

Docket Item # 1
BAR CASE # 2016-00220

BAR Meeting
July 20, 2016

ISSUE: Revisions to Previously Approved Comprehensive Sign Plan

APPLICANT: SDC 700 South Washington, Inc.

LOCATION: 700 South Washington Street (parcel address: 610 Franklin Street)

ZONE: CD / Commercial

STAFF RECOMMENDATION:

Staff recommends the following:

1. Approval of an amendment to the existing comprehensive sign plan to add two wall plaques near the building's office entrance with the requirement that the sign material be durable and high-quality and that the signs be installed through the mortar joints.
2. The proposed building numbers should be an ivory color rather than white.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00220



I. ISSUE

The applicant is requesting to amend a comprehensive sign plan for this building that was approved by the BAR in 2013. The requested amendment is to permit two additional small wall signs at the entrance to the lobby for the office space. Each sign will measure 1'4" by 2'8" and be located on the walls in the recess at the building entrance opposite one another. The application also includes 1.5 foot high numbers on the corner pilaster for identification.

The proposed coordinated sign plan with the amendment would provide for the following **(amendment identified in BOLD)**:

1. Each tenant with frontage on Washington Street is allowed one halo-lit wall sign (with a company's logo and name) on that elevation, provided that it is centered over the window opening and does not extend beyond the vertical dimension of the 24" tall cast-stone frieze;
2. All signs must be installed through mortar joints and not directly into the cast-stone frieze;
3. Each retail tenant is 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. Each first-floor tenant may select the awning color adjacent to their retail space so long as a standard size and form is used for all tenants; and
5. 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.
- 6. Two wall signs, each no larger than 1'4" by 2'8", to provide signage for upper floor tenants, may be installed at the recessed building entrance as shown on Page 10 of the sign plan.**

The attached comprehensive sign plan provides maximum sizes and other details related to the building's comprehensive sign plan currently in place.

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. The Board has approved a number of applications for this building. In 2011, BAR Staff administratively approved replacement awning signage for Chakra Café (BAR Case #2011-00146). In 2004, the Board approved signage and awnings for Balducci's and Blue Point Grill (BAR Case # 2004-0260, 12/15/04). In 1994, the Board approved a canopy addition (BAR Case #94-56, 5/4/94). Signs for Sutton Place Gourmet were approved in 1989 and 1990 (BAR Case #89-5, 1/18/89; #89-177, 11/1/89; and #90-212, 11/7/90).

In 2013, the Board approved a coordinated sign plan for the building (BAR Case #2013-0210, 10/2/13).

III. ANALYSIS

For multi-tenant commercial buildings, the BAR always encourages a comprehensive sign plan that considers the important architectural features while maintaining well-designed and appropriate signage for a range of tenants that may change over time. The BAR appreciates building owners who take the time to bring forth a comprehensive sign plan rather than having individual tenants create piece-meal sign plans over time. This holistic approach is particularly necessary on Washington Street where the City has committed to protecting “the memorial character of the George Washington Memorial Parkway” since 1929.

Staff and the previous owner’s design team spent considerable time crafting an appropriate sign plan in 2013 in response to requests from new and existing tenants at this building. At that time, the building owner also resolved several outstanding zoning violations related to signs. While examining that particular case, it became evident that the building itself, a well-proportioned postmodern commercial building, did not lend itself to multiple forms of signage. The detailing and architectural elements such as pilasters and keystones make it challenging to locate signage in typically appropriate locations on other buildings. The sign plan that was approved resulted in the removal of many excessive signs that had been installed without BAR approval and clearly identified locations for first floor retail tenants. **The existing comprehensive sign plan appears to be appropriate and successful and staff recommends no changes to what was previously approved beyond this proposed amendment.**

As commercial building use is shifting in the city and in the region, the upper stories of commercial and office buildings are no longer being solely used by large office tenants, many of whom have little need for significant signage. Today, the upper floors are being utilized by retail and personal services, as well as offices, that often generate more foot traffic. In this particular case, an upper floor is being leased by a medical office which has a need for more signage than what prior office uses had needed. This has prompted the building owner to request that the comprehensive sign plan for the building be expanded to include two additional signs. Although the sign plan shows the specific content of the proposed signs “Virginia Hospital Center Physician Group”, the amendment to the coordinated sign plan would permit the installation of these two signs for any tenant. If approved, staff would administratively approve the design of these two signs and notes they could be for the same tenant or separate tenants. Staff notes that the sign material should be a high-quality and durable material such as metal or a solid composite and that the signs should be installed through the mortar joints and not directly into the brick.

The applicant has also included the building number address “700” in the application however building address numbers are generally not reviewed by the BAR as they serve as identification and are required by the building code. However, the proposed pin-mounted numbers appear to be a stark white and staff recommends that the letters be an ivory color to match the cast-stone at the first floor.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed amendments to the coordinated sign program will comply with zoning.

Code Administration

A sign and building permit are required to install sign described in application.

Transportation and Environmental Services **RECOMMENDATIONS**

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

FINDINGS

F1. Previously reviewed under BAR2013-00209 (T&ES)

F2. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

CITY CODE REQUIREMENTS

C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-2 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)

C-3 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Shanna Austin

301 King Street, Room 4130

Alexandria, VA 22314

C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR Case #2016-0220: 700 South Washington Street/610 Franklin Street

BAR Case # 2016-00220

ADDRESS OF PROJECT: 700 S Washington St / 600 Franklin St

TAX MAP AND PARCEL: 080.02.08.05/0610 Franklin St ZONING: _____

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: SDC 700 South Washington, Inc.

Address: 7900 Tysons One Place Suite 600 C/O Transwestern

City: McLean State: VA Zip: 22102

Phone: 703-749-9423 E-mail: Jennifer.Gernandt@Transwestern.com

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

Name: Jennifer Gernandt Phone: 703.749.9423

E-mail: jennifer.gernandt@transwestern.com

Legal Property Owner:

Name: SDC 700 SOUTH WASHINGTON, INC.

Address: 7900 Tysons One Place Suite 600 C/O Transwestern

City: McLean State: VA Zip: 22102

Phone: 703.749.9423 E-mail: jennifer.gernandt@transwestern.com

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

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

BAR Case # 2016-00220

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

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

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

The attached pages demonstrate the requested signs proposed as part of the comprehensive signage plan developed for 700 South Washington Street / 600 Franklin Street in Alexandria.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

- ☒ ☐ N/A Linear feet of building: Front: 100 Secondary front (if corner lot): 195
- ☒ ☐ Square feet of existing signs to remain: 139
- ☒ ☐ 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.


BAR Case # 2016-00220

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 
Printed Name: Muluata A. Pottery
Date: 6/21/16

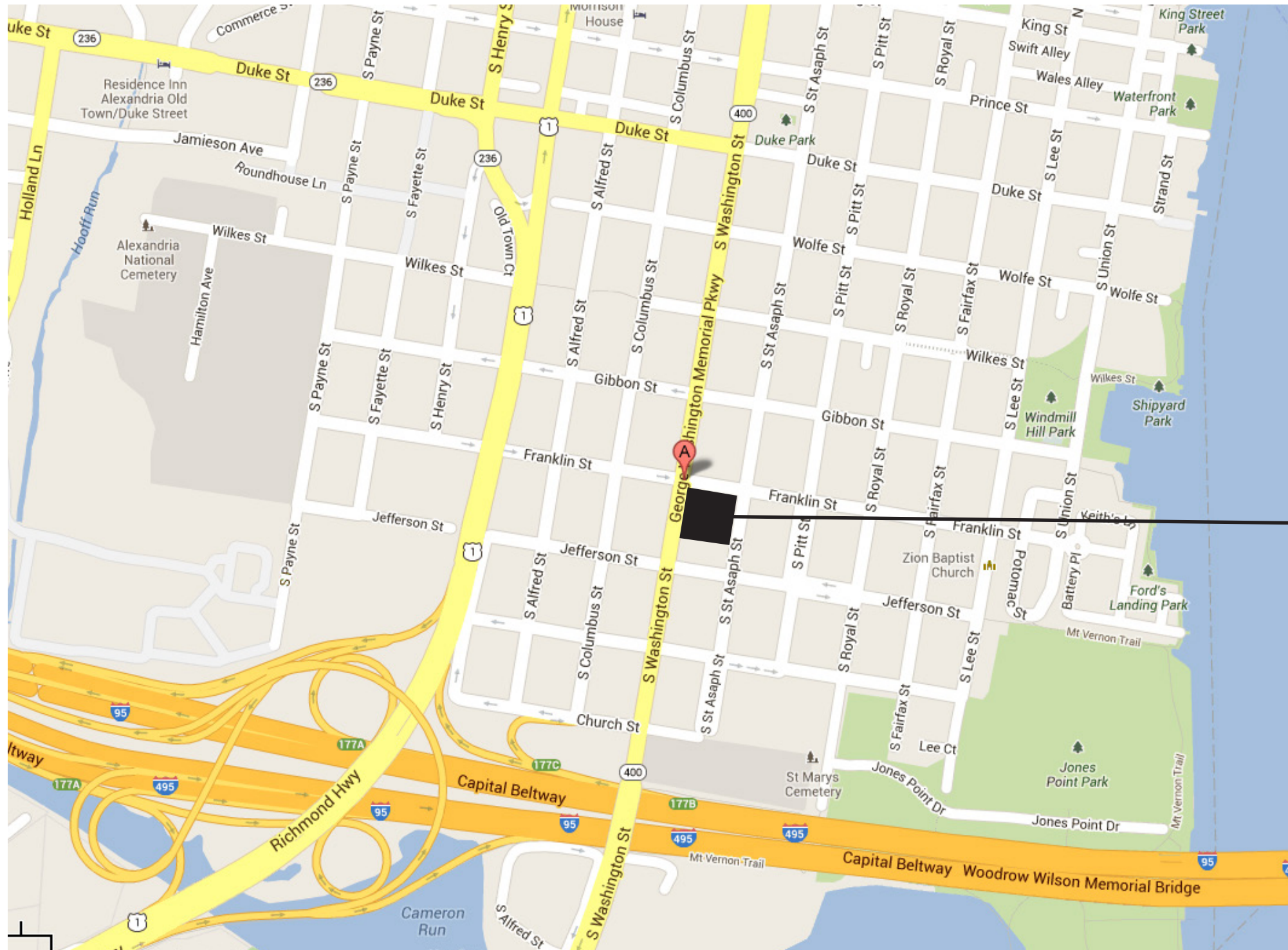
600 FRANKLIN STREET 700 S. WASHINGTON -- ALEXANDRIA, VA

Comprehensive Sign Plan

REV: JUNE 22, 2016

OWNER
**SDC 700 S.
WASHINGTON, INC.**





- PROJECT LOCATION

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 AWNINGS⁴

- 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
S WASHINGTON STREET						
1A ²	N	1	4	4	--	4
1B ¹	Y	1	17.4	17.4	--	17.4
2A ²	N	1	4	4	--	4
2B ¹	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
				67 SF	13.54 SF	80.54 SF
FRANKLIN STREET						
6A ⁵	N	1	12	12	--	12
6B ⁴	N	1	8	8	--	8
6C ⁴	N	1	8	8	--	8
6D ³	N	2	4	8	--	8
7A ⁴	N	1	6	6	--	6
7B	N	1	2	2	--	2
7C ³	N	2	4	8	--	8
				52 SF	0 SF	52 SF

APPROVED CONDITIONS

¹ 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;

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

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

⁴ 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 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.

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

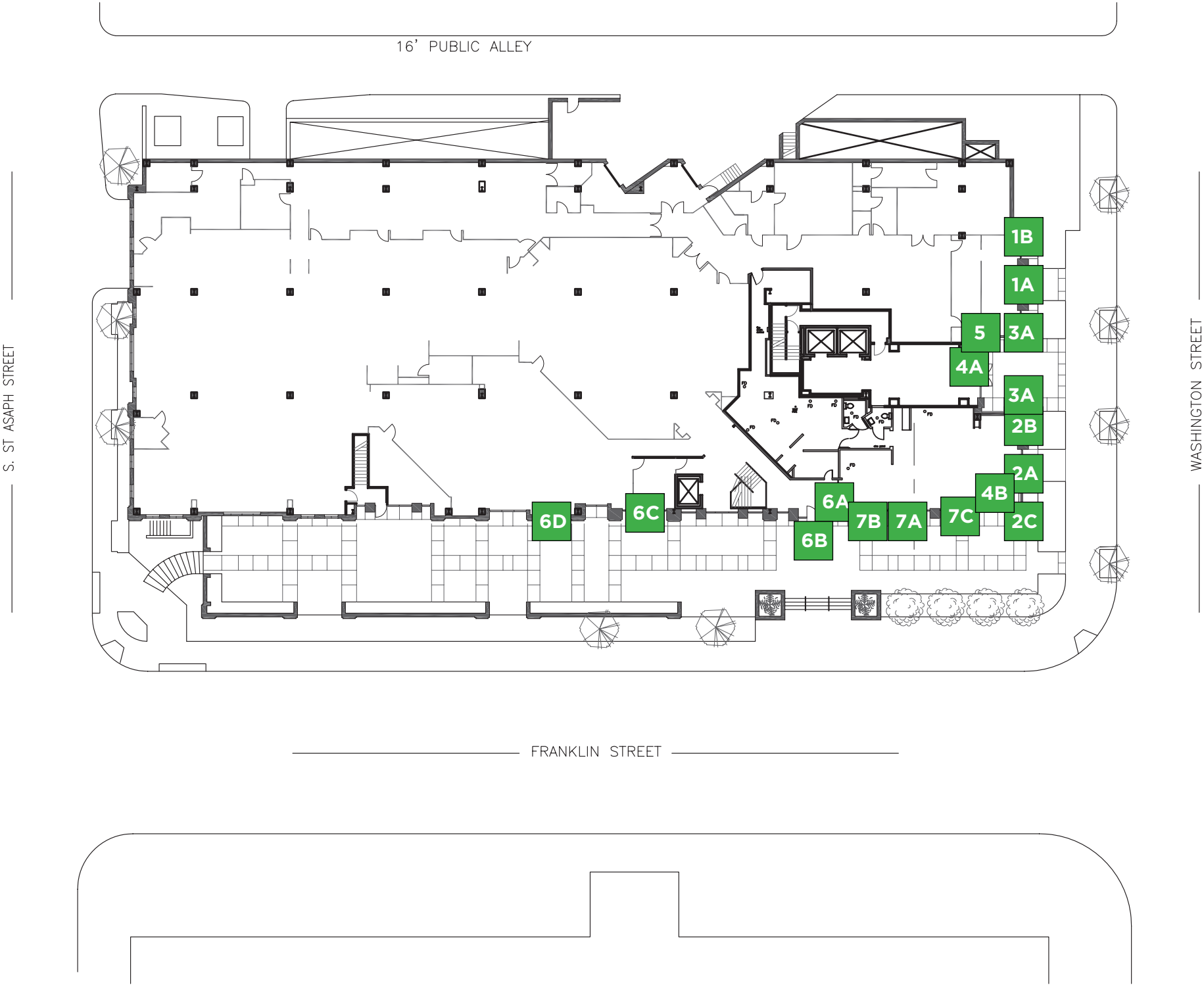
- 3. OFFICE TENANT
 - A. SIGNAGE AT BUILDING ENTRY (2)

- 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





KEY PLAN



REMOVE EXISTING GRAPHICS (SHOWN)

GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3



PROPOSED VINYL LOGO GRAPHICS IN WINDOWS

1. RETAIL TENANT

A. WINDOW GRAPHICS

REMOVE EXISTING GRAPHICS (SHOWN)

REPLACE WITH CORPORATE COLOR LOGO DECAL, ONE TOTAL MAXIMUM OF 4 SF

VINYL TEXT APPLIED TO 2ND SURFACE OF GLASS

BLINDS (OR SIMILAR) WILL BE ADDED FOR PRIVACY TO THE EMPLOYEE / BACK OF HOUSE AREA BEHIND THE WINDOWS

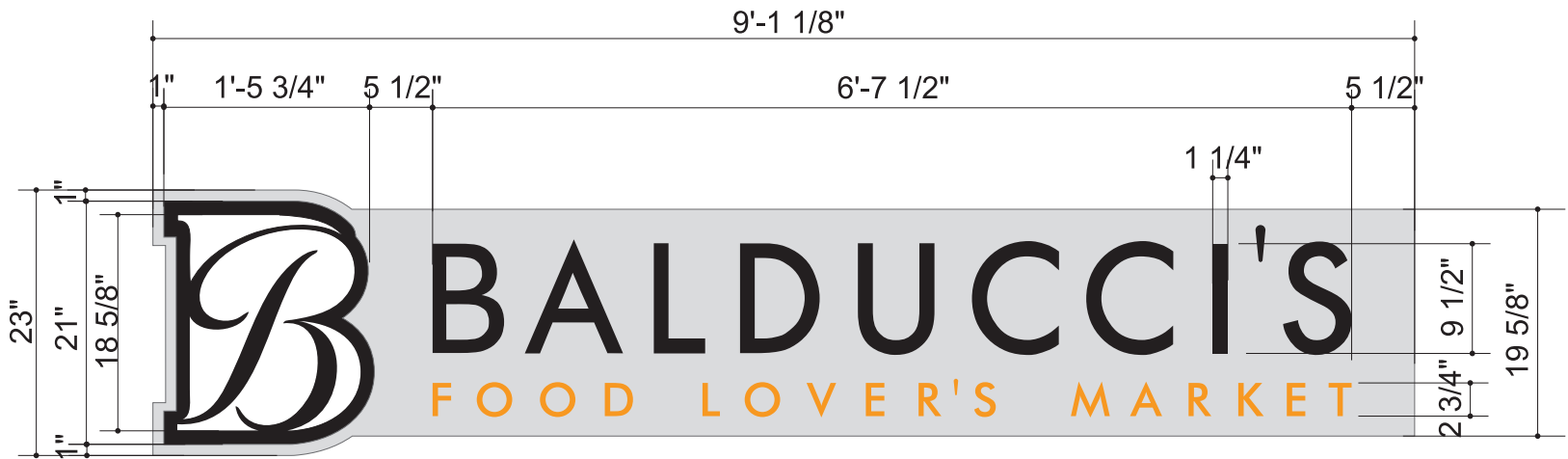


KEY PLAN



PROPOSED ILLUMINATED CHANNEL LETTERS ON BACK SPLASH

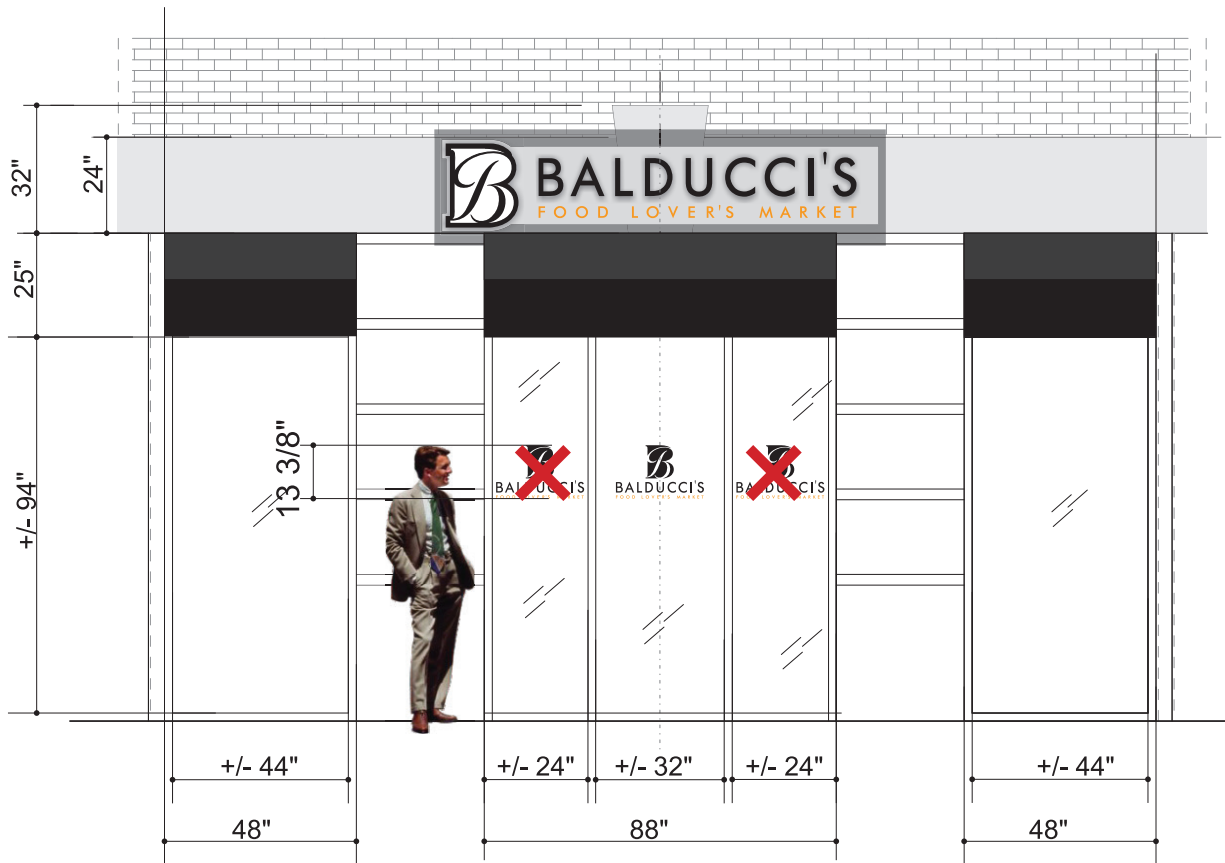
GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3



REV. CHANNEL [HALO-LIT] LETTER W/ BACK SPLASH
SCALE: 3/4" = 1'-0"

1. RETAIL TENANT
B. ILLUMINATED CHANNEL LETTER
ON BACK SPLASH

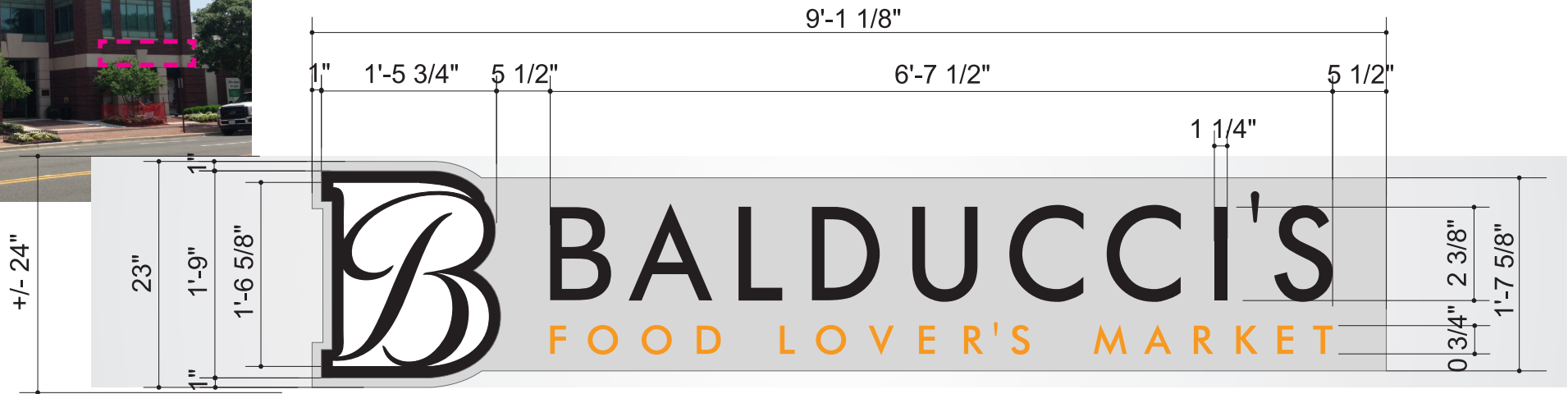
- FABRICATION & INSTALLATION DETAIL FOR REVERSE CHANNEL LETTERS HALO ILLUMINATED
- SIGNAGE MOUNTED TO BUILDING FACADE
- BACK SPLASH PAINTED TO MATCH BUILDING FACADE



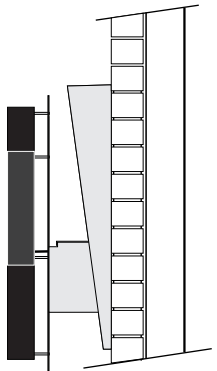
PARTIAL ELEVATION @ WASHINGTON ST
SCALE: 1/4" = 1'-0"



KEY PLAN



S WASHINGTON STREET: 1B



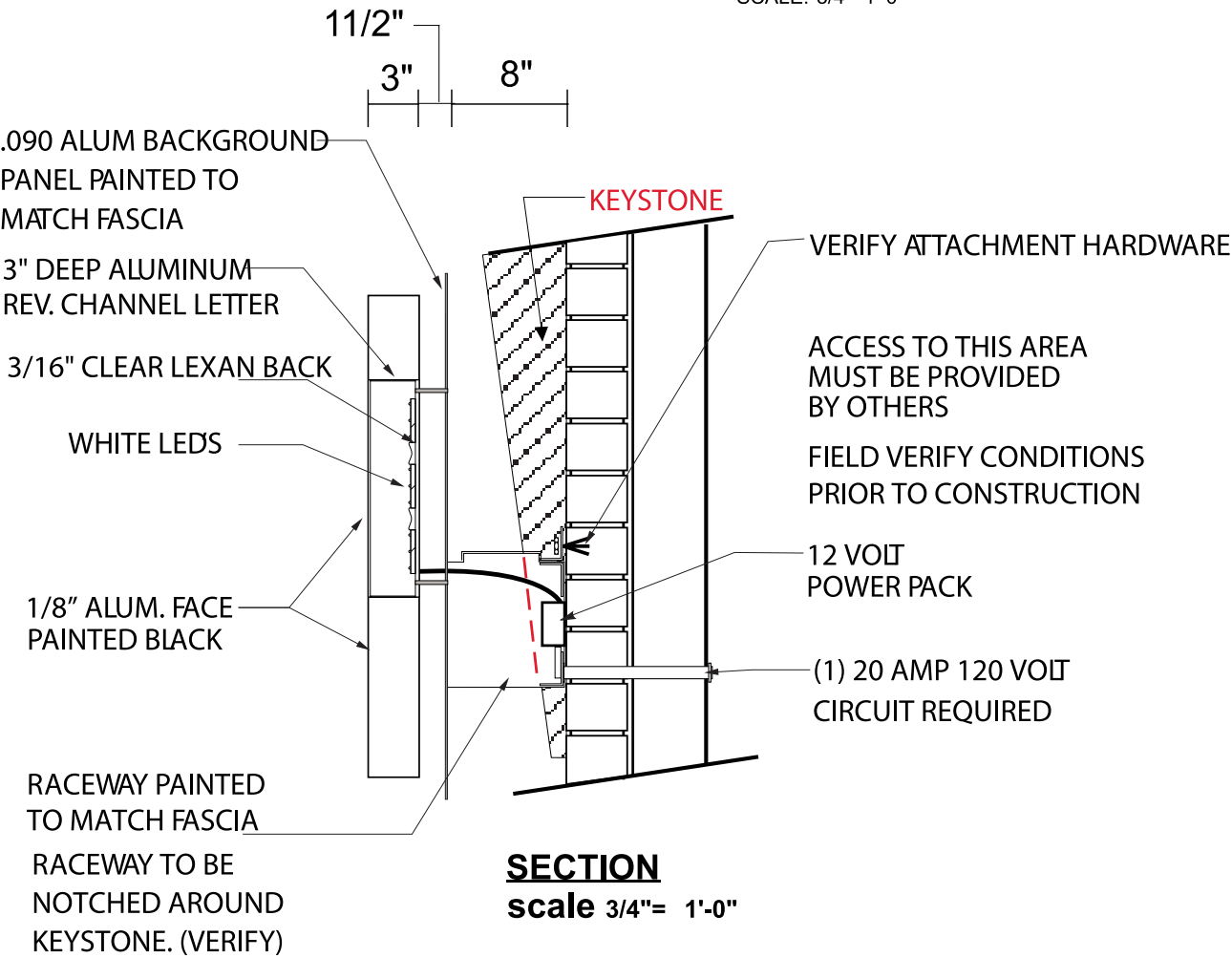
SIDE VIEW
SCALE: 3/4"=1'-0"

REV. CHANNEL [HALO-LIT] LETTER W/ BACK SPLASH
SCALE: 3/4" = 1'-0"

GRAPHICS FOR REFERENCE
ONLY MUST FOLLOW APPROVED
CONDITIONS OUTLINED ON PAGE 3

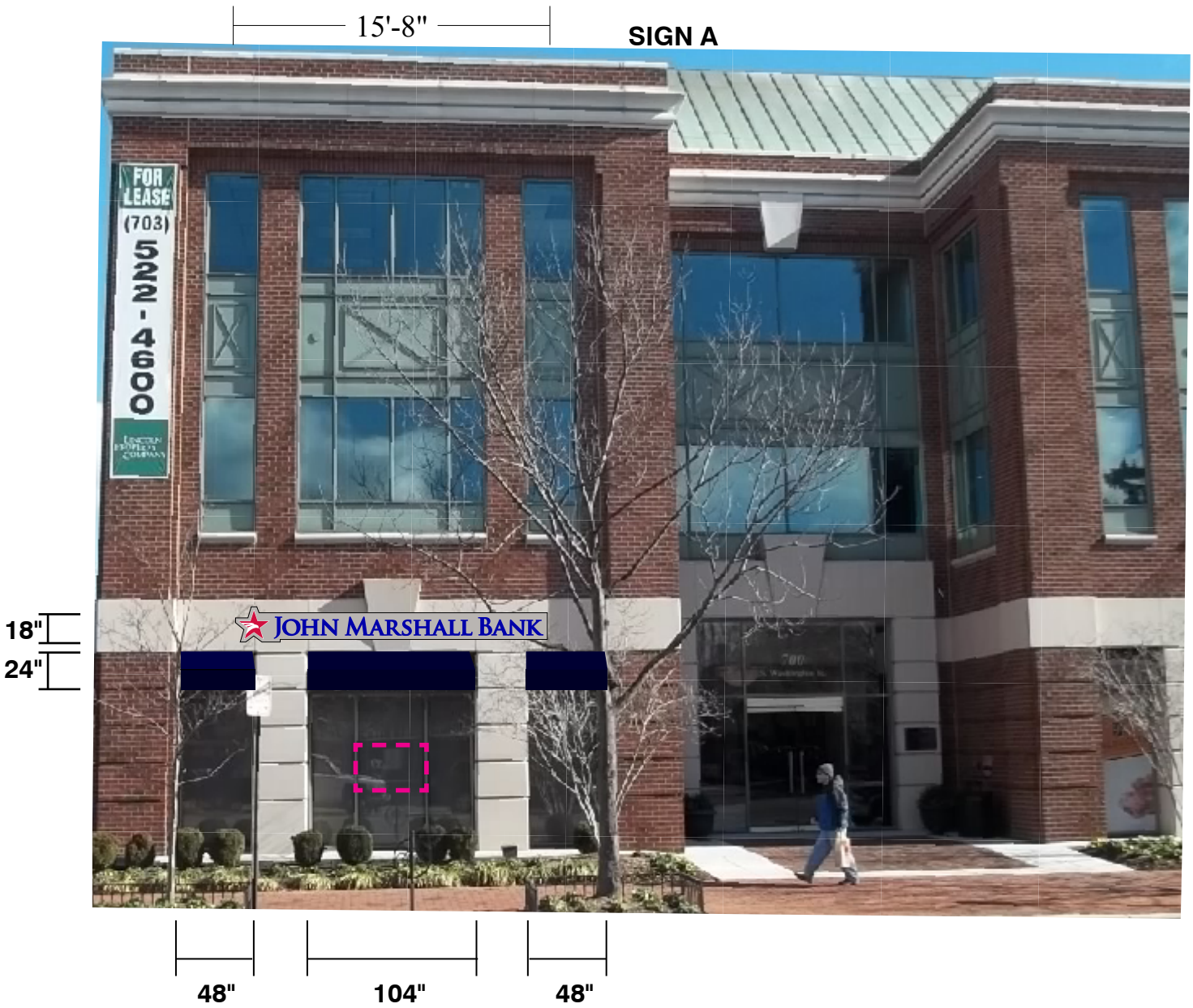
1. RETAIL TENANT
B. ILLUMINATED CHANNEL LETTER
ON BACK SPLASH
-FABRICATION & INSTALLATION
DETAIL FOR REVERSE CHANNEL
LETTERS HALO ILLUMINATED
-SIGNAGE MOUNTED TO BUILDING
FACADE
-BACK SPLASH PAINTED TO MATCH
BUILDING FACADE

DESCRIPTION OF WORK:	
SURVEY LOCATION, PROCURE PERMITS, FABRICATE AND INSTALL (1) ONE HALO LIT SET OF CHANNEL LOGO / LETTERS ON CUSTOM KNOTCHED RACEWAY	
SIGN A: 18" LOGO & 11"/9" CHANNEL LETTERS ON RACEWAY	
CHANNELS OF LOGO:	FABRICATE FROM 3" DEEP .063 ALUMINUM PAINTED BLACK
CHANNELS OF LTRS:	FABRICATE FROM 3" DEEP .063 ALUMINUM PAINTED BLACK
FACE OF LOGO:	FABRICATE FROM .090 ALUMINUM PAINTED WHITE / BLACK
FACES OF LTRS:	FABRICATE FROM .090 ALUMINUM PAINTED BLACK
TAG LINE (F.L.M.):	FABRICATE FROM APPLIED FIRST SURFACE ORANGE VINYL COPY READING: FOOD LOVER'S MARKET
BACK SPLASH:	FABRICATE FROM .090 ALUMINUM PANEL PAINTED TO MATCH FASCIA COLOR WITH TEXTURED PAINT.
ILLUMINATION:	FROM AN INTERNAL SOURCE OF WHITE "POINT" L.E.D.s POWERED BY 12 VOLT REMOTE POWER SUPPLIES LOCATED INSIDE OF RACEWAY.
RACEWAY:	8" x 8" EXTRUDED ALUMINUM PAINTED TO MATCH FASCIA COLOR - RACEWAY WILL BE NOTCHED AROUND KEYSTONE.
INSTALLATION:	INSTALL WITH STAIN LESS STEEL LAGS / SHIELDS THROUGH EXPOSED CLIPS ON TOP OF RACEWAY FLANGE INTO BRICK FASCIA - VERIFY AFTER SURVEY.
ELECTRIC:	ONE (1) 120 VOLT - 20AMP DEDICATED CIRCUIT TO SIGN LOCATION BY OTHERS REQUIRED. CUT-OFF SWITCH AND PHOTOCCELL MOUNTED ON END OF RACEWAY. ALL WIRING TO BE UL APPROVED AND LABELLED.

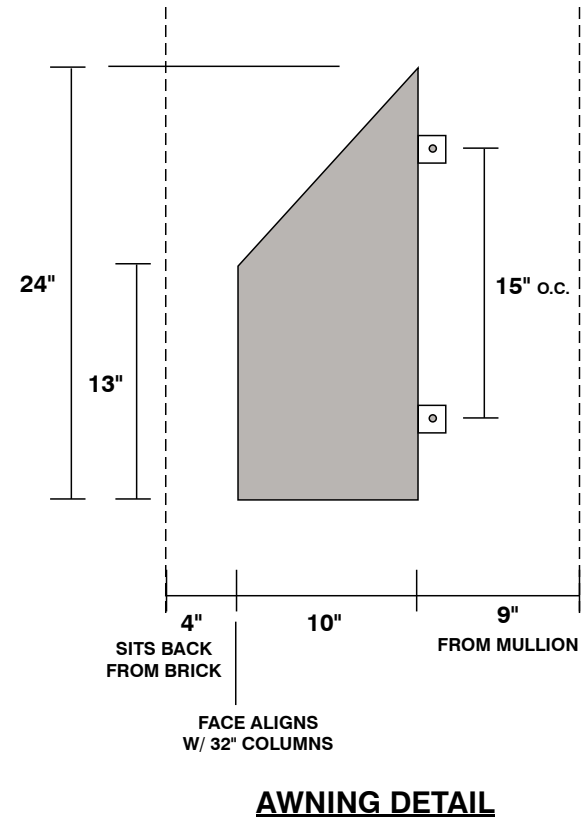




KEY PLAN



S WASHINGTON STREET: 2A-C

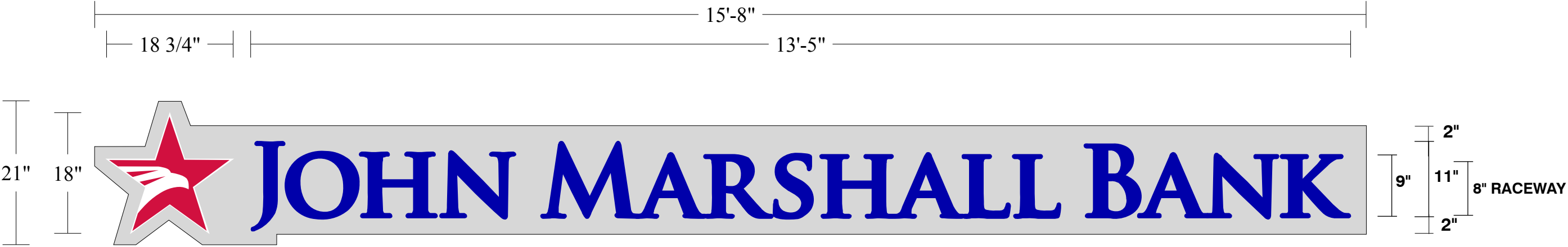


GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3

- 2. RETAIL TENANT
- A. WINDOW GRAPHICS
CORPORATE TENANT LOGO DECAL ONE TOTAL MAXIMUM OF 4 SF
- B. ILLUMINATED CHANNEL LETTERS ON BACK SPLASH
SIGNAGE TO BE MOUNTED TO BUILDING FACADE
- C. AWNINGS
ROYAL NAVY AWNINGS REPLACE CURRENT BLACK AWNINGS

NOTE:
RECOVER EXISTING AWNINGS W/
SUNBRELLA #2079 ROYAL NAVY
FABRIC

WEST ELEVATION SCALE 1/8" = 1'-0"
S. WASHINGTON ST.



REV. CHANNEL LETTER W/ BACK SPLASH

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

DESCRIPTION OF WORK:

SURVEY LOCATION, PROCURE PERMITS, FABRICATE AND INSTALL (1) ONE HALO LIT SET OF CHANNEL LOGO/LETTERS ON CUSTOM KNOTCHED RACEWAY AS PER SELLERS DWG #7-13-195, REVISED 8-2-13.

SIGN A: 18" LOGO & 11"/9" CHANNEL LETTERS ON RACEWAY

CHANNELS OF LOGO:

FABRICATE FROM 3" DEEP .063 ALUMINUM PAINTED RED TO MATCH 230-53 CARDINAL RED ON EDGE.

CHANNELS OF LTRS:

FABRICATE FROM 3" DEEP .063 ALUMINUM PAINTED BLUE TO MATCH 230-157 SULTAN BLUE ON EDGE.

FACE OF LOGO:

FABRICATE FROM .090 ALUMINUM PAINTED RED TO MATCH 230-53 CARDINAL RED WITH WHITE VINYL APPLIED GRAPHICS.

FACES OF LTRS:

FABRICATE FROM .090 ALUMINUM PAINTED BLUE TO MATCH 230-157 SULTAN BLUE.

BACKSPLASH:

FABRICATE FROM .090 ALUMINUM PANEL PAINTED TO MATCH FASCIA COLOR WITH TEXTURED PAINT.

ILLUMINATION:

FROM AN INTERNAL SOURCE OF WHITE "POINT" L.E.D.s POWERED BY 12 VOLT REMOTE POWER SUPPLIES LOCATED INSIDE OF RACEWAY.

RACEWAY:

8"x8" EXTRUDED ALUMINUM PAINTED TO MATCH FASCIA COLOR-RACEWAY WILL BE NOTCHED AROUND KEYSTONE.

INSTALLATION:

INSTALL WITH STAINLESS STEEL LAGS/SHIELDS THROUGH EXPOSED CLIPS ON TOP OF RACEWAY FLANGE INTO BRICK FASCIA-VERIFY AFTER SURVEY.

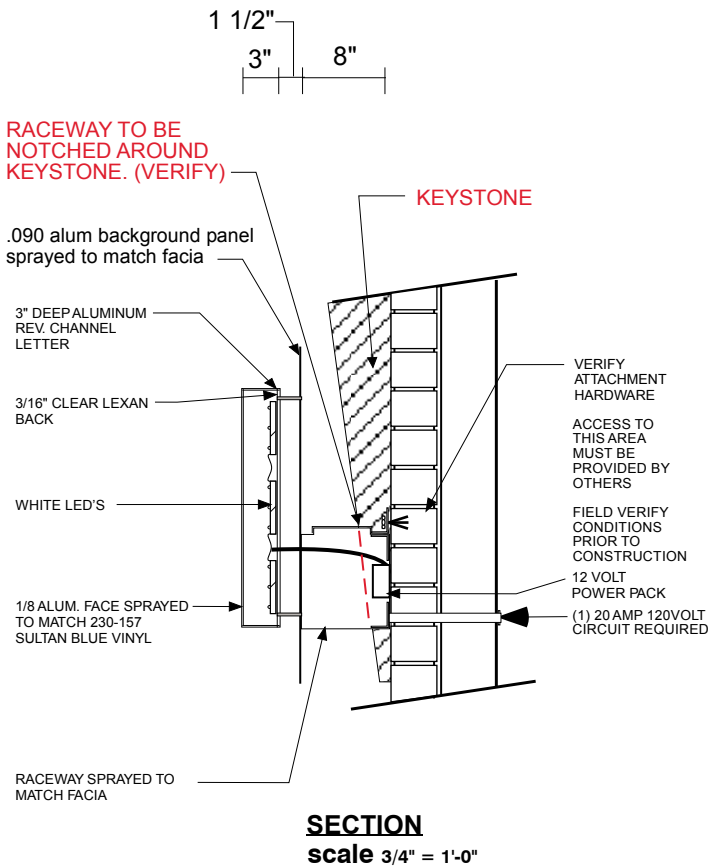
ELECTRIC:

ONE (1) 120VOLT-20AMP DEDICATED CIRCUIT TO SIGN LOCATION BY OTHERS REQUIRED. CUT-OFF SWITCH AND PHOTOCCELL MOUNTED ON END OF RACEWAY. ALL WIRING TO BE UL APPROVED AND LABELLED.

PERMITS:**

SELLER TO OBTAIN ALL NECESSARY PERMITS FOR WORK CONTRACTED FROM CITY OF ALEXANDRIA, VA.

**COMPREHENSIVE SIGN PLAN WILL NEED TO BE APPROVED FIRST BY LANDLORD BEFORE PERMITS CAN BE OBTAINED.



2. RETAIL TENANT

B. ILLUMINATED CHANNEL LETTER ON BACK SPLASH

FABRICATION & INSTALLATION DETAIL FOR REVERSE CHANNEL LETTERS HALO ILLUMINATED

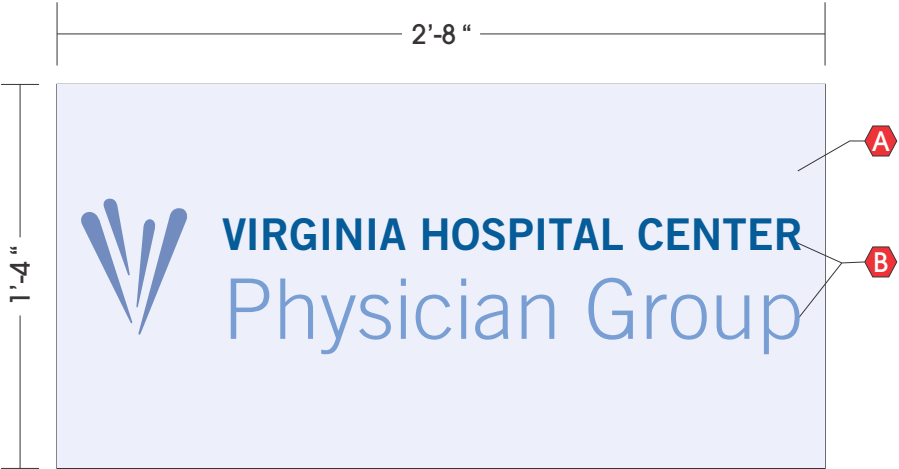
SIGNAGE MOUNTED TO BUILDING FACADE

BACK SPLASH PAINTED TO MATCH BUILDING FACADE

**GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3**

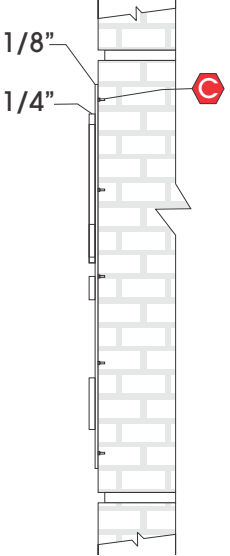


KEY PLAN



2 LOCATIONS AT ENTRANCE

FRONT ELEVATION
SCALE: 1-1/2" = 1'
QTY.(2)



- A** 39" WIDE X 16" TALL x 1/8" THK. PANEL W/ DIGIAL PRINT APPLIED 1ST SURFACE
- B** 1/4" THK. LETTERS AND LOGO PTD. TO MATCH LOGO
- C** PIN MOUNTED TO BRICK



ILLUSTRATION
RIGHT SIDE



ILLUSTRATION
LEFT SIDE

3. OFFICE TENANT

A. SIGNAGE AT BUILDING ENTRY

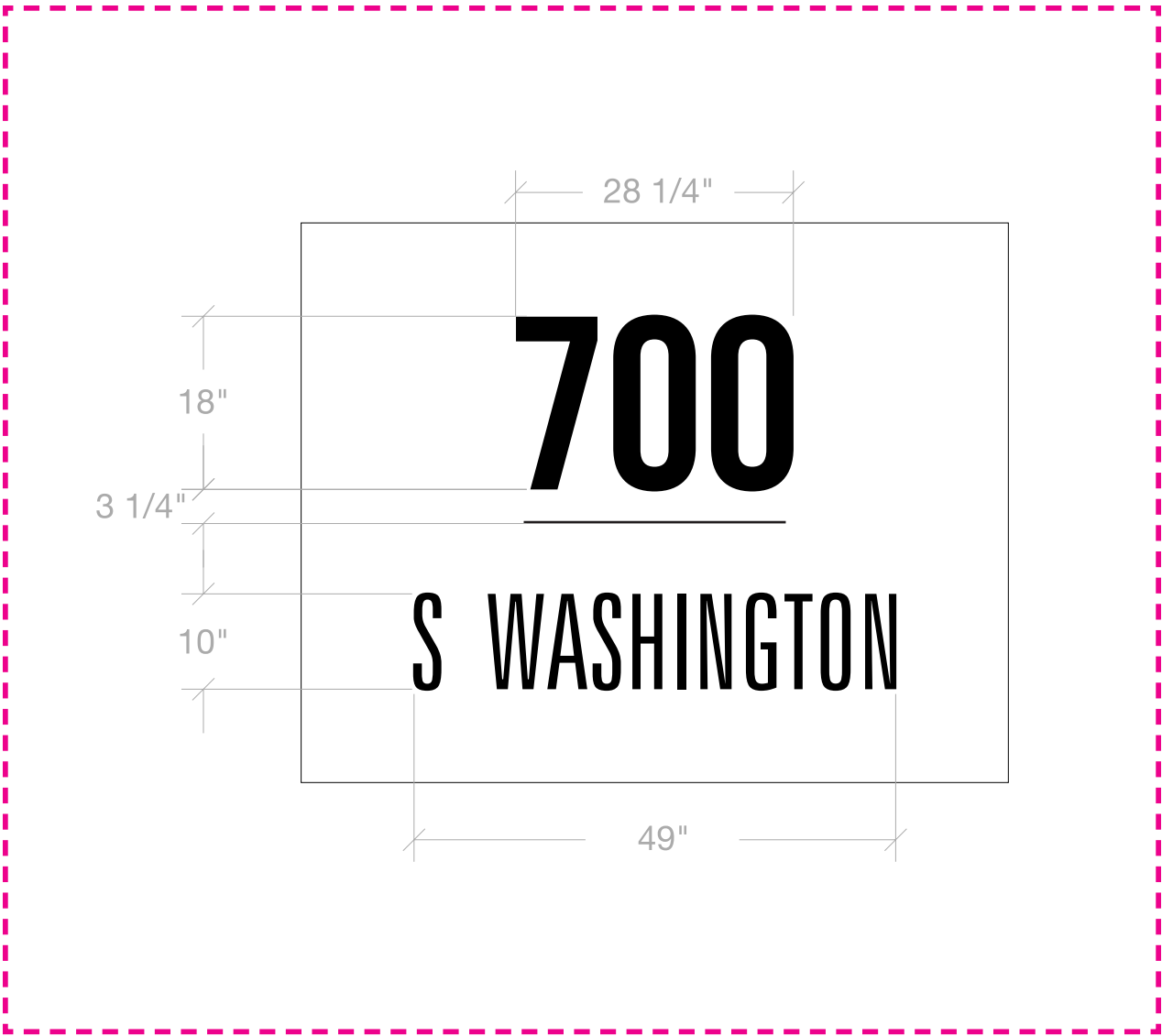
FABRICATION & INSTALLATION DETAIL FOR PIN MOUNTED SIGNAGE
SIGNAGE MOUNTED TO BUILDING FACADE



KEY PLAN



S WASHINGTON STREET: 4A

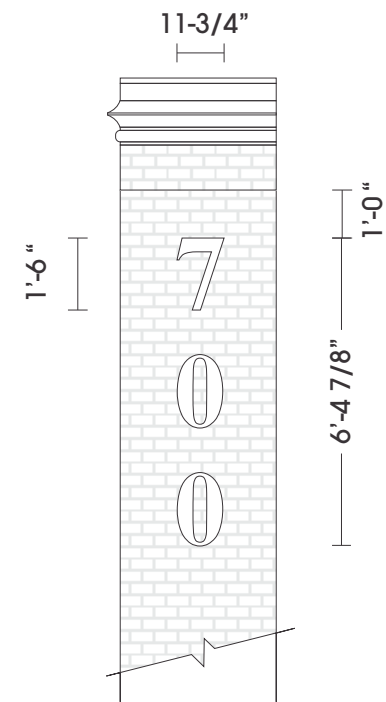


4. BUILDING ADDRESS
A. TEXT/NUMBERS ABOVE ENTRY DOOR

1/4" THICK WHITE DIMENSIONAL LETTERS OR VINYL
 MOUNTED TO EXTERIOR GLASS
SHOWN ABOVE IN BLACK AS REPRESENTATION ONLY
LETTERS & NUMBERS WILL BE WHITE



KEY PLAN



FRONT ELEVATION
SCALE: 1/4" = 1'

2" DEEP ALUMINUM NUMBERS PTD WHITE
PIN MOUNTED TO BRICK



FRONT ELEVATION
SCALE: 3/32" = 1'

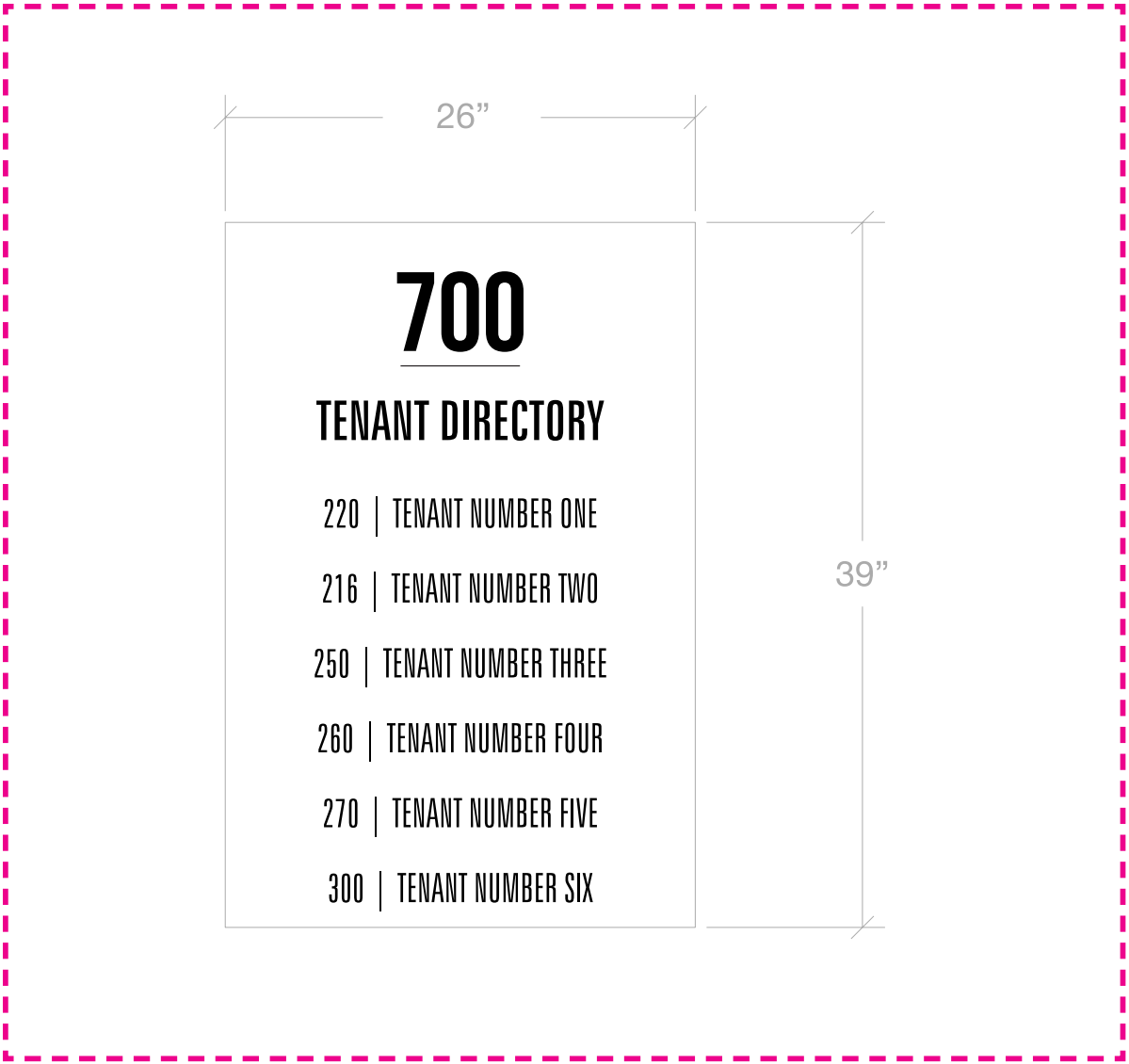
4. BUILDING ADDRESS SIGNAGE
B. BUILDING MOUNTED SIGNAGE
FABRICATION & INSTALLATION DETAIL FOR PIN MOUNTED NUMERALS
SIGNAGE MOUNTED TO BUILDING FACADE



KEY PLAN



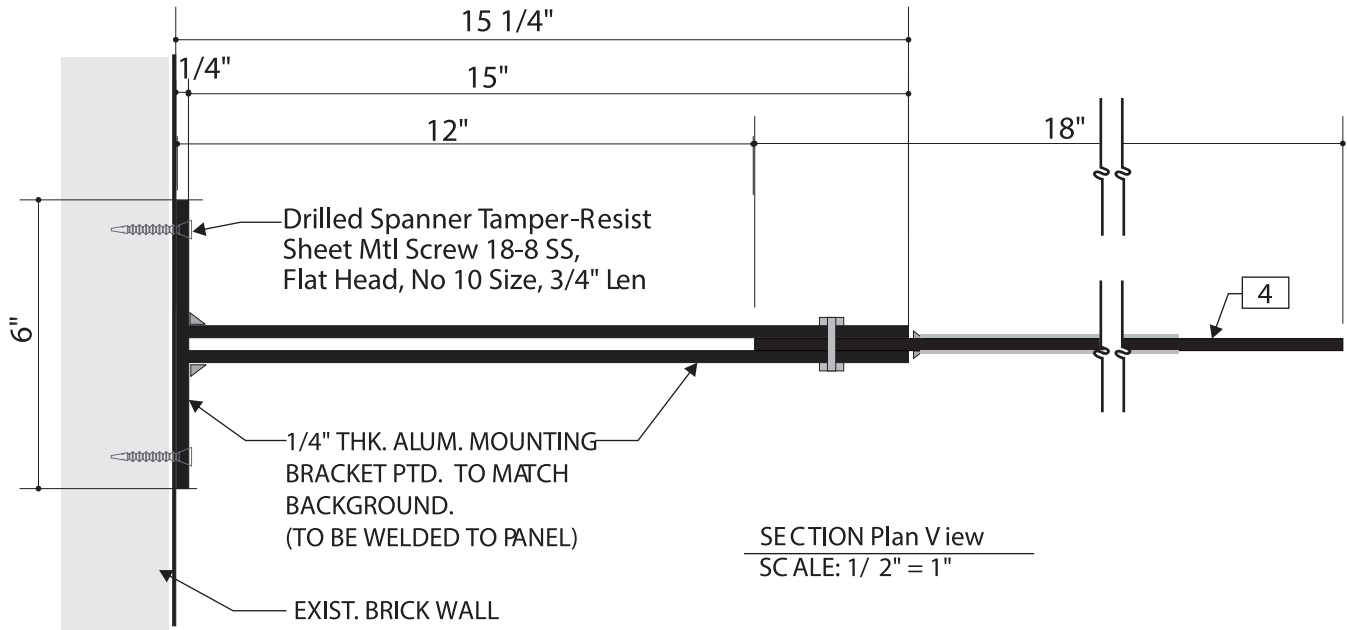
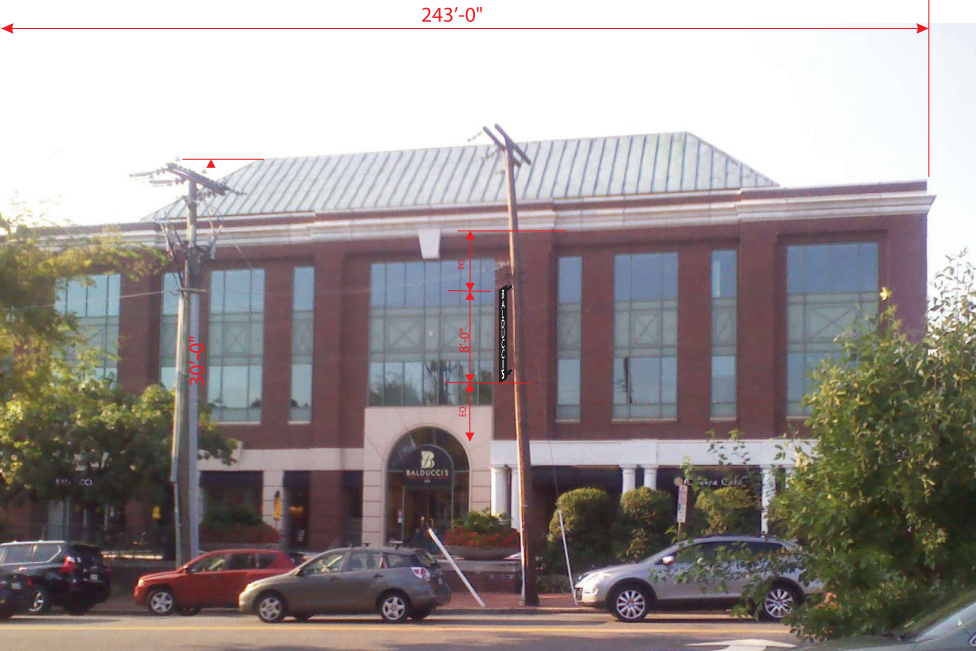
S WASHINGTON STREET: 5



5. BUILDING TENANT DIRECTORY
BRASS PANEL APPLIED TO BUILDING FACADE
NO MORE THAN 7 TENANT NAMES IN BLACK VINYL



KEY PLAN



GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3

6. RETAIL TENANT
A. BLADE SIGN MOUNTED TO
BUILDING FACADE ABOVE MAIN ENTRY

SPECIFICATIONS:

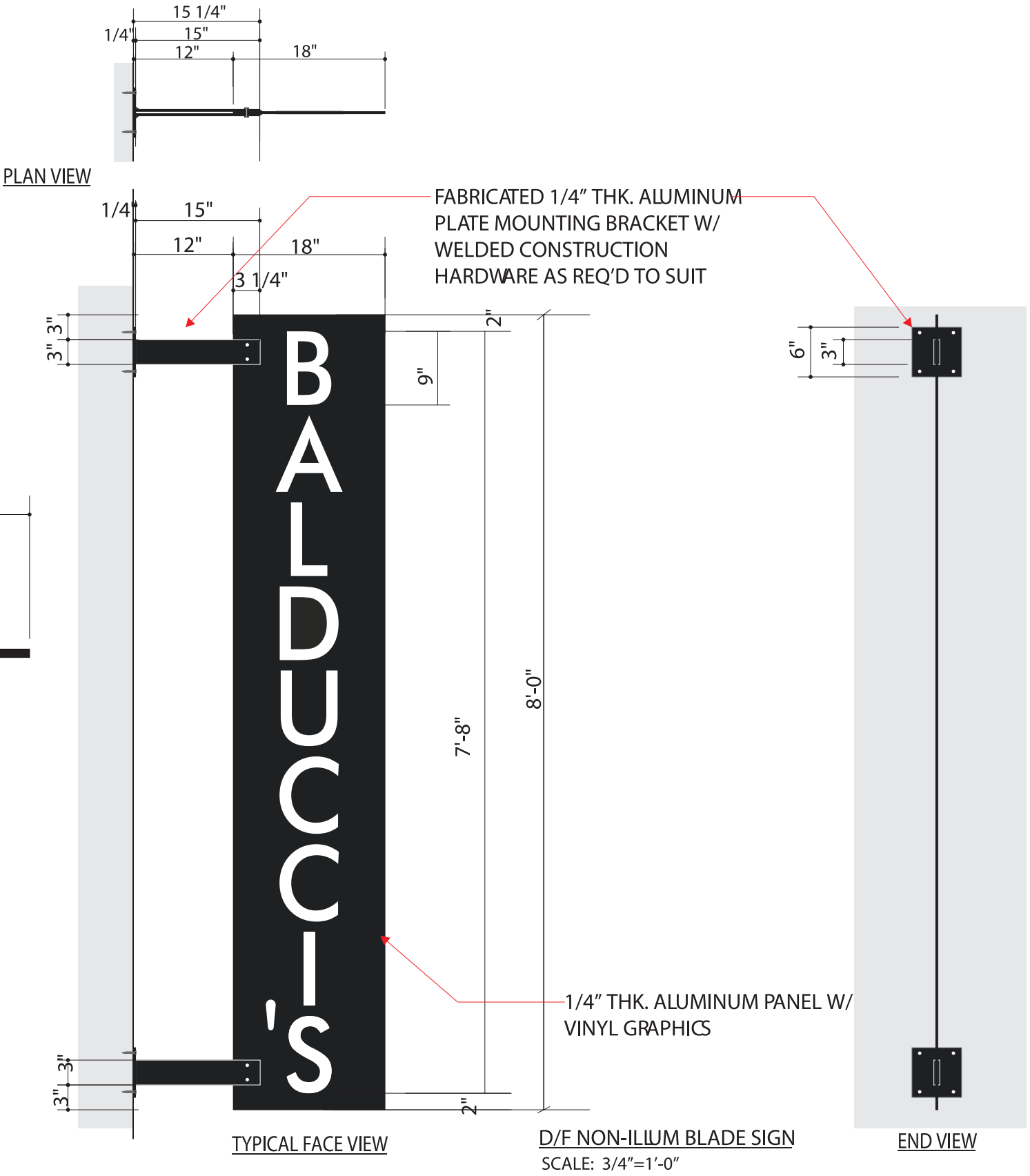
4. NOTCHED SIGN PANEL

Material: Aluminum
Size: 1/4" Thickness
Process: Routed / Surface painted
Finish: Matte
Edges: Finished smooth
Corners: Square

Note: The bottom edge of the sign panel is notched 1 1/2" below the mounting bracket, as shown.

5. ANGLE MOUNTING BRACKET

Material: Aluminum
Thickness: 1/4"
Process: Extruded / Surface painted
Finish: Matte
Edges: Finished smooth
Corners: Square





KEY PLAN

**GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3**

6. RETAIL TENANT
B. LOGO SIGN ABOVE ENTRY DOORS
 RETAIL LOGO PAINTED ONTO AWNING
 EXISTING AWNING MOUNTED TO RETAIL ENTRY
 TENANT NAME & / OR LOGO



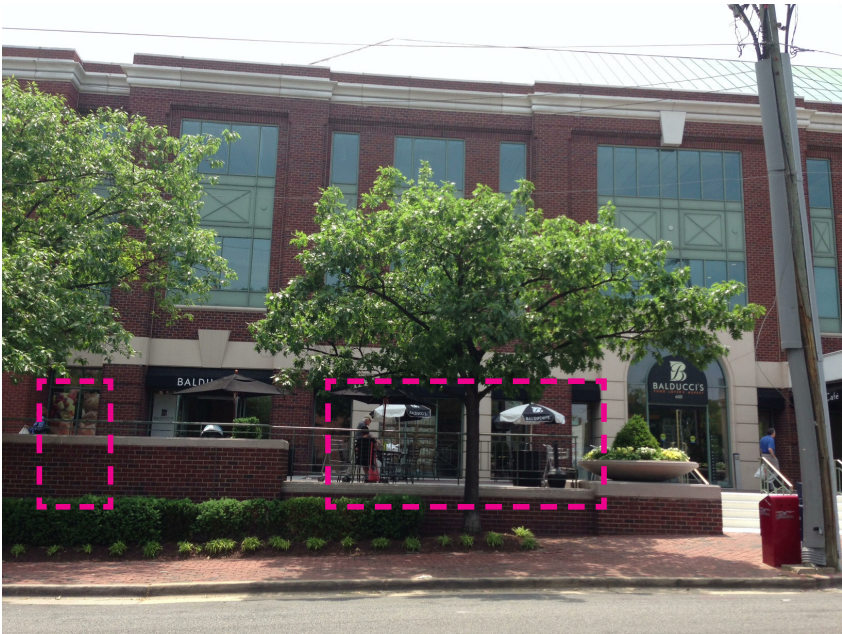


KEY PLAN

GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3

6. RETAIL TENANT MAX
C. LOGO SIGN ABOVE ENTRY DOORS
RETAIL LOGO PAINTED ONTO AWNING
EXISTING AWNING MOUNTED TO RETAIL ENTRY
TENANT NAME & / OR LOGO





KEY PLAN



POSSIBLE WINDOW GRAPHIC LOCATIONS
(MAX 2, 4SF EACH)

GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3

6. RETAIL TENANT
D. WINDOW GRAPHICS
REMOVE EXISTING GRAPHICS (SHOWN)
TENANT LOGO DECAL MAXIMUM TWO, NOT TO EXCEED 4 SF EACH
TEXT APPLIED TO 2ND SURFACE OF GLASS



KEY PLAN



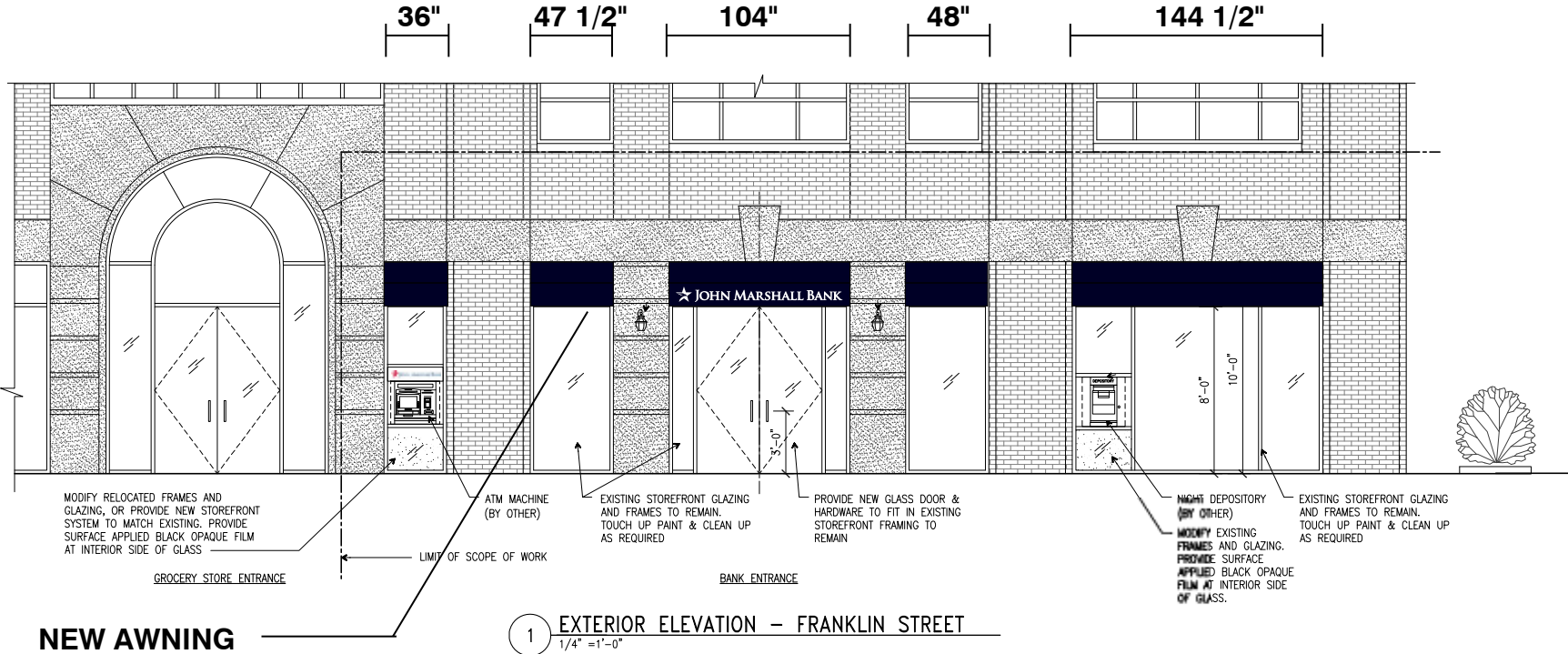
WITHOUT AWNINGS

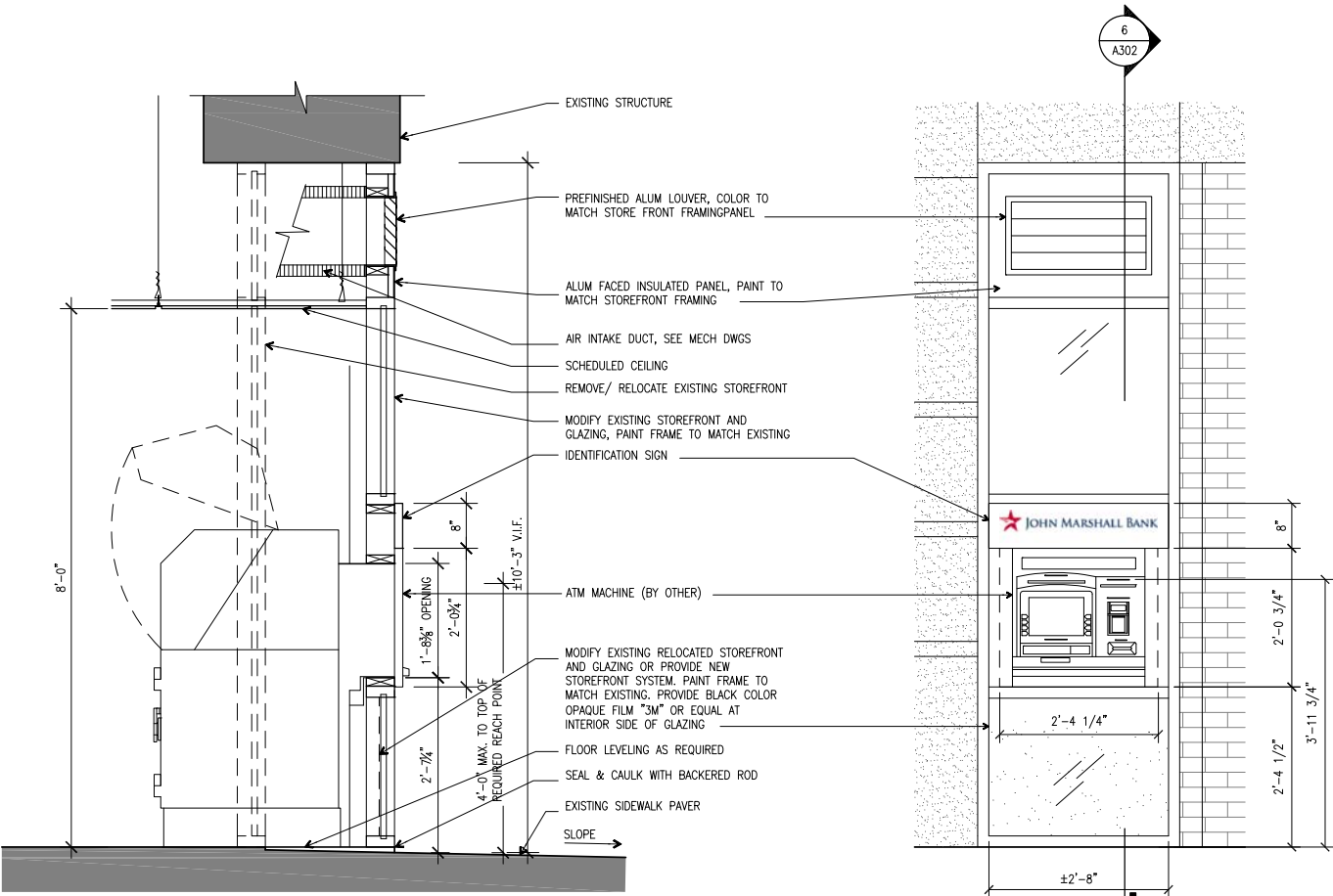


NEW AWNINGS WITH WHITE SILK-SCREENED TENANT LOG

GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3

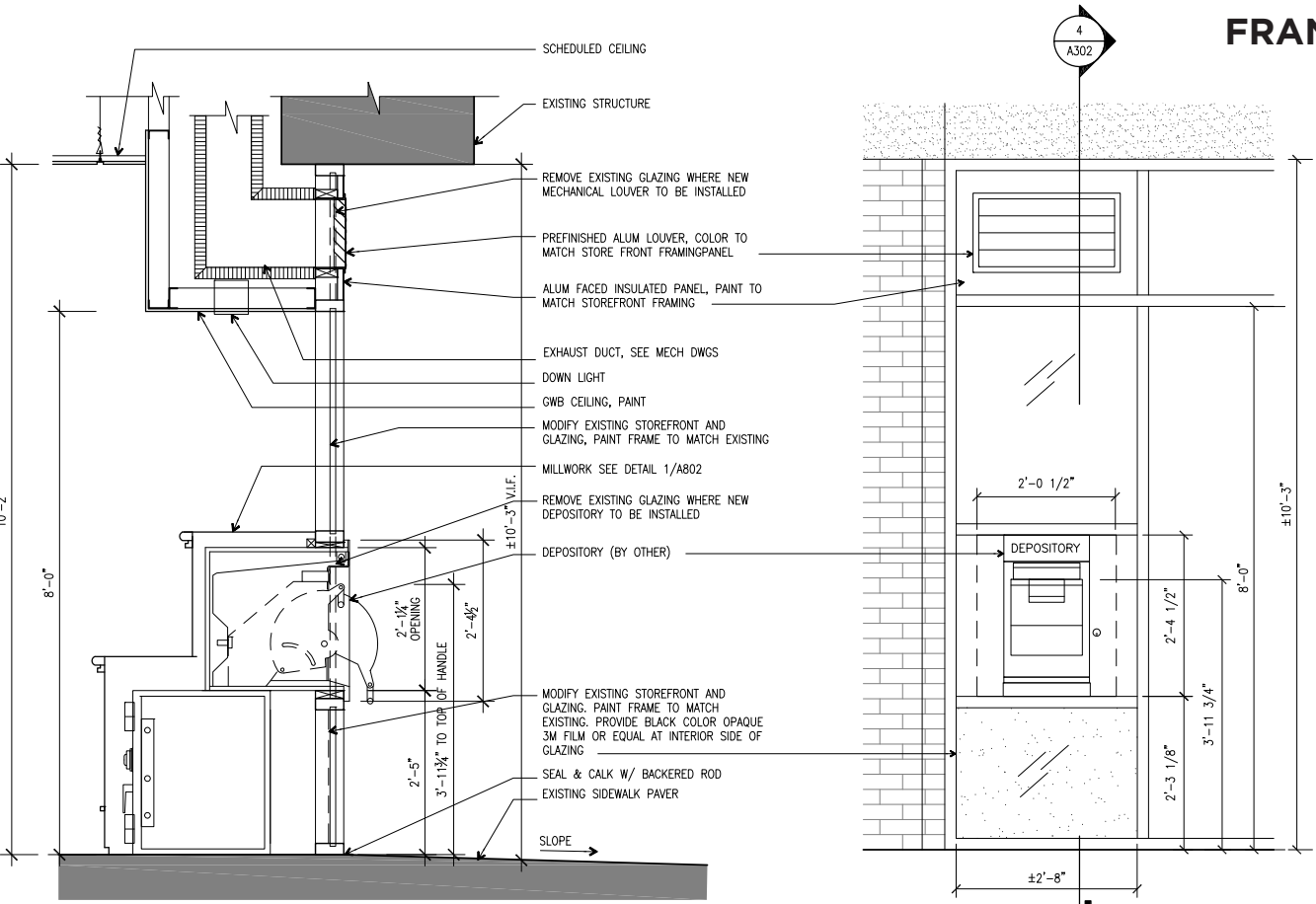
7. RETAIL TENANT
A. WHITE SILK-SCREENED LOGO ABOVE ENTRY DOORS ON NEW AWNING
ROYAL NAVY AWNINGS INSTALLED AS PER DRAWING





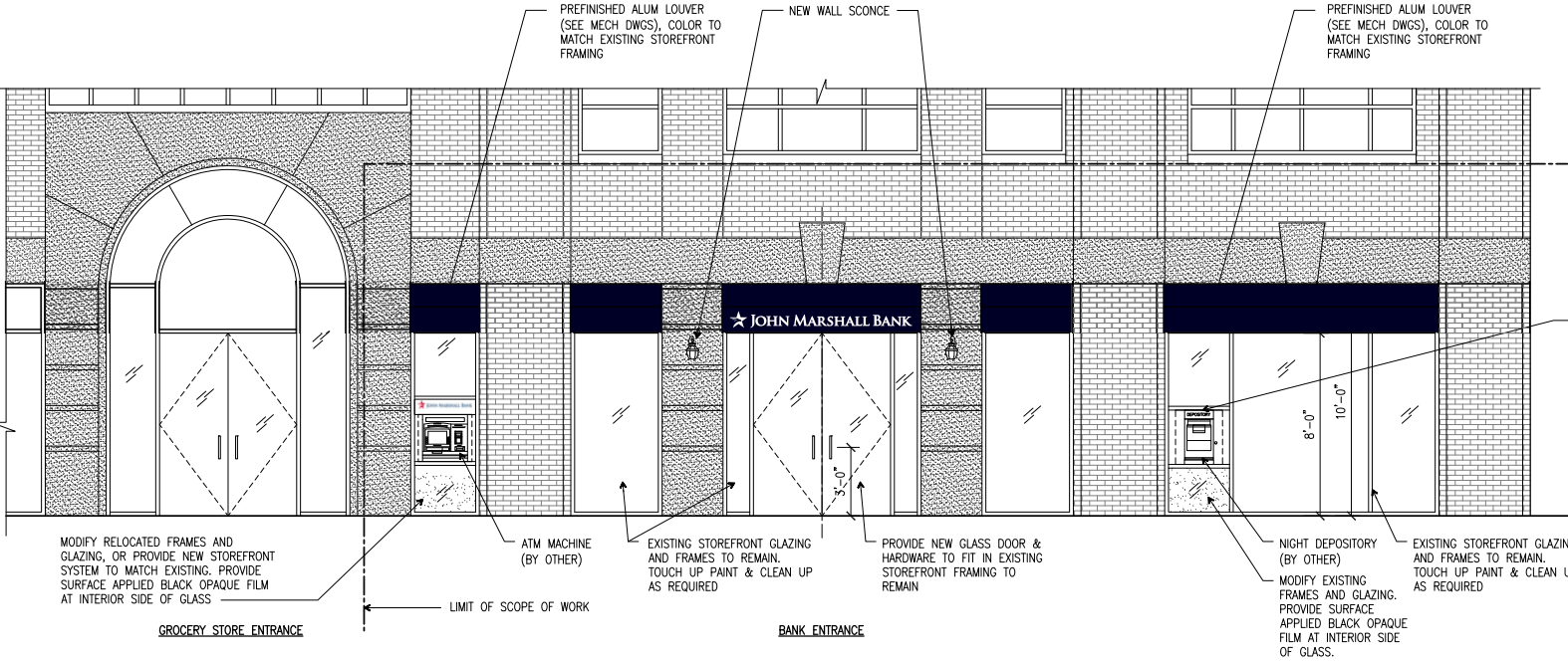
3 SECTION @ ATM MACHINE
3/4" = 1'-0"

5 ATM MACHINE ELEVATION
3/4" = 1'-0"

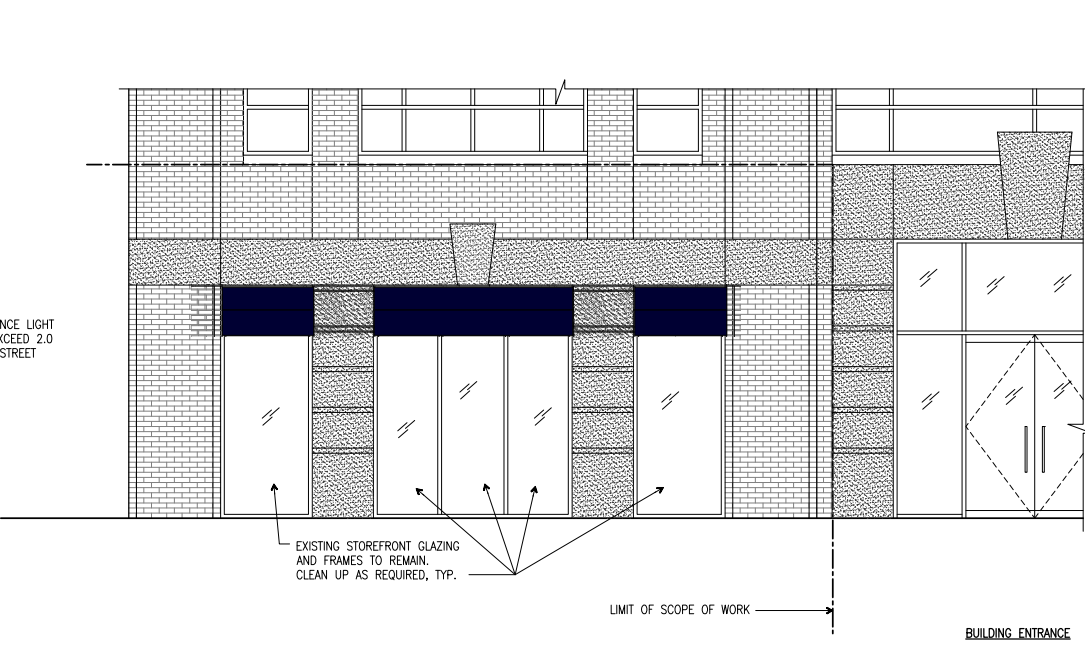


4 SECTION @ DEPOSITORY
3/4" = 1'-0"

3 DEPOSITORY ELEVATION
3/4" = 1'-0"



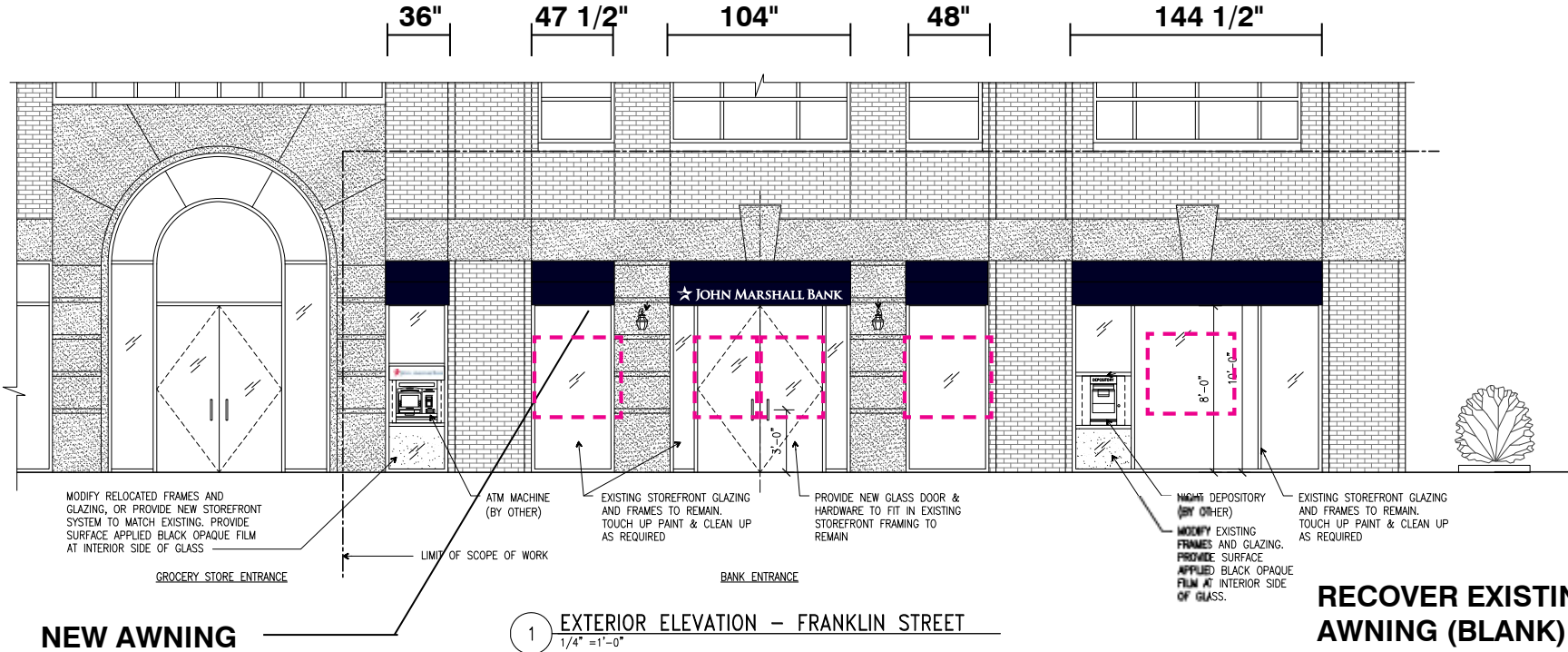
1 EXTERIOR ELEVATION - FRANKLIN STREET
1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH WASHINGTON STREET
1/4" = 1'-0"



KEY PLAN



POSSIBLE WINDOW GRAPHIC LOCATIONS
(MAX 2, 4SF EACH)

GRAPHICS FOR REFERENCE ONLY
MUST FOLLOW APPROVED CONDITIONS
OUTLINED ON PAGE 3

7. RETAIL TENANT

C. WINDOW GRAPHICS

TENANT LOGO DECAL MAXIMUM TWO, NOT TO EXCEED 4 SF EACH
VINYL TEXT APPLIED TO 2ND SURFACE OF GLASS