

**DOCKET ITEM #3**  
**Special Use Permit # 2018-0087**  
**300 Montgomery Street -**  
**Montgomery Center Signage**

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

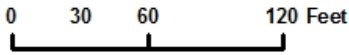
<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for a special use permit for additional square footage for a projecting sign	<b>Planning Commission Hearing:</b>	November 1, 2018
	<b>City Council Hearing:</b>	November 17, 2018
<b>Address:</b> 300 Montgomery Street	<b>Zone:</b>	CRMU-X/Commercial Residential Mixed Use (Old Town North)
<b>Applicant:</b> Bruce Machanic	<b>Small Area Plan:</b>	Old Town North

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Heba ElGawish, [heba.elgawish@alexandriava.gov](mailto:heba.elgawish@alexandriava.gov)



# Special Use Permit #2018-0087 300 Montgomery Street



PROJECT LOCATION MAP



## I. DISCUSSION

The applicant, Bruce Machanic, requests Special Use Permit approval for additional square footage for a projecting sign which identifies the Montgomery Center.

### SITE DESCRIPTION

The subject property is one lot of record which encompasses an entire city block with approximately 250 feet of frontage along Madison and Montgomery Streets, and 362 feet of frontage along North Fairfax and North Royal Streets. This property is developed by the Montgomery Center, which is a collection of one- and two-story office/retail/warehouse buildings with 95,701 square feet of interior space. The center has a wide range of uses, including retail, personal service, office and restaurant uses.



*Figure 1: View of subject property at corner of Montgomery and N. Fairfax St.*

### BACKGROUND

In June 1993, City Council approved Special Use Permit #2684 allowing a specified mix of uses to operate on the property and relieving the applicant of the requirement to secure an individual special use permit for every new tenant. The permit also provides for a parking reduction of 270 spaces, the maximum parking requirement possible under the allowed mix of uses. Per the two-year review condition included in SUP#2684, City Council reviewed and reapproved the permit (SUP 95-0057). In December 1996, Council added 15,000 square feet of commercial school use to the preapproved list of uses covered by the special use permit to allow the Art League to occupy space in the complex (SUP 96-0111). That permit was reviewed as required one year after approval (SUP 97-0153), at which time the SUP was also amended to increase the floor area allowed for restaurants from 3,000 to 5,000 square feet. In November 2004, City Council approved an amendment to the umbrella special use permit to increase the space devoted to retail and restaurant uses and decrease personal service space. In September 2007, City Council approved an amendment to the umbrella special use permit to transfer square footage from office and personal services uses to retail and commercial school uses.

PROPOSAL

The applicant requests SUP approval to waive the sign requirements related to square footage allowances in the Zoning Ordinance. The proposal would add a 16.8 square foot, projecting, place identification sign at the corner of North Fairfax and Montgomery Streets in addition to an existing projecting sign of a similar square footage and design at North Fairfax and Madison Streets. The proposed projecting sign exceeds the maximum square footage allowable for signage along the Montgomery and North Fairfax Street building faces and for the total square footage allowed for projecting signage. The proposed sign would replace an existing building identification sign that is located below the building cornice (Figure 2).



**ILLUSTRATION**  
APPROXIMATE SCALE

**Figure 2: Proposed New Signage**

*Note: Existing “Montgomery | Center” signage on upper roofline will be removed.*

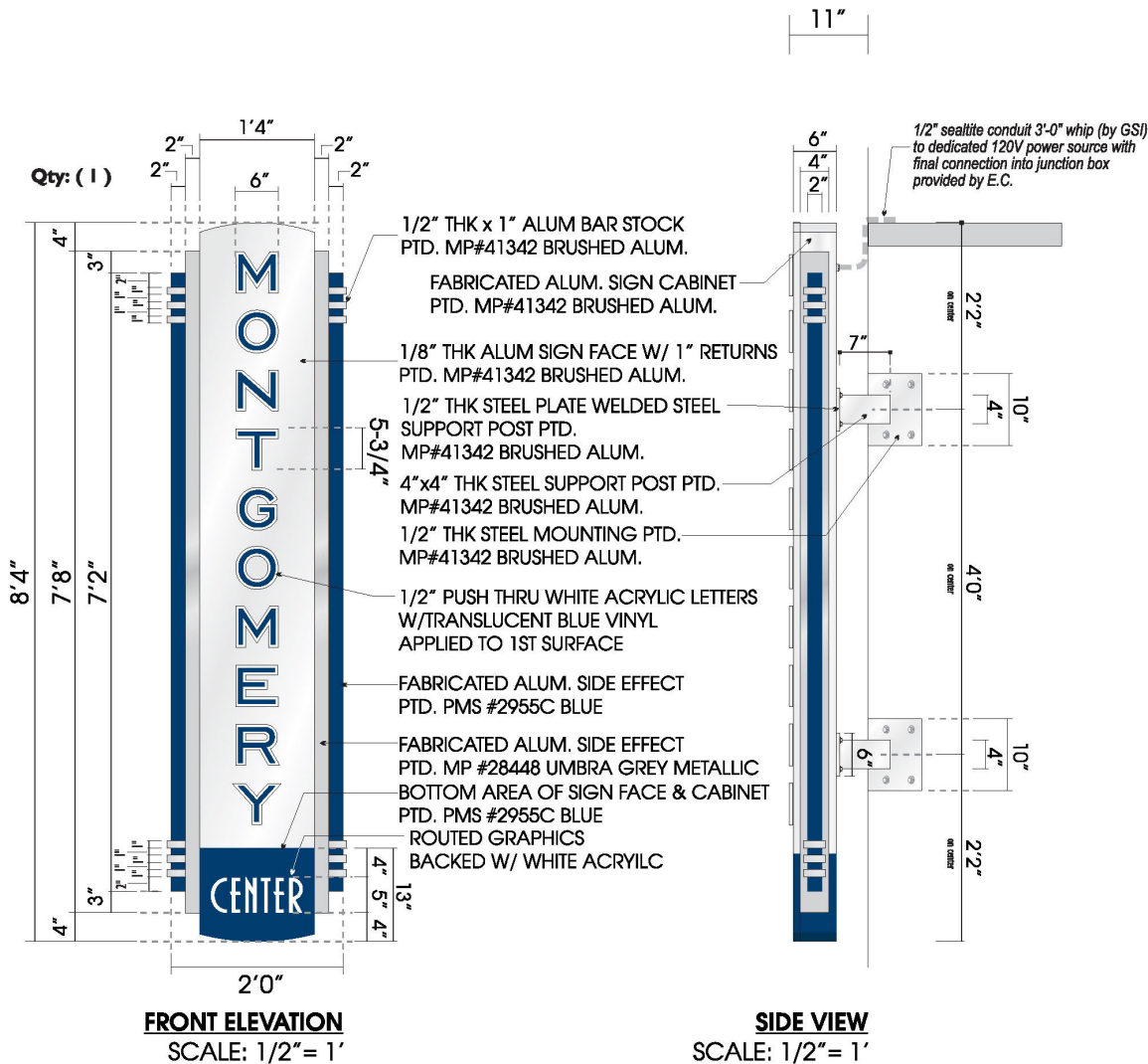


Figure 3: Proposed Sign Dimension

ZONING/MASTER PLAN DESIGNATION

Section 9-202(A)(iii)(6) states that, “[T]he total area of all signs displayed on a building wall which faces a street, alley or parking area shall not exceed one square foot for each foot of building width facing the street, alley or parking area.” In addition, Section 9-202(A)(iii)(8)(a) requires that the total area of projecting signs on a building is 16 square feet. Given that the proposed sign exceeds the allowable square footage along Montgomery and North Fairfax Streets and a is a projecting sign exists at the northwest corner of Madison Street and North Fairfax Street, the proposed additional projecting sign would exceed the maximum allowable size and square footage. An SUP, therefore is required to permit a waiver of the sign ordinance. Requirements. The proposed sign complies with 9-202(A)(iii)(8)(b) for installation and location of the sign.

The subject property is zoned CRMU-X/Commercial Residential Mixed Use (Old Town North). The subject property is located within the Old Town North Small Area Plan which envisions the long-term redevelopment of the site into commercial residential mixed use.

## II. STAFF ANALYSIS

Staff supports the applicant's request to add additional sign square footage along the North Fairfax and Montgomery Street building frontages and above the maximum allowable size for projecting signs on a building. Although, the addition of the proposed sign represents an increase in signage square footage on the Montgomery and North Fairfax Streets facades, its replacement of the existing 30-square foot sign located under the second-floor roofline would reduce the total square footage of signs on the along North Fairfax Street by 13.2-square feet.

Section 9-104 (D) indicates that a waiver of requirements can be obtained based on the following criteria:

**a. The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.**

As the design is specific to the needs of the applicant to expand the branding of the Montgomery Center to another prominent corner at the opposite side of the building and provide a visual balance for place identification signage. This approach is one that could not be accomplished within the existing regulations.

**b. The proposed signage will not have an adverse impact on the nearby neighborhood.**

The sign will have LED illumination; however, it is not adjacent to any residential properties. The location of the sign is across from a park, a hotel, and an office building.

**c. The signs comply with the applicable standards for approval of a special use permit set forth in section 11-504.**

The proposed sign would not adversely affect the health or safety of the residents within the neighborhood or be detrimental to the public welfare. Because there is no change in the footprint or the use of the subject property, the mixed-use center will continue to conform to the master plan of the city. The sign will not impact control traffic and will not have an adverse effect on any adjacent properties. The proposed sign would not dominate the immediate vicinity or interfere with the development and use of neighboring properties.

Staff has received no comments from either of the adjacent residential communities or neighboring commercial businesses.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The design of the sign and the placement of the sign on the building shall be consistent with plans and diagrams submitted on August 13, 2018.
3. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### **IV. CITY DEPARTMENT COMMENTS**

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

Transportation & Environmental Services:

No comments

Code Enforcement:

C-1 A building permit, plan review and inspections are required for projecting sign.

Fire:

No comments received

Health:

No comments received

Parks and Recreation:

No comments

Police Department:

No comments received

STAFF:

Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning and Zoning;  
Ann Horowitz, Principal Planner  
Heba ElGawish, Urban Planner





# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 300 MONTGOMERY ST ALEX, VA 22314

**TAX MAP REFERENCE:** \_\_\_\_\_ **ZONE:** \_\_\_\_\_

**APPLICANT:**

Name: BRUCE MACHANIC

Address: 300 MONTGOMERY ST SUITE 200 ALEX, VA 22314

**PROPOSED USE:** PROJECTING SIGN ON CORNER

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Bruce Machanic  
Print Name of Applicant or Agent

Bruce Machanic Aug 13, 2018  
Signature Date

300 MONTGOMERY ST #200  
Mailing/Street Address

703 836 8066 703 836 8091  
Telephone # Fax #

Alex, VA 22314  
City and State Zip Code

BMACHANIC@MREPROPERTIES.COM  
Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 300 MONTGOMERY ST, I hereby  
(Property Address)  
grant the applicant authorization to apply for the PROTECTING SIGN use as  
(use)  
described in this application.

Name: Bruce Machanic

Phone: 703 836 8066

Please Print

Address: 300 Montgomery St #200

Email: Bmachanic@meeproperties.com

Signature: Bruce Machanic

Date: 8/13/18

- 1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

- 2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

MONTGOMERY CENTER, A VIRGINIA LIMITED PARTNERSHIP  
BRUCE MACHANIC (99% owner) (2608 24th St N, ARLINGTON, VA  
22207)

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## 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. BRUCE MACHANIC	300 MONTGOMERY ST #200	99%
2.	Alex, VA 22314	
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 300 Montgomery St Alex, VA 22314 (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. BRUCE MACHANIC	300 MONTGOMERY ST #200	99%
2.	Alex, VA 22314	
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. BRUCE MACHANIC	NONE	NONE
2.		
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.

9/17/18  
Date
Bruce Machanic  
Printed Name
Bruce Machanic  
Signature

SUP # \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

**Yes.** Provide proof of current City business license

**No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

SEE ATTACHED



I am applying for a Special Use permit in order to install a second 2' x 8' projecting sign at our property, the Montgomery Center, on the corner of N. Fairfax and Montgomery Streets. Attached are renderings of the desired sign with full dimensions, height off ground, etc. Current city code doesn't allow for 2 projecting signs on one building, but I wish to install this sign one block away from our existing identical 2' x 8' projecting sign which is on the corner of Madison and N. Fairfax Street. I feel the intent of the city code was to rightfully limit too many projecting signs too close together on one building, however I feel with the distance between the two signs, the code should not apply in this instance. Also, while the Montgomery Center takes up the entire block, it is technically an assembly of 7-8 different "buildings", constructed at different times starting in 1951 through the early 1970's.

This is currently a fairly dark corner of the Montgomery Center and I am looking to help activate what should be a lively portion of the block. Having recently served on the Old Town North Small Area Plan commission, I know a major intent of the plan was to increase the retail activity along all of Montgomery St. With the future relocation of MetroStage ½ block away at the Crown Plaza, my sign will complement their marquee. I would also prefer to keep our building signage alike around the block, and not allowing a second projecting sign would force an entirely different type of flat sign.

**USE CHARACTERISTICS**

4. The proposed special use permit request is for (*check one*):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

\_\_\_\_\_  
\_\_\_\_\_

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

\_\_\_\_\_  
\_\_\_\_\_

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

B. How will the noise be controlled?

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

8. Describe any potential odors emanating from the proposed use and plans to control them:

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

\_\_\_\_\_  
N/A  
\_\_\_\_\_

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

\_\_\_\_\_  
N/A  
\_\_\_\_\_

C. How often will trash be collected?

\_\_\_\_\_  
N/A  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?

\_\_\_\_\_  
N/A  
\_\_\_\_\_

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.                       No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_

**11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.       No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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**12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

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**ALCOHOL SALES**

**13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes       No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

- N/A   Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?  
 Yes    No

B. Where is required parking located? (check one)

- on-site
- off-site       N/A

If the required parking will be located off-site, where will it be located?

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use?   N/A  

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?  
 Yes    No

B. Where are off-street loading facilities located? \_\_\_\_\_  
 \_\_\_\_\_ N/A \_\_\_\_\_

C. During what hours of the day do you expect loading/unloading operations to occur?  
 \_\_\_\_\_ N/A \_\_\_\_\_

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
 \_\_\_\_\_ N/A \_\_\_\_\_

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
 \_\_\_\_\_ N/A \_\_\_\_\_

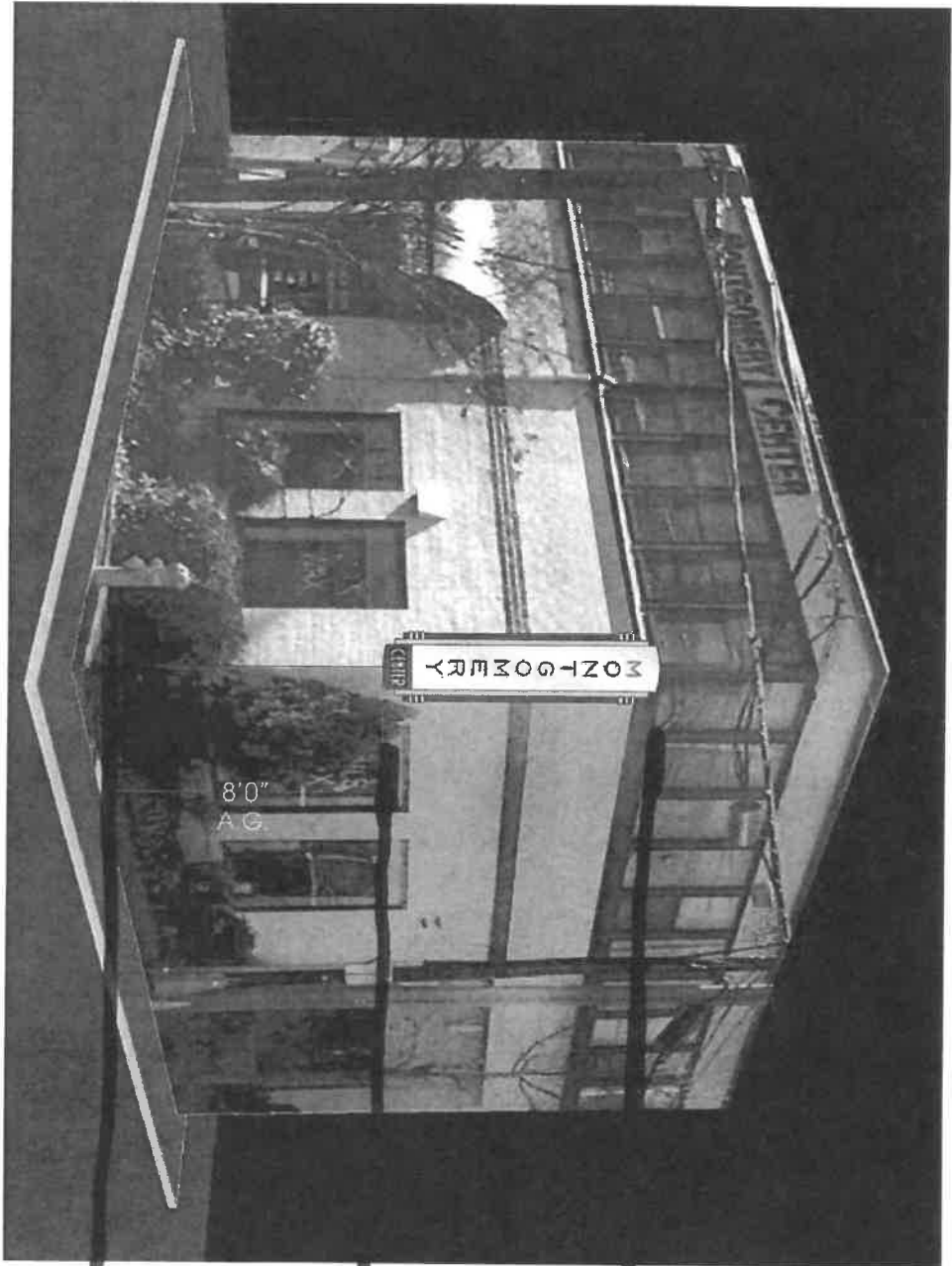
**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No  
 Do you propose to construct an addition to the building?  Yes  No  
 How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be? N/A  
 \_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)  
 a stand alone building  
 a house located in a residential zone  
 a warehouse  
 a shopping center. Please provide name of the center: \_\_\_\_\_  
 an office building. Please provide name of the building: \_\_\_\_\_  
 other. Please describe: MIXED USE OFFICE/RETAIL

End of Application



**ILLUSTRATION**  
 APPROXIMATE SCALE

**SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED**

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CUSTOMER: MRE Properties  
 ADDRESS: 300 Montgomery Street  
 CITY: Alexandria  
 STATE: VA  
 FILE NAME: MRE Properties, Alexandria VA (Wall Sign)

DWG. NO.: 6933  
 SCALE: NOTED  
 DATE: 12/12/17  
 DESIGNER: HOTZ  
 CONTACT: Jeff Drummond

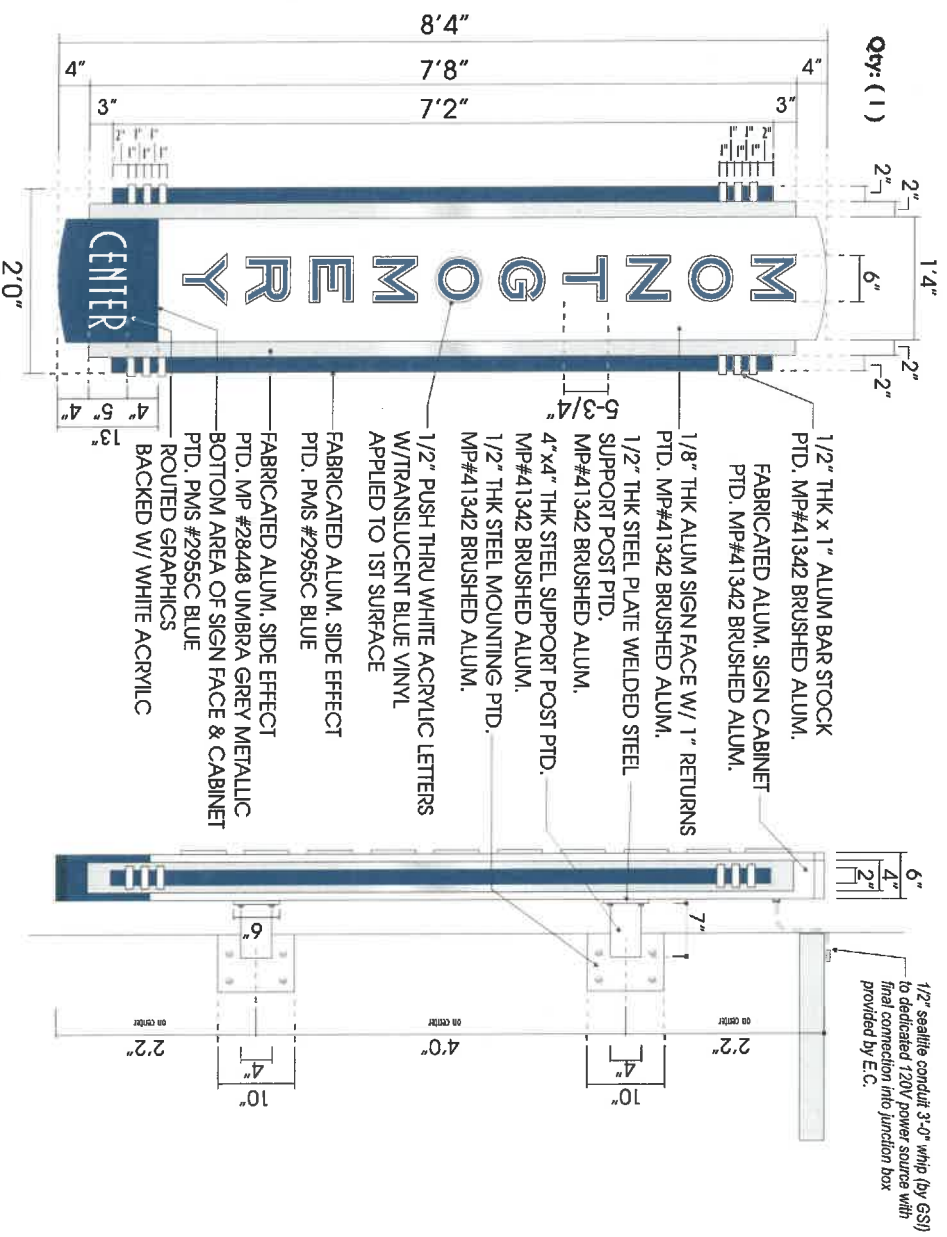
**REVISIONS**

NO.	DESCRIPTION
022318-SCH-UPDATED SPECS	
021318-NEW BLADE SIGN	

Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee. REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS.

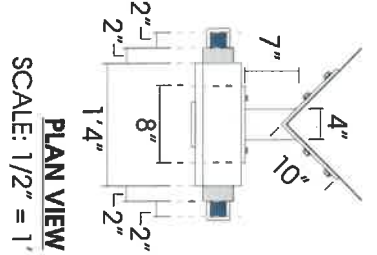
**JackStoneSigns** JACKSTONE SIGNS COMPANY  
 3131 Fenway Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

11"



**FRONT ELEVATION**  
SCALE: 1/2" = 1'

**SIDE VIEW**  
SCALE: 1/2" = 1'



**PLAN VIEW**  
SCALE: 1/2" = 1'



**Night Illumination**

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED**

**JackStoneSigns**  
JACKSTONE SIGNS.COM  
3131 PRIORITY DRIVE, LANDOVER, MD 20785 / PHONE (801) 322-3823 / FAX (801) 322-8407

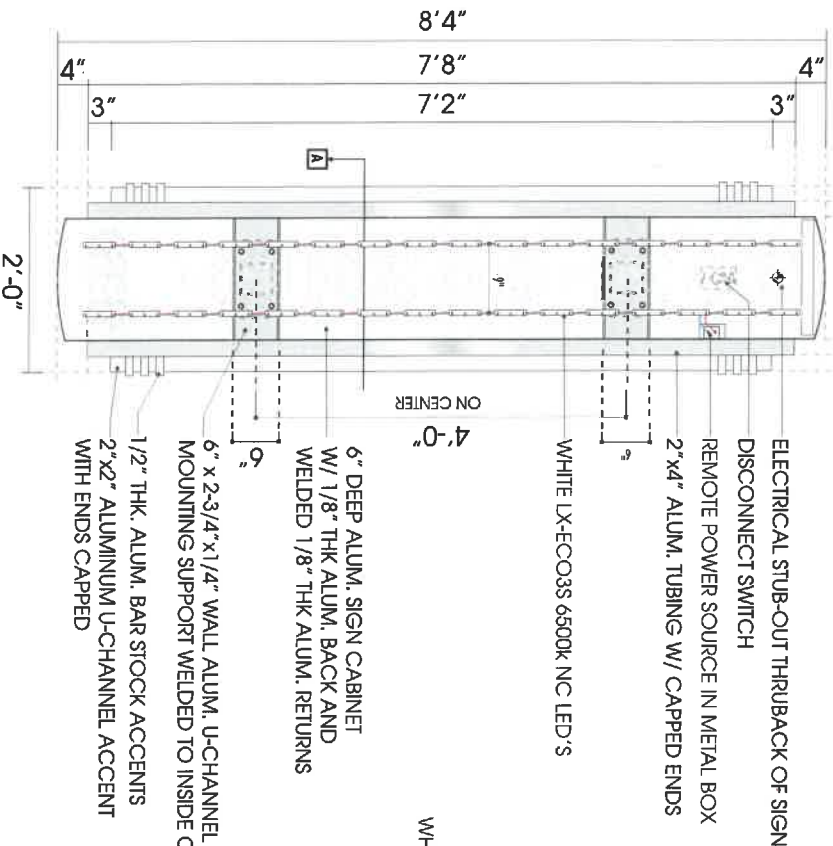
**CUSTOMER:** MRE Properties  
**ADDRESS:** 300 Montgomery Street  
**CITY:** Alexandria  
**STATE:** VA  
**FILE NAME:** MRE Properties\_Alexandria VA (Wall Sign)

**DWG. NO.:** 6923  
**SCALE:** NOTED  
**DATE:** 12/12/17  
**DESIGNER:** HOTZ  
**CONTACT:** Jeff Drummond

REVISIONS	022318-SGH-UPDATED SPECS
	021318-NEW BLADE SIGN

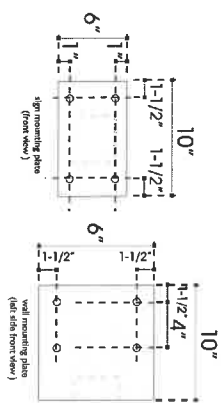
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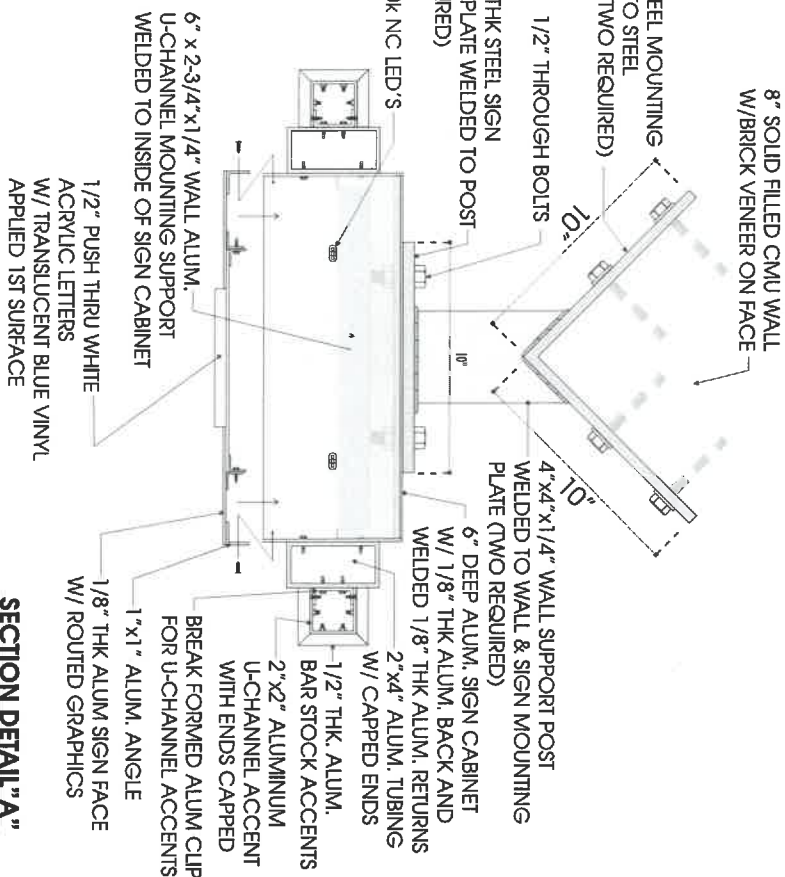


**FRONT ELEVATION**  
SCALE: 1/2" = 1'

- 8" SOLID FILLED CMU WALL W/ BRICK VENEER ON FACE
- 1/2" THK BENT STEEL MOUNTING PLATE WELDED TO STEEL SUPPORT POST (TWO REQUIRED)
- 10" x 6" x 1/2" THK STEEL SIGN MOUNTING PLATE WELDED TO POST (TWO REQUIRED)
- 1/2" THROUGH BOLTS
- 6" x 2-3/4" x 1/4" WALL ALUM. U-CHANNEL MOUNTING SUPPORT WELDED TO INSIDE OF SIGN CABINET
- 6" DEEP ALUM. SIGN CABINET W/ 1/8" THK ALUM. BACK AND WELDED 1/8" THK ALUM. RETURNS
- WHITE LX-ECO3S 6500K NC LED'S
- 2" x 4" ALUM. TUBING W/ CAPPED ENDS
- DISCONNECT SWITCH
- REMOTE POWER SOURCE IN METAL BOX
- 2" x 4" ALUM. TUBING W/ CAPPED ENDS
- ELECTRICAL STUB-OUT THRU BACK OF SIGN



**PLATE DETAIL ELEVATION**  
SCALE: 3/4" = 1'



**SECTION DETAIL "A"**  
SCALE: 1-1/2" = 1'

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

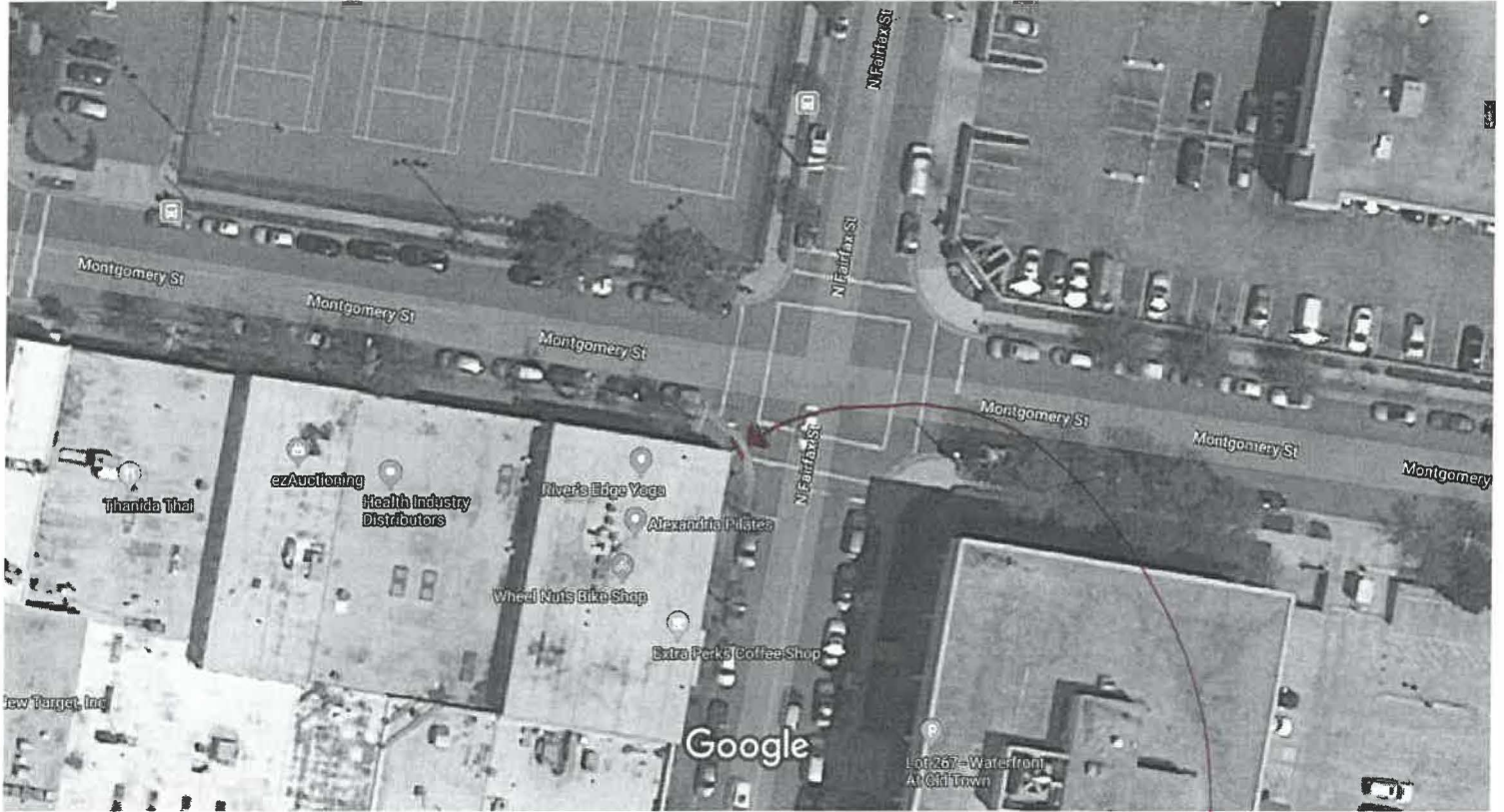
**SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED**

CUSTOMER	MRE Properties	DWG. NO.	6923
ADDRESS	300 Montgomery Street	SCALE	NOTED
CITY	Alexandria	DATE	12/12/17
STATE	VA	DESIGNER	HOTZ
FILE NAME	MRE Properties_Alexandria VA (Wall Sign)	CONTRACT	Jeff Drummond

<b>REVISIONS</b>	
022318-SGH-UPDATED SPECS	
021318-NEW BLADE SIGN	

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# Google Maps



Imagery ©2018 Commonwealth of Virginia, DigitalGlobe, District of Columbia (DC GIS), U.S. Geological Survey, Map data ©2018 Google 20 ft

sign location

M

## Signs on North Fairfax Street

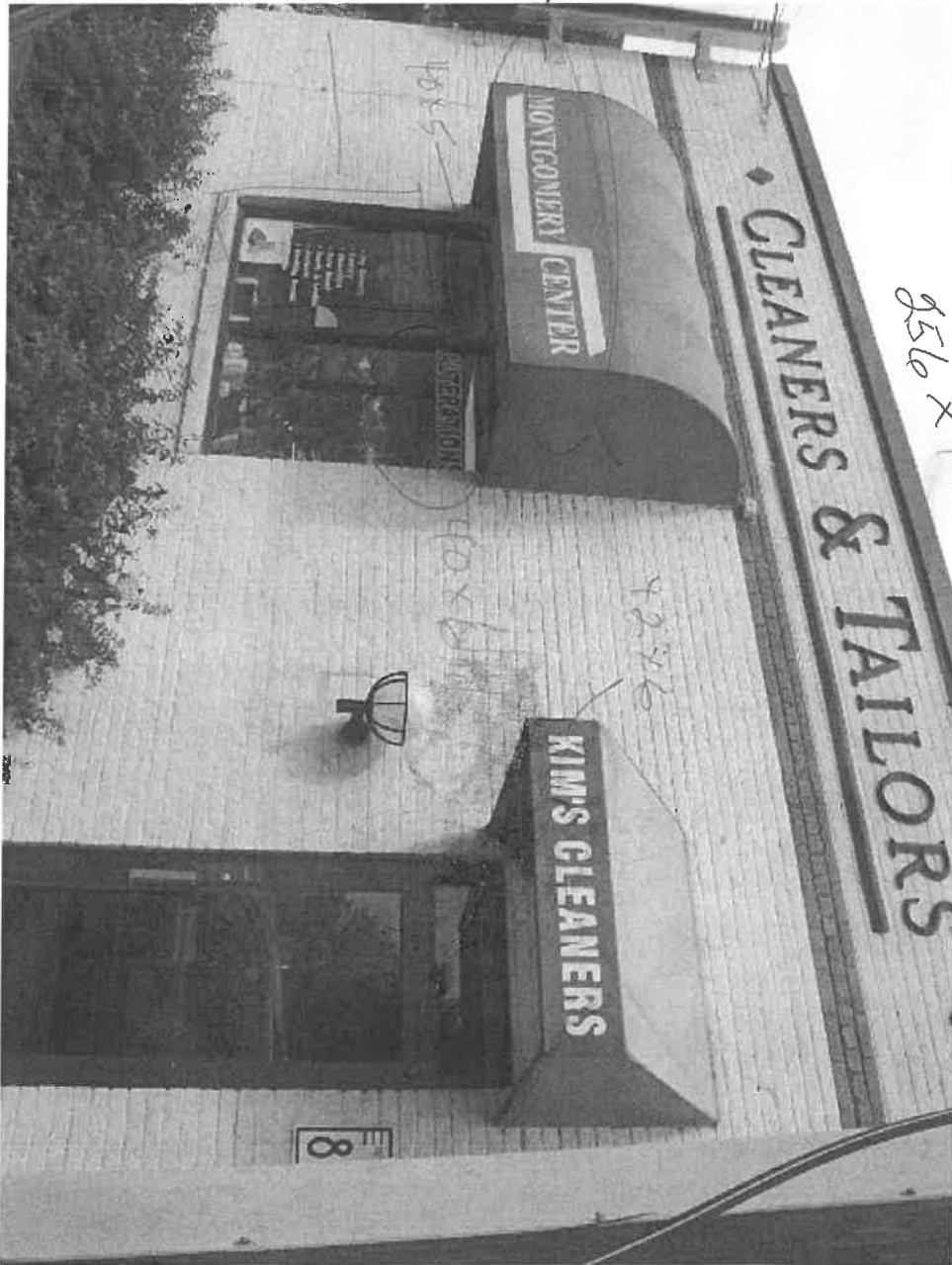
Kim's Cleaners		=	Sq Inches	
256	19	=	4864	
88	18	=	1584	
40	5	=	200	
428	52	=	22256	
40	6	=	240	
42	6	=	252	
		=	0	
Crooked Beat		=		
72	18	=	1296	
33	33	=	1089	
75	30	=	2250	
75	30	=	2250	
		=	0	
Akseizer		=		
		=	0	
Art League		=		
46	36	=	1656	
21	29	=	609	
19.5	19.5	=	380.25	
24	24	=	576	
34	17	=	578	
52	12	=	624	
?	?	=		awning
		=	0	
Bruscatos		=		
56	16	=	896	
20	22	=	440	
12	18	=	216	
23	25	=	575	
22	4	=	88	
		=	0	
Renaissance Tile		=		
68	16	=	1088	
24	24	=	576	
10	13	=	130	
44	26	=	1144	
27	7	=	189	
27	7	=	189	
24	24	=	576	
12	20	=	240	
		=	0	
Art & Framing		=		
177	17	=	3009	
54	24	=	1296	

	25	5.5	=	137.5
			=	0
Perks			=	
	105	7	=	735
	45	31	=	1395
	29	3.5	=	101.5
	7	11	=	77
	70	10	=	700
	24	9	=	216
	33	17	=	561
	29	3.5	=	101.5
	7	11	=	77
	54	15	=	810
			=	0
			=	0
Salon			=	
	120	9	=	1080
	23	22	=	506
	12	6	=	72
	41	32	=	1312
	40	25	=	1000

60,237.75 sq. inches

418.3 sq. feet

350' building width (N. Fairfax)



88 x 18

85 x 53

856 x 19

40 x 5

42 x 6

40 x 6 1/2

8

1111  
1111  
1111

38 x 10  
+ 2

38 x 10

72 x 18

35 x 33

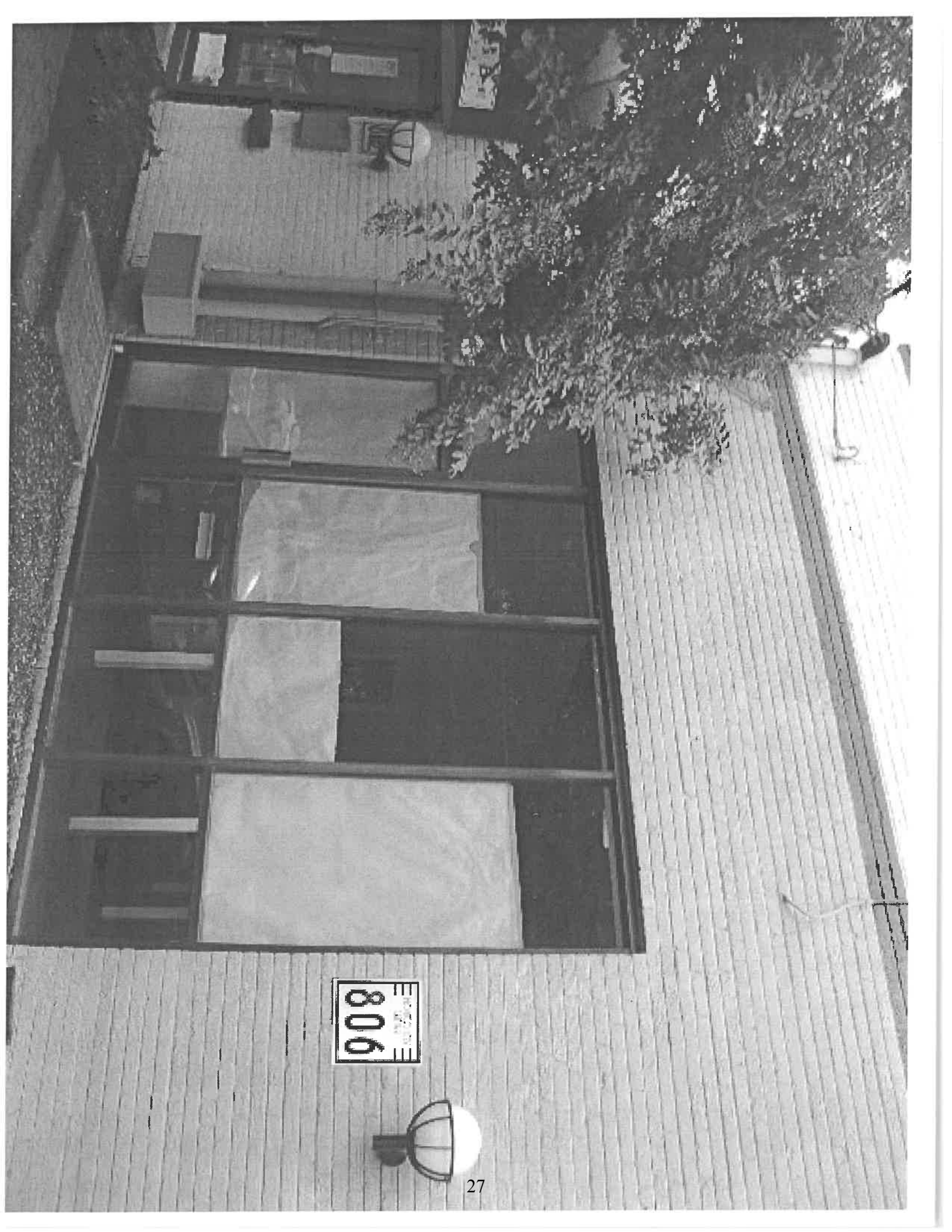
45 x 30  
+ 2  
+ 2



802







806  
806





21x21

ART

416x508  
416x118

24x17

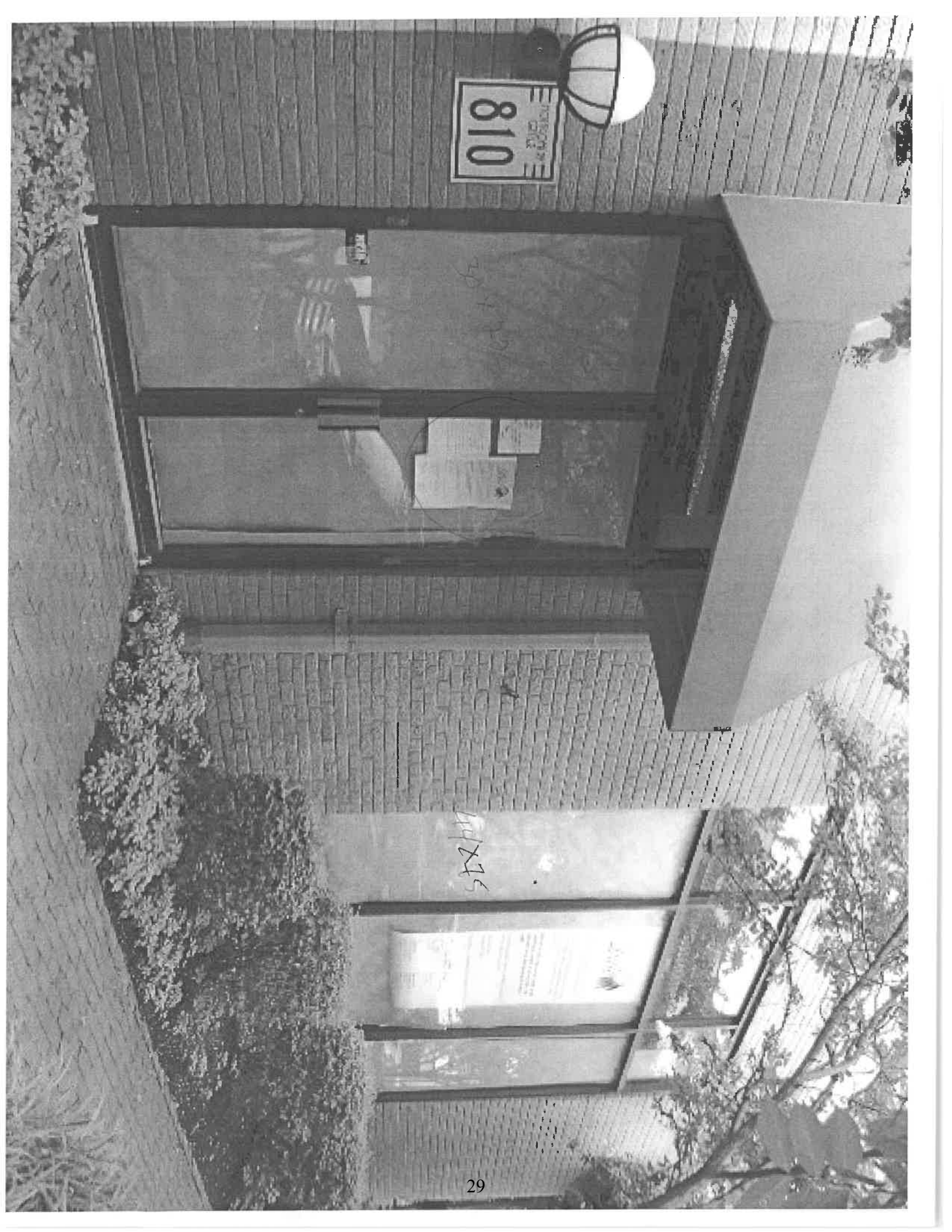
24x24

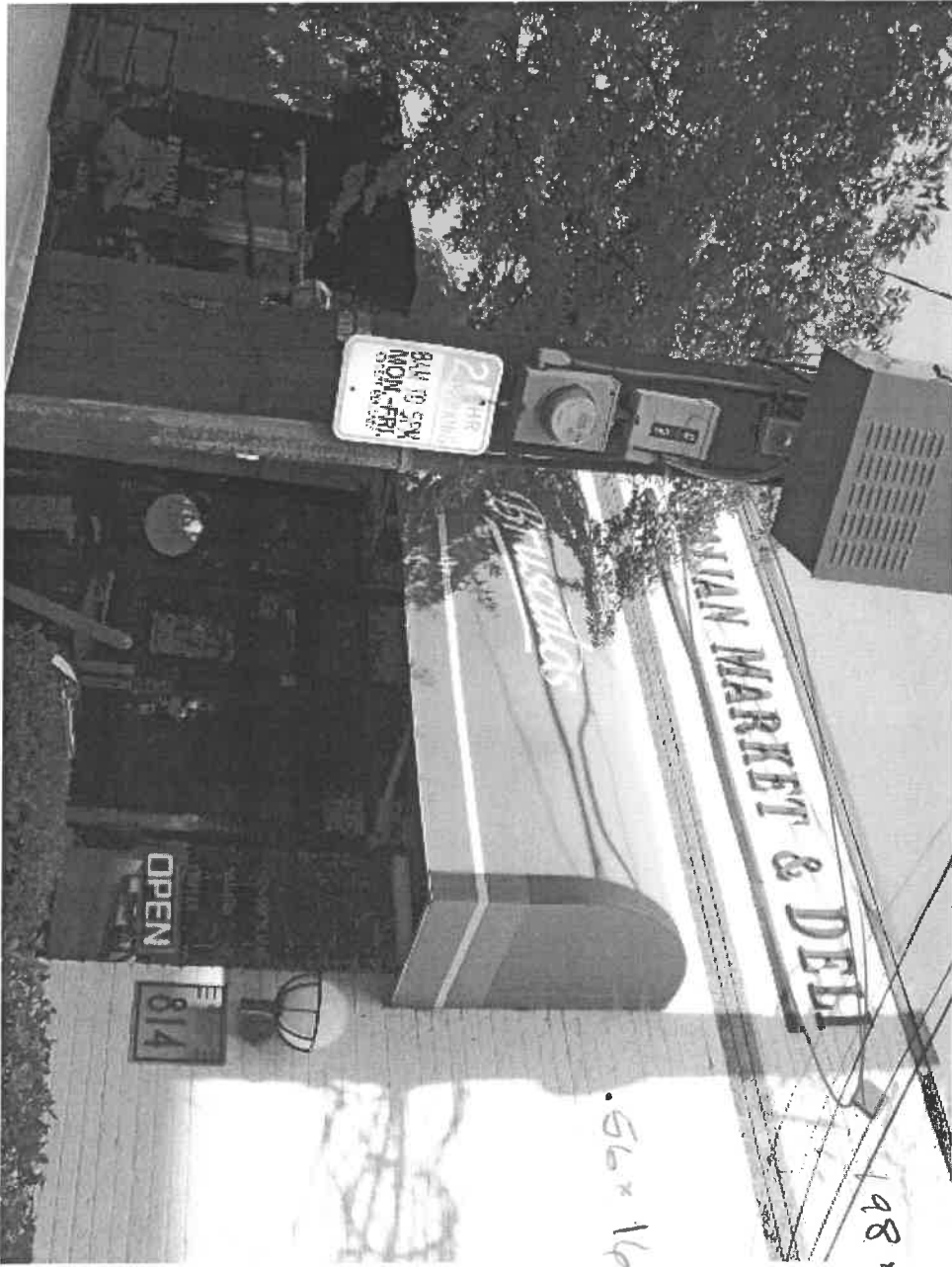
808



leagues  
art

58x12





• 56 x 14

198 x 21



12x18  
↑  
door

23x25

22x4

814

9x5

29x29

City Notice







renaissance  
THE BATH

414 x 26

54 x 24

17 x 90



Soylent  
Lactose Intolerant  
LACTOSE FREE  
Soylent



127 x 17

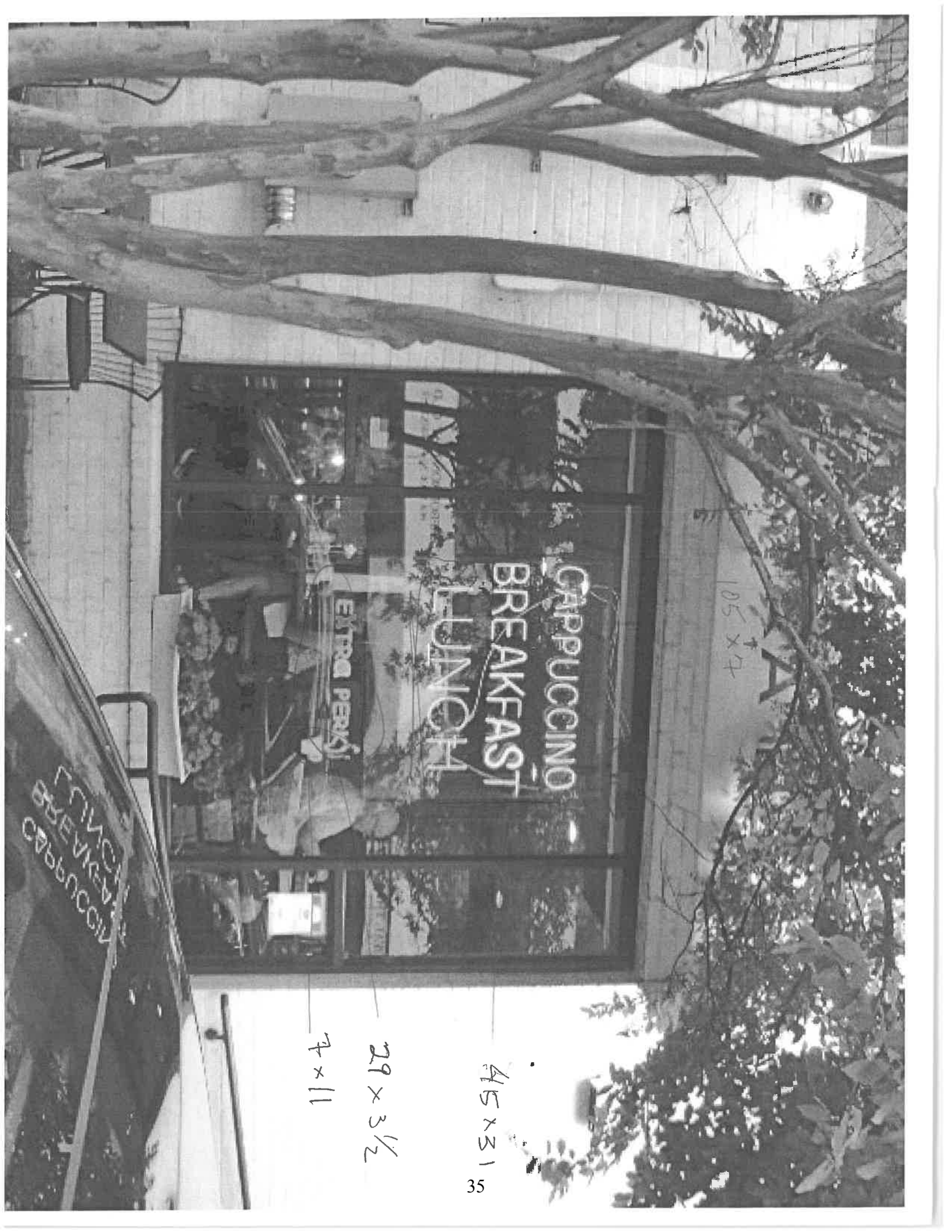
FRAMING

Art & Framing  
Custom Framing Specialists

54 x 24

13 x 5 1/2





105 x 17

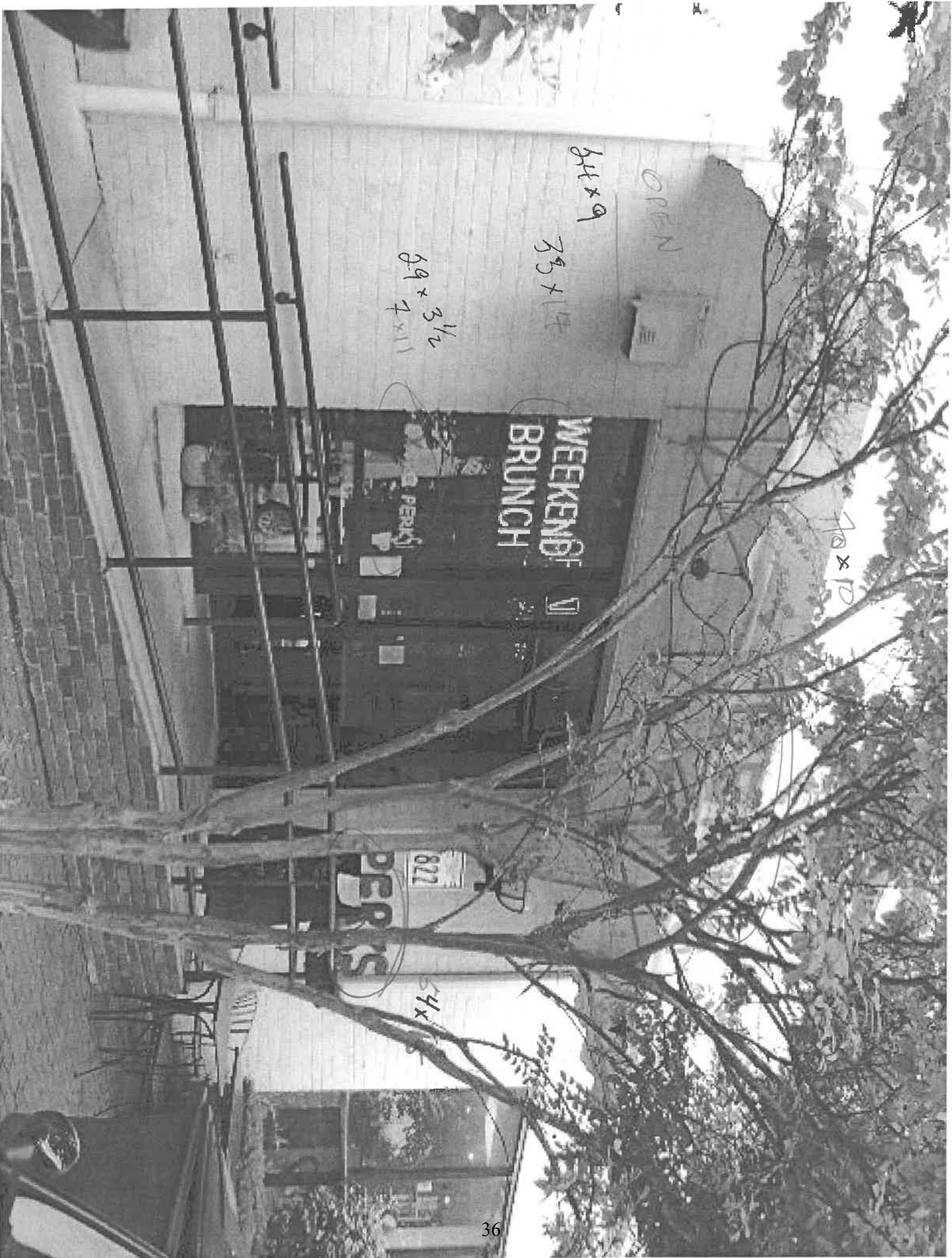
CAPPUCCINO  
BREAKFAST  
LUNCH

EXTRA PERKI

CAPPUCCINO  
BREAKFAST  
LUNCH

45 x 3 1/2

7 x 11



OPEN

84 x 9

33 x 14

89 x 3 1/2  
7 x 11

70 x 10

WEEKEND  
BRUNCH

822

PERYS

54 x

MONTGOMERY

250 x 18

NEW YORK SALON

120 x 9

826

95 x 52

12 x 6

NEW YORK  
FRESH SWEET SALON  
• SHAM  
• DANDS  
• JAM  
• MASS

41 x 32

40 x 25

## Signs on Montgomery Street

Salon  
       35    21    =      735

300  
       24    18    =      432  
       24    18    =      432

Wheel  
       155   10    =     1550

HIDA  
       22    4      =      88

312  
       208   12    =     2496  
       35    4      =      140  
       16    5      =      80

VitaFlo  
       32    11    =      352

CARD  
       64    35    =     2240

320  
       180   19    =     3420  
       48    13    =      624  
       68    13    =      884

13473 sq. inches  
 93.6 sq. feet

*1/250' building width (Montgomery)*



35 x 21





155 x 18



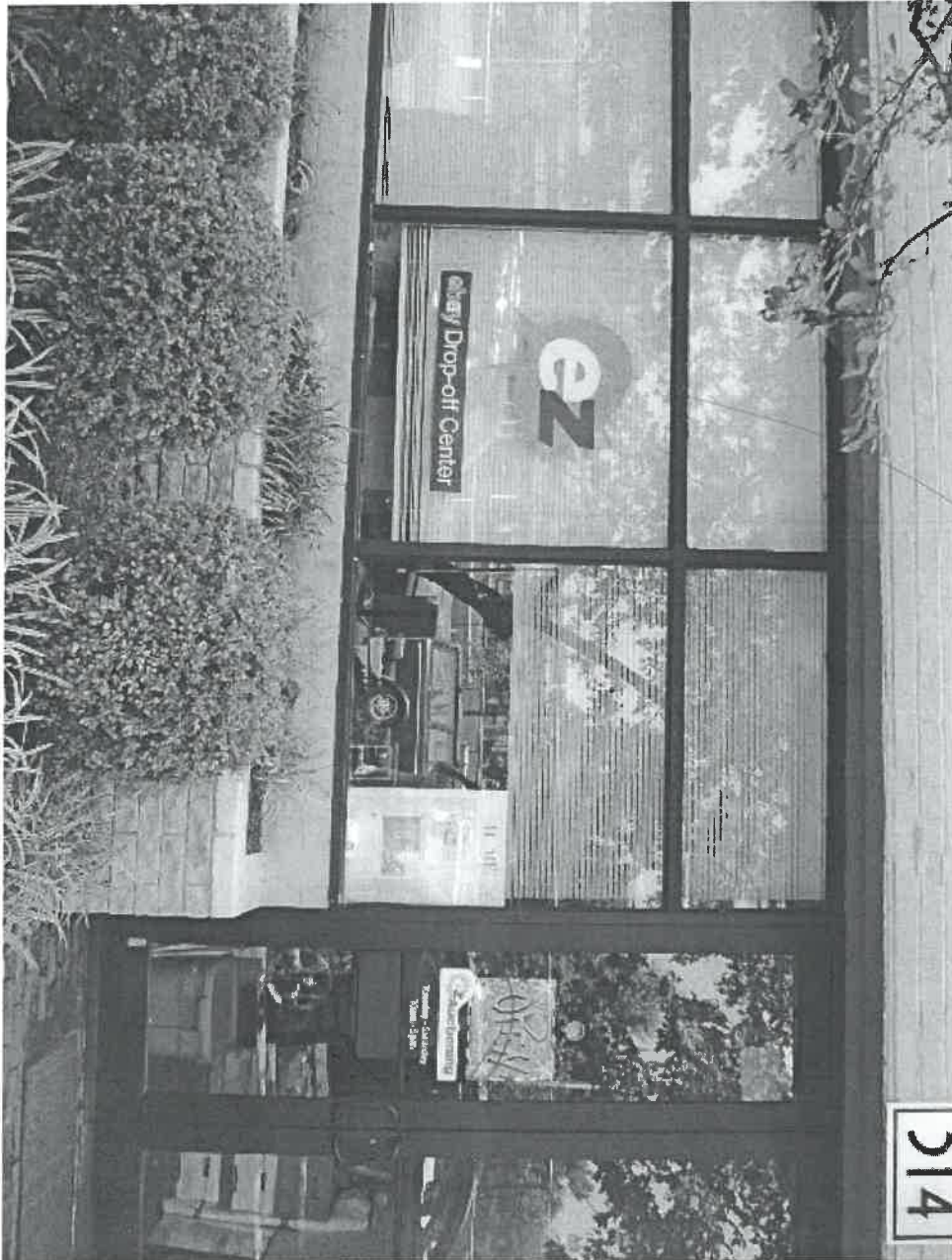


22x4





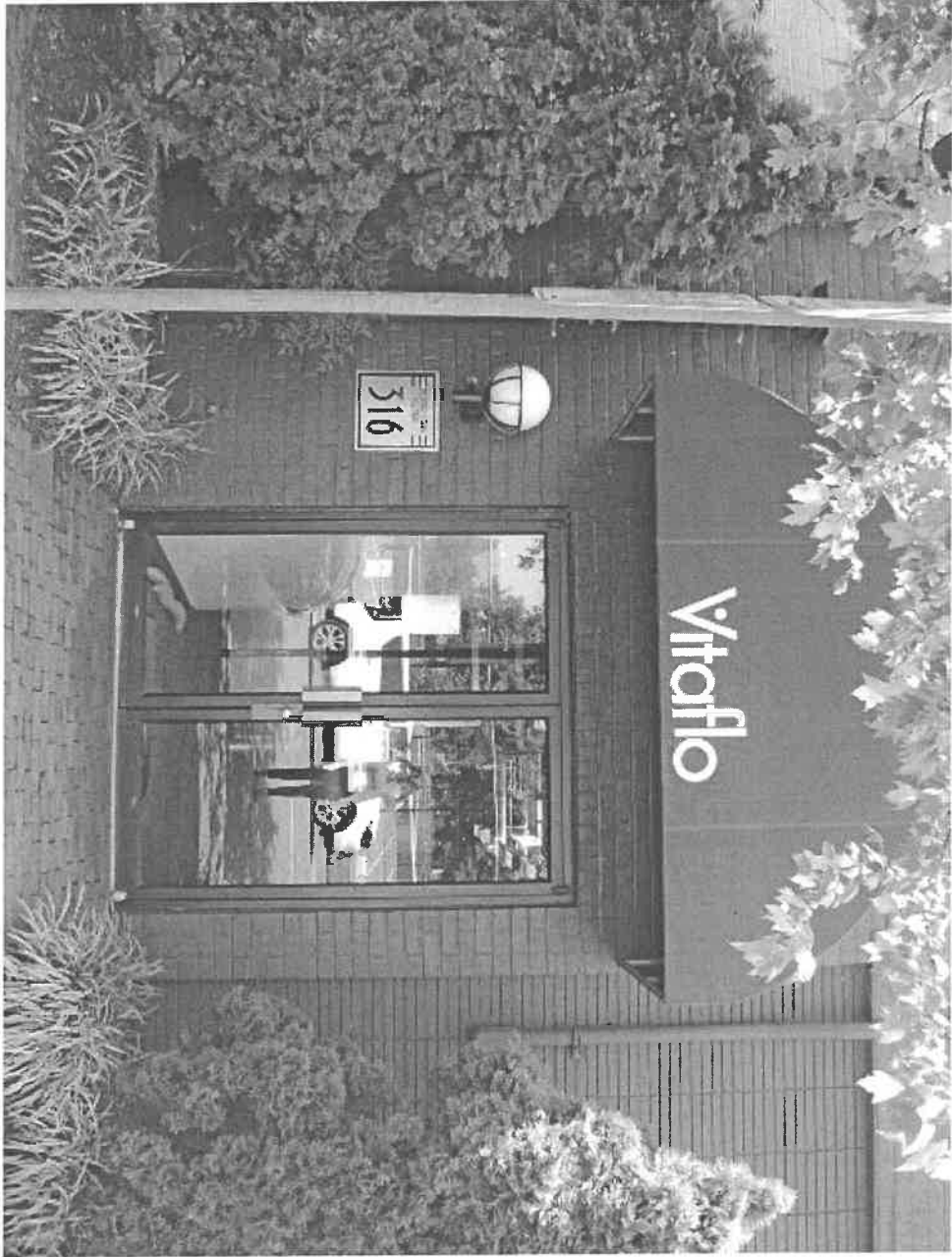
208 x 12



25x24

16x5

32x11





64 x 35



48 x 13

48 x 13



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**From:** bruce <bmachanic@mreproperties.com>  
**Sent:** Friday, September 28, 2018 9:44 AM  
**To:** Heba ElGawish  
**Cc:** Ann Horowitz  
**Subject:** Re: 300 Montgomery Street SUP2018-00087

Yes the new sign is meant to replace the existing sign. The current sign is approx 18" high by 20' in length ( for a total of 30 sq ft), so actually we are downsizing the current building signage.

Sent from my iPhone

On Sep 28, 2018, at 9:32 AM, Heba ElGawish <[Heba.ElGawish@alexandriava.gov](mailto:Heba.ElGawish@alexandriava.gov)> wrote:

Hi Bruce,

I'm working on the sign SUP for 300 Montgomery Street and just wanted to clarify one thing. What is the size of the "Montgomery Center" wall sign on the top along Fairfax Street and will it be taken down? Is the proposed projecting sign at the corner of Montgomery and Fairfax meant to replace the wall sign along Fairfax?

Would appreciate a response at your earliest convenience.

Thank you and have a great weekend.

**Heba ElGawish**  
Urban Planner  
City of Alexandria, Virginia  
Department of Planning and Zoning  
301 King Street, Suite 2100  
Alexandria, VA 22314  
703.746.3851