildings that experience heavy traffic conditions

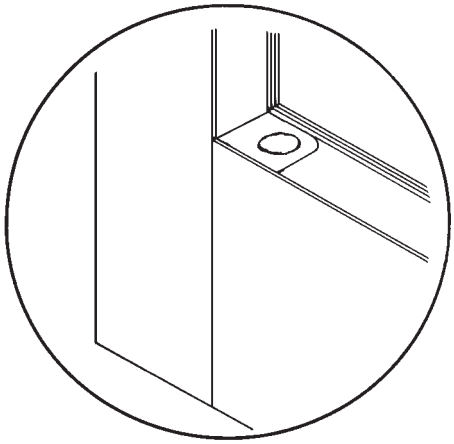
For specific product applications,
consult your Kawneer representative.



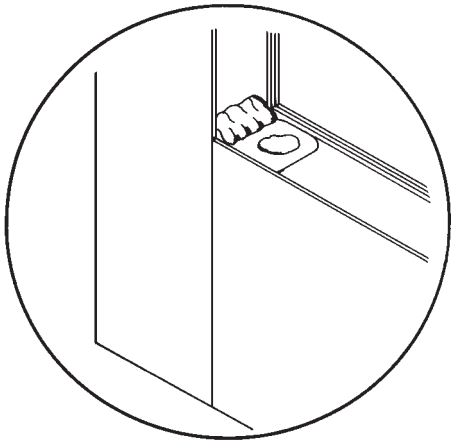
DUAL MOMENT WELDED CORNER CONSTRUCTION



#1 MECHANICAL FASTENING is accomplished by attaching a 5/16" (7.9) thick extruded aluminum channel clip to the vertical stile with 1/4"-20 heat strengthened bolts and 3/16" thick steel nut plates for a high strength welding base for attachment horizontal member.



#2 SIGMA* DEEP PENETRATION PLUG WELDS are made top and bottom after the horizontal is properly positioned over the channel clip to help provide the strongest door corner joint currently available.

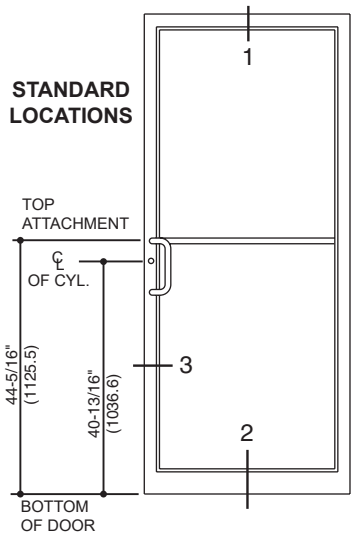


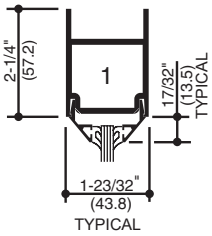
#3 SIGMA* FILLET WELDS along both top and bottom webs of the rail extrusion complete the welded corner construction.

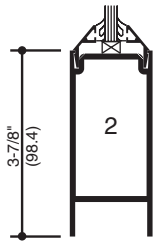
*** An arc welding process known as Shielded Inert Gas Metal Arc (SIGMA) or also known as Metal Inert Gas (MIG).**

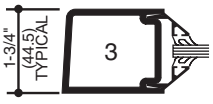
Additional information and CAD details are available at www.kawneer.com

190 NARROW STILE

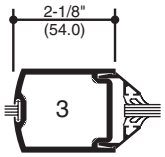






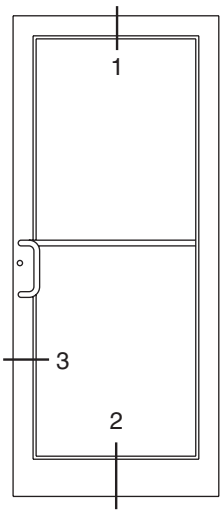


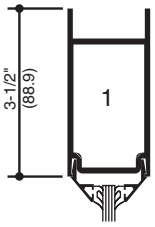
SINGLE ACTING

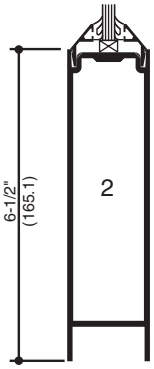


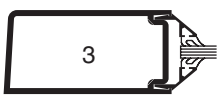
DOUBLE ACTING

350 MEDIUM STILE









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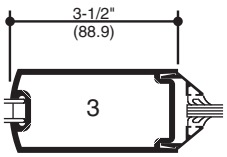
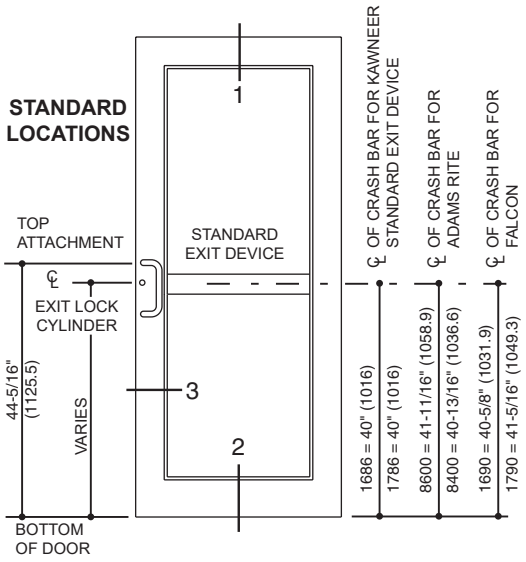
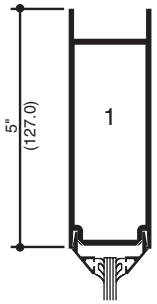
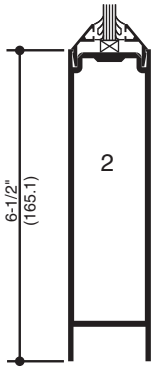


DOUBLE ACTING

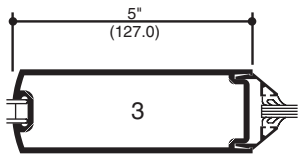
500 WIDE STILE







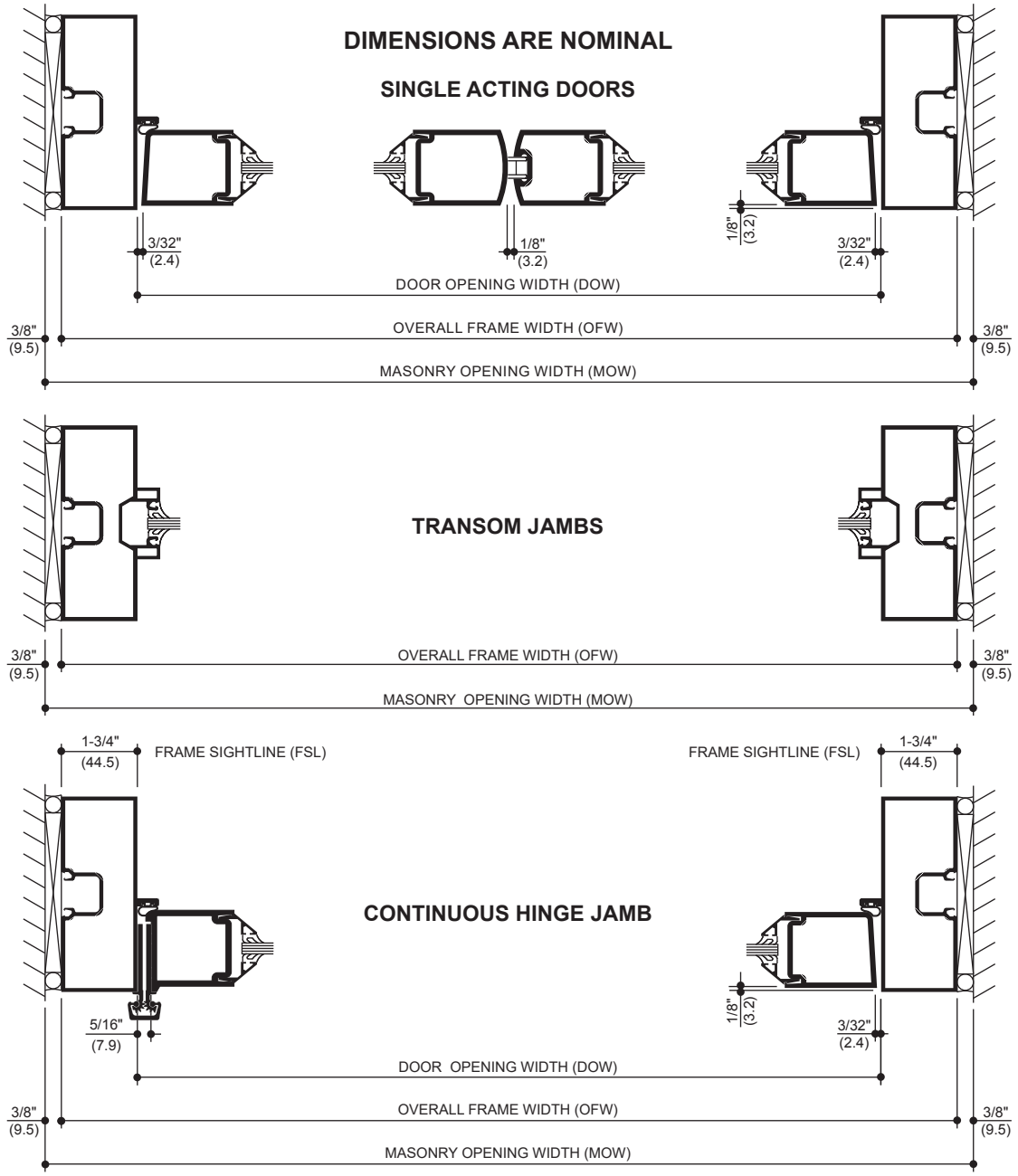
SINGLE ACTING



DOUBLE ACTING

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

Trifab® VersaGlaze® 450 center door frames shown, Trifab® VersaGlaze® 451 center door frames similar.



STANDARD SIZES (TRIFAB® VG 450 CENTER FRAMES)
WITH AND WITHOUT TRANSOM

Door Opening Dimension (DOW)		**Overall Frame Dimension** (OFW)		**Masonry Opening Dimension** (MOW)	
3' 0"	(914)	3' 3-1/2"	(1,003)	3' 4-1/4"	(1,022)
3' 6"	(1,067)	3' 9-1/2"	(1,156)	3' 10-1/4"	(1,175)
6' 0"	(1,829)	6' 3-3/4"	(1,924)	6' 4-1/4"	(1,937)

STANDARD SIZES (TRIFAB® VG 451 CENTER FRAMES)
WITH AND WITHOUT TRANSOM

Door Opening Dimension (DOW)		**Overall Frame Dimension** (OFW)		**Masonry Opening Dimension** (MOW)	
3' 0"	(914)	3' 4"	(1,016)	3' 4-3/4"	(1,035)
3' 6"	(1,067)	3' 10"	(1,168)	3' 10-3/4"	(1,187)
6' 0"	(1,829)	6' 4"	(1,930)	6' 4-3/4"	(1,949)

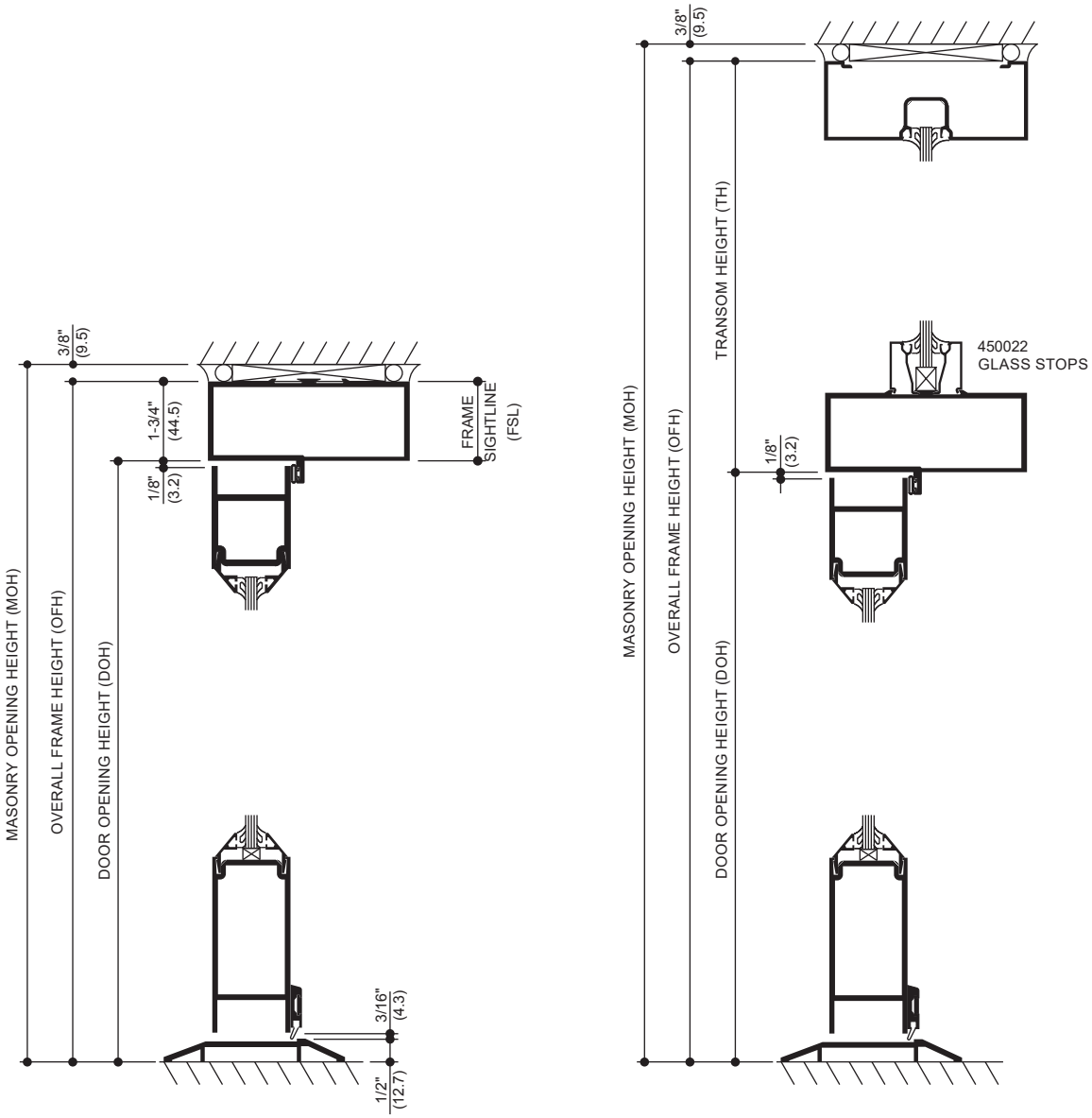
WITH AND WITHOUT TRANSOM

OFW = DOW + 2 FSL

MOW = OFW + 3/4"

Note: Dimensions shown above reflect A1 Price Book standard stock door frame height with transom at 10' 3-1/2" (3,137).

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



STANDARD SIZES (TRIFAB® VG 450 CENTER FRAMES)					
WITHOUT TRANSOM					
Door Opening Dimension (DOH)		**Overall Frame Dimension** (OFH)		**Masonry Opening Dimension** (MOH)	
7' 0"	(2,134)	7' 1-3/4"	(2,178)	7' 2-1/8"	(2,188)
7' 0"	(2,134)	7' 1-3/4"	(2,178)	7' 2-1/8"	(2,188)
7' 0"	(2,134)	7' 1-3/4"	(2,178)	7' 2-1/8"	(2,188)

STANDARD SIZES (TRIFAB® VG 451 CENTER FRAMES)					
WITHOUT TRANSOM					
Door Opening Dimension (DOH)		**Overall Frame Dimension** (OFH)		**Masonry Opening Dimension** (MOH)	
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)

WITHOUT TRANSOM

OFH = DOH + FSL
MOH = OFH + 3/8"

WITH TRANSOM

OFH = DOH +TH
MOH = OFH + 3/8"

Note: Dimensions shown above reflect A1 Price Book standard stock door frame height with transom at 10' 3-1/2" (3,137).

	STANDARD	OPTIONAL
Doors	Narrow stile 190 doors prepared for attachment hardware.	Medium stile 350 or wide stile 500.
Door Sizes Std.	Standard sizes shown on pages 10 and 11.	Any size up to 4' 0" x 8' 0" (1,219 x 2,438).
Glass Stops	Beveled glass stops for 1/4" (6.4) or 3/16" (4.0) infill.	Square glass stops for 3/16" (4.0) or 1/4" (6.4) infill. Also 1" (25.4) stops.
Door Frames	**Trifab® VG 450** Center - 1-3/4" x 4-1/2" (44.5 x 114.3) for single glazing or **Trifab® VG 451** Center - 2" x 4-1/2" (50.8 x 114.3) for double glazing.	Any Kawneer framing system suitable for door frames may be selected, but manufactured per order.
Push-Pulls	**Single Acting:** Architects Classic Hardware CO-9 Pull and CP-II Push Bar. Architects Classic Hardware CO-9 Pull and CP Push Bar. **Double Acting:** Architects Classic Hardware CP Push Bars.	**Single Acting:** Architects Classic Hardware CO-12 and CP-II push bar. Architects Classic Hardware CO-12 and CP push bar. Architects Classic Hardware CO-9/CO-9 Pulls. Architects Classic Hardware CO-12/CO-12 Pulls. **Double Acting:** Architects Classic Hardware CO-9/CO-9 Pulls. Architects Classic Hardware CO-12/CO-12 Pulls.
Door Closers	**Single Acting:** Norton 1601 adjustable or 1601 BF adjustable surface closer with back-check and with or without adjustable hold-open. Standard concealed overhead closer with single acting offset arm. **Double Acting:** Standard concealed overhead closer with 90 degree or 105 degree hold-open or without hold open. For heavy traffic & high wind applications, a supplemental door stop is recommended.	**Single Acting:** LCN 4040 surface closer with or without adjustable hold-open. LCN 2030 or 5010 concealed overhead closers with or without hold-open. LCN 1260 adjustable surface closer. Norton 8100 surface closer with a 50% spring power adjustment (for opening forces of less than 8 pounds). Closer is available with standard back-checks and with or without the hold-open feature. International single acting concealed overhead closer. Falcon SC 60 Surface closer. **Double Acting:** International overhead concealed closer.
Hinging	**Single Acting:** Kawneer top and bottom offset pivots (or) Kawneer top and bottom 4 1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with non-removable pin (NRP) (or) Kawneer continuous gear hinge. **Double Acting:** Kawneer bottom center pivots for use with concealed overhead closer.	**Double Acting:** Kawneer top center (walking beam) pivot for use with floor closers.
Intermediate Pivots/Butts	**Single Acting:** Kawneer intermediate offset pivot (or) Kawneer 4-1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with non-removable pin (NRP).	**Single Acting:** Rixson M-19 or IVES #7215-INT intermediate offset pivot.
Power Transfers	**Single Acting:** Kawneer EL intermediate offset pivot (or) Kawneer EL 4 1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with wire transfer (or) EPT (Electric Power Transfer).	
Power Supply	**SP-1000X Power Supply:** For use with Paneline® EL exit devices. For use with Falcon EL 1690 and EL 1790 exit devices. **SP-2000 Power Supply:** For use with Paneline® MEL exit devices.	**NP1 Power Supply:** For use with Kawneer 1686 MEL and 1786 MEL exit devices only.
Locks - Active Leaf	Adams-Rite MS 1850A deadlock with two 1-5/32" (29.4) diameter 5 pin cylinders.	Adams-Rite #4510 latch lock. Adams-Rite #1850A-500 short throw deadlock. Adams-Rite #1850A-505 hookbolt lock. Adams-Rite #4015 two-point Lock. Adams-Rite #4085 three-point Lock. Adams-Rite #4089 exit indicator. Kawneer cylinder guard. Kawneer thumbturn (in lieu of cylinder).

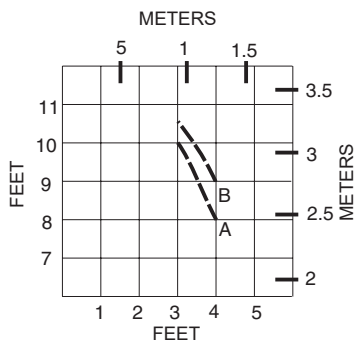
	STANDARD	OPTIONAL
Locks - Inactive Leaf	One pair of Kawneer flush bolts in the inactive leaf of a pair of doors.	**Controller®** is a 3-point locking system consisting of a two point locking device in the inactive leaf in lieu of flush bolts, working in conjunction with the MS 1850A deadlock in the active leaf. This combination provides for greater security than possible with flush bolts and complies with the life safety considerations of building codes which prohibit the use of flush bolts.
Thresholds	A 1/2" x 4" (12.7 x 101.6) aluminum mill finish threshold.	A 1/2" x 6-3/4" (12.7 x 171.5) aluminum mill finish threshold.
Weathering	**Single Acting:** Weathering system in the door and frame consisting of a dense, bulb polymeric material, which remains resilient and retains its weathering ability under temperature extremes. (The system is complete with an optional EPDM blade gasket sweep strip applied to the bottom door rail with concealed fasteners). **Double Acting:** Pile cloth weathering in the door and frame.	Bottom Door Sweep
Exit Device	**Kawneer 1686 Concealed Rod Exit Device** with or without a mortised type cylinder. **Kawneer 1786 Rim Exit Device** is a rim type exit device with or without a rim type cylinder. Pairs of doors require a Kawneer RM-86 removable mullion. **Paneline®** exit device is a concealed rod exit device applicable to single or pairs of doors. It features an activating panel contained within the door cross rail.	**Kawneer 1686 MEL Concealed Rod Exit Device** electric modification is available. **Kawneer 1786 MEL Rim Exit Device** electric modification is available. **Kawneer 1686 CD Concealed Rod Exit Device** available with cylinder dogging. **Kawneer 1786 CD Rim Exit Device** available with cylinder dogging. **Kawneer 1686 Lever Handle** is available for the Kawneer 1686 concealed rod exit device. **Kawneer 1786 Lever Handle** is available for the Kawneer 1786 rim type exit device. **Falcon 1690 Concealed Rod Exit Device** with or without a mortised type cylinder. **Falcon 1790 Rim Exit Device** is a rim type exit device with or without a rim type cylinder. **Falcon EL 1690** electric modification is also available. **Falcon EL 1790** electric modification is also available **Paneline® MEL** electric modification is also available. **Falcon 1990** is a concealed rod exit device with or without a rim type cylinder. **Falcon 2090** is a rim type exit device with or without a rim type cylinder. Pairs of doors require a removable aluminum mullion. RM-70 with the Falcon 2090 exit device.
	Exit Device Pulls: Architects Classic CO-9 Pull with Kawneer 1686 and 1786 exit devices. Architects Classic CPN Pull for Paneline® and Paneline® MEL exit devices.	**Optional Exit Device Pulls:** Architects Classic CO-12 Pull with Kawneer 1686 and 1786 exit devices.

APPLICATION CRITERIA

As indicated on Page 10, the standard sizes of swing doors are 3' 0" x 7' 0" (914.4 x 2,133.6) or 3' 6" x 7' 0" (1,067 x 2,134) for single doors and 6' 0" x 7' 0" (1,828.8 x 2,133.6) for pairs of doors. When these sizes are exceeded the following criteria should be administered.

1. Larger doors should not be subject to heavy traffic or strong prevailing wind conditions.
2. Larger doors should use a door closer with a good back check action.
3. When a 190 door exceeds 9' 0" (2,743) or a 350/500 door exceeds 10' 0" (3048) in height, a cross rail or push bar should be used to reinforce the vertical stiles.
4. When an offset hung door exceeds 7' 6" (2,286.0) in height, an intermediate butt or offset pivot should be used.
5. Tall doors should be prevented from racking by proper utilization of hardware, including door closers, door holders and door stops.

NOTE:
CONTACT YOUR FACTORY REPRESENTATIVE FOR APPLICATION ASSISTANCE.



MAXIMUM SIZE DOOR LEAFS GLAZED WITH 1/4" (6.4) GLASS

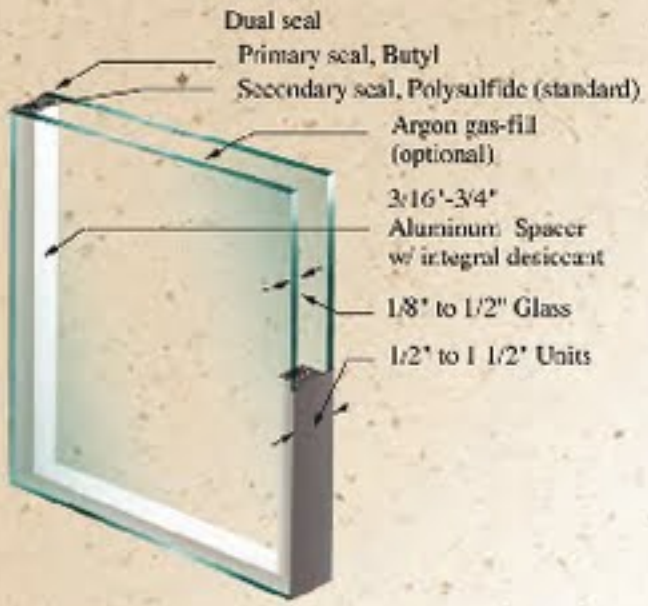
A = NARROW STILE 190

B = MEDIUM STILE 350 OR WIDE STILE 500

MAXIMUM DOOR HEIGHT FOR PANELINE® MEL = 8' 0"

INSULATED GLASS UNITS

Total energy performance units **features**

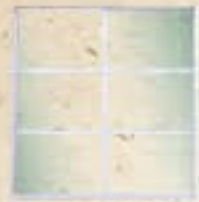


PRL I.G. Units are a high quality, total energy perfomance product that translates into reduced energy cost and increased comfort.

Applications
Insulated glass helps to maintain inside room temperatures while saving energy.

Residential

Commercial



Grids

Shapes

Common Insulating
Provides heat/cold insulation, condensation and soundproof resistance

Spacers/Grids
- Super-Spacer also available
- Standard Spacer (3/16" x 5/8"-3/4" white or brz)
- Sculptured shape grids available (5/16" x 1" white)

I.G. Unit line capabilities
·Max. sizes 137" x 87"
Min. size 6" x 6"
·Thickness from 1/2" to 1 1/2"

IG Unit Performance

IG Units performance values are a result of a combination of options (glass types, air space, surface orientation, etc..). The use of low E glass and reflective achieve a higher performance values.
Please consult **PRL** glass for details.

IGCC Certified

PRL GLASS SYSTEMS

Architectural Review Board

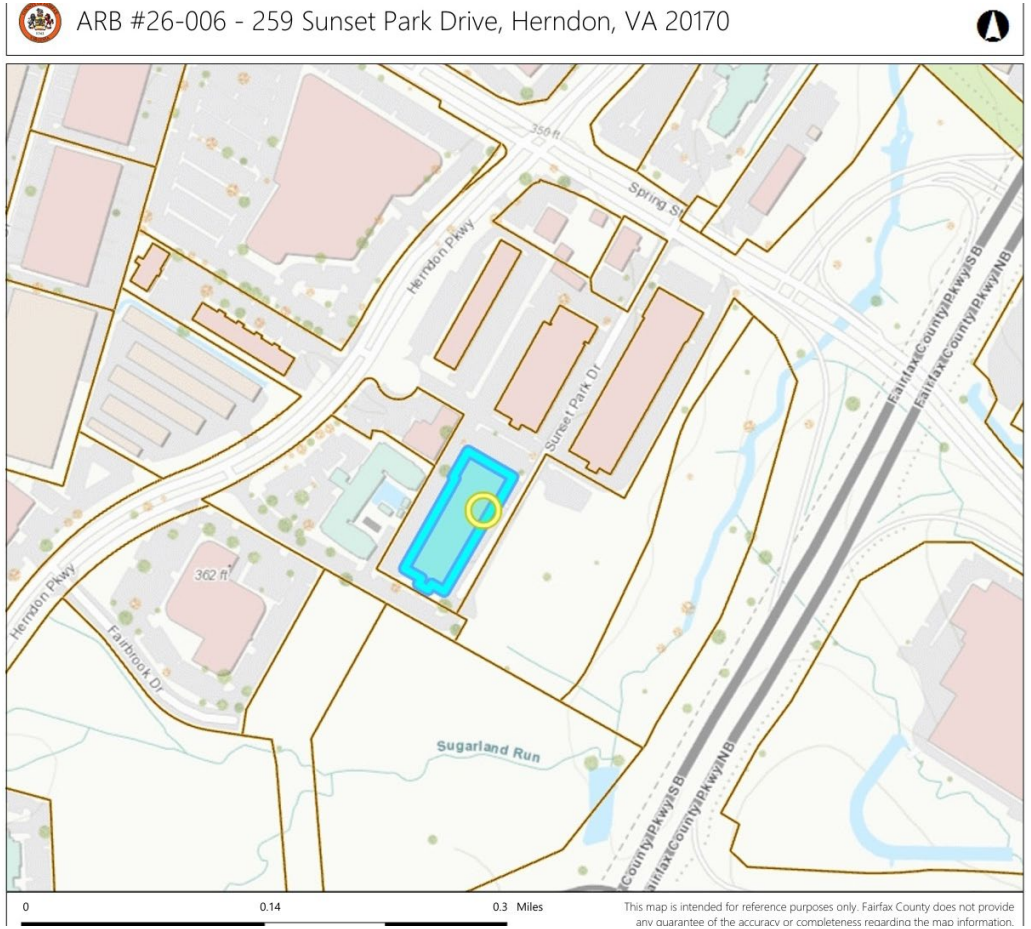
June 3, 2026, Work Session

ARB #26-006 – Alteration to an Existing Structure

TOWN OF Herndon

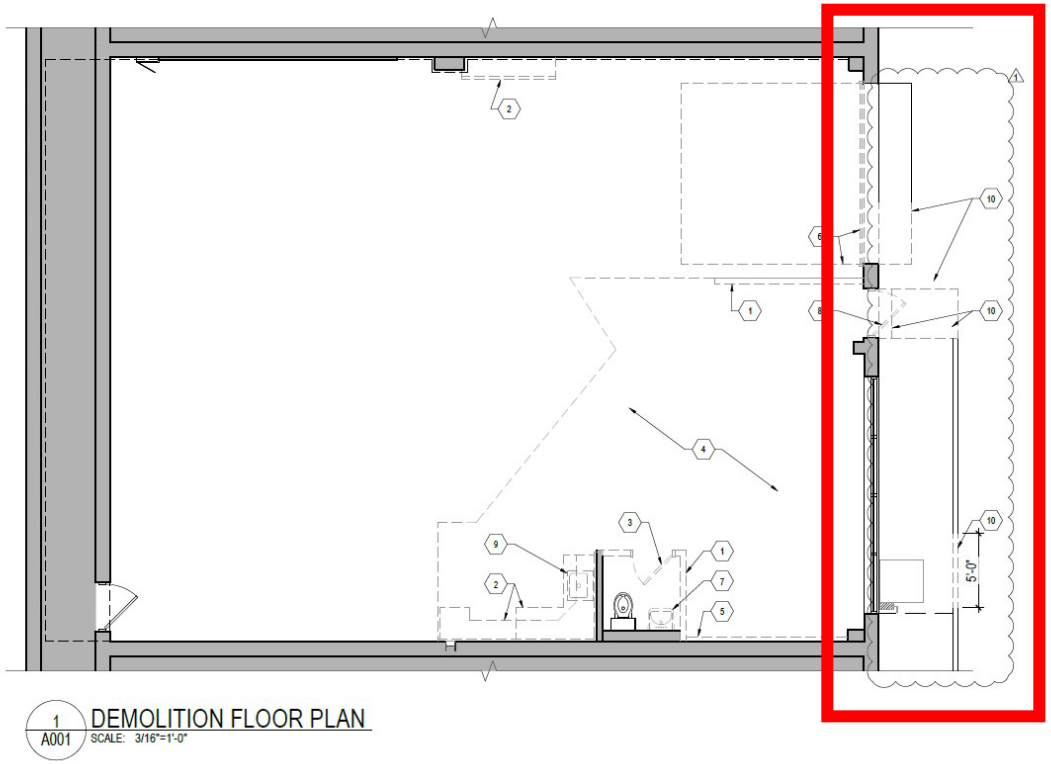
LIVE DIFFERENTLY.

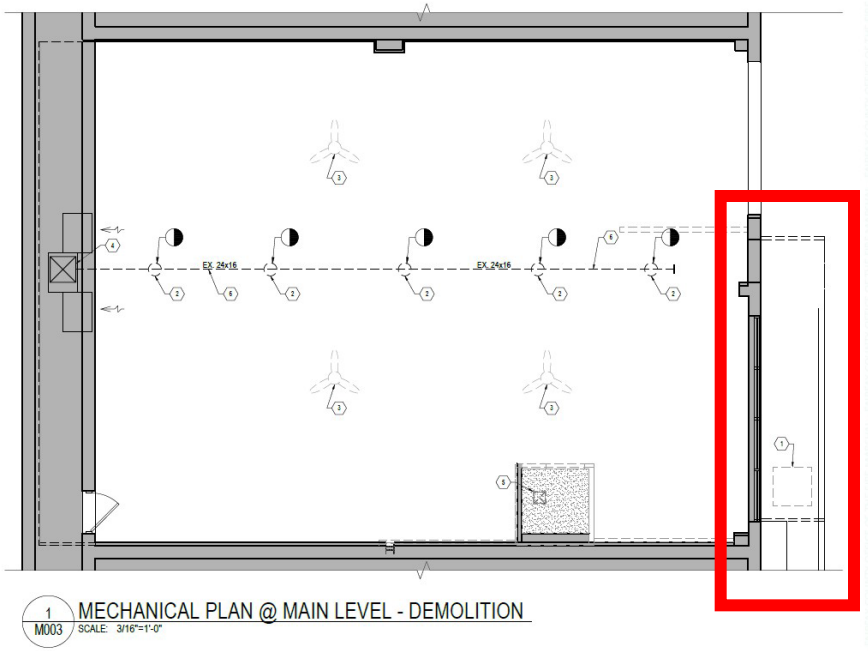
Existing Conditions



Existing Conditions

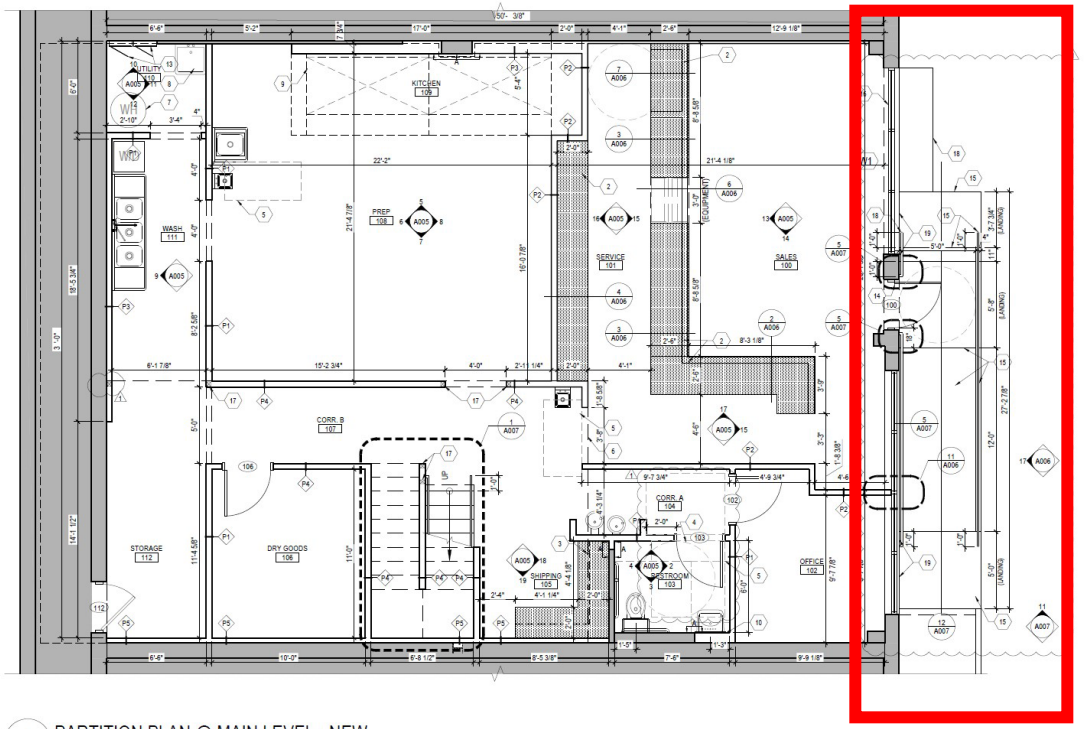
Proposed Design



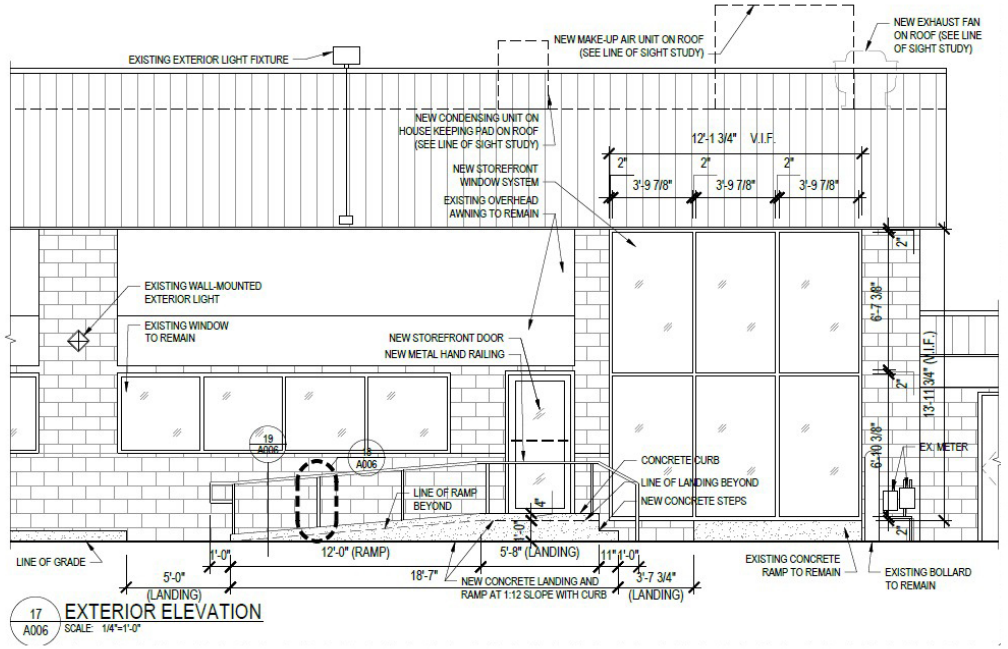


Demolition Plans

Proposed Design



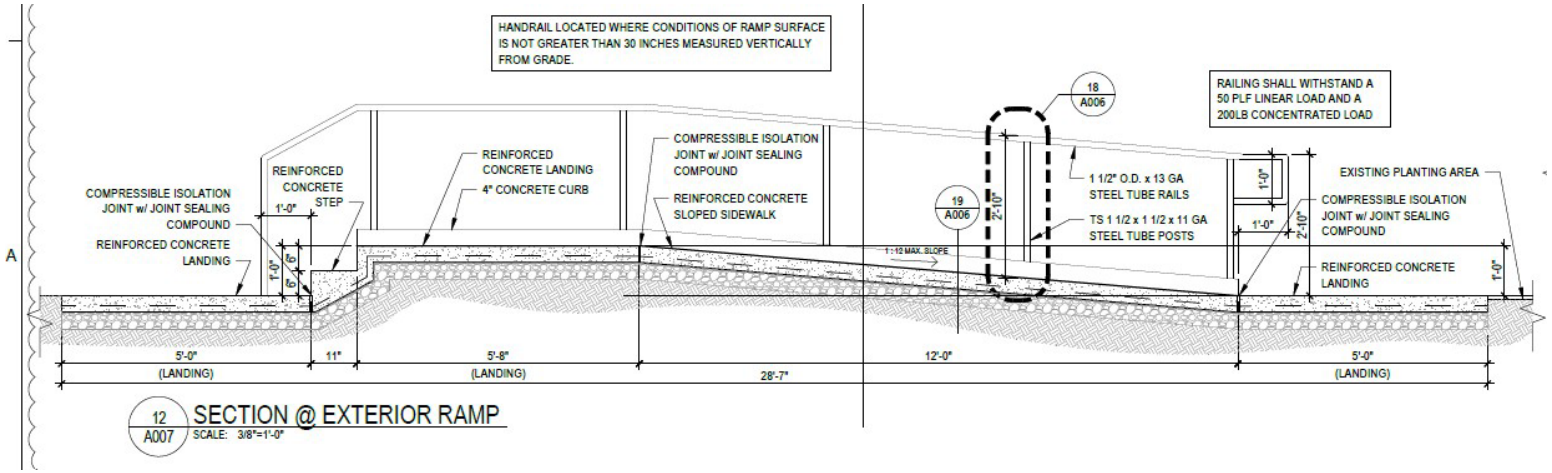
1 A002 PARTITION PLAN @ MAIN LEVEL - NEW
SCALE: 1/4"=1'-0"

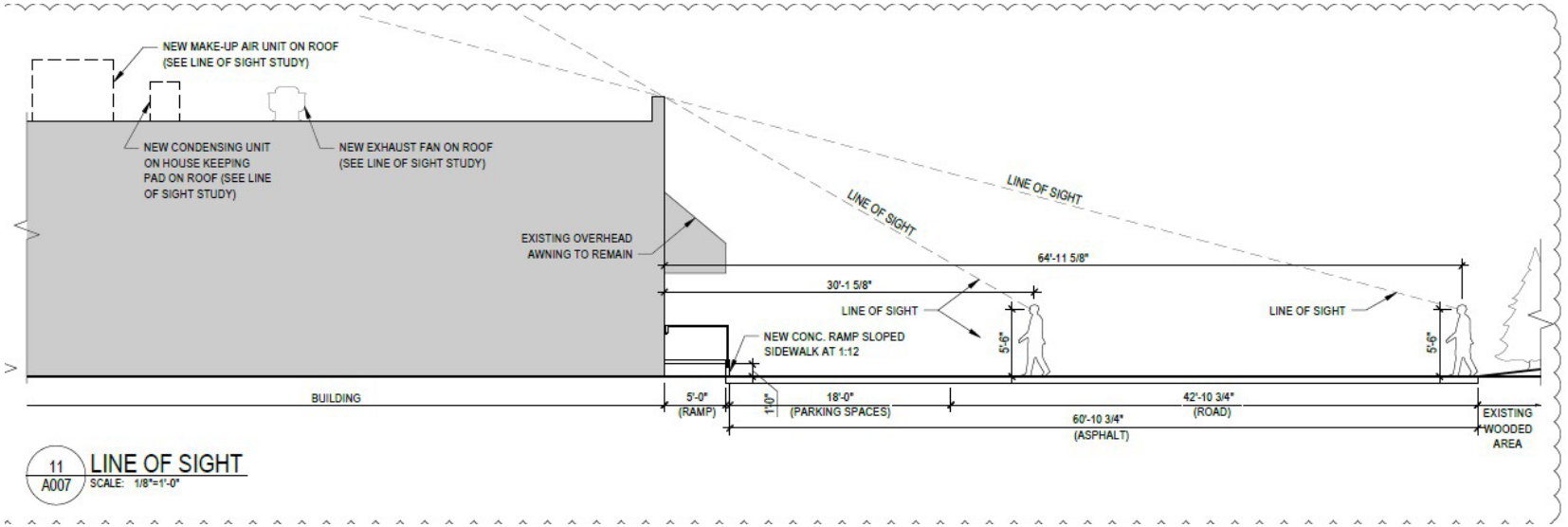


17 A006 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

Plan + Elevation

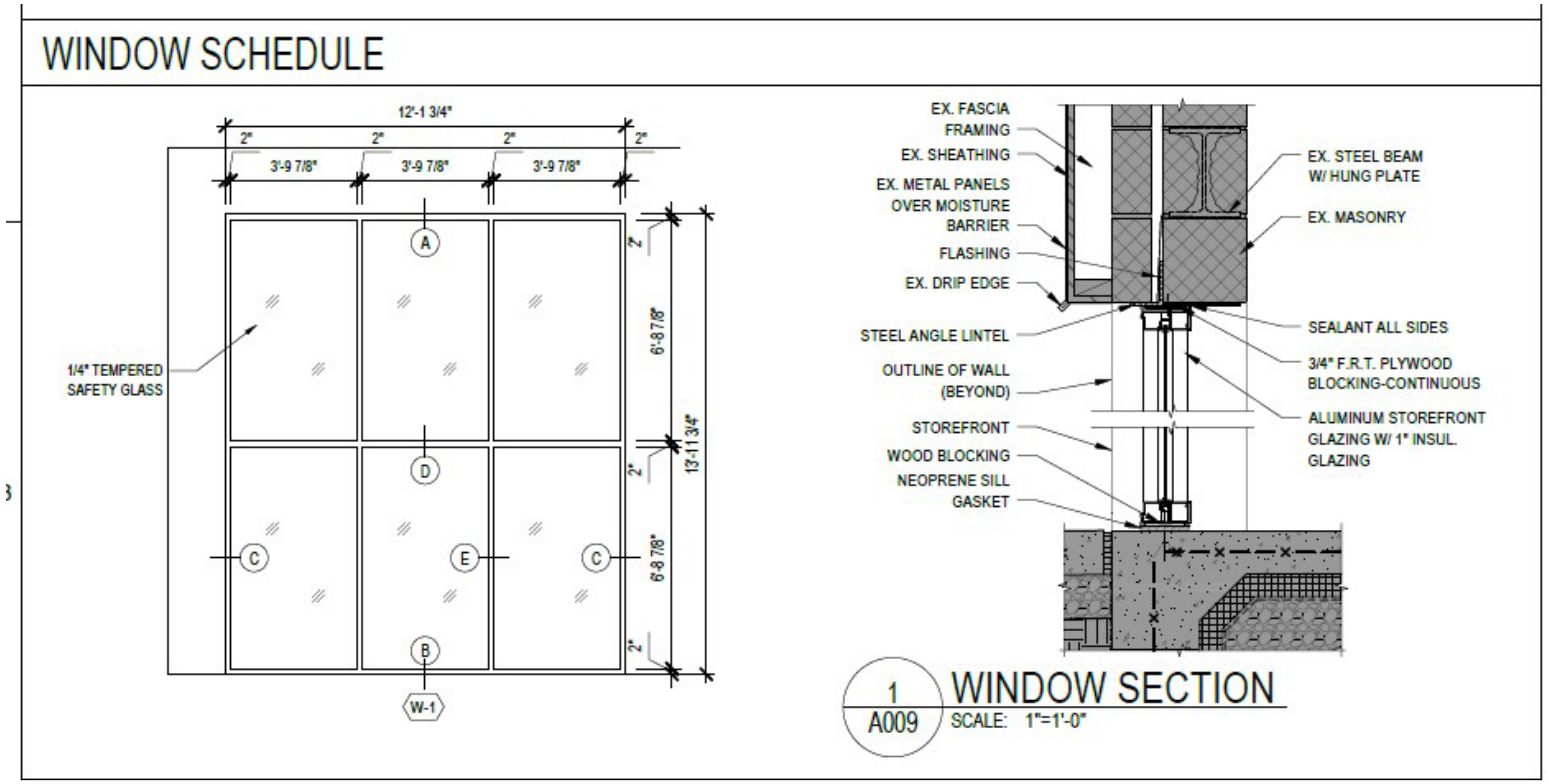
Proposed Design





Ramp Elevation + Sightline Diagram

Proposed Design



Details

Staff Analysis

- Design aligns with the TRG plan to promote eclectic design elements
- The proposed design is consistent with the storefront of the adjacent property
- Proposed RTUs will be taller than the existing parapet
  - They should either be reduced in size in order to not be visible
  - **OR** additional screening should be added to cover the new RTUs
- Storefronts specifications are consistent with similar systems used throughout the town

- Staff are requesting:
  - Revised materials that show how RTUs will be appropriately screened

- Staff recommends approval in accordance with the conditioned draft resolution

Discussion

- Appropriate screening for the visible RTUs
- ARB comfort with staff review of revised RTUs and/or screening

Architectural Review Board

June 3, 2026, Work Session

ARB #26-006 – Alteration to an Existing Structure

TOWN OF Herndon

LIVE DIFFERENTLY.

Architectural Review Board Work Session
Agenda Item 2.b.

Agenda Item: **APPLICATION FOR SIGNAGE, ARB #26-007, 621 Alabama Drive, Herndon, Virginia, to consider an application for freestanding signage, located on the south side of Alabama Drive west of the intersection with Van Buren Street and consists of 1.9425 acres of land**

Meeting Date: June 3, 2026

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This application proposes a new monument sign for the Montessori Country School. It would be four feet tall by six feet wide with a 30" deep base and 12" deep sign panel. The sign would be constructed entirely of high density urethane foam, formed and finished to mimic a brick base and sign panel flanked by brick posts. It's anchored to the ground with concrete imbedded steel poles. See attached drawings for more information on the design and materials. The sign would be non-illuminated and placed near the Van Buren Street sidewalk.

Background/Timing Impact:
The proposed sign would replace an older freestanding sign that was removed due to poor condition. A photo of this earlier, post-mounted wood sign is provided in the attached sign drawings. The applicant received a site plan waiver for the new sign given its minimal site impact, and sought administrative approval of a sign license for the sign. To receive administrative approval, signs must be compliant with the ARB-adopted Uniform Sign Standards. Staff was unable to approve the sign on account of the material used to construct it. The result letter from staff is attached and cites that the "*use of foam material, specifically High-Density Urethane (HDU), does not meet the requirements of the Town of Herndon Uniform Sign Standards for the Architectural Control District. Standard 5 requires that "Signs shall be designed, constructed, and installed using high-quality and durable materials and practices with proven reputation for longevity in appearance and material integrity."*" The full Uniform Sign Standards are attached for reference. While HDU foam has been approved for some wall signs in Herndon, it has not been used for freestanding signs and as a substitute for brick sign structures and metal cabinets. Durability concerns are amplified by a sign at ground level. The design of the sign is coordinated with the brick cladding and front gable forms of the school. However, it's unclear how well the faux brick would reflect the appearance of real brick. It may be useful for the applicant to provide information on other nearby similar applications of HDU foam for the construction of freestanding monument signs

that the staff and/or board can visit. Material samples may also be beneficial in understanding the exact faux brick finish and material strength.

Timing Impact:
There is no timing impact applicable to board consideration of this case.

Fiscal Impact:
N/A

Legal Impact:
N/A

Staff Recommendation/Next Steps:
Staff is withholding a recommendation at this time pending board discussion of the case and the potential for sample materials and/or examples of other similar nearby applications of HDU foam.

Attachments:
1. ARB26-07 Sign Drawings
2. Result Letter PSL 26-002
3. Uniform Sign Standards

Job Description

Non-Illuminated Monument Sign

Additional Specs

MATERIAL:
HDU Foam Painted to Spec w/ Raised White Letters

INSTALLATION:
Sign Saddle Mounted on 4" Steel Poles Buried 30" into Poured Concrete

SIGN DETAILS:
24 sqft.
Qty. 1

After

Before

Color Specifications

- Standard Faux Brick
- White Grout
- White
- PMS 7687 C

PROJECT ADDRESS
621 Alabama drive ,
Herndon, VA 20170
US

JOB #
4822

PAGE NUMBER
01 / 03

CONTACT PERSON
Rachel Belnap
belnap.rach@gmail.com

DESIGN & REVISION DATE

0	05/27/25	06/06/25	07/11/25
1	08/01/25	10/15/25	10/20/25
2	01/23/26		

DESIGN APPROVED BY
DATE: _____
NAME: _____
SIGNATURE: _____

BeBOLD SIGN STUDIO
504 Shaw RD, Suite 209, Sterling, VA 20166
101 N.E. 3rd Ave. Suite 1500, Ft. Lauderdale, Fl 33301

Job Description

Non-Illuminated Monument Sign

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Sign Saddle Mounted on 4" Steel Poles Buried 30" into Poured Concrete

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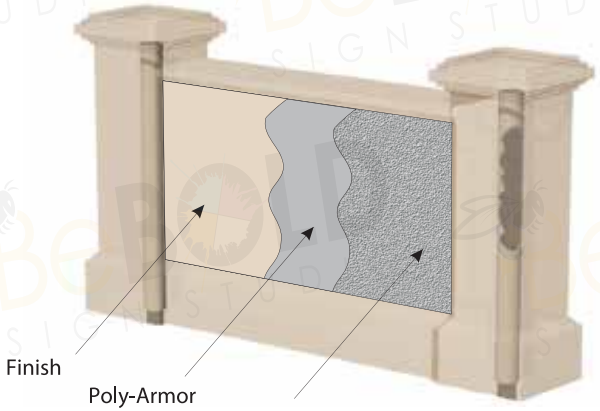
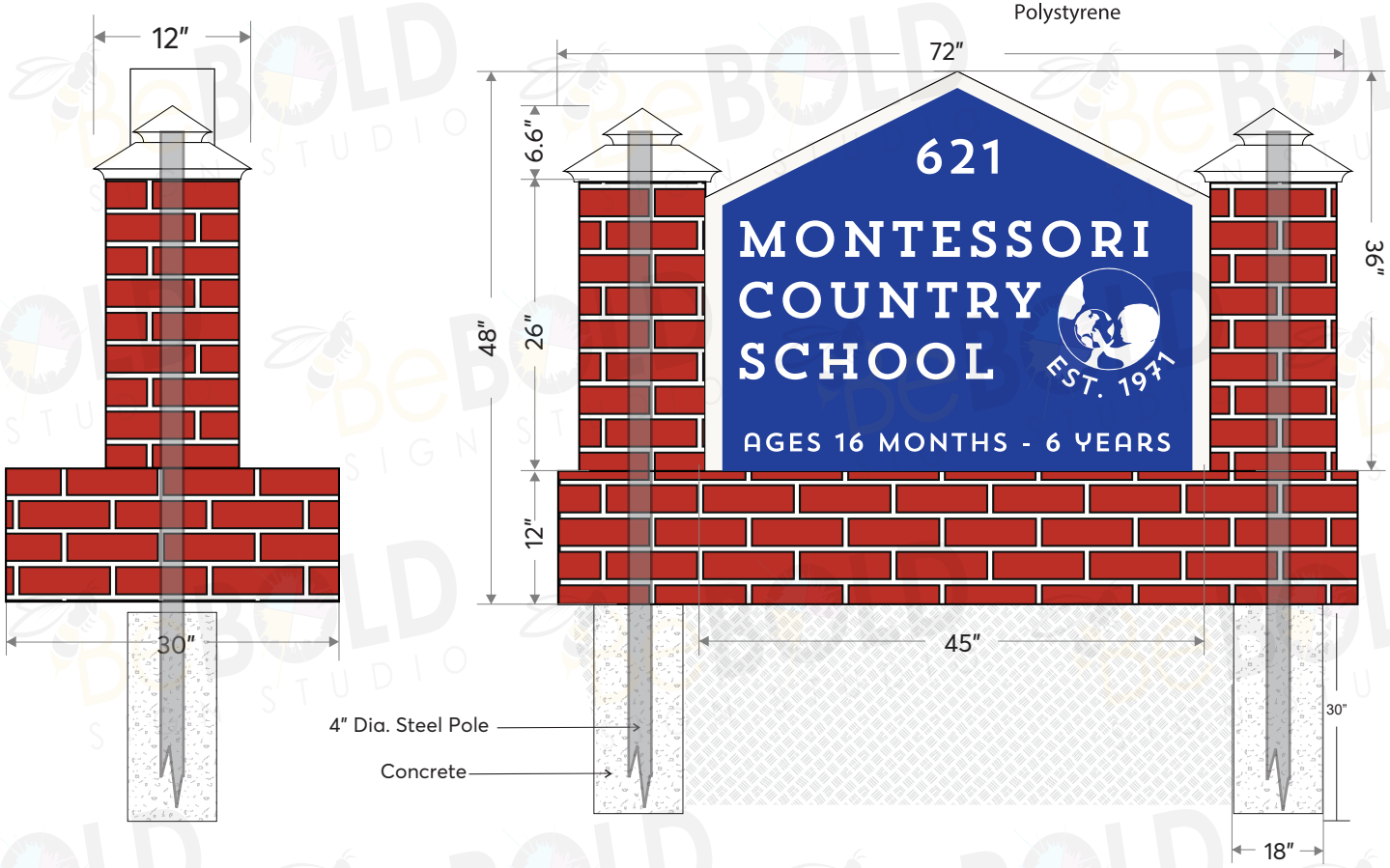
24 sqft.
Qty. 1





Color Specifications

- Standard Faux Brick
- White Grout
- White
- PMS 7687 C

PROJECT ADDRESS
621 Alabama drive ,
Herndon, VA 20170
US

JOB #
4822

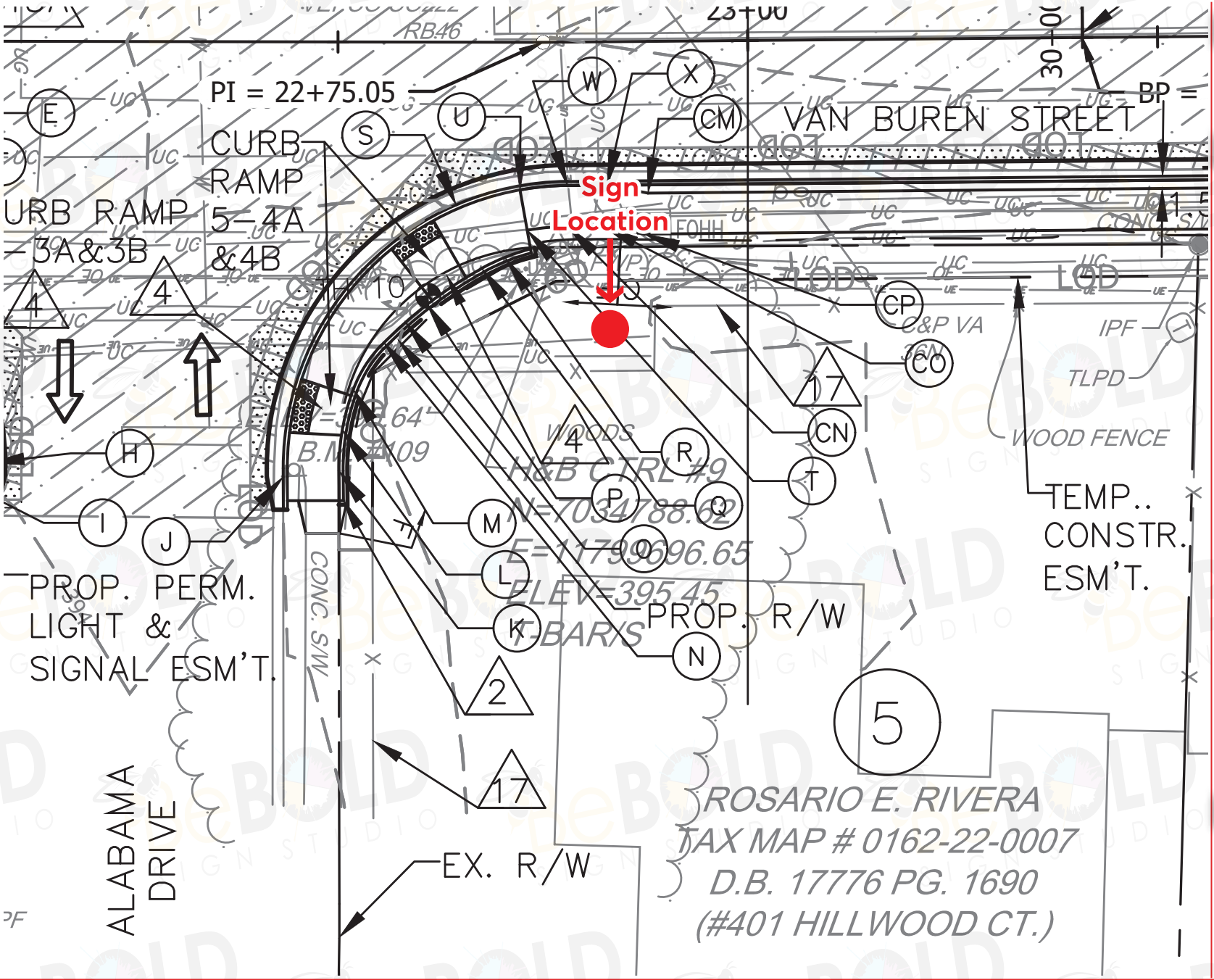
PAGE NUMBER
02/03

CONTACT PERSON
Rachel Belnap
belnap.rach@gmail.com

DESIGN & REVISION DATE
0 05/27/25 06/06/25 07/11/25
1 08/01/25 10/15/25 10/20/25
2 01/23/26

DESIGN APPROVED BY
DATE: _____
NAME: _____
SIGNATURE: _____

BeBOLD SIGN STUDIO
504 Shaw RD, Suite 209, Sterling, VA 20166
101 N.E. 3rd Ave. Suite 1500, Ft. Lauderdale, Fl 33301



Job Description

Non-Illuminated Monument Sign

Additional Specs

MATERIAL:
HDU Foam Painted to Spec w/ Raised White Letters

INSTALLATION:
Sign Saddle Mounted on 4" Steel Poles Buried 30" into Poured Concrete

SIGN DETAILS:
24 sqft.
Qty. 1

Color Specifications

- Standard Faux Brick
- White Grout
- White
- PMS 7687 C

PROJECT ADDRESS
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Herndon, VA 20170
US

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NAME: _____
SIGNATURE: _____

BeBOLD SIGN STUDIO
504 Shaw RD, Suite 209, Sterling, VA 20166
101 N.E. 3rd Ave. Suite 1500, Ft. Lauderdale, Fl 33301

TOWN OF Herndon VIRGINIA

Community Development
T (703) 787-7380
community.development@herndon-va.gov

March 20, 2026

Burton Francois
504 Shaw Rd
Suite 209
Sterling, VA 20166

RE: Permanent Sign License (PSL) #26-002, 621 Alabama Drive, Montessori Country School

Dear Mr. Francois,

This is to notify you that the Town of Herndon Department of Community Development has received and completed a review of your application for a Permanent Sign License for Montessori Country School at 621 Alabama Drive. This application, PSL #26-002, does not meet the requirements for administrative approvals according to Sec. 78-140.5(b)(1) for the following reason:

- The use of foam material, specifically High-Density Urethane (HDU), does not meet the requirements of the Town of Herndon Uniform Sign Standards for the Architectural Control District. Standard 5 requires that “Signs shall be designed, constructed, and installed using high-quality and durable materials and practices with proven reputation for longevity in appearance and material integrity.”

The application must be reviewed by the Architectural Review Board according to Sec. 78-140.5(b)(2).

Please contact the Department of Community Development at 703-787-7380 or email at community.development@herndon-va.gov to submit an Architectural Review Board application.

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

If you wish to appeal this decision you must do so in the specified time by submitting a completed application and $750.00 fee to the Community Development Department at 777 Lynn Street, Herndon, Virginia 20170.

Respectfully,

Aaron Zoellick
Zoning Services Specialist

TOWN OF Herndon

Uniform Sign Standards

Adopted March 15, 2023

The Town of Herndon Uniform Sign Standards were adopted by the Town of Herndon Historic District Review Board (HDRB) and Town of Herndon Architectural Review Board (ARB) by resolutions dated March 15, 2023. Minor adjustments to these standards may be done administratively for clarification purposes. Substantive changes to standards are subject to Board review and an updated resolution.

Adherence to the sign standards, as determined by staff, is required to receive administrative sign approval. If the standards are not met, administrative approval cannot be granted. The applicant can then choose to pursue a HDRB or ARB application for the non-compliant sign.

This document applies to all signs unless exempt per Section 78-140.5 of the Town of Herndon Zoning Ordinance. It serves as a supplement to the Herndon sign ordinance (Article XIV of the Zoning Ordinance), the Historic District Overlay Guidelines, the Herndon Downtown Pattern Book, the Urban Design & Architectural Guidelines for the Herndon Transit-Oriented Core, and the Design Criteria of the Architectural Control District (Section 58-96 of Town Code).

Purpose and Intent

The Town of Herndon Uniform Sign Standards are meant to provide clear and detailed guidance for the design of signage throughout Town, to articulate expectations and design intent for applicants, to manage consistent design and material sign quality and appropriateness, and to ensure signage respectfully fits within Herndon's character and architectural context.

Signs are among the most visible elements of commercial and urban environments. These features are not only a practical economic and business requirement but can also significantly enhance a storefront, building, or streetscape if thoughtfully designed. These standards give direction on the ways in which signage can serve practical needs while contributing to Town character and appearance. As one of the most visible elements of the commercial and urban environment, signs play a significant role in creating an environment where people feel comfortable and want to be.

Objectives

A) Setting standards and providing uniform controls that permit reasonable and effective use of signs and preserve the character of the Town.
B) Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists.
C) Avoiding excessive conflicts from large or multiple signs to minimize clutter, unsightliness, and confusion.
D) Establishing a process for consistent review and approval of signage.
E) Ensuring sign design that builds on the traditional Town image and visual environment the Town seeks to promote.

Contents

Historic District Overlay (HDO)

General Sign Standards

The following standards apply to all signs within the HDO.

1. Signs shall adhere to all applicable sign regulations within the Town of Herndon Zoning Ordinance and any applicable building code requirements.

2. General compliance with all applicable sign design guidelines from the Downtown Pattern Book shall be achieved.

3. Execution of sign design and placement shall complement the building architecture or landscape architecture of the structure or parcel on which it is placed, the character of the surrounding context, and the character of the HDO.

4. Sign installation shall always consider reversibility to ensure building components are not permanently impacted or irreparably damaged.

5. Signs shall be designed, constructed, and installed using high quality and durable materials and practices with proven reputation for longevity in appearance and material integrity.

6. Traditional materials or materials that mimic the appearance and characteristics of traditional materials shall be used.

7. The size, shape, and location of signs shall be appropriate to the scale of the surface or area to which it is affixed.

8. While a diversity of signage types is encouraged for individual businesses, when multiple sign types are used, their designs shall be coordinated and complementary to each other.

9. Signs shall be stationary and securely fastened or anchored to a permanent surface.

10. Signs shall be installed in a manner to minimize any detrimental impacts to historic fabric or character-defining treatments.

11. While signage across the HDO should follow a consistent design palette and design ethic, creative and artistic designs are encouraged to enhance liveliness and visual interest.

12. Signs must be informative and legible at a pedestrian scale.

13. Signage shall not be located on architectural accent or decorative elements unless those features were designed solely for the purpose of containing signage.

14. A sign's color and texture are important characteristics to consider and have significant impacts to the overall aesthetic of a sign. Glossy finishes shall not be used, and colors shall not clash with facade colors.

15. Signs with, materials, colors and textures that contrast with the surface on which it is attached, and principal exterior building treatments are often optimal, however they must not present an overwhelming or distracting appearance.

16. Signage should be individualized for the business and standardized designs should be avoided.

17. If a sign is designed to reflect a particular architectural style, that style should complement or correspond to the building's architectural style.

Historic District Overlay (HDO)
Sign Specific Standards

The following standards apply to the various sign types permitted by the Zoning Ordinance.

Wall Signs

1. Confined to flat, unadorned surfaces on the first floor typically within an area designed specifically to contain signage such as broad fascia boards, covered transoms, panels or flat walls next to storefronts and banding above a storefront.

2. Flush-mounted, painted, or pin-mounted with spacers no longer than 2".

3. Centered, justified, or otherwise aligned appropriately in relation to architectural bays, fenestration, and other architectural divisions.

4. Scaled appropriately to fit within the surface on which it is attached with adequate spacing between the sign copy and edges of the surface.

Projecting Signs (Blade Signs, Suspended Signs)

1. When on the first floor, confined to directly above a storefront, within storefront panels, or beside the storefront. Proximity to the entrance when possible.

2. When on the first floor, designed at a pedestrian scale.

3. When on an upper floor, designed with a vertical orientation.

4. Aligned perpendicular to facade unless placed at building corner in which it can be placed at

a 45-degree angle from the wall.

5. Fixed or suspended from a bracket. Coordinated bracket design (type, size, design, color, material) with the projecting sign design.

6. Double sided. Can be flat or designed with three-dimensional reliefs and forms.

7. Use of creative designs and unique shapes, offering symbols of the business use, are encouraged.

8. Avoid the use of sign cabinets unless cabinets can be kept to less than a 3" thickness, unless necessary for exposed neon signage or three-dimensional shaped projecting signs.

Freestanding Signs

1. Material, texture, color, and design coordinated with and/or complementary to the architecture and exterior materials of the building.

2. Sized appropriately for a pedestrian scale and for the space in which it is installed.

Canopy Signs

1. Located on either the canopy fascia or immediately above the fascia with no more than a 3" gap between the top of the fascia and the bottom of the sign.

2. Either non-illuminated, halo-lit, or indirect-lit.

3. Centered, justified, or otherwise appropriately aligned in relation to entrances, storefronts, or other architectural divisions on the ground floor.

Awning Signs

1. Located on either the awning valance or top panel. Applied directly onto the fabric of the can awning.

2. Non-illuminated or indirectly illuminated from above.

3. Centered, justified, or otherwise appropriately aligned in relation to entrances, storefronts, or other architectural divisions on the ground floor.

4. Sized appropriately for the awning panel or valance on which it is installed with adequate spacing between copy and edges of the panel or valance.

5. Colored to complement and not clash with the color or the awning.

A-frame Signs (Menu Board Signs, Sandwich Board Signs)

1. Shall be movable and only be displayed outdoors during business hours.
2. May contain either permanent copy or erasable copy with the use of a white board or chalkboard.
3. Constructed of a wood or metal frame.
4. Placed in outside areas typically between the business entrance and the street, as long as sign placement does not pose accessibility issues for safe pedestrian passage.

Architectural Control District (ACD)
General Sign Standards

The following standards apply to all signs within the ACD.

1. Signs shall adhere to all applicable sign regulations within the Town of Herndon Zoning Ordinance, the design criteria in the ACD chapter of the Town Code, and any applicable building code requirements.
2. General compliance with all applicable sign design guidelines from the Urban Design & Architectural Guidelines for the Herndon Transit-Oriented Core shall be achieved.
3. Execution of sign design and placement shall complement the building architecture or landscape architecture of the structure or parcel on which it is placed, the character of the surrounding context, and the character of the Town.
4. Sign installation shall always consider reversibility to ensure building components are not permanently impacted or irreparably damaged.
5. Signs shall be designed, constructed, and installed using high quality and durable materials and practices with proven reputation for longevity in appearance and material integrity.
6. The size, shape, and location of signs shall be appropriate to the scale of the surface or area to which it is affixed.
7. While a diversity of signage types is encouraged for individual businesses, when multiple sign

types are used, their designs shall be coordinated and complementary to each other.

8. Signs shall be stationary and securely fastened or anchored to a permanent surface.

9. Creative and artistic signage designs are encouraged to enhance liveliness and visual interest.

10. Signs must be informative and legible at a pedestrian scale when placed at ground level or on the ground floor.

11. Signage shall not be located on architectural accent or decorative elements unless those features were designed solely for the purpose of containing signage.

12. A sign's color and texture are important characteristics to consider and have significant impacts to the overall aesthetic of a sign. Glossy finishes shall not be used, and colors shall not clash with facade colors.

13. Signs with, materials, colors and textures that contrast with the surface on which it is attached, and principal exterior building treatments are often optimal, however they must not present an overwhelming or distracting appearance.

14. Signage should be individualized for the business and standardized designs should be avoided.

15. If a sign is designed to reflect a particular architectural style, that style should complement or correspond to the building's architectural style.

Architectural Control District (ACD)
Sign Specific Standards

The following standards apply to the various sign types permitted by the Zoning Ordinance.

Wall Signs

1. Confined to flat, unadorned surfaces on or near the ground floor typically within an area designed specifically to contain signage such as broad fascia boards, covered transoms, panels or flat walls next to storefronts and banding above a storefront.

2. Flush-mounted, painted, or pin-mounted with spacers no longer than 2".

3. Centered, justified, or otherwise aligned appropriately in relation to architectural bays,

fenestration, and other architectural divisions.

4. Scaled appropriately to fit within the surface on which it is attached with adequate spacing between the sign copy and edges of the surface.

Parapet Signs (Tower Signs)

1. Confined to flat, unadorned surfaces on the parapet wall of a multi-story building typically within an area designed specifically to contain signage.

2. Flush-mounted, painted, or pin-mounted with spacers no longer than 2".

3. Centered, justified, or otherwise aligned appropriately in relation to architectural bays, fenestration, and other architectural divisions.

4. Scaled appropriately to fit within the surface on which it is attached with adequate spacing between the sign copy and edges of the surface.

5. Sized appropriately for the scale of the building, the height of the sign on the building, and the intended audience.

Projecting Signs (Blade Signs, Suspended Signs)

1. Confined to directly above a storefront, within storefront panels, or beside the storefront. Proximity to the entrance when possible.

2. Designed at a pedestrian scale.

3. Aligned perpendicular to facade unless placed at building corner in which it can be placed at a 45-degree angle from the wall.

4. Fixed or suspended from a bracket. Coordinated bracket design (type, size, design, color, material) with the projecting sign design.

5. Double sided. Can be flat or designed with three-dimensional reliefs and forms.

6. Use of creative designs and unique shapes, offering symbols of the business use, are encouraged.

7. Avoid the use of sign cabinets unless cabinets can be kept to less than a 3" thickness, unless necessary for exposed neon signage or three-dimensional shaped projecting signs.

Freestanding Signs (Monument Signs)

1. Material, texture, color, and design coordinated with and/or complementary to the

architecture and exterior materials of the building.

2. Sized appropriately for the space in which it is installed.

3. Located in relation to entrances and situated and designed to not obscure important building viewsheds.

4. Designed at a pedestrian scale if placed near a pedestrian entrance and designed at a motor vehicle scale if designed near a road entrance.

Internal Signs

1. Located internal to a site with minimal visibility off-site.

2. Material, texture, color, and design coordinated with and/or complementary to the architecture and exterior materials of the building.

3. Coordinated design with any other internal signs on the site.

4. Sized appropriately for the space in which it is installed.

5. Designed at a pedestrian scale if placed near a pedestrian entrance and designed at a motor vehicle scale if designed near a road entrance.

Uniform Sign Standards

Sign Type Definitions

Wall Sign – any sign attached to a wall or painted on or against a flat vertical surface of a structure.

Parapet Sign – a wall sign installed on a parapet of a multi-story building.

Projecting Sign – any sign, affixed to a building, supported by a bracket attached to a vertical surface, and oriented perpendicular to the wall plane on which the bracket is anchored. Also referred to as a "blade sign".

Freestanding Sign – any sign that is supported by structures or supports in or upon the ground and independent of any support from any building or wall. Also referred to as a "monument sign"

Internal Sign – either wall or freestanding signs located away from the public right-of-way and intended for visible internal to the site only on multi-tenant, multi-parcel, and multi-building commercial centers.

Canopy Sign – a sign affixed or a canopy.

Awning Sign – a sign applied directly on the surface of an awning.

A-frame Sign – a two-faced sign with supports that are connected at the top and separated at the base, forming a capital "A" shape. Also referred to as "sandwich board" or "menu board" signs.

<insert approved HDRB and ARB Resolutions>

Architectural Review Board Work Session
Agenda Item 3.a.

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

Meeting Date: June 3, 2026

Category: Old Business

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This item is a continuation of the official preliminary review of the conceptual architecture proposed in the development plan (rezoning) application, DP25-01. The Architectural Review Board (ARB) conducted a preliminary review of this design proposal at its April 1, 2026 work session. The general design and form remains mostly consistent with the previous architecture discussed. However, additional information is now provided including elevation drawings with exterior material call-outs and more perspective rendering from different angles/distances. With this review, the most recent Generalized Development Plan (GDP) architecture sheets, the staff memo from the April work session, and the architecture exhibit from the April work session are attached for the Board's consideration.

Background/Timing Impact:
The second submission of DP25-01 has recently been submitted and distributed for staff review. A Planning Commission hearing has not been scheduled at this time, and it is anticipated that additional comments on the generalized development plan (GDP) and proffers will require resubmission. Staff has not had an opportunity to fully review the additional architectural information prior to publication of the Architectural Review Board agenda, and staff anticipates providing additional information and comments to the Board during the June 3 work session. A few items staff did note are listed below and overlap with previous issues raised at the April 1 work session.

Managing Scale. As previously discussed and as directed in the guidelines, massing and scale should be handled by creating the appearance of collection of smaller buildings. This project begins to apply this approach but falls short in its effectiveness along the prominent eastern elevation. Here A, B and C façade types are deployed in a manner that works against setting strong distinctions between facades. The B façade is not carried through to the ground level and does not have a strong break in the wall plane with the A façade at the NE corner. Also, the narrow use of the C façade, particularly in the area shown below, undermines this effect. There is a diminishing height to width ratio for some architectural bays that should be considered. If a facade type is too narrow and ceases to appear as a separate building. Looking for ways to consolidate facade types in this area, rearrange them, and adjust the building footprint

as appropriate to achieve the wall breaks and/or architectural hyphens meant to reinforce the distinction between each divergent facade design should be explored. The use of Façade D in some manner should be considered since it is used only one other time, includes more masonry exterior treatments, and manages scale more effectively with the distinct three-part vertical façade design.

Potential Changes from GDP Review. As stated above, review of the second submission of the rezoning application is underway. There are likely to be both building and landscape architecture comments generated from that review as well as other layout comments that will impact the architecture and building footprint.

Shadow Analysis. A shadow analysis provided with the GDP shows that both the internal courtyard and the area between the two protruding building wings at the SE corner of the site are mostly in shade throughout the year. The building design at the SE corner is also non-compliant with a building separation zoning requirement. More information will be necessary to fully assess this matter, including the inclusion of shadows during the spring equinox. Depending on how this is addressed, there may be building form and footprint changes necessary.

Material Quality. This project relies on the use of materials that have both design and durability limitations, particularly the use of vinyl windows, use of fibercement paneling, and use of fabric screens for the garage.

Vinyl windows have not been approved for the other HTOC projects and are not supported by the HTOC guidelines. The HTOC guidelines state that metal (aluminum or steel) should be used. Materially, vinyl windows do not have the strength or longevity as other window materials. Their plastic appearance has aesthetic concerns and they are often limited in color, cannot be easily painted, and often fade prematurely.

Much of the known maintenance issues of fibercement paneling are often associated with incorrect installation, infrequent maintenance, and the use of low-quality medium-density products. Fibercement can also create aesthetic challenges given its flatness and lack of articulation. Staff has witnessed the noticeable degradation of fibercement on a relatively recent "luxury" apartment building outside the Town. The use of a high-density products (Equitone, Swisspearl) as accent applications across a façade may be appropriate, but it should not be used as a primary cladding material. The proposed design uses brick veneer as a prominent exterior treatment for only about 27% of the building (calculated from elevations) and largely relies on fibercement materials for the remainder of the building. The HTOC guidelines state that masonry wall systems such as brick, stone, and precast concrete, should be used, particularly at the podium level. The proposed building is entirely within what would be considered the podium level. The guidelines also state that EIFS should not be used. While no EIFS is being proposed with this building, the same limiting aesthetic conditions of EIFS largely mimic the appearance of fibercement panels which can stand in contrast to the varying textures, detailing, and articulation of masonry veneers such as brick.

The use of fabric screens to obstruct visibility of an open concrete garage is insufficient and non-compliant with the guidelines. 555 and 575 Herndon Parkway were approved with garages completely lined by active uses. As an interim condition between Phases 1 and 2 at 555, the open garage was screened with a decorative architectural treatment, and the impact of the open garage was further mitigated by being separated from the streetscape by an interim park. If the garage cannot be moved back towards the interior of the site and if it cannot be lined with active uses, which are two options that will be further considered in the review of the rezoning application, then it should have an architectural façade that largely hides its function and helps improve what is an otherwise poor pedestrian experience at the ground level. Fabric screens are temporary measures and fail to provide the permanent articulation expected for any garages that cannot be lined with active uses in the HTOC.

Herndon Character. This building, as with previous HTOC buildings, should have a thoughtful design approach that finds ways to set it apart from the trends and architectural sameness traps that are prevalent throughout the region, particularly for this now very common stick-over-podium construction type. Herndon is fortunate to have an Architectural Control District and took care to establish a particular set of urban design and architectural guidelines for the HTOC with the intent of ensuring architecture that is attentive to community design objectives for the town. While it is understood that conceptual architecture, inherent with the GDP, does not integrate all the eventual detailing and material information and other specifics that will be evaluated with the official ARB application, discussion of examples of where specific details should be or may be incorporated is recommended for discussion with this preliminary review. This is particularly important with regard to the unique features that have a Herndon-specific tie-in, materials and design guidance established by the HTOC guidelines, and with the realization that massing, materials and other matters discussed during preliminary review are expected to be incorporated into the design ultimately proposed by the applicant.

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. The staff recommends that the Architectural Review Board and the applicant continue this discussion at a future work session following refinements to the proposed design and materials. There is no formal action to be taken by the ARB at this time, as this is a discussion item.

Attachments:
1. DP25-01 - 2ND Submission GDP Architecture Sheets

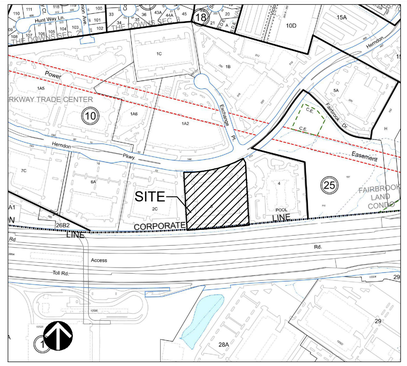
2. DP25-01 - Previous ARB Submission
3. DP25-01 - Previous Staff Memo

535 HERNDON PARKWAY

GENERAL DEVELOPMENT PLAN

TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

OCTOBER 8, 2025
MAY 15, 2026



TAX MAP / VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX:

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1209 ORANGE STREET
WILMINGTON, DE 19801

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GREG RIEGLE

ENGINEER
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ROBERT COCHRAN

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CHASE EATHERLY

LANDSCAPE ARCHITECT
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JOSH KILRAIN

COMMONWEALTH OF VIRGINIA
5/15/26
ROBERT B. COCHRAN
LAND SURVEYOR

TAX MAP NOS. (2024) 16-4 ((10)) PARCEL 3

VIKA #VV8639B
SHEET C-01

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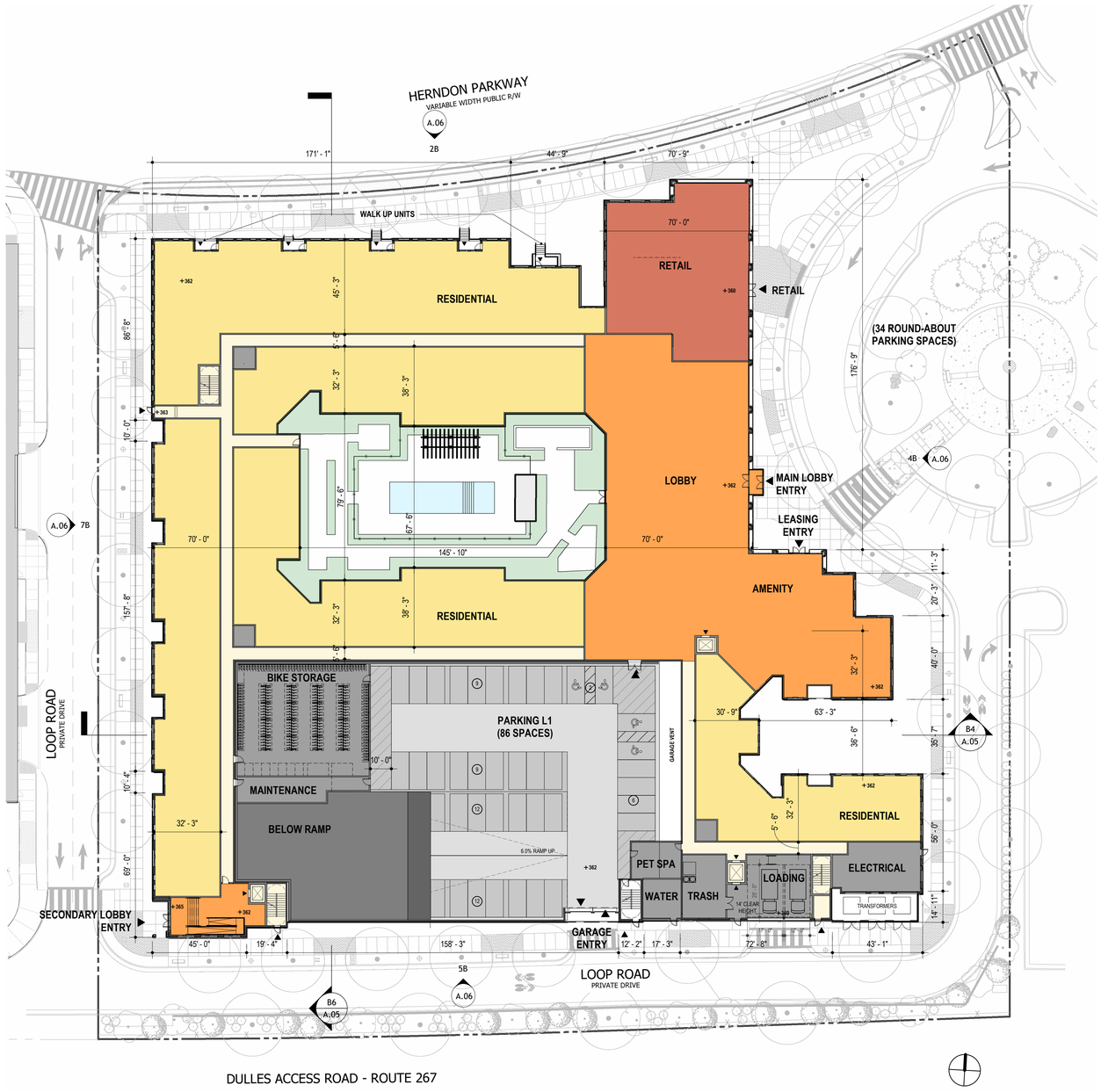


7A LEVEL 1 PLAN

A.05 | A.01 1" = 30'-0"

ARCHITECT & LANDSCAPE ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525 Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEERS
VIKA Virginia, LLC
8180 Greensboro Dr., Suite 200 Tysons, VA 22102
p. 703.442.7800

HERNDON MF LLC

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
05.15.26
CHASE J. EATHERLY
Lic. No. 15385
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision
10/08/2025		DEVELOPMENT PLAN SUBMISSION 01
05/15/2026		DEVELOPMENT PLAN SUBMISSION 02

Project Number
224264.00

Project
535 HERNDON

Phase
DEVELOPMENT PLAN

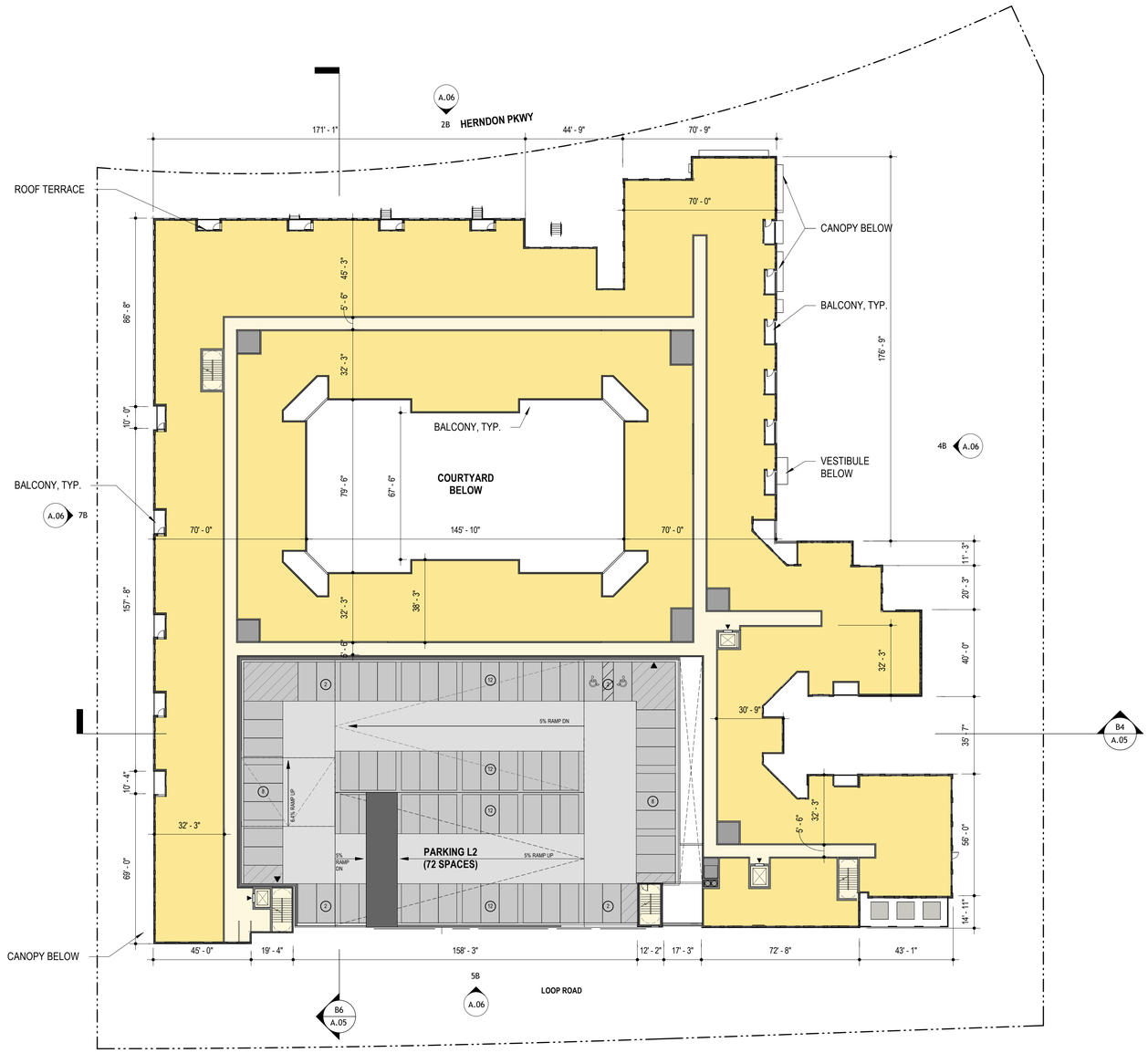
Date
05.15.2026

Scale
1" = 30'-0"

Drawing
LEVEL 1 PLAN

No
A.01

5/15/2026 10:32:48 AM
Autodesk Docs://224264 535 Herndon Pkwy/224264-R25-A-535 Herndon Pkwy.rvt



7A LEVEL 2 PLAN

A.05 | A.02 1" = 30'-0"

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HERNDON MF LLC

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
05.15.26
CHASE J. EATHERLY
Lic. No. 115385
ARCHITECT

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10/08/2025	DEVELOPMENT PLAN SUBMISSION 01
05/15/2026	DEVELOPMENT PLAN SUBMISSION 02

no.	date	revision

Project Number
224264.00

Project
535 HERNDON

Phase
DEVELOPMENT PLAN

Date
05.15.2026

Scale
1" = 30'-0"

Drawing
LEVEL 2 PLAN

No
A.02

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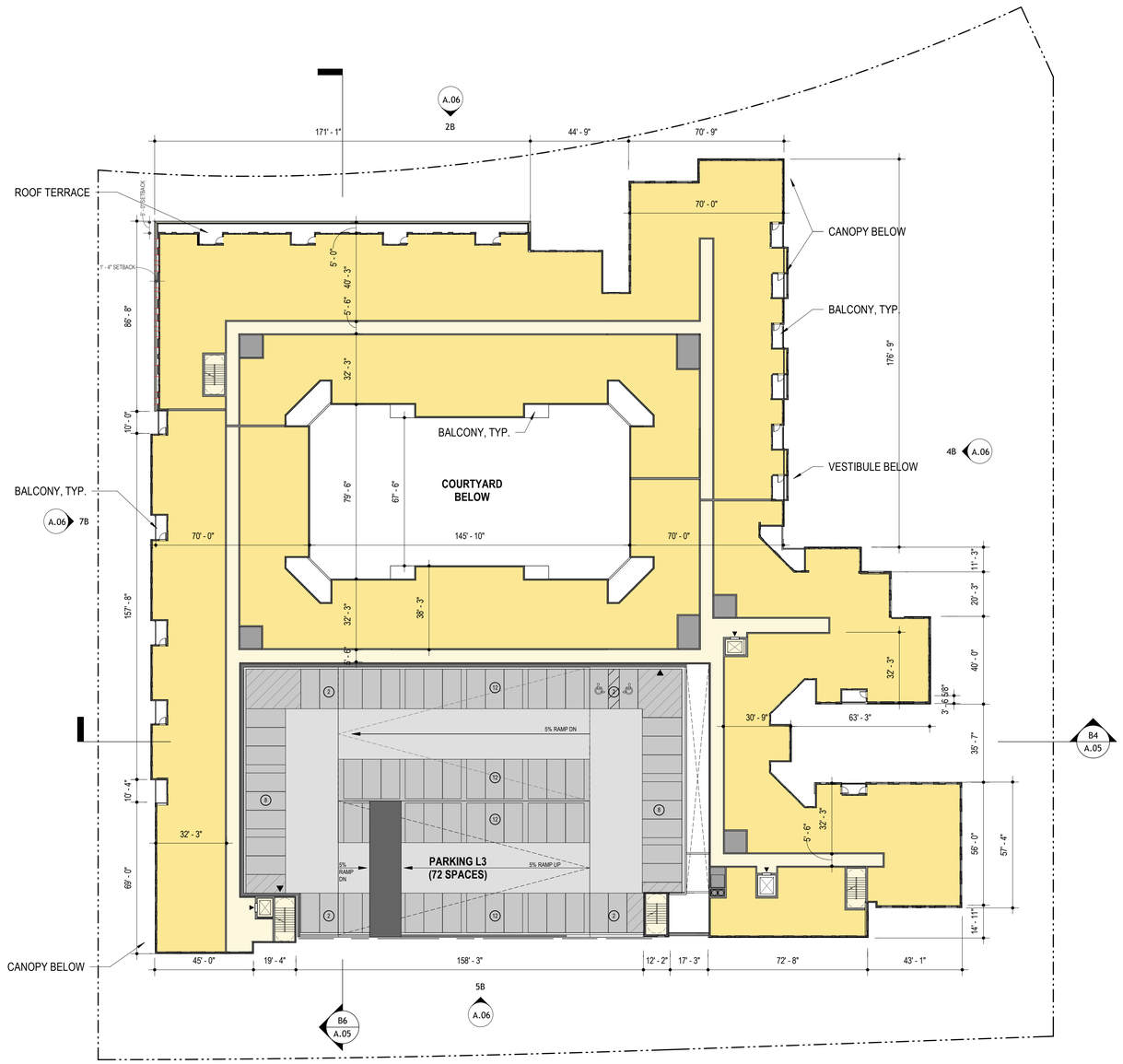

7A LEVELS 3-7 PLAN (TYPICAL)

A.05 | A.03 1" = 30'-0"

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Project
535 HERNDON

Phase
DEVELOPMENT PLAN

Date
05.15.2026

Scale
1" = 30'-0"

Drawing
LEVELS 3-7 PLAN

No
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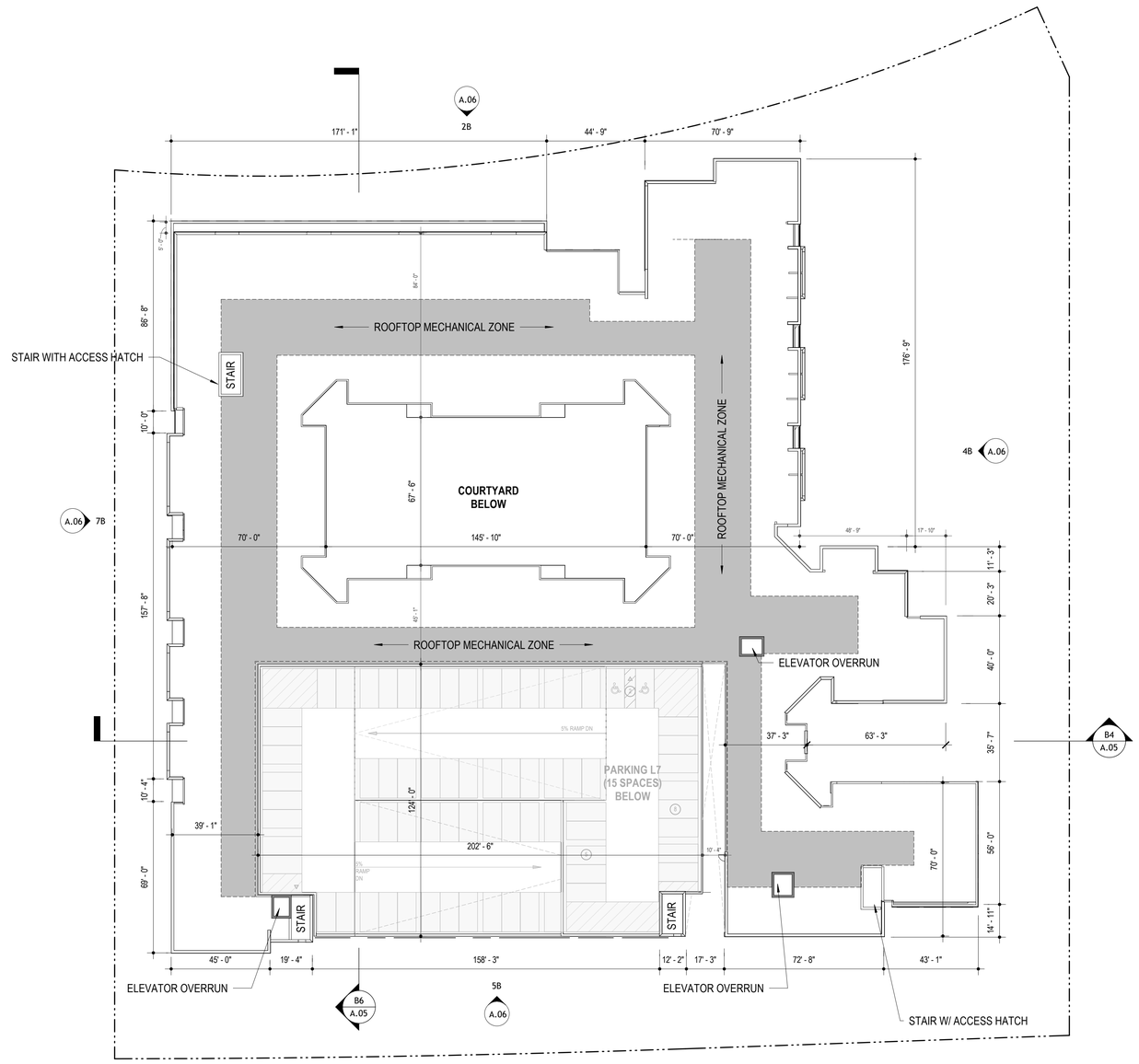

7A ROOF PLAN

A.05 | A.04 1" = 30'-0"

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Phase
DEVELOPMENT PLAN

Date
05.15.2026

Scale
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Drawing
ROOF PLAN

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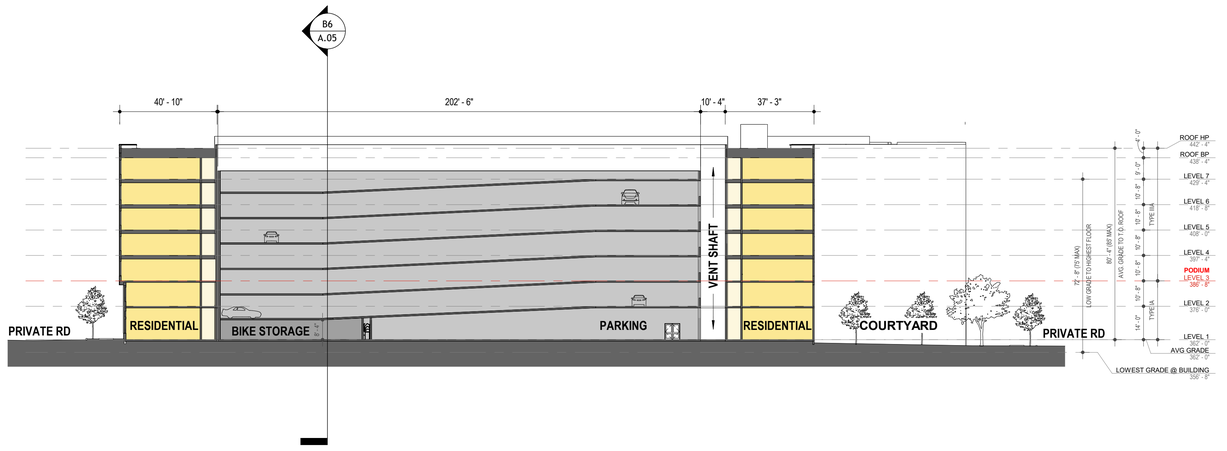
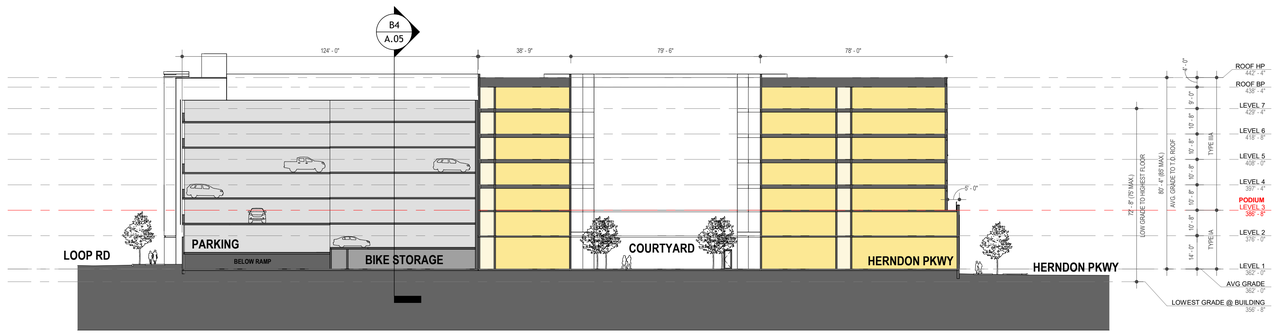


B4 EAST WEST BUILDING SECTION

A.01 | A.05 1" = 30'-0"



B6 NORTH SOUTH BUILDING SECTION

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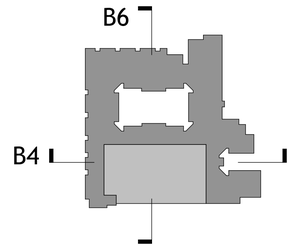

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535 HERNDON

Phase
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Date
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Scale
1" = 30'-0"

Drawing
BUILDING SECTIONS

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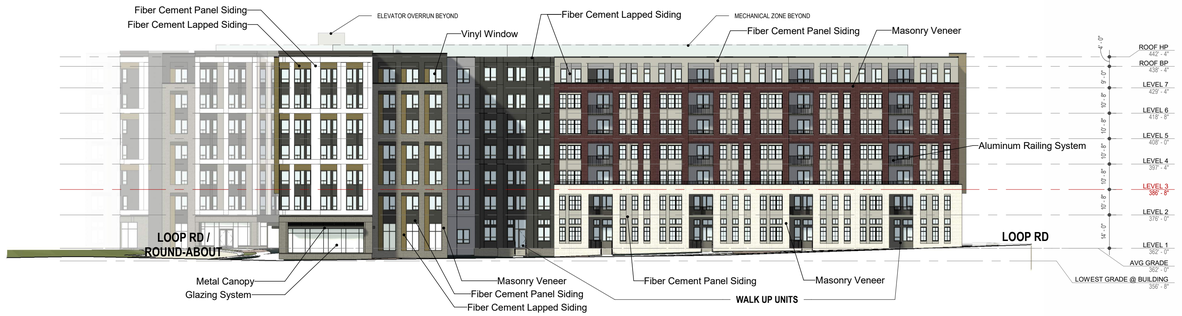
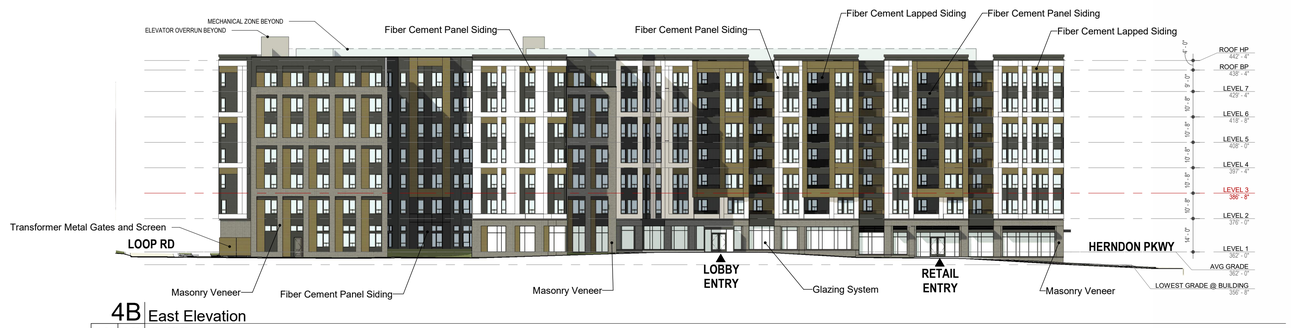


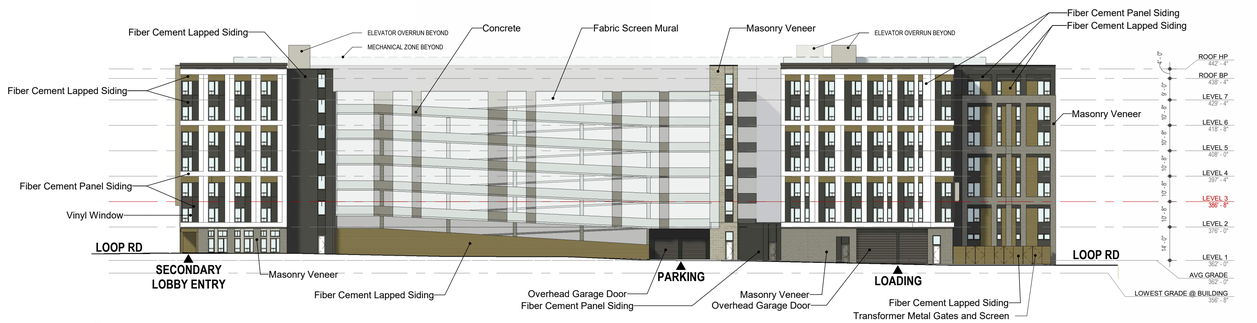
2B North Elevation

A.01 | A.06 1" = 30'-0"



4B East Elevation

A.01 | A.06 1" = 30'-0"

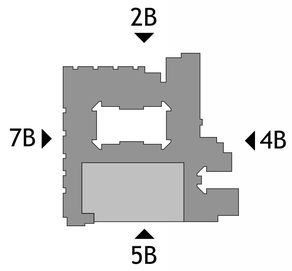


5B South Elevation

A.01 | A.06 1" = 30'-0"

7B West Elevation

A.01 | A.06 1" = 30'-0"



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DEVELOPMENT PLAN

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Scale
1" = 30'-0"

Drawing
BUILDING ELEVATIONS

No
A.06

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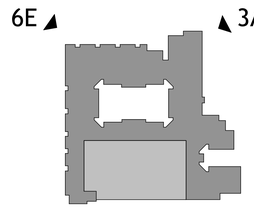
3A | North East Corner - Contextual View with 555 Herndon Pkwy

3E | North East Corner

6A | North East Corner - Round-about Entry with Retail

6E | North West Corner



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535 HERNDON

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Date
05.15.2026

Scale

Drawing
3D VIEWS

No
A.07

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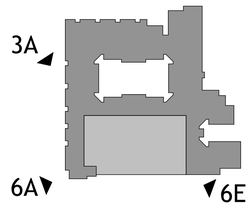
Autodesk Docs://224264 535 Herndon Pkwy/224264-R25-A-535 Herndon Pkwy.rvt

3A | West Elevation

3E | South East Corner

6A | South West Corner

6E | South Elevation - Loading and Garage



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Project
535 HERNDON

Phase
DEVELOPMENT PLAN

Date
05.15.2026

Scale

Drawing
3D VIEWS

No
A.08

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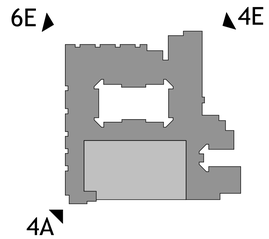
4A | South East Corner Aerial

4E | North East Corner Aerial

6E | North West Corner - Close Up



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535 HERNDON

Phase
DEVELOPMENT PLAN

Date
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Scale

Drawing
3D VIEWS

No
A.09

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SW MASSING DIAGRAM

NE MASSING DIAGRAM

TYPE A

An interlaced fiber cement facade that sits on a strong brick base, with large corner windows to anchor the entry plaza and corners

- INTERLACED MATERIALS
- STRONG GRID
- FINE DETAILS

FACADE TYPE A

TYPE B

Cantilevered bays featuring warm colored fiber cement facade, a brick base, and in-board balconies.

- DEPTH
- RHYTHM
- BAYS

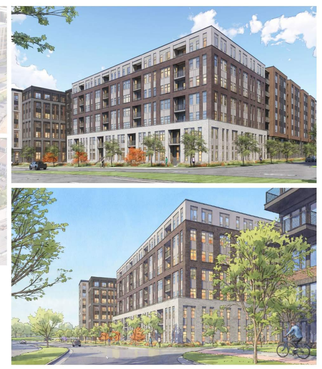
FACADE TYPE B

TYPE C

Textured gray brick facade with black and wood tone fiber cement accents

- TIMELESS GRID
- FINE DETAILS

FACADE TYPE C



TYPE D

Traditional brick and fiber cement facade with an expressed base, middle, and top.

- PROPORTIONS
- COLOR CONTRAST

FACADE TYPE D

TYPE E

Garage screen system with integrated art and signage, featuring a rhythm of vertical breaks.

- ARTISTIC
- MASSING BREAKDOWN

FACADE TYPE E

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Scale
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Drawing
MASSING DIAGRAMS

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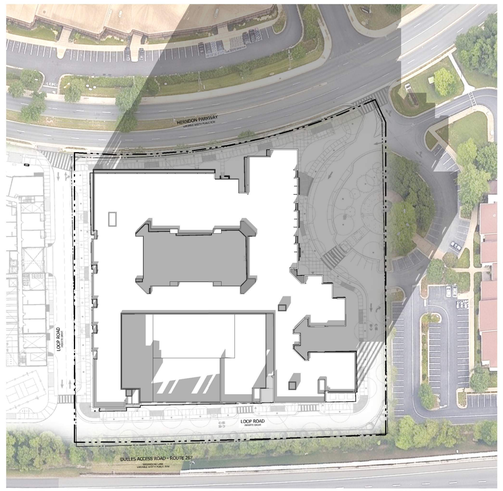

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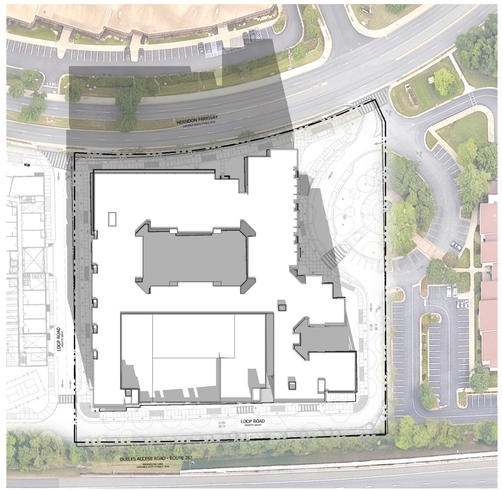

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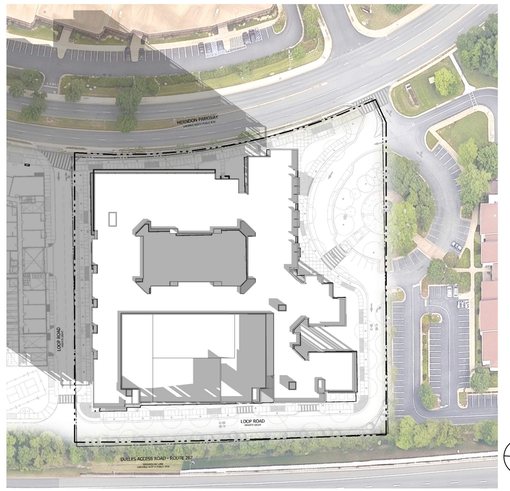

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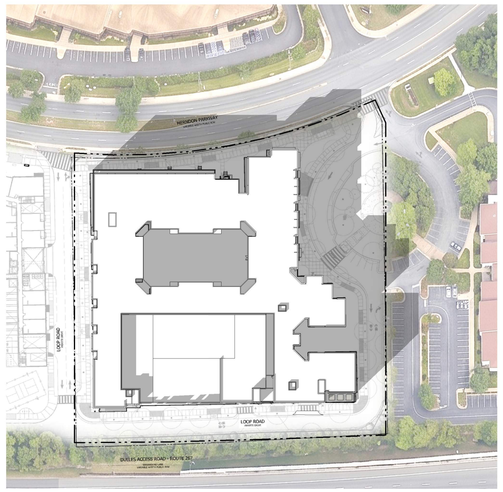

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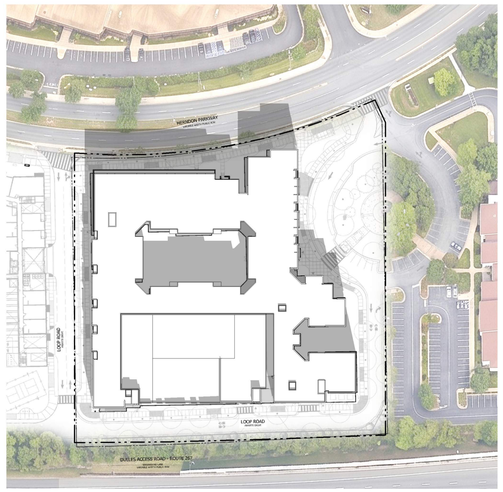

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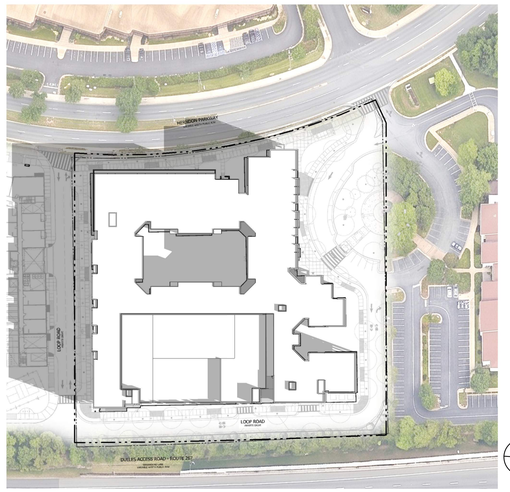

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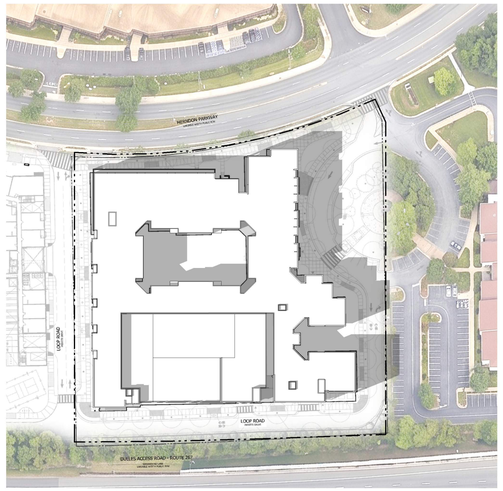
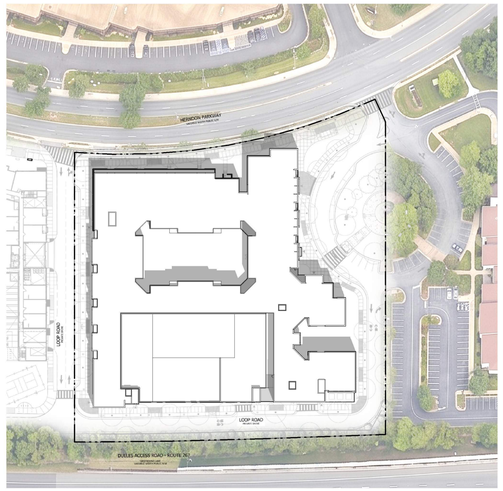


SHADOW STUDY - SUMMER SOLSTICE - 3 PM



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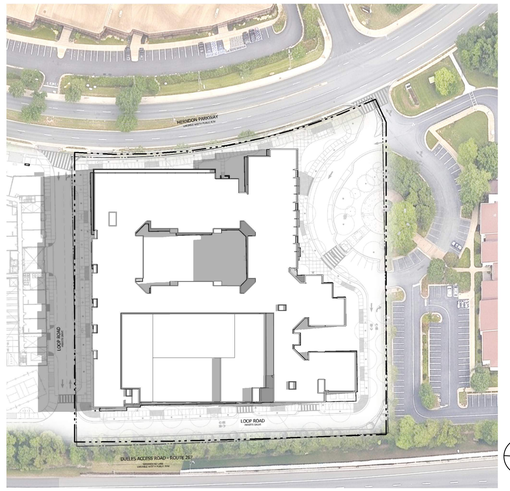

SHADOW STUDY - SUMMER SOLSTICE - 9 AM

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Drawing
SHADOW STUDY

No
A.11

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535 HERNDON

ARB SUBMISSION

MARCH 11, 2026

HCM

the NRP group

HCM

01 RENDERINGS
02 GARAGE PRECEDENTS
03 FLOOR PLANS

01 RENDERINGS

NE CORNER

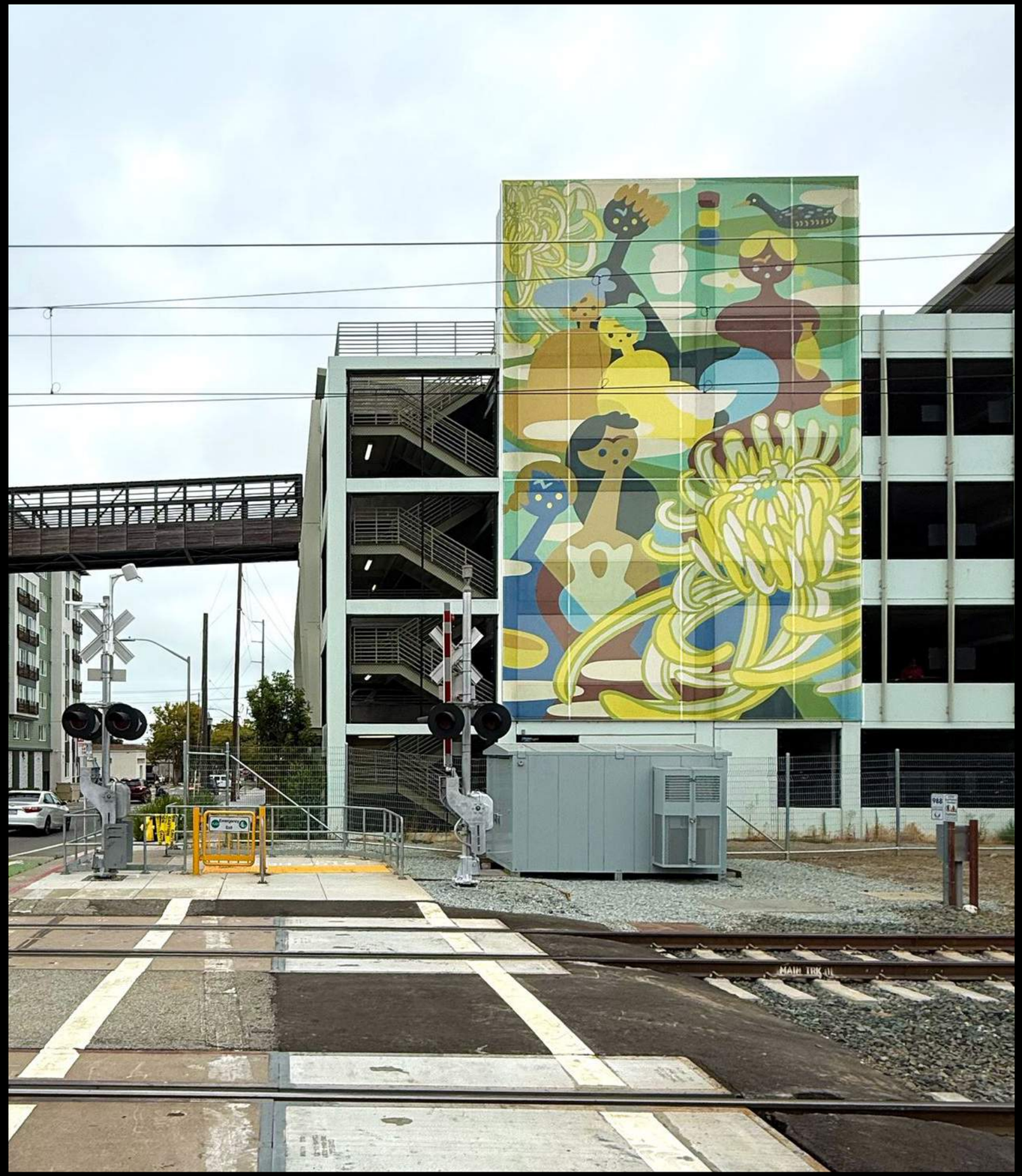
SE CORNER

HCM

SW CORNER

NW CORNER

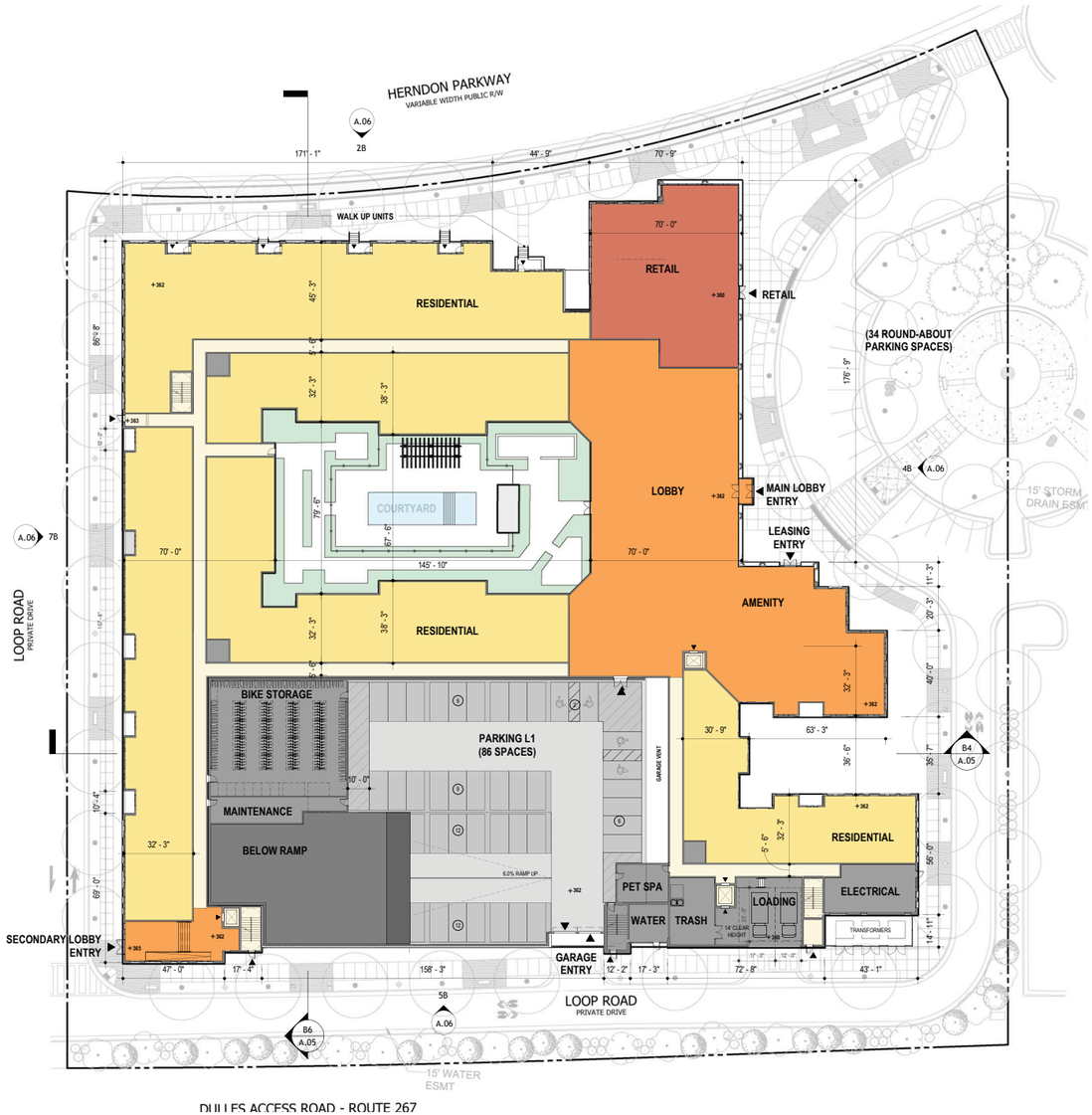
02 GARAGE SCREEN PRECEDENTS



02 GARAGE SCREEN PRECEDENTS

03 FLOOR PLANS

LEVEL 01



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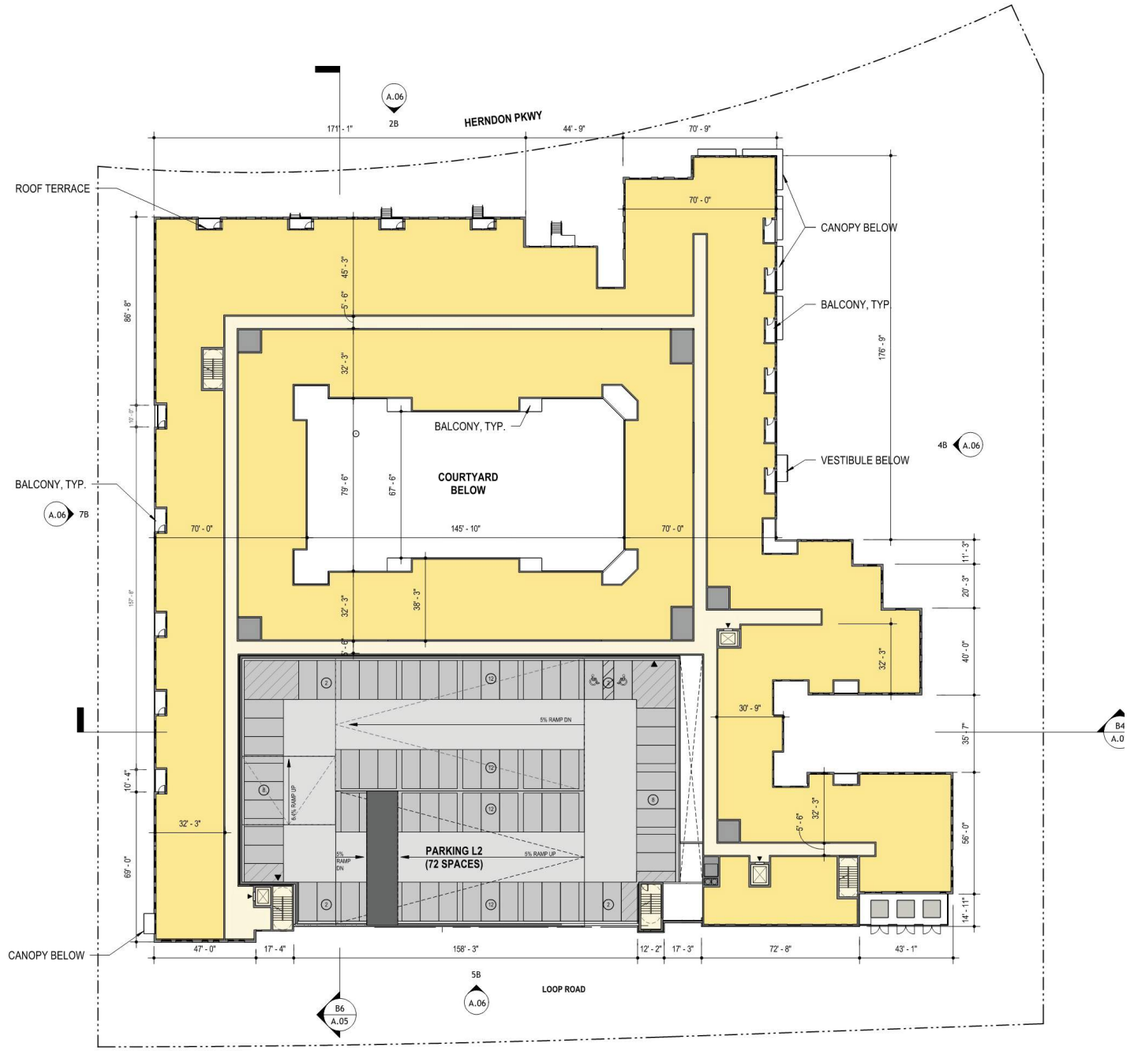

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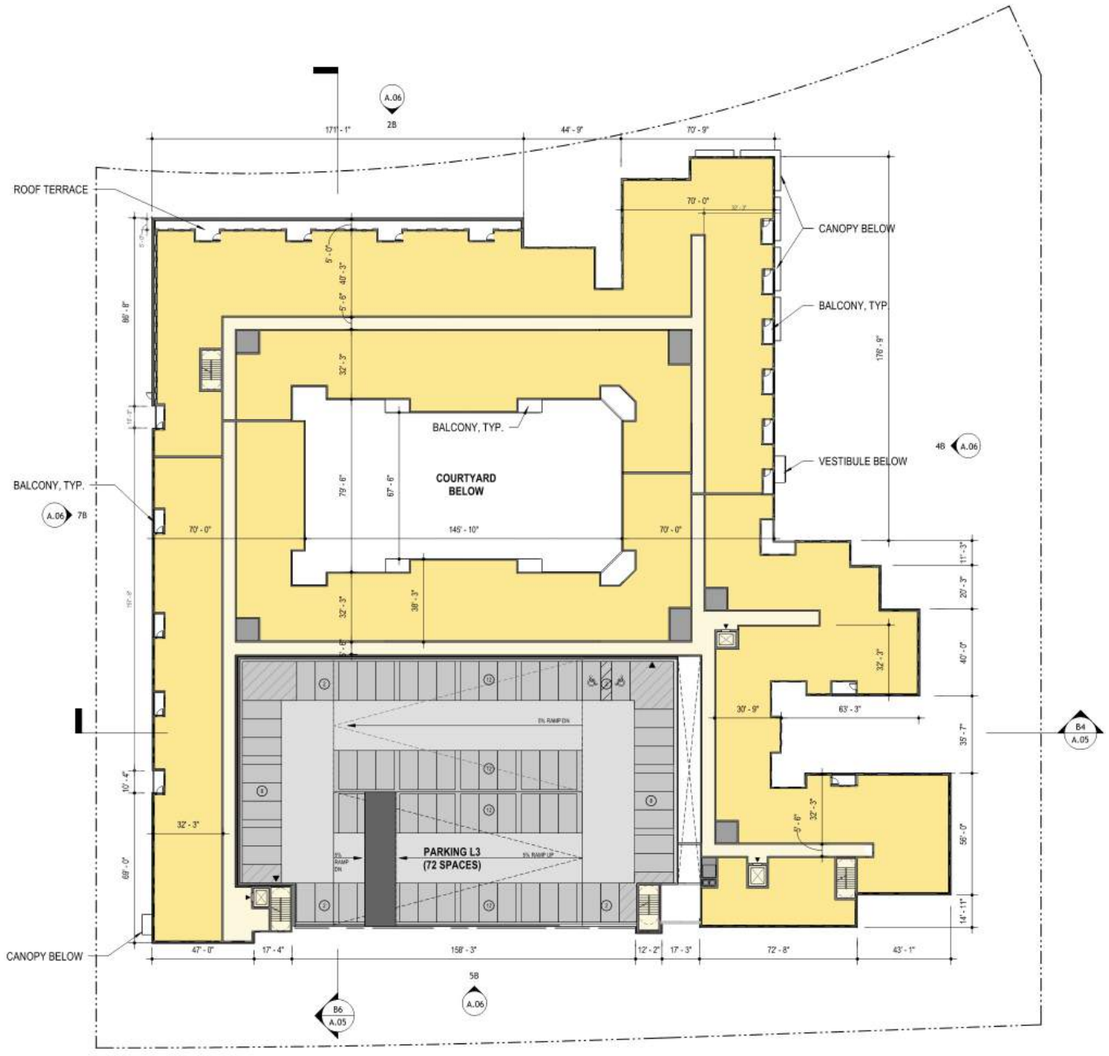
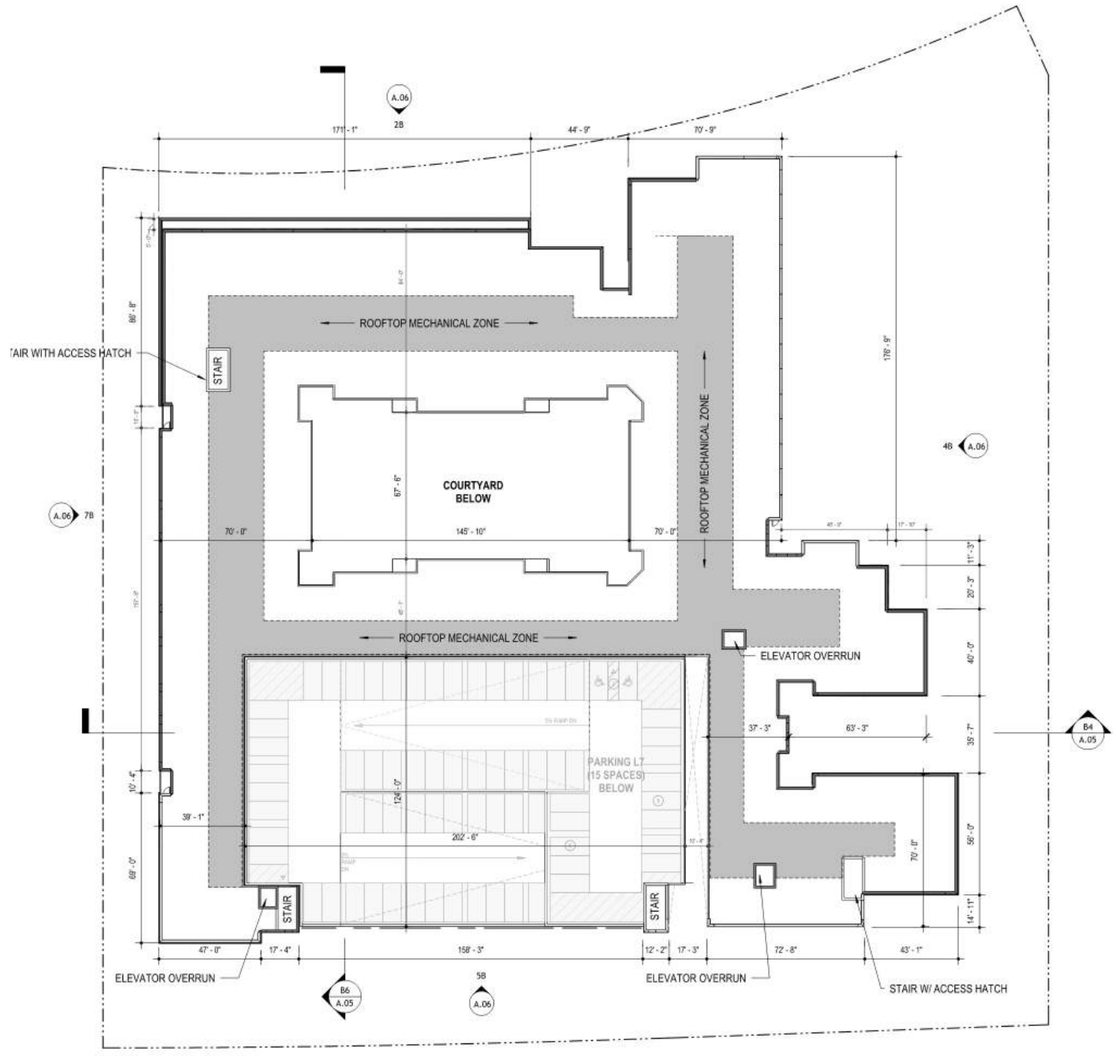


ROOF LEVEL



THANK YOU

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 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 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.