

Docket Item # 4
BAR CASE # 2017-00418

BAR Meeting
December 20, 2017

ISSUE: Alterations (Signs)

APPLICANT: Thornton Residential Holdings Titleholder LLC

LOCATION: 1199 South Washington Street (now 750 and 751 Thornton Way)

ZONE: RC / Residential

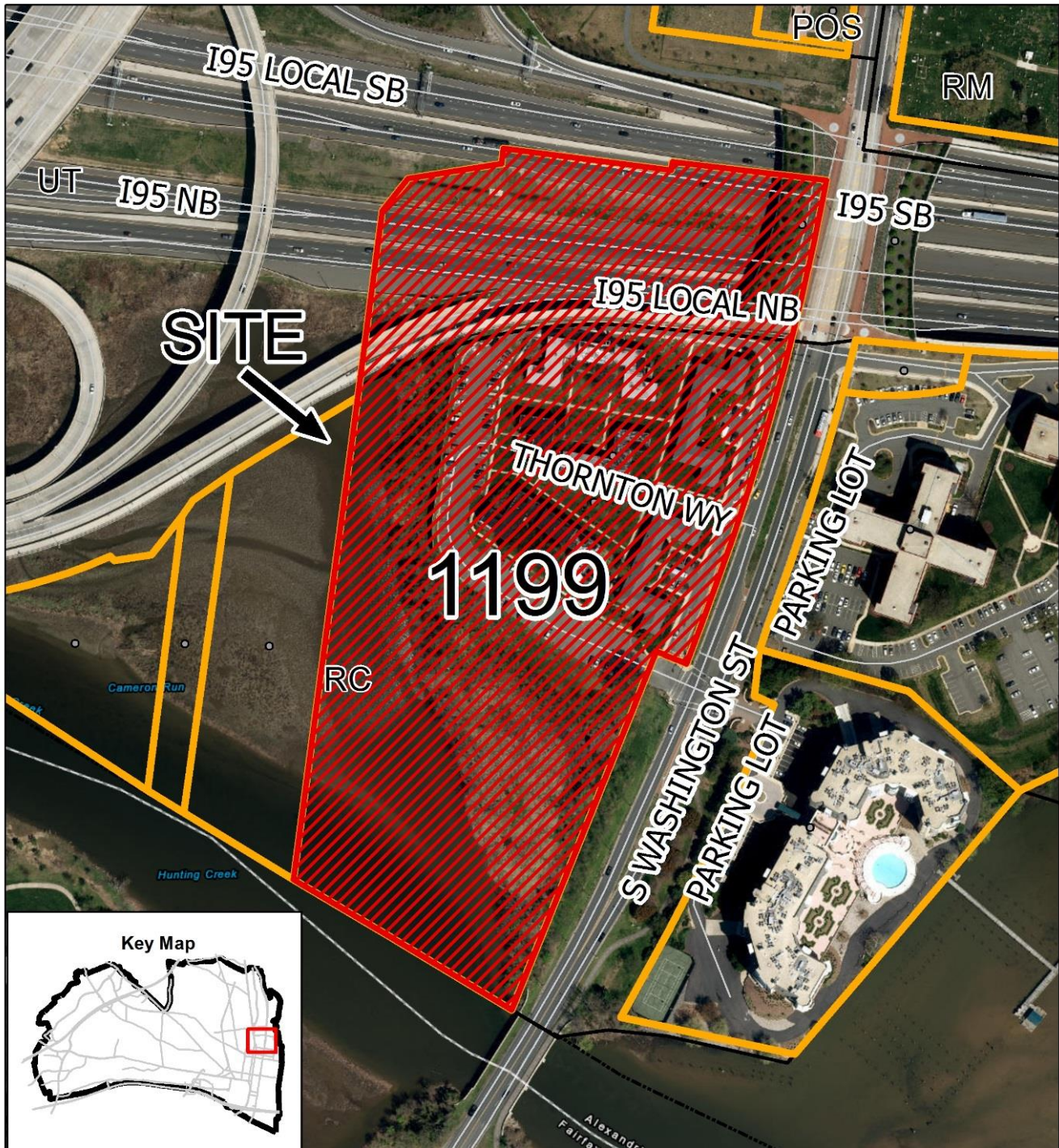
STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. The southernmost wall sign on the southern building fronting Washington Street shall be illuminated. The applicant shall have the option to install a similar sign to that shown on the northern building's northernmost pier on Washington Street on the southern building's southernmost pier.
2. The canopy sign individual letters shall sit atop the canopy rather than be applied to the face of the canopy.

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, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR Case #2017-00418
1199 South Washington Street

0 0.0125 0.025 0.05 0.075 0.1 Miles



I. ISSUE

The applicant is requesting approval of a coordinated sign master plan for the property. Two five-story apartment buildings are currently under construction and are anticipated to be completed by spring of 2018.

The sign plan includes the following six building-mounted, permanent signs:

1. Sign 1: On the northern building at the northwest corner facing I-495, an aluminum wall sign measuring 2.5 feet by 12.5 feet with pin-mounted aluminum letters with halo illumination;
2. Sign 2: On the northern building at the northeast corner, an aluminum wall sign measuring 2.5 feet by 12.5 feet with pin-mounted aluminum letters with halo illumination;
3. Signs 3 and 4: One mounted on each building and facing Thornton Way at the corner, two non-illuminated wall signs each measuring 2 feet by 10 feet and made of 1 inch thick acrylic;
4. Sign 5: On the southern building at the southern portion on the east elevation, a non-illuminated wall sign measuring 2 feet by 10 feet and made of 1 inch thick acrylic; and
5. Sign 6: On the northern building at the northwest corner facing I-495, a non-illuminated wall sign measuring 2 feet by 10 feet 2 feet by 10 feet and made of 1 inch thick acrylic.

The maximum height of the top of each wall sign is 35 feet, in accordance with zoning ordinance requirements.

In addition, the sign plan includes the following building entrance signs at each main entrance on Thornton Way (two main entrances in total)

1. Canopy signs at each entrance on Thornton Way, individual letters mounted to a backer measuring 8 feet by 2 feet with halo illumination
2. 1 square foot identification sign adjacent to each entrance on Thornton Way made of an aluminum disk and unlit.

II. HISTORY

On June 4, 2014, the BAR approved the Certificate of Appropriateness for new construction at 1199 South Washington Street (formerly Hunting Terrace) and on June 18, 2014, the BAR approved a landscape plan for the site (BAR #2014-0150).

The development special use permit (DSUP) for the project was reviewed by the Planning Commission on April 1, 2014 and approved by the City Council on April 12, 2014. The Planning Commission and City Council discussed the importance of the building design at this gateway location on South Washington Street and noted the need to ensure that the high quality design and building materials shown to the public were what was actually constructed. The Planning Commission added the following condition to articulate this discussion: "The quality of materials and detailing in the final site plan must be commensurate with the quality of design and detailing prepared by the architect and presented to the Planning Commission and City Council and must also be consistent with the Washington Street Standards."

III. ANALYSIS

As a reminder, due to a 2015 Supreme Court case, it is unconstitutional for localities to restrict signs based on content. In 2016, the City Council approved a revised sign ordinance as part of the zoning ordinance to be in compliance with the Supreme Court ruling. While the BAR still reviews the appropriateness of signs – including aspects such as location, number, material, color, illumination and other design elements – the BAR cannot review the content of a sign. Therefore, although the applicant has provided graphics suggesting that some signs may say “Now Leasing”, the BAR’s review cannot consider what a sign may or may not say. As a reminder, freestanding monument signs are not permitted on the George Washington Memorial Parkway in Alexandria.

For large buildings or projects, the BAR’s preference is to review a comprehensive sign master plan so that the BAR may envision the overall sign scheme and how it relates to the building’s architectural design. The Design Guidelines encourage signage to be compatible and blend in with the architecture of the building. Further, “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.” Additionally, “requests for signs on Washington Street must be compatible with the memorial nature of the Parkway.”

In reviewing this proposal, staff notes that this project is of a much greater scale and size than any other site in Old Town. Therefore, what may be appropriate here may not be appropriate at other sites in the historic district. The applicant’s proposal is a tiny fraction of the maximum sign area permitted by the zoning ordinance. Additionally, although this complex is comprised of two large buildings, it was designed to appear as a collection of smaller buildings, an approach that was discussed thoroughly as part of the Certificate of Appropriateness review to comply with the Washington Street Standards. It is also extremely unusual for a project in the historic district to also desire visibility from the Beltway. The area of most concern from the BAR’s perspective is the visibility from and impact on Washington Street.

Staff has no objection to the two signs to be located at the northwest corner of the property facing I-495. They are appropriately located on the building and appropriate in scale and design. Only one will have halo illumination. On Washington Street, staff fully supports the location of the northernmost sign that will have halo illumination. This sign is located at a key location on the building and will orient visitors to the project. The vertical orientation and subtle illumination are compatible with the building design. Staff also is supportive of the non-illuminated acrylic wall signs on each building as one enters Thornton Way. Typically, a complex such as this would hang vinyl banners in this location and staff supports the higher-quality, more permanent material and finds the size and location to be appropriate. The proposed location also relates to the interior of the site and helps orient visitors to the main entrances.

The one wall sign which staff finds unnecessary is the southernmost sign fronting onto Washington Street. Staff finds that it does not appear to be part of an overall composition for signage on Washington Street and just reads as an additional sign. Staff recommends either that it be removed entirely and that the applicant be given an option to install a wall sign on the southernmost pier similar in design to the sign at the northernmost pier of the northern building (aluminum panel with aluminum pin-mounted letters, halo illuminated or not illuminated). However, should such a sign not be within the applicant’s scope at this time, staff recommends allowing the applicant to install such a sign at a later time.

While the canopy signs are generally appropriate with respect to scale, material and illumination, staff finds it unusual to apply the individual letters (on a backer plate) to the face of the canopy if they extend above and below the canopy's face. More appropriately, such letters should be installed atop the canopy for more clarity and visual interest when they are larger than the face of the canopy. Locally, this can be seen at the Old Town Theater (Figure 1). Therefore, staff conditions approval on shifting the location of the letters to sit atop the canopy. Such an approach also more clearly defines the entrance of each building. The one square foot wall signs adjacent to the entrances are appropriate as submitted.

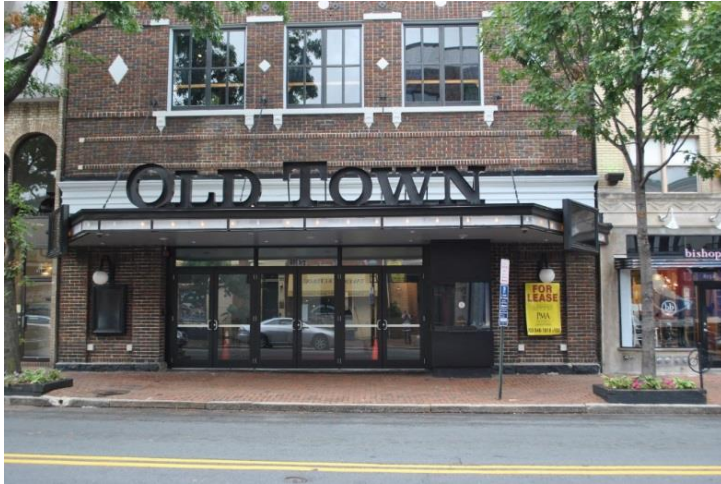


Figure 1. Canopy letters at the Old Town Theater (left) and a contemporary approach on new construction with smaller letters (right)

In summary, staff supports the proposed sign plan with the recommendations noted above.

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

C-1 Proposed illuminated wall signs (#1 and #2) and non-illuminated signs (#3, #4, #5, and #6) comply with zoning.

Code Administration

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

Transportation and Environmental Services

1. Comply with all requirements of [DSP2013-00007](T&ES)
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)

V. ATTACHMENTS

- 1 – Application for BAR 2017-00418: 1199 South Washington Street*
- 2 – Supplemental Materials*
- 3 – Comments from the National Park Services*

BAR Case # _____

ADDRESS OF PROJECT: Old Address: 1199 S. Washington Street, Alexandria VA; New Addresses: 750 and 751 Thornton Way

TAX MAP AND PARCEL: Acct. No. 11066000; Map No. 083.01-01-06 ZONING: RC

APPLICATION FOR: *(Please check all that apply)*

Application Materials

BAR2017-00418

1199 S Washington

Date Routed: 11/2/2017

☒ 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)*

Thornton Residential Holdings Titleholder LLC, a Delaware Limited Liability Company

Name: _____

Address: 12435 Park Potomac Avenue, Suite 200

City: Potomac State: MD Zip: 20854

Phone: 240-499-9600 E-mail: jullom@foulgerpratt.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: Judd Ullom

Phone: 202 313 8247

E-mail: jullom@foulgerpratt.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.

BAR Ca

Application Materials

BAR2017-00418

1199 S Washington

Date Routed: 11/2/2017

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).*

This application is for the exterior signage proposed for the Thornton project, a multifamily apartment complex scheduled to open in March 2018. The project consists of two separate buildings with a total of 439 residential units. The signage proposal includes two vertical project name signs on the exterior of the North building, as well as address identification signage at the entrance to each building, which will be off of the newly constructed Thornton Way. The full signage package is attached to this application. The signage contractor we have engaged for this project is SUI, Inc. SUI is located in Alexandria and has significant experience working within the historic guidelines of Old Town.

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.

BAR C

Application Materials

BAR2017-00418

1199 S Washington

Date Routed: 11/2/2017

Additions & New Construction: Drawings must be to scale and should be approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sheets 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.

- 200 ft per building, including courtyards, excluding center road
- ☒ ☐ ^{N/A} Linear feet of building: Front: 400 ft total Secondary front (if corner lot): 350 ft.
- ☐ ☒ 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.

BAR Case #

Application Materials

BAR2017-00418

1199 S Washington

Date Routed: 11/2/2017

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: Judd WilsonPrinted Name: Judd Wilson, Associate, DevelopmentDate: 10/20/17

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 ten 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. Thornton Residential Holdings, LLC	12435 Park Potomac Ave, Suite 200 Potomac, MD 20854	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Thornton Residential Holdings, LLC	12435 Park Potomac Ave, Suite 200 Potomac, MD 20854	100%
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.

10/20/17
Date

Judd Ullom
Printed Name

Judd Ullom
Signature



Northwest corner of site - view
from I-495







THE THORNTON

Existing Address:

1199 S. Washington Street

New Addresses:

750 Thornton Way

751 Thornton Way

PERMANENT SIGNAGE SUBMISSION

BOARD OF ARCHITECTURAL REVIEW (BAR)

CITY OF ALEXANDRIA

12/5/17

Submitted By:

Thornton Residential Holdings Title Holder LLC

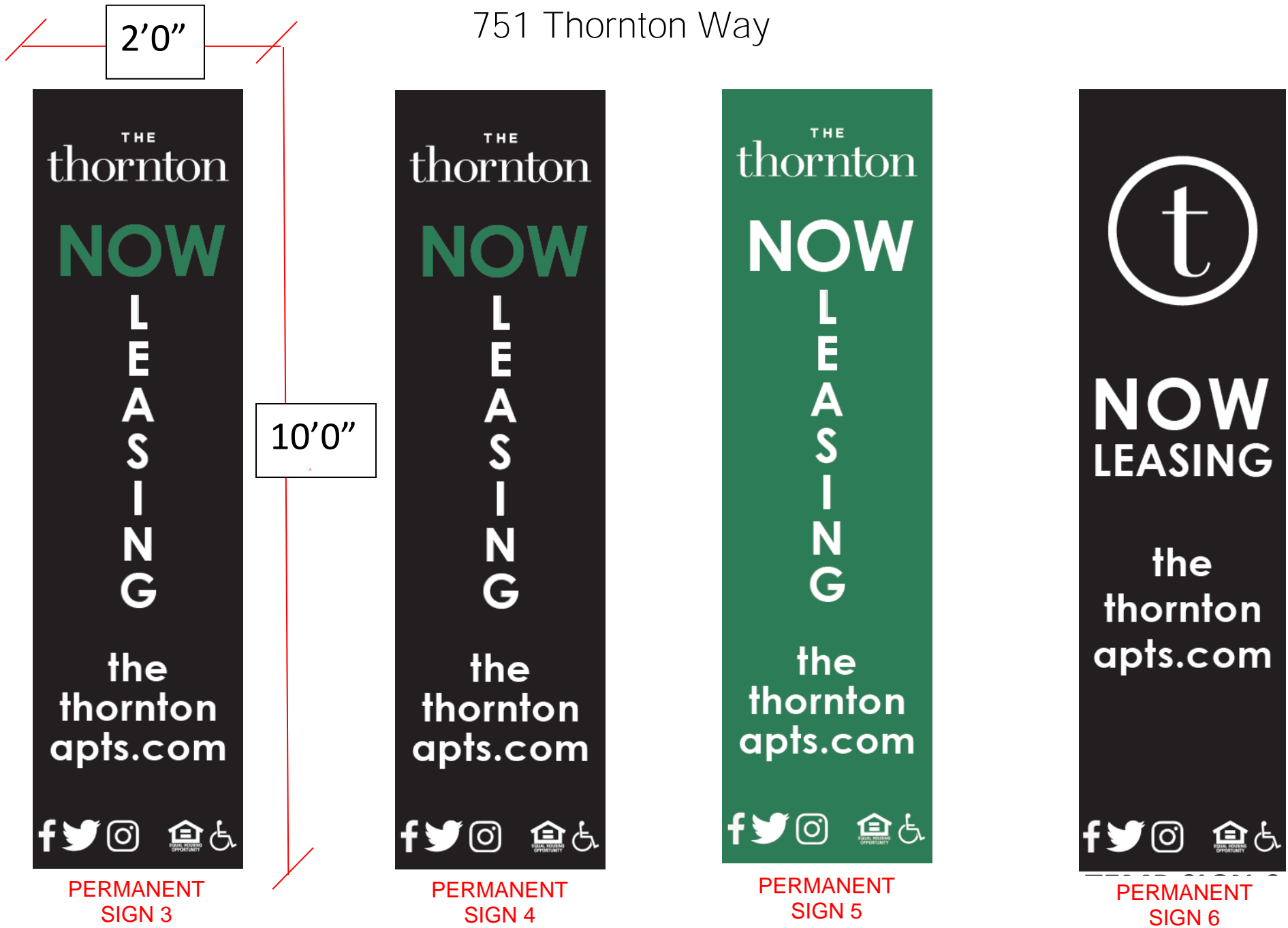
The Thornton

ASSUMED MATERIAL & INSTALL METHOD: ~1" Thick Acrylic Plate Sign mounted to building with 1/2" stand offs - **NOT ILLUMINATED**

Existing Address: 1199 S. Washington Street

New Addresses: 750 Thornton Way

751 Thornton Way





PERMANENT SIGN 6 -
751 THORNTON WAY,
Facing NW @ I-495. 10' w
x 2' h (20 SF).

PERMANENT SIGN 1 -
751 THORNTON WAY,
Facing NW @ I-495.
See shop drawings
(included) for
dimensions. Halo
lighting.

PERMANENT SIGN 2 -
751 THORNTON WAY,
Facing East. See shop
drawings (included) for
dimensions. Halo
lighting.

PERMANENT SIGN 3 -
751 THORNTON WAY,
Facing South. 2' w x 10' h
(20 SF).

PERMANENT SIGN 4 -
750 THORNTON WAY,
Facing North. 2' w x 10' h
(20 SF).

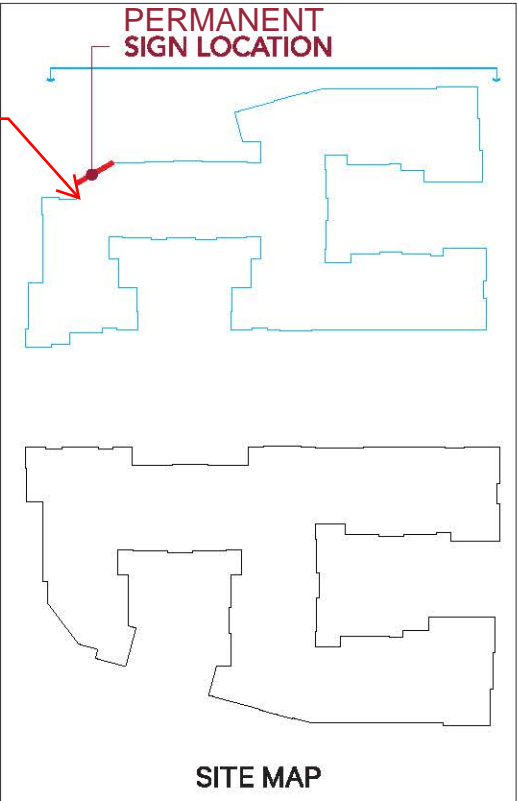
PERMANENT SIGN 5 -
750 THORNTON WAY,
Facing East. 2' w x 10' h
(20 SF).

HUNTING TOWERS



PERMANENT SIGN 6 -
751 THORNTON WAY,
Facing NW @ I-495. 10'
w x 2' h (20 SF).

PERMANENT SIGN 6 -
751 THORNTON WAY,
Facing NW @ I-495. 10'
w x 2' h (20 SF).



PROJECT
THE THORTON

DRAWING NAME
Exterior Freeway Building.cdr/pg1

DATE
08/07/17

SCALE
1/16" = 1'

DRAWN BY
DH

REVISION
09/10/17_BLO1

☐ **CLIENT APPROVED**
CLIENT SIGNATURE:

DATE:

IF APPROVED, PLEASE CHECK
THE BOX ABOVE, SIGN & DATE,
THEN SEND BY EMAIL OR FAX TO
YOUR SALES REPRESENTATIVE.

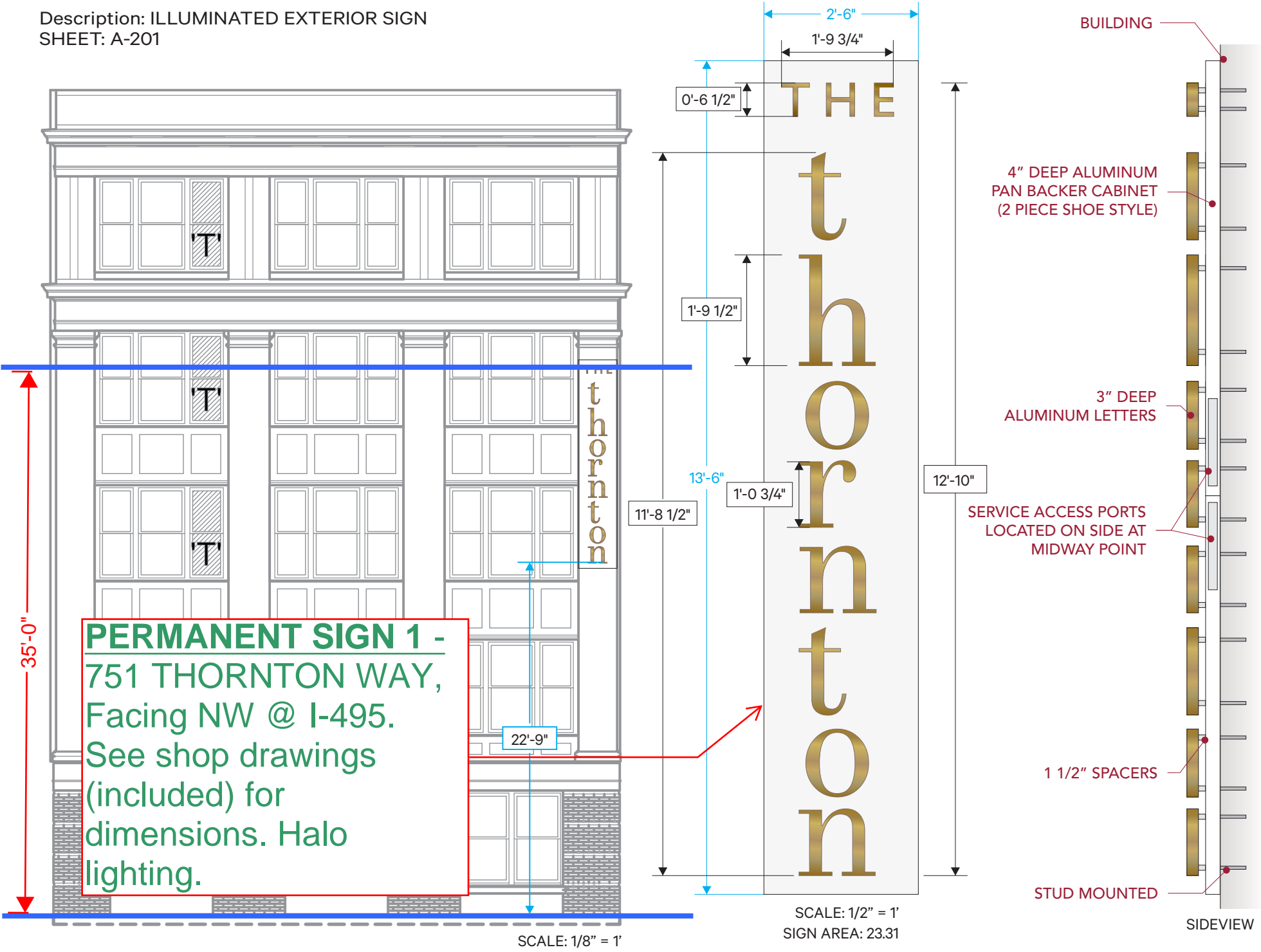
This drawing and design shown are the property of
Signs Unlimited, Inc. They are supplied on a proprietary
basis. No transmittal or disclosure shall be made to
any person, firm or corporation without prior written
approval.



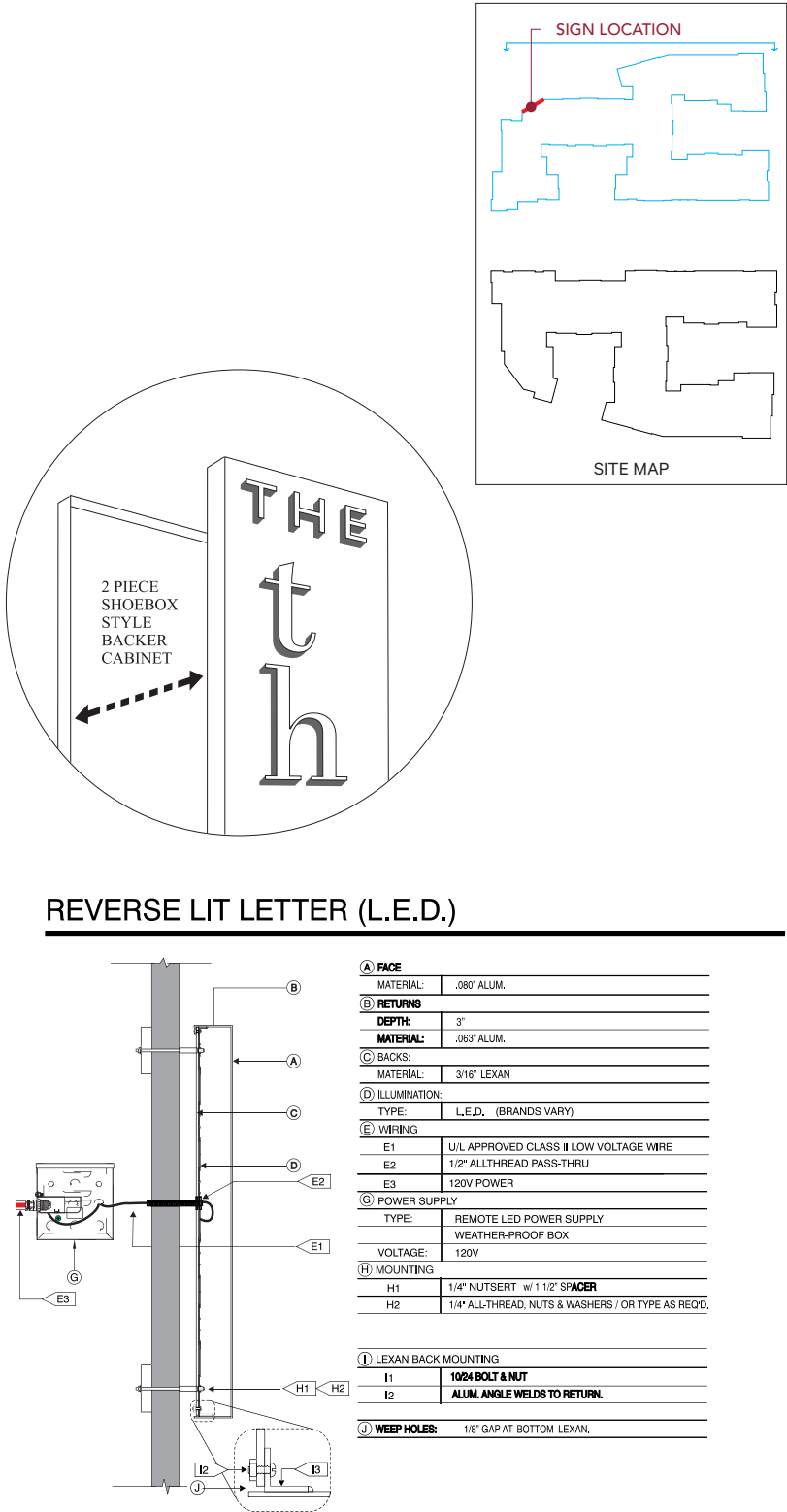
PERMANENT SIGN 1 -
751 THORNTON WAY,
Facing NW @ I-495.
See shop drawings
(included) for
dimensions. Halo
lighting.

SIGN 1Attachment 2

Description: ILLUMINATED EXTERIOR SIGN
SHEET: A-201



PERMANENT SIGN 1 -
751 THORNTON WAY,
Facing NW @ I-495.
See shop drawings
(included) for
dimensions. Halo
lighting.



PROJECT
THE THORTON

DRAWING NAME
Exterior Freeway Sign.cdr/pg1

DATE
08/03/17

SCALE
MULTI

DRAWN BY
DH

REVISION
10/04/17_DH03

CLIENT APPROVED
CLIENT SIGNATURE:

DATE:

SPECIFICATIONS

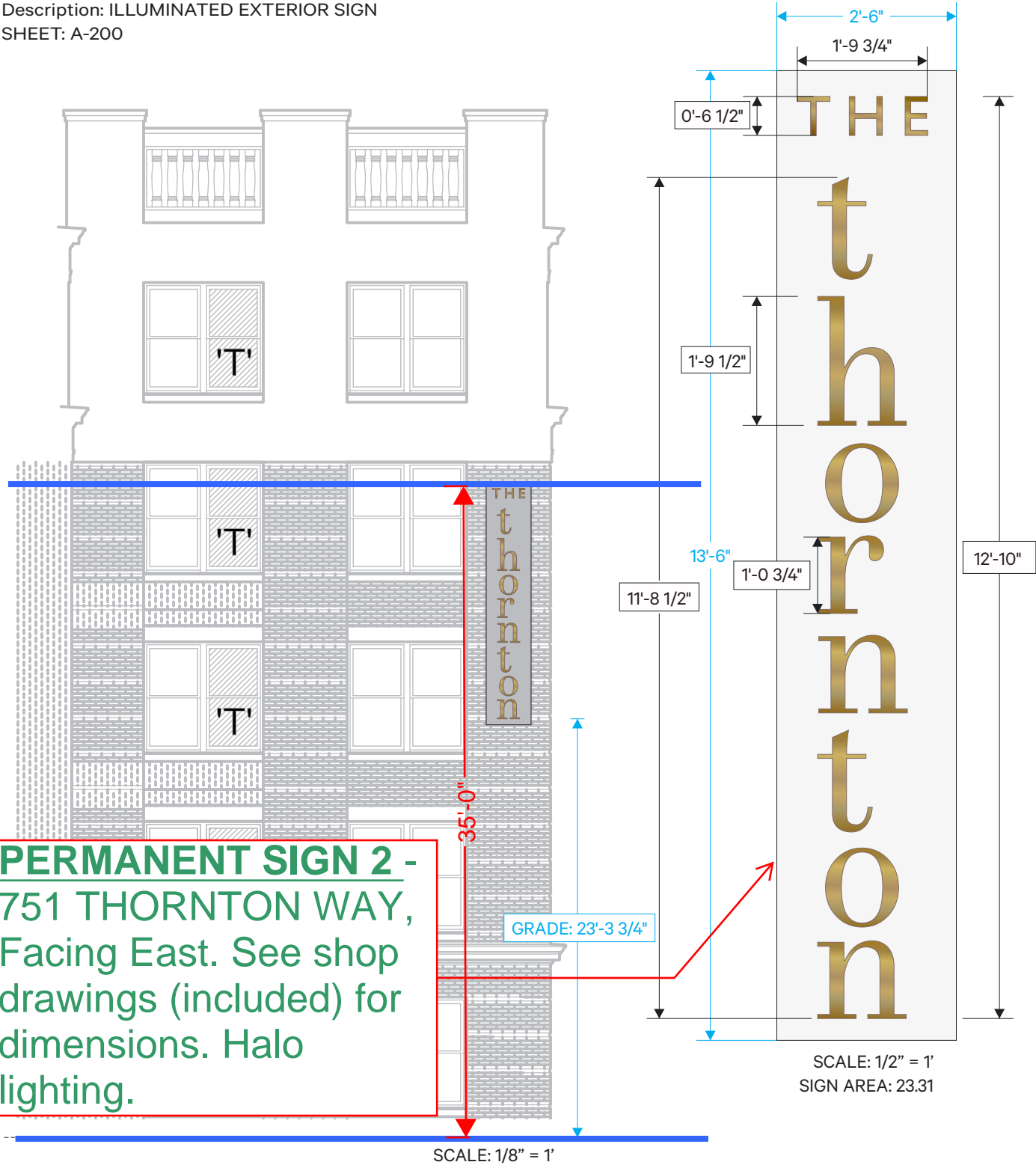
MATERIAL	SIGN: .063 ALUMINUM WITH 3/16" CLEAR LEXAN BACKS FACES: .090 ALUMINUM PAN BACKER: .125 ALUMINUM WITH NO BACK	FINISH	SIGN: PAINTED FACES: PAINTED TO MATCH RETURNS PAN BACKER: PAINTED	SURFACE	N/A	QUANTITY	1 SET
DEPTH	SIGN: 3" PAN BACKER: 4"	OPACITY	N/A	RETURNS	SIGN: PAINTED TO MATCH FACE	SPECIAL NOTES 1. *LIGHTING: HALO-LIT CHANNEL LETTERS ON PAN BACKER; SLOAN SE WHITE LEDS 2. *POWER: 120V, POWER SUPPLIED - MOUNTED INSIDE PAN BACKER WITH ACCESS TO DOOR ON SIDE OF BACKER FOR SERVICE 3. *UL: YES WITH WALLBUSTERS 4. *PAN BACKER: PAINTED WHITE TO MATCH BUILDING FACADE 5. GOLD LETTER AND PAN BACKER COLOR SWATCHES TO BE APPROVED BY CLIENT PRIOR TO FABRICATION	
COLOR	SIGN: GOLD PAN BACKER: WHITE*	MOUNTING	SIGN: STUDS WITH 1 1/2" SPACERS	ELECTRICAL	LIGHTING: HALO-LIT CHANNEL LETTERS*		

SIGN EXAMPLE



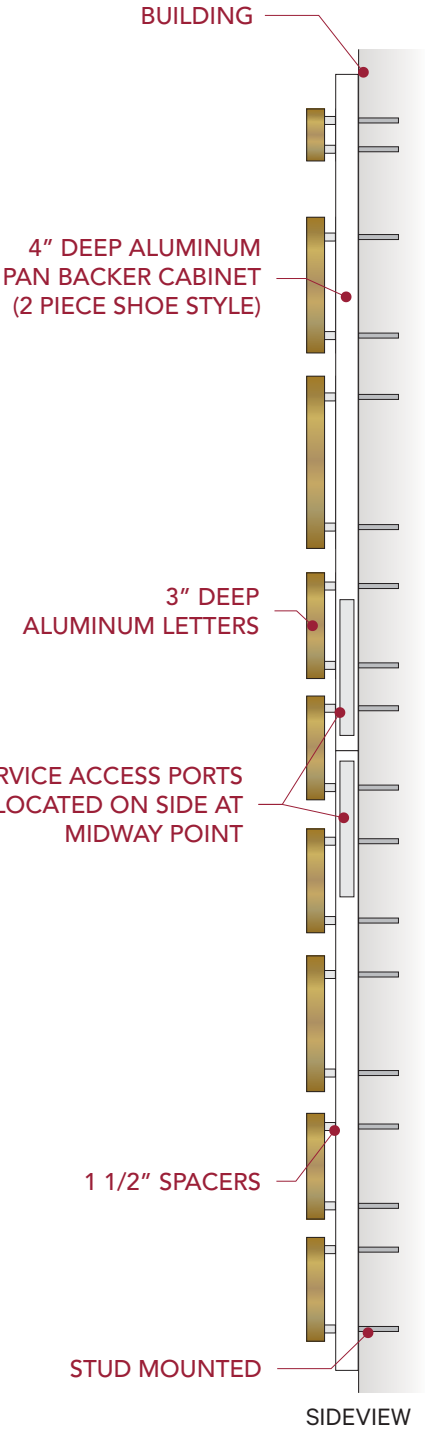
IF APPROVED, PLEASE CHECK THE BOX ABOVE, SIGN & DATE, THEN SEND BY EMAIL OR FAX TO YOUR SALES REPRESENTATIVE.

This drawing and design shown are the property of Signs Unlimited, Inc. They are supplied on a proprietary basis. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

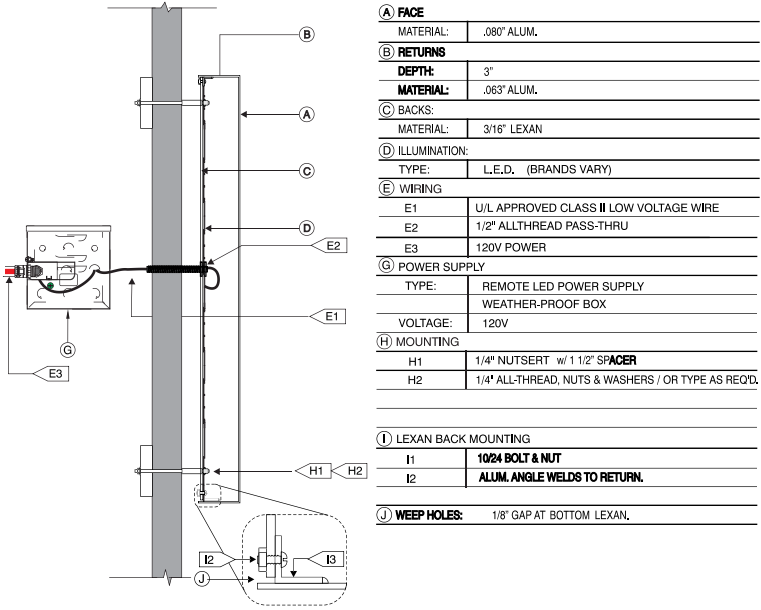


SPECIFICATIONS

MATERIAL	SIGN: .063 ALUMINUM WITH 3/16" CLEAR LEXAN BACKS FACES: .090 ALUMINUM PAN BACKER: .125 ALUMINUM WITH NO BACK	FINISH	SIGN: PAINTED FACES: PAINTED TO MATCH RETURNS PAN BACKER: PAINTED	SURFACE	N/A	QUANTITY	1 SET
DEPTH	SIGN: 3" PAN BACKER: 4"	OPACITY	N/A	RETURNS	SIGN: PAINTED TO MATCH FACE	SPECIAL NOTES 1. *LIGHTING: HALO-LIT CHANNEL LETTERS ON PAN BACKER; SLOAN SE WHITE LEDS 2. *POWER: 120V, POWER SUPPLIED - MOUNTED INSIDE PAN BACKER WITH ACCESS TO DOOR ON SIDE OF BACKER FOR SERVICE 3. *UL: YES WITH WALLBUSTERS 4. *PAN BACKER: PAINTED TO MATCH BUILDING FACADE 5. GOLD LETTER AND PAN BACKER COLOR SWATCHES TO BE APPROVED BY CLIENT PRIOR TO FABRICATION	
COLOR	SIGN: GOLD PAN BACKER: PENDING*	MOUNTING	SIGN: STUDS WITH 1 1/2" SPACERS	ELECTRICAL	LIGHTING: HALO-LIT CHANNEL LETTERS*		



REVERSE LIT LETTER (L.E.D.)



SIGN EXAMPLE



PROJECT
THE THORTON

DRAWING NAME
Exterior Freeway Sign.cdr/pg2

DATE
08/03/17

SCALE
MULTI

DRAWN BY
DH

REVISION
10/04/17_DH03

☐ CLIENT APPROVED
CLIENT SIGNATURE:

DATE:

IF APPROVED, PLEASE CHECK THE BOX ABOVE, SIGN & DATE, THEN SEND BY EMAIL OR FAX TO YOUR SALES REPRESENTATIVE.

This drawing and design shown are the property of Signs Unlimited, Inc. They are supplied on a proprietary basis. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.



PROJECT
THE THORTON

DRAWING NAME
Canopy Sign 2.cdr/pg1

DATE
08/18/17

SCALE
MULTI

DRAWN BY
DH

REVISION
083117_BL01

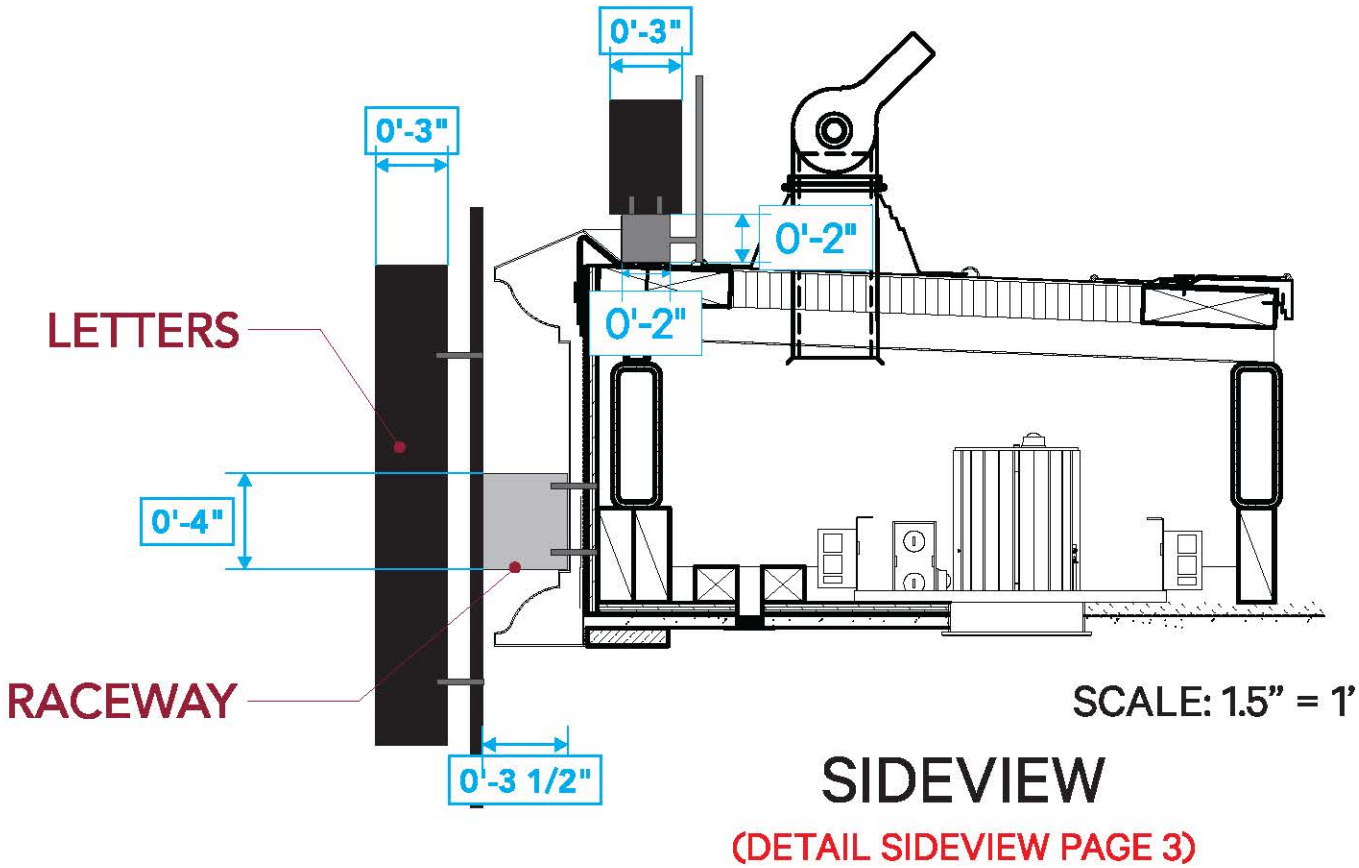
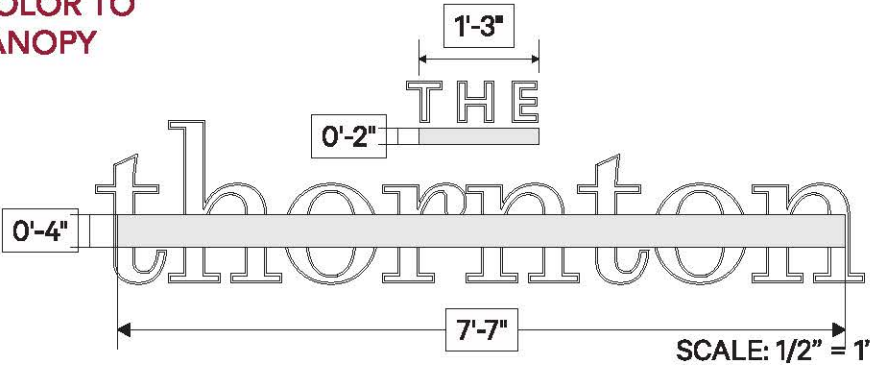
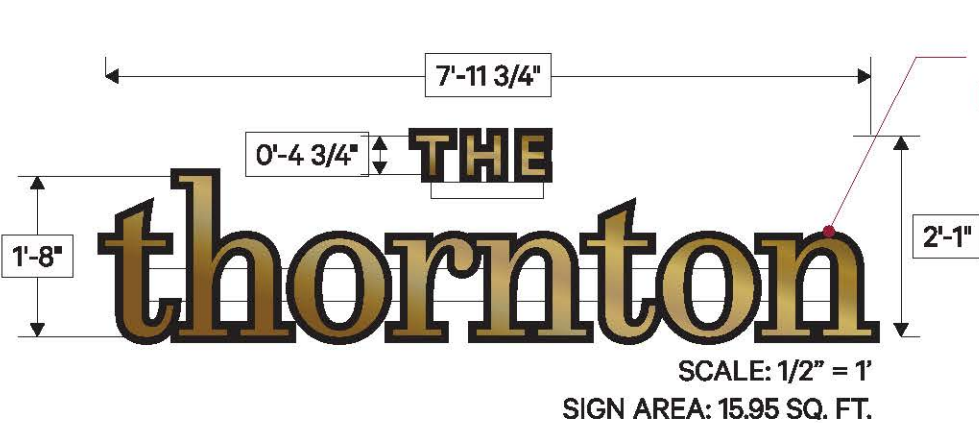
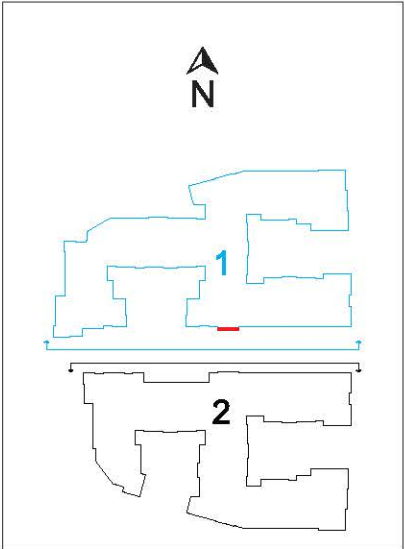
☐ CLIENT APPROVED
CLIENT SIGNATURE:

DATE:

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SITE MAP

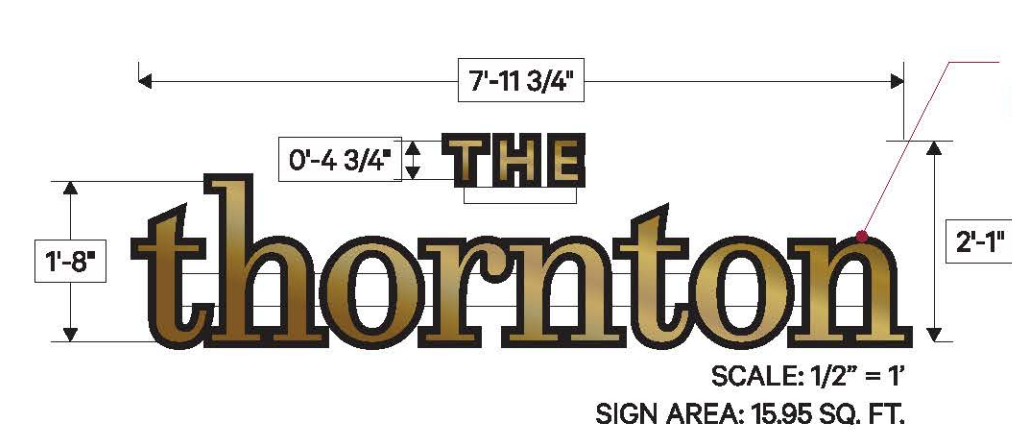


SPECIFICATIONS

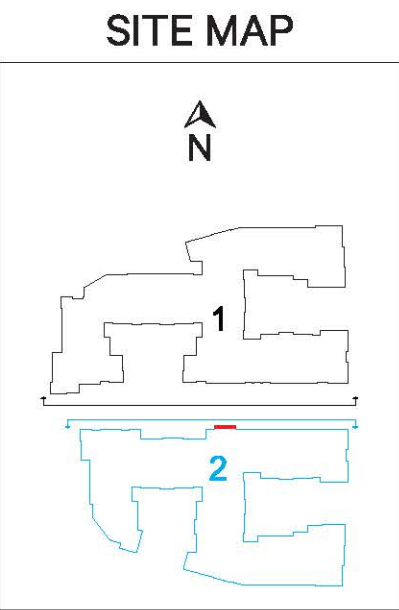
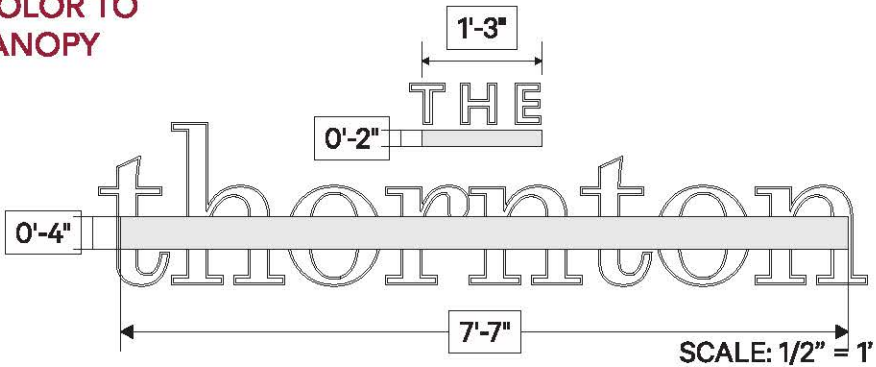
MATERIAL	SIGN: .040 ALUMINUM BACKS: ACRYLIC*	FINISH	SIGN: PAINTED MATTE FACES: PAINTED MATTE	SURFACE	N/A	QUANTITY	1SET
DEPTH	SIGN: 3" FACES: 3/16"	OPACITY	N/A	RETURNS	SIGN: PAINTED BLACK TRIM: 1" PAINTED BLACK	SPECIAL NOTES 1. *LIGHTING: HALO-LIT CHANNEL LETTERS; 1 ROW OF AURORA MINI WHITE LEDS 2. UL: YES 3. DRAIN HOLES: YES 4. *BACKS WITH WHITE ACRYLIC	
COLOR	BACKS: RACEWAY: TBD FACES: GOLD*	MOUNTING	SIGN: MOUNTED ON A RACEWAY	ELECTRICAL	POWER: 120V, POWER SUPPLIED INSIDE RACEWAY (HALO-LIT)		



EXAMPLE PHOTOS



BACKER FOR HALO EFFECT; COLOR TO MATCH CANOPY



PROJECT
THE THORTON

DRAWING NAME
Canopy Sign.cdr/pg2

DATE
08/18/17

SCALE
MULTI

DRAWN BY
DH

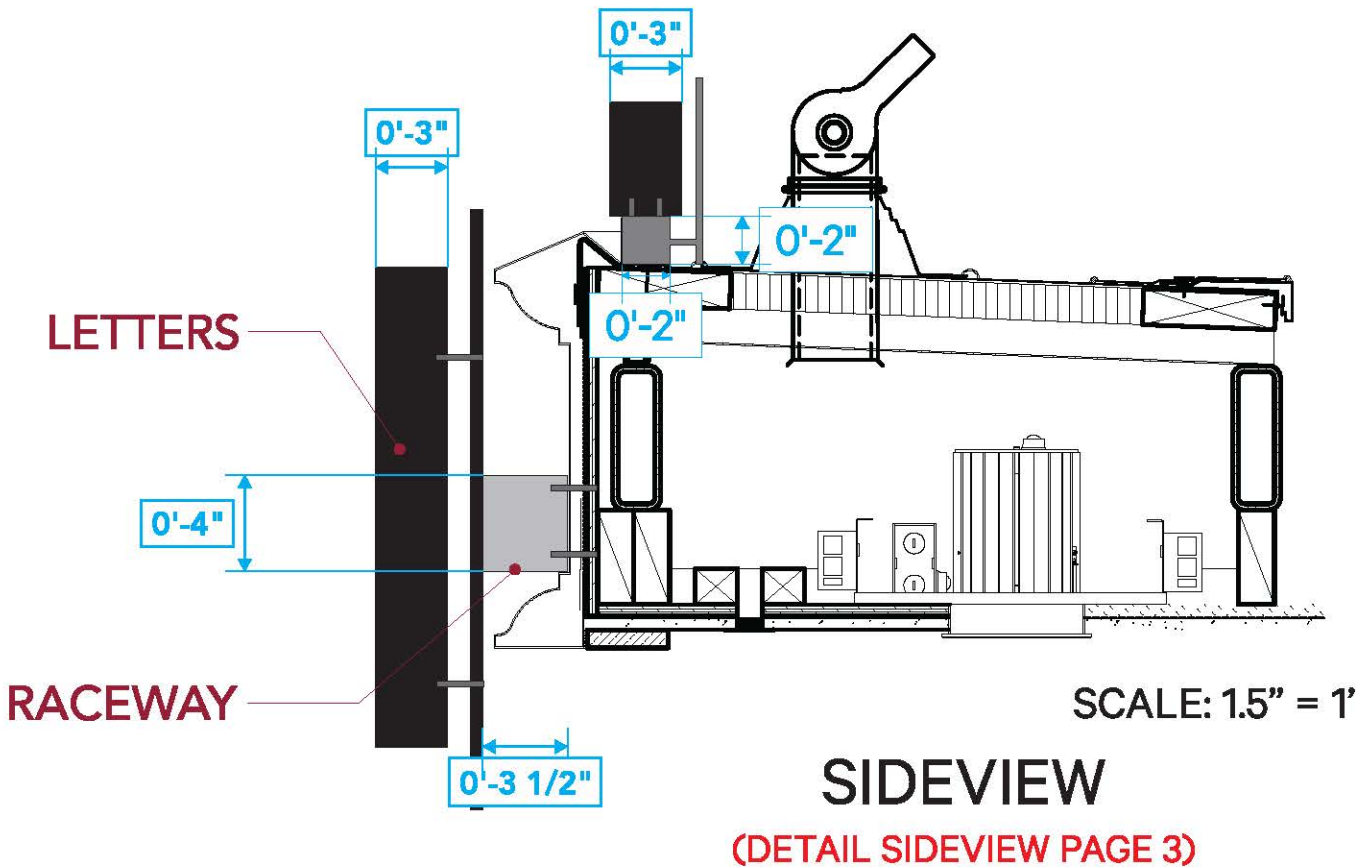
REVISION
083117_BL01

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DATE:

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SPECIFICATIONS

MATERIAL	SIGN: .040 ALUMINUM BACKS: ACRYLIC*	FINISH	SIGN: PAINTED MATTE FACES: PAINTED MATTE	SURFACE	N/A	QUANTITY	1SET
DEPTH	SIGN: 3" FACES: 3/16"	OPACITY	N/A	RETURNS	SIGN: PAINTED BLACK TRIM: 1" PAINTED BLACK	SPECIAL NOTES 1. *LIGHTING: HALO-LIT CHANNEL LETTERS; 1 ROW OF AURORA MINI WHITE LEDS 2. UL: YES 3. DRAIN HOLES: YES 4. *BACKS WITH WHITE ACRYLIC	
COLOR	BACKS: RACEWAY: TBD FACES: GOLD*	MOUNTING	SIGN: MOUNTED ON A RACEWAY	ELECTRICAL	POWER: 120V, POWER SUPPLIED INSIDE RACEWAY (HALO-LIT)		



EXAMPLE PHOTO



PROJECT
THE THORTON

DRAWING NAME
Canopy Sign.cdr/pg3

DATE
08/31/17

SCALE
NTS

DRAWN BY
DH/BL

REVISION
XX/XX/XXXX

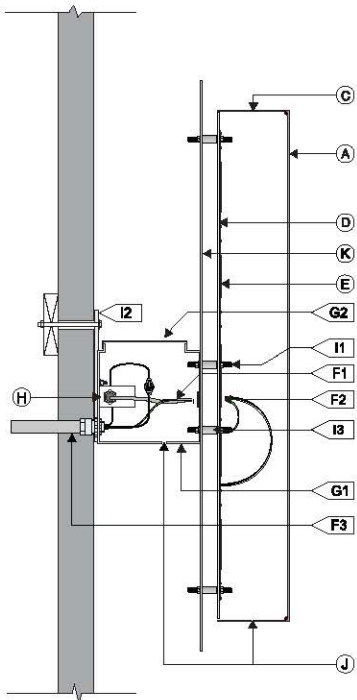
☐ CLIENT APPROVED
CLIENT SIGNATURE:

DATE:

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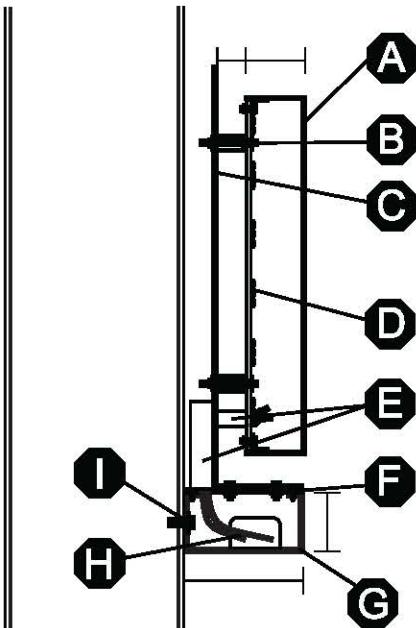
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HALO LIT LETTER WITH BACKER & BACK RACEWAY



A. FACE	
MATERIAL:	.080" ALUMINUM
C. RETURNS	
DEPTH:	5" *SIZES MAY VARY
MATERIAL:	.063" ALUMINUM
D. BACKS	
MATERIAL:	3/16" LEXAN
E. ILLUMINATION	
TYPE:	L.E.D. *BRANDS AND COLOR MAY VARY
F. WIRING	
F1	UL APPROVED CLASS II LOW VOLTAGE WIRE
F2	ALL THREAD PASS-THRU
F3	PRIMARY ELECTRICAL SERVICE W/DEDICATED CIRCUIT PROVIDED BY OTHERS
G. RACEWAY	
G1	STANDARD 6"x8" ALUMINUM EXTRUSION RACEWAY *SIZES MAY VARY
G2	SERVICE ACCESS LID
H. POWER SUPPLY	
TYPE:	LED POWER SUPPLY *BRANDS MAY VARY
	WEATHER-PROOF BOX
VOLTAGE:	120V
I. MOUNTING	
I1	10/24 ALL-THREAD, NUTS & WASHERS / OR TYPE AS REQ'D.
I2	ADJUSTABLE BRACKET / FASTENER TYPE AS REQ'D.
I3	1" SPACER *SIZES MAY VARY
J. WEEP HOLES	
	1/4" DRAIN HOLES FOR EXTERIOR LETTERS
K. BACKER PANEL	
MATERIAL:	1/8" ALUMINUM

HALO LIT LETTER WITH BACKER & BOTTOM RACEWAY



- A. Reverse illuminated channel letter
- B. Allthread mounting stud thru 1" spacer
- C. 1/8" aluminum contour backer
- D. Internal L.E.D. illumination thru clear polycarbonate back
- E. Low voltage wire connection thru pass thru into 3/4" aluminum tube down into wireway.
- F. Removable service access lid
- G. 2"x4" aluminum tube raceway
- H. Power supply
- I. Raceway bolted to drilled and tapped existing steel tube

MECHANICAL INSTALLATION NOTE: INSTALLER IS REQ'D. TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MTG. HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

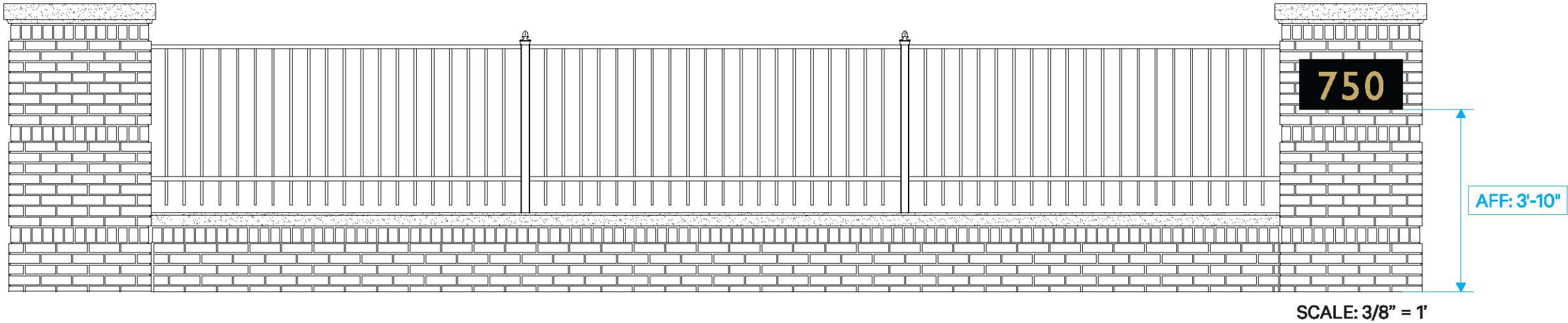
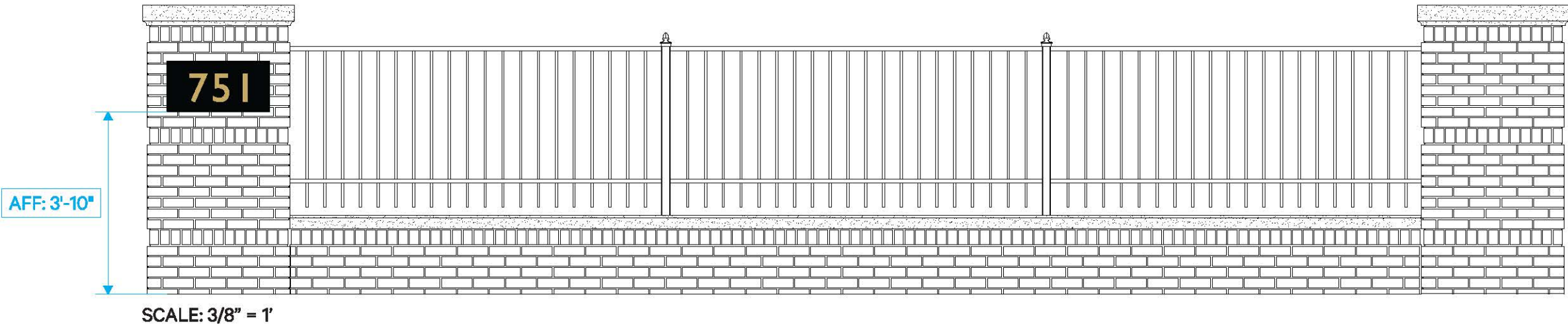
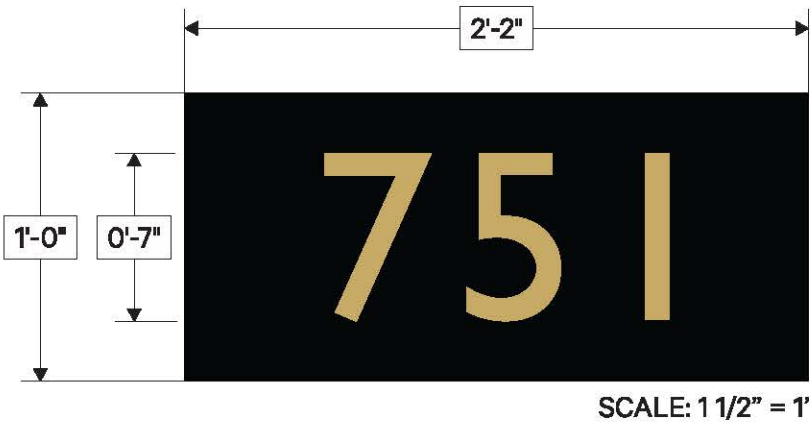
ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE w/ DEDICATED CIRCUIT(S). INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX w/IN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

ELECTRICAL INSTALLATION NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE w/ THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND/ OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

ENTRY GATE SIGN: ENTRY MONUMENT SIGN
SOUTH WASHINGTON STREET
SHEET: L-4.13



SPECIFICATIONS

MATERIAL	PANEL: ACM COPY: VINYL	FINISH	PANEL: PAINTED COPY: N/A	SURFACE	N/A	QUANTITY	2 SETS
DEPTH	PANEL: 1/4" COPY: N/A	OPACITY	N/A	RETURNS	N/A	SPECIAL NOTES 1. SIGN CENTERED HORIZONTALLY ON COLUMN 2. FONT: GILL SANS MT	
COLOR	PANEL: BLACK COPY: GOLD	MOUNTING	STUDS	ELECTRICAL	N/A		



PROJECT
THE THORNTON

DRAWING NAME
Entry Gate Signs.cdr/pg1

DATE
08/10/17

SCALE
MULTI

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DH

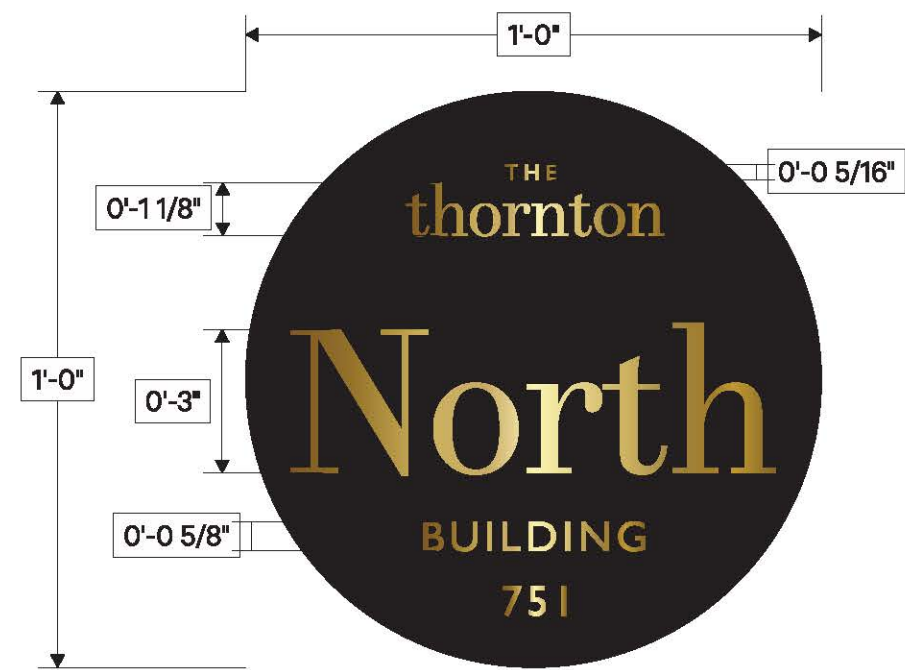
REVISION
09/08/17_DH01

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CLIENT SIGNATURE:

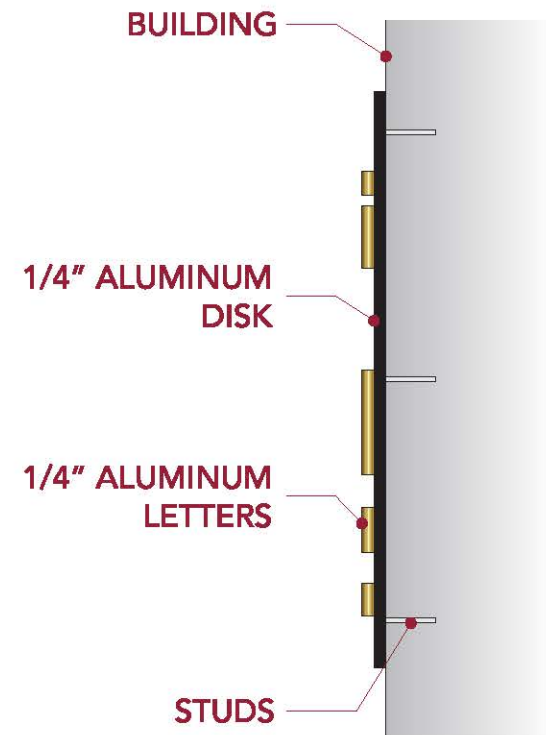
DATE:

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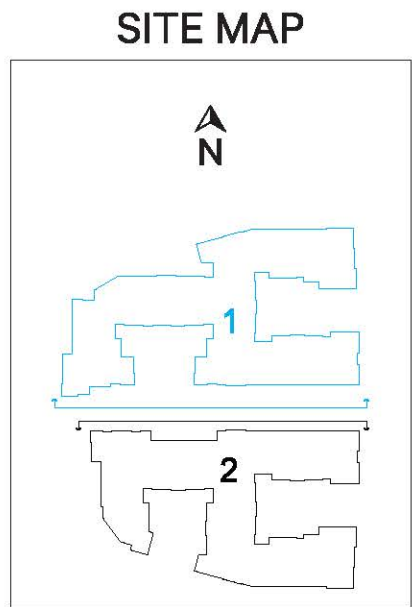
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SCALE: 3" = 1'



SIDEVIEW



SITE MAP



PROJECT
THE THORNTON

DRAWING NAME
Building Indicator Signs.cdr/pg1

DATE
08/02/17

SCALE
MULTI

DRAWN BY
DH

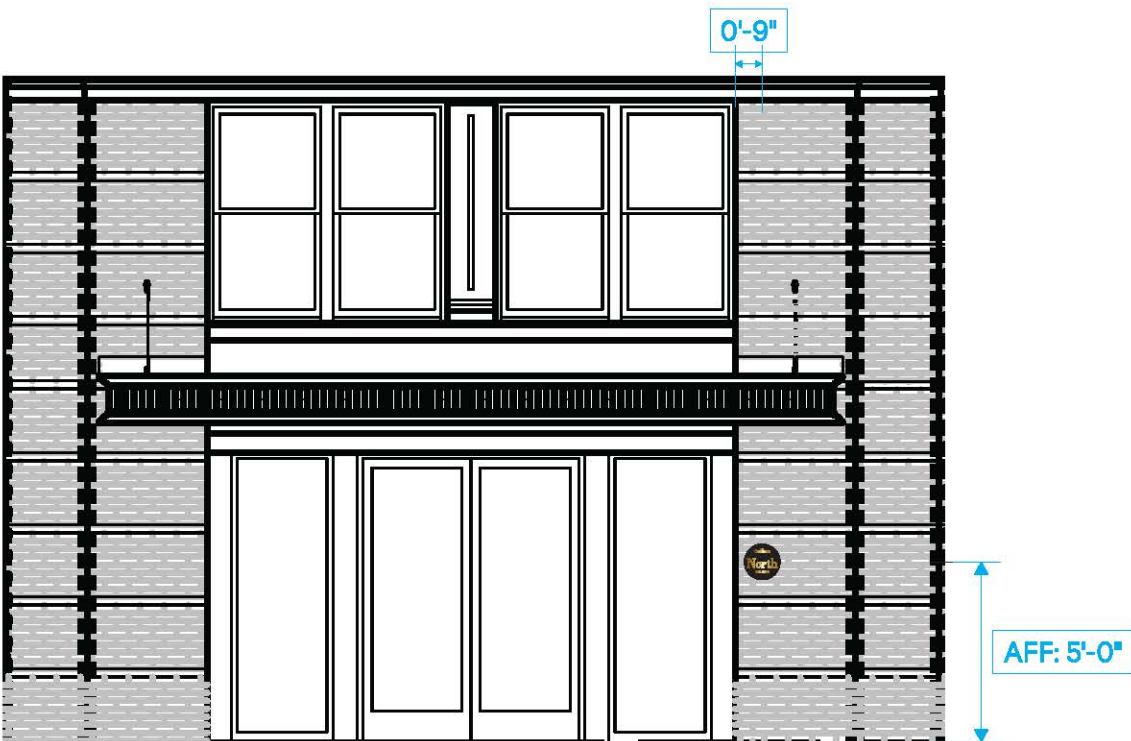
REVISION
09/08/17_DH01

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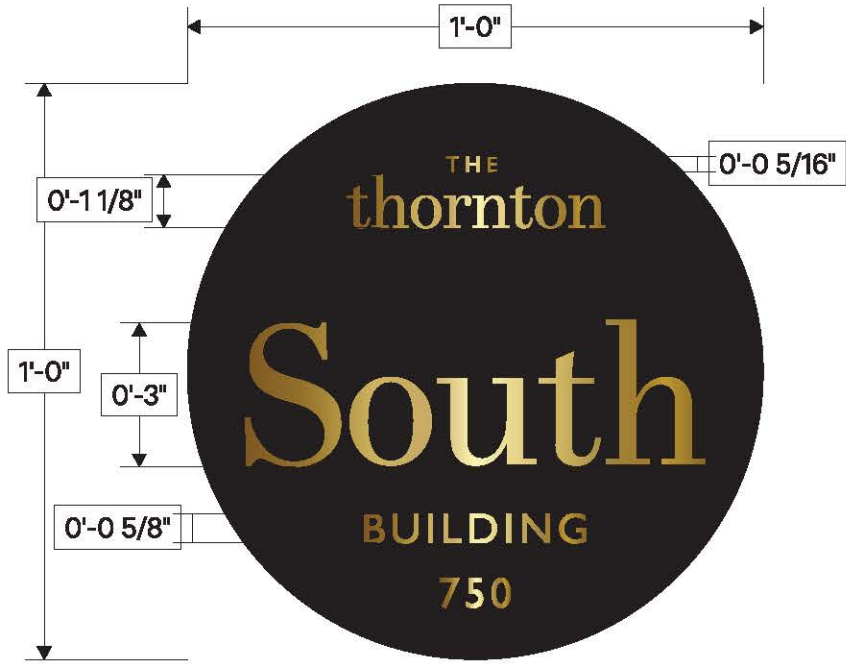
SCALE: 3/16" = 1'



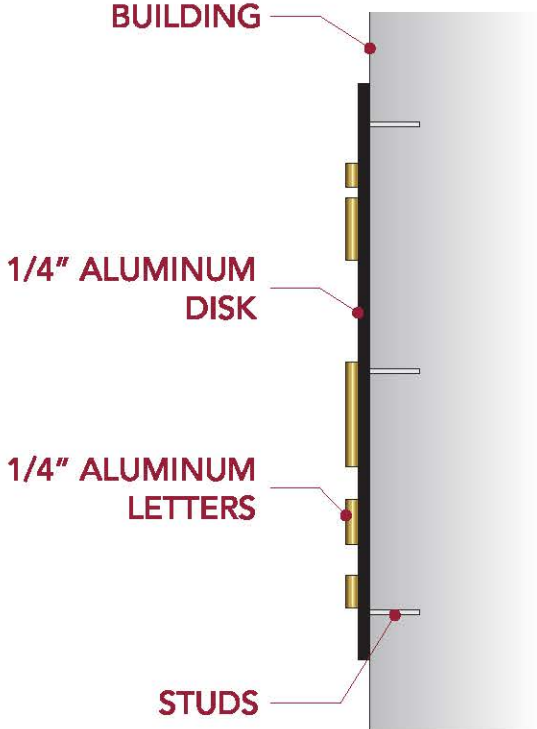
SCALE: 1/16" = 1'

SPECIFICATIONS

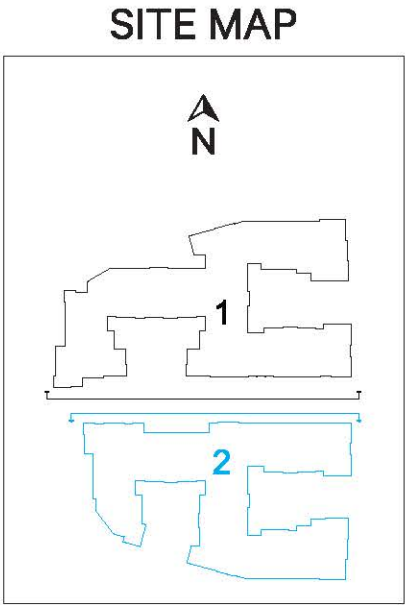
MATERIAL	DISKS: ALUMINUM LETTERS: ALUMINUM	FINISH	DISKS: PAINTED MATTE LETTERS: PAINTED MATTE	SURFACE	N/A	QUANTITY	2 SETS
DEPTH	DISKS: 1/4" LETTERS: 1/4"	OPACITY	N/A	RETURNS	N/A	SPECIAL NOTES 1. FONT: GILL SANS MT REGULAR NORMAL	
COLOR	DISKS: BLACK LETTERS: GOLD	MOUNTING	DISKS: STUD MOUNTED LETTERS: MECHANICALLY ASSEMBLED TO DISKS	ELECTRICAL	N/A		



SCALE: 3" = 1'



SIDEVIEW



SITE MAP



PROJECT
THE THORNTON

DRAWING NAME
Building Indicator Signs.cdr/pg2

DATE
08/02/17

SCALE
MULTI

DRAWN BY
DH

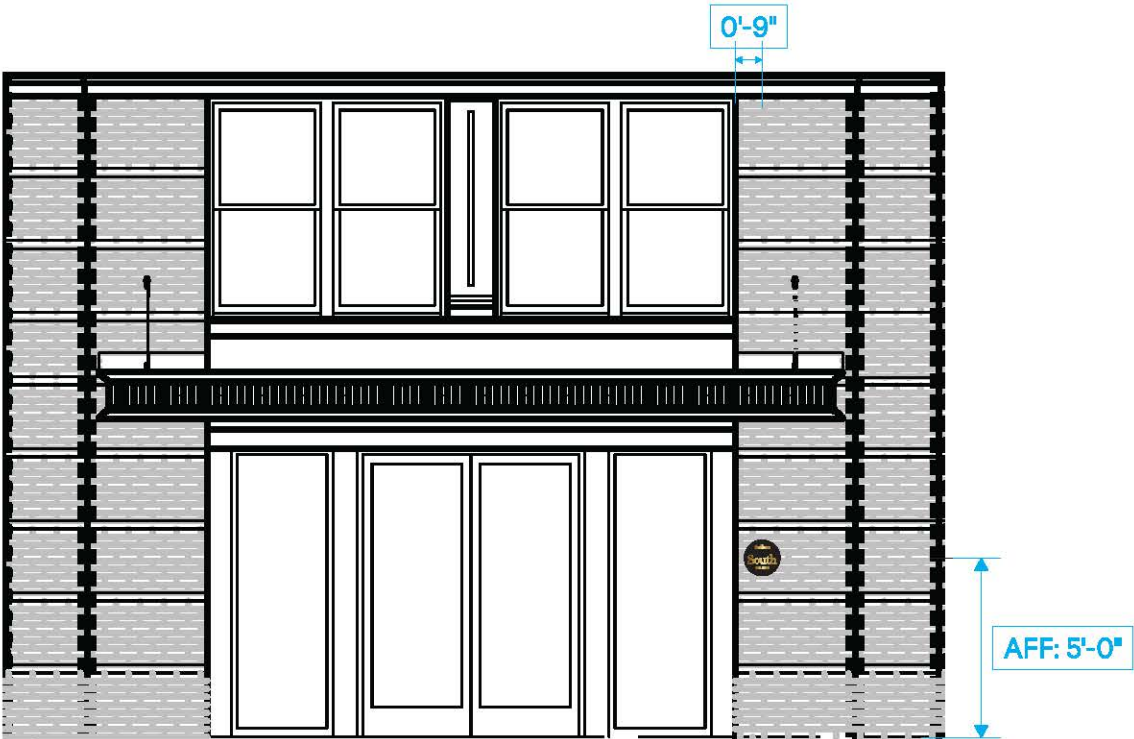
REVISION
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SCALE: 3/16" = 1'



SCALE: 1/16" = 1'

SPECIFICATIONS

MATERIAL	DISKS: ALUMINUM LETTERS: ALUMINUM	FINISH	DISKS: PAINTED MATTE LETTERS: PAINTED MATTE	SURFACE	N/A	QUANTITY	2 SETS
DEPTH	DISKS: 1/4" LETTERS: 1/4"	OPACITY	N/A	RETURNS	N/A	SPECIAL NOTES 1. FONT: GILL SANS MT REGULAR NORMAL	
COLOR	DISKS: BLACK LETTERS: GOLD	MOUNTING	DISKS: STUD MOUNTED LETTERS: MECHANICALLY ASSEMBLED TO DISKS	ELECTRICAL	N/A		