ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of October 24, 2009

DATE: October 7, 2009

SUBJECT: SP #106 SITE PLAN AMENDMENT for amendment to Shirlington Comprehensive Sign Plan for Shirlington Hotel; 4271 Campbell Ave. (RPC #29-014-021).

Applicant:
Shirlington HHG Hotel Development, LP
4545 Fuller Drive, Suite 370
Irving, Texas 75038

By:
Timothy S. Sampson and Kara M.W. Bowyer
Walsh, Colucci, Lubeley, Emrich & Walsh PC
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22203

C.M. RECOMMENDATION:

Approve the site plan amendment for an amendment to the Shirlington Comprehensive Sign Plan, subject to all previously approved conditions and the conditions of the staff report.

ISSUES: The applicant requests a site plan amendment to amend the Shirlington Comprehensive Sign Plan for signs for the Shirlington Hotel (Hilton Garden Inn), and no issues have been identified.

SUMMARY: The applicant proposes an amendment to the Comprehensive Sign Plan for the Village at Shirlington to include signs for the newly constructed Shirlington Hotel. Signs include four (4) small window logos, an address indicator sign, and a blade sign to be placed near the main entrance on Campbell Avenue. It also includes a monument sign to be placed in the landscaping on the corner of Campbell Avenue and Arlington Mill Drive, and a previously approved rooftop sign on the Randolph Street façade. This sign is consistent with direction given by the County Board at their January 2007 meeting at which the Shirlington Hotel Site Plan was

County Manager: RC/GA

County Attorney: CWM GAP

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5367

approved. The Fairlington-Shirlington Neighborhood Representative and the president of the Shirlington Village Condominium Board have both indicated to staff that there are no issues with this application given the sign lighting does not impact the residences adjacent to the site. Therefore, staff recommends that the site plan amendment be approved subject to all previously approved conditions, and the conditions of the staff report.

BACKGROUND: The applicant is proposing an amendment to the Shirlington Comprehensive Sign Plan to add signs at the recently constructed Shirlington Hotel. The site is located at 4271 Campbell Avenue in the Village at Shirlington, and is described as follows:

Site: The 34,406 square foot site is bound on the north by Arlington Mill Drive, on the east by South Randolph Street, and to the south and west by Campbell Avenue. The site consists of a six (6)-story hotel building containing 142 rooms.

Zoning: The site is zoned "C-O-1.5" Commercial Office Building, Hotel and Apartment Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as "Low" Office-Apartment-Hotel up to 110 Units/Acre.

Neighborhood: The site is not located within boundaries of a civic association. However, staff notified the Fairlington Citizens Association, the Fairlington-Shirlington Neighborhood Representative, and the Shirlington Village Condominium Board. Staff has received comments from the Fairlington-Shirlington Neighborhood Representative and the President of the Shirlington Village Condominium, both stating that they have no issues with the proposed site plan amendment as long as there will be no light impacts to adjacent residences.

By way of background, Site Plan #106 for the Shirlington Hotel was approved by the County Board at their January 2007 meeting. The site plan included a request for two (2) rooftop signs; one to be placed on the hotel's west façade facing Campbell Avenue, and one to be placed on the hotel's east façade facing South Randolph Street. At the meeting, citizens voiced concerns about the proposed rooftop sign for the Campbell Avenue façade. The President of the Shirlington Village Condominium Board testified to the County Board that the proposed location of the sign would – due to the sign's proposed lighting – create an impact to the residents living across the street. The applicant indicated that because many of the hotel's prospective customers would be arriving after dark, lighting of the sign was essential. The County Board approved the rooftop sign on the South Randolph Street façade, but directed the applicant to work with staff on submitting a sign for the Campbell Avenue façade that could be placed lower to the ground so as to mitigate the potential lighting impacts that a rooftop sign would have to adjacent residences. The County Board suggested specifically the possibility of a monument sign for this location.

DISCUSSION: The applicant is proposing an amendment to the Comprehensive Sign Plan and Sign Guidelines for the Village at Shirlington. This amendment pertains to the recently constructed Shirlington Hotel, to be occupied by the Hilton Garden Inn, located in the northwestern portion of the Village at Shirlington. The applicant is proposing the following

signs be included in the amendment to the Comprehensive Sign Plan for the Shirlington Hotel (see attached exhibit for sign details and locations):

PROPOSED SIGNS FOR SHIRLINGTON HOTEL				
Type of Sign	**Sign Location**	**Text**	**Material**	**Sign Area (per sign)**
A. Monument Sign	Corner of Campbell Ave. and Arlington Mill Dr.	Hilton Garden Inn	Aluminum, vinyl	19.88 square feet
B. Blade Sign	Campbell Ave. façade	Hilton Garden Inn	Aluminum	3.17 square feet
*C. Rooftop Sign**	*Randolph St. façade*	*Hilton Garden Inn*	*Aluminum*	*90.3 square feet (not included in total)*
D.1 & D.2 – Window Logos	Randolph St. façade	n/a ("floret" logo)	n/a	.25 square feet x 2 = .5 square feet
E.1 & E.2 – Window Logos	Campbell Ave. façade	n/a ("floret" logo)	n/a	.25 square feet x 2 = .5 square feet
F. Address Indicator Sign	Campbell Ave. façade	4271	Vinyl	1.5 square feet
Total (signs under 35 ft. only)				**25.55 square feet**

Previously approved by the County Board on January 24, 2007.

As the intent of the Comprehensive Sign Plan process is to include a complete package of signs for a given project, including both by-right and special exception signs, the applicant has included details on the rooftop sign for the Randolph Street façade that was approved by the County Board in January 2007 with the site plan for the hotel.

The *Sign Guidelines for Site Plan Buildings* stipulates that allowable sign area (below 35-feet) is calculated by measuring one linear foot of building frontage along a public right-of-way for one square foot of allowable sign area. Using this formula to calculate the applicable building frontages along public rights-of-way, the maximum allowable sign area totals 405 square feet for the Shirlington Hotel. The applicant is proposing approximately 25.55 square feet of signs for the subject building, well below the allowable area based on the building's linear frontage.

The signs proposed are consistent with Comprehensive Sign Plan and Sign Guidelines for the Village at Shirlington approved by the County Board in February 2005. The proposed blade sign to be located above the Campbell Avenue entrance to the hotel is consistent with the guidelines for such signs in that it is at least 8 feet in height (the sign is 12 feet above grade), does not project more than 42 inches from the building façade, and is less than the maximum 6 square feet allowed. The four (4) window logos (two on the doors at each entrance) are consistent with the approved Comprehensive Sign Plan in that they do not take up more than 20% of the window

space on the doors on which they are proposed. The address indicator sign proposed is consistent in that it is located above the main entrance to the hotel on Campbell Avenue, and is visible for both vehicular and pedestrian traffic.

It is not typical County practice to allow free-standing signs in walkable, urban areas such as the Rosslyn-Ballston Corridor, the Jefferson Davis Corridor, or Shirlington due to the generally auto-oriented nature of these signs. However, staff supports the applicant's proposal for the free-standing monument sign because the proposed location is the only reasonable alternative for minimizing the lighting impact to adjacent residences. The intent of a sign on the northwest side of the building is for cars driving east on Arlington Mill Drive to be able to spot the hotel from that direction. It is also the most convenient location for a sign to direct drivers to the parking garage. Furthermore, since many hotel customers arrive during nighttime hours, the sign would need to be lit. As the County Board did not approve the applicant's request for a rooftop sign on the Campbell Avenue façade when Site Plan #106 for Shirlington Hotel was considered due to concerns about lighting from the Village at Shirlington Condominium residents, the County Board directed the applicant and staff to explore options for a lighted sign on the northwest side of the building that would not impact the adjacent residents.

While the County Board specifically mentioned a monument sign at this location, staff explored alternative options to a free-standing sign for the Shirlington Hotel. A wall sign on the Arlington Mill Drive façade would not have been feasible due to the approved landscaping blocking the visibility of any such sign from the street. Likewise, a wall sign (below 35 feet) on the Campbell Avenue façade would not have been feasible because the lighting would likely impact the adjacent residences. Moreover, any sign below 35-feet on this façade would have had limited visibility for customers traveling east on Arlington Mill Drive. Therefore, the only feasible option for a lighted sign on the northwest portion of the Shirlington Hotel site that would not impact adjacent residences would be a monument sign placed in the hotel's landscaping strip and facing Arlington Mill Drive.

Both the Fairlington-Shirlington Neighborhood Representative and the Shirlington Village Condominium Board President indicated to staff that their main concern with the proposed site plan amendment would be lighting impacts to the adjacent Shirlington Village Condominiums. The only sign that is proposed to have lighting is the monument sign. Due to the proposed sign being only 4-feet high, and because it would mainly face Arlington Mill Drive, there will not be a lighting impact to the Shirlington Village Condominiums.

CONCLUSION: Staff supports the proposed site plan amendment concerning signs for the newly constructed Shirlington Hotel because the proposed signs are consistent with the *Sign Guidelines for Site Plan Buildings* and with the guidelines contained in the approved Comprehensive Sign plan for Shirlington. Specifically, staff supports the applicant's request for a monument sign as part of this package because it is consistent with direction given by the County Board, it is the most feasible option to avoid impacts to the adjacent residences, and Arlington Mill Drive is an appropriate location for monument signs. Members of the community have expressed to staff that there are no concerns with the subject site plan amendment given there are not lighting impacts to the adjacent residences. Therefore, staff recommends that the site plan amendment be approved subject to all previously approved conditions, and five (5) new

conditions.

New Conditions (pertaining to the signs at 4271 Campbell Avenue):

6. The applicant agrees to limit all signs to the size, design, location, color, materials, and text of the proposed signs shown on the drawings prepared by Chandler Signs, for Hilton Garden Inn and dated October 14, 2009. The applicant agrees that the total sign area allowed excluding rooftop signs will be no more than 30 square feet. The applicant agrees that the monument sign shall be illuminated only as shown on the drawing.

7. The applicant agrees that the Zoning Administrator may approve a minor change to the Comprehensive Sign Plan consistent with the *Sign Guidelines for Site Plan Buildings*. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field conditions (less than 1 foot in any direction); (ii) a minor change in the area of the sign (less than 5%), or (iii) a change in the text and/or color of the sign. All other changes to the approved Comprehensive Sign Plan will require site plan approval or amendment.

8. The applicant agrees to install a rheostat or other appropriate variable resister that will allow the applicant to reduce the monument sign's lighting intensity. The applicant further agrees that if the County Manager finds that the intensity of the monument sign's lighting has an adverse effect on the surrounding area, the applicant will, within 24 hours notice from the County Manager, reduce the intensity of the lights to a level that, in the County Manager's reasonable judgment, will no longer have such an adverse effect.

9. The applicant agrees to submit to the Zoning Office not more than two (2) months after the date of County Board approval of the site plan amendment (December 24, 2009), a revised and complete Comprehensive Sign Plan and Sign Guidelines for the Village at Shirlington. This revised Comprehensive Sign Plan shall include both the signs approved in this site plan amendment, and the rooftop sign for the Shirlington Hotel on the Randolph Street façade, which was approved by the County Board on January 24, 2007.

10. The applicant agrees that the subject monument sign approved in this site plan amendment is intended as a replacement for one (1) rooftop sign otherwise allowed under the *Sign Guidelines for Site Plan Buildings*. The applicant further agrees that no additional rooftop signs shall be allowed for the Shirlington Hotel building at 4271 Campbell Avenue—with the exception of the rooftop sign for the Randolph Street façade approved by the County Board on January 24, 2007—unless the monument sign is first removed.

PREVIOUS COUNTY BOARD ACTIONS:

October 9, 1976	Approved a rezoning from "C-2" to "C-O-1.5" (Z-2086-76-3); and approved a Phased Development Site Plan. The approval expired in 1981.
December 4, 1982	Approved a Phased Development Site Plan (PDSP) on four parcels consisting of 570,000 S.F. of office space, 428,000 s.f. of retail space, 300 hotel rooms, and 490 residential units known as the "Village at Shirlington."
July 9, 1983	Approved the final site plan for Phase I (SP-1) on Parcel 2, allowing 60,000 s.f. of office area and 370,000 s.f. of retail area.
July 13, 1985	Approved PDSP amendment to increase the maximum building height on Parcel 3 from 10 stories (150 feet) to 11 stories (150 feet); and approved the final site plan for Phase II (SP-2) on Parcel 3, allowing an 11-story office building with 295,000 s.f. of office g.f.a. and 17,000 s.f of retail g.f.a.
December 2, 1986	Approved a site plan to "SP-1," permitting revised signs for the Shirlington Theatre.
June 6, 1987	Approved a PDSP amendment to establish standards by which administrative approval of subdivision can be granted.
December 13, 1987	Approved a PDSP amendment to transfer 85,895 s.f. of office/retail area from Parcel Two to Parcel One; and approved the final site plan for Phase III (SP-3) on Parcel One, allowing a 6-story office building with 85,895 s.f. of office/retail area, and a 10-story hotel with 299 units.
April 16, 1988	Approved a site plan amendment to allow the operation of a child care center for 79 children ages 3 to 6 years old.
July 9, 1988	Approved a site plan amendment to extend the expiration date of the site an additional three years to July 9, 1991.

	Approved a PDSP Amendment to transfer 86 residential units from Parcel 4 to Parcel 3 or Parcel 2, and 4,485 s.f. of commercial/retail area from Parcel 1 to Parcel 2; and approved final site plan for Phase IV (SP-1) on Parcel 4, allowing an 8-story, 404 unit residential development.
October 1, 1988	Approved a PDSP amendment to install banners around the periphery of the site.
June 3, 1989	Approved a site plan amendment to permit an outdoor café in conjunction with an existing restaurant.
June 2, 1991	Continued a site plan amendment for an outdoor café with a review in three (3) years.
August 10, 1991	Approved a site plan amendment for renovation of an existing automobile service station and addition of a car wash subject to conditions.
September 18, 1991	Approved site plan amendment to permit live entertainment in conjunction with an existing restaurant.
June 13, 1992	Approved site plan amendment for an outdoor café.
September 12, 1992	Continued site plan amendment for live entertainment (Bistro, Bistro).
November 14, 1992	Approved one tenant identification sign 100.5 square feet in size on east elevation of 2775 South Quincy Street.
April 9, 1994	Approved site plan amendment to convert 4,000 s.f. of retail space to classrooms, copy facilities and shower locker room for a period not to exceed 12 years (2006) subject to two conditions and a review in five (5) years.
May 7, 1994	Approved site plan amendment to permit an outdoor café associated with California Pizza Kitchen.
May 20, 1995	Approved a site plan amendment to amend Condition #48, which restricts the use of the health

	club to office tenants, and residents and to permit use by non-residents.
August 8, 1995	Deferred a PDSP amendment to amend the project's comprehensive sign plan to retain an existing free-standing sign to the December 9th County Board meeting. Deferred a PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision conditions to the September 9, 1995 County Board meeting.
September 9, 1995	Approved a site plan amendment for live entertainment in an existing restaurant (Bistro, Bistro). Deferred PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision language.
October 14, 1995	Approved a site plan amendment to permit exterior dinning at THAI in Shirlington.
November 18, 1995	Accept withdrawal of PDSP amendment request.
December 9, 1995	Approved site plan amendment to allow outdoor café (Fresh Fare). Deferred a PDSP to amend the comprehensive sign plan for the retention of a freestanding sign to the February 3, 1996 County Board meeting.
February 3, 1996	Deferred PDSP amendment on comprehensive sign plan to February 24th meeting.
February 24, 1996	Deferred PDSP amendment on comprehensive sign plan to May 11, 1996 meeting.
May 13, 1996	Deferred PDSP amendment on comprehensive sign plan to July 20, 1996 meeting.

July 20, 1996	Denied PDSP Amendment to amend comprehensive sign plan for the retention of a freestanding sign.
November 16, 1996	Approved site plan amendment SP #106 to permit an outdoor café Capital City Brewing Company.
January 11, 1997	Approved PDSP Amendment and final site plan approval for Parcel 1 to add 2 stories of studio/mechanical/technical support space above the existing parking garage structure, an atrium between the garage and office building, antennas, an LED sign band, subject to conditions.
July 8, 1998	Approved site plan amendment to expand outdoor café (Capitol City Brewing Co.).
February 6, 1999	Defer PDSP Amendment and Final Site Plan Approval for Parcel 2 to the March 13, 1999 County Board meeting.
March 13, 1999	Defer PDSP Amendment and final site plan Approval for Parcel 2 to the April 10, 1999 County Board meeting.
April 10, 1999	Approved PDSP Amendment to reallocate from Parcel 3 to Parcel 2 150,000 square feet of approved gross floor area and a final site plan for an 8-story office building and 7-level parking structure on Parcel 2 subject to PDSP Conditions and final site plan Conditions.
July 10, 1999	Defer GLUP Amendment to the November 13, 1999 County Board meeting.
November 13, 1999	Defer GLUP Amendment to the February 12, 2000 County Board meeting.
February 20, 2000	Defer GLUP Amendment to the July 22, 2000 County Board meeting.
July 22, 2000	Defer GLUP Amendment, Rezoning and Phased Development Site Plan Amendment to the September 9, 2000 County Board meeting.

September 9, 2000	Defer GLUP Amendment, Rezoning and Phased Development Site Plan Amendment to the October 7, 2000 County Board meeting.
October 7, 2000	Approved GLUP Amendment, Rezoning, and Phased Development Site Plan Amendment.
June 30, 2001	Approved final site plan for residential/retail/streetscape for Parcel 3.
June 8, 2002	Approved final site plan for library/theater and plaza for Parcel 3.
November 16, 2002	Approved site plan amendment for residential/retail site plan to construct addition to Building 2 and reallocate 1,200 s.f. of retail space elsewhere in Parcel 3.
April 26, 2003	Approved minor site plan amendment to modify garage and extend term of site plan.
September 13, 2003	Approved minor site plan amendment for additional commercial GFA for grocery store and modification of use regulations for density.
January 29, 2005	Approved Shirlington Village Comprehensive Sign Plan.
July 10, 2006	Deferred PDSP amendment and final site plan for new office building and parking garage.
September 16, 2006	Approved PDSP amendment and final site plan for new office building of approximately 195,000 s.f. plus approximately 15,996 s.f. of retail, and a parking garage with 762 spaces (Lot 6).
January 24, 2007	Approved site plan amendment for construction of 142 room hotel.

Approved Conditions (SP #106, Comprehensive Sign Plan and Sign Guidelines for the Village at Shirlington):

1. The applicant agrees that no more than four (4) neighborhood signs are permitted, and shall be located at the major entrances to Shirlington. The major entrances to Shirlington are determined to be South Arlington Mill Drive and "Driveway A," South Arlington Mill Drive and South Quincy Street, South Quincy Street and 28th Street South, and South Randolph Street near the Windsor Apartments. All freestanding vehicle and building mounted directional signage shall be consistent with the signage described and outlined in the *Shirlington Village Comprehensive Sign Plan and Guidelines* prepared by GableSigns and Graphics, Inc. and dated November 16, 2004.

2. The applicant agrees that all 18 freestanding vehicular and 13 freestanding pedestrian directional signs and their size, design and locations shall be consistent with the signage described and outlined in the drawings entitled *Shirlington Village Comprehensive Sign Plan and Guidelines* prepared by GableSigns and Graphics, Inc. and dated November 16, 2004. The applicant agrees that the final locations of all freestanding signs located in the public right of way shall be indicated on street engineering plans and are subject to approval by the Department of Environmental Services prior to issuance of all sign permits. The applicant agrees that all such signs shall provide a six (6) foot clear sidewalk width so as not to obstruct pedestrian movement. The applicant agrees to ensure that the clearance height, size and glare from the signs will not interfere with traffic safety. In addition, the applicant agrees that the material of the freestanding vehicular signs in this amendment will be approved prior to the issuance of any building or sign permit by the County Manager or his designee.

3. The applicant agrees that minor modifications to signage, including changes in the information provided and changes in design and location made in response to the County Manager or his designee's request, shall be subject to an administrative review and approval by the County Manager or his designee prior to the issuance of all sign permits.

4. The applicant agrees that the retail tenant signage shall conform to the standards of Section 34 of the Zoning Ordinance and the adopted comprehensive sign plan, as set forth in the *Shirlington Village Comprehensive Sign Plan and Guidelines* prepared by GableSigns and Graphics, Inc. and dated November 16, 2004 and the following criteria:
   a. Other than blade or undercanopy signs, each retail or commercial (as defined in the *Rosslyn-Ballston Corridor Retail Action Plan* [attached], "Entertainment and Main Street Retail" [page 5] and "Consumer and Business Services" [page 6]) will be permitted a maximum of one (1) sign per tenant frontage (except as described below for interior courtyards) with a maximum of 60 square feet, for a unit of 60 linear feet of frontage or less. If the retail or commercial tenant has more than 60 linear feet of frontage, they are permitted to have one sign, with one square foot of sign area for each one linear feet of street frontage. Signage identifying retail tenants located on an interior courtyards or plazas or in other exterior locations not visible from the public right of way will be permitted as part of the approved treatment facing the public right of way (this sign will count as one of the signs permitted for each tenant). For building wall signs (part of tenant signage), the distribution of the sign area and the

location shall be approved as part of a unified design approach for the individual retail or commercial tenants and shall be subject to administrative review and approval by the County Manager or his designee.

b. Tenants are permitted one blade sign or one undercanopy sign, but not both. Blade signs, where allowed, must not project more than 42 inches from the building surface, and must allow eight (8) feet clear passage from the sidewalk. Maximum sign area for these signs is six (6) square feet on each side. Where permitted, one undercanopy sign is permitted with a maximum projection from the building surface of 42 inches and clearance height of eight (8) feet. Tenants are permitted a maximum sign area of four (4) square feet on each side.

c. Window signs will be as regulated by the Zoning Ordinance and may not exceed 20 percent of the window area. Blacking out the windows or painting the window colors will count as window signage.

d. Retail tenant signs shall be illuminated only at night, beginning at dusk, and only during the nighttime hours of operation of the retail business.

e. The colors and materials of retail and commercial tenant signs shall harmonize with and complement the exterior materials and design of the individual storefronts and be consistently treated so as to present a unified design approach for the individual tenant. The colors and materials of such signs are subject to review and approval by the County Manager or his designee.

f. Awnings shall not be counted toward sign area, except that any text, logo, graphic, or other image on awnings shall count toward the total allowable sign area for that tenant. This additional sign area on awnings shall be applied only toward graphic images with abstract or stylized patterns that contain no clearly understood images or message content.

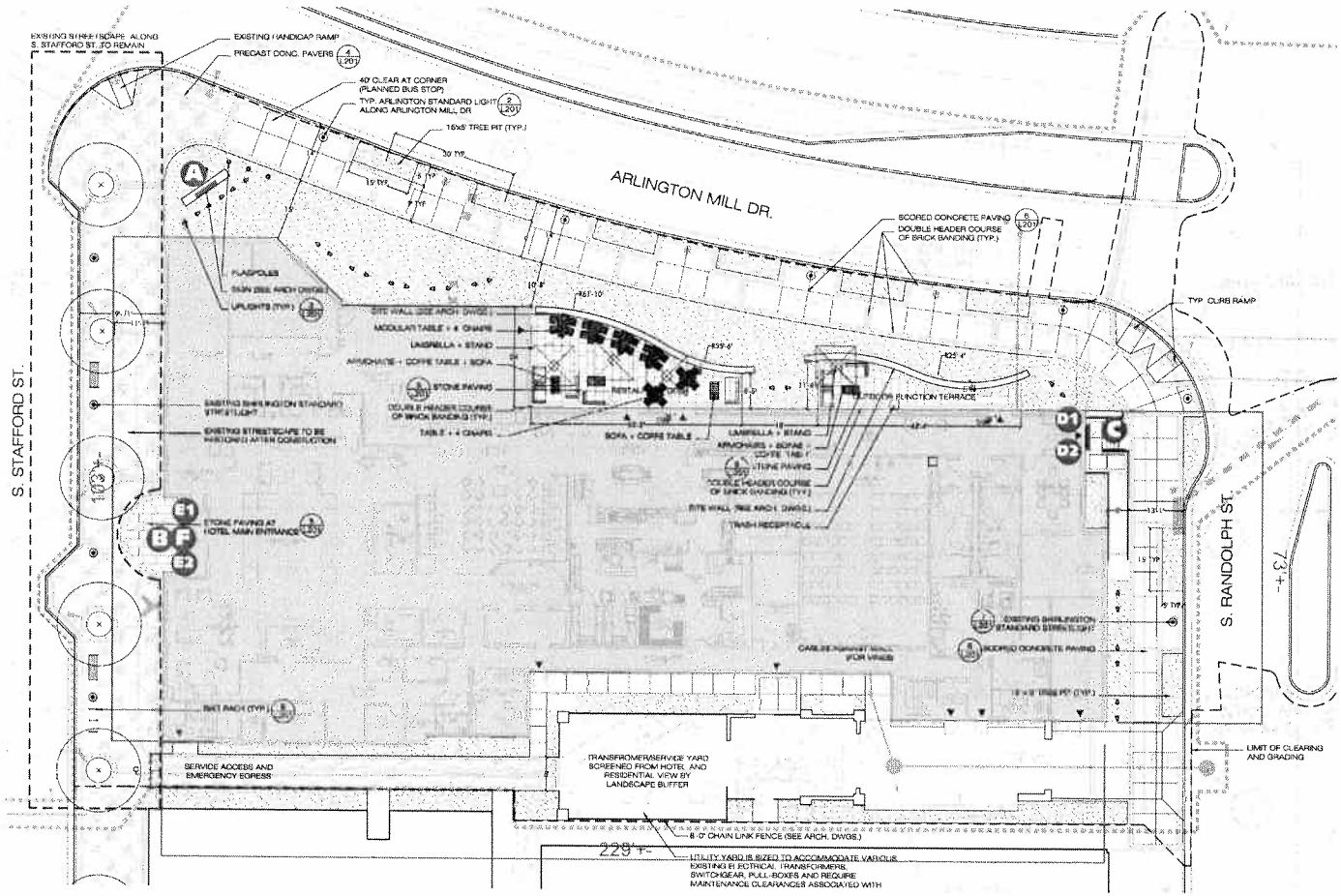
g. The retail or commercial signs shall not exceed 35 feet in height on the building.

5. The applicant agrees to provide the County Manager or his designee a complete tabulation for the approved sign area for each building.

Condition #50 from SP #106, Shirlington Hotel

Comprehensive Sign Plan

50. The developer agrees that all signs shall conform to the approved "Shirlington Village Comprehensive Sign Plan and Sign Guidelines", which includes drawings dated February 7, 2005, and to the extent applicable, the Shirlington Design Book, and that all exterior signs (including identification and directional signage) shall be consistent with the guidelines contained in "Sign Guidelines for Site Plan Buildings" and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. The developer agrees to obtain approval from the Zoning Administrator of an administrative change request for all signs described in the "Shirlington Village Comprehensive Sign Plan and Sign Guidelines" and for additional wayfinding information and directional signage for taxis and guests accessing the hotel from westbound Arlington Mill Drive.



Site Plan

Nts

Hilton Garden Inn

Design #

08-1935r12

Sheet 1 of 5

Client

Hilton Garden Inn

Address

4271 Campbell Ave.
Arlington, VA

Account Rep.	Bill Teel
Designer	PC
Date	14Oct09

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R10 :PC| 23May09 | change "B" to 3" thick

R11 :PC| 29May09 | change "B" to 2" thk fins, 3" thk cabinet

R12 :PC| 14Oct09 | add sq ft and notes

R4 :PC| 21Oct08 | add options

R5 :PC| 9Mar09 | "A" change thickness of letters, "B" reduce to 38"

R7 :PC| 5May09 : "A" change to non illuminated M20

R7 :PC| 8May09 | "A" change to reverse channel logo and letters

R9 :PC| 12May09 | "B" change to reverse channel letters

Chandler Signs

www.chandlersigns.com

3201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044

12106 Valliant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

1335 Park Center Drive Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7033

400 Banner Trail
Florissant, Co 80816
Phone: 719-687-2507
Fax: 719-687-2506

325 W Main St. Suite 1012
Louisville, KY 40203
502-582-3557 Fax 502-254-3843

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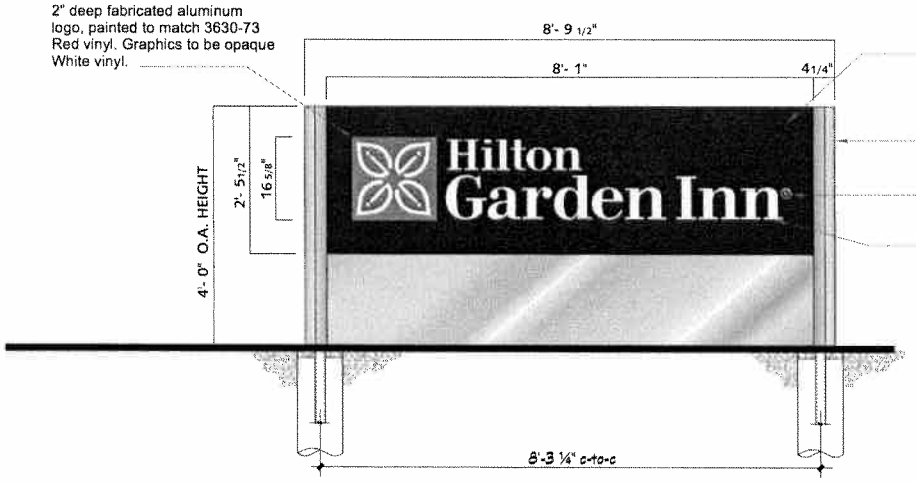
FINAL ELECTRICAL CONNECTION BY CUSTOMER

PLAN VIEW



19.88 Sq.Ft. on top portion.

35.16 Sq.Ft. on entire structure.

White vinyl register mark symbol.

2" deep aluminum fabricated reverse channel letters with a White painted finish.

.080 thick aluminum base panels (recessed) and convex shaped covers with caps on end fillers of sign. Paint AKZO 354C2 Silver Metallic (gloss finish).

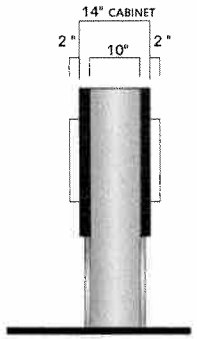
TS 2" x 2" x .187" STEEL TUBE SUPPORTS with 9" DIA. x 2'-6" DEEP CONCRETE PIER FOUNDATION. FOUNDATION SET 2" BELOW GRADE.

STEEL SIGN SUPPORTS MOUNTED IN CONCRETE PIER TYPE FOUNDATIONS - SIZE & DEPTH SHOWN TO BE CONFIRMED BY LOCAL CODES & CONDITIONS.

SUPPORTS DESIGNED FOR 30PSF WINDLOAD.

SIGN A ½"=1'-0"

Scope of Work:
Manufacture and install one (1) non-illuminated double face aluminum sign cabinet with reverse channel letters and logo. Sign will be externally illuminated by others.



END VIEW
1/2"=1'-0"

Hilton Garden Inn

Design #
08-1935r12
Sheet 2 of 5

Client
Hilton Garden Inn

Address
4271 Campbell Ave.
Arlington, VA

Account Rep.	Bill Teel
Designer	PC
Date	14Oct09

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R10-|PC| 23May09 | change "B" to 3" thick
R11-|PC| 29May09 | change "B" to 2" thk ltrs, 3" thk cabinet
R12-|PC| 14Oct09 | add sq.ft. and notes
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R5-|PC| 9Mar09 | "A" change thickness of letters, "B" reduce to 38"
R7-|PC| 5May09 | "A" change to non-illuminated M20
R7-|PC| 8May09 | "A" change to reverse channel logo and letters
R9-|PC| 12May09 | "B" change to reverse channel letters.

Chandler Signs
www.chandlersigns.com

3201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044

12106 Valliant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

1335 Park Center Drive Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7033

400 Banner Trail
Florissant, Co 80816
Phone: 719-687-2507
Fax: 719-687-2506

325 W Main St. Suite 1012
Louisville, KY 40203
502-582-3557 Fax 502-254-3843

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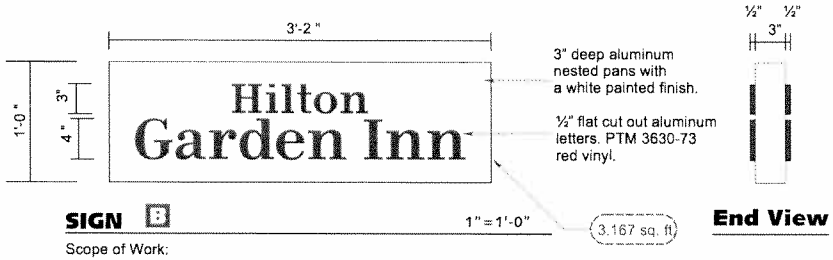
FINAL ELECTRICAL CONNECTION BY CUSTOMER

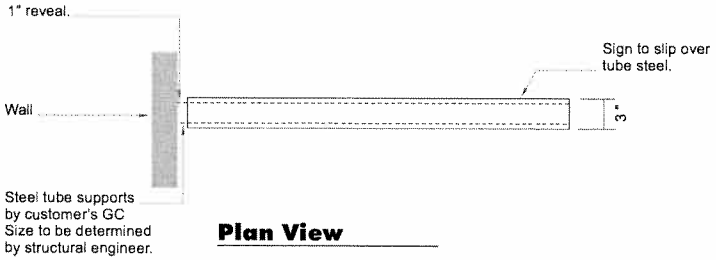
UL



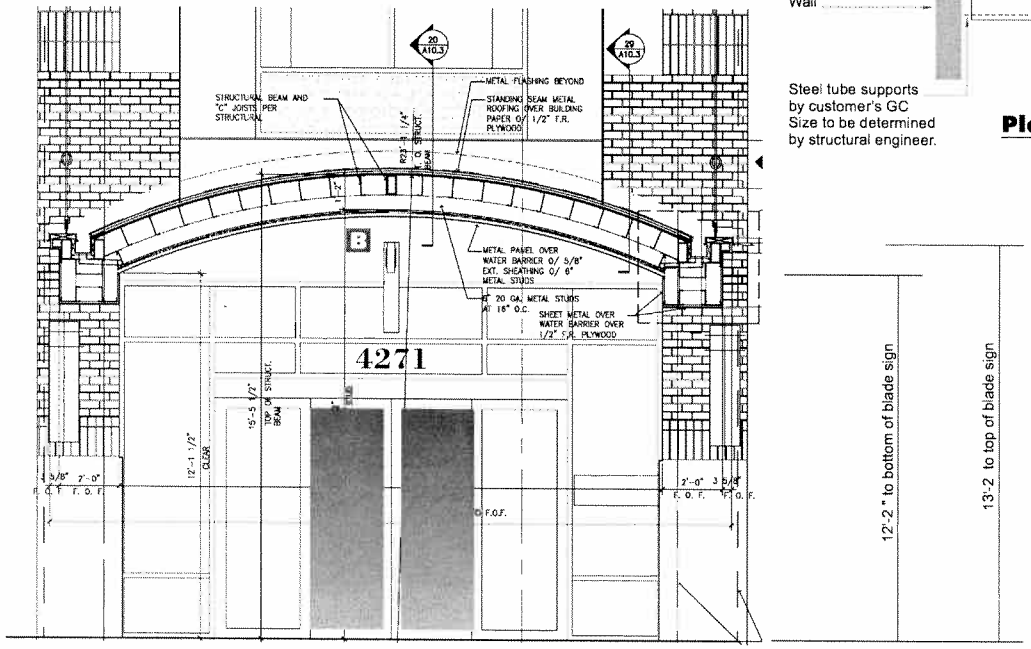
SIGN B 1" = 1'-0"

End View

Scope of Work:
Manufacture and install one (1) double face non-illuminated blade sign.



Plan View



Elevation 1/4"=1'-0"

Hilton Garden Inn

Design #
08-1935r12
Sheet 3 of 5

Client
Hilton Garden Inn

Address
4271 Campbell Ave.
Arlington, VA

Account Rep.	Bill Teel
Designer	PC
Date	14Oct09

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R10:|PC| 23May09 | change "B" to 3" thick
R11:|PC| 29May09 | change "B" to 2" thk fins, 3" thk cabinet
R12:|PC| 14Oct09 | add sq.ft. and notes
R4:|PC| 21Oct08 | add options
R5:|PC| 9Mar09 | "A" change thickness of letters, "B" reduce to 38"
R7:|PC| 5May09 | "A" change to non-illuminated M20
R7:|PC| 8May09 | "A" change to reverse channel logo and letters
R9:|PC| 12May09 | "B" change to reverse channel letters

Chandler Signs
www.chandlersigns.com
3201 Manor Way Dallas,TX 75235
214-902-2000 Fax 214-902-2044
12106 Valliant San Antonio,TX 78216
210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7033
400 Banner Trail
Florissant, Co 80816
Phone: 719-687-2507
Fax: 719-687-2506
325 W Main St. Suite 1012
Louisville, KY 40203
502-582-3557 Fax 502-254-3843

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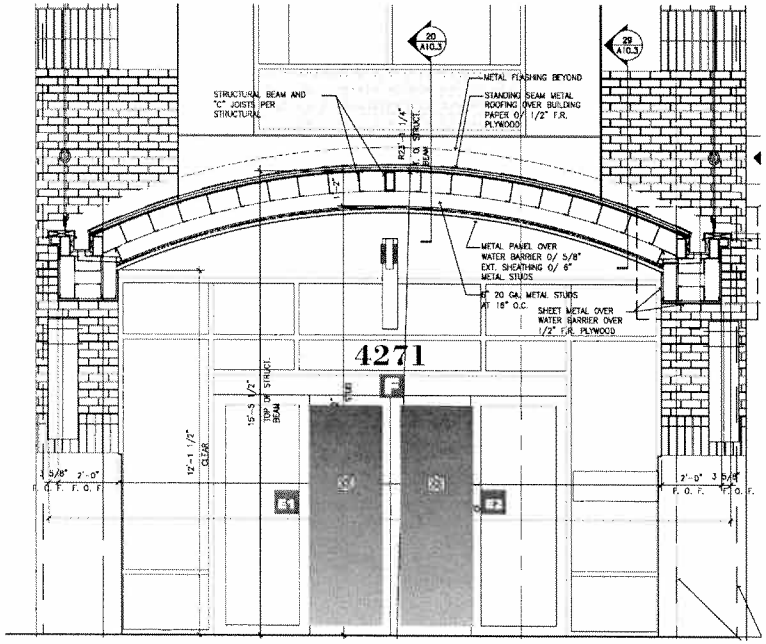
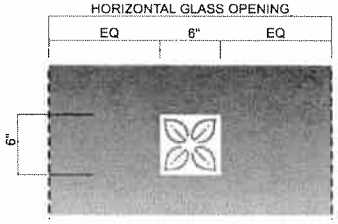
FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL



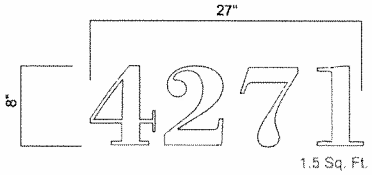
Elevation 1/4"=1'-0"



.25 Sq. Ft.

SIGNS 1 2 1"=1-0"

Scope of Work:
Manufacture and install two (2) 3650-10 white "Floret" logos on each door. Logos to be applied to 1st surface of door glass. Centered vertically & position 4'-6" above finished floor unless circumstances determine otherwise. (verify)
"As permitted in section 34.G.7" of the Zoning Ordinance.



1.5 Sq. Ft.

SIGN 3 1"=1-0"

Scope of Work:
Manufacture and install one (1) set of white reflective vinyl address numerals to be applied to 1st surface of transom glass, centered horiz. over doors
"As permitted in section 34 of the Zoning Ordinance".

Hilton Garden Inn

Design #
08-1935r12
Sheet 4 of 5

Client
Hilton Garden Inn

Address
4271 Campbell Ave.
Arlington, VA

Account Rep.	Bill Teel
Designer	PC
Date	14Oct09

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R10 :PC| 23May09 | change "B" to 3" thick
R11 :PC| 29May09 | change "B" to 2" thk ltrs, 3" thk cabinet
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R4 :PC| 21Oct08 | add options
R5 :PC| 9Mar09 | "A" change thickness of letters, "B" reduce to 38"
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12106 Vaillant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

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Vista, CA 92081
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400 Banner Trail
Florissant, Co 80816
Phone: 719-687-2507
Fax: 719-687-2506

325 W Main St. Suite 1012
Louisville, KY 40202
502-582-3557 Fax 502-254-3843

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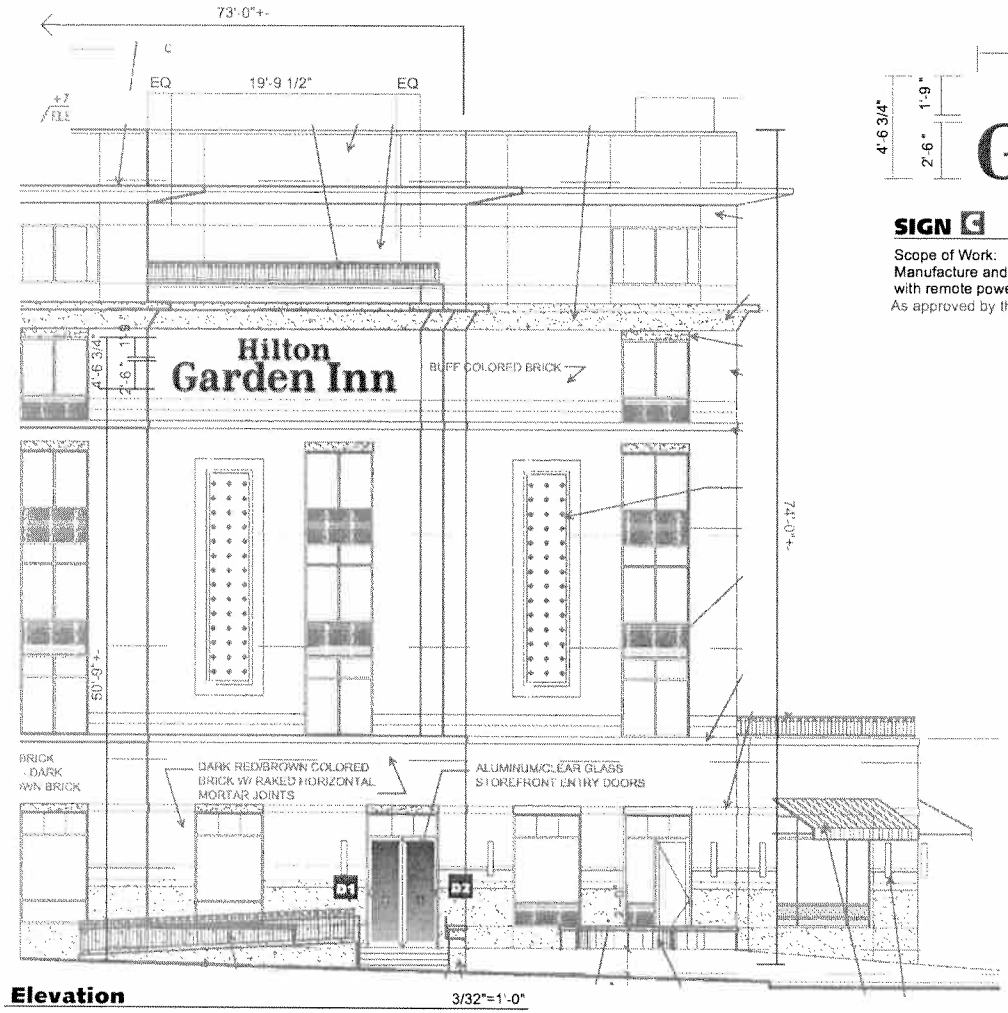
FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

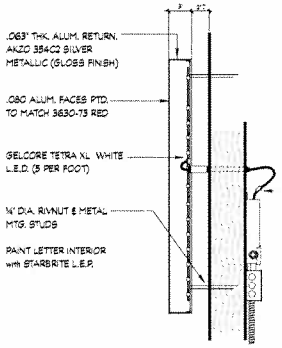


Elevation 3/32"=1'-0"

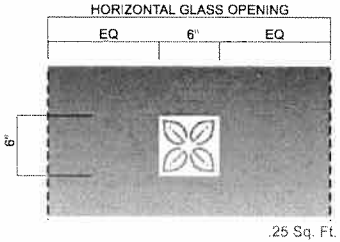
90.3 Sq. Ft.

SIGN C 3/16"=1'-0"

Scope of Work:
Manufacture and install one (1) set of backlighted reverse channel letters with remote power supply
As approved by the County Board on January 27, 2007



Section Nts



.25 Sq. Ft.

SIGNS D1 D2 1"=1-0"

Scope of Work:
Manufacture and install two (2) 3650-10 white "Floret" logos on each door. Logos to be applied to 1st surface of door glass. Centered vertically & position 4'-6" above finished floor unless circumstances determine otherwise. (verify)

"As permitted in section 34.G.7" of the Zoning Ordinance.

Hilton Garden Inn

Design #
08-1935r12
Sheet 5 of 5

Client
Hilton Garden Inn

Address
4271 Campbell Ave.
Arlington, VA

Account Rep.	Bill Teel
Designer	PC
Date	14Oct09

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

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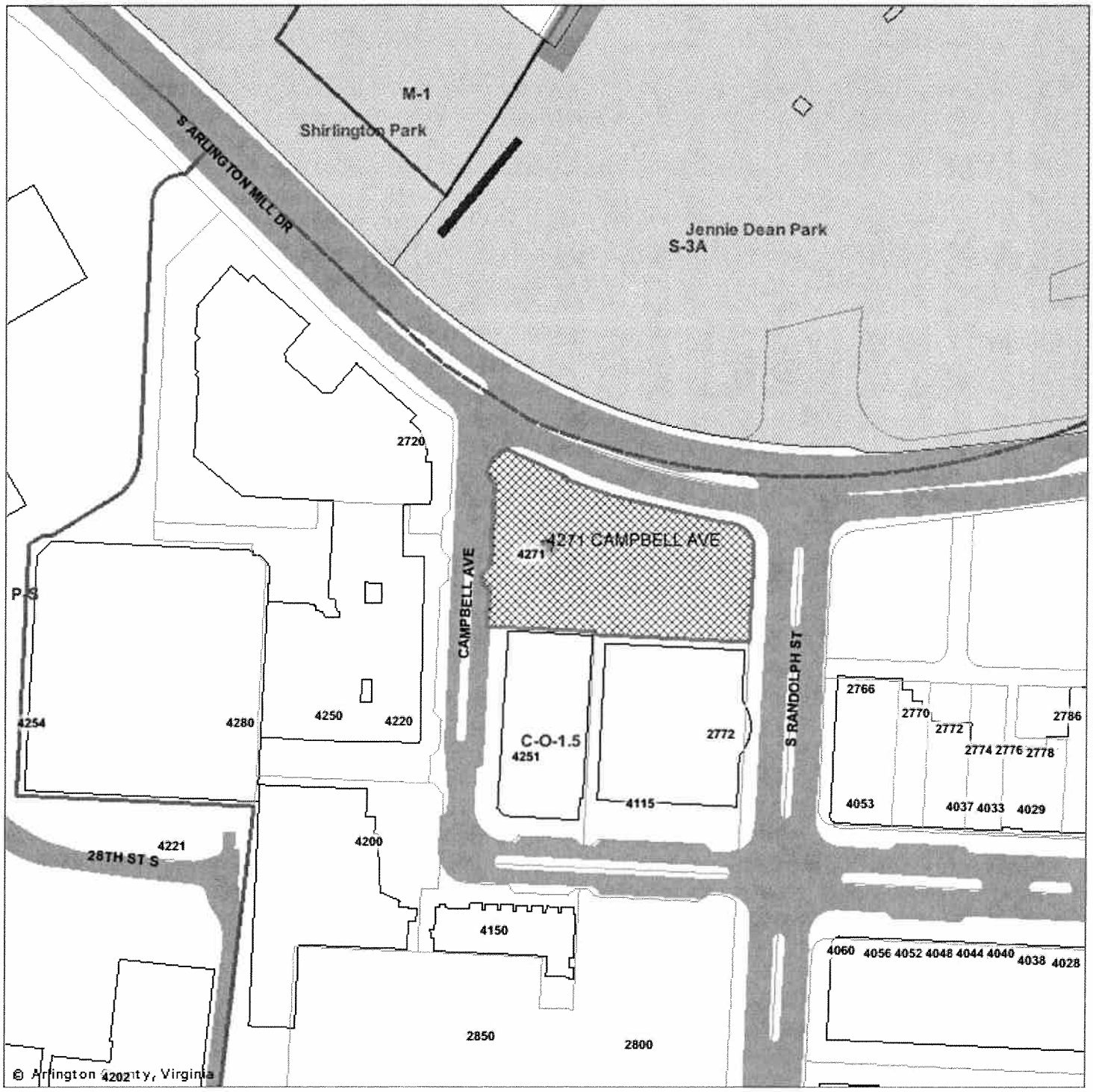
FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL



SP #106
4271 Campbell Ave
RPC #29-014-184

Not To Scale

Case Location(s)

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

Planning Division