

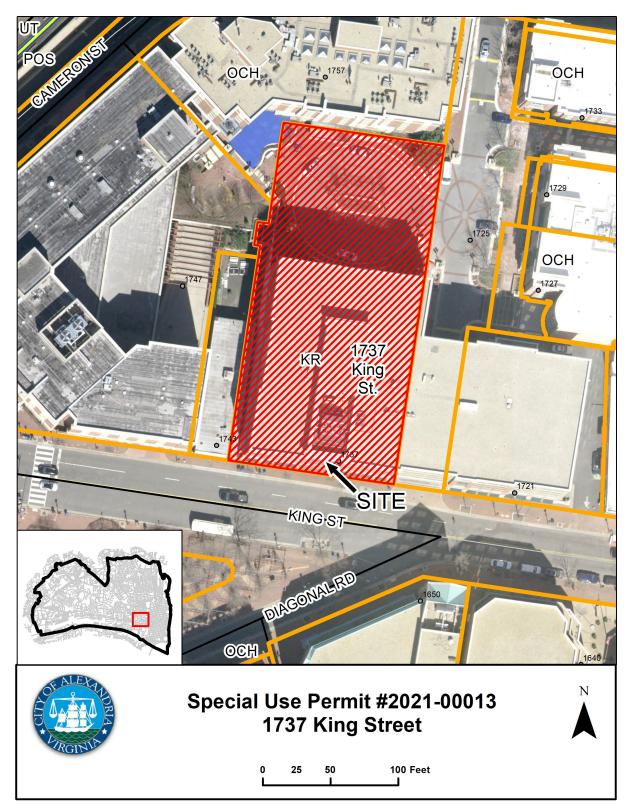
Application	General Data	
Request: Public hearing and	Planning Commission	May 4, 2021
consideration of a request for a	Hearing:	
special use permit for additional	City Council	May 15, 2021
square footage for projecting signs	Hearing:	
Address: 1737 King Street	Zone:	KR/ King Street Urban Retail
		Zone
Applicant: Clay Bryan, agent for	Small Area Plan:	King Street/Eisenhower Avenue
DREF King Street Metroplace, LLC		Small Area Plan
Staff Recommendation. APPROVAL subject to compliance with all applicable codes and		

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Maggie Cooper <u>margaret.cooper@alexandriava.gov</u> Ann Horowitz <u>ann.horowitz@alexandriava.gov</u>

PLANNING COMMISSION ACTION, MAY 4, 2021: On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission moved to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0, with Commissioner Ramirez recusing.

Reason: The Planning Commission agreed with the staff analysis.



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Clay Bryan, requests Special Use Permit approval for additional signage square footage for three projecting signs.

SITE DESCRIPTION

The subject property has one continuous building that covers three lots of record with approximately 236 feet of frontage along King Street. The properties are developed with a six-story commercial building with 149,000 square feet of interior space, with retail on the ground floor, office space on the upper floors and an underground garage.



Figure 1: View of subject property

BACKGROUND

In February 1987 and February 1988, these properties were granted variances from a zone transition setback. In July 1996, a site plan application was submitted for the construction of the office building with ground floor retail, restriping of a noncomplying parking lot and reduction of off-street parking requirement to construct tandem spaces. In 1997, a building permit was issued for the current building and two levels of underground parking.

PROPOSAL

The applicant requests SUP approval to waive the projecting sign requirements related to square footage allowances in the Zoning Ordinance. The proposal would add three 29.28 square foot projecting signs along King Street. The proposed projecting signs exceed the maximum square footage allowable for projecting signs along the King Street building façade. The proposed signs would replace the previously existing awning signs that have been removed from the awnings (Figures 2 -4).

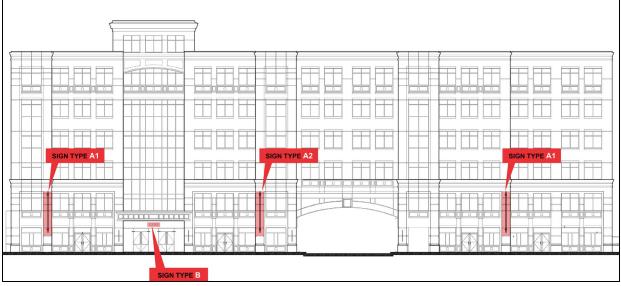


Figure 2: Proposed Sign Locations



Figure 3: Previous Signage (has been removed)

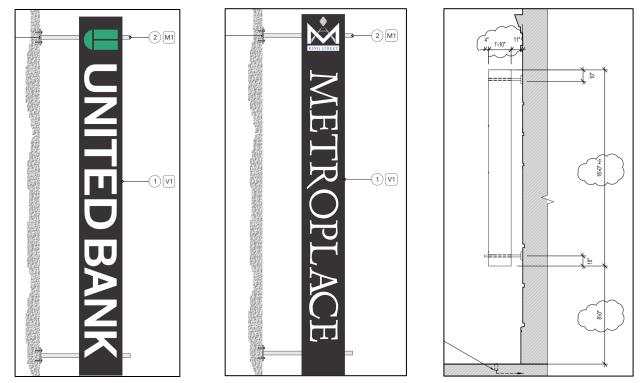


Figure 4: Proposed Signs

ZONING/MASTER PLAN DESIGNATION

Section 9-202(A)(iii)(8)(a) states that "the total area of all (projecting) signage on the building shall be 16 square feet. The area allowed for this signage shall be deducted from area allowed for permanent wall signage or other temporary wall signage, as permitted in section 9-202(A)ii.1.b or in sections 9-201(A)iii.6 or iii.7."

Each of the proposed projecting signs would be 29.28 square feet, for a total of 87.84 square feet, which exceeds the allowable square footage for projecting signs on the building by 71.84 square feet, therefore, an SUP is required to permit a waiver of the sign ordinance requirements. The proposed signs would be 8.00 feet above the sidewalk and would project 3.08 feet from the wall, which would be a permitted encroachment and would comply with Section5-2-29(c) of the city code. The proposed signs would also comply with 9-202(A)(iii)(8)(b) for installation and location of the signs.

The subject properties are zoned KR/King Street Urban Retail Zone and are located within the King Street Metro/Eisenhower Avenue Small Area Plan, which recommends office commercial high use of these properties.

II. STAFF ANALYSIS

Staff supports the applicant's request to add three projecting signs along the King Street building frontage that exceed the maximum allowable size for projecting signs on a building. The proposed projecting signs are compatible with the height and width of the existing six-story building Although the proposed projecting signs exceed the maximum allowed projecting sign square footage by 71.84 square feet, the total signage square footage of 87.84 square feet (29.28 per sign) is substantially less than the allowed 236 square feet of signage allowed for the whole building if the signs were mounted flush with the building.

Section 9-103(D) indicates that a waiver of 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.

The design is specific to the needs of the applicant to expand the branding of the building and the current and future commercial establishments that will inhabit the ground floor. The three projecting signs will increase the visibility of the businesses in a way that is compatible and appropriate for a building of this size and location. The addition of the proposed projecting signs would be more visually appealing than larger, flush-mounted signs as the vertical shapes would break up the expansive linear façade, creating a sense of smaller and more engaging storefronts at the pedestrian level.

- **b.** The proposed signage will not have an adverse impact on the nearby neighborhood. The projecting signs will not have an adverse impact on the neighborhood, as they are in a commercial location near the King Street Metro, across from an office building and a park and are not adjacent to any residential properties.
- c. The signs comply with the applicable standards for approval of a special use permit set forth in section 11-504.

The proposed sign would not adversely affect the health or safety of the residents within the neighborhood or be detrimental to the public welfare. Because there is no change in the footprint or the use of the subject property, the building will continue to conform to the master plan of the city. The sign will not impact traffic and will not have an adverse effect on any adjacent properties. The proposed sign would not dominate the immediate vicinity or interfere with the development and use of neighboring properties.

Staff has received no comments from the neighboring commercial businesses nor the Upper King Street Neighborhood Association.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** 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 April 16, 2021.
- 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)
- STAFF:Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning
and Zoning;
Ann Horowitz, Principal Planner
Maggie Cooper, Urban Planner

<u>Staff Note:</u> In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services: No comments

Code Enforcement:

C-1 A building permit and plan review are required prior to the start of construction.

<u>Fire:</u> No comments

Health: No comments

Parks and Recreation: No comments

<u>Police Department:</u> No comments received

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APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT #

PROPERTY LOCATION: 1737 King Street

TAX MAP REFERENCE: 063.04-06-18

APPLICANT:

Name: Clay Bryan as agent for DREF King Street Metroplace, LLC

Address:

1737 King Street, Alexandria, VA 22314

_**zone:** KR

PROPOSED USE: _______ Increase in the allowable square footage of signage allowed for the ground floor tenants.

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.

Clay Bryan		_ XClay Bry	in	1/22/2021
Print Name of Applicant or Applicant	gent	Signature		Date
1737 King Street		202-302-2438	n/a	
Mailing/Street Address		Telephone #		Fax #
Alexandria, VA	22314	cbryan@lpc.com		
City and State	Zip Code	Email	address	

PROPERTY OWNER'S AUTHORIZATION		
As the property owner of 1737 King Street	, I hereby	
(Property Address) grant the applicant authorization to apply for the	owable signage square footage use as	
(use)		
described in this application.		
_{Name:} Jill Donatelli	Phone 571-458-6397	
Please Print Address: 4300 Wilson Blud Suite 210	Email: jdonatelli@lpc.com	
Arlington VA 22203 Signature: <u>Sta PAN</u>	Date: 3/2/2021	

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: ______ 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.

see attached organizational structure of ownership, DREF King Street Metroplace, LLC.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

<u>1. Applicant.</u> 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 . see attached org structure		
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 <u>1737 King Street, Alexandria, VA 22314</u> (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 see attached org structure		
2.		
3.		

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 require to disclose **any** business or financial relationship, as defined by <u>Section 11-350 of the Zoning Ordinance</u>, existing at the time of this application, or within the12-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.} Entities listed on attchmnt	None	None
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.

1/22/2021 Date

Clay Bryan

lay Bryan Signature

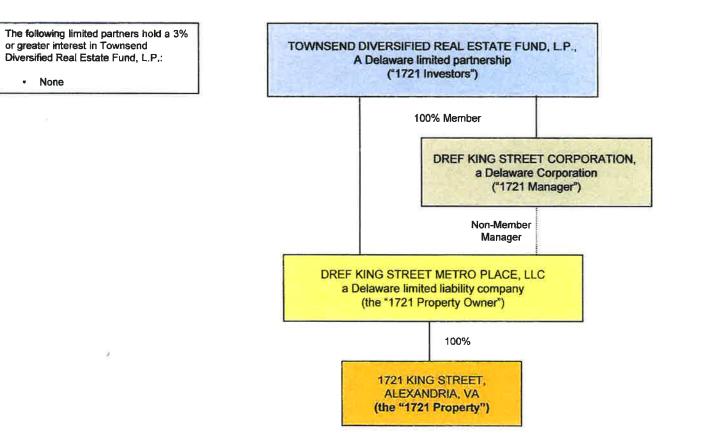
Printed Name

1737 KING STREET, ALEXANDRIA, VA

Organizational Structure as of March, 2, 2021

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12



If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[] Yes. Provide proof of current City business license

[] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The ownership of 1737 King Street is seeking permission to increase the overall allowable footage of signage allowed for our ground floor tenants. Under the current regulations, we are allowed a total of 16 square feet.

The original building design featured fabric canopies with the tenant name / logo located on the eyebrow of the canopy. As part of the main lobby and exterior renovation we removed the canopies and would like to upgrade the signs to a blade-sign style.

Plans from Focus Architects are attached to the application. The new blade signs will be attached to the facade of the building. The bottom of the sign will be 7'-8" from grade. Overall the proposed sign is 16' (h) x 1'-10" (w), each sign will measure 29 square feet total. We are requesting permission to install three of these signs for a total square footage of 87 square feet.

It should be noted that at the moment two of the three ground floor spaces are vacant, while we wait for these spaces to be leased, the blade signs would feature the building name and logo.

We believe that the new signage plan will enhance our ability to market and eventually lease these ground floor spaces.

Last updated: 10.21.2020

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: Requesting additional allowable square footage for exterior signage for the ground floor tenants.
- **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 - signage only
 - B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
 n/a - signage only
- 6. Please describe the proposed hours and days of operation of the proposed use:

Day: n/a - signage only	Hours:
n/a - signage only	
n/a - signage only	
n/a - signage only	

- 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 - s	ignage only	

B. How will the noise be controlled?

n/a - signage only

Last updated: 10.21.2020

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

n/a - signage only

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) <u>n/a - signage only</u>
- 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 - signage only-

C. How often will trash be collected?

n/a - signage only

- D. How will you prevent littering on the property, streets and nearby properties?
 n/a signage only
- **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 - signage only

Last updated: 10.21.2020

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 - signage only

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? n/a - signage only

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 - signage only

PARKING AND ACCESS REQUIREMENTS

14.

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

n/a	Standard spaces
n/a	Compact spaces
n/a	Handicapped accessible spaces.
n/a	Other.

Planning and Zoning Staff Only	thin a
Required number of spaces for use per Zoning Ordinance Section 8-200A	1000
Does the application meet the requirement?	0.82
[]Yes []No	

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?

n/a - signage only

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide offsite 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? <u>n/a</u>_____

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200
Does the application meet the requirement?
[]Yes []No

SUP #



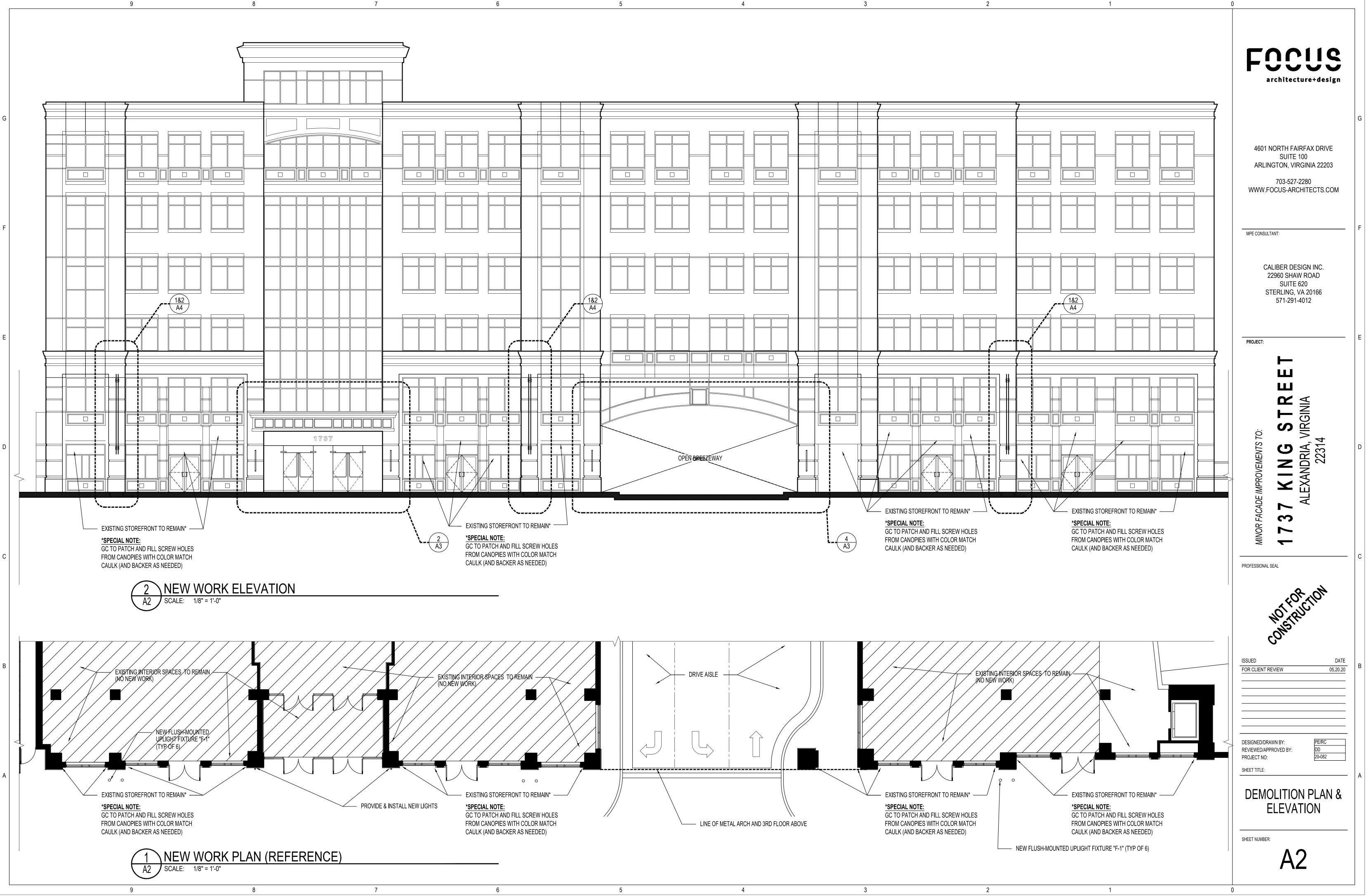
APPLICATION - SUPPLEMENTAL

1. How many signs exist on the property?

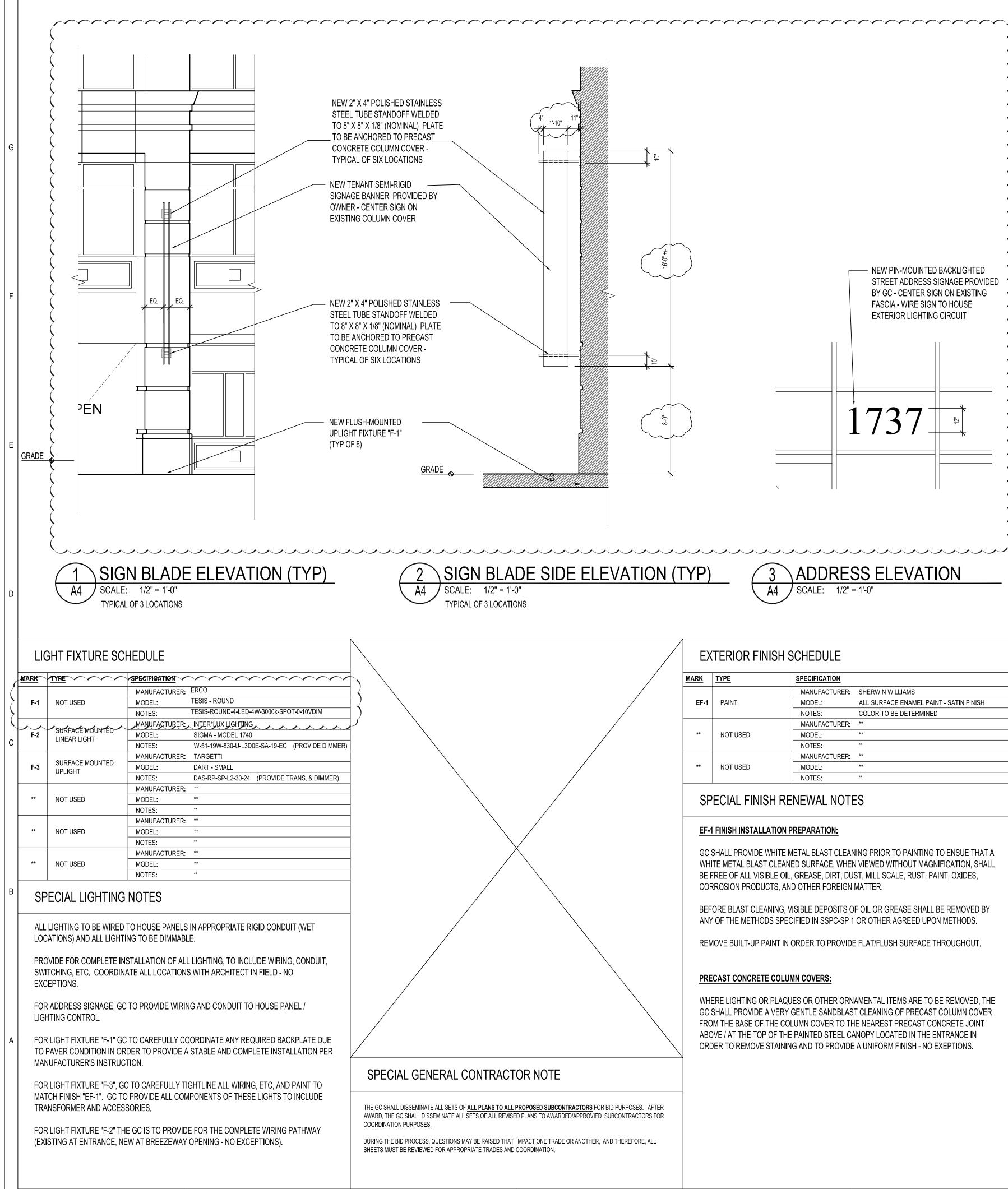
SIGNS

- **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.
- **3.** Provide the length of frontage for every street that the subject property touches.
- **4.** How many businesses are located on the property?
- 5. How many signs are proposed?
- **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.** How will the sign(s) be illuminated?

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



©2020 FOCUS: ARCHITECTURE AND DESIGN Z:\Lincoln Property\1737 King Street\Drawings\20-082_Exterior-Modifications\Drawings\CDs\20-xxx_1737-King-St_Exterior.dwg



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MARK		IYPE	SPECIFICATION			
		PAINT	MANUFACTURER:	SHERWIN WILLIAMS		
	EF-1		MODEL:	ALL SURFACE ENAMEL PAINT - SATIN FINISH		
			NOTES:	COLOR TO BE DETERMINED		
		NOT USED	MANUFACTURER:	**		
	**		MODEL:	**		
			NOTES:	**		
		NOT USED	MANUFACTURER:	**		
	**		MODEL:	**		
Į			NOTES	**		

GENERAL SPECIFICATIONS

DIVISION 00: PROCUREMENT AND CONTRACTING REQUIREMENTS

SECTION 00 70 00 - CONDITIONS OF THE CONTRACT

4

GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 2 EDITION, IS A PART OF THIS CONTRACT, AND SHALL GOVERN WORK. 1. A COPY WILL BE MADE AVAILABLE BY ARCHITECT UPON REQUEST.

3

SECTION 00 73 00 - SUPPLEMENTARY CONDITIONS

- CONDITIONS AND REQUIREMENTS: GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 01 GENERA
- REQUIREMENTS CONTAIN INFORMATION NECESSARY FOR COMPLETION OF EVERY PART OF PROJECT. DIVISION 01: WHERE PROVISIONS OF GENERAL CONDITIONS RELATE TO PROJECT ADMINISTRATION OR WORK-RELATE REQUIREMENTS OF THE CONTRACT, THOSE PARAGRAPHS ARE EXPANDED IN DIVISION 01.
- SUBCONTRACTORS: CONTRACTOR AGREES TO BIND SUBCONTRACTORS AND MATERIAL SUPPLIERS TO TERMS OF GENERAL AND SUPPLEMENTARY CONDITIONS, INCLUDING ARBITRATION. INSURANCE: AS REQUIRED BY AND APPROVED BY OWNER.
- MISCELLANEOUS DEFINITIONS: APPROVED: REQUIRES WRITTEN ACTION BY ARCHITECT AS DO TERMS SUCH AS "DIRECTED," "SELECTED," "REQUIRED," "ORDERED," "DESIGNATED," "ACCEPTED,"
- "ACCEPTABLE," AND "SATISFACTORY." 2. FURNISH: SUPPLY AND DELIVER TO PROJECT, UNLESS OTHERWISE SPECIFIED.
- 3. INSTALL: MAKE OPERATIONAL AT PROJECT FOR INTENDED USE, INCLUDING UNLOADING, INSPECTING AND COMPLETING IN PLACE.
- 4. PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE, UNLESS OTHERWISE SPECIFIED

DIVISION 01: GENERAL REQUIREMENTS

SECTION 01 11 00 - SUMMARY OF WORK

- A. SCOPE: PROJECT CONSISTS OF CONSTRUCTION OF THE DSW STORE AS INDICATED IN CONTRACT DOCUMENTS. 1. ITEMS NOTED "NIC" (NOT IN CONTRACT) WILL BE FURNISHED AND INSTALLED BY OWNER OR UNDER SEPARATI CONTRACT.
- HAZARDOUS MATERIALS: HAZARDOUS MATERIAL CONTAINMENT, REMOVAL AND DISPOSAL ARE NOT INCLUDED CONTRACT; OWNER WILL PROVIDE FOR HANDLING OF HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT PRIOR TO THIS PROJECT. NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE SUSPECTED. WORK SEQUENCE: COORDINATE CONSTRUCTION SCHEDULE, OPERATIONS AND USE OF PREMISES WITH BUILDING
- MANAGEMENT CONTRACTOR USE OF PREMISES: LIMITED TO AREAS INDICATED AND AS SPECIFIED; LIMIT ACCESS TO THE PROJECT
- SITE AS DIRECTED BY OWNER. LINES AND LEVELS ENGINEERING: ESTABLISH LINES AND LEVELS BY USE OF RECOGNIZED ENGINEERING PRACTICES
- LOCATE AND PROTECT CONTROL AND REFERENCE POINTS. REGULATORY REQUIREMENTS: COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. INFORM ARCHITECT IMMEDIATELY OF ANY NON-CODE-COMPLYING CONDITIONS OBSERVED OR NOTED.
- STANDARDS: COMPLY WITH REFERENCED STANDARDS EXCEPT WHERE MORE RIGID REQUIREMENTS ARE REQUIRED BY CODE. UNLESS A SPECIFIC DATE IS REFERENCED, THE ISSUE DATE OF THE STANDARD IS THAT DATE IN EFFECT WHEN THE DOCUMENTS ARE ISSUED. OWNER-FURNISHED, CONTRACTOR-INSTALLED ITEMS (OFCI): OWNER WILL ARRANGE AND PAY FOR DELIVERY OF THE

IDENTIFIED PRODUCTS TO THE PROJECT SITE FOR INSTALLATION BY THE CONTRACTOR. 1. CONTRACTOR SHALL INSPECT, RECEIVE, UNLOAD, STORE, INSTALL AND FINISH AS INDICATED OR REQUIRED.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

- PROCEDURES: CONTRACTOR SHALL REVIEW AND APPROVE SUBMITTALS PRIOR TO SUBMITTING TO OWNER'S PROJE MANAGER. CONTRACTOR SHALL INFORM OWNER'S PROJECT MANAGER IN WRITING, AT TIME OF SUBMISSION, OF ANY PROPOSED DEVIATION FROM CONTRACT DOCUMENTS.
- 1. CONTRACTOR'S SUBMITTAL REPRESENTS THAT FIELD MEASUREMENTS. FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS AND SIMILAR DATA HAVE BEEN DETERMINED AND VERIFIED BY CONTRACTOR SHOP DRAWINGS: SUBMIT TWO PRINTS, SUBMIT SHOP DRAWINGS FOR CUSTOM PRODUCTS AND PRODUCTS NOT FU
- IDENTIFIED BY PRODUCT DATA. PRODUCT DATA: SUBMIT NUMBER REQUIRED BY CONTRACTOR PLUS TWO FOR OWNER'S PROJECT MANAGER. INDIC ITEM TO BE USED WHERE DATA FOR MORE THAN ONE PRODUCT OR OPTION IS INCLUDED. SUBMIT PRODUCT DATA F EACH STOCK MANUFACTURED ITEM.
- MANUFACTURER'S CERTIFICATES: SUBMIT TWO COPIES. COORDINATION: COORDINATE USE OF PREMISES AND ACCESS TO SITE UNDER DIRECTION OF OWNER. COORDINA WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS.
- MAKE PROVISIONS FOR OWNER-INSTALLED ITEMS AND FOR WORK UNDER SEPARATE CONTRACTS. VERIFY CHARACTERISTICS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE. COORDINATE WORH HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTION TO, AND PLACING SUCH EQUIPMENT IN SERVICE.
- 3. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK. CONCEAL PIPES, DUCTS, AND WIRING INSTALLED IN FINISHED AREAS. COORDINATE LOCATIONS OF FIXTURES AND OUTI WITH FINISHES.

SECTION 01 40 00 - QUALITY REQUIREMENTS

- GENERAL QUALITY CONTROL: MAINTAIN QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY. MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN OTHER SPECIFICATION SECTIONS, MANUFACTURER OR
- SUPPLIER SHALL HAVE QUALIFIED PERSONNEL TO PROVIDE ON-SITE OBSERVATIONS AND RECOMMENDATIONS. 1. REPRESENTATIVE SHALL: OBSERVE FIELD CONDITIONS, INCLUDING CONDITIONS OF SURFACES, OBSERVE QUALITY OF WORKMANSHIP AND
- METHODS OF INSTALLATION. PROVIDE RECOMMENDATIONS FOR INSTALLATION AND WORKMANSHIP.
- START, TEST, AND ADJUST EQUIPMENT AS REQUIRED.
- SUBMIT WRITTEN REPORT OF OBSERVATIONS TO OWNER'S PROJECT MANAGER
- MOCK-UPS: CONSTRUCT FIELD SAMPLES AND MOCK-UPS ON SITE AS REQUIRED. TESTING LABORATORY SERVICES: TESTING SHALL BE BY AN APPROVED TESTING LABORATORY, AS REQUIRED BY
- SPECIFICATIONS AND APPLICABLE CODES. . REQUIRED TESTING AND RETESTING WILL BE PAID FOR BY CONTRACTOR.
- 2. FURNISH MATERIALS AND SAMPLES FOR TESTS AND ASSIST TESTING LABORATORY AS REQUIRED.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

- A. GENERAL: PROVIDE TEMPORARY CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS AS REQUIRED TO COMPLETE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONFORM TO REQUIREMENTS OF APPLICABL AUTHORITIES.
- 1. CONTACT GOVERNING AUTHORITIES TO ESTABLISH EXTENT OF REQUIRED TEMPORARY FACILITIES AND CONTROLS. TEMPORARY POWER: PROVIDE POWER SERVICE AND LIGHTING REQUIRED FOR OPERATIONS. LOCATE BRANCH WIR
- AND DISTRIBUTION BOXES TO ALLOW SERVICE AND LIGHTING BY MEANS OF CONSTRUCTION-TYPE POWER CORDS. TEMPORARY WATER AND SANITARY SERVICES: PROVIDE AND MAINTAIN REQUIRED DRINKING WATER AND SANITARY
- FACILITIES WITH ENCLOSURES. NOISE, DUST, AND POLLUTION CONTROL: PROVIDE MATERIALS AND EQUIPMENT NECESSARY TO COMPLY WITH LOCAL REQUIREMENTS FOR NOISE, DUST, AND POLLUTION CONTROL.
- BARRIERS: PROVIDE AS REQUIRED TO PROTECT ADJACENT PROPERTIES FROM DAMAGE FROM OPERATIONS AND AS REQUIRED BY GOVERNING AUTHORITIES. 1. PROVIDE BARRICADES AS REQUIRED BY CITY OR LANDLORD IN ACCORDANCE WITH ALL CODES, CRITERIA, AND
- DETAILS.
- 2. SECURITY: SECURE THE SITE AND MATERIALS DURING CONSTRUCTION. CLEANING: CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH. AS CONTAINERS BECOME FULL, DISPOSE AT OFF-SITE LOCATIONS ACCEPTABLE TO APPLICABLE AUTHORITIES.
- SIGNS: SUBJECT TO APPROVAL OF OWNER'S PROJECT MANAGER. STORAGE: LIMIT ON-SITE STORAGE TO AREAS WHERE DIRECTED AND APPROVED IN WRITING BY OWNER. PROVIDE
- ADDITIONAL WEATHER-TIGHT, SECURED, OFF-SITE STORAGE IF REQUIRED. REMOVAL AND CLEANING: REMOVE CONSTRUCTION FACILITIES, CLEAN AND REPAIR DAMAGE CAUSED BY OPERATIC OR USE OF TEMPORARY FACILITIES.

SECTION 01 60 00 - PRODUCT REQUIREMENTS

4

- A. CONTRACT AMOUNT: BASED ON MATERIALS AND PRODUCTS LISTED IN CONTRACT DOCUMENTS. MATERIALS AND PRODUCTS BY OTHER MANUFACTURERS NOT LISTED SHALL NOT BE USED WITHOUT WRITTEN APPROVAL. PRODUCTS: COMPONENTS SUPPLIED IN QUANTITY SHALL BE INTERCHANGEABLE. PROVIDE NEW MATERIALS UNLESS
- OTHERWISE INDICATED OR SPECIFIED. INSTALLATION: INSTALL ITEMS PLUMB, LEVEL, AND IN CORRECT RELATION TO ADJACENT PRODUCTS. SECURE IN PLACE
- WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING.

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	 COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED BY GOVERNING AUTHORITIES. 	
D.	TRANSPORTATION: TRANSPORT PRODUCTS TO AVOID PRODUCT DAMAGE. DELIVER IN UNDAMAGED CONDITION IN MANUFACTURER'S UNOPENED CONTAINERS OR PACKAGING.	FOCUS
E.	HANDLING: HANDLE PRODUCTS BY METHODS TO PREVENT SOILING AND DAMAGE. PROMPTLY INSPECT TO ASSURE	FVVVV
F.	PRODUCTS ARE CORRECT, COMPLETE, AND UNDAMAGED, AND THAT QUANTITIES ARE CORRECT. STORAGE: STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS	architecture+design
G.	INTACT AND LEGIBLE. PROTECTION: PROVIDE COVERINGS TO PROTECT PRODUCTS FROM DAMAGE FROM TRAFFIC AND CONSTRUCTION	
H.	OPERATIONS. REMOVE WHEN NO LONGER NEEDED. SPECIFIED PRODUCTS: IF THESE SPECIFICATIONS INCLUDE MULTIPLE PRODUCTS OR MANUFACTURERS FOR AN ITEM,	
	SELECT THE PRODUCT OF ANY NAMED MANUFACTURER THAT MEETS THE SPECIFICATION REQUIREMENTS.	
SEC	TION 01 62 00 - SUBSTITUTIONS AND PRODUCT OPTION	
A.	SUBSTITUTIONS AND PRODUCT OPTIONS: PROVIDE PRODUCTS INDICATED, SPECIFIED OR APPROVED. REQUESTS FOR	
	SUBSTITUTIONS OF OTHER PRODUCTS WILL BE CONSIDERED IF SUBMITTED IN WRITING. 1. CONTRACTOR OPTIONS: PROVIDE SPECIFIED PRODUCTS AND MANUFACTURERS. SUBMIT REQUEST FOR	4601 NORTH FAIRFAX DRIVE SUITE 100
	SUBSTITUTION FOR PRODUCTS AND MANUFACTURERS NOT SPECIFICALLY NAMED. 2. SUBSTITUTIONS: INVESTIGATE PROPOSED SUBSTITUTIONS AND DETERMINE IF EQUIVALENT TO SPECIFIED	ARLINGTON, VIRGINIA 22203
	PRODUCTS. SUBMITTALS SHALL INCLUDE COST OR TIME BENEFITS FOR THE REQUESTED SUBSTITUTIONS. FAILURE TO INDICATE COST OR TIME BENEFIT IS JUSTIFICATION FOR REJECTION.	703-527-2280
	3. CONTRACTOR'S REPRESENTATION: SUBSTITUTION REQUESTS ARE A REPRESENTATION THAT CONTRACTOR HAS INVESTIGATED PROPOSED PRODUCTS, HAS DETERMINED IT MEETS OR EXCEEDS SPECIFIED PRODUCTS, AND	WWW.FOCUS-ARCHITECTS.COM
	WAIVES CLAIMS FOR ADDITIONAL COSTS THAT SUBSEQUENTLY BECOME APPARENT. 4. APPROVALS: OWNER'S PROJECT MANAGER WILL JUDGE THE ACCEPTABILITY. THE OWNER'S PROJECT MANAGER	
	RESERVES THE RIGHT TO REJECT PROPOSED SUBSTITUTION BASED ON INSUFFICIENT INFORMATION. USE ONLY SUBSTITUTIONS APPROVED IN WRITING.	
	SUBSTITUTIONS AFFROVED IN WRITING.	
SEC	TION 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS	MPE CONSULTANT:
A.	INSTALLER QUALIFICATIONS: INSTALLERS SHALL HAVE MINIMUM FIVE YEARS SUCCESSFUL EXPERIENCE INSTALLING	
-	ITEMS SIMILAR TO THOSE REQUIRED FOR PROJECT. INDIVIDUALS IN TRAINING UNDER DIRECT SUPERVISION OF EXPERIENCED INSTALLERS MAY BE EMPLOYED.	
Β.	EXAMINATION: COMMENCEMENT OF PRODUCT INSTALLATION SIGNIFIES THAT THE INSTALLER HAS EXAMINED SUBSTRATES, AREAS, AND CONDITIONS FOR COMPLIANCE WITH MANUFACTURER REQUIREMENTS FOR TOLERANCES	CALIBER DESIGN INC. 22960 SHAW ROAD
C.	AND OTHER CONDITIONS AFFECTING PERFORMANCE. MANUFACTURER'S INSTRUCTIONS: WHEN WORK IS SPECIFIED TO COMPLY WITH MANUFACTURERS'	SUITE 620
D.	RECOMMENDATIONS OR INSTRUCTIONS, DISTRIBUTE COPIES TO OWNER'S PROJECT MANAGER. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS	STERLING, VA 20166 571-291-4012
E.	UNLESS MORE RESTRICTIVE REQUIREMENTS ARE SPECIFIED. PROTECTION: COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET. PROVIDE VENTILATION TO	
с. F.	AVOID CONDENSATION AND WATER ENTRAPMENT. CUTTING AND PATCHING: CUT AND FIT COMPONENTS AS REQUIRED. PATCH DISTURBED AREAS TO MATCH ADJACENT	
••	MATERIALS AND FINISHES. 1. REFINISHING: REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE EVEN FINISH TO MATCH ADJACENT	
	FINISHES. REFINISH CONTINUOUS SURFACES TO NEAREST INTERSECTION. FOR AN ASSEMBLY, REFINISH THE ENTIRE UNIT.	PROJECT:
G.	FINAL CLEANING: CLEAN EXPOSED INTERIOR AND EXTERIOR SURFACES. REMOVE TEMPORARY LABELS, STAINS, AND FOREIGN SUBSTANCES. POLISH TRANSPARENT AND GLOSSY SURFACES. VACUUM CARPETED AND SOFT SURFACES.	⊨ ⊢
H.	CLEAN DUCTS. CLEAN THE SITE. SUBSTANTIAL COMPLETION: PROVIDE DOCUMENTATION STATING WORK IS SUBSTANTIALLY COMPLETE. WHERE OWNER	LLJ
	REQUIRES USE OF SPACE PRIOR TO FINAL COMPLETION, PROVIDE LIST OF ITEMS TO BE COMPLETED. . OWNER'S PROJECT MANAGER WILL REVIEW LIST OF ANY ITEMS TO BE COMPLETED AND SUPPLEMENT LIST WITH	ш
1	ITEMS CONSIDERED INCOMPLETE OR UNACCEPTABLE.	
Ι.	FINAL COMPLETION: PROVIDE WRITTEN CERTIFICATION INDICATING WORK IS IN COMPLIANCE WITH CONTRACT DOCUMENTS; THAT SYSTEMS WERE TESTED AND ARE OPERATIONAL; AND THAT WORK IS READY FOR FINAL	
J.	INSPECTION. PROJECT RECORD DOCUMENTS: MAINTAIN COMPLETE AND UP-TO-DATE RECORD DOCUMENTS. KEEP SEPARATE FROM	S T R Rginia
	FIELD DOCUMENTS. SUBMIT PROJECT RECORD DOCUMENTS, MATERIAL AND FINISH DATA, OPERATION AND INSTRUCTION MANUALS, WARRANTIES AND BONDS AT COMPLETION.	Si S
K.	1. SUBMIT BOUND IN 8-1/2" X 11" THREE RING BINDERS WITH DURABLE PLASTIC COVERS. WARRANTIES: PROVIDE WARRANTIES AS SPECIFIED, SIGNED BY CONTRACTOR AND MANUFACTURER. WARRANTY FORM	S 14
	SHALL BE APPROVED BY OWNER. 1. WARRANTIES SHALL BE IN ADDITION TO AND, REGARDLESS OF WARRANTY WORDING, NOT A LIMITATION OF	MENTS AG 2231 2231
	OTHER RIGHTS THE OWNER MAY HAVE AGAINST CONTRACTOR UNDER CONTRACT DOCUMENTS AND AS PRESCRIBED BY LAW.	
	 PROVIDE A LIST OF SUBCONTRACTORS CONTACTS AND PHONE NUMBERS IN A FRAME MOUNTED IN THE STOCK ROOM. 	MPROVEMENTS KING EXANDRIA, 22314
	 PROVIDE A FRAME WITH A COPY OF THE CERTIFICATE OF OCCUPANCY MOUNTED ON THE WALL OF THE STOCK ROOM. 	
L.	SUBMIT, UPON COMPLETION OF THE PROJECT, THE FOLLOWING PAPERWORK:	ADE ADE
М.	1. GENERAL CONTRACTOR'S FINAL UNCONDITIONAL WAIVER OF LIEN. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.	3
N.	2. GENERAL CONTRACTOR'S AFFIDAVIT. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.	MINOR FACADE
0.	 FINAL UNCONDITIONAL WAIVERS OF LIEN FROM EACH SUBCONTRACTOR LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED. 	
-1	 COMPLETE LIST OF SUBCONTRACTORS, INCLUDING ADDRESSES AND TELEPHONE NUMBERS. CERTIFICATE OF OCCUPANCY. 	
	 ORE-YEAR WARRANTY. APPROVED CERTIFIED AIR-BALANCE REPORT. 	PROFESSIONAL SEAL
	8. OPERATION AND MAINTENANCE MANUALS.	
	9. ANY CERTIFICATIONS OBTAINED (E.G. ELEVATORS).	
DIVI	SION 02: EXISTING CONDITIONS	
SEC	TION 02 41 00 - SELECTIVE DEMOLITION	
A.	SELECTIVE DEMOLITION: REMOVE FROM SITE EXISTING MATERIALS, CONSTRUCTION AND UTILITIES AS NEEDED TO	
	COMPLETE PROJECT. REMOVE EXISTING ELEMENTS INDICATED AND ENCOUNTERED DURING CONSTRUCTION, AS REQUIRED TO COMPLETE WORK.	
	 REMOVE ONLY THOSE ELEMENTS NECESSARY FOR COMPLETION OF PROJECT. REPAIR OR REPLACE ELEMENTS UNNECESSARILY REMOVED OR DAMAGED DURING CONSTRUCTION. 	
	2. CAREFULLY REMOVE AND STORE ITEMS INDICATED FOR REUSE IN PROJECT AND COORDINATE WITH OTHER	ISSUED DA
	TRADES FOR MODIFICATIONS AND REINSTALLATION. 3. PROTECTION: PREVENT MOVEMENT AND SETTLEMENT OF ADJACENT STRUCTURE. PROVIDE BRACING, SHORING,	FOR CLIENT REVIEW05.20FOR PERMIT & BID07.01
	AND UNDERPINNING AS REQUIRED. MAINTAIN THE SAFETY AND SUPPORT OF STRUCTURES. ASSUME LIABILITY FOR SUCH MOVEMENT AND SETTLEMENT.	SIGN HEIGHT ADJUSTMENT 04.07
	4. UTILITIES: CONTACT APPLICABLE UTILITY COMPANIES PRIOR TO DISCONNECTING UTILITIES. DISCONTINUE WORK IF UNEXPECTED UTILITY LINES ARE ENCOUNTERED. DETERMINE LINE SOURCE AND USE PRIOR TO REMOVAL. CAP	SIGN SIZE ADJUSTMENT 04.16
	AND IDENTIFY EXISTING UTILITY LINES REMOVED. 5. REMOVE ABANDONED MATERIALS AND UTILITIES AT SOURCE.	
		DESIGNED/DRAWN BY: PE/RC REVIEWED/APPROVED BY: DD
		REVIEWED/APPROVED BY: DD PROJECT NO: 20-082
		SHEET TITLE:
		EXTERIOR ELEVATIO
		DETAILS & NOTES
		DLIAILO & NUTEO
		SHEET NUMBER:
		Λ Λ
		A4

NEW WORK ELEVATION SCALE: 1/16" = 1'-0" 2 A2



ART DISPLAY CO.	Capitol Hei phone fax	on Park Boulevard ights, MD, 20743 240.765.1400 240.765.1401 displayco.com	Project Client Address Drawing File	Patner (flex face, halo lit channel numbers) Patner 1737 King Street, Metro Place 6277-01vs Patner (flex face, halo lit channel number	Designer Representative S)	Vlad Solo Ben Biroonak	Revisions 1_09/11/20_vs	Approved by: Client Sales & PM Production measurements per: field check
						21		

NOTES:

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ALL Electrical components are to be UL approved
 All electrical components are intended to be installed in accordance with the requirements of article 600
 of the national electrical code and/or other applicable local codes, including proper grounding and
 bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS

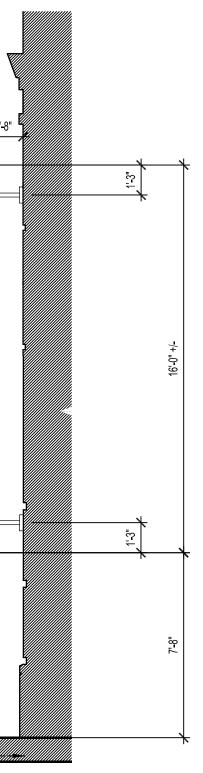
SCALE: 1/4" = 1'-0"	SIGN TYPE A	SCALE: 1/4" = 1'-0"
	NEW 2" X 4" POLISHE STEEL TUBE STANDO TO 8" X 8" X 1/8" (NOI TO BE ANCHORED TO CONCRETE COLUMN TYPICAL OF SIX LOC	OFF WELDED MINAL) PLATE O PRECAST N COVER -
	NEW TENANT SEMI-F SIGNAGE BANNER (SIGN ON EXISTING O COVER	CENTER
	NEW 2" X 4" POLISHE STEEL TUBE STANDO TO 8" X 8" X 1/8" (NOT TO BE ANCHORED TO CONCRETE COLUMN TYPICAL OF SIX LOC	OFF WELDED MINAL) PLATE O PRECAST
GRADE	NEW FLUSH-MOUNTE UPLIGHT FIXTURE "F- (TYP OF 6)	

ART DISPLAY CO.

	on Park Boulevard	Project
Capitol He	ights, MD, 20743	Client
phone	240.765.1400	
fax	240.765.1401	Address
www.art	displayco.com	Drawing File

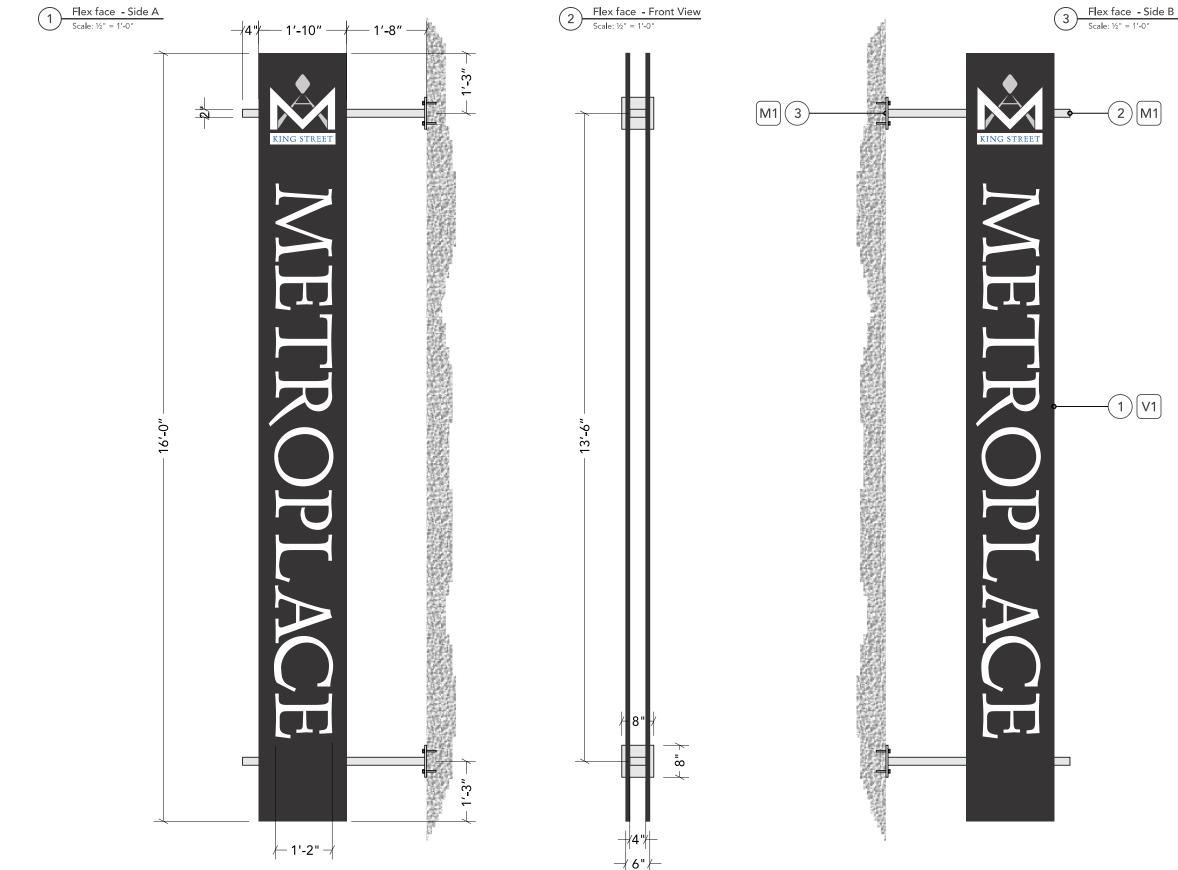
iject ent	Patner (flex face, halo lit channel numbers) Patner	Designer Representative	Vlad Solo Ben Biroonak	Revisions 1_09/11/20_vs	Approved by: Client Sales & PM
dress	1737 King Street, Metro Place				Production
awing File	6277-01vs Patner (flex face, halo lit channel number	rs)			measurements per:
wing the					field check

EVATION (TYP)



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	on Park Boulevard	Project
apitol He	eights, MD, 20743	Client
hone	240.765.1400	Client
x	240.765.1401	Address
vww.art	tdisplayco.com	Drawing File

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Patner (flex face, halo lit channel numbers)
Patner
1737 King Street, Metro Place

6277-01vs Patner (flex face, halo lit channel numbers)

Vlad Solo Ben Biroonak Representative

Designer

Revisions 1_09/11/20_vs

 Approved by: Client Sales & PM Production
 measurements per: field check

1. 1"x1" square aluminum frame with digitally printed material stretched over frame.

2. 2"x4" polished stainless steel posts.

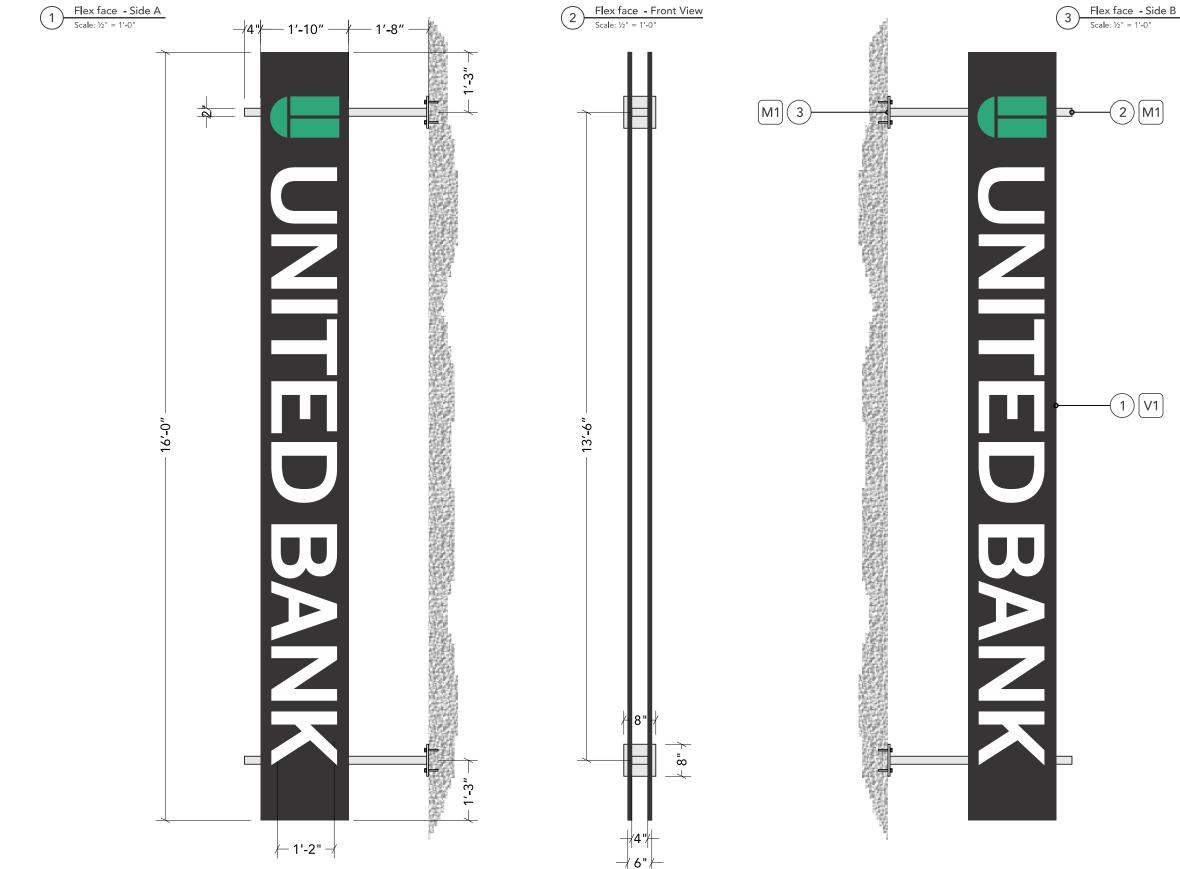
3. 8"x8" polished stainless steel mounting plates to be bolted with four (4x) 3/8"x4" sleeve anchor bolts into precast column cover.

Colors & finishes

- V1. Vinyl banner material
- M1. Polished stainless steel

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	ton Park Boulevard	Project
Capitol H	Client	
phone	240.765.1400	Client
fax	240.765.1401	Address
www.ar	tdisplayco.com	Drawing File

1

Patner (flex face, halo lit channel numbers)	D
Patner	R
1737 King Street, Metro Place	
6277-01vs Patner (flex face, halo lit channel number	5)

Vlad Solo Designer Ben Biroonak Representative

Revisions
1_09/11/20_

 Approved by: Client Sales & PM Production	
 measurements per: field check	

Specifications

1. 1"x1" square aluminum frame with digitally printed material stretched over frame.

A2

2. 2"x4" polished stainless steel posts.

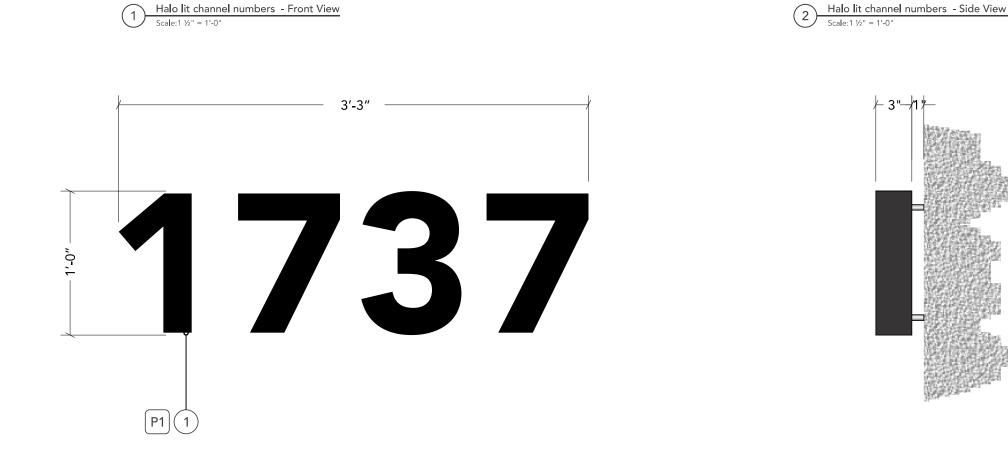
3. 8"x8" polished stainless steel mounting plates to be bolted with four (4x) 3/8"x4" sleeve anchor bolts into precast column cover.

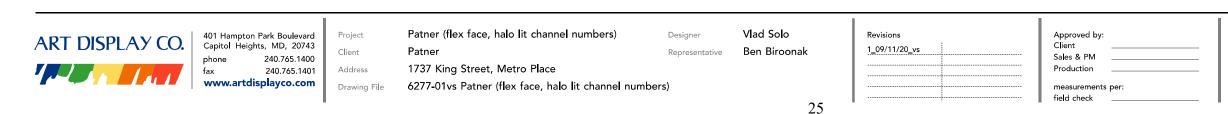
Colors & finishes

- V1. Vinyl banner material
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Specifications

1. 3" deep fabricated aluminum channel numbers to be painted P1 and installed 1" offset from wall to provide halo illumination. Letters to be internally illuminated with White LED.

Font used: Avenir LT Std 65 Medium

Colors & finishes

P1. Black

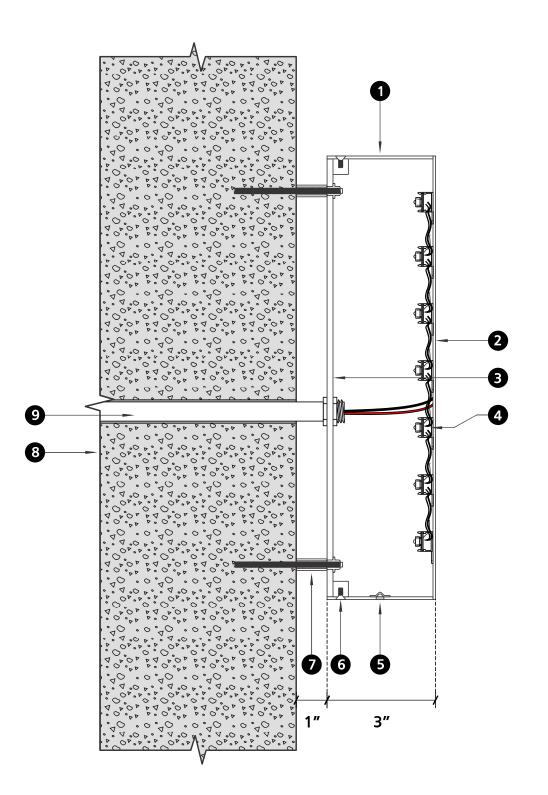
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NOTES:

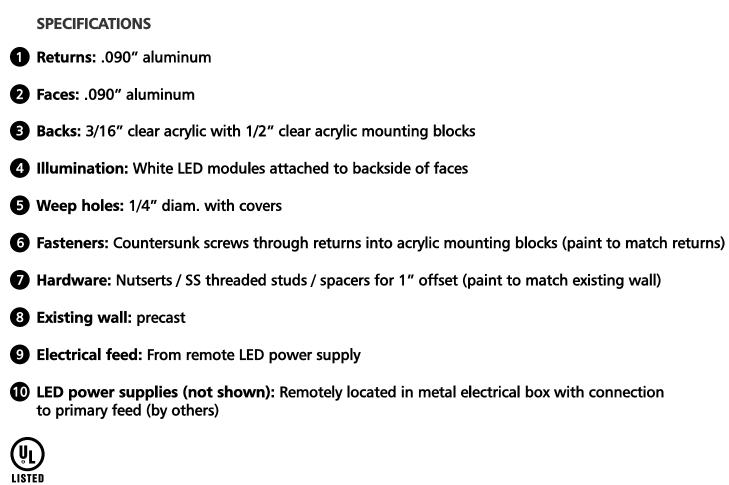
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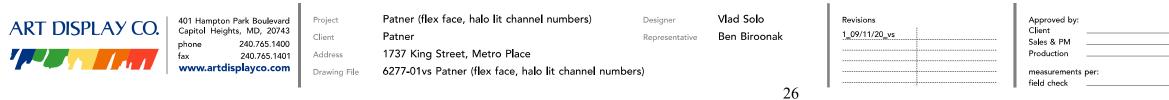
В





Halo-lit Channel Letters | Stud-Mount **Side Section Detail**





NOTES etches are sole property of Art Display Company and may not be used or reproduced sion. Sketch colors are limited by printing technology and may not reflect the exact colors Designs and ske vithout perr hed product. Signs shown on photos may not represent actual size and propor

ALL Electrical components are to be UL approved All electrical components are intended to be installed in accordance with th of the national electrical code and/or other applicable local codes, including proper grounding and

