



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of March 13, 2010**

**DATE:** February 23, 2010

**SUBJECT:** SP #105 SITE PLAN AMENDMENT to modify the comprehensive sign plan, located at 1330 S. Fair St. (RPC #35-003-006, -007, -008).

**Applicant:**

CLFP – Metropolitan Two Venture, L.P.

**By:**

Lawson, Tarter & Charvet, P.C.  
6045 Wilson Boulevard, Suite 100  
Arlington, Virginia 22205

**C.M. RECOMMENDATION:**

Approve the site plan amendment to modify the comprehensive sign plan to add a directional parking blade sign, subject to all previously approved conditions and revised Condition #47.

**ISSUE:** This is a site plan amendment request to modify the comprehensive sign plan to add a parking directional sign. No issues have been identified.

**SUMMARY:** The applicant has requested a site plan amendment to amend the comprehensive sign plan in order to add a small directional parking blade sign, to comply with a site plan condition provision to direct building users, including retail customers, to the parking located in the building. Staff agrees that the type and location of the sign would be visible and helpful to users unfamiliar with the available garage parking, without cluttering or obstructing the streetscape, as with a freestanding sign. The sign design would coordinate with the already approved signs, and the area of this proposed additional sign maintains the entire comprehensive sign plan at far below the sign area that would be permitted for this project. Since the type of sign proposed is not expressly permitted in Section 34 of the Zoning Ordinance, staff recommends that the County Board approve a site plan amendment to modify the comprehensive sign plan to add the proposed directional parking blade sign. In addition, staff recommends a small revision to Condition #47, which addresses the comprehensive sign plan, to update the

County Manager: BMD/GA

County Attorney: Cum GJM

Staff: Lisa Maher, DCPHD, Planning Division

PLA-5519

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total sign area of the plan to include the proposed sign.

**BACKGROUND:** Metropolitan Park Phase Two was approved as a Final Site Plan (SP-9) in March 2006 under the Pentagon City Phased Development Site Plan (PDSP, SP #105). The approval permitted the development of 300 dwelling units and 8,119 square feet of ground floor retail on Parcel 3 of the PDSP. Following is additional information about the site.

Site: The subject property is located in the super block of Pentagon City Parcel 3 generally bound by Army Navy Drive to the north, S. Eads Street to the east, 15<sup>th</sup> Street South to the south and S. Fern Street to the west. It is comprised of 2.57 acres and would be located between Metropolitan Park phases one and two developments. The site is surrounded by the following land uses:

- To the north: Metropolitan Park III was approved in February 2009 immediately north of the subject site to be developed with a 18-story residential building comprised of 411 units and 16,530 square feet of ground floor of retail; it is currently developed with single-story warehouses.
- To the west: Pentagon Centre PDSP was approved in July 2008 to be developed with mixed use office, retail and residential; it is currently developed with a single story warehouse building housing several big box retail stores, restaurants and Costco.
- To the east: Future phases of Metropolitan Park development would be approved by Final Site Plan adjacent and east of the site on the subject property. On the east side of S. Eads Street is Crystal City and Warwick House I and II, 18 and 17 story apartment buildings.
- To the south: One Metropolitan Park, an 18 story apartment building containing 399 residential units and 11,300 square feet of ground floor retail.

Zoning: “C-O-2.5” Commercial Office Building, Hotel and Apartment District.

General Land Use Plan Designation: Striped pattern three-fourths “High-Medium Residential” (3.24 FAR residential) and one-fourth “Medium” Office-Apartment-Hotel (2.5 FAR office; up to 115 units per acre apartments; and up to 180 units per acre hotels); Note 4 – “This area was designated a “Coordinated Development District” on 2/9/74.”

Neighborhood: Aurora Highlands Civic Association.

On September 26, 2009, the County Board approved a comprehensive sign plan for Two Metropolitan Park that includes a variety of building identification, directional, and retail tenant signage. The total sign area approved was 253.26 square feet, or approximately 1/3 of the total linear frontage of 676 feet.

**DISCUSSION:** Site Plan Condition #49, which addresses a number of parking-related items,

includes a provision to show how users will be directed to the building's parking. The comprehensive sign plan includes a blade sign at the northwest corner of the building that directs users to the entrance of the Millennium, which is the name of the residential building. However, there is no indication that garage parking is available for the retail customers, who may be unfamiliar with the building. The parking garage access is located on the short north side of the building on 13<sup>th</sup> Street South and is not particularly visible from South Fern Street, where the retail spaces and most of the vehicular traffic for the building will originate.

In order to meet the site plan condition provision, the applicant has proposed to construct a 3.3 square foot blade sign at the northwest corner of the building, at the intersection of South Fern Street and new 13<sup>th</sup> Street South, to direct users more specifically to the garage's retail parking, by means of the words "Retail Parking" with an arrow. The lowest edge of the proposed sign would be approximately 17' 4" above the sidewalk. While section 34 of the Zoning Ordinance does not explicitly permit this type of sign, modification of the sign regulations may be approved by site plan amendment. Staff does not encourage freestanding signs when a better alternative exists, and the type, placement, and orientation of the proposed parking blade sign would provide the most visible information to the greatest number of users in a way that does not clutter or obstruct the public sidewalk. The sign design and materials coordinate with the building directional sign approved directly above it. The addition of this sign would keep the total signage included in the comprehensive sign plan far lower than the maximum that could be approved per the linear frontage of the building.

On February 19, 2010, the Aurora Highlands Civic Association forwarded a letter to the County Board stating that it has no comments in regard to this site plan amendment request. Therefore, staff supports the proposed parking blade sign to comply with the parking direction information provision in Condition #49. For consistency with the addition of the proposed sign, staff recommends revising Condition #47, concerning the comprehensive sign plan, to include the proposed sign in the total sign area for the project.

**CONCLUSION:** The proposed directional parking blade sign meets the directional information provision in Condition #49, provides more visible information in a coordinated way on the site than other sign options, such as wall or freestanding signs, and coordinates in design and materials with the approved comprehensive sign plan. In addition the proposed sign does not count toward the maximum sign area permitted or provided for the building. Therefore, staff recommends that the County Board approve the site plan amendment to amend the comprehensive sign plan to add a directional parking blade sign as shown as sign type G in the attached plans dated 1/21/10, subject to all previously approved conditions and revised Condition #47.

**Revised Condition:**

47. 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," the *Metropolitan Park Design Guidelines (January 23, 2004)* and the *Metropolitan Park Project Booklet (November 12, 2003)* 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 and shall include both temporary and permanent wayfinding signs. 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.

The developer further agrees, without limiting the foregoing, that the only types of retail signs that shall be permitted shall be consistent with types of signs permitted by Section 34 of the Zoning Ordinance and the *Metropolitan Park Design Guidelines (January 23, 2004)* and the *Metropolitan Park Project Booklet (November 12, 2003)* and shall include: building wall signs; blade signs; window signs; carved, painted or sculptural signs; canopy or awning signs; logo signs; and, permanent quotes on building walls and blade signs.

Individual tenants must apply for and obtain sign permits, including the design, colors, and materials of the signs, which shall be reviewed by the Zoning Administrator or his designee to ensure consistency with the comprehensive sign plan.

The developer further agrees that the signs shall be of the same materials, dimensions, text, and location as shown on the Comprehensive Sign Plan for Two Met Park/Site Plan #105, dated ~~April 21, 2009, and revised on September 4, 2009~~ January 21, 2010, by Art Display Company and presented to and approved by site plan amendment by the County Board on ~~September 26, 2009~~ March 13, 2010. 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 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%), as long as the total allowable sign area for the entire Comprehensive Sign Plan does not exceed ~~235.26~~ 240 square feet; or (iii) a change in the name of the tenant on the sign, where the lettering area does not increase in size. All other changes to the approved signs will require site plan approval or amendment.

PREVIOUS COUNTY BOARD ACTIONS:

- February 25, 1976                      Rezoned Pentagon City Tract - properties bounded on north by Army-Navy Drive; on west by South Joyce Street; on south by Arlington County property and 15th Street South; and on east by South Eads Street; excluding the Western Electric property - from "RA7-16," "RA6-15," "C-O," and "M-1" to "C-O-2.5."
- Rezoned 1601 South Hayes Street (future fire station) from "RA7-16" to "S-3A." Rezoned 1500 block of South Hayes Street through to South Joyce Street including adjoining County owned property on South Joyce Street from "R2-7" to "S-3A." Rezoned 1500 and 1600 blocks to South Hayes through to South Fern Street from "RA7-16" to "RA4.8."
- Rezoned 621 - 18th Street South from: S-3A" to "C-O-2.5."
- Approved Pentagon City Phased Development Site Plan (PDSP).
- January 8, 1977                      Approved PDSP Amendment to: 1) permit 20 additional low-rise family housing units in Parcel 5; 2) permit removal of 300 non-subsidized dwelling units for the elderly from Parcel 5 and relocate 280 such unit in Parcel 3; 3) permit submittal of landscape maintenance agreement prior to issuance of building permit instead of with final site plan submission; and 4) provide that park dedication be held in escrow until rezoning and site plan approval held valid by final court decision.
- January 8, 1977                      Approved Final Site Plan (SP-1) for Parcel 5 to include 300 subsidized housing units for the elderly, a 300-bed nursing home, and 200 low-rise family units.
- October 15, 1977                      Approved PDSP Amendment to permit a temporary Metro-related parking lot until December 30, 1980 in area bounded by Army-Navy Drive, 15<sup>th</sup> Street South, South Joyce Street and South Hayes Street.

	Approved Final Site Plan for a temporary Metro-related parking lot along the west side of South Hayes Street (between Army-Navy Drive and 15 <sup>th</sup> Street South) and along north side of 15 <sup>th</sup> Street South (between South Hayes and South Joyce Streets) until December 30, 1980.
June 3, 1978	Approved Final Site Plan Amendment for temporary Metro-related parking lot to eliminate the requirement for railroad ties or utility poles to separate parking aisles.
January 6, 1979	Approved Final Site Plan (SP-2) for a 12-story office building with approximately 253, 534 square feet of gross floor area located at 701 12 <sup>th</sup> Street South (northeast corner of 12 <sup>th</sup> Street South and South Hayes Street).
January 5, 1980	Approved Final Site Plan Amendment (SP-2) to extend approved plan for one year to January 6, 1981.
January 3, 1981	Approved PDSP Amendment and the Final Site Plan for temporary Metro-related parking lot to extend for one year to December 31, 1981.
April 1, 1981	Approved Final Site Plan (SP-3) for 12-story office building with approximately 309,574 square feet of gross floor area located at 601 12 <sup>th</sup> Street South.
November 14, 1981	Approved Amendment to the PDSP and the Final Site Plan for temporary Metro-related parking lot to extend for two years to December 31, 1983. Approved Final Site Plan to enlarge temporary Metro-related parking lot in the 1000-1300 block of South Hayes Street.
May 20, 1982	Approved PDSP Amendment to transfer 200,000 and 290,000 square feet of gross office floor area from Parcels 2 and 3, respectively, to Parcel 1, and the transfer of 670 dwelling units from Parcel 1 to Parcel 3. (Conditioned on agreement being reached with MCI for use of the transferred space.) Reduced office and commercial parking requirement unless otherwise approved in final site plans.
September 11, 1982	Approved PDSP Amendment to permit temporary uses accessory to construction (eating facilities) on Pentagon City Tract.

January 8, 1983	Accepted withdrawal of Amendment to PDSP and Final Site Plan to enlarge temporary Metro-related parking lot.
April 9, 1983	Approved Amendment to Final Site Plan (SP-4) to extend the approval for two years to April 1, 1985 for residential condominium at 801 15 <sup>th</sup> Street South.
June 4, 1983	Deferred Amendment to Final Site Plans (SP-2 and SP-3) for signs at MCI office buildings.
June 18, 1983	Approved Amendment to Final Site Plans (SP-2 and SP-3) for signs at MCI office buildings.
August 13, 1983	Accepted withdrawal of Amendment to Final Site Plans (SP-2 and SP-3) for a freestanding sign/sculpture at MCI office buildings.
December 10, 1983	Approved Amendment to PDSP and Final Site Plan for a temporary Metro-related parking lot located in the 1000-1400 block of South Hayes Street to July 30, 1984.
July 11, 1984	Approved a Phased Development Site Plan Amendment to redefine parcel boundaries, increase retail density, transfer 47,500 square feet of retail density from Parcel 3 to Parcel 1 and 2 and modify several conditions.  Approved a Final Site Plan for a shopping mall (1,019,300 square feet), a hotel (450 units), an office building (172,000 square feet) and 4,173 parking spaces.  Approved a Final Site Plan amendment to amend the boundaries of Parcel 2C.
August 18, 1984	Approved a Phased Development Site Plan amendment to reduce the number of hotel units on Parcels 1B and 2B from 600 to 450 and on Parcel 1D from 1,100 units to 882 units.
September 8, 1984	Approved a PDSP Amendment to extend the approval of a temporary eating facility.

July 13, 1985	Approved Final Site Plan (SP-6) for two 12-story office buildings containing 514,892 square feet of gross floor area on Parcel 1C.
September 7, 1985	Approved Amendment to Final Site Plan to increase the site area of the shopping center by 18,853 square feet, to relocate and/or reconfigure the hotel, office tower, department stores, mall and parking structures with no change in gross floor area or height and to relocate the pedestrian access to Metro through the parking garage.
December 7, 1985	Approved Amendment to Final Site Plan to delete Condition #49, referring to the County Board's approval of a 25, 000 square foot performing arts center.
October 1, 1988	Deferred Site Plan Amendment request for a comprehensive sign plan to December 3, 1988 County Board meeting.
December 3, 1988	Deferred Site Plan Amendment request for a comprehensive sign plan to January 7, 1989 County Board meeting.
February 11, 1989	Approved Site Plan Amendment request for a comprehensive sign plan.
March 4, 1989	Approved Site Plan Amendment request for a daycare center at 600 Army-Navy Drive.
May 13, 1989	Approved Final Site Plan (SP-7) for a 300-unit, 16-story hotel with two levels of underground parking in Parcel 1D at 1001 South Fern Street (northwest corner of South Fern Street and Army Navy Drive).
October 7, 1989	Approved Site Plan Amendment (SP-5) to substitute planters and landscaping for louvers on parking garage at Pentagon City Mall.
September 8, 1990	Approved Site Plan Amendment (SP-4) to allow 320 square feet of temporary leasing banners at the Parc Vista apartments.
October 6, 1990	Approved Site Plan Amendment (SP-4) to convert 550

	square feet of storage space in the Parc Vista apartments to medical office use.
August 10, 1991	Approved Site Plan Amendment to permit the operation of a convenience store on the first floor.
November 16, 1991	Approved Site Plan Amendment for a special exception permitting off-site stockpiling of material excavated from 4201 North Wilson Boulevard on premises known as 1001 South Fern Street.
May 16, 1992	Approved PDSP Amendment to permit the uses allowed on M-1 to continue until redevelopment occurs, for 10 years.
September 12, 1992	Approved PDSP Amendment to permit operation of temporary uses accessory to construction (i.e., eating facilities for construction workers, subject to original conditions and a review in three (3) years.
December 15, 1992	Approved abandonment, conveyance, and relocation of South Joyce Street at 15 <sup>th</sup> Street South subject to conditions and authorize the Chairman to execute the deed conveying the abandoned right of way.
March 10, 1993	Approved Use Permit (U-2764-93-1) for a comprehensive sign plan for 17 signs at River House I, II, and III.
June 5, 1993	Approved PDSP Amendment (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right of way be converted to a landscaped open space and bus stop subject to conditions and a one (1) year review.
January 8, 1994	Approved Site Plan Amendment (SP-7) to amend Condition #43 to allow a brick and EIFS treatment to hotel façade in Parcel 1D.
April 9, 1994	Approved PDSP Amendment to permit the uses allowed on M-1 to continue until redevelopment occurs, subject to no new floor space being created outside the existing building envelop for a period ending on July 31, 2004.
June 10, 1995	Continued PDSP Amendment (SP #105) to permit the 200 parking spaces required to be constructed in the former

	South Joyce Street right of way be converted to a landscaped open space and bus stop subject to conditions and a one (1) year review.
September 9, 1995	Approved PDSP Amendment to permit operation of temporary uses accessory to construction (i.e., eating facilities for construction workers, subject to original conditions and administrative review in five years (September 2000).
June 4, 1996	Continued PDSP Amendment (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right of way be converted to a landscaped open space and bus stop subject to conditions and no further review.
February 8, 1997	Approved Site Plan Amendment (SP-2 and SP-3) to permit extension of the building entrance lobbies by 900 square feet each.
September 6, 1997	Took no action on General Land Use Plan Amendment to change the striping pattern in the Pentagon City PDSP.
October 4, 1997	Deferred a PDSP Amendment (SP #105) to amend Condition #2 of the PDSP and Final Site Plan (SP-8) for mixed use residential and retail development and associated parking to recessed meeting of December 18, 1977.
December 18, 1997	Approved PDSP Amendment (SP #105) to amend Condition #2 thereby adding 300,000 square feet of retail gross floor area to Parcel 1A/2A, reducing the number of residential units in Parcel 1A/2A from 2, 176 to 830 units, and reallocating 249 residential units from Parcel 1A/2A to Parcel 3. Deferred Final Site Plan (SP-8).
February 7, 1998	Approved Final Site Plan (SP-8) for a mixed use development that includes up to 300,000 square feet of retail, 830 residential units, and associated parking.
May 20, 2000	Accepted withdrawal of Site Plan Amendment (SP #105) to permit an urgent care center, hospital storage facility and print shop, including signage, at 1311 South Fern Street.

October 19, 2002	Deferred PDSP Amendment to permit the continuation of “M-1” uses to November 16, 2002.
November 16, 2002	Deferred PDSP Amendment to permit the continuation of “M-1” uses to December 7, 2002.
December 7, 2002	Approved PDSP Amendment to permit the continuation of “M-1” uses to expiration dates from December 31, 2005 through December 31, 2015.
February 10, 2004	Approved Final Site Plan (SP-9) for 399 dwelling units and 11,300 square feet of ground floor retail in Parcel 3 (Metropolitan Park Phase 1).
March 14, 2006	Approved Final Site Plan (SP-9) for 300 dwelling units and 8,119 square feet of ground floor retail in Parcel 3 (Metropolitan Park Phase 2).
February 21, 2009	Approved Final Site Plan (SP-9) for 411 dwelling units and 16,350 square feet of ground floor retail in Parcel 3 (Metropolitan Park Phase 3). Approved PDSP Amendment (SP #105) to permit up to 100,000 square feet of ground floor retail density on Parcel 3, known as Metropolitan Park residential development.
July 14, 2009	Approved PDSP Amendment to change Condition #2 to permit the reallocation of density between Parcel 1D and Parcel 3 (to permit 930 residential units allocated for Parcel 1D to be used either on that parcel or on Parcel 3, and to permit 300 hotel units now allocated for Parcel 3 to be used either on that parcel or on Parcel 1D).
September 26, 2009	Approved site plan amendment for a comprehensive sign plan for Metropolitan Park Phase 2 and modified Condition #47.  Approved site plan amendment to Metropolitan Park Three to modify Condition #79 and defer consideration of the site plan amendment request to modify Condition #50 to the October 24, 2009 County Board meeting.  Approved site plan amendment to the PDSP for a temporary special event circus and horse show expiring on

November 15, 2009, including modification of zoning ordinance requirements, and subject to the conditions of the staff report, applicable to the special events use only.

October 24, 2009

Approved site plan amendment to Metropolitan Park One to amend Condition #59 and approve a temporary leasing office, subject to all previous conditions and amended Condition #59, and one new condition, #73. Site Plan Amendment for Comprehensive Sign Plan for Metropolitan Park Phase 3 was withdrawn.

December 12, 2009

Approved site plan amendment to Metropolitan Park Two to revise Conditions #17 and #18 regarding crosswalk materials and a temporary sidewalk

PREPARED AND PROVIDED BY:



401 HAMPTON PARK BLVD.  
 CAPITOL HEIGHTS, MD 20743  
 (PH) 246-765-1400  
 (FAX) 246-765-1401  
 WWW.ARTDISPLAY.CO.COM

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CLIENT

**KETTLER**  
**THE**  
**MILLENNIUM**

SALESPERSON  
 MARIA LAUDENBACH  
 DESIGNER  
 DIANA

NO.	BY	DATE
1	DC	01/15/09
2	DC	03/27/09
3	DC	04/14/09
4	DC	04/20/09
5	DC	06/12/09
6	DC	08/26/09
7	DC	08/28/09
8	DC	09/04/09
9	DC	01/21/10

APPROVED BY  
 CLIENT

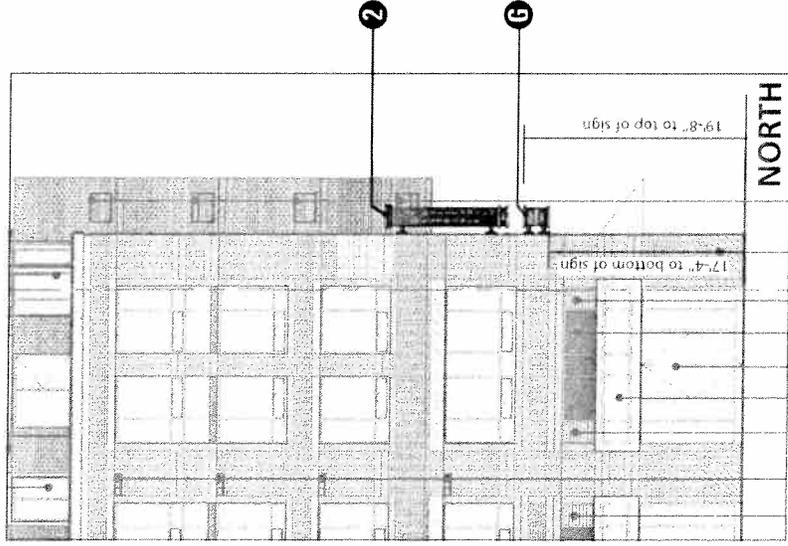
SALES/PM

PRODUCTION

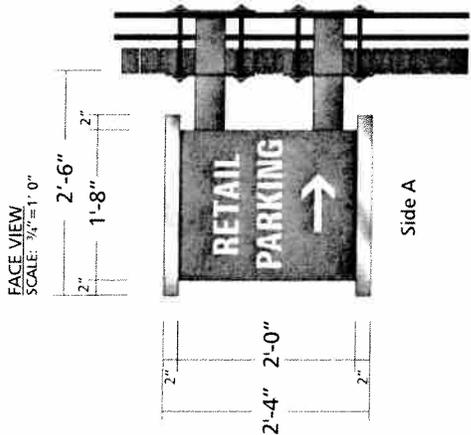
INSTALLATION

NOTES

ELEVATION VIEW  
 SCALE: 3/32" = 1'-0"



Side B



Side A

**SIGN TYPE G - RETAIL PARKING**

(1x) 4" deep D/F Non-illuminated blade sign. Sign to be painted dark metallic silver MP 18205 with applied white vinyl letters and arrow. 2" h accent bars at top & bottom to have polished aluminum clad faces. Font: Univers Condensed Bold

Mounted with (2x) 8"x8" plates welded to 4"x4" aluminum tubes.  
 Quantity: (1x)



401 HAMPTON PARK BLVD.  
 CAPITOL HEIGHTS, MD 20743  
 (PH) 240.765.1400  
 (FAX) 240.765.1401  
 WWW.ARTDISPLAY.CO.COM

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CLIENT  
**KETTLER  
 THE  
 MILLENNIUM**

SIGN PERSON  
 MARIA LAUDENBACH  
 DESIGNER  
 DIANA

REVISIONS	
NO.	DATE
1	DC 01/15/09
2	DC 03/27/09
3	DC 04/14/09
4	DC 04/20/09
5	DC 08/12/09
6	DC 08/26/09
7	DC 08/28/09
8	DC 08/04/09
9	DC 01/21/10

APPROVED BY  
 CLIENT  
 SIGNATURE  
 PRODUCTION  
 INSTALLATION  
 NOTES

**Metropolitan Park Phase 2 (SP#105) - Proposed Comprehensive Sign Plan 9.3.2009**

Sign Type/Text	Location	Sign Dimensions	Sq. Ft. per Sign	Quant. of Signs
<b>Site Signs</b>				
Type 1/ Building ID/ THE MILLENNIUM	Building mounted - 1st Floor - S Fern St. and S East St. (main and rear entrances)	18" x 24"	36.0sf	2
Type 2/ Directional Sign/ THE MILLENNIUM ENTRANCE	Building mounted - 2nd Floor - Corner of S Fern St. and S 13th St.	11" x 18"	11.0sf	1
Type 3/ Plaque / THE MILLENNIUM AT METROPOLITAN PARK	Building mounted - 1st Floor - S Fern St. and S East St. (main and rear entrances)	1'-6" x 1'-6"	0.75sf	2
Type 3/ Plaque / KETTLER	Building mounted - 1st Floor - S Fern St. and S East St. (main and rear entrances)	1'-6" x 1'-6"	0.5sf	2
Type 4/ Address/ BUILDING ADDRESS	Building mounted - 1st Floor - S Fern St. and S East St. (main and rear entrances)	15.3.8" x 6"	0.65sf	2
Type 5/ LOADING DOCK ID	Building mounted - 1st Floor - S 14th St. (loading dock)	9" x 7'-1 1/2"	5.5sf	1
Type 6/ ENTRANCE and EXIT ONLY	Building mounted - 1st Floor - S 13th Street (parking)	8" x 3'-10"	2.6sf	2
Type 7/ Plaques/ LOADING DOCK/ PARKING/ NO SMOKING Subtotal S.F.	N/A	24" x 16" (Load/Park) 8" x 16" (No Smoke)	2.66sf 0.88sf	2 3
<b>Retail Signs</b>				
Retail A / Sign Band	Building Retail front - 1st Floor - S Fern Street	6'-0" x 18"	9.0sf	8
Retail B / Blade Sign	Building Retail front - 1st Floor - S Fern Street	2'-3" x 16"	3.0sf	8
Retail C / Plaque	Building Retail front - 1st Floor - S Fern Street	1'-6" x 1'-6"	1.0sf	8
Retail D / Logo/Tenant Sign	Building Retail front - 1st Floor - S Fern Street	3" x 2'-0"	0.5sf	18
Retail E / Hours	Building Retail front - 1st Floor - S Fern Street	1'-0" x 1'-0"	1.0sf	8
Retail F / Address	Building Retail front - 1st Floor - S Fern Street	10" x 6"	0.5sf	8
Retail G / Retail Parking Directional	Building Retail front - 1st Floor - S Fern Street	1'-8" x 2'-0"	3.3sf	1
<b>TOTAL S.F.</b>			<b>133.10sf</b>	<b>238.56sf</b>

