

ISSUE: Certificate of Appropriateness for signage

APPLICANT: Indigo Hotel

LOCATION: Old and Historic Alexandria District
220 S Union Street

ZONE: W-1/Waterfront mixed use zone

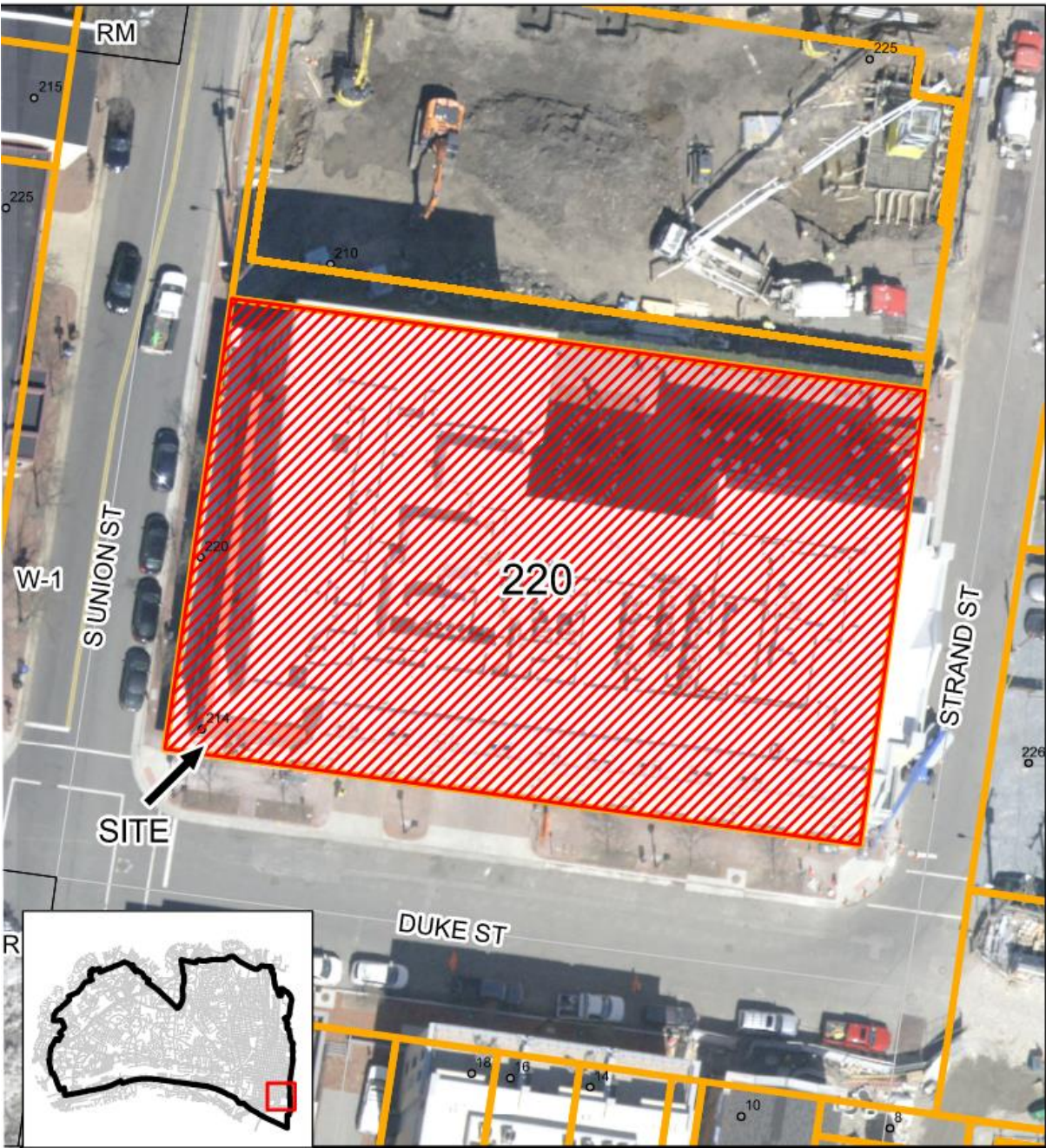
STAFF RECOMMENDATION

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

1. The signs' illumination be no greater than 150 lumens and the color of the light should be warm and no greater than 3000K.
2. The applicant removes the four existing glass panel signs on the Strand Street elevation.
3. Anchors for the sign should be installed into the mortar joints on the masonry to avoid damage to the brick.
4. The sign must comply with the conditions provided by Zoning.

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 the 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 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 #2023-00090
220 S Union Street



0 15 30 60 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for signage to install two halo-illuminated signs at 220 South Union Street.

The applicant is requesting BAR approval to install two halo-illuminated signs on the building's east elevation, Strand Street. A Hummingbird 19.8 SF painted aluminum face push through, edge-lit halo-illuminated, wall sign to be installed above the building's first level windows and a Hotel Indigo 9 SF painted aluminum face edge-lit halo-illuminated wall panel to be installed on the north side of the stone retaining wall (Figure 1).

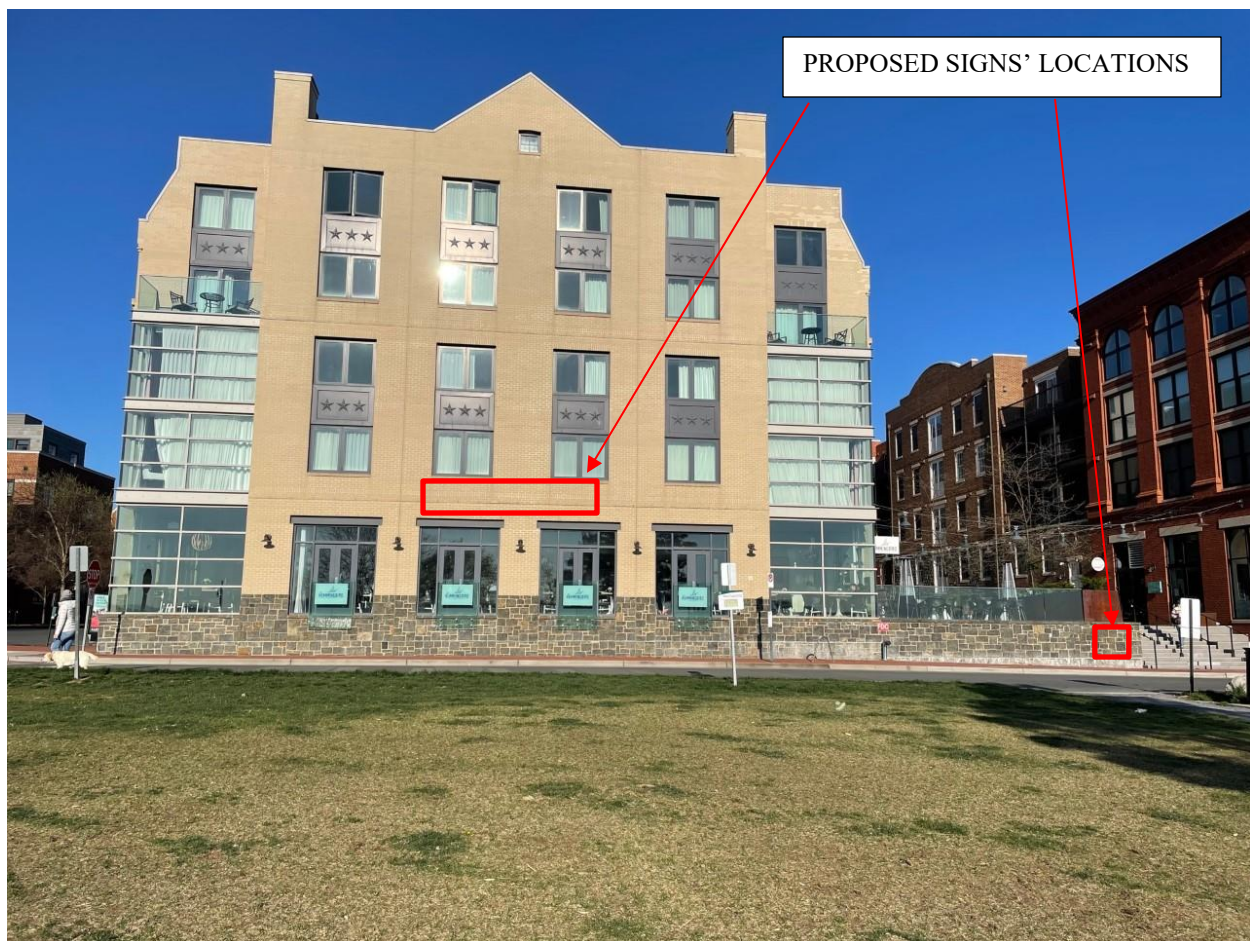


Figure 1 - Strand/east elevation

Site context

The building at 220 South Union Street takes up the entire south portion of South Union Street, 200 Block. The property sits on the northeast corner of South Union and Duke, and Strand streets on the southwest corner. The building, therefore, has three street facing facades on South Union, Duke, and Strand streets.

II. HISTORY

The five-story, brick corner building at 220 South Union was built in **2015** as a Boutique Hotel, (DSP2012-00019).

The building ranges from three to five stories in height on the southern quarter of the block bounded by the Strand, South Union, and Duke streets. The building is composed of different architectural styles and elements, with varied fenestration, roof forms and detailing, and has the general architectural character of 19th century warehouses that remain or used to exist in this area of Old Town. Today the building holds three businesses, The Indigo Hotel, Hummingbird restaurant, and Colonial Parking garage.

Previous BAR Approvals

BAR2012-0233 – approval for design concept on July 25, 2012.

BAR2013-00321 – construction approval on August 30, 2013.

BAR2014-00207 – signage on July 16, 2014

III. ANALYSIS

The *Design Guidelines* encourage signage to be compatible and blend in with the architecture of the building.” In addition, “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.”

Only four signs can be approved administratively on corner buildings of which one must be a changeable copy sign. Furthermore, halo-illuminated signs cannot be approved administratively according to the BAR sign policy.

The building currently has two canopy signs for the Hotel Indigo, one on South Union Street (Figure 2) and one on Duke Street (Figure 3), additionally two projecting Hummingbird signs on the building’s north elevation (Figure 4 and 5), visible from the public way. Furthermore, four glass panel signs facing Strand Street, one on each window (Figure 6 and 7) for the Hummingbird restaurant (BAR2014-00207).



Figure 2 – South Union Street Sign



Figure 3 – Duke Street Sign



Figure 4 - North elevation 1st sign



Figure 5 – North Elevation 2nd sign



Figure 6 and 7 – Hummingbird existing signs on Strand Street elevation

In recent years, the Board has approved halo illuminated wall signage on Late buildings within the district, including two on Washington Street at the Thornton Apartments (BAR2017-00418) and the Bridgeyard Apartments (BAR2023-00034). Staff notes that both of these approved internally illuminated wall signs face the George Washington Memorial Parkway. The Board approved these signs with the condition that the illumination shall be no greater than 150 lumens and the color of the light should be warmer rather than whiter/cooler and no greater than 3000K.

However, the building already has eight existing signs, six for the Hummingbird restaurant and two for the Hotel Indigo, which exceeds the total number of four allowed for a corner building. Therefore, staff recommends approval of the proposed signs with the condition that the glass panel signage be eliminated and that the anchors for the signs be installed into the mortar joints of the masonry wall to avoid damage to the brick.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed wall signs will comply with zoning.
- C-2 Proposed sign will need to follow the regulations in DSP2012-00019 in terms of mounting, location, and illumination.
- F-1 This building was built through the Development Plan process for a five-story hotel with restaurant in 2012.

Code Administration

- C-1 A sign permit is required for review.

Transportation and Environmental Services

- F-1 Comply with all requirements of DSP2012-00019. (T&ES)
- C-1 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 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 220 S. Union Street

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

TAX MAP AND PARCEL: 075.03-03-08 ZONING: W-1

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: Hotel Indigo

Address: 220 S. Union Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

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

Name: Gary Brent

Phone: 410-507-0053

E-mail: gary_brent@mgpermits.com

Legal Property Owner:

Name: CARR 220 South Union Street LLC

Address: 1455 Pennsylvania Ave., NW Ste. 200

City: Washington State: DC Zip: 20004

Phone: _____ E-mail: _____

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

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

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

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☒ SIGNAGE

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

Install (1) 19.8 square foot edge-lit, halo-illuminated wall sign and (1) 9 square foot edge-lit, halo-illuminated wall panel sign.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

- ☒ ☐ ^{N/A} Linear feet of building: Front: ⁷² _____ Secondary front (if corner lot): _____.
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☒ ☐ Photograph of building showing existing conditions.
- ☒ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☒ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☒ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☒ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____ 

Printed Name: Gary Brent

Date: 02/22/23



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1.	<input type="text"/>		RB	<input type="text"/>
	Street Address		Zone	<input type="text"/>
A2.	<input type="text"/>	x	<input type="text"/>	= 0.00
	Total Lot Area		Floor Area Ratio Allowed by Zone	Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'**	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract B2 from B1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/> 0.00		B2. <u>Total Exclusions</u> <input type="text"/> 0.00		

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'**	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract C2 from C1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/> 0.00		C2. <u>Total Exclusions</u> <input type="text"/> 0.00		

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 0.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: **Gary Brent**

Digitally signed by Gary Brent
Date: 2023.02.22 14:20:33 -05'00'

Date: **02/22/23**

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. Clark Development Investors III, LLC	7500 Old Georgetown Road, 15th Fl Bethesda, MD 20815	35.348%
2. Carr 220 S Union Street Investor, LLC	1455 Pennsylvania Ave NW, Suite 200; Washington, DC 20004	19.045%
3. N/A; remaining investors own < 3%		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 220 S. Union St. (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. Same ownership as above		
2.		
3.		

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. N/A		
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.

02/16/23

Date

Gary Brent

Printed Name

Signature



CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: _____

HEARING DATE: _____

PROPERTY ADDRESS: _____

ISSUE DESCRIPTION: _____

Print Name

Signature

Telephone

Date

E-mail address

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review:

BOARD OF ARCHITECTURAL REVIEW MEETING DATE: _____
7:00 P.M., City Hall
301 King Street
City Council Chambers, 2nd Floor
Alexandria, Virginia 22314

ISSUE DESCRIPTION: _____

PROPERTY ADDRESS: _____

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

TAX ASSESSMENT MAP NUMBER: _____

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at _____ and _____ (e-mail optional).

Sincerely,

Applicant Signature

Applicant Printed Name

*Date Mailed: _____

***Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.**

NOTE: Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



PROPERTY OWNER LIST BOARD OF ARCHITECTURAL REVIEW

220 S.Union Street

SUBJECT ADDRESS

075-03_03_08

TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at www.alexandriava.gov and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER
NAME & MAILING ADDRESS

TAX ASSESSMENT
MAP NUMBER

Property Address	101 Duke Street	075.03-02-15 - -
Owner Name	101 Duke Street LLC	
Mailing Address	805 15th Street NW, Ste 625	
City, State, Zip	Washington, DC 20005	

Property Address	215 S Union	075.03-02-14 - -
Owner Name	Gas 215 S Union LC	
Mailing Address	309 A Cameron Street, Ste 2	
City, State, Zip	Alexandria, VA 22314	

Property Address	225 Strand St	075.03-0B-00 - -
Owner Name	IDI Strand LC	
Mailing Address	2101 Wilson Blvd, Ste 1200	
City, State, Zip	Arlington, VA 22201	

Property Address	206 Strand St	075.03-03-20 - -
Owner Name	City of Alexandria	
Mailing Address	PO BOX 178	
City, State, Zip	Alexandria, VA 22313	

Property Address	210 Strand St	075.03-03-13 - -
Owner Name	City of Alexandria	
Mailing Address	PO BOX 178	
City, State, Zip	Alexandria, VA 22313	

Property Address	226 Strand St	075.03-04-40 - -
Owner Name	City of Alexandria	
Mailing Address	301 King Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	10 Duke Street	075.03-04-35 - -
Owner Name	10 Duke Street Owners LLC	
Mailing Address	1305 Leslie Ave	
City, State, Zip	Alexandria, VA 22301	

Property Address	14 Duke Street	075.03-04-34 - -
Owner Name	R66FT LLC	
Mailing Address	118 King Street Ste #2	
City, State, Zip	Alexandria, VA 22314	

Property Address	16 Duke Street	075.03-04-33 - -
Owner Name	Fink Kevin Alan Hill or Lauie Ann	
Mailing Address	16 Duke Street	
City, State, Zip	Alexandria, VA 22314	

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

Property Address	18 Duke Stret	075.03-04-32 - -
Owner Name	Keppler James R Or Deborah S TRS	
Mailing Address	18 Duke Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	300 S Union Street	075.03-04-07 - -
Owner Name	Tilelli John H Jr Telelli Elise	
Mailing Address	300 S Union Street	
City, State, Zip	Alexandria, VA 22314	

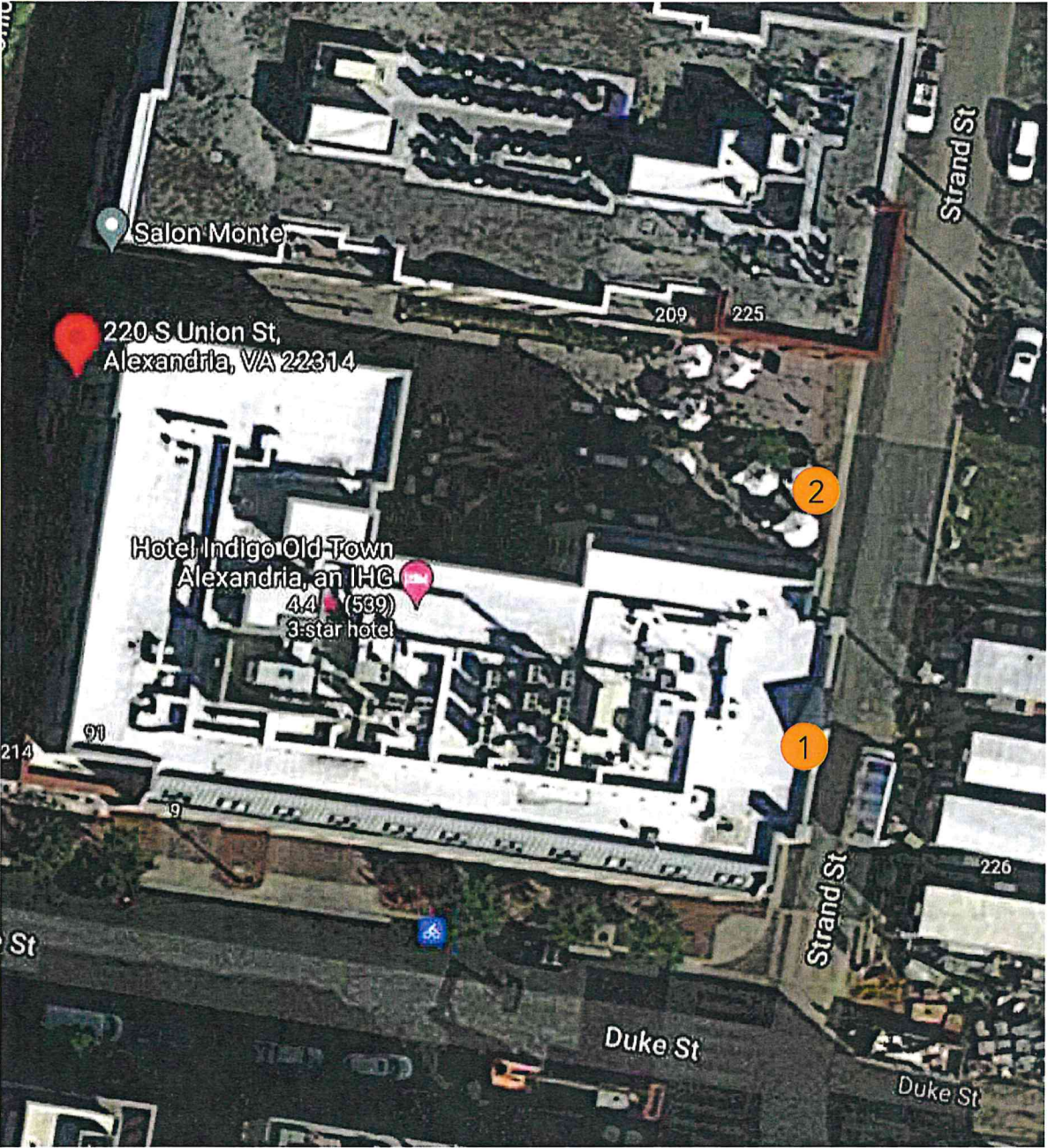
Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

SITE MAP



Surveyor: -

October 12, 2022 - HIND-VA001-001-R07

SIGN INVENTORY

L#	EXISTING	RECOMMENDATION	QTY
1	None	Wall Panel	1
2	None	Wall Panel	1



5 TECHNOLOGY CIRCLE
COLUMBIA SC 29203
P 803 926.7926

THIS IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY COLITE. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY COLITE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAIN THE PROPERTY OF COLITE.

VIEWS WITH SCALES DIFFERENT THAN THE STATED SHEET SCALE WILL DISPLAY SPECIFICALLY IN THAT VIEW LABEL.

DRAWING NUMBER

HIND-WPL-046-IL-SF-028H-X

TITLE

SIGN DETAILS

SIGN TYPE

Letterset

CUSTOMER

HOTEL INDIGO

LOCATION

220 S UNION ST.

DATE

10/20/2022

DRAWN BY

HMD

PRINT

11X17

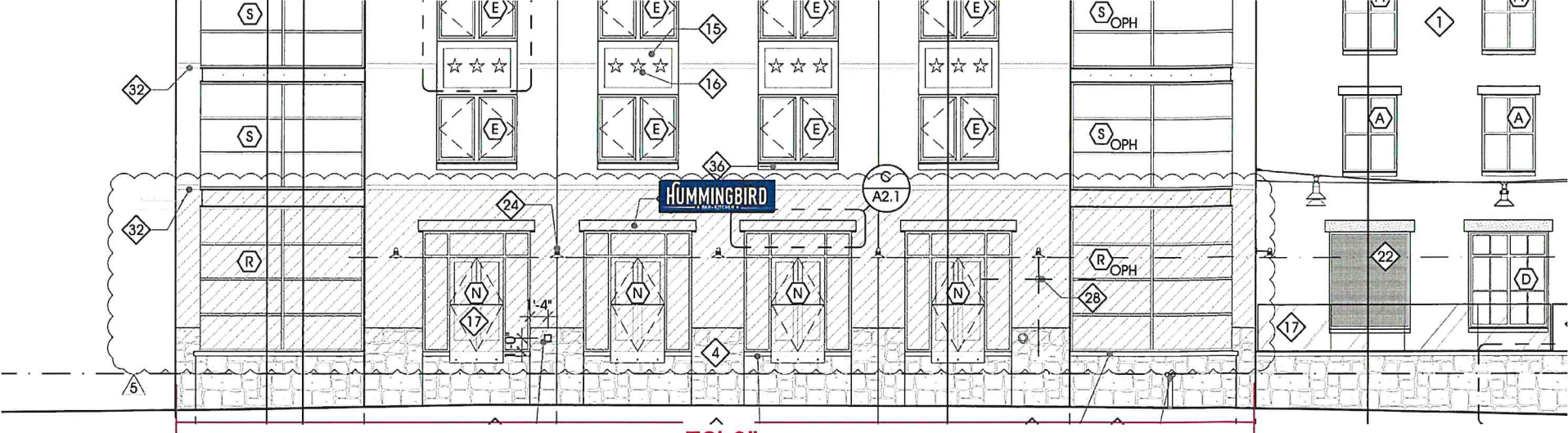
REVISIONS

REV	BY	DATE	DESCRIPTION
A	HMD	10/20/2022	INITIAL CREATION
B			
C			
D			
E			
F			
G			
H			
I			
J			

SHEET 1 OF 5

LOCATION 1

Recommendation: Wall Panel



SURVEY NOTES:
Strand street - East elevation.

CONTEXT PHOTOS:



October 12, 2022 · HIND-VA001-001-R07

72'-0"
FRONTAGE

RECOMMENDATION DETAILS:

Quantity	Sign Sq.Ft.	Illumination	Face
1	19.83	Push Thru Halo	Single
Mounting		Fabrication	
Frame		Fabricated Wall Panel	

INSTALLATION/REPAIR NOTES:

Install new sign. **Per site plan, wall color TBD, client to confirm prior to production.**
Note: Panel to match color of windows and doors TBD.
Wall space to be confirmed via survey prior to production.



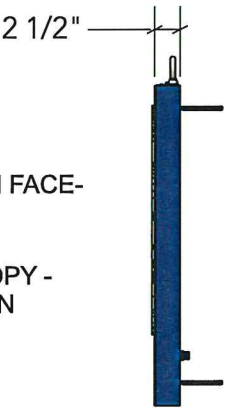
NIGHT VIEW
SCALE N T S



FRONT ELEVATION SCALE: 3/4" = 1'-0"
(19.8 SQFT)

PAINTED ALUMINUM FACE-
ROUTED COPY

OPAQUE WHITE COPY -
HALO ILLUMINATION



SIDE VIEW

colite

5 TECHNOLOGY CIRCLE
COLUMBIA SC 29203
P 803 926.7926

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VIEWS WITH SCALES DIFFERENT THAN THE STATED SHEET SCALE WILL DISPLAY SPECIFICALLY IN THAT VIEW LABEL.

DRAWING NUMBER

HIND-WPL-046-IL-SF-028H-X

TITLE

SIGN DETAILS

SIGN TYPE

Letterset

CUSTOMER

HOTEL INDIGO

LOCATION

220 S UNION ST.

DATE

10/20/2022

DRAWN BY

HMD

PRINT

11X17

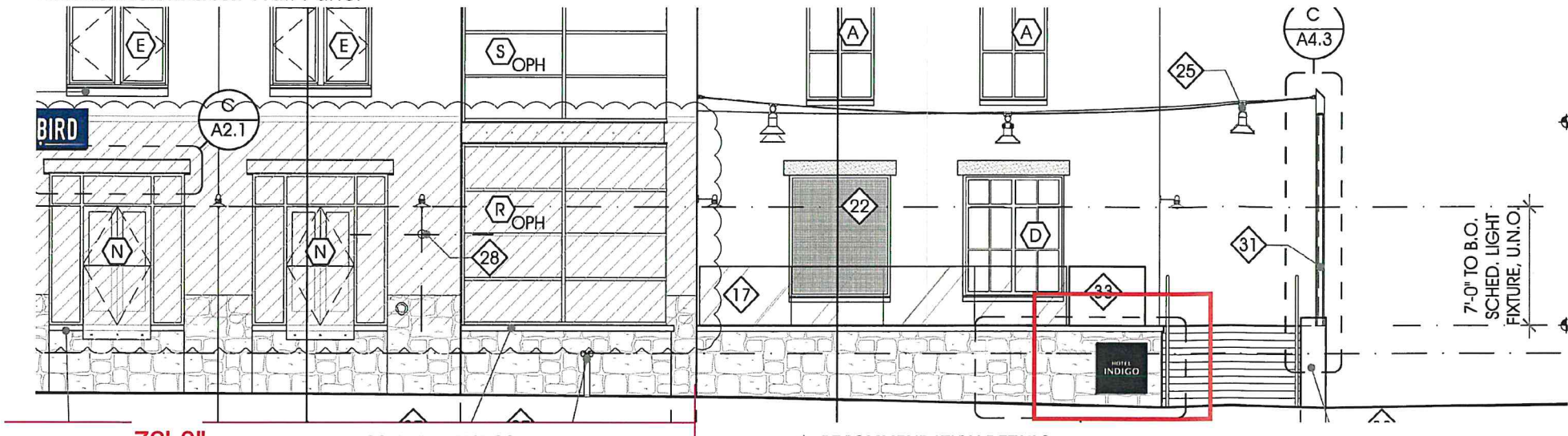
REVISIONS

REV	BY	DATE	DESCRIPTION
A	HMD	10/20/2022	INITIAL CREATION
B			
C			
D			
E			
F			
G			
H			
I			
J			

SHEET 2 OF 5

LOCATION 2

Recommendation: Wall Panel



72'-0"
FRONTAGE

CONTEXT PHOTOS:



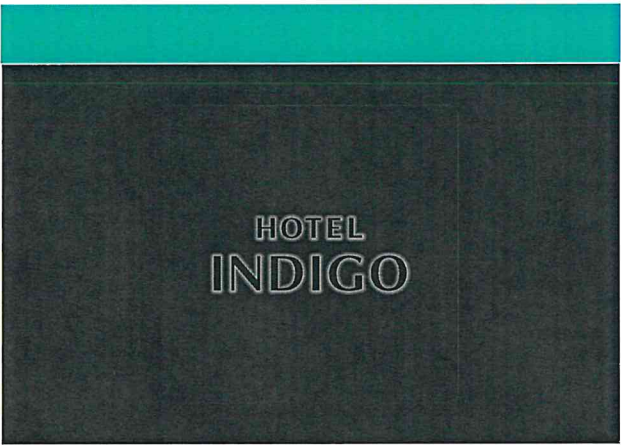
October 12, 2022 · HIND-VA001-001-R07

RECOMMENDATION DETAILS:

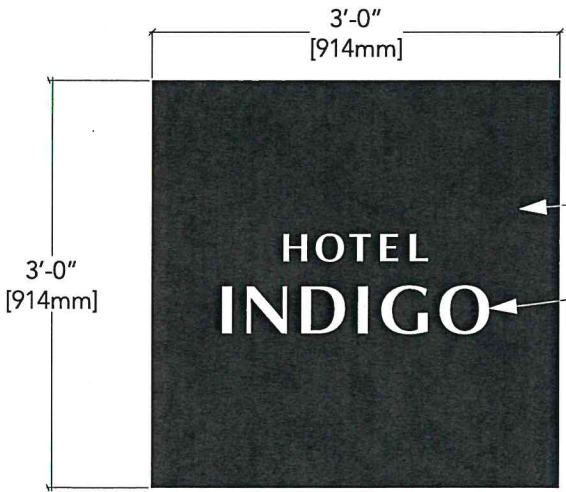
Quantity	Sign Sq.Ft.	Illumination	Face	Estimated Paint Sq.Ft.
1	9	Backed Up/Push Thru	Single	-
Mounting Spacers		Fabrication		
		Fabricated Wall Panel		

INSTALLATION/REPAIR NOTES:

Install new sign.
Note: sign to be illuminated with warm white 3000k LEDs.



NIGHT VIEW
SCALE N T S



FRONT ELEVATION SCALE: 3/4" = 1'-0"
(9 SQFT)

PAINTED ALUMINUM FACE-ROUTED COPY
OPAQUE WHITE COPY - HALO ILLUMINATION



SIDE VIEW



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COLUMBIA SC 29203
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DRAWING NUMBER

HIND-WPL-046-IL-SF-028H-X

TITLE

SIGN DETAILS

SIGN TYPE

Letterset

CUSTOMER

HOTEL INDIGO

LOCATION

220 S UNION ST.

DATE

10/20/2022

DRAWN BY

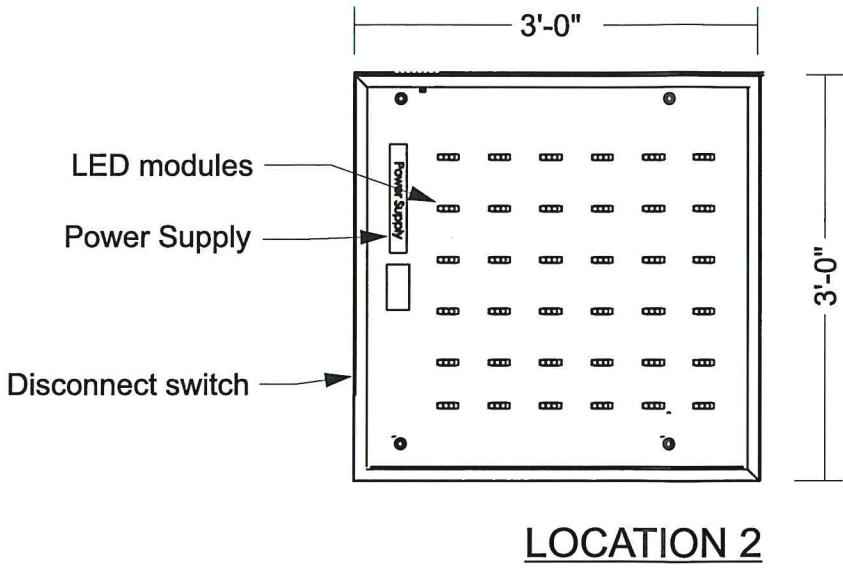
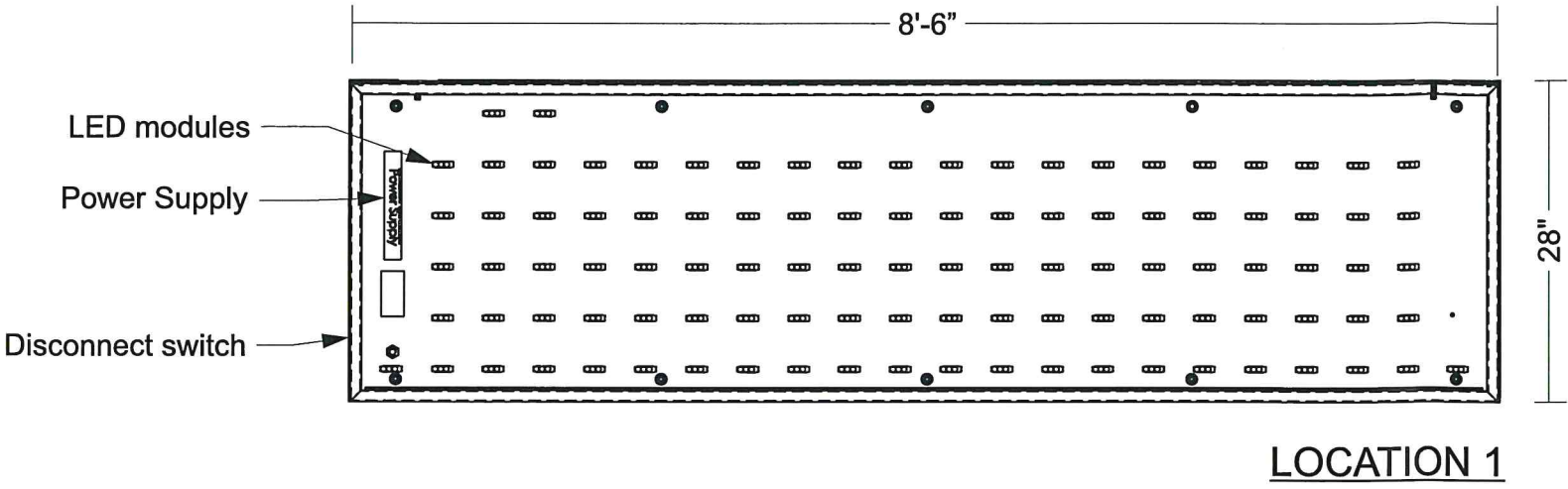
HMD

PRINT

11X17

REVISIONS

REV	BY	DATE	DESCRIPTION
A	HMD	10/20/2022	INITIAL CREATION
B			
C			
D			
E			
F			
G			
H			
I			
J			



LIGHTING DETAILS (TYP) (not to scale)

SPECIFICATIONS - PAINT, VINYL, DIGITAL PRINT		
PCST	TBD	VCST1 3M 3635-20B WHITE BLOCK OUT


THIS SIGN TO BEAR UNDERWRITERS LABEL

NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

UL NOTE

THIS SIGN IS RATED FOR USE IN WET OR DAMP LOCATIONS ONLY

DRAWING VIEWS SCALE CHART	
SHEET SCALE: 1:1	
1:1	1" = 1'0"
1:2	6" = 1'0"
1:3	4" = 1'0"
1:4	3" = 1'0"
1:6	2" = 1'0"
1:8	1-1/2" = 1'0"
1:12	1" = 1'0"
1:16	3/4" = 1'0"
1:24	1/2" = 1'0"
1:32	3/8" = 1'0"
1:48	1/4" = 1'0"
1:64	3/16" = 1'0"
1:96	1/8" = 1'0"
1:128	3/32" = 1'0"
1:192	1/16" = 1'0"



5 TECHNOLOGY CIRCLE
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VIEWS WITH SCALES DIFFERENT THAN THE STATED SHEET SCALE WILL DISPLAY SPECIFICALLY IN THAT VIEW LABEL.

DRAWING NUMBER

HIND-WPL-046-IL-SF-028H-X

TITLE

FRAME AND ELECTRICAL DETAILS

SIGN TYPE

Letterset

CUSTOMER

HOTEL INDIGO

LOCATION

220 S UNION ST.

DATE

10/20/2022

DRAWN BY

HMD

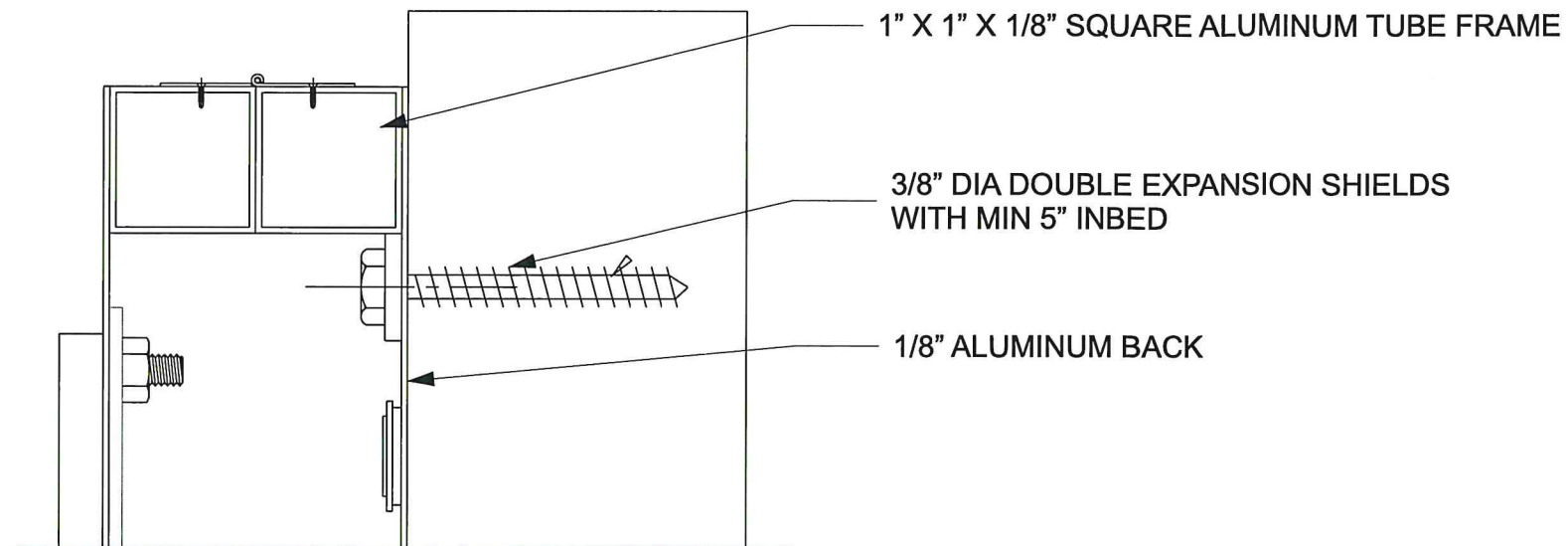
PRINT

11X17

REVISIONS

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A	HMD	10/20/2022	INITIAL CREATION
B			
C			
D			
E			
F			
G			
H			
I			
J			

SHEET 4 OF 5



MOUNTING DETAILS - TYPICAL OF LOCATION 1 AND 2 (Not to Scale)

SPECIFICATIONS - PAINT, VINYL, DIGITAL PRINT			THIS SIGN TO BEAR UNDERWRITERS LABEL
PCST	TBD	VCST1 3M 3635-20B WHITE BLOCK OUT	NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. <u>UL NOTE</u> THIS SIGN IS RATED FOR USE IN WET OR DAMP LOCATIONS ONLY

THIS SIGN TO BEAR
UNDERWRITERS LABEL

NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

UL NOTE

THIS SIGN IS RATED FOR USE IN WET OR DAMP LOCATIONS ONLY

colite

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WHATSOEVER. ALL OR ANY PART OF
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TRADEMARKS) REMAIN THE PROPERTY
OF COLITE.

Views with scales different than the stated sheet scale will display specifically in that view label.

DRAWING NUMBER

HIND-WPL-046-IL-SF-028H-X

TITLE

MOUNTING DETAILS

SIGN TYPE

Letterset

CUSTOMER

HOTEL INDIGO

LOCATION

220 S UNION ST.

DATE _____

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SHEET 5 OF 5