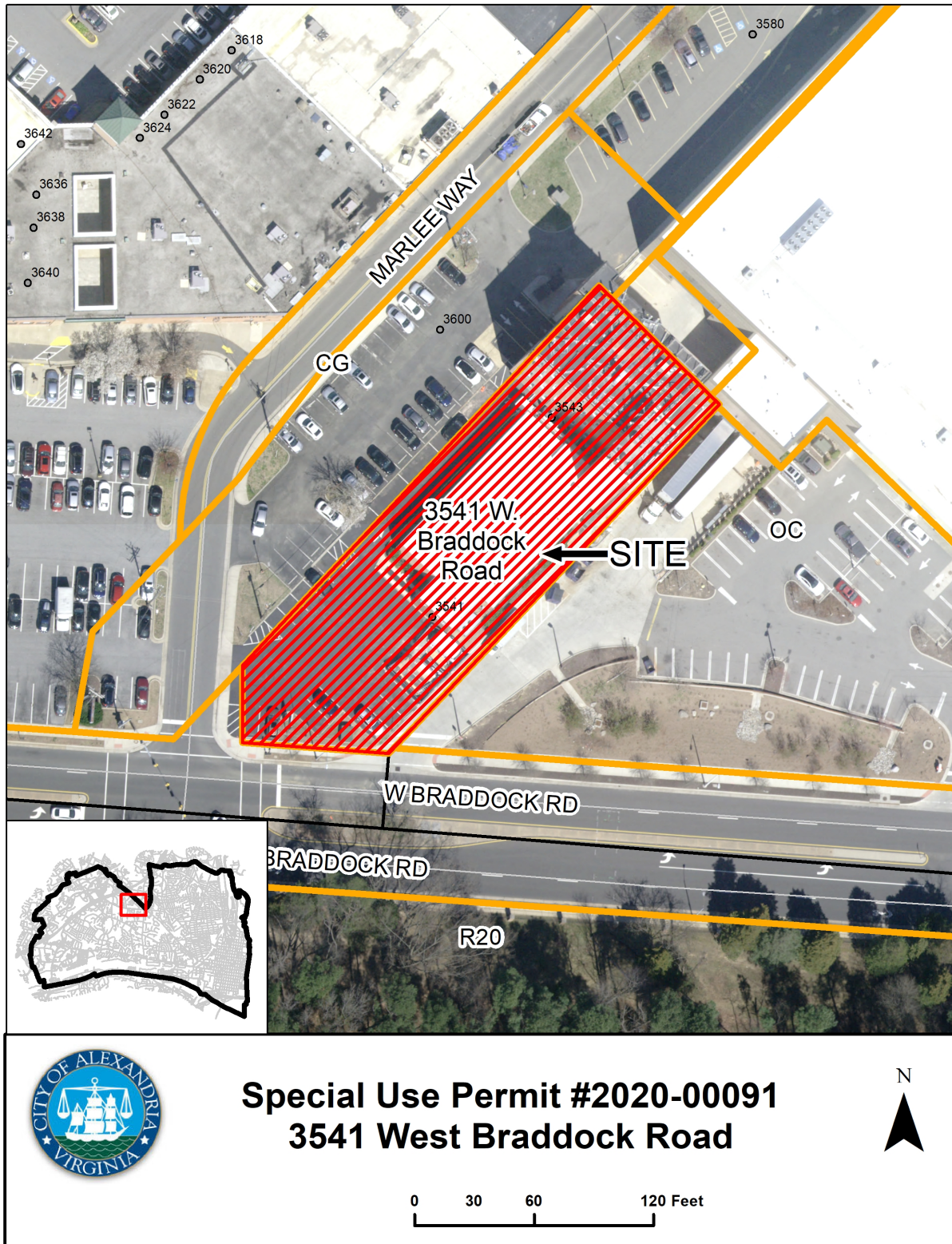


DOCKET ITEM #5
Special Use Permit #2020-00091
3541 West Braddock Road
Bradlee Office and Medical Building

Application	General Data	
Public hearing and consideration of a request for Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance for the installation of a monument sign	Planning Commission Hearing:	February 2, 2021
	City Council Hearing:	February 20, 2021
Address: 3541 West Braddock Road	Zone:	CG
Applicant: Mohammed Omari	Small Area Plan:	Fairlington/Bradlee

Staff Recommendation: DENIAL. Should City Council approve the applicant's SUP request it is subject to compliance with all applicable codes and ordinances and the report conditions.

Staff Reviewer: Richardson Jean-Baptiste, richardson.baptiste@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Mohammed Omari, representing Miller Solutions, LLC, requests SUP approval for a monument sign that incorporates the elements of a box sign and would stand at 15'6" on the south end of the Bradlee Center Office parcel at 3541 West Braddock Road. According to Article IX of the Zoning Ordinance, monument signs must be no taller than six feet. Additionally, box signs are not permitted. Applicants proposing signs that do not comply with the sign ordinance may request Special Use Permit approval to allow an alternatives sign.



Figure 1: View of subject property at corner of Marlee Way and West Braddock Road and existing pole sign.

SITE DESCRIPTION

The elongated pentagon shaped parcel is fronted by two streets, Marlee Way and West Braddock Road. The parcel has approximately 75 feet of frontage on West Braddock Road to the south and 40 feet of frontage on Marlee Way to the west (Figure 1). The site has a depth of approximately 290 feet with a parcel width of 82 feet. The east end of the site is fronted by a service alley used by the adjacent Safeway property. The parcel is developed with one two-story medical office building towards the south and a five-story office building towards the north.

Contextually, the site is predominantly surrounded by surface parking with a multi-story commercial Safeway store is located to the northeast and the four lane Braddock Road anchoring the parcel to the south end.

BACKGROUND

The existing sign is a nonconforming sign. Notification will be soon sent to property owners with nonconforming pole signs. After receiving this notification, these signs must be removed after seven years. The building also contains several noncomplying signs, however, at the time of

installation, these complied with the corresponding Zoning Ordinance (Figure 2). The tenant uses in this building consist of business and professional offices and health profession offices.



Figure 2 : View of noncomplying signage found on the subject property

PROPOSAL

The applicant, Mohammed Omari, requests Special Use Permit approval to install a monument sign that would stand at 186-inchestall and91incheselong on the southern end of the Bradlee Office and Medical building parcel at 3541 West Braddock Road. It would replace the current existing nonconforming pole sign (Figure 3). The sign would front West Braddock Road and would be approximately 85 feet away from the medical building.

The proposed sign would display 18 equal sized tenant panels that are approximately 16.5” in height by 36” wide with tenant names to be displayed in a perforated vinyl. The top panel will include the name and address of the center in white acrylic lettering on an opaque painted background. The sign will be internally illuminated with LEDs mounted on 2-inch by 2-inch aluminum tubes integrating elements of a box sign. The sign will be supported by two steel tubes and its internal frame constructed from aluminum creates a waterproof interior cabinet.

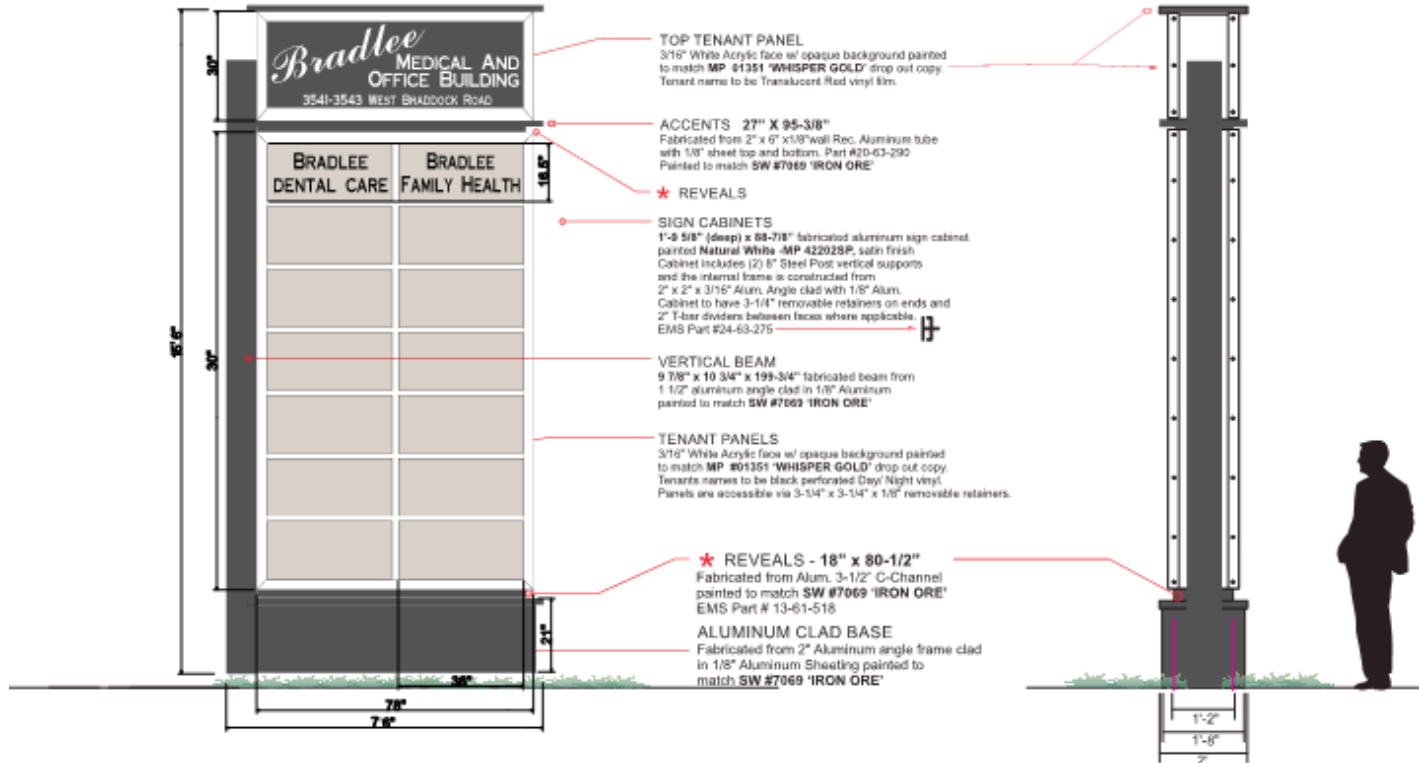


Figure 3: Proposed Sign Dimensions

ZONING/MASTER PLAN DESIGNATION

Section 9-202(A)(5)(ii) states that, “At a lot containing three or more businesses, a maximum of one freestanding sign is permitted with a maximum area of 40 square feet and a maximum height of six feet above grade to the top of the sign.” Section 9-104(B)(13) prohibits signs “that use a lightbox configuration where a light fixture is inside a rectangular box with the front surface consisting of a translucent panel on which information is displayed.” Given that the applicant proposes a sign that does not comply with these two sections, he has applied for an SUP waiver of Article IX requirements as allowed in Section 9-103(D) of the Zoning Ordinance.

The subject is located within the Fairlington/Bradlee Small Area Plan. Zoned CG, the property is envisioned to be an auto-oriented retail and service activity area with long-term improvements to traffic circulation in the area that are consistent with sound principles of urban design.

II. STAFF ANALYSIS

Staff does not support the applicant’s proposal to replace the existing non-complying pole signage with the proposed free standing monument signage fronting West Braddock Road. Staff

finds that the proposed sign is not eligible for a waiver as it does not satisfy the criteria of Section 9-103(D), primarily because it does not correspond with the intent of Article IX in terms of size and aesthetic quality. With the proposal measuring 15'6", which is 9'6" higher than what is allowed in the Zoning Ordinance, the proposed replacement signage represents a height that more than doubles what is allowed. The listing of 14 businesses contributes to the overall height of the sign and the lettering for each is too small to be reasonably read by motorists. Additionally, staff does not support the box sign element that is included in the sign proposal as it is a design characteristic that is intentionally prohibited in the ordinance.

Section 9-103(D) indicates that a waiver of sign requirements can be obtained based on the following criteria:

- a. The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.**
- b. The proposed signage will not have an adverse impact on the nearby neighborhood.**
- c. The signs comply with the applicable standards for approval of a special use permit set forth in section 11-504.**

In our discussion of why staff does not believe the proposed sign is eligible for a waiver, it first would like to illustrate a recent SUP sign proposal that City Council believed to follow the intent of Article IX and adhered to the Section 9-103(D) waiver criteria. In 2018, City Council approved a waiver of the Article IX requirements in SUP #2018-00087 at 300 Montgomery Street. City Council believed this to be an exceptional design (Figure 4). Centered within a pedestrian-focused neighborhood the approved signage met the exceptional design criterion as it expanded the branding of the Montgomery Center to another prominent corner at the opposite side of the building, providing a visual balance for place identification signage with simplistic, legible design. The design also coordinated with the existing Art Deco elements of the sign at the opposite side of the building. It incorporated LED illumination in a manner that did not adversely affect the health or safety of the residents within the neighborhood or was detrimental to the public welfare.



Figure 4: Example of a City Council approved SUP #2018-00087 for a sign waiver at 300 Montgomery Street

Although this sign and the proposed sign are set in two distinct areas -- Old Town North and Braddock -- the example conveys how well-designed signage should embrace the character of its neighborhood. The proposed signage, as it is currently submitted, does not adequately reflect the sign communication needs of an auto-centric neighborhood along this commercial section of Braddock Road. The proposal would only function, at best, with a lettering height for the individual listed businesses that would be legible and visible from a moving vehicle.

While Chapter 9-7-7(A) of the City Code does not apply directly to general signage, it outlines the Code requirements for gasoline station pricing on signs and provides context as to the height of sign lettering that is legible to motorists. Chapter 9-7-7 (A) requires that, “All figures, including fractions, upon such signs shall be of the same size and shall be block type, and shall be a **minimum of eight inches, and a maximum of 12 inches high**, with a stroke width of two inches.” One may derive a sense from what is required for gasoline stations as a threshold of legibility for this proposal since the Article IX does not contain a minimum height for lettering on signs. As it is currently designed, the proposed signage text would have an approximate height of 4” which is 4” smaller than the minimum required in Chapter 9-7-7(A).

In summary, staff does not believe that the proposed sign satisfies the three criteria of Section 103(D) due to size and aesthetic quality. We recommend that the applicant resubmits a sign proposal that complies with the Zoning Ordinance requirements. Criterion (a) is not met as the overall design is not exceptional in relationship to the function of the neighborhood. It could be adequately designed within the Zoning Ordinance parameters as smaller in scale, identifying only the Bradlee Office and Medical Building and removing the individual business listings. The materials presented for the box sign element do not contribute to the aesthetic quality of the neighborhood. Likewise, staff does not believe Criterion (b) is met as the size, lack of legibility of text and overall design would adversely impact the aesthetic quality of the general neighborhood. Last, Criterion (c) is not met, due to the proposed sign’s incompatibility with “...the use or enjoyment of adjacent and surrounding property, the character of the

neighborhood, [and] traffic conditions....” a standard of Section 11-504(B)(10). As such, staff recommends denial of the SUP request. Should the City Council support the applicant’s proposal, conditions for the SUP are included in the following section.

III. RECOMMENDED CONDITIONS

Staff recommends **denial** of the applicant’s request. Should City Council approve the applicant’s SUP request it is subject to compliance with all applicable codes and ordinances and the following conditions.

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The design of the sign and the placement of the sign on the building shall be consistent with plans and diagrams submitted on November 18, 2020. (P&Z)
3. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 SWM has no comments.

F-2 No comment from Transportation Planning on this.

F-3 TES/OEQ does not have any comments on this SUP.

Code Enforcement:

No comments received.

Fire:

No comments received.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 3541 W. Braddock Road

TAX MAP REFERENCE: 44200000 **ZONE:** CG

APPLICANT:

Name: Mohammed omari (Miller creative solutions, LLC)

Address: 6182A Arlington Blvd , Falls church , VA 22044

PROPOSED USE: replacing a exiting sign

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mohammed omari

Print Name of Applicant or Agent

6182A Arlington blvd

Mailing/Street Address

falls church

City and State

VA

Zip Code

Signature

703-347-4945

Telephone #

momari@catchysign.net

Email address

10/12/2020

Date

703-536-5612

Fax #

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Bradlee Medical Office Building, I hereby

(Property Address)

grant the applicant authorization to apply for the sign permit use as

(use)

described in this application.

Name: Cecilia Gonder, Trustee + Manager

Phone 703-751-5100

Please Print

Address: 101 S. Whiting St #113 Alex. VA 22304

Email: cgonder@yahoo.com

Signature: 

Date: 10/22/2020

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: sign contractor of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

MOHAMMED OMARI 6344 OAK RIDGE DR ALEXANDRIA, VA 220312 100% @ MILLER CREATIVE SOLUTIONS, LLC

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. Mohammed Omari Miller Creative Solutions, LLC	6182A Arlington Blvd Falls Church, VA 22044	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 3541 W. Braddock Road (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. <i>Magdalena A. Frangis Gonder Trust dtd 09032008</i>	<i>101 S. Whiting St #809 Alexandria VA 22304</i>	<i>68.75%</i>
2. <i>Magdalen I. Gonder Trust</i>	<i>3333 S. Atlantic Ave #505 Daytona Beach FL 32118</i>	<i>3.30%</i>
3. <i>Cecilia L. Gonder Trust</i>	<i>10030 SW 122 Ct Miami FL 33186</i>	<i>3.30%</i>

Cont'd.

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. <i>Magdalena A. Frangis Gonder Trust dtd 09032008</i>	None	None
2. <i>Magdalen I. Gonder Trust</i>	None	None
3. <i>Cecilia L. Gonder Trust</i>	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/12/2020

MOHAMMED OMARI

Date

Printed Name

Signature



3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.)
4. L. George Gonder Trust	None	None
5. Cecilia L. Gonder 1998 Trust	None	None
6. L. George Gonder 1998 Trust	None	None
7. Magdalen I. Gonder 1998 Trust	None	None
Mohammed Omari contractor	None	None

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.)
4. L. George Gonder Trust	3.30%	None
5. Cecilia L. Gonder 1998 Trust	7.12%	None
6. L. George Gonder 1998 Trust	7.12%	None
7. Magdalen I. Gonder 1998 Trust	7.12%	None

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

☐ a new use requiring a special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ an expansion or change to an existing use with a special use permit,

☒ other. Please describe: replacing a sign that was approved earlier, and under new zoning code in not

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise be controlled?

N/A

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

N/A

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

- D. How will you prevent littering on the property, streets and nearby properties?
-
-

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.



B. Where is required parking located? (*check one*)

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? _____



APPLICATION - SUPPLEMENTAL

SIGNS

1. How many signs exist on the property?
2 one on the building and one pylon sign what we need to replace
2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
on the building sign is : 15'x6'
pylon sign is 14'8" x7'8"
3. Provide the length of frontage for every street that the subject property touches.
marlee way is 495feet and braddock 190 feet
4. How many businesses are located on the property?
25
5. How many signs are proposed?
replacing the pylon sign
6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
7.5' x 15.5' tall
116.25SF total sqf proposed
7. How will the sign(s) be illuminated?
yes ,sign will be internally illuminated, UL approved led's modules & power supply



Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.

3541-3543 WEST BRADDOCK ROAD



18 EQUAL SIZED
TENANT PANELS

Sign Type: D/F PYLON - ELEVATION - Day View
Scale: 3/8" = 1'-0"



Sign Type: D/F PYLON - ELEVATION - Night View
Scale: 3/8" = 1'-0"



This Design concept is the property of Catchysigns , LLC and cannot be copied, duplicated or manufactured in part or whole without written consent of CATCHYSIGNS , LLC.

Client:

Bradlee Medical Building & Offices

Project:

Bradlee Medical Building & Offices Pylon Sign

Submittal Date: **9/22/2020**

Revision 1:- -

Revision 2:- -

Revision 3:- -

Revision 4:- -

Designer: Med OMARI

Sales Rep.: F. ELRHARBI -

Project Manager: -

Project No.: **54/20**

Page:

Sign Type:

PYLON SIGN

All Components  Listed

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electric To Site "By Others"

CONCEPT

Date:

Client's signature required for approval prior to fabrication.

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Page:

Sign Type:

PYLON SIGN

All Components  Listed

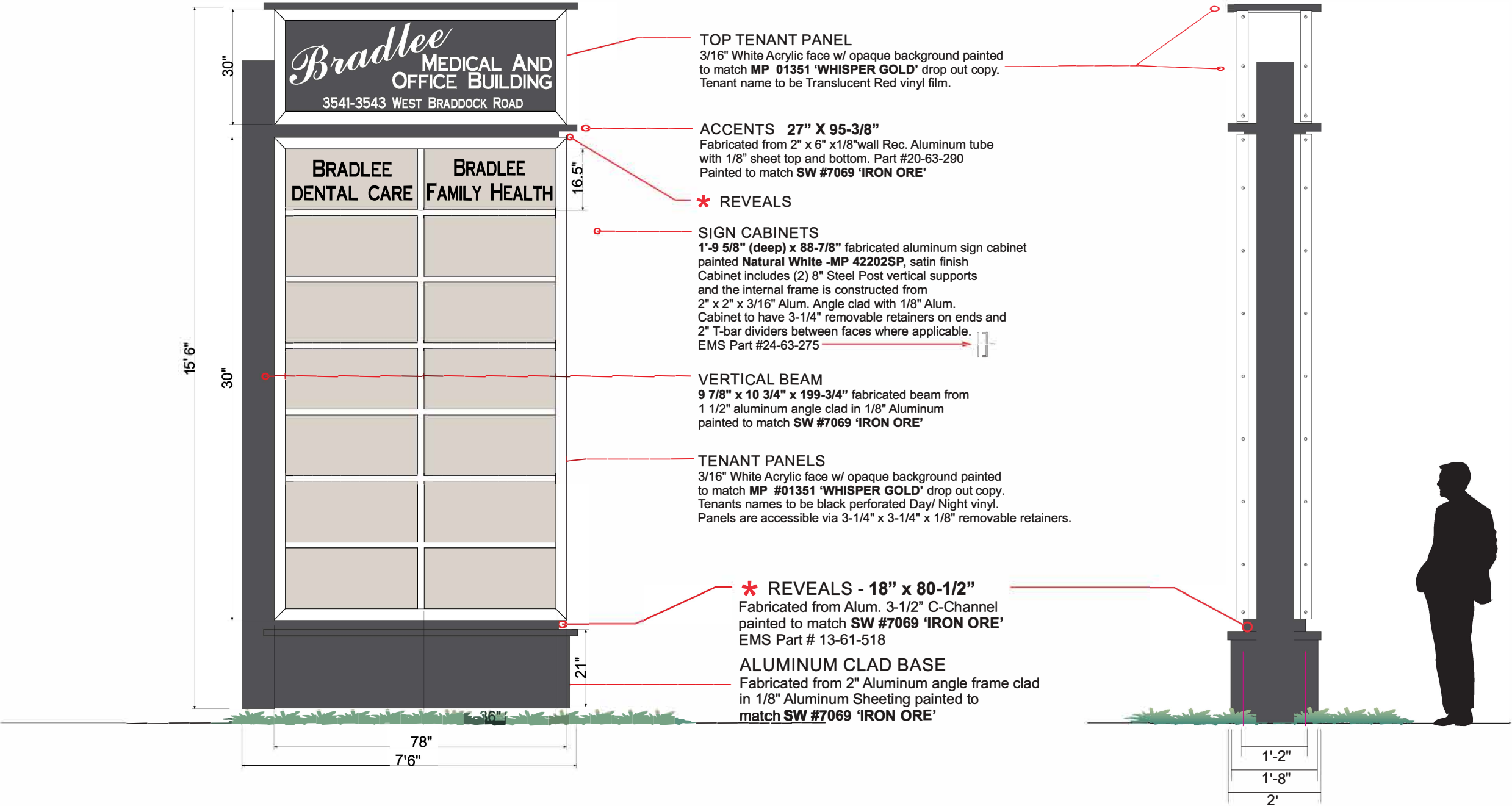
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Electric To Site "By Others"

CONCEPT

Date:

Client's signature required for approval prior to fabrication.



Sign Type: D/F PYLON - Front View

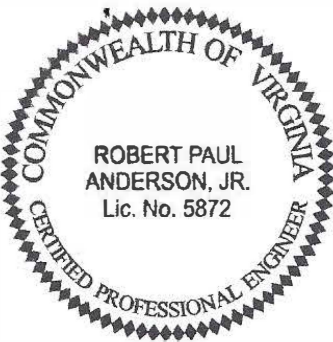
Scale: 3/8" = 1'-0"

QTY: 1

Exact Acrylic Face Cut Sizes Required At Time Of Fabrication

Sign Type: D/F PYLON - Side View

Scale: 3/8" = 1'-0"





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Page:

Sign Type:

PYLON SIGN

All Components Listed

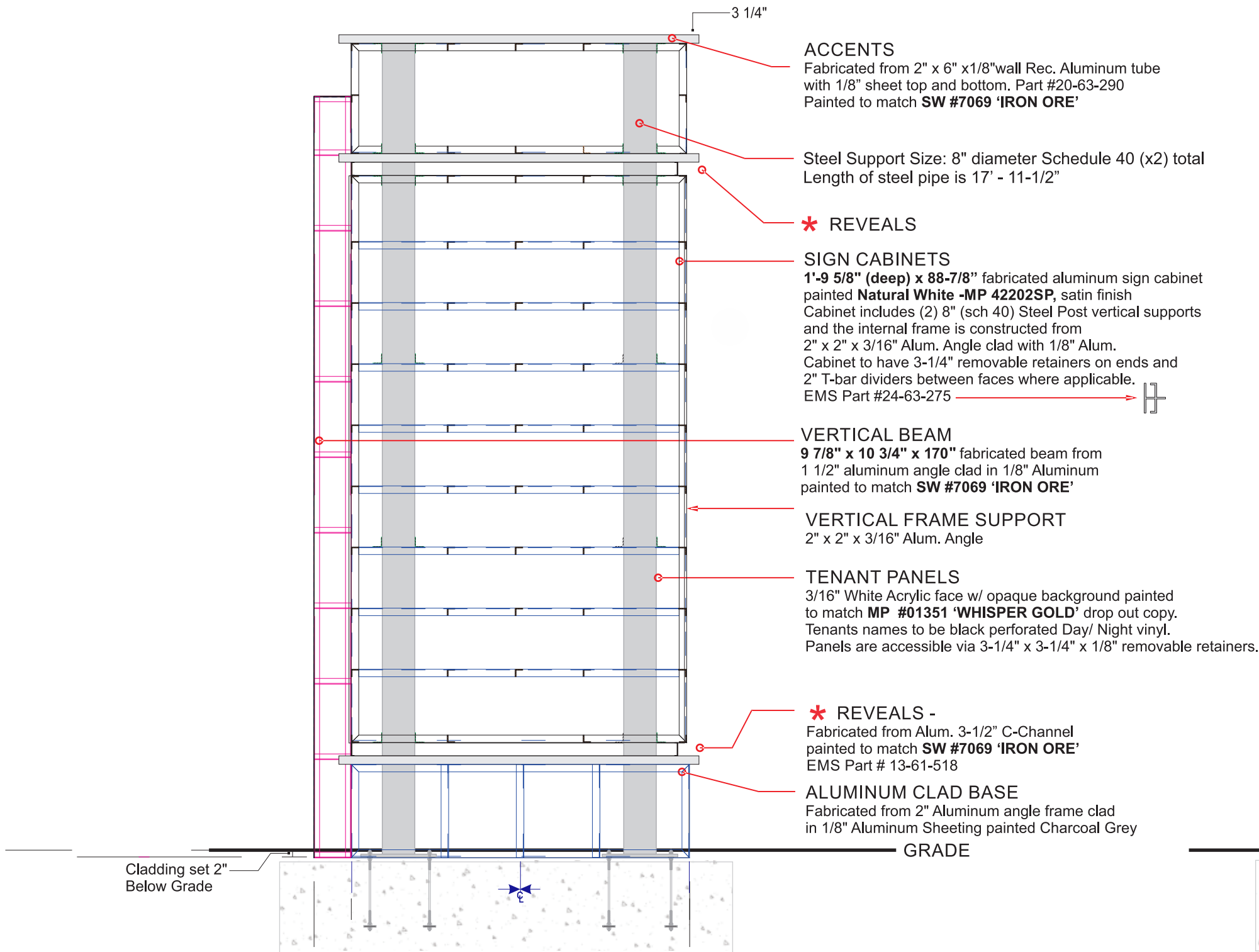
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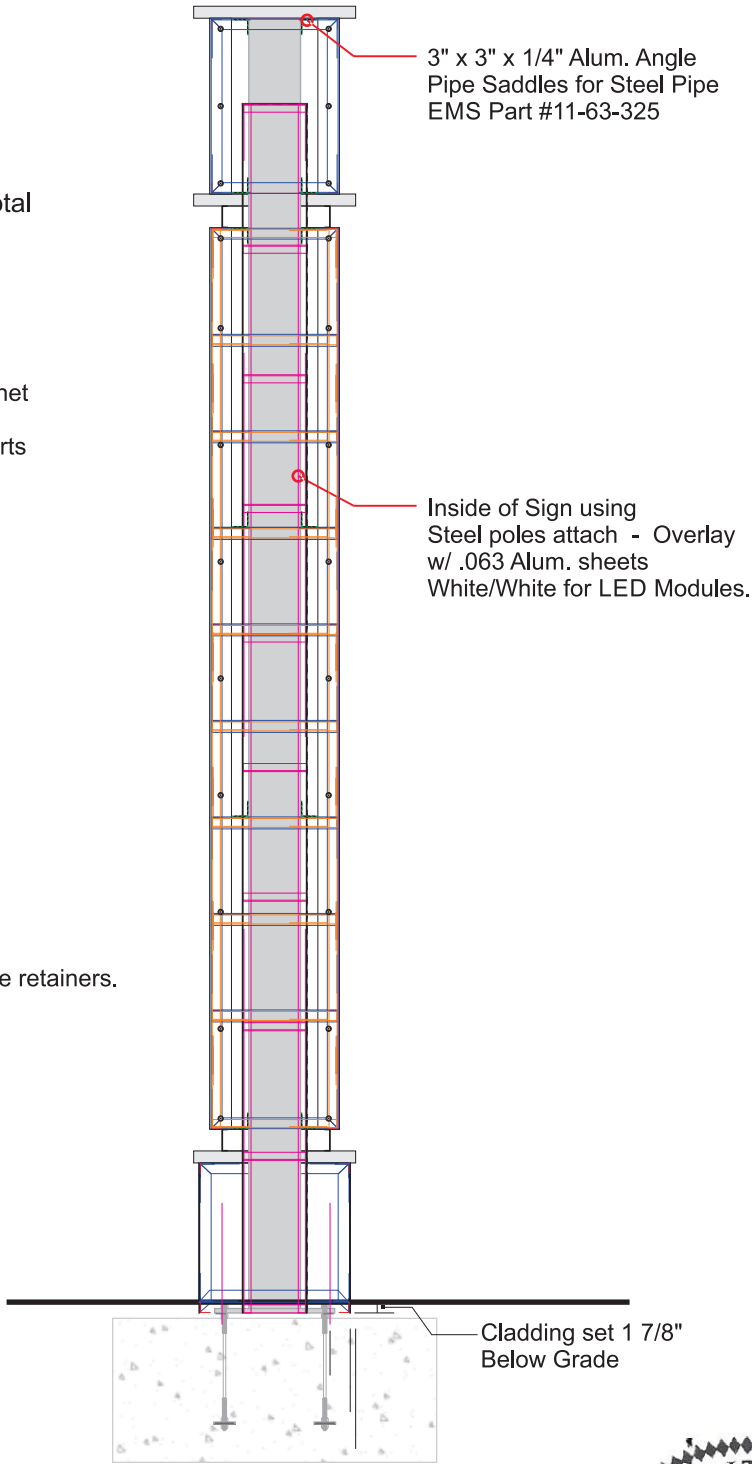
CONCEPT

Date:

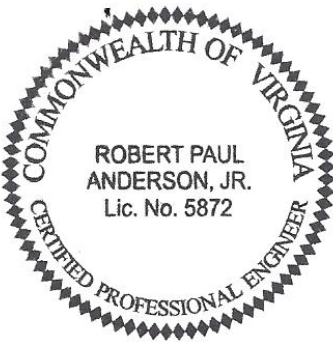
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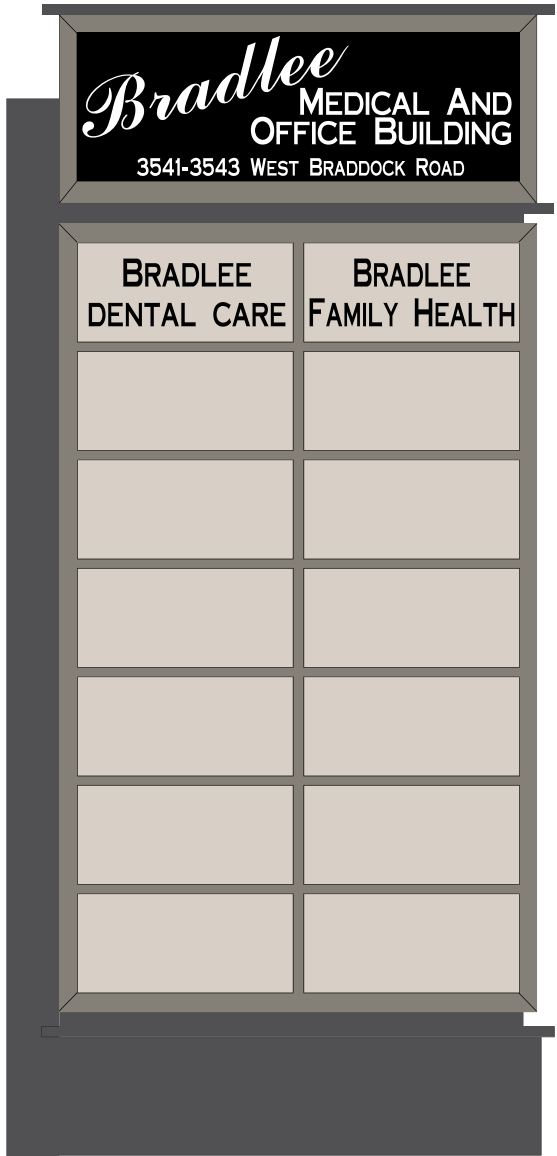
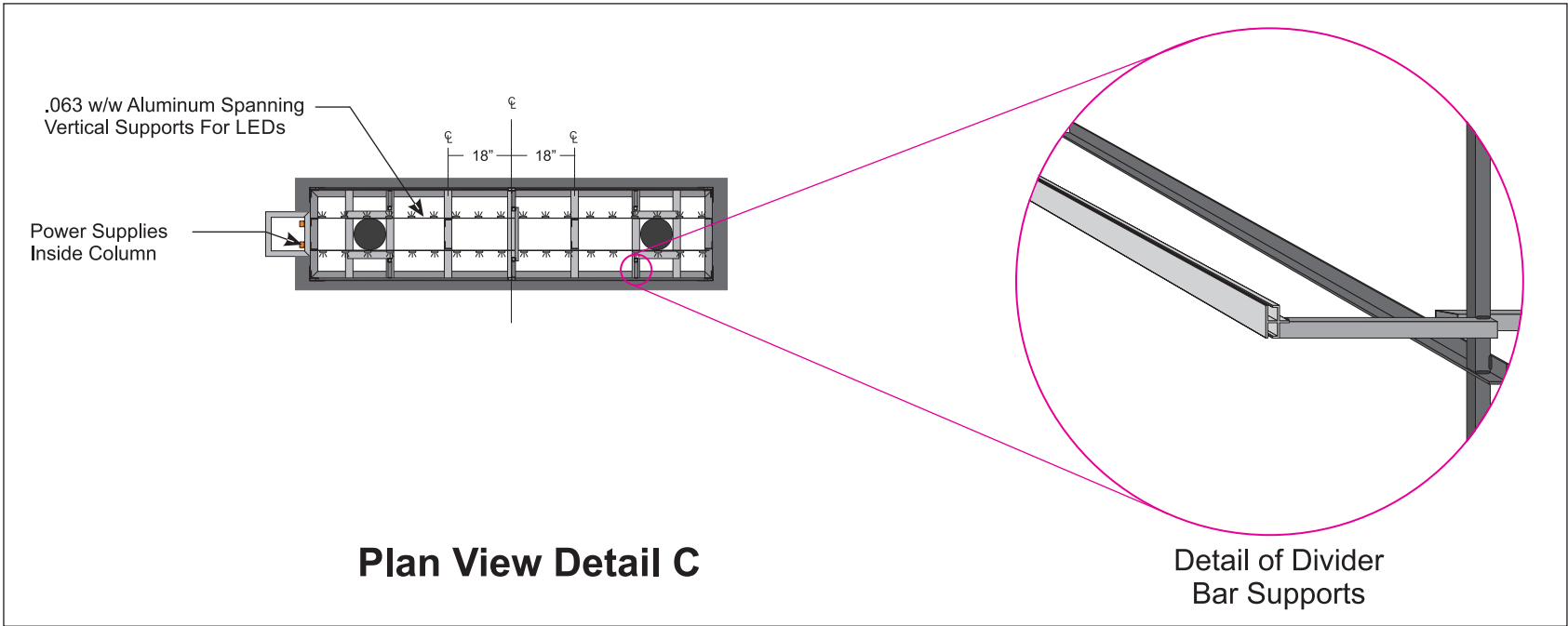
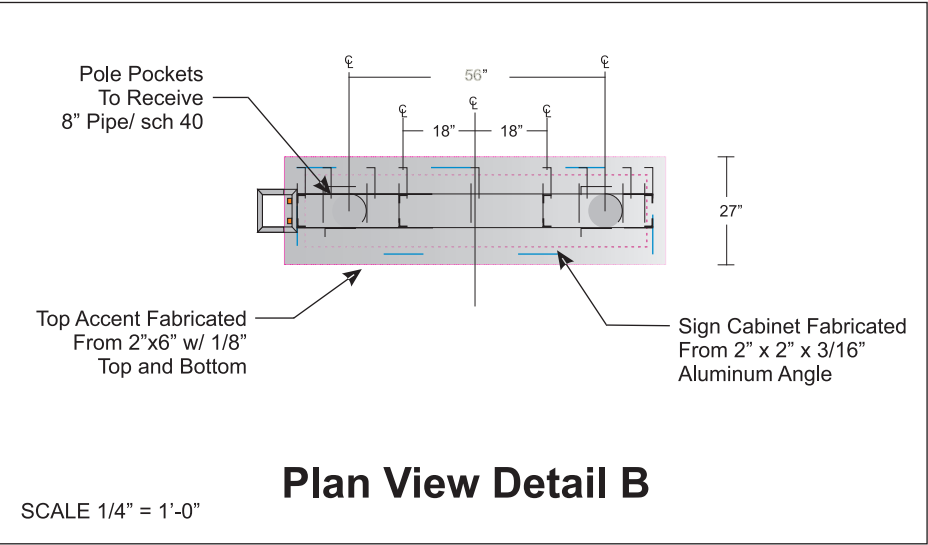


Sign Type: D/F PYLON - Front View
Scale: 3/8" = 1'-0"
QTY: 1

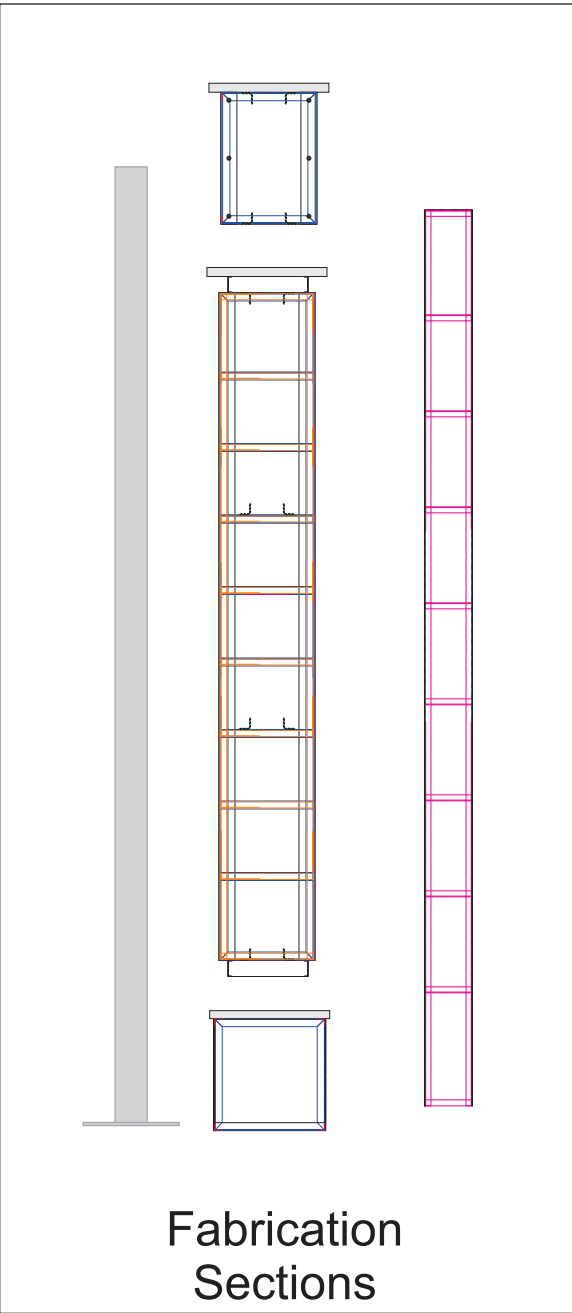
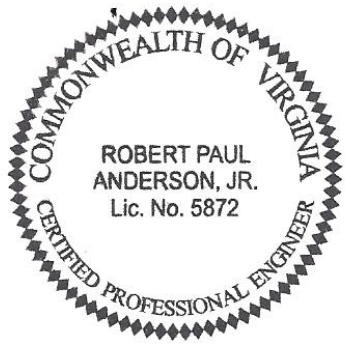


Sign Type: D/F PYLON - Side View
Scale: 3/8" = 1'-0"





**VISUAL OPENINGS
ALL FACES**



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Client:

**Bradlee Medical
Building & Offices**

Project:

**Bradlee Medical
Building & Offices
Pylon Sign**

Submittal Date: **9/22/2020**

Revision 1:- -

Revision 2:- -

Revision 3:- -

Revision 4:- -

Designer: Med OMARI

Sales Rep.: F. ELRHARBI -

Project Manager: -

Project No.: **54/20**

Page:

Sign Type:

PYLON SIGN

All Components  Listed

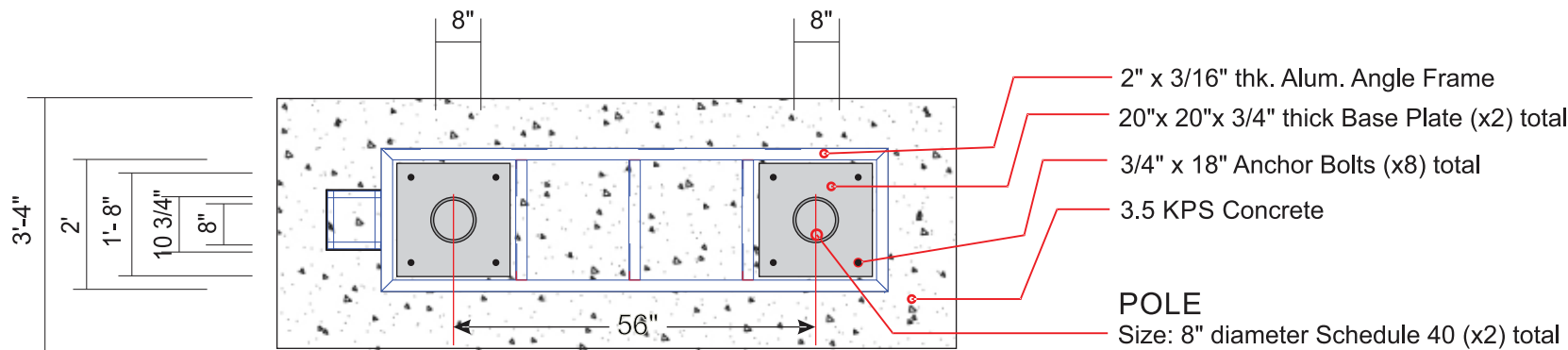
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electric To Site "By Others"

CONCEPT

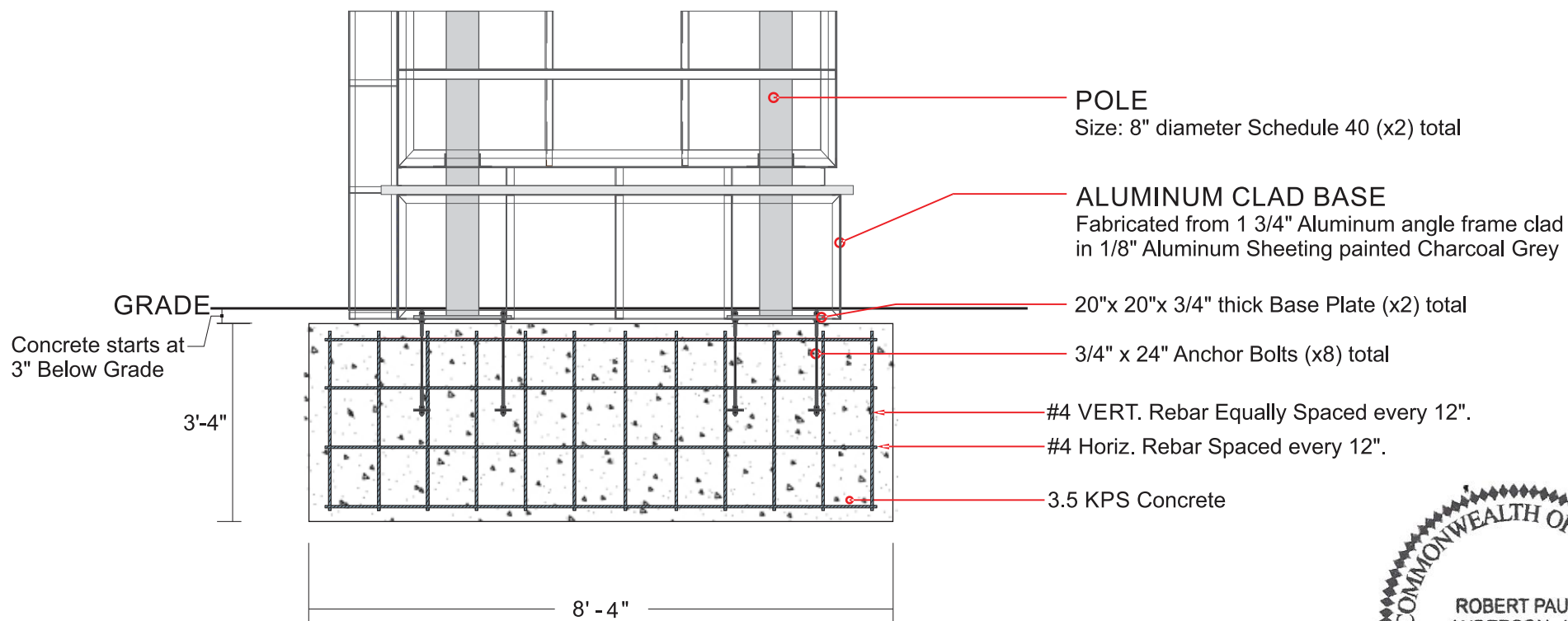
Date:

Client's signature required for approval prior to fabrication.



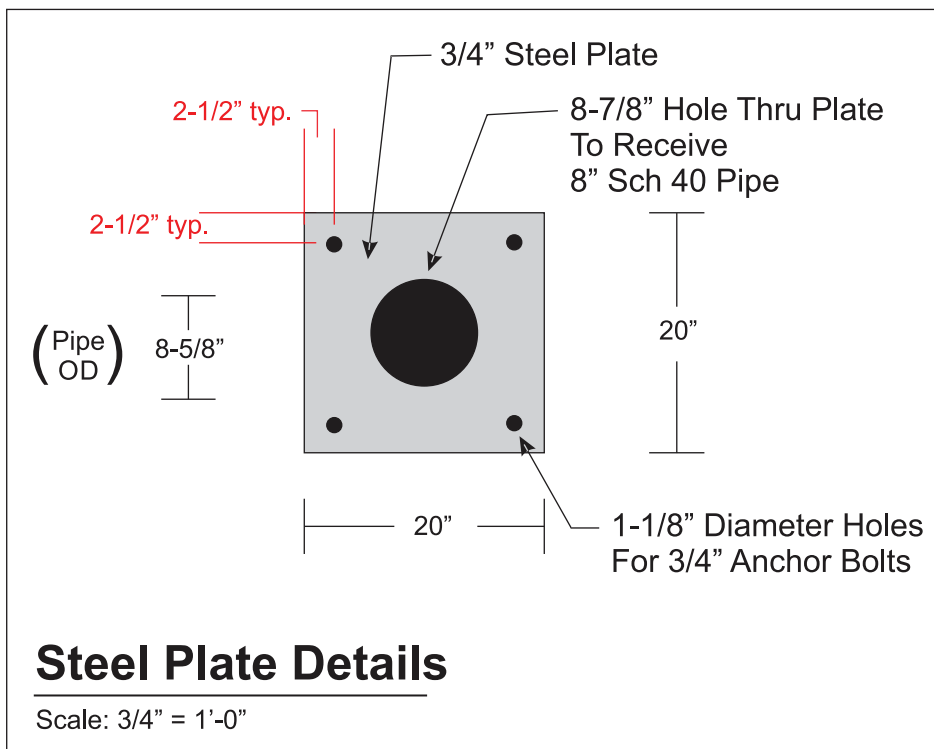
Sign Type: D/F PYLON FOOTING - Plan View D

Scale: 3/8" = 1'-0"



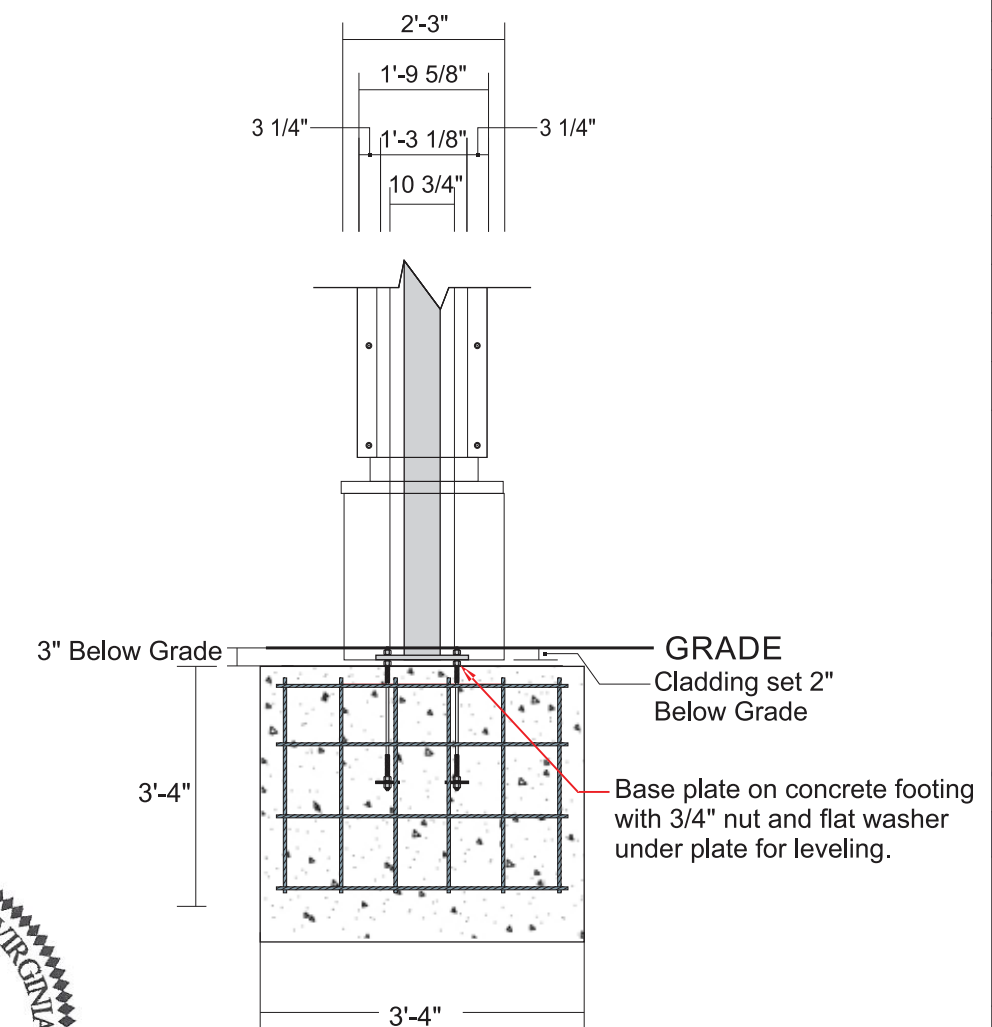
Sign Type: D/F PYLON FOOTING - Front View

QTY: 1

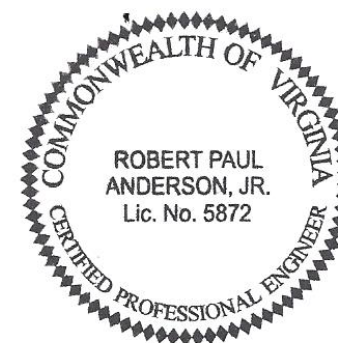


Steel Plate Details

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



Sign Type: D/F PYLON FOOTING - Side View



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Client:

Bradlee Medical Building & Offices

Project:

Bradlee Medical Building & Offices Pylon Sign

Submittal Date: **9/22/2020**

Revision 1:- -

Revision 2:- -

Revision 3:- -

Revision 4:- -

Designer: Med OMARI

Sales Rep.: F. ELRHARBI -

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Electric To Site "By Others"

CONCEPT

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All Components Listed

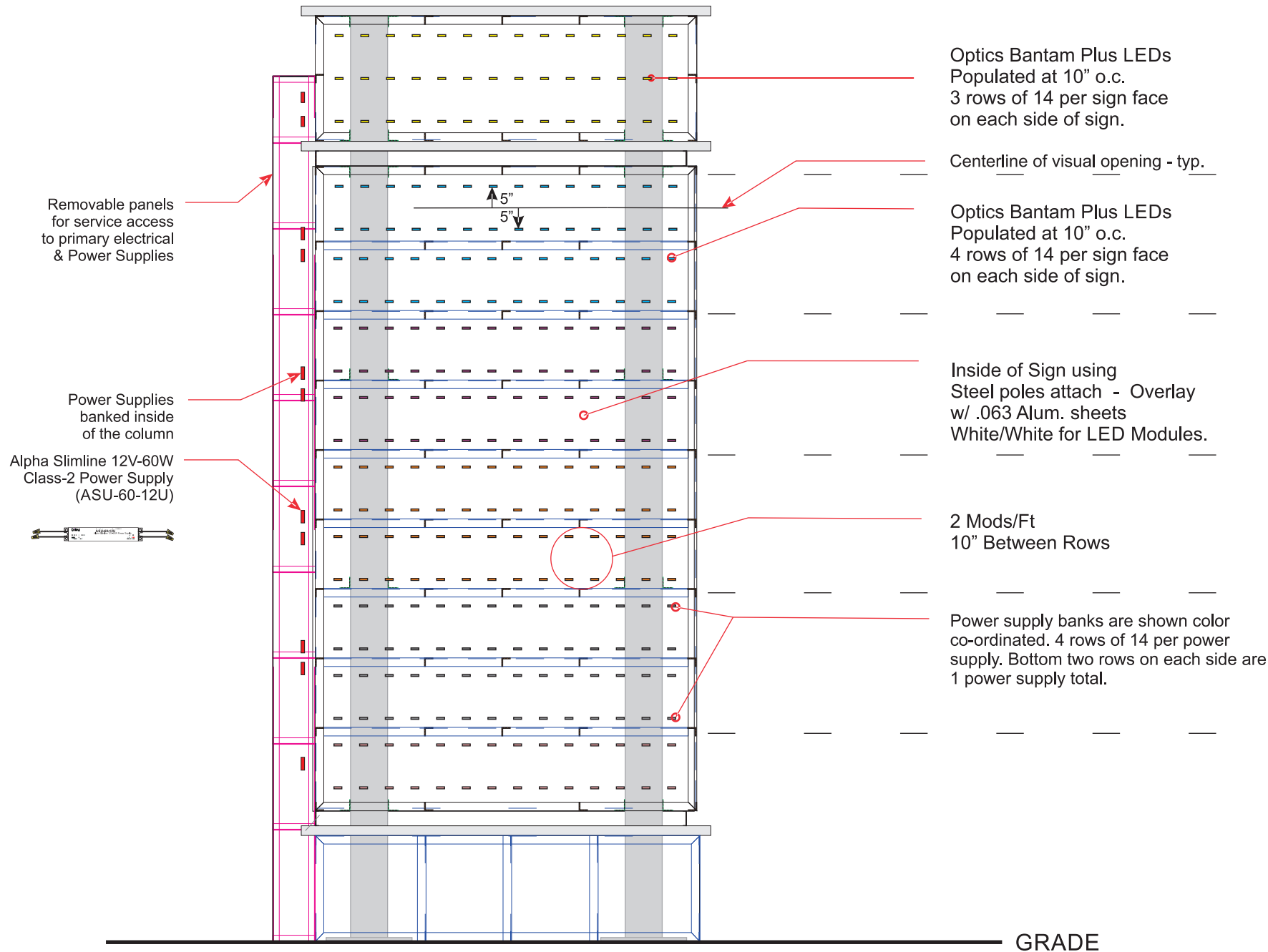
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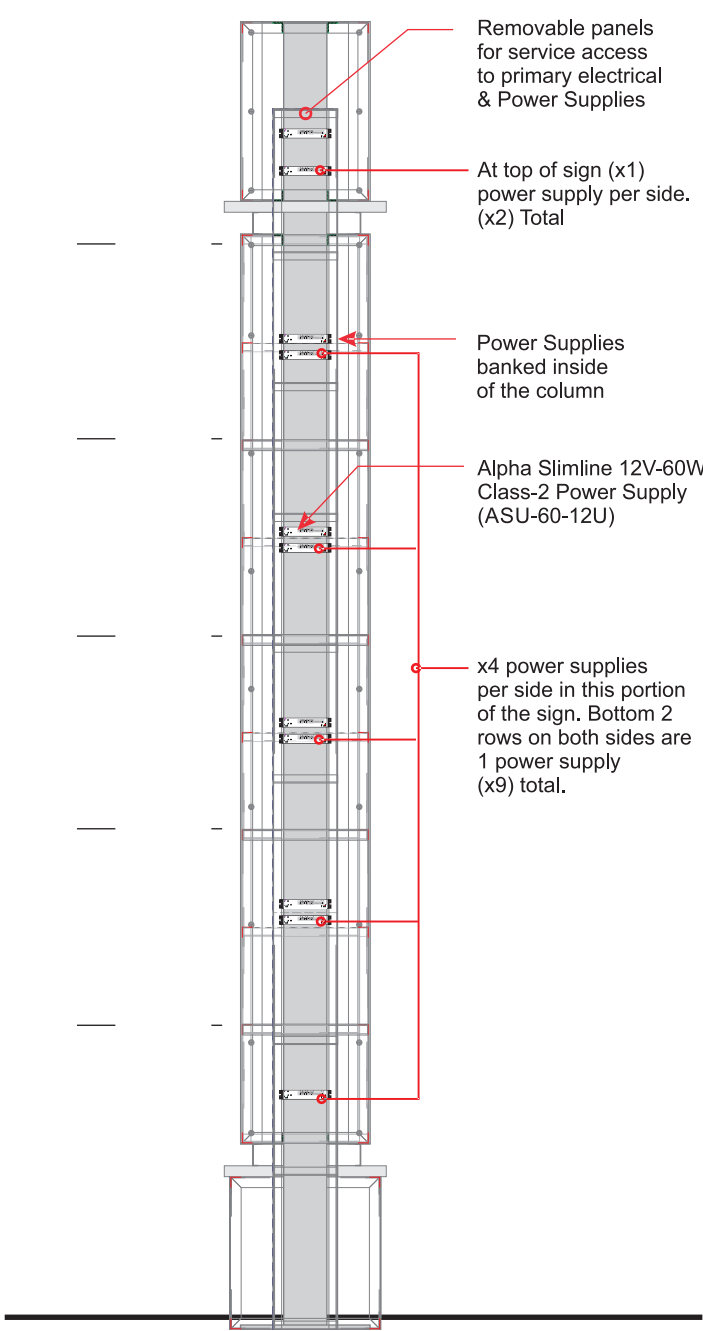
CONCEPT

Date:

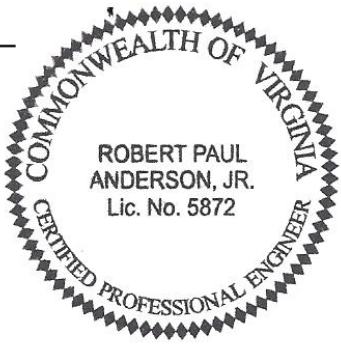
Client's signature required for approval prior to fabrication.



Sign Type: D/F PYLON - Front View
Scale: 3/8" = 1'-0"
QTY: 1



Sign Type: D/F PYLON - Side View
Scale: 3/8" = 1'-0"

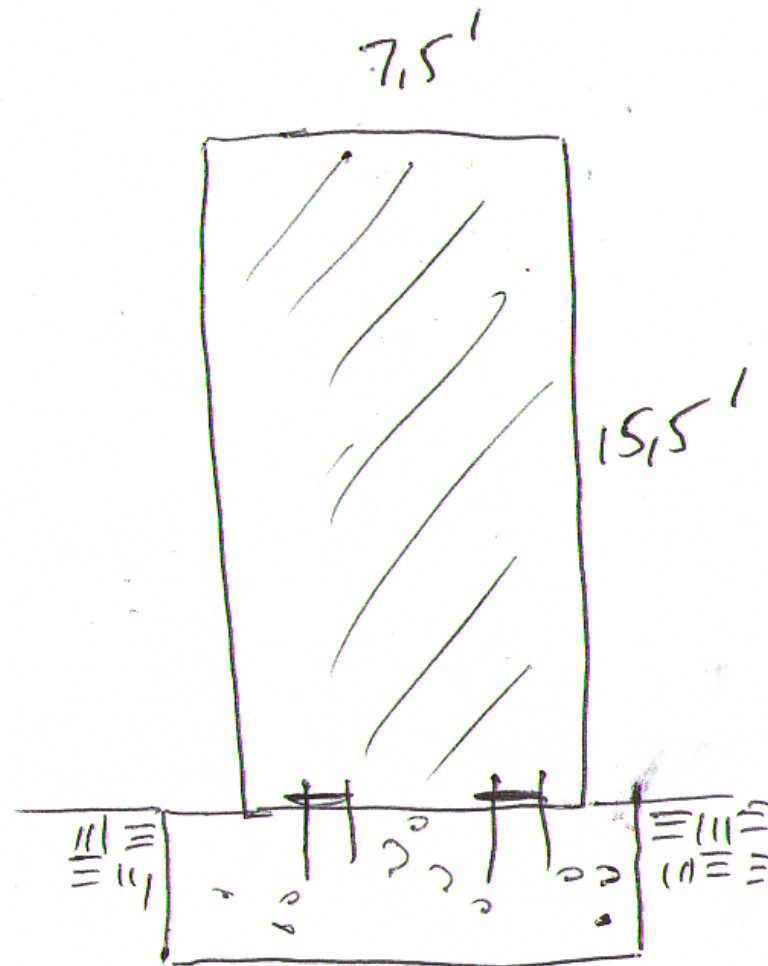


Wind Analysis

115mph. Wind \approx 26 PSF

Allow Ten \approx 8.8 K

$3/4"$ Φ Bolt

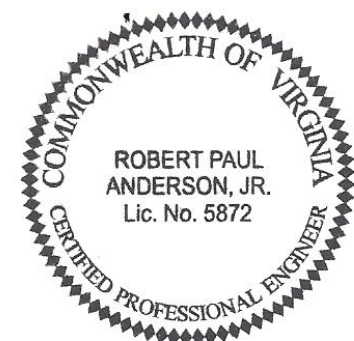


$$W = 7.5 (15.5) (26) = 3023 \text{ \#}$$

$$\frac{3023}{4} = 756 \text{ \# per Anchor}$$

$$\text{Tension} = \frac{756 (7.75) (12)}{11} = 6392 \text{ \#}$$

USE $3/4"$ Φ A 307 Anchor Bolts. OK





3541-3543 WEST BRADDOCK ROAD



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