

ISSUE: Certificate of Appropriateness for signage and Waiver of Vision Clearance

APPLICANT: Mount Vernon Petroleum Realty, LLC

LOCATION: Old and Historic Alexandria District
703 North Washington Street

ZONE: CDX/Commercial Downtown Zone (Old Town North)

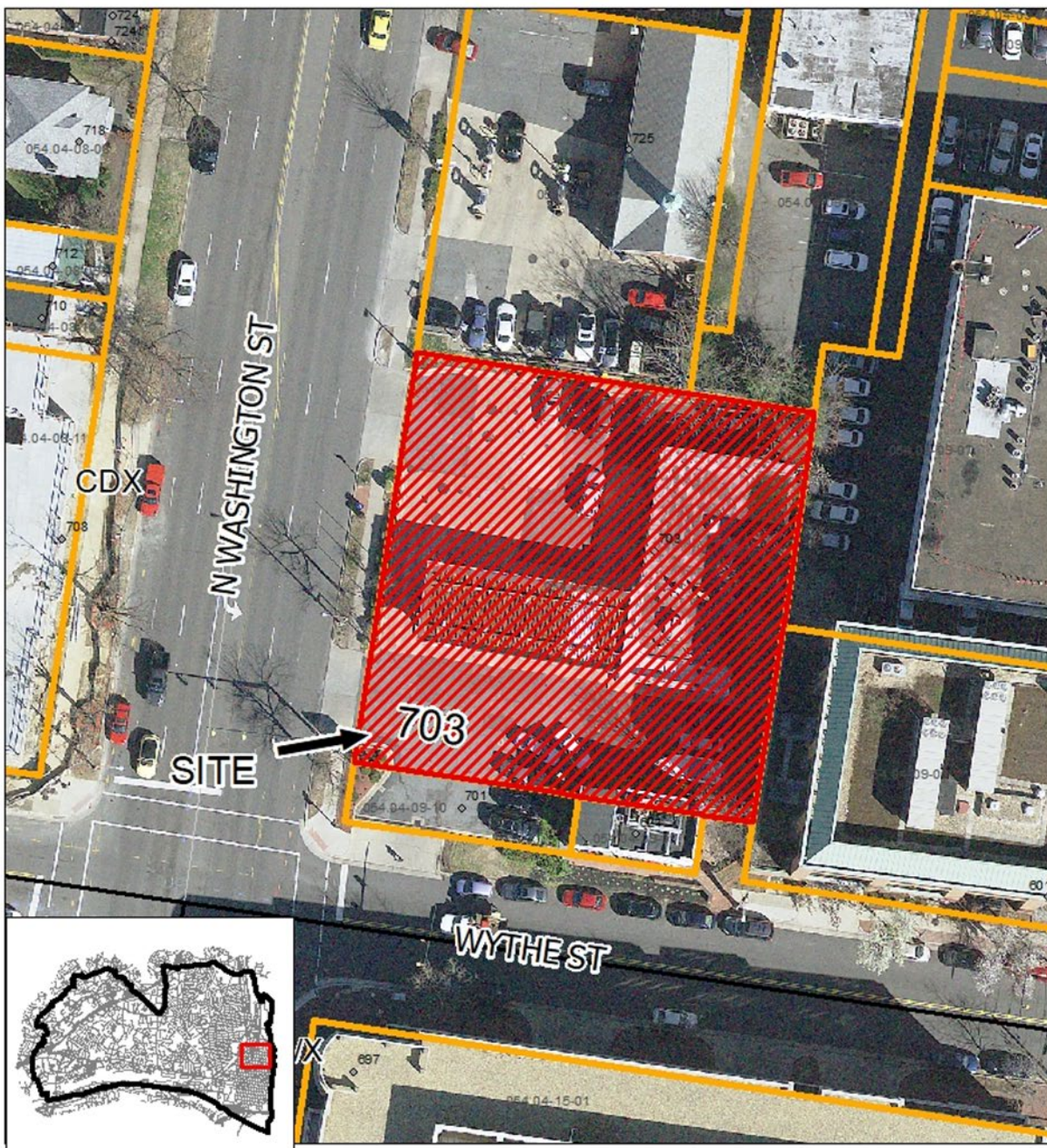
STAFF RECOMMENDATION

Staff recommends that the Certificate of Appropriateness for signage and Waiver of Vision Clearance be approved with the following conditions:

1. No signs on the site may be internally illuminated except for the LED price numerals on the monument sign, whose intensity is to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov 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 #2019-00192
703 North Washington Street



0 20 40 80 Feet

BOARD ACTION at the June 5, 2019 hearing

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00192, with Mr. Sprinkle recusing himself.

REASON

The Board was concerned about additional signage on gas stations on Washington Street and asked the applicant to seek deferral so that all the Washington Street submissions by the applicant (three gas stations) could be heard together.

SPEAKERS

Bhoopendra Prakash, the project engineer, spoke in favor of the project and was available to answer questions. Mr. Prakash said that he agreed with most of the staff recommendations but said that he would prefer to install the brand logo on the monument sign and that it be internally illuminated. He agreed to a deferral so that all three gas stations could be heard at one meeting.

DISCUSSION at the June 5, 2019 hearing

Ms. Roberts explained that internally illuminated signs are not allowed by the City Code and the *Design Guidelines*. Mr. Cox explained that only the price numbering on monument signs are required to be illuminated by law. The Board had questions about the staff recommendations and about the amount of signage being requested. The Board felt that the excessive gas station signage proposed was not appropriate on the George Washington Memorial Parkway and recommended that the applicant request deferral so that the consultant could keep working with staff to achieve a plausible outcome for all three gas stations on Washington Street.

UPDATE

When the applicant came before the BAR in June 5, 2019 for signage and waiver of vision clearance, the application was deferred for further study. At that time, the same consultant submitted three gasoline station applications on Washington Street but the BAR only discussed the case for the Exxon station at 703 North Washington Street. The Board advised the applicant that they wanted to hear all three cases at the same hearing since all three similar applications are for signage and a waiver of the vision clearance requirements of the zoning ordinance. The other two related applications are for the Shell gasoline station at 801 North Washington Street and the Exxon station at 501 South Washington Street. The proposed sign master plan closely mirrors that of the other two stations and much of the information below is repeated from those staff reports.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness for four blade signs and number wedges on the existing fuel dispensers and canopy columns and a Waiver of Vision Clearance to replace the existing pole-mounted sign at the corner of the site with a new monument style fuel price sign for the Exxon gasoline service station 703 North Washington Street.

Certificate of Appropriateness

- Install four column-mounted 40 5/16” by 14 9/16” LDPE (Low Density Polyethylene) non-illuminated blade style signs;
- Install four non-illuminated ABS (Acrylonitrile Butadiene Styrene) double-sided wedge style signs with vinyl numbers on each canopy column at the fuel dispensers; and
- Replace the existing pole-mounted freestanding price sign with a 4’ wide by 4’ tall monument sign placed on a 1’ tall brick foundation (5’ overall height). The proposed sign will be internally illuminated.
- Replace the existing fuel dispenser decals with the new Synergy branding.
- Remove the existing Exxon signs from the canopy above the fuel pumps.

Waiver of Vision Clearance

The applicant is requesting a vision clearance waiver for the new monument sign that will replace the existing pole mounted fuel price sign on the northeast corner of the North Washington and Wythe streets intersection.

Site context

This gasoline station is located on Washington Street, which is part of the George Washington Memorial Parkway (Parkway) as it passes through Alexandria on its way from Washington, DC to the shrine at Mount Vernon. The gasoline station is located at the northeast corner of the intersection of North Washington and Wythe streets.

II. HISTORY

The “reduced modernist” style gasoline service station was constructed in **1983**. The original service station on the site was constructed in 1936. The existing canopy above the pump islands was approved by the BAR and constructed in 2001.

Previous BAR Approvals

BAR CASE # 2000-00265 – approval for canopy alterations (2/7//2001)

BAR CASE # 2001-00273 – antenna relocation (11/20/2001)

III. ANALYSIS

Certificate of Appropriateness

The BAR and the National Park Service (NPS) are jointly concerned with the maintenance of the memorial character of the Parkway within the City limits under a 1929 agreement between the City of Alexandria and the Federal government. Therefore, all requests for signs and new construction or alterations on Washington Street are routed to the NPS for advisory comment, as are all cases on the Potomac River waterfront. The NPS submitted comments appreciating “the reduction in size of the monument sign” shown in the previous application (deferred at the June 5 hearing) and “the use of a brick base to provide continuity within the historic character of the

parkway.” However, the NPS still finds that the illumination “is not appropriate” and recommends that the applicant reconsider.

Title 9, Chapter 7 of the Code of the City of Alexandria, Virginia regulates gas station signs, in accordance with the Code of Virginia Secs. 59-41 to 59-60. The requirement for and the size of the price numerals portion of the monument sign are set by these codes, as is the requirement that each pump be branded by the fuel company. Regarding size for a gasoline station price ID sign, the City Code states: “The sign shall be no less than three feet in width and no less than four feet in height, shall be no greater than four feet in width and five feet in height, and shall be only square or rectangular in shape.” The applicant has reduced the previous size of the monument sign to the maximum allowed by City Code, eliminated the internal illumination of the Exxon logo and is no longer requesting the adjacent Snacks sign previously proposed.

Staff notes the zoning staff comments alerting the applicant that freestanding signs must comply with the new sign requirements of the zoning ordinance within seven years of notification of all businesses in the city that have these signs. The proposed monument sign complies with the new zoning ordinance provision except for front yard setback. The revised ordinance requires that freestanding signs to be set back 10’ from the front lot lines. This is not possible in many locations throughout the City without reconstructing curb cuts that access the business and may conflict with fuel deliveries at gasoline stations, so it is possible that this portion of the ordinance will be amended by the City before the seven-year deadline. Staff supports reconstruction of this freestanding monument style sign in the same location as the previous sign with the applicant’s acknowledgement that they will have to comply with whatever the freestanding sign regulations are in effect are at the end of the seven year sunset provision and that approval of this sign by the BAR does not grandfather any noncompliance with regard to setback.



Figure 1: LED price sign at 442 N Henry

The price numbers are proposed to be LEDs, which is now the industry standard, and these have been installed on stations throughout Alexandria, including the Shell station that was approved several years ago by the PG BAR for 442 North Henry (Figure 1). Staff has not received any objections from the community about these lights. However, the present applicant has agreed to install dimmers on the LEDs and to work with staff in the field at night to reduce their intensity if they are found to be incompatible with the illumination levels of the surrounding streetscape on Washington Street, as is the BAR’s standard condition for lighting.

According to the BAR’s 1993 *Design Guidelines*, “The Board is particularly concerned about the extensive proliferation of exterior signs at gasoline service stations. The Zoning Ordinance provides specific limitations on the number of exterior signs permitted for any building depending

on its size. In addition, the Zoning Ordinance specifically prohibits a number of sign types that are commonly associated with gasoline service stations.” The BAR’s rationale was that 20th century gasoline service stations with freestanding canopies were an iconic building type that included highly visible fuel dispensing pumps that did not need excessive signs to inform the public of their purpose.

The applicant has worked diligently with staff for the last several months to respond to the BAR’s previous comments and to reduce the amount of signage on both of the Exxon gas stations on Washington Street. Figure 2, below, shows another Exxon gas station owned by the applicant in Arlington that has all of the signs recommended by Exxon for their new Synergy branding strategy and that were included in the previous BAR application for Washington Street. Figure 3 shows the significantly reduced amount of signage now proposed for the 703 North Washington Street station.



Figure 2: Exxon station at 2410 Lee Highway in Arlington showing an example of the signs previously requested on Washington Street

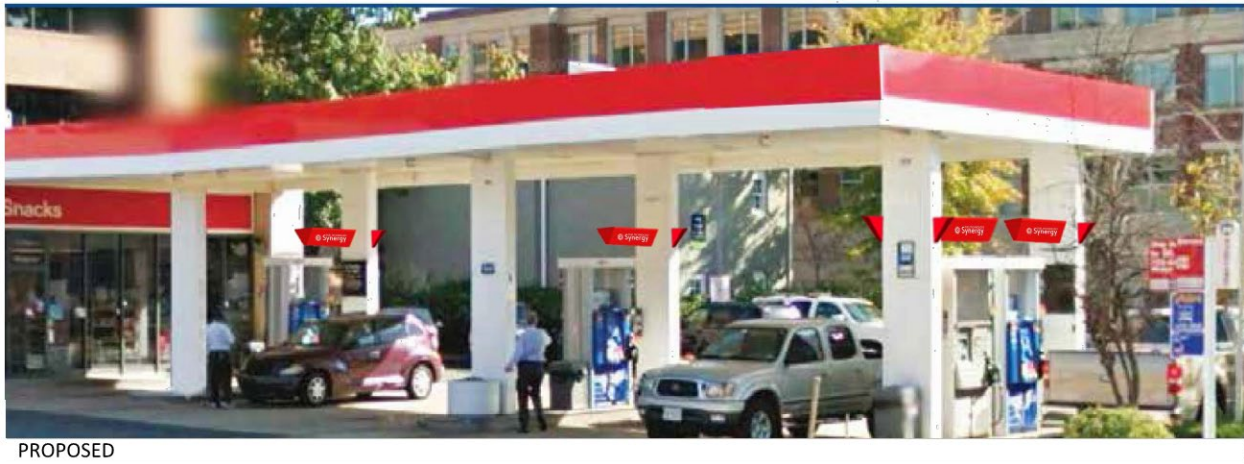


Figure 3: signage now proposed for the Exxon station at 703 North Washington Street

Staff finds the number of blade signs and wedge signs mounted on the canopy poles above the pumps to be acceptable since the applicant removed the signs' normal internal illumination proposed in the previous application and, significantly, has removed all of the Exxon signs from the face of the canopy above the pumps. Staff notes that all of the window signs were removed prior to submitting this application and that only the snacks and two wall-mounted signs describing state inspection requirements remain. Any future window or wall signs not included with this package would be subject to another sign permit submission and BAR review/approval.

Therefore, staff recommends approval of the proposed sign plan, with only the price numerals themselves on the monument sign internally illuminated, and with the intensity of the sign lighting to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape as is the BAR's standard condition.

Waiver of Vision Clearance

Section 7-800 of the Zoning Ordinance states that corner lots must provide vision clearance for safety of travel on streets that precludes "structure, fences, shrubbery or other obstruction to vision more than three and one-half feet above the curb level." Section 7-802 of the Zoning Ordinance gives the BAR the authority to waive the vision clearance requirement "where to do so would be consistent with the historic character of the district." Staff supports the proposed Vision Clearance Waiver and the maximum size permitted by the City Code for a price ID sign, on a one-foot tall masonry base.

With the condition discussed above, staff recommends approval of the Certificate of Appropriateness for signage and Waiver of Vision Clearance.

STAFF

Marina Novaes, Historic Preservation 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

F-1 Any noncomplying freestanding sign shall be removed within seven years of this approval, pursuant to the dimensions as shown within the approved plans prepared by TPS in October 2019 and erected in accordance with the setback provisions of the zoning ordinance.

Code Administration

No comments received

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 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)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

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

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)

V. ATTACHMENTS

- 1 – Supplemental Materials*
2 – Application for BAR 2019-00192: 703 North Washington Street
3 – National Park Service comments

ADDRESS OF PROJECT: 703 N WASHINGTON ST, ALEXANDRIA, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 054.04-09-11 ZONING: C-D-XAPPLICATION 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: MOUNT VERNON PETROLEUM REALTY LLCAddress: 6820B COMMERCIAL DRCity: SPRINGFIELD State: VA Zip: 22151Phone: 703-750-6810 E-mail: monty@capitolpetro.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ ENGINEERName: _____ Phone: (571) 249-3448E-mail: bprakash@plan-source.com**Legal Property Owner:**Name: MOUNT VERNON PETROLEUM REALTY LLCAddress: 6820B COMMERCIAL DRCity: SPRINGFIELD State: VA Zip: 22151Phone: 703-750-6810 E-mail: monty@capitolpetro.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.

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).*

1. THIS PLAN PROPOSES TO ADD NEW SYNERGY BLADES TO DISPENSERS AND NUMBER WEDGES TO COLUMNS.
2. THE PLAN PROPOSES TO REMOVE THE EXISTING POLE MOUNTED SIGN AND INSTALL NEW MONUMENT SIGN(VISION CLEARANCE WAIVER HAS BEEN APPLIED).
3. FUEL DISPENSER DECALS TO BE REPLACED WITH NEW ONES.

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: 76.40 FT Secondary front (if corner lot): 46 FT.
- ☒ ☒ Square feet of existing signs to remain: 47.93 SF.
- ☒ ☒ 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 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: Bhoopendra PrakashDate: 10/21/2019

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. CONSOLIDATED PETROLEUM LLC	6820 B Commercial Dr, Springfield, VA 22151	100 %
2. EYOB MAMO	7312 Braddock Rd, Annandale, VA 22003	85.15 %
3. GERALD SCHAEFFER	1928 24th St., NW, Washington, DC	14.85 %

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 703 N WASHINGTON ST, ALEXANDRIA, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CONSOLIDATED PETROLEUM LLC	6820 B Commercial Dr, Springfield, VA 22151	100 %
2. EYOB MAMO	7312 Braddock Rd, Annandale, VA 22003	85.15 %
3. GERALD SCHAEFFER	1928 24th St., NW, Washington, DC	14.85 %

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	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

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.

10/21/2019

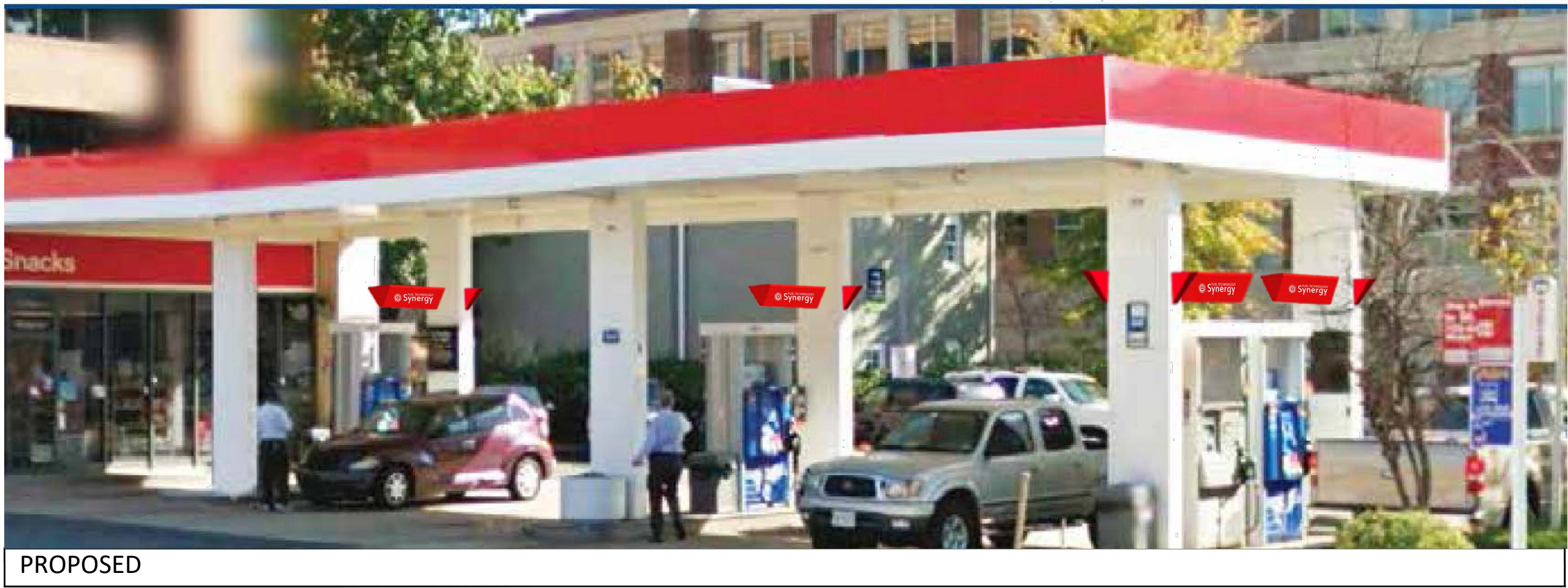
Date

Bhoopendra Prakash

Printed Name



Signature



Revised 11/7/2019

CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com



No. DATE: REVISIONS

No. DATE: SUBMISSIONS

PROJECT INFORMATION:

703 N WASHINGTON STREET
ALEXANDRIA, VA 22314

OWNER'S NAME:

MOUNT VERNON PETROLEUM
REALTY LLC

6820B COMMERCIAL DR
SPRINGFIELD, VA 22151

DRAWING TITLE:

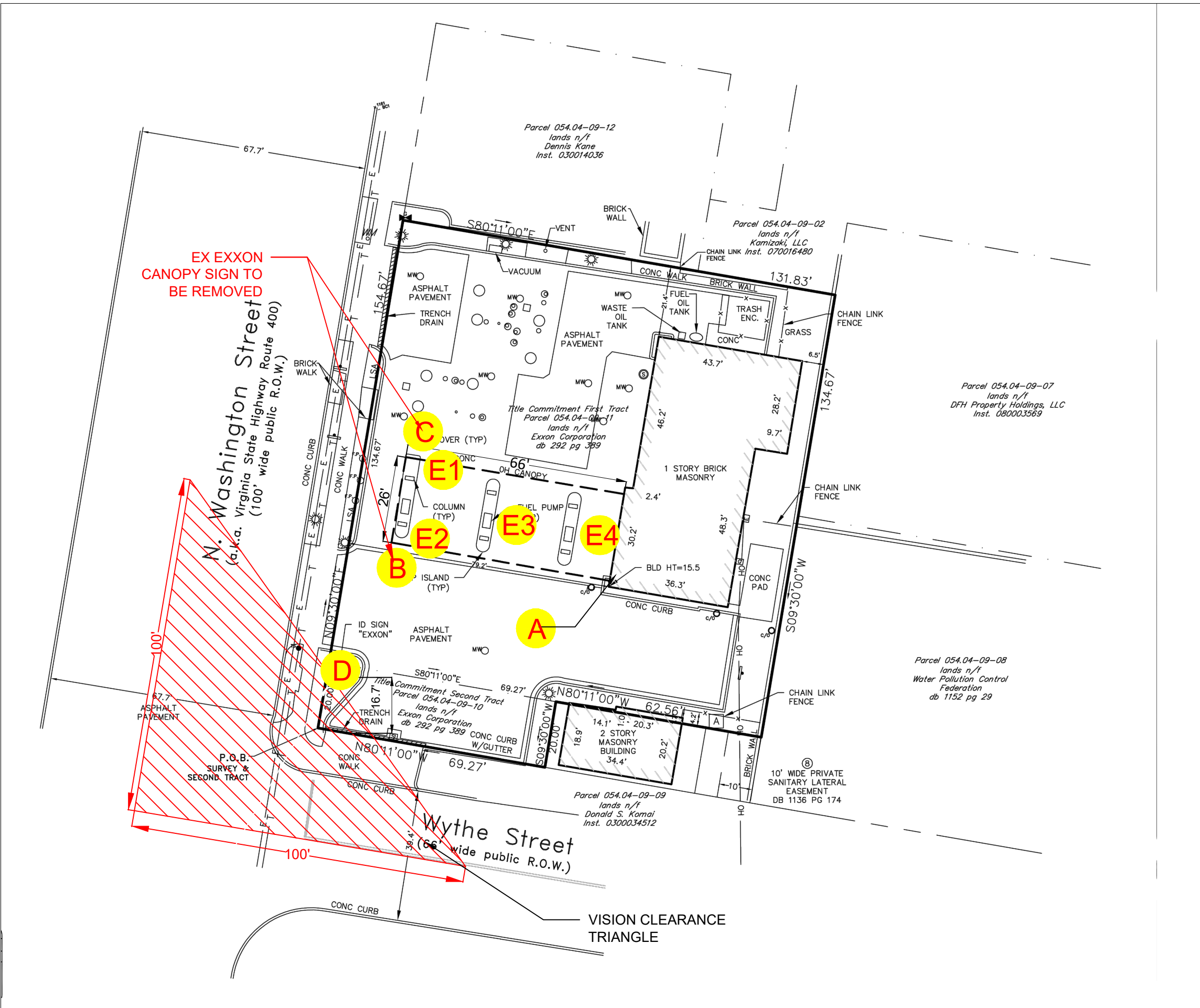
SIGN PLAN I

AREA: 17,754 SF
0.407 AC
SCALE: NTS

PROJECT MANAGER:
BP

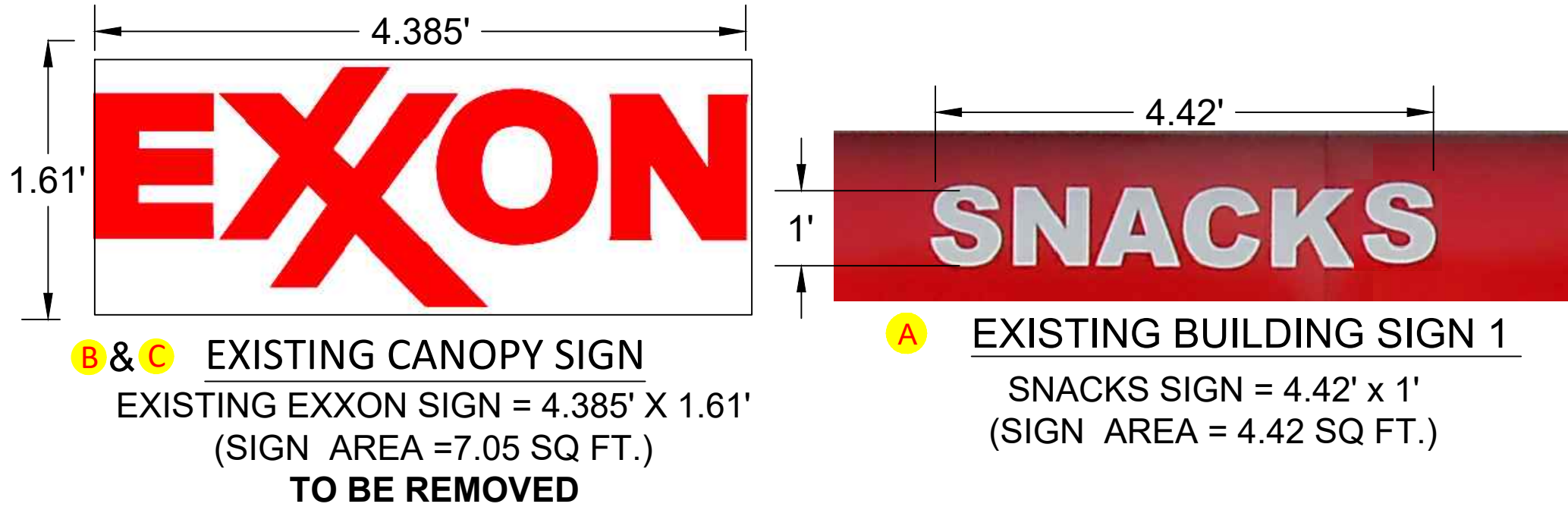
DRAWN BY: PR DATE: OCT 2019
CHECKED BY: PR TAX MAP NO: 054.04-09-11

THIS DESIGN IS COPYRIGHTED
AND DRAWING NO. PROTECTED
UNDER THE LAWS OF THE
UNITED STATES OF AMERICA.
ANY UNAUTHORIZED USE OF THE
DOCUMENT WITHOUT WRITTEN
CONSENT OF THE PLAN SOURCE,
DRAWING NO.
1 OF 5



EXISTING SITE PLAN

SCALE - 1:30



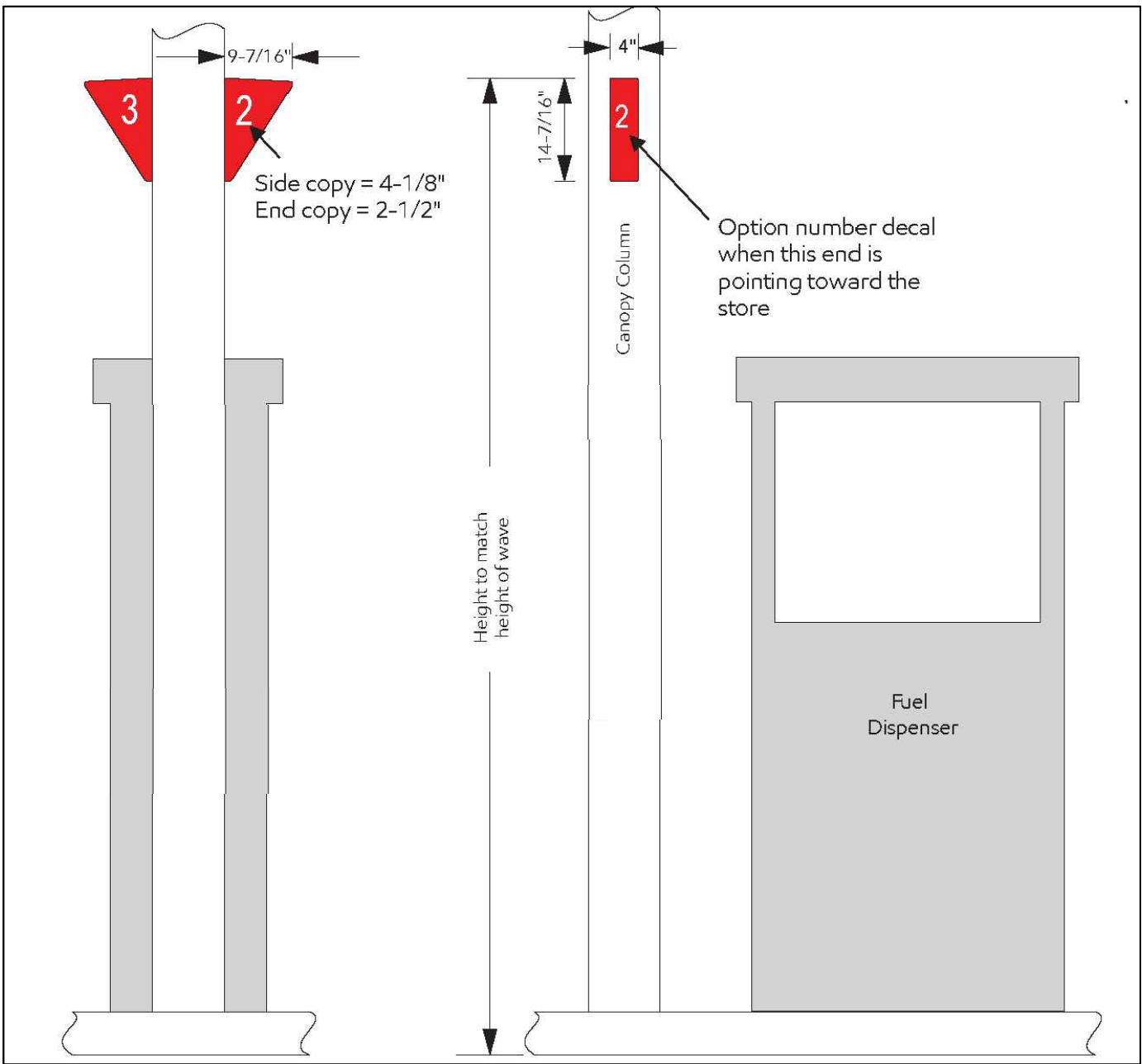
B & C EXISTING CANOPY SIGN
EXISTING EXXON SIGN = 4.385' X 1.61'
(SIGN AREA = 7.05 SQ. FT.)
TO BE REMOVED

A EXISTING BUILDING SIGN 1
SNACKS SIGN = 4.42' X 1'
(SIGN AREA = 4.42 SQ. FT.)

PROJECT SCOPE:

- THIS PLAN PROPOSES TO ADD BLADE SIGNS AND NUMBER WEDGES TO COLUMNS.
- THE PLAN PROPOSES TO REMOVE THE EXISTING POLE MOUNTED SIGN AND INSTALL NEW MONUMENT SIGN(VISION CLEARANCE WAIVER HAS BEEN APPLIED).
- FUEL DISPENSER DECALS TO BE REPLACED WITH NEW ONES.

SHEET INDEX	
PAGE	TITLE
1	SIGN PLAN I
2	SIGN PLAN II
3	SIGN LOCATIONS
4	SIGN DETAILS
5	LED SIGN PLAN



DETAIL 1

NUMBER WEDGE

Structural Spec:

- Wedges are 2 sided, non-illuminated, with white vinyl graphics.
- Acrylonitrile butadiene styrene (ABS) skin with aluminum mounting plate.
- 2 lbs total weight.
- Structure rated at 120mph wind load.

BUILDING SIGNAGE AREA:

ALLOWABLE SIGNAGE AREA:

ALLOWABLE SIGNAGE AREA = 1 SF/ LF OF THE
BUILDING FRONTAGE(FRONTAGE ALONG BOTH THE ROADS)

ALONG N WASHINGTON ST = 76.4 SF
ALONG WYTHE ST = 46 SF
TOTAL = 122.4 SF

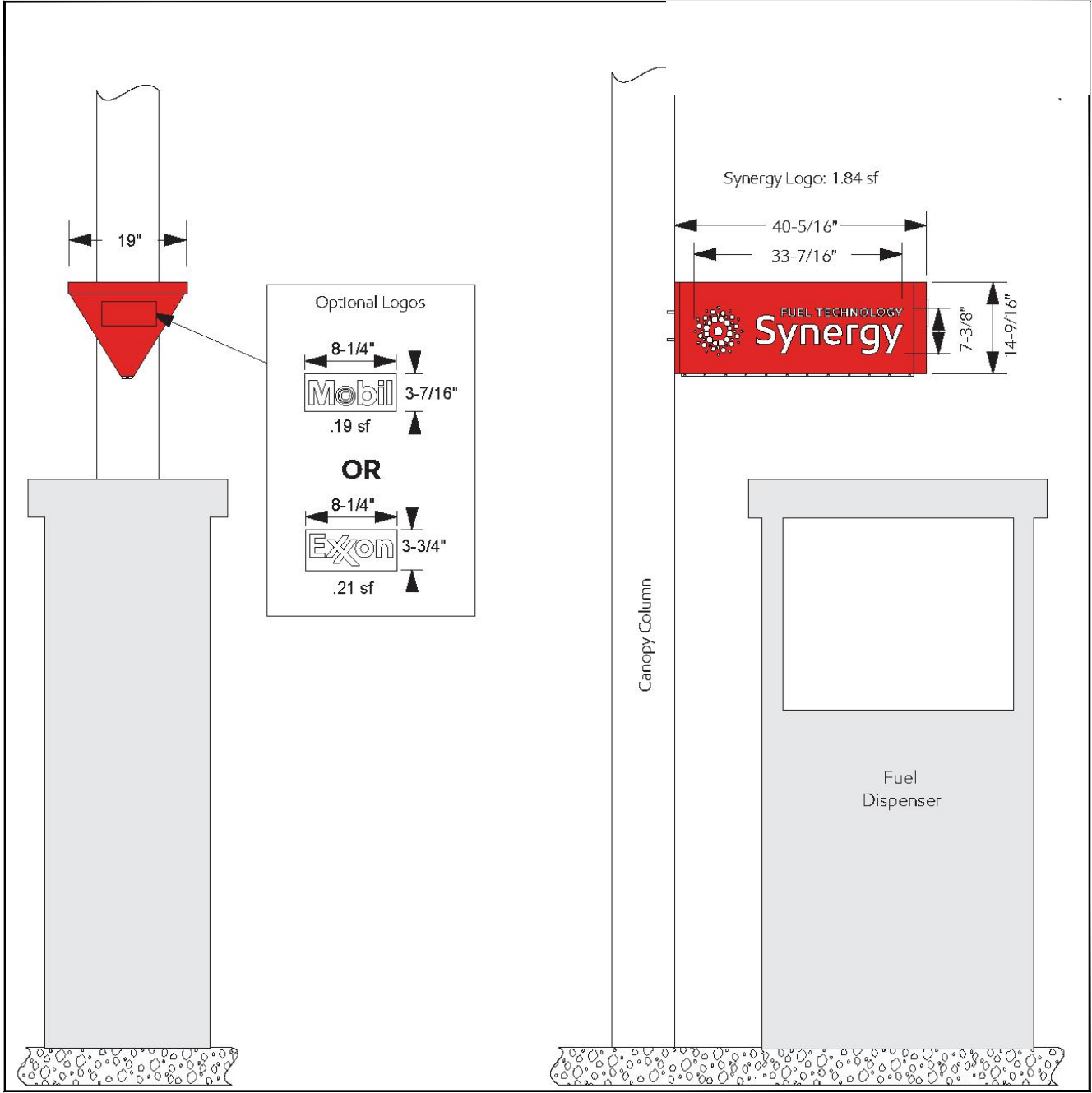
EXISTING SIGNAGE AREA:

SNACKS SIGN = 4.42 SF
SYNERGY DECALS ON PUMPS = 4(2.16'X3.38') = 29.2 SF
EXXON DECALS ON PUMPS = 4(0.5' x 0.1') = 0.2 SF
TOTAL EXISTING SIGNAGE = 33.82 SF

PROPOSED SIGNAGE AREA:

BLADE SIGN AREA(E1, E2, E3 & E4) = 3.35' x 1.21' = 4.08 SF
NUMBER OF SIGNS = 4 NOS = 4 x 4.08 = 16.32 SF

TOTAL BUILDING SIGNAGE = 33.82 + 16.32 = 50.14 SF



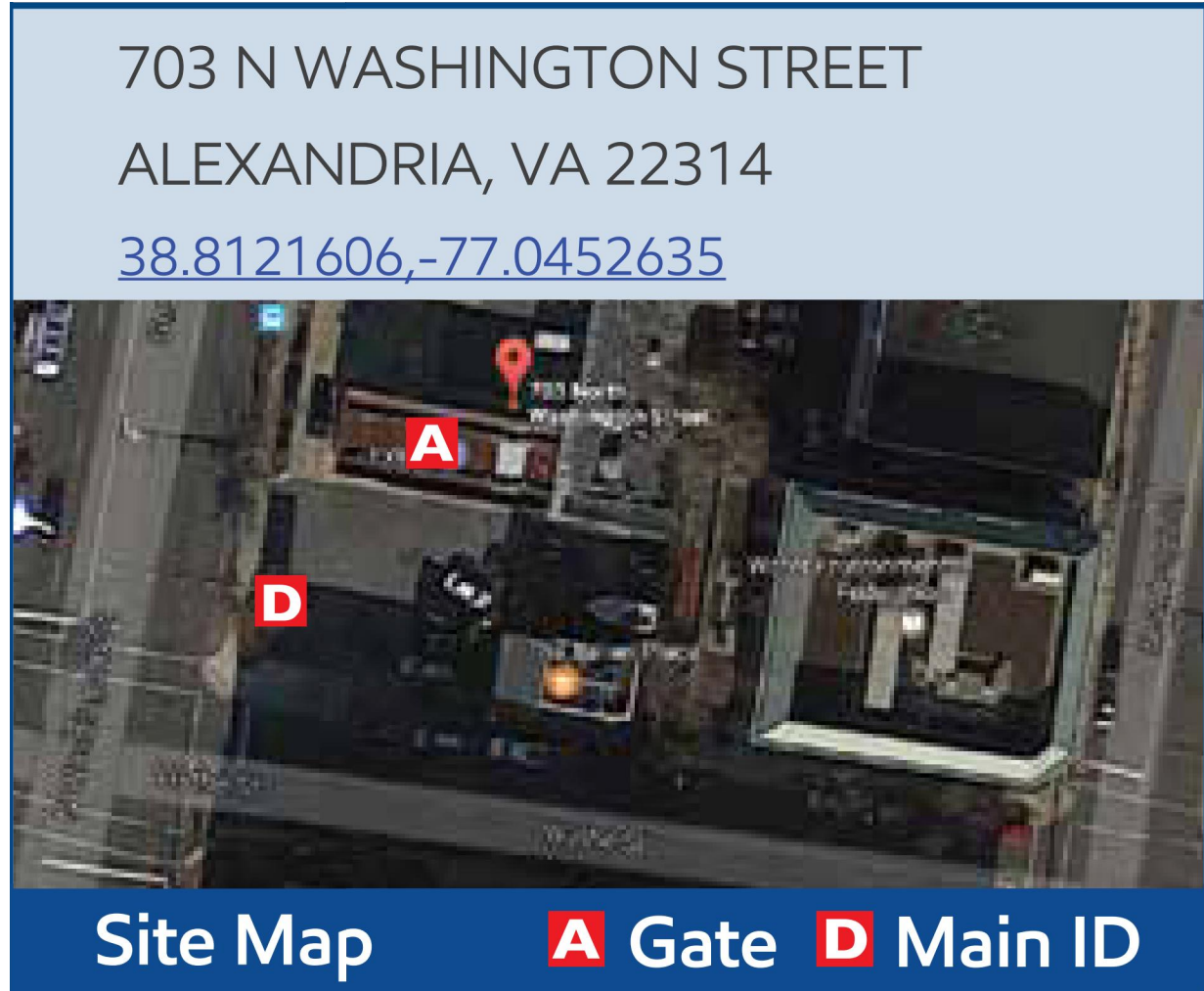
DETAIL 2 E1 E2 E3 & E4

STANDARD BLADE SIGN AREA (TYP.) = 4.08 SF

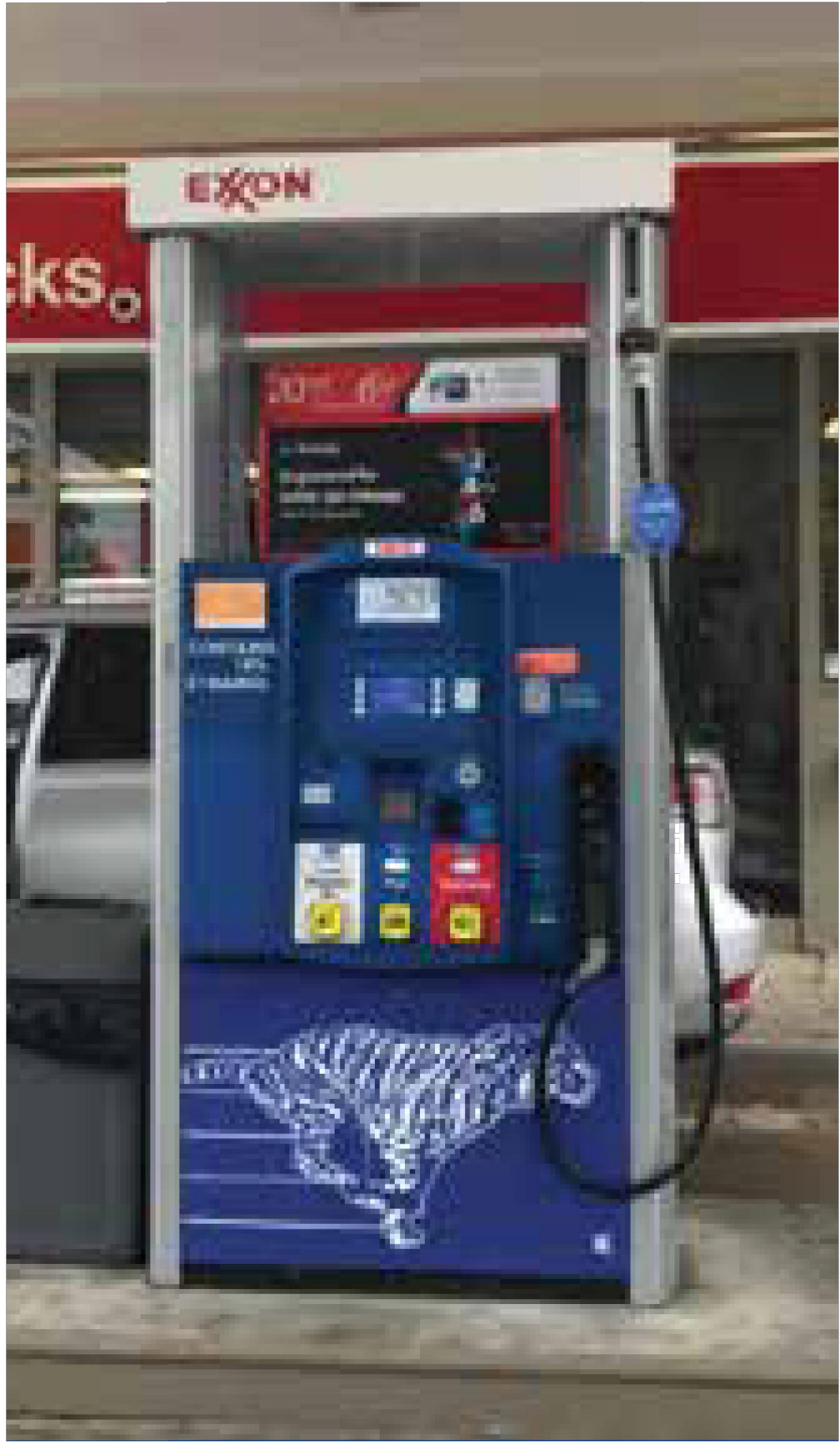
BLADE

Structural Spec:

- Low density polyethylene (LDPE) frame around steel tube.
- Acrylonitrile butadiene styrene (ABS) outer skin.
- 50 lbs total weight.
- Structure rated at 120mph wind load.



Site Map A Gate D Main ID



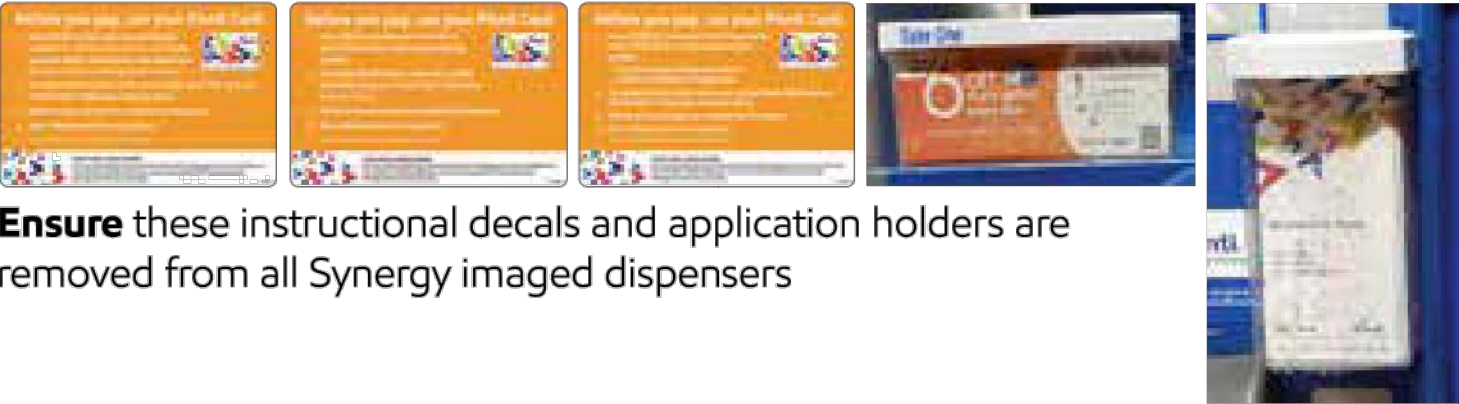
EXISTING

Gilbarco | Encore 500/700 S with EPP 3 Product
Ancillary decals placement

Revised 11/7/2019

Note: Please make sure the dispenser surface is cleaned prior to applying any of the adhesive backed or sponge tape decals.

- A. Pump number (dispenser mounted)
- B. Nozzle instruction
- C. Pay at the pump instruction
- D. Card reader graphic
- E. Pump operation message - defined as needed
- F. Optional miscellaneous payment message - defined as needed (within dotted area at right)
- G. Receipt decal, if applicable
- H. Customer assistance decal, if applicable
- I. Safety/caution message - as defined per legal requirements
- J. Product content - ethanol %, bio %, sulfur ppm, if applicable
- K. ExxonMobil-related only marketing program, e.g. Speedpass and related, instructions (within dotted area at right)
- L. Marketing/loyalty stickers, e.g. Plenti (within dotted area at right; L2 is for the Smart card program)
- M. Speedpass+ QR code
- N. Clean air nozzle decal, Temperature notice decal, Oxygenated gas decal, etc. (within dotted area at right; Motor fuel decal goes here, if required; N2 is additional space, if required)
- O. Cetane decal where required (within dotted area at right if diesel is sold on dispenser)
- P. Local regulatory decals, e.g. Weights and Measures (within dotted area at right)
- Q. Dispenser manufacturing decals (within dotted area at right)
- R. Applicable octane or product grade decals, e.g. 85 and related, for products sold on dispenser
- S. Valance logo - as defined by brand (positioned per graphic below)
- T. "Gasoline" decal, California only



Ensure these instructional decals and application holders are removed from all Synergy imaged dispensers



LATEST SITE PHOTOS - ALL WINDOW SIGNS REMOVED



LATEST SITE PHOTOS - ALL WINDOW SIGNS REMOVED



LATEST SITE PHOTOS



LATEST SITE PHOTOS

CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com



No. DATE: REVISIONS

No. DATE: SUBMISSIONS

PROJECT INFORMATION:

703 N WASHINGTON STREET
ALEXANDRIA, VA 22314

OWNER'S NAME:

MOUNT VERNON PETROLEUM
REALTY LLC
6820B COMMERCIAL DR
SPRINGFIELD, VA 22151

DRAWING TITLE:

SIGN PLAN II

AREA: 17,754 SF
0.407 AC
SCALE: NTS

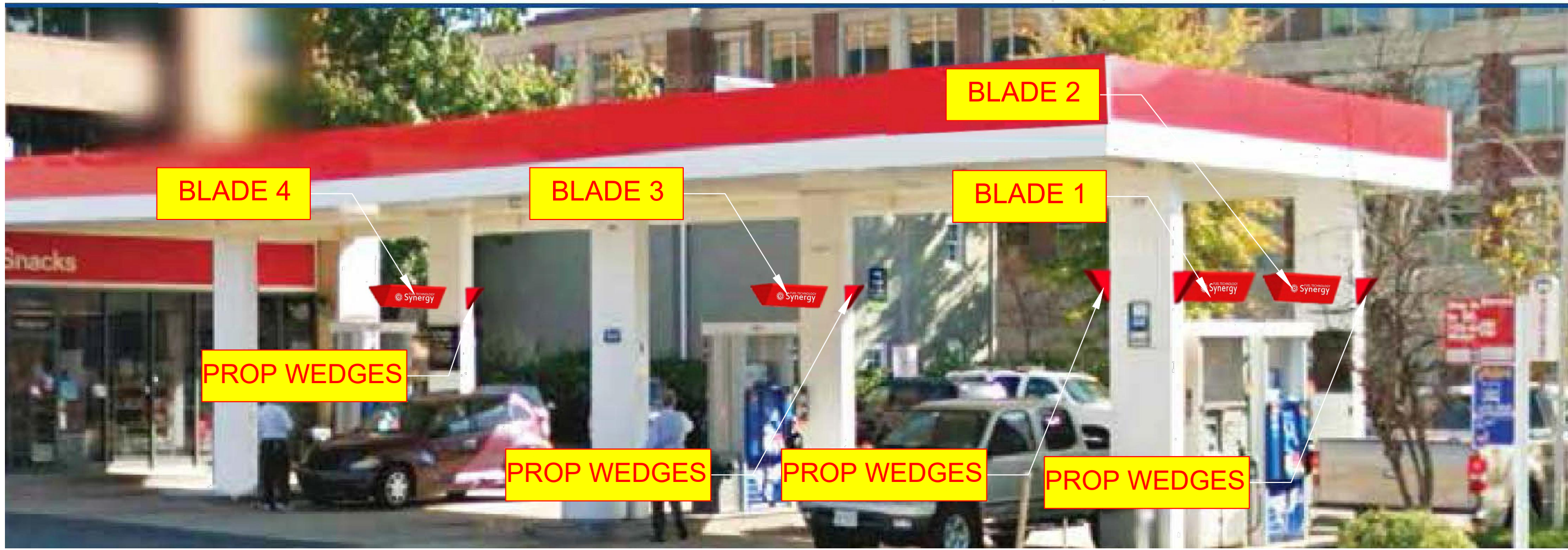
PROJECT MANAGER:
BP

DRAWN BY: PR
DATE: OCT 2019
CHECKED BY: PR
TAX MAP NO: 054.04-09-11

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Revised 11/7/2019



E1 E2 E3 & E4 SIGN LOCATION



LATEST SITE PHOTOS - ALL WINDOW SIGNS REMOVED

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DATE:		REVISIONS
DATE:		SUBMISSIONS
PROJECT INFORMATION:		
703 N WASHINGTON STREET ALEXANDRIA, VA 22314		
OWNER'S NAME: MOUNT VERNON PETROLEUM REALTY LLC 6820B COMMERCIAL DR SPRINGFIELD, VA 22151		
DRAWING TITLE: SIGN LOCATIONS		
AREA:	17,754 SF 0.407 AC	
SCALE:	N/A	
PROJECT MANAGER: BP		
DRAWN BY: PR	DATE: OCT 2019	
CHECKED BY: PR	TAX MAP NO: 054.04-09-11	
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Revised 11/7/2019



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[illegible]

DATE:	SUBMISSIONS
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PROJECT INFORMATION:

703 N WASHINGTON STREET

ALEXANDRIA, VA 22314

OWNER'S NAME:
MOUNT VERNON PETROLEUM
REALTY LLC
6820B COMMERCIAL DR
SPRINGFIELD, VA 22151

DRAWING TITLE:

SIGN DETAILS

AREA:	17,754 SF 0.407 AC
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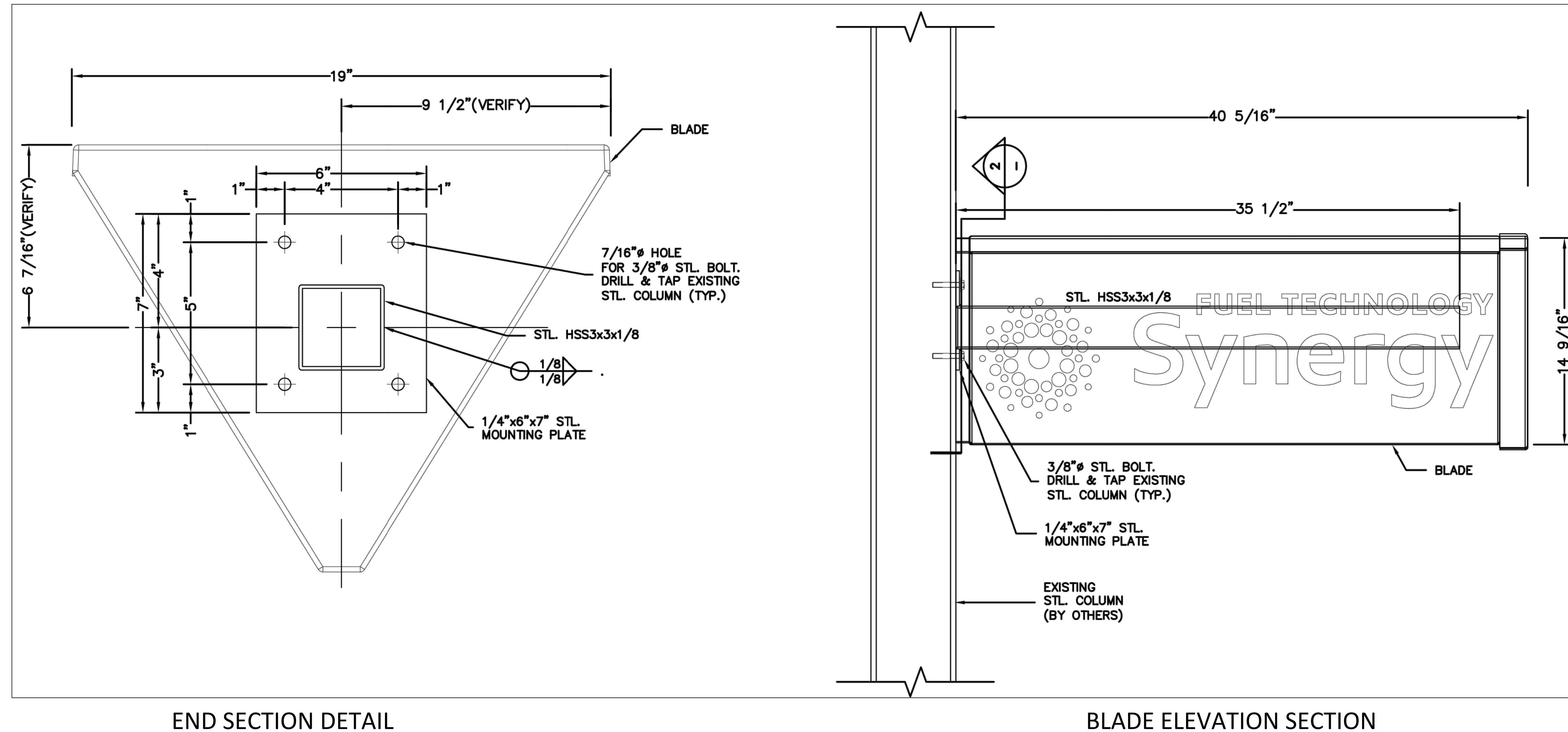
SCALE:	N/A
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PROJECT MANAGER:
BP

DRAWN BY: PR	DATE: OCT 2019
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CHECKED BY: PR	TAX MAP NO: 054.04-09-11
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END SECTION DETAIL

BLADE ELEVATION SECTION



EXISTING SITE PLAN



600W with PFC and Parallel Function

PSP-600 series

■ Features :

- Universal AC input / Full range
- Built-in active PFC function
- Protections: Short circuit / Overload / Over voltage / Over temperature
- Forced air cooling by built-in DC fan
- With DC OK Signal output
- Current sharing up to 2400W(3+1)
- Built-in remote ON-OFF control
- Built-in remote sense function
- Fixed switching frequency at PFC:88KHz PWM:100KHz
- Operating altitude up to 3000 meters (Note.6)
- 3 years warranty

SPECIFICATION	PSP-600-5	PSP-600-12	PSP-600-13.5	PSP-600-15	PSP-600-24	PSP-600-27	PSP-600-48
DC VOLTAGE	5V	12V	13.5V	15V	24V	27V	48V
RATED CURRENT	80A	50A	44.5A	40A	25A	22.2A	12.5A
CURRENT RANGE	0~80A	0~50A	0~44.5A	0~40A	0~25A	0~22.2A	0~12.5A
RATED POWER	400W	600W	600.75W	600W	600W	599.4W	600W
RIPPLE & NOISE (max.)	160mVp-p	240mVp-p	240mVp-p	240mVp-p	240mVp-p	240mVp-p	300mVp-p
VOLTAGE ADJ. RANGE	4.75~5.5V	10~13.2V	12~15V	13.5~18V	20~28.4V	24~30V	41~56V
VOLTAGE TOLERANCE	±2.0%	±1.0%	±1.0%	±1.0%	±1.0%	±1.0%	±1.0%
LINE REGULATION	±1.0%	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%
LOAD REGULATION	±1.0%	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%
SETUP, RISE TIME	1500ns, 50ms at full load						
HOLD UP TIME (Typ.)	88~264VAC	124~370VDC					
VOLTAGE RANGE	88~264VAC	124~370VDC					
FREQUENCY RANGE	47~63Hz	0.95/115VAC at full load					
POWER FACTOR (Typ.)	0.95/0.9VAC	0.95/115VAC at full load					
EFFICIENCY (Typ.)	79%	84%	85%	85%	86%	86%	87%
AC CURRENT (Typ.)	8.8A/115VAC	3.4A/230VAC					
INRUSH CURRENT (Typ.)	20A/115VAC	40A/230VAC					
LEAKAGE CURRENT	<1.3mA/24VAC						
OVERLOAD	155~135% at 100% load						
PROTECTION	Protection type: Constant current limiting, recovers automatically after fault condition is removed						
OVER VOLTAGE	Protection type: Shut down o/p voltage, re-power on to recover						
OVER TEMPERATURE	Protection type: Shut down o/p voltage, re-power on to recover						
REMOTE CONTROL	RC=RC-: Short = power on / Open = power off						
FUNCTION	PSU turn on: 3.3V~5.8V PSU turn off: 0V~1V						
WORKING TEMP.	-20~+60°C (Refer to "Derating Curve")						
WORKING HUMIDITY	20~95% RH non-condensing						
ENVIRONMENT	STORAGE TEMP., HUMIDITY: -40~+85°C, 10~95% RH non-condensing						
TEMP. COEFFICIENT	±0.03%/°C (0~50°C)						
VIBRATION	10~500Hz, 2G 10min./cycle, period for 60min. each along X, Y, Z axis						
SAFETY STANDARDS	UL60950-1, IEC60950-1, CCC GB4943.1, EAC TP TC 004 approved						
WITHSTAND VOLTAGE	IP-0P: 30VAC IP-FG: 20VAC IP-FG: 20VAC IP-FG: 20VAC						
ISOLATION RESISTANCE	IP-OP: IP-FG: 100M Ohms / 500VDC / 25°C / 70% RH						
EMC EMISSION	Compliance to EN55032 (CISPR32) Class B, EN61000-3-2, -3, GB9245, GB17625.1, EAC TP TC 020						
EMC IMMUNITY	Compliance to EN61000-4-2, 3, 4, 5, 6, 8, 11, light industry level, criteria A, EAC TP TC 020						
MTBF	116,441 hrs min. MIL-HDBK-217F (25°C)						
OTHERS	DIMENSION: 170*121*30mm (L*W*H)						
PACKING	1.9Kg; 8pcs/15.5kg/1.08CUFT						

NOTE

1. All parameters NOT specially mentioned are measured at 230VAC input, rated load and 25°C of ambient temperature.
2. Ripple & noise are measured at 20MHz of bandwidth by using a 12" twisted pair-wire terminated with a 50Ω and 47μF parallel capacitor.
3. Tolerance: includes all up tolerances, line regulation and load regulation.
4. The power supply is considered a component which will be installed into a final equipment. All the EMC tests are based on how to perform basic EMC tests, please refer to IEC testing of component power supplies (see available on <http://www.meanwell.com>).
5. Derating may be needed under low input voltage. Please check the derating curve for more details.
6. The operating altitude is 2000 meters for CCC, 3000 meters for UL, TUV. The ambient temperature derating of 5°C/1000m is needed for operating altitude greater than 2000m (6560ft).

PROJECT SCOPE:

1. THE PLAN PROPOSES TO REMOVE THE EXISTING POLE MOUNTED SIGN AND INSTALL NEW MONUMENT SIGN(VISION CLEARANCE WAIVER HAS BEEN APPLIED).
2. ELECTRICAL CONTRACTOR TO USE THE EXISTING FEED TO ILLUMINATE THE PRICE ID SIGN WITHOUT INCREASING THE ELECTRICAL LOAD ON EXISTING ELECTRICAL PANEL.
3. NEC 2011 NFPA 70 CODE TO BE ENFORCED.

ELECTRICAL NOTES:

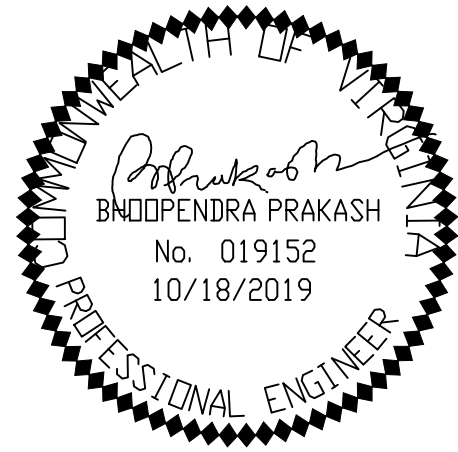
PRICE ID SIGNS IS POWERED BY LOW VOLTAGE CURRENT WHICH UTILIZES A TRANSFORMER THAT STEPS DOWN A VOLTAGE OF 120 VOLTS TO 5 VOLTS. SEE SPECIFICATION FOR POWER SUPPLY TO PRICE ID SIGN PANELS.

Revised 11/7/2019

CIVIL ENGINEERS:



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No. DATE: REVISIONS

No. DATE: SUBMISSIONS

PROJECT INFORMATION:

703 N WASHINGTON STREET
ALEXANDRIA, VA 22314

OWNER'S NAME:

MOUNT VERNON PETROLEUM
REALTY LLC

6820B COMMERCIAL DR
SPRINGFIELD, VA 22151

DRAWING TITLE:

LED SIGN PLAN

AREA: 17,754 SF
0.407 AC

SCALE: N/A

PROJECT MANAGER:

BP

DRAWN BY:
PR

DATE:
OCT 2019

CHECKED BY:
PR

TAX MAP NO:
054.04-09-11

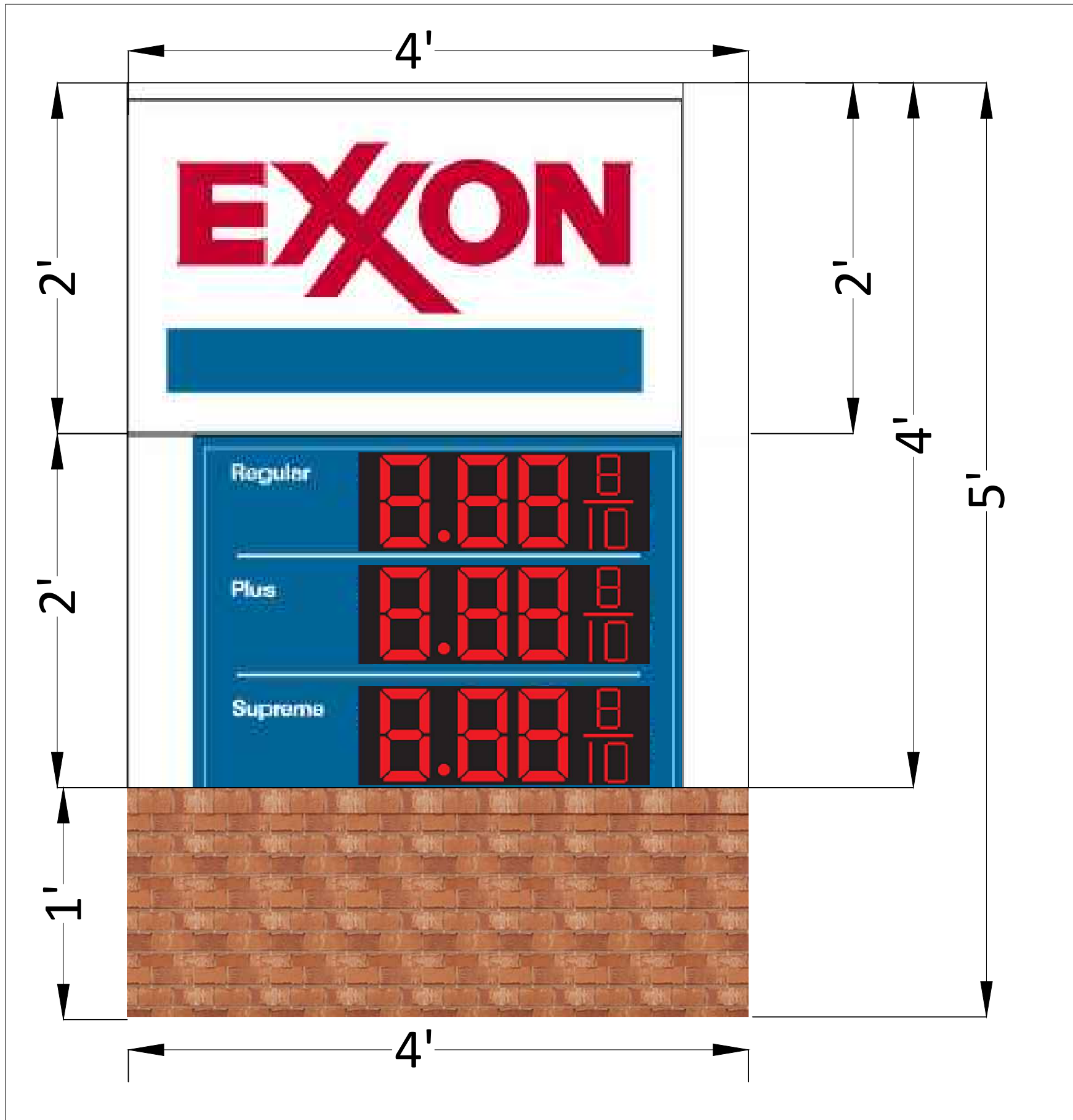
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EXISTING PRICE ID



PROPOSED PRICE ID SIGN
MONUMENT SIGN DETAIL

ILLUMINATED - LED

ALLOWABLE MONUMENT SIGNAGE AREA = 20 SF
EXISTING POLE MOUNTED PRICE ID SIGN AREA = 153.65 SF
PROPOSED MONUMENT SIGNAGE AREA = 20 SF
SIGN AREA = (4' x 5') = 20 SF

NOTE: THE BASE OF THE MONUMENT SIGN IS 1' ABOVE GROUND



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, VA 22101

Alexandria Board of Architectural Review
City of Alexandria, Town Hall
300 King Street
Alexandria, VA 22314-3212

Reference:

BAR Case: BAR2019-00190 (801 N. Washington Street)
BAR Case: BAR2019-00191 (501 S. Washington Street)
BAR Case: BAR2019-00192 (703 N. Washington Street)

November 6, 2019

Dear Sir/Madam:

The following are George Washington Memorial Parkway's (Parkway) current comments on the above referenced proposal:

BAR 2019 - 00190 (801 N. Washington Street)

- The site is located within the North Washington Street area from Bashford Lane to Pendleton Street. The proposal is for new signage at an existing petroleum station.
- The proposed price ID sign as we appreciate the scale of the sign being reduced significantly and the use of a brick base to provide continuity within the historical character of the parkway the illumination of the sign is not appropriate and we would ask you to reconsider the illumination.

BAR 2019 - 00191 (501 S. Washington Street)

- The site is located within the South Washington Street area from Wilkes Street to the southern city limit at Hunting Creek. This particular location also borders the historic core. The proposal is for new signage at an existing petroleum station.

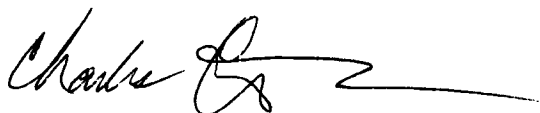
- The proposed price ID sign as we appreciate the scale of the sign being reduced significantly and the use of a brick base to provide continuity within the historical character of the parkway the illumination of the sign is not appropriate and we would ask you to reconsider the illumination. We would also ask to reconsider the addition of the "Snacks" signage and have that removed from the ID sign.

BAR 2019 - 00192 (703 N. Washington Street)

- The site is located within the North Washington Street area from Bashford Lane to Pendleton Street. The proposal is for new signage at an existing petroleum station.
- The proposed price ID sign as we appreciate the scale of the sign being reduced significantly and the use of a brick base to provide continuity within the historical character of the parkway the illumination of the sign is not appropriate and we would ask you to reconsider the illumination.

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Susan Wong, Chief of Professional Services at 703-289-2515.

Sincerely,



Charles Cuvelier
Superintendent