



HISTORIC DISTRICT REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, June 26, 2024 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. May 1, 2024, Historic District Review Board Work Session Minutes
- b. May 15, 2024, Historic District Review Board Regular Meeting Minutes

3. Comments

- a. Comments from Staff Members
- b. Comments from Board Members
- c. Comments from Citizens
Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. HDRB #24-003, to consider an application for a Certificate of Appropriateness for modifications to Town Hall Square outdoor plaza and park adjacent to the Herndon Old Town Hall located at 730 Elden Street, and a portion of the W&OD Trail adjacent to the Herndon Depot.

5. Adjournment



Historic District Review Board Regular Meeting **Agenda Item 2.a.**

Agenda Item: May 1, 2024, Historic District Review Board Work Session Minutes

Meeting Date: June 26, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the May 1, 2024, Historic District Review Board work session minutes.

Background:

N/A

Budget Impact:

N/A

Recommendation:

Recommend approval, as presented.

Attachments:

1. 05.01.2024 Historic District Review Board Work Session Minutes



**HERNDON HISTORIC DISTRICT REVIEW BOARD
Work Session Minutes
Wednesday, May 1, 2024**

1. Call to Order

The Historic District Review Board met in work session on Wednesday, May 1, 2024, at 7:01 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Melody Fetske, Paul LeReche, William Savage, Vice Chair Eric Boll, and Chair Leslie Blaker-Glass. Board Members Lauren Edmondson and Amy Oleinick were absent.

Staff present during the meeting: Tamsin Himes, Lead Planner; Lauri Sigler, Deputy Town Attorney; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass called the meeting to order at 7:01 p.m. and stated that five members of the Historic District Review Board were present which constituted a quorum.

Chair Blaker-Glass welcomed Paul LeReche to the Historic District Review Board.

2. Public Hearings

a. HDRB #24-002 Grace Street Setback Reduction

Chair Blaker-Glass opened the work session and called on Ms. Himes for the staff presentation.

Ms. Himes delivered the staff report and staff presentation dated May 1, 2024, which are on file with the Department of Community Development. Ms. Himes stated that staff is recommending approval of HDRB #24-002 in accordance with the proposed resolution.

There was discussion among the Historic District Review Board and staff on this item, including:

- (1) Consideration of the proposed porch and its impact on the setback reduction. Whether separate setbacks can be approved for the main structure and the porch.
- (2) Clarification on the Board's ability to approve reductions for the secondary front.

- (3) Clarification on the allowance for a 10% height difference compared to adjacent properties.
- (4) Clarification on where the applicant would be allowed to build the proposed garage.
- (5) The need to show the entrance and stairs on future designs.
- (6) Clarification on whether the proposed home will have a basement.
- (7) Clarification on the applicant's ability to request an amendment to the setback, if necessary.
- (8) Concern about the proposed massing, height, architectural style, and design of the home in comparison to surrounding properties.

Chair Blaker-Glass invited the applicant to join the discussion.

The property owner Mujtaba Mujahid was present and provided comments.

There was discussion among the Historic District Review Board, staff, and the applicant on this item, including:

- (1) Clarification on whether the proposed home would have a basement.
- (2) Clarification on the number of stories of the proposed home.
- (3) The importance of any architect for the proposed home being familiar with the HDRB guidelines.
- (4) The importance of the architectural style selected informing all aspects of the design.

Ms. Himes stated that staff needs an updated plat for the application to move forward at the regular meeting.

Ms. Sigler provided additional clarification on updating the application to accommodate for the porch.

3. Comments

a. Comments from the Staff Members

Staff welcomed Mr. LeReche to the Historic District Review Board.

b. Comments from the Board Members

Board members welcomed Mr. LeReche to the Historic District Review Board.

4. Adjournment

There being no further business, and without objection, the May 1, 2024, Historic District Review Board work session adjourned at 8:16 p.m.

Agenda Item: May 15, 2024, Historic District Review Board Regular Meeting Minutes

Meeting Date: June 26, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the May 15, 2024, Historic District Review Board regular meeting minutes.

Background:

N/A

Budget Impact:

N/A

Recommendation:

Recommend approval, as presented.

Attachments:

1. 05.15.2024 Historic District Review Board Regular Meeting Minutes



**HERNDON HISTORIC DISTRICT REVIEW BOARD
Regular Meeting Minutes
Wednesday, May 15, 2024**

1. Call to Order

The Historic District Review Board met in a regular meeting on Wednesday, May 15, 2024, at 7:02 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Lauren Edmondson, Melody Fetske, Amy Oleinick, Paul LeReche, Vice Chair Eric Boll, and Chair Leslie Blaker-Glass. Board Member William Savage was absent.

Staff present during the meeting: Tamsin Himes, Lead Planner; Lauri Sigler, Deputy Town Attorney; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass called the meeting to order at 7:02 p.m. and stated that five members of the Historic District Review Board were present which constituted a quorum.

Vice Chair Eric Boll arrived at 7:13 p.m.

2. Approval of Minutes

a. March 6, 2024, Historic District Review Board Work Session Minutes

b. March 20, 2024, Historic District Review Board Regular Meeting Minutes

Board Member Fetske motioned to approve the March 6, 2024, Historic District Review Board work session minutes, and the March 20, 2024, Historic District Review Board regular meeting minutes.

Motion seconded by Board Member Oleinick.

The question was called on the motion, which was approved by a 4-0-1 roll call vote.

The vote was Board Members Edmondson, Fetske, Oleinick, and Chair Blaker-Glass voting "Aye."

Board Member LeReche abstained.

Vice Chair Boll was absent from the vote.

3. Comments

a. Comments from Staff Members

Ms. Himes updated the board members on the calendar dates for the June and July meetings.

b. Comments from Board Members

Chair Blaker-Glass welcomed Paul LeReche to the Historic District Review Board.

c. Comments from Citizens

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

No comments were provided.

4. Public Hearings

a. HDRB #24-002 Grace Street Setback Reduction

Chair Blaker-Glass opened the public hearing and called on Ms. Himes for the staff presentation.

Ms. Himes delivered the staff presentation dated May 15, 2024, which is on file with the Department of Community Development. Ms. Himes stated that staff is recommending approval of HDRB #24-002 in accordance with the draft resolution with conditions.

Ms. Sigler provided clarification on the draft resolution.

Chair Blaker-Glass recognized the applicant to provide comments.

The property owner, Mujtaba Mujahid was present and provided brief comments.

There was discussion among the board members, staff, and the property owner on this item, including:

- (1) Clarification on the future plans for the home.
- (2) The height of adjacent properties. Ms. Himes stated that staff could help the property owner get this information.
- (3) Ceiling heights.
- (4) Concerns regarding building massing and height. Chair Blaker-Glass encouraged the applicant to work with staff on the future design.
- (5) Clarification regarding staff's design recommendations.

- (6) Historic architectural design and style and the differences between modern and contemporary architectural design.
- (7) The importance of the architect being familiar with historic designs.
- (8) The importance of the architect, the property owner, and staff working together on this project.
- (9) Clarification that the bump out and porch are behind the proposed setbacks.
- (10) Clarification on the allowed elevation for the first floor. Ms. Himes stated that the first floor cannot be more than two feet from the grade.

Mr. Mujahid inquired if a mix of two different architectural styles could be used in the design. Ms. Himes stated that it is best to stick to one design style.

Chair Blaker-Glass recognized members of the public to provide comments.

No comments were offered.

Chair Blaker-Glass closed the public hearing and moved to the board level for discussion.

Board Member Fetske motioned to approve HDRB #24-002 in accordance with the draft resolution.

Motion seconded by Vice Chair Boll.

The question was called on the motion, which was carried by a 6-0 roll call vote.

The vote was: Board Members Edmondson, Fetske, Oleinick, LeReche, Vice Chair Boll, and Chair Blaker-Glass voting "Aye."

Board Member Savage was absent from the vote.

5. Adjournment

There being no further business, and without objection, the May 15, 2024, Historic District Review Board regular meeting was adjourned at 7:59 p.m.

Agenda Item: HDRB #24-003, to consider an application for a Certificate of Appropriateness for modifications to Town Hall Square outdoor plaza and park adjacent to the Herndon Old Town Hall located at 730 Elden Street, and a portion of the W&OD Trail adjacent to the Herndon Depot.

Meeting Date: June 26, 2024

Category: Public Hearings

Prepared by: Tamsin Himes, Lead Planner/Design-Development

Description:

This memo is an addendum to the staff report dated June 12, 2024, for the above referenced case. Following the work session, the applicant provided updated materials and responded to comments made by board members.

Background:

The updated materials include information regarding changes to the pergola and deck area and updates to the benches, lighting, accent structure, retaining wall, and railings. The applicant has also provided an elevation sketch of the proposed pergola and deck, and an updated plan view of the project.

The Board's purview is limited to design considerations associated with the applicable guidelines as identified in the staff report. Compatibility with the character of the district and impact to adjacent contributing structures define the board's scope for review.

Project costs, intended uses and function, and level of comfort are not topics to be considered in the board's official deliberation of the case.

Budget Impact:

No budget impact.

Recommendation:

Staff is recommending approval of HDRB #24-003 in accordance with the draft resolution.

Attachments:

1. Staff Memo
2. Resolution (Proposed)
3. Project Plan

4. Applicant Letter to the HDRB
5. Pergola and Deck Elevation
6. Pergola Shade Paneling
7. Pergola and Deck Screening
8. Benches
9. Fixed Picnic Table
10. Railing Image
11. Retaining Wall Specs
12. Legal Ad

STAFF MEMO

Agenda Item: HDRB #24-003, Alteration to existing property

Meeting Date: June 26, 2024

Staff Contact: Tamsin Himes, Lead Planner – Development and Design

Case update:

This memo is an addendum to the staff report dated June 12, 2024, for the above-referenced case. Following the work session, the applicant provided updated materials and responded to comments made by board members.

The updated materials include information regarding changes to the pergola and deck area and updates to the benches, lighting, accent structure, retaining wall, and railings. The applicant has also provided an elevation sketch of the proposed pergola and deck, and an updated plan view of the project. Details regarding the changes and updates are described in the applicant letter attached to this memo.

The Board's purview is limited to design considerations associated with the applicable guidelines as identified in the staff report. Compatibility with the character of the district and impact to adjacent contributing structures define the Board's scope for review. Project costs, intended uses and function, and level of comfort are not topics to be considered in the Board's official deliberation of the case.

Pergola and deck. The updated materials provide a more comprehensive description of the proposed pergola and deck, including specific measurements and locations. With the updates, the pergola is pushed further from the Depot, decreasing its impact on or opportunity to detract from the contributing structure.

The pergola now includes louvered panels on the rear and left side, and metal paneling above to increase shade. Two design options are provided by the applicant for the shade panels and approval is being sought for both. Though the addition of panels increases the visual impact of the pergola and deck area, staff believes that the scale and placement are chosen in such a way that it will not negatively impact the adjacent contributing structures, specifically the Depot which is closer to the proposed pergola.

Seating. With the updated plan, fixed benches are proposed in the pergola and deck area. Also, addressing the Board's comments at the work session, modifications have been made to the accent bench. Working within the parameters of this project, the applicant has added an additional bench beam and seating cubes, increasing the size and visual component of this feature.

Staff has found that the proposed modifications adhere to the Guidelines, are cohesive with the surrounding area, and do not detract from the adjacent contributing structures or the character of the historic district as a whole.

Historic District Review Board Alternatives:

1. Resolution to deny the application.
2. Resolution to approve the application as submitted.
3. Resolution to approve with condition(s).
4. Motion to continue the review of this item to a future public hearing.

Staff Recommendation:

Staff is recommending approval of HDRB #24-003 in accordance with the draft resolution.

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

RESOLUTION

JUNE 26, 2024

Resolution- **to approve HDRB #24-003 for a Certificate of Appropriateness for modifications to Town Hall Square outdoor plaza and park adjacent to the Herndon Old Town Hall located at 730 Elden Street, Herndon, Virginia, and a portion of the W&OD Trail adjacent to the Herndon Depot, bordered by Elden Street, Lynn Street, and Station Street, comprising portions of various parcels identified as Fairfax County Tax Map, 0162 02 0010B, 0162 02 0022, and 0162 02 0023.**

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

1. The Historic District Review Board approves HDRB #24-003, for modifications to Town Hall Square outdoor plaza and park adjacent to the Herndon Old Town Hall, in substantial conformance with the information shown in the case materials reviewed by the HDRB at the June 12, 2024, work session and June 26, 2024, public hearing meetings.

June 18, 2024
Historic District Review Board Case # 24-03

Chair Blaker-Glass & Member to the Historic District Review Board:

As a follow up to the work session last week, we are providing clarifying information to include:

- Precedent image of the proposed railing
- Improved images of the proposed benches and tables
- A plan showing the revised deck and pergola feature, lighting placement, and bench placement
- An elevation drawing of the revised deck and pergola feature
- Precedent image and specs of the short retaining wall at the rear of deck.

Railings

The railings are required by code at the ramps within the project. The railing locations are shown in the plan view and will be constructed with black powder-coated aluminum with 1-1/2" square tube rails and posts and 1/2" square tube pickets. The intent with the railing is to minimize its visual impact, relate it to the existing black metal railing located in Town Hall Square, and tie it into the design approach and color scheme of the existing and proposed vertical features in this area.

Benches

The images show the exact bench model and colors proposed. The plan view shows shifted proposed bench locations. Four benches would be installed on the raised deck seating area and the benches within the hardscaped area have been relocated to maximize visibility from the lawn to the raised deck. The size and arrangement of the accent bench was expanded to include an additional bench and two "cubes", which are small square versions of the bench. The intent with this item is to add a splash of color and a measured focal point that can serve as an identifying feature for the Town Hall Square with visibility from the W&OD trail that does not visually pull away from the principal focal points of the Depot and Old Town Hall.

Deck and Pergola

The pergola has been reduced in size to 12' wide by 16' long and would be placed on the left side of the proposed deck, which would be roughly 15' wide by 34' long. This placement serves two purposes, it divides the deck into two "rooms", one with and one without the pergola, and also shifts the pergola to a location that maximizes its distance from the Depot and Old Town Hall. The pergola design has been modified to include a pierced panelized roof system intended to provide more shade than the previously proposed louvered design. At this time, two patterns for the panels are proposed, and the town is seeking approval of both though the option that provides the most shade is preferred. The deck also includes metal louvered wall panels, at 6' in height. Along the back and one side. These are intended to provide visual screening of the parking lot and add a level of safety where the deck abuts retaining walls. The deck skirt will be

faced with horizontal boards to exactly match the materials and finish proposed for the decking surface.

Retaining Wall

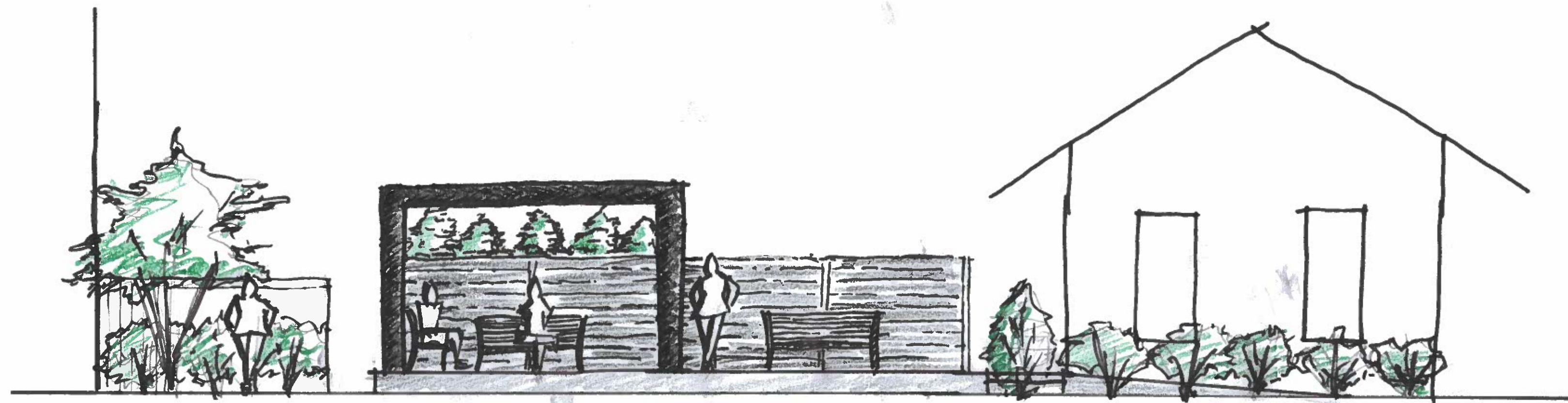
The retaining wall material is now included. The wall is to replace the existing painted timber wall in the same location. This wall will only be visible from the parking lot and partially exposed along the ramp leading to the parking lot on the left side of the deck. A dark grey block was chosen in an effort to hide the wall. This wall is less than 2' tall.

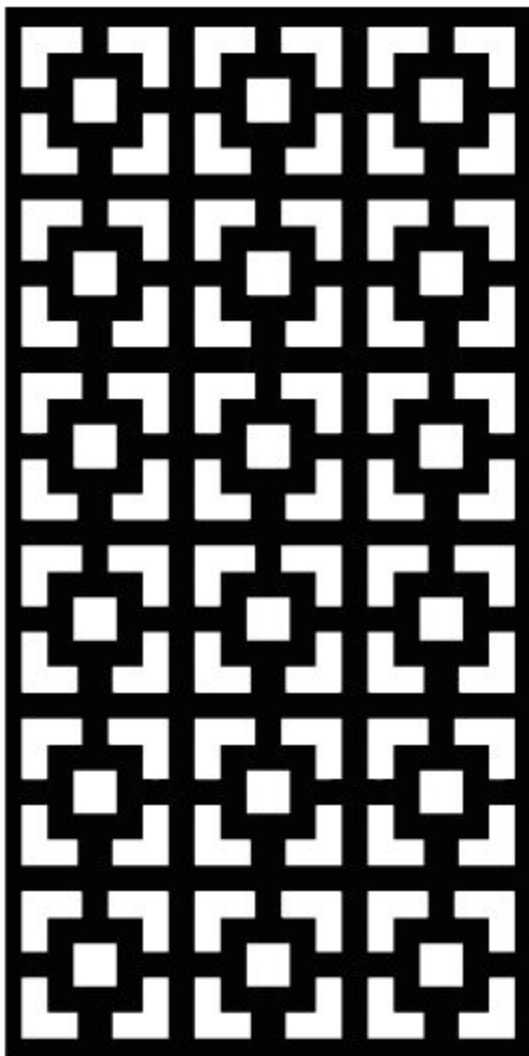
Board time and consideration on this application is appreciated and we would be happy to address any further comments or questions on the design that may arise at the public hearing.

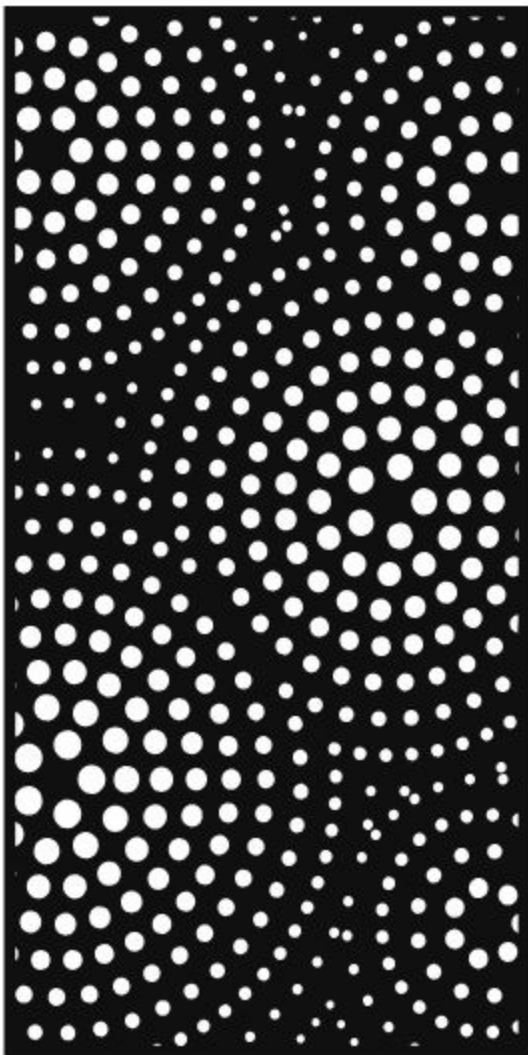
Sincerely,



Ben Schitter, RLA
Development Program Planner

















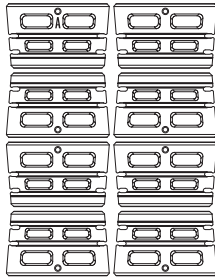




RAFFINATO 90 & 180 mm

DESCRIPTION: Wall **TEXTURE:** Polished (on a single-side only)

PALLET OVERVIEW 90 mm & 180 mm



COMPATIBLE CAPS

See page 140 for product compatibility.

NOTES

Polished only on one side, Smooth on the other side.

See page 135 to 156 for more technical information.

Polished is made-to-order, minimum order of 500 sq. ft. Deposit required.

*Shale Grey is available in Canada only.

Specifications per pallet		Imperial	Metric
90 mm	Cubing	23.08 ft²	2.14 m ²
		78.15 lin ft	23.82 lin m
	Approx. Weight	1 948 lbs	884 kg
	Minimum radius	8.5 ft	2.6 m
	Number of rows	3	
	Coverage per row	7.69 ft ²	0.71 m ²
	Linear coverage per row	26.05 lin ft	7.94 lin m



Unit dimensions	in	mm	Units/pallet
Height	3 ⁹ / ₁₆	90	60 units
Depth	9 ³ / ₈	248	
Length 1	15 ⁵ / ₈	397	
Length 2	14 ¹ / ₄	362	



Specifications per pallet		Imperial	Metric
180 mm	Cubing	23.08 ft²	2.14 m ²
		39.07 lin ft	11.91 lin m
	Approx. Weight	1 936 lbs	878 kg
	Minimum radius	8.5 ft	2.6 m
	Number of rows	3	
	Coverage per row	7.69 ft ²	0.71 m ²
	Linear coverage per row	13.02 lin ft	3.97 lin m



Unit dimensions	in	mm	Units/pallet
Height	7 ¹ / ₁₆	180	30 units
Depth	9 ³ / ₄	248	
Length 1	15 ⁵ / ₈	397	
Length 2	14 ¹ / ₄	362	



Beige Cream
Smooth



Greyed Nickel
Smooth



Shale Grey*
Smooth



Onyx Black
Smooth



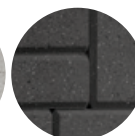
Beige Cream
Polished



Greyed Nickel
Polished



Onyx Black
Polished

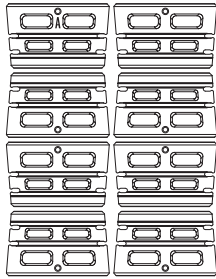




RAFFINATO 90 & 180 mm

DESCRIPTION: Wall double-sided **TEXTURE:** Smooth

PALLET OVERVIEW 90 mm & 180 mm



COMPATIBLE CAPS

See page 140 for product compatibility.

NOTES

When building a double-sided wall one pallet will cover an average of 23.53 ft².

See page 135 to 156 for more technical information.

*Shale Grey is available in Canada only.

Specifications per pallet		Imperial	Metric
90 mm	Cubing	24.61 ft²	2.29 m ²
		83.36 lin. ft	25.41 lin. m
	Approx. Weight	2 060 lbs	934 kg
	Minimum radius	8.5 ft	2.6 m
	Number of rows	8	
	Coverage per row	3.08 ft ²	0.29 m ²
Linear coverage per row		10.42 lin. ft	3.18 lin. m



Unit dimensions	in	mm	Units/pallet
Height	3 ⁹ / ₁₆	90	64 units
Depth	9 ¹³ / ₁₆	249	
Length 1	15 ⁵ / ₈	397	
Length 2	14 ¹ / ₄	362	



Specifications per pallet		Imperial	Metric
180 mm	Cubing	24.61 ft²	2.29 m ²
		41.68 lin. ft	12.70 lin. m
	Approx. Weight	2 071 lbs	939 kg
	Minimum radius	8.5 ft	2.6 m
	Number of rows	4	
	Coverage per row	6.15 ft ²	0.57 m ²
Linear coverage per row		10.42 lin. ft	3.18 lin. m



Unit dimensions	in	mm	Units/pallet
Height	7 ¹ / ₁₆	180	32 units
Depth	9 ¹³ / ₁₆	249	
Length 1	15 ⁵ / ₈	397	
Length 2	14 ¹ / ₄	362	

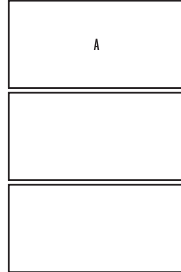




RAFFINATO 14"×28"

DESCRIPTION: Cap double-sided **TEXTURE:** Smooth

PALLET OVERVIEW - 14"×28"

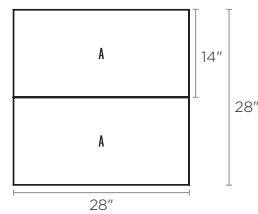


COMPATIBLE WALLS

See page 243 for product compatibility.

NOTES

By placing two units side by side, you will obtain a 28" pillar cap.



COMPATIBLE PILLARS

Pillar 24 (Mini-Creta 3" & 6"), Pillar 24" (Mini-Creta 6" Architectural), Manchester, Prescott 2,25 & 4,5, Raffinato 90 mm & 180 mm smooth.

Specifications per pallet		Imperial	Metric
90 mm	Cubing	24 units	24 units
	Approx. Weight	2 783 lbs	1 262 kg
	Number of rows	8	
	Linear coverage per pallet	56 lin. ft	17.07 lin. m
	Linear coverage per row	7 lin. ft	2.13 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	3 ⁹ / ₁₆	90	24 units
	Depth	14	356	
	Length	28	711	

Specifications per pallet		Imperial	Metric
60 mm	Cubing	24 units	24 units
	Approx. Weight	1 843 lbs	836 kg
	Number of rows	8	
	Linear coverage per pallet	56 lin. ft	17.07 lin. m
	Linear coverage per row	7 lin. ft	2.13 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	2 ³ / ₈	60	24 units
	Depth	14	356	
	Length	28	711	

Chestnut Brown

Beige Cream

Champlain Grey

Greyed Nickel

Shale Grey

Onyx Black



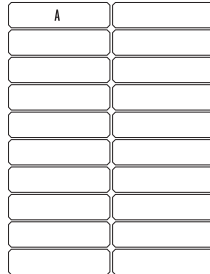




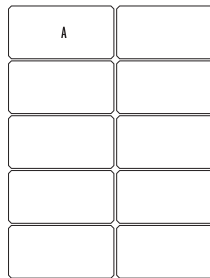
RAFFINATO 90 & 180 mm

DESCRIPTION: Pillars, corners and edges **TEXTURE:** Polished (on a single-side only)

PALLET OVERVIEW - 90 mm



PALLET OVERVIEW - 180 mm



COMPATIBLE CAPS

See page 140 for product compatibility.

NOTES

Polished only on one side, Smooth on the other side.

See page 135 to 156 for more technical information.

Polished is made-to-order, minimum order of 500 sq. ft. Deposit required.

*Shale Grey is available in Canada only.

Specifications per pallet		Imperial	Metric
90 mm	Cubing	40 units	40 units
	Approx. Weight	1 559 lbs	707 kg
	Number of rows	2	
	Pillar height	35 $\frac{7}{16}$ "	900 mm



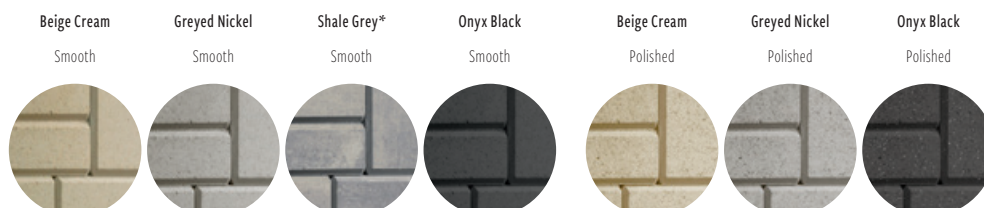
Unit dimensions	in	mm	Units/pallet
Height	3 $\frac{7}{16}$	90	40 units
Depth	9 $\frac{3}{4}$	248	
Length	14 $\frac{1}{16}$	357	



Specifications per pallet		Imperial	Metric
180 mm	Cubing	20 units	20 units
	Approx. Weight	1 557 lbs	706 kg
	Number of rows	2	
	Pillar height	35 $\frac{7}{16}$ "	900 mm



Unit dimensions	in	mm	Units/pallet
Height	7 $\frac{1}{16}$	180	20 units
Depth	9 $\frac{3}{4}$	248	
Length	14 $\frac{1}{16}$	357	

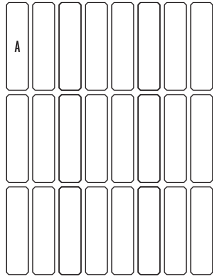




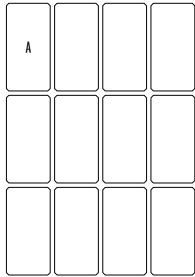
RAFFINATO 90 & 180 mm

DESCRIPTION: Pillars, corners and edges **TEXTURE:** Smooth

PALLET OVERVIEW - 90 mm



PALLET OVERVIEW - 180 mm



COMPATIBLE CAPS

See page 140 for product compatibility.

NOTES

See page 135 to 156 for more technical information.

*Shale Grey is available in Canada only.

Specifications per pallet		Imperial	Metric
90 mm	Cubing	48 units	48 units
	Approx. Weight	1 548 lbs	702 kg
	Number of rows	2	
	Pillar height	42 ½ in	1 080 mm



A

Unit dimensions	in	mm	Units/pallet
Height	3 ⅞	90	48 units
Depth	9 ⅓	249	
Length	14 ⅛	359	

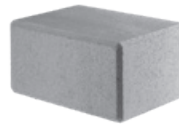


Specifications per pallet		Imperial	Metric
180 mm	Cubing	24 units	24 units
	Approx. Weight	1 529 lbs	694 kg
	Number of rows	2	
	Pillar height	42 ½ in	1 080 mm



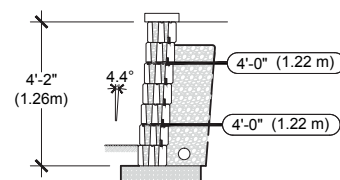
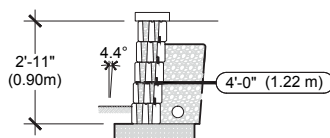
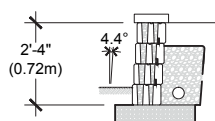
A

Unit dimensions	in	mm	Units/pallet
Height	7 ⅞	180	24 units
Depth	9 ⅓	249	
Length	14 ⅛	359	

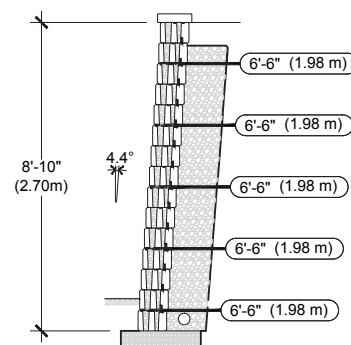
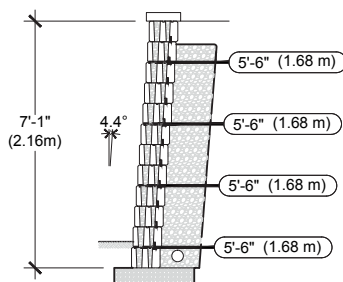
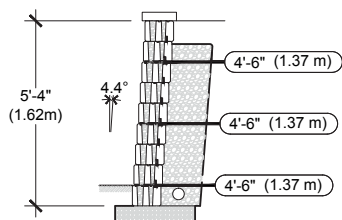


CLEAN SAND/GRAVEL/ SAND AND GRAVEL MIXES ($\phi=34^\circ$, $\gamma = 120$ pcf)
GEOGRID: MIRAGRID 3XT BY TENCATE (RFd=1.10, RFcr=1.45, RFid=1.25, Cds=0.9, Ci=0.9)

CASE N° 1 :
No Surcharge
No Backslope
No Toe Slope



VISIT WWW.TECHO-BLOC.COM FOR COMPLETE DESIGN CHART DOCUMENT
(USA AND CANADA VERSIONS)



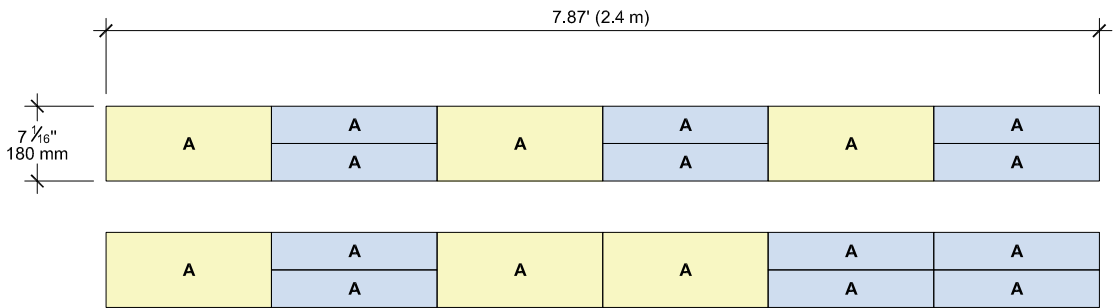
1. The information contained in the design charts is supplied for information purposes only and as such should only be used for preliminary designs.
2. The height (H) of the wall is the total height from the leveling pad to the top of the wall not including the thickness of the cap.
3. Soil parameters: reinforced soil ($\phi = 34^\circ$, $\gamma = 120$ pcf); retained soil ($\phi = 34^\circ$, $\gamma = 120$ pcf); foundation soil ($\phi = 34^\circ$, $\gamma = 120$ pcf)
4. A qualified engineer should be consulted for the final design to be used for construction.
5. The foundation soil must be able to support the wall system. The bearing capacity of the foundation soil, settlement, and global stability must be verified and validated by a qualified geotechnical engineer.
6. The seismic analysis is not included.
7. The design charts do not apply to tiered walls.
8. The charts assume that the walls are constructed in accordance with Teho-Bloc specifications, good construction practice and an adequate drainage system.
9. The geogrid layout has been optimized to satisfy the design requirements of the NCMA's Design Manual for Segmental Retaining Walls, 3rd Edition.
10. The minimum burial depth must be 6 in (150 mm) or 10% of the exposed height, whichever is greater.
11. Engineering judgement should be used when interpolating between heights.
12. Teho-Bloc and its predecessors, successors, beneficiaries, employees, associates, administrators and insurers accepts no liability for the incorrect use of information contained in the design charts.
13. For further information, please contact our technical service department.

INSTALLATION GUIDE

RETAINING WALLS - RAFFINATO 90 mm & 180 mm

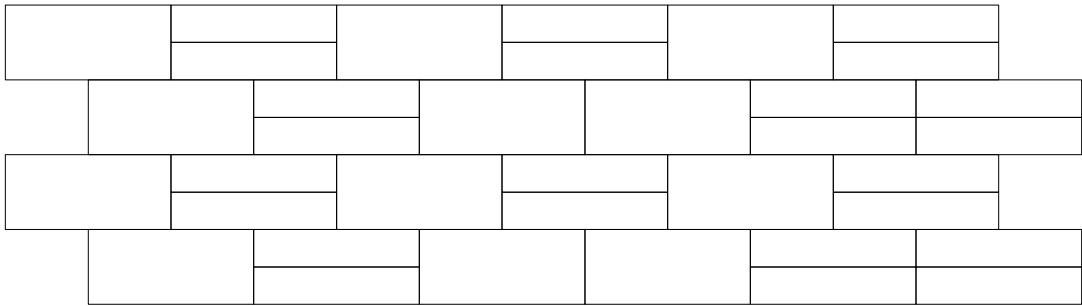
1-Row Pattern | Laying Patterns

The single row model shows two examples combination. Each combination is 2.4 m (7.87") long and 180 mm (7 1/16") high. **This model can be used for installing the last row of modules or where other models cannot be used.**



NUMBER OF BLOCKS REQUIRED MODULE

RAFFINATO	A
50 % of the surface - Raffinato 90 mm	6
50 % of the surface - Raffinato 180 mm	3

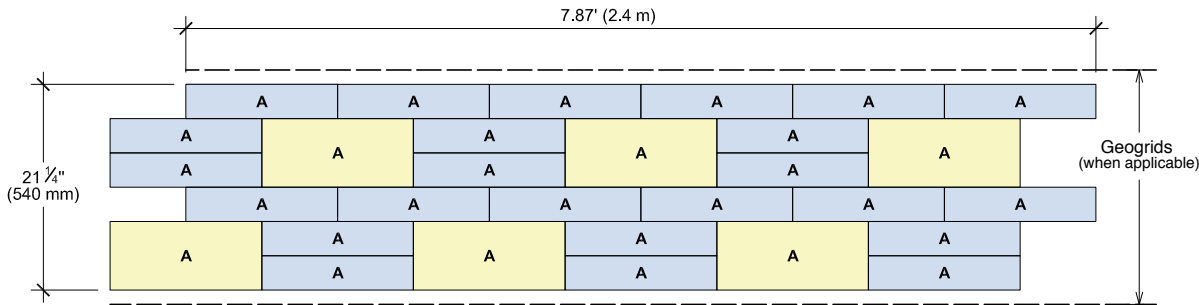


INSTALLATION GUIDE

RETAINING WALLS - RAFFINATO 90 mm & 180 mm

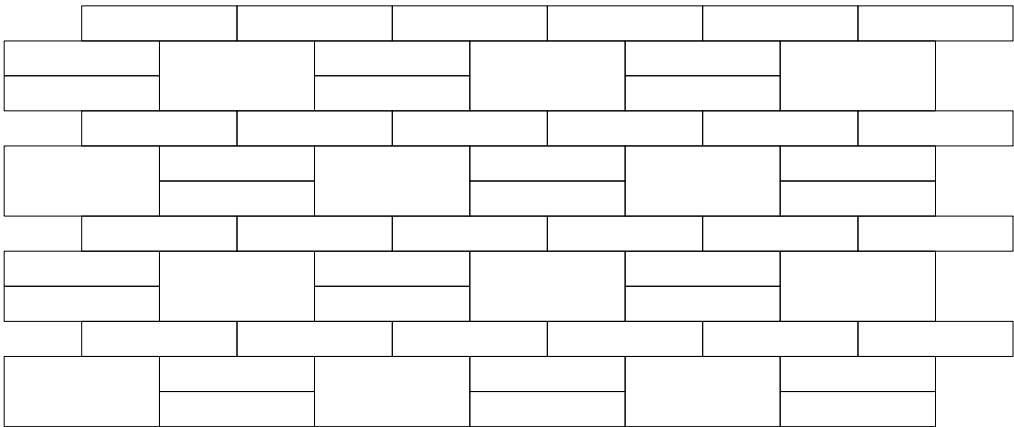
3-Row Pattern | Laying Patterns

The 3-row model is 2.4 m (7.87') long and 540 mm (21 ¼") high. This model allows for a graded area at every 540 mm (21 ¼"), which corresponds to the recommended spacing between the layers of geogrid in a Raffinato wall. **This model is recommended when using geogrid.**



NUMBER OF BLOCKS REQUIRED MODULE

RAFFINATO	A
67 % of the surface - Raffinato 90 mm	24
33 % of the surface - Raffinato 180 mm	6

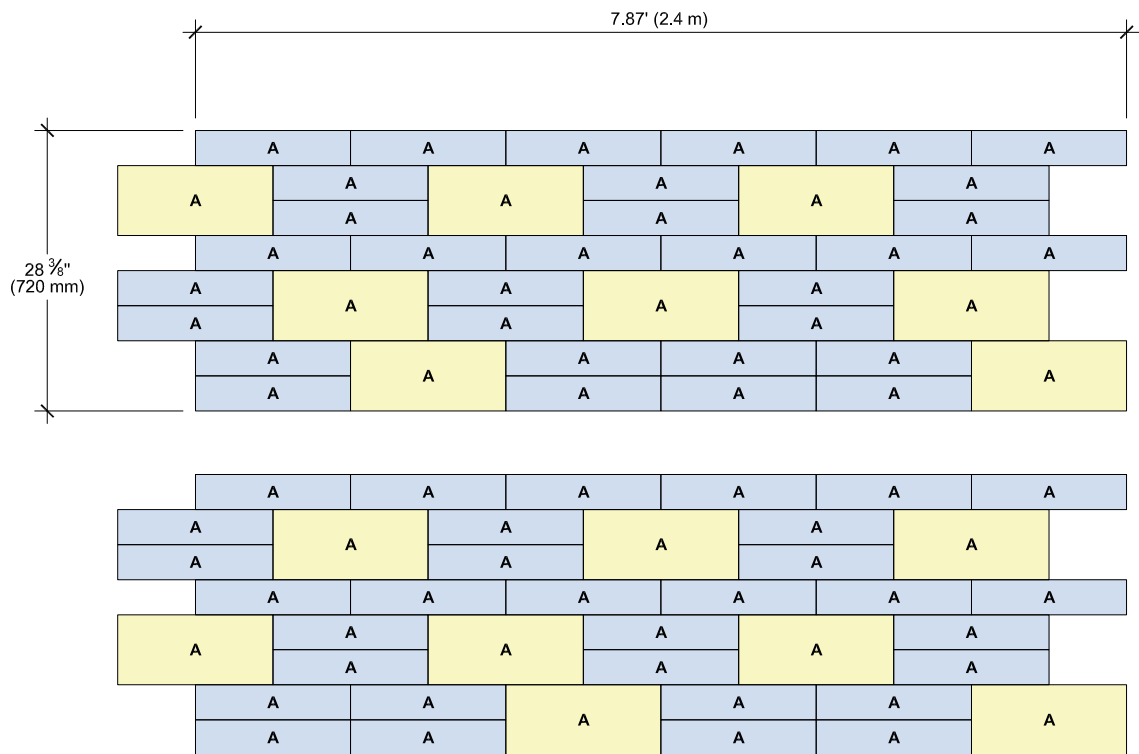


INSTALLATION GUIDE

RETAINING WALLS - RAFFINATO 90 mm & 180 mm

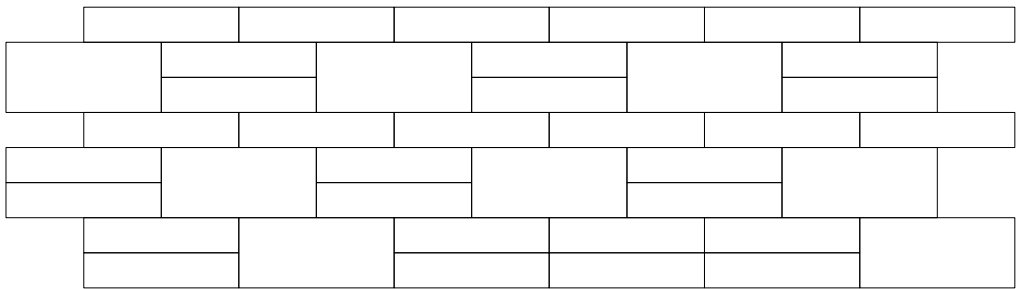
4-Row Pattern | Laying Patterns

The 4-row model shows two combination examples. This combination is 2.4 m (7,87') long and 720 mm (28 3/8") high. **This model should only be used where geogrid is not required.**



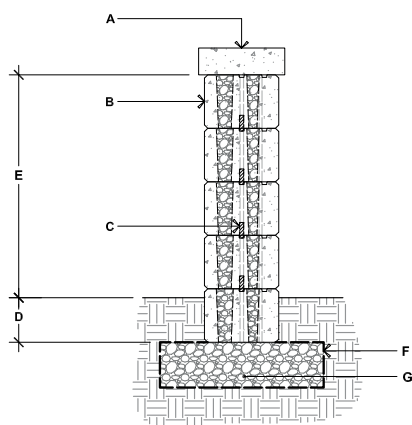
NUMBER OF BLOCKS REQUIRED MODULE

RAFFINATO	A
67 % of the surface - Raffinato 90 mm	32
33 % of the surface - Raffinato 180 mm	8



INSTALLATION GUIDE

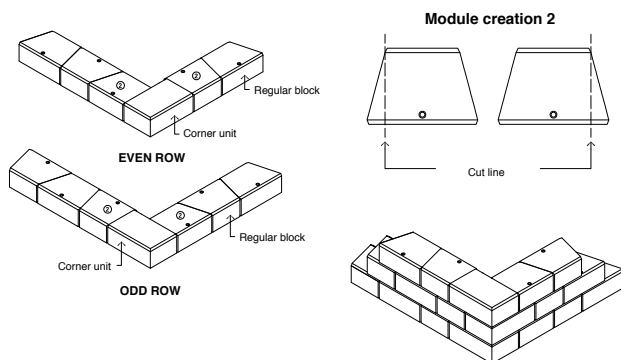
FREESTANDING WALLS - RAFFINATO 90 mm & 180 mm



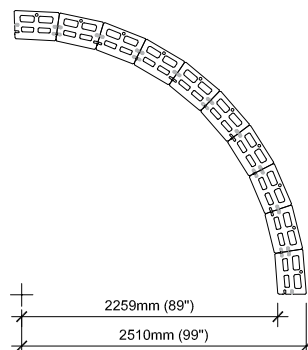
RAFFINATO 90 mm & 180 mm

- A.** TECO-BLOC CAP UNIT SECURED TO UNIT BELOW WITH FLEXLOCK ADHESIVE
- B.** RAFFINATO 90 mm AND 180 mm DOUBLE-SIDED WALL UNITS SECURE EACH ROW WITH FLEXLOCK ADHESIVE
- C.** CONNECTOR
- D.** EMBEDMENT DEPTH, 6" (150 mm) MIN.
- E.** 29 7/16" (750 mm) MAX.
- F.** GEOTEXTILE
- G.** COMPACTED GRANULAR LEVELING PAD, 6" (150 mm) THICK MIN. THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS

90° CORNER OF A DOUBLE-SIDED WALL

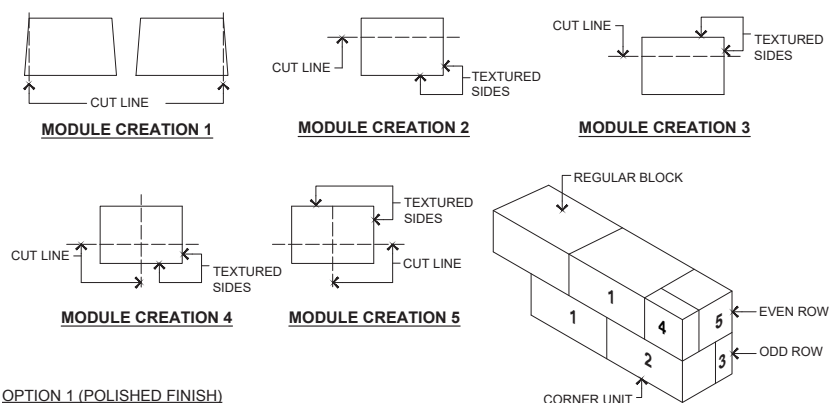


DOUBLE-SIDED WALL RADIUS

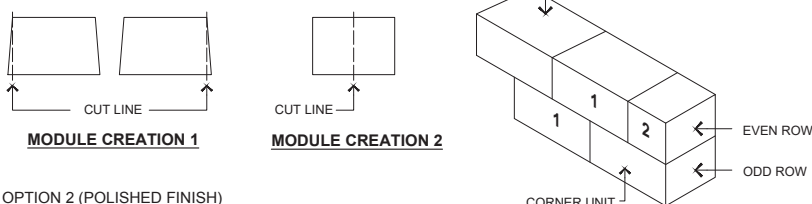


It is the user's responsibility to verify for the quantity of materials required.

DOUBLE SIDED WALL - END OF A STRAIGHT WALL



OPTION 1 (POLISHED FINISH)



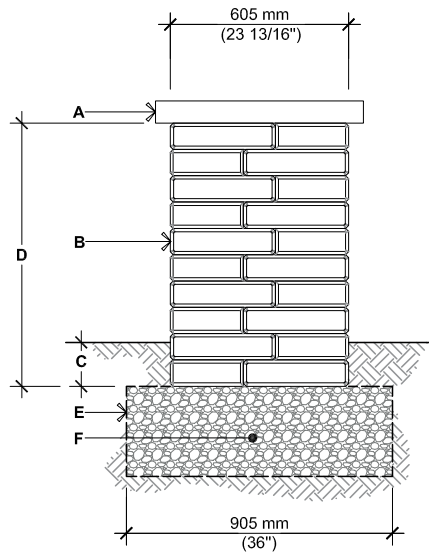
OPTION 2 (POLISHED FINISH)

GENERAL NOTES

1. Alternate odd and even rows.
2. Stagger joints from one row to the next.
3. Glue all modules at each row with Flexlock adhesive.
4. Cavities, grooves and connectors are not illustrated to avoid overloading the image.

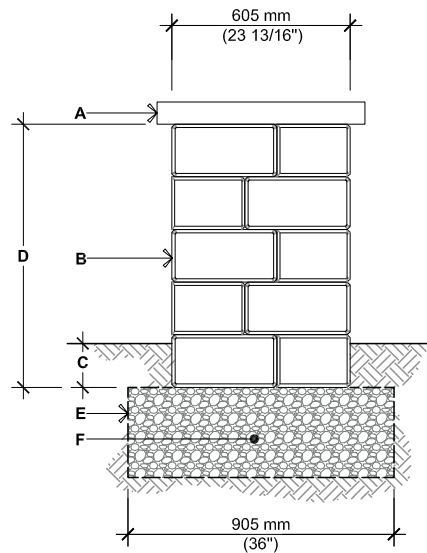
INSTALLATION GUIDE

PILLARS - RAFFINATO 90 mm & 180 mm



RAFFINATO 90 mm

- A.** STONEDGE COLLECTION PILLAR CAP UNIT, SECURE TO UNITS BELOW WITH FLEXLOCK ADHESIVE
- B.** RAFFINATO 90 mm PILLAR UNIT SECURE EACH ROW WITH FLEXLOCK ADHESIVE
- C.** EMBEDMENT DEPTH: 150 mm (6") MIN.
- D.** 1080 mm (42 1/2"), MAXIMUM HEIGHT
- E.** GEOTEXTILE
- F.** COMPACTED GRANULAR BASE 150 mm (6") THICK MIN. THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS



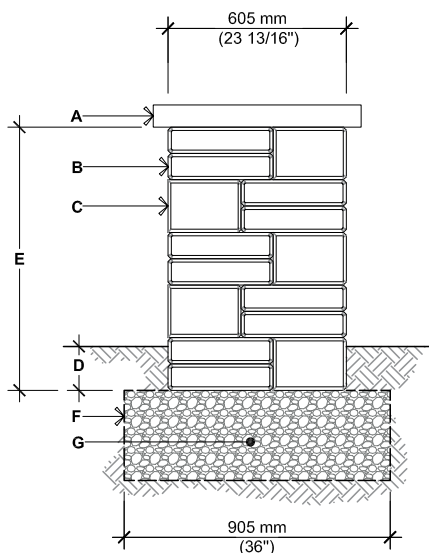
RAFFINATO 180 mm

- A.** STONEDGE COLLECTION PILLAR CAP UNIT, SECURE TO UNITS BELOW WITH FLEXLOCK ADHESIVE
- B.** RAFFINATO 180 mm PILLAR UNIT SECURE EACH ROW WITH FLEXLOCK ADHESIVE
- C.** EMBEDMENT DEPTH: 150 mm (6") MIN.
- D.** 1080 mm (42 1/2"), MAXIMUM HEIGHT
- E.** GEOTEXTILE
- F.** COMPACTED GRANULAR BASE 150 mm (6") THICK MIN. THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS

For all possible combinations of pillars and caps, please refer to the correspondence table on page 140

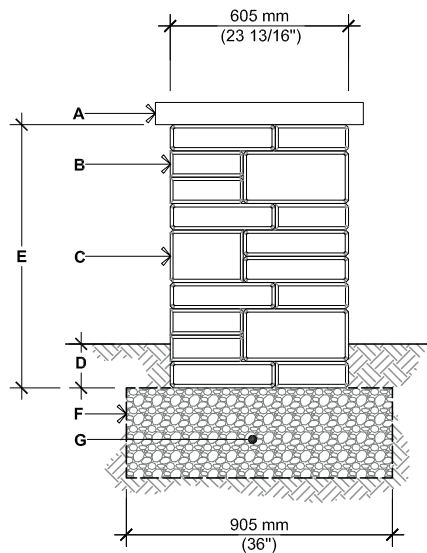
INSTALLATION GUIDE

PILLARS - RAFFINATO 90 mm & 180 mm



RAFFINATO 90 mm & 180 mm
OPTION A

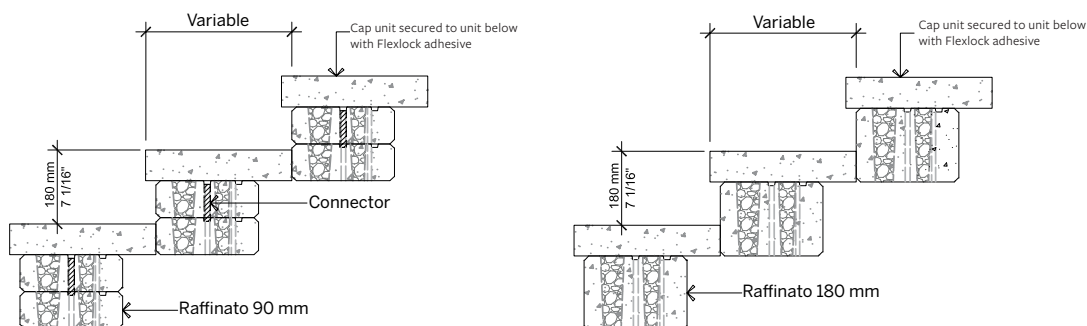
- A.** STONEDGE COLLECTION PILLAR CAP UNIT, SECURE TO UNITS BELOW WITH FLEXLOCK ADHESIVE
- B.** RAFFINATO 90 mm PILLAR UNIT SECURE EACH ROW WITH FLEXLOCK ADHESIVE
- C.** RAFFINATO 180 mm PILLAR UNIT SECURE EACH ROW WITH FLEXLOCK ADHESIVE
- D.** EMBEDMENT DEPTH: 150 mm (6") MIN.
- E.** 1 080 mm (42 1/2"), MAXIMUM HEIGHT
- F.** GEOTEXTILE
- G.** COMPACTED GRANULAR BASE 150 mm (6") THICK MIN. THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS



RAFFINATO 90 mm & 180 mm
OPTION B

- A.** STONEDGE COLLECTION PILLAR CAP UNIT, SECURE TO UNITS BELOW WITH FLEXLOCK ADHESIVE
- B.** RAFFINATO 90 mm PILLAR UNIT SECURE EACH ROW WITH FLEXLOCK ADHESIVE
- C.** RAFFINATO 180 mm PILLAR UNIT SECURE EACH ROW WITH FLEXLOCK ADHESIVE
- D.** EMBEDMENT DEPTH: 150 mm (6") MIN.
- E.** 1 080 mm (42 1/2"), MAXIMUM HEIGHT
- F.** GEOTEXTILE
- G.** COMPACTED GRANULAR BASE 150 mm (6") THICK MIN. THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS

STEPS

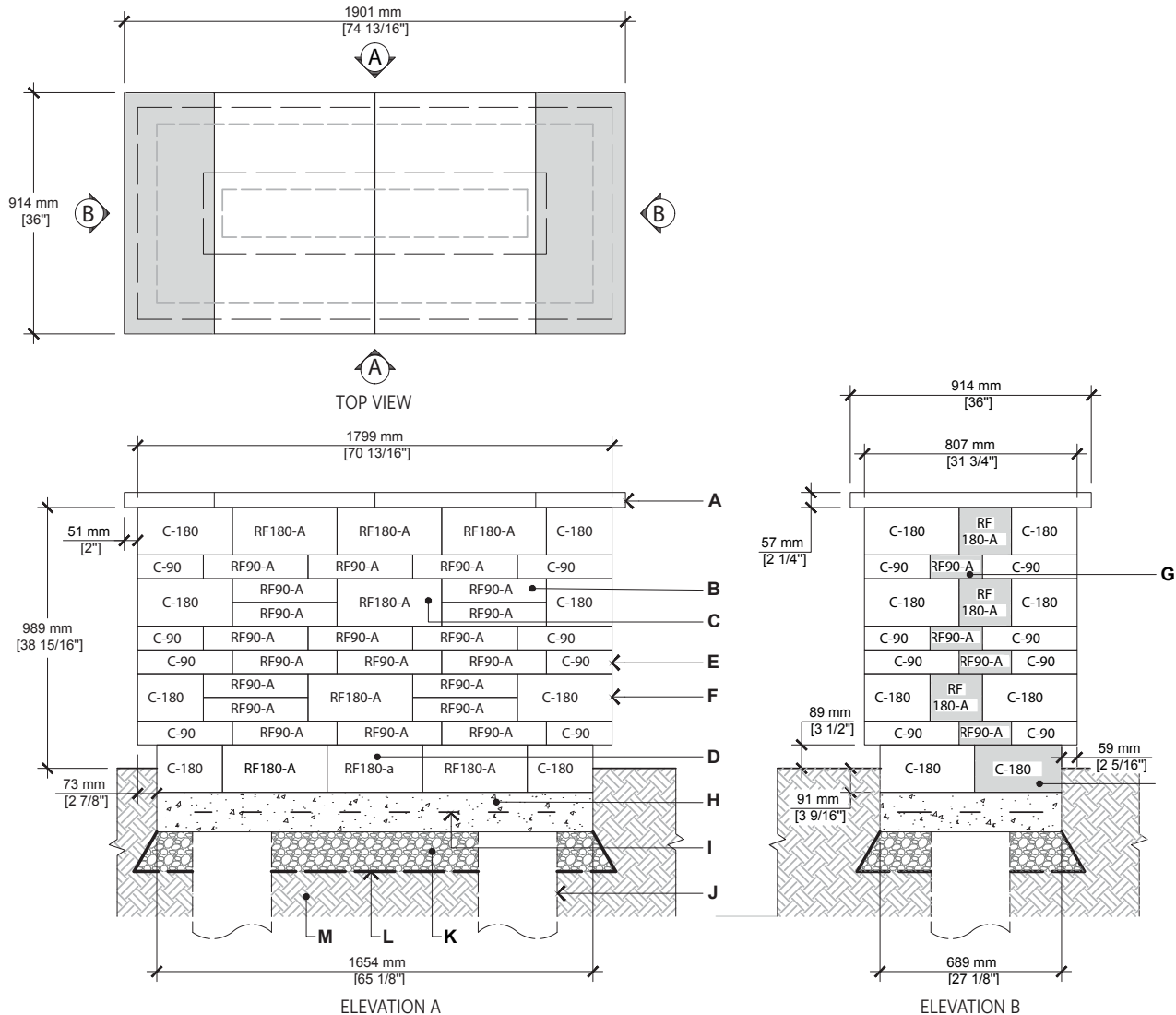


For all possible combinations of pillars and caps, please refer to the correspondence table on page 140

PLEASE REFER TO P.4 FOR THE CORRECT USE AND LIMITATIONS OF PROVIDED TECHNICAL INFORMATION.

INSTALLATION GUIDE

GRILL ISLAND - RAFFINATO SMOOTH 90 mm & 180 mm



- A.** YORK COUNTER TOP 24" × 36" × 2 1/4" (CUT ON FIELD AS REQUIRED)
- B.** RAFFINATO 90 mm UNIT (A) - LONG FACE EXPOSED (SHOWN WITH UPPERCASE LETTER)
- C.** RAFFINATO 180 mm UNIT (A) - LONG FACE EXPOSED (SHOWN WITH UPPERCASE LETTER)
- D.** RAFFINATO 180 mm UNIT (A) - SHORT FACE EXPOSED (SHOWN WITH LOWERCASE LETTER)
- E.** RAFFINATO 90 mm PILLAR UNIT
- F.** RAFFINATO 180 mm PILLAR UNIT
- G.** RAFFINATO UNIT CUT ON FIELD AS REQUIRED
- H.** CAST IN PLACE CONCRETE SLAB 4350 psi (30 MPa), 5" (125 mm) THICK
- I.** 4X4-4/4 (102X102-MW25.8XMW25.8) WELDED WIRE MESH AND/OR REBAR AS PER SITE CONDITIONS
- J.** 12" (300 mm) DIA. CONCRETE PILLAR, AS PER LOCAL CODE
- K.** 3/4" (20 mm) CLEAN STONE
6" (150 mm) THICK MIN. AS PER SITE CONDITIONS
- L.** GEOTEXTILE
- M.** NATURAL SOIL OR COMPACTED BACKFILL

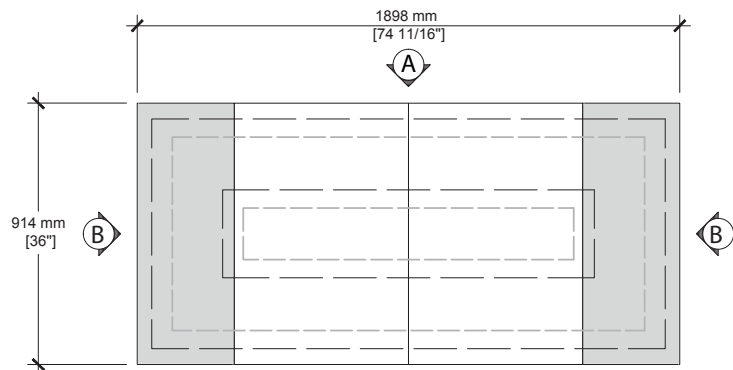
QUANTITY OF MATERIALS REQUIRED

- York Counter top 24" × 36" × 2 1/4": **4**
- Raffinato 90 mm wall unit: **48 A**
- Raffinato 180 mm wall unit: **22 A**
- Raffinato 90 mm pillar unit: **16**
- Raffinato 180 mm pillar unit: **16**

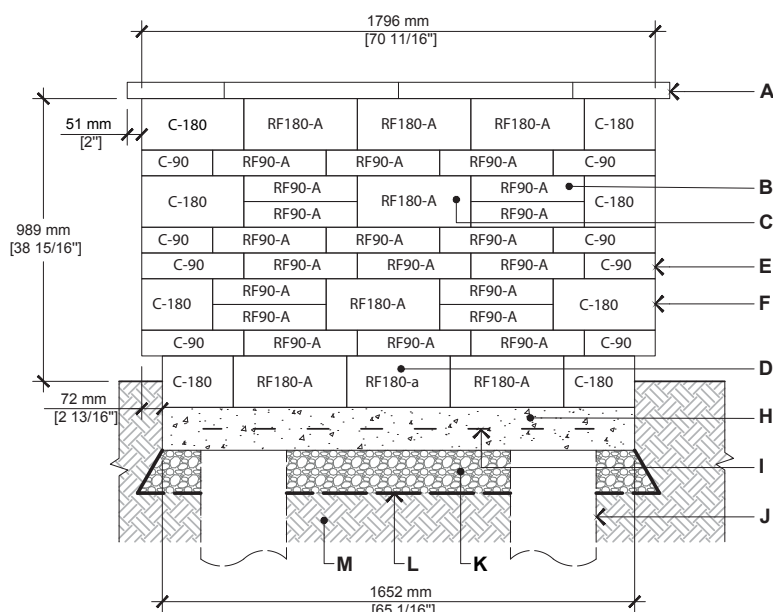
NOTE: Appliances and utilities may vary for each project and are not shown on this drawing. This drawing is shown for inspiration only and surplus or shortage of materials may result. It is the user's responsibility to verify for the quantity of materials required. Secure the blocks using a heat resistant concrete adhesive. The installer must ensure that the installation and use of the grill island comply with local regulations and code requirements. Concrete pillars extending to frost line may be required as per local code. Check your local building code before installing.

INSTALLATION GUIDE

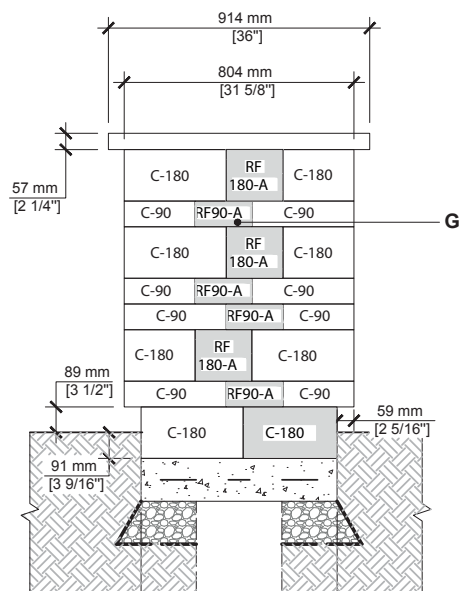
GRILL ISLAND - RAFFINATO POLISHED 90 mm & 180 mm



TOP VIEW



ELEVATION A



ELEVATION B

- A.** YORK COUNTER TOP 24" × 36" × 2 1/4" (CUT ON FIELD AS REQUIRED)
- B.** RAFFINATO 90 mm UNIT (A) – LONG FACE EXPOSED (SHOWN WITH UPPERCASE LETTER)
- C.** RAFFINATO 180 mm UNIT (A) – LONG FACE EXPOSED (SHOWN WITH UPPERCASE LETTER)
- D.** RAFFINATO 180 mm UNIT (A) – SHORT FACE EXPOSED (SHOWN WITH LOWERCASE LETTER)
- E.** RAFFINATO 90 mm PILLAR UNIT
- F.** RAFFINATO 180 mm PILLAR UNIT
- G.** RAFFINATO UNIT CUT ON FIELD AS REQUIRED
- H.** CAST IN PLACE CONCRETE SLAB 4350 psi (30 MPa), 5" (125 mm) THICK
- I.** 4X4-4/4 (102X102-MW25.8XMW25.8) WELDED WIRE MESH AND/OR REBAR AS PER SITE CONDITIONS
- J.** 12" (300 mm) DIA. CONCRETE PILLAR, AS PER LOCAL CODE
- K.** 3/4" (20 mm) CLEAN STONE
6" (150 mm) THICK MIN. AS PER SITE CONDITIONS
- L.** GEOTEXTILE
- M.** NATURAL SOIL OR COMPACTED BACKFILL

QUANTITY OF MATERIALS REQUIRED

- York Counter top 24" × 36" × 2 1/4": **4**
- Raffinato 90 mm wall unit: **48 A**
- Raffinato 180 mm wall unit: **22 A**
- Raffinato 90 mm pillar unit: **16**
- Raffinato 180 mm pillar unit: **16**

NOTE: Appliances and utilities may vary for each project and are not shown on this drawing. This drawing is shown for inspiration only and surplus or shortage of materials may result. It is the user's responsibility to verify for the quantity of materials required. Secure the blocks using a heat resistant concrete adhesive. The installer must ensure that the installation and use of the grill island comply with local regulations and code requirements. Concrete pillars extending to frost line may be required as per local code. Check your local building code before installing.

Town of Herndon, Virginia Notice of Public Hearing

Notice is hereby given that the **Historic District Review Board (HDRB)** of the Town of Herndon, Virginia, will hold a public hearing on Wednesday, June 26, 2024, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following item:

APPLICATION FOR ALTERATIONS, HDRB #24-003, to consider an application for a Certificate of Appropriateness for modifications to Town Hall Square outdoor plaza and park adjacent to the Herndon Old Town Hall located at 730 Elden Street, Herndon, Virginia, and a portion of the W&OD Trail adjacent to the Herndon Depot with no assigned street address, the combined property is bordered by Elden Street, Lynn Street, and Station Street. Town Hall Square, owned by the Town of Herndon, comprises portions of various parcels identified as Fairfax County Tax Map, 0162 02 0010B, 0162 02 0022, and 0162 02 0023 and is zoned CC, Central Commercial. The portion of the W&OD Trail, owned by the Northern Virginia Regional Park Authority, is identified as a portion of Fairfax County Tax Map 0283 01 0051 and is not subject to the Town's zoning ordinance. Collectively, the Town Hall Square and the adjacent portion of the W&OD trail contain approximately 1.2 acres. Owners: The Town of Herndon and Northern Virginia Regional Park Authority. Applicant: Ben Schitter, Development Program Planner, Department of Community Development.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above item are invited to attend the public hearing and state their opinions and may also submit comments to hdrb.arb@herndon-va.gov. The proposed item is available for review by the public on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow participation.

Kirstyn Barr Jovanovich, Town Clerk