



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of December 12, 2009**

**DATE:** December 10, 2009

**SUBJECT:** SP #167 SITE PLAN AMENDMENT for rooftop signs at the Crystal Park project; located at 2121 Crystal Drive, (RPC: #34-020-234).

**Applicant:**

Lockheed Martin Corp.

**By:**

M. Catharine Puskar  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Blvd., 13<sup>th</sup> Floor  
Arlington, Va. 22201

**C.M. RECOMMENDATION:**

Approve part of the subject site plan amendment to allow one (1) rooftop sign on the east façade of 493.2 square feet subject to all previously approved conditions and one (1) amended condition; and Defer consideration of the proposed rooftop sign on the west facade to the County Board meeting of February 20, 2010.

**ISSUE:** This is a request for a site plan amendment to permit the addition of two (2) rooftop signs of 493.2 square feet each, totaling 986.4 square feet to the Crystal Park 2 office building located at 2121 Crystal Drive. The square footage of the two (2) signs combined does not meet the *Sign Guidelines for Site Plan Buildings*.

**SUMMARY:** A site plan amendment is requested to permit the addition of two (2) rooftop signs to the Crystal Park 2 office building located in the Crystal Park project (SP #167). The signs are proposed for Lockheed Martin, which will lease just under 250,000 square feet of space in the 500,000 square foot office building. The building has 406 linear feet of street frontage. The applicant proposes two (2) rooftop signs of 493.2 square feet each to be placed on the east and west facades, for a total sign area of 986.4 square feet. The proposed signs together exceed the maximum suggested square footage for rooftop signs in the *Sign Guidelines for Site Plan Buildings*. While even one (1) sign of 493.2 square feet would not comply with the *Sign*

County Manager: BMD/GA

County Attorney: \_\_\_\_\_

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5393

*Guidelines*, the property owner has agreed to give up some of the 406 square feet of ground-level sign area they are permitted for tenant signs, in order to make additional sign area available to be applied to the proposed rooftop signs. The building has no retail tenants (all space is occupied by offices), is set back in a courtyard 200 feet from Crystal Drive, and the draft *Crystal City Plan* envisions an infill office tower to be built in the courtyard of this building, thus blocking street retail access to Crystal Drive.

While the proposed signs exceed the amount of rooftop sign area recommended in the *Sign Guidelines for Site Plan Buildings*, the subject site's characteristics described above support use of an additional 87.2 square feet of tenant sign area to permit one (1) of the requested rooftop signs, subject to the limitations on the building's tenant signs the applicant has agreed to as set forth in the revised condition. Therefore, staff recommends that the Board approve (1) rooftop sign on the east façade of 493.2 square feet, and defer consideration of the rooftop sign on the west facade to the County Board meeting of February 20, 2010, subject to the revised condition of the staff report.

The applicant agrees with staff's recommendation for deferral of consideration of the second rooftop sign.

**BACKGROUND:** The Crystal Park development was approved in 1980 and consists of five (5) office buildings and two (2) residential buildings constructed in the 1980s. The entire complex has frontage on only one (1) public street (Crystal Drive). All of the office building have or have had rooftop signs. The subject building, Crystal Park 2, is the second-largest office building in Crystal City in terms of office gross floor area (approximately 500,000 gross square feet), and was once home to the US Patent and Trademark Office. In 1995 the County Board approved one (1) rooftop sign for the Patent Office of 426 square feet.

More recently, about half of the building has been leased to Lockheed Martin which has a large presence in several locations in Crystal City. Lockheed Martin is one of the County's major employers and has committed to staying in and expanding in Crystal City. The applicant has been using, and will continue to use, the site as a demonstration facility, calling it their "Global Vision Center", where the applicant will showcase their products and services to potential clients from around the world. The applicant has already hosted 3,000 potential clients, many of whom, it is expected, would patronize Crystal City's hotels, restaurants, and shops.

Site: The 185,629 square foot site is located in Crystal City at 2121 Crystal Drive.  
Immediate site boundaries include:

- To the north: The office building at 2011 Crystal Drive known as Crystal Park 1, zoned "C-O-1.5" (SP #167).
- To the west: Across Crystal Drive, two (2) office buildings in the Crystal Plaza development, zoned "C-O" (SP #11).

To the east: The RF&P railroad tracks, zoned "C-O-1.5".

To the south: The office building known as Crystal Park 3 (2231 Crystal Drive), zoned "C-O-1.5" (SP #167).

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

General Land Use Plan Designation: 1/3 "Medium" Residential (Up to 37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel (up to 1.5 F.A.R. office density, up to 72 units/acre apartment density, and up to 110 units/acre hotel density).

Neighborhood: Near the Aurora Highlands Civic Association. The Civic Association has not responded to staff requests for comments.

**DISCUSSION**: The applicant requests approval for two (2) rooftop signs of 493.2 square feet each, for a total of 986.4 square feet. The signs would consist of 34 inch-high individual channel letters spelling "Lockheed Martin" with a 70-foot width (approximately 193 square feet), and a "star with a tail" that is about 300 square feet.

The *Sign Guidelines for Site Plan Buildings* recommends a standard of one (1) square foot of permissible roof top sign area for every linear square foot of "building wall width along the street frontage." The property has 406 feet of frontage along Crystal Drive, and no other street frontage (the RF&P Railroad tracks border to the rear, and there are no public streets on the north or south).

The property is unique in that there is no ground floor retail, and the applicant's landlord, Vornado/Charles E Smith, has agreed to a condition to limit the area of signs that could be available to other tenants in the subject property so that the total maximum permissible sign area for both rooftop signs and tenant signs is not exceeded. Because of the building's unique configuration and location, retail is not considered appropriate. The Zoning Ordinance allocates to a building in a "C" district, by-right, one (1) square foot of sign area for every linear foot of building frontage on a public street. Unless otherwise stated in site plan conditions, a mixed use office building in Arlington County would be allocated a certain amount of square footage based on street frontage for tenant signs below 35 feet by-right, and an identical amount of square footage for rooftop signs approved by special exception. The square footage allotted to rooftop signs is above and beyond the sign area for the building as permitted below 35 feet. In this particular case, the subject property has 406 square feet of frontage on a public street, and therefore the Zoning Ordinance would permit 406 square feet of sign area to be used for tenant signs below the 35-foot level.

The building has no retail tenants (the County Board approved last May the conversion of the last retail space to Lockheed Martin's office use), and the draft *Crystal City Plan* envisions a new office tower to be located in this building's courtyard, cutting a large portion of this building off from street frontage along Crystal Drive, which is not conducive to successful retail. Furthermore, the building's landlord agrees to a site plan condition that limits the sign area for

signs other than the proposed rooftop sign that recommended for approval. Therefore, staff suggests that some of the sign area allowed for the building below 35 feet be allocated instead to the amount of rooftop sign area the *Sign Guidelines* permit for rooftop signs. Staff is recommending approval of only one sign because two signs would exceed the total allowed by the guidelines even if all the ground level sign area was allocated to the rooftop signs. Further study of the second sign is needed. Therefore, staff recommends that one (1) rooftop sign on the east façade of 493.2 square feet be approved, and that the request for the rooftop sign on the west façade be deferred to the County Board meeting of February 20, 2010.

Staff has no objection to the proposed placement of the sign. The applicant, however, agrees to limit the sign illumination to midnight daily, and to the standard condition for a rheostat to adjust brightness.

Sign	Sign Dimensions	Area (Sq. Ft)	Text	Location	Materials
1	<p>Lettering: 68'-11.5" (Length); 2'-10" (Height)</p> <p>"Star" 17' 9.5" (Length); 14'-10.25" (Height)</p> <p>"Star tail" 17'-5" (Length); 2'-0" (Height)</p>	<p>Lettering: 193.2</p> <p>Star: 265.2</p> <p>Star tail: 34.8</p> <p>Total: 493.2</p>	<p>Lettering: Lockheed Martin</p> <p>Star: None</p> <p>Star Tail: None</p>	Below roofline, west façade	White Channel Letters, acrylic faces, LED illuminated, returns painted blue
2	Identical	Identical	Identical	Below roofline, east façade	Identical
<b>Total:</b>		986.4			

**CONCLUSION:** The subject property has a distinctive situation in that there is no retail space in the building and the draft Crystal City Plan is not conducive to retail at this location. The building's owner and landlord agree have agreed to reduce the sign area for tenant signs in order to allocate that area to the one rooftop sign. Therefore, staff recommends that the Board approve (1) rooftop sign on the east façade of 493.2 square feet, subject to all previous conditions of the site plan and the following amended condition #34; and defer consideration of the rooftop sign on the west facade to the County Board meeting of February 20, 2010.

**Revised Condition:**

- 34. ~~No signs shall be permitted on the proposed buildings which will be visible from the parkway, the sanctuary or the airport.~~
  - a. The applicant agrees to limit the rooftop signs for the building at 2121 Crystal Drive to one (1) rooftop sign on the east façade, consistent with the location and

design as shown on the drawings submitted to the County from Jack Stone Signs, Drawing #7719, and approved by the County Board on December 12, 2009. The total area of such rooftop sign shall not exceed 493.2 square feet.

- b. The applicant agrees that the rooftop sign for the building at 2121 Crystal Drive shall be illuminated only as shown on the plans from Jack Stone Signs, Drawing #7719. The applicant agrees that the rooftop sign shall not be illuminated between the hours of Midnight and 6 a.m., seven days per week. The developer agrees to install a rheostat or other appropriate variable resistor that will allow the developer to adjust (decrease) the rooftop sign's lighting intensity. The developer further agrees that if the County Manager finds that the intensity of the rooftop sign's lighting has an adverse effect on the surrounding area, the developer 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.
- c. Minor changes to the approved rooftop sign at 2121 Crystal Drive may be approved administratively by the Zoning Administrator. 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) or (ii) a minor change in the area of the sign (less than 5%). All other changes to the approved rooftop signs will require site plan approval or amendment.
- d. The applicant agrees that, for the building at 2121 Crystal Drive, also known as Crystal Park 2, the permitted area for signs other than rooftop signs shall be limited to 318.8 square feet.

#### PREVIOUS COUNTY BOARD ACTIONS:

May 17, 1980

Approved a rezoning from "M-1" to "C-O-1.5" and approved a related site plan (Z-2180-80-1) for a mixed use development, subject to conditions #1-#44.

February 5, 1983

Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for identification and directional signage for Crystal City and the Crystal Plaza Shops.

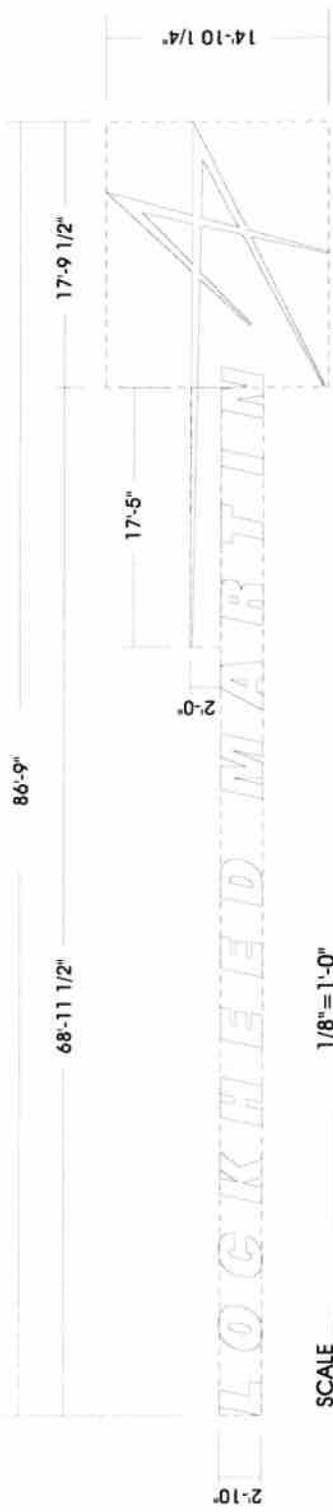
May 21, 1983	Accepted withdrawal of a site plan amendment to add 120 residential units.
January 7, 1984	Approved a site plan amendment to add 120 residential units, increase garage parking and revise loading dock area, subject to all previous conditions.
May 12, 1984	Approved a site plan amendment to delete the common lobby between the residential buildings, relocate the lobby to the first floor of the residential buildings, and relocate the garage entrances, subject to a new landscape plan.
July 7, 1984	Approved a site plan amendment to adjust the boundary of the Crystal Park project by removing 23,866 square feet of land from the south end and adding a like amount to the north end, and a rezoning Z-2257-84-1 to rezone the parcel from "M-1" to "C-O-1.5".
July 13, 1985	Approved a site plan amendment to amend condition #29 to increase office gross parking area to 1,584,100 square feet and increase retail commercial from 50,000 square feet to 77,917 square feet.
December 7, 1985	Approved a site plan amendment to permit subdivision into parcels with each building being on a separate parcel of land, subject to all previous conditions with new conditions #42 and #43.
September 10, 1988	Denied a site plan amendment to amend Condition #34 to permit rooftop signs on the east and west elevations, 234 square feet each (2341 Crystal Drive).
February 11, 1989	Approved a site plan amendment for a freestanding directional sign at 2231 Crystal Drive, subject to all previous conditions.
August 12, 1989	Approved a site plan amendment (SP #11, 56, 90, 135 and 167) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs

including Metro Station and Buchanan House signage, subject to conditions.

- February 9, 1991 Approved a site plan amendment (SP #11, 56, 90, 135 and 167) to amend the coordinated sign plan to permit two temporary office leasing banners, at heights below 35 feet, on two office buildings until November 27, 1991, at 1225 and 2211 Jefferson Davis Highway.
- March 2, 1991 Approved a site plan amendment with amended Conditions #37 and #41 and new condition #45 and the approved comprehensive sign plan to permit construction and operation of Virginia Railway Express commuter rail platform.
- July 13, 1993 Approved a site plan amendment for conversion of approximately 2,450 square feet of retail gross floor area to office use for the parcel of real property known as 2231 Crystal Drive with new condition #47.
- March 18, 1995 Approved a site plan amendment for an amendment to the Crystal City Comprehensive Sign Plan to permit a rooftop sign of 531, revised to 426, square feet on the east building elevation of 2121 Crystal Drive with one (1) new condition.
- November 21, 1995 Approved a site plan amendment for conversion of 1,650 square feet of gross floor area to conference facilities for the Patent and Trademark Office for the parcel of real property known as 2121 Crystal Drive with one new condition.
- April 26, 2003 Approved a site plan for a rooftop sign on the southwest elevation of the Crystal Park V Office Building subject to one (1) new condition.
- September 18, 2004 Approved a site plan amendment for a rooftop signage on the Crystal Park III building, subject to all previous conditions and one (1) new condition.
- April 22, 2006 Approved a site plan amendment to amend the comprehensive sign plan for 2345 Crystal Drive to permit signs at the garage entrance, subject to all previous conditions and two (2) new conditions.

July 8, 2006	Approved the conversion of approximately 11,000 square feet of office space to child care use, subject to eleven (11) new conditions which apply solely to the subject child care use and with a review in one (1) year (July 2007).
	Enacted an ordinance to vacate a portion of a public use easement for recreational purposes, Parcel 1 of Crystal Park (2451 Crystal Drive) subject to six (6) conditions.
September 16, 2006	Approved a site plan amendment for a rooftop sign at Crystal Park 5 (2451 Crystal Drive), subject to all previous conditions and one (1) new condition.
December 9, 2006	Approved a site plan amendment for a rooftop sign at Crystal Park 1 (2011 Crystal Drive), subject to all previous conditions and one (1) new condition.
July 7, 2007	Deferred review of conversion of approximately 11,000 square feet of office space to child care use to the July 2008 County Board meeting.
July 19, 2008	Renewed a site plan amendment for conversion of approximately 11,000 square feet of office space to child care use, subject to all previous conditions, with a County Board review in three (3) years (July 2011).
March 14, 2009	Approved a site plan amendment to convert approx. 5,900 square feet of retail space to office use at 2121 Crystal Drive (Crystal Park 2).

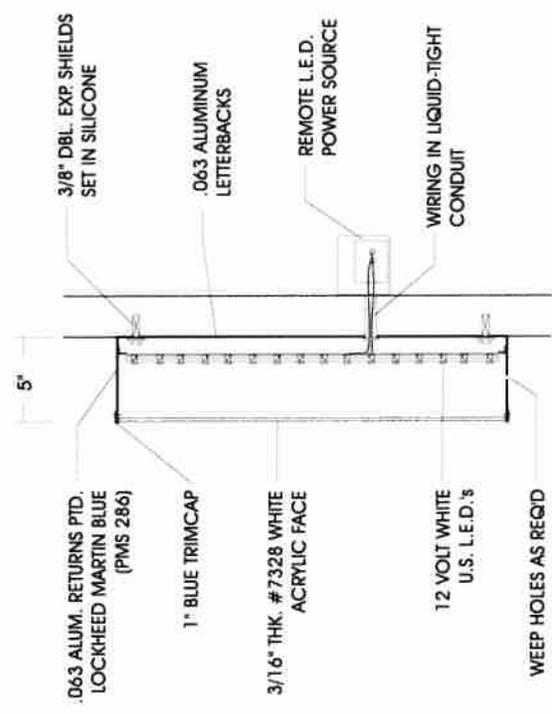
**34" TALL WHITE FACE-LIT CHANNEL LETTERS**  
CRYSTAL PARK 2 - ARLINGTON, VA



SCALE 1/8" = 1'-0"  
QTY: (2) SETS

SQ. FT. CALCULATIONS	
LETTERS: 2.8' x 69.0' =	193.2
STAR BODY: 14.9' x 17.8' =	265.2
STAR ARM: 2.0' x 17.4' =	34.8
<b>SQ. FT. PER SET =</b>	<b>493.2</b>
<b>TOTAL SF (2 LETTERSETS) =</b>	<b>986.4</b>

- MANUFACTURE & INSTALL TWO (2) SETS OF 5" DEEP FACE-LIT CHANNEL LETTERS W/ "STAR" LOGO & REMOTE POWER SOURCES
- 3/16" THK. #7328 WHITE ACRYLIC FACES
  - .063 ALUM. RETURNS PTD. LOCKHEED MARTIN BLUE (PMS 286)
  - 1" BLUE TRIMCAP RETAINERS
  - ILLUMINATION BY WHITE U.S. LED'S
- LETTERS: (4) ROWS OF WHITE L.E.D.'s  
"STAR": (2) ROWS OF WHITE L.E.D.'s



REMOTE L.E.D. LETTER SECTION NTS

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1111 PENNANT DRIVE  
LANDOVER MD 20785  
PH: (301) 322-3323  
FX: (301) 322-4407

Customer: LOCKHEED MARTIN  
Address: 222 CRYSTAL DRIVE  
Crystal Park, ARLINGTON, VA 22202  
Job Name: LOCKHEED CRISTAL PH 2 (LPT)

REV	DATE	BY	CHKD	APP'D	DATE
01	11/14/09	W	W		
02	11/23/09	W	W		

REVISIONS

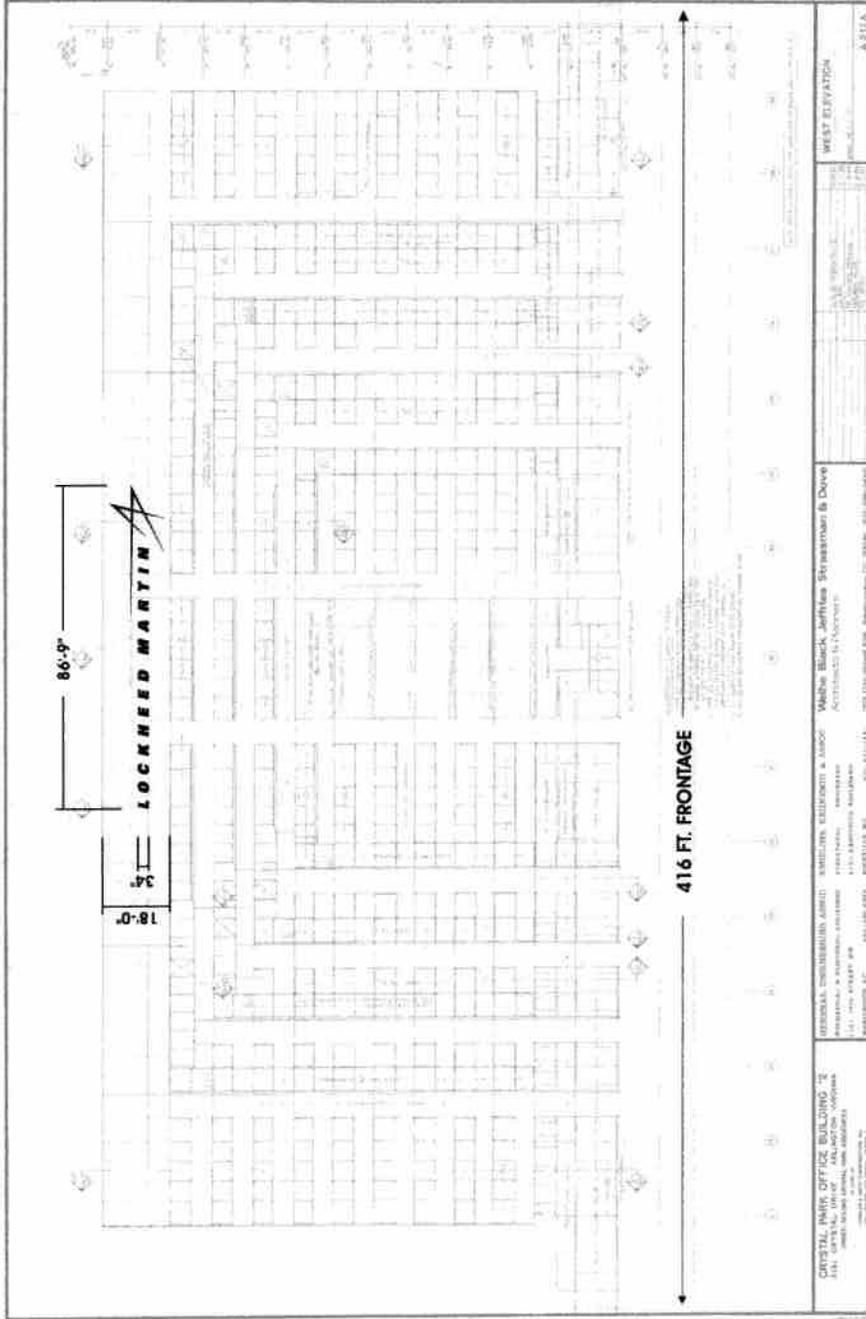
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SCALE: 1/8" = 1'-0"



**WEST ELEVATION W/ PROPOSED LETTERSET**  
**CRYSTAL PARK 2 - ARLINGTON, VA**



**WEST ELEVATION (FRONT) - SIGN 1**      1/32" = 1'-0"

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3131 PENNSY DRIVE  
 LANDOVER, MD 20785  
 PH: (301) 322-3333  
 FX: (301) 322-4407

Customer: LOCKHEED MARTIN  
 Address: 275 CRYSTAL DRIVE  
 CITY/STATE: ARLINGTON, VA 22202  
 File Name: LOCKHEED\_CRYSTAL\_P2\_1\_1.DWG

Sheet No: 779  
 Date: 12/27/05  
 Scale: 1/32"  
 Designer: JLN  
 Checker: JLN

**REVISIONS**

NO.	DATE	DESCRIPTION

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 SIGNATURE: \_\_\_\_\_

EAST ELEVATION - PHOTO RENDERING  
CRYSTAL PARK 2 - ARLINGTON, VA

453 FT.

EQUAL

86'-9"

EQUAL

18'-0"

4'-10 1/4"

LOCKHEED MARTIN



EAST ELEVATION (REAR) - SIGN 2 PROPORTIONAL SCALE

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3131 PENNIST DRIVE  
LANDOVER, MD 20785  
PH: (301) 322-3333  
FX: (301) 322-4467

Address: LOCKHEED MARTIN  
Address: 2700 CRYSTAL DRIVE  
City/State: ARLINGTON, VA 22202  
Tel: 703 LOCKHEED\_CRYSTAL\_Pk\_2 [1] [1]

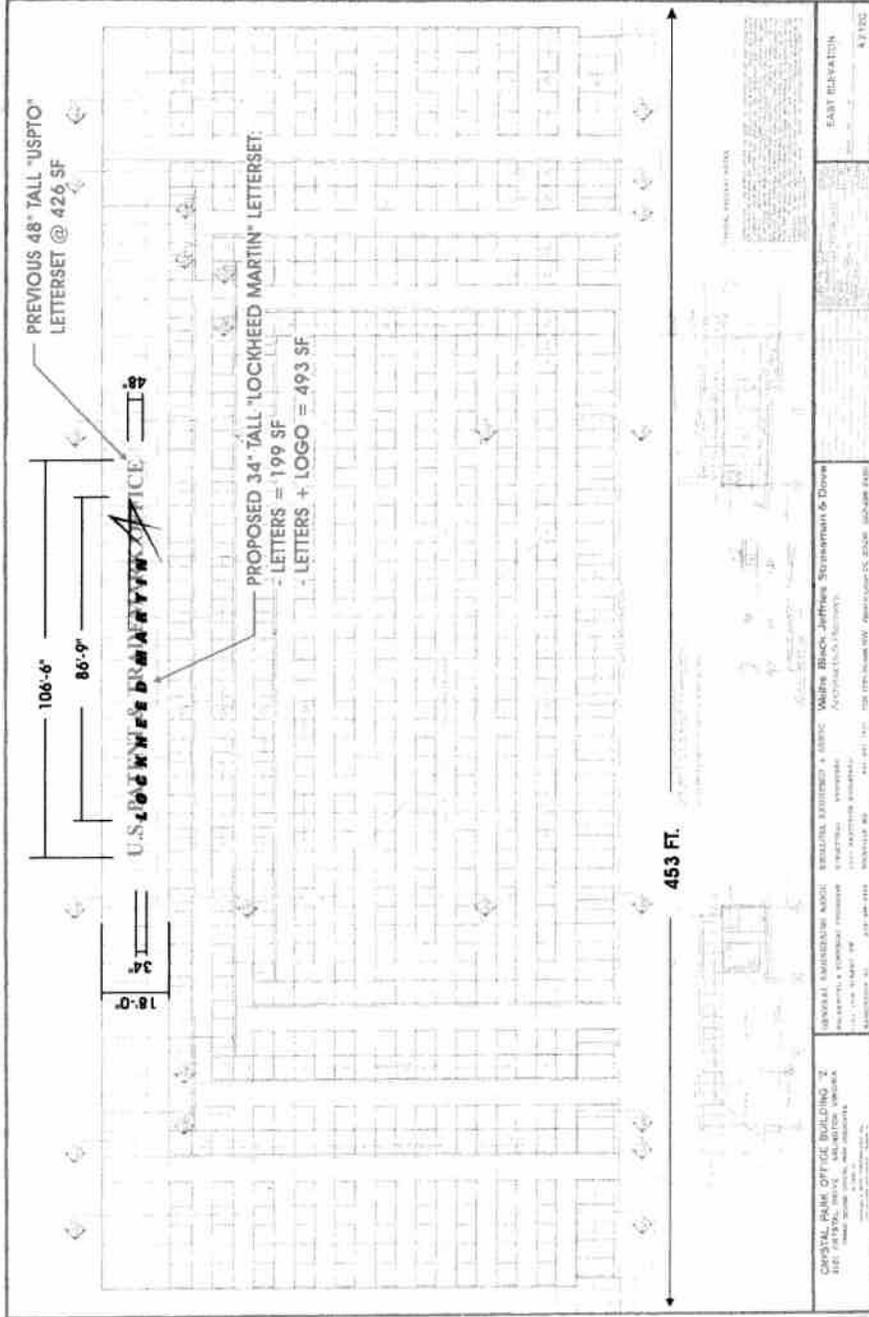
Revised By: JIM CHEN  
Date: 04/27/08  
By: JIM CHEN  
Project: 08-001-0000-0000-0000

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LOCKHEED APPROVAL PLUMB AND WALL LANE  
SIGNATURE AND DATE

**EAST ELEVATION W/ PREVIOUS & PROPOSED LETTERSETS**  
**CRYSTAL PARK 2 - ARLINGTON, VA**



**EAST ELEVATION (REAR) - SIGN 2 W/ COMPARISON OVERLAY**  $1/32" = 1'-0"$

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 PH: (801) 332-3323  
 FX: (801) 332-4497

Customer: LOCKHEED-MARTIN  
 Address: 210 CRYSTAL DRIVE  
 GAITHERSBURG, MD 20878  
 Job Name: LOCKHEED-CRYSTAL PK 2 (RPT)

Drawing No: 779  
 Scale: NOTED  
 Designer: J.L.  
 Checker: J.M. CHEN

**REVISIONS**

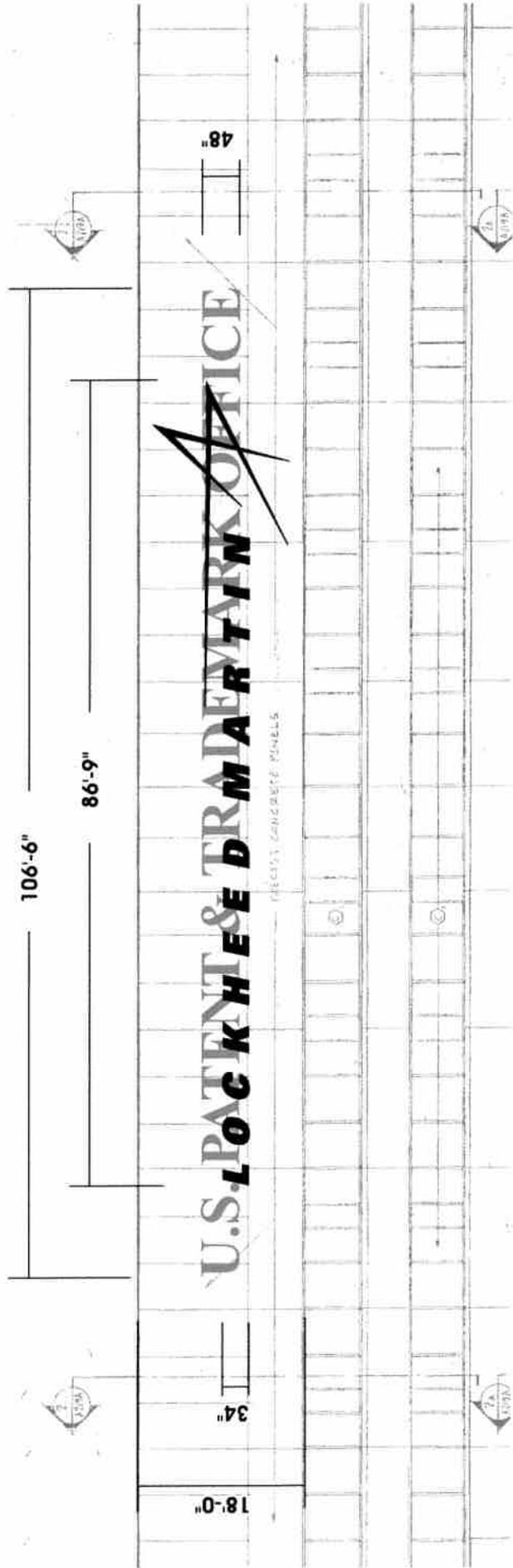
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DATE: 08/20/2013  
 TIME: 10:00 AM  
 DRAWN BY: J.M. CHEN  
 CHECKED BY: J.M. CHEN  
 PROJECT NO: 779

EAST ELEVATION W/ PREVIOUS & PROPOSED LETTERSETS  
CRYSTAL PARK 2 - ARLINGTON, VA



EAST ELEVATION COMPARISON OVERLAY - ENLARGED VIEW  $3/32" = 1'-0"$

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3111 PENNSY DRIVE  
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FX: (301) 333-8807

Customer: LOCKHEED MARTIN  
Address: 2700 DIXIE HWY, CHAPEL  
HILL, NC 27514, VA 22520  
File Name: LOCKHEED\_CRYSTAL\_PLC2 (EP)  
Drawing No: 7793  
Scale: NOTED  
Date: 5/02/09  
Designer: J.L.  
Contract: JIN-DHVN

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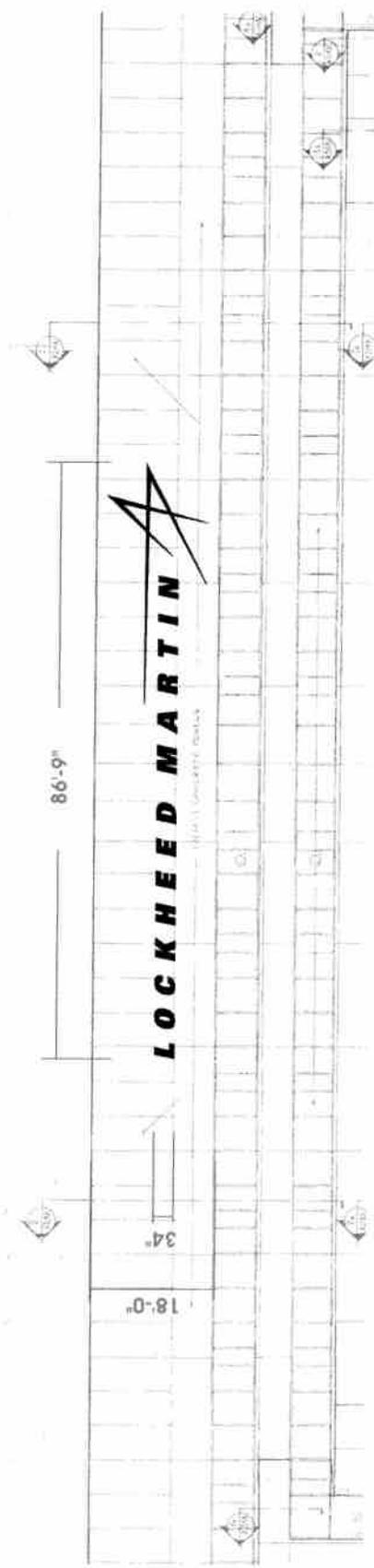
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DRAWN BY: JIN-DHVN  
CHECKED BY: JIN-DHVN  
SCALE: AS SHOWN

**EAST ELEVATION - LETTERSET COMPARISONS**  
CRYSTAL PARK 2 - ARLINGTON, VA



EAST ELEVATION (REAR) - PROPOSED 34" LETTERSET  
LETTERS = 199 SF      1/16" = 1'-0"  
LETTERS + LOGO = 493 SF



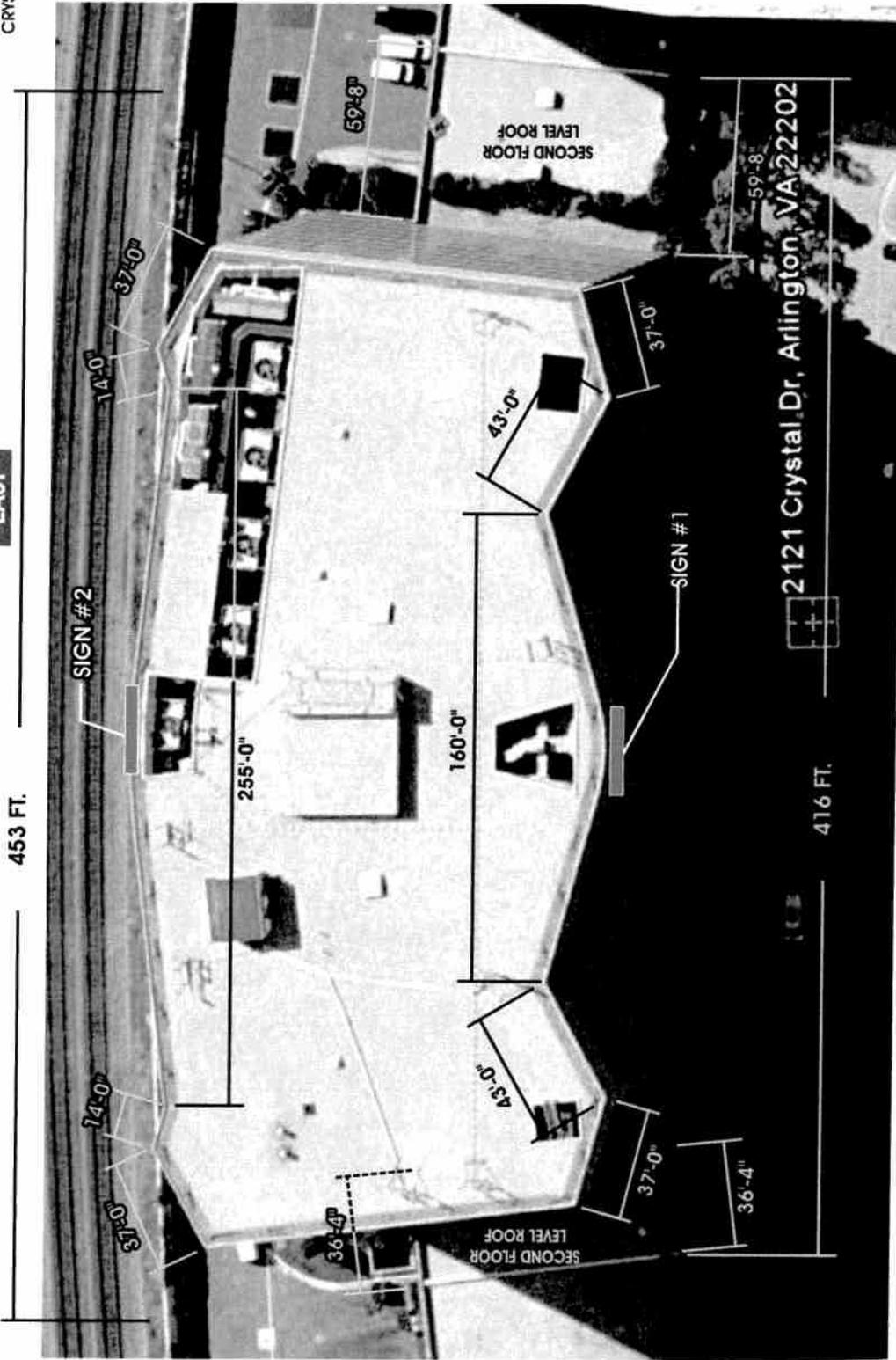
EAST ELEVATION (REAR) - PREVIOUS 48" LETTERSET  
426 SF      1/16" = 1'-0"

<b>jackstone</b> SIGNS www.jackstone.net	3131 PENNSY DRIVE LANDOVER, MD 20785 PH: (301) 322-3323 FX: (301) 322-8407	Client: LOCKHEED MARTIN Address: 825 CAPITAL DRIVE CRYSTAL PARK, VA 22202 City: ARLINGTON, VA 22202	Drawing No: 774 Scale: NOTED Date: 10/27/06 Designer: JL Contractor: JIM DREH	<b>REVISIONS</b> (Table with 2 columns: Description, Date)	ANY REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS	NOTICE: THIS DRAWING IS AN ORIGINAL DESIGN. CREATED IN CONNECTION WITH THE PROJECT ONLY. NO REVISIONS SHOULD BE MADE WITHOUT THE WRITTEN CONSENT OF JACKSTONE SIGNS COMPANY. THIS DRAWING IS THE PROPERTY OF JACKSTONE SIGNS COMPANY AND IS UNAUTHORIZED FOR REPRODUCTION OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF JACKSTONE SIGNS COMPANY.
	PROJECT: CRYSTAL PARK 2 - ARLINGTON, VA			SIGNATURE AND DATE:	SIGNATURE AND DATE:	SIGNATURE AND DATE:

PLAN VIEW  
CRYSTAL PARK 2 - ARLINGTON, VA

EAST

453 FT.



WEST

PLAN VIEW NO SCALE

2121 Crystal Dr, Arlington, VA 22202

416 FT.

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3111 PENNSY DRIVE  
LANDOVER, MD 20785  
PH: (301) 332-1323  
FX: (301) 332-8467

OWNER: LOCKHEED MARTIN  
ADDRESS: 2121 CRYSTAL DRIVE  
ARLINGTON, VA 22202  
THE CLIENT: LOCKHEED CRYSTAL PK 2 (154)

Sheet No. 773	Date: 10/27/15	Scale: 1/8" = 1'-0"	Author: JIM DUBEN
Scale: 1/8" = 1'-0"	Date: 10/27/15	Author: JIM DUBEN	Contact: JIM DUBEN

REVISIONS

NO.	DATE	DESCRIPTION

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SIGNATURE AND DATE



**SP #167**  
**2121 Crystal Dr.**  
**(RPC #34-020-234)**

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



Not To Scale

