



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of September 25, 2010**

**DATE:** September 8, 2010

**SUBJECT:** U-3255-10-2 USE PERMIT AMENDMENT for comprehensive sign plan; located at 5510 Lee Highway (RPC #10-001-007).

**Applicant:**

TD Bank, N.A.  
2035 Limestone Road  
Wilmington, Delaware 19808

**By:**

Tad Lunger, Esq.  
Bean, Kinney, & Korman, P.C.  
2300 Wilson Boulevard, 7<sup>th</sup> Floor  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the use permit amendment for a comprehensive sign plan, with the exception of two (2) signs (the 22.47 square foot and 6.71 square foot wall signs) proposed to be installed on the bank's east façade, subject to all previously approved conditions and the new conditions of the staff report. Deny approval of those two signs.

**ISSUES:** The applicant is requesting a comprehensive sign plan for the TD Bank located at 5510 Lee Highway. The applicant is requesting two (2) signs that staff does not support.

**SUMMARY:** The applicant is proposing a comprehensive sign plan for the newly constructed TD Bank at 5510 Lee Highway which would modify Zoning Ordinance regulations regarding the number and total square footage of signs allowed. The applicant is proposing three (3) wall signs to be placed on the north façade of the bank building, three (3) wall signs to be placed on the east façade of the bank building, one (1) small sign depicting hours of operation on the drive-thru facility, and two (2) small window decals. Two (2) of the proposed wall signs on the east façade

County Manager:

County Attorney:

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5668

56.

(#1 and #3 on the attached graphics) and the proposed sign for the drive-thru facility would require modification to the Zoning Ordinance in order to be permitted. The applicant designed the sign package with the original use permit approval and negotiated these signs with the neighborhood to minimize impacts. However, the signs were not approved by the County Board at that time. While the signs would not exceed the total square footage permitted under the *Sign Guidelines for Site Plan Buildings*, staff does not find sufficient justification for approving signs in addition to the number allowed by the Zoning Ordinance. With the exception of the signs mentioned above, staff supports the remainder of the applicant's proposal because it generally meets the requirements of the Zoning Ordinance and is appropriate for the site. Therefore, staff recommends approval of the use permit amendment for a comprehensive sign plan for TD Bank, with the exception of the 22.47 square foot and 6.71 square foot wall signs on the east facade, subject to all previously approved conditions, and the new conditions of the staff report.

**BACKGROUND:** The applicant is proposing a comprehensive sign plan for the new TD Bank on Lee Highway. U-3184-07-1 for the subject TD Bank building and drive-thru facility was approved by the County Board on January 23, 2008. The site is located at 5510 Lee Highway, and is described as follows:

Site: The site is bound on the north by Lee Highway and on the east by North Illinois Street. The site consists of a new one-story brick structure and a drive-through facility.

Zoning: The site is zoned "C-1" Local Commercial Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as "Service Commercial."

Neighborhood: The site is located within the Leeway Overlee Civic Association. Both the Leeway Overlee and the Tara Leeway Heights Civic Associations were contacted regarding this request. Both civic associations have expressed that they have no objections to the applicant's proposal.

No comprehensive sign plan was submitted with the 2008 use permit for a drive-thru; however, the applicant did show proposed signs on the bank building elevations that were approved by the County Board. Because a comprehensive sign plan was not approved at the time of the drive-thru approval, the applicant was not able to obtain permits from the Zoning Office for every sign shown on the elevations. The applicant received sign permits only for the signs it could obtain by-right. These include the three (3) wall signs located on the north facade of the building (shown on the attached graphics as #2, #4, and #6), and one (1) wall sign located on the tower feature on the east facade (shown on the graphics as #5). The applicant requests a comprehensive sign plan in order to obtain three (3) additional signs that it was not able to obtain by-right.

**DISCUSSION:** The following chart depicts the signs proposed:

<b>PROPOSED SIGNS FOR TD Bank</b>				
<b><u>Type of Sign</u></b>	<b><u>Sign Location</u></b>	<b><u>Text</u></b>	<b><u>Material</u></b>	<b><u>Sign Area</u></b>
1. Wall Sign (lighted)	Window – east façade	TD Bank	Aluminum, vinyl, flex face	22.47 sq ft
2. Wall Sign (lighted)*	Window – north façade	TD Bank	Aluminum, vinyl, flex face	22.47 sq ft
3. Wall Sign (lighted)	Window – steeple element – east façade	Open 7 Days	Stainless steel, vinyl	6.71 sq ft
4. Wall Sign (lighted)*	Window – steeple element – north façade	Open 7 Days	Stainless steel, vinyl	6.71 sq ft
5. Wall Sign (lighted)*	Steeple element – east façade	TD Bank	Aluminum, acrylic	29.78 sq ft
6. Wall Sign (lighted)*	Steeple element – north façade	TD Bank	Aluminum, acrylic	29.78 sq ft
7. Window Sign*	Window – north façade	TD Bank (bank hours, drive-thru hours, ATM)	Decal	1.65 sq ft.
8. Window Sign*	Window – west facade	TD Bank (bank hours, drive-thru hours, ATM)	Decal	1.65 sq ft
9. Wall Sign	Drive-thru aisle	TD Bank (bank hours, drive-thru hours)	Aluminum	2.67 sq ft
<b>Total Sign Area</b>				<b>123.89 sq ft</b>

\* Indicates sign obtained as a matter of right

Three (3) of the signs proposed (#1, #3, and #9) would require modification of Zoning Ordinance requirements. The Zoning Ordinance allows one (1) wall sign up to 30 square feet in size on the side or rear wall of a commercial building on a corner lot. The applicant is requesting two (2) additional signs on the east façade, facing North Illinois Street, which would bring the total for wall signs on this façade to 59.96 square feet. In addition, the applicant is requesting a small sign depicting hours of operation on the drive-thru structure (#9).

Staff does not support the two (2) additional wall signs (#1 and #3) on the east façade because there is no justification for additional signs at this location. While the signs would not exceed the total area allowed, they would be in addition to the number of signs that both the Zoning Ordinance and the *Sign Guidelines for Site Plan Buildings* would allow the applicant to obtain. In order for staff to support signs in excess of what the Zoning Ordinance allows, there would have to be exceptional or unique circumstances at the site which warrant consideration. The proposed signs on the bank building’s east façade do not meet this criterion, and approval of these signs would set an undesirable precedent. The applicant did show all signs proposed on the original elevations submitted with the use permit for the drive-thru facility, and these elevations were approved by the County Board as part of the use permit. While no specific motion was made to approve the signs, the County Board has seen elevations depicting the applicant’s proposed signs.

Staff does support the remainder of the applicant's request, including the small sign (#9) to be mounted on the drive-thru structure which could not be obtained as a matter of right. This sign depicts the hours of operation for the drive-thru facility, is of a small size (2.67 square feet), and would not be visible from the public right-of-way.

**CONCLUSION:** Staff supports the applicant's proposal with the exception of two (2) of the wall signs proposed for the bank's east façade. However, the remainder of the proposal including the small sign to be mounted on the drive-thru structure is well-planned and appropriate for the site. Therefore, staff recommends approval of the use permit amendment for a comprehensive sign plan for TD Bank, with the exception of the 22.47 square foot and 6.71 square foot wall signs on the east facade, subject to all previously approved conditions, and the new conditions of the staff report.

New Conditions (pertaining to the signs at 5510 Lee Highway):

30. The applicant agrees to limit all signs to the size, design, location, color, materials, and text of the proposed signs shown on the drawings entitled "Sign Program TD Bank," prepared by Gable Signs, drawing date May 26, 2010, provided however, that the applicant understands and agrees that the 22.47 square foot and 6.71 square foot wall signs proposed for the east façade of the building have not been approved and therefore may not be erected.
  
- 31 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.

PREVIOUS COUNTY BOARD ACTIONS:

December 8, 1956	Approved use permit (U-1246-56-1) for operating a drive-in restaurant
January 26, 2008	Approved use permit (3184-07-1) for a drive-thru facility at a bank.
June 12, 2010	Deferred consideration of a comprehensive sign plan for TD Bank.
July 10, 2010	Deferred consideration of a comprehensive sign plan for TD Bank.

Approved Conditions:

1. The developer agrees to comply with plans and building façade elevations dated January 10, 2008 as reviewed and approved by the County Board at its January 26, 2008 meeting and made a part of the public record, together with any modifications proposed by the developer and accepted by the County Board or vice versa. The approval of this use permit expires two years after the date of County Board approval if the approved plan is not under construction.
2. The developer agrees to comply with all state and local laws and regulations not modified by the County Board's action on this plan and shall obtain all necessary permits.
3. The developer agrees to file five (5) copies of a site development plan which complies with the final approval of the County Board with the Zoning Administrator within 90 days of County Board approval and before issuance of the Clearing, Grading, and Demolition Permit.
4. The developer agrees to submit a detailed final site development and landscape plan at a scale no larger than 1/16 inch = 1 foot before issuance of the Excavation/Sheeting and Shoring Permit or first Building Permit, whichever comes first, and the plan shall be approved by the County Manager or his designee before issuance of the final Building Permit. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at the same scale as the engineering drawing. The County may require more detailed plans appropriate to landscape installation at a larger scale (1/16 inch = 1 foot, 1/8 inch = 1 foot, or 1/4 inch = 1 foot). The County may permit minor changes in building, street, and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site development plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by the Department of Parks, Recreation and Community Resources (DPRCR) and shall be accompanied by the site engineering plan and the two (2) plans shall be compared to ensure that there are no conflicts between street trees and utilities. Neither plan shall be approved until the landscape plan and the site engineering plan agree. The installation of all plant materials shown on the final landscape plan shall take place before issuance of the First Certificate of Occupancy. The final site development and landscape plan shall include the following details:
  - a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, and the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets

shall be shown on the final site engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets shall not be located in the public sidewalk. Transformers shall be screened and shall not be placed in the setback area between the building and the street;

- b. The location, dimensions, and materials for driveways, driveway aprons, parking areas, interior walkways, and sidewalks as well as for address indicator signs;
  - c. The location and types of light fixtures for the building, streets, parking, and walkway areas: Lighting fixtures and lighting plan shall not result in any glare beyond the property line;
  - d. Topography at two (2)-foot intervals and the finished first floor elevation of all structures;
  - e. Landscaping for internal circulation areas, raised planters, and surface parking areas, including a listing of plant materials and showing details of planting, irrigation, and drainage; and
  - f. The location and planting details for street trees and shrubs in accordance with Department of Environmental Services (DES) Standards and Specifications for planting in public rights-of-way along Lee Highway and North George Mason Drive as shown on the approved final site engineering and landscape plans.
  - g. The applicant agrees that the architectural and streetscape details shall be consistent with the urban design recommendations of the Arlington County Planning Division and as shown in elevations as reviewed and approved by the County Board at its January 26, 2008 meeting. Final design of the building, consistent with the approved elevations of the building, shall be subject to the approval of the County Manager or his designee.
  - h. Prior to approval by the County Manager, the applicant shall send a copy of the final landscape plan to the President of the Leeway Overlee Citizens Association for review and comment.
5. Landscaping shall conform to Department of Public Works Standards and Specifications and to the following requirements:
- a. Planting materials shall be of good nursery stock. A nursery guarantee shall be provided by the developer for two (2) years including the replacement and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding, and watering) of all landscape materials following issuance of the Master Certificate of Occupancy;
  - b. Planting materials and landscaping shall meet American Standard for Nursery Stock Z50.1-73 and shall also meet the following standards:

- 1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Planes, Japanese Zelkovas, etc.) - a height of 12 to 18 feet with a minimum caliper of 3 to 3 1/2 inches.
  - 2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum height of 8 to 10 feet.
  - 3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a height of 10 to 14 feet with a minimum caliper of 1 1/2 to 2 inches.
  - 4) Shrubs - a minimum spread of 18 to 24 inches.
  - 5) Groundcover - in 2 inch pots.
- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards, seeding may be substituted for sod. All sod and seed shall be state certified;
  - d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed;
  - e. Soil depth shall be a minimum of four feet for trees and tall shrubs and three feet for other shrubs.
  - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
  - g. The developer agrees to maintain the site in a clean and well maintained condition before issuance of the Clearing, Grading, and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all landscaped areas located on private property are kept in a clean and well-maintained condition after the expiration of the two (2) year guarantee required in condition number 5.a. above and to follow the terms of the maintenance agreement approved for that purpose by the Zoning Administrator.
  - h. The developer agrees to notify the DPRCR Urban Forester at 703-228-6557 at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with the staff of the DPRCR to inspect the plant material, the tree pit, and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from DPRCR Urban Forester.

- i. The applicant agrees to coordinate with the Arlington County Urban Forester to develop, install, and maintain a supplemental planting plan for the Lee Highway frontage subject to review and approval of the Virginia Department of Transportation.
6. The developer agrees to contact all utility companies, including the electric, telephone, and cable television companies, and offer them access to the site at the time of utility installation to install their cables. To comply with this condition, the developer agrees to submit to the Zoning Administrator letters from the developer to the utility companies offering them access as stated above before the issuance of any building permit.
7. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager or his designee on the final site development and landscape plan and final engineering plan, in accordance with the applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project. The sidewalks along the street frontages of this development shall be concrete with brick banding and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services (DES). The sidewalk treatments shall continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement options shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Lee Highway – A minimum five-foot-wide utility/planting strip adjacent to the back of curb and a minimum 10-foot-wide concrete sidewalk. The developer also agrees to relocate the existing fire hydrant located at the southwest corner of Lee Highway and Illinois Street out of the clear sidewalk and into the new utility strip along Illinois Street providing all of the appropriate connections to the existing water main located in Lee Highway.

North Illinois Street - A minimum two-foot-wide utility/planting strip adjacent to the back of curb and a minimum 6-foot-wide concrete sidewalk.

8. The developer agrees to submit final site engineering plans to the Department of Public Works. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The Excavation/Sheeting and Shoring Permit shall not be issued for this site until final site engineering plans and the sequence of construction has been approved by

the Department of Public Works.

9. The developer agrees to provide at his total expense, underground utility services to the bank including any transformers needed to serve the proposed bank, such as electric, telephone services, etc. No new aerial utilities shall be permitted along the periphery of the site, and any utility link shall not result in the installation of any new utility poles and/or aerial lines on or off-site. The applicant agrees to cooperate with future County utility undergrounding projects along Lee Highway including any easements that may be necessary in the future so that existing utility lines and overhead transformers can be placed underground. The plan shall be designed so that there are no new utility poles or pole mounted transformers provided on or off-site.
10. The developer agrees to install address indicator signs which comply with Chapter 27-12 of the Arlington County Code, or successor provision, in a location visible from the street and as shown on the final site development and landscape plan.
11. The final design and materials of the proposed signs, along with their location and associated landscaping, shall be reviewed and approved by the County Manager or his designee before the issuance of any sign permits.
12. All required easements and right-of-way agreements shall be submitted to the DES for approval and be recorded by the developer before issuance of the Footing to Grade Structure Permit or first Building Permit, whichever comes first.
13. The developer agrees to submit a performance bond estimate for the construction of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the DES for review and approval upon approval of the final engineering plan and before issuance of the Footing to Grade Structure Permit. Upon approval of the performance bond estimate, the developer agrees to submit a performance bond and agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the DPW and this bond shall be executed by the developer in favor of the County before the issuance of the Footing to Grade Structure Permit.
14. The final design and materials of the drive-through aisle, any trash storage and loading areas, retaining and screening walls and adjacent landscaping shall be subject to the approval of the County Manager or his designee before issuance of any building permit.
15. The developer agrees to ensure that all parking spaces comply with the requirements of Section 33 of the Zoning Ordinance. Drawings showing that these requirements are met shall be approved by the Zoning Administrator before issuance of the Footing to Grade Structure Permit.
16. Mechanical equipment shall be screened so as not to be visible from public rights-of-way.
17. The developer agrees to identify a community liaison for Commerce Bank who will be

available to the adjacent residential community during the hours of operation to discuss any concerns of the community associated with the bank and the operation of the drive-through facility. The developer agrees to provide the name and telephone number of this representative to the Leeway Overlee Civic Association and the Zoning Administrator before issuance of the Certificate of Occupancy.

18. The developer agrees to show on the final engineering plans street lighting along all frontages of the site prior to the issuance of the Excavation/Sheeting and Shoring Permit. The plans shall include the height and color of the street light poles. The developer agrees, at its cost, to purchase and install approved Arlington County street lighting along the frontages of the site prior to the issuance of the Shell and Core Certificate of Occupancy. In addition, the developer agrees to furnish and install all conduit and junction boxes necessary for the lighting system. All construction shall meet Arlington County standards.
19. The developer agrees to purchase and install Virginia Power "Carlyle" standard street lights along all frontages of the site in accordance with adopted County Street Lighting Policy. The height of the street lights shall be 16 feet.
20. The applicant agrees to construct Arlington County Standard driveway entrances to the site as shown on the final engineering plan approved by the County Manager or his designee.
21. The applicant agrees to dedicate an easement for public sidewalk and utilities purposes to the proposed back of sidewalk along both street frontages as shown on the final engineering plan approved by the County Manager or his designee prior to the issuance of the Certificate of Occupancy. The applicant agrees to dedicate an easement for public street and utilities purposes to the proposed back of curb along both street frontages as shown on the final engineering plan approved by the County Manager or his designee prior to the issuance of the Certificate of Occupancy.
22. The applicant agrees to show on the final engineering plans and construct pavement, sidewalk, curb and gutter along all frontages of this site in accordance with the Arlington County Standard for concrete sidewalk with brick banding, concrete curb and gutter current at the time of implementation. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project as follows:

Lee Highway – Face of curb shall be located approximately 35 feet south of the survey centerline or as approved by the County Manager on the final engineering plan maintaining the existing curb alignment.

North Illinois Street – Construct a new curb and gutter narrowing the street to 25-feet from face of curb to face of curb for approximately the first 85-feet from the Lee Highway intersection south the providing the appropriate transition to the existing 36-foot face of curb to face of curb Illinois Street width as approved by the County Manager on the final engineering plan.

North Illinois Street Gateway Treatment – Construct a “Gateway Treatment” on North Illinois Street narrowing the road at Lee Highway from 36-feet to 25-feet. The “Gateway Treatment” shall include a stamped colored asphalt treatment, a new crosswalk, new handicap ramps and the addition of street trees in a design that is intended to calm vehicular traffic as it enters the neighborhood from Lee Highway. The “Gateway Treatment” is show in the plans January 10, 2008.

23. The applicant agrees that no building signs are permitted on the south or west facades in compliance with section 34.D.2.
24. The applicant agrees that eight (8) bicycle parking spaces will be provided for this project for the employees and visitors. The bicycle spaces shall be installed at exterior locations within 50 feet of the primary entrance, and such locations shall be reviewed by the Division of Transportation. Facilities for bicycle parking must meet the County standards for Class III bicycle racks. The developer agrees to obtain approval of the location, design and details of the bicycle spaces, by the Bicycle and Pedestrian Program Manager, as part of the final site development and landscape plan.
25. The applicant agrees to eliminate EIFS material from the proposed design and that each EIFS building element, as shown on the building facades on sheet #7 of the plans dated January 10, 2008, shall be replaced with masonry construction. The final façade design shall be submitted for review and approval by the County Manager prior to issuance of any building permit.
26. The applicant agrees to provide evidence of an agreement with their towing contractor that the towing company is prohibited from towing any vehicle from the site unless specifically requested to do so by the bank staff. Evidence of this agreement shall be provided to the Zoning Administrator prior to issuance of the Certificate of Occupancy.
27. Upon receipt of an approved final Building Permit and within sixty (60) days of receipt of written notice from the County Manager that Arlington County has approved final plans for the construction of sidewalk, curb and gutter for those certain properties known as 2201 N. Illinois Street, 2213 N. Illinois Street, 5445 N. 22nd Road and 2231 N. Illinois Street (collectively the “Missing Link Properties”), the developer agrees to deliver \$25,000 (Twenty Five Thousand Dollars) to the County Manager or his designee. The \$25,000 contribution shall be used solely first to fund the construction of sidewalk, curb and gutter and related work adjacent to the Missing Link Properties. Should a project for the Missing Link Properties not be approved, and Leeway Overlee Civic Association and the County Manager, or his designee, determine that another transportation or pedestrian related project located between 22nd St. N. and Lee Highway on N. Illinois St. would be beneficial, the developer shall alternatively contribute the aforementioned \$25,000 payment to the County Manager upon receipt of an approved final Building Permit and within sixty (60) days of written notice from the County Manager that such plans for a substitute project have been finally approved. If the developer has not received written notice from the County Manager within five (5) years of approval of this use permit by the

County Board that final plans for the Missing Link Properties, or a project located between 22nd St. N. and Lee Highway on N. Illinois St, has been approved, this condition # 29 shall be void.

S I G N P R O G R A M



**Bank**

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Submitted To



**NAVISION # 30299**  
**ARLINGTON, VA**

Submitted by



**7440 Fort Smallwood Road**  
**Baltimore, MD 21226**  
**410.255.6400**



7440 Fort Smallwood Road Baltimore, Maryland 21226  
 Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME	
TD Bank	
PHONE NUMBER	
703-754-8016	
SITE / STORE NAME	
Commerce Bank	
CITY / STATE	DRAWING DATE
Arlington, VA	05/26/10
SALES REP	ACCT / PROJ MGR
RH	SRS
DRAWING NUMBER	COMPLETION DATE
30293-001	

REVISION HISTORY		

REV.#	DRAWING DATE	DRAWING # REPLACED
0	04/06/10	5477SM

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE

**CLIENT/LANDLORD APPROVAL**

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DISAPPROVED REVISE & RESUBMIT
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	

## EXTERIOR SIGN SCHEDULE

SIGN #	SIGN TYPE	DESCRIPTION	QTY
1	T-PAN	Inline Sign Box -L.E.D. Illuminated	1
2	T-PAN	Inline Sign Box -L.E.D. Illuminated	1
3	ROUTED FACE	Routed Stainless Steel Panel w/ Push Thru Graphics	1
4	ROUTED FACE	Routed Stainless Steel Panel w/ Push Thru Graphics	1
5	T-CL-3'H	L.E.D. Illuminated Channel Letters, 3'-0"h Logo	1
6	T-CL-3'H	L.E.D. Illuminated Channel Letters, 3'-0"h Logo	1
7	T-SH-V	Store Hour vinyl	1
8	T-SH-V	Store Hour vinyl	1
9	T-SH-DT	Store Hours Plaque	1

SIGN TYPE	QTY
-SIGN SCHEDULE	
DRAWING NUMBER	SHEET NUMBER
10523SR	2 of 9

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

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7440 Fort Smallwood Road Baltimore, Maryland 21226  
 Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME  
**ID Bank**  
 PHONE NUMBER  
**703-754-8016**  
 SITE / STORE NAME  
**Commerce Bank**  
 CITY / STATE  
**Arlington, VA** DRAWING DATE  
**05/26/10**  
 SALES REP  
**RH** ACCT / PROJ MGR  
**SRS**  
 DRAWING NUMBER  
**30293-001** COMPLETION DATE

REVISION HISTORY		

REV.#	DRAWING DATE	DRAWING # REPLACED
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ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE

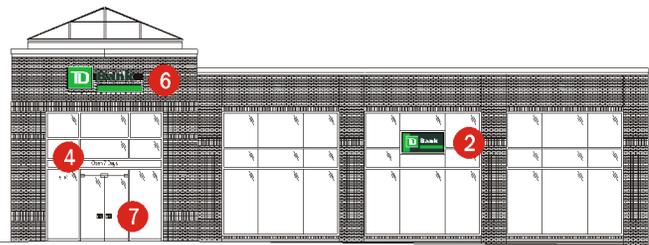
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE

**CLIENT/LANDLORD APPROVAL**

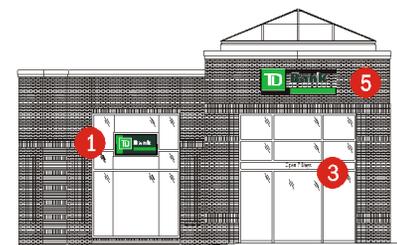
APPROVED  APPROVED AS NOTED  DISAPPROVED REVISE & RESUBMIT

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

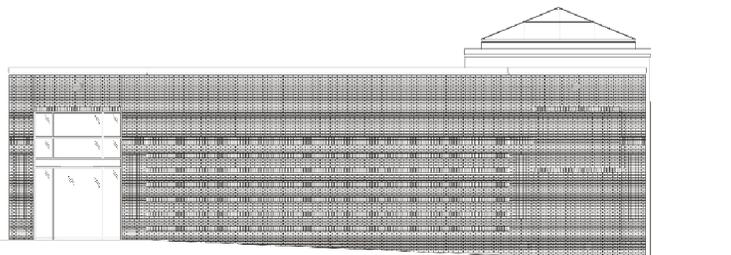
LANDLORD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



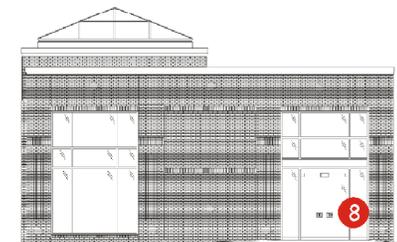
**NORTH ELEVATION VIEW**  
 SCALE: nts



**EAST ELEVATION VIEW**  
 SCALE: nts



**SOUTH ELEVATION VIEW**  
 SCALE: nts

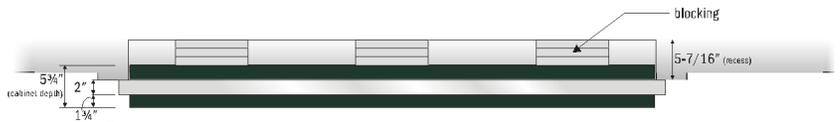


**WEST ELEVATION VIEW**  
 SCALE: nts

SIGN TYPE	QTY
-ELEVATION VIEWS	
DRAWING NUMBER	SHEET NUMBER
10523SR	4 of 9

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

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**PLAN VIEW**  
SCALE: 3/4" = 1'

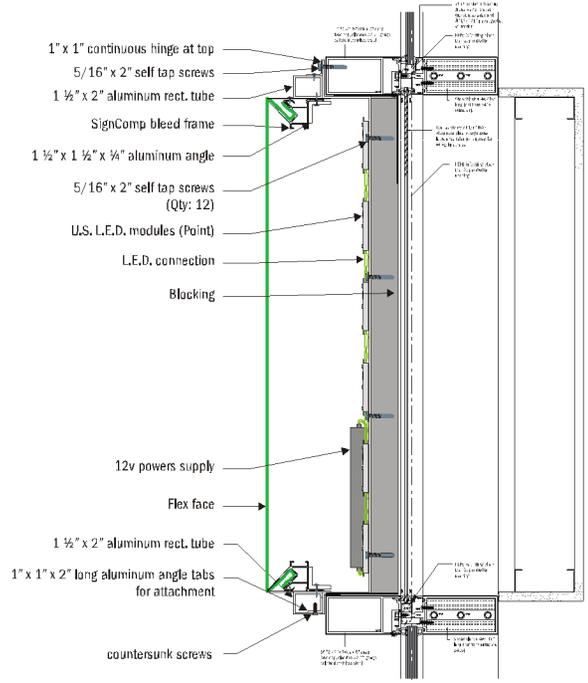


**ELEVATION VIEW**  
SCALE: 3/4" = 1'

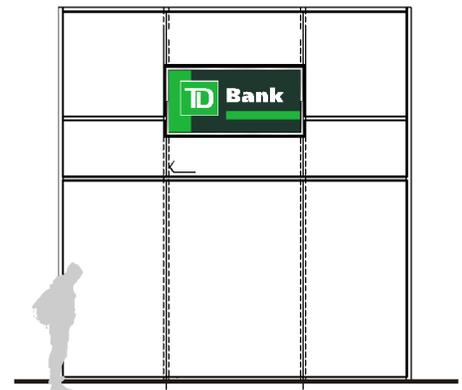
Note: Coordinate size w/ Storefront opening  
HEIGHT OF OPENING (2'-10")  
LENGTH OF OPENING (5'-11 11/16")  
DEPTH OF OPENING (6'-7 1/16")

**L.E.D. Illuminated Flex Face Cabinet**  
Frame Material: 1/8" extruded aluminum #2104 (SC)  
Frame Finish: Painted Matthews 5535 Forest Green  
"C" Channel Frame Material: breakformed 2" deep x 1" flange, .080" aluminum  
"C" Channel Finish: Painted Matthews 5535 Forest Green  
Face Material: Flex Face  
Face Finish: White  
Graphics: Applied 3M 3632-6513 trans green vinyl & 3M 3632-5830 trans green vinyl  
L.E.D. Color: White  
L.E.D. Type: US-LED (Point)  
Power Supply: 12v power supply  
Back Material: .063" aluminum  
Back Finish: TBD  
Install Method: exact method TBD via survey

**Decorative Frame**  
Frame Material: aluminum tube (1 1/2" x 2")  
Frame Finish: polished chrome laminate



**SECTION DETAIL**  
SCALE: 1 1/2" = 1'



**ELEVATION VIEW**  
SCALE: 3/16" = 1'

CUSTOMER NAME <b>TD Bank</b>			
PHONE NUMBER <b>703-754-8016</b>			
SITE / STORE NAME <b>Commerce Bank</b>			
CITY/STATE <b>Arlington, VA</b>	DRAWING DATE <b>05/26/10</b>		
SALES REP <b>RH</b>	ACCT/PROJ MGR <b>SRS</b>		
PROJNO NUMBER <b>30293-001</b>	COMPLETION DATE		
<b>REVISION HISTORY</b>			
0	04/06/10	5477SM	
REV.#	DRAWING DATE	DRAWING # REPLACED	
<b>ELECTRICAL REQUIREMENTS</b>			
SIGN TYPE	AMPS	VOLTAGE	
AS SHOWN	20amps	120v	
<b>TIME MANAGEMENT DEVICE</b>			
PHOTO CELL	TIME CLOCK	NONE	
<b>CLIENT/LANDLORD APPROVAL</b>			
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DISAPPROVED REVISE & RESUBMIT	
CLIENT SIGNATURE		DATE	
LANDLORD SIGNATURE		DATE	

SIGN TYPE <b>T-PAN: -L.E.D. Illuminated Cabinets</b>	QTY <b>2</b>
DRAWING NUMBER <b>10523SR</b>	SHEET NUMBER <b>5 of 9</b>

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

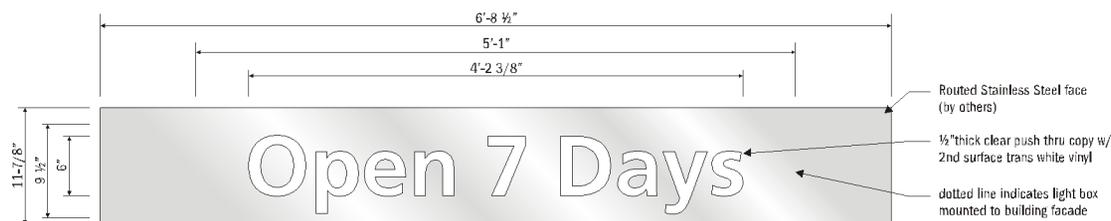
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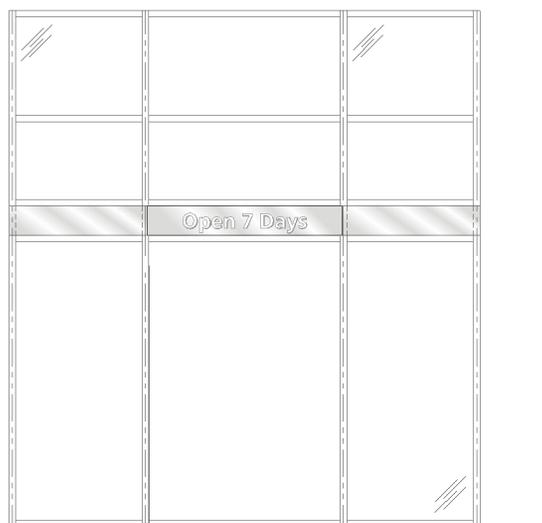
7440 Fort Smallwood Road Baltimore, Maryland 21226  
 Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME	
TD Bank	
PHONE NUMBER	703-754-8016
SITE / STORE NAME	
Commerce Bank	
CITY / STATE	DRAWING DATE
Arlington, VA	05/26/10
SALES REP	ACCT / PROJ MGR
RH	SRS
DRAWING NUMBER	COMPLETION DATE
30293-001	

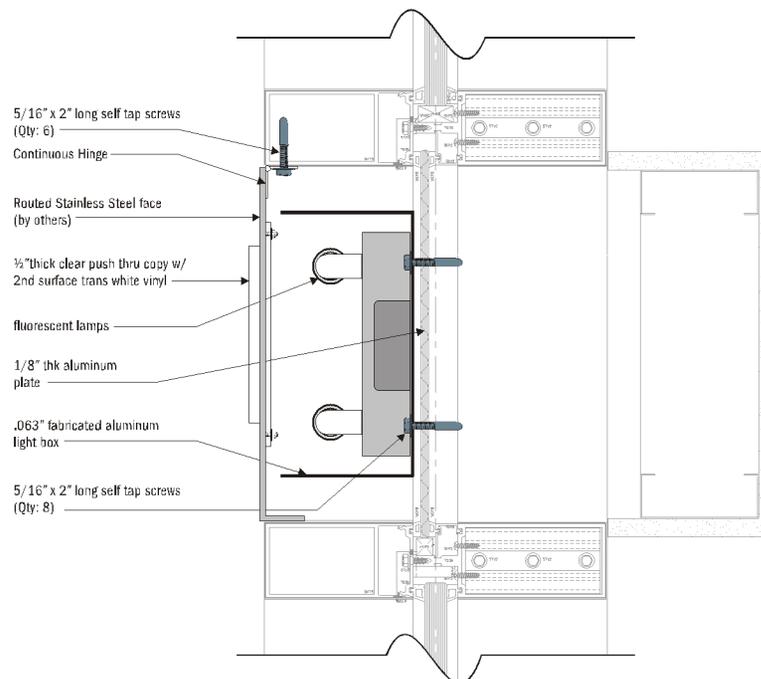
**NOTES:**  
 -GSG to provide laser cut file to Ridgeview  
 (letters only; GSG not responsible for placement on panel)  
 -GSG to fabricate light box and letters  
 -Ridgeview to deliver sign face to GSG for letter installation  
 -Ridgeview to install sign



**3 4**  
**ELEVATION DETAIL**  
 SCALE: 1" = 1'



**ELEVATION VIEW**  
 SCALE: 3/4" = 1' approx.



**SECTION DETAIL**  
 SCALE: 3" = 1'

REVISION HISTORY		
0	04/06/10	5477SM
REV.#	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN	20amps	120v

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE

CLIENT/LANDLORD APPROVAL		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DISAPPROVED REVISE & RESUBMIT
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	

SIGN TYPE	QTY
ROUTED FACE: -Replacement Face w/ push thru graphics	2
DRAWING NUMBER	SHEET NUMBER
10523SR	6 of 9

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

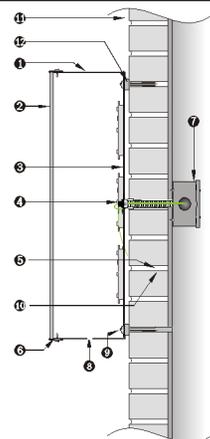
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NOTE: ALL UL LABELS TO BE PLACED AT TOP OF LETTERS



**"BANK" & RACESTRIPE**

FACE ILLUMINATED L.E.D. CHANNEL LETTERS  
 SPACED OFF WALL VIA 3/8" SPACERS



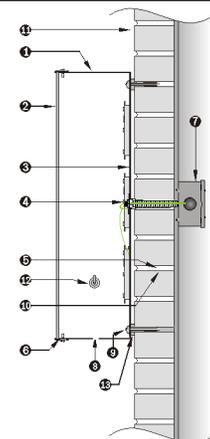
- \* Paper Pattern to be supplied prior to fabrication
- 1 Return Material: .040" aluminum (Accubend stitched & stapled)  
Return Finish: White Coil Stock  
Return Depth: 5" (standard)
  - 2 Face Material: "BANK"- .125" thick acrylic  
RACESTRIPE- .177 (3/16") thick acrylic  
Face Finish: "BANK"- .125" thick acrylic; RACESTRIPE- #7328 White  
Graphics: "BANK"- Applied 3M DN00203 Green Perforated vinyl overlay  
RACESTRIPE- 3M 3632-5830 trans light green vinyl overlay
  - 3 Letter Back Material: .063" Stock white aluminum
  - 4 L.E.D. Color: White  
L.E.D. Type: Permilight 777-WHT Nitro 6500K Module
  - 5 L.E.D. Connection: Stranded, two conductor, 18 gauge wire
  - 6 Trim Cap: 1" Gem Brand in Hunter Green 2162 fastened w/ #8 panhead screws
  - 7 Power Supply: 12v power supply, w/ weather proof UL approved casing
  - 8 1/4" dia. Drain Holes:
  - 9 Install Method: 1/4" dia. x 3" long Tap-cons
  - 10 Conduit: 1/2" liquid tight flex and 1/2" flex connector
  - 11 Mounting Surface: Brick
  - 12 Spacer Material: 3/8" thick nylon spacers to allow debris and precipitation to fall behind signage  
Service Switch Location: lower left side of TD Shield
- Scale: NTS

"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign"

**EXTERIOR APPLICATION**

**TD SHIELD**

FACE ILLUMINATED L.E.D. CHANNEL LETTERS  
 FLUSH MOUNTED



- \* Paper Pattern to be supplied prior to fabrication
- 1 Return Material: .040" aluminum (Accubend stitched & stapled)  
Return Finish: White Coil Stock  
Return Depth: 5" (standard)
  - 2 Face Material: .177" (3/16") thick acrylic  
Face Finish: #7328 White  
Graphics: Applied 3632-5830 trans light green vinyl; TD & Keyline are reverse weed
  - 3 Letter Back Material: .063" Stock white aluminum
  - 4 L.E.D. Color: White  
L.E.D. Type: Permilight 777-WHT Nitro 6500K Module
  - 5 L.E.D. Connection: Stranded, two conductor, 18 gauge wire
  - 6 Trim Cap: 1" Gem Brand in Hunter Green 2162 fastened w/ #8 panhead screws
  - 7 Power Supply: 12v power supply, w/ weather proof UL approved casing
  - 8 1/4" dia. Drain Holes:
  - 9 Install Method: 1/4" dia. x 3" long Tap-cons
  - 10 Conduit: 1/2" liquid tight flex and 1/2" flex connector
  - 11 Mounting Surface: Brick
  - 12 Service Switch Location: lower left side of Shield
  - 13 Spacer Material: 3/8" thick nylon spacers to allow debris and precipitation to fall behind signage
- Scale: NTS

"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign"

**EXTERIOR APPLICATION**



7440 Fort Smallwood Road Baltimore, Maryland 21226  
 Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME <b>TD Bank</b>	
PHONE NUMBER <b>703-754-8016</b>	
SITE / STORE NAME <b>Commerce Bank</b>	
CITY/STATE <b>Arlington, VA</b>	DRAWING DATE <b>05/26/10</b>
SALES REP <b>RH</b>	ACCT./PROJ. MGR <b>SRS</b>
DRAWING NUMBER <b>30293-001</b>	COMPLETION DATE

REVISION HISTORY		
0	04/06/10	5477SM
REV.#	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN	20amps	120v

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE

**CLIENT/LANDLORD APPROVAL**

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DISAPPROVED REVISE & RESUBMIT
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	

SIGN TYPE <b>T-CL-Custom: -L.E.D. Face Illuminated Channel Letters</b>	QTY <b>2</b>
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DRAWING NUMBER <b>10523SR</b>	SHEET NUMBER <b>7 of 9</b>
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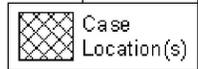
**U-3255-10-2**  
**5510 Lee Highway**  
**RPC #10-001-007**

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



Not To Scale



Planning Division