

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** CH Sullyfield Associates, LLC; Randon Sullyfield, LLC; CH South Washington Associates, LLC; and McCaffrey South Washington, LLC

**LOCATION:** Old and Historic Alexandria District  
700 South Washington Street / 610 Franklin Street

**ZONE:** CD/Commercial Downtown zone

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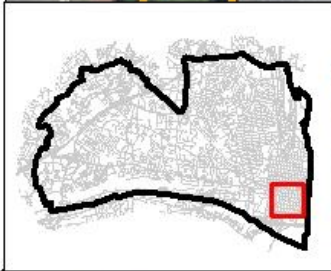
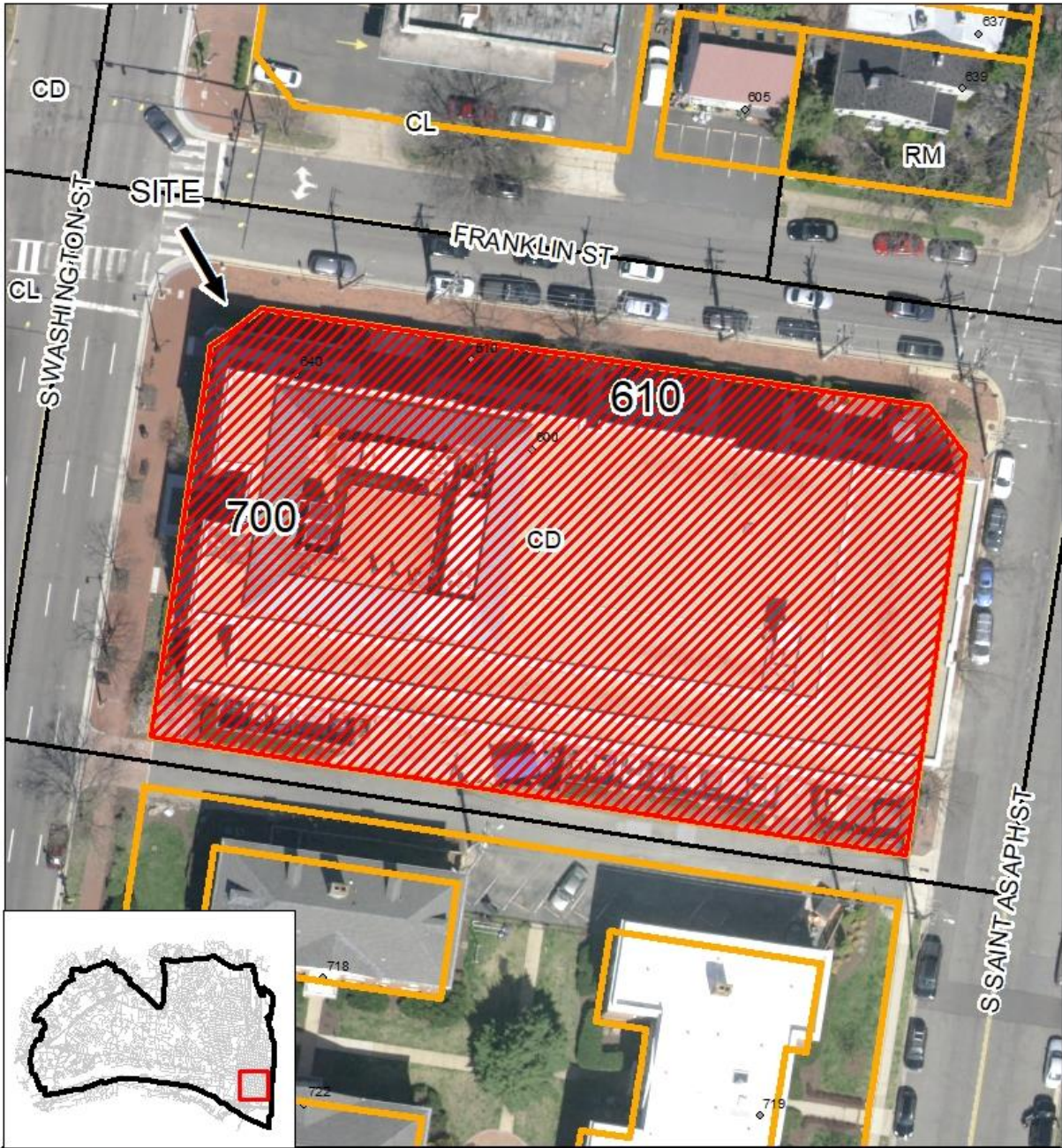
**STAFF RECOMMENDATION**


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

- 1) The sign must be external targeted illuminated or have halo-lit letters, rather than internally illuminated.
- 2) The sign must be placed on a less prominent area, such as the building's entrance on South Washington Street.
- 3) The existing two sign plaques for the same tenant at the building's entrance on South Washington Street be removed.
- 4) The sign must be mounted through the mortar joints.
- 5) That condition number 5. of the sign master plan, be amended to "That a single blade signs for this building is be permitted only ~~on Franklin Street and is only appropriate~~ for a large ~~primary retail~~ tenants such as Balducci's. The sign must be located adjacent to their main entrance."

**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.



 **BAR #2022-00359**  
**700 South Washington Street**  
**(Parcel ID Address: 610 Franklin Street)**

0 20 40 80 Feet

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**UPDATE**

A sign master plan for the property was approved by the BAR on October 2, 2013 (BAR Case # 2103-00210) with the following conditions:

1. That each tenant with frontage on Washington Street be allowed one halo-lit wall sign (with a company's logo and name) on that elevation, provided that it be centered over the window opening and not extend beyond the vertical dimension of the 24" tall cast-stone frieze.
2. That all signs be installed through mortar joints and not directly into the cast-stone frieze.
3. That each tenant be allowed one window/door decal up to four square feet in area on Washington Street and a maximum of two decals not to exceed four square feet each on the Franklin Street elevation.
4. That each tenant may select the awning color adjacent to their retail space so long as a standard size and form is used for all tenants.
5. That a single blade sign for this building is permitted only on Franklin Street and is only appropriate for a large, primary retail tenant, such as Balducci's. The sign must be located adjacent to their main entrance.

The sign master plan was amended on July 20, 2016 (BAR Case # 2016-00220) to include 1) Approval of an amendment to the existing comprehensive sign plan to add two wall plaques near the building's office entrance with the requirements that the sign material be durable and high-quality and that the signs be installed through the mortar joints, and 2) The proposed building numbers should be an ivory color rather than white. Today, the applicant is requesting an amendment to condition number five of the sign master plan to allow the installation of an additional blade sign and the approval of a large 7'-0" high by 1'-6" wide internally illuminated blade sign on the building's northwest corner, South Washington, and Franklin streets intersection.

**I. APPLICANT'S PROPOSAL**

The applicant is proposing to amend the sign master plan condition number five to allow the installation of an additional blade sign and the approval of a 7'-0" x 1'-6" internally illuminated, acrylic blade sign on the northwest corner of the building, South Washington, and Franklin streets intersection (Figure 1).



Figure 1- Proposed sign

### Site context

The subject building occupies the north portion of the 700 Block of South Washington Street on the east side. The building is bounded by South Washington Street to the west, Franklin Street to the north, South Saint Asaph Street to the east, and a public alley to the south. In addition, 700 South Washington Street is located on the George Washington Memorial Parkway; therefore, alterations to the building must not adversely affect the memorial character of the Parkway or the historic setting, streetscape and environs of the district as a whole.

## **II. HISTORY**

The three-story brick building located at 700 South Washington Street and 600 Franklin Street was constructed in **1987** (BAR Case #87-127, 11/4/87 and SIT 1987-00031). It is a mixed use commercial and office building with a postmodern architectural vocabulary.

### *Previous BAR Approvals*

The Board has approved a number of applications for this building, more recently:  
BAR2013-00209, Permit to Demolish (partial), 7/24/2013,  
BAR2013-00210, sign master plan, 10/2/2013,  
BAR2016 -00040, reapproval for alterations, 03/16/2016, and  
BAR2016-00220, amendment to the sign master plan, 7/20/2016

## **III. ANALYSIS**

The *Design Guidelines* state that “Signs should blend with and not detract from the historic architecture of the districts. When signs distract, shout out to the pedestrian, are not sensitively placed on the architecture or obscure it, a negative image of the historic commercial streetscape is created.” The Guidelines also “strongly discourage internally illuminated signs.”

Furthermore, “The Boards are particularly concerned with the maintenance of the memorial character of the George Washington Memorial Parkway which passes through Alexandria as Washington Street. Therefore, requests for certificates of appropriateness for signs on Washington Street must be compatible with the memorial nature of the Parkway.”

The BAR sign policy allows up to four signs for a corner building, two wall signs (one on each façade), one projecting, and one changeable. The BAR sign policy also requires signs to be externally targeted illuminated (i.e., mini spotlights) which is small in size, illuminates only the proposed sign, and does not damage the building, and that multiple tenant buildings, such as 700 South Washington, apply for a coordinated sign master plan.

As allowed by the approved sign master plan, the subject building has currently nine signs (not including window signs): Balducci’s has five signs in total, two on South Washington Street and three on Franklin Street; John Marshall Bank has two signs, one on each elevation, South Washington, and Franklin streets; and the other two signs belong to the Virginia Hospital Center Physician Group by the building’s recessed entrance walls on South Washington Street as shown on the pictures below (Figure 2 and 3).



**Figure 2 - Plaque sign # 1 (north wall)**



**Figure 3 – Plaque sign # 2 (south wall)**

At the July 20, 2016, BAR hearing, the sign master plan for the subject property was amended to allow the two plaques on the building’s entrance on South Washington Street for the “Virginia Hospital Center Physician Group” (Figures 2 and 3) which is the same tenant requesting the new blade sign on the building’s northwest corner.

The existing signs on the oversized, multi-tenant building neither overwhelm the building's architectural character nor detract from its settings, however, staff has concerns about the new proposed internally illuminated sign brightness, size, and location on the building's most prominent corner (intersection of South Washington and Franklin streets) at the second story level. The proposed sign brightness, size, and location will create a negative image of the historic commercial streetscape and detract from the George Washington Memorial Parkway character.

Nevertheless, the Board has approved halo-illuminated wall signage on Late buildings on Washington Street since this area of the district does not have the same pedestrian-oriented emphasis as King Street, and buildings such as 700 South Washington were constructed as auto-oriented buildings with parking garages and few retail entrances.

Staff notes that the current sign master plan allows tenants on the ground floor of the subject building to have halo-lit wall sign over their storefront, however, the Virginia Hospital Center Physician Group (tenant requesting the new blade sign) occupies most of the upper stories and has no storefront. Therefore, staff supports the installation of a projecting (blade) sign with external target illumination or halo-lit letters located on one of the columns flanking the entry door on South Washington Street (Figure 4), with the condition that the existing two plaques be removed, since three signs on the small, recessed entrance area would be excessive and visually crowded.



**Figure 3 - Possible proposed blade sign locations**

The new proposed vertical blade sign is similar in size to the Balducci's blade sign by the retail's entrance on Franklin Street (Figure 5) which is proportional to the size of the building. However, condition number five of the existing sign master plan (which the applicant is requesting to be

amended) states that a single blade sign for this building is permitted only on Franklin Street and is only appropriate for a large, primary retail tenant, such as Balducci's. The sign must be located adjacent to their main entrance.



**Figure 5 - Balducci's blade sign**

Staff has no objections to amend condition number five of the property's sign master plan to allow the installation of a new blade sign on South Washington Street, as discussed above.

Therefore, with the conditions discussed above, staff recommends approval of the project and the removal of condition number five of the building's sign master plan.

**STAFF**

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

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

No comments received.

**Code Administration**

F-1 A sign permit is required

**Transportation and Environmental Services**

F-1 Comply with all requirements of [SIT87-0031] (T&ES)

F-2 The Final Site Plan must be approved and released, and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

**Alexandria Archaeology**

F-1 Archaeology has no comments.

**National Park Service**

F-1 P9: LED lighting at 6500 K indicated for lit lettering. This will be a bright, cold color – almost like neon. Per BAR guidelines, Section 1, Part 1, no sign shall be illuminated. Additionally, letters must be changeable. Part 3, Signs, only targeted spots on the sign are referenced. This appears to be subject matter for the BAR to respond to as it is not specific to Washington St. BAR shall confirm signage conforms to Old Town standards.

F-2 Size. Max size per BAR standards appears to be 7 SF. This sign is 12. BAR shall confirm signage conforms to Old Town standards.

F-3 Anchors for corner sign – there appears to be a brick reveal in the corner of the building. BAR standards require anchors to connect through the mortar joints and not penetrate bricks. BAR shall confirm signage conforms to Old Town standards.

**V. ATTACHMENTS**

*1 – Supplemental Materials*



ADDRESS OF PROJECT: 700 South Washington Street (Parcel Address: 610 Franklin Street)

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

TAX MAP AND PARCEL: 080.02-08-05 ZONING: CD

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: CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington LLC

Address: 23 Vitti Street, Suite 201

City: New Canaan State: CT Zip: 06840

Phone: (203) 966-1858 E-mail: tgilsenan@cambridgehanover.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: Robert D. Brant Phone: 703-528-4700

E-mail: rbrant@thelandlawyers.com

Legal Property Owner:

Name: Same as Applicant.

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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.



CH Sullyfield Associates, LLC  
Randon Sullyfield, LLC  
CH South Washington Associates, LLC  
McCaffrey South Washington LLC  
23 Vitti Street, Suite 201  
New Canaan, CT 06840

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent and Authorization to File Application for Certificate of Appropriateness  
700 South Washington Street (Parcel Address: 610 Franklin Street)  
Tax Map ID #080.02-08-05 (the "Property")

Dear Mr. Moritz:

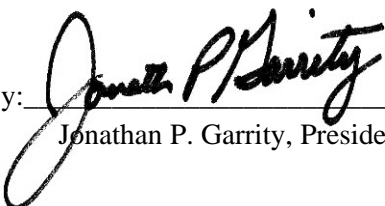
As owner of the above-referenced Property, CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington LLC hereby consents to the filing of an application for a Certificate of Appropriateness and any related requests for the Property.

CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Certificate of Appropriateness and any related requests for the Property.

Very Truly Yours,

CH SULLYFIELD ASSOCIATES, LLC, RANDON  
SULLYFIELD, LLC, CH SOUTH WASHINGTON  
ASSOCIATES, LLC, AND MCCAFFREY SOUTH  
WASHINGTON, LLC

By: CH SOUTH WASHINGTON MANAGEMENT,  
LLC, its Manager

By:   
Jonathan P. Garrity, President

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - fence, gate or garden wall
  - HVAC equipment
  - shutters
  - doors
  - windows
  - siding
  - shed
  - lighting
  - pergola/trellis
  - painting unpainted masonry
  - other \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

See attached.

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**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.*

- 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.

Board of Architectural Review - Description of Proposed Work  
Applicant: CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington  
Associates, LLC, and McCaffrey South Washington LLC  
700 South Washington Street (Parcel Address: 610 Franklin Street)  
Tax Map No. 080.02-08-05

The Applicant requests approval of a Certificate of Appropriateness to permit an amendment to the Comprehensive Site Plan (“CSP”) for the existing building at 700 South Washington Street (the “Property”). The Property contains a three-story office building with ground floor retail and is located in the Old and Historic Alexandria District (“OHAD”).

The existing building was constructed in 1987 in accordance with BAR Case #87-127 and SIT 1987-00031. The Board of Architectural Review (“BAR”) has approved numerous applications for this building over the years, including a CSP which was approved on July 24, 2013. The CSP was later amended by the BAR on July 20, 2016 to add two small wall plaques near the office entrance on South Washington Street. As amended, the CSP permits a variety of signs on the building’s South Washington Street and Franklin Street frontages, including wall signs, blade signs, awning signs, and window sign. The CSP is subject to five conditions.

The Applicant now requests an amendment to the CSP to permit an additional blade sign on the building for an existing office tenant: Virginia Hospital Center (“VHC”). In conjunction with this request, the Applicant also requests a revision to Condition No. 5 to allow one additional blade sign. VHC is expanding its footprint and patient services in the building, and the additional signage is crucial in directing patients to the building. The proposed blade sign will be mounted on the northwest corner of the building so that it is visible from both South Washington Street and Franklin Street, providing enhanced wayfinding for vehicles and pedestrians trying to locate VHC’s offices.

The proposed blade sign is similar in size and shape to the existing blade sign for Balducci’s along Franklin Street and is in compliance with Article IX of the Zoning Ordinance. In addition, the proposed sign is compatible with the existing building and the existing signs installed in accordance with the CSP. Further, this type of blade sign is consistent with other signs found throughout the OHAD. For the above-stated reasons, approval of the Certificate of Appropriateness is appropriate.

**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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> Linear feet of building: Front: 100 Secondary front (if corner lot): 243.
- Square feet of existing signs to remain: 132.54.
- 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.

- <sup>N/A</sup> 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.

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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: Robert D. Brant

Date: 07/25/2022

**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. CH Sullyfield Assoc, LLC	23 Vitti Street, Suite 201, New Canaan, CT 06840	40.52%
2. Randon Sullyfield, LLC	23 Vitti Street, Suite 201, New Canaan, CT 06840	37.67%
3. CH South Washington Associates, LLC	23 Vitti Street, Suite 201, New Canaan, CT 06840	14.37%

4. McCaffrey South Washington LLC 23 Vitti Street, Suite 201, New Canaan, CT 06840 7.44%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700 South Washington Street (Parcel Address: 610 Franklin Street) (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. CH Sullyfield Assoc, LLC	23 Vitti Street, Suite 201, New Canaan, CT 06840	40.52%
2. Randon Sullyfield, LLC	23 Vitti Street, Suite 201, New Canaan, CT 06840	37.67%
3. CH South Washington Associates, LLC	23 Vitti Street, Suite 201, New Canaan, CT 0684023	14.37%

4. McCaffrey South Washington LLC 23 Vitti Street, Suite 201, New Canaan, CT 0684023 7.44%

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. CH Sullyfield Assoc, LLC	None	None
2. Randon Sullyfield, LLC	None	None
3. CH South Washington Associates, LLC	None	None

4. McCaffrey South Washington LLC None None

**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.

07/25/2022

Date

Robert D. Brant, Attorney/Agent

Printed Name



Signature



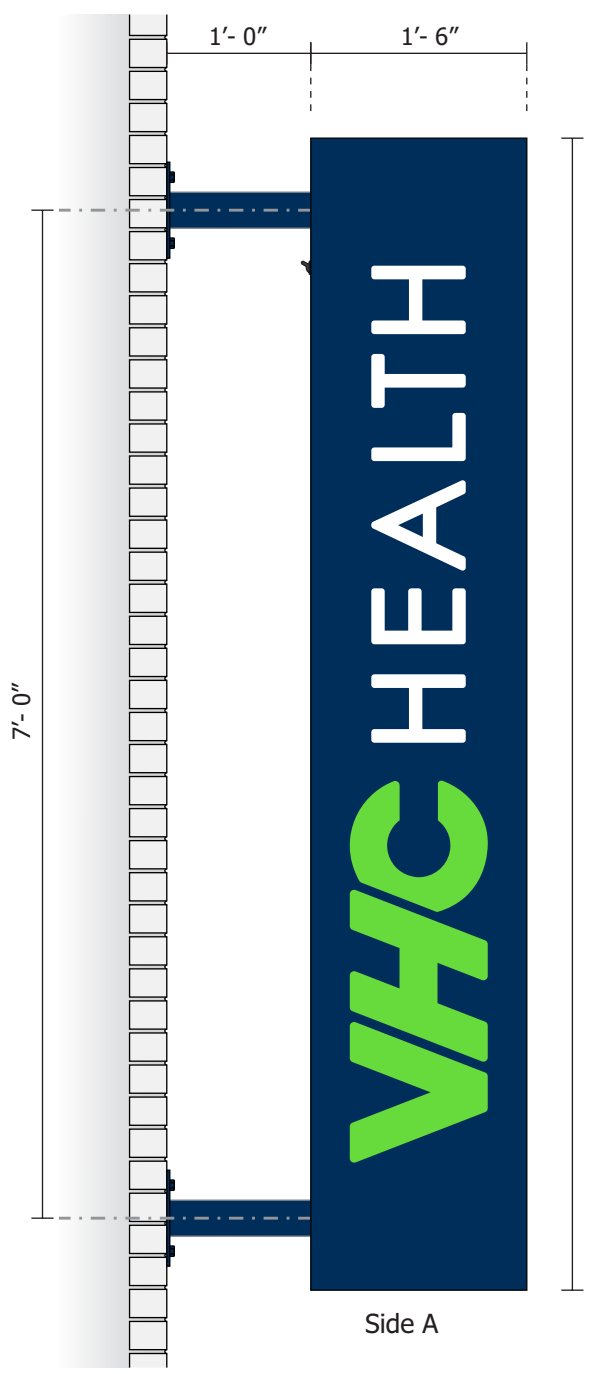
700

BALDUCCI'S

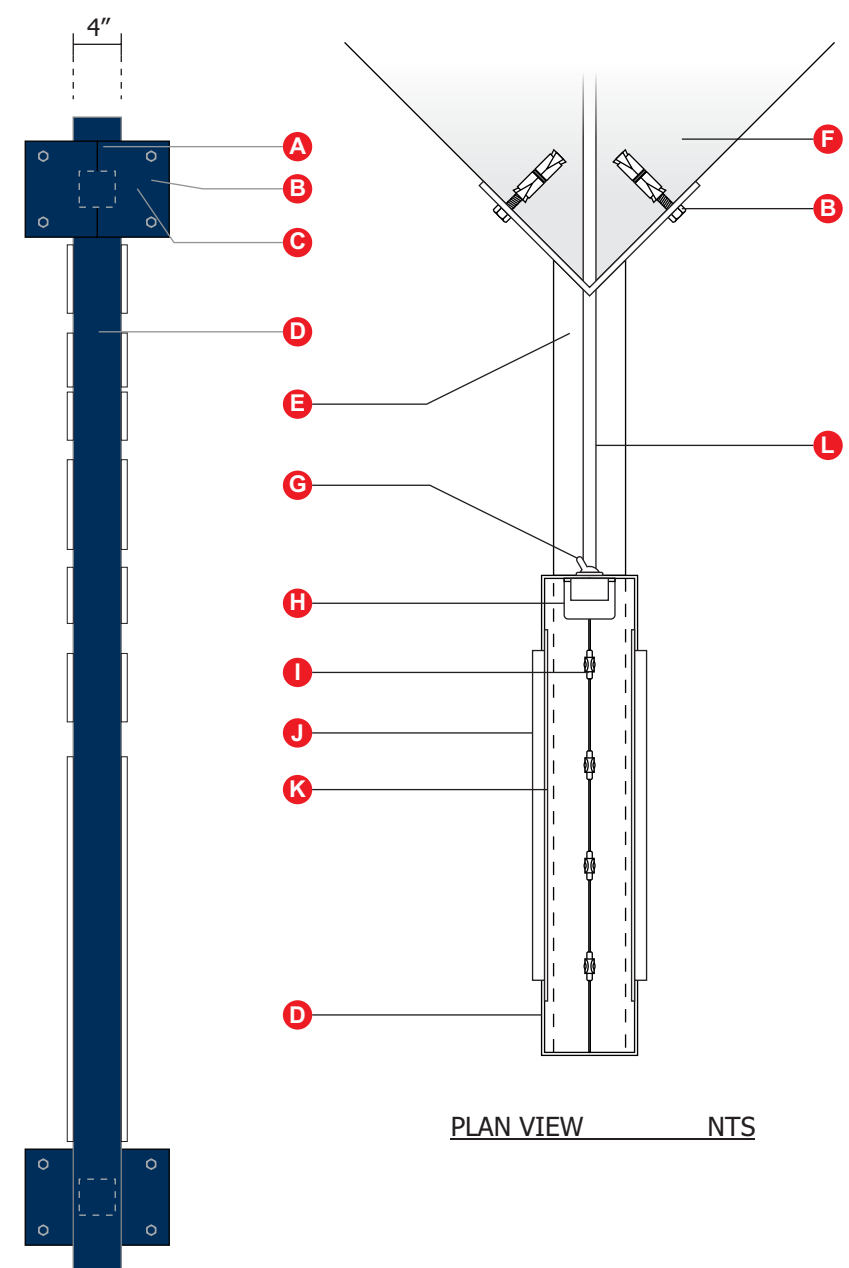
JOHN MARR

Washington

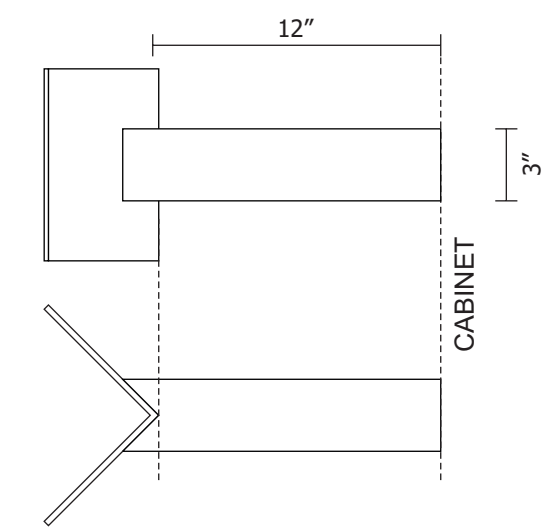




D/F BLADE 3/4" = 1'-0"



END VIEW 3/4" = 1'-0"



BRACKET DETAIL 1 1/2" = 1'-0"  
TOP & SIDE VIEW

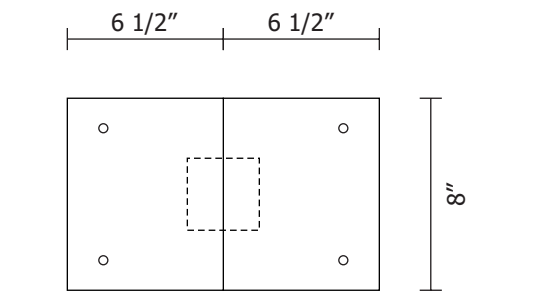


PLATE DETAIL 1 1/2" = 1'-0"

- A** 3" H x 3" W STEEL TUBE PTD. DARK BLUE
- B** 3/8" LAG BOLTS IN DOUBLE-EXPANDER ANCHORS
- C** 1/4" STEEL MOUNTING PLATES, WELDED AT 90 DEGREE ANGLE PTD. DARK BLUE
- D** .080 FABRICATED ALUM. CABINET PTD. DARK BLUE
- E** 1/4" STEEL GUSSETS
- F** BRICK BUILDING FACADE
- G** U.L. LISTED DISCONNECT SWITCH
- H** POWER SOURCE INSIDE CABINET
- I** SIGNBOX II 6500K LED's
- J** 1/2" THICK TRANSLUCENT WHITE ACRYLIC PUSH-THROUGH LETTERS - TRANS. GREEN VINYL APPLIED TO "VHC"
- K** 1/8" THICK TRANS. WHITE ACRYLIC LETTER BACKERS
- L** WIRING IN LIQUITITE THRU SUPPORT ARM TO ELECTRIC CIRCUIT

\* ALL EXPOSED HARDWARE PTD. DARK BLUE



Side B 3/8" = 1'-0"

Jack Stone Signs UL #E15353

**POWER SUPPLY SPECIFICATIONS**  
 Mean Well LPV-60-12  
 1.2A 50/60Hz Class 2 Power Supply  
 INPUT: 100-240V  
 OUTPUT: +12V 5.0A  
 SIZE: 9.5" x 1.7" x 1.2"h  
 WEIGHT: 1.5 lbs

**L.E.D. SPECIFICATIONS**  
 Brand: NC  
 Model #: LX-EC03S-W65 White LED Modules  
 Type: SMD5050  
 Module: 3LED  
 Power Dissipation: 0.72W/module  
 Luminous Density: 58lm  
 Waterproof: IP68

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**

**VHC LOGO COLORS**

- PANTONE 802 C  
Arlon 106 Translucent Brilliant Green
- PANTONE 648 C  
Arlon 3238 Translucent European Blue



PROPOSED

PROPORTIONAL SCALE

**SIGN TYPE AND DESCRIPTION**

**S WASHINGTON STREET**

- 1. RETAIL TENANT
  - A. WINDOW GRAPHICS
  - B. ILLUMINATED CHANNEL LETTERS ON BACK SPLASH

- 2. RETAIL TENANT
  - A. WINDOW GRAPHICS
  - B. ILLUMINATED CHANNEL LETTERS ON BACK SPLASH
  - C. ADD NAVY BLUE AWNINGS<sup>4</sup>

- 3. OFFICE TENANT
  - A. SIGNAGE AT BUILDING ENTRY (2)

- 4. BUILDING ADDRESS
  - A. TEXT/NUMBERS ABOVE ENTRY DOOR
  - B. BUILDING MOUNTED

- 5. BUILDING TENANT DIRECTORY

**FRANKLIN STREET**

- 6. RETAIL TENANT
  - A. BLADE SIGN MOUNTED TO BUILDING FACADE ABOVE MAIN ENTRY
  - B. LOGO SIGN ABOVE ENTRY DOORS ON AWNING
  - C. LOGO SIGN ABOVE ENTRY DOORS ON AWNING
  - D. WINDOW GRAPHICS

- 7. RETAIL TENANT
  - A. LOGO SIGN ABOVE ENTRY DOORS ON AWNING
  - B. ATM SIGNAGE
  - C. WINDOW GRAPHICS

SIGN NUMBER	LIGHTING	QUANTITY	SF EACH	SIGNAGE TO REMAIN	NEW SIGNAGE	TOTAL
<b>S WASHINGTON STREET</b>						
1A <sup>2</sup>	N	1	4	4	--	4
1B <sup>1</sup>	Y	1	17.4	17.4	--	17.4
2A <sup>2</sup>	N	1	4	4	--	4
2B <sup>1</sup>	Y	1	23.5	23.5	--	23.5
3A	N	2	3.56	--	7.12	7.12
4A	N	1	6.42	--	6.42	6.42
4B	N	1	11	11	--	11
5	N	1	7	7	--	7
				<b>67 SF</b>	<b>13.54 SF</b>	<b>80.54 SF</b>
<b>FRANKLIN STREET</b>						
6A <sup>5</sup>	N	1	12	12	--	12
6B <sup>4</sup>	N	1	8	8	--	8
6C <sup>4</sup>	N	1	8	8	--	8
6D <sup>3</sup>	N	2	4	8	--	8
7A <sup>4</sup>	N	1	6	6	--	6
7B	N	1	2	2	--	2
7C <sup>3</sup>	N	2	4	8	--	8
PROP VHC SIGN	Y	1	13.125	13.125	--	13.125
				<b>52 SF</b>	<b>13.125 SF</b>	<b>65.125 SF</b>

APPROVED CONDITIONS

<sup>1</sup>Each tenant with frontage on Washington Street be allowed one halo-lit wall sign (with a company's logo and name) on that elevation, provided that it be centered over the window opening and not extend beyond the vertical dimension of the 24" tall cast-stone frieze; All signs be installed through mortar joints and not directly into the cast-stone frieze;

<sup>2</sup> Each tenant be allowed one window/door decal up to four square feet in area on Washington Street

<sup>3</sup> Each tenant allowed a maximum of two decals not to exceed four square feet each on the Franklin Street elevation

<sup>4</sup> Each tenant may select the awning color adjacent to their retail space so long as a standard size and form is used for all tenants

<sup>5</sup>Two blade signs for this building are permitted on Franklin Street and S. Washington Street, as shown in this Comprehensive Sign plan



























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JOHN THORNTON