

ISSUE: Certificate of Appropriateness for signage and Waiver of Vision Clearance

APPLICANT: Mount Vernon Petroleum Realty LLC

LOCATION: Old and Historic Alexandria District
703 North Washington Street

ZONE: CDX/Commercial Downtown zone (Old Town North)

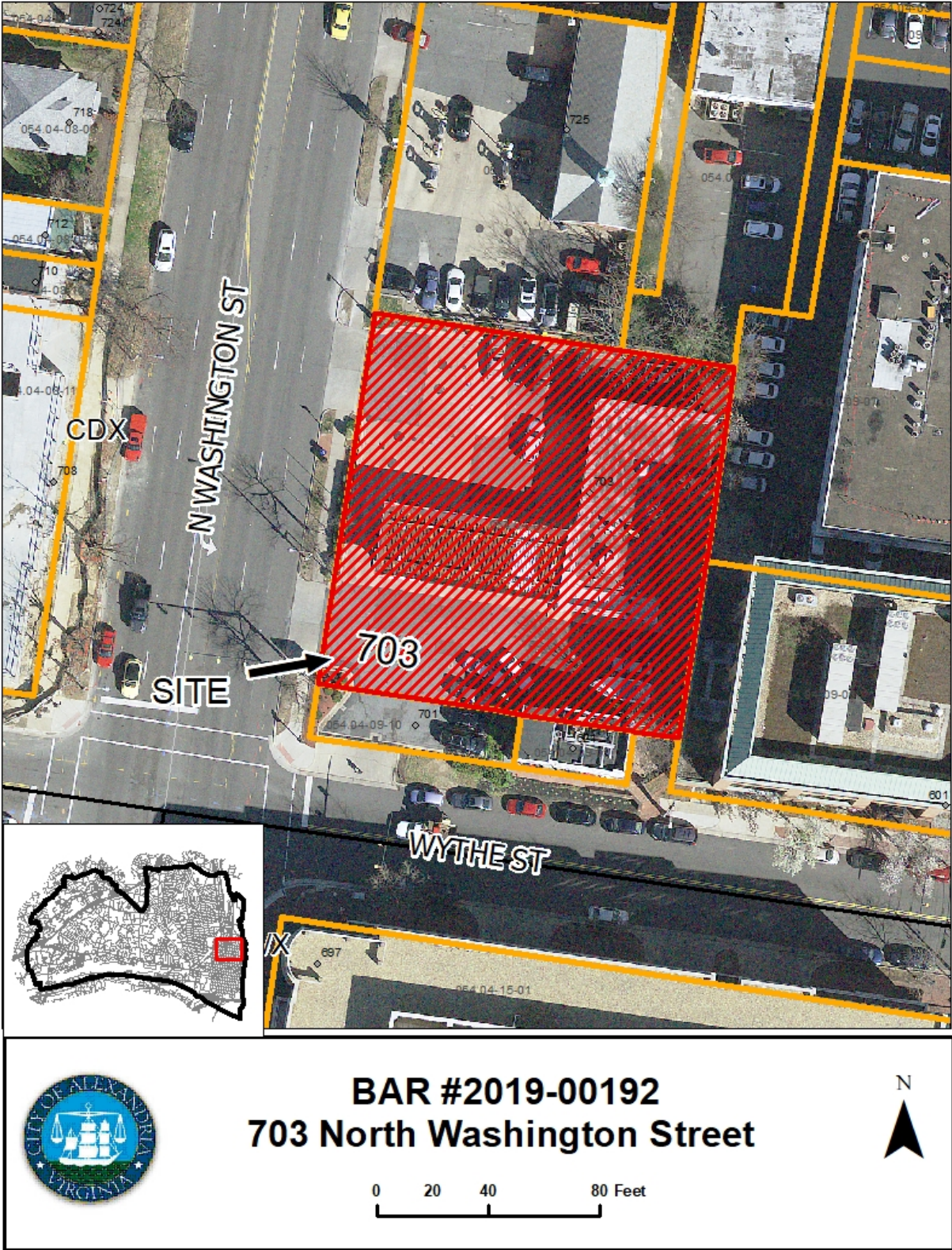
STAFF RECOMMENDATION

Staff recommends that the Certificate of Appropriateness for signage and Waiver of Vision Clearance be approved with the following conditions:

1. No signs on the site may be internally illuminated except for the price numerals on the monument sign, whose intensity is to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape.
2. The proposed monument sign is to be reduced to four feet in width and four feet in height on a one-foot tall masonry base.

GENERAL NOTES TO THE APPLICANT

1. **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 for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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 is requesting a Certificate of Appropriateness for three blade signs and number wedges on the existing dispensers and columns and to replace the existing pole mounted sign with a new monument sign, as well as Waiver of Vision Clearance for the Exxon station at 703 North Washington Street.

Certificate of Appropriateness

- Install three column mounted 40 5/16" by 14 9/16" LDPE (Low Density Polyethylene) blade signs with LED illuminated strip at the bottom on each gas dispenser;
- Install three non-illuminated ABS (Acrylonitrile Butadiene Styrene) double-sided wedges with vinyl numbers on each gas dispenser column; and
- Replace the existing pole mounted freestanding price sign with a 6'-4" wide by 4' tall monument sign placed on a one-foot tall brick foundation. The proposed sign will be internally illuminated.

Waiver of Vision Clearance

The applicant is requesting a vision clearance waiver for the new monument sign that will be located on the northeast corner of the North Washington and Wythe street intersection.

II. HISTORY

The "reduced modernist" style gasoline service station was constructed in **1983**. The original service station on the site was constructed in 1936. The canopy was added above the pump islands in 2001.

Previous BAR Approvals

BAR CASE # 2000-00265 – approval for canopy alterations (2/7//2001)

BAR CASE # 2001-00273 – antenna relocation (11/20/2001)

III. ANALYSIS

Certificate of Appropriateness

This gasoline station is located on Washington Street, which is part of the George Washington Memorial Parkway (Parkway) as it passes through Alexandria on its way from Washington, DC to the shrine at Mount Vernon. 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, but no comments had been received when this staff report was published.

Title 9, Chapter 7 of the Code of the City of Alexandria, Virginia regulates gas station signs, in accordance with the Code of Va., Secs. 59-41 to 59-60. The requirement for and the size of the price numerals on the monument sign is set by these codes, as is the requirement that each pump be branded. Regarding size for a gasoline station price ID sign, the City Code states: "The sign shall be no less than three feet in width and no less than four feet in height, shall be no greater than four feet in width and five feet in height, and shall be only square or rectangular in shape."

While the zoning ordinance permits a slightly larger monument sign in commercial zones, there is no requirement to do so, particularly on Washington Street. Staff recommends that the proposed monument sign be reduced in size to no more than the maximum area required by the City Code and that the additional 2.4' in width for the proposed sign be eliminated. The previous large red State Inspections sign at the base of the pole sign has been removed as part of this application. Any future wall signs or any other sign approval not submitted with this package would be subject to another sign permit submission and BAR review/approval.

According to the BAR's 1993 *Design Guidelines*, "The Board is particularly concerned about the extensive proliferation of exterior signs at gasoline service stations. The *Zoning Ordinance* provides specific limitations on the number of exterior signs permitted for any building depending on its size. In addition, the *Zoning Ordinance* specifically prohibits a number of sign types that are commonly associated with gasoline service stations." The BAR's rationale was that 20th century gasoline service stations with freestanding canopies were an iconic building type that did not need excessive signs to inform the public of their purpose. Staff finds the number of blade signs and wedge signs mounted on the canopy poles above the pumps to be excessive, particularly given the large branding colors and logos on the pumps themselves.

Furthermore, the *Guidelines* discourage internally illuminated plastic signs throughout the historic districts as being incompatible with the historic district or the memorial character of the Parkway. Internally illuminated translucent rectangular panel signs that use a lightbox where a light fixture is inside a rectangular box with the front surface consisting of a translucent panel on which information is displayed are prohibited by *Zoning Ordinance* Section 9-104(B)(13). Staff does not recommend the internal lighting in the Blade sign, believing there to be significant existing lights mounted on the bottom of the canopy above to allow a customer to safely locate the pump controls. Therefore, staff recommends that only the price numerals themselves on the monument sign be internally illuminated, and that the intensity of the light be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape as is the BAR's standard condition.

Waiver of Vision Clearance

Section 7-800 of the *Zoning Ordinance* states that corner lots must provide vision clearance for safety of travel on streets that precludes "structure, fences, shrubbery or other obstruction to vision more than three and one-half feet above the curb level." Section 7-802 of the *Zoning Ordinance* gives the BAR the authority to waive the vision clearance requirement "where to do so would be consistent with the historic character of the district." Staff supports the proposed Vision Clearance Waiver to install a monument sign in the same location as the existing pole mounted sign but does not support the proposed size, particularly since the BAR is being asked to waive an obstruction to the view of pedestrians and automobile traffic and this is a public safety issue. Staff supports the maximum size permitted by the City Code for a price ID sign, on a one foot tall masonry base.

Therefore, with the condition discussed above, staff recommends approval of the Certificate of Appropriateness for signage and Waive of Vision Clearance.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Existing site plan is missing scale in order to validate dimensions. Please revise.

F-1 Projecting sign (E1, E2, E3) calculation incorrect. Measurement of blade sign measured as the total square footage of the blade. Each blade is approximately 4.08 SF.

F-2 Number wedges are considered blade signs and shall count toward total sign area (Total wedge counts towards sign area). The total square footage of blade signs on a building shall not exceed 16 square feet.

- Wall Sign calculations break down as follows:
 1. N Washington Street Allotment: 76.4 SF
 - a. E1, E2, E3 – 12.24 square feet (projecting signs)
 - b. A “Snacks” – 4.42 square feet
 - c. C: “Exxon” (1 sign) – 7.05 square feet
 - d. “Synergy” decals – 29.2 square feet
 - e. Exxon pump decals - .2 square feet
 - N. Washington Street Signage TOTAL (existing and proposed): 52.11 square feet
 2. Wythe Street Allotment: 46 square feet
 - a. C: “Exxon” (1 sign) – 7.05 square feet

Code Administration

Code Administration had no comment

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)

- 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)

Alexandria Archaeology

- F-1 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00192: 703 North Washington Street

BAR Case # _____

ADDRESS OF PROJECT: 703 N WASHINGTON ST, ALEXANDRIA, VA 22314

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

TAX MAP AND PARCEL: 054.04-09-11 ZONING: C-D-X

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: MOUNT VERNON PETROLEUM REALTY LLC

Address: 6820B COMMERCIAL DR

City: SPRINGFIELD State: VA Zip: 22151

Phone: 703-750-6810 E-mail: monty@capitolpetro.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ ENGINEER

Name: _____ Phone: (571) 249-3448

E-mail: bprakash@plan-source.com

Legal Property Owner:

Name: MOUNT VERNON PETROLEUM REALTY LLC

Address: 6820B COMMERCIAL DR

City: SPRINGFIELD State: VA Zip: 22151

Phone: 703-750-6810 E-mail: monty@capitolpetro.com

- ☐ 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 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 _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

1. THIS PLAN PROPOSES TO ADD NEW SYNERGY BLADES TO DISPENSERS, KOALA AND NUMBER WEDGES TO COLUMNS.
2. THE PLAN PROPOSES TO REMOVE THE EXISTING POLE MOUNTED SIGN AND INSTALL NEW MONUMENT SIGN(VISION CLEARANCE WAIVER HAS BEEN APPLIED).
3. FUEL DISPENSER DECALS TO BE REPLACED WITH NEW ONES.

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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: 76.40 FT Secondary front (if corner lot): 46 FT
- ☒ ☐ Square feet of existing signs to remain: 47.93 SF
- ☒ ☐ 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 3 sets of 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: 

Printed Name: Bhoopendra Prakash

Date: 04/26/2019

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. CONSOLIDATED PETROLEUM LLC	6520 Commercial Dr Springfield, VA 22151	100%
2. EYOB MAMO	7312 Braddock Rd, Annandale, VA 22003	84.5%
3. GERALD SCHAEFFER	1928 24th St, NW, Washington, DC	14.85%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. CONSOLIDATED PETROLEUM LLC	6520 Commercial Dr Springfield, VA 22151	100 %
2. EYOB MAMO	7312 Braddock Rd, Annandale, VA 22003	84.5 %
3. GERALD SCHAEFFER	1928 24th St., NW, Washington, DC	14.85 %

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. NA	NA	NA
2. NA	NA	NA
3. NA	NA	NA

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.

04/26/2019
Date

Bhoopendra Prakash
Printed Name

Bhoopendra Prakash
Signature



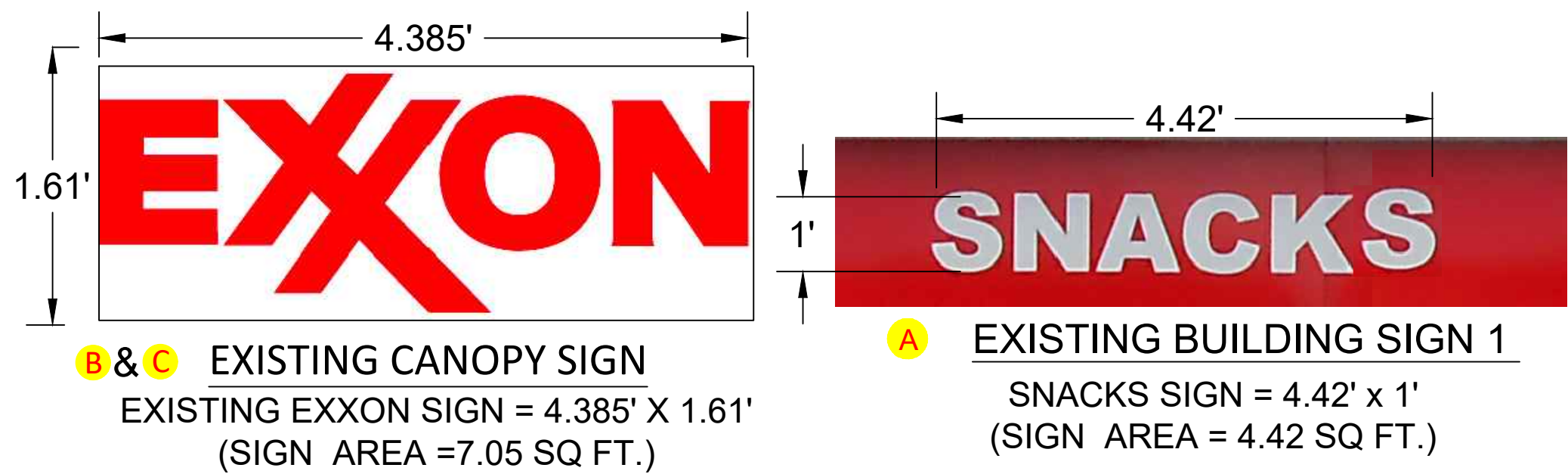
Existing



Proposed



EXISTING SITE PLAN



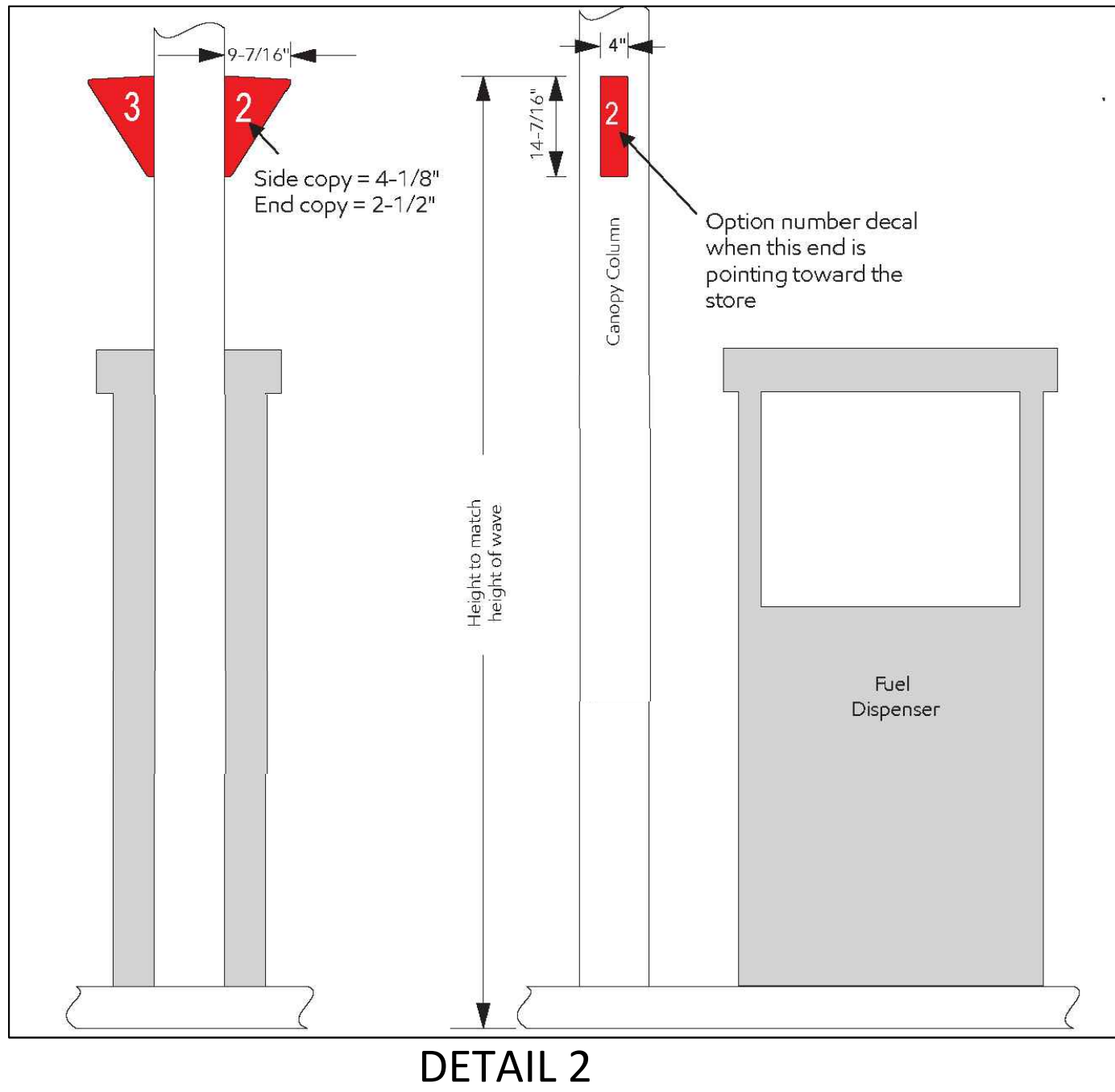
B & C EXISTING CANOPY SIGN
EXISTING EXXON SIGN = 4.385' X 1.61'
(SIGN AREA = 7.05 SQ. FT.)

A EXISTING BUILDING SIGN 1
SNACKS SIGN = 4.42' X 1'
(SIGN AREA = 4.42 SQ. FT.)

PROJECT SCOPE:

- THIS PLAN PROPOSES TO ADD NEW SYNERGY BLADES TO THE DISPENSERS, KOALA AND NUMBER WEDGES TO COLUMNS.
- THE PLAN PROPOSES TO REMOVE THE EXISTING POLE MOUNTED SIGN AND INSTALL NEW MONUMENT SIGN(VISION CLEARANCE WAIVER HAS BEEN APPLIED).
- FUEL DISPENSER DECALS TO BE REPLACED WITH NEW ONES.

SHEET INDEX	
PAGE	TITLE
1	SIGN PLAN I
2	SIGN PLAN II
3	SIGN DETAILS AND LOCATIONS
4	LED SIGN PLAN



DETAIL 2

NUMBER WEDGE

Structural Spec:

- Wedges are 2 sided, non-illuminated, with white vinyl graphics.
- Acrylonitrile butadiene styrene (ABS) skin with aluminum mounting plate.
- 2 lbs total weight.
- Structure rated at 120mph wind load.

BUILDING SIGNAGE AREA:

ALLOWABLE SIGNAGE AREA:

ALLOWABLE SIGNAGE AREA = 1 SF/ LF OF THE BUILDING FRONTAGE(FRONTAGE ALONG BOTH THE ROADS)

ALONG N WASHINGTON ST = 76.4 SF
ALONG WYTHE ST = 46 SF
TOTAL = 122.4 SF

EXISTING SIGNAGE AREA:

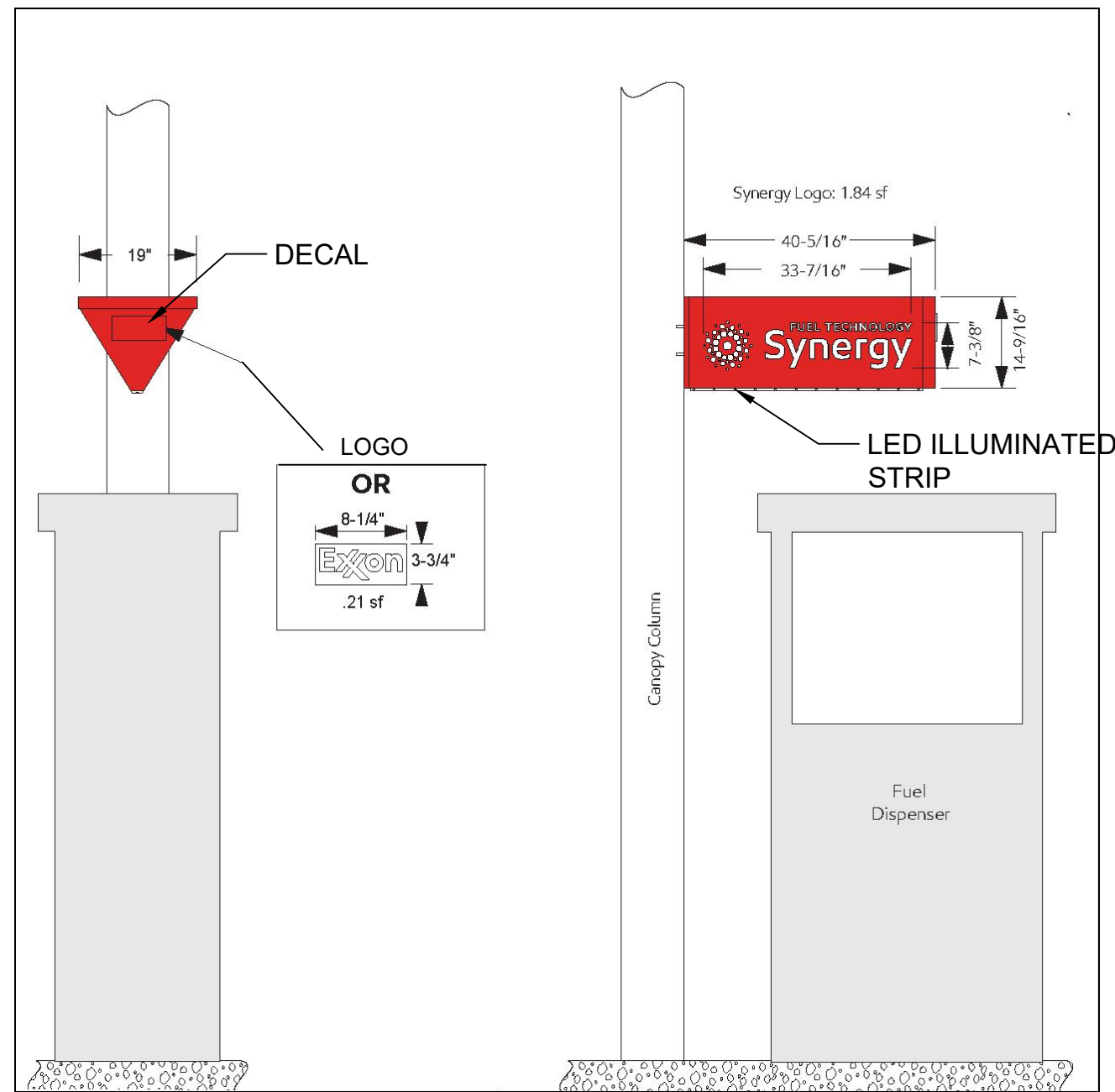
SNACKS SIGN = 4.42 SF
EXXON LOGO = $2(4.385 \times 1.61) = 14.11$ SF
SYNERGY DECALS ON PUMPS = $4(2.16' \times 3.38') = 29.2$ SF
EXXON DECALS ON PUMPS = $4(0.5' \times 0.1') = 0.2$ SF
TOTAL EXISTING SIGNAGE = 47.93 SF

PROPOSED SIGNAGE AREA:

BLADE SIGN = $2.99 \times 0.61 = 1.84$ SF
NUMBER OF SIGNS = 3 NOS = $3 \times 1.84 = 5.52$ SF

TOTAL PROPOSED SIGNAGE = 5.52 SF

TOTAL BUILDING SIGNAGE = 47.93+ 5.52 = 53.45 SF



DETAIL 1 **E1 E2 & E3**

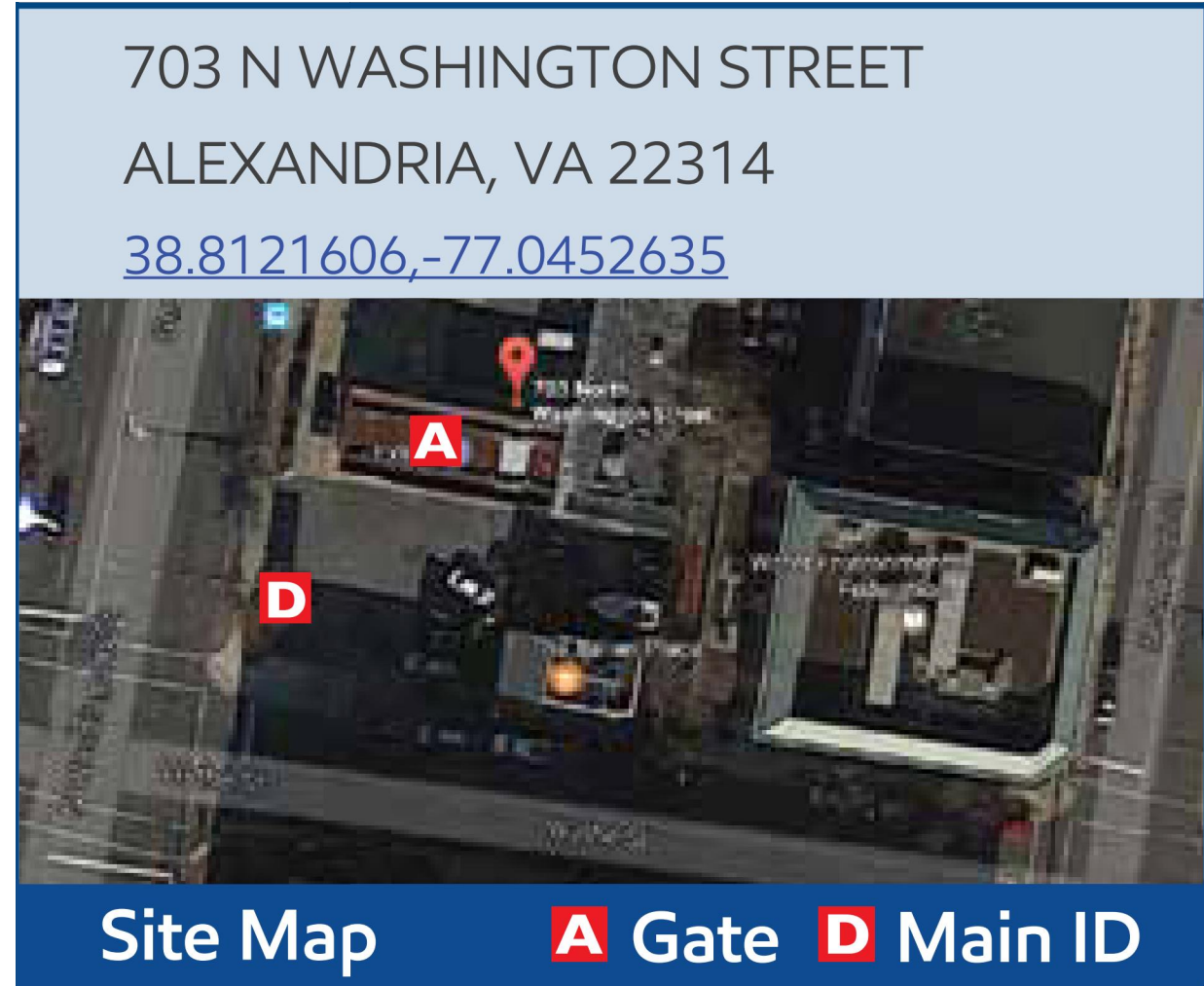
BLADE

Structural Spec:

- Low density polyethylene (LDPE) frame around steel tube.
- Acrylonitrile butadiene styrene (ABS) outer skin.
- 50 lbs total weight.
- Structure rated at 120mph wind load.

Electrical Spec:

- Power supply Input 100-240 VAC, 50/60 HZ
- Output to LED's 2 watts or .016 amps.
- 129 lumen output.
- IP68 rating.
- 40c to +70c operating temp
- 6500k white illumination



Site Map **A** Gate **D** Main ID

CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com



Revised 5.24.2019

No. DATE: REVISIONS

No.	DATE:	REVISIONS

No. DATE: SUBMISSIONS

PROJECT INFORMATION:

703 N WASHINGTON STREET
ALEXANDRIA, VA 22314

OWNER'S NAME:

MOUNT VERNON PETROLEUM
REALTY LLC

6820B COMMERCIAL DR
SPRINGFIELD, VA 22151

DRAWING TITLE:

SIGN PLAN I

AREA: 17,754 SF
0.407 AC
SCALE: NTS

PROJECT MANAGER:

BP

DRAWN BY: PP
DATE: MAR 2019

CHECKED BY: DA
TAX MAP NO: 054.04-09-11

THIS DESIGN IS COPYRIGHTED
AND DRAWING NO. PROTECTED
UNDER THE LAWS OF THE
UNITED STATES OF AMERICA.
ANY UNAUTHORIZED USE OF THE
DOCUMENT WITHOUT WRITTEN
CONSENT OF THE PLAN SOURCE,
DRAWING NO.
1 OF 4



EXISTING

Gilbarco | Encore 500/700 S with EPP 3 Product
Ancillary decals placement

Note: Please make sure the dispenser surface is cleaned prior to applying any of the adhesive backed or sponge tape decals.

- A. Pump number (dispenser mounted)
- B. Nozzle instruction
- C. Pay at the pump instruction
- D. Card reader graphic
- E. Pump operation message - defined as needed
- F. Optional miscellaneous payment message - defined as needed (within dotted area at right)
- G. Receipt decal, if applicable
- H. Customer assistance decal, if applicable
- I. Safety/caution message - as defined per legal requirements
- J. Product content - ethanol %, bio %, sulfur ppm, if applicable
- K. ExxonMobil-related only marketing program, e.g. Speedpass and related, instructions (within dotted area at right)
- L. Marketing/loyalty stickers, e.g. Plenti (within dotted area at right; L2 is for the Smart card program)
- M. Speedpass+ QR code
- N. Clean air nozzle decal, Temperature notice decal, Oxygenated gas decal, etc. (within dotted area at right; Motor fuel decal goes here, if required; N2 is additional space, if required)
- O. Cetane decal where required (within dotted area at right if diesel is sold on dispenser)
- P. Local regulatory decals, e.g. Weights and Measures (within dotted area at right)
- Q. Dispenser manufacturing decals (within dotted area at right)
- R. Applicable octane or product grade decals, e.g. 85 and related, for products sold on dispenser
- S. Valance logo - as defined by brand (positioned per graphic below)
- T. "Gasoline" decal, California only



Ensure these instructional decals and application holders are removed from all Synergy imaged dispensers



LATEST SITE PHOTOS



LATEST SITE PHOTOS - ALL WINDOW SIGNS REMOVED



LATEST SITE PHOTOS - ALL WINDOW SIGNS REMOVED



LATEST SITE PHOTOS

CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com



Revised 5.24.2019

No.	DATE:	REVISIONS

No.	DATE:	SUBMISSIONS
PROJECT INFORMATION:		
703 N WASHINGTON STREET		
ALEXANDRIA, VA 22314		
OWNER'S NAME:		
MOUNT VERNON PETROLEUM		
REALTY LLC		
6820B COMMERCIAL DR		
SPRINGFIELD, VA 22151		

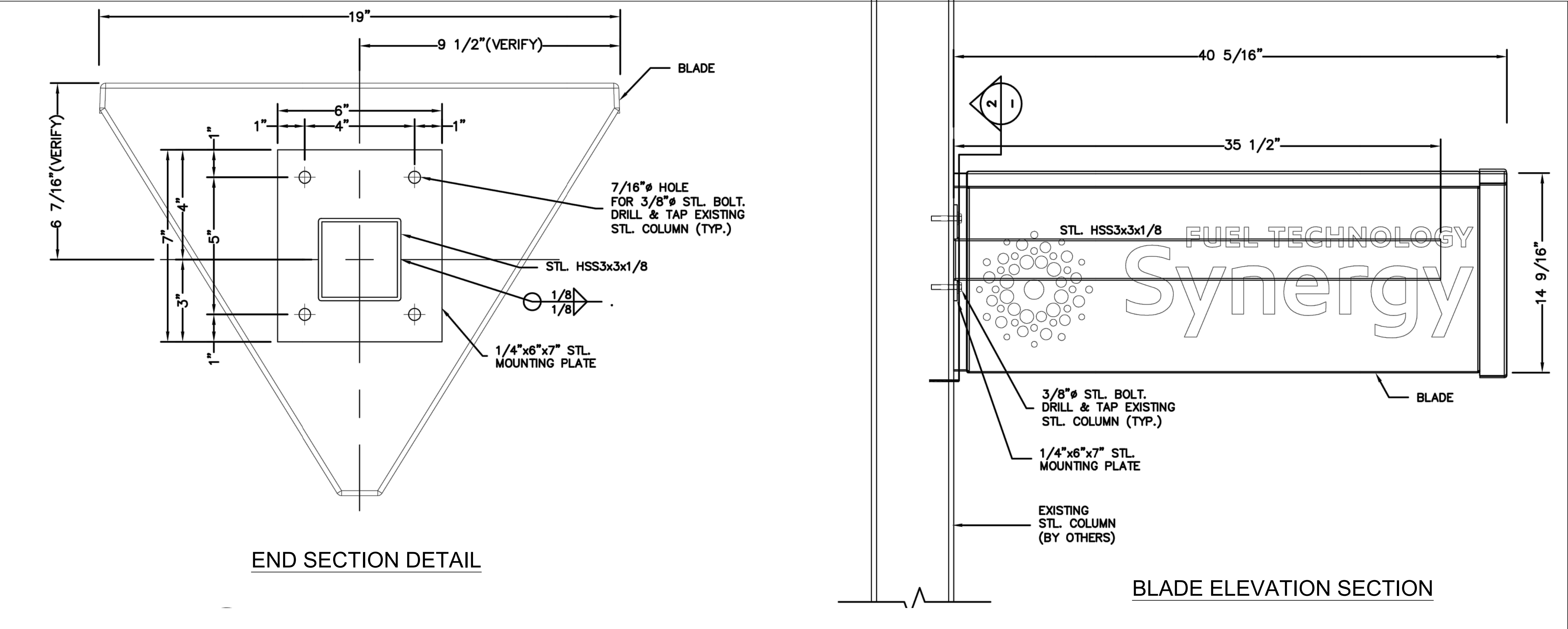
DRAWING TITLE:	
SIGN PLAN II	
AREA:	17,754 SF 0.407 AC
SCALE:	NTS
PROJECT MANAGER:	
BP	
DRAWN BY:	DATE:
PP	MAR 2019
CHECKED BY:	TAX MAP NO:
DA	054.04-09-11
THIS DESIGN IS COPYRIGHTED AND DRAWING NO. PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. ANY UNAUTHORIZED USE OF THE DOCUMENT WITHOUT WRITTEN CONSENT OF THE PLAN SOURCE,	
DRAWING NO.	
2 OF 4	



E1 E2 & E3 SIGN LOCATION



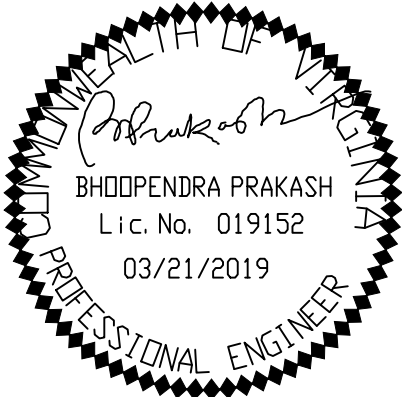
LATEST SITE PHOTOS - ALL WINDOW SIGNS REMOVED



CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com



Revised 5.24.2019

DATE:		REVISIONS
DATE:		SUBMISSIONS
PROJECT INFORMATION:		
703 N WASHINGTON STREET ALEXANDRIA, VA 22314		
OWNER'S NAME: MOUNT VERNON PETROLEUM REALTY LLC 6820B COMMERCIAL DR SPRINGFIELD, VA 22151		
DRAWING TITLE: SIGN DETAILS AND LOCATIONS		
AREA:	17,754 SF 0.407 AC	
SCALE:	N/A	
PROJECT MANAGER: BP		
DRAWN BY: PP	DATE: MAR 2019	
CHECKED BY: DA	TAX MAP NO: 054.04-09-11	
THIS DESIGN IS COPYRIGHTED AND DRAWING NO. PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. ANY UNAUTHORIZED USE OF THE DOCUMENT WITHOUT WRITTEN CONSENT OF THE PLAN SOURCE,		DRAWING NO. 3 OF 4

