



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of February 20, 2010

**DATE:** February 2, 2010

**SUBJECT:** SP #387 SITE PLAN AMENDMENT REQUEST, for a comprehensive sign plan at The Alexan; located at 2400 24<sup>th</sup> Road S., (RPC# 11-012-029).

**Applicant:**  
Glebe Road Residential, LLC

**By:**  
Nan E. Walsh  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

#### **C. M. RECOMMENDATION:**

Approve the site plan amendment for a comprehensive sign plan at The Alexan at 2400 24<sup>th</sup> Road South, subject to all previous conditions and revised condition #47.

**ISSUES:** This is a request for a comprehensive sign plan at The Alexan, including permanent and temporary signs. Issues include the number of building identification signs.

**SUMMARY:** This is a request for a comprehensive sign plan for The Alexan apartment complex site plan project in South Arlington. The applicant proposes permanent building signs totaling 74.4 square feet or 93 square feet, depending on the option the applicant chooses. The applicant proposes two (2) identical vertical illuminated building identification signs, one (1) sign visible to the public identifying the garage entrance and one (1) sign for the loading dock, two (2) parking height clearance bars at the garage entrance, and one (1) building name sign inside the garage, but visible to the public when the garage door is opened. There is no retail space in the project, therefore no retail tenant signs are proposed. The signs are compliant with the *Sign Guidelines for Site Plan Buildings*, with the exception of the previously-mentioned second proposed illuminated building identification sign and the proposed building identification sign inside the parking garage. The *Guidelines* recommend only one (1) building name sign, and one (1) smaller building identification sign at a secondary entrance. However because the total project sign area is below what the *Sign Guidelines* would permit on this site, staff believes that a comprehensive sign plan with these additional building identification signs will not adversely

County Manager: BMD/GA

County Attorney: CWM/SM

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5501

3.

affect traffic safety at this location, compared to other possible allowable sign area based on the building frontage. In addition, the building identification sign inside the garage is 40 feet inside the garage, and six (6) feet below grade and will only be visible to the outside when the garage door is open. Therefore, staff recommends approval of the site plan amendment for a comprehensive sign plan at The Alexan, subject to all previous conditions and to revised Condition #47, which specifies the signs, their placement, and associated drawings.

**BACKGROUND:** The subject property is an apartment building originally approved in December 2004. In May 2006, a major site plan amendment reduced the building height, unit count and parking; and in April 2009, an amendment to alter the timing of permitted construction activity was approved. The building is currently under construction with an anticipated completion and opening this Spring.

The following provides more information about the site:

Site: The site consists of an apartment building under construction.

To the north:	The Dolly Madison Apartments (SP #16), zoned “RA-H”, and across 24 <sup>th</sup> Road South, the Army-Navy Country Club, zoned “R-6”.
To the south:	The I-395 and South Glebe Road interchange.
To the east:	I-395 right-of-way.
To the west:	Across South Glebe Road, the Country Club Towers apartment building, zoned “RA-H” and the Best Western Pentagon Inn (SP #111) zoned “RA-H”.

Zoning: The site is zoned “RA-H” Hotel Districts.

Land Use: The subject site is designated “Medium Residential” 32-72 units/acre.

Neighborhood: The site is located across South Glebe Road from the Nauck Civic Association. The Civic Association has been informed of the request, and to date has not commented on the sign proposal.

**DISCUSSION:** The applicant proposes as permanent building signage two (2) identical lighted building identification signs, one (1) parking garage sign and one (1) loading dock sign, garage height bars, and a building identification sign inside the garage. The applicant’s proposed permanent signs conform to the *Sign Guidelines for Site Plan Buildings*, except for the number of proposed building identification signs. The proposed size and number of building identification signs also deviate from the zoning ordinance’s maximum limit of one (1) sign of 24 square feet for apartment building identification.

As stated above, the applicant proposes two (2) identical lighted building identification signs of 32 square feet to be placed vertically on the building on opposite facades, and one (1) unlighted building identification sign inside the parking garage. The *Sign Guidelines* recommend only one (1) building name sign at the main entrance, and one (1) smaller building name sign at a secondary entrance. Instead, the applicant proposes two identical backlit signs to be placed

vertically (the top of one sign will be 38 feet above grade and the top of the other 46 feet); one (1) facing South Glebe Road and the other facing I-395. Both South Glebe Road and I-395 are important thoroughfares with among the heaviest traffic counts in the County. A building identification sign placed along I-395 would allow traffic looking for the building to exit safely on South Glebe Road. Similarly, the building identification sign facing southbound traffic on South Glebe Road would give a motorist looking for the apartment building ample time to slow down, change lanes, and signal a turn. The applicant proposes to have the option of either these two (2) building identification signs being placed directly on the building as pin mounted letters at 32.08 square feet each (“Option B”); *or* one (1) building mounted sign at 32.08 square feet and one (1) blade sign at 50 square feet (“The Blade Sign Option”).

The applicant proposes a third building identification sign inside the parking garage. This sign would be placed about 40 feet inside the parking garage at the bottom of a ramp (about five [5] feet below grade) and would state “Welcome Home” and “Alexan 24”, intended to be seen by returning motorists to the parking garage and not intended to attract passers-by. The garage entrance has a door, so the sign will only be visible from the out-of-doors when the garage door is raised to let cars in or out of the building. It will not be visible to a passing motorist or any pedestrian who is not standing in front of the garage door when the door opens.

All of the proposed signs in “Option B” add up to a total of 74.4 square feet, just over 10% of the maximum permissible 600 square feet of sign area (The building has approximately 300 linear feet of frontage each along South Glebe Road and 24<sup>th</sup> Road South). If the applicant chooses to have the “Blade Sign Option”, the total project sign area would still only be 92.3 square feet.

Because the total project sign area is well below what the *Sign Guidelines* would permit on this site, staff believes that a comprehensive sign plan with this additional building identification signs will not adversely affect traffic safety at this location, compared to other allowable types of signs. Because the applicant’s proposed amount of sign area is well below what could otherwise be allowed based on the subject building’s 600 linear feet of frontage on public streets, and furthermore because the sign in the garage will only be briefly visible to the general public when the garage door is opened, it is reasonable to allow the applicant the additional building identification signs.

For the two lighted building identification signs, the applicant also agrees to have a dimmer mechanism on the lighted building signs installed and agrees to the standard condition to reduce the intensity of the lights when, in the county manager’s opinion, the lights are having a detrimental effect on adjacent properties.

The proposed signs are detailed in the following table:

Sign Type (Quantity)	Dimensions	Sign Area (s.f.)	Text	Location	Materials	Lit Y/N
“Option B” Building identification sign (1)	20’ x 19.25”	32.08	Alexan 24	Mounted vertically on building wall facing the Glebe and 24 <sup>th</sup> intersection	Aluminum (dark bronze color) channel letters, mounted directly to building	Y, internal white LED, halo
“Blade Sign Option” Vertical blade sign (1)	20’ x 30”	50	Alexan 24	Mounted vertically, projecting from building façade facing the Glebe and 24 <sup>th</sup> intersection	Aluminum sign cab, brushed stainless steel support arms	Y Internally lit
Building identification sign (1)	20’ x 19.25”	32.08	Alexan 24	Mounted vertically on building wall facing I-395 interchange	Aluminum (dark bronze color) channel letters, mounted directly to building	Y, internal white LED, halo
Building address (1)	10” x 7.5”	2.76	2400	In band Above entrance doors	Aluminum	N
Garage entry/loading dock identification (2)	4” x 3”	1.26 (x2)	Garage Entrance/Loading dock	Above garage entrance, loading dock	Aluminum	N
Parking height clearance bar (2)	6’ x 6”	3 (x2)	Max Clearance X’ X”	Ceiling of garage entrance	PVC	N
Small Building identification sign (1)	4’ x 8’	32	Alexan 24/ Welcome home	Inside garage, on wall	Aluminum with vinyl letters	N
Fire lane	20” x 36”	5	Fire Lane/Pedestrian access only	At pedestrian level, to the left of the garage entrance on 24 <sup>th</sup> rd	PVC	N

Total sign area proposed "Option B"	75 sq. ft.
Total sign area proposed "Blade Sign Option"	93 sq. ft.
Total permissible sign area	600 sq. ft.

The applicant is also requesting approval of one (1) temporary leasing banner sign at 120 square feet, which will be removed after one year from the date of the issuance of the shell and core certificate of occupancy. The proposed banner sign complies with the regulations of the Zoning Ordinance (the *Sign Guidelines* do not address temporary leasing signage), and is being included in the comprehensive sign plan in order to comprehensively address all signage on the property.

The following is a chart of the applicant's proposed temporary leasing signs:

Sign Type (Quantity)	Dimensions	Sign Area (s.f.)	Text	Location	Materials	Lit Y/N
Temporary leasing banner	5' x 24'	120	Alexan24.com	On façade facing I-395, below 35 feet	Vinyl	N
<b>Total sign area proposed</b>		<b>120 sq. ft.</b>				
<b>Total permissible sign area</b>		<b>120 sq. ft.</b>				

**CONCLUSION:** The applicant's proposed permanent signs conform to the *Sign Guidelines for Site Plan Buildings*, with the exception of the number of building identification signs. However, because the total project sign area is below what the *Sign Guidelines* consider permissible, staff believes this additional building identification sign will not adversely affect traffic safety at this location, compared to other allowable types of signs. Furthermore, the building identification sign in the garage will only be visible to the general public when the garage door is open, and is otherwise intended for persons already entering the building. Therefore, staff recommends approval of the proposed comprehensive sign plan, subject to all previous conditions and an amended Condition #47:

Proposed amended condition:

- The developer agrees to develop and submit a comprehensive sign plan 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. No sign permits will be issued until a comprehensive sign plan is approved. The developer agrees to obtain approval from the Zoning Administrator of the comprehensive sign plan before the issuance of the first Certificate of Occupancy. The developer agrees that such a comprehensive sign plan shall include directional signs showing access to the retail parking. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

- a. The developer agrees that all project signs shall be consistent with either “The Blade Sign Option” or “Option B” (but not both) of the comprehensive sign plan prepared by Color Ad Signs and Exhibits and dated January 26, 2010 and approved by the County Board on February 20, 2010. The developer further agrees that all signs shall be of the number, size, location, design, materials, and structure shown on the comprehensive sign plan and in the chart in the staff report. In particular, all signs shall be of the size shown on the sheet dated January 26, 2010 and entitled “Alexan Twenty Four Signage Plan”. Sign lighting shall conform to the requirements of the Zoning Ordinance. The total project sign area shall not exceed 93 square feet if the applicant chooses “The Blade Sign Option” or 75 square feet if the applicant chooses “Option B”, excluding the one (1) permitted temporary leasing banner sign of 120 square feet.
- b. The developer agrees that minor changes to the approved signs 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 a sign to meet field conditions (less than 1 foot in any direction); or (ii) a minor change in the area of an individual sign (less than 5%).
- c. The developer agrees that the one (1) temporary leasing banner sign of 120 square feet permitted by this site plan amendment must be removed within one (1) year of the issuance of the shell and core certificate of occupancy.
- d. The developer agrees, for the two (2) lighted building name signs approved by this site plan amendment, to install a rheostat or other appropriate variable resistor that will allow the developer to adjust (decrease) the rooftop signs’ lighting intensity. The developer further agrees that if the County Manager finds that the intensity of the rooftop signs’ 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.

PREVIOUS COUNTY BOARD ACTIONS:

- |                   |   |
|-------------------|---|
| December 15, 2004 | The County Board approved SP #387 for 251 dwelling units including modifications for density and coverage.  |
| May 20, 2006      | The County Board approved an amendment to SP #387 to decrease building height, decreased the unit count to 217, parking levels and spaces, and minor changes to the building footprint and grading. |
| February 24, 2007 | The County Board approved an amendment to SP #387 to amend Condition #63 relating to affordable dwelling units.   |
| March 14, 2009    | The County Board approved an amendment to Conditions #24 & #25 to delay the timing of certain improvements to the First Certificate of Occupancy rather than the Final Building Permit.             |
| April 25, 2009    | Approved an amendment to alter the timing of construction activity, subject to an amended condition #11.  |

# ALEXAN TWENTY FOUR



## PAGE

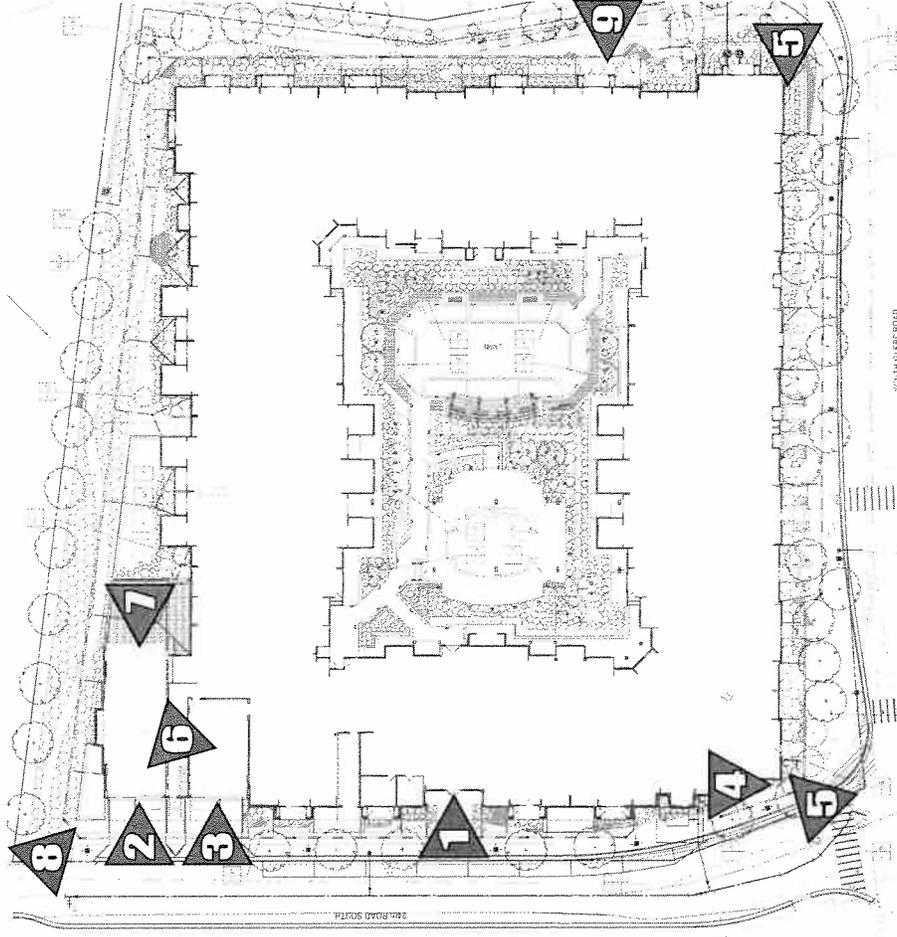
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17.	FIRE LANE / PEDESTRIAN ACCESS
18.	TEMPORARY LEASING BANNER

**BUILDING SIGNAGE - SITE PLAN AMENDMENT**

1.26.2010

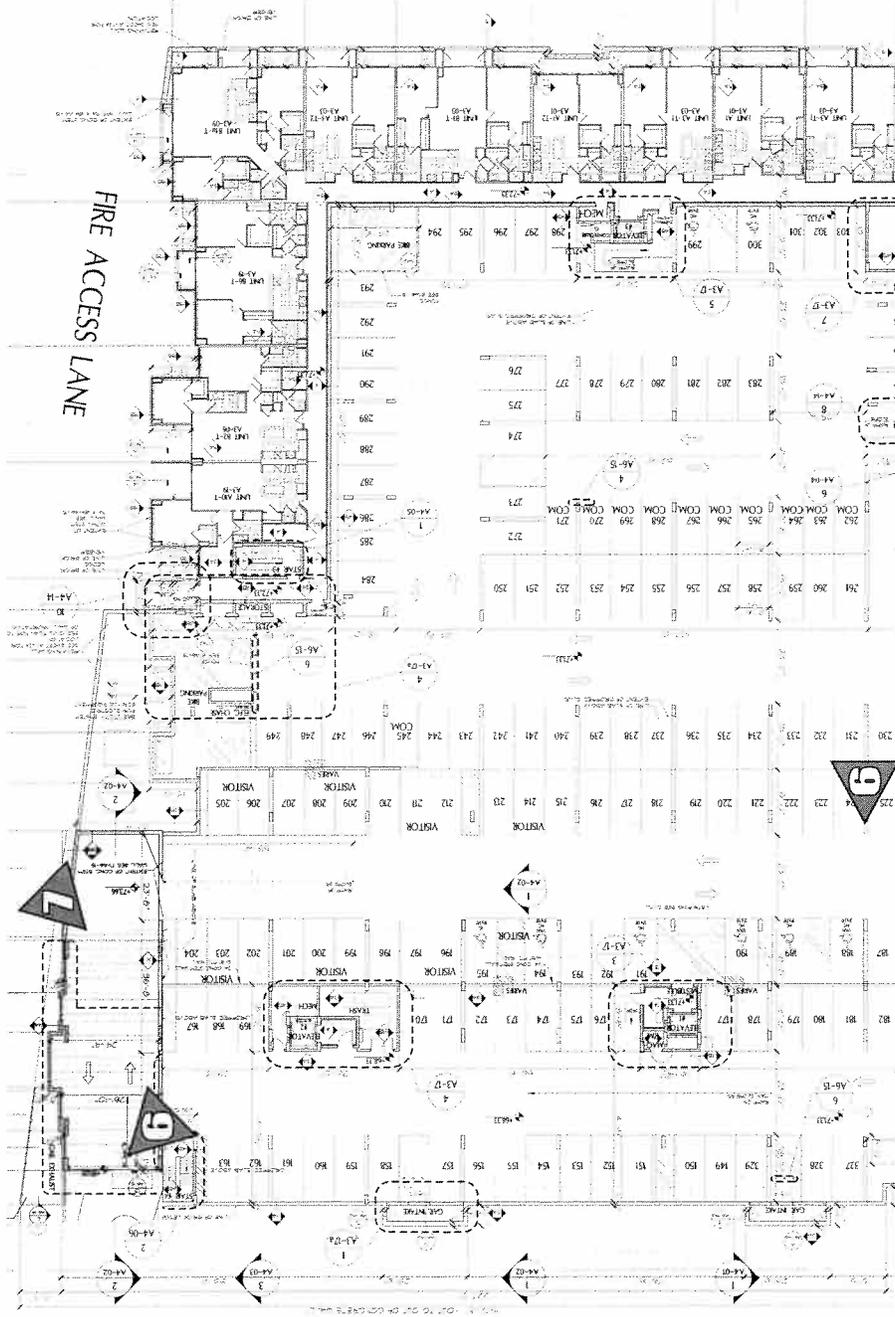
# 1ST FLOOR & SITE KEY PLAN



## ALEXAN TWENTY FOUR SIGNAGE PLAN

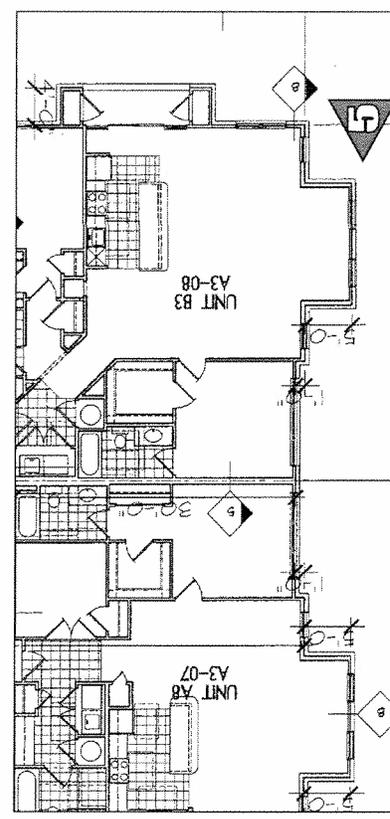
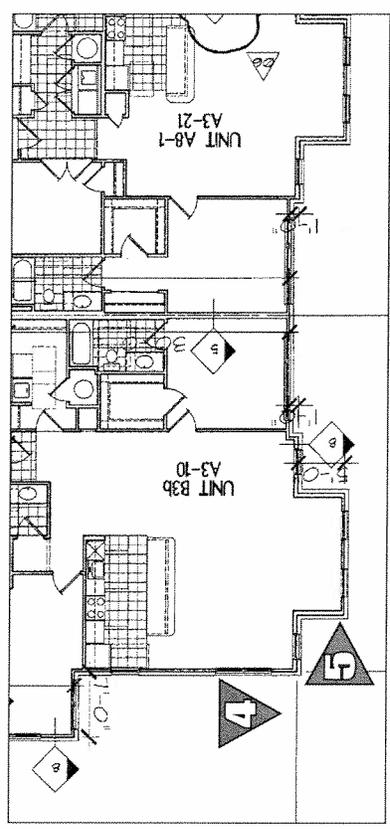
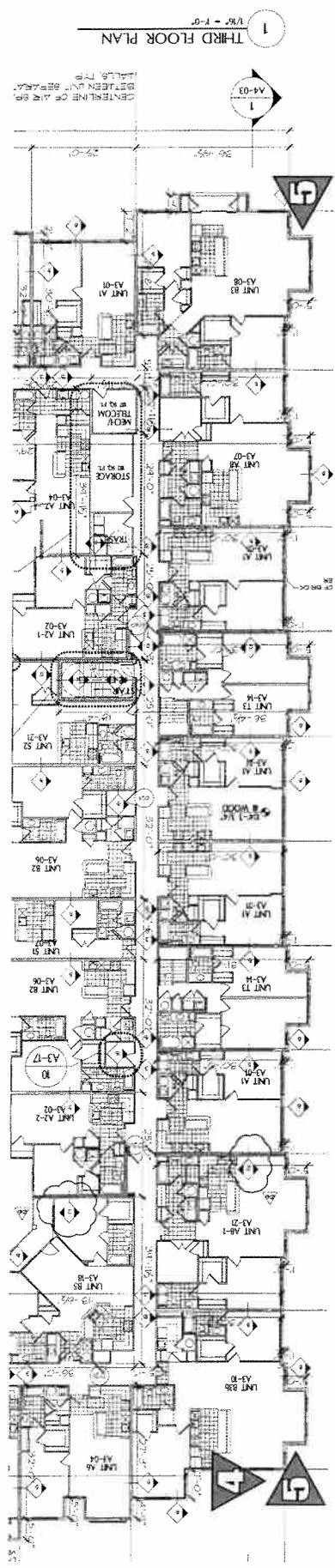
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# B1 GARAGE LEVEL KEY PLAN



ALEXAN TWENTY FOUR SIGNAGE PLAN 1.26.2010

# KEY PLAN BLOW UP - ILLUMINATED SIGNS



# ALEXAN TWENTY FOUR SIGNAGE PLAN

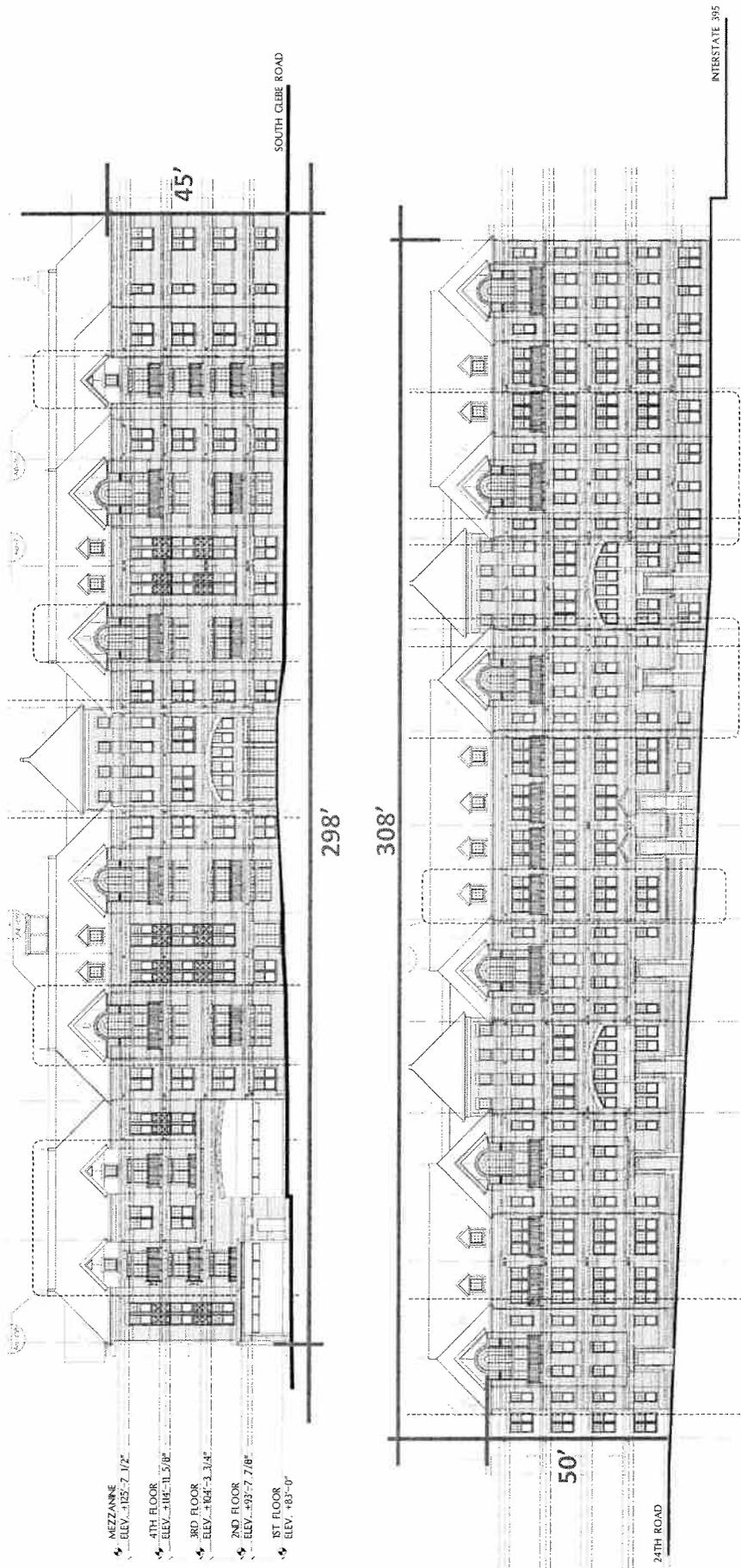
1.26.2010

SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
1	BUILDING ADDRESS SIGN	24TH ROAD	24TH ROAD	LETTERS: 10" X 7.5" X 1/4" D	2.76 sf	DARK BRONZE	ALUMINUM	STUD MOUNTED TO BUILDING
2	GARAGE ENTRY / LOADING DOCK SIGNAGE	24TH ROAD	24TH ROAD	LETTERS: 4" X 3" X 1/4" D	1.26 sf	DARK BRONZE	ALUMINUM	STUD MOUNTED TO BUILDING
3	GARAGE ENTRY / LOADING DOCK SIGNAGE	24TH ROAD	24TH ROAD	LETTERS: 4" X 3" X 1/4" D	1.26 sf	DARK BRONZE	ALUMINUM	STUD MOUNTED TO BUILDING
4	VERTICAL BLADE SIGN (OPTION WITH VERTICAL ILLUMINATED SIGN BELOW)	GLEBE ROAD	24TH ROAD	20' x 30" X 18" D	50.0 SF	PAINTED ALUMINUM	ALUMINIUM SIGN CAB, BRUSHED STAINLESS SUP-PORT ARMS, INTERNAL LIT	MOUNTED TO STEEL BRACKETS WHICH ARE STUD MOUNTED INTO THE BUILDING
5	VERTICAL ILLUMINATED MOUNTED LETTERS SIGN (OPTION WITH VERTICAL BLADE SIGN ABOVE)	24TH ROAD	24TH ROAD	OVERALL DIMENSIONS: 20' X 19 1/4" X 17 3/4" X 19 1/4" X 3"	32.08 sf	DARK BRONZE ALUMINUM	ALUMINIUM LETTERS WITH INTERNAL LED LIGHTING FOR HALO EFFECT	2" OFF BRICK WALL
5	VERTICAL ILLUMINATED MOUNTED LETTERS SIGN	I-395	I-395	OVERALL DIMENSIONS: 20' X 19 1/4" X 17 3/4" X 19 1/4" X 3"	32.08 sf	DARK BRONZE ALUMINUM	ALUMINIUM LETTERS WITH INTERNAL LED LIGHTING FOR HALO EFFECT	2" OFF BRICK WALL
6	PARKING HEIGHT CLEARANCE BAR	INTERNAL	INTERNAL	6' X 6" W/ 4" LETTERING	3.0 sf	BLACK WITH REFLECTIVE WHITE LETTERING	PVC WITH METAL CHAIN	CEILING MOUNT TO DESIGNATED HEIGHT
6	PARKING HEIGHT CLEARANCE BAR	INTERNAL	INTERNAL	6' X 6" W/ 4" LETTERING	3.0 sf	BLACK WITH REFLECTIVE WHITE LETTERING	PVC WITH METAL CHAIN	CEILING MOUNT TO DESIGNATED HEIGHT
7	GARAGE LOGO / WELCOME SIGN	INTERNAL	INTERNAL	4' X 16' X .063" D	32.0 sf	BLUE / GREEN WITH BLACK LETTERING	ALUMINIUM SIGN WITH VINYL LETTERS	FLUSH MOUNT TO CONCRETE WALL
8	FIRE LANE / PEDESTRIAN ACCESS	24TH ROAD	INTERNAL	20" X 36" X 1/2" D	5.0 sf	BURGUNDY WITH WHITE LETTERS	PVC SIGN WITH VINYL COPY	FLUSH MOUNT TO BRICK WALL
9	TEMPORARY BANNER - Alexan24.com	I-395	I-395	5' X 24'	120.0 sf	EGGPLANT WITH WHITE LETTERS	VINYL OR MESH	HUNG ON FACADE WITH ROPE
	<b>TOTAL PERMANENT EXTERIOR SIGNAGE AREA (WITH ILLUMINATED LETTERS) =</b>				<b>74.4 sf</b>			
	<b>TOTAL PERMANENT EXTERIOR SIGNAGE AREA (WITH VERTICAL BLADE SIGN) =</b>				<b>92.3 sf</b>			
	<b>TOTAL PERMITTED SIGNAGE AREA =</b>				<b>606 sf</b>			

# ALEXAN TWENTY FOUR SIGNAGE PLAN

1.26.2010

# FACADE DIMENSION EXHIBIT

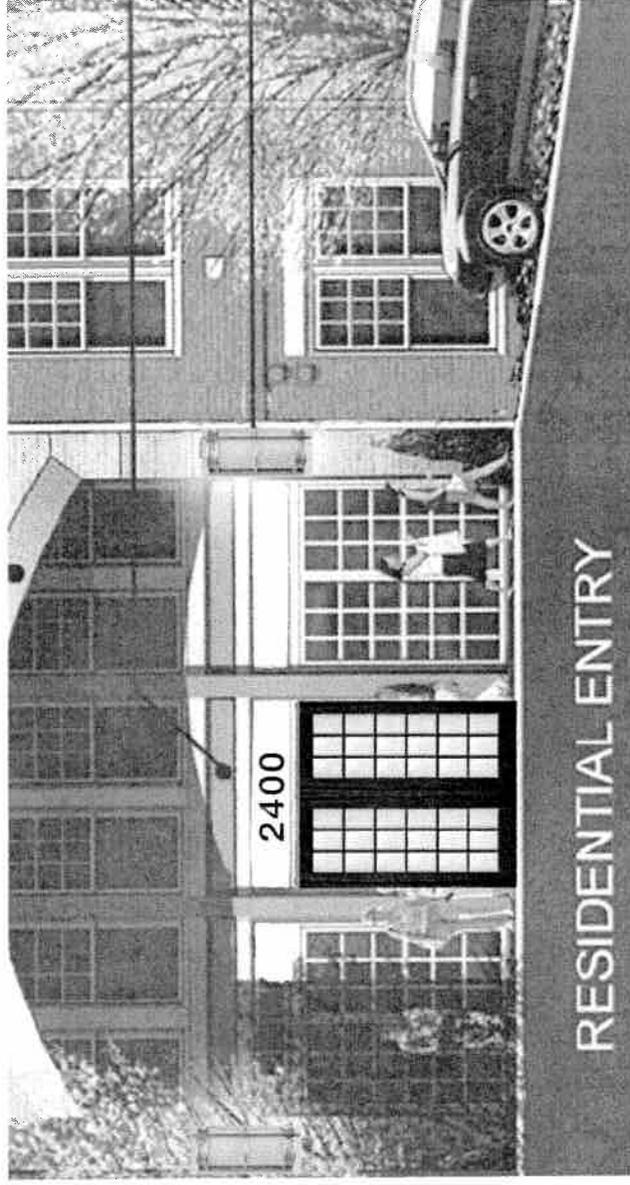


**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010

# BUILDING ADDRESSES SIGN

LETTERS:  
10" X 7.5" X 1/4" D

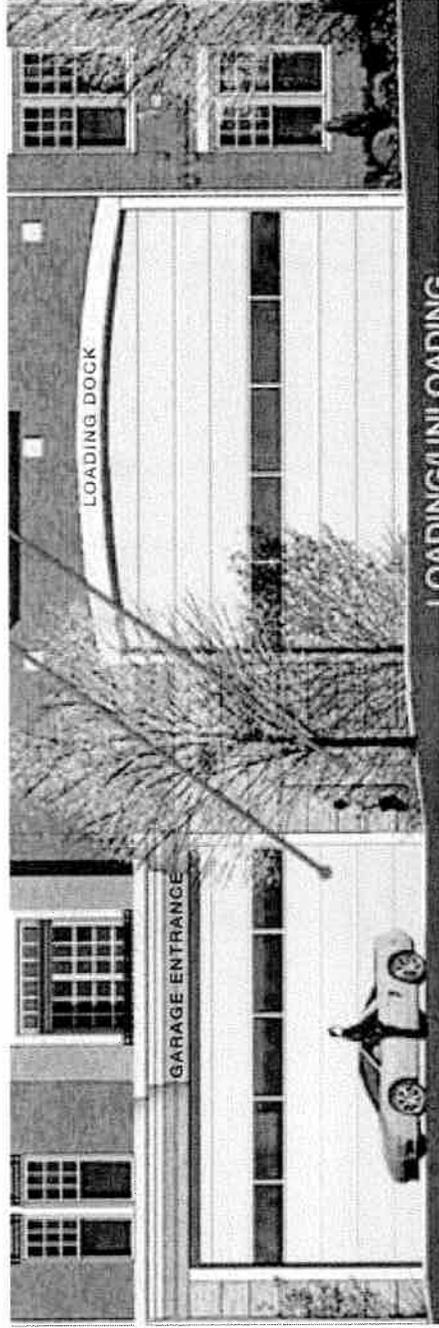


SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
1	BUILDING ADDRESS SIGN	24TH ROAD	24TH ROAD	LETTERS: 10" X 7.5" X 1/4" D	2.76 sf	DARK BRONZE	ALUMINUM	STUD MOUNTED TO BUILDING

**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010

# GARAGE ENTRY & LOADING DOCK SIGNAGE



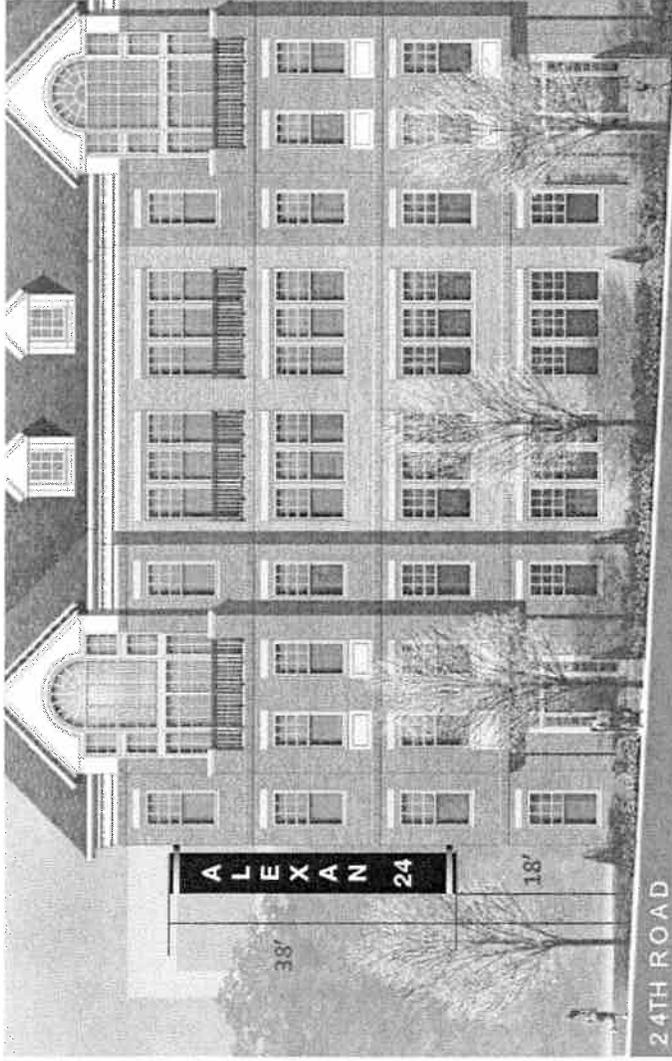
## 2 GARAGE ENTRANCE 3 LOADING DOCK

SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
2	GARAGE ENTRY / LOADING DOCK SIGNAGE	24TH ROAD	24TH ROAD	LETTERS: 4" X 3" X 1/4" D	1.26 sf	DARK BRONZE	ALUMINUM	STUD MOUNTED TO BUILDING
3	GARAGE ENTRY / LOADING DOCK SIGNAGE	24TH ROAD	24TH ROAD	LETTERS: 4" X 3" X 1/4" D	1.26 sf	DARK BRONZE	ALUMINUM	STUD MOUNTED TO BUILDING

**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010

# BLADE SIGN OPTION



\* ILLUMINATION WILL BE INSTALLED WITH DIMMING CAPABILITIES

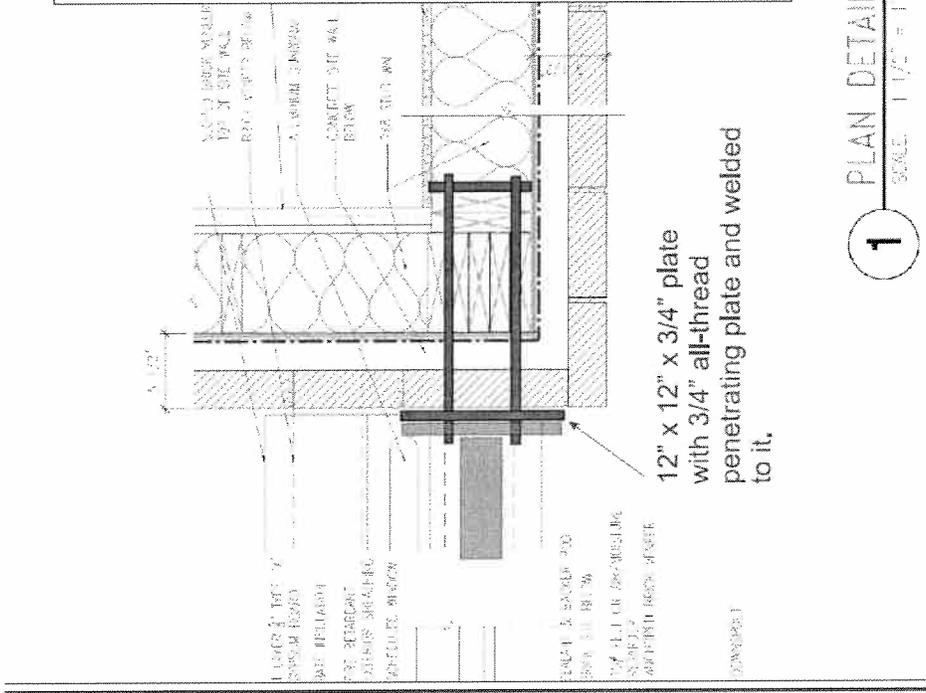


SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
4	VERTICAL BLADE SIGN (OPTION WITH VERTICAL ILLUMINATED SIGN BELOW)	GLEBE ROAD	24TH ROAD	20' x 30" X 18" D	50.0 SF	PAINTED ALUMINUM	ALUMINIUM SIGN CAB, BRUSHED STAINLESS SUP-PORT ARMS, INTERNAL LIT	MOUNTED TO STEEL BRACKETS WHICH ARE STUD MOUNTED INTO THE BUILDING

**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010

# BLADE SIGN OPTION



## ALEXAN TWENTY FOUR SIGNAGE PLAN

1.26.2010

# VERTICAL ILLUMINATED SIGNS

(2) Sets Individually Illuminated Reverse Channel Letters-Halo Lit

Date	: 11/12/09
Client	: JOSH WOODBRIDGE
Job Name	: TRANMELL CROW
Job Site	: ALEXAN 24 2400 S. GLEBE ROAD ARLINGTON, VA
Arch. Rep.	: DANE T.
Designer	: ACOX
Drawing #	: 93931 REV
Rev. #	: 1
Rev. Date	: 11/20/09
Scale	: 1/4" = 1'-0"

(2) SETS INDIVIDUALLY ILLUMINATED REVERSE HALO LIT CHANNEL LETTERS

- 1 2" DEEP FABRICATED STAINLESS STEEL
- 2 3/16" CLEAR LEXAN BUCKS
- 3 INTERNAL WHITE LED LIGHTS

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ALL LETTERS TO BE UL-LABELLED

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TITLE	_____
SIGNATURE	_____
DATE	_____

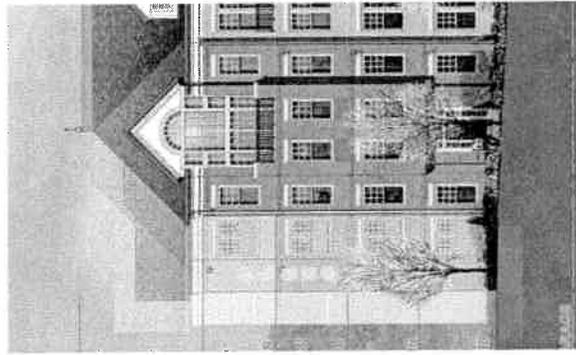
\* ILLUMINATION WILL BE INSTALLED WITH DIMMING CAPABILITIES

1.26.2010

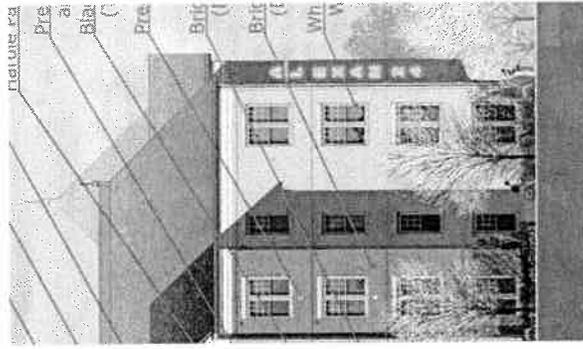
# VERTICAL ILLUMINATED SIGNS

(2) Sets Individually Illuminated Reverse Channel Letter-Halo Lit

OPTION B



FRONTAGE I-395



FRONTAGE 24TH ROAD

Date	: 11/12/09
Client	: JOSH WOOLDRIDGE
Job Name	: IRAMELL CROW
Job Site	: ALEXAN 24 400 SULLY ROAD ARLINGTON, VA
Acct. Rep.	: DIANE T.
Designer	: ACOX
Drawing #	: 51931 REV (PAGE 2)
Rev. #	: 1
Rev. Date	: 11/20/09
Scale	: 1/16" = 1'-0"

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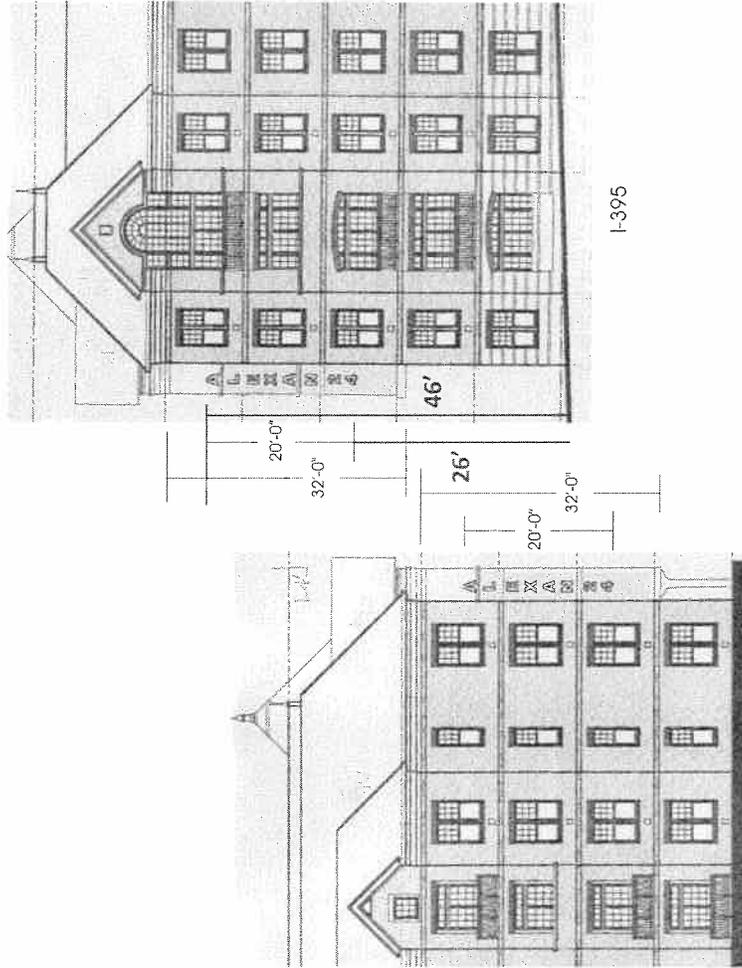
\* ILLUMINATION WILL BE INSTALLED WITH DIMMING CAPABILITIES

1.26.2010

# VERTICAL ILLUMINATED SIGNS

(2) Sets Individually Illuminated Reverse Channel Letters-Halo Lit

OPTION B



Date	: 11/12/09
Client	: JOSH WOOLDRIDGE
Job Name	: HANMELL CROW
Job Site	: ALEXAN 24 2400 S. GLEBE ROAD ARLINGTON, VA
Act. Rep.	: DIANE T.
Designer	: ACOX
Drawing #	: RENE LIBY (11/12/09)
Rev.	: 1
Rev. Date	: 11/20/09
Scale	: 1/4" = 1'-0"

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NAME	_____
TITLE	_____
DATE	_____

\* ILLUMINATION WILL BE INSTALLED WITH DIMMING CAPABILITIES

1.26.2010

# VERTICAL ILLUMINATED SIGNS

PROPOSED BACKLIT SIGN NIGHT LOOK:



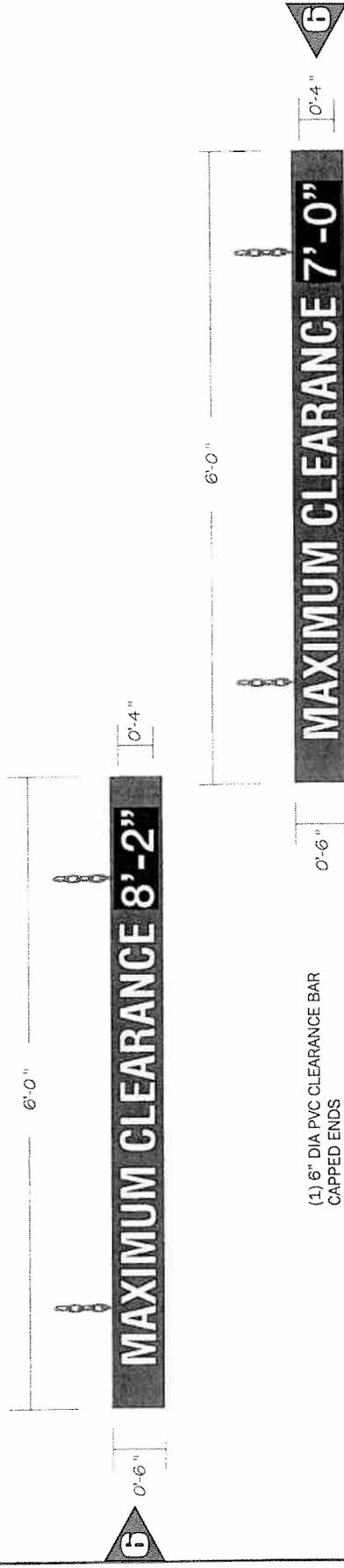
SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
5	VERTICAL ILLUMINATED SIGN	24TH ROAD	24TH ROAD	OVERALL DIMENSIONS: 20' X 19 1/4" LETTERS: 17 3/4" X 19 1/4" X 3"	32.08 sf	DARK BRONZE ALUMINUM	ALUMINUM LETTERS WITH INTERNAL LED LIGHTING FOR HALO EFFECT	2" OFF BRICK WALL
5	VERTICAL ILLUMINATED SIGN	I-395	I-395	OVERALL DIMENSIONS: 20' X 19 1/4" LETTERS: 17 3/4" X 19 1/4" X 3"	32.08 sf	DARK BRONZE ALUMINUM	ALUMINUM LETTERS WITH INTERNAL LED LIGHTING FOR HALO EFFECT	2" OFF BRICK WALL

**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010

# PARKING HEIGHT CLEARANCE BARS

(1) 6" dia PVC Clearance Bar

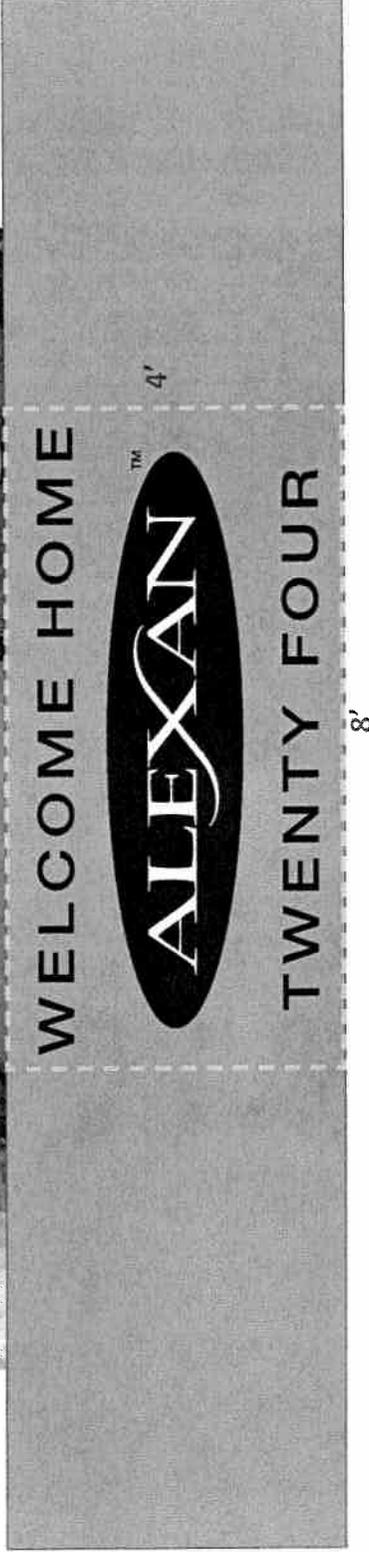
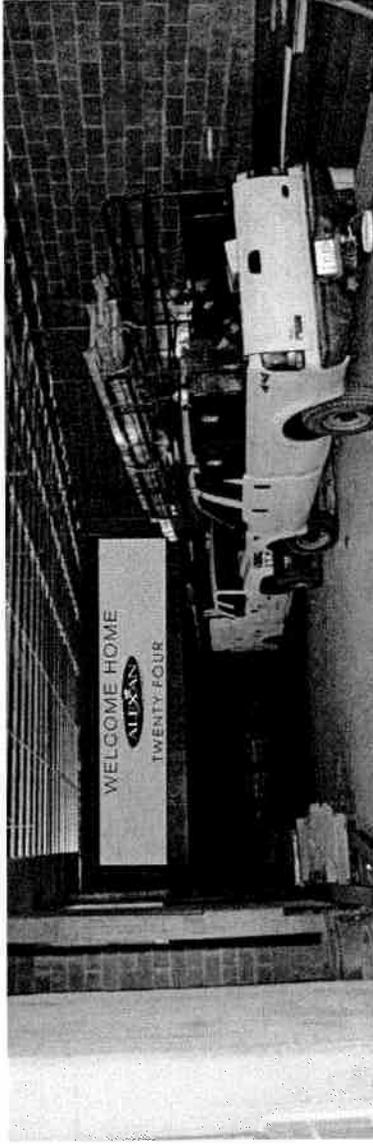


SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
6	PARKING HEIGHT CLEARANCE BAR	INTERNAL	INTERNAL	6' X 6" W/ 4" LETTERING	3.0 sf	BLACK WITH REFLECTIVE WHITE LETTERING	PVC WITH METAL CHAIN	CEILING MOUNT TO DESIGNATED HEIGHT
6	PARKING HEIGHT CLEARANCE BAR	INTERNAL	INTERNAL	6' X 6" W/ 4" LETTERING	3.0 sf	BLACK WITH REFLECTIVE WHITE LETTERING	PVC WITH METAL CHAIN	CEILING MOUNT TO DESIGNATED HEIGHT

**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010

# GARAGE WALL PROJECT LOGO

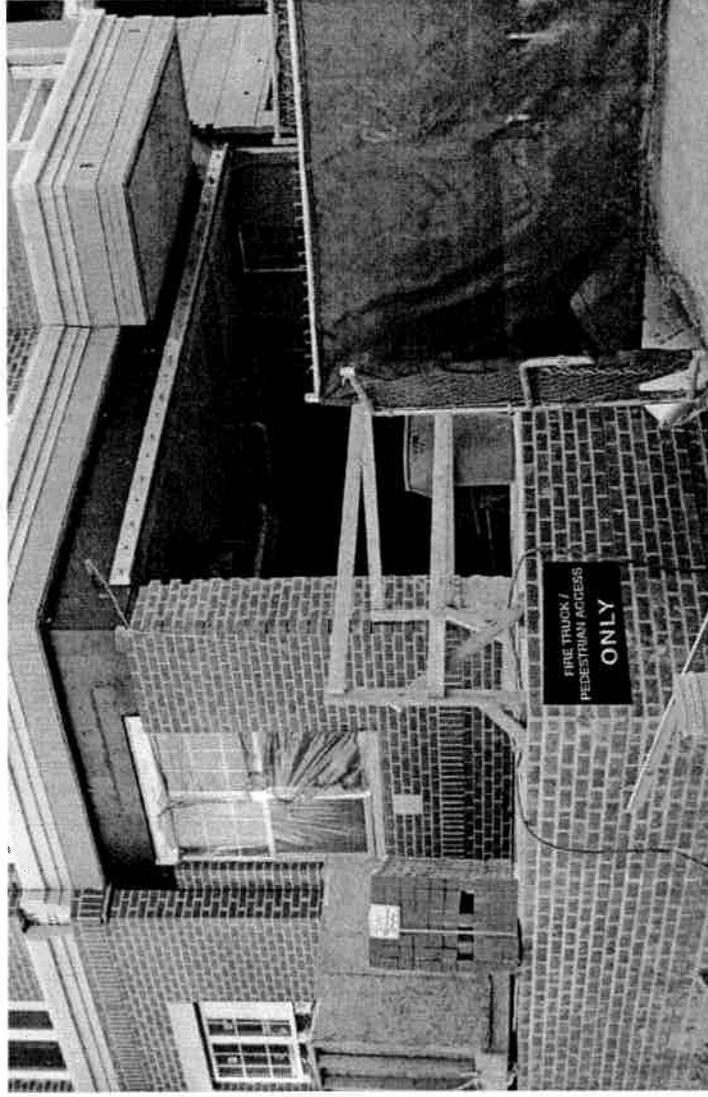


SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
7	GARAGE LOGO / WELCOME SIGN	INTERNAL	INTERNAL	4' X 8' X .063"D	32.0 sf	BLUE / GREEN WITH BLACK LETTERING	ALUMINUM SIGN WITH VINYL LETTERS	FLUSH MOUNT TO CONCRETE WALL

## ALEXAN TWENTY FOUR SIGNAGE PLAN

1.26.2010

# FIRE LANE ACCESS SIGNAGE

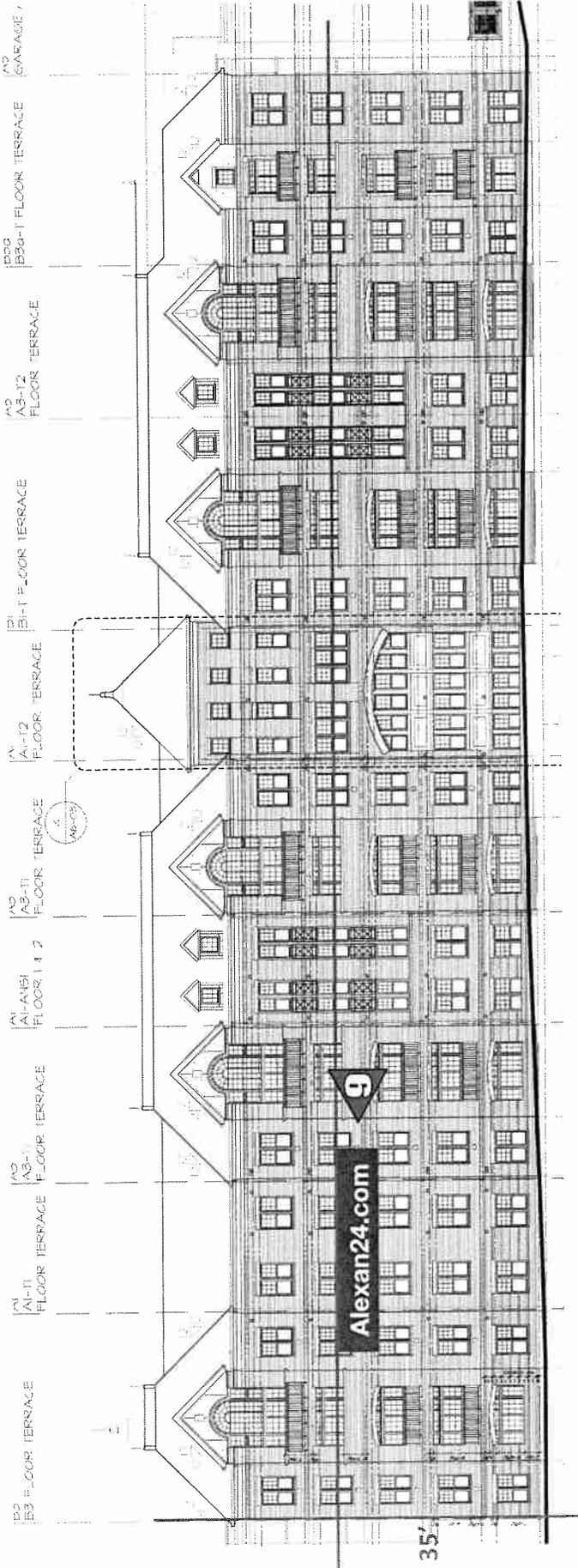


SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
8	FIRE LANE / PEDESTRIAN ACCESS	24TH ROAD	INTERNAL	20" X 36" X 1/2" D	5.0 sf	BURGUNDY WITH WHITE LETTERS	PVC SIGN WITH VINYL COPY	FLUSH MOUNT TO BRICK WALL

**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010

# TEMPORARY LEASING BANNERS



SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
9	BANNER - Alexan24.com	1-395	1-395	5' X 24'	120.0 sf	EGGPLANT WITH WHITE LETTERS	VINYL OR MESH	HUNG ON FACADE WITH ROPE

## ALEXAN TWENTY FOUR SIGNAGE PLAN

1.26.2010

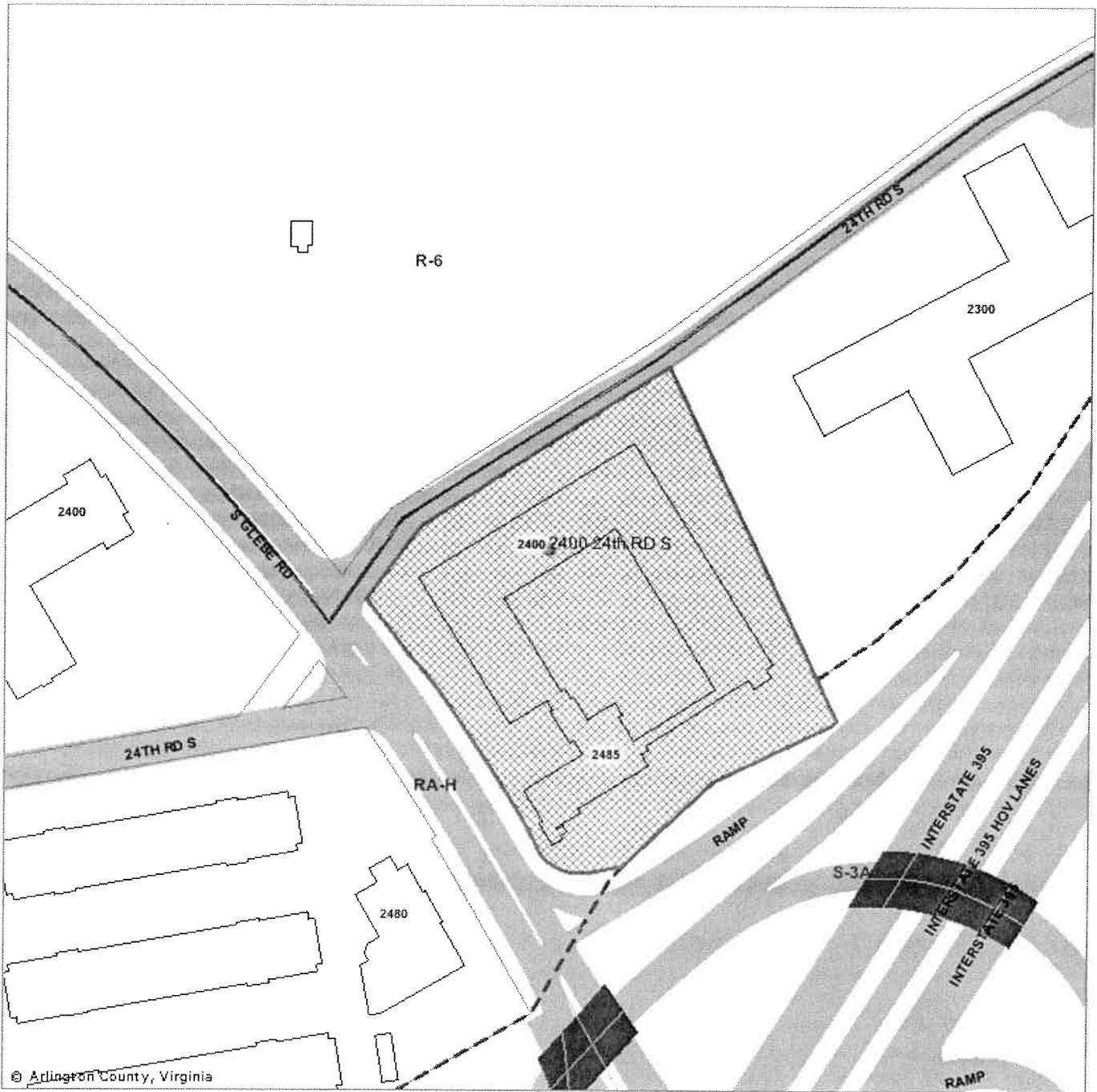
# TEMPORARY LEASING BANNERS



SIGN ID #	SIGN DESCRIPTION	FRONTAGE	BUILDING FACADE	SIZE	AREA	COLOR	MATERIALS	INSTALLATION
9	BANNER - Alexan24.com	I-395	I-395	5' X 24'	120.0 sf	EGGPLANT WITH WHITE LETTERS	VINYL OR MESH	HUNG ON FACADE WITH ROPE

**ALEXAN TWENTY FOUR SIGNAGE PLAN**

1.26.2010



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**SP #387**  
**2400 24th Rd. S.**  
**RPC: 32024003**

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



Not To Scale

