

**ISSUE:** Certificate of Appropriateness for signage

**APPLICANT:** Tracie Claxton

**LOCATION:** Old and Historic Alexandria District  
728 South Washington Street

**ZONE:** CL/Commercial Low Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for signage with the following conditions:

1. The awning sign have target external illumination, that illuminates only the sign
2. The two existing wall plaque signs on the Washington Street elevation be removed
3. The pin-mounted wall sign on the Jefferson Street elevation have a backing to protect the masonry wall
4. The signs' letters be made of metal or wood

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.







## **I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness to replace two existing awnings facing Washington Street with two new awnings. One new awning will have halo-illuminated, channel letters attached to the awning. The other will have no signage. The applicant also proposes to replace the existing halo-illuminated sign on the Jefferson Street elevation with a new one pin-mounted on the wall, at 728 South Washington Street.

### **Certificate of Appropriateness**

- Replace the existing two awnings on Washington Street elevation with two new awnings 15' long x 42" deep x 11" high, the aluminum structure will be covered with acrylic fabric (Cinder Tempotest T92662-47 with gold vinyl trim)
- Install an 8' x 3 3/8", upright acrylic, halo-illuminated sign mounted on a track on the southern awning's edge
- Replace the existing backlit channel letter sign on the Jefferson Street elevation with a 12'-5" x 1'-11 1/2" acrylic, halo-illuminated sign pin-mounted on the wall.

### **Site context**

The subject property sits at the northeast corner of South Washington and Jefferson streets. Washington Street is part of the George Washington Memorial Parkway (Parkway) as it passes through Alexandria on its way from Washington, DC to Mount Vernon. The building has two addresses, 728 South Washington Street, facing Washington Street (subject of this application) and 730 South Washington Street at the east side, facing Jefferson Street.

## **II. HISTORY**

The seven-bay, two-story, brick, commercial Colonial Revival building was built in ca. **1950**. The building features symmetric façade, side gable slate roof with dentiled cornice, central entrance door with sidelights, transom, and broken pedimented door surround.

### ***Previous BAR Approvals***

The BAR approved an addition on 5/13/1954, alterations and signage on 1/5/83, and alterations on 1/19/1983. Most recently, awnings and signage in 1997 (BAR97-00124) and 2003 (BAR2003-00243) and a projecting sign in 2015 (BAR2015-00317).

## **III. ANALYSIS**

### **Certificate of Appropriateness**

The BAR and the National Park Service (NPS) are jointly concerned with the maintenance of the memorial character of the Parkway within the City limits under a 1929 agreement between the City of Alexandria and the Federal government. Therefore, all requests for signs and new construction or alterations on Washington Street are routed to the NPS for advisory comment, as are all cases on the waterfront. No comments were received from the NPS.



The *Design Guidelines* state that “Signs inform the public as to the nature of the business in a particular building and can quickly and easily transmit a business image to a passerby and create a potential customer or client. Businesses often use large signs in order to attract attention. Overly large signs are not appropriate in most areas of the historic districts because they detract from the architectural integrity of the districts.” Moreover, “Signs, awnings, and other visual additions should play a secondary role. Signs should augment, not compete with, the surrounding architecture.” The *Guidelines* also state that “The most common materials used for signs in the historic district are painted or silk-screened wood signs or painted or silk-screened metal or plastic signs.” However, the BAR finds acrylic, suburban type, signage not appropriate within the historic districts and usually recommends all signs to be made of wood or metal.

### Washington Street

Currently, the Washington Street façade has five signs, two awnings with painted signs, one projecting hanging sign and two wall plaque signs, exceeding the number of signs and square footage allowed in the historic district (Figure 1). The new proposal consists of replacing both awnings and installing a halo-illuminated channel lettered sign mounted on a track attached to the edge of the southern awning; the northern awning won’t have any signage. The applicant is keeping the existing projecting sign and the two wall plaque signs, therefore there will be four signs on this elevation (approximately 56.4 SQFT)



Figure 1: existing conditions



Although there is no zoning regulation on the number of signs allowed on a building's façade, the BAR allows up to four signs on a corner building, one being a changeable copy sign. Furthermore, the applicant is seeking a halo-illuminated sign to be mounted on the southern awning's edge which will visually accentuate the already excessive amount of signage on this Parkway elevation. Staff finds it inappropriate to add a halo-illuminated sign on the awning and recommends eliminating the wall plaque signs on this elevation, reducing to two the number of signs facing Washington Street.

#### Jefferson Street

There is an existing backlit pin-mounted channel letter sign on the Jefferson's elevation (Figure 2) which will be replaced by a slightly bigger new sign with the same design. This elevation is composed of two commercial buildings with separate addresses, 728 South Washington Street (subject of this application) and 730 South Washington Street, *Enginuity Power Systems* which has a projecting hanging sign over its entrance door (Figure 3). There is therefore a total of two signs on this elevation (approximately 29 SQFT).



Figure 2: existing sign





**Figure 3: existing projecting sign**

The sign policy recommends that pin-mounted signs be “installed on a wood frieze board or sign band but not directly installed into a masonry wall;” therefore, staff recommends the new sign have a backing to eliminate additional damage to the masonry wall.

Even though each business can have its own sign, the tenants should “have a sign plan providing for coordinated graphics and placements” as recommended by the *Guidelines*. This property exceeds the number of signs allowed in the historic district, however, since there is no changeable copy sign on either elevation, staff supports four signs on this corner building, two on each elevation and only one to be back-lit, the pin-mounted channel letter sign on Jefferson Street’s elevation.



Therefore, with the conditions discussed above, staff recommends approval of the Certificate of Appropriateness for signage.

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning**

C-1 Proposed signs and awnings will comply with zoning.

**Code Administration**

C-1 A building permit and Plan review are required prior to start construction.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)



- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-9 An awning may be suspended from a building wall with no ground supports, so long as the sign does not project more than four feet into the right of way from the front property line while also extending to no more than one foot from the established curb line. The clearance of the awning must be at least eight feet above a sidewalk. (Sec. 5-2-29(d)) (T&ES)
- C-10 If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-11 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Development Services**

**301 King Street, Room 4130**

**Alexandria, VA 22314**



**Alexandria Archaeology**

F-1 This undertaking will not require archaeological oversight.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2020-00115: 728 South Washington Street*



BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 728 S Washington St, Alexandria VA

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 080.04-03-18 ZONING: CL

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)

Name: Tracie Claxton

Address: 6511 Chillum Place, NW

City: Washington State: DC Zip: 20012

Phone: 202-882.7733 E-mail: tclaxton@gelbergsigns.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect

☒ Permit Expediter

Name: Tracie Claxton

Phone: 202-215-8289

E-mail: tclaxton@gelbergsigns.com

Legal Property Owner:

Name: WASHINGTON JEFFERSON LLC

Address: 730 S WASHINGTON STREET

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ Yes ☐ No Is there an historic preservation easement on this property?  
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?  
☐ Yes ☒ No Is there a homeowner's association for this property?  
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> awning                                | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors  | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting   | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other <u>Canopy Sign &amp; wall mounted sign</u> |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

1 wall mounted sign on the side illuminated reverse halo-lit channel letters (D) side of building

2 New awnings (B1 & B2) & one reverse halo-lit channel letters (A) on the front of building

(See Attached document)

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ☐ N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☒ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.





**Your Sign of Success Since 1941**

To Whom it may concern,

2/26/2020

The following is the scope of work to be performed at the Joseph A. Banks Clothiers located at 728 Washington Street, Alexandria VA 22314.

Remove and dispose of existing awnings facing South Washington Street which currently both contain the Jos. A. Bank Clothiers signs. The existing blade sign will remain. Fabricate and install two new awnings (B1) & (B2) noted on drawings to replace the existing. Fabricate one set of Halo-illuminated channel letters (A) attached to awning (B2). Awning (B1) will not have signage.

Remove the existing set of Halo illuminated JoS, A. Bank Channel letters on the Jefferson Street side of the building and replace with new.

Sincerely,

A handwritten signature in black ink that reads "Guy Brami".

Guy Brami

**Gelberg Signs**  
6511 Chillum Place NW  
Washington, DC 20012  
Ph. 202.882.7733 x222  
fx. 202.882.1580  
cell 240.372.7148  
[www.gelbergsigns.com](http://www.gelbergsigns.com)



Please consider the environment before printing this email.

GelbergSigns•6511ChillumPlaceNW•WashingtonDC 20012



**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Linear feet of building: Front: 75' Secondary front (if corner lot): 56'
- ☐ ☐ Square feet of existing signs to remain: 5' 8"
- ☒ ☐ Photograph of building showing existing conditions.
- ☒ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☒ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☒ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☒ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.



**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**Signature: Tracie ClaxtonPrinted Name: TRACIE CLAXTONDate: 3/5/20



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Tracie Claxton	6511 Chillum Place	0%
2.	Washington DC	
3.	20012	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 728 S Washington St Alexandria VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Washington Jefferson LLC	730 S Washington	100%
2.	Alexandria VA	
3.	22314	

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Tracie Claxton	None	None
2. Washington Jefferson LLC	None	None
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/5/20  
Date

TRACIE CLAXTON

Printed Name

  
Signature



## EXISTING CONDITION



**SCOPE OF WORK**  
1. REMOVE & DISPOSE OF EXISTING CHANNEL LETTERS.

**EXISTING SQUARE FOOTAGE**  
CH LETTERS: 20.6 SF

**CODE:**  
The total area of ALL signs displayed on a building wall which faces a street, alley or parking area shall not exceed 1sf for each foot of building width facing the street, alley or parking area.

## PROPOSED EXTERIOR



**SCOPE OF WORK**  
1. MANUFACTURE, SHIP & INSTALL (1) ONE SET NEW REVERSE HALO CHANNEL LETTERS.

**NEW SQUARE FOOTAGE**  
CH LETTERS: 24.8 SF

**NOTE:** BUILDING TO BE PAINTED BY OTHERS.



**PAINT:**  
JAB P1



**PAINT:**  
JAB P2

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

**Project:** Jos A Bank #464  
**Location:** 728 S. Washington Street  
Alexandria, Virginia 22314  
**Date:** 12/12/19 **Sales:** DH **Designer:** MH  
**File Name:** Jos A Bank - Alexandria, VA

**Revision**  
R1:MH:12/16/19: Rev per client comments.

**Approvals**

**Customer:**

**Landlord:**

**CONCEPTUAL DRAWINGS ONLY:**  
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

**ALL RIGHTS RESERVED:**  
This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.

**SHEET**

**8**



# PROPOSED EXTERIOR: OPTION 02 w/ EXISTING BLADE SIGN REMAINING

PROCEED WITH THIS OPTION



## SCOPE OF WORK

1. FABRICATE & INSTALL (1) ONE NEW AWNING STRUCTURE WITH (1) ONE SET NEW REVERSE HALO-LIT CHANNEL LETTERS.
2. FABRICATE & INSTALL (1) ONE NEW AWNING STRUCTURE.

NOTE: BUILDING TO BE PAINTED BY OTHERS.

NOTE: GOLD WINDOW FRAMES (FRAME VINYL) TO BE PROVIDED BY OTHERS.

## CODE:

The total area of ALL signs displayed on a building wall which faces a street, alley or parking area shall not exceed 1sf for each foot of building width facing the street, alley or parking area. BUILDING WIDTH: 75'-0", TOTAL ALLOWED: 75 SF.

## EXISTING SQUARE FOOTAGE

COLUMN PLAQUE: 1.8 ea. / 3.6 com.

BLADE SIGN: 13.0 SF

SIDE CHANNEL LETTERS: 20.6

## NEW SIGNAGE

CH LETTERS: 10.3 SF

TOTAL: 47.5 SF



PAINT:  
JAB P1



PAINT:  
JAB P2

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

Project: Jos A Bank #464

Location: 728 S. Washington Street  
Alexandria, Virginia 22314

Date: 12/12/19 Sales: DH Designer: MH  
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## Approvals

Customer:

Landlord:

## CONCEPTUAL DRAWINGS ONLY:

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## ALL RIGHTS RESERVED:

This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.

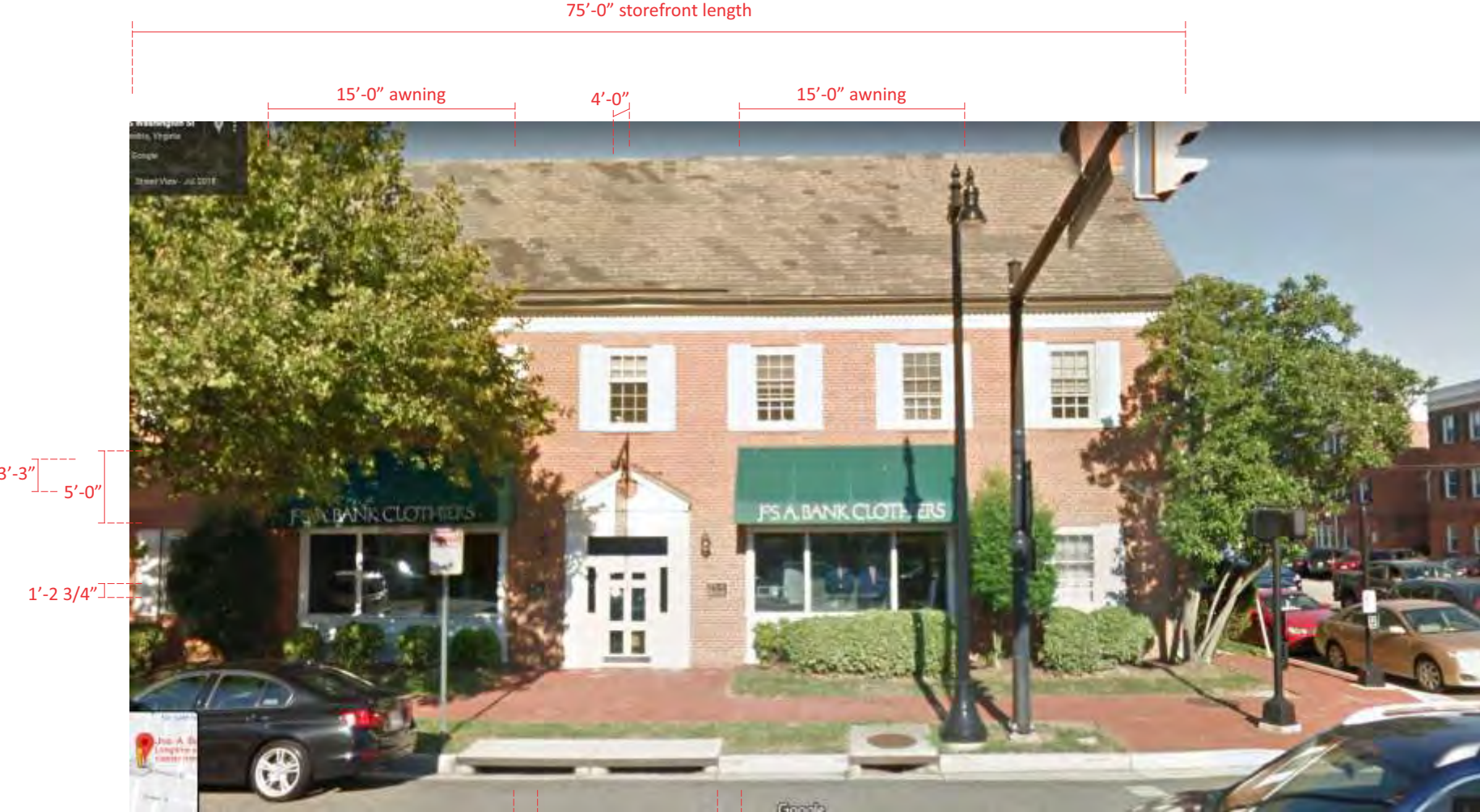
SHEET

3



EXISTING CONDITION


**APPROVED** AS NOTED  
By Carissa Lau at 1:36 pm, Dec 16, 2019



- SCOPE OF WORK**
- 1. REMOVE & DISPOSE OF EXISTING BLADE SIGN.
  - 2. REMOVE & DISPOSE OF EXISTING AWNING STRUCTURES.
  - 3. EXISTING WALL PLAQUES TO REMAIN, NO ACTION TO EXISTING.

**CODE:**  
The total area of ALL signs displayed on a building wall which faces a street, alley or parking area shall not exceed 1sf for each foot of building width facing the street, alley or parking area.

**EXISTING SQUARE FOOTAGE**  
COLUMN PLAQUES: 1.8 ea. / 3.6 com.  
BLADE SIGN: 13.0 SF  
AWNING VALENCES: 19.9 ea. / 39.8 com.  
TOTAL: 56.4 SF

<div><div>ADART</div></div> <div>700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353</div>	Project: Jos A Bank #464		Revisions		Approvals		CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.		SHEET	
	Location: 728 S. Washington Street Alexandria, Virginia 22314		R1:MH:12/16/19: Rev per client comments.		Customer:		<b>ALL RIGHTS RESERVED:</b> This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.		1	
	Date: 12/12/19 Sales: DH Designer: MH									
	File Name: Jos A Bank - Alexandria, VA									





## REVERSE LIT ( HALO ) CHANNEL LETTERS

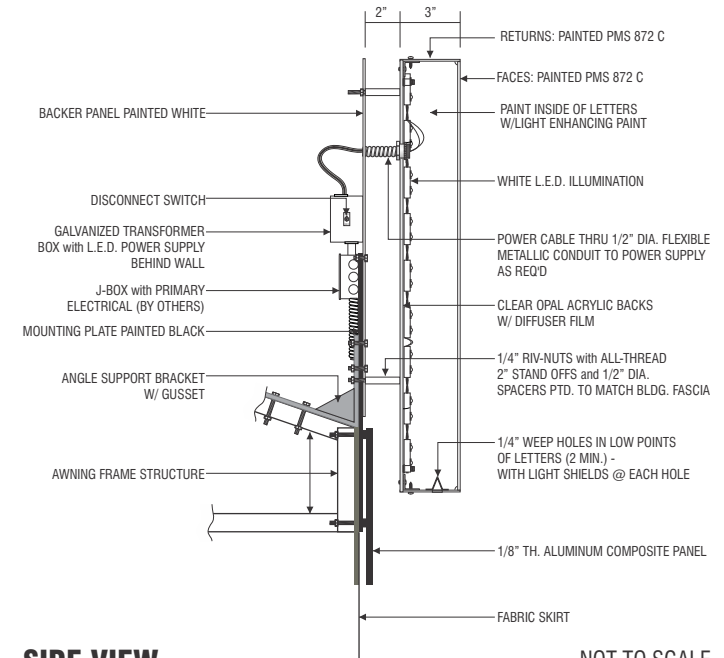
( 1 ) SET REQUIRED - FABRICATE AND INSTALL -

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

10.3 SQ. FT.

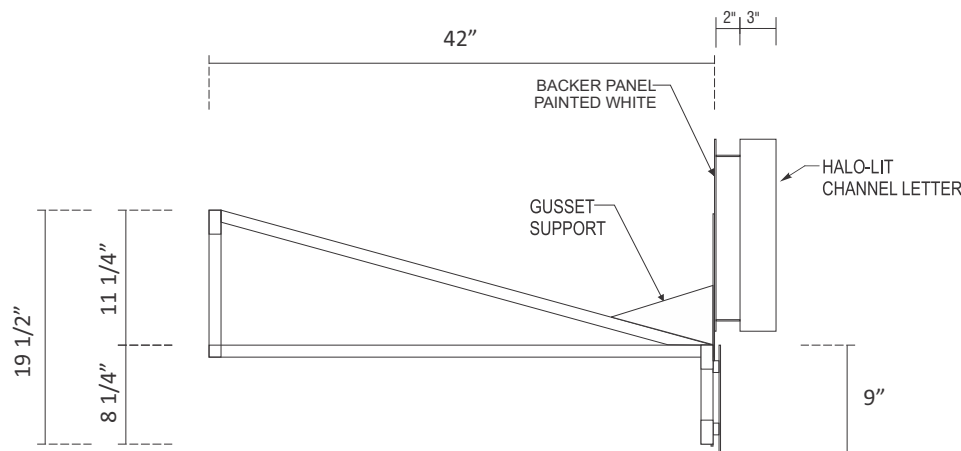
### COLOR CHART

PMS 872 C



### SIDE VIEW

NOT TO SCALE

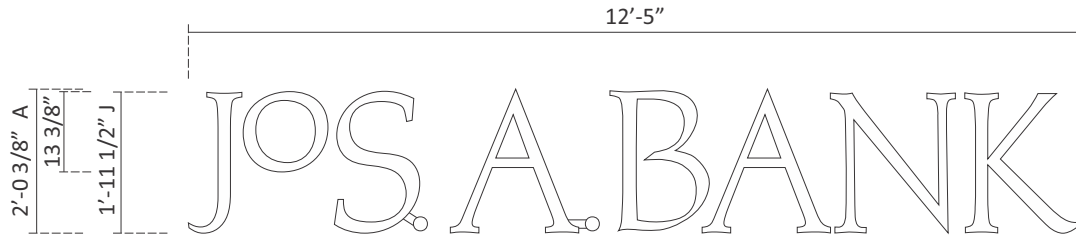


### NON-ILLUMINATED AWNING STRUCTURE

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





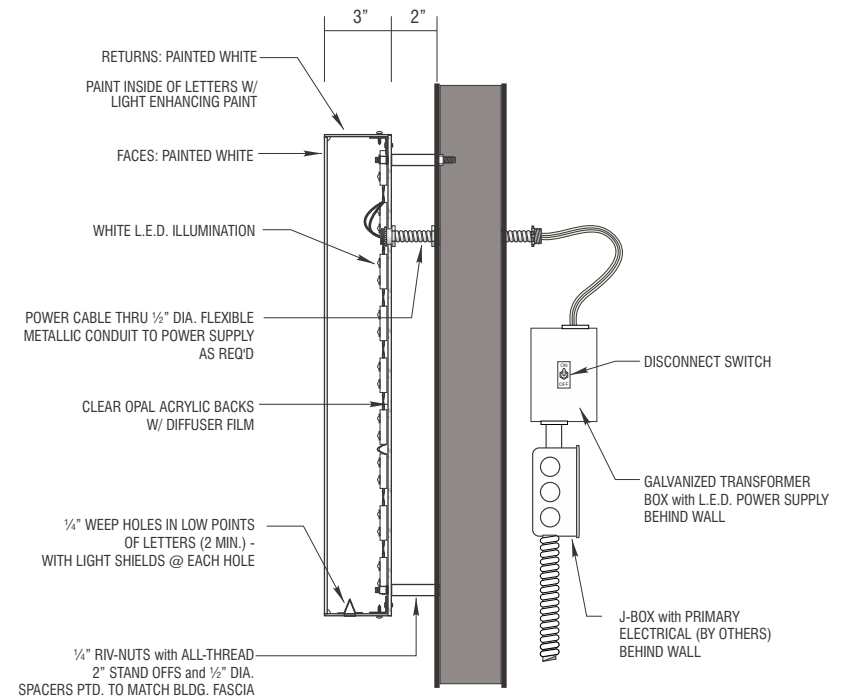


**D REVERSE LIT ( HALO ) CHANNEL LETTERS**  
( 1 ) SET REQUIRED - FABRICATE AND INSTALL -

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

24.8 SQ. FT.

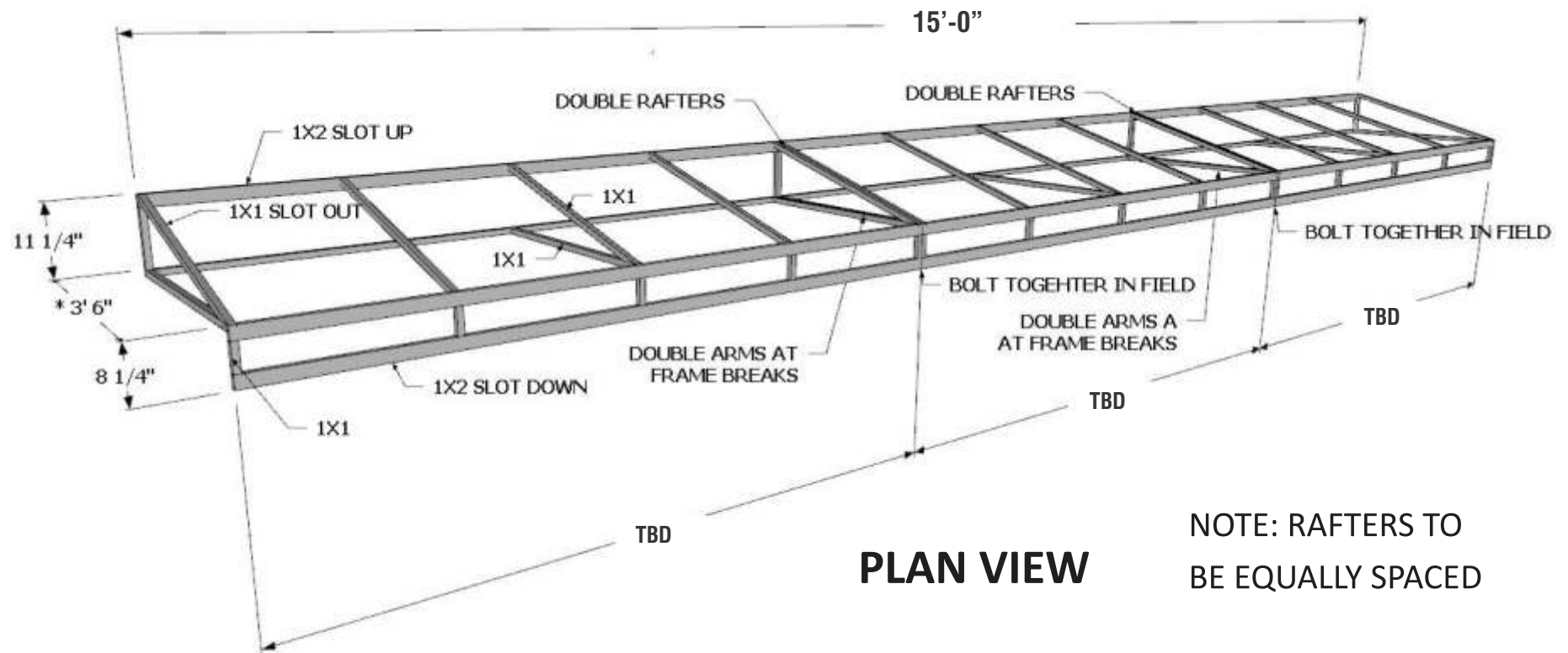
**COLOR CHART**



**U.L. LABELS REQUIRED**  
INSTALL IN ACCORDANCE W/  
NATIONAL ELECTRIC CODES

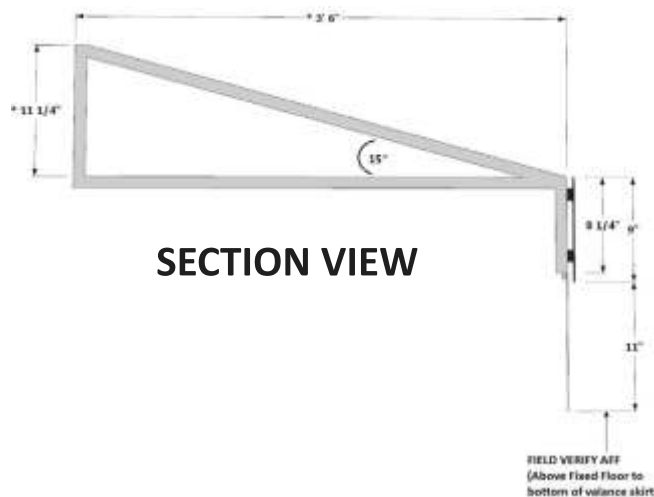
**REVERSE CHANNEL LETTER SECTION - ELECTRICAL DETAIL**





**PLAN VIEW**

NOTE: RAFTERS TO BE EQUALLY SPACED



**SECTION VIEW**



700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

Project: Jos A Bank #464

Location: 728 S. Washington Street  
Alexandria, Virginia 22314

Date: 12/12/19 Sales: DH Designer: MH  
File Name: Jos A Bank - Alexandria, VA

Revision

R1:MH:12/16/19: Rev per client comments.

Approvals

Customer:

Landlord:

CONCEPTUAL DRAWINGS ONLY:

Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

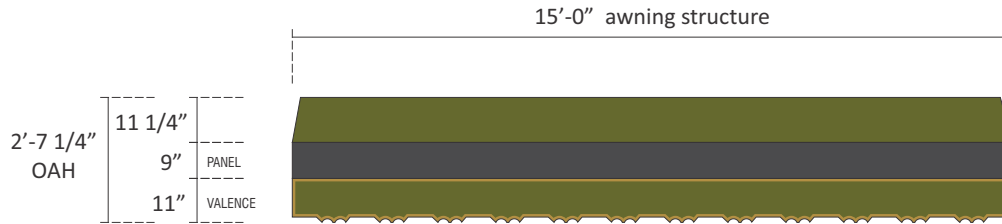
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SHEET

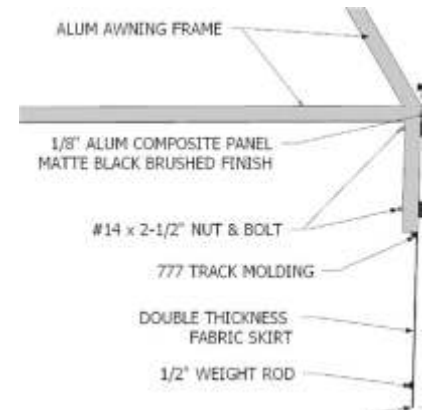
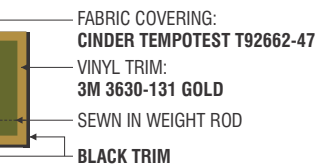
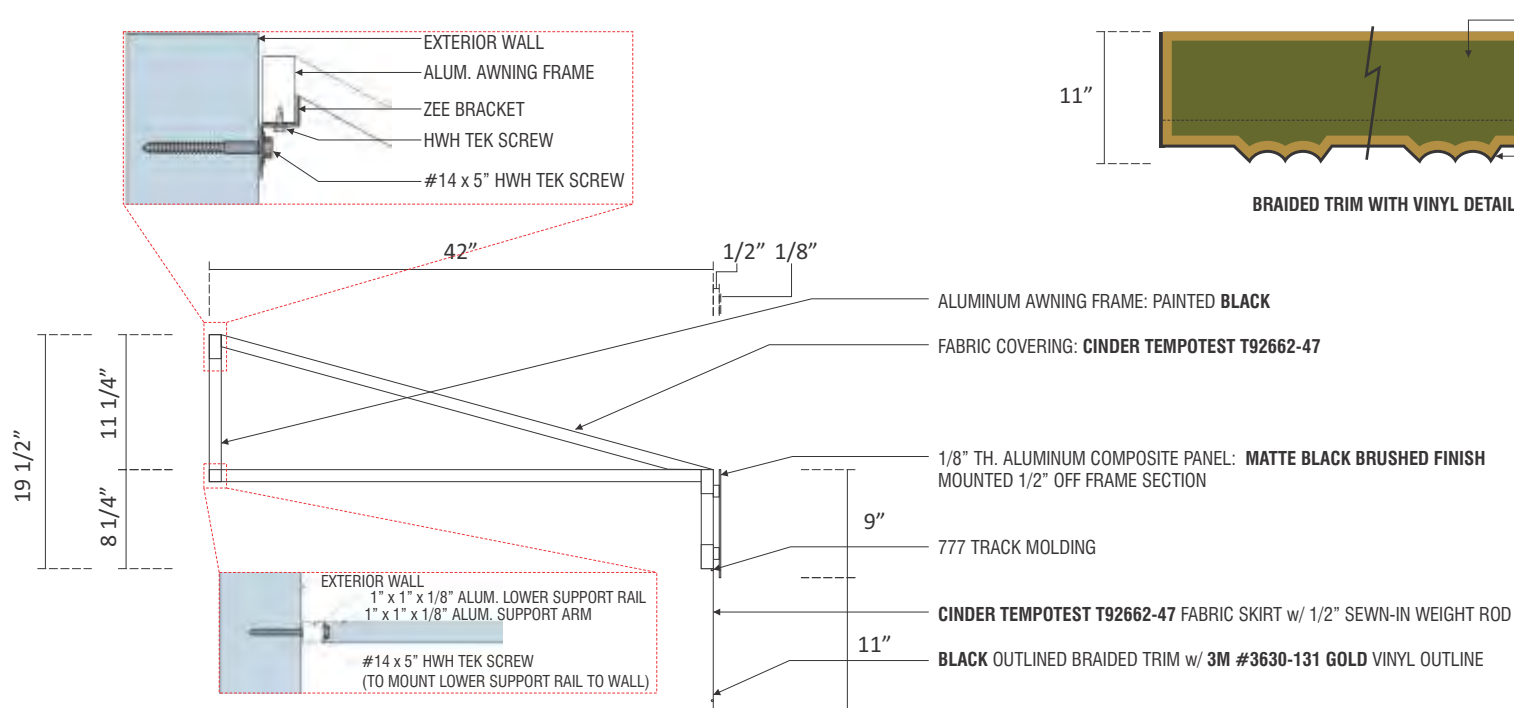
6





**B1** **NON-ILLUMINATED AWNING STRUCTURES**  
**B2** ( 2 ) REQUIRED - FABRICATE AND INSTALL -

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



**NON-ILLUMINATED AWNING STRUCTURE**

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

FABRIC SPECIFICATION:  
**CINDER TEMPOTEST T92662-47**

 <p><b>ADART</b>  700 Parker Sq STE 205  Flower Mound, TX 75028  T. 800.675.6353</p>	<p><b>Project:</b> Jos A Bank #464</p> <p><b>Location:</b> 728 S. Washington Street  Alexandria, Virginia 22314</p> <p><b>Date:</b> 12/12/19 <b>Sales:</b> DH <b>Designer:</b> MH</p> <p><b>File Name:</b> Jos A Bank - Alexandria, VA</p>	<p><b>Revision</b></p> <p>R1:MH:12/16/19: Rev per client comments.</p>	<p><b>Approvals</b></p> <p><b>Customer:</b></p> <p><b>Landlord:</b></p>	<p><b>CONCEPTUAL DRAWINGS ONLY:</b>  Dimensions are approximate &amp; may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.</p> <p><b>ALL RIGHTS RESERVED:</b>  This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.</p>	<p><b>SHEET</b></p> <p><b>5</b></p>
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